



Prepared by: Todd Biron  
Senior Planner

## I. APPLICATION DATA

A. **Case Number:** WAV-0825-00023

B. **Location:**

**Address:** 6901 Park Boulevard North

**Parcel Number:** 30-30-16-35064-000-0090

C. **Request:** A landscape waiver to the requirement that prohibited tree species (Brazilian Pepper) be removed during development.

D. **Legal Ad Text:** Request for a landscape waiver to the requirement that prohibited tree species (Brazilian Pepper) be removed at 6901 Park Boulevard North.

E. **Applicant:** Christopher Chin (GFT Inc)

F. **Property Owner:** PARK BLVD STORAGE LLC

G. **PARC Meeting:** September 16, 2025

H. **Public Hearings:**

**City Council Public Hearing Date:** October 23, 2025

**Advertising Date:** October 8, 2025

## II. BACKGROUND INFORMATION

A. **Case Summary:** The subject property is developed with several storage buildings. There is drainage infrastructure in the southern portion of the property and a drainage canal that runs along the southeast property line. While the site was annexed into the City as is, new development can trigger various code requirements, such as the removal of prohibited tree species.

In the northeast corner of the property is a somewhat secluded area of vegetation that includes Brazilian Pepper trees, a prohibited species per Section 18-1533.10(C) of the Land Development Code. Florida State Statutes prohibit the planting of new Brazilian Pepper trees; however, it does not state that it must be removed if it is existing.

At a meeting with the applicant and property owner, staff from the Public Works department discussed a future Capital Improvement Project (CIP) in the subject area with intentions to improve the stormwater canal. During this CIP, invasive species will be removed from the site. The City is working with the property owner to obtain an easement over this area for that work and for future maintenance. The City will maintain this area in the future if granted an easement. The City is requesting this easement to facilitate the CIP and for ease of future maintenance.

The Pinellas Park Water Management District was notified of this request and does not object to this request.

B. **Site Area:** 246,946 sf / 5.66 acres

- C. **Property History:** The subject site is part of lot 9 of the Haines Road Farms No. 4 plat recorded in 1946. The subject property was developed on 1980 with several storage buildings totaling about 64,00 square feet. In 2020, the property annexed into the City of Pinellas Park via Ordinance 4118 (case no. AX 2020-08). Several provisions of the annexation agreement have since expired. The current business on site is Extra Space Storage.
- D. **Existing Use:** Storage Faculty
- E. **Proposed Uses:** Storage Faculty (no change)
- F. **Current Future Land Use:** Commercial General (CG)
- G. **Current Zoning District:** Heavy Commercial (CH)
- H. **Flood Zone:** X-shaded, AE-10
- I. **Evacuation Zone:** C
- J. **Vicinity Characteristics:**

	<b>ZONING</b>	<b>LAND USE</b>	<b>EXISTING</b>
<b>NORTH</b>	B-1, R-1	CG, RU	Drainage Pond, Single-Family Homes
<b>SOUTH</b>	CH, B-1	CG, RU	Car Wash, Car Sales, Single-Family Home
<b>EAST</b>	CH, B-1	CG, RU	Car Wash, Car Sales, Single-Family Home
<b>WEST</b>	B-1	CG	Sam's Club

### 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 developed, or appropriate to be developed, in a manner designed to provide communitywide and countywide commercial goods and services; and to recognize such areas as primarily consistent with the need, relationship to adjoining uses and with the objective of encouraging a consolidated, concentrated commercial center providing for the full spectrum of commercial uses.*

##### 2. **Key Standards:**

**Use Characteristics** – Those uses appropriate to and consistent with these categories include:

- **Primary Uses** – Office; Personal Service/Office Support; Retail Commercial; Commercial/Business Service; Wholesale/Distribution (Class A); Storage/Warehouse (Class A); Temporary Lodging.
- **Secondary Uses** – Commercial Recreation; Residential; Residential Equivalent; Institutional; Transportation/Utility; Recreation/Open Space; Research/Development; Light Manufacturing/Assembly (Class A).

**Locational Characteristics** – This category is generally appropriate to locations in and adjacent to activity centers where surrounding land uses support and are compatible with intensive commercial use; and in areas in proximity to and with good access to major transportation facilities, including mass transit.

**Density/Intensity Standards** - Shall include the following:

- **Residential Use** - Shall not exceed twenty-four (24) dwelling units per acre.



- *Residential Equivalent Use* – Shall not exceed an equivalent of 2.0 to 3.0 beds per permitted dwelling unit at 24 dwelling units per acre. The standard for the purpose of establishing relative intensity and potential impacts shall be the equivalent of 2.5 beds per dwelling unit.
- *Non-Residential Use* – Shall not exceed a floor area ratio (FAR) of .55, nor an impervious surface ratio (ISR) of .90, except as provided for in the "Special Rules" of the Countywide Plan Rules. The standard for the purpose of establishing relative intensity and potential impacts shall be a FAR of .33 and an ISR of .68
- *Mixed Use* - Shall not exceed in combination, the respective number of units per acre and floor area ratio permitted, when allocated in their respective proportion to the net land area of the property.

### **3. Relevant Policies:**

#### *POLICY LU.1.2.4*

*Through the development regulations, protection and buffering shall be provided for incompatible land uses that abut each other.*

#### *POLICY LU.1.15.5*

*Commercial areas shall be buffered from surrounding streets and uses, through appropriate landscaping and setbacks, in order to facilitate an optimal transition.*

#### *POLICY LU.1.16.1*

*Maintain a sufficient supply of industrial land with a minimum of adverse effects on abutting properties.*

### **4. Staff Analysis:**

The Comprehensive Plan does not contain explicit policies on the removal or retention of prohibited tree species. The plans' policies call for appropriate buffering and the minimization of the subject sites impact on abutting properties. As a nuisance tree species, the prohibited trees that are requested to be retained could provide adverse impacts to those abutting properties if not maintained. Staff finds that the proposed waiver is inconsistent with and unsupported by the Goals, Objectives, and Policies of the Comprehensive Plan.

## **B. Zoning District / Land Development Code Standards:**

### **1. Zoning District Purpose / Intent:**

*The "CH" Heavy Commercial District is established in order to identify and provide those geographic areas within the City of Pinellas Park that are appropriate for the development and maintenance of a heavy commercial/light manufacturing and warehousing environment. This district is intended primarily for compatible retail, wholesale, distribution and light manufacturing operations, none of which require large areas for outdoor storage or display, and that do not involve the use of materials, processes, or machinery likely to cause undesirable effects upon neighboring properties, together with accessory uses and public facilities, customary to or required for such an environment.*

*Areas of the City for which this zoning category is appropriate are indicated on the Land Use Plan Map as either Commercial General (CG), Industrial Limited (IL), or Community Redevelopment District (CRD). No residential development is permitted in the "CH" Heavy Commercial District.*

### **2. Key Standards:**

**SECTION 18-1523. - "CH" HEAVY COMMERCIAL DISTRICT**  
**Sec. 18-1523.4. - DIMENSIONAL AND AREA REGULATIONS.**

#### **(A) MINIMUM LOT REQUIREMENTS.**

1. Lot Area: Fifteen thousand (15,000) square feet.
2. Lot Width: One hundred (100) feet.
3. Lot Depth: One hundred fifty (150) feet.
4. Lots of record not meeting the lot area, width, or depth requirements of this section and having been of record prior to August 25, 1977 may be used for a permitted or conditional use provided that all other dimensional regulations will apply.

#### **(B) MINIMUM YARD SETBACK REQUIREMENTS.**



1. *Front Yard Setback: Twenty (20) feet.*
  2. *Secondary Front Yard Setback: Twenty (20) feet.*
  3. *Side Yard Setback: Five (5) feet; ten (10) feet is required if abutting a residential zoning district.*
  4. *Rear Yard Setback: Fifteen (15) feet.*
  5. *For corner, double frontage and multiple frontage lots, see Section 18-1503.7, "Yard Determinations."*
  6. *Refer to Section 18-1503.8 for measurement of yard setbacks on lots adjacent to rights-of-way of insufficient width.*
  7. *Refer to Section 18-1504.3(G) for special yard setbacks for additions to buildings in existence as of August 14, 1997.*
- (C) *MAXIMUM LOT COVERAGE. Seventy-five (75) percent.*
- (D) *MINIMUM FLOOR AREA. Three hundred (300) square feet.*
- (E) *MAXIMUM BUILDING HEIGHT. Forty (40) feet, excluding mechanical and/or elevator penthouse (additional height may be granted as a conditional use). See Section 18-1503.13, "Exclusion from Height Limits", for height limit exclusions.*
- (F) *FLOOR AREA RATIO.*
1. *Forty-five hundredths (0.45) in CG.*
  2. *Forty-five hundredths (0.45) in CRD.*
  3. *Fifty-five hundredths (0.55) in IL.*
- (G) *MINIMUM BUILDING SEPARATION. Must meet Florida Building Code separation requirements.*

## **SECTION 18-1533. - LANDSCAPING REGULATIONS**

### **Sec. 18-1533.10. - TREE MATERIAL STANDARDS.**

- (C) *PROHIBITED TREES. The following species of trees shall not be propagated within the City of Pinellas Park.*

Common Name	Scientific Name
Australian Pine	Casuarina spp.
Brazilian Pepper	Schinus spp.
Chinaberry	Melia azedarach
Ear Tree	Enterolobium cyclocarpum
Eucalyptus	Eucalyptus spp.
Punk	Melaleuca spp.
Silk Oak	Grevillea robusta
Woman's Tongue	Albizia spp.
Chinese Tallow	Sapium sebeferum

*Removal required. Where Punk (Melaleuca spp.), Australian pine (Casuarina spp.) or Brazilian pepper (Schinus spp.) exist on a site, they shall be removed prior to the approval of the final landscape inspection, except that where the removal of the above species would result in the destruction of the primary nesting ground or habitat site for any Florida Native Wildlife species as listed by the Florida Game and Freshwater Fish Commission, these requirements shall not apply. Where the above species exist as a part of or in direct association with a jurisdictional wetland ecosystem, the applicant shall be required to obtain all necessary permits from other agencies as required prior to the removal of this vegetation.*

### **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.

## **2. Staff Analysis:**

The applicant is requesting a landscape waiver to waive the requirement in Section 18-1533.10(C) that prohibited species of trees and plants be removed during development. The site contains a secluded area of Brazilian Pepper trees which are prohibited by the City and the state. The Land Development Code provides the option for relief in the form of a landscape waiver which is the purpose of this case. While the property owner may have legitimate reasons for leaving the trees in place, the City must also be cognizant of the precedent that is set.

## **C. Project Application Review Committee (PARC) Comments:**

The application and site plan details were discussed at the September 16, 2025 PARC meeting by all relevant departments/divisions. Community Compliance, in coordination with the Stormwater department, and had the following comments:

- There are concerns about homeless encampments within the subject area.
- Maintenance of the ditch could become an issue.
- A compromise can be achieved if the following conditions are met:
  - All invasive species are removed from the ditch bank.
  - Access to the property is made available by removing the chain-link fence along the ditch bank. The property owner will need to coordinate with the Stormwater department on this.

- Stormwater is granted access via a lock, key code, or access card to the facility front and back gate.
- All remaining foliage on the vacant section of the lot would need to be cut to a height of 8 feet to allow for clear visibility to deter homeless camps and trespassing



#### 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 Heavy Commercial (CH) Zoning District, per Section 18-1523 of the Land Development Code;
2. The requested landscape waiver could create adverse impacts on neighboring properties in the future if the invasive trees are able to spread; and
3. The request is inconsistent 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

9/30/25  
Date

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

9/30/2025  
Date

#### V. ACTION

##### CITY COUNCIL – MOVE TO:

##### A. APPROVE

##### B. APPROVE WITH THE FOLLOWING CONDITION:

1. That the property owner provide a drainage easement to the City for future maintenance of the drainage area.

##### C. DENY

- ...a landscape waiver request to the requirement that prohibited tree species (Brazilian Pepper) be removed during development.

