

#### Included in this packet:

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- Pre-Application Meeting Notes
- Application
- Affidavit to Authorize Agent
- Data Sheet
- Traffic Input Report
- Neighborhood Worksheet
- Public Participation Report

Planning and **Development Services** Department

**Development Review** Services Division

City of St. Petersburg P.O. Box 2842 St. Petersburg, FL 33731 727 / 893.7471

UPDATED: 03-24-2020

#### SPECIAL EXCEPTION SITE PLAN REVIEW Application No. List of Required Submittals Only complete applications will be accepted: Completed SE & SPR application form **Pre-Application Meeting Notes** Application fee payment (Additional Fees required if variances are requested) Affidavit to Authorize Agent, if Agent signs application **Data Sheet** Traffic Impact Report (Methodology to be approved by Transportation and parking Management) **Public Participation Report** Site plan and survey of the subject property: • Two (2) copies (please fold to 8 $\frac{1}{2}$ x 11") & one reduced site plan 8 $\frac{1}{2}$ x 11" to scale: black and white & color Drawn to scale (engineers scale no smaller than 1" = 50'); North arrow Phasing schedule, if applicable Dimensions and exact locations of: property lines, structures, internal walkways, pedestrian connections vehicle use areas (driveways, parking spaces, curbing, wheel stops, ingress/egress. etc.) utilities (overhead power lines, exterior lighting, easements, etc.) buffer walls, fences with elevation and height and material indicated solid waste disposal method and location storm water retention, preservation areas any other architectural or engineering features Landscape plans: Two (2) copies (please fold to 8 ½ x 11") One reduced site plan 8 ½ x 11" to scale (black and white) & (color) Legend identifying plants by scientific and common name, size, spacing & quantity Location, type and size in diameter at breast height (d.b.h.) of all specimen trees indicated to be preserved or removed Elevation drawings: 8 ½ x 11" to scale (color), Depicts all sides of existing & proposed structure(s) PDF of application documents (may be emailed to Staff Planner) Variance Narrative, if requesting, addressing application criteria Projects within the DC zoning district(s): Digital 3D building models of the proposed building(s): CD-ROM or DVD; file format: 3DS, MAX - (.max, .3ds) or AutoCAD - (.dwg, .dxf). The file shall be organized so that the objects of the same material are on the same

A Pre-Application Meeting is Required Prior to Submittal.

= Up, South = Down, East = Right, and West = Left.

layer with each layer named appropriately (i.e. such objects as walls, framing, and structure should be grouped in separate layers). The building model to be placed in the

correct orientation/direction within the file, with overhead view on screen as follows: North

To schedule, please call (727) 892-5498.

Completeness	review h	v City	Staff	
COMPLETEMESS	I C V I C W L	OILV	Siaii	



# **Pre-Application Meeting Notes**

Meeting Date: <sup>1/20/23</sup>	Zonin	g District:	
Address/Location:1663 1st A	ve S., St. Petersburg, FL		
Request:Multi-Family			
Type of Application: Site Plan	Staff F	Planner for Pre-App: Core	/ Malyszk
		pher Bicho, John Fink, Craig Bazaı	
Benjamin Plante and Katie Cole			
Neighborhood and Business	Associations within 300 fe	eet:	
Assoc.	Contact Name:	Email:	Phone:
Federation of Inner-City Community	Kimberley Leggett	Kleggs11@outlook.com	
Organization St. Petersburg Downtown Neighborho	ood Assoc. Karen Carmichael	president@stpetedna.org	
Council of Neighborhood Assoc.	Taron cannonae	variance@stpetecona.org	
Notes: See attached			

#### Katie E. Cole

From: Matt Snyder <matt@boldline.design>
Sent: Friday, January 20, 2023 2:54 PM

To: Christopher Bicho; John Fink; Craig Bazarsky (craigbazarsky@gmail.com); Jake Schmidt;

Plante, Benjamin; Katie E. Cole

**Cc:** Bruce Werner

**Subject:** 1st Ave South - Pre-App Meeting Notes

#### [External email; exercise caution]

All,

Thank you for participating in today's Pre-App meeting for 1<sup>st</sup> Ave South. Please see our notes below and let us know if you have anything else to add to this list.

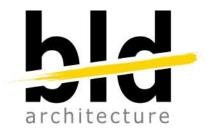
Thanks!

#### 1st Ave South - Pre-App Meeting Notes

- Corey Malyszka City of St Petersburg
- When requesting FAR bonus, cannot request variance to the building envelope
- Front of lot is on 1st Avenue
- Measure alley setback between buildings from center of alley
  - Distance between buildings is 60' so need 30' setback from centerline of alley, which is 10' through alley + 20' setback on our property above 50'
- Reduce setback 25% equal to lot width equals 25' setback on east side (which is what is shown)
- 10' setback on front along 1st and 17th based on building height
  - We qualify for no setback on 1st or 17th avenue
- Balconies can protrude up to 3' within the setback of north and east. Cannot overhang alley.
- Balconies can encroach into ROW, cannot be closer than 4' to curb
- Open Space has to be visible to the public (glass is ok if people can see through to the open space beyond.
  - If we were to build above pergola, can't be enclosed building on 1st floor (can extend same covered space)
  - o 25% of fencing can be opaque on street side
- Balconies do not count toward the FAR since they are open
- Active space of 1st Floor
  - Need 15' wide and 20' deep space (seating area open...not enclosed conference room would be compliant)
- No parking required for units under 750 sf
- Required 1 long term bicycle space per unit. Can be a shared room or a closet / or bicycle wall hook in the unit (Could use storage rooms off hallway)
- Bonus Public Hearing 1st FAR we choose has to be from free market historic preservation type credit
  we buy into (.5 FAR). After that first .5, use 1.0 min workforce credit, then choose remaining credits
  etc.
  - Kelly.perkins@stpete.org is in historic division to help put us in contact with who to buy historic credit from
- Email Corey the re-design to confirm that the design in in compliance

- CRA is no fee application, but city council approval has to occur first and will establish the timeline of the CRA review
- Shane will consult on tree preservation
- Sidewalk must be 10' side. 50% can be narrowed to 8' for bike racks, etc. Bike racks in ROW do not count toward long term bike parking, which has to be in a secured area.

#### Thanks! Matt



Matt Snyder principal architect

**bold line design llc** 904.226.1358 matt@boldline.design

#### Plante, Benjamin

From: Corey D. Malyszka < Corey. Malyszka@stpete.org>

Sent: Friday, December 23, 2022 10:51 AM

To: Plante, Benjamin

Subject: FW: 1663 1st Avenue S - St. Petersburg, FL

Categories: External

Benjamin,

I forwarded your email to the City's Transportation Planner. Please refer to his response below.

Corey Malyszka, AICP Zoning Official Planning and Development Services Department City of St. Petersburg 727.892.5453 corey.malyszka@stpete.org

From: Thomas M Whalen <Tom.Whalen@stpete.org>

Sent: Friday, December 23, 2022 10:43 AM

To: Corey D. Malyszka <Corey.Malyszka@stpete.org> Subject: RE: 1663 1st Avenue S - St. Petersburg, FL

Corey,

The proposed residential development at 1663 1<sup>st</sup> Avenue South will not require a traffic study. The applicant can submit one if they want to address possible questions from nearby residents or reviewers such as DRC members. The Transportation Department will review the study if they submit it. There is sufficient road capacity in the vicinity of the site so as mentioned they are not required to submit a study.

Tom Whalen, AICP CTP Transportation Planning Coordinator City of St. Petersburg 727-893-7883

From: Corey D. Malyszka < Corey. Malyszka@stpete.org>

Sent: Friday, December 23, 2022 10:11 AM

To: Thomas M Whalen < <u>Tom.Whalen@stpete.org</u>> Subject: FW: 1663 1st Avenue S - St. Petersburg, FL

Tom.

Can you confirm that the below redevelopment of 1663 1st Ave S will not require a traffic study.

Thank you, Corey

From: Plante, Benjamin < Benjamin.Plante@kimley-horn.com >

Sent: Friday, December 23, 2022 10:00 AM

To: Corey D. Malyszka < <u>Corey.Malyszka@stpete.org</u>> Subject: 1663 1st Avenue S - St. Petersburg, FL

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

#### Corey,

Following the voicemail I left for you earlier this morning, I work in our Kimley-Horn Tampa office and obtained your contact info from our St. Pete office. I have a new project located at the address in the subject line (Parcel: 24-31-16-29718-018-0090) and I am looking for guidance on how to confirm whether or not a traffic study will be required.

Current lot use is listed as General Office and it will be converted to an 8-floor multifamily housing 95-100 studio units. Lot is zoned DC-2. We are targeting the January 23<sup>rd</sup> Pre-app deadline in order to make the February 6<sup>th</sup> DRC submittal deadline. Currently working through a Site Plan but the Architect has a concept I could share if needed. I should be available through the holidays so feel free to call me anytime. Thanks.



Benjamin Plante, E.I.

**Kimley-Horn** | 201 N Franklin Street, Suite 1400, Tampa, FL 33602 Direct: 813.635.5529 | Mobile: 813.394.0462 | www.kimley-horn.com



<b>SPECIAL</b>	<b>EXCEPTION</b>
SITE PL	AN REVIEW

Application No	
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All applications are to be filled out completely and correctly. The application shall be submitted to the Development Review Services Division, located on the 1st floor of the Municipal Services Building, One Fourth Street North.

GENERALINFORMATION
NAME of APPLICANT (Property Owner): Puppy Industries II, LLC
Street Address: 800 N. Belcher Road
City, State, Zip: Clearwater, FL 33765
Telephone No: Email:
NAME of AGENT OR REPRESENTATIVE: Katherine E. Cole, Esq./Hill Ward Henderson
Street Address: 600 Cleveland Street, Suite 800
City, State, Zip: Clearwater, FL 33755
Telephone No: 727-259-6791 Email: katie.cole@hwhlaw.com
NAME of ARCHITECT or ENGINEER: Bruce Werner
Company Name: Bold Line Design LLC Contact Name: Bruce Werner
Telephone No: 727-420-8314
Website: Email; bruce@boldline.design
PROPERTY INFORMATION:
Address/Location: 1663 1st Ave. S. Email:
Parcel ID#(s): 24-31-16-29718-018-0090
DESCRIPTION OF REQUEST: Multi-Family Development
PRE-APP MEETING DATE: 1/20/23 STAFF PLANNER: Corey MalyszkaM

#### **FEE SCHEDULE**

SPECIAL EXCEPTION (SE)		SITE PLAN REVIEW (SPR)	
Special Exception (SE), General Application:	\$1,250.00	Site Plan Review (SPR), General, By Commission	\$1,250.00
Special Exception (SE), Modification:	\$ 500.00	Site Plan Review (SPR), General, By POD	\$ 500.00
Concurrency	\$ 25.00	Site Plan Review (SPR), General, Related to SE	\$ 0.00
<u>VARIANCES</u>		Site Plan Review (SPR), Modification, By Commission	\$ 500.00
Each Variance Requested for SE/SPR	\$ 200.00	Site Plan Review (SPR), Modification, By POD	\$ 250.00

Cash, credit, and checks made payable to the "City of St. Petersburg"

#### **AUTHORIZATION**

City staff and the designated Commission may visit the subject property during review of the requested variance. Any Code violations on the property that are noted during the inspections will be referred to the City's Codes Compliance Assistance Department. The applicant, by filing this application, agrees he or she will comply with the decision(s) regarding this application and conform to all conditions of approval. The applicant's signature affirms that all information contained within this application has been completed and that the applicant understands that processing this application may involve substantial time and expense. Filing an application does not guarantee approval, and denial or withdrawal of an application does not result in remittance of the application fee.

NOTE:	IT IS INCUMBENT	' UPØN THE APPL	ICANT/TO SUBMIT	' CORRECT INFORMATION	L ANY MISLEADII	16. DECEPTIVE
	INCOMPLETE OF	INCORPERMIE	STATE OF STREET	CORBECT INFORMATION VALIDATE YOUR APPROV	AI .	7,
	MCOMPLETEON	INCOMINECTION OF	או זאושיועיטוואושרעכ	VALIDATE TOOK APPROV	AL ( )	ーノフィン

Signature of Owner/Agent\*:

\*Affidavit to Authorize Agent required, if signed by Agent.

Date



<b>SPECIAL</b>	EXC	CEP	<b>TION</b>
SITE PL	_AN	<b>REV</b>	/IEW

**DATA SHEET** 

# ONLY COMPLETE APPLICATIONS WILL BE ACCEPTED. FAILURE TO COMPLETE THIS FORM WILL RESULT IN DEFERRAL OF YOUR APPLICATION.

DATA TABLE					
1.	Zoning Classificat	ion:			
2.	Existing Land Use	· Type(s):			
3.	Proposed Land Us	se Type(s):			
	10.11				
4.	Area of Subject Pr	operty:			
	W. 1 (a) D				
5.	Variance(s) Reque	estea:			
6.	Grass Floor Area	(45451 5000000 foot of build	lin = (a))		
0.	Existing:	total square feet of build	Sq. ft.		
	Proposed:		Sq. ft.		
	Permitted:		Sq. ft.		
	T CHIMICO.		04		
7.	Floor Area Ratio	otal square feet of buildi	na(s) divided t	by the total square feet of er	ntire site)
	Existing:	otal oqualo loct of ballar	Sq. ft.	y and total equal of leat of a	• ••
	Proposed:		Sq. ft.		
	Permitted:		Sq. ft.		
			•		
8.	Building Coverage	e (first floor square foota	ge of building)		
	Existing:		Sq. ft.		% of site
	Proposed:		Sq. ft.		% of site
	Permitted:		Sq. ft.		% of site
9.	Open Green Space	e (include all green spac	e on site; do n	ot include any paved areas	)
	Existing:		Sq. ft.		% of site
	Proposed:		Sq. ft.		% of site
10.	Interior Green Spa	ce of Vehicle Use	Area (include	all green space within the	parking lot and drive lanes)
	Existing:		Sq. ft.		% of vehicular area
	Proposed:		Sq. ft.		% of vehicular area
11.		including sidewalks with		the subject property; do no	t include building footprint(s))
	Existing:		Sq. ft.		% of site
	Proposed:		Sq. ft.		% of site



<b>SPECIAL</b>	<b>EXCEP</b>	ΓΙΟΝ
SITE PI	LAN REV	/IEW

**DATA SHEET** 

	DATA TABLE (continued page 2)							
12.	Impervious Surface Coverage (total square feet of all paving, building footprint and other hard surfaced areas						faced areas)	
	Existing:		Sq. ft.		% of site			
	Proposed:		Sq. ft.		% of site			
	Permitted:		Sq. ft.		% of site			
13.	Density / Intensity							
13.	No. of	l Inits	No of	<u>Employees</u>	No	o. of Clients (C.	R / Home)	
	Existing:		risting:	Limpioyeee	Exist		<u> </u>	
	Proposed:		oposed:			osed:		
	Permitted:		<u>-   </u>				-	
		<u>.</u>		•	<u>.</u>			
14 a.	Parking (Vehicle) Sp	aces						
	Existing:		includes		disabled parking	•		
	Proposed:		includes		disabled parking	_		
	Permitted:		includes		disabled parking	spaces		
4.4.1	D 11 (D: 1 ) 0							
14 b.	Parking (Bicycle) Sp	aces	0		0/ / 1: 1	1.		
	Existing:		Spaces		% of vehicular pa			
	Proposed:		Spaces		% of vehicular parking % of vehicular parking			
	Permitted:		Spaces		% of venicular pa	arking		
15.	Building Height							
10.	Existing:		Feet		Stories			
	Proposed:		Feet		Stories			
	Permitted: Feet Stories							
16.	<b>Construction Value</b>							
	What is the es	timate of the tota	I value of th	e project ι	ipon completio	n? \$		
	Note: See Drainage Ordin	ance for a definition	of "alteration"	If yes place	a ha awara that th	ic triggere Drei	nage	
	Ordinance compliance. Ple						-	
	earliest convenience. The					TOT TEVIEW AL Y	Out	
	Talling Control Morrison Title							
	<u>l</u>							



#### **NEIGHBORHOOD WORKSHEET**

Applicants are strongly encouraged to obtain signatures in support of the proposal(s) from owners of property adjacent to or otherwise affected by a particular request.

NEIGHBORHOOD WORKSHEET				
		ase No.:		
Descr	cription of Request: Multi-Family Develoment			
	undersigned adjacent property owners understand the	he nature of the applicant's request and do not		
object	et (attach additional sheets if necessary):			
1.	. Affected Property Address:			
	Owner Name (print):			
	Owner Signature:			
2.	. Affected Property Address:			
	Owner Name (print):			
	Owner Signature:			
0	Afficiated Duran auto Adduses			
	. Affected Property Address:			
	Owner Name (print):			
	Owner Signature:			
1	. Affected Property Address:			
7.	Owner Name (print):			
	Owner Signature:			
	Owner dignature.			
5	. Affected Property Address:			
<u> </u>	Owner Name (print):			
	Owner Signature:			
6.	. Affected Property Address:			
	Owner Name (print):			
	Owner Signature:			
	<u> </u>			
7.	. Affected Property Address:			
	Owner Name (print):			
	Owner Signature:			
8.	. Affected Property Address:			
	Owner Name (print):			
	Owner Signature:			



# PUBLIC PARTICIPATION REPORT

Application N	No

In accordance with LDR Section 16.70.040.1.F, "It is the policy of the City to encourage applicants to meet with residents of the surrounding neighborhoods prior to filing an application for a permit requiring review and public hearing. The applicant, at his option, may elect to include neighborhood mediation as a preparatory step in the development process. Participation in the public participation process prior to required public hearings will be considered by the decision-making official when considering the need, or request, for a continuance of an application. It is not the intent of this section to require neighborhood meetings, but to encourage meetings prior to the submission of applications for approval and documentation of efforts which have been made to address any potential concerns prior to the formal application process.

ADDI IOANT DEDORT
APPLICANT REPORT
Street Address:
Details of techniques the applicant used to involve the public      One and leasting of all most involve a siting a very invited to discuss the applicantly proposed.
(a)Dates and locations of all meetings where citizens were invited to discuss the applicant's proposal
(b) Content, dates mailed, and number of mailings, including letters, meeting notices, newsletters, and other publications
(c) Where residents, property owners, and interested parties receiving notices, newsletters, or other written materials are located
2. Summary of concerns, issues, and problems expressed during the process
Signature or affidavit of compliance - President or vice-president of any neighborhood associations
Check one: () Proposal supported
() Do not support the Proposal
( ) Unable to comment on the Proposal at this time
( ) Other comment(s):
() Guior Gomment(G).
Association Name President or Vice-President Signature
If the president or vice-president of the neighborhood association are unavailable or refuse to sign such certification, a statement as to the efforts to contact them and (in the event of unavailability or unwillingness to sign) why they were unable or unwilling to sign the certification.



SENDER'S DIRECT DIAL: 727-259-6791

SENDER'S E-MAIL: katie.cole@hwhlaw.com

03/30/2023

#### Via E-Mail:

Kimberley Leggett
Federation of Inner-City Community Organizations
2300 26<sup>th</sup> Street South
St. Petersburg, FL 33712
Kleggs11@outlook.com

Re: Notice of Intent to File – Site Plan Review Application

Dear Neighbors:

This firm represents BendinRoad Development LLC ("the Applicant"), who is applying for site plan review in the April 10th application cycle. The subject property is located at 1663 1st Avenue South, Parcel ID#: 24-31-16-29718-018-0090.

The Applicant proposes build an approximately 97-unit multifamily structure with a building height of approximately 97.5 feet. The application will include demolition of the existing structure. Enclosed is a preliminary plan for your review. If you have any questions or comments please reach out to myself (<u>Katie.Cole@hwhlaw.com</u> | 727-259-6791) or to Mathew Kelly (<u>Matthew.Kelly@hwhlaw.com</u> | 813-222-3182).

Sincerely,

HILL WARD HENDERSON

Katie Cole

Katie Cole, Esq.



SENDER'S DIRECT DIAL: 727-259-6791

SENDER'S E-MAIL: katie.cole@hwhlaw.com

03/30/2023

#### Via E-Mail:

Karen Carmichael, President St. Petersburg Downtown Neighborhood Association 200 2<sup>nd</sup> Avenue South, Suite 101 St. Petersburg, FL 33701 president@stpetedna.org

Re: Notice of Intent to File – Site Plan Review Application

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Sincerely,

HILL WARD HENDERSON

Katie Cole

Katie Cole, Esq.



SENDER'S DIRECT DIAL: 727-259-6791

SENDER'S E-MAIL: katie.cole@hwhlaw.com

03/30/2023

#### Via E-Mail:

Council of Neighborhood Associations P.O. Box 13693 St. Petersburg, FL 33733 variance@stpetecona.org

Re: Notice of Intent to File – Site Plan Review Application

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Sincerely,

HILL WARD HENDERSON

Katie Cole

Katie Cole, Esq.



# PUBLIC PARTICIPATION REPORT

App	lication	No.	

In accordance with LDR Section 16.70.040.1.F., "It is the policy of the City to encourage applicants to meet with residents of the surrounding neighborhoods prior to filing an application for a decision requiring a streamline review or public hearing. Participation in the public participation process prior to required public hearings will be considered by the decision-making official when considering the need, or request, for a continuance of an application. It is not the intent of this section to require neighborhood meetings, (except when the application is for a local historic district) but to encourage meetings prior to the submission of applications for approval and documentation of efforts which have been made to address any potential concerns prior to the formal application process."

