



Prepared by: Bob Bernhart  
Senior Planner

I. APPLICATION DATA

A. **Case Number:** PSP-0824-00007, WAV-0824-00004

B. **Location:**

**Address:** 12280 75<sup>th</sup> Street

**Parcel Number:** 07-30-16-70956-300-0505

C. **Request:**

**PSP-0824-00007:** Preliminary Site Plan approval for a new 20,041 square foot warehouse structure.

**WAV-0824-00004:** A landscape waiver request to reduce the Type D buffer wall height requirement from eight feet to six feet.

D. **Legal Ad Text:** Request for Preliminary Site Plan approval, with a landscape waiver to the Type D buffer wall height requirement, at 12280 75<sup>th</sup> Street.

E. **Applicant:** Jean Mandilk (Northside Engineering)

F. **Property Owner:** DECOMESH CORP

G. **PARC Meeting:** August 20, 2024

H. **Public Hearings:**

**City Council Public Hearing Date:** September 26, 2024

**Advertising Date:** September 11, 2024

II. BACKGROUND INFORMATION

A. **Case Summary:** The subject property is currently developed with two structures totaling 31,200 square feet. There is a large vacant/undeveloped area to the south of the existing structures. The applicant wishes to subdivide the property and build a new warehouse on the new vacant lot.

Per LDC 18-1524.5(F), a Preliminary Site Plan must be submitted and approved due to the residential zoning to the south. The plan must meet the following requirements, in addition to the other applicable requirements of the Land Development Code.

*Abutting Residential or Mixed Use zoning districts:*

*(a) All noise generating mechanical equipment including, but not limited to, air conditioning and refrigeration units, fans, vents, compressors, compactors, vacuums, and similar equipment, shall be placed fifty (50) feet from the residential property line and shall exhaust away from said property to minimize the industrially generated noise;*

*(b) Only egress doors for people may face said property. No door that provides access for vehicles or movement of equipment or materials, or for ventilation shall face said property, whether such door is an overhead, sliding, or other type of similar door;*

- (c) No loading area, loading dock, truck well, or truck parking or storage area shall be within twenty (20) feet of said property, nor oriented toward said property;
- (d) No outdoor storage shall occur within twenty (20) feet of said property;
- (e) No dumpster shall be within twenty (20) feet of said property; and
- (f) Landscaping and buffering shall be provided in accordance with the provisions of Section 18-1533, "Landscaping Regulations", except that one (1) tree shall be planted for every thirty (30) feet, or fraction thereof, within the required buffer.

A Type D landscape buffer is also required along the south property line, which is shared with the residential properties to the south. There is currently a six-foot tall masonry wall, but the Land Development Code requires an eight-foot-tall wall. The applicant is requesting relief from this requirement in order to keep the existing six-foot wall.

- B. **Site Area:** 118,383 sf / 2.71 acres
- C. **Property History:** The subject site was part of the Pinellas Groves plat in 1912 and has not been replatted since then. The two warehouse/manufacturing buildings on the site were built in 1971 and 1979. This property, along with several others, was annexed into the City in 1995.
- D. **Existing Use:** Plastic fabrication
- E. **Proposed Uses:** Plastic fabrication & warehouse
- F. **Current Future Land Use:** Industrial Limited (IL)
- G. **Current Zoning District:** Light Industrial (M-1)
- H. **Flood Zone:** X
- I. **Evacuation Zone:** D
- J. **Vicinity Characteristics:**

	<b>ZONING</b>	<b>LAND USE</b>	<b>EXISTING</b>
<b>NORTH</b>	M-1	IL	Pool Supply Store
<b>SOUTH</b>	RPUD	RU	Single-Family Residential
<b>EAST</b>	M-1	IL	Contractors
<b>WEST</b>	M-1	IL	Multitenant Office/Industrial Complex

**II. APPLICABLE CRITERIA / CONSIDERATIONS**

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

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

*This category is intended to recognize areas developed with, or appropriate to be developed with, a wide range of employment uses, including primary industries (i.e., those with a customer base that extends beyond Pinellas County), allowing for flex space, and for uses that have minimal external impacts.*

**2. Key Standards:**

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

**Permitted Uses Not Subject to Acreage Thresholds** – Office; Research/Development-Light; Research/Development-Heavy; Storage/Warehouse/Distribution-Light; Storage/Warehouse/Distribution-Heavy; Manufacturing-Light; Manufacturing-Medium; Incinerator Facility.

**Permitted Uses Subject to Acreage Thresholds** – Any contiguous use or combination of uses subject to the respective acreage threshold specified below, alone or when added together within any distinct, separately delineated area designated Industrial Limited, exceeding the acreage maximum shall require a Future Land Use Map amendment to another category that permits the use(s) where the acreage maximum does not apply:

**o Uses Subject to Three Acre Maximum** – Retail Commercial; Personal Service/Office Support; Transfer/Recycling.

**o Uses Subject to Five Acre Maximum** – Temporary Lodging; Commercial/Business Service; Commercial Recreation; Institutional; Transportation/Utility; Community Garden; Agricultural-Light; Agricultural.

**Locational Characteristics** – This category is generally appropriate to locations with sufficient size to support target employment and other industrial uses, as well as integrated industrial/mixed-use projects, with provision for internal service access and other necessary site improvements in locations suitable for light industrial use with minimal adverse impact on adjoining uses; served by the collector, arterial, and highway network; and on Multimodal Corridors and Future Transit Corridors depicted on the Land Use Strategy Map of the Countywide Plan, where its proximity to transit service supports the type and density/intensity of the proposed use characteristics.

### 3. Relevant Policies:

#### OBJECTIVE LU.1.12

Ensure that development improves quality of life and is consistent with the Comprehensive Plan, Gateway Master Plan, and Community Redevelopment Plan through the site plan review process.

#### POLICY LU.1.12.8

Separate heavy industrial uses from adjacent incompatible uses, such as residences, schools, and uses like hospitals and libraries that are sensitive to noise, through the use of transition zones, landscaping, parks, open space, or other buffering areas for the mutual protection of industrial and non-industrial land uses

#### OBJECTIVE ED.1.1

Increase overall number of businesses, with a focus on increasing the number of businesses represented in target industries and target business types.

#### POLICY ED.1.1.4

Protect existing land designated for employment-generating uses, whether vacant or developed, from encroachment of incompatible uses through Healthy Places: Future Land Use Element policies and Land Development Code regulations.

### 4. Staff Analysis:

The proposed warehouse is considered a primary use in the IL Land Use category. The site is located within an existing industrial park area and the proposed development would contribute to employment generation within the City. Landscaping and other site features will be utilized to mitigate any potential impacts on adjacent uses.

Staff finds that the proposed use and site plan are consistent with and supported by the Land Use designation and the Goals, Objectives, and Policies of the Comprehensive Plan.

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

### 1. Zoning District Purpose / Intent:

The "M-1" Light Industrial 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 light industrial environment, which does not create hazardous or other serious detrimental effects upon the public health in the surrounding areas. This district is intended primarily for a wide variety of industrial uses and compatible retail, wholesale, distributing operations, and in limited situations as provided in (B) below, single and multi-family dwellings, 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 designated on the Land Use Plan Map as Industrial Limited (IL) or Community Redevelopment District (CRD) Land Use Plan Map Categories.

**2. Key Standards:**

**SECTION 18-1524. - "M-1" LIGHT INDUSTRIAL DISTRICT**

**Sec. 18-1524.4. - 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 the adoption of these regulations 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: Ten (10) feet.
3. Side Yard Setback: Five (5) feet; ten (10) feet is required if abutting a residential zoning district.
4. Rear Yard Setback: Five (5) feet, ten (10) feet is required if abutting a residential zoning district.
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.

**(C) MAXIMUM LOT COVERAGE.** Seventy-five (75) percent. Refer to Section 18-1530.18 for maximum lot coverage allowances for master stormwater retention/detention ponds.

**(D) MINIMUM FLOOR AREA AND LIVEABLE FLOOR AREA.**

1. Nonresidential: Three hundred (300) square feet.
2. Residential: See Table 1524-1.  
Single-family Detached: One thousand (1,000) SF.

**(E) FLOOR AREA RATIO.**

1. Fifty-five hundredths (0.55) in CRD.
2. Fifty-five hundredths (0.55) in IL.

**(F) MAXIMUM BUILDING HEIGHT.** Forty (40) feet. See Section 18-1503.13, "Exclusion from Height Limits", for height limit exclusions.

**Sec. 18-1524.5. - ADDITIONAL REGULATIONS.**

**(A) FENCES.** See Section 18-1530.10, "Fences, Walls and Hedges" for fence regulations and setbacks.

**(B) LANDSCAPING AND BUFFERING.** See Section 18-1533, "Landscaping Regulations."

**(C) DUMPSTER ENCLOSURES** (See Section 18-1530.20, "Dumpsters"), **AND ALSO SUPPLEMENTAL USE REGULATIONS** (See Section 18-1530, "Accessory Use and Supplementary District Regulations").

**(D) OFF-STREET PARKING AND LOADING.** See Section 18-1532, "Parking and Loading Regulations."

**(E) PERFORMANCE STANDARDS.** All uses shall be controlled to prevent the emission of smoke, particulate matter, odor, gases, radiation, noise, vibration, or pollution of any kind. Industries shall comply with all applicable standards for air and water quality and noise regulations; in such cases where agency standards conflict, the most stringent standards will apply.

**(F) PRELIMINARY SITE PLAN APPROVAL REQUIREMENTS.** In any case where an "M-1" lot abuts or functionally abuts a residential or mixed use zoning district, City Council shall review and approve a preliminary site plan pursuant to the procedures and requirements of Section 18-1540, "Preliminary Site Plan Requirements." Additionally, the petitioner shall submit a letter detailing the type of development proposed, the hours of operation, and the characteristics of operation of the development, including the amount and type of traffic (passenger cars and heavy trucks) anticipated. All preliminary site plans, final site plans, engineering permits and architectural plans shall demonstrate conformance with the locational design standards in Section 18-1524(F) or (G)

as appropriate. Minor amendments to site plans that remain consistent with these Locational Design Standards may be approved by the City Manager or his designee.

1. Locational Design Standards. The preliminary site plan, final site plan and building plans shall show conformance with the following locational design standards:
  - (a) General Standards:
    - (1) Performance standards shall be as set forth in Section 18-1524.5 (E) above;
    - (2) Illumination shall be in accordance with the standards of Section 18-1503.15; and
    - (3) Any outdoor storage areas shall be in accordance with standards of Section 18-1530.11.
  2. Abutting Residential or Mixed Use zoning districts:
    - (a) All noise generating mechanical equipment including, but not limited to, air conditioning and refrigeration units, fans, vents, compressors, compactors, vacuums, and similar equipment, shall be placed fifty (50) feet from the residential property line and shall exhaust away from said property to minimize the industrially generated noise;
    - (b) Only egress doors for people may face said property. No door that provides access for vehicles or movement of equipment or materials, or for ventilation shall face said property, whether such door is an overhead, sliding, or other type of similar door;
    - (c) No loading area, loading dock, truck well, or truck parking or storage area shall be within twenty (20) feet of said property, nor oriented toward said property;
    - (d) No outdoor storage shall occur within twenty (20) feet of said property;
    - (e) No dumpster shall be within twenty (20) feet of said property; and
    - (f) Landscaping and buffering shall be provided in accordance with the provisions of Section 18-1533, "Landscaping Regulations", except that one (1) tree shall be planted for every thirty (30) feet, or fraction thereof, within the required buffer.

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

### **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 proposed use, warehousing, is a permitted use in the "M-1" zoning district. Per LDC Section 18-1524.5(F), a Preliminary Site Plan (PSP) must be reviewed and approved by City Council due to the adjacent residential zoning to the south. The proposed structure and parking lot would be oriented away from the nearby residential area and the site plan meets the additional design standards required for industrial development adjacent to residential zoning.

The applicant is also requesting a landscape waiver to reduce a standard buffer requirement along one property line. Because the properties to the south are zoned for residential use, a Type D buffer is required along the south property line, and this includes an eight-foot-tall solid wall. There is currently a six-foot-tall wall along that property line, so the applicant is requesting to leave this wall in place without increasing the height. Considering the level of screening provided by the current wall, the proposed landscaping between the new building and that property line, and the configuration of the proposed development—with activity oriented towards the north rather than the south—this waiver request is appropriate. The proposed landscaping otherwise meets the intent and requirements of the Land Development Code and the six-foot wall will continue to provide adequate screening for the residential areas.

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

The application and site plan details were discussed at the August 20, 2024 PARC meeting by all relevant departments/divisions. No objections were raised.

## **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 Light Industrial (M-1) Zoning District, per Section 18-1524 of the Land Development Code;
2. The requested landscape waiver is appropriate and will not create adverse impacts on neighboring properties; and
3. The request is consistent with the Goals, Objectives, and Policies of the Comprehensive Plan and the intent of the Land Development Code.

**B. Staff Recommendation:**

Consistent with the above identified findings, staff recommends **APPROVAL** of case numbers PSP-0824-00007 and WAV-0824-00004.

  
Erica Lindquist, AICP, CFM  
Planning & Development Services Director

9/11/24  
Date

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

9/11/2024  
Date

**V. ACTION**

**CITY COUNCIL – MOVE TO:**

**A. APPROVE**

**B. APPROVE WITH THE FOLLOWING CONDITION(S):**

**C. DENY**

- ...a Preliminary Site Plan for a new 20,041 square foot warehouse structure.
- ...a landscape waiver request to reduce the Type D buffer wall height requirement from eight feet to six feet.

**VI. ATTACHMENTS**

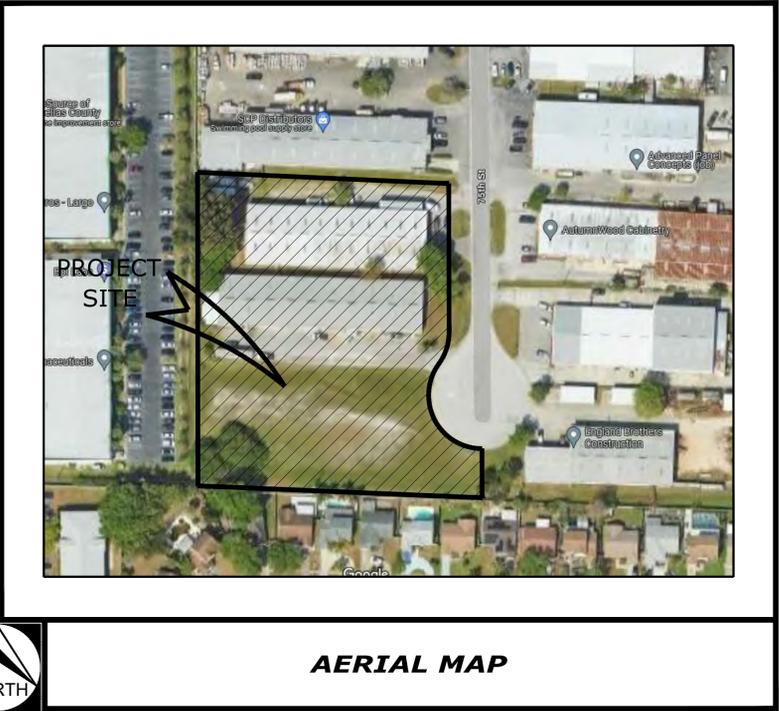
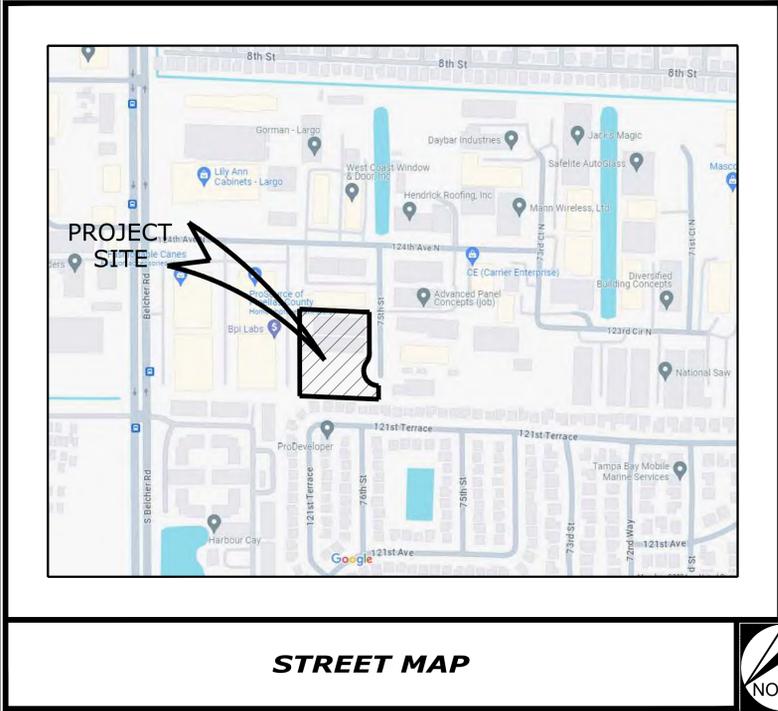
- Exhibit A:** Preliminary Site Plan
- Exhibit B:** Survey
- Exhibit C:** Affidavit of Ownership
- Exhibit D:** Aerial Map
- Exhibit E:** Land Use Map
- Exhibit F:** Zoning Map
- Exhibit G:** Flood Insurance Rate Map
- Exhibit H:** Site Photos

# MICHAELEX INDUSTRIAL

**SECTION 07 - TOWNSHIP 30 S - RANGE 16 E  
PARCEL NO. 07-30-16-70956-300-0505  
CITY OF PINELLAS PARK**

**LEGAL DESCRIPTION**

LEGAL DESCRIPTION:  
A PORTION OF LOT 5, PINELLAS GROVES, LYING IN THE SW 1/4 OF SECTION 7, TOWNSHIP 30 S, RANGE 16 E, AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE STD CORNER OF THE NW 1/4 OF THE SW 1/4 OF SECTION 7, TOWNSHIP 30 S, RANGE 16 E, PINELLAS COUNTY, FLORIDA, RUN S 87 DEGREES-31'-39" E, 68.40 FEET TO THE POINT OF BEGINNING; RUN THENCE N 0 DEGREES-04'-07" W, 381.78 FEET; THENCE S 87 DEGREES-29'-34" E, 307.87 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF 75TH STREET NORTH; RUN THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE OF 75TH STREET NORTH, S 0 DEGREES-06'-41" E, 181.37 FEET TO A POINT OF CURVATURE; RUN THENCE ALONG THE RIGHT OF WAY LIMITS OF A CUL-DE-SAC OF 75TH STREET NORTH BY A CURVE TO THE RIGHT HAVING A RADIUS OF 65.00 FEET, A CENTRAL ANGLE OF 36 DEGREES-07'-44", AN ARC DISTANCE OF 40.99 FEET; A CHORD DISTANCE OF 40.31 FEET AND A CHORD BEARING OF S 17 DEGREES-57'-11" W TO A POINT OF REVERSE CURVATURE; RUN THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 65.00 FEET, A CENTRAL ANGLE OF 126 DEGREES-07'-44", AN ARC DISTANCE OF 143.09 FEET; A CHORD DISTANCE OF 115.90 FEET AND A CHORD BEARING OF S 27 DEGREES-02'-49" E, TO A POINT OF TANGENCY; RUN THENCE S 0 DEGREES-06'-41" E, 60.39 FEET; THENCE N 87 DEGREES-31'-39" W, 348.20 FEET TO THE POINT OF BEGINNING;  
SAID PARCEL CONTAINING 2.719 ACRES, MORE OR LESS, EXCEPTING THEREFROM AN EASEMENT FOR ROADWAY PURPOSES MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF BEGINNING OF THE ABOVE DESCRIBED PARCEL; RUN THENCE N 0 DEGREES-04'-07" W, 26.02 FEET; THENCE S 87 DEGREES-31'-39" E, 308.14 FEET; THENCE N 0 DEGREES-06'-41" W, 47.32 FEET TO A POINT OF CURVATURE ON THE SOUTHERLY LIMITS OF A CUL-DE-SAC ON 75TH STREET NORTH; RUN THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID CUL-DE-SAC BY A CURVE TO THE LEFT HAVING A RADIUS OF 65.00 FEET, A CENTRAL ANGLE OF 37 DEGREES-38'-48", AN ARC DISTANCE OF 43.09 FEET; A CHORD DISTANCE OF 42.20 FEET AND A CHORD BEARING OF S 53 DEGREES-03'-25" E, TO A POINT OF TANGENCY; RUN THENCE S 0 DEGREES-06'-41" E, 60.39 FEET; THENCE N 87 DEGREES-31'-39" W, 348.20 FEET TO THE POINT OF BEGINNING. SAID EASEMENT CONTAINING 0.242 ACRES MORE OR LESS; NET ACREAGE OF PARCEL IS 2.477 ACRES MORE OR LESS.



