City of Tarpon Springs, Florida

Planning and Zoning Board
324 East Pine Street
Tarpon Spring, Florida 34689
(727) 938-3711
http://www.ctsfl.us/agenda.htm

PLANNING AND ZONING BOARD AGENDA
MONDAY, DECEMBER 15, 2025
6:30 PM - CITY HALL AUDITORIUM

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. REFLECTION

5. SECURITY PRESENTATION/TRAINING: POSTPONED TO A DATE TO BE ANNOUNCED
Major Jeffrey Crawford of the Tarpon Springs Police Department will brief the Planning and Zoning Board regarding meeting security and incident procedures.

6. QUASI-JUDICIAL ANNOUNCEMENT AND SWEARING IN OF SPEAKERS

7. ORDINANCES AND RESOLUTIONS

a. **Ordinance 2025-07;** Amending the Official Zoning Atlas for property located at 310, 320 & 340 Anclote Road **f**rom IPD (Industrial Planned Development) to IR (Industrial Restricted); (Application 25-28)**(Quasi-Judicial)** **WITHDRAWN BY APPLICANT**

b. **Resolution 2025-69;** Site Plan Revision to add a second vehicular access point at 1372 N. Pinellas Avenue (Application 24-40) **(Quasi-Judicial)**

c. **Resolution 2025-70**; One-Year Time Extension of Site Plan #22-94 and Conditional Use #22-93 at 1372 N. Pinellas Ave., previously approved under Resolution 2023-12 **(Quasi-Judicial)**

d. **Ordinance 2025-20;** Text Amendment to Special Area Plan Revising Intensity/Density Standards in the Downtown Character District (Application 25-91) **(Legislative)**

8. BOARD AND STAFF COMMENTS

9. ADJOURNMENT

From: Patricia McNeese
To: Allie Keen; Chloe Siegfried; Renea Vincent
Subject: Fw: #25-28
Date: Monday, December 8, 2025 6:28:41 PM

FYI

Get Outlook for iOS

From: Brian J. Aungst Jr. <BJA@macfar.com>
Sent: Monday, December 8, 2025 5:06:06 PM
To: Patricia McNeese <pmcneese@ctsfl.us>
Cc: Renea Vincent <rvincent@ctsfl.us>; Clay A. Gilman <cgilman@macfar.com>; Samantha L. Sanchez <sls2@macfar.com>
Subject: RE: #25-28

Warning: Unusual sender <bja@macfar.com>
You don't usually receive emails from this address. Make sure you trust this sender before taking any actions.

Good afternoon Renea and Pat, please accept this as a formal withdrawal of my client's IR rezoning application. Please remove it from the December P&Z agenda and feel free to inform the members of the public who have inquired about the application that it is withdrawn.

Thank you,

Brian

From: Patricia McNeese <pmcneese@ctsfl.us>
Sent: Wednesday, November 12, 2025 10:46 AM
To: Brian J. Aungst Jr. <BJA@macfar.com>
Cc: Renea Vincent <rvincent@ctsfl.us>
Subject: FW: #25-28

Brian, FYI. This email will be in the Board's packet. Thanks. -Pat

Patricia L. McNeese, AICP
Planning Supervisor
City of Tarpon Springs
324 East Pine Street
P.O. Box 5004
Tarpon Springs, FL 34688-5004

CITY OF TARPON SPRINGS
PLANNING & ZONING BOARD / BOARD OF COMMISSIONERS
NOVEMBER 17, 2025 / DECEMBER 9, 2025 / DECEMBER 16, 2025

STAFF REPORT, November 10, 2025

Application No. / Project Title: 25-28 / Tarpon Springs One, LLC, Rezoning

Ordinance: Draft Ordinance #2025-07

Staff: Patricia L. McNeese, AICP
Planning Supervisor

Applicant / Owner: Tarpon Springs One LLC (Thomas Scannell)

Property Size: 17.49 acres total:
- 13.93 acres of uplands
- 3.56 acres of wetlands

Current Land Use: Employment (E) and Preservation (P)

Current Zoning: Industrial Planned Development (IPD)

Proposed Zoning: Industrial Restricted (IR)
Land Conservation (LC)

Location / Parcel ID: 310, 320 and 340 Anclote Road on the North and East side of Anclote Road; Parcel IDs 01-27-15-89136-000-0631, 01-27-15-879136-000-0630 (Lot 63), and, 01-27-15-89136-000-0620 ("Lot 62")

SUMMARY:
The applicant has requested rezoning of the property from Industrial Planned Development (IPD) district to Industrial Restricted (IR) district to expand the allowable uses on the site. The applicant has proposed placing a restrictive covenant on the property prohibiting some uses allowable in the requested IR district. This is discussed in the review criteria analysis of this report.

PRELIMINARY STAFF RECOMMENDATION:
Staff recommends ***denial of Ordinance 2025-07*** amending the Official Zoning Atlas from Industrial Planned Development (IPD) District to Industrial Restricted (IR).

CURRENT PROPERTY INFORMATION:

Use of Property:	Vacant, wooded
Site Features:	The site consists of wooded uplands and wetlands
Vehicle Access:	The property borders both the east-west and north-south corridors of Anclote Road.

SURROUNDING ZONING & LAND USE:

	Zoning:	Land Use:
North:	Pinellas County: • R-4 (One, Two and Three-Family Residential District) Tarpon Springs: • R-70 (One and Two Family Residential District)	Pinellas County: • Residential Urban (RU) • Residential Medium (RM) Tarpon Springs: • Residential Urban (RU)
South:	Tarpon Springs: • WDII (Waterfront Marine Industry Development District) • WDI-B (Waterfront Commercial Fishing and Tourism Redevelopment District)	Tarpon Springs: • Industrial (I) • Industrial/Employment – Water Dependent (IE-WD)
East:	Tarpon Springs: • IR (Industrial Restricted)	Tarpon Springs: • Employment (E)
West:	Tarpon Springs: • RM (Residential Multifamily)	Tarpon Springs: • Residential Urban (RU) • Resort Facilities Overlay (RFO)

HISTORICAL ZONING TIMELINE:
The property is currently located in the Employment (E) Future Land Use Map (FLUM) category and the Industrial Planned Development (IPD) zoning district. Staff conducted extensive research into the history of the property (all three parcels listed above) including all City records, property records of the Pinellas County Property Appraiser, and, document records of the Pinellas County Clerk of the Circuit Court and Comptroller. No record of a City-approved, or County-approved planned development has been located.

The following is the known zoning-related history of the subject property:

- 1976 Zoning Map: The subject property was zoned TP (Travel Park) and IR (Industrial Restricted).
- 1981 Zoning Map: The subject property was zoned TP (Travel Park).
- September 5, 1989 Zoning Map: The subject property was zoned Residential Multifamily (RM-15) and Neighborhood Business (NB) as shown in Ordinance 89-17 (adjacent property).
- October 10, 1989: The 1989 Comprehensive Plan was adopted under Ordinance 89-35 with policies that preferred the planned development designation for vacant industrial lands north of the Anclote River.
- May 1, 1990: The 1989 zoning map in place at the time was adopted along with the LDC under Ordinance 90-10.
- September 18, 1990: Adjacent vacant property to the east (*not a part of this application*), located at 240 Anclote Road (Lot #64, Parcel ID #01-27-15-89136-000-0640)was annexed into the City and zoned with an IPD designation under Ordinances 90-37 and 90-38 in accordance with the Comprehensive Plan policies in effect at the time.

ADDITIONAL BACKGROUND INFORMATION:

- The survey shows that the property contains tidal wetlands that are directly connected to the Anclote River via a culvert located under Anclote Road. There is also a wetland area at the north end of the property.
- The property is bordered on two sides by residential developments. Highland Grove Manor to the north was platted in 1957 and is essentially a single roadway (Jeru Blvd) with a mix of single-family and multi-family buildings, the majority of which are not annexed into the City. Tarpon Key Subdivision to the west was platted in 2013, is within the City limits, and is built out with single family homes. The area south of the property is occupied by waterfront uses including boat storage and marinas. To the east of this property is the existing vacant parcel at 240 Anclote Road. It is located in the Industrial Restricted Zoning District.
- The subject property is located in the Coastal High Hazard Area.

ZONING DISTRICT AND FUTURE LAND USE DESIGNATION FEATURES:

	CURRENT ZONING **Industrial Planned Development**	**PROPOSED ZONING** **Industrial Restricted**
Residential Density (dwelling units/acre):	No permanent units; Lodging of 40 du/acre	No permanent units; Lodging of 40 du/acre
Allowable Uses	**LDC Section 78.03 (IPD)**	**LDC Section 25.17 (IR)**
Permitted Uses:	Assembly Halls, Convention Centers; Community Service Uses; Construction Service Establishments; Health Clubs; Light Manufacturing; Office and Research Parks; Warehouses; Wholesale Trade	Construction Material Establishments; Construction Service Establishments ; Light and Heavy Printing Establishments; Light Manufacturing; Light Utility Service; Miniwarehouses; Motor Freight Terminals; Motor Pool Facility; Rental Service Establishments; Research and Development; Vehicle Repair (Minor); Vehicle Sales and Rental Establishments; Warehouses; Wholesale Trade
Conditional Uses:	Commercial Marinas; Communication Towers; Financial Institutions ; Heavy Manufacturing; Hotels/Motels; Miniwarehouses; Tennis or Racquet Club; Yacht Club	Business and Professional Offices; Communication Towers; Community Service Uses; Correctional Institutions; Emergency Service Facilities; Heavy Utility Service; Heliports; Hotels/Motels; Junkyards/Salvage Yards; Retail Sales Establishments; Transportation Terminals;

(continued)

	CURRENT ZONING Industrial Planned Development	PROPOSED ZONING Industrial Restricted
Conditional Uses:		Vehicle Repair (Major); Manufacturing of Recreation Watercraft; Overnight Boarding of Animals; Commercial Recreation Facilities; Schools of General Education
EMPLOYMENT Future Land Use Map Category		
Allowable Uses:	Office; Research/Development, Light/Heavy; Manufacturing, Light/Medium; Wholesale/Distribution; Storage/Warehouse; Marina Facilities	
Allowable Uses Subject to Acreage Thresholds:	3-Acre Maximum: Retail; Personal Services; Lodging 5-Acre Maximum: Commercial/Business Service; Food Crop Production; Transportation/Utility	
Zoning Dimensional Criteria:	**LDC Section 78.03(D)**	**LDC Section 25.17(D)**
Minimum Lot Area	15,000 square feet	5,000 square feet
Minimum Lot Width	150 feet	50 feet
Minimum Lot Depth	n/a	80 feet
Maximum Height	60 feet	40 feet
Minimum Front Yard	20 feet	10 feet
Minimum Side/Street Yard	20 feet	10 feet
Rear Yard	20 feet	25 feet
From Abutting Collector (Anclote Road)	35 feet	n/a
From Adjoining Residential	75 feet	n/a
Floor Area Ratio*	0.50 (IPD), 0.10 (P)	0.50 (IR), 0.10 (P)
Open Space Ratio	0.20	0.15
Impervious Surface Ratio*	0.80 (IPD), 0.20 (P)	0.85 (E/IR), 0.20 (P)

*Employment (E) FLUM category allows floor area ratio of 0.60 and impervious surface ratio of 0.85.

REVIEW STANDARDS / STAFF ANALYSIS - REZONING:
Section 207.03(A) of the Tarpons Springs Comprehensive Zoning and Land Development Code (LDC) provides standards for zoning map amendments. These standards, along with planning staff's analysis are provided below:

1. The amendment is consistent with the goals, objectives and policies of the Tarpon Springs Comprehensive Plan.

Staff Analysis:
Employment Category
The property is located within the Employment (E) Future Land Use Map (FLUM) category. The purpose of the Employment category is to "recognize areas developed with, or appropriate to be developed with, a wide range of primary employment uses, flex space, and for uses that have minimum external impacts" (Future Land Use Categories & Rules Table). Both the IPD and the IR zoning designations are aligned with the overlying Employment FLUM category.

Place-Based Area Map
The Place-Based Area Map of the Comprehensive Plan classifies this area of the City as Transitional which is described as "areas where transition is already happening, or development pressures are not in alignment with Future Land Use Categories. These areas include the industrial and residential areas north of the Anclote River and the U.S. 19 corridor. Specific area and corridor plans should be prepared to manage future growth and transition of the areas. Until such time transitional areas are planned for, requests for Future Land Use Map amendments and zoning changes will be based on current Future Land Use Map and Comprehensive Plan policies" (Policy FLU 2.1.2.e).

2045 Comprehensive Plan Policies: These policies demonstrate support for the preservation of the City's existing industrial designations for job creation, and, for the protection of natural features, including wetlands. The planned development approach supports these policies.

- ***FLU 1.1.7***: Protect the City's remaining industrially designated lands from incremental land use amendments to non-industrial uses.
- ***FLU 1.1.8***: Evaluate the permitted and conditional uses within the City's industrial zoning districts and amend, where necessary, to protect the integrity of the industrial designations and priority use of these areas for primary job creation.
- ***FLU 1.3.1***: Require development proposals to evaluate, protect and preserve wetlands and areas of significant upland habitat.
- ***CON 1.4***: Protect and improve the function of all wetlands and areas of significant upland habitat as defined in the Future Land Use Element.
- ***CON 1.4.1***: Preserve and enhance all remaining wetlands during the development review process. On-site wetland alterations that result in a net gain of wetland habitat may be permitted.
- ***CON 1.4.3***: Require a minimum 25-foot buffer zone adjoining all wetlands in the Land Development Code.
- ***CON 1.4.4***: Revise the Land Development Code acreage thresholds to require all development and redevelopment adjacent to identified wetlands and/or areas of significant upland habitat to assess natural systems/biological/wildlife impacts and evaluate alternatives to eliminate or minimize adverse impacts.

1989 Comprehensive Plan Policies: These policies show the preferred use of the planned development process, especially for lands designated as "transitional" at the time. The subject

property was designated as "Transition Industrial (TLI)" on the 1989 Future Land Use Map and is currently located in the Transitional area on the City's 2045 Place-Based Area Map.

"9J-5.006(3)(c)4.2: Utilize the Planned Development Performance Zoning concept where use and design control is necessary to assure land use compatibility, prevent urban sprawl, promote the infill development of vacant properties, and maximize the efficient cost effective provision of public services and facilities;

Future Land Use Map 'Transition Industrial' (TLI) VII. Year 2000 Future Land Use Map, D. Transitional Land Uses:

1. Transitional areas are designated where an expansion of the adjoining land use is likely to occur.
2. The expansion shall be deemed consistent with the Tarpon Springs Land use Plan after a compatibility review. However, consistency with the Pinellas Countywide Land Use Plan is required prior to the issuance of development permits.
3. Transitional areas shall be re-evaluated as a primary character is established or begins developing.
4. The transition zones shall be designated as following:
   a. Transition Commercial (TGC)
   b. Transition Office (TGO)
   c. Transition Industrial (TLI)
   d. Transition Tourist Oriented Commercial (TTOCC)
5. *Use of the Planned Development Process shall be preferred* (emphasis added).
6. The Transition Industrial (TLI) zone shall require a 75 foot buffer adjoining residential areas and shall not allow the development of heavy industrial uses."

Planned Development Intent – Section 76.00 of the Land Development Code (LDC): The LDC language below reflects 1989 Comprehensive Plan Section "VII. Year 2000 Future Land Use Map, N. General" and was adopted into the LDC to specifically carry out those policies.

"The intent of the ***Planned Development District mechanism*** to carry out the following objectives:

(A) Provide an alternate method of land development not available within the framework of other zoning districts.
(B) To allow the development of sites that would normally be difficult to develop due to topography, soils, or other site specific features.
(C) To allow the most beneficial use of the site in terms of maintaining compatibility with the adjoining neighborhood.
(D) To preserve significant environmental, topographical, or natural features.
(E) To allow a variety of housing types.
(F) To accommodate a mix of uses.
(G) To offer a high level of recreation and open space amenities.
(H) To ensure the ample provision of open space.
(I) To encourage the orderly concentration of development on vacant parcels of land within the existing developed areas.

(J) To prevent urban sprawl, through the use of infill development and the maximum use of existing public facilities that are currently in place" (emphasis added).

The IPD designation of this property aligns with the above Planned Development intent, especially with objectives A, B, C and D, as follows:

(A): Alternate Method of Land Development: The property is in close proximity to residential development on the north and west sides, attesting to the transitional nature recognized by the Year 2000 Comprehensive Plan. The transitional character continues to be recognized in the 2045 Comprehensive Plan. The IPD mechanism provides flexible design criteria intended to facilitate achievement of internal development site layout goals while maintaining compatibility with surrounding development. This property is located on Anclote Road, a Pinellas County Collector roadway. Access points and traffic generation will be potentially challenging aspects of any development along this corridor which is currently operating at Level of Service "C" and will experience increased traffic as properties develop. The Planned Development design flexibility mechanisms can be used to addressing some of those challenges.

(B) Site-Specific Features, and, (D) Preservation of Significant Natural Features: The applicant has provided a surveyed wetland delineation of the property. The 2045 Comprehensive Plan prohibits the alteration of wetlands (Policies FLU 1.3.1 and CON 1.4.1). The location and sensitivity of the wetlands (direct connection to the Anclote River) will affect the layout of development. The IPD mechanism provides flexible design criteria that may assist in a site layout that avoids direct impacts to wetlands. The IPD design criteria also provides for a minimum 50-foot wetland buffer. If the property is rezoned to IR, the required wetland buffer would be reduced to 25 feet (Policy CON 1.4.3). The habitat classification of the uplands on site has not been determined. If it is classified as significant upland habitat per Policy FLU 1.3.2 of the Comprehensive Plan there may be further preservation requirements that will affect the site development layout.

(C) Beneficial Use of Site; Neighborhood Compatibility: The property is in close proximity to residential development on the north and west sides, attesting to the transitional nature recognized by the Comprehensive Plan. The IPD mechanism provides flexible design criteria to achieve site layout features that maintain compatibility with the surrounding development. Beneficial use of the site is provided for under the current IPD designation.

The applicant has stated that the zoning change would "provide certainty to prospective buyers, expand the permitted uses available as-of-right, and better conform with the surrounding uses." However staff contends the following:

- Several of the uses that would be newly allowed under the IR district (i.e., not currently allowed under the IPD) are restricted in size by the Employment Future Land Use Map category, or, may be impractical (i.e., heliport, salvage yard, etc.).

- There are additional mechanisms available for a developer to propose a use, mix of uses, and layout designed to fit market needs. Those mechanisms include development agreements, restrictive covenants and similar instruments that would be easier to implement under a Planned Development project.

- Although, as the applicant points out, there is no known site plan for this property, the Planned Development and IPD standards contained in Article V of the Land Development provide a clear set of standards and a list of permitted (by right) and conditional uses for development of the property. The existing IPD zoning *is the certainty* provided to prospective buyers. Since any approved site plan would have expired by now (see LDC Sections 81.00 and 82.00) a new proposal will be required. LDC Section 84.00(A) states, "Once a Preliminary or Final Development Plan has expired, subsequent proposals shall be processed in the same manner as new submissions." Also, LDC Section 85.00(A) of the Land Development Code states "Once a Preliminary Development Plan has been approved, any *amendment* to the Zoning District shall be processed in accordance with the procedures required for a new submission" (emphasis added). The intent of the code here is that the zoning is preserved and need not be re-adopted. It is only the site plan (development plan) that would be "*processed in the same manner"* as a new application.

IR Comprehensive Plan Consistency Summary

The requested zoning change from Industrial Planned Development (IPD) to Industrial Restricted (IR) is not supported by the Comprehensive Plan, including the Future Land Use Map (FLUM) and the Place-Based Area Map. Since adoption of the 1989 Comprehensive Plan, and continuing to the current 2045 Comprehensive Plan, the City's remaining industrial lands are called out for preservation in the transitional context of this general area north of the Anclote River. The physical and neighborhood features present some challenges for development design that the planned development mechanism is best able to address (See LDC Section 76.00, provided on page 6 of this report). The planned development framework has been identified in the past as the best means of providing for design flexibility to the benefit of the developer and the neighborhood, and, to maximize protection of known environmental features.

Staff concludes that a rezoning from IPD to IR for this property is not sufficiently supported by the 2045 Comprehensive Plan.

2. The available uses to which the property may be put are appropriate to the property in question and are compatible with the existing and planned uses in the area.

Staff Analysis: The allowable uses are listed in the table on pages 3-4 of this report. As mentioned in the Comprehensive Plan consistency analysis above, this portion of the City north of the Anclote River is in transition with a developing mix of industrial and residential uses on a patchwork of annexed and unincorporated properties. The City is interested in maintaining the employment base provided by the industrial uses in this area. Several of the uses listed under both the IPD and the IR zoning districts are generally appropriate to the intent of the Employment FLUM category. All development proposals in the City, whether by-right, through the Site Plan process, or through the Planned Development process must be consistent with the City's Comprehensive Plan (see review criteria in LDC Section 210.05 and LDC Section 79.00), and therefore must address compatibility issues. In the IR district, uses allowable by conditional use could address compatibility through project adjustments that are non-dimensional (dimensional adjustments would have to be handled through the variance process). In the IPD district compatibility issues for any proposed project could be addressed via the flexible design criteria

mechanism of the Planned Development framework, including dimensional criteria (see LDC Section 83.00). Therefore, this criterion is met now without the need to rezone the property.

Restrictive Covenant Proposal: The applicant has proposed recording of a restrictive covenant attached to the property to run with the land. The table below (page 8) lists the permitted and conditional uses in the Industrial Restricted (IR) Zoning District. If the Board wishes to approve the IR zoning change with a restrictive covenant on the property, staff recommends restricting (not allowing) the uses indicated on the table below. The restrictive covenant would have to be recorded on the property before the ordinance is adopted

Staff Recommendations for Use Restrictions in the Industrial Restricted (IR) District

Industrial Restricted Allowable Uses	Staff Recommendation for Restrictive Convenant
Rental Service Establishments	Allowed, Subject to 3-acre maximum
Retail Sales Establishments	Allowed, Subject to 3-acre maximum
Commercial Recreation Facilities	Allowed, Subject to 3-acre maximum
Manufacturing of Recreation Watercraft	Allowed
Emergency Service Facilities	Allowed
Emergency Service Facilities	Allowed
Schools of General Education	Allowed
Community Service Uses	Allowed
Light Manufacturing	Allowed
Business and Professional Offices	Allowed
Warehouses	Allowed
Wholesale Trade	Allowed
Communication Towers	Allowed
Miniwarehouses	Allowed
Hotels/Motels	Allowed
Research and Development	Allowed
Vehicle Sales/Rental	Not Allowed
Overnight Boarding of Animals	Not Allowed
Construction Material Establishments	Not Allowed
Light/Heavy Printing Establishments	Not Allowed
Motor Freight Terminals	Not Allowed
Motor Pool Facility	Not Allowed
Vehicle Repair (Major and Minor)	Not Allowed
Correctional Institutions	Not Allowed
Heavy Utility Service	Not Allowed
Heliports and Helistops	Not Allowed
Junkyards/Salvage Yards	Not Allowed
Transportation Terminals	Not Allowed
Construction Service Establishments	Not Allowed
Vehicle Sales and Rental	Not Allowed
Landscape Service Establishments	Not Allowed

3. **The amendment shall provide for efficient and orderly development considering the impact upon growth patterns and the cost to the City to provide public facilities.**

   Staff Analysis: The amendment could lead to greater environmental impacts on site due to the reduced wetland setback requirement that would apply, it may reduce the ability to plan a development layout without the need for separate variances, it may reduce available mechanisms for addressing neighborhood compatibility, and, it may reduce the ability to address transportation access/volume issues along Anclote Road.

4. **The amendment will not adversely impact nor exceed the capacity or the fiscal ability of the City to provide public facilities, including transportation, waste and sewer, solid waste, drainage, recreation, education, fire protection, library service and other similar public facilities. Compliance with the adopted Levels of Service standards can be demonstrated if necessary.**

   Staff Analysis: The City has the capacity to serve the property with City facilities including utilities, solid waste, fire/emergency services and law enforcement services without undue fiscal impacts. Compliance with adopted Levels of Service is expected to be achievable under both the IPD and the IR zoning designations.

TECHNICAL REVIEW COMMITTEE:
The Technical Review Committee (TRC) reviewed this project on May 1, 2025 for completeness and conformance to the Land Development Code. The TRC determined that the application was complete and ready for processing. TRC comments are attached.

PUBLIC CORRESPONDENCE:
The property owners within 500 feet were sent written notification in accordance with Section 206.00(J)(4) of the City of Tarpon Springs Comprehensive Zoning and Land Development Code. The notice went to 111 addresses. Notice was advertised in the *Tampa Bay Times* per Chapter 166.041, Florida Statutes and the property was posted. One comment letter in opposition was received.

ATTACHMENTS:
1. Slide Presentation
2. Draft Ordinance 2025-07
3. Application, Applicant's Narrative, Applicant's Letter
4. Deed
5. Property Survey
6. Historical Zoning Maps and Ordinances
7. Technical Review Committee Comments
8. Legal Public Notice
9. Citizen Correspondence

TARPON SPRINGS ONE, LLC
310, 320, AND 340 ANCLOTE ROAD
REZONING
#25-28

Planning & Zoning Board – November 17, 2025

Board of Commissioners – December 9, 2025 and, December 16, 2025

SUMMARY OF REQUEST

- **#25-28 – Ordinance 2025-07** Rezoning
  - Location: 310, 320 and 340 Anclote Road
  - Future Land Use: Employment (E) and Preservation (P)
  - **ZONING**:
    - Current: Industrial Planned Development (IPD)
    - Proposed: Industrial Restricted (IR)
  - 17.49 acres of property (3 parcels)
    - 13.93 acres of wooded uplands
    - 3.56 acres of wetlands
- **Applicant/Owner:** Tarpon Springs One, LLC; Thomas Scanell
- There is no approved IPD site plan on file with the County or City (see staff report for zoning history).

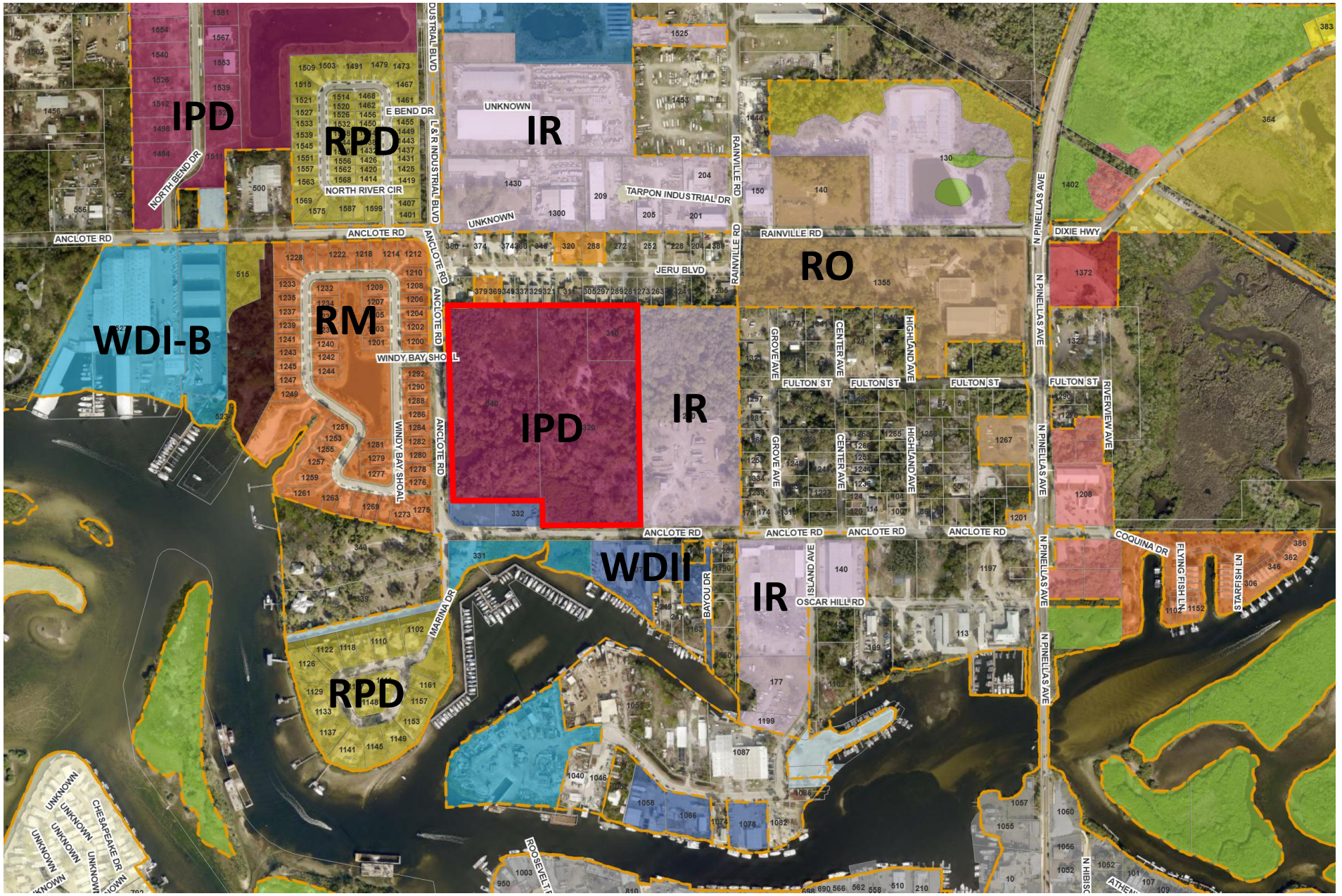
LOCATION & CONTEXT

CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

LOCATION & CONTEXT – FUTURE LAND USE MAP

Unshaded Areas are in Unincorporated Pinellas County

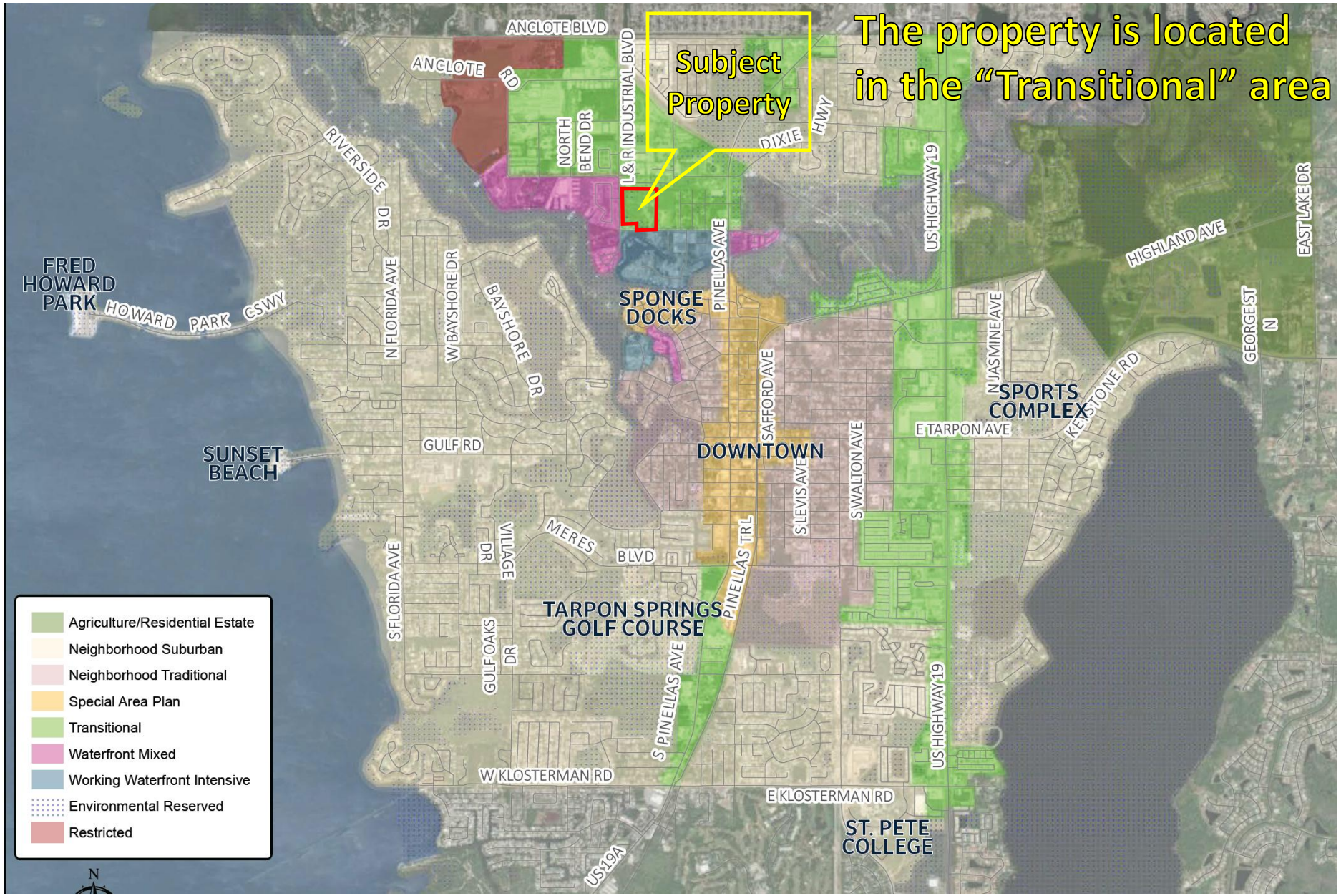
LOCATION & CONTEXT - ZONING



Unshaded Areas are in Unincorporated Pinellas County

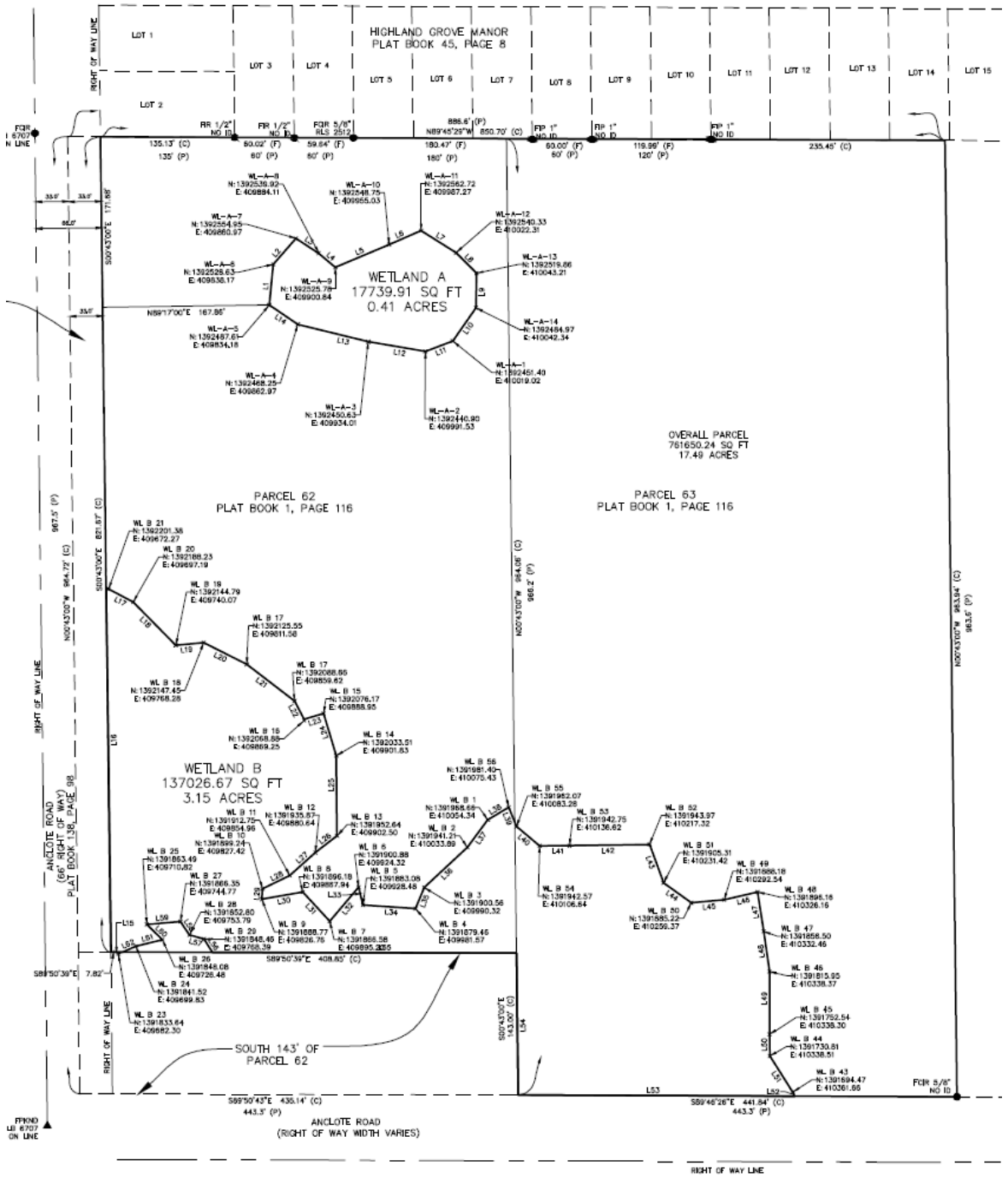
CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

PLACE-BASED AREA MAP – 2045 COMPREHENSIVE PLAN



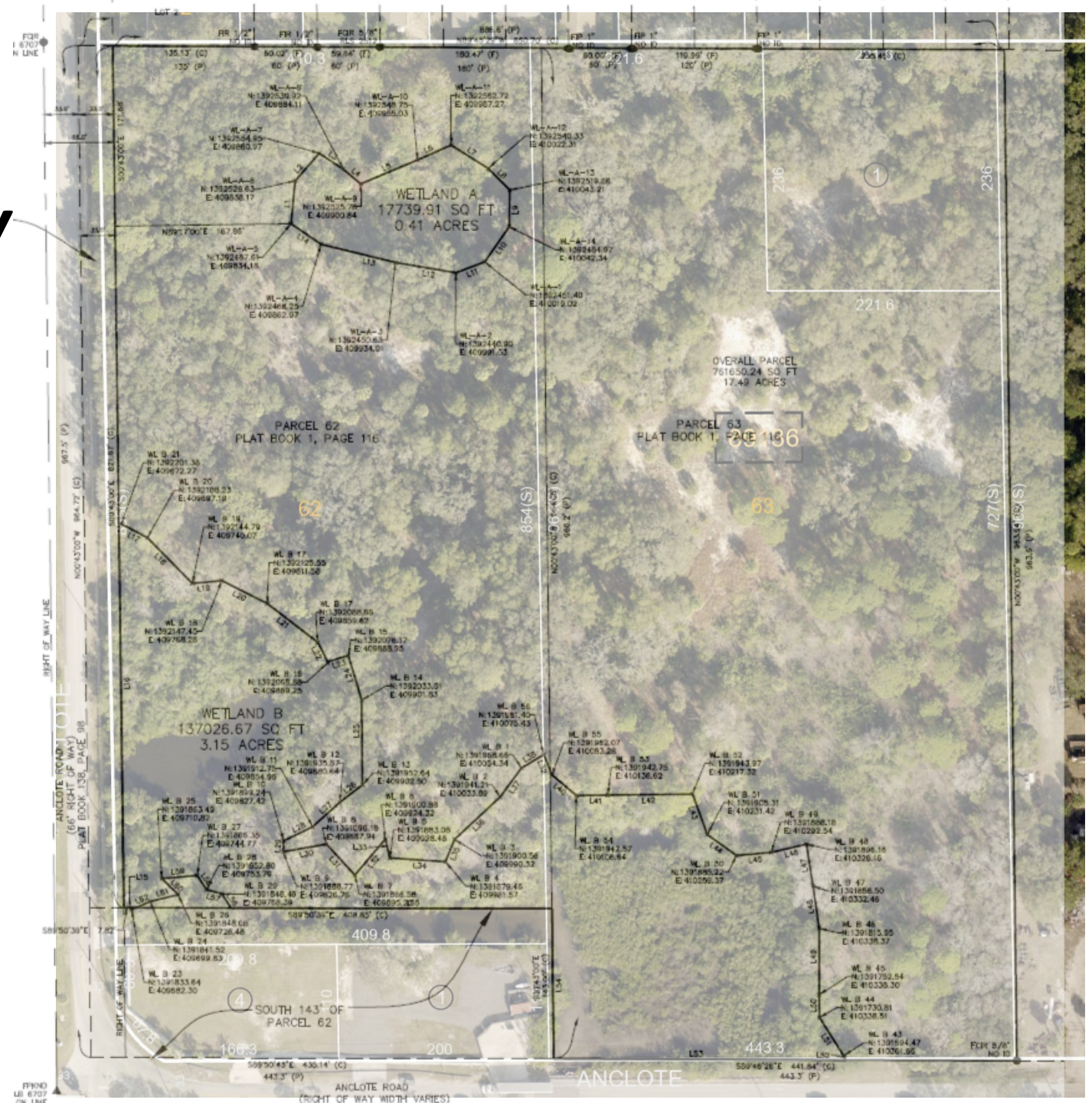
CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

SURVEY



CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

SURVEY OVERLAY

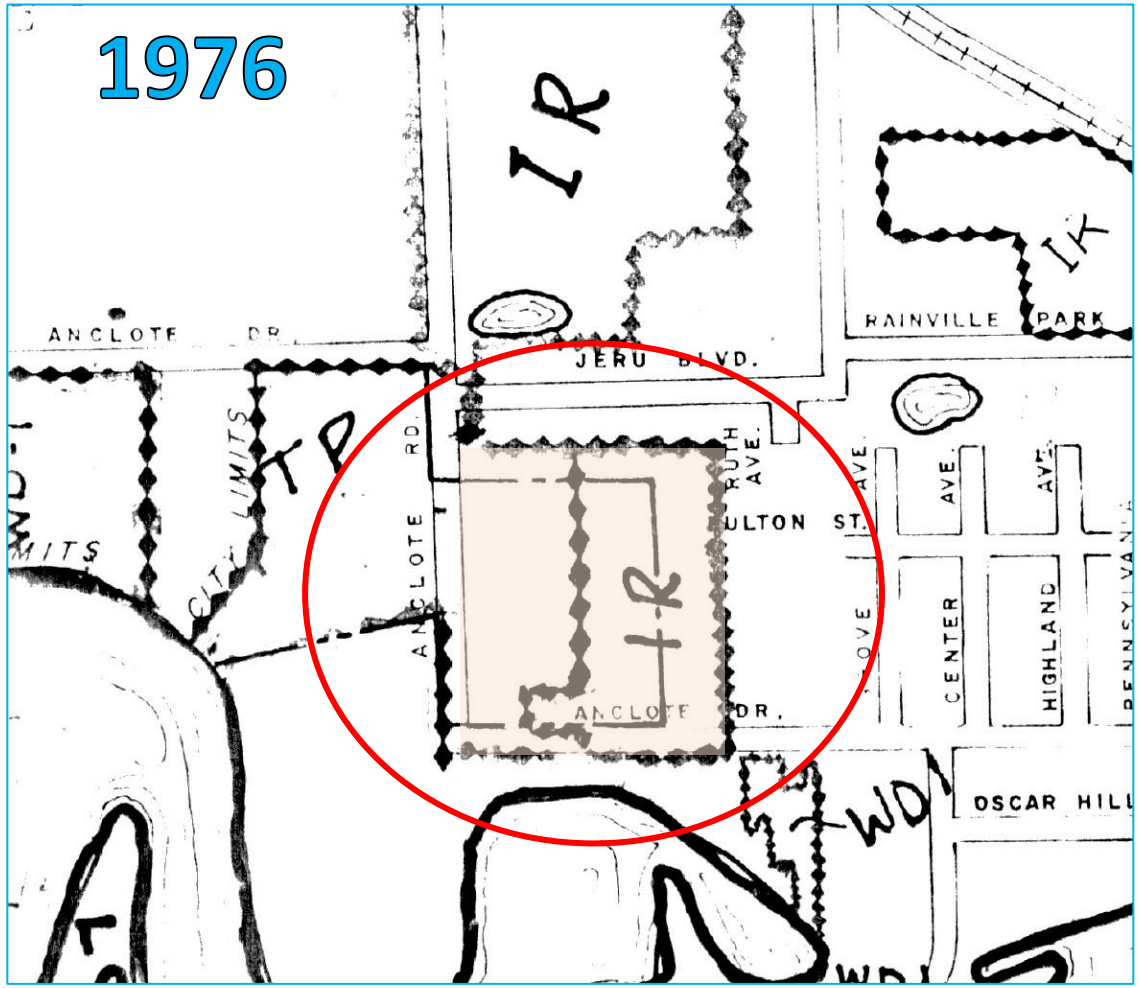


CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

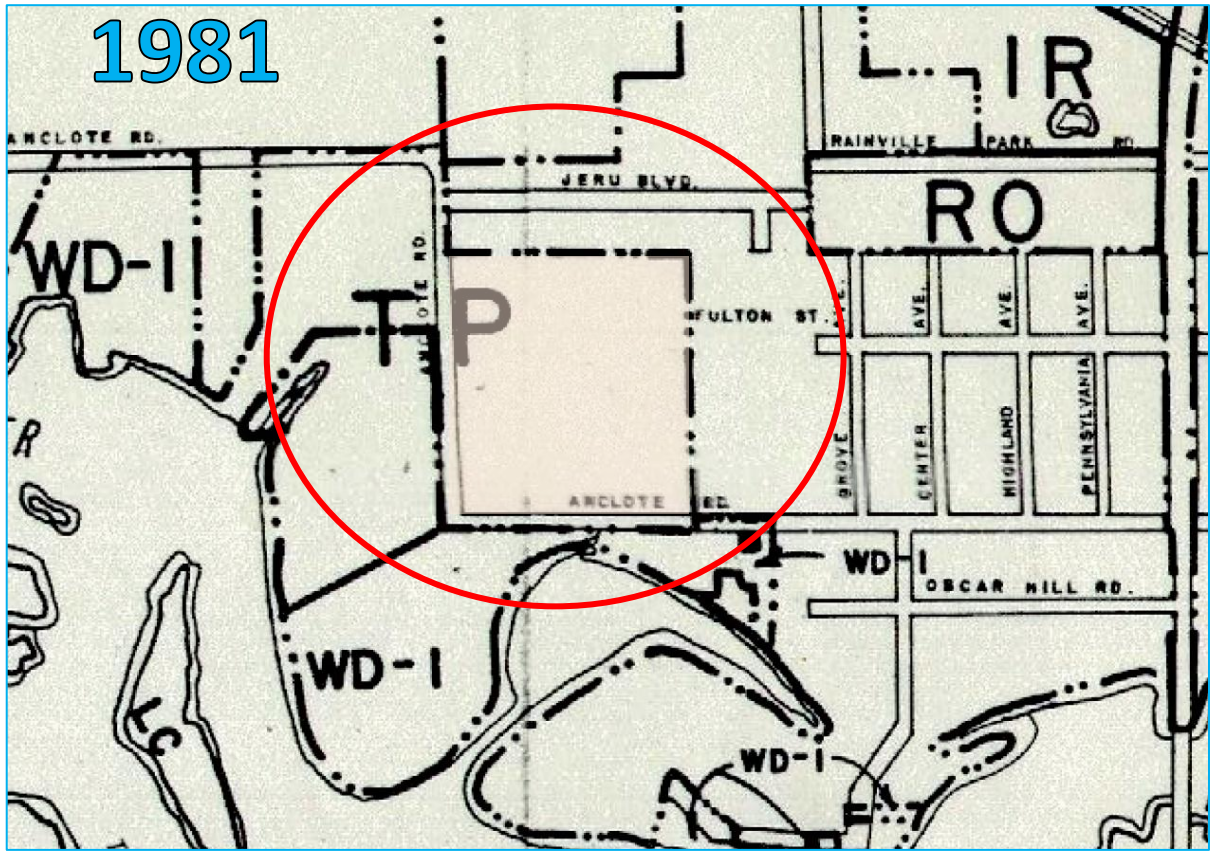
OBLIQUE AERIAL PHOTO
Anclote Road
SITE
Anclote Road

REZONING HISTORY PERSPECTIVE: 1976 AND 1981

Travel Park, Industrial Restricted

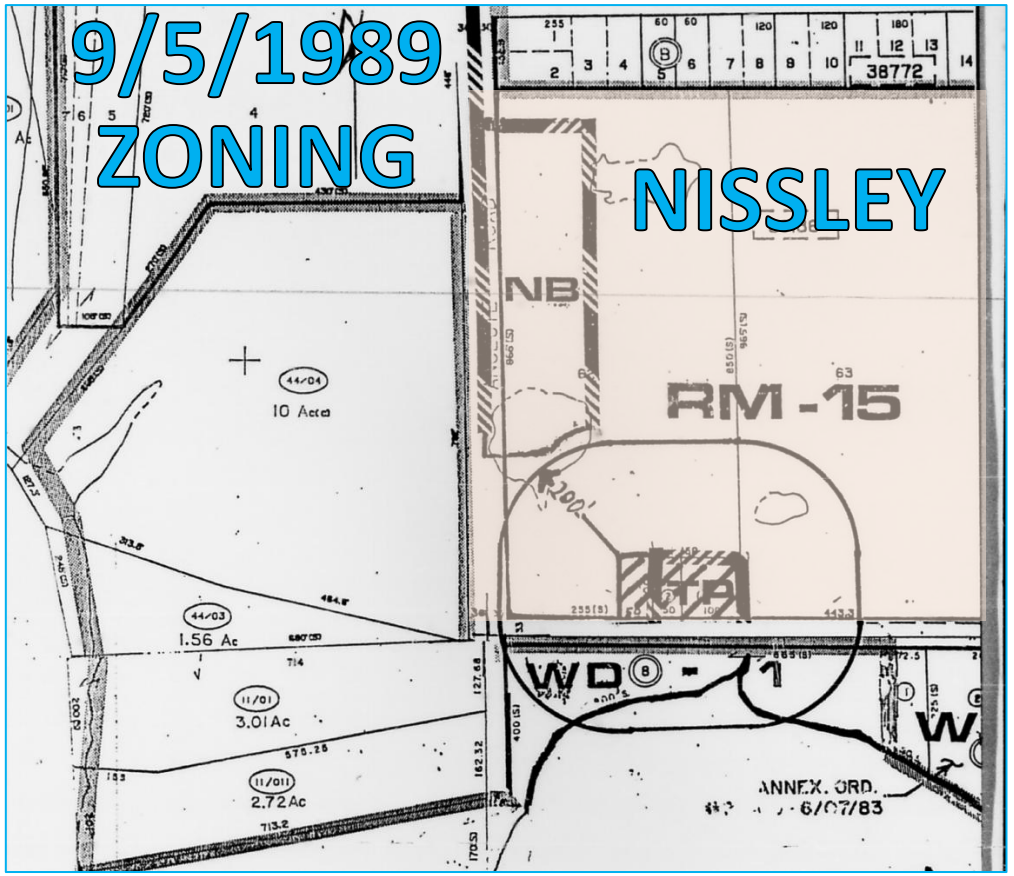


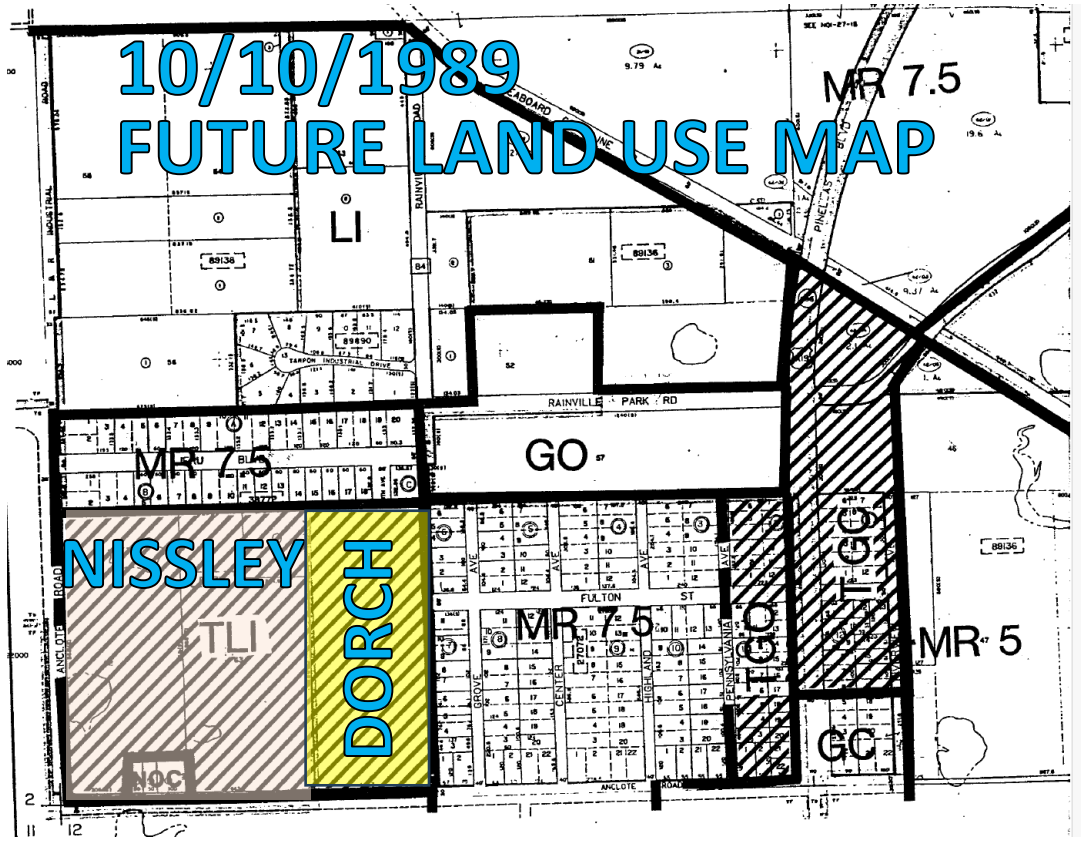
Travel Park



CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

REZONING HISTORY PERSPECTIVE: 1989-1990



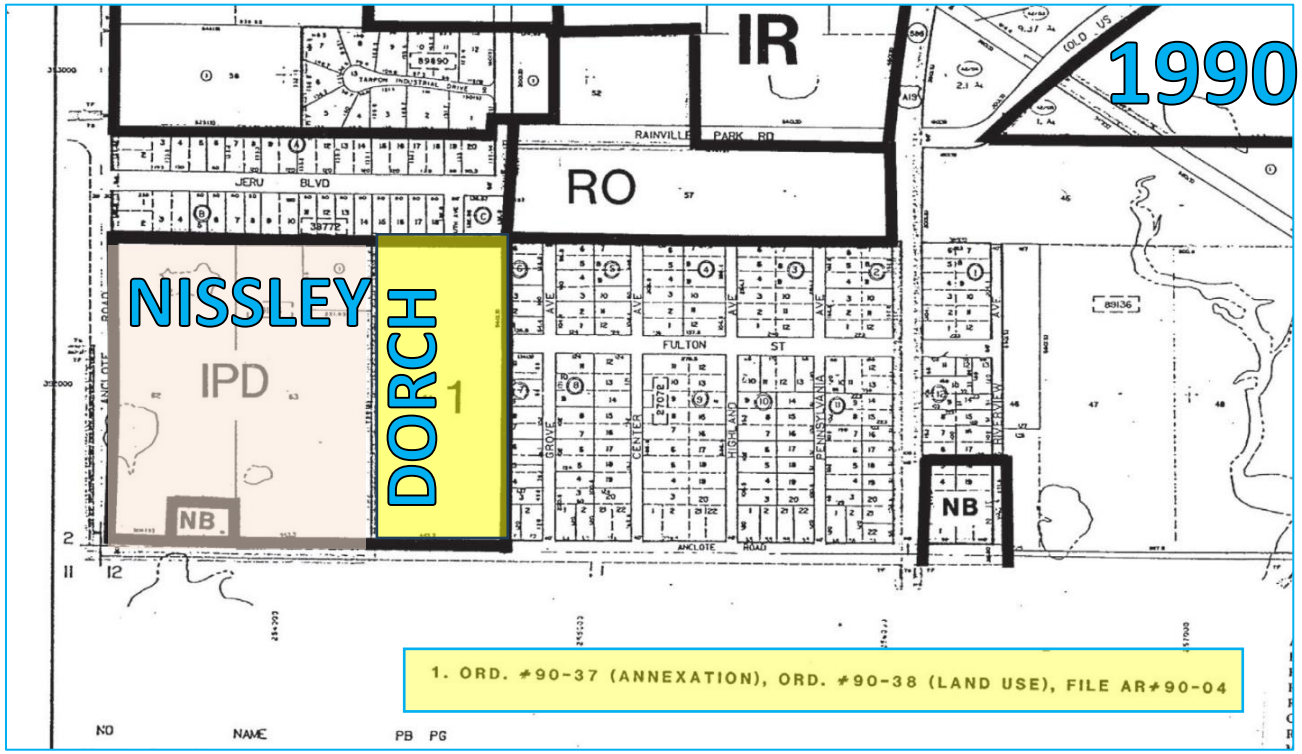


<u>September 5, 1989</u>: Ordinance 89-17: Amending the boat storage yard from Residential Multifamily (RM-15)/Travel Park to Neighborhood Business, shows RM-15 on Nissley property.

<u>October 10, 1989</u>: Ordinance 89-35: Adopting the 1989 Comprehensive Plan and Future Land Use Map with a designation of Transition Industrial (TLI) covering Nissely and Dorch properties (both vacant).

CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

REZONING HISTORY PERSPECTIVE: 1989-1990



<u>May 1, 1990</u>: Ordinance 90-10: Adopting Land Development Code and zoning map showing IPD on Nissley.

<u>September 18, 1990</u>: Ordinance 90-37: Annexing the Dorch property (Adjacent to Nissley) with IPD Zoning as Vacant Land (consistent with 1989 Comprehensive Plan policies that preferred the **planned development** process for vacant lands north of the river)

COMPREHENSIVE PLAN CONSISTENCY

1989 Comprehensive Plan

- Called for utilization of the Planned Development concept and specifies that it is preferred in the Transition Industrial Future Land Use Map category designation on the property.
- Pursuant to the plan policies, vacant industrial properties (including the subject property and the adjacent property) would have been placed in the IPD zoning district without necessarily having a site plan layout adopted.

2045 Comprehensive Plan

- Calls for continued protection of the City's industrial lands for primary job creation and specifies that wetland and significant habitat be protected and appropriately buffered.
- The flexibility of the planned development process is the best means for ensuring the implementation of these policies.

REVIEW CRITERIA – REZONING

1. **Comprehensive Plan Consistency**
   The proposed IR designation is not consistent with the 2045 Comprehensive Plan. The current IPD zoning is more appropriate to provide site layout flexibility, maximize protection of known features, and provide for neighborhood compatibility.

2. **Appropriate and Compatible Uses**
   While both the IR and IPD zonings generally align with the Employment Future Land Use category, the Planned Development process provides greater flexibility to address compatibility, environmental features and transportation.

3. **Provide for Efficient and Orderly Development**
   Efficient and orderly development would be compromised by a potential for increased environmental impacts and reduced opportunity to address compatibility issues.

4. **Public Facilities Capacity and Levels of Service**
   The City has the capacity and fiscal ability to serve the property. Development under either zoning is expected to be able to demonstrate compliance with Level of Service standards.

ADDITIONAL ITEMS TO NOTE:

1. **1989-1990 Actions and Comprehensive Plan guidance show that the planned development zoning designation was preferred under the Plan and shown on the 1990 map.** Staff concludes that the IPD zoning was consistent with the policy and procedures at the time.

2. **The IPD zoning is in place and does not have to be re-adopted. It provides for protections for wetlands, neighboring residential and the recognized "Transitional" character, that are consistent with the 2045 Comprehensive Plan, while providing the developer with flexibility in design through the waiver process.** A new developer would go through the planned development amendment ***process*** for uses by-right and for conditional uses but Board would have to ***re-adopt*** the IPD zoning. With respect to wetlands, note that regardless of the zoning, wetlands generally cannot be developed. The wetland setback would be 50 feet for the IPD district and 25 feet for the IR district.

4. **It is noted that neighborhood compatibility must be addressed regardless of the development review process used, since any development must be consistent with the Comprehensive Plan.** The planned development process should provide greater flexibility for addressing site layout and compatibility issues.

PRELIMINARY STAFF RECOMMENDATION

#25-28 - ***Denial*** of **Ordinance 2025-07**, Rezoning from Industrial Planned Development District (IPD) to Industrial Restricted (IR) District.

Public Notice Provided – The request was publicly noticed. One comment letter in opposition was received and is included with the agenda packet.

ORDINANCE 2025-07

AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA AMENDING THE OFFICIAL ZONING ATLAS FOR 17.49 ACRES, MORE OR LESS, OF REAL PROPERTY LOCATED AT 310, 320 AND 340 ANCLOTE ROAD, ON THE NORTH AND EAST SIDES OF ANCLOTE ROAD APPROXIMATELY 2,000 FEET WEST OF THE INTERSECTION OF ANCLOTE ROAD AND NORTH PINELLAS AVENUE, FROM INDUSTRIAL PLANNED DEVELOPMENT (IPD) DISTRICT TO, INDUSTRIAL RESTRICTED (IR) DISTRICT; PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the property owner of record of said parcel has requested to amend the Official Zoning Atlas designation from Industrial Planned Development (IPD) District to Industrial Restricted (IR) District; and

WHEREAS, the Industrial Restricted (IR) District is consistent with the property's existing Future Land Use Map categories of Employment (E) and Preservation (P), respectively; and

WHEREAS, permitted uses within the Industrial Restricted (IR) District is compatible with the surrounding and existing land uses; and

WHEREAS, the Planning and Zoning Board conducted a public hearing on this Zoning Atlas amendment Ordinance on November 17, 2025; and

WHEREAS, published legal notice of this Ordinance has been provided pursuant to the requirements of Chapter 166.041, F.S. and Section 206 of the Tarpon Springs Comprehensive Zoning and Land Development Code.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA:

Section 1. FINDINGS

1. That the Board of Commissioners finds that this Ordinance is consistent with Chapter 163, Part II, Florida Statutes.

2. The Board of Commissioners finds that this amendment to the Industrial Restricted (IR) District is appropriate.

Section 2. ZONING ATLAS AMENDMENT

That the Official Zoning Atlas of the City of Tarpon Springs is hereby amended to Industrial Restricted (IR) for the property described as,

> Lots 62 and 63, Tampa and Tarpon Springs Land Company Subdivision, Section 1, Township 27 South, Range 15 East, as per plat thereof recorded in Plat Book 1, Page 116, Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part. Less and except the South 143 feet of Lot 62,"

Section 3. SEVERABILITY

If any section, subsection, sentence, clause or phrase of the Ordinance is determined for any reason to be illegal, invalid, or unconstitutional by a court or regulatory body of competent jurisdiction, then the offending provision shall be deemed severable, shall not affect the validity of the remaining portions hereof, and the remainder shall continue in full force and effect.

Section 4. REPEAL

All other ordinances or resolutions which conflict wholly or in part with the provisions of this ordinance, are hereby repealed effective the date this ordinance becomes effective.

Section 5. EFFECTIVE DATE

This Ordinance shall be effective upon approval in the manner provided by law.

DRAFT

CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT
324 E. Pine Street, Tarpon Springs, FL 34689
(727) 942-5611 / planning@ctsfl.us

PLANNING & ZONING APPLICATION

INSTRUCTIONS
Please complete the application form fully and submit, with all supporting materials and applicable application addendums, **DIGITALLY** through the Planning and Zoning online application portal. If a project requires multiple application types, please complete the application form once and upload into each separate application project in goPost/ePlan.

Prior to proceeding to public hearing, an application must be deemed complete and all required application fees (see fee schedule on pages 5 and 6) **must be paid prior to public hearing**. Fees can be paid in person or mailed.

1. PROPERTY OWNER(S)

NAME	EMAIL	
Tarpon Springs One LLC; Thomas Scannell	tom@bgi-usa.com	
ADDRESS		
7401 Stringfellow Road		
CITY	STATE	ZIP
St. James City	FL	33956
PHONE		
561-441-1378		

2. APPLICANT(S) *(if different than owner)*

NAME	EMAIL	
ADDRESS		
CITY	STATE	ZIP
PHONE		

3. AGENT/REPRESENTATIVE *(if applicable)*

NAME	EMAIL	
Brian J Aungst	BJA@macfar.com	
ADDRESS		
625 Court St Unit 200		
CITY	STATE	ZIP
Clearwater	FL	33756
PHONE		
727-441-8966		

4. APPLICATION TYPE* *(Please select all that apply)*

General Applications

- ☐ Annexation
- ☐ Conditional Use
- ☐ Discussion Item
- ☐ Development Agreement
- ☐ Future Land Use Amendment
- ☐ Sidewalk Cafe
- ☑ Rezoning
- ☐ Site Plan/Subdivision
- ☐ Right-of-Way Vacation
- ☐ Temporary Use (Dates:_____)
- ☐ Final Plat
- ☐ Minor Plat
- ☐ Planned Development:
  - ☐ Concept
  - ☐ Preliminary
  - ☐ Final

Board of Adjustment Applications (BOA)

- ☐ Variance
- ☐ Nonconforming Lot of Record Variance
- ☐ FAR/ISR Adjustment
- ☐ Sidewalk Waiver
- ☐ After-the-Fact Variance
- ☐ De Minimis Variance

Heritage Preservation Applications (HPB)

- ☐ Certificate of Appropriateness
- ☐ Designation of Historic Property Form
- ☐ Economic Hardship Exemption Form
- ☐ Petition for Removal Form

** See Page 4 for required Application Addendums.*

5. GENERAL INFORMATION

PROJECT NAME Anclote Rd Industrial
ADDRESS/LOCATION 310,320 & 340 Anclote Rd. Tarpon Springs, FL
TAX PARCEL NUMBER(S) 01-27-15-89136-000-0631; 01-27-15-89136-000-0630; 01-27-15-89136-000-0620
LEGAL DESCRIPTION See Survey
SITE ACREAGE Upland 13.93 Wetland 3.56 Submerged 0 Total 17.49
FLOOD *(check all that apply)* ☑ Zone X ☐ Zone X Shaded ☑ Zone AE ☐ Zone VE ☐ Not in a Flood Zone Base Flood Elevation(s) (BFE): 9,10
COASTAL HIGH HAZARD AREA (CHHA) ☑ Yes, this property is located within the CHHA ☐ No, this property is not located within the CHHA

6. LAND USE & ZONING INFORMATION

CURRENT DESIGNATIONS		PROPOSED DESIGNATIONS *(if applicable)*	
LAND USE CATEGORY	ZONING CATEGORY	LAND USE CATEGORY	ZONING CATEGORY
E/P	IPD	E/P	IR

7. SUMMARY/PURPOSE OF REQUEST

Applicant Seeks to rezone the property from Industrial Planned Development to Industrial Restrictive.

8. SIGNATURE(S)/AUTHORIZATION

APPLICANT'S SIGNATURE:
The information included in and with this application is completely true and correct to the best of my knowledge. Further, it is understood that this application must be complete and accurate and the appropriate fee(s) paid prior to processing.

_____ 3-28-2025
(Applicant's Signature) *(Date)*

OWNER'S SIGNATURE*:
I authorize the filing of this application and will allow the Planning and Zoning Department staff to visit this property if necessary for the purpose of analyzing this request. Further, I will allow a public notice sign (if required) to b placed and remain on the property until the processing of the request is complete.

_____ 3-28-2025
(Owner's Signature) *(Date)*

**Not required for discussion item applications*

AGENT AUTHORIZATION:
The agent named below is authorized to provide subject matter on the application contained herein on behalf of the property owner. The agent is authorized to discuss the application with city staff verbally or in person and to appear and represent the application at any public hearing.

Brian J Aungst _____
(Agent Name, Printed) *(Date)*

_____ _____
(Agent's Signature) *(Date)*

STATE OF FLORIDA)
COUNTY OF PINELLAS ~~)~~ Lee)

The foregoing instrument was acknowledged before me by means of (✓) physical presence or ( ) Online notarization, this 28 day of March, A.D., 2025 by Thomas Scannell (only), who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

NOTARY PUBLIC
Name: Elsie Stearns
Signature: _____
Stamp:

ELSIE G. STEARNS
MY COMMISSION # HH 226927
EXPIRES: June 9, 2026

CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT
324 E. Pine Street, Tarpon Springs, FL 34689
(727) 942-5611 / planning@ctsfl.us

APPLICATION ADDENDUMS CHECKLIST

In addition to providing the completed application, please submit the required addendums as outlined below:

ANNEXATION

☐ General Application Checklist

CONDITIONAL USE

☐ General Application Checklist
☐ Certificate of Concurrency Form
☐ Short Term Rental/Tourist Home Form, if applicable
☐ Alcoholic Beverage Form, if applicable

DISCUSSION ITEM

☐ General Application Checklist

DEVELOPMENT AGREEMENT

☐ Development Agreement Checklist

FUTURE LAND USE AMENDMENT

☐ General Application Checklist
☐ Certificate of Concurrency Form

REZONING

☐ General Application Checklist
☐ Certificate of Concurrency Form

SITE PLAN/SUBDIVISION

☐ General Application Checklist
☐ Site Plan Application Checklist
☐ Certificate of Concurrency Form
☐ Public Art Form

RIGHT-OF-WAY VACATION

☐ General Application Checklist
☐ Letters of No Objection Checklist

FINAL PLAT

☐ Final Plat Application Checklist

MINOR PLAT

☐ General Application Checklist

PLANNED DEVELOPMENT

☐ General Application Checklist
☐ Planned Development Application Checklist
☐ Certificate of Concurrency Form
☐ Public Art Form

BOARD OF ADJUSTMENT (BOA) APPLICATIONS

☐ General Application Checklist
☐ Variance Application Form, if applicable
☐ Nonconforming Lot Application Form, if applicable
☐ FAR/ISR Application Form, if applicable
☐ Sidewalk Waiver Form, if applicable
☐ After-the-Fact Variance Application Form, if applicable
☐ De Minimis Variance Form, if applicable

HERITAGE PRESERVATOPM BOARD (HPB) APPLICATIONS

☐ General Application Checklist
☐ Certificate of Appropriateness Form
☐ Designation of Historic Property Form
☐ Economic Hardship Exemption Form
☐ Petition for Designation Removal Form

SIDEWALK CAFE

☐ General Application Checklist
☐ Sidewalk Café Form, if applicable

CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT
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The following tables provide specific fees for drainage/stormwater and utility reviews for planned development and site plan applications. These fees are in addition to the application fees provided on the previous page.

DRAINAGE/STORMWATER REVIEW FEES

Application Type	Initial Submittal	2nd Submittal	Each Additional Submittal
Site Plan Applications			
Non-Residential	$675.00	No Cost	$350.00
Single-Family *(Detached, Attached, & Semi-Detached)*			
1 – 50 Lots	$1,500.00	No Cost	$500.00
Over 50 Lots	$1,750.00	No Cost	$600.00
Multi-Family	$600.00/Building	No Cost	$300.00/Building
Commercial	$2,000.00	No Cost	$1,000.00
Industrial	$3,000.00	No Cost	$1,500.00
Planned Development Applications			
Preliminary Plan *(Residential)*			
1 – 50 Lots	$500.00	No Cost	$200.00
Over 50 Lots	$750.00	No Cost	$300.00
Preliminary Plan *(Multi-Family)*	$600.00/Building	No Cost	$200.00/Building
Preliminary Plan *(Commercial)*	$1,000.00	No Cost	$500.00
Preliminary Plan *(Industrial)*	$1,500.00	No Cost	$750.00
Final Plan *(Residential – Single-Family Detached, Attached, Semi-Detached)*			
1 – 50 Lots	$1,500.00	No Cost	$500.00
Over 50 Lots	$1,750.00	No Cost	$600.00
Final Plan *(Multi-Family)*	$600/Building	No Cost	$300/Building
Final Plan *(Commercial)*	$2,000.00	No Cost	$1,000.00
Final Plan *(Industrial)*	$3,000.00	No Cost	$1,500.00
All Other Review Services	100% of Actual Costs		

UTILITY REVIEW FEES

Application Type	Initial Submittal	2nd Submittal	Each Additional Submittal
Site Plan Applications			
Preliminary/Final Planned Development	$250.00	No Cost	$250.00
Site Plan	$250.00	No Cost	$250.00
Downstream Analysis *(as necessary)*	100% of Actual Costs		
All Other Review Services	100% of Actual Costs		

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PLANNING APPLICATION FEE SCHEDULE

Type of Application	Application Fees	Additional Fees
General Applications		
Annexation	$0	$500.00 Public Notice Fee
Conditional Use	$500.00	$150.00 Public Notice Fee
Discussion Item	$0	-
Development Agreement		
Request to Negotiate	$250.00	-
Development Proposal	$2,500.00	-
Agreement Modification	$1,000.00	-
Agreement Extension	$250.00	-
Future Land Use Amendment	$750.00	$525.00 Public Notice Fee
Rezoning	$750.00	$525.00 Public Notice Fee
Future Land Use Amendment & Rezoning	$1,250.00	$525.00 Public Notice Fee
Site Plan/Subdivision		
0 – 5 Acres	$500.00	See Stormwater/Utility Fee Tables
5.01 – 10 Acres	$750.00	See Stormwater/Utility Fee Tables
10.01 – 15 Acres	$1,000.00	See Stormwater/Utility Fee Tables
15.01 – 20 Acres	$1,500.00	See Stormwater/Utility Fee Tables
20.01 Acres or More	$2,000.00	See Stormwater/Utility Fee Tables
Site Plan Extension	$100.00	-
Right-of-Way Vacation	50% of Appraised Value	-
Temporary Use	$100.00	-
Mobile Food Vendor	$25.00	-
Final Plat	$750.00	Surveyor Review Fee Billed to Applicant
Minor Plat	$250.00	-
Planned Development		
Conceptual Plan	$250.00	-
Preliminary Plan	$750.00	$500.00 Public Notice Fee See Stormwater/Utility Fee Tables
Final Plan	$500.00	$500.00 Public Notice Fee See Stormwater/Utility Fee Tables
Minor Modifications	$250.00 each	See Stormwater/Utility Fee Tables
Major Modifications	$750.00	$500.00 Public Notice Fee See Stormwater/Utility Fee Tables
Time Extension	$100.00	-
Sidewalk Café	$250.00	-
Board of Adjustment Applications		
Variance	$250.00	$150.00 Public Notice Fee
Sidewalk Waiver	$250.00	$150.00 Public Notice Fee
De Minimis Variance	$50.00	$0.77 Per Public Notice Letter (Adjacent Properties)
Appeal of Administrative Decision	$250.00	$150.00 Public Notice Fee
Hertiage Preservation Board Applications		
Certificate of Appropriateness	$50.00	$75.00 Public Notice Fee
Designation	$250.00	$75.00 Public Notice Fee
Economic Hardship	$50.00	$75.00 Public Notice Fee

JUSTIFICATION NARRATIVE
REZONING OF 310, 320 & 340 ANCLOTE ROAD

The owner ("*Owner*") of 310, 320 and 340 Anclote Road (collectively, the "*Property*") is requesting a rezoning of the Property from Industrial Planned Development ("*IPD*") to Industrial Restricted ("*IR*"). The Property was given a zoning designation of IPD upon the adoption of the current zoning map under Ordinance No. 1990-10, but that was an area-wide adoption and City staff has confirmed there is no record of there ever being a site plan which would govern the IPD zoning designation for the Property. For over a decade the Owner has marketed the Property for sale, but the inability to provide prospective purchasers of the Property with a definitive site plan under the IPD zoning has made it extremely difficult to keep buyers interested in the Property.

Approval of this application for rezoning from IPD to IR would not only provide certainty for prospective purchasers, but it would expand the permitted uses available as-of-right on the Property and would better conform with the surrounding uses. For example, the property located directly adjacent to the east, 240 Anclote Road, was similarly zoned IPD in 1990 (Ordinance No. 1990-37) but has since rezoned to IR. The Property also has a history of different uses prior to the 1990 rezoning to IPD and it is the Owner's hope that approval of this rezoning request will generate interest in the Property from buyers who are looking to be a part of the fabric of the historic Tarpon Springs community.

I#: 2006086587 BK: 14976 PG: 9, 03/08/2006 at 02:17 PM, RECORDING 2 PAGES $18.50 D DOC STAMP COLLECTION $28000.00 KEN BURKE, CLERK OF COURT PINELLAS COUNTY, FL BY DEPUTY CLERK: CLKPR13

Prepared by and return to:

Carter & Thomas Law Offices, LLP
1515 N. Federal Highway, Suite
Boca Raton, FL 33432
561-368-7474
File Number: **7843.01**

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Trustee's Deed

This Trustee's Deed made this 2nd day of **March, 2006** between **Eleanore S. Nissley, a widow, individually, and as Trustee of a testimentary trust created under the Will of Warren W. Nissley, deceased, dated October 30, 1993** whose post office address is **145 Phelps Road, Ridgewood, NJ**, grantor, and **Tarpon Springs One, LLC, a Florida limited liability company** whose post office address is **9771 87th Place South, Boynton Beach, FL 33437**, grantee:

(Whenever used herein the terms 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantees heirs and assigns forever, the following described land, situate, lying and being in **Pinellas County**, Florida, to-wit:

Lots 62 and 63, Tampa and Tarpon Springs Land Company Subdivision, Section 1, Township 27 South, Range 15 East, as per plat thereof recorded in Plat Book 1, Page 116, Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part.
Less and except the South 143 feet of Lot 62.

Parcel ID # 01-27-15-89136-000-0620
Parcel ID # 01-27-15-89136-000-0630
Parcel ID # 01-27-15-89136-000-0631

Subject to taxes for 2006 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is 145 Phelps Road, Ridgewood, NJ.

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 claiming by, through or under grantors.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

DoubleTime®

Signed, sealed and delivered in our presence:

Witness Name: Dariusz M. Wroniski

Witness Name: Michele Verost

Eleanore S. Nissley, Individually and as Trustee

State of New Jersey
County of Bergen

The foregoing instrument was acknowledged before me this 1st day of March, 2006 by Eleanore S. Nissley, a widow, individually, and as Trustee of a testimentary trust created under the Will of Warren W. Nissley, deceased, dated October 30, 1993, who [_] is personally known or [X] has produced a driver's license as identification.

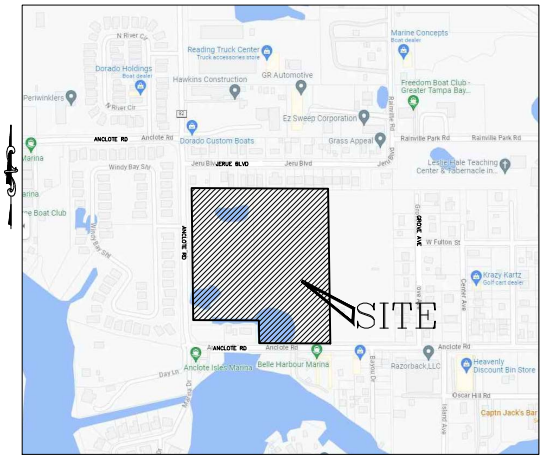
[Notary Seal]

Notary Public

Printed Name: _____

My Commission Expires: _____

CYNTHIA A HARRSCH
Notary Public
State of New Jersey
My Commission Expires Oct 30, 2007



SITE MAP
NOT TO SCALE

PROPERTY ADDRESS= ANCLOTE RD, TARPON SPRINGS, FLORIDA, 34689
SURVEYED AREA =761650.24 SQ FT SQUARE FEET OR 17.49 ACRES, MORE OR LESS

LEGEND

CMF (CONCRETE MONUMENT FOUND) 4", NUMBER DENOTED
CMS (4X4 CONCRETE MONUMENT (FDOT SET)
5/8" CAPPED IRON ROD LB 7352 SET
CMF (CAPPED IRON ROD) SIZE AND NUMBER DENOTED
PP (IRON PIPE) FOUND SIZE AND NUMBER DENOTED
NAIL & DISK FOUND (NUMBER DENOTED)
NAIL & DISK SET (UNLESS)
FOUND CHISEL +
FOUND DRILL HOLE
BENCH MARK
TRAVERSE POINT
RAILROAD SPIKE FOUND
EXISTING ELEVATION

BC BACK OF CURB
BM BENCHMARK
(C) CALCULATED DATA
C/A CHORD BEARING
C/L CENTERLINE
CONC. CONCRETE
DELTA
(D) DEED OR DESCRIPTION
EP EDGE OF PAVEMENT
(F) FIELD DATA
FL/ME FLOWLINE
L ARC LENGTH
(NR) NON-RADIAL LINE
O/A OFFICIAL RECORDS BOOK
R/P REINFORCED CONC. PIPE
PVC POLYVINYL CHLORIDE
(P) PLAT DATA
P/B PLAT BOOK
PC POINT OF CURVATURE
PCP PERMANENT CONTROL POINT
PI POINT OF INTERSECTION
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
POL POINT ON LINE
PRM PERMANENT REFERENCE MONUMENT
PT POINT OF TANGENCY
R RADIUS
(R) RADIAL LINE
R/W RIGHT OF WAY
O.R.L. OFFICIAL RECORDS INSTRUMENT
ELEV. ELEVATION

INTERSTATE
STATE ROAD
US HIGHWAY
SIGN
SIGNS
PARKING SPACES
HANDICAP SPACE
CONCRETE POWER POLE
UTILITY POLE
OVERHEAD UTILITIES
ANCHOR WIRE
GUY WIRE
LIGHT POLE

MONITOR WELL
WATER METER
WATER SERVICE
BLOWOFF
WELL
FIRE HYDRANT
GATE VALVE
GAS LINE
CABLE LINE
TELEPHONE PEDESTAL
ELECTRIC RISER
ELECTRIC BOX
TRANSFORMER
CABLE PEDESTAL
GAS RISER
GAS METER
CABLE TV RISER
CABLE TV BOX
CABLE LINE BURIED
OUTLET CONTROL STRUCTURE
CURB INLET
GRATE INLET
STORM MANHOLE
SANITARY MANHOLE
SEWER SERVICE
LIFT STATION
IRRIGATION SERVICE
IRRIGATION VALVE BOX
BACK FLOW PREVENTER
CLEANOUT
AIR RELIEVE VALVE

DESCRIPTION:

LOTS 62 AND 63, TAMPA AND TARPON SPRINGS LAND COMPANY SUBDIVISION, SECTION 1, TOWNSHIP 27 SOUTH, RANGE 15 EAST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 116, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.
LESS AND EXCEPT THE SOUTH 143 FEET OF LOT 62.

SURVEYORS NOTE:

1. THERE APPEARS TO BE A 33' RIGHT OF WAY DEDICATION AS SHOWN ON TARPON KEY, PLAT BOOK 138, PAGE 98. THE PLAT REFERENCES A "33' R/W PER (PROPERTY APPRAISERS) MAP FORMAL R/W DEDICATION NOT PROVIDED". A FORMAL RIGHT OF WAY DEDICATION WAS NOT PROVIDED TO OR PURSUED BY THE SURVEYOR FOR THE PURPOSES OF THIS SURVEY.

NOTES:

1. BEARINGS ARE BASED ON AN ASSUMED MERIDIAN OF S.00°43'00"E. BEING THE EAST RIGHT OF WAY LINE OF ANCLOTE ROAD. (ASSUMED).

2. THE RELATIVE ERROR OF CLOSURE OF THIS SURVEY IS WITHIN THE ACCURACY ALLOWED FOR THIS TYPE OF SURVEY.

3. THE SURVEY DEPICTED HEREON IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY WETLAND OR JURISDICTIONAL AREAS.

4. RE-USE OF THIS SURVEY FOR THE PURPOSES OTHER THAN WHICH IT WAS INTENDED WITHOUT WRITTEN VERIFICATION, WILL BE AT THE RE-USERS SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.

5. THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONES "AE" & "X", AS PER F.I.R.M. PANEL NO. 12103C0017 H DATED 08/24/20201, (SUBJECT TO VERIFICATION) (INFORMATION SCALED FROM FEMA MAP.)

6. UTILITIES SHOWN HEREON ARE PER ABOVE GROUND EVIDENCE ONLY. NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND IMPROVEMENTS, STRUCTURES OR FOUNDATIONS. THIS DOCUMENT SHOULD NOT BE RELIED UPON FOR EXCAVATION OR CRITICAL DESIGN FUNCTIONS WITHOUT FIELD VERIFICATION OF UNDERGROUND UTILITY LOCATIONS. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST.

7. ELEVATIONS IF SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

8. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF CHICAGO TITLE INSURANCE COMPANY COMMITMENT, COMMITMENT NUMBER 10912291, DATED DATED 03/06/2023 AND LAST REVISED 03/15/2023. NO OTHER INFORMATION REGARDING EASEMENTS RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE PROVIDED TO OR PURSUED BY THE UNDERSIGNED. ENCUMBRANCES OTHER THAN SHOWN HEREON MAY EXIST.

9. A MEAN HIGH WATER SURVEY WAS NOT PERFORMED FOR THE PURPOSE OF THIS SURVEY.

10. OWNERSHIP OF FENCES, IF ANY, WERE NOT DETERMINED AS APART OF THIS SURVEY.

11. BUILDING TIES TO THE PROPERTY LINE SHOWN HEREON HAVE BEEN FIELD VERIFIED. BUILDING SETBACK INFORMATION REQUIRED BY SUBJECT COUNTY LAND DEVELOPMENT CODE WAS PROVIDED BY CLIENT AND HAS NOT BEEN CONFIRMED OR VERIFIED BY THIS OFFICE.

12. THE CLIENT AGREES TO LIMIT THE SURVEYOR'S LIABILITY TO THE CLIENT ON THE PROJECT DUE TO ANY CLAIM OF ANY NATURE WHATSOEVER ARISING OUT OF OR RELATING TO THIS SURVEY, SUCH AS THE TOTAL AGGREGATE LIABILITY OF THE SURVEYOR TO ALL THOSE NAMED SHALL NOT EXCEED THE SURVEYOR'S TOTAL FEE FOR SERVICES RENDERED.

CERTIFIED TO:
SOUTH WEST FLORIDA WATER MANAGEMENT DISTRICT

SPECIFIC PURPOSE SURVEY

OF PARCEL LYING IN SECTION 1, TOWNSHIP 27 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA

#	REVISION	DATE	BY
1	REVISED WETLANDS	07/06/2023	DC

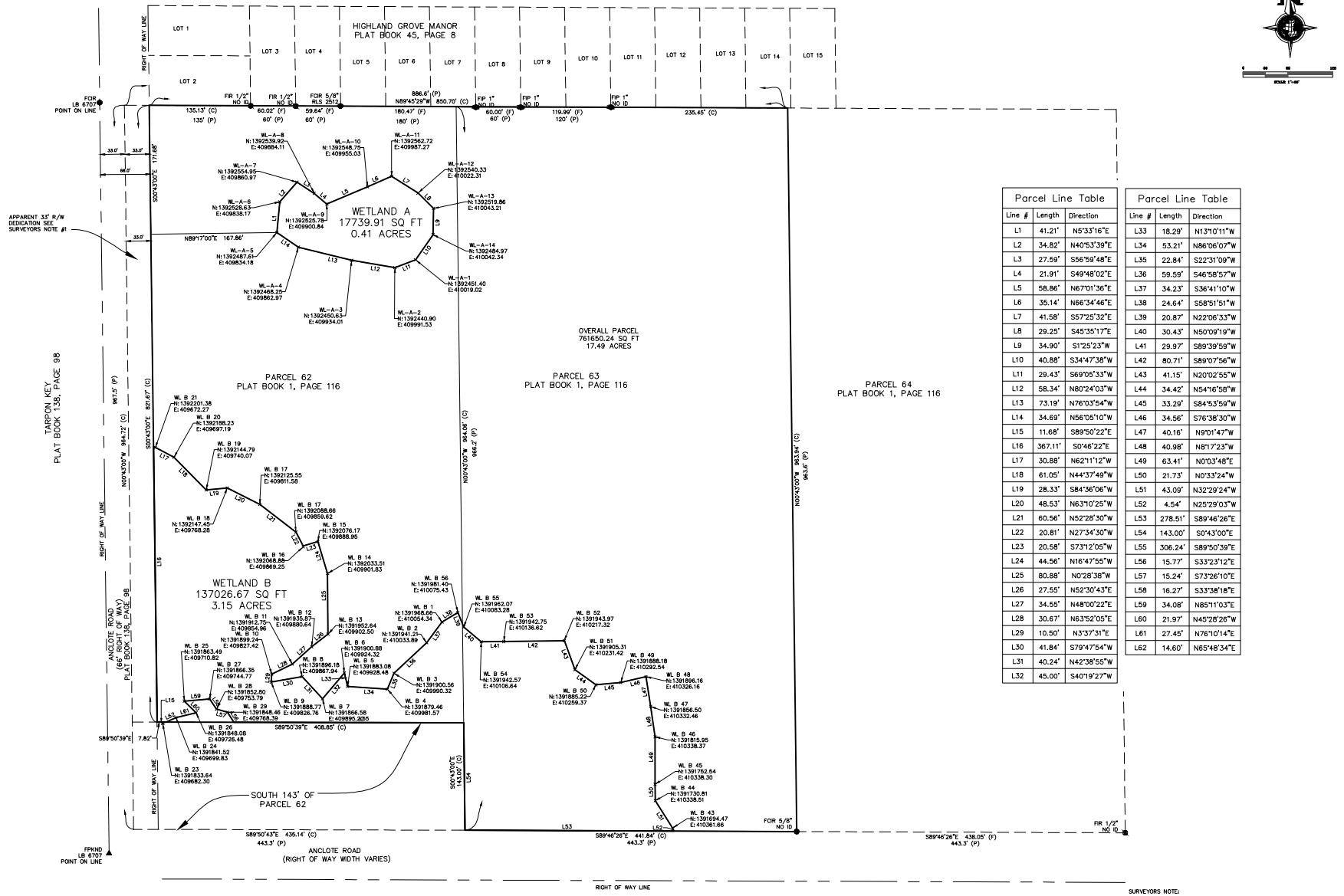
ATWELL
CERTIFICATE OF AUTHORIZATION LB 0007932
3803 TAMPA ROAD, SUITE 805, OLDSMAR, FLORIDA 34677
(813) 514-1788 WWW.ATWELL-USA.COM

Scale: 1"= NONE | Drawn by: AG | FB/PG: NONE | JOB: 23001469 | DATE: 04/28/2023

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
THE SURVEY WAS PREPARING ON THIS DOCUMENT WAS AUTHORIZED BY DALTON R. CROSS, P.S.M.

DALTON R. CROSS, P.S.M. DATE OF SURVEY 04/28/2023
FLORIDA CERTIFICATE NO. 7329

SHEET# 1 OF 2



Parcel Line Table		
Line #	Length	Direction
L1	41.21'	N5°33'16"E
L2	34.82'	N40°53'39"E
L3	27.59'	S56°59'48"E
L4	21.91'	S49°48'02"E
L5	58.86'	N67°01'36"E
L6	35.14'	N66°34'46"E
L7	41.58'	S57°25'32"E
L8	29.25'	S45°35'17"E
L9	34.90'	S1°25'23"W
L10	40.88'	S34°47'38"W
L11	29.43'	S69°05'33"W
L12	58.34'	N80°24'03"W
L13	73.19'	N76°03'54"W
L14	34.69'	N56°05'10"W
L15	11.68'	S89°50'22"E
L16	367.11'	S0°46'22"E
L17	30.88'	N62°11'12"W
L18	61.05'	N44°37'49"W
L19	28.33'	S84°36'06"W
L20	48.53'	N63°10'25"W
L21	60.56'	N52°28'30"W
L22	20.81'	N27°34'30"W
L23	20.58'	S73°12'05"W
L24	44.56'	N16°47'55"W
L25	80.88'	N0°28'38"W
L26	27.55'	N52°30'43"E
L27	34.55'	N48°00'22"E
L28	30.67'	N63°52'05"E
L29	10.50'	N3°37'31"E
L30	41.84'	S79°47'54"W
L31	40.24'	N42°38'55"W
L32	45.00'	S40°19'27"W

Parcel Line Table		
Line #	Length	Direction
L33	18.29'	N13°10'11"W
L34	53.21'	N86°06'07"W
L35	22.84'	S22°31'09"W
L36	59.59'	S46°58'57"W
L37	34.23'	S36°41'10"W
L38	24.64'	S58°51'51"W
L39	20.87'	N22°06'33"W
L40	30.43'	N50°09'19"W
L41	29.97'	S89°39'59"W
L42	80.71'	S89°07'56"W
L43	41.15'	N20°02'55"W
L44	34.42'	N54°16'58"W
L45	33.29'	S84°53'59"W
L46	34.56'	S76°38'30"W
L47	40.16'	N9°01'47"W
L48	40.98'	N8°17'23"W
L49	63.41'	N0°03'48"E
L50	21.73'	N0°33'24"W
L51	43.09'	N32°29'24"W
L52	4.54'	N25°29'03"W
L53	278.51'	S89°46'26"E
L54	143.00'	S0°43'00"E
L55	306.24'	S89°50'39"E
L56	15.77'	S33°23'12"E
L57	15.24'	S73°26'10"E
L58	16.27'	S33°38'18"E
L59	34.08'	N85°11'03"E
L60	21.97'	N45°28'26"W
L61	27.45'	N76°10'14"E
L62	14.60'	N65°48'34"E

SURVEYORS NOTES:

1. THERE APPEARS TO BE A 33' RIGHT OF WAY DEDICATION AS SHOWN ON TARPON KEY, PLAT BOOK 138, PAGE 98. THE PLAT REFERENCES A "33' R/W PER (PROPERTY APPRAISERS) MAP FORMAL R/W DEDICATION NOT PROVIDED". A FORMAL RIGHT OF WAY DEDICATION WAS NOT PROVIDED TO OR PURSUED BY THE SURVEYOR FOR THE PURPOSES OF THIS SURVEY.

CERTIFIED TO:
SOUTH WEST FLORIDA WATER MANAGEMENT DISTRICT

SPECIFIC PURPOSE SURVEY

OF PARCEL LYING IN SECTION 1, TOWNSHIP 27 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA

#	REVISION	DATE	BY
1	REVISED WETLANDS	07/10/2023	DC

ATWELL
BEING ADD WYNNEWOOD COMPANY
CERTIFICATE OF AUTHORIZATION #LB 8053
5810 E. SKELLY DRIVE, SUITE 750, TULSA, OKLAHOMA 74135
(918) 524-8080 (877) 595-8080 TOLL FREE

Scale: 1"= 60' | drawn by: DC/AG | FB/PG: NONE | JOB: 23001469 | DATE: 04/28/2023

SHEET# 2 OF 2

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY DALTON R. CROSS, P.S.M.

DALTON R. CROSS, P.S.M. #7329
FLORIDA CERTIFICATE NO. 7329
DATE OF SURVEY 04/28/2023

Prepared by and Return to:
Brian J. Aungst, Jr., Esq.
Macfarlane, Ferguson & McMullen, P.A.
625 Court Street, Suite 200
Clearwater, FL 33756

DECLARATION OF RESTRICTIONS

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, TARPON SPRINGS ONE LLC, a Florida limited liability company ("*Owner*"), being the owner of the real property located at 310, 320, and 340 Anclote Road, Tarpon Springs, Florida 34689 and more particularly described in Exhibit "A" attached hereto and incorporated herein (referred to herein as the "*Property*"), makes the following Declaration of Restrictions encumbering said Property, specifying that this Declaration shall constitute a covenant running with the land and that this Declaration shall be binding upon the undersigned and upon all persons deraigning title through the undersigned. These restrictions, during their lifetime, shall be for the benefit of and limitation upon all present and future owners of the Property:

1. Use Restrictions. At no time now or in the future shall the Property be used as:

   a. Light and Heavy Printing Establishment;
   b. Motor Freight Terminals;
   c. Motor Pool Facility;
   d. Correctional Institution;
   e. Heavy Utility Service;
   f. Heliports and/or Helistops;
   g. Junkyards and/or Salvage Yards;

[*Rest of Page Intentionally Left Blank*]

[*Signature Page to Follow*]

IN WITNESS WHEREOF, we have set our hands and seals this ____ day of _____, 2025.

Signed, sealed and delivered in the presence of:

_____
Witness #1 Signature

_____
Witness #1 Printed Name

TARPON SPRINGS ONE LLC, a Florida limited liability company

_____
Witness #2 Signature

_____
Witness #2 Printed Name

By: _____

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____ 2025 by _____ as _____ of TARPON SPRINGS ONE LLC, a Florida limited liability company, on behalf of the company. He is personally known to me or has produced _____ as identification.

SEAL

_____
Notary Public

_____
Printed Notary Name

My Commission Expires:

Exhibit A
Legal Description of Property

PROPOSED ZONING MAP

A-R	Agricultural-Residential	N-B	Neighborhood Business
R-100	Single Family Residential	H-B	Highway Business
R-70	Single Family Residential	G-B	General Business
R-M	Residential-Multi-Family	T F	Tourist Facility
R-O	Residential-Office	I-R	Industrial-Restricted
R-R	Residential-Resort	L-C	Land Conservation

ZONING ORDINANCE NO. 329 IS HEREBY REVISED BY ACTION OF THE BOARD OF CITY COMMISSIONERS WITH THE ADOPTION OF THE COMPREHENSIVE PLAN BY ORDINANCE NO. 643 AND CODE OF ORDINANCE, SECTION 22-25, DATED DECEMBER 15, 1970.

SCALE IN FEET 1" = 800'

REVISED OFFICIAL ZONING MAP OF THE CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA.

Joe McCreary Copy
R-M; R-70; R-100; R-R;

74053243 4161 PG 1070

ORDINANCE 243

AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA, ANNEXING TO THE CITY OF TARPON SPRINGS, FLORIDA, THE PROPERTY HEREINAFTER DESCRIBED ACCORDING TO THE PROVISIONS OF SECTION 171.16, FLORIDA STATUTES, 1972, LOT 63, TAMPA AND TARPON SPRINGS LAND COMPANY SUBDIVISION, SECTION 1-27-15, TOGETHER WITH ALL ABUTTING STREETS AND ROADS, WITH C-1, COMMERCIAL RETAIL DISTRICT ZONING TO INCLUDE WAREHOUSES AND OFFICES.

BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA.

Section 1. The City of Tarpon Springs, Florida, having been presented a proper petition for annexation by the owners of the real property hereinafter described in an unincorporated area of Pinellas County, Florida, which is contiguous to the City of Tarpon Springs, Florida, and after the holding of a public hearing on the matter including the zoning thereof after required legal notice as to zoning, said property being situated in Pinellas County, Florida, and described as: Lot 63, Tampa and Tarpon Springs Land Company Subdivision, Section 1-27-15, together with all abutting streets and roads, with C-1, Commercial Retail District Zoning to include warehouses and offices.

APR 18 5 28 PM '74

RECORDED IN PINELLAS CO. FLA.
CLERK CIRCUIT COURT

that the Board of Commissioners of the City of Tarpon Springs, Florida, has determined that the petition bears the signatures of all owners of property in the area proposed to be annexed, that the city of Tarpon Springs, Florida, acting by and through its Board of Commissioners and in conformity with Section 171.16, Florida Statutes 1972, hereby annexes the above described property and redefines the boundary lines of the City of Tarpon Springs, Florida, to include said real property, and all-abutting and connecting streets and roads, with C-1, Commercial Retail District zoning to include warehouses and offices.

~~zoning~~

Return: City of Tarpon Springs
P.O. Box 1175
Tarpon Springs, Fla. 33589

Section 2. This ordinance shall be published in its entirety once a week for four (4) consecutive weeks in the Tarpon Springs Leader, and a copy filed with the clerk of the Circuit Court of Pinellas County and with the department of state.

PASSED AND ADOPTED in Regular session this 16th day of April, 1974

Mayor-Commissioner

ATTEST:

City Clerk and Collector

Commissioners

PASCO COUNTY

PINELLAS COUNTY

CITY LIMITS

GULF OF MEXICO

LAKE TARPON

SALMON BAY

Note: City Limits extends to the west line of the Intercoastal Waterway thru

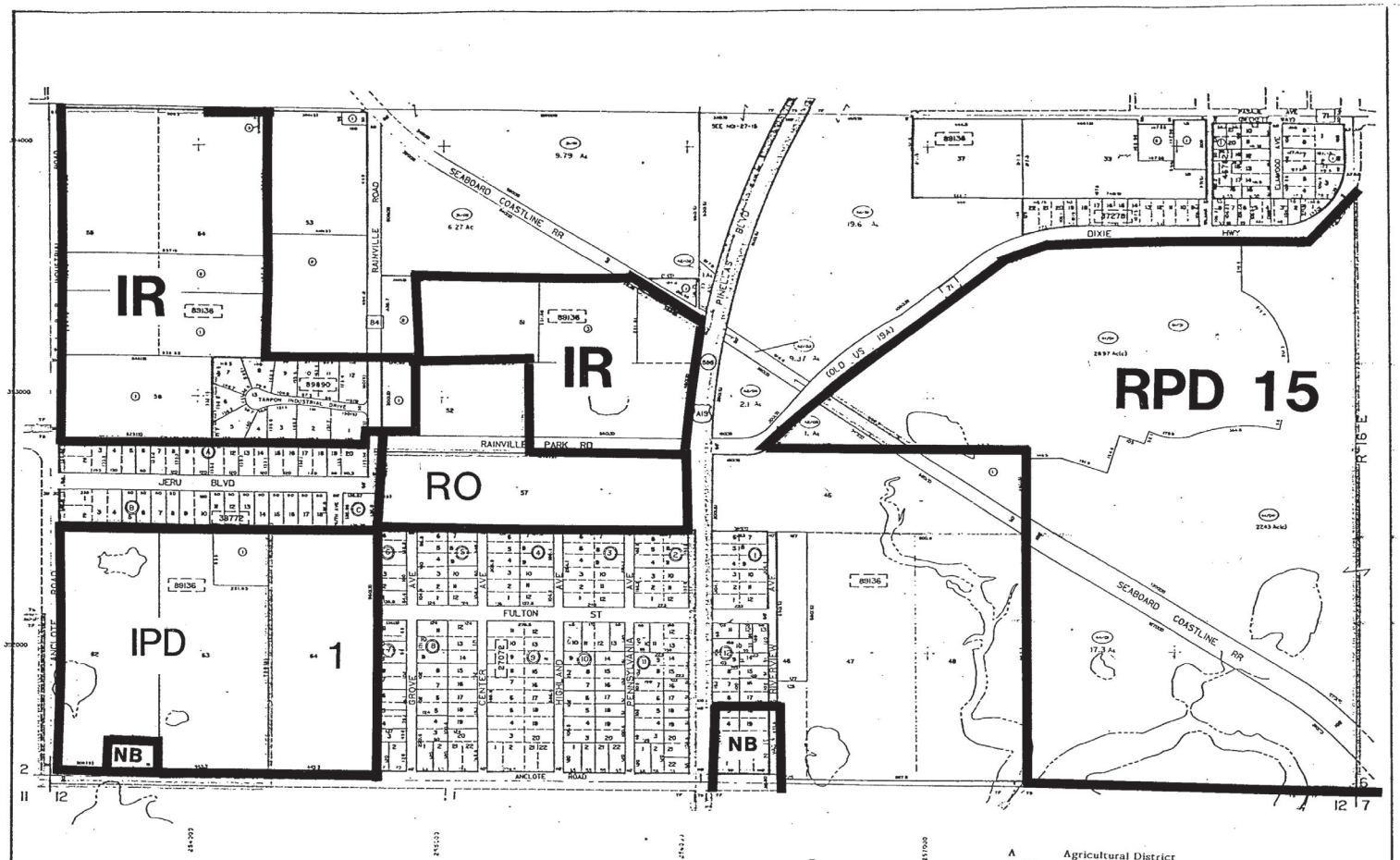
ZONING MAP LEGEND

Agricultural Residential District	AR
Residential, Single Family District	R100
Residential, Single Family District	R70
Residential, Multi-Family District	RM
Residential, Office District	RO
Resort Residential District	RR
Mobile Home Park District	MHP
Travel Park District	TP
Neighborhood Business District	NB
Highway Business District	HB
General Business District	GB
Waterfront Development District	WD 1 - WD 2
Industrial Restricted District	IR
Land Conservation District	///// (LC)

GRAPHIC SCALE IN FEET
0 500 1000 1500 2000 2500
1" = 800'

CITY OF TARPON SPRINGS
OFFICIAL ZONING MAP

ADOPTED	7-20-76
EFFECTIVE	8-3-76
REVISION	9-12-78
REVISION	6-5-79
REVISION	1-7-80
REVISION	12-80



1. ORD. #90-37 (ANNEXATION), ORD. #90-38 (LAND USE), FILE AR#90-04

NO	NAME	PB PG
27072	FAIRVIEW *BLOCKS 1 TO 10. TARPON SPRINGS	09/018
37278	HARSHAW HEIGHTS	19/049
38772	HIGHLAND GROVE MANOR	45/008
46782	KING'S ADD TO ALTA VISTA	16/045
89136	TAMPA & TARPON SPRINGS LAND CO	HI/116
	INDEX UPDATE	
89890	TARPON INDUSTRIAL CENTER	93/065

A	Agricultural District
R-100	Single Family Residential District
R-100A	Single Family Residential District
R-70A	Single Family Residential District
R-70	One and Two Family Residential District
CRM	Conditional Residential Mix District
RM	Residential Multifamily District
MHP	Mobile Home Park District
TP	Trailer Park District
RO	Residential Office District
NB	Neighborhood Business District
HB	Highway Business District
CS	Commercial Service District
GB	General Business District
IB	Intensive Business District
WDI	Waterfront Development District
WDI-A	Waterfront Commercial Fishing Development District
WDII	Waterfront and Marine Industry Development District
IR	Industrial Restricted District
IH	Industrial Heavy District
RPD	Residential Planned Development District
CPD	Commercial Planned Development District
IPD	Industrial Planned Development District
LC	Land Conservation District

PROPERTY OWNERSHIP MAP

PINELLAS COUNTY

RONALD J. SCHULTZ
PROPERTY APPRAISER

SCALE 1"=200 FT

DATE OF MAP: 10/17/79

COUNTY LOCATOR

SHEET MATCH

N02-27-15	N01-27-15	N06-27-16
S02-27-15	S01-27-15	S06-27-16
N11-27-15	N12-27-15	N07-27-16

LEGEND

COUNTY LINE		AREA (FROM DEED)	10.5 Ac
CITY LIMIT LINE		AREA (CALCULATED)	10.5 Ac (±)
TAX DISTRICT LINE		DIMENSIONS (FROM DEED)	100.3
ROAD R/W		DIMENSIONS (SCALED)	100 (±)
RAILROAD R/W		WATER	
PROPERTY LINE		INTERSTATE HIGHWAY	75
LAND HOOK		U.S. HIGHWAY	19
INTERIOR TRACT LINE OR ORIGINAL LOT LINE		STATE HIGHWAY	60
		COUNTY HIGHWAY	1
SUB LOT NUMBERS	31	ROADS OR STREETS	BY NAME
PARCEL NUMBER	35	MAJOR TRANSMISSION LINES	POWER / GAS OR OIL
BLOCK NUMBER	2		
STATE PLANE COORDINATES		SECTION CORNERS	
CHURCHES, SCHOOLS, CEMETERIES, AIRPORTS, GOVERNMENT LANDS, ETC.	BY NAME	N & S R. ...AT FARMS PINELLAS BROKE'S BLK. DESIGNATOR	
SUB NUMBER			
SUB PARCEL NO.			