NOTE: This Report may be updated and resubmitted up to 10 days prior to the scheduled Public Hearing.

NOTE. This Report may be apalied and resubmitted up to 10 days prior to the scheduled rubile flearing.
APPLICANT REPORT
Street Address:
Details of techniques the applicant used to involve the public
(a)Dates and locations of all meetings where citizens were invited to discuss the applicant's proposal
(b) Contact data assiled and a web as for eliment including letters practice, accordance and attention
(b) Content, dates mailed, and number of mailings; including letters, meeting notices, newsletters, and other publications
publications
(c) Where residents, property owners, and interested parties receiving notices, newsletters, or other written materials are located
2. Cummary of concerns, issues, and problems avaraged during the process
Summary of concerns, issues, and problems expressed during the process
NOTICE OF INTENT TO FILE
A minimum of ten (10) days prior to filing an application for a decision requiring Streamline or Public Hearing approval, the applicant shall send a copy of the application by email to the Council of Neighborhood Associations (CONA) (c/o Judy Landon at variance@stpetecona.org), by standard mail to Federation of Inner-City Community Organizations (FICO) (c/o Kimberly Frazier-Leggett at 3301 24th Ave. S., St. Pete 33712) and by email to all other

Neighborhood Associations and/or Business Associations within 300 feet of the subject property as identified in the

Pre-Application Meeting Notes. The applicant shall file evidence of such notice with the application.

★ Attach the evidence of the required notices to this sheet such as Sent emails.



# Community Redevelopment Agency Application (CRA)

#### Included in this packet:

- Application
- Affidavit to Authorize Agent
- Data Sheet

## List of Required Submittals

A pre-application meeting is encouraged prior to submittal. To schedule, please call (727) 892-5498 or email <a href="mailto:drc@stpete.org">drc@stpete.org</a>

Only complete applications will be accepted:

- Completed CRA application form
- Affidavit to Authorize Agent if Agent signs application
- Data Sheet
- □ Site plan and survey of the subject property
- □ Elevation drawings: 8 ½ x 11" (color), Depicts all sides of existing & proposed structure(s)
- Digital copy of application documents (may be emailed)
- □ Notice of Intent to File (16.06.010.1.C)

Planning and Development Services Department

Development Review Services Division

City of St. Petersburg P.O. Box 2842 St. Petersburg, FL 33731 727 / 893.7471

UPDATED: 01-26-22

\_\_\_\_Completeness review by City Staff

The City Council of St. Petersburg, acting at the Community Redevelopment Agency (CRA), is charged with reviewing development proposals for projects occurring in the City's community redevelopment areas. All development proposals within those areas must be submitted to CRA staff in the Planning and Development Services Department, or its successor, for determination of compliance with the adopted redevelopment plan.

An application for development review must be submitted a minimum of 45 days prior to the next regularly scheduled meeting of the CRA, which meets the first and third Thursday of each month. It is necessary for the applicant or agent to be present at the meeting. In-house review is available for projects valued at \$5 million or less.



# **CRA Application cont.**

All applications are to be filled out completely and correctly. The application shall be submitted to the Development Review Services Division, located on the 1st floor of the Municipal Services Building, One Fourth Street North.

GENERAL INFORMATION
NAME of APPLICANT (Property Owner): Puppy Industries II, LLC
Street Address: 800 N. Belcher Road
City, State, Zip: Clearwater, FL
Telephone No: Email:
NAME of AGENT OR REPRESENTATIVE: Katie Cole, Esq. / Hill Ward Henderson
Street Address: 600 Cleveland St., Suite 800
City, State, Zip: Clearwater, FL 33755
Telephone No: 727-259-6791 Email: katie.cole@hwhlaw.com
NAME of ARCHITECT or ENGINEER: Bruce Werner
Company Name: Bold Line Design LLC Contact Name: Bruce Werner
Telephone No: 727-420-8314
Website: Email: bruce@boldline.design
PROPERTY INFORMATION:
Address/Location: 1663 1St Ave. S. Email:
Parcel ID#(s): 24-31-16-29718-018-0090
DESCRIPTION OF REQUEST: Multi-family development

City staff may visit the subject property during review of the request. The applicant, by filing this application, agrees they will comply with the decision(s) regarding this application and conform to all conditions of approval. The applicant's signature affirms that all information contained within this application has been completed and that the applicant understands that processing this application may involve substantial time and expense. Filing an application does not guarantee approval.

NOTE: IT IS INCUMBENT UPON THE APPLICANT TO SUBMIT CORRECT INFORMATION. ANY MISLEADING, DECEPTIVE, INCOMPLETE, OR INCORRECT INFORMATION MAY INVALIDATE YOUR APPROVAL.

Signature of Owner/Agent*:	
*Affidavit to Authorize Agent required, if signed by Agent.	Date



# CRA Application Cont. Data Sheet

## ONLY COMPLETE APPLICATIONS WILL BE ACCEPTED. FAILURE TO COMPLETE THIS FORM WILL RESULT IN DEFERRAL OF YOUR APPLICATION.

		D	ATA TAB	BLE	
	Zamina Olasaitiaatian	DC-2			
1.	Zoning Classification:	DC-2			
2.	Existing Land Use Typ	pe(s): CRD			
	, J				
3.	Proposed Land Use T	ype(s): CRD			
		_			
4.	Area of Subject Prope	rty: 10,008 S	q. Ft.		
_	0 1 1 1				
5.	Construction Value:	\$25,000,000			
6.	Gross Floor Area (total	square feet of build	ding(s))		
	Existing:		Sq. ft.		
	•	,938	Sq. ft.		
	Permitted:		Sq. ft.		
7.	Floor Area Ratio (total s	square feet of build		by the total square feet	of entire site)
	Existing:		Sq. ft.		
	Proposed: 6.2		Sq. ft.		
	Permitted: 5.0-	7.0	Sq. ft.		
	D 11 11 0				
8.	Building Coverage (first	st floor square foota	T	g) 	
	Existing:	704	Sq. ft.	07.04	% of site
		791	Sq. ft.	87.84	% of site
	Permitted: 10	0,000	Sq. ft.	10,000	% of site
9.	Open Green Space (inc	dudo all graon anac	o on sito: do	not include any naved a	oraça)
Э.	Existing:	nude all green spac	Sq. ft.	That include any paved a	% of site
	•	525	Sq. ft.	5.25	% of site
	1 1000001	<del></del>	74		1 72 07 970
10.	Interior Green Space of	of Vehicle Use	Area (includ	de all green space withir	the parking lot and drive lanes)
	Existing:		Sq. ft.		% of vehicular area
	Proposed: N	/A	Sq. ft.		% of vehicular area
11.		ding sidewalks with	1	of the subject property;	do not include building footprint(s))
	Existing:		Sq. ft.	0.00	% of site
	Proposed: 6	692	Sq. ft.	6.92	% of site



# **CRA Application Cont.**

Data Sheet Cont.

		DATA	A TABLE (cont	inued pag	ge 2)		
4.0		_					
12.	<b>3</b> , 1, 3, 1, 3, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1,				d surfaced areas)		
	Existing:	0.400	Sq. ft.	04.75	% of sit		
	Proposed:	9,483	Sq. ft.	94.75	% of sit	е	
	Permitted:		Sq. ft.		% of sit	ite	
13.	Density / Intensity						
		of Units	No. c	f Employees		No. of Clients	s (C.R. / Home)
	Existing:	0	Existing:			Existing:	
	Proposed:	97	Proposed:	1		Proposed:	
	Permitted:						
14 a.	Parking (Vehicle) S	Spaces					
	Existing:	10	includes		disable	d parking spaces	
	Proposed:	0	includes		disable	d parking spaces	
	Permitted:		includes		disable	d parking spaces	
14 b.	Parking (Bicycle) S	Spaces					
	Existing:	0	Spaces		% of ve	hicular parking	
	Proposed:	101	Spaces		% of vehicular parking		
	Permitted:	0	Spaces		% of ve	hicular parking	
15.	Building Height						
	Existing:	25 ft	Feet		Stories		
	Proposed:	100	Feet	8	Stories		
	Permitted:	150+	Feet		Stories		
	Permitted:	150+	Feet		Stories		



#### AFFIDAVIT TO AUTHORIZE AGENT

I am (we are) the owner(s) and record title holder(s) of the property noted herein Property Owner's Name: Puppy Industries II, LLC (Matthew Dolman and Rebecca H. Dolman) "This property constitutes the property for which the following request is made Property Address:\_\_\_\_ 1663 1st Ave S., St. Petersburg, FL Parcel ID#: 24-31-16-29718-018-0090 Request: Multi-family development "The undersigned has(have) appointed and does(do) appoint the following agent(s) to execute any application(s) or other documentation necessary to effectuate such application(s) Agent's Name(s): Katherine E. Cole, Esq./Hill Ward Henderson This affidavit has been executed to induce the City of St. Petersburg, Florida, to consider and act on the above described property I(we), the undersigned authority, hereby certify that the foregoing is true and correct Signature (owner):\_\_ Sworn to and subscribed on this date identification or personally known Notary Signatureと Commission Expiration (Stamp or date)





# **CRA Application Cont.**

## Affidavit to Authorize Agent

I am (we are) the owner(s) and record title holder(s) of the property noted herein

Property Owner's Name:	
Poppy Industries 11, CC (Ma	then & Rebacca Bolman
"This property constitutes the property for which the foll	lowing request is made
Property Address: 1663 1st Ave South, 5	+ Petersburg, FC
Parcel ID#: 74-31-16-29718-018-00	590 <sup>G</sup>
Request: myltifanily development	
"The undersigned has(have) appointed and does(do) apparentation (s) or other documentation necessary to effect the same (s): Kathline (d) (c)	ooint the following agent(s) to execute any tuate such application(s)
This affidavit has been executed to induce the City of St. on the above described property	Petersburg, Florida, to consider and act
I(we), the undersigned anthority, hereby certify that the f	oregoing is true and correct
Signature (owner):	Rebecca Work, Manger
Sworn to and subscribed on this date	Fillited Name 7 9
Identification or personally known:	1-1
Notary Signature: Commission Expiration (Stamp or date):	Date:



#### Site Plan Review and Community Redevelopment Area Project Narrative 1663 1<sup>st</sup> Avenue South, St. Petersburg

Intown West Redevelopment Center / DC-2 District

#### **General Site Background:**

This application is for property located in the Intown Activity Center in the DC-2 zoning district, with a future land use category of CBD, and is a parcel on the southeastern portion of the 1600 block along 1<sup>st</sup> Avenue South in the City of St. Petersburg (the "Property").

The Property is in the Intown West Redevelopment Plan ("IWRP") area, and has been designed to comply with the goals and objectives of the IWRP, as well as the applicable DC-2 regulations and Comprehensive Plan goals and objectives. The Property currently contains a number of small commercial/office buildings.



#### **Project Description:**

The applicant and developer, Bendinroad Development, LLC and Landings Real Estates Group (the "Developer"), proposes a 97-unit multifamily complex contained in one building on the Property, with retail and residential amenities at street level (the "Project"). The Project is designed with a target maximum FAR of 6.40 and a maximum building height of 100 ft. This is within the DC-2 public hearing provisions. The residential buildings will offer studio and one bedroom units with access to indoor amenities and upper courtyard pool. The project includes residential amenity space on the ground floor and provides significant open space along 1<sup>st</sup> Avenue. The pedestrian-friendly base of the building includes access to individual units as well as the residential amenity space as well as a dedicated bicycle parking area.

The surrounding area includes a multifamily complex at 1<sup>st</sup> and Central Ave to the north, with retail ground floor area, a multifamily complex along Central Ave to the northeast, with similar retail ground floor area, a Tru by Hilton (hotel), and townhomes, a surface parking lot under I-275 to the west, and a self-storage facility across 1<sup>st</sup> Ave. to the south. The Tropicana Field is less than a quarter mile away from the Project to the southeast.

The Project will satisfy and be consistent with the demand for walkability and residential options in the Intown Activity Center and near Central Avenue in particular. The Project will contribute to the walkability of the Central Avenue corridor and support the transit options available through the SunRunner and the increasingly mixed-use retail/multifamily character of the area.

The Project's proximity to the SunRunner BRT system and its location in the Intown area as well as its proximity to downtown St. Pete make it a prime location for residents who live a carfree lifestyle. SunRunner stops are planned at 13<sup>th</sup> St., which is less than 1/3 mile away from the Project. Therefore, while the Project seeks a pedestrian-friendly environment, the forthcoming development of the BRT/SunRunner necessitates higher-density housing, since more people will arguably be present along Central Ave.

#### DC-2 Zoning District:

The DC district encourages the creation of an "intense residential development that still allows for a mixture of uses that enhance and support the core and surrounding neighborhoods, including the domed stadium" with a pedestrian-scale environment at the sidewalk level and heights tapered down from the taller true core districts. The downtown area is generally characterized by an eclectic mix of architecture, with vibrant retail and restaurant uses along the street frontage. The Project is designed to positively contribute to this character of the DC-2 district, by creating an interactive, pedestrian-focused streetscape at the ground floor, and with stepbacks and varied massing to maintain the pedestrian scale while providing a quality, 8-story apartment complex.

As required for Pedestrian level "B" streets within the DC-2 district, the Project provides pedestrian interests via the ground floor amenity space, and hardscaping and landscaping as shown in the landscaping plan. The pedestrian-oriented uses along 1<sup>st</sup> Avenue South, a B street, are over 25% of the linear building frontage, as the frontage along 1<sup>st</sup> Ave South as shown on the floorplan is a comprised of the lobby and leasing area in the southeast corner. Streetscape improvements as required under the Code will be provided.

The Project satisfies the following FAR public hearing bonuses of the DC-2 district under Code Section 16.20.120.6.2: The height of 100 ft is below the permissible height for approval.

- The Project complies with the minimum use requirements

The Project complies with building envelope and parking requirements by providing sufficient bicycle parking; no parking spaces are provided because the units are less than 750 sf.

The Project achieves the additional FAR by utilizing the bonus available in all DC districts for incremental increases in FAR by paying into the City's housing capital improvements program fund per the schedule of construction costs per FAR increase as stipulated in the Code for DC districts.

The distance between the Project and the adjacent structures is also met.

The Project satisfies the minimum 5% open space, by providing 525 sq ft of open courtyard amenity space of building foundation landscaping, streetscape landscaping. The courtyard that fronts the 1<sup>st</sup> Ave South is a residential amenity space with an open area just behind it creating a sense of community along the streetscape.

The project architecture utilizes an identifiable urban and modern architectural style. The overall design goal of the building is to provide a sophisticated and elevated addition to the area, accentuated with distinctive architectural features, that enhances the interaction of residents and pedestrians at the pedestrian level. This is accomplished using mindful design, commercial engagement, and providing a unique living experience to the Project residents. The ground floor levels exhibit at least 50% transparency, with height of windows designed consistent with the DC building design requirements. The building is fenestrated at least 30% on all facades above the first and second floors.

#### Comprehensive Plan:

The Project satisfies the applicable objectives and goals of the City of St. Petersburg Comprehensive Plan, by promoting more intensive growth and large scale quality development in a designated activity center and CRA. Please see Comprehensive Plan Objectives LU2 and LU13, especially. The Project will strengthen the sense of neighborhood in the area, by creating a pedestrian streetscape and activity area along 1sst Avenue South, and integrating with the visual characteristics and use mixes of nearby multifamily mixed use projects such as 1701 Central and Arte, which are approximately 6 stories tall. The Project's proximity to the Tropicana Field stadium further contributes to building a sense of place and neighborhood in the Intown Activity Center and IWRP area.

Pedestrian access to the Project is proposed off of 1<sup>st</sup> Avenue. A bicycle storage/parking area is located along the alleyway as well.

#### **Intown West Redevelopment Plan:**

In line with the goals of the IWRP, the Project will aid in unification of the development in the area, which is increasingly characterized by multifamily residential communities and pedestrian-level retail and amenities. The Project will substantially unify a block identified in the IWRP as being in need of consolidation. The mix of uses proposed for the Project will help centralize the pedestrian corridors in close proximity to the Tropicana Field stadium, and will strengthen the visual and locational senses of place and neighborhood in the area. By adhering to the design requirements of the DC-2 district, the Project will satisfy and complement the scale and design of the IWRP area, by integrating a kitschy, artistic, and urban feel with appropriate mid-rise buildings.

#### **Site Plan Review Factors:**

The Project satisfies the standards for Site Plan Review under City Code section 16.70.040.1.4 as follows:

- 1. The use is consistent with the Comprehensive Plan, as described above;
- 2. The Property's land use and zoning allow the proposed uses;
- 3. Ingress/egress and Project access are designed with automotive, bicyclist and pedestrian safety in mind, as described above, and are designed to maintain sensible vehicular circulation and traffic flow:
- 4. The location and relationship of the parking garages, loading facilities, and bicycle parking spaces to driveways and traffic patterns are designed with automotive, bicyclist, and pedestrian safety in mind, as described above, and to promote good traffic flow and emergency ingress/egress. The applicant coordinated the location of the garage entrances with City staff;
- 5. During pre application meetings, staff determined that a traffic study was not necessary for the Project;
- 6. The Project drainage plan will mitigate effects on adjacent and nearby properties to the greatest possible extent;
- 7. Project signage will be designed to promote compatibility and harmony with adjacent properties as well as avoid negative impacts of glare or traffic safety;
- 8. The Project is designed to be in harmony with the orientation of buildings in the surrounding area, including the open courtyard space along 1<sup>st</sup> Ave., as well as a generally varied stepping/massing design to maintain the physical characteristics of the surrounding area;
- 9. The property comprising the Project folios is built out/developed and therefore no natural environment is at issue; there are no historic sites either. As described herein, the

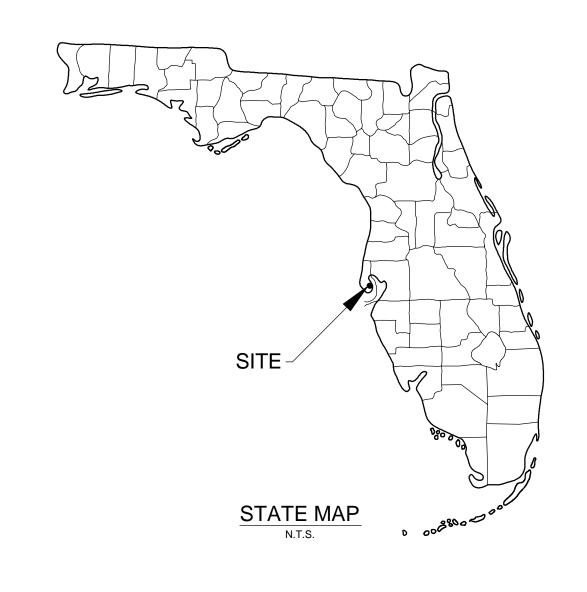
- Project is compatible with the built environment around it, and complements the vision for the Central Avenue corridor and the western portion of downtown.
- 10. The Project will have a positive effect on property values of the surrounding area, since the Project is in line with the IWRP which promotes the kind of redevelopment projects herein proposed, in order to improve the area while retaining the traditional retail atmosphere;
- 11. The Project is designed with sufficient setbacks, screening, and amenities, as described above, to buffer surrounding areas from the parking facilities, as well as to provide open space and pedestrian interaction along the surrounding rights-of-way;
- 12. The land area for the Project is sufficient for the proposed use, as evidenced by similar uses in the area on similar-sized or smaller lots;
- 13. The Project will include attractive landscaping to enhance not only the proposed building but also the surrounding streets. The proposed streetscape will protect existing street trees as well as introduce new street trees and understory landscape into an area that is otherwise predominantly impervious.
- 14. By implementing stepping and varied massing, as well as a liner of ground floor retail uses, the Project is sensitive to the scale, mass and general design and feel of the surrounding area;
- 15. The Developer will ensure the existence of adequate hurricane shelter facilities;
- 16. An analysis of concurrency with adopted levels of public services will be part of this application process, therefore, this Project will ensure its necessary services are adequate.

