

Prepared by: Todd Biron
Senior Planner

I. APPLICATION DATA

- A. **Case Number:** WAV-0925-00024
- B. **Location:** 7490 34th Street North (Parcel ID: 27-30-16-30024-008-0100)
- C. **Request:** A landscape waiver to the streetscape requirements in Section 18-1533.15(B).
- D. **Applicant:** Jason Kinney (Vickstrom Engineering)
- E. **Property Owner:** BAYSHORE CAPITAL VENTURES LLC
- F. **Legal Ad Text:** Request for a landscape waiver to the streetscape requirements in Section 18-1533.15(B) for the property at 7490 34th Street North.
- G. **PARC Meeting:** October 14, 2025
- H. **Public Hearings:**

Community Redevelopment Agency Meeting Date: 12/9/25
Advertising Date: 11/19/25

II. BACKGROUND INFORMATION

A. **Case Summary:**

The applicant is requesting a waiver to the required streetscape landscaping requirements in Section 18-1533.15(B) as listed on page 5 of this report. The property has historically been used as a Single-Family Detached home and is proposed to be converted into a 4-unit multi-family complex.

The requirements for this specific site would be as follows:

1. 750 square foot landscaped area along the front yard.
2. 5 trees.
3. Planting areas at least twenty (20) square feet in size containing groupings of shrubs, trees, etc. shall be placed intermittently along the facade of each dwelling unit or at the ends of each building. Such areas shall contain a minimum of three (3) shrubs and one (1) tree per dwelling unit, which may be achieved with one (1) or more planting areas per grade level dwelling unit

The plans indicate that the applicant proposes to add some landscaping where possible, including a single Crape Myrtle (an understory tree) and an 80 square foot landscape bed within the property line. There is existing landscaping within the Right-of-Way, however this cannot count toward the landscaping requirements and is generally not permitted unless otherwise approved by the Public Works department.

The expansion of 34th Street in 1949 essentially moved the property line within feet of the edge of the structure. While the right-of-way is 100 feet wide, the improved portion of the roadway is only about 22 feet wide. There is about 37 feet between the curb and the property line. As such, the request is not anticipated to have any adverse impact upon the surrounding properties.

Simultaneously, the applicant has requested a variance to the minimum stacking distance from 25 feet to 5 feet between the property line and the first parking stall (VAR-0925-00013).

B. **Site Area:** 18,160 square feet / 0.41 acres.

C. **Property History:**

According to the Pinellas County Property Appraiser, the property was platted in 1925 (PB 9, PG 118) as part of the Ganbridge "Hub" subdivision. In 1949, Pinellas County expanded the 34th Street Right of Way to be 50 feet on either side of the centerline, or 100 feet wide, anticipating future expansion of US Highway 19. While US Highway 19 eventually took a different route, the centerline remains 100 feet wide. This removed about 17 feet from the front yard of the subject property.

D. **Existing Use:** Single-Family Detached

E. **Proposed Use:** Multi-Family (4 units)

F. **Current Land Use:** Community Redevelopment District (CRD)

G. **Current Zoning District:** Multi-Family Residential (R-5)

H. **Flood Zone:** The subject property is located in Flood Zone X, which is a low-risk flood zone.

I. **Evacuation Zone:** This property is in Evacuation Zone D, which is the fourth level to evacuate in preparation for a storm. Zone D is evacuated when storm surge height is predicted to be up to 28 feet.

J. **Vicinity Characteristics:**

	Zoning	Land Use	Existing Use
North	R-5	CRD	Duplex
South	R-5	CRD	Duplex
East	T-2	RLM	Mobile Home Park
West	R-5	CRD	Single-Family Detached, Multi-Family (12 units)

III. APPLICABLE CRITERIA / CONSIDERATIONS

A. **Land Use Designation / Comprehensive Plan Policies:**

1. **Land Use Purpose / Intent:**

It is the purpose of this category to depict those areas of the City that are now designated, or appropriate to be designated, as community centers and neighborhoods for redevelopment in accord with a special area plan therefor.

2. **Key Standards:**

Use Characteristics – Those uses appropriate to and consistent with this category include:

Primary Uses - Residential; Office; Commercial; Industrial; Institutional; and Transportation/Utility uses as enumerated in the approved special area plan

Locational Characteristics – This category is generally appropriate to those community areas designed to serve as local retail, financial, governmental, residential, and employment focal points for a community; and to specified target neighborhoods designed to encourage redevelopment in one or a combination of uses as identified above and set forth in the special area plan therefor.

3. **Relevant Policies:**

POLICY LU.1.10.8

The Land Development Regulations shall promote a variety of housing types and densities, innovative designs, clustering of units, supportive accessory uses, optimal use of landscaping and buffering, and a system of active and passive open space within the CRD.

POLICY LU.1.13.2

Promote, through the use of development regulations, innovative designs, variety of housing types and densities, clustering of units, supportive accessory uses, transportation alternatives, optimal use of landscaping and buffering, and a system of active and passive open space.

POLICY LU.1.14.5

Provide adequate buffering and a transition gradient between higher density residential development and proximate, less intensive residential neighborhoods.

4. Staff Analysis:

The proposed waiver would allow the applicant to improve the site to accommodate additional housing units, which is encouraged by the policies in the City's Comprehensive Plan. The addition of new housing types via residential infill will provide a sufficient transition from the intensity of the Gandy Blvd & US Highway 19 crossroads just a short distance away. The existing landscaping in the right-of-way provides a sufficient buffer between the dwellings and the roadway. Staff find the request and proposed use to be appropriate and consistent with the goals, objectives, and policies of the adopted Comprehensive Plan.

B. Zoning District / Land Development Code Standards:

1. Zoning District Purpose / Intent:

The "R-5" Multi-Family Residential District is established to identify and stabilize those geographic areas within the City of Pinellas Park that are appropriate for the development and maintenance of a medium density multi-family residential environment, not including any commercial uses. It is the intent of this district to encourage well designed multi-family developments. Two (2) or more story construction is encouraged by means of lot size regulations to provide more open space. This district is appropriate for areas designated on the Official Land Use Plan Map as Residential Medium (RM) or Community Redevelopment District (CRD).

2. Key Standards:

SECTION 18-1513. - " R-5" MULTI-FAMILY RESIDENTIAL DISTRICT.

Sec. 18-1513.4. - DIMENSIONAL AND AREA REGULATIONS.

(A)MINIMUM LOT REQUIREMENTS.

1. Lot Area:

- a. *Multi-Family Dwellings: Ten thousand four hundred and fifty-five (10,455) square feet.*
- b. *Duplex Dwellings: Seven thousand two hundred (7,200) square feet.*
- c. *Single-Family Detached Dwellings: Five thousand (5,000) square feet.*
- d. *Other Uses: Ten thousand (10,000) square feet of net lot area.*

2. *Lot Width: One hundred (100) feet, provided that: Lots with a width of less than one hundred (100) feet but greater than seventy (70) feet can be developed with duplexes or single-family attached dwellings.*

(B)MINIMUM YARD SETBACK REQUIREMENTS.

1. For lots platted prior to January 14, 1982, the following shall apply:

- a. *Front Yard Setback: Thirty (30) feet plus three (3) feet per story over two (2) stories. For single-family residential development, the minimum front yard setback is twenty (20) feet.*
- b. *Secondary Front Yard Setback: Twelve (12) feet.*
- c. *Side Yard Setback: Five (5) feet or ten (10) percent of lot width, whichever is greater.*
- d. *Rear Yard Setback: Twenty (20) feet. For single-family residential development, the minimum rear yard setback is fifteen (15) feet.*

2. For lots platted on or after January 14, 1982, the following shall apply:

- a. *Front Yard Setback: Thirty (30) feet plus three (3) feet per story for each story in excess of two (2) stories.*
- b. *Secondary Front Yard Setback: Thirty (30) feet plus three (3) feet per story for each story in excess of two (2) stories.*

- c. Side Yard Setback: Fifteen (15) feet; twenty (20) feet if abutting a residential or mixed use zoning district.
 - d. Rear Yard Setback: Twenty (20) feet.
 - 3. For corner, double frontage and multiple frontage lots, see Section 18-1503.7, "Yard Determinations."
 - 4. Refer to Section 18-1503.8 for measurement of yard setbacks on lots adjacent to rights-of-way of insufficient width.
 - 5. Refer to Section 18-1504.3(G)(2) for special yard setbacks for additions to buildings in existence as of August 14, 1997.
- (C) BUILDING REQUIREMENTS.
- 1. Minimum Building Separation: Must meet Florida Building Code separation requirements.
 - 2. Maximum Building Height: Forty (40) feet. See Section 18-1503.13, "Exclusion from Height Limits", for height limit exclusions.
- (D) MINIMUM LIVEABLE FLOOR AREA.
- 1. Efficiency: Four hundred fifty (450) square feet.
 - 2. One-bedroom: Five hundred fifty (550) square feet.
 - 3. Two-bedroom: Six hundred fifty (650) square feet.
 - 4. Three-bedroom: Eight hundred (800) square feet.
- (E) MAXIMUM LOT COVERAGE. Seventy-five (75) percent.
- (F) FLOOR AREA RATIO.
- 1. Nonresidential Uses: Five-tenths (0.50).

SECTION 18-1533. - LANDSCAPING REGULATIONS

Sec. 18-1533.7. - GENERAL PROVISIONS.

- (A) All plant materials used to comply with the requirements of this Section shall conform to the standards for Florida No. 1 or better as published in the most recent edition of Grades and Standards for Nursery Plants, Florida Department of Agriculture and Consumer Services.
- (B) Detention/retention ponds may be credited toward meeting the requirements of this Section subject to the following conditions:
- 1. A landscaped strip, a minimum of five (5) feet in width, shall be provided along the entire perimeter of such ponds containing a combination of trees, lawn grass, shrubs, and other acceptable ground cover. Other specific landscaping required under this Section may be incorporated in combination with the above, provided that minimum planting areas and adequate spacing for proper plant growth are maintained. Trees which are planted along pond banks must be adequately spaced or grouped, in order to allow for any necessary pond maintenance.
 - 2. Planned landscaping around detention/retention ponds shall also conform to Article 2, Drainage Code, of this Chapter and Section 18-1530.18 "Master Stormwater Retention/Detention Ponds, Crediting Against Maximum Lot Coverage (Industrial Zoning Districts)" and the applicable regulations of other stormwater or environmental permitting agencies.
- (C) Where trees are proposed within a right-of-way or any easement, approval from the appropriate jurisdictional agency shall be required. Where it can be demonstrated, to the satisfaction of the City Manager, that trees can be sustained within a City right-of-way or easement to satisfy requirements pursuant to this Section, an easement agreement shall be recorded as a covenant running with the land requiring the adjacent property owner to solely bear the responsibility for installation, maintenance or timely replacement of such landscaping, either by and through the owner's resources or by contract with the City. Also, see Section 18-1530.5, "Easements".
- (D) Where overhead utility lines exist, understory trees shall be the only trees counted toward meeting the requirements of this Section when planted within twenty (20) feet of the utility lines, measured horizontally from the center of the tree trunk to the vertical plane of the utility lines.
- (E) Unobstructed visibility at intersections shall be provided in accordance with the specific visibility triangle provisions set forth in Section 18-1503.11(C).
- (F) Where developing lots are subject to both Article 4, "Environmental Habitat and Preservation," and this Section, then the total number of trees required to be planted and/or preserved shall be the greater of the two (2) assessments.

(G)Any lot from which a building is demolished or removed shall be seeded with grass seed or covered with sod upon removal of the building. The use of sod is required for lots located within the Community Redevelopment Area.

Sec. 18-1533.8. - LANDSCAPE REQUIREMENTS FOR SITES PROPOSING BUILDING OR VEHICULAR USE AREA EXPANSION.

(A)If either building or vehicular use area is expanded by fifty (50) percent or more then the entire lot shall be brought into conformance with this Section. This Section does not apply to single-family, duplex or manufactured home development.

(B)If either building or vehicular use area is expanded by thirty-five (35) percent to forty-nine (49) percent then seventy-five (75) percent of the requirements shall be brought into compliance with this Section.

(C)If either building or vehicular use area is expanded by twenty-five (25) percent to thirty-four (34) percent then fifty (50) percent of the requirements shall be brought into compliance with this Section.

(D)If either building or vehicular use area is expanded by up to twenty-five (25) percent then twenty-five (25) percent of the requirements shall be brought into conformance with this Section.

(E)The above fractions of compliance with the requirements of this Section shall be interpreted as follows:

1.	Streetscape Requirements	25%
2.	Perimeter Requirements	25%
3.	Interior Green	25%
4.	Other	25%

In addition, landscaping improvements shall be installed in the above order of impact. For example, if fifty (50) percent of the requirements must be met, then Streetscape and Perimeter buffering shall be installed first.

Sec. 18-1533.15. - REQUIRED STREETSCAPE BUFFERS.

For the purposes of this Section, streetscape shall consist of all greenspace area located within the front yard, and (when applicable) the secondary front yard.

(A)SINGLE-FAMILY, DUPLEX, AND MANUFACTURED HOME (T-1) RESIDENTIAL USES.

1.One (1) tree is required for each fifty (50) linear feet of lot frontage or fraction thereof.

2.On all lots where this Section requires two (2) trees in the streetscape area, one (1) understory tree or three (3) palm trees, in accordance with Section 18-1533.10 (B)4.(a), may be substituted for the one (1) intermediate type tree as required in Section 18-1533.10(B)2. One (1) canopy type tree must still be planted as required.

3.Within the streetscape area located between the facade of the building and the right-of-way line, a landscape bed shall be established which is equal to two (2) square feet per linear foot of lot frontage. At least thirty (30) percent of the landscape bed shall contain groupings of perennial shrubs and ground cover.

(B)SINGLE-FAMILY ATTACHED, MULTI-FAMILY, MANUFACTURED HOME PARKS (T-2) AND OTHER RESIDENTIAL USES.

1.A total landscaped area equal to at least five (5) square feet for each linear foot of lot frontage shall be required.

2.Such areas shall be required to contain one (1) tree for each fifty (50) linear feet of lot frontage, or fraction thereof. For lots located within the Community Redevelopment Area, this requirement shall be one (1) tree for each thirty-five (35) linear feet of lot frontage or fraction thereof.

3.In addition to (A)3. above, planting areas at least twenty (20) square feet in size containing groupings of shrubs, trees, etc. shall be placed intermittently along the facade of each dwelling unit or at the ends of each building. Such areas shall contain a minimum of three (3) shrubs and one (1) tree per dwelling unit, which may be achieved with one (1) or more planting areas per grade level dwelling unit.

(C)COMMERCIAL, OFFICE, INDUSTRIAL, MIXED USES, AND ALL OTHER NONRESIDENTIAL USES.

1. A total landscaped area equal to at least six (6) square feet for each linear foot of lot frontage shall be required.
2. Such areas shall contain one (1) tree for each forty (40) linear feet of lot frontage or fraction thereof and a continuous hedge. For lots located within the Community Redevelopment Area, this requirement shall be one (1) tree for each thirty-five (35) linear feet of lot frontage or fraction thereof.

Sec. 18-1533.22. - WAIVERS.

(A) In any case where the strict application of the requirements of this Section present an undue hardship, the City Council, or the Community Redevelopment Agency (for lots located within the Community Redevelopment Area) may waive one (1) or more of the requirements imposed under this Section. An application for a landscape waiver shall be submitted to the Zoning Director, and shall include a letter of explanation of the circumstances necessitating the waiver. A site plan of the property identifying existing landscaping, as well as any proposed required landscaping, shall be submitted with applicable fees.

(B) In determining whether any requirements of this Section should be waived, the City Council or Community Redevelopment Agency, as applicable, shall consider the following criteria:

1. Purpose of Requirement. Whether the purpose of the requirement is otherwise fully achieved, or more important purposes of this Ordinance, the Comprehensive Plan, or the Community Redevelopment Plan will be served thereby, or the requirement serves no valid public purpose in the particular case;
2. Public Interest, Adjacent Property. Whether the waiver will create an adverse impact; on the public interest or on the adjacent property, and whether all necessary alternative measures shall be taken by the applicant to prevent any such impact;
3. Property Size Configuration, Natural Feature. Whether the size, configuration, and/or natural features of the property involved present a hardship on the development of the property;
4. Surrounding Property. The size, character, configuration, zoning, natural features of and use of the surrounding property; and
5. Hardship. Whether the need for the waiver is the result of a self-imposed hardship.