REVISIONS

DATE	BY	CHANGES OR ADDITIONS
09/87	REF	UPDATE
11-82	MLES	"
2/84	JSC	UPDATE
2/88	BT	UPDATE
3/96	FEC	UPDATE

SECTION S ½ 01
TOWN 27 SOUTH, RANGE 15 EAST

City of Tarpon Springs

TRC Comment Report

324 E. Pine Street, Tarpon Springs, FL, 34689 Telephone: 727-942-5617

Project	**25.28** PNZ - Anclote Road Industrial
Project Address	310 Anclote Rd Tarpon Springs, FL 34689 United States
Files and Attachments	Survey_310 Anclote Road.pdf Design Development

Instructions

Please review comments below and provide any additional required information. Your project will not be scheduled for Planning and Zoning Board, Board of Adjustment, or Board of Commissioners review until all required information or revised plans are provided. If no additional information is required, you will be informed of when the project will be scheduled for public hearing by Planning and Zoning staff. Please keep in mind that the Planning & Zoning Department has 90-day suspension period from the date of the TRC review for the submittal of revisions/additional information. If revised plans/additional information are not submitted within the above referenced time frame, the application will be considered to be “EXPIRED” and a new application will have to be submitted. If you have questions concerning any of the above information, please do not hesitate to contact the Planning and Zoning Department for assistance.

Arborist

[Sheet 2 | Comment 00001 | Survey_310 Anclote Road.pdf]

Shannon Brewer

ADVISORY COMMENT: If tree removal will be needed for construction, at time of permitting a tree removal application and supporting documentation will be required. A New

Construction Checklist can be found at https://www.ctsfl.us/building-development-department/tree-and-site-information/

[Sheet 2 | Comment 00002 | Survey_310 Anclote Road.pdf]

Shannon Brewer

ADVISORY COMMENT: Silt fence and tree barricade installation is required prior to land clearing. An inspection is required for compliance. It is contractor's responsibility to call for inspection.

Fire

[Sheet 1 | Comment 00003 | Survey_310 Anclote Road.pdf]

Kevin Wodrich

Not enough information to give comments. Comments to be provided with more complete plan.

K. Wodrich, Fire Marshal 4/21/25

Planning and Zoning

[Comment 00004]

Patricia McNeese

The property is in the Employment (E) and Preservation (P) Future Land Use Map (FLUM) categories and in the Industrial Planned Development (IPD) zoning district. The property was placed in the IPD zoning district under Ordinance 1990-10 adopting the current Land Development Code and the Zoning Atlas. A copy of the ordinance language, without the exhibits, is being transmitted with these comments. There is no adopted planned development associated with the property.

The property has features that may present some challenges for a development layout, including wetlands and potential transportation challenges associated with Anclote Road, a Pinellas County roadway. In the absence of information to the contrary, staff has concluded that the IPD zoning was intentionally established to recognize these features, and to provide design flexibility for this property under the planned development framework (see Land Development Code Section 76.00 "Purpose and Intent" and LDC Section 79.00 Review Criteria for Planned Developments).

[Comment 00006]

Patricia McNeese

The applicant has provided a narrative rationale for the requested change to Industrial Restricted (IR). The applicant has stated that the rezoning would expand the permitted uses available as of right on the property. The uses allowable in the IPD district are found in LDC Section 78.03. The uses allowable in the IR district are found in LDC Section 25.17. The uses allowable in the Employment (E) Future Land Use Map category are found in the Future Land Use Categories & Rules Table.

[Comment 00007]

Patricia McNeese

This transmission of TRC comments includes copies of historical zoning maps for the applicant's information. Staff will research the zoning history further and report findings and status back to the applicant.

[Comment 00008]

Patricia McNeese

This document includes comments resulting from the May 1, 2025 meeting of the Technical Review Committee meeting.

Public Services

[Sheet 1 | Comment 00005 | Survey_310 Anclote Road.pdf]

Heather Estright

Not enough information to provide comments.

June 9, 2025

Planning and Zoning Department
City of Tarpon Springs
324 East Pine Street
Tarpon Springs, FL 34689

Re: Opposition to Application No. 25-28 — Proposed Zoning Amendment Change from Industrial Planned Development (IPD) to Industrial Restricted (IR)

Dear Planning and Zoning Board Members,

On behalf of the Tarpon Key Homeowners Association, we are writing to express our strong opposition to the proposed amendment to the Official Zoning Atlas under Application No. 25-28, which seeks to rezone the property directly across from our community's main entrance to Industrial Restricted (IR).

This proposed change would directly and significantly impact the Tarpon Key community as well as the Riverbend community. The introduction of an increased industrial environment at this location is wholly incompatible with the family-oriented atmosphere we have worked hard to cultivate. We have serious concerns regarding increased traffic volume, elevated noise levels, and heightened safety risks—especially along a roadway that was never designed to support increased industrial traffic. These changes would not only diminish the quality of life for our residents but also have a detrimental effect on property values throughout the neighborhood.

When the City approved the Tarpon Key and Riverbend developments, it accepted a responsibility to support, promote, and develop the infrastructure necessary to ensure the safety, stability, and well-being of these residential communities. The proposed rezoning undermines those efforts and places an industrial footprint in an area already struggling with the challenges of a mixed-use zone.

This section of the city is not an appropriate location for additional industrial development. Rather than continue to add conflicting uses to an already delicate area, the city should take this opportunity to create a positive long-term asset for the North Anclote area. We urge you to consider a more suitable and community-minded use for this property—such as a public park—which would serve the growing population and improve the overall livability of this part of Tarpon Springs.

The path forward must be guided by thoughtful planning, community safety, and a vision for a cohesive and prosperous city. Approving this rezoning would send the opposite message.

We respectfully request that the Planning and Zoning Department deny Application No. 25-28.

Sincerely,

Gregory Barnes, President
Tarpon Key Homeowners Association
On Behalf of the Tarpon Key HOA Board and Residents

Patricia McNeese

From: Gregory Barnes <geeraytkpresident@gmail.com>
Sent: Wednesday, November 12, 2025 8:56 AM
To: Patricia McNeese
Cc: AmbroseTKBoard; TarponKeyVP
Subject: Re: #25-28

Warning: Unusual sender <geeraytkpresident@gmail.com>
You don't usually receive emails from this address. Make sure you trust this sender before taking any actions.

Hi Patricia, I was looking at the agenda online. Just to confirm, is the meeting postponed to the 15th of Dec?

Also, I am noticing the committee's restrictive covenant proposal does not match the applicant's proposed restrictions. Please annotate our objection to that. We will have residents at the meeting too.

Thank you!

Gregg

Gregg Barnes, President
Tarpon Key HOA

On Tue, Oct 28, 2025 at 2:43 PM Patricia McNeese <pmcneese@ctsfl.us> wrote:

> Gregory,
>
> Your original letter is already in the packet and will be there for the upcoming meetings. The staff report for this will be prepared and should be posted approximately a week ahead of the meeting. Let me know if you need anything else.
>
> Thanks. -Pat
>
> Patricia L. McNeese, AICP
>
> Planning Supervisor
>
> City of Tarpon Springs
>
> 324 East Pine Street

P.O. Box 5004

Tarpon Springs, FL 34688-5004

727-938-3711, ext. 2255

pmcneese@ctsfl.us

Hurricane Recovery Information:

https://connecttarponsprings.com/

From: Gregory Barnes <geeraytkpresident@gmail.com>
Sent: Saturday, October 25, 2025 8:45 PM
To: Planning <planning@ctsfl.us>
Cc: Renea Vincent <rvincent@ctsfl.us>; Patricia McNeese <pmcneese@ctsfl.us>
Subject: #25-28

Warning: Unusual sender <geeraytkpresident@gmail.com>
You don't usually receive emails from this address. Make sure you trust this sender before taking any actions.

I am not sure if I need to resubmit our letter again for the upcoming commissioner's meeting but it is still valid to us. Please keep using it.

Thank you

Gregg Barnes, President

Tarpon Key HOA

On Mon, Jun 9, 2025, 08:13 Gregory Barnes <geeraytkpresident@gmail.com> wrote:

Dear Planning and Zoning Board,

Please see the attached letter from the Tarpon Key Homeowners Association in response to the proposed zoning application #25-28. Our community strongly objects to the proposed change.

Thank you

Gregory Barnes, President

Tarpon Key HOA

On Fri, Jun 6, 2025 at 3:32 PM Renea Vincent <rvincent@ctsfl.us> wrote:

Hi Gregg,

Glad everything is working out with the gate! Regarding the notice that everyone received, I can understand why folks are in a panic. The short story is that it is a "speculative" rezoning. There isn't a project in mind (that we know of). The applicant thinks that it will be easier to sell/market the property under the proposed zoning category of Industrial Restricted.

The current zoning of IPD (Industrial Planned Development) has a somewhat more limited set of uses and is meant to facilitate business/industrial park type developments (very similar to the industrial portion of the River Bend directly to the north). The IPD is also requires compatibility with neighboring properties and is more protective of wetlands and habitat.

The Industrial Restricted (IR) zoning district is a bit more "user friendly" for a developer and allows for some additional uses. Pat McNeese is working on the staff report now and it should be ready early next week. In the meantime, she would be the best person to chat with. I have cc'd her on this email.

Have a great weekend!

Renea Vincent, AICP, CPM

Planning & Zoning Director

City of Tarpon Springs, FL

727-938-3711 ext. 2402

rvincent@ctsfl.us

Book time to meet with me

From: Gregory Barnes <geeraytkpresident@gmail.com>
Sent: Friday, June 6, 2025 3:18 PM
To: Renea Vincent <rvincent@ctsfl.us>
Subject: Thank you and a Question

External sender <geeraytkpresident@gmail.com>
Make sure you trust this sender before taking any actions.

Renea, first I would like to thank you and the City for stepping up to help rectify our gate situation. Everything went smoothly and at minimal cost. I do not know what more we can do to comply with ADA requirements except for installing a powered gate, and that would not be possible. Thank you again. If I can work it out, my plan is to attend the next city council meeting on the 10th and thank the Mayor too.

Secondly, concerning zoning application #25-28, is there anything you can give me as a heads up on what the mailer our community received is about? Everyone is panicking, and I would like to calm down rumors and people if possible. Can you tell me what's behind the reason for the zoning change? Is something in the works? I didn't find anything posted online yet.

Thank you!

Gregg

Gregg Barnes, President

Tarpon Key HOA

61763

Tampa Bay Times

Published Daily

STATE OF FLORIDA} ss
COUNTY OF HERNANDO, CITRUS, PASCO, PINELLAS, HILLSBOROUGH County

Before the undersigned authority personally appeared Jes Bowling who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter APPLICATION #25-28 was published in said newspaper by print in the issues of 10/29/25 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature of Affiant Jessica Bowling
Sworn to and subscribed before me this **10/29/2025**

Signature of Notary of Public
Personally known **X** or produced identification.
Type of identification produced _____

JEAN M MITOTES
Notary Public - State of FLORIDA
Commission # HH 577686
My Commission Expires July 31, 2028

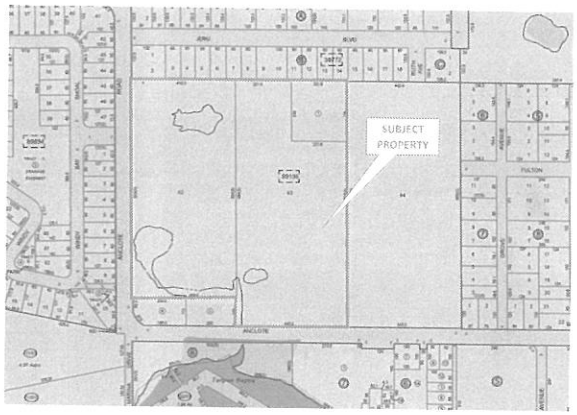
LEGAL NOTICE

NOTICE OF PROPOSED AMENDMENT TO THE OFFICIAL ZONING ATLAS OF THE CITY OF TARPON SPRINGS

The City of Tarpon Springs, Florida, proposes to adopt the following Ordinance:

ORDINANCE 2025-07

AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA AMENDING THE OFFICIAL ZONING ATLAS FOR 17.49 ACRES, MORE OR LESS, OF REAL PROPERTY LOCATED AT 310, 320 AND 340 ANCLOTE ROAD, ON THE NORTH AND EAST SIDES OF ANCLOTE ROAD APPROXIMATELY 2,000 FEET WEST OF THE INTERSECTION OF ANCLOTE ROAD AND NORTH PINELLAS AVENUE, FROM INDUSTRIAL PLANNED DEVELOPMENT (IPD) DISTRICT TO, INDUSTRIAL RESTRICTED (IR) DISTRICT; PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.



Public Hearings on the proposed ordinance will be held before the **Planning & Zoning Board** on

Monday, November 17, 2025 at 6:30 P.M.,

and before the **Board of Commissioners** on:

Tuesday, December 9, 2025 at 6:30 P.M. (1st Reading)
Tuesday, December 16, 2025 at 6:30 P.M. (2nd Reading)

ALL PUBLIC HEARINGS WILL BE HELD IN THE CITY HALL AUDITORIUM, 324 EAST PINE STREET, TARPON SPRINGS, FLORIDA.

Said hearings may be continued from time to time pending Adjournment. All interested parties are invited to attend these meetings to express your views or to present facts in the case. If a person decides to appeal any decision made by the Board of Commissioners with respect to any matter considered at these meetings or hearings, he will need a record of the proceedings, and that, for such purposes, he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Written comments may be addressed to the Planning & Zoning Department, (Phone (727) 942-5611), City of Tarpon Springs, P.O. Box 5004, Tarpon Springs, Florida 34688-5004. Written comments will become a part of the record. Materials related to this ordinance, including the complete legal description of the subject property by metes and bounds, are available for inspection. Persons wishing to participate in the hearing or receive more information may contact the Planning & Zoning Department during City Hall business hours at (727) 942-5611, or visit the City's web site at www.ctsfl.us. Any person with a disability requiring reasonable accommodation in order to participate in these meetings should call (727) 942-5611 or FAX a written request to (727) 943-4651.

PLEASE REFERENCE APPLICATION #25-28

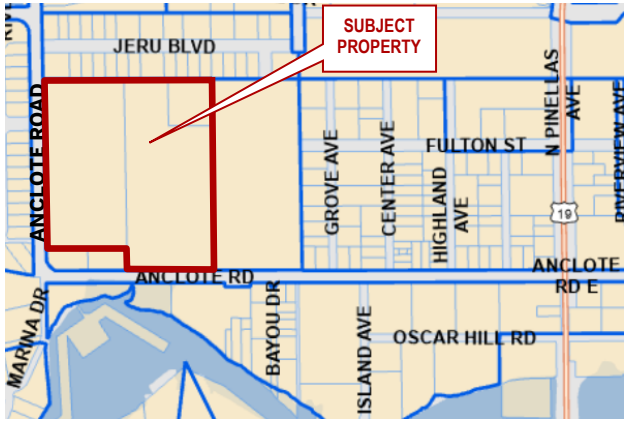
10/29/2025 jb 61763-1

City of Tarpon Springs
Planning & Zoning Department
324 East Pine Street
Tarpon Springs, FL 34689

NOTICE OF UPCOMING PUBLIC HEARING REGARDING PROPOSED ZONING MAP AMENDMENT
APPLICATION #25-28

Please review the information on the **reverse side** of this card carefully!! If you have any questions regarding this matter, please call our office at (727) 942-5611
or email us at planning@ctsfl.us.

«AddressBlock»



Application Description: An ordinance of the City of Tarpon Springs, Florida, to amend the official zoning atlas for 17.49 acres, more or less, of real property located at 310, 320 and 340 Anclote Road, on the north and east sides of Anclote Road approximately 2,000 feet west of the intersection of Anclote Road and North Pinellas Avenue, from Industrial Planned Development (IPD) district to Industrial Restricted (IR) District.

(Please Reference Application #25-28)

Please be advised that the Planning and Zoning Board will hold one Public Hearing on **Monday, November 17, 2025** at **6:30 p.m.** and the Board of Commissioners will hold two public hearings on **Tuesday, December 9, 2025** at **6:30 p.m.** and on **Tuesday, December 16, 2025** at **6:30 p.m.** All public hearings are held in the **City Hall Auditorium which is located at 324 East Pine Street, Tarpon Springs, FL 34689.** All interested parties are invited to attend this meeting to express their views or to present facts in the case. Written correspondence may be directed to the City of Tarpon Springs, Planning and Zoning Department, 324 East Pine Street, Tarpon Springs, FL 34688, or you may email your concerns to planning@ctsfl.us. Materials related to this application may be obtained by contacting the Planning & Zoning Department during City Hall business hours. The meeting packet and meeting instructions will be posted approximately one week prior to the meeting on the City's web site at www.ctsfl.us. Any person with a disability or without access to a computer or phone requiring reasonable accommodation in order to participate in these meetings should call (727) 942-5611 or email a written request to planning@ctsfl.us.

CITY OF TARPON SPRINGS
PLANNING & ZONING BOARD / BOARD OF COMMISSIONERS
[DECEMBER 15, 2025 / JANUARY 13, 2026]

STAFF REPORT
December 8, 2025

Application No. / Project Title:	#24-40 (Mu-Grow Brothers, Inc.)
Staff:	Patricia L. McNeese, AICP
Applicant / Owner:	Mu-Grow Brothers, Inc.
Property Size:	+/- 2.01 acres
Current Zoning:	HB (Highway Business)
Current Land Use:	R&S (Retail & Services)
Location / Parcel ID:	1372 North Pinellas Avenue / 01-27-15-89136-000-0452
Application Type:	Site Plan Approval
Resolution No:	2025-69

BACKGROUND SUMMARY:
The applicant is seeking Site Plan approval to construct a second driveway access point connecting the existing property to Dixie Highway. The property currently has one driveway access point connected to North Pinellas Avenue. The property is located in the Highway Business zoning category and the Retail & Services Future Land Use Map category. The property is being developed with an existing warehouse and light industrial facility that was approved by the Board of Commissioners on May 23, 2023 under Resolution 2023-12.

PRELIMINARY STAFF RECOMMENDATION:
Staff recommends approval of Resolution 2025-69 with the following conditions:

1. No mangrove alteration of any kind is permitted in conjunction with this Site Plan approval.
2. The contractor shall field verify all utilities locations. Any impact on utilities due to the project are the contractor's responsibility. Contractor shall be liable for any damages to utilities. All restoration is the contractor's responsibility.
3. The development must comply with the Public Art Program requirements of Section 296.00 of the Land Development Code, if the aggregate job value is equal to or exceeds $1,000,000.00. The additional driveway approved as part of Resolution 2025-69, is part of the aggregate job value of the Site Plan that was previously approved under Resolution 2023-12.

CURRENT PROPERTY INFORMATION:

Use of Property:	Warehouse/light industrial
Site Features:	One of three planned buildings has been built, remainder of site work (parking lot, landscaping, etc.) has been constructed.
Vehicular Access:	This property currently has an access driveway on North Pinellas Avenue.

SURROUNDING ZONING & LAND USE:

	Zoning:	**Land Use:**
North:	LC (Land Conservation) and GB (General Business)	CG (Commercial General)
South:	Pinellas County	C-2 (General Commercial and Services) – Pinellas County
East:	C-2 (General Commercial and Services) – Pinellas County	RL (Residential Low) – Pinellas County
West:	RO (Residential Office)	R/OG (Residential / Office General)

PLANNING CONSIDERATIONS:

When considering this application, the following general site conditions, planning concepts, and other facts should be noted:

1. On May 23, 2023 the Board of Commissioners approved Conditional Use #22-93 and Site Plan #22-94 under Resolution 2023-12, with conditions. Project construction has proceeded since then with the completion of all site work and one of the three approved buildings to date.
2. The site has an existing ingress/egress vehicular access point on North Pinellas Avenue and is requesting a second ingress/egress driveway connecting to Dixie Highway on the north side of the parcel. Section 215.095(C)(10) of the Land Development Code (LDC) classifies any change in the number of vehicular access points as a major modification requiring full Site Plan approval.
3. The project includes wetland impacts to 0.33 acres of wetlands. These impacts are being mitigated on site with 8,642 cubic feet of wetland creation to replace lost wetland functions. The applicant has already constructed most of the wetland creation area on the site.

SITE PLAN REVIEW PROCEDURES & STANDARDS:

The process for site plan review is set forth in Section 210.03 of the Land Development Code (LDC) and calls for the Planning and Zoning Board to review the site plan for compliance with (1) the Comprehensive Plan, (2) the Comprehensive Zoning and Land Development Code, (3) the City's Concurrency Management System, and (4) the City's Building Codes to provide a written recommendation to the Board of Commissioners as enumerated in Section 210.03(C)(4) of the LDC. Staff finds that the project is compliant with the Site Plan review standards as outlined below, and, as modified by recommended Site Plan Approval conditions.

SITE PLAN REVIEW STANDARD – COMPREHENSIVE PLAN COMPLIANCE:

Provisional Findings: The property is located in the Retail & Services (R&S) Future Land Use Map category. The approved development is consistent with that category. The additional driveway will enhance vehicular traffic circulation patterns in the area by providing a second option for access,

including by commercial vehicles using the services of this warehouse/light industrial property. It is noted that the new Elfer's Spur of the Pinellas Trail crosses Dixie Highway approximately 300 feet to the northeast of where the new driveway will connect to Dixie Highway. The trail crossing is fully signalized, providing a safety aid for any bicycle and pedestrian users. Per Pinellas County, the lost ecological functions from the proposed wetland impacts are being fully mitigated on the site.

The proposed additional vehicular access is consistent with the City's Comprehensive Plan.

SITE PLAN REVIEW STANDARD – LAND DEVELOPMENT CODE COMPLIANCE:
The additional driveway access design complies with all standards of the LDC including dimensional requirements and stormwater handling. The applicant has obtained permits from the Southwest Florida Water Management District and the Pinellas County Public Works Department for the design, wetland impacts and construction methods. The County permit does not allow impacts to existing mangroves. A condition to that effect is recommended as part of the project approval.

SITE PLAN REVIEW STANDARD – CONCURRENCY MANAGEMENT:
Article VIII of the Land Development Code requires that public facilities be available concurrent with impacts from development. This project involves the addition of a second vehicular access driveway to a previously approved project site. The previously approved development project was found to be in compliance with concurrency management criteria at the time it was approved under Resolution 2023-12. The new driveway will not alter the previously approved level of vehicular trip generation (i.e., traffic impacts) associated with this project.

SITE PLAN REVIEW STANDARD – BUILDING CODE:
Provisional Findings: The project is expected to be able to meet all building and fire codes.

TECHNICAL REVIEW COMMITTEE:

The Technical Review Committee (TRC) reviewed this project four (4) times with its last review occurring on May 1, 2025. Once the Pinellas County permit was issued, the TRC deemed the application complete and ready for further processing.

ATTACHMENTS:
1. Staff Presentation
2. Draft Resolution 2025-69
3. Site Plan Application
4. Construction Plans with Survey
5. Stormwater Analysis
6. Southwest Florida Water Management Permit
7. Pinellas County Construction Permit and Right-of-Way Utilization Permit
8. Resolution 2023-12 for Original Site Plan

MU-GROW BROTHERS
SITE PLAN #24-40

Planning and Zoning Board – December 15, 2025

Board of Commissioners – January 13, 2026

SUMMARY OF REQUEST

- **Resolution 2025-69 – Site Plan approval**
  - Location: 1372 Dixie Highway
  - Property Size: +/- 2.01 acres
  - Future Land Use Map category: R&S (Retail & Services)
  - Zoning: HB (Highway Business)
  - Request for addition of a second access driveway
    - original project approved in May 2023 (Resolution 2023-12)
    - project construction underway with completion of site work and construction of one of three approved buildings

LOCATION & CONTEXT

CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

LOCATION & CONTEXT

CITY OF TARPON SPRINGS
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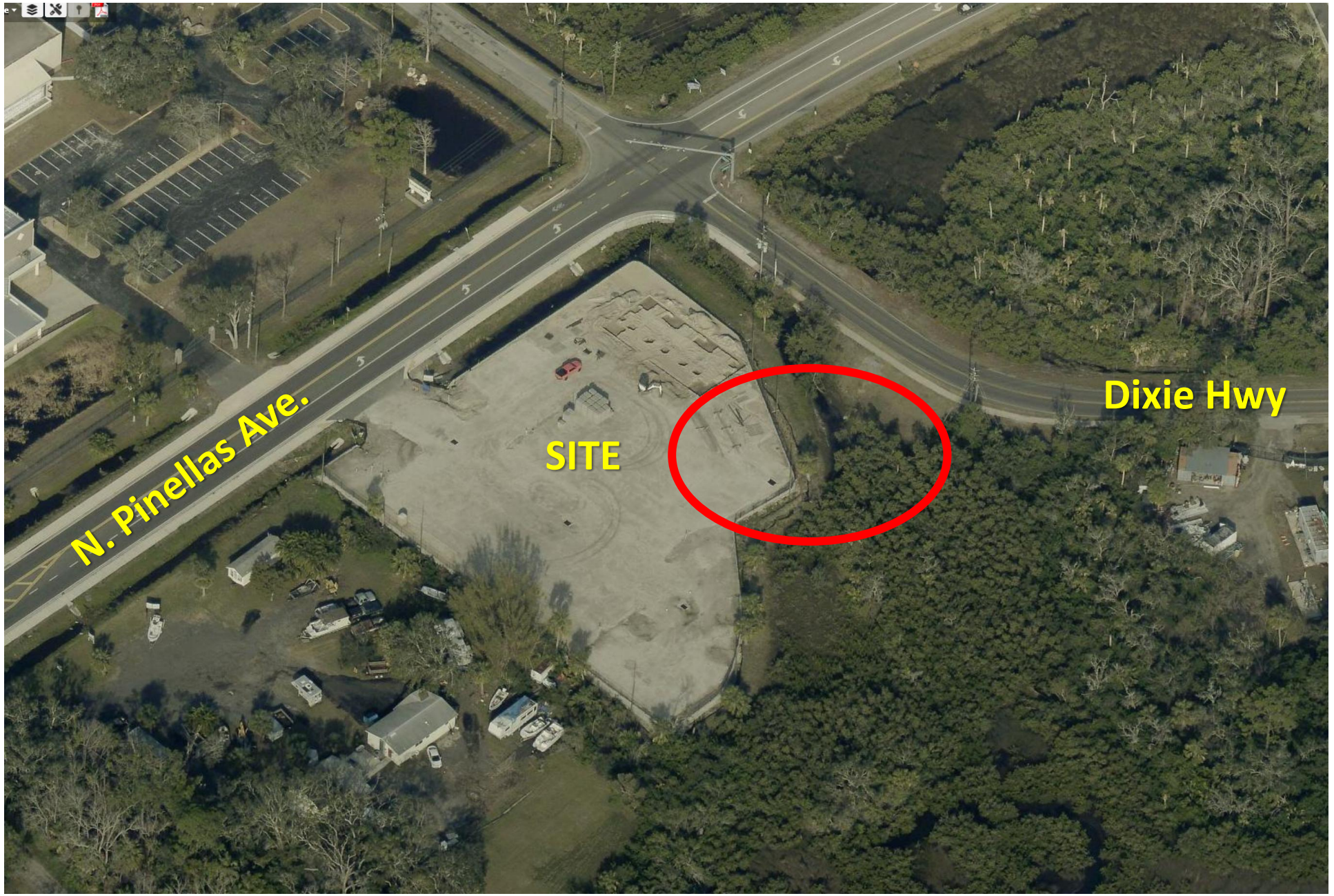
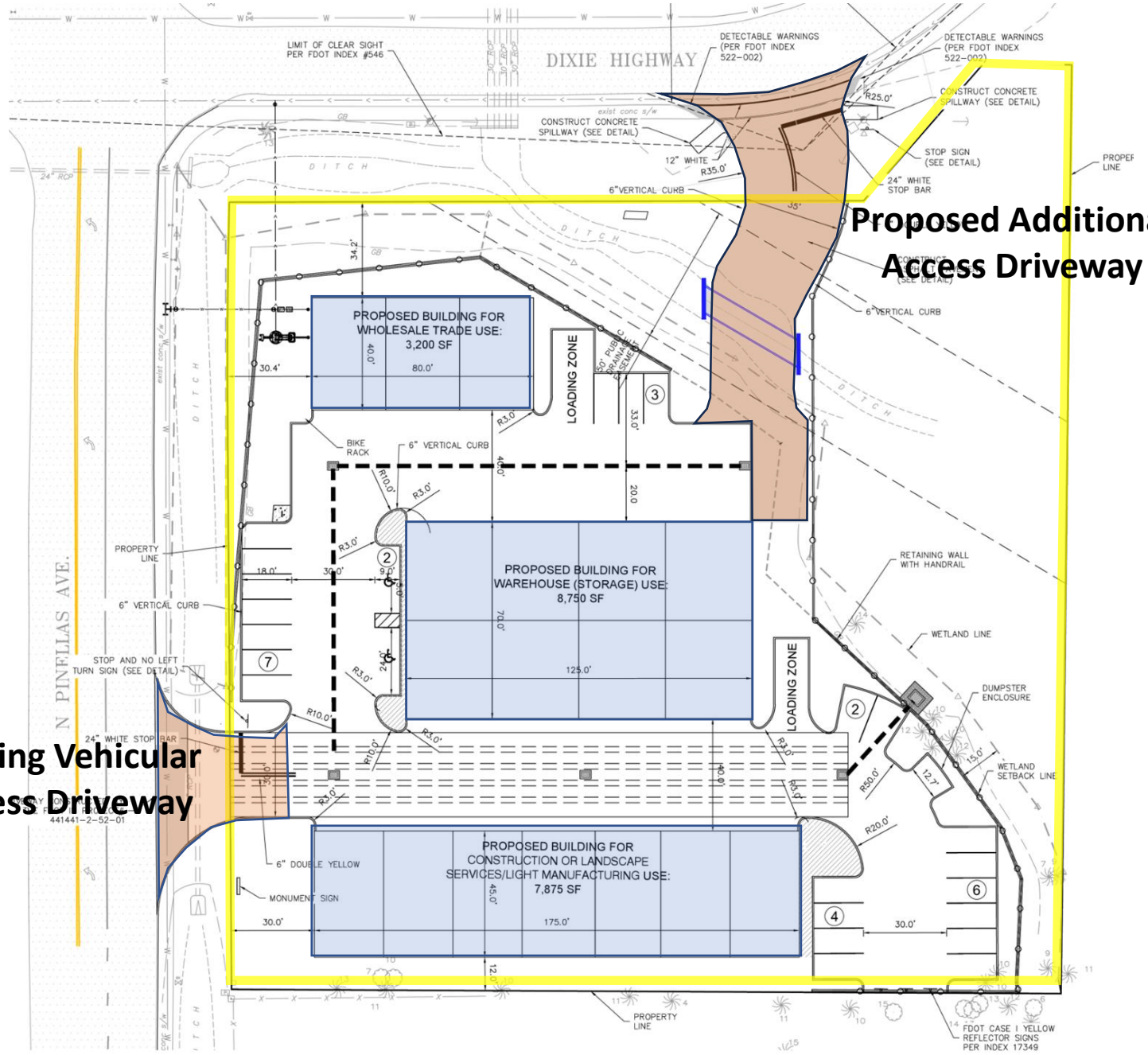
PLANNING & ZONING DEPARTMENT

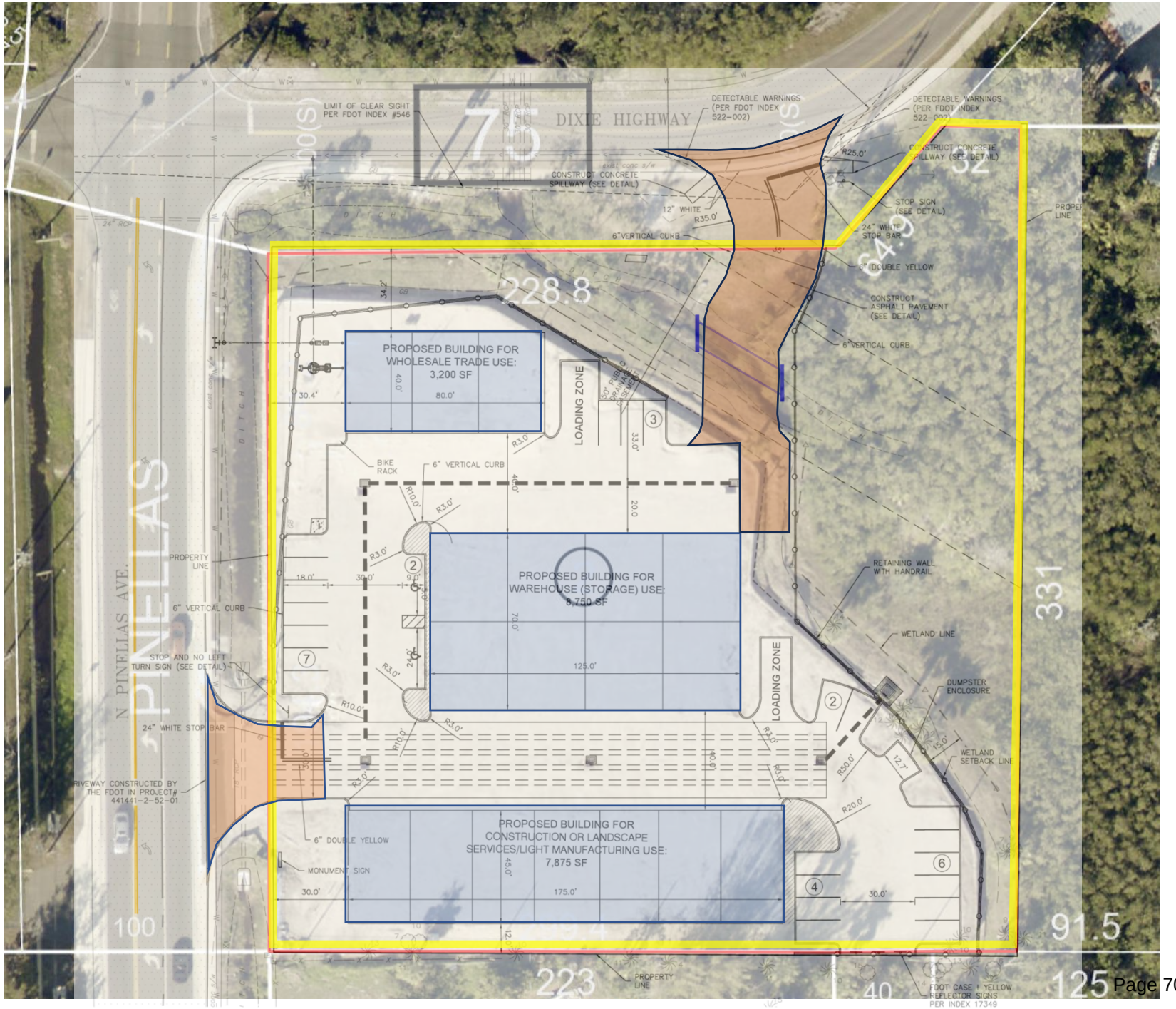


SITE PLAN



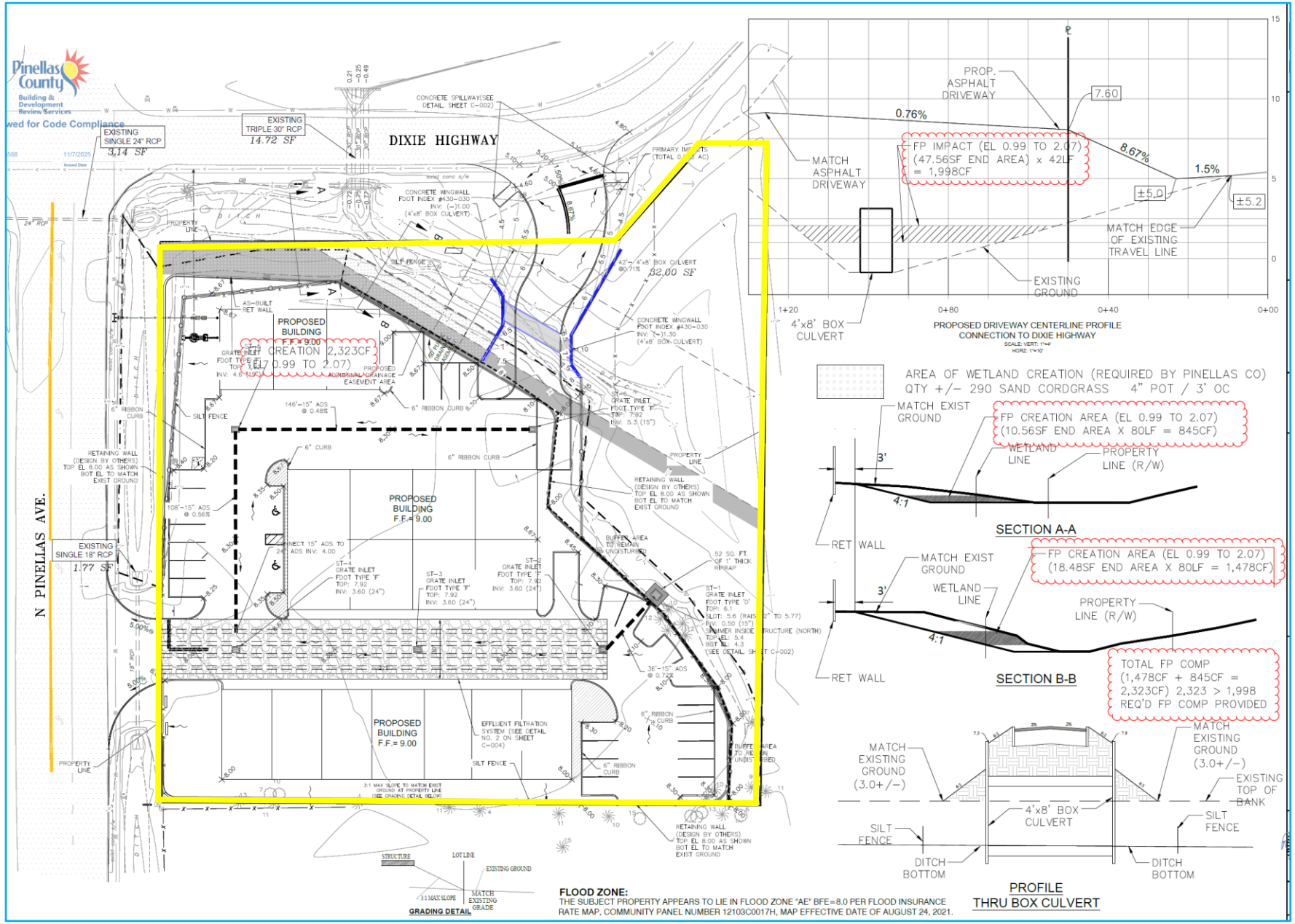
CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

SITE PLAN



CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

COUNTY-APPROVED ON-SITE WETLAND MITIGATION



CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

REVIEW CRITERIA – SITE PLAN

1. **Compliance with the Comprehensive Plan.** The second driveway addition is consistent with the previously approved development of the site (Resolution 2023-12) and with the Comprehensive Plan.
2. **Compliance with applicable provisions of the Land Development Code:** The project complies with the Land Development code. Conditions are recommended to ensure that environmental/utilities impacts are avoided, and that public art requirements will be met.
3. **Compliance with the City's Concurrency Management System.** The previously approved and built project (Resolution 2023-12) is in compliance with concurrency requirements. The new driveway will not alter the previously approved facilities impacts or levels of service.
4. **Compliance with all other applicable City Building Codes.** The project is expected to meet all building and fire codes.

PRELIMINARY STAFF RECOMMENDATION

Resolution 2025-69 – Staff recommends approval of Application #24-40 for addition of a second vehicular access driveway, with the following conditions:

- No mangrove alteration of any kind is permitted in conjunction with this Site Plan approval.
- The contractor shall field verify all utilities locations. Any impact on utilities due to the project are the contractor's responsibility. Contractor shall be liable for any damages to utilities. All restoration is the contractor's responsibility.
- The development must comply with the Public Art Program requirements of Section 296.00 of the Land Development Code, if the aggregate job value is equal to or exceeds $1,000,000.00. The additional driveway approved as part of Resolution 2025-69, is part of the aggregate job value of the Site Plan that was previously approved under Resolution 2023-12.

RESOLUTION NO. 2025-69

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA, APPROVING APPLICATION #24-40 REQUESTING SITE PLAN APPROVAL TO CONSTRUCT AN ADDITIONAL (SECOND) VEHICULAR ACCESS POINT ON PROPERTY LOCATED AT 1372 NORTH PINELLAS AVENUE IN THE HIGHWAY BUSINESS ZONING DISTRICT; PROVIDING FOR FINDINGS; PROVIDING FOR CONDITIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Tarpon Springs has received an application requesting Site Plan approval for the addition of a second vehicular access point on property located at 1372 North Pinellas Avenue in the Highway Business zoning district; and

WHEREAS, the City of Tarpon Springs has received an application for Site Plan approval to allow for construction of a second vehicular access point to an existing approved development on property located at 1372 North Pinellas Avenue in the Highway Business zoning district; and

WHEREAS, Section 210.05 (C)(10) of the Comprehensive Zoning and Land Development Code specifies that any change in the number of vehicular access points constitutes a major modification to a Site Plan and must be approved by the Board of Commissioners; and

WHEREAS, the Planning and Zoning Board held a public hearing on this application at its meeting of December 15, 2025; and

WHEREAS, pursuant to Section 210.03(C) of the Comprehensive Zoning and Land Development Code, the Board of Commissioners must approve, deny or approve subject to conditions, each application for site plan approval; and

WHEREAS, written legal notice of this action has been provided in accordance with Article XII of the Comprehensive Zoning and Land Development Code.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA, THAT:

SECTION 1: SITE PLAN FINDINGS

Application Number 24-40 meets the criteria for approving a Site Plan as set forth in Section 210.04 of the Land Development Code.

DRAFT

SECTION 2: SITE PLAN APPROVAL

Site Plan application #24-40 for property located at 1372 North Pinellas Avenue and further described in Exhibit A, prepared and sealed by Ram A. Goel on April 15, 2025 and attached as Exhibit B, is hereby approved with the following conditions:

1. No mangrove alteration of any kind is permitted in conjunction with this Site Plan approval.
2. The contractor shall field verify all utilities locations. Any impact on utilities due to the project are the contractor's responsibility. Contractor shall be liable for any damages to utilities. All restoration is the contractor's responsibility.
3. The development must comply with the Public Art Program requirements of Section 296.00 of the Land Development Code, if the aggregate job value is equal to or exceeds $1,000,000.00. The additional driveway approved as part of Resolution 2025-69, is part of the aggregate job value of the Site Plan that was previously approved under Resolution 2023-12.

SECTION 5: EFFECTIVE DATE

This Resolution shall be effective upon adoption in the manner prescribed by law.

DRAFT

Exhibit A of Resolution No. 2025-69

A PORTION OF LOT 45, TAMPA AND TARPON SPRINGS LAND COMPANY, AS RECORDED IN PLAT BOOK 1, PAGE 116, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMALLY A PART, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE SW 1/4 OF THE SE 1/4 OF SECTION 1, TOWNSHIP 27 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA; THENCE S89°15'35"E, ALONG THE SOUTH BOUNDARY LINE OF SAID SW 1/4 FOR A DISTANCE OF 317.79 FEET TO THE INTERSECTION WITH A LINE 125 FEET WEST OF AND PARALLEL TO THE EAST BOUNDARY OF LOT 46, TAMPA AND TARPON SPRINGS LAND COMPANY, AS RECORDED IN PLAT BOOK 1, PAGE 116, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS A PART; THENCE N0°29'44"W. ALONG SAID LINE FOR 403.69 FEET TO THE POINT OF INTERSECTION WITH A LINE 403.60 FEET NORTH OF AND PARALLEL TO THE SOUTH BOUNDARY LINE OF SAID SW 1/4; THENCE S89°15'38"E, FOR 125.03 FEET TO A POINT OF INTERSECTION WITH THE EAST BOUNDARY LINE OF SAID LOT 46; THENCE N0°29'44"W, ALONG SAID EAST BOUNDARY LINE OF LOT 46 FOR 589.92 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH BOUNDARY LINE OF SAID LOT 45; THENCE N89°21'29"W, ALONG SAID SOUTH BOUNDARY LINE OF LOT 45, FOR 91.56 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N89°21'29"W, ALONG SAID SOUTH BOUNDARY LINE OF LOT 45 FOR 299.45 FEET TO THE POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF U.S. ALTERNATE 19, THENCE N0°25'04"W, ALONG SAID RIGHT-OF-WAY LINE 194.34 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST; THENCE ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2814.79 FEET, A CENTRAL ANGLE OF 1°42'54" AN ARC LENGTH OF 84.25 FEET AND CHORD BEARING N00°26'23"E, FOR 84.25 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 595; THENCE ALONG SAID SOUTH AND SOUTHEASTERLY RIGHT-OF-WAY LINES OF STATE ROAD 595 THE FOLLOWING TWO COURSES: (1) N89°48'01"E FOR 228.84 FEET; (2) N41°30'47"E, FOR 64.99 FEET; THENCE LEAVING SAID SOUTH AND SOUTHEASTERLY RIGHT-OF-WAY LINES S89°23'26"E, ALONG THE NORTH BOUNDARY LINE OF SAID SW 1/4 AND LOT 45 OF SAID TAMPA AND TARPON SPRINGS LAND COMPANY A DISTANCE OF 32.00 FEET; THENCE S00°38'31"W, FOR 331.08 FEET TO THE POINT OF BEGINNING.

DRAFT

LOCATION MAP

MAP REFERENCES

A PORTION OF LOT 45, TAMPA AND TARPON SPRINGS LAND COMPANY, AS RECORDED IN PLAT BOOK 1, PAGE 116, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMALLY A PART, AND BEING MORE PARTICULARLY DESCRIBED AS Followed:

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UTILITY COMPANIES

GAS:
PEOPLES GAS SYSTEMS
400 N MYRTLE AVE
CLEARWATER, FL 33755
PHONE: (727) 562-4900 x7423

TELEPHONE:
VERIZON FLORIDA, INC
1280 CLEVELAND STREET, FLCW5033
CLEARWATER, FLORIDA 33755
PHONE: (727) 562-1178

CABLE:
BRIGHT HOUSE NETWORKS, LLC
700 CARILLON PARKWAY SUITE 6
ST PETERSBURG, FL 33716
PHONE: (727) 329-2810

POWER:
DUKE ENERGY
P.O. BOX 14042
ST. PETERSBURG, FL 33733
PHONE: 877-372-8477

SEWER:
CITY OF TARPON SPRINGS
412 NORTH RING AVENUE
TARPON SPRINGS, FL 34689
PHONE: (727) 943-5609

WATER:
CITY OF TARPON SPRINGS
412 NORTH RING AVENUE
TARPON SPRINGS, FL 34689
PHONE: (727) 943-5609

CONSTRUCTION SITE PLAN FOR MU-GROW BROTHERS WAREHOUSE DEVELOPMENT

SECTION 01, TOWNSHIP 27 SOUTH, RANGE 15 EAST
TARPON SPRINGS, FLORIDA

PREPARED FOR

MU-GROW BROTHERS, INC
2922 GRAND BOULEVARD
HOLIDAY, FLORIDA 34690

Prepared By:

R.C. KELLEY
CIVIL DESIGN SERVICES

CIVIL ENGINEERING
DRAINAGE DESIGN
LAND PLANNING
LANDSCAPE ARCHITECTURE
SURVEYING

1740 OAK POND COURT
OLDSMAR, FLORIDA 34677
PHONE (727) 348-0255
rckelleyes@gmail.com

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ENGINEER'S CERTIFICATION

I HEREBY CERTIFY THAT THE DESIGN OF THIS PROJECT, AS PREPARED UNDER MY PERSONAL DIRECTION AND CONTROL, COMPLIES WITH ALL APPLICABLE STANDARDS, INCLUDING THE "MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS" AS ADOPTED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION PURSUANT TO 334.044(10)(a) AND 336.045, FLORIDA STATUTE.

NO.	DATE	DESCRIPTION	BY
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REVISIONS

SHEET INDEX

Sheet List Table

Sheet Number	Sheet Title
G-001	COVER SHEET
G-002	GENERAL CONSTRUCTION NOTES
~~G-003~~	~~STORMWATER POLLUTION PREVENTION PLAN~~
G-004	EXISTING CONDITIONS AND DEMOLITION PLAN
~~G-005~~	~~EROSION CONTROL PLAN~~
~~G-006~~	~~EROSION CONTROL DETAILS~~
C-001	PROPOSED SITE LAYOUT
C-002	SITE DETAILS
C-003	GRADING AND DRAINAGE PLAN
~~C-004~~	~~DRAINAGE DETAILS~~
~~C-005~~	~~UTILITY PLAN~~
~~C-006~~	~~UTILITY DETAILS~~
~~C-007~~	~~LIFT STATION DETAIL~~
~~C-009~~	~~LANDSCAPE PLAN~~

Ram Goel

Notes:
1. This item has been electronically signed & sealed by me & dated using a Digital Signature & date.
2. Printed copies of this document are not considered signed & sealed. This signature must be verified on any electronic copies.

RAM A. GOEL
LICENSE
No. 47431
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Always call 811 two full business days before you dig
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MU-GRO BROTHERS DIXIE ACCESS
R.C.KELLEY CIVIL DESIGN SERVICES JOB # 22-0708
DATE: APRIL 14, 2025

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GENERAL CONSTRUCTION NOTES

1. UNLESS OTHERWISE NOTED HEREIN, THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH THE FOLLOWING DOCUMENTS:
   A. CITY OF TARPON SPRINGS CODE OF ORDINANCES (LATEST EDITION)
   B. FLORIDA DEPARTMENT OF TRANSPORTATION DESIGN STANDARDS, 2015 EDITION.
   C. CURRENT WATER AND WASTEWATER STANDARDS OF THE CITY OF TARPON SPRINGS. THE WATER AND WASTEWATER SYSTEMS SHALL BE PRIVATE FOR OWNERSHIP AND MAINTENANCE.
   D. THE STORMWATER DRAINAGE COLLECTION SYSTEM AND PROPOSED ROADWAY SHALL MEET TARPON SPRINGS CURRENT SPECIFICATION FOR DESIGN. WHERE INDICATED ON THE PLANS, THE RIGHT-OF-WAY SHALL BE DEDICATED TO THE COUNTY FOR OWNERSHIP AND MAINTENANCE. ACCORDINGLY, THE ABOVE NOTED DOCUMENTS SHALL BE THE TECHNICAL SPECIFICATIONS FOR THE CONSTRUCTION OF THIS PROJECT AND THE CONTRACTOR SHALL OBTAIN AND FULLY FAMILIARIZE HIMSELF WITH THE CONTENTS OF SAID SPECIFICATIONS. IN THE EVENT THAT A DISCREPANCY OCCURS BETWEEN THESE PLANS AND THE AFOREMENTIONED SPECIFICATIONS, THE SPECIFICATIONS SHALL TAKE PRECEDENCE, UNLESS OTHERWISE DIRECTED BY THE ENGINEER IN WRITING. THE CONTRACTOR SHALL HAVE A SET OF THESE PLANS MARKED "APPROVED FOR CONSTRUCTION" ALONG WITH A COPY OF ALL THE DOCUMENTS NOTED ABOVE ON THE PROJECT SITE AT ALL
2. ALL SUBSURFACE CONSTRUCTION SHALL COMPLY WITH THE "TRENCH SAFETY ACT". IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO INSURE THAT ALL CONSTRUCTION IS IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS.
3. PRIOR TO CONSTRUCTION COMMENCEMENT, THE CONTRACTOR SHALL OBTAIN FROM THE ENGINEER AND/OR THE DEVELOPER COPIES OF ALL PERTINENT PERMITS AND APPROVALS RELATED TO THIS PROJECT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROPERLY POST ALL PERMITS ON-SITE AND TO ASSURE ALL CONSTRUCTION ACTIVITIES ARE IN COMPLIANCE WITH THE CONDITIONS OF ALL PERMITS AND APPROVALS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES WHETHER OR NOT THEY ARE INDICATED ON THESE PLANS AND SHALL NOTIFY ALL UTILITY OWNERS A MINIMUM OF 48 HOURS IN ADVANCE OF CONSTRUCTION COMMENCEMENT. THE CONTRACTOR SHALL NOTIFY AND COORDINATE WITH ALL UTILITY COMPANIES AND GOVERNING AGENCIES NECESSARY FOR CONSTRUCTION OF THE PROJECT, INCLUDING BUT NOT LIMITED TO PINELLAS COUNTY UTILITIES, TECO, PROGRESS ENERGY, BRIGHTHOUSE NETWORKS. CALL SUNSHINE ONE (1-800-432-4770) PRIOR TO ANY EXCAVATION.
5. THE CONTRACTOR SHALL ASSURE AND BE RESPONSIBLE FOR THE PROPER PLACEMENT AND MAINTENANCE OF ALL TRAFFIC CONTROL DEVICES REQUIRED FOR THE CONSTRUCTION OF THIS PROJECT.
6. THE CONTRACTOR SHALL ASSURE AND BE RESPONSIBLE FOR THE PROPER PLACEMENT OF TREE BARRICADES PRIOR TO COMMENCING CONSTRUCTION AND SHALL MAINTAIN THE TREE BARRICADES THROUGH-OUT THE DURATION OF CONSTRUCTION. TREE BARRICADES SHALL BE PLACED IN ACCORDANCE WITH CITY REQUIREMENTS AND THE SITE SPECIFIC PERMIT ISSUED BY THE COUNTY.
7. DURING LAND ALTERATION AND CONSTRUCTION ACTIVITIES, IT SHALL BE UNLAWFUL TO REMOVE VEGETATION BY GRUBBING OR TO PLACE SOIL DEPOSITS, DEBRIS, SOLVENTS, CONSTRUCTION MATERIAL, MACHINERY OR OTHER EQUIPMENT OF ANY KIND WITHIN THE DRIPLINE OF TREES TO REMAIN ON THE SITE UNLESS OTHERWISE APPROVED BY PINELLAS COUNTY.
8. AREAS DISTURBED BY THE CONTRACTOR OUTSIDE OF THE CONSTRUCTION SITE SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN THE PRE-CONSTRUCTION CONDITION; THIS INCLUDES LANDS OWNED BY THE DEVELOPER.
9. THE CONTRACTOR SHALL TAKE ALL REASONABLE MEASURES TO GUARD AGAINST FUGITIVE DUST DURING CONSTRUCTION.
10. ALL PRACTICAL AND NECESSARY EFFORTS SHALL BE TAKEN DURING CONSTRUCTION TO CONTROL AND PREVENT EROSION AND TRANSPORT OF SEDIMENT TO SURFACE DRAINS, SURFACE WATERS OR ONTO ADJACENT PROPERTIES. THESE EFFORTS SHALL INCLUDE THE PLACEMENT AND MAINTENANCE OF SILT SCREENS AS INDICATED ON THESE PLANS AND/OR AS REQUIRED BY CONSTRUCTION PERMITS AND APPROVALS. RE-VEGETATION AND STABILIZATION OF DISTURBED GROUND SURFACES SHALL BE ACCOMPLISHED AS RAPIDLY AS POSSIBLE TO PREVENT EROSION FROM OCCURRING AND TO REDUCE SEDIMENTATION IN RUN-OFF.
11. THE CONTRACTOR SHALL NOT UNDERTAKE ANY WORK HE FEELS WILL CONSTITUTE A CHANGE ORDER WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER AND THE DEVELOPER.
12. THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER, FOR HIS REVIEW, ALL SHOP DRAWINGS A MINIMUM OF SEVEN (7) WORKING DAYS IN ADVANCE OF THE CONTRACTOR'S NEED FOR SAME.
13. ALL EXISTING WELLS TO BE ABANDONED SHALL BE PROPERLY ABANDONED BY A LICENSED WATER WELL CONTRACTOR IN ACCORDANCE WITH SWFWMD RULES 40D-3 AND 17-21.10(4) F.A.C.
14. PRIOR TO BIDDING, CONTRACTOR SHALL VERIFY THE TOPOGRAPHICAL INFORMATION AS SHOWN ON THE CONSTRUCTION DRAWINGS AND ACCEPT THE SITE (ACCURATE TO 0.5 FEET OF THE CONTOUR INTERVAL AND 0.2 FEET OVERALL) AS REPRESENTED. COMMENCEMENT OF SITE IMPROVEMENTS SHALL BE INTERPRETED AS ACCEPTANCE BY CONTRACTOR OF ALL REPRESENTATIONS IN CONTRACT DOCUMENTS.
15. CONTRACTOR SHALL PERFORM ALL CLEARING AND GRUBBING OPERATIONS IN ACCORDANCE WITH STANDARD CONSTRUCTION PROCEDURES AS REQUIRED TO CONSTRUCT ALL FACILITIES SHOWN ON THE CONSTRUCTION DRAWINGS.
16. ALL UNSUITABLE MATERIAL SHALL BE REMOVED BY CONTRACTOR FROM STRUCTURAL AREAS AND PLACED ON SITE IN NON STRUCTURAL AREAS OR AS SPECIFIED BY THE DEVELOPER. ALL EXCESS FILL MATERIAL EXCAVATED FROM THE SITE SHALL BE STOCKPILED ON SITE AS DIRECTED BY THE DEVELOPER AND SHALL REMAIN THE PROPERTY OF THE DEVELOPER.
17. THE DEVELOPER SHALL PROVIDE 2 BENCH MARKS AND A COORDINATE CONTROL SHEET FROM THE ENGINEER FOR THE CONTRACTOR'S USE. ALL FIELD SURVEY LAYOUT FOR THE FACILITIES SHOWN ON THE CONSTRUCTION DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL MAINTAIN A SET OF FIELD "AS BUILTS" FOR ALL IMPROVEMENTS NOTING ANY FIELD ADJUSTMENTS. THE "AS BUILT" SHALL ALSO INCLUDE LOT, POND AND MITIGATION AREA GRADING. PRIOR TO FINAL PAYMENT, THE CONTRACTOR SHALL BE RESPONSIBLE TO SUBMIT A CERTIFIED SET OF "AS BUILTS" TO THE ENGINEER. EACH SHEET OF THE PLANS SHALL BE SIGNED, SEALED AND DATED BY A PROFESSIONAL LAND SURVEYOR LICENSED TO PERFORM LAND SURVEYING SERVICES IN THE STATE OF FLORIDA. THE ENGINEER SHALL REVIEW THE "AS BUILTS" AND CONVERT THEM INTO RECORD DRAWINGS.
18. CONTRACTOR TO CONSTRUCT ALL BUILDING PADS IN A LINEAR GRADING FASHION AS SHOWN ON THE CONSTRUCTION DRAWINGS. ALL BUILDINGS SHALL BE COMPACTED TO 95% OF THE MODIFIED PROCTOR VALUE (ASTM D-1557). AS PART OF THE AS BUILTS REQUIREMENTS UNDER #18 (ABOVE), THE CONTRACTOR SHALL ALSO AS BUILT THE BUILDING PADS AS SHOWN ON THE CONSTRUCTION DRAWINGS.
19. CONTRACTOR TO OBTAIN ALL REQUIRED PERMITS FOR BURNING ON SITE.
20. DEVELOPER SHALL PROVIDE SOILS AND MATERIALS TESTING SERVICES FROM A LICENSED GEOTECHNICAL ENGINEER AT HIS OWN EXPENSE. CONTRACTOR SHALL COOPERATE WITH THE OWNER'S GEOTECHNICAL ENGINEER AND SHALL NOTIFY THE GEOTECHNICAL ENGINEER AT LEAST 24 HOURS PRIOR TO ANY TESTING REQUIRED BY THE DEVELOPER, GOVERNMENTAL AGENCY OR AS RECOMMENDED BY GEOTECHNICAL ENGINEER. IF A FAILURE IN ANY OF THE CONTRACTOR'S ACTIVITIES RELATED TO SOILS OR MATERIALS TESTING OCCURS, THE CONTRACTOR SHALL IMMEDIATELY REMEDY THE FAILURE AT HIS EXPENSE AND RE-SCHEDULE THE RE-TESTING AS NECESSARY. ALL RE-TESTING FEES FROM THE GEOTECHNICAL ENGINEER RESULTING FROM THE AFORESAID FAILURES SHALL BE AT THE CONTRACTOR'S EXPENSE.
21. WORK PERFORMED BY THE CONTRACTOR SHALL INTERFACE SMOOTHLY WITH OTHER WORK BEING PERFORMED ON SITE OR ADJACENT TO THE 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, INCLUDING BUT NOT LIMITED TO PROGRESS ENERGY & VERIZON.
22. OVERALL CLEAN-UP SHALL BE ACCOMPLISHED BY THE CONTRACTOR IN ACCORDANCE WITH TARPON SPRINGS STANDARDS OR AS DIRECTED BY THE ENGINEER AND OWNER.
23. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ACCESS TO PRIVATE PROPERTY. ANY DAMAGE CAUSED BY THE CONTRACTOR IN THE PERFORMANCE OF HIS WORK SHALL BE CORRECTED TO THE SATISFACTION OF THE ENGINEER AND THE OWNER AT THE CONTRACTOR'S EXPENSE.
24. ANY DAMAGE TO STATE, COUNTY, OR LOCAL ROADS CAUSED BY THE CONTRACTOR'S HAULING OR EXCAVATION EQUIPMENT SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE ENGINEER, THE OWNER, AND THE APPLICABLE GOVERNMENTAL AGENCY.
25. ANY U.S.C. & G.S. MONUMENT WITHIN LIMITS OF CONSTRUCTION IS TO BE PROTECTED BY THE CONTRACTOR.
26. GATED ENTRIES REQUIRE SIREN OPENING SYSTEM, (SOS), OR 3M OPTICOM SYSTEM FOR EMERGENCY ACCESS.

CONSTRUCTION SEQUENCE & MAINTENANCE SCHEDULE OF EROSION CONTROL

1. SEE BMP PLAN FOR SILT SCREEN BARRIER DETAILS & NOTES.
2. ALL EROSION CONTROL DEVICES AS INDICATED ON THESE PLANS SHALL BE INSTALLED PRIOR TO THE START OF ANY CONSTRUCTION.
3. DAILY INSPECTION OF THE EROSION CONTROL WILL BE REQUIRED BY THE CONTRACTOR. ANY DISTURBANCE OF THESE DEVICES SHALL BE REPAIRED IMMEDIATELY.
4. SILTATION ACCUMULATIONS GREATER THAN THE LESSER OF 12 INCHES OR ONE HALF THE DEPTH OF THE SILTATION CONTROL BARRIER SHALL BE IMMEDIATELY REMOVED AND PLACED IN UPLAND AREAS.
5. JURISDICTIONAL LINES SHALL BE MARKED IN THE FIELD FOR IDENTIFICATION AND LIMITS OF CONSTRUCTION.
6. MAINTENANCE OF ALL EROSION CONTROL DEVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR FOR THE LIFE OF THE PROJECT OR UNTIL APPROVED FOR REMOVAL BY THE ENGINEER.
7. SEE NOTE 9 &10 OF THE GENERAL NOTES THIS DWG.

EROSION PROTECTION

THE CONTRACTOR IS RESPONSIBLE FOR SITE CONDITIONS FROM THE DATE OF NOTICE TO PROCEED, UNTIL THE PROJECT IS ACCEPTED BY THE OWNER, ENGINEER AND PINELLAS COUNTY. ACCORDINGLY, THE CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL FUGITIVE DUST AND EROSION. PROTECTION FROM EROSION INTO EXISTING WETLANDS, DRAINAGE WAYS, CONSERVATION AREAS, NATURAL AREAS AND OFFSITE AREAS, AS WELL AS NEWLY CONSTRUCTED ROADWAYS, STORMWATER FACILITIES AND MITIGATION AREAS, IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL MANAGE HIS WORK SO AS TO PREVENT EROSION. THIS MAY REQUIRE ADDITIONAL MEASURES FROM THOSE SHOWN ON THE CONSTRUCTION PLANS, SUCH AS WINDROWS, DIVERSION SWALES, SEED & MULCH, STAKED HAY BALES, OR OTHER EROSION CONTROL MEASURES NECESSARY TO REACT TO VARYING SITE CONDITIONS OR INCLEMENT WEATHER. IF EROSION OCCURS, THE CONTRACTOR SHALL IMMEDIATELY REMEDY THE DAMAGE CAUSED BY SUCH EROSION BY CONTROLLED REMOVAL OF SEDIMENTS, REPLANTING IF NECESSARY AND RE-ESTABLISHMENT OF EROSION PROTECTION DEVICES, AT THE CONTRACTOR'S SOLE EXPENSE.

STORMWATER MANAGEMENT SYSTEM MAINTENANCE

OPERATION/MAINTENANCE SCHEDULE

THE DEVELOPER OR HIS ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DETENTION AREA AND SUBSURFACE DRAINAGE SYSTEM. THIS WILL REQUIRE INSPECTION, ON AT LEAST AN ANNUAL BASIS, OF THE ON-SITE DRAINAGE SYSTEM, INCLUDING BUT NOT LIMITED TO, INLETS, STORM MANHOLES, DETENTION AREAS, AND CONTROL STRUCTURES, MAKING SURE THAT THE SYSTEM IS FREE FROM EXCESS SILT, DEBRIS AND SEDIMENTATION BUILD-UP. THIS MAY REQUIRE PERIODIC FLUSHING OF THE SUBSURFACE DRAINAGE SYSTEM, CUTTING AND REMOVAL OF VEGETATION FROM AND AROUND STRUCTURES, AND REMOVAL OF ACCUMULATED SEDIMENTS FROM THE BOTTOM OF THE DETENTION AREAS AND STRUCTURES AS NEEDED TO MAINTAIN THE VIABILITY OF THE ORIGINAL DESIGN INTENT. THE DESIGNATED LITTORAL ZONE SHALL BE MAINTAINED AS A FUNCTIONAL BIOLOGICAL FILTRATION AREA (I.E. VEGETATED ZONE) AND SHALL NOT BE LESS THAN 35% OF THE POND SURFACE.

GENERAL MAINTENANCE

1. ALL STORM WATER PIPES, INLETS, CATCH BASINS, MANHOLES, FLUMES, POND INFLOW AND OUTFALL STRUCTURES (INCLUDING OIL SKIMMERS), AND DISCHARGE PIPES SHOULD BE INSPECTED ON A REGULAR BASIS (MONTHLY OR QUARTERLY) AND AFTER MAJOR RAINFALLS. THEY SHOULD BE MAINTAINED BY REMOVING BUILT-UP DEBRIS AND VEGETATION AND REPAIRING DETERIORATING STRUCTURES.
2. CHEMICALS, OILS, GREASES, OR SIMILAR WASTES ARE NOT TO BE DISPOSED OF DIRECTLY TO THE STORMWATER FACILITY OR THROUGH STORM SEWERS. TREATMENT PONDS ARE DESIGNED TO TREAT NORMAL ROAD, PARKING LOT, ROOF AND YARD RUNOFF ONLY. SOME CHEMICALS MAY INTERFERE WITH A TREATMENT POND'S FUNCTIONS OR KILL VEGETATION AND WILDLIFE. DISPOSE OF THESE POTENTIALLY DANGEROUS MATERIALS PROPERLY BY TAKING THEM TO RECYCLING FACILITIES OR TO LOCAL "AMNESTY DAYS" SPONSORED BY MANY LOCAL GOVERNMENTS. ALSO, DO NOT DISPOSE OF GRASS CLIPPINGS IN SWMS. GRASS CLIPPINGS POSE PROBLEMS BY SMOTHERING DESIRABLE VEGETATION, CLOGGING OUTFALL STRUCTURES, AND WHEN THEY DECOMPOSE, MAY CAUSE UNSIGHTLY ALGAE BLOOMS THAT CAN KILL FISH.
3. ACCUMULATED POND SEDIMENTS MAY CONTAIN HEAVY METALS SUCH AS LEAD, CADMIUM AND MERCURY, AS WELL AS OTHER POTENTIALLY HAZARDOUS MATERIALS. THEREFORE, SEDIMENTS REMOVED FROM STORM SEWERS, INLETS, PIPES AND PONDS SHOULD BE DISPOSED OF AT AN APPROVED FACILITY (CHECK WITH THE COUNTY SOLID WASTE DEPARTMENT OR THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR DISPOSAL FACILITIES APPROVED TO ACCEPT TREATMENT POND SEDIMENT).
4. DURING ANY REPAIR OR MAINTENANCE ACTIVITY USE CARE TO AVOID CAUSING EROSION OR SILTATION TO ADJACENT OR OFF-SITE AREAS.
5. REMEMBER, ALTERATIONS (FILLING, ENLARGING, ETC.) OF ANY PART OF THE STORMWATER FACILITY IS NOT PERMITTED WITHOUT PRIOR APPROVAL FROM ALL APPLICABLE GOVERNING AGENCIES.
6. THE APPROVED OPERATION AND MAINTENANCE PERMIT AND AS-BUILT DRAWINGS ARE AVAILABLE AT YOUR LOCAL DISTRICT SERVICE OFFICE. REFER TO THOSE PLANS AND PERMITS FOR ADDITIONAL RESTRICTIONS, INSTRUCTIONS AND CONDITIONS.
7. IT IS USUALLY MORE COST EFFECTIVE TO MONITOR AND PERFORM ROUTINE MAINTENANCE ON A SWMS, RATHER THAN LET IT FAIL AND HAVE TO RECONSTRUCT THE ENTIRE SYSTEM.
8. MOSQUITO GROWTH CAN BE MINIMIZED IN A SWMS BY THE FOLLOWING MEASURES:
   A. DO NOT DUMP GRASS CLIPPINGS OR OTHER ORGANIC DEBRIS INTO SWMS - DECAYING GRASS CLIPPINGS AND OTHER DECOMPOSING VEGETATION CREATE IDEAL CONDITIONS FOR BREEDING MOSQUITOS.
   B. CLEAN OUT ANY OBSTRUCTIONS WHICH GET INTO THE SYSTEM. DEBRIS CAN OBSTRUCT FLOW AND HARBOR MOSQUITO EGGS AND LARVAE.
   C. REMOVE WATER LETTUCE AND WATER HYACINTH, WHICH NOURISH AND SHELTER MOSQUITO LARVAE.

DITCH & SWALE MAINTENANCE

SOME MSSW AND ERP PERMITS REQUIRE THAT THE VEGETATION IN SOME DITCHES BE PROTECTED TO OFFSET WETLAND IMPACTS PERMITTED DURING CONSTRUCTION OR FOR WATER QUALITY TREATMENT. THE PERMIT OR APPROVED CONSTRUCTION SHOULD CLEARLY IDENTIFY WHICH DITCH VEGETATION MUST BE PRESERVED. IF YOU'RE UNSURE, CONTACT THE LOCAL DISTRICT SERVICE OFFICE. IF VEGETATION IS NOT REQUIRED TO BE PROTECTED, DITCHES AND SWALES SHOULD BE PERIODICALLY MOWED AND CLEANED OF ACCUMULATED REFUSE. DURING THE MOWING OPERATIONS, DITCHES AND SWALES SHOULD BE INSPECTED FOR BARE SPOTS, DAMAGE OR EROSION. BARE AREAS SHOULD BE SODDED OR SEEDED TO REPLACE THE GRASS COVER. IN THE CASE OF EROSION, REPLACE THE MISSING SOILS AND BRING THE AREA BACK TO GRADE. SOME DITCHES ARE DESIGNED TO STORE RUNOFF FOR SHORT PERIODS OF TIME UTILIZING DITCH BLOCKS OR RAISED INLETS. THESE DITCH BLOCKS OR INLETS SHOULD NOT BE REMOVED OR ALTERED. IF YOU ARE UNABLE TO IDENTIFY WHAT TYPE OF TREATMENT METHOD SERVES YOUR DEVELOPMENT, CONTACT THE DISTRICT SERVICE OFFICE.

HOW TO OPERATE AND MAINTAIN THE STORMWATER MANAGEMENT SYSTEM

YOUR STORMWATER MANAGEMENT SYSTEM (SWMS) IS DESIGNED AND CONSTRUCTED TO COMPLY WITH CERTAIN ENVIRONMENTAL PROTECTION CRITERIA. STORMWATER PONDS AND THEIR ASSOCIATED SURFACE WATER MANAGEMENT FACILITIES ARE DESIGNED TO CAPTURE AND REMOVE POLLUTANTS FROM SPECIFIC VOLUMES OF STORMWATER RUNOFF THROUGH PROCESSES SUCH AS PERCOLATION, FILTERING AND/OR DETENTION. AS LONG AS THEY ARE CONSTRUCTED PROPERLY AND MAINTAINED IN AN EFFECTIVE STATE, WATER QUALITY STANDARDS ARE PRESUMED TO BE MET. STORMWATER MANAGEMENT SYSTEMS SHOULD BE INSPECTED ON A ROUTINE BASIS TO ENSURE THAT THEY ARE FUNCTIONING PROPERLY. INSPECTIONS SHOULD BE SCHEDULED ON A MONTHLY OR QUARTERLY BASIS AND FOLLOWING ANY MAJOR RAIN EVENT. MORE FREQUENT INSPECTIONS MAY BE NECESSARY DURING THE RAINY SEASON. KEEPING DETAILED NOTES ON MAINTENANCE ACTIVITIES WILL HELP WHEN PROVIDING A REPORT TO THE DISTRICT AT THE TIME OF YOUR 18 OR 24 MONTH INSPECTION. YOUR MANAGEMENT AND STORAGE OF SURFACE WATERS (MSSW) PERMIT OR ENVIRONMENTAL RESOURCES PERMIT (ERP) INCLUDES A CONDITION THAT SPECIFIES HOW OFTEN THE INSPECTION REPORTS ARE DUE. IT WOULD BE WISE TO DESIGNATE ONE INDIVIDUAL AS THE PERSON RESPONSIBLE FOR OVERSEEING OPERATION AND MAINTENANCE ACTIVITIES, MONITORING AND REPORTING. THIS WILL ALLOW THAT INDIVIDUAL TO BECOME WELL-ACQUAINTED WITH THE SWMS. A COPY OF THE PERMIT AND DISTRICT-APPROVED CONSTRUCTION DRAWINGS SHOULD BE MADE AVAILABLE TO THE RESPONSIBLE PERSON IF QUESTIONS OR ISSUES DEVELOP.

DRAINAGE

1. STANDARD INDICES REFER TO THE LATEST EDITION OF TARPON SPRINGS & FDOT SPECIFICATIONS.
2. ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE CLASS III (ASTM 6-76-72A) UNLESS OTHERWISE NOTED ON PLANS. ALL DRAINAGE STRUCTURES SHALL BE IN ACCORDANCE WITH CITY AND FDOT DESIGN STANDARDS UNLESS OTHERWISE NOTED ON PLANS.
3. PIPE LENGTHS SHOWN ARE APPROXIMATE AND TO CENTER OF DRAINAGE STRUCTURE WITH THE EXCEPTION OF MITERED AND FLARED END SECTIONS, WHICH ARE NOT INCLUDED IN LENGTHS.
4. ALL DRAINAGE STRUCTURE TOPS AND COVERS SHALL BE TRAFFIC RATED FOR H-20 LOADINGS.
5. 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.
6. THE CONTRACTOR SHALL MAINTAIN AND PROTECT FROM MUD, DIRT, DEBRIS, ETC. THE STORM DRAINAGE SYSTEM UNTIL FINAL ACCEPTANCE OF THE PROJECT. THE CONTRACTOR MAY BE REQUIRED TO CLEAN PIPES AND INLETS PRIOR TO FINAL ACCEPTANCE.

National Pollution Discharge Elimination System (NPDES) Requirements

THE ENGINEER WILL COMPLETE APPROPRIATE SECTIONS OF THE NOTICE OF INTENT (NOI) AND NOTICE OF TERMINATION (NOT) APPLICATIONS AVAILABLE FROM FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP). THE ENGINEER WILL SUBMIT THE NOI AND THE NOT TO THE OWNER OR THE CONTRACTOR FOR COMPLETION, SIGNATURE AND TRANSMITTAL TO THE FDEP. THE ENGINEER WILL ALSO PREPARE A SUGGESTED DRAFT STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE SITE. THE ENGINEER WILL SUBMIT THE SUGGESTED DRAFT SWPPP TO THE OWNER OR THE CONTRACTOR FOR USE ONLY AS A GUIDE IN PREPARING THE FINAL SWPPP. THE FINAL SWPPP, AS PREPARED BY THE OWNER OR THE CONTRACTOR, WILL BE LOCATED ON SITE AND MONITORED AS DESCRIBED IN THE NOI.

THE OWNER OR THE CONTRACTOR WILL ALSO BE RESPONSIBLE FOR THE FOLLOWING:
1 SIGNING THE NOI, NOT, AND THE FINAL SWPPP AS THE "OPERATOR AND/OR RESPONSIBLE AUTHORITY" FOR THE PROJECT.
2 IMPLEMENTING THE "BEST MANAGEMENT PRACTICES" AS SHOWN IN THE FINAL SWPPP PREPARED BY OTHERS.
3 MAINTAINING THE "BEST MANAGEMENT PRACTICES" AS SHOWN IN THE SWPPP PREPARED BY OTHERS AS REQUIRED TO ACCOMMODATE CONDITIONS IN THE FIELD.
4 MONITORING THE SITE CONDITIONS AND PREPARING ALL REPORTS AS REQUIRED BY THE CONDITIONS OF THE GENERAL NPDES PERMIT.

CLEARING/DEMOLITION

1. 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 THE COUNTY AND THE OWNER.
2. THE CONTRACTOR SHALL CLEAR AND GRUB THE SITE NECESSARY FOR CONSTRUCTION. DISTURBED AREAS, NOT OTHERWISE STABILIZED, WILL BE SEEDED, MULCHED, SODDED OR PLANTED WITH OTHER APPROVED LANDSCAPE MATERIAL IMMEDIATELY FOLLOWING CONSTRUCTION.
3. REMAINING MATERIAL 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.
4. ALL CONSTRUCTION DEBRIS AND OTHER WASTE MATERIALS SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR IN ACCORDANCE WITH APPLICABLE REGULATORY AGENCY REQUIREMENTS.

WATER, WASTEWATER & REUSE WATER SYSTEM NOTES

1. HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS SHALL BE AS FOLLOWS:
   A. NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610,
   B. NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.
   C. NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE 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.
   D. NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2), F.S., AND RULE 64E-6.002, F.A.C.
2. VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, AND RECLAIMED WATER PIPELINES SHALL BE AS FOLLOWS:
   A. NEW OR RELOCATED UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSE GRAVITY-OR VACUUM-TYPE SANITARY SEWER OR STORM 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.
   B. 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.
   C. AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS (A) AND (B) 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. ALTERNATIVELY, 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, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER 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.
3. SEPARATION BETWEEN WATER MAINS AND SANITARY OR STORM SEWER MANHOLES.
   A. NO WATER MAIN SHALL PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A SANITARY SEWER MANHOLE, STORM SEWER MANHOLE OR INLET STRUCTURE.
4. ALL UTILITY MATERIAL AND WORKMANSHIP MUST COMPLY WITH THE "TARPON SPRINGS", LATEST EDITION.
5. ALL PVC WATER MAINS 4 - 12 INCHES SHALL BE IN ACCORDANCE WITH AWWA C-900. PIPE SHALL BE CLASS 200 AND MEET THE REQUIREMENTS OF DR-14.
6. ALL PVC WATER MAIN SMALLER THAN 4 INCHES SHALL BE CLASS 200 AND MEET THE REQUIREMENTS OF SDR 21 IN ACCORDANCE WITH ASTM D-2241.
7. ALL PVC SANITARY SEWER PIPE SHALL MEET THE LATEST TARPON SPRINGS UTILITY APPROVED MATERIAL SPECIFICATION MANUAL. THE REQUIREMENTS OF ASTM D-3034 SHALL HAVE A MINIMUM COVER OF 4' AND A MAXIMUM OF 8'. FOR INVERTS DEEPER THAN 8' OR LESS THAN 4', CL-350 OR C900/C095 PIPE SHALL BE USED.
8. ALL DUCTILE IRON UTILITY WATER MAIN, SANITARY SEWER PIPE AND REUSE WATER MAINS SHALL BE CLASS 50 IN ACCORDANCE WITH ANSI A 21.52.
9. RECLAIMED WATER MAINS 4 - 12 INCHES SHALL BE IN ACCORDANCE WITH AWWA C-900, DR18. RECLAIMED WATER MAINS 14 - 24 INCHES SHALL BE IN ACCORDANCE WITH AWWA C-905, DR25. ALL PIPE SHALL BE CLASS 150.
10. ALL PVC REUSE WATER MAINS SMALLER THAN 4" SHALL BE CLASS 200 AND MEET THE REQUIREMENTS OF SDR 21 IN ACCORDANCE WITH ASTM D-2241.
11. ALL WATER MAINS, SANITARY SEWER MAINS AND RECLAIMED WATER MAINS SHALL HAVE A MINIMUM OF 36 INCHES OF COVER, EXCEPT AS NOTED.
12. PRIOR TO COMMENCING NEW WORK WHICH REQUIRES CONNECTING TO EXISTING LINES OR APPURTENANCES, THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY AND SHALL VERIFY THE LOCATION AND ELEVATION OF THE EXISTING CONNECTION POINT AND NOTIFY THE DEVELOPER'S ENGINEER OF ANY CONFLICTS OR DISCREPANCIES.
13. CONNECTIONS INTO EXISTING COUNTY-OWNED SYSTEMS SHALL BE VIA WET TAP. WET TAPS SHALL BE PERFORMED BY THE COUNTY UTILITIES SERVICES BRANCH AT THE OWNER'S EXPENSE. PINELLAS COUNTY WILL FURNISH AND INSTALL ALL WET TAPS REGARDLESS OF SIZE. EXCAVATION, BACKFILL, AND SURFACE RESTORATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
14. LOCATION OF THE SANITARY SEWER SERVICE LATERALS, IF INDICATED ON THE PLANS ARE A DISTANCE FROM THE DOWNSTREAM MANHOLE.
15. LOCATION OF THE WATER SERVICE SLEEVE, IF INDICATED ON THE PLANS, ARE PER THE CENTERLINE ROAD STATIONING.
16. CONFLICTS BETWEEN REUSE WATER AND STORM, SANITARY SEWER OR WATER MAIN TO BE RESOLVED BY ADJUSTING THE REUSE WATER LINES AS NECESSARY.
17. JOINT RESTRAINTS SHALL BE PROVIDED AT ALL FITTINGS, JOINTS AND BENDS AS SHOWN ON DETAILS.
18. ALL PIPE AND FITTINGS SHALL BE CLEARLY MARKED WITH THE NAME OR TRADEMARK OF THE MANUFACTURER, THE BATCH NUMBER, THE LOCATION OF THE PLANT AND STRENGTH DESIGNATION, AS APPLICABLE . ALL PIPE SHALL BE LAID WITH A TWO INCH METALLIC TAPE APPROPRIATELY COLOR CODED AND IMPRINTED WITH THE TYPE OF SERVICE 12 INCHES TO 18 INCHES BELOW FINAL GRADE, DIRECTLY ABOVE THE UTILITY FOR IDENTIFICATION AND EASE OF LOCATION. THE APPROPRIATE TAPE COLOR CODES ARE AS FOLLOWS:
    GREEN SANITARY FORCE MAIN
    BLUE POTABLE WATER
    PURPLE TREATED EFFLUENT FOR REUSE
19. THE CONTRACTOR SHALL TEST ALL GRAVITY SEWERS IN ACCORDANCE WITH THE CITY REGULATIONS. IF ACCEPTABLE, SAID TESTS WILL BE CERTIFIED BY THE ENGINEER OF RECORD AS REQUIRED.
20. PIPE DEFLECTION SHALL BE IN ACCORDANCE WITH AWWA STANDARD C-600, LATEST EDITION.
21. THRUST BLOCKS ARE NOT ALLOWED! RESTRAINED JOINTS SHALL BE USED ON ALL PRESSURIZED PIPING.
22. FIRE HYDRANTS WILL REQUIRE FLOW TESTING AND COLOR-CODING BASED ON TEST RESULTS.

PAVING AND GRADING

1. 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 MATERIALS AND COMPACTED AS SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING DELETERIOUS MATERIAL FROM THE SITE.
2. 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 PIPE AND APPURTENANCES ARE BEING PLACED.
3. 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.
4. PROPOSED SPOT ELEVATIONS REPRESENT TOP OF FINISHED PAVEMENT OR GROUND SURFACE GRADE UNLESS OTHERWISE NOTED ON DRAWINGS.
5. CONTRACTOR SHALL TRIM, TACK AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT.
6. CONCRETE CURBING WILL BE PLACED AS SHOWN ON THE PLANS.
7. THE CONTRACTOR WILL STABILIZE BY SEED AND MULCH, SOD OR OTHER APPROVED MATERIALS ANY DISTURBED AREAS WITHIN ONE WEEK FOLLOWING CONSTRUCTION OF THE PAVEMENT AREAS. CONTRACTOR SHALL MAINTAIN SUCH AREAS UNTIL FINAL ACCEPTANCE BY OWNER.
8. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPLICABLE TESTING WITH THE SOILS ENGINEER. TESTS WILL BE REQUIRED PURSUANT TO PINELLAS COUNTY. UPON COMPLETION OF PROPOSED CONSTRUCTION, SOILS ENGINEER WILL SUBMIT CERTIFICATIONS TO THE OWNER'S ENGINEER STATING THAT ALL REQUIREMENTS HAVE BEEN MET.
9. ALL UNDERGROUND UTILITIES, INCLUDING UTILITY SLEEVES, AND CONDUITS SHALL BE INSTALLED PRIOR TO BASE & PAVEMENT CONSTRUCTION.

SAFETY

1. DURING THE CONSTRUCTION AND MAINTENANCE OF THIS PROJECT, ALL SAFETY REGULATIONS ARE TO BE ENFORCED. THE CONTRACTOR SHALL BE TOTALLY RESPONSIBLE FOR THE CONTROL AND SAFETY OF THE TRAVELING PUBLIC AND THE SAFETY OF HIS PERSONNEL.
2. LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY OSHA IN THE FEDERAL REGISTER OF THE DEPARTMENT OF TRANSPORTATION.
3. CONTRACTOR SHALL PROVIDE AND MAINTAIN ITS OWN SAFETY EQUIPMENT IN ACCORDANCE WITH ITS HEALTH & SAFETY PROGRAM AND ALL OTHER APPLICABLE LEGAL AND HEALTH AND SAFETY REQUIREMENTS. THE CONTRACTOR IS ALSO RESPONSIBLE FOR PROVIDING ITS 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 OCCUPATION 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.
4. 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 P.
5. 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.
6. 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.
7. 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 ONE (1-800-432-4770) TO ARRANGE FIELD LOCATIONS.

FDOT CONSTRUCTION NOTES - ACCESS

1. ANY NEW PROPOSED PLAN SHALL INCLUDE CROSS SECTIONS OF THE STATE ROAD ADEQUATELY REFLECTING ALL RIGHT OF WAY FEATURES INCLUDING EXISTING UTILITIES, STORM DRAIN STRUCTURES AND ANY ABOVE OR BELOW GROUND APPURTENANCES WHERE APPLICABLE.
2. NO PEDESTRIAN PATHWAY IS TO BE REMOVED, BLOCKED, OR DISTURBED WITHOUT HAVING A SUFFICIENT DESIGNATED TEMPORARY PEDESTRIAN PATHWAY WITH ALL APPROPRIATE PEDESTRIAN MAINTENANCE OF TRAFFIC SIGNS (STANDARD PLAN 102-660) IN PLACE PRIOR TO PATHWAY BEING AFFECTED.
3. ALL TEMPORARY PEDESTRIAN PATHWAYS MUST BE FIRM AND UNYIELDING.
4. 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 CURRENT ADA STANDARDS. ALL CONCRETE PLACED IN THE RIGHT OF WAY SHALL BE A MINIMUM OF 6" THICK, CLASS 1 NON-STRUCTURAL, 2500 PSI CONCRETE WITH FIBER MESH MATERIAL.
5. VERIFY AND ENSURE THAT THE EXISTING SIDEWALK IN THE ROW BEING RETAINED MEETS ADA REQUIREMENTS. ANY SIDEWALK FOUND DURING SUBSEQUENT SITE INSPECTIONS NOT MEETING CURRENT ADA AND FDOT DESIGN STANDARDS WILL BE REQUIRED TO BE REMOVED AND REPLACED.
6. THE DETECTIBLE WARNING SURFACE MATERIALS MUST BE ON THE STATE'S APPROVED PRODUCTS LIST. (NON-PROPRIETARY).
7. ANY SIDEWALK DAMAGED AS A RESULT OF WORK BEING PERFORMED IN ASSOCIATION WITH THE PERMITTEE AND CONTRACTOR SHALL BE REMOVED AND REPLACED PER FDOT SPECIFICATIONS.
8. ANY SIDEWALK DISTURBED WILL BE REPLACED BY SECTION WITHIN 72 HOURS, TO FDOT SPECIFICATIONS.
9. PIPE CULVERTS SHOWN ON THE PERMIT MUST MEET FDOT SPECIFICATIONS, TYPE, SIZE, AND LENGTH AS DESCRIBED ON THE PERMIT. EACH JOINT OR LENGTH OF PIPE SHALL HAVE FDOT STAMPS AFFIXED VERIFYING THIS APPROVAL. ALL CONCRETE PIPE JOINTS OTHER THAN 1" RING JOINTS MUST BE DIAPERED. ALL CULVERTS TO BE INSPECTED BY FDOT PRIOR TO PLACEMENT OF FILL.
10. THE FDOT RETAINS THE RIGHT TO MAKE ALTERATIONS TO THE PERMIT, ATTACHED SKETCH OR CHARACTER OF WORK AS MAY BE CONSIDERED NECESSARY OR DESIRABLE DURING THE PROGRESS OF THE WORK FOR SATISFACTORY COMPLETION OF THE PROPOSED CONSTRUCTION.
11. THE PERMITTEE SHALL NOTIFY THE FDOT OF DATE OF COMPLETION, REQUEST A FINAL INSPECTION AND A NOTICE OF FINAL ACCEPTANCE.
12. ALL CONSTRUCTION AND/OR MAINTENANCE ON THE FDOT RIGHT OF WAY SHALL CONFORM TO THE FEDERAL MANUAL ON UNIFORM TRAFFIC DEVICES (MUTCD). THE FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS. THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, PLANS PREPARATION MANUAL AND DRAINAGE MANUAL.
13. NO LANE CLOSURES OF ANY STATE ROADWAY ARE ALLOWED WITHOUT 48-HOUR ADVANCE NOTICE AND APPROVAL FROM FDOT.
14. LANE CLOSURES MUST BE LIMITED TO SUNDAY THROUGH THURSDAY 8:00 PM TO 5:30 AM UNLESS OTHERWISE APPROVED BY THE FDOT.
15. NO WORK SHALL BE PERFORMED DURING THE WEEKS OF ANY STATE OR FEDERAL HOLIDAYS UNLESS OTHERWISE APPROVED IN WRITING BY THE FDOT.
16. OPEN CUTTING OF ANY ROADWAY, DRIVEWAY, OR SIDEWALK OUTSIDE THOSE LIMITS IDENTIFIED WITHIN THE PERMIT ARE NOT ALLOWED WITHOUT PRIOR APPROVAL BY THE FDOT.
17. PRIOR TO THE REMOVAL OF ANY MATERIALS THE AREA MUST BE SAW-CUT TO PREVENT ANY DAMAGE TO THE ROADWAY.
18. THE CONTRACTOR SHALL HAVE AN AUTHORIZED PERSON AVAILABLE AT/OR NEAR THE WORK SITE ON A 24-HOUR BASIS, 7 DAYS A WEEK IN ORDER TO ADDRESS EMERGENCY ISSUES ASSOCIATED WITH THE PROJECT.
19. NO STOCK PILING, STORING, OR SEMI-PERMANENT USE OF THE RIGHT OF WAY IS AUTHORIZED UNLESS SPECIFICALLY IDENTIFIED WITHIN THE PERMIT.
20. THE PERMITTED WORK SCHEDULE IS DEFINED AS MONDAY THROUGH FRIDAY 7:00 AM TO 5:30 PM UNLESS OTHERWISE NOTED WITHIN THE PERMIT. ANY WORK DESIRED OUTSIDE OF THIS PERIOD MUST BE REQUESTED IN ADVANCE AND APPROVED BEFORE WORKING THE ALTERNATE SCHEDULE.
21. THE DEPARTMENT OF TRANSPORTATION RESERVES THE RIGHT TO MAKE ADJUSTMENTS TO ANY PERMITTED METHOD OF INSTALLATION, SCOPE, RESTORATION THAT MAY BE REQUIRED TO POSITIVELY SUPPORT LIFE, SAFETY AND ENVIRONMENTAL WELL-BEING OF ALL USERS OF THE TRANSPORTATION SYSTEM.
22. ROADWAY RESTORATION SHALL UTILIZE 100 PSI EXCAVATABLE FLOWABLE FILL MATERIAL AND ASPHALT PLACED WITHIN THE STATE RIGHT-OF-WAY SHALL BE PLACED FULL-DEPTH, TWO 2.5-INCH LIFTS OF SP 12.5, TWO 1.5-INCH LIFTS OF SP 9.5. TYPICAL SECTIONS WILL NEED TO BE PROVIDED WITHIN THE PLANS FOR THE PAVEMENT PLACEMENT. A STAIR STEP METHOD SHOULD BE INCORPORATED, PRIOR TO PLACING ASPHALT, TO AVOID VERTICAL JOINTS. MILLING OF THE PATCH MAY BE REQUIRED BASED ON THE PATCHED SURFACE PERFORMANCE. THE MILLING SHALL BE UTILIZED FOR SURFACE LEVELING TO A THICKNESS EQUAL TO OR GREATER THAN THE EXISTING FRICTION COARSE MATERIAL. THE MILLING LIMITS ARE 50-FOOT OF THE PATCH ALONG THE LONGITUDINAL PATH OF THE LANE, FULL LANE WIDTH AND TO INCLUDE ANY ADJACENT BIKE LANES, SHARED PATH OR URBAN SHOULDER SECTIONS.
23. ANY DISRUPTIONS TO ANY PERMEABLE PEDESTRIAN WAY AND BIKE LANE ARE TO BE RESTORED AS WORK CONTINUES. ALL PATCHES SHALL BE FULL WIDTH FROM OUTSIDE EDGE OF PEDESTRIAN PATH TO WHITE LINE EDGE OF TRAVEL LANE WITH STAIR STEP (STAGGERED) JOINTS. RESTORATION TO INCLUDE BACKFILL WITH EXISTING SUB-GRADE MATERIAL AND #57 STONE AS BASE MATERIAL (COMPACT IN 6-INCH LIFTS) TO BOTTOM OF EXISTING PERVIOUS ASPHALT BASE, FOLLOWED BY PERMEABLE DESIGN MIX (IF AVAILABLE) OR FC-5 (FRICTION COURSE) MIX WITH A MINIMUM OF TWO 2-INCH AND A MAXIMUM OF TWO 3-INCH LIFTS. MAINTAIN INGRESS/EGRESS ON ALL DRIVES AND SIDE STREETS DURING CONSTRUCTION.
24. THE DEPARTMENT WILL REVIEW THE REVISIONS TO THE PLANS AND IF NEEDED CHANGES ARE NECESSARY THE DEPARTMENT WILL ADDRESS IT AT THAT TIME.

Ram Goel

Notes:
1. This item has been electronically signed & sealed by Ram A. Goel using a Digital signature & date.
2. Printed copies of this document are not considered signed & sealed. This signature must be verified on any electronic copies.

RAM A. GOEL LICENSE No. 47431 STATE OF FLORIDA PROFESSIONAL ENGINEER

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R.C. KELLEY CIVIL DESIGN SERVICES
1740 OAK POND COURT
OLDSMAR, FLORIDA 34677
PHONE: (727) 348-0255
EMAIL: RCKELLEYES@GMAIL.COM

REVISIONS

PA PROJECT	DWG DATE	ISSUE DATE	SCALE	DRAWN BY	CHECKED BY

MU-GROW STORAGE

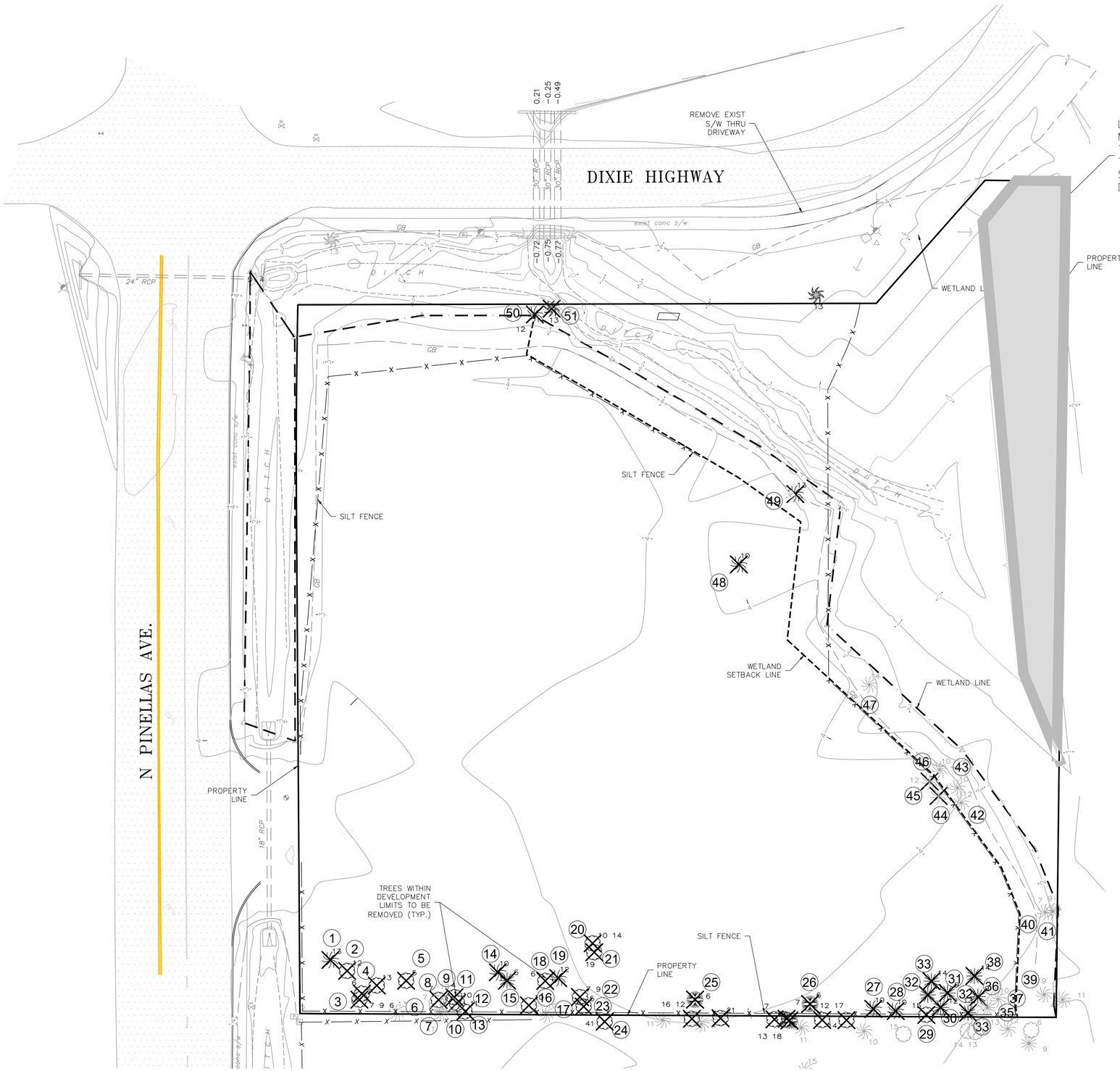
GENERAL CONSTRUCTION NOTES

RAM A. GOEL, P.E.

G-002

JOB #: 22-0708

Plot Date: Nov 05, 2024 - 3:09pm
User Name: rkelley
Drawing Name: C:\Users\rkelley\Documents\Documents\DIXIE HWY\Details_Notes.dwg\G-002 by <<C3D_Imperial>>



FLOOD DATA:

COMMUNITY NO. 12103C
PANEL NO. 0017 H
FLOOD ZONE: "AE"
REVISED: 06/29/2018
BASE FLOOD ELEV: 8 FEET

N

0 10' 20' 40'

SCALE:1"=20'
IF SHEET IS LESS THAN 22"X34", USE GRAPHIC SCALE

LEGEND:

- FH FIRE HYDRANT
- WV WATER VALVE
- PP CONCRETE POWER POLE
- GUY WIRE
- T TELEPHONE BOX
- BOLLARD
- W WELL
- SIGN
- GRATE INLET
- OAK TREE
- SMH STORM MANHOLE
- LIGHT POLE
- E ELECTRICAL BOX
- WM WATER METER
- BFP BACKFLOW PREVENTER
- WOOD POWER POLE
- S SANITARY MANHOLE
- SANITARY CLEAN OUT
- UG WATER LINE
- SS UG SANITARY SEWER LINE
- T UG TELEPHONE LINE
- BENCHMARK
- SPOT ELEVATION

16" DBH EXISTING TREE

16" DBH TREE TO BE REMOVED

SURVEY NOTES:

SEE LEGEND FOR SYMBOLS AND/OR ABBREVIATIONS USED HEREON.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH.

NO INSTRUMENTS OF RECORD REFLECTING OWNERSHIP, EASEMENT OR RIGHT-OF-WAY WERE FURNISHED TO THE UNDERSIGNED, UNLESS OTHERWISE SHOWN HEREON.

NO UNDERGROUND FOUNDATIONS, STRUCTURES, INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN HEREON.

THIS SURVEY IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

VERTICAL INFORMATION REFERENCE TO NGS "Y 145 RESET" EL: 3.42' N.A.V.D 88

EPC LINES DELINEATION AS FLAGGED BY WRA ENVIRONMENTAL SCIENCE, DATED 11/22/16, JOB NO. 1362

DEMOLITION NOTES:

1. The existing features shown are based on the boundary survey provided by Ayuso Surveying, Inc., dated 12-09-2016,

2. Contractor shall be responsible to coordinate with the utility companies and owners to disconnect existing services to the site prior to construction.

3. Contractor shall be responsible for obtaining all the required permits and approval prior to any activity.

4. All existing storm inlets are to be protected and maintained in working condition. Refer to sheet C-005 for details and specifications.

5. Contractor shall maintain all existing parking, sidewalks, drives, etc. clear and free from any construction activity and/or material to ensure easy and safe pedestrian and vehicular traffic to and from the site.

6. The Contractor will follow all the guidelines and regulations as set forth by OSHA and other agencies having jurisdiction over the job site. The owner, owner's representative, and the Engineer will not be responsible for job site safety procedures and implementation.

7. All work shall be performed in accordance with the applicable permits and approval. The Contractor shall be responsible for any fines resulting from violation of any regulations.

8. During demolition the Contractor shall be responsible for preventing erosion and transport of sediments to inlets, surface drains, and off site area. The Contractor shall be responsible for all restoration efforts that may be required.

9. Damage to all existing conditions to remain will be replaced at the Contractor's expense.

10. A Tree Permit may be required prior to any construction, native vegetative removal within the dripline of a tree, and / or tree removal.

11. Refer to sheet C-005 for typical inlet protection details during demolition and proposed improvements. "gutter buddy" product or approved equal to be used.

03/04/2025

Ram Goel

Notes:
1. This item has been electronically signed & sealed by Ram A. Goel using a Digital Signature & date.
2. Printed copies of this document are not considered signed & sealed. This signature must be verified on any electronic copies.

RAM A. GOEL LICENSE No. 47431 STATE OF FLORIDA PROFESSIONAL ENGINEER

R.C. KELLEY CIVIL DESIGN SERVICES
1740 OAK POND COURT
OLDSMAR, FLORIDA 34677
PHONE: (727) 348-0255
EMAIL: RCKELLEYES@GMAIL.COM

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REVISIONS

PA PROJECT	
DWG DATE	
ISSUE DATE	
SCALE	
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CHECKED BY	

MU-GROW STORAGE

EXISTING CONDITIONS AND DEMOLITION PLAN

RAM A. GOEL, P.E.

