

DONS DOCK - JOHNS PASS

SITE DEVELOPMENT PLAN

SECTION 15, TOWNSHIP 31 S, RANGE 15 E
MADEIRA BEACH, FLORIDA

LEGAL DESCRIPTION

THAT PORTION OF LAND LYING SOUTHEASTERLY OF LOTS 1, 2 AND 3, BLOCK 1, MITCHELL'S BEACH, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 54, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA AND LYING BETWEEN THE EXTENDED NORTHEASTERLY LINE OF SAID LOT 1, BLOCK 1 IN A SOUTHEASTERLY DIRECTION AND THE EXTENDED SOUTHWESTERLY LINE OF SAID LOT 3, BLOCK 1 IN A SOUTHEASTERLY DIRECTION, TO THE MEAN HIGH WATER LINE OF JOHN'S PASS.

THE ABOVE DESCRIBED PROPERTY BEING ONE AND THE SAME AS THE PARCEL DESCRIBED AS FOLLOWS:

THAT PORTION OF LAND LYING SOUTHEASTERLY OF LOTS 1, 2 AND 3, BLOCK 1, MITCHELL'S BEACH, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 54, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA AND LYING NORTHWESTERLY OF THE MEAN HIGH WATER LINE OF SAID LOT 1 AND THE SOUTHWESTERLY LINE OF SAID LOT 3, AS EXTENDED SOUTHEASTERLY TO SAID JOHN'S PASS.

LESS AND EXCEPT THE NORTHWESTERLY 30 FEET THEREOF FOR THE RIGHT OF WAY FOR 128TH AVENUE.

LOCATION MAP



DRAWING INDEX

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SITE DATA TABLE

SITE ADDRESS:	209 & 215 BOARDWALK PLACE EAST MADEIRA BEACH, FL		
PARCEL ID:	15-31-15-00000-410-1500 & 15-31-15-00000-410-0200		
PROPOSED USE:	RESTAURANT & BAR		
FUTURE LAND USE MAP DESIGNATION:	COMMERCIAL GENERAL		
EXISTING ZONING:	C-2		
TOTAL LAND AREA:	±6,855 SF (0.157 AC)		
SITE DATA TOTALS	EXISTING	PROPOSED	MIN/MAX REQUIRED
BUILDING (GROUND FLOOR)	814 SF	814 SF	
PAVEMENT:	5,073 SF	4,866 SF	
IMPERVIOUS:	5,887 SF (85.9%)	5,680 SF (82.9%)	85% MAX
OPEN SPACE:	968 SF	1,175 SF (17.1%)	15% MIN
BUILDING FAR	0.12	0.24 (2)	0.55 MAX
PARKING SPACES	(*)	(*)	
BUILDING HEIGHT	2-STORY	3-STORY (1)	34 FT
BUILDING SETBACKS:			
FRONT (NORTH)	23.6 FT	20.4 FT	
FRONT (EAST)	5.7 FT (INTERIOR LOT)	0 FT	
SIDE (WEST)	4.2 FT	4.2 FT (EXISTING BLDG)	
SIDE (SOUTH)	1.1 FT	1.1 FT (EXISTING BLDG)	
FLOOD_ZONE:	PROJECT LIES WITHIN FLOOD ZONE AE (EL 11) AND VE (EL 13) AS DELINEATED IN FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12103C0192H, INDEX DATED AUGUST 24, 2021.		
(1) MEASURED FROM DESIGN FLOOD ELEVATION (D.F.E.) AS REQUIRED (WHICH IS BASE FLOOD EL AE-11 + 1' OF FREEBOARD (EL 12) PER THE VARIANCE APPROVAL. THE HEIGHT TO THE ROOF DECK IS 29'-4" FROM D.F.E., WITH THE ELEVATOR BEING 13'-1" ABOVE THAT.			
(2) 814 SF (EXISTING KITCHEN) + 842 SF PROPOSED ENCLOSED AREA = 1,676 SF TOTAL (2ND & 3RD FLOORS)			

(*) SEE PARKING CALCULATIONS ON THE DON'S DOCK RESTAURANT ARCHITECTURAL PLANS DATED 10-12-23

PROJECT DIRECTORY

OWNERS: JWBMB HOLDINGS, LLC
429 BOCA CIEGA DR
MADEIRA BEACH, FL 33708

BOARDWALK PLACE PROPERTIES, LLC
101 150TH AVENUE
MADEIRA BEACH, FL 33708

DEVELOPER: BOARDWALK PLACE PROPERTIES, LLC
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CIVIL ENGINEER: GULF COAST CONSULTING, INC
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ATTN: SEAN P. CASHEN, P.E. 42505

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PREPARED FOR:

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PROFESSIONAL ENGINEER
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THIS ITEM HAS BEEN ELECTRONICALLY
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ON THE DATE INDICATED HERE USING A SHA
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22-065
DATE: 08/17/2023
REV: 02/06/2024
DONS DOCK - JOHNS PASS

MISCELLANEOUS

- THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE PERMITS AND INSPECTION REQUIREMENTS SPECIFIED BY THE VARIOUS GOVERNMENTAL AGENCIES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, AND SCHEDULE ANY NECESSARY INSPECTIONS ACCORDING TO AGENCY INSTRUCTIONS.
- ALL SPECIFICATIONS AND DOCUMENTS REFERRED TO IN THESE PLANS SHALL BE OF THE LATEST REVISION.
- ALL WORK PERFORMED SHALL COMPLY WITH THE REGULATIONS AND ORDINANCES OF THE VARIOUS GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS ON ALL PRECAST AND MANUFACTURED ITEMS TO THE OWNER'S ENGINEER FOR APPROVAL. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT CONTRACTOR'S EXPENSE.
- WORK PERFORMED UNDER THIS CONTRACT SHALL INTERFACE SMOOTHLY WITH OTHER WORKING PERFORMED ON SITE BY OTHER CONTRACTORS AND UTILITY COMPANIES. IT WILL BE NECESSARY FOR THE CONTRACTOR TO COORDINATE AND SCHEDULE HIS ACTIVITIES, WHERE NECESSARY, WITH OTHER CONTRACTORS AND UTILITY COMPANIES.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN THE REQUIRED PERMITS TO PERFORM WORK IN THE PUBLIC RIGHT-OF-WAY.
- CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES BEFORE ORDERING MATERIALS AND CASTING STRUCTURES.
- IT WILL BE NECESSARY TO EXAMINE, COORDINATE AND ADJUST ACCORDINGLY THE PROPOSED LOCATIONS OF THE VARIOUS COMPONENTS OF THE SITE UTILITIES. THE LOCATIONS INDICATED IN THE PLANS ARE NOT EXACT AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SUBMIT COORDINATION DRAWINGS SHOWING PIPE SIZES, STRUCTURES, AND ELEVATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SCHEDULING AND COORDINATION OF THE ALL UNDERGROUND WORK ASSOCIATED WITH THIS PROJECT.
- 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 IN SECTION 6.06.06.C.10 OF THE LAND DEVELOPMENT CODE. PLANT LOCATION MUST BE CONGRUATE OF REQUIREMENTS FOR THE CITY OF MADEIRA BEACH FIRE FLOW PROTECTION APPLIANCE IN ACCORDANCE TO THE UNIFORM FIRE CODE.
- ADJUSTMENTS OF INLETS, JUNCTION BOXES, MANHOLE TOPS, WATER VALVES, WATER METERS, ETC. SHALL BE INCLUDED IN THE CONTRACTOR'S BID AND NO CLAIM SHALL BE MADE AGAINST THE OWNER OR ENGINEER FOR THESE ADJUSTMENTS, IF REQUIRED.

SAFETY

- DURING THE CONSTRUCTION AND MAINTENANCE OF THIS PROJECT ALL SAFETY REGULATIONS ARE TO BE ENFORCED. THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE CONTROL AND SAFETY OF THE TRAVELING PUBLIC AND THE SAFETY OF HIS PERSONNEL.
- THE CONTRACTOR'S MAINTENANCE OF TRAFFIC PLAN MUST BE SUBMITTED AND APPROVED BY THE OWNER PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES WITHIN THE FOOT RIGHT-OF-WAY.
- LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY OSHA IN THE FEDERAL REGISTER OF THE DEPARTMENT OF TRANSPORTATION.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN THEIR OWN SAFETY EQUIPMENT IN ACCORDANCE WITH THEIR HEALTH & SAFETY PROGRAM AND ALL OTHER APPLICABLE FEDERAL, STATE AND LOCAL SAFETY REQUIREMENTS. THE CONTRACTOR IS ALSO RESPONSIBLE FOR PROVIDING THEIR EMPLOYEES AND SUBCONTRACTORS WITH ADEQUATE INFORMATION AND TRAINING TO ENSURE THAT ALL EMPLOYEES AND SUBCONTRACTORS AND SUBCONTRACTORS' EMPLOYEES COMPLY WITH ALL APPLICABLE REQUIREMENTS. CONTRACTOR SHALL REMAIN IN COMPLIANCE WITH ALL OCCUPATIONAL SAFETY AND HEALTH REGULATIONS AS WELL AS THE ENVIRONMENTAL PROTECTION LAWS. THE FOLLOWING IS NOT TO BE PERCEIVED AS THE ENTIRE SAFETY PROGRAM BUT JUST BASIC REQUIREMENTS.
- ALL EXCAVATIONS BY THE CONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF THE DEPARTMENT OF LABOR'S OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION RULES AND REGULATIONS. PARTICULAR ATTENTION MUST BE PAID TO THE CONSTRUCTION STANDARDS FOR EXCAVATIONS, 29 CFR PART 1926, SUBPART F.
- THE MINIMUM STANDARDS AS SET FORTH IN THE CURRENT EDITION OF THE STATE OF FLORIDA, MANUAL ON TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS SHALL BE FOLLOWED IN THE DESIGN, APPLICATION, INSTALLATION, MAINTENANCE AND REMOVAL OF ALL TRAFFIC CONTROL DEVICES, WARNING DEVICES AND BARRIERS NECESSARY TO PROTECT THE PUBLIC AND WORKMEN FROM HAZARDS WITHIN THE PROJECT LIMITS.
- ALL TRAFFIC CONTROL MARKINGS AND DEVICES SHALL CONFORM TO THE PROVISIONS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES PREPARED BY THE U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION.
- IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY AND ENFORCE ALL APPLICABLE SAFETY REGULATIONS. THE ABOVE INFORMATION HAS BEEN PROVIDED FOR THE CONTRACTOR'S INFORMATION ONLY AND DOES NOT IMPLY THAT THE OWNER OR ENGINEER WILL INSPECT AND/OR ENFORCE SAFETY REGULATIONS.
- THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES AND SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE UTILITY COMPANIES PRIOR TO CONSTRUCTION TO OBTAIN FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES. CALL SUNSHINE STATE ONE AT 811 TO ARRANGE FIELD LOCATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND, THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED BY THE CONTRACTOR CALLED FOR IN THIS CONTRACT.
- ALL UNDERGROUND UTILITIES MUST BE IN PLACE AND TESTED OR INSPECTED PRIOR TO BASE AND PAVEMENT CONSTRUCTION.

SITE PLAN AND COORDINATE GEOMETRY

- CURRENT ZONING: R-3
- ALL POINTS AND MONUMENTS SHALL BE SURVEYED UPON MOBILIZATION TO VERIFY THEIR ACCURACY. ANY DISCREPANCIES DISCOVERED MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN WRITING.
- MONUMENTS AND OTHER SURVEY CONTROL POINTS SHALL BE PROTECTED FROM DAMAGE AND DISTURBANCE. IF ANY CONTROL POINTS ARE DAMAGED OR DISTURBED, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ENGINEER AND REPLACE THE CONTROL POINTS TO THEIR ORIGINAL CONDITION AT HIS OWN EXPENSE.
- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF GULF BOULEVARD, HAVING AN GRID BEARING OF S 48°26'15"E. THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD 83-2007 ADJUSTMENT) FOR THE WEST ZONE OF FLORIDA, AS ESTABLISHED FROM RTK NETWORK.
- THE SUBJECT PROPERTY LIES IN FLOOD ZONE "V2" WITH ELEVATIONS OF 13' ACCORDING TO FLOOD INSURANCE RATE MAP, MAP NO. 12103C0191G FOR PINELLAS COUNTY, FLORIDA, COMMUNITY NO. 125127, DATED SEPTEMBER 3, 2003 AND ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

- LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES AFFECTING THIS WORK PRIOR TO CONSTRUCTION.
- UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL FURNISH THE OWNER'S ENGINEER WITH COMPLETE "AS-BUILT" INFORMATION CERTIFIED BY A REGISTERED LAND SURVEYOR. THIS "AS-BUILT" INFORMATION SHALL INCLUDE INVERT ELEVATIONS, LOCATION OF FITTINGS, LOCATION OF STRUCTURES FOR ALL UTILITIES INSTALLED, AS WELL AS TOP OF BANK, TOE OF SLOPE AND GRADE BREAK LOCATIONS AND ELEVATIONS FOR POND AND DITCH CONSTRUCTION. NO ENGINEER'S CERTIFICATIONS FOR CERTIFICATE OF OCCUPANCY PURPOSES WILL BE MADE UNTIL THIS INFORMATION IS RECEIVED AND APPROVED BY THE OWNER'S ENGINEER.
- VERTICAL DATUM FOR ELEVATIONS REFERENCE IN THESE PLANS IS NAVD88.

CLEARING/DEMOLITION

- PRIOR TO ANY SITE CLEARING, ALL TREES SHOWN TO REMAIN AS INDICATED ON THE CONSTRUCTION PLANS SHALL BE PROTECTED IN ACCORDANCE WITH LOCAL TREE ORDINANCES AND DETAILS CONTAINED IN THESE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THESE TREES IN GOOD CONDITION. NO TREE SHOWN TO REMAIN SHALL BE REMOVED WITHOUT WRITTEN APPROVAL FROM CITY OF MADEIRA BEACH OR THE OWNER.
- THE CONTRACTOR SHALL CLEAR AND GRUB ONLY THOSE PORTIONS OF THE SITE NECESSARY FOR CONSTRUCTION. DISTURBED AREAS WILL BE SEEDED, MULCHED, SODED OR PLANTED WITH OTHER APPROVED LANDSCAPE MATERIAL IMMEDIATELY FOLLOWING CONSTRUCTION.
- REMAINING EARTHWORK THAT RESULTS FROM CLEARING AND GRUBBING OR SITE EXCAVATION IS TO BE UTILIZED ON-SITE IF REQUIRED, PROVIDED THAT THE MATERIAL IS DEEMED SUITABLE FOR CONSTRUCTION BY THE OWNER'S SOILS TESTING COMPANY. EXCESS MATERIAL IS TO BE EITHER STOCKPILED ON THE SITE AS DIRECTED BY THE OWNER OR OWNER'S ENGINEER, OR REMOVED FROM THE SITE. THE CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING EXCESS EARTHWORK FROM THE SITE.
- ALL CONSTRUCTION DEBRIS AND OTHER WASTE MATERIALS SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH APPLICABLE REGULATORY AGENCY REQUIREMENTS.
- CONTRACTOR WILL BE RESPONSIBLE FOR MAKING A VISUAL INSPECTION OF THE SITE AND WILL BE RESPONSIBLE FOR THE DEMOLITION AND REMOVAL PURSUANT TO ALL FEDERAL, STATE, COUNTY, CITY OR OTHER GOVERNMENT AGENCY REQUIREMENTS, OF ALL UNDERGROUND AND ABOVE GROUND STRUCTURES THAT WILL NOT BE INCORPORATED WITHIN THE NEW FACILITIES.

PAVING AND GRADING

- ALL DELETERIOUS SUBSURFACE MATERIAL (I.E. MUCK, PEAT, BURIED DEBRIS) IS TO BE EXCAVATED IN ACCORDANCE WITH THESE PLANS OR AS DIRECTED BY THE OWNER, THE OWNER'S ENGINEER, OR OWNER'S SOIL TESTING COMPANY. DELETERIOUS MATERIAL IS TO BE STOCKPILED OR REMOVED FROM THE SITE AS DIRECTED BY THE OWNER. EXCAVATED AREAS TO BE BACK FILLED WITH APPROVED MATERIAL AND COMPACTED AS SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING DELETERIOUS MATERIAL FROM THE SITE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRACING, SHEETING OR SHORING AS NECESSARY. DEWATERING METHODS SHALL BE USED AS REQUIRED TO KEEP TRENCHES DRY WHILE PILING AND APPURTENANCES ARE BEING PLACED.
- ALL NECESSARY FILL AND EMBANKMENT THAT IS PLACED DURING CONSTRUCTION SHALL CONSIST OF MATERIAL SPECIFIED BY THE OWNER'S SOIL TESTING COMPANY OR ENGINEER AND BE PLACED AND COMPACTED ACCORDING TO THESE PLANS OR THE REFERENCED SOILS REPORT.
- PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADE UNLESS OTHERWISE NOTED ON DRAWINGS.
- CONTRACTOR SHALL TRIM, TACK AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT.
- CURBING WILL BE PLACED AT THE EDGE OF ALL PAVEMENT, AS SHOWN ON THE PLANS.
- REFER TO THE LATEST EDITION OF F.D.O.T. "ROADWAY AND TRAFFIC DESIGN STANDARDS" FOR DETAILS AND SPECIFICATIONS OF ALL F.D.O.T. TYPE CURBING AND GUTTERS CALLED FOR IN THESE PLANS.
- CONTRACTOR TO PROVIDE A 1/2" TO 1" BITUMINOUS EXPANSION JOINT MATERIAL WITH SEALER AT JUNCTION OF CONCRETE AND OTHER MATERIALS (BUILDINGS, OTHER POURED CONCRETE, ETC.)
- ALL PAVEMENT MARKINGS SHALL BE MADE WITH PERMANENT THERMOPLASTIC AND SHALL CONFORM TO F.D.O.T. STANDARD INDEX NO. 17348, SHEETS 1-7. PARKING STRIP STRIPING TO BE 4" WIDE PAINTED STRIP.
- CONTRACTOR IS TO PROVIDE EROSION CONTROL AND SEDIMENTATION BARRIER (HAY BALES OR SILTATION CURTAIN) TO PREVENT SILTATION OF ADJACENT PROPERTY, STREETS, STORM SEWERS AND WATERWAYS. STRAW, MULCH OR OTHER SUITABLE MATERIAL ON GROUND IN AREAS WHERE CONSTRUCTION RELATED TRAFFIC IS TO ENTER AND EXIT SITE IF, IN THE OPINION OF THE ENGINEER AND/OR LOCAL AUTHORITY, EXCESSIVE QUANTITIES OF EARTH ARE TRANSPORTED OFF-SITE EITHER BY NATURAL DRAINAGE OR BY VEHICULAR TRAFFIC. THE CONTRACTOR IS TO REMOVE SAID EARTH TO THE SATISFACTION OF THE ENGINEER AND/OR AUTHORITIES.
- IF WIND EROSION BECOMES SIGNIFICANT DURING CONSTRUCTION, THE CONTRACTOR SHALL STABILIZE THE AFFECTED AREA USING SPRINKLING, IRRIGATION OR OTHER ACCEPTABLE METHODS.
- THE CONTRACTOR WILL STABILIZE BY SEED AND MULCH, SOD OR OTHER APPROVED MATERIALS ANY DISTURBED AREAS WITHIN ONE WEEK FOLLOWING COMPLETION OF THE UTILITY SYSTEMS AND PAVEMENT AREAS. CONTRACTOR SHALL MAINTAIN SUCH AREAS UNTIL FINAL ACCEPTANCE BY OWNER. WITHIN THE FOOT RIGHT-OF-WAY, THE CONTRACTOR SHALL STABILIZE THE RIGHT-OF-WAY BY SODDING ONLY.