#### VI. ATTACHMENTS

**Exhibit A:** Affidavit of Ownership

**Exhibit B:** Legal Description

**Exhibit C:** Project Narrative with Supporting Pictures

**Exhibit D:** Site Plan

**Exhibit E:** Aerial Map

**Exhibit F:** Land Use Map

**Exhibit G:** Zoning Map

**Exhibit H:** Flood Insurance Rate Map

**Exhibit I:** Site Photo





**Exhibit A**

**CITY OF PINELLAS PARK**  
**AFFIDAVIT OF OWNERSHIP**

STATE OF FLORIDA - COUNTY OF PINELLAS:

NAMES OF ALL PROPERTY OWNERS:

PARK BLVD STORAGE 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:

6901 Park Blvd, Pinellas Park, FL 33781

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

Please see attached Exhibit A Legal Description

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):

Request for a variance from Sec. 18-1533.10(C) of the City of Pinellas Park Land Development Code to waive the requirement to remove exotic vegetation across City-owned 20' Wide 8' deep concrete drainage swale within a City easement on the subject property. The vegetation is inaccessible due to the swale not reasonably within the applicant's ability to remove.

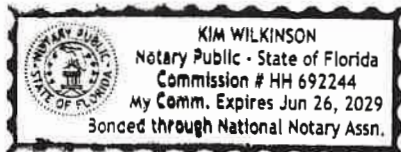
3. That the undersigned (has / have) appointed and (does / do) appoint Christopher Chin, PE as (his / their) agent(s) to execute any petitions or other documents necessary to affect such application.
4. That this affidavit has been executed to induce the City of Pinellas Park, Florida, to consider and 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.

[Signature]  
SIGNED (PROPERTY OWNER 1)

\_\_\_\_\_  
SIGNED (PROPERTY OWNER 2)

STATE OF FLORIDA

COUNTY OF SARASOTA



(SEAL ABOVE)

The foregoing instrument was acknowledged before me by means of

☒ physical presence or ☐ online notarization, this 22nd day of August, 2025.

By J.B. Baldwin Jr., 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. HH 692244

Kim Wilkinson Kim Wilkinson  
(Name of Notary- typed, printed or stamped)

## **EXHIBIT B**

### LEGAL DESCRIPTION

FARM 9, HAINES ROAD FARMS NO. 4, ACCORDING TO THE MAP THEREOF, AS RECORDED IN PLAT BOOK 22, PAGE 97, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LESS THAT PART DEEDED TO PINELLAS COUNTY FOR THE PUBLIC RIGHT OF WAY BY QUIT CLAIM DEED RECORDED NOVEMBER 27, 1974 IN OFFICIAL RECORDS 4237, PAGE 862, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

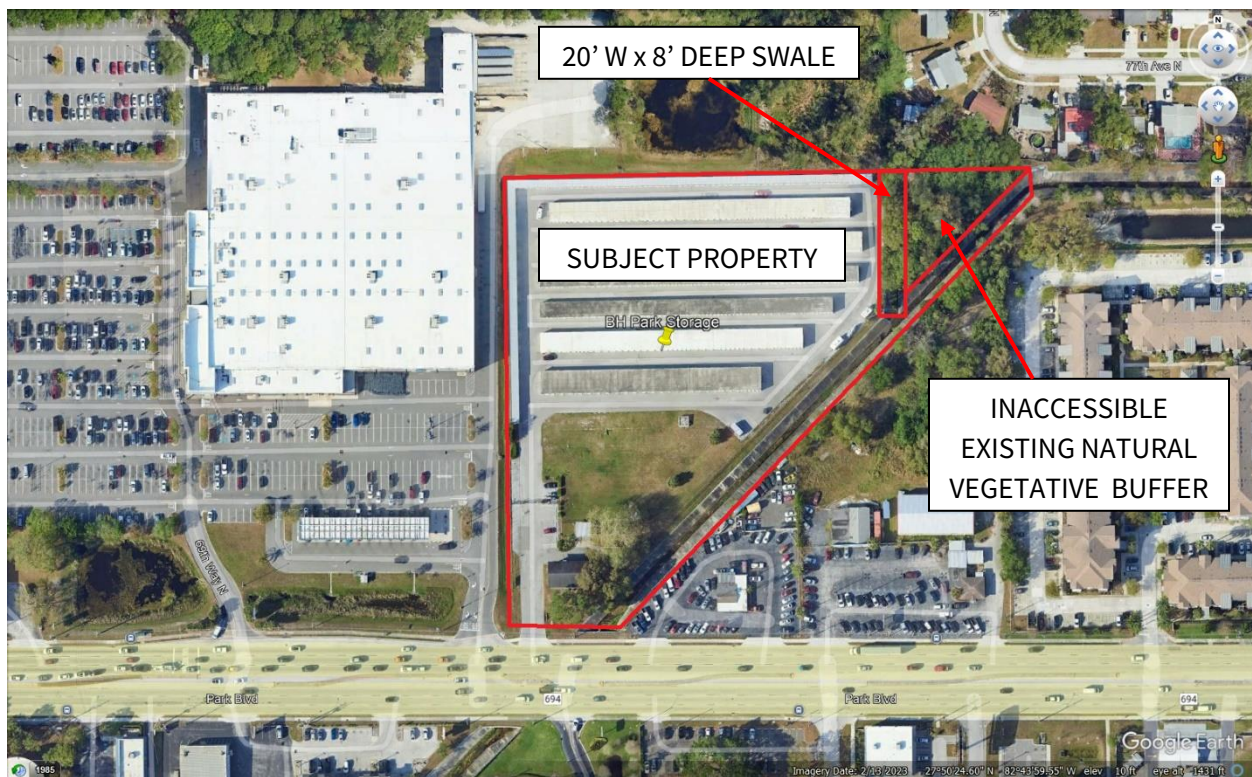


## **EXHIBIT C**

### **VARIANCE NARRATIVE – LANDSCAPING REQUIREMENT (SEC. 18-1533.10(C))**

#### **Applicant's Request**

The applicant respectfully requests a variance from Sec. 18-1533.10(C) of the City of Pinellas Park Land Development Code, which requires the removal of invasive species (Melaleuca, Australian Pine, and Brazilian Pepper) prior to final landscape approval. Specifically, relief is sought to waive removal requirements for invasive vegetation located across a 20-foot-wide, 8-foot-deep City-owned concrete drainage swale, within a City easement on the subject property located at 6901 Park Blvd., Pinellas Park Blvd, FL.



### Unique Conditions of the Property

- The property is divided by a large City-owned concrete swale approximately 20 feet wide and 8 feet deep.
- The invasive vegetation subject to removal exists on the far side of this swale, which is physically inaccessible from the buildable portion of the site.
- Safe access is not possible without disturbing the City's drainage facility, which is beyond the applicant's control.



*Photos 1 & 2: Concrete swale showing invasive vegetation on far side (inaccessible) and additional views of the concrete swale illustrating its depth and steep slope.*



## Hardship Created by Strict Code Application

Enforcing strict compliance would require the applicant to remove vegetation from across the swale. This presents several hardships:

1. No Safe Access: The width and depth of the swale prevent machinery or manual labor from reaching the vegetation.
2. Public Facility Conflict: Attempting removal would risk damaging the City's stormwater infrastructure.
3. Not Owner-Controlled: The vegetation is located in a City easement, not within the usable portion of the property.



*Photo 3: Existing chain-link fence with “No Trespassing” sign, indicating limited access.*



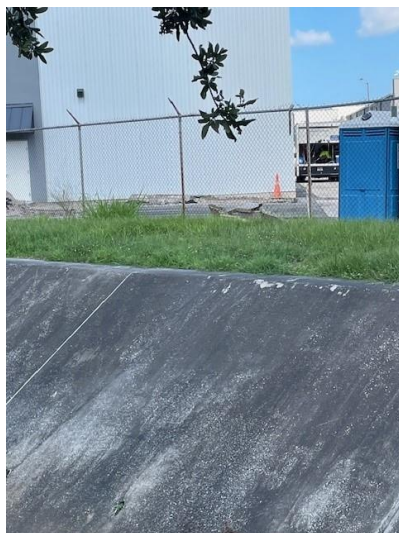
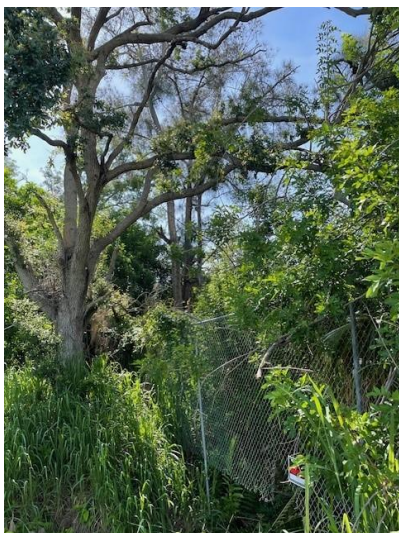
*Photo 4: Dense invasive vegetation and debris buildup across swale.*

### **Applicant's Good Faith Efforts to Comply**

- The applicant will remove all invasive vegetation located on the accessible side of the swale in compliance with the Code.
- A 6-foot-high PVC fence will be constructed along the accessible side of the swale to provide screening, security, and a clear maintenance boundary.
- On the inaccessible side of the swale, a natural vegetative buffer already exists. This buffer meets the requirements of a Type C buffer per the Pinellas Park Land Development Code, ensuring adequate screening and compatibility without disturbing the swale.
- It applies only to vegetation located across the swale within the City easement.
- The applicant will comply fully with removal requirements on all other accessible portions of the property.



*Photos 5 & 6: Existing natural vegetation along the inaccessible side that functions as a Type C buffer.*



*Photo 7 & 8: Existing fencing and vegetation on the accessible side where new PVC fencing will be installed.*

### **Consistency with Public Interest**

- Granting this variance will not harm the public interest:
- The City's drainage facility will remain undisturbed and continue to function.
- The existing natural buffer provides the intended visual and environmental screening required by the Code.
- The proposed PVC fence adds further protection and ensures long-term maintenance clarity.



*Photo 9: Example of adjacent fencing and drainage infrastructure confirming separation of uses.*

### **Conclusion**

The requested variance meets all criteria for approval:

- Unique condition: The property is divided by a deep, wide, City-owned swale.
- Hardship: Removal is impractical, unsafe, and outside the applicant's control.
- Not self-created: The condition exists due to City infrastructure.
- Minimum relief: Only the inaccessible portion across the swale is exempted.
- Public interest protected: Existing natural buffer + proposed fence provide equal or greater screening and compatibility.

Accordingly, the applicant respectfully requests approval of this variance.



## INDEX OF DRAWINGS

SECTION 30, TOWNSHIP 30S, RANGE 16E  
PINELLAS COUNTY, FLORIDA

A map of the state of Florida showing its county boundaries. Major cities are labeled with their names and corresponding state route numbers. A black arrow originates from a rectangular box on the left side of the map, which contains the text "PROJECT AREA" in a bold, italicized, sans-serif font. The arrow points directly to Pinellas County, which is located on the western coast of Florida, north of St. Petersburg and south of Clearwater. Other cities labeled on the map include Pensacola, Fort Walton Beach, Panama City, Tallahassee, Gainesville, Jacksonville, Ocala, Daytona Beach, Orlando, Kissimmee, Melbourne, Ft. Pierce, West Palm Beach, Ft. Lauderdale, Miami, Naples, Ft. Myers, St. Petersburg, Sarasota, Bradenton, Lakeland, Winter Haven, and Hialeah.