G-004

JOB #: 22-0708

Plot Date: Feb 25, 2025 - 2:07pm
User Name: rkelley
Drawing Name: C:\Users\rkelley\Documents\Documents\DIXIE HWY\20220726 Plan_Existing-Demo V2.dwg/G-004 by <<3D_Impose>>

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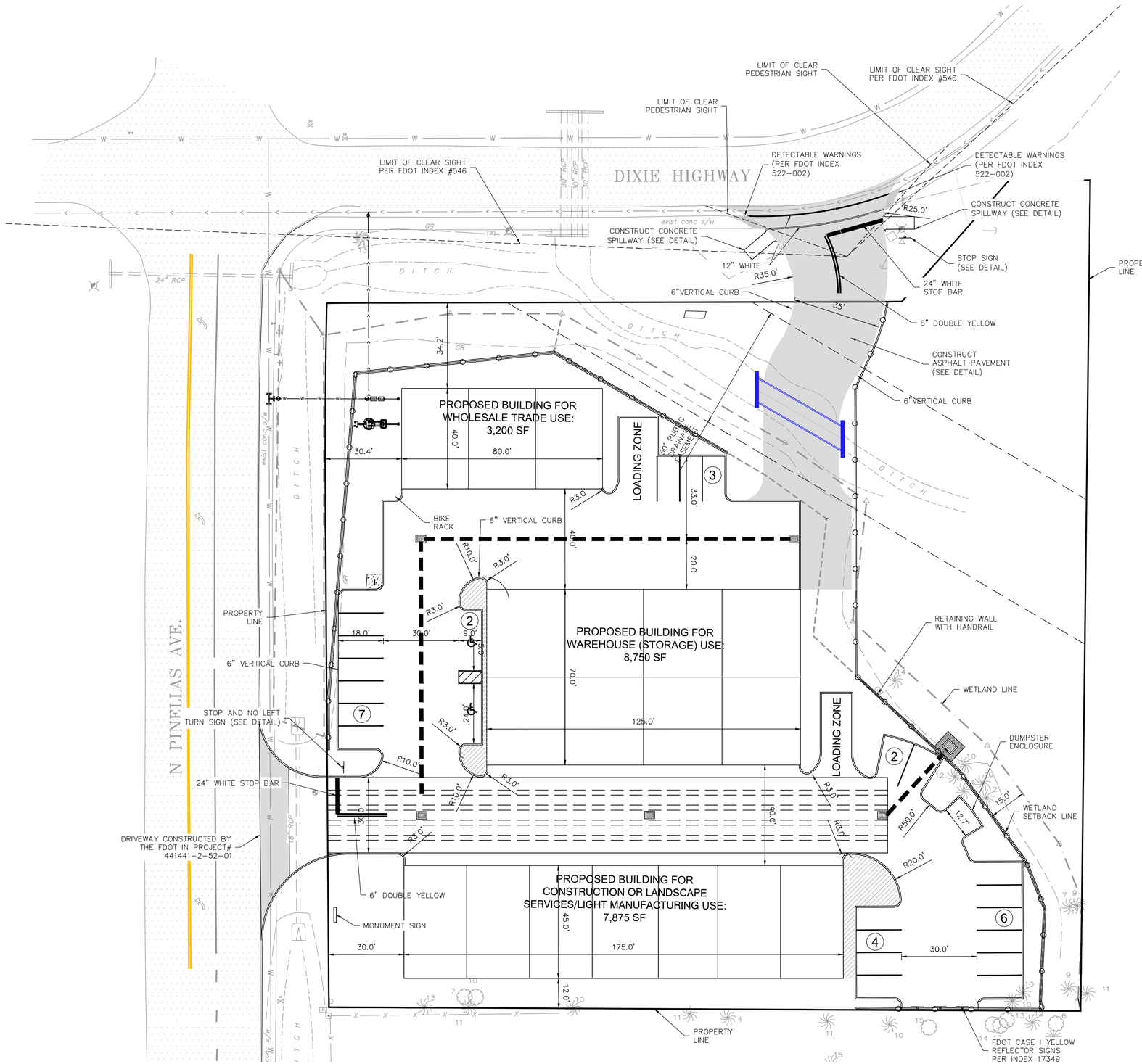

MOT NOTES:

1. MAINTENANCE OF TRAFFIC FOR WORK TO BE PERFORMED WITHIN THE PINELLAS COUNTY RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH FDOT DESIGN STANDARDS (LATEST EDITION) INDEXES 600 THRU 660.
2. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN A SAFE AND EASILY ACCESSIBLE PAVED OR UNPAVED PATHWAY FOR PEDESTRIAN TRAFFIC THROUGH THE WORK ZONE FOR THE DURATION OF THE CONSTRUCTION PROJECT. IF THE PATHWAY LIES ALONG A DESIGNATED SCHOOL-WALKING ROUTE THEN THE CONTRACTOR MUST PROVIDE ADEQUATE SUPERVISION AND/OR GUIDANCE TO THE SCHOOL AGED STUDENTS AS THEY TRAVERSE THROUGH THE WORK ZONE.

ROW NOTES:

1. ALL DESIGN AND CONSTRUCTION MUST CONFORM TO THE MINIMUM STANDARDS SET DOWN IN THE PINELLAS COUNTY AND/OR TARPON SPRINGS LAND DEVELOPMENT CODE, ZONING AND/OR RELATED ORDINANCE, AND MINIMUM TESTING FREQUENCY REQUIREMENTS. SAFE PEDESTRIAN ACCESS SHALL BE MAINTAINED AT ALL TIMES.
2. SAW CUT EDGE OF PAVEMENT PRIOR TO REMOVAL OF EXISTING DRIVEWAYS AS WELL AS PRIOR TO THE CONSTRUCTION OF THE NEW DRIVEWAYS.
3. COMPACTION FOR PIPE BACKFILL SHALL COMPLY WITH AASHTO T-99 (100%)
4. DISTURBED AREAS IN THE RIGHT OF WAY SHALL BE COMPACTED 100% OF THE MAXIMUM DENSITY AND SODDED. DENSITY REPORTS SHALL BE PROVIDED TO THE PINELLAS COUNTY RIGHT-OF-WAY INSPECTOR.
5. ANY PORTION OF THE RIGHT OF WAY THAT SUSTAINS EXCESSIVE CONSTRUCTION RELATED DAMAGE, IN THE OPINION OF PINELLAS COUNTY DEPARTMENT OF ENVIRONMENT AND INFRASTRUCTURE OR CITY OF TARPON SPRINGS, SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE IN A MATTER SPECIFIED BY PINELLAS COUNTY DEI OR THE CITY.
6. IF ANY EXISTING SIDEWALK ALONG THE DIXIE HWY OR PINELLAS AVENUE FRONTAGE IS DAMAGED, EITHER OLD EXISTING DAMAGE OR NEW DAMAGE RESULTING FROM THIS WORK, IT SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE COUNTY INSPECTOR.
7. ALL WORK WITHIN THE STATE RIGHT OF WAY SHALL BE PERFORMED SUNDAY THROUGH THURSDAY 8:00PM - 5:30AM.
8. YELLOW TRUNCATED DOMES MATS SHALL BE PREFORMED, GLUED AND ANCHORED TO THE SURFACE OF THE FINISHED CONCRETE.
9. DRIVEWAYS MUST BE CONSTRUCTED IN ACCORDANCE WITH FDOT 515.
10. ALL SIDEWALKS MUST BE 5' WIDE, 6" THICK, REINFORCED CONCRETE AT 3000 PSI.
11. ANY DAMAGE TO THE ASPHALT ROADWAY OF DIXIE HIGHWAY OR PINELLAS AVENUE SHALL BE RESTORED PER PC INDEX 1291
12. ALL R/W AREAS DISTURBED BY CONSTRUCTION, NOT OTHERWISE PAVED. SHALL BE SODDED
13. EXISTING SIDEWALK ALONG THE PARCEL FRONTAGE SHALL MEET ADA REQUIREMENTS. ANY DAMAGED S/W SHALL BE REPLACED WITHIN 2 BUSINESS DAYS @ 6" IN DEPTH.
14. THE SIDEWALK THROUGH THE DRIVEWAYS SHALL MEET ADA REQUIREMENTS FOR CROSS SLOPE. THEY SHALL NOT EXCEED 2% MAX CROSS SLOPE.
15. EXISTING SIDEWALK THROUGH THE AREA OF THE PROPOSED DRIVEWAY SHALL BE A MINIMUM OF 6" THICK.

NO COMBUSTIBLE OR EXPLOSIVE MATERIALS SHALL BE STORED AT THIS FACILITY

Ram Goel

Notes:
1. This item has been electronically signed & sealed by Ram A. Goel using a Digital signature & date.
2. Printed copies of this document are not considered signed & sealed. This signature must be verified on any electronic copies.

RAM A. GOEL LICENSE No. 47431 STATE OF FLORIDA PROFESSIONAL ENGINEER

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R.C. KELLEY CIVIL DESIGN SERVICES
1740 OAK POND COURT
OLDSMAR, FLORIDA 34677
PHONE: (727) 348-0255
EMAIL: RCKELLEYES@GMAIL.COM

REVISIONS

PA PROJECT	
DWG DATE	
ISSUE DATE	
SCALE	
DRAWN BY	
CHECKED BY	

MU-GROW STORAGE

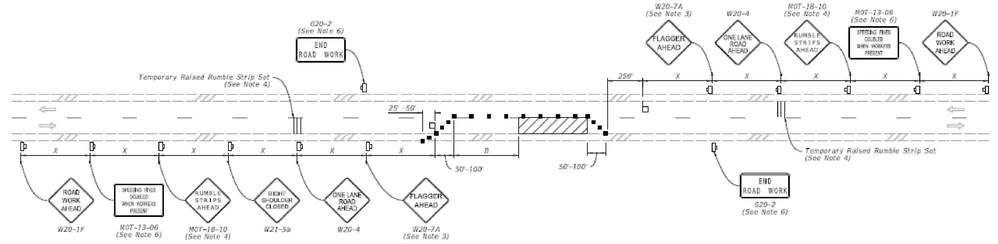
PROPOSED SITE LAYOUT

RAM A. GOEL, P.E.

C-001

JOB #: 22-0708

Plot Date: Feb 14, 2025 - 9:25am
User Name: rkelley
Drawing Name: C:\Users\rkelley\Documents\Documents\DIXIE HWY\20241105 SITE PLAN.dwg<Cx001 PROPOSED SITE LAYOUT by <<CtbDrvname>>



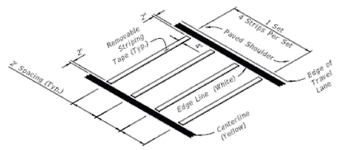
NOTES:

1. This Index applies to Two-Lane, Two-Way Roadways with work within the traveled way.
2. L = Taper Length
   B = Buffer Length
   X = Work Zone Sign Spacing
   See Index 102-600 for "L", "B", "X" and channelizing device spacing values.
3. Optionally, use "Flagger Ahead" sign with symbol (W20-7) instead of "Flagger Ahead" sign with text (W20-7A).
4. Use temporary raised rumble strips when the existing posted speed is 55 mph or greater and the work duration is greater than 60 minutes. If temporary raised rumble strips are not used, omit "Rumble Strips Ahead" signs (M0T-18-10) and associated work zone sign spacing.
5. Additional one-way control may be provided by the following means:
   a. Flag-carrying vehicle
   b. Official vehicles
   c. Pilot vehicles
   d. Traffic signals

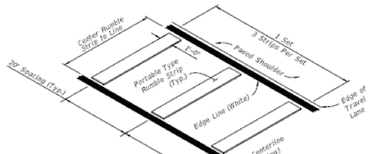
   When flaggers are the sole means of one-way control, the flaggers must be in sight of each other or in direct communication at all times.
6. The "Speeding Fines Doubled When Workers Present" signs (M0T-13-06) and "End Road Work" signs (G20-2), along with associated work zone sign spacing, may be omitted when the work operation will be in place for 24 hours or less.
7. Automated Flagger Assistance Devices (AFADs) may be used in accordance with Specification Sections 102, 990 and the APL vendor drawings.
8. Railroad Crossings:
   a. If an active railroad crossing is located closer to the Work Area than the queue length plus 350 feet, extend the Buffer Space as shown on Sheet 2.
   b. If the queuing of vehicles across an active railroad crossing cannot be avoided, provide a uniformed traffic control officer or flagger at the highway-rail grade crossing to prevent vehicles from stopping within the highway-rail grade crossing, even if automatic train warning devices are in place.

SYMBOLS:

- Work Area
- Channelizing Device (See Index 102-600)
- Work Zone Sign
- Flagger
- Lane Identification and Direction of Traffic



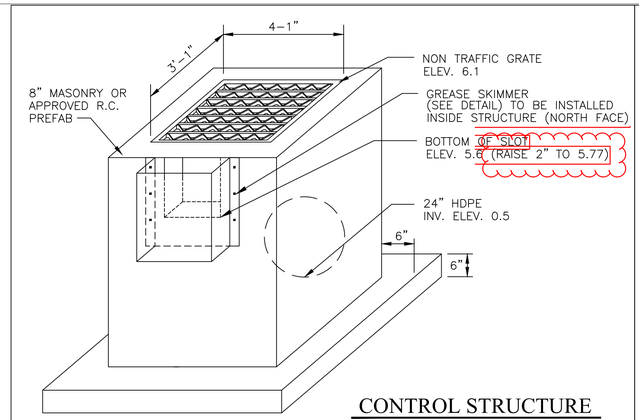
OPTION - 1
REMOVABLE STRIPING TYPE



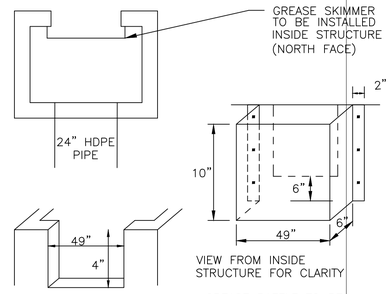
OPTION - 2
PORTABLE TYPE

RUMBLE STRIP SETS

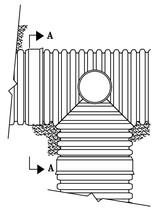
LAST REVISION	DESCRIPTION:	FY 2024-25 STANDARD PLANS	TWO-LANE, TWO-WAY WORK WITHIN THE TRAVEL WAY	INDEX	SHEET
11/01/21				102-603	1 of 2

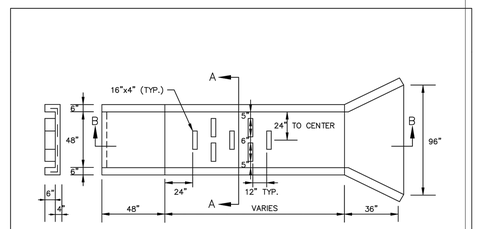


CONTROL STRUCTURE
N.T.S. (FDOT TYPE 'D' INLET)

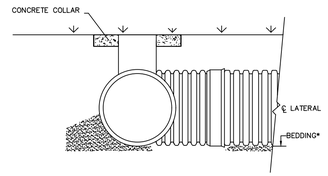


SLOT & GREASE BAFFLE DETAIL
N.T.S.

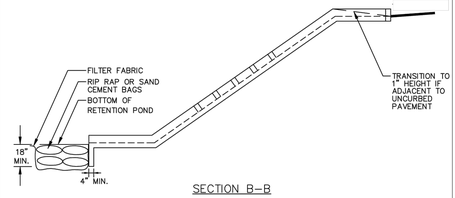




SECTION A-A



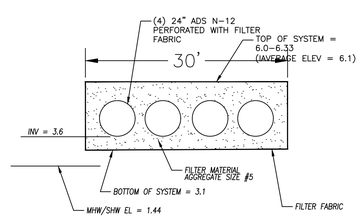
CLEANOUT SECTION



SECTION B-B

NOTES:

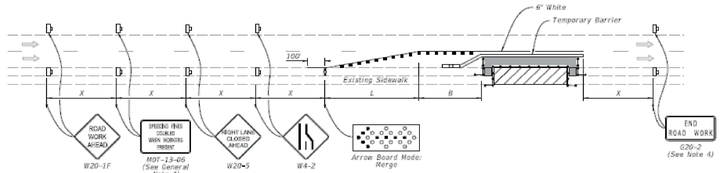
1. SPILLWAY TO BE CONCRETE, 2,500 PSI AT 28 DAY, 4" THICK FIBERCRETE.
2. PLACE SOD AT LEAST 5' AROUND ALL STRUCTURE EDGES ABOVE STANDING WATER.



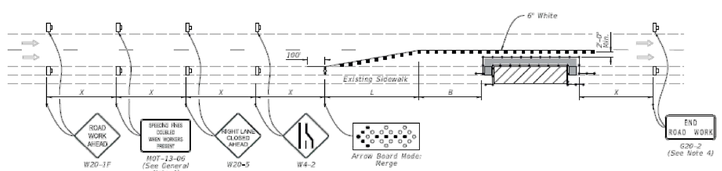
FILTER MEDIUM SPECIFICATIONS

1. THE PERFORATED PIPE SHALL CONSIST OF POLYVINYL CHLORIDE (PVC) CONFORMING TO ASTM D 3033, HAVE MINIMUM OF SIXTEEN (16) 3/8 INCH DIAMETER PERFORATIONS PER LINEAR FOOT OF PIPE AND BE ON THE BOTTOM 135° OF THE PIPE.
2. THE CONTRACTOR SHALL PROVIDE DEWATERING MEASURES AS REQUIRED DURING THE INSTALLATION OF THE UNDERDRAIN AND ALL OF ITS COMPONENTS.
3. THE CONTRACTOR SHALL NOT BACKFILL THE DRAIN PIPE UNTIL THE ENGINEER HAS VERIFIED AND APPROVED THE DRAIN PIPE GRADES AND INSTALLATION OF FILTER MEDIA.
4. SWFWMD REQUIRES AS-BUILT CERTIFICATION BY THE ENGINEER FOR THIS FILTER SYSTEM. TEST REPORTS FROM AN APPROVED LABORATORY ON GRADUATION AND PERMEABILITY SHALL BE INCLUDED IN THE AS-BUILT SUBMITTAL.

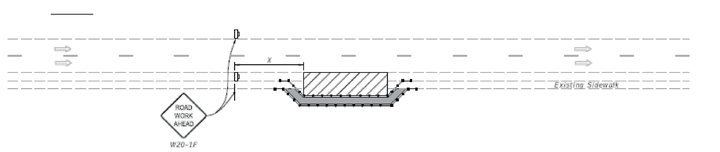
EXFILTRATION SYSTEM DETAIL
N.T.S.



PEDESTRIAN DIVERSION - OPTION 1
(Temporary Barrier Shown, Low Profile Barrier Similar)



PEDESTRIAN DIVERSION - OPTION 2
(Work Zone Speed 45 mph or Less)



PEDESTRIAN SPECIAL DETOUR

NOTES:

1. L = Taper Length
   B = Buffer Length
   X = Work Zone Sign Distance
   See Index 102-600 for "L", "B", "X", channelizing device spacing values.
2. Provide a 3' wide temporary pedestrian way with a maximum cross-slope of 0.02, except where space restrictions warrant a minimum width of 4'. Provide a 5' x 5' passing space for temporary pedestrian ways less than 5' in width at intervals not to exceed 200'.
3. When temporary pedestrian ways require curb ramps, meet the requirements of Index 522-002. Detectable warnings are not required for curb ramps diverting pedestrian traffic into a closed lane.
4. The "Speeding Fines Doubled When Workers Present" signs (M0T-13-06) and "End Road Work" signs (G20-2), along with associated work zone sign distances, may be omitted when the work operation will be in place for 24 hours or less.
5. Pedestrian Diversion Option 2 may only be used when called for in the Plans or as approved by an Engineer.

SYMBOLS:

- Work Area
- Temporary Pedestrian Way
- Channelizing Device (See Index 102-600)
- Pedestrian Longitudinal Channelizing Device (LCD)
- Work Zone Sign
- Arrow Board
- Crash Cushion
- Lane Identification and Direction of Traffic

LAST REVISION	DESCRIPTION:	FY 2025-26 STANDARD PLANS	SIDEWALK CLOSURE	INDEX	SHEET
11/01/23				102-660	2 of 2

R.C. KELLEY CIVIL DESIGN SERVICES
1740 OAK POND COURT
OLDSMAR, FLORIDA 34677
PHONE: (727) 348-0255
EMAIL: RCKELLEYES@GMAIL.COM

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REVISIONS

PA PROJECT	
DWG DATE	
ISSUE DATE	
SCALE	
DRAWN BY	
CHECKED BY	

MU-GROW STORAGE

SITE PLAN DETAILS

RAM A. GOEL, P.E.

C-002

JOB #: 22-0708

Notes:
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RAM A. GOEL LICENSE No. 47431 STATE OF FLORIDA PROFESSIONAL ENGINEER

Ram Goel

Plot Date: Feb 14, 2025 - 8:54am
User Name: rkelley
Drawing Name: C:\Users\rkelley\Documents\Documents\DIXIE HWY\20241105 SITE DETAILS.dwg>203 by <<DID_Internal>>

DIXIE HIGHWAY

N PINELLAS AVE.

EXISTING SINGLE 24" RCP
3.14 SF

EXISTING TRIPLE 30" RCP
14.72 SF

EXISTING SINGLE 18" RCP
1.77 SF

CONCRETE SPILLWAY(SEE DETAIL, SHEET C-002)

CONCRETE WINGWALL FDOT INDEX #430-030 INV: (-)1.00 (4'x8' BOX CULVERT)

PRIMARY IMPACTS (TOTAL 0.063 AC)

SECONDARY IMPACTS (TOTAL 0.265 AC)

42'- 4'x8' BOX CULVERT @0.71%
32.00 SF

CONCRETE WINGWALL FDOT INDEX #430-030 INV: (-)1.30 (4'x8' BOX CULVERT)

PROPERTY LINE

RETAINING WALL (DESIGN BY OTHERS) TOP EL 8.67 AS SHOWN BOT EL TO MATCH EXIST GROUND

SILT FENCE

PROPOSED BUILDING F.F.= 9.00

FP/WL CREATION 2,335CF @ EL 2.79

ST-5 GRATE INLET FDOT TYPE 'F' TOP: 7.92 INV: 4.6 (15")

50' PUBLIC DRAINAGE EASEMENT

6" RIBBON CURB

146'-15" ADS @ 0.48%

6" CURB

RETAINING WALL (DESIGN BY OTHERS) TOP EL 8.00 AS SHOWN BOT EL TO MATCH EXIST GROUND

108'-15" ADS @ 0.56%

CONNECT 15" ADS TO 24" ADS INV: 4.00

ST-4 GRATE INLET FDOT TYPE 'F' TOP: 7.92 INV: 3.60 (24")

ST-3 GRATE INLET FDOT TYPE 'F' TOP: 7.92 INV: 3.60 (24")

ST-2 GRATE INLET FDOT TYPE 'F' TOP: 7.92 INV: 3.60 (24")

ST-1 GRATE INLET FDOT TYPE 'D' TOP: 6.1 SLOT: 5.6 (RAISE 2" TO 5.77) INV: 0.50 (15") SKIMMER INSIDE STRUCTURE (NORTH) TOP EL: 5.4 BOT EL: 4.3 (SEE DETAIL, SHEET C-002)

BUFFER AREA TO REMAIN UNDISTURBED

52 SQ. FT. OF 1' THICK RIPRAP

36'-15" ADS @ 0.72%

ST-6 GRATE INLET FDOT TYPE 'F' TOP: 7.92 INV: 5.3 (15")

EFFLUENT FILTRATION SYSTEM (SEE DETAIL NO. 2 ON SHEET C-004)

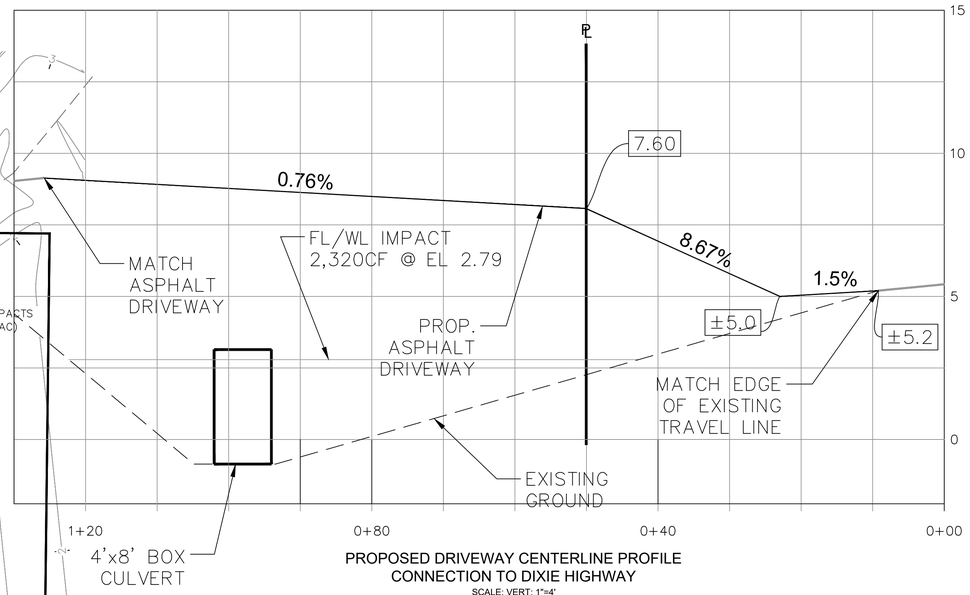
PROPOSED BUILDING F.F.= 9.00

3:1 MAX SLOPE TO MATCH EXIST GROUND AT PROPERTY LINE (SEE GRADING DETAIL BELOW)

RETAINING WALL (DESIGN BY OTHERS) TOP EL 8.00 AS SHOWN BOT EL TO MATCH EXIST GROUND

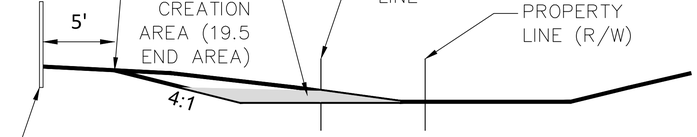
STRUCTURE
LOT LINE
EXISTING GROUND
3:1 MAX SLOPE
MATCH EXISTING GRADE

GRADING DETAIL

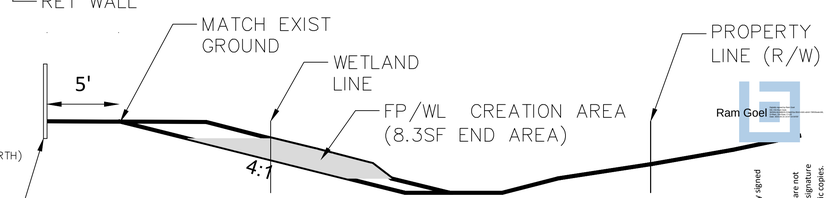


PROPOSED DRIVEWAY CENTERLINE PROFILE
CONNECTION TO DIXIE HIGHWAY
SCALE: VERT: 1"=4'
HORZ: 1"=10'

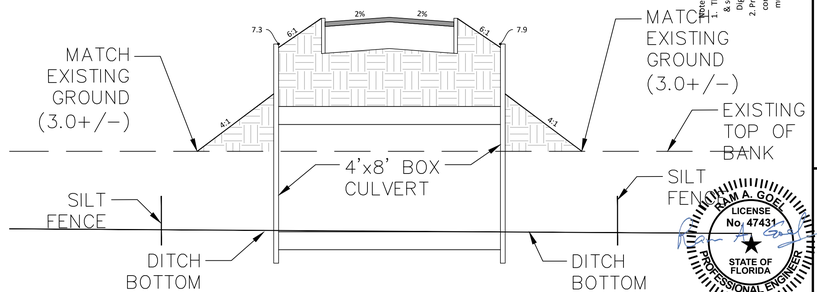
AREA OF WETLAND CREATION (REQUIRED BY PINELLAS CO)
QTY +/- 320 SAND CORDGRASS 4" POT / 3' OC



SECTION A-A



SECTION B-B



PROFILE
THRU BOX CULVERT

FLOOD ZONE:
THE SUBJECT PROPERTY APPEARS TO LIE IN FLOOD ZONE "AE" BFE=8.0 PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12103C0017H, MAP EFFECTIVE DATE OF AUGUST 24, 2021.

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R.C. KELLEY CIVIL DESIGN SERVICES
1740 OAK POND COURT
OLDSMAR, FLORIDA 34677
PHONE: (727) 348-0255
EMAIL: RCKELLEYES@GMAIL.COM

REVISIONS

PA PROJECT	
DWG DATE	
ISSUE DATE	
SCALE	
DRAWN BY	
CHECKED BY	

MU-GROW STORAGE

GRADING AND DRAINAGE PLAN

Notes:
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RAM A. GOEL, P.E.
LICENSE No. 47431
STATE OF FLORIDA
PROFESSIONAL ENGINEER

C-003

JOB #: 22-0708

Plot Date: Apr 14, 2025 - 3:32pm
User Name: rkelley
Drawing Name: C:\Users\rkelley\Documents\Documents\DIXIE HWY\20241105 GRADING PLAN.dwg\C3D_Impact

CITY OF TARPON SPRINGS, FLORIDA
Subdivision / Site Plan Approval Application

Return to:
Planning & Zoning Department
324 E. Pine Street
Tarpon Springs, FL 34689
(727) 942-5611

(Please type or print clearly)

Property Owner(s)

Name	Email
MU-GROW BROTHERS, INC	MUGROWBORTHERS@GMAIL.COM
Address	
2922 GRAND BOULEVARD	
City	**State** / **Zip**
HOLIDAY	FLORIDA / 34690
Phone	**Fax** / **Cellular**
727-389-4096	

Applicant

Name	Email
Address	
City	**State** / **Zip**
Phone	**Fax** / **Cellular**

Agent (if applicable)

Name	Email
RCKELLEY CIVIL DESIGN SERVICES	RCKELLEYES@GMAIL.COM
Address	
1740 OAK POND COURT	
City	**State** / **Zip**
OLDSMAR	FLORIDA / 34677
Phone	**Fax** / **Cellular**
	727-348-0255

General Information

Project Name
MU-GROW BROTHERS WAREHOUSE - DIXIE HIGHWAY ACCESS DRIVE
Property Location or Address
1372 NORTH PINELLAS AVENUE
Legal Description (attach additional sheets as necessary)
SEE COVERSHEET OF THE PLANS
Tax Parcel Number(s)
01-27-15-89136-000-0452

Existing Land Use & Zoning Information

Present Designations of Property		**Current Use of Property**
Land Use Category	**Zoning District**	
CG		VACANT

Site Acreage:

Upland 2.01 Wetland _____ Submerged _____ TOTAL _____

Flood Information: [please check all that apply]

☐ Zone X ☐ Zone X Shaded ■ Zone AE ☐ Zone VE

Base Flood Elevation (BFE): [please list all elevations] EL 8

CITY OF TARPON SPRINGS, FLORIDA
Subdivision / Site Plan Approval Application

Level of Service/Concurrency:
The following information shall be provided for new uses and/or development proposals altering the intensity of any existing use(s):

Service	Existing	Proposed	Net Change
Potable Water	GPD	GPD	GPD
Sanitary Sewer	GPD	GPD	GPD
Solid Waste	TPY	TPY	TPY
Transportation	TPD	TPD	TPD
Storm Drainage	Analysis / Review by Engineering Division		
Hurricane Shelter	Spaces	Spaces	Spaces

GPD = gallons per day
TPD = trips per day

The following MUST be furnished with this application: [incomplete applications will not be accepted]

- ■ **Completed original application with digital copies of all application documents**
- ■ Application fee (based on site acreage)
  - ■ 0 – 5 acres; $ 500.00
  - ☐ 5.01 – 10 acres; $ 750.00
  - ☐ 10.01 – 15 acres; $1,000.00
  - ☐ 15.01 – 20 acres; $1,500.00
  - ☐ 20.01 acres or more; $2,000.00
- ☐ Proof of ownership (warranty deed, title certification, etc.)
- ☐ Hurricane Shelter Space Impact Study, if required by Section 122.12, LDC
- ☐ Traffic Impact Study, if required by Section 122.11, LDC
- ☐ Endangered/Threatened Species Study, if required by Section 144.00, LDC
- ■ Aknowledge compliance with the City's Public Art Ordinance (see criteria below)
- ☐ Demonstrate compliance with urban design requirements, if property is in the WDI zoning district (see criteria below)
- ■ Five (5) complete sets of plans including all the following items.

A. All site plans shall be prepared under the direction of a Florida Registered Engineer and sealed by same.

B. All submittals for site plan approval shall include a completed application form with proof of ownership and designation of agent, if applicable, and provide the following information unless otherwise determined by the Director that the context of the application clearly requires less:

1. All required information shall be submitted on standard sheets (24" × 36"). Site Plan submissions requiring more than one sheet shall include match lines and consecutive numbering.
2. An accurate boundary survey sealed by a Registered Surveyor containing the complete legal description, plus easements, encroachments, existing structures, and rights-of-way affecting the property shall accompany the site plan. The survey shall also include the name, location and width of existing or platted streets and street rights-of-way within or contiguous to the site. Total site area is required (upland and submerged) with the limits of any jurisdictional wetlands and MHW levels clearly identified.
3. Site plans shall be prepared at a scale of one inch equals sixty feet (1" = 60') or larger. As necessary, a smaller scale may be used for large projects. All drawings shall show the scale at which they are drawn, north arrow, vicinity map, the date they were drawn, and the date of all revisions.
4. In addition to all proposed buildings and parking areas, the site plan must show all proposed utilities including sanitary sewer service, and potable water supply, including the location of proposed fire hydrants.

5. The location, size, and type of all storm water management facilities with calculations signed and sealed by an engineer.
6. The location, description, and terms of any proposed easements, reservations, or dedications, together with any necessary legal instruments.
7. A tree survey with overlay of proposed development indicating size, type, location of trees to remain.
8. Existing contours and proposed grades at one foot intervals.
9. Flood zone and required first floor elevation(s).
10. Complete screening details, including fences or walls and landscaping provided by size, type, spacing, location with the method of irrigation.
11. A table of land use showing total area plus a breakdown of all open space (permeable surface) areas, pavement, building, etc.
12. Lot dimensions including curve data.
13. Proposed setback dimensions.
14. Gross floor area by type for non-residential uses.
15. Gross density for residential uses and number and types of units.
16. The proposed architectural elevations and floor plans with accurate dimensions.
17. Proposed private and public streets with right-of-way dimensions.
18. Proposed phasing plan by anticipated commencement and completion date.
19. Dumpster location and screening.
20. Required parking calculations (parking provided and required).
21. Size and location of required loading zones.
22. Required (proposed) sidewalks and internal walkways.
23. Driveways and access improvements.
24. Location and type of site lighting including pole height and fixture type.
25. Description of the maintenance of common facilities for residential projects.
26. The location, type, height, and size of proposed signs.

The following is an excerpt from the City's Comprehensive Zoning and Land Development Code regarding the Public Art Program.

§ 296.00 ART DESIGN STANDARDS FOR DEVELOPMENT AND REDEVELOPMENT.

(A) All projects and developments consisting of new construction, or renovation related to commercial, industrial, mixed-use projects and developments, and residential projects and developments, with the specific exception of renovations to or development of individual Single Family Residential Lots which are hereby exempted from the requirements of this Ordinance, any of which equal or exceed an aggregate job value of $1,000,000.00, which are submitted for building permits must allocate not less than one percent (1%) of the aggregate job value up to the sum of $100,000.00 per project for the provision of public art. If renovations affect multiple structures on a project site, which may be permitted separately, the aggregate job value is based on the construction valuation of all permits for the site.

(B) When a project is subject to the requirement of a public art allocation, the developer shall have two options:

1. The developer may contract with a professional Artist to create a permanent public artwork as part of the development project. Artworks must be located in publicly accessible locations. If desired, support will be available from both City staff and the Public Art Committee to assist in the selection of an Artist. Before contracting with the Artist, the property owner will submit for approval by the Public Art Committee the Artist's qualifications, the Artist's proposal, a statement of how the project satisfies the parameters of the Public Art Program, and a budget reflecting that the allocation of funds required by the Program has been met.

Such artwork may include amenities such as streetscapes, paving treatments, architecturally integrated

water features as well as mosaics, murals, or sculpture, etc. The artwork must be completed or commissioned before a certificate of occupancy will be issued.

2. In lieu of an on-site project, a developer may contribute .75 percent of the aggregate job value to the City's Public Art Fund. This in lieu fee must be paid prior to the issuance of building permit.

(C) Excluded from this requirement shall be:

1. Projects with an aggregate job value under $1,000,000.00.

2. Residential developments of new construction for affordable housing.

3. Eligible projects pending approval for a building permit that have submitted a complete application prior to the date of passage of this Ordinance provided that:

a. The application is approved within six months of the date of application.
b. Construction begins within six months of the issuance of such approval and is diligently pursued to completion.

APPLICANT'S AKNOWLEDGEMENT:

Type of Public Art Activity [please initial only one]

X This project is exempt from the Public Art Program requirements.
Please state exemption: COMMERCIAL PROJECT

_____ I will contract with a professional artist to create a permanent, public artwork as part of the development.

_____ In lieu of an on-site project, I will contribute .75 percent of the aggregate job value* to the City's Public Art Fund. I understand this fee must be paid prior to the issuance of a building permit.

**Aggregate job value means the total of all construction costs associated with a particular site plan project regardless of the number of permits associated with the project, or whether it is a phased project. Construction costs include all labor, structural materials, plumbing, electrical, mechanical, infrastructure, and site work.*

The following is an excerpt from the City's Comprehensive Zoning and Land Development Code regarding the WDI zoning district urban design requirements.

Compatibility Review:

(A) All uses in the WDI District shall be evaluated for compatibility with surrounding uses and furthering the intent of the WDI District as it relates to promoting the tourist oriented economy.

(B) Uses under this Code Section (§ 25.14) are evaluated for compatibility factors such as scale, mass, intensity, location, size, height, style and aesthetics. This list of factors is considered to be non-exclusive and the reviewing body may consider other relevant factors in making a compatibility determination. The use in order to be compatible shall be found to preserve the character of the adjacent neighborhoods.

(C) Design Requirements for all non-residential site plans.

1. Parking

a. Parking lots/spaces may not be located in any required front setback or within the required pedestrian promenade. Alternative parking surfaces may be utilized throughout the district. All other applicable standards of the Land Development Code for the construction of parking lots shall be required.
b. Actual parking to be provided shall not exceed 110% of the required parking after the provision of all applicable credits and reductions allowed elsewhere in this Code.

c. Parking lots shall be masked from the street frontage and/or water frontage by a streetscreen as described in 6.b. below.
d. Where parking lot access can be provided from a side street or alley, direct access from Dodecanese Blvd. and Athens Street shall be prohibited.
e. Alternatives to the requirements of Section 127.03, Parking Lot Design and 134.05, Parking Lot Landscaping may be considered by the Board of Commissioners during site plan review when a superior alternative can be demonstrated that achieves the intent of buffering and screening off-street parking.

2. Sidewalks and private frontages (the area between the building and right- of-way)

a. Pedestrian sidewalks and other pedestrian amenities may be located in any required setback or yard. Outdoor cafes, seating areas, terraces, canopies, arcades and other similar amenities that serve to integrate the public sidewalk with the fronting structure shall be allowed and encouraged within any required yard or setback. In addition to the standards of Section 132.00, public sidewalks shall be a minimum of 8'. Where insufficient right of way exists, a pedestrian easement shall be granted to provide the required 8' of sidewalk width. Awnings or galleries shall be required to provide shade for pedestrians along the primary and secondary frontages of the building.

3. Landscaping

a. In addition to the landscaping requirements elsewhere in this Code, one street tree of at least 1.5" caliper or a cluster of three palm trees shall be planted for each 30' of frontage along the public right-of-way. Trees shall be of a species that, at maturity, the canopy shall not interfere with the building façade.

4. Elevation of buildings

a. In order to preserve the urban streetscape, non-residential structures shall be constructed at or near street grade.

5. Pedestrian promenades on waterfront lots

a. Waterfront lots shall provide a minimum 15' pedestrian promenade along the river frontage; arcades shall be allowed over the promenade with a minimum clearance of 10'; the pedestrian promenade shall form a continuous walkway along the river frontage. Pedestrian access from the street frontage to the promenade may be interior or exterior to the building. Where placement within the 15' setback is technically or economically impracticable, alternative placements of the pedestrian walkway may be considered by the Board of Commissioners during the site plan review process.

6. All site plans and building plans shall adhere to the additional building design requirements set out below;

a. Building wall materials may be combined on each facade only horizontally, with the heavier below the lighter.
b. Streetscreens shall be between 3.5 feet and 8 feet in height and constructed of a material matching the adjacent building facade.
c. Streetscreens shall have openings no larger than necessary to allow automobile and pedestrian access. In addition, all streetscreens over 4 feet high should be 30% permeable or articulated.
d. A building recess of 5-10 feet between the second and third story, along the primary frontage, shall be required. At least 50% of the recess shall be setback a minimum of 10 feet. The remainder shall not be less than 5 feet. A building recess or accent line that architecturally differentiates the 1st and 2nd story shall be required.
e. All openings, including porches, galleries, arcades and windows, with the exception of storefronts, shall be square or vertical in proportion.

f. Openings above the first story shall not exceed 50% of the total building wall area, with each facade being calculated independently.
g. The facades on frontages shall be detailed as storefronts and glazed with clear glass no less than 70% of the sidewalk-level story. Two-way visibility shall be maintained and shall not be obstructed by the use of reflective films, coatings, glazings or window signage.
h. Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that porches may be no less than 2:12.
i. Flat roofs shall be enclosed by parapets a minimum of 42 inches high, or as required to conceal mechanical equipment to the satisfaction of the TRC.
j. Exterior finish materials on all facades shall be limited to stone, brick, wood, and/or stucco. Balconies, galleries and arcades shall be of similar materials as the primary structure or may be made of concrete, painted wood or metal.
k. Buildings may have flat roofs enclosed by parapets or sloped roofs.

7. Requirements Specific to Hotels:

a. Façade colors shall be of low reflectance, subtle, neutral, or earth tone colors, the use of high-intensity or metallic colors shall be prohibited.
b. The use of neon tubing, strobe lights, moving lights, and other similar lighting mechanisms shall be prohibited.
c. All facades visible from adjoining properties or public streets shall be designed to contribute to the overall scale of the building's features and encourage community integration by featuring characteristics similar to the front façade.
d. Loading docks, trash collection, parking lots, and other outdoor storage and activity areas shall be incorporated into the overall design of the building and landscaping so that the visual and acoustic impacts are fully contained.
e. Multiple connections shall be required between the structure and the public right-of-way.
f. Walking routes (other than driveways and parking aisles) shall be provided as primary pedestrian access-ways between buildings, parking lots, and public sidewalks and shall be of a material that differentiates those routes from surrounding parking lots.

(D) Waivers

The Board of Commissioners may consider a waiver to the maximum front setback required in this Section when a superior alternative is presented and compatibility review requirements of this section have been met.

CITY OF TARPON SPRINGS, FLORIDA
Subdivision / Site Plan Approval Application

AFFIDAVIT

I (we), the undersigned, certify ownership of the property within this application, that said ownership has been fully divulged, whether such ownership by contingent or absolute, and that the name of all parties to an existing contract for sale or any options are filed with this application.

I (we) certify that RCKELLEY CIVIL DESIGN SERVICES (AGENT) is (are) duly designated as the agent(s) for the owner, that the agent(s) is (are) authorized to provide subject matter on the application contained herein, whether verbal or written, and appear at any public hearing(s) involving this petition.

I (we) assent to the City's Comprehensive Plan as it applies to the property. Further, it is understood that this application must be complete and accurate and the appropriate fee paid prior to processing.

Date: 07/28/2022 Title Holder/Property Owner: MU-GROW BROTHERS, INC

Date: 7/28/2022 Title Holder/Property Owner: [signature]

Date: _____ Title Holder/Property Owner: _____

Date: _____ Title Holder/Property Owner: _____

STATE OF FLORIDA)
COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me this 28th day of July, A.D., 2022 by Michael Mougros (PROPERTY OWNER NAME PRINTED), who is personally known to me or who has produced N/A as identification and who did (did not) take an oath.

NOTARY PUBLIC
Name: Karen Ann Hartzog
Signature: [signature]
Stamp:

KAREN ANN HARTZOG
Commission # HH 036652
Expires December 26, 2024
Bonded Thru Troy Fain Insurance 800-385-7019

R.C.KELLEY CIVIL DESIGN
CIVIL ENGINEERING / PERMITTING / LAND PLANNING

1740 Oak Pond Court
Oldsmar, Florida 34677
Telephone: (727)348-0255

DRAINAGE ANALYSIS

FOR

MU-GROW BROTHERS WAREHOUSE DIXIE HIGHWAY ACCESS DRIVE

LOCATED IN

PINELLAS COUNTY, FL
SEC 01 / TWP 27S / RNG 15E

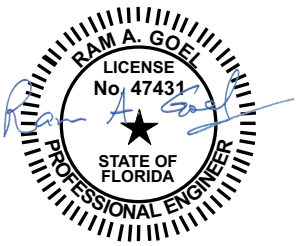
PREPARED FOR

MU-GROW BROTHERS, INC.
2922 GRAND BOULEVARD
HOLIDAY, FLORIDA 34690

PREPARED BY

R.C.KELLEY CIVIL DESIGN SERVICES
1740 OAK POND COURT
OLDSMAR, FLORIDA 34677

APRIL 04, 2025



Ram Goel

Digitally signed by Ram Goel
DN: CN=Ram Goel, SERIALNUMBER=219a5214-00c6-4181-a542-73f030a4e186, C=Ram, SN=Goel, C=US
Reason: I agree to the terms defined by the placement of my signature on this document.
Date: 2025.04.15 15:02:21-04'00'

TABLE OF CONTENTS

1. **Introduction**
2. **Soils Analysis**
3. **Existing Groundwater Conditions**
4. **Existing Topography and Drainage Pattern**
5. **Drainage Design Criteria**
6. **Basin Hydrology**
7. **Proposed Drainage Design**
8. **100-year FEMA Floodplain**
9. **Environmental Impacts**
10. **Channel Realignment/Driveway Culvert Analysis**

LIST OF APPENDICES

Appendix A. Drainage Maps & Node Diagrams

Pre-Developed Drainage Map

Pre-Developed Node Diagram

Post-Developed Drainage Map

Post-Developed Node Diagram

Appendix B. MHW Tidal Information

Appendix C. NRCS Soil Survey Report

Appendix D. Pre- and Post Development ICPR input / Output Reports

Appendix E. FDOT Straight Line Diagram – US ALT 19 (SR 595)

8. 100-year FEMA Floodplain

The site is located within Zone AE with a floodplain elevation of 8.0 feet per FEMA FIRM Panel 12103C0017H effective August 24, 2021.

9. Environmental Impacts

Wetland impacts were addressed by purchasing wetland credits as approved by SWFWMD.

10. Channel Realignment/Driveway Culvert Analysis

The proposed driveway access to Dixie Hwy from the development will impact the northern existing ditch that conveys stormwater upstream of the applicant owned property. An analysis was performed within ICPR to model the existing ditch, proposed ditch modifications and proposed driveway culvert. The upstream basins and drainage features were determined through a combination of evaluating LiDAR contours, Google Earth streetview, adjacent ERP data, and the FDOT Straight Line Diagram for US ALT 19 (Appendix H). The curve numbers and time of concentration values were estimated based on the hydrologic soil group, land cover, and topography. From this analysis, it was determined that the proposed driveway culvert will need to be one 4’ X 8’ box culvert. Refer to Appendix A to view the pre- and post-developed node diagrams and drainage basin maps and Appendix D to view the ICPR report. Table 1 on the following page reports the pre- and post-developed node maximum stages.

Table 1: Node Comparison Table (feet-NAVD)

	2.33 YR - 24 HR		
	Pre-Developed	Post-Developed	
Node Name	Maximum Stage [ft]	Maximum Stage [ft]	Δ Stage [ft]
NODE 1	3.18	3.16	-0.02
NODE 2	3.19	3.17	-0.02
NODE 3	2.64	2.58	-0.06
NODE 3A	2.62	2.57	-0.05
NODE 3B	-	2.56	-
NODE 3C	-	2.42	-
NODE 4	2.64	2.58	-0.06
NODE 5	2.7	2.64	-0.06
NODE 6	2.68	2.61	-0.07
NODE 7	3.56	3.55	-0.01

	10 YR - 24 HR		
	Pre-Developed	Post-Developed	
Node Name	Maximum Stage [ft]	Maximum Stage [ft]	Δ Stage [ft]
NODE 1	4.29	4.27	-0.02
NODE 2	3.7	3.68	-0.02
NODE 3	2.85	2.77	-0.08
NODE 3A	2.81	2.74	-0.07
NODE 3B	-	2.6	-
NODE 3C	-	2.47	-
NODE 4	2.85	2.78	-0.07
NODE 5	3.08	2.99	-0.09
NODE 6	3.08	2.99	-0.09
NODE 7	4.29	4.28	-0.01

	25 YR - 24 HR		
	Pre-Developed	Post-Developed	Δ Stage [ft]
Node Name	Maximum Stage [ft]	Maximum Stage [ft]	
NODE 1	4.7	4.68	-0.02
NODE 2	3.94	3.92	-0.02
NODE 3	2.91	2.85	-0.06
NODE 3A	2.87	2.84	-0.03
NODE 3B	-	2.81	-
NODE 3C	-	2.48	-
NODE 4	2.91	2.85	-0.06
NODE 5	3.28	3.2	-0.08
NODE 6	3.27	3.2	-0.07
NODE 7	4.7	4.69	-0.01

	100 YR - 24 HR		
	Pre-Developed	Post-Developed	Δ Stage [ft]
Node Name	Maximum Stage [ft]	Maximum Stage [ft]	
NODE 1	5.17	5.16	-0.01
NODE 2	4.2	4.2	0
NODE 3	3.13	3.07	-0.06
NODE 3A	3.04	3.04	0
NODE 3B	-	3.01	-
NODE 3C	-	2.54	-
NODE 4	3.13	3.07	-0.06
NODE 5	3.6	3.57	-0.03
NODE 6	3.6	3.57	-0.03
NODE 7	5.17	5.17	0

APPENDIX A

PRE-DEVELOPED DRAINAGE MAP
PRE-DEVELOPED NODE DIAGRAM
POST-DEVELOPED DRAINAGE MAP
POST-DEVELOPED NODE DIAGRAM

Untitled Map

Write a description for your map.

Legend

- Community of Christ
- Feature 1
- North Anclote River Nature Park
- Tarpon Springs Aquarium and Animal?

BASIN 7
AREA = 209 AC
CN = 80
TC = 90 MIN

BASIN 2
AREA = 106.7 AC
CN = 85
TC = 45 MIN

BASIN 1
AREA = 17.9 AC
CN = 85
TC = 20 MIN

BASIN 3
AREA = 0.66 AC
CN = 80
TC = 10 MIN

BASIN 5
AREA = 1.76 AC
CN = 85
TC = 10 MIN

P7-2-N
(1)-24" PIPE

P2-3A
(3)-30" PIPE

P7-2-S
(2)-30" PIPE

P1-3
(1)-24" PIPE

Air Conditioning and Refrigeration
HOLIDAY LAKE VILLAS CONDO
Blossom Lake Dr
Anclote Blvd
Anclote Blvd
84
AutoEsthetics wheel repair
The Meadows
FOREST RIDGE
Dixie Hwy
Brittany Park
Hunter Ln
ALT 19
Tarpon Springs Aquarium and Animal...
Pasaje Ave
Beckett Way
Bayside Dr
North Anclote River Nature Park
BECKETT BAY
Dixie Hwy
Baycove Dr
GR Automotive
Rainville Park Rd
Jeru Blvd
W Fulton St
Google Earth
Image © 2025 Airbus
N
2000 ft

R.C. KELLEY CIVIL DESIGN SERVICES
1740 OAK POND COURT
OLDSMAR, FLORIDA 34677
PHONE: (727) 348-0255
EMAIL: RCKELLEYES@GMAIL.COM

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REVISIONS

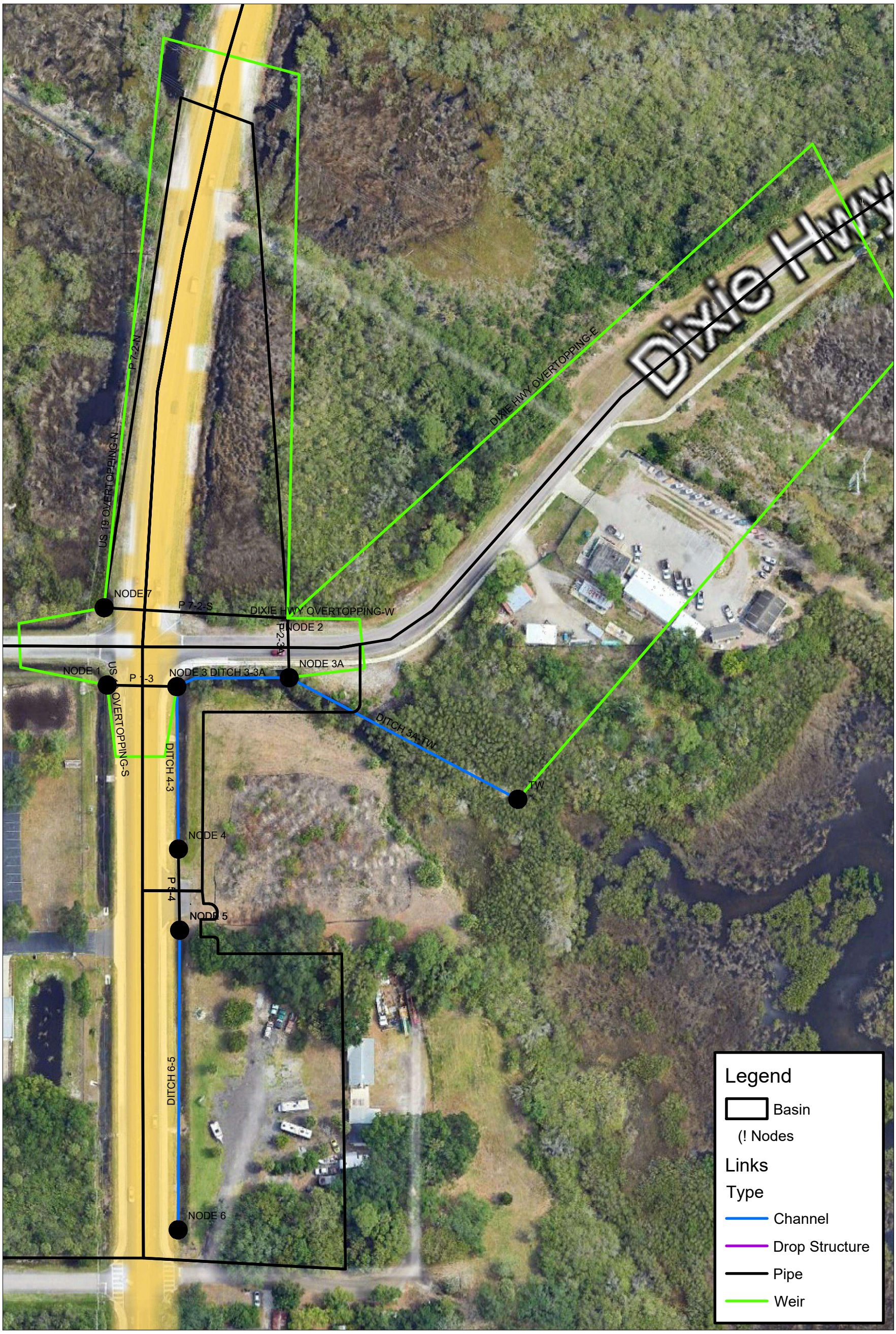
PA PROJECT
DWG DATE
ISSUE DATE
SCALE
DRAWN BY
CHECKED BY

MU-GROW STORAGE

PRE-DEVELOPMENT
BASIN MAP

RAM A. GOEL, P.E.

JOB #: 22-0708



JOB # 22-0708		RAM A. GOEL, P.E.	PRE-DEVELOPMENT NODE DIAGRAM	MU-GROW STORAGE	PA PROJECT	REVISIONS	R.C. KELLEY CIVIL DESIGN SERVICES 1740 OAK POND COURT OLDSMAR, FLORIDA 34677 PHONE: (727) 348-0255 EMAIL: RCKELLEYES@GMAIL.COM
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1740 OAK POND COURT
OLDSMAR, FLORIDA 34677
PHONE: (727) 348-0255
EMAIL: RCKELLEYES@GMAIL.COM

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MU-GROW STORAGE

POST-DEVELOPMENT BASIN MAP

RAM A. GOEL, P.E.

JOB #: 22-0708

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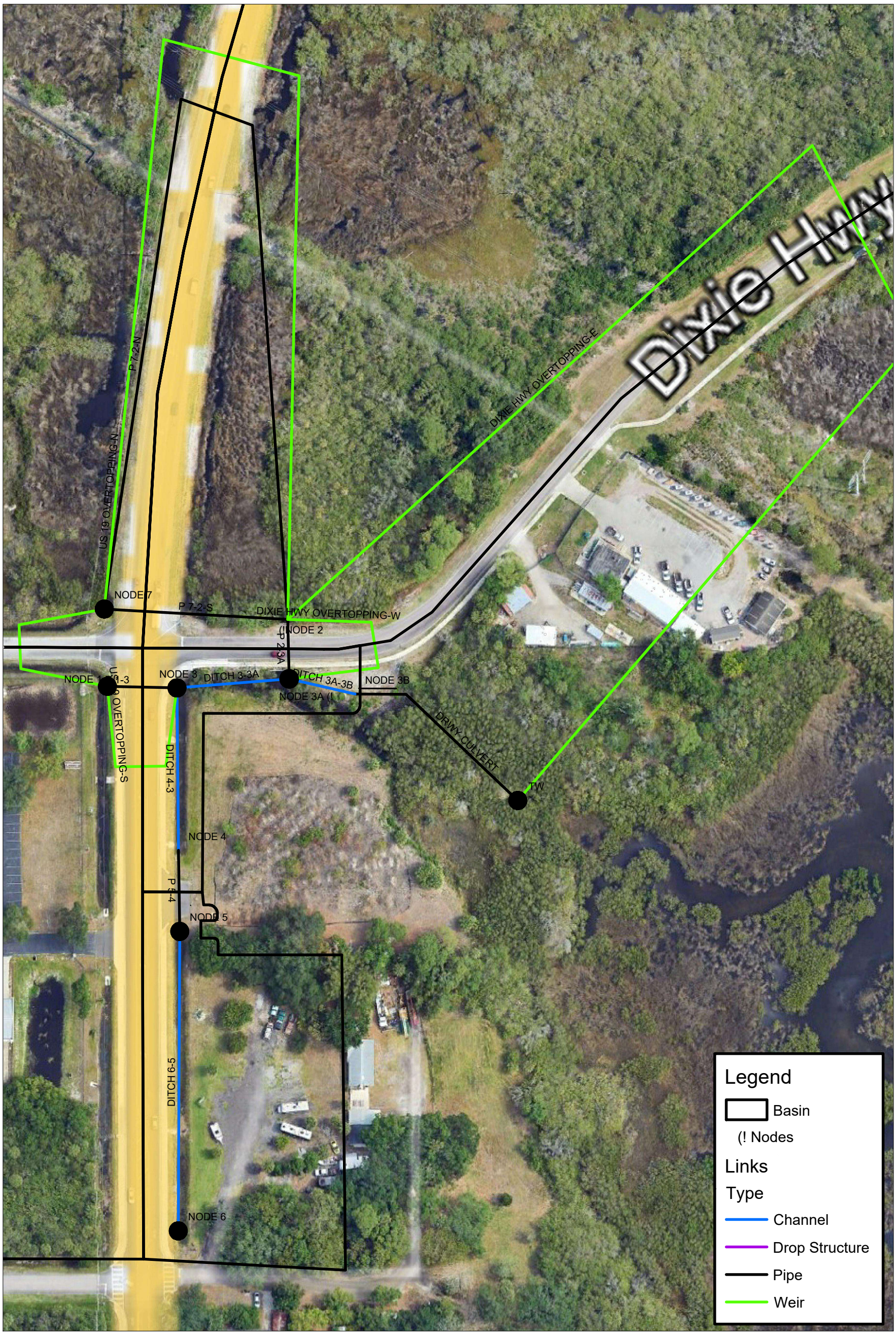

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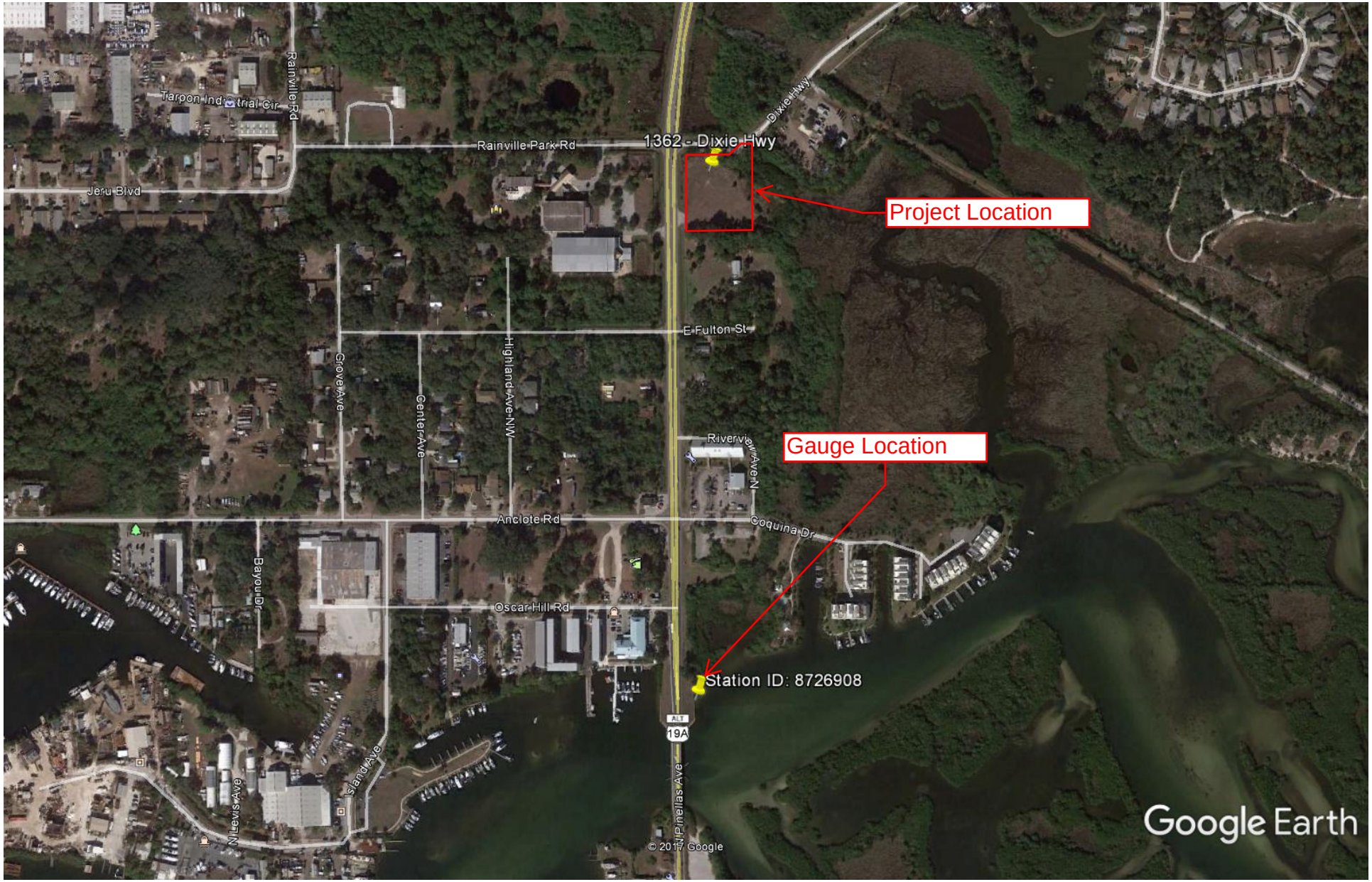
APPENDIX B

MHW TIDAL INFORMATION



Google Earth

feet 3000
meters 900

U.S. DEPARTMENT OF COMMERCE
National Oceanic and Atmospheric Administration
National Ocean Service

Datums Page

Station ID: 8726908 **PUBLICATION DATE: 01/06/2004**
Name: NORTH FORK, ANCLOTE RIVER FL
NOAA Chart: 11412 **Latitude: 28° 9.5' N (28.15830)**
USGS Quad: TARPON SPRINGS **Longitude: 82° 45.4' W (-82.75670)**

To reach the tidal bench marks from the City Hall at Tarpon Springs, proceed 1.3 km (0.8 mi) north along North Pinellas Avenue (U.S. Alt. Highway 19). The bench marks are along U.S. Alt. Highway 19. The tide gage and staff were on the wing wall at the NE corner of the U.S. Alt. Highway 19 bridge over the Anclote River.

T I D A L B E N C H M A R K S

PRIMARY BENCH MARK STAMPING: NO 1 1975
DESIGNATION: 872 6908 TIDAL 1

MONUMENTATION: Tidal Station disk VM#: 7656
AGENCY: National Ocean Survey (NOS) IDB PID#: AL7468
SETTING CLASSIFICATION: Concrete abutment OPUS PID:
LATITUDE: 28° 9.5' N (28.15830) LONGITUDE: 82° 45.4' W (-82.75670)

The primary bench mark is a disk set in top of the concrete abutment located at the NE corner of the U.S. Alt. Highway 19 bridge over the Anclote River, and 6.34 m (20.8 ft) east of the centerline of the highway.

BENCH MARK STAMPING: NO 2 1975
DESIGNATION: 872 6908 TIDAL 2

MONUMENTATION: Tidal Station disk VM#: 7657
AGENCY: National Ocean Survey (NOS) IDB PID#: AL7467
SETTING CLASSIFICATION: Copper-clad steel rod OPUS PID:
LATITUDE: 28° 9.5' N (28.15830) LONGITUDE: 82° 45.4' W (-82.75670)

The bench mark is a disk located north of the north end of the U.S. Highway 19A bridge over the Anclote River, 62 m (202 ft) north of bench mark No 1 1975, 6.95 m (22.8 ft) east of the centerline of the highway, and 1 m (2 ft) south of a utility pole #12A-4331R with a witness sign. The bench mark is set 9 cm (0.3 ft) above ground level, crimped to the top of a copper-clad steel rod driven an unspecified depth to refusal, and encased in a PVC pipe and concrete kickblock.

U.S. DEPARTMENT OF COMMERCE
National Oceanic and Atmospheric Administration
National Ocean Service

Station ID: 8726908 **PUBLICATION DATE: 01/06/2004**
Name: NORTH FORK, ANCLOTE RIVER FL
NOAA Chart: 11412 **Latitude: 28° 9.5' N (28.15830)**
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T I D A L B E N C H M A R K S

BENCH MARK STAMPING: PINCO K
DESIGNATION: PINCO K

MONUMENTATION: Survey disk VM#: 7658
AGENCY: Pinellas County Florida IDB PID#: AL0301
SETTING CLASSIFICATION: Concrete monument OPUS PID:
LATITUDE: 28° 9.8' N (28.16330) LONGITUDE: 82° 45.4' W (-82.75670)

The bench mark is a disk set into the top of a concrete monument located at the north corner of the intersection of U.S. Highway 19A and Rainville Road, 1.9 km (1.2 mi) NNE of Tarpon Springs along U.S. Highway 19A, 17 m (55 ft) north of utility pole No 12A5311R, 12 m (38 ft) west of the centerline of U.S. Highway 19A, 11 m (35 ft) north of the centerline of Rainville Road, 7 m (24 ft) west of utility pole No. 2112, and 7m (23 ft) SW of the NW corner of a concrete headwall.

U.S. DEPARTMENT OF COMMERCE
National Oceanic and Atmospheric Administration
National Ocean Service

Station ID: 8726908 **PUBLICATION DATE: 01/06/2004**
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USGS Quad: TARPON SPRINGS **Longitude: 82° 45.4' W (-82.75670)**

T I D A L B E N C H M A R K S

BENCH MARK STAMPING: Y 145 RESET 1957
DESIGNATION: Y 145 RESET

MONUMENTATION: Bench Mark disk VM#: 7659
AGENCY: US Coast and Geodetic Survey (USC&GS) IDB PID#: AL6624
SETTING CLASSIFICATION: Concrete monument OPUS PID:
LATITUDE: 28° 9.8' N (28.16330) LONGITUDE: 82° 45.4' W (-82.75670)

The bench mark is a disk set in the top of a concrete monument located near the south end of a 45 degree curve in U.S. Alt. Highway 19, 0.8 km (0.5 mi) north of the bridge over the Anclote River, 32 m (105 ft) north of powerline pole #C-135, 22 m (72 ft) south of the centerline of a private drive leading west, 15 m (50 ft), west of the extended centerline of the highway, 25 m (83 ft) south of a powerline, 0.3 m (1 ft) west of a witness post, and 0.15 m (0.5 ft) above ground level.

U.S. DEPARTMENT OF COMMERCE
National Oceanic and Atmospheric Administration
National Ocean Service

Station ID: 8726908 **PUBLICATION DATE: 01/06/2004**
Name: NORTH FORK, ANCLOTE RIVER FL
NOAA Chart: 11412 **Latitude: 28° 9.5' N (28.15830)**
USGS Quad: TARPON SPRINGS **Longitude: 82° 45.4' W (-82.75670)**

T I D A L B E N C H M A R K S

BENCH MARK STAMPING: Y 146 2 1956
DESIGNATION: Y 146 2

MONUMENTATION: Bench Mark disk VM#: 7660
AGENCY: US Coast and Geodetic Survey (USC&GS) IDB PID#: AL0402
SETTING CLASSIFICATION: Concrete curb OPUS PID:
LATITUDE: 28° 9.4' N (28.15670) LONGITUDE: 82° 45.4' W (-82.75670)

The bench mark is a disk set in the top of the concrete curb located at the SE corner of the U.S. Alt. Highway 19 bridge over the Anclote River, 4.42 m (14.5 ft) east of the centerline of the highway, and 1 m (3 ft), north of the south end of the bridge.

U.S. DEPARTMENT OF COMMERCE
National Oceanic and Atmospheric Administration
National Ocean Service

Station ID: 8726908 **PUBLICATION DATE: 01/06/2004**
Name: NORTH FORK, ANCLOTE RIVER FL
NOAA Chart: 11412 **Latitude: 28° 9.5' N (28.15830)**
USGS Quad: TARPON SPRINGS **Longitude: 82° 45.4' W (-82.75670)**

T I D A L D A T U M S

Tidal datums at NORTH FORK, ANCLOTE RIVER based on:

LENGTH OF SERIES: 1 MONTH
TIME PERIOD: January 1976 - January 1976
TIDAL EPOCH: 1983-2001
CONTROL TIDE STATION: 8726924 ANCLOTE RIVER

Elevations of tidal datums referred to Mean Lower Low Water (MLLW), in METERS:

MEAN HIGHER HIGH WATER	MHHW	=	0.824
MEAN HIGH WATER	MHW	=	0.722
North American Vertical Datum	NAVD88	=	0.506
MEAN SEA LEVEL	MSL	=	0.439
MEAN TIDE LEVEL	MTL	=	0.429
MEAN LOW WATER	MLW	=	0.136
MEAN LOWER LOW WATER	MLLW	=	0.000

North American Vertical Datum (NAVD88)

Bench Mark Elevation Information In METERS above:

Stamping or Designation	MLLW	MHW
NO 1 1975	4.715	3.993
NO 2 1975	3.751	3.029
PINCO K	1.199	0.477
Y 145 RESET 1957	1.548	0.826
Y 146 2 1956	5.054	4.332

CONVERSION: 1 M = 3.28 FT
MHW = 0.722 M * 3.28 FT/M = 2.37 FT-NAVD

U.S. DEPARTMENT OF COMMERCE
National Oceanic and Atmospheric Administration
National Ocean Service

Station ID: 8726908 **PUBLICATION DATE: 01/06/2004**
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D E F I N I T I O N S

Mean Sea Level (MSL) is a tidal datum determined over a 19-year National Tidal Datum Epoch. It pertains to local mean sea level and should not be confused with the fixed datums of North American Vertical Datum of 1988 (NAVD88).

NAVD88 is a fixed datum derived from a simultaneous, least squares, minimum constraint adjustment of Canadian/Mexican/United States leveling observations. Local mean sea level observed at Father Point/Rimouski, Canada was held fixed as the single initial constraint. NAVD88 replaces NGVD29 as the national standard geodetic reference for heights. Bench mark elevations relative to NAVD88 are available from NGS through the World Wide Web at National Geodetic Survey.

NGVD29 is a fixed datum adopted as a national standard geodetic reference for heights but is now considered superseded. NGVD29 is sometimes referred to as Sea Level Datum of 1929 or as Mean Sea Level on some early issues of Geological Survey Topographic Quads. NGVD29 was originally derived from a general adjustment of the first-order leveling networks of the U.S. and Canada after holding mean sea level observed at 26 long term tide stations as fixed. Numerous local and wide-spread adjustments have been made since establishment in 1929. Bench mark elevations relative to NGVD29 are available from the National Geodetic Survey (NGS) data base via the World Wide Web at National Geodetic Survey.

NAVD88 and NGVD29 are fixed geodetic datums whose elevation relationships to local MSL and other tidal datums may not be consistent from one location to another.

The Vertical Mark Number (VM#) and PID# shown on the bench mark sheet are unique identifiers for bench marks in the tidal and geodetic databases, respectively. Each bench mark in either database has a single, unique VM# and/or PID# assigned. Where both VM# and PID# are indicated, both tidal and geodetic elevations are available for the bench mark listed. *The NGS's Integrated Data Base (IDB PID) provides geodetic datum based on traditionally leveled and bluebooked ties to the National Spatial Reference System(NSRS) https://www.ngs.noaa.gov/datasheets/. The NGS Online Positioning User Service (OPUS PID) provides geodetic datum based on GPS position & tie it to the NSRS https://www.ngs.noaa.gov/OPUS/.*

The NAVD88 elevation is shown on the Elevations of Tidal Datums Table Referred to MLLW only when two or more of the bench marks listed have NAVD88 elevations. The NAVD88 elevation relationship shown in the table is derived from an average of several bench mark elevations relative to tide station datum. As a result of this averaging, NAVD88 bench mark elevations computed indirectly from the tidal datums elevation table may differ slightly from NAVD88 elevations listed for each bench mark in the NGS database.

APPENDIX C

NRCS SOIL SURVEY REPORT

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Pinellas County, Florida

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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Contents

Preface.....2
How Soil Surveys Are Made.....5
Soil Map.....8
Soil Map.....9
Legend.....10
Map Unit Legend.....11
Map Unit Descriptions.....11
Pinellas County, Florida.....13
4—Astatula soils and Urban land, 0 to 5 percent slopes.....13
17—Myakka soils and Urban land.....14
References.....17

How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map

Map Scale: 1:599 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 5 10 20 30

Feet
0 25 50 100 150

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 13, Sep 16, 2016

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

Date(s) aerial images were photographed: Mar 17, 2015—Apr 1, 2015

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

Pinellas County, Florida (FL103)			
Map Unit Symbol	**Map Unit Name**	**Acres in AOI**	**Percent of AOI**
4	Astatula soils and Urban land, 0 to 5 percent slopes	0.0	1.8%
17	Myakka soils and Urban land	1.2	98.2%
Totals for Area of Interest		**1.3**	**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

4—Astatula soils and Urban land, 0 to 5 percent slopes

Map Unit Setting

National map unit symbol: 134cw
Elevation: 10 to 150 feet
Mean annual precipitation: 48 to 56 inches
Mean annual air temperature: 70 to 77 degrees F
Frost-free period: 335 to 365 days
Farmland classification: Not prime farmland

Map Unit Composition

Astatula and similar soils: 50 percent
Urban land: 45 percent
Minor components: 5 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Astatula

Setting

Landform: Ridges on marine terraces, hills on marine terraces
Landform position (three-dimensional): Interfluve, side slope
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Eolian or sandy marine deposits

Typical profile

A - 0 to 3 inches: fine sand
C - 3 to 80 inches: fine sand

Properties and qualities

Slope: 0 to 5 percent
Depth to restrictive feature: More than 80 inches
Natural 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
Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum in profile: 4.0
Available water storage in profile: Very low (about 2.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6s
Hydrologic Soil Group: A
Other vegetative classification: Forage suitability group not assigned (G154XB999FL)
Hydric soil rating: No

Description of Urban Land

Setting

Landform: Marine terraces
Landform position (three-dimensional): Interfluve, talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: No parent material

Interpretive groups

Land capability classification (irrigated): None specified
Other vegetative classification: Forage suitability group not assigned (G154XB999FL)
Hydric soil rating: Unranked

Minor Components

Adamsville

Percent of map unit: 3 percent
Landform: Ridges on marine terraces, knolls on marine terraces
Landform position (three-dimensional): Interfluve, talf
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Forage suitability group not assigned (G154XB999FL)
Hydric soil rating: No

Tavares

Percent of map unit: 2 percent
Landform: Ridges on marine terraces, knolls on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Forage suitability group not assigned (G154XB999FL)
Hydric soil rating: No

17—Myakka soils and Urban land

Map Unit Setting

National map unit symbol: 134cc
Elevation: 10 to 100 feet
Mean annual precipitation: 48 to 56 inches
Mean annual air temperature: 70 to 77 degrees F
Frost-free period: 335 to 365 days
Farmland classification: Not prime farmland

Map Unit Composition

Myakka and similar soils: 50 percent

Urban land: 45 percent
Minor components: 5 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Myakka

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy marine deposits

Typical profile

A - 0 to 4 inches: fine sand
E - 4 to 22 inches: fine sand
Bh - 22 to 36 inches: fine sand
C - 36 to 80 inches: fine sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 6.00 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum in profile: 4.0
Available water storage in profile: Low (about 4.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: A/D
Other vegetative classification: Forage suitability group not assigned (G154XB999FL)
Hydric soil rating: No

Description of Urban Land

Setting

Landform: Marine terraces
Landform position (three-dimensional): Interfluve, talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: No parent material

Interpretive groups

Land capability classification (irrigated): None specified
Other vegetative classification: Forage suitability group not assigned (G154XB999FL)
Hydric soil rating: Unranked

Minor Components

Adamsville

Percent of map unit: 3 percent
Landform: Ridges on marine terraces, knolls on marine terraces
Landform position (three-dimensional): Interfluve, talf
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Forage suitability group not assigned (G154XB999FL)
Hydric soil rating: No

Pomello

Percent of map unit: 2 percent
Landform: Rises on marine terraces, ridges on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Forage suitability group not assigned (G154XB999FL)
Hydric soil rating: No

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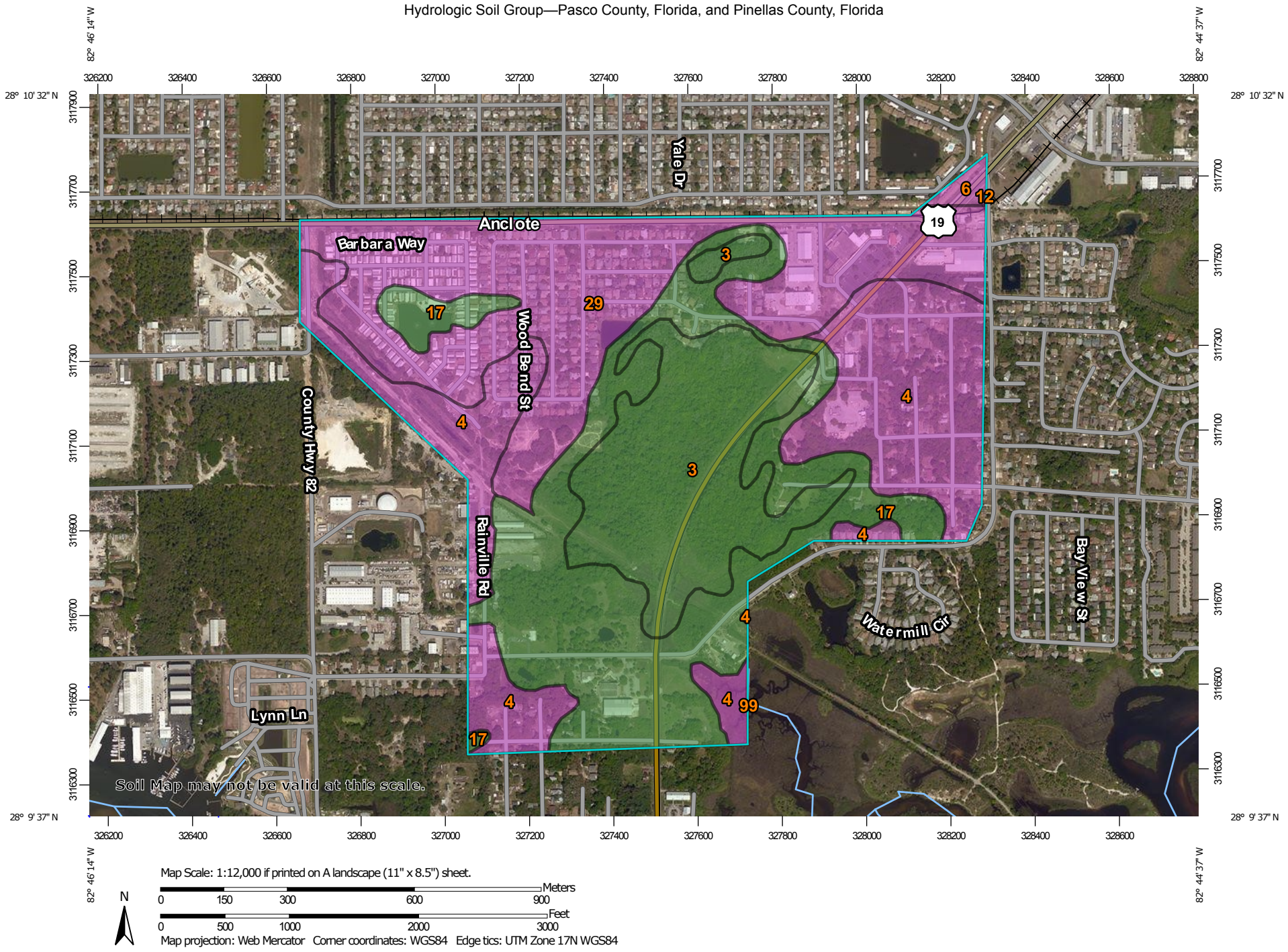


Map Scale: 1:12,000 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 150 300 600 900

Feet: 0 500 1000 2000 3000

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 Rating Polygons

A

A/D

B

B/D

C

C/D

D

Not rated or not available

Soil Rating Lines

A

A/D

B

B/D

C

C/D

D

Not rated or not available

Soil Rating Points

A

A/D

B

B/D

C

C/D

D

Not rated or not available

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 scales ranging from 1:20,000 to 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: Pasco County, Florida
Survey Area Data: Version 17, Sep 13, 2018

Soil Survey Area: Pinellas County, Florida
Survey Area Data: Version 15, Sep 14, 2018

Your area of interest (AOI) includes more than one soil survey area. These survey areas may have been mapped at different scales, with a different land use in mind, at different times, or at different levels of detail. This may result in map unit symbols, soil properties, and interpretations that do not completely agree across soil survey area boundaries.

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

Date(s) aerial images were photographed: Feb 8, 2015—Apr 1, 2015

MAP LEGEND

MAP INFORMATION

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.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
6	Tavares sand, 0 to 5 percent slopes	A	2.3	0.6%
12	Astatula fine sand, 0 to 5 percent slopes	A	0.0	0.0%
38	Urban land, 0 to 2 percent slopes		0.0	0.0%
Subtotals for Soil Survey Area			**2.3**	**0.6%**
Totals for Area of Interest			**360.7**	**100.0%**

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
3	Anclote fine sand, depressional	A/D	67.5	18.7%
4	Astatula soils and Urban land, 0 to 5 percent slopes	A	87.7	24.3%
17	Myakka soils and Urban land	A/D	99.1	27.5%
29	Tavares soils and Urban land, 0 to 5 percent slopes	A	104.1	28.9%
99	Water		0.0	0.0%
Subtotals for Soil Survey Area			**358.4**	**99.4%**
Totals for Area of Interest			**360.7**	**100.0%**

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

APPENDIX D

PRE- AND POST-DEVELOPED ICPR INPUT/OUTPUT REPORT

PRE-DEVELOPED ICPR INPUT REPORT

Manual Basin: BASIN 1

Scenario:	PRE
Node:	NODE 1
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	20.0000 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	17.9000 ac

Area [ac]	Land Cover Zone	Soil Zone	Rainfall Name
17.9000	1		

Comment:

Manual Basin: BASIN 2

Scenario:	PRE
Node:	NODE 2
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	45.0000 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	106.7000 ac

Area [ac]	Land Cover Zone	Soil Zone	Rainfall Name
106.7000	2		

Comment:

Manual Basin: BASIN 3

Scenario:	PRE
Node:	NODE 3
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:	0.6600 ac

Area [ac]	Land Cover Zone	Soil Zone	Rainfall Name
0.6600	3		

Comment:

Manual Basin: BASIN 5

Scenario: PRE
Node: NODE 5
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: 1.7600 ac

Area [ac]	Land Cover Zone	Soil Zone	Rainfall Name
1.7600	5		

Comment:

Manual Basin: BASIN 7

Scenario: PRE
Node: NODE 7
Hydrograph Method: NRCS Unit Hydrograph
Infiltration Method: Curve Number
Time of Concentration: 90.0000 min
Max Allowable Q: 0.00 cfs
Time Shift: 0.0000 hr
Unit Hydrograph: UH256
Peaking Factor: 256.0
Area: 209.0000 ac

Area [ac]	Land Cover Zone	Soil Zone	Rainfall Name
209.0000	7		

Comment:

Node: NODE 1

Scenario: PRE
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 2.37 ft
Warning Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
2.00	0.3581	15600
3.00	1.7694	77075
4.00	4.8869	212875
5.00	9.7928	426575
6.00	15.1842	661425
7.00	16.1823	704900
8.00	16.5146	719375
9.00	16.9990	740475
10.00	17.2595	751825
11.00	17.5057	762550
12.00	17.7164	771725
13.00	17.8633	778125
14.00	18.0808	787600
15.00	18.1059	788692
16.00	18.1059	788692
0.12	0.0010	44

Comment:

Node Max Conditions w/ Times [PRE]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]	Time to Max Stage [hr]	Time to Min/Max Delta Stage [hr]	Time to Max Total Inflow [hr]	Time to Max Total Outflow [hr]
NODE 1	100YR-24HR	0.00	5.17	0.0010	90.31	47.71	465740	16.0303	29.1186	13.0824	12.7574
NODE 1	10YR-24HR	0.00	4.29	0.0010	66.36	19.49	274207	17.3339	14.7819	15.1011	17.3014
NODE 1	2.33YR-24HR	0.00	3.18	0.0010	29.39	12.33	101658	13.0108	13.9705	12.1660	12.8478
NODE 1	25YR-24HR	0.00	4.70	0.0010	90.11	21.69	361700	17.7884	28.7654	13.8886	17.8338

Node: NODE 2

Scenario: PRE
Type: Stage/Area

Base Flow: 0.00 cfs
Initial Stage: 2.37 ft
Warning Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
1.00	0.4993	21750
2.00	2.2601	98450
3.00	15.4081	671175
4.00	42.6664	1858550
5.00	63.6467	2772450
6.00	70.9757	3091700
7.00	76.0864	3314325
8.00	82.1258	3577400
9.00	96.1788	4189550
10.00	119.1604	5190625
11.00	132.3760	5766300
12.00	137.5752	5992775
13.00	140.5165	6120900
14.00	141.1214	6147250
15.00	141.1232	6147329
16.00	141.1232	6147329
-0.25	0.0010	44

Comment:

Node Max Conditions w/ Times [PRE]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]	Time to Max Stage [hr]	Time to Min/Max Delta Stage [hr]	Time to Max Total Inflow [hr]	Time to Max Total Outflow [hr]
NODE 2	100YR-24HR	0.00	4.20	0.0009	359.45	179.22	2042632	16.0743	12.4036	12.5273	16.0807
NODE 2	10YR-24HR	0.00	3.70	0.0009	200.28	79.58	1502278	16.4450	12.4423	12.4836	16.4896
NODE 2	2.33YR-24HR	0.00	3.19	0.0009	112.58	64.27	898214	15.7850	12.4168	12.6711	16.1709
NODE 2	25YR-24HR	0.00	3.94	0.0009	253.16	86.93	1784489	17.3272	12.3903	12.5913	17.2157

Node: NODE 3

Scenario: PRE
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 2.37 ft

Warning Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
0.54	0.0010	44
5.00	0.0010	44

Comment:

Node Max Conditions w/ Times [PRE]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]	Time to Max Stage [hr]	Time to Min/Max Delta Stage [hr]	Time to Max Total Inflow [hr]	Time to Max Total Outflow [hr]
NODE 3	100YR-24HR	0.00	3.13	0.0010	43.73	43.11	4525	16.0197	6.3296	16.0289	16.0266
NODE 3	10YR-24 HR	0.00	2.85	0.0010	20.46	20.25	4028	16.7217	28.9526	12.3344	12.3540
NODE 3	2.33YR-24HR	0.00	2.64	0.0010	14.64	14.49	3683	14.0286	17.5931	12.3471	12.3618
NODE 3	25YR-24 HR	0.00	2.91	0.0010	22.83	22.62	4140	17.6133	5.1420	12.3530	12.3749

Node: NODE 3A

Scenario: PRE
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 2.37 ft
Warning Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
-0.95	0.0010	44
5.00	0.0010	44

Comment:

Node Max Conditions w/ Times [PRE]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]	Time to Max Stage [hr]	Time to Min/Max Delta Stage [hr]	Time to Max Total Inflow [hr]	Time to Max Total Outflow [hr]
NODE 3A	100YR-24HR	0.00	3.04	0.0008	133.74	133.63	12324	16.0277	4.1735	16.0266	16.0231
NODE 3A	10YR-24 HR	0.00	2.81	0.0010	99.57	99.40	11757	16.6712	5.5729	17.0270	16.6712
NODE 3A	2.33YR-24HR	0.00	2.62	0.0010	70.08	69.99	11281	14.5173	8.0143	14.5781	14.5173
NODE 3A	25YR-24 HR	0.00	2.87	0.0010	109.28	109.07	11910	17.5815	5.1420	17.6526	17.5815

Node: NODE 4

Scenario: PRE
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 2.37 ft
Warning Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
1.08	0.0010	44
5.00	0.0010	44

Comment:

Node Max Conditions w/ Times [PRE]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]	Time to Max Stage [hr]	Time to Min/Max Delta Stage [hr]	Time to Max Total Inflow [hr]	Time to Max Total Outflow [hr]
NODE 4	100YR-24HR	0.00	3.13	0.0010	7.16	7.06	2412	16.0289	8.2626	12.3109	12.3372
NODE 4	10YR-24 HR	0.00	2.85	0.0010	5.28	5.17	1981	16.4832	20.1681	12.1810	12.1935
NODE 4	2.33YR-24HR	0.00	2.64	0.0010	3.44	3.35	1764	13.9980	13.6108	12.0828	12.0955
NODE 4	25YR-24 HR	0.00	2.91	0.0010	6.04	5.92	2049	17.5390	19.6718	12.2212	12.2303

Node: NODE 5

Scenario: PRE
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 2.37 ft
Warning Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
0.93	0.0010	44
5.00	0.0010	44

Comment:

Node Max Conditions w/ Times [PRE]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]	Time to Max Stage [hr]	Time to Min/Max Delta Stage [hr]	Time to Max Total Inflow [hr]	Time to Max Total Outflow [hr]
NODE 5	100YR-24HR	0.00	3.60	0.0010	11.89	9.09	9865	12.3636	11.8554	12.0499	12.0668
NODE 5	10YR-24 HR	0.00	3.08	0.0010	6.93	5.94	3602	12.2396	11.6048	12.0502	12.0711
NODE 5	2.33YR-24HR	0.00	2.70	0.0010	3.93	3.76	2291	12.1023	11.8735	12.0582	12.0886
NODE 5	25YR-24 HR	0.00	3.28	0.0010	8.59	7.11	5275	12.2982	11.7158	12.0500	12.0713

Node: NODE 6

Scenario: PRE
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 2.37 ft
Warning Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
2.37	0.0010	44
5.00	0.0010	44

Comment:

Node Max Conditions w/ Times [PRE]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]	Time to Max Stage [hr]	Time to Min/Max Delta Stage [hr]	Time to Max Total Inflow [hr]	Time to Max Total Outflow [hr]
NODE 6	100YR-24HR	0.00	3.60	0.0010	2.49	1.28	7349	12.3829	10.8798	12.0357	12.7625
NODE 6	10YR-24 HR	0.00	3.08	0.0010	1.13	0.38	3139	12.2641	11.9326	11.9615	12.5242
NODE 6	2.33YR-24HR	0.00	2.68	0.0010	0.32	0.03	1212	12.2344	11.9152	12.1031	12.4896
NODE 6	25YR-24 HR	0.00	3.27	0.0010	1.45	0.64	4462	12.3202	11.6149	12.0356	12.6364

Node: NODE 7

Scenario: PRE
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 2.37 ft
Warning Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
0.99	0.0006	25
1.00	0.2755	12000
2.00	4.0553	176650
3.00	16.7510	729675
4.00	26.9094	1172175
5.00	37.4030	1629275
6.00	45.7587	1993250
7.00	50.1831	2185975
8.00	54.9811	2394975
9.00	58.9916	2569675
10.00	61.7815	2691200
11.00	64.0410	2789625
12.00	66.5875	2900550
13.00	69.7406	3037900
14.00	72.4461	3155750
15.00	75.0442	3268925
16.00	77.8954	3393125
17.00	80.0585	3487350
18.00	82.0747	3575175
19.00	84.3193	3672950
20.00	85.6491	3730875
21.00	85.8965	3741650
22.00	86.0787	3749587
23.00	86.0787	3749587
0.00	0.0001	4

Comment:

Node Max Conditions w/ Times [PRE]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]	Time to Max Stage [hr]	Time to Min/Max Delta Stage [hr]	Time to Max Total Inflow [hr]	Time to Max Total Outflow [hr]
NODE 7	100YR-24HR	0.00	5.17	0.0010	432.04	166.41	1690645	16.0289	25.5362	12.9621	15.8297
NODE 7	10YR-24HR	0.00	4.29	0.0010	223.61	113.55	1304248	17.3303	13.8838	13.0418	15.1011
NODE 7	2.33YR-24HR	0.00	3.56	0.0010	116.31	45.51	979515	16.7469	13.4850	13.0823	17.5427
NODE 7	25YR-24HR	0.00	4.70	0.0010	284.76	130.73	1491242	17.7857	12.7882	13.0334	13.8894

Node: TW

Scenario: PRE
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 2.37 ft
Warning Stage: 0.00 ft
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	2.37
0	0	0	99.0000	2.37

Comment:

Node Max Conditions w/ Times [PRE]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]	Time to Max Stage [hr]	Time to Min/Max Delta Stage [hr]	Time to Max Total Inflow [hr]	Time to Max Total Outflow [hr]
TW	100YR-24HR	0.00	2.37	0.0000	222.20	0.00	0	0.0000	0.0000	16.0807	0.0000
TW	10YR-24HR	0.00	2.37	0.0000	99.40	0.00	0	0.0000	0.0000	16.6712	0.0000

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]	Time to Max Stage [hr]	Time to Min/Max Delta Stage [hr]	Time to Max Total Inflow [hr]	Time to Max Total Outflow [hr]
TW	2.33YR-24HR	0.00	2.37	0.0000	69.99	0.00	0	0.0000	0.0000	14.5173	0.0000
TW	25YR-24 HR	0.00	2.37	0.0000	109.07	0.00	0	0.0000	0.0000	17.5815	0.0000

Channel Link: DITCH 3-3A		Upstream		Downstream	
Scenario:	PRE	Invert:	0.92 ft	Invert:	-0.95 ft
From Node:	NODE 3	Manning's N:	0.0000	Manning's N:	0.0000
To Node:	NODE 3A	Geometry:	Irregular	Geometry:	Irregular
Link Count:	1	Cross Section:	X3-3A US	Cross Section:	X3A-TW US
Flow Direction:	Both				
Damping:	0.0000 ft				
Length:	100.00 ft				
Contraction Coef:	0.00				
Expansion Coef:	0.00				
Entr Loss Coef:	0.00				
Exit Loss Coef:	0.00				
Bend Loss Coef:	0.00				
Bend Location:	0.00 ft				
Energy Switch:	Energy				
Comment:					

Link Min/Max Conditions [PRE]

Link Name	Sim Name	Max Flow [cfs]	Min Flow [cfs]	Min/Max Delta Flow [cfs]	Max Us Velocity [fps]	Max Ds Velocity [fps]	Max Avg Velocity [fps]
DITCH 3-3A	100YR-24HR	43.11	0.00	2.50	1.16	0.54	0.85
DITCH 3-3A	10YR-24HR	20.25	-0.04	-3.79	0.87	0.33	0.60
DITCH 3-3A	2.33YR-24HR	14.49	0.00	-3.66	0.72	0.25	0.48
DITCH 3-3A	25YR-24HR	22.62	0.00	2.69	0.91	0.35	0.63

Channel Link: DITCH 3A-TW		Upstream		Downstream	
Scenario:	PRE	Invert:	-0.95 ft	Invert:	-1.53 ft
From Node:	NODE 3A	Manning's N:	0.0000	Manning's N:	0.0000
To Node:	TW	Geometry:	Irregular	Geometry:	Irregular
Link Count:	1	Cross Section:	X3A-TW US	Cross Section:	X3A-TW DS
Flow Direction:	Both				
Damping:	0.0000 ft				
Length:	180.00 ft				
Contraction Coef:	0.00				
Expansion Coef:	0.00				
Entr Loss Coef:	0.00				
Exit Loss Coef:	0.00				
Bend Loss Coef:	0.00				
Bend Location:	0.00 ft				
Energy Switch:	Energy				
Comment:					

Link Min/Max Conditions [PRE]

Link Name	Sim Name	Max Flow [cfs]	Min Flow [cfs]	Min/Max Delta Flow [cfs]	Max Us Velocity [fps]	Max Ds Velocity [fps]	Max Avg Velocity [fps]
DITCH 3A-TW	100YR-24HR	133.63	0.00	4.71	1.67	1.34	1.51
DITCH 3A-TW	10YR-24HR	99.40	0.00	5.05	1.42	1.00	1.21
DITCH 3A-TW	2.33YR-24HR	69.99	0.00	4.51	1.12	0.70	0.91
DITCH 3A-TW	25YR-24HR	109.07	0.00	4.49	1.51	1.10	1.30

Channel Link: DITCH 4-3		Upstream		Downstream	
Scenario:	PRE	Invert:	1.22 ft	Invert:	1.38 ft
From Node:	NODE 4	Manning's N:	0.0000	Manning's N:	0.0000
To Node:	NODE 3	Geometry:	Irregular	Geometry:	Irregular
Link Count:	1	Cross Section:	X4-3 US	Cross Section:	X4-3 DS
Flow Direction:	Both				
Damping:	0.0000 ft				
Length:	180.00 ft				
Contraction Coef:	0.00				
Expansion Coef:	0.00				
Entr Loss Coef:	0.00				
Exit Loss Coef:	0.00				
Bend Loss Coef:	0.00				
Bend Location:	0.00 ft				
Energy Switch:	Energy				
Comment:					

Link Min/Max Conditions [PRE]

Link Name	Sim Name	Max Flow [cfs]	Min Flow [cfs]	Min/Max Delta Flow [cfs]	Max Us Velocity [fps]	Max Ds Velocity [fps]	Max Avg Velocity [fps]
DITCH 4-3	100YR-24HR	7.06	0.00	1.41	0.44	0.32	0.38
DITCH 4-3	10YR-24HR	5.17	-0.06	-0.74	0.40	0.29	0.35
DITCH 4-3	2.33YR-24HR	3.35	-0.06	-0.65	0.32	0.23	0.28
DITCH 4-3	25YR-24HR	5.92	-0.01	-0.97	0.43	0.31	0.37

Channel Link: DITCH 6-5		Upstream		Downstream	
Scenario:	PRE	Invert:	2.50 ft	Invert:	1.73 ft
From Node:	NODE 6	Manning's N:	0.0000	Manning's N:	0.0000
To Node:	NODE 5	Geometry:	Irregular	Geometry:	Irregular
Link Count:	1	Cross Section:	X6-5 US	Cross Section:	X6-5 DS
Flow Direction:	Both				
Damping:	0.0000 ft				

Length:	320.00 ft
Contraction Coef:	0.00
Expansion Coef:	0.00
Entr Loss Coef:	0.00
Exit Loss Coef:	0.00
Bend Loss Coef:	0.00
Bend Location:	0.00 ft
Energy Switch:	Energy

Comment:

Link Min/Max Conditions [PRE]

Link Name	Sim Name	Max Flow [cfs]	Min Flow [cfs]	Min/Max Delta Flow [cfs]	Max Us Velocity [fps]	Max Ds Velocity [fps]	Max Avg Velocity [fps]
DITCH 6-5	100YR-24HR	1.28	-2.49	0.05	0.20	-1.82	-0.95
DITCH 6-5	10YR-24HR	0.38	-1.13	0.01	0.20	-1.98	-1.05
DITCH 6-5	2.33YR-24HR	0.03	-0.32	0.02	0.11	-1.58	-0.81
DITCH 6-5	25YR-24HR	0.64	-1.45	0.01	0.23	-1.94	-1.02

Weir Link: DIXIE HWY OVERTOPPING-E

Scenario:	PRE
From Node:	NODE 2
To Node:	TW
Link Count:	1
Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Paved Road Vertical
Geometry Type:	Rectangular
Invert:	4.00 ft
Control Elevation:	4.00 ft
Max Depth:	999.00 ft
Max Width:	350.00 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:

Link Min/Max Conditions [PRE]

Link Name	Sim Name	Max Flow [cfs]	Min Flow [cfs]	Min/Max Delta Flow [cfs]	Max Us Velocity [fps]	Max Ds Velocity [fps]	Max Avg Velocity [fps]
DIXIE HWY OVERTOPPING-E	100YR-24HR	88.59	0.00	0.19	1.26	1.26	1.26

Link Name	Sim Name	Max Flow [cfs]	Min Flow [cfs]	Min/Max Delta Flow [cfs]	Max Us Velocity [fps]	Max Ds Velocity [fps]	Max Avg Velocity [fps]
DIXIE HWY OVERTOPPING-E	10YR-24HR	0.00	0.00	0.00	0.00	0.00	0.00
DIXIE HWY OVERTOPPING-E	2.33YR-24HR	0.00	0.00	0.00	0.00	0.00	0.00
DIXIE HWY OVERTOPPING-E	25YR-24HR	0.00	0.00	0.00	0.00	0.00	0.00

Weir Link: DIXIE HWY OVERTOPPING-W

Scenario:	PRE
From Node:	NODE 2
To Node:	NODE 3A
Link Count:	1
Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Paved Road Vertical
Geometry Type:	Rectangular
Invert:	4.60 ft
Control Elevation:	4.60 ft
Max Depth:	999.00 ft
Max Width:	350.00 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:

Link Min/Max Conditions [PRE]

Link Name	Sim Name	Max Flow [cfs]	Min Flow [cfs]	Min/Max Delta Flow [cfs]	Max Us Velocity [fps]	Max Ds Velocity [fps]	Max Avg Velocity [fps]
DIXIE HWY OVERTOPPING-W	100YR-24HR	0.00	0.00	0.00	0.00	0.00	0.00
DIXIE HWY OVERTOPPING-W	10YR-24HR	0.00	0.00	0.00	0.00	0.00	0.00
DIXIE HWY OVERTOPPING-W	2.33YR-24HR	0.00	0.00	0.00	0.00	0.00	0.00
DIXIE HWY OVERTOPPING-W	25YR-24HR	0.00	0.00	0.00	0.00	0.00	0.00

Pipe Link: P1-3		Upstream		Downstream	
Scenario:	PRE	Invert:	0.12 ft	Invert:	0.54 ft
From Node:	NODE 1	Manning's N:	0.0130	Manning's N:	0.0130
To Node:	NODE 3	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	2.00 ft	Max Depth:	2.00 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	73.20 ft	Op Table:		Op Table:	
FHWA Code:	1	Ref Node:		Ref Node:	
Entr Loss Coef:	0.50	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	1.00	Top Clip			
Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 ft	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000
Comment:					

Link Min/Max Conditions [PRE]

Link Name	Sim Name	Max Flow [cfs]	Min Flow [cfs]	Min/Max Delta Flow [cfs]	Max Us Velocity [fps]	Max Ds Velocity [fps]	Max Avg Velocity [fps]
P1-3	100YR-24HR	23.34	0.00	0.44	7.43	7.43	7.43
P1-3	10YR-24HR	19.49	0.00	0.59	6.20	6.20	6.20
P1-3	2.33YR-24HR	12.33	0.00	0.60	3.92	3.92	3.92
P1-3	25YR-24HR	21.69	0.00	0.51	6.90	6.90	6.90

Pipe Link: P2-3A		Upstream		Downstream	
Scenario:	PRE	Invert:	-0.25 ft	Invert:	-0.75 ft
From Node:	NODE 2	Manning's N:	0.0130	Manning's N:	0.0130
To Node:	NODE 3A	Geometry: Circular		Geometry: Circular	
Link Count:	3	Max Depth:	2.50 ft	Max Depth:	2.50 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	50.50 ft	Op Table:		Op Table:	
FHWA Code:	1	Ref Node:		Ref Node:	
Entr Loss Coef:	0.50	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	1.00	Top Clip			
Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 ft	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000
Comment:					