DRAINAGE

- STANDARD INDEXES REFER TO THE LATEST EDITION OF THE FOOT DESIGN STANDARDS FOR DESIGN, CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS ON THE STATE HIGHWAY SYSTEM.
- ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE CLASS III (ASTM C-76) UNLESS OTHERWISE NOTED ON PLANS.
- PIPE LENGTHS SHOWN ARE APPROXIMATE AND MEASURED FROM CENTER TO CENTER OF THE PROPOSED DRAINAGE STRUCTURES OR TO THE CONNECTION OF END WALLS AND MITERED END SECTIONS.

- ALL DRAINAGE STRUCTURE GRATES AND COVERS SHALL BE TRAFFIC RATED FOR H-20 LOADINGS.
- ALL STORM DRAINAGE PIPING SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S ENGINEER PRIOR TO THE PLACEMENT OF BACKFILL. CONTRACTOR TO NOTIFY THE ENGINEER 48 HOURS IN ADVANCE TO SCHEDULE INSPECTION. CONTRACTOR SHALL ONLY INSTALL FDOT APPROVED/STAMPED PIPE IN FDOT RIGHT-OF-WAY.
- THE CONTRACTOR SHALL MAINTAIN AND PROTECT FROM MUD, DIRT, DEBRIS, ETC. THE STORM DRAINAGE SYSTEM UNTIL FINAL ACCEPTANCE BY THE OWNER'S ENGINEER.

EXISTING TREE PROTECTION NOTES:

- REQUIRED BARRICADES AND FLAGGING SHALL BE ERECTED BY THE CONTRACTOR AND APPROVED BY THE ENGINEER AND PINELLAS COUNTY PRIOR TO COMMENCEMENT OF LAND ALTERATION ACTIVITIES. COMMENCEMENT OF LAND ALTERATION ACTIVITIES, BARRICADES SHALL REMAIN IN PLACE UNTIL ALTERATION AND CONSTRUCTION ACTIVITIES ARE COMPLETED.
- DURING LAND ALTERATION AND CONSTRUCTION ACTIVITIES, IT SHALL BE UNLAWFUL TO REMOVE VEGETATION BY GRUBBING OF TO PLACE SOIL DEPOSITS, DEBRIS, SOLVENTS, CONSTRUCTION MATERIAL, MACHINERY OR OTHER EQUIPMENT OF ANY KIND WITHIN THE DRILLPIE OF A TREE TO REMAIN ON THE SITE UNLESS OTHERWISE APPROVED BY THE COUNTY.

EROSION/TURBIDITY CONTROL NOTES

- THE INSTALLATION OF TEMPORARY EROSION CONTROL BARRIERS SHALL BE COORDINATED WITH THE CONSTRUCTION OF THE PERMANENT EROSION CONTROL FEATURES TO THE EXTENT NECESSARY TO ASSURE ECONOMICAL, EFFECTIVE AND CONTINUOUS CONTROL OF EROSION AND WATER POLLUTION THROUGHOUT THE LIFE OF THE CONSTRUCTION PHASE.
- THE TYPE OF EROSION CONTROL BARRIERS USED SHALL BE GOVERNED BY THE NATURE OF THE CONSTRUCTION OPERATION AND SOIL TYPE THAT WILL BE EXPOSED. SILTY AND CLAYEY MATERIAL USUALLY REQUIRE SOLID SEDIMENT BARRIERS TO PREVENT TURBID WATER DISCHARGE, WHILE SANDY MATERIAL MAY NEED ONLY SILT SCREENS OR HAY BALES TO PREVENT EROSION. FLOATING TURBIDITY CURTAINS SHALL BE USED IN OPEN WATER SITUATIONS. DIVERSION DITCHES OR SWALES MAY BE REQUIRED TO PREVENT TURBID STORMWATER RUNOFF FROM BEING DISCHARGED TO WETLANDS OR OTHER WATER BODIES. IT MAY BE NECESSARY TO EMPLOY A COMBINATION OF BARRIERS, DITCHES AND OTHER EROSION/TURBIDITY CONTROL MEASURES IF CONDITIONS WARRANT.
- CONSTRUCTION OPERATIONS IN OR ADJACENT TO WETLANDS SHALL BE RESTRICTED TO THOSE AREAS IDENTIFIED IN THE PLANS AND IN THE SPECIFICATIONS.
- EXCAVATED MATERIAL SHALL NOT BE DEPOSITED IN THE WETLANDS OR IN A POSITION CLOSE ENOUGH THERETO TO BE WASHED AWAY BY HIGH WATER OR RUNOFF.
- WHERE PUMPS ARE TO BE USED TO REMOVE TURBID WATERS FROM CONSTRUCTION AREAS, THE WATER SHALL BE TREATED PRIOR TO DISCHARGE TO THE WETLANDS. TREATMENT METHODS INCLUDE AND ARE NOT LIMITED TO, TURBID WATER BEING PUMPED INTO GRASSED SWALES OR APPROPRIATE VEGETATED AREAS, SEDIMENT BASINS, OR CONFINED BY AN APPROPRIATE ENCLOSURE SUCH AS TURBIDITY BARRIERS, AND KEPT CONFINED UNTIL ITS TURBIDITY LEVEL MEETS STATE WATER QUALITY STANDARDS.
- THE CONTRACTOR SHALL SCHEDULE HIS OPERATIONS SUCH THAT THE AREA OF UNPROTECTED ERODIBLE EARTH EXPOSED AT ANY ONE TIME IS NOT LARGER THAN THE MINIMUM AREA NECESSARY FOR EFFICIENT CONSTRUCTION OPERATIONS. THE DURATION OF EXPOSED UNCOMPLETED CONSTRUCTION TO THE ELEMENTS SHALL BE AS SHORT AS PRACTICABLE. CLEARING AND GRUBBING SHALL BE SO SCHEDULED AND PERFORMED THAT GRADING OPERATIONS CAN FOLLOW IMMEDIATELY THEREAFTER, AND GRADING OPERATIONS SHALL BE SCHEDULED AND PERFORMED THAT PERMANENT EROSION CONTROL FEATURES CAN FOLLOW IMMEDIATELY THEREAFTER IF CONDITIONS ON THE PROJECT PERMIT.
- THE CONTRACTOR AND/OR OWNER'S REPRESENTATIVE SHALL PROVIDE ROUTINE MAINTENANCE OF PERMANENT AND TEMPORARY EROSION CONTROL FEATURES UNTIL THE PROJECT IS COMPLETE AND ALL BARED SOILS ARE STABILIZED.
- SILT FENCE SHALL BE LOCATED AT THE PERIMETER OF CONSTRUCTION LIMITS, AS DEFINED BY FIELD CONDITIONS.

UTILITY SEPARATION NOTES

- NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER. NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY- OR VACUUM-TYPE SANITARY SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES, AND PREFERABLY 12 INCHES, ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE. NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE.
- HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE AT THE UTILITY CROSSINGS DESCRIBED ABOVE. ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. AT SUCH POINTS, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY-OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

NOTES:

- THE SITE LIGHTING PLAN FOR THE PROJECT WILL ADHERE TO THE PROVISIONS IDENTIFIED IN THE MADEIRA BEACH, FL CODE OF ORDINANCES FOR SITE LIGHTING, INCLUDING ORDINANCE 2019-12.
- AT ALL STREET INTERSECTIONS NO OBSTRUCTION TO VISION (OTHER THAN AN EXISTING BUILDING, POST, COLUMN, OR TREE) EXCEEDING 36 INCHES IN HEIGHT ABOVE THE ESTABLISHED GRADE OF THE STREET AT THE PROPERTY LINE SHALL BE ERECTED OR MAINTAINED ON ANY LOT WITHIN THE TRIANGLE FORMED BY THE STREET LOT LINES OF SUCH LOT AND A LINE DRAWN BETWEEN THE POINTS ALONG SUCH STREET LOT LINES 25 FEET DISTANT FROM THEIR POINT OF INTERSECTION.

CITY OF MADEIRA BEACH NOTES

- WHERE NECESSARY TO ACCOMMODATE PROPOSED DEVELOPMENT, THE APPLICANT SHALL BE RESPONSIBLE FOR THE REMOVAL AND/OR RELOCATION OF ANY AND ALL PUBLIC UTILITIES LOCATED ON THE SUBJECT SITE, INCLUDING THE GRANTING OF EASEMENTS AS MAY BE REQUIRED. THIS IS REGARDLESS OF WHETHER THE PUBLIC UTILITIES ARE KNOWN AT THE TIME OF SITE PLAN APPROVAL OR DISCOVERED SUBSEQUENT TO SUCH APPROVAL. ANY REQUIRED RELOCATION WILL REQUIRE APPROVAL FROM THE CITY'S COMMUNITY SERVICES DEPARTMENT.
- UTILITY SERVICES - ALL UTILITIES SERVICING THE PROPOSED BUILDING AND ACCESSORY USES MUST BE UNDERGROUND
- BUILDING FIRE CODE - THE BUILDING DESIGN MUST BE IN CONFORMANCE WITH THE NFPA FIRE/LIFE SAFETY CODE, APPLICABLE LAW, STATE AND NATIONAL ORDINANCES AND CODES.

GENERAL NOTES

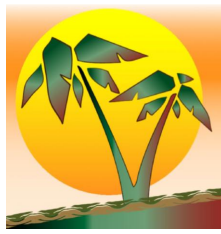
- ALL CONSTRUCTION, MATERIALS, AND WORKMANSHIP ARE TO BE IN ACCORDANCE WITH CITY OF MADEIRA BEACH STANDARDS, AND FDOT SPECIFICATIONS, LATEST EDITIONS.
- CONTRACTOR IS TO COORDINATE ALL WORK WITHIN, BUT NOT LIMITED TO PUBLIC RIGHT-OF-WAY WITH UTILITY COMPANIES IN ORDER TO PREVENT DAMAGE TO UTILITY LINES AND THE MAKING OF ADJUSTMENTS TO SAME, IF REQUIRED.
- CONTRACTOR SHALL CONTACT THE ENGINEER AND/OR THE OWNER PRIOR TO ANY CONSTRUCTION THAT MAY DAMAGE TREES.
- ADJUSTING MANHOLE TOPS, VALVE COVERS, METER BOXES, ETC. TO MATCH GRADE AND SLOPE OF THE FINISH PAVING SHALL BE INCLUDED IN THE CONSTRUCTION COST. PAYMENT OF WHICH WILL CONSTITUTE FULL COMPENSATION FOR THE CONSTRUCTION OF THE PROJECT, AND NO ADDITIONAL PAYMENT WILL BE ALLOWED OR MADE FOR THESE ADJUSTMENTS.
- ALL FINISH FLOOR ELEVATIONS (FFE) ARE MINIMUMS.
- SLOPE PERMETER GRADE TO MATCH EXISTING GRADE AT 4:1 MAXIMUM.
- ANY AREAS SUBJECT TO EROSION MUST BE ADEQUATELY STABILIZED WITH VEGETATIVE MATERIAL THAT WILL, WITHIN A REASONABLE TIME FRAME, DETER SOIL DISTURBANCE, SODDING, PLUGGING, SPRIGGING OR SEEDING IS ACCEPTABLE FOR STABILIZATION, HOWEVER, SODDING MAY BE REQUIRED IN AREAS OF EROSION-PRONE SOILS OR WHERE SLOPES ARE GREATER THAN 5:1. VEGETATION OTHER THAN GRASS IS ACCEPTABLE UNLESS OTHERWISE SPECIFIED.
- THIS LOT AS DESCRIBED IS IN ZONE VE PER COMMUNITY PANEL NO. 12103C0191G, DATED 9/3/2003
- NOT USED.
- ALL GRADING OF SIDEWALKS AND PEDESTRIAN WALKWAYS SHALL MEET MINIMUM ADA STANDARDS. SIDEWALK CROSS SLOPES AND DRIVEWAY CROSSINGS FOR SIDEWALKS TO BE 2.0% MAX. SLOPE. ALL SIDEWALK RUNNING SLOPES SHALL NOT EXCEED 5% WITHOUT USE OF PROPER RAMPS PER FDOT OR FLORIDA BUILDING CODE. CONTRACTOR SHALL FIELD VERIFY SIDEWALK FORM STANDARDS PRIOR TO CONSTRUCTING WALKWAYS.
- CONTRACTOR SHALL WRAP ALL INLET GRATES WITH FILTER FABRIC UPON INSTALLATION. FABRIC TO BE REMOVED UPON COMPLETION OF BUILDING CONSTRUCTION.
- BUILDING EXTERIOR GRADE SHALL BE 5' LEVEL AT BUILDING PERIMETER PRIOR TO EXISTING GRADE.
- CONTRACTOR SHALL OBTAIN ALL CONTRACTOR RELATED PERMITS.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND, THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED BY THE CONTRACTOR CALLED FOR IN THIS CONTRACT.
- CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS OF THE RIGHT-OF-WAY S/R. 699 AFTER THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.
- AT THE LOCATIONS OF ANY EXISTING DRIVEWAYS AND ROADWAY TIE IN POINTS THAT ARE TO BE REMOVED, THE DROP CURB AND DRIVEWAY/ROADWAY APRONS SHALL BE REMOVED AND AREA REGRADED, SODDED AND RESTORED WITH TYPE "C" CURB AND STANDARD SIDEWALK THAT CONFORMS WITH FDOT STANDARD INDEX NO. 520-001 AND 522-001.
- ANY SIDEWALK FRONTING THE PROPERTY THAT IS CRACKED, DAMAGED OR UNSTABLE AND IS CREATING AN ADA TRIP HAZARD MUST BE REPLACED BY SECTION, USING STANDARD 520-001, 522-002, AND 522-001 FOR THE CONSTRUCTION OF SIDEWALK AND MEET ADA STANDARDS. ALL CONCRETE PLACED IN THE R/W SHALL BE A MINIMUM OF 6" THICK, FDOT CLASS 1 NON STRUCTURAL, 2500 PSI CONCRETE WITH FIBER MESH MATERIAL FROM A STATE APPROVED PLANT.
- PRIOR TO THE REMOVAL OF ANY MATERIAL, THE AREA MUST BE SAW-CUT TO PREVENT ANY DAMAGE TO THE ROADWAY

SHEET DESCRIPTION:

DONS DOCK - JOHNS PASS
NOTES & SPECIFICATIONS

NO	DATE	REVISIONS	APP'D BY

DESIGNED: SPC
DRAWN: MKC
CHECKED: SPC
QC: SPC



Gulf Coast Consulting, Inc.
Land Development Consulting
ENGINEERING, TRANSPORTATION, PLANNING, PERMITTING
13825 EOT BLVD., SUITE 605
Clearwater, Florida 33760
Phone: (727) 524-1818 Fax: (727) 524-6090
WWW.GULFCOASTCONSULTINGINC.COM

PREPARED FOR:
BOARDWALK PLACE PROPERTIES, LLC
101 150TH AVENUE
MADEIRA BEACH, FL 33708

SHEET DESCRIPTION:
DONS DOCK - JOHNS PASS
NOTES & SPECIFICATIONS

SEAN P. CASHEN
STATE OF FLORIDA
PROFESSIONAL ENGINEER
LICENSE NO. 44205

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ON THE DATE INDICATED HERE USING A SHA
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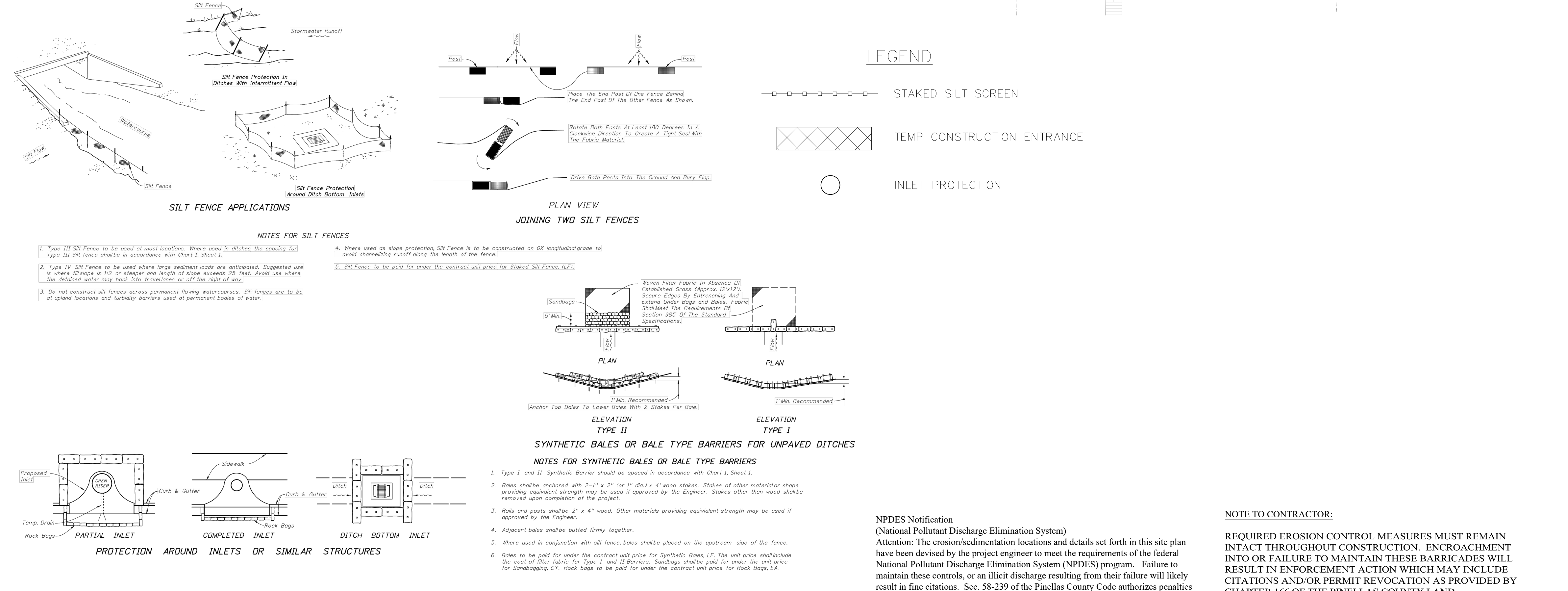
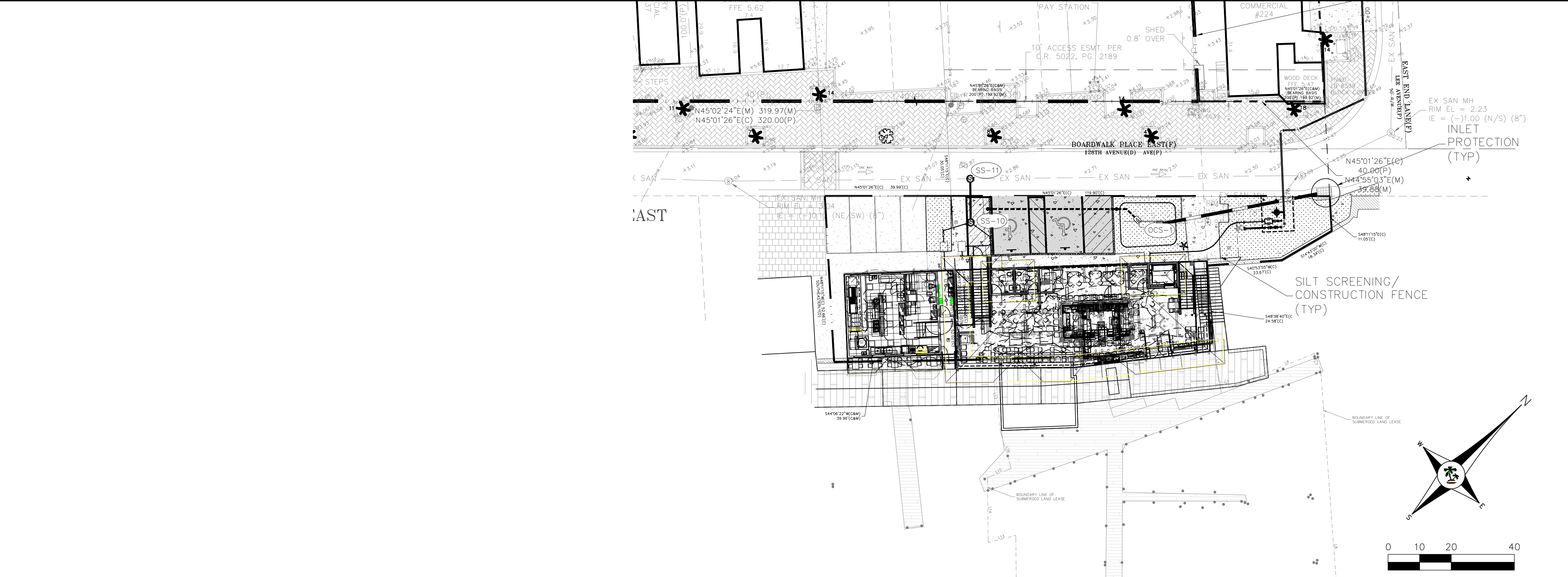
SEAN P. CASHEN, P.E. #42505