(C) The City Council, or Community Redevelopment Agency, as applicable, may approve, approve with conditions, or deny the waiver based on the standards set forth above. The granting of any waiver may be subject to appropriate conditions and safeguards in conformity with this Section, and may include a requirement that the developer install additional buffering in order to reduce or eliminate the adverse impact of the proposed use upon the adjacent uses and to the neighborhood. The type of conditions that may be applied to waivers of Section 18-1533.21, "Alternative Landscape Requirements for Lots Located in the Community Redevelopment Area", include, but are not limited to, providing for some amount of landscape upgrading, which may include tree(s) in architectural planters, installation of trellises, installation of hanging baskets with living plants, or a combination of these. Where the City Council, or Community Redevelopment Agency, as appropriate, approves or approves with conditions a waiver of Landscaping requirements pursuant to this Section, a cash payment shall be deposited into the Tree Bank account equal to the cost of materials (plants, soil amendments, ground anchors etc.) and installation (labor) that would be borne by the developer/contractor for establishing the buffer requested to be waived. In this case, the developer shall provide to the Zoning Division a schedule of the itemized cost of materials and labor required to install the buffer that is the subject of the requested waiver. Said schedule shall be signed and sealed by a professional engineer, architect, landscape architect or certified/licensed arborist. Violation of such conditions and safeguards, when made a part of the terms under which the waiver is approved, shall be deemed a violation of this Article.

(D) EXPIRATION. Approval of a waiver as required by this Section shall expire and be void one (1) year after the date of such approval unless (i) a valid building permit(s) for construction is then in effect, or (ii) occupancy has not been lawfully established on the site. Additionally, the applicant must complete all landscape conditions as required by the City Council or Community Redevelopment Agency within one (1) year of the date of approval or prior to the issuance of a final certificate of occupancy, whichever occurs first.

3. Staff Analysis:

Per Section 18-1533.22(C), the Community Redevelopment Agency may approve waivers to required landscaping. Staff finds that the waiver requested meet the review criteria set forth in Section 18-1533.22(B). of the Land Development Code:

1. Purpose of Requirement. Whether the purpose of the requirement is otherwise fully achieved, or more important purposes of this Ordinance, the Comprehensive Plan, or the Community Redevelopment Plan will be served thereby, or the requirement serves no valid public purpose in the particular case;
The requirement for streetscape landscaping comes from a proposal to add two additional housing units to the property. The landscaping requirement is valid, though the placement of the landscaping is what is in question. Since the Public Works department consents to the existing landscaping within the public right-of-way, staff believe the intent of the landscaping requirement will be achieved.
2. Public Interest, Adjacent Property. Whether the waiver will create an adverse impact; on the public interest or on the adjacent property, and whether all necessary alternative measures shall be taken by the applicant to prevent any such impact;
There is no anticipated adverse impact on surrounding properties by granting this waiver.
3. Property Size Configuration, Natural Feature. Whether the size, configuration, and/or natural features of the property involved present a hardship on the development of the property;
The configuration of the property makes it difficult to improve the site with additional housing units.
4. Surrounding Property. The size, character, configuration, zoning, natural features of and use of the surrounding property; and
There is an existing landscaped area between the edge of the paved roadway and the property line.
5. Hardship. Whether the need for the waiver is the result of a self-imposed hardship.
The right-of-way taking in 1949 resulted from decisions by the Board of County Commissioners of Pinellas County whilst planning for future transportation needs. All the required landscaping exists, it is simply located outside of the front yard where required.

The proposed waiver would allow the applicant to meet the streetscape landscaping requirements and add additional housing units to the property, which is consistent with the intent of the "R-5" Zoning District. Were it not for the right-of-way taking in 1949, the site would not need a waiver to accommodate this development. Staff finds that the waiver requested meet the review criteria set forth in Section 18-1533.22(B). of the Land Development Code.

C. Project Application Review Committee (PARC) Comments:

The application was discussed at the October 14, 2025 PARC meeting by all relevant departments/divisions. The Public Works department will approve of the existing landscaping within the Right-of-Way so long as a Landscape Covenant Running with the Land is executed and recorded that places the maintenance responsibilities of said landscaping in the Right-of-Way upon the property owner. This is a condition of approval of the site work permit (CBLDR-0824-00509).

IV. SUMMARY

A. Findings:

Based on the information and analysis contained in this report, staff finds as follows:

1. The proposed use meets the intent of the Multi-Family Residential (R-5) Zoning District, per Section 18-1513 of the Land Development Code.
2. The requested landscape waiver meets the review criteria set forth in Section 18-1533.22(B).
3. The request is consistent with the Goals, Objectives, and Policies of the Comprehensive Plan and consistent with the intent of the Land Development Code.


Erica Lindquist, AICP, CFM
Planning & Development Services Director

10/24/25
Date


Nick A. Colonna, AICP, Community Development Administrator
or Aaron Petersen, Asst. Community Development Administrator

10/24/25
Date

V. ACTION

COMMUNITY REDEVELOPMENT AGENCY – MOVE TO:

A. APPROVE

B. APPROVE WITH THE FOLLOWING CONDITION(S):

C. DENY

...a request for landscape waiver to the streetscape requirements in Section 18-1533.15(B) for the property at 7490 34th Street North.

VI. ATTACHMENTS

Exhibit A: Affidavit of Ownership

Exhibit B: Project Narrative

Exhibit C: Survey

Exhibit D: Site Plan

Exhibit E: Aerial Map

Exhibit F: Land Use Map

Exhibit G: Zoning Map

Exhibit H: Flood Insurance Rate Map

Exhibit A

CITY OF PINELLAS PARK
AFFIDAVIT OF OWNERSHIP

STATE OF FLORIDA - COUNTY OF PINELLAS:

NAMES OF ALL PROPERTY OWNERS:

Bayshore Capital Ventures, LLC

being first duly sworn, depose(s) and say(s):

1. That (I am / we are) the owner(s) and record title holder(s) of the following described property:

ADDRESS OR GENERAL LOCATION:

7490 34th Street N., Pinellas Park, FL

LEGAL DESCRIPTION OF PROPERTY: (Type legal directly on this sheet. If too lengthy, type on separate sheet titled "Exhibit A" and attach.)

see attached.

2. That this property constitutes the property for which an application is being made to the City of Pinellas Park, Florida for (NATURE OF REQUEST):

Construct 6 on-site parking spaces. Request variance to 25' throat depth and variance to allow existing landscape to account for new required material.

3. That the undersigned (has / have) appointed and (does / do) appoint **Vickstrom Engineering** as (his / their) agent(s) to execute any petitions or other documents necessary to affect such application.

4. That this affidavit has been executed to induce the City of Pinellas Park, Florida, to consider and act on the above described property; to include City representatives entering upon the property to make inspections as are necessary to visualize site conditions and/or determine compatibility.


SIGNED (PROPERTY OWNER 1)


SIGNED (PROPERTY OWNER 2)

STATE OF FLORIDA

COUNTY OF Florida

The foregoing instrument was acknowledged before me by means of

☒ physical presence or ☐ online notarization, this 15 day of September, 2025.

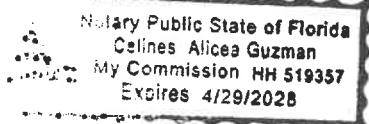
By Frank Campos, who is
(Name of person acknowledging and title of position)

personally known to me or who has produced _____
(Type of identification)

as identification and who DID / DID NOT take an oath.

Notary Public, Commission No. 519357


(Name of Notary- typed, printed or stamped)



(SEAL ABOVE)

VICKSTROM

ENGINEERING SERVICES, INC.

132 Mirror Lake Drive North, Suite 202
St. Petersburg, FL 33701

September 22, 2025

Todd Biron
Planning Coordinator
Planning and Development Services
6051 78th Avenue N.
Pinellas Park, FL 33781
727.369.5613

**Subject: Campos Duplex Parking Site Plan
Permit CBLDR-0824-00509
Response to Review Comments and request for Driveway Throat Depth Variance and
Landscape Variance.**

To Whom It May Concern:

In response to Pinellas Park permit review comments for the above-mentioned plan, see below for Vickstrom Engineering Services' response specifically in reference to the required parking to be provided on-site. The number associated with the response corresponds to each of the specific review comments.

ZONING

Please show parking for all units on site. 2 parking spaces for each two-bedroom unit is required. One-bedroom units require 1.5 parking spaces (we would round up if only one unit applies here). These spaces should be unobstructed so that tenants/owners are not blocked in. These 8 spaces must be within the property lines and meet code requirements listed in LDC Sec. 18-1532. Additionally, a variance to parking requirements could be applied for. Feel free to reach out if this is a desired option.

Response: Please see attached site plan for two 2-bedroom units, requiring 2 parking spaces each; and two studio units, requiring 1 parking space each. Total required parking is 6 spaces. We have provided the required 6 parking spaces.

REQUEST FOR THROAT DEPTH VARIANCE (Section 18-504.B)

This site has been subjected to a 17' right of way taking along the western portion of 34th Street which has moved the property line to within 2 feet of the existing building. Code requirements are for a 25' throat from the property line to the first parking stall. The purpose of this area is to ensure that a vehicle can enter the parking space, pull out and wait to turn onto 34th Street without impacting the flow along 34th Street or within the parking lot. In consideration that the property line has moved inwards and has restricted our available space for parking we request that the parking throat to the property line be reduced to 5'. With the requested variance there will be xx' from the parking stall to the edge of travel lane of the roadway, which is sufficient for vehicles to stack before turning onto 34th Street.

REQUEST FOR LANDSCAPE VARIANCE (Section 18-1533)

This site has been subjected to a 17' right of way taking along the western portion of 34th Street which has moved the property line to within 2 feet of the existing building. There is existing landscaping along the frontage, which was installed prior to the right of way taking and is located between the original and new property line. Because the property line has moved to within 2' of the building, there is not ample room for new plantings. With this requested variance the existing landscaping will remain and be the landscape buffer between the roadway and the developed site.

If you have any questions, or require additional information, please contact me at 727-629-5897

Sincerely,

Jason D

Kinney

Jason D. Kinney, P.E

VICKSTROM ENGINEERING SERVICES, INC.

Digitally signed by Jason

D Kinney

Date: 2025.09.23

10:07:46 -04'00'



View looking south along the approximate property line. Approximate property line is in red.



View along ROW looking south. Previous ROW line (prior to taking) is approximately at fence line.



Existing east (Front) property line buffer.



Existing north property line buffer



Existing south property line buffer.

Exhibit C

LEGEND

- A/C = AIR CONDITIONER UNIT
BLDG = BUILDING
(C) = CALCULATED DATA
CCR = CERTIFIED CORNER RECORD
CLF = CHAIN LINK FENCE
CMP = CORRUGATED METAL PIPE
CONC = CONCRETE
COR = CORNER
CPB = CONDOMINIUM PLAT BOOK
C/T = CURB TIE
(D) = DEED DATA
DB = DEED BOOK
DIP = DUCTILE IRON PIPE
ELMP = ELLIPTICAL CORRUGATED METAL PIPE
EL = ELEVATION
EP = EDGE OF PAVEMENT
EROP = ELLIPTICAL REINFORCE CONCRETE PIPE
(F) = FIELD DATA
FOM = FOUND CONCRETE MONUMENT
FODT = FLORIDA DEPARTMENT OF TRANSPORTATION
FIR = FOUND IRON ROD
FND = FOUND NAIL & DISC
FOP = FOUND OPEN PIPE
FPP = FOUND PINCHED PIPE
FRRS = FOUND RAILROAD SPIKE
F/T = FENCE TIE
FXC = FOUND X-CUT
GE = GRATE ELEVATION
IE = INVERT ELEVATION
(L) = LEGAL DESCRIPTION DATA
LB = LICENSED BUSINESS
LS = LICENSED SURVEYOR
MAS = MASONRY
MHW = MEAN HIGH WATER
NP = NORMAL POOL
O/A = OVERALL
OR = OFFICIAL RECORDS BOOK
(P) = PLAT DATA
PB = PLAT BOOK
PG = PAGE
PLS = PROFESSIONAL LAND SURVEYOR
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PRM = PERMANENT REFERENCE MONUMENT
PSM = PROFESSIONAL SURVEYOR & MAPPER
P/T = PAVEMENT TIE
PVC = POLY VINYL CHLORIDE
RCP = REINFORCE CONCRETE PIPE
RLS = REGISTERED LAND SURVEYOR
R/W = RIGHT-OF-WAY
SEC = SECTION
SHW = SEASONAL HIGH WATER
SIR = SET IRON ROD 1/2" LB 6113
SND = SET NAIL & DISC LB 6113
SR = STATE ROAD
S/T = SIDEWALK TIE
STY = STORY
SW = SIDEWALK
TBM = TEMPORARY BENCH MARK
(TYP) = TYPICAL
VCP = VITRIFIED CLAY PIPE
VF = VINYL FENCE
W/ = WITH
WF = WOOD FENCE
W/T = WALL TIE
+ 25.25 = POINT OF ELEVATION
[Symbol] = BACKFLOW PREVENTER
[Symbol] = BOLLARD or POST
[Symbol] = BOX, CABLE TELEVISION
[Symbol] = BOX, ELECTRIC UTILITY
[Symbol] = BOX, ELECTRIC UTILITY (TRANSFORMER)
[Symbol] = BOX, TELEPHONE
[Symbol] = DECORATIVE LIGHT POLE
[Symbol] = ELECTRIC OUTLET
[Symbol] = FIRE HYDRANT
[Symbol] = FLAGPOLE
[Symbol] = FLARED END SECTION
[Symbol] = GRATE INLET
[Symbol] = GROUND LIGHT
[Symbol] = GUY ANCHOR
[Symbol] = LIGHT POLE, CONCRETE
[Symbol] = LIGHT POLE, METAL
[Symbol] = LIGHT POLE, WOOD
[Symbol] = MAILBOX
[Symbol] = MANHOLE, ELECTRIC
[Symbol] = MANHOLE, GREASE TRAP
[Symbol] = MANHOLE, SANITARY SEWER
[Symbol] = STORM SEWER STRUCTURE
[Symbol] = MANHOLE, TELEPHONE
[Symbol] = METER, ELECTRIC
[Symbol] = METER, GAS
[Symbol] = METER, RECLAIMED WATER
[Symbol] = METER, WATER
[Symbol] = MITERED END SECTION
[Symbol] = MONITORING WELL
[Symbol] = PEDESTRIAN CROSSING SIGNAL
[Symbol] = SANITARY CLEANOUT
[Symbol] = SCHEDULE B-2 ITEM
[Symbol] = TELEPHONE RISER
[Symbol] = TRAFFIC SIGN
[Symbol] = TRAFFIC SIGNAL BOX
[Symbol] = TRAFFIC SIGNAL POLE
[Symbol] = UNDERGROUND CABLE TELEVISION MARKER
[Symbol] = UNDERGROUND CABLE TELEVISION WARNING SIGN
[Symbol] = UNDERGROUND ELECTRIC MARKER
[Symbol] = UNDERGROUND ELECTRIC WARNING SIGN
[Symbol] = UNDERGROUND FIBER OPTIC MARKER
[Symbol] = UNDERGROUND FIBER OPTIC WARNING SIGN
[Symbol] = UNDERGROUND FORCEMAIN MARKER
[Symbol] = UNDERGROUND FORCEMAIN WARNING SIGN
[Symbol] = UNDERGROUND GAS MARKER
[Symbol] = UNDERGROUND GAS WARNING SIGN
[Symbol] = UNDERGROUND RECLAIMED WATER MARKER
[Symbol] = UNDERGROUND RECLAIMED WATER WARNING SIGN
[Symbol] = UNDERGROUND SANITARY SEWER MARKER
[Symbol] = UNDERGROUND SANITARY SEWER WARNING SIGN
[Symbol] = UNDERGROUND TELEPHONE MARKER
[Symbol] = UNDERGROUND TELEPHONE WARNING SIGN
[Symbol] = UNDERGROUND WATER MARKER
[Symbol] = UNDERGROUND WATER WARNING SIGN
[Symbol] = UTILITY POLE, CONCRETE
[Symbol] = UTILITY POLE, METAL
[Symbol] = UTILITY POLE, WOOD
[Symbol] = VALVE, GAS
[Symbol] = VALVE, RECLAIMED WATER
[Symbol] = VALVE, SANITARY
[Symbol] = VALVE, WATER
[Symbol] = WELL