Link Min/Max Conditions [PRE]

Link Name	Sim Name	Max Flow [cfs]	Min Flow [cfs]	Min/Max Delta Flow [cfs]	Max Us Velocity [fps]	Max Ds Velocity [fps]	Max Avg Velocity [fps]
P2-3A	100YR-24HR	93.29	-0.01	-3.22	6.34	6.34	6.34
P2-3A	10YR-24HR	79.58	0.00	-3.31	5.40	5.40	5.40
P2-3A	2.33YR-24HR	64.27	0.00	-3.19	4.36	4.36	4.36
P2-3A	25YR-24HR	86.93	0.00	-3.06	5.90	5.90	5.90

Pipe Link: P5-4		Upstream		Downstream	
Scenario:	PRE	Invert:	0.93 ft	Invert:	1.08 ft
From Node:	NODE 5	Manning's N:	0.0130	Manning's N:	0.0130
To Node:	NODE 4	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	1.50 ft	Max Depth:	1.50 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	75.00 ft	Op Table:		Op Table:	
FHWA Code:	1	Ref Node:		Ref Node:	
Entr Loss Coef:	0.50	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	1.00	Top Clip			
Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 ft	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000
Comment:					

Link Min/Max Conditions [PRE]

Link Name	Sim Name	Max Flow [cfs]	Min Flow [cfs]	Min/Max Delta Flow [cfs]	Max Us Velocity [fps]	Max Ds Velocity [fps]	Max Avg Velocity [fps]
P5-4	100YR-24HR	7.16	0.00	0.42	4.05	4.05	4.05
P5-4	10YR-24HR	5.28	0.00	0.49	2.99	2.99	2.99
P5-4	2.33YR-24HR	3.44	0.00	0.52	1.95	1.97	1.96
P5-4	25YR-24HR	6.04	0.00	-0.39	3.42	3.42	3.42

Pipe Link: P7-2-N		Upstream		Downstream	
Scenario:	PRE	Invert:	0.00 ft	Invert:	-0.25 ft
From Node:	NODE 7	Manning's N:	0.0130	Manning's N:	0.0130
To Node:	NODE 2	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	2.00 ft	Max Depth:	2.00 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft

Length:	66.00 ft	Op Table:		Op Table:	
FHWA Code:	1	Ref Node:		Ref Node:	
Entr Loss Coef:	0.50	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	1.00	Top Clip			
Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 ft	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Link Min/Max Conditions [PRE]

Link Name	Sim Name	Max Flow [cfs]	Min Flow [cfs]	Min/Max Delta Flow [cfs]	Max Us Velocity [fps]	Max Ds Velocity [fps]	Max Avg Velocity [fps]
P7-2-N	100YR-24HR	16.28	-0.10	0.02	5.18	5.18	5.18
P7-2-N	10YR-24HR	12.77	-2.66	0.11	4.06	4.06	4.06
P7-2-N	2.33YR-24HR	10.40	-2.23	0.09	3.31	3.31	3.31
P7-2-N	25YR-24HR	14.44	-2.58	0.09	4.59	4.59	4.59

Pipe Link: P7-2-S		Upstream		Downstream	
Scenario:	PRE	Invert:	0.00 ft	Invert:	-0.25 ft
From Node:	NODE 7	Manning's N:	0.0130	Manning's N:	0.0130
To Node:	NODE 2	Geometry: Circular		Geometry: Circular	
Link Count:	2	Max Depth:	2.50 ft	Max Depth:	2.50 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	53.00 ft	Op Table:		Op Table:	
FHWA Code:	1	Ref Node:		Ref Node:	
Entr Loss Coef:	0.50	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	1.00	Top Clip			
Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 ft	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Link Min/Max Conditions [PRE]

Link Name	Sim Name	Max Flow [cfs]	Min Flow [cfs]	Min/Max Delta Flow [cfs]	Max Us Velocity [fps]	Max Ds Velocity [fps]	Max Avg Velocity [fps]
P7-2-S	100YR-24HR	54.92	-0.34	0.06	5.59	5.59	5.59
P7-2-S	10YR-24HR	43.09	-8.98	0.36	4.39	4.39	4.39

Link Name	Sim Name	Max Flow [cfs]	Min Flow [cfs]	Min/Max Delta Flow [cfs]	Max Us Velocity [fps]	Max Ds Velocity [fps]	Max Avg Velocity [fps]
P7-2-S	2.33YR-24HR	35.10	-7.53	0.29	3.58	3.58	3.58
P7-2-S	25YR-24HR	48.72	-8.72	0.31	4.96	4.96	4.96

Weir Link: RAINVILLE PARK RD OVERTOPPING

Scenario:	PRE	**Bottom Clip**	
From Node:	NODE 7	Default:	0.00 ft
To Node:	NODE 1	Op Table:	
Link Count:	1	Ref Node:	
Flow Direction:	Both	**Top Clip**	
Damping:	0.0000 ft	Default:	0.00 ft
Weir Type:	Paved Road Vertical	Op Table:	
Geometry Type:	Rectangular	Ref Node:	
Invert:	4.00 ft	**Discharge Coefficients**	
Control Elevation:	4.00 ft	Weir Default:	2.800
Max Depth:	999.00 ft	Weir Table:	
Max Width:	300.00 ft	Orifice Default:	0.600
Fillet:	0.00 ft	Orifice Table:	

Comment:

Link Min/Max Conditions [PRE]

Link Name	Sim Name	Max Flow [cfs]	Min Flow [cfs]	Min/Max Delta Flow [cfs]	Max Us Velocity [fps]	Max Ds Velocity [fps]	Max Avg Velocity [fps]
RAINVILLE PARK RD OVERTOPPING	100YR-24HR	59.70	-29.72	5.43	1.01	1.01	1.01
RAINVILLE PARK RD OVERTOPPING	10YR-24HR	61.90	0.00	-3.83	1.17	1.17	1.17
RAINVILLE PARK RD OVERTOPPING	2.33YR-24HR	0.00	0.00	0.00	0.00	0.00	0.00
RAINVILLE PARK RD OVERTOPPING	25YR-24HR	80.77	0.00	-3.00	1.28	1.28	1.28

Weir Link: US 19 OVERTOPPING-N			
Scenario:	PRE	Bottom Clip	
From Node:	NODE 7	Default:	0.00 ft
To Node:	NODE 2	Op Table:	
Link Count:	1	Ref Node:	
Flow Direction:	Both	Top Clip	
Damping:	0.0000 ft	Default:	0.00 ft
Weir Type:	Paved Road Vertical	Op Table:	
Geometry Type:	Rectangular	Ref Node:	
Invert:	5.00 ft	Discharge Coefficients	
Control Elevation:	5.00 ft	Weir Default:	2.800
Max Depth:	999.00 ft	Weir Table:	
Max Width:	300.00 ft	Orifice Default:	0.600
Fillet:	0.00 ft	Orifice Table:	
Comment:			

Link Min/Max Conditions [PRE]

Link Name	Sim Name	Max Flow [cfs]	Min Flow [cfs]	Min/Max Delta Flow [cfs]	Max Us Velocity [fps]	Max Ds Velocity [fps]	Max Avg Velocity [fps]
US 19 OVERTOPPING-N	100YR-24HR	58.15	0.00	0.33	1.15	1.15	1.15
US 19 OVERTOPPING-N	10YR-24HR	0.00	0.00	0.00	0.00	0.00	0.00
US 19 OVERTOPPING-N	2.33YR-24HR	0.00	0.00	0.00	0.00	0.00	0.00
US 19 OVERTOPPING-N	25YR-24HR	0.00	0.00	0.00	0.00	0.00	0.00

Weir Link: US 19 OVERTOPPING-S			
Scenario:	PRE	Bottom Clip	
From Node:	NODE 1	Default:	0.00 ft
To Node:	NODE 3	Op Table:	
Link Count:	1	Ref Node:	
Flow Direction:	Both	Top Clip	
Damping:	0.0000 ft	Default:	0.00 ft
Weir Type:	Paved Road Vertical	Op Table:	
Geometry Type:	Rectangular	Ref Node:	
Invert:	5.00 ft	Discharge Coefficients	
Control Elevation:	5.00 ft	Weir Default:	2.800
Max Depth:	999.00 ft	Weir Table:	

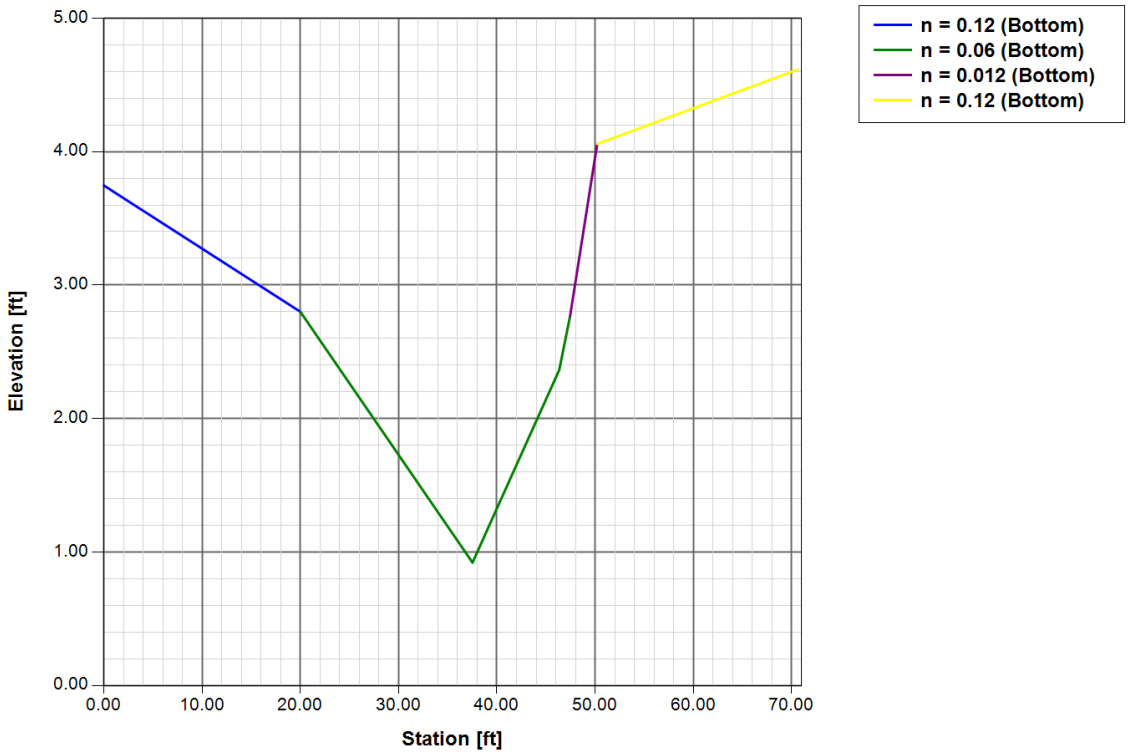
Max Width: 100.00 ft
Fillet: 0.00 ft
Orifice Default: 0.600
Orifice Table:

Comment:

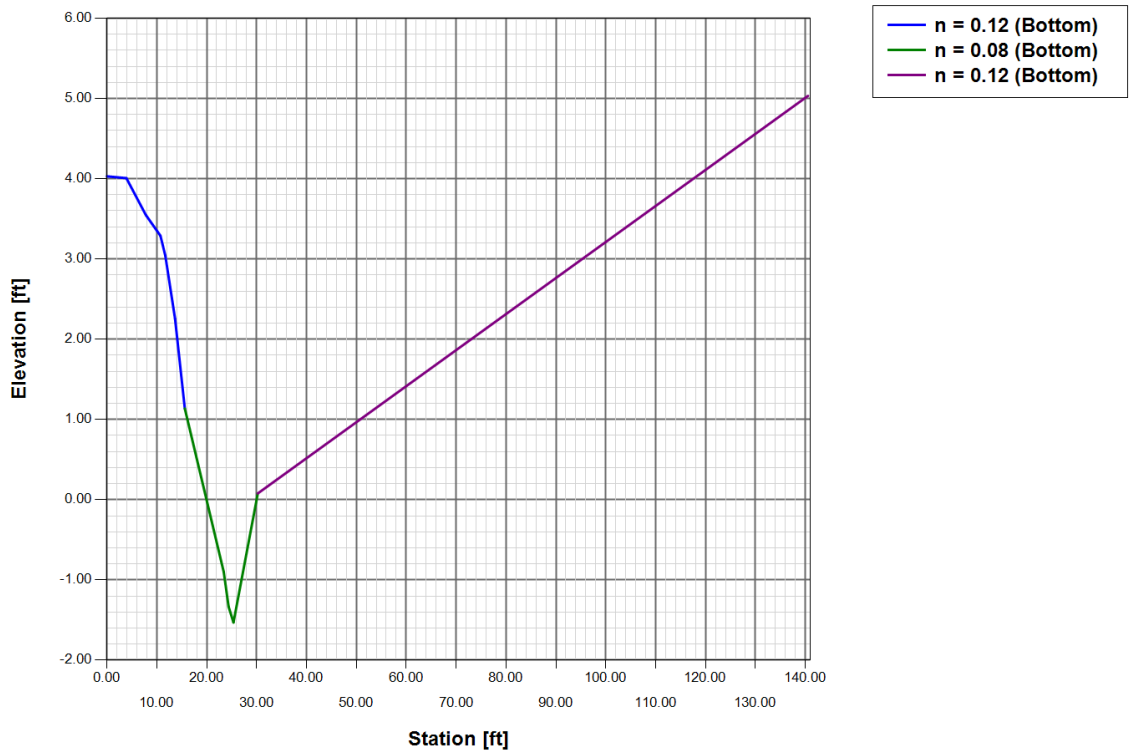
Link Min/Max Conditions [PRE]

Link Name	Sim Name	Max Flow [cfs]	Min Flow [cfs]	Min/Max Delta Flow [cfs]	Max Us Velocity [fps]	Max Ds Velocity [fps]	Max Avg Velocity [fps]
US 19 OVERTOPPING-S	100YR-24HR	19.07	0.00	0.11	1.14	1.14	1.14
US 19 OVERTOPPING-S	10YR-24HR	0.00	0.00	0.00	0.00	0.00	0.00
US 19 OVERTOPPING-S	2.33YR-24HR	0.00	0.00	0.00	0.00	0.00	0.00
US 19 OVERTOPPING-S	25YR-24HR	0.00	0.00	0.00	0.00	0.00	0.00

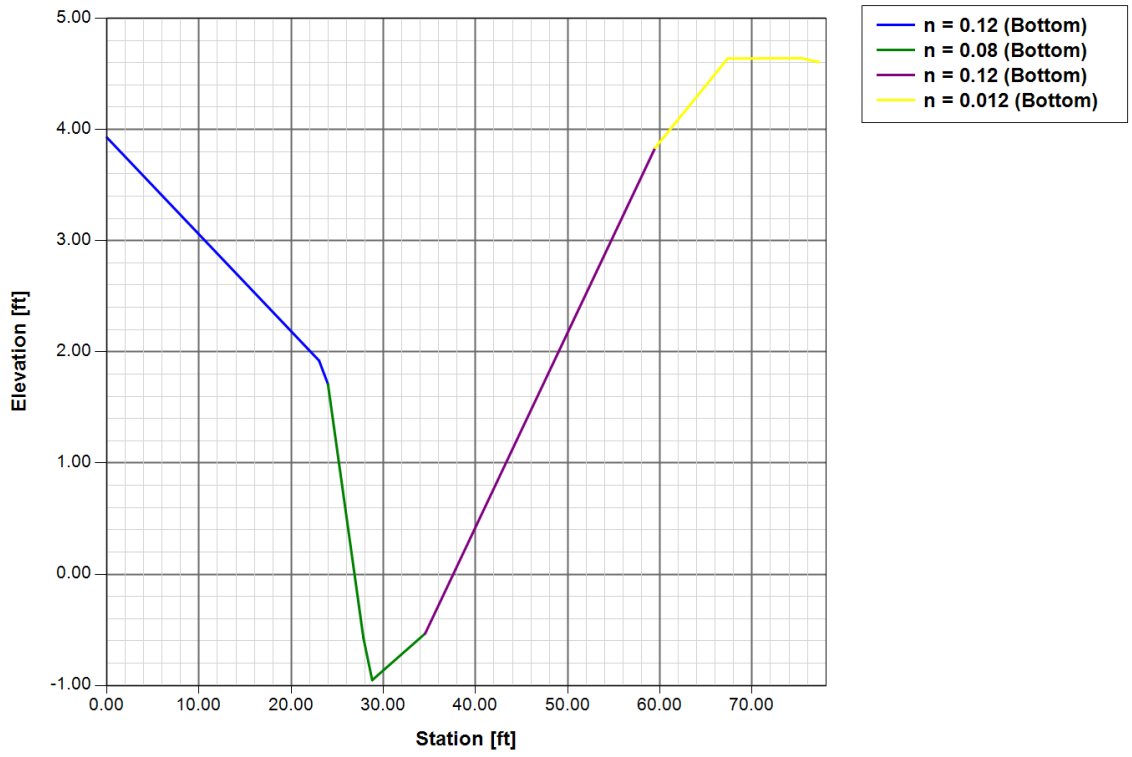
Channel Cross Section: X3-3A US | Scenario: X3-3A US



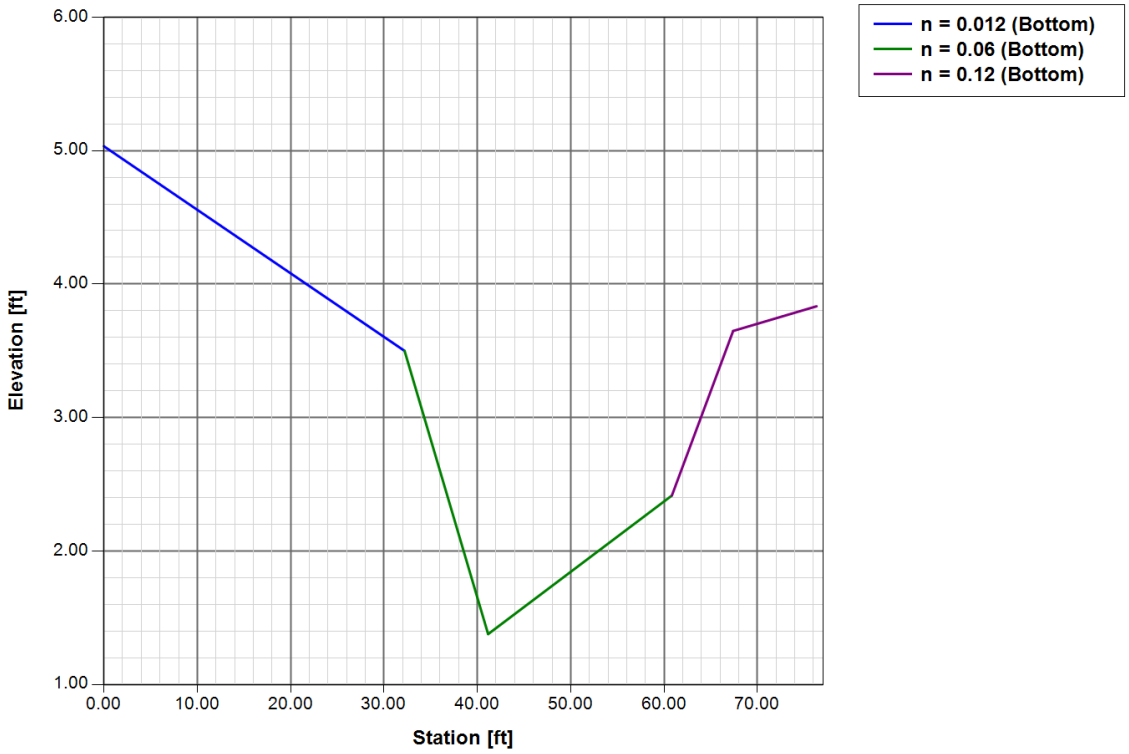
Channel Cross Section: X3A-TW DS Scenario: X3A-TW DS



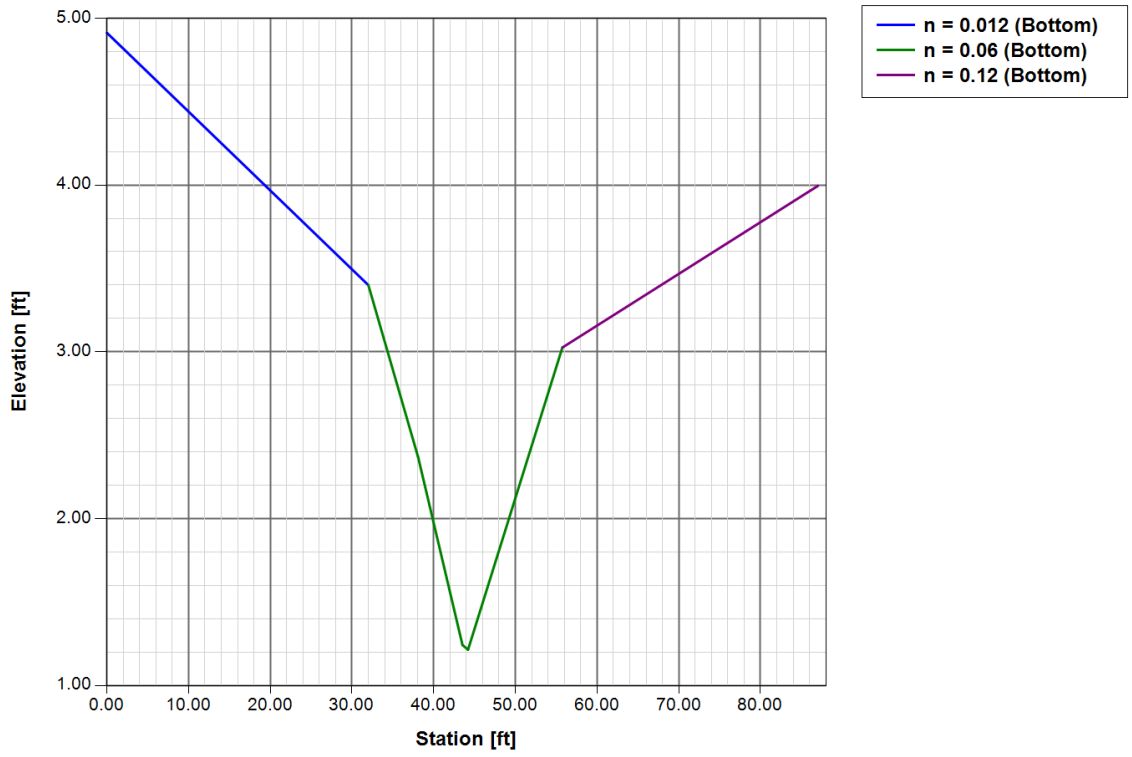
Channel Cross Section: X3A-TW US Scenario: X3A-TW US



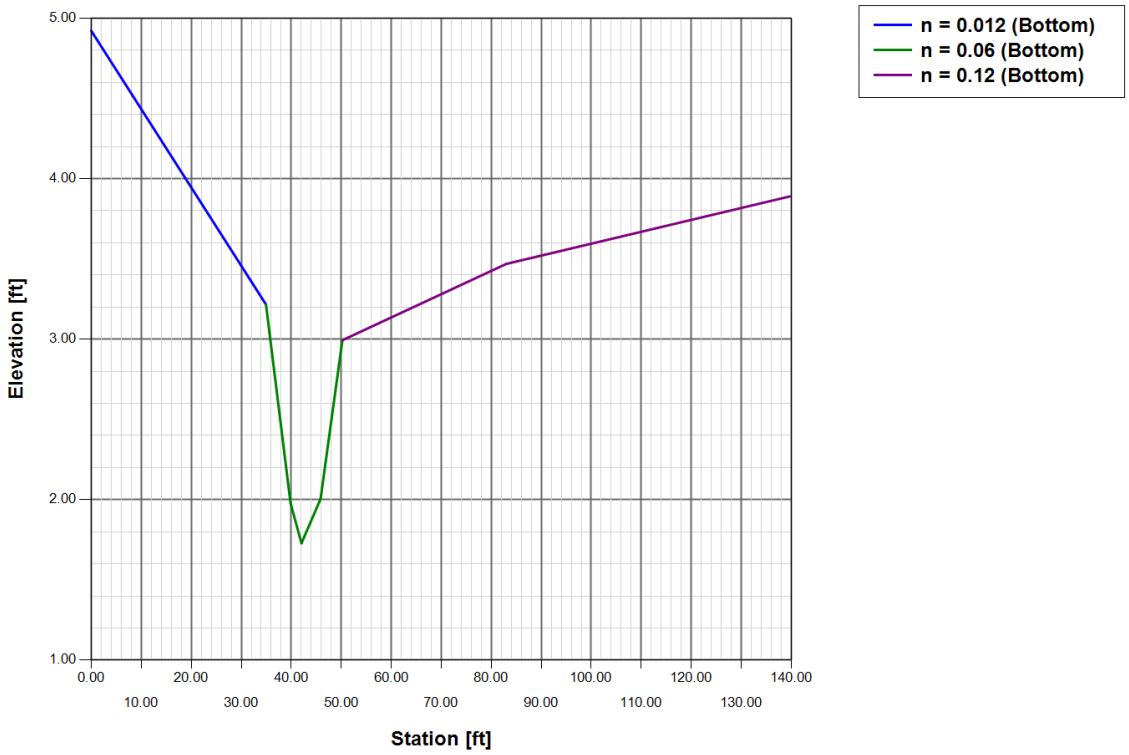
Channel Cross Section: X4-3 DS | Scenario: X4-3 DS



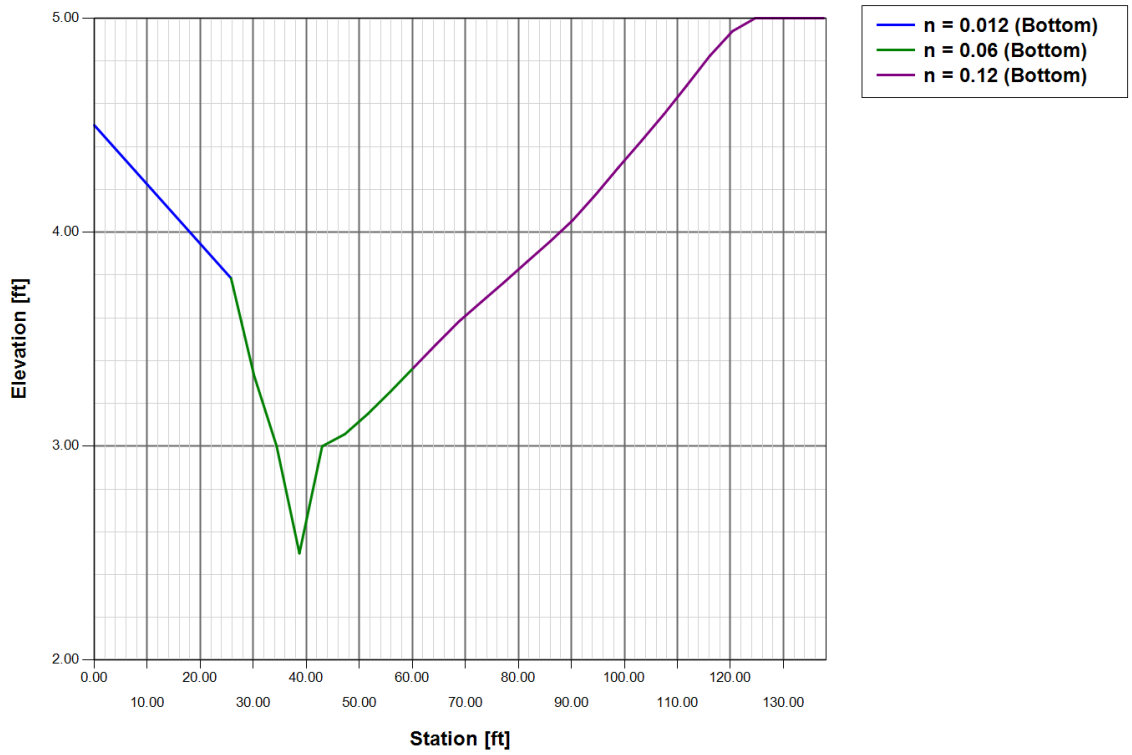
Channel Cross Section: X4-3 US Scenario: X4-3 US



Channel Cross Section: X6-5 DS | Scenario: X6-5 DS



Channel Cross Section: X6-5 US | Scenario: X6-5 US



Simulation: 100YR-24HR

Scenario: PRE
Run Date/Time: 3/26/2025 1:40:09 AM
Program Version: ICPR4 4.05.02

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	30.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	30.0000	0.0500
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

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: PRE
Green-Ampt Set:
Vertical Layers Set:
Impervious Set: PRE

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
Smp/Man Basin Rain: Global

		Opt:	
Max dZ:	1.0000 ft		
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FLMOD
		Rainfall Amount:	12.00 in
Edge Length Option:	Automatic	Storm Duration:	24.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	10 ft2
		Energy Switch (1D):	Energy

Comment:

Simulation: 10YR-24HR

Scenario: PRE
Run Date/Time: 3/26/2025 1:53:37 AM
Program Version: ICPR4 4.05.02

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	30.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	30.0000	0.0500
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

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:	PRE
		Green-Ampt Set:	
		Vertical Layers Set:	
		Impervious Set:	PRE

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6		
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft		
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FLMOD
		Rainfall Amount:	7.50 in
Edge Length Option:	Automatic	Storm Duration:	24.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	10 ft2
		Energy Switch (1D):	Energy

Comment:

Simulation: 2.33YR-24HR

Scenario:	PRE
Run Date/Time:	3/26/2025 2:07:29 AM
Program Version:	ICPR4 4.05.02

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	30.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	30.0000	0.0500
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

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: PRE
Green-Ampt Set:
Vertical Layers Set:
Impervious Set: PRE

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
Edge Length Option: Automatic

IA Recovery Time: 24.0000 hr
Smp/Man Basin Rain Opt: Global
Rainfall Name: ~FLMOD
Rainfall Amount: 4.80 in
Storm Duration: 24.0000 hr
Dflt Damping (1D): 0.0050 ft
Min Node Srf Area (1D): 10 ft2
Energy Switch (1D): Energy

Comment:

Simulation: 25YR-24HR

Scenario: PRE

Run Date/Time: 3/26/2025 2:21:19 AM
Program Version: ICPR4 4.05.02

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	30.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	30.0000	0.0500
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

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: PRE

Green-Ampt Set:
Vertical Layers Set:
Impervious Set: PRE

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
Smp/Man Basin Rain Opt: Global

Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FLMOD
		Rainfall Amount:	9.00 in
Edge Length Option:	Automatic	Storm Duration:	24.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	10 ft2
		Energy Switch (1D):	Energy

Comment:

POST-DEVELOPED ICPR INPUT REPORT

Manual Basin: BASIN 1

Scenario: POST
Node: NODE 1
Hydrograph Method: NRCS Unit Hydrograph
Infiltration Method: Curve Number
Time of Concentration: 20.0000 min
Max Allowable Q: 0.00 cfs
Time Shift: 0.0000 hr
Unit Hydrograph: UH256
Peaking Factor: 256.0
Area: 17.9000 ac

Area [ac]	Land Cover Zone	Soil Zone	Rainfall Name
17.9000	1		

Comment:

Manual Basin: BASIN 2

Scenario: POST
Node: NODE 2
Hydrograph Method: NRCS Unit Hydrograph
Infiltration Method: Curve Number
Time of Concentration: 45.0000 min
Max Allowable Q: 0.00 cfs
Time Shift: 0.0000 hr
Unit Hydrograph: UH256
Peaking Factor: 256.0
Area: 106.7000 ac

Area [ac]	Land Cover Zone	Soil Zone	Rainfall Name
106.7000	2		

Comment:

Manual Basin: BASIN 3

Scenario: POST
Node: NODE 3
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: 0.6600 ac

Area [ac]	Land Cover Zone	Soil Zone	Rainfall Name
0.6600	3		

Comment:

Manual Basin: BASIN 5

Scenario: POST
Node: NODE 5
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: 1.7600 ac

Area [ac]	Land Cover Zone	Soil Zone	Rainfall Name
1.7600	5		

Comment:

Manual Basin: BASIN 7

Scenario: POST
Node: NODE 7
Hydrograph Method: NRCS Unit Hydrograph
Infiltration Method: Curve Number
Time of Concentration: 90.0000 min
Max Allowable Q: 0.00 cfs
Time Shift: 0.0000 hr
Unit Hydrograph: UH256
Peaking Factor: 256.0
Area: 209.0000 ac

Area [ac]	Land Cover Zone	Soil Zone	Rainfall Name
209.0000	7		

Comment:

Node: NODE 1

Scenario: POST
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 2.37 ft
Warning Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
2.00	0.3581	15600
3.00	1.7694	77075
4.00	4.8869	212875
5.00	9.7928	426575
6.00	15.1842	661425
7.00	16.1823	704900
8.00	16.5146	719375
9.00	16.9990	740475
10.00	17.2595	751825
11.00	17.5057	762550
12.00	17.7164	771725
13.00	17.8633	778125
14.00	18.0808	787600
15.00	18.1059	788692
16.00	18.1059	788692
0.12	0.0010	44

Comment:

Node Max Conditions w/ Times [POST]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]	Time to Max Stage [hr]	Time to Min/Max Delta Stage [hr]	Time to Max Total Inflow [hr]	Time to Max Total Outflow [hr]
NODE 1	100YR-24HR	0.00	5.16	0.0010	91.28	46.32	465164	16.0680	12.1070	13.0970	12.7801
NODE 1	10YR-24HR	0.00	4.27	0.0008	65.69	19.89	271330	17.2921	12.1179	15.1757	17.3876
NODE 1	2.33YR-24HR	0.00	3.16	0.0006	29.39	12.82	98156	12.9783	12.1204	12.1667	12.7533
NODE 1	25YR-24HR	0.00	4.68	0.0010	93.02	22.01	359176	17.7613	12.0406	13.9286	17.8096

Node: NODE 2

Scenario: POST
Type: Stage/Area

Base Flow: 0.00 cfs
Initial Stage: 2.37 ft
Warning Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
1.00	0.4993	21750
2.00	2.2601	98450
3.00	15.4081	671175
4.00	42.6664	1858550
5.00	63.6467	2772450
6.00	70.9757	3091700
7.00	76.0864	3314325
8.00	82.1258	3577400
9.00	96.1788	4189550
10.00	119.1604	5190625
11.00	132.3760	5766300
12.00	137.5752	5992775
13.00	140.5165	6120900
14.00	141.1214	6147250
15.00	141.1232	6147329
16.00	141.1232	6147329
-0.25	0.0010	44

Comment:

Node Max Conditions w/ Times [POST]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]	Time to Max Stage [hr]	Time to Min/Max Delta Stage [hr]	Time to Max Total Inflow [hr]	Time to Max Total Outflow [hr]
NODE 2	100YR-24HR	0.00	4.20	0.0007	359.39	176.87	2039456	16.1153	12.3135	12.5309	16.1380
NODE 2	10YR-24HR	0.00	3.68	0.0005	200.58	80.88	1481814	16.3462	12.3488	12.6251	16.1611
NODE 2	2.33YR-24HR	0.00	3.17	0.0003	113.46	65.90	872358	15.6671	12.4577	12.6490	15.9585
NODE 2	25YR-24HR	0.00	3.92	0.0006	253.49	87.89	1765644	17.1293	12.2887	12.5816	17.0304

Node: NODE 3

Scenario: POST
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 2.37 ft

Warning Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
0.54	0.0010	44
5.00	0.0010	44

Comment:

Node Max Conditions w/ Times [POST]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]	Time to Max Stage [hr]	Time to Min/Max Delta Stage [hr]	Time to Max Total Inflow [hr]	Time to Max Total Outflow [hr]
NODE 3	100YR-24HR	0.00	3.07	0.0009	43.08	43.64	3719	16.0802	2.8886	16.0798	16.0790
NODE 3	10YR-24 HR	0.00	2.77	0.0008	21.17	21.41	3427	16.5902	4.2118	12.3045	12.3481
NODE 3	2.33YR-24HR	0.00	2.58	0.0009	15.26	15.56	3245	14.4564	14.7438	12.3614	12.3386
NODE 3	25YR-24 HR	0.00	2.85	0.0009	23.67	23.92	3495	17.1915	29.9828	12.3431	12.3954

Node: NODE 3A

Scenario: POST
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 2.37 ft
Warning Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
-0.95	0.0010	44
5.00	0.0010	44

Comment:

Node Max Conditions w/ Times [POST]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]	Time to Max Stage [hr]	Time to Min/Max Delta Stage [hr]	Time to Max Total Inflow [hr]	Time to Max Total Outflow [hr]
NODE 3A	100YR-24HR	0.00	3.04	0.0010	134.21	139.38	3343	16.0798	2.8969	16.0790	16.0197
NODE 3A	10YR-24 HR	0.00	2.76	0.0010	102.11	108.02	3006	16.5354	25.9915	16.5347	19.7604
NODE 3A	2.33YR-24HR	0.00	2.57	0.0010	74.91	84.61	2794	14.4560	20.7676	14.8869	14.4569
NODE 3A	25YR-24 HR	0.00	2.84	0.0009	111.43	117.73	3088	17.1922	29.3249	18.0347	16.4674

Node: NODE 3B

Scenario: POST
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 2.37 ft
Warning Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
-1.00	0.0010	44
5.00	0.0010	44

Comment:

Node Max Conditions w/ Times [POST]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]	Time to Max Stage [hr]	Time to Min/Max Delta Stage [hr]	Time to Max Total Inflow [hr]	Time to Max Total Outflow [hr]
NODE 3B	100YR-24HR	0.00	3.01	0.0010	139.38	133.64	1624	16.0803	19.0297	16.0197	16.0790
NODE 3B	10YR-24 HR	0.00	2.74	0.0010	108.02	101.37	1492	16.5832	11.7967	19.7604	16.5347
NODE 3B	2.33YR-24HR	0.00	2.56	0.0010	84.61	72.34	1401	14.4581	7.3036	14.4569	14.3636
NODE 3B	25YR-24 HR	0.00	2.81	0.0010	117.73	110.57	1527	17.4079	9.2489	16.4674	17.1915

Node: NODE 3C

Scenario: POST
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 2.37 ft
Warning Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
-1.10	0.0010	44
5.00	0.0010	44

Comment:

Node Max Conditions w/ Times [POST]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]	Time to Max Stage [hr]	Time to Min/Max Delta Stage [hr]	Time to Max Total Inflow [hr]	Time to Max Total Outflow [hr]
NODE 3C	100YR-24HR	0.00	2.54	0.0004	133.64	133.42	4606	16.0693	3.2121	16.0790	16.0798
NODE 3C	10YR-24 HR	0.00	2.47	0.0005	101.37	101.05	4551	16.5409	4.6757	16.5347	16.6357
NODE 3C	2.33YR-24HR	0.00	2.42	0.0003	72.34	72.09	4515	14.4617	8.4281	14.3636	14.4638
NODE 3C	25YR-24 HR	0.00	2.48	0.0004	110.57	110.30	4565	17.3206	3.8312	17.1915	17.3209

Node: NODE 4

Scenario: POST
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 2.37 ft
Warning Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
1.08	0.0010	44
5.00	0.0010	44

Comment:

Node Max Conditions w/ Times [POST]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]	Time to Max Stage [hr]	Time to Min/Max Delta Stage [hr]	Time to Max Total Inflow [hr]	Time to Max Total Outflow [hr]
NODE 4	100YR-24HR	0.00	3.07	0.0009	7.63	7.52	2065	16.1032	2.8969	12.2755	12.3171
NODE 4	10YR-24 HR	0.00	2.78	0.0007	5.56	5.47	1766	16.5694	4.2118	12.1610	12.1585
NODE 4	2.33YR-24HR	0.00	2.58	0.0005	3.63	3.60	1583	14.4569	5.8802	12.0883	12.0817
NODE 4	25YR-24 HR	0.00	2.85	0.0003	6.35	6.25	1833	17.2143	13.3258	12.1950	12.1814

Node: NODE 5

Scenario: POST
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 2.37 ft
Warning Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
0.93	0.0010	44
5.00	0.0010	44

Comment:

Node Max Conditions w/ Times [POST]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]	Time to Max Stage [hr]	Time to Min/Max Delta Stage [hr]	Time to Max Total Inflow [hr]	Time to Max Total Outflow [hr]
NODE 5	100YR-24HR	0.00	3.57	0.0010	11.89	9.63	5907	12.3382	11.9252	12.0500	12.0649
NODE 5	10YR-24 HR	0.00	2.99	0.0008	6.93	6.05	2879	12.1974	4.2022	12.0499	12.0722
NODE 5	2.33YR-24HR	0.00	2.64	0.0005	3.93	3.79	2276	12.0963	5.8636	12.0581	12.0907
NODE 5	25YR-24 HR	0.00	3.20	0.0009	8.59	7.25	3961	12.2612	11.9950	12.0499	12.0757

Node: NODE 6

Scenario: POST
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 2.37 ft
Warning Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
2.37	0.0010	44
5.00	0.0010	44

Comment:

Node Max Conditions w/ Times [POST]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]	Time to Max Stage [hr]	Time to Min/Max Delta Stage [hr]	Time to Max Total Inflow [hr]	Time to Max Total Outflow [hr]
NODE 6	100YR-24HR	0.00	3.57	0.0010	2.60	1.36	6788	12.3535	11.9294	12.0359	12.6811
NODE 6	10YR-24 HR	0.00	2.99	0.0010	1.18	0.27	2403	12.2165	11.9648	11.9935	12.4725
NODE 6	2.33YR-24HR	0.00	2.61	0.0010	0.16	0.01	924	12.2423	11.9939	12.0966	12.4801
NODE 6	25YR-24 HR	0.00	3.20	0.0010	1.32	0.55	3930	12.2819	11.6867	11.9222	12.5295

Node: NODE 7

Scenario: POST
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 2.37 ft
Warning Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
0.99	0.0006	25
1.00	0.2755	12000
2.00	4.0553	176650
3.00	16.7510	729675
4.00	26.9094	1172175
5.00	37.4030	1629275
6.00	45.7587	1993250
7.00	50.1831	2185975
8.00	54.9811	2394975

Stage [ft]	Area [ac]	Area [ft2]
9.00	58.9916	2569675
10.00	61.7815	2691200
11.00	64.0410	2789625
12.00	66.5875	2900550
13.00	69.7406	3037900
14.00	72.4461	3155750
15.00	75.0442	3268925
16.00	77.8954	3393125
17.00	80.0585	3487350
18.00	82.0747	3575175
19.00	84.3193	3672950
20.00	85.6491	3730875
21.00	85.8965	3741650
22.00	86.0787	3749587
23.00	86.0787	3749587
0.00	0.0001	4

Comment:

Node Max Conditions w/ Times [POST]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]	Time to Max Stage [hr]	Time to Min/Max Delta Stage [hr]	Time to Max Total Inflow [hr]	Time to Max Total Outflow [hr]
NODE 7	100YR-24HR	0.00	5.17	0.0010	431.17	165.09	1689753	16.0660	12.7012	12.9685	15.8618
NODE 7	10YR-24HR	0.00	4.28	0.0006	223.61	113.42	1298126	17.2884	12.8142	13.0416	15.1754
NODE 7	2.33YR-24HR	0.00	3.55	0.0004	116.31	46.25	973686	16.6740	13.9236	13.0833	17.5532
NODE 7	25YR-24HR	0.00	4.69	0.0008	284.76	134.48	1485849	17.7594	12.7942	13.0331	13.9286

Node: TW

Scenario: POST
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 2.37 ft
Warning Stage: 0.00 ft
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	2.37

Year	Month	Day	Hour	Stage [ft]
0	0	0	99.0000	2.37

Comment:

Node Max Conditions w/ Times [POST]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]	Time to Max Stage [hr]	Time to Min/Max Delta Stage [hr]	Time to Max Total Inflow [hr]	Time to Max Total Outflow [hr]
TW	100YR-24HR	0.00	2.37	0.0000	219.72	0.00	0	0.0000	0.0000	16.1013	0.0000
TW	10YR-24 HR	0.00	2.37	0.0000	101.05	0.00	0	0.0000	0.0000	16.6357	0.0000
TW	2.33YR-24HR	0.00	2.37	0.0000	72.09	0.00	0	0.0000	0.0000	14.4638	0.0000
TW	25YR-24 HR	0.00	2.37	0.0000	110.30	0.00	0	0.0000	0.0000	17.3209	3.6908

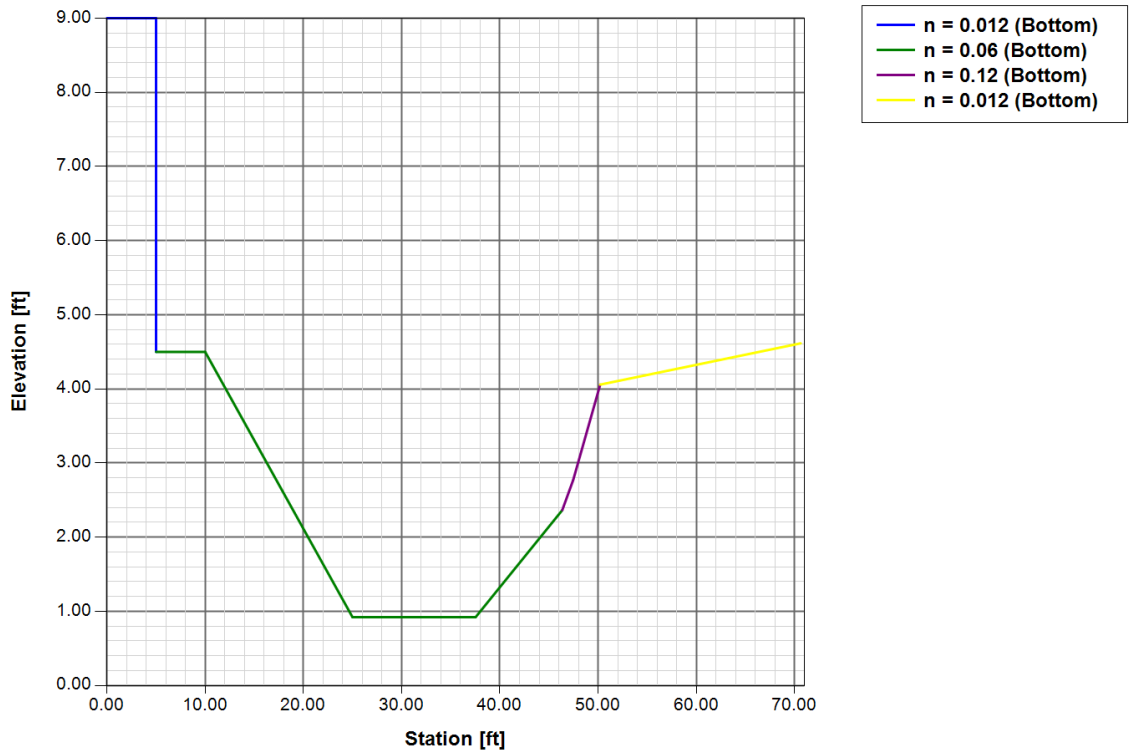
Link Min/Max Conditions [POST]

Link Name	Sim Name	Max Flow [cfs]	Min Flow [cfs]	Min/Max Delta Flow [cfs]	Max Us Velocity [fps]	Max Ds Velocity [fps]	Max Avg Velocity [fps]
DITCH 3-3A	100YR-24HR	43.64	0.00	-5.66	0.88	0.55	0.71
DITCH 3A-3B	100YR-24HR	139.38	-0.15	32.19	1.75	1.47	1.61
DITCH 3C-TW	100YR-24HR	133.42	0.00	-3.07	1.83	1.34	1.58
DITCH 4-3	100YR-24HR	7.52	0.00	-2.68	0.56	0.38	0.47
DITCH 6-5	100YR-24HR	1.36	-2.60	0.02	0.24	-2.03	-1.08
DIXIE HWY OVERTOPPING-E	100YR-24HR	86.30	0.00	0.06	1.25	1.25	1.25
DIXIE HWY OVERTOPPING-W	100YR-24HR	0.00	0.00	0.00	0.00	0.00	0.00
DRWY CULVERT	100YR-24HR	133.64	-0.02	7.85	4.18	4.35	4.27
P1-3	100YR-24HR	23.66	0.00	0.16	7.53	7.53	7.53
P2-3A	100YR-24HR	94.16	-0.22	1.56	6.39	6.39	6.39
P5-4	100YR-24HR	7.63	0.00	-0.07	4.32	4.32	4.32
P7-2-N	100YR-24HR	16.28	-0.15	0.02	5.18	5.18	5.18
P7-2-S	100YR-24HR	54.95	-0.49	0.05	5.60	5.60	5.60
RAINVILLE PARK RD OVERTOPPING	100YR-24HR	59.82	-27.82	1.95	1.03	1.03	1.03
US 19 OVERTOPPING-N	100YR-24HR	56.89	0.00	0.07	1.14	1.14	1.14
US 19 OVERTOPPING-S	100YR-24HR	18.65	0.00	0.02	1.13	1.13	1.13
DITCH 3-3A	10YR-24HR	21.41	-1.22	8.34	0.62	0.36	0.49
DITCH 3A-3B	10YR-24HR	108.02	-0.16	30.89	1.61	1.34	1.47
DITCH 3C-TW	10YR-24HR	101.05	0.00	-3.23	1.44	1.02	1.23
DITCH 4-3	10YR-24HR	5.47	-0.01	-1.02	0.51	0.34	0.42
DITCH 6-5	10YR-24HR	0.27	-1.18	0.01	0.21	-2.02	-1.08
DIXIE HWY OVERTOPPING-E	10YR-24HR	0.00	0.00	0.00	0.00	0.00	0.00
DIXIE HWY OVERTOPPING-W	10YR-24HR	0.00	0.00	0.00	0.00	0.00	0.00
DRWY CULVERT	10YR-24HR	101.37	-0.12	8.12	3.39	3.37	3.38
P1-3	10YR-24HR	19.89	0.00	0.31	6.33	6.33	6.33
P2-3A	10YR-24HR	80.88	-0.28	-1.50	5.49	5.49	5.49
P5-4	10YR-24HR	5.56	0.00	-0.12	3.14	3.15	3.15
P7-2-N	10YR-24HR	12.83	-2.53	0.05	4.09	4.09	4.09
P7-2-S	10YR-24HR	43.31	-8.53	0.18	4.41	4.41	4.41

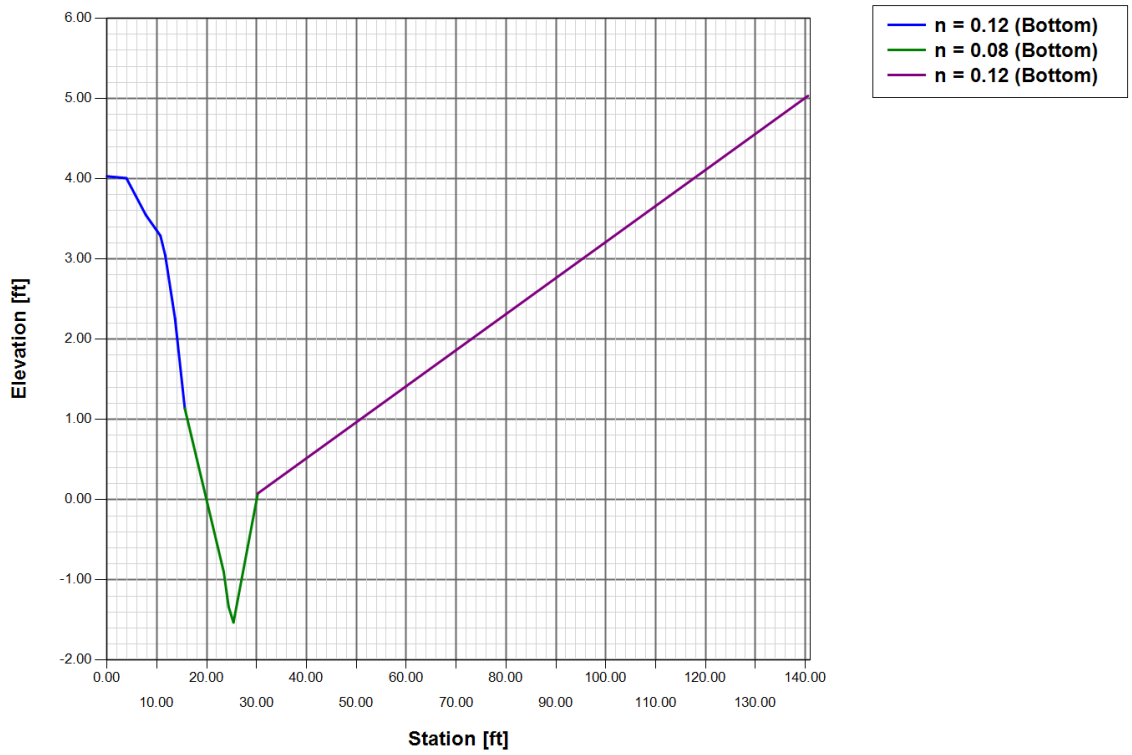
Link Name	Sim Name	Max Flow [cfs]	Min Flow [cfs]	Min/Max Delta Flow [cfs]	Max Us Velocity [fps]	Max Ds Velocity [fps]	Max Avg Velocity [fps]
RAINVILLE PARK RD OVERTOPPING	10YR-24HR	61.31	0.00	-0.83	1.17	1.17	1.17
US 19 OVERTOPPING-N	10YR-24HR	0.00	0.00	0.00	0.00	0.00	0.00
US 19 OVERTOPPING-S	10YR-24HR	0.00	0.00	0.00	0.00	0.00	0.00
DITCH 3-3A	2.33YR-24HR	15.56	-1.72	7.30	0.49	0.27	0.38
DITCH 3A-3B	2.33YR-24HR	84.61	-1.08	-34.07	1.39	1.15	1.27
DITCH 3C-TW	2.33YR-24HR	72.09	0.00	-3.38	1.06	0.72	0.89
DITCH 4-3	2.33YR-24HR	3.60	-0.08	0.64	0.39	0.25	0.32
DITCH 6-5	2.33YR-24HR	0.01	-0.16	0.00	0.11	-1.36	-0.69
DIXIE HWY OVERTOPPING-E	2.33YR-24HR	0.00	0.00	0.00	0.00	0.00	0.00
DIXIE HWY OVERTOPPING-W	2.33YR-24HR	0.00	0.00	0.00	0.00	0.00	0.00
DRWY CULVERT	2.33YR-24HR	72.34	-0.29	8.59	2.54	2.43	2.49
P1-3	2.33YR-24HR	12.82	0.00	-0.24	4.08	4.08	4.08
P2-3A	2.33YR-24HR	65.90	-0.09	1.52	4.47	4.47	4.47
P5-4	2.33YR-24HR	3.63	0.00	0.12	2.05	2.14	2.10
P7-2-N	2.33YR-24HR	10.57	-2.06	0.02	3.37	3.37	3.37
P7-2-S	2.33YR-24HR	35.68	-6.95	0.08	3.63	3.63	3.63
RAINVILLE PARK RD OVERTOPPING	2.33YR-24HR	0.00	0.00	0.00	0.00	0.00	0.00
US 19 OVERTOPPING-N	2.33YR-24HR	0.00	0.00	0.00	0.00	0.00	0.00
US 19 OVERTOPPING-S	2.33YR-24HR	0.00	0.00	0.00	0.00	0.00	0.00
DITCH 3-3A	25YR-24HR	23.92	0.00	8.12	0.66	0.39	0.52
DITCH 3A-3B	25YR-24HR	117.73	-0.37	-30.17	1.66	1.39	1.53
DITCH 3C-TW	25YR-24HR	110.30	0.00	-3.11	1.56	1.11	1.33
DITCH 4-3	25YR-24HR	6.25	0.00	1.23	0.54	0.36	0.45
DITCH 6-5	25YR-24HR	0.55	-1.32	0.01	0.25	-2.04	-1.09
DIXIE HWY OVERTOPPING-E	25YR-24HR	0.00	0.00	0.00	0.00	0.00	0.00
DIXIE HWY	25YR-24HR	0.00	0.00	0.00	0.00	0.00	0.00

Link Name	Sim Name	Max Flow [cfs]	Min Flow [cfs]	Min/Max Delta Flow [cfs]	Max Us Velocity [fps]	Max Ds Velocity [fps]	Max Avg Velocity [fps]
OVERTOPPING-W							
DRWY CULVERT	25YR-24HR	110.57	-0.03	8.19	3.63	3.65	3.64
P1-3	25YR-24HR	22.01	0.00	0.09	7.01	7.01	7.01
P2-3A	25YR-24HR	87.89	-0.02	1.54	5.97	5.97	5.97
P5-4	25YR-24HR	6.35	0.00	-0.05	3.59	3.59	3.59
P7-2-N	25YR-24HR	14.48	-2.50	0.06	4.61	4.61	4.61
P7-2-S	25YR-24HR	48.87	-8.42	0.21	4.98	4.98	4.98
RAINVILLE PARK RD OVERTOPPING	25YR-24HR	84.02	0.00	-0.82	1.30	1.30	1.30
US 19 OVERTOPPING-N	25YR-24HR	0.00	0.00	0.00	0.00	0.00	0.00
US 19 OVERTOPPING-S	25YR-24HR	0.00	0.00	0.00	0.00	0.00	0.00

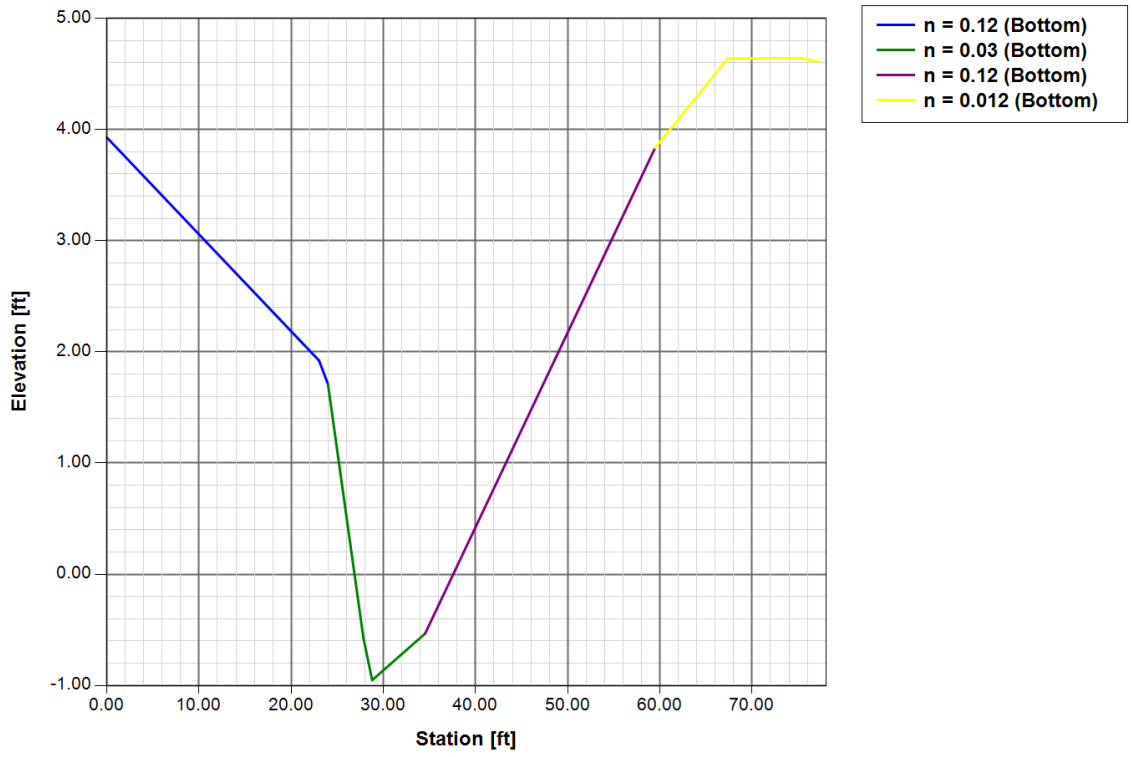
Channel Cross Section: X3-3A US | Scenario: X3-3A US



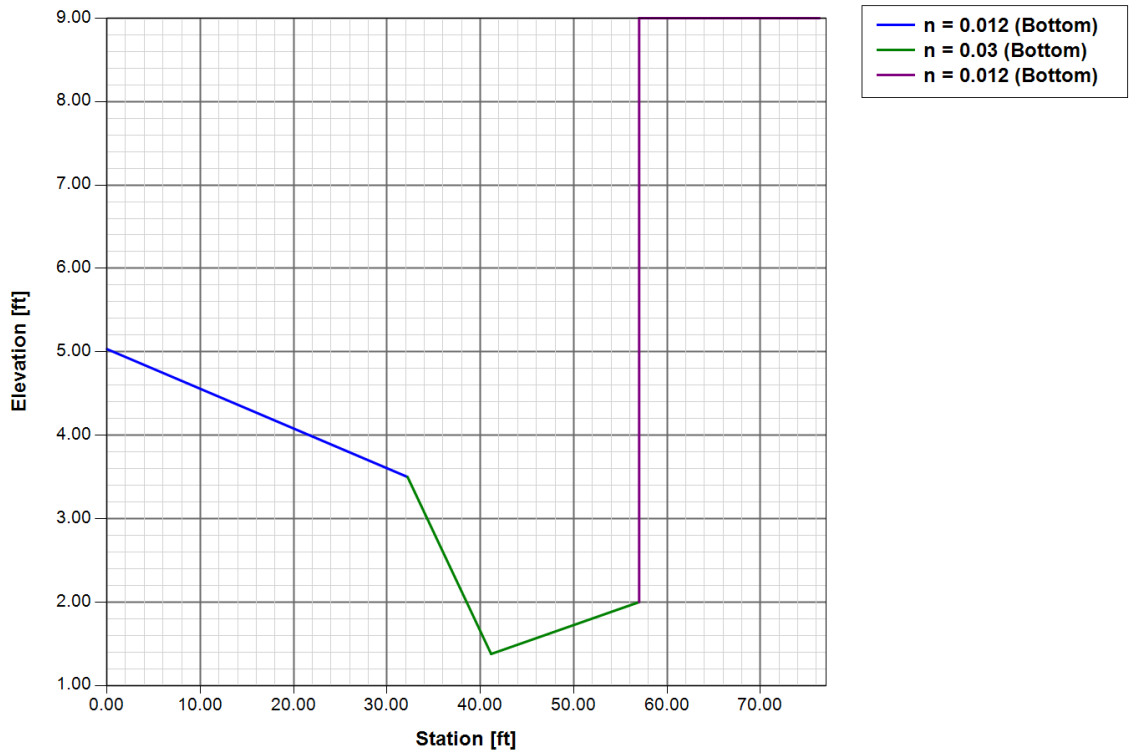
Channel Cross Section: X3A-TW DS Scenario: X3A-TW DS



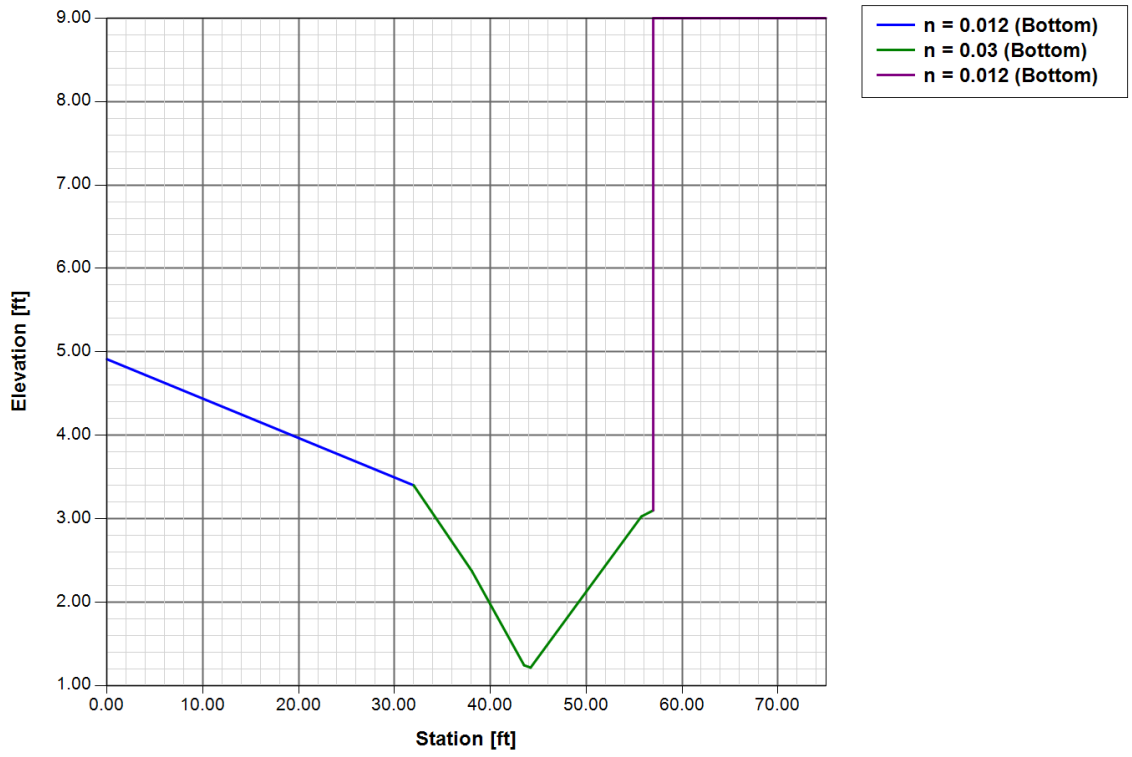
Channel Cross Section: X3A-TW US Scenario: X3A-TW US



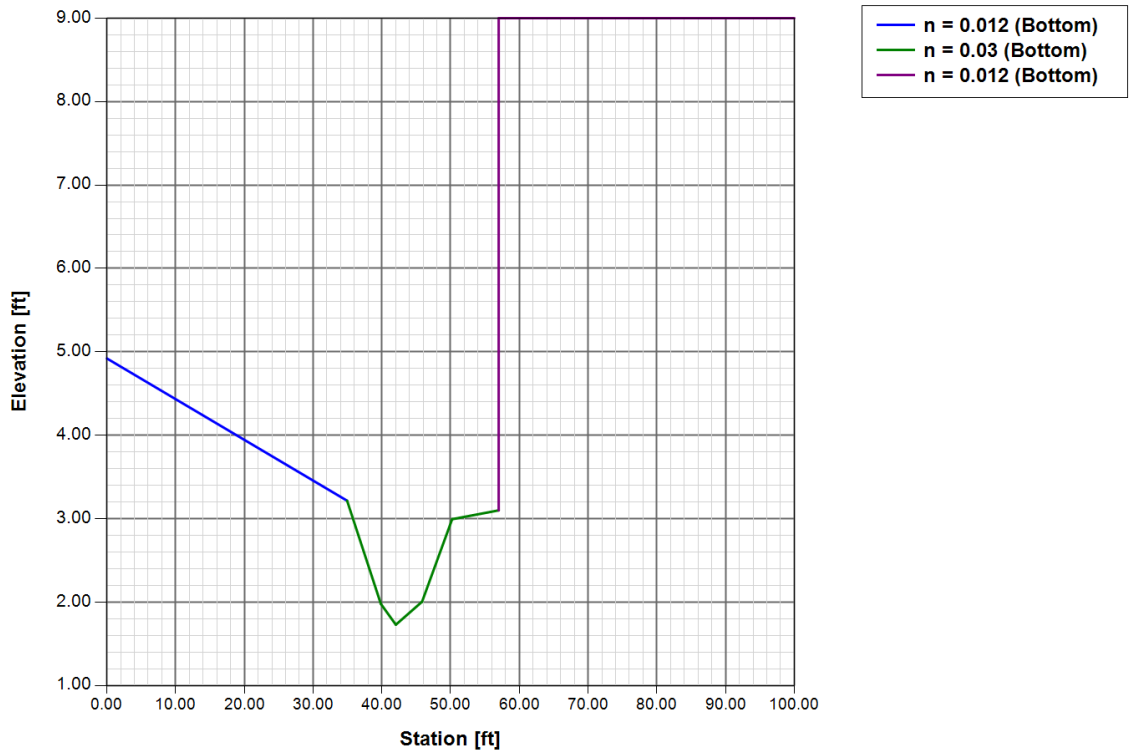
Channel Cross Section: X4-3 DS Scenario: X4-3 DS



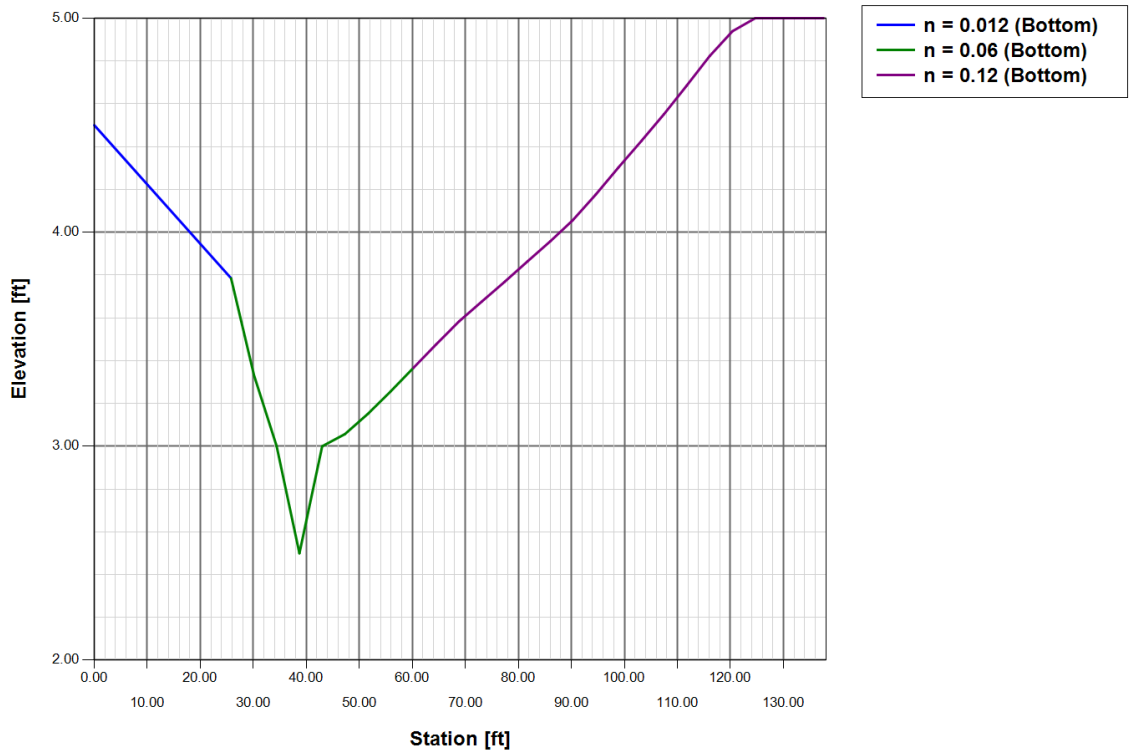
Channel Cross Section: X4-3 US | Scenario: X4-3 US



Channel Cross Section: X6-5 DS | Scenario: X6-5 DS



Channel Cross Section: X6-5 US Scenario: X6-5 US



Simulation: 100YR-24HR

Scenario: POST
Run Date/Time: 3/26/2025 12:37:12 AM
Program Version: ICPR4 4.05.02

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	30.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	30.0000	0.0500
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

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: POST
Green-Ampt Set:
Vertical Layers Set:
Impervious Set: POST

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
Smp/Man Basin Rain: Global

		Opt:	
Max dZ:	1.0000 ft		
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FLMOD
		Rainfall Amount:	12.00 in
Edge Length Option:	Automatic	Storm Duration:	24.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	10 ft2
		Energy Switch (1D):	Energy

Comment:

Simulation: 10YR-24HR

Scenario: POST
Run Date/Time: 3/26/2025 12:51:59 AM
Program Version: ICPR4 4.05.02

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	30.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	30.0000	0.0500
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

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:	POST
		Green-Ampt Set:	
		Vertical Layers Set:	
		Impervious Set:	POST

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6		
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft		
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FLMOD
		Rainfall Amount:	7.50 in
Edge Length Option:	Automatic	Storm Duration:	24.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	10 ft2
		Energy Switch (1D):	Energy

Comment:

Simulation: 2.33YR-24HR

Scenario:	POST
Run Date/Time:	3/26/2025 1:11:32 AM
Program Version:	ICPR4 4.05.02

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	30.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	30.0000	0.0500
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

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: POST

Green-Ampt Set:
Vertical Layers Set:
Impervious Set: POST

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

Edge Length Option: Automatic

IA Recovery Time: 24.0000 hr

Smp/Man Basin Rain Opt: Global

Rainfall Name: ~FLMOD
Rainfall Amount: 4.80 in
Storm Duration: 24.0000 hr

Dflt Damping (1D): 0.0050 ft
Min Node Srf Area (1D): 10 ft2
Energy Switch (1D): Energy

Comment:

Simulation: 25YR-24HR

Scenario: POST

Run Date/Time: 3/26/2025 1:26:21 AM
Program Version: ICPR4 4.05.02

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	30.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	30.0000	0.0500
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

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: POST
Green-Ampt Set:
Vertical Layers Set:
Impervious Set: POST

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
Smp/Man Basin Rain Opt: Global

Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FLMOD
		Rainfall Amount:	9.00 in
Edge Length Option:	Automatic	Storm Duration:	24.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	10 ft2
		Energy Switch (1D):	Energy

Comment:

APPENDIX E

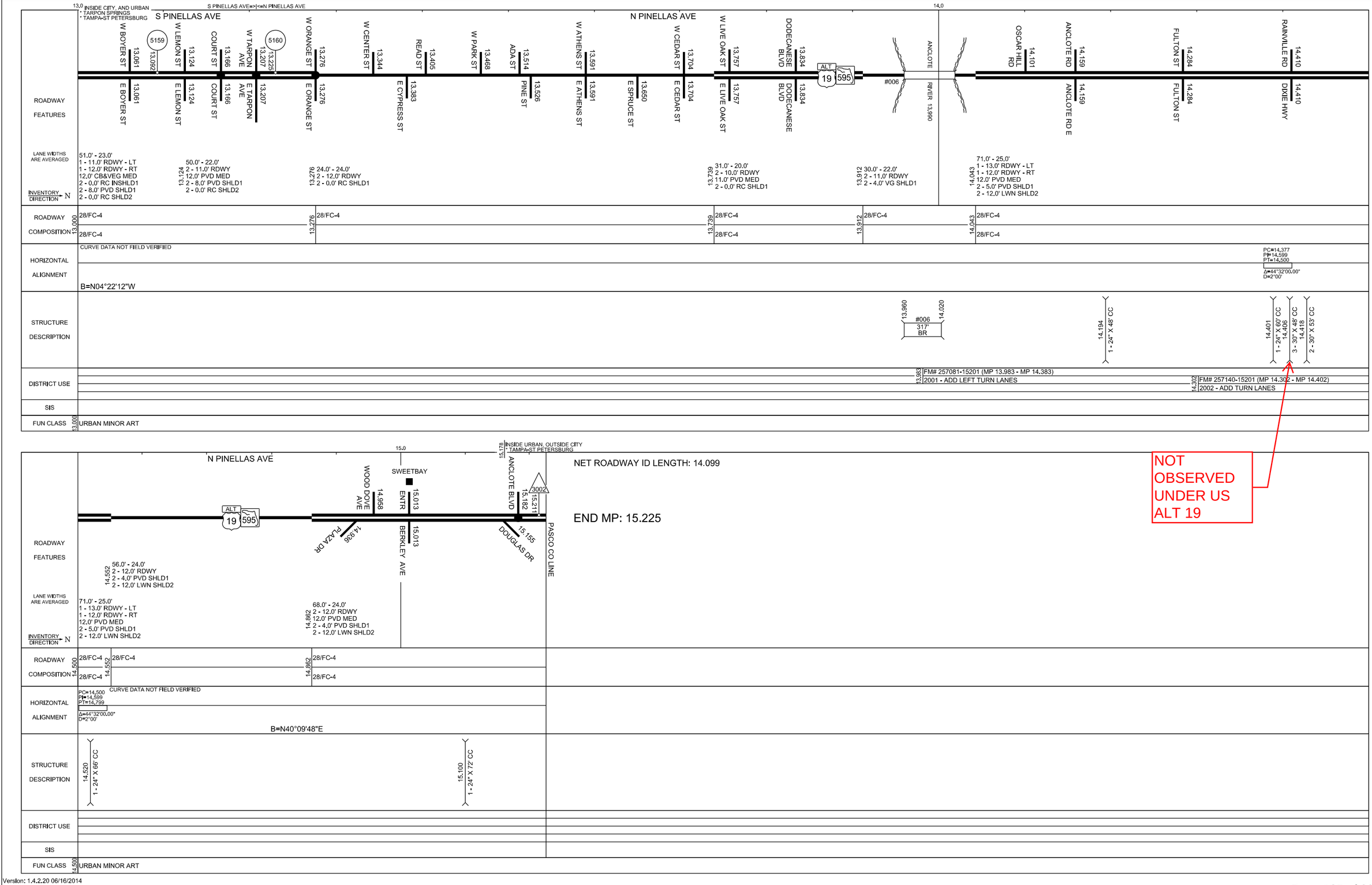
FDOT STRAIGHT LINE DIAGRAM – US ALT 19 (SR 595)

	5 YR INV	SLD REV	BMP	EMP	INV	SLD REV
DATE	5/27/2014	6/20/2014	0.000	15.225		12/22/2014 FTE/KA
BY	FTE / JW-KA	FTE / KA	URBAN AREA			
			REVISIONS			

FLORIDA DEPARTMENT OF TRANSPORTATION

STRAIGHT LINE DIAGRAM OF ROAD INVENTORY

SECTION STATUS	INT. or US ROUTE NO.	STATE ROAD NO.	COUNTY	DISTRICT	ROADWAY ID	SHEET NO:
12	USA 19	SR 595	PINELLAS	07	15 020 000	4 OF 4



Version: 1.4.2.20 06/16/2014

SR 595 (ALT US 19)

FULTON ST

0 10 50
Feet

CONST. 89 LF OF 19" X 30" PIPE

+82.00
CONST. MES

DPI +87
37.01' LT.
EL. 1.5

REMOVE EXIST.
MES & PIPE

1-04 OFF
3.58 AC.

(+) 0.77%

DPI +00
37.95' LT.
EL. 1.6

CONST. SPECIAL
DT LT

+88.00
CONST. MES

CONST. SPECIAL
DT LT

DPI +50
37.17' LT.
EL. 1.2

DPI +83
37.49' LT.
EL. 1.3

R/W Line

DPI +22
38.59' LT.
EL. 2.3

(+) 2.73%

DPI +00
38.50' LT.
EL. 1.7

18" RCP

(+) 0.20%

(+) 0.30%

(+) 0.10%

1-03c
0.26 AC.
0.12 AC.

1-04
0.48 AC.
0.22 AC.
0.25 AC.
0.01 AC.

S-15 S-17 S-19

12 13 14 15

1-06
0.21 AC.
0.14 AC.
0.07 AC.

1-08
0.07 AC.
0.05 AC.
0.02 AC.

1-07
0.11 AC.
0.06 AC.
0.05 AC.

S-16 S-18 S-20

(+) 0.40%

18" RCP

(+) 0.26%

ST-10

18" RCP

(-) 0.11%

18" RCP

1-07 OFF
0.08 AC.

1-08 OFF
0.04 AC.

DPI +23
34.76' RT.
EL. 0.64

DPI +39
39.51' RT.
EL. 1.1

DPI +00
37.85' RT.
EL. 1.0

+44.00
CONST. MES

REMOVE EXIST.
DR STR

DPI +65
38.49' RT.
EL. 1.4

+98.00
CONST. MES

CONST. 46 LF OF
18" PIPE

REMOVE EXIST.
PIPE & MES

CONST. SPECIAL
DT RT

DPI +75
36.82' RT.
EL. 1.48

R/W Line

(+) 0.59%

DPI +50
39.43' RT.
EL. 0.8

R/W Line

CONST. SPECIAL DT RT

REMOVE EXIST.
PIPE & MES

1-06 OFF
0.88 AC.
0.07 AC.
0.13 AC.
0.68 AC.

ST-10
CATCH BASIN
TOP GRATE ELEV. = 8.50'
N (18" RCP) IE = 1.47'
S (18" RCP) IE = 1.42'

R/W Line

2-01 OFF
1.35 AC.
+28 AC.
0.07 AC.

CONST. RUBBLE
RIPRAP SEE
DRAINAGE
STRUCTURES
AND DRAINAGE
DETAILS

DPI +00
41.27' LT.
EL. 1.65

S-21

(-) 0.10%

2-01
0.03 AC.
0.33 AC.
0.34 AC.

S-22 S-23

16 17

N 23° 40" W

℄ SURVEY

2-02
0.20 AC.
0.20 AC.

S-24

(-) 0.10%

2-03 OFF
1.56 AC.

DPI +00
40.75' RT.
EL. 1.2

R/W Line

CONST. SPECIAL
DT RT

EX. PERMIT #4425428.000

2-02 OFF

DPI +50
40.51' LT.
EL. 1.40

+59.60
CONST. MES
W/ JACKET

DPI +67
37.72' LT.
EL. 1.36

CONST. SPECIAL
DT LT

R/W Line

18" RCP

(-) 0.23%

24" RCP

S-25 S-26

18 19

R/W Line

DPI +00
40.59' RT.
EL. 0.9

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

ANDRE MARK ATKINSTALL. P.E.
P.E. LICENSE NUMBER 84609
ELEMENT ENGINEERING GROUP
1713 E. 9th AVENUE
TAMPA, FL 33605
CERTIFICATE OF AUTHORIZATION NO. 26921

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
SR 595	PINELLAS	441441-2-52-01

PROPOSED BASIN DIVIDES

SHEET NO. EX-7

matkinstall 8/26/2019 6:42:19 AM P:\FDT1403\13-Alt US 19 Sidewalk\CADD\Drainage_Analysis\Exhibits\PLANDR_BasinPr_02

SR 595 (ALT US 19)

RAINVILLE PARK RD

DIXIE HWY

EX. PERMIT #4425428.000
2-02 OFF

DPI +46
38.15' LT.
EL. 1.68

(-) 0.75%

DPI +50
41.60' LT.
EL. 1.65

CONST. SPECIAL
DT LT

CONST. TRANSIT STOP
SEE SPECIAL DETAILS

DPI +77
40.40' LT.
EL. 0.11

DPI +50
41.86' LT.
EL. 0.25

R/W Line

(-) 0.70%

(-) 0.52%

24" RCP

2-02
0.06 AC.
0.33 AC.

19 20 21 22 23 24 25 26

S-27 S-28 S-29 S-30

N 0° 23' 40" W

℄ SURVEY

18" RCP

STA 20+81.98

(-) 0.51%

DPI +01
38.27' RT.
EL. 0.93

2-04 OFF
0.20 AC.

2-04
0.40 AC.
0.18 AC.

30" RCP

DPI +74
39.99' RT.
EL. 0.04

DPI +12
37.98' RT.
EL. 0.88

(-) 0.17%

CONST. SPECIAL
DT RT

DPI +00
40.59' RT.
EL. 0.9

WETLAND A
1.59 ACRES

WETLAND B
1.25 ACRES

END PROJECT
STA. 22+60.00 ℄ SURVEY

0 10 50
Feet

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

ANDRE MARK ATKINSTALL. P.E.
P.E. LICENSE NUMBER 84609
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1713 E. 9th AVENUE
TAMPA, FL 33605
CERTIFICATE OF AUTHORIZATION NO. 26921

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
SR 595	PINELLAS	441441-2-52-01

PROPOSED BASIN DIVIDES

SHEET NO.
EX-8

matkinstall 8/26/2019 6:42:22 AM P:\FDT1403\13-Alt US 19 Sidewalk\CADD\Drainage_Analysis\Exhibits\PLANDR_BasinPr_03

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.

sunshine state ONE CALL® — Know what's below. Call before you dig. 811

PERMITTED DRAWINGS SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD)
For construction permits, the Permittee shall notify the District in writing when construction begins.

UNPLATTED

WETLAND
Owned by City of Tarpon Springs OR 14805 Pg 0201

City of Tarpon Springs ORB 14805 PG 0203

WETLAND

DOUBLE STAKED SILT SCREEN (TYP)

STAKED SILT SCREEN (TYP)

EX TREE TO BE REMOVED (TYP)

EX ASPHALT MILLINGS TO BE REMOVED

EX ASPHALT DRIVE TO BE REMOVED

SOIL BORING LOCATION (TYP)

EXISTING POWER POLE TO BE RELOCATED

SECTION OF EX DITCH TO BE REGRADED

SAW CUT LINE (TYP)

WETLAND AREA = 1.59 ACRES

WETLAND "A – M"

FORMER SEABOARD COASTLINE RAILROAD RIGHT-OF-WAY (OWNED BY CITY OF TARPON SPRINGS)

ORIGINAL LOT LINE

EAST LINE OF SECTION 1-27-15

WEST RIGHT-OF-WAY LINE PER FDOT SECTION 15020-1551

US ALT HIGHWAY 19
STATE ROAD 595
(100' RIGHT-OF-WAY)

50.00'

TOP OF BANK

RAINVILLE PARK ROAD
(50' MAINTAINED RIGHT-OF-WAY)

EDGE OF PAVT

PROPERTY LINE & NORTH R/W LINE

LOT 51
LOT 52

LOT 52
TAMPA & TARPON SPRINGS
LAND COMPANY
PLAT BOOK H1 PAGE 116

Community of Christ
ORB 4752
PG 1889

SOUTH LINE OF NE 1/4 OF SW 1/4

S.89°39'58"E 593.44'

N.89°39'58"W
593.00'

N 89°37'52" W 437.09'(D)(F)

N 00°38'53" W 306.42'(D)(F)

N 00°38'53" W 97.77'(D)(F)

N 21°54'48" E 97.97'

N.00°38'53"E 25.00'

FCIR 5/8" "LB 6707" ALSO FIR 3/8" (NO ID) 0.1' N 0.22' W

FCIR 5/8" "LB 6707" ALSO FIR 3/4" (NO ID) 0.4' N 0.6' W

POINT OF BEGINNING

HA-1 HA-2 HA-3 HA-4 HA-5 HA-6

SPT-1 SPT-2 SPT-3 SPT-4 SPT-5 SPT-6 SPT-7

DRI-1 DRI-2

NP #1 ELEV 0.92'

SHW ELEV 2.38'

SHW #2 ELEV 1.69'

SHW #3 ELEV 1.86'

SHW #4 ELEV 1.91'

SHW #5 ELEV 1.73'

TBM #1 SPKND ELEV= 3.16'

TBM #2 SPKND ELEV=5.35'

TBM #3 BOX CUT ON HEADWALL ELEV= 5.43

PIPE INV W = 1.63 INV E = 1.92 TO BE REMOVED

PIPE INV W = 1.62 INV E = 1.65

30"RCP NW INV -0.37' NE INV -0.56' SW INV -0.38' SE INV -0.52'

24"RCP

APPROXIMATE LOCATION 12" WM

APPROXIMATE LOCATION 15" FM

APPROXIMATE LOCATION 6" WM

APPROXIMATE LOCATION 15" FM

CONC CURB

ASPHALT

6' WIRE FENCE

4' CONC WALL

FIRE HYDRANT

TREE LEGEND

4"	BAY
4"	CEDAR
4"	CYPRESS
4"	MAPLE
4"	OAK
4"	PALM
4"	PINE

WETLAND AREA TO BE FILLED

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89°21'07" E	14.77'
L2	S 79°30'52" E	16.01'
L3	S 88°18'17" E	55.30'
L4	S 68°25'31" E	27.86'
L5	N 17°25'20" E	51.94'
L6	N 56°32'35" E	45.36'
L7	N 66°03'19" E	39.09'
L8	N 72°38'57" E	39.57'
L9	S 71°06'56" E	47.09'
L10	S 54°19'02" E	49.24'
L11	N 69°24'34" E	44.75'
L12	N 55°57'26" E	44.28'
L13	N 62°34'53" E	35.11'
L14	S 66°24'02" E	55.69'
L15	N 38°13'29" E	44.75'
L16	N 09°31'02" W	65.93'
L17	N 59°14'43" E	49.37'
L18	N 72°15'16" E	31.62'
L19	N 85°11'19" E	52.09'
L20	S 79°31'01" E	48.96'

LINE	BEARING	DISTANCE
L21	N. 89°13'20" E	30.02'
L22	S. 85°45'35" E	23.27'
L23	S. 88°16'13" E	57.53'
L24	S. 71°26'43" E	27.56'
L25	S. 43°23'21" E	42.89'
L26	S. 18°14'26" E	12.17'
L27	S. 16°39'00" E	33.39'
L28	S. 01°31'59" W	53.71'
L29	S. 60°31'47" E	42.31'
L30	S. 84°22'00" E	28.44'
L31	S. 89°23'14" E	49.97'
L32	S. 62°56'10" E	40.50'
L33	S. 68°37'28" E	40.34'
L34	S. 31°13'38" E	34.58'
L35	S. 17°06'29" E	25.19'
L36	S. 20°18'13" E	45.97'
L37	S. 34°34'40" W	11.87'
L38	S. 38°03'54" E	17.84'
L39	S. 82°12'01" E	42.16'
L40	S. 73°41'21" E	18.20'

LINE	BEARING	DISTANCE
L41	S. 01°19'53" E	7.50'
L42	N. 84°14'45" W	50.74'
L43	S. 43°28'10" W	33.80'
L44	S. 50°40'16" W	21.67'
L45	S. 25°48'10" W	33.70'
L46	S. 31°39'45" E	46.96'
L47	S. 06°42'36" W	58.64'
L48	S. 07°58'02" E	43.42'
L49	S. 61°08'31" W	11.81'
L50	S. 22°13'49" W	23.11'
L51	S. 30°30'26" E	24.19'
L52	S. 48°16'01" E	19.79'
L53	S. 81°37'13" E	31.58'
L54	N. 55°55'47" E	20.75'
L55	S. 01°05'07" E	8.69'
L56	S. 54°54'56" E	12.51'
L57	S. 78°49'23" W	26.73'
L58	N. 88°17'02" E	69.87'

FLOOD ZONE NOTE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "AE" (EL 10), ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 12103C0017G, COMMUNITY NUMBER 120259, EFFECTIVE DATE SEPTEMBER 3, 2003.

DATUM NOTE :

VERTICAL DATUM IS BASED ON NORTH AMERICAN VERTICAL DATUM (NAVD) 1988, HOLDING PINELLAS COUNTY VERTICAL CONTROL MONUMENT "Y-145 RESET", (ELEVATION = 3.42 FEET) & MONUMENT "PINCO J" (ELEVATION = 3.58 FEET), NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88).

N
W E
S
0 20 40 80

DESIGNED KGK
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:
SOUTHERN ROAD & BRIDGE, LLC
715 WESLEY AVENUE
TARPON SPRINGS, FL 34689

SHEET DESCRIPTION:
SOUTHERN ROAD & BRIDGE
RAINVILLE ROAD SITE
EXISTING CONDITIONS PLAN

NO.	DATE	REVISIONS	APP'D BY
1	02/10/20	REVISED PER SWFWMD 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.

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

THESE PLANS MAY NOT BE COPIED OR MODIFIED WITHOUT WRITTEN PERMISSION FROM GULF COAST CONSULTING, INC.

SEAN P. CASHEN, P.E. #42505

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

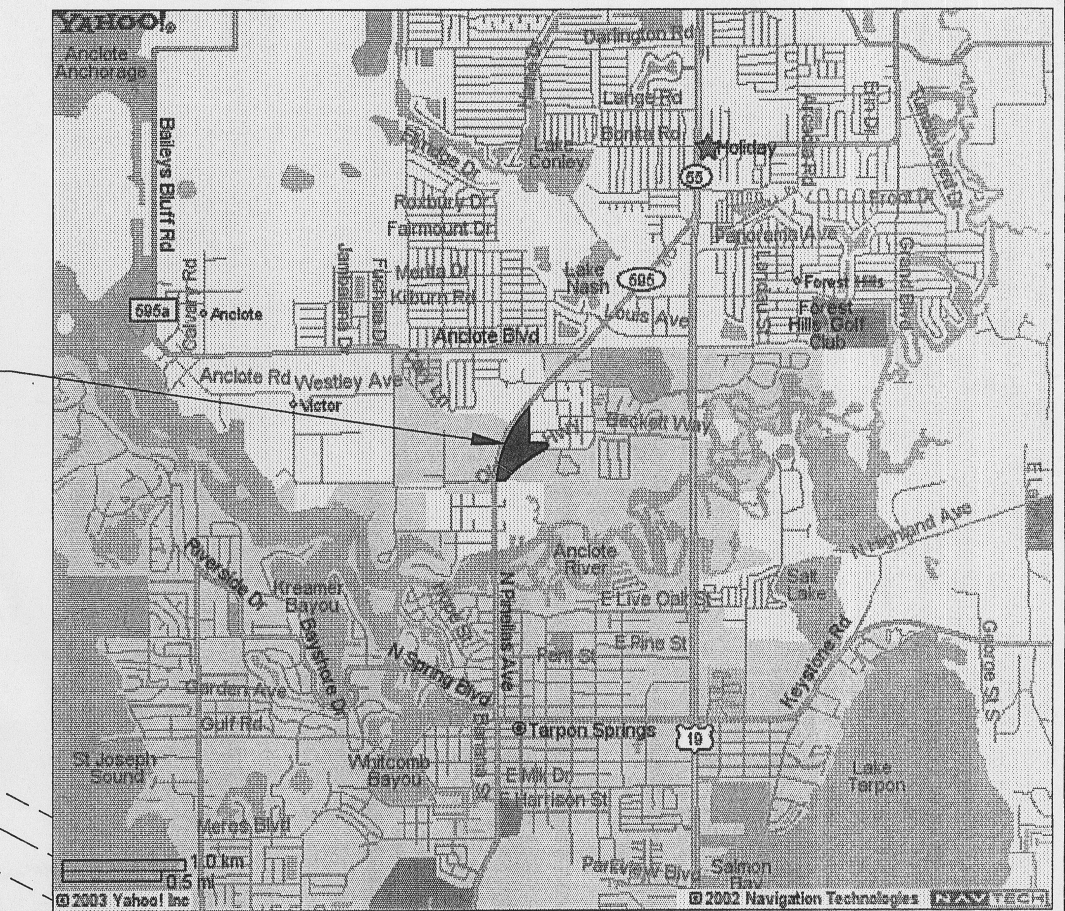
JOB NO: 17-037
DATE: 11/01/18
SHT: C4

X:\PINELLAS\Rainville Road Site (17-037)\Drawings\PSH (17-037 EC).dwg, 3/9/2020 1:31:21 PM

SECTION 01, TOWNSHIP 27 SOUTH, RANGE 15 EAST
PINELLAS COUNTY, FLORIDA

LOCATION MAP

PROJECT LOCATION



PROPERTY DESCRIPTION:

Parcel 1:
That part of the Southwest 1/ 4 of the Northeast 1/ 4 of Section 1, Township 27 South, Range 15 East, Pinellas County, Florida, lying South and East of the Southeasterly boundary of the right-of-way of New U.S.Highway 19-A (also known as SR 595) as described in Order of Taking recorded in Official Records Book 197, page 105, Public Records of Pinellas County, Florida, less any portion thereof lying in Lot 16, in the Northeast 1/ 4 TAMPA AND TARPON SPRINGS LAND COMPANY SUBDIVISION, according to the plat thereof as recorded in Plat Book 1, page 116, Public Records of Hillsborough County, Florida of which Pinellas County was formerly a part.

Parcel 2:
That part of the Northwest 1/ 4 of the Southeast 1/ 4 of Section 1, Township 27 South, Range 15 East, Pinellas County, Florida, lying Easterly of the Easterly boundary of the right-of-way of New U.S.Highway 19-A (also known as SR 595) and road along the South boundary of said Parcel 2, as described in Order of Taking recorded in Official Records Book 197, page 105, Public Records of Pinellas County, Florida, and North and West of the Northerly and Northwesterly boundary of the right-of-way of Old U.S. Highway 19-A (also known as Pinellas Boulevard, SR 15, and Old Dixie Highway), LESS any part conveyed to Pinellas County for road right-of-way purposes by Quit Claim Deed recorded in Deed Book 3, page 98 of the Public Records of Pinellas County, Florida; ALSO LESS any portion thereof lying in Lot 37, in the Southeast 1/ 4 TAMPA AND TARPON SPRINGS LAND COMPANY SUBDIVISION, according to the plat thereof as recorded in Plat Book 1, page 116, Public Records of Hillsborough County, Florida of which Pinellas County was formerly a part, ALSO LESS that part conveyed to ATLANTIC COASTLINE RAILROAD by deed recorded in Deed Book 1062, page 381, Public Records of Pinellas County, Florida.

Containing 21.18 acres of land more or less. (21.20 acres more or less as measured)

OWNER: CENTRAL SUBURBAN, INC.
933 MANOR DRIVE N.E.
SPRING LAKE PARK,MN. 55432
PHONE : (763) 784-6655

ENGINEER: GALEN J. HOFMANN,P.E.
8620 AIRWAY BLVD
NEW PORT RICHEY, FLORIDA 34654
PHONE : (727) 844-7686

SURVEYOR: LAND PRECISION CORP.
2683 SUNSET POIT RD.
CLEARWATER, FL 33759
PHONE: (727) 796-2737

LEGEND

- 4" DIAMETER OAK
- 2" DIAMETER PINE
- DBL — DOUBLE OR TWIN
- COMBINATION POLE
- FIRE HYDRANT
- PROPERTY LINE
- SEWER VALVE
- ANCHOR GUY WIRE
- TREES TO BE REMOVED
- 4' HIGH FENCE
- E.O.P. = EDGE OF PAVEMENT
- T.O.B. = TOP OF BANK
- SILTATION SCREEN
- P/L PROPERTY LINE
- 71.55 EXISTING GRADE
- 71.0' PROPOSED GRADE
- S.H.W. SEASONAL HIGH WATER
- DRAINAGE FLOW ARROW
- DRAINAGE DIVIDE LINE
- TRAFFIC FLOW
- PROPOSED RETENTION POND

SURVEYOR'S NOTES AND REPORT

1) BEARINGS ARE BASED UPON AN ASSUMED BEARING OF N 89°31'31" W FOR THE EAST-WEST CENTERLINE OF SEC. 1, TWP. 27S., RNG. 15E.
2) PROPERTY DESCRIPTION IS TAKEN FROM A COMMONWEALTH LAND TITLE INSURANCE CO.'S COMMITMENT FOR TITLE INSURANCE, # 864-879047, DATED NOV. 13, 2000 AS PROVIDED BY THE CLIENT.
3) THIS SURVEY AND DRAWING LESSES OUT THE 30' ROAD RIGHT-OF-WAY BETWEEN LOTS 16 AND 37, WHICH IS NOT CALLED OUT IN THE DESCRIPTION.
4) THE ABOVE REFERENCED TITLE COMMITMENT REFERS TO UNRECORDED WATER AND SEWER AGREEMENTS WITH THE CITY OF TARPON SPRINGS. SAID AGREEMENTS WERE NOT PROVIDED AND, IF APPLICABLE, ARE NOT SHOWN ON THIS SURVEY.
5) THE ABOVE REFERENCED TITLE COMMITMENT REFERS TO DEVELOPMENT COVENANT AGREEMENT AND ASSIGNMENT OF DEVELOPMENT RIGHTS AND BILL OF SALE. COPIES OF THESE WERE NOT PROVIDED AND, IF APPLICABLE, ARE NOT SHOWN ON THIS SURVEY.
6) ATTENTION IS HEREBY DRAWN TO THE SIGNS IN THE SOUTHWEST CORNER OF THE PROPERTY. NO EASEMENTS OR AGREEMENTS WERE PROVIDED FOR THE SIGNS AT THIS LOCATION.
7) ATTENTION IS HEREBY DRAWN TO THE OVERHEAD WIRES RUNNING ALONG OLD DIXIE HIGHWAY. NO EASEMENT OR AGREEMENTS WERE PROVIDED FOR THESE WIRES CROSSING ONTO THE PROPERTY.
8) ATTENTION IS HEREBY DRAWN TO THE DIFFERENCE BETWEEN THE DESCRIBED LOCATION OF THE RAILROAD RIGHT-OF-WAY AND THE FIELD MEASURED LOCATION AS SHOWN ON THE STATE ROAD 595 RIGHT-OF-WAY MAPS AND THE NATURE'S PRESERVE PLAT.
N 07°09'04"E (M) 371.52'(M)
9) WETLAND POINTS ARE LABELED AS FOUND IN THE FIELD. POINTS "JD 1-1", "JD 1-8" AND "JD 1-9" ARE ON THE PROPERTY LINE. POINTS "JD 2-6A" AND "JD 3-4A" WERE ADDED WHERE THE WETLAND LINE CROSSES THE PROPERTY LINES. POINT "JD 2-54A" WAS ADDED WHERE THE WETLAND LINE MEETS THE PROPERTY CORNER. POINT "JD 3-20" IS ON THE PROPERTY LINE.
N 28°05'10"E (M) 1558.98'(M)
S 51°18'57"W (M) 461.40'(M)
10) THE TOTAL LINEAR FOOTAGE OF THE FLAGGED WETLAND LINE IS 6188 FEET.

SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
PERMITTED CONSTRUCTION DRAWINGS
FILE OF RECORD
PERMIT NO. 4422383002

4422383002

INDEX OF DRAWINGS

TITLE SHEET	SHEET 1
EXISTING SITE / RELOCATION PLAN	SHEET 2
WETLAND SURVEY	SHEET 3
MITIGATION PLAN	SHEET 4
PROPOSED COORDINAGE GEOMETRY PLAN – OVERALL	SHEET 5
PROPOSED GRADING, STORM, SAN, WATER – OVERALL	SHEET 5-A
PROPOSED LOTS 3 & 4 – GRADING, STORMWATER DRAINAGE, (EAST) POTABLE WATER, & SANITARY SEWER	SHEET 6
PROPOSED LOTS 5, 6, & 7 – GRADING, STORMWATER DRAINAGE, (SOUTH) POTABLE WATER, & SANITARY SEWER	SHEET 7
EXISTING LOTS 1 & 2 – GRADING, STORMWATER DRAINAGE, (EAST) POTABLE WATER, & SANITARY SEWER	SHEET 7-A
OFFICE NORTH – COORDINATE GEOMETRY PLAN	SHEET 8
OFFICE NORTH – GRADING PLAN	SHEET 9
OFFICE NORTH – STORMWATER PLAN	SHEET 9-A
OFFICE NORTH – POTABLE WATER & SANITARY SEWER PLAN	SHEET 10
OFFICE NORTH – PUMP STATION PLAN & DETAIL	SHEET 11
CROSS SECTIONS	SHEET 12
CROSS SECTIONS	SHEET 12-A
UTILITY DETAILS	SHEET 13
PAVING, GRADING, & STORMWATER DETAILS	SHEET 14
PAVING, GRADING, & STORMWATER DETAILS	SHEET 15
F.D.O.T. DETAILS	SHEET 16
OFFICE NORTH – TREE REMOVAL PLAN	SHEET 17

TITLE SHEET
SHEET 1 OF 17

REV	DATE	DESCRIPTION
	2/02/04	PER S.W.F.W.M.D. COMMENTS
	12/12/03	5-ADDITIONAL LOTS W/ TREATMENT BUFFER

GALEN JAY HOFMANN , P. E.
8620 AIRWAY BLVD.
NEW PORT RICHEY, FL 34654
P: 727-844-7686
F: 727-844-7826

SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
Received
FEB 9 2004
BRD - TAMPA

OLD DIXIE OFFICE CENTER & S.F. LOTS
OLD DIXIE HIGHWAY & U.S. ALT 19
TARPON SPRINGS, FL.

JOB NUMBER: DATE

GALEN J. HOFMANN P.E.
CONSULTING CIVIL ENGINEER
2-4-04
GALEN J. HOFMANN , P.E. # 21796
NOT VALID UNLESS EMBOSSED WITH A RAISED SEAL

Southwest Florida Water Management District
2379 Broad Street, Brooksville, Florida 34604-6899
(352) 796-7211 or 1-800-423-1476 (FL only)
SUNCOM 628-4150 TDD only 1-800-231-6103 (FL only)
On the Internet at: WaterMatters.org

An Equal Opportunity Employer

Bartow Service Office
170 Century Boulevard
Bartow, Florida 33830-7700
(863) 534-1448 or
1-800-492-7862 (FL only)

Sarasota Service Office
78 Sarasota Center Boulevard
Sarasota, Florida 34240-9770
(941) 377-3722 or
1-800-320-3503 (FL only)

Tampa Service Office
7601 Highway 301 North
Tampa, Florida 33637-6759
(813) 985-7481 or
1-800-836-0797 (FL only)

April 07, 2025

Mu-Grow Brothers, Inc
Attn: Mike Mougros
2922 Grand Boulevard
Holiday, FL 34690

Subject: **Notice of Intended Agency Action - Approval**
ERP Individual Construction Major Modification

Project Name:	Mu-Grow Brothers Warehouse Facility - Dixie Highway Access
App ID/Permit No:	894746 / 43014849.004
County:	Pinellas
Sec/Twp/Rge:	S01/T27S/R15E

Dear Permittee(s):

The Southwest Florida Water Management District (District) has completed its review of the application for Environmental Resource Permit modification. Based upon a review of the information you have submitted, the District hereby gives notice of its intended approval of the application.