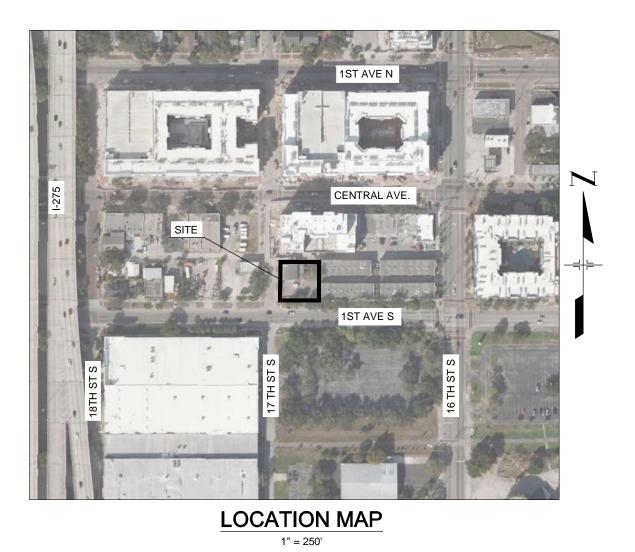
# CONSTRUCTION PLANS FOR 1663 1ST AVENUE S STUDIOS

1663 1ST AVENUE S ST. PETERSBURG, FL 33712 PARCEL ID 24-31-16-29718-018-0090

SECTION: 24 TOWNSHIP: 31S RANGE: 16E

# CITY OF ST. PETERSBURG





SHE	ELLISTTABLE
C000	COVER SHEET
C001	GENERAL NOTES
S001	EXISTING CONDITION PLAN
C200	DEMOLITION PLAN
C400	SITE PLAN
C200	DEMOLITION PLAN

# PROJECT DESIGN TEAM

KIMLEY-HORN AND ASSOCIATES, INC. SCOTT W. GILNER, P.E. 201 NORTH FRANKLIN STREET, SUITE 1400 TAMPA, FL 33602 PHONE: (813) 713-5646

SURVEY DEUEL & ASSOCIATES, INC. FREDERICK S. BACHMANN, PLS 565 SOUTH HERCULES AVENUE CLEARWATER, FL 33764 PHONE: (727) 822-4151

LANDSCAPE KIMLEY-HORN AND ASSOCIATES, INC. BOLD LINE DESIGN, LLC JENN DAOULAS, PLA, ASLA 100 2ND AVE, SUITE 105 ST. PETERSBURG, FL 33701 PHONE: (727) 498-2174

**GEOTECH** ECS FLORIDA, LLC 4524 N. 56TH STREET PHONE: (813) 302-1644

LOCATION SERVICES

STORMWATER CITY OF ST. PETERSBURG 1650 3RD AVE. N. ST. PETERSBURG, FL. 33713

WATER CITY OF ST. PETERSBURG DALE ALBERTS 1650 3RD AVE. N. ST. PETERSBURG, FL. 33713 TEL: 727.892.5653

**ELECTRIC** DUKE ENERGY STEPHANIE OLMO 425 E. CROWN POINT RD. WINTER GARDEN, FL. 34787

# LIST OF CONTACTS

TEL: 727.892.5653

CITY OF ST. PETERSBURG DALE ALBERTS 1650 3RD AVE. N. ST. PETERSBURG, FL. 33713 TEL: 727.892.5653

**ARCHITECT** 

JACKSONVILLE, FL 32223

PHONE: (904) 226-1358

12636 SAN JOSE BOULEVARD SUITE 3

MATT SNYDER

## **ALERT TO CONTRACTOR:**

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR THIS ISSUE. WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER. PROVIDE ADEQUATE DEWATERING. DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS. REFER TO MASTER SITE SPECIFICATIONS.

ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.

9

04/04/2023 PROJECT NO. 145417000 SHEET NUMBER

C000

BENDINROAD DEVELOPMENT, LLC 401 E JACKSON STREET, SUITE 330 TAMPA, FL 33602

KIMLEY-HORN AND ASSOCIATES, INC.

201 NORTH FRANKLIN STREET, SUITE 1400

**OWNER/DEVELOPER:** 

**ENGINEER:** 

TAMPA, FLORIDA 33602

PHONE: (813) 620-1460

#### **GENERAL CONSTRUCTION NOTES**

- 1. HORIZONTAL DATUM: NORTH AMERICA HORIZONTAL DATUM OF 1983 (NAD83-2011 ADJUSTMENT) FOR THE WEST ZONE OF FLORIDA.
- VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)
- 3. CONTRACTOR SHALL VERIFY BENCHMARKS AND DATUMS PRIOR TO COMMENCING CONSTRUCTION INCLUDING ANY STAKING OF IMPROVEMENTS. THE EXACT LIMITS OF CONSTRUCTION WILL BE IN ACCORDANCE WITH THE PLANS UNLESS OTHERWISE DIRECTED BY THE ENGINEER OF RECORD (EOR).
- 4. THE CONTRACTOR SHALL BE RESPONSIBLE TO FURNISH ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING TO DETERMINE EXISTING CONDITIONS. THE CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED BY THE CONTRACT DOCUMENTS, REMOVING TREES,
- STUMPS, ROOTS, MUCK AND ALL OTHER DELETERIOUS MATERIAL. 5. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL REQUIRED CONSTRUCTION PERMITS AND BONDS PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES.
- 6. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONTRACT DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, AND SPECIAL CONDITIONS, AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.
- 7. ALL MATERIAL AND WORKMANSHIP SHALL COMPLY WITH CITY, COUNTY AND FDOT STANDARDS. IN CASE OF DISCREPANCY, THE MORE STRINGENT STANDARD SHALL BE INCLUDED IN THE BASE BID UNLESS OTHERWISE CLARIFIED DURING THE BID PROCESS. IF A DISCREPANCY IS IDENTIFIED BY THE CONTRACTOR, THE
- CONTRACTOR SHALL CONTACT ENGINEER OF RECORD FOR FURTHER CLARIFICATION. 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FOLLOWING ALL OF THE CONTRACT DOCUMENTS. IN THE EVENT OF A CONFLICT IN THE CONTRACT DOCUMENTS, THE SPECIFICATIONS GOVERN OVER THE PLANS, AND THE SPECIAL CONDITIONS GOVERN OVER THE DRAWINGS AND SPECIFICATIONS. ANY DISCREPANCIES IN THE
- COMMENCING WORK 9. THESE PLANS ARE INTENDED TO AND SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT AND THE FLORIDA BUILDING CODE - ACCESSIBILITY (CURRENT EDITION).
- 10. THE CONTRACTOR SHALL CALL SUNSHINE (811) FOR FIELD LOCATIONS (2) BUSINESS DAYS BEFORE DIGGING NEAR UNDERGROUND UTILITIES.

CONTRACT DOCUMENTS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE CEC BEFORE

- 11. THE CONTRACTOR IS TO USE CAUTION WHEN WORKING IN OR AROUND AREAS OF OVERHEAD TRANSMISSION LINES OR UNDERGROUND UTILITIES. 12. PRIOR TO COMMENCEMENT OF ANY EXCAVATION THE CONTRACTOR SHALL COMPLY WITH FLORIDA STATUTE
- 553.851 FOR THE PROTECTION OF UNDERGROUND GAS PIPELINES. 13. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING RELOCATION AND INSTALLATION OF FRANCHISE
- UTILITIES NECESSARY FOR ON AND OFF SITE CONSTRUCTION. 14. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE
- BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION. A LIST OF THE UTILITY COMPANIES WHICH THE CONTRACTOR MUST CALL BEFORE COMMENCING WORK IS PROVIDED ON THE COVER SHEET OF THESE CONSTRUCTION PLANS. THIS LIST SERVES AS A GUIDE ONLY AND IS NOT INTENDED TO LIMIT THE UTILITY COMPANIES WHICH THE CONTRACTOR MAY WISH
- 15. ALL EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME THE DRAWINGS WERE PREPARED AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. THE LOCATIONS SHOWN ARE FOR BIDDING PURPOSES ONLY. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE THE CONTRACTOR COMMENCES ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THE CONTRACTOR SHALL OBTAIN THEIR PERMISSION REGARDING THE METHOD TO USE FOR SUCH WORK
- 16. ANY DISCREPANCIES ON THE CONSTRUCTION DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER. NO CONSIDERATION WILL BE GIVEN TO CHANGE ORDERS FOR WHICH THE OWNER AND ENGINEER WERE NOT CONTACTED PRIOR TO CONSTRUCTION OF THE AFFECTED ITEM
- 17. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PERFORM, SCHEDULE AND FACILITATE ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES, JURISDICTIONAL AGENCIES AND/OR UTILITY SERVICE COMPANIES PRIOR TO THE FINAL CONNECTION OF SERVICES.
- 18. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS, BUILDING UTILITY ENTRANCE LOCATIONS/INVERTS, EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, EXIT PORCHES, RAMPS, TRUCK DOCKS, DOWN SPOUTS, BOLLARDS IN BUILDING SIDEWALKS, BUILDING EGRESS SIDEWALKS AND BUILDING RETAINING WALLS.
- 19. ALL VEGETATION FROM CLEARING / GRUBBING WILL BE DISPOSED OF IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. AT NO TIME SHALL THE CONTRACTOR REUSE THIS VEGETATIVE MATERIAL FOR STRUCTURAL FILL OR BURY IT ONSITE. IF THE CONTRACT DOCUMENTS ALLOW THIS VEGETATIVE MATERIAL TO REMAIN ONSITE, THIS MATERIAL CAN ONLY BE USED ON LANDSCAPED AREAS THAT WILL NOT STRUCTURALLY SUPPORT THE BUILDING OR ASSOCIATED INFRASTRUCTURE
- 20. ALL VEGETATION FROM CLEARING / GRUBBING THAT WILL BE DISPOSED OF OFF-SITE SHALL BE REMOVED AND DISPOSED OF IN A LEGAL MANNER MEETING FEDERAL, STATE, AND LOCAL REGULATION
- 21. ANY WELLS DISCOVERED DURING SITE CLEARING OR EARTHWORK ACTIVITIES SHALL BE REPORTED TO THE OWNER AND ENGINEER OF RECORD IMMEDIATELY. ANY WELLS THAT ARE DISCOVERED ONSITE OR ARE IDENTIFIED WITHIN THE CONTRACT DOCUMENTS THAT WILL NOT BE USED AS PART OF THE PROPOSED DEVELOPMENT PLANS SHALL BE ABANDONED BY A LICENSED WELL CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
- 22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.
- 23. THE CONTRACTOR SHALL IMMEDIATELY REPAIR OR REPLACE ANY PHYSICAL DAMAGE TO PRIVATE PROPERTY, INCLUDING, BUT NOT LIMITED TO FENCES, WALLS, PAVEMENT, GRASS, TREES, AND LAWN SPRINKLER AND IRRIGATION SYSTEMS AT NO COST TO THE OWNER. THIS REPAIR AND REPLACEMENT WORK SHALL BE INCLUDED
- IN THE CONTRACTOR'S BASE BID AND IS NOT A SEPARATE PAY ITEM. 24. CONTRACTOR SHALL ADJUST ALL UTILITY LIDS AND COVERS TO FINISHED GRADE AS REQUIRED
- 25. DRIVEWAYS THAT ARE DAMAGED OR DISTURBED DURING THE COURSE OF CONSTRUCTION SHALL BE RECONSTRUCTED TO THEIR ORIGINAL OR BETTER CONDITIONS. UNLESS OTHERWISE STATED ON PLANS.
- 26. STAGING AND MATERIAL STORAGE SHALL NOT BE CONDUCTED ON ABUTTING PRIVATE PROPERTY WITHOUT PRIOR APPROVAL FROM THE OWNER AND THE ADJACENT PROPERTY OWNER. FOLLOWING CONSTRUCTION COMPLETION, THE CONTRACTOR SHALL RESTORE THE LAYDOWN AREA TO ITS ORIGINAL CONDITION PRIOR TO CONSTRUCTION COMMENCEMENT.
- 27. NO EXISTING BASE MATERIAL REMOVED IN EXCAVATION SHALL BE REUSED AS PROPOSED BASE MATERIAL OR ROADWAY EMBANKMENT UNLESS OTHERWISE NOTED IN THE CONTRACT DOCUMENTS.
- 28. AN FDOT APPROVED PRIMER SHALL BE APPLIED TO THE BASE MATERIAL. ALSO, A TACK COAT SHALL BE APPLIED WHERE APPLICABLE WITH THE CONSTRUCTION OF ASPHALTIC CONCRETE.
- 29. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE ENVIRONMENTAL RULES AND REGULATIONS OF THE CITY, COUNTY, STATE, AND ANY OTHER JURISDICTIONAL AGENCIES, AND ALL CONDITIONS SET FORTH IN ENVIRONMENTAL PERMITS.
- 30. CONTRACTOR SHALL COMPLY WITH OSHA'S STANDARDS 29 CFR PART 1926, SUBPART CC FOR VERTICAL AND HORIZONTAL CLEARANCES TO THE OVERHEAD DISTRIBUTION AND TRANSMISSION POWER LINES. 31. ANY DAMAGE TO THE EXISTING ASPHALT ROADWAY SHALL BE RESTORED PER PINELLAS COUNTY INDEX 1291.
- 32. THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS, DEPTHS, AND TYPES OF ALL UTILITIES IN THE PROPOSED WORK AREA PRIOR TO CONSTRUCTION. NOTIFY THE ENGINEER OF RECORD OF ANY CONFLICTS BETWEEN THE PLANS AND EXISTING CONDITIONS.

## HISTORIC RESOURCES STATEMENT

THE FOLLOWING REQUIREMENTS APPLY TO ALL BUILDING CONSTRUCTION OR ALTERATION, OR LAND ALTERATION

- 1. IF EVIDENCE OR EXISTENCE OF HISTORIC RESOURCES IS DISCOVERED OR OBSERVED AT DEVELOPMENT SITES OR DURING DEVELOPMENT ACTIVITIES AFTER FINAL APPROVAL, ALL WORK SHALL CEASE IN THE AFFECTED AREA. THE DEVELOPER, OWNER, CONTRACTOR, OR AGENT THEREOF SHALL NOTIFY THE FLORIDA DIVISION OF HISTORICAL RESOURCES WITHIN TWO WORKING DAYS. EXAMPLES OF EVIDENCE OF HISTORIC RESOURCES INCLUDE WHOLE OR FRAGMENTARY STONE TOOLS, SHELL TOOLS, ABORIGINAL OR HISTORIC POTTERY, HISTORIC GLASS, HISTORIC BOTTLES, BONE TOOLS, HISTORIC BUILDING FOUNDATIONS, SHELL MOUNDS, SHELL MIDDENS. OR SAND MOUNDS.
- 2. IF ANY HUMAN SKELETAL REMAINS OR ASSOCIATED BURIAL ARTIFACTS ARE DISCOVERED AT DEVELOPMENT SITES OR DURING DEVELOPMENT ACTIVITY, ALL WORK IN THE AREA MUST CEASE, AND THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE NEAREST LAW ENFORCEMENT OFFICE. ACCORDING TO CHAPTER 872, FLORIDA STATUTES, IT IS UNLAWFUL TO DISTURB, VANDALIZE, OR DAMAGE A HUMAN BURIAL.

#### MAINTENANCE OF TRAFFIC NOTES

- 1. THE CONTRACTOR SHALL RESPONSIBLE FOR ALL MAINTENANCE OF TRAFFIC ASSOCIATED WITH THIS PROJECT. 2. THE CONTRACTOR SHALL PREPARE A MAINTENANCE OF TRAFFIC PLAN THAT IS PREPARED BY A CERTIFIED MOT CONTRACTOR AND SUBMIT FOR APPROVAL TO THE CITY, COUNTY AND FDOT
- 3. TRAFFIC SHALL BE MAINTAINED IN ACCORDANCE WITH FDOT DESIGN STANDARDS SERIES 102-600 DEPENDING ON THE OPERATION BEING PERFORMED.
- 4. ALL EXISTING PAVEMENT MARKINGS OUTSIDE THE CONSTRUCTION LIMITS THAT HAVE BEEN ALTERED BECAUSE OF CONSTRUCTION OPERATIONS SHALL BE REPLACED UPON THE COMPLETION OF THE PROJECT.
- 5. PEDESTRIANS, BICYCLES, AND WHEELCHAIRS: AT THE END OF EACH WORKDAY OR WHENEVER THE WORK ZONE BECOMES INACTIVE, ANY DROP-OFF ADJACENT TO A SIDEWALK SHALL BE BACKFILLED AT A SLOPE NOT TO
- EXCEED 1:4, OR SHALL BE PROTECTED IN ACCORDANCE WITH FDOT STANDARD INDEX 102-600. PEDESTRIAN AND WHEELCHAIR TRAFFIC SHALL BE ACCOMMODATED UTILIZING STANDARD INDEX 102-660.
- 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REMOVAL OF STORMWATER FROM ROADWAYS UTILIZED FOR TRAFFIC CONTROL.