***PREPARED FOR***

***J.B. BALDWIN, CCIM***

**BALDWIN-HOWELL PROPERTIES**  
**2 N. TAMiami TRAIL, STE. 104**  
**SARASOTA, FLORIDA, 34236**

565 SOUTH HERCULES AVENUE  
CLEARWATER, FL 33764  
PHONE 727.822.4151  
WWW.TRANSYSTEMS.COM

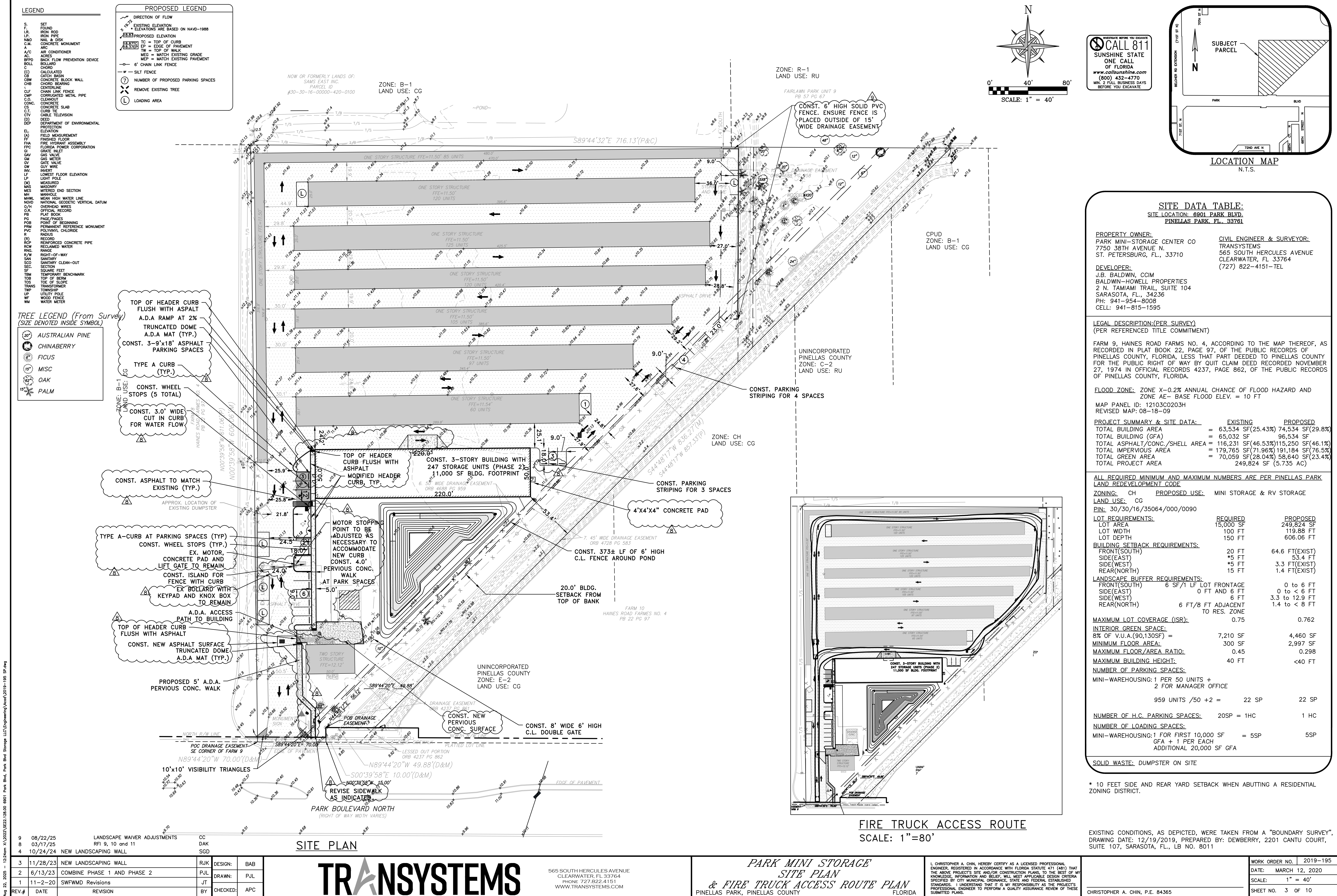
I, CHRISTOPHER A. CHIN, HEREBY CERTIFY AS A LICENSED PROFESSIONAL ENGINEER, REGISTERED IN ACCORDANCE WITH FLORIDA STATUTE 471 (481) THAT THE ABOVE PROJECT'S SITE AND/OR CONSTRUCTION PLANS, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, WILL MEET APPLICABLE DESIGN CRITERIA SET FORTH BY THE FLORIDIANAL ORDNANCE AND STATE OF FLORIDA'S BUILDING STANDARDS. I UNDERSTAND THAT IT IS MY RESPONSIBILITY AS THE PROJECT'S PROFESSIONAL ENGINEER TO PERFORM A QUALITY ASSURANCE REVIEW OF THESE SUBMITTED PLANS.

CHRISTOPHER A. CHIN, P.E. 84365









LEGEND			
S.	SET		
F.	FOUND		
L.P.	IRON PIPE		
N.M.	CONCRETE MONUMENT		
A/C	AIR CONDITIONER		
AC	ACRES		
B.F.P.	BACK FLOW PREVENTION DEVICE		
BOLL	BOLLARD		
C	CHORD		
(C)	CALCULATED		
CBW	CATCH BASIN		
CHB	CONCRETE BLOCK WALL		
CLF	CHAIN LINK FENCE		
CMP	CORRUGATED METAL PIPE		
C.O.	CLEANOUT		
CONC.	CONCRETE		
CS	CONCRETE SLAB		
C.T.	CURB TIE		
CTV	CABLE TELEVISION		
DEP	DEPARTMENT OF ENVIRONMENTAL PROTECTION		
EL.	ELEVATION		
(A)	FINISHED FLOOR		
FFA	FIRE HYDRANT ASSEMBLY		
FLC	FLUORIDE POWER CORPORATION		
GI	GRATE INLET		
GM	GAS VALVE		
GM	GAS METER		
GV	GATE VALVE		
GW	GUY WIRE		
LF	LOWEST FLOOR ELEVATION		
LP	LIGHT POLE		
(M)	MEASURED		
MAS	MASONRY		
MES	MISSED END SECTION		
MH	MANHOLE		
MHW	MEAN HIGH WATER LINE		
NVD	NATIONAL GEODETIC VERTICAL DATUM		
O/H	OVERHEAD WIRES		
O.R.	OFFICIAL RECORD		
PL	PLAT BOOK		
PG	PAGE/PAGES		
POB	POINT OF BEGINNING		
PRM	PERMANENT REFERENCE MONUMENT		
PVC	POLYVINYL CHLORIDE		
R	RADIUS		
(R)	RECORD		
RC	REINFORCED CONCRETE PIPE		
RWC	RECLAIMED WATER		
RNG	RANGE		
R/W	RIGHT-OF-WAY		
SAW	SAINT		
SOD	SANITARY CLEAN-OUT		
SEC.	SECTION		
SF	SQUARE FEET		
TBM	TEMPORARY BENCHMARK		
TOP	TOP OF BERM		
TOS	TRANSFORMER		
TOW	TOWNSHIP		
UP	UTILITY POLE		
WM	WOOD FENCE		
WM	WATER METER		

PROPOSED LEGEND			
18.87(1)	TC = TOP OF CURB		
18.37(2)	EP = EDGE OF PAVEMENT		
18.37(3)	TW = TOP OF WALK		
MEG	MATCH EXISTING GRADE		
MEP	MATCH EXISTING PAVEMENT		
6"	CHAIN LINK FENCE		
(S)	SILT FENCE		
(7)	NUMBER OF PROPOSED PARKING SPACES		
(X)	REMOVE EXISTING TREE		
(L)	LOADING AREA		

TREE LEGEND (From Survey)			
(20')	AUSTRALIAN PINE		
(15')	CHINABERRY		
(15')	FICUS		
(15')	MISC		
(15')	OAK		
(15')	PALM		

LANDSCAPE WAIVER ADJUSTMENTS			
9	08/22/25	CC	
8	03/17/25	DAK	
4	10/24/24	SGD	

REV.#	DATE	REVISION	BY	CHECKED
3	11/28/23	NEW LANDSCAPING WALL	RJK	DESIGN: BAB
2	6/13/23	COMBINE PHASE 1 AND PHASE 2	PJL	DRAWN: PJL
1	11-2-20	SWFWD Revisions	JT	CHECKED: APC

<u>SITE DATA TABLE:</u>		
<u>SITE LOCATION: 6901 PARK BLVD.</u> <u>PINELLAS PARK, FL. 33761</u>		
<u>PROPERTY OWNER:</u> PARK MINI-STORAGE CENTER CO 7750 38TH AVENUE N. ST. PETERSBURG, FL., 33710	<u>CIVIL ENGINEER &amp; SURVEYOR:</u> TRANSYSTEMS 565 SOUTH HERCULES AVENUE CLEARWATER, FL 33764 (727) 822-4151-TEL	
<u>DEVELOPER:</u> J.B. BALDWIN, CCIM BALDWIN-HOWELL PROPERTIES 2 N. TAMIAAMI TRAIL, SUITE 104 SARASOTA, FL., 34236 PH: 941-954-8008 CELL: 941-815-1595		
<u>LEGAL DESCRIPTION(PER SURVEY)</u> (PER REFERENCED TITLE COMMITMENT)		
FARM 9, HAINES ROAD FARMS NO. 4, ACCORDING TO THE MAP THEREOF, AS RECORDED IN PLAT BOOK 22, PAGE 97, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LESS THAT PART DEEDED TO PINELLAS COUNTY FOR THE PUBLIC RIGHT OF WAY BY QUIT CLAIM DEED RECORDED NOVEMBER 27, 1974 IN OFFICIAL RECORDS 4237, PAGE 862, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.		
<u>FLOOD ZONE:</u> ZONE X-0.2% ANNUAL CHANCE OF FLOOD HAZARD AND ZONE AE- BASE FLOOD ELEV. = 10 FT		
MAP PANEL ID: 12103C0203H REVISED MAP: 08-18-09		
<u>PROJECT SUMMARY &amp; SITE DATA:</u>	<u>EXISTING</u>	<u>PROPOSED</u>
TOTAL BUILDING AREA	= 63,534 SF(25.43%)	74,534 SF(29.8%)
TOTAL BUILDING (GFA)	= 65,032 SF	96,534 SF
TOTAL ASPHALT/CONC./SHELL AREA	= 116,231 SF(46.53%)	115,250 SF(46.1%)
TOTAL IMPERVIOUS AREA	= 179,765 SF(71.96%)	191,184 SF(76.5%)
TOTAL GREEN AREA	= 70,059 SF(28.04%)	58,640 SF(23.4%)
TOTAL PROJECT AREA		249,824 SF (5.735 AC)
<u>ALL REQUIRED MINIMUM AND MAXIMUM NUMBERS ARE PER PINELLAS PARK LAND REDEVELOPMENT CODE</u>		
<u>ZONING:</u> CH	<u>PROPOSED USE:</u>	MINI STORAGE & RV STORAGE
<u>LAND USE:</u> CG		
<u>PIN:</u> 30/30/16/35064/000/0090		
<u>LOT REQUIREMENTS:</u>	<u>REQUIRED</u>	<u>PROPOSED</u>
LOT AREA	15,000 SF	249,824 SF
LOT WIDTH	100 FT	119.88 FT
LOT DEPTH	150 FT	606.06 FT
<u>BUILDING SETBACK REQUIREMENTS:</u>		
FRONT(SOUTH)	20 FT	64.6 FT(EXIST)
SIDE(EAST)	5 FT	53.4 FT
SIDE(WEST)	5 FT	3.3 FT(EXIST)
REAR(NORTH)	15 FT	1.4 FT(EXIST)
<u>LANDSCAPE BUFFER REQUIREMENTS:</u>		
FRONT(SOUTH)	6 SF/1 LF LOT FRONTAGE	0 to 6 FT
SIDE(EAST)	0 FT AND 6 FT	0 to < 6 FT
SIDE(WEST)	6 FT	3.3 to 12.9 FT
REAR(NORTH)	6 FT/8 FT ADJACENT TO RES. ZONE	1.4 to < 8 FT
<u>MAXIMUM LOT COVERAGE (ISR):</u>	0.75	0.762
<u>INTERIOR GREEN SPACE:</u>		
8% OF V.U.A.(90,130SF) =	7,210 SF	4,460 SF
<u>MINIMUM FLOOR AREA:</u>	300 SF	2,997 SF
<u>MAXIMUM FLOOR/AREA RATIO:</u>	0.45	0.298
<u>MAXIMUM BUILDING HEIGHT:</u>	40 FT	<40 FT
<u>NUMBER OF PARKING SPACES:</u>		
MINI-WAREHOUSING: 1 PER 50 UNITS + 2 FOR MANAGER OFFICE		
959 UNITS /50 +2 =	22 SP	22 SP
<u>NUMBER OF H.C. PARKING SPACES:</u>	20SP = 1HC	1 HC
<u>NUMBER OF LOADING SPACES:</u>		
MINI-WAREHOUSING: 1 FOR FIRST 10,000 SF GFA + 1 PER EACH ADDITIONAL 20,000 SF GFA	= 5SP	5SP
<u>SOLID WASTE: DUMPSTER ON SITE</u>		

