ALANIK HOTEL

STORM & UTILITY RELOCATION

CONCEPTUAL

A PROPERTY LOCATED IN
SECTION 07, TOWNSHIP 29 SOUTH, RANGE 15 EAST
CITY OF CLEARWATER, FLORIDA

LEGAL DESCRIPTION

PARCEL 1:

LOT 79 AND 80, LLOYD-WHITE-SKINNER SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 13, PAGES 12 AND 13 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA;

AND ALSO: LOT 78, LLOYD-WHITE-SKINNER SUBDIVISION, AS AFORESAID, TOGETHER WITH THE FOLLOWING PARCEL OF LAND BEGINNING THE NW CORNER OF LOT 127, LLOYD-WHITE-SKINNER SUBDIVISION, AS AFORESAID, AS A P.O.B.; RUN THENCE EASTERLY ALONG THE NORTHERN PROPERTY LINE OF SAID LOT A DISTANCE OF 3 FEET; THENCE SOUTHWESTERLY TO THE SW CORNER OF SAID LOT; THENCE RUN NORTHERLY ALONG THE WESTERLY LOT LINE OF SAID LOT TO P.O.B.

PARCEL 2:

LOT 75 LESS NORTH 10 FEET THEREOF AND ALL OF LOTS 76 AND 77; THAT PART OF LOT 123 LLOYD-WHITE-SKINNER SUBDIVISION; ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGES 12 AND 13, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 123, AND RUNNING THENCE ALONG ITS EASTERLY BOUNDARY 25 FEET; THENCE WESTERLY IN A STRAIGHT LINE TO A POINT IN THE WESTERLY BOUNDARY OF SAID LOT WHICH IS BETWEEN ITS NORTHWEST AND SOUTHWEST CORNERS; THENCE SOUTHERLY ALONG THE WESTERLY BOUNDARY OF SAID LOT, 25 FEET, MORE OR LESS TO THE SOUTHWEST CORNER OF SAID LOT; THENCE EASTERLY ALONG THE SOUTH BOUNDARY OF SAID LOT, TO THE POINT OF BEGINNING; LOTS 124, 125, 126, AND 127, LLOYD-WHITE-SKINNER SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGES 12 AND 13, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LESS THAT PART OF LOT 127 BEGINNING AT THE NORTHWEST CORNER OF SAID LOT AND RUNNING EASTERLY 3 FEET ALONG THE NORTH BOUNDARY, THENCE SOUTHWESTERLY IN A STRAIGHT LINE TO THE SOUTHWEST CORNER OF SAID LOT, THENCE NORTH ALONG THE WESTERLY BOUNDARY TO POINT OF BEGINNING.

AND

LOTS 128 AND 129, LLOYD-WHITE-SKINNER SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN THE PLAT BOOK 13, PAGES 12 AND 13, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PARCEL 3:

LOTS 72, 73, 121, 122 AND THE NORTH ONE-HALF OF LOT 123, LLOYD-WHITE-SKINNER SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN THE PLAT BOOK 13, PAGES 12 AND 13, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PARCEL 4:

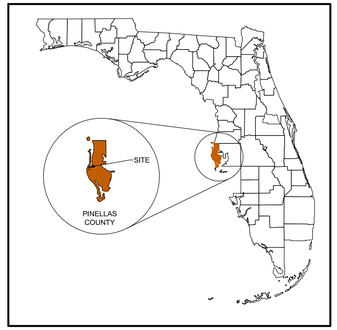
LOT 74 AND THE NORTH TEN FEET (N, 10') OF LOT 75, LLOYD-WHITE-SKINNER SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN THE PLAT BOOK 13, PAGES 12 AND 13, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

R-O-W VACATION LEGAL DESCRIPTION

A portion of the East 1/2 of the Gulf View Boulevard right-of-way (now known as South Gulfview Boulevard), shown on THE LLOYD-WHITE-SKINNER SUBDIVISION plat, recorded in Plat Book 13, Pages 12 and 13 of the Public Records of Pinellas County, Florida, being more particularly described as follows:

BEGIN at the Northwest corner of Lot 72 of said THE LLOYD-WHITE-SKINNER SUBDIVISION; thence along the Easterly right-of-way line of said South Gulfview Boulevard the following course and curve; S.00°00'00"W, 85,15 feet to the beginning of a curve concave to the East, having a radius of 777,00 feet, thence Southeasterly, 160.28 feet along said curve through a central angle of 11°49'09" (chord bears S.05°50'10"E., 160,00 feet); thence non-tangent to said curve, N.55°08'15"W., 49.74 feet to the center line of said right-of-way and the beginning of a non-tangent curve concave to the East, having a radius of 812.00 feet, thence Northwesterly, 131.30 feet along said curve and center line through a central angle of 09°15'52" (chord bears N.04°34'14"W., 131.15 feet); thence N.00°00'00"E., 80.83 feet along said center line to the Westerly extension of the Northerly boundary line of said Lot 72; thence N.82°58'18"E., 35.26 feet along said extension to the POINT OF BEGINNING.

Containing 8,000.5653 Square Feet (0,1837 Acres), more or less.



Vicinity Map
NOT TO SCALE
NORTH

Location Map
NOT TO SCALE
NORTH

SITE DATA

PARCEL NUMBER(S): 07-29-15-52380-000-0720
07-29-15-52380-000-0740
07-29-15-52380-000-0760
07-29-15-52380-000-0780

ZONING: TOURIST (T)
FUTURE LAND USE: RESORT FACILITIES HIGH (RFH)
OVERLAY DISTRICT: BEACH BY DESIGN - BEACH WALK DISTRICT
PRESENT USE: HOTEL

PROPOSED USE: HOTEL, PARKING GARAGE

PERMITTED SITE AREA: *105,339 SF± / 2.42 AC± (100.0%)*
PROPOSED SITE AREA: 113,242.93 SF± / 2,5997 AC± (100.0%)

EXISTING BUILDING AREA: 23,253 SF± / 0,53 AC±
(FIRST FLOOR ONLY)

PERMITTED BUILDING AREA: *296,916 SF±*
PROPOSED BUILDING AREA: 300,887 SF±
(SEE ARCH. PLAN A-0,31
FOR AREA BREAKDOWN)

EXISTING IMPERVIOUS AREA: 94,287 SF± / 2.17 AC± (89.5%)
EXISTING OPEN AREA: 11,052 SF± / 0,25 AC± (10.5%)

PERMITTED IMPERVIOUS AREA: *97,839 SF± / 2.25 AC± (92.9%)*
PERMITTED OPEN AREA: *7,500 SF± / 0.17 AC± (7.1%)*

PROPOSED IMPERVIOUS AREA: 104,621 SF± / 2,40 AC± (92,4%)
PROPOSED OPEN AREA: 8,621,93 SF± / 0,20 AC± (7,6%)

MAXIMUM BUILDING HEIGHT: 165 FT (150 FT ABOVE BFE)
PROPOSED BUILDING HEIGHT: 165 FT (150 FT ABOVE BFE)

BUILDING SETBACKS:	REQUIRED	PROVIDED
FRONT (EAST) - CORONADO DRIVE	10 FT	15 FT
FRONT (NORTH) - 5TH STREET	0 FT	15 FT
FRONT (WEST) - GULFVIEW BLVD	0 FT	0 FT
SIDE (SOUTH)	0 FT	5 FT

DENSITY CALCULATIONS:

REQUIRED: 248 GUESTROOMS
PARCEL 1: 127 GUESTROOMS (EXISTING KEY COUNT)
PARCEL 2: 21 GUESTROOMS (50 GUESTROOMS / ACRE)
DENSITY POOL: 100 GUESTROOMS (BEACH BY DESIGN)

PROVIDED: 248 GUESTROOMS

PARKING CALCULATIONS:

REQUIRED: 298 SPACES
(1.2 SPACES / ROOM) x (248 ROOMS) = 298 SPACES

PROVIDED: 545 SPACES
SELF-PARK: 286 SPACES (230 FOR PUBLIC USE)
VALET: 259 SPACES

FEMA:
THIS PROJECT IS LOCATED WITHIN FLOOD ZONES "AE" (BFE = 9' & 10') PER FEMA FLOOD INSURANCE RATE MAP NO, 12103C0102H, COMMUNITY NO, 125096, PANEL 0102H, EFFECTIVE AUGUST 24, 2021.

CITY OF CLEARWATER:
BFE = 14,2'
DFE = 16,2'

OWNER:
TRIPROP CLEARWATER LLC
1001 EAST ATLANTIC AVENUE, SUITE 202
DELRAY BEACH, FLORIDA 33483

ARCHITECT:
NICHOLS BROSCH WURST WOLFE & ASSOCIATES INC.
161 ALMERIA AVENUE
CORAL GABLES, FLORIDA 33134

SURVEYOR:
GEORGE A. SHIMP II & ASSOCIATES
3301 DESOTO BOULEVARD, SUITE D
PALM HARBOR, FLORIDA 34683

CIVIL ENGINEER:
LANDMARK ENGINEERING & SURVEYING CORP.
8515 PALM RIVER ROAD
TAMPA, FLORIDA 33619

UTILITIES:
FIRE PROTECTION: CITY OF CLEARWATER
REFUSE COLLECTION: CITY OF CLEARWATER
WATER SERVICE: CITY OF CLEARWATER
WASTEWATER SERVICE: CITY OF CLEARWATER
ELECTRIC SERVICE: DUKE ENERGY

SHEET INDEX

SHEET NO.	SHEET TITLE
CU1	COVER SHEET
CU2	R-O-W VACATION - PROPOSED IMPROVEMENTS
CU3	STORM SEWER RELOCATION
CU4	SANITARY SEWER RELOCATION
CU5	WATER MAIN RELOCATION
CU6	R-O-W VACATION - FINAL IMPROVEMENTS
CU7.1	DETAILS
CU7.2	DETAILS

- NOTE -

SITE IS LOCATED IN ZONE 2 OF FBC 2020 LOCAL TECHNICAL AMENDMENT SECTION 3109.3.2 ADDRESS AS NEEDED IN DESIGN.

- NOTICE -

CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL OF THE NECESSARY PERMITS FOR CONSTRUCTION OF UNDERGROUND UTILITIES PRIOR TO THE START OF CONSTRUCTION

- NOTICE -

ALL CONSTRUCTION SHALL COMPLY WITH THE LATEST EDITION OF THE CITY OF CLEARWATER LAND DEVELOPMENT CODE AND ALL APPLICABLE CITY REGULATIONS AND STANDARDS

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David W. Bell,
State of Florida,
Professional Engineer,
License No. 57966

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DAVID W. BELL No. 57966
PROFESSIONAL ENGINEER

REVISIONS:
1 - 12/19/2022 - PERMANT SET (2020-1040)
REVISED RIGHT-OF-WAY VACATION LEGAL (2022-12-19)

ELEVATIONS BASED ON
NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88)

DATE: 2022-03-04
DRAWN BY: TT
CHECKED BY: DWB
JOB NO.: 2200003

ALANIK HOTEL
STORM & UTILITY RELOCATION
421 SOUTH GULFVIEW BOULEVARD, CLEARWATER, FL 33767
CITY OF CLEARWATER, FLORIDA

COVER SHEET

TRIPROP CLEARWATER LLC
1001 EAST ATLANTIC AVENUE, SUITE 202
DELRAY BEACH, FL 33483

LANDMARK
Engineering & Surveying Corporation
8515 Palm River Road | Tampa, Florida 33619
(813) 621-7841 | (813) 621-6761 (fax)
www.lesc.com | C.A.# 28014

CU1

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GRAPHIC SCALE
20 0 20
1 INCH = 20 FEET

CONCEPTUAL

ACCESSIBLE RAMP
RAMP UP TO LOBBY LEVEL
RAMP
PLANTER
VOID
ENTRY RAMP 0100
CAR WASH 0007
TRASH COMPACTOR 0006
LOADING DOCK 0005
DOCK MASTER / RECEIVING 0008
RECYCLING REF. TRASH 0009
EMPLOYEE ENTRANCE 0003
SECURITY 0004
B.O.H CORRIDOR 0002
B.O.H CORRIDOR 0002
STAIR 1 ST-1
SE 1
ELEVATOR VESTIBULE 0029
STORM PANEL STORAGE 0031
STAIR 8 ST-8
COMPACT FILL (REFER TO STRUCT. DRAWINGS)
ENGINEERING SHOP 0015
ENGINEERING OFFICE 0016
EMPLOYEE BREAK ROOM 0017
WOMEN 0019
MEN 0018
COMPACT FILL (REFER TO STRUCT. DRAWINGS)
STAIR 2 ST-2
CLEAN LINEN 0024
LIQUOR STORAGE 0010
DRY STORAGE 0011
HOLDING STORAGE 0012
HOUSEKEEPING STORAGE 0014
HOUSEKEEPING OFFICE 0013
PB 1
ELEV. VESTIBULE 0001
PB 4
PB 3
SB 2
SE 3
TOWER SOILED LINEN 0021
B.O.H 0022
FOUNTAIN EQUIPMENT 0028.1
VALET OVERFLOW
VALET TANDEM
VALET PARKING P1-1-1
VALET PARKING P1-1
POOL EQUIPMENT 0026
POOL ABOVE
GAS MAIN TO BE RELOCATED BY OTHERS
EXISTING STORM SEWER TO BE REMOVED
EXISTING SANITARY SEWER TO BE REMOVED
EXISTING RECLAIMED WATER MAIN TO BE REMOVED
EXISTING WATER MAIN TO BE REMOVED
RESTAURANT 0023
COMMERCIAL/RETAIL/ACCESSORY 0024
COMMERCIAL/RETAIL/ACCESSORY 0025.1
STAIR 9 ST-9
COMMERCIAL/RETAIL/ACCESSORY 0025
STAIR 3 ST-3
PROPOSED WATER MAIN
ELECTRICAL LINE TO BE RELOCATED BY OTHERS
COMMUNICATION LINE TO BE RELOCATED BY OTHERS
THE BEACHWALK WILL BE CONSTRUCTED TO MATCH THE CURRENT LOCATION AND COLOR PALETTE. CONTRACTOR TO COORDINATE WITH CITY STAFF REGARDING CONCRETE COLORING PRIOR TO CONSTRUCTION.
R-O-W VACATION AREA
PROPOSED STORM SEWER
PROPOSED SANITARY SEWER
DEPRESS SLAB 3/4" IN TOILET ROOM
CORONADO DRIVE
GULFVIEW BOULEVARD
5th STREET
GARAGE ACCESS
RAMP DOWN FROM LOBBY LEVEL
OUT
IN
IRRIGATION
VALET BARRIER
SELF-PARKING 0034
STORM PANEL STORAGE 0032
EXPANSION JOINT
STAIR 5 ST-5
STAIR 4 ST-4
VALET PARKING P1-1
VALET PARKING P1-2
VALET PARKING P1-3
STORM PANEL STORAGE 0033
COMMERCIAL/RETAIL/ACCESSORY 0027
VALET ONLY
ENTRY EXIT FOR VALET USE ONLY P1-4
STAIR 6 ST-6
STAIR 7 ST-7
STORAGE P1-002
PB 5
ELEV. VESTIBULE P1-5
COMMERCIAL/RETAIL/ACCESSORY 0026
OPAL SANDS HOTEL

David W. Bell, State of Florida, Professional Engineer, License No. 57966

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DAVID W. BELL No. 57966 PROFESSIONAL ENGINEER

REVISIONS: 1 - 2022-12-19 REVISED PER CITY COMMENT SET (2022-12-09) 2 - 2022-12-29 REVISED RIGHT-OF-WAY VACATION LEGAL (2022-12-19)

ELEVATIONS BASED ON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88)

DATE: 2022-03-04
DRAWN BY: TT
CHECKED BY: DWB
JOB NO.: 2200003

ALANIK HOTEL
STORM & UTILITY RELOCATION
421 SOUTH GULFVIEW BOULEVARD, CLEARWATER, FL 33767
CITY OF CLEARWATER, FLORIDA

R-O-W VACATION
PROPOSED IMPROVEMENTS

TRIPROP CLEARWATER LLC
1001 EAST ATLANTIC AVENUE, SUITE 202
DELRAY BEACH, FL 33483

LANDMARK Engineering & Surveying Corporation
8515 Palm River Road | Tampa, Florida 33619
(813) 621-7841 | (813) 621-6761 (fax)
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CU2