STORM CURB INLETS

- [Symbol] = CONCRETE
[Symbol] = ASPHALT
[Symbol] = CONCRETE PAVERS
[Symbol] = BRICK

- 52.15 = BACK OF CURB
51.61 = FLOWLINE
51.63 = EDGE OF PAVEMENT

- [Symbol] = TOP OF BANK
[Symbol] = TOE OF SLOPE or CENTER LINE OF DITCH
[Symbol] = 6" CHAIN LINK FENCE UNLESS OTHERWISE NOTED
[Symbol] = OVERHEAD UTILITY LINES
[Symbol] = APPROXIMATE LOCATION OF UNDERGROUND GAS LINE
[Symbol] = APPROXIMATE LOCATION OF UNDERGROUND WATER LINE
[Symbol] = APPROXIMATE LOCATION OF UNDERGROUND FORCEMAIN
[Symbol] = APPROXIMATE LOCATION OF UNDERGROUND RECLAIMED WATER LINE
[Symbol] = APPROXIMATE LOCATION OF UNDERGROUND SANITARY SEWER LINE
[Symbol] = APPROXIMATE LOCATION OF UNDERGROUND STORM SEWER LINE

SECTION 27, TOWNSHIP 30 S., RANGE 16 E.,

PINELLAS COUNTY, FLORIDA

DESCRIPTION

LEGAL DESCRIPTION

LOTS 9 AND 10, BLOCK 8, GANBRIDGE HUB" SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 118, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, TOGETHER WITH THAT PORTION OF VACATED 60.00 FOOT RIGHT-OF-WAY LYING SOUTH OF LOT 17, BLOCK 7, AND NORTH OF LOT 10, BLOCK 8, OF SAID GANBRIDGE "HUB" SUBDIVISION, AND BETWEEN THE EAST LINE OF LOT 10 AND THE CENTER LINE OF THE VACATED 16.00 FOOT ALLEY WEST OF LOT 10 EXTENDED NORTH; ALSO, THAT PORTION OF THE EAST 1/2 OF VACATED 16.00 FOOT ALLEY LYING WEST OF AND ADJACENT TO LOTS 9 AND 10, BLOCK 8, AND BETWEEN THE SOUTH LINE OF LOT 9 AND THE NORTH LINE OF LOT 10 EXTENDED WEST.

LESS THAT PART OF 34TH STREET NORTH LYING WITHIN 50 FEET OF THE EAST SECTION LINE PER THE BOARD OF COUNTY COMMISSIONERS BOOK 23 , PAGE 253 DATED APRIL 12, 1949.

CONTAINING 18,150 SQUARE FEET OR 0.417 ACRES, MORE OR LESS.

NOTES

- BEARINGS ARE BASED ON THE WEST RIGHT-OF-WAY OF 34TH STREET NORTH, BEING ASSUMED AS SOUTH.
- SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED.
- NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND UTILITIES, ENCROACHMENTS, IMPROVEMENTS, STRUCTURES OR FOUNDATIONS. UNDERGROUND UTILITY LINE LOCATIONS (IF SHOWN HEREON) ARE BASED UPON UTILITY PROVIDER ATLAS AND VISIBLE SURFACE EVIDENCE.
- RE-USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE RE-USERS SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE TO WHOM CERTIFIED.
- ALL FOUND POINTS ARE UNMARKED UNLESS OTHERWISE NOTED. ALL PERIMETER BEARINGS AND DISTANCES ARE ALSO FIELD MEASURED UNLESS NOTED.
- THIS SURVEY IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY JURISDICTIONAL, HAZARDOUS OR ENVIRONMENTALLY SENSITIVE AREAS.
- THE SITE APPEARS TO BE IN FLOOD ZONE X, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 120251, MAP NUMBER 12103C0208J, EFFECTIVE DATE AUGUST 24, 2021 (MAP INDEX NUMBER 12103C020C, EFFECTIVE DATE AUGUST 24, 2021). POLARIS ASSOCIATES, INC. AND THE SIGNING SURVEYOR HEREON ASSUMES NO LIABILITY FOR THE ACCURACY OF THIS DETERMINATION. THE AUTHOR OF THE MAP, THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OR THE LOCAL GOVERNMENTAL AGENCY HAVING JURISDICTION OVER SUCH MATTERS SHOULD BE CONTACTED PRIOR TO ANY JUDGMENTS BEING MADE FROM THIS INFORMATION. THE ABOVE REFERENCED MAP STATES IN THE NOTES TO THE USER THAT "THIS MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM" AND "THAT BASE FLOOD ELEVATIONS (BFES) SHOWN REPRESENT ROUNDED WHOLE-FOOT ELEVATIONS AND THEREFORE MAY NOT EXACTLY REFLECT THE FLOOD ELEVATION DATA PRESENTED IN THE FLOOD INSURANCE STUDY (FIS) REPORT". THE FIS REPORT WAS NOT CONSULTED FOR THIS SURVEY.
- ANY ZONING INFORMATION SHOWN OR NOTED HEREON IS BASED ON INFORMATION AVAILABLE DURING THE PREPARATION OF THE SURVEY. THIS INFORMATION SHOULD BE VERIFIED WITH THE GOVERNING AUTHORITY PRIOR TO ANY DETERMINATIONS OR DESIGN.
- SHOWN ANYWHERE ON THIS SURVEY, THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF A PROFESSIONAL OPINION BASED UPON THE SURVEYOR'S BEST KNOWLEDGE, INFORMATION AND BELIEF, AND THAT IT THUS CONSTITUTES NEITHER A GUARANTEE NOR A WARRANTY.
- UNLESS OTHERWISE INDICATED, THE PROPERTY DESCRIPTION AND EASEMENTS SHOWN WERE FURNISHED TO POLARIS ASSOCIATES, INC. AND ARE PRESUMED TO BE CORRECT. NO SEARCH OF ANY PUBLIC RECORDS, FOR EASEMENTS, DEEDS, ETC., WAS PERFORMED BY THIS FIRM FOR THE COMPLETION OF THIS SURVEY AND THERE MAY BE ADDITIONAL RESTRICTIONS THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD.
- THE PURPOSE OF THIS SURVEY IS TO LOCATE THE RIGHT-OF-WAY LINE ALONG 34TH STREET NORTH FOR LOTS 9 AND 10, BLOCK 8.
- INTERIOR OCCUPATIONS NOT SHOWN OR LOCATED.
- THIS SURVEY IS BASED ON U.S. FEET.

CERTIFICATION

CERTIFIED TO:

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

AUGUST 19, 2025
DATE OF SURVEY

Digitally signed by DAN
RIZZUTO
Date: 2025.08.19 11:24:17
DAN H. RIZZUTO
PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER LS 5227
STATE OF FLORIDA

PROJECT:

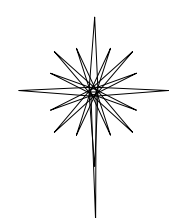
34TH STREET NORTH

TYPE OF SURVEY:

BOUNDARY SURVEY (SPECIAL PURPOSE SURVEY)

PREPARED FOR:

VICKSTROM ENGINEERING SERVICES, INC.



POLARIS ASSOCIATES INC.

PROFESSIONAL SURVEYING LB 6113
2165 SUNNYDALE BOULEVARD, SUITE D
CLEARWATER, FLORIDA 33765
(727) 461-6113

CHECKED BY:
DHR

SCALE:
1" = 10'

DRAWN BY:
MA

JOB NO.
5658-01

DRAWING PATH:
H:\N\5658\DWG\5658B.DWG

SHEET
1 OF 1

Exhibit D

CONSTRUCTION PLANS

FOR

CAMPOS DUPLEX

7490 34th STREET NORTH

PINELLAS PARK, FLORIDA 33781

PID: #27-30-106-30024-008-0100

SECTION 27, TOWNSHIP 30, RANGE 16



INDEX OF DRAWINGS

- CS1
- COVER SHEET
- C1
- GENERAL NOTES & SPECIFICATIONS
- C2
- DEMOLITION & EROSION CONTROL PLAN
- C3
- GEOMETRY SITE PLAN
- C4
- GRADING & DRAINAGE PLAN
- C5
- CONSTRUCTION DETAILS
- BOUNDARY AND TOPOGRAPHIC SURVEY

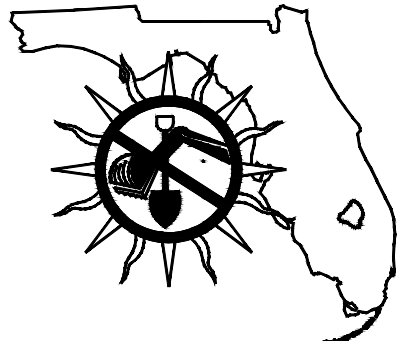
CLIENT INFO

BAYSHORE CAPITAL VENTURES LLC

7704 WILDWOOD WAY

JACKSONVILLE, FL. 32256-7141

"INVESTIGATE BEFORE YOU EXCAVATE"



CALL SUNSHINE @ 1-800-432-4770
FL. STATUTE 553.851 (1979) REQUIRES A
MIN. OF 2 DAYS AND MAX. OF 5
DAYS NOTICE BEFORE YOU EXCAVATE.

TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY
WITH THE MINIMUM BUILDING CODES.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JASON D. KINNEY, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES
OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



132 Mirror Lake Drive N., Suite 202
St. Petersburg, FL 33701
Telephone No. (727) 894-0404
Registry No. 30184

REVISIONS:

Jason D. Kinney, P.E.
P.E. No. 62547
State of Florida

DATE:	9.11.25
SCALE:	N.T.S.
DRN. BY:	SKH
CHK'D. BY:	JDK
PROJ. No.	13580

Sheet CS1

1. EARTHWORK

GENERAL

1-01 SUBMITTALS

- A. EROSION AND CONTROL MEASURES
B. COMPACTION TESTS
C. SOILS CLASSIFICATION TESTS
D. PRESERVATION PLANS

1-02 SITE EXAMINATION

BEFORE SUBMITTALS, CONTRACTORS SHALL INFORM THEMSELVES AS TO LOCATION AND NATURE OF THE WORK, CHARACTER OF EQUIPMENT AND FACILITIES NEEDED FOR PERFORMANCE OF THE WORK, GENERAL AND LOCAL CONDITIONS PREVAILING AT THE SITE, AND OTHER MATTERS WHICH MAY, IN ANY WAY, AFFECT THE WORK UNDER CONTRACT. EXAMINE SOURCE OF INFORMATION CONCERNING GROUND WATER LEVEL, WHETHER SURFACE OR SUBSURFACE, EACH BIDDER TO DRAW HIS OWN CONCLUSION CONCERNING GROUND WATER LEVELS AND HOW WATER AFFECTS HIS WORK.

1-02a SITE EXAMINATION - WELLS

ANY WELLS, WHETHER KNOWN AT THE TIME OF CONSTRUCTION OR FOUND DURING CONSTRUCTION, SHALL BE PLUGGED AND ABANDONED BY A LICENSED WELL CONTRACTOR IN CONFORMANCE WITH 400-3.531, F.A.C., OR CURRENT STATE REGULATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH THE SITE AND DETERMINING, THROUGH VISUAL INSPECTION, IF ANY WELLS EXIST WITHIN THE CONSTRUCTION AREA.

1-03 SUBSURFACE INVESTIGATIONS

SUBSURFACE DATA, INCLUDING GROUND WATER ELEVATIONS OR CONDITIONS, IF SHOWN ON THE DRAWINGS OR ATTACHED TO THESE SPECIFICATIONS, ARE PRESENTED ONLY AS INFORMATION THAT IS AVAILABLE WHICH INDICATED CERTAIN CONDITIONS FOUND AND LIMITED TO THE EXACT LOCATIONS. SHALL NOT BE INTERPRETED AS AN INDICATION OF CONDITIONS THAT MAY ACTUALLY BE DEVELOPED THROUGH THE PERIOD OF CONSTRUCTION. BIDDERS SHALL EXAMINE THE SITE OF THE WORK AND MAKE THEIR OWN DETERMINATION OF THE CHARACTER OF MATERIALS AND THE CONDITIONS TO BE ENCOUNTERED ON THE WORK. ANY AND ALL INFORMATION SHALL BE BASED UPON THEIR OWN INVESTIGATIONS. THE OWNER AND ENGINEER SHALL NOT BE HELD RESPONSIBLE FOR VARIATIONS FOUND TO EXIST BETWEEN THE ATTACHED DATA ABOVE REFERRED TO AND ACTUAL FIELD CONDITIONS THAT DEVELOP THROUGH THE PERIOD OF CONSTRUCTION, WHERE EXISTING GRADES, UTILITY LINES AND SUBSTRUCTURES ARE SHOWN ON THE DRAWINGS. THE OWNER AND ENGINEER ASSUME NO RESPONSIBILITY FOR CORRECTNESS OF EXISTING CONDITIONS INDICATED. THE CONTRACTOR SHALL ASCERTAIN EXACT LOCATIONS OF UTILITIES AND SUBSTRUCTURES THAT MAY BE AFFECTED BY THIS PROJECT, AND SHALL BE RESPONSIBLE FOR ANY DAMAGE OR INJURY TO THEM WORKING ON OR NEAR THOSE UTILITIES. SUBSTRUCTURES OR STRUCTURES WHICH ARE NOT TO BE REMOVED OR DEMOLISHED, THE CONTRACTOR SHALL MAKE HIS OWN DEDUCTIONS OF THE SUBSURFACE CONDITIONS WHICH MAY AFFECT METHODS OR COST OF CONSTRUCTION AND HE AGREES THAT HE WILL MAKE NO CLAIM FOR DAMAGES OR OTHER COMPENSATION, EXCEPT SUCH AS ARE PROVIDED FOR IN THE AGREEMENT, SHOULD HE FIND CONDITIONS DURING THE PROGRESS OF THE WORK DIFFERENT FROM THOSE AS CALCULATED OR ANTICIPATED BY HIM.

1-04 BENCH MARKS AND MONUMENTS

MAINTAIN CAREFULLY EXISTING BENCH MARKS, MONUMENTS, AND OTHER REFERENCE POINTS. IF DISTURBED OR DESTROYED, REPLACE AS DIRECTED.

1-05 JOB CONDITIONS

CONDITION OF PREMISES: ACCEPT SITE AS FOUND AND EXCAVATE, FILL, COMPACT, AND BACKFILL SITE AS HEREINAFTER SPECIFIED.

PROTECTION

EXISTING STRUCTURES AND PROPERTY

TAKE PRECAUTIONS TO GUARD AGAINST MOVEMENT OR SETTLEMENT OF ADJACENT STRUCTURES AND FACILITIES; PROVIDE AND REPLACE BRACING OR SHORING AS NECESSARY OR PROPER IN CONNECTION THEREWITH; BE RESPONSIBLE FOR SAFETY AND SUPPORT OF SUCH STRUCTURES; BE LIABLE FOR ANY DAMAGE TO ANY EXISTING STRUCTURE, OR DAMAGE OR INJURY CAUSED THEREBY OR RESULTING THEREFROM, IF AT ANY TIME SAFETY OF ANY ADJACENT STRUCTURES APPEARS TO BE ENDANGERED; CEASE OPERATION, TAKE PRECAUTIONS TO SUPPORT SUCH STRUCTURES AND NOTIFY THE OWNER, RESUME OPERATIONS ONLY AFTER PERMISSION HAS BEEN GRANTED BY THE OWNER.

SIDEWALKS AND STREETS

TAKE PRECAUTIONS TO GUARD AGAINST MOVEMENT, SETTLEMENT OR COLLAPSE OF ANY SIDEWALKS, CURBS OR STREET PASSAGES ON ADJOINING SITE; BE LIABLE FOR ANY SUCH MOVEMENT, SETTLEMENT OR COLLAPSE; REPAIR PROMPTLY SUCH DAMAGE WHEN SO ORDERED. INSTALL SUCH SHORING, INCLUDING SHEET PILING, AS MAY BE REQUIRED DURING EXCAVATION, TO PROTECT BANKS, ADJACENT TANKS, STRUCTURES AND UTILITIES.

