CITY OF PINELLAS PARK

Staff Report

Community Development Department
Planning & Development Services Division

Prepared by: Megan Montesino
Development Review Manager

I. APPLICATION DATA

A. Case Number: CU-1026-00001 and CU-1026-00002

B. Location: 7101 Park Blvd (Parcel No. 30-30-16-03816-000-0010)

C. Request:

CU-1026-00001: Conditional Use approval for a Restaurant with drive-thru in the General Commercial (B-1) Zoning District.

CU-1026-00002: Conditional Use approval for a Financial Institution with drive-thru in the General Commercial (B-1) Zoning District.

D. Applicant: Northside Engineering and Belleair Development Group

E. Authorized Agent: Northside Engineering

F. Property Owner: BDG BELCHER LLC

G. Legal Ad Text: Request for Conditional Use approval for a Restaurant with drive-thru and a Financial Institution with drive-thru for a property located at 7101 Park Blvd in the General Commercial (B-1) Zoning District.

H. PARC Meeting: October 28, 2025

I. Public Hearings:

Planning & Zoning Commission Hearing Date: December 4, 2025
Advertising Date: November 19, 2025

City Council Hearing Date: January 8, 2026
Advertising Date: December 25, 2025

II. BACKGROUND INFORMATION

A. Case Summary:
The applicant is requesting approval for a Restaurant with drive-thru and a Financial Institution with drive-thru, which are conditional uses in the General Commercial (B-1) Zoning District. The uses are consistent with the Commercial General (CG) Land Use designation.

The proposed request for a Restaurant with drive-thru (coffee shop) is proposed to meet the following conditional use requirements:

(a) Review by the Planning and Zoning Commission and approval by City Council.
In Process

(b) Minimum lot area of fifteen thousand (15,000) square feet.
Requirement has been met.

(c) Frontage on an arterial or arterial frontage street. Access plans shall be approved by the Traffic Division Director.
Requirement has been met.

(d) Minimum setback of thirty (30) feet to any side property line, or twenty-five (25) feet to any rear property line.
Requirement is proposed to be met.

(e) The operation of the drive-in/drive-thru facility when abutting or functionally abutting a residential zoning district shall be limited to the period from 7:00 a.m. to 11:00 p.m.
Not Applicable. The proposed does not abut or functionally abut any residential zoning districts.

The proposed request for a Financial Institution with drive-thru is proposed to meet the following conditional use requirements:

(a) Review by the Planning and Zoning Commission and approval by City Council.
In Process

(b) Stacking lanes shall be a minimum ten (10) feet wide when straight and twelve (12) feet wide in curves and signed for one-way use.
Proposed to be met.

The applicant is proposing an approximately 1,000 square foot coffee shop with 2 drive-thru lanes, an escape lane, a walk-up window and outdoor seating; along with an approximately 3,000 square foot financial institution with 2 drive-thru ATM/Teller lanes and an escape lane.

Per code, a Financial Institution requires 1 space per 200 square feet (total of 15 spaces) and a Restaurant with Drive-Thru requires 1 space per 100 square feet (total of 11 spaces). The proposed development, based on code, is required a total of 26 spaces and the applicant is proposing 45 spaces.

B. Site Area: 80,031 square feet / 1.84 acres

C. Property History: The property annexed into the City of Pinellas Park in 2000, per case no. AX 2000-58 and was developed as a pharmacy/drug store (CVS Pharmacy) shortly after. Prior to redevelopment the property had been utilized as a gas station with a convenience store/service station and maintenance shop. In 2000 there was a Unity of Title and Lot Line Adjustment recorded, per case no. MS 2001-7, over the subject parcel and 2 adjacent parcels. The Unity of Title was released in 2005, per case no. MS 2005-22.

D. Existing Use: Pharmacy/Drug Store

E. Proposed Uses: Restaurant with drive-thru and a Financial Institution with drive-thru

F. Current Land Use: Commercial General (CG)

G. Current Zoning District: General Commercial (B-1)

H. Flood Zone: The subject property is located in Flood Zone X, which is a low-risk flood zone; and Flood Zone X-Shaded, which is a moderate-risk flood zone.

I. Evacuation Zone: This property is in Evacuation Zone C, which is the third level to evacuate in preparation for a storm. Zone C is evacuated when storm surge height is predicted to be up to 20 feet.

J. Vicinity Characteristics:

	Zoning	Land Use	Existing Use
North	B-1(CPUD)	CG	Zaxby's
South	CH	CG	Tire Sales
East	B-1	CG	Mobil Gas Station, Sam's Club
West	B-1, CH	CG	Credit Union/Bank

III. APPLICABLE CRITERIA / CONSIDERATIONS

A. <u>Land Use Designation / Comprehensive Plan Policies</u>:

1. Land Use Purpose / Intent:
It is the purpose of this category to depict those areas of the City that are now developed, or appropriate to be developed, in a manner designed to provide communitywide and countywide commercial goods and services; and to recognize such areas as primarily consistent with the need, relationship to adjoining uses and with the objective of encouraging a consolidated, concentrated commercial center providing for the full spectrum of commercial uses.

2. Key Standards:
Use Characteristics *- Those uses appropriate to and consistent with this category include:*

Primary Uses *– Office; Personal Service/Office Support; Retail Commercial; Commercial/Business Service; Wholesale/Distribution (Class A); Storage/Warehouse (Class A); Temporary Lodging*

Secondary Uses *- Commercial Recreation; Residential; Residential Equivalent; Institutional; Transportation/Utility; Recreation/Open Space; Research/Development; Light Manufacturing/ Assembly (Class A)*

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

Traffic Generation Characteristics *– The standard for the purpose of calculating typical traffic impacts relative to an amendment for this category shall be 487 trips per day per acre.*

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

Non-Residential Use *– Shall not exceed a floor area ratio (FAR) of .55, nor an impervious surface ratio (ISR) of .90, except as provided for in the "Special Rules" of the Countywide Plan Rules. The standard for the purpose of establishing relative intensity and potential impacts shall be a FAR of .33 and an ISR of .68*

3. Relevant Policies:
POLICY LU.1.15.1
Commercial development shall be located at or near major intersections; within the Community Redevelopment District; and within other mixed-use developments and areas to ensure the community's quality of life; access to employment, services, and amenities; and levels of service.

POLICY LU.1.15.3
Off-street parking for all new development and redevelopment shall provide safe pedestrian and vehicle movement, as well as ingress/egress.

POLICY LU.1.15.4
All new commercial facilities shall be located, designed and regulated to benefit from safe vehicular and transit access and to provide proper facilities for pedestrian convenience.

POLICY LU.1.15.5
Commercial areas shall be buffered from surrounding streets and uses, through appropriate landscaping and setbacks, in order to facilitate an optimal transition.

POLICY LU.1.15.6
Unsightly areas such as loading docks, refuse collection areas, outdoor storage areas, etc., shall be screened from roadways and residential properties.

POLICY LU.1.15.11
New development and redevelopment projects shall provide safe and efficient on-site pedestrian movement.

POLICY LU.1.15.12
Sidewalks internal to development projects shall be designed to integrate smoothly with public sidewalks and with public transit in order to ensure safe and efficient transition for pedestrians.

4. **Staff Analysis:**
The uses proposed by the applicant are appropriate within the Commercial General (CG) Land Use designation and are considered primary uses.

Staff finds that the proposed conditional use is consistent with and supported by the land use designation and the Goals, Objectives, and Polices of the City's adopted Comprehensive Plan. The proposed development meets the following policies:

- ***POLICY LU 1.15.1:*** The proposed development is located at a major intersection ensures the community's quality of life, access to employment, and services.
- ***POLICY LU.1.15.3; LU.1.15.4; LU.1.15.11:*** The proposed development provides safe pedestrian and vehicle movement, as well as ingress/egress to the subject property and proper facilities for pedestrian convenience.
- ***POLICY LU.1.15.5:*** The development is proposed to be buffered from surrounding streets and uses, through appropriate landscaping and setbacks.
- ***POLICY LU.1.15.6:*** The development is proposed to shield refuse collection areas from roadways.
- ***POLICY LU.1.15.12:*** The proposed development will provide internal **s**idewalks designed to integrate smoothly with public sidewalks in order to ensure safe and efficient transition for pedestrians.

B. <u>Zoning District / Land Development Code Standards</u>:

1. **Zoning District Purpose / Intent:**
The "B-1" General Commercial District is established to identify and provide those geographic areas within the City of Pinellas Park that are appropriate for the development and maintenance of a general commercial environment with supportive medium density residential. This district is intended for a wide variety of consumer-oriented commercial uses and activities located in proximity to major thoroughfares and to residential concentrations, together with accessory uses and public facilities customary to or required for such an environment.

This district is appropriate for areas designated on the Official Land Use Plan Map as either Residential Medium (RM), Residential/Office/Retail (R/O/R), Residential/Office General (R/OG), Commercial General (CG), Commercial Recreation (CR), Resort Facilities High (RFH) or Community Redevelopment District (CRD).

2. **Key Standards:**
SECTION 18-1520. - "B-1" GENERAL COMMERCIAL DISTRICT
Sec. 18-1520.3. - PERMITTED AND CONDITIONAL USES.

Table 18-1520.3: Authorized Uses in B-1 District

Use	*Approval Type*	*Conditions*
COMMERCIAL USES		
Financial Institutions drive-thru	*C*	
Restaurants; Drive-in/Drive-thru	*C*	*CG or CRD land use categories only subject to section 18-1531*

Sec. 18-1520.4. - DIMENSIONAL AND AREA REGULATIONS.

(A) MINIMUM LOT REQUIREMENTS.

1. *Lot Area: Fifteen thousand (15,000) square feet.*
2. *Lot Width: One hundred (100) feet.*
3. *Lot Depth: One hundred fifty (150) feet.*
4. *Lots of record not meeting the lot area, width, or depth requirements of this section and having been of record prior to September 26, 1963 may be used for a permitted or conditional use provided that all other dimensional regulations will apply.*

(B) MINIMUM YARD SETBACK REQUIREMENTS.

1. *Front Yard Setback: Twenty (20) feet.*
2. *Secondary Front Yard Setback: Twenty (20) feet.*
3. *Side Yard Setback: Five (5) feet; ten (10) feet is required if abutting a residential zoning district.*
4. *Rear Yard Setback: Fifteen (15) feet.*
5. *For corner, double frontage and multiple frontage lots, see Section 18-1503.7 "Yard Determinations."*
6. *Refer to Section 18-1503.8 for measurement of yard setbacks on lots adjacent to rights-of-way of insufficient width.*
7. *Refer to Section 18-1504.3(G)(2) for special yard setbacks for additions to buildings in existence as of August 14, 1997.*

(C) MAXIMUM LOT COVERAGE. Seventy-five (75) percent.

(D) MINIMUM FLOOR AREA.

1. *Nonresidential: Three hundred (300) square feet.*
2. *Single-family Detached Dwellings:*
   a. *Nine hundred (900) square feet in R/OG or R/O/R.*
   b. *One thousand (1,000) square feet in CRD.*
3. *Multi-Family Dwellings:*
   a. *Efficiency: Four hundred fifty (450) square feet.*
   b. *One-bedroom: Five hundred fifty (550) square feet.*
   c. *Two-bedroom: Six hundred fifty (650) square feet.*
   d. *Three-bedroom: Eight hundred (800) square feet.*

(E) MAXIMUM BUILDING HEIGHT. Height fifty (50) feet excluding mechanical and or elevator penthouse (additional height may be granted as a conditional use). See Section 18-1503.13, "Exclusion from Height Limits" for height limit exclusions.

(F) MINIMUM BUILDING SEPARATION. Must meet Florida Building Code separation requirements.

(G) FLOOR AREA RATIO. (F.A.R.)

1. *Nonresidential Uses:*
   (a) *Thirty hundredths (0.30) in R/O/R.*
   (b) *Thirty-five hundredths (0.35) in R/OG.*
   (c) *Forty-five hundredths (0.45) in CG.*
   (d) *Forty-five hundredths (0.45) in CRD.*
   (e) *Forty-five hundredths (0.45) in RM.*
   (f) *Forty-five hundredths (0.45) in CR.*
   (g) *Forty-five hundredths (0.45) in RFH.*
2. *Mixed Use Development: See "R-6" zoning district.*

SECTION 18-1531. - CONDITIONAL USE REGULATIONS

Sec. 18-1531.6. - REVIEW CRITERIA.

(A) In granting an application for a conditional use, the City shall find that such approval will not adversely affect the public interest, and shall consider the compatibility criteria listed in Paragraph (C), below, in their decision.

(B) In evaluating an application for conditional use, the presence of nonconforming uses or buildings, substandard property maintenance, or substandard conditions in the neighborhood shall not be used to justify the granting of a conditional use. Additionally, the cumulative impact of the proposed use in proximity to a similar existing use shall be considered, as shall the scale, placement, orientation, design, appearance, and intensity of the conditional use and improvements to be associated with the conditional use, as applicable.

(C) COMPATIBILITY REVIEW CRITERIA.

1. *Whether the use and its proposed scale will be inconsistent with the established character of the immediate neighborhood, to the extent that such character is consistent with the Comprehensive Plan and the provisions of the applicable zoning district(s).*
2. *Whether the use will diminish the use or enjoyment of other properties and living or working conditions in the neighborhood.*
3. *Whether the use will impede the normal and orderly development and improvement of surrounding properties for uses permitted in their respective zoning districts and in a manner consistent with the Comprehensive Plan.*
4. *Whether the establishment, maintenance or operation of the use will be detrimental to, or endanger, the public health, safety, comfort, or general welfare as a result of hours of operation, arrangement of uses on the site, noise, vibration, emission or pollutant, glare, odor, dust, traffic congestion, attractive nuisance, or other condition.*
5. *Whether the land area is sufficient, appropriate and adequate for the use and reasonably anticipated operations and expansion thereof.*
6. *Whether the use and associated improvements will adversely affect a known archaeological, historical, cultural, or landscape resource.*
7. *Whether the particular traffic generation characteristics of the proposed use, including the type of vehicular traffic associated with such uses is compatible with the traffic generation characteristics of other uses permitted in the zoning district(s) applicable to the neighborhood.*

Sec. 18-1531.10. - LIST OF CONDITIONAL USES AND REQUIREMENTS.

33. Financial Institutions, Drive-Thru.

(a) Review by the Planning and Zoning Commission and approval by City Council.
(b) Stacking lanes shall be a minimum ten (10) feet wide when straight and twelve (12) feet wide in curves and signed for one-way use.

72. Restaurants, Drive-In/Drive Thru.

(a) Review by the Planning and Zoning Commission and approval by City Council.
(b) Minimum lot area of fifteen thousand (15,000) square feet.
(c) Frontage on an arterial or arterial frontage street. Access plans shall be approved by the Traffic Division Director.
(d) Minimum setback of thirty (30) feet to any side property line, or twenty-five (25) feet to any rear property line.
(e) The operation of the drive-in/drive-thru facility when abutting or functionally abutting a residential zoning district shall be limited to the period from 7:00 a.m. to 11:00 p.m.

SECTION 18-1532. - OFF-STREET PARKING AND LOADING REGULATIONS
Sec. 18-1532.7. - VEHICULAR STACKING SPACES AND DRIVE-THRU LANES.

(A) A vehicular stacking space is a space measuring twenty (20) feet in length and at least ten (10) feet in width located within a VUA. Stacking spaces shall be specifically reserved and demarcated through curbing or pavement markings, as well as one-way entrance signage, as one (1) or more separate and distinct lane(s), for the temporary stopping of a vehicle awaiting service as provided in this section, and shall not be designed or used for, nor interfere with, any other purpose including, but not limited to, site circulation, parking, and loading.
(B) A separate and distinct on-site escape lane, ten (10) feet wide, shall be provided to allow motorists to bypass drive-thru service lane(s).
(C) All inbound spaces are measured rearward from the front of the first stopping point at a service position, and all outbound spaces are measured forward from the front of last stopping point at a service position.
(D) Each stacking space shall be clearly defined on the site plan.
(E) In order to minimize traffic congestion, a minimum queuing lane of eighty (80) feet shall be provided between the street line at the principal point of entrance and the last drive-thru service window. Access and queuing plans shall be approved by the Traffic Division Director.