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ABNO: 22-065
DATE: 08/17/23

C2

SEQUENCE OF MAJOR EVENTS:																	
<ol style="list-style-type: none"> INSTALL STAKED SILT FENCE AS INDICATED ON THE CONSTRUCTION PLANS. CLEAR AND GRADE SITE. EXCAVATE TEMPORARY SEDIMENT TRAPS AS NEEDED. BEGIN BUILDING CONSTRUCTION. INSTALL STORM SEWER SYSTEM AND ITS SILTATION PROTECTION AND UTILITIES. CONSTRUCT CURB AND ASPHALT DRIVEWAYS. COMPLETE FINAL SITE GRADING. INSTALL PERMANENT LANDSCAPING ON SITE. REPAIR ANY WASHED OUT AREAS. WHEN CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, REMOVE EROSION PROTECTION DEVICES AND PLACE SOO AS NECESSARY. 																	
STABILIZATION PRACTICES																	
<p>WIND EROSION STABILIZATION - THE CONTRACTOR SHALL DENUDE ONLY AREAS WHERE IT IS EXPECTED TO BE GRADED OR ALTERED WITHIN A TWO (2) WEEK TIME FRAME. ALL PAST AREAS WHICH ARE DISTURBED DURING CONSTRUCTION SHALL BE GRADED AND PREPARED WITH A COMBINATION OF SOO AND/OR SEEDING OR MULCHING. PAD AREAS WITHIN FUTURE UNITS WHERE EARTHWORK IS COMPLETED SHALL BE COMPLETELY SEED AND MULCHED. AREAS WHERE CONSTRUCTION OPERATIONS WILL BE CONTINUOUS, FUGITIVE DUST SHALL BE MANAGED BY APPLYING A WATER SPRAY TO SATURATE THE SURFACE SOO OR AS NEEDED TO MAINTAIN MINIMAL DUST TRANSPORT. FUGITIVE DUST SHALL BE MONITORED CONTINUOUSLY AND ADDITIONAL MEASURES WILL NEED TO BE TAKEN TO CONTROL OFF SITE TRANSPORT OF UNACCEPTABLE LEVELS OF DUST.</p> <p>TEMPORARY STABILIZATION - TOP OF SOO STOCK PILES AND DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR AT LEAST 21 DAYS SHALL BE STABILIZED WITH TEMPORARY GRASS AND MULCH NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY. GRASS SEED SHALL BE A MIXTURE OF 20 PARTS OF BERMOUDA AND 80 PARTS OF PENSACOLA BAHIA. THE SEPARATE THRES OF SEED USED SHALL BE THOROUGHLY DRY MIXED IMMEDIATELY BEFORE SOWING. SEED WHICH HAS NOT BEEN USED, THE MULCH MATERIAL USED SHALL NORMALLY BE DRY MULCH. DRY MULCH SHALL BE STRAW OR HAY CONSISTING OF OAT, RYE OR WHEAT STRAW OR OF PANGOLA, PEANUT, COASTAL BERMOUDA OR BAHIA GRASS. HAY ONLY UNDERSTATED MULCH WHICH CAN BE READILY CUT INTO THE SOO, SHALL BE USED. AREAS OF THE SITE WHICH ARE TO BE PAVED WILL BE TEMPORARILY STABILIZED BY APPLYING STABILIZATION AND BASE.</p> <p>PERMANENT STABILIZATION - DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES SHALL BE STABILIZED WITH SOO NO LATER THAN 14 DAYS AFTER LAST CONSTRUCTION ACTIVITY.</p>																	
STRUCTURAL PRACTICES																	
<p>EROSION PROTECTION - DURING THE CONSTRUCTION PHASES, APPROPRIATE PRACTICES INCLUDING, BUT NOT LIMITED TO SILT FENCE BARRIERS, HAY BALES AND WATERING OR OTHER METHODS NECESSARY WILL BE IMPLEMENTED TO CONTROL FUGITIVE DUST.</p> <p>SEDIMENT BASINS - THE STORM WATER MANAGEMENT AREAS (RETENTION AREAS) WILL SERVE AS SEDIMENT BASINS DURING THE CONSTRUCTION PERIOD. AT THE CONTRACTOR'S DISCRETION, THE SEDIMENT BASINS WILL BE CONSTRUCTED TO THE DESIGN CROSS-SECTION OR A MINIMUM OF 2-FEET BELOW EXISTING GROUND TO ALLOW THE SILT TO BE COLLECTED AND REMOVED PRIOR TO COMPLETION OF THE GRADING.</p>																	
STORM WATER MANAGEMENT																	
<p>STORM WATER DRAINAGE WILL BE PROVIDED BY AN INVERTED CROWN PAVEMENT, STORM WATER AND CATCH BASIN SYSTEM FOR THE DEVELOPED AREAS. THE AREAS NOT DEVELOPED SHALL BE GRADED TO LESS THAN 2% SLOPES AND HAVE PERMANENT SEEDING OR PLANTINGS. WHEN CONSTRUCTION IS COMPLETE THE SITE WILL DRAIN TO STORM WATER PONDS THAT WERE UTILIZED AS THE TEMPORARY SEDIMENT BASINS DURING THE CONSTRUCTION PROCESS. ANY ACCUMULATED SEDIMENT SHALL BE REMOVED FROM THE SEDIMENT BASINS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONSTRUCT ALL RETENTION/DETENTION AREAS IN ACCORDANCE WITH THE APPROVED CONSTRUCTION PLANS.</p>																	
WASTE DISPOSAL																	
<p>WASTE MATERIALS - ALL WASTE MATERIAL SHALL BE COLLECTED AND CONTAINED IN A CONTROLLED AREA PURSUANT TO STATE AND LOCAL SOLID WASTE REGULATIONS. ALL TRASH AND CONSTRUCTION DEBRIS GENERATED FROM CONSTRUCTION IS TO BE REMOVED FROM THE SITE AND DISPOSED OF APPROPRIATELY. NO CONSTRUCTION MATERIALS SHALL BE BURIED ON SITE. ALL PERSONNEL SHALL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL. NOTICES STATING THESE PRACTICES SHALL BE POSTED IN THE ON SITE OFFICE, TRAILER AND THE CONSTRUCTION MANAGER RESPONSIBLE FOR THE DAY TO DAY SITE OPERATIONS SHALL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.</p> <p>HAZARDOUS WASTE - IF ENCOUNTERED, ALL WASTE MATERIALS SHALL BE DISPOSED OF IN THE MANNER SPECIFIED BY STATE AND LOCAL REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SEEING THAT THESE PRACTICES ARE FOLLOWED.</p> <p>SANITARY WASTE - ALL SANITARY WASTE SHALL BE COLLECTED FROM PORTABLE UNITS BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR AS REQUIRED BY STATE AND LOCAL CODES AND REGULATIONS.</p>																	
OFF SITE VEHICLE TRACKING																	
<p>STABILIZED CONSTRUCTION ENTRANCES SHALL BE PROVIDED TO HELP REDUCE OFF SITE VEHICLE TRACKING OF SEDIMENTS. THE PAVED STREETS SHALL BE CLEANED AS NEEDED TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE. DUMP TRUCKS HAULING MATERIAL FROM THE SITE SHALL BE COVERED WITH A TARPULIN AT ALL TIMES.</p>																	
TIMING OF CONTROL MEASURES																	
<p>AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES, STAKED SILT FENCE, STABILIZED CONSTRUCTION ENTRANCES AND SEDIMENT BASINS SHALL BE CONSTRUCTED PRIOR TO CLEARING OR GRADING OF ANY OTHER PORTION OF THE SITE. AREAS WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR MORE THAN 21 DAYS SHALL BE STABILIZED WITH A TEMPORARY GRASS AND MULCH NO LATER THAN 14 DAYS OF THE LAST DISTURBANCE. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY THAT AREA SHALL BE STABILIZED WITH PERMANENT SOO. AT THE ENTIRE SITE IS STABILIZED, THE ACCUMULATED SEDIMENT SHALL BE REMOVED FROM THE TRAPS AND THE STAKED SILT FENCES SHALL BE REMOVED.</p>																	
EROSION AND SEDIMENT CONTROL INSPECTION AND MAINTENANCE PRACTICES																	
<p>THESE ARE THE INSPECTION AND MAINTENANCE PRACTICES THAT SHALL BE USED TO MAINTAIN EROSION AND SEDIMENT CONTROL:</p> <ol style="list-style-type: none"> LESS THAN ONE HALF OF THE SITE SHALL BE DENUDATED AT ONE TIME. ALL CONTROL MEASURES SHALL BE INSPECTED AT AT THE END OF EACH WORK DAY AND FOLLOWING ANY STORM EVENT OF 0.5-INCHES OR GREATER BY A CONTRACTOR'S REPRESENTATIVE. ALL MEASURES SHALL BE MAINTAINED IN GOOD WORKING ORDER; IF A REPAIR IS NECESSARY, IT SHALL BE INITIATED WITHIN 24 HOURS OF REPORT. BUILT UP SEDIMENT SHALL BE REMOVED FROM SILT FENCE WHICH IT HAS REACHED ONE THIRD THE HEIGHT OF THE SILT FENCE. SILT FENCE SHALL BE INSPECTED REGULARLY FOR DEPTH OF SEDIMENT AND TEARS TO SEE IF THE FABRIC IS SECURELY ATTACHED TO THE FENCE POSTS AND SEE THAT THE FENCE POSTS ARE FIRMLY IN THE GROUND. THE SEDIMENT BASINS SHALL BE INSPECTED DEPTH OF SEDIMENT AND BUILD UP OF SEDIMENT SHALL BE REMOVED WHEN IT REACHES 10% OF THE DESIGN CAPACITY OR AT THE END OF THE JOB. TEMPORARY AND PERMANENT GRASSING AND MULCHING AND SOODING SHALL BE INSPECTED FOR BARE SPOTS, WASHOUTS AND ACTIVE GROWTH. A MAINTENANCE INSPECTION REPORT SHALL BE MADE AFTER EACH INSPECTION BY THE CONTRACTOR AND SHALL BE KEPT IN A HEALTHY LOG READILY AVAILABLE AT THE JOB SITE. EITHER THE SITE SUPERINTENDENT OR HIS DESIGNEES SHALL BE RESPONSIBLE FOR INSPECTIONS, MAINTENANCE, REPAIR ACTIVITIES AND COMPLETING THE INSPECTION AND MAINTENANCE REPORT. PERSONNEL SELECTED FOR INSPECTION AND MAINTENANCE RESPONSIBILITIES SHALL RECEIVE TRAINING FROM THE SITE SUPERINTENDENT. THEY SHALL BE TRAINED IN ALL THE INSPECTION AND MAINTENANCE PRACTICES NECESSARY FOR KEEPING THE EROSION AND SEDIMENT CONTROLS USED ON SITE IN GOOD WORKING ORDER. 																	
NON-STORM WATER DISCHARGE																	
<p>IT IS EXPECTED THAT THE FOLLOWING NON-STORM WATER DISCHARGES WILL OCCUR FROM THE SITE DURING THE CONSTRUCTION PERIOD:</p> <ol style="list-style-type: none"> WATER FROM WATER LINE FLUSHING. PAVEMENT WASH WATERS (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED). UNCONTAMINATED GROUNDWATER (FROM DEWATERING EXCAVATION). <p>ALL NON-STORM WATER DISCHARGES SHALL BE DIRECTED TO THE SEDIMENT BASIN PRIOR TO DISCHARGE.</p>																	
NON-STORM WATER DISCHARGE																	
<p>IT IS EXPECTED THAT THE FOLLOWING NON-STORM WATER DISCHARGES SHALL NOT OCCUR FROM THE SITE DURING THE CONSTRUCTION PERIOD:</p> <table border="0"> <tr> <td>CONCRETE</td> <td>DETERGENTS</td> <td>PAINTS (ENAMEL AND LATEX)</td> <td>METAL STUDS</td> </tr> <tr> <td>SAND</td> <td>FERTILIZERS</td> <td>TAR</td> <td>PETROLEUM BASED PRODUCTS AND FUELS</td> </tr> <tr> <td>CLEANING SOLVENTS</td> <td>WOOD</td> <td>MASONRY BLOCK</td> <td>ROOFING SHINGLES</td> </tr> <tr> <td>STONE</td> <td></td> <td></td> <td></td> </tr> </table>		CONCRETE	DETERGENTS	PAINTS (ENAMEL AND LATEX)	METAL STUDS	SAND	FERTILIZERS	TAR	PETROLEUM BASED PRODUCTS AND FUELS	CLEANING SOLVENTS	WOOD	MASONRY BLOCK	ROOFING SHINGLES	STONE			
CONCRETE	DETERGENTS	PAINTS (ENAMEL AND LATEX)	METAL STUDS														
SAND	FERTILIZERS	TAR	PETROLEUM BASED PRODUCTS AND FUELS														
CLEANING SOLVENTS	WOOD	MASONRY BLOCK	ROOFING SHINGLES														
STONE																	
SPILL PREVENTION																	
<p>THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT SHALL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORM WATER RUNOFF.</p> <p>GOOD HOUSEKEEPING: THE FOLLOWING GOOD HOUSEKEEPING PRACTICES SHALL BE FOLLOWED ON SITE DURING THE CONSTRUCTION PROJECT. AN EFFORT SHALL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO COMPLETE THE PROJECT. ALL MATERIALS STORED ON SITE SHALL BE STORED IN A NEAT ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND IF POSSIBLE, UNDER A ROOF OR OTHER CONTAINER ENCLOSURE. PRODUCTS SHALL BE KEPT IN THEIR ORIGINAL MANUFACTURERS LABELED CONTAINERS. SUBSTANCES SHALL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER. WHENEVER POSSIBLE, ALL OF THE PRODUCT SHALL BE USED BEFORE DISPOSING OF THE CONTAINER. MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL SHALL BE FOLLOWED. THE SITE SUPERINTENDENT SHALL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS ON SITE.</p> <p>HAZARDOUS PRODUCTS: THESE PRACTICES ARE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS. PRODUCTS SHALL BE KEPT IN ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE. ORIGINAL LABELS AND MATERIAL SAFETY DATA SHALL BE RETAINED. THEY CONTAIN IMPORTANT PRODUCT INFORMATION. IF SURPLUS PRODUCT MUST BE DISPOSED OF, MANUFACTURER'S OR LOCAL AND STATE RECOMMENDED METHODS OF PROPER DISPOSAL SHALL BE FOLLOWED.</p> <p>RETROILLUM PRODUCTS: ALL ON SITE VEHICLES SHALL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTATIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. PETROLEUM PRODUCTS SHALL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT SUBSTANCES USED ON SITE SHALL BE APPLIED ACCORDINGLY TO THE MANUFACTURER'S RECOMMENDATIONS.</p> <p>FERTILIZERS: FERTILIZERS USED SHALL BE APPLIED ONLY IN THE MINIMUM AMOUNT RECOMMENDED BY THE MANUFACTURER. ANY APPLIED, FERTILIZER SHALL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORM WATER. STORAGE SHALL BE IN A COVERED SHED. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER SHALL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.</p> <p>PAINTS: ALL CONTAINERS SHALL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT SHALL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM BUT SHALL BE PROPERLY DISPOSED OF ACCORDING TO MANUFACTURER'S INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.</p> <p>CONCRETE TRUCKS: DISCHARGE OF SURPLUS CONCRETE OR DRUM WASH WATER IS STRICTLY PROHIBITED. HARD DEBRIS SHALL BE DISPOSED OF BY CONTRACTOR UPON COMPLETION OF THE PROJECT.</p>																	
SPILL CONTROL PRACTICES																	
<p>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 CLEAN UP:</p> <p>MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEAN UP SHALL BE CLEARLY POSTED AND SITE PERSONNEL SHALL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEAN UP SUPPLIES.</p> <p>MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEAN UP SHALL BE KEPT IN THE MATERIAL STORAGE AREA ON SITE. EQUIPMENT AND MATERIALS SHALL INCLUDE, BUT NOT BE LIMITED TO, BROOMS, DUST PANS, MOPS, BRUSH, GLOVES, GOGGLES, KITTY LITTER, SAND, SHAMPOO AND PLASTIC AND METAL TRASH CONTAINERS.</p> <p>ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.</p> <p>THE SPILL SHALL BE KEPT WELL VENTILATED AND PERSONNEL SHALL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH HAZARDOUS SUBSTANCE.</p> <p>SPILLS OF TOXIC OR HAZARDOUS MATERIAL SHALL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE. THE SPILL PREVENTION PLAN SHALL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM REOCCURRING AND THE CLEAN UP PROCEDURES FOR FUTURE USE. A DESCRIPTION OF THE SPILL, ITS CAUSE AND THE CLEAN UP MEASURES SHALL ALSO BE INCLUDED.</p> <p>THE SITE SUPERINTENDENT RESPONSIBLE FOR THE DAY TO DAY SITE OPERATIONS SHALL BE THE SPILL PREVENTION AND CLEAN UP COORDINATOR, HE OR SHE SHALL DESIGNATE OTHER SITE PERSONNEL WHO WILL RECEIVE SPILL PREVENTION AND CLEAN UP TRAINING. THESE INDIVIDUALS SHALL EACH BECOME RESPONSIBLE FOR A PARTICULAR PHASE OF PREVENTION AND CLEAN UP. THE NAMES OF THE RESPONSIBLE SPILL PERSONNEL SHALL BE POSTED IN THE MATERIAL STORAGE AREA OR IN THE OFFICE TRAILER ON SITE, IF APPLICABLE.</p>																	



NPDES Notification
(National Pollutant Discharge Elimination System)
Attention: The erosion/sedimentation locations and details set forth in this site plan have been devised by the project engineer to meet the requirements of the federal National Pollutant Discharge Elimination System (NPDES) program. Failure to maintain these controls, or an illicit discharge resulting from their failure will likely result in fine citations. Sec. 58-239 of the Pinellas County Code authorizes penalties of up to \$10,000.00 for each offense.

NOTE TO CONTRACTOR:
REQUIRED EROSION CONTROL MEASURES MUST REMAIN INTACT THROUGHOUT CONSTRUCTION. ENCROACHMENT INTO OR FAILURE TO MAINTAIN THESE BARRICADES WILL RESULT IN ENFORCEMENT ACTION WHICH MAY INCLUDE CITATIONS AND/OR PERMIT REVOCATION AS PROVIDED BY CHAPTER 166 OF THE PINELLAS COUNTY LAND DEVELOPMENT CODE.