RESPONSIBILITY

BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING STRUCTURES OR TO EQUIPMENT AND FURNISHINGS HOUSED THEREIN WHICH ARE DUE DIRECTLY OR INDIRECTLY TO CONSTRUCTION OPERATIONS, EXCEPT WHERE REMOVAL IS NECESSITATED BY SITE GRADING OR LOCATION OF NEW BUILDING, USE EVERY POSSIBLE PRECAUTION TO PREVENT INJURIES TO LANDSCAPING, DRIVES, CURBS, AND WALKS ON OR ADJACENT TO SITE OF THE WORK AND REPLACE, AT NO EXPENSE TO OWNER, ANY OF SUCH THAT ARE DESTROYED.

2. EXECUTION 2-01. GENERAL ACCOMPLISH IN A MANNER THAT PROVIDES FOR THE SAFETY OF THE PUBLIC AND WORKMEN AND PROVIDE FOR THE PROTECTION OF ALL PROPERTY. CONSTRUCTION DO NOT CLOSE, OBSTRUCT OR STORE MATERIAL, OR EQUIPMENT IN STREETS, SIDEWALKS, ALLEYS OR PASSAGEWAYS WITHOUT A PERMIT IN ACCORDANCE WITH LOCAL LOCAL ORDINANCES, REGULATIONS AND CODES. INTERFERENCE CONDUCT OPERATIONS WITH MINIMUM INTERFERENCE WITH ROADS, STREETS, DRIVEWAYS, ALLEYS, SIDEWALKS AND OTHER FACILITIES. PNEUMATIC TOOLS: WELDING OR VIBRATORY TOOLS WILL BE PERMITTED ONLY IN A MANNER WHICH CAUSES NO RELATED DAMAGES. REMOVAL UNLESS OTHERWISE NOTED OR SPECIFIED TO BE RELOCATED OR STORED, ALL MATERIALS REMOVED BECOME THE PROPERTY OF THE CONTRACTOR AND ARE TO BE REMOVED COMPLETELY AWAY FROM THE SITE BY HIM. DO NOT STORE OR PERMIT DEBRIS TO ACCUMULATE ON THE SITE. TEMPORARY STRUCTURES REMOVE ALL TEMPORARY STRUCTURES WHEN THEY ARE NO LONGER REQUIRED. REPAIR OR RUN UP, REPAIR OR REPLACE AT NO COST TO OWNER ALL PROPERTY DAMAGED BY REASON OF REQUIRED WORK. ALL PATCH WORK SHALL MATCH EXISTING AND BE PERFORMED IN A NEAT AND WORKMANLIKE MANNER BY CRAFTSMEN SKILLED IN THE TRADE INVOLVED. IN NEWLY GRADED AREAS TAKE EVERY PRECAUTION AND TEMPORARY MEASURE NECESSARY TO PREVENT DAMAGE FROM EROSION OF FRESHLY GRADED AREAS, WHERE ANY SETTLEMENT OR WASHING MAY OCCUR PRIOR TO ACCEPTANCE OF THE WORK, REPAIR AND RE-ESTABLISH GRADES TO THE REQUIRED ELEVATIONS AND SLOPES AT NO ADDITIONAL COST TO THE OWNER. THIS APPLIES TO DAMAGE TO THE NEWLY GRADED AREAS WITHIN THE CONSTRUCTION LIMITS AND DAMAGE TO ADJACENT PROPERTIES BY ERODED MATERIAL.

2-02. LOCATIONS AND ELEVATIONS CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SURVEYS, MEASUREMENTS AND LAYOUTS REQUIRED FOR PROPER EXECUTION OF THE WORK. LAY OUT LINES AND GRADES FROM EXISTING SURVEY CONTROL SYSTEM AND AS SHOWN ON DRAWINGS.

2-03. CLEARING AND GRUBBING WITHIN LIMITS OF AREAS DESIGNATED FOR GRADING AND SITE CONSTRUCTION WORK. REMOVE TREES, BRUSH, STUMPS, WOOD DEBRIS AND OTHER DELETERIOUS MATERIALS NOT REQUIRED TO REMAIN AS PART OF THE FINISHED WORK. REMOVE ALL GRASS, PLANTS, VEGETATION AND ORGANIC MATERIAL FROM SAME AREA.

2-04. STRIPPING STRIP ALL TOPSOIL, ORGANIC MATERIAL, SURFACE LITTER, RUBBLE, AND OVERBURDEN FOR ENTIRE DEPTH OF ROOT SYSTEM OF GRASS OR OTHER VEGETATION OVER THE LIMITS OF CONSTRUCTION. STOCKPILE TOPSOIL ON SITE WHERE DIRECTED.

2-05. EXECUTION BEGIN EXCAVATION AFTER STRIPPING, CLEARING AND GRUBBING WHERE APPLICABLE, HAS BEEN COMPLETED. EXCAVATE TO GRADES REQUIRED TO ACCOMMODATE THE PROPOSED CONSTRUCTION; DE-WATER AS NEEDED; REMOVE UNSATISFACTORY MATERIALS ENCOUNTERED FROM THE BUILDING AREAS, AND OTHER NON-LANDSCAPED AREAS, AND OTHER NON-LANDSCAPED AREAS, EXCAVATE IN SUCH A MANNER THAT QUICK AND EFFICIENT DRAINAGE OF STORMWATER WILL BE AFFECTED, CLASSIFY EXCAVATED MATERIALS AND STOCKPILE SEPARATELY SUITABLE SOILS FOR USE AS BACKFILL MATERIALS. IF SUFFICIENT QUANTITIES OF EXCAVATED MATERIALS MEETING REQUIREMENTS FOR BACKFILL ARE NOT AVAILABLE ON-SITE, PROVIDE MATERIALS MEETING THESE REQUIREMENTS, STOCKPILE EXCAVATED MATERIAL SUITABLE FOR USE AS FILL AND BACKFILL.

2-06. FILLING, BACKFILLING AND COMPACTING THE WORK CONSISTS OF COMPACTION OF EXISTING EARTH (EXCLUDING ROCK), SURFACES AFTER EXCAVATION, FILLING AND COMPACTION OF SAID AREA TO LEVELS REQUIRED WITH SUITABLE BACKFILL MATERIAL. MATERIALS SATISFACTORY FILL MATERIALS, AASHTO CLASSIFICATION A-3 OR BETTER, SHALL BE USED IN FILLS AND BACKFILLS. FILLING AND BACKFILLING PLATE SATISFACTORY FILL MATERIAL IN HORIZONTAL LAYERS NOT EXCEEDING SIX (6) INCHES IN LOOSE DEPTH. COMPACT AS SPECIFIED HEREIN. NO MATERIAL SHALL BE PLACED ON SURFACES THAT ARE MUDDY. COMPACTION COMPACTION SHALL BE WITH EQUIPMENT SUITED TO SOIL BEING COMPACTED. MOISTEN OR AERATE MATERIAL, AS NECESSARY, TO PROVIDE MOISTURE CONTENT THAT WILL READILY FACILITATE OBTAINING SPECIFIED COMPACTION WITH EQUIPMENT USED. COMPACT EACH LAYER TO NOT LESS THAN PERCENTAGE OF MAXIMUM DENSITY SPECIFIED BELOW, DETERMINED IN ACCORDANCE WITH AASHTO T-180. INSURE THAT THE COMPACTION OF PREVIOUSLY PREPARED FILL AREAS HAS BEEN MAINTAINED PRIOR TO PLACING NEW LAYERS. RECONDITIONING OF SUB-GRADE WHERE APPROVED COMPACTED SUB-GRADES ARE DISTURBED BY THE CONTRACTOR'S SUBSEQUENT OPERATIONS OR ADVERSE WEATHER, SUB-GRADE SHALL BE SCARIFIED AND COMPACTED AS SPECIFIED HEREIN BEFORE TO REQUIRED DENSITY PRIOR TO FURTHER CONSTRUCTION THEREON. RE-COMPACT OVER UNDERGROUND UTILITIES SHALL BE BY POWER-DRIVEN HAND TAMPERS. COMPACTION REQUIREMENTS
A. FILL UNDER LAWN AND PLANTED AREAS: 95%
B. BELOW SLABS ON GRADE AND CONCRETE WALKS: 98%
C. UNDER PAVING AND PARKING AREAS: 98%

2-07. TESTING THE CONTRACTOR WILL PROVIDE THE SERVICES OF A TESTING LABORATORY TO PERFORM SPECIFIED TESTS, INSPECTIONS, INSTRUMENTATION AND INSPECTION OF THE WORK. TESTS OF MATERIALS SHALL BE AS FOLLOWS:
A. SOIL CLASSIFICATION - ONE TEST FROM EACH TYPE OF MATERIAL ENCOUNTERED AND/OR PROPOSED TO BE USED.
B. LABORATORY TESTS FOR MOISTURE-CONTENT AND DENSITY ACCORDING TO AASHTO T-180 -ONE TEST FOR EACH MATERIAL ENCOUNTERED AND/OR PROPOSED TO BE USED.
C. FIELD TESTS FOR MOISTURE CONTENT AND DENSITY - ONE TEST PER LAYER OF FILL PER 5,000 SQUARE FEET OF AREA, ONE COPY OF ALL TEST REPORTS, SIGNED AND SEALED BY TESTING LABORATORY ARE TO BE PROVIDED TO THE ENGINEER.

3. DE-WATERING

3-01 GENERAL

DE-WATERING CONSISTS OF PERFORMING ALL WORK NECESSARY TO REMOVE SURFACE WATER AND/OR CONTROL THE GROUND WATER LEVELS AND HYDROSTATIC PRESSURES IN ORDER TO PERMIT ALL EXCAVATION AND CONSTRUCTION UNDER THIS CONTRACT TO BE PERFORMED IN THE DRY. WORK OF THIS SECTION INCLUDES INSTALLATION, OPERATIONS, MAINTENANCE, SUPERVISION, SUPPLY, DISMANTLING, AND REMOVAL FROM THE SITE OF THE DE-WATERING EQUIPMENT. THE CONTRACTOR MUST FAMILIARIZE HIMSELF WITH THE POTENTIAL FOR EXCESSIVE RAINFALL, THE GROUND CONDITIONS, AND THE GROUND WATER CONDITIONS. GROUND WATER ELEVATION CAN FLUCTUATE. IT IS ANTICIPATED THAT ANY EXCAVATIONS MAY ENCOUNTER THE GROUND WATER TABLE. DRAINAGE OF THE SITE - AT ALL TIMES THE CONTRACTOR SHALL MAINTAIN AND OPERATE ADEQUATE SURFACE AND SUBSURFACE DRAINAGE METHODS IN ORDER TO KEEP THE CONSTRUCTION SITE DRY AND IN SUCH CONDITION THAT PLACEMENT AND COMPACTION OF FILL MAY PROCEED UNHINDERED BY SATURATION OF THE AREA. DURING CONSTRUCTION, THE SURFACE OF THE BACKFILL AREA SHALL BE LEFT IN SUCH CONDITION THAT PRECIPITATION AND/OR SURFACE WATER WILL RUN OFF WITHOUT PONDING.

3-02 METHOD

THE CONTROL OF ALL SURFACE AND SUBSURFACE WATER IS PART OF THE DE-WATERING REQUIREMENTS. MAINTAIN ADEQUATE CONTROL SO THAT THE STABILITY OF EXCAVATED AND CONSTRUCTION SLOPES IS NOT ADVERSELY AFFECTED BY WATER, THAT EROSION IS CONTROLLED, AND THE FLOODING OF EXCAVATIONS OR DAMAGE TO STRUCTURES DOES NOT OCCUR. DRAIN SURFACE WATER AWAY FROM THE EXCAVATION, DISPOSE OF ALL WATER REMOVED FROM THE EXCAVATION IN A MANNER THAT WILL NOT ENDANGER PUBLIC HEALTH, PROPERTY, OR PORTIONS OF THE WORK UNDER CONSTRUCTION OR COMPLETED. DISPOSE OF WATER IN A MANNER THAT WILL CAUSE NO INCONVENIENCE WHATSOEVER TO THE OWNER OR TO OTHERS ENGAGED IN WORK AT THE SITE. DISPOSE OF WATER RESULTING FROM DE-WATERING OPERATIONS IN ACCORDANCE WITH CITY, COUNTY, STATE AND FEDERAL REGULATIONS. CONDUCT OPERATIONS SO THAT STORMWATER RUNOFF SEDIMENT IS NOT DISCHARGED TO THE ADJACENT WATER BODIES, SEWERS, STREETS AND ADJACENT PROPERTIES. DE-WATERING SYSTEM SHALL BE SO DESIGNED AS TO PREVENT REMOVAL OF SOIL FINES FROM THE SITE DURING THE DE-WATERING OPERATION.

4. PORTLAND CEMENT CONCRETE PAVING

4-01 QUALITY ASSURANCE

CONFORM WITH THE STANDARDS, RECOMMENDED PRACTICES FOR CONSTRUCTION OF CONCRETE PAVEMENTS AND CONCRETE BASES" (AC318, LATEST EDITION).

4-02 REFERENCE STANDARDS

THE FOLLOWING REFERENCE STANDARDS OF THE ISSUES LISTED BELOW, BUT REFERRED TO THEREAFTER BY BASIC DESIGNATION ONLY, FORM A PART OF THIS SPECIFICATION TO THE EXTENT INDICATED BY THE REFERENCES THERETO. TESTS SHALL BE PERFORMED IN ACCORDANCE WITH HEREINAFTER SPECIFIED STANDARDS.

- A. AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM)
B. AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) STANDARD
C. FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARDS & SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION) SECTION 350 "CEMENT CONCRETE PAVEMENT".
D. T-180 MOISTURE-DENSITY RELATIONS OF SOILS

4-03 SUBMITTALS

THE CONTRACTOR SHALL SUBMIT TWO COPIES OF TEST REPORTS PREPARED BY AN INDEPENDENT TESTING LABORATORY AND CERTIFIED BY A PROFESSIONAL ENGINEER REGISTERED TO PRACTICE IN THE STATE OF FLORIDA. THESE REPORTS SHALL INDICATE ALL TESTS PERFORMED AND SHALL INCLUDE A CERTIFICATION STATEMENT OF COMPLIANCE WITH THE PROJECT SPECIFICATION. TESTS SHALL BE PERFORMED AS SPECIFIED UNDER THIS SECTION. SUBMIT FOR REVIEW THE FOLLOWING:
A. CONCRETE DESIGN MIX AND PROVING FLEXURAL STRENGTH (MODULUS OF RUPTURE) TESTS
B. EXPANSION JOINT FILLER DATA
C. JOINT SEALER DATA
D. "PROPOSED PAVING CONSTRUCTION PLAN" WHICH SHALL SHOW THE CONCRETE PAVING JOINT TYPES AND LOCATIONS AND SHALL INCLUDE A STATEMENT OF PROPOSED SEQUENCE AND SCHEDULE OF PAVING OPERATIONS
E. RESULTS OF CONCRETE TESTS
F. RESULTS OF FIELD TESTS OF LBR AND COMPACTION OF STABILIZED SUB-GRADE

4-04 MATERIALS

STABILIZED SUB-GRADE PROVIDE 12 INCH STABILIZED SUB-GRADE (LBR 40 MIN) COMPACTED TO A MINIMUM DENSITY OF 98% AS DETERMINED BY AASHTO T-180. CONCRETE CONCRETE FOR CONCRETE PAVEMENT SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 PSI AS DETERMINED BY A SLUMP RANGE BETWEEN 2 TO 4 INCHES AND A 28-DAY MODULUS OF RUPTURE OF 650 PSI AT 28 DAYS. BY THE REQUIREMENTS OF PARAGRAPH TESTING SPECIFIED HEREINAFTER. JOINT SEALER JOINT SEALING SHALL CONFORM TO FEDERAL SPECIFICATIONS SS-S1401 OR SS-S-2004 (COLD APPLIED). PRE-MOLDED EXPANSION JOINT FILLER PRE-MOLDED EXPANSION JOINT FILLER SHALL CONFORM TO ASTM D1751-73.