**INDEX OF SHEETS**

C1.1	CIVIL SITE DATA
C1.2	CIVIL SITE SPECIFICATIONS
C2.1	EXISTING CONDITIONS
C2.2	N.P.D.E.S
C3.1	CIVIL SITE PLAN
C4.1	GRADING & DRAINAG PLAN
C6.1	CIVIL DETAILS
L1.1	LANDSCAPE PLAN
L1.2	LANDSCAPE NOTEA & DETAILS

**OWNER CONTACT**

DECOMESH CORP  
12280 75TH ST  
LARGO, FL 33773-3030

**DESIGN PROFESSIONALS**

CIVIL ENGINEER/PLANNER:  
NORTHSIDE ENGINEERING, INC.  
300 SOUTH BELCHER ROAD  
CLEARWATER, FLORIDA 33765  
727-443-2869

SURVEY  
BULLSEYE SURVEYING, INC.  
2198 NE COCHMAN ROAD, UNIT E  
CLEARWATER, FL 33765  
727-475-8088

**FLOOD ZONE INFORMATION**

THIS PROPERTY LIES IN FLOOD ZONES "X", AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP; COMMUNITY PANEL No. 12103C0138H, EFF. 8/24/2021.

**SITE DATA**

MATRIX	EXISTING		PROPOSED		ALLOWED/CODE	
	LOT 1	LOT 2	LOT 1	LOT 2		
ZONING:	M1	M1	M1	M1	CODE	
USAGE:	VACANT	LIGHT MANUFACTURE	WAREHOUSE	LIGHT MANUFACTURE	ALLOWED	
FUTURE LAND USE:	IL	IL	IL	IL	IL	
LOT AREA (GROSS):	46,349.4 S.F. 1.064 ACRES	71,753.4 S.F. 1.647 ACRES	46,349.4 S.F. 1.064 ACRES	71,753.4 S.F. 1.647 ACRES	15,000 S.F. 0.34 ACRE	
BUILDING COVERAGE:	-	30,668 S.F.	20,041 S.F.	30,668 S.F.	64,953 S.F.	
FLOOR AREA RATIO: (FAR)	-	30,668 S.F. 0.427	20,041 S.F. 0.432	30,668 S.F. 0.427	0.55 (MAX)	
BLDG. SETBACKS:	FRONT ( EAST )	26.6'	25.3'	26.6'	20'	
	SIDE ( NORTH )	-	35.6'	55'	5'	
	SIDE ( SOUTH )	-	48.1'	12'	48.1'	10'
	REAR ( WEST )	-	24.8'	18.9'	24.8'	5'
BLDG. HEIGHT:	-	1-STY	1-STY	1-STY	40'	
VEHICULAR USE AREA (VUA):	-	14,560 S.F.	12,760 S.F.	14,560 S.F.	-	
INTERIOR LANDSCAPING:	-	-	-	-	-	
IMPERVIOUS SURFACE RATIO: (I.S.R.)	0.0 S.F. 0.0	45,849 S.F. 0.639	34,556.4 S.F. 0.745	46,474.4 S.F. 0.647	0.75	
OPEN SPACE: (S.F. & % OF GROSS SITE)	46,349.4 S.F. 100%	25,904.4 S.F. 36.1%	11,793 S.F. 25.5%	25,279 S.F. 35.3%	25%	
PARKING:	-	-	27 SPACES	-	1 SPACE PER 750 s.f.	

PARKING CALCULATIONS:  
20,041 S.F. @ 1 SPACE/750 s.f. = 27 SPACES  
ADA PARKING SPACES REQUIRED = 2 SPACE



**AGENCY RESPONSE STAMPS**

Donald B. Fairbairn, P.E. #44971  
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DONALD B. FAIRBAIRN, 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.

PROJECT # 2402  
ISSUE DATE: 06/19/24

**REVISIONS:**

No.	Date	Description
1	07/25/24	RES. TO CITY COM.
2	09/11/24	RES. TO CITY COM.
3	/	/
4	/	/
5	/	/
6	/	/
7	/	/
8	/	/
9	/	/
10	/	/

DRAWN BY :

CIVIL SITE DATA  
MICHAELX INDUSTRIAL  
12280 75th Street  
Pinellas Park, Florida

**GENERAL CONSTRUCTION NOTES**

- THESE DRAWINGS SHALL NOT BE UTILIZED FOR CONSTRUCTION PRIOR TO OBTAINING THE PERMITS FROM THE CITY/COUNTY AND OTHER GOVERNMENTAL AND REGULATORY AGENCIES HAVING JURISDICTION OVER THE PROJECT. THE CONTRACTOR SHALL ASSURE THAT CONSTRUCTION IS IN ACCORDANCE WITH THE APPROVED DRAWINGS.
- THE CONTRACTOR SHALL READ AND UNDERSTAND THE PERMIT AND INSPECTION REQUIREMENTS SPECIFIED BY THE VARIOUS GOVERNMENTAL AND REGULATORY AGENCIES, THE ENGINEER, AND THE ARCHITECT. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, AND SCHEDULE ANY NECESSARY INSPECTIONS ACCORDING TO AGENCY INSTRUCTIONS.
- UNLESS OTHERWISE SPECIFIED, ALL WORK PERFORMED SHALL COMPLY WITH THE ORDINANCES AND REGULATIONS OF THE GOVERNMENTAL AND REGULATORY AGENCIES HAVING JURISDICTION OVER THE PROJECT. ALL CONSTRUCTION MATERIALS, MEANS, METHODS, PROCEDURES AND TECHNIQUES SHALL CONFORM TO CITY/COUNTY CONSTRUCTION STANDARDS, FOOT "STANDARDS FOR DESIGN, CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS ON THE STATE HIGHWAY SYSTEM" AND FOOT "SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" LATEST EDITION.
- THE INFORMATION PROVIDED IN THESE CONSTRUCTION DOCUMENTS IS SOLELY TO ASSIST THE CONTRACTOR IN ASSESSING AND EVALUATING THE NATURE AND EXTENT OF THE CONDITIONS WHICH MAY BE ENCOUNTERED DURING THE COURSE OF WORK. ALL CONTRACTORS ARE DIRECTED, PRIOR TO BIDDING, TO CONDUCT ANY OR ALL INVESTIGATIONS AS DEEMED NECESSARY TO ARRIVE AT THEIR OWN CONCLUSIONS REGARDING THE ACTUAL CONDITIONS THAT MAY BE ENCOUNTERED, AND UPON WHICH THEIR BIDS WILL BE BASED.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PERFORM A SITE RECONNAISSANCE PRIOR TO BIDDING THE WORK AND CONDUCT STUDIES, TESTS AND SURVEYS AS DEEMED NECESSARY TO MAKE THEIR OWN DETERMINATION AS TO THE ACTUAL SURFACE AND SUBSURFACE CONDITIONS EXISTING AT THE SITE. ACTUAL CONDITIONS THAT DIFFER FROM THOSE SHOWN ON THE CONSTRUCTION DOCUMENTS SHALL NOT CONSTITUTE GROUNDS FOR AMENDMENTS TO THE CONTACT PRICE.
- IMMEDIATELY UPON MOBILIZING TO THE SITE, THE CONTRACTOR (ACCOMPANIED BY THE OWNER AND ARCHITECT) SHALL PERFORM A SURVEY OF THE ENTIRE PROJECT AREA. THE CONTRACTOR SHALL SURVEY IN DETAIL USING WRITTEN AND PHOTOGRAPHIC MEANS, BUILDING(S) AND SITE AREAS THAT ARE NOT IN A FIRST CLASS CONDITION (SURFACES THAT ARE UNBROKEN, NON-CRACKED, NON-RUSTING, WITHOUT CHIPS, WITHOUT SPLINTERS, OF TEXTURE MATCHING ITS SURROUNDINGS, WITH NEW APPEARING FINISHES, AND OPERATING AS ORIGINALLY DESIGNED OR INTENDED TO OPERATE) SPECIALLY THOSE THAT WILL REMAIN IN THEIR EXISTING CONDITION AT THE END OF PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TO THE OWNER A COMPLETE PROJECT IN FIRST CLASS CONDITION, MEETING INDUSTRY WIDE STANDARDS FOR QUALITY AND PERFORMANCE (REGARDLESS OF WHETHER AN AREA IS SPECIFICALLY IDENTIFIED WITHIN THE DRAWINGS AND SPECIFICATIONS OR NOT) UNLESS A PARTICULAR AREA HAS BEEN DESCRIBED IN THE WRITTEN AND PHOTOGRAPHIC DETAILS. SHOULD DURING THE COURSE OF THE WORK, ANY AREA OF THE BUILDING(S) AND/OR UTILITIES AND/OR THE SITE BECOME DAMAGED AND THAT AREA WAS NOT SPECIFICALLY CALLED OUT TO BE A PART OF THE CONSTRUCTION, THE CONTRACTOR SHALL REPAIR AND/OR REPLACE THE DAMAGED AREA TO THE SATISFACTION OF THE ARCHITECT AND OWNER AT NO ADDITIONAL COST.
- WHEN NECESSARY, THE CONTRACTOR SHALL COORDINATE AND SCHEDULE CONSTRUCTION ACTIVITIES WITH OTHER CONTRACTORS AND UTILITY COMPANIES (E.G., POWER, TELEPHONE, CABLE, GAS, ETC.). IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN THE REQUIRED PERMITS TO PERFORM WORKS WITHIN PUBLIC EASEMENTS AND RIGHT-OF-WAY AND ENSURE THAT ALL PERMITS ARE APPROVED PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL USE THE BENCHMARK ELEVATION NOTED IN THE BOUNDARY AND TOPOGRAPHIC SURVEY TO REFERENCE ALL TEMPORARY BENCHMARKS, BASE LINES, GRADE POINTS AND PROPERTY MONUMENTS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REESTABLISH, IN THEIR ORIGINAL STATE, THE PROPERTY MONUMENTS DISTURBED OR DAMAGED DURING CONSTRUCTION. THE CONTRACTOR IS FULLY RESPONSIBLE TO VERIFY AND CORRELATE IN THE FIELD ALL BASE LINES, ELEVATIONS, AND DIMENSIONS SHOWN IN THESE PLANS, AND REPORT TO THE ENGINEER IN WRITING ANY ERROR, OMISSION, OR DISCREPANCY BEFORE PERFORMING ANY WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO LOCATE AND MAKE ADJUSTMENTS OF ANY CONFLICT SHOWN OR NOT SHOWN IN THESE PLANS WITH OTHER EXISTING SITE IMPROVEMENTS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY CONFLICTS OR DISCREPANCIES BEFORE PERFORMING ANY WORK IN THE CONFLICTING AREA.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE STAKE-OUT OF THE PROJECT SUCH AS BASE LINES, GRADES, SLOPES, UTILITY LOCATIONS, OR ANY OTHER STAKE-OUT THAT MAY BE REQUIRED TO COMPLETE THE PROJECT IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS, ANY AND ALL EXPENSES INCURRED FOR THIS WORK SHALL BE INCLUDED IN THE CONTRACT PRICE. ACTUAL CONDITIONS THAT DIFFER FROM THOSE SHOWN IN THESE PLANS SHALL NOT CONSTITUTE GROUNDS FOR AMENDMENTS TO THE CONTACT PRICE.
- THE CONTRACTOR SHALL NOT COMMENCE THE CONSTRUCTION OF POTABLE WATER AND/OR SANITARY SEWER SYSTEMS PRIOR TO OBTAIN THE PERMIT(S) FROM THE FLORIDA HEALTH DEPARTMENT AND THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN FROM THE OWNER OR THE ENGINEER A COPY OF ALL PERTINENT PERMITS RELATED TO THIS PROJECT AND REVIEW THEM TO ASSURE THAT ALL CONDITIONS DESCRIBED ON THE PERMITS ARE IN COMPLIANCE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SCHEDULING AND COORDINATION OF THE UNDERGROUND WORK ASSOCIATED WITH THIS PROJECT. IT WILL BE NECESSARY TO IDENTIFY, EXAMINE, COORDINATE AND/OR ADJUST ACCORDINGLY THE PROPOSED LOCATIONS OF THE VARIOUS COMPONENTS OF THE UTILITIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SUBMIT DRAWINGS SHOWING ADJUSTED PIPE SIZES, STRUCTURES, AND ELEVATIONS.
- THE CONTRACTOR SHALL COORDINATE THE POINTS OF CONNECTIONS OF UTILITIES WITH DIFFERENT SUBCONTRACTORS. THE SITE CONTRACTOR SHALL BRING THE UNDERGROUND INFRASTRUCTURES (I.E. SANITARY SEWER, STORM SEWER, WATER LINES, FIRE LINES, ETC.) TO 5 FEET OUTSIDE THE BUILDING(S). THE PLUMBING CONTRACTOR SHALL CONNECT AND MEET THE INVERT ELEVATIONS OF SAID UTILITIES, ANY UTILITY WORK PERFORMED WITHIN 5' OF THE BUILDING SHALL BE THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR. ALL WORK SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODE OF ORDINANCE REQUIREMENTS.
- TOPOGRAPHIC SURVEY AND LEGAL DESCRIPTIONS WERE PREPARED BY OTHERS AND ARE SHOWN HEREIN FOR INFORMATION PURPOSES ONLY. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR PREPARATION, COMPLETENESS NOR ACCURACY AND THE CONTRACTOR IS FULLY RESPONSIBLE WHEN USING SAID INFORMATION. PROPOSED LOCATIONS, ELEVATIONS, AND DIMENSIONS OF STRUCTURES AND OTHER SITE FEATURES ARE SHOWN IN ACCORDANCE TO THE SURVEY INFORMATION PROVIDED TO THE ENGINEER AT THE TIME OF THE 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.
- GEOTECHNICAL INVESTIGATION AND RECOMMENDATIONS WERE PREPARED BY OTHERS AND ARE USED SOLELY TO ASSIST CONTRACTORS IN ASSESSING THE NATURE AND EXTENT OF TESTING AND STUDIES REQUIRED TO MAKE THEIR OWN DETERMINATION AS TO THE ACTUAL SURFACE AND SUBSURFACE CONDITIONS EXISTING AT THE SITE. NO REPRESENTATION IS MADE OR GIVEN CONCERNING THE ACTUAL SURFACE AND SUBSURFACE CONDITIONS WHICH MAY BE ENCOUNTERED DURING THE COURSE OF WORK AND CONTRACTORS ARE FULLY RESPONSIBLE WHEN USING SAID INFORMATION. ALL CONTRACTORS ARE DIRECTED, PRIOR TO BIDDING, TO CONDUCT ANY OR ALL INVESTIGATIONS THEY MAY DEEM NECESSARY TO ARRIVE AT THEIR OWN CONCLUSIONS REGARDING THE ACTUAL CONDITIONS THAT MAY BE ENCOUNTERED, AND UPON WHICH THEIR BIDS WILL BE BASED.
- THE EXISTING UNDERGROUND UTILITY LINES SHOWN HEREON WERE TAKEN FROM DOCUMENTS FURNISHED BY OTHERS AND NOT FIELD VERIFIED. THE CONTRACTOR MUST USE SAID INFORMATION ONLY AS A GUIDE TO THE SUSPECTED LOCATION OF UNDERGROUND UTILITY SERVICES, INCLUDING BUT NOT LIMITED TO: POTABLE WATER LINES, SANITARY SEWER, STORM SEWER, GAS LINES, ELECTRICAL POWER, RECLAIMED WATER LINES, IRRIGATION LINES, TELEVISION CABLES, FIBER OPTIC CABLES, TELEPHONE CABLES, ALARM SYSTEM CABLES, SECURITY WIRING, SITE UNDERGROUND MECHANICAL, CONTROL SYSTEMS WIRING, SYSTEMS INCLUDING INSULATION, ETC. THE ENGINEER CANNOT GUARANTEE THE ACCURACY OF THE EXISTING UNDERGROUND UTILITY LINES NOR THAT ALL ARE SHOWN HEREON. THE CONTRACTOR SHALL DETERMINE THE SPECIFIC LOCATION AND CAREFULLY EXPOSE ALL UNDERGROUND UTILITY LINES IN COORDINATION WITH OWNERS' TO THEIR SATISFACTION AND MAKE ADJUSTMENTS TO SAME IN THE EVENT THERE ARE CONFLICTS WITH NEW CONSTRUCTION. THE CONTRACTOR SHALL REPLACE OR REPAIR, PER SPECIFICATIONS, ANY AND ALL DAMAGED UNDERGROUND UTILITY SERVICES AS LISTED ABOVE AT NO ADDITIONAL COST.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY ENVIRONMENTAL PROTECTION AGENCY PERMITTING WHEN REQUIRED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR GETTING A DEWATERING PLAN APPROVED BY THE WATER MANAGEMENT DISTRICT WHEN REQUIRED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING, REPAIRING AND/OR REINSTALLING DAMAGED OR DISTURBED EXISTING IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO: SIDEWALKS, DUMPSTER PADS, FENCES, HAND RAILS, GATE VALVES, CLEANOUTS, FIRE HYDRANTS, FIRE DEPARTMENT CONNECTIONS, ELECTRICAL, CABLE AND TELEPHONE BOXES, ELEVATED POWER AND TELEPHONE LINES, WATER, SANITARY, GAS AND STORMWATER PIPELINES, UNDERGROUND POWER, TELEPHONE AND CABLE LINES, IRRIGATION SYSTEMS AND CONTROLS, ETC.
- THE CONTRACTOR SHALL LOCATE PROPERTY LINES AS REQUIRED TO AVOID ENCRoACHMENT INTO ADJACENT PROPERTY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE OWNER CONCERNING LIMITS OF CONSTRUCTION, TRANSITIONS, PHASES, ETC. WHICH MAY NOT BE SHOWN ON THESE PLANS.
- THE CONTRACTOR SHALL RESTORE TO A CONDITION EQUAL TO OR BETTER THAN THE EXISTING, UNLESS SPECIFICALLY EXEMPTED BY THE PLANS, ALL PRIVATE AND PUBLIC PROPERTY AFFECTED BY THE WORK. ADDITIONAL COSTS ARE INCIDENTAL AND NO EXTRA COMPENSATION IS TO BE ALLOWED.
- ALL UNDERGROUND UTILITIES MUST BE IN PLACE AND TESTED OR INSPECTED PRIOR TO SUBGRADE STABILIZATION, BASE AND PAVEMENT CONSTRUCTION.
- ADJUSTMENTS OF WATER VALVES, WATER METERS, SANITARY MANHOLE TOPS, INLETS, JUNCTION BOX TOPS, ETC. SHALL BE INCLUDED IN THE CONTRACTOR'S BID AND NO CLAIM SHALL BE MADE AGAINST THE OWNER OR THE ENGINEER FOR THESE ADJUSTMENTS.
- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE OWNER FOR APPROVAL ON ALL PRECAST AND MANUFACTURED ITEMS FOR THIS PROJECT. FAILURE TO OBTAIN APPROVE BEFORE MANUFACTURE AND INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL NOTIFY THE UTILITY INSPECTORS 5 DAYS BEFORE CONNECTING TO ANY UTILITY LINE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SUBMIT TO THE APPROPRIATE AGENCIES AT LEAST THREE (3) WEEKS PRIOR TO START OF CONSTRUCTION ALL REQUIRED SHOP DRAWINGS, CONTRACTOR'S LEGAL INFORMATION, STARTING DATE, SCHEDULE, MANAGEMENT OF TRAFFIC PLAN AND OTHER PERTINENT INFORMATION REQUIRED. ANY WORK PERFORMED WITHOUT PRESENCE OF THE AGENCY INSPECTOR, MAY BE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL EMPLOY THE SERVICES OF A FLORIDA REGISTERED PROFESSIONAL GEOTECHNICAL ENGINEER TO PERFORM ALL SITE CONSTRUCTION QUALITY ASSURANCE AND QUALITY CONTROL TESTING, AND THIS COST SHALL BE INCLUDED AS PART OF THE CONTRACT PRICE. IN LOCATIONS WHERE THE CONSTRUCTION TAKES PLACE WITHIN PUBLIC RIGHT-OF-WAY, ALL SAMPLING AND TESTING SHALL BE IN ACCORDANCE WITH FOOT AND LOCAL AGENCY REQUIREMENTS.
- THE CONTRACTOR SHALL FORWARD TO THE OWNER A COPY OF ALL COMPACTION AND ASPHALT MIX TEST RESULTS. THE TEST RESULTS SHALL BE CERTIFIED BY A MATERIAL/GEOTECHNICAL ENGINEER, IN WRITING, THAT ALL TESTING REQUIREMENTS, REQUIRED BY CITY/COUNTY AND/OR THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) AS WELL AS BY THE APPROVED CONSTRUCTION PLANS, ARE SATISFIED.
- DEVIATIONS TO THESE PLANS AND SPECIFICATIONS WITHOUT CONSENT OF THE ENGINEER OR THE OWNER MAY BE A CAUSE FOR THE WORK TO BE UNACCEPTABLE. VALUE ENGINEERING SHALL RECEIVE WRITTEN APPROVAL FROM THE ENGINEER AND THE OWNER.
- WHEN NECESSARY, THE CONTRACTOR SHALL PROVIDE CERTIFIED AS-BUILT DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR. THE AS-BUILT DRAWINGS SHALL INCLUDE, BUT NOT BE LIMITED TO, ACCURATE HORIZONTAL AND VERTICAL LOCATION OF DETENTION / RETENTION BASIN(S) INCLUDING TOP OF BANK, TOE OF SLOPE, BOTTOM OF POND AND SIDE SLOPES, CONTROL STRUCTURE(S), DIMENSION AND INVERT ELEVATION OF WEIR, ORIFICE AND SKIMMER, INLET AND MANHOLE SIZES AND STORM PIPE INVERT ELEVATIONS, SIZE AND LOCATIONS OF ALL UTILITIES INCLUDING SANITARY SEWER AND FITTINGS, STORM AND SANITARY SEWER SLOPES, CONCRETE PADS, SIDEWALKS, FINISHED FLOOR ELEVATION(S), GRADE BREAKS, ETC. THE CONTRACTOR SHALL PROVIDE FIVE COPIES OF THE CERTIFIED AS-BUILT DRAWINGS TO THE ENGINEER. THE AS-BUILT DRAWING SHALL BE SUFFICIENT IN DETAIL TO BE ACCEPTABLE BY GOVERNMENTAL AND REGULATORY AGENCIES HAVING JURISDICTION ON THE PROJECT.