Sec. 18-1532.9. - MINIMUM OFF-STREET PARKING SPACE REQUIREMENTS.

(B) COMMERCIAL/BUSINESS USES.

21. Financial Institutions: One (1) per two hundred (200) SF of GFA.

31. Restaurant, Drive-Thru: One (1) per three (3) seats, or one (1) per hundred (100) SF of GFA; whichever results in a greater parking requirement.

3. Staff Analysis:

The proposed uses of a Restaurant with drive-thru and a Financial Institution with drive-thru are consistent with the purpose and intent of the B-1 Zoning District, which is intended for a wide variety of consumer-oriented commercial uses. The applicant proposes to meet the conditional use requirements.

Staff finds that the proposed uses are consistent with the purpose and intent of the B-1 Zoning District and the City's Land Development Code.

C. <u>Project Application Review Committee (PARC) Comments</u>:

The application was discussed at the October 28, 2025 PARC meeting by all relevant departments/divisions. No concerns were raised with regard to the proposed amendment.

IV. SUMMARY

A. <u>Findings</u>:

Based on the information and analysis contained in this report, staff finds as follows:

1. The proposed uses and site plan meet the Conditional Use requirements and review criteria, per Section 18-1531.10 of the Land Development Code.
2. The request is consistent with the Goals, Objectives, and Policies of the Comprehensive Plan.

Erica Lindquist, AICP, CFM
Planning & Development Services Director

11/6/25
Date

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

11/6/2025
Date

V. ACTION

<u>PLANNING AND ZONING COMMISSION</u> – MOVE TO:

A. RECOMMEND APPROVAL.

B. RECOMMEND APPROVAL WITH THE FOLLOWING CONDITION(S):

C. RECOMMEND DENIAL.

… of a Conditional Use approval for a Restaurant with drive-thru and a Financial Institution with drive-thru for a property located at 7101 Park Blvd in the General Commercial (B-1) Zoning District.

VI. ATTACHMENTS

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

Exhibit A

AFFIDAVIT OF OWNERSHIP

STATE OF FLORIDA - COUNTY OF PINELLAS:

NAME OF ALL PROPERTY OWNERS, being first duly sworn, depose(s) and say(s):

BDG Belcher, LLC
Carlos A. and/or Christian A. Yepes, Managing Members
6654 78th Avenue North, Pinellas Park, Florida 33781

1. That (I am/we are) the owner(s) and record title holder(s) of the following described property:

ADDRESS OR GENERAL LOCATION:

7101 Park Boulevard, Pinellas Park, Florida 33781

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

Please see attached Survey Exhibit A

2. That this property constitutes the property for which an application is being made to the City of Pinellas Park, Florida (NATURE OF REQUEST):

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

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

SIGNED (PROPERTY OWNER) CHRISTIAN YEPES

SIGNED (PROPERTY OWNER)

STATE OF FLORIDA
COUNTY OF Pinellas

The foregoing instrument was acknowledged before me this 10/15/2025 (Date)

By Christian Yepes - Owner, (Name of person acknowledging and title of position)

who is personally known to me or who has produced _____ (Type of identification) as identification and who did (did not) take an oath.

NOTARY PUBLIC STATE OF FLORIDA
ALIZ BEJAR
MY COMMISSION # HH 573427
EXPIRES: July 18, 2028

(SEAL ABOVE)

Notary Public, Commission No. HH573427

Aliz Bejar
Name of Notary typed, printed or stamped)

CU.APL - Revised 1993, June 1994, August 2001, November 2005, July 2008, February 2011, January 2015

PARK & BELCHER RETAIL CENTER

SECTION 30 - TOWNSHIP 30 S - RANGE 16 E
PARCEL NO. 30-30-16-03816-000-0010
CITY OF PINELLAS PARK

LEGAL DESCRIPTION

LEGAL DESCRIPTION:

That portion of Lots 1 through 6 and a 10 foot vacated alley vacated by Resolution No. 89-456, recorded in Official Records Book 7112, Page 1242, in Block 118, of SECOND ADDITION OF PINELLAS PARK, according to the map or plat thereof recorded in Plat Book 3, Pages 8 and 9, of the Public Records of Pinellas County, Florida; and a portion of Lots 1 and 2, BAYOU FARMS, according to the map or plat thereof recorded in Plat Book 24, Page 31, of the Public Records of Pinellas County, Florida, lying in Section 30, Township 30 South, Range 16 East, Pinellas County, Florida, being further described as follows:

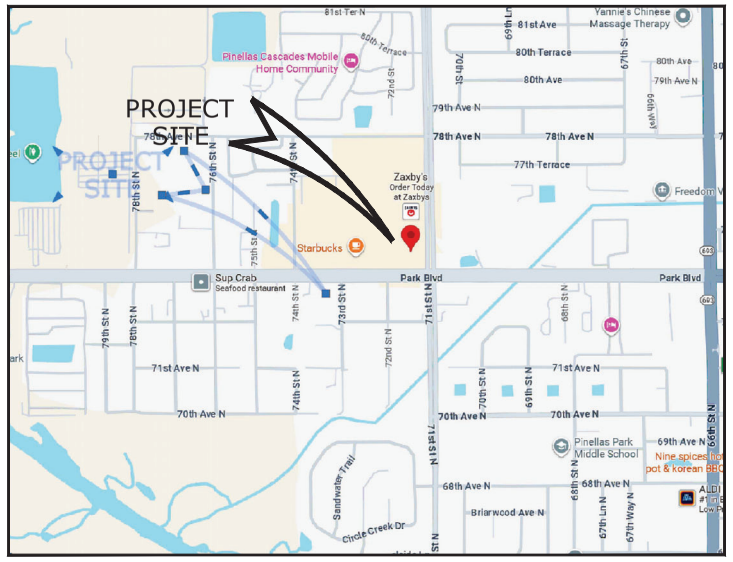
Commence at the Northwest corner of Lot 8, Block 118, of said SECOND ADDITION OF PINELLAS PARK; thence along the North boundary of said Block 118, and the South right of way line of 75th Avenue North, South 89°43'52" East 108.29 feet to the POINT OF BEGINNING; thence continue along said line South 89°43'52" East 220.87 feet to the West right of line of Belcher Road (113 foot right of way); thence along said line South 00°39'58" East 313.27 feet; thence South 29°17'21" West 47.74 feet to the North right of way line of Park Boulevard; thence along said line North 89°43'52" West 201.16 feet; thence leaving said line North 354.98 feet to the POINT OF BEGINNING.

TOGETHER WITH the South 1/2 of that portion of the vacated 75th Avenue North (8th Avenue per plat), as vacated and closed by Resolution No. 01-36, recorded in Official Records Book 11581, Page 878, of the Public Records of Pinellas County, Florida, bound on the West by the Northerly extension of the West line of the lands described above and bound on the East by the West line of Belcher Road (16th Street per plat).

LESS AND EXCEPT therefrom those certain lands conveyed to Pinellas County, a political subdivision of the State of Florida, by Quit Claim Deed recorded September 21, 2001, in Official Records Book 11588, Page 2191, of the Public Records of Pinellas County, Florida, described as follows:
A parcel being a portion of Block 118, SECOND ADDITION OF PINELLAS PARK, according to the map or plat thereof, recorded in Plat Book 3, Page 8, of the Public Records of Pinellas County, Florida, and a portion of Lot 1, BAYOU FARMS, according to the map or plat thereof, recorded in Plat Book 24, Page 31, of the Public Records of Pinellas County, all being in the Southwest 1/4 of Section 30, Township 30 South, Range 16 East, Pinellas County, being described as follows:

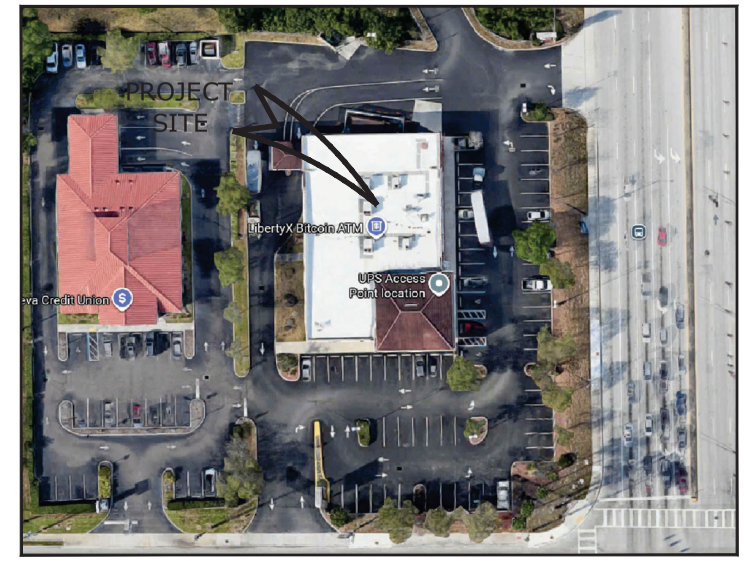
Commencing at the South 1/4 corner of said Section 30, run North 00°39'27" West along the North-South centerline of said Section 30, for a distance of 1731.47 feet to a point of intersection with the Easterly prolongation of the North line of said Block 118; thence North 89°42'47" West along said prolongation, for a distance of 80.01 feet to the West line of 71st Street North (Belcher Road), for a POINT OF BEGINNING; thence South 00°39'27" East along said West line, for a distance of 313.26 feet; thence South 29°17'49" West continuing along said West line, for a distance of 47.72 feet to the North line of Park Boulevard; thence North 89°42'47" West along said North line, for a distance of 24.86 feet; thence North 00°17' 13" East for a distance of 10.00 feet; thence South 89°42'47" East along a line being 65 feet North of and parallel with the South line of the Northeast 1/4 of the Southwest 1/4 of said Section 30, for a distance of 15.55 feet; thence North 29°17'49" East, for a distance of 40.02 feet to a point being 93 feet West of aforesaid North-South centerline of Section 30; thence North 00°39'27" West along a line being 93 feet West of and parallel with said North-South Centerline, for a distance of 310.00 feet to a point of intersection with aforesaid North line of said Block 118; thence South 89°42'47" East along said North line of Block 118, for a distance of 13.00 feet to the POINT OF BEGINNING.

TITLE COMMITMENT CONTAINS ADDITIONAL NON-FEE SIMPLE PARCELS, AND AS SUCH THESE DESCRIPTIONS CANNOT BE SURVEYED OR INCLUDED IN THE LEGAL DESCRIPTION HEREON. FOR NOTES REGARDING THESE ADDITIONAL PARCELS, SEE THIS SURVEYOR'S RESPONSES TO SCHEDULE B, PART II OF THE TITLE COMMITMENT.



STREET MAP

NORTH



AERIAL MAP

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OWNER CONTACT

OWNER

ADDRESS 1
ADDRESS 2

DESIGN PROFESSIONALS

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

ARCHITECT
ARCHITECT
ADDRESS 1
ADDRESS 2
PHONE NUMBER

SURVEY
EBI Surveying
1304 West Fletcher Avenue
Tampa, Florida 33612
Phone: (813) 886-6080 / Fax: (813) 886-6081

GEOTECH
GEOTECH
ADDRESS 1
ADDRESS 2
PHONE NUMBER

FLOOD ZONE INFORMATION

THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE "X", AND "X" (SHADED) ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 120251, PANEL NUMBER 0203, SUFFIX J, EFFECTIVE 08/24/2021, FOR THE CITY OF PINELLAS PARK, FLORIDA.

SITE DATA

MATRIX		EXISTING	PROPOSED	ALLOWED/CODE
ZONING:		B-1	B-1	B-1
USAGE:		CVS	BANK AND COFFEE SHOP W/ DRIVE-THRU	CONDITIONAL USE
FUTURE LAND USE:		CG	CG	CG
LOT AREA (GROSS):		80,031 S.F. 1.84 ACRES	80,031 S.F. 1.84 ACRES	15,000 S.F. MIN. Lot width 100' Min. Lot Depth 150' Min.
BUILDING COVERAGE:		10,881 S.F.	2,962 S.F. Bank 1,024 S.F. Coffee Shop	N/A
FLOOR AREA RATIO: (FAR)		0.14	3,986 S.F. 0.05	0.45 (MAX)
DENSITY:		--	--	--
BLDG. SETBACKS:	FRONT (SOUTH)	119.8'	120'	20'
	FRONT (EAST)	77.5'	58'	20'
	SIDE (NORTH)	135.8	197' BANK 216' COFFEE SHOP	5'
	SIDE (WEST)	48'	30'	5'
BLDG. HEIGHT:		18'	18'	50 MAX.
VEHICULAR USE AREA (VUA):		43,923 S.F.	43,628 S.F.	-
INTERIOR LANDSCAPING:		5,350 S.F. 12.1%	9,150 S.F. 20.9 %	10% MIN.
IMPERVIOUS SURFACE RATIO: (I.S.R.)		56,705 S.F. S.F. 0.71	52,807 S.F. 0.66	0.75
OPEN SPACE: (S.F. & % OF GROSS SITE)		21,867 S.F. 27.3%	27,224 S.F. 34.0%	0.25%
PARKING:		65 SPACES	45 SPACES	26 SPACES

PARKING CALCULATIONS:
2962 S.F. BANK @ 5 SPACE /1,000 sf. = 15 SPACES
1,029 S.F. COFFEE SHOP @ 10 SPACE / 1,000 sf. = 11 SPACES
TOTAL REQUIRED 26 SPACES

7 a.m. TO 5 p.m., MONDAY THROUGH FRIDAY
CALL 811 OR 800-432-4770 - SUNSHINE811.COM

AGENCY RESPONSE STAMPS

Northside Engineering, Inc.
300 South Belcher Road, Clearwater, Florida 33765
Tel: 727-443-2869 Fax: 727-446-8036
tech@northsideengineering.net
Est. 1989

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

Donald B. Fairbairn, P.E. #44971
Registry # 31906

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PROJECT #	25XX
ISSUE DATE:	10/15/25
REVISIONS:	

No.	Date	Description
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DRAWN BY : SR

CIVIL SITE DATA

Park & Belcher Retail Center
7101 Park Boulevard
Pinellas Park, FL.