4-05 EXECUTION

COMPLY WITH ALL STANDARD 316-74 AND SECTION 350, F.D.O.T. STANDARDS AND SPECIFICATIONS, UNLESS LISTED OTHERWISE SPECIFIED HEREIN. FINAL GRADING ALL CONCRETE PAVEMENT SHALL HAVE A MAXIMUM DEVIATION OF 1/8 INCH (+/-) FROM THE SPECIFIED SURFACE PLANE AND PLAIN GRADES. THE SURFACE FINISH SHALL BE APPROVED BY THE OWNER OR HIS REPRESENTATIVE. IN GENERAL, THE TEXTURE IS OF A MEDIUM BROOM FINISH AFTER FLOATING. JOINTS CONSTRUCTION JOINTS INDICATED ON DRAWINGS, OR AS REQUIRED, SHALL BE PLACED PERPENDICULAR TO THE FINISH GRADE OF THE CONCRETE. JOINTS SHALL BE CUT TO A DEPTH OF 1/4 OF THE SLAB THICKNESS BY CUTTING WITH AN EDGING TOOL, HAVING A 1/4 INCH RADIUS OR BY SAWING WITH A BLADE PRODUCING A CUT NOT LESS THAN 1/8 INCH IN WIDTH. SAW JOINTS WITHIN 4 TO 6 HOURS OF CONCRETE PLACEMENT. EXPANSION JOINTS SHALL BE PLACED WHERE INDICATED ON DRAWINGS, OR AS REQUIRED, USING 1/2 INCH THICK PREFORMED EXPANSION JOINT MATERIAL. ANCHOR WITH APPROVED DEVICES TO PREVENT DISPLACEMENT DURING PLACEMENT AND FINISHING. EDGES SHALL BE ROUNDED WITH AN EDGING TOOL. JOINTS SHALL BE FULL DEPTH OF CONCRETE EXCEPT THAT TOP EDGES SHALL BE 1/2 INCH BELOW THE FINISH CONCRETE SURFACE. EXPANSION JOINTS SHALL BE SEALED TO THE SURFACE BY FILLING WITH JOINT SEALING COMPOUND. JOINTS SHALL BE CLEANED AND DRY BEFORE SEALING COMPOUND IS PUT IN PLACE. CONSTRUCTION JOINTS ARE TO BE USED AT CONSTRUCTION JOINT LOCATIONS TO STOP CONCRETE POURS. CURING CONCRETE SHALL BE CURED BY PROTECTING IT AGAINST LOSS OF MOISTURE AND MECHANICAL INJURY FOR AT LEAST THREE DAYS AFTER PLACEMENT. A PIGMENTED LIQUID CURING MEMBRANE SHALL BE APPLIED IMMEDIATELY AFTER FINISHING OPERATION AT THE RATE OF ONE GALLON TO NOT MORE THAN 200 SQUARE FEET. CLEANING AND SEALING JOINTS JOINTS SHALL BE FILLED WITH JOINT-SEALING MATERIAL NO LESS THAN 8 HOURS AND WITHIN 2 WEEKS AFTER JOINTS ARE CUT. JUST PRIOR TO SEALING, EACH JOINT SHALL BE THOROUGHLY CLEANED OF ALL FOREIGN MATERIAL, INCLUDING ANY MEMBRANE CURING COMPOUND. TESTING LABORATORY AND FIELD TESTING SHALL BE AT THE CONTRACTOR'S EXPENSE. IN ADDITION, ALL RETESTING SHALL BE DONE AT CONTRACTOR'S EXPENSE. DESIGN MIXES AND TESTING REQUIREMENTS FOR THE CONCRETE PAVEMENT SHALL BE AS FOLLOWS:
A. FLEXURAL STRENGTH TESTS OF CONCRETE AS BASIS FOR DESIGN.
B. SLUMP, MODULUS OF RUPTURE AND 7-DAY AND 28-DAY COMPRESSIVE STRENGTH TESTS SHALL BE PERFORMED ON SAMPLES TAKEN AT THE SITE AT A FREQUENCY OF TWO PER ACRE.
C. WHERE THE FLEXURAL STRENGTH OF THE CONCRETE IS SPECIFIED, MAKE ONE STRENGTH TEST AND ONE FLEXURAL TEST FOLLOWING ASTM C192 AND ASTM C78 FOR EACH 100 CUBIC YARDS OR FRACTION THEREOF PLACED PER DAY. NUMBER OF TESTS SHALL BE THREE FOR STRENGTH TEST AND THREE FOR FLEXURAL TEST. TEST ONE AT THREE DAYS, ONE AT SEVEN DAYS AND ONE AT 28 DAYS.

5. PAVEMENT MARKING

5-01 QUALITY ASSURANCE

WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS IN A NEAT AND ACCURATE MANNER. ALL EQUIPMENT SHALL BE OF A TYPE AND DESIGN WHICH WILL READILY OBTAIN THE REQUIRED UNIFORMITY OF APPLICATION OF THE PAVEMENT MARKINGS BOTH AS TO THICKNESS OF COATINGS AND AS TO ALIGNMENT.

5-02 REFERENCE STANDARDS

THE FOLLOWING PUBLICATIONS OF THE ISSUE LISTED BELOW, BUT REFERRED TO THEREAFTER BY BASIC DESIGNATION ONLY, FORM A PART OF THIS SPECIFICATION TO THE EXTENT INDICATED BY THE REFERENCES THERETO:
A. SECTIONS 710 AND 711 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION (F.D.O.T.) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
B. MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) FOR STREETS AND HIGHWAYS PUBLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION, LATEST EDITION.
5-03 SUBMITTALS SUBMIT PAINT TESTS, AS SPECIFIED IN SECTION 971 OF THE F.D.O.T. SPECIFICATIONS AND AS APPLICABLE TO HEREINAFTER SPECIFIED MATERIAL.

5-04 MATERIALS & COLORS

THERMOPLASTIC IN ACCORDANCE WITH REQUIREMENTS AS SPECIFIED IN SECTION 711 OF THE F.D.O.T. SPECIFICATIONS. PAINT IN ACCORDANCE WITH REQUIREMENTS AS SPECIFIED IN SECTION 971-12, CODE T-2 OF THE FOOT SPECIFICATIONS, LATEX PAINT ONLY.
YELLOW AND WHITE PER F.D.O.T., OR AS INDICATED ON THE DRAWINGS.

5-05 EXECUTION

TIME OF APPLICATION PAINTING SHALL BE DONE ONLY DURING DAYLIGHT HOURS AND, AS FAR AS PRACTICAL, SHALL BE TERMINATED IN TIME TO PERMIT SUFFICIENT DRYING BY SUNSET.
WEATHER LIMITATIONS NO PAINT SHALL BE APPLIED WHEN ANY MOISTURE IS PRESENT ON THE SURFACE TO BE PAINTED OR WHEN THE AIR TEMPERATURE IS BELOW 40 DEGREES FAHRENHEIT. PAINTING SHALL NOT BE DONE WHEN WINDS ARE SUFFICIENT TO CAUSE SPRAY DUST.
PREPARATION OF SURFACES TO BE PAINTED THE SURFACE WHICH IS TO BE PAINTED SHALL BE CLEANED, BY COMPRESSED AIR OR OTHER EFFECTIVE MEANS, IMMEDIATELY BEFORE THE START OF PAINTING AND SHALL BE CLEAN AND DRY WHEN THE PAINT IS APPLIED. ANY VEGETATION OR LOOSE SOILS SHALL BE REMOVED FROM THE PAVEMENT BEFORE STRIPING.

MIXING PAINT

THE PAINT SHALL BE THOROUGHLY MIXED BEFORE IT IS POURED INTO THE PAINTING MACHINE AND NO THINNING OF THE PAINT IN THE MACHINE WILL BE ALLOWED AT ANY TIME. BEFORE THE START OF EACH DAY'S WORK, THE PAINT CONTAINER, CONNECTIONS AND THE SPRAY NOZZLES ON THE MACHINE SHALL BE THOROUGHLY CLEANED WITH PAINT THINNER OR OTHER SUITABLE CLEANER.

PAINT APPLICATION THE TRAFFIC MARKINGS SHALL BE OF THE SPECIFIED DIMENSIONS WITH CLEAN, TRUE EDGES AND WITHOUT SHARP BREAKS IN THE ALIGNMENT, A UNIFORM COATING OF PAINT SHALL BE OBTAINED AND THE FINISHED MARKINGS SHALL CONTAIN NO LIGHT SPOTS OR PAINT SKIPS. ANY STRIPES WHICH DO NOT HAVE A UNIFORM, SATISFACTORY APPEARANCE, BOTH DAY AND NIGHT, SHALL BE CORRECTED.
RATE OF PAINT APPLICATION THE MINIMUM RATE OF APPLICATION FOR PAINT SHALL BE AS FOLLOWS:
A. FOUR INCH SOLID: 20 GALLONS PER MILE.
B. HANDICAP LOGO: IN CONFORMANCE TO THE REQUIREMENTS OF THIS SECTION AND LOCAL CODES.
C. ANY OTHER WIDTH STRIPE OR MARKINGS: A DIRECT PROPORTION OF THE ABOVE ITEM A.
D. REQUIRED FILM THICKNESS: THE MINIMUM WET FILM THICKNESS FOR ALL PAINTED AREAS SHALL BE 15 MILS.
E. ALIGNMENT OF STRIPES: WHERE A STRIPE DEVIATES FROM THE CORRECT ALIGNMENT, AS INDICATED BY MORE THAN ONE INCH OF DEVIATION, THE STRIPE SHALL BE CORRECTED. IT SHALL BE OBLITERATED AND THE STRIPE CORRECTED HEREINAFTER AS SPECIFIED IN SECTION 5-08 CORRECTIVE MEASURES.

5-06 PROTECTION OF PAINTED MARKINGS

PROTECTION OF STRIPES ALL NEWLY PAINTED STRIPES, OR OTHER MARKINGS, SHALL BE PROTECTED UNTIL THE PAINT IS COMPLETELY DRY. PERMIT VEHICLES TO CROSS THE MARKING WITHOUT DAMAGE FROM THE TIRES.
REPAIR OF DAMAGED AREAS ANY PORTIONS OF THE STRIPES DAMAGED BY PASSING TRAFFIC OR FROM ANY OTHER CAUSE, SHALL BE REPAINTED AT THE CONTRACTOR'S EXPENSE.

5-07 DIMENSION AND ALIGNMENT TOLERANCE

DIMENSIONS NO MARKING SHALL BE LESS THAN THE SPECIFIED WIDTH. NO MARKINGS SHALL EXCEED THE SPECIFIED WIDTH BY MORE THAN ONE-HALF INCH. ALIGNMENT TOLERANCES SHALL BE AS SPECIFIED IN SECTION 5-05 EXECUTION (E).
CORRECTION RATES ANY CORRECTIONS OF VARIATION IN THE WIDTH OF OR IN THE ALIGNMENT OF STRIPES SHALL NOT BE MADE ABRUPTLY BUT THE EXCESS SHALL BE RETURNED TO THE DESIGN WIDTH AT THE RATE OF AT LEAST 10 FEET FOR EACH 1/2 INCH OF CORRECTION.

5-08 CORRECTIVE MEASURES

ALL PAINTED MARKINGS WHICH FAIL TO MEET THE SPECIFICATIONS, INCLUDING THE PERMISSIBLE TOLERANCES AND THE APPEARANCE REQUIREMENTS, OR ARE MARRED OR DAMAGED BY TRAFFIC OR FROM OTHER CAUSES, SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. ALL DRIP AND SPATTERED PAINT SHALL BE REMOVED; WHENEVER IT IS NECESSARY TO REMOVE PAINT, IT SHALL BE DONE BY MEANS WHICH WILL NOT DAMAGE THE UNDERLYING SURFACE OF THE PAVEMENT. WHEN NECESSARY TO CORRECT A DEVIATION WHICH EXCEEDS THE PERMISSIBLE TOLERANCE IN ALIGNMENT, THAT PORTION OF THE STRIPE AFFECTED SHALL BE REMOVED AND REPAINTED IN ACCORDANCE WITH THESE SPECIFICATIONS.
CORRECTIVE DEVICES MISALIGNMENT, DEFECTIVE SURFACES, ETC. SHALL BE CORRECTED BY CHEMICAL AGENTS, OR BY ANY OTHER TYPE OF MECHANICAL DEVICE, WHICH WILL EFFECTIVELY REMOVE THE PAINT WITHOUT DAMAGE TO THE PAVEMENT SURFACE, OR WHICH WILL NOT PREVENT THE RE-APPLICATION OF MARKINGS.

5-09 SPARE PAINT

PROVIDE THE OWNER WITH A MINIMUM OF FIVE (5) GALLONS OF TRAFFIC PAINT FROM THE SAME BATCH USED IN APPLICATION OF PAVEMENT MARKINGS. ALSO PROVIDE PAINT SPECIFICATIONS AND THE MANUFACTURER'S IDENTIFICATION NUMBER OF THE PAINT USED.

5-10 MARKING TYPE

ANY PAVEMENT MARKINGS LOCATED WITHIN PUBLIC RIGHTS-OF-WAY SHALL BE THERMOPLASTIC UNLESS OTHERWISE INDICATED. ANY PAVEMENT MARKINGS LOCATED ON-SITE SHALL BE PAINT UNLESS OTHERWISE INDICATED.

PRE-BID SUBMITTAL

THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO BIDDING TO FAMILIARIZE HIMSELF WITH THE CONDITIONS FOR CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL OBTAIN FROM THE OWNER A WRITTEN STATEMENT OF ALL PERMITS AND COPIES THEREOF, AND SHALL BE ADHERED TO FOR ALL MATERIALS, INSTALLATION, TESTING, AND CERTIFICATION ACTIVITIES FOR ALL PUMP STATIONS, MAIN LINES, SERVICES, AND APPURTENANCES. IF STANDARDS AND SPECIFICATIONS ARE NOT AVAILABLE, THE CONTRACTOR SHALL OBTAIN FROM THE LATEST STANDARDS AND SPECIFICATIONS ADOPTED BY LOCAL UTILITIES, LOCAL GOVERNMENTAL REGULATIONS, OR THE MANUFACTURER'S RECOMMENDED INSTALLATION PROCEDURES, WHICHEVER IS SPECIFICALLY THE MOST RESTRICTIVE.

UNSATISFACTORY MATERIALS

IF UNSUITABLE MATERIAL IS ENCOUNTERED WITHIN THE ROADWAY AREA AND/OR UTILITY AREAS IT SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL. THE SUB-BASE OR TRENCH BOTTOM AND SHALL BE BACKFILLED WITH A-3 MATERIAL, OR BETTER WITH PLACEMENT AND COMPACTION METHODS IN ACCORDANCE WITH THE LATEST EDITION OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, OR AS OTHERWISE NOTED ON THE PLANS. UNSUITABLE MATERIALS SHALL BE REMOVED FROM THE SITE, UNLESS THE ENGINEER APPROVES USE WITHIN LANDSCAPED AREAS.

CONSTRUCTION SAFETY AND LIABILITY

THE CONTRACTOR MUST TAKE PROPER SAFETY AND HEALTH PRECAUTIONS TO PROTECT THE WORK, THE WORKERS, THE PUBLIC, AND THE PROPERTY OF OTHERS. THE CONTRACTOR IS RESPONSIBLE FOR ALL MATERIALS DELIVERED AND WORK PERFORMED UNTIL COMPLETION AND ALL ACCEPTANCES HAVE BEEN OBTAINED. THE CONTRACTOR SHALL MAINTAIN TRAFFIC DURING CONSTRUCTION IN ACCORDANCE WITH THE STATE OF FLORIDA TRAFFIC CONTROL DEVICES (MUTCD). THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE TO PERSONS OR PROPERTY THAT OCCURS AS A RESULT OF HIS NEGLIGENCE. THE CONTRACTOR MUST HAVE HARMLESS AND INDEMNIFY THE OWNER AND VICKSTROM ENGINEERING SERVICES, INC., ITS OFFICERS, REPRESENTATIVES, AND EMPLOYEES FROM ALL CLAIMS, DAMAGES, ACTIONS, AND EXPENSES RESULTING FROM BROUGHT FOR, OR ON ACCOUNT OF ANY PERSONAL INJURY OR PROPERTY DAMAGE RECEIVED OR SUSTAINED BY ANY PERSONS OR PROPERTY GROWING OUT OF, OCCURRING, OR ATTRIBUTABLE TO ANY WORK PERFORMED UNDER OR RELATED TO THIS CONTRACT, RESULTING IN WHOLE OR IN PART FROM THE NEGLIGENCE ACTS OR OMISSIONS OF THE CONTRACTOR, ANY SUBCONTRACTOR, OR ANY EMPLOYEE, AGENT, OR REPRESENTATIVE OF THE CONTRACTOR OR ANY SUBCONTRACTOR.