- WHEN NECESSARY, CONTRACTOR SHALL PROVIDE SANITARY SEWER AND WATER MAIN SYSTEMS CERTIFIED AS-BUILT DRAWINGS INCLUDING SANITARY SEWER INFILTRATION / EXFILTRATION TEST RESULTS, WATER MAIN PRESSURE TEST RESULTS AND TWO (2) CONSECUTIVE DAYS BACTERIOLOGICAL SAMPLING RESULTS AT LEAST SIX (6) WEEKS PRIOR TO ANTICIPATED DATE OF CERTIFICATE OF COMPLETION APPLICATION.
- SIGN MONUMENTS, WALLS AND FENCES REQUIRE SEPARATE PERMIT APPLICATION(S). ANY DEVIATIONS SHALL RECEIVE WRITTEN APPROVAL FROM THE OWNER.
- WHEN NECESSARY, CONTRACTOR SHALL BE RESPONSIBLE FOR AN EASEMENT INSPECTION BY CITY/COUNTY ENGINEERING DEPARTMENT PRIOR TO CONCRETE POUR OF FOTER/SLAB. CONTRACTOR SHALL STAKE ALL PROPERTY CORNERS AND EASEMENT LINES PRIOR TO EASEMENT INSPECTION.
- ALL CONSTRUCTION SHALL COMPLY WITH THE LATEST EDITION OF THE FLORIDA FIRE PREVENTION CODE, WHICH INCLUDES THE LATEST EDITIONS OF THE N.F.P.A. #1 FIRE PREVENTION CODE & 101 THE LIFE SAFETY CODE.
- THE CONTRACTOR SHALL MAINTAIN A COPY OF THE APPROVED PLANS AND PERMITS AT THE CONSTRUCTION SITE AT ALL TIMES.

**GENERAL SAFETY NOTES**

- THESE CONSTRUCTION PLANS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY IN ACCORDANCE WITH U.S. DEPARTMENT OF LABOR'S OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA). THE CONTRACTOR SHALL BE ENTIRELY RESPONSIBLE FOR MEANS, METHODS, PROCEDURES AND TECHNIQUES OF CONSTRUCTION SAFETY.
- LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET BY THE U.S. DEPARTMENT OF LABOR'S OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA).
- DURING CONSTRUCTION, ALL SAFETY CONTROLS AND REGULATIONS ARE TO BE ENFORCED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF PEDESTRIANS AND WORKERS.
- THE MINIMUM STANDARDS IN "THE STATE OF FLORIDA, MANUAL ON TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS" SHALL BE FOLLOWED FOR THE DESIGN, INSTALLATION, MAINTENANCE AND REPAIR OF ALL TRAFFIC CONTROL DEVICES, WARNING DEVICES AND BARRIERS NECESSARY TO PROTECT THE PEDESTRIANS AND WORKMEN FROM HAZARDS WITHIN THE PROJECT LIMITS.
- THE CONTRACTOR'S MAINTENANCE OF TRAFFIC PLAN SHALL BE SUBMITTED AND APPROVED BY APPLICABLE AGENCIES PRIOR TO START OF CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ITS EMPLOYEES AND SUB CONTRACTORS WITH ADEQUATE INFORMATION AND TRAINING TO ENSURE THAT THEY COMPLY WITH ALL APPLICABLE SAFETY REQUIREMENTS. CONTRACTOR SHALL REMAIN IN COMPLIANCE WITH ALL U.S. DEPARTMENT OF LABOR'S OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS AS WELL AS THE ENVIRONMENTAL PROTECTION LAWS.
- THE CONTRACTOR PERFORMING TRENCH EXCAVATION, IN EXCESS OF 5' FEET IN DEPTH, SHALL CONFORM TO THE REQUIREMENTS OF THE U.S. DEPARTMENT OF LABOR'S OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS FOR EXCAVATIONS SAFETY STANDARDS, 29 C.F.R., 1926.650, SUBPART P, INCLUDING ALL SUBSEQUENT REVISIONS OR UPDATES TO THE STANDARDS AS ADOPTED BY THE DEPARTMENT OF LABOR AND EMPLOYMENT SECURITY (DLES).
- TO COMPLY WITH THE UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT THE CONTRACTOR SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE UTILITY COMPANIES, AFFILIATED OR NOT AFFILIATED TO THE "SUNSHINE STATE ONE CALL" OF FLORIDA CORPORATION, PRIOR TO CONSTRUCTION TO OBTAIN FIELD LOCATIONS AND/OR CLEARANCE OF EXISTING UNDERGROUND UTILITIES.

**WORK IN PINELLAS COUNTY RIGHT-OF-WAY NOTES**

- ALL RIGHT-OF-WAY INSTALLATIONS WILL BE IN ACCORDANCE WITH PRACTICES REFERENCED IN THE STATE OF FLORIDA UTILITIES ACCOMMODATIONS MANUAL.
- ALL DESIGN AND CONSTRUCTION MUST CONFORM TO THE MINIMUM STANDARDS SET DOWN IN PINELLAS COUNTY LAND DEVELOPMENT, ZONING AND/OR RELATED ORDINANCES, AND MINIMUM TESTING FREQUENCY REQUIREMENTS (SEE DR5-1).
- SIGNS AND BARRICADES SHALL BE IN ACCORDANCE WITH THE US DEPARTMENT OF TRANSPORTATION'S "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" AND THE FLORIDA DEPARTMENT OF TRANSPORTATION'S "DESIGN STANDARDS" INDEXES 600 THROUGH 670 (LATEST EDITIONS).
- SAFE PEDESTRIAN TRAFFIC IS TO BE MAINTAINED AT ALL TIMES.
- ANY SIDEWALK WHICH BECOMES UNDERMINED MUST BE REMOVED AND REPLACED. SIDEWALKS ARE TO BE RECONSTRUCTED WITHIN THREE (3) DAYS AFTER REMOVAL. WHEN EXISTING SIDEWALK IS REMOVED, IT IS TO BE REMOVED TO THE NEAREST JOINT.
- PLACE EXPANSION JOINTS WHERE 4" AND 6" CONCRETE ABUT.
- PLACE EXPANSION JOINT BETWEEN BACK-OF-CURB AND CONCRETE DRIVEWAY.
- COMPACTION FOR PIPE BACKFILL SHALL COMPLY WITH AASHTO T-99 (100%).
- DISTURBED AREA WITHIN THE RIGHT OF WAY WILL BE COMPACTED TO 100% MAXIMUM DENSITY AND SODDED.
- DO NOT DISTURB EXISTING UNDER-DRAIN OR STORM SYSTEMS. IF FILTRATION BED IS DISTURBED CONTACT THE AREA INSPECTOR WITH PINELLAS COUNTY PUBLIC WORKS AT (727) 464-8900 FOR ASSISTANCE.
- NO STOCKPILING OF MATERIAL IN ROADWAY OR ON SIDEWALK; ALL DIRT AND DEBRIS WILL BE REMOVED FROM JOB SITE DAILY. ROADS AND SIDEWALK TO BE SWEEP DAILY AS PART OF DAILY CLEAN-UP.
- ANY PORTION OF THE ROADWAY THAT SUSTAINS EXCESSIVE CONSTRUCTION RELATED DAMAGE, IN THE OPINION OF PINELLAS COUNTY REGULATORY SERVICES, SHALL BE REPAIRED AT CONTRACTOR EXPENSE IN A MANNER SPECIFIED BY THE PINELLAS COUNTY REGULATORY SERVICES INSPECTOR.

**IMPORTANT NOTES TO CONTRACTOR**

- ALL POINTS AND MONUMENTS SHALL BE SURVEYED UPON MOBILIZATION TO VERIFY THEIR ACCURACY. ANY DISCREPANCIES DISCOVERED MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN WRITING PRIOR TO CONSTRUCTION.
- MONUMENTS AND OTHER SURVEY CONTROL POINTS SHALL BE PROTECTED FROM DAMAGE AND DISTURBANCE. IF ANY CONTROL POINTS ARE DAMAGED OR DISTURBED, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ENGINEER AND REPLACE THE CONTROL POINTS TO THEIR ORIGINAL CONDITION AT HIS OWN EXPENSE.
- TEMPORARY SEEDING AND MULCHING MAY BE APPLIED TO COVER BARE SOIL, AND TO PREVENT WIND EROSION, SOIL BOARD FENCES, BURLAP WALLS, AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND BLOWN DUST. BARRIERS PLACED AT RIGHT ANGLES TO PREVAILING WIND CURRENTS AT INTERVALS OF ABOUT 15 TIMES THE BARRIER HEIGHT ARE EFFECTIVE IN CONTROLLING WIND EROSION. IRRIGATION WITH WATER UNTIL THE SURFACE IS WET AND REPEATED AS NECESSARY CAN BE USED TO PREVENT WIND EROSION AND CONTROL BLOWN DUST. IF THIS METHOD IS TO BE EMPLOYED, THE CONTRACTOR SHALL CONSTRUCT A TEMPORARY GRAVEL ROCK ENTRANCE OR A SOIL TRACKING PREVENTION DEVICE (STPD) TO PREVENT OFFSITE TRACKING OF MUD ONTO LOCAL STREETS. STPD SHALL BE CONSISTENT WITH FOOT STANDARD INDEX 106.
- IF DURING CONSTRUCTION ACTIVITIES ANY EVIDENCE OF HISTORIC RESOURCES, INCLUDING BUT NOT LIMITED TO ABORIGINAL OR HISTORIC POTTERY, PREHISTORIC STONE TOOLS, BONE OR SHELL TOOLS, HISTORIC TRASH PITS, OR HISTORIC BUILDINGS FOUNDATION, ARE DISCOVERED, WORK SHALL COME TO AN IMMEDIATE STOP AND THE FLORIDA DEPARTMENT OF HISTORIC RESOURCES (STATE HISTORIC PRESERVATION OFFICE) AND PINELLAS COUNTY SHALL BE NOTIFIED WITHIN TWO WORKING DAYS OF THE RESOURCES FOUND ON THE SITE.
- IF DURING CONSTRUCTION ACTIVITIES ANY EVIDENCE OF THE PRESENCE OF STATE AND FEDERALLY PROTECTED PLANT AND/OR ANIMAL SPECIES IS DISCOVERED, WORK SHALL COME TO AN IMMEDIATE STOP AND THE FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION (FWCC), THE U.S. FISH AND WILDLIFE SERVICE (USFWS) AND PINELLAS COUNTY SHALL BE NOTIFIED WITHIN TWO WORKING DAYS OF THE PLANT AND/OR ANIMAL SPECIES FOUND ON THE SITE.
- THE GENERAL CONTRACTOR SHALL PROVIDE A SUITABLE ON-SITE WASH DOWN AND CONCRETE DISPOSAL AREA. DISPOSAL OF CONCRETE SLURRY DIRECTLY OR INDIRECTLY INTO THE COUNTY SEPARATE STORM SEWER SYSTEM OR ONTO A COUNTY RIGHT-OF-WAY IS A VIOLATION OF SECTION 58-244 OF THE PINELLAS COUNTY LAND DEVELOPMENT CODE. SECTION 58-239 OF THE PINELLAS COUNTY CODE AUTHORIZES PENALTIES OF UP TO \$10,000.00 FOR EACH OFFENSE.
- ROADWAY PAVEMENT IS NOT TO BE DISTURBED. DAMAGES TO THE ROADWAY PAVEMENT WILL REQUIRE MILLING AND RESURFACING AS DIRECTED BY THE AREA INSPECTOR.
- THE CONSTRUCTION OR RESTORATION OF SIDEWALKS, CURBS, AND PAVEMENT WITHIN THE PINELLAS COUNTY RIGHT-OF-WAY (ENTERPRISE ROAD) MUST MEET PINELLAS COUNTY STANDARDS.
- CONTRACTOR SHALL EXERCISE CAUTION AND GOOD JUDGEMENT WHILE DIGGING TO INSTALL ANY UNDERGROUND UTILITY SINCE THIS SITE HAS EXISTING UTILITIES AND DRAINAGE CULVERTS WHICH ARE ANTICIPATED IN THE VICINITY OF THE PROPOSED UTILITY LOCATIONS.

**CLEARING AND GRUBBING NOTES**

- PRIOR TO SITE CLEARING AND GRUBBING, ALL TREES SHOWN TO REMAIN ON THE CONSTRUCTION PLANS SHALL BE PROTECTED IN ACCORDANCE WITH THE CITY / COUNTY TREE ORDINANCE AND DETAILS CONTAINED IN THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE TO KEEP THESE TREES IN GOOD CONDITION. NO TREES SHOWN TO REMAIN SHALL BE REMOVED WITHOUT WRITTEN APPROVAL FROM THE OWNER.
- THE CONTRACTOR SHALL CLEAR AND GRUB THE SITE PRIOR TO CONSTRUCTION IN ACCORDANCE WITH THE GEOTECHNICAL INVESTIGATION REPORT. COPIES OF THE GEOTECHNICAL INVESTIGATION REPORT ARE AVAILABLE THROUGH THE OWNER. ANY QUESTION REGARDING SITE PREPARATION REQUIREMENTS DESCRIBED IN THE GEOTECHNICAL INVESTIGATION REPORT ARE TO BE DIRECTED TO THE GEOTECHNICAL ENGINEERING COMPANY THAT PREPARE THE REPORT.
- THE CONTRACTOR SHALL CLEAR AND GRUB, ONLY THOSE AREAS OF THE SITE NEEDED FOR CONSTRUCTION. DISTURBED AREAS SHALL BE SEEDDED, MULCHED, OR PLANTED WITH APPROVED LANDSCAPE MATERIAL IMMEDIATELY AFTER CONSTRUCTION.
- UNLESS OTHERWISE DIRECTED, THE TOP 4" TO 6" OF SOIL REMOVED DURING CLEARING AND GRUBBING SHALL BE STOCKPILED AT A SITE DESIGNATED BY THE OWNER TO BE USED FOR LANDSCAPING PURPOSES.
- ONLY GRADING BY HAND IS PERMITTED WITHIN THE CANOPY / DRIP LINE OF TREES TO REMAIN.

**OPERATION AND MAINTENANCE OF STORMWATER SYSTEM**

- AFTER COMPLETION OF THE PROJECT, THE OWNER SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE STORMWATER FACILITIES. OPERATION AND MAINTENANCE OF THE STORMWATER SYTEM INCLUDES:
- THE DETENTION AREA UNDER NO CIRCUMSTANCES, SHALL BE FILLED WITH ANY OTHER SUBSTANCE THAN STORMWATER. THE OWNER OR AGENT SHALL MAKE SURE, TO THE BEST OF HIS ABILITY, THAT NOTHING ENTERS THE SYSTEM AND COULD DETERIORATE THE FUNCTIONING CAPABILITIES OF THE DETENTION AREA. (I.E. GASOLINE, OIL, GREASE, CHEMICALS, ETC.).
  - ALL SODDED AREAS SHALL BE MOWED AND MAINTAINED PROPERLY.
  - SWALES SHALL BE KEPT CLEAN AND FREE OF ANY OBSTRUCTIONS.
  - CONTROL STRUCTURE(S) SHALL BE CHECKED MONTHLY FOR DAMAGE OR BLOCKAGE. ANY DAMAGED SKIMER(S) SHALL BE REPLACED OR REPAIRED. ANY DEBRIS BLOCKING FULL FLOW THROUGH THE WEIR(S) AND/OR ORIFICE(S) SHALL BE REMOVED.
  - INLET GRATE(S) SHALL BE CHECKED MONTHLY FOR DAMAGE OR BLOCKAGE. ANY DAMAGED GRATE(S) SHALL BE REPLACED OR REPAIRED. ANY DEBRIS BLOCKING FULL FLOW THROUGH THE GRATE(S) SHALL BE REMOVED.
  - PIPE(S) AND INLET(S) SHALL BE INSPECTED TWICE YEARLY FOR DAMAGE OR BLOCKAGE. ANY DAMAGED PIPE(S) OR INLET(S) SHALL BE REPAIRED OR REPLACED. ANY TRASH, DEBRIS OR SAND DEPOSITS SHALL BE REMOVED. THE PIPE CONVEYANCE SYSTEM SHALL BE FLUSHED, AS DEEMED NECESSARY. ALL MATERIAL SHALL BE COLLECTED DOWNSTREAM AND REMOVED.
  - ALL POND SIDE SLOPES AND MAINTENANCE BERMS WILL BE PERIODICALLY MOWED AND CLEANED. DURING THE MOWING OPERATION THE PONDS SHALL BE INSPECTED FOR BARE SPOTS AND EROSION DAMAGE. ANY BARE SPOTS GREATER THAN ONE SQUARE FOOT IN AREA WILL BE SEEDDED OR SODDED TO REPLACE THE GRASS COVER. IN CASE OF EROSION OR DAMAGE WHERE UNDERLYING SOIL IS MISSING, THE MISSING SOIL WILL BE REPLACED AND THE AREA BROUGHT BACK TO GRADE WITH SEEDING OR SODDING AS REQUIRED. THE BOTTOM AND SIDE SLOPES OF THE POND SHALL BE INSPECTED REGULARLY TO ASSURE THAT EXCESS SILTATION OR EROSION HAS NOT OCCURRED. SILTATION AND EROSION IN THE POND SHALL BE CONTROLLED TO ASSURE THAT THE STORAGE VOLUME IS NOT AFFECTED.
  - GRASS CLIPPING AND OTHER VEGETATIVE DEBRIS SHALL BE REMOVED FROM THE AREA SURROUNDING THE POND AND LIMIT FERTILIZER USE AROUND THE POND AREA TO PREVENT NUTRIENT LOADING OF THE FACILITY.