Northside Engineering, Inc.
C1.1

Exhibit B

GENERAL CONSTRUCTION NOTES

1. ALL THE WORK PERFORMED SHALL COMPLY WITH THE REGULATIONS AND ORDINANCES OF THE VARIOUS GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK.
1a. ALL DESIGN AND CONSTRUCTION MUST CONFORM TO THE MINIMUM STANDARDS SET DOWN IN CITY OF CLEARWATER LAND DEVELOPMENT, ZONING AND/OR RELATED ORDINANCES.
2. ALL ELEVATIONS ARE REFERENCED FROM NORTH AMERICAN VERTICAL DATUM (1988)
3. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES, AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATOR AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. THE CONTRACTOR WILL VERIFY THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES AFFECTING THIS WORK PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL CHECK THE PLANS FOR CONFLICTS AND DISCREPANCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE OWNER'S ENGINEER OF ANY CONFLICTS OR DISCREPANCIES BEFORE PERFORMING ANY WORK IN THE AFFECTED AREA.
5. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES, AND SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE VARIOUS UTILITY COMPANIES, IN ORDER TO PERMIT MARKING THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES, IN ADVANCE OF CONSTRUCTION, BY CALLING "SUNSHINE" AT 1-800-432-4770 MINIMUM OF 2 DAYS AND MAXIMUM OF 5 DAYS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITIES NOT INCLUDED IN THE "SUNSHINE" PROGRAM.
6. CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION SAFETY. SPECIAL PRECAUTIONS MAY BE REQUIRED IN THE VICINITY OF POWER LINES AND OTHER UTILITIES.
7. ALL UNDERGROUND UTILITIES MUST BE IN PLACE AND TESTED AND INSPECTED PRIOR TO BASE AND SURFACE CONSTRUCTION.
8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS OF THE VARIOUS GOVERNMENTAL AGENCIES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, AND SCHEDULE INSPECTIONS ACCORDING TO AGENCY INSTRUCTION.
9. THE CONTRACTOR SHALL SUBMIT FOR APPROVAL TO THE OWNER'S ENGINEER; SHOP DRAWINGS ON ALL PRECAST AND MANUFACTURED ITEMS FOR THIS SITE. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE. ALL SHOP DRAWINGS ARE TO BE REVIEWED AND APPROVED BY THE CONTRACTOR PRIOR TO SUBMITTAL TO THE OWNER'S ENGINEER.
10. AT LEAST THREE (3) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND APPROPRIATE AGENCIES, AND SUPPLY THEM WITH ALL REQUIRED SHOP DRAWINGS, THE CONTRACTOR'S NAME, STARTING DATE, PROJECTED SCHEDULE, AND OTHER INFORMATION AS REQUIRED. ANY WORK PERFORMED PRIOR TO NOTIFYING THE ENGINEER, OR WITHOUT AGENCY INSPECTOR PRESENT, MAY BE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE
11. BACKFILL MATERIAL SHALL BE SOLIDLY TAMPED AROUND PIPES IN 6" LAYERS UP TO A LEVEL OF AT LEAST ONE FOOT ABOVE THE TOP OF THE PIPE. IN AREAS TO BE PAVED, BACKFILL SHALL BE COMPACTED TO 100% MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.
12. SITE WORK CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF AT LEAST 3,000 P.S.I. IN 28 DAYS, UNLESS OTHERWISE NOTED.
13. ALL PRIVATE AND PUBLIC PROPERTY AFFECTED BY THE WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING CONDITIONS UNLESS SPECIFICALLY EXEMPTED BY THE PLANS. ADDITIONAL COSTS ARE INCIDENTAL TO OTHER CONSTRUCTION AND NO EXTRA COMPENSATION IS TO BE ALLOWED.
14. ALL DISTURBED AREAS WHICH ARE NOT TO BE SODDED, ARE TO BE SEEDED AND MULCHED TO DOT STANDARDS, AND MAINTAINED UNTIL A SATISFACTORY STAND OF GRASS, ACCEPTABLE TO THE REGULATORY AGENCY AND ENGINEER OF RECORD, HAVE BEEN OBTAINED. ANY WASHOUTS, REGRADING, RESEEDING, AND GRASSING WORK, AND OTHER EROSION WORK REQUIRED, WILL BE PERFORMED BY THE CONTRACTOR, AT HIS EXPENSE, UNTIL THE SYSTEM IS ACCEPTED FOR MAINTENANCE, BY THE REGULATORY AGENCY AND ENGINEER OF RECORD.
15. THE SOILS ENGINEER IS TO SUPPLY THE ENGINEER WITH A PHOTOCOPY OF ALL COMPACTION TESTS, AND ASPHALT RESULTS. THE SOILS ENGINEER IS TO CERTIFY TO THE ENGINEER OF RECORD, IN WRITING, THAT ALL TESTING REQUIREMENTS, REQUIRED BY THE LOCAL REGULATORY AGENCY, AND THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT), FOR THE IMPROVEMENTS, AS REQUIRED BY THE ENGINEERING CONSTRUCTION DRAWINGS, HAVE BEEN SATISFIED.
16. THE CONTRACTOR SHALL MAINTAIN A COPY OF THE APPROVED PLANS AND PERMITS AT THE CONSTRUCTION SITE.
17. THESE DRAWINGS MAY NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS FOR CONSTRUCTION SITE SAFETY.
18. ALL SODDING, SEEDING AND MULCHING SHALL INCLUDE WATERING AND FERTILIZATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THESE AREAS UNTIL THE PROJECT IS COMPLETED AND ACCEPTED BY THE OWNER.
19. ALL PIPE LENGTHS ARE PLUS OR MINUS. PIPE MEASUREMENTS ARE CENTER TO CENTER OF STRUCTURES OR FITTINGS. PIPE MEASUREMENTS FOR MITERED END SECTIONS ARE TO THE END OF PIPE.
20. EXISTING PAVEMENT SHALL BE SAW-CUT WHERE NEW PAVEMENT IS TO BE ADDED OR EXISTING PAVEMENT TO BE ELIMINATED.
21. ADJUSTMENTS OF INLETS, JUNCTION BOXES, MANHOLE TOPS, WATER VALVES, WATER METERS, ETC., SHALL BE INCLUDED IN THE CONTRACTOR'S BID AND NO CLAIM SHALL BE MADE AGAINST THE OWNER OR ENGINEER FOR THESE ADJUSTMENTS, IF REQUIRED.
22. ALL BACKFILL OVER ANY PIPE (STORM SEWER, SANITARY SEWER, OR WATERLINES) THAT IS INSTALLED UNDER ROADWAYS OR WITHIN THE EMBANKMENT OF THE ROADWAY, SHALL BE COMPACTED IN ACCORDANCE WITH F.D.O.T. STANDARD SPECIFICATIONS, SECTION 125-8.3, LATEST EDITION.
23. THE CONTRACTOR PERFORMING TRENCH EXCAVATION, IN EXCESS OF 5' FEET IN DEPTH, SHALL COMPLY WITH THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION'S (OSHA) TRENCH EXCAVATION SAFETY STANDARDS, 29 C.F.R., S.1926.650, SUBPART P, INCLUDING ALL SUBSEQUENT REVISIONS OR UPDATES TO THE STANDARDS AS ADOPTED BY THE DEPARTMENT OF LABOR AND EMPLOYMENT SECURITY (DLES).
24. CONTRACTOR TO COORDINATE THE POINTS OF CONNECTIONS OF THE UTILITIES WITH DIFFERENT SUBS. SITE CONTRACTOR TO CONSTRUCT THE UNDERGROUND INFRASTRUCTURES i.e. SANITARY SEWER, STORM SEWER, WATER LINES, FIRE LINES, ETC., TO 5' OUTSIDE OF THE BLDG(S). THE PLUMBING CONTRACTOR TO CONNECT AND MEET THE INVERT ELEVATIONS OF THE SAID UTILITIES. ANY UTILITY WORK PERFORMED WITHIN 5' OF THE BLDG. SHALL BE THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR. ALL WORK SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES, ORDINANCES AND REQUIREMENTS.
25. ALL WORK SHALL BE PERFORMED AND FINISHED IN A WORKMANLIKE MANNER TO COMPLETE SATISFACTION OF THE ARCHITECT/ENGINEER IN ACCORDANCE WITH THE BEST RECOGNIZED TRADE PRACTICES.
26. DEVIATIONS TO THESE PLANS AND SPECIFICATIONS WITHOUT CONSENT OF THE ENGINEER MAY BE CAUSE FOR THE WORK TO BE UNACCEPTABLE. DEVIATIONS SHALL RECEIVE WRITTEN APPROVAL FROM THE ENGINEER.
27. SIGNS, BUFFER WALLS & FENCES ARE SUBJECT TO SEPARATE SUBMITTAL(S) AND PERMITTING. DEVIATIONS SHALL RECEIVE WRITTEN APPROVAL FROM THE ENGINEER.
28. ALL IMPROVEMENTS ARE TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNER AND WILL NOT BE DEDICATED TO THE PUBLIC OR MAINTAINED BY THE PUBLIC. (ARTICLE III, SECTION 74-63(a)1, PAGE 60).
29. ALL PAVEMENT MARKING, EXECEPT PARKING STALLS, SHALL BE "ALKYD THERMOPLASTIC 90 MILS IN THICKNESS" IN ACCORDANCE WITH FDOT. SPECIFICATIONS.
30. ALL DRAINAGE CULVERT JOINTS SHALL BE WRAPPED PER FDOT INDEX 280.
31. ALL SIDEWALKS AND RAMPS MUST BE IN COMPLIANCE WITH THE AMERICAN WITH DESABILILITIES ACT AND THE FLORIDA ACCESSIBILITY CODE.
32. TRENCH EXCAVATION
    a- INCLUDE OSHA STANDARD 29 CFR, SECTION 1926.650 SUBPART P, WHICH IS NOW A PART OF LAWS OF FLORIDA CHAPTER 90-96.
    b- THE CONTRACTOR SHALL PROVIDE WRITTEN ASSURANCE OF COMPLIANCE WITH THIS LAW.
    c- A SEPARATE COST ITEM IDENTIFYING THE COST OF COMPLIANCE.
    d- A TRENCH SAFETY SYSTEM SHALL BE DESIGNED BY THE CONTRACTOR
33. THE USE OF ELECTRONICALLY STORED DATA IS INTENDED FOR INFORMATIONAL PURPOSES ONLY AND NOT TO BE USED FOR CONSTRUCTION. CONTRACTOR MUST UTILIZE SIGNED AND SEALED DOCUMENTS FOR CONSTRUCTION.

WATER SYSTEM NOTES

1. ALL WATER MAINS SHALL HAVE A MINIMUM OF 36 INCHES OF COVER.
2. ALL WATER SYSTEM WORK SHALL CONFORM WITH LOCAL REGULATORY STANDARDS AND SPECIFICATIONS.
3. ALL DUCTILE IRON PIPE SHALL BE CLASS 52 IN ACCORDANCE WITH ANSI A 21.50 (AWWA C 150) AND ANSI A 21.31 (AWWA C 151) AND PIPE SHALL RECEIVE EXTERIOR BITUMINOUS COATING IN ACCORDANCE WITH ANSI A 21.6, A 21.8 OR A 21.51 AND SHALL BE MORTAR LINED, STANDARD THICKNESS, AND BITUMINOUS SEALED IN ACCORDANCE WITH ANSI A 21.6 (AWWA C 104-71).
4. ALL FITTINGS LARGER THAN 2" SHALL BE DUCTILE IRON CLASS 53 IN ACCORDANCE WITH AWWA C-110 WITH A PRESSURE RATING OF 350 PSI. JOINTS SHALL BE MECHANICAL JOINTS IN ACCORDANCE WITH AWWA C-111. FITTINGS SHALL BE CEMENT MORTAR LINED AND COATED IN ACCORDANCE WITH AWWA C-104.
5. ALL PVC WATER MAINS 4" THROUGH 12" SHALL BE IN ACCORDANCE WITH AWWA C-900. PIPE SHALL BE CLASS 150 AND MEET THE REQUIREMENTS OF SDR 18 IN ACCORDANCE WITH ASTM D-2241.
6. WATER MAIN PIPING OF LESS THAN 4" SHALL BE PER ASTM D2241-89.
7. ALL FITTINGS 2" AND SMALLER SHALL BE SCHEDULE 40 PVC WITH SOLVENT WELDED SLEEVE TYPE JOINTS.
8. ALL GATE VALVES 2" OR LARGER SHALL BE RESILIENT SEAT OR RESILIENT WEDGE MEETING THE REQUIREMENTS OF AWWA C509.
9. ALL FIRE HYDRANTS SHALL MEET THE REQUIREMENTS OF AWWA C502 AND SHALL BE APPROVED BY THE LOCAL UTILITY AND FIRE MARSHALL.
10. THE CONTRACTOR IS TO INSTALL TEMPORARY BLOW-OFFS AT THE END OF WATER SERVICE LATERALS TO ASSURE ADEQUATE FLUSHING AND DISINFECTION.
11. THRUST BLOCKING SHALL BE PROVIDED AT ALL FITTINGS AND HYDRANTS AS SHOWN ON DETAILS.
12. MATERIALS AND CONSTRUCTION METHODS FOR WATER DISTRIBUTION SYSTEM SHALL BE IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY CODES.
13. THE IRRIGATION SYSTEM SHALL HAVE PURPLE COLOR PIPING AND LABELING ON THE PIPE TO INSURE DIFFERENTIATION FROM POTABLE WATER PIPING.

WATER SYSTEM TESTING AND INSPECTION REQUIREMENTS

1. ALL COMPONENTS OF THE WATER SYSTEM, INCLUDING FITTINGS, HYDRANTS, CONNECTION, AND VALVES SHALL REMAIN UNCOVERED UNTIL PROPERLY PRESSURE TESTED AND ACCEPTED BY THE OWNER'S ENGINEER. PRESSURE TESTS TO BE IN ACCORDANCE WITH WATER DEPARTMENT SPECIFICATIONS. CONTRACTOR TO NOTIFY OWNER'S ENGINEER AND WATER DEPARTMENT INSPECTORS 48 HOURS IN ADVANCE OF PERFORMING TESTS.
2. NEW WATER MAINS
   AFTER COMPLETION OF INSTALLATION OF NEW WATER MAINS, PRESSURE TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE LOCAL JURISDICTION WATER SYSTEM STANDARDS AND SPECIFICATIONS. CONTRACTOR TO PERFORM CHLORINATION. SAMPLING OF NEW WATER MAINS SHALL CONFORM WITH COUNTY PUBLIC HEALTH UNIT REQUIREMENTS AND RESULTS FORWARDED TO THE ENGINEER. UNDER NO CIRCUMSTANCES SHALL A NEW WATER SYSTEM BE PLACED INTO SERVICE UNTIL CERTIFICATION BY THE ENGINEER HAS BEEN COMPLETED AND A RELEASE FROM COUNTY PUBLIC HEALTH UNIT HAS BEEN ISSUED.

SANITARY SEWER NOTES

1. ALL SANITARY SEWER MAINS & LATERAL SHALL HAVE A MINIMUM OF 36 INCHES OF COVER.
2. ALL SANITARY SEWER MAINS & SERVICE LATERALS SHALL BE CONSTRUCTED OF POLYVINYL CHLORIDE PIPE, SDR 35 OR AS OTHERWISE INDICATED ON THE CONSTRUCTION DRAWINGS.
3. ALL SANITARY SEWER WORK SHALL CONFORM WITH LOCAL REGULATORY STANDARDS AND SPECIFICATIONS.
4. PRIOR TO COMMENCING WORK WHICH REQUIRES CONNECTING NEW WORK TO EXISTING LINES OR APPURTENANCES, THE CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF EXISTING CONNECTION POINT AND NOTIFY OWNER'S ENGINEER OF ANY CONFLICTS OR DISCREPANCIES.
5. PVC PIPE AND FITTINGS SHALL CONFORM TO ASTM SPECIFICATIONS DESIGNATION D-3034-77C, MA SDR 35. INSTALLATION OF SDR 35 PIPE SHALL BE IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF ASTM SPECIFICATION SECTION D2321. ALL SANITARY SEWER PIPELINES SHALL BE SOLID GREEN IN COLOR.
6. ALL PVC FORCE MAINS SHALL BE CLASS 200, SDR 35, COLOR GREEN, WITH A GREEN MAGNETIC TAPE A MINIMUM OF 2" WIDE, PLACED 1 FOOT BELOW THE PROPOSED GRADE. THE PRINTING ON THE MAGNETIC TAPE SHOULD READ "FORCEMAIN".
7. ALL DUCTILE IRON PIPE SHALL BE CLASS 52 IN ACCORDANCE WITH ANSI A 21.50 (AWWA C 150) AND ANSI A 21.51 (AWWA C 151). DUCTILE IRON PIPE SHALL RECEIVE AN EXTERIOR BITUMINOUS COATING IN ACCORDANCE WITH ANSI A 21.6, A 21.8, OR A 21.51.
8. ALL SANITARY SEWER GRAVITY MAINS OR SANITARY SEWER FORCEMAINS THAT REQUIRE D.I.P. ARE TO BE POLYLINED OR EPOXY LINED.
9. ALL SANITARY SEWER COVERS SHALL BE TRAFFIC RATED FOR HS-20 LOADING.