DESIGNED	SPC
DRAWN	MKC
CHECKED	SPC
QC:	

Gulf Coast Consulting, Inc.
Land Development Consulting
ENGINEERING TRANSPORTATION PLANNING PERMITTING
13825 Icot Blvd., Suite 605
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WWW.GULFCOASTCONSULTINGINC.COM

PREPARED FOR:
BOARDWALK PLACE PROPERTIES, LLC
101 150TH AVENUE
MADEIRA BEACH, FL 33708

SHEET DESCRIPTION:
DONS DOCK - JOHNS PASS
STORMWATER POLLUTION PREVENTION PLAN

NO.	DATE	REVISIONS	APP'D BY

SEAN P. CASHEN
STATE OF FLORIDA
PROFESSIONAL ENGINEER
LICENSE NO. #2505

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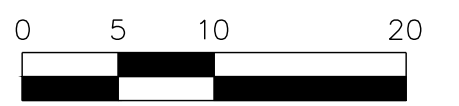
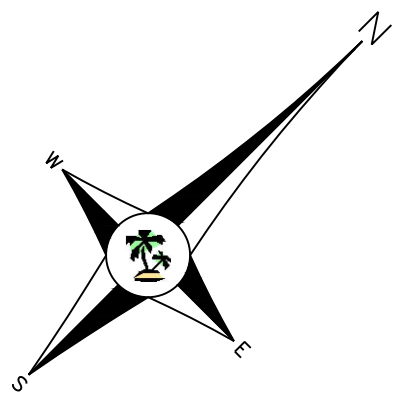
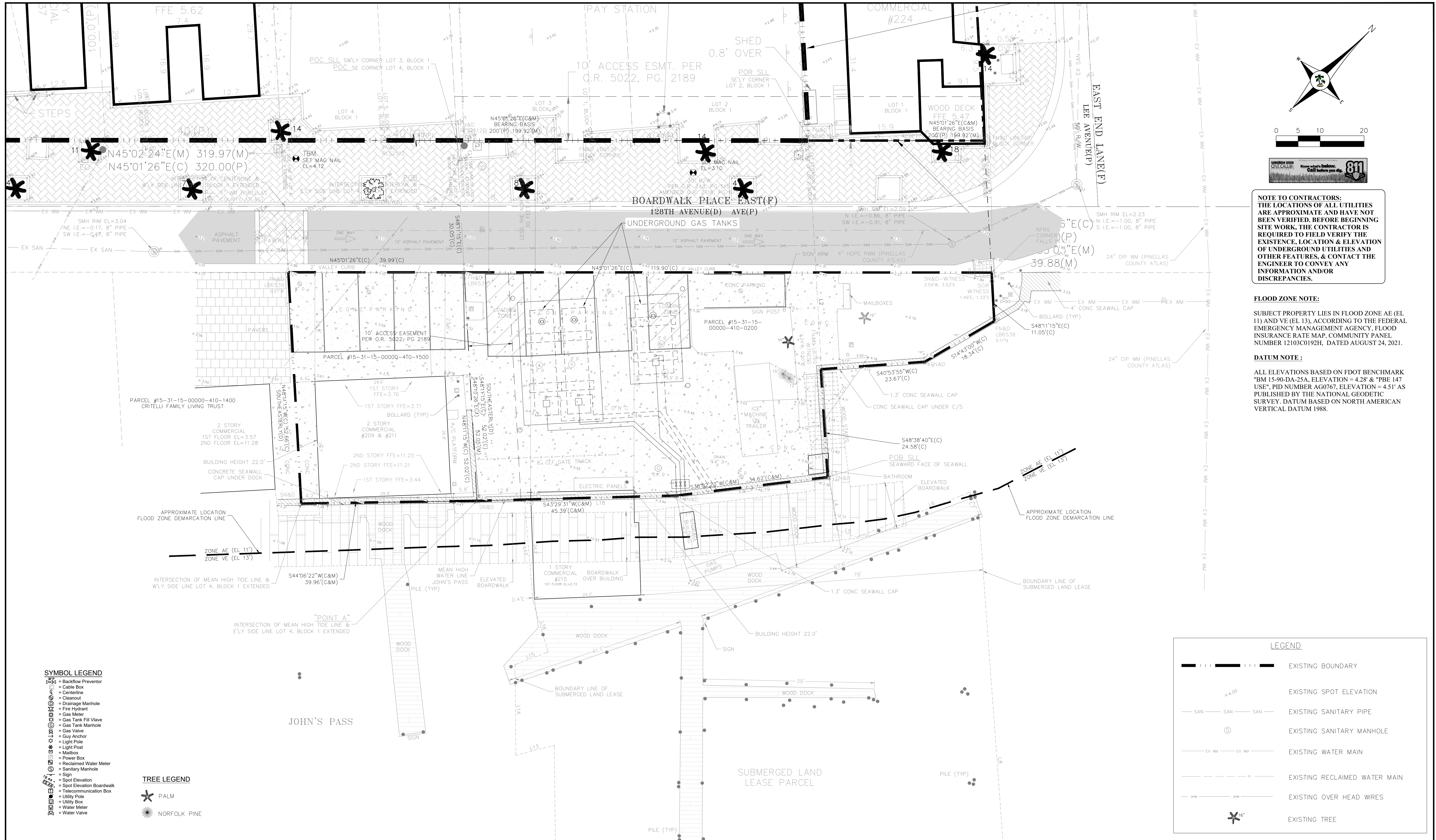
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SEAN P. CASHEN, P.E. #2505
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GULF COAST CONSULTING, INC.
CERTIFICATE OF AUTHORIZATION No. 9774

DATE: 08/17/23

AB NO: 22-065

SHEET: C3



NOTE TO CONTRACTORS:
 THE LOCATIONS OF ALL UTILITIES ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED. BEFORE BEGINNING SITE WORK, THE CONTRACTOR IS REQUIRED TO FIELD VERIFY THE EXISTENCE, LOCATION & ELEVATION OF UNDERGROUND UTILITIES AND OTHER FEATURES, & CONTACT THE ENGINEER TO CONVEY ANY INFORMATION AND/OR DISCREPANCIES.

FLOOD ZONE NOTE:
 SUBJECT PROPERTY LIES IN FLOOD ZONE AE (EL. 11') AND VE (EL. 13'), ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12103C0192H, DATED AUGUST 24, 2021.

DATUM NOTE:
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- SYMBOL LEGEND**
- ☒ = Backflow Preventor
 - ☒ = Cable Box
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 - ☒ = Cleanout
 - ☒ = Drainage Manhole
 - ☒ = Fire Hydrant
 - ☒ = Gas Meter
 - ☒ = Gas Tank Fill Valve
 - ☒ = Gas Tank Manhole
 - ☒ = Gas Valve
 - ☒ = Guy Anchor
 - ☒ = Light Pole
 - ☒ = Light Post
 - ☒ = Mailbox
 - ☒ = Power Box
 - ☒ = Reclaimed Water Meter
 - ☒ = Sanitary Manhole
 - ☒ = Sign
 - ☒ = Spot Elevation
 - ☒ = Spot Elevation Boardwalk
 - ☒ = Telecommunication Box
 - ☒ = Utility Pole
 - ☒ = Utility Box
 - ☒ = Water Meter
 - ☒ = Water Valve

- TREE LEGEND**
- ☒ = PALM
 - ☒ = NORFOLK PINE

- LEGEND**
- — — — — EXISTING BOUNDARY
 - EXISTING SPOT ELEVATION
 - SAN — SAN — SAN — EXISTING SANITARY PIPE
 - ☒ EXISTING SANITARY MANHOLE
 - EX WM — EX WM — EXISTING WATER MAIN
 - — — — — EXISTING RECLAIMED WATER MAIN
 - OWH — OWH — EXISTING OVER HEAD WIRES
 - ☒ EXISTING TREE

DESIGNED: SPC
 DRAWN: MKC
 CHECKED: SPC
 QC: [Signature]

Gulf Coast Consulting, Inc.
 Land Development Consulting
 ENGINEERING TRANSPORTATION PLANNING PERMITTING
 13825 ICOT BLVD., SUITE 605
 CLEARWATER, FLORIDA 33760
 Phone: (727) 524-1818 Fax: (727) 524-6090
 WWW.GULFCOASTCONSULTINGINC.COM

PREPARED FOR:
BOARDWALK PLACE PROPERTIES, LLC
 101 150TH AVENUE
 MADEIRA BEACH, FL 33708

SHEET DESCRIPTION:
DONS DOCK - JOHNS PASS
 EXISTING CONDITIONS

NO.	DATE	REVISIONS
1	02/01/24	ADDED SHEET PER PINELLAS COUNTY COMMENTS

SEAN P. CASHEN
 STATE OF FLORIDA
 PROFESSIONAL ENGINEER
 LICENSE NO. 42505

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY SEAN P. CASHEN, ON THE DATE INDICATED HERE USING A SHA AUTHENTICATION CODE.

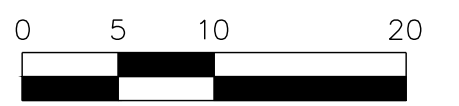
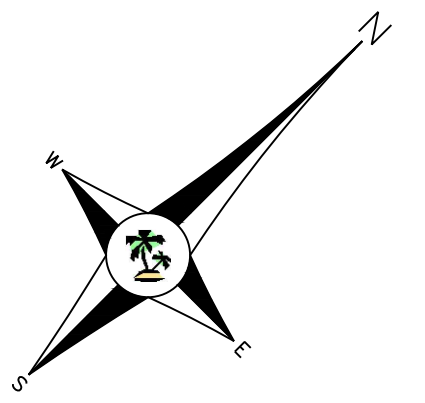
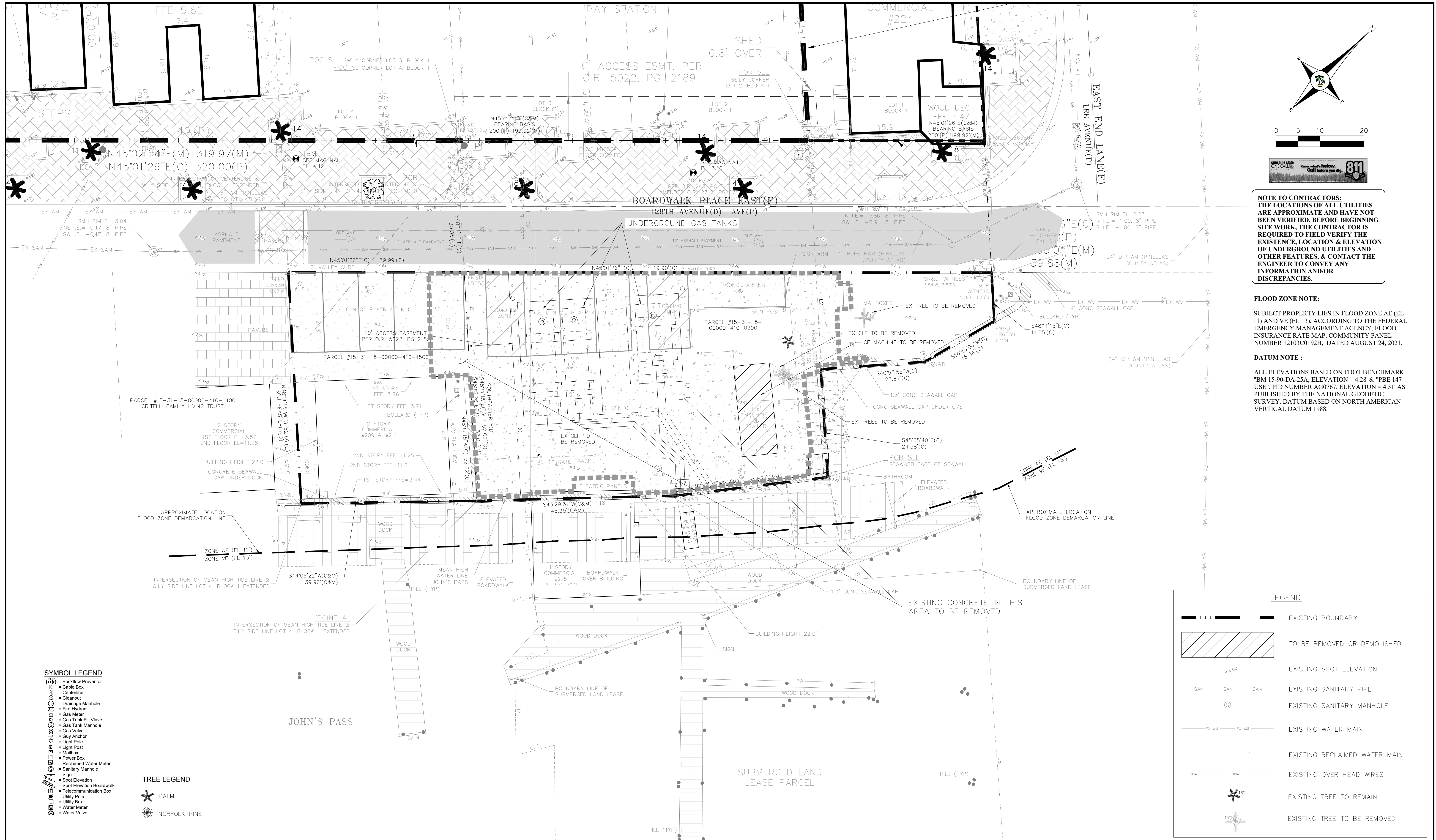
NOT VALID UNLESS SIGNED & EMBOSSED BY A REGISTERED ENGINEER
 GULF COAST CONSULTING, INC.
 CERTIFICATE OF AUTHORIZATION No. 9774

DATE: 08/17/23

APP'D BY: [Signature]

22-065

C4



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- TREE LEGEND**
- ☼ PALM
 - ☼ NORFOLK PINE

- LEGEND**
- — — — — EXISTING BOUNDARY
 - ▨ TO BE REMOVED OR DEMOLISHED
 - EXISTING SPOT ELEVATION
 - SAN — SAN — SAN — EXISTING SANITARY PIPE
 - ⊙ EXISTING SANITARY MANHOLE
 - EX WM — EX WM — EXISTING WATER MAIN
 - EX RWM — EXISTING RECLAIMED WATER MAIN
 - OHW — OHW — EXISTING OVER HEAD WIRES
 - ☼ EXISTING TREE TO REMAIN
 - ☼ EXISTING TREE TO BE REMOVED

DESIGNED: SPC
 DRAWN: MKC
 CHECKED: SPC
 DATE: 02/01/24

Gulf Coast Consulting, Inc.
 Land Development Consulting
 ENGINEERING TRANSPORTATION PLANNING PERMITTING
 13825 ICOT BLVD., SUITE 605
 CLEARWATER, FLORIDA 33760
 Phone: (727) 524-1818 Fax: (727) 524-6090
 WWW.GULFCOASTCONSULTINGINC.COM

PREPARED FOR:
BOARDWALK PLACE PROPERTIES, LLC
 101 150TH AVENUE
 MADEIRA BEACH, FL 33708

SHEET DESCRIPTION:
DONS DOCK - JOHNS PASS
 EXISTING CONDITIONS / DEMOLITION PLAN

NO.	DATE	REVISIONS
1	02/01/24	REVISED PER PINELLAS COUNTY COMMENTS

SEAN P. CASHEN
 STATE OF FLORIDA
 PROFESSIONAL ENGINEER
 LICENSE NO. 42505

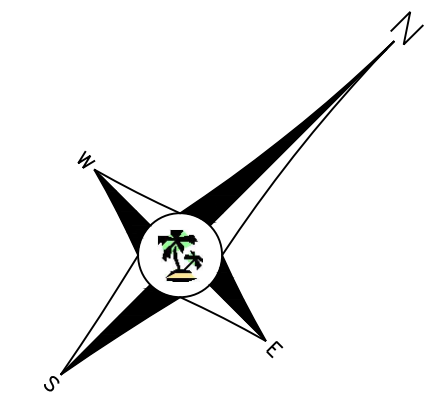
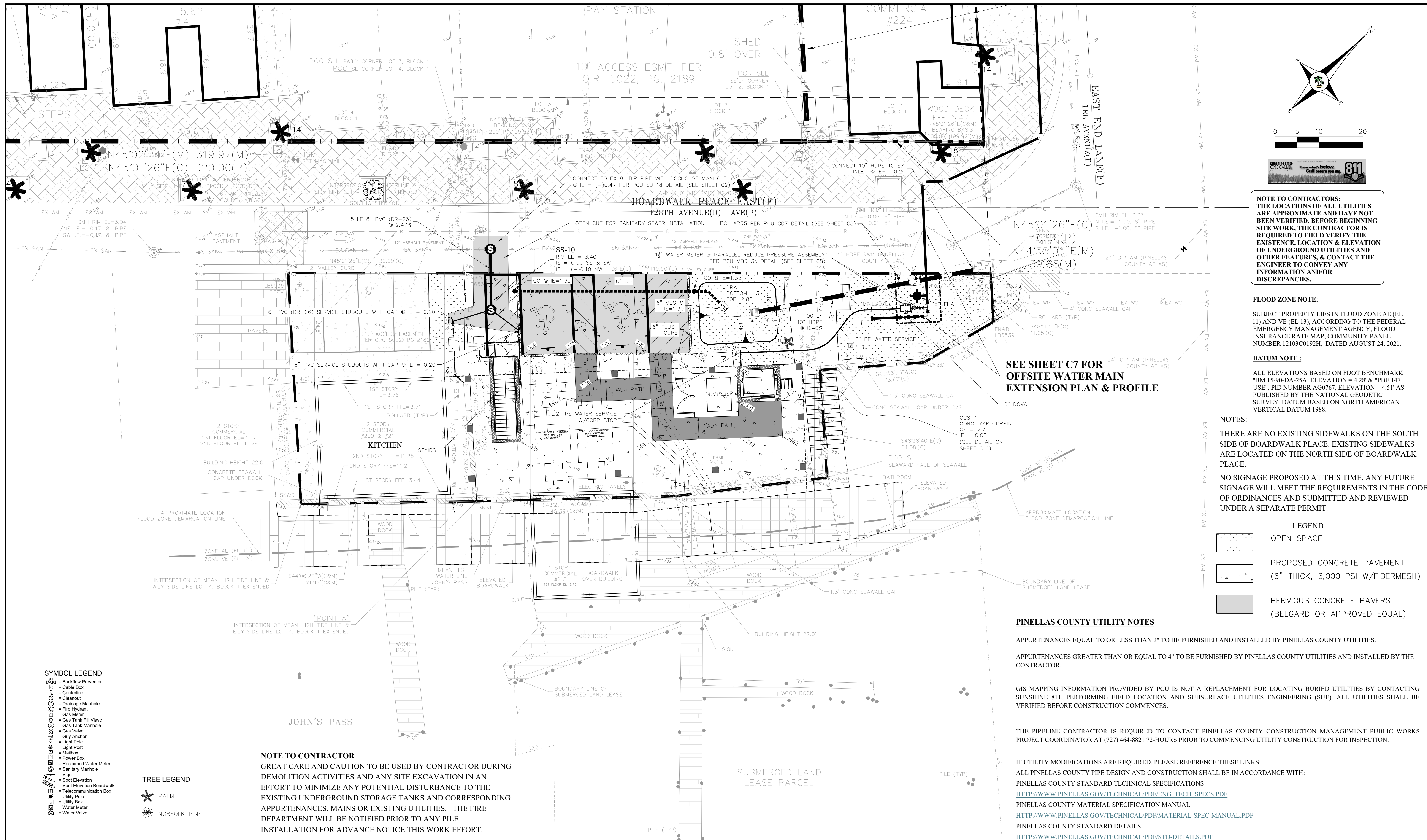
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 GULF COAST CONSULTING, INC.
 CERTIFICATE OF AUTHORIZATION No. 9774

DATE: 08/17/23

APP'D BY: [Signature]

C4A



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NOTES:
 THERE ARE NO EXISTING SIDEWALKS ON THE SOUTH SIDE OF BOARDWALK PLACE. EXISTING SIDEWALKS ARE LOCATED ON THE NORTH SIDE OF BOARDWALK PLACE.
 NO SIGNAGE PROPOSED AT THIS TIME. ANY FUTURE SIGNAGE WILL MEET THE REQUIREMENTS IN THE CODE OF ORDINANCES AND SUBMITTED AND REVIEWED UNDER A SEPARATE PERMIT.