The File of Record associated with this application can be viewed at http://www18.swfwmd.state.fl.us/erp/erp/search/ERPSearch.aspx and is also available for inspection Monday through Friday, except for District holidays, from 8:00 a.m. through 5:00 p.m. at the District's Tampa Service Office, 7601 U.S. Highway 301 North, Tampa, Florida 33637.

If you have any questions or concerns regarding the application or any other information, please contact the Environmental Resource Permit Bureau in the Tampa Service Office.

Sincerely,

David Kramer, P.E.
Bureau Chief
Environmental Resource Permit Bureau
Regulation Division

cc: Ram A. Goel, Ph.D., P.E., RCKelley Civil Design Services

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April 07, 2025

Mu-Grow Brothers, Inc
Attn: Mike Mougros
2922 Grand Boulevard
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Subject: **Notice of Agency Action - Approval**
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Project Name:	Mu-Grow Brothers Warehouse Facility - Dixie Highway Access
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County:	Pinellas
Sec/Twp/Rge:	S01/T27S/R15E

Dear Permittee(s):

The Southwest Florida Water Management District (District) is in receipt of your application for the Environmental Resource Permit modification. Based upon a review of the information you submitted, the application is approved.

Please refer to the attached Notice of Rights to determine any legal rights you may have concerning the District's agency action on the permit application described in this letter.

If approved construction plans are part of the permit, construction must be in accordance with these plans. These drawings are available for viewing or downloading through the District's Application and Permit Search Tools located at www.WaterMatters.org/permits.

The District's action in this matter only becomes closed to future legal challenges from members of the public if such persons have been properly notified of the District's action and no person objects to the District's action within the prescribed period of time following the notification. The District does not publish notices of agency action. If you wish to limit the time within which a person who does not receive actual written notice from the District may request an administrative hearing regarding this action, you are strongly encouraged to publish, at your own expense, a notice of agency action in the legal advertisement section of a newspaper of general circulation in the county or counties where the activity will occur. Publishing notice of agency action will close the window for filing a petition for hearing. Legal requirements and instructions for publishing notices of agency action, as well as a noticing form that can be used, are available from the District's website at www.WaterMatters.org/permits/noticing. If you publish notice of agency action, a copy of the affidavit of publication provided by the newspaper should be sent to the District's Tampa Service Office for retention in this permit's File of Record.

If you have any questions or concerns regarding your permit or any other information, please contact the Environmental Resource Permit Bureau in the Tampa Service Office.

Sincerely,

David Kramer, P.E.
Bureau Chief
Environmental Resource Permit Bureau
Regulation Division

Enclosures: Approved Permit w/Conditions Attached
As-Built Certification and Request for Conversion to Operation Phase
Notice of Authorization to Commence Construction
Notice of Rights

cc: Ram A. Goel, Ph.D., P.E., RCKelley Civil Design Services

SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
ENVIRONMENTAL RESOURCE

INDIVIDUAL CONSTRUCTION MAJOR MODIFICATION
PERMIT NO. 43014849.004

EXPIRATION DATE: April 07, 2030 **PERMIT ISSUE DATE:** April 07, 2025

This permit is issued under the provisions of Chapter 373, Florida Statutes, (F.S.), and the Rules contained in Chapter 62-330, Florida Administrative Code, (F.A.C.). The permit authorizes the Permittee to proceed with the construction of a surface water management system in accordance with the information outlined herein and shown by the application, approved drawings, plans, specifications, and other documents, attached hereto and kept on file at the Southwest Florida Water Management District (District). Unless otherwise stated by permit specific condition, permit issuance constitutes certification of compliance with state water quality standards under Section 401 of the Clean Water Act, 33 U.S.C. 1341. All construction, operation and maintenance of the surface water management system authorized by this permit shall occur in compliance with Florida Statutes and Administrative Code and the conditions of this permit.

PROJECT NAME: Mu-Grow Brothers Warehouse Facility - Dixie Highway Access

GRANTED TO: Mu-Grow Brothers, Inc
Attn: Mike Mougros
2922 Grand Boulevard
Holiday, FL 34690

OTHER PERMITTEES: N/A

ABSTRACT: This permit authorization is for the modification of an unconstructed stormwater management system approved under Environmental Resource Permit (ERP) No. 43014849.003, serving a commercial project. The proposed activities include:

1. Construction of a 0.05-acre entrance driveway connection to the property and the installation of one 4-foot x 8-foot culvert box to maintain existing flows along Old Dixie Highway.

2. Raising the weir proposed under Permit Modification No. 43014849.003 from elevation 5.60' to 5.77'.

2. This modification, Construction Permit No. 43014849.004, amends the previously issued Construction Permit No. 43014849.003, and adds conditions. The project site is located at the southeast corner of North Pinellas Avenue and Dixie Highway, in Pinellas County. Information regarding the wetlands and/or surface waters is stated below and on the permitted construction drawings for the project.

OP. & MAIN. ENTITY: Mu-Grow Brothers, Inc

OTHER OP. & MAIN. ENTITY: N/A

COUNTY: Pinellas

SEC/TWP/RGE: S01/T27S/R15E

TOTAL ACRES OWNED OR UNDER CONTROL:	2.01
PROJECT SIZE:	0.33 Acres
LAND USE:	Commercial
DATE APPLICATION FILED:	May 15, 2024
AMENDED DATE:	N/A

I. Water Quantity/Quality

Water Quantity/Quality Comment: The Engineer-of-Record has demonstrated the previously permitted pond will provide overtreatment to offset approximately 2,047 square feet of impervious surface associated with the new drive access that cannot be captured by the proposed system. The plans and calculations reflect the North American Vertical Datum of 1988 (NAVD 88).

A mixing zone is not required.
A variance is not required.

II. 100-Year Floodplain

Encroachment (Acre-Feet of fill)	Compensation (Acre-Feet of excavation)	Compensation Type	Encroachment Result* (feet)
0.00	0.00	No Encroachment	N/A

Floodplain Comment: The FEMA floodplain is due to tidal surge, for which floodplain compensation is not required. The project site contains an existing ditch that will be piped as a result of the proposed construction. The Engineer-of-Record has incorporated the existing and proposed conveyance system in the pre- and post-development analysis and has demonstrated that both the existing conveyance capacity and drainage pattern will be maintained.

*Depth of change in flood stage (level) over existing receiving water stage resulting from floodplain encroachment caused by a project that claims Minimal Impact type of compensation.

III. Environmental Considerations

Wetland/Other Surface Water Information

Wetland/Other Surface Water Name	Total Acres	Not Impacted Acres	Permanent Impacts		Temporary Impacts	
			Acres	Functional Loss*	Acres	Functional Loss*
Wetland A	0.94	0.61	0.33	0.06	0.00	0.00
Total:	**0.94**	**0.61**	**0.33**	**0.06**	**0.00**	**0.00**

*** For impacts that do not require mitigation, their functional loss is not included.**

Wetland/Other Surface Water Comments:
There is 0.94 acre of wetlands (FLUCCS 612) located within the project area for this ERP modification. Permanent filling impacts to 0.06 acre of wetland (FLUCCS 612) will occur for construction of a warehouse facility and associated road crossing. Permanent filling impacts to 0.06 acre of qualifying wetland were evaluated using the Uniform Mitigation Assessment Method (UMAM) as required pursuant to Chapter 62-345, F.A.C. The results of the UMAM analysis indicate a functional loss of 0.04 estuarine forested wetland units due to the permanent impacts proposed. Secondary wetland impacts to 0.27 acre of qualifying wetlands were evaluated using the UMAM as required pursuant to Chapter 62-345, F.A.C. The results of the Secondary UMAM analysis indicate a functional loss of 0.02 units due to the secondary impacts associated with the project. The results of the UMAM analysis identify a total functional loss of 0.06 estuarine forested wetland units due to the project's proposed permanent and secondary wetland impacts. There are no other surface water features located within the project area.

Mitigation Information

Name	Creation		Enhancement		Preservation		Restoration		Enhancement +Preservation		Other	
	Acres	Functional Gain	Acres	Functional Gain	Acres	Functional Gain	Acres	Functional Gain	Acres	Functional Gain	Acres	Functional Gain
Mangrove Point Mitigation Bank	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.06
Total:	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.06**

Mitigation Comments:

Wetland mitigation for permanent direct and secondary impacts will be provided by the purchase of 0.06 estuarine forested wetland credits from the Mangrove Point Mitigation Bank. The results of the UMAM analysis indicate a relative functional gain of 0.06 estuarine forested wetland units. The UMAM analysis determined that the mitigation provided by the permit adequately offsets the project's proposed impacts to functional wetland habitat.

Specific Conditions

1. If the ownership of the project area covered by the subject permit is divided, with someone other than the Permittee becoming the owner of part of the project area, this permit may be terminated, unless the terms of the permit are modified by the District or the permit is transferred pursuant to Rule 40D-1.6105, F.A.C. In such situations, each land owner shall obtain a permit (which may be a modification of this permit) for the land owned by that person. This condition shall not apply to the division and sale of lots or units in residential subdivisions or condominiums.
2. The Permittee shall retain the design professional registered or licensed in Florida, to conduct on-site observations of construction and assist with the as-built certification requirements of this project. The Permittee shall inform the District in writing of the name, address and phone number of the design professional so employed. This information shall be submitted prior to construction.
3. Wetland buffers shall remain in an undisturbed condition except for approved drainage facility construction/maintenance. No owner of property within the subdivision may perform any work, construction, maintenance, clearing, filling or any other type of activities within the {selectable: wetland(s), wetland mitigation area(s), wetland buffer(s), upland conservation area(s), buffer compensation area(s) and drainage easement(s)} described in the approved permit and recorded plat of the subdivision, unless prior approval is received from the Southwest Florida Water Management District.
4. The following boundaries, as shown on the approved construction drawings, shall be clearly delineated on the site prior to initial clearing or grading activities:

   a. wetland areas

   b. wetland buffers

   c.limits of approved wetland impacts

   The delineation shall endure throughout the construction period and be readily discernible to construction and District personnel.
5. This Permit Modification No. 43014849.004, amends the previously issued Permit No. 43014849.003, and adds conditions. All other original permit conditions remain in effect.
6. If limestone bedrock is encountered during construction of the stormwater management system, the District must be notified and construction in the affected area shall cease.
7. The Permittee shall notify the District of any sinkhole development in the stormwater management system within 48 hours of discovery and must submit a detailed sinkhole evaluation and repair plan for approval by the District within 30 days of discovery.
8. The Permitted Plan Set for this project includes the set received by the District on April 1, 2025.
9. District staff must be notified in advance of any proposed construction dewatering. If the dewatering activity is likely to result in offsite discharge or sediment transport into wetlands or surface waters, a written dewatering plan must either have been submitted and approved with the permit application or submitted to the District as a permit prior to the dewatering event as a permit modification. A water use permit may be required prior to any use exceeding the thresholds in Chapter 40D-2, F.A.C.
10. Off-site discharges during construction and development shall be made only through the facilities authorized by this permit. Water discharged from the project shall be through structures having a mechanism suitable for regulating upstream stages. Stages may be subject to operating schedules satisfactory to the District.
11. The permittee shall complete construction of all aspects of the stormwater management system, including wetland compensation (grading, mulching, planting), water quality treatment features, and discharge control facilities prior to beneficial occupancy or use of the development being served by this system.
12. The following shall be properly abandoned and/or removed in accordance with the applicable regulations:

a. Any existing wells in the path of construction shall be properly plugged and abandoned by a licensed well contractor.

b. Any existing septic tanks on site shall be abandoned at the beginning of construction.

c. Any existing fuel storage tanks and fuel pumps shall be removed at the beginning of construction.

13. All stormwater management systems shall be operated to conserve water in order to maintain environmental quality and resource protection; to increase the efficiency of transport, application and use; to decrease waste; to minimize unnatural runoff from the property and to minimize dewatering of offsite property.

14. Each phase or independent portion of the permitted system must be completed in accordance with the permitted plans and permit conditions prior to the occupation of the site or operation of site infrastructure located within the area served by that portion or phase of the system. Each phase or independent portion of the system must be completed in accordance with the permitted plans and permit conditions prior to transfer of responsibility for operation and maintenance of that phase or portion of the system to a local government or other responsible entity.

15. This permit is valid only for the specific processes, operations and designs indicated on the approved drawings or exhibits submitted in support of the permit application. Any substantial deviation from the approved drawings, exhibits, specifications or permit conditions, including construction within the total land area but outside the approved project area(s), may constitute grounds for revocation or enforcement action by the District, unless a modification has been applied for and approved. Examples of substantial deviations include excavation of ponds, ditches or sump areas deeper than shown on the approved plans.

16. The Permittee shall not begin construction within the project area until the Mangrove Point Mitigation Bank has received a permit modification authorizing the withdrawal of 0.06 estuarine forested credits from mitigation bank, and a copy of this modification is provided to the District, or this permit has been modified to provide an equivalent level of mitigation to be completed by the Permittee. Initiation of construction prior to issuance of the required permit modification shall be a violation of this permit.

17. Issuance of this authorization also constitutes a finding of consistency with Florida's Coastal Zone Management Program, as required by Section 307 of the Coastal Zone Management Act.

18. This permit does not authorize the Permittee to cause any adverse impact to or "take" of state listed species and other regulated species of fish and wildlife. Compliance with state laws regulating the take of fish and wildlife is the responsibility of the owner or applicant associated with this project. Please refer to Chapter 68A-27 of the Florida Administrative Code for definitions of "take" and a list of fish and wildlife species. If listed species are observed onsite, FWC staff are available to provide decision support information or assist in obtaining the appropriate FWC permits. Most marine endangered and threatened species are statutorily protected and a "take" permit cannot be issued. Requests for further information or review can be sent to FWCConservationPlanningServices@MyFWC.com.

19. Construction is prohibited in the Old Dixie Highway right-of-way until the Permittee acquires legal control or authorization from Pinellas County to construct the portion of the project area located in the right-of-way as depicted on the permitted construction drawings.

GENERAL CONDITIONS

1. The general conditions attached hereto as Exhibit "A" are hereby incorporated into this permit by reference and the Permittee shall comply with them.

David Kramer, P.E.

Authorized Signature

EXHIBIT A

GENERAL CONDITIONS:

1 The following general conditions are binding on all individual permits issued under this chapter, except where the conditions are not applicable to the authorized activity, or where the conditions must be modified to accommodate, project-specific conditions.

a. All activities shall be implemented following the plans, specifications and performance criteria approved by this permit. Any deviations must be authorized in a permit modification in accordance with Rule 62-330.315, F.A.C., or the permit may be revoked and the permittee may be subject to enforcement action.

b. A complete copy of this permit shall be kept at the work site of the permitted activity during the construction phase, and shall be available for review at the work site upon request by the Agency staff. The permittee shall require the contractor to review the complete permit prior to beginning construction.

c. Activities shall be conducted in a manner that does not cause or contribute to violations of state water quality standards. Performance-based erosion and sediment control best management practices shall be installed immediately prior to, and be maintained during and after construction as needed, to prevent adverse impacts to the water resources and adjacent lands. Such practices shall be in accordance with the *State of Florida Erosion and Sediment Control Designer and Reviewer Manual (Florida Department of Environmental Protection and Florida Department of Transportation, July 2013)*, and the *Florida Stormwater Erosion and Sedimentation Control Inspector's Manual (Florida Department of Environmental Protection, Division of Environmental Assessment and Restoration, Tallahassee, Florida, October 2018)*, which are both incorporated by reference in subparagraph 62-330.350(1)(c), F.A.C., unless a project-specific erosion and sediment control plan is approved or other water quality control measures are required as part of the permit.

d. At least 48 hours prior to beginning the authorized activities, the permittee shall submit to the Agency a fully executed Form 62-330.350(1), "Construction Commencement Notice,"[effective date], incorporated by reference herein (<http://www.flrules.org/Gateway/reference.asp?No=Ref-02505>), indicating the expected start and completion dates. A copy of this form may be obtained from the Agency, as described in subsection 62-330.010(5),F.A.C. However, for activities involving more than one acre of construction that also require a NPDES stormwater construction general permit, submittal of the Notice of Intent to Use Generic Permit for Stormwater Discharge from Large and Small Construction Activities, DEP Form 62-621.300(4)(b), shall also serve as notice of commencement of construction under this chapter and, in such a case, submittal of Form 62-330.350(1) is not required.

e. Unless the permit is transferred under Rule 62-330.340, F.A.C., or transferred to an operating entity under Rule 62-330.310, F.A.C., the permittee is liable to comply with the plans, terms and conditions of the permit for the life of the project or activity.

f. Within 30 days after completing construction of the entire project, or any independent portion of the project, the permittee shall provide the following to the Agency, as applicable:

1. For an individual, private single-family residential dwelling unit, duplex, triplex, or quadruplex - "Construction Completion and Inspection Certification for Activities Associated with a Private Single-Family Dwelling Unit" [Form 62-330.310(3)]; or

2. For all other activities - As-Built drawings with "As-Built Certification and Request for Conversion to Operation Phase" [Form 62-330.310(1)].

3. If available, an Agency website that fulfills this certification requirement may be used in lieu of the form.

g. If the final operation and maintenance entity is a third party:

1. Prior to sales of any lot or unit served by the activity and within one year of permit issuance, or within 30 days of as- built certification, whichever comes first, the permittee shall submit, as applicable, a copy of the operation and maintenance documents (see sections 12.3 thru 12.3.4 of Volume I) as filed with the Department of State, Division of Corporations and a copy of any easement, plat, or deed restriction needed to operate or maintain the project, as recorded with the Clerk of the Court in the County in which the activity is located.

2. Within 30 days of submittal of the as- built certification, the permittee shall submit "Request for Transfer of Environmental Resource Permit to the Perpetual Operation and Maintenance Entity" [Form 62-330.310 (2)] to transfer the permit to the operation and maintenance entity, along with the documentation requested in the form. If available, an Agency website that fulfills this transfer requirement may be used in lieu of the form.

h. The permittee shall notify the Agency in writing of changes required by any other regulatory agency that require changes to the permitted activity, and any required modification of this permit must be obtained prior to implementing the changes.

i. This permit does not:

1. Convey to the permittee any property rights or privileges, or any other rights or privileges other than those specified herein or in Chapter 62-330, F.A.C.;

2. Convey to the permittee or create in the permittee any interest in real property;

3. Relieve the permittee from the need to obtain and comply with any other required federal, state, and local authorization, law, rule, or ordinance; or

4. Authorize any entrance upon or work on property that is not owned, held in easement, or controlled by the permittee.

j. Prior to conducting any activities on state-owned submerged lands or other lands of the state, title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund, the permittee must receive all necessary approvals and authorizations under Chapters 253 and 258, F.S. Written authorization that requires formal execution by the Board of Trustees of the Internal Improvement Trust Fund shall not be considered received until it has been fully executed.

k. The permittee shall hold and save the Agency harmless from any and all damages, claims, or liabilities that may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any project authorized by the permit.

l. The permittee shall notify the Agency in writing:

1. Immediately if any previously submitted information is discovered to be inaccurate; and

2. Within 30 days of any conveyance or division of ownership or control of the property or the system, other than conveyance via a long-term lease, and the new owner shall request transfer of the permit in accordance with Rule 62-330.340, F.A.C. This does not apply to the sale of lots or units in residential or commercial subdivisions or condominiums where the stormwater management system has been completed and converted to the operation phase.

m. Upon reasonable notice to the permittee, Agency staff with proper identification shall have permission to enter, inspect, sample and test the project or activities to ensure conformity with the plans and specifications authorized in the permit.

n. If any prehistoric or historic artifacts, such as pottery or ceramics, stone tools or metal implements, dugout canoes, or any other physical remains that could be associated with Native American cultures, or early

colonial or American settlement are encountered at any time within the project site area, work involving subsurface disturbance in the immediate vicinity of such discoveries shall cease. The permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance and Review Section, at (850) 245-6333 or (800) 847-7278, as well as the appropriate permitting agency office. Such subsurface work shall not resume without verbal or written authorization from the Division of Historical Resources. If unmarked human remains are encountered, all work shall stop immediately and notification shall be provided in accordance with Section 872.05, F.S. (2012).

o. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under Rule 62-330.201, F.A.C., provides otherwise.

p. The permittee shall provide routine maintenance of all components of the stormwater management system to remove trapped sediments and debris. Removed materials shall be disposed of in a landfill or other uplands in a manner that does not require a permit under Chapter 62-330, F.A.C., or cause violations of state water quality standards.

q. This permit is issued based on the applicant's submitted information that reasonably demonstrates that adverse water resource-related impacts will not be caused by the completed permit activity. If any adverse impacts result, the Agency will require the permittee to eliminate the cause, obtain any necessary permit modification, and take any necessary corrective actions to resolve the adverse impacts.

r. A Recorded Notice of Environmental Resource Permit may be recorded in the county public records in accordance with Rule 62-330.090(7), F.A.C. Such notice is not an encumbrance upon the property.

2. In addition to those general conditions in subsection (1) above, the Agency shall impose any additional project-specific special conditions necessary to assure the permitted activities will not be harmful to the water resources, as set forth in Rules 62-330.301 and 62-330.302, F.A.C., Volumes I and II, as applicable, and the rules incorporated by reference in this chapter.

SOUTHWEST FLORIDA
WATER MANAGEMENT DISTRICT

NOTICE OF
AUTHORIZATION
TO COMMENCE CONSTRUCTION

Mu-Grow Brothers Warehouse Facility - Dixie Highway Access
PROJECT NAME

Commercial
PROJECT TYPE

Pinellas
COUNTY

S01/T27S/R15E
SEC(S)/TWP(S)/RGE(S)

Mu-Grow Brothers, Inc
PERMITTEE See permit for additional permittees

APPLICATION ID/PERMIT NO: 894746 / 43014849.004
DATE ISSUED: April 07, 2025

David Kramer, P.E.
Issuing Authority

THIS NOTICE SHOULD BE CONSPICUOUSLY DISPLAYED AT THE SITE OF THE WORK

Notice of Rights

ADMINISTRATIVE HEARING

1. You or any person whose substantial interests are or may be affected by the District's intended or proposed action may request an administrative hearing on that action by filing a written petition in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), Uniform Rules of Procedure Chapter 28-106, Florida Administrative Code (F.A.C.) and District Rule 40D-1.1010, F.A.C. Unless otherwise provided by law, a petition for administrative hearing must be filed with (received by) the District within 21 days of receipt of written notice of agency action. "Written notice" means either actual written notice, or newspaper publication of notice, that the District has taken or intends to take agency action. "Receipt of written notice" is deemed to be the fifth day after the date on which actual notice is deposited in the United States mail, if notice is mailed to you, or the date that actual notice is issued, if sent to you by electronic mail or delivered to you, or the date that notice is published in a newspaper, for those persons to whom the District does not provide actual notice.

2. Pursuant to Subsection 373.427(2)(c), F.S., for notices of intended or proposed agency action on a consolidated application for an environmental resource permit and use of state-owned submerged lands concurrently reviewed by the District, a petition for administrative hearing must be filed with (received by) the District within 14 days of receipt of written notice.

3. Pursuant to Rule 62-532.430, F.A.C., for notices of intent to deny a well construction permit, a petition for administrative hearing must be filed with (received by) the District within 30 days of receipt of written notice of intent to deny.

4. Any person who receives written notice of an agency decision and who fails to file a written request for a hearing within 21 days of receipt or other period as required by law waives the right to request a hearing on such matters.

5. Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding District intended or proposed action is not available prior to the filing of a petition for hearing.

6. A request or petition for administrative hearing must comply with the requirements set forth in Chapter 28-106, F.A.C. A request or petition for a hearing must: (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's intended action or proposed action, (2) state all material facts disputed by the person requesting the hearing or state that there are no material facts in dispute, and (3) otherwise comply with Rules 28-106.201 and 28-106.301, F.A.C. Chapter 28-106, F.A.C. can be viewed at www.flrules.org or at the District's website at www.WaterMatters.org/permits/rules.

7. A petition for administrative hearing is deemed filed upon receipt of the complete petition by the District Agency Clerk at the District's Tampa Service Office during normal business hours, which are 8:00 a.m. to 5:00 p.m., Monday through Friday, excluding District holidays. Filings with the District Agency Clerk may be made by mail, hand-delivery or facsimile transfer (fax). The District does not accept petitions for administrative hearing by electronic mail. Mailed filings must be addressed to, and hand-delivered filings must be delivered to, the Agency Clerk, Southwest Florida Water Management District, 7601 Highway 301 North,Tampa,FL 33637-6759. Faxed filings must be transmitted to the District Agency Clerk at (813) 367-9788. Any petition not received during normal business hours shall be filed as of 8:00 a.m. on the next business day. The District's acceptance of faxed petitions for filing is subject to certain conditions set forth in the District's Statement of Agency Organization and Operation, available for viewing at www.WaterMatters.org/about.

JUDICIAL REVIEW

1. Pursuant to Sections 120.60(3) and 120.68, F.S., a party who is adversely affected by District action may seek judicial review of the District's action. Judicial review shall be sought in the Fifth District Court of Appeal or in the appellate district where a party resides or as otherwise provided by law.

2. All proceedings shall be instituted by filing an original notice of appeal with the District Agency Clerk within 30 days after the rendition of the order being appealed, and a copy of the notice of appeal, accompanied by any filing fees prescribed by law, with the clerk of the court, in accordance with Rules 9. 110 and 9.190 of the Florida Rules of Appellate Procedure (Fla. R. App. P.). Pursuant to Fla. R. App. P. 9.020(h), an order is rendered when a signed written order is filed with the clerk of the lower tribunal.

RUP-24-00588

Old Dixie HWY,

11/7/2025 11:28:22 AM

Pinellas County
Building & Development Review Services

General Conditions

RUP-24-00588 Permit Number

11/7/2025 Issued Date

TRANSPORTATION

Lane Closure Restrictions

Peak hour lane closures (7-9am and 4-6pm) are not allowed.

Maintenance of Traffic

Include the referenced MOT indexes as part of the plan set.

PUBLICWORKS

Conditionally Approved

•All existing sidewalk along the parcel frontage shall meet ADA requirements. Any damaged S/W shall be replaced within 2 business days @ 6" in depth.
•The sidewalk through the driveways shall meet ADA requirements for cross slope. They shall not exceed 2% max cross slope and be placed at 6". Please make note on plans.
•No lane closures shall be permitted during the peak travel times of 7-9am and 4-6pm.
•Please coordinate with the area inspector.
•All design and construction must conform to the minimum standards set down in Pinellas County Land Development, Zoning and/or related Ordinances, and Minimum Testing Frequency requirements.
•Safe pedestrian traffic is always to be maintained.
•Sidewalks are to be reconstructed within three (3) days after removal. When existing sidewalk is removed, it is to be removed to the nearest joint and placed back @ 6".
•Disturbed area within the right of way/Easement will be compacted to 100% of maximum density and sodded.
•Notify Pinellas County Public Works Inspector Chad Madonia prior to beginning work. (727)-378-2042 or cmadonia@pinellascounty.org, 48 Hrs. Minimum Notice.
•Applicant must notify Ray Charles-Dacres with Pinellas County Public Works Stormwater Division with a minimum notice of 48 hours prior to commencing work within the public Rights-of-ways. Notification must be made by email at the SWLocate@co.pinellas.fl.us
•It is the responsibility of the applicant to document the existing condition of the right-of-way or Easement prior to beginning work. Documentation may be in the form of video or photos and must be provided to Pinellas County prior to commencing work. Refer to PC-1291 for pavement restoration.
•Before this Permit becomes effective, it will be necessary to contact the Utility Notification Center, "Call Sunshine", (1-800-432-4770) must be notified two full business days prior to construction.
•It is the responsibility of the applicant to procure all necessary permits that are required by agencies that are affected by the proposed construction.
•Saw cut Edge of Pavement prior to pouring new driveway.
•Connection to County infrastructure must meet Standard Index 1265 for grout at structures.
•Contractor shall use best management practices and provide stormwater protection devices to any stormwater inlets downstream of the work area. Contractor shall also provide erosion control measures to avoid sediment from being discharge into stormwater inlets and roadside drains.
•No stockpiling of material anywhere in the Right-of-Way.
•All dirt and debris shall be removed daily. Roads and sidewalk must be swept daily as part of the daily clean-up.
•The Pinellas County Standard Construction notes shall be a binding part of this permit.
•If installing a driveway pipe, that pipe must not cause additional water staging upstream or downstream of the construction installation of the pipe, standing water, or increased overland flow that will cause erosion or adverse conditions up or down stream. The pipe must be installed to and be consistent with current the County standard AND connecting area concerning size, material used and proper bedding with end treatments. If adverse conditions should arise because of this construction, the County reserves the right to remove and correct the system at which time the permittee or property owner may be required to reimburse the expense. Should you need clarification on any comment, please contact us.

Pinellas County
Building & Development Review Services

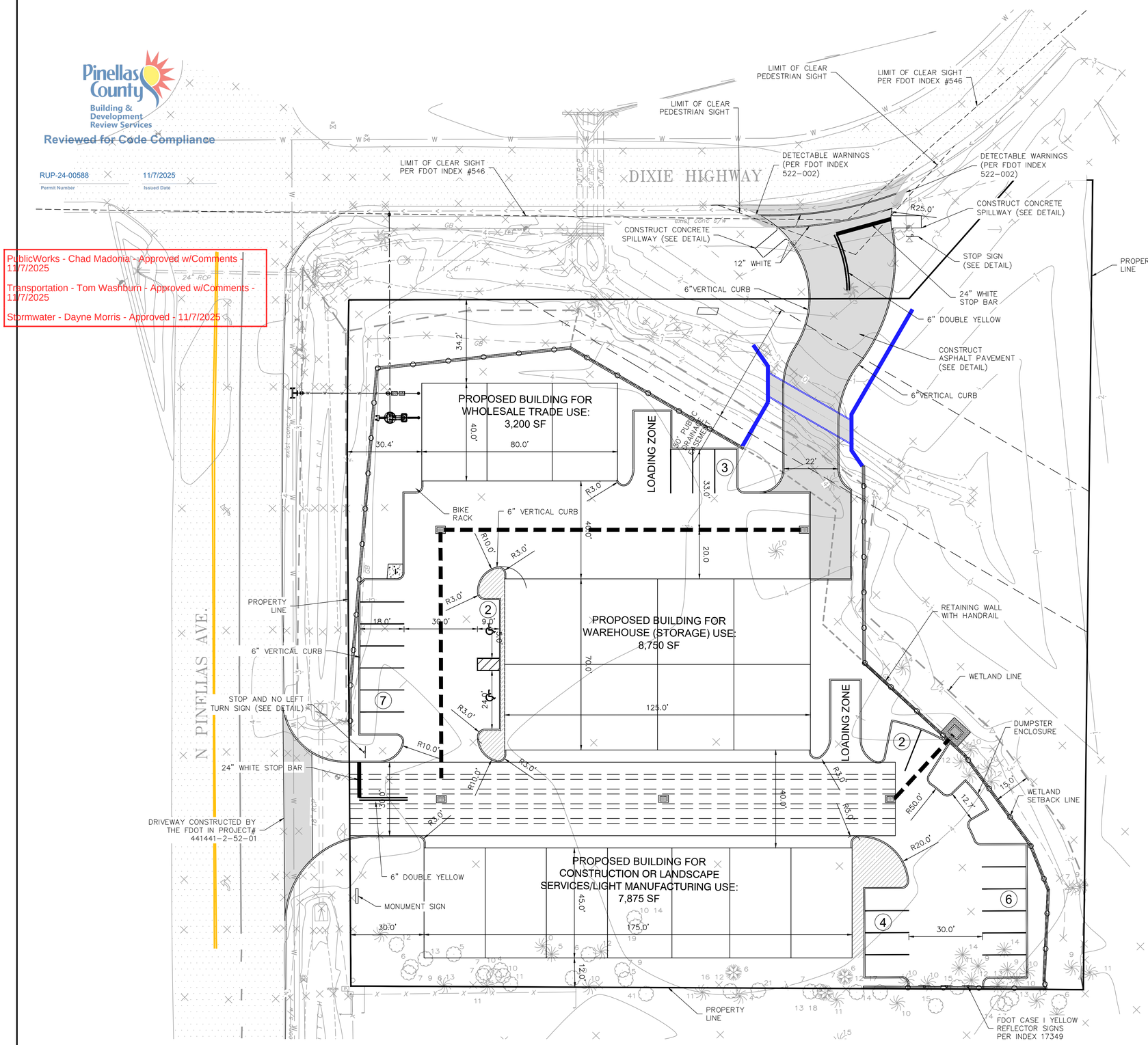
Reviewed for Code Compliance

RUP-24-00588 — Permit Number
11/7/2025 — Issued Date

PublicWorks - Chad Madonia - Approved w/Comments - 11/7/2025

Transportation - Tom Washburn - Approved w/Comments - 11/7/2025

Stormwater - Dayne Morris - Approved - 11/7/2025



MOT NOTES:

1. MAINTENANCE OF TRAFFIC FOR WORK TO BE PERFORMED WITHIN THE PINELLAS COUNTY RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH FDOT DESIGN STANDARDS (LATEST EDITION) INDEXES 600 THRU 660.
2. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN A SAFE AND EASILY ACCESSIBLE PAVED OR UNPAVED PATHWAY FOR PEDESTRIAN TRAFFIC THROUGH THE WORK ZONE FOR THE DURATION OF THE CONSTRUCTION PROJECT. IF THE PATHWAY LIES ALONG A DESIGNATED SCHOOL-WALKING ROUTE THEN THE CONTRACTOR MUST PROVIDE ADEQUATE SUPERVISION AND/OR GUIDANCE TO THE SCHOOL AGED STUDENTS AS THEY TRAVERSE THROUGH THE WORK ZONE.

ROW NOTES:

1. ALL DESIGN AND CONSTRUCTION MUST CONFORM TO THE MINIMUM STANDARDS SET DOWN IN THE PINELLAS COUNTY AND/OR TARPON SPRINGS LAND DEVELOPMENT CODE, ZONING AND/OR RELATED ORDINANCE, AND MINIMUM TESTING FREQUENCY REQUIREMENTS. SAFE PEDESTRIAN ACCESS SHALL BE MAINTAINED AT ALL TIMES.
2. SAW CUT EDGE OF PAVEMENT PRIOR TO REMOVAL OF EXISTING DRIVEWAYS AS WELL AS PRIOR TO THE CONSTRUCTION OF THE NEW DRIVEWAYS.
3. COMPACTION FOR PIPE BACKFILL SHALL COMPLY WITH AASHTO T-99 (100%)
4. DISTURBED AREAS IN THE RIGHT OF WAY SHALL BE COMPACTED 100% OF THE MAXIMUM DENSITY AND SODDED. DENSITY REPORTS SHALL BE PROVIDED TO THE PINELLAS COUNTY RIGHT-OF-WAY INSPECTOR.
5. ANY PORTION OF THE RIGHT OF WAY THAT SUSTAINS EXCESSIVE CONSTRUCTION RELATED DAMAGE, IN THE OPINION OF PINELLAS COUNTY DEPARTMENT OF ENVIRONMENT AND INFRASTRUCTURE OR CITY OF TARPON SPRINGS, SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE IN A MATTER SPECIFIED BY PINELLAS COUNTY DEI OR THE CITY.
6. IF ANY EXISTING SIDEWALK ALONG THE DIXIE HWY OR PINELLAS AVENUE FRONTAGE IS DAMAGED, EITHER OLD EXISTING DAMAGE OR NEW DAMAGE RESULTING FROM THIS WORK, IT SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE COUNTY INSPECTOR.
7. ALL WORK WITHIN THE STATE RIGHT OF WAY SHALL BE PERFORMED SUNDAY THROUGH THURSDAY 8:00PM - 5:30AM.
8. YELLOW TRUNCATED DOMES MATS SHALL BE PREFORMED, GLUED AND ANCHORED TO THE SURFACE OF THE FINISHED CONCRETE.
9. DRIVEWAYS MUST BE CONSTRUCTED IN ACCORDANCE WITH FDOT 515.
10. ALL SIDEWALKS MUST BE 5' WIDE, 6" THICK, REINFORCED CONCRETE AT 3000 PSI.
11. ANY DAMAGE TO THE ASPHALT ROADWAY OF DIXIE HIGHWAY OR PINELLAS AVENUE SHALL BE RESTORED PER PC INDEX 1291
12. ALL R/W AREAS DISTURBED BY CONSTRUCTION, NOT OTHERWISE PAVED. SHALL BE SODDED
13. EXISTING SIDEWALK ALONG THE PARCEL FRONTAGE SHALL MEET ADA REQUIREMENTS. ANY DAMAGED S/W SHALL BE REPLACED WITHIN 2 BUSINESS DAYS @ 6" IN DEPTH.
14. THE SIDEWALK THROUGH THE DRIVEWAYS SHALL MEET ADA REQUIREMENTS FOR CROSS SLOPE. THEY SHALL NOT EXCEED 2% MAX CROSS SLOPE.
15. EXISTING SIDEWALK THROUGH THE AREA OF THE PROPOSED DRIVEWAY SHALL BE A MINIMUM OF 6" THICK.

NO COMBUSTIBLE OR EXPLOSIVE MATERIALS SHALL BE STORED AT THIS FACILITY

R.C. KELLEY CIVIL DESIGN SERVICES
1740 OAK POND COURT
OLDSMAR, FLORIDA 34677
PHONE: (727) 348-0255
EMAIL: RCKELLEYES@GMAIL.COM

THESE DRAWINGS ARE COPYRIGHTED AND PROPERTY OF R.C. KELLEY CIVIL DESIGN SERVICES AND ARE NOT TO BE USED IN ANY WAY WITHOUT THE WRITTEN CONSENT OF THE ENGINEER

REVISIONS

PA PROJECT	
DWG DATE	
ISSUE DATE	
SCALE	
DRAWN BY	
CHECKED BY	

MU-GROW STORAGE

PROPOSED SITE LAYOUT

RAM A. GOEL, P.E.
LICENSE No. 47431
04/17/2025
STATE OF FLORIDA
PROFESSIONAL ENGINEER

C-001

JOB #: 22-0708

Pinellas County
Building & Development Review Services

Reviewed for Code Compliance

RUP-25-00588 | Permit Number | 11/7/2025 | Issued Date

EXISTING SINGLE 24" RCP
3.14 SF

EXISTING TRIPLE 30" RCP
14.72 SF

DIXIE HIGHWAY

CONCRETE SPILLWAY(SEE DETAIL, SHEET C-002)

PRIMARY IMPACTS (TOTAL 0.063 AC)

CONCRETE WINGWALL FDOT INDEX #430-030 INV: (-)1.00 (4'x8' BOX CULVERT)

PROPERTY LINE

SILT FENCE

42'- 4'x8' BOX CULVERT @0.71%
32.00 SF

AS-BUILT RET WALL

PROPOSED BUILDING F.F.= 9.00

ST-5 GRATE INLET FDOT TYPE 'F' TOP: 8.52 INV: 4.6 (15")

CREATION 2,323CF
0.99 TO 2.07)

PROPOSED ADDITIONAL DRAINAGE EASEMENT AREA

50' PUBLIC DRAINAGE EASEMENT

6" RIBBON CURB

146'-15" ADS @ 0.48%

ST-6 GRATE INLET FDOT TYPE 'F' TOP: 7.92 INV: 5.3 (15")

RETAINING WALL (DESIGN BY OTHERS) TOP EL 8.00 AS SHOWN BOT EL TO MATCH EXIST GROUND

6" CURB

108'-15" ADS @ 0.56%

CONNECT 15" ADS TO 24" ADS INV: 4.00

ST-4 GRATE INLET FDOT TYPE 'F' TOP: 7.92 INV: 3.60 (24")

ST-3 GRATE INLET FDOT TYPE 'F' TOP: 7.92 INV: 3.60 (24")

ST-2 GRATE INLET FDOT TYPE 'F' TOP: 7.92 INV: 3.60 (24")

BUFFER AREA TO REMAIN UNDISTURBED

52 SQ. FT. OF 1' THICK RIPRAP

ST-1 GRATE INLET FDOT TYPE 'D' TOP: 6.1 SLOT: 5.6 (RAISE 2" TO 5.77) INV: 0.50 (15") SKIMMER INSIDE STRUCTURE (NORTH) TOP EL: 5.4 BOT EL: 4.3 (SEE DETAIL, SHEET C-002)

36'-15" ADS @ 0.72%

EXISTING SINGLE 18" RCP
1.77 SF

N PINELLAS AVE.

PROPERTY LINE

EFFLUENT FILTRATION SYSTEM (SEE DETAIL NO. 2 ON SHEET C-004)

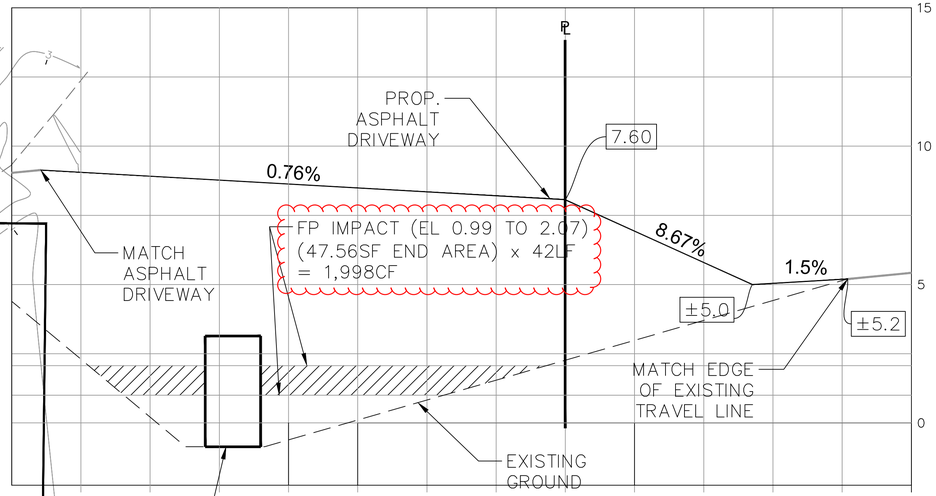
3:1 MAX SLOPE TO MATCH EXIST GROUND AT PROPERTY LINE (SEE GRADING DETAIL BELOW)

RETAINING WALL (DESIGN BY OTHERS) TOP EL 8.00 AS SHOWN BOT EL TO MATCH EXIST GROUND

STRUCTURE | LOT LINE | EXISTING GROUND | 3:1 MAX SLOPE | MATCH EXISTING GRADE

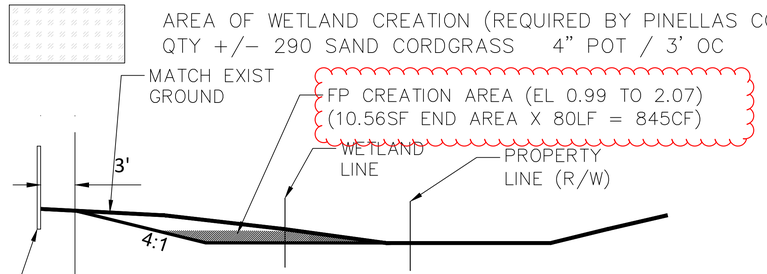
GRADING DETAIL

FLOOD ZONE:
THE SUBJECT PROPERTY APPEARS TO LIE IN FLOOD ZONE "AE" BFE=8.0 PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12103C0017H, MAP EFFECTIVE DATE OF AUGUST 24, 2021.

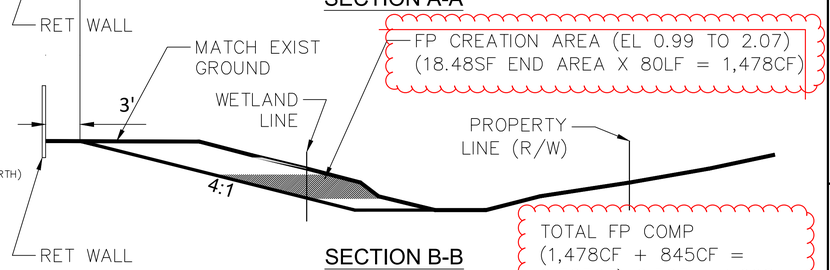


PROPOSED DRIVEWAY CENTERLINE PROFILE
CONNECTION TO DIXIE HIGHWAY
SCALE: VERT: 1"=4'
HORZ: 1"=10'

AREA OF WETLAND CREATION (REQUIRED BY PINELLAS CO)
QTY +/- 290 SAND CORDGRASS 4" POT / 3' OC

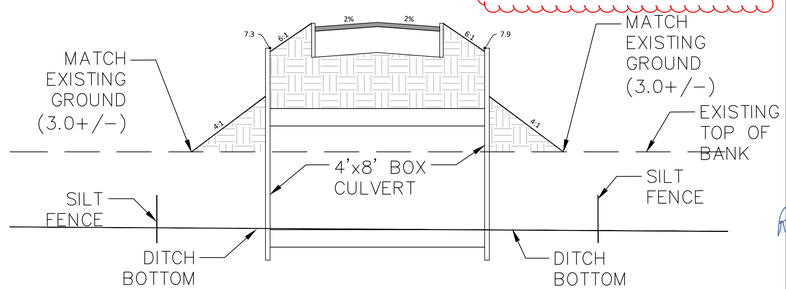


SECTION A-A



SECTION B-B

TOTAL FP COMP
(1,478CF + 845CF = 2,323CF) 2,323 > 1,998
REQ'D FP COMP PROVIDED



PROFILE
THRU BOX CULVERT

R.C. KELLEY CIVIL DESIGN SERVICES
1740 OAK POND COURT
OLDSMAR, FLORIDA 34677
PHONE: (727) 348-0255
EMAIL: RCKELLEYES@GMAIL.COM

REVISIONS

PA PROJECT
DWG DATE
ISSUE DATE
SCALE
DRAWN BY
CHECKED BY

MU-GROW STORAGE

GRADING AND DRAINAGE PLAN

RAM A. GOEL LICENSE No. 47431 08/13/2025 STATE OF FLORIDA PROFESSIONAL ENGINEER

C-003

JOB #: 22-0708

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Plot Date: Aug 13, 2025 - 12:35am
User Name: rkelley
Drawing Name: C:\Users\rkelley\Documents\Documents\DIXIE HWY\20241105 GRADING PLAN.dwg\C-003 by <Unnamed Profile>

LOCATION MAP

Pinellas County
Building & Development Review Services
Reviewed for Code Compliance
PWP-24-00588
Permit Number
11/07/2025
Issued Date

MAP REFERENCES

A PORTION OF LOT 45, TAMPA AND TARPON SPRINGS LAND COMPANY, AS RECORDED IN PLAT BOOK 1, PAGE 116, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMALLY A PART, AND BEING MORE PARTICULARLY DESCRIBED AS Followed:

COMMENCE AT THE SOUTHWEST CORNER OF THE SW 1/4 OF THE SE 1/4 OF SECTION 1, TOWNSHIP 27 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA; THENCE S89°15'35"E, ALONG THE SOUTH BOUNDARY LINE OF SAID SW 1/4 FOR A DISTANCE OF 317.79 FEET TO THE INTERSECTION WITH A LINE 125 FEET WEST OF AND PARALLEL TO THE EAST BOUNDARY OF LOT 46, TAMPA AND TARPON SPRINGS LAND COMPANY, AS RECORDED IN PLAT BOOK 1, PAGE 116, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS A PART; THENCE N0°29'44"W. ALONG SAID LINE FOR 403.69 FEET TO THE POINT OF INTERSECTION WITH A LINE 403.60 FEET NORTH OF AND PARALLEL TO THE SOUTH BOUNDARY LINE OF SAID SW 1/4; THENCE S89°15'38"E, FOR 125.03 FEET TO A POINT OF INTERSECTION WITH THE EAST BOUNDARY LINE OF SAID LOT 46; THENCE N0°29'44"W, ALONG SAID EAST BOUNDARY LINE OF LOT 46 FOR 589.92 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH BOUNDARY LINE OF SAID LOT 45; THENCE N89°21'29"W, ALONG SAID SOUTH BOUNDARY LINE OF LOT 45, FOR 91.56 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N89°21'29"W, ALONG SAID SOUTH BOUNDARY LINE OF LOT 45 FOR 299.45 FEET TO THE POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF U.S. ALTERNATE 19, THENCE N0°25'04"W, ALONG SAID RIGHT-OF-WAY LINE 194.34 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST; THENCE ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2814.79 FEET, A CENTRAL ANGLE OF 1°42'54" AN ARC LENGTH OF 84.25 FEET AND CHORD BEARING N00°26'23"E, FOR 84.25 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 595; THENCE ALONG SAID SOUTH AND SOUTHEASTERLY RIGHT-OF-WAY LINES OF STATE ROAD 595 THE FOLLOWING TWO COURSES: (1) N89°48'01"E FOR 228.84 FEET; (2) N41°30'47"E, FOR 64.99 FEET; THENCE LEAVING SAID SOUTH AND SOUTHEASTERLY RIGHT-OF-WAY LINES S89°23'26"E, ALONG THE NORTH BOUNDARY LINE OF SAID SW 1/4 AND LOT 45 OF SAID TAMPA AND TARPON SPRINGS LAND COMPANY A DISTANCE OF 32.00 FEET; THENCE S00°38'31"W, FOR 331.08 FEET TO THE POINT OF BEGINNING.

UTILITY COMPANIES

GAS:
PEOPLES GAS SYSTEMS
400 N MYRTLE AVE
CLEARWATER, FL 33755
PHONE: (727) 562-4900 x7423

TELEPHONE:
VERIZON FLORIDA, INC
1280 CLEVELAND STREET, FLCW5033
CLEARWATER, FLORIDA 33755
PHONE: (727) 562-1178

CABLE:
BRIGHT HOUSE NETWORKS, LLC
700 CARILLON PARKWAY SUITE 6
ST PETERSBURG, FL 33716
PHONE: (727) 329-2810

POWER:
DUKE ENERGY
P.O. BOX 14042
ST. PETERSBURG, FL 33733
PHONE: 877-372-8477

SEWER:
CITY OF TARPON SPRINGS
412 NORTH RING AVENUE
TARPON SPRINGS, FL 34689
PHONE: (727) 943-5609

WATER:
CITY OF TARPON SPRINGS
412 NORTH RING AVENUE
TARPON SPRINGS, FL 34689
PHONE: (727) 943-5609

CONSTRUCTION SITE PLAN FOR MU-GROW BROTHERS WAREHOUSE DEVELOPMENT

SECTION 01, TOWNSHIP 27 SOUTH, RANGE 15 EAST TARPON SPRINGS, FLORIDA

Erosion Control
INSPECTION REQUIRED

Please schedule a Site Work, Initial NPDES Inspection prior to breaking ground.
This will require a passing result to move forward with the project. This is part of the City & State Requirement for Erosion Control and Tree Protection.

BY: Christopher Brown DATE: 11/24/2025

PROJECT #: 24.40

City of Tarpon Springs
Building Development Department

PREPARED FOR

MU-GROW BROTHERS, INC
2922 GRAND BOULEVARD
HOLIDAY, FLORIDA 34690

Prepared By:

R.C. KELLEY
CIVIL DESIGN SERVICES

CIVIL ENGINEERING
DRAINAGE DESIGN
LAND PLANNING
LANDSCAPE ARCHITECTURE
SURVEYING

1740 OAK POND COURT
OLDSMAR, FLORIDA 34677
PHONE (727) 348-0255
rckelleyes@gmail.com

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DIMENSION INFORMATION SHOULD NOT BE OBTAINED BY SCALING THE PLANS. DIMENSION INFORMATION NOT PROVIDED HEREIN CAN BE OBTAINED BY CONTACTING R.C.KELLEY CIVIL DESIGN SERVICES @ (727)348-0255.

ENGINEER'S CERTIFICATION

I HEREBY CERTIFY THAT THE DESIGN OF THIS PROJECT, AS PREPARED UNDER MY PERSONAL DIRECTION AND CONTROL, COMPLIES WITH ALL APPLICABLE STANDARDS, INCLUDING THE "MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS" AS ADOPTED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION PURSUANT TO 334.044(10)(a) AND 336.045, FLORIDA STATUTE.

NO.	DATE	DESCRIPTION	BY
7			
6			
5			
4			
3			
2			
1			
REVISIONS			

RAM A. GOEL
LICENSE
No. 47431
12/12/2024
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Always call 811 two full business days before you dig
Sunshine811.com

MU-GRO BROTHERS DIXIE ACCESS
R.C.KELLEY CIVIL DESIGN SERVICES JOB # 22-0708
DATE: NOVEMBER, 2024

SHEET INDEX

Sheet List Table

Sheet Number	Sheet Title
G-001	COVER SHEET
G-002	GENERAL CONSTRUCTION NOTES
~~G-003~~	~~STORMWATER POLLUTION PREVENTION PLAN~~
G-004	EXISTING CONDITIONS AND DEMOLITION PLAN
~~G-005~~	~~EROSION CONTROL PLAN~~
~~G-006~~	~~EROSION CONTROL DETAILS~~
C-001	PROPOSED SITE LAYOUT
C-002	SITE DETAILS
C-003	GRADING AND DRAINAGE PLAN
~~C-004~~	~~DRAINAGE DETAILS~~
~~C-005~~	~~UTILITY PLAN~~
~~C-006~~	~~UTILITY DETAILS~~
~~C-007~~	~~LIFT STATION DETAIL~~
~~C-008~~	~~LANDSCAPE PLAN~~

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C:\USERS\RKELLEY\DOCUMENTS\DOCUMENTS\DIXIE HWY\COVER.DWG, 11/5/2024 3:12:52 PM, Rick Kelley

Pinellas County
Building & Development Review Services
Reviewed for Code Compliance
RUP-24-00588
Permit Number
Issued Date

GENERAL CONSTRUCTION NOTES

1. UNLESS OTHERWISE NOTED HEREIN, THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH THE FOLLOWING DOCUMENTS;
A. CITY OF TARPON SPRINGS CODE OF ORDINANCES (LATEST EDITION)
B. FLORIDA DEPARTMENT OF TRANSPORTATION DESIGN STANDARDS, 2015 EDITION.
C. CURRENT WATER AND WASTEWATER STANDARDS OF THE CITY OF TARPON SPRINGS. THE WATER AND WASTEWATER SYSTEMS SHALL BE PRIVATE FOR OWNERSHIP AND MAINTENANCE.
D. THE STORMWATER DRAINAGE COLLECTION SYSTEM AND PROPOSED ROADWAY SHALL MEET TARPON SPRINGS CURRENT SPECIFICATION FOR DESIGN. WHERE INDICATED ON THE PLANS, THE RIGHT-OF-WAY SHALL BE DEDICATED TO THE COUNTY FOR OWNERSHIP AND MAINTENANCE. ACCORDINGLY, THE ABOVE NOTED DOCUMENTS SHALL BE THE TECHNICAL SPECIFICATIONS FOR THE CONSTRUCTION OF THIS PROJECT AND THE CONTRACTOR SHALL OBTAIN AND FULLY FAMILIARIZE HIMSELF WITH THE CONTENTS OF SAID SPECIFICATIONS. IN THE EVENT THAT A DISCREPANCY OCCURS BETWEEN THESE PLANS AND THE AFOREMENTIONED SPECIFICATIONS, THE SPECIFICATIONS SHALL TAKE PRECEDENCE, UNLESS OTHERWISE DIRECTED BY THE ENGINEER IN WRITING. THE CONTRACTOR SHALL HAVE A SET OF THESE PLANS MARKED "APPROVED FOR CONSTRUCTION" ALONG WITH A COPY OF ALL THE DOCUMENTS NOTED ABOVE ON THE PROJECT SITE AT ALL
2. ALL SUBSURFACE CONSTRUCTION SHALL COMPLY WITH THE "TRENCH SAFETY ACT". IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO INSURE THAT ALL CONSTRUCTION IS IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS.
3. PRIOR TO CONSTRUCTION COMMENCEMENT, THE CONTRACTOR SHALL OBTAIN FROM THE ENGINEER AND/OR THE DEVELOPER COPIES OF ALL PERTINENT PERMITS AND APPROVALS RELATED TO THIS PROJECT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROPERLY POST ALL PERMITS ON-SITE AND TO ASSURE ALL CONSTRUCTION ACTIVITIES ARE IN COMPLIANCE WITH THE CONDITIONS OF ALL PERMITS AND APPROVALS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES WHETHER OR NOT THEY ARE INDICATED ON THESE PLANS AND SHALL NOTIFY ALL UTILITY OWNERS A MINIMUM OF 48 HOURS IN ADVANCE OF CONSTRUCTION COMMENCEMENT. THE CONTRACTOR SHALL NOTIFY AND COORDINATE WITH ALL UTILITY COMPANIES AND GOVERNING AGENCIES NECESSARY FOR CONSTRUCTION OF THE PROJECT, INCLUDING BUT NOT LIMITED TO PINELLAS COUNTY UTILITIES, TECO, PROGRESS ENERGY, BRIGHTHOUSE NETWORKS. CALL SUNSHINE ONE (1-800-432-4770) PRIOR TO ANY EXCAVATION.
5. THE CONTRACTOR SHALL ASSURE AND BE RESPONSIBLE FOR THE PROPER PLACEMENT AND MAINTENANCE OF ALL TRAFFIC CONTROL DEVICES REQUIRED FOR THE CONSTRUCTION OF THIS PROJECT.
6. THE CONTRACTOR SHALL ASSURE AND BE RESPONSIBLE FOR THE PROPER PLACEMENT OF TREE BARRICADES PRIOR TO COMMENCING CONSTRUCTION AND SHALL MAINTAIN THE TREE BARRICADES THROUGH-OUT THE DURATION OF CONSTRUCTION. TREE BARRICADES SHALL BE PLACED IN ACCORDANCE WITH CITY REQUIREMENTS AND THE SITE SPECIFIC PERMIT ISSUED BY THE COUNTY.
7. DURING LAND ALTERATION AND CONSTRUCTION ACTIVITIES, IT SHALL BE UNLAWFUL TO REMOVE VEGETATION BY GRUBBING OR TO PLACE SOIL DEPOSITS, DEBRIS, SOLVENTS, CONSTRUCTION MATERIAL, MACHINERY OR OTHER EQUIPMENT OF ANY KIND WITHIN THE DRIPLINE OF TREES TO REMAIN ON THE SITE UNLESS OTHERWISE APPROVED BY PINELLAS COUNTY.
8. AREAS DISTURBED BY THE CONTRACTOR OUTSIDE OF THE CONSTRUCTION SITE SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN THE PRE-CONSTRUCTION CONDITION; THIS INCLUDES LANDS OWNED BY THE DEVELOPER.
9. THE CONTRACTOR SHALL TAKE ALL REASONABLE MEASURES TO GUARD AGAINST FUGITIVE DUST DURING CONSTRUCTION.
10. ALL PRACTICAL AND NECESSARY EFFORTS SHALL BE TAKEN DURING CONSTRUCTION TO CONTROL AND PREVENT EROSION AND TRANSPORT OF SEDIMENT TO SURFACE DRAINS, SURFACE WATERS OR ONTO ADJACENT PROPERTIES. THESE EFFORTS SHALL INCLUDE THE PLACEMENT AND MAINTENANCE OF SILT SCREENS AS INDICATED ON THESE PLANS AND/OR AS REQUIRED BY CONSTRUCTION PERMITS AND APPROVALS. RE-VEGETATION AND STABILIZATION OF DISTURBED GROUND SURFACES SHALL BE ACCOMPLISHED AS RAPIDLY AS POSSIBLE TO PREVENT EROSION FROM OCCURRING AND TO REDUCE SEDIMENTATION IN RUN-OFF.
11. THE CONTRACTOR SHALL NOT UNDERTAKE ANY WORK HE FEELS WILL CONSTITUTE A CHANGE ORDER WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER AND THE DEVELOPER.
12. THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER, FOR HIS REVIEW, ALL SHOP DRAWINGS A MINIMUM OF SEVEN (7) WORKING DAYS IN ADVANCE OF THE CONTRACTOR'S NEED FOR SAME.
13. ALL EXISTING WELLS TO BE ABANDONED SHALL BE PROPERLY ABANDONED BY A LICENSED WATER WELL CONTRACTOR IN ACCORDANCE WITH SWFWMD RULES 40D-3 AND 17-21.10(4) F.A.C.
14. PRIOR TO BIDDING, CONTRACTOR SHALL VERIFY THE TOPOGRAPHICAL INFORMATION AS SHOWN ON THE CONSTRUCTION DRAWINGS AND ACCEPT THE SITE (ACCURATE TO 0.5 FEET OF THE CONTOUR INTERVAL AND 0.2 FEET OVERALL) AS REPRESENTED. COMMENCEMENT OF SITE IMPROVEMENTS SHALL BE INTERPRETED AS ACCEPTANCE BY CONTRACTOR OF ALL REPRESENTATIONS IN CONTRACT DOCUMENTS.
15. CONTRACTOR SHALL PERFORM ALL CLEARING AND GRUBBING OPERATIONS IN ACCORDANCE WITH STANDARD CONSTRUCTION PROCEDURES AS REQUIRED TO CONSTRUCT ALL FACILITIES SHOWN ON THE CONSTRUCTION DRAWINGS.
16. ALL UNSUITABLE MATERIAL SHALL BE REMOVED BY CONTRACTOR FROM STRUCTURAL AREAS AND PLACED ON SITE IN NON STRUCTURAL AREAS OR AS SPECIFIED BY THE DEVELOPER. ALL EXCESS FILL MATERIAL EXCAVATED FROM THE SITE SHALL BE STOCKPILED ON SITE AS DIRECTED BY THE DEVELOPER AND SHALL REMAIN THE PROPERTY OF THE DEVELOPER.
17. THE DEVELOPER SHALL PROVIDE 2 BENCH MARKS AND A COORDINATE CONTROL SHEET FROM THE ENGINEER FOR THE CONTRACTOR'S USE. ALL FIELD SURVEY LAYOUT FOR THE FACILITIES SHOWN ON THE CONSTRUCTION DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL MAINTAIN A SET OF FIELD "AS BUILTS" FOR ALL IMPROVEMENTS NOTING ANY FIELD ADJUSTMENTS. THE "AS BUILT" SHALL ALSO INCLUDE LOT, POND AND MITIGATION AREA GRADING. PRIOR TO FINAL PAYMENT, THE CONTRACTOR SHALL BE RESPONSIBLE TO SUBMIT A CERTIFIED SET OF "AS BUILTS" TO THE ENGINEER. EACH SHEET OF THE PLANS SHALL BE SIGNED, SEALED AND DATED BY A PROFESSIONAL LAND SURVEYOR LICENSED TO PERFORM LAND SURVEYING SERVICES IN THE STATE OF FLORIDA. THE ENGINEER SHALL REVIEW THE "AS BUILTS" AND CONVERT THEM INTO RECORD DRAWINGS.
18. CONTRACTOR TO CONSTRUCT ALL BUILDING PADS IN A LINEAR GRADING FASHION AS SHOWN ON THE CONSTRUCTION DRAWINGS. ALL BUILDINGS SHALL BE COMPACTED TO 95% OF THE MODIFIED PROCTOR VALUE (ASTM D-1557). AS PART OF THE AS BUILTS REQUIREMENTS UNDER #18 (ABOVE), THE CONTRACTOR SHALL ALSO AS BUILT THE BUILDING PADS AS SHOWN ON THE CONSTRUCTION DRAWINGS.
19. CONTRACTOR TO OBTAIN ALL REQUIRED PERMITS FOR BURNING ON SITE.
20. DEVELOPER SHALL PROVIDE SOILS AND MATERIALS TESTING SERVICES FROM A LICENSED GEOTECHNICAL ENGINEER AT HIS OWN EXPENSE. CONTRACTOR SHALL COOPERATE WITH THE OWNER'S GEOTECHNICAL ENGINEER AND SHALL NOTIFY THE GEOTECHNICAL ENGINEER AT LEAST 24 HOURS PRIOR TO ANY TESTING REQUIRED BY THE DEVELOPER, GOVERNMENTAL AGENCY OR AS RECOMMENDED BY GEOTECHNICAL ENGINEER. IF A FAILURE IN ANY OF THE CONTRACTOR'S ACTIVITIES RELATED TO SOILS OR MATERIALS TESTING OCCURS, THE CONTRACTOR SHALL IMMEDIATELY REMEDY THE FAILURE AT HIS EXPENSE AND RE-SCHEDULE THE RE-TESTING AS NECESSARY. ALL RE-TESTING FEES FROM THE GEOTECHNICAL ENGINEER RESULTING FROM THE AFORESAID FAILURES SHALL BE AT THE CONTRACTOR'S EXPENSE.
21. WORK PERFORMED BY THE CONTRACTOR SHALL INTERFACE SMOOTHLY WITH OTHER WORK BEING PERFORMED ON SITE OR ADJACENT TO THE 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, INCLUDING BUT NOT LIMITED TO PROGRESS ENERGY & VERIZON.
22. OVERALL CLEAN-UP SHALL BE ACCOMPLISHED BY THE CONTRACTOR IN ACCORDANCE WITH TARPON SPRINGS STANDARDS OR AS DIRECTED BY THE ENGINEER AND OWNER.
23. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ACCESS TO PRIVATE PROPERTY. ANY DAMAGE CAUSED BY THE CONTRACTOR IN THE PERFORMANCE OF HIS WORK SHALL BE CORRECTED TO THE SATISFACTION OF THE ENGINEER AND THE OWNER AT THE CONTRACTOR'S EXPENSE.
24. ANY DAMAGE TO STATE, COUNTY, OR LOCAL ROADS CAUSED BY THE CONTRACTOR'S HAULING OR EXCAVATION EQUIPMENT SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE ENGINEER, THE OWNER, AND THE APPLICABLE GOVERNMENTAL AGENCY.
25. ANY U.S.C. & G.S. MONUMENT WITHIN LIMITS OF CONSTRUCTION IS TO BE PROTECTED BY THE CONTRACTOR.
26. GATED ENTRIES REQUIRE SIREN OPENING SYSTEM, (SOS), OR 3M OPTICOM SYSTEM FOR EMERGENCY ACCESS.

CONSTRUCTION SEQUENCE & MAINTENANCE SCHEDULE OF EROSION CONTROL

1. SEE BMP PLAN FOR SILT SCREEN BARRIER DETAILS & NOTES.
2. ALL EROSION CONTROL DEVICES AS INDICATED ON THESE PLANS SHALL BE INSTALLED PRIOR TO THE START OF ANY CONSTRUCTION.
3. DAILY INSPECTION OF THE EROSION CONTROL WILL BE REQUIRED BY THE CONTRACTOR. ANY DISTURBANCE OF THESE DEVICES SHALL BE REPAIRED IMMEDIATELY.
4. SILTATION ACCUMULATIONS GREATER THAN THE LESSER OF 12 INCHES OR ONE HALF THE DEPTH OF THE SILTATION CONTROL BARRIER SHALL BE IMMEDIATELY REMOVED AND PLACED IN UPLAND AREAS.
5. JURISDICTIONAL LINES SHALL BE MARKED IN THE FIELD FOR IDENTIFICATION AND LIMITS OF CONSTRUCTION.
6. MAINTENANCE OF ALL EROSION CONTROL DEVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR FOR THE LIFE OF THE PROJECT OR UNTIL APPROVED FOR REMOVAL BY THE ENGINEER.
7. SEE NOTE 9 &10 OF THE GENERAL NOTES THIS DWG.

EROSION PROTECTION

THE CONTRACTOR IS RESPONSIBLE FOR SITE CONDITIONS FROM THE DATE OF NOTICE TO PROCEED, UNTIL THE PROJECT IS ACCEPTED BY THE OWNER, ENGINEER AND PINELLAS COUNTY. ACCORDINGLY, THE CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL FUGITIVE DUST AND EROSION. PROTECTION FROM EROSION INTO EXISTING WETLANDS, DRAINAGE WAYS, CONSERVATION AREAS, NATURAL AREAS AND OFFSITE AREAS, AS WELL AS NEWLY CONSTRUCTED ROADWAYS, STORMWATER FACILITIES AND MITIGATION AREAS, IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL MANAGE HIS WORK SO AS TO PREVENT EROSION. THIS MAY REQUIRE ADDITIONAL MEASURES FROM THOSE SHOWN ON THE CONSTRUCTION PLANS, SUCH AS WINDROWS, DIVERSION SWALES, SEED & MULCH, STAKED HAY BALES, OR OTHER EROSION CONTROL MEASURES NECESSARY TO REACT TO VARYING SITE CONDITIONS OR INCLEMENT WEATHER. IF EROSION OCCURS, THE CONTRACTOR SHALL IMMEDIATELY REMEDY THE DAMAGE CAUSED BY SUCH EROSION BY CONTROLLED REMOVAL OF SEDIMENTS, REPLANTING IF NECESSARY AND RE-ESTABLISHMENT OF EROSION PROTECTION DEVICES, AT THE CONTRACTOR'S SOLE EXPENSE.

STORMWATER MANAGEMENT SYSTEM MAINTENANCE

OPERATION/MAINTENANCE SCHEDULE

THE DEVELOPER OR HIS ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DETENTION AREA AND SUBSURFACE DRAINAGE SYSTEM. THIS WILL REQUIRE INSPECTION, ON AT LEAST AN ANNUAL BASIS, OF THE ON-SITE DRAINAGE SYSTEM, INCLUDING BUT NOT LIMITED TO, INLETS, STORM MANHOLES, DETENTION AREAS, AND CONTROL STRUCTURES, MAKING SURE THAT THE SYSTEM IS FREE FROM EXCESS SILT, DEBRIS AND SEDIMENTATION BUILD-UP. THIS MAY REQUIRE PERIODIC FLUSHING OF THE SUBSURFACE DRAINAGE SYSTEM, CUTTING AND REMOVAL OF VEGETATION FROM AND AROUND STRUCTURES, AND REMOVAL OF ACCUMULATED SEDIMENTS FROM THE BOTTOM OF THE DETENTION AREAS AND STRUCTURES AS NEEDED TO MAINTAIN THE VIABILITY OF THE ORIGINAL DESIGN INTENT. THE DESIGNATED LITTORAL ZONE SHALL BE MAINTAINED AS A FUNCTIONAL BIOLOGICAL FILTRATION AREA (I.E. VEGETATED ZONE) AND SHALL NOT BE LESS THAN 35% OF THE POND SURFACE.

GENERAL MAINTENANCE

1. ALL STORM WATER PIPES, INLETS, CATCH BASINS, MANHOLES, FLUMES, POND INFLOW AND OUTFALL STRUCTURES (INCLUDING OIL SKIMMERS), AND DISCHARGE PIPES SHOULD BE INSPECTED ON A REGULAR BASIS (MONTHLY OR QUARTERLY) AND AFTER MAJOR RAINFALLS. THEY SHOULD BE MAINTAINED BY REMOVING BUILT-UP DEBRIS AND VEGETATION AND REPAIRING DETERIORATING STRUCTURES.
2. CHEMICALS, OILS, GREASES, OR SIMILAR WASTES ARE NOT TO BE DISPOSED OF DIRECTLY TO THE STORMWATER FACILITY OR THROUGH STORM SEWERS. TREATMENT PONDS ARE DESIGNED TO TREAT NORMAL ROAD, PARKING LOT, ROOF AND YARD RUNOFF ONLY. SOME CHEMICALS MAY INTERFERE WITH A TREATMENT POND'S FUNCTIONS OR KILL VEGETATION AND WILDLIFE. DISPOSE OF THESE POTENTIALLY DANGEROUS MATERIALS PROPERLY BY TAKING THEM TO RECYCLING FACILITIES OR TO LOCAL "AMNESTY DAYS" SPONSORED BY MANY LOCAL GOVERNMENTS. ALSO, DO NOT DISPOSE OF GRASS CLIPPINGS IN SWMS. GRASS CLIPPINGS POSE PROBLEMS BY SMOTHERING DESIRABLE VEGETATION, CLOGGING OUTFALL STRUCTURES, AND WHEN THEY DECOMPOSE, MAY CAUSE UNSIGHTLY ALGAE BLOOMS THAT CAN KILL FISH.
3. ACCUMULATED POND SEDIMENTS MAY CONTAIN HEAVY METALS SUCH AS LEAD, CADMIUM AND MERCURY, AS WELL AS OTHER POTENTIALLY HAZARDOUS MATERIALS. THEREFORE, SEDIMENTS REMOVED FROM STORM SEWERS, INLETS, PIPES AND PONDS SHOULD BE DISPOSED OF AT AN APPROVED FACILITY (CHECK WITH THE COUNTY SOLID WASTE DEPARTMENT OR THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR DISPOSAL FACILITIES APPROVED TO ACCEPT TREATMENT POND SEDIMENT).
4. DURING ANY REPAIR OR MAINTENANCE ACTIVITY USE CARE TO AVOID CAUSING EROSION OR SILTATION TO ADJACENT OR OFF-SITE AREAS.
5. REMEMBER, ALTERATIONS (FILLING, ENLARGING, ETC.) OF ANY PART OF THE STORMWATER FACILITY IS NOT PERMITTED WITHOUT PRIOR APPROVAL FROM ALL APPLICABLE GOVERNING AGENCIES.
6. THE APPROVED OPERATION AND MAINTENANCE PERMIT AND AS-BUILT DRAWINGS ARE AVAILABLE AT YOUR LOCAL DISTRICT SERVICE OFFICE. REFER TO THOSE PLANS AND PERMITS FOR ADDITIONAL RESTRICTIONS, INSTRUCTIONS AND CONDITIONS.
7. IT IS USUALLY MORE COST EFFECTIVE TO MONITOR AND PERFORM ROUTINE MAINTENANCE ON A SWMS, RATHER THAN LET IT FAIL AND HAVE TO RECONSTRUCT THE ENTIRE SYSTEM.
8. MOSQUITO GROWTH CAN BE MINIMIZED IN A SWMS BY THE FOLLOWING MEASURES:
A. DO NOT DUMP GRASS CLIPPINGS OR OTHER ORGANIC DEBRIS INTO SWMS - DECAYING GRASS CLIPPINGS AND OTHER DECOMPOSING VEGETATION CREATE IDEAL CONDITIONS FOR BREEDING MOSQUITOS.
B. CLEAN OUT ANY OBSTRUCTIONS WHICH GET INTO THE SYSTEM. DEBRIS CAN OBSTRUCT FLOW AND HARBOR MOSQUITO EGGS AND LARVAE.
C. REMOVE WATER LETTUCE AND WATER HYACINTH, WHICH NOURISH AND SHELTER MOSQUITO LARVAE.

DITCH & SWALE MAINTENANCE

SOME MSSW AND ERP PERMITS REQUIRE THAT THE VEGETATION IN SOME DITCHES BE PROTECTED TO OFFSET WETLAND IMPACTS PERMITTED DURING CONSTRUCTION OR FOR WATER QUALITY TREATMENT. THE PERMIT OR APPROVED CONSTRUCTION SHOULD CLEARLY IDENTIFY WHICH DITCH VEGETATION MUST BE PRESERVED. IF YOU'RE UNSURE, CONTACT THE LOCAL DISTRICT SERVICE OFFICE. IF VEGETATION IS NOT REQUIRED TO BE PROTECTED, DITCHES AND SWALES SHOULD BE PERIODICALLY MOWED AND CLEANED OF ACCUMULATED REFUSE. DURING THE MOWING OPERATIONS, DITCHES AND SWALES SHOULD BE INSPECTED FOR BARE SPOTS, DAMAGE OR EROSION. BARE AREAS SHOULD BE SODDED OR SEEDED TO REPLACE THE GRASS COVER. IN THE CASE OF EROSION, REPLACE THE MISSING SOILS AND BRING THE AREA BACK TO GRADE. SOME DITCHES ARE DESIGNED TO STORE RUNOFF FOR SHORT PERIODS OF TIME UTILIZING DITCH BLOCKS OR RAISED INLETS. THESE DITCH BLOCKS OR INLETS SHOULD NOT BE REMOVED OR ALTERED. IF YOU ARE UNABLE TO IDENTIFY WHAT TYPE OF TREATMENT METHOD SERVES YOUR DEVELOPMENT, CONTACT THE DISTRICT SERVICE OFFICE.

HOW TO OPERATE AND MAINTAIN THE STORMWATER MANAGEMENT SYSTEM

YOUR STORMWATER MANAGEMENT SYSTEM (SWMS) IS DESIGNED AND CONSTRUCTED TO COMPLY WITH CERTAIN ENVIRONMENTAL PROTECTION CRITERIA. STORMWATER PONDS AND THEIR ASSOCIATED SURFACE WATER MANAGEMENT FACILITIES ARE DESIGNED TO CAPTURE AND REMOVE POLLUTANTS FROM SPECIFIC VOLUMES OF STORMWATER RUNOFF THROUGH PROCESSES SUCH AS PERCOLATION, FILTERING AND/OR DETENTION. AS LONG AS THEY ARE CONSTRUCTED PROPERLY AND MAINTAINED IN AN EFFECTIVE STATE, WATER QUALITY STANDARDS ARE PRESUMED TO BE MET. STORMWATER MANAGEMENT SYSTEMS SHOULD BE INSPECTED ON A ROUTINE BASIS TO ENSURE THAT THEY ARE FUNCTIONING PROPERLY. INSPECTIONS SHOULD BE SCHEDULED ON A MONTHLY OR QUARTERLY BASIS AND FOLLOWING ANY MAJOR RAIN EVENT. MORE FREQUENT INSPECTIONS MAY BE NECESSARY DURING THE RAINY SEASON. KEEPING DETAILED NOTES ON MAINTENANCE ACTIVITIES WILL HELP WHEN PROVIDING A REPORT TO THE DISTRICT AT THE TIME OF YOUR 18 OR 24 MONTH INSPECTION. YOUR MANAGEMENT AND STORAGE OF SURFACE WATERS (MSSW) PERMIT OR ENVIRONMENTAL RESOURCES PERMIT (ERP) INCLUDES A CONDITION THAT SPECIFIES HOW OFTEN THE INSPECTION REPORTS ARE DUE. IT WOULD BE WISE TO DESIGNATE ONE INDIVIDUAL AS THE PERSON RESPONSIBLE FOR OVERSEEING OPERATION AND MAINTENANCE ACTIVITIES, MONITORING AND REPORTING. THIS WILL ALLOW THAT INDIVIDUAL TO BECOME WELL-ACQUAINTED WITH THE SWMS. A COPY OF THE PERMIT AND DISTRICT-APPROVED CONSTRUCTION DRAWINGS SHOULD BE MADE AVAILABLE TO THE RESPONSIBLE PERSON IF QUESTIONS OR ISSUES DEVELOP.

DRAINAGE

1. STANDARD INDICES REFER TO THE LATEST EDITION OF TARPON SPRINGS & FDOT SPECIFICATIONS.
2. ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE CLASS III (ASTM 6-76-72A) UNLESS OTHERWISE NOTED ON PLANS. ALL DRAINAGE STRUCTURES SHALL BE IN ACCORDANCE WITH CITY AND FDOT DESIGN STANDARDS UNLESS OTHERWISE NOTED ON PLANS.
3. PIPE LENGTHS SHOWN ARE APPROXIMATE AND TO CENTER OF DRAINAGE STRUCTURE WITH THE EXCEPTION OF MITERED AND FLARED END SECTIONS, WHICH ARE NOT INCLUDED IN LENGTHS.
4. ALL DRAINAGE STRUCTURE TOPS AND COVERS SHALL BE TRAFFIC RATED FOR H-20 LOADINGS.
5. 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.
6. THE CONTRACTOR SHALL MAINTAIN AND PROTECT FROM MUD, DIRT, DEBRIS, ETC. THE STORM DRAINAGE SYSTEM UNTIL FINAL ACCEPTANCE OF THE PROJECT. THE CONTRACTOR MAY BE REQUIRED TO CLEAN PIPES AND INLETS PRIOR TO FINAL ACCEPTANCE.

National Pollution Discharge Elimination System (NPDES) Requirements

THE ENGINEER WILL COMPLETE APPROPRIATE SECTIONS OF THE NOTICE OF INTENT (NOI) AND NOTICE OF TERMINATION (NOT) APPLICATIONS AVAILABLE FROM FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP). THE ENGINEER WILL SUBMIT THE NOI AND THE NOT TO THE OWNER OR THE CONTRACTOR FOR COMPLETION, SIGNATURE AND TRANSMITTAL TO THE FDEP. THE ENGINEER WILL ALSO PREPARE A SUGGESTED DRAFT STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE SITE. THE ENGINEER WILL SUBMIT THE SUGGESTED DRAFT SWPPP TO THE OWNER OR THE CONTRACTOR FOR USE ONLY AS A GUIDE IN PREPARING THE FINAL SWPPP. THE FINAL SWPPP, AS PREPARED BY THE OWNER OR THE CONTRACTOR, WILL BE LOCATED ON SITE AND MONITORED AS DESCRIBED IN THE NOI.

THE OWNER OR THE CONTRACTOR WILL ALSO BE RESPONSIBLE FOR THE FOLLOWING:
1 SIGNING THE NOI, NOT, AND THE FINAL SWPPP AS THE "OPERATOR AND/OR RESPONSIBLE AUTHORITY" FOR THE PROJECT.
2 IMPLEMENTING THE "BEST MANAGEMENT PRACTICES" AS SHOWN IN THE FINAL SWPPP PREPARED BY OTHERS.
3 MAINTAINING THE "BEST MANAGEMENT PRACTICES" AS SHOWN IN THE SWPPP PREPARED BY OTHERS AS REQUIRED TO ACCOMMODATE CONDITIONS IN THE FIELD.
4 MONITORING THE SITE CONDITIONS AND PREPARING ALL REPORTS AS REQUIRED BY THE CONDITIONS OF THE GENERAL NPDES PERMIT.

CLEARING/DEMOLITION

1. 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 THE COUNTY AND THE OWNER.
2. THE CONTRACTOR SHALL CLEAR AND GRUB THE SITE NECESSARY FOR CONSTRUCTION. DISTURBED AREAS, NOT OTHERWISE STABILIZED, WILL BE SEEDED, MULCHED, SODDED OR PLANTED WITH OTHER APPROVED LANDSCAPE MATERIAL IMMEDIATELY FOLLOWING CONSTRUCTION.
3. REMAINING MATERIAL 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.
4. ALL CONSTRUCTION DEBRIS AND OTHER WASTE MATERIALS SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR IN ACCORDANCE WITH APPLICABLE REGULATORY AGENCY REQUIREMENTS.

WATER, WASTEWATER & REUSE WATER SYSTEM NOTES

1. HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS SHALL BE AS FOLLOWS:
A. NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610,
B. NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.
C. NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE 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.
D. NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2), F.S., AND RULE 64E-6.002, F.A.C.
2. VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, AND RECLAIMED WATER PIPELINES SHALL BE AS FOLLOWS:
A. NEW OR RELOCATED UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSE GRAVITY-OR VACUUM-TYPE SANITARY SEWER OR STORM 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.
B. 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.
C. AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS (A) AND (B) 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. ALTERNATIVELY, 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, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER 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.
3. SEPARATION BETWEEN WATER MAINS AND SANITARY OR STORM SEWER MANHOLES.
A. NO WATER MAIN SHALL PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A SANITARY SEWER MANHOLE, STORM SEWER MANHOLE OR INLET STRUCTURE.
4. ALL UTILITY MATERIAL AND WORKMANSHIP MUST COMPLY WITH THE "TARPON SPRINGS", LATEST EDITION.
5. ALL PVC WATER MAINS 4 - 12 INCHES SHALL BE IN ACCORDANCE WITH AWWA C-900. PIPE SHALL BE CLASS 200 AND MEET THE REQUIREMENTS OF DR-14.
6. ALL PVC WATER MAIN SMALLER THAN 4 INCHES SHALL BE CLASS 200 AND MEET THE REQUIREMENTS OF SDR 21 IN ACCORDANCE WITH ASTM D-2241.
7. ALL PVC SANITARY SEWER PIPE SHALL MEET THE LATEST TARPON SPRINGS UTILITY APPROVED MATERIAL SPECIFICATION MANUAL. THE REQUIREMENTS OF ASTM D-3034 SHALL HAVE A MINIMUM COVER OF 4' AND A MAXIMUM OF 8'. FOR INVERTS DEEPER THAN 8' OR LESS THAN 4', CL-350 OR C900/C095 PIPE SHALL BE USED.
8. ALL DUCTILE IRON UTILITY WATER MAIN, SANITARY SEWER PIPE AND REUSE WATER MAINS SHALL BE CLASS 50 IN ACCORDANCE WITH ANSI A 21.52.
9. RECLAIMED WATER MAINS 4 - 12 INCHES SHALL BE IN ACCORDANCE WITH AWWA C-900, DR18. RECLAIMED WATER MAINS 14 - 24 INCHES SHALL BE IN ACCORDANCE WITH AWWA C-905, DR25. ALL PIPE SHALL BE CLASS 150.
10. ALL PVC REUSE WATER MAINS SMALLER THAN 4" SHALL BE CLASS 200 AND MEET THE REQUIREMENTS OF SDR 21 IN ACCORDANCE WITH ASTM D-2241.
11. ALL WATER MAINS, SANITARY SEWER MAINS AND RECLAIMED WATER MAINS SHALL HAVE A MINIMUM OF 36 INCHES OF COVER, EXCEPT AS NOTED.
12. PRIOR TO COMMENCING NEW WORK WHICH REQUIRES CONNECTING TO EXISTING LINES OR APPURTENANCES, THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY AND SHALL VERIFY THE LOCATION AND ELEVATION OF THE EXISTING CONNECTION POINT AND NOTIFY THE DEVELOPER'S ENGINEER OF ANY CONFLICTS OR DISCREPANCIES.
13. CONNECTIONS INTO EXISTING COUNTY-OWNED SYSTEMS SHALL BE VIA WET TAP. WET TAPS SHALL BE PERFORMED BY THE COUNTY UTILITIES SERVICES BRANCH AT THE OWNER'S EXPENSE. PINELLAS COUNTY WILL FURNISH AND INSTALL ALL WET TAPS REGARDLESS OF SIZE. EXCAVATION, BACKFILL, AND SURFACE RESTORATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
14. LOCATION OF THE SANITARY SEWER SERVICE LATERALS, IF INDICATED ON THE PLANS ARE A DISTANCE FROM THE DOWNSTREAM MANHOLE.
15. LOCATION OF THE WATER SERVICE SLEEVE, IF INDICATED ON THE PLANS, ARE PER THE CENTERLINE ROAD STATIONING.
16. CONFLICTS BETWEEN REUSE WATER AND STORM, SANITARY SEWER OR WATER MAIN TO BE RESOLVED BY ADJUSTING THE REUSE WATER LINES AS NECESSARY.
17. JOINT RESTRAINTS SHALL BE PROVIDED AT ALL FITTINGS, JOINTS AND BENDS AS SHOWN ON DETAILS.
18. ALL PIPE AND FITTINGS SHALL BE CLEARLY MARKED WITH THE NAME OR TRADEMARK OF THE MANUFACTURER, THE BATCH NUMBER, THE LOCATION OF THE PLANT AND STRENGTH DESIGNATION, AS APPLICABLE . ALL PIPE SHALL BE LAID WITH A TWO INCH METALLIC TAPE APPROPRIATELY COLOR CODED AND IMPRINTED WITH THE TYPE OF SERVICE 12 INCHES TO 18 INCHES BELOW FINAL GRADE, DIRECTLY ABOVE THE UTILITY FOR IDENTIFICATION AND EASE OF LOCATION. THE APPROPRIATE TAPE COLOR CODES ARE AS FOLLOWS:
GREEN SANITARY FORCE MAIN
BLUE POTABLE WATER
PURPLE TREATED EFFLUENT FOR REUSE
19. THE CONTRACTOR SHALL TEST ALL GRAVITY SEWERS IN ACCORDANCE WITH THE CITY REGULATIONS. IF ACCEPTABLE, SAID TESTS WILL BE CERTIFIED BY THE ENGINEER OF RECORD AS REQUIRED.
20. PIPE DEFLECTION SHALL BE IN ACCORDANCE WITH AWWA STANDARD C-600, LATEST EDITION.
21. THRUST BLOCKS ARE NOT ALLOWED! RESTRAINED JOINTS SHALL BE USED ON ALL PRESSURIZED PIPING.
22. FIRE HYDRANTS WILL REQUIRE FLOW TESTING AND COLOR-CODING BASED ON TEST RESULTS.

PAVING AND GRADING

1. 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 MATERIALS AND COMPACTED AS SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING DELETERIOUS MATERIAL FROM THE SITE.
2. 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 PIPE AND APPURTENANCES ARE BEING PLACED.
3. 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.
4. PROPOSED SPOT ELEVATIONS REPRESENT TOP OF FINISHED PAVEMENT OR GROUND SURFACE GRADE UNLESS OTHERWISE NOTED ON DRAWINGS.
5. CONTRACTOR SHALL TRIM, TACK AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT.
6. CONCRETE CURBING WILL BE PLACED AS SHOWN ON THE PLANS.
7. THE CONTRACTOR WILL STABILIZE BY SEED AND MULCH, SOD OR OTHER APPROVED MATERIALS ANY DISTURBED AREAS WITHIN ONE WEEK FOLLOWING CONSTRUCTION OF THE PAVEMENT AREAS. CONTRACTOR SHALL MAINTAIN SUCH AREAS UNTIL FINAL ACCEPTANCE BY OWNER.
8. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPLICABLE TESTING WITH THE SOILS ENGINEER. TESTS WILL BE REQUIRED PURSUANT TO PINELLAS COUNTY. UPON COMPLETION OF PROPOSED CONSTRUCTION, SOILS ENGINEER WILL SUBMIT CERTIFICATIONS TO THE OWNER'S ENGINEER STATING THAT ALL REQUIREMENTS HAVE BEEN MET.
9. ALL UNDERGROUND UTILITIES, INCLUDING UTILITY SLEEVES, AND CONDUITS SHALL BE INSTALLED PRIOR TO BASE & PAVEMENT CONSTRUCTION.

SAFETY

1. DURING THE CONSTRUCTION AND MAINTENANCE OF THIS PROJECT, ALL SAFETY REGULATIONS ARE TO BE ENFORCED. THE CONTRACTOR SHALL BE TOTALLY RESPONSIBLE FOR THE CONTROL AND SAFETY OF THE TRAVELING PUBLIC AND THE SAFETY OF HIS PERSONNEL.
2. LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY OSHA IN THE FEDERAL REGISTER OF THE DEPARTMENT OF TRANSPORTATION.
3. CONTRACTOR SHALL PROVIDE AND MAINTAIN ITS OWN SAFETY EQUIPMENT IN ACCORDANCE WITH ITS HEALTH & SAFETY PROGRAM AND ALL OTHER APPLICABLE LEGAL AND HEALTH AND SAFETY REQUIREMENTS. THE CONTRACTOR IS ALSO RESPONSIBLE FOR PROVIDING ITS 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 OCCUPATION 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.
4. 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 P.
5. 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.
6. 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.
7. 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 ONE (1-800-432-4770) TO ARRANGE FIELD LOCATIONS.

FDOT CONSTRUCTION NOTES - ACCESS

1. ANY NEW PROPOSED PLAN SHALL INCLUDE CROSS SECTIONS OF THE STATE ROAD ADEQUATELY REFLECTING ALL RIGHT OF WAY FEATURES INCLUDING EXISTING UTILITIES, STORM DRAIN STRUCTURES AND ANY ABOVE OR BELOW GROUND APPURTENANCES WHERE APPLICABLE.
2. NO PEDESTRIAN PATHWAY IS TO BE REMOVED, BLOCKED, OR DISTURBED WITHOUT HAVING A SUFFICIENT DESIGNATED TEMPORARY PEDESTRIAN PATHWAY WITH ALL APPROPRIATE PEDESTRIAN MAINTENANCE OF TRAFFIC SIGNS (STANDARD PLAN 102-660) IN PLACE PRIOR TO PATHWAY BEING AFFECTED.
3. ALL TEMPORARY PEDESTRIAN PATHWAYS MUST BE FIRM AND UNYIELDING.
4. 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 CURRENT ADA STANDARDS. ALL CONCRETE PLACED IN THE RIGHT OF WAY SHALL BE A MINIMUM OF 6" THICK, CLASS 1 NON-STRUCTURAL, 2500 PSI CONCRETE WITH FIBER MESH MATERIAL.
5. VERIFY AND ENSURE THAT THE EXISTING SIDEWALK IN THE ROW BEING RETAINED MEETS ADA REQUIREMENTS. ANY SIDEWALK FOUND DURING SUBSEQUENT SITE INSPECTIONS NOT MEETING CURRENT ADA AND FDOT DESIGN STANDARDS WILL BE REQUIRED TO BE REMOVED AND REPLACED.
6. THE DETECTIBLE WARNING SURFACE MATERIALS MUST BE ON THE STATE'S APPROVED PRODUCTS LIST. (NON-PROPRIETARY).
7. ANY SIDEWALK DAMAGED AS A RESULT OF WORK BEING PERFORMED IN ASSOCIATION WITH THE PERMITTEE AND CONTRACTOR SHALL BE REMOVED AND REPLACED PER FDOT SPECIFICATIONS.
8. ANY SIDEWALK DISTURBED WILL BE REPLACED BY SECTION WITHIN 72 HOURS, TO FDOT SPECIFICATIONS.
9. PIPE CULVERTS SHOWN ON THE PERMIT MUST MEET FDOT SPECIFICATIONS, TYPE, SIZE, AND LENGTH AS DESCRIBED ON THE PERMIT. EACH JOINT OR LENGTH OF PIPE SHALL HAVE FDOT STAMPS AFFIXED VERIFYING THIS APPROVAL. ALL CONCRETE PIPE JOINTS OTHER THAN 1" RING JOINTS MUST BE DIAPERED. ALL CULVERTS TO BE INSPECTED BY FDOT PRIOR TO PLACEMENT OF FILL.
10. THE FDOT RETAINS THE RIGHT TO MAKE ALTERATIONS TO THE PERMIT, ATTACHED SKETCH OR CHARACTER OF WORK AS MAY BE CONSIDERED NECESSARY OR DESIRABLE DURING THE PROGRESS OF THE WORK FOR SATISFACTORY COMPLETION OF THE PROPOSED CONSTRUCTION.
11. THE PERMITTEE SHALL NOTIFY THE FDOT OF DATE OF COMPLETION, REQUEST A FINAL INSPECTION AND A NOTICE OF FINAL ACCEPTANCE.
12. ALL CONSTRUCTION AND/OR MAINTENANCE ON THE FDOT RIGHT OF WAY SHALL CONFORM TO THE FEDERAL MANUAL ON UNIFORM TRAFFIC DEVICES (MUTCD). THE FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS. THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, PLANS PREPARATION MANUAL AND DRAINAGE MANUAL.
13. NO LANE CLOSURES OF ANY STATE ROADWAY ARE ALLOWED WITHOUT 48-HOUR ADVANCE NOTICE AND APPROVAL FROM FDOT.
14. LANE CLOSURES MUST BE LIMITED TO SUNDAY THROUGH THURSDAY 8:00 PM TO 5:30 AM UNLESS OTHERWISE APPROVED BY THE FDOT.
15. NO WORK SHALL BE PERFORMED DURING THE WEEKS OF ANY STATE OR FEDERAL HOLIDAYS UNLESS OTHERWISE APPROVED IN WRITING BY THE FDOT.
16. OPEN CUTTING OF ANY ROADWAY, DRIVEWAY, OR SIDEWALK OUTSIDE THOSE LIMITS IDENTIFIED WITHIN THE PERMIT ARE NOT ALLOWED WITHOUT PRIOR APPROVAL BY THE FDOT.
17. PRIOR TO THE REMOVAL OF ANY MATERIALS THE AREA MUST BE SAW-CUT TO PREVENT ANY DAMAGE TO THE ROADWAY.
18. THE CONTRACTOR SHALL HAVE AN AUTHORIZED PERSON AVAILABLE AT/OR NEAR THE WORK SITE ON A 24-HOUR BASIS, 7 DAYS A WEEK IN ORDER TO ADDRESS EMERGENCY ISSUES ASSOCIATED WITH THE PROJECT.
19. NO STOCK PILING, STORING, OR SEMI-PERMANENT USE OF THE RIGHT OF WAY IS AUTHORIZED UNLESS SPECIFICALLY IDENTIFIED WITHIN THE PERMIT.
20. THE PERMITTED WORK SCHEDULE IS DEFINED AS MONDAY THROUGH FRIDAY 7:00 AM TO 5:30 PM UNLESS OTHERWISE NOTED WITHIN THE PERMIT. ANY WORK DESIRED OUTSIDE OF THIS PERIOD MUST BE REQUESTED IN ADVANCE AND APPROVED BEFORE WORKING THE ALTERNATE SCHEDULE.
21. THE DEPARTMENT OF TRANSPORTATION RESERVES THE RIGHT TO MAKE ADJUSTMENTS TO ANY PERMITTED METHOD OF INSTALLATION, SCOPE, RESTORATION THAT MAY BE REQUIRED TO POSITIVELY SUPPORT LIFE, SAFETY AND ENVIRONMENTAL WELL-BEING OF ALL USERS OF THE TRANSPORTATION SYSTEM.
22. ROADWAY RESTORATION SHALL UTILIZE 100 PSI EXCAVATABLE FLOWABLE FILL MATERIAL AND ASPHALT PLACED WITHIN THE STATE RIGHT-OF-WAY SHALL BE PLACED FULL-DEPTH, TWO 2.5-INCH LIFTS OF SP 12.5, TWO 1.5-INCH LIFTS OF SP 9.5. TYPICAL SECTIONS WILL NEED TO BE PROVIDED WITHIN THE PLANS FOR THE PAVEMENT PLACEMENT. A STAIR STEP METHOD SHOULD BE INCORPORATED, PRIOR TO PLACING ASPHALT, TO AVOID VERTICAL JOINTS. MILLING OF THE PATCH MAY BE REQUIRED BASED ON THE PATCHED SURFACE PERFORMANCE. THE MILLING SHALL BE UTILIZED FOR SURFACE LEVELING TO A THICKNESS EQUAL TO OR GREATER THAN THE EXISTING FRICTION COARSE MATERIAL. THE MILLING LIMITS ARE 50-FOOT OF THE PATCH ALONG THE LONGITUDINAL PATH OF THE LANE, FULL LANE WIDTH AND TO INCLUDE ANY ADJACENT BIKE LANES, SHARED PATH OR URBAN SHOULDER SECTIONS.
23. ANY DISRUPTIONS TO ANY PERMEABLE PEDESTRIAN WAY AND BIKE LANE ARE TO BE RESTORED AS WORK CONTINUES. ALL PATCHES SHALL BE FULL WIDTH FROM OUTSIDE EDGE OF PEDESTRIAN PATH TO WHITE LINE EDGE OF TRAVEL LANE WITH STAIR STEP (STAGGERED) JOINTS. RESTORATION TO INCLUDE BACKFILL WITH EXISTING SUB-GRADE MATERIAL AND #57 STONE AS BASE MATERIAL (COMPACT IN 6-INCH LIFTS) TO BOTTOM OF EXISTING PERVIOUS ASPHALT BASE, FOLLOWED BY PERMEABLE DESIGN MIX (IF AVAILABLE) OR FC-5 (FRICTION COURSE) MIX WITH A MINIMUM OF TWO 2-INCH AND A MAXIMUM OF TWO 3-INCH LIFTS. MAINTAIN INGRESS/EGRESS ON ALL DRIVES AND SIDE STREETS DURING CONSTRUCTION.
24. THE DEPARTMENT WILL REVIEW THE REVISIONS TO THE PLANS AND IF NEEDED CHANGES ARE NECESSARY THE DEPARTMENT WILL ADDRESS IT AT THAT TIME.

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R.C. KELLEY CIVIL DESIGN SERVICES
1740 OAK POND COURT
OLDSMAR, FLORIDA 34677
PHONE: (727) 348-0255
EMAIL: RCKELLEYES@GMAIL.COM

REVISIONS

PA PROJECT
DWG DATE
ISSUE DATE
SCALE
DRAWN BY
CHECKED BY

MU-GROW STORAGE

GENERAL CONSTRUCTION NOTES

RAM A. GOEL, P.E.
LICENSE No. 47431
12/12/2024
STATE OF FLORIDA
PROFESSIONAL ENGINEER

G-002

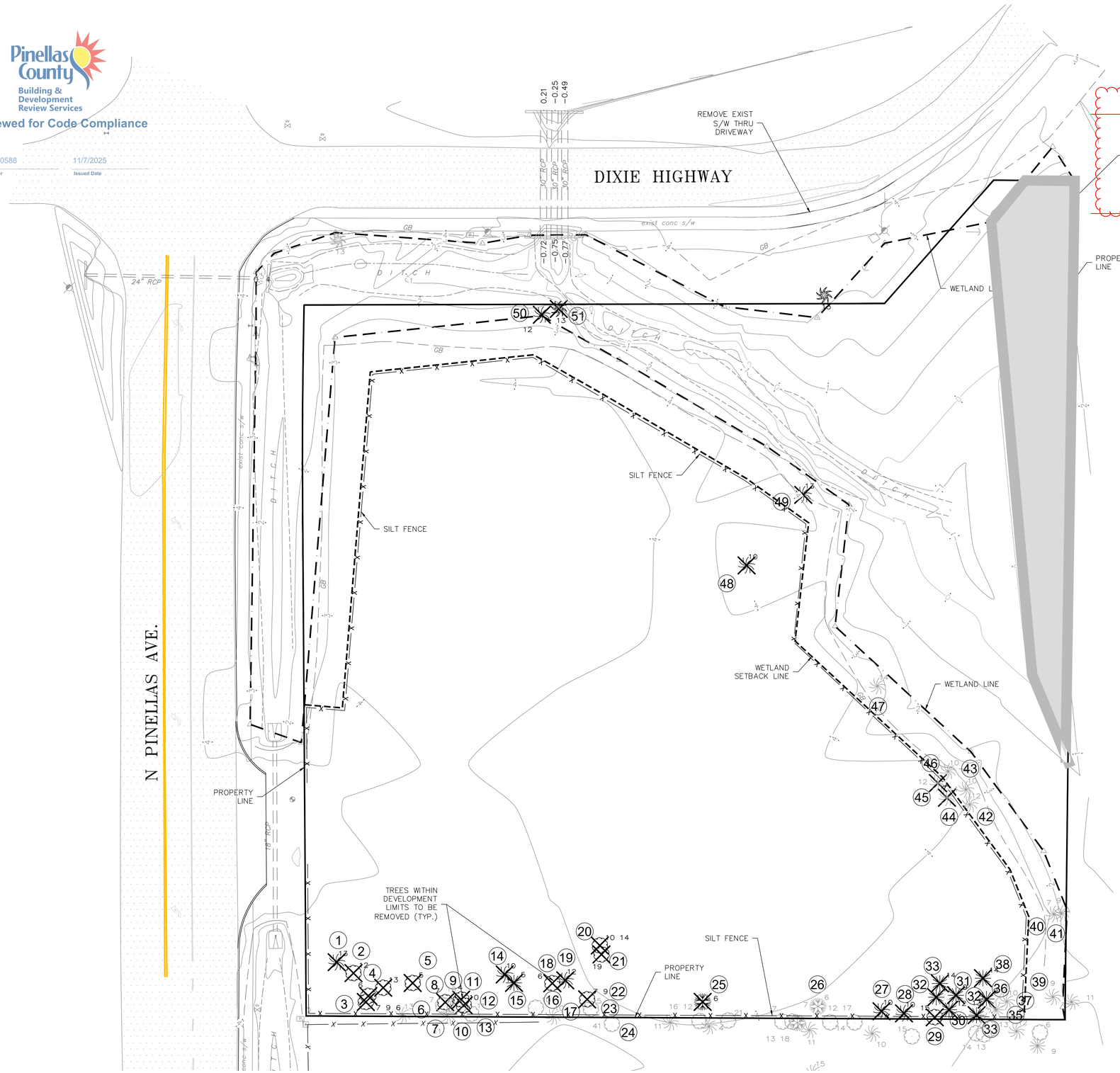
JOB #: 22-0708

Plot Date: Nov 05, 2024 - 3:09pm
User Name: rkelley
Drawing Name: C:\Users\rkelley\Documents\Documents\DIXIE HWY\Details_Notes.dwg\G-002 by <<C3D_Imperial>>

Pinellas County
Building & Development Review Services

Reviewed for Code Compliance

RUP-24-00588 — Permit Number
11/7/2025 — Issued Date



N

0 10' 20' 40'

SCALE:1"=20'
IF SHEET IS LESS THAN 22"X34", USE GRAPHIC SCALE

FLOOD DATA:
COMMUNITY NO. 12103C
PANEL NO. 0017 H
FLOOD ZONE: "AE"
REVISED: 06/29/2018
BASE FLOOD ELEV: 8 FEET

LEGEND:

- FH — FIRE HYDRANT
- WV — WATER VALVE
- PP — CONCRETE POWER POLE
- GUY WIRE
- T — TELEPHONE BOX
- BOLLARD
- WELL
- SIGN
- GRATE INLET
- OAK TREE
- SMH — STORM MANHOLE
- LIGHT POLE
- E — ELECTRICAL BOX
- WM — WATER METER
- BFP — BACKFLOW PREVENTER
- WOOD POWER POLE
- SS — SANITARY MANHOLE
- SANITARY CLEAN OUT
- —W— UG WATER LINE
- —SS— UG SANITARY SEWER LINE
- —T— UG TELEPHONE LINE
- BENCHMARK
- SPOT ELEVATION

16" — EXISTING TREE

16" — TREE TO BE REMOVED

SURVEY NOTES:

SEE LEGEND FOR SYMBOLS AND/OR ABBREVIATIONS USED HEREON.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH.

NO INSTRUMENTS OF RECORD REFLECTING OWNERSHIP, EASEMENT OR RIGHT-OF-WAY WERE FURNISHED TO THE UNDERSIGNED, UNLESS OTHERWISE SHOWN HEREON.