SANITARY SEWER TESTING AND INSPECTION REQUIREMENTS

1. ALL GRAVITY SEWER PIPING SHALL BE SUBJECT TO A TELEVISION INSPECTION BY THE OWNER'S CONTRACTOR. CONTRACTOR TO NOTIFY THE ENGINEER 48 HOURS IN ADVANCE TO SCHEDULE INSPECTION.
2. THE CONTRACTOR SHALL PERFORM AN EXFILTRATION TEST ON ALL GRAVITY SEWERS INSTALLED IN ACCORDANCE WITH THE REGULATION AGENCY HAVING JURISDICTION. MAXIMUM ALLOWABLE LEAKAGE RATE: 100 GPD PER INCH PIPE DIAMETER PER MILE. TEST RESULTS ARE TO BE SUBMITTED TO THE REGULATORY AGENCY FOR APPROVAL. COORDINATION AND NOTIFICATION OF ALL PARTIES IS THE CONTRACTOR'S RESPONSIBILITY.
3. ALL FORCE MAINS SHALL BE SUBJECT TO A HYDROSTATIC PRESSURE TEST IN ACCORDANCE WITH THE REGULATORY AGENCY HAVING JURISDICTION. COORDINATION AND NOTIFICATION OF ALL PARTIES IS THE CONTRACTOR'S RESPONSIBILITY.

GRADING AND DRAINAGE NOTES

1. ALL DELETERIOUS SUBSTANCE MATERIAL, (I.E. MUCK, PEAT, BURIED DEBRIS), IS TO BE EXCAVATED IN ACCORDANCE WITH THESE PLANS, OR AS DIRECTED BY THE OWNER'S ENGINEER, OR OWNER'S SOIL TESTING COMPANY. DELETERIOUS MATERIAL IS TO BE STOCKPILED OR REMOVED FROM THE SITE AS DIRECTED BY THE OWNER. EXCAVATED AREAS ARE TO BE BACKFILLED WITH APPROVED MATERIALS AND COMPACTED AS SHOWN ON THESE PLANS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATING AGAINST COLLAPSE AND WILL PROVIDE BRACING, SHEETING, OR SHORING, AS NECESSARY. TRENCHES SHALL BE KEPT DRY WHILE PIPE AND APPURTENANCES ARE BEING PLACED. DEWATERING SHALL BE USED AS REQUIRED.
3. ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE CLASS III (ASTM C-76) UNLESS OTHERWISE NOTED ON PLANS.
4. PVC STORM PIPE, 12" AND SMALLER SHALL CONFORM TO AWWA C-900, CLASS 150 STANDARDS, UNLESS OTHERWISE NOTED.
5. ALL DRAINAGE STRUCTURE GRATES AND COVERS WITHIN TRAFFIC AREAS SHALL BE TRAFFIC RATED FOR HS-20 LOADINGS.
6. MATERIALS AND CONSTRUCTION METHODS FOR STREETS AND STORM DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY.
7. ALL STORM STRUCTURES SHALL BE GROUTED TO THE INVERT ELEVATION(S) OF THE STORM PIPES(S).
   STORM PIPE SHALL BE SAW-CUT EVEN WITH THE STRUCTURE WALL(S).
   GROUT AROUND PIPES FOR WATER TIGHT AND SMOOTH FINISH.

PAVING, GRADING & DRAINAGE TESTING AND INSPECTION REQUIREMENTS

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

FDEP WATER/SEWER CLEARANCE REQUIREMENTS

62-555.314 LOCATION OF PUBLIC WATER SYSTEM MAINS

FOR THE PURPOSE OF THIS SECTION, THE PHASE "WATER MAINS" SHALL MEAN MAINS, INCLUDING TREATMENT PLANT PROCESS PIPING, CONVEYING EITHER RAW, PARTIALLY TREATED, OR FINISHED DRINKING WATER, FIRE HYDRANT LEADS, AND SERVICE LINES THAT ARE UNDER THE CONTROL OF A PUBLIC WATER SYSTEM AND THAT HAVE AN INSIDE DIAMETER OF THREE INCHES OR GREATER.

(1) HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.

(A) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610,F.A.C.

(B) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.

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

(D) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2), F.S., AND RULE 64E-6.002, F.A.C.

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

(A) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY-OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES, AND PREFERABLY 12 INCHES, ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

(B) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

(C) AT THE UTILITY CROSSING DESCRIBED IN PARAGRAPHS (A) AND (B) ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY-OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

(3) SEPARATION BETWEEN WATER MAINS AND SANITARY OR STORM SEWER MANHOLES.

(A) NO WATER MAIN SHALL PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A SANITARY SEWER MANHOLE.

(B) EFFECTIVE AUGUST 28, 2003, WATER MAINS SHALL NOT BE CONSTRUCTED OR ALTERED TO PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A STORM SEWER MANHOLE OR INLET STRUCTURE. WHERE IT IS NOT TECHNICALLY FEASIBLE OR ECONOMICALLY SENSIBLE TO COMPLY WITH THIS REQUIREMENT (I.E., WHERE THERE IS A CONFLICT IN THE ROUTING OF A WATER MAIN AND A STORM SEWER AND WHERE ALTERNATIVE ROUTING OF THE WATER MAIN OR THE STORM SEWER IS NOT TECHNICALLY FEASIBLE OR IS NOT ECONOMICALLY SENSIBLE), THE DEPARTMENT SHALL ALLOW EXCEPTIONS TO THIS REQUIREMENT (I.E., THE DEPARTMENT SHALL ALLOW CONSTRUCTION OF CONFLICT MANHOLES), BUT SUPPLIES OF WATER OR PERSONS PROPOSING TO CONSTRUCT CONFLICT MANHOLES MUST FIRST OBTAIN A SPECIFIC PERMIT FROM THE DEPARTMENT IN ACCORDANCE WITH PART V OF THIS CHAPTER AND MUST PROVIDE IN THE PRELIMINARY DESIGN REPORT OR DRAWINGS, SPECIFICATIONS, AND DESIGN DATA ACCOMPANYING THEIR PERMIT APPLICATION THE FOLLOWING INFORMATION:
(1) TECHNICAL OR ECONOMIC JUSTIFICATION FOR EACH CONFLICT MANHOLE.
(2) A STATEMENT IDENTIFYING THE PARTY RESPONSIBLE FOR MAINTAINING EACH CONFLICT MANHOLE.
(3) ASSURANCE OF COMPLIANCE WITH THE DESIGN AND CONSTRUCTION REQUIREMENTS IN SUB-SUBPARAGRAPHS A. THROUGH D. BELOW.

(A) EACH WATER MAIN PASSING THROUGH A CONFLICT MANHOLE SHALL HAVE A FLEXIBLE, WATERTIGHT JOINT ON EACH SIDE OF THE MANHOLE TO ACCOMMODATE DIFFERENTIAL SETTING BETWEEN THE MAIN AND THE MANHOLE.

(B) WITHIN EACH CONFLICT MANHOLE, THE WATER MAIN PASSING THROUGH THE MANHOLE SHALL BE INSTALLED IN A WATERTIGHT CASING PIPE HAVING HIGH IMPACT STRENGTH (I.E., HAVING AN IMPACT STRENGTH (I.E., HAVING AN IMPACT STRENGTH AT LEAST EQUAL TO THAT OF 0.25-INCH-THICK DUCTILE IRON PIPE).

(C) EACH CONFLICT MANHOLE SHALL HAVE AN ACCESS OPENING, AND SHALL BE SIZED, TO ALLOW FOR EASY CLEANING OF THE MANHOLE.

(D) GRATINGS SHALL BE INSTALLED AT ALL STORM SEWER INLETS UPSTREAM OF EACH CONFLICT MANHOLE TO PREVENT LARGE OBJECTS FROM ENTERING THE MANHOLE.

(4) SEPARATION BETWEEN FIRE HYDRANT DRAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS. NEW OR RELOCATED FIRE HYDRANTS WITH UNDERGROUND DRAINS SHALL BE LOCATED SO THAT THE DRAINS ARE AT LEAST THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AT LEAST THREE FEET, AND PREFERABLY TEN FEET, FROM ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER, AT LEAST SIX FEET, AND PREFERABLY TEN FEET, FROM ANY EXISTING OR PROPOSED GRAVITY OR PRESSURE -TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. AND AT LEAST TEN FEET FROM ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2), F.S. AND RULE 64E-6.002, F.A.C.

(5) EXCEPTIONS, WHERE IT IS NOT TECHNICALLY FEASIBLE OR ECONOMICALLY SENSIBLE TO COMPLY WITH THE REQUIREMENTS IN SUBSECTION (1) OR (2) ABOVE, THE DEPARTMENT SHALL ALLOW EXCEPTIONS TO THESE REQUIREMENTS IF SUPPLIES OF WATER OR CONSTRUCTION PERMIT APPLICANTS PROVIDE TECHNICAL OR ECONOMIC JUSTIFICATION FOR EACH EXCEPTION AND PROVIDE ALTERNATIVE CONSTRUCTION FEATURES THAT AFFORD A SIMILAR LEVEL OF RELIABILITY AND PUBLIC HEALTH PROTECTION. ACCEPTABLE ALTERNATIVE CONSTRUCTION FEATURES, INCLUDING THE FOLLOWING.

(A) WHERE AN UNDERGROUND WATER MAIN IS BEING LAID LESS THAN THE REQUIRED MINIMUM HORIZONTAL DISTANCE FROM ANOTHER PIPELINE AND WHERE AN UNDERGROUND WATER MAIN IS CROSSING ANOTHER PIPELINE AND JOINTS IN THE WATER MAIN ARE BEING LOCATED LESS THAN THE REQUIRED MINIMUM DISTANCE FROM JOINTS IN THE OTHER PIPELINE.

(1) USE OF PRESSURE-RATED PIPE CONFORMING TO THE AMERICAN WATER WORKS ASSOCIATION STANDARDS INCORPORATED INTO RULE 62-555.330, F.A.C., FOR THE OTHER PIPELINE IF IT IS A GRAVITY-OR, VACUUM-TYPE PIPELINE.

(2) USE OF WELDED, FUSED, OR OTHERWISE RESTRAINED JOINTS FOR EITHER THE WATER MAIN OR THE OTHER PIPELINE.

(3) USE OF WATERTIGHT CASING PIPE OR CONCRETE ENCASEMENT AT LEAST FOUR INCHES THICK FOR EITHER THE WATER MAIN OR THE OTHER PIPELINE.

(B) WHERE AN UNDERGROUND WATER MAIN IS BEING LAID LESS THAN THREE FEET HORIZONTALLY FROM ANOTHER PIPELINE AND WHERE AN UNDERGROUND WATER MAIN IS CROSSING ANOTHER PIPELINE AND IS BEING LAID LESS THAN THE REQUIRED MINIMUM VERTICAL DISTANCE FROM THE OTHER PIPELINE.

(1) USE OF PIPE, OR CASING PIPE, HAVING HIGH IMPACT STRENGTH (I.E., HAVING AN IMPACT STRENGTH AT LEAST EQUAL TO THAT OF 0.25-INCH-THICK DUCTILE IRON PIPE) OR CONCRETE ENCASEMENT AT LEAST FOUR INCHES THICK FOR THE WATER MAIN, AND

(2) USE OF PIPE, OR CASING PIPE, HAVING HIGH IMPACT STRENGTH (I.E., HAVING AN IMPACT STRENGTH AT LEAST EQUAL TO THAT OF 0.25-INCH-THICK DUCTILE IRON PIPE) OR CONCRETE ENCASEMENT AT LEAST FOUR INCHES THICK FOR THE OTHER PIPELINE IF IT IS NEW AND IS CONVEYING WASTEWATER OR RECLAIMED WATER.

PAVING NOTES

1. PRIOR TO CONSTRUCTING CONCRETE PAVEMENT, THE CONTRACTOR IS TO SUBMIT A PROPOSED JOINTING PATTERN TO THE OWNER'S ENGINEER FOR APPROVAL.
2. THE CONTRACTOR IS TO PROVIDE A 1/2" BITUMINOUS EXPANSION JOINT MATERIAL WITH SEALER, AT ABUTMENT OF CONCRETE AND ANY STRUCTURE.
3. ALL PAVEMENT MARKINGS SHALL BE MADE WITH THERMOPLASTIC TRAFFIC MARKING MATERIAL IN ACCORDANCE TO FDOT STANDARD SPECIFICATIONS 971-12. PARKING STALL STRIPING TO BE 4" WIDE PAINTED WHITE STRIPES.
4. THE CONTRACTOR IS TO INSTALL EXTRA BASE MATERIAL WHEN THE DISTANCE BETWEEN THE PAVEMENT ELEVATION AND THE TOP OF THE PIPE OR BELL IS LESS THAN TWELVE (12) INCHES.
5. STANDARD INDEXES REFER TO THE LATEST EDITION OF FDOT "ROADWAY AND TRAFFIC DESIGN STANDARDS."
6. *THE CONSTRUCTION OF ASPHALT PAVEMENT MUST MEET THE FOLLOWING CRITERIA:*
   A. LIGHT DUTY:
   1-1/2" ASPHALT TYPE SP 9.5 ON 8" BASE COMPACTED TO 98% OF MAX. DENSITY PER AASHTO T-180. SUBBASE TO BE COMPACTED TO 98% MAX. DENSITY AND STABILIZED TO LBR 40.
   B. BASE LAYERS SHALL BE AS FOLLOWING:
   - CERTIFIED CRUSHED CONCRETE PER FDOT SPECS.
   - CERTIFIED LIMEROCK AS PER FDOT SPECS.
   - CERTIFIED SHELL AS PER FDOT SPECS.

FIRE DEPARTMENT ACCESS ROADS HAVE BEEN DESIGNED TO SUPPORT VEHICLE WEIGHTS OF 40 TONS (80,000 LBS.) AND ARE CONSTRUCTED OF AN ALL WEATHER SURFACE.

CONSTRUCTION IN RIGHT OF WAY :

1. ALL PROPOSED WORK WILL COMPLY WITH FDOT "ROADWAY PLANS PREPARATION MANUAL."
2. ALL R.O.W. INSTALLATIONS WILL BE IN ACCORDANCE WITH PRACTICES REFERENCED IN THE STATE OF FLORIDA UTILITIES ACCOMMODATIONS MANUAL.
3. ALL DESIGN AND CONSTRUCTION MUST CONFORM TO THE MINIMUM STANDARDS SET DOWN IN PINELLAS/FDOT COUNTY AND MINIMUM TESTING FREQUENCY REQUIREMENTS.
4. SIGNS AND BARRICADES SHALL BE IN ACCORDANCE WITH THE U.S. DEPARTMENT OF TRANSPORTATION'S "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" AND THE FLORIDA DEPARTMENT OF TRANSPORTATION'S "ROADWAY AND TRAFFIC DESIGN STANDARDS" INDEXES 600 THRU 670 (LATEST EDITIONS).
5. INSTALLATION INVOLVING CONCRETE AND ASPHALT DRIVEWAY, IN GOOD CONDITION MUST BE ACCOMPLISHED BY JACK AND BORE OR PUSHING. NO JETTING IS ALLOWED.
6. COMPACTION FOR PIPE BACKFILL SHALL COMPLY WITH AASHTO T-99(100%).
7. DISTURBED AREA WITHIN THE R.O.W. WILL BE COMPACTED TO 100% OF MAXIMUM DENSITY AND SODDED.
8. ANY PORTION OF THE ROADWAY THAT SUSTAINS EXCESSIVE CONSTRUCTION RELATED DAMAGE, IN THE OPINION OF NORTHSIDE ENGINEERING, SHALL BE REPAIRED AT CONTRACTOR EXPENSE IN A MANNER SPECIFIED BY SARASOTA COUNTY.
9. SAFE PEDESTRIAN TRAFFIC IS TO BE MAINTAINED AT ALL TIMES.
10. ANY SIDEWALK WHICH BECOMES UNDERMINED MUST BE REMOVED AND REPLACED. SIDEWALKS ARE TO BE RECONSTRUCTED WITHIN THREE(3) DAYS AFTER REMOVAL. WHEN EXISTING SIDEWALK IS REMOVED, IT IS TO BE REMOVED AT THE NEAREST JOINT.
11. NO STOCKING OF MATERIAL IN ROADWAY OR ON SIDEWALK; ALL DIRT OR DEBRIS WILL BE REMOVED FROM THE JOB SITE DAILY. ROADS AND SIDEWALKS ARE TO BE SWEPT DAILY AS PART OF DAILY CLEAN-UP.
12. SAW CUT EXISTING EDGE-OF-PAVEMENT PRIOR TO DRIVEWAY CONSTRUCTION.
13. DO NOT DISTURB EXISTING UNDERDRAIN OR STORM SYSTEMS.
14. NO STREET SHALL BE CLOSED WITHOUT THE WRITTEN PERMISSION OF THE CITY. AT LEAST 48 HOUR ADVANCE COORDINATION IS REQUIRED.
15. THE PERMITTEE'S ATTENTION IS DIRECTED TO THE PROVISIONS OF THE TRENCH SAFETY ACT (FLORIDA STATUTES, 553.60 et. seq.) AND THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION EXCAVATION SAFETY STANDARDS (29 CFR SECTION 1926.650, SUBPART B) WHICH SHALL APPLY TO CONSTRUCTION, OPERATION AND MAINTENANCE PURSUANT TO THIS PERMIT.