- LEGEND**
- OPEN SPACE
 - PROPOSED CONCRETE PAVEMENT (6" THICK, 3,000 PSI W/FIBERMESH)
 - PVIOUS CONCRETE PAVERS (BELGARD OR APPROVED EQUAL)

SEE SHEET C7 FOR OFFSITE WATER MAIN EXTENSION PLAN & PROFILE

PINELLAS COUNTY UTILITY NOTES

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 THE PIPELINE CONTRACTOR IS REQUIRED TO CONTACT PINELLAS COUNTY CONSTRUCTION MANAGEMENT PUBLIC WORKS PROJECT COORDINATOR AT (727) 464-8821 72-HOURS PRIOR TO COMMENCING UTILITY CONSTRUCTION FOR INSPECTION.

IF UTILITY MODIFICATIONS ARE REQUIRED, PLEASE REFERENCE THESE LINKS:
 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](http://www.pinellas.gov/technical/pdf/eng_tech_specs.pdf)
 PINELLAS COUNTY MATERIAL SPECIFICATION MANUAL
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 PINELLAS COUNTY STANDARD DETAILS
[HTTP://WWW.PINELLAS.GOV/TECHNICAL/PDF/STD-DETAILS.PDF](http://www.pinellas.gov/technical/pdf/std-details.pdf)

NOTE TO CONTRACTOR
 GREAT CARE AND CAUTION TO BE USED BY CONTRACTOR DURING DEMOLITION ACTIVITIES AND ANY SITE EXCAVATION IN AN EFFORT TO MINIMIZE ANY POTENTIAL DISTURBANCE TO THE EXISTING UNDERGROUND STORAGE TANKS AND CORRESPONDING APPURTENANCES, MAINS OR EXISTING UTILITIES. THE FIRE DEPARTMENT WILL BE NOTIFIED PRIOR TO ANY PILE INSTALLATION FOR ADVANCE NOTICE THIS WORK EFFORT.

- TREE LEGEND**
- PALM
 - NORFOLK PINE

- SYMBOL LEGEND**
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 - Centerline
 - Clearcut
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 - Gas Meter
 - Gas Tank Fill Valve
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DESIGNED: SPC
 DRAWN: MKC
 CHECKED: SPC



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 WWW.GULFCOASTCONSULTINGINC.COM

PREPARED FOR:
BOARDWALK PLACE PROPERTIES, LLC
 101 150TH AVENUE
 MADEIRA BEACH, FL 33708

SHEET DESCRIPTION:
DONS DOCK - JOHNS PASS
 SITE DEVELOPMENT PLAN - GROUND FLOOR

NO.	DATE	REVISIONS
2	02/01/24	REVISED PER PINELLAS COUNTY COMMENTS
1	01/22/24	REVISED PER PINELLAS COUNTY COMMENTS

SEAN P. CASHEN
 STATE OF FLORIDA
 PROFESSIONAL ENGINEER
 LICENSE NO. 42505

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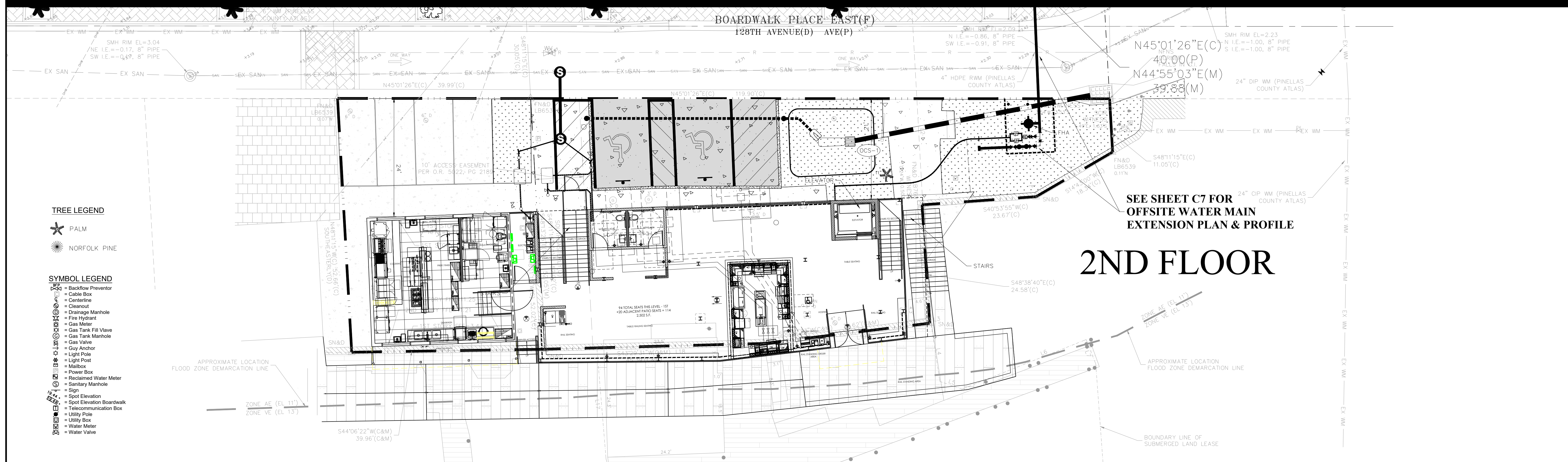
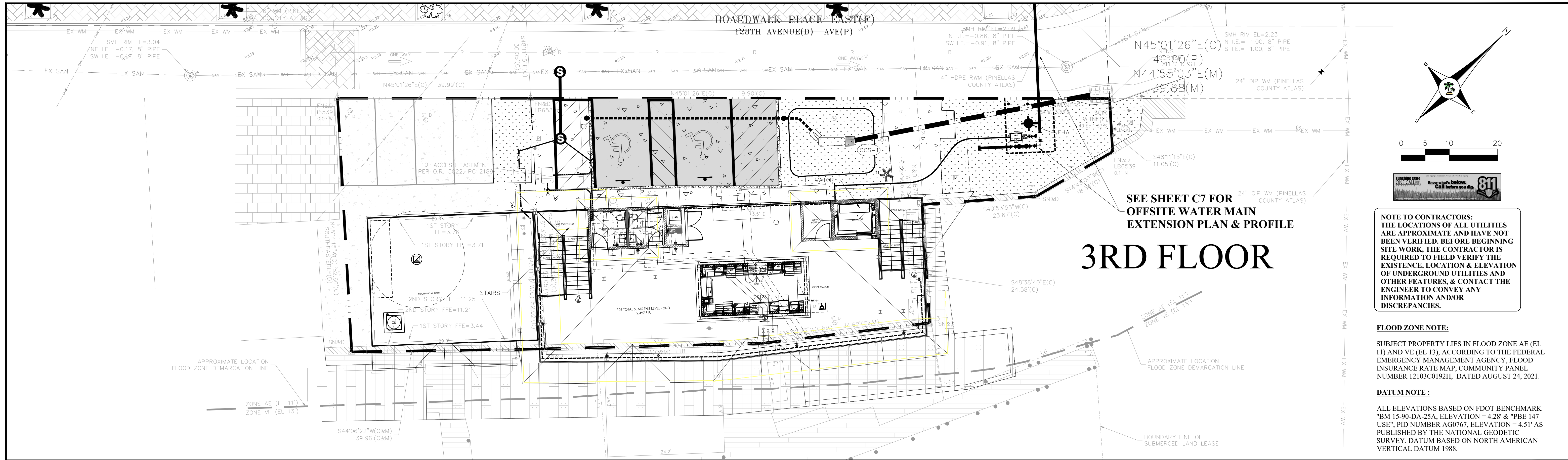
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

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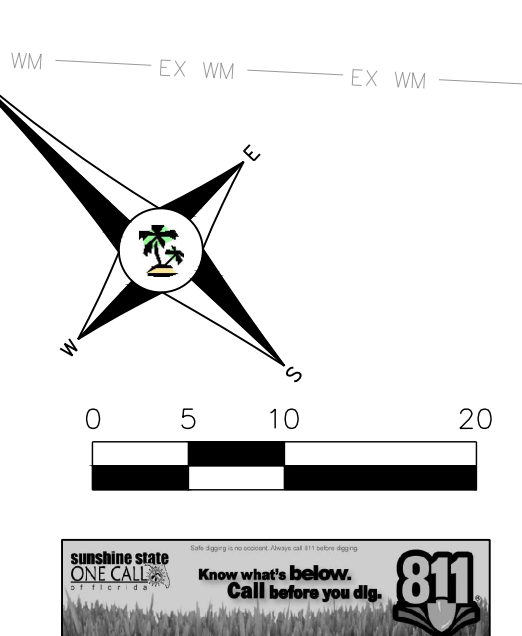
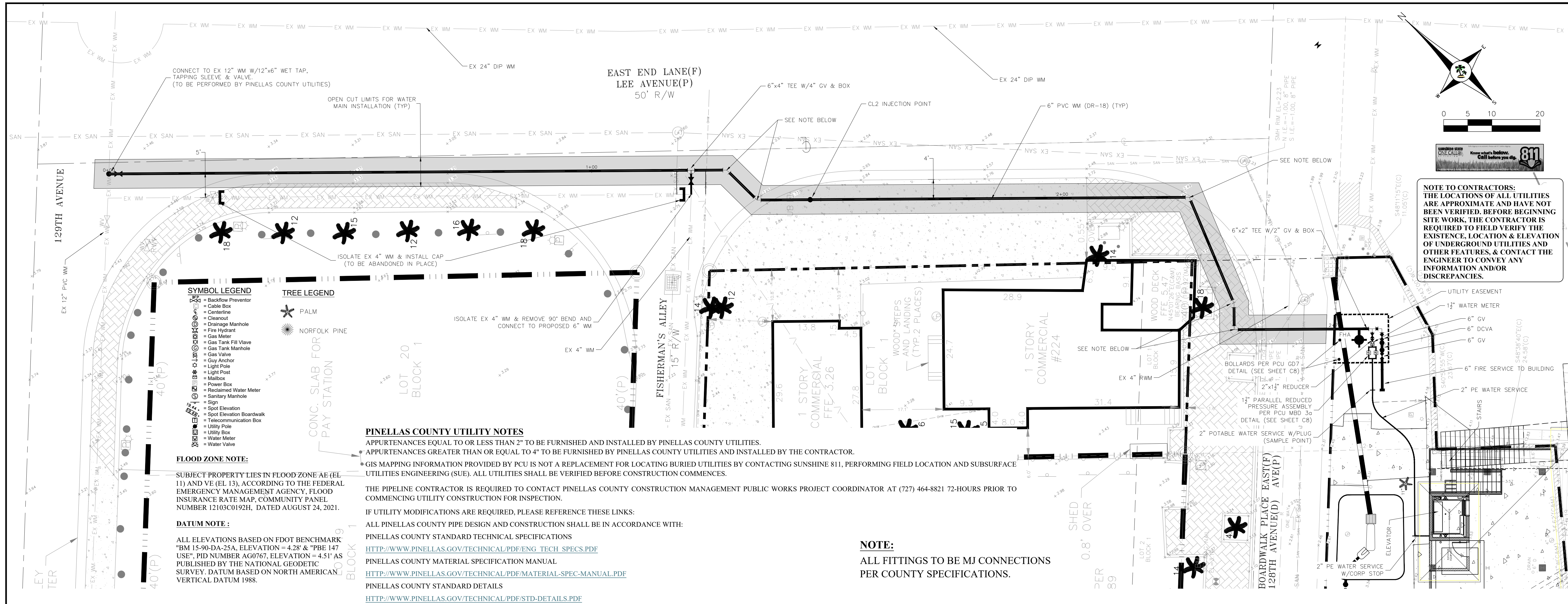
DATE: 08/17/23