NO UNDERGROUND FOUNDATIONS, STRUCTURES, INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN HEREON.

THIS SURVEY IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

VERTICAL INFORMATION REFERENCE TO NGS "Y 145 RESET" EL: 3.42' N.A.V.D 88

EPC LINES DELINEATION AS FLAGGED BY WRA ENVIRONMENTAL SCIENCE, DATED 11/22/16, JOB NO. 1362

DEMOLITION NOTES:

1. The existing features shown are based on the boundary survey provided by Ayuso Surveying, Inc., dated 12-09-2016,

2. Contractor shall be responsible to coordinate with the utility companies and owners to disconnect existing services to the site prior to construction.

3. Contractor shall be responsible for obtaining all the required permits and approval prior to any activity.

4. All existing storm inlets are to be protected and maintained in working condition. Refer to sheet C-005 for details and specifications.

5. Contractor shall maintain all existing parking, sidewalks, drives, etc. clear and free from any construction activity and/or material to ensure easy and safe pedestrian and vehicular traffic to and from the site.

6. The Contractor will follow all the guidelines and regulations as set forth by OSHA and other agencies having jurisdiction over the job site. The owner, owner's representative, and the Engineer will not be responsible for job site safety procedures and implementation.

7. All work shall be performed in accordance with the applicable permits and approval. The Contractor shall be responsible for any fines resulting from violation of any regulations.

8. During demolition the Contractor shall be responsible for preventing erosion and transport of sediments to inlets, surface drains, and off site area. The Contractor shall be responsible for all restoration efforts that may be required.

9. Damage to all existing conditions to remain will be replaced at the Contractor's expense.

10. A Tree Permit may be required prior to any construction, native vegetative removal within the dripline of a tree, and / or tree removal.

11. Refer to sheet C-005 for typical inlet protection details during demolition and proposed improvements. "gutter buddy" product or approved equal to be used.

R.C. KELLEY CIVIL DESIGN SERVICES
1740 OAK POND COURT
OLDSMAR, FLORIDA 34677
PHONE: (727) 348-0255
EMAIL: RCKELLEYES@GMAIL.COM

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REVISIONS

PA PROJECT	
DWG DATE	
ISSUE DATE	
SCALE	
DRAWN BY	
CHECKED BY	RAM A. GOEL, P.E.

MU-GROW BROTHERS WAREHOUSE

EXISTING CONDITIONS AND DEMOLITION PLAN

G-004

JOB #: 22-0708

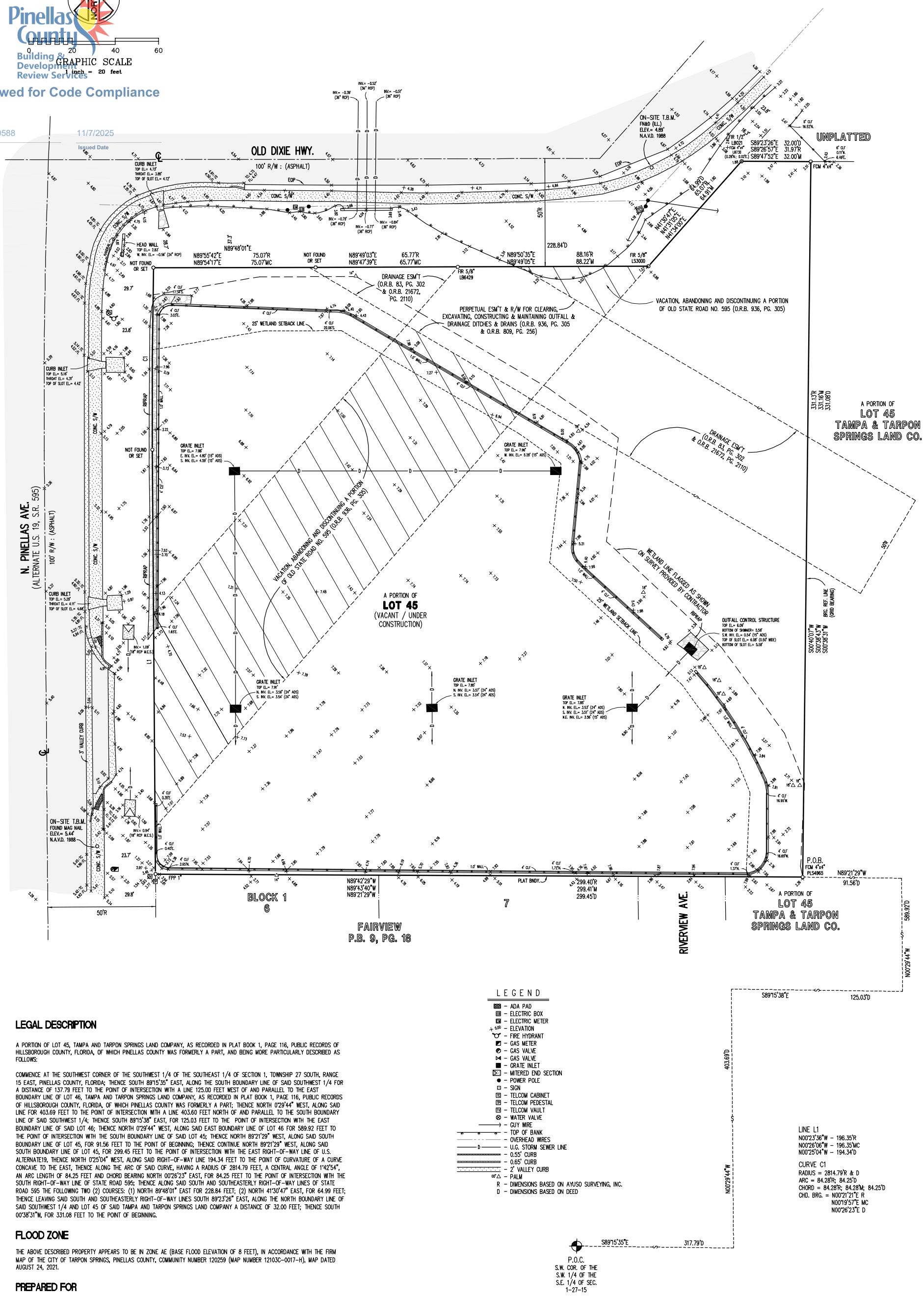
Plot Date: Jan 19, 2023 - 2:31pm
User Name: Ashley
Drawing Name: C:\Users\Ashley\Documents\Documents\DIXIE HWY\20220726 Plan_ExistingDemo V2.dwg>GJ-004 by <<3D_Imperial>>

SECTION 1, TWP. 27 S., RNG. 15 E., PINELLAS COUNTY, FLORIDA

Pinellas County
Building & Development Review Services

Reviewed for Code Compliance

RUP-24-00588 — Permit Number
11/7/2025 — Issued Date



LEGAL DESCRIPTION

A PORTION OF LOT 45, TAMPA AND TARPON SPRINGS LAND COMPANY, AS RECORDED IN PLAT BOOK 1, PAGE 116, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 27 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA; THENCE SOUTH 89°15'35" EAST, ALONG THE SOUTH BOUNDARY LINE OF SAID SOUTHWEST 1/4 FOR A DISTANCE OF 137.79 FEET TO THE POINT OF INTERSECTION WITH A LINE 125.00 FEET WEST OF AND PARALLEL TO THE EAST BOUNDARY LINE OF LOT 46, TAMPA AND TARPON SPRINGS LAND COMPANY, AS RECORDED IN PLAT BOOK 1, PAGE 116, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART; THENCE NORTH 0°29'44" WEST, ALONG SAID LINE FOR 403.69 FEET TO THE POINT OF INTERSECTION WITH A LINE 403.60 FEET NORTH OF AND PARALLEL TO THE SOUTH BOUNDARY LINE OF SAID SOUTHWEST 1/4; THENCE SOUTH 89°15'38" EAST, FOR 125.03 FEET TO THE POINT OF INTERSECTION WITH THE EAST BOUNDARY LINE OF SAID LOT 46; THENCE NORTH 0°29'44" WEST, ALONG SAID EAST BOUNDARY LINE OF LOT 46 FOR 589.92 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH BOUNDARY LINE OF SAID LOT 45; THENCE NORTH 89°21'29" WEST, ALONG SAID SOUTH BOUNDARY LINE OF LOT 45, FOR 91.56 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°21'29" WEST, ALONG SAID SOUTH BOUNDARY LINE OF LOT 45, FOR 299.45 FEET TO THE POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF U.S. ALTERNATE19, THENCE NORTH 0°25'04" WEST, ALONG SAID RIGHT-OF-WAY LINE 194.34 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, THENCE ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2814.79 FEET, A CENTRAL ANGLE OF 1°42'54", AN ARC LENGTH OF 84.25 FEET AND CHORD BEARING NORTH 00°26'23" EAST, FOR 84.25 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 595; THENCE ALONG SAID SOUTH AND SOUTHEASTERLY RIGHT-OF-WAY LINES OF STATE ROAD 595 THE FOLLOWING TWO (2) COURSES: (1) NORTH 89°48'01" EAST FOR 228.84 FEET; (2) NORTH 41°30'47" EAST, FOR 64.99 FEET; THENCE LEAVING SAID SOUTH AND SOUTHEASTERLY RIGHT-OF-WAY LINES SOUTH 89°23'26" EAST, ALONG THE NORTH BOUNDARY LINE OF SAID SOUTHWEST 1/4 AND LOT 45 OF SAID TAMPA AND TARPON SPRINGS LAND COMPANY A DISTANCE OF 32.00 FEET; THENCE SOUTH 00°38'31"W, FOR 331.08 FEET TO THE POINT OF BEGINNING.

FLOOD ZONE

THE ABOVE DESCRIBED PROPERTY APPEARS TO BE IN ZONE AE (BASE FLOOD ELEVATION OF 8 FEET), IN ACCORDANCE WITH THE FIRM MAP OF THE CITY OF TARPON SPRINGS, PINELLAS COUNTY, COMMUNITY NUMBER 120259 (MAP NUMBER 12103C-0017-H), MAP DATED AUGUST 24, 2021.

PREPARED FOR

MU-GROW STORAGE LLC

LEGEND

- ADA PAD
- ELECTRIC BOX
- ELECTRIC METER
- ELEVATION
- FIRE HYDRANT
- GAS METER
- GAS VALVE
- GAS VALVE
- GRATE INLET
- MITERED END SECTION
- POWER POLE
- SIGN
- TELCOM CABINET
- TELCOM PEDESTAL
- TELCOM VAULT
- WATER VALVE
- GUY WIRE
- TOP OF BANK
- OVERHEAD WIRES
- U.G. STORM SEWER LINE
- 0.55' CURB
- 0.65' CURB
- 2' VALLEY CURB
- PALM
- R - DIMENSIONS BASED ON AYUSO SURVEYING, INC.
- D - DIMENSIONS BASED ON DEED

LINE L1
N00°23'36"W - 196.35'R
N00°26'06"W - 196.35'MC
N00°25'04"W - 194.34'D

CURVE C1
RADIUS = 2814.79'R & D
ARC = 84.28'R; 84.25'D
CHORD = 84.28'R; 84.28'M; 84.25'D
CHD. BRG. = N00°21'21"E R
N00°19'57"E MC
N00°26'23"E D

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DO NOT COPY OR REPRODUCE

GEORGE A. SHIMP II CERTIFICATE RLS 2512 STATE OF FLORIDA REGISTERED LAND SURVEYOR

BOUNDARY SURVEY - SHEET 1 OF 2

REVISED SURVEY TO SHOW ESM'TS ON 9-30-2024 (230053D.DWG)

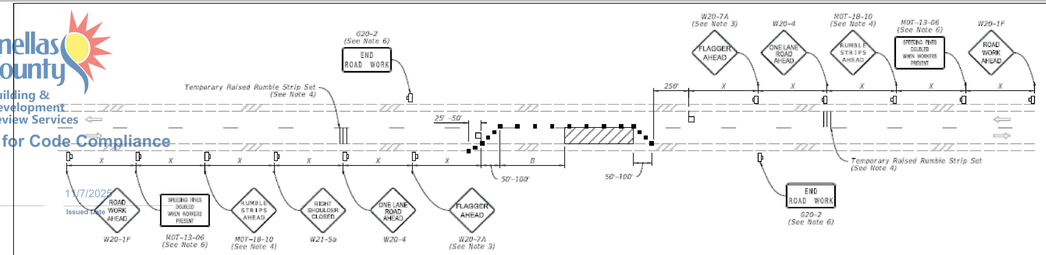
CERTIFICATION: I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE SURVEY SHOWN HEREON SUBSTANTIALLY MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYING DESCRIBED IN THE STATE OF FLORIDA RULE 5J-17, F.A.C. FURTHERMORE, THIS CERTIFICATION SHALL NOT EXTEND TO ANY OTHER PERSONS OR PARTIES OTHER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

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

JOB NUMBER: 230053D	DATE SURVEYED: 5-1-2024
DRAWING FILE: 230053D.DWG	DATE DRAWN: 5-7-2024
LAST REVISION: 9-30-2024	X REFERENCE: N/A

GEORGE A. SHIMP II AND ASSOCIATES, INCORPORATED
LAND SURVEYORS LAND PLANNERS
3301 DeSOTO BOULEVARD, SUITE D
PALM HARBOR, FLORIDA 34683
PHONE (727) 784-5496 FAX (727) 786-1256
M.A. LB 1834

Pinellas County
Building & Development Review Services
Reviewed for Code Compliance
RUP-22-00588
Permit Number
1/7/2025
Issued Date



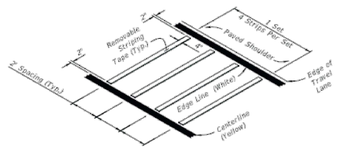
NOTES:

1. This Index applies to Two-Lane, Two-Way Roadways with work within the traveled way.
2. L = Taper Length
   B = Buffer Length
   X = Work Zone Sign Spacing
   See Index 102-600 for "L", "B", "X" and channelizing device spacing values.
3. Optionally, use "Flagger Ahead" sign with symbol (W20-7) instead of "Flagger Ahead" sign with text (W20-7A).
4. Use temporary raised rumble strips when the existing posted speed is 55 mph or greater and the work duration is greater than 60 minutes. If temporary raised rumble strips are not used, omit "Rumble Strips Ahead" signs (MOT-18-10) and associated work zone sign spacing.
5. Additional one-way control may be provided by the following means:
   a. Flag-carrying vehicle
   b. Official vehicles
   c. Pilot vehicles
   d. Traffic signals

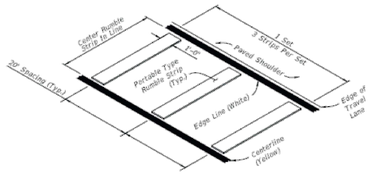
   When flaggers are the sole means of one-way control, the flaggers must be in sight of each other or in direct communication at all times.
6. The "Speeding Fines Doubled When Workers Present" signs (MOT-13-06) and "End Road Work" signs (G20-2), along with associated work zone sign spacing, may be omitted when the work operation will be in place for 24 hours or less.
7. Automated Flagger Assistance Devices (AFADs) may be used in accordance with Specification Sections 102, 990 and the APL vendor drawings.
8. Railroad Crossings:
   a. If an active railroad crossing is located closer to the Work Area than the queue length plus 350 feet, extend the Buffer Space as shown on Sheet 2.
   b. If the queuing of vehicles across an active railroad crossing cannot be avoided, provide a uniformed traffic control officer or flagger at the highway-rail grade crossing to prevent vehicles from stopping within the highway-rail grade crossing, even if automatic train warning devices are in place.

SYMBOLS:

- Work Area
- Channelizing Device (See Index 102-600)
- Work Zone Sign
- Flagger
- Lane Identification and Direction of Traffic



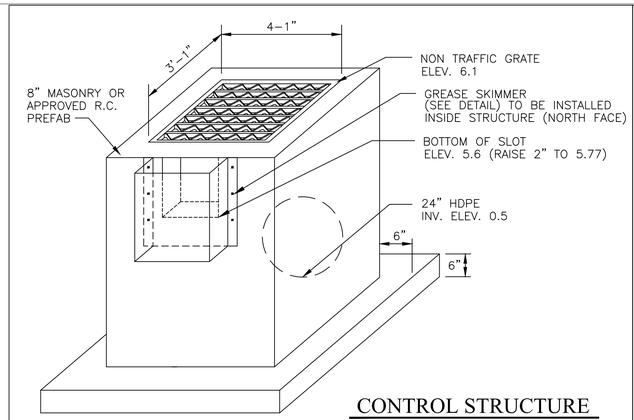
OPTION - 1
REMOVABLE STRIPING TYPE



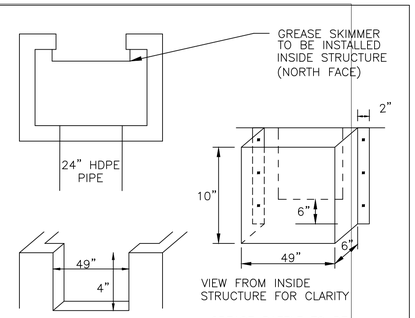
OPTION - 2
PORTABLE TYPE

RUMBLE STRIP SETS

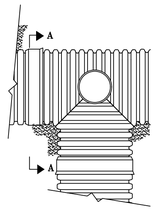
LAST REVISION	DESCRIPTION:	FDOT	FY 2024-25 STANDARD PLANS	TWO-LANE, TWO-WAY WORK WITHIN THE TRAVEL WAY	INDEX	SHEET
11/01/21	REVISION				102-603	1 of 2

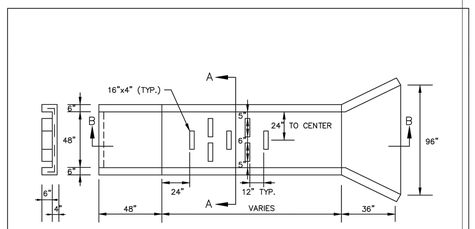


CONTROL STRUCTURE
N.T.S. (FDOT TYPE 'D' INLET)

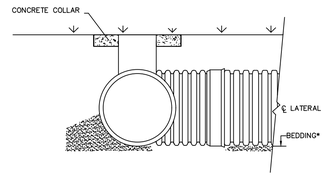


SLOT & GREASE BAFFLE DETAIL
N.T.S.

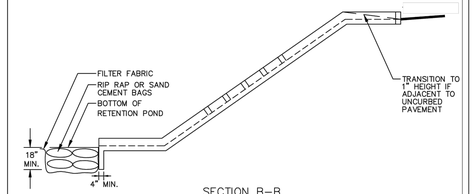




SECTION A-A



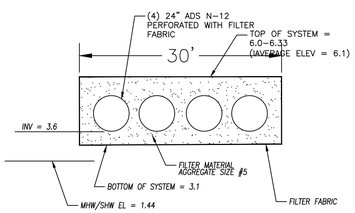
CLEANOUT SECTION



SECTION B-B

NOTES:

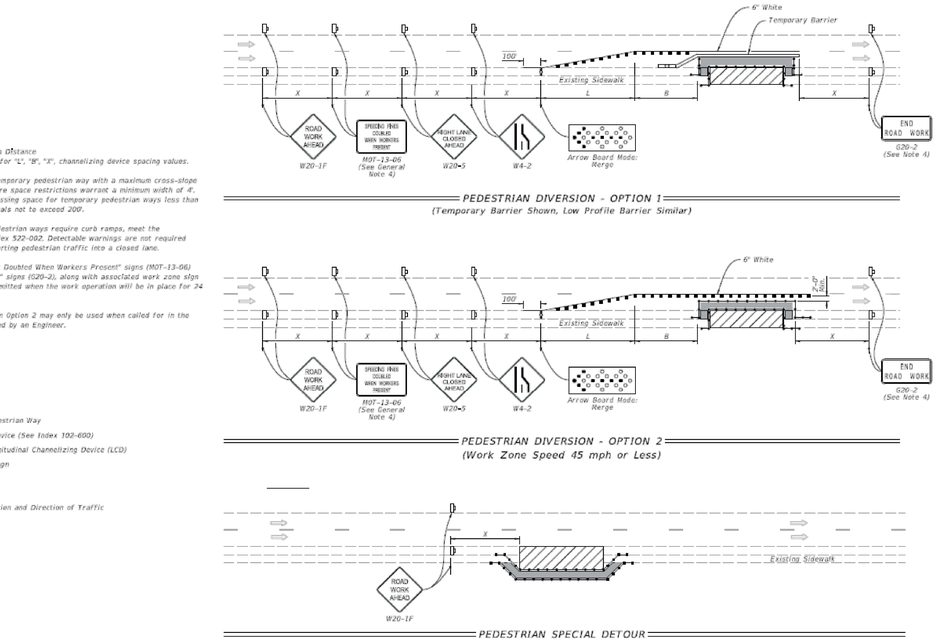
1. SPILLWAY TO BE CONCRETE, 2,500 PSI AT 28 DAY, 4" THICK FIBERCRETE.
2. PLACE SOD AT LEAST 5' AROUND ALL STRUCTURE EDGES ABOVE STANDING WATER.



FILTER MEDIUM SPECIFICATIONS

1. THE PERFORATED PIPE SHALL CONSIST OF POLYVINYL CHLORIDE (PVC) CONFORMING TO ASTM D 3033, HAVE MINIMUM OF SIXTEEN (16) 3/8 INCH DIAMETER PERFORATIONS PER LINEAR FOOT OF PIPE AND BE ON THE BOTTOM 135° OF THE PIPE.
2. THE CONTRACTOR SHALL PROVIDE DEWATERING MEASURES AS REQUIRED DURING THE INSTALLATION OF THE UNDERDRAIN AND ALL OF ITS COMPONENTS.
3. THE CONTRACTOR SHALL NOT BACKFILL THE DRAIN PIPE UNTIL THE ENGINEER HAS VERIFIED AND APPROVED THE DRAIN PIPE GRADES AND INSTALLATION OF FILTER MEDIA.
4. SWFWMD REQUIRES AS-BUILT CERTIFICATION BY THE ENGINEER FOR THIS FILTER SYSTEM. TEST REPORTS FROM AN APPROVED LABORATORY ON GRADUATION AND PERMEABILITY SHALL BE INCLUDED IN THE AS-BUILT SUBMITTAL.

EXFILTRATION SYSTEM DETAIL
N.T.S.



PEDESTRIAN DIVERSION - OPTION 1
(Temporary Barrier Shown, Low Profile Barrier Similar)

PEDESTRIAN DIVERSION - OPTION 2
(Work Zone Speed 45 mph or Less)

PEDESTRIAN SPECIAL DETOUR

NOTES:

1. L = Taper Length
   B = Buffer Length
   X = Work Zone Sign Distance
   See Index 102-600 for "L", "B", "X", channelizing device spacing values.
2. Provide a 3' wide temporary pedestrian way with a maximum cross-slope of 0.02, except where space restrictions warrant a minimum width of 4'. Provide a 5' x 5' passing space for temporary pedestrian ways less than 5' in width at intervals not to exceed 200'.
3. When temporary pedestrian ways require curb ramps, meet the requirements of Index 522-002. Detectable warnings are not required for curb ramps diverting pedestrian traffic into a closed lane.
4. The "Speeding Fines Doubled When Workers Present" signs (M9T-13-06) and "End Road Work" signs (G20-2), along with associated work zone sign distances, may be omitted when the work operation will be in place for 24 hours or less.
5. Pedestrian Diversion Option 2 may only be used when called for in the Plans or as approved by an Engineer.

SYMBOLS:

- Work Area
- Temporary Pedestrian Way
- Channelizing Device (See Index 102-600)
- Pedestrian Longitudinal Channelizing Device (LCD)
- Work Zone Sign
- Arrow Board
- Crash Cushion
- Lane Identification and Direction of Traffic

LAST REVISION	DESCRIPTION:	FDOT	FY 2025-26 STANDARD PLANS	SIDEWALK CLOSURE	INDEX	SHEET
11/01/23	REVISION				102-660	2 of 2

R.C. KELLEY CIVIL DESIGN SERVICES
1740 OAK POND COURT
OLDSMAR, FLORIDA 34677
PHONE: (727) 348-0255
EMAIL: RCKELLEYES@GMAIL.COM

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REVISIONS

PA PROJECT	
DWG DATE	
ISSUE DATE	
SCALE	
DRAWN BY	
CHECKED BY	

MU-GROW STORAGE

SITE PLAN DETAILS

RAM A. GOEL
LICENSE No. 47431
02/14/2025
STATE OF FLORIDA
PROFESSIONAL ENGINEER
RAM A. GOEL, P.E.

C-002

JOB #: 22-0708

Plot Date: Feb 14, 2025 - 8:54am
User Name: rkelley
Drawing Name: C:\Users\rkelley\Documents\Documents\DIXIE HWY\20241105 SITE DETAILS.dwg>>, 2/14/2025 8:54:34 AM, DWG To PDF.pc3

Pinellas County
Building & Development Review Services

UTILIZATION PERMIT

PERMIT NO: _____

Pinellas County Building & Development Review Services
Reviewed for Code Compliance

THE COUNTY OF PINELLAS, a political subdivision of the State of Florida, hereinafter called the Permitter, hereby grants to MOUGROS STORAGE (Name) of 1372 N. PINELLAS AVE, TARPON SPRINGS, FL 34689 (Street Address, City, State, Zip) hereinafter called the Permittee, a Permit to construct ☒ X, operate ☐, maintain ☐, renew ☐ and/or remove ☐ _____

DRIVEWAY CONNECTION WITH ASSOCIATED DRAINAGE on attached plan along, across, beneath, or over right of way and/or property of Permitter at the following location:

RUP-24-04-028 (Permit Number) 11/7/2024 (Issued Date)

County Road No. _____ Name: DIXIE HIGHWAY Parcel ID No. 01-27-15-89136-000-0452, situated at SOUTHWEST CORNER OF ALT 19 & DIXIE HWY (Address or Street Intersection), Florida, subject to the following provisions and conditions:

1. Construction, operation and maintenance of such utility shall not interfere with property and rights of prior occupant.
2. The construction, operation and maintenance of such utility shall not create obstruction or conditions which are or may become dangerous to the traveling public.
3. All work must be done in keeping with standards of the Florida Department of Transportation Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways, Roadway and Traffic Design Standards, Florida Department of Transportation Standard Specifications for Road and Bridge Construction, AASHTO and by the County Director or his agent.
4. All materials and equipment shall be subject to inspection by an Engineer of the County or his agent.
5. Prior to beginning any work hereunder, Permittee shall, through the State of Florida's Department of Environmental Protection Online Contamination Locator Map and the Pinellas County GIS Map, first evaluate the property herein as to any environmental risks. If subsequent to the start of any work herein Permittee encounters any environmental hazard or abnormal conditions, Permittee shall immediately cease work and notify the County. Permittee may only resume work upon written notification by County.
6. The Permittee shall and does hereby agree to indemnify, pay the cost of defense, and save harmless the Permitter from and against payment of all claims, suits, actions, costs, attorneys' fees, expenses, damages, judgments, or decrees by reason of any person or persons or property being damaged or injured by the Permittee, his employees, agents or sub-contractors or in any way attributable to the performance, prosecution, construction, operation, or maintenance of work herein permitted by Permitter and resulting from negligent acts or omissions of said Permittee in connection with the work herein permitted.
7. The Permittee shall repair any damage or injury to the road or highway or other County property by reason of the exercise of any of the privileges granted in this Permit, and shall repair the same promptly, within seven (7) days of opening, restoring it to a condition at least equal to that which existed immediately prior to the infliction of such damage or injury. (Note: All portions of the right of way other than paved areas disturbed by the construction of this utility will be compacted, grassed and mulched or sodded as required.)
8. All overhead installations shall conform to clearance standards of the State Utilities Accommodation Guide and all underground crossing installations shall be laid at a minimum depth of 36" below pavement, or at such greater depth as Permitter may require.
9. In the event of widening, repair or reconstruction of said road, the Permittee shall move or remove said utility installation at no cost to the Permitter.
10. This permit creates a permissive use only and the placing of facilities upon County property pursuant hereto shall not operate to create or to vest any property rights in said Permittee and is granted in perpetuity subject to termination by the Permitter upon the giving of 30-days' notice in writing to the Permittee.
11. The Permittee shall furnish the Permitter with a survey showing the exact locations of all facilities to be installed pursuant to this permit, said survey to be sufficiently detailed to allow location of said installation by reference thereto. The attached plan, covering details of this installation, shall be a part of this permit. Upon completion of installation, if field adjustments are made, an as-built drawing will have to be submitted.
12. Section corner monuments subject to displacement shall first be referenced and later reset by a Florida Registered Land Surveyor.
13. All activities in accordance with this permit will require conformance to the "Manual on Traffic Control and Safe Practices for Street and Highway Construction, Maintenance and Utility Operations." (Chapter 316 Florida Statutes)
14. The Permittee's attention is directed to the provisions of the Trench Safety Act (Florida Statutes, Section 553.60 et. seq.) and the Occupational Safety and Health Administration Excavation Safety Standards (29 C.F.R. Section 1926.650, Subpart P) which shall apply to construction, operation, and maintenance pursuant to this permit.
15. Compaction within right of way to meet Pinellas County Minimum Standards.
16. Public Works is to be notified a minimum of 48 hours prior to beginning work at 464-3670, otherwise the Permit will be voided.
17. If this permit is for a monitor well, copies of all testing reports are to be forwarded to Pinellas County Regulatory Services.
18. The Permittee shall commence construction within 60 days from the date of this permit and it shall be completed within _____ days.

Permittee or Agent: RICHARD C. KELLEY Phone: 727-348-0255 Date: 04/24/2024

TYPE OR PRINT NAME

APPLICATION SUBMITTAL INSTRUCTIONS

1. Description and nature of the proposed installation shall be outlined in the two blank lines on application.
2. The bottom of Application Sheet 1 shall be signed by applicant or his agent.
3. On the attached plan, the following data shall be supplied:
   a. The plan shall show the right of way lines and the widths of right of way. The offset distance from the centerline of the proposed installation shall be shown and the scope of the proposed project, with all the distances and sizes clearly indicated.
   b. Typical cross section shall be furnished showing width of pavement, width of right of way on each side, offset distance from centerline to proposed installation and any pertinent data to sidewalks, curbs and gutters, etc.
   c. Indicate type of installation on both typical cross section and plan view.
   d. All pertinent drainage information and calculations or justification for size of pipe and/or grading.
4. All improvements within County maintained right of way shall conform to Florida Department of Transportation requirements and/or Pinellas County Subdivision requirements.
5. All applications for water and sewer lines must be separate applications and countersigned by the utility involved prior to submittal.
6. This form is to be made out in QUADRUPLICATE with four (4) drawings; one fully executed copy will be returned to you after approval.
7. There is a variable processing fee that must be received prior to the issuance of the permit. Please make check payable to Board of County Commissioners.
8. Prior to permit approval, the permittee shall deliver proof of insurance as determined by Pinellas County Risk Management. See Pinellas County Land Development Code Sec 154-303. – Insurance and sureties for details

THE UTILITY NOTIFICATION CENTER "CALL SUNSHINE" (1-800-432-4770) MUST BE NOTIFIED TWO FULL BUSINESS DAYS IN ADVANCE OF CONSTRUCTION.

Pinellas County BDRS
Regulatory Services
440 Court Street, 3rd Floor
Clearwater, FL 33756
(727) 464-3404 or 464-3394

UTILITY COUNTERSIGN

_____
(Name/Title)

_____
(Date)

TO BE FILLED OUT BY PINELLAS COUNTY REGULATORY SERVICES

Sod required ☐ Yes ☐ No
Open cut ☐ Yes ☐ No

Jack and bore ☐ Yes ☐ No
Directional bore ☐ Yes ☐ No

PINELLAS COUNTY, FLORIDA, Acting by Authority of the Board of County Commissioners

APPROVED
By Michelle Fry at 11/7/2025 11:26:38 AM

Date: _____ _____
for Regulatory Services Section

SEE ATTACHED LETTER FOR ADDITIONAL CONDITIONS TO THIS UTILITY PERMIT.

Pinellas County
Building & Development Review Services
Reviewed for Code Compliance

RUP-24-00588 (Permit Number) 11/7/2025 (Issued Date)

Rev 4/01/20

City of Tarpon Springs

TRC Comment Report

324 E. Pine Street, Tarpon Springs, FL, 34689 Telephone: 727-942-5617

Project	**24.40** Mu-Grow Brothers Warehouse Dixie Highway Access Drive
Project Address	1372 N Pinellas Ave Tarpon Springs, FL 34689 United States
Files and Attachments	DIXIE ACCESS PLANS.pdf Design Development

Instructions

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Please keep in mind that the Planning & Zoning Division has 90-day suspense from the date of the TRC review for the submission of revisions/additional information. If revised plans/additional information are not submitted within the above referenced time frame, the application will be considered to be “EXPIRED” and a new application will have to be submitted.

If you have questions concerning any of the above information, please do not hesitate to contact the Planning Department for assistance.

Arborist

[Sheet C-003 | Comment 00001 | DIXIE ACCESS PLANS.pdf]

Shannon Brewer

Where a Development Permit is required the tree permit application shall contain the following minimum information: 1) Site plan overlay of tree location and location of all proposed structures, driveways, parking area, and other improvements. 2) ISA Certified Arborist Tree Assessment on all existing trees with the trees' specifications (species, size in DBH, canopy size, condition, etc.) and designation of all trees to remain, and all trees to be removed, relocated, or replaced. 3) Tree Protection Plan showing how trees not proposed for removal or relocation are to be protected during land clearing and construction. The Protective barricades shall comply with Section 133.07, LDC.

Planning and Zoning

[Comment 00014]

Patricia McNeese

This document contains comments resulting from the June 6, 2024 meeting of the Technical Review Committee.

[Comment 00015]

Patricia McNeese

Please provide a full Site Plan submittal per Section 210.02 of the Land Development Code, including, but not necessarily limited to:

- wetland impacts and mitigation plan,
- configuration of existing and proposed utilities,
- Pinellas County permit or approval letter for driveway connection,
- Southwest Florida Water Management permit,
- current tree survey, removal, and mitigation plan.

[Sheet C-001 | Comment 00016 | DIXIE ACCESS PLANS.pdf]

Patricia McNeese

Please remove reference to "future" driveway from Sheet C-001 (Page 4) of the plan set.

[Sheet C-003 | Comment 00017 | DIXIE ACCESS PLANS.pdf]

Patricia McNeese

Please revise the cross-section on Sheet C-003, or add one or more new full cross-sections of the proposed driveway from existing grade to driveway surface.

[Sheet C-001 | Comment 00018 | DIXIE ACCESS PLANS.pdf]

Patricia McNeese

Please provide Pinellas County permit or approval for driveway connection, configuration and signage.

[Sheet C-003 | Comment 00019 | DIXIE ACCESS PLANS.pdf]

Patricia McNeese

Please show pedestrian access delineation crossing the proposed driveway.

[Sheet C-003 | Comment 00020 | DIXIE ACCESS PLANS.pdf]

Patricia McNeese

Cross-section seems to show grade sloping from 7.60 at the property line down to about 5 or 5.2 feet. Site layout shows an elevation of 8 to 8.67 at the existing retaining wall. Please clarify on the plans the entire configuration for the roadway - assumed it will be contained with a concrete wall and that this will replace the existing retaining wall. Therefore, what does the slope down to the 5 foot elevations represent?

Public Services

[Sheet C-001 | Comment 00002 | DIXIE ACCESS PLANS.pdf]

Heather Freundel

The City has potable water and sanitary sewer located in this easement.

Stormwater

[Sheet C-003 | Comment 00003 | DIXIE ACCESS PLANS.pdf]

Rick Aguiar

The proposed driveway profile grade shown in section does not match proposed site grading, please revise accordingly.

[Sheet C-003 | Comment 00004 | DIXIE ACCESS PLANS.pdf]

Rick Aguiar

Show driveway section through proposed dual 48-inch pipes and provide dimensions and slopes for proposed grading, also show wetland line, proposed limits grading and rip-rap.

[Comment 00005]

Rick Aguiar

Please submit a complete application package with drainage documentation (drainage report) that demonstrates the proposed cross-drain is designed in accordance with the City's Stormwater Management Regulations, Chapter 141. Demonstrate the additional project runoff will not adversely affect the existing Dixie Hwy. drainage and that treatment is provided for the newly proposed driveway runoff.

[Comment 00006]

Rick Aguiar

The drainage calculations shown on plan lack sufficient details to demonstrate no adverse impacts will result, please provide explanation/documentation of how the proposed dual 48-inch pipes will not cause adverse upstream impacts. If comparing culvert cross-sections, please be sure the comparison is made at the same elevation range. Also, to demonstrate no adverse upstream impacts the calculations must include storm events from the mean annual 2.33-year to 100-year, 24-hour design storm events.

[Comment 00007]

Rick Aguiar

Please show the existing upstream and downstream invert elevation of the Alt. US 19 cross-drain (24-inch) and the 18-inch side drain at the site west driveway.

[Sheet C-003 | Comment 00008 | DIXIE ACCESS PLANS.pdf]

Rick Aguiar

A Mannings roughness coefficient of 0.10 or 0.11 is not industry standard, this should be a minimum of 0.012 to 0.013 for RCP pipe.

[Comment 00009]

Rick Aguiar

Show limits of work and erosion protection measures to be implemented with the proposed construction.

[Comment 00010]

Rick Aguiar

Identify on plans the entity responsible for future maintenance of the proposed cross-drain.

[Comment 00011]

Rick Aguiar

Please provide all other agency approvals needed for the project construction, including but not limited to SWFWMD ERP, Pinellas County approval, FDOT Drainage Connection Permit or exemption/approval. Please note these agency approvals are to include review/approvals of the proposed Dixie Hwy. cross-drain.

[Sheet C-003 | Comment 00012 | DIXIE ACCESS PLANS.pdf]

Rick Aguiar

These calculations neglect flows/capacity of the existing 18-inch driveway culvert and also assumes dual proposed 48-inch pipes are flowing full, which may not be true for smaller storm events.

[Sheet 1 | Comment 00013 | DIXIE ACCESS PLANS.pdf]

Rick Aguiar

The scanned engineer's signature and seal on plans is not proper documentation for electronic submittals. On future submittals please provide proper documentation of engineer signing and sealing documents.

Reviewers

Shannon Brewer
(727) 942-5617
sbrewer@ctsfl.us

Heather Freundel
(727) 938-3711
hfreundel@ctsfl.us

Rick Aguiar
(813) 520-4407
Ricardo.Aguiar@wsp.com

Patricia McNeese
(727) 942-5611
pmcneese@ctsfl.us

City of Tarpon Springs

TRC Comment Report

324 E. Pine Street, Tarpon Springs, FL, 34689 Telephone: 727-942-5617

Project	**24.40** Mu-Grow Brothers Warehouse Dixie Highway Access Drive
Project Address	1372 N Pinellas Ave Tarpon Springs, FL 34689 United States
Files and Attachments	DIXIE ACCESS PLANS.pdf Design Development SIGNED 20241105 CITY CONSTRUCTION PLANS.pdf Design Development

Instructions

Please review comments below and provide any additional required information. Your project will not be scheduled for Planning and Zoning Board, Board of Adjustment, or Board of Commissioners review until all required information or revised plans are provided. If no additional information is required, you will be informed of when the project will be scheduled for public hearing by Planning and Zoning staff. Please keep in mind that the Planning & Zoning Department has 90-day suspension period from the date of the TRC review for the submittal of revisions/additional information. If revised plans/additional information are not submitted within the above referenced time frame, the application will be considered to be “EXPIRED” and a new application will have to be submitted. If you have questions concerning any of the above information, please do not hesitate to contact the Planning and Zoning Department for assistance.

Arborist

[Sheet C-003 | Comment 00001 | DIXIE ACCESS PLANS.pdf]

Shannon Brewer

Where a Development Permit is required the tree permit application shall contain the following minimum information: 1) Site plan overlay of tree location and location of all proposed structures, driveways, parking area, and other improvements. 2) ISA Certified Arborist Tree Assessment on all existing trees with the trees' specifications (species, size in DBH, canopy size, condition, etc.) and designation of all trees to remain, and all trees to be removed, relocated, or replaced. 3) Tree Protection Plan showing how trees not proposed for removal or relocation are to be protected during land clearing and construction. The Protective barricades shall comply with Section 133.07, LDC.

[Sheet C-001 | Comment 00022 | SIGNED 20241105 CITY CONSTRUCTION PLANS.pdf]

Shannon Brewer

Large mangroves are in the current swale close to road which may impede visibility triangle and/or sight lines to intersection of Dixie and Pinellas Ave. How does the contractor plan on addressing this? The mangroves may be protected from pruning due to FLDEP height restrictions. Mangrove alteration permit maybe required. If so, provide a copy of that permit.

Planning and Zoning

[Comment 00015]

Patricia McNeese

Please provide a full Site Plan submittal per Section 210.02 of the Land Development Code, including, but not necessarily limited to:

- wetland impacts and mitigation plan,
- configuration of existing and proposed utilities,
- Pinellas County permit or approval letter for driveway connection,
- Southwest Florida Water Management permit,
- current tree survey, removal, and mitigation plan.

12/5/2024 COMMENT UPDATE: The grading, planting and square footage of the mitigation area was included on Sheet C-003. What is the square footage area of wetlands being impacted?

Pinellas County permit or written intent to allow the driveway is required prior to scheduling for hearing.

ADVISORY: The Southwest Florida Water Management permit will be required before a building permit issued.

[Sheet C-003 | Comment 00017 | DIXIE ACCESS PLANS.pdf]

Patricia McNeese

Please revise the cross-section on Sheet C-003, or add one or more new full cross-sections of the proposed driveway from existing grade to driveway surface.

[Sheet C-001 | Comment 00018 | DIXIE ACCESS PLANS.pdf]

Patricia McNeese

Please provide Pinellas County permit or approval for driveway connection, configuration and signage.

12/5/2024 COMMENT UPDATE: The applicant has stated that the Pinellas County Access permit is pending. The permit will be required prior to scheduling this project for hearing.

[Comment 00021]

Patricia McNeese

This document contains comments resulting from the December 5, 2024 meeting of the Technical Review Committee.

Public Services

[Sheet C-001 | Comment 00002 | DIXIE ACCESS PLANS.pdf]

Heather Freundel

The City has potable water and sanitary sewer located in this easement.

Stormwater

[Sheet C-003 | Comment 00003 | DIXIE ACCESS PLANS.pdf]

Rick Aguiar

The proposed driveway profile grade shown in section does not match proposed site grading, please revise accordingly.

11-22-24 Follow up: Driveway flow arrows show runoff draining south towards site from north property line, which does not match section, please revise accordingly.

[Sheet C-003 | Comment 00004 | DIXIE ACCESS PLANS.pdf]

Rick Aguiar

Show driveway section through proposed dual 48-inch pipes and provide dimensions and slopes for proposed grading, also show wetland line, proposed limits grading and rip-rap.

11-22-24 Follow-up: Not resolved, provide cross-section through proposed CBC and provide the above-requested information.

[Comment 00005]

Rick Aguiar

Please submit a complete application package with drainage documentation (drainage report) that demonstrates the proposed cross-drain is designed in accordance with the City's Stormwater Management Regulations, Chapter 141. Demonstrate the additional project runoff will not adversely affect the existing Dixie Hwy. drainage and that treatment is provided for the newly proposed driveway runoff.

11-22-24 Update: Not resolved, refer to comment #006.

[Comment 00006]

Rick Aguiar

The drainage calculations shown on plan lack sufficient details to demonstrate no adverse impacts will result, please provide explanation/documentation of how the proposed dual 48-inch pipes will not cause adverse upstream impacts. If comparing culvert cross-sections, please be sure the comparison is made at the same elevation range. Also, to demonstrate no adverse upstream impacts the calculations must include storm events from the mean annual 2.33-year to 100-year, 24-hour design storm events.

11-22-24 Follow-Up. No Drainage Maps were included with the Drainage Analysis, so was unable to review the drainage calculations. Please provide pre/post-development drainage maps that correspond with the model data. Also, please be sure to include/account for all off-site drainage flows draining to the proposed cross-drain in the models to demonstrate the proposed improvements will not adversely impact upstream areas.

[Comment 00007]

Rick Aguiar

Please show the existing upstream and downstream invert elevation of the Alt. US 19 cross-drain (24-inch) and the 18-inch side drain at the site west driveway.

11-22-24: Not Resolved, information not provided.

[Comment 00009]

Rick Aguiar

Show limits of work and erosion protection measures to be implemented with the proposed construction.

11-22-24 Follow-up, adjust erosion protection measures to include the proposed driveway and cross-drain work.

[Comment 00010]

Rick Aguiar

Identify on plans the entity responsible for future maintenance of the proposed cross-drain.

11-22-24 Follow-up: The proposed cross-drain conveys off-site flows through the site. A public drainage easement must therefore be provide to ensure access/maintenance in case of emergency.

[Comment 00011]

Rick Aguiar

Please provide all other agency approvals needed for the project construction, including but not limited to SWFWMD ERP, Pinellas County approval, FDOT Drainage Connection Permit or exemption/approval. Please note these agency approvals are to include review/approvals of the proposed Dixie Hwy. cross-drain.

[Sheet C-003 | Comment 00012 | DIXIE ACCESS PLANS.pdf]

Rick Aguiar

These calculations neglect flows/capacity of the existing 18-inch driveway culvert and also assumes dual proposed 48-inch pipes are flowing full, which may not be true for smaller storm events.

11-22-24 Follow-up: The drainage calculations must include all off-site runoff flowing to the project and demonstrate no adverse off-site impacts will result. Refer to comment #006.

[Comment 00023]

Rick Aguiar

Please provide the project Equivalent Stormwater Unit (ESU) calculations and backup documentation.

City of Tarpon Springs

TRC Comment Report

324 E. Pine Street, Tarpon Springs, FL, 34689 Telephone: 727-942-5617

Project	**24.40** PNZ - Mu-Grow Brothers Warehouse Dixie Highway Access Drive
Project Address	1372 N Pinellas Ave Tarpon Springs, FL 34689 United States
Files and Attachments	DIXIE ACCESS PLANS.pdf Design Development SIGNED 20241105 CITY CONSTRUCTION PLANS.pdf Design Development 20250205 RESPONSE TO COMMENTS LETTER.pdf Design Development

Instructions

Please review comments below and provide any additional required information. Your project will not be scheduled for Planning and Zoning Board, Board of Adjustment, or Board of Commissioners review until all required information or revised plans are provided. If no additional information is required, you will be informed of when the project will be scheduled for public hearing by Planning and Zoning staff. Please keep in mind that the Planning & Zoning Department has 90-day suspension period from the date of the TRC review for the submittal of revisions/additional information. If revised plans/additional information are not submitted within the above referenced time frame, the application will be considered to be “EXPIRED” and a new application will have to be submitted. If you have questions concerning any of the above information, please do not hesitate to contact the Planning and Zoning Department for assistance.

Arborist

[Sheet C-003 | Comment 00001 | DIXIE ACCESS PLANS.pdf]

Shannon Brewer

Where a Development Permit is required the tree permit application shall contain the following minimum information: 1) Site plan overlay of tree location and location of all proposed structures, driveways, parking area, and other improvements. 2) ISA Certified Arborist Tree Assessment on all existing trees with the trees' specifications (species, size in DBH, canopy size, condition, etc.) and designation of all trees to remain, and all trees to be removed, relocated, or replaced. 3) Tree Protection Plan showing how trees not proposed for removal or relocation are to be protected during land clearing and construction. The Protective barricades shall comply with Section 133.07, LDC.

[Sheet C-001 | Comment 00022 | SIGNED 20241105 CITY CONSTRUCTION PLANS.pdf]

Shannon Brewer

Large mangroves are in the current swale close to road which may impede visibility triangle and/or sight lines to intersection of Dixie and Pinellas Ave. How does the contractor plan on addressing this? The mangroves may be protected from pruning due to FLDEP height restrictions. Mangrove alteration permit maybe required. If so, provide a copy of that permit.

Planning and Zoning

[Sheet C-001 | Comment 00018 | DIXIE ACCESS PLANS.pdf]

Patricia McNeese

Please provide Pinellas County permit or approval for driveway connection, configuration and signage.

12/5/2024 COMMENT UPDATE: The applicant has stated that the Pinellas County Access permit is pending. The permit will be required prior to scheduling this project for hearing.

[Comment 00025]

Patricia McNeese

This document contains comments resulting from the March 6, 2025 meeting of the Technical Review Committee.

Public Services

[Sheet C-001 | Comment 00002 | DIXIE ACCESS PLANS.pdf]

Heather Estright

The City has potable water and sanitary sewer located in this easement.

[Sheet 3 | Comment 00026 | 20250205 RESPONSE TO COMMENTS LETTER.pdf]

Heather Estright

Must call in locates

Contractor shall be liable for any damages

Stormwater

[Sheet C-003 | Comment 00004 | DIXIE ACCESS PLANS.pdf]

Rick Aguiar

Show driveway section through proposed dual 48-inch pipes and provide dimensions and slopes for proposed grading, also show wetland line, proposed limits grading and rip-rap.

11-22-24 Follow-up: Not resolved, provide cross-section through proposed CBC and provide the above-requested information.

3-04-25: Please clarify the grading intent of the proposed driveway near the box culvert. Will a retaining wall be needed beyond the CBC wingwalls or is fill proposed around the wingwalls to achieve the grading transition needed. If retaining walls are needed beyond the wingwalls, please show limits and top/bottom of wall elevations. If fill is proposed, please revise silt fence location to encompass all grading work.

[Comment 00005]

Rick Aguiar

Please submit a complete application package with drainage documentation (drainage report) that demonstrates the proposed cross-drain is designed in accordance with the City's Stormwater Management Regulations, Chapter 141. Demonstrate the additional project runoff will not adversely affect the existing Dixie Hwy. drainage and that treatment is provided for the newly proposed driveway runoff.

11-22-24 Update: Not resolved, refer to comment #006.

3-04-25 Update: Not resolved, refer to comment #006. Aso, please update the on-site drainage calculations to reflect the added treatment provided, and revise model accordingly.

[Comment 00006]

Rick Aguiar

The drainage calculations shown on plan lack sufficient details to demonstrate no adverse impacts will result, please provide explanation/documentation of how the proposed dual 48-inch pipes will not cause adverse upstream impacts. If comparing culvert cross-sections, please be sure the comparison is made at the same elevation range. Also, to demonstrate no adverse upstream impacts the calculations must include storm events from the mean annual 2.33-year to 100-year, 24-hour design storm events.

11-22-24 Follow-Up. No Drainage Maps were included with the Drainage Analysis, so was unable to review the drainage calculations. Please provide pre/post-development drainage maps that correspond with the model data. Also, please be sure to include/account for all off-site drainage flows draining to the proposed cross-drain in the models to demonstrate the proposed improvements will not adversely impact upstream areas.

3-04-25 Follow-Up: The Drainage Maps and model submitted show only 2.21-acres of tributary basin area draining to the proposed box culvert and does not account for all off-site tributary drainage basin area. The published Anclote River watershed study and previously permitted drainage documentation for this site (ERP No. 14849.002, permitted by WRA) show actual tributary areas to be much greater. Please revise Drainage Maps and calculations to account for all areas/flows draining through the proposed box culvert.

[Comment 00011]

Rick Aguiar

Please provide all other agency approvals needed for the project construction, including but not limited to SWFWMD ERP, Pinellas County approval, FDOT Drainage Connection Permit or exemption/approval. Please note these agency approvals are to include review/approvals of the proposed Dixie Hwy. cross-drain.

[Sheet C-003 | Comment 00012 | DIXIE ACCESS PLANS.pdf]

Rick Aguiar

These calculations neglect flows/capacity of the existing 18-inch driveway culvert and also assumes dual proposed 48-inch pipes are flowing full, which may not be true for smaller storm events.

11-22-24 Follow-up: The drainage calculations must include all off-site runoff flowing to the project and demonstrate no adverse off-site impacts will result. Refer to comment #006.

[Comment 00023]

Rick Aguiar

Please provide the project Equivalent Stormwater Unit (ESU) calculations and backup documentation.

3-04-25 Update: Not resolved, information not provided.

[Comment 00024]

Rick Aguiar

3-04-25 New Comment: On future submittals, please include the drainage maps and all other drainage documentation within the overall project drainage report/calculations. The calculations must be bound into a single report signed and sealed by the project engineer.

City of Tarpon Springs

TRC Comment Report

324 E. Pine Street, Tarpon Springs, FL, 34689 Telephone: 727-942-5617

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Arborist

[Sheet C-003 | Comment 00001 | DIXIE ACCESS PLANS.pdf]

Shannon Brewer

ADVISORY COMMENT: Where a Development Permit is required the tree permit application shall contain the following minimum information: 1) Site plan overlay of tree location and location of all proposed structures, driveways, parking area, and other improvements. 2) ISA Certified Arborist Tree Assessment on all existing trees with the trees' specifications (species, size in DBH, canopy size, condition, etc.) and designation of all trees to remain, and all trees to be removed, relocated, or replaced. 3) Tree Protection Plan showing how trees not proposed for removal or relocation are to be protected during land clearing and construction. The Protective barricades shall comply with Section 133.07, LDC.

[Sheet C-001 | Comment 00022 | SIGNED 20241105 CITY CONSTRUCTION PLANS.pdf]

Shannon Brewer

ADVISORY COMMENT: Large mangroves are in the current swale close to road which may impede visibility triangle and/or sight lines to intersection of Dixie and Pinellas Ave. How does the contractor plan on addressing this? The mangroves may be protected from pruning due to FLDEP height restrictions. Mangrove alteration permit maybe required. If so, provide a copy of that permit with the building permit application.

Planning and Zoning

[Sheet C-001 | Comment 00018 | DIXIE ACCESS PLANS.pdf]

Patricia McNeese

Please provide Pinellas County permit or approval for driveway connection, configuration and signage.

12/5/2024 COMMENT UPDATE: The applicant has stated that the Pinellas County Access permit is pending. The permit will be required prior to scheduling this project for hearing.

[Comment 00027]

Patricia McNeese

This document contains comments resulting from the May 1, 2025 meeting of the Technical Review Committee.

Public Services

[Sheet C-001 | Comment 00002 | DIXIE ACCESS PLANS.pdf]

Heather Estright

ADVISORY COMMENT: The City has potable water and sanitary sewer located in this easement.

[Sheet 3 | Comment 00026 | 20250205 RESPONSE TO COMMENTS LETTER.pdf]

Heather Estright

ADVISORY COMMENT :

- Contractor must call in locates
- Contractor shall be liable for any damages

Stormwater

[Comment 00011]

Rick Aguiar

Please provide all other agency approvals needed for the project construction, including but not limited to SWFWMD ERP, Pinellas County approval, FDOT Drainage Connection Permit or exemption/approval. Please note these agency approvals are to include review/approvals of the proposed Dixie Hwy. cross-drain.

4-25-25 Follow-up: Provide a copy of the Pinellas County approval prior to construction.

RESOLUTION NO. 2023-12

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA, APPROVING APPLICATION #22-93 REQUESTING CONDITIONAL USE APPROVAL AND APPLICATION #22-94 REQUESTING SITE PLAN APPROVAL TO ALLOW FOR WAREHOUSE USE, LANDSCAPE SERVICE ESTABLISHMENT USE, CONSTRUCTION MATERIAL ESTABLISHMENT USE, CONSTRUCTION SERVICE ESTABLISHMENT USE, LIGHT MANUFACTURING USE AND WHOLESALE TRADE USE IN THREE BUILDINGS TOTALING 19,825 SQUARE FEET OF GROSS FLOOR AREA WITH PARKING AND OTHER SITE IMPROVEMENTS ON PROPERTY LOCATED AT 1372 NORTH PINELLAS AVENUE IN THE HIGHWAY BUSINESS ZONING DISTRICT; PROVIDING FOR FINDINGS; PROVIDING FOR CONDITIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Tarpon Springs has received an application for a Conditional Use to allow for the following uses on property located at 1372 North Pinellas Avenue in the Highway Business zoning district: warehouse, landscaping service establishment, construction material establishment, construction service establishment, light manufacturing and wholesale trade; and,

WHEREAS, the City of Tarpon Springs has received an application for Site Plan approval to allow for construction of three buildings totaling 19,825 square feet in gross floor area with parking and other site improvements at 1372 North Pinellas Avenue in the Highway Business zoning district; and,

WHEREAS, Section 25.12 (C) of the Comprehensive Zoning and Land Development Code allows warehouses, landscaping service establishments, construction material establishments, construction service establishments, light manufacturing, and wholesale trade as conditional uses in the Highway Business zoning district; and,

WHEREAS, the Planning and Zoning Board held a public hearing on this application at its meetings of April 17, 2023 and May 15, 2023; and,

WHEREAS, pursuant to Section 209.00 of the Comprehensive Zoning and Land Development Code, the Board of Commissioners must approve, deny or approve subject to conditions, each application for conditional use approval; and,

WHEREAS, pursuant to Section 210.03(C) of the Comprehensive Zoning and Land Development Code, the Board of Commissioners must approve, deny or approve subject to conditions, each application for site plan approval; and,

WHEREAS, written legal notice of this action has been provided in accordance with Article XII of the Comprehensive Zoning and Land Development Code.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA, THAT:

SECTION 1: CONDITIONAL USE FINDINGS

Application Number 22-93 meets the criteria for approving a Conditional Use as set forth in Section 209.01 of the Land Development Code.

SECTION 2: SITE PLAN FINDINGS

Application Number 22-94 meets the criteria for approving a Site Plan as set forth in Section 210.04 of the Land Development Code.

SECTION 3: CONDITIONAL USE APPROVAL

Application Number 22-93 under Resolution 2023-12, requesting Conditional Use approval to allow for warehouse uses, landscape service establishments, construction material establishments, construction service establishments, light manufacturing and wholesale trade on property located at 1372 North Pinellas Avenue in the Highway Business zoning district, is approved with the following conditions:

1. The conditional uses approved on the property are specifically restricted to the following: warehouse, construction material establishment, construction service establishment, light manufacturing, landscape service establishments, and wholesale trade. The "rental service establishment" use requested by the applicant is prohibited along with all other conditional uses not specified in this approval.
2. Storage of combustible, flammable, or explosive materials is prohibited.
3. Approved conditional uses must be established through application of a business tax receipt within one year of issuance of a Certificate of Occupancy, otherwise a new conditional use application shall be required.
4. The owner shall obtain and maintain a local business tax receipt for each individual building for the approved uses.

SECTION 4: SITE PLAN APPROVAL

Site Plan application #22-94 for property located at 1372 North Pinellas Avenue and further described in Exhibit A, prepared and sealed by Ram A. Goel on March 10, 2023 and attached as Exhibit B, is hereby approved with the following conditions:

1. Outdoor storage is prohibited. This includes vehicle storage.
2. All uses on site must be confined to and conducted inside the buildings.
3. The bicycle parking shall be diagonally striped and marked by appropriate signage per Section 127.05(C)(2) of the Land Development Code.
4. The Dixie Highway driveway connection and all associated alterations outside of the retaining wall are not a part of this approval and are not authorized. These proposed improvements shall be removed from the plan set submitted with the application for a Building Permit. The applicant must submit a new request for Site Plan approval to add the Dixie Highway access in the future.
5. The applicant shall provide permits or approvals from Pinellas County for the Riverview Avenue roadway connection, from Southwest Florida Water Management District for stormwater handling, and, from Florida Department of Transportation for drainage connection. All approvals shall be submitted with the application for a Building Permit.
6. Construction shall be sequenced such that the retaining wall is installed and receives an approved final inspection prior to filling and grading the site and initiating vertical construction.
7. Details for any proposed site lighting, including product cut sheets showing shielded fixtures, shall be provided with the building permit application showing compliance with Section 127.06 of the Land Development Code.
8. The applicant is advised that the proposed monument sign location must be moved out of the visibility triangle or must meet the height standards of the Land Development Code.
9. The applicant shall prepare and record an access easement in favor of the City of Tarpon Springs to the on-site private lift station. Easement language shall be approved by the City and the easement shall be recorded prior to scheduling of a final inspection for the project.
10. The development must comply with the Public Art Program requirements of Section 296.00 of the Land Development Code, if the aggregate job value is equal to or exceeds $1,000,000.00.

SECTION 5: EFFECTIVE DATE

This Resolution shall be effective upon adoption.

PASSED and ADOPTED this 23rd day of May, 2023.

COSTA S. VATIKIOTIS, MAYOR

CRAIG K. LUNT, VICE MAYOR

MIKE EISNER, COMMISSIONER

PANAGIOTIS KOULIAS, COMMISSIONER

JOHN M. KOULIANOS, COMMISSIONER

MOTION BY: COMMISSIONER EISNER
SECOND BY: VICE MAYOR LUNT

VOTE ON MOTION

COMMISSIONER KOULIANOS	Yes
COMMISSIONER KOULIAS	Yes
COMMISSIONER EISNER	Yes
VICE MAYOR LUNT	Yes
MAYOR VATIKIOTIS	Yes

ATTEST:

SEAL

IRENE S. JACOBS, CMC
CITY CLERK & COLLECTOR

APPROVED AS TO FORM:

ANDREW SALZMAN
ATTORNEY

Exhibit A of Resolution No. 2023-12

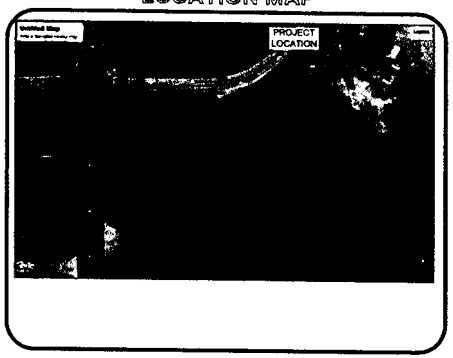
A PORTION OF LOT 45, TAMPA AND TARPON SPRINGS LAND COMPANY, AS RECORDED IN PLAT BOOK 1, PAGE 116, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMALLY A PART, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE SW 1/4 OF THE SE 1/4 OF SECTION 1, TOWNSHIP 27 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA; THENCE S89°15'35"E, ALONG THE SOUTH BOUNDARY LINE OF SAID SW 1/4 FOR A DISTANCE OF 317.79 FEET TO THE INTERSECTION WITH A LINE 125 FEET WEST OF AND PARALLEL TO THE EAST BOUNDARY OF LOT 46, TAMPA AND TARPON SPRINGS LAND COMPANY, AS RECORDED IN PLAT BOOK 1, PAGE 116, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS A PART; THENCE N0°29'44"W. ALONG SAID LINE FOR 403.69 FEET TO THE POINT OF INTERSECTION WITH A LINE 403.60 FEET NORTH OF AND PARALLEL TO THE SOUTH BOUNDARY LINE OF SAID SW 1/4; THENCE S89°15'38"E, FOR 125.03 FEET TO A POINT OF INTERSECTION WITH THE EAST BOUNDARY LINE OF SAID LOT 46; THENCE N0°29'44"W, ALONG SAID EAST BOUNDARY LINE OF LOT 46 FOR 589.92 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH BOUNDARY LINE OF SAID LOT 45; THENCE N89°21'29"W, ALONG SAID SOUTH BOUNDARY LINE OF LOT 45, FOR 91.56 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N89°21'29"W, ALONG SAID SOUTH BOUNDARY LINE OF LOT 45 FOR 299.45 FEET TO THE POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF U.S. ALTERNATE 19, THENCE N0°25'04"W, ALONG SAID RIGHT-OF-WAY LINE 194.34 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST; THENCE ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2814.79 FEET, A CENTRAL ANGLE OF 1°42'54" AN ARC LENGTH OF 84.25 FEET AND CHORD BEARING N00°26'23"E, FOR 84.25 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 595; THENCE ALONG SAID SOUTH AND SOUTHEASTERLY RIGHT-OF-WAY LINES OF STATE ROAD 595 THE FOLLOWING TWO COURSES: (1) N89°48'01"E FOR 228.84 FEET; (2) N41°30'47"E, FOR 64.99 FEET; THENCE LEAVING SAID SOUTH AND SOUTHEASTERLY RIGHT-OF-WAY LINES S89°23'26"E, ALONG THE NORTH BOUNDARY LINE OF SAID SW 1/4 AND LOT 45 OF SAID TAMPA AND TARPON SPRINGS LAND COMPANY A DISTANCE OF 32.00 FEET; THENCE S00°38'31"W, FOR 331.08 FEET TO THE POINT OF BEGINNING.

Exhibit B. Resolution 2023-12, 14 pages

CONSTRUCTION SITE PLAN FOR MU-GROW BROTHERS WAREHOUSE DEVELOPMENT

SECTION 01, TOWNSHIP 27 SOUTH, RANGE 15 EAST
TARPON SPRINGS, FLORIDA

LOCATION MAP



MAP REFERENCES

A PORTION OF LOT 45, TAMPA AND TARPON SPRINGS LAND COMPANY, AS RECORDED IN PLAT BOOK 1, PAGE 116, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMALLY A PART, AND BEING MORE PARTICULARLY DESCRIBED AS Followed:

COMMENCE AT THE SOUTHWEST CORNER OF THE SW 1/4 OF THE SE 1/4 OF SECTION 1, TOWNSHIP 27 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA; THENCE S89°15'35"E, ALONG THE SOUTH BOUNDARY LINE OF SAID SW 1/4 FOR A DISTANCE OF 317.78 FEET TO THE INTERSECTION WITH A LINE 125 FEET WEST OF AND PARALLEL TO THE EAST BOUNDARY OF LOT 46, TAMPA AND TARPON SPRINGS LAND COMPANY, AS RECORDED IN PLAT BOOK 1, PAGE 116, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS A PART; THENCE N0°29'44"W, ALONG SAID LINE FOR 403.69 FEET TO THE POINT OF INTERSECTION WITH A LINE 403.60 FEET NORTH OF AND PARALLEL TO THE SOUTH BOUNDARY LINE OF SAID SW 1/4; THENCE S89°15'38"E, FOR 125.03 FEET TO A POINT OF INTERSECTION WITH THE EAST BOUNDARY LINE OF SAID LOT 46; THENCE N0°29'44"W, ALONG SAID EAST BOUNDARY LINE OF LOT 46 FOR 589.92 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH BOUNDARY LINE OF SAID LOT 45; THENCE N89°21'29"W, ALONG SAID SOUTH BOUNDARY LINE OF LOT 45, FOR 91.56 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N89°21'29"W, ALONG SAID SOUTH BOUNDARY LINE OF LOT 45 FOR 299.45 FEET TO THE POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF U.S. ALTERNATE 19, THENCE N0°25'04"W, ALONG SAID RIGHT-OF-WAY LINE 194.34 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST; THENCE ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2814.79 FEET, A CENTRAL ANGLE OF 1°42'54" AN ARC LENGTH OF 84.25 FEET AND CHORD BEARING N00°26'23"E, FOR 84.25 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 595; THENCE ALONG SAID SOUTH AND SOUTHEASTERLY RIGHT-OF-WAY LINES OF STATE ROAD 595 THE FOLLOWING TWO COURSES: (1) N89°48'01"E FOR 228.84 FEET; (2) N41°30'47"E, FOR 84.99 FEET; THENCE LEAVING SAID SOUTH AND SOUTHEASTERLY RIGHT-OF-WAY LINES S89°23'26"E, ALONG THE NORTH BOUNDARY LINE OF SAID SW 1/4 AND LOT 45 OF SAID TAMPA AND TARPON SPRINGS LAND COMPANY A DISTANCE OF 32.00 FEET; THENCE S00°36'31"W, FOR 331.08 FEET TO THE POINT OF BEGINNING.

UTILITY COMPANIES

GAS:
PEOPLES GAS SYSTEMS
400 N MYRTLE AVE
CLEARWATER, FL 33756
PHONE (727) 562-4600 x7423

TELEPHONE:
VERIZON FLORIDA, INC
1280 CLEVELAND STREET, FLCW5035
CLEARWATER, FLORIDA 33756
PHONE: (727) 562-1178

CABLE:
BRIGHT HOUSE NETWORKS, LLC
700 CARILLON PARKWAY SUITE 6
ST PETERSBURG, FL 33716
PHONE: (727) 328-2810

POWER:
DUKE ENERGY
P.O. BOX 14042
ST. PETERSBURG, FL 33733
PHONE: 877-372-8477

SEWER:
CITY OF TARPON SPRINGS
412 NORTH PINE AVENUE
TARPON SPRINGS, FL 34689
PHONE (727) 943-5609

WATER:
CITY OF TARPON SPRINGS
412 NORTH PINE AVENUE
TARPON SPRINGS, FL 34689
PHONE (727) 943-5609

PREPARED FOR

MU-GROW BROTHERS, INC
2922 GRAND BOULEVARD
HOLIDAY, FLORIDA 34690

Prepared By:

R.C. KELLEY
CIVIL DESIGN SERVICES

CIVIL ENGINEERING — 1740 OAK POND COURT
DRAINAGE DESIGN — OLDSMAR, FLORIDA 34677
LAND PLANNING
LANDSCAPE ARCHITECTURE — PHONE (727) 348-0255
SURVEYING — rckelleyes@gmail.com

THE DESIGN AND IDEAS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF R.C. KELLEY CIVIL DESIGN SERVICES AND IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION FROM R.C.KELLEY CIVIL DESIGN SERVICES.

DIMENSION INFORMATION SHOULD NOT BE OBTAINED BY SCALING THE PLANS. DIMENSION INFORMATION NOT PROVIDED HEREIN CAN BE OBTAINED BY CONTACTING R.C.KELLEY CIVIL DESIGN SERVICES @ (727)348-0255.

ENGINEER'S CERTIFICATION

I HEREBY CERTIFY THAT THE DESIGN OF THIS PROJECT, AS PREPARED UNDER MY PERSONAL DIRECTION AND CONTROL, COMPLIES WITH ALL APPLICABLE STANDARDS, INCLUDING THE "MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS" AS ADOPTED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION PURSUANT TO 334.044(10)(a) AND 336.045, FLORIDA STATUTE.

NO.	DATE	DESCRIPTION	BY
7			
6			
5			
4			
3			
2			
1			

REVISIONS

SHEET INDEX

Sheet List Table

Sheet Number	Sheet Title
G-001	COVER SHEET
G-002	GENERAL CONSTRUCTION NOTES
G-003	STORMWATER POLLUTION PREVENTION PLAN
G-004	EXISTING CONDITIONS AND DEMOLITION PLAN
G-005	EROSION CONTROL PLAN
G-006	EROSION CONTROL DETAILS
C-001	PROPOSED SITE LAYOUT
C-002	SITE DETAILS
C-003	GRADING AND DRAINAGE PLAN
C-004	DRAINAGE DETAILS
C-005	UTILITY PLAN
C-006	UTILITY DETAILS
C-007	LIFT STATION DETAIL
C-008	LANDSCAPE PLAN

SITE DATA TABLE

PROPERTY OWNER:
MU-GROW BROTHERS, INC

PROPERTY LOCATION:
1372 N. PINELLAS AVENUE
TARPON SPRINGS, FL

LEGAL DESCRIPTION:
SEE LEGAL DESCRIPTION AT RIGHT

PARCEL IDENTIFICATION NUMBER:
01-27-15-89136-000-0452

PROPERTY ZONING:
HB

ADJACENT PROPERTY ZONING:
NORTH: LC
SOUTH: C-2
EAST: C-2
WEST: RO

PROPERTY USE:

	EXISTING	PROPOSED
USE:	VACANT	WAREHOUSE

ADJACENT PROPERTY USE:
NORTH: SEWAGE DISPOSAL, SOLID WASTE
SOUTH: FLORIST/GREENHOUSE
EAST: RAW ACREAGE
WEST: CHURCH

MAXIMUM BUILDING HEIGHT:

	ALLOWED	PROPOSED
HEIGHT:	35 FEET	18 FEET

LOT COVERAGE CALCULATIONS:

	EXISTING	EXISTING	PROPOSED	PROPOSED
BUILDING AREA	0 SF (0.00 AC)	0 %	18,826 SF (0.46 AC)	23 %
PARKING AND SIDEWALK AREA	0 SF (0.00 AC)	0 %	24,005 SF (0.55 AC)	27 %
TOTAL IMPERVIOUS AREA	0 SF (0.00 AC)	0 %	43,830 SF (1.01 AC)	50 %
TOTAL PERVIOUS AREA	87,648 SF (2.01 AC)	100 %	43,818 SF (1.00 AC)	50 %
TOTAL SITE AREA	87,648 SF (2.01 AC)	100 %	87,648 SF (2.01 AC)	100 %

VEHICULAR PARKING - EXAMPLE PARKING MATRIX (REQUIRED):
WAREHOUSE: 8,750 S.F. X 1 PER 1,500 = 5.83 SPACES
CONSTRUCTION OR LANDSCAPE SERVICES/LIGHT MANUFACTURING: 7,875 S.F. X 1 PER 500 = 15.75 SPACES
WHOLESALE TRADE: 3,200 S.F. X 1 PER 2,000 = 1.60 SPACES

TOTAL = 23.18 SPACES REQUIRED
10% REDUCTION FOR BICYCLE PARKING = 21 SPACES REQUIRED

VEHICULAR PARKING (PROPOSED):
STANDARD PARKING SPACES = 23
H/C SPACES = 2 □ REQUIRED
TOTAL ONSITE PARKING SPACES PROVIDED = 25

FLOOD ZONE:
THE SUBJECT PROPERTY APPEARS TO LIE IN FLOOD ZONE "AE" BFE = 8.0 PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12103C0017H, MAP EFFECTIVE DATE OF 08/24/2021.

VERTICAL DATUM INFORMATION:
ELEVATIONS ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM, 1988 (NAVD'88).

FACILITIES DATA TABLE

POTABLE WATER USAGE = 2,100 GALLONS PER DAY

WASTEWATER USAGE = 1,575 GALLONS PER DAY

SOLID WASTE DISPOSAL = 30 TONS PER YEAR

AVERAGE DAILY VEHICLE TRIPS = 13 PEAK HOUR TRIPS

Sunshine811.com

MU-GRO BROTHERS WAREHOUSE
R.C.KELLEY CIVIL DESIGN SERVICES JOB # 22-0706
DATE: MARCH 20, 2023

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GENERAL CONSTRUCTION NOTES

[illegible]

FEES FROM THE GEOTECHNICAL ENGINEER RESULTING FROM THE AFORESAID FAILURES SHALL BE AT THE CONTRACTOR'S EXPENSE

21. WORK PERFORMED BY THE CONTRACTOR SHALL INTERFACE SMOOTHLY WITH OTHER WORK BEING PERFORMED ON SITE OR ADJACENT TO THE 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, INCLUDING BUT NOT LIMITED TO PROGRESS ENERGY & VERIZON.
22. OVERALL CLEANUP SHALL BE ACCOMPLISHED BY THE CONTRACTOR IN ACCORDANCE WITH TARPON SPRINGS STANDARDS OR AS DIRECTED BY THE ENGINEER AND OWNER.
23. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ACCESS TO PRIVATE PROPERTY. ANY DAMAGE CAUSED BY THE CONTRACTOR IN THE PERFORMANCE OF HIS WORK SHALL BE CORRECTED TO THE SATISFACTION OF THE ENGINEER AND THE OWNER AT THE CONTRACTOR'S EXPENSE.
24. ANY DAMAGE TO STATE, COUNTY, OR LOCAL ROADS CAUSED BY THE CONTRACTOR'S HAULING OR EXCAVATION EQUIPMENT SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE ENGINEER, THE OWNER, AND THE APPLICABLE GOVERNMENTAL AGENCY.
25. ANY U.S.C. & G.S. MONUMENT WITHIN LIMITS OF CONSTRUCTION IS TO BE PROTECTED BY THE CONTRACTOR.
26. GATED ENTRIES REQUIRE SIREN OPENING SYSTEM. (SOS), OR 3M OPTICOM SYSTEM FOR EMERGENCY ACCESS.

CONSTRUCTION SEQUENCE & MAINTENANCE SCHEDULE OF EROSION CONTROL

1. SEE SWP PLAN FOR SILT SCREEN BARRIER DETAILS & NOTES.
2. ALL EROSION CONTROL DEVICES AS INDICATED ON THESE PLANS SHALL BE INSTALLED PRIOR TO THE START OF ANY CONSTRUCTION.
3. DAILY INSPECTION OF THE EROSION CONTROL WILL BE REQUIRED BY THE CONTRACTOR. ANY DISTURBANCE OF THESE DEVICES SHALL BE REPAIRED IMMEDIATELY.
4. SILTATION ACCUMULATIONS GREATER THAN THE LESSER OF 12 INCHES OR ONE HALF THE DEPTH OF THE SILTATION CONTROL BARRIER SHALL BE IMMEDIATELY REMOVED AND PLACED IN UPLAND AREAS.
5. JURISDICTIONAL LINES SHALL BE MARKED IN THE FIELD FOR IDENTIFICATION AND LIMITS OF CONSTRUCTION.
6. MAINTENANCE OF ALL EROSION CONTROL DEVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR FOR THE LIFE OF THE PROJECT OR UNTIL APPROVED FOR REMOVAL BY THE ENGINEER.
7. SEE NOTE 9 & 10 OF THE GENERAL NOTES THIS DWG.

EROSION PROTECTION

THE CONTRACTOR IS RESPONSIBLE FOR SITE CONDITIONS FROM THE DATE OF NOTICE TO PROCEED UNTIL THE PROJECT IS ACCEPTED BY THE OWNER, ENGINEER AND PINELLAS COUNTY. ACCORDINGLY, THE CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL FUGITIVE DUST AND EROSION. PROTECTION FROM EROSION INTO EXISTING WETLANDS, DRAINAGE WAYS, CONSERVATION AREAS, NATURAL AREAS AND OFFSITE AREAS, AS WELL AS NEWLY CONSTRUCTED ROADWAYS, STORMWATER FACILITIES AND MITIGATION AREAS, IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL MANAGE HIS WORK SO AS TO PREVENT EROSION. THIS MAY REQUIRE ADDITIONAL MEASURES FROM THOSE SHOWN ON THE CONSTRUCTION PLANS, SUCH AS WINDROWS, DIVERSION SWALES, SEED & MULCH, STAKED HAY BALES, OR OTHER EROSION CONTROL MEASURES NECESSARY TO REACT TO VARYING SITE CONDITIONS OR INCLEMENT WEATHER. IF EROSION OCCURS, THE CONTRACTOR SHALL IMMEDIATELY REMEDY THE DAMAGE CAUSED BY SUCH EROSION BY CONTROLLED REMOVAL OF SEDIMENTS, REPLANTING IF NECESSARY AND RE-ESTABLISHMENT OF EROSION PROTECTION DEVICES, AT THE CONTRACTOR'S SOLE EXPENSE.

STORMWATER MANAGEMENT SYSTEM MAINTENANCE

OPERATION/MAINTENANCE SCHEDULE

THE DEVELOPER OR HIS ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DETENTION AREA AND SUBSURFACE DRAINAGE SYSTEM. THIS WILL REQUIRE INSPECTION ON AT LEAST AN ANNUAL BASIS, OF THE ON-SITE DRAINAGE SYSTEM, INCLUDING BUT NOT LIMITED TO, INLETS, STORM MANHOLES, DETENTION AREAS, AND CONTROL STRUCTURES, MAKING SURE THAT THE SYSTEM IS FREE FROM EXCESS SILT, DEBRIS AND SEDIMENTATION BUILD-UP. THIS MAY REQUIRE PERIODIC FLUSHING OF THE SUBSURFACE DRAINAGE SYSTEM, CUTTING AND REMOVAL OF VEGETATION FROM AND AROUND STRUCTURES, AND REMOVAL OF ACCUMULATED SEDIMENTS FROM THE BOTTOM OF THE DETENTION AREAS AND STRUCTURES AS NEEDED TO MAINTAIN THE VIABILITY OF THE ORIGINAL DESIGN INTENT. THE DESIGNATED LITTORAL ZONE SHALL BE MAINTAINED AS A FUNCTIONAL BIOLOGICAL FILTRATION AREA (I.E. VEGETATED ZONE) AND SHALL NOT BE LESS THAN 35% OF THE POND SURFACE.

GENERAL MAINTENANCE

1. ALL STORM WATER PIPES, INLETS, CATCH BASINS, MANHOLES, FLUMES, POND INFLOW AND OUTFALL STRUCTURES (INCLUDING OIL SKIMMERS), AND DISCHARGE PIPES SHOULD BE INSPECTED ON A REGULAR BASIS (MONTHLY OR QUARTERLY) AND AFTER MAJOR RAINFALLS. THEY SHOULD BE MAINTAINED BY REMOVING BUILT-UP DEBRIS AND VEGETATION AND REPAIRING DETERIORATING STRUCTURES.
2. CHEMICALS, OILS, GREASES, OR SIMILAR WASTES ARE NOT TO BE DISPOSED OF DIRECTLY TO THE STORMWATER FACILITY OR THROUGH STORM SEWERS. TREATMENT PONDS ARE DESIGNED TO TREAT NORMAL ROAD, PARKING LOT, ROOF AND YARD RUNOFF ONLY. SOME CHEMICALS MAY INTERFERE WITH A TREATMENT POND'S FUNCTIONS OR KILL VEGETATION AND WILDLIFE. DISPOSE OF THESE POTENTIALLY DANGEROUS MATERIALS PROPERLY BY TAKING THEM TO RECYCLING FACILITIES OR TO LOCAL "AMNESTY DAYS" SPONSORED BY MANY LOCAL GOVERNMENTS. ALSO, DO NOT DISPOSE OF GRASS CLIPPINGS IN SWALES. GRASS CLIPPINGS POSE PROBLEMS BY SMOTHERING DESIRABLE VEGETATION, CLOGGING OUTFALL STRUCTURES, AND WHEN THEY DECOMPOSE, MAY CAUSE UNSIGHTLY ALGAE BLOOMS THAT CAN KILL FISH.
3. ACCUMULATED POND SEDIMENTS MAY CONTAIN HEAVY METALS SUCH AS LEAD, CADMIUM AND MERCURY, AS WELL AS OTHER POTENTIALLY HAZARDOUS MATERIALS. THEREFORE, SEDIMENTS REMOVED FROM STORM SEWERS, INLETS, PIPES AND PONDS SHOULD BE DISPOSED OF AT AN APPROVED FACILITY (CHECK WITH THE COUNTY SOLID WASTE DEPARTMENT OR THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR DISPOSAL FACILITIES APPROVED TO ACCEPT TREATMENT POND SEDIMENT).
4. DURING ANY REPAIR OR MAINTENANCE ACTIVITY USE CARE TO AVOID CAUSING EROSION OR SILTATION TO ADJACENT OR OFF-SITE AREAS.
5. REMEMBER: ALTERATIONS (FILLING, ENLARGING, ETC.) OF ANY PART OF THE STORMWATER FACILITY IS NOT PERMITTED WITHOUT PRIOR APPROVAL FROM ALL APPLICABLE GOVERNING AGENCIES.
6. THE APPROVED OPERATION AND MAINTENANCE PERMIT AND AS-BUILT DRAWINGS ARE AVAILABLE AT YOUR LOCAL DISTRICT SERVICE OFFICE. REFER TO THOSE PLANS AND PERMITS FOR ADDITIONAL RESTRICTIONS, INSTRUCTIONS AND CONDITIONS.
7. IT IS USUALLY MORE COST EFFECTIVE TO MONITOR AND PERFORM ROUTINE MAINTENANCE ON A SWALE, RATHER THAN LET IT FAIL AND HAVE TO RECONSTRUCT THE ENTIRE SYSTEM.
8. MOSQUITO GROWTH CAN BE MINIMIZED IN A SWALE BY THE FOLLOWING MEASURES:
   A. DO NOT DUMP GRASS CLIPPINGS OR OTHER ORGANIC DEBRIS INTO SWALES - DECAYING GRASS CLIPPINGS AND OTHER DECOMPOSING VEGETATION CREATE IDEAL CONDITIONS FOR BREEDING MOSQUITOS.
   B. CLEAN OUT ANY OBSTRUCTIONS WHICH GET INTO THE SYSTEM. DEBRIS CAN OBSTRUCT FLOW AND HARBOR MOSQUITO EGGS AND LARVAE.
   C. REMOVE WATER LETTUCE AND WATER HYACINTH, WHICH NOURISH AND SHELTER MOSQUITO LARVAE.

DITCH & SWALE MAINTENANCE

SOME SWFWMD AND ERP PERMITS REQUIRE THAT THE VEGETATION IN SOME DITCHES BE PROTECTED TO OFFSET WETLAND IMPACTS PERMITTED DURING CONSTRUCTION OR FOR WATER QUALITY TREATMENT. THE PERMIT OR APPROVED CONSTRUCTION SHOULD CLEARLY IDENTIFY WHICH DITCH VEGETATION MUST BE PRESERVED. IF YOU'RE UNSURE, CONTACT THE LOCAL DISTRICT SERVICE OFFICE. IF VEGETATION IS NOT REQUIRED TO BE PROTECTED, DITCHES AND SWALES SHOULD BE PERIODICALLY MOWED AND CLEANED OF ACCUMULATED REFUSE. DURING THE MOWING OPERATIONS, DITCHES AND SWALES SHOULD BE INSPECTED FOR BARE SPOTS, DAMAGE OR EROSION. BARE AREAS SHOULD BE SODDED OR SEEDED TO REPLACE THE GRASS COVER. IN THE CASE OF EROSION, REPLACE THE MISSING SOILS AND BRING THE AREA BACK TO GRADE. SOME DITCHES ARE DESIGNED TO STORE RUNOFF FOR SHORT PERIODS OF TIME UTILIZING DITCH BLOCKS OR RAISED INLETS. THESE DITCH BLOCKS OR INLETS SHOULD NOT BE REMOVED OR ALTERED. IF YOU ARE UNABLE TO IDENTIFY WHAT TYPE OF TREATMENT METHOD SERVES YOUR DEVELOPMENT, CONTACT THE DISTRICT SERVICE OFFICE.

HOW TO OPERATE AND MAINTAIN THE STORMWATER MANAGEMENT SYSTEM

YOUR STORMWATER MANAGEMENT SYSTEM (SWMS) IS DESIGNED AND CONSTRUCTED TO COMPLY WITH CERTAIN ENVIRONMENTAL PROTECTION CRITERIA. STORMWATER PONDS AND THEIR ASSOCIATED SURFACE WATER MANAGEMENT FACILITIES ARE DESIGNED TO CAPTURE AND REMOVE POLLUTANTS FROM SPECIFIC VOLUMES OF STORMWATER RUNOFF THROUGH PROCESSES SUCH AS PERCOLATION, FILTERING AND/OR DETENTION. AS LONG AS THEY ARE CONSTRUCTED PROPERLY AND MAINTAINED IN AN EFFECTIVE STATE, WATER QUALITY STANDARDS ARE PRESUMED TO BE MET. STORMWATER MANAGEMENT SYSTEMS SHOULD BE INSPECTED ON A ROUTINE BASIS TO ENSURE THAT THEY ARE FUNCTIONING PROPERLY. INSPECTIONS SHOULD BE SCHEDULED ON A MONTHLY OR QUARTERLY BASIS AND FOLLOWING ANY MAJOR RAIN EVENT. MORE FREQUENT INSPECTIONS MAY BE NECESSARY DURING THE RAINY SEASON. KEEPING DETAILED NOTES ON MAINTENANCE ACTIVITIES WILL HELP WHEN PROVIDING A REPORT TO THE DISTRICT AT THE TIME OF YOUR 18 OR 24 MONTH INSPECTION. YOUR MANAGEMENT AND STORAGE OF SURFACE WATERS (MSSW) PERMIT OR ENVIRONMENTAL RESOURCE PERMIT (ERP) INCLUDES A CONDITION THAT SPECIFIES HOW OFTEN THE INSPECTION REPORTS ARE DUE. IT WOULD BE WISE TO DESIGNATE ONE INDIVIDUAL AS THE PERSON RESPONSIBLE FOR OVERSEEING OPERATION AND MAINTENANCE ACTIVITIES, MONITORING AND REPORTING. THIS WILL ALLOW THAT INDIVIDUAL TO BECOME WELL-ACQUAINTED WITH THE SWMS. A COPY OF THE PERMIT AND DISTRICT-APPROVED CONSTRUCTION DRAWINGS SHOULD BE MADE AVAILABLE TO THE RESPONSIBLE PERSON IF QUESTIONS OR ISSUES DEVELOP.

DRAINAGE

1. STANDARD INDICES REFER TO THE LATEST EDITION OF TARPON SPRINGS & FDOT SPECIFICATIONS.
2. ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE CLASS III (ASTM C-76 TBM) UNLESS OTHERWISE NOTED ON PLANS. ALL DRAINAGE STRUCTURES SHALL BE IN ACCORDANCE WITH CITY AND FDOT DESIGN STANDARDS UNLESS OTHERWISE NOTED ON PLANS.
3. PIPE LENGTHS SHOWN ARE APPROXIMATE AND TO CENTER OF DRAINAGE STRUCTURE WITH THE EXCEPTION OF MITERED AND FLARED END SECTIONS, WHICH ARE NOT INCLUDED IN LENGTHS.
4. ALL DRAINAGE STRUCTURE TOPS AND COVERS SHALL BE TRAFFIC RATED FOR HS20 LOADINGS.
5. 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.
6. THE CONTRACTOR SHALL MAINTAIN AND PROTECT FROM MUD, DIRT, DEBRIS, ETC. THE STORM DRAINAGE SYSTEM UNTIL FINAL ACCEPTANCE OF THE PROJECT. THE CONTRACTOR MAY BE REQUIRED TO CLEAN PIPES AND INLETS PRIOR TO FINAL ACCEPTANCE.

National Pollution Discharge Elimination System (NPDES) Requirements

THE ENGINEER WILL COMPLETE APPROPRIATE SECTIONS OF THE NOTICE OF INTENT (NOI) AND NOTICE OF TERMINATION (NOT) APPLICATIONS AVAILABLE FROM FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP). THE ENGINEER WILL SUBMIT THE NOI AND THE NOT TO THE OWNER OR THE CONTRACTOR FOR COMPLETION, SIGNATURE AND TRANSMITTAL TO THE FDEP. THE ENGINEER WILL ALSO PREPARE A SUGGESTED DRAFT STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE SITE. THE ENGINEER WILL SUBMIT THE SUGGESTED DRAFT SWPPP TO THE OWNER OR THE CONTRACTOR FOR USE ONLY AS A GUIDE IN PREPARING THE FINAL SWPPP. THE FINAL SWPPP, AS PREPARED BY THE OWNER OR THE CONTRACTOR, WILL BE LOCATED ON SITE AND MONITORED AS DESCRIBED IN THE NOI.

THE OWNER OR THE CONTRACTOR WILL ALSO BE RESPONSIBLE FOR THE FOLLOWING:
1. SIGNING THE NOI, NOT, AND THE FINAL SWPPP AS THE "OPERATOR AND/OR RESPONSIBLE AUTHORITY" FOR THE PROJECT.
2. IMPLEMENTING THE "BEST MANAGEMENT PRACTICES" AS SHOWN IN THE FINAL SWPPP PREPARED BY OTHERS.
3. MAINTAINING THE "BEST MANAGEMENT PRACTICES" AS SHOWN IN THE SWPPP PREPARED BY OTHERS AS REQUIRED TO ACCOMMODATE CONDITIONS IN THE FIELD.
4. MONITORING THE SITE CONDITIONS AND PREPARING ALL REPORTS AS REQUIRED BY THE CONDITIONS OF THE GENERAL NPDES PERMIT.

CLEARING/DEMOLITION

1. 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 THE COUNTY AND THE OWNER.
2. THE CONTRACTOR SHALL CLEAR AND GRUB THE SITE NECESSARY FOR CONSTRUCTION. DISTURBED AREAS NOT OTHERWISE STABILIZED, WILL BE SEEDED, MULCHED, SODDED OR PLANTED WITH OTHER [illegible]

[illegible]

WATER, WASTEWATER & REUSE WATER SYSTEM NOTES

[illegible]

SAFETY

[illegible]

FDOT CONSTRUCTION NOTES - ACCESS

[illegible]

R.C. KELLEY CIVIL DESIGN SERVICES
1740 OAK POND COURT
OLDSMAR, FLORIDA 34677
PHONE: (727) 348-0255
EMAIL: RCKELLEYES@GMAIL.COM

REVISIONS

PA PROJECT	
DWG DATE	
ISSUE DATE	
SCALE	
DRAWN BY	
CHECKED BY	

MU-GROW BROTHERS
WAREHOUSE

GENERAL CONSTRUCTION
NOTES

G-002

JOB #: 22-0708

STORM WATER POLLUTION PREVENTION PLAN

Contained on these plans and within the following notes is a Storm Water Pollution Prevention Plan (SWPPP) which has been developed by Water Resource Associates, Inc. in accordance with the Florida Department of Environmental Protection's (FDEP) "National Pollutant Discharge Elimination System" (NPDES) Generic Permit for Stormwater Discharge from Large and Small Construction Activities.

The following entities are identified as team members of "SWPPP": Water Resource Associates, the Developer as identified in the title box of these plans, and the site contractor and his sub-contractors. Each team member has specific responsibilities and obligations. In general, all team members, with regard to their involvement and responsibilities on the project, are to implement all necessary storm water management controls to assure compliance with the NPDES Generic Permit for Storm Water Discharges from Construction Activities, the Southwest Florida Water Management District Permit, the applicable local governing agency (i.e. Manatee County, etc.) and the guidelines listed in the SWPPP. The duties and responsibilities of the team members as they pertain to the SWPPP are as follows.

Water Resource Associates, Inc.

A. Develop SWPPP including, but not limited to, retention/detention ponds, control structures, erosion control methods and locations and stabilization criteria. This design is included within these construction plans and the following notes and instructions.

B. Submit and obtain the necessary design related storm water permits from the Florida Department of Environmental Protection, the Southwest Florida Water Management District and other applicable governmental bodies.

C. Upon notification by the developer of his intent to commence construction, submit a Notice of Intent to the FDEP on behalf of the developer and copy the contractor including SWPPP certification and copy of the permit.

D. Submit to SWFWMD and the operator of the municipal separate storm water system, if applicable, a letter of construction commencement.

E. Complete and submit a Notice of Termination and certification for developer.
The NOT's shall be submitted no more than 30 days after
(a) completion of the project and final stabilization of the site or
(b) when responsibility for the site has ended. Final stabilization as defined by EPA is when all soil disturbing activities at the site have been completed and a uniform (e.g. evenly distributed, without large bare areas) perennial vegetative cover with a density of 70% of the native background vegetative cover for the area has been established on all unpaved areas and areas not covered by permanent structures. As an alternative, equivalent permanent stabilization measures (such as riprap, gabions, or geotextiles) may be employed. The client shall notify Water Resource Associates when one of these criteria has been met.

Contractor

A. Sign and return to RCKELLEY CIVIL DESIGN SERVICES a Contractors Certification Form certifying your understanding of and willingness to comply with the Storm Water Pollution Prevention Plan no later than 48 hours prior to commencement of construction. Also, each subcontractor affected by the SWPPP must certify to the contractor that they understand and shall comply with the NPDES permit and SWPPP. A record of these certifications shall be maintained by the contractor on site.

B. During construction, assure compliance with the designed Storm Water Pollution Prevention Plans prepared by Water Resource Associates and the NPDES Generic Permit for Storm Water Discharges from Large and Small Construction Activities.

C. Maintain a copy of the construction plans, which include the Storm Water Pollution Prevention Plan, the NOT, and all inspections reports and certifications on site.

D. Undertake all reasonable Best Management Practices (BMP's) to assure that silted or otherwise polluted storm water is not allowed to discharge from the site during all phases of construction. Stabilization BMP's that may be used include: straw bale dikes, silt fences, earth dikes, brush barriers, drainage swales, check dams, subsurface drain, pipe slope drain, level spreaders, storm drain inlet protection, outlet protection, sediment traps, and temporary sediment basins. Detention ponds may also be used as temporary sediment basins. Additional BMP's that may need to be implemented include: providing protected storage areas for chemicals, paints, solvents, fertilizers, and other potentially toxic materials. Providing waste receptacles at convenient locations and providing regular collection of wastes, including building material wastes. Minimizing off-site tracking of sediments. Making adequate preparations, including training and equipment to contain spills of oil and hazardous materials. Complying with applicable state or local waste disposal, sanitary sewer or septic system regulations and the use of appropriate pollution prevention measures for allowable non-storm water components of discharge.

E. Notify RCKELLEY CIVIL DESIGN SERVICES and the developer in writing of any non-storm water pollution sources which are being stored, or otherwise used during the construction of the project, i.e., fertilizers, fuels, pesticides, other chemicals. The notification should be accompanied with the contractor's design and methods to prevent pollution run-off from these sources.

F. Develop a maintenance and inspection plan which includes, but is not limited to the following:

A. The specific areas to be inspected and maintained that includes all the disturbed areas and material storage areas of the site.
B. The erosion and sediment controls identified in the SWPPP to be maintained and inspected and those additional controls that the contractor deems necessary.
C. Maintenance procedures.
D. The procedure to follow if additional work is required or whom to call.
E. Inspections and maintenance forms.
F. The personnel assigned to each task.

The following shall be inspected a minimum of once a week or within 24 hours after 0.50 inches of rainfall:

Stabilization measures (once a month if fully stabilized).
Structural controls.
Discharge points.
Construction entrances and exits.
Areas used for storage of exposed materials.

An inspection form shall be completed for each inspection. Any permit violations should be noted and corrective measures shall be taken no later than 7 days after the inspection occurred. If revisions to the SWPPP are needed, a report form for changes in the SWPPP shall be completed and a copy sent to Water Resource Associates. The original shall be kept on-site as documentation of the change. If the inspection passes, a certification that the facility is in compliance with the SWPPP and the NPDES permit must be signed by a duly authorized representative of the principal executive official of the operator of the SWPPP with one of the following qualifications:

1. Has successfully completed the Florida Stormwater, Erosion and Sediment Control Inspector Training Program.
2. Successfully completed a similar training program.
3. Has enough practical on the job training to be qualified to perform the inspections.

Retain inspection reports and certifications for at least three years.

G. Site stabilization measures shall be initiated as soon as practical but in no case more than 7 days, in portions of the site where construction activities have temporarily or permanently ceased.

H. Releases In Excess of Reportable Quantities.

1. The discharge of hazardous substances or oil in the stormwater discharge(s) from a facility or activity shall be prevented or minimized in accordance with the applicable stormwater pollution prevention plan for the facility or activity. This permit does not relieve the operator of the reporting requirements of 40 CFR part 117 and 40 CFR part 302. Where a release containing a hazardous substance in amount equal to or in excess of a reporting quantity established under either 40 CFR 117 or 40 CFR 302, occurs during a 24 hour period:
   a. The operator is required to notify the State Warning Point (800-210-0519 or 850-413-9911) as soon as he or she has knowledge of the discharge;
   b. The operator shall submit within 14 calendar days of knowledge of the release a written description of: the release (including the type and estimate of the amount of material released), the date that such release occurred, the circumstances leading to the release, and remedial steps to be taken, to the Florida Department of Environmental Protection, NPDES Stormwater Section, Mail Station 2500, 2600 Blair Stone Road, Tallahassee, Florida 32399-2400; and
   c. The stormwater pollution prevention plan required under Part V of this permit must be modified within 14 calendar days of knowledge of the release: to provide a description of the release, the circumstances leading to the release, and the date of the release. In addition, the plan must be reviewed to identify measures to prevent the reoccurrence of such releases and to respond to such releases, and the plan must be modified where appropriate.
2. This permit does not authorize the discharge of hazardous substances or oil resulting from an on-site spill.

Developer

A. Notify WRA of your intent to commence construction. Sign the Notice of Intent form as operator of the storm water discharge facility and permittee and return to Water Resource Associates, Inc.

B. Sign a Certification of Storm Water Pollution Prevention Plan and return it to Water Resource Associates, Inc.

C. Notify WRA when it is time to submit a Notice of Termination as defined under Part E of the Water Resource Associates section of the SWPPP. Sign and return to Water Resource Associates, Inc. for submittal to FDEP a Notice of Termination form and certification.

PRE-DEVELOPED SITE INFORMATION:

1. Total project acreage: 2.01 AC.
2. Land use: VACANT
3. Vegetation: ____
4. Receiving waters or municipal separate storm water system: ____
5. 25 Year/24 Hour rainfall depth: ____
6. Soil types: ____

PROJECT INFORMATION:

1. Project type: RETAIL
2. Anticipated construction sequence is as follows:
   1. Complete erosion control installation
   2. Clearing and grubbing
   3. Earthwork activities
   4. Storm water system construction
   5. Utility construction
   6. Base and pavement construction
   7. Final stabilization

   The BMP's listed in Part D of the Contractor section of the SWPPP shall be considered during all phases of construction.
3. Anticipated start date: MARCH 2023
4. Anticipated completion date: NOVEMBER 2023
5. Total acres disturbed: 1.03
6. Pre-developed "CN" number: 49
7. Post-developed "CN" number: 87.51
8. The storm water management system, upon completion and appropriate certification and as-built submittals will be operated and maintained by: ____
9. The potential source of pollution from this project is on-site development and construction activity.

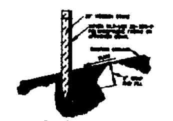
AS REQUIRED UNDER FAC 40D, PART B, SECTION 3.4.X(a) THE OWNER/PERMITTEE "SHALL ENSURE THAT THE SURFACE WATER AND STORMWATER MANAGEMENT MEASURES PROPOSED IN THE PLAN ARE EFFECTIVELY IMPLEMENTED UNTIL COMPLETION OF THE PROJECT OR UNTIL THE PERMANENT SURFACE WATER MANAGEMENT SYSTEM IS OPERATIONAL". THE "PLAN" INCLUDES THE NOTES, DETAILS AND INSTRUCTIONS FOR STORMWATER MANAGEMENT PRESENTED THROUGH OUT THE PLAN SET. THE OWNER/PERMITTEE HEREBY AGREES TO COMPLY WITH ALL STORMWATER MANAGEMENT ITEMS CONTAINED WITHIN THE PLANS AS SUBMITTED FOR DISTRICT APPROVAL.

GENERAL EROSION AND TURBIDITY CONTROL NOTES

1. The Site Subcontractor shall be responsible for installation and maintenance of all erosion and turbidity controls and the quality and quantity of offsite or wetland discharges.
2. Prior to construction, the Site Subcontractor is responsible for having his dewatering plan and turbidity control plan approved by the applicable reviewing agencies. Refer to the project's permit approvals and permit conditions for agencies requiring such review and approval. Questions concerning appropriate techniques should be addressed to those agencies and/or discussed with the project engineer and owner.
3. The appropriate turbidity and erosion control methodologies selected by the Site Subcontractor for the this project should be made following assessment of the plans and project site specific factors and after consultations as needed with the project engineer and appropriate agencies. The Site Subcontractor will be responsible for obtaining any and all necessary permits for such activity; several factors to consider are listed below:
   A. Clay content in excavated materials and/or permeabilities rates
   B. Depth of cut in ponds, trenches, or utility lines
   C. Ambient ground water levels
   D. Actual rainfall amounts and time of year relative to normal rainy seasons
   E. Proximity to wetlands, water bodies or offsite properties
   F. 'Class' designation of receiving water bodies (i.e., Outstanding Florida Waters, shellfish harvest areas, etc.)
   G. Density, type, and proximity of upland vegetation to be retained during construction (for use as possible filtration areas)
   H. Fill height relative to natural grade and length and steepness of the proposed slopes
   I. Existing topography and directions of surface flow
   J. Type of equipment used
   K. Project type
   L. Duration of construction activities
   M. Separation distance of onsite ponds
   N. Ambient quality of surface and groundwater
   O. Temporary stockpile locations and heights
4. At the onset of construction, the Site Subcontractor, as the party responsible for implementation of the erosion and sediment control plan, shall assess the above described conditions and factors with respect to relative cost effectiveness and select the appropriate methods of protection. A fairly extensive list of techniques are presented below but it must be stressed that any or all of the following may be necessary to maintain water quality and quantity standards. The construction sequencing should be thought out in advance of initiation to provide adequate protection of water quality.
5. Discharges which exceed 0 (O.F.W.) N.T.U.'s over the background levels are in violation of state water quality standards. Discharges of water quantities which effect offsite properties or may damage wetlands are also prohibited by regulating agencies.
6. The erosion and turbidity control measures shown hereon are the minimum required for agency approval. Additional control and measures may be required due to the Site Subcontractor's construction sequence & unforeseen weather conditions. Any additional measures deemed necessary by the Site Subcontractor shall be included in the lump sum bid with no extras for materials and labor allowed.
7. Hay bales or silt screens shall be installed prior to land clearing to protect water quality and to identify areas to be protected from clearing activities and maintained for the duration of the project until all soil is stabilized.
8. Floating turbidity barriers shall be in place in flowing systems or in open water lake edges prior to initiation of earthwork and maintained for the duration of the project until all soil is stabilized.
9. No clay material shall be left exposed in any stormwater facility. If clay or sandy-clays are encountered during stormwater storage excavation, the Site Subcontractor shall notify the Engineer immediately before proceeding with further excavation. If the Engineer of Record has determined that such soils are non-confining and must be excavated to meet permit and design conditions, excavation may proceed after obtaining written authorization from the appropriate governing agency. If said soils are left exposed at the permitted and designed depth, the Site Subcontractor shall over-excavate the pond's bottom and side slopes by a minimum of twelve (12") inches and backfill with clean sands to help prevent suspension of fine particles in the water column.
10. 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 effective and continuous control of erosion and water pollution throughout the life of the construction phase.
11. 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 may 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 should generally 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.
12. 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, for example, turbid water being pumped into grassed swales or appropriate upland vegetated areas (other than upland preservation areas and wetland buffers), sediment basins, or confined by an appropriate enclosure such as turbidity barriers or low berms, and kept confined until turbidity levels meet State Water Quality Standards.
13. The Permittee shall schedule his operations such that the are unprotected erodible earth exposed at any one time is not larger that the minimum area necessary for efficient construction operation, and the duration of exposed, uncompleted construction to the elements shall be as short as practicable. Clearing and grubbing shall be so scheduled and performed such that grading operations can follow immediately thereafter. Grading operations shall be so scheduled and performed that permanent erosion control features can follow immediately thereafter if conditions on the project permit.
14. Water derived from various dewatering methods should be passed through sufficiently wide areas of existing upland vegetation to filter our excess turbidity. If this is not sufficient, the water shall be retained in previously constructed permanent stormwater ponds or else retained in temporary sedimentation basins until clarity is suitable to allow for its discharge. Plugging the outfalls from completed stormwater ponds may be needed to avoid discharge. However, such situations should be monitored closely to preclude berm failure if water levels rise too high.
15. Water can be transported around the site by the use of internal swales or by pumps and pipes.
16. Sheet flow of newly filled or scraped areas may be controlled or contained by the use of brush barriers, diversion swales, interceptor ditches or low berms. Flow should be directed toward areas where sediments can sufficiently settle out.
17. Exposed soils shall be stabilized as soon as possible, especially slopes leading to wetlands. Stabilization methods include solid sod, seeding and mulching or hydromulching to provide a temporary or permanent grass cover mulch blankets, filter fabrics, etc., can be employed to provide vegetative cover.
18. Energy dissipators (such as rip rap, a gravel bed, hay bales, etc.) shall be installed at the discharge point of pipes or swales if scouring is observed.
19. Attempt to install roadway curb and gutters as soon as possible to reduce the surface area for erosion to occur.
20. Implement storm drain inlet protection (hay bales or gravel) to limit sedimentation within the stormwater system. Perform inspections and periodic cleaning of sediments which wash out into the streets until all soil is stabilized.
21. Water discharge velocities from impounded areas and temporary sedimentation basins shall be restricted to avoid scouring in receiving areas.
22. If water clarity does not reduce to state standards rapidly enough in holding ponds, it may be possible to use chemical agents such as alum to flocculate or coagulate the sediment particles.
23. Hay bales, silt screens, or gravel beds can be added around the pipe or swale discharge points to help clarify discharges. Spreader swales may help dissipate cloudy water prior to contact with wetlands.
24. All fuel storage areas or other hazardous storage areas shall conform to accepted state or federal criteria for such containment areas.
25. Vehicle or equipment washdown areas will be sufficiently removed from wetlands or offsite areas.
26. Fugitive dust controls (primarily by using water spray trucks) shall be employed as needed to control windborn emissions.
27. If the above controls remain ineffective in precluding release of turbid water, especially during pond or utility line dewatering, then the well points or sock drains to withdraw groundwater which may already be clear enough to allow for direct discharge to wetlands.
28. Ongoing inspections and periodic maintenance by the Site Subcontractor shall occur throughout construction as necessary to insure the above methods are working suitably. This may be needed daily, if conditions so warrant. Site Subcontractors are encouraged to obtain and thoroughly review The Florida Development Manual: A Guide to Sound Land and Water Management, which was developed by the State of Florida Department of Environmental Protection in 1988. This provides fairly in-depth discussions of recommended techniques and also provides specific design and technical standards. A copy of this document is available for review at Water Resource Associates, Inc.
29. Fill stockpiles are to be located outside of all surface water lines and buffer lines shown on the plan to be saved. Fill stockpiles must be self-contained. In that erosion control measures such as silt fence and/or hay bails must be installed and maintained around each stockpile to prevent sediment runoff beyond the limits of construction.