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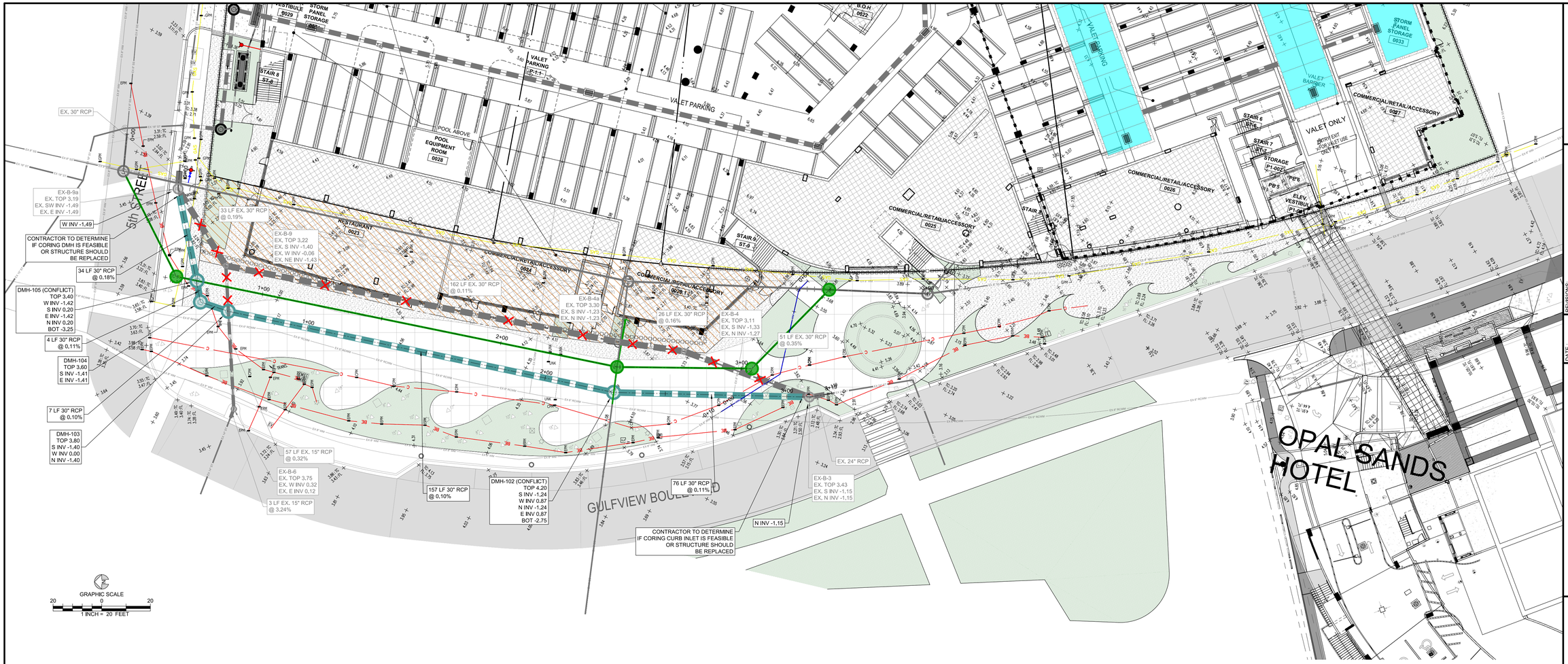

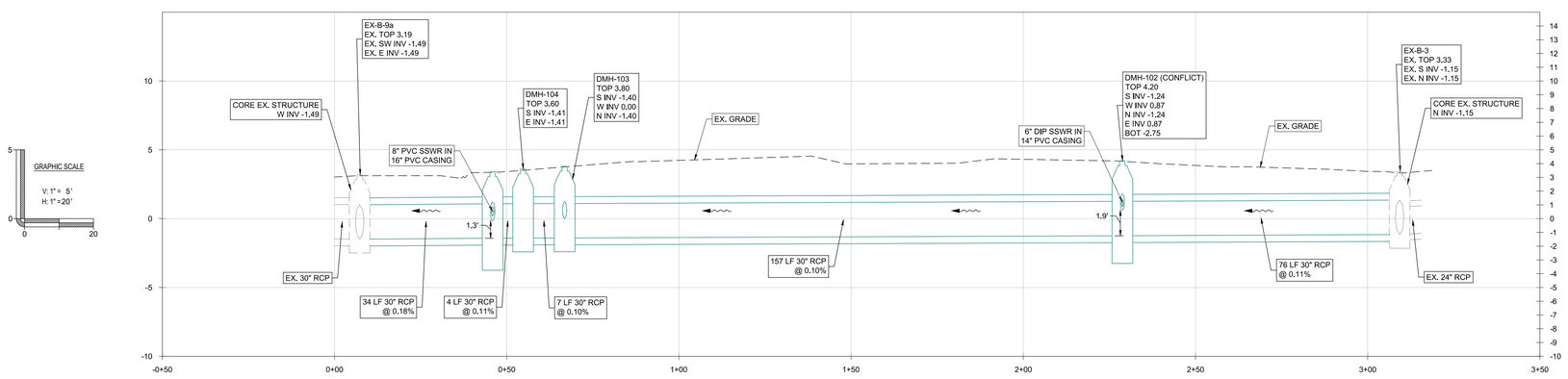

Storm Sewer Relocation

CONCEPTUAL

David W. Bell, State of Florida, Professional Engineer, License No. 57966

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DAVID W. BELL No. 57966 PROFESSIONAL ENGINEER

REVISIONS:
R-OW VACATION PERMIT SET (2022-10-05)

ELEVATIONS BASED ON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88)

DATE: 2022-03-04
DRAWN BY: TT
CHECKED BY: DWB
JOB NO.: 2200003

ALANIK HOTEL
STORM & UTILITY RELOCATION
421 SOUTH GULFVIEW BOULEVARD, CLEARWATER, FL 33767

CITY OF CLEARWATER, FLORIDA

STORM SEWER RELOCATION

TRIPROP CLEARWATER LLC

1001 EAST ATLANTIC AVENUE, SUITE 202
DELRAY BEACH, FL 33483

LANDMARK Engineering & Surveying Corporation
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CU3

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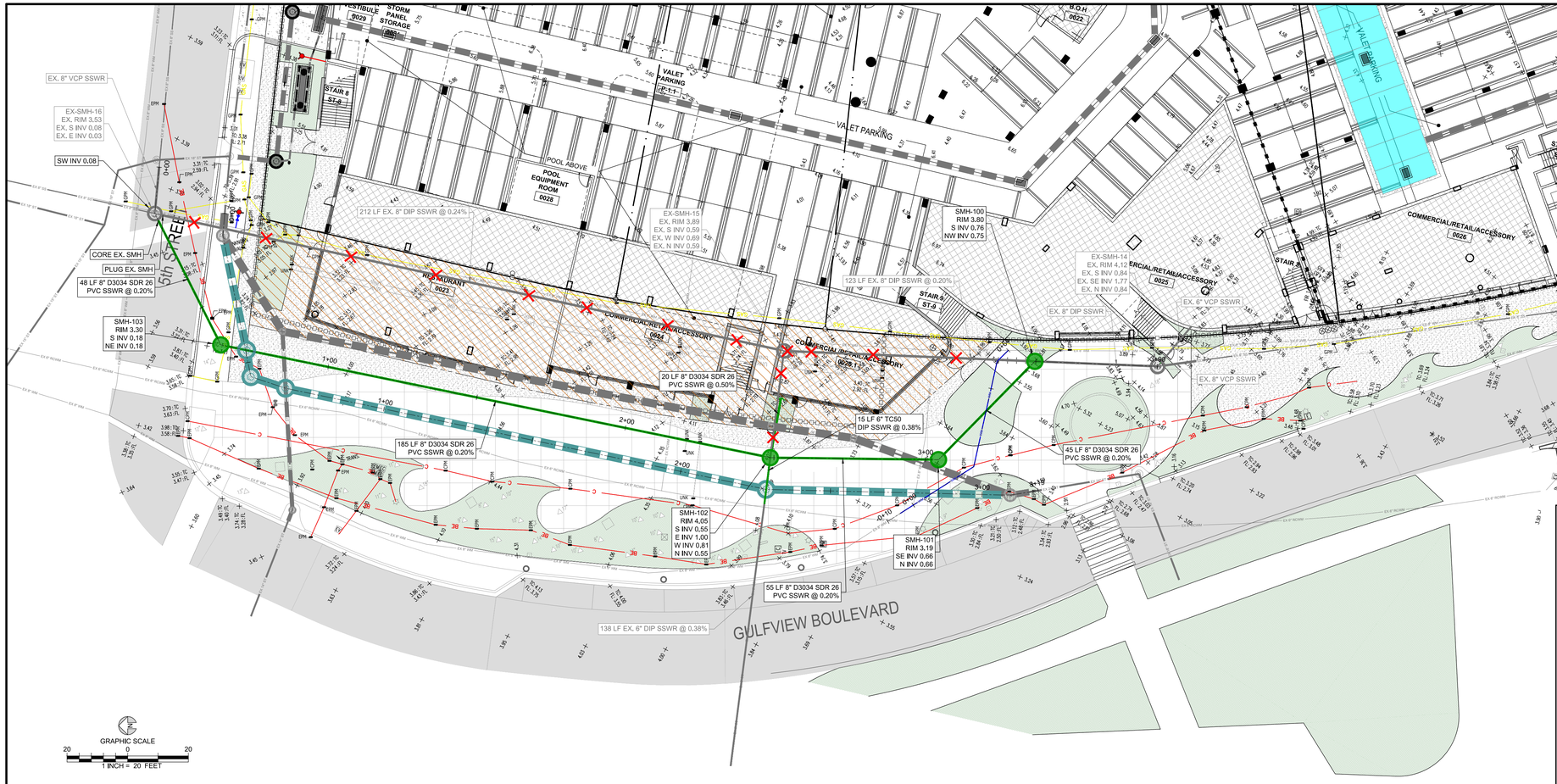