APP NO: 22-065

SHEET: **C5**



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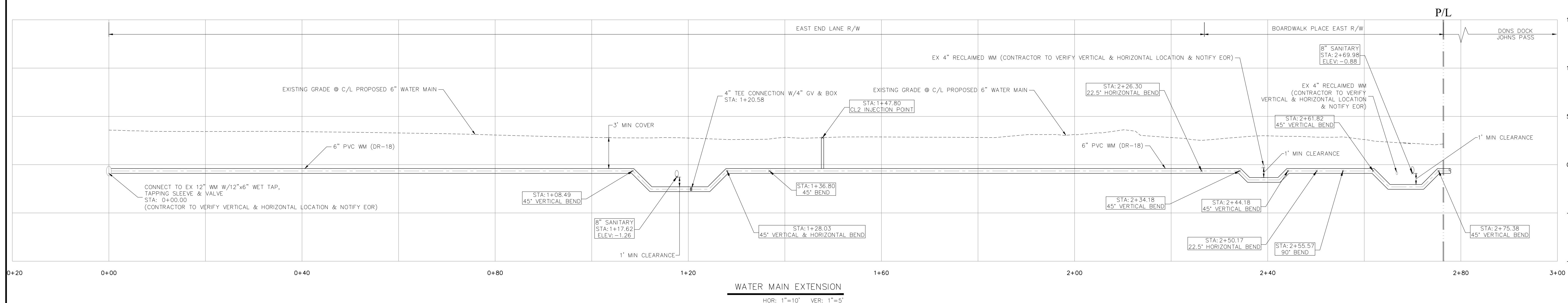
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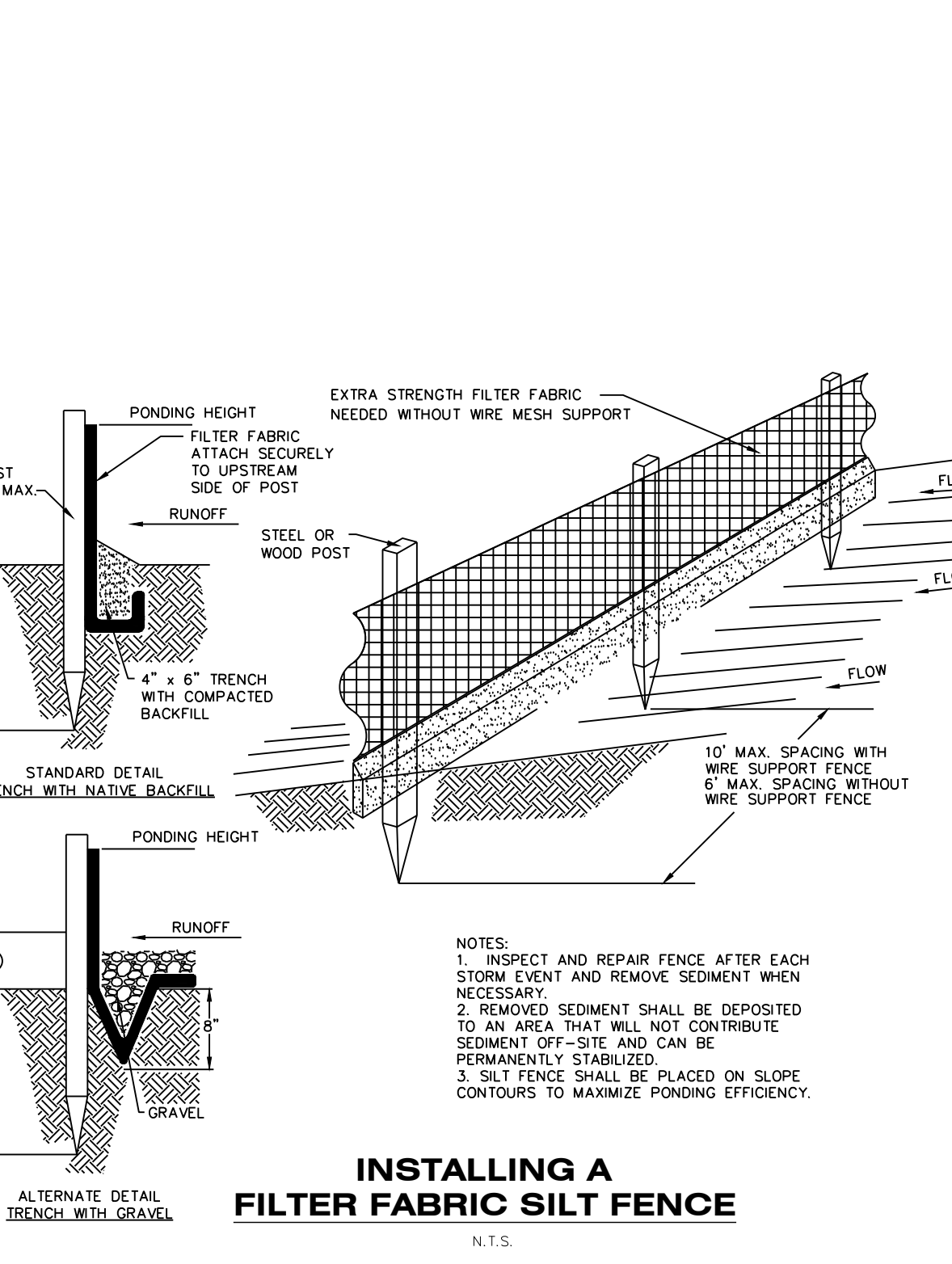
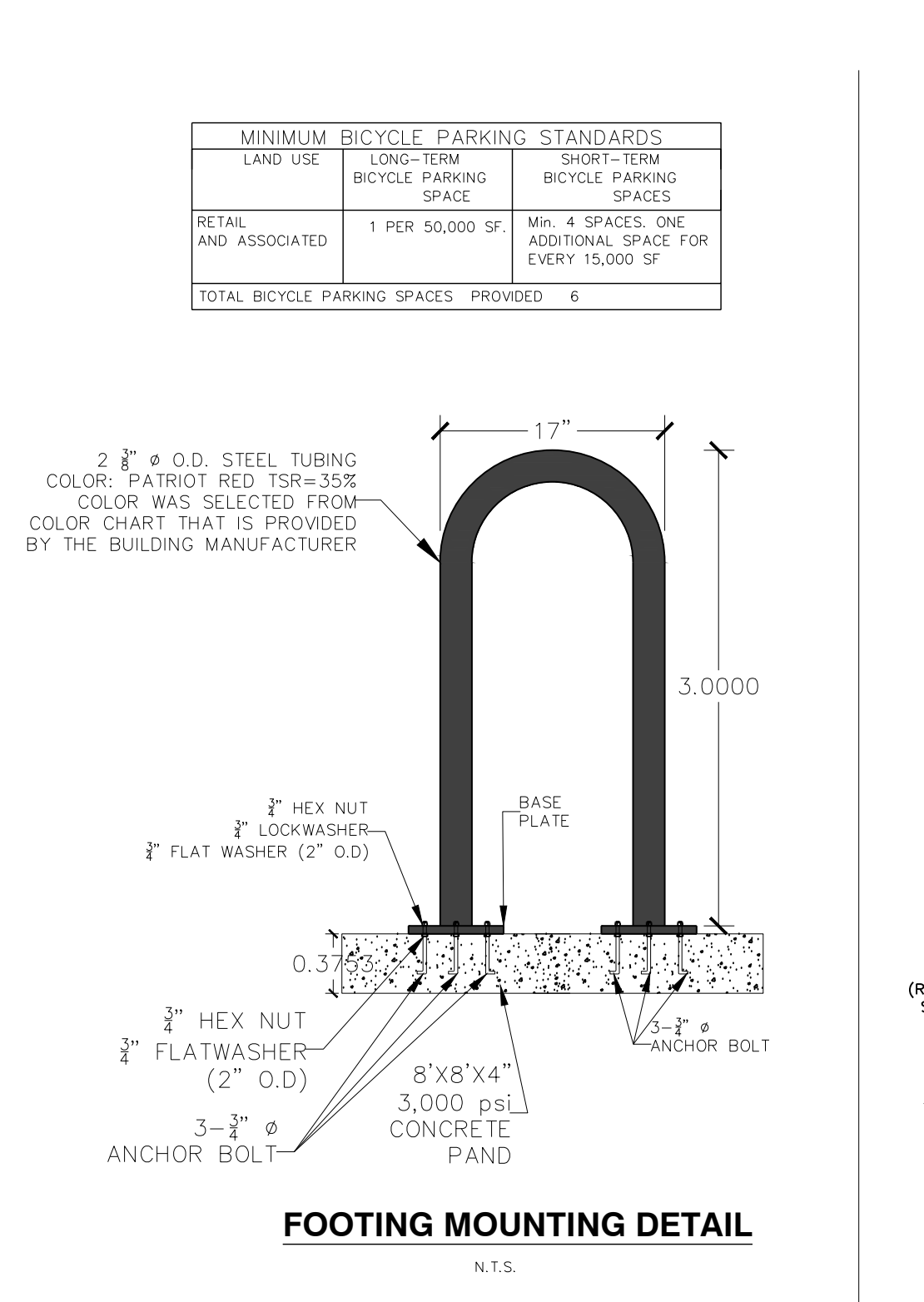
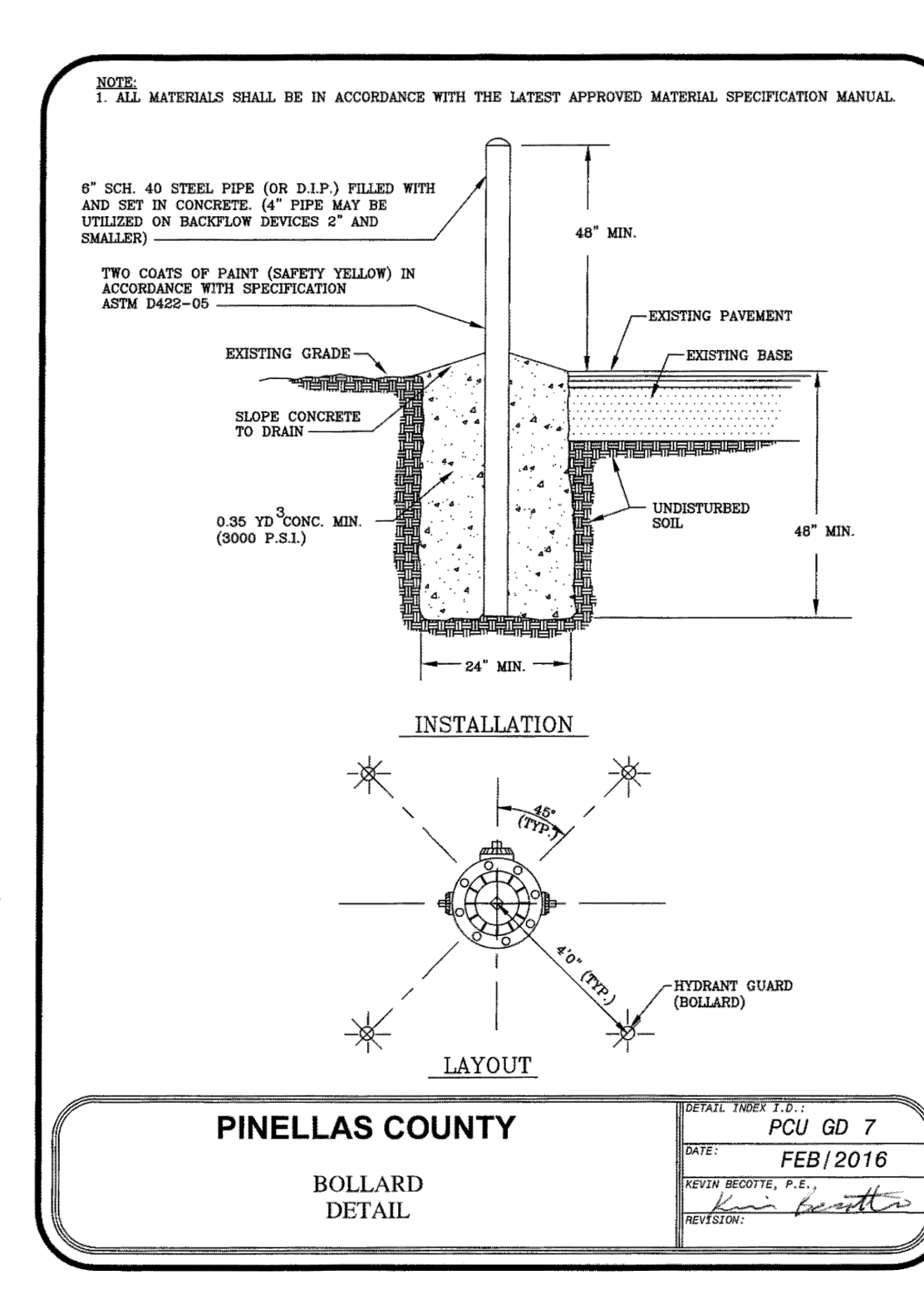
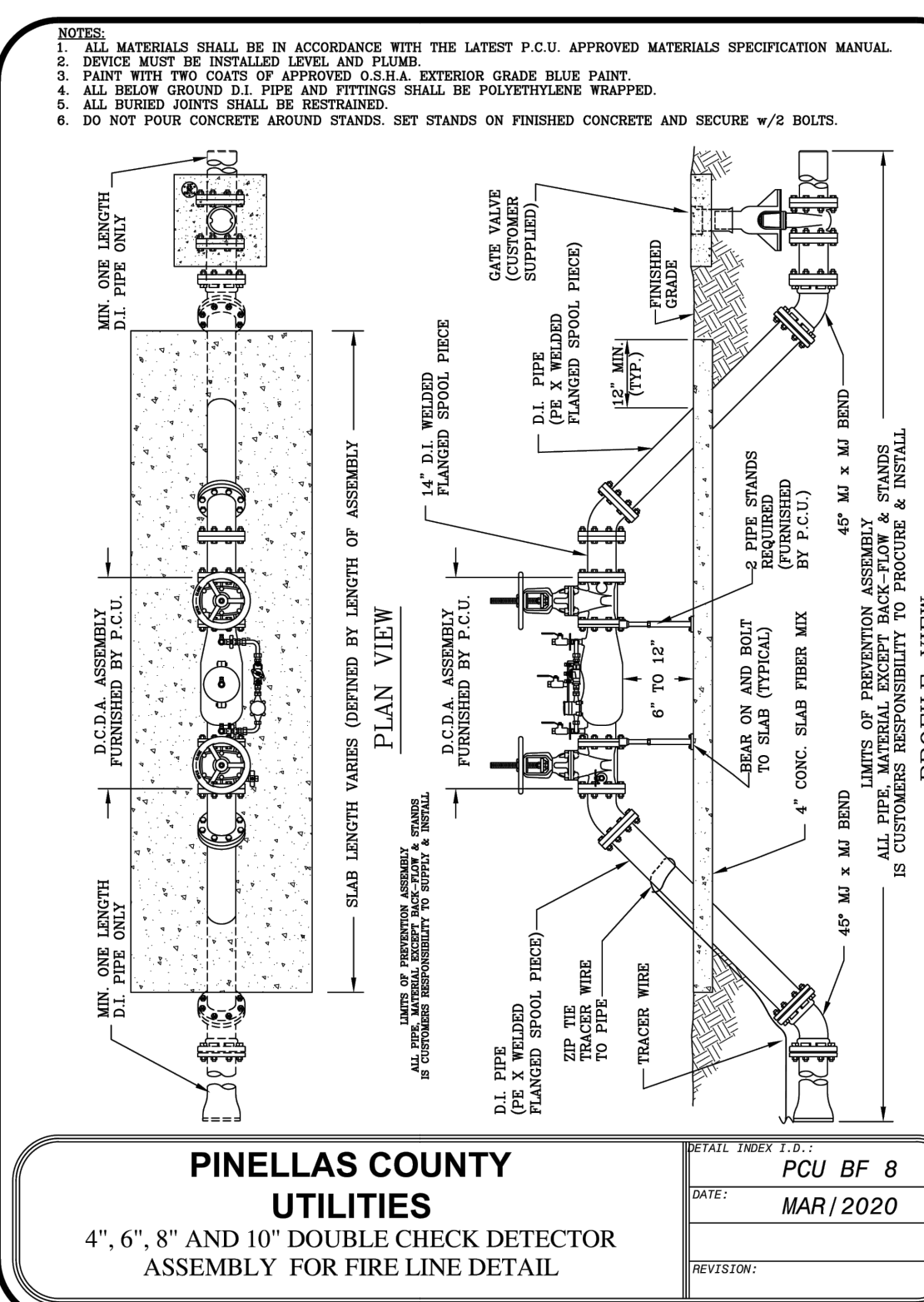
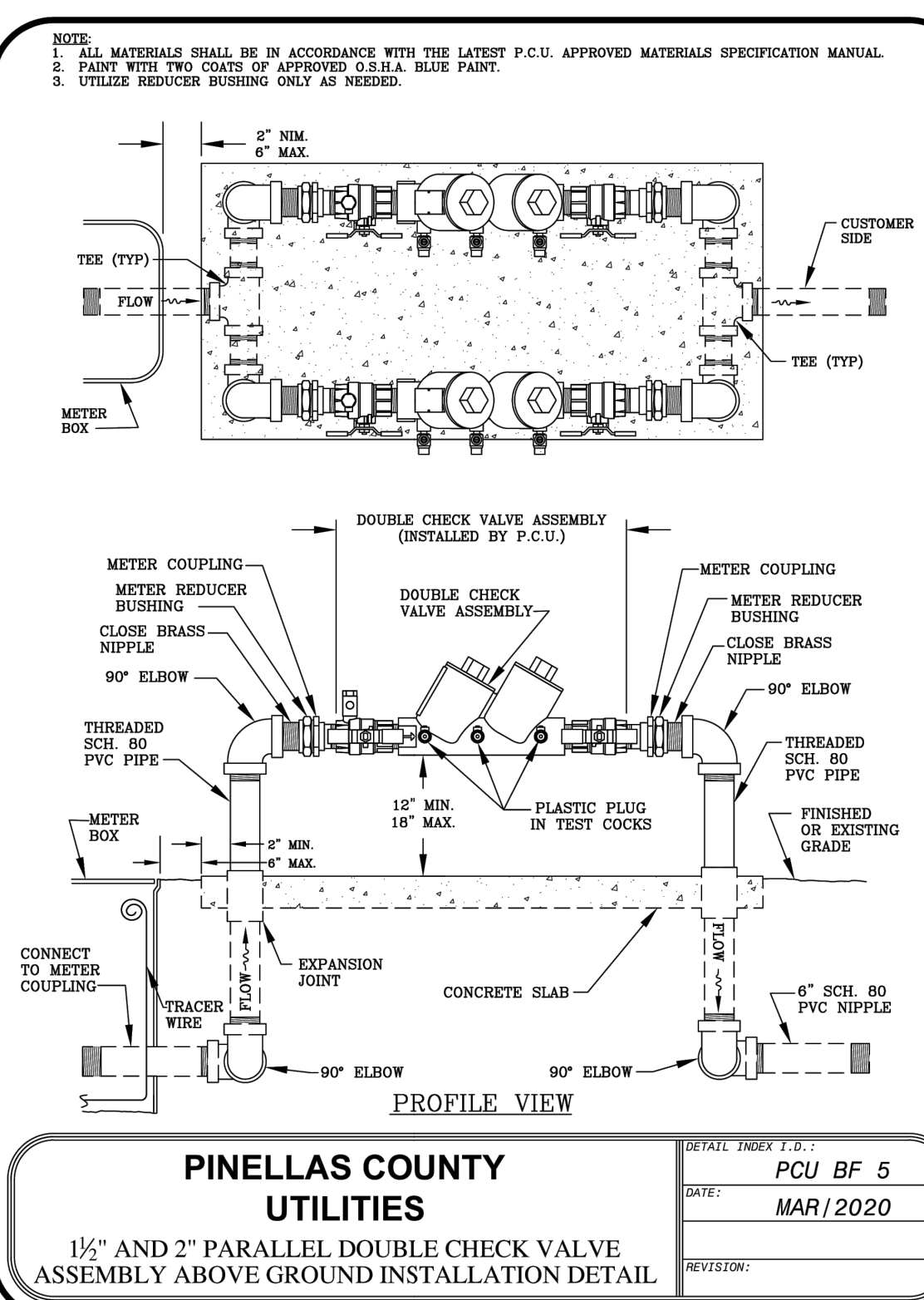
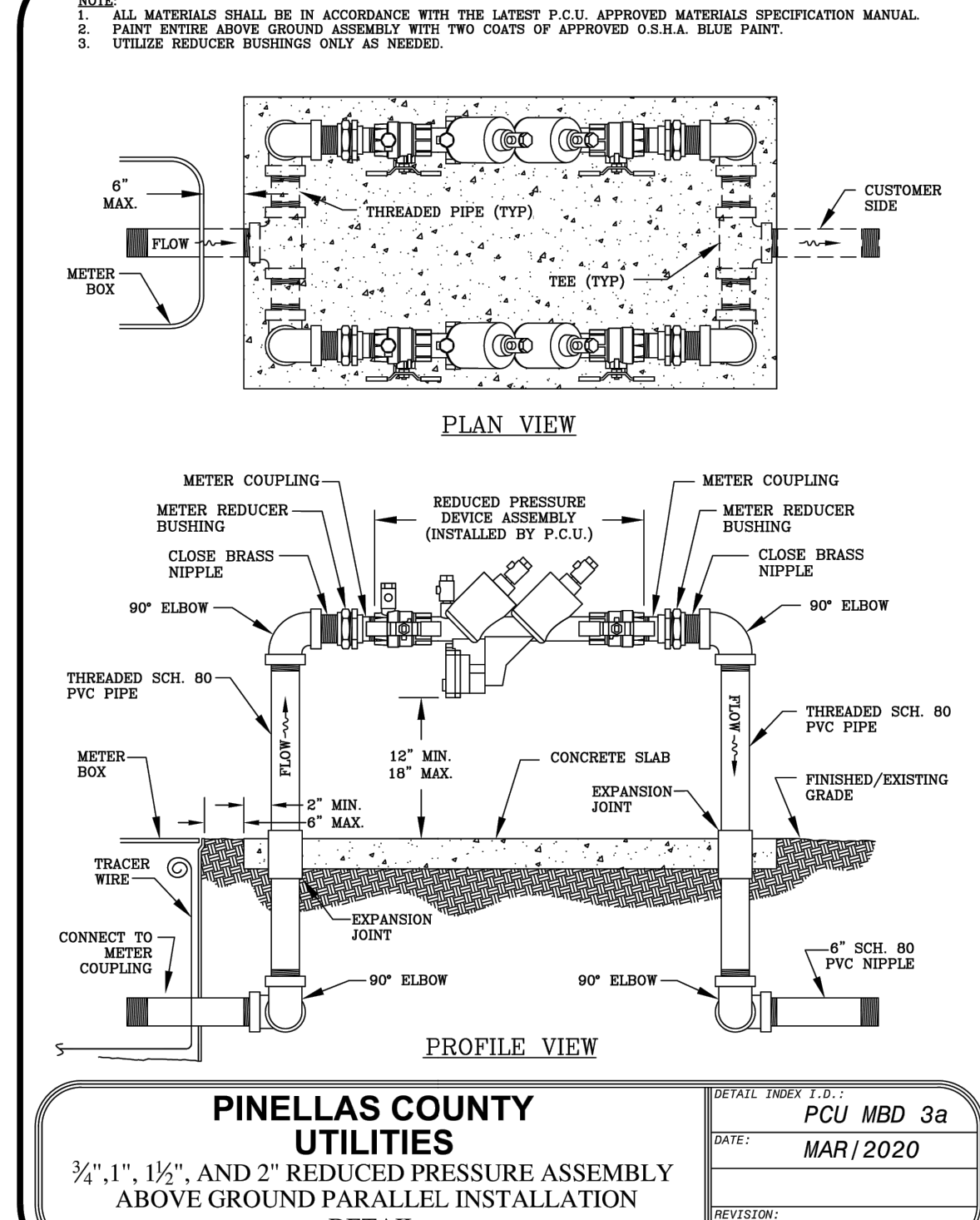
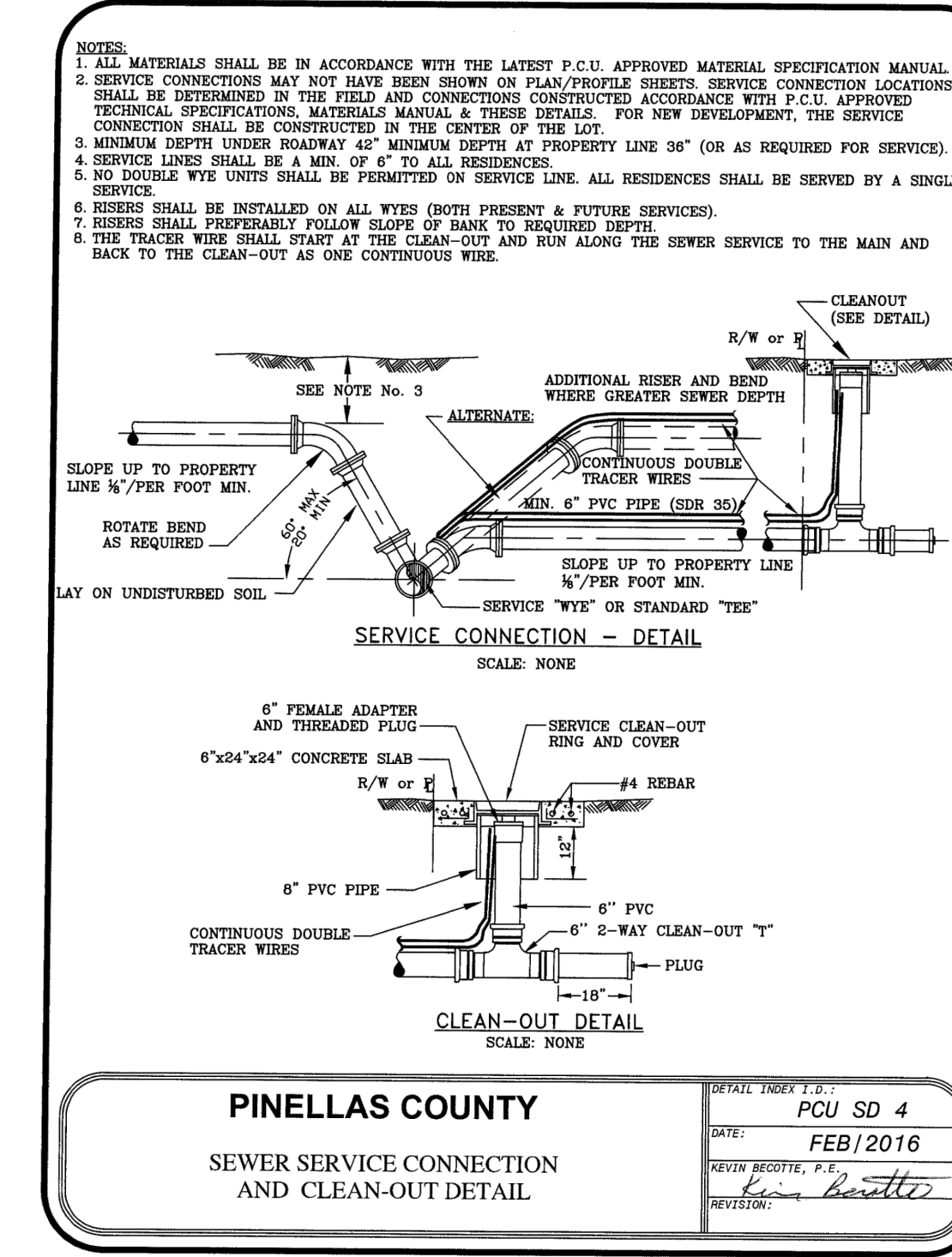
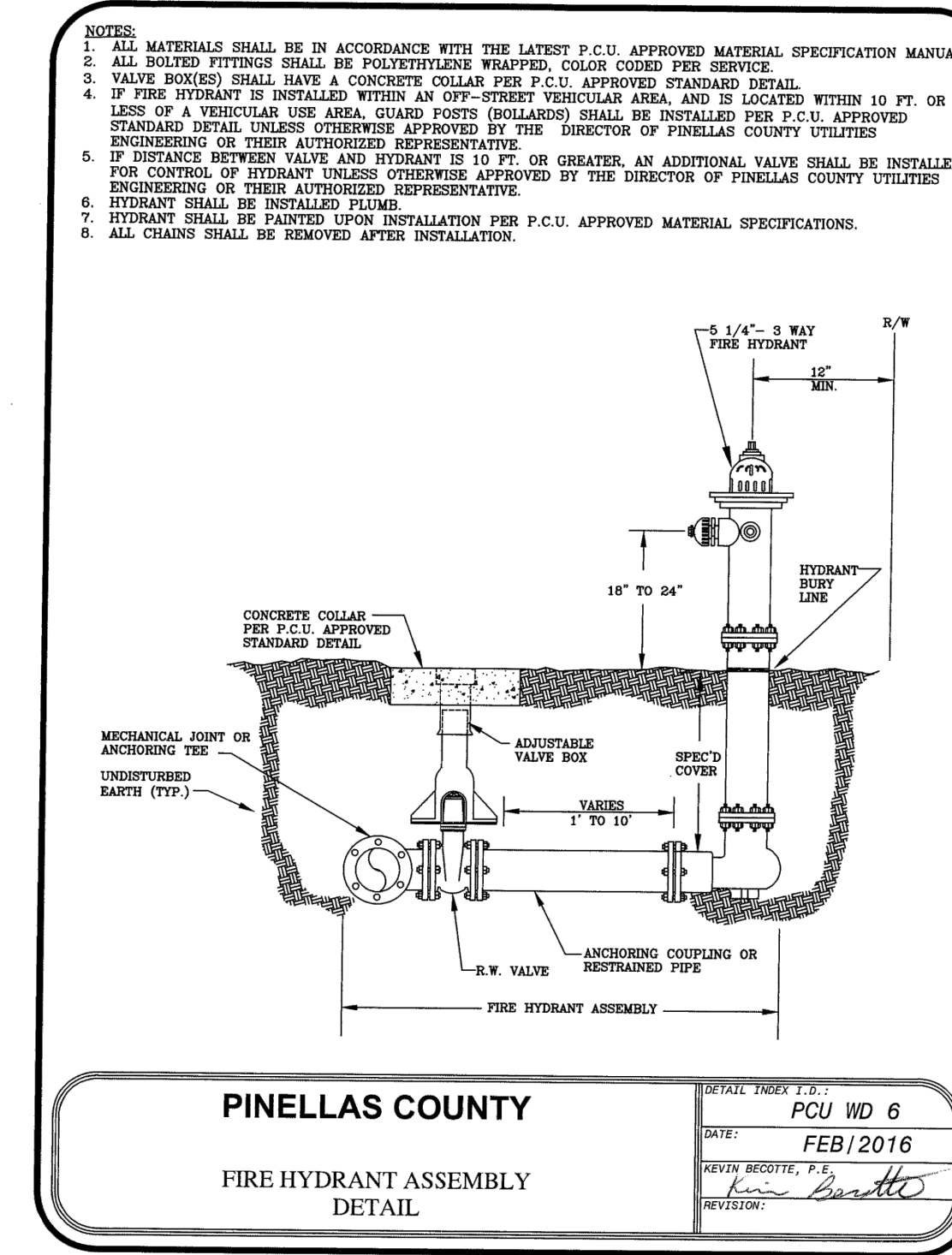
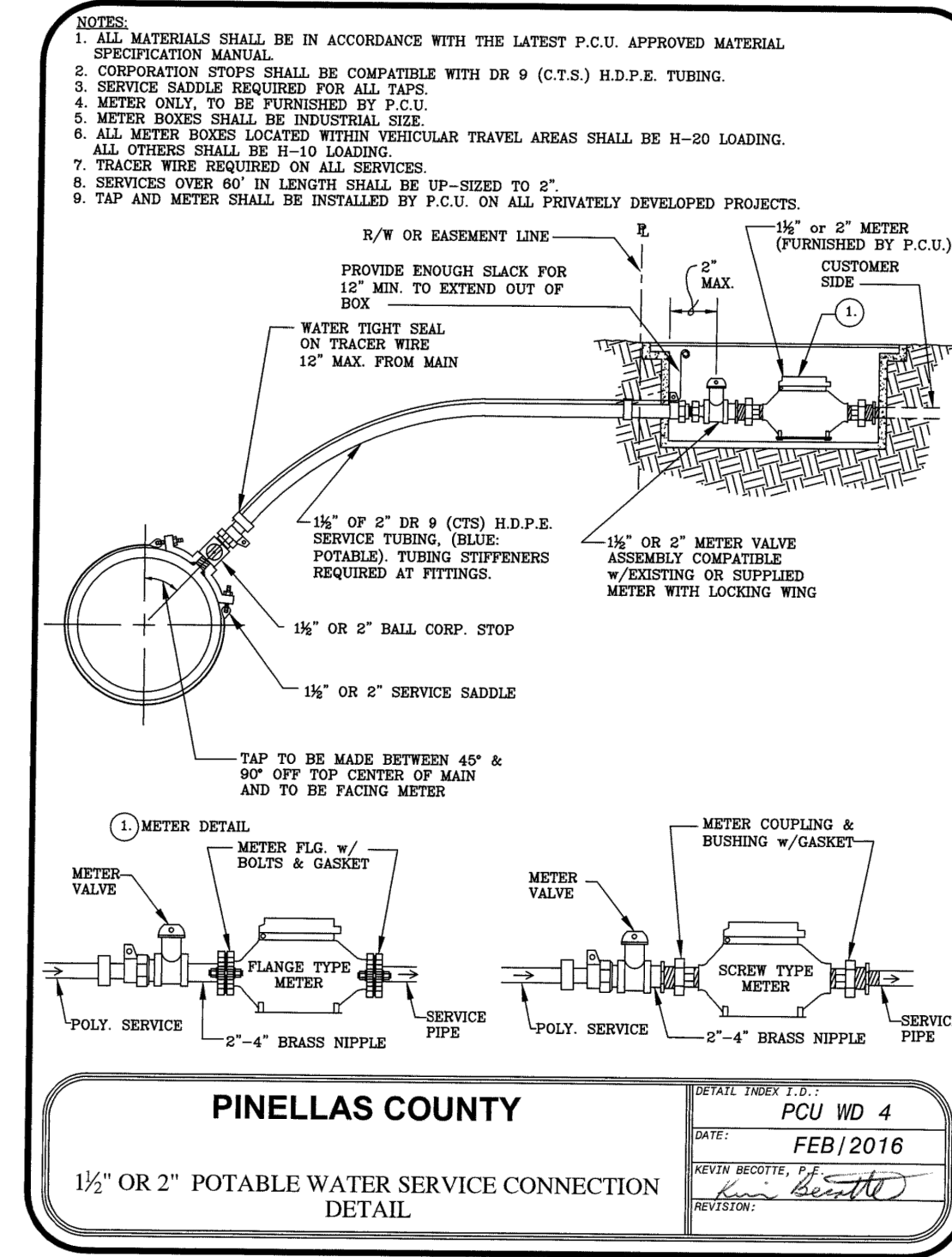
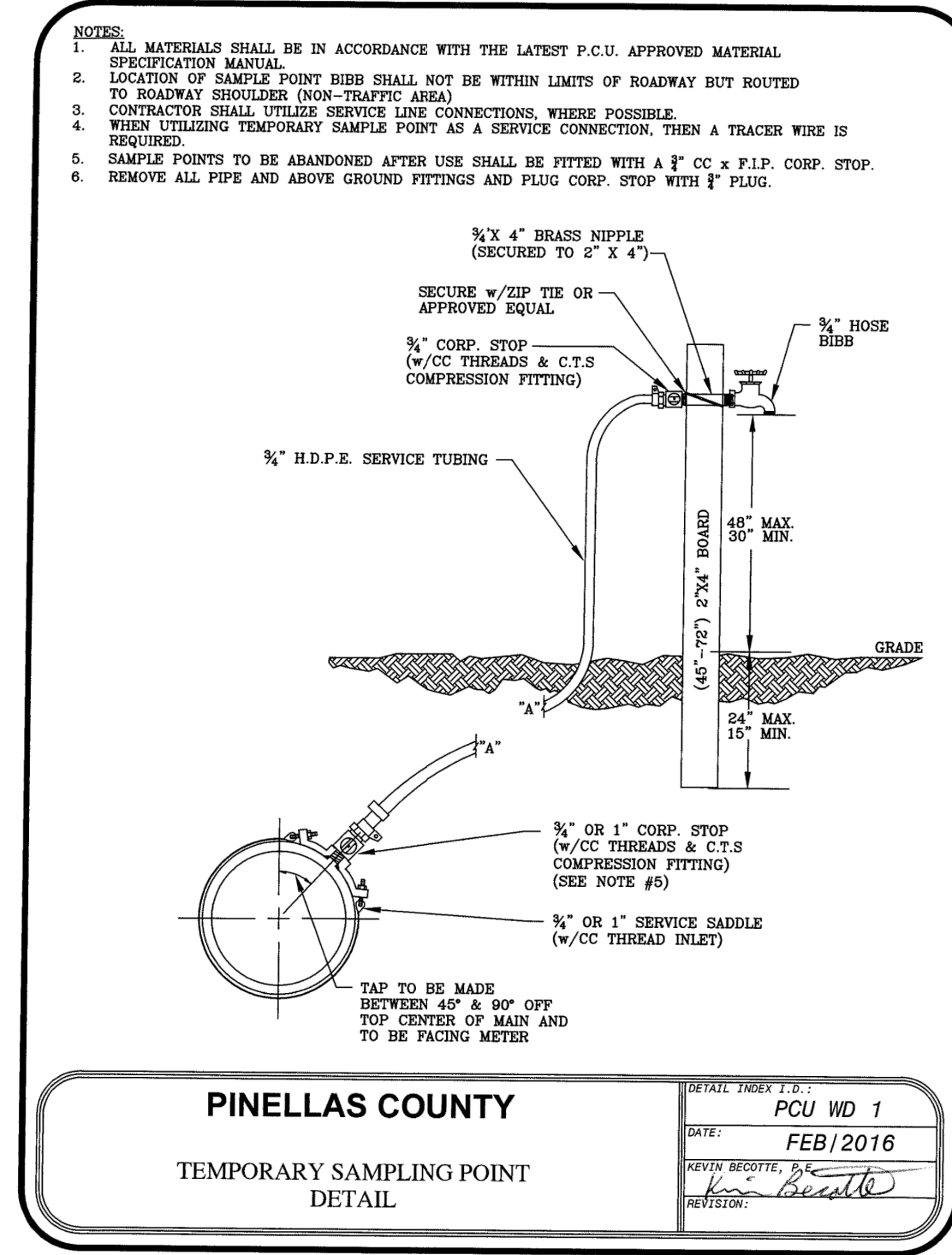
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NOTE:
 ALL FITTINGS TO BE MJ CONNECTIONS PER COUNTY SPECIFICATIONS.