EXISTING CONDITIONS, AS DEPICTED, WERE TAKEN FROM A "BOUNDARY SURVEY", DRAWING DATE: 12/19/2019, PREPARED BY: DEWBERRY, 2201 CANTU COURT, SUITE 107, SARASOTA, FL., LB NO. 8011	
WORK ORDER NO.	2019-195
DATE:	MARCH 12, 2020
SCALE:	1" = 40'
SHEET NO.	3 OF 10

TRANSYSTEMS

565 SOUTH HERCULES AVENUE  
CLEARWATER, FL 33764  
PHONE 727.822.4151  
WWW.TRANSYSTEMS.COM

11-2-20 SWFWD Revisions  
DATE REVISION

11/28/23 NEW LANDSCAPING WALL  
6/13/23 COMBINE PHASE 1 AND PHASE 2

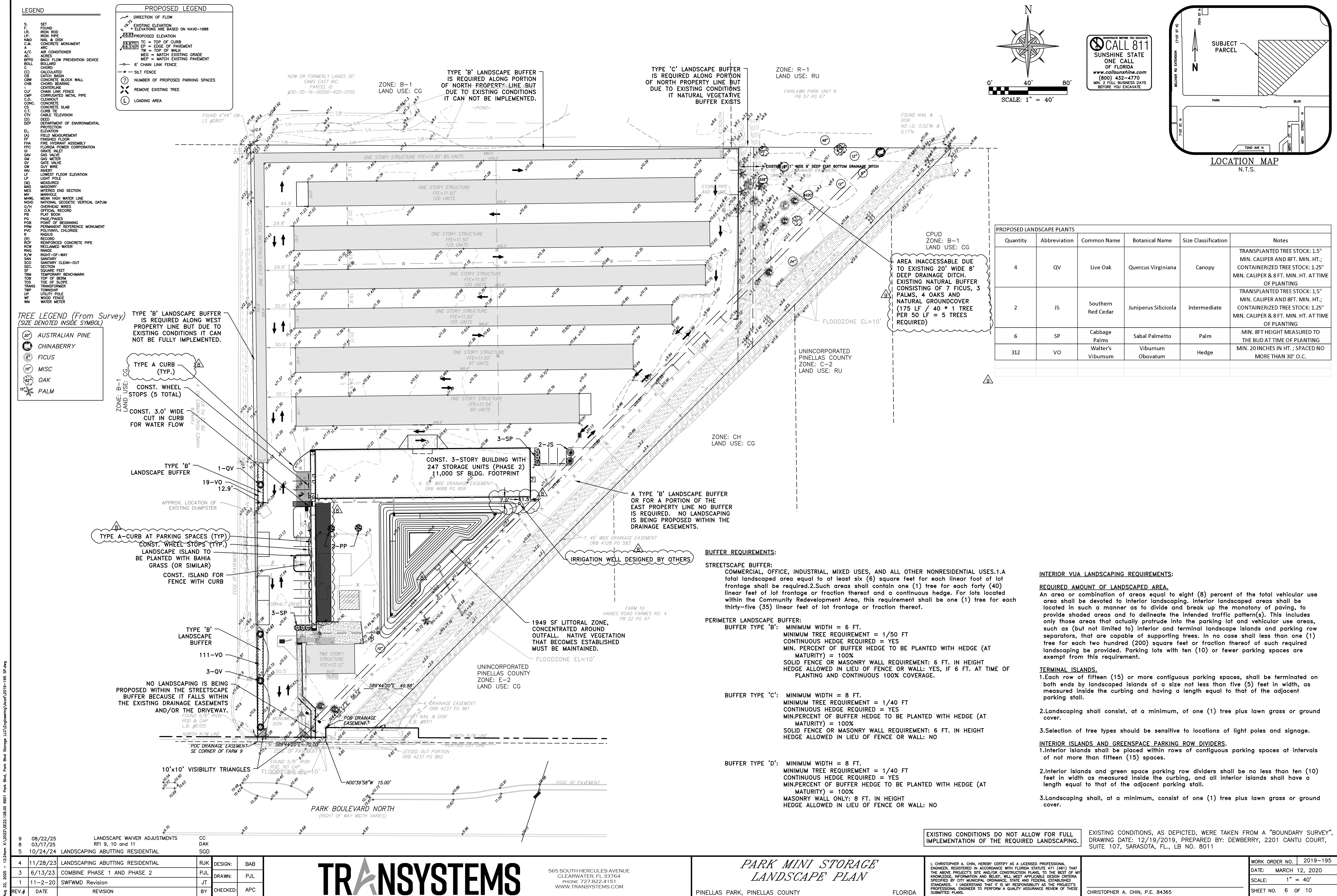
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PARK MINI STORAGE  
SITE PLAN  
& FIRE TRUCK ACCESS ROUTE PLAN  
PINELLAS PARK, PINELLAS COUNTY  
FLORIDA

I, CHRISTOPHER A. CHIN, HEREBY CERTIFY AS A LICENSED PROFESSIONAL ENGINEER, REGISTERED IN ACCORDANCE WITH FLORIDA STATUTE 471 (481) THAT THE ABOVE PROJECTS SITE AND/OR CONSTRUCTION PLANS, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, WILL MEET APPLICABLE DESIGN CRITERIA SPECIFIED BY CITY MUNICIPAL ORDINANCE, STATE AND FEDERAL ESTABLISHED STANDARDS. I UNDERSTAND THAT IT IS MY RESPONSIBILITY AS THE PROJECT'S PROFESSIONAL ENGINEER TO PERFORM A QUALITY ASSURANCE REVIEW OF THESE SUBMITTED PLANS.

WORK ORDER NO. 2019-195  
DATE: MARCH 12, 2020  
SCALE: 1" = 40'  
SHEET NO. 3 OF 10





LEGEND

- S. SET
- F. FOUND
- L.P. IRON PIPE
- L.P. IRON PIPE
- N.M. CONCRETE MONUMENT
- A/C. AIR CONDITIONER
- AC. ACRES
- B.P.D. BACK FLOW PREVENTION DEVICE
- BOLL. BOLLARD
- C. CHORD
- (C) CALCULATED
- C.B. CATCH BASIN
- C.B. CONCRETE BLOCK WALL
- C.B. CHORD BEARING
- C.L. CHAIN LINK FENCE
- C.M.P. CORRUGATED METAL PIPE
- C.O. CLEANOUT
- C.O. CONCRETE
- C.S. CONCRETE SLAB
- C.T. CURB TIE
- (D) DEED
- DEP. DEPARTMENT OF ENVIRONMENTAL PROTECTION
- E.L. ELEVATION
- (A) FINISHED FLOOR
- F.A. FIRE HYDRANT ASSEMBLY
- F.P.C. FLORIDA POWER CORPORATION
- G. GAS INLET
- G.V. GAS VALVE
- G.M. GAS METER
- G.V. GATE VALVE
- G.W. GUY WIRE
- I.W. INVERT
- L.F. LOWEST FLOOR ELEVATION
- L.P. LIGHT POLE
- M. MEASURED
- M.S. MASONRY
- M.S. MITERED END SECTION
- M.H. MANHOLE
- M.H.W. MEAN HIGH WATER LINE
- N.G.D. NATIONAL GEODETIC VERTICAL DATUM
- O/H. OVERHEAD WIRES
- O.R. OFFICIAL RECORD
- P.B. PLAT BOOK
- P.G. PAGE/PAGES
- P.O.B. POINT OF BEGINNING
- P.R. PERMANENT REFERENCE MONUMENT
- P.V. POLYVINYL CHLORIDE
- R. RADIUS
- (R) RECORD
- R.C.P. REINFORCED CONCRETE PIPE
- R.C.W. RECLAIMED WATER
- R. RANGE
- R/W. RIGHT-OF-WAY
- S.H. SANITARY
- S.O. SANITARY CLEAN-OUT
- S.F. SQUARE FEET
- T.B. TEMPORARY BENCHMARK
- T.O.B. TOP OF BERM
- T.O.S. TOP OF SLOPE
- T.R. TRANSFORMER
- T.W. TOWNSHIP
- U.P. UTILITY POLE
- W.F. WOOD FENCE
- W.M. WATER METER

PROPOSED LEGEND

- DIRECTION OF FLOW
- EXISTING ELEVATION
- ELEVATIONS ARE BASED ON NAVD-1988
- PROPOSED ELEVATION
- TC = TOP OF CURB
- EP = EDGE OF PAVEMENT
- W = TOP OF WALK
- MEG = MATCH EXISTING GRADE
- MEP = MATCH EXISTING PAVEMENT
- 6" CHAIN LINK FENCE
- SILT FENCE
- NUMBER OF PROPOSED PARKING SPACES
- REMOVE EXISTING TREE
- LOADING AREA

TREE LEGEND (From Survey)

- AUSTRALIAN PINE
- CHINABERRY
- FICUS
- MISC
- OAK
- PALM

TYPE 'B' LANDSCAPE BUFFER IS REQUIRED ALONG WEST PROPERTY LINE BUT DUE TO EXISTING CONDITIONS IT CAN NOT BE FULLY IMPLEMENTED.

CONST. WHEEL STOPS (5 TOTAL)

CONST. 3.0' WIDE CUT IN CURB FOR WATER FLOW

TYPE A-CURB AT PARKING SPACES (TYP)

CONST. WHEEL STOPS (TYP)

LANDSCAPE ISLAND TO BE PLANTED WITH BAHIA GRASS (OR SIMILAR)

CONST. ISLAND FOR FENCE WITH CURB

TYPE 'B' LANDSCAPE BUFFER

NO LANDSCAPING IS BEING PROPOSED WITHIN THE STREETScape BUFFER BECAUSE IT FALLS WITHIN THE EXISTING DRAINAGE EASEMENTS AND/OR THE DRIVEWAY.

10'x10' VISIBILITY TRIANGLES

PARK BOULEVARD NORTH (RIGHT OF WAY WIDTH VARIES)