Pond/Lake Excavation Note

No excavation shall extend below the permitted design depths/elevations shown on the drawings, unless additional testing supports otherwise; and no lower semi-confining unit clayey soil material and/or no limestone materials shall be excavated, regardless if these materials are encountered within the permitted excavation depths/elevations. If any lower semi-confining unit clayey soil materials or limestone materials are encountered above the permitted depths/elevations, then excavation operations shall cease in the general area and the Engineer of Record shall be notified immediately.



STAKED SILT FENCE

EROSION CONTROL NOTES:

EROSION CONTROL DETAIL

NON-STORMWATER DISCHARGE:

Allowable (Potential) Non-Stormwater Discharges at the site: Waterline Flushing, Dust Control Water, External Building Washdown where no detergents are used, etc.

Prohibited Non-Stormwater Discharges at the site: Discharges from Dewatering, Vehicle washing with detergents, etc.

RESPONSIBILITIES:

The Contractor(s) and/or Sub-Contractor(s) that will implement this Stormwater Pollution Prevention Plan:

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

____
CONTRACTOR(S) AND/OR SUB-CONTRACTOR(S) SIGNATURE:

"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 GATHER AND EVALUATE 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."

____
CONTRACTOR(S) AND/OR SUB-CONTRACTOR(S) SIGNATURE:

R.C. KELLEY CIVIL DESIGN SERVICES
1740 OAK POND COURT
OLDSMAR, FLORIDA 34677
PHONE: (727) 348-0255
EMAIL: RCKELLEYES@GMAIL.COM

REVISIONS

PA PROJECT | DWG DATE | ISSUE DATE | SCALE | DRAWN BY | CHECKED BY

MU-GROW BROTHERS WAREHOUSE

STORWATER POLLUTION PREVENTION PLAN

G-003

JOB #: 22-0708

R C KELLEY CIVIL DESIGN SERVICES
1740 OAK POND COURT
OLDSMAR, FLORIDA 34677
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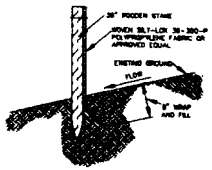
MU-GROW BROTHERS
WAREHOUSE
EROSION CONTROL PLAN
G-005
JOB # 22-0708
GENERAL NOTES:
1. REFER TO SHEETS D-002 & C-001 FOR EROSION CONTROL DETAILS AND SPECIFICATIONS.
2. PROPOSED CONSTRUCTION ENTRANCE PER DETAIL ON SHEET D-004. CONTRACTOR TO DETERMINE FINAL LOCATION OF CONSTRUCTION ENTRANCE BASED ON EXISTING FIELD CONDITIONS.
3. CONTRACTOR TO DETERMINE AT MOBILIZATION LOCATION FOR PROPOSED TRAILER, PORTA-JOHN, AND CONSTRUCTION MATERIAL STORAGE AND EQUIPMENT AND TRUCK WASH-OUT AREA. CONTRACTOR TO COORDINATE WITH CONTRACTOR TO PROVIDE TEMPORARY WATER SUPPLY.
4. CONTRACTOR TO PROVIDE DETAILS FOR TEMPORARY DUST CONTROL MEASURES.
5. CONTRACTOR TO PROVIDE A SANI-WIDDLE PORTA-JOHN AND ALL ACCESS CONNECTIONS WITH COMPANY. CONTRACTOR TO PROVIDE INFORMATION FOR WEEKLY DAY CONTACT.
SILT FENCE NOTES:
1. AFTER STAKING OF SILT FENCE, AND TREE PROTECTION BARRICADES, BUT PRIOR TO ANY CLEARING, THE STAKES MUST BE CONTACTED TO INSPECT THE STAKED LOCATIONS.
2. AFTER THE INSTALLATION OF TREE BARRICADES AND SILT FENCE, AN INSPECTION IS REQUIRED TO ENSURE ACCURACY.
3. SILT FENCE LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE. FINAL LOCATIONS MAY BE REQUIRED AND APPROVED AT LIMITS OF CONSTRUCTION. CONTRACTOR TO FIELD ADJUST AS NECESSARY TO SITE CONDITIONS.
SCALE: 1"=20'
IF PRINTED ON 11x17 PAPER
1"=40' OR GRAPHIC SCALE
PROPERTY LINE
WETLAND LINE
WETLAND SETBACK LINE
SILT FENCE
PROVIDE GRATE INLET PROTECTION DURING CONSTRUCTION ACTIVITIES (TYP.)
DIXIE HIGHWAY
N PINELLAS AVE.
PROPOSED CONSTRUCTION ENTRANCE (SEE NOTES 4 AND 5)
SILT FENCE AT PROPERTY LINE

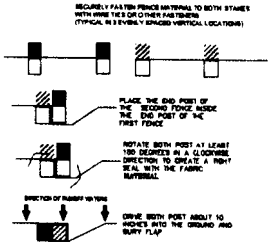
EROSION CONTROL NOTES:

1. TO PREVENT SEDIMENTARY RUNOFF DURING CONSTRUCTION, STAKED HAYBALES, STAKED SILT SCREENS OR INLET DEBRIS CONTROL SCREENS ARE TO BE PLACED AT STORM INLETS, OUTFALL LOCATIONS AND ADJACENT PROPERTY LINES AS REQUIRED PRIOR TO ANY CONSTRUCTION ACTIVITIES. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE SEDIMENTATION BARRIERS IN A WORKING MANNER FOR THE DURATION OF CONSTRUCTION AND SHOULD BE CHECKED DAILY. SILTATION ACCUMULATIONS GREATER THAN THE LESSER OF 1/2 INCHES OR ONE-HALF OF THE DEPTH OF THE SEDIMENTATION BARRIER SHALL BE IMMEDIATELY REMOVED AND REPLACED IN UPLAND AREAS. IN ADDITION TO SPECIFIED EROSION CONTROL LOCATIONS, THE CONTRACTOR SHALL PERFORM DAILY SITE INSPECTIONS FOR POTENTIAL EROSION PROBLEMS. IF PROBLEMS OCCUR, THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING APPROPRIATE EROSION CONTROL IMMEDIATELY. STORMWATER TREATMENT FACILITIES INCLUDING OUTFALL PIPE DETAIL ARE TO BE CONSTRUCTED EARLY IN SITE DEVELOPMENT, WITH NO OFF-SITE UNTREATED RUN-OFF OCCURRING DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING TEMPORARY EROSION CONTROL DEVICES FOLLOWING COMPLETION OF ALL CONSTRUCTION AND FINAL STABILIZATION.
2. CONTRACTOR TO KEEP CONSTRUCTION ACTIVITIES AND EQUIPMENT TO A MINIMUM AT OUTFALL LOCATIONS WHICH DISCHARGE TO EXISTING JURISDICTIONAL AREAS. FLOATING OR STAKED TURBIDITY BARRIERS MAY BE USED IN LIEU OF STAKED HAYBALES/SILT SCREENS WHERE WARRANTED.
3. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN-PLACE UNTIL THE SITE HAS BEEN STABILIZED AND REVEGETATED.
4. CONSTRUCTION METHOD AND MATERIALS TO BE IN ACCORDANCE WITH SECTION 104-6 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD CONSTRUCTION SPECIFICATIONS.
   a) JOINTS OF THE FILTER FABRIC MUST BE OVERLAPPED AND PROPERLY CONNECTED TO PREVENT ANY OPENING FROM OCCURRING.
5. SILT SCREENS MAY ALSO REPRESENT CONSTRUCTION LIMITS BARRIERS. THEY SHALL BE ERECTED PRIOR TO INITIATION OF SITE CLEARING OPERATIONS NEAR WETLANDS, BUFFER AREAS AND ANY OTHER AREAS SHOWN AS PRESERVED OR PROTECTED FROM CONSTRUCTION ACTIVITIES. FAILURE TO INSTALL AND MAINTAIN BARRIERS/SILT SCREENS SHALL BE CAUSE FOR PUNITIVE FINANCIAL PENALTIES. FINANCIAL PENALTIES (PUNITIVE AND REGULATORY), CONSULTING FEES AND ESTIMATED COST OF RESTORATION WILL BE DEDUCTED FROM SUBSEQUENT PAYMENT REQUESTS.

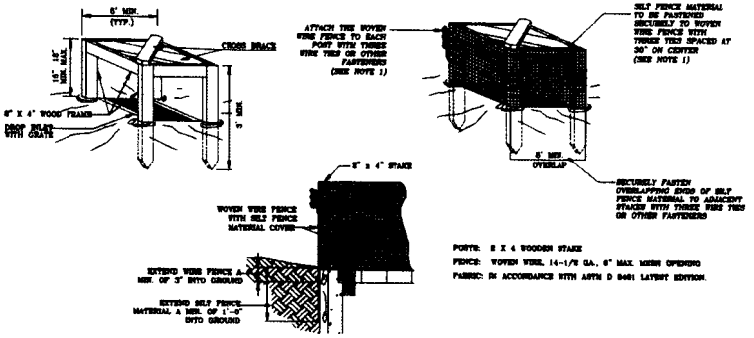


STAKED SILT FENCE

2 STAKED SILT FENCE N.T.S

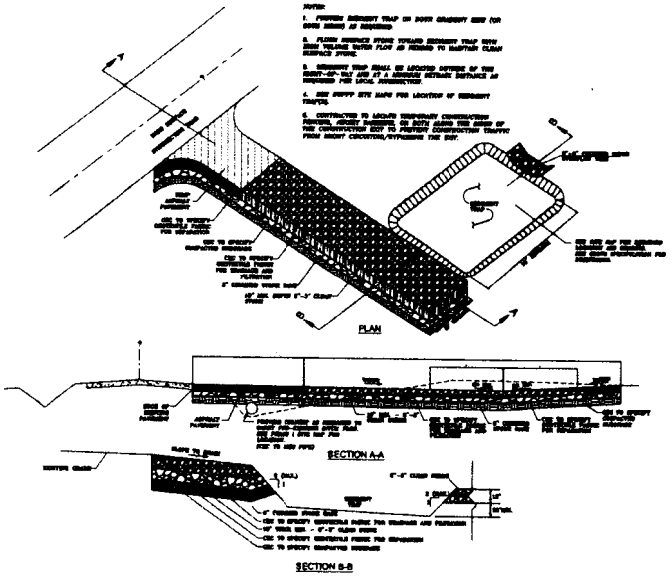


2A ATTACHING 2 SILT FENCES N.T.S

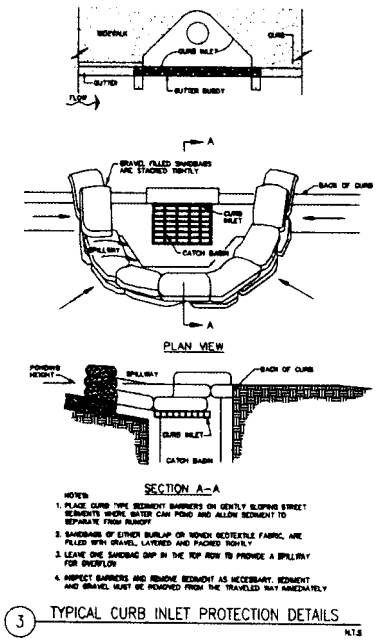


1. ATTACH THE WOVEN WIRE FENCE TO EACH WIRE GEOTEXTILE TO THE WOVEN WIRE FENCE (SPACED EVERY 30") WITH THREE WIRE TIES OR OTHER FASTENERS, ALL SPACED WITHIN THE TOP 8" OF THE FABRIC. ATTACH EACH TIE DIAGONALLY 45 DEGREES THROUGH THE FABRIC, WITH EACH PUNCTURE AT LEAST 1" VERTICALLY APART.
2. WHERE TWO SECTIONS OF SILT FENCE MATERIAL ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED ACROSS TWO POSTS.
3. MAINTENANCE SHALL BE PERFORMED AS NOTED IN THE SWPPP. DEPTH OF ACCUMULATED SEDIMENTS MAY NOT EXCEED ONE-HALF THE HEIGHT OF THE FABRIC. MAINTENANCE CLEANOUT MUST BE CONDUCTED REGULARLY TO PREVENT ACCUMULATED SEDIMENTS FROM REACHING ONE-HALF THE HEIGHT OF THE SILT FENCE MATERIAL ABOVE GRADE.
4. ALL SILT FENCE INLETS SHALL INCLUDE WIRE SUPPORT.

4 TYPICAL SILT FENCE INLET PROTECTION N.T.S



1 TYPICAL CONSTRUCTION ACCESS N.T.S



NOTES:
1. PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREET SEGMENTS WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
2. SANDBAGS OF EITHER BURLAP OR WOVEN GEOTEXTILE FABRIC, ARE FILLED WITH GRAVEL, LAYERED AND PACKED TIGHTLY.
3. LEAVE ONE SANDBAG GAP IN THE TOP ROW TO PROVIDE A SPILLWAY FOR OVERFLOW.
4. INSPECT BARRIERS AND REMOVE SEDIMENT AS NECESSARY. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

3 TYPICAL CURB INLET PROTECTION DETAILS N.T.S

R.C. KELLEY CIVIL DESIGN SERVICES
1740 OAK POND COURT
OLDSMAR, FLORIDA 34677
PHONE: (727) 348-0255
EMAIL: RCKELLEYES@GMAIL.COM

REVISIONS

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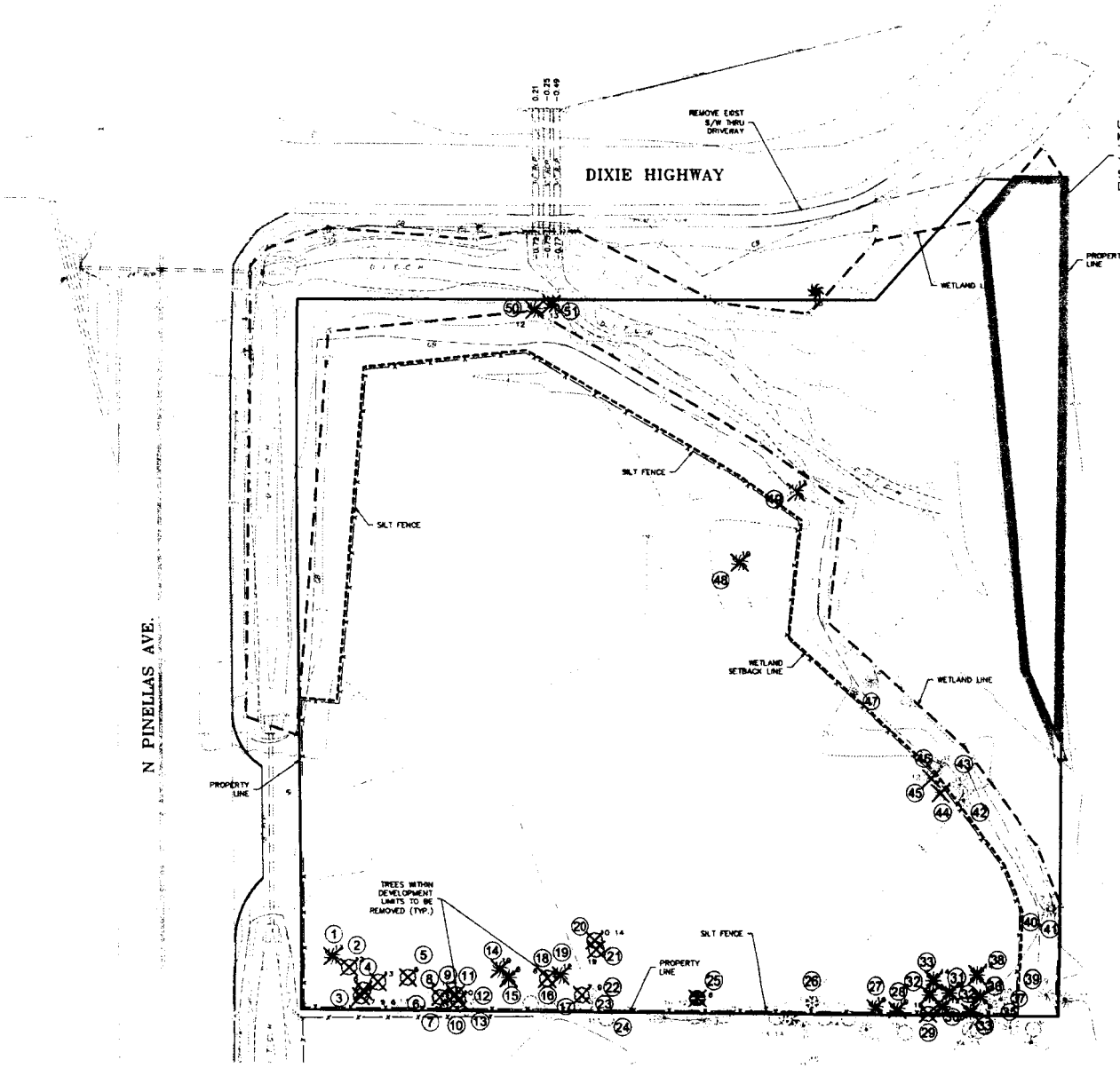
MU-GROW BROTHERS WAREHOUSE

EROSION CONTROL DETAILS

ROBERT C. KELLEY, P.E. LICENSE No. 47458 STATE OF FLORIDA 03/27/2023

G-006

JOB # 22-0708



N

SCALE:1"=20'
IF SHEET IS LESS THAN 22"X34", USE GRAPHIC SCALE

FLOOD DATA:

COMMUNITY NO. 125103C
PANEL NO. 0017 H
FLOOD ZONE: "AE"
REVISED: 08/28/2018
BASE FLOOD ELEV: 8 FEET

LEGEND:

- EXISTING TREE
- TREE TO BE REMOVED
- FIRE HYDRANT
- WATER VALVE
- CONCRETE POWER POLE
- GUY WIRE
- TELEPHONE BOX
- BOLLARD
- WELL
- SIGN
- GRATE INLET
- OAK TREE
- STORM MANHOLE
- LIGHT POLE
- ELECTRICAL BOX
- WATER METER
- BACKFLOW PREVENTER
- WOOD POWER POLE
- SANITARY MANHOLE
- SANITARY CLEAN OUT
- UG WATER LINE
- UG SANITARY SEWER LINE
- UG TELEPHONE LINE
- BENCHMARK
- SPOT ELEVATION

SURVEY NOTES:

SEE LEGEND FOR SYMBOLS AND/OR ABBREVIATIONS USED HEREON.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH.

NO INSTRUMENTS OF RECORD REFLECTING OWNERSHIP, EASEMENT OR RIGHT-OF-WAY WERE FURNISHED TO THE UNDERSIGNED, UNLESS OTHERWISE SHOWN HEREON.

NO UNDERGROUND FOUNDATIONS, STRUCTURES, INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN HEREON.

THIS SURVEY IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

VERTICAL INFORMATION REFERENCE TO NGS "Y 145 RESET" EL: 3.42' N.A.V.D 88

EPC LINES DELINEATION AS FLAGGED BY NRA ENVIRONMENTAL SCIENCE, DATED 11/21/16. JOB NO. 1362

DEMOLITION NOTES:

1. The existing features shown are based on the boundary survey provided by Ajuse Surveying, Inc., dated 12-09-2016.
2. Contractor shall be responsible to coordinate with the utility companies and owners to disconnect existing services to the site prior to construction.
3. Contractor shall be responsible for obtaining all the required permits and approval prior to any activity.
4. All existing storm inlets are to be protected and maintained in working condition. Refer to sheet C-005 for details and specifications.
5. Contractor shall maintain all existing parking, sidewalks, drives, etc. clear and free from any construction activity and/or materials to ensure easy and safe pedestrian and vehicular traffic to and from the site.
6. The Contractor will follow all the guidelines and regulations as set forth by OSHA and other agencies having jurisdiction over the job site. The owner, owner's representative, and the Engineer will not be responsible for job site safety procedures and implementation.
7. All work shall be performed in accordance with the applicable permits and approval. The Contractor shall be responsible for any fines resulting from violation of any regulations.
8. During demolition the Contractor shall be responsible for preventing erosion and transport of sediments to inlets, surface drains, and off site area. The Contractor shall be responsible for all restoration efforts that may be required.
9. Damage to all existing conditions to remain will be replaced at the Contractor's expense.
10. A Tree Permit may be required prior to any construction, native vegetative removal within the dripline of a tree, and / or tree removal.
11. Refer to sheet C-005 for typical inlet protection details during demolition and proposed improvements. "gutter buddy" product or approved equal to be used.

R.C. KELLEY CIVIL DESIGN SERVICES
1740 OAK POINT COURT
OLDSMAR, FLORIDA 34677
PHONE: (727) 348-0255
EMAIL: RCKELLEY@GMAIL.COM

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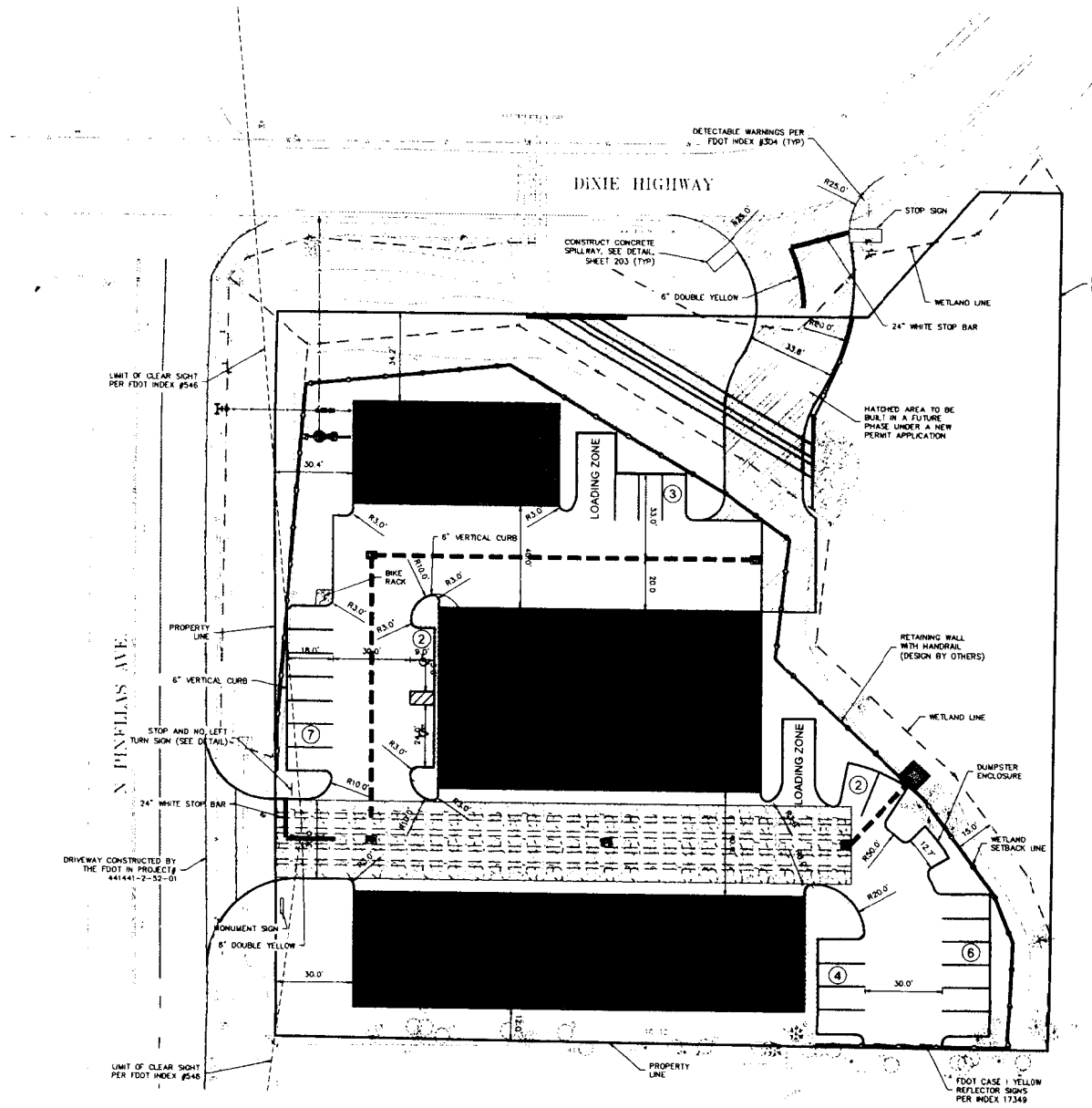
WAREHOUSE

EXISTING CONDITIONS AND DEMOLITION PLAN

RAYMOND C. KELLEY JR. P.E. License No. 47433 STATE OF FLORIDA 03/29/2023

G-004

JOB #: 22-0708



MOT NOTES:

1. MAINTENANCE OF TRAFFIC FOR WORK TO BE PERFORMED WITHIN THE PINELLAS COUNTY RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH FDOT DESIGN STANDARDS (LATEST EDITION) INDEXES 600 THRU 660
2. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN A SAFE AND EASILY ACCESSIBLE PAVED OR UNPAVED PATHWAY FOR PEDESTRIAN TRAFFIC THROUGH THE WORK ZONE FOR THE DURATION OF THE CONSTRUCTION PROJECT. IF THE PATHWAY LIES ALONG A DESIGNATED SCHOOL WALKING ROUTE THEN THE CONTRACTOR MUST PROVIDE ADEQUATE SUPERVISION AND/OR GUIDANCE TO THE SCHOOL AGED STUDENTS AS THEY TRAVERSE THROUGH THE WORK ZONE.

ROW NOTES:

1. ALL DESIGN AND CONSTRUCTION MUST CONFORM TO THE MINIMUM STANDARDS SET DOWN IN THE PINELLAS COUNTY AND/OR TARPON SPRINGS LAND DEVELOPMENT CODE, ZONING AND/OR RELATED ORDINANCE, AND MINIMUM TESTING FREQUENCY REQUIREMENTS. SAFE PEDESTRIAN ACCESS SHALL BE MAINTAINED AT ALL TIMES.
2. SAW CUT EDGE OF PAVEMENT PRIOR TO REMOVAL OF EXISTING DRIVEWAYS AS WELL AS PRIOR TO THE CONSTRUCTION OF THE NEW DRIVEWAYS
3. COMPACTION FOR PIPE BACKFILL SHALL COMPLY WITH AASHTO T-99 (100%)
4. DISTURBED AREAS IN THE RIGHT OF WAY SHALL BE COMPACTED 100% OF THE MAXIMUM DENSITY AND SODDED. DENSITY REPORTS SHALL BE PROVIDED TO THE PINELLAS COUNTY RIGHT-OF-WAY INSPECTOR.
5. ANY PORTION OF THE RIGHT OF WAY THAT SUSTAINS EXCESSIVE CONSTRUCTION RELATED DAMAGE, IN THE OPINION OF PINELLAS COUNTY DEPARTMENT OF ENVIRONMENT AND INFRASTRUCTURE OR CITY OF TARPON SPRINGS, SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE IN A MATTER SPECIFIED BY PINELLAS COUNTY DEI OR THE CITY.
6. IF ANY EXISTING SIDEWALK ALONG THE DIXIE HWY OR PINELLAS AVENUE FRONTAGE IS DAMAGED, EITHER OLD EXISTING DAMAGE OR NEW DAMAGE RESULTING FROM THIS WORK, IT SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE COUNTY INSPECTOR.
7. ALL WORK WITHIN THE STATE RIGHT OF WAY SHALL BE PERFORMED SUNDAY THROUGH THURSDAY 8:00PM - 5:30AM.
8. YELLOW TRUNCATED DOMES MATS SHALL BE PREFORMED, GLUED AND ANCHORED TO THE SURFACE OF THE FINISHED CONCRETE
9. DRIVEWAYS MUST BE CONSTRUCTED IN ACCORDANCE WITH FDOT 515.
10. ALL SIDEWALKS MUST BE 5' WIDE, 6" THICK, REINFORCED CONCRETE AT 3000 PSI.
11. ANY DAMAGE TO THE ASPHALT ROADWAY OF DIXIE HIGHWAY OR PINELLAS AVENUE SHALL BE RESTORED PER PC INDEX 1291.
12. ALL R/W AREAS DISTURBED BY CONSTRUCTION, NOT OTHERWISE PAVED SHALL BE SODDED

NO COMBUSTIBLE OR EXPLOSIVE MATERIALS SHALL BE STORED AT THIS FACILITY

R.C. KELLEY CIVIL DESIGN SERVICES
1740 OAK POND COURT
OLDSMAR, FLORIDA 34677
PHONE: (727) 348-0255
EMAIL: RCKELLEYES@GMAIL.COM

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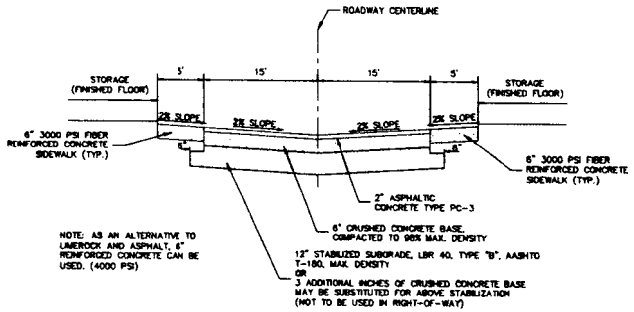
PROPOSED SITE LAYOUT

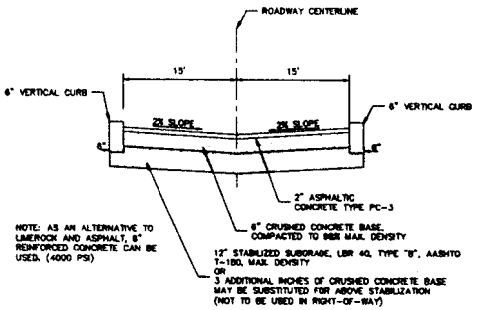
KEVIN C. KELLEY — LICENSE No. 67024 — STATE OF FLORIDA — PROFESSIONAL ENGINEER — 03/2023

C-001

JOB #: 22-0708



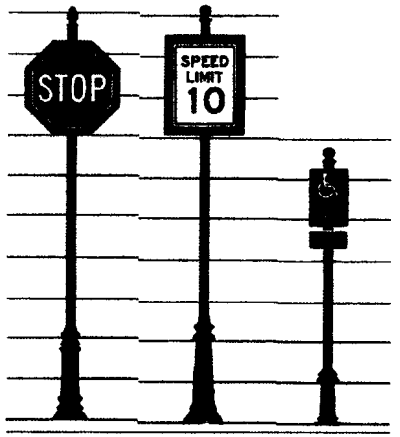
TYPICAL ROADWAY SECTION
BETWEEN BUILDINGS

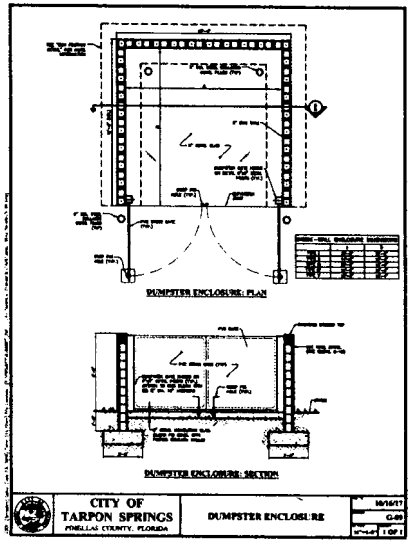


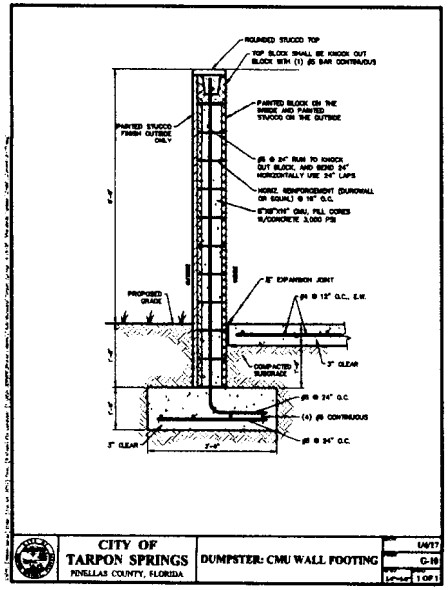
DRIVEWAY SECTION
CONNECTION TO PINELLAS AVENUE

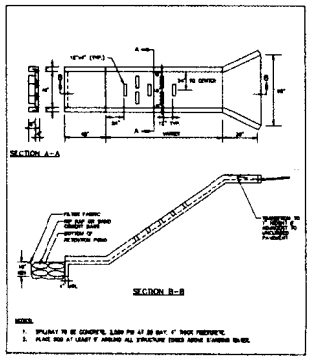
(A)The design for parking lot traffic control signage shall be as shown in Figure 1 below and shall meet the following standards:
(1)Sign posts shall be black or dark green in color.
(2)Sign posts shall be round or fluted in shape.
(3)Sign posts shall be at least three inches in diameter.
(4)Sign posts shall have a round or fluted decorative base.
(5)Signs shall have a black or dark green boarder of at least one inch in width. Signs identifying individual parking spaces are exempt from this requirement.

Figure 1









R.C. KELLEY CIVIL DESIGN SERVICES
1740 OAK POND COURT
OLDSMAR, FLORIDA 34677
PHONE: (727) 348-0255
EMAIL: RCKELLEYES@GMAIL.COM

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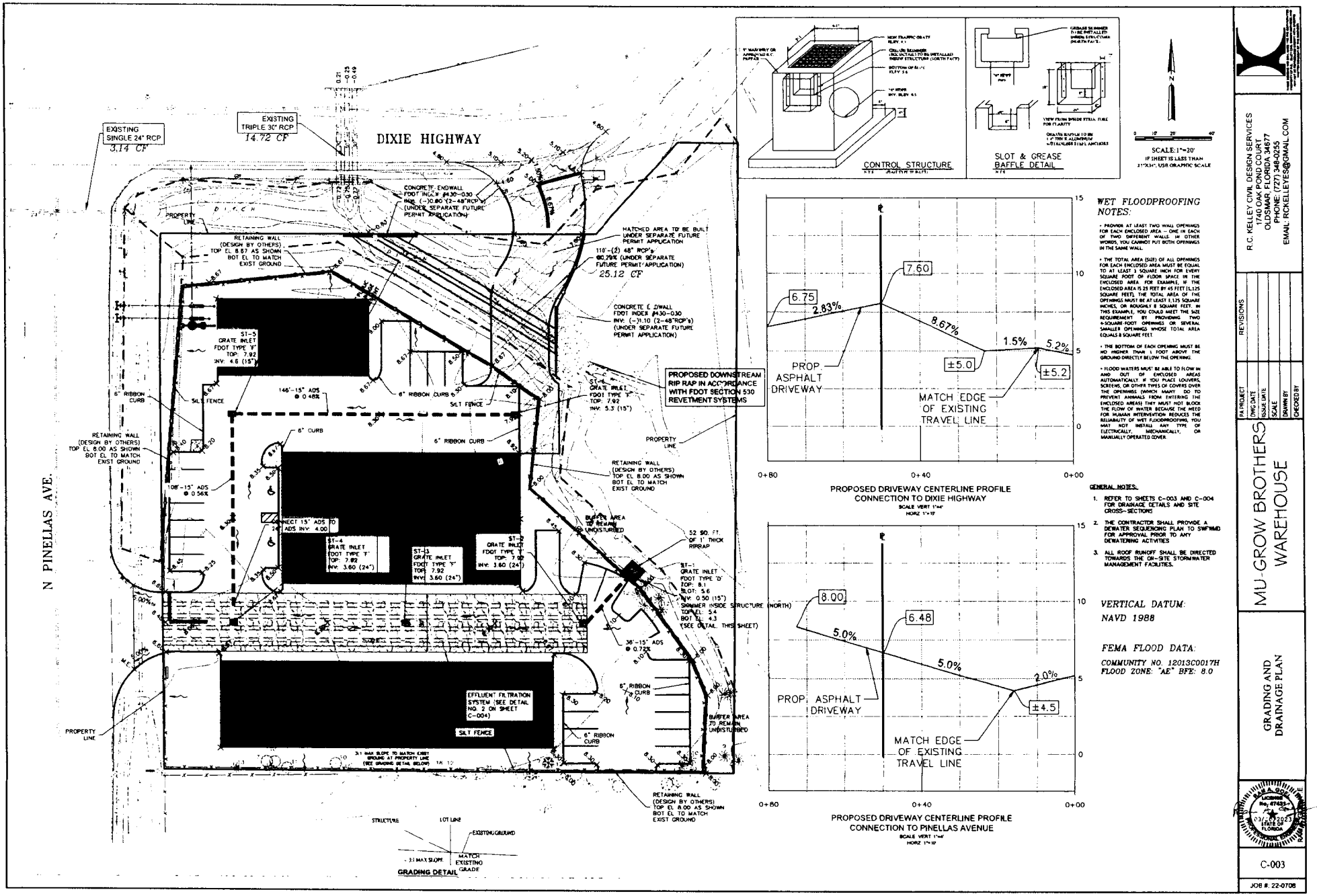
SITE PLAN DETAILS

RAMA GOEL
LICENSE No. 47474
03/20/2025
STATE OF FLORIDA
PROFESSIONAL ENGINEER

203

JOB # 22-0708



WET FLOODPROOFING NOTES:

- PROVIDE AT LEAST TWO WALL OPENINGS FOR EACH ENCLOSED AREA – ONE IN EACH OF TWO DIFFERENT WALLS. IN OTHER WORDS, YOU CANNOT PUT BOTH OPENINGS IN THE SAME WALL.
- THE TOTAL AREA (SIZE) OF ALL OPENINGS FOR EACH ENCLOSED AREA MUST BE EQUAL TO AT LEAST 1 SQUARE INCH FOR EVERY SQUARE FOOT OF FLOOR SPACE IN THE ENCLOSED AREA. FOR EXAMPLE, IF THE ENCLOSED AREA IS 25 FEET BY 45 FEET (1,125 SQUARE FEET), THE TOTAL AREA OF THE OPENINGS MUST BE AT LEAST 1,125 SQUARE INCHES, OR ROUGHLY 8 SQUARE FEET. IN THIS EXAMPLE, YOU COULD MEET THE SIZE REQUIREMENT BY PROVIDING TWO 4-SQUARE-FOOT OPENINGS OR SEVERAL SMALLER OPENINGS WHOSE TOTAL AREA EQUALS 8 SQUARE FEET.
- THE BOTTOM OF EACH OPENING MUST BE NO HIGHER THAN 1 FOOT ABOVE THE GROUND DIRECTLY BELOW THE OPENING.
- FLOOD WATERS MUST BE ABLE TO FLOW IN AND OUT OF ENCLOSED AREAS AUTOMATICALLY. IF YOU PLACE LOUVERS, SCREENS, OR OTHER TYPES OF COVERS OVER THE OPENINGS (WHICH MANY DO TO PREVENT ANIMALS FROM ENTERING THE ENCLOSED AREAS) THEY MUST NOT BLOCK THE FLOW OF WATER BECAUSE THE NEED FOR HUMAN INTERVENTION REDUCES THE RELIABILITY OF WET FLOODPROOFING. YOU MAY NOT INSTALL ANY TYPE OF ELECTRICALLY, MECHANICALLY, OR MANUALLY OPERATED COVER.

GENERAL NOTES:

1. REFER TO SHEETS C-003 AND C-004 FOR DRAINAGE DETAILS AND SITE CROSS-SECTIONS
2. THE CONTRACTOR SHALL PROVIDE A DEWATER SEQUENCING PLAN TO SWFWMD FOR APPROVAL PRIOR TO ANY DEWATERING ACTIVITIES
3. ALL ROOF RUNOFF SHALL BE DIRECTED TOWARDS THE ON-SITE STORMWATER MANAGEMENT FACILITIES.

VERTICAL DATUM:
NAVD 1988

FEMA FLOOD DATA:
COMMUNITY NO. 12103C0017H
FLOOD ZONE: "AE" BFE: 8.0

R.C. KELLEY CIVIL DESIGN SERVICES
1740 OAK POND COURT
OLDSMAR, FLORIDA 34677
PHONE: (727) 348-0255
EMAIL: RCKELLEYES@GMAIL.COM

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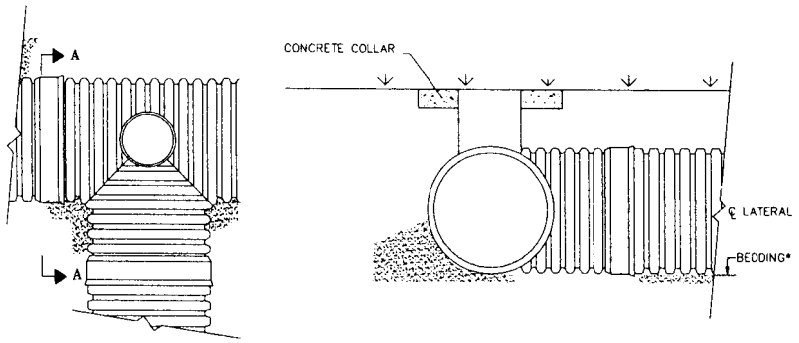
MU-GROW BROTHERS WAREHOUSE

GRADING AND DRAINAGE PLAN

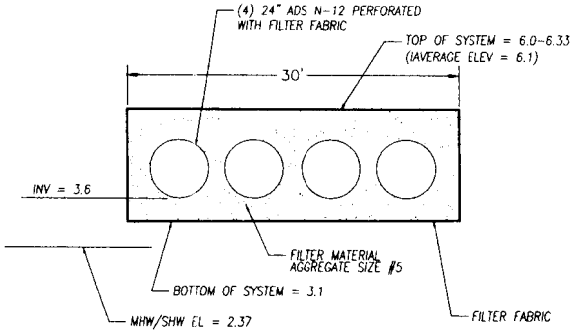
R.C. KELLEY, P.E. License No. 47483 03/07/2023 STATE OF FLORIDA

C-003

JOB #: 22-0708



CLEANOUT SECTION

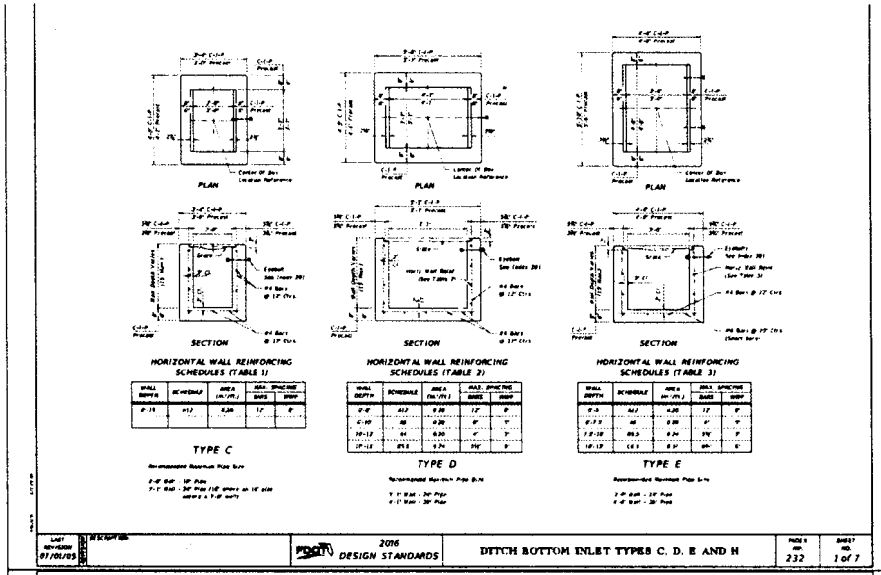


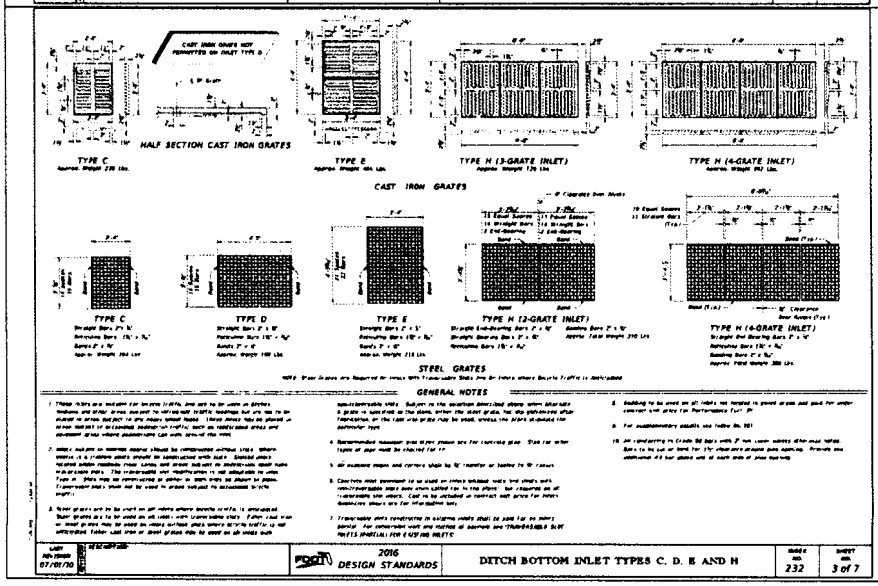
FILTER MEDIUM SPECIFICATIONS

1. THE PERFORATED PIPE SHALL CONSIST OF POLYVINYL CHLORIDE (PVC) CONFORMING TO ASTM D 3033, HAVE MINIMUM OF SIXTEEN (16) 3/8 INCH DIAMETER PERFORATIONS PER LINEAR FOOT OF PIPE AND BE ON THE BOTTOM 135° OF THE PIPE.
2. THE CONTRACTOR SHALL PROVIDE DEWATERING MEASURES AS REQUIRED DURING THE INSTALLATION OF THE UNDERDRAIN AND ALL OF ITS COMPONENTS.
3. THE CONTRACTOR SHALL NOT BACKFILL THE DRAIN PIPE UNTIL THE ENGINEER HAS VERIFIED AND APPROVED THE DRAIN PIPE GRADES AND INSTALLATION OF FILTER MEDIA.
4. SWFWMD REQUIRES AS-BUILT CERTIFICATION BY THE ENGINEER FOR THIS FILTER SYSTEM. TEST REPORTS FROM AN APPROVED LABORATORY ON GRADUATION AND PERMEABILITY SHALL BE INCLUDED IN THE AS-BUILT SUBMITTAL.

EXFILTRATION SYSTEM DETAIL

N.T.S.





R.C. KELLEY CIVIL DESIGN SERVICES
17140 OAK POND COURT
OLDSMAR, FLORIDA 34677
PHONE: (727) 348-0255
EMAIL: RCKELLEYES@GMAIL.COM

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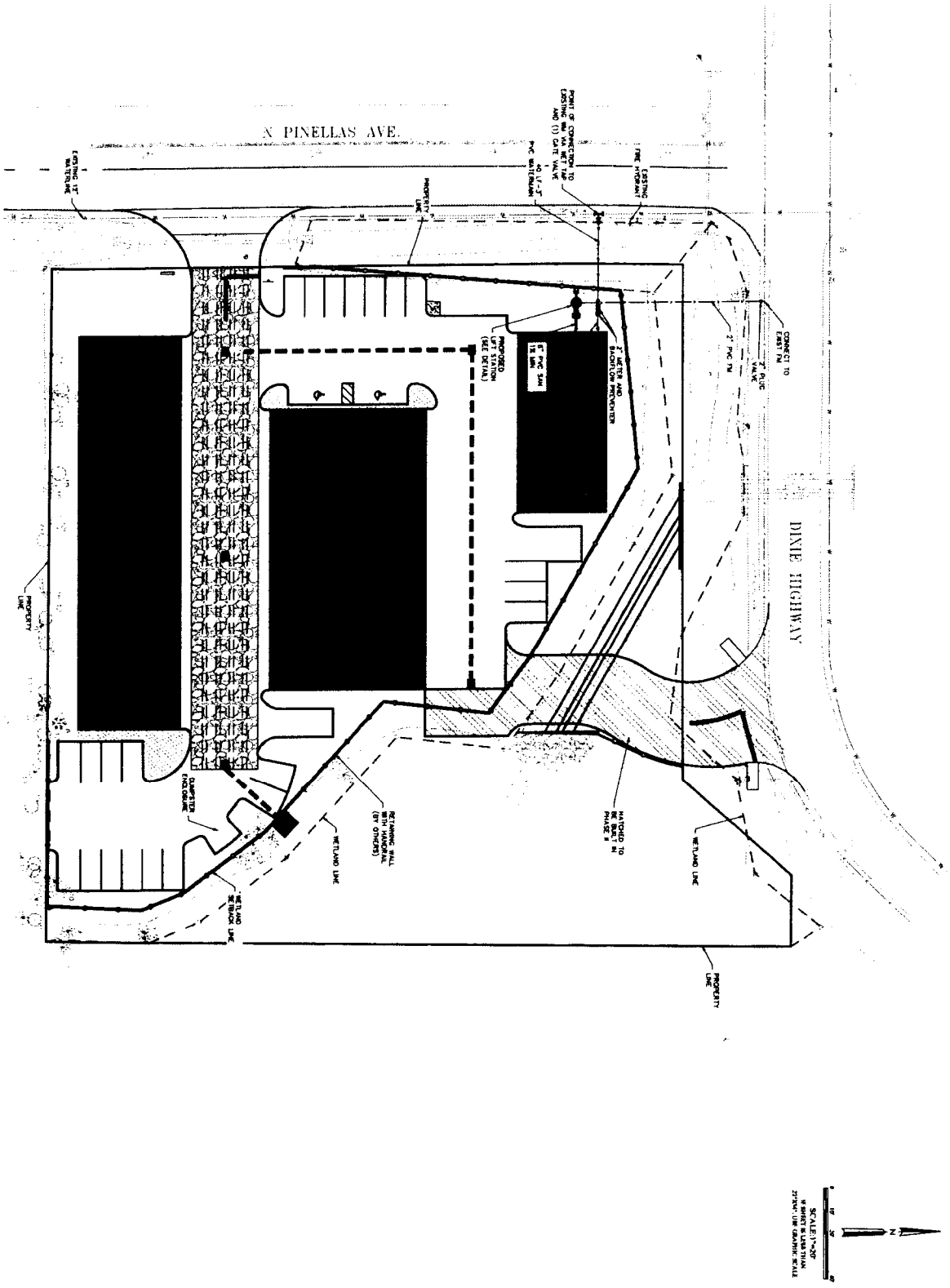
MU-GROW BROTHERS WAREHOUSE

DRAINAGE DETAILS

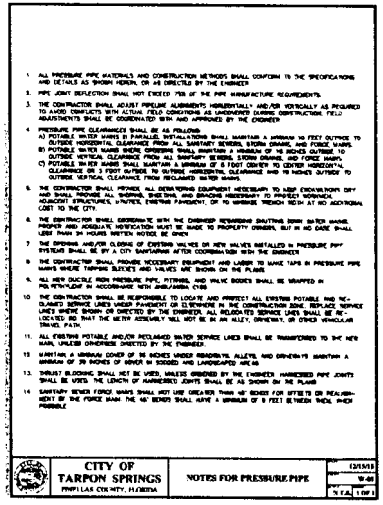
RAYMOND C. KELLEY JR. LICENSE NO. 47435 STATE OF FLORIDA PROFESSIONAL ENGINEER 03/28/2023

C-004

JOB #: 22-0706

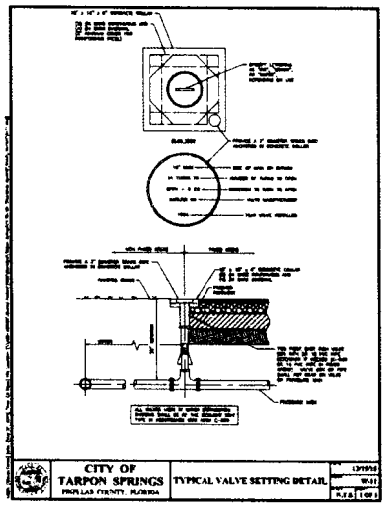


JOB # 22-0708	C-006	UTILITY PLAN	MU-GROW BROTHERS WAREHOUSE	PA PROJECT DWG DATE ISSUE DATE SCALE DRAWN BY CHECKED BY	REVISIONS	R.C. KELLEY CIVIL DESIGN SERVICES 1740 OAK POND COURT OLDSMAR, FLORIDA 34677 PHONE: (727) 348-0255 EMAIL: RCKELLEYES@GMAIL.COM

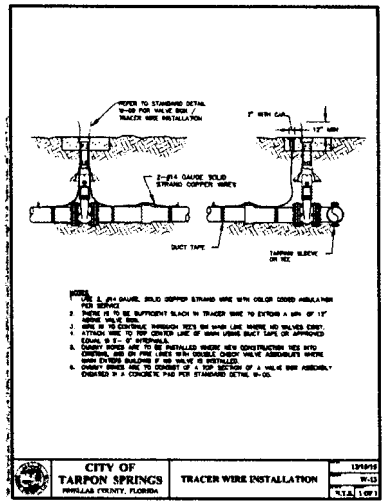


1. ALL PRESSURE PIPE MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE SPECIFICATIONS AND DETAILS AS SHOWN HEREIN, OR AS DIRECTED BY THE ENGINEER.
2. PIPE JOINT DEFLECTION SHALL NOT EXCEED 75% OF THE PIPE MANUFACTURE REQUIREMENTS.
3. THE CONTRACTOR SHALL ADJUST PIPELINE ALIGNMENTS HORIZONTALLY AND/OR VERTICALLY AS REQUIRED TO AVOID CONFLICTS WITH ACTUAL FIELD CONDITIONS AS UNCOVERED DURING CONSTRUCTION. FIELD ADJUSTMENTS SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.
4. PRESSURE PIPE CLEARANCES SHALL BE AS FOLLOWS:
   a) POTABLE WATER MAINS SHALL BE INSTALLED, INSTALLATIONS SHALL MAINTAIN A MINIMUM 10 FEET OUTSIDE TO OUTSIDE HORIZONTAL CLEARANCE FROM ALL SANITARY SEWERS, STORM DRAINS, AND FORCE MAINS.
   b) POTABLE WATER MAINS WHERE CROSSING SHALL MAINTAIN A MINIMUM OF 18 INCHES OUTSIDE TO OUTSIDE VERTICAL CLEARANCE FROM ALL SANITARY SEWERS, STORM DRAINS, AND FORCE MAINS. WHERE POTABLE WATER MAINS SHALL MAINTAIN A MINIMUM OF 6 FOOT CENTER TO CENTER HORIZONTAL CLEARANCE OR 3 FOOT OUTSIDE TO OUTSIDE HORIZONTAL CLEARANCE AND 18 INCHES OUTSIDE TO OUTSIDE VERTICAL CLEARANCE FROM RECLAIMED WATER MAINS.
5. THE CONTRACTOR SHALL PROVIDE ALL DEWATERING EQUIPMENT NECESSARY TO KEEP EXCAVATIONS DRY AND SHALL PROVIDE ALL SHORING, SHEETING, AND BRACING NECESSARY TO PROTECT WORKMEN, ADJACENT STRUCTURES, UTILITIES, EXISTING PAVEMENT, OR TO MINIMIZE TRENCH WIDTH AT NO ADDITIONAL COST TO THE CITY.
6. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER/OPERATOR REGARDING SHUTTING DOWN WATER MAINS. PROPER AND ADEQUATE NOTIFICATION MUST BE MADE TO PROPERTY OWNERS, BUT IN NO CASE SHALL LESS THAN 24 HOURS WRITTEN NOTICE BE GIVEN.
7. THE OPENING AND/OR CLOSING OF EXISTING VALVES OR NEW VALVES INSTALLED IN PRESSURE PIPE SYSTEMS SHALL BE BY A CITY MAINTENANCE AFTER COORDINATION WITH THE ENGINEER.
8. THE CONTRACTOR SHALL PROVIDE NECESSARY EQUIPMENT AND LABOR TO MAKE TAPS IN PRESSURE PIPE MAINS WHERE TAPPING SLEEVES AND VALVES ARE SHOWN ON THE PLANS.
9. ALL NEW DUCTILE IRON PRESSURE PIPE, FITTINGS, AND VALVE BOXES SHALL BE WRAPPED IN POLYETHYLENE IN ACCORDANCE WITH ANSI/AWWA C105.
10. THE CONTRACTOR SHALL BE RESPONSIBLE TO LOCATE AND PROTECT ALL EXISTING POTABLE AND RECLAIMED WATER LINES. PAVEMENT OR SLEEVING IN THE CONSTRUCTION ZONE, REPLACE SERVICE LINES AS SHOWN OR DIRECTED BY THE ENGINEER. ALL RELOCATED SERVICE LINES SHALL BE RECONNECTED SO THAT THE METER ASSEMBLY WILL NOT BE IN AN ALLEY, DRIVEWAY OR OTHER VEHICULAR TRAVEL PATH.
11. ALL EXISTING POTABLE AND/OR RECLAIMED WATER SERVICE LINES SHALL BE TRANSFERRED TO THE NEW MAIN, UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
12. MAINTAIN A MINIMUM COVER OF 36 INCHES UNDER ROADWAYS, ALLEYS, AND DRIVEWAYS AND A MINIMUM OF 24 INCHES OF COVER IN SODDED AND LANDSCAPED AREAS.
13. THRUST BLOCKING SHALL NOT BE USED, UNLESS ORDERED BY THE ENGINEER. HARNESSED PIPE JOINTS SHALL BE USED. THE LENGTH OF HARNESSED JOINTS SHALL BE AS SHOWN ON THE PLANS.
14. SANITARY SEWER FORCE MAINS SHALL NOT USE DEFLECTIONS THAN 45° BENDS FOR OFFSETS OR REALIGNMENT BY THE FORCE MAIN. THE 45° BENDS SHALL HAVE A MINIMUM OF 5 FEET BETWEEN THEM, WHEN POSSIBLE.

CITY OF TARPON SPRINGS — PINELLAS COUNTY, FLORIDA — NOTES FOR PRESSURE PIPE — 12/15/15 — W-00 — N.T.S. — 1 OF 1

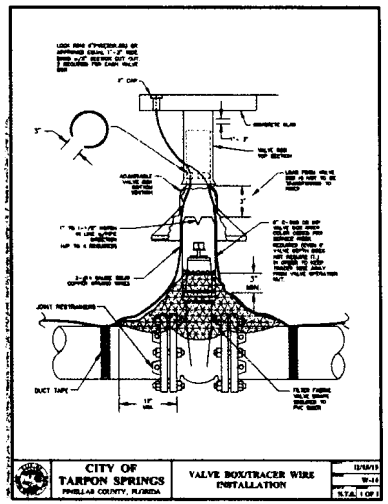


CITY OF TARPON SPRINGS — PINELLAS COUNTY, FLORIDA — TYPICAL VALVE SETTING DETAIL — 12/15/15 — W-01 — N.T.S. — 1 OF 1

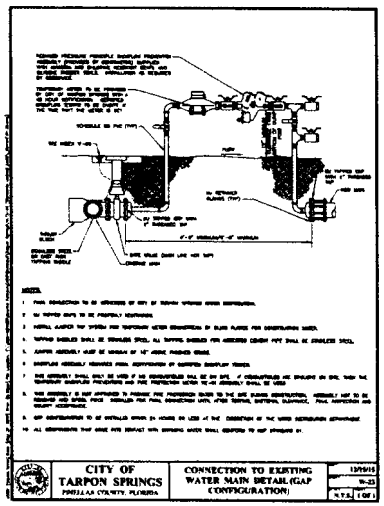


NOTES:
1. USE 12 GA GAUGE, SOLID COPPER STRAND WIRE WITH COLOR CODED INSULATION PER DETAIL.
2. THERE IS TO BE SUFFICIENT SLACK IN TRACER WIRE TO EXTEND A MIN. OF 12" ABOVE VALVE BOX.
3. WIRE IS TO CONTINUE THROUGH TEE'S AND MAIN LINE VALVE AS VALVES EXIST.
4. ATTACH WIRE TO TOP CENTER LINE OF MAIN USING DUCT TAPE OR APPROVED EQUAL @ 5'-0" INTERVALS.
5. CHARITY WIRES ARE TO BE INSTALLED WHERE NEW CONSTRUCTION TIES INTO EXISTING, AND ON FIRE LINES WITH DOUBLE CHECK VALVE ASSEMBLIES WHERE MAIN ENTERS BUILDING IF NO VALVE IS INSTALLED.
6. CHARITY WIRES ARE TO CONSIST OF A TOP SECTION OF A VALVE BOX ASSEMBLY CHARITY WIRES ARE TO CONSIST OF A TOP SECTION OF A VALVE BOX ASSEMBLY DESCRIBED IN A CONCRETE PAD PER STANDARD DETAIL W-00.

CITY OF TARPON SPRINGS — PINELLAS COUNTY, FLORIDA — TRACER WIRE INSTALLATION — 12/15/15 — W-03 — N.T.S. — 1 OF 1

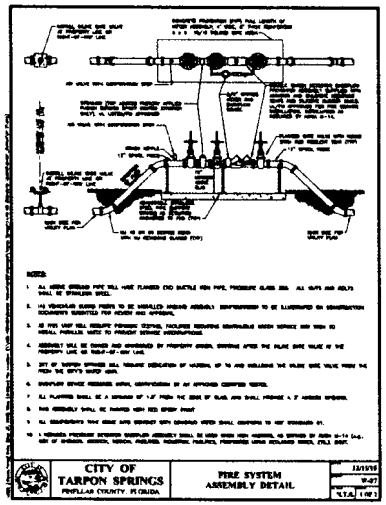


CITY OF TARPON SPRINGS — PINELLAS COUNTY, FLORIDA — VALVE BOX/TRACER WIRE INSTALLATION — 12/15/15 — W-04 — N.T.S. — 1 OF 1



NOTES:
1. TAPPING CONNECTION TO BE APPROVED BY CITY OF TARPON SPRINGS WATER DEPARTMENT.
2. ALL TAPPING VALVES TO BE PROPERLY RESTRAINED.
3. INSTALL ANODES FOR SYSTEM PER TAPPING SLEEVE MANUFACTURER'S PLANS FOR CONSTRUCTION MATERIALS.
4. TAPPING SHELLS SHALL BE STAINLESS STEEL. ALL TAPPING SHELLS FOR ASBESTOS CEMENT PIPE SHALL BE STAINLESS STEEL.
5. ADAPTER ASSEMBLY SHALL BE MANUFACTURED BY MUELLER COMPANY.
6. ADAPTER ASSEMBLY HARNESSED USING ADAPTER MANUFACTURER'S RECOMMENDED RESTRAINT DEVICES.
7. THE ASSEMBLY SHALL ONLY BE USED IF NO OBSTRUCTIONS FALL IN ITS PATH. IF OBSTRUCTIONS ARE ENCOUNTERED ON SITE, THEN THE CONTRACTOR SHALL BE PROVIDED WITH PIPE PROTECTION METHOD TO BE APPROVED BY THE ENGINEER PRIOR TO THE ASSEMBLY SHALL BE USED.
8. THE ASSEMBLY IS NOT APPROVED TO PERFORM ANY PRESSURE TESTING ON THE PIPE CONSTRUCTION. ASSEMBLY NOT TO BE TESTED AND WHERE PIPES INSTALLED FOR FINAL CONNECTION UNTIL AFTER SUCCESSFUL DISINFECTION, FINAL PRESSURE AND VACUUM ACCEPTANCE.
9. ANY CONTAMINATION TO BE INSTALLED WITHIN 24 HOURS OR LESS AT THE CONNECTION OF THE VALVE ASSEMBLY APPROPRIATE.
10. ALL CONNECTIONS THAT COME INTO CONTACT WITH DRINKING WATER SHALL CONFORM TO NSF STANDARD 61.

CITY OF TARPON SPRINGS — PINELLAS COUNTY, FLORIDA — CONNECTION TO EXISTING WATER MAIN DETAIL(GAP CONFIGURATION) — 12/15/15 — W-05 — N.T.S. — 1 OF 1



NOTES:
1. ALL ABOVE GROUND PIPE SHALL HAVE FLANGED CED DUCTILE IRON PIPE, PRESSURE CLASS 350. ALL CAPS AND BOLTS SHALL BE STAINLESS STEEL.
2. ALL MECHANICAL JOINT RESTRAINTS TO BE MEGALUG OR APPROVED EQUAL. CONTRACTOR TO BE RESPONSIBLE FOR SUBMITTING SHOP DRAWINGS AND CALCULATIONS FOR MEGALUG SIZING.
3. ALL PIPE SHALL INCLUDE PROTECTIVE COATING, INCLUDES REMOVING CONTAMINATED GREEN SURFACE AND SEAL IN MEGALUG. MUELLER TAPE TO PREVENT SURFACE CONTAMINATION.
4. ASSEMBLY WILL BE FLANGED AND DISCHARGED TO PROPERTY LINE, STOPPING AFTER THE FLANGE GATE VALVE AT THE PROPERTY LINE OR RIGHT-OF-WAY LINE.
5. SET OF TAPPING SLEEVES WILL REQUIRE FABRICATION OF MATERIAL OF TO AND INCLUDING THE FLANGE GATE VALVE FROM THE MAIN. THE CITY'S WATER CREW.
6. ADAPTER SLEEVE REQUIRED WHEN CONFIGURATIONS OF AN APPROVED COMPOSITE SLEEVE.
7. ALL PLANTING SHALL BE A MINIMUM OF 1.0' FROM THE EDGE OF FLANGE AND SHALL PROVIDE A 3' MINIMUM WORKING.
8. PIPE ASSEMBLY SHALL BE PLANNED WITH RED SPRAY PAINT.
9. ALL COMPONENTS THAT COME AND WORKED WITH GROUNDED WATER SHALL CONFORM TO NSF STANDARD 61.
10. A PERMANENT PROTECTIVE BARRIER ASSEMBLY SHALL BE USED WHEN HIGH HAZARDS, AS DEFINED BY FDEP CHAPTER 62-555, F.A.C. SUCH AS WASHING, HOSPITALS, LABORATORIES, PLATFORMS, WATER BOOSTER STATIONS, WELL SITES.

CITY OF TARPON SPRINGS — PINELLAS COUNTY, FLORIDA — FIRE SYSTEM ASSEMBLY DETAIL — 12/15/15 — W-07 — N.T.S. — 1 OF 1

R.C. KELLEY CIVIL DESIGN SERVICES
3740 OAK FOREST DRIVE
OLDSMAR, FLORIDA 34677
PHONE (727) 348-0255
EMAIL: ROKELLEYES@GMAIL.COM

REVISIONS

P.A. PROJECT
DWG DATE
ISSUE DATE
SCALE
DRAWN BY
CHECKED BY

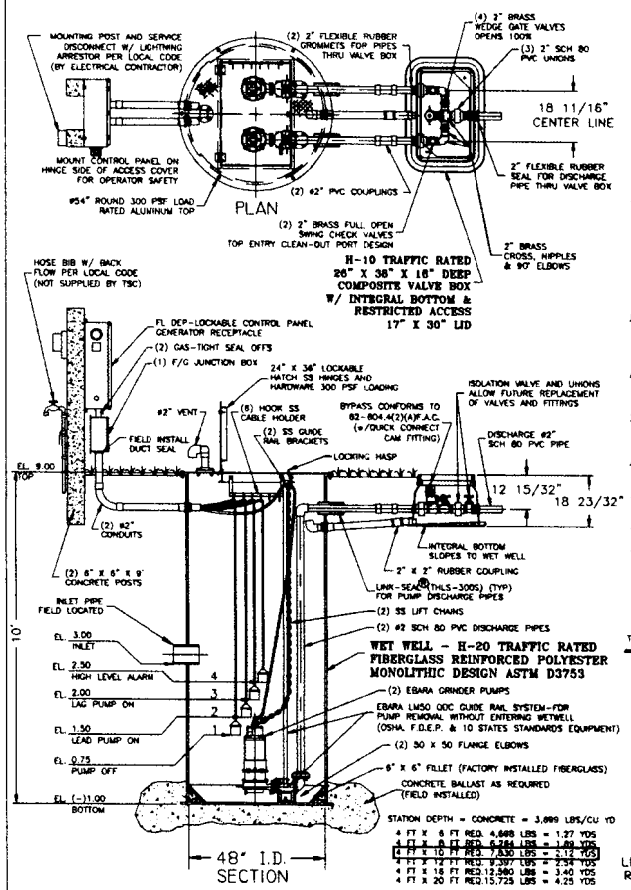
MU-GROW BROTHERS
WAREHOUSE

UTILITY DETAILS

Ray Kelley, P.E. No. 47433 — 03/28/2025 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

C-006

JOB # 22-0708



EBARA SEWAGE GRINDER PUMP
48" DUPLEX STATION - 2" PIPING
WITH SLIDE RAIL SYSTEM, V.B. AND F.D.E.P. PANEL
TSC PRE-FAB PUMP SOLUTIONS©

MODEL TSC2-48.0 R9.dwg ©

2. GROUT FILLET (1 TO 1 SLOPE TO "HOPPER" BOTTOM)
1. HOSE BIBB WITH REDUCED PRESSURE BACK FLOW PREVENTER

FIELD INSTALL BY CONTRACTOR

JOB: _____

QS: _____

GENERAL NOTES

FURNISH AND INSTALL EBARA SUBMERSIBLE GRINDER PUMPS:

DESIGN CONDITION:

MODEL	50DVU6.7S52	1 HP	HP
GPM	20	46.8	FT/TDH
VOLTAGE	208/230	SINGLE	PHASE
DISCHARGE	2"	132MM	IMPELLER

SEWAGE GRINDER PUMP: RATED FOR TWENTY (20) STARTS PER HOUR.

2. AIR FILLED MOTOR DESIGNED FOR SEWAGE APPLICATION WITH CLASS F INSULATION.
3. DUAL MECHANICAL SHAFT SEALS (SILICON CARBIDE / SILICON CARBIDE) LOCATED OUT OF THE PUMPAGE, IN A SEPARATE OIL FILLED CHAMBER.
4. HIGH TEMPERATURE BALL BEARINGS 8-10 RATING OF 80,000 HOURS. UPPER BEARING - SINGLE ROW AND LOWER BEARINGS - DOUBLE ROW TYPE.
5. PUMP SHAFT HORSEPOWER (BHP) SHALL NOT EXCEED MOTOR RATED HORSEPOWER THROUGHOUT THE ENTIRE OPERATING RANGE OF THE PUMP PERFORMANCE CURVE.
6. SINGLE PHASE MOTORS SHALL BE DUAL WOUND, CAPACITOR START-RUN AND CAPABLE OF OPERATING ON 208/230 VOLT WITH A 10% TOLERANCE VOLTAGE (180 TO 260). THREE PHASE MOTORS SHALL BE DUAL WOUND AND CAPABLE OF OPERATING ON 208/230 VOLT WITH A 10% TOLERANCE VOLTAGE (190 TO 280) OR OPERATE ON 460 VOLT BY CHANGING THE MOTOR LEADS INSIDE THE PUMP.

FIBERGLASS WET WELL: SHALL BE A ONE PIECE UNIT WITH INTEGRAL BOTTOM, WALL AND UPPER FLANGE. THE ENTIRE FIBERGLASS WET WELL SHALL HAVE A DYNAMIC LOAD RATING OF 16,000 FT/LBS. EACH UNIT MUST BE SERIAL NUMBERED TO IDENTIFY THE TEST PROCEDURE. ASTM D 3753 & H-20 SPECIFICATIONS SHALL BE REQUIRED AS MINIMUM.

ALUMINUM HATCH: TSC MODEL-54R (54") ROUND WITH 24" X 36" LOCKABLE HATCH, REINFORCED FOR LOAD RATING OF 300 LBS/FT WITH HOLD OPEN SAFETY ARM, LOCKING DEVICE FOR HASP TYPE PADLOCK AND STAINLESS STEEL HARDWARE.

VALVE BOX: FIBERGLASS COMPOSITE (H-10 TRAFFIC RATED) WITH INTEGRAL BOTTOM. (FOR 1 1/4" AND 2" DISCHARGE PIPING SXS HEADER SYSTEM) SHALL BE 26" X 38" X 18" WITH 17" X 30" LIMITED ACCESS LID

ACCESSORIES: #304 S/S - GUIDE RAILS, UPPER GUIDE RAIL BRACKETS, CABLE HOLDER, ANCHOR BOLTS AND PUMP LIFTING CHAINS.

VALVES: SHALL BE SEWAGE SERVICE DESIGN BRASS SWING CHECK VALVES WITH TOP ENTRY CLEAN-OUT PORT AND BRASS WEDGE GATE VALVES OPEN 100%.

PIPING: 2" SCHEDULE 80 PVC.

FLOAT SWITCHES: UL LISTED SJ ELECTRO MODEL (SJ 30 SWENO).

PUMP SUPPLIER SHALL PROVIDE SUBMERSIBLE PUMPS, SLIDE RAIL ASSEMBLIES, CONTROL PANEL, JUNCTION BOX, FLOAT SWITCHES, ALUMINUM HATCH AND ACCESSORIES TO INSURE PROPER OPERATION AND WARRANTY.

THE COMPLETE PACKAGE PUMPING STATION SHALL HAVE PUMP BASES, SLIDE RAIL ASSEMBLIES AND DISCHARGE PIPING ASSEMBLED BY TECHNICAL SALES CORPORATION READY TO SHIP FOR FIELD INSTALLATION.

THE MANUFACTURER OF PRE-FAB PUMP SOLUTIONS©:

TECHNICAL SALES CORPORATION, 4821 N. HALE AVE TAMPA, FL 33614 (813)876-9258

CONTROL PANEL - SHALL CONFORM TO FL DEP 64-604.42(A)

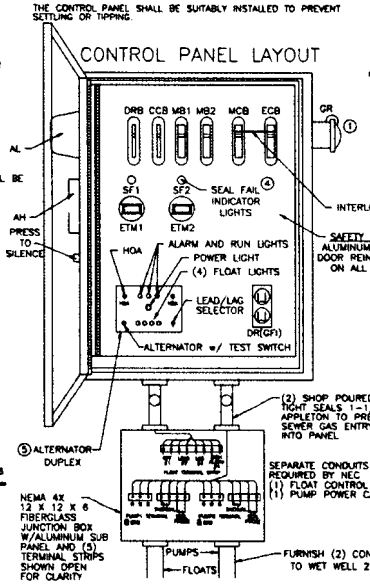
CONTROL PANEL SHALL BE TSC MODEL # 30-D IN NEMA 4X FIBERGLASS ENCLOSURE. THE PANEL SHALL MEET STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP), ENVIRONMENTAL PROTECTION COMMISSION (EPC) AND LOCAL CODE REQUIREMENTS GOVERNING PRIVATE LIFT STATIONS.

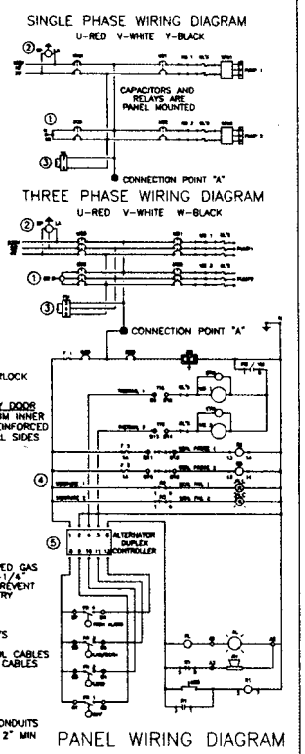
FLOAT SWITCHES AND CONTROL SYSTEM SHALL BE UL LISTED AND INTRINSICALLY SAFE. ALL COMPONENTS SHALL BE UL LISTED.

A JUNCTION BOX IS REQUIRED, WITH SHOP POURED SEALS BETWEEN BOX AND CONTROL PANEL TO PREVENT SEWER GAS ENTRY INTO CONTROL PANEL.

ELECTRICAL CONTRACTOR TO PROVIDE SERVICE DISCONNECT WITH LIGHTNING ARRESTOR MOUNTED PER LOCAL CODES.

THE CONTROL PANEL SHALL BE SUITABLY INSTALLED TO PREVENT SETTLING OR TIPPING.





12" MIN.

MINIMUM 2" LETTER HEIGHT RED OR BLACK ON WHITE BACKGROUND

In Case Of An Emergency Call:

Company Name

Telephone Number

12" MIN.

TYPICAL PUMP STATION EMERGENCY ADVISORY SIGN DETAIL

NOT TO SCALE

SIGN TO BE POSTED CONSPICUOUSLY ON PUMP STATION WALL OR GATE OR ON THE CONTROL PANEL IF NO WALL OR GATE.

LEGEND

	AH	ALARM HORN
	AL	ALARM LIGHT
	ASB	ALARM SILENCE BUTTON
(5)	ATS	ALTERNATOR W/ TEST SWITCH
	CCB	CONTROL CIRCUIT BREAKER
	DR	DUPLEX RECEPTACLE
	DRB	DUPLEX RECEPTACLE BREAKER
	ECB	EMERGENCY CIRCUIT BREAKER
	ETM	ELAPSED TIME METER
	F	FUSE
	FL	FLASHER
	FS	FLOAT SWITCH (REGULATOR)
(1)	GR	GENERATOR RECEPTACLE
	GRD	GROUND
	HOA	HAND-OFF-AUTOMATIC SELECTOR
	LA	LIGHTNING ARRESTOR
	MB	MOTOR BREAKER
	MCB	MAIN CIRCUIT BREAKER
	MS	MOTOR STARTER
	N	NEUTRAL
	OL'S	OVERLOAD HEATERS
(3)	PM	PHASE MONITOR
	PTS	PUMP TERMINAL STRIP
	R	RELAY
	RC	RUN CAPACITOR
	RD	DISCHARGE RESISTOR
	RL	PUMP RUN INDICATORS
	RTS	REGULATOR TERMINAL STRIP
	SC	START CAPACITOR
(4)	SF	SEAL FAIL (SHAFT)
	SR	START RELAY
(2)	SP	SURGE PROTECTOR
	TTS	THERMAL TERMINAL STRIP

PANELS SHALL CONFORM TO FLORIDA DEP 64-604.400

(1) GENERATOR RECEPTACLE FOR EMERGENCY POWER CONNECTION WITH INTERLOCK
(2) SURGE PROTECTION AND LIGHTNING PROTECTION ON ALL INCOMING LEGS
(3) PHASE PROTECTION SHALL BE PROVIDED
(4) SHAFT SEAL FAIL DETECTION
(5) ALTERNATOR w/ TEST SWITCH

PANEL MANUFACTURER SHALL BE A "UL" LISTED SHOP.

TSC DUPLEX GRINDER PUMP STATION
FIBERGLASS WET WELL

TECHNICAL SALES CORPORATION
TSC PRE-FAB PUMP SOLUTIONS©
WATERWORKS & WASTEWATER SPECIALTIES ©
Representing Innovative Manufacturers
MODEL TSCE2-48.0©
4821 N. HALE AVENUE TAMPA, FL 33614
PH (813)876-9258 FAX (813)874-1194

R.C. KELLEY CIVIL DESIGN SERVICES
1740 OAK POND COURT
OLDSMAR, FLORIDA 34677
PHONE: (727) 348-0255
EMAIL: RCKELLEY@GMAIL.COM

REVISIONS

PM: PROJECT
DWG DATE
ISSUE DATE
SCALE
DRAWN BY
CHECKED BY

MU-GROW BROTHERS WAREHOUSE

LIFT STATION DETAILS

STATE OF FLORIDA

C-008

JOB # 22-0708

LANDSCAPE PLAN
MU-GROW BROTHERS
WAREHOUSE
C-009
REVISIONS
CHECKED BY
DRAWN BY
SCALE
ISSUE DATE
DWG DATE
PM PROJECT
R.C. KELLEY CIVIL DESIGN SERVICES
1740 OAK POND COURT
OLDSMAR, FLORIDA 34677
PHONE: (727) 348-0255
EMAIL: RCKELLEYES@GMAIL.COM
JOB # 22-0708
IRRIGATION SYSTEM REQUIREMENTS
LANDSCAPE NOTES:
All trees shall be grade Florida #1 or better, in a 15 gallon pot, and have a minimum 1 inch dbh diameter measured 12 inches above ground, with a minimum crown of 2 feet and minimum height of 6 feet upon planting.
All shrubs shall have a minimum height of 24 inches and minimum 12 inch spread with a 3 gallon pot size upon planting, being grade Florida #1 or better. Hedges, where required, shall form a continuous, unbroken, solid visual screen within 1 year of planting, being maintained thereafter to specification.
The property owner shall be solely responsible for the continued maintenance of all landscape areas in accordance with the approved site plan and to prevent a healthy, neat and orderly appearance, and all landscaped areas shall be free from refuse and debris. All plant material landscape areas which die from lack of maintenance, disease, or other natural occurrence, the City Staff shall require re-landscaping. This shall be applicable to all required landscaping, whether installed under the terms of this Code or a previous ordinance.
No Final Certificate of Occupancy shall be issued until all required landscaping is installed in accordance with the approved plan.
TREE PLANTING REQUIREMENTS:
LOT SIZE: 87,646SF
8 TREES REQUIRED FOR FIRST 15,000SF; ONE TREE REQUIRED FOR EACH ADDITIONAL 2,000SF
87,646SF-15,000SF = 72,646SF / 2,000SF = 36 TREES
36 TREES + 8 TREES = 44 TREES
44 TREES - 18 EXISTING TREES TO BE RETAINED ON SITE = 26 TREES
26 TREES REQUIRED
26 TREES PROVIDED (SEE PLANTING SCHEDULE BELOW)
PLANTING SCHEDULE
SYMBOL
NAME
QT
SIZE
HT
IA
Ilex x Attenuata 'East Palatka' Holly
13
1.5" cal
6'
JS
Juniperus Silicicola 'Southern Red Cedar'
4
1.5" cal
6'
MV
Magnolia Virginiana 'Sweet Bay Magnolia'
9
1.5" cal
6'
IS
IXORA SPP
66
3 GAL
54"
SHRUB PLANTING DETAIL
TREE PROTECTION DETAIL
TREE PLANTING DETAIL
INTERIOR LANDSCAPING REQUIREMENTS:
INTERIOR LANDSCAPE AREA - 1,015 SF (PROVIDED)
21 PARKING SPACES / 1 x 100 = 420 SF (REQUIRED)
VISIBILITY TRIANGLE
SCALE: 1"=20'
DIXIE HIGHWAY
N PINELLAS AVE.

Memorandum

Date: December 15, 2025
To: Mayor and Board of Commissioners
Through: Charles Rudd, City Manager
From: Renea Vincent, Planning Director
Subject: **Resolution 2025-70**; One-Year Time Extension of Site Plan #22-94 and Conditional Use #22-93 at 1372 N. Pinellas Ave., previously approved under Resolution 2023-12 **(Quasi-Judicial)**

Recommendation

Staff recommends approval of Resolution 2025-70 requesting a one-year time extension of Site Plan #22-94 and Conditional Use #22-93.

Background

The applicant has requested a one-year extension of time for construction of a project located at 1372 North Pinellas Avenue. The project was approved under Resolution 2023-12 and has been partially constructed. The site work authorized under Construction Permit #24-69 has been completed and final inspections approved. One building authorized under Building Permit #24-705 has been completed and final inspection approved. Resolution 2023-12 approved two additional buildings. The applicant is requesting a one-year time extension to obtain building permits for the remaining two buildings. When this project was approved on May 23, 2023, Section 210.05 of the Land Development Code allowed applicants to request of the Board of Commissioners, a one-year extension of the approval time for good cause. The applicant has provided a letter describing the reasons for the requested extension.

Funding

Strategic Plan Objective

RESOLUTION NO. 2025-70

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA, APPROVING A ONE-YEAR TIME EXTENSION OF SITE PLAN #22-94 AND CONDITIONAL USE #22-93 APPROVED UNDER RESOLUTION 2023-12 FOR PROPERTY LOCATED AT 1372 NORTH PINELLAS AVENUE IN THE HIGHWAY BUSINESS ZONING DISTRICT, WHICH TIME EXTENSION SHALL TERMINATE ON JANUARY 13, 2027; PROVIDING FOR FINDINGS; PROVIDING FOR CONDITIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Tarpon Springs has received a written request for a one-year time extension of Resolution 2023-12 for Site Plan Application #22-94 and Conditional Use Application #22-93; and

WHEREAS, the Site Plan approval under Resolution 2023-12 allowed for construction of three buildings with parking and other site improvements at 1372 North Pinellas Avenue in the Highway Business zoning district; and

WHEREAS, the applicant has constructed one building with parking and other site improvements at 1372 North Pinellas Avenue in the Highway Business zoning district and has provided good cause for the proposed delay of construction of the two remaining approved buildings; and

WHEREAS, Section 210.05(B) of the Comprehensive Zoning and Land Development Code as codified at the time of adoption of Resolution 2023-12 allowed the Board of Commissioners to grant one extension of one-year for Site Plan approval for good cause where a Building Permit application has been submitted and kept active, and

WHEREAS, the Planning and Zoning Board held a public hearing on this application at its meetings of December 15, 2025;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA, THAT:

SECTION 1: SITE PLAN EXTENSION APPROVAL

A one-year time extension of Site Plan application #22-94 and Conditional Use application #22-93 approved under Resolution 2023-12 (Exhibit A) for property located at 1372 North Pinellas Avenue, is hereby approved to terminate on January 13, 2027.

SECTION 2: EFFECTIVE DATE

This Resolution shall be effective upon adoption in the manner provided by law.

Resolution 2025-70 Exhibit A, 19 pages

RESOLUTION NO. 2023-12

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA, APPROVING APPLICATION #22-93 REQUESTING CONDITIONAL USE APPROVAL AND APPLICATION #22-94 REQUESTING SITE PLAN APPROVAL TO ALLOW FOR WAREHOUSE USE, LANDSCAPE SERVICE ESTABLISHMENT USE, CONSTRUCTION MATERIAL ESTABLISHMENT USE, CONSTRUCTION SERVICE ESTABLISHMENT USE, LIGHT MANUFACTURING USE AND WHOLESALE TRADE USE IN THREE BUILDINGS TOTALING 19,825 SQUARE FEET OF GROSS FLOOR AREA WITH PARKING AND OTHER SITE IMPROVEMENTS ON PROPERTY LOCATED AT 1372 NORTH PINELLAS AVENUE IN THE HIGHWAY BUSINESS ZONING DISTRICT; PROVIDING FOR FINDINGS; PROVIDING FOR CONDITIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Tarpon Springs has received an application for a Conditional Use to allow for the following uses on property located at 1372 North Pinellas Avenue in the Highway Business zoning district: warehouse, landscaping service establishment, construction material establishment, construction service establishment, light manufacturing and wholesale trade; and,

WHEREAS, the City of Tarpon Springs has received an application for Site Plan approval to allow for construction of three buildings totaling 19,825 square feet in gross floor area with parking and other site improvements at 1372 North Pinellas Avenue in the Highway Business zoning district; and,

WHEREAS, Section 25.12 (C) of the Comprehensive Zoning and Land Development Code allows warehouses, landscaping service establishments, construction material establishments, construction service establishments, light manufacturing, and wholesale trade as conditional uses in the Highway Business zoning district; and,

WHEREAS, the Planning and Zoning Board held a public hearing on this application at its meetings of April 17, 2023 and May 15, 2023; and,

WHEREAS, pursuant to Section 209.00 of the Comprehensive Zoning and Land Development Code, the Board of Commissioners must approve, deny or approve subject to conditions, each application for conditional use approval; and,

WHEREAS, pursuant to Section 210.03(C) of the Comprehensive Zoning and Land Development Code, the Board of Commissioners must approve, deny or approve subject to conditions, each application for site plan approval; and,

WHEREAS, written legal notice of this action has been provided in accordance with Article XII of the Comprehensive Zoning and Land Development Code.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA, THAT:

SECTION 1: CONDITIONAL USE FINDINGS

Application Number 22-93 meets the criteria for approving a Conditional Use as set forth in Section 209.01 of the Land Development Code.

SECTION 2: SITE PLAN FINDINGS

Application Number 22-94 meets the criteria for approving a Site Plan as set forth in Section 210.04 of the Land Development Code.

SECTION 3: CONDITIONAL USE APPROVAL

Application Number 22-93 under Resolution 2023-12, requesting Conditional Use approval to allow for warehouse uses, landscape service establishments, construction material establishments, construction service establishments, light manufacturing and wholesale trade on property located at 1372 North Pinellas Avenue in the Highway Business zoning district, is approved with the following conditions:

1. The conditional uses approved on the property are specifically restricted to the following: warehouse, construction material establishment, construction service establishment, light manufacturing, landscape service establishments, and wholesale trade. The "rental service establishment" use requested by the applicant is prohibited along with all other conditional uses not specified in this approval.
2. Storage of combustible, flammable, or explosive materials is prohibited.
3. Approved conditional uses must be established through application of a business tax receipt within one year of issuance of a Certificate of Occupancy, otherwise a new conditional use application shall be required.
4. The owner shall obtain and maintain a local business tax receipt for each individual building for the approved uses.

SECTION 4: SITE PLAN APPROVAL

Site Plan application #22-94 for property located at 1372 North Pinellas Avenue and further described in Exhibit A, prepared and sealed by Ram A. Goel on March 10, 2023 and attached as Exhibit B, is hereby approved with the following conditions:

1. Outdoor storage is prohibited. This includes vehicle storage.
2. All uses on site must be confined to and conducted inside the buildings.
3. The bicycle parking shall be diagonally striped and marked by appropriate signage per Section 127.05(C)(2) of the Land Development Code.
4. The Dixie Highway driveway connection and all associated alterations outside of the retaining wall are not a part of this approval and are not authorized. These proposed improvements shall be removed from the plan set submitted with the application for a Building Permit. The applicant must submit a new request for Site Plan approval to add the Dixie Highway access in the future.
5. The applicant shall provide permits or approvals from Pinellas County for the Riverview Avenue roadway connection, from Southwest Florida Water Management District for stormwater handling, and, from Florida Department of Transportation for drainage connection. All approvals shall be submitted with the application for a Building Permit.
6. Construction shall be sequenced such that the retaining wall is installed and receives an approved final inspection prior to filling and grading the site and initiating vertical construction.
7. Details for any proposed site lighting, including product cut sheets showing shielded fixtures, shall be provided with the building permit application showing compliance with Section 127.06 of the Land Development Code.
8. The applicant is advised that the proposed monument sign location must be moved out of the visibility triangle or must meet the height standards of the Land Development Code.
9. The applicant shall prepare and record an access easement in favor of the City of Tarpon Springs to the on-site private lift station. Easement language shall be approved by the City and the easement shall be recorded prior to scheduling of a final inspection for the project.
10. The development must comply with the Public Art Program requirements of Section 296.00 of the Land Development Code, if the aggregate job value is equal to or exceeds $1,000,000.00.

SECTION 5: EFFECTIVE DATE

This Resolution shall be effective upon adoption.

PASSED and ADOPTED this 23rd day of May, 2023.

COSTA S. VATIKIOTIS, MAYOR

CRAIG K. LUNT, VICE MAYOR

MIKE EISNER, COMMISSIONER

PANAGIOTIS KOULIAS, COMMISSIONER

JOHN M. KOULIANOS, COMMISSIONER

MOTION BY: COMMISSIONER EISNER
SECOND BY: VICE MAYOR LUNT

VOTE ON MOTION

COMMISSIONER KOULIANOS	Yes
COMMISSIONER KOULIAS	Yes
COMMISSIONER EISNER	Yes
VICE MAYOR LUNT	Yes
MAYOR VATIKIOTIS	Yes

ATTEST:

SEAL

IRENE S. JACOBS, CMC
CITY CLERK & COLLECTOR

APPROVED AS TO FORM:

ANDREW SALZMAN
ATTORNEY

Exhibit A of Resolution No. 2023-12

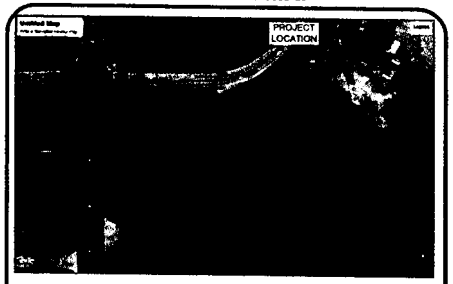
A PORTION OF LOT 45, TAMPA AND TARPON SPRINGS LAND COMPANY, AS RECORDED IN PLAT BOOK 1, PAGE 116, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMALLY A PART, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE SW 1/4 OF THE SE 1/4 OF SECTION 1, TOWNSHIP 27 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA; THENCE S89°15'35"E, ALONG THE SOUTH BOUNDARY LINE OF SAID SW 1/4 FOR A DISTANCE OF 317.79 FEET TO THE INTERSECTION WITH A LINE 125 FEET WEST OF AND PARALLEL TO THE EAST BOUNDARY OF LOT 46, TAMPA AND TARPON SPRINGS LAND COMPANY, AS RECORDED IN PLAT BOOK 1, PAGE 116, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS A PART; THENCE N0°29'44"W. ALONG SAID LINE FOR 403.69 FEET TO THE POINT OF INTERSECTION WITH A LINE 403.60 FEET NORTH OF AND PARALLEL TO THE SOUTH BOUNDARY LINE OF SAID SW 1/4; THENCE S89°15'38"E, FOR 125.03 FEET TO A POINT OF INTERSECTION WITH THE EAST BOUNDARY LINE OF SAID LOT 46; THENCE N0°29'44"W, ALONG SAID EAST BOUNDARY LINE OF LOT 46 FOR 589.92 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH BOUNDARY LINE OF SAID LOT 45; THENCE N89°21'29"W, ALONG SAID SOUTH BOUNDARY LINE OF LOT 45, FOR 91.56 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N89°21'29"W, ALONG SAID SOUTH BOUNDARY LINE OF LOT 45 FOR 299.45 FEET TO THE POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF U.S. ALTERNATE 19, THENCE N0°25'04"W, ALONG SAID RIGHT-OF-WAY LINE 194.34 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST; THENCE ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2814.79 FEET, A CENTRAL ANGLE OF 1°42'54" AN ARC LENGTH OF 84.25 FEET AND CHORD BEARING N00°26'23"E, FOR 84.25 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 595; THENCE ALONG SAID SOUTH AND SOUTHEASTERLY RIGHT-OF-WAY LINES OF STATE ROAD 595 THE FOLLOWING TWO COURSES: (1) N89°48'01"E FOR 228.84 FEET; (2) N41°30'47"E, FOR 64.99 FEET; THENCE LEAVING SAID SOUTH AND SOUTHEASTERLY RIGHT-OF-WAY LINES S89°23'26"E, ALONG THE NORTH BOUNDARY LINE OF SAID SW 1/4 AND LOT 45 OF SAID TAMPA AND TARPON SPRINGS LAND COMPANY A DISTANCE OF 32.00 FEET; THENCE S00°38'31"W, FOR 331.08 FEET TO THE POINT OF BEGINNING.

Exhibit B. Resolution 2023-12, 14 pages

CONSTRUCTION SITE PLAN FOR MU-GROW BROTHERS WAREHOUSE DEVELOPMENT

SECTION 01, TOWNSHIP 27 SOUTH, RANGE 15 EAST
TARPON SPRINGS, FLORIDA

LOCATION MAP



MAP REFERENCES

A PORTION OF LOT 45, TAMPA AND TARPON SPRINGS LAND COMPANY, AS RECORDED IN PLAT BOOK 1, PAGE 116, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMALLY A PART, AND BEING MORE PARTICULARLY DESCRIBED AS Followed:

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UTILITY COMPANIES

GAS:
PEOPLES GAS SYSTEMS
400 N MYRTLE AVE
CLEARWATER, FL 33756
PHONE (727) 562-4600 x7423

TELEPHONE:
VERIZON FLORIDA, INC
1280 CLEVELAND STREET, FLCW5035
CLEARWATER, FLORIDA 33756
PHONE: (727) 562-1178

CABLE:
BRIGHT HOUSE NETWORKS, LLC
700 CARILLON PARKWAY SUITE 6
ST PETERSBURG, FL 33716
PHONE: (727) 328-2810

POWER:
DUKE ENERGY
P.O. BOX 14042
ST. PETERSBURG, FL 33733
PHONE: 877-372-8477

SEWER:
CITY OF TARPON SPRINGS
412 NORTH PINE AVENUE
TARPON SPRINGS, FL 34689
PHONE (727) 943-5609

WATER:
CITY OF TARPON SPRINGS
412 NORTH PINE AVENUE
TARPON SPRINGS, FL 34689
PHONE (727) 943-5609

PREPARED FOR

MU-GROW BROTHERS, INC
2922 GRAND BOULEVARD
HOLIDAY, FLORIDA 34690

Prepared By:

R.C. KELLEY
CIVIL DESIGN SERVICES

CIVIL ENGINEERING — 1740 OAK POND COURT
DRAINAGE DESIGN — OLDSMAR, FLORIDA 34677
LAND PLANNING
LANDSCAPE ARCHITECTURE — PHONE (727) 348-0255
SURVEYING — rckelleyes@gmail.com

THE DESIGN AND IDEAS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF R.C. KELLEY CIVIL DESIGN SERVICES AND IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION FROM R.C.KELLEY CIVIL DESIGN SERVICES.

DIMENSION INFORMATION SHOULD NOT BE OBTAINED BY SCALING THE PLANS. DIMENSION INFORMATION NOT PROVIDED HEREIN CAN BE OBTAINED BY CONTACTING R.C.KELLEY CIVIL DESIGN SERVICES @ (727)348-0255.

ENGINEER'S CERTIFICATION

I HEREBY CERTIFY THAT THE DESIGN OF THIS PROJECT, AS PREPARED UNDER MY PERSONAL DIRECTION AND CONTROL, COMPLIES WITH ALL APPLICABLE STANDARDS, INCLUDING THE "MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS" AS ADOPTED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION PURSUANT TO 334.044(10)(a) AND 336.045, FLORIDA STATUTE.

NO.	DATE	DESCRIPTION	BY
7			
6			
5			
4			
3			
2			
1			

REVISIONS

SHEET INDEX

Sheet List Table

Sheet Number	Sheet Title
G-001	COVER SHEET
G-002	GENERAL CONSTRUCTION NOTES
G-003	STORMWATER POLLUTION PREVENTION PLAN
G-004	EXISTING CONDITIONS AND DEMOLITION PLAN
G-005	EROSION CONTROL PLAN
G-006	EROSION CONTROL DETAILS
C-001	PROPOSED SITE LAYOUT
C-002	SITE DETAILS
C-003	GRADING AND DRAINAGE PLAN
C-004	DRAINAGE DETAILS
C-005	UTILITY PLAN
C-006	UTILITY DETAILS
C-007	LIFT STATION DETAIL
C-008	LANDSCAPE PLAN

SITE DATA TABLE

PROPERTY OWNER:
MU-GROW BROTHERS, INC

PROPERTY LOCATION:
1372 N. PINELLAS AVENUE
TARPON SPRINGS, FL

LEGAL DESCRIPTION:
SEE LEGAL DESCRIPTION AT RIGHT

PARCEL IDENTIFICATION NUMBER:
01-27-15-89136-000-0452

PROPERTY ZONING:
HB

ADJACENT PROPERTY ZONING:
NORTH: LC
SOUTH: C-2
EAST: C-2
WEST: RO

PROPERTY USE:

	EXISTING	PROPOSED
USE:	VACANT	WAREHOUSE

ADJACENT PROPERTY USE:
NORTH: SEWAGE DISPOSAL, SOLID WASTE
SOUTH: FLORIST/GREENHOUSE
EAST: RAW ACREAGE
WEST: CHURCH

MAXIMUM BUILDING HEIGHT:

	ALLOWED	PROPOSED
HEIGHT:	35 FEET	18 FEET

LOT COVERAGE CALCULATIONS:

	EXISTING	EXISTING	PROPOSED	PROPOSED
BUILDING AREA	0 SF (0.00 AC)	0 %	18,826 SF (0.46 AC)	23 %
PARKING AND SIDEWALK AREA	0 SF (0.00 AC)	0 %	24,005 SF (0.55 AC)	27 %
TOTAL IMPERVIOUS AREA	0 SF (0.00 AC)	0 %	43,830 SF (1.01 AC)	50 %
TOTAL PERVIOUS AREA	87,648 SF (2.01 AC)	100 %	43,818 SF (1.00 AC)	50 %
TOTAL SITE AREA	87,648 SF (2.01 AC)	100 %	87,648 SF (2.01 AC)	100 %

VEHICULAR PARKING - EXAMPLE PARKING MATRIX (REQUIRED):
WAREHOUSE: 8,750 S.F. X 1 PER 1,500 = 5.83 SPACES
CONSTRUCTION OR LANDSCAPE SERVICES/LIGHT MANUFACTURING: 7,875 S.F. X 1 PER 500 = 15.75 SPACES
WHOLESALE TRADE: 3,200 S.F. X 1 PER 2,000 = 1.60 SPACES

TOTAL = 23.18 SPACES REQUIRED
10% REDUCTION FOR BICYCLE PARKING = 21 SPACES REQUIRED

VEHICULAR PARKING (PROPOSED):
STANDARD PARKING SPACES = 23
H/C SPACES = 2 (2 REQUIRED)
TOTAL ONSITE PARKING SPACES PROVIDED = 25

FLOOD ZONE:
THE SUBJECT PROPERTY APPEARS TO LIE IN FLOOD ZONE "AE" BFE = 8.0 PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12103C0017H, MAP EFFECTIVE DATE OF 08/24/2021.

VERTICAL DATUM INFORMATION:
ELEVATIONS ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM, 1988 (NAVD'88).