DESIGNED: SPC DRAWN: MKC CHECKED: SPC QC:	Gulf Coast Consulting, Inc. Land Development Consulting ENGINEERING TRANSPORTATION PLANNING PERMITTING 13825 ICOT BLVD, SUITE 605 Clearwater, Florida 33760 Phone: (727) 524-1818 Fax: (727) 524-6090 WWW.GULFCOASTCONSULTINGINC.COM	PREPARED FOR: BOARDWALK PLACE PROPERTIES, LLC 101 150TH AVENUE MADEIRA BEACH, FL 33708	SHEET DESCRIPTION: DONS DOCK - JOHNS PASS OFFSITE WATER MAIN EXTENSION PLAN & PROFILE	<table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>REVISIONS</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>01/12/24</td> <td>REVISED PER PINELLAS COUNTY COMMENTS</td> </tr> </tbody> </table>	NO.	DATE	REVISIONS	1	01/12/24	REVISED PER PINELLAS COUNTY COMMENTS	<table border="1"> <tr> <td> SEAN P. CASHEN STATE OF FLORIDA PROFESSIONAL ENGINEER LICENSE NO. 42505 </td> <td> THESE PLANS MAY NOT BE COPIED OR MODIFIED WITHOUT WRITTEN PERMISSION FROM GULF COAST CONSULTING, INC. </td> </tr> <tr> <td> THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY SEAN P. CASHEN, ON THE DATE INDICATED HERE USING A SHA AUTHENTICATION CODE. </td> <td> SEAN P. CASHEN, P.E. #42505 NOT VALID UNLESS SIGNED & EMBOSSED BY A REGISTERED ENGINEER GULF COAST CONSULTING, INC. CERTIFICATE OF AUTHORIZATION No. 9774 </td> </tr> </table>	SEAN P. CASHEN STATE OF FLORIDA PROFESSIONAL ENGINEER LICENSE NO. 42505	THESE PLANS MAY NOT BE COPIED OR MODIFIED WITHOUT WRITTEN PERMISSION FROM GULF COAST CONSULTING, INC.	THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY SEAN P. CASHEN, ON THE DATE INDICATED HERE USING A SHA AUTHENTICATION CODE.	SEAN P. CASHEN, P.E. #42505 NOT VALID UNLESS SIGNED & EMBOSSED BY A REGISTERED ENGINEER GULF COAST CONSULTING, INC. CERTIFICATE OF AUTHORIZATION No. 9774
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1	01/12/24	REVISED PER PINELLAS COUNTY COMMENTS													
SEAN P. CASHEN STATE OF FLORIDA PROFESSIONAL ENGINEER LICENSE NO. 42505	THESE PLANS MAY NOT BE COPIED OR MODIFIED WITHOUT WRITTEN PERMISSION FROM GULF COAST CONSULTING, INC.														
THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY SEAN P. CASHEN, ON THE DATE INDICATED HERE USING A SHA AUTHENTICATION CODE.	SEAN P. CASHEN, P.E. #42505 NOT VALID UNLESS SIGNED & EMBOSSED BY A REGISTERED ENGINEER GULF COAST CONSULTING, INC. CERTIFICATE OF AUTHORIZATION No. 9774														
22-065			C7												
DATE: 08/17/23															



NOTES:

- MILING AND RESURFACING LIMITS: 3'-0" FOR RESIDENTIAL ROADWAYS, 25'-0" FOR ALL OTHER TYPES OF ROADWAYS. SHALL INCLUDE ENTIRE LANE WIDTH.
- BACKFILL FOR TRENCH SHALL BE PLACED IN 6" COMPACTED LAYERS TO 100% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99. (CALCULATED FLOWABLE FILL OPTION IS SUBJECT TO COUNTY ENGINEER'S APPROVAL). TEST REPORTS ARE REQUIRED AND SHALL BE SUBMITTED TO PINELLAS COUNTY.
- BASE MATERIAL SHALL BE LIME ROCK OR CRUSHED CONCRETE (MIN. LBR 100) AND SHALL BE PLACED IN 6" COMPACTED LAYERS TO 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99 (MODIFIED). (TEST REPORTS ARE REQUIRED AND SHALL BE SUBMITTED TO PINELLAS COUNTY).
- AS AN ALTERNATIVE TO COMPACTED BASE AND IN WET AREAS, FULL-LIFT ASPHALTIC CONCRETE, FINE TRAFFIC LEVEL C TYPES SP-5 OR 12.5, SHALL BE PLACED IN 2" COMPACTED LAYERS WITH A MINIMUM THICKNESS EQUAL TO THE EXISTING BASE (6" MIN).
- ASPHALTIC CONCRETE PAVEMENT JOINTS SHALL BE SAW-CUT AND ALL SURFACES TACK COATED.
- ASPHALT SURFACE SHALL BE CONSISTENT WITH EXISTING GRADE. IN ACCORDANCE WITH PINELLAS COUNTY SPECIFICATIONS, THE FOLLOWING ROADWAY CLASSIFICATION TYPE/THICKNESSES ARE REQUIRED: ARTERIAL-3" MIN. TYPE SP-12.5 FINE TRAFFIC LEVEL "C", COLLECTOR-2" MIN. TYPE SP-12.5 FINE TRAFFIC LEVEL "C", RESIDENTIAL-1/2" MIN. TYPE SP-9.5 FINE TRAFFIC LEVEL "C" (TEST REPORTS ARE REQUIRED AND SHALL BE SUBMITTED TO PINELLAS COUNTY).
- OVERLAY OF CONSTRUCTION SIGNS TO PAVEMENT AND TRENCH SHALL BE AS REQUIRED AS DIRECTED BY THE COUNTY ENGINEER.
- EXCAVATION SHALL COMPLY WITH THE TRENCH SAFETY ACT REQUIREMENTS.
- INSTALL DRY COMPACTABLE MATERIAL AROUND THE PIPE.
- ALL MATERIAL WORK AND TESTING SHALL MEET PINELLAS COUNTY STANDARD SPECIFICATIONS.
- 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.O.: **PCU GD 2**
DATE: **FEB/2016**
REVISION: *Kevin Beattie*

PINELLAS COUNTY
MAIN CLEARANCES DETAIL

DETAIL INDEX T.O.: **PCU GD 3**
DATE: **FEB/2016**
REVISION: *Kevin Beattie*

NOTES:

- ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST P.C.U. APPROVED MATERIAL SPECIFICATION MANUAL.
- STREET IS A SHORT CUT-DE-SAC. LOCATOR WIRE IS TO RUN FROM MAIN VALVE TO BLOW-OFF VALVE BOX.

PINELLAS COUNTY
TRACER WIRE LAYOUT DETAIL

DETAIL INDEX T.O.: **PCU GD 3**
DATE: **FEB/2016**
REVISION: *Kevin Beattie*

NOTES:

- ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST P.C.U. APPROVED MATERIAL SPECIFICATION MANUAL.
- USE 2-#14 GAUGE (MINIMUM), SOLID CORE COPPER WIRE WITH COLOR CODED INSULATION PER SERVICE.
- THERE SHALL BE SUFFICIENT SLACK IN TRACER WIRE TO EXTEND A MIN. OF 12" ABOVE VALVE BOX.
- WIRE IS TO CONTINUE THROUGH TEES ON MAIN LINES WHERE NO VALVES EXIST.
- ATTACH WIRE TO TOP CENTER LINE OF MAIN USING DUCT TAPE OR APPROVED EQUAL @ 6'-0" INTERVALS.
- DUMMY BOXES ARE TO CONSIST OF A TOP SECTION OF A VALVE BOX ASSEMBLY ENCASED IN A CONCRETE VALVE COLLAR PER P.C.U. APPROVED STANDARD DETAIL.