LANDSCAPE WAIVER ADJUSTMENTS

LANDSCAPING ABUTTING RESIDENTIAL

LANDSCAPING ABUTTING RESIDENTIAL

COMBINE PHASE 1 AND PHASE 2

SWFWD Revision

DATE

REVISION

DESIGN: BAB

DRAWN: PJL

BY: JT

CHECKED: APC

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				DESIGN:	BAB
				DRAWN:	PJL
REV.#	DATE	REVISION	BY	CHECKED:	APC

- GENERAL CONSTRUCTION NOTES
- ALL WORK PERFORMED SHALL COMPLY WITH THE REGULATIONS AND ORDINANCES OF THE VARIOUS GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK.
  - LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES, AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES AFFECTING THIS WORK PRIOR TO CONSTRUCTION.
  - THE CONTRACTOR SHALL CHECK THE PLANS FOR CONFLICTS AND DISCREPANCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE OWNER'S ENGINEER OF ANY CONFLICTS OR DISCREPANCIES BEFORE PERFORMING ANY WORK IN THE AFFECTED AREA.
  - THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES, AND SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE VARIOUS UTILITY COMPANIES, IN ORDER TO PERMIT MARKING THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES, IN ADVANCE OF CONSTRUCTION, BY CALLING "SUNSHINE" AT 1-800-432-4770. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITIES NOT INCLUDED IN THE "SUNSHINE" PROGRAM.
  - THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND, THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED BY THE CONTRACTOR.
  - ALL UNDERGROUND UTILITIES MUST BE IN PLACE AND TESTED OR INSPECTED PRIOR TO BASE AND SURFACE CONSTRUCTION.
  - IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS OF THE VARIOUS GOVERNMENTAL AGENCIES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, AND SCHEDULE INSPECTIONS ACCORDING TO AGENCY INSTRUCTION.
  - THE CONTRACTOR SHALL SUBMIT FOR APPROVAL TO THE OWNER'S ENGINEER, SHOP DRAWINGS ON ALL PRECAST AND MANUFACTURED ITEMS WHICH ARE FROM THIS SITE. FAILURE TO OBTAIN APPROVAL IN REMOVAL OF EXISTING MATERIALS, AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE. ALL SHOP DRAWINGS ARE TO BE REVIEWED AND APPROVED BY THE CONTRACTOR PRIOR TO SUBMITTAL TO THE OWNER'S ENGINEER.
  - AT LEAST THREE (3) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND APPROPRIATE AGENCIES, AND SUPPLY THEM WITH ALL REQUIRED SHOP DRAWINGS, THE CONTRACTOR'S NAME, STARTING DATE, PROJECTED SCHEDULE, AND OTHER INFORMATION AS REQUIRED. ANY WORK PERFORMED PRIOR TO NOTIFYING THE ENGINEER, OR WITHOUT AGENCY INSPECTOR PRESENT, MAY BE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
  - BACKFILL MATERIAL SHALL BE SOLIDLY TAMPED AROUND PIPES IN 6" LAYERS UP TO A LEVEL OF AT LEAST ONE FOOT ABOVE THE TOP OF THE PIPE. AREAS TO BE PAVED, BACKFILL SHALL BE COMPACTED TO 100% MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.
  - SITE WORK CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF AT LEAST 3,000 P.S.I. IN 28 DAYS, UNLESS OTHERWISE NOTED.
  - ALL PRIVATE AND PUBLIC PROPERTY AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING CONDITIONS UNLESS SPECIFICALLY EXEMPTED BY THE PLANS. ADDITIONAL COSTS ARE INCIDENTAL TO OTHER CONSTRUCTION AND NO EXTRA COMPENSATION IS TO BE ALLOWED.
  - ALL DISTURBED AREAS WHICH ARE NOT TO BE SOODED, ARE TO BE SEEDED AND MULCHED TO DOT STANDARDS, AND MAINTAINED UNTIL A SATISFACTORY STAND OF GRASS, ACCEPTABLE TO THE REGULATORY AGENCY AND ENGINEER OF RECORD, HAVE BEEN OBTAINED. ANY WASHOUTS, REGRADING, RESEEDING, AND GRASSING WORK, AND OTHER EROSION WORK REQUIRED, WILL BE PERFORMED BY THE CONTRACTOR, UNTIL THE SYSTEM IS ACCEPTED FOR MAINTENANCE, BY THE REGULATORY AGENCY AND ENGINEER OF RECORD.
  - THE SOILS ENGINEER IS TO SUPPLY THE ENGINEER WITH A PHOTOCOPY OF ALL CONSTRUCTION TESTS, AND ASPHALT RESULTS. THE SOILS ENGINEER IS TO CERTIFY TO THE ENGINEER OF RECORD, IN WRITING, THAT ALL TESTING REQUIREMENTS, REQUIRED BY THE LOCAL REGULATORY AGENCY, AND THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT), FOR THE IMPROVEMENTS, AS REQUIRED BY THE ENGINEERING CONSTRUCTION DRAWINGS, HAVE BEEN SATISFIED.
  - THE CONTRACTOR SHALL MAINTAIN A COPY OF THE APPROVED PLANS AND PERMITS AT THE CONSTRUCTION SITE.
  - THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS FOR CONSTRUCTION SITE SAFETY.
  - ALL SODDING, SEEDING AND MULCHING SHALL INCLUDE WATERING AND FERTILIZATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THESE AREAS UNTIL THE PROJECT IS COMPLETED AND ACCEPTED BY THE OWNER.

CLEARING AND GRUBBING NOTES

- PRIOR TO ANY SITE CLEARING, ALL TREES SHOWN TO REMAIN ON THE CONSTRUCTION PLANS SHALL BE PROTECTED IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY'S TREE ORDINANCE AND DETAILS CONTAINED IN THESE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THESE TREES IN GOOD CONDITION. NO TREES SHOWN TO REMAIN SHALL BE REMOVED WITHOUT WRITTEN APPROVAL FROM THE OWNER.
- THE CONTRACTOR IS TO PREPARE THE SITE PRIOR TO BEGINNING ACTUAL CONSTRUCTION IN ACCORDANCE, WITH THE SOILS TESTING REPORT. COPIES OF THE SOILS REPORT ARE AVAILABLE THROUGH THE OWNER OR THE SOILS TESTING COMPANY. QUESTIONS REGARDING SITE PREPARATION REQUIREMENTS DESCRIBED IN THE SOILS REPORT ARE TO BE DIRECTED TO THE SOILS TESTING COMPANY.
- THE CONTRACTOR SHALL CLEAR AND GRUB, ONLY THOSE PORTIONS OF THE SITE, NECESSARY FOR CONSTRUCTION. DISTURBED AREAS WILL BE SEEDED, MULCHED, OR PLANTED WITH OTHER APPROVED LANDSCAPE MATERIAL IMMEDIATELY FOLLOWING CONSTRUCTION.
- THE TOP 4" TO 6" OF GROUND REMOVED DURING CLEARING AND GRUBBING SHALL BE STOCKPILED AT A SITE DESIGNATED BY THE OWNER TO BE USED FOR LANDSCAPING PURPOSES, UNLESS OTHERWISE DIRECTED BY THE OWNER.
- ALL CONSTRUCTION DEBRIS AND OTHER WASTE MATERIAL SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH APPLICABLE REGULATIONS. ONLY "GRADING BY HAND" IS PERMITTED WITHIN THE CANOPY LINE OF TREES THAT ARE TO REMAIN.
- THE CONTRACTOR IS TO OBTAIN ALL NECESSARY PERMITS FOR REMOVING ANY EXISTING STRUCTURES.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES TO DISCONNECT OR REMOVE THEIR FACILITIES PRIOR TO REMOVING OR DEMOLISHING.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR MAKING A VISUAL INSPECTION OF THE SITE AND WILL BE RESPONSIBLE FOR THE DEMOLITION AND REMOVAL OF ALL UNDERGROUND AND ABOVE GROUND STRUCTURES THAT WILL NOT BE INCORPORATED WITH THE NEW FACILITIES. SHOULD ANY DISCREPANCIES EXIST WITH THE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING THE OWNER AND REQUESTING A CLARIFICATION OF THE PLANS PRIOR TO DEMOLITION.
- DURING CONSTRUCTION, ALL STORM SEWER INLETS IN THE VICINITY OF THE PROJECT SHALL BE PROTECTED BY SEDIMENT TRAPS SUCH AS SECURED HAY BALES, SOD, STONE, ETC., WHICH SHALL BE MAINTAINED AND MODIFIED AS REQUIRED BY CONSTRUCTION PROGRESS.
- ALL EROSION AND SILTATION CONTROL METHODS SHALL BE IMPLEMENTED PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED UNTIL CONSTRUCTION IS COMPLETE.
- WHEN CONSTRUCTION IS COMPLETED, THE RETENTION/DETENTION AREAS WILL BE RESHAPED, CLEANED OF SILT, MUD AND DEBRIS, AND RE-SOODED IN ACCORDANCE TO THE PLANS.
- CONTRACTOR IS TO PROVIDE EROSION CONTROL/SEDIMENTATION BARRIER (HAY BALES OR SILTATION CURTAIN) TO PREVENT SILTATION OF ADJACENT PROPERTY, STREETS, STORM SEWERS, WATERWAYS, AND EXISTING WETLANDS.

GRADING AND DRAINAGE NOTES

- ALL DELETERIOUS SUBSTANCE MATERIAL, (I.E. MUCK, PEAT, BURIED DEBRIS), IS TO BE EXCAVATED IN ACCORDANCE WITH THESE PLANS, OR AS DIRECTED BY 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 ARE TO BE BACKFILLED WITH APPROVED MATERIALS AND COMPACTED AS SHOWN ON THESE PLANS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRACING, SHEETING, OR SHORING, AS NECESSARY. TRENCHES SHALL BE KEPT DRY WHILE PIPE AND APPURTENANCES ARE BEING PLACED. DEWATERING SHALL BE USED AS REQUIRED.
- ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE CLASS III (ASTM C-76) UNLESS OTHERWISE NOTED ON PLANS.
- PVC STORM PIPE, 12" AND SMALLER SHALL CONFORM TO AWWA C-900, CLASS 150 STANDARDS, UNLESS OTHERWISE NOTED.
- ALL DRAINAGE STRUCTURE GRATES AND COVERS WITHIN TRAFFIC AREAS SHALL BE TRAFFIC RATED FOR H-20 LOADINGS.
- THE CONTRACTOR IS TO SOD THE RETENTION/DETENTION POND AS INDICATED ON PLANS WITHIN ONE WEEK FOLLOWING CONSTRUCTION OF THE POND.
- MATERIALS AND CONSTRUCTION METHODS FOR STREETS AND STORM DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY.

PAVING NOTES

- PRIOR TO CONSTRUCTING CONCRETE PAVEMENT, THE CONTRACTOR IS TO SUBMIT A PROPOSED JOINTING PATTERN TO THE OWNER'S ENGINEER FOR APPROVAL.
- THE CONTRACTOR IS TO PROVIDE A 1/2" BITUMINOUS EXPANSION JOINT MATERIAL WITH SEALER, AT ABUTMENT OF CONCRETE AND ANY STRUCTURE.
- ALL PAVEMENT MARKINGS SHALL BE MADE WITH TRAFFIC PAINT IN ACCORDANCE TO FDOT STANDARD SPECIFICATIONS 971-12 OR 971-13. PARKING STALL STRIPING TO BE 4" WIDE PAINTED WHITE STRIPES.
- THE CONTRACTOR IS TO INSTALL EXTRA BASE MATERIAL WHEN THE DISTANCE BETWEEN THE PAVEMENT ELEVATION AND THE TOP OF THE PIPE OR BELL IS LESS THAN TWELVE (12) INCHES.
- STANDARD INDEXES REFER TO THE LATEST EDITION OF FDOT "ROADWAY AND TRAFFIC DESIGN STANDARDS".

PAVING, GRADING & DRAINAGE TESTING AND INSPECTION REQUIREMENTS

- THE STORM DRAINAGE PIPING AND FILTRATION SYSTEM SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S SOILS ENGINEER PRIOR TO THE PLACEMENT OF BACKFILL.
- THE CONTRACTOR SHALL MAINTAIN THE STORM DRAINAGE SYSTEMS UNTIL FINAL ACCEPTANCE OF THE PROJECT.
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE APPLICABLE TESTING WITH THE SOILS ENGINEER. TESTS WILL BE REQUIRED PURSUANT WITH THE TESTING SCHEDULE FOUND IN THE ENGINEERING CONSTRUCTION DRAWINGS. UPON COMPLETION OF THE WORK, THE SOILS ENGINEER MUST SUBMIT CERTIFICATIONS TO THE OWNER'S ENGINEER STATING THAT ALL REQUIREMENTS HAVE BEEN MET.

WATER SYSTEM NOTES

- ALL WATER MAINS SHALL HAVE A MINIMUM OF 36 INCHES OF COVER.
- ALL WATER SYSTEM WORK SHALL CONFORM WITH LOCAL REGULATORY STANDARDS AND SPECIFICATIONS.
- ALL DUCTILE IRON PIPE SHALL BE CLASS 52 IN ACCORDANCE WITH ANSI A 21.50 (AWWA C 150) AND ANSI A 21.31 (AWWA C 151) AND PIPE SHALL RECEIVE EXTERIOR BITUMINOUS COATING IN ACCORDANCE WITH ANSI A 21.6, A 21.8 OR A 21.51 AND SHALL BE MORTAR LINED, STANDARD THICKNESS, AND BITUMINOUS SEALED IN ACCORDANCE WITH ANSI A (AWWA C 104-71).
- ALL FITTINGS LARGER THAN 2" SHALL BE DUCTILE IRON CLASS 53 IN ACCORDANCE WITH AWWA C-110 WITH A PRESSURE RATING OF 350 PSI. JOINTS SHALL BE MECHANICAL JOINTS IN ACCORDANCE WITH AWWA C-111. FITTINGS SHALL BE CEMENT MORTAR LINED AND COATED IN ACCORDANCE WITH AWWA C-104.
- ALL PVC WATER MAINS 4" THROUGH 12" SHALL BE IN ACCORDANCE WITH AWWA C-900. PIPE SHALL BE CLASS 150 AND MEET THE REQUIREMENTS OF SDR 18 IN ACCORDANCE WITH ASTM D-2241.
- WATER MAIN PIPING OF LESS THAN 4" SHALL BE PER PVC SDR26.
- ALL FITTINGS 2" AND SMALLER SHALL BE PVC SDR26 WITH PUSH ON JOINTS.
- ALL GATE VALVES 2" OR LARGER SHALL BE RESILIENT SEAT OR RESILIENT WEDGE MEETING THE REQUIREMENTS OF AWWA C509
- ALL FIRE HYDRANTS SHALL MEET THE REQUIREMENTS OF AWWA C502 AND SHALL BE APPROVED BY THE LOCAL UTILITY AND FIRE MARSHAL.
- THE CONTRACTOR IS TO INSTALL TEMPORARY BLOW-OFFS AT THE END OF WATER SERVICE LATERALS TO ASSURE ADEQUATE FLUSHING AND DISINFECTION.
- THRUST BLOCKING SHALL BE PROVIDED AT ALL FITTINGS AND HYDRANTS AS SHOWN ON DETAILS.
- MATERIALS AND CONSTRUCTION METHODS FOR WATER DISTRIBUTION SYSTEM SHALL BE IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY CODES.
- THE IRRIGATION SYSTEM SHALL HAVE COLOR CODED PIPING AND LABELING ON THE PIPE TO INSURE DIFFERENTIATION FROM POTABLE WATER PIPING.