**PAVING AND GRADING NOTES**

- ALL DELETERIOUS SUBSURFACE MATERIAL (I.E. MUCK, PEAT, BURIED DEBRIS) SHALL BE EXCAVATED IN ACCORDANCE WITH THESE CONSTRUCTION DOCUMENTS OR AS DIRECTED BY THE OWNER, OR THE GEOTECHNICAL ENGINEER. DELETERIOUS MATERIAL SHALL BE STOCKPILED OR REMOVED FROM THE SITE AS DIRECTED BY THE OWNER. EXCAVATED AREAS SHALL BE BACK FILLED WITH APPROVED MATERIALS AND COMPACTED AS SHOWN ON THESE CONSTRUCTION DOCUMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING DELETERIOUS MATERIAL FROM THE SITE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND SHALL PROVIDE BRACING, SHEETING OR SHORING AS NECESSARY. DEWATERING METHODS SHALL BE USED AS REQUIRED TO KEEP TRENCHES DRY WHILE PIPE AND APPURTENANCES ARE BEING PLACED.
- ALL NECESSARY FILL AND EMBANKMENT MATERIAL THAT IS PLACED DURING CONSTRUCTION SHALL CONSIST OF MATERIAL SPECIFIED BY THE OWNER'S GEOTECHNICAL ENGINEER AND BE PLACED AND COMPACTED ACCORDING TO THESE CONSTRUCTION DOCUMENTS OR THE REFERENCED GEOTECHNICAL INVESTIGATION REPORT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION ACTIVITIES, WHICH INCLUDE BUT ARE NOT LIMITED TO EARTHWORK ACTIVITIES, SUB GRADE PREPARATION, ETC. CONFORM WITH THE GEOTECHNICAL INVESTIGATION REPORT.
- PROPOSED PAD GRADES SHOWN ARE MINIMUM GRADES. ELEVATIONS OF ADJOINING LOTS, EXISTING TREES, AND OTHER FIELD CONDITIONS MAY WARRANT LEAVING LOTS WHICH ARE HIGHER IN THEIR NATURAL STATE. THE CONTRACTOR SHALL CONSULT WITH THE OWNER AND THE ENGINEER IN WRITING PRIOR TO GRADING ACTIVITIES WHEN THESE CONDITIONS EXIST.
- PROPOSED ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADE UNLESS OTHERWISE NOTED ON THESE CONSTRUCTION DOCUMENTS.
- ALL SLOPES STEEPER THAN 5:1 SHALL BE SODDED; ALL SLOPES STEEPER THAN 4:1 SHALL BE REINFORCED WITH STAKED SOD.
- CONTRACTOR SHALL SAW CUT, TACK AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT.
- CURBING SHALL BE PLACED AT THE EDGE OF ALL PAVEMENT, AS SHOWN ON THESE CONSTRUCTION DOCUMENTS.
- REFER TO THE LATEST EDITION OF F.D.O.T. "ROADWAY AND TRAFFIC DESIGN STANDARDS" FOR DETAILS AND SPECIFICATIONS OF ALL F.D.O.T. TYPE CURBING AND GUTTERS CALLED FOR IN THESE CONSTRUCTION DOCUMENTS.
- CONTRACTOR SHALL PROVIDE A 1/2" BITUMINOUS EXPANSION JOINT WITH SEALER AT ABUTMENT OF CONCRETE AND ANY STRUCTURE. EXPANSION JOINT FILLER SHALL CONFORM TO THE SPECIFICATIONS OF ASTM D1751.
- CONTRACTOR SHALL PROVIDE EROSION CONTROL AND SEDIMENTATION BARRIER TO PREVENT SILTATION OF ADJACENT PROPERTY, STREETS, STORM SEWERS AND WATERWAYS. IN ADDITION CONTRACTOR SHALL PLACE STRIP MULCH OR OTHER SUITABLE MATERIAL IN AREAS WHERE CONSTRUCTION RELATED TRAFFIC IS TO ENTER AND EXIT SITE. IF, IN THE OPINION OF THE ENGINEER AND/OR CITY / COUNTY AUTHORITIES, EXCESSIVE QUANTITIES OF EARTH ARE TRANSPORTED OFF-SITE EITHER BY NATURAL DRAINAGE OR BY VEHICULAR TRAFFIC, THE CONTRACTOR SHALL REMOVE SAID EARTH TO THE SATISFACTION OF THE ENGINEER AND/OR CITY / COUNTY AUTHORITIES.
- IF WIND EROSION BECOMES SIGNIFICANT DURING CONSTRUCTION, THE CONTRACTOR SHALL STABILIZE THE AFFECTED AREA USING SPRINKLING, IRRIGATION OR OTHER ACCEPTABLE METHODS.
- THE CONTRACTOR SHALL STABILIZE BY SEED AND MULCH, SOD OR OTHER APPROVED MATERIALS AS REQUIRED ANY DISTURBED AREAS WITHIN ONE WEEK FOLLOWING CONSTRUCTION OF THE UTILITY SYSTEMS AND PAVEMENT AREAS. CONTRACTOR SHALL MAINTAIN SUCH AREAS UNTIL FINAL ACCEPTANCE BY OWNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING APPLICABLE SOIL AND MATERIAL TESTING AND SUBMITTING TEST RESULTS TO OWNER'S ENGINEER ON A WEEKLY BASIS. SOIL TESTS ARE REQUIRED PURSUANT WITH THE TESTING SCHEDULE REQUIRED BY THE GOVERNMENTAL AGENCY HAVING JURISDICTION OVER THIS SITE. UPON COMPLETION OF THIS WORK, THE CONTRACTOR SHALL SUBMIT TO THE OWNER CERTIFICATIONS SIGNED BY THE MATERIAL / GEOTECHNICAL ENGINEER STATING THAT ALL SOIL AND MATERIAL REQUIREMENTS HAVE BEEN MET.
- A QUALIFIED TESTING LABORATORY SELECTED BY THE OWNER SHALL PERFORM ALL TESTING NECESSARY TO ASSURE COMPLIANCE OF THE IN PLACE MATERIALS AS REQUIRED BY THESE CONSTRUCTION DOCUMENTS AND THE VARIOUS AGENCIES HAVING JURISDICTION OVER THIS SITE. SHOULD ANY RETESTING BE REQUIRED DUE TO THE FAILURE OF ANY TESTS TO MEET THE REQUIREMENTS, THE CONTRACTOR SHALL BEAR ALL COSTS OF SAID RETESTING.
- MIXING IN PLACE OF SOIL CEMENT SHALL NOT BE ALLOWED.
- ALL CURB RAMPS SHALL BE CONSTRUCTED AND TEXTURED PER FDOT INDEX NO. 304. THE CONTRACTOR SHALL FINISH ALL EXPOSED BACK OF CURB.
- PRIOR TO CONSTRUCTION OF CONCRETE PAVEMENT, THE CONTRACTOR SHALL SUBMIT A PROPOSED JOINTING PATTERN TO THE ENGINEER FOR APPROVAL.
- ALL PAVEMENT MARKINGS SHALL BE MADE WITH PERMANENT THERMOPLASTIC AND SHALL CONFORM TO F.D.O.T STANDARD INDEX NO. 17346, SHEETS 1-7, PARKING STALL STRIPING SHALL BE 4" WIDE STRIPES PAINTED IN WHITE COLOR. YELLOW PAINT SHALL BE USED FOR NO PASSING, NO PARKING OR TO DESIGNATE A FIRE LANE.
- THE CONTRACTOR SHALL INSTALL EXTRA BASE MATERIAL WHEN THE DISTANCE BETWEEN THE PAVEMENT SURFACE AND THE TOP OF THE PIPE OR BELL IS LESS THAN TWELVE (12) INCHES.
- OFF-SITE PAVEMENT SHALL CONSIST OF 1-1/2" ASPHALT (TYPE SP-9.5) ON 6" LIMEROCK BASE OR CRUSHED PORTLAND CEMENT CONCRETE COMPACTED TO 98% OF MAXIMUM DENSITY FROM MODIFIED PROCTOR TEST OVER 12" STABILIZED SUBGRADE (40 LB) COMPACTED TO 98% OF MAXIMUM DENSITY FROM MODIFIED PROCTOR TEST PER ASTM D1557 / AASHTO-180.
- CITY / COUNTY RIGHT-OF-WAY PAVEMENT SHALL CONSIST OF 3" ASPHALT (TYPE SP-12.5) ON 12" LIMEROCK BASE COMPACTED TO 98% OF MAXIMUM DENSITY FROM MODIFIED PROCTOR TEST OVER 12" STABILIZED SUBGRADE (40 LB) COMPACTED TO 98% OF MAXIMUM DENSITY FROM MODIFIED PROCTOR TEST PER ASTM D1557 / AASHTO T-180, UNLESS OTHERWISE SPECIFIED.

**Northside Engineering, Inc.**

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tec@northsideengineering.net Est. 1989

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Due Diligence Reports - Land Use - Re-Zoning  
Stormwater Management - Utility Design  
Construction Administration

**Donald B. Fairbairn, P.E. #44971**

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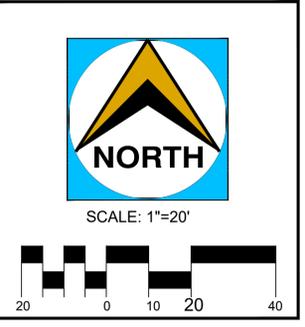
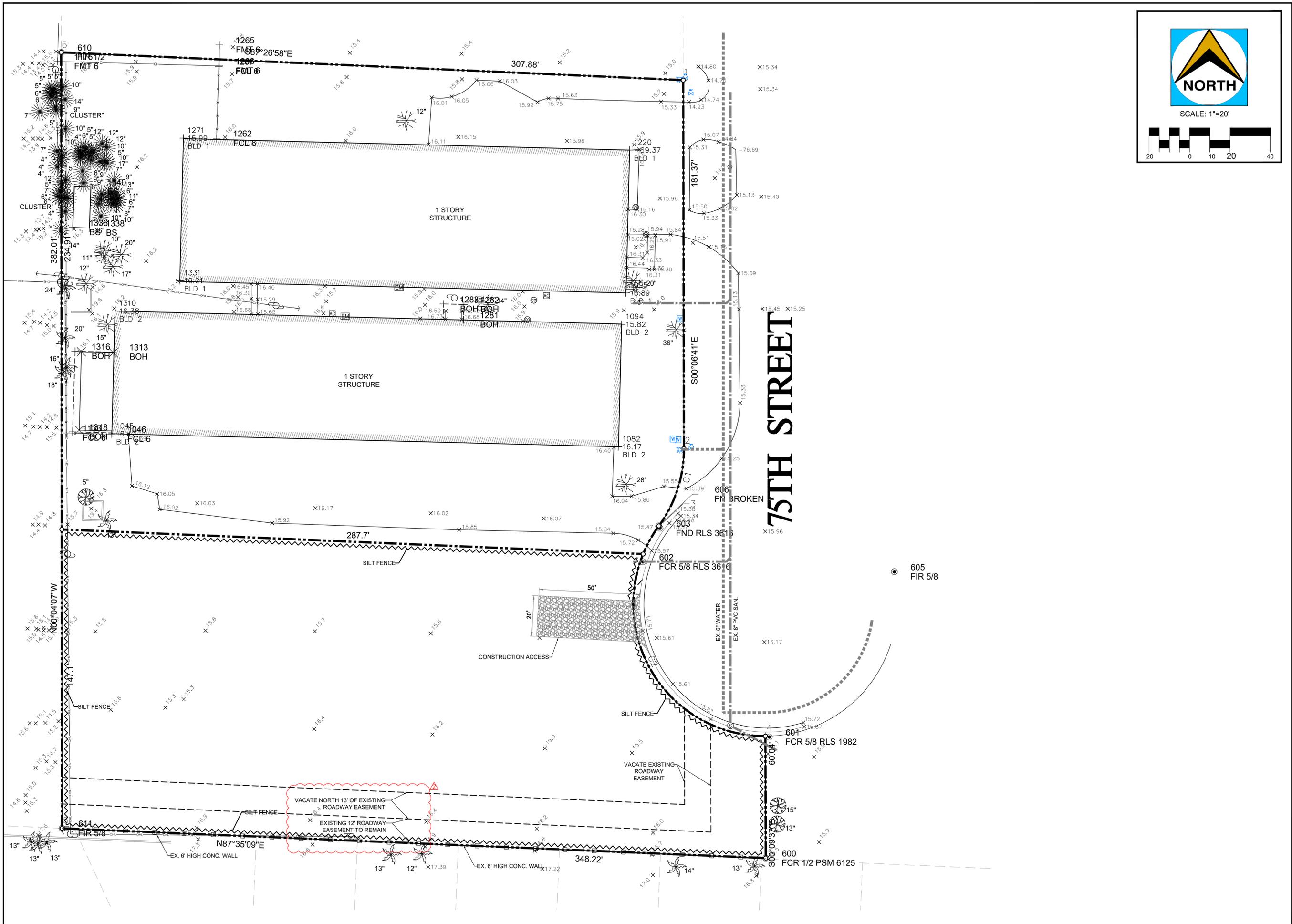
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<b>ISSUE DATE:</b>	<b>06/19/24</b>	
<b>REVISIONS:</b>		
No.	Date	Description
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**CIVIL SITE SPECIFICATIONS**

**MICHALEX INDUSTRIAL**  
12280 75th Street  
Pinellas Park, Florida

**Northside Engineering, Inc.**

**G1.2**



**Northside**  
*Engineering, Inc.*

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PROJECT # 2402  
ISSUE DATE: 06/19/24