PINELLAS COUNTY
TRACER WIRE INSTALLATION DETAIL

DETAIL INDEX T.O.: **PCU GD 3a**
DATE: **FEB/2016**
REVISION: *Kevin Beattie*

SANITARY SEWER MANHOLE CONSTRUCTION NOTES

ALL MANHOLES

- ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST P.C.U. APPROVED MATERIAL SPECIFICATION MANUAL.
- PRECAST MANHOLE SECTIONS SHALL BE MANUFACTURED IN ACCORDANCE WITH THE LATEST EDITIONS OF ASTM C-476 WITH 4000 P.S.I. TYPE II PORTLAND CEMENT.
- ALL RISER UNITS SHALL HAVE A MINIMUM HEIGHT OF 12" WITH THE CONCENTRIC CONE SET BETWEEN 2 1/2" AND 1 1/2" BELOW THE BOTTOM OF MANHOLE COVER FRAME.
- ALL KEYS/JOINTS SHALL BE SEALED WITH TWO CONTIGUOUS RINGS OF FLEXIBLE JOINT SEALANT OR APPROVED EQUAL.
- INTERIOR AND EXTERIOR MANHOLE SURFACES SHALL BE PREPARED FOR COATING AND APPROVED MATERIAL SPECIFICATIONS. INSIDE COATING OF MANHOLE MAY BE ELIMINATED IF USING P.C.U. APPROVED LINING SYSTEM.
- MANHOLE BASE AND BOTTOM SECTION SHALL BE MONOLITHICALLY CAST.
- ALL PIPE PENETRATIONS IN MANHOLES SHALL BE PRECAST OR CORE DRILLED.
- MANHOLE COVER SHALL BE EQUIPPED WITH AN IN-FLOW PROTECTOR.
- 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.
- ALL MANHOLES 6" IN DIAMETER OR GREATER SHALL REQUIRE THE USE OF A DOUBLE RING AND COVER.
- ALL MANHOLES WITH A DEPTH OF 14' OR GREATER SHALL BE DESIGNED FOR ANTI-FLOATATION AND SHALL REQUIRE SUBMITTAL OF CALCULATIONS.

INSIDE DROP MANHOLES

- THERE SHALL BE NO MORE THAN 2 INSIDE DROPS PER MANHOLE.
- WHEN USING A 90° BEND OR ELBOW, IT SHALL BE ROTATED BETWEEN 20 1/2° AND 45° IN THE DIRECTION OF FLOW AND GROUDED INTO BENCH.
- ALL FORCE MAIN CONNECTIONS REQUIRE THE USE OF A FORCE MAIN HOOD WITH INSIDE DROP BOWL.
- ALL INSIDE DROPS SHALL BE CONSTRUCTED USING P.V.C. SDR-35 PIPE.

OUTSIDE DROP MANHOLES

- 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" Ø UNDER	22"
5'-0"	30" & 36" ALL INSIDE DROP AND AIR RELEASE MANHOLES	28"
6'-0"	42" & OVER	48"

PINELLAS COUNTY
MANHOLE CONSTRUCTION NOTES

DETAIL INDEX T.O.: **PCU SD 1**
DATE: **FEB/2016**
REVISION: *Kevin Beattie*

NOTES:

- ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST P.C.U. APPROVED MATERIAL SPECIFICATION MANUAL.
- VALVE FABRIC REQUIRED ON VALVES WHEN PIPE LINE HAS 5' OR MORE OF COVER.
- INSTALL KEY EXTENSION ON VALVES WITH OPERATOR NUT OVER 3" DEEP. COLOR CODED PUMP WRAP REQUIRED ON ALL SIZED VALVES AND FITTINGS.

PINELLAS COUNTY
VALVE BOX/TRACER WIRE INSTALLATION DETAIL

DETAIL INDEX T.O.: **PCU GD 4**
DATE: **FEB/2016**
REVISION: *Kevin Beattie*

NOTES:

- ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST P.C.U. APPROVED MATERIAL SPECIFICATION MANUAL.
- IF VALVE IS LOCATED WITHIN A SIDEWALK CONCRETE COLLAR MAY BE ELIMINATED AND DISK SET FLUSH DIRECTLY TO FINISH.
- BRONZE DISK REQUIRED FOR ALL VALVES AND DUMMY BOXES.
- 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.
- 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.

PINELLAS COUNTY
CONCRETE VALVE BOX AND COLLAR DETAIL

DETAIL INDEX T.O.: **PCU GD 5**
DATE: **FEB/2016**
REVISION: *Kevin Beattie*

NOTES:

- ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST P.C.U. APPROVED MATERIAL SPECIFICATION MANUAL.
- MANUAL: THIS TABLE SHALL BE UTILIZED FOR ALL PRESSURE MAIN INSTALLATIONS. ALL FITTINGS SHALL BE RESTRAINED TO THE LENGTHS INDICATED, AT A MINIMUM.
- THIS TABLE WAS DEVELOPED USING THE FOLLOWING ASSUMPTIONS:
 - D.I. PIPE WITH POLY WRAP
 - SAFETY FACTOR OF 1.5 TO 1
 - TEST PRESSURE OF 160 P.S.I.
 - SOLE TYPE 3-E
 - TYPE 3 TRENCH
 - DEPTH OF COVER = 25' UP TO 16" AND 3' FOR 20" AND ABOVE.
 - WHEN A TEE HAS A VALVE ON THE RUN, THE BRANCH AND THE RUN SHALL BE RESTRAINED AS A 90° BEND FOR THE SIZE OF THE PIPE.
 - ALL BENDS, TEES, AND VALVES SHALL BE RESTRAINED ON EACH SIDE OF THE FITTING.
 - ALL RESTRAINED PIPE LENGTHS ARE IN FEET.
 - "R" REPRESENTS THE RESTRAINED JOINTS AT THE FITTINGS.
 - ELBOW TRANSITION VALVE IS FOR STRAIGHT TIE-INS. IF A BEND IS USED, THE VALVE FOR THE BEND MUST BE ADDED.
 - LINE VALVES SHALL BE RESTRAINED UPSTREAM AND DOWNSTREAM AS A DEAD END.

PIPE LG. SIZE	REDUCERS		LARGER PIPE
	SIZE	LENGTH	
4"	2"	17'	24
4"	4"	17'	35
6"	4"	31'	64
6"	6"	33'	37
8"	4"	123'	87
8"	6"	93'	66
10"	4"	154'	108
10"	6"	129'	86
10"	8"	94'	64
12"	4"	185'	118
12"	6"	151'	92
12"	8"	117'	82
14"	4"	201'	141
14"	6"	177'	124
14"	8"	147'	103
16"	4"	226'	164
16"	6"	192'	144
16"	8"	158'	118
18"	4"	251'	187
18"	6"	207'	154
18"	8"	173'	133
20"	4"	276'	210
20"	6"	242'	180
20"	8"	208'	154
24"	4"	327'	252
24"	6"	293'	222
24"	8"	259'	196
30"	195	229	95
36"	250	264	109

PINELLAS COUNTY
PRESSURE MAIN RESTRAINED JOINT DETAIL

DETAIL INDEX T.O.: **PCU GD 11**
DATE: **FEB/2016**
REVISION: *Kevin Beattie*

NOTES:

- ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST P.C.U. APPROVED MATERIAL SPECIFICATION MANUAL.
- PRECAST MANHOLES SHALL BE USED AND SHALL BE CONSTRUCTED TO STANDARD MANHOLE SPECIFICATIONS.
- DOGHOUSE OPENING MAY ONLY BE USED WHEN PLACING A NEW MANHOLE OVER AN EXISTING LINE. OTHERWISE, THE OPENING MUST BE CAST.
- OPENINGS IN PRECAST UNITS ARE TO BE 4" MINIMUM TO 6" MAXIMUM LARGER THAN THE OUTSIDE DIAMETER OF THE EXISTING PIPE.
- ALL RISER UNITS SHALL HAVE A MINIMUM HEIGHT OF 12" WITH THE CONCENTRIC CONE SET BETWEEN 2 1/2" AND 1 1/2" BELOW THE BOTTOM OF MANHOLE COVER AND FRAME.

PINELLAS COUNTY
DOGHOUSE AIR RELEASE VALVE MANHOLE DETAIL

DETAIL INDEX T.O.: **PCU SD 1d**
DATE: **FEB/2016**
REVISION: *Kevin Beattie*

NOTES:

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

TABLE		
DIA.	FOR PIPES	CASTING SIZE CLEAR OPENING
4'-0"	24" Ø UNDER	22"
5'-0"	30" & 36" ALL INSIDE DROP AND AIR RELEASE MANHOLES	28"
6'-0"	42" & OVER	48"

PINELLAS COUNTY
STANDARD MANHOLE (PRE-CAST) DETAIL

DETAIL INDEX T.O.: **PCU SD 1a**
DATE: **FEB/2016**
REVISION: *Kevin Beattie*

DESIGNED: SPC
DRAWN: MKC
CHECKED: SPC
QC:

Gulf Coast Consulting, Inc.
Land Development Consulting
ENGINEERING, TRANSPORTATION PLANNING, PERMITTING
13825 ICOT BLVD., SUITE 605
Clearwater, Florida 33760
Phone: (727) 524-1818 Fax: (727) 524-6090
WWW.GULFCOASTCONSULTINGINC.COM

PREPARED FOR: **BOARDWALK PLACE PROPERTIES, LLC**
101 150TH AVENUE
MADEIRA BEACH, FL 33708

SHEET DESCRIPTION: **DONS DOCK - JOHNS PASS CONSTRUCTION DETAILS**

NO.	DATE	REVISIONS	APP'D BY
1	01/22/24	REVISED PER PINELLAS COUNTY COMMENTS	

SEAN P. CASHEN
STATE OF FLORIDA
PROFESSIONAL ENGINEER
LICENSE NO. 42505

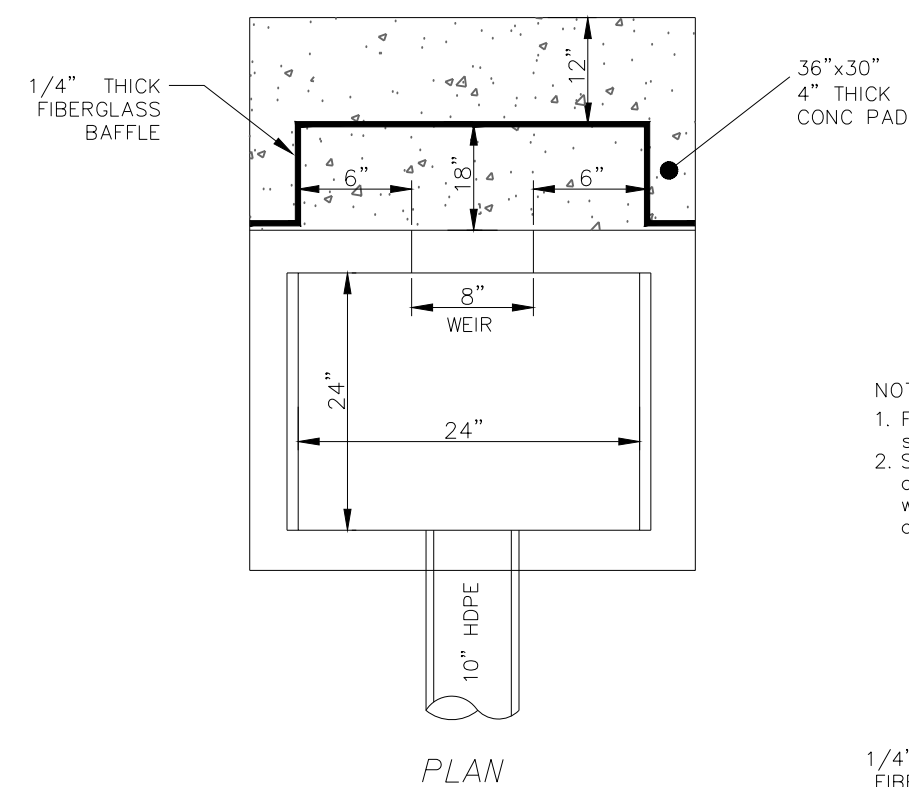
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SEAN P. CASHEN, P.E. #42505
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GULF COAST CONSULTING, INC.
CERTIFICATE OF AUTHORIZATION NO. 9774

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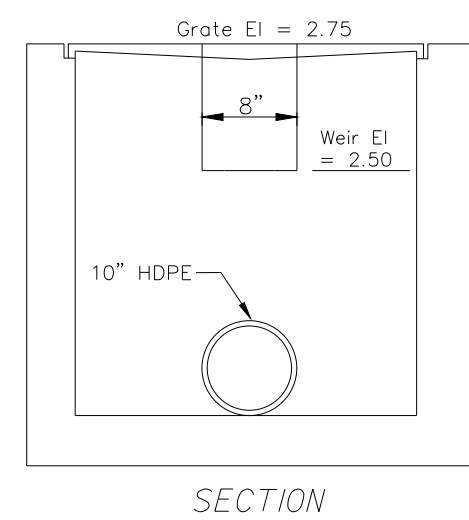
AB NO: 22-065
DATE: 08/17/23

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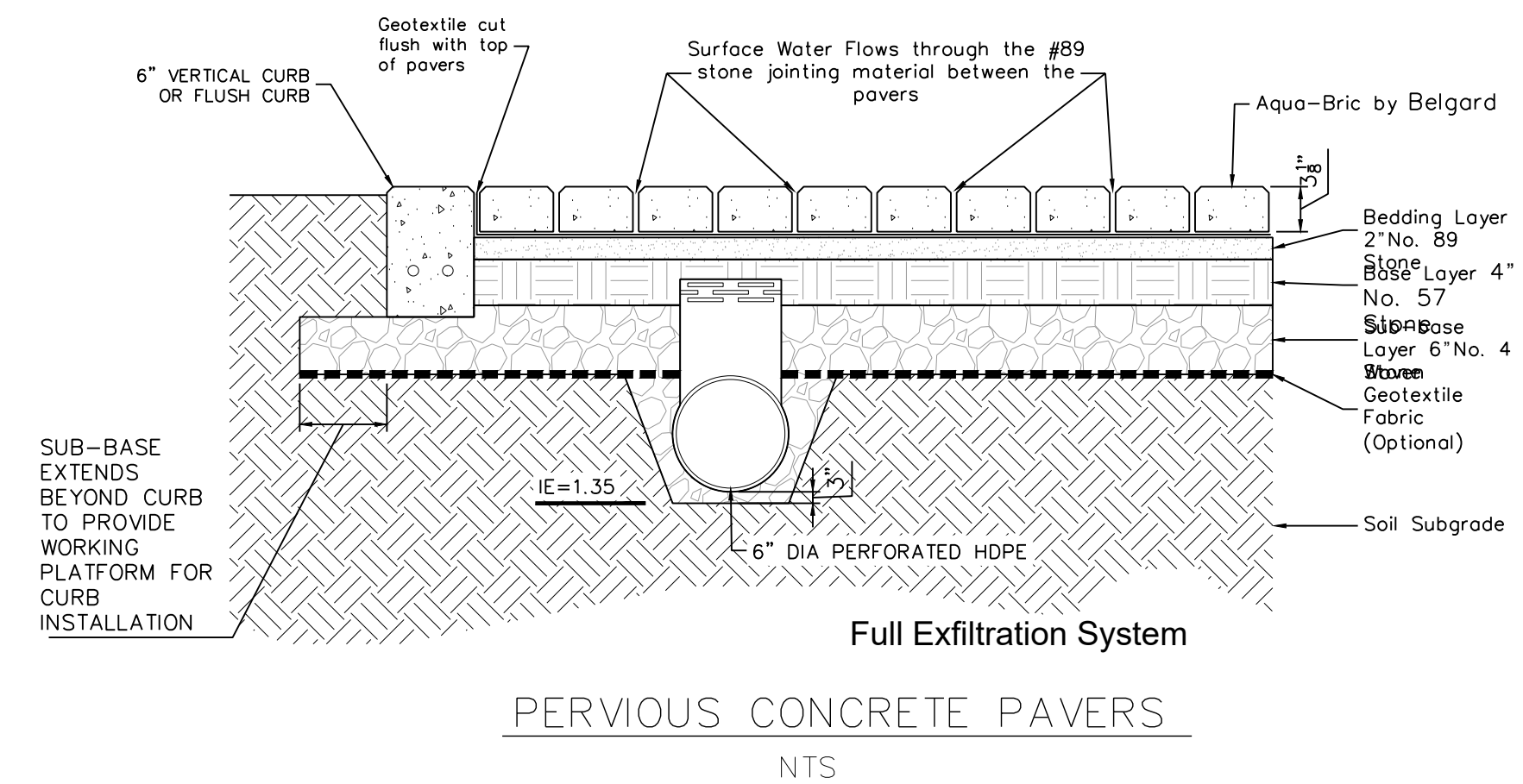
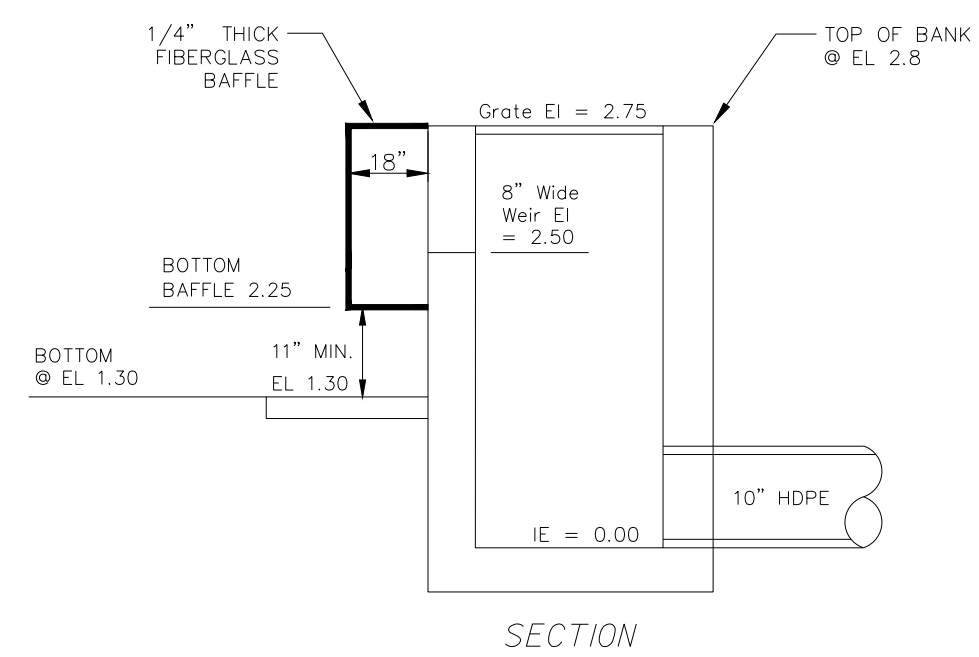


NOTES
 1. Fasten skimmer with 4 stainless steel bolts w/ lead anchors
 2. Seal all edges of skimmer at contact points with structure with waterproof caulking or approved equal

CONCRETE YARD DRAIN



CONTROL STRUCTURE (OCS-1)
 (CONCRETE YARD DRAIN INLET)
 NTS



DESIGNED	SPC
DRAWN	MKC
CHECKED	SPC
QC:	

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 Land Development Consulting
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PREPARED FOR:
BOARDWALK PLACE PROPERTIES, LLC
 101 150TH AVENUE
 MADEIRA BEACH, FL 33708

SHEET DESCRIPTION:
DONS DOCK - JOHNS PASS
 CONSTRUCTION DETAILS

NO.	DATE	REVISIONS
1	02/01/24	REVISED PER PINELLAS COUNTY COMMENTS

SEAN P. CASHEN
 STATE OF FLORIDA
 PROFESSIONAL ENGINEER
 LICENSE NO. 42505

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APP NO.	22-065
SHEET	C10
DATE:	08/17/23