MAINTAINING EXISTING SANITARY SEWER FLOW DURING OPERATION

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PRESERVE ALL EXISTING SANITARY SEWER SERVICES WITHOUT INTERRUPTION WHILE PERFORMING THE WORK INCLUDED IN THIS PROJECT. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, AND EQUIPMENT REQUIRED TO BYPASS WASTEWATER FLOW AROUND THE WORKING AREA TO AN ACCEPTABLE POINT OF DISCHARGE.

THE CONTRACTOR SHALL NOT BE PERMITTED TO PUMP OR OTHERWISE DIRECT THE FLOW OF SANITARY SEWAGE INTO STORM SEWERS, STREAMS, OPEN CHANNELS OR ONTO STREETS AT ANY TIME DURING THE COURSE OF THE WORK.

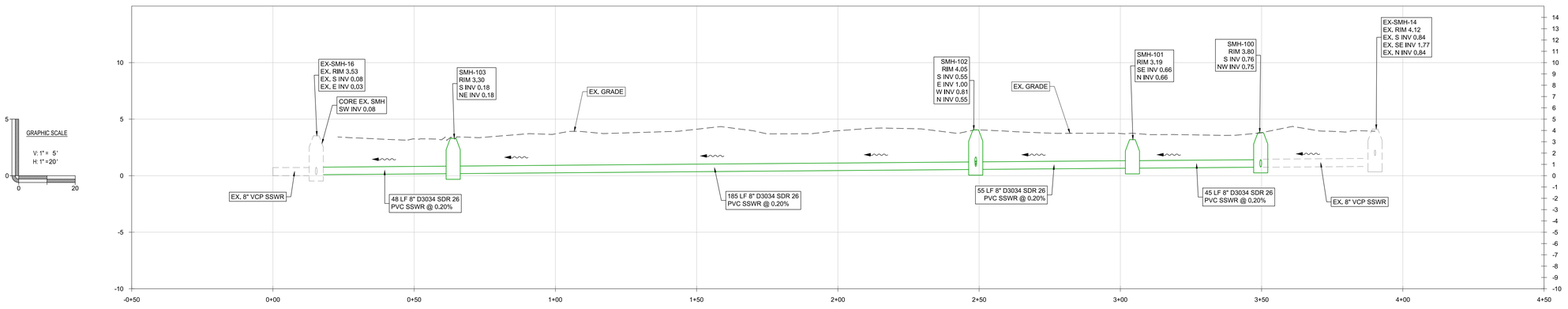
ALL REQUIRED AGENCY APPROVALS AND PERMITS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, THE HYDRAULIC DESIGN OF THE BYPASS PUMPING ARRANGEMENT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

PUMPING EQUIPMENT SHALL BE OF A TYPE SUITABLE FOR PUMPING RAW UNSCREENED SEWAGE OVER AN INDEFINITE PERIOD WITHOUT CLOGGING OR REQUIRING SHUTDOWN FOR ROUTINE MAINTENANCE. BYPASS PUMPING SHALL BE CONTINUOUS DURING THE ENTIRE LENGTH OF TIME EACH PORTION OF THE WORK IS BEING ACCOMPLISHED.

THE CONTRACTOR SHALL SUBMIT DRAWINGS AND EQUIPMENT SPECIFICATIONS, DETAILING THE PROPOSED PUMPING EQUIPMENT AND THE METHOD OF INSTALLATION, TO THE ENGINEER FOR APPROVAL, IF DEEMED NECESSARY BY THE ENGINEER, THE CONTRACTOR WILL BE RESPONSIBLE TO PROVIDE NECESSARY NOISE SUPPRESSION DEVICES TO MINIMIZE BYPASS PUMP NOISE.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF MAINTENANCE OF TRAFFIC AND ALL STREET CLOSURES WITH CITY OF CLEARWATER PUBLIC WORKS DEPARTMENT.

CITY OF CLEARWATER REQUIREMENT:
TEMPORARY DIVERSION OF THE GRAVITY SEWER FLOWS SHALL BE DONE USING BYPASS PUMPS (ONE DUTY, ONE STANDBY) TO PUMP FROM THE UPSTREAM MANHOLE TO THE DOWNSTREAM MANHOLE. BYPASS PUMPS SHALL HAVE HOSPITAL GRADE SOUND ATTENUATION. THE CONTRACTOR SHALL OBTAIN PEAK WET WEATHER FLOW RATES IN THE GRAVITY SEWER FROM THE CITY AND SHALL DEMONSTRATE IN THE MAINTENANCE OF FLOW PLAN THAT ADEQUATE PUMPING CAPACITY IS PROVIDED TO ACCOMMODATE PEAK WET WEATHER FLOW. THE CONTRACTOR AND CITY PERSONNEL THAT ARE EXPERIENCED IN THE COLLECTION SYSTEM SHALL DETERMINE THE FLOAT LEVELS IN THE FIELD. PUMP ON, STANDBY OR LAG PUMP ON, AND HIGH-LEVEL ALARM. THE HIGH-LEVEL ALARM SHALL BE CONNECTED TO AN AUTO DIALER TO NOTIFY THE CONTRACTOR OF AN ALARM CONDITION. THE BYPASS PUMP SUCTION MANHOLE SHALL USE THE COLLECTION SYSTEM FOR A TEMPORARY WET WELL STORAGE; HOWEVER, SURCHARGING IN THE EXISTING SEWER SYSTEM SHALL BE LIMITED. ONCE THE HIGH-LEVEL FLOAT ALARM IS TRIGGERED, IT SHALL ALLOW ENOUGH TIME FOR EMERGENCY CONTRACTOR PERSONNEL TO ARRIVE ON SCENE AND RESOLVE THE PROBLEM PRIOR TO ANY SANITARY SEWER OVERFLOWS. THE BYPASS SUCTION AND DISCHARGE PIPES MAY REQUIRE THE REMOVAL OF THE MANHOLE TOPS WHICH WILL RESULT IN EXCESS ODOR ESCAPING FROM THE MANHOLES. THE CONTRACTOR SHALL PROVIDE A MEANS TO SEAL ODORS WITHIN THE BYPASS MANHOLES TO MINIMIZE ODORS DURING THE TEMPORARY DIVERSION.



Sanitary Sewer Relocation

CONCEPTUAL

David W. Bell,
State of Florida,
Professional Engineer,
License No. 57966

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DAVID W. BELL No. 57966
PROFESSIONAL ENGINEER

REVISIONS:
R-O-W VACATION PERMIT SET (2022-10-05)

ELEVATIONS BASED ON
NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88)

DATE: 2022-03-04
DRAWN BY: TT
CHECKED BY: DWB
JOB NO.: 2200003

ALANIK HOTEL
STORM & UTILITY RELOCATION
421 SOUTH GULFVIEW BOULEVARD, CLEARWATER, FL 33767
CITY OF CLEARWATER, FLORIDA

SANITARY SEWER RELOCATION

TRIPROP CLEARWATER LLC
1001 EAST ATLANTIC AVENUE, SUITE 202
DELRAY BEACH, FL 33483

LANDMARK Engineering & Surveying Corporation
8515 Palm River Road | Tampa, Florida 33619
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CU4

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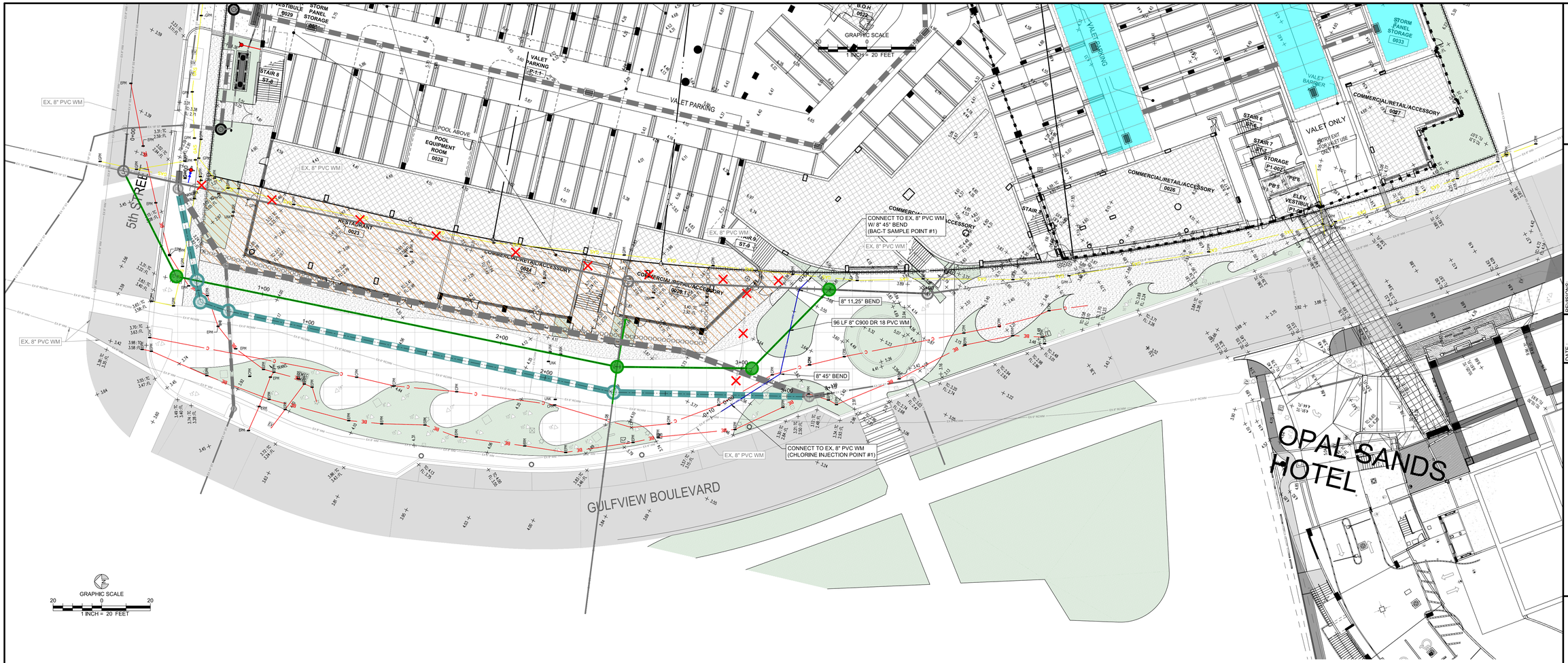

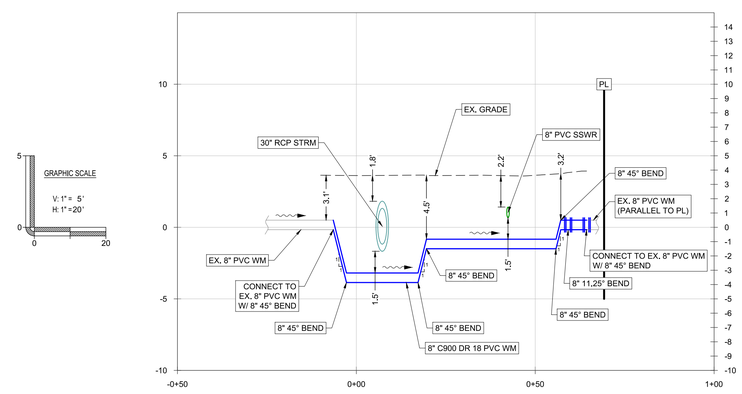

Water Main Relocation

CONCEPTUAL

CU5

David W. Bell, State of Florida, Professional Engineer, License No. 57966

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DAVID W. BELL No. 57966 PROFESSIONAL ENGINEER

REVISIONS: PLAT VACATION PERMIT SET (2022-10-05)

DATE: 2022-03-04
DRAWN BY: TT
CHECKED BY: DWB
JOB NO.: 2200003

ELEVATIONS BASED ON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88)

ALANIK HOTEL
STORM & UTILITY RELOCATION
421 SOUTH GULFVIEW BOULEVARD, CLEARWATER, FL 33767

CITY OF CLEARWATER, FLORIDA

WATER MAIN RELOCATION

TRIPROP CLEARWATER LLC

1001 EAST ATLANTIC AVENUE, SUITE 202
DELRAY BEACH, FL 33483

LANDMARK Engineering & Surveying Corporation
8515 Palm River Road | Tampa, Florida 33619
(813) 621-7841 | (813) 621-6761 (fax)
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GRAPHIC SCALE
20 0 20
1 INCH = 20 FEET

CONCEPTUAL

8" D3034 SDR 26 PVC SANITARY SEWER LATERAL

6" TC50 DIP SANITARY SEWER LATERAL LINED WITH PROTECTO 401 CERAMIC EPOXY

8" C900 DR 18 PVC POTABLE WATER MAIN

30" RCP STORM PIPE

8" D3034 SDR 26 PVC SANITARY SEWER

David W. Bell,
State of Florida,
Professional Engineer,
License No. 57966

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DAVID W. BELL No. 57966
PROFESSIONAL ENGINEER

REVISIONS:
R-O-W VACATION PERMIT SET (2022-10-05)

ELEVATIONS BASED ON
NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88)

DATE: 2022-03-04
DRAWN BY: TT
CHECKED BY: DWB
JOB NO.: 2200003

ALANIK HOTEL
STORM & UTILITY RELOCATION
421 SOUTH GULFVIEW BOULEVARD, CLEARWATER, FL 33767

CITY OF CLEARWATER, FLORIDA

R-O-W VACATION
FINAL IMPROVEMENTS

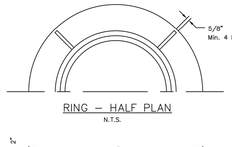
TRIPROP CLEARWATER LLC

1001 EAST ATLANTIC AVENUE, SUITE 202
DELRAY BEACH, FL 33483

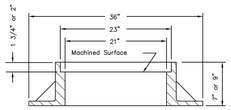
LANDMARK
Engineering & Surveying Corporation
8515 Palm River Road | Tampa, Florida 33619
(813) 621-7841 | (813) 621-6761 (fax)
www.lesc.com | C.A. # 28014

CU6

J:\2200003\CAD\Civil\construction plans\DWG\2200003 - R-O-W VACATION.dwg -- 12/19/2022 11:18:10 AM

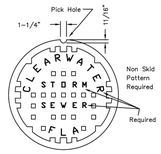


RING – HALF PLAN
N.T.S.

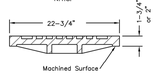


RING SECTION
N.T.S.
Minimum Weight 7" 232 lbs.
9" 278 lbs.

NOTES
1. Where roadway base is 8" or thicker use 9" ring, all other cases 7" ring is permissible.
2. Manufacturers model of storm ring and cover to be approved by City Engineer.
3. Perforated covers, when required shall be similar to solid covers.



SOLID COVER
N.T.S.



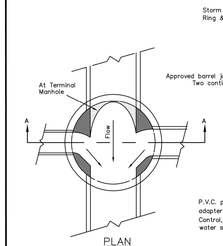
SOLID COVER SECTION
N.T.S.
Minimum Weight 128 lbs.

DATE	REVISION DESCRIPTION	BY
9/3/15	TITLE CHANGE	S.R.

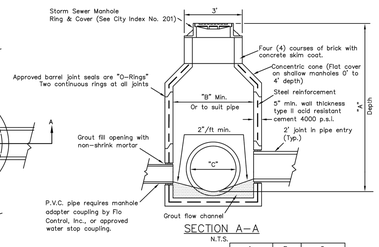
CITY OF CLEARWATER
ENGINEERING DEPARTMENT
STORM DETAILS

STORM SEWER MANHOLE
RING & COVER
TRAFFIC AREAS

INDEX NO. 201 | PAGE NO. 1 of 1
LATEST REVISION 2/22/2016



PLAN
N.T.S.



SECTION A–A
N.T.S.

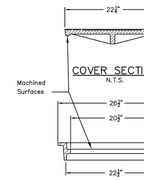
	A	B	C
Shallow 0'– 4'	4' Max	3'–6"	24" Max
Standard 4.1'– 6'	6' Max	4'	30" Max
Deep 6.1'– 10'	10'	4'	48" Max
Deep 10.1'– 14'	14'	5'	48" Max

DATE	REVISION DESCRIPTION	BY
6/2/15	ADDED/EDITED NOTES	S.R.

CITY OF CLEARWATER
ENGINEERING DEPARTMENT
STORM DETAILS

PRECAST STORM SEWER MANHOLE

INDEX NO. 202 | PAGE NO. 1 of 1
LATEST REVISION 2/22/2016



COVER SECTION
N.T.S.

RING SECTION
N.T.S.

NOTES:
1. USF 1110 MG cover.
2. Material; ASTM–A48 Class 30B gray iron.
3. Cover weight: 105 lbs.
4. Total weight: 195 lbs.

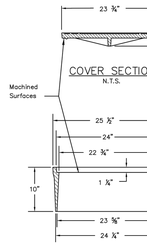
COVER PLAN
N.T.S.

DATE	REVISION DESCRIPTION	BY

CITY OF CLEARWATER
ENGINEERING DEPARTMENT
STORM DETAILS

STORM SEWER INLET
RING & COVER

INDEX NO. 203 | PAGE NO. 1 of 1
LATEST REVISION 2/22/2016



COVER SECTION
N.T.S.

RING SECTION
N.T.S.

COVER PLAN
N.T.S.

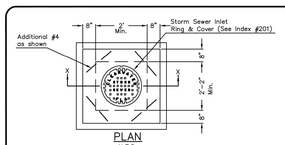
NOTES:
1 – USF 1182 Ring & ME cover
2 – Material; ASTM–A48 Class 30B gray iron
3 – Cover weight: 135 LBS.
4 – Total weight: 280 LBS.
5 – For use with FDOT types 1,2,3 & 4 curb inlets (FDOT Index 210)

DATE	REVISION DESCRIPTION	BY
4/2/15	CHANGED TITLE	S.R.

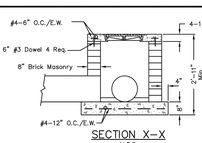
CITY OF CLEARWATER
ENGINEERING DEPARTMENT
STORM DETAILS

FDOT STORM SEWER INLET
RING & COVER
NON–TRAFFIC AREAS

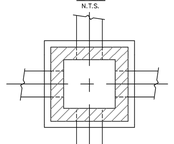
INDEX NO. 204 | PAGE NO. 1 of 1
LATEST REVISION 2/22/2016



PLAN
N.T.S.

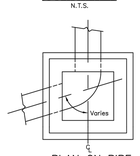


SECTION X–X
N.T.S.



PLAN ON PIPE
N.T.S.

NOTES:
1. Non traffic Bearing
2. Champher all exposed edges 3/4"
3. All concrete to be 3,000 p.s.i., with fiber mesh reinforcing.



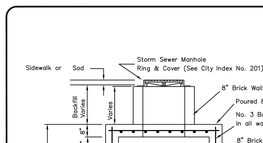
PLAN ON PIPE
N.T.S.
Detail of bottom construction
Grout flow channel

DATE	REVISION DESCRIPTION	BY
8/3/15	EDITED DRAWINGS	S.R.

CITY OF CLEARWATER
ENGINEERING DEPARTMENT
STORM DETAILS

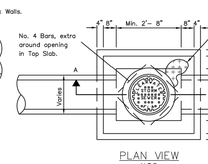
JUNCTION BOX
NON–TRAFFIC BEARING

INDEX NO. 205 | PAGE NO. 1 of 1
LATEST REVISION 2/22/2016



SECTION A–A
N.T.S.

NOTES:
1. Storm Sewers and Manholes to be centered in Junction Box unless otherwise specified in Plans.
2. All Concrete to be 3000 P.S.I., with fiber mesh reinforcing.
3. Chamfer all exposed edges ¾".



PLAN VIEW
N.T.S.

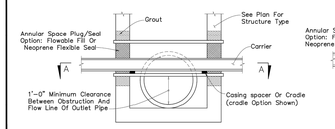
DATE	REVISION DESCRIPTION	BY
8/3/15	EDITED NOTES	S.R.

CITY OF CLEARWATER
ENGINEERING DEPARTMENT
STORM DETAILS

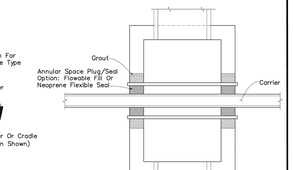
JUNCTION BOX
NON–TRAFFIC TYPE

INDEX NO. 206 | PAGE NO. 1 of 1
LATEST REVISION 2/22/2016

Notes:
1. No joints inside of box
2. Engineer to provide calculations demonstrating that the conflict structure has sufficient hydraulic capacity to not restrict flow more than a typical structure



SECTION LONGITUDINAL
N.T.S.



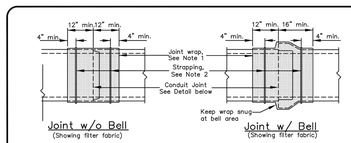
SECTION A–A
N.T.S.

DATE	REVISION DESCRIPTION	BY

CITY OF CLEARWATER
ENGINEERING DEPARTMENT
STORM DETAILS

UTILITY CONFLICT PIPES THRU
STORM DRAIN STRUCTURES

INDEX NO. 210 | PAGE NO. 1 of 1
LATEST REVISION 6/12/17



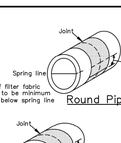
Joint w/o Bell
(Showing filter fabric)

Tongue and Groove type joint with Double Gasket
(Prior to pull–up)

Joint w/ Bell
(Showing filter fabric)

Bell and Spigot type joint with "O Ring" Gasket
(Prior to pull–up)

NOTES:
1. Joint wrap shall conform to one of the following: Filter Fabric–Mirafi 140–N as manufactured by Mirafi Inc., or approved equal. Minimum width(s) as shown above. Elastic band as manufactured by Cadillac External Pipe Joint, Inc., or approved equal. Width(s) as per ASTM C 877.
2. Joint wrap shall be held in place as follows: Filter Fabric–minimum 2 straps as shown or as required by the manufacturer.
3. Gasket type shall conform to pipe manufacturer specifications.

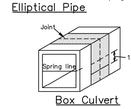


End of filter fabric overlap to be minimum of 12" below spring line

Round Pipe

End filter fabric overlap minimum 12" below spring line

Elliptical Pipe



Box Culvert

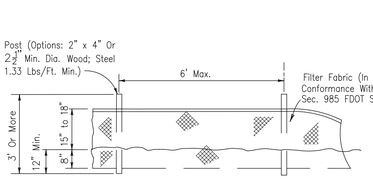
Isometric Views
(Showing filter fabric)

DATE	REVISION DESCRIPTION	BY
8/3/15	REV. NOTES	S.R.

CITY OF CLEARWATER
ENGINEERING DEPARTMENT
STORM DETAILS

CONDUIT JOINT WRAP DETAIL

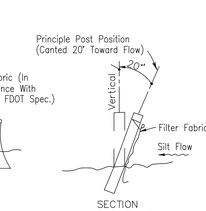
INDEX NO. 207 | PAGE NO. 1 of 1
LATEST REVISION 2/22/2016



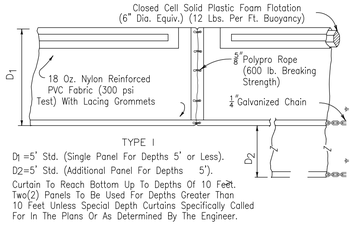
ELEVATION

Note: Silt Fence to be paid for under the contract unit price for Staked Silt Fence (LF).

TYPE III SILT FENCE
FDOT INDEX 102

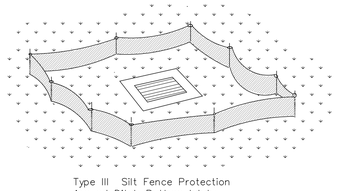


SECTION
With Optional Post Positions



TYPE I
D1 =5' Std. (Single Panel For Depths 5' or Less).
D2=5' Std. (Additional Panel For Depths 5').
Curtain To Reach Bottom Up To Depths Of 10 Feet. Two(2) Panels To Be Used For Depths Greater Than 10 Feet Unless Special Depth Curtains Specifically Called For In The Plans Or As Determined By The Engineer.

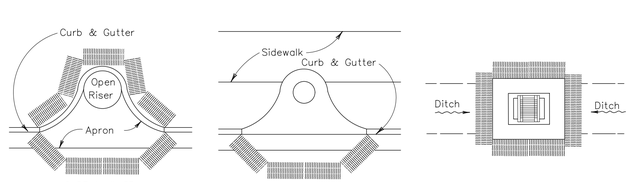
FLOATING TURBIDITY BARRER
FDOT INDEX 103



Type III Silt Fence Protection Around Ditch Bottom Inlets.

Do not deploy in a manner that silt fences will act as a dam across permanent flowing watercourses. Silt fences are to be used at upland locations and turbidity barriers are to be used at permanent bodies of water.

SILT FENCE APLICATIONS
FDOT INDEX 102



PARTIAL INLET
COMPLETED INLET
DITCH BOTTOM INLET

Anchor Bales With 2 – 2" x 2" x 4' Stakes Per Bale.

PROTECTION AROUND INLETS OR SIMILAR STRUCTURES

BALED HAY OR STRAW BARRIERS
FDOT INDEX 102

EROSION CONTROL DETAILS
NOT TO SCALE FDOT INDICIES 102 & 103

CONCEPTUAL

David W. Bell, State of Florida, Professional Engineer, License No. 57966

This item has been digitally signed and sealed by David W. Bell, PE, on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

DAVID W. BELL No. 57966
PROFESSIONAL ENGINEER

REVISIONS:
PLUAY VACATION PERMIT SET (2022-10-05)

ELEVATIONS BASED ON
NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88)

DATE: 2022-03-04
DRAWN BY: TT
CHECKED BY: DWB
JOB NO.: 2200003

ALANIK HOTEL
STORM & UTILITY RELOCATION
421 SOUTH GULFVIEW BOULEVARD, CLEARWATER, FL 33767
CITY OF CLEARWATER, FLORIDA

DETAILS

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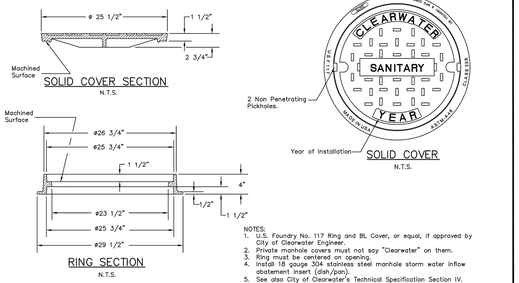
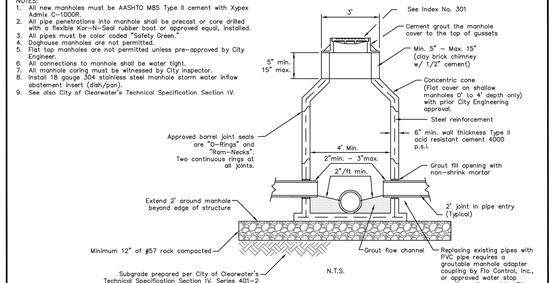
CU7.1



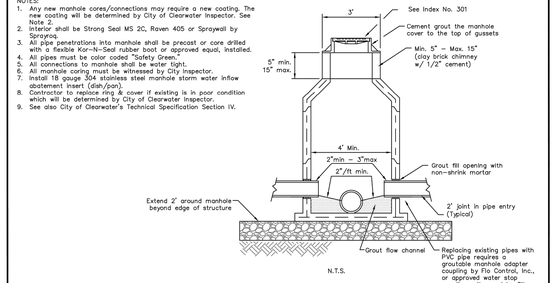
NOTES:
1. U.S. Foundry No. 117 Ring and BL Cover, or equal, if approved by City of Clearwater Engineer.
2. Private manhole covers must not say "Clearwater" on them.
3. Ring must be centered on opening.
4. Install 18 gauge 304 stainless steel manhole storm water inflow abatement insert (dish/pan).
5. See also City of Clearwater's Technical Specification Section IV.

DATE	REVISION DESCRIPTION	APP	CITY OF CLEARWATER ENGINEERING DEPARTMENT SANITARY SEWER DETAILS	SANITARY SEWER MANHOLE COVER NON-ROADWAY APPLICATION	INDEX NO. 301	PAGE NO. 1 or 3	LATEST REVISION 10/21/2019



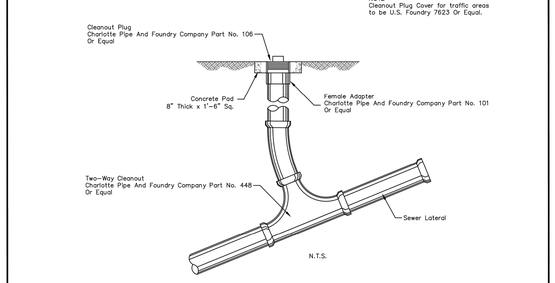
NOTES:
1. All new manholes must be AASHTO M85 Type II cement with Xypex Admix C-1000R.
2. All pipe penetrations into manhole shall be precast or core drilled with a flexible Kor-N-Seal rubber boot or approved equal, installed.
3. All pipes must be color coded "Safety Green."
4. Doghouse manholes are not permitted.
5. Flat top manholes are not permitted unless pre-approved by City Engineer.
6. All connections to manhole shall be water tight.
7. All manhole coring must be witnessed by City Inspector.
8. Install 18 gauge 304 stainless steel manhole storm water inflow abatement insert (dish/pan).
9. See also City of Clearwater's Technical Specification Section IV.

DATE	REVISION DESCRIPTION	APP	CITY OF CLEARWATER ENGINEERING DEPARTMENT SANITARY SEWER DETAILS	NEW PRECAST SANITARY MANHOLE DETAIL	INDEX NO. 302	PAGE NO. 1 or 3	LATEST REVISION 10/21/2019



NOTES:
1. Any new manhole cores/connections may require a new coating. The new coating will be determined by City of Clearwater Inspector. See Note 2.
2. Interior shall be Strong Seal MS 2C, Raven 405 or Spraywall by Sprayroq.
3. All pipe penetrations into manhole shall be precast or core drilled with a flexible Kor-N-Seal rubber boot or approved equal, installed.
4. All pipes must be color coded "Safety Green."
5. All connections to manhole shall be water tight.
6. All manhole coring must be witnessed by City Inspector.
7. Install 18 gauge 304 stainless steel manhole storm water inflow abatement insert (dish/pan).
8. Contractor to replace ring & cover if existing is in poor condition which will be determined by City of Clearwater Inspector.
9. See also City of Clearwater's Technical Specification Section IV.

DATE	REVISION DESCRIPTION	APP	CITY OF CLEARWATER ENGINEERING DEPARTMENT SANITARY SEWER DETAILS	EXISTING SANITARY MANHOLE DETAIL	INDEX NO. 302	PAGE NO. 3 or 3	LATEST REVISION 10/21/2019



DATE	REVISION DESCRIPTION	APP	CITY OF CLEARWATER ENGINEERING DEPARTMENT SANITARY SEWER DETAILS	STANDARD CLEANOUT (SANITARY)	INDEX NO. 304	PAGE NO. 1 or 2	LATEST REVISION 2/22/2016

DATE	REVISION DESCRIPTION	APP	CITY OF CLEARWATER ENGINEERING DEPARTMENT SANITARY SEWER DETAILS	STANDARD TERMINAL END CLEANOUT (SANITARY)	INDEX NO. 304	PAGE NO. 2 or 2	LATEST REVISION 2/22/2016

L = Minimum length to be restrained on each side of fitting (ft.)
Figures based on 30" bury depth, 150 PSI test pressure
Figures apply to poly wrapped pipe

NOM. PIPE SIZE	ELBOWS (deg.) 11.25	22.50	45	90	VALVES TEES	DEAD END
	LENGTH IN FEET (L)					
4"	22	22	22	42	50	50
6"	22	22	25	50	67	67
8"	22	22	35	60	85	85
12"	22	22	42	100	125	125
16"	22	30	55	130	150	150
20"	22	33	65	150	160	160

The following joints must be restrained in all applications:
1. Bend – inlet and outlet
2. Tee – inlet and outlets
3. Offsets – inlet and outlet
4. Caps
5. Plugs
6. Dead ends
7. Hydrant runouts shall be restrained as dead ends

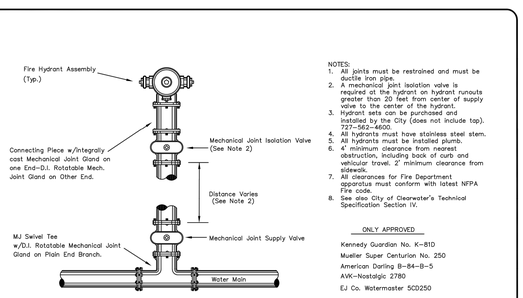
NOTES:
1. Water mains larger than 8" will be ductile iron pipe only.
2. Thrust restraint on slip-joint ductile iron pipe shall be U.S. Pipe Field Lock Gaskets for Tyton Joint Pipe or American Fast-Grip Gaskets for American Fastite Pipe, witnessed by Construction Inspector.
3. Thrust restraints on slip joint PVC pipe shall be EBBA Iron 1500 Series restrainers, or approved equal.
4. Thrust restraint on Ductile Iron Fittings shall be provided by the use of Megalug Retainers and mechanical joint fittings.
5. No thrust blocks allowed.
6. See also City of Clearwater's Technical Specification Section IV.

DATE	REVISION DESCRIPTION	APP	CITY OF CLEARWATER ENGINEERING DEPARTMENT POTABLE WATER DETAILS	RESTRAINED JOINT DETAIL (PVC & DIP)	INDEX NO. 403	PAGE NO. 1 or 1	LATEST REVISION 10/21/2019

NOTES:
1. Insert stiffeners at Corporation Stop and Curb Stop. Stiffeners shall be manufactured by Mars Company P.O. Box 830340, Ocala, FL 34483
2. See also City of Clearwater's Technical Specification Section IV.

DATE	REVISION DESCRIPTION	APP	CITY OF CLEARWATER ENGINEERING DEPARTMENT POTABLE WATER DETAILS	CHLORINATION / SAMPLE POINT	INDEX NO. 408	PAGE NO. 1 or 2	LATEST REVISION 10/21/2019

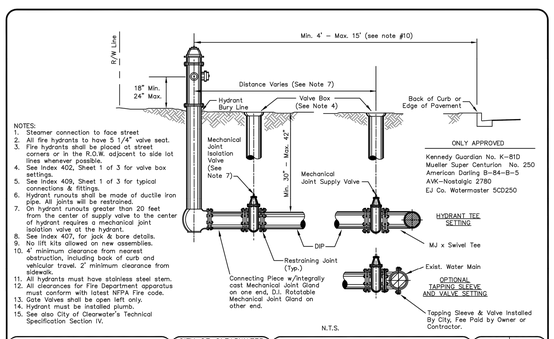
DATE	REVISION DESCRIPTION	APP	CITY OF CLEARWATER ENGINEERING DEPARTMENT POTABLE WATER DETAILS	TEMPORARY BLOWOFF AND SAMPLE POINT	INDEX NO. 408	PAGE NO. 2 or 2	LATEST REVISION 10/21/2019



NOTES:
1. All joints must be restrained and must be ductile iron pipe.
2. A mechanical joint isolation valve is required at the hydrant on hydrant runouts greater than 20 feet from center of supply valve to the center of the hydrant.
3. Hydrant sets can be purchased and installed by the City (does not include tap). 727–562–4600.
4. All hydrants must have stainless steel stem.
5. All hydrants must be installed plumb.
6. 4' minimum clearance from nearest obstruction, including back of curb and vehicular travel. 2' minimum clearance from sidewalk.
7. All clearances for Fire Department apparatus must conform with latest NFPA Fire code.
8. See also City of Clearwater's Technical Specification Section IV.

ONLY APPROVED
Kennedy Guardian No. K–81D
Mueller Super Centurion No. 250
American Darling B–84–B–5
AVK–Nostalgic 2780
EJ Co. Watermaster 5CD250

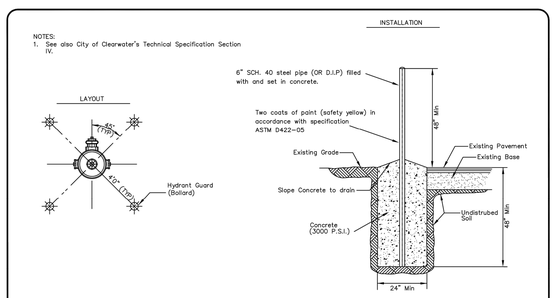
DATE	REVISION DESCRIPTION	APP	CITY OF CLEARWATER ENGINEERING DEPARTMENT POTABLE WATER DETAILS	TYPICAL FIRE HYDRANT SETTING PLAN VIEW	INDEX NO. 409	PAGE NO. 1 or 3	LATEST REVISION 10/22/2019



NOTES:
1. Steamer connection to face street.
2. All fire hydrants to have 5 1/4" valve seat.
3. Fire hydrants shall be placed at street corners or in the R.O.W. adjacent to side lot lines whenever possible.
4. See Index 402, Sheet 1 of 3 for valve box settings.
5. See Index 409, Sheet 1 of 3 for typical connections & fittings.
6. Hydrant runouts shall be made of ductile iron pipe. All joints will be restrained.
7. On hydrant runouts greater than 20 feet from the center of supply valve to the center of hydrant requires a mechanical joint isolation valve at the hydrant.
8. See Index 407, for jack & bore details.
9. No lift kits allowed on new assemblies.
10. 4' minimum clearance from nearest obstruction, including back of curb and vehicular travel. 2' minimum clearance from sidewalk.
11. All hydrants must have stainless steel stem.
12. All clearances for Fire Department apparatus must conform with latest NFPA Fire code.
13. Gate Valves shall be open left only.
14. Hydrant must be installed plumb.
15. See also City of Clearwater's Technical Specification Section IV.

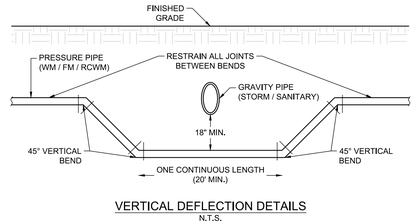
ONLY APPROVED
Kennedy Guardian No. K–81D
Mueller Super Centurion No. 250
American Darling B–84–B–5
AVK–Nostalgic 2780
EJ Co. Watermaster 5CD250

DATE	REVISION DESCRIPTION	APP	CITY OF CLEARWATER ENGINEERING DEPARTMENT POTABLE WATER DETAILS	TYPICAL FIRE HYDRANT SETTING SECTION VIEW	INDEX NO. 409	PAGE NO. 2 or 3	LATEST REVISION 10/22/2019



NOTES:
1. See also City of Clearwater's Technical Specification Section IV.

DATE	REVISION DESCRIPTION	APP	CITY OF CLEARWATER ENGINEERING DEPARTMENT POTABLE WATER DETAILS	FIRE HYDRANT PROTECTION BOLLARD DETAIL	INDEX NO. 409	PAGE NO. 3 or 3	LATEST REVISION 10/21/2019



VERTICAL DEFLECTION DETAILS
N.T.S.

David W. Bell, State of Florida, Professional Engineer, License No. 57966

This item has been digitally signed and sealed by David W. Bell, PE, on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

DAVID W. BELL No. 57966 PROFESSIONAL ENGINEER

REVISIONS: PLANT VACATION PERMIT SET (2022-11-04)

DATE: 2022-03-04
DRAWN BY: TT
CHECKED BY: DWB
JOB NO.: 2200003

ELEVATIONS BASED ON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88)

ALANIK HOTEL
STORM & UTILITY RELOCATION
421 SOUTH GULFVIEW BOULEVARD, CLEARWATER, FL 33767
CITY OF CLEARWATER, FLORIDA

DETAILS

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DELRAY BEACH, FL 33483

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CONCEPTUAL

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