CONTRACTOR'S RESPONSIBILITY NOTE

IT IS THE CONTRACTOR'S RESPONSIBILITY TO PERFORM A SURVEY (ACCOMPANIED BY THE ARCHITECT AND OWNER) OF THE ENTIRE PROJECT AREA INCLUDING BUILDING(S) AND SITE IMMEDIATELY UPON OCCUPYING THE WORK AREA AND BY PHOTOGRAPHIC AND WRITTEN CORRESPONDENCE DETAILING ANY AREAS THAT ARE NOT IN A FIRST CLASS CONDITION (SURFACES THAT ARE UNBROKEN, NON-CRACKED, NON-RUSTING, WITHOUT CHIPS, WITHOUT SPLINTERS, OF TEXTURE MATCHING ITS SURROUNDING, WITH NEW APPEARING FINISHES, AND OPERATING AS ORIGINALLY DESIGNED OR INTENDED TO OPERATE) WHICH WILL REMAIN IN THEIR PRESENT CONDITION AT THE CONCLUSION OF THE PROJECT. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING THE OWNER A COMPLETE PROJECT IN FIRST CLASS CONDITION MEETING INDUSTRY WIDE STANDARDS IN QUALITY AND PERFORMANCE THROUGHOUT THE ENTIRE PROJECT AREA BUILDING(S) AND SITE (REGARDLESS OF WHETHER AN AREA IS SPECIFICALLY IDENTIFIED WITHIN THE DRAWINGS AND SPECIFICATIONS OR NOT) UNLESS A PARTICULAR AREA HAS BEEN DESCRIBED IN THE AFOREMENTIONED PHOTOGRAPHS AND WRITTEN DETAILS. CONTRACTOR HAS THE RESPONSIBILITY TO PROTECT THE EXISTING BUILDING(S), UTILITIES AND SITE THROUGHOUT THE PROJECT TIME FRAME. SHOULD, DURING THE COURSE OF THE WORK, ANY AREA OF THE BUILDING(S) AND/OR UTILITIES AND/OR THE BUILDING(S) AND/OR UTILITIES AND/OR THE SITE BECOME DAMAGED AND THAT AREA WAS NOT SPECIFICALLY CALLED OUT TO BE A PART OF THE CONSTRUCTION, THE CONTRACTOR SHALL REPAIR AND/OR REPLACE THE DAMAGED AREA TO THE SATISFACTION OF THE ARCHITECT AND OWNER AT NO ADDITIONAL COST TO THE OWNER.

AS A PART OF THESE DOCUMENTS, A SITE SURVEY AND/OR SITE DATA, WHEN PROVIDED, AND ANY ADDITIONAL INFORMATION THAT MAY BE PROVIDED BY FACILITIES PLANNING & CONSTRUCTION SERVICES PERSONNEL ARE FOR INFORMATIONAL PURPOSES ONLY, THE OWNER AND HIS AGENT ASSUME NO RESPONSIBILITY FOR THEIR PREPARATION, COMPLETENESS NOR ACCURATENESS AND THE CONTRACTOR IS FULLY RESPONSIBLE WHEN USING SAID SOURCES. THE CONTRACTOR SHOULD USE SUCH INFORMATION ONLY AS A GUIDE TO THE SUSPECTED LOCATION OF UNDERGROUND SERVICES, INCLUDING BUT NOT LIMITED TO:

WATER SUPPLY	SANITARY SEWER
STORM SEWER	NATURAL AND LP GAS LINES
ELECTRICAL POWER	RECLAIMED WATER SUPPLY
IRRIGATION LINES	T.V. CABLES
FIBER OPTIC CABLES	TELEPHONE CABLES
FIRE ALARM SYSTEM CABLES	SECURITY WIRING
CONTROL WIRING	SITE UNDERGROUND MECHANICAL
SYSTEMS INCLUDING INSULATION	

IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE SPECIFIC LOCATION OF THE UNDERGROUND SERVICES BY CAREFUL HAND EXCAVATION ONLY UNLESS OTHER MEANS ARE APPROVED BY ARCHITECT AND OWNER BEFORE BEGINNING THE WORK. THE CONTRACTOR SHALL REPLACE OR REPAIR, PER SPECIFICATIONS, ANY AND ALL DAMAGED UNDERGROUND SERVICES AS LISTED ABOVE AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL WORK AT THE CONVENIENCE OF THE SCHOOL SO AS NOT TO DISRUPT CLASSES AND INCONVENIENCE STAFF. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SCHEDULE WORK PROCEDURES THAT ARE NOISY, CREATE ODORIFEROUS FUMES, OR PRODUCE A CONDITION THAT WILL BE DISRUPTIVE AT A TIME WHEN CLASSES ARE NOT IN SESSION AND STAFF ARE NOT OCCUPYING THE BUILDING(S). CONTRACTOR SHALL BECOME FAMILIAR WITH THE SCHOOL SCHEDULE OF DAILY CLASSES, BREAKS BETWEEN SESSIONS AND HOLIDAYS, AND USE THAT AS A GUIDELINE FOR PLANNING DISRUPTIVE WORK PROCEDURES.

PAVEMENT DESIGN

1-1/2 TYPE SP-9.5 @0.44 = 0.66
+
OBG 6 8" CRUSHED CONCRETE @0.18 = 1.44
+
12" STABILIZED SUB BASE LBR 40 @0.08 = 0.96
Sn PROVIDED = 3.06

LBR 40 = MR 12,000 PSI
80,000 lb TRUCK = 25% TRAFFIC VOLUME
80,000/0.25/18,000 = 17.7 18K PER DAY
20 YEARS = 17.7 18K x 20 YEARS x 365 DAY/YEAR = 129,778 18KIP/YEAR
FROM FDOT TABLE 5.3(90%) 130,000 18K/DAY @ MR = 12,000 PSI
Sn REQUIRED = 2.05
Sn PROVIDED = 3.06

STORMWATER SYSTEM NOTES

1. ALL RETENTION AREAS, STORM SEWER PIPING, STORM SEWER STRUCTURES, ETC. MUST BE IN PLACE AS PART OF THE FIRST PHASE OF CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ACCOMMODATE POSITIVE DRAINAGE THROUGHOUT CONSTRUCTION TO AVOID FLOODING OF THE ADJACENT PROPERTIES. ANY FLOODING THAT MAY OCCUR DUE TO HIS WORK WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR
2. ALL SODDED AREAS SHALL BE MOWED AND MAINTAINED PROPERLY.
3. UNDER NO CIRCUMSTANCES SHALL THE RETENTION AREA BE FILLED WITH ANY OTHER SUBSTANCE THAN STORMWATER.
4. SWALE AREAS SHALL BE KEPT CLEAN AND FREE OF ANY OBSTRUCTIONS.
5. IF DAMAGE TO THE SYSTEM DOES OCCUR, THE SYSTEM SHALL BE RECONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLAN.

OWNER/MANAGEMENT INSPECTION AND MAINTENANCE NOTES

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

EROSION AND SILTATION CONTROL NOTES

1. SEDIMENT TRAPPING MEASURES: SEDIMENT BASINS AND TRAPS, PERIMETER BERMS, FILTER FENCES, BERMS, SEDIMENT BARRIERS, VEGETATIVE BUFFERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT AND/OR PREVENT THE TRANSPORT OF SEDIMENT ONTO ADJACENT PROPERTIES, OR INTO EXISTING WATER BODIES, MUST BE INSTALLED, CONSTRUCTED OR, IN THE CASE OF VEGETATIVE BUFFERS, PROTECTED FROM DISTURBANCE, AS A FIRST STEP IN THE LAND ALTERATION PROCESS. SUCH SYSTEMS SHALL BE FULLY OPERATIVE AND INSPECTED BY THE ENGINEER BEFORE ANY OTHER DISTURBANCE OF THE SITE BEGINS.
2. PROTECTION OF EXISTING STORM SEWER SYSTEMS: DURING CONSTRUCTION, ALL STORM SEWER INLETS IN THE VICINITY OF THE PROJECT SHALL BE PROTECTED BY SEDIMENT TRAPS SUCH AS SECURED HAY BALES, SOD, STONE, ETC., WHICH SHALL BE MAINTAINED AND MODIFIED AS REQUIRED BY CONSTRUCTION PROGRESS, AND WHICH MUST BE APPROVED BY THE ENGINEER BEFORE INSTALLATION.
3. SEDIMENTATION BASIN: THE CONTRACTOR WILL BE REQUIRED TO PROHIBIT DISCHARGE OF SILT THROUGH THE OUTFALL STRUCTURE DURING CONSTRUCTION OF ANY RETENTION AREA AND WILL BE REQUIRED TO CLEAN OUT THE RETENTION AREA BEFORE INSTALLING ANY PERMANENT SUBDRAIN PIPE. IN ADDITION, PERMANENT RETENTION AREAS MUST BE TOTALLY CLEANED OUT AND OPERATE PROPERLY AT FINAL INSPECTION AND AT THE END OF THE WARRANTY PERIOD.
4. SWALES, DITCHES AND CHANNELS: ALL SWALES, DITCHES AND CHANNELS LEADING FROM THE SITE SHALL BE SODDED WITHIN (3) DAYS OF EXCAVATION. ALL OTHER INTERIOR SWALES, ETC., INCLUDING DETENTION AREAS WILL BE SODDED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
5. PROTECTION AND STABILIZATION OF SOIL STOCKPILES: FILL MATERIAL STOCKPILES SHALL BE PROTECTED AT ALL TIMES BY ON-SITE DRAINAGE CONTROLS WHICH PREVENT EROSION OF THE STOCKPILED MATERIAL. CONTROL OF DUST FROM SUCH STOCKPILED MATERIAL, MAY BE REQUIRED, DEPENDING UPON THEIR LOCATION AND THE EXPECTED LENGTH OF TIME THE STOCKPILES WILL BE PRESENT. IN NO CASE SHALL UNSTABILIZED STOCKPILE REMAIN AFTER THIRTY (30) CALENDAR DAYS.
6. MAINTENANCE: ALL EROSION AND SILTATION CONTROL DEVICES SHALL BE CHECKED REGULARLY, ESPECIALLY AFTER EACH RAINFALL AND WILL BE CLEANED OUT AND/OR REPAIRED AS REQUIRED.
7. REQUIRED EROSION CONTROL MEASURES MUST REMAIN INTACT THROUGHOUT CONSTRUCTION. FAILURE TO INSTALL OR PROPERLY MAINTAIN THESE BARRICADES WILL RESULT IN ENFORCEMENT ACTION WHICH MAY INCLUDE CITATIONS, AS PROVIDED BY CHAPTERS 40D-4 & 40D-40 F.A.C. CAN RESULT IN A PENALTY NOT TO EXCEED $10,000 PER OFFENSE WITH EACH DATE DURING WHICH SUCH VIOLATION OCCURS CONSTITUTING A OFFENSE.

CLEARING AND GRUBBING NOTES

1. PRIOR TO ANY SITE CLEARING, ALL TREES SHOWN TO REMAIN ON THE CONSTRUCTION PLANS SHALL BE PROTECTED IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY'S TREE ORDINANCE AND DETAILS CONTAINED IN THESE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THESE TREES IN GOOD CONDITION. NO TREES SHOWN TO REMAIN SHALL BE REMOVED WITHOUT WRITTEN APPROVAL FROM THE OWNER.
2. THE CONTRACTOR IS TO PREPARE THE SITE PRIOR TO BEGINNING ACTUAL CONSTRUCTION IN ACCORDANCE, WITH THE SOILS TESTING REPORT. COPIES OF THE SOILS REPORT ARE AVAILABLE THROUGH THE OWNER OR THE SOILS TESTING COMPANY. QUESTIONS REGARDING SITE PREPARATION REQUIREMENTS DESCRIBED IN THE SOILS REPORT ARE TO BE DIRECTED TO THE SOILS TESTING COMPANY.
3. THE CONTRACTOR SHALL CLEAR AND GRUB, ONLY THOSE PORTIONS OF THE SITE, NECESSARY FOR CONSTRUCTION. DISTURBED AREAS WILL BE SEEDED, MULCHED, OR PLANTED WITH OTHER APPROVED LANDSCAPE MATERIAL IMMEDIATELY FOLLOWING CONSTRUCTION.
4. THE TOP 4" TO 6" OF GROUND REMOVED DURING CLEARING AND GRUBBING SHALL BE STOCKPILED AT A SITE DESIGNATED BY THE OWNER TO BE USED FOR LANDSCAPING PURPOSES, UNLESS OTHERWISE DIRECTED BY THE OWNER.
5. SOILS IN AREA CLEARED FOR CONSTRUCTION MUST BE STABILIZED BY PERIODIC WATERING DURING CONSTRUCTION, EROSION MUST BE MINIMIZED, AND SEDIMENT SHOULD BE RETAINED ON SITE OF DEVELOPMENT REVEGTATION AND/OR MULCHING OF CLEARED AREAS MUST BE EFFECTED IMMEDIATELY TO STABILIZE THE CLEARED AREAS.
6. ALL CONSTRUCTION DEBRIS AND OTHER WASTE MATERIAL SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH APPLICABLE REGULATIONS. ONLY "GRADING BY HAND" IS PERMITTED WITHIN THE CANOPY LINE OF TREES THAT ARE TO REMAIN.
7. THE CONTRACTOR IS TO OBTAIN ALL NECESSARY PERMITS FOR REMOVING ANY EXISTING STRUCTURES.
8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES TO DISCONNECT OR REMOVE THEIR FACILITIES PRIOR TO REMOVING OR DEMOLISHING.
9. THE CONTRACTOR WILL BE RESPONSIBLE FOR MAKING A VISUAL INSPECTION OF THE SITE AND WILL BE RESPONSIBLE FOR THE DEMOLITION AND REMOVAL OF ALL UNDERGROUND AND ABOVE GROUND STRUCTURES THAT WILL NOT BE INCORPORATED WITH THE NEW FACILITIES. SHOULD ANY DISCREPANCIES EXIST WITH THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING THE OWNER AND REQUESTING A CLARIFICATION OF THE PLANS PRIOR TO DEMOLITION.
10. DURING CONSTRUCTION, ALL STORM SEWER INLETS IN THE VICINITY OF THE PROJECT SHALL BE PROTECTED BY SEDIMENT TRAPS SUCH AS SECURED HAY BALES, SOD, STONE, ETC. WHICH SHALL BE MAINTAINED AND MODIFIED AS REQUIRED BY CONSTRUCTION PROGRESS.
11. ALL EROSION AND SILTATION CONTROL METHODS SHALL BE IMPLEMENTED PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED UNTIL CONSTRUCTION IS COMPLETE.