#### RECORD AS-BUILT SURVEY AND MINIMUM TESTING REQUIREMENTS

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING KIMLEY-HORN WITH A SIGNED AND SEALED RECORD AS-BUILT SURVEY (AS-BUILT) NO LATER THAN 30 DAYS AFTER COMPLETION OF WORK AND AT LEAST 60 DAYS PRIOR TO EITHER THE BUILDING CERTIFICATION OF OCCUPANCY, THE COMPLETION CERTIFICATION DATE REQUIRED BY THE JURISDICTIONAL AUTHORITY OR OWNER SCHEDULE. THE RECORD AS-BUILT SURVEY SHALL BE SIGNED AND SEALED BY A LICENSED SURVEYOR IN THE STATE OF FLORIDA. THE AS-BUILT SHALL ADHERE TO THE APPLICABLE JURISDICTIONAL REQUIREMENTS.
- 2. IN ADDITION TO THE APPLICATION JURISDICTIONAL REQUIREMENTS, THE AS-BUILT SHALL PROVIDE THE INFORMATION NECESSARY FOR KIMLEY-HORN TO CERTIFY THAT THE PROJECT IMPROVEMENTS HAVE BEEN CONSTRUCTED IN SUBSTANTIAL ACCORDANCE WITH THE CONTRACT DOCUMENTS. SUCH INFORMATION INCLUDES BUT IS NOT LIMITED TO:
- a. SURVEYED MANHOLE RIM ELEVATIONS, MANHOLE, INLET AND CLEANOUT INVERT ELEVATIONS AND PIPE SIZES INCLUDING LOCATION OF FITTINGS AND APPURTENANCES OF ALL GRAVITY SYSTEMS (SEWER AND STORM) AND ALL PRESSURIZED UTILITY SYSTEMS.
- b. THE AS-BUILT SHALL PROVIDE SURVEYED STORMWATER IMPROVEMENT ELEVATIONS INCLUDING POND TOP OF BANKS, BOTTOM OF POND ELEVATIONS, GRADED SWALES AND CONTROL STRUCTURE ELEVATIONS.
- c. THE AS-BUILT SHALL PROVIDE PAVEMENT SPOT GRADES NECESSARY TO DEFINITIVELY DETERMINE WHETHER THE CONSTRUCTED IMPROVEMENTS ARE ADA COMPLIANT AND TO DEPICT THE CONSTRUCTED DRAINAGE PATTERNS.
- d. THE CONTRACTOR SHALL PROVIDE KIMLEY-HORN THE RECORD AS-BUILT SURVEY IN BOTH CAD FORMAT AND A SIGNED AND SEALED HARD COPY. THE AS-BUILT SHALL INDICATE BOTH THE PROPOSED LOCATION AND/OR ELEVATION (CROSSED OUT IF DESIGNED DIFFERS FROM INSTALLED) AND THE ACTUAL FIELD INSTALLED LOCATION AND/OR ELEVATION.
- . TESTING SHALL BE PERFORMED BY THE CONTRACTOR ACCORDING TO ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
- 4. UPON COMPLETION OF TESTING, ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TESTING RESULTS AND REPORTS SHALL BE SENT TO THE OWNER AND TO THE ENGINEER OF RECORD DIRECTLY FROM THE TESTING AGENCY WITHIN ONE (1) WEEK OF EACH RESPECTIVE TEST BEING PERFORMED.
- IN ADDITION TO THE REQUIREMENTS ABOVE, AND IN THE ABSENCE OF AGENCY OR OWNER REQUIREMENTS THE CONTRACTOR SHALL PERFORM THE FOLLOWING TESTS AND PROVIDE RESULTS TO OWNER AND ENGINEER
- a. GRAVITY SANITARY SEWER: GRAVITY SEWER SHALL BE AIR TESTED BETWEEN MANHOLES IN ACCORDANCE WITH ASTM F1417, CURRENT EDITION.
- b. SANITARY FORCEMAINS: SANITARY SEWER FORCE MAINS SHALL BE PRESSURE TESTED IN ACCORDANCE WITH AWWA C605, CURRENT EDITION.
- c. WATERMAINS AND WATER SERVICE LATERALS: WATER MAINS AND SERVICE LATERALS SHALL BE PRESSURE TESTED IN ACCORDANCE WITH AWWA C605, CURRENT EDITION.
- d. FIRE MAINS: FIRE MAINS SHALL BE HYDROSTATICALLY TESTED IN ACCORDANCE WITH BOTH THE FLORIDA FIRE PREVENTION CODE (FFPC) AND NATIONAL FIRE PROTECTION ASSOCIATION (NFPA).
- e. LIFT STATIONS: LIFT STATION START-UP SHALL BE PERFORMED BY THE CONTRACTOR AND PUMP MANUFACTURER. THE APPROPRIATE WASTEWATER COLLECTION AGENCY AND ENGINEER OF RECORD SHALL BE NOTIFIED 72 HOURS IN ADVANCE OF THE SCHEDULED LIFT STATION STARTUP. FOLLOWING COMPLETION OF THE LIFT STATION STARTUP, THE CONTRACTOR SHALL PROVIDE THE OWNER AND ENGINEER OF RECORD WITH A CERTIFIED LIFT STATION STARTUP REPORT FROM THE PUMP
- f. SUBGRADE: DENSITY TESTS FOR SUBGRADE SHALL BE TESTED BY NUCLEAR METHOD, ASTM D6938, CURRENT EDITION. CONTRACTOR SHALL PROVIDE ONE TEST FOR EACH LIFT OF SUBGRADE FOR EVERY 10,000 SF OF SUBGRADE PLACED.
- g. BASE MATERIAL: DENSITY TESTS FOR BASE MATERIAL SHALL BE TESTED BY NUCLEAR METHOD, ASTM D6938, CURRENT EDITION. CONTRACTOR SHALL PROVIDE ONE TEST IN EACH LIFT OF BASE MATERIAL FOR EACH 10,000 SQ. FT. OF BASE MATERIAL PLACED. IN ADDITION, BASE MATERIAL THICKNESS SHALL BE TESTED ONCE FOR EACH 10,000 SQ. FT. OF BASE MATERIAL PLACED.
- b CONCRETE PAVEMENT: CONTRACTOR SHALL PROVIDE A MINIMUM OF FOUR COMPOSITE CONCRETE TEST CYLINDERS FOR EVERY 100 CUBIC YARDS OR LESS OF EACH CLASS OF CONCRETE PLACED EACH DAY AND NOT LESS THAN ONCE FOR EACH 5000 SQUARE FEET OF CONCRETE PLACED.
- i. CONTRACTOR SHALL SECURE COMPOSITE SAMPLES IN ACCORDANCE WITH ASTM C172, CURRENT EDITION. ii. MOLD AND CURE SPECIMENS IN ACCORDANCE WITH ASTM C31, CURRENT EDITION.
- iii. CONCRETE TEST CYLINDERS SHALL BE TESTED IN ACCORDANCE WITH ASTM C39, CURRENT EDITION.
- i. ASPHALT PAVEMENT: ASPHALT SURFACE AND BASE COURSES SHALL BE RANDOMLY CORED AT MINIMUM RATE OF 3 CORES PER DAY'S PLACEMENT PER MIX TYPE, BUT NOT LESS THAN 3 CORES IN LIGHT DUTY AREAS AND 3 CORES IN HEAVY-DUTY AREAS SHALL BE OBTAINED.
- FIELD DENSITY TEST FOR IN-PLACE MATERIALS:
- DENSITY TESTS SHALL BE CONDUCTED ON EACH CORE SAMPLE TAKEN IN ACCORDANCE WITH ASTM D1188 OR D2726 (AASHTO T166, T275, T331) AS APPLICABLE.
- 2. IN-PLACE DENSITY TESTS BY NUCLEAR METHOD IN ACCORDANCE WITH ASTM D2950 SHALL ALSO BE TAKEN BY THE CONTRACTOR AS NECESSARY TO ASSURE THE SPECIFIED DENSITY IS OBTAINED. NUCLEAR DENSITY SHALL BE CORRELATED WITH ASTM D1188 OR D2726 OR AASHTO T166, T275, T331 AS APPLICABLE.
- DENSITY TESTS ON COURSES TO BE OVERLAID BY SUBSEQUENT COURSES SHALL BE PERFORMED WITHIN 48 HOURS PRIOR TO PLACEMENT OF NEXT LIFT. IF INCLEMENT WEATHER OCCURS AFTER TESTING, RETEST PRIOR TO PLACEMENT OF NEXT LIFT.
- j. UTILITY TRENCHES AND BUILDING PAD AREA: STRUCTURAL FILL, AS REQUIRED, MAY BE PLACED IN LIFTS NOT EXCEEDING 12 INCHES IN LOOSE THICKNESS. WHEN THE SOILS ARE RELATIVELY CLEAN SAND A VIBRATORY ROLLER SHOULD BE USED FOR COMPACTION. EACH LIFT SHOULD BE THOROUGHLY COMPACTED WITH THE APPROPRIATE ROLLER UNTIL DENSITIES EQUIVALENT TO AT LEAST 95 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY ARE UNIFORMLY OBTAINED. A MOISTURE CONTENT WITHIN 2 PERCENTAGE POINTS OF THE OPTIMUM INDICATED BY THE MODIFIED PROCTOR TEST (ASTM D-1557) IS RECOMMENDED PRIOR TO COMPACTION OF THE FILL. STRUCTURAL FILL SHOULD CONSIST OF AN INORGANIC, NON-PLASTIC, GRANULAR SOIL CONTAINING LESS THAN 12 PERCENT MATERIAL PASSING THE NO. 200 MESH SIEVE (RELATIVELY CLEAN SAND WITH A UNIFIED SOIL CLASSIFICATION OF SP, SP-SC, OR SP-SM).
- FIELD DENSITY TESTS.
- A REPRESENTATIVE NUMBER OF IN-PLACE FIELD DENSITY TESTS SHOULD BE PERFORMED IN THE COMPACTED EXISTING SOILS AND IN EACH LIFT OF STRUCTURAL FILL OR BACKFILL TO CONFIRM THAT THE REQUIRED DEGREE OF COMPACTION HAS BEEN OBTAINED. IN-PLACE DENSITY SHOULD ALSO BE PERFORMED AT REPRESENTATIVE LOCATIONS IN THE BEARING LEVEL SOILS.
- 2. AT LEAST 1 DENSITY TEST SHALL BE PERFORMED FOR EVERY 2,500 SQUARE FEET OF COMPACTED EXISTING SOILS, SUBGRADE, AND IN EACH LIFT OF COMPACTED FILL OR BACKFILL IN BUILDING AREAS
- 3. IN PAVEMENT AREAS, ONE DENSITY TEST SHALL BE PERFORMED FOR EVERY 10,000 SQUARE FEET OF
- COMPACTED EXISTING SOILS, SUBGRADE, AND IN EACH LIFT OF COMPACTED FILL OR BACKFILL 4. IN ADDITION, ONE DENSITY TEST SHALL BE PERFORMED FOR EVERY 100 SQUARE FEET OF SPREAD FOOTING BEARING AREA, AND FOR EVERY 50 LINEAL FEET OF CONTINUOUS FOOTING. UTILITY TRENCH BACKFILL: INTERVALS NOT EXCEEDING 200-FEET OF TRENCH FOR FIRST AND EVERY OTHER 12-INCH LIFT OF COMPACTED TRENCH BACKFILL
- TEST METHOD: IN-PLACE NUCLEAR DENSITY, ASTM D6938, CURRENT EDITION. DENSITY TESTS ON TOP OF BUILDING OR PAVING SUBGRADE SHALL BE PERFORMED WITHIN 48 HOURS PRIOR TO PLACEMENT OF OVERLYING MATERIALS. IF INCLEMENT WEATHER OCCURS AFTER TESTING, RETEST PRIOR TO PLACEMENT OF OVERLYING MATERIALS.
- k. GRAVITY SANITARY SEWER AND GRAVITY STORM SEWER: CONTRACTOR SHALL PROVIDE THE OWNER AND ENGINEER OF RECORD WITH A TV INSPECTION VIDEO OF THE COMPLETED GRAVITY STORM SEWER AND GRAVITY SANITARY SEWER ONCE EACH RESPECTIVE SYSTEM INSTALLATION IS COMPLETE.
- 6. FDEP SANITARY SEWER TESTING REQUIREMENTS: a. LEAKAGE TESTS:
- i. THE LEAKAGE EXFILTRATION OR INFILTRATION DOES NOT EXCEED 200 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY FOR ANY SECTION OF THE SYSTEM;
- ii. EXFILTRATION OR INFILTRATION TESTS BE PERFORMED WITH A MINIMUM POSITIVE HEAD OF 2 FEET; iii. AIR TESTS, AS A MINIMUM, CONFORM TO THE TEST PROCEDURE DESCRIBED IN ASTM C-828 FOR CLAY PIPE, ASTM C 924 FOR CONCRETE PIPE, ASTM F-1417 FOR PLASTIC PIPE, AND FOR OTHER MATERIALS APPROPRIATE TEST PROCEDURES. [RSWF 33.93, 33.94, AND 33.95]
- b. DEFLECTION TESTS FOR ALL FLEXIBLE PIPE: TESTING IS REQUIRED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS TO PERMIT STABILIZATION OF THE SOIL-PIPE SYSTEM.
- NO PIPE SHALL EXCEED A DEFLECTION OF 5%; 2. A RIGID BALL OR MANDREL FOR THE DEFLECTION TEST WITH A DIAMETER NOT LESS THAN 95% OF THE BASE INSIDE DIAMETER OR AVERAGE INSIDE DIAMETER OF THE PIPE, DEPENDING ON WHICH IS SPECIFIED IN THE ASTM SPECIFICATION, INCLUDING THE APPENDIX, TO WHICH THE PIPE IS MANUFACTURED:
- 3. PERFORM THE TEST WITHOUT MECHANICAL PULLING DEVICES. [RSWF 33.85]

#### **CITY OF ST. PETERSBURG NOTES**

- 1. UPON COMPLETION OF THE PERMIT WORK, AND PRIOR TO REQUESTING A FINAL CERTIFICATE OF OCCUPANCY OR COMPLETION. THE ENGINEER OF RECORD SHALL SUBMIT A SIGNED AND SEALED SITE CERTIFICATION LETTER (REFERENCING THE BUILDING PERMIT APPLICATION NUMBER AS WELL AS THE SITE ADDRESS) WITH TWO COMPLETE SETS OF SIGNED AND SEALED CIVIL SITE AS BUILT RECORD DRAWINGS WHICH SHOW THE LOCATIONS AND INVERT ELEVATIONS OF ALL NEW AND MODIFIED SITE UTILITIES: FINAL PAVEMENT GRADES: BUILDING FLOOR ELEVATIONS; SIDEWALK ELEVATIONS, ETC. TO ACCURATELY DOCUMENT THAT ALL CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED IN SUBSTANTIAL CONFORMANCE WITH THE CITY APPROVED PLANS, SPECIFICALLY NOTING ANY DEVIATIONS.
- UPON THOROUGH REVIEW OF THE RECORD DRAWINGS AND SITE, THE SITE ENGINEER OF RECORD SHALL SUBMIT A SIGNED AND SEALED LETTER, INDICATING THAT THE SITE PAVING, GRADING, AND UTILITY CONSTRUCTION ASSOCIATED WITH THE PROJECT DEVELOPMENT (REFERENCING THE PROJECT NAME, SITE ADDRESS AND PERMIT NUMBER) HAS BEEN COMPLETED IN SUBSTANTIAL CONFORMANCE WITH THE CITY APPROVED PLANS, SPECIFICALLY NOTING ANY DEVIATIONS.
- ALL EXISTING PUBLIC SIDEWALKS MUST BE RESTORED OR RECONSTRUCTED AS NECESSARY TO BE BROUGHT UP TO GOOD AND SAFE ADA COMPLIANT CONDITION PRIOR TO CERTIFICATE OF OCCUPANCY
- UPON COMPLETION OF THE WORK, THE APPLICANT SHALL PROVIDE THE FOLLOWING: THE ENGINEER OF RECORD SHALL SUBMIT TWO SIGNED AND SEALED RECORD AS BUILT CIVIL PLAN SETS SHOWING ALL UTILITIES (INCLUDING FINAL RIM, INVERT, THROAT ELEVATION AS APPLICABLE: PIPING LENGTHS AND SIZES AND INVERT ELEVATIONS; SERVICE LATERAL LOCATIONS, CLEAN OUT RIM AND INVERT ELEVATIONS, ETC.), ROADWAY PAVEMENT ELEVATIONS AND TOP OF CURB ELEVATIONS, SITE TOPOGRAPHIC ELEVATIONS SUFFICIENT TO VERIFY DRAINAGE PATTERNS, SUMP POND AND WEIRD FINAL ELEVATIONS, AND SIDEWALK ELEVATIONS TO ACCURATELY DOCUMENT CONSTRUCTION ACTIVITY ON THE SITE. TWO FULL SETS OF SIGNED AND SEALED CIVIL SITE AS BUILT RECORD DRAWINGS ARE REQUIRED TO BE SUBMITTED TO THE ENGINEERING DEPARTMENT. REFER TO CITY ECID TECHNICAL SPECIFICATION 1.39 FOR AS-BUILT DRAWING REQUIREMENTS. \* PLEASE NOTE THAT A FINAL SURVEY DOES NOT SATISFY THE REQUIREMENT FOR PROVIDING A RECORD CIVIL AS BUILT PLAN SET. INFORMATION FROM THE RECORD SURVEY MUST BE TRANSFERRED ONTO THE CIVIL PLAN SET TO
- CLEARLY SHOW ALL DEVIATIONS FROM THE APPROVED PLAN SET. A SEPARATE CITY OF ST. PETERSBURG RIGHT OF WAY PERMIT IS REQUIRED FOR ANY PROPOSED WORK WITHIN THE CITY PUBLIC RIGHT-OF-WAY OR EASEMENT. PRIOR TO INITIATING ANY WORK IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR MUST SUBMIT 3 SETS OF CITY APPROVED CIVIL PLANS DIRECTLY TO THE CITY ENGINEERING DEPARTMENT. ALLOW A MINIMUM OF 5 BUSINESS DAYS FOR PERMIT PROCESSING AND ISSUANCE. THE CONTRACTOR WILL BE REQUIRED TO PROVIDE A CERTIFICATE OF INSURANCE (PER CURRENT CITY REQUIREMENTS) AND A PERFORMANCE BOND (IN THE AMOUNT OF THE WORK {DETAILED UNIT COST ESTIMATE REQUIRED) OR \$15,000 - WHICHEVER IS GREATER) PRIOR TO RIGHT-OF-WAY PERMIT ISSUANCE. FOR "DEVELOPMENT" PERMITS THE FEE IS \$150 PLUS THE COST OF REQUIRED CITY TESTING AND INSPECTION OF ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY WHICH WILL BE BILLED TO THE PERMIT APPLICANT MONTHLY. THE RIGHT-OF-WAY PERMIT(S) MUST BE OBTAINED PRIOR TO INITIATING ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY OR A DOUBLE PERMIT FEE WILL APPLY. BE AWARE THAT A CONDITION OF THE ROW PERMIT(S) WILL BE TO MAINTAIN AN OPEN, SAFE, AND USABLE PEDESTRIAN PATHWAY AROUND THE SITE THROUGHOUT CONSTRUCTION. PLEASE DIRECT ALL QUESTIONS TO THE CITY ENGINEERING DEPARTMENT (PHONE 893-7238.) CONTACT MARTHA.HEGENBARTH@STPETE.ORG FOR INSTRUCTIONS ON SUBMITTAL AFTER THE BUILDING PERMIT HAS BEEN APPROVED AND PRIOR TO CONSTRUCTION.

0 4 

04/04/2023 PROJECT NO. 145417000

ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK. FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED OF

THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION

FOR THIS ISSUE. WHEN PERFORMING GRADING OPERATIONS DURING

PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING,

DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL

**ALERT TO CONTRACTOR:** 

PROJECT DOCUMENTS.

Call before you dig.

C001

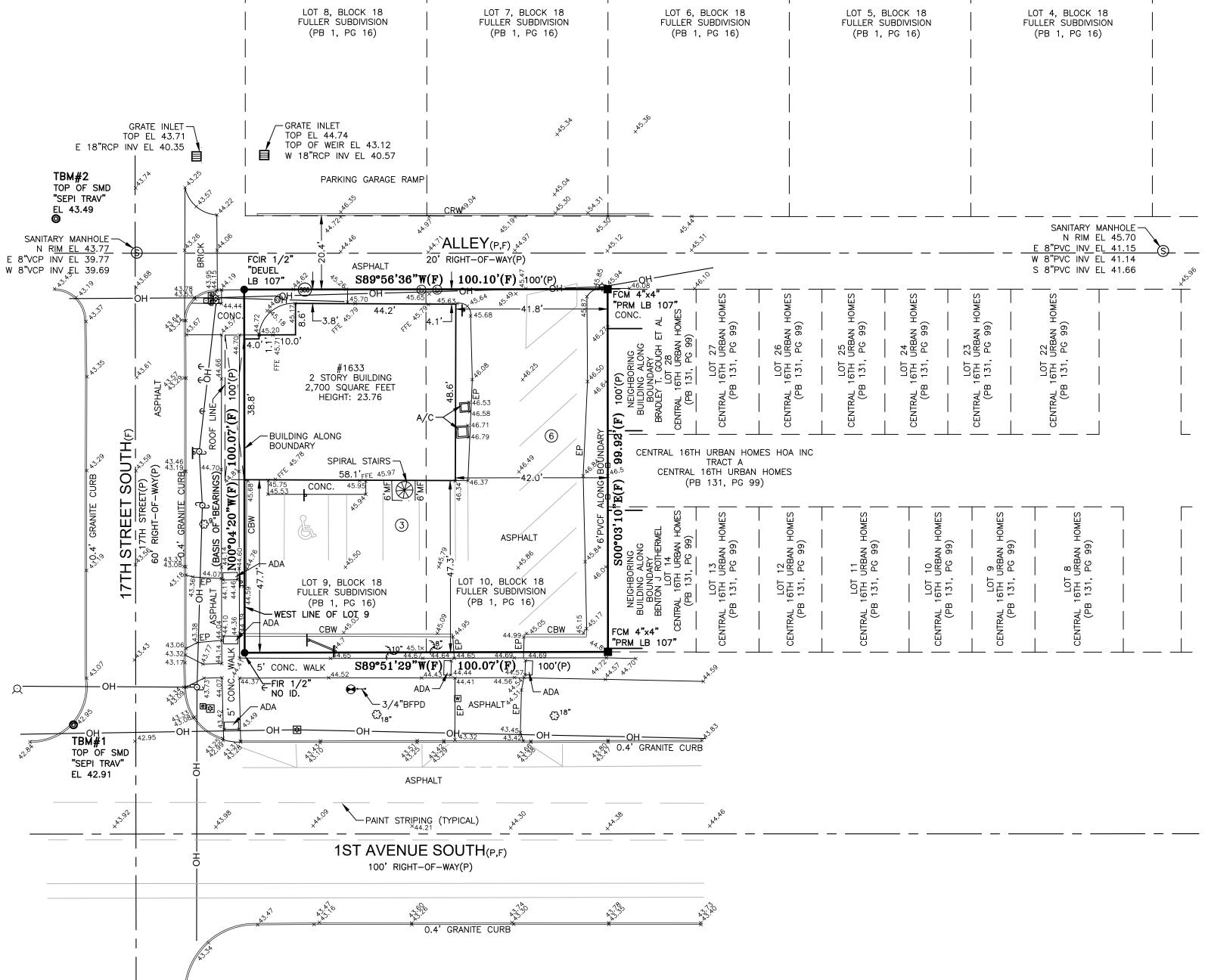
SHEET NUMBER MOISTURE OF SOILS. REFER TO MASTER SITE SPECIFICATIONS.

	SYMBOL		LEGEN	ID
-	BACK FLOW PREVENTION DEVICE		•	IRRIGATION CONTROL VALVE
<b>(b)</b>	BOLLARD	]	<b>\$</b>	LIGHT POLE
C	CABLE TV BOX		✡	MISCELLANEOUS TREE
@	CLEANOUT		⊚MW	MONITORING WELL
₽	CONCRETE LIGHT POLE		0	NAIL AND DISK (SET)
	CONCRETE MONUMENT (FOUND)	1	•	NAIL & DISK (FOUND)
<b>≪w</b> ₽	CROSS WALK POLE		₽ C	OAK TREE
♦	CYPRESS		يم	PALM TREE
8	ELECTRIC BOX	]	#	PARKING SPACES
□E	ELECTRIC METER	]	*	PINE TREE
	ELECTRIC TRANSFORMER		þ	POWER/UTILITY WOOD POLE
00.0x			ľ	RECLAIMED WATER METER
<i>8:9:9</i> %	ELEVATION BACK OF CURB EDGE OF PAVEMENT		<b>≥</b>	RECLAIMED WATER VALVE
× 0.00	BACK OF CURB		0	RED MAPLE
<i>î.</i> 6' x	ELEVATION FLOW LINE EDGE OF PAVEMENT		S	SANITARY MANHOLE
₩	ELM	]	<u></u>	SANITARY SEWER CLEANOUT
Д	FIRE HYDRANT		þ	SIGN
og	GAS MARKER POST		(	STORM SEWER MANHOLE
<b>⋈</b>	GAS VALVE		Œ	TELEPHONE PEDESTAL
目	GRATE INLET		#	TEMPORARY BENCHMARK
-	GUY WIRE ANCHOR		æ	TRAFFIC SIGNAL JUNCTION BO
Ĕ.	HANDICAP PARKING SPACE		W	WATER METER
0	IRON PIPE (FOUND)		×	WATER VALVE
•	IRON ROD (FOUND)		×	X-CUT (FOUND)
0	IRON ROD (SET)		ð ⊕	YARD DRAIN

DESCRIPTION

DATE

REV.#



REGULAR SPACES

JOHNSON, POPE, BOKOR, RUPPEL & BURNES, LLP

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 7(A), 7(C), 8, 9, 13, 16, 17 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 12/23/2022.

DATE OF PLAT OR MAP: 1/10/2023

ALTA/NSPS LAND TITLE SURVEY 1663 1ST AVENUE SOUTH

PREPARED FOR:

BENDIN ROAD DEVELOPMENT 401 EAST JACKSON STREET, STE 3300

PROJECT NUMBER 2006-421 IELD DATE: 12/23/2022 FREDERICK S. BACHMANN SCALE: 1" = 20'SHEET NO. 1 OF 1

SEC. 24, TWP. 31 S., RNG. 16 E.

PINELLAS COUNTY, FLORIDA

SCALE: 1'' = 20'

LOTS 9 AND 10, BLOCK 18, FULLER SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 16, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

. BEARINGS ARE BASED ON THE WEST LINE OF LOT 9, BLOCK 18, FULLER SUBDIVISION,

2. THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF

3. SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL

4. NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY

5. RE-USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT

6. THIS SURVEY IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY JURISDICTIONAL,

7. THE SITE APPEARS TO BE IN FLOOD ZONE X, ACCORDING TO THE FEDERAL EMERGENCY

MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP (FIRM) 12103C0218G, COMMUNITY NUMBER

125148, EFFECTIVE DATE 9/3/2003. DEUEL & ASSOCIATES AND THE SIGNING SURVEYOR

HEREON ASSUMES NO LIABILITY FOR THE ACCURACY OF THIS DETERMINATION. ELEVATIONS ON

FIRM ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88). THE AUTHOR OF THE

MAP, THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OR THE LOCAL GOVERNMENTAL AGENCY

HAVING JURISDICTION OVER SUCH MATTERS SHOULD BE CONTACTED PRIOR TO ANY JUDGMENTS

BEING MADE FROM THIS INFORMATION. THE ABOVE REFERENCED MAP STATES IN THE NOTES TO

THE USER THAT "THIS MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE

PROGRAM" AND "THAT BASE FLOOD ELEVATIONS (BFEs) SHOWN REPRESENT ROUNDED

WHOLE-FOOT ELEVATIONS AND THEREFORE MAY NOT EXACTLY REFLECT THE FLOOD ELEVATION

DATA PRESENTED IN THE FLOOD INSURANCE STUDY (FIS) REPORT". THE FIS REPORT WAS NOT

8. SHOWN ANYWHERE ON THIS SURVEY, THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN

9. UNLESS OTHERWISE INDICATED, THE PROPERTY DESCRIPTION AND EASEMENTS SHOWN WERE

EXPRESSION OF A PROFESSIONAL OPINION BASED UPON THE SURVEYOR'S BEST KNOWLEDGE,

INFORMATION AND BELIEF, AND THAT IT THUS CONSTITUTES NEITHER A GUARANTEE NOR A

FURNISHED TO DEUEL & ASSOCIATES AND ARE PRESUMED TO BE CORRECT. NO SEARCH OF ANY PUBLIC RECORDS, FOR EASEMENTS, DEEDS, ETC., WAS PERFORMED BY THIS FIRM FOR THE

COMPLETION OF THIS SURVEY AND THERE MAY BE ADDITIONAL RESTRICTIONS THAT MAY BE

ITEM 3A. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCES AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND

11. ELEVATIONS ARE BASED ON NGS BENCHMARK "PET X" (PID# AG7033) HAVING AN ELEVATION OF

12. TREES 4" IN DIAMETER AND LARGER HAVE BEEN LOCATED WITH COMMON NAME AND APPROXIMATE DIAMETER BREAST HIGH. SMALLER TREES, NON-PROTECTED SPECIES (INCLUDING ORNAMENTALS) AND TREES WITHIN JURISDICTIONAL AREAS (IF ANY) HAVE NOT BEEN LOCATED. TREES BY NATURE ARE IRREGULAR IN SIZE AND SHAPE. EVERY EFFORT IS MADE TO ACCURATELY LOCATE TREES. THE TREE LOCATION IS THE CENTER OF THE TREE. THIS LOCATION MAY BE DIFFERENT IF LOCATED FROM A DIFFERENT DIRECTION. ALL TREE LOCATIONS SHOULD

13. INFORMATION FOR ADJOINING PROPERTIES WAS OBTAINED FROM PINELLAS COUNTY PROPERTY

20. THE SOUTHERLY BOUNDARY LINE OF THE SUBJECT PROPERTY IS CONTIGUOUS IN ALL RESPECTS WITH THE NORTHERLY RIGHT-OF-WAY LINE OF 1ST AVENUE SOUTH WITHOUT ANY GAPS, GORES,

21. THE WESTERLY BOUNDARY LINE OF THE SUBJECT PROPERTY IS CONTIGUOUS IN ALL RESPECTS WITH THE EASTERLY RIGHT-OF-WAY LINE OF 17TH STREET SOUTH WITHOUT ANY GAPS, GORES,

22. THE NORTHERLY BOUNDARY LINE OF THE SUBJECT PROPERTY IS CONTIGUOUS IN ALL RESPECTS

WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF THE ALLEY NORTH OF THE SUBJECT PROPERTY

10. DESCRIPTIONS AND EASEMENTS SHOWN HEREON WERE TAKEN FROM A COMMITMENT FOR TITLE INSURANCE, COMMITMENT NUMBER 10810513, EFFECTIVE DATE: 9/23/2022, ISSUED BY FIDELITY

THE FOLLOWING ARE SCHEDULE B II EXCEPTIONS: (DEUEL RESPONSES)

COMPLETE LAND SURVEY OF THE LAND. (SEE MAP OF SURVEY)

37.90 FEET NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

SHOWN HEREON, IF ANY, WERE SCALED FROM SAID MAP AND ARE APPROXIMATE ONLY.

CONSULTED FOR THIS SURVEY. FLOOD ZONE LIMITS AND LIMIT OF MODERATE WAVE ACTION

RECORDS OF PINELLAS COUNTY, FLORIDA, BEING ASSUMED AS NO0°04'20"W.

REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED.

ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 16, PUBLIC

LAND SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES

SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EXCEPT THOSE WITH ELECTRONIC SIGNATURE AND ELECTRONIC SEAL. ADDITIONS OR DELETIONS TO SURVEY MAPS OR

UNDERGROUND UTILITIES, ENCROACHMENTS, IMPROVEMENTS, STRUCTURES OR FOUNDATIONS. UNDERGROUND UTILITY LINE LOCATIONS (IF SHOWN HEREON) ARE ASSUMED BASED UPON

WRITTEN VERIFICATION, WILL BE AT THE RE-USERS SOLE RISK AND WITHOUT LIABILITY TO THE

SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO

AS PRESCRIBED IN CHAPTER 5J-17.052(6) DEPARTMENT OF AGRICULTURE AND CONSUMER

**DESCRIPTION:** (PER TITLE COMMITMENT REFERENCED IN NOTE #10)

**SURVEYOR'S REPORT:** 

VISIBLE SURFACE EVIDENCE.

ANYONE OTHER THAN THOSE TO WHOM CERTIFIED.

HAZARDOUS OR ENVIRONMENTALLY SENSITIVE AREAS.

FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

ITEMS 1. AND 2. (NOT MATTERS OF SURVEY)

BE FIELD CHECKED IF CRITICAL TO DESIGN.

15. THIS SURVEY IS BASED ON THE U.S. SURVEY FOOT.

WITHOUT ANY GAPS, GORES, OR HIATUSES.

ITEMS 3B. THROUGH 5. (NOT MATTERS OF SURVEY)

APPRAISERS WEB SITE AT WWW.PCPAO.ORG ON 1/10/2023.

17. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.

14. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1/20 OR SMALLER.

18. DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF.

19. NO UNDERGROUND CONSTRUCTION LOCATED UNLESS OTHERWISE NOTED.

16. THE SUBJECT PARCEL CONTAINS 10,008 SQUARE FEET, (0.23 ACRE) MORE OR LESS.

NATIONAL TITLE INSURANCE COMPANY.

SERVICES.

CONSULTANTS COMPANY

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

LICENSED BUSINESS NUMBER 8103

ST. PETERSBURG

TAMPA, FL 33602 **FLORIDA** 

PROFESSIONAL LAND SURVEYOR STATE OF FLORIDA, PLS 5174

DRAWN BY: TBM FB: 272 PG: 32

# PERMANENT REFERENCE MONUMENT

SET "MAG" NAIL AND DISK

SIDEWALK TIE TEMPORARY BENCHMARK TOP OF BANK TOE OF SLOPE TYPICAL **TOWNSHIP** VITRIFIED CLAY PIPE

WOOD FENCE WALL TIE ASPHALT BRICK

CONCRETE

# **PARKING SPACES:**

# HANDICAP SPACES TOTAL SPACES 10

#### **SURVEYOR'S CERTIFICATE:**

TO: BENDINROAD DEVELOPMENT, LLC LANDINGS CAPITAL AND DEVELOPMENT, LLC

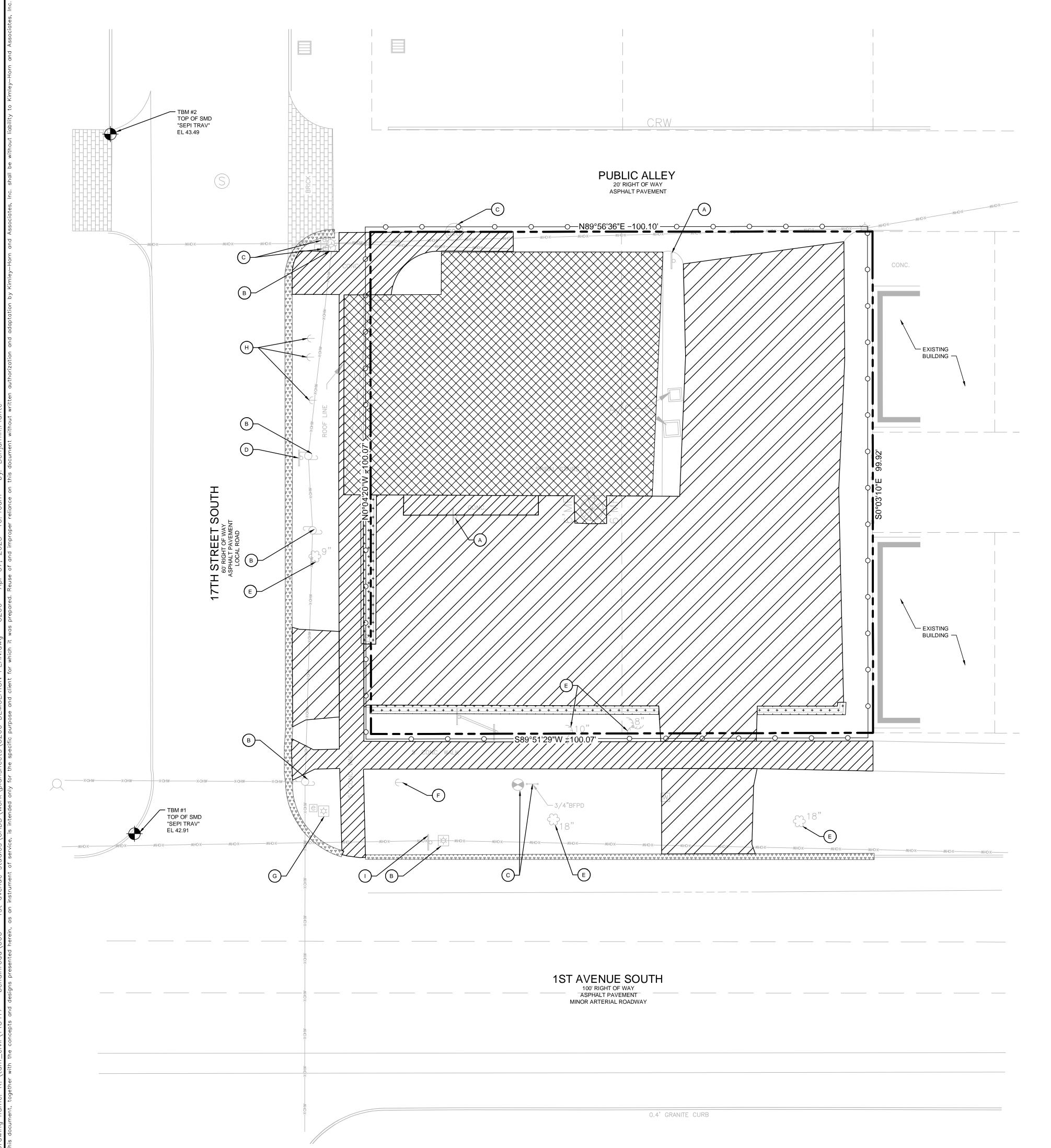
PUPPY INDUSTRIES II, LLC

FIDELITY NATIONAL TITLE INSURANCE COMPANY

ELLIPTICAL REINFORCED CONCRETE

SN&D SET NAIL AND DISK

TOB TOS TYP TWP. VCP



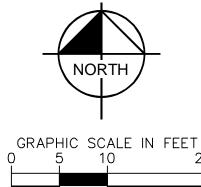
#### DEMOLITION NOTES

- 1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE, STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
- 2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
- 3. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
- THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES.
- 5. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUTED IF UNDER BUILDING.
- ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN THE RIGHT OF WAY DURING CONSTRUCTION.
- 7. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC., (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES) AS APPROVED BY CONSTRUCTION MANAGER.
- 8. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES.
  9. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO
- BE INSTALLED.

  10. SHOULD REMOVAL AND/OR RELOCATION ACTIVITIES DAMAGE FENCING, CART CORRAL, LIGHTING AND/OR STORM INLET STRUCTURES, THE CONTRACTOR
- CORRAL, LIGHTING AND/OR STORM INLET STRUCTURES, THE CONTRACTOR SHALL PROVIDE NEW MATERIALS/ STRUCTURES IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. EXCEPT FOR MATERIALS DESIGNED TO BE RELOCATED ON THIS PLAN, ALL OTHER CONSTRUCTION MATERIALS SHALL BE NEW.

  11. CONTRACTOR MAY LIMIT SAW-CUT & PAVEMENT REMOVAL TO ONLY THOSE
- AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IT'S REMOVAL AND REPAIR.
- 12. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.
- 13. THE CONTRACTOR SHALL COORDINATE WATER MAIN WORK WITH THE FIRE DEPT. AND THE HILLSBOROUGH COUNTY UTILITY DEPARTMENT TO PLAN PROPOSED IMPROVEMENTS AND TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE SITE THROUGHOUT THIS SPECIFIC WORK AND THROUGH ALL PHASES OF CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING/PROVIDING ANY REQUIRED WATER MAIN SHUT OFFS WITH THE HILLSBOROUGH COUNTY DURING CONSTRUCTION. ANY COSTS ASSOCIATED WITH WATER MAIN SHUT OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION WILL BE PROVIDED.
- 14. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
- 15. CONTRACTOR SHALL VERIFY EXISTING MONITORING WELLS ON-SITE. IF CONTRACTOR FINDS ADDITIONAL WELLS OR UNKNOWN PVC OTHER THAN THOSE IDENTIFIED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE EOR IMMEDIATELY. ALL ABANDONED AND INCOMPLETE WELLS SHALL BE PLUGGED BY FILLING FROM THE BOTTOM TO TOP WITH GROUT. THE

WORK SHALL BE PERFORMED BY A LICENSED WATER WELL CONTRACTOR.



EGEND	
	PROPERTY LINE
· · · · · · · · · · · · · · · · · · ·	— PROPOSED CONSTRUCTION FENCE
·//·/	EXISTING BURIED SEWER LINES TO BE REMOVED (COORDINATE WITH OFFSITE DEMO)
	EXISTING STORM STRUCTURES

EXISTING STREET SIGN

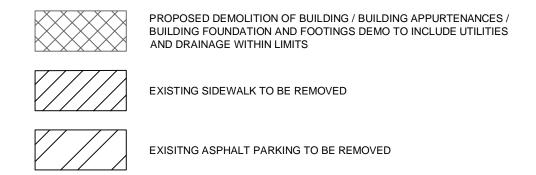
EXISTING BURIED ELECTRICAL BOX

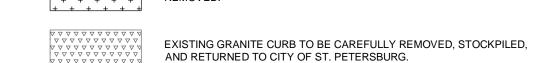
S EXISTING SANITARY SEWER MANHOLE

EXISTING WATER VALVE

EXISTING FIRE HYDRANT

#### DEMOLITION LEGEND





A EXISTING SIGN TO BE REMOVED

EXISTING BRICK, STONE AND/OR BLOCK WALL AND FOUNDATION TO BE

B EXISTING UTILITY / LIGHTING POLE TO BE REMOVED BY DUKE ENERGY

EXISTING UTILITY BOXES, CLEAN OUTS,
METERS AND VALVES TO BE REMOVED

(D) EXISTING SIGN TO BE RELOCATED

(E) EXISTING TREE TO BE REMOVED

**F** EXISTING GUY WIRE TO BE PROTECTED IN PLACE

G EXISTING LIGHT POLE TO BE PROTECTED IN PLACE

EXISTING GUY WIRE TO BE REMOVED

EXISTING SIGN TO BE PROTECTED IN PLACE



# **ALERT TO CONTRACTOR:**

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR THIS ISSUE. WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS. REFER TO MASTER SITE SPECIFICATIONS.

ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.

1663 1ST AVENUE S STUDIOS

1663 1ST AVENUE S STUDIOS

PREPARED FOR

PREPARED FOR

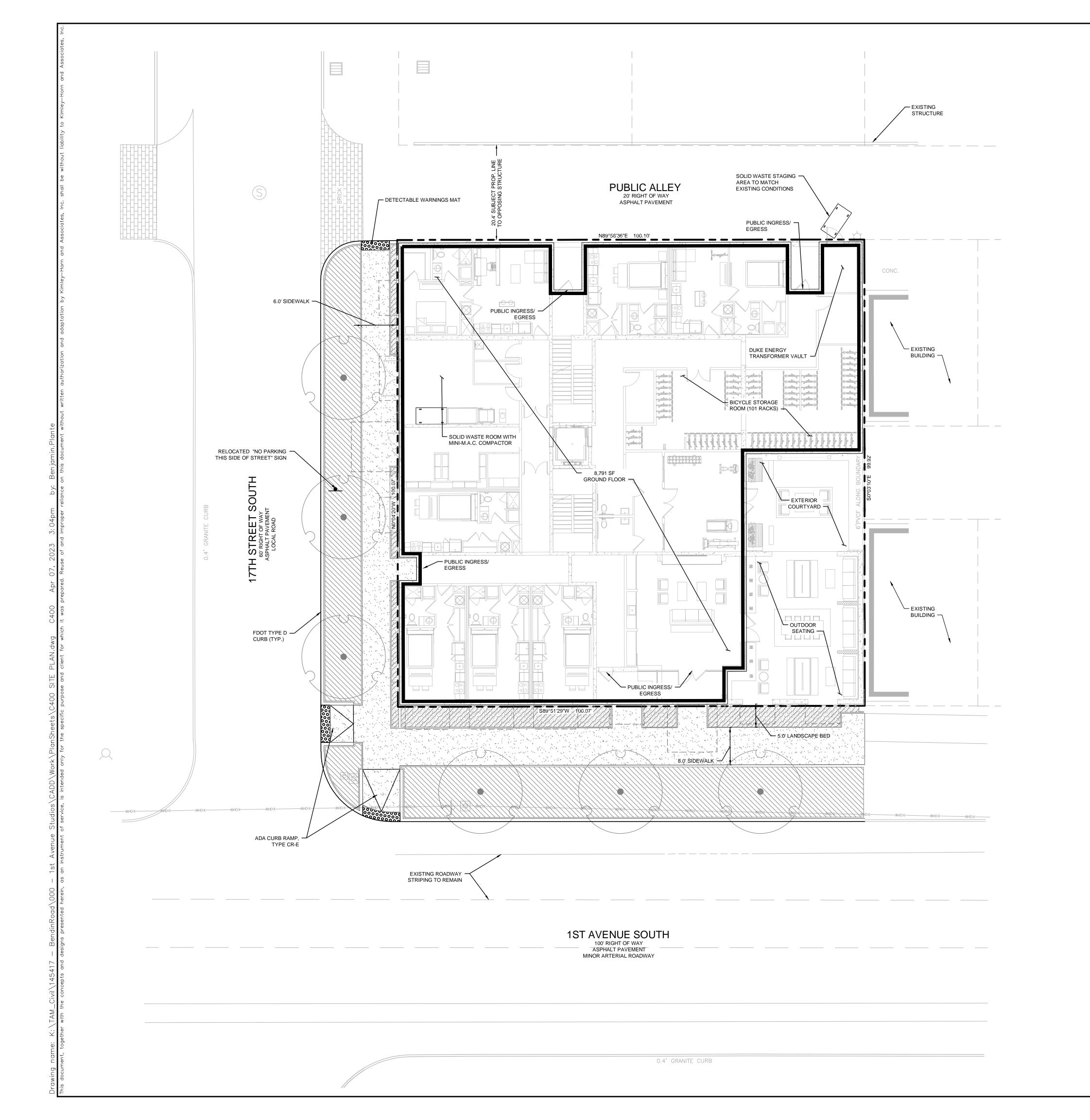
SHEET NOW

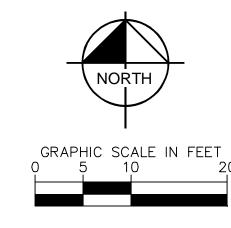
14241,000

PREPARED FOR

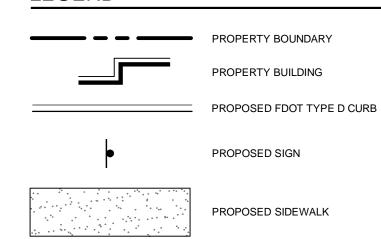
BENDINROAD DEVELOPMENT, L

CITY OF ST. PETERSBURG





#### LEGEND



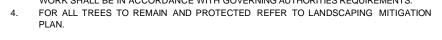
SITE DATA INFORMATION				
PIN	24-31-16-29718-018-0090			
ZONING	DOWNTOWN CENTER-2 (DC-2)			
FUTURE LAND USE	CENTRAL BUSINESS DISTRICT (CBD)			
FLU OVERLAY	INTOWN WEST ACTIVITY CENTER (AC)			
FLOOD ZONE	ZONE "X" - PANELS 12103C0218G AND 12103C0219H			
TOTAL LOT AREA	10,008 SF (0.23 AC)			
REQUIRED OPEN SPACE	500 SF (5.0% OF TOTAL LOT AREA)			
PROVIDED OPEN SPACE	525 SF (5.3%)			
EXISTING BUILDING COVERAGE	2,700 SF (27.0%)			
PROPOSED BUILDING COVERAGE	8,791 SF (87.8%)			
TOTAL BUILDING AREA	62,938 SF			
NON-RESIDENTIAL (1ST FLOOR)	0 SF			
RESIDENTIAL	97 UNITS			
PROPOSED BUILDING HEIGHT	100'-0'			

BUILDING SETBACKS						
	REQUIRED		PROVIDED			
STREETS	0' - 50'	ABOVE 50'	0' - 50'	ABOVE 50'		
WEST (17TH ST SOUTH)	0'	0'	0'	0'		
SOUTH (1ST AVE SOUTH)	0'	0	0'	0'		
NORTH (PUBLIC ALLEY)	0'	20'	0'	20'		
EAST (PRIVATE PROP.)	0'	25'	0'	25'		

BICYCLE PARKING REQUIREMENTS				
	RESIDENTIAL (97 UNITS)			
	REQUIRED	PROVIDED		
LONG TERM	1 PER UNIT (97 SPACES)	101 SPACES		
TOTAL	97 SPACES	101 SPACES		

#### SITE NOTES

- 1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY OF ST. PETERSBURG REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- 2. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED, OR RELOCATED AS NECESSARY.
- 3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS.





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ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.

DATE 04/04/2023 PROJECT NO. 145417000 SHEET NUMBER

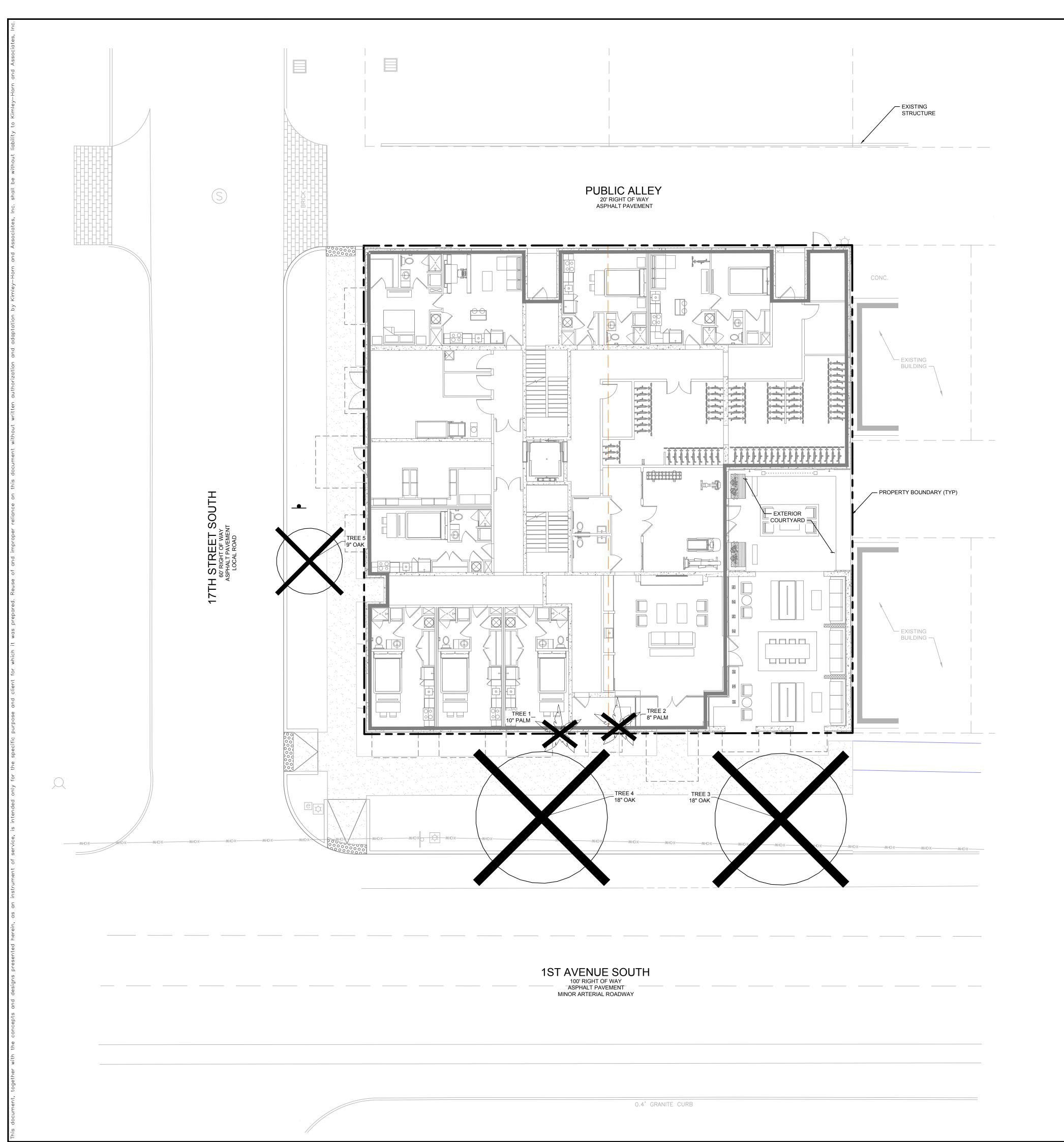
C400

INROAD

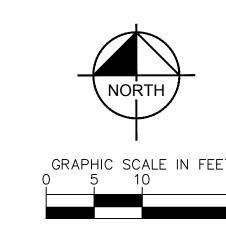
E S STUDIOS FOR

Horn

Kimley



TREE DATA TABLE							
TREE NUMBER	SPECIES	DBH	STATUS				
1	PALM	10	REMOVE				
2	PALM	8	REMOVE				
3	OAK	18	REMOVE				
4	OAK	18	REMOVE				
5	OAK	9	REMOVE				
·	·		·				



SYMBOL KEY:



PROTECTED TREE TO BE REMOVED



EXISTING PALM TO BE REMOVED

Know what's below.
Call before you dig.

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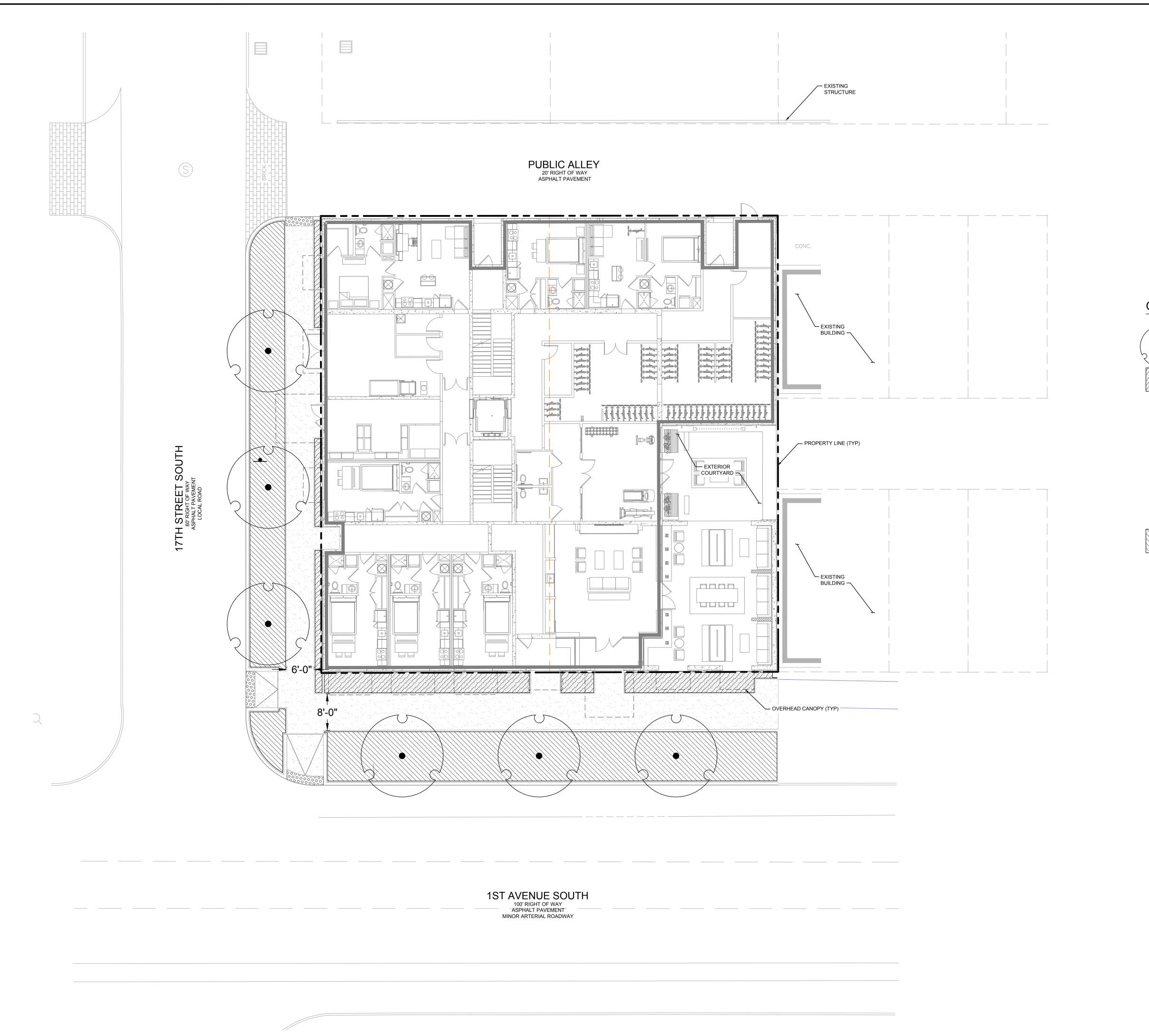
MOISTURE OF SOILS. REFER TO MASTER SITE SPECIFICATIONS.

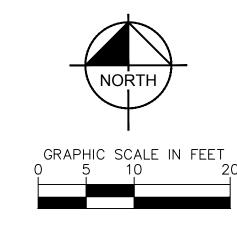
DATE 04/04/2023 PROJECT NO. 145417000 SHEET NUMBER

BENDINROAD DEVELOPMENT, LLC

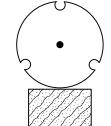
AVENUE S STUDIOS PREPARED FOR

TM100





## CONCEPT PLANT SCHEDULE



MINIMUM 12 FT HEIGHT, 3-4 IN CALIPER QUERCUS VIRGINIANA 'SKY CLIMBER' / SKY CLIMBER LIVE OAK

FOUNDATION PLANTING

GROUNDCOVERS: 1 GALLON WITH 12-18" O.C. SPACING SHRUBS: 3-7 GALLON WITH 24-48" O.C. SPACING ACALYPHA WILKESIANA / WILKES' COPPERLEAF CANNA X GENERALIS / CANNA CRINUM AUGUSTUM 'QUEEN EMMA' / QUEEN EMMA CRINUM LILY DURANTA ERECTA 'GOLD MOUND' / GOLD MOUND DEWDROPS EVOLVULUS GLOMERATUS / BRAZILIAN DWARF MORNING GLORY ILEX VOMITORIA 'SCHILLINGS' / SCHILLINGS YAUPON HOLLY LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LILYTURF MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS PHILODENDRON SELLOUM 'XANADU' / XANADU PHILODENDRON RHAPIS EXCELSA / LADY PALM STRELITZIA NICOLAI / GIANT BIRD OF PARADISE TRACHELOSPERMUM ASIATICUM 'MINIMA' / MINIMA ASIATIC JASMINE TRIPSACUM DACTYLOIDES NANA / DWARF FAKAHATCHEE GRASS VIBURNUM AWABUKI / EVERGREEN SWEET VIBURNUM ZAMIA FLORIDANA / COONTIE PALM



STREETSCAPE
CARISSA MACROCARPA 'NANA' / DWARF NATAL PLUM
CRINUM AUGUSTUM 'QUEEN EMMA' / QUEEN EMMA CRINUM LILY
ILEX VOMITORIA 'SCHILLINGS' / SCHILLINGS YAUPON HOLLY
LIRIOPE MUSCARI 'BIG BLUE / BIG BLUE LILY TURF
RHAPHIOLEPIS INDICA / INDIAN HAWTHORN
STRELITZIA REGINAE / BIRD OF PARADISE
TRACHELOSPERMUM ASIATICUM / ASIATIC JASMINE
ZAMIA FURFURACEA / CARDBOARD PALM
ZAMIA PUMILA / COONTIE

ZAMIA FURFURACEA / CARDBOARD PALM



# **ALERT TO CONTRACTOR:**

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SSOCIATES, INC.
1400, TAMPA, FL 33602
-1460
GISTRY NO. 696
No. REVISION

© 2023 KIMLEY-HORN AND ASSOC
201 NORTH FRANKLIN STREET, SUITE 1400,
PHONE: 813-620-146C
WWW.KIMLEY-HORN.COM REGISTF

KHA
FL LICENSE NUMBER

KHA

ALD

DATE:

CHECKED BY CHECKED DO

LANDSCAPE PLAN

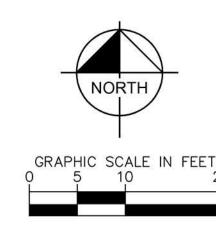
VT, LLC

363 1ST AVENUE S STUDIO PREPARED FOR DINROAD DEVELOPMENT,

> DATE 04/04/2023 PROJECT NO. 145417000

SHEET NUMBER

L100



## CONCEPT PLANT SCHEDULE



MINIMUM 12 FT HEIGHT, 3-4 IN CALIPER
QUERCUS VIRGINIANA 'SKY CLIMBER' / SKY CLIMBER LIVE OAK

FOUNDATION PLANTING
GROUNDCOVERS: 1 GALLON WITH 12-18" O.C. SPACING SHRUBS: 3-7 GALLON WITH 24-48" O.C. SPACING ACALYPHA WILKESIANA / WILKES' COPPERLEAF CANNA X GENERALIS / CANNA CRINUM AUGUSTUM 'QUEEN EMMA' / QUEEN EMMA CRINUM LILY DURANTA ERECTA 'GOLD MOUND' / GOLD MOUND DEWDROPS EVOLVULUS GLOMERATUS / BRAZILIAN DWARF MORNING GLORY ILEX VOMITORIA 'SCHILLINGS' / SCHILLINGS YAUPON HOLLY LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LILYTURF MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS PHILODENDRON SELLOUM 'XANADU' / XANADU PHILODENDRON RHAPIS EXCELSA / LADY PALM STRELITZIA NICOLAI / GIANT BIRD OF PARADISE TRACHELOSPERMUM ASIATICUM 'MINIMA' / MINIMA ASIATIC JASMINE TRIPSACUM DACTYLOIDES NANA / DWARF FAKAHATCHEE GRASS

VIBURNUM AWABUKI / EVERGREEN SWEET VIBURNUM ZAMIA FLORIDANA / COONTIE PALM

ZAMIA FURFURACEA / CARDBOARD PALM

STREETSCAPE CARISSA MACROCARPA 'NANA' / DWARF NATAL PLUM CRINUM AUGUSTUM 'QUEEN EMMA' / QUEEN EMMA CRINUM LILY ILEX VOMITORIA 'SCHILLINGS' / SCHILLINGS YAUPON HOLLY LIRIOPE MUSCARI 'BIG BLUE / BIG BLUE LILY TURF RHAPHIOLEPIS INDICA / INDIAN HAWTHORN STRELITZIA REGINAE / BIRD OF PARADISE
TRACHELOSPERMUM ASIATICUM / ASIATIC JASMINE
ZAMIA FURFURACEA / CARDBOARD PALM ZAMIA PUMILA / COONTIE

Kimley»

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AVENUE :

04/04/2023

PROJECT NO. 145417000 SHEET NUMBER



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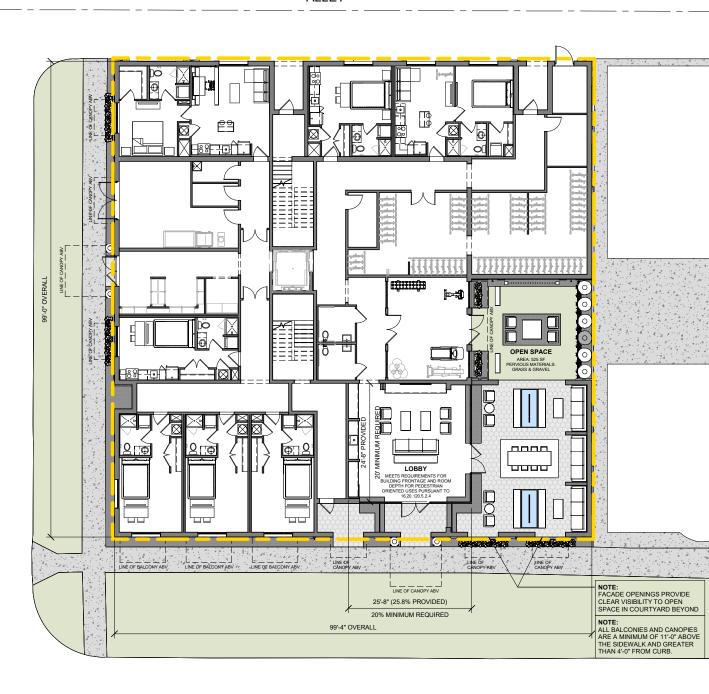
PROPERTY LINE (TYP) - EXTERIOR COURTYARD = - EXISTING BUILDING -OVERHEAD CANOPY (TYP)

> 1ST AVENUE SOUTH ASPHALT PAVEMENT MINOR ARTERIAL ROADWAY

PUBLIC ALLEY
20' RIGHT OF WAY
ASPHALT PAVEMENT

BUILDING -

#### **ALLEY**



BOLD LINE DESIGN LLC 12636 SAN JOSE BLVD | SUITE 3 JACKSONVILLE, FLORIDA 32223



# 1ST AVENUE SOUTH MULTI-FAMILY

03.24.23

SCHEMATIC DESIGN

ST. PETERSBURG, FLORIDA



OWNER

# BENDINROAD DEVELOPMENT LLC

401 EAST JACKSON STREET, SUITE 3300 TAMPA, FLORIDA 33602

STRUCTURAL ENGINEER

**EM STRUCTURAL LLC** 

800 LAMBERT DRIVE, SUITE H ATLANTA, GEORGIA 30324 404.262.0800

**ARCHITECT** 

# **BOLD LINE DESIGN LLC**

12636 SAN JOSE BOULEVARD | SUITE 3 JACKSONVILLE, FLORIDA 32223 ARCHITECTURE@BOLDLINE.DESIGN

MECHANICAL & PLUMBING ENGINEER

# **BUNYA ENGINEERING LLC**

36 RIDGEVIEW DRIVE SILVER CREEK, GEORGIA 30173 404.451.0599

INTERIOR DESIGN

# MICAMY DESIGN STUDIO

4887 VICTOR STREET JACKSONVILLE, FLORIDA 32207 904.683.6625

ELECTRICAL ENGINEER

# WESTSIDE ENGINEERING LLC

5525 INTERSTATE NORTH PKWY, SUITE 200 ATLANTA, GEORGIA 30328 404.965.1287

FIRE PROTECTION ENGINEER

# **HD ENGINEERING**

10475 MEDLOCK BRIDGE ROAD, SUITE 522 JOHNS CREEK, GEORGIA 30097 404.732.6803

architecture	

I DING MATRI	ING MATRIX																						
LDING WATKI	^					<del></del>			-							·							
Unit Type Unit Area	S1 358	S2 361	Studio Unit S3 386	s4 455	S5 518	S6 537	<b>One Be</b> A1 528	droom Units A2 607	A3 680	Total	<b>Renta</b> l Conditioned	<b>ole Unit Area</b> Patio		<b>Amenity</b> Conditioned	<b>Area</b> Outdoor	Circulationed	<b>Common</b> on Vertical	Area Utility	Comercial	<b>Bike St</b> Area	orage Total Spaces	Total Area	Rentable Efficiency
											professional discount		300000000000000000000000000000000000000		an Haravara							(20.215200000	
Level 1	3	1	1		( <del>**</del> )	2	1	82	1	7	3,074		3,074	1,523	1,567	1,386	455	677	109	904	81	8,791	34.97%
Level 2	6	3	-	1	1	1	2	1	1	16	7,095	668	7,763	17		1,178	455	127		:=:	4	9,523	81.52%
Level 3	6	3	7-	1	1	1	2	1	1	16	7,095	268	7,363	-	-	1,178	455	127	-	-	4	9,123	80.71%
Level 4	6	3	1	1	2	1	1	1	1	15	6,432	251	6,683	-	-	1,178	455	127	9	-	3	8,443	79.15%
Level 5	5	4		1	(5)		*	-	-	10	3,735	185	3,920	112	3,120	1,283	457	127	=	-	e <del>-</del>	9,019	43.46%
Level 6	5	4		2	-		-	-	7-	11	4,185	285	4,470	-	-	969	457	117	-	-	3	6,013	74.34%
Level 7	5	4	-	2	-	8	-	-	-	11	4,185	285	4,470	-	-	969	457	117	¥	-	3	6,013	74.34%
Level 8	5	4	1000	2	-	-	-	0 <b>=</b> 1		11	4,185	285	4,470		-	969	457	117	-	(*)	3	6,013	74.34%
uilding Total	41	26	2	10	2	3	6	3	4	97	39,986	2,227	42,213	1,635	4,687	9,110	3,648	1,536	109	904	101	62,938	67.07%
	84						13																
			86.60%				1	3.40%		100.00%													

SITE DATA											
EXISTING LAND USE TYPE	CRD										
CURRENT ZONING	DC-2	]									
	10	-									
SITE AREA (SF):	10,008	_									
GROSS BUILDING AREA (SF):	62,938	62,938 INCLUDES BALCONIES									
		PERCENT OF SITE	IMPERVIOUS AREA	PERVIOUS AREA							
OPEN SPACE	TOTAL AREA (SF)	AREA (%)	(SF)	(SF)							
AREA REQUIRED:	500	5.00%		> 50% REQD							
AREA PROVIDED:	525	5.25%	0	525							
PERCENTAGE PROVIDED:			0.00%	100.00%							
OPEN SPACE AREA REQUIRED: AREA PROVIDED: PERCENTAGE PROVIDED:  MAXIMUM INTENSITY PROJECT REQUIRED FLOOR AREA RATIO (FAR):											
PROJECT REQUIRED FLOOR AREA RATIO (FAR):	6.29	BONUS APPROVAL,	PULBIC HEARING REQ	JIRED							
		W.									
BASE FAR:	3.00	]									
		_									
PROPOSED FAR BONUSES:	1.50 LEED GOLD OR EQUIVALENT										
	0.50	CITY STREETSCAPE IMPROVEMENT									
	1.40	SUPPORT WORKFORCE HOUSING (1.0 FAR PER 5% OR									
		FRACTION OF THE BONUS FAR REQUESTED FOR WORK									
		HOUSING UNITS)									
TOTAL FAR:	6.40										

**L**architecture

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ARCHITECTURE@BOLDLINE.DESIGN

NOT FOR CONSTRUCTION

ISSUES & REVISIONS

# DATE DESCRIPTION

1 03.24.23 SCHEMATIC DESIGN

1ST AVENUE SOUTH MULTI-FA

DRAWN BY: MTS

CHECKED BY: MTS

1ST AVENUE SOUTH MULTI-FAMILY

ST. PETERSBURG, FLORIDA

PROJECT NUMBER: 22-0026

PROJECT MATRIX

A011

ALLEY OPEN SPACE

AREA: 525 SF
PERVIOUS MATERIALS:
GRASS & GRAVEL LOBBY MEETS REQUIREMENTS FOR
BUILDING FRONTAGE AND ROOM
DEPTH FOR PEDESTRIAN
ORIENTED USES PURSUANT TO
16.20.120.5.2.4 LINE OF CANOPY ABV LINE OF CANOPY ABV LINE OF BALCONY ABV NOTE:
FACADE OPENINGS PROVIDE
CLEAR VISIBILITY TO OPEN SPACE
IN COURTYARD BEYOND LINE OF CANOPY ABV 25'-8" (25.8% PROVIDED) 20% MINIMUM REQUIRED NOTE:
ALL BALCONIES AND CANOPIES
ARE A MINIMUM OF 11'-0" ABOVE
THE SIDEWALK AND GREATER
THAN 4'-0" FROM CURB. 99'-4" OVERALL **1ST AVENUE SOUTH** 

ARCHITECTURAL SITE PLAN

**A I U** architecture

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1 03.24.23 SCHEMATIC DESIGN

DRAWN BY: ANA
CHECKED BY: MTS

1ST AVENUE SOUTH MULTI-FAMILY
ST. PETERSBURG, FLORIDA
PROJECT NUMBER: 22-0026

SITF PI AN

) Anac



FLOOR PLAN - 1ST LEVEL

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FLOOR PLAN - 1ST LEVEL

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# DATE DESCRIPTION
1 03.24.23 SCHEMATIC DESIGN

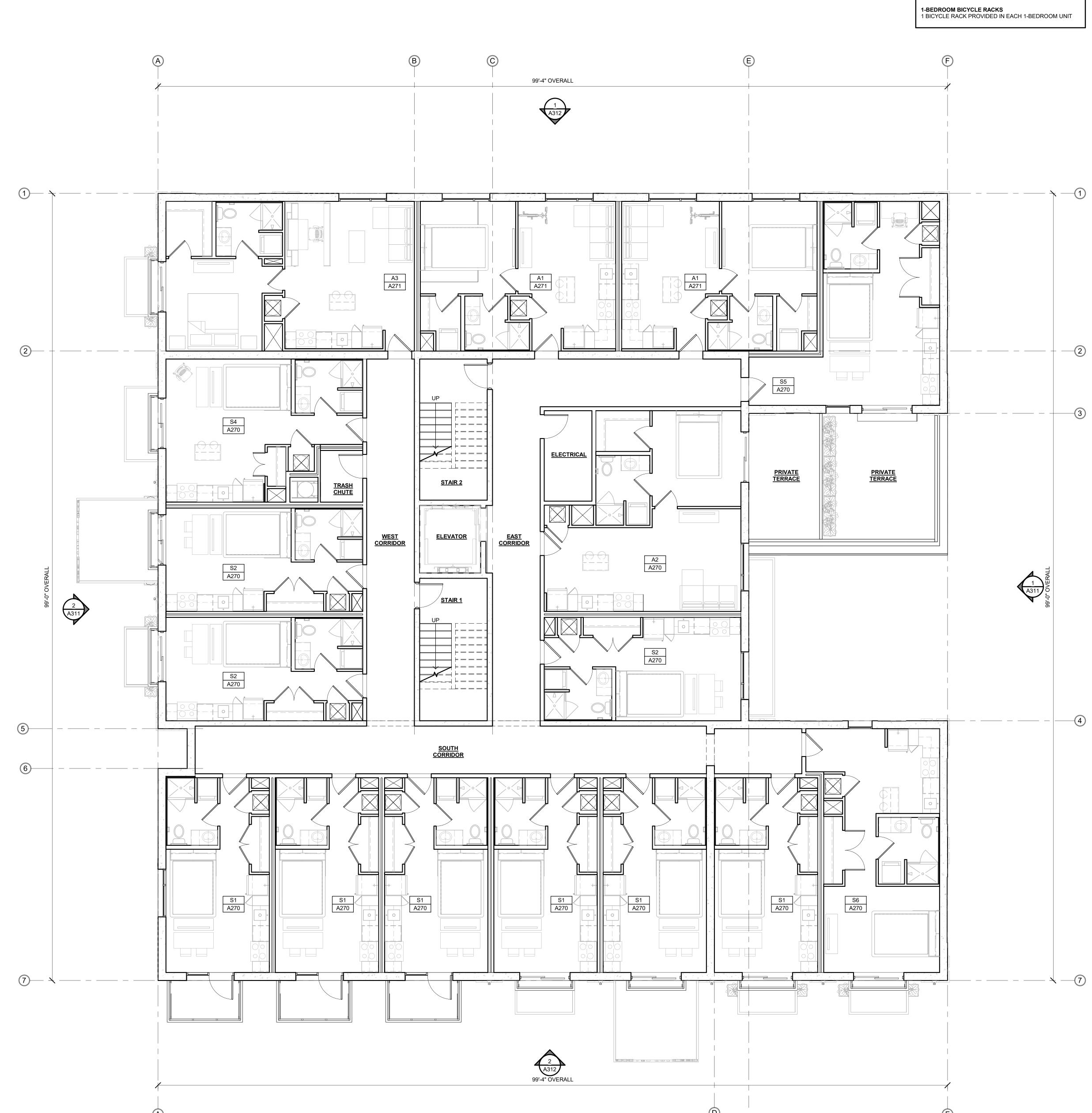
1ST AVENUE SOUTH MULTI-FAN

DRAWN BY: ANA
CHECKED BY: MTS

1ST AVENUE SOUTH MULTI-FAMILY
ST. PETERSBURG, FLORIDA
PROJECT NUMBER: 22-0026

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A112



FLOOR PLAN - 2ND LEVEL

99'-4" OVERALL

99'-4" OVERALL

D

A1 A271

A3 A271

7

FLOOR PLAN - 3RD LEVEL

ARCHITECTURE@BOLDLINE.DESIGN

FLOOR PLAN - 3RD LEVEL

BOLD LINE DESIGN LLC

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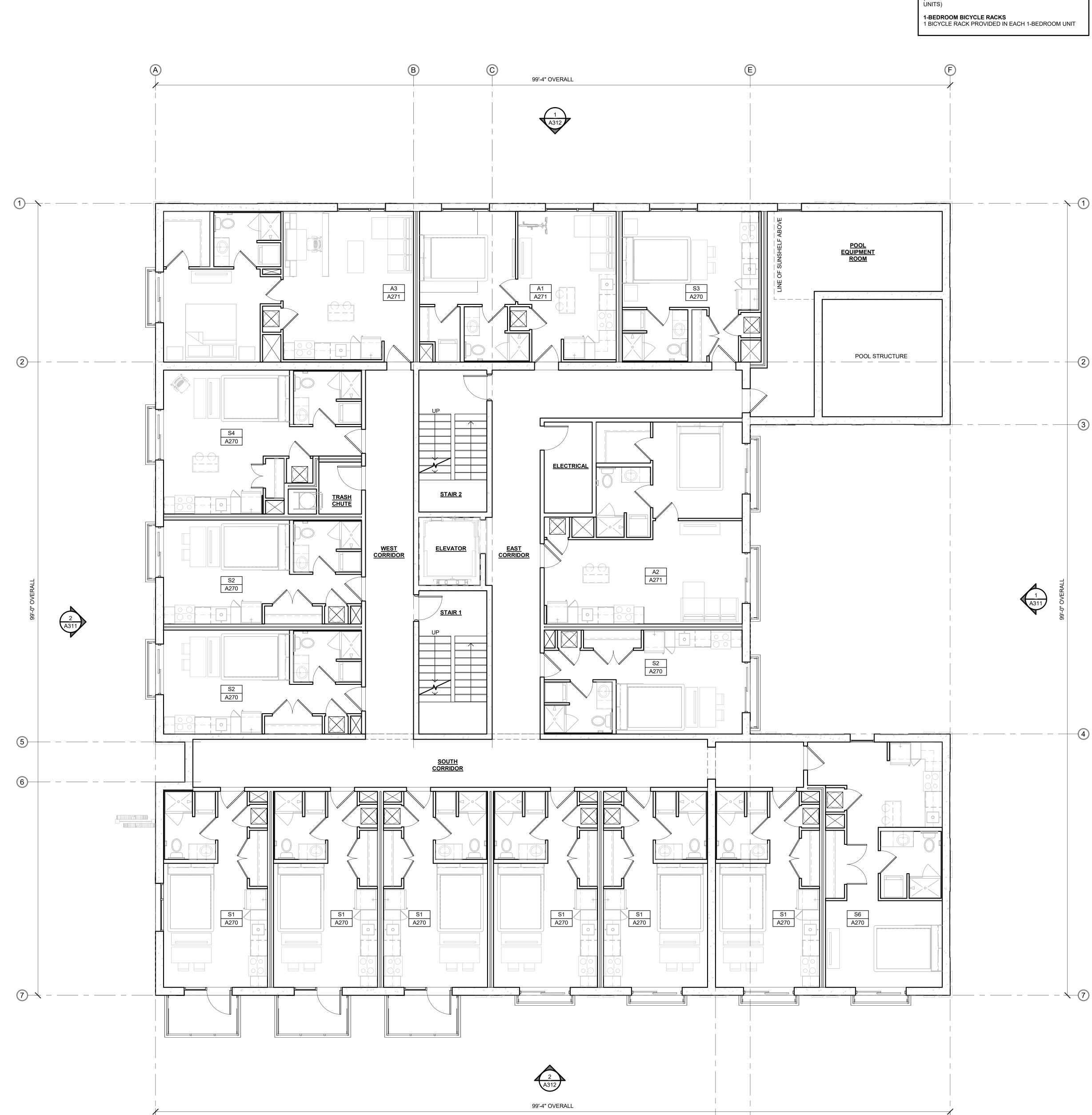
ARCHITECTURE@BOLDLINE.DESIGN

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**ISSUES & REVISIONS** # DATE DESCRIPTION 1 03.24.23 SCHEMATIC DESIGN

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FLOOR PLAN - 4TH LEVEL



FLOOR PLAN - 4TH LEVEL

D

99'-4" OVERALL

NORTH AMENITY DECK

LOUNGE

RAMP

99'-4" OVERALL

D

LOUNGE

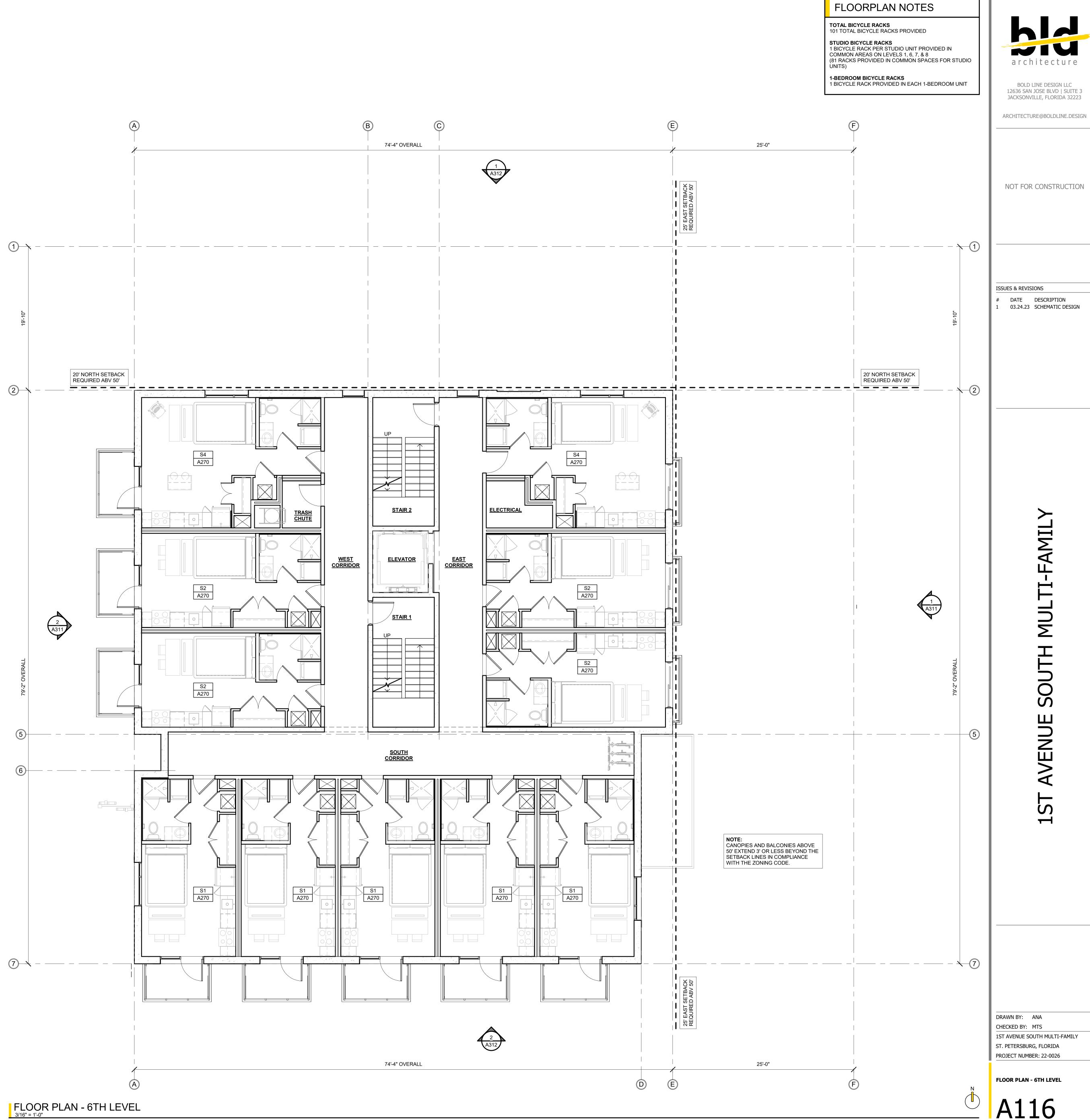
20' NORTH SETBACK

REQUIRED ABV 50'

7

FLOOR PLAN - 5TH LEVEL

1 03.24.23 SCHEMATIC DESIGN



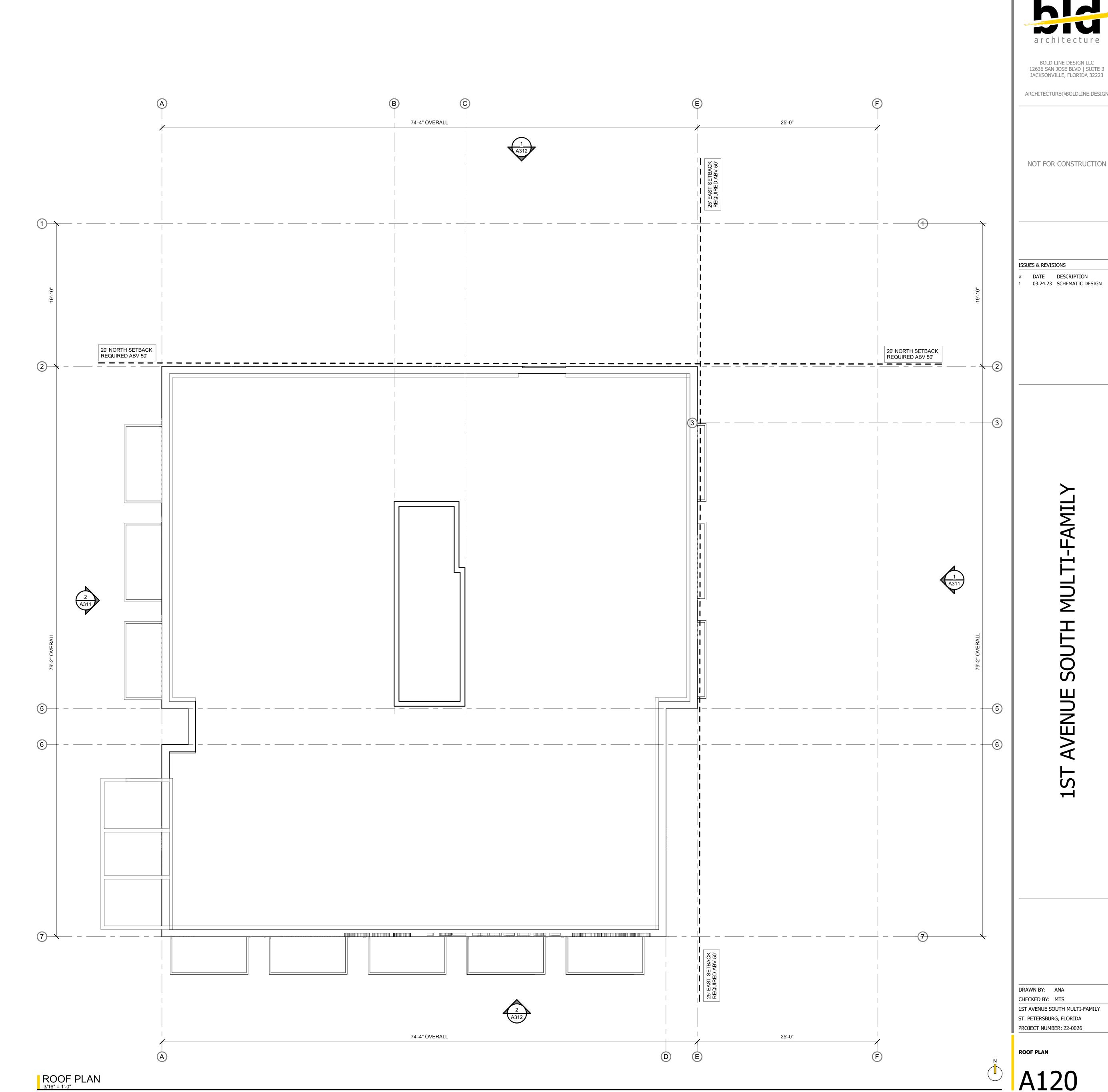
1 03.24.23 SCHEMATIC DESIGN

FLOORPLAN NOTES TOTAL BICYCLE RACKS
101 TOTAL BICYCLE RACKS PROVIDED STUDIO BICYCLE RACKS

1 BICYCLE RACK PER STUDIO UNIT PROVIDED IN
COMMON AREAS ON LEVELS 1, 6, 7, & 8
(81 RACKS PROVIDED IN COMMON SPACES FOR STUDIO
UNITS) architecture 1-BEDROOM BICYCLE RACKS
1 BICYCLE RACK PROVIDED IN EACH 1-BEDROOM UNIT BOLD LINE DESIGN LLC 12636 SAN JOSE BLVD | SUITE 3 JACKSONVILLE, FLORIDA 32223 ARCHITECTURE@BOLDLINE.DESIGN 74'-4" OVERALL 25'-0" NOT FOR CONSTRUCTION **ISSUES & REVISIONS** # DATE DESCRIPTION 1 03.24.23 SCHEMATIC DESIGN 20' NORTH SETBACK 20' NORTH SETBACK REQUIRED ABV 50' REQUIRED ABV 50' DRAWN BY: ANA CHECKED BY: MTS 1ST AVENUE SOUTH MULTI-FAMILY ST. PETERSBURG, FLORIDA PROJECT NUMBER: 22-0026 74'-4" OVERALL 25'-0" FLOOR PLAN - 7TH LEVEL FLOOR PLAN - 7TH LEVEL



1 03.24.23 SCHEMATIC DESIGN



NOT FOR CONSTRUCTION

# DATE DESCRIPTION 1 03.24.23 SCHEMATIC DESIGN

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**ISSUES & REVISIONS** 

# DATE DESCRIPTION 1 03.24.23 SCHEMATIC DESIGN

13' - 9" OVERALL 13' - 9" OVERALL RE: OVERALL PLAN FOR EXTERIOR WALL AND PATIO CONFIGURATION RE: OVERALL PLAN FOR EXTERIOR WALL AND PATIO CONFIGURATION <u>KITCHEN /</u> <u>LIVING / BED</u> KITCHEN/ LIVING/ BED PCAB ORI FURNITURE ORI FURNITURE BED TO SOFA BED TO SOFA

UNIT S5

26' - 0" OVERALL

ORI FURNITURE BED TO SOFA

RE: OVERALL PLAN FOR EXTERIOR WALL AND PATIO CONFIGURATION

26' - 0" OVERALL

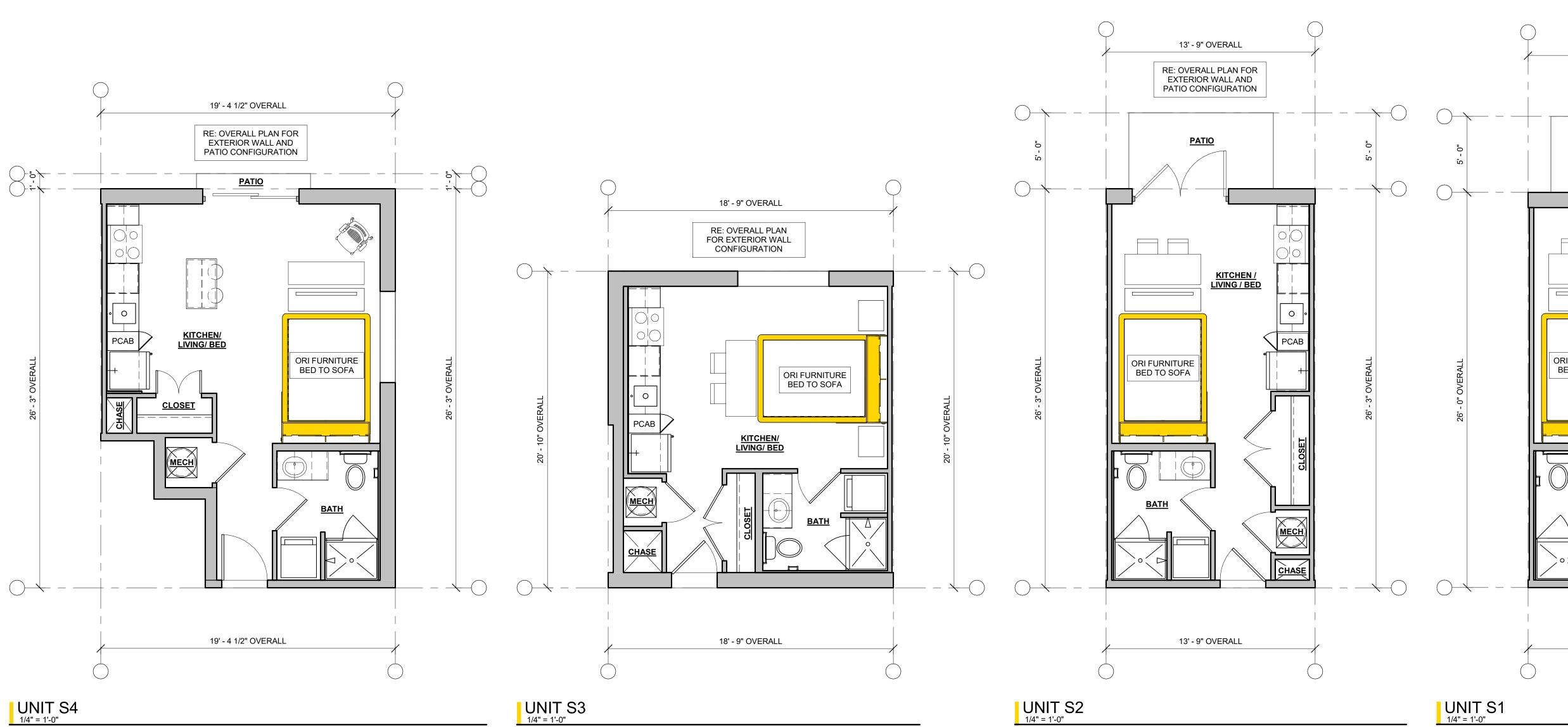
<u>KITCHEN/</u> <u>LIVING/ BED</u>

PATIO

13' - 9" OVERALL

DRAWN BY: LPF CHECKED BY: BMW 1ST AVENUE SOUTH MULTI-FAMILY ST. PETERSBURG, FLORIDA PROJECT NUMBER: 22-0026

SCHEMATIC DESIGN UNIT S PLANS



UNIT S6

18' - 4" OVERALL

RE: OVERALL PLAN FOR EXTERIOR WALL AND PATIO CONFIGURATION

ORI FURNITURE

BED TO SOFA

**KITCHEN** 

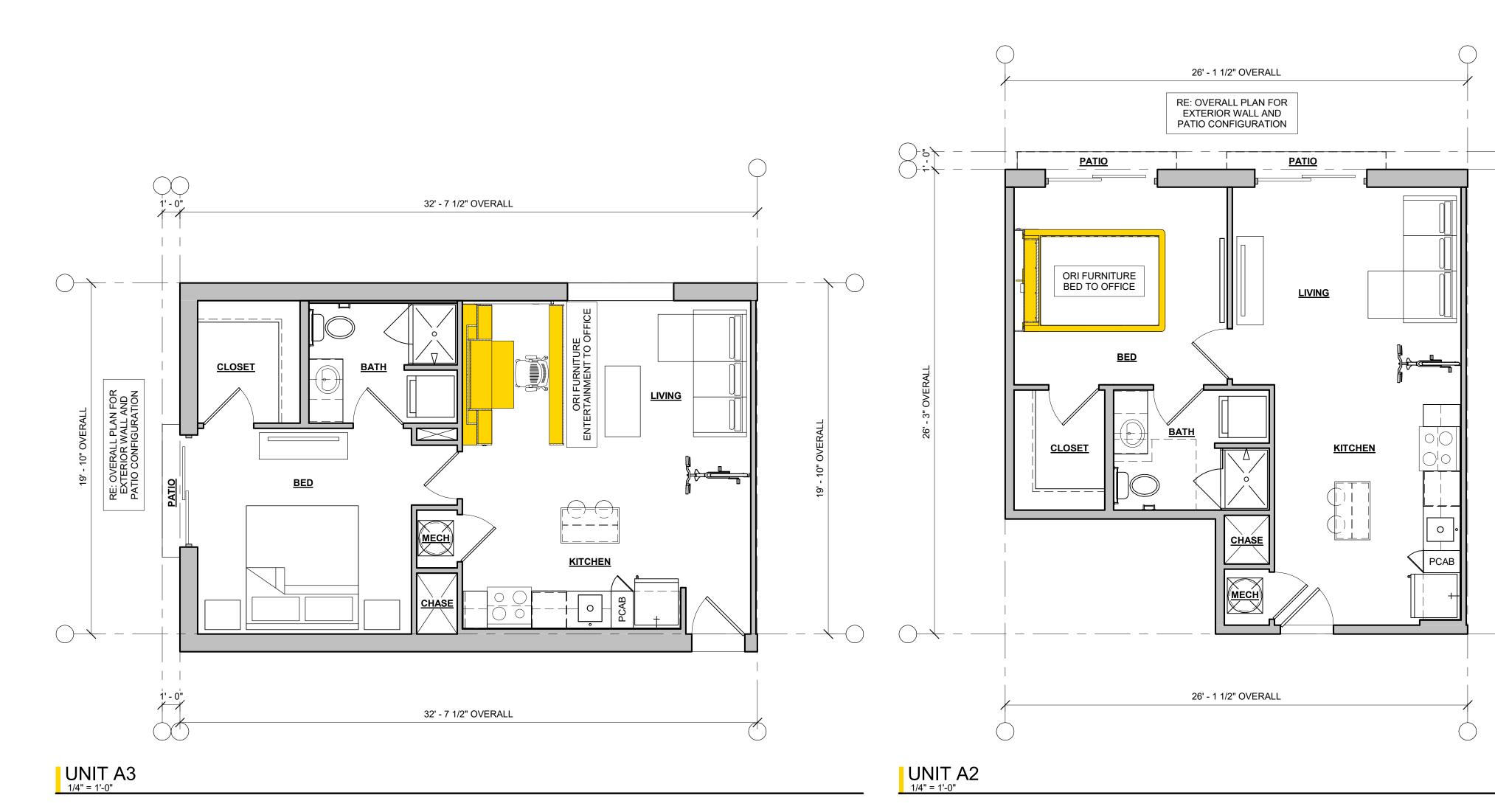
RE: OVERALL PLAN FOR EXTERIOR WALL CONFIGURATION

18' - 4" OVERALL

A L L architecture BOLD LINE DESIGN LLC 12636 SAN JOSE BLVD | SUITE 3 JACKSONVILLE, FLORIDA 32223 ARCHITECTURE@BOLDLINE.DESIGN NOT FOR CONSTRUCTION **ISSUES & REVISIONS** 

# DATE DESCRIPTION 1 03.24.23 SCHEMATIC DESIGN

25' - 4" OVERALL RE: OVERALL PLAN FOR EXTERIOR WALL CONFIGURATION ORI FURNITURE BED TO OFFICE LIVING ROOM **KITCHEN** 25' - 4" OVERALL UNIT A1



DRAWN BY: LPF CHECKED BY: BMW 1ST AVENUE SOUTH MULTI-FAMILY ST. PETERSBURG, FLORIDA PROJECT NUMBER: 22-0026

SCHEMATIC DESIGN UNIT A PLANS

NOT FOR CONSTRUCTION

1ST AVENUE SOUTH MULTI-FAMILY ST. PETERSBURG, FLORIDA PROJECT NUMBER: 22-0026

PROJECT MATERIAL LEGEND

DRAWN BY: ANA CHECKED BY: MTS







MATERIALS LEGEND

ARCHITECTURAL PRECAST CONCRETE WITH 6" HORIZONTAL PATTERN

BOLT ON METAL BALCONY WITH DECORATIVE SOFFIT

BOLT ON METAL CANOPY WITH DECORATIVE SOFFIT

HORIZONTAL PATTERN

ADHERED BRICK MASONRY

6 DECORATIVE STEEL FRAMING

11 PERFORATED METAL MESH

EXTERIOR COLORS

GLEN-GERY VINTAGE BLACK SMOOTH

GENERAL MATERIALS

BUILDING FOR FINAL APPROVAL PRIOR TO FULL INSTALLATION.

12 GLASS RAILING

A WHITE

B LIGHT GRAY

**EXTERIOR DOORS** 

WINDOW FRAMES

13 SIGNAGE BY OTHERS

ARCHITECTURAL PRECAST CONCRETE WITH VERTICAL & REFER TO EXTERIOR ELEVATIONS & PAINT COLORS BELOW

MATERIAL & COLOR NOTES

PHYSICAL SAMPLES OF ALL MATERIALS AND COLORS TO BE SUBMITTED TO AOR FOR APPROVAL AND MOCKED UP ON

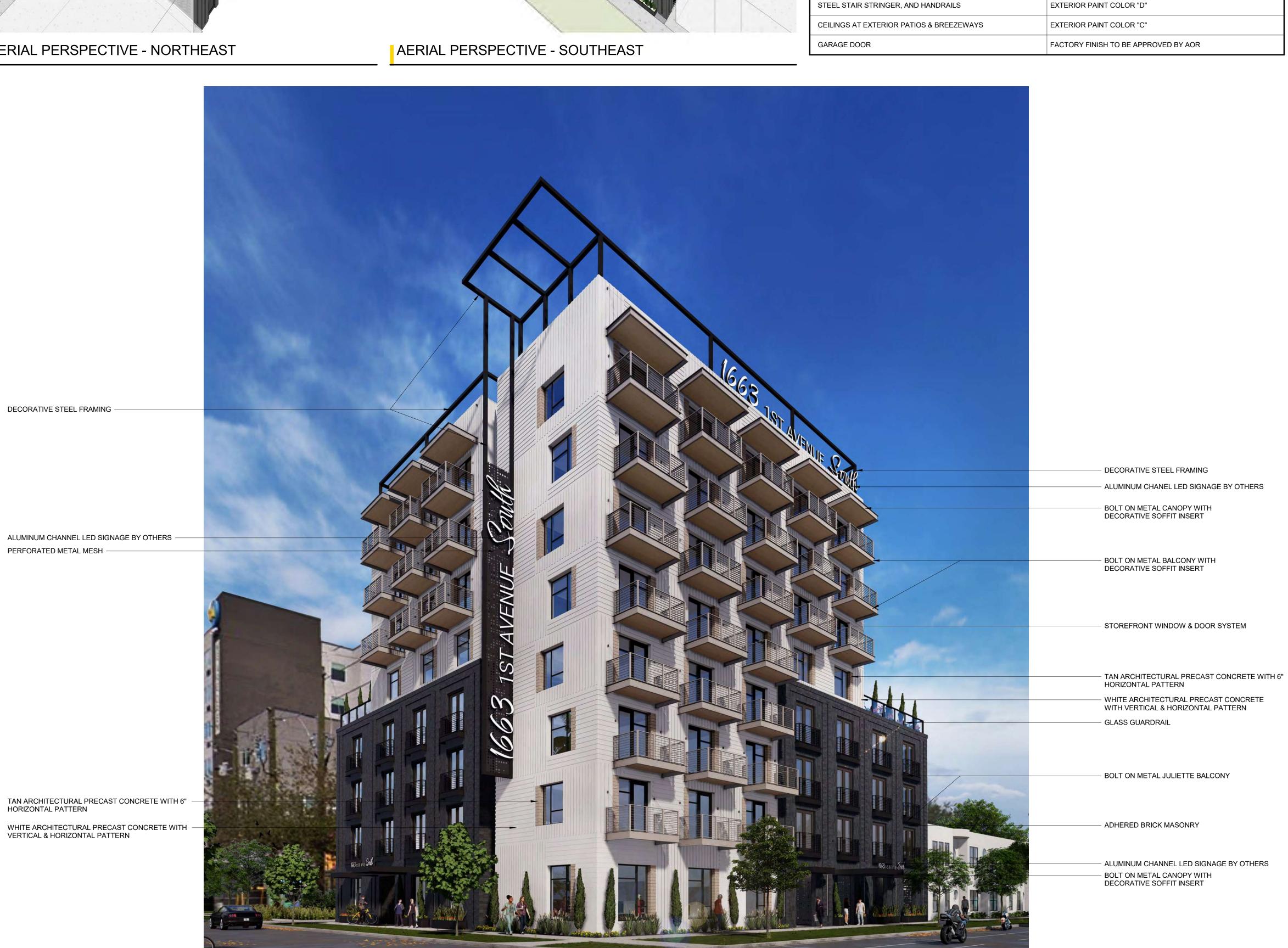
EXTERIOR PAINT COLOR "D"

BLACK INTERIOR & BLACK EXTERIOR

TRANSITIONS OF MATERIALS AND PAINT COLORS TO BE LOCATED AT INSIDE CORNERS ONLY, UNO. TRIM COLOR TO BE CONSISTENT WITH NO TRANSITIONS, UNO.

SEE EXPANDED MATERIAL LEGEND ON A300 FOR ADDITIONAL MATERIAL &COLOR INFO

REFER TO EXTERIOR ELEVATIONS & PAINT COLORS BELOW



ALUMINUM CHANNEL LED SIGNAGE BY OTHERS -

PERFORATED METAL MESH -





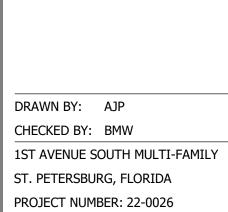
DRAWN BY: ANA
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1ST AVENUE SOUTH MULTI-FAMILY
ST. PETERSBURG, FLORIDA
PROJECT NUMBER: 22-0026

EXTERIOR PERSPECTIVES

A301

NOT FOR CONSTRUCTION



EXTERIOR PERSPECTIVES

A302









NORTHEAST PERSPECTIVE

NORTHWEST PERSPECTIVE

NOT FOR CONSTRUCTION

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PROJECT NUMBER: 22-0026





SOUTH AMENITY DECK - GAME AREA PERSPECTIVE



SOUTH AMENITY DECK - GRILL LOUNGE PERSPECTIVE



1 EXTERIOR ELEVATION - EAST

EXTERIOR COLORS A WHITE B LIGHT GRAY \_\_ TOP OF STEEL \_\_\_\_\_ 97'-5" GLEN-GERY VINTAGE BLACK SMOOTH PARAPET 90'-0" MATERIAL & COLOR NOTES a. PHYSICAL SAMPLES OF ALL MATERIALS AND COLORS TO BE SUBMITTED TO AOR FOR APPROVAL AND ROOF 84'-0" MOCKED UP ON BUILDING FOR FINAL APPROVAL PRIOR TO FULL INSTALLATION. TRANSITIONS OF MATERIALS AND PAINT COLORS TO BE LOCATED AT INSIDE CORNERS ONLY, UNO.

TRIM COLOR TO BE CONSISTENT WITH NO TRANSITIONS, UNO. . SEE EXPANDED MATERIAL LEGEND ON A300 FOR ADDITIONAL MATERIAL &COLOR INFO \_\_\_\_\_ 8TH LEVEL 74'-0" MATERIALS LEGEND ARCHITECTURAL PRECAST CONCRETE WITH VERTICAL & HORIZONTAL PATTERN ARCHITECTURAL PRECAST CONCRETE WITH 6" HORIZONTAL PATTERN ADHERED BRICK MASONRY BOLT ON METAL BALCONY WITH DECORATIVE SOFFIT BOLT ON METAL CANOPY WITH DECORATIVE SOFFIT DECORATIVE STEEL FRAMING PERFORATED METAL MESH # DATE DESCRIPTION 1 03.24.23 SCHEMATIC DESIGN 12 GLASS RAILING 13 SIGNAGE BY OTHERS

**ISSUES & REVISIONS** 

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EXTERIOR ELEVATION - EAST AND WEST

architecture

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**ISSUES & REVISIONS** 



1 EXTERIOR ELEVATION - NORTH

EXTERIOR COLORS A WHITE B LIGHT GRAY GLEN-GERY VINTAGE BLACK SMOOTH MATERIAL & COLOR NOTES . PHYSICAL SAMPLES OF ALL MATERIALS AND COLORS TO BE SUBMITTED TO AOR FOR APPROVAL AND MOCKED UP ON BUILDING FOR FINAL APPROVAL PRIOR TO FULL INSTALLATION. TRANSITIONS OF MATERIALS AND PAINT COLORS TO BE LOCATED AT INSIDE CORNERS ONLY, UNO.
TRIM COLOR TO BE CONSISTENT WITH NO TRANSITIONS, UNO. . SEE EXPANDED MATERIAL LEGEND ON A300 FOR ADDITIONAL MATERIAL &COLOR INFO MATERIALS LEGEND ARCHITECTURAL PRECAST CONCRETE WITH VERTICAL & HORIZONTAL PATTERN ARCHITECTURAL PRECAST CONCRETE WITH 6" HORIZONTAL PATTERN ADHERED BRICK MASONRY BOLT ON METAL BALCONY WITH DECORATIVE SOFFIT BOLT ON METAL CANOPY WITH DECORATIVE SOFFIT DECORATIVE STEEL FRAMING PERFORATED METAL MESH # DATE DESCRIPTION 1 03.24.23 SCHEMATIC DESIGN 12 GLASS RAILING 13 SIGNAGE BY OTHERS

> DRAWN BY: ANA CHECKED BY: MTS 1ST AVENUE SOUTH MULTI-FAMILY ST. PETERSBURG, FLORIDA PROJECT NUMBER: 22-0026

EXTERIOR ELEVATION - NORTH AND SOUTH

1ST LEVEL 0" FFE