FACILITIES DATA TABLE

POTABLE WATER USAGE = 2,100 GALLONS PER DAY

WASTEWATER USAGE = 1,575 GALLONS PER DAY

SOLID WASTE DISPOSAL = 30 TONS PER YEAR

AVERAGE DAILY VEHICLE TRIPS = 13 PEAK HOUR TRIPS

Sunshine811.com

MU-GRO BROTHERS WAREHOUSE
R.C.KELLEY CIVIL DESIGN SERVICES JOB # 22-0706
DATE: MARCH 20, 2023

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GENERAL CONSTRUCTION NOTES

1. UNLESS OTHERWISE NOTED HEREIN, THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH THE FOLLOWING DOCUMENTS:
   A. CITY OF TARPON SPRINGS CODE OF ORDINANCES (LATEST EDITION)
   B. FLORIDA DEPARTMENT OF TRANSPORTATION DESIGN STANDARDS, 2015 EDITION
   C. CURRENT WATER AND WASTEWATER STANDARDS OF THE CITY OF TARPON SPRINGS. THE WATER AND WASTEWATER SYSTEMS SHALL BE PRIVATE FOR OWNERSHIP AND MAINTENANCE.
   D. THE STORMWATER DRAINAGE COLLECTION SYSTEM AND PROPOSED ROADWAY SHALL MEET TARPON SPRINGS CURRENT SPECIFICATION FOR DESIGN. WHERE INDICATED ON THE PLANS, THE RIGHT-OF-WAY SHALL BE DEDICATED TO THE COUNTY FOR OWNERSHIP AND MAINTENANCE. ACCORDINGLY, THE ABOVE NOTED DOCUMENTS SHALL BE THE TECHNICAL SPECIFICATIONS FOR THE CONSTRUCTION OF THIS PROJECT AND THE CONTRACTOR SHALL OBTAIN AND FULLY FAMILIARIZE HIMSELF WITH THE CONTENTS OF SAID SPECIFICATIONS. IN THE EVENT THAT A DISCREPANCY OCCURS BETWEEN THESE PLANS AND THE AFOREMENTIONED SPECIFICATIONS, THE SPECIFICATIONS SHALL TAKE PRECEDENCE, UNLESS OTHERWISE DIRECTED BY THE ENGINEER IN WRITING. THE CONTRACTOR SHALL HAVE A SET OF THESE PLANS MARKED "APPROVED FOR CONSTRUCTION" ALONG WITH A COPY OF ALL THE DOCUMENTS NOTED ABOVE ON THE PROJECT SITE AT ALL
2. ALL SUBSURFACE CONSTRUCTION SHALL COMPLY WITH THE "TRENCH SAFETY ACT". IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT ALL CONSTRUCTION IS IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS.
3. PRIOR TO CONSTRUCTION COMMENCEMENT, THE CONTRACTOR SHALL OBTAIN FROM THE ENGINEER AND/OR THE DEVELOPER COPIES OF ALL PERTINENT PERMITS AND APPROVALS RELATED TO THIS PROJECT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROPERLY POST ALL PERMITS ON-SITE AND TO ASSURE ALL CONSTRUCTION ACTIVITIES ARE IN COMPLIANCE WITH THE CONDITIONS OF ALL PERMITS AND APPROVALS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES WHETHER OR NOT THEY ARE INDICATED ON THESE PLANS AND SHALL NOTIFY ALL UTILITY OWNERS A MINIMUM OF 48 HOURS IN ADVANCE OF CONSTRUCTION COMMENCEMENT. THE CONTRACTOR SHALL NOTIFY AND COORDINATE WITH ALL UTILITY COMPANIES AND GOVERNING AGENCIES NECESSARY FOR CONSTRUCTION OF THE PROJECT, INCLUDING BUT NOT LIMITED TO PINELLAS COUNTY UTILITIES, TECO, PROGRESS ENERGY, BRIGHTHOUSE NETWORKS. CALL SUNSHINE ONE (1-800-432-4770) PRIOR TO ANY EXCAVATION.

[illegible]

CONSTRUCTION SEQUENCE & MAINTENANCE SCHEDULE OF EROSION CONTROL

[illegible]

EROSION PROTECTION

[illegible]

STORMWATER MANAGEMENT SYSTEM MAINTENANCE

OPERATION/MAINTENANCE SCHEDULE

[illegible]

GENERAL MAINTENANCE

[illegible]

DITCH & SWALE MAINTENANCE

[illegible]

HOW TO OPERATE AND MAINTAIN THE STORMWATER MANAGEMENT SYSTEM

[illegible]

DRAINAGE

[illegible]

National Pollution Discharge Elimination System (NPDES) Requirements

[illegible]

CLEARING/DEMOLITION

[illegible]

WATER, WASTEWATER & REUSE WATER SYSTEM NOTES

[illegible]

PAVING AND GRADING

[illegible]

SAFETY

[illegible]

FDOT CONSTRUCTION NOTES - ACCESS

[illegible]

R.C. KELLEY CIVIL DESIGN SERVICES
1740 OAK POND COURT
OLDSMAR, FLORIDA 34677
PHONE: (727) 348-0255
EMAIL: RCKELLEYES@GMAIL.COM

REVISIONS	
	PA PROJECT
	DWG DATE
	ISSUE DATE
	SCALE
	DRAWN BY
	CHECKED BY

MU-GROW BROTHERS WAREHOUSE

GENERAL CONSTRUCTION NOTES

G-002

JOB #: 22-0708

STORM WATER POLLUTION PREVENTION PLAN

Contained on these plans and within the following notes is a Storm Water Pollution Prevention Plan (SWPPP) which has been developed by Water Resource Associates, Inc. in accordance with the Florida Department of Environmental Protection's (FDEP) "National Pollutant Discharge Elimination System" (NPDES) Generic Permit for Stormwater Discharge from Large and Small Construction Activities.

The following entities are identified as team members of "SWPPP": Water Resource Associates, the Developer as identified in the title box of these plans, and the site contractor and his sub-contractors. Each team member has specific responsibilities and obligations. In general, all team members, with regard to their involvement and responsibilities on the project, are to implement all necessary storm water management controls to assure compliance with the NPDES Generic Permit for Storm Water Discharges from Construction Activities, the Southwest Florida Water Management District Permit, the applicable local governing agency (i.e. Manatee County, etc.) and the guidelines listed in the SWPPP. The duties and responsibilities of the team members as they pertain to the SWPPP are as follows.

Water Resource Associates, Inc.

A. Develop SWPPP including, but not limited to, retention/detention ponds, control structures, erosion control methods and locations and stabilization criteria. This design is included within these construction plans and the following notes and instructions.

B. Submit and obtain the necessary design related storm water permits from the Florida Department of Environmental Protection, the Southwest Florida Water Management District and other applicable governmental bodies.

C. Upon notification by the developer of his intent to commence construction, submit a Notice of Intent to the FDEP on behalf of the developer and copy the contractor including SWPPP certification and copy of the permit.

D. Submit to SWFWMD and the operator of the municipal separate storm water system, if applicable, a letter of construction commencement.

E. Complete and submit a Notice of Termination and certification for developer.
The NOT's shall be submitted no more than 30 days after
(a) completion of the project and final stabilization of the site or
(b) when responsibility for the site has ended. Final stabilization as defined by EPA is when all soil disturbing activities at the site have been completed and a uniform (e.g. evenly distributed, without large bare areas) perennial vegetative cover with a density of 70% of the native background vegetative cover for the area has been established on all unpaved areas and areas not covered by permanent structures. As an alternative, equivalent permanent stabilization measures (such as riprap, gabions, or geotextiles) may be employed. The extent shall notify Water Resource Associates when one of these criteria has been met.

Contractor

A. Sign and return to ROKELLEY CIVIL DESIGN SERVICES a Contractors Certification Form certifying your understanding of and willingness to comply with the Storm Water Pollution Prevention Plan no later than 48 hours prior to commencement of construction. Also, each subcontractor affected by the SWPPP must certify to the contractor that they understand and shall comply with the NPDES and the SWPPP. A record of these certifications shall be maintained by the contractor on site.

B. During construction, assure compliance with the designed Storm Water Pollution Prevention Plans prepared by Water Resource Associates and the NPDES Generic Permit for Storm Water Discharges from Large and Small Construction Activities.

C. Maintain a copy of the construction plans, which include the Storm Water Pollution Prevention Plan, the NOI, and all inspections reports and certifications on site.

D. Undertake all reasonable Best Management Practices (BMP's) to assure that sited or otherwise polluted storm water is not allowed to discharge from the site during all phases of construction. Stabilization BMP's that may be used include: straw bale dikes, silt fences, earth dikes, swale barriers, drainage swales, check dams, subsurface drain, pipe slope drain, level spreaders, storm drain inlet protection, outlet protection, sediment traps, and temporary sediment basins. Detention ponds may also be used as temporary sediment basins. Additional BMP's that may need to be implemented include: providing protected storage areas for chemicals, paints, solvents, fertilizers, and other potentially toxic materials. Providing waste receptacles at convenient locations and providing regular collection of wastes, including building material wastes. Minimizing off-site tracking of sediments. Making adequate preparations, including training and equipment to contain spills of oil and hazardous materials. Complying with applicable state or local waste disposal, sanitary sewer or septic system regulations and the use of appropriate pollution prevention measures for domestic storm water components of discharge.

E. Notify ROKELLEY CIVIL DESIGN SERVICES and the developer in writing of any non-storm water pollution sources which are being stored, or otherwise used during the construction of the project, i.e., fertilizers, fuels, pesticides, other chemicals. The notification shall be documented with the contractor's design and methods to prevent pollution run-off from these sources.

F. Develop a maintenance and inspection plan which includes, but is not limited to the following:

A. The specific areas to be inspected and maintained that includes all the disturbed areas and material storage areas of the site.

B. The erosion and sediment controls identified in the SWPPP to be maintained and inspected and those additional controls that the contractor deems necessary.

C. Maintenance procedures.

D. The procedure to follow if additional work is required or whom to call.

E. Inspections and maintenance forms.

F. The personnel assigned to each task.

The following shall be inspected a minimum of once a week or within 24 hours after 0.50 inches of rainfall:

Stabilization measures (once a month if fully stabilized).
Structural controls.
Discharge points.
Construction entrances and exits.
Areas used for storage of exposed materials.

An inspection form shall be completed for each inspection. Any permit violations should be noted and corrective measures shall be taken no later than 7 days after the inspection occurred. If revisions to the SWPPP are needed, a report form for changes in the SWPPP shall be completed and a copy sent to Water Resource Associates. The original shall be kept on-site as documentation of the change. If the inspection passes, a certification that the facility is in compliance with the SWPPP and the NPDES permit must be signed by a duly authorized representative of the principal executive official of the operator of the SWPPP with one of the following qualifications:

1. Has successfully completed the Florida Stormwater, Erosion and Sediment Control Inspector Training Program.
2. Successfully completed a similar training program.
3. Has enough practical on the job training to be qualified to perform the inspections.

Retain inspection reports and certifications for at least three years.

G. Site stabilization measures shall be initiated as soon as practical but in no case more than 7 days, in portions of the site where construction activities have temporarily or permanently ceased.

H. Releases in Excess of Reportable Quantities.

1. The discharge of hazardous substances or oil in the stormwater discharge(s) from a facility or activity shall be prevented or minimized in accordance with the applicable stormwater pollution prevention plan for the facility or activity. This permit does not relieve the operator of the reporting requirements of 40 CFR part 117 and 40 CFR part 302. Where a release containing a hazardous substance in amount equal to or in excess of a reporting quantity established under either 40 CFR 117 or 40 CFR 302, occurs during a 24 hour period:
   a. The operator is required to notify the State Warning Point (800-210-0519 or 850-413-9911) as soon as he or she has knowledge of the discharge.
   b. The operator shall submit within 14 calendar days of knowledge of the release a written description of: the releases (including the type and estimate of the amount of material released), the date that such release occurred, the circumstances leading to the release, and remedial steps to be taken, to the Florida Department of Environmental Protection, NPDES Stormwater Section, Mail Station 2500, 2600 Blair Stone Road, Tallahassee, Florida 32399-2400; and
   c. The stormwater pollution prevention plan required under Part V of this permit must be modified within 14 calendar days of knowledge of the release: to provide a description of the release, the circumstances leading to the release, and the date of the release. In addition, the plan must be reviewed to identify measures to prevent the reoccurrence of such releases and to respond to such releases, and the plan must be modified where appropriate.
2. This permit does not authorize the discharge of hazardous substances or oil resulting from an on-site spill.

Deadlines:

A. Notify NRA of your intent to commence construction. Sign the Notice of Intent form as operator of the storm water discharge facility and permittee and return to Water Resource Associates, Inc.

B. Sign a Certification of Storm Water Pollution Prevention Plan and return it to Water Resource Associates, Inc.

C. Notify NRA when it is time to submit a Notice of Termination as defined under Part E of the Water Resource Associates section of the SWPPP. Sign and return to Water Resource Associates, Inc. for submittal to FDEP a Notice of Termination form and certification.

PRE-DEVELOPED SITE INFORMATION:

1. Total project acreage: 2.91 AC.
2. Land use: VACANT
3. Vegetation: _____
4. Receiving waters or municipal separate storm water system: _____
5. 25 Year/24 Hour rainfall depth: _____
6. Soil types: _____

PROJECT INFORMATION:

1. Project type: RETAIL
2. Anticipated construction sequence is as follows:
   1. Complete erosion control installation
   2. Clearing and grubbing
   3. Earthwork activities
   4. Storm water system construction
   5. Utility construction
   6. Base and pavement construction
   7. Final stabilization

   The BMP's listed in Part D of the Contractor section of the SWPPP shall be considered during all phases of construction.
3. Anticipated start date: MARCH 2023
4. Anticipated completion date: NOVEMBER 2023
5. Total acres disturbed: 1.03
6. Pre-developed "CN" number: 98
7. Post-developed "CN" number: 97.91
8. The storm water management system, upon completion and appropriate certification and as-built submittals will be operated and maintained by: _____
9. The potential source of pollution from this project is on-site development and construction activity.

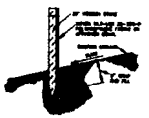
AS REQUIRED UNDER FAC 40B, PART II, SECTION 8.A.1(c) THE OWNER/PERMITTEE "SHALL ENSURE THAT THE SURFACE WATER AND STORMWATER MANAGEMENT MEASURES PROPOSED IN THE PLAN ARE EFFECTIVELY IMPLEMENTED UNTIL COMPLETION OF THE PROJECT OR UNTIL THE PERMANENT SURFACE WATER MANAGEMENT SYSTEM IS OPERATIONAL." THE "PLAN" INCLUDES THE NOTES, DETAILS AND INSTRUCTIONS AND ATTACHED SUPPLEMENTARY PAPERWORK THROUGH BUT THE PLAN SET. THE OWNER/PERMITTEE HEREBY AGREES TO COMPLY WITH ALL STIPULATIONS CONTAINED WITHIN THE PLANS AS SUBMITTED FOR DISTRICT APPROVAL.

GENERAL EROSION AND TURBIDITY CONTROL NOTES

1. The Site Subcontractor shall be responsible for installation and maintenance of all erosion and turbidity controls and the quality and quantity of offsite or wetland discharges.
2. Prior to construction, the Site Subcontractor is responsible for having his dewatering plan and turbidity control plan approved by the applicable reviewing agencies. Refer to the project's permit approvals and permit conditions for agencies requiring such review and approval. Questions concerning appropriate techniques should be addressed to those agencies and/or discussed with the project engineer and owner.
3. The appropriate turbidity and erosion control methodologies selected by the Site Subcontractor for the this project should be made following assessment of the plans and project site specific factors and after considerations as needed with the project engineer and appropriate agencies. The Site Subcontractor will be responsible for obtaining any and all necessary permits for such activity. Several factors to consider are listed below:
   A. Clay content in excavated materials and/or permeabilities rates
   B. Depth of cut in ponds, trenches, or utility lines
   C. Ambient ground water levels
   D. Actual rainfall amounts and time of year relative to normal rainy seasons
   E. Proximity to wetlands, water bodies or offsite properties
   F. Class/ designation of receiving water bodies (i.e.: Outstanding Florida Waters, shellfish harvest areas, etc.)
   G. Quantity, type, and proximity of upland vegetation to be retained during construction (for use as possible filtration areas)
   H. Fill height relative to natural grade and length and steepness of the proposed slopes
   I. Existing topography and directions of surface flow
   J. Type of equipment used
   K. Project type
   L. Duration of construction activities
   M. Separation distance of onsite ponds
   N. Ambient quality of surface and groundwater
   O. Temporary stockpile locations and heights
4. At the onset of construction, the Site Subcontractor, as the party responsible for implementation of the erosion and sediment control plan, shall assess the above described conditions and factors with respect to relative cost effectiveness and select the appropriate methods of protection. A fairly extensive list of techniques are presented below but it must be stressed that any or all of the following may be necessary to maintain water quality and quantity standards. The construction sequencing should be thought out in advance of initiation to provide adequate protection of water quality.
5. Discharges which exceed 0 (O.F.W.) N.T.U.'s over the background levels are in violation of state water quality standards. Discharges of water quantities which effect offsite properties or may damage wetlands are also prohibited by regulating agencies.
6. The erosion and turbidity control measures shown hereon are the minimum required for agency approval. Additional control and measures may be required due to the Site Subcontractor's construction sequence & unforeseen weather conditions. Any additional measures deemed necessary by the Site Subcontractor shall be included in the lump sum bid with no extras for materials and labor allowed.
7. Hay bales or silt screens shall be installed prior to land clearing to protect water quality and to identify areas to be protected from clearing activities and maintained for the duration of the project until all soil is stabilized.
8. Floating turbidity barriers shall be in place in flowing systems or in open water lake seeps prior to initiation of earthwork and maintained for the duration of the project until all soil is stabilized.
9. No clay material shall be left exposed in any stormwater facility. If clay or sandy-clays are encountered during stormwater storage excavation, the Site Subcontractor shall notify the Engineer immediately before proceeding with further excavation. If the Engineer of Record has determined that such soils are non-confining and must be excavated to meet permit and design conditions, excavation may proceed after obtaining written authorization from the appropriate governing agency. If said soils are left exposed at the permitted and designed depth, the Site Subcontractor shall over-excavate the pond's bottom and side slopes by a minimum of twelve (12") inches and backfill with clean sands to help prevent suspension of fine particles in the water column.
10. 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 effective and continuous control of erosion and water pollution throughout the life of the construction phase.
11. The type of erosion control barriers used shall be governed by the nature of the construction operation and site type that will be exposed. Silty and clayey material may require sand sediment barriers to prevent turbid water discharge, while sandy material may need only silt screens or hay bales to prevent siltation. Floating turbidity curtains should generally 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.
12. 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, for example, turbid water being pumped into grassed swales or appropriate upland vegetated areas (other than upland preservation areas and conservation buffers), sediment basins, or confined by an appropriate enclosure such as turbidity curtains, silt screens, and kept confined until turbidity levels meet State Water Quality Standards.
13. The Permittee shall schedule his operations such that the are unprotected erodible earth exposed for only one time and not larger that the minimum area necessary for efficient construction operation, and the duration of exposed, uncompleted construction to the elements shall be as short as practicable. Clearing and grubbing shall be so scheduled and performed such that grading operations can follow immediately thereafter. Grading operations shall be so scheduled and performed that permanent erosion control features can follow immediately thereafter if conditions on the project permit.
14. Water derived from various dewatering methods should be passed through sufficiently wide areas of existing upland vegetation to filter our excess turbidity. If this is not sufficient, the water shall be retained in previously constructed permanent stormwater ponds or else retained in temporary sedimentation basins until clarity is suitable to allow for its discharge. Plugging the outlets from completed stormwater ponds may be needed to avoid discharge. However, such situations should be monitored closely to preclude berm failure if water levels rise too high.
15. Water can be transported around the site by the use of internal swales or by pumps and pipes.
16. Sheet flow of newly filled or exposed areas may be controlled or contained by the use of brush barriers, diversion dikes, temporary interceptor ditches or less formal flow should be directed toward areas where sediments can sufficiently settle out.
17. Exposed soils shall be stabilized as soon as possible, especially slopes leading to wetlands. Stabilization methods include solid sod, seeding and mulching or hydromulching to provide a temporary or permanent grass cover mulch blankets, filter fabrics, etc., can be employed to provide vegetative cover.
18. Energy dissipators (such as rip rap, a gravel bed, hay bales, etc.) shall be installed at the discharge point of pipes or swales if scouring is observed.
19. Attempt to install roadway curb and gutters as soon as possible to reduce the surface area for erosion to occur.
20. Implement storm drain inlet protection (hay bales or gravel) to limit sedimentation within the stormwater system. Perform inspections and periodic cleaning of sediments which wash out into the streets until all soil is stabilized.
21. Water discharge velocities from impounded areas and temporary sedimentation basins shall be restricted to avoid scouring in receiving areas.
22. If water clarity does not reduce to state standards rapidly enough in holding ponds, it may be possible to use chemical agents such as alum to flocculate or coagulate the sediment particles.
23. Hay bales, silt screens, or gravel beds can be added around the pipe or swale discharge points to help clarify discharges. Spreader swales may help dissipate cloudy water prior to contact with wetlands.
24. All fuel storage areas or other hazardous storage areas shall conform to accepted state or federal criteria for such containment areas.
25. Vehicle or equipment washdown areas will be sufficiently removed from wetlands or offsite areas.
26. Fugitive dust controls (primarily by using water spray trucks) shall be employed as needed to control windborn emissions.
27. If the above controls remain ineffective in precluding release of turbid water, especially during pond or utility line dewatering, then the exit points or such drains to offsite or groundwater which may already be clear enough to allow for direct discharge to wetlands.
28. Ongoing inspections and periodic maintenances by the Site Subcontractor shall occur throughout construction as necessary to insure the above methods are working suitably. This may be needed daily, if conditions so warrant. Site Subcontractors are encouraged to obtain and thoroughly review The Florida Development Manual: A Guide to Sound Land and Water Management, which was developed by the State of Florida Department of Environmental Protection in 1988. This provides fairly in-depth discussions of recommended techniques and also provides specific design and technical standards. A copy of this document is available for review at Water Resource Associates, Inc.
29. Fill stockpiles are to be located outside of all surface water lines and buffer lines shown on the plan to be saved. Fill stockpiles must be self-contained. In that erosion control measures such as silt fence and/or hay bails must be installed and maintained around each stockpile to prevent sediment runoff beyond the limits of construction.

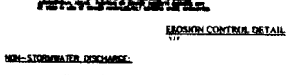
Pond/Lake Excavation Note

No excavation shall extend below the permitted design depths/elevations shown on the drawings, unless additional testing supports otherwise and no lower semi-confining unit clayey soil material and/or no limestone materials shall be excavated, regardless if these materials are encountered within the permitted excavation depths/elevations. If any lower semi-confining unit clayey soil materials or limestone materials are encountered above the permitted depths/elevations, then excavation operations shall cease in the general area and the Engineer of Record shall be notified immediately.



STAKED SILT FENCE

EROSION CONTROL NOTES:



EROSION CONTROL DETAIL

NON-STORMWATER DISCHARGE:

Allowable (Potential) Non-Stormwater Discharges at the site: Waterline Flushing, Dust Control Water, External Building Washdown where no detergents are used, etc.

Prohibited Non-Stormwater Discharges at the site: Discharges from Dewatering, Vehicle washing with detergents, etc.

RESPONSIBILITIES:

The Contractor(s) and/or Sub-Contractor(s) that will implement this Stormwater Pollution Prevention Plan:

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

CONTRACTOR(S) AND/OR SUB-CONTRACTOR(S) SIGNATURE:

"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 GATHER AND EVALUATE 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."

CONTRACTOR(S) AND/OR SUB-CONTRACTOR(S) SIGNATURE:

R.C. KELLEY CIVIL DESIGN SERVICES
1740 OAK POND COURT
OLDSMAR, FLORIDA 34677
PHONE: (727) 344-0235
EMAIL: RCKELLEY@GMAIL.COM

REVISIONS

PA PROJECT
DWG DATE
ISSUE DATE
SCALE
DRAWN BY
CHECKED BY

MU-GROW BROTHERS
WAREHOUSE

STORMWATER POLLUTION PREVENTION PLAN

Licensed No. 47492 — 03/23/2023 — State of Florida — Professional Engineer

G-003

JOB # 22-0706

R C KELLEY CIVIL DESIGN SERVICES
1740 OAK POND COURT
OLDSMAR, FLORIDA 34677
PHONE: (727) 348-0255
EMAIL: RCKELLEYES@GMAIL.COM
REVISIONS
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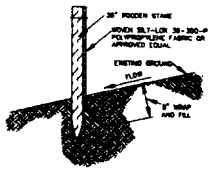
MU-GROW BROTHERS
WAREHOUSE
EROSION CONTROL PLAN
G-005
JOB # 22-0708
GENERAL NOTES:
1. REFER TO SHEETS D-002 & C-001 FOR EROSION CONTROL DETAILS AND SPECIFICATIONS.
2. PROPOSED CONSTRUCTION ENTRANCE PER DETAIL ON SHEET D-004. CONTRACTOR TO DETERMINE FINAL LOCATION OF ENTRANCE BASED ON EXISTING FIELD CONDITIONS.
3. CONTRACTOR TO DETERMINE AT MOBILIZATION LOCATION FOR PROPOSED PORTA POTTY, STAGING AREA, CONCRETE WASHOUT, STORAGE AND EQUIPMENT AND TRUCK WASH AREA. ALL LOCATIONS SHALL BE APPROVED BY CONTRACTOR TO PROVIDE TEMPORARY WATER SUPPLY.
4. CONTRACTOR TO PROVIDE DETAILS FOR TURBITIVE DUST CONTROL MEASURES.
5. CONTRACTOR TO PROVIDE A SKID HOBBLE FROM ALL ACCESS CONNECTIONS WITH COMPANY NAME AND CONTACT INFORMATION FOR ANNUAL DAY CONTACT.
SILT FENCE NOTES:
1. AFTER STAKING OF SILT FENCE, AND TREE PROTECTION BARRICADES, BUT PRIOR TO ANY CLEARING, THE STAKES MUST BE CONTACTED TO INSPECT THE STAKED LOCATIONS.
2. AFTER THE INSTALLATION OF TREE BARRICADES AND SILT FENCE, AN INSPECTION IS REQUIRED TO ENSURE ACCURACY.
3. SILT FENCE LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE. FINAL LOCATIONS MAY VARY AS REQUIRED AND APPROVED AT TIME OF CONSTRUCTION. CONTRACTOR TO FIELD ADJUST AS NECESSARY TO SITE CONDITIONS.
SCALE: 1"=20'
IF PRINTED ON 11x17 PAPER
1"=40' OR GRAPHIC SCALE
DIXIE HIGHWAY
N PINELLAS AVE.
PROPERTY LINE
WETLAND LINE
WETLAND SETBACK LINE
SILT FENCE
PROVIDE GRATE INLET PROTECTION DURING CONSTRUCTION ACTIVITIES (TYP.)
PROPOSED CONSTRUCTION ENTRANCE (SEE NOTES 4 AND 5)
SILT FENCE AT PROPERTY LINE

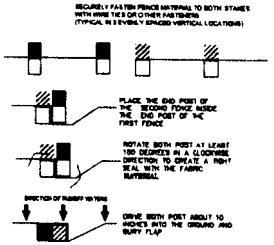
EROSION CONTROL NOTES:

1. TO PREVENT SEDIMENTARY RUNOFF DURING CONSTRUCTION, STAKED HAYBALES, STAKED SILT SCREENS OR INLET DEBRIS CONTROL SCREENS ARE TO BE PLACED AT STORM INLETS, OUTFALL LOCATIONS AND ADJACENT PROPERTY LINES AS REQUIRED PRIOR TO ANY CONSTRUCTION ACTIVITIES. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE SEDIMENTATION BARRIERS IN A WORKING MANNER FOR THE DURATION OF CONSTRUCTION AND SHOULD BE CHECKED DAILY. SILTATION ACCUMULATIONS GREATER THAN THE LESSER OF 1/2 INCHES OR ONE-HALF OF THE DEPTH OF THE SEDIMENTATION BARRIER SHALL BE IMMEDIATELY REMOVED AND REPLACED IN UPLAND AREAS. IN ADDITION TO SPECIFIED EROSION CONTROL LOCATIONS, THE CONTRACTOR SHALL PERFORM DAILY SITE INSPECTIONS FOR POTENTIAL EROSION PROBLEMS. IF PROBLEMS OCCUR, THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING APPROPRIATE EROSION CONTROL IMMEDIATELY. STORMWATER TREATMENT FACILITIES INCLUDING OUTFALL PIPE DETAIL ARE TO BE CONSTRUCTED EARLY IN SITE DEVELOPMENT, WITH NO OFF-SITE UNTREATED RUN-OFF OCCURRING DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING TEMPORARY EROSION CONTROL DEVICES FOLLOWING COMPLETION OF ALL CONSTRUCTION AND FINAL STABILIZATION.
2. CONTRACTOR TO KEEP CONSTRUCTION ACTIVITIES AND EQUIPMENT TO A MINIMUM AT OUTFALL LOCATIONS WHICH DISCHARGE TO EXISTING JURISDICTIONAL AREAS. FLOATING OR STAKED TURBIDITY BARRIERS MAY BE USED IN LIEU OF STAKED HAYBALES/SILT SCREENS WHERE WARRANTED.
3. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN-PLACE UNTIL THE SITE HAS BEEN STABILIZED AND REVEGETATED.
4. CONSTRUCTION METHOD AND MATERIALS TO BE IN ACCORDANCE WITH SECTION 104-6 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD CONSTRUCTION SPECIFICATIONS.
   a) JOINTS OF THE FILTER FABRIC MUST BE OVERLAPPED AND PROPERLY CONNECTED TO PREVENT ANY OPENING FROM OCCURRING.
5. SILT SCREENS MAY ALSO REPRESENT CONSTRUCTION LIMITS BARRIERS. THEY SHALL BE ERECTED PRIOR TO INITIATION OF SITE CLEARING OPERATIONS NEAR WETLANDS, BUFFER AREAS AND ANY OTHER AREAS SHOWN AS PRESERVED OR PROTECTED FROM CONSTRUCTION ACTIVITIES. FAILURE TO INSTALL AND MAINTAIN BARRIERS/SILT SCREENS SHALL BE CAUSE FOR PUNITIVE FINANCIAL PENALTIES. FINANCIAL PENALTIES (PUNITIVE AND REGULATORY), COMBATING FEES AND ESTIMATED COST OF RESTORATION WILL BE DEDUCTED FROM SUBSEQUENT PAYMENT REQUESTS.

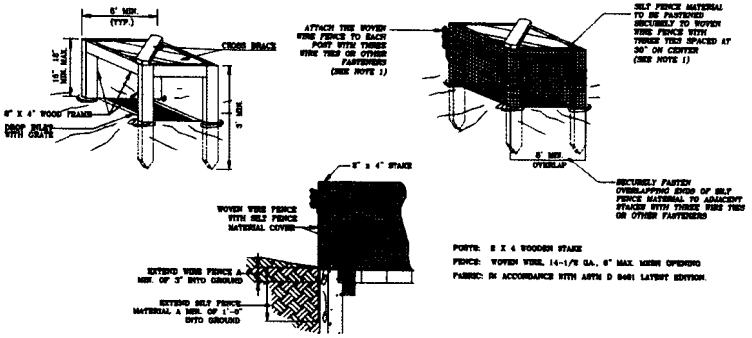


STAKED SILT FENCE

2 STAKED SILT FENCE N.T.S

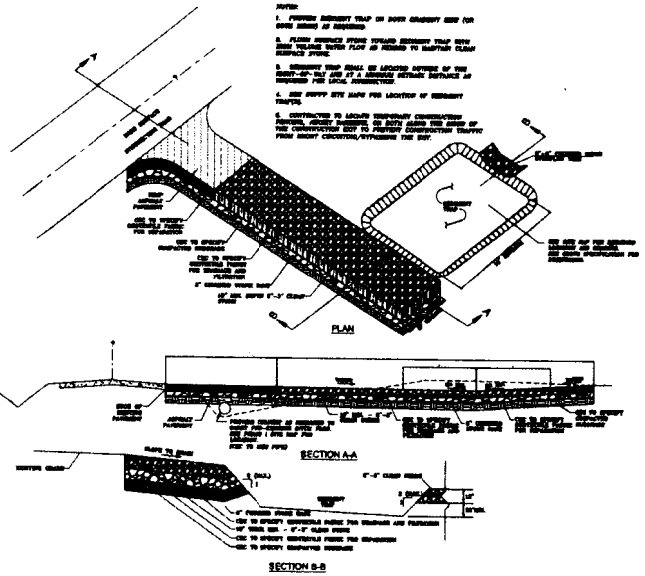


2A ATTACHING 2 SILT FENCES N.T.S

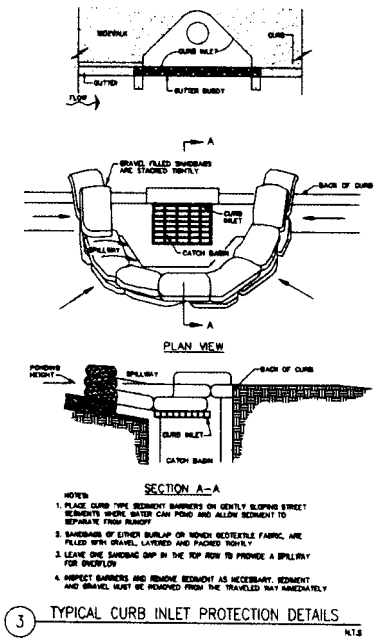


1. ATTACH THE WOVEN WIRE FENCE TO EACH WIRE GEOTEXTILE TO THE WOVEN WIRE FENCE (SPACED EVERY 30") WITH THREE WIRE TIES OR OTHER FASTENERS, ALL SPACED WITHIN THE TOP 8" OF THE FABRIC. ATTACH EACH TIE DIAGONALLY 45 DEGREES THROUGH THE FABRIC, WITH EACH PUNCTURE AT LEAST 1" VERTICALLY APART.
2. WHERE TWO SECTIONS OF SILT FENCE MATERIAL ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED ACROSS TWO POSTS.
3. MAINTENANCE SHALL BE PERFORMED AS NOTED IN THE SWPPP. DEPTH OF ACCUMULATED SEDIMENTS MAY NOT EXCEED ONE-HALF THE HEIGHT OF THE FABRIC. MAINTENANCE CLEANOUT MUST BE CONDUCTED REGULARLY TO PREVENT ACCUMULATED SEDIMENTS FROM REACHING ONE-HALF THE HEIGHT OF THE SILT FENCE MATERIAL ABOVE GRADE.
4. ALL SILT FENCE INLETS SHALL INCLUDE WIRE SUPPORT.

4 TYPICAL SILT FENCE INLET PROTECTION N.T.S



1 TYPICAL CONSTRUCTION ACCESS N.T.S



NOTES:
1. PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREET SEGMENTS WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
2. SANDBAGS OF EITHER BURLAP OR WOVEN GEOTEXTILE FABRIC, ARE FILLED WITH GRAVEL, LAYERED AND PACKED TIGHTLY.
3. LEAVE ONE SANDBAG GAP IN THE TOP ROW TO PROVIDE A SPILLWAY FOR OVERFLOW.
4. INSPECT BARRIERS AND REMOVE SEDIMENT AS NECESSARY. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

3 TYPICAL CURB INLET PROTECTION DETAILS N.T.S

R.C. KELLEY CIVIL DESIGN SERVICES
1740 OAK POND COURT
OLDSMAR, FLORIDA 34677
PHONE: (727) 348-0255
EMAIL: RCKELLEYES@GMAIL.COM

REVISIONS

PA PROJECT
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ISSUE DATE
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CHECKED BY

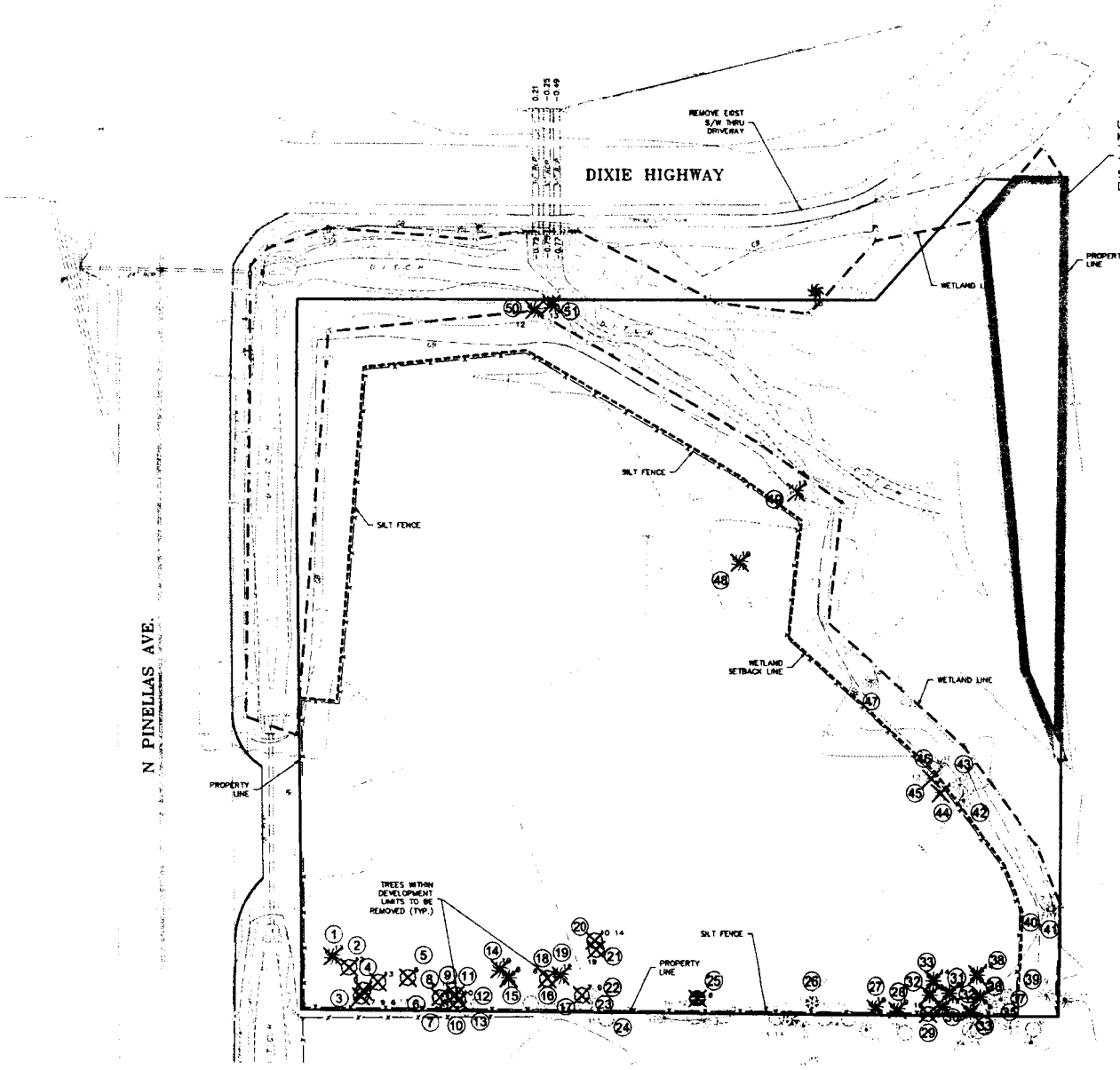
MU-GROW BROTHERS WAREHOUSE

EROSION CONTROL DETAILS

ROBERT C. KELLEY, P.E. LICENSE No. 47458 STATE OF FLORIDA PROFESSIONAL ENGINEER 03/27/2023

G-006

JOB # 22-0708



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SCALE:1"=20'
IF SHEET IS LESS THAN 22"X34", USE GRAPHIC SCALE

FLOOD DATA:

COMMUNITY NO. 12103C
PANEL NO. 0017 H
FLOOD ZONE: "AE"
REVISED: 08/28/2018
BASE FLOOD ELEV: 8 FEET

LEGEND:

- EXISTING TREE
- TREE TO BE REMOVED
- FIRE HYDRANT
- WATER VALVE
- CONCRETE POWER POLE
- GUY WIRE
- TELEPHONE BOX
- BOLLARD
- WELL
- SIGN
- GRATE INLET
- OAK TREE
- STORM MANHOLE
- LIGHT POLE
- ELECTRICAL BOX
- WATER METER
- BACKFLOW PREVENTER
- WOOD POWER POLE
- SANITARY MANHOLE
- SANITARY CLEAN OUT
- UG WATER LINE
- UG SANITARY SEWER LINE
- UG TELEPHONE LINE
- BENCHMARK
- SPOT ELEVATION

SURVEY NOTES:

SEE LEGEND FOR SYMBOLS AND/OR ABBREVIATIONS USED HEREON.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH.

NO INSTRUMENTS OF RECORD REFLECTING OWNERSHIP, EASEMENT OR RIGHT-OF-WAY WERE FURNISHED TO THE UNDERSIGNED, UNLESS OTHERWISE SHOWN HEREON.

NO UNDERGROUND FOUNDATIONS, STRUCTURES, INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN HEREON.

THIS SURVEY IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

VERTICAL INFORMATION REFERENCE TO NGS "Y 145 RESET" EL: 3.42' N.A.V.D 88

EPC LINES DELINEATION AS FLAGGED BY NRA ENVIRONMENTAL SCIENCE, DATED 11/21/16. JOB NO. 1362

DEMOLITION NOTES:

1. The existing features shown are based on the boundary survey provided by Ajuse Surveying, Inc., dated 12-09-2016.

2. Contractor shall be responsible to coordinate with the utility companies and owners to disconnect existing services to the site prior to construction.

3. Contractor shall be responsible for obtaining all the required permits and approval prior to any activity.

4. All existing storm inlets are to be protected and maintained in working condition. Refer to sheet C-005 for details and specifications.

5. Contractor shall maintain all existing parking, sidewalks, drives, etc. clear and free from any construction activity and/or materials to ensure easy and safe pedestrian and vehicular traffic to and from the site.

6. The Contractor will follow all the guidelines and regulations as set forth by OSHA and other agencies having jurisdiction over the job site. The owner, owner's representative, and the Engineer will not be responsible for job site safety procedures and implementation.

7. All work shall be performed in accordance with the applicable permits and approval. The Contractor shall be responsible for any fines resulting from violation of any regulations.

8. During demolition the Contractor shall be responsible for preventing erosion and transport of sediments to inlets, surface drains, and off site area. The Contractor shall be responsible for all restoration efforts that may be required.

9. Damage to all existing conditions to remain will be replaced at the Contractor's expense.

10. A Tree Permit may be required prior to any construction, native vegetative removal within the dripline of a tree, and / or tree removal.

11. Refer to sheet C-005 for typical inlet protection details during demolition and proposed improvements. "gutter buddy" product or approved equal to be used.

R.C. KELLEY CIVIL DESIGN SERVICES
1740 OAK POINT COURT
OLDSMAR, FLORIDA 34677
PHONE (727) 348-0255
EMAIL: RCKELLEY@GMAIL.COM

REVISIONS

P.A. PROJECT
DWG DATE
ISSUE DATE
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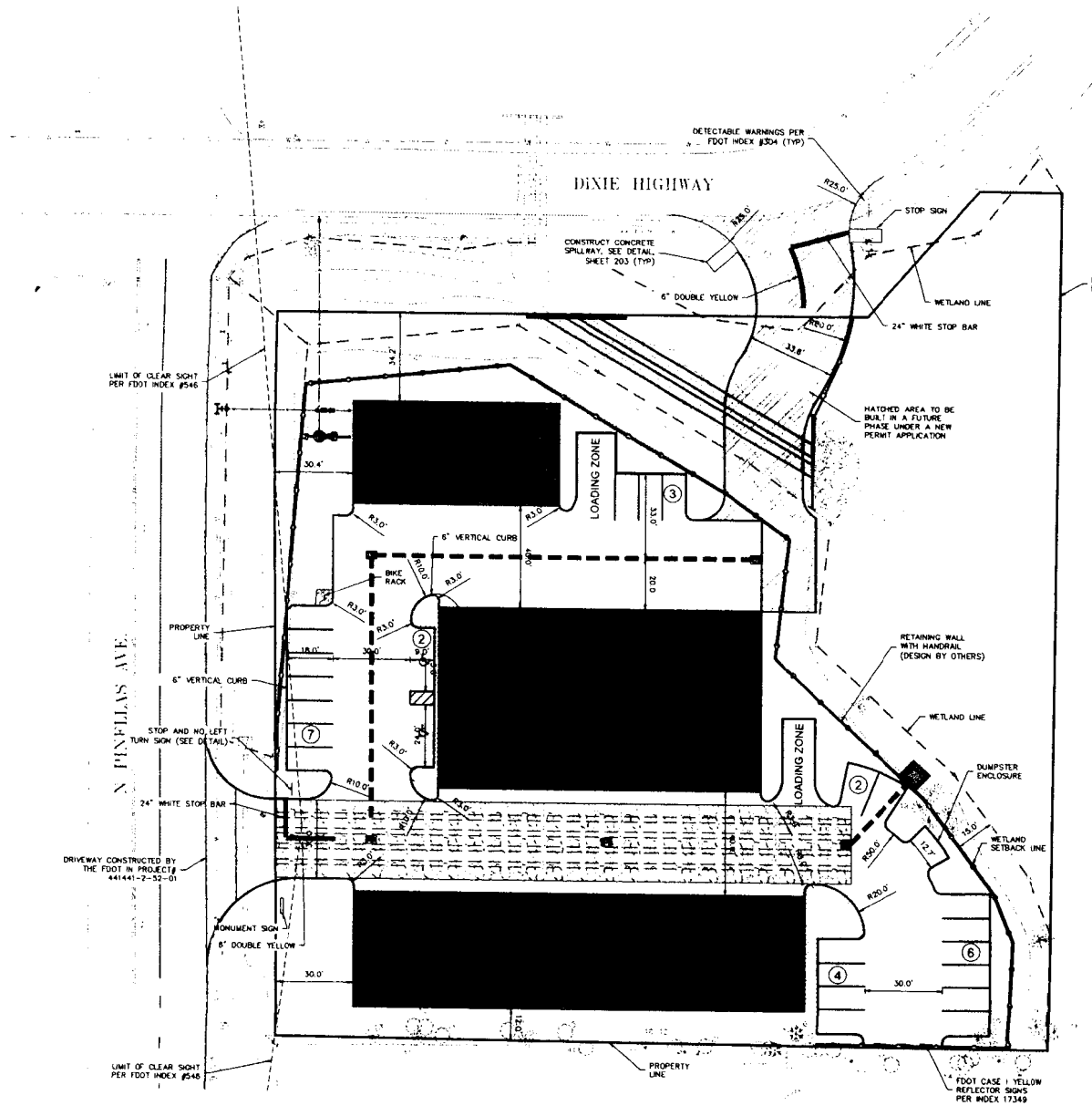
MU-GROW BROTHERS
WAREHOUSE

EXISTING CONDITIONS AND DEMOLITION PLAN

ROBERT C. KELLEY
LICENSE No. 47433
03/29/2023
STATE OF FLORIDA
REGISTERED PROFESSIONAL ENGINEER

G-004

JOB #: 22-0708



MOT NOTES:

1. MAINTENANCE OF TRAFFIC FOR WORK TO BE PERFORMED WITHIN THE PINELLAS COUNTY RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH FDOT DESIGN STANDARDS (LATEST EDITION) INDEXES 600 THRU 660
2. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN A SAFE AND EASILY ACCESSIBLE PAVED OR UNPAVED PATHWAY FOR PEDESTRIAN TRAFFIC THROUGH THE WORK ZONE FOR THE DURATION OF THE CONSTRUCTION PROJECT. IF THE PATHWAY LIES ALONG A DESIGNATED SCHOOL WALKING ROUTE THEN THE CONTRACTOR MUST PROVIDE ADEQUATE SUPERVISION AND/OR GUIDANCE TO THE SCHOOL AGED STUDENTS AS THEY TRAVERSE THROUGH THE WORK ZONE.

ROW NOTES:

1. ALL DESIGN AND CONSTRUCTION MUST CONFORM TO THE MINIMUM STANDARDS SET DOWN IN THE PINELLAS COUNTY AND/OR TARPON SPRINGS LAND DEVELOPMENT CODE, ZONING AND/OR RELATED ORDINANCE, AND MINIMUM TESTING FREQUENCY REQUIREMENTS. SAFE PEDESTRIAN ACCESS SHALL BE MAINTAINED AT ALL TIMES.
2. SAW CUT EDGE OF PAVEMENT PRIOR TO REMOVAL OF EXISTING DRIVEWAYS AS WELL AS PRIOR TO THE CONSTRUCTION OF THE NEW DRIVEWAYS
3. COMPACTION FOR PIPE BACKFILL SHALL COMPLY WITH AASHTO T-99 (100%)
4. DISTURBED AREAS IN THE RIGHT OF WAY SHALL BE COMPACTED 100% OF THE MAXIMUM DENSITY AND SODDED. DENSITY REPORTS SHALL BE PROVIDED TO THE PINELLAS COUNTY RIGHT-OF-WAY INSPECTOR.
5. ANY PORTION OF THE RIGHT OF WAY THAT SUSTAINS EXCESSIVE CONSTRUCTION RELATED DAMAGE, IN THE OPINION OF PINELLAS COUNTY DEPARTMENT OF ENVIRONMENT AND INFRASTRUCTURE OR CITY OF TARPON SPRINGS, SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE IN A MATTER SPECIFIED BY PINELLAS COUNTY DEI OR THE CITY.
6. IF ANY EXISTING SIDEWALK ALONG THE DIXIE HWY OR PINELLAS AVENUE FRONTAGE IS DAMAGED, EITHER OLD EXISTING DAMAGE OR NEW DAMAGE RESULTING FROM THIS WORK, IT SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE COUNTY INSPECTOR.
7. ALL WORK WITHIN THE STATE RIGHT OF WAY SHALL BE PERFORMED SUNDAY THROUGH THURSDAY 8:00PM - 5:30AM.
8. YELLOW TRUNCATED DOMES MATS SHALL BE PREFORMED, GLUED AND ANCHORED TO THE SURFACE OF THE FINISHED CONCRETE
9. DRIVEWAYS MUST BE CONSTRUCTED IN ACCORDANCE WITH FDOT 515.
10. ALL SIDEWALKS MUST BE 5' WIDE, 6" THICK, REINFORCED CONCRETE AT 3000 PSI.
11. ANY DAMAGE TO THE ASPHALT ROADWAY OF DIXIE HIGHWAY OR PINELLAS AVENUE SHALL BE RESTORED PER PC INDEX 1291.
12. ALL R/W AREAS DISTURBED BY CONSTRUCTION, NOT OTHERWISE PAVED SHALL BE SODDED

NO COMBUSTIBLE OR EXPLOSIVE MATERIALS SHALL BE STORED AT THIS FACILITY

R.C. KELLEY CIVIL DESIGN SERVICES
1740 OAK POND COURT
OLDSMAR, FLORIDA 34677
PHONE: (727) 348-0295
EMAIL: RCKELLEYES@GMAIL.COM

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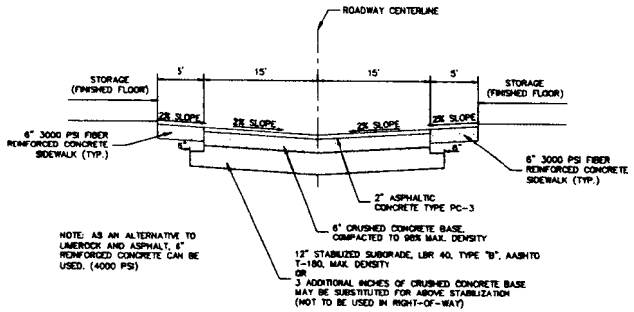
PROPOSED SITE LAYOUT

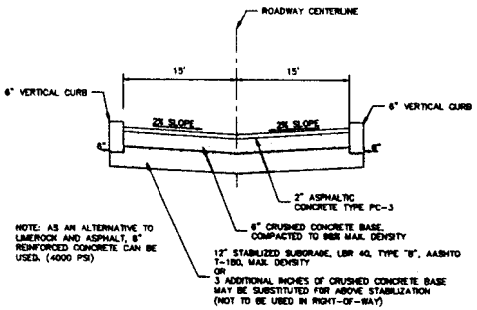
RENA GOLDEN LICENSE No. 67424 STATE OF FLORIDA PROFESSIONAL ENGINEER 03/2023

C-001

JOB #: 22-0708



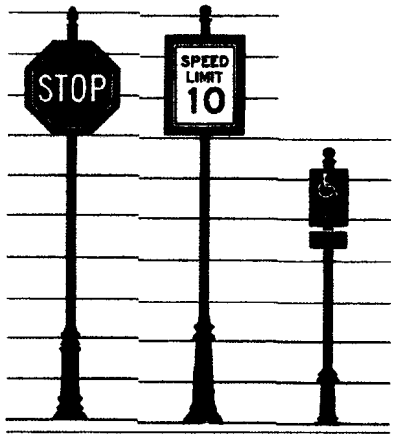
TYPICAL ROADWAY SECTION
BETWEEN BUILDINGS

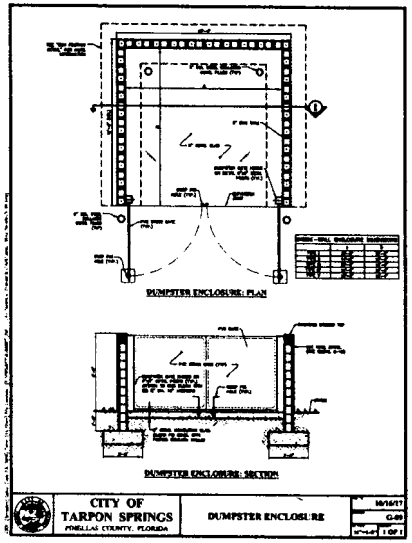


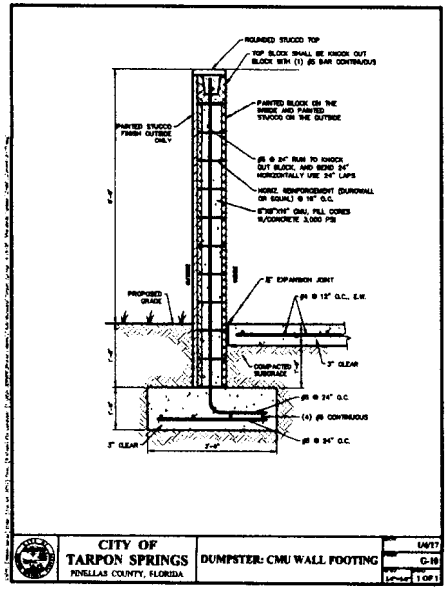
DRIVEWAY SECTION
CONNECTION TO PINELLAS AVENUE

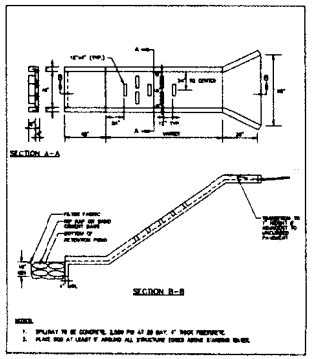
(A)The design for parking lot traffic control signage shall be as shown in Figure 1 below and shall meet the following standards:
(1)Sign posts shall be black or dark green in color.
(2)Sign posts shall be round or fluted in shape.
(3)Sign posts shall be at least three inches in diameter.
(4)Sign posts shall have a round or fluted decorative base.
(5)Signs shall have a black or dark green boarder of at least one inch in width. Signs identifying individual parking spaces are exempt from this requirement.

Figure 1









R.C. KELLEY CIVIL DESIGN SERVICES
1740 OAK POND COURT
OLDSMAR, FLORIDA 34677
PHONE: (727) 348-0255
EMAIL: RCKELLEYES@GMAIL.COM

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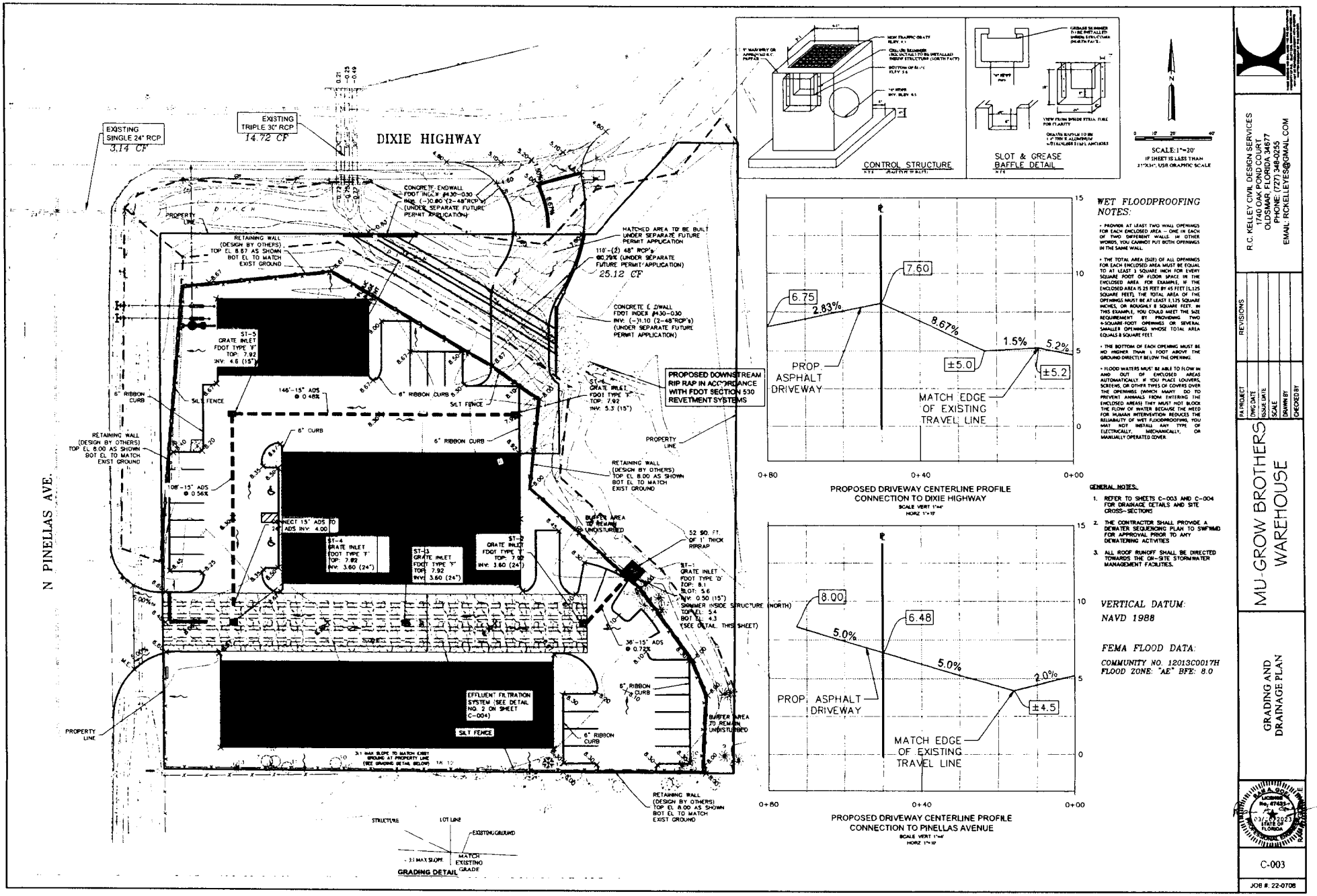
WAREHOUSE

SITE PLAN DETAILS

RONALD C. KELLEY
LICENSE No. 47404
03/20/2025
STATE OF FLORIDA
PROFESSIONAL ENGINEER

203

JOB # 22-0708



WET FLOODPROOFING NOTES:

- PROVIDE AT LEAST TWO WALL OPENINGS FOR EACH ENCLOSED AREA – ONE IN EACH OF TWO DIFFERENT WALLS. IN OTHER WORDS, YOU CANNOT PUT BOTH OPENINGS IN THE SAME WALL.
- THE TOTAL AREA (SIZE) OF ALL OPENINGS FOR EACH ENCLOSED AREA MUST BE EQUAL TO AT LEAST 1 SQUARE INCH FOR EVERY SQUARE FOOT OF FLOOR SPACE IN THE ENCLOSED AREA. FOR EXAMPLE, IF THE ENCLOSED AREA IS 25 FEET BY 45 FEET (1,125 SQUARE FEET), THE TOTAL AREA OF THE OPENINGS MUST BE AT LEAST 1,125 SQUARE INCHES, OR ROUGHLY 8 SQUARE FEET. IN THIS EXAMPLE, YOU COULD MEET THE SIZE REQUIREMENT BY PROVIDING TWO 4-SQUARE-FOOT OPENINGS OR SEVERAL SMALLER OPENINGS WHOSE TOTAL AREA EQUALS 8 SQUARE FEET.
- THE BOTTOM OF EACH OPENING MUST BE NO HIGHER THAN 1 FOOT ABOVE THE GROUND DIRECTLY BELOW THE OPENING.
- FLOOD WATERS MUST BE ABLE TO FLOW IN AND OUT OF ENCLOSED AREAS AUTOMATICALLY. IF YOU PLACE LOUVERS, SCREENS, OR OTHER TYPES OF COVERS OVER THE OPENINGS (WHICH MANY DO TO PREVENT ANIMALS FROM ENTERING THE ENCLOSED AREAS) THEY MUST NOT BLOCK THE FLOW OF WATER BECAUSE THE NEED FOR HUMAN INTERVENTION REDUCES THE RELIABILITY OF WET FLOODPROOFING. YOU MAY NOT INSTALL ANY TYPE OF ELECTRICALLY, MECHANICALLY, OR MANUALLY OPERATED COVER.

GENERAL NOTES:

1. REFER TO SHEETS C-003 AND C-004 FOR DRAINAGE DETAILS AND SITE CROSS-SECTIONS
2. THE CONTRACTOR SHALL PROVIDE A DEWATER SEQUENCING PLAN TO SWFWMD FOR APPROVAL PRIOR TO ANY DEWATERING ACTIVITIES
3. ALL ROOF RUNOFF SHALL BE DIRECTED TOWARDS THE ON-SITE STORMWATER MANAGEMENT FACILITIES.

VERTICAL DATUM:
NAVD 1988

FEMA FLOOD DATA:
COMMUNITY NO. 12103C0017H
FLOOD ZONE: "AE" BFE: 8.0

R.C. KELLEY CIVIL DESIGN SERVICES
1740 OAK POND COURT
OLDSMAR, FLORIDA 34677
PHONE: (727) 348-0255
EMAIL: RCKELLEYES@GMAIL.COM

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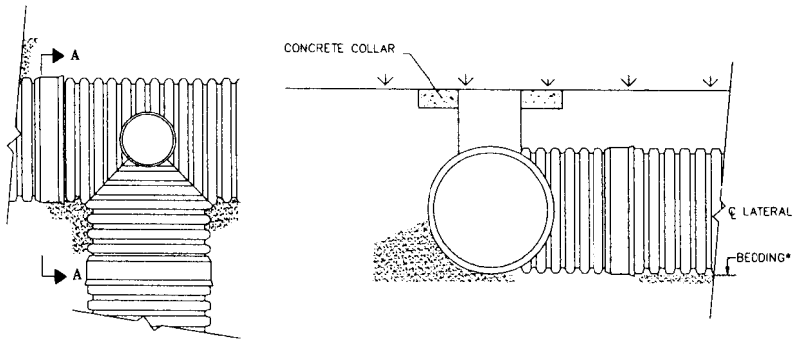
MU-GROW BROTHERS WAREHOUSE

GRADING AND DRAINAGE PLAN

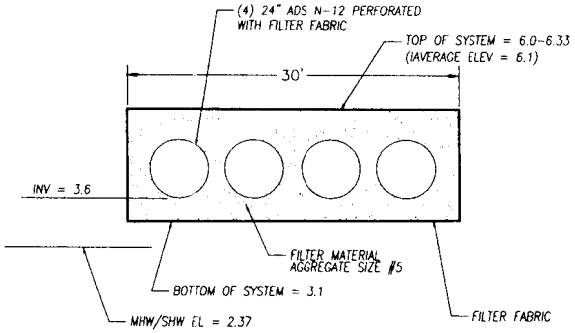
R.C. KELLEY, P.E. License No. 47483 03/07/2023 STATE OF FLORIDA

C-003

JOB #: 22-0708



CLEANOUT SECTION

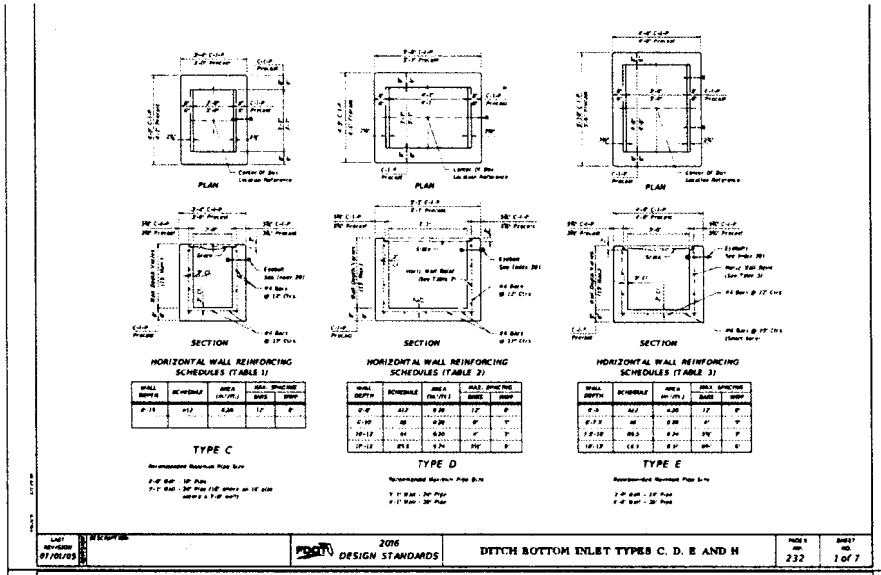


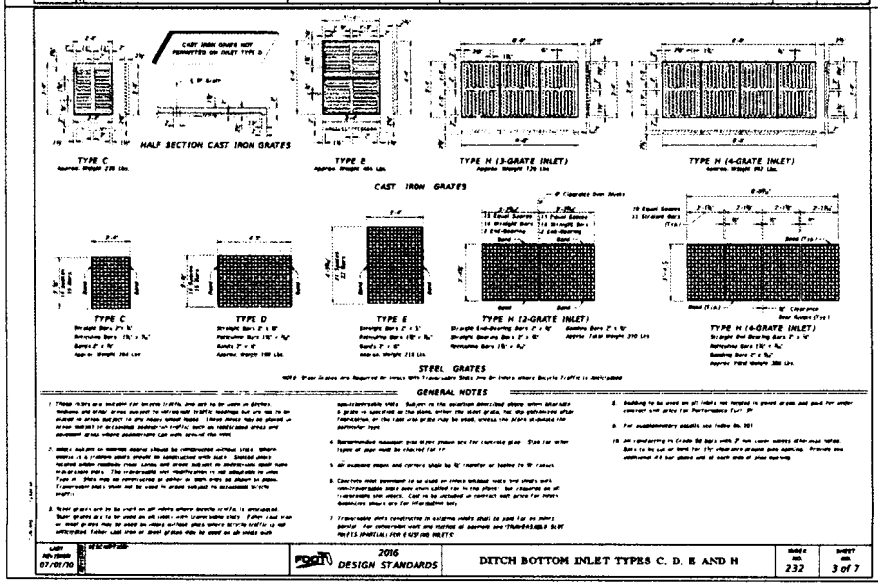
FILTER MEDIUM SPECIFICATIONS

1. THE PERFORATED PIPE SHALL CONSIST OF POLYVINYL CHLORIDE (PVC) CONFORMING TO ASTM D 3033, HAVE MINIMUM OF SIXTEEN (16) 3/8 INCH DIAMETER PERFORATIONS PER LINEAR FOOT OF PIPE AND BE ON THE BOTTOM 135° OF THE PIPE.
2. THE CONTRACTOR SHALL PROVIDE DEWATERING MEASURES AS REQUIRED DURING THE INSTALLATION OF THE UNDERDRAIN AND ALL OF ITS COMPONENTS.
3. THE CONTRACTOR SHALL NOT BACKFILL THE DRAIN PIPE UNTIL THE ENGINEER HAS VERIFIED AND APPROVED THE DRAIN PIPE GRADES AND INSTALLATION OF FILTER MEDIA.
4. SWFWMD REQUIRES AS-BUILT CERTIFICATION BY THE ENGINEER FOR THIS FILTER SYSTEM. TEST REPORTS FROM AN APPROVED LABORATORY ON GRADUATION AND PERMEABILITY SHALL BE INCLUDED IN THE AS-BUILT SUBMITTAL.

EXFILTRATION SYSTEM DETAIL

N.T.S.





R.C. KELLEY CIVIL DESIGN SERVICES
17140 OAK POND COURT
OLDSMAR, FLORIDA 34677
PHONE: (727) 348-0255
EMAIL: RCKELLEYES@GMAIL.COM

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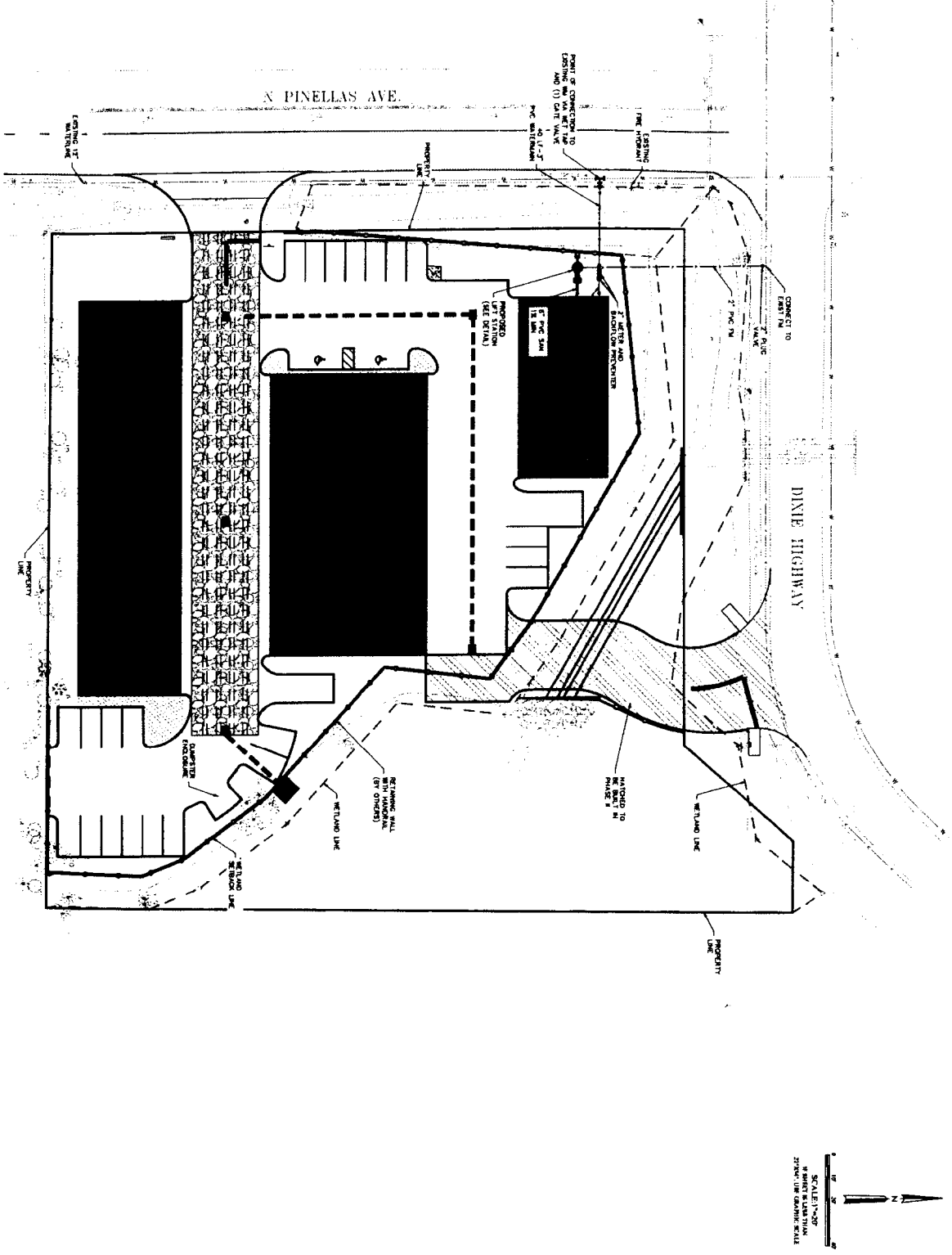
MU-GROW BROTHERS WAREHOUSE

DRAINAGE DETAILS

RAY C. KELLEY — LICENSE NO. 47435 — STATE OF FLORIDA — PROFESSIONAL ENGINEER — 03/28/2023

C-004

JOB #: 22-0706



JOB # 22-0708	C-006	UTILITY PLAN	MU-GROW BROTHERS WAREHOUSE	PA PROJECT DWG DATE ISSUE DATE SCALE DRAWN BY CHECKED BY	REVISIONS

R.C. KELLEY CIVIL DESIGN SERVICES
1740 OAK POND COURT
OLDSMAR, FLORIDA 34677
PHONE: (727) 348-0255
EMAIL: RCKELLEYES@GMAIL.COM

R.C. KELLEY CIVIL DESIGN SERVICES
17440 OAK POND COURT
CLEARWATER, FLORIDA 34677
PHONE: (727) 348-0255
EMAIL: RCKELLEYES@GMAIL.COM

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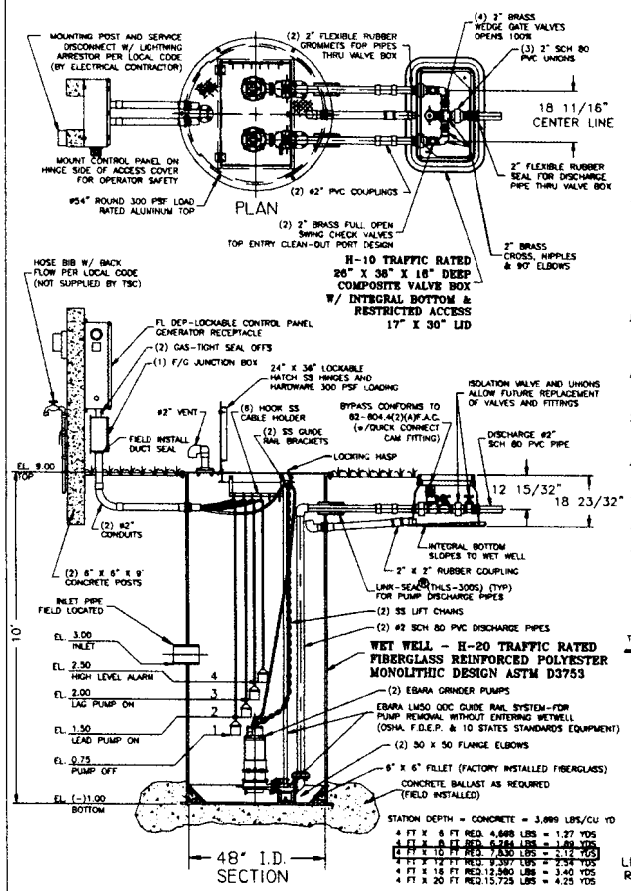
UTILITY DETAILS

C-006

JOB # 22-0706



EBARA SEWAGE GRINDER PUMP
48" DUPLEX STATION - 2" PIPING
WITH SLIDE RAIL SYSTEM, V.B. AND F.D.E.P. PANEL
TSC PRE-FAB PUMP SOLUTIONS©

MODEL TSC2-48.0 R9.dwg ©

2. GROUT FILLET (1 TO 1 SLOPE TO "HOPPER" BOTTOM)
1. HOSE BIBB WITH REDUCED PRESSURE BACK FLOW PREVENTER

FIELD INSTALL BY CONTRACTOR

JOB: _____

QS: _____

GENERAL NOTES

FURNISH AND INSTALL EBARA SUBMERSIBLE GRINDER PUMPS:

DESIGN CONDITION:

MODEL	50DVU6.7S52	1 HP	HP
GPM	20	46.8	FT/TDH
VOLTAGE	208/230	SINGLE	PHASE
DISCHARGE	2"	132MM	IMPELLER

SEWAGE GRINDER PUMP: RATED FOR TWENTY (20) STARTS PER HOUR.

2. AIR FILLED MOTOR DESIGNED FOR SEWAGE APPLICATION WITH CLASS F INSULATION.
3. DUAL MECHANICAL SHAFT SEALS (SILICON CARBIDE / SILICON CARBIDE) LOCATED OUT OF THE PUMPAGE, IN A SEPARATE OIL FILLED CHAMBER.
4. HIGH TEMPERATURE BALL BEARINGS 8-10 RATING OF 80,000 HOURS. UPPER BEARING - SINGLE ROW AND LOWER BEARINGS - DOUBLE ROW TYPE.
5. PUMP SHAFT HORSEPOWER (BHP) SHALL NOT EXCEED MOTOR RATED HORSEPOWER THROUGHOUT THE ENTIRE OPERATING RANGE OF THE PUMP PERFORMANCE CURVE.
6. SINGLE PHASE MOTORS SHALL BE DUAL WOUND, CAPACITOR START-RUN AND CAPABLE OF OPERATING ON 208/230 VOLT WITH A 10% TOLERANCE VOLTAGE (180 TO 260). THREE PHASE MOTORS SHALL BE DUAL WOUND AND CAPABLE OF OPERATING ON 208/230 VOLT WITH A 10% TOLERANCE VOLTAGE (190 TO 280) OR OPERATE ON 460 VOLT BY CHANGING THE MOTOR LEADS INSIDE THE PUMP.

FIBERGLASS WET WELL: SHALL BE A ONE PIECE UNIT WITH INTEGRAL BOTTOM, WALL AND UPPER FLANGE. THE ENTIRE FIBERGLASS WET WELL SHALL HAVE A DYNAMIC LOAD RATING OF 16,000 FT/LBS. EACH UNIT MUST BE SERIAL NUMBERED TO IDENTIFY THE TEST PROCEDURE. ASTM D 3753 & H-20 SPECIFICATIONS SHALL BE REQUIRED AS MINIMUM.

ALUMINUM HATCH: TSC MODEL-S4R (54") ROUND WITH 24" X 36" LOCKABLE HATCH, REINFORCED FOR LOAD RATING OF 300 LBS/FT WITH HOLD OPEN SAFETY ARM, LOCKING DEVICE FOR HASP TYPE PADLOCK AND STAINLESS STEEL HARDWARE.

VALVE BOX: FIBERGLASS COMPOSITE (H-10 TRAFFIC RATED) WITH INTEGRAL BOTTOM. (FOR 1 1/4" AND 2" DISCHARGE PIPING SXS HEADER SYSTEM) SHALL BE 26" X 38" X 18" WITH 17" X 30" LIMITED ACCESS LID

ACCESSORIES: #304 S/S - GUIDE RAILS, UPPER GUIDE RAIL BRACKETS, CABLE HOLDER, ANCHOR BOLTS AND PUMP LIFTING CHAINS.

VALVES: SHALL BE SEWAGE SERVICE DESIGN BRASS SWING CHECK VALVES WITH TOP ENTRY CLEAN-OUT PORT AND BRASS WEDGE GATE VALVES OPEN 100%.

PIPING: 2" SCHEDULE 80 PVC.

FLOAT SWITCHES: UL LISTED SJ ELECTRO MODEL (SJ 30 SWENO).

PUMP SUPPLIER SHALL PROVIDE SUBMERSIBLE PUMPS, SLIDE RAIL ASSEMBLIES, CONTROL PANEL, JUNCTION BOX, FLOAT SWITCHES, ALUMINUM HATCH AND ACCESSORIES TO INSURE PROPER OPERATION AND WARRANTY.

THE COMPLETE PACKAGE PUMPING STATION SHALL HAVE PUMP BASES, SLIDE RAIL ASSEMBLIES AND DISCHARGE PIPING ASSEMBLED BY TECHNICAL SALES CORPORATION READY TO SHIP FOR FIELD INSTALLATION.

THE MANUFACTURER OF PRE-FAB PUMP SOLUTIONS©:

TECHNICAL SALES CORPORATION, 4821 N. HALE AVE TAMPA, FL 33614 (813)876-9258

CONTROL PANEL - SHALL CONFORM TO FL DEP 64-604.42(A)

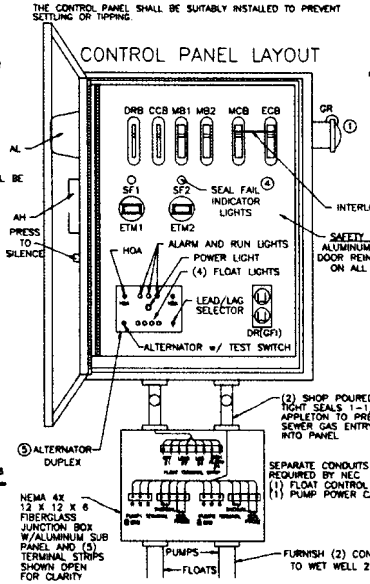
CONTROL PANEL SHALL BE TSC MODEL # 36-D IN NEMA 4X FIBERGLASS ENCLOSURE. THE PANEL SHALL MEET STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP), ENVIRONMENTAL PROTECTION COMMISSION (EPC) AND LOCAL CODE REQUIREMENTS GOVERNING PRIVATE LIFT STATIONS.

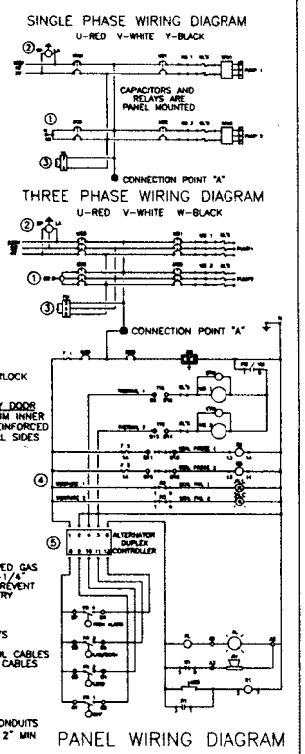
FLOAT SWITCHES AND CONTROL SYSTEM SHALL BE UL LISTED AND INTRINSICALLY SAFE. ALL COMPONENTS SHALL BE UL LISTED.

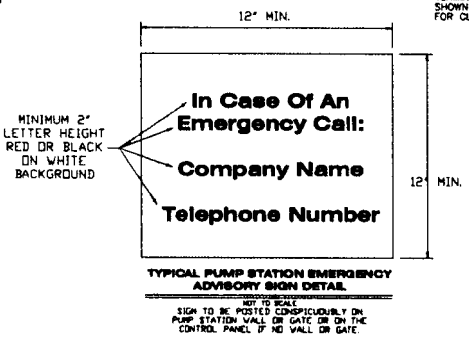
A JUNCTION BOX IS REQUIRED, WITH SHOP POURED SEALS BETWEEN BOX AND CONTROL PANEL TO PREVENT SEWER GAS ENTRY INTO CONTROL PANEL.

ELECTRICAL CONTRACTOR TO PROVIDE SERVICE DISCONNECT WITH LIGHTNING ARRESTOR MOUNTED PER LOCAL CODES.

THE CONTROL PANEL SHALL BE SUITABLY INSTALLED TO PREVENT SETTLING OR TIPPING.







TYPICAL PUMP STATION EMERGENCY ADVISORY SIGN DETAIL.

NOT TO SCALE

SIGN TO BE POSTED CONSPICUOUSLY ON PUMP STATION WALL OR GATE OR ON THE CONTROL PANEL IF NO WALL OR GATE.

LEGEND

	AH	ALARM HORN
	AL	ALARM LIGHT
	ASB	ALARM SILENCE BUTTON
⑤	ATS	ALTERNATOR W/ TEST SWITCH
	CCB	CONTROL CIRCUIT BREAKER
	DR	DUPLEX RECEPTACLE
	DRB	DUPLEX RECEPTACLE BREAKER
	ECB	EMERGENCY CIRCUIT BREAKER
	ETM	ELAPSED TIME METER
	F	FUSE
	FL	FLASHER
	FS	FLOAT SWITCH (REGULATOR)
①	GR	GENERATOR RECEPTACLE
	GRD	GROUND
	HOA	HAND-OFF-AUTOMATIC SELECTOR
	LA	LIGHTNING ARRESTOR
	MB	MOTOR BREAKER
	MCB	MAIN CIRCUIT BREAKER
	MS	MOTOR STARTER
	N	NEUTRAL
	OL'S	OVERLOAD HEATERS
③	PM	PHASE MONITOR
	PTS	PUMP TERMINAL STRIP
	R	RELAY
	RC	RUN CAPACITOR
	RD	DISCHARGE RESISTOR
	RL	PUMP RUN INDICATORS
	RTS	REGULATOR TERMINAL STRIP
	SC	START CAPACITOR
④	SF	SEAL FAIL (SHAFT)
	SR	START RELAY
②	SP	SURGE PROTECTOR
	TTS	THERMAL TERMINAL STRIP

PANELS SHALL CONFORM TO FLORIDA DEP 64-604.400

① GENERATOR RECEPTACLE FOR EMERGENCY POWER CONNECTION WITH INTERLOCK

② SURGE PROTECTION AND LIGHTNING PROTECTION ON ALL INCOMING LEGS

③ PHASE PROTECTION SHALL BE PROVIDED

④ SHAFT SEAL FAIL DETECTION

⑤ ALTERNATOR w/ TEST SWITCH

PANEL MANUFACTURER SHALL BE A "UL" LISTED SHOP.

TSC DUPLEX GRINDER PUMP STATION
FIBERGLASS WET WELL

TECHNICAL SALES CORPORATION
TSC PRE-FAB PUMP SOLUTIONS©
WATERWORKS & WASTEWATER SPECIALTIES ©
Representing Innovative Manufacturers
MODEL TSCE2-48.0©
4821 N. HALE AVENUE TAMPA, FL 33614
PH (813)876-9258 FAX (813)874-1194

R.C. KELLEY CIVIL DESIGN SERVICES
1740 OAK POND COURT
OLDSMAR, FLORIDA 34677
PHONE: (727) 348-0255
EMAIL: RCKELLEY@GMAIL.COM

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MU-GROW BROTHERS WAREHOUSE

LIFT STATION DETAILS

STATE OF FLORIDA — REGISTERED ENGINEER — No. 47433 — 03/03/2023

C-008

JOB # 22-0708

LANDSCAPE PLAN
MU-GROW BROTHERS
WAREHOUSE
C-009
JOB # 22-0708
R.C. KELLEY CIVIL DESIGN SERVICES
1740 OAK POND COURT
OLDSMAR, FLORIDA 34677
PHONE: (727) 348-0255
EMAIL: RCKELLEYES@GMAIL.COM
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SCALE: 1"=30'
IF SHEET IS LESS THAN 22"X34", USE GRAPHIC SCALE
IRRIGATION SYSTEM REQUIREMENTS
LANDSCAPE NOTES:
All trees shall be grade Florida #1 or better, in a 15 gallon pot, and have a minimum 1 inch dbh diameter measured 12 inches above ground, with a minimum crown of 2 feet and minimum height of 6 feet upon planting.
All shrubs shall have a minimum height of 24 inches and minimum 12 inch spread with a 3 gallon pot size upon planting, being grade Florida #1 or better. Hedges, where required, shall form a continuous, unbroken, solid visual screen within 1 year of planting, being maintained thereafter to specification.
The property owner shall be solely responsible for the continued maintenance of all landscape areas in accordance with the approved site plan, to be properly watered, fertilized, pruned as needed and all landscape material shall be replaced with equivalent size and species. Failure to maintain any landscape area in its healthy, living, non-invasive, non-nuisance condition, including the replacement of dead or unhealthy plant material, shall be considered a violation of the Code and enforced pursuant to Section 1-6.3 of the Code of Ordinances. Landscape areas which die from lack of maintenance, disease, or other natural occurrence, the City Staff shall require re-landscaping. This shall be applicable to all required landscaping, whether installed under the terms of this Code or a previous ordinance.
No Final Certificate of Occupancy shall be issued until all required landscaping is installed in accordance with the approved plan.
TREE PLANTING REQUIREMENTS:
LOT SIZE: 87,546SF
8 TREES REQUIRED FOR FIRST 15,000SF; ONE TREE REQUIRED FOR EACH ADDITIONAL 2,000SF
87,546SF-15,000SF = 72,546SF / 2,000SF = 36 TREES
36 TREES + 8 TREES = 44 TREES
44 TREES - 18 EXISTING TREES TO BE RETAINED ON SITE = 26 TREES
26 TREES REQUIRED
26 TREES PROVIDED (SEE PLANTING SCHEDULE BELOW)
PLANTING SCHEDULE
SYMBOL
NAME
QT
SIZE
HT
Ilex x Attenuata
East Palatka Holly
13
1.5" cal
6'
Juniperus Silicicola
Southern Red Cedar
4
1.5" cal
6'
Magnolia Virginiana L
Sweet Bay Magnolia
9
1.5" cal
6'
IXORA SPP
IXORA
66
3 GAL
54"
INTERIOR LANDSCAPING REQUIREMENTS:
INTERIOR LANDSCAPE AREA - 1,015 SF (PROVIDED)
21 PARKING SPACES / 1 x 100 = 420 SF (REQUIRED)
VISIBILITY TRIANGLE
SHRUB PLANTING DETAIL
TREE PROTECTION DETAIL
TREE PLANTING DETAIL
BUFFER AREA TO REMAIN UNDISTURBED
DIXIE HIGHWAY
N PINELLAS AVE.

December 11, 2025

City of Tarpon Springs
Planning Department
324 East Pine Street
P.O. Box 5004
Tarpon Springs, FL 34688-5004

Subject: Request for One-Year Extension of Site Plan Approval (#22-94)

Project Address: 1372 N. Pinellas Avenue

Dear Ms. McNeese,

I am writing to respectfully request a one-year extension of the Site Plan Approval (#22-94) for the above-referenced project.

Due to significant increases in construction costs, ongoing economic challenges, and supply chain delays, we have experienced setbacks in moving forward with the remaining phases of development. These conditions have created unforeseen financial and logistical constraints, making it difficult to complete the project within the original timeframe.

Granting this extension will allow us to proceed with the construction of the remaining two buildings without having to restart the approval process, ensuring continuity and compliance with the City's planning objectives.

We appreciate your consideration of this request and remain determined to completing the project in a manner that meets all City standards. Please let us know if any additional information is required.

Thank you for your time and support.

Sincerely,
Mike Mougros
(727) 389-4096
mugrowbrothers@gmail.com

§ 210.05 Site plan expirations, extensions, and revisions.

(A) Approval of a site plan shall expire in one year on the date of original approval unless a building permit has been applied for, except that the Board of Commissioners may approve an alternate phasing plan at the time of site plan approval.

(B) One extension for up to one additional year may be granted by the Board of Commissioners for good cause. The review of extension requests shall include an evaluation of the effect of new or current regulations on the project. Requests for a time extension shall be submitted a minimum of 30 days prior to the expiration date in writing.

(C) Minor revisions to an approved site plan may be authorized by the Technical Review Committee (TRC) upon the review of a revised site plan submitted by the original applicant. Major revisions shall only be authorized in the same manner as originally approved. The following criteria shall identify a major modification:

(1) Any increase in density.

(2) Any increase in floor area exceeding 500 square feet or the threshold for Board of Commissioners approval under § 210.03.

(3) Any change in land use.

(4) Any change in project phasing.

(5) Any change which would require an amendment to approval conditions.

(6) Structural alterations significantly affecting the basic size and form of the building(s).

(7) Any reduction in the amount of open space of more than five percent or any substantial change in the location or characteristics of open space.

(8) Any increase in traffic generation by more than ten percent.

(9) Any change in structure height.

(10) Any change in the number of vehicular access points.

MEMORANDUM

To: Planning and Zoning Board

Staff: Renea Vincent, AICP CPM, Planning and Zoning Director

Date: December 8, 2025

Subject: Draft Ordinance 2025-20; Amendments to Sponge Docks and CRA Special Area Plan's Downtown Character District regulating Density and Floor Area Ratio (FAR)

RECOMMENDATION

Review and provide a recommendation to the Board of Commissioners regarding proposed changes to Table 3-5 of the Sponge Docks and Community Redevelopment Area (CRA) Special Area Plan's (SAP) Downtown Character District to allow an all-inclusive floor area ratio in lieu of the applicable density standards.

BACKGROUND:

The SAP establishes maximum residential and lodging densities and intensities (floor area ratios (FAR)) for each character district, including the Downtown character district. The maximum density provides the limit of the number of residential/lodging units a project can have based on the size of a property (Dwelling Units per Acre). FAR limits the total square footage a non-residential project can be based on the size of property (Sqft. of Property x FAR Allowance).

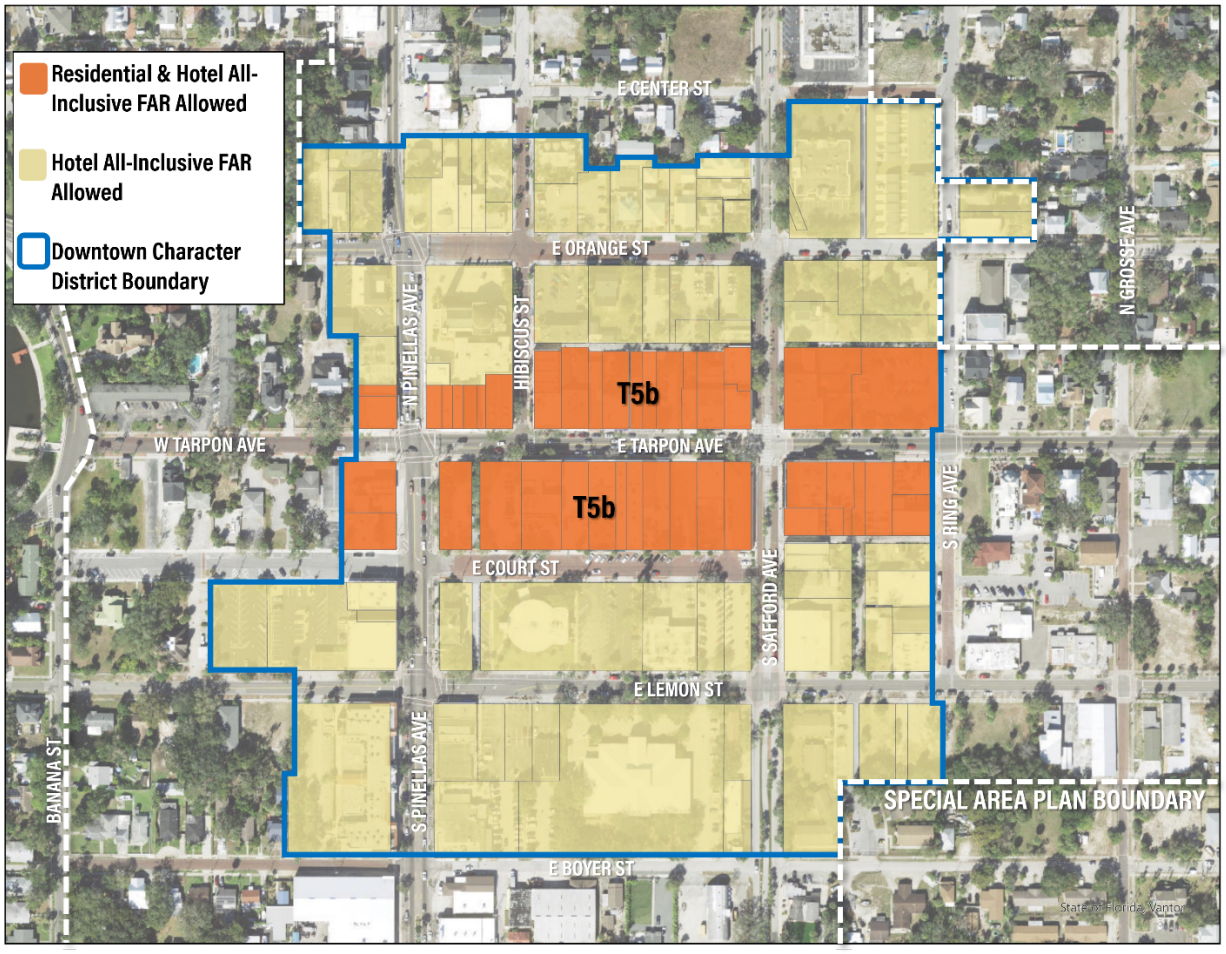
The Downtown character district is intended to encourage mixed use development and redevelopment that supports existing and future businesses and promotes a vibrant, successful downtown. One way to do this is by providing residential housing and temporary lodging in and around the downtown core. To support infill residential, lodging, and mixed-use development, the proposed amendment provides an option for projects located within the Downtown Character district (specifically within the T5b transect zone for residential) to utilize an all-inclusive FAR rather than being limited by a maximum number of units. Instead, projects are limited by the FAR, other SmartCode standards, building code and fire requirements, and the general economic market.

In addition to supporting potential new projects, the proposed amendment will remediate existing historic legal nonconforming residential densities within the T5b transect district (see table below). Further, the amendment will help to enable context-sensitive hotel development within the downtown, including the proposed Forbes Property project. Lastly, the Downtown character district boundary is outside of the Coastal High Hazard Area (CHHA), therefore the overall residential density will not be increased within this sensitive area.

Location	Number of Units	Actual Density	Permitted Density
111 E Tarpon Ave	4 units	23 du/ac	15 du/ac
151 E Tarpon Ave	2 units	29 du/ac	
165 E Tarpon Ave	6 units	75 du/ac	
106 E Tarpon Ave	11 units	40 du/ac	

SUMMARY OF CHANGES:

- Allow projects within the Downtown Character District and T5b transect zone to utilize the maximum FAR (all-inclusive FAR) in lieu of the applicable density standards.
- Allow hotels within the Downtown Character District to have a maximum all-inclusive FAR of 1.5 and 2.0 for parcels fronting Tarpon Avenue (between Pinellas Ave. and Ring Ave.) in lieu of a specific lodging density.
- Modifies footnote 1 to remove language that is no longer applicable due to amendments to the Special Area Plan made in 2021 regarding the CHHA.
- Below is a map of the area where the proposed changes are applicable:



ORDINANCE 2025-20

AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA AMENDING THE CITY OF TARPON SPRINGS SPECIAL AREA PLAN, SPONGE DOCKS AND COMMUNITY REDEVELOPMENT AREA, DOWNTOWN CHARACTER DISTRICT (TABLE 3-5); PROVIDING FOR FINDINGS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Tarpon Springs Board of Commissioners approved Ordinance 2010-26 adopting the "Special Area Plan Sponge Docks and Community Redevelopment Area", February 2011, First Edition, by reference into the City of Tarpon Springs Comprehensive Plan on March 29, 2011; and,

WHEREAS, the Special Area Plan established maximum residential and lodging densities and intensities (floor area ratios (FAR)) for each character district, including the Downtown district, at the time of initial adoption; and,

WHEREAS, the Downtown Character District is intended to encourage mixed-use development and redevelopment that support the existing and future businesses and promote a vibrant, successful downtown; and,

WHEREAS, in support of infill residential, lodging, and mixed-use development, the proposed amendment provides an option for projects located within the Downtown Character District and the T5b transect district of the SmartCode to utilize an all-inclusive FAR in lieu of the applicable density standards; and,

WHEREAS, the proposed amendment will also remediate existing historic legal nonconforming residential densities within the T5b transect district; and,

WHEREAS, the proposed amendment will not increase the overall residential density within the Coastal High Hazard Area; and,

WHEREAS, the Planning and Zoning Board held a public hearing on the proposed amendment at its December 15, 2026, meeting.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA:

Section 1: FINDINGS

1. That the Board of Commissioners finds that this Ordinance is consistent with the Tarpon Springs Comprehensive Plan and overall intent of the Sponge Docks and CRA Special Area Plan, specifically the Downtown Character District.

2. That the amendment will not adversely impact nor exceed the capacity or the fiscal ability of the City to provide public facilities including transportation, water and sewer, solid waste, drainage, recreation, education, fire protection, library service and other similar public facilities.
3. The amendment recognizes existing legal nonconforming residential densities within the designated area and will remove those nonconformities.
4. The amendment will not increase residential density within the Coastal High Hazard Area.
5. The amendment will not increase overall floor area ratio allowances within the Special Area Plan boundary.

Section 2: AMENDMENT

The "Special Area Plan Sponge Docks and Community Redevelopment Area" February 2011 First Edition as amended, is hereby amended as follows:

See "Attachment A"

Section 3: SEVERABILITY

The provisions of this Ordinance shall be deemed to be severable. If any part of the Ordinance is deemed unconstitutional, it shall not affect the constitutionality of other portions of this Ordinance.

Section 4: EFFECTIVE DATE

This Ordinance shall become immediately effective upon final passage and adoption.

Downtown

The Downtown character district is focused on Tarpon Ave. which is the main street for the CRA. The suggested uses for this district are intended to promote retail development and encourage medium density and mixed use residential development to support the retail along Tarpon Ave.

Table Error! No text of specified style in document.-1: Density, Intensity, and Use Standards for Downtown Character District

DOWNTOWN			
Density (Base/Max.) in dus/acre[1]			15 / No Max
FAR (Max.)[2, 3]			1.25
Non-Residential FAR (Max.)[~~3~~4]			1.0
Impervious Surface Ratio (Max.) – *applies to new development only*			0.9
Recommended Building Height (Min./Max.) in floors (measured from fin. grade)			2 / 4
Uses	Residential	Single Family Homes	X
		Clustered Housing	
		Garden Apartments	
		Townhomes	X
		Midrise Apartments	X
		Live/Work Housing	X
	Lodging	B&B / Inn / Hotel[4, 5]	X
	Mixed Use	Residential Mixed Use	X
		Commercial Mixed Use	X
	Commercial	Commercial Building	X
	Industrial	Light Industrial	
		Research Facility	
	Civic	Civic Buildings / Facilities	X
		Parking Structure	X

Table: Character District Development Standards for Downtown

Notes: 1 All parcels are allowed to transfer the base residential development density to a receiving site within the CRD. ~~The receiving site can receive residential density up to the proposed maximum residential density.~~ Properties located within the Downtown Character District have no maximum limit to the amount of density that can be transferred from another property located elsewhere in the CRD.

2 All parcels fronting Tarpon Avenue between Pinellas Avenue and Ring Avenue are allowed a maximum FAR of 2.0 All parcels fronting Tarpon Ave and Pinellas Ave are allowed to apply existing FAR in lieu of the proposed maximum FAR where existing FAR exceeds the proposed maximum.

3 In support of infill residential, lodging, and mixed use development, projects located within the T5b transect zone may utilize the maximum FAR (all-inclusive FAR) in lieu of the applicable density standards.

~~3~~ 4 All parcels fronting Tarpon Ave and Pinellas Ave are allowed to apply the maximum FAR allowance to commercial/non-residential development in lieu of the proposed maximum non-residential FAR.

~~4~~5 *Hotel development is limited to ~~h~~ a maximum allowable building height of 4 to 6 floors. Hotels are allowed a maximum all-inclusive FAR of 1.5. Parcels fronting Tarpon Avenue between Pinellas Avenue and Ring Avenue are allowed a maximum all-inclusive FAR of 2.0. ~~and a maximum 50 lodging units per acre~~. The specific density, intensity and height standards as well as design standards for hotels will be defined by the land development regulations based on location.*

66295

Tampa Bay Times

Published Daily

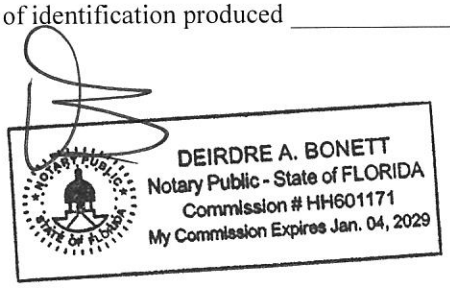
STATE OF FLORIDA} ss
COUNTY OF HERNANDO, CITRUS, PASCO,
PINELLAS, HILLSBOROUGH County

Before the undersigned authority personally appeared Jill Harrison who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter Application #25-91 was published in said newspaper by print in the issues of 11/26/25 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature of Affiant _____
Sworn to and subscribed before me this **11/26/2025**

Signature of Notary of Public
Personally known **X** or produced identification.
Type of identification produced _____



NOTICE OF AMENDMENT TO CODE OF ORDINANCES

The City of Tarpon Springs, Florida, proposes to adopt the following Ordinance:

ORDINANCE

AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA AMENDING THE CITY OF TARPON SPRINGS SPONGE DOCKS AND COMMUNITY REDEVELOPMENT AREA SPECIAL AREA PLAN TO ALLOW AN ALL-INCLUSIVE FLOOR AREA RATIO IN THE DOWNTOWN CHARACTER DISTRICT; PROVIDING FOR FINDINGS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Public Hearings on the proposed ordinance will be held before the **Planning & Zoning Board** on

Monday, December 15, 2025 @ 6:30 P.M.

Public Hearings on the proposed ordinance will be held before the Board of Commissioners on the following dates:

Tuesday, January 13, 2026 @ 6:30 P.M. (1st Reading)

Tuesday, January 27, 2026 @ 6:30 P.M. (2nd Reading)

THE PLANNING AND ZONING BOARD AND BOARD OF COMMISSIONERS PUBLIC HEARINGS WILL BE HELD IN THE CITY HALL AUDITORIUM, 324 EAST PINE STREET, TARPON SPRINGS, FLORIDA.

Said hearings may be continued from time-to-time pending Adjournment. All interested parties are invited to attend these meetings to express your views or to present facts in the case. If a person decides to appeal any decision made by the Board of Commissioners with respect to any matter considered at these meetings or hearings, he will need a record of the proceedings, and that, for such purposes, he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Written comments may be addressed to the Planning & Zoning Department, Phone (727) 942-5611), City of Tarpon Springs, P.O. Box 5004, Tarpon Springs, Florida 34688-5004. Written comments will become a part of the record. Materials related to this ordinance, including the complete legal description of the subject property by metes and bounds, are available for inspection. Persons wishing to participate in the hearing or receive more information may contact the Planning & Zoning Department during City Hall business hours at (727) 942-5611, or visit the City's web site at www.ctsfl.us. Any person with a disability requiring reasonable accommodation in order to participate in these meetings should call (727) 942-5611 or email a written request to planning@ctsfl.us.

PLEASE REFERENCE APPLICATION #25-91