AS BUILT SURVEY REQUIREMENTS:

THE CONTRACTOR SHALL PROVIDE CERTIFIED RECORD DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR. THE RECORD DRAWINGS SHALL SHOW FINAL GRADES FOR INLETS & PIPES WITH TOP & BOTTOM ELEVATIONS, INVERTS & DIMENSIONING. LOCATIONS OF ALL UTILITIES INCLUDING THE SANITARY SEWER AND WATER PIPING. THE CONTRACTOR SHALL PROVIDE TWO COPIES OF THE CERTIFIED RECORD DRAWINGS TO THE ENGINEER. THE AFOREMENTIONED RECORD DRAWING SHALL BE SUFFICIENT ENOUGH IN DETAIL TO BE ACCEPTABLE BY AGENCIES HAVING JURISDICTION.

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Due Diligence Reports · Land Use · Re-Zoning
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PROJECT #	25XX
ISSUE DATE:	10/15/25

REVISIONS:

No.	Date	Description
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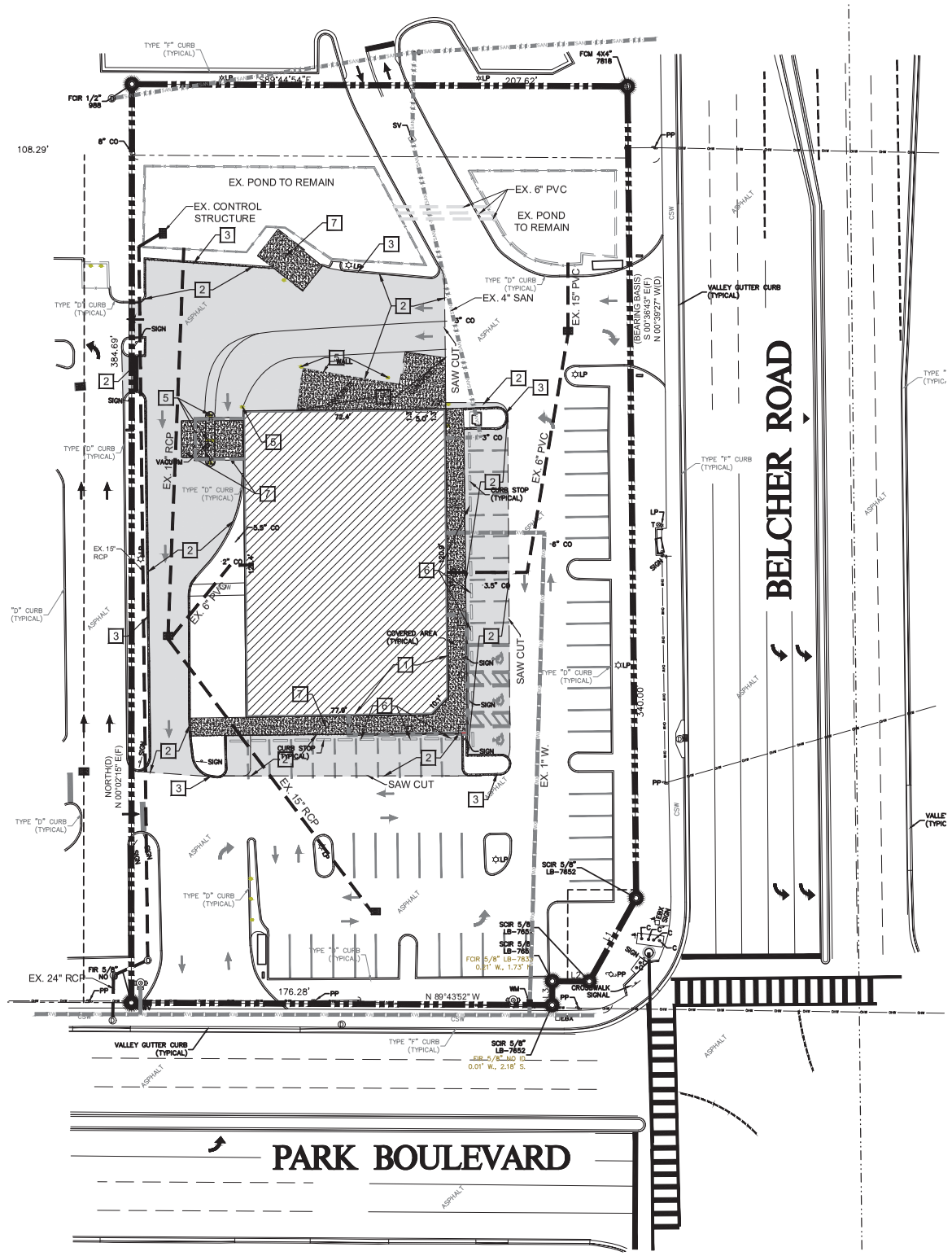
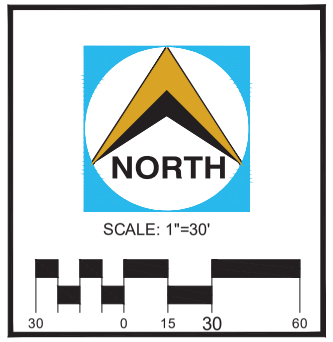
DRAWN BY : SR

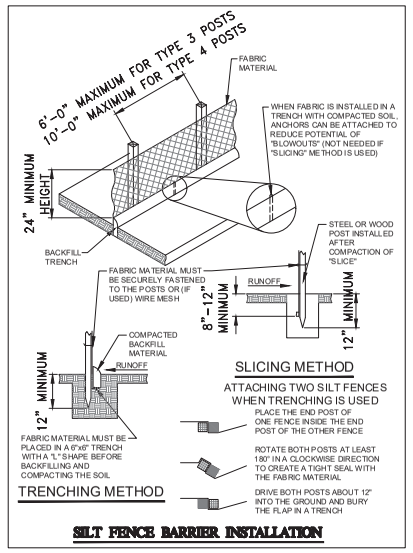
CIVIL SPECIFICATIONS

Park & Belcher Retail Center
7101 Park Boulevard
Pinellas Park, FL.

Northside Engineering, Inc.
C1.2







SILT FENCE BARRIER INSTALLATION

SITE PREPARATION NOTES

PREPARATION OF THE SITE INCLUDES THE REMOVAL/RELOCATION OF ALL EXISTING STRUCTURES WITHIN PROJECT AREA, PAVING AND BASE, UTILITY LINES (SANITARY SEWER, STORM PIPES, WATER LINES, POWER POLES, OVERHEAD AND UNDERGROUND POWER AND TELEPHONE CABLES, GAS LINES, TREES, SHRUBS, ETC.) AND IS NOT LIMITED TO WHAT IS SHOWN ON PLANS.

1. REMOVE EXISTING STRUCTURE AND FOUNDATION
2. REMOVE EXISTING ASPHALT AND BASE
3. REMOVE EXISTING CURB
4. REMOVE EXISTING FENCE, GATE AND ASSOCIATED POSTS
5. REMOVE EXISTING BOLLARDS
6. REMOVE EXISTING WHEEL STOP
7. REMOVE EXISTING CONCRETE (REMOVE SIDEWALKS TO NEAREST EXPANSION JOINT

A. ALL CAVITY & EXCAVATION RESULTING FROM REMOVAL OF TREES, SHRUBS, PIPES, INLETS, GREASE TRAPS, SIGN, AND POLE BASE SHALL BE FILLED WITH APPROVED SUITABLE MATERIAL AND COMPACTED IN 12" LIFTS TO 95% OF MAX DENSITY.

B. OFF-SITE DISPOSAL OF STRUCTURES, UTILITIES AND CONSTRUCTION DEBRIS SHALL OCCUR IN SOLID WASTE DISPOSAL FACILITIES APPROVED BY F.D.E.P., AND LOCAL JURISDICTION'S STANDARDS AND SPECIFICATIONS.

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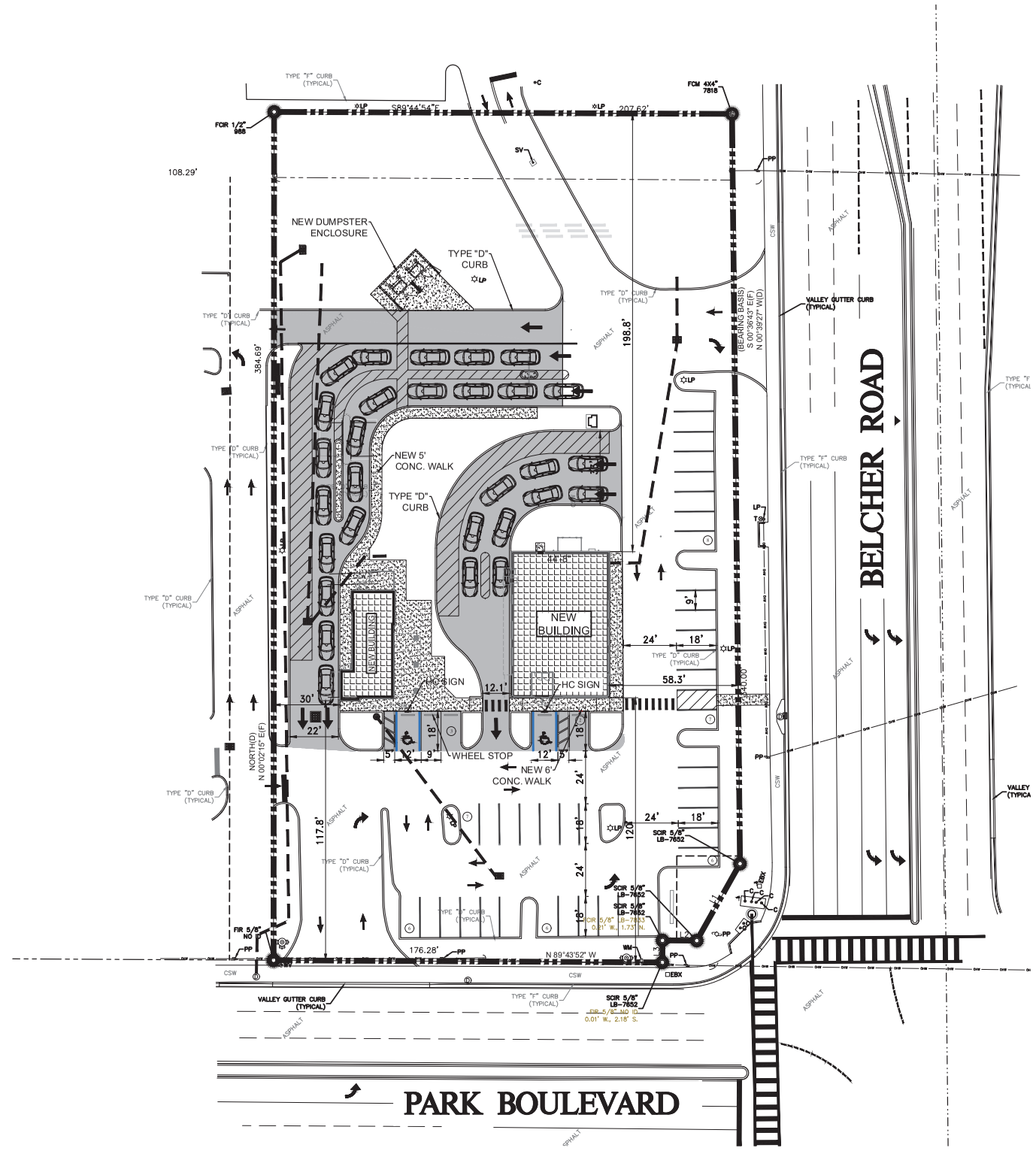
SITE PREPARATION PLAN

Park & Belcher Retail Center
7101 Park Boulevard
Pinellas Park, FL.

Northside Engineering, Inc.

C2.1



SCALE: 1"=30'

30 0 15 30 60

LEGEND

PROPERTY LINE	
LOT LINE	
CENTER LINE OF STREET	
FLOOD ZONE BOUNDARY	
EASEMENT BOUNDARY	
MATCH LINE	
EXISTING CONTOUR LINE	
PROPOSED CONTOUR LINE	
POND CONTOUR LINE	
BUILDING SETBACK/BUFFER	
BUILDING ROOF OVERHANG	
EXISTING OH ELEC WIRE	—XOHW—XOHW—
CHAIN LINK FENCE	
MASONRY WALL	
WOOD FENCE	
SIGN	

Northside Engineering, Inc.
300 South Belcher Road, Clearwater, Florida 33765
Tel: 727-443-2869 Fax: 727-446-8036
tech@northsideengineering.net
Est. 1989

Civil · Land Planning · Traffic Studies · Landscape
Due Diligence Reports · Land Use · Re-Zoning
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Construction Administration

Donald B. Fairbairn, P.E. #44971 — Registry # 31306

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PROJECT #	25XX
ISSUE DATE:	10/15/25

REVISIONS:

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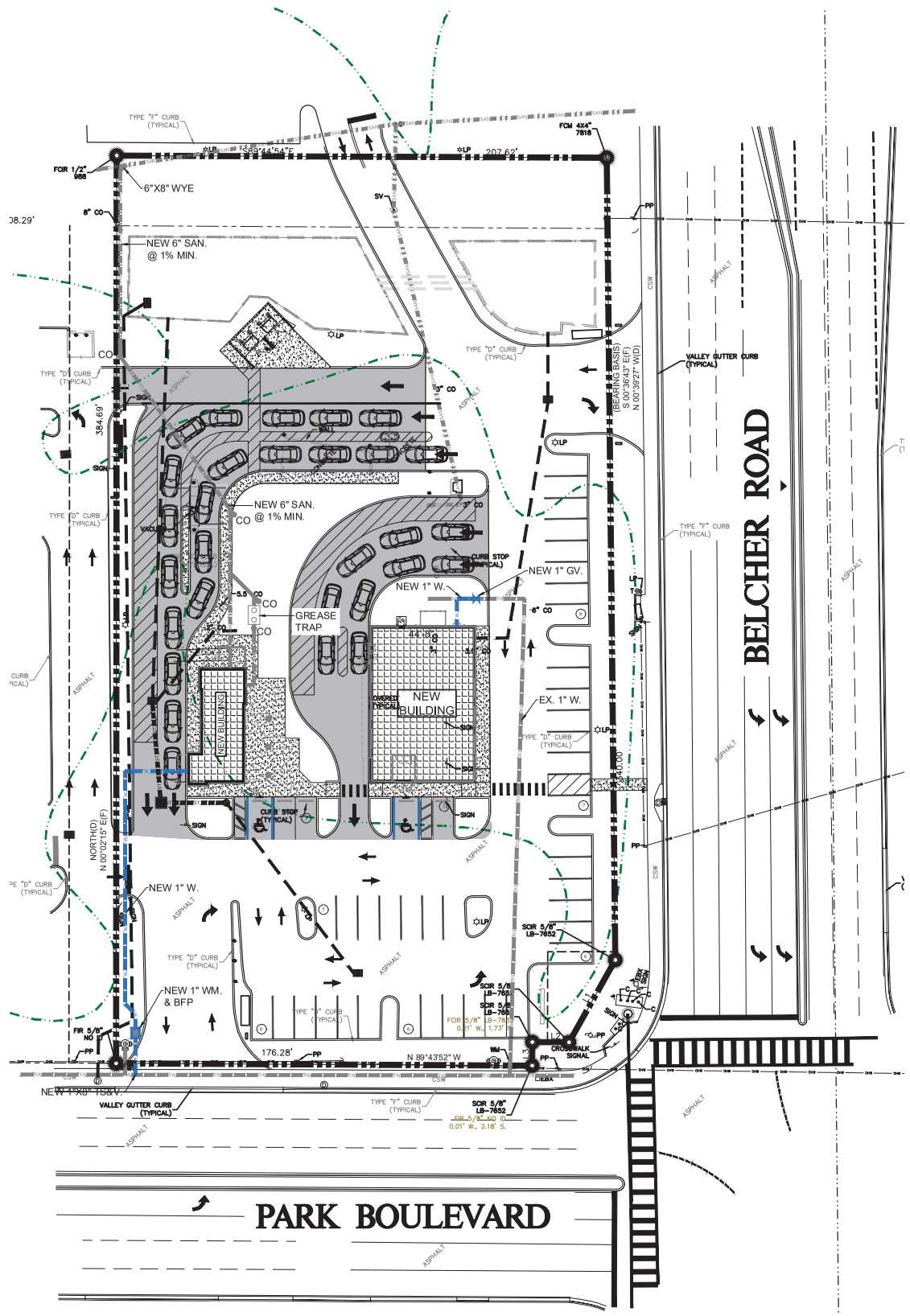
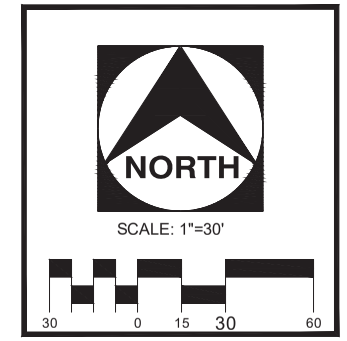
PROPOSED SITE PLAN

Park & Belcher Retail Center
7101 Park Boulevard
Pinellas Park, FL.