PRE-CONSTRUCTION

THE OWNER SHALL SECURE PRIOR TO CONSTRUCTION A PROFESSIONAL LAND SURVEYOR TO PERFORM AN "AS-BUILT" SURVEY OF ALL COMPLETED IMPROVEMENTS. THE OWNER SHALL ALSO SECURE PRIOR TO CONSTRUCTION A PROFESSIONAL ENGINEER TO PROVIDE THE APPROPRIATE SERVICES NEEDED IN ORDER TO CERTIFY TO ALL APPLICABLE REGULATORY AGENCIES THAT THE IMPROVEMENTS WERE CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH ALL APPLICABLE PERMITS AND APPROVALS. THE OWNER SHALL COORDINATE A PRE-CONSTRUCTION MEETING WITH THE ENGINEER, SURVEYOR, CONTRACTOR, TESTING LAB, UTILITY COMPANIES, AND APPROPRIATE REGULATORY AGENCIES. THE CONTRACTOR SHALL PROVIDE A SHOP DRAWING SUBMISSION SCHEDULE FOR ALL PROJECT MATERIALS AND COMPONENTS. THE CONTRACTOR SHALL NOT INITIATE CONSTRUCTION OF ANY PORTION OF THE IMPROVEMENTS UNTIL THE SHOP DRAWINGS HAVE BEEN REVIEWED AND APPROVED FOR THAT PORTION BY THE ENGINEER. THE OWNER, CONTRACTOR, ENGINEER AND UTILITY COMPANY SHALL ALSO DISCUSS ALL DOCUMENTATION REQUIRED FOR CONTRIBUTED FACILITIES TRANSFER FROM THE OWNER/DEVELOPER TO THE UTILITY COMPANY UPON PROJECT COMPLETION. UNLESS OTHERWISE SPECIFIED BY THE UTILITY COMPANY, THE FOLLOWING DOCUMENTS SHALL BE PROVIDED: DOCUMENTS REQUIRED FOR CONTRIBUTED FACILITIES FROM DEVELOPER TO UTILITY COMPANY:

1. UTILITY EASEMENT(S): MUST BE RECORDED AT COUNTY CLERK OF COURT OFFICE BEFORE SUBMITTING TO UTILITY.
2. EASEMENT ACKNOWLEDGMENT.
3. AFFIDAVIT.
4. RELEASE OF LIEN.
5. ASSIGNMENT OF RIGHTS UNDER UTILITY AGREEMENT- WHEN PROPERTY HAS BEEN TRANSFERRED TO A NEW OWNER.
6. EXPLANATION OF FACILITIES: A SHORT EXPLANATION DEPICTING WHAT HAS BEEN CONSTRUCTED.
7. DETAILED COST OF CONSTRUCTION: MUST INCLUDE INDIVIDUAL ITEMS OR APPURTENANCES, UNIT COST AND TOTAL COST OF EACH. DO NOT INCLUDE WATER SERVICE LINES OR SEWER LATERALS.
8. RECORD DRAWINGS (AS-BUILT): MUST BE SIGNED AND SEALED BY ENGINEER OF RECORD. SUBMIT A PDF, CAD DRAWING, FILE AND TWO COPIES OF PRINTS.
9. F.O.E.P. APPLICATION(S).
10. INSPECTION REPORT(S).
11. PRESSURE TEST REPORT(S).
12. INFILTRATION-EXFILTRATION TEST REPORT(S), INCLUDING VIDEO TAPES AND LAMPING REPORTS.
13. LIFT STATION INSPECTION (START-UP) REPORT(S) AND EQUIPMENT SHOP DRAWINGS.
14. BACTERIOLOGICAL TEST REPORT(S).
15. ENGINEERS CERTIFICATE OF SUBSTANTIAL COMPLETION TO F.O.E.P.
16. SYSTEM(S) ACCEPTANCE LETTER(S) FROM F.O.E.P. ITEMS 1-8 TO BE SUPPLIED BY OWNER. ITEMS 9-17 TO BE SUPPLIED BY ENGINEER OF RECORD. UNLESS OTHERWISE SPECIFIED BY THE UTILITY, THE CONTRACTOR SHALL NOTIFY THE SUPERINTENDENTS OF THE WATER, GAS, SEWER, TELEPHONE, AND POWER COMPANIES, 10 DAYS IN ADVANCE, THAT HE INTENDS TO START WORK IN A SPECIFIC AREA. THE OWNER AND ENGINEER DISCLAIM ANY RESPONSIBILITY FOR THE SUPPORT AND PROTECTION OF SEWERS, DRAINS, WATER LINES, GAS LINES, CONDUITS OF ANY KIND, UTILITIES OR OTHER STRUCTURES OWNED BY THE CITY, COUNTY, STATE OR BY PRIVATE OR PUBLIC UTILITIES LEGALLY OCCUPYING ANY STREET, ALLEY, PUBLIC PLACE, RIGHT-OF-WAY, OR EASEMENT.

ENVIRONMENTAL PROTECTION DURING CONSTRUCTION

PROTECTION OF LAND RESOURCES- EXCEPT IN AREAS IDENTIFIED ON THE PLANS TO BE CLEARED, THE CONTRACTOR MUST NOT DEFACE, INJURE, OR DESTROY TREES OR SHRUBS OR REMOVE OR CUT THEM WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER. IN THE ABSENCE OF A CLEARING PLAN, AREAS SHOWN FOR IMPROVEMENTS SHALL BE CLEARED UNLESS NOTED OTHERWISE.

PROTECTION OF WATER RESOURCES

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INVESTIGATE AND COMPLY WITH ALL APPLICABLE FEDERAL, STATE, REGIONAL, COUNTY, AND MUNICIPAL LAWS CONCERNING POLLUTION OF WATER RESOURCES. ALL WORK MUST BE PERFORMED IN SUCH A MANNER THAT OBJECTIONABLE CONDITIONS WILL NOT BE CREATED IN PUBLIC WATERS RUNNING THROUGH, OR ADJACENT TO THE PROJECT AREA.

EROSION AND SEDIMENT CONTROL

ALL PRACTICABLE AND NECESSARY EFFORT SHOULD BE TAKEN DURING CONSTRUCTION TO CONTROL AND PREVENT EROSION AND THE TRANSPORT OF SEDIMENT TO SURFACE DRAINS, SURFACE WATER, OR ONTO OTHER PROPERTY BY ANY OR ALL OF THE FOLLOWING METHODS:

1. STORMWATER FACILITIES ARE TO BE BUILT AS EARLY IN THE CONSTRUCTION PHASE AS POSSIBLE TO ENSURE THE TREATMENT OF STORMWATER RUNOFF. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES, HOWEVER, SUCH AS BERMS, SEDIMENT BASINS, GRASSING, SODDING, SAND BAGGING, BALED HAY OR STRAW, FLOATING SILT BARRIERS, STACKED SILT BARRIERS, ETC. MUST BE PROVIDED AND MAINTAINED UNTIL THE PERMANENT FACILITIES ARE COMPLETED AND OPERATIONAL.
2. RE-VEGETATION AND STABILIZATION OF DISTURBED GROUND SURFACES SHOULD BE ACCOMPLISHED AS SOON AS POSSIBLE.
3. FULL COMPACTION OF ANY FILL MATERIAL PLACED AROUND NEWLY INSTALLED STRUCTURES.
4. PROHIBIT THE USE OF ANY CONSTRUCTION EQUIPMENT THAT LEAKS EXCESSIVE AMOUNTS OF FUEL, OIL, OR HYDRAULIC FLUID.

ALL DISTURBED AREAS SHALL BE GRADED FOR POSITIVE DRAINAGE, EXCEPT RETENTION AREAS, AND SHALL BE STABILIZED BY SODDING, EXCEPT WHERE SEEDING AND MULCHING ARE CALLED FOR ON THE PLANS. THE LATEST STANDARDS AND SPECIFICATIONS ADOPTED BY LOCAL UTILITIES, LOCAL GOVERNMENTAL REGULATIONS, OR THE MANUFACTURER'S RECOMMENDED INSTALLATION PROCEDURES, WHICHEVER IS SPECIFICALLY THE MOST RESTRICTIVE LOCAL SPECIFICATIONS EXIST.

PROTECTION OF FISH AND WILDLIFE

THE CONTRACTOR MUST AT ALL TIMES PERFORM ALL WORK IN A WAY AND TAKE SUCH STEPS AS REQUIRED TO PREVENT ANY INTERFERENCE WITH OR DISTURBANCE TO FISH AND WILDLIFE. THE CONTRACTOR SHALL ALTER WATER FLOWS OR OTHER MEANS TO PREVENT DISTURBANCE TO NATIVE HABITATS AND JURISDICTIONAL WETLANDS LOCATED WITHIN AND/OR ADJACENT TO THE PROJECT AREA.

RECORDING AND PRESERVING HISTORICAL AND ARCHEOLOGICAL FINDS

ALL ITEMS HAVING ANY APPARENT HISTORICAL OR ARCHEOLOGICAL INTEREST THAT ARE DISCOVERED IN THE COURSE OF ANY CONSTRUCTION ACTIVITIES MUST BE CAREFULLY PRESERVED. THE CONTRACTOR MUST LEAVE THE ARCHEOLOGICAL FIND UNDISTURBED AND MUST IMMEDIATELY REPORT THE FIND TO THE OWNER SO THAT THE PROPER AUTHORITY MAY BE NOTIFIED.

SUPPLEMENTAL SPECIFICATIONS GENERAL THE CONTRACTOR SHALL BECOME FAMILIAR WITH AND ADHERE TO THE SPECIFICATIONS AND STANDARDS OF THE UTILITY COMPANIES WHICH ARE SERVING THE PROJECT SITE. THE CONTRACTOR SHALL BECOME FAMILIAR WITH AND COMPLY WITH ALL SITE DEVELOPMENT STANDARDS AND CODES OF THE REGULATORY AGENCIES ASSOCIATED WITH THIS PROJECT. THE LATEST EDITION OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION) SECTION 350 "CEMENT CONCRETE PAVEMENT". THE CONTRACTOR SHALL BE INCLUDED WITHIN THE PROJECT SPECIFICATIONS, UNLESS OTHERWISE NOTED, EITHER ON THE PLANS OR WITHIN THE SPECIFICATIONS, THE APPLICABLE SECTIONS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS AND THE LATEST FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY AND TRAFFIC DESIGN STANDARDS SHALL APPLY. INCLUDING REFERENCES THEREIN, THE GENERAL DESCRIPTION OF THE NATURE OF THE WORK SHALL BE SUFFICIENT CORRELATION TO THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, EXACT ITEM DESCRIPTION IS NOT REQUIRED. IN THE EVENT THERE ARE CONFLICTS BETWEEN SPECIFICATIONS OR REQUIREMENTS, THE MOST RESTRICTIVE (CONSERVATIVE) SPECIFICATION OR REQUIREMENT SHALL BE USED.

POTABLE WATER DISTRIBUTION WASTEWATER COLLECTION INSTALLATION

UNLESS OTHERWISE NOTED ON THE PLANS, THE STANDARDS AND SPECIFICATIONS OF THE ASSOCIATED UTILITY COMPANY SERVING THE PROJECT SHALL BE ADHERED TO FOR ALL MATERIALS, INSTALLATION, TESTING, AND CERTIFICATION ACTIVITIES FOR ALL PUMP STATIONS, MAIN LINES, SERVICES, AND APPURTENANCES. IF STANDARDS AND SPECIFICATIONS ARE NOT AVAILABLE, THE CONTRACTOR SHALL OBTAIN FROM THE LATEST STANDARDS AND SPECIFICATIONS ADOPTED BY LOCAL UTILITIES, LOCAL GOVERNMENTAL REGULATIONS, OR THE MANUFACTURER'S RECOMMENDED INSTALLATION PROCEDURES, WHICHEVER IS SPECIFICALLY THE MOST RESTRICTIVE.

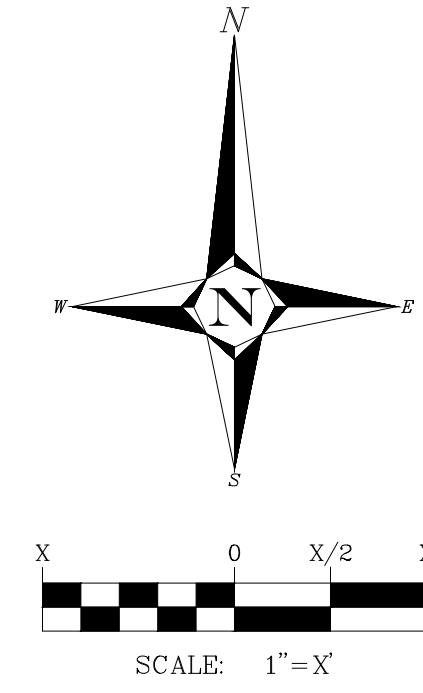
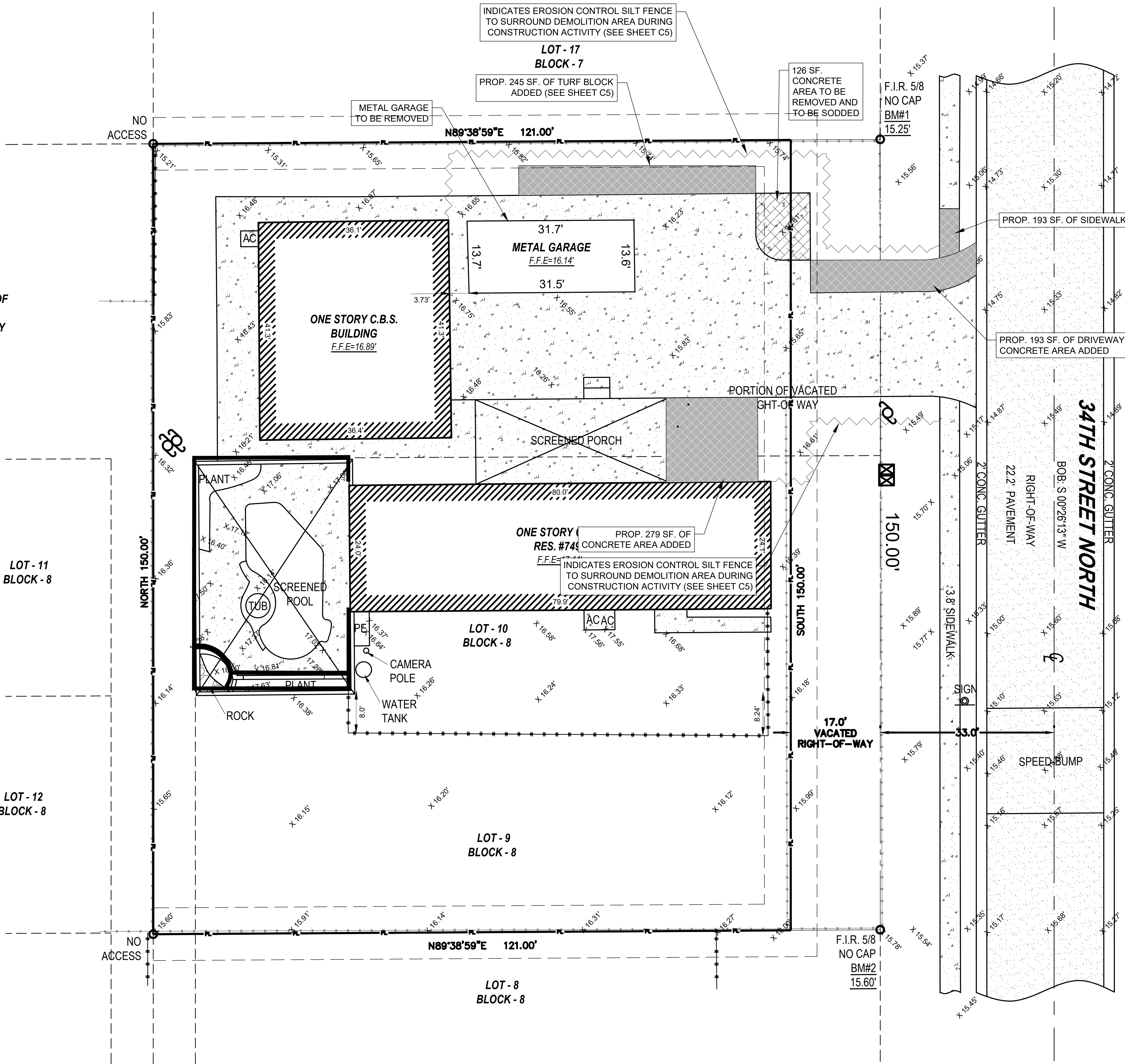
STORMWATER PIPE INSTALLATION AND MISCELLANEOUS EXCAVATIONS