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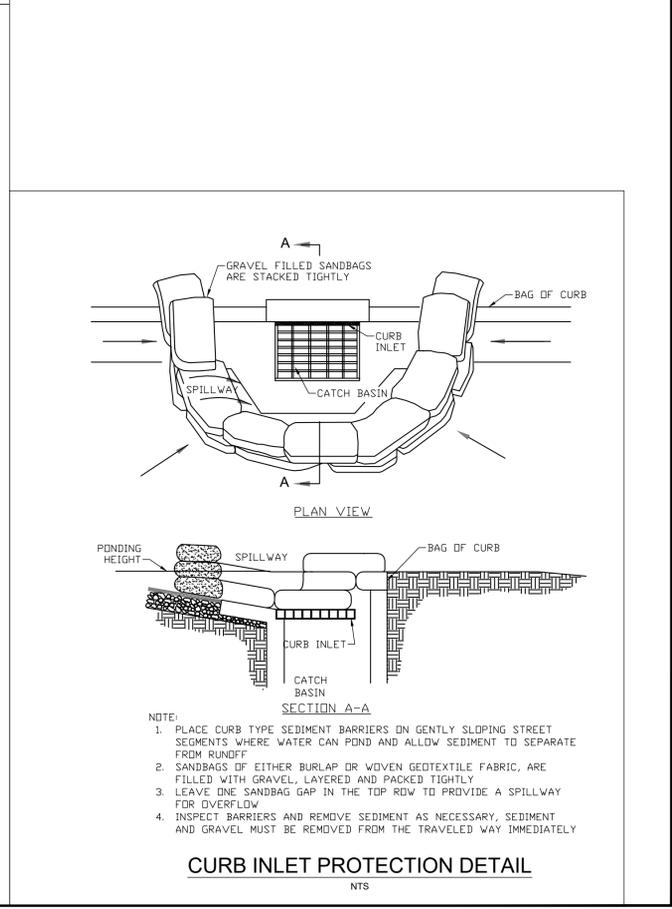
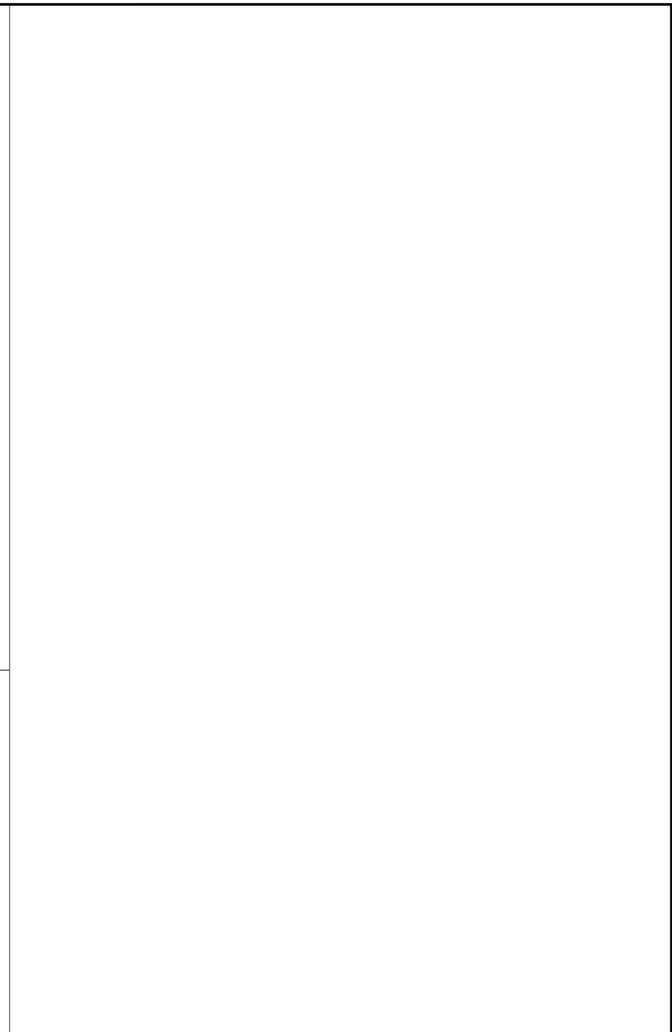
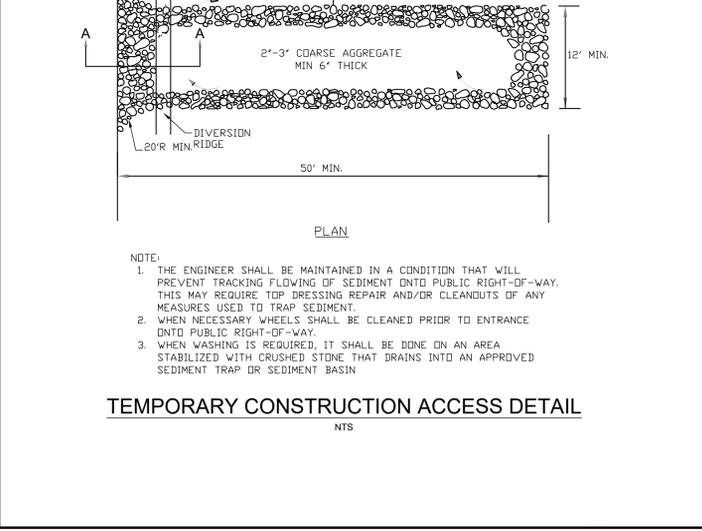
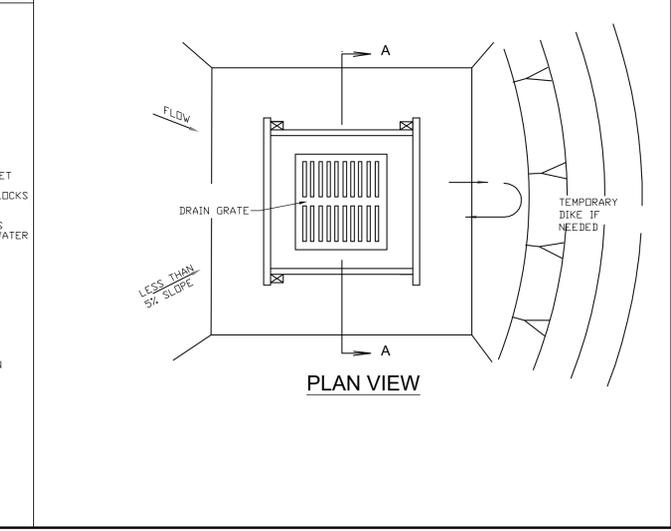
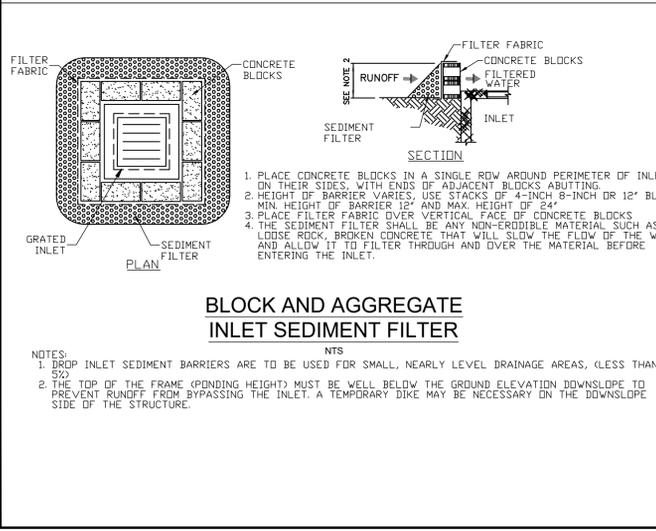
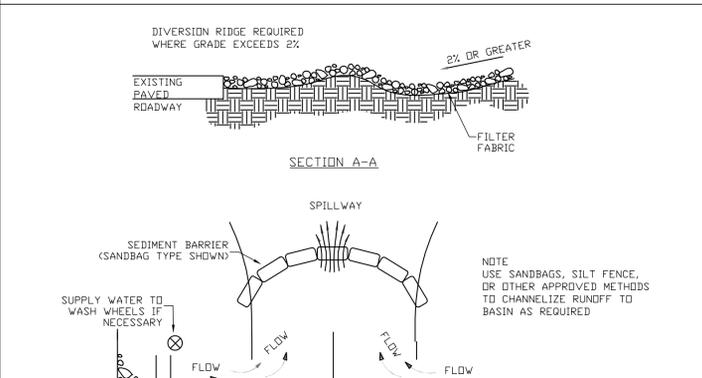
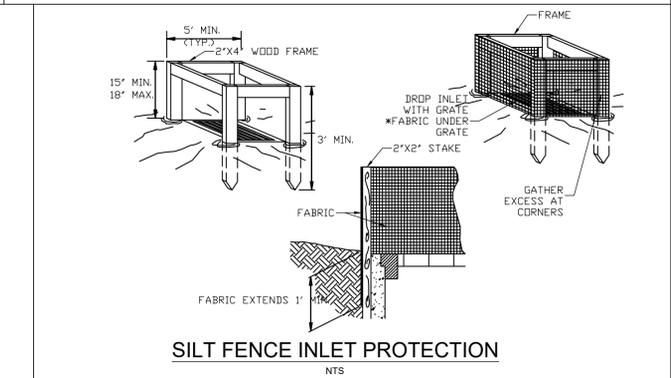
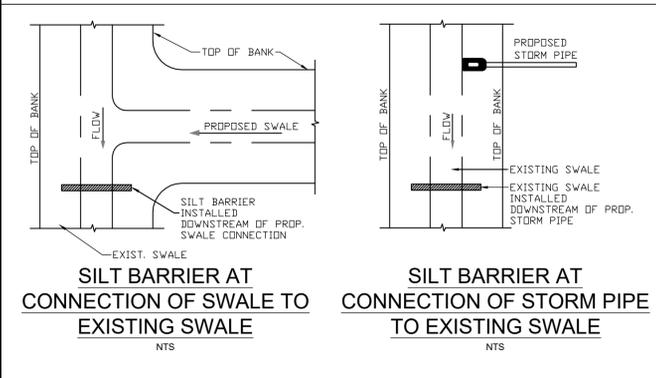
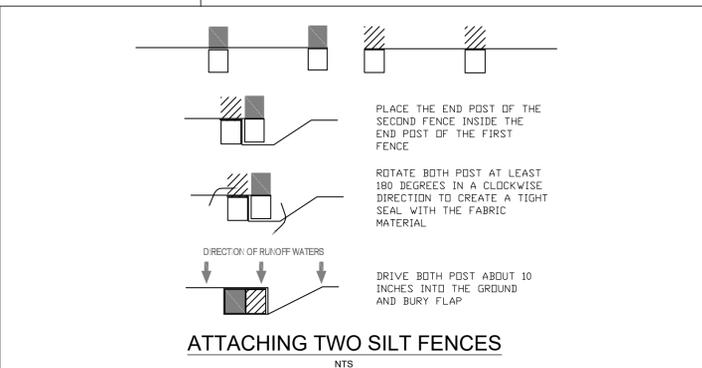
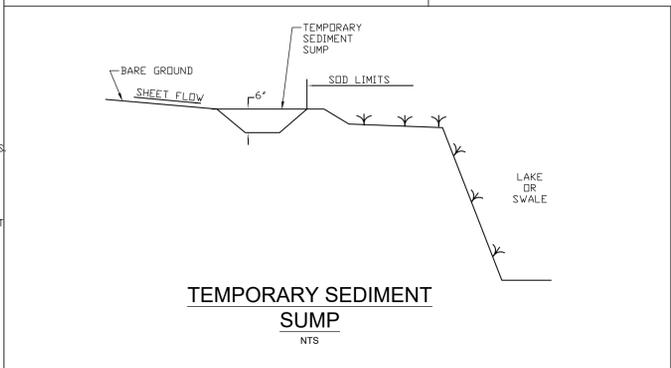
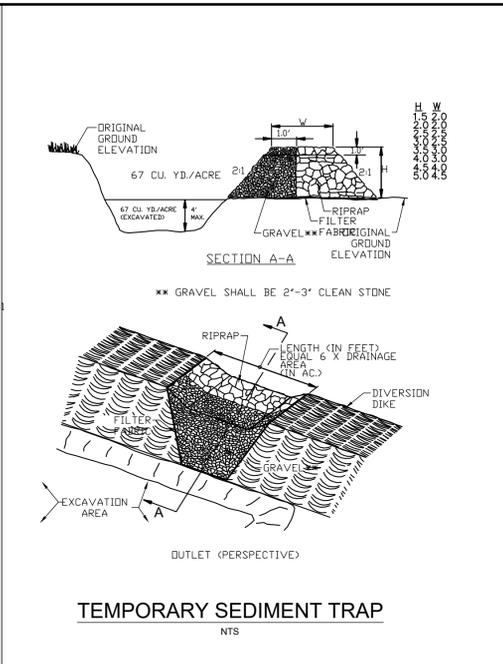
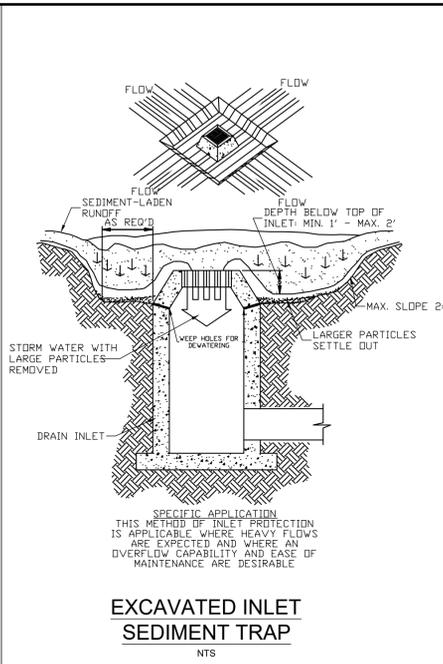
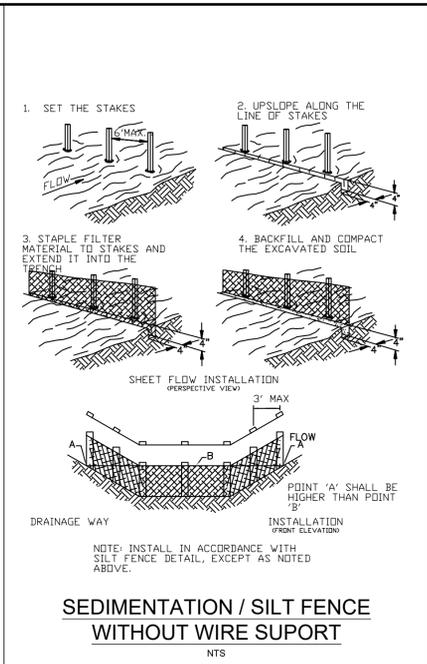
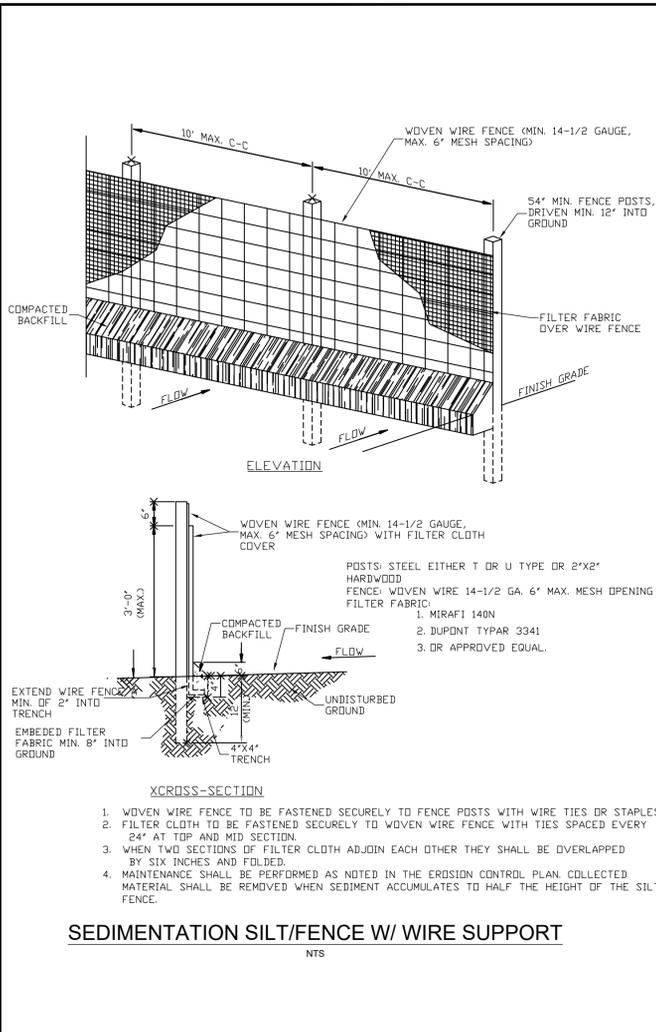
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EXISTING CONDITIONS

MICHAELX INDUSTRIAL  
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Pinellas Park, Florida

**Northside**  
*Engineering, Inc.*

G2.1



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Construction Administration

PROJECT # 2402  
ISSUE DATE: 06/19/24

No.	Date	Description
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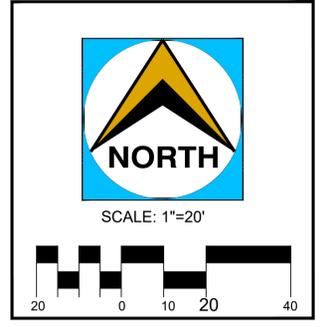
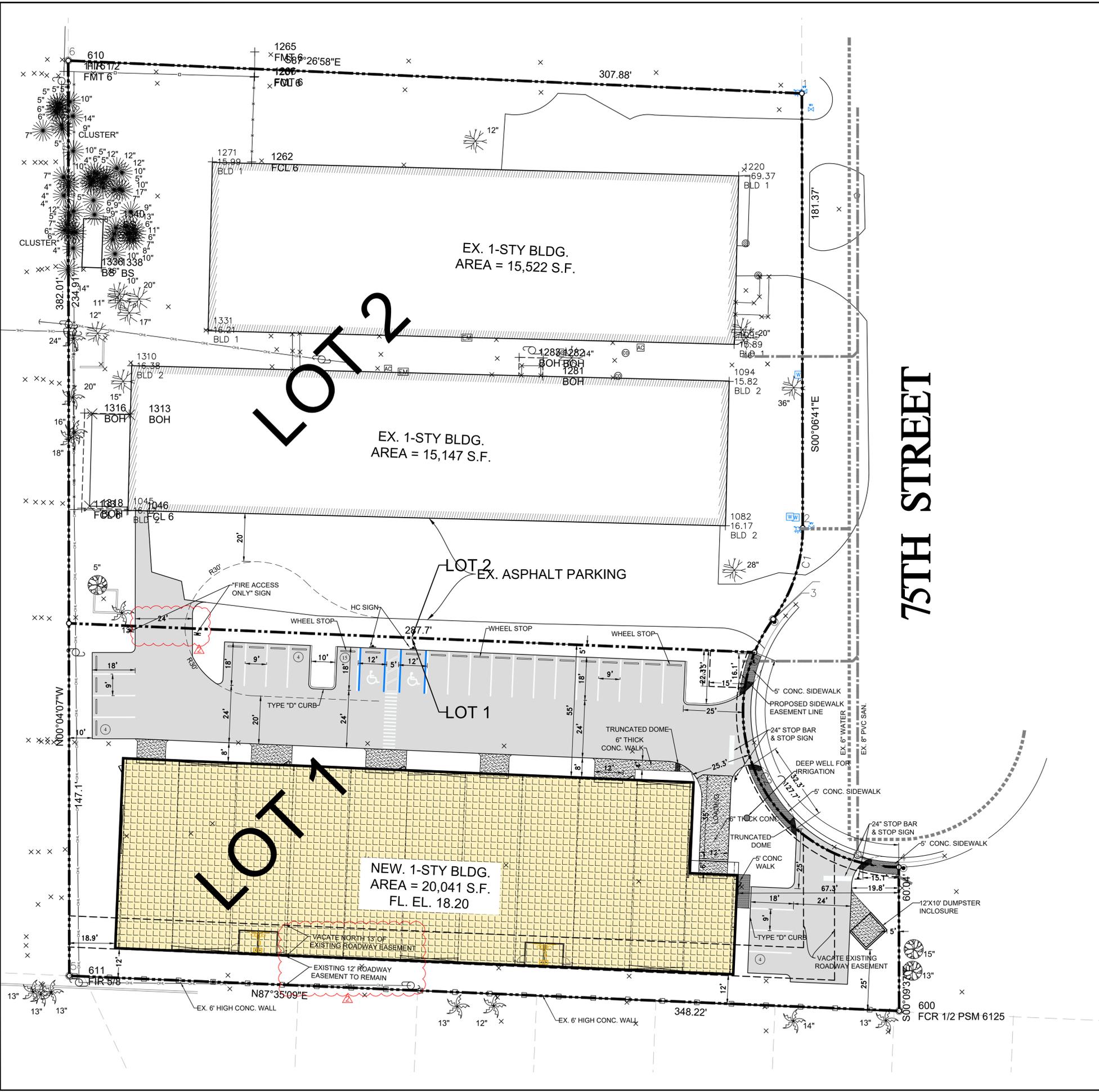
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**Northside Engineering, Inc.**  
MICHAEL INDUSTRIAL  
12280 75th Street  
Pinellas Park, Florida

**Northside Engineering, Inc.**  
G2.2



**LEGEND**

	PROJECT BOUNDARY
	NEW BLDG.
	PROPOSED ASPH. PVMT.
	PROPOSED CONC. WALK 4" THICK CONC. 3,000 PSI
	PROPOSED CONC. DRIVE 6" THICK CONC. 3,000 PSI

**NOTES :**

*Abutting Residential or Mixed Use zoning districts:*

(a) All noise generating mechanical equipment including, but not limited to, air conditioning and refrigeration units, fans, vents, compressors, compactors, vacuums, and similar equipment, shall be placed fifty (50) feet from the residential property line and shall exhaust away from said property to minimize the industrially generated noise.

(b) Only egress doors for people may face said property. No door that provides access for vehicles or movement of equipment or materials, or for ventilation shall face said property, whether such door is an overhead, sliding, or other type of similar door.

(c) No loading area, loading dock, truck well, or truck parking or storage area shall be within twenty (20) feet of said property, nor oriented toward said property.

(d) No outdoor storage shall occur within twenty (20) feet of said property.

(e) No dumpster shall be within twenty (20) feet of said property; and

(f) Landscaping and buffering shall be provided in accordance with the provisions of Section 18-1533, "Landscaping Regulations", except that one (1) tree shall be planted for every thirty (30) feet, or fraction thereof, within the required buffer.

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Registry # 31,306

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**PROJECT #** 2402  
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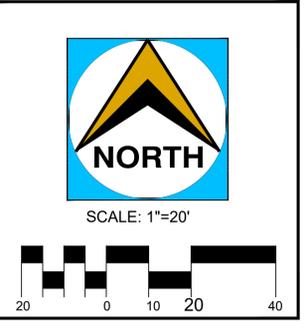
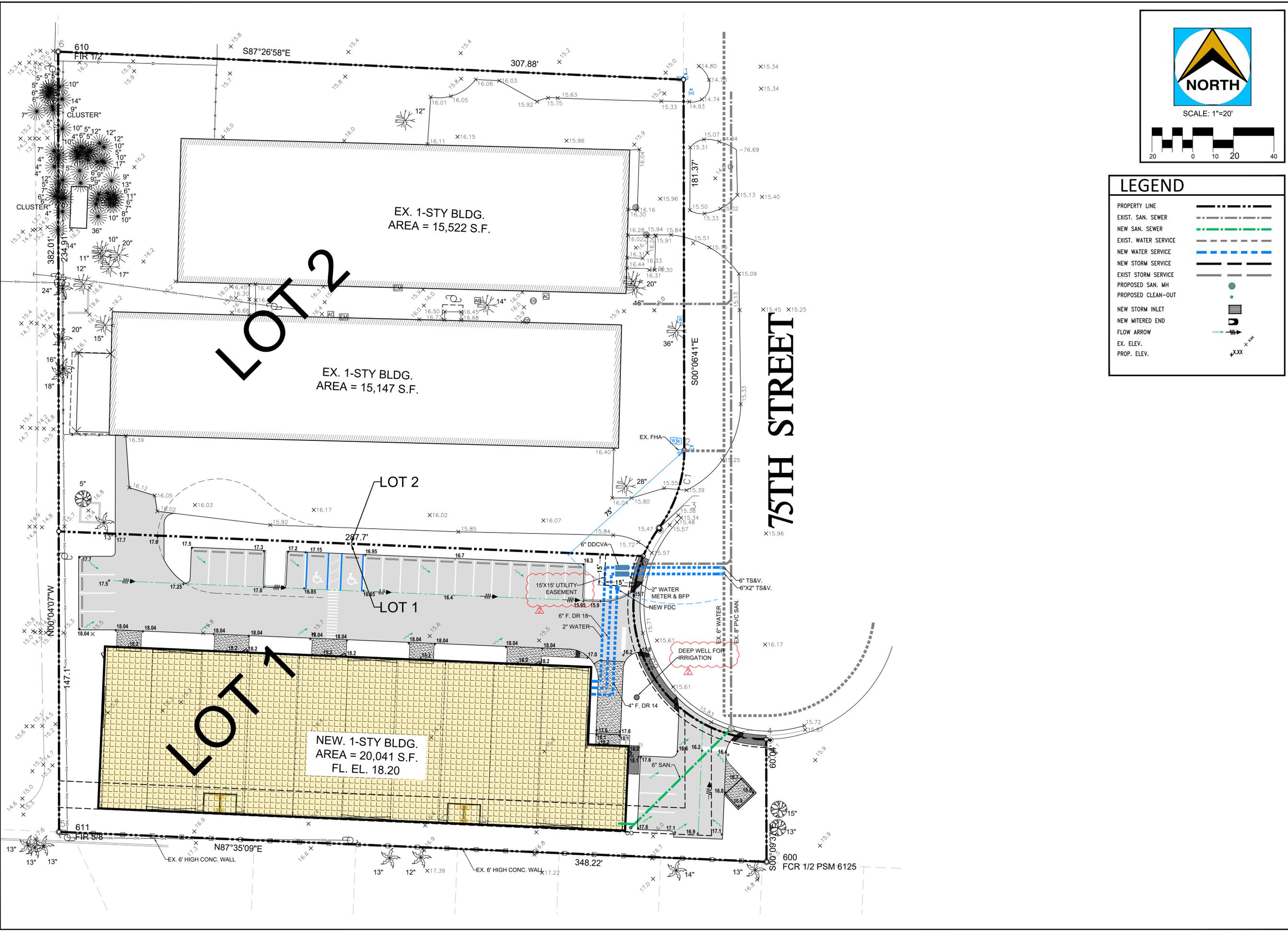
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**CIVIL SITE PLAN**

**MICHAEL INDUSTRIAL**  
12280 75th Street  
Pinellas Park, Florida

**Northside**  
Engineering, Inc.

**C3.1**



**LEGEND**

PROPERTY LINE	---
EXIST. SAN. SEWER	---
NEW SAN. SEWER	---
EXIST. WATER SERVICE	---
NEW WATER SERVICE	---
NEW STORM SERVICE	---
EXIST STORM SERVICE	---
PROPOSED SAN. MH	○
PROPOSED CLEAN-OUT	○
NEW STORM INLET	□
NEW MITERED END	U
FLOW ARROW	→
EX. ELEV.	x.xxx
PROP. ELEV.	+xxx