Northside Engineering, Inc.

C3.1





LEGEND

- PROPERTY LINE
- LOT LINE
- EX. GRAVITY SAN SEWER
- PROP. GRAVITY SAN SEWER
- EX. FM SANITARY SEWER
- PROP. FM SANITARY SEWER
- EXISTING POTABLE WATER
- PROPOSED POTABLE WATER
- EXISTING RECLAIMED WATER
- PROP. RECLAIMED WATER
- EXISTING FIRE SUPPLY
- PROPOSED FIRE SUPPLY
- EXISTING GAS SUPPLY
- PROPOSED GAS SUPPLY
- EXISTING OH ELEC WIRE
- EXISTING MANHOLE
- PROPOSED MANHOLE
- EXISTING CLEAN-OUT
- PROPOSED CLEAN-OUT
- EXISTING WATER METER
- PROPOSED WATER METER
- EXISTING DCVA
- PROPOSED DCVA
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- POINT OF CONNECTION, NEW UTILITY TO EXISTING UTILITY

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UTILITY PLAN

Park & Belcher Retail Center
7101 Park Boulevard
Pinellas Park, FL.

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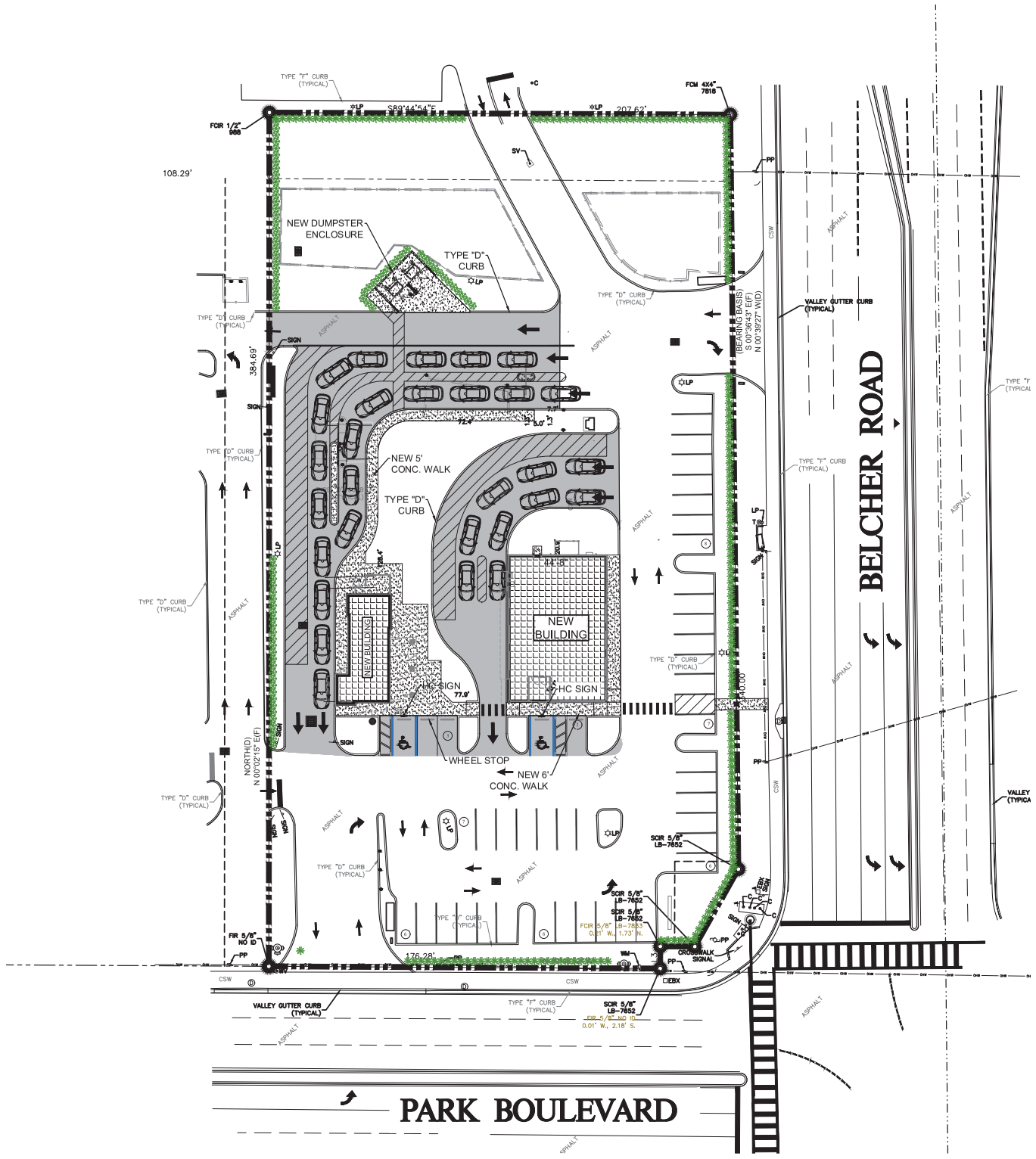

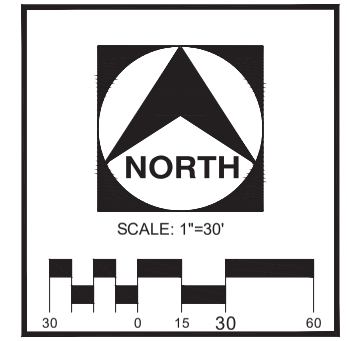

PLANT SCHEDULE

SHRUBS	CODE	QTY	COMMON	BOTANICAL	NATIVE	CONT	HT.	O.C.	GR.
	LC	85	Ixora	Ixora Coccinea	NO	3 gal	24" ht	36" oc	#1
	SP	205	Saw Palmetto	Hyndrangea Quercifolia	Yes	3 gal	36" ht	36" oc	#1

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LANDSCAPE PLAN

Park & Belcher Retail Center
7101 Park Boulevard
Pinellas Park, FL.

Northside *Engineering, Inc.*

L1.1

XERISCAPING

1. ORGANIC MULCHES AND/OR DROUGHT TOLERANT GROUNDCOVERS WITHIN PROPOSED LANDSCAPE PLANTER BEDS.

2. DROUGHT AND COLD TOLERANT PLANT MATERIAL.

3. GROUPING OR ZONING PLANT MATERIAL BASE ON SIMILAR WATER REQUIREMENTS AND THE LOCATION OF PROPOSED IRRIGATION WATERING SYSTEMS.

4. THE USE OF SOIL TESTING TO IDENTIFY SOIL CONDITIONS NECESSARY FOR THE CONTINUED SURVIVAL OF PROPOSED LANDSCAPING.

5. ORGANIC SOIL AMENDMENTS (SUCH AS TOP SOILS, MANURE'S, PEAT AND COMPOSTED MATERIALS) MIXED EXISTING SOILS WITHIN LANDSCAPING PLANTER BEDS TO DEPTHS CONSISTENT WITH THE ROOT DEPTH OF PROPOSED PLANTED MATERIAL (USE ONLY IF EXISTING SOIL CONDITIONS WARRANT THESE AMENDMENTS).

6. THE PRESERVATION AND INCORPORATION OF EXISTING PLANT COMMUNITIES ON SITE INTO THE LANDSCAPE PLAN.

7. THE MINIMAL USE OF TURF GRASSES WHICH REQUIRE FREQUENT IRRIGATION.

8. LOW-MAINTENANCE DESIGN.

TREE & SHRUB PLANTING DETAILS

1. THE ROOT MASS FORM OF EACH TREE PROPOSED FOR INSTALLATION SHALL BE BALLED OR BURLAPPED, BARE ROOT TREES ARE NOT ACCEPTABLE. ALL NONBIODEGRADABLE WRAPPINGS WILL BE REMOVED AND BURLAP WILL BE FOLDED DOWN TO ENHANCE WATER ABSORPTION. IF WIRE BASKETS ARE USED IN CONJUNCTION WITH BALLED AND BURLAPPED TREES. THE FIRST FEW ROWS OF EACH BASKET WILL BE REMOVED AT THE TIME OF INSTALLATION.

2. SUPPORTING APPARATUS SHALL BE REMOVED AFTER 1 COMPLETE GROWING SEASON. ALSO THE FLEXIBLE ATTACHMENTS SHALL BE USED WHERE SUPPORT WIRES ARE WRAPPED AROUND TREE TRUNKS/STEMS TO PREVENT CAMBIAL DAMAGE.

3. PLANTING HOLES ASSOCIATED WITH PROPOSED TREES MUST SLOPE (NOT COMPACTED) AND A MINIMUM OF 18-24 INCHES WIDER THAN THE DIAMETER OF THE ROOT BALL. TREES SHALL BE INSTALLED SUCH THAT THE TOP OF THE ROOT MASS IS LEVEL WITH THE SURFACE OF THE PLANTING HOLE. TREES SHOULD BE INSTALLED 3 - 5 INCHES ABOVE GRADE ON SITES CONTAINING CLAY. A 3 INCH LAYER OF ORGANIC MULCH MUST ALSO BE PLACED OVER THE ENTIRE SURFACE OF EACH PLANTING HOLE. TO PREVENT FUNGAL INFECTION MULCH SHOULD BE PULLED BACK A FEW INCHES FROM THE BASE OF EACH TREE.

4. IF ON SITE SOIL CONDITIONS ARE SUCH THAT SOIL AMENDMENTS WILL BE NECESSARY, THE PLANTING MUST INCLUDE SOIL MIXTURE THROUGHOUT THE ENTIRE SECTION OF EACH PLANTER AREA TO A DEPTH CONSISTENT WITH THE ROOT DEVELOPMENT OF PROPOSED PLANT MATERIAL.

5. PLANTERS ADJACENT TO OR WITHIN VEHICULAR USE AREAS MUST BE CONSTRUCTED SUCH THAT LIMEROCK, ASPHALT, CONCRETE OR ANY OTHER OBSTRUCTIONS DO NOT EXTEND UNDER THE SURFACE INTO THE PLANTING AREAS.

6. THE PRACTICE OF TREE TRUNK WRAPPING AND THE APPLICATION OF PAINTS/TAR ONTO PRUNED TREE BRANCHES IS NOT RECOMMENDED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURAL.

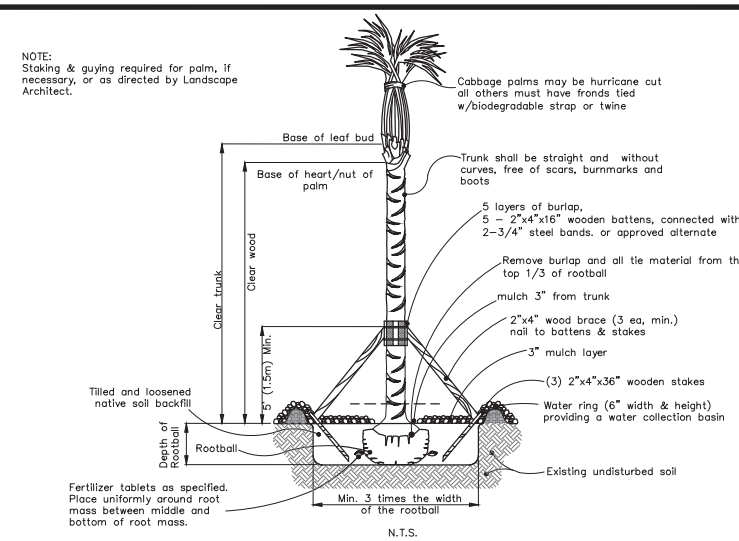
HABITAT MANAGEMENT AND LANDSCAPING PERMITS:

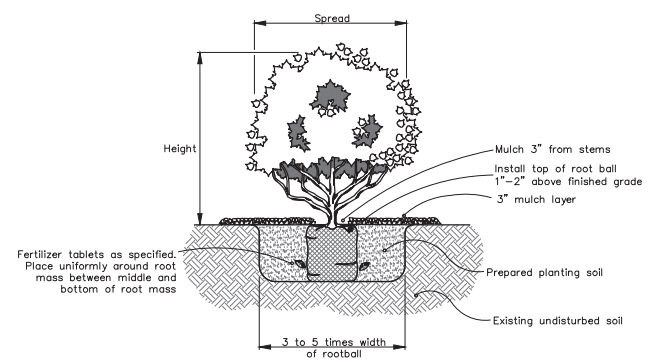
1. A HABITAT MANAGEMENT AND LANDSCAPING PERMIT IS REQUIRED FOR THE DEVELOPMENT OF THIS PROJECT. APPLICATION SHOULD NOT BE MADE UNTIL FINAL ADMINISTRATIVE APPROVAL HAS BEEN GRANTED.

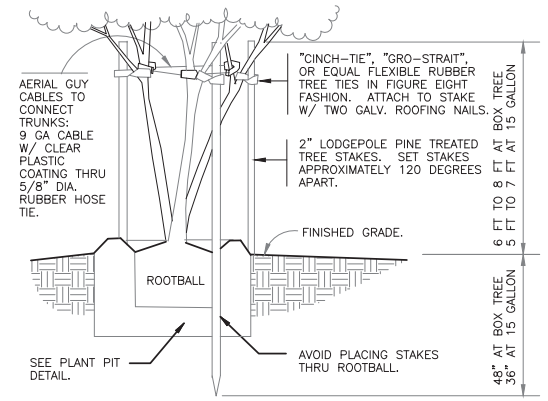
a. AN APPLICATION AND AN EXTRA COPY OF THE APPROVED FINAL APPLICATION PLAN MUST BE SUBMITTED TO THIS DEPARTMENT IN ORDER TO PROCESS THE PERMIT.

b. ALL EXOTIC SPECIES, I.E., BRAZILIAN PEPPER (SCHINUS TEREBINTHIFOLIUS), PUNK TREES (MELALEUCA QUINQUENERVIA), AND CHINESE TALLOW (SAPIUM SEBIFERUM) MUST BE REMOVED AS A CONDITION OF SITE DEVELOPMENT. WHERE NECESSARY DUE TO THEIR PROXIMITY TO PROTECTED PLANT MATERIAL, HAND REMOVAL WILL BE REQUIRED. SHOULD THIS REMOVAL BE TO A DEGREE THAT A POTENTIAL FOR EROSION IS CREATED, THE AREA MUST BE RESTABILIZED WITH SUITABLE MATERIAL.