UNLESS OTHERWISE NOTED ON THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL PERFORM THE EXCAVATION, BEDDING, JOINTS, AND BACKFILL OPERATIONS IN ACCORDANCE WITH THE POTABLE WATER WASTEWATER COLLECTION INSTALLATION SPECIFICATIONS, LOCAL GOVERNMENTAL REGULATIONS OR STANDARDS, F.D.O.T. STANDARDS AND SPECIFICATIONS, OR MANUFACTURER'S RECOMMENDED INSTALLATION PROCEDURES, WHICHEVER IS SPECIFICALLY THE

MAINDER OF
VACATED
HT-OF-WAY

LOT - 11
BLOCK - 8

LOT - 12
BLOCK - 8



LEGAL DESCRIPTION

LOTS 9 AND 10, BLOCK 8, GANBRIDGE HUB" SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 118, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, TOGETHER WITH THAT PORTION OF VACATED 60.00 FOOT RIGHT-OF-WAY LYING SOUTH OF LOT 17, BLOCK 7, AND NORTH OF LOT 10, BLOCK 8, OF SAID GANBRIDGE "HUB" SUBDIVISION, AND BETWEEN THE EAST LINE OF LOT 10 AND THE CENTER LINE OF THE VACATED 16.00 FOOT ALLEY WEST OF LOT 10 EXTENDED NORTH. ALSO, THAT PORTION OF THE EAST 1/2 OF VACATED 16.00 FOOT ALLEY LYING WEST OF AND ADJACENT TO LOTS 9 AND 10, BLOCK 8, AND BETWEEN THE SOUTH LINE OF LOT 9 AND THE NORTH LINE OF LOT 10 EXTENDED WEST.

LESS THAT PART OF 34TH STREET NORTH LYING WITHIN 50 FEET OF THE EAST SECTION LINE PER THE BOARD OF COUNTY COMMISSIONERS BOOK 23, PAGE 253 DATED APRIL 12, 1949.

CONTAINING 18,150 SQUARE FEET OR 0.417 ACRES, MORE OR LESS.

FLOOD ZONE INFORMATION

THE SITE APPEARS TO BE IN FLOOD ZONE X, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 120251, MAP NUMBER 12103C0208J, EFFECTIVE DATE AUGUST 24, 2021 (MAP INDEX NUMBER 12103CIND2C, EFFECTIVE DATE AUGUST 24, 2021).

PROP. 190 LF(±) OF SILT FENCE

LEGEND

- PROP. AREA REMOVED
- PROP. AREA ADDITION
- EXIST. CONCRETE AREA
- PROPERTY LINE
- SILT FENCE
- EXIST. SPOT ELEVATION

NOTE: LIGHTER TONE INDICATES EXISTING CONDITION.

THE UNDERGROUND UTILITIES SHOWN WITHIN THE PLAN SET PROVIDED BY VICKSTROM ENGINEERING HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. VICKSTROM ENGINEERING MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE OF ALL SUCH UTILITIES IN THE AREA. VICKSTROM ENGINEERING FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN WITHIN THE PLAN SET ARE IN THE EXACT LOCATION INDICATED.

TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JASON D. KINNEY, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

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DEMOLITION & EROSION CONTROL PLAN
CAMPOS DUPLEX

7490 34TH STREET NORTH
PINELLAS PARK, FL. 33781

CLIENT

BAYSHORE CAPITAL
VENTURES LLC

7704 WILDWOOD WAY
JACKSONVILLE, FL. 32256-7141

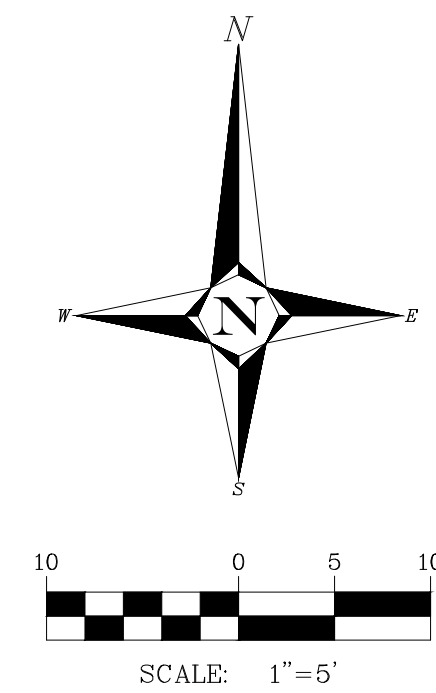
REVISIONS:

JASON D. KINNEY, P.E.
P.E. No. 62547
State of Florida

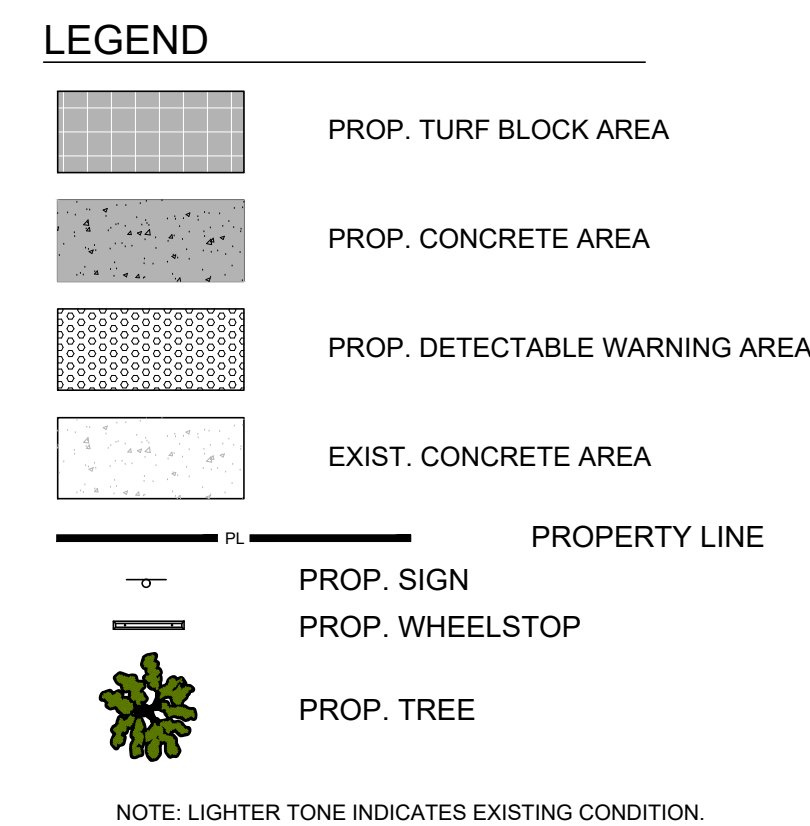
DATE: 9.11.25
SCALE: N.T.S.
DRN. BY: SKH
CHK'D. BY: JDK

PROJ. No. 13580

Sheet C2



SITE INFORMATION:	
TOTAL SITE AREA:	0.417 AC. or 18,150 SF.
ZONING:	PINELLAS COUNTY
PID:	27-30-16-30024-008-0100
EXISTING USE:	SINGLE FAMILY
WETLANDS:	N/A
AREA CALCULATIONS	
EXISTING	
IMPERVIOUS:	
BUILDING:	3,418 SF.
CONCRETE ON-SITE:	5,286 SF.
CONCRETE OFF-SITE:	785 SF. (NOT INCLUDED)
TOTAL IMPERVIOUS:	8,704 SF.
PERVIOUS:	
	9,446 SF.
PROPOSED	
IMPERVIOUS:	
BUILDING:	3,418 SF.
CONCRETE ON-SITE:	5,486 SF.
CONCRETE OFF-SITE:	907 SF. (NOT INCLUDED)
TOTAL IMPERVIOUS:	8,904 SF.
PERVIOUS:	
	9,246 SF.
IMPERVIOUS SURFACE RATIO (I:S.R.):	49%
FLOOR AREA RATIO (F.A.R.):	51%



VES
VICKSTROM
ENGINEERING SERVICES, INC.

132 Mirror Lake Drive N., Suite 202
St. Petersburg, FL 33701
Telephone No. (727) 694-0404
Registry No. 30184

SITE PLAN
CAMPOS DUPLEX
7490 34TH STREET NORTH
PINELLAS PARK, FL. 33781

CLIENT
BAYSHORE CAPITAL
VENTURES LLC
7704 WILDWOOD WAY
JACKSONVILLE, FL. 32256-7141

REVISIONS:

Digitally signed by Jason D Kinney
Date: 2025.09.23 09:56:09 -04'00'

JASON D. KINNEY, P.E.
P.E. No. 62547
State of Florida

DATE:	9.11.25
SCALE:	N.T.S.
DRN. BY:	SKH
CHK'D. BY:	JDK

PROJ. No. 13580

Sheet C3

THE UNDERGROUND UTILITIES SHOWN WITHIN THE PLAN SET PROVIDED BY VICKSTROM ENGINEERING HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. VICKSTROM ENGINEERING MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE OF ALL SUCH UTILITIES IN THE AREA. VICKSTROM ENGINEERING FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN WITHIN THE PLAN SET ARE IN THE EXACT LOCATION INDICATED.

TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES.

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MAINDER OF
VACATED
HT-OF-WAY

LOT - 11
BLOCK - 8

LOT - 12
BLOCK - 8

LOT - 8
BLOCK - 8

LOT - 17
BLOCK - 7

PROP. 245 SF. OF TURF
BLOCK TO BE ADDED
(SHEET C-5 FOR DETAIL)

PROP. 125 SF. CONC.
AREA TO BE REMOVED

DRIVEWAY EXPANSION,
PROP. 193 SF. CONC.
AREA TO BE ADDED

F.I.R. 5/8
NO CAP
BM#1
15.25'

8 PROP. 33 SF. CONC. SIDEWALK

PROP. 80 SF. GROUND COVER
(SEE LANDSCAPE NOTES)

PROP. 279 SF. 4" CONCRETE PARKING
DOWEL IN WITH #4 BARS TO ADJACENT
CONCRETE.

34TH STREET NORTH

RIGHT-OF-WAY
22.2' PAVEMENT

2' CONC. GUTTER

SIGN

SPEED BUMP

17.0'
VACATED
RIGHT-OF-WAY

F.I.R. 5/8
NO CAP
BM#2
15.60'

NO
ACCESS

NO
ACCESS

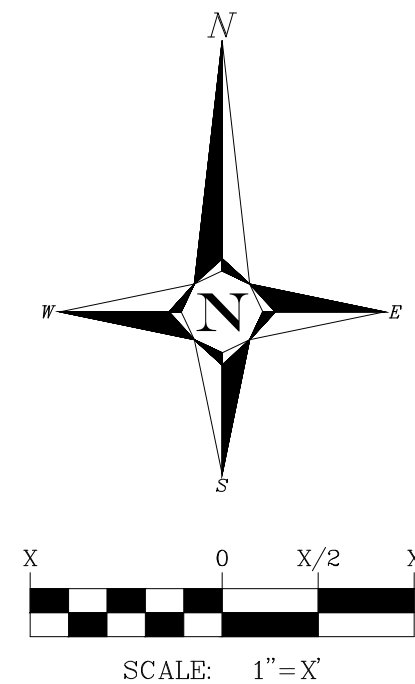
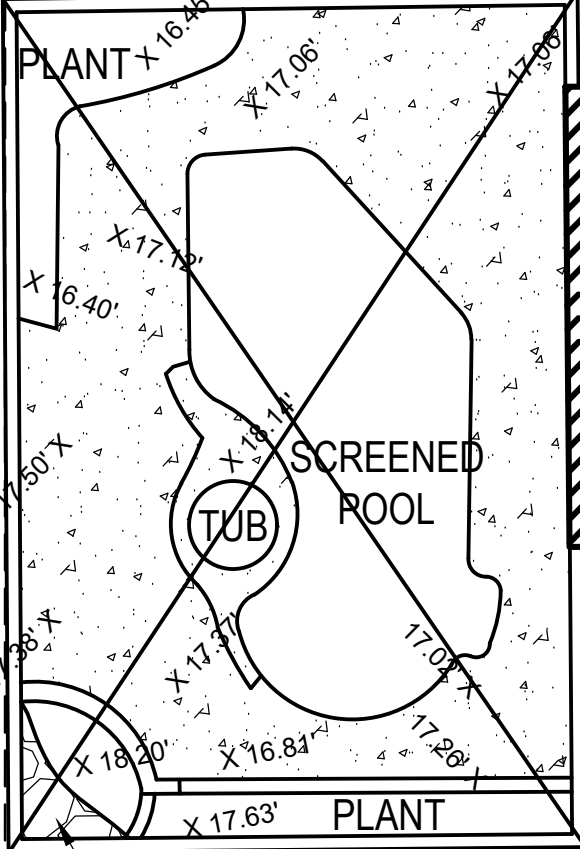
ONE STORY C.B.S.
BUILDING
F.F.E=16.89'

ONE STORY C.B.S.
RES. #7490
F.F.E=17.44'

LOT - 10
BLOCK - 8

LOT - 9
BLOCK - 8

LOT - 8
BLOCK - 8



IMPROVEMENTS LEGEND

- 1 PROPOSED 6" WIDE WHITE PAINT PER FDOT INDEX 711-001
 - 2 PROPOSED 24" WIDE STOP BAR WHITE PAINT PER FDOT INDEX 711-001
 - 3 PROPOSED DIRECTIONAL ARROW WHITE PAINT PER FDOT INDEX 711-001
 - 4 PROPOSED HANDICAP SIGN WHITE PAINT PER FDOT INDEX 711-001
 - 5 PROPOSED CONCRETE WHEELSTOP/BUMPER GUARD PER FDOT INDEX 520-001
 - 7 PROPOSED DETECTABLE WARNING SURFACE PER FDOT INDEX 522-002
 - 8 CONSTRUCT HANDICAP RAMP @ SLOPE 12:1 (MAX.) PER FDOT INDEX 522-002
 - 9 PROPOSED TREE
 - 10 IT IS THE CONTRACTOR'S RESPONSIBILITY TO REMOVE THE STEPS.
 - 11 IT IS THE CONTRACTOR'S RESPONSIBILITY TO REMOVE THE METAL GARAGE.
- M&M MEET & MATCH EXISTING GRADE, GRADE TO DRAIN

GRADING & DRAINAGE NOTES

1. JURISDICTIONAL LAND DISTURBANCE PERMIT SHALL BE DISPLAYED ON SITE AT ALL TIMES DURING CONSTRUCTION AND BE VISIBLE TO THE PUBLIC.
2. PROPOSED SPOT ELEVATIONS ARE TO THE TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
3. ALL REQUIRED FILL SHALL BE CLEAN, SUITABLE MATERIAL.
4. ALL AREAS DISTURBED OUTSIDE LIMITS OF GRADING SHOWN ON THE PLANS SHALL BE RESTORED TO EXISTING CONDITIONS OR BETTER BY THE CONTRACTOR.
5. CONTRACTOR SHALL MEET AND MATCH EXISTING (M.E.) PAVEMENT ALONG SAW-CUT LIMITS.
6. ADA ACCESSIBLE AREAS SHALL NOT HAVE A CROSS-SLOPE THAT EXCEEDS 2.00% MAXIMUM.

LEGEND

- PROP. TURF BLOCK AREA
- PROP. CONCRETE AREA
- EXIST. CONCRETE AREA
- PROP. AREA TO BE SODDED
- PROPERTY LINE
- PROP. TREE
- EXIST. SPOT ELEVATION
- NOTE: LIGHTER TONE INDICATES EXISTING CONDITION.

ALL CONSTRUCTION ACTIVITIES WITHIN
RIGHT-OF-WAY SHALL BE IN ACCORDANCE
WITH THE LATEST EDITION OF THE FLORIDA
DEPARTMENT OF TRANSPORTATION
ROADWAY AND TRAFFIC DESIGN STANDARDS
AND THE LOCAL REGULATORY AGENCY
CONSTRUCTION STANDARDS.

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PAVING GRADING & DRAINAGE PLAN
CAMPOS DUPLEX

7490 34TH STREET NORTH
PINELLAS PARK, FL. 33781

CLIENT
BAYSHORE CAPITAL
VENTURES LLC
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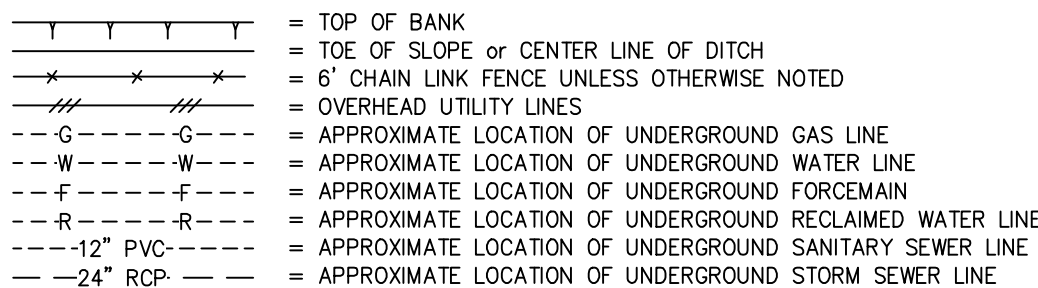
REVISIONS:

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P.E. No. 62547
State of Florida

DATE: 9.11.25
SCALE: N.T.S.
DRN. BY: SKH
CHK'D. BY: JDK

PROJ. No. 13580

Sheet C4









CHECKED BY:	SCALE:	DRAWN BY:	JOB NO.	DRAWING PATH:	SHEET
DHR	1" = 10'	MA	5658-01	H:\JN\5658\DWG\5658B.DWG	1 OF 1

Exhibit E: Aerial Map

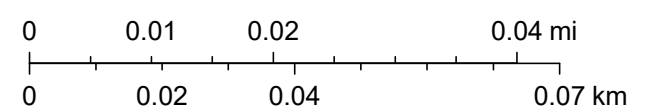


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 Master Address Points
  Pinellas Park
  Parcels

Aerials 2024
 Red: Band_1
 Green: Band_2
 Blue: Band_3

1:1,128

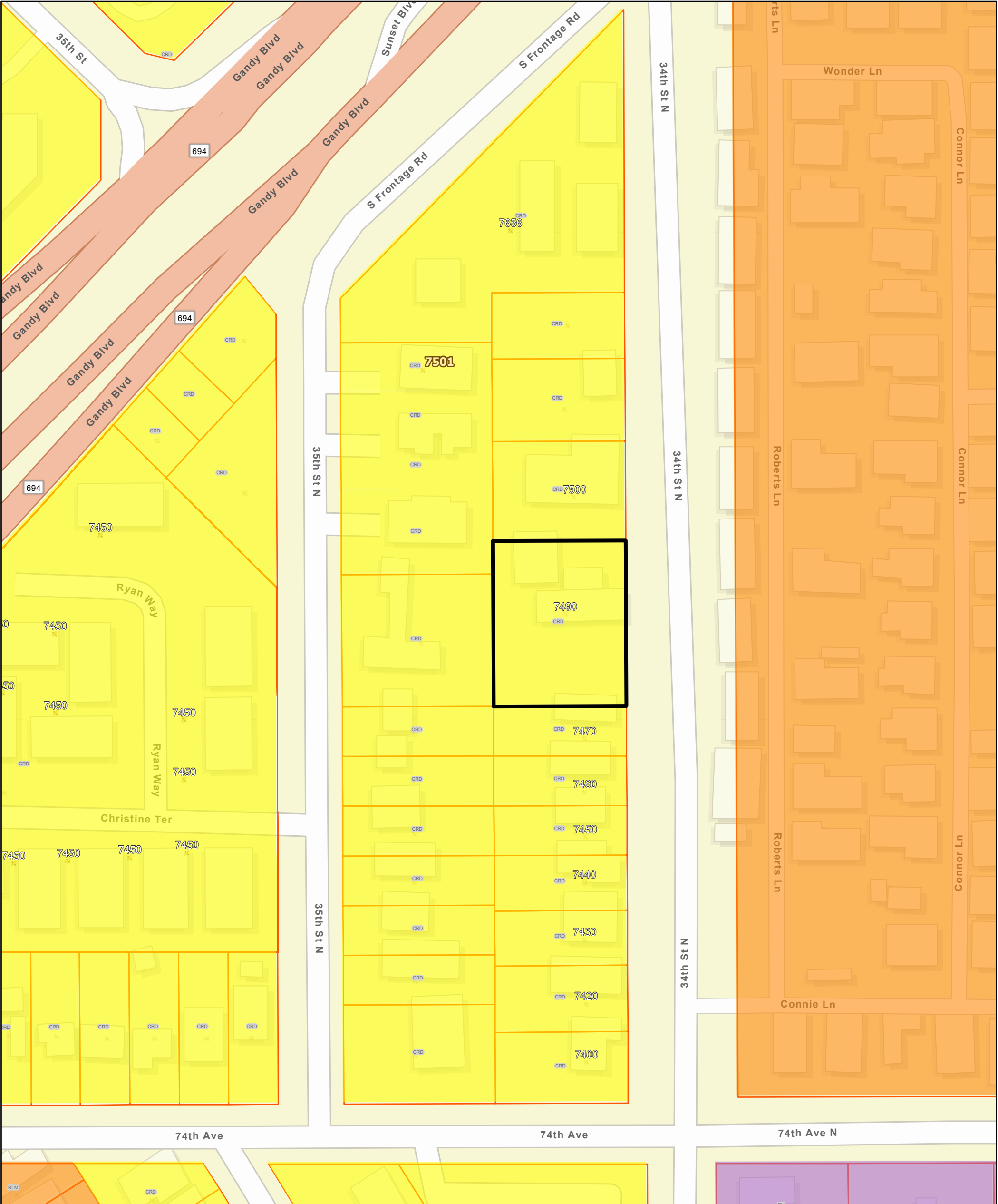


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ArcGIS Web AppBuilder

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Exhibit F: Future Land Use Map

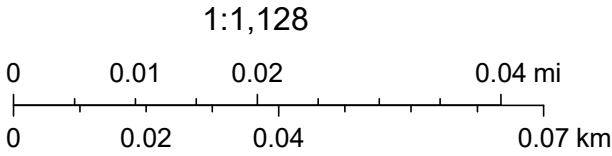


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Land Use (Pinellas Park)

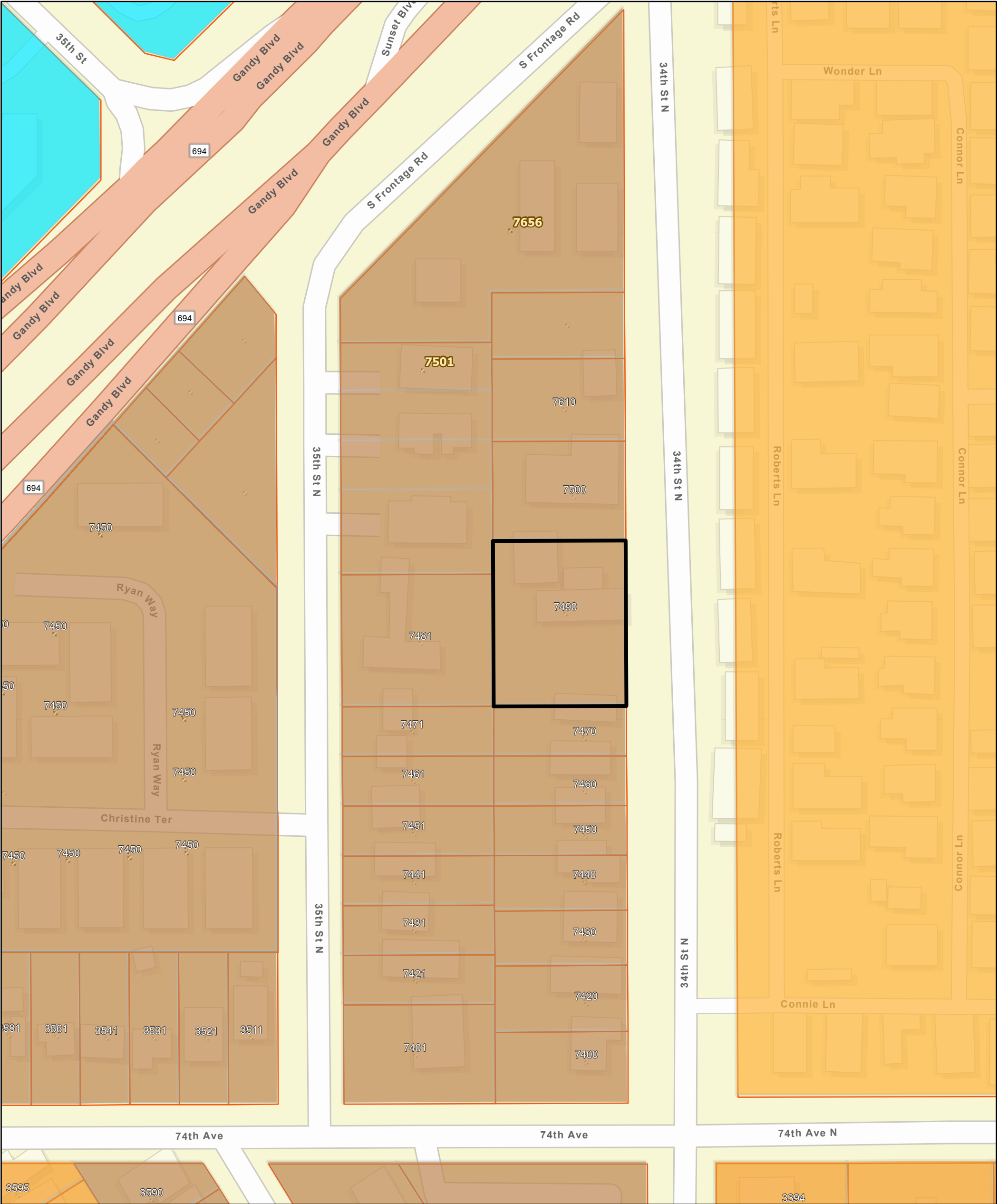
- Community Redevelopment District - CRD
- Residential Low Medium - RLM
- Residential Urban - RU

- Master Address Points
- Pinellas Park
- Parcels



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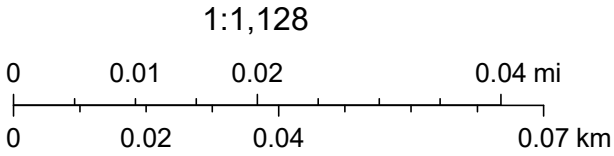
Exhibit G: Zoning Map



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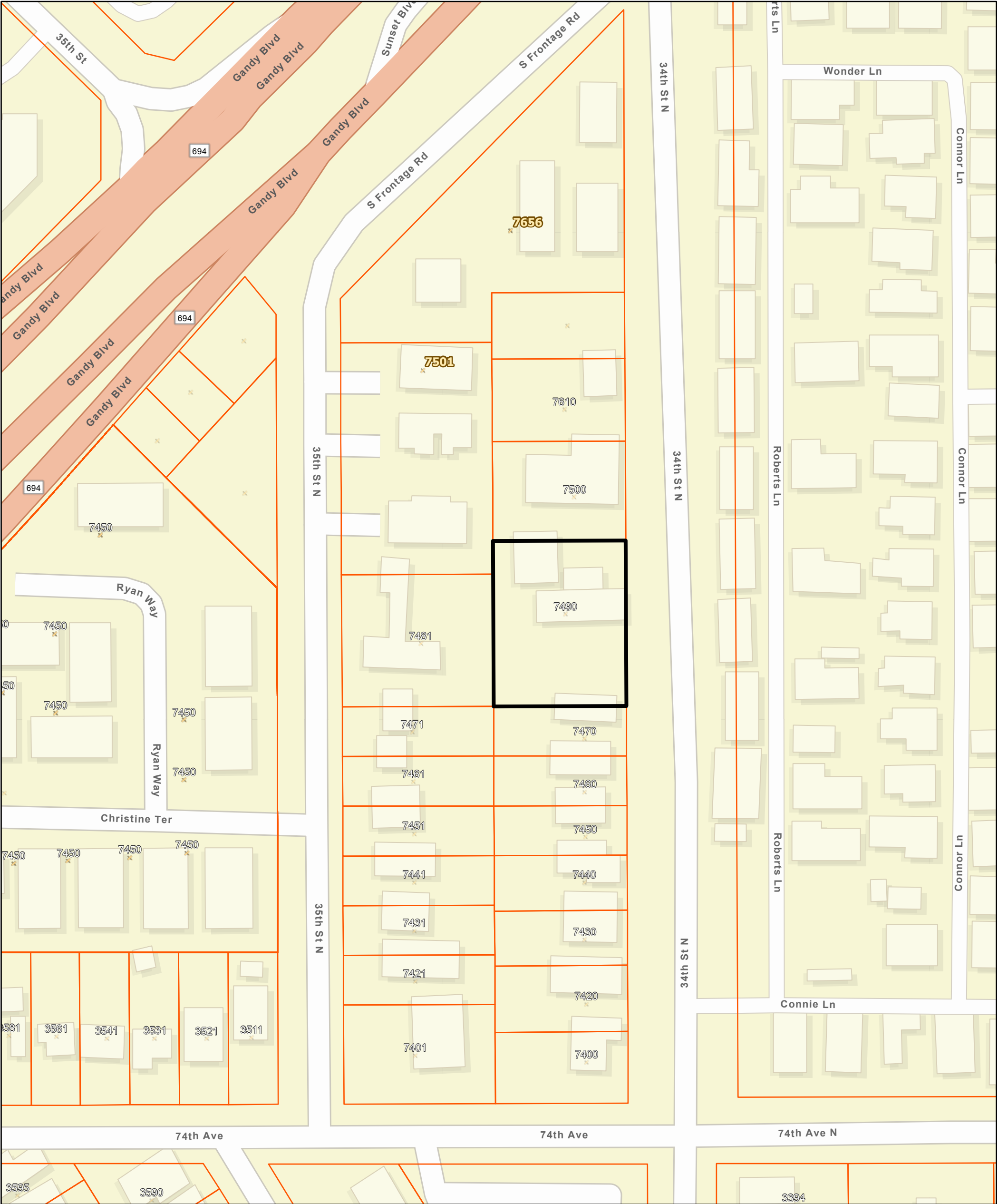
Zoning (Pinellas Park)

- General Office - GO
- Duplex Residential - R-4
- Multifamily Residential - R-5
- Mobile Home Park - T-2
- Master Address Points
- Pinellas Park
- Parcels



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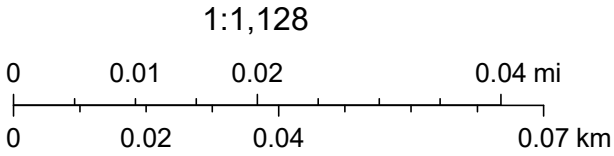
Exhibit H: Flood Insurance Rate Map



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FEMA Flood Hazard Areas

- Area of Minimal Flood Hazard (X)
- Panel Extent
- Master Address Points
- Parcels



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