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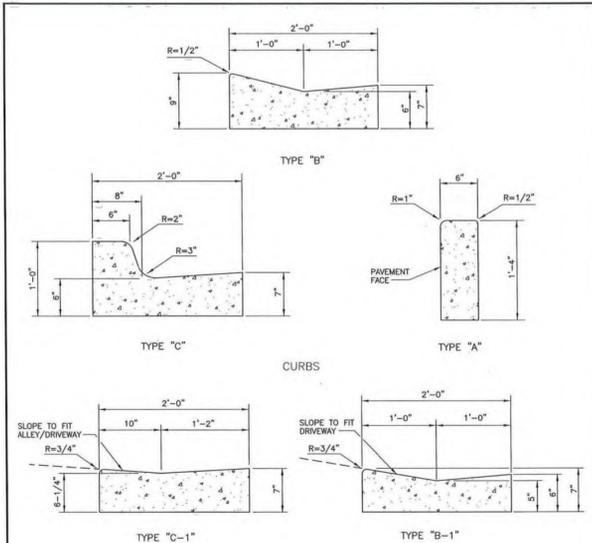
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**GRADING, DRAINAGE & UTILITY PLAN**

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Pinellas Park, Florida

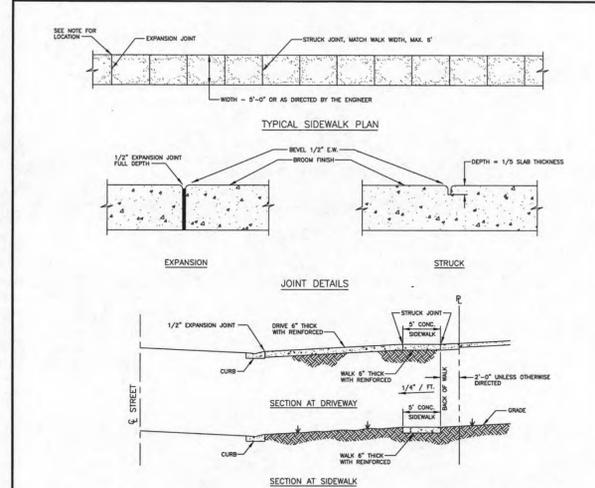


PROVIDE 1/2" EXPANSION JOINT AT 30'-0" O.C. MAX., FULL DEPTH OF CONCRETE

2/02/18	UPDATE	C.Q.
10/3/85	DELETED REBAR	R.S.
1/13/83	ADDED REBAR	R.S.
DATE	REVISION	BY

7-22-24	UPDATE 6" CONC.	C.Q.
2/02/18	UPDATE	C.Q.
1/29/90	NOTE 3	J.F.
DATE	REVISION	BY

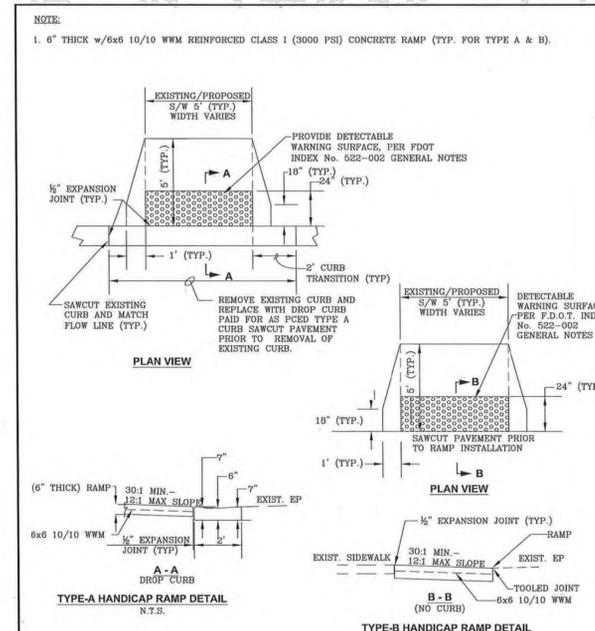
CITY OF PINELLAS PARK, FLORIDA	CITY STANDARDS	SECTION TYPICAL CURB DETAIL	SHEET: R-3
CONSTRUCTION SERVICES DIVISION	STANLEY M. DUNN, P.E. (PROFESSIONAL ENGINEER # 004818)		DATE: 2-01-82



NOTES:

- MIN. 1/4" PER FOOT RISE, BACK OF CURB TO BACK OF WALK, WHERE NO CURB EXISTS, SIDEWALK TO BE SET TO GRADE APPROVED BY CITY ENGINEER.
- ALL CONCRETE SHALL CONFORM TO ASTM C-150, LATEST SPECIFICATION, AND ATTAIN A COMPRESSIVE STRENGTH OF 3,000 P.S.I. AT 28 DAYS.
- SIDEWALK EXPANSION JOINTS TO BE AT ALL TIES TO CONCRETE OTHER THAN DRIVEWAYS. MAXIMUM SPACING SHALL BE 60' IN OTHER CASES.
- EXPANSION JOINT MATERIAL SHALL BE ASPHALT FIBER IMPREGNATED PREFORMED JOINT FILLER, TO FULL DEPTH OF CONCRETE.
- FOR ROADWAY CROSS SECTION SEE CITY STANDARDS R-1.

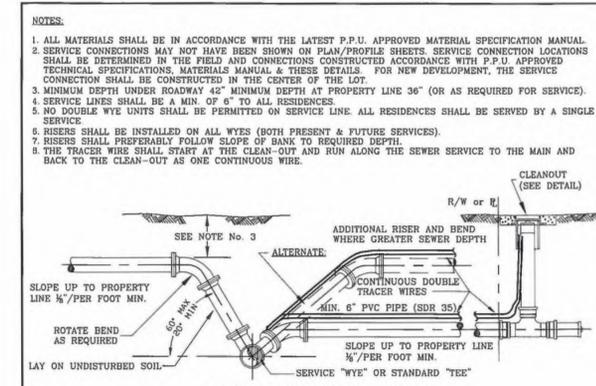
CITY OF PINELLAS PARK, FLORIDA	CITY STANDARDS	TYPICAL SIDEWALK DETAILS	SHEET: R-6
CONSTRUCTION SERVICES DIVISION	STANLEY M. DUNN, P.E. (PROFESSIONAL ENGINEER # 004818)		DATE: 7-22-24



NOTES:

- 6" THICK W/6x6 10/10 WWM REINFORCED CLASS I (3000 PSI) CONCRETE RAMP (TYP. FOR TYPE A & B).
- PROVIDE DETECTABLE WARNING SURFACE, PER FDOT INDEX NO. 522-002 GENERAL NOTES.
- REMOVE EXISTING CURB AND REPLACE WITH DROP CURB PAID FOR AS PCD TYPE A CURB SAWCUT PAVEMENT PRIOR TO REMOVAL OF EXISTING CURB.
- SAWCUT PAVEMENT PRIOR TO RAMP INSTALLATION.
- TOOLED JOINT W/ 6x6 10/10 WWM (NO CURB).

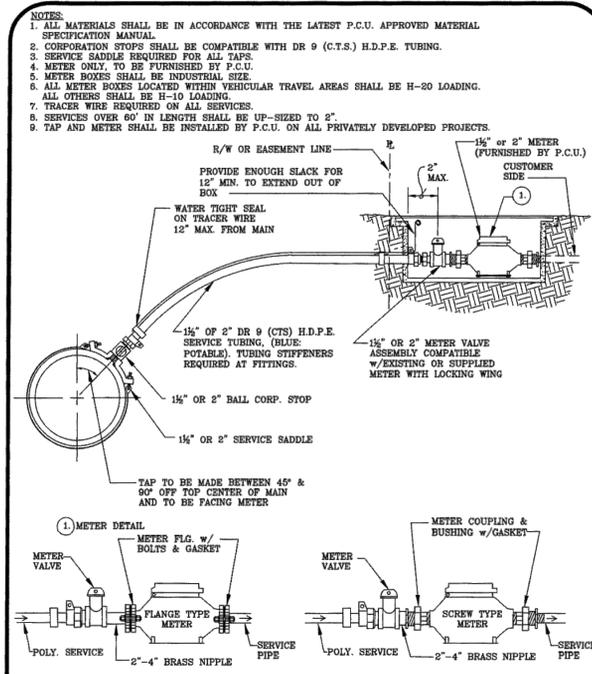
CITY OF PINELLAS PARK, FLORIDA	CITY STANDARDS	P.C.E.D. TYPE "A" AND "B" HANDICAP RAMP DETAIL	SHEET: R-19
CONSTRUCTION SERVICES DIVISION	STANLEY M. DUNN, P.E. (PROFESSIONAL ENGINEER # 004818)		DATE: 1-30-18



NOTES:

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

CITY OF PINELLAS PARK, FLORIDA	CITY STANDARDS	SEWER SERVICE CONNECTION AND CLEAN-OUT DETAIL	SHEET: SS-1
CONSTRUCTION SERVICES DIVISION	STANLEY M. DUNN, P.E. (PROFESSIONAL ENGINEER # 004818)		DATE: 11-06-18



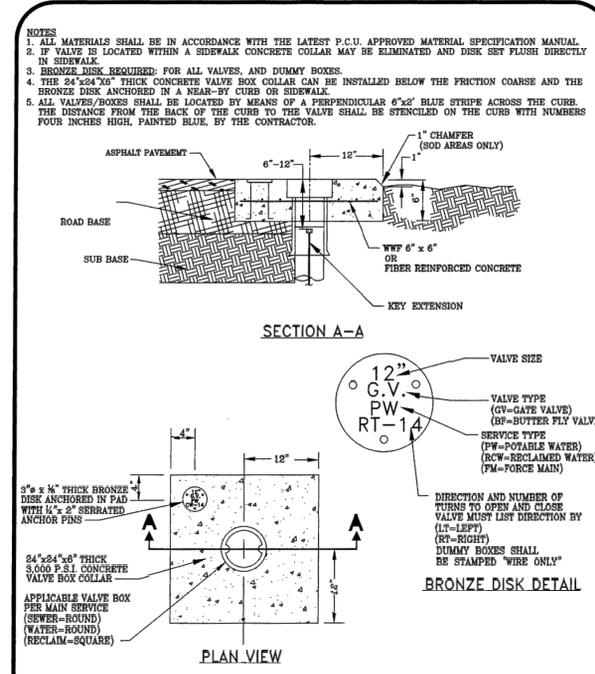
DETAIL INDEX T.D.: PCU WD 4

DATE: FEB/2016

KEVIN BECOTTE, P.E.

REVISION:

CITY OF PINELLAS PARK, FLORIDA	CITY STANDARDS	1 1/2" OR 2" POTABLE WATER SERVICE CONNECTION DETAIL	SHEET: R-3
CONSTRUCTION SERVICES DIVISION	STANLEY M. DUNN, P.E. (PROFESSIONAL ENGINEER # 004818)		DATE: 2-01-82



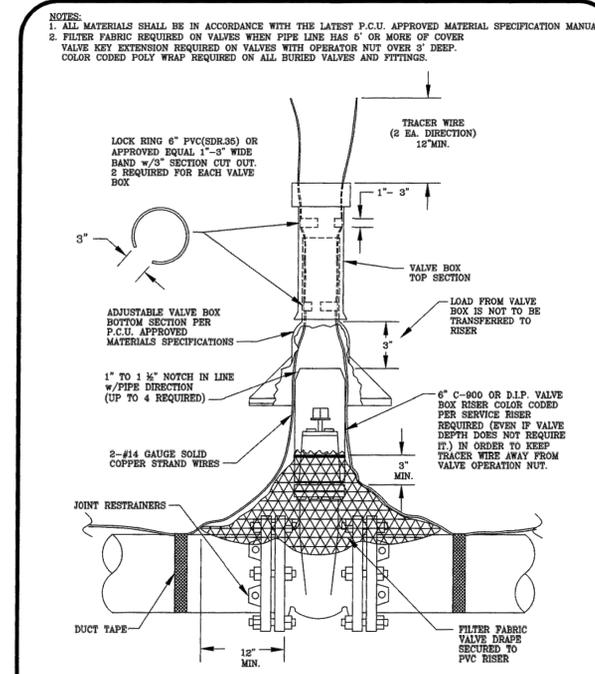
DETAIL INDEX T.D.: PCU GD 5

DATE: FEB/2016

KEVIN BECOTTE, P.E.

REVISION:

CITY OF PINELLAS PARK, FLORIDA	CITY STANDARDS	CONCRETE VALVE BOX AND COLLAR DETAIL	SHEET: R-6
CONSTRUCTION SERVICES DIVISION	STANLEY M. DUNN, P.E. (PROFESSIONAL ENGINEER # 004818)		DATE: 7-22-24



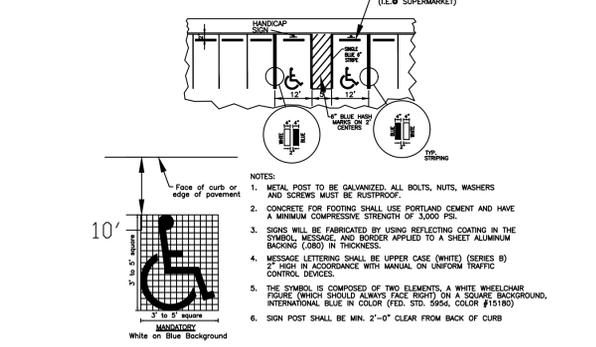
DETAIL INDEX T.D.: PCU GD 4

DATE: FEB/2016

KEVIN BECOTTE, P.E.

REVISION:

CITY OF PINELLAS PARK, FLORIDA	CITY STANDARDS	VALVE BOX/TRACER WIRE INSTALLION DETAIL	SHEET: R-19
CONSTRUCTION SERVICES DIVISION	STANLEY M. DUNN, P.E. (PROFESSIONAL ENGINEER # 004818)		DATE: 1-30-18



NOTES:

- METAL POST TO BE GALVANIZED. ALL BOLTS, NUTS, WASHERS AND SCREWS MUST BE RUSTPROOF.
- CONCRETE FOR FOOTING SHALL USE PORTLAND CEMENT AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI.
- SIGNS WILL BE FABRICATED BY USING REFLECTING COATING IN THE SYMBOL, MESSAGE, AND BORDER APPLIED TO A SHEET ALUMINUM BACKING (G85) IN THICKNESS.
- MESSAGE LETTERING SHALL BE UPPER CASE (WHITE) (SERIES B) HIGH IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- THE SYMBOL IS COMPOSED OF TWO ELEMENTS, A WHITE WHEELCHAIR FIGURE (WHICH SHOULD ALWAYS FACE RIGHT) ON A SQUARE BACKGROUND, INTERNATIONAL BLUE IN COLOR (FED. STD. 5954, COLOR #15180).
- SIGN POST SHALL BE MIN. 2'-0" CLEAR FROM BACK OF CURB.

CITY OF PINELLAS PARK, FLORIDA	CITY STANDARDS	SIGN FOR THE PHYSICALLY DISABLED DETAIL	SHEET: N.T.S.
CONSTRUCTION SERVICES DIVISION	STANLEY M. DUNN, P.E. (PROFESSIONAL ENGINEER # 004818)		DATE: 11-06-18

**Northside Engineering, Inc.**

Civil - Land Planning - Traffic Studies - Landscape  
Due Diligence Reports - Land Use - Re-Zoning  
Stormwater Management - Utility Design  
Construction Administration

300 South Bulcher Road, Clearwater, Florida 33765  
Tel: 727-446-2868 Fax: 727-446-8036  
info@northsideengineering.net  
Est. 1989

Donald B. Fairbairn, P.E. #44971

REGISTRY # 31306

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY Donald B. Fairbairn, P.E. ON THE DATE ADJACENT TO THE SEAL.

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PROJECT # 2402

ISSUE DATE: 06/19/24

REVISIONS:

No.	Date	Description
1	07/25/24	RES. TO CITY COM.
2	09/11/24	RES. TO CITY COM.
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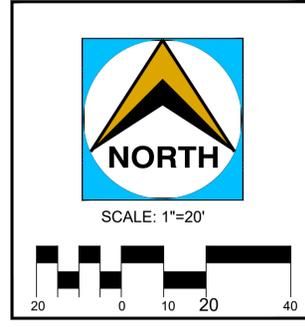
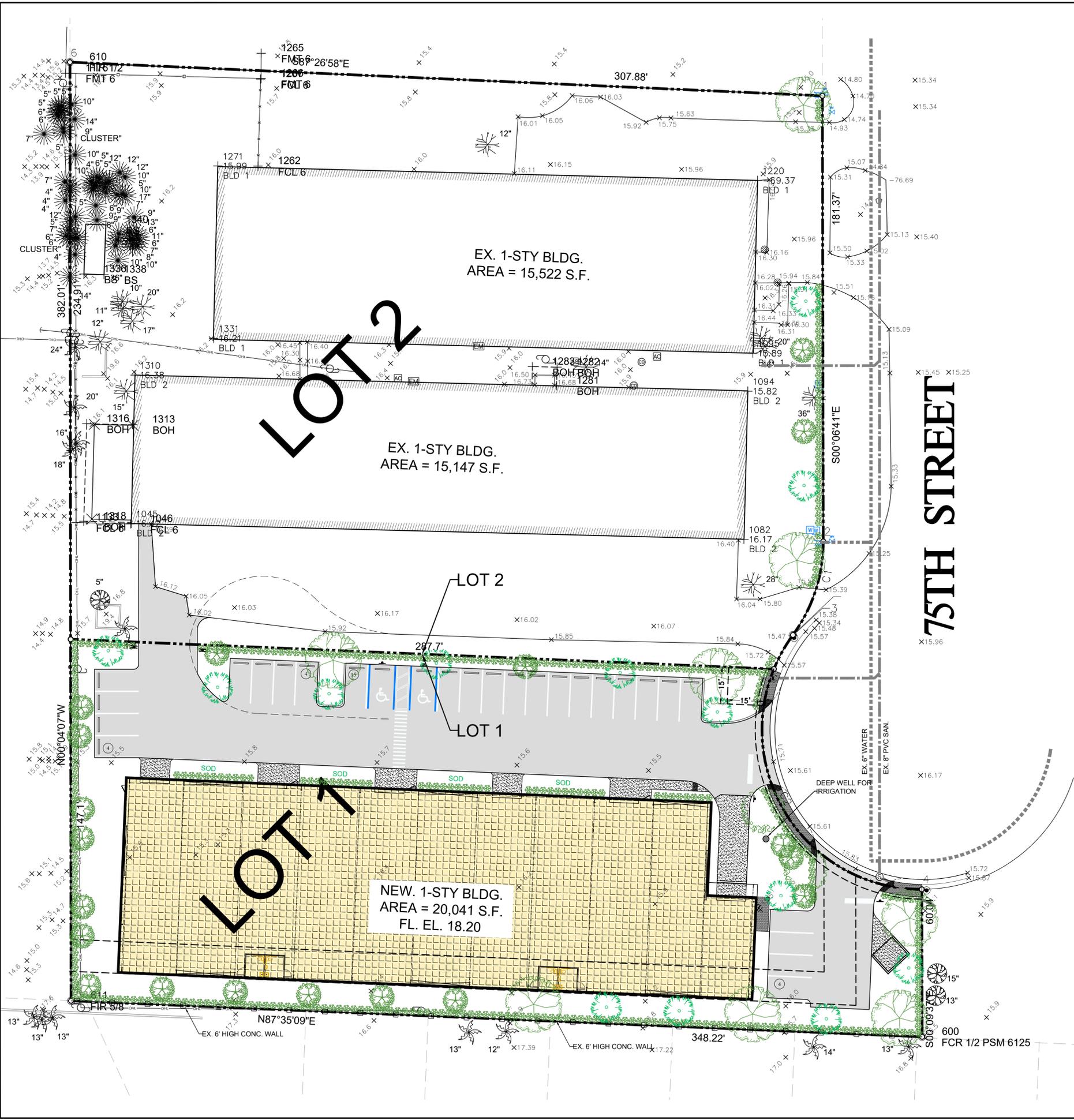
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CIVIL DETAILS

MICHAELX INDUSTRIAL  
12280 75th Street  
Pinellas Park, Florida

Northside Engineering, Inc.

C6.1



**PLANT\_SCHEDULE / LOT 1**

TREES	QTY	COMMON	BOTANICAL	CONT	CAL	SIZE	GR.
	6	LIVE OAK	QUERCUS VIRGINIANA	45 GAL	2"	8' ht	FLORIDA#1
	2	AMERICAN HOLLY	ILEX OPACA	45 GAL	2"	8' ht	FLORIDA#1
	11	DAHOON HOLLY	ILEX CASSINE	45 GAL	2"	8' ht	FLORIDA#1
	17	WAX MYRTLE	MYRICA CERIFERA	30 GAL	1 1/2"	8' ht	FLORIDA#1
SHRUBS	QTY	COMMON	BOTANICAL	CONT	SPACING	SIZE	GR.
	350	Dwarf Oleander	Nerium oleander 'Petite Pink'	3 gal	36" oc	20" ht	#1

**REQUIRED LANDSCAPING**

**STREETSCAPE BUFFER**  
 EAST NORTH BUFFER  
 FRONTAGE = 127.7' \* 6 S.F. = 766.2 S.F. LANDSCAPE AREA REQUIRED  
 127.7/40 = 4 TREES REQUIRED

**PERIMETER BUFFERS**

**NORTH (ZONED M-1) = VUA BUFFER**  
 WEST (ZONED M-1) = VUA BUFFER  
 EAST (ZONED M-1) = VUA BUFFER  
 SOUTH (RESIDENTIAL) = TYPE "D" BUFFER

**NORTH BUFFER WIDTH = 5'**  
 REQUIRED PLACEMENT = BETWEEN VUA AND LOT LINES  
 BUFFER LENGTH = 287.7'  
 TREES AT 1/40 L.F.  
 229.8/40 = 6 TREES REQ'D  
 CONTINUOUS HEDGE REQUIRED

**WEST BUFFER WIDTH = 5'**  
 REQUIRED PLACEMENT = ENTIRE LENGTH OF REAR LOT LINE  
 BUFFER LENGTH = 147.1'  
 TREES AT 1/50 L.F.  
 147.1/50 = 3 TREES REQ'D  
 CONTINUOUS HEDGE REQUIRED

**EAST BUFFER WIDTH = 5'**  
 REQUIRED PLACEMENT = BETWEEN VUA AND LOT LINE  
 BUFFER LENGTH = 60.04'  
 TREES AT 1/50 L.F.  
 60.04/40 = 2 TREES REQ'D  
 CONTINUOUS HEDGE REQUIRED

**SOUTH BUFFER WIDTH = 8'**  
 REQUIRED PLACEMENT = BETWEEN BLDG LOT LINES  
 BUFFER LENGTH = 348.22'  
 TREES AT 1/100 L.F.  
 348.22/30 = 12 TREES REQ'D  
 CONTINUOUS HEDGE REQUIRED  
 MASONRY WALL, 8ft IN HEIGHT

**INTERIOR**  
 8% OF VUA REQUIRED  
 12,760 \* 0.08 = 1,021 S.F. REQ'D

**PROVIDED LANDSCAPING**

**STREETSCAPE BUFFER**  
 EAST NORTH BUFFER  
 FRONTAGE = 766.2 S.F. PROVIDED  
 2 CANOPY TREES PROVIDED  
 3 UNDERSTORY TREES PROVIDED

**PERIMETER BUFFERS**

**NORTH BUFFER WIDTH = 5' PROVIDED**  
 REQUIRED PLACEMENT = BETWEEN VUA AND LOT LINE  
 BUFFER LENGTH = 287.7'  
 2 CANOPY TREES PROVIDED  
 2 INTERMEDIATE TREES PROVIDED  
 3 UNDERSTORY TREES PROVIDED  
 CONTINUOUS HEDGE PROVIDED

**WEST BUFFER WIDTH = 5' PROVIDED**  
 REQUIRED PLACEMENT = ENTIRE LENGTH OF REAR LOT LINE  
 BUFFER LENGTH = 147.1'  
 6 UNDERSTORY TREES PROVIDED  
 CONTINUOUS HEDGE PROVIDED

**EAST BUFFER WIDTH = 5' PROVIDED**  
 REQUIRED PLACEMENT = BETWEEN VUA AND LOT LINE  
 BUFFER LENGTH = 60.04'  
 1 CANOPY TREE PROVIDED  
 1 INTERMEDIATE TREE PROVIDED  
 CONTINUOUS HEDGE PROVIDED

**SOUTH BUFFER WIDTH = 8' PROVIDED**  
 REQUIRED PLACEMENT = BETWEEN VUA AND LOT LINES  
 BUFFER LENGTH = 348.22'  
 6 CANOPY TREES PROVIDED  
 6 UNDERSTORY TREES PROVIDED  
 CONTINUOUS HEDGE PROVIDED

**INTERIOR**  
 1,021 S.F. PROVIDED

**TOTAL TREE PROVIDED**

8 CANOPY TREE PROVIDED	22.22%
11 INTERMEDIATE PROVIDED	30.55%
17 UNDERSTORY TREES PROVIDED	47.22%

**PLANT\_SCHEDULE / LOT 2**

TREES	QTY	COMMON	BOTANICAL	CONT	CAL	SIZE	GR.
	2	LIVE OAK	QUERCUS VIRGINIANA	45 GAL	2"	8' ht	FLORIDA#1
	2	DAHOON HOLLY	ILEX CASSINE	45 GAL	2"	8' ht	FLORIDA#1
	2	WAX MYRTLE	MYRICA CERIFERA	30 GAL	1 1/2"	8' ht	FLORIDA#1
SHRUBS	QTY	COMMON	BOTANICAL	CONT	SPACING	SIZE	GR.
	45	Dwarf Oleander	Nerium oleander 'Petite Pink'	3 gal	36" oc	20" ht	#1

**Northside Engineering, Inc.**

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**LANDSCAPE PLAN**

**MICHAELX INDUSTRIAL**  
 12280 75th Street  
 Pinellas Park, Florida

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**Northside Engineering, Inc.**

L1.1

**XERISCAPING**

1. ORGANIC MULCHES AND/OR DROUGHT TOLERANT GROUNDCOVERS WITHIN PROPOSED LANDSCAPE PLANTER BEDS.
2. DROUGHT AND COLD TOLERANT PLANT MATERIAL.
3. GROUPING OR ZONING PLANT MATERIAL BASE ON SIMILAR WATER REQUIREMENTS AND THE LOCATION OF PROPOSED IRRIGATION WATERING SYSTEMS.
4. THE USE OF SOIL TESTING TO IDENTIFY SOIL CONDITIONS NECESSARY FOR THE CONTINUED SURVIVAL OF PROPOSED LANDSCAPING.
5. ORGANIC SOIL AMENDMENTS (SUCH AS TOP SOILS, MANURE'S, PEAT AND COMPOSTED MATERIALS) MIXED EXISTING SOILS WITHIN LANDSCAPING PLANTER BEDS TO DEPTHS CONSISTENT WITH THE ROOT DEPTH OF PROPOSED PLANTED MATERIAL (USE ONLY IF EXISTING SOIL CONDITIONS WARRANT THESE AMENDMENTS).
6. THE PRESERVATION AND INCORPORATION OF EXISTING PLANT COMMUNITIES ON SITE INTO THE LANDSCAPE PLAN.
7. THE MINIMAL USE OF TURF GRASSES WHICH REQUIRE FREQUENT IRRIGATION.
8. LOW-MAINTENANCE DESIGN.

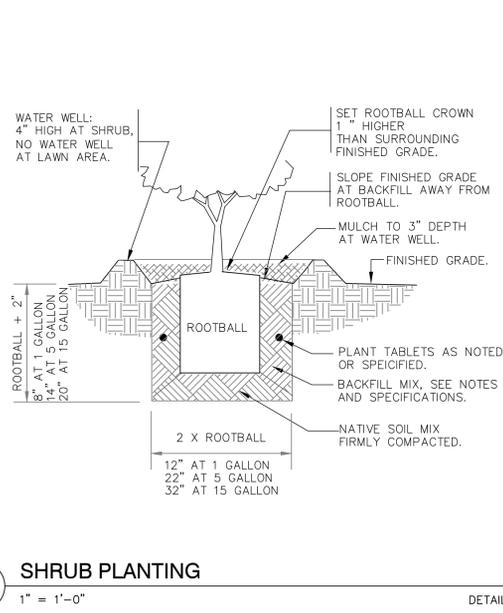
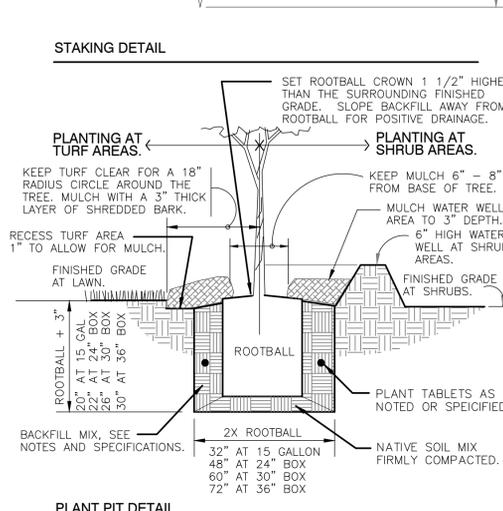
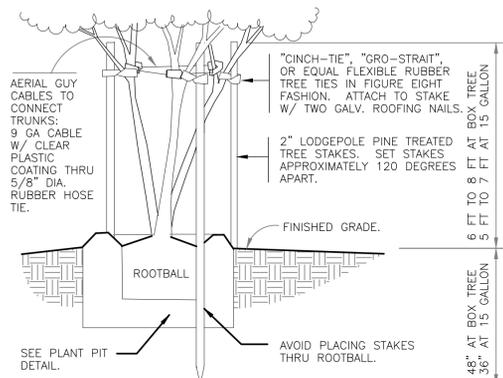
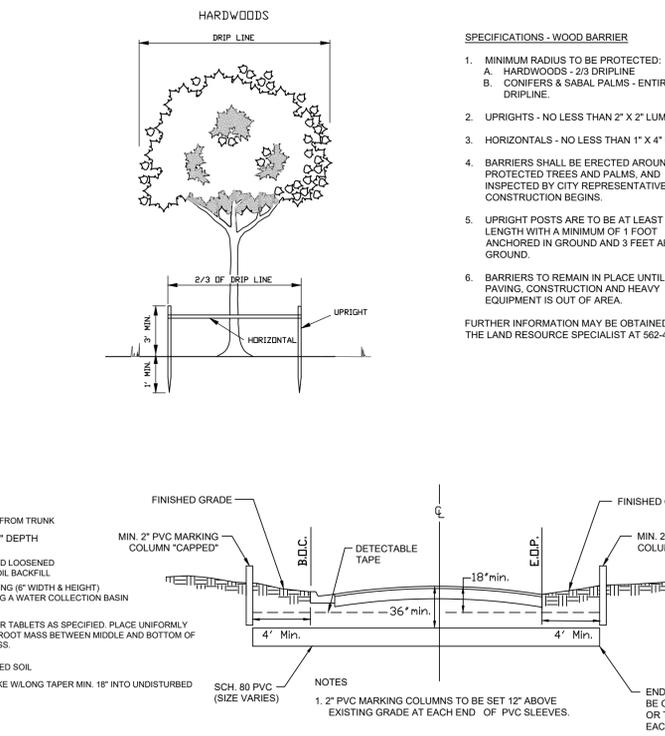
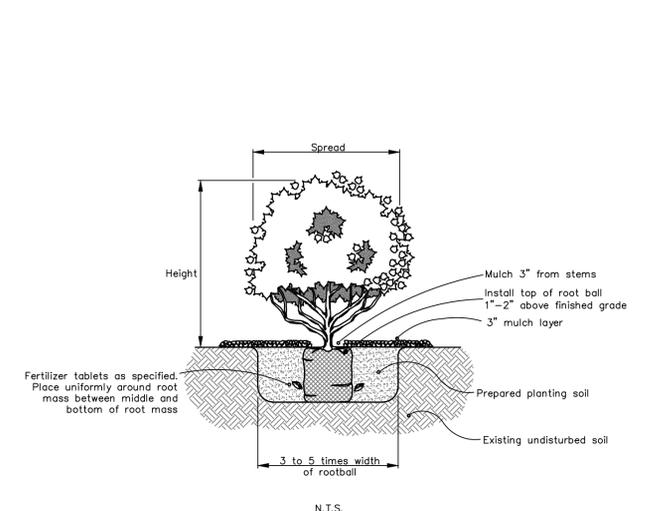
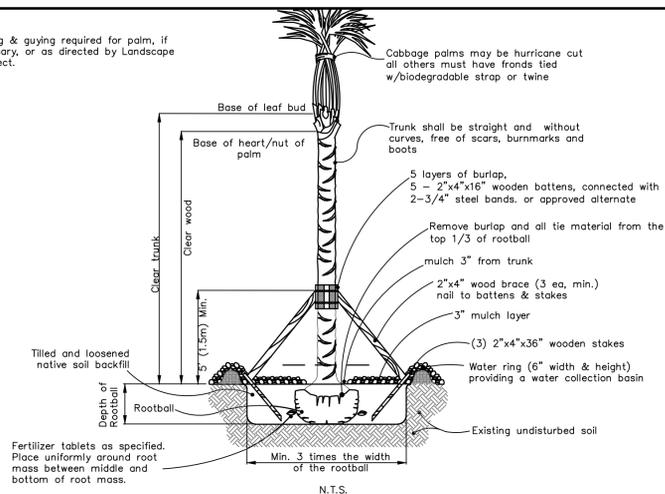
**TREE & SHRUB PLANTING DETAILS**

1. THE ROOT MASS FORM OF EACH TREE PROPOSED FOR INSTALLATION SHALL BE BALLED OR BURLAPPED, BARE ROOT TREES ARE NOT ACCEPTABLE. ALL NONBIODEGRADABLE WRAPPINGS WILL BE REMOVED AND BURLAP WILL BE FOLDED DOWN TO ENHANCE WATER ABSORPTION. IF WIRE BASKETS ARE USED IN CONJUNCTION WITH BALLED AND BURLAPPED TREES, THE FIRST FEW ROWS OF EACH BASKET WILL BE REMOVED AT THE TIME OF INSTALLATION.
2. SUPPORTING APPARATUS SHALL BE REMOVED AFTER 1 COMPLETE GROWING SEASON. ALSO THE FLEXIBLE ATTACHMENTS SHALL BE USED WHERE SUPPORT WIRES ARE WRAPPED AROUND TREE TRUNKS/STEMS TO PREVENT CAMBIAL DAMAGE.
3. PLANTING HOLES ASSOCIATED WITH PROPOSED TREES MUST SLOPE (NOT COMPACTED) AND A MINIMUM OF 18-24 INCHES WIDER THAN THE DIAMETER OF THE ROOT BALL. TREES SHALL BE INSTALLED SUCH THAT THE TOP OF THE ROOT MASS IS LEVEL WITH THE SURFACE OF THE PLANTING HOLE. TREES SHOULD BE INSTALLED 3-5 INCHES ABOVE GRADE ON SITES CONTAINING CLAY. A 3 INCH LAYER OF ORGANIC MULCH MUST ALSO BE PLACED OVER THE ENTIRE SURFACE OF EACH PLANTING HOLE. TO PREVENT FUNGAL INFECTION MULCH SHOULD BE PULLED BACK A FEW INCHES FROM THE BASE OF EACH TREE.
4. IF ON SITE SOIL CONDITIONS ARE SUCH THAT SOIL AMENDMENTS WILL BE NECESSARY, THE PLANTING MUST INCLUDE SOIL MIXTURE THROUGHOUT THE ENTIRE SECTION OF EACH PLANTER AREA TO A DEPTH CONSISTENT WITH THE ROOT DEVELOPMENT OF PROPOSED PLANT MATERIAL.
5. PLANTERS ADJACENT TO OR WITHIN VEHICULAR USE AREAS MUST BE CONSTRUCTED SUCH THAT LIMEROCK, ASPHALT, CONCRETE OR ANY OTHER OBSTRUCTIONS DO NOT EXTEND UNDER THE SURFACE INTO THE PLANTING AREAS.
6. THE PRACTICE OF TREE TRUNK WRAPPING AND THE APPLICATION OF PAINTS/TAR ONTO PRUNED TREE BRANCHES IS NOT RECOMMENDED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURAL.

**HABITAT MANAGEMENT AND LANDSCAPING PERMITS:**

1. A HABITAT MANAGEMENT AND LANDSCAPING PERMIT IS REQUIRED FOR THE DEVELOPMENT OF THIS PROJECT. APPLICATION SHOULD NOT BE MADE UNTIL FINAL ADMINISTRATIVE APPROVAL HAS BEEN GRANTED.
  - a. AN APPLICATION AND AN EXTRA COPY OF THE APPROVED FINAL APPLICATION PLAN MUST BE SUBMITTED TO THIS DEPARTMENT IN ORDER TO PROCESS THE PERMIT.
  - b. ALL EXOTIC SPECIES, I.E. BRAZILIAN PEPPER (SCHINUS TEREBINTHIFOLIUS), PINK TREES (MELALEUCA QUINQUENEVIA), AND CHINESE TALLOW (SAPIUM SEBIFERUM) MUST BE REMOVED AS A CONDITION 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.
  - c. ONCE FINAL ADMINISTRATIVE APPROVAL (FAA) HAS BEEN GRANTED, A BARRICADE INSPECTION CAN BE SCHEDULED. WHEN THE BARRICADES HAVE BEEN APPROVED THE PERMIT CAN BE TYPED AND RELEASED.

NOTE:  
Staking & guying required for palm, if necessary, or as directed by Landscape Architect.



**IRRIGATION NOTES**

1. A LOW VOLUME IRRIGATION SYSTEM, THAT PROVIDES 100% COVERAGE TO ALL PROPOSED PLANTINGS, WILL BE DESIGNED AND INSTALLED BY THE CONTRACTOR.
2. THE PROPOSED IRRIGATION SYSTEM MUST MEET OR EXCEED ALL APPLICABLE CITY CODE REQUIREMENTS. (I.E., BACK FLOW PREVENTION, AUTOMATIC RAIN SHUTOFF DEVICE, ETC.)
3. IRRIGATION SHOP DRAWINGS MUST BE SUBMITTED AND APPROVED BY THE CITY PRIOR TO THE COMMENCEMENT OF WORK.
4. IRRIGATION SYSTEM MUST BE INSPECTED AND ACCEPTED BY CITY PROJECT MANAGER PRIOR TO INSTALLATION OF MULCH.
5. IRRIGATION AS-BUILT DRAWINGS, WHICH ACCURATELY AND CLEARLY IDENTIFY ALL MODIFICATION &/OR SUBSTITUTIONS, MUST BE SUBMITTED PRIOR TO FINAL INSPECTION AND ACCEPTANCE.
6. THE EXISTING 5/8" WATER METER WILL BE UTILIZED FOR THIS IRRIGATION SYSTEM.
7. THE LANDSCAPE CONTRACTOR MUST COORDINATE THE PLACEMENT AND POWER SUPPLY FOR THE IRRIGATION CONTROL SYSTEM WITH THE CITY AND THE GENERAL CONTRACTOR.
8. THE FOLLOWING IRRIGATION SYSTEM COMPONENTS WILL BE UTILIZED, PER EACH MANUFACTURER'S SPECIFICATIONS.
  - TORX-NEEM TECH'S SELF CLEANING, PRESSURE-COMPENSATING EMITTER LINE
  - HARDIE - RAINDIAL 8 STATION OUTDOOR CONTROL TIMER
  - RICHDALE - 214APR 1" ELECTRIC VALVE
  - AMTEC - 10" ROUND VALVE BOX.

**GENERAL LANDSCAPE NOTES**

1. THE LANDSCAPE CONTRACTOR SHALL GRADE PLANTING BEDS, AS REQUIRED, TO PROVIDE POSITIVE DRAINAGE AND PROMOTE OPTIMUM PLANT GROWTH.
2. ALL RECOMMENDED TREES AND PLANT MATERIALS WILL BE GRADED AS NURSERY GRADE NO. 10 OR BETTER AS OUTLINED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF PLANT INDUSTRY "GRADES AND STANDARDS FOR NURSERY PLANTS", 7TH EDITION, 1998 AS REVISED FROM TIME TO TIME.
3. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FLORIDA NURSERYMENS AND GROWER'S ASSOCIATIONS APPROVED PRACTICES.
4. ALL PLANTS SHALL BE FERTILIZED WITH AGRIFORM 20-10-5 TABLETS AS PER THE MANUFACTURERS SPECIFICATIONS IN CONJUNCTION WITH NOTE # 5.
5. THE PLANTING SOIL SHALL BE THE APPROXIMATE PROPORTIONS AS FOLLOWS: 50% SAND AND 50% ORGANIC MATERIAL CONSISTING OF NATIVE PEAT, WELL-DECOMPOSED SAWDUST, LEAF MOLD AND TOP SOIL. IT SHALL PROVIDE A GOOD PLIABLE AND THOROUGHLY MIXED MEDIUM WITH ADEQUATE AERATION, DRAINAGE AND WATER-HOLDING CAPACITY. IT SHALL ALSO BE FREE OF ALL EXTRANEIOUS DEBRIS, SUCH AS ROOTS, STONES, WEEDS, ETC.
6. ALL PLANTING AREAS SHALL RECEIVE A 3" LAYER OF RECYCLED HARDWOOD LOG MULCH, WHICH IS TO BE WATERED-IN AFTER INSTALLATION.
7. THE PLANT MATERIAL SCHEDULE IS PRESENTED FOR THE CONVENIENCE OF THE LANDSCAPE CONTRACTOR. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT KEY, THE PLAN SHALL PREVAIL.
8. PLANTS SHALL MEET SIZE, CONTAINER, AND SPACING SPECIFICATIONS. ANY MATERIAL NOT MEETING SPECIFICATIONS SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
9. ALL TREE AND SHRUB LOCATIONS ARE SUBJECT TO CHANGE. ALL LOCATIONS SHALL BE APPROVED BY THE CITY PROJECT MANAGER PRIOR TO PLANTING.
10. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING FULLY BOTH THE SITE AND THE BID DOCUMENTS. DISCREPANCIES IN THE DOCUMENTS OR THE ACTUAL SITE CONDITIONS SHALL BE REPORTED TO THE CITY PROJECT MANAGER IN WRITING AT THE TIME OF BIDDING OR DISCOVERY. NO ACCOUNT SHALL BE MADE AFTER CONTRACT COMPLETION FOR FAILURE TO REPORT SUCH CONDITION, OR FOR ERRORS ON THE PART OF THE LANDSCAPE CONTRACTOR AT THE TIME OF BIDDING.
11. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY APPLICABLE PERMITS AND LICENSES TO PERFORM THE WORK SET FORTH IN THIS PLAN SET AND THE SPECIFICATIONS.
12. PLANT MATERIAL SHALL BE BID AS SPECIFIED UNLESS UNAVAILABLE. AT WHICH TIME THE CITY PROJECT MANAGER WILL BE NOTIFIED BY TELEPHONE AND IN WRITING OF INTENDED CHANGES.
13. ANY AND ALL QUESTIONS CONCERNING THE PLAN SET AND/OR SPECIFICATIONS SHALL BE DIRECTED TO THE CITY PROJECT MANAGER AT (727) 562-4737.
14. THERE SHALL BE NO ADDITIONS, DELETIONS OR SUBSTITUTIONS WITHOUT THE WRITTEN APPROVAL OF THE CITY PROJECT MANAGER.
15. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE, IN WRITING, PLANT SURVIVABILITY FOR A PERIOD OF TWELVE (12) MONTHS FROM FINAL ACCEPTANCE BY THE CITY PROJECT MANAGER.
16. ALL DIMENSIONS TO BE FIELD-CHECKED BY THE LANDSCAPE CONTRACTOR PRIOR TO LANDSCAPE MATERIAL INSTALLATION. DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE CITY PROJECT MANAGER.
17. ALL MATERIALS MUST BE AS SPECIFIED ON THE LANDSCAPE PLAN. IF MATERIALS OR LABOR DO NOT ADHERE TO SPECIFICATIONS, THEY WILL BE REJECTED BY THE CITY PROJECT MANAGER WITH PROPER INSTALLATION CARRIED OUT BY LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST.
18. ALL PERMITS NECESSARY ARE TO BE PROVIDED BY THE INSTALLING CONTRACTOR UNLESS OTHERWISE SPECIFICALLY STATED IN THE SPECIFICATIONS.
19. NO CONTRACTOR IDENTIFICATION SIGNS SHALL BE PERMITTED ON THE PROJECT, EXCEPT FOR THE PROJECT INFORMATION SIGNS.
20. EXISTING SOD SHALL BE REMOVED AS NECESSARY TO ACCOMMODATE NEW PLANTINGS.
21. ANY EXISTING SOD AREAS THAT ARE UNNECESSARILY DISTURBED DURING THE LANDSCAPE INSTALLATION SHALL BE RESODDED TO MATCH EXISTING.
22. THE LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR THE COLLECTION, REMOVAL, AND PROPER DISPOSAL OF ANY AND ALL DEBRIS GENERATED DURING THE INSTALLATION OF THIS PROJECT.

**FERTILIZATION NOTES**

- SHRUBS AND TREES**
- ALL TREES AND SHRUBS SHALL BE FERTILIZED WITH "AGRIFORM" 20-15-5 PLANTING TABLETS AT TIME OF INSTALLATION AND PRIOR TO COMPLETION OF PIT BACKFILLING. TABLETS SHALL BE PLACED UNIFORMLY AROUND THE ROOT MASS AT A DEPTH THAT IS BETWEEN THE MIDDLE AND BOTTOM OF THE ROOT MASS.
- APPLICATION RATE:
- |               |                     |
|---------------|---------------------|
| 1 GALLON CAN: | 1 - 21 GRAM TABLET  |
| 3 GALLON CAN: | 2 - 21 GRAM TABLETS |
| 5 GALLON CAN: | 3 - 21 GRAM TABLETS |
| 7 GALLON CAN: | 4 - 21 GRAM TABLETS |
- TREES:  
PALMS: 3 - 21 GRAM TABLETS EACH 1/2" OF CALIPER  
7 - 21 GRAM TABLETS
- GROUNDCOVER AREAS**
- ALL GROUNDCOVER AREAS SHALL RECEIVE FERTILIZATION WITH "OZMOCOTE" TIME RELEASE FERTILIZER AS PER MANUFACTURER'S SPECIFICATIONS.

**TREE PROTECTION AND PRESERVATION:**

- TREE BARRICADES AND EROSION CONTROL MEASURE REQUIREMENTS:
1. TREE BARRICADES AND/OR SILT SCREENS OR HAYBALES SHALL BE REQUIRED ALONG THE EDGES OF VEGETATED AREAS TO BE PROTECTED PRIOR TO THE ISSUANCE OF HABITAT MANAGEMENT AND LANDSCAPE PERMITS. THE LOCATION FOR EROSION CONTROL MEASURES ARE SHOWN ON THE CONSTRUCTION DRAWINGS.
  2. ALL DESIRABLE TREES MUST BE RETAINED WHEREVER POSSIBLE. IT WILL BE REQUIRED THAT PROPOSED IMPROVEMENTS (E.G. BUILDINGS, WALKWAYS, DRIVEWAYS, POND BANKS, DRAINAGE SYSTEMS, ETC.) BE ADJUSTED TO RETAIN DESIRABLE TREES. GRADE CHANGES MUST BE SENSITIVE TO TREES REMAINING. IN GENERAL, NO GRADE CHANGES SHOULD OCCUR WITHIN THE CANOPY DRIP LINE OF PINE TREES AND 2/3 THE CANOPY DRIP LINE OF HARDWOOD TREES TO BE SAVED.

**Northside Engineering, Inc.**  
300 South Bulcher Road, Clearwater, Florida 33765  
Tel: 727-443-2868 Fax: 727-446-8036  
tech@northsideengineering.net Est. 1989

Civil - Land Planning - Traffic Studies - Landscape  
Due Diligence Reports - Land Use - Re-Zoning  
Stormwater Management - Utility Design  
Construction Administration

Donald B. Fairbairn, P.E. #4971

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY Donald B. Fairbairn, 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.

PROJECT #	2402	
ISSUE DATE:	06/19/24	
<b>REVISIONS:</b>		
No.	Date	Description
1	07/25/24	RES. TO CITY COM.
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**LANDSCAPE NOTES & DETAILS**

**MICHAELX INDUSTRIAL**  
12280 75th Street  
Pinellas Park, Florida

**Northside Engineering, Inc.**  
L1.2



**CITY OF PINELLAS PARK  
AFFIDAVIT OF OWNERSHIP**

STATE OF FLORIDA - COUNTY OF PINELLAS:

NAMES OF ALL PROPERTY OWNERS:

DECOMESH Corporation

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:

12280 75th Street North, Pinellas Park, Florida 33773

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

PINELLAS GROVES SW 1/4, S 381.78FT OF LOT 5 LESS RD

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):

Build a warehouse on site with proper parking, landscape and drainage.

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

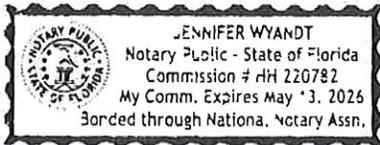
4. That this affidavit has been executed to induce the City of Pinellas Park, Florida, to consider and act on the above described property; to include City representatives entering upon the property to make inspections as are necessary to visualize site conditions and/or determine compatibility.

SIGNED (PROPERTY OWNER 1)

SIGNED (PROPERTY OWNER 2)

STATE OF FLORIDA

COUNTY OF Pinellas



(SEAL ABOVE)

The foregoing instrument was acknowledged before me by means of

physical presence or  online notarization, this 19th day

of June, 20 24.

By Lawrence Ligas, PD, who is  
(Name of person acknowledging and title of position)

personally known to me or who has produced

\_\_\_\_\_ as identification and who DID / DID NOT  
(Type of identification)

take an oath.

Notary Public, Commission No. HH 220782

  
(Name of Notary - typed, printed or stamped)

LETTER OF AUTHORIZATION

This letter will serve as authorization for **Housh Ghovae** and **Northside Engineering, Inc.** to act as an agent for: **DECOMESH Corporation** and to execute any and all documents related to securing permits and approvals for the construction on the property generally located: 12280 75<sup>th</sup> Street North (City of Pinellas) lying within PINELLAS County, State of FLORIDA.

[Signature]  
Signature of Property Owner

Lawrence Ligas  
Print Name of Property Owner

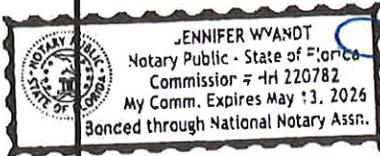
9082 65th Street North  
Address of Property Owner

PD  
Title

Pinellas Park, FL 33782  
City/State/Zip Code

(727) 536-2434  
Telephone Number

State of Florida      The foregoing instrument was acknowledged before me this 19<sup>th</sup> day  
County of Pinellas    of June, 2024, by Lawrence Ligas, as PD  
who is personally known to me or who has produced \_\_\_\_\_  
as identification and who did (did not) take an oath.



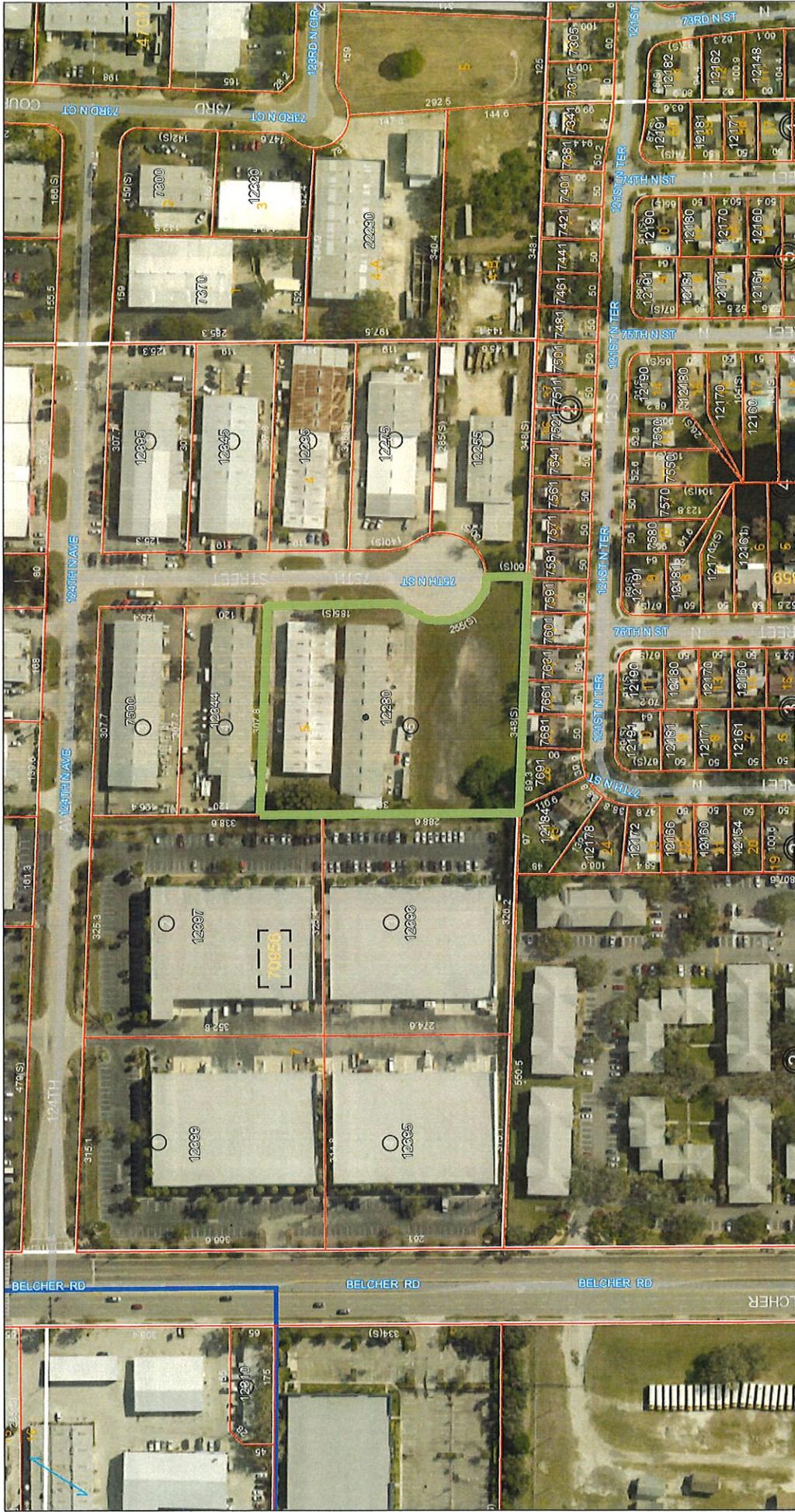
[Signature] Notary Public  
(Signature)

Commission # HH 220782 Expires: 5/13/2026

(SEAL ABOVE)

Jennifer Wyandt (Name of Notary Typed, Printed or Stamped)

# Aerial Exhibit D

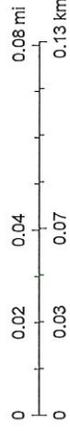


8/6/2024, 1:43:53 PM

Master Address Points

- Parcels
- Pinellas Park
- Centerlines

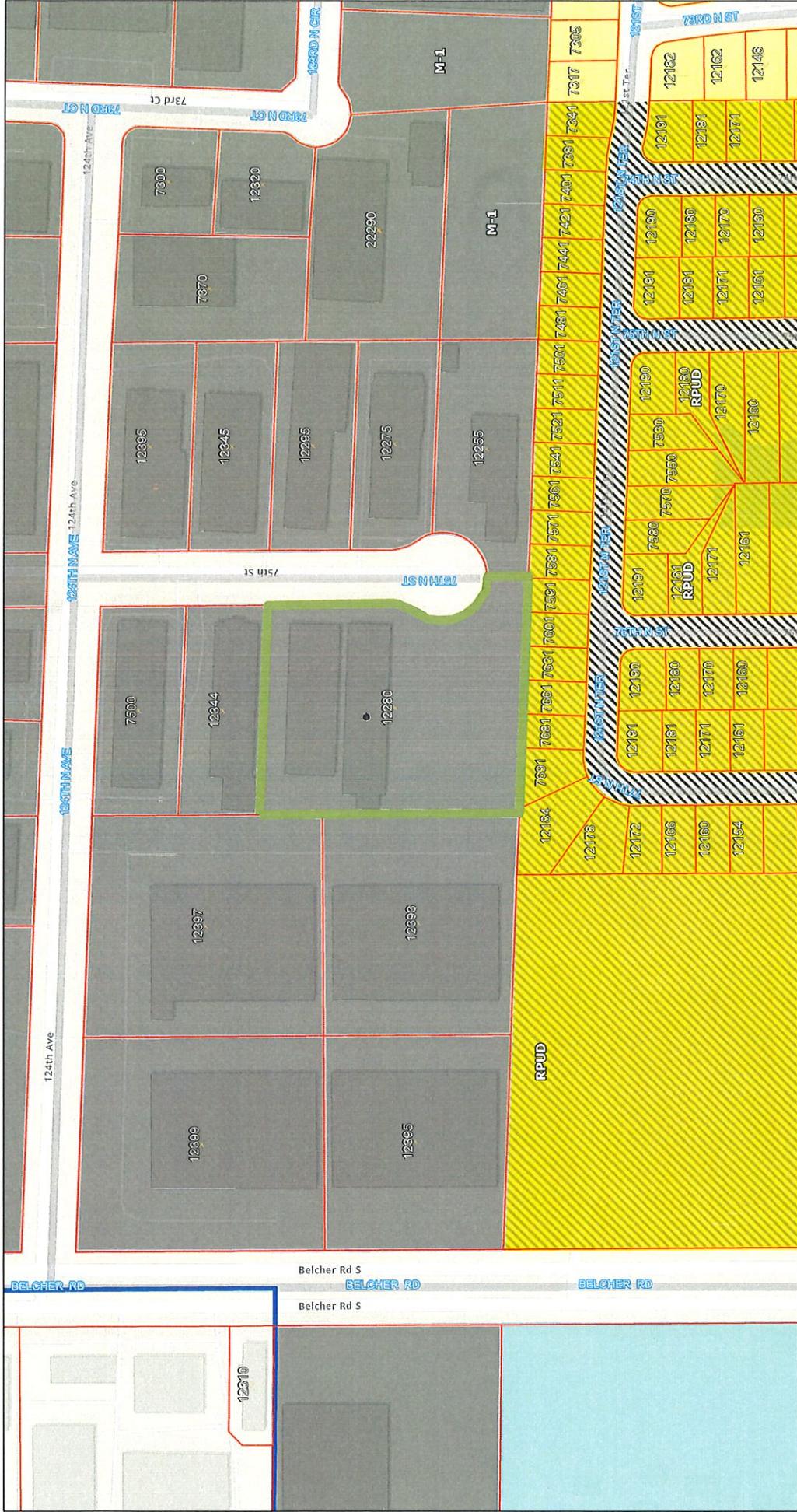
1:1,911



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatasys, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri Community Maps Contributors, City of Tampa, County of Pinellas, FDEP, ©



# Zoning Exhibit F



8/6/2024, 1:44:33 PM

- Maple Address Points
- Parcel Boundary
- City Boundary
- Water
- Zone (Shaded Pink)
- Zone (Shaded Blue)
- Zone (Shaded Green)
- Zone (Shaded Yellow)
- Zone (Shaded Purple)
- Zone (Shaded Orange)
- Zone (Shaded Red)
- Zone (Shaded Grey)
- Zone (Shaded Black)
- Zone (Shaded White)
- Zone (Shaded Brown)
- Zone (Shaded Tan)
- Zone (Shaded Light Blue)
- Zone (Shaded Light Green)
- Zone (Shaded Light Yellow)
- Zone (Shaded Light Purple)
- Zone (Shaded Light Orange)
- Zone (Shaded Light Red)
- Zone (Shaded Light Grey)
- Zone (Shaded Light Black)
- Zone (Shaded Light White)
- Zone (Shaded Light Brown)
- Zone (Shaded Light Tan)
- Zone (Shaded Light Light Blue)
- Zone (Shaded Light Light Green)
- Zone (Shaded Light Light Yellow)
- Zone (Shaded Light Light Purple)
- Zone (Shaded Light Light Orange)
- Zone (Shaded Light Light Red)
- Zone (Shaded Light Light Grey)
- Zone (Shaded Light Light Black)
- Zone (Shaded Light Light White)
- Zone (Shaded Light Light Brown)
- Zone (Shaded Light Light Tan)

Sources: Esri, Airbus DS, USGS, NSA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NIMA, Geodatasys, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri Community Maps Contributors, City of Tampa, County of Pinellas, FDEP, ©



Exhibit H