WATER SYSTEM TESTING AND INSPECTION REQUIREMENTS

- ALL COMPONENTS OF THE WATER SYSTEM, INCLUDING FITTINGS, HYDRANTS, CONNECTIONS, AND VALVES SHALL REMAIN UNCOVERED UNTIL PROPERLY PRESSURE TESTED AND ACCEPTED BY THE OWNER'S ENGINEER. PRESSURE TESTS TO BE IN ACCORDANCE WITH WATER DEPARTMENT SPECIFICATIONS. CONTRACTOR TO NOTIFY OWNER'S ENGINEER AND WATER DEPARTMENT INSPECTORS 48 HOURS IN ADVANCE OF PERFORMING TESTS.
- CONTRACTOR TO PERFORM CHLORINATION. BACTERIOLOGICAL SAMPLING SHALL BE BY THE LOCAL PUBLIC HEALTH UNIT AND/OR LOCAL UTILITY. CONTRACTOR SHALL OBTAIN CLEARANCE OF DOMESTIC WATER SYSTEM. COPIES OF ALL BACTERIOLOGICAL TESTS TO BE SUBMITTED TO OWNER'S ENGINEER.

HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR SEWER FORCE MAINS AND RECLAIMED WATER PIPELINES.

(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, F.A.C.

(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 OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.

(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 381.006(5)(2), F.S., AND RULE 64C-6.002, F.A.C.

VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, AND RECLAIMED WATER PIPELINES

(A) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED 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. F.A.C. CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610.

SANITARY SEWER NOTES

- ALL SANITARY SEWER MAINS & LATERALS SHALL HAVE A MINIMUM OF 36 INCHES OF COVER.
- ALL SANITARY SEWER MAINS & SERVICE LATERALS SHALL BE CONSTRUCTED OF POLYVINYL CHLORIDE PIPE, SDR 35 OR AS OTHERWISE INDICATED ON THE CONSTRUCTION DRAWINGS.
- ALL SANITARY SEWER WORK SHALL CONFORM WITH LOCAL REGULATORY STANDARDS AND SPECIFICATIONS.
- PRIOR TO COMMENCING WORK WHICH REQUIRES CONNECTING NEW WORK TO EXISTING LINES OR APPURTENANCES, THE CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF EXISTING CONNECTION POINT AND NOTIFY OWNER'S ENGINEER OF ANY CONFLICTS OR DISCREPANCIES.
- PVC PIPE AND FITTINGS SHALL CONFORM TO ASTM SPECIFICATIONS DESIGNATION D-3034-77C, MA SDR 35. INSTALLATION OF SDR 35 PIPE SHALL BE IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF ASTM SPECIFICATION SECTION D3231. ALL SANITARY SEWER PIPELINES SHALL BE SOLID GREEN IN COLOR.
- ALL PVC FORCE MAINS SHALL BE CLASS 200, SDR 21, COLOR GREEN, WITH A GREEN MAGNETIC TAPE A MINIMUM OF 2" WIDE, PLACED 1 FOOT BELOW THE PROPOSED GRADE. THE PRINTING ON THE MAGNETIC TAPE SHOULD READ "FORCEMAIN".
- ALL DUCTILE IRON PIPE SHALL BE CLASS 52 IN ACCORDANCE WITH ANSI A 21.50 (AWWA C 150) AND ANSI A21.51 (AWWA C 151). DUCTILE IRON PIPE SHALL RECEIVE INTERIOR AND EXTERIOR BITUMINOUS COATING IN ACCORDANCE WITH ANSI A 21.6, A 21.8, OR A 21.51.
- ALL SANITARY SEWER GRAVITY MAINS OR SANITARY SEWER FORCEMAINS THAT REQUIRE D.I.P. ARE TO BE POLYUNED OR EPOXY UNED.
- ALL SANITARY SEWER COVERS SHALL BE TRAFFIC RATED FOR H-20 LOADING.
- NEW MANHOLES SHALL BE CONSTRUCTED IN CONFORMANCE WITH CITY STANDARD DETAIL #S10-50, S30-1, S30-11 AND S40-30. ALL PRECAST STRUCTURES SHALL HAVE AN INTEGRAL FLOOR AND BASE RISER SECTION, NO DOO HOUSE STYLE. MANHOLES WILL BE ALLOWED. BY PASS PUMPING WILL BE REQUIRED TO MAINTAIN PUBLIC SANITARY SEWER FLOWS DURING THE CONSTRUCTION PROCESS. THE CITY ENGINEERING DEPARTMENT MUST REVIEW/APPROVE ALL SHOP DRAWINGS ASSOCIATED WITH THE MANHOLE CONSTRUCTION PRIOR TO FABRICATION.
- WHEN SETTING THE NEW MANHOLE STRUCTURE, THE EXISTING VCP SEWER MAIN WITHIN THE ALLEY MUST BE REMOVED TO UNDISTURBED PIPE BEDDING AND REPLACED WITH PVC. ONLY NEW PVC SHALL ENTER THE NEW MANHOLE STRUCTURE.
- CONNECTIONS MADE WHICH JOIN OTHER PIPE MATERIALS TO EXISTING VCP MAINS SHALL BE MADE USING A STAINLESS STEEL SHIELDED SEWER COUPLING AS MANUFACTURED BY MISSION RUBBER COMPANY, GASKET TO MEET ASTM C-425-91, TABLE 2, 300 SERIES STAINLESS STEEL SHEAR RING WITH A MINIMUM THICKNESS OF 0.012", 316 SERIES STAINLESS STEEL CLAMPS WITH NUT & BOLT TAKE UP, SHEAR RING AND CLAMPS TO MEET ALL REQUIREMENTS OF ASTM A-167, TRANSITIONAL SIZES TO UTILIZE A ONE-PIECE GASKET. EXISTING CLAY PIPE SHALL BE REMOVED TO UNDISTURBED PIPE BEDDING AND REPLACED WITH PVC OR DIP AS APPROVED BY THE CITY.

SANITARY SEWER TESTING AND INSPECTION REQUIREMENTS

- ALL GRAVITY SEWER PIPING SHALL BE SUBJECT TO A TELEVISION INSPECTION BY THE OWNER'S CONTRACTOR. CONTRACTOR TO NOTIFY THE ENGINEER 48 HOURS IN ADVANCE TO SCHEDULE INSPECTION.
- THE CONTRACTOR SHALL PERFORM AN EXFILTRATION TEST ON ALL GRAVITY SEWERS INSTALLED IN ACCORDANCE WITH THE REGULATION AGENCY HAVING JURISDICTION. MAXIMUM ALLOWABLE LEAKAGE RATE: 200 GPD PER INCH PIPE DIAMETER PER MILE. TEST RESULTS ARE TO BE SUBMITTED TO THE REGULATORY AGENCY FOR APPROVAL. COORDINATION AND NOTIFICATION OF ALL PARTIES IS THE CONTRACTOR'S RESPONSIBILITY.
- ALL FORCE MAINS SHALL BE SUBJECT TO A HYDROSTATIC PRESSURE TEST IN ACCORDANCE WITH THE REGULATORY AGENCY HAVING JURISDICTION. SAID TESTS ARE TO BE CERTIFIED BY THE ENGINEER OF RECORD AND SUBMITTED TO THE REGULATORY AGENCY FOR APPROVAL. COORDINATION AND NOTIFICATION OF ALL PARTIES IS THE CONTRACTOR'S RESPONSIBILITY.

S.W.F.W.M.D. / EROSION CONTROL NOTES

- DURING CONSTRUCTION SEDIMENT IS TO REMAIN ON SITE. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF EROSION AND SEDIMENT CONTROL DEVICES PRIOR TO INITIATING AND DURING ALL PHASES OF LAND CLEARING AND CONSTRUCTION TO PREVENT SOIL EROSION AND SILTATION.
- ROUGH EXCAVATE RETENTION AREAS.
- DIRECT ALL SURFACE DRAINAGE TOWARD RETENTION AREA DURING CONSTRUCTION.
- AFTER PAVING, GRADE RETENTION AREAS TO CONTOURS, SHAPE AS SHOWN AND SOD.
- ALL DISTURBED CONDITIONS SHALL BE RESTORED TO NATURAL CONDITIONS OR BETTER.
- ALL SLOPE SIDES OF RETENTION OR SWALE AREAS SHALL BE STABILIZED BY VEGETATION OR OTHER MATERIALS TO MINIMIZE EROSION AND PROTECT THE STORMWATER BASIN.

NOTE: PLAN CONFLICTS, SHOWN OR UNSHOWN, WITH OTHER EXISTING SITE IMPROVEMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE ADJUSTMENTS AND PROTECT OR REINSTALL ALL DISTURBED EXISTING UTILITIES, PHONE LINES, POWER LINES, POWER SUPPORT CABLES, SPRINKLER LINES AND CONTROLS, MECHANICAL PIPELINES OR UNDERGROUND POWER CABLES AND RETURN EXISTING CONCRETE WALKS, DUMPSTER PADS, FENCE, HANDRAIL, VALVES, HYDRANTS, GUY WIRES, ELECTRIC BOXES AND PIPELINES WHICH SHALL BE REPAIRED OR REINSTALLED AS INCIDENTAL TO THE COST OF WORK SHOWN HEREUNDER. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RESOLVE ANY CONFLICTS PRIOR TO AWARD OF THE CONTRACT.

NOTE: REQUIRED EROSION CONTROL MEASURES MUST REMAIN INTACT THROUGHOUT CONSTRUCTION. FAILURE TO INSTALL OR PROPERLY MAINTAIN THESE BARRICADES WILL RESULT IN ENFORCEMENT ACTION WHICH MAY INCLUDE CITATIONS, AS PROVIDED BY CHAPTERS 400-4 & 400-40 F.A.C. INITIATION OF CIVIL PENALTY PROCEDURES PURSUANT TO SECTION 373.129, F.A.C. CAN RESULT IN A PENALTY NOT TO EXCEED \$10,000 PER OFFENSE WITH EACH DATE DURING WHICH SUCH VIOLATION OCCURS CONSTITUTING A OFFENSE.

MAINTENANCE AND OPERATIONS INSPECTIONS FOR STORMWATER DISCHARGE FACILITY

- ALL SOODED AREAS SHALL BE MOWED AND MAINTAINED PROPERLY.
- UNDER NO CIRCUMSTANCES SHALL THE RETENTION AREA BE FILLED WITH ANY OTHER SUBSTANCE THAN STORMWATER.
- SWALE AREAS SHALL BE KEPT CLEAN AND FREE OF ANY OBSTRUCTIONS.
- IF DAMAGE TO THE SYSTEM DOES OCCUR, THE SYSTEM SHALL BE RECONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLAN.

OPERATION & MAINTENANCE OF THE STORMWATER SYSTEM

THE OWNER SHALL PERIODICALLY MONITOR THE STORMWATER SYSTEM (PIPE CONVEYANCE SYSTEM AND RETENTION POND) FOR SILT AND SEDIMENTATION BUILD UP. THE PIPE CONVEYANCE SYSTEM SHALL BE FLUSHED, AS DEEMED NECESSARY NO LESS THAN TWICE A YEAR. ALL MATERIAL SHALL BE COLLECTED DOWNSTREAM AND REMOVED. THE RETENTION POND SHALL BE KEPT MOWED AND THE BOTTOM FREE OF DEBRIS. IF WATER STANDS IN THE POND MORE THAN 48 HOURS THE OWNER SHALL RAKE AND/OR SCARIFY THE POND BOTTOM, AS DEEMED NECESSARY AND NO LESS THAN TWICE A YEAR TO RESTORE THE PERCOLATION CHARACTERISTICS OF THE POND. THE OWNER WILL BE RESPONSIBLE TO MAKE SURE THAT TO THE BEST OF HIS ABILITY NOTHING ENTERS THE SYSTEM BESIDES STORMWATER THAT COULD DETERIORATE THE FUNCTIONING CAPABILITIES OF THE SYSTEM, I.E. GASOLINE, OIL, GREASE, CHEMICALS, ETC.

NOTICE TO ALL CONTRACTORS AND DEVELOPERS

THE DOMESTIC WATER SANITARY SYSTEM AND THE STORM SYSTEM FOR THIS PROJECT **MUST** BE INSPECTED BY OUR OFFICE IN ORDER THAT THEY BE CERTIFIED TO THE APPROPRIATE GOVERNMENTAL AGENCY. IT IS, THEREFORE, **IMPERATIVE** THAT OUR OFFICE BE NOTIFIED AT LEAST 24 HOURS PRIOR TO BACKFILLING OVER THESE FACILITIES. FAILURE TO DO SO WILL RESULT IN THESE FACILITIES HAVING TO BE UNCOVERED AND INSPECTED BEFORE A CERTIFICATE OF OCCUPANCY IS ISSUED. YOUR CERTIFICATE OF OCCUPANCY WILL BE WITHHELD UNTIL THE MATTER IS RESOLVED.

TRANSYSTEMS  
(727) 822-4151

LANDSCAPE NOTES:

- WARNING: ABOVE-GROUND AND/OR UNDERGROUND UTILITIES MAY BE IN THE AREA OF THIS PROJECT. PROCEED WITH CAUTION- CALL 1-800-432-4770 48 HOURS PRIOR TO CONSTRUCTION.
- ALL TRIMMING UNDERTAKEN ON A TREE PROTECTED BY THE PROVISIONS OF THE LAND DEVELOPMENT CODE SHALL BE PRUNED IN ACCORDANCE WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A-300 PRUNING STANDARDS.
- A ONE HUNDRED PERCENT (100%) COVERAGE IRRIGATION SYSTEM SHALL BE INSTALLED FOR ALL LANDSCAPED AREAS. SHALLOW WELLS, OPEN SURFACE WATER BODIES, OR RECLAIMED WATER MUST BE USED AS A SOURCE OF IRRIGATION WATER. THE IRRIGATION SYSTEM SHALL NOT BE CONNECTED TO CITY, COUNTY, OR MUNICIPAL WATER SOURCES.
- THE IRRIGATION SYSTEM CAN NOT BE CONNECTED TO THE POTABLE WATER SYSTEM.
- THE IRRIGATION SYSTEM MUST UTILIZE LOW VOLUME DESIGN SUCH AS LOW TRAJECTORY HEADS OR SOAKER HOSES TO PROVIDE DIRECT APPLICATION AND LOW EVAPORATION. SYSTEMS THAT OVER SPRAY AREAS THAT DO NOT REQUIRE IRRIGATION, SUCH AS PAVED AREAS WILL NOT BE ACCEPTABLE. HIGH IRRIGATION NEED AREAS MUST NOT OVER SPRAY LOW NEED AREAS.
- HIGH WATER DEMAND LANDSCAPE AREAS SUCH AS TURF MUST BE SERVED BY A SEPARATE IRRIGATION ZONE THAN LOW WATER NEED AREAS, SUCH AS PLANTER BEDS OR MULCHED AREAS WITH TREES. IN NO CASE SHALL ANY PLANTED VEGETATION AREA BE MORE THAN 50' FROM A WATER SUPPLY HOSE BIBB.
- THE IRRIGATION SYSTEM MUST BE OPERATED BY AN IRRIGATION CONTROLLER CAPABLE OF DIFFERENTIATING BETWEEN THE SCHEDULES OF HIGH AND LOW WATER DEMAND AREAS. CONTROLLERS MUST HAVE MULTIPLE CYCLE START CAPACITY AND A FLEXIBLE CALENDAR PROGRAM ABLE TO BE SET TO COMPLY WITH LOCAL OR WATER MANAGEMENT DISTRICT IMPOSED RESTRICTIONS.
- THE SYSTEM MUST BE EQUIPPED WITH A RAIN SENSOR DEVICE OR SWITCH WHICH WILL OVERRIDE THE IRRIGATION CYCLE OF THE SPRINKLER SYSTEM WHEN ADEQUATE RAINFALL HAS OCCURRED. GROUND MOISTURE SENSING DEVICES ARE ENCOURAGED WHERE APPROPRIATE.
- UNDERGROUND IRRIGATION SHALL NOT BE INSTALLED WITHIN THE DRIP LINES OF EXISTING TREES UNLESS ROOT PROTECTION MEASURES ARE PROVIDED.
- SOILS WITHIN ALL PLANTING AREAS SHALL BE SUITABLE OR AMENDED FOR PROPOSED PLANTINGS WITH REGARDS TO PH, SOIL TEXTURE, SOIL STRUCTURE, AND SEASONAL HIGH WATER TABLE.
- ALL AREAS DISTURBED DURING CONSTRUCTION OR NOT DESIGNATED FOR TREES AND SHRUBS, SHALL RECEIVE SOD IN ORDER TO STABILIZE SOIL AND CONTROL STORMWATER RUNOFF.
- PER THE NEW FLORIDA BUILDING CODE, ALL IRRIGATION LINES AND HEADS MUST BE MAINTAINED A MINIMUM DISTANCE OF ONE FOOT FROM ALL STRUCTURES.
- ALL PLANT MATERIAL SHALL BE FLORIDA #1 OR BETTER AS GIVEN IN, "GRADES AND STANDARDS FOR NURSERY PLANTS", LATEST EDITION, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
- LOCATION OF PLANTS ON THE PLAN ARE DIAGRAMMATIC. THE PLANT MATERIAL LIST IS PROVIDED FOR THE CONVENIENCE OF THE LANDSCAPE CONTRACTOR; SHOULD THERE BE ANY DISCREPANCY BETWEEN THE PLANT LIST AND THE PLAN, THE PLAN SHALL PREVAIL.
- IT IS THE LANDSCAPE CONTRACTORS RESPONSIBILITY TO INSURE THAT ALL PLANT BED AREAS HAVE PROPER DRAINAGE FOR OPTIMUM GROWTH OF LANDSCAPE MATERIAL.
- THE CONTRACTOR SHALL INSURE THAT ALL PLANTING ISLANDS AND OTHER AREAS SHALL BE CLEAN OF TRASH, CONSTRUCTION DEBRIS, OR OTHER WASTE MATERIALS TO A DEPTH OF 24" PRIOR TO LANDSCAPE INSTALLATION.
- ALL PLANT BEDS AND TREE RINGS SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE AND THEN TOP-DRESSED WITH 3" DEEP PINE BARK NUGGETS. TREE RINGS SHALL BE A MINIMUM 24" RADII. ALL TREES SHALL BE STAKED.
- ANY NEW SOD SHALL BE ST. AUGUSTINE OR BAHIA AND THEIR CULTIVARS. CONTRACTOR SHALL DETERMINE EXACT QUANTITIES IN THE FIELD. SOD AREAS SHALL BE MAINTAINED BY THE CONTRACTOR FROM THE TIME OF INSTALLATION TO THE TIME OF FINAL ACCEPTANCE.
- TREES SHALL NOT BE TOPPED OR IMPROPERLY PRUNED. THE SHAPING OF TREES TO FORM CIRCLES, OVALS, SQUARES AND OTHER HARD EDGED GEOMETRIC PATTERNS IS PROHIBITED. NOT MORE THAN ONE-THIRD OF THE TREE CANOPY SHALL BE TRIMMED OR PRUNED IN ANY YEAR UNLESS IT IS DEAD.
- TREES, SHRUBS AND GROUND COVER SHALL BE INSTALLED IN PLANT PITS THAT ARE TWICE THE DIAMETER OF THE PLANT ROOT BALL. SOD BACK FILL SHALL BE AERATED. CONTRACTOR SHALL ADD AGRIFORM FERTILIZER TABLETS TO EACH PLANT PIT.
- ALL REQUIRED HEDGE MATERIAL MUST BE MAINTAINED AT A MINIMUM HEIGHT OF 3 FEET.
- ALL LANDSCAPE MATERIALS PLANTED WITHIN THE SITE VISIBILITY TRIANGLES MUST BE MAINTAINED TO ALLOW FOR CLEAR SIGHT VISIBILITY BETWEEN 36" AND 8 FEET FROM GROUND LEVEL.
- ALL EXOTIC SPECIES, I.E., BRAZILIAN PEPPER (SCHINUS TEREBINTHIFOLIUS), PUNK TREE (MELALEUCA QUINQUENERVIA), AND CHINESE TALLOW (SAPIUM SEBIFERUM) MUST BE REMOVED AS A CONDITIONS OF SITE DEVELOPMENT. WHERE NECESSARY DUE TO THEIR PROXIMITY TO PROTECTED PLANT MATERIAL, HAND REMOVAL WILL BE REQUIRED. SHOULD THIS REMOVAL BE TO A DEGREE THAT A POTENTIAL FOR EROSION IS CREATED, THE AREA MUST BE RESTABILIZED WITH SUITABLE MATERIAL.

PARK MINI STORAGE  
SPECIFICATIONS

565 SOUTH HERCULES AVENUE  
CLEARWATER, FL 33764  
PHONE 727.822.4151  
WWW.TRANSYSTEMS.COM

PINELLAS PARK, PINELLAS COUNTY

FLORIDA

I, CHRISTOPHER A. CHIN, HEREBY CERTIFY AS A LICENSED PROFESSIONAL ENGINEER, REGISTERED IN ACCORDANCE WITH FLORIDA STATUTE 471 (481) THAT THE ABOVE PROJECTS SITE AND/OR CONSTRUCTION PLANS, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, WILL MEET APPLICABLE DESIGN CRITERIA SPECIFIED BY CITY MUNICIPAL ORDINANCE, STATE AND FEDERAL ESTABLISHED STANDARDS. I UNDERSTAND THAT IT IS MY RESPONSIBILITY AS THE PROJECT'S PROFESSIONAL ENGINEER TO PERFORM A QUALITY ASSURANCE REVIEW OF THESE SUBMITTED PLANS.

CHRISTOPHER A. CHIN, P.E. 84365

WORK ORDER NO. 2019-195

DATE: MARCH 12, 2020

SCALE: 1" = 40'

SHEET NO. 7 OF 10



# Exhibit E: Aerial Map



8/27/2025, 9:45:32 AM

Master Address Points

Pinellas Park

Unincorporated

Parcels

Red: Band\_1

Green: Band\_2

Blue: Band\_3

1:2,257

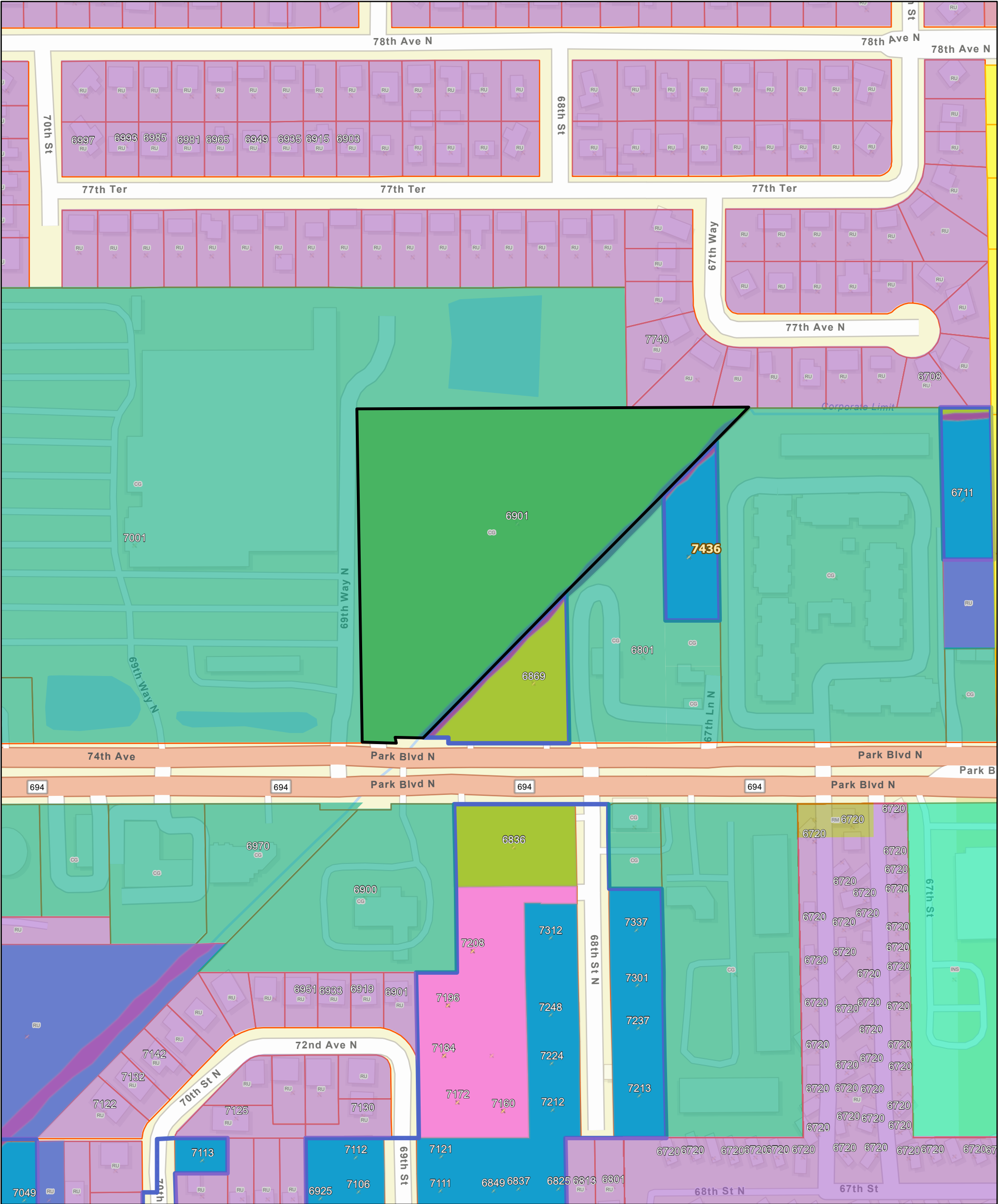
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ArcGIS Web AppBuilder

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## Exhibit F: Future Land Use Map



8/27/2025, 9:46:20 AM

## Unincorporated Land Use

RESIDENTIAL URBAN

 COMMERCIAL GENERAL

## PRESERVATION

RESIDENTIAL LOW MEDIUM

## Land Use (Pinellas Park)

### Commercial General - CG

Community Redevelopment District - CRD

 Institutional - INS

Residential/Office/Retail - R/O/R

Residential Medium - RM

 Residential Urban - RU

## ✕ Master Address Points

 Pinellas Park

Parcels

hellas, FDEP, © OpenStreetMap, M

1:2,257

0                      0.02                      0.04                      0.09 mi

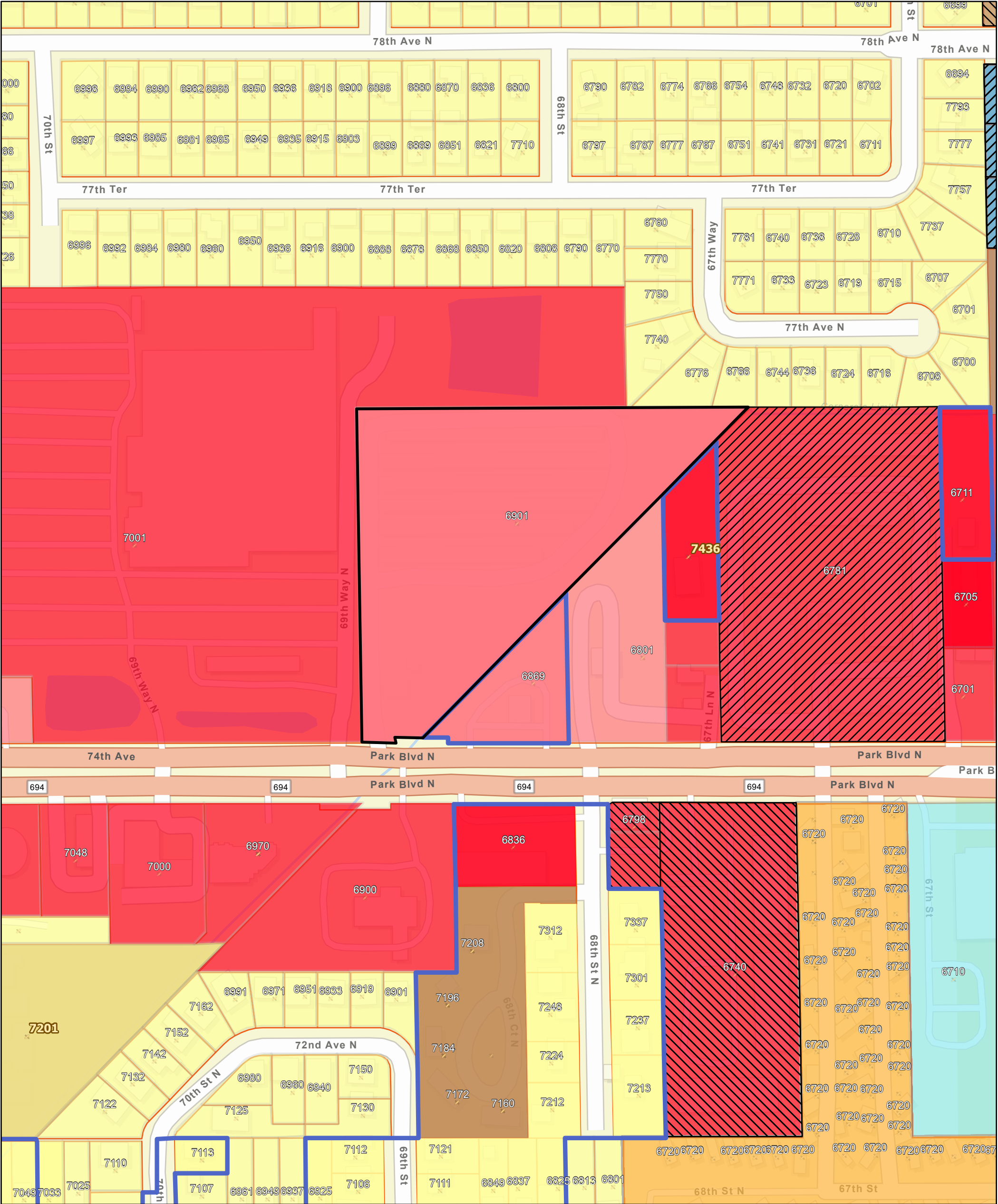
0      0.04      0.07      0.14 km

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## ArcGIS Web AppBuilder

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# Exhibit G: Zoning Map



8/27/2025, 9:44:34 AM

Zoning (Pinellas Park)

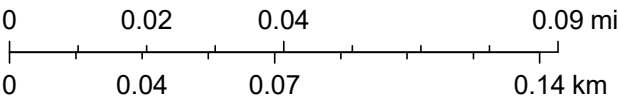
- Commercial General - B-1
- Heavy Commercial - CH
- Commercial Planned Unit Development - CPUD
- Public - P
- Single Family Residential - R-1
- Multifamily Residential - R-5
- Multifamily Residential/Commercial - R-6
- Mobile Home Park - T-2
- Master Address Points

Pinellas Park

Zoning Overlay District

- CPUD
- RPUD
- Unincorporated Zoning
- General Retail Commercial And Limited Services - C-2
- Employment-2 - E-2
- Single Family Residential (6,000 SF MIN) - R-3
- Multi-family Residential - RM
- Parcels

1:2,257



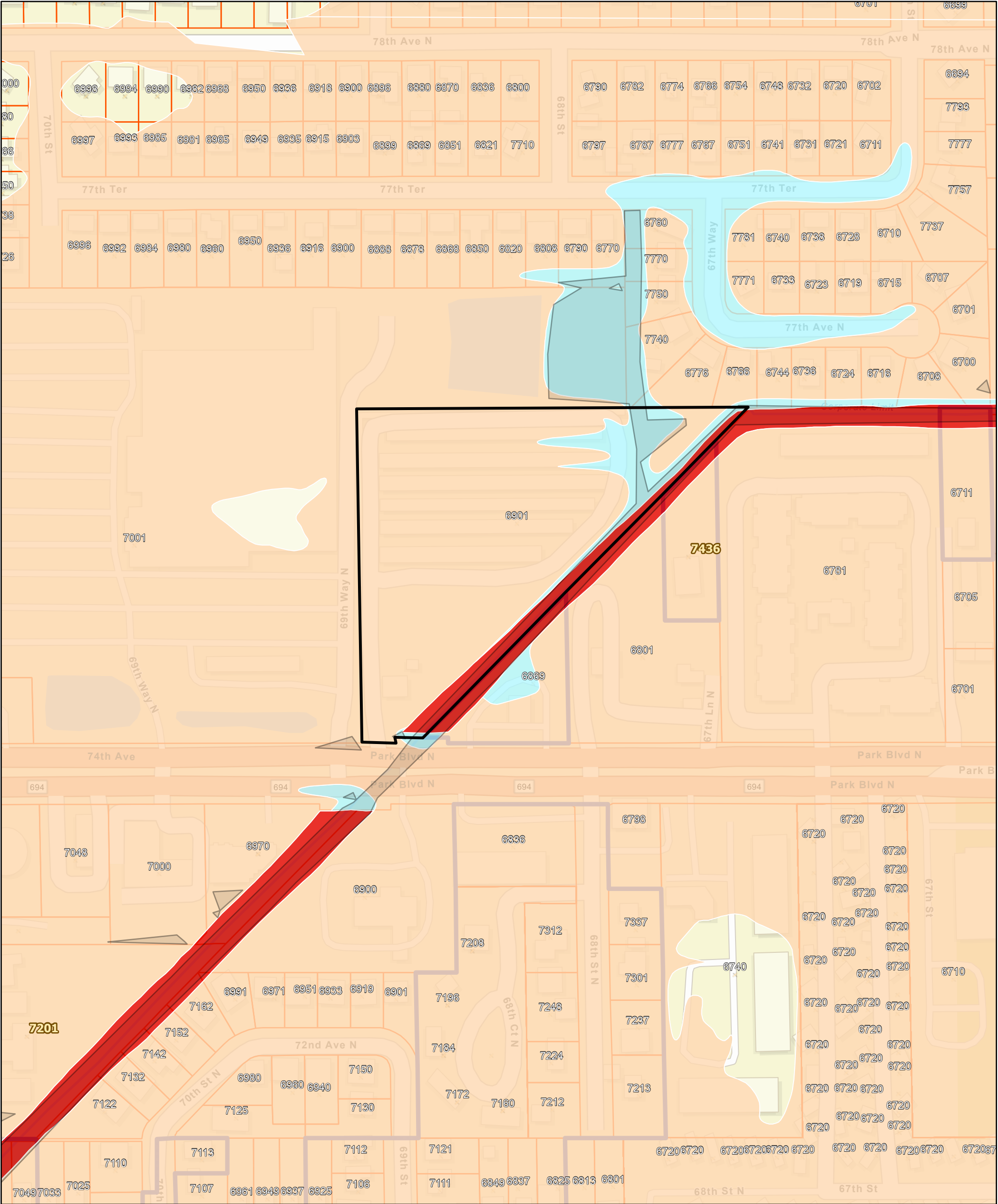
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ArcGIS Web AppBuilder

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# Exhibit H: Flood Insurance Rate Map



8/27/2025, 9:47:13 AM

Section 163.3178(6)(h), Florida Statutes

FEMA Flood Hazard Areas

1% Annual Chance Flood Hazard (A, AE, AH, VE)

0.2% Annual Chance Flood Hazard (X)

0.2% Annual Chance Flood Hazard (X)

Area of Minimal Flood Hazard (X)

Floodway (AE)

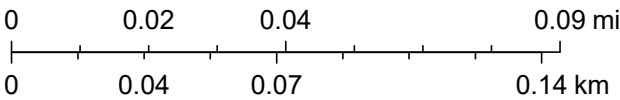
Panel Extent

Master Address Points

Pinellas Park

Parcels

1:2,257



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ArcGIS Web AppBuilder

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Exhibit I