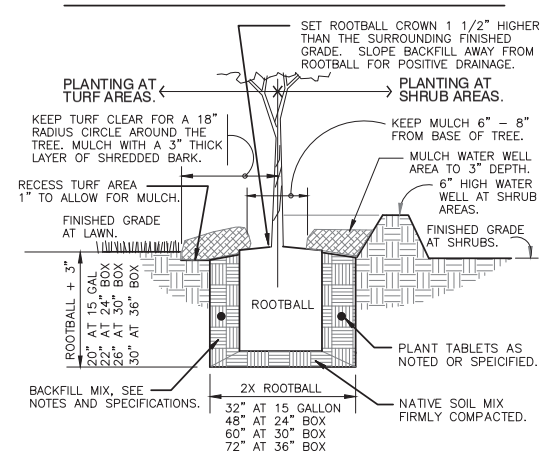
c. ONCE FINAL ADMINISTRATIVE APPROVAL (FAA) HAS BEEN GRANTED, A BARRICADE INSPECTION CAN BE SCHEDULED. WHEN THE BARRICADES HAVE BEEN APPROVED THE PERMIT CAN BE TYPED AND RELEASED.



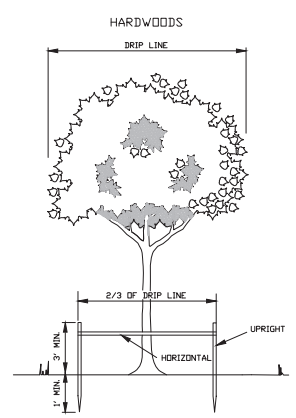




STAKING DETAIL



PLANT PIT DETAIL



SPECIFICATIONS - WOOD BARRIER

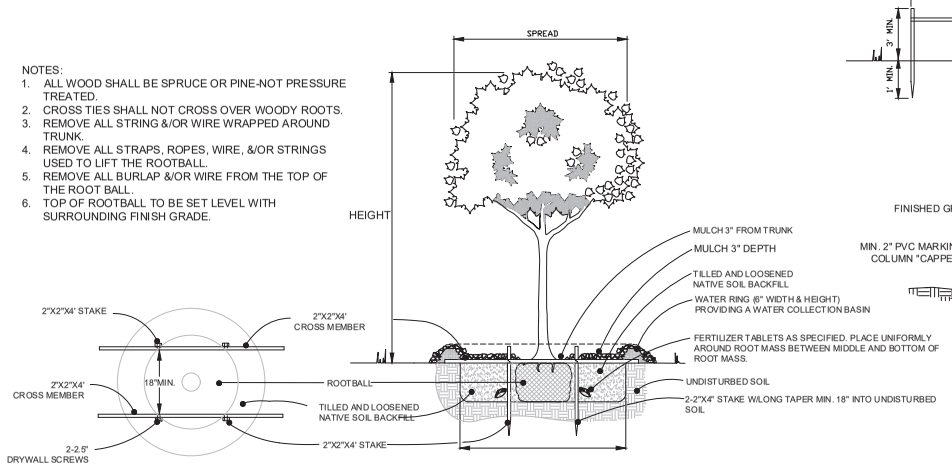
1. MINIMUM RADIUS TO BE PROTECTED:
   A. HARDWOODS - 2/3 DRIPLINE
   B. CONIFERS & SABAL PALMS - ENTIRE DRIPLINE.
2. UPRIGHTS - NO LESS THAN 2" X 2" LUMBER.
3. HORIZONTALS - NO LESS THAN 1" X 4" LUMBER.
4. BARRIERS SHALL BE ERECTED AROUND ALL PROTECTED TREES AND PALMS, AND INSPECTED BY CITY REPRESENTATIVE BEFORE CONSTRUCTION BEGINS.
5. UPRIGHT POSTS ARE TO BE AT LEAST 4 FEET IN LENGTH WITH A MINIMUM OF 1 FOOT ANCHORED IN GROUND AND 3 FEET ABOVE GROUND.
6. BARRIERS TO REMAIN IN PLACE UNTIL ALL PAVING, CONSTRUCTION AND HEAVY EQUIPMENT IS OUT OF AREA.

FURTHER INFORMATION MAY BE OBTAINED FROM THE LAND RESOURCE SPECIALIST AT 562-4741.

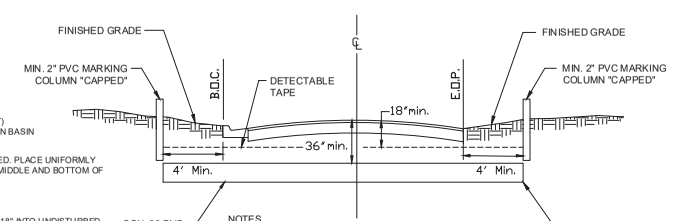
1 TREE PLANTING MULTI-STAKE

1" = 1'–0" 32 9343.23–03

NOTES:
1. ALL WOOD SHALL BE SPRUCE OR PINE-NOT PRESSURE TREATED.
2. CROSS TIES SHALL NOT CROSS OVER WOODY ROOTS.
3. REMOVE ALL STRING &/OR WIRE WRAPPED AROUND TRUNK.
4. REMOVE ALL STRAPS, ROPES, WIRE, &/OR STRINGS USED TO LIFT THE ROOTBALL.
5. REMOVE ALL BURLAP &/OR WIRE FROM THE TOP OF THE ROOT BALL.
6. TOP OF ROOTBALL TO BE SET LEVEL WITH SURROUNDING FINISH GRADE.



TREE PLANTING DETAIL



NOTES
1. 2" PVC MARKING COLUMNS TO BE SET 12" ABOVE EXISTING GRADE AT EACH END OF PVC SLEEVES.

00 SHRUB PLANTING

1" = 1'–0" DETAIL–FILE

IRRIGATION NOTES

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

GENERAL LANDSCAPE NOTES

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

FERTILIZATION NOTES

SHRUBS AND TREES

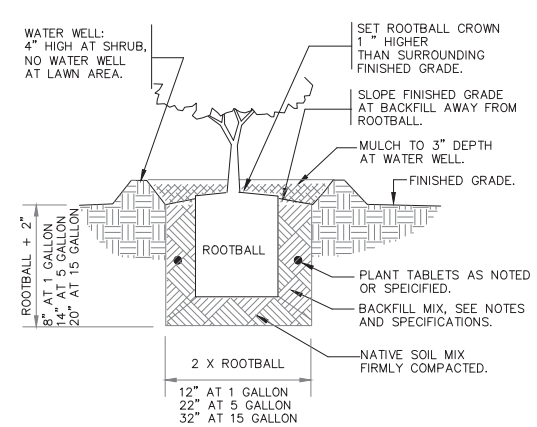
ALL TREES AND SHRUBS SHALL BE FERTILIZED WITH "AGRIFORM" 20-15-5 PLANTING TABLETS AT TIME OF INSTALLATION AND PRIOR TO COMPLETION OF PIT BACKFILLING. TABLETS SHALL BE PLACED UNIFORMLY AROUND THE ROOT MASS AT A DEPTH THAT IS BETWEEN THE MIDDLE AND BOTTOM OF THE ROOT MASS.

APPLICATION RATE:

1 GALLON CAN:	1 - 21 GRAM TABLET
3 GALLON CAN:	2 - 21 GRAM TABLETS
5 GALLON CAN:	3 - 21 GRAM TABLETS
7 GALLON CAN:	4 - 21 GRAM TABLETS
TREES:	3 - 21 GRAM TABLETS EACH 1/2" OF CALIPER
PALMS:	7 - 21 GRAM TABLETS

GROUNDCOVER AREAS

ALL GROUNDCOVER AREAS SHALL RECEIVE FERTILIZATION WITH "OZMOCOTE" TIME RELEASE FERTILIZER AS PER MANUFACTURER'S SPECIFICATIONS.



TREE PROTECTION AND PRESERVATION:

TREE BARRICADES AND EROSION CONTROL MEASURE REQUIREMENTS:
1. TREE BARRICADES AND/OR SILT SCREENS OR HAYBALES SHALL BE REQUIRED ALONG THE EDGES OF VEGETATED AREAS TO BE PROTECTED PRIOR TO THE ISSUANCE OF HABITAT MANAGEMENT AND LANDSCAPE PERMITS. THE LOCATION FOR EROSION CONTROL MEASURES ARE SHOWN ON THE CONSTRUCTION DRAWINGS.

2. ALL DESIRABLE TREES MUST BE RETAINED WHEREVER POSSIBLE. IT WILL BE REQUIRED THAT PROPOSED IMPROVEMENTS (i.e. BUILDINGS, WALKWAYS, DRIVEWAYS, POND BANKS, DRAINAGE SYSTEMS, ETC.) BE ADJUSTED TO RETAIN DESIRABLE TREES. GRADE CHANGES MUST BE SENSITIVE TO TREES REMAINING. IN GENERAL, NO GRADE CHANGES SHOULD OCCUR WITHIN THE CANOPY DRIP LINE OF PINE TREES AND 2/3 THE CANOPY DRIP LINE OF HARDWOOD TREES TO BE SAVED.

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DRAWN BY : SR

LANDSCAPE DETAILS

Park & Belcher Retail Center
7101 Park Boulevard
Pinellas Park, FL.

Northside Engineering, Inc.

L1.2

LEGAL DESCRIPTION:

That portion of Lots 1 through 6 and a 10 foot vacated alley vacated by Resolution No. 89-456, recorded in Official Records Book 7112, Page 1242, in Block 118, of SECOND ADDITION OF PINELLAS PARK, according to the map or plat thereof recorded in Plat Book 3, Pages 8 and 9, of the Public Records of Pinellas County, Florida; and a portion of Lots 1 and 2, BAYOU FARMS, according to the map or plat thereof recorded in Plat Book 24, Page 31, of the Public Records of Pinellas County, Florida, lying in Section 30, Township 30 South, Range 16 East, Pinellas County, Florida, being further described as follows:

Commence at the Northwest corner of Lot 8, Block 118, of said SECOND ADDITION OF PINELLAS PARK; thence along the North boundary of said Block 118, and the South right of way line of 75th Avenue North, South 89°43'52" East 108.29 feet to the POINT OF BEGINNING; thence continue along said line South 89°43'52" East 220.87 feet to the West right of line of Belcher Road (113 foot right of way); thence along said line South 00°39'58" East 313.27 feet; thence South 29°17'21" West 47.74 feet to the North right of way line of Park Boulevard; thence along said line North 89°43'52" West 201.16 feet; thence leaving said line North 354.98 feet to the POINT OF BEGINNING.

TOGETHER WITH the South 1/2 of that portion of the vacated 75th Avenue North (8th Avenue per plat), as vacated and closed by Resolution No. 01-36, recorded in Official Records Book 11581, Page 878, of the Public Records of Pinellas County, Florida, bound on the West by the Northerly extension of the West line of the lands described above and bound on the East by the West line of Belcher Road (16th Street per plat).

LESS AND EXCEPT therefrom those certain lands conveyed to Pinellas County, a political subdivision of the State of Florida, by Quit Claim Deed recorded September 21, 2001, in Official Records Book 11588, Page 2191, of the Public Records of Pinellas County, Florida, described as follows:
A parcel being a portion of Block 118, SECOND ADDITION OF PINELLAS PARK, according to the map or plat thereof, recorded in Plat Book 3, Page 8, of the Public Records of Pinellas County, Florida, and a portion of Lot 1, BAYOU FARMS, according to the map or plat thereof, recorded in Plat Book 24, Page 31, of the Public Records of Pinellas County, all being in the Southwest 1/4 of Section 30, Township 30 South, Range 16 East, Pinellas County, being described as follows:

Commencing at the South 1/4 corner of said Section 30, run North 00°39'27" West along the North-South centerline of said Section 30, for a distance of 1731.47 feet to a point of intersection with the Easterly prolongation of the North line of said Block 118; thence North 89°42'47" West along said prolongation, for a distance of 80.01 feet to the West line of 71st Street North (Belcher Road), for a POINT OF BEGINNING; thence South 00°39'27" East along said West line, for a distance of 313.26 feet; thence South 29°17'49" West continuing along said West line, for a distance of 47.72 feet to the North line of Park Boulevard; thence North 89°42'47" West along said North line, for a distance of 24.86 feet; thence North 00°17' 13" East for a distance of 10.00 feet; thence South 89°42'47" East along a line being 65 feet North of and parallel with the South line of the Northeast 1/4 of the Southwest 1/4 of said Section 30, for a distance of 15.55 feet; thence North 29°17'49" East, for a distance of 40.02 feet to a point being 93 feet West of aforesaid North-South centerline of Section 30; thence North 00°39'27" West along a line being 93 feet West of and parallel with said North-South Centerline, for a distance of 310.00 feet to a point of intersection with aforesaid North line of said Block 118; thence South 89°42'47" East along said North line of Block 118, for a distance of 13.00 feet to the POINT OF BEGINNING.

TITLE COMMITMENT CONTAINS ADDITIONAL NON-FEE SIMPLE PARCELS, AND AS SUCH THESE DESCRIPTIONS CANNOT BE SURVEYED OR INCLUDED IN THE LEGAL DESCRIPTION HEREON. FOR NOTES REGARDING THESE ADDITIONAL PARCELS, SEE THIS SURVEYOR'S RESPONSES TO SCHEDULE B, PART II OF THE TITLE COMMITMENT.

SURVEY REPORT:

1. UNLESS DIGITALLY SIGNED AND SEALED, THIS SURVEY MAP AND/OR REPORT OR THE COPIES HEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

2. NO UNDERGROUND IMPROVEMENTS OR UTILITIES WERE LOCATED EXCEPT THOSE SHOWN HEREON.

3. UNLESS NOTED OTHERWISE, NO UNDERGROUND FOUNDATIONS WERE LOCATED.

4. THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE "X", AND "X" (SHADED) ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 120251, PANEL NUMBER 0203, SUFFIX J, EFFECTIVE 08/24/2021, FOR THE CITY OF PINELLAS PARK, FLORIDA.

5. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WAS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK REFLECTED HEREON.

6. AN INSURANCE CERTIFICATE IS AVAILABLE UPON REQUEST.

7. NO ZONING LETTER OR REPORT WAS PROVIDED.

8. BEARING BASIS: FIELD AND CALCULATED BEARINGS SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM 1983, ADJUSTMENT OF 2011, FLORIDA WEST ZONE, RESULTING IN A BEARING OF S00°36'43"E, ALONG THE EAST LINE OF THE SUBJECT PARCEL.

9. THERE EXIST 62 REGULAR AND 3 HANDICAPPED PARKING SPACES FOR A TOTAL OF 65 PARKING SPACES ON THE SUBJECT PARCEL.

10. THIS SURVEY MAP WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT, PREPARED BY CHICAGO NATIONAL TITLE INSURANCE COMPANY, ORDER NUMBER 12508231, REVISION NUMBER: 3:08/05/2025:DRW. AS TO SCHEDULE B, PART II, THE FOLLOWING APPLY:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this form.
-- NOT A SURVEY MATTER

2. Taxes and assessments for the year 2025 and subsequent years, which are not yet due and payable.
-- NOT A SURVEY MATTER

For 2024 Tax Year Parcel/ID# R328378 , gross tax amount is $52,841.99, exemption type is none, and payment status is paid.

3. Standard Exceptions:

A. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
-- SEE MAP OF SURVEY HEREON

B. Rights or claims of parties in possession not shown by the public records.
-- NOT A SURVEY MATTER

C. Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records.
-- NOT A SURVEY MATTER

D. Taxes or assessments which are not shown as existing liens in the public records.

4. Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land.
-- NOT A SURVEY MATTER

5. Rights of tenants occupying all or part of the insured land under unrecorded leