

ENVIRONMENTAL ASSESSMENT

ST. REGIS HOTEL GROIN REPAIR
LONGBOAT KEY, SARASOTA COUNTY, FL

Prepared for:

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November 7, 2022



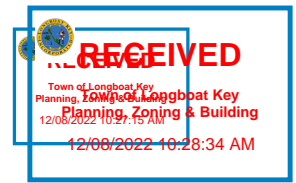


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FIGURE 1. Groin Structure with Locations of Submerged Resources



1.0 INTRODUCTION

Monarch Ecology Group, LLC (MONARCH) conducted an environmental assessment for the existing groin located on the beachfront property (PID #009040010) associated with the St. Regis Hotel currently under construction on Longboat Key, Sarasota County, Florida. The property is located at 1640 Gulf of Mexico Drive and was formerly known as the Colony Beach and Tennis Resort which was demolished in 2018.

MONARCH conducted an environmental assessment on September 25, 2022 which included an assessment of the beach surrounding the groin and a submerged resource survey for the groin including a 100-foot perimeter around the groin. The purpose of the survey was to identify any protected resources that could potentially be affected by the groin repair. It should be noted the survey was conducted prior to Hurricane Ian which passed through Florida on September 27th & 28th 2022.

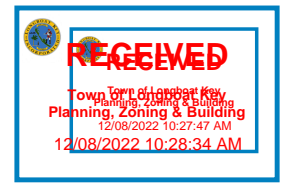
It should be noted the groin has been in existence since the 1970's at a minimum based on a review of historic aerials and the beachfront has been subject to erosion and accretion throughout the years as evidenced in historic aerials. MONARCH has enclosed a series of aerial photographs showing the conditions along the shoreline surrounding the groin from December 2010 through April 2022 (Appendix A).

Below is an overview of our findings pertaining to both the habitat assessment and listed species survey to address environmental concerns raised by the USACE and listed species concerns that may warrant consideration by Florida Fish and Wildlife Conservation Commission (FWC), United States Fish and Wildlife Service (USFWS) and/or National Marine Fisheries Service (NMFS). The report also addresses listed species concerns (Section 3.0) including protective measures that will be implemented to avoid adverse impacts to certain species.

The extent of the groin repairs is unknown at this time, but all repairs will be conducted in the same footprint as the existing groin. Structural engineers will oversee construction



to evaluate the extent of repairs that are needed which may be limited to replacement of the slab (over the water) in which case no in-water construction will be required. However, some of the support structures (underwater) may also require some repair or replacement. All construction equipment will be staged from the uplands (in the landward beach/dune area) and will occur in the same construction footprint that was authorized by the Florida Department of Protection (FDEP) for the Coastal Construction Control Line (CCCL) Permit (ST002303) issued on February 11, 2022 (Appendix B). The CCCL permit authorized some construction activities along the beach/dune area along with dune restoration. A copy of the CCCL permit is enclosed which includes the approved construction drawings and a dune mitigation plan (Appendix B).



2.0 HABITAT AND LISTED SPECIES ASSESSMENT

MONARCH conducted the environmental assessment on September 25, 2022 to evaluate for coastal habitats along the beach (immediately around the groin) and submerged resources around the existing groin as well as any listed species that may use such habitats. The listed species survey focuses on listed species considered Endangered, Threatened, or of Special Concern by the FWC under Chapter 68A-27 of the Florida Administrative Code (F.A.C.) or as Endangered or Threatened by the USFWS under 50 CFR 17 and 23. Below is an overview of the habitat assessment conducted for the beach and the submerged resource survey.

BEACH AND DUNE ASSESSMENT

The beach area immediately surrounding the groin consists of open sand with washed up drift algae and the nearest dune vegetation is located approximately 80 feet landward from the existing groin. The dune vegetation is patchy and consists of sea oats (*Uniola paniculata*), railroad vine (*Ipomoea pes-caprae*), beach dune sunflower (*Helianthus debilis*), and sandspurs (*Cenchrus* sp.). Photographs of the beach immediately surrounding the groin and the landward dune vegetation is enclosed in the photolog (Appendix C).

MONARCH also observed wading birds and shore birds foraging at the water's edge including a great blue heron (*Ardea herodias*), great egret (*Ardea alba*) and sanderlings (*Calidris alba*). Wading birds and shorebirds are expected given they use Sarasota beaches for foraging. Shorebirds also nest on beaches and a number of state and federally listed shorebird species have been documented (by Audubon/FWC¹) nesting on Sarasota beaches including least terns² (*Sternula antillarum*), black skimmers² (*Rynchops niger*) and snowy plovers² (*Charadrius nivosus*). No evidence of shorebird nesting was observed during the survey, but the survey was conducted after shorebird breeding season (February 15th - September 1st).

¹ Based on FWC's Florida Shorebird Database

² State Threatened



MONARCH also evaluated the beach immediately around the groin for evidence of sea turtle nesting since they are known to nest along Sarasota County beaches. The survey was conducted at the tail end of sea turtle nesting season (May 1st through October 31st), but no evidence of sea turtle nests were observed. Green sea turtles (*Chelonia mydas*) and loggerhead sea turtles (*Caretta caretta*) are the most common species known to nest along Sarasota County beaches and both species are state and federally listed as Endangered.

SUBMERGED RESOURCE SURVEY

During the submerged resource survey, MONARCH closely inspected the existing groin for resources and a 100-foot perimeter around the groin. The area around the groin was evaluated by swimming transects running both perpendicular and parallel to the groin. MONARCH confirmed the area around the groin was all open sand bottom with patches of floating red drift algae floating along the bottom. Representative photographs of this habitat are included in the enclosed photolog (Appendix C).

The groin itself was found to host a variety of resources growing on the submerged portion of the structure including sponges³ (orange, blue and yellow), a variety of algae species, and barnacles (*Balanus* sp.), but no hard or soft corals were observed. MONARCH also observed a blue crab (*Callinectes sapidus*) and a number of fish species using the structure for refuge including snook (*Centropomus undecimalis*), sheepshead (*Archosargus probatocephalus*), mangrove snapper (*Lutjanus griseus*), sergeant majors (*Abudefduf saxatilis*), greenbacks (*Opisthonema oglinum*), and Atlantic spadefish (*Chaetodipterus faber*). The extent of the submerged resources found growing on the structure is shown on the enclosed graphic (Figure 1) and does not extend along the entire stretch of the groin. This is likely due to tidal fluctuations that expose the groin at low tides as evidenced in the aerial photographs included in Appendix A. The sessile (attached) resources were also found growing on the lower portion of the groin structure below the mean low water (MLW) level as there was a distinct elevation where they stopped. Sponges, algae and barnacles are often found in intertidal zones with fluctuating tides where they can tolerate exposure to air, but corals are far less tolerant to intertidal conditions. Given the significant

³ Identified as *Chondrilla caribensis* and *Spirastrella coccinea*



tidal changes shown in the aerials (Appendix A), it's unlikely the depths around the structure would support corals long term.

No seagrasses or West Indian Manatees (*Trichechus manatus*) were observed during the submerged resource survey, but MONARCH did observe common bottlenose dolphins (*Tursiops truncatus*) swimming just offshore approximately one hundred (100) feet from the west end of the groin.



3.0 LISTED SPECIES CONCERNS

The following summary is intended to address any state and federally listed species concerns on behalf of FWC, USFWS and NMFS as required under the Endangered Species Act (ESA). MONARCH evaluated the project footprint (of the groin structure) and the area immediately surrounding the groin for protected resources (i.e., seagrasses, corals) and state and federally listed species that have potential to be affected by the proposed project.

Seagrasses and Corals

As summarized in MONARCH's habitat assessment, no seagrasses, corals or oyster beds were observed on or around the groin structure during the submerged resource survey. The only resources found during the survey include algae, encrusting sponges and barnacles that were growing on the structure itself. The submerged bottom around the existing groin structure was characterized entirely by unvegetated, sandy bottom. Therefore, the project will not result in any impacts to submerged resources.

MONARCH also evaluated the beach area landward of the groin structure to evaluate for dune vegetation that could potentially be impacted by construction staging equipment (as well as potential shorebird and sea turtle nests). Marginal dune vegetation was observed as discussed in the habitat assessment; however, the Applicant already obtained a Coastal Construction Control Line Permit (CCCL) Permit (ST002303) that was issued by the Florida Department of Environmental Protection (FDEP) on February 11, 2022 authorizing construction of activities in the uplands seaward of the CCCL (including areas along the beach and dune system). A copy of the FDEP CCCL Permit is enclosed (Appendix B). As outlined in Special Permit Condition No. 3 of the CCCL permit, the FDEP required some dune restoration to mitigate for some activities that were permitted along the beach/dune area. It should be noted that FWC was also involved in reviewing the FDEP CCCL Permit as it relates to marine sea turtles and listed shorebird concerns.



Sea Turtles

Both the green sea turtle and loggerhead sea turtle are state and federally listed as Endangered and are known to nest on beaches in Sarasota County beaches between May 1st through October 31st. The project is also located in an area designated as critical habitat for loggerhead turtles. While sea turtles have potential to nest on the beach landward of the groin structure, MONARCH did not observe any sea turtles or evidence of nesting during the survey which was conducted during sea turtle nesting season. Since construction equipment will be staged in the uplands (landward beach/dune area), construction will be timed such that it will occur outside of sea turtle nesting season (Nov 1st through April 30th) to alleviate any concerns for sea turtle nesting. In the event that construction cannot be avoided during sea turtle nesting season (as a result of permit delays), a survey will be conducted prior to construction to evaluate for any active sea turtle nests and the Applicant will also have an ecologist onsite to oversee construction and monitor for sea turtles around the construction site. If any sea turtle nests are established near the construction staging area, the nest will be staked out (by ecologist) and FWC will also be notified to schedule an inspection before resuming any construction activities. It should be noted that construction will be staged in the same footprint that was authorized by FDEP under the CCCL Permit. The dunes will be restored following completion of construction as detailed in Special Permit Condition 3 of the CCCL permit and the dune mitigation (Appendix B). FWC was also heavily engaged in review of the CCCL Permit to address sea turtle nesting concerns.

Sarasota County beaches are also actively monitored by FWC throughout sea turtle nesting season, in which case nests are staked out in an attempt to prevent incidental impacts. In addition, *Sea Turtle and Smalltooth Sawfish Construction Conditions* (NOAA NMFS Southeast Regional Office, March 2006) and *Protected Species Construction Conditions* (NOAA Fisheries Southeast Regional Office, May 2021) will be followed to ensure protection of sea turtles during in-water construction activities. As part of these conditions, construction personnel will monitor for sea turtles to ensure no turtles come into the workspace and become entangled or trapped inside the floating turbidity curtains. As a result of the limited scope of the project (repair and replace in same footprint) and

protective measures that are being implemented during construction, the project is not likely to adversely affect sea turtles.

Essential Fish Habitat

Some habitats, such as coastal wetlands (riverine and estuarine), marshes and mangrove systems, seagrasses and coral reefs, are considered essential to fish for spawning, breeding, feeding and growth in order to reach maturity. During the survey, no seagrasses or coral reefs were observed nor does the site have any marsh wetlands or mangroves in the vicinity of the site. While MONARCH observed a variety of fish using the groin structure for refuge, they are mobile species that can easily vacate the area prior to construction when floating turbidity curtains are being installed. The groin structure is supported by pilings and provides similar refuge comparable to dock structures which is typically exempt from FDEP and USACE permitting requirements when being repaired or replaced. While fish are expected to temporarily vacate the area, they are expected to return as soon as construction is complete and turbidity curtains are removed. As a result, the project is not expected to adversely affect fish or result in any loss of essential fish habitat.

West Indian Manatee

West Indian Manatees are state and federally listed as Endangered and occur in nearly any warm, shallow coastal waters off of the Florida Peninsula including the Gulf of Mexico. No manatees were observed by MONARCH during the survey, but they are known to use the shallow waters off Sarasota County's beaches. There are no seagrasses in the vicinity of the groin that would attract manatees for foraging purposes, but manatees are likely to pass through and sometimes congregate off Sarasota County's beaches particularly during mating/breeding season (March through November). As a result, the *Standard Manatee Conditions for In-Water Work* (FWC 2011) will be followed to ensure manatee protection during any in-water construction activities. Construction will be staged from the uplands (as opposed to barge) to alleviate potential conflicts with manatees. Construction personnel will also monitor for manatee activity to ensure no manatees come into the workspace and become entangled or trapped inside the floating turbidity curtains. USFWS also raised concerns regarding potential gaps in the proposed structure that could potentially trap manatee calves or sea turtles, but the existing groin structure already has many large and

small gaps in the support structures as demonstrated in the photographs included in Appendix B. As a result of the limited scope of the project (repair and replace in same footprint) and protective measures that are being implemented during construction, the project is not likely to adversely affect manatees.

Listed Shorebirds

A number of state and federally listed shorebirds are known to colonize and nest in Sarasota County's coastal dunes and beaches including least terns⁴ (*Sternula antillarum*), black skimmer⁷ (*Ryncops niger*), snowy plover⁷ (*Charadrius nivosus*), American oystercatcher⁷ (*Haematopus palliatus*), piping plover⁵ (*Charadrius melodus*) and red knot⁸ (*Calidris canutus*). No listed shorebirds were observed by MONARCH during the habitat assessment, but the survey was conducted on September 25, 2022 after shorebird nesting season which generally occurs between February 15-September 1 (per FWC Guidelines).

Since construction equipment will be staged in the uplands (beach/dune area), construction will be timed such that it will occur outside of shorebird nesting season (September 2nd through February 14th) to alleviate any concerns for shorebird nesting. In the event that construction cannot be avoided during shorebird nesting season (as a result of permit delays), a pre-construction survey will be conducted by an FWC-qualified bird monitor to evaluate for active nests in accordance with FWC's *Species Conservation Measures and Permitting Guidelines for State-Listed Shorebirds (American Oystercatcher, Snowy Plover, Black Skimmer & Least Terns)* (FWC Draft November 2021). The Applicant will also have a qualified bird monitor onsite to oversee construction and monitor for shorebird nesting in the vicinity of the construction staging area (if construction is to occur during shorebird nesting season). If any shorebirds are found nesting near the construction staging area, the nest will be staked out and the bird monitor will contact FWC to schedule an inspection before resuming any construction activities as required (per FWC's *Conservation Measures and Permitting Guidelines*).

⁴ State listed

⁵ Federally listed

Construction will also be staged in the same footprint authorized by FDEP under the CCCL Permit, in which case the dunes will be restored following completion of construction as detailed in Special Permit Condition 3 and the dune mitigation plan (Appendix B). FWC was also heavily engaged in review of the CCCL Permit to address shorebird concerns.

Shorebirds are also actively monitored by Audubon and FWC during the shorebird nesting season to document nesting, in which case nests are staked out in an attempt to avoid incidental impacts. As a result of the limited scope of the project (repair and replace in same footprint) and protective measures that are being implemented during construction, the project is not likely to adversely affect listed shorebirds.

Listed Wading Birds

As discussed in the habitat assessment, MONARCH observed some wading birds foraging along the shoreline (including a great egret and great blue heron), but no listed wading birds were observed. A number of state and federally listed wading birds, such as wood storks (*Mycteria americana*), little blue heron (*Egretta caerulea*), tricolored heron (*Egretta tricolor*), roseate spoonbill (*Platalea ajaja*) and reddish egret (*Egretta rufescens*), may periodically use the shoreline for foraging purposes, but do not nest on beaches (like shorebirds). Therefore, the project is not likely to adversely affect listed wading birds.



APPENDIX A
AERIAL PHOTOGRAPHS
DECEMBER 2010 THROUGH APRIL 2022



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Dec 2010

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Jan 2012
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Feb 2016
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Jan 2017
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Dec 2017

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March 2018
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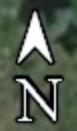
Jan 2019
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Feb 2020
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Oct 2020
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Nov 2021
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April 2022
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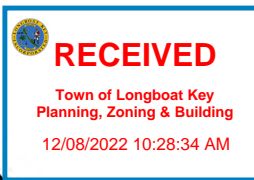


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APPENDIX B
FDEP CCCL PERMIT



STATE OF FLORIDA
 DEPARTMENT OF ENVIRONMENTAL PROTECTION
 Office of Resilience and Coastal Protection
 Coastal Construction Control Line Program
 2600 Blair Stone Road - Mail Station 3522
 Tallahassee, Florida 32399-2400
 (850) 245-2094

PERMIT NUMBER: ST002303

PERMITTEE

Unicorp National Developments, Inc.
 c/o Charles Whittall, President
 Kimley Horn and Associates
 445 24th Street, Suite 200
 Vero Beach, FL 32960

NOTICE TO PROCEED AND PERMIT FOR CONSTRUCTION OR OTHER ACTIVITIES
 PURSUANT TO SECTION 161.053, FLORIDA STATUTES

FINDINGS OF FACT: An application for authorization to conduct the activities seaward of the coastal construction control line that are indicated in the project description, was filed by the applicant/permittee named herein on November 30, 2020 and was determined to be complete pursuant to rule on January 27, 2022. The proposed major structure is to be located landward of the 30-year erosion projection and landward of previously existing major development and landward of existing dwellings in the area.

CONCLUSIONS OF LAW: After considering the merits of the proposal and any written objections from affected persons, the Department finds that upon compliance with the permit conditions, the activities indicated in the project description of this permit are of such a nature that they will result in no significant adverse impacts to the beach/dune areas or to adjacent properties; that the work is not expected to adversely impact nesting sea turtles, their hatchlings, or their habitat; that the work is expendable in nature and/or is appropriately designed in accordance with Section 62B-33.005, Florida Administrative Code. The direct and cumulative impacts to the beach and dune system that will be caused by the seaward location and shore-parallel width of the proposed construction represent the maximum such impacts that are acceptable to the Department. Therefore, future construction on the site seaward of the coastal construction control line shall not extend further seaward of, or increase the shore-parallel coverage occupied by, the proposed structures approved pursuant to this permit. Based on the foregoing considerations, the Department approves the application; authorizes construction and/or activities at the location indicated below in strict accordance with the project description, the approved plans (if any) and the General Permit Conditions which are by this reference incorporated herein, and any additional conditions shown below, pursuant to Section 161.053(4), Florida Statutes.

EXPIRATION DATE: February 11, 2025



PERMITTEE: Unicorp National Developments, Inc.
PERMIT NUMBER: ST002303
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LOCATION: Between approximately 491 feet north and 294 feet south of the Department of Environmental Protection's reference monument R-18 in Sarasota County. Project address: St. Regis Resort, 1620 Gulf of Mexico Drive, Longboat Key.

PROJECT DESCRIPTION:

Five-Story, 235-Unit Multi-Family Dwelling, Including Garage Floor

1. Location relative to Control line: 305 feet and 402 feet seaward, north and south, respectively.
2. Overall exterior dimensions: 644 feet in the shore-normal direction by 681 feet in the shore-parallel direction.
3. Type of foundation: Piles.
4. Finished floor elevation: +22.83 feet (NAVD).
5. Elevation of first floor parking garage: +10.00 feet (NAVD).

Grill & Restaurant

1. Location relative to Control line: 329 feet seaward.
2. Overall exterior dimensions: 66 feet in the shore-normal direction by 59 feet in the shore-parallel direction.
3. Type of foundation: Piles.
4. Finished floor elevation: +8.0 feet (NAVD).

A Lazy River

1. Location relative to control line: 355 feet seaward.
2. Exterior dimensions: 174 feet in the shore-normal direction, including the spa, by 166 feet in the shore-parallel direction.
3. Type of foundation: Compacted soil.
4. Deck elevation of lazy river: +8.0 feet (NAVD).
5. Bottom elevation of lazy river: Approximately +1.0 feet (NAVD).
6. Maximum depth of lazy river: Approximately 4.0 feet.



PERMITTEE: Unicorp National Developments, Inc.
PERMIT NUMBER: ST002303
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7. Height of pool deck above existing grade: Approximately 3 feet.

Salt Water Lagoon

1. Location relative to control line: 242 feet seaward.
2. Exterior dimensions: 263 feet in the shore-normal direction by 100 feet in the shore-parallel direction.
3. Type of foundation: Compacted soil.
4. Deck elevation of lagoon: +10.0 feet (NAVD).
5. Bottom elevation of lagoon: Approximately +5.3 feet (NAVD).
6. Maximum depth of lagoon: Approximately 4.0 feet.
7. Height of lagoon deck above existing grade: Varies from approximately 4 feet to 5 feet.

Main Pool

1. Location relative to control line: 169 feet seaward.
2. Exterior dimensions:
Pool: 75 feet in the shore-normal direction by 129 feet in the shore-parallel direction.
Spa: Approximately 23 feet in the shore-normal direction by 17 feet in the shore-parallel direction.
3. Type of foundation: Compacted soil.
4. Deck elevation of pool: +10.0 feet (NAVD).
5. Bottom elevation of pool: Approximately +5.3 feet (NAVD).
6. Maximum depth of pool: Approximately 4.0 feet.
7. Height of pool deck above existing grade: Varies from approximately 4 feet to 5 feet.

Swimming Pool and Triangular Shape Spa, Southwest of the Lazy River

1. Location relative to control line: 367 feet seaward.
2. Exterior dimensions:
Pool: Approximately 31 feet in the shore-normal direction by 55 feet in the shore-parallel direction.



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Spa: Approximately 16 feet in the shore-normal direction by 17 feet in the shore-parallel direction.

3. Type of foundation: Compacted soil.
4. Deck elevation of pool: +8.0 feet (NAVD).
5. Bottom elevation of pool: Approximately +5.25 feet (NAVD).
6. Maximum depth of pool: Approximately 4.0 feet.
7. Height of pool deck above existing grade: Varies from approximately 2 feet to 3 feet.

Swimming Pool and Spa Seaward of the Northern Most Tower

1. Location relative to control line: 337 feet seaward.
2. Exterior dimensions:
Pool: Approximately 32 feet in the shore-normal direction by 73 feet in the shore-parallel direction.
Spa: Approximately 12 feet in the shore-normal direction by 15 feet in the shore-parallel direction.
3. Type of foundation: Compacted soil.
4. Deck elevation of pool: +8.0 feet (NAVD).
5. Bottom elevation of pool: Approximately +3.2 feet (NAVD).
6. Maximum depth of pool: Approximately 4 feet.
7. Height of pool deck above existing grade: Varies from approximately 1.5 feet to 3 feet.

Tiki Bar (Monkey Bar)

1. Location relative to Control line: Approximately 392 feet seaward.
2. Overall exterior dimensions: 16 feet in the shore-normal direction by 17 feet in the shore-parallel direction.
3. Type of foundation: Posts.

Excavation/Fill

1. Total volume of excavation: Approximately 5,409 cubic yards. Volume of net excavation: None; excavated material to be placed as fill on the project site.



PERMITTEE: Unicorp National Developments, Inc.
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2. Location of excavation: From approximately 0 feet to 257 feet seaward of the control line.
3. Maximum depth of excavation: To elevation approximately +2.00 feet (NAVD); 6 feet below existing grade.
4. Volume of fill to be placed: Approximately 35,620 cubic yards.
5. Location of fill to be placed: From 0 feet to 363 feet seaward of the control line.

Other Structures and Activities/Minor Structures and Activities

1. Stormwater drainage system consisting of both, PVC and RCP pipes, including concrete manholes, are to be installed and directed to discharge into proposed underground stormwater chambers and stormwater vault.
2. An approximately 5 feet wide by 715 feet on the north and 605 feet on the south, underground stormwater chamber is to be constructed along the north and south property lines, respectively. The proposed chambers are to extend approximately 275 feet and 356 feet seaward of the control line, north and south, respectively.
3. An approximately 18 feet wide, emergency fire lane pervious pavement access is to be constructed on the outer perimeter of the entire project as depicted on the approved plans and utility vehicles turns are depicted south of residential buildings 2 and 3 as depicted on the approved plans.
4. A cabana is to be constructed north and east of the pool located southwest of the lazy river.
5. Three cabanas are to be constructed landward of the grill/restaurant, four cabanas are to be constructed within the lazy river configuration area and five cabanas are proposed on the main swimming pool deck.
6. Two fire pits are to be constructed landward of the fire emergency access.
7. Paver walkways are to be constructed landward of the fire emergency access, north and south of the lazy river and saltwater lagoon.
8. An event lawn is to be constructed north of the hotel tower.
9. A temporary and permanent plant irrigation system is to be constructed as depicted on the approved plans.
10. Landscaping and planting as depicted on the drawings. **See Special Permit Condition 3.**
11. Exterior lighting. **See Special Permit Condition 6-13.**



SPECIAL PERMIT CONDITIONS:

1. Prior to commencement of construction activity authorized by this permit, a preconstruction conference shall be held at the site among the contractor, the owner or authorized agent, and a staff representative of the Department to establish an understanding among the parties as to the items specified in the special and general conditions of the permit. The proposed locations of the structures shall be staked out for the conference. **Shannon Kennedy at (813)-957-7381 to schedule a conference.**
2. Prior to commencement of construction activity authorized by this permit, a temporary construction fence shall be erected along the perimeter of the permitted activity. The fence shall remain in place until the construction authorized by this permit is complete.
3. Prior to completion of construction activities authorized by this permit, the permittee shall plant a mix of a minimum of three native salt-tolerant species to restore the frontal dune and any disturbed natural area seaward of the authorized structures. Dune restoration plantings shall consist of salt-tolerant species indigenous to the native plant communities existing on or near the site or with other native species approved by the Department. Sod composed of non-native grasses is not authorized seaward of a major structure or decks. Plantings in other areas of the project site shall not include invasive nuisance plant species such as listed in the Florida Exotic Pest Plant Council's List of Category I and II Invasive Species.
 - 3.1. Permittee shall plant a mix of a minimum of three different species of native tolerant vegetation, including sea oats and railroad vine. Dune restoration plants shall be spaced throughout the designated area in staggered rows a maximum distance of 18 inches apart. Grass planting units shall be installed a minimum of 6 inches deep. The permittee shall fertilize, and water-in the planting units at the time of installation and irrigate and fertilize only as necessary until the plants are established and meet the survival criteria below.
 - 3.2. Within 180 days of installation, a minimum 80 percent overall survival rate of the planting units will be established and 80 percent of the planted area covered with the selected species. The permittee shall replant all deficient areas and maintain the plantings until the above success criterion are met. Irrigation systems and other structures placed during plant installation shall be removed only after approval of planting success by the Department and within thirty days from the submittal for final project certification.
 - 3.3. The dune restoration area shall be protected from foot traffic or other encroachments. Signs, rope and bollard barriers, or sand fencing will be constructed as approved by the Department field representative to prevent trampling of vegetation and erosion of the dune feature.



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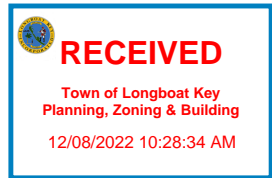
- 3.4. Prior to submitting the final certification, the permittee shall submit an as-built plan prepared and certified by a licensed landscape architect, engineer or professional with equivalent experience, showing that dune enhancement has been completed in full accordance with the special permit conditions and the approved planting plan

4. All excavated material shall be maintained on site seaward of the coastal construction control line, and all fill material shall be obtained from a source landward of the control line and shall be consistent with the criteria specified in Rule 62B-33.005(7), Florida Administrative Code, and shall consist of sand which is similar to that already on the site in both grain size and coloration. This fill material shall be free of construction debris, rocks, or other foreign matter. A sample of the sand shall be provided to the staff representative of the Department during the preconstruction conference.
 - 4.1 The permittee shall place clean, beach compatible sand to create a stable berm seaward of the major structure and continuous with the natural dune features in the area. The seaward toe of the fill is to be located so as not to interact with high frequency storm events. Side slopes match the slope of natural dunes in the area or are equal or less than the angle of repose for the proposed fill material (approximately 32 degrees) and in no case shall exceed a 3:1 horizontal run to vertical rise ratio. The berm crest elevation of is to be set at the crest elevation of natural dunes in the area.

5. No construction, transportation or storage of equipment or materials is authorized in the marine turtle nesting habitat seaward of the frontal dune crest during the May 1 through October 31 sea turtle nesting season.

6. A preconstruction conference shall be held prior to the electrical rough-in for installation of exterior lights, and include the electrician or electrical contractor, the owner or authorized agent and staff representatives of the Department and the FWC. The permit holder shall contact the FWC at MarineTurtle@MyFWC.com for scheduling the conference, providing at least five (5) business days advance notice prior to the conference. A copy of the permitted exterior lighting plan shall be made available on site for the meeting and shall remain on site for consultation during the electrical installation. Requests to modify the permitted exterior lighting plan will not be approved during or after the preconstruction meeting except as specified in the special conditions of this permit. If FWC staff are unable to attend in person, provisions shall be made for FWC staff to attend by phone. If the electrician or electrical contractor responsible for the installation of exterior lights is not available for the initial preconstruction conference, a construction conference shall be held at the site among the parties identified above prior to commencement of construction for any exterior lighting authorized by this permit.

7. All permanent exterior lighting shall be installed and maintained as depicted on the approved lighting drawings, tables and cut sheets stamped by FWC staff, signed and dated **02/04/2022**. No substitutions or alterations to the approved lighting plan are allowed. Additional exterior lighting (permanent or temporary, including, but not limited



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to, construction, special event lighting, etc.) is prohibited on any structure or in the landscape in the project area unless otherwise authorized in an approved lighting plan. If during construction, an approved fixture or lamp needs to be changed to a different type, manufacturer or catalog number for any reason, or if the location of any approved fixture needs to be changed, it shall be submitted for review and approval by the Department and the FWC prior to installation. There may be a decrease in the wattage of an approved lamp and/or a decrease in the total number of each approved fixture without submitting a modified lighting plan for review and approval.

- 7.1 No in-water lighting or lighting for the ground level beach grill is authorized. All future proposed lighting must be submitted for review and approval by the Department and the FWC prior to installation and must be long wavelength only.
8. The permit holder shall arrange for a site inspection by the FWC representative(s) within thirty (30) days of the completion of all construction activities, including the installation of all exterior lights, by sending notification to MarineTurtle@MyFWC.com. The permit holder agrees to allow access to the site for the FWC representatives to conduct day or nighttime exterior light site inspections upon 48-hour notice of the intent to inspect. If any of the lights become visible from the beach at any time during the duration of this permit, they may be required to be modified.
9. To specify project related requirements associated with General Condition 1(m) of [62B-33.0155, F.A.C.](#), no operation, transportation, storage of equipment or materials or temporary lighting of the construction area is authorized during May 1 through October 31 on any part of the sandy beach or on or seaward of the frontal dune.
10. In addition to General Condition 1(n) of [62B-33.0155, F.A.C.](#), which requires the use of tinted glass or window film with a maximum transmittance value of 45% or less for all glass windows and doors visible from the beach, glass walls seaward and lateral sides of the structure must be included. It should be noted that darker tints that restrict light transmittance up to 15% are preferred to reduce adverse impacts to marine turtles.
11. The final certification report (DEP Form No. 73-115B) shall include a statement from the project engineer, architect, or lighting designer that all permanent exterior lighting has been installed as depicted on stamped, approved lighting schematic and cut sheets approved by FWC staff on **02/04/2022**. A copy of the report on this form that is submitted to the Department shall also be submitted to the FWC by email to MarineTurtle@MyFWC.com.
12. The final certification report (DEP Form No. 73-115B) shall include a statement from the project engineer, architect, or lighting designer that all permanent exterior lighting has been installed as depicted on stamped, approved lighting schematic and cut sheets approved by FWC staff on **01/24/2022**. A copy of the report on this form that is submitted to the Department shall also be submitted to the FWC by email to MarineTurtle@MyFWC.com.



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13. Permittee shall submit compliance reports as specified in Special and General Permit Conditions of this permit. General Permit Conditions 1(q) and 1(r) pertain to written reports which must be submitted to the Department of Environmental Protection at specified times. The forms for the reports: 1(q) Foundation Location Certification (DEP Form 73-114B) and 1(r) Final Certification (DEP Form 73-115B) are available at the website: <http://www.dep.state.fl.us/beaches/forms.htm#CCCL>. Each form may be submitted electronically.

GENERAL PERMIT CONDITIONS:

(1) The following general permit conditions shall apply, unless waived by the Department or modified by the permit:

(a) The permittee shall carry out the construction or activity for which the permit was granted in accordance with the plans and specifications that were approved by the Department as part of the permit. Deviations therefrom, without written approval from the Department, shall be grounds for suspension of the work and revocation of the permit pursuant to section 120.60(7), F.S., and shall result in assessment of civil fines or issuance of an order to alter or remove the unauthorized work, or both. No other construction or activities shall be conducted. No modifications to project size, location, or structural design are authorized without prior written approval from the Department. A copy of the notice to proceed shall be conspicuously displayed at the project site. Approved plans shall be made available for inspection by a Department representative.

(b) The permittee shall conduct the construction or activity authorized under the permit using extreme care to prevent any adverse impacts to the beach and dune system, marine turtles, their nests and habitat, or adjacent property and structures.

(c) The permittee shall allow any duly identified and authorized member of the Department to enter upon the premises associated with the project authorized by the permit for the purpose of ascertaining compliance with the terms of the permit and with the rules of the Department until all construction or activities authorized or required in the permit have been completed and all project performance reports, certifications, or other documents are received by the Department and determined to be consistent with the permit and approved plans.

(d) The permittee shall hold and save the State of Florida, the Department, and its officers and employees harmless from any damage, no matter how occasioned and no matter what the amount, to persons or property that might result from the construction or activity authorized under the permit and from any and all claims and judgments resulting from such damage.

(e) The permittee shall allow the Department to use all records, notes, monitoring data, and other information relating to construction or any activity under the permit, which are submitted, for any purpose necessary except where such use is otherwise specifically forbidden by law.

(f) Construction traffic shall not occur and building materials shall not be stored on vegetated areas seaward of the control line unless specifically authorized by the permit. If the Department determines that this requirement is not being met, positive control measures, such as temporary fencing, designated access roads, adjustment of construction sequence, or other requirements, shall be provided by the permittee at the direction of the Department. Temporary construction fencing shall not be sited within marine turtle nesting habitats.

(g) The permittee shall not disturb existing beach and dune topography and vegetation except as expressly authorized in the permit. Before the project is considered complete, any disturbed



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topography or vegetation shall be restored as prescribed in the permit with suitable fill material or revegetated with appropriate beach and dune vegetation. When required for mitigation, dune vegetation will be considered successfully established if within 180 days of planting, a minimum of 80 percent of the planting units survive, a minimum of 80 percent of the planted area is covered with native species and the vegetation is continuous without gaps along the shoreline.

(h) All fill material placed seaward of the CCCL shall meet the requirements of subsection 62B-33.005(7), F.A.C. All such fill material shall be free of construction debris, rocks, clay, or other foreign matter; and shall be obtained from a source landward of the CCCL.

(i) If surplus sand fill results from any approved excavation seaward of the control line, such material shall be distributed seaward of the control line on the site, as directed by the Department, unless otherwise specifically authorized by the permit. Sand fill placed seaward of the frontal dune, bluff or coastal armoring in marine turtle nesting habitat shall be configured such that it does not interfere with marine turtle nesting.

(j) Any native salt-tolerant vegetation destroyed during construction shall be replaced with plants of the same species or, by authorization of the Department, with other native salt-tolerant vegetation suitable for beach and dune stabilization. Unless otherwise specifically authorized by the Department, all plants installed in beach and coastal areas – whether to replace vegetation displaced, damaged, or destroyed during construction or otherwise – shall be of species indigenous to Florida beaches and dunes, such as sea oats, sea grape, saw palmetto, panic grass, saltmeadow hay cordgrass, seashore saltgrass, and railroad vine, and grown from stock indigenous to the region in which the project is located.

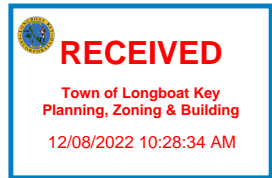
(k) All topographic restoration and revegetation work is subject to approval by the Department, and the status of restoration shall be reported as part of the final certification of the actual work performed.

(l) If not specifically authorized elsewhere in the permit, no operation, transportation, or storage of equipment or materials is authorized seaward of the dune crest or rigid coastal structure during the marine turtle nesting season. The marine turtle nesting season is May 1 through October 31 in all counties except Brevard, Indian River, St. Lucie, Martin, Palm Beach, and Broward counties where leatherback turtle nesting occurs during the period of March 1 through October 31.

(m) If not specifically authorized elsewhere in the permit, no temporary lighting of the construction area is authorized at any time during the marine turtle nesting season and no additional permanent exterior lighting is authorized.

(n) All non-opaque walls, balcony railings, deck railings, windows and doors visible from any point on the beach must be tinted to a transmittance value (light transmission from inside to outside) of 45 percent or less through the use of tinted glass or window film.

(o) The permit has been issued to a specified property owner and is not valid for any other person unless formally transferred. An applicant requesting transfer of the permit shall sign the permit transfer agreement form, agreeing to comply with all terms and conditions of the permit, and return it to the Department. The transfer request shall be provided on the form entitled “Permit Transfer Agreement” – DEP Form 73-103 (Revised 1/04), which is hereby adopted and incorporated by reference. No work shall proceed under the permit until the new owner has received a copy of the transfer agreement approved by the Department. A copy of the transfer agreement shall be displayed on the construction site along with the permit. An expired permit shall not be transferred. Copies of the “Permit Transfer Agreement” form are available at the following website: <https://floridadep.gov/water/coastal-construction-control-line/content/coastal->



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construction-control-line-cccl-forms.

(p) The permittee shall immediately inform the Department of any change of mailing address of the permittee and any authorized agent until all requirements of the permit are met.

(q) For permits involving habitable major structures, all construction on the permitted structure shall stop when the foundation pilings have been installed. At that time the foundation location form shall be submitted to and accepted by the Department prior to proceeding with further vertical construction above the foundation. The form shall be signed by a professional surveyor, licensed pursuant to chapter 472, F.S., and shall be based upon such surveys performed in accordance with chapter 472, F.S., as are necessary to determine the actual configuration and dimensioned relationship of the installed pilings to the control line. The information shall be provided to the Department using the form entitled "Foundation Location Certification" – DEP Form 73-114B (Revised 9/05), which is hereby adopted and incorporated by reference. Phasing of foundation certifications is acceptable. The Department shall notify the permittee of approval or rejection of the form within seven (7) working days after staff receipt of the form. All survey information upon which the form is based shall be made available to the Department upon request. Permits for repairs or additions to existing structures with nonconforming foundations are exempt from this condition.

(r) For permits involving major structures and exterior lighting on major structures, the permittee shall provide the Department with a report by a registered professional within 30 days following completion of the work. For permits involving armoring or other rigid coastal structures, the permittee shall provide the Department with a report by an engineer licensed in the State of Florida within 30 days following completion of the work. The report shall state that all locations specified by the permit have been verified and that other construction and activities authorized by the permit, including exterior lighting, have been performed in compliance with the plans and project description approved as a part of the permit and all conditions of the permit; or shall describe any deviations from the approved plans, project description, or permit conditions, and any work not performed. Such report shall not relieve the permittee of the provisions of paragraph 62B-33.0155(1)(a), F.A.C. If none of the permitted work is performed, the permittee shall inform the Department in writing no later than 30 days following expiration of the permit. The report shall be provided on the form entitled "Final Certification" DEP Form 73-115B (Revised 9/05), which is hereby adopted and incorporated by reference. Copies of the "Final Certification" form are available at the following website: <https://floridadep.gov/water/coastal-construction-control-line/content/coastal-construction-control-line-cccl-forms>.

(s) Authorization for construction of armoring or other rigid coastal structures is based on an engineering review and assessment of the design and anticipated performance and impact of the structure as a complete unit. Construction of any less than the complete structure as approved by the Department is not authorized and shall result in the assessment of an administrative fine and the issuance of an order to remove the partially constructed structure. Modifications to the project size, location, or structural design shall be authorized by the Department in accordance with rule 62B-33.013, F.A.C.

(2) The permittee shall not commence any excavation, construction, or other physical activity on or encroaching on the sovereignty land of Florida seaward of the mean high water line or, if established, the erosion control line until the permittee has received from the Board of Trustees of the Internal Improvement Trust Fund the required lease, license, easement, or other form of consent authorizing the proposed use.



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(3) The permittee shall obtain any applicable licenses or permits required by Federal, state, county, or municipal law.

(4) This permit does not authorize trespass onto other property.

(5) In the event of a conflict between a general permit condition and a special permit condition, the special permit condition shall prevail.

(6) Copies of any forms referenced above can be obtained by contacting the Department of Environmental Protection, 2600 Blair Stone Road, MS 3522, Tallahassee, Florida 32399-2400, at <https://floridadep.gov/water/coastal-construction-control-line/content/coastal-construction-control-line-cccl-forms> or by telephoning (850)245-8336.

CAVEAT:

Due to potential adverse impacts to the beach and dune system that may result from additional development on the property, the shore-parallel and seaward extent of the permitted structures shall not be increased, nor will any additional major structures be permitted which would exceed the limits established by the permitted construction seaward of the coastal construction control line.

Approved plans are incorporated into this permit by reference.

NOTICE OF RIGHTS

This action is final and effective on the date filed with the Clerk of the Department unless a petition for an administrative hearing is timely filed under Sections 120.569 and 120.57, F.S., before the deadline for filing a petition. On the filing of a timely and sufficient petition, this action will not be final and effective until further order of the Department. Because the administrative hearing process is designed to formulate final agency action, the hearing process may result in a modification of the agency action or even denial of the application.

Petition for Administrative Hearing

A person whose substantial interests are affected by the Department's action may petition for an administrative proceeding (hearing) under Sections 120.569 and 120.57, F.S. Pursuant to Rules 28-106.201 and 28-106.301, F.A.C., a petition for an administrative hearing must contain the following information:

- (a) The name and address of each agency affected and each agency's file or identification number, if known;
- (b) The name, address, and telephone number of the petitioner; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests are or will be affected by the agency determination;
- (c) A statement of when and how the petitioner received notice of the agency decision;
- (d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate;



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- (e) A concise statement of the ultimate facts alleged, including the specific facts that the petitioner contends warrant reversal or modification of the agency's proposed action;
- (f) A statement of the specific rules or statutes that the petitioner contends require reversal or modification of the agency's proposed action, including an explanation of how the alleged facts relate to the specific rules or statutes; and
- (g) A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wishes the agency to take with respect to the agency's proposed action.

The petition must be filed (received by the Clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@dep.state.fl.us. Also, a copy of the petition shall be mailed to the applicant at the address indicated above at the time of filing.

Time Period for Filing a Petition

In accordance with Rule 62-110.106(3), F.A.C., petitions for an administrative hearing by the applicant and persons entitled to written notice under Section 120.60(3), F.S., must be filed within 21 days of receipt of this written notice. Petitions filed by any persons other than the applicant, and other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 21 days of publication of the notice or within 21 days of receipt of the written notice, whichever occurs first. The failure to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C.

Extension of Time

Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@dep.state.fl.us, before the deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

Mediation

Mediation is not available in this proceeding.

Judicial Review

Once this decision becomes final, any party to this action has the right to seek judicial review pursuant to Section 120.68, F.S., by filing a Notice of Appeal pursuant to Florida Rules of Appellate Procedure 9.110 and 9.190 with the Clerk of the Department in the Office of General Counsel (Station #35, 3900 Commonwealth Boulevard, Tallahassee, Florida 32399-3000) and by



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filing a copy of the Notice of Appeal accompanied by the applicable filing fees with the appropriate district court of appeal. The notice must be filed within 30 days from the date this action is filed with the Clerk of the Department.

EXECUTION AND CLERKING

Executed in Tallahassee, Florida.

STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

Doug W. Aarons, P.E., Program Administrator
Coastal Construction Control Line Program

Attachment(s): Approved plans.

CERTIFICATE OF SERVICE

The undersigned duly designated deputy clerk hereby certifies that this document and all attachments were sent on the filing date below to the following listed persons:

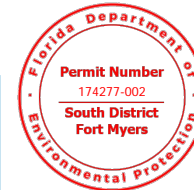
- Oenbrink, Shelby (Moran), Agent, Shelby.Oenbrink@kimley-horn.com
- Unicorp National Developments, Inc., Property Owner, Chuck@Unicorp.com
- Stan Dinwoodie, Building Official, sdinwoodie@longboatkey.org
- Shannon Kennedy, Field Inspector, Shannon.Kennedy@FloridaDEP.gov
- Rachael (Stevenson) Anderson, FWC, Rachael.Stevenson@MyFWC.com
- Maika Arnold, Town of Longboat Key, marnold@longboatkey.org

FILING AND ACKNOWLEDGMENT

FILED, on this date, pursuant to Section 120.52, F. S., with the designated Department Clerk, receipt of which is hereby acknowledged.

Juana Kojusner
Clerk

2/11/22
Date



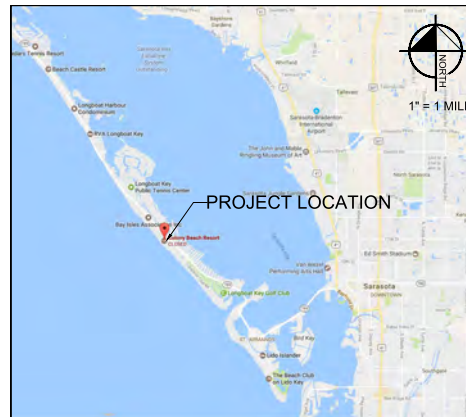
100% DESIGN DEVELOPMENT PLANS

FOR LONGBOAT KEY HOTEL AND RESIDENCES

LONGBOAT KEY, FLORIDA

1620 GULF OF MEXICO DRIVE
LONGBOAT KEY, FLORIDA 34228
TOWN OF LONGBOAT KEY, FLORIDA

JANUARY 2021



LOCATION MAP
N.T.S.

GENERAL CONSTRUCTION NOTES:

1. THERE SHALL BE NO CHANGE OR DEVIATION FROM THESE PLANS UNLESS PRIOR APPROVAL BY THE ENGINEER.
2. THE CONTRACTOR SHALL BE FAMILIAR WITH AND AT ALL TIMES SHALL OBSERVE AND COMPLY WITH ALL FEDERAL, STATE, AND LOCAL LAWS, ORDINANCES, RULES, REGULATIONS, AND DECISIONS IN ANY MANNER AFFECTING THE CONDUCT OF THE WORK.
3. BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY FIELD SURVEY PREPARED BY STRAYER SURVEYING AND MAPPING, INC. DATED 9/27/16 AND UPDATED ON 8/17/17. KIMLEY-HORN DOES NOT GUARANTEE THE INFORMATION PROVIDED BY THE SURVEYOR. ELEVATION DATA SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAD83) UNLESS OTHERWISE SPECIFIED AND BASED ON A N.G.S. BENCHMARK # 715, ELEVATION 7.74' (NAVD 1988).
4. ALL CLEARING AND GRUBBING DEBRIS TO BE BURNED OR REMOVED FROM SITE AND IS PART OF CLEARING AND GRUBBING ITEM.
5. IT IS THE INTENT OF THE OWNER THAT CERTAIN TREES BE DESIGNATED TO BE SAVED AND PROTECTED BY THE CONTRACTOR. IT IS ASSUMED THESE TREES ARE HEALTHY AND ARE EXPECTED TO BE PART OF THE LANDSCAPE DEVELOPMENT. THEREFORE, IF ANY TREES DAMAGED BY CONSTRUCTION OPERATION OR BY OTHER MEANS (EXCLUDING LIGHTNING, WINDSTORM AND OTHER ACTS OF GOD) PERISH WITHIN THE CONSTRUCTION PERIOD, IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE AND DISPOSE OF THEM AS PART THEIR CONTRACT. NO ADDITIONAL COMPENSATION WILL BE MADE BY THE OWNER FOR THE LABOR, MATERIAL OR MACHINERY REQUIRED TO REMOVE SAID TREES(S).
6. WHERE EXCAVATIONS ARE IN CLOSE PROXIMITY OF TREES, THE CONTRACTOR SHALL USE EXTREME CARE TO NOT DAMAGE THE ROOT SYSTEMS. NO EQUIPMENT, SUPPLIES OR VEHICLES SHALL BE STORED OR PARKED WITHIN THE DRP LINE OF THE TREES TO REMAIN AND PRESERVED. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INFORM ALL OF THEIR EMPLOYEES AND SUBCONTRACTORS OF THIS REQUIREMENT AND TO ENFORCE SAME.
7. LAY SOG AROUND ALL INLETS, MITERED ENDWALLS, HEADWALLS, SWALES, POND SLOPES, AND 2' WIDE STRIP ADJACENT TO ALL CURBING AND AS DIRECTED BY THE ENGINEER. ALL PROPOSED GROUND ELEVATIONS ARE FINISHED SOG ELEVATIONS. FINISHED EARTHWORK GRADINGS WILL BE 0.2 FEET BELOW ELEVATIONS SHOWN TO ALLOW FOR SOG THICKNESS. SOGGING INCLUDES MAINTAINING SLOPES AND SOG UNTIL COMPLETION AND ACCEPTANCE OF TOTAL PROJECT OR GROWTH IS ESTABLISHED WHICHEVER COMES LAST. ALL EROSION STABILIZATION AND MAINTAINING GRASSES IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL PROJECT IS COMPLETE AND ACCEPTED BY OWNER.
8. "CALL SUNSHINE" (811), FLORIDA POWER & LIGHT, COMCAST CABLE, SPRINT PHONE COMPANY, TECO GAS, VERIZON PHONE COMPANY, LONGBOAT KEY PUBLIC WORKS PRIOR TO CONSTRUCTION AND CONNECTION TO EXISTING UTILITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT EXISTING UTILITIES FROM DAMAGE.
9. ALL UTILITY LINES, STORM DRAIN LINES AND ACCESSORIES SUCH AS, BUT NOT LIMITED TO: MANHOLES, CLEANOUTS, SEWER AND WATER SERVICES, VALVES, THE HYDRANTS AND INLETS WILL BE CONSTRUCTED TO ALIGNMENT AND LOCATIONS SHOWN ON PLANS UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
10. CLEARING, GRUBBING, STRIPPING, AND COMPACTING WILL BE INSPECTED BY THE ENGINEER PRIOR TO FILLING.
11. PRIOR TO THE START OF CONSTRUCTION ACTIVITIES, PRESERVE AREAS WITHIN AND ADJOINING THE AREA OF CONSTRUCTION ACTIVITY SHALL BE PROTECTED BY ERECTION OF TREE PROTECTION BARRIERS AND/OR SILT BARRIERS. TREE PROTECTION SHALL MEET THE STANDARDS OF LONGBOAT KEY. SILT BARRIERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE BEST MANAGEMENT PRACTICE GUIDELINES AND THE BMP DETAILS SHOWN ON SHEETS B-1 AND B-2 OF THESE PLANS. THE ENGINEER WILL DETERMINE THE EXTENT AND TYPE OF PROTECTIVE MEASURES TO BE CONSTRUCTED FOR PROTECTION OF PRESERVE AREAS. ADDITIONAL BMP MEASURES MAY BE NECESSARY TO ENSURE THAT TURBID WATER IS NOT DISCHARGED FROM THE CONSTRUCTION SITE. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING COMPLIANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN, THE NPDES PERMIT AND THE ENVIRONMENTAL RESOURCE PERMIT. THE ENGINEER SHALL BE NOTIFIED WHEN PRESERVE AREA BARRIERS AND BARRIERS ARE IN PLACE.
12. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT THE RUNOFF OF ERODED SOIL MATERIAL FROM LEAVING THE CONSTRUCTION SITE AND BEING DEPOSITED OUTSIDE OF THE PERMITTED CONSTRUCTION AREA.
13. THE BEST MANAGEMENT PRACTICES (BMP) MANUAL SHALL GOVERN THE ASPECTS OF DEVELOPMENT ACTIVITY THROUGHOUT ALL THE PHASES OF THIS PROJECT.
14. ALL DETAILS AND SPECIFICATIONS SHALL ADHERE TO MANATEE COUNTY STANDARDS, LATEST REVISION.
15. ALL STREETS ARE TO BE PRIVATE (OWNED AND MAINTAINED BY PROPERTY OWNER) DESIGNED TO MANATEE COUNTY STANDARDS.
16. POTABLE WATER AND WASTEWATER UTILITIES SHALL BE CONSTRUCTED TO MANATEE COUNTY UTILITY STANDARDS AND ARE TO BE PRIVATELY OWNED AND MAINTAINED BEYOND THE POINTS OF CONNECTION.
17. A WATER WELL CONSTRUCTION PERMIT MUST BE OBTAINED PRIOR TO CONSTRUCTION OF ANY PROPOSED WELLS.
18. ABANDONED SEPTIC TANKS SHALL BE PUMPED OUT, BOTTOMS RUPTURED, AND FILLED WITH CLEAN SAND OR OTHER SUITABLE MATERIAL. A PERMIT IS REQUIRED FROM THE FLORIDA DEPARTMENT OF HEALTH UNLESS WORK IS APPROVED BY LONGBOAT KEY PUBLIC WORKS.
19. THE PROJECT WILL BE SERVED BY LONGBOAT KEY FOR POTABLE WATER AND WASTEWATER.
20. LONGBOAT KEY PUBLIC WORKS UTILITY STANDARDS ARE THE MINIMUM ALLOWABLE WATER AND/OR WASTEWATER CONSTRUCTION STANDARDS. WHERE ANY NOTE OR DETAIL ON THESE PLANS CONFLICT WITH THE LONGBOAT KEY PUBLIC WORKS UTILITY STANDARDS THE MORE STRINGENT INTERPRETATION, AS DETERMINED BY THE TOWN INFRASTRUCTURE INSPECTOR, SHALL BE APPLIED.
21. THE CONTRACTOR SHALL INSURE THAT ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. THE PROJECT WILL REQUIRE AT A MINIMUM THE FOLLOWING PERMITS RELATED TO SITE WORK: AN ENVIRONMENTAL RESOURCE PERMIT FROM DEEP, DRIVEWAY CONNECTION, DRAINAGE CONNECTION AND UTILITY PERMITS FROM DPW, WATER AND WASTEWATER CONSTRUCTION PERMITS FROM DEEP, AND COASTAL CONSTRUCTION CONTROL LINE PERMIT FOR CONSTRUCTION FROM THE BEACHES AND COASTAL SYSTEM PROGRAM OF DEEP.

DOT CONSTRUCTION NOTES:

1. AT LEAST 72 HOURS IN ADVANCE OF BEGINNING CONSTRUCTION OF THE PROJECT, THE CONTRACTOR SHALL CONTACT THE LOCAL FOOT MAINTENANCE ENGINEER'S OFFICE TO SECURE GENERAL USE PERMITS AND/OR OTHER PERMITS AS REQUIRED FOR WORK WITHIN THE DEPARTMENT'S RIGHT-OF-WAY.
2. THE PLANS FOR WORK WITHIN THE DEPARTMENT'S RIGHT-OF-WAY HAVE BEEN PREPARED IN ACCORDANCE WITH AND ARE GOVERNED BY THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (DATED 2017) AND DESIGN STANDARDS BOOKLET (DATED 2017). FOR DESIGN STANDARDS REVISIONS, CLICK ON "DESIGN STANDARDS" AT THE FOLLOWING WEBSITE: <http://www.fldot.gov/roadway/>.

GENERAL NOTE:

DRAWINGS ARE PRELIMINARY AND MAY BE SUBJECT TO REVISION AT THE TIME OF FINAL CONSTRUCTION PLAN AND BUILDING PERMIT SUBMITTAL BASED ON FINAL ENGINEERING AND DESIGN REQUIREMENTS FOR COMPLIANCE WITH THE FLORIDA BUILDING CODE, 6TH EDITION AND APPLICABLE REGULATIONS OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND FLORIDA DEPARTMENT OF TRANSPORTATION.

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I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE DESIGN OF THIS PROJECT, AS PREPARED UNDER MY PERSONAL DIRECTION AND CONTROL, COMPLIES WITH ALL APPLICABLE STANDARDS, INCLUDING THE "MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS" AS ADOPTED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION PURSUANT TO SUBSECTIONS 335.075(1) AND (4), FLORIDA STATUTES AND TOWN OF LONGBOAT KEY LAND DEVELOPMENT REGULATIONS.

BRITT L STEPHENS

BRITT L. STEPHENS, P.E.
F.L.A. REGISTERED ENGINEER
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FOR PERMIT REVIEW
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GENERAL NOTES

LONGBOAT KEY HOTEL
AND RESIDENCES
PREPARED FOR:
UNICORP ACQUISITIONS, LLC
FLORIDA

SHEET NUMBER
A-2

EROSION CONTROL NOTES

1. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AS REFERENCED BY THE CONTRACTOR SHALL INCLUDE THE ATTACHED EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN AND NARRATIVE ATTACHMENTS, THE SPECIFICATIONS OF SWPPP, PLUS THE PERMITS AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH THE PROJECTS OF THIS CONTRACT SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF FLORIDA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEMS (GENERAL PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMPs) THROUGHOUT THE WORK. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS NOT ADDITIONAL COST TO THE OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
4. BEST MANAGEMENT PRACTICES (BMPs) AND CONTROLS SHALL BE IMPLEMENTED TO PREVENT OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICES AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY'S OWNER.
5. EROSION CONTROL PLAN MUST CLEARLY DELINEATE ALL STATE WATERBODIES, PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERBODIES OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
6. THE CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
7. CONTRACTOR SHALL DEMOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL, OIL, CHEMICAL, SPILLS AND LEAKS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PERMIT ON SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
11. RUBBISH, TRASH, GARbage, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS WHICH SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
12. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THE PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.
13. STABILIZATION PRACTICES SHOULD BE INITIATED AS SOON AS PRACTICAL, BUT IN NO CASE MORE THAN 7 DAYS WHERE CONSTRUCTION HAS TEMPORARILY CEASED.
14. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDS NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRED IN THESE AREAS. REFER TO SECTION 981 OF THE STANDARD SPECIFICATIONS FOR SEEDING AND MAINTENANCE REQUIREMENTS.
15. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
16. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINAGE MUST BE REMOVED AS SOON AS POSSIBLE.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
18. ON-SITE OFF SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE EROSION CONTROL PLAN AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
19. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
20. DUE TO GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION.
21. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACK FILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

EROSION CONTROL MAINTENANCE

- ALL MEASURES STATED ON THE EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5" RAINFALL EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:
1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETRIORATION.
 2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED AND RESEEDS AS NEEDED. FOR MAINTENANCE REQUIREMENTS REFER TO SECTION 981 OF THE STANDARD SPECIFICATIONS.
 3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
 4. FROM THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD INTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
 5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
 6. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REACHED BY 55 CUBIC YARDS / ACRE.
 7. ALL MAINTENANCE OPERATIONS SHALL BE DONE IN A TIMELY MANNER BUT IN NO CASE LATER THAN 2 CALENDAR DAYS FOLLOWING THE INSPECTION.

CONTRACTOR TO MAINTAIN A RAIN GAUGE AT THE CONSTRUCTION SITE. THIS RAIN GAUGE IS TO BE MONITORED AFTER EACH RAIN EVENT TO DETERMINE DEPTH OF RAINFALL RECEIVED AT THE SITE. RAINFALL AMOUNT IS TO BE RECORDED AND RECORDS MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT AS PART OF THE SWPPP.

WATER AND SEWER UTILITY NOTES

1. THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES GRAVITY SEWER LINES AND DOMESTIC WATER AND FIRE PROTECTION SYSTEM AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY ANTICIPATED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
2. ALL EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS FOR UTILITY LOCATION AND COORDINATION IN ACCORDANCE WITH THE NOTES CONTAINED IN THE GENERAL CONSTRUCTION SECTION OF THIS SHEET.
3. THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.
4. DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED 75% OF THE MANUFACTURER'S RECOMMENDED MAXIMUM DEFLECTION. SECURELY CLOSE ALL OPEN ENDS OF PIPE AND FITTINGS WITH A WATERIGHT PLUG WHEN WORK IS NOT IN PROGRESS. THE INTERIOR OF ALL PIPES SHALL BE CLEAN AND JOINT SURFACES WIPED CLEAN AND DRY AFTER THE PIPE HAS BEEN LOWERED INTO THE TRENCH. VALVES SHALL BE PLUMED AND LOCATED ACCORDING TO THE PLANS.
5. ALL PHASES OF INSTALLATION, INCLUDING UNLOADING, TRENCHING, LAYING AND BACK FILLING, SHALL BE DONE IN A FIRST CLASS WORKMANLIKE MANNER. ALL PIPE AND FITTINGS SHALL BE CAREFULLY STORED FOLLOWING MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO PROTECT THE COATING OR LINING IN ANY DI. PIPE FITTINGS. ANY PIPE OR FITTING WHICH IS DAMAGED OR WHICH HAS FLAWS OR IMPERFECTIONS, WHICH IN THE OPINION OF THE ENGINEER OR OWNER, BEING SUITABLE FOR USE, SHALL NOT BE USED. ANY PIPE NOT SATISFACTORY FOR USE SHALL BE CLEARLY MARKED AND IMMEDIATELY REMOVED FROM THE JOB SITE, AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
6. WATER FOR FIRE FIGHTING SHALL BE AVAILABLE FOR USE PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.
7. ALL UTILITY AND STORM DRAIN TRENCHES LOCATED UNDER AREAS TO RECEIVE PAVING SHALL BE COMPLETELY BACK FILLED IN ACCORDANCE WITH THE GOVERNING JURISDICTIONAL AGENCY'S SPECIFICATIONS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
8. UNDERGROUND LINES SHALL BE SURVEYED BY A STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR PRIOR TO BACK FILLING.
9. CONTRACTOR SHALL PERFORM AT THEIR OWN EXPENSE, ANY AND ALL TESTS REQUIRED BY THE SPECIFICATIONS AND/OR ANY AGENCY HAVING JURISDICTION. THESE TESTS SHALL INCLUDE, BUT NOT BE LIMITED TO, PIPELINE AND EXFILTRATION, TELEVISION INSPECTION AND A MANHOLE TEST ON GRAVITY SEWER. A COPY OF THE TEST RESULTS SHALL BE PROVIDED TO THE UTILITY PROVIDER, OWNER AND JURISDICTIONAL AGENCY AS REQUIRED.
10. UTILITIES OPERATIONS PERSONNEL AND THE TOWNS UTILITIES INSPECTOR SHALL BE NOTIFIED 48 HOURS (2 BUSINESS DAYS) PRIOR TO COMMENCEMENT OF WORK.
11. THE FIRE DEPARTMENT AND THE TOWN UTILITY DEPARTMENT MUST BE CONTACTED PRIOR TO ANY FLOW TESTING. THE HYDRANTS SHALL BE PAINTED AND COLOR CODED WITH QUALITY PAINT WITH A SUN BURNER AND BLUE REFLECTIVE MARKERS IN PLACE PRIOR TO FINAL CONSTRUCTION SIGNOFF PER A-291.
12. A SIGN IDENTIFYING THE ADDRESS SERVED BY THE FIRE DEPARTMENT CONNECTION SHALL BE MOUNTED TO THE FDC OR ITS RISER WITH A CORROSION-RESISTANT BRACKET. THE SIGN SHALL BE 7" BY 10", WITH A REFLECTIVE WHITE BACKGROUND AND RED LETTERS "FDC" MINIMUM OF 2" TALL WITH A 3/4" STROKE. THE ADDRESS SHALL BE LETTERS A MINIMUM OF 1 1/2" TALL WITH A 3/8" STROKE.
13. FIRE LINE UNDERGROUND PIPING FOR A FIRE PROTECTION SYSTEM, INCLUDING THE BACKFLOW PREVENTER, SHALL BE INSTALLED BY A CONTRACTOR 1, 11, OR V PER CHAPTER 633.102 FLORIDA STATUTES.
14. CONNECTION TO EXISTING UTILITIES ARE TO BE COORDINATED WITH THE TOWNS RECEIVING WATER BODY EXISTS DUE TO THE PROPOSED WORK. TURBIDITY BARRIERS MUST BE MAINTAINED IN EFFECTIVE CONDITION AT ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND DISTURBED SOIL AREAS ARE STABILIZED. THEREAFTER, THE CONTRACTOR MUST REMOVE THE BARRIERS. AT NO TIME SHALL THERE BE ANY OFF-SITE DISCHARGE WHICH VIOLATES THE WATER QUALITY STANDARDS IN CHAPTER 17-302, FLORIDA ADMINISTRATIVE CODE.
15. CONNECTION TO EXISTING UTILITIES ARE TO BE COORDINATED WITH THE TOWNS RECEIVING WATER BODY EXISTS DUE TO THE PROPOSED WORK. TURBIDITY BARRIERS MUST BE MAINTAINED IN EFFECTIVE CONDITION AT ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND DISTURBED SOIL AREAS ARE STABILIZED. THEREAFTER, THE CONTRACTOR MUST REMOVE THE BARRIERS. AT NO TIME SHALL THERE BE ANY OFF-SITE DISCHARGE WHICH VIOLATES THE WATER QUALITY STANDARDS IN CHAPTER 17-302, FLORIDA ADMINISTRATIVE CODE.
16. THE CONTRACTOR SHALL TAKE ALL REQUIRED MEASURES TO CONTROL TURBIDITY, INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF TURBIDITY BARRIERS AT ALL LOCATIONS WHERE THE POSSIBILITY OF TRANSFERRING SUSPENDED SOLIDS INTO THE RECEIVING WATER BODY EXISTS DUE TO THE PROPOSED WORK. TURBIDITY BARRIERS MUST BE MAINTAINED IN EFFECTIVE CONDITION AT ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND DISTURBED SOIL AREAS ARE STABILIZED. THEREAFTER, THE CONTRACTOR MUST REMOVE THE BARRIERS. AT NO TIME SHALL THERE BE ANY OFF-SITE DISCHARGE WHICH VIOLATES THE WATER QUALITY STANDARDS IN CHAPTER 17-302, FLORIDA ADMINISTRATIVE CODE.
17. SOIL WHERE CALLED FOR, MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.
18. THE CONTRACTOR MUST REVIEW AND MAINTAIN A COPY OF THE ENVIRONMENTAL RESOURCE PERMIT COMPLETE WITH ALL CONDITIONS, ATTACHMENTS, EXHIBITS, AND PERMIT MODIFICATIONS IN GOOD CONDITION AT THE CONSTRUCTION SITE. THE COMPLETE PERMIT MUST BE AVAILABLE FOR REVIEW UPON REQUEST BY WATER MANAGEMENT DISTRICT REPRESENTATIVES.
19. THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
20. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER MANUFACTURER'S RECOMMENDATIONS.
21. ROADWAY AND DRAINAGE STRUCTURES CONCRETE SHALL MEET FDOT STANDARD SPECIFICATIONS SECTION 346 AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS.
22. ALL DRAINAGE PIPE JOINTS SHALL BE WRAPPED PER FOOT INDEX #280.

GENERAL POLLUTION PREVENTION NOTES

1. NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) COVERAGE UNDER THE STATE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES (AREA CONSTRUCTION GENERIC PERMIT, OR CGP) IS REQUIRED FOR PROJECTS THAT CONTRIBUTE STORMWATER DISCHARGES TO SURFACE WATERS OF THE STATE (OR INTO A MUNICIPAL SEPARATE STORM SEWER SYSTEM - MS4), AND THAT DISTURB MORE THAN ONE ACRE OF LAND, OR LESS THAN ONE ACRE OF LAND IF PART OF A LARGER COMMON PLAN OF DEVELOPMENT.
2. DEWATERING OPERATIONS THAT DISCHARGE OFFSITE, OR TO ONSITE SURFACE WATERS OF THE STATE, MAY BE COVERED UNDER THE CGP IF THE GROUNDWATER IS UNCONTAMINATED AS OUTLINED IN PART 3.4 OF THE GENERIC PERMIT. A SEPARATE PERMIT MAY BE REQUIRED FOR DISCHARGES FROM CONTAMINATED SITES.
- APPLICANTS ARE URGED TO CONTACT THE SOUTH DISTRICT OF DEP AT (239) 344-5600 FOR PERMITTING INFORMATION RELATING TO A SPECIFIC PROJECT.
- GROUND WATER SAMPLING RESULTS MUST BE SUBMITTED TO THE TOWN PRIOR TO THE COMMENCEMENT OF DEWATERING PURSUANT TO SEC. 34-105(B) OF THE WATER POLLUTION CONTROL CODE.
3. ACCOMMODATIONS MUST BE MADE FOR THE PROPER HANDLING AND DISPOSAL OF WASTE MATERIALS AND WASTEWATER. WASTEWATER DISCHARGES SHALL BE CONSISTENT WITH THE AIR AND WATER QUALITY CONTROL STANDARDS AND HEALTH SERVICES REGULATIONS. SEPARATE AGENCY PERMITTING (I.E. DEP) MAY BE REQUIRED. THE PLANS SHOULD SHOW THE LOCATION OF ALL EQUIPMENT, STORAGE COPIES OF SOURCES OF POLLUTION SUCH AS EQUIPMENT AND VEHICLE WASH RACKS OR WASH AREAS, WASTE HANDLING FACILITIES, CHEMICAL, EQUIPMENT, AND MATERIAL STORAGE AREAS, FOOD SERVICE ESTABLISHMENTS, AND DEDICATED CAR WASH AREAS THAT ARE CONNECTED TO THE SANITARY SEWER.
4. PLEASE DISCLOSE ANY KNOWN POLLUTION-RELATED ENVIRONMENTAL CONCERNS TO THE OWNER AND ENGINEER OR RECORD WITHIN 24 HOURS OF DISCOVERY. PROVIDE COPIES OF ANY ENVIRONMENTAL SITE ASSESSMENT REPORTS, PROVIDE COPIES OF AGENCY CORRESPONDENCE RELATIVE TO COMPLETED REMEDIATION ACTIVITIES.
5. THE CONSTRUCTION PLANS MUST INCLUDE AN EROSION AND SEDIMENT CONTROL PLAN SHOWING THE LOCATION OF, AND DETAILS OF, ALL EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPs), ESPECIALLY PERIMETER CONTROL. STABILIZATION OF SITE INGRESS/EGRESS POINTS (SOIL TRACKING PREVENTION MEASURES - TYPICALLY TRENCH OR EQUIVALENT), INLET PROTECTION, OUTLET STABILIZATION, AND PROTECTION OF RECEIVING WATERS AND STORMWATER CONVEYANCES. A DEWATERING PLAN IS REQUIRED IF DEWATERING DISCHARGES ARE TO BE DIRECTED OFF SITE, OR TO ONSITE WETLANDS OR SURFACE WATERS. THE PLAN MUST INCLUDE A DETAIL OF SEDIMENT TRAPS OR BASINS.
6. THE TECHNIQUES DEPICTED IN THE STATE OF FLORIDA EROSION AND SEDIMENT CONTROL DESIGNER AND REVIEWER MANUAL, JULY 2013, OR EQUIVALENT, SHALL SERVE AS THE BASIC DESIGN CRITERIA FOR EROSION AND SEDIMENT CONTROL. BEST MANAGEMENT PRACTICES (BMPs).

PAVING, GRADING AND DRAINAGE NOTES

1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKSMANSHIP WITHIN TOWN'S RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL SPECIFICATIONS AND STANDARDS (LATEST EDITION) AND THE STATE OF FLORIDA SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL REGULATIONS.
2. ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SOODED.
3. TRAFFIC CONTROL ON ALL FDOT, LOCAL AND COUNTY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. NOTES) AND THE REVISIONS, AND THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
4. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
5. ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE SOODED UNLESS INDICATED OTHERWISE ON THE LANDSCAPE PLAN.
6. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.
7. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
8. WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW CUT THE EXISTING PAVEMENT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.
9. THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
10. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.
11. STRIP TOPSOIL AND ORGANIC MATTER FROM ALL AREAS OF THE SITE AS REQUIRED. IN SOME CASES TOPSOIL MAY BE STOCKPILED ON SITE FOR PLACEMENT WITHIN LANDSCAPED AREAS BUT ONLY AS DIRECTED BY THE OWNER.
12. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO FDOT STANDARDS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
13. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SOODED OR SEEDS AS SPECIFIED IN THE PLANS. FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SOODED OR SEEDS AND MULCHED AS SHOWN ON THE LANDSCAPE PLAN.
14. ALL CUT OR FILL SLOPES SHALL BE A (HORIZONTAL):1 (VERTICAL) OR FLATTER UNLESS OTHERWISE SHOWN.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
16. THE CONTRACTOR SHALL TAKE ALL REQUIRED MEASURES TO CONTROL TURBIDITY, INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF TURBIDITY BARRIERS AT ALL LOCATIONS WHERE THE POSSIBILITY OF TRANSFERRING SUSPENDED SOLIDS INTO THE RECEIVING WATER BODY EXISTS DUE TO THE PROPOSED WORK. TURBIDITY BARRIERS MUST BE MAINTAINED IN EFFECTIVE CONDITION AT ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND DISTURBED SOIL AREAS ARE STABILIZED. THEREAFTER, THE CONTRACTOR MUST REMOVE THE BARRIERS. AT NO TIME SHALL THERE BE ANY OFF-SITE DISCHARGE WHICH VIOLATES THE WATER QUALITY STANDARDS IN CHAPTER 17-302, FLORIDA ADMINISTRATIVE CODE.
17. SOIL WHERE CALLED FOR, MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.
18. THE CONTRACTOR MUST REVIEW AND MAINTAIN A COPY OF THE ENVIRONMENTAL RESOURCE PERMIT COMPLETE WITH ALL CONDITIONS, ATTACHMENTS, EXHIBITS, AND PERMIT MODIFICATIONS IN GOOD CONDITION AT THE CONSTRUCTION SITE. THE COMPLETE PERMIT MUST BE AVAILABLE FOR REVIEW UPON REQUEST BY WATER MANAGEMENT DISTRICT REPRESENTATIVES.
19. THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
20. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER MANUFACTURER'S RECOMMENDATIONS.
21. ROADWAY AND DRAINAGE STRUCTURES CONCRETE SHALL MEET FDOT STANDARD SPECIFICATIONS SECTION 346 AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS.
22. ALL DRAINAGE PIPE JOINTS SHALL BE WRAPPED PER FOOT INDEX #280.

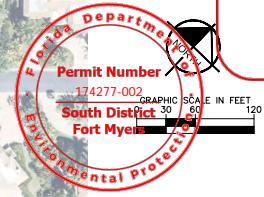
GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION) AND THE FLORIDA SPECIFICATIONS FOR CONCRETE PRIOR TO COMMENCING WORK, AND, UNLESS OTHERWISE NOTED, ALL WORK SHALL CONFORM AS APPLICABLE TO THESE STANDARDS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS AND THE ACCORDANT APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS, BUSHES, OTHER WEEDS, TREES, STUMPS, ROCKS, MUDS, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.
3. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ENGINEER. GUARANTEES IT IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE THEY COMMENCE 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 THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
4. 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 PRIOR TO 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 TO NOTIFY.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND APPROVING AUTHORITIES FOR CONSTRUCTION.
6. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.
7. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER 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.
8. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER AND DESIGN ENGINEER OF RECORD DIRECTLY FROM THE TESTING AGENCY.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO THE ENGINEER A CERTIFIED RECORD SURVEY SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA DEPICTING THE ACTUAL FIELD LOCATION OF ALL CONSTRUCTED IMPROVEMENTS THAT ARE REQUIRED BY THE JURISDICTIONAL AGENCIES FOR THE CERTIFICATION PROCESS. ALL SURVEY COSTS WILL BE THE CONTRACTOR'S RESPONSIBILITY.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING INFORMATION THROUGHOUT CONSTRUCTION AND THROUGHOUT CONSTRUCTION PROGRESS OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER FOR THE PURPOSE OF RECORDATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS-BUILT DATA SHALL BE COLLECTED BY A STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE ENGAGED BY THE CONTRACTOR.
11. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR UNDER THE SUPERVISION OF THE LOCAL JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED.
12. ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.
13. 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.
14. FIRE HYDRANTS MUST BE INSTALLED, CERTIFIED AND ACTIVATED PRIOR TO COMBUSTIBLE CONSTRUCTION MATERIAL ARRIVING ON SITE. STABLE ROAD ACCESS MUST BE PROVIDED TO ALL AREAS OF CONSTRUCTION FOR EMERGENCY VEHICLES.
15. CONSTRUCTION TO BE IN ACCORDANCE WITH FLORIDA BUILDING CODE, 5TH EDITION AND FLORIDA FIRE PREVENTION CODE, 5TH EDITION.

DEMOLITION NOTES

1. ALL MATERIAL REMOVED FROM THIS SITE BY THE CONTRACTOR SHALL BE DISPOSED BY THE CONTRACTOR IN A LEGAL MANNER.
2. REFER TO THE TOPOGRAPHIC SURVEY FOR ADDITIONAL DETAILS OF EXISTING STRUCTURES, ETC., LOCATED WITHIN THE PROJECT SITE. UNLESS OTHERWISE NOTED, ALL EXISTING BUILDINGS, STRUCTURES, SLABS, CONCRETE, ASPHALT, DEBRIS PILES, SIGNS, AND ALL APPURTENANCES ARE TO BE REMOVED FROM THE SITE BY THE CONTRACTOR AND PROPERLY DISPOSED OF IN A LEGAL MANNER AS PART OF THIS CONTRACT. SOME ITEMS TO BE REMOVED MAY NOT BE DEPICTED ON THE TOPOGRAPHIC SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND DETERMINE THE FULL EXTENT OF ITEMS TO BE REMOVED. IF ANY ITEMS ARE IN QUESTION, THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO REMOVAL OF SAID ITEMS.
3. THE CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANS FOR DEMOLITION/PRESERVATION OF EXISTING TREES. ALL TREES NOT SPECIFICALLY SHOWN TO BE PRESERVED OR RELOCATED SHALL BE REMOVED AS PART OF THIS CONTRACT. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY DEMOLITION.

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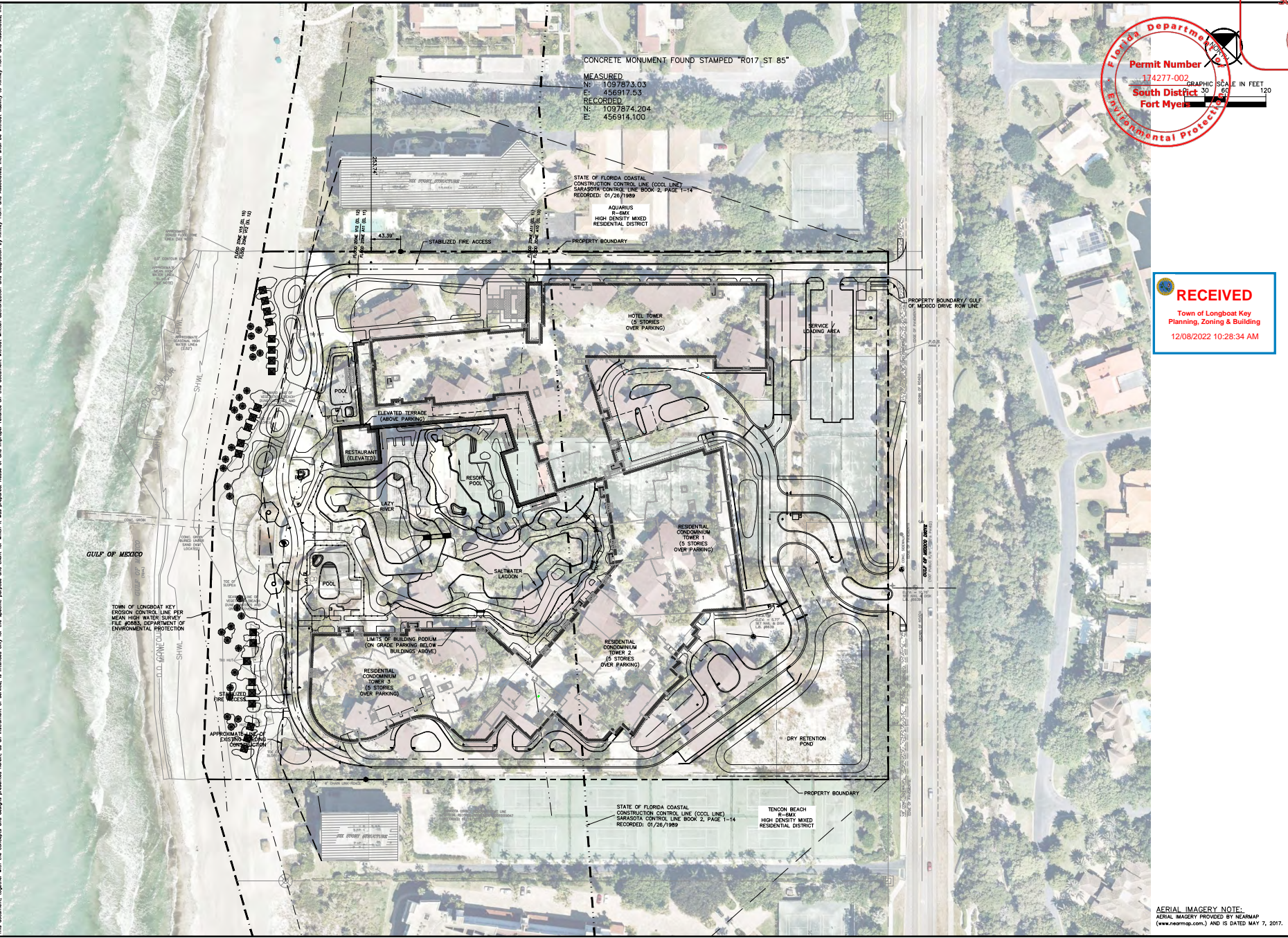
LICENSED PROFESSIONAL
BRIE L STEPHENS, P.E.
FLORIDA LICENSE NUMBER
71465

KHA PROJECT
DATE
MARCH 2020
SCALE AS SHOWN
DESIGNED BY JAS
DRAWN BY JAS
CHECKED BY DLE

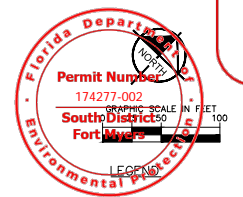
**LONGBOAT KEY HOTEL
AND RESIDENCES**
PREPARED FOR
UNICORP ACQUISITIONS, LLC
LONGBOAT KEY, FLORIDA

SHEET NUMBER
A-3

Vertical text on the left edge of the drawing, likely a title block or project information, partially obscured and difficult to read.



AERIAL IMAGERY NOTE:
AERIAL IMAGERY PROVIDED BY NEARMAP
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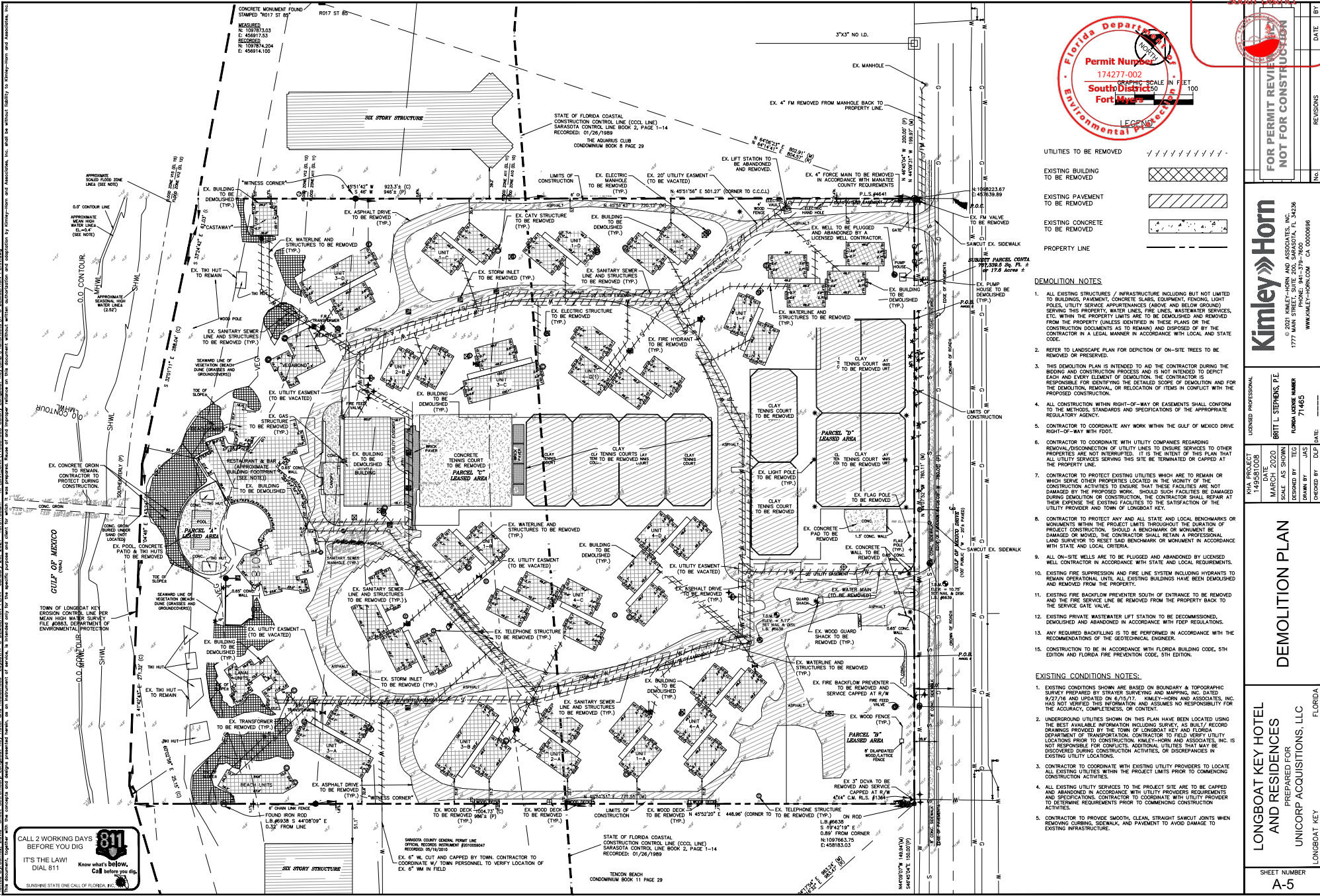
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LICENSED PROFESSIONAL
BRIT L. STEPHENS, P.E.
FLORIDA LICENSE NUMBER 71465
KHA PROJECT DATE: MARCH 2020
SCALE: AS SHOWN
DESIGNED BY: JCS
DRAWN BY: JCS
CHECKED BY: DLF

DEMOLITION PLAN

LONGBOAT KEY HOTEL
AND RESIDENCES
PREPARED FOR:
UNICORP ACQUISITIONS, LLC
FLORIDA

SHEET NUMBER
A-5



- UTILITIES TO BE REMOVED
- EXISTING BUILDING TO BE REMOVED
 - EXISTING PAVEMENT TO BE REMOVED
 - EXISTING CONCRETE TO BE REMOVED
 - PROPERTY LINE

- DEMOLITION NOTES
1. ALL EXISTING STRUCTURES / INFRASTRUCTURE INCLUDING BUT NOT LIMITED TO BUILDINGS, PAVEMENT, CONCRETE SLABS, EQUIPMENT, FENCING, LIGHT POLES, UTILITY SERVICE APPEARANCES (ABOVE AND BELOW GROUND) SERVING THIS PROPERTY, EXISTING FIRE LINES, WASTEWATER SERVICES, ETC. WITHIN THE PROPERTY LIMITS ARE TO BE DEMOLISHED AND REMOVED FROM THIS PROPERTY (UNLESS IDENTIFIED IN THESE PLANS OR IN THE CONSTRUCTION DOCUMENTS AS TO REMAIN) AND DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER IN ACCORDANCE WITH LOCAL AND STATE CODE.
 2. REFER TO LANDSCAPE PLAN FOR DEPICTION OF ON-SITE TREES TO BE REMOVED OR PRESERVED.
 3. THIS DEMOLITION PLAN IS INTENDED TO AID THE CONTRACTOR DURING THE BIDDING AND CONSTRUCTION PROCESS AND IS NOT INTENDED TO DETECT EACH AND EVERY ELEMENT OF DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THE DETAILED SCOPE OF DEMOLITION AND FOR THE DEMOLITION, REMOVAL, OR RELOCATION OF ITEMS IN CONFLICT WITH THE PROPOSED CONSTRUCTION.
 4. ALL CONSTRUCTION WITHIN RIGHT-OF-WAY OR EASEMENTS SHALL CONFORM TO THE METHODS, STANDARDS AND SPECIFICATIONS OF THE APPROPRIATE REGULATORY AGENCY.
 5. CONTRACTOR TO COORDINATE ANY WORK WITHIN THE GULF OF MEXICO DRIVE RIGHT-OF-WAY WITH FDOT.
 6. CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES REGARDING REMOVAL/DISCONNECTION OF UTILITY LINES TO ENSURE SERVICES TO OTHER PROPERTIES ARE NOT INTERRUPTED. IT IS THE INTENT OF THIS PLAN THAT ALL UTILITY SERVICES SERVING THIS SITE BE TERMINATED ON CAPPED AT THE PROPERTY LINE.
 7. CONTRACTOR TO PROTECT EXISTING UTILITIES WHICH ARE TO REMAIN OR WHICH SERVE OTHER PROPERTIES LOCATED IN THE VICINITY OF THE CONSTRUCTION ACTIVITIES TO ENSURE THAT THESE FACILITIES ARE NOT DAMAGED BY THE PROPOSED WORK. SHOULD SUCH FACILITIES BE DAMAGED DURING DEMOLITION OR CONSTRUCTION, THE CONTRACTOR SHALL REPAIR AT THEIR EXPENSE. EXISTING FACILITIES TO BE SATISFACTION OF THE UTILITY PROVIDER AND TOWN OF LONGBOAT KEY.
 8. CONTRACTOR TO PROTECT ANY AND ALL STATE AND LOCAL BENCHMARKS OR MONUMENTS WITHIN THE PROJECT LIMITS THROUGHOUT THE DURATION OF PROJECT CONSTRUCTION. SHOULD A BENCHMARK OR MONUMENT BE DAMAGED OR MOVED, THE CONTRACTOR SHALL RETAIN A PROFESSIONAL LAND SURVEYOR TO RESET SAID BENCHMARK OR MONUMENT IN ACCORDANCE WITH STATE AND LOCAL CRITERIA.
 9. ALL ON-SITE WELLS ARE TO BE PLUGGED AND ABANDONED BY LICENSED WELL CONTRACTOR IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.
 10. EXISTING FIRE SUPPRESSION AND FIRE LINE SYSTEM INCLUDING HYDRANTS TO REMAIN OPERATIONAL UNTIL ALL EXISTING BUILDINGS HAVE BEEN DEMOLISHED AND REMOVED FROM THE PROPERTY.
 11. EXISTING FIRE BACKFLOW PREVENTER SOUTH OF ENTRANCE TO BE REMOVED AND THE FIRE SERVICE LINE BE REMOVED FROM THE PROPERTY BACK TO THE SERVICE GATE VALVE.
 12. EXISTING PRIVATE WASTEWATER LIFT STATION TO BE DECOMMISSIONED, DEMOLISHED AND ABANDONED IN ACCORDANCE WITH FDEP REGULATIONS.
 13. ANY REQUIRED BACKFILLING IS TO BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
 14. CONSTRUCTION TO BE IN ACCORDANCE WITH FLORIDA BUILDING CODE, 5TH EDITION AND FLORIDA FIRE PREVENTION CODE, 5TH EDITION.

- EXISTING CONDITIONS NOTES:
1. EXISTING CONDITIONS SHOWN ARE BASED ON BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY STEVE SURVIVANT AND MAPPING, INC. DATE: 9/27/16 AND UPDATED ON 6/15/17. KIMLEY-HORN AND ASSOCIATES, INC. HAS REVIEWED THE SURVEY AND ASSUMES NO RESPONSIBILITY FOR THE ACCURACY, COMPLETENESS OR CONTENT.
 2. UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED USING THE BEST AVAILABLE INFORMATION INCLUDING SURVEY, AS BUILT / RECORD DRAWINGS PROVIDED BY THE TOWN OF LONGBOAT KEY AND FLORIDA DEPARTMENT OF TRANSPORTATION. CONTRACTOR SHALL VERIFY UTILITY LOCATIONS PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES, INC. IS NOT RESPONSIBLE FOR COMPLETING ADDITIONAL UTILITIES THAT MAY BE DISCOVERED DURING CONSTRUCTION ACTIVITIES, OR DISCREPANCIES IN EXISTING UTILITY LOCATIONS.
 3. CONTRACTOR TO COORDINATE WITH EXISTING UTILITY PROVIDERS TO LOCATE ALL EXISTING UTILITIES WITHIN THE PROJECT LIMITS PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES.
 4. ALL EXISTING UTILITY SERVICES TO THE PROJECT SITE ARE TO BE CAPPED AND ABANDONED IN ACCORDANCE WITH UTILITY PROVIDERS REQUIREMENTS AND SPECIFICATIONS. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER TO DETERMINE REQUIREMENTS PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES.
 5. CONTRACTOR TO PROVIDE SMOOTH, CLEAN, STRAIGHT SAWCUT JOINTS WHEN REMOVING CURBS, SIDEWALK, AND PAVEMENT TO AVOID DAMAGE TO EXISTING INFRASTRUCTURE.

CALL 2 WORKING DAYS BEFORE YOU DIG
IT'S THE LAW!
DIAL 811
Know what's below, Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

- LEGEND**
- EXISTING DUNES AND VEGETATION TO REMAIN 5,916 SF
 - EXISTING DUNES AND VEGETATION TO BE REMOVED 7,136 SF
 - PROPOSED MITIGATION DUNE AND VEGETATION 8,824 SF



0" 16" 32" 64"
SCALE: 1/32"=1'-0"



SB ARCHITECTS

2333 Ponce de Leon Boulevard, Suite 1000 Coral Gables, FL 33134
T 305/856-2021
F 305/856-0854
A California Corporation

Consultant

enea
garden design

Enea Garden Design Inc.
7500 NE 4th Court, Suite 104
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www.enea.us | info@enea.us
REG. No. LC20000339

**LONGBOAT KEY
HOTEL & RESIDENCES**
1620 Gulf of Mexico Drive,
Longboat Key, FL 34228

Owner

UNICORP ACQUISITIONS, LLC
7440 Via Dellagio, Suite 200
Orlando, FL 32819
407-999-9985



GULF OF MEXICO DRIVE
(50' PUBLIC RMW - 20'± PAVED)

Issued

No.	Description	Date

Sheet Title: **DUNE MITIGATION DIAGRAM** Project No: **MA19106**



APPENDIX C
PHOTOLOG



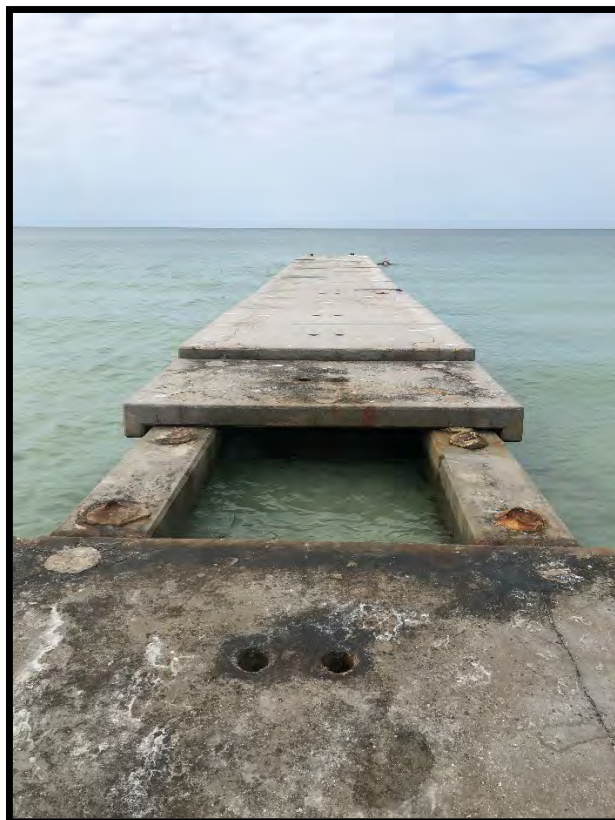
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Photograph 1. Groin Facing West



Photograph 2. Groin Facing West



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Photograph 3. Facing Beach to the South From Groin



Photograph 4. Facing Beach to the North from Groin (Great Egret in Background)



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Photograph 5. Great Blue Heron on Beach



Photograph 6. Facing Dunes and Hotel Construction to the East



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Photograph 7. Dune Vegetation Facing South



Photograph 8. Dune Vegetation Facing North



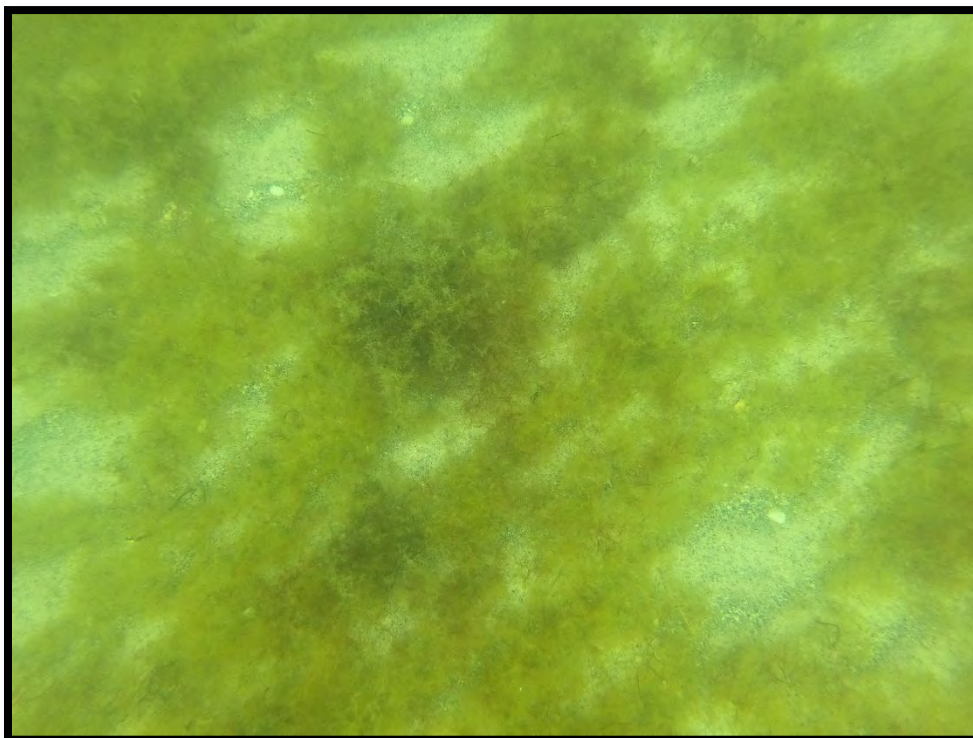
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Photograph 9. Open Sandy Bottom Around Groin



Photograph 10. Red Drift Algae Floating on Sandy Bottom



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Photograph 11. South Side of Groin Facing West



Photograph 12. Groin Structure (South Side)



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Photograph 13. Facing North Underneath Groin Structure



Photograph 14. Encrusting Sponge and Algae on Groin Structure



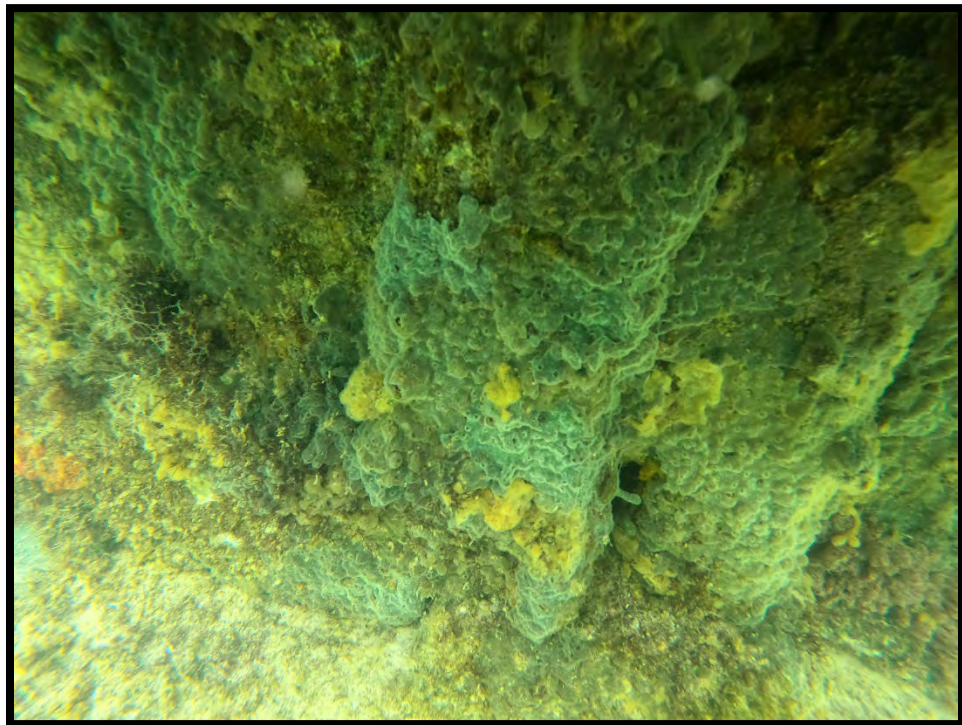
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Photograph 15. Yellow and Blue Encrusting Sponges on Groin Structure



Photograph 16. Yellow and Blue Encrusting Sponges on Groin Structure



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Photograph 17. Orange Encrusting Sponge and Algae on Groin



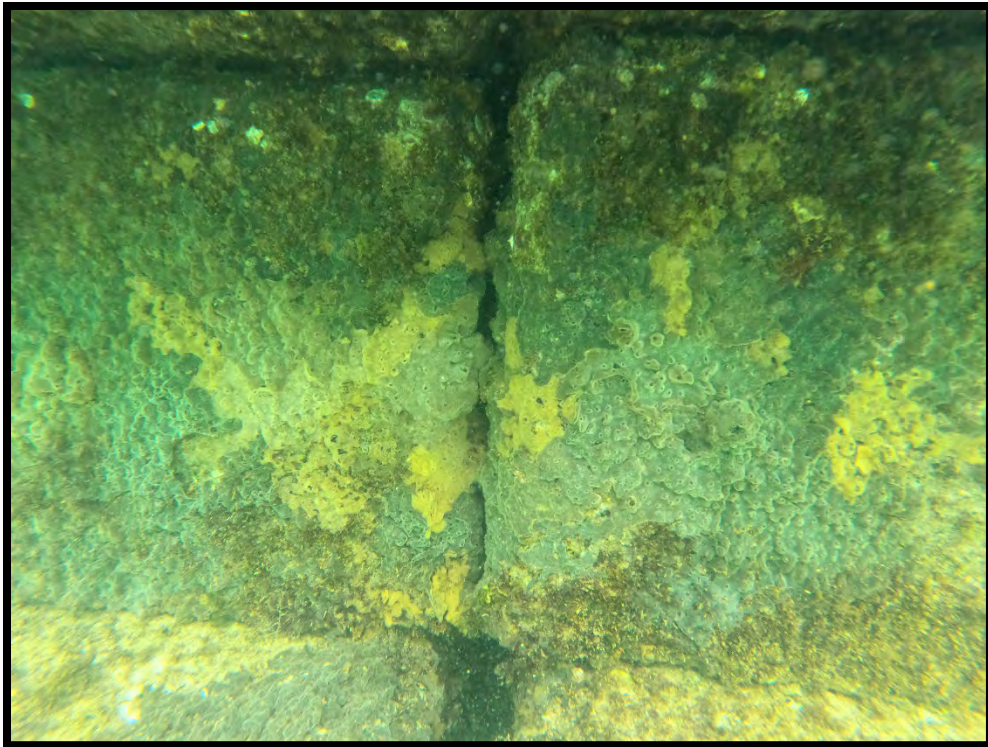
Photograph 18. Snook Underneath Groin Structure



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Photograph 19. Yellow and Blue Encrusting Sponges on Groin Structure



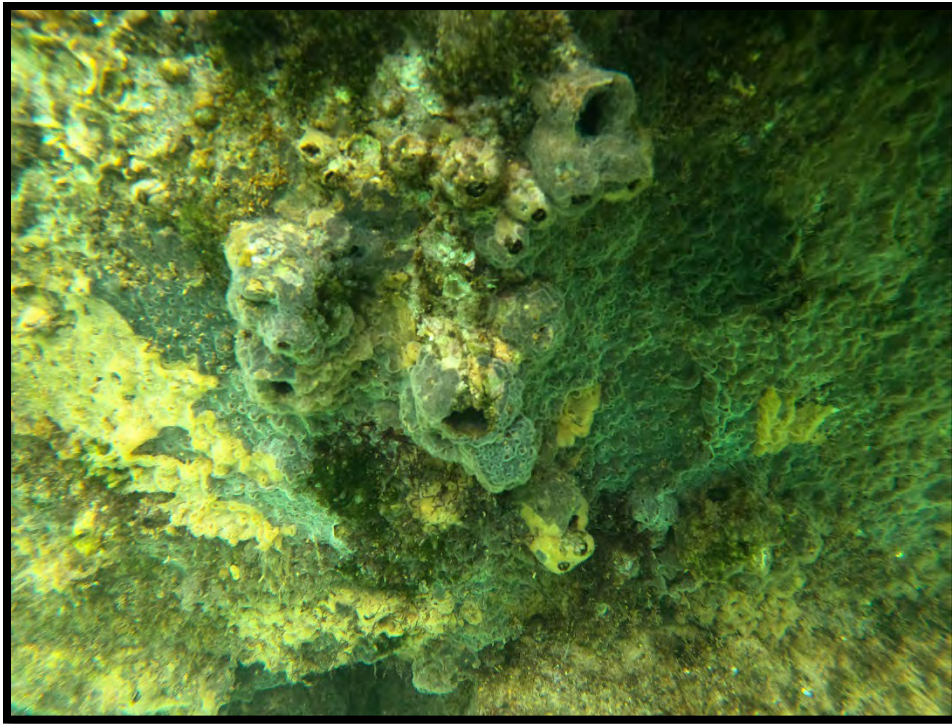
Photograph 20. Mangrove Snapper and Orange Encrusting Sponge



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Photograph 21. Yellow and Blue Encrusting Sponges



Photograph 22. Orange Encrusting Sponges



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Photograph 23. Snapper and Encrusting Sponges



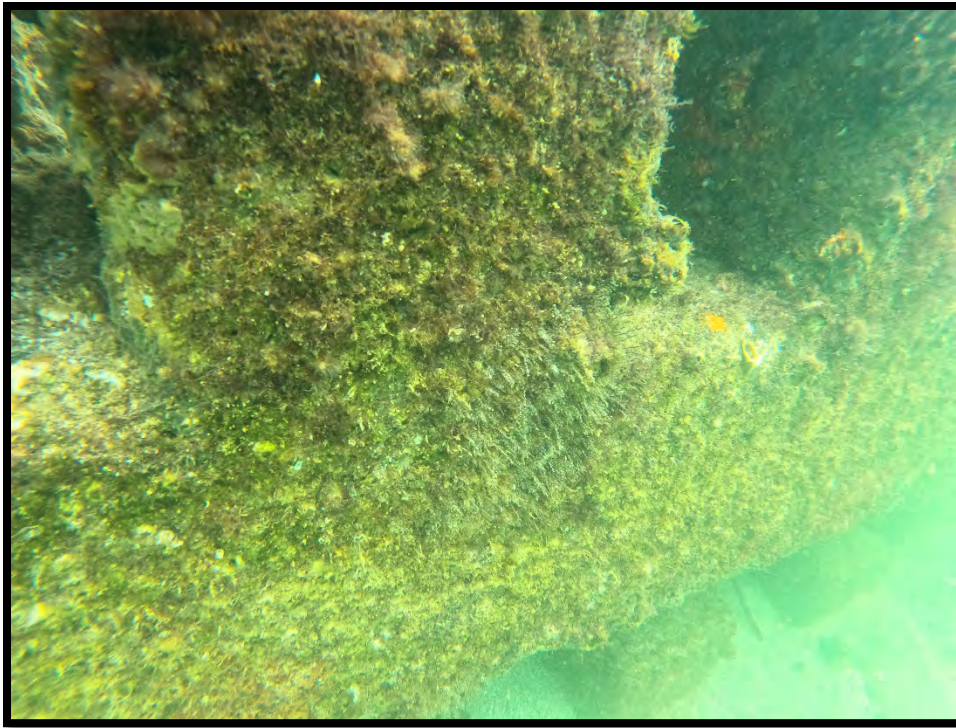
Photograph 24. Mangrove Snapper and Sergeant Major; Encrusting Sponges



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Photograph 25. Algae Growing on Groin



Photograph 26. Encrusting Sponges



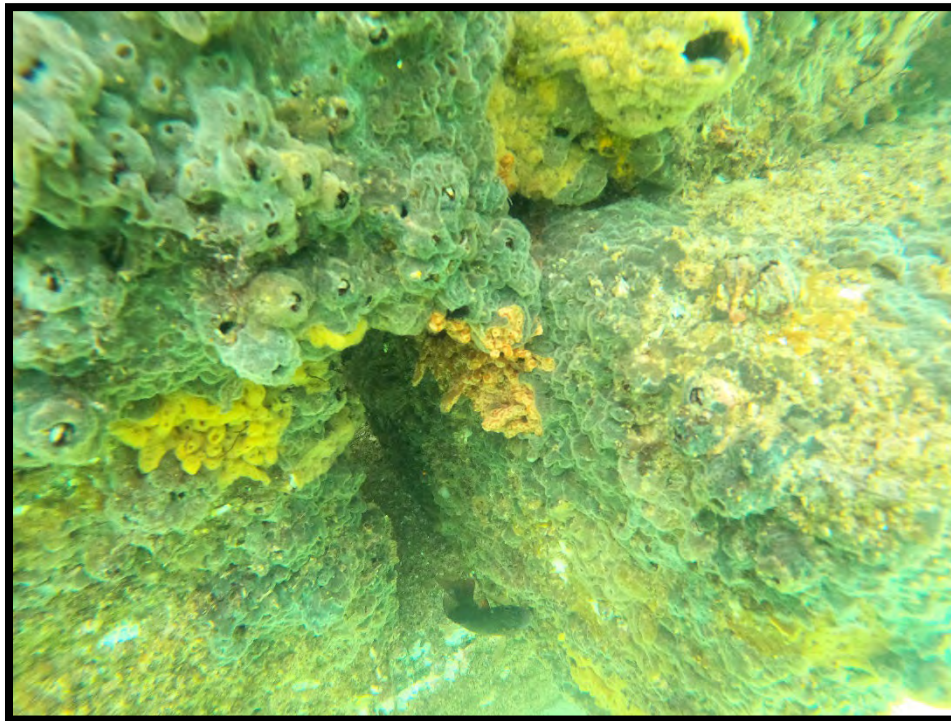
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Photograph 27. Encrusting Sponges and Barnacles



Photograph 28. Encrusting Sponges and Barnacles



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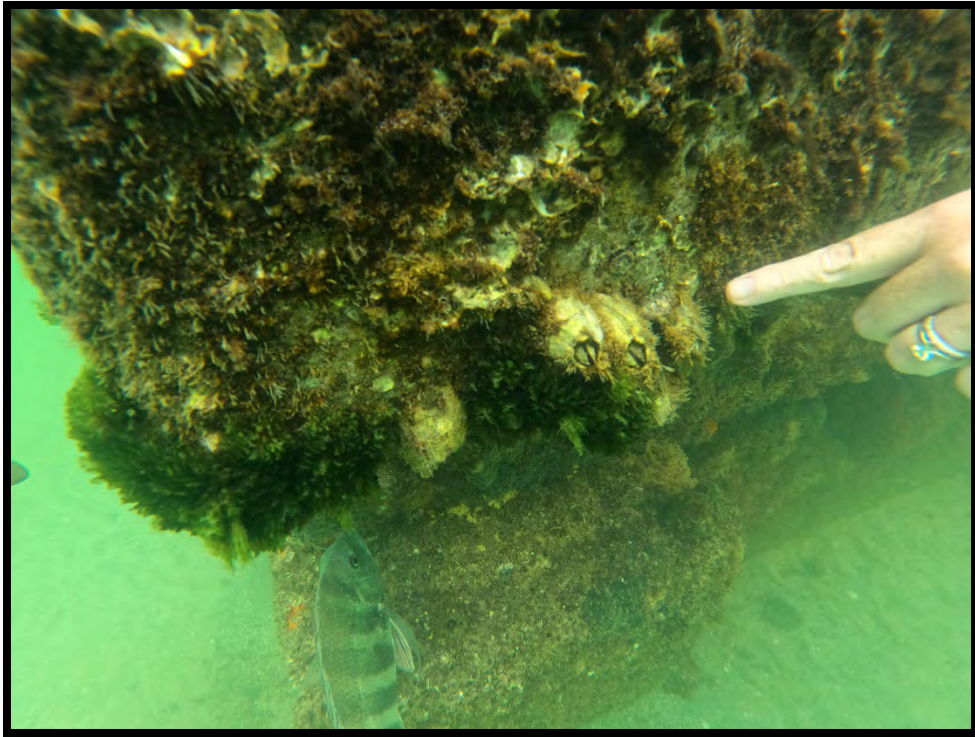
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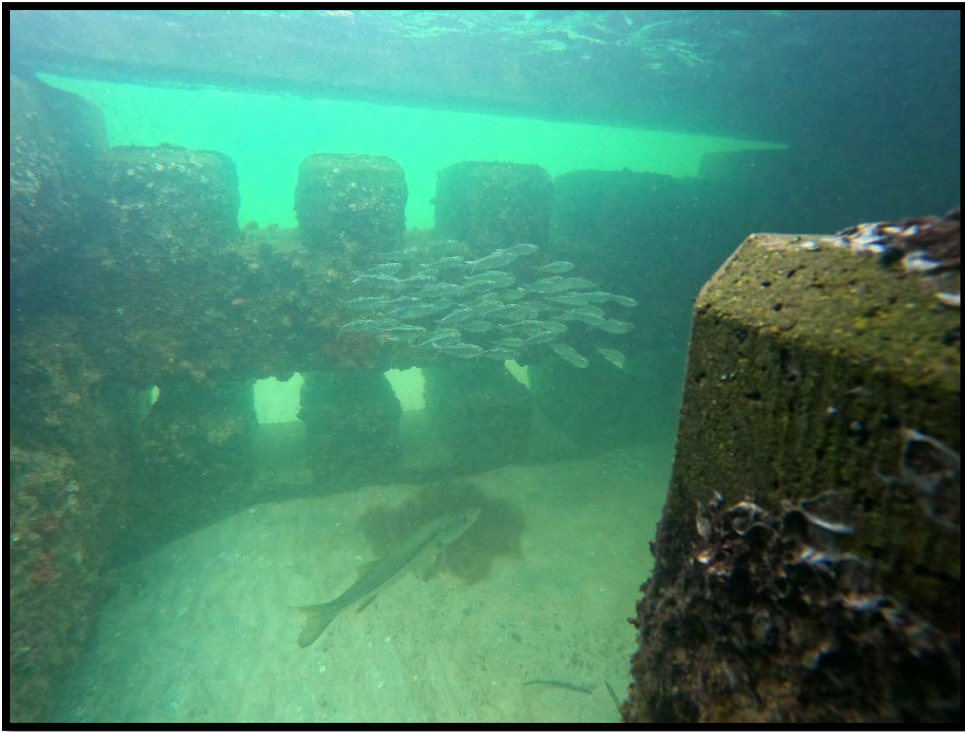
Photograph 29. Orange Encrusting Sponge



Photograph 30. Snappers and Spadefish; Blue Encrusting Sponge




Photograph 31. Barnacles, Algae and Sheepshead

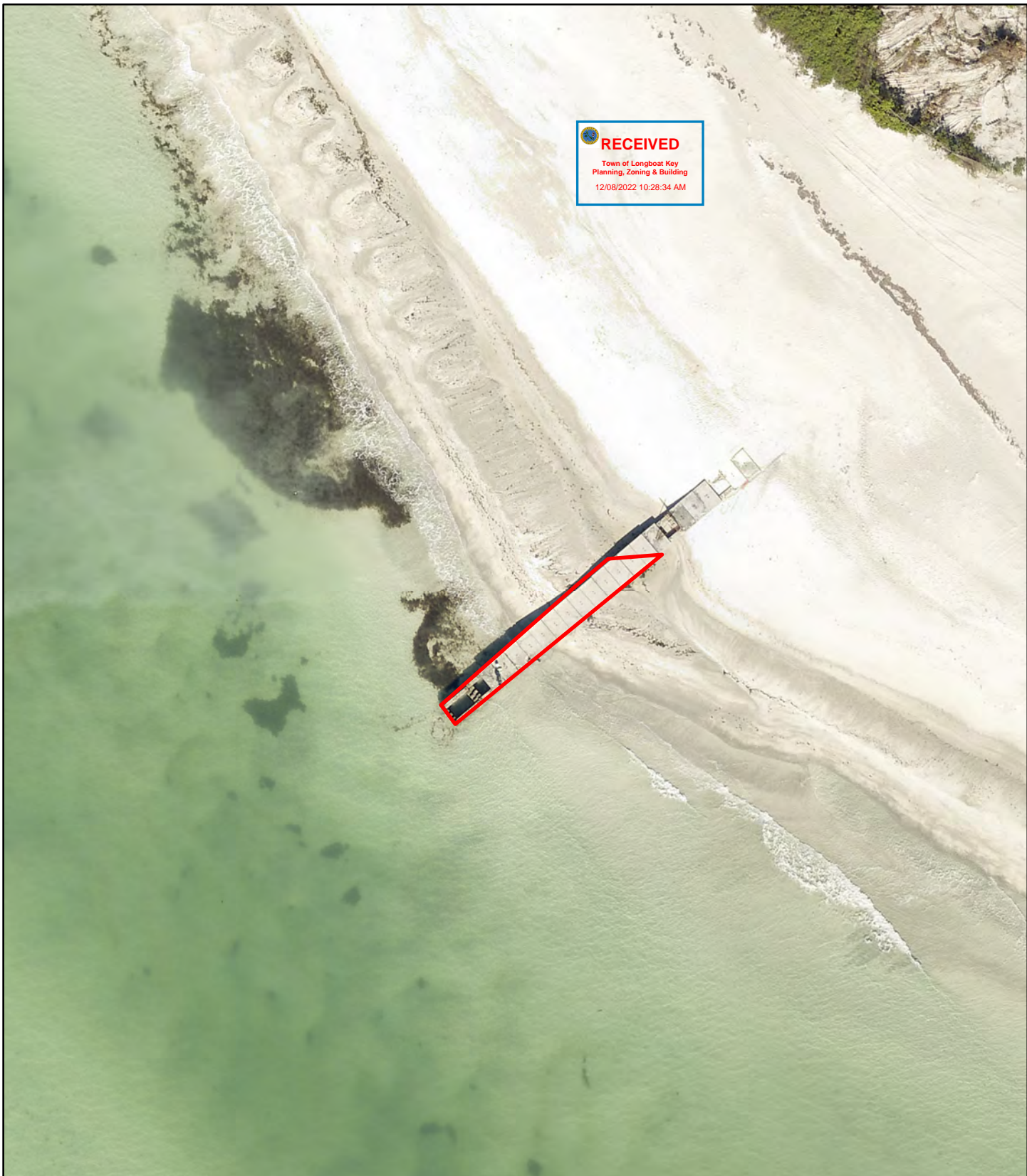



Photograph 32. Snook and Greenbacks Underneath Structure



FIGURES

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-  Area with Submerged Resources
- Sponges
 - Algae
 - Barnacles

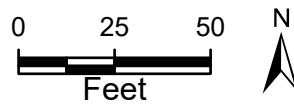


Figure 1
Area with Submerged Resources
Documented Survey 9-25-2022
St. Regis Hotel
Sarasota County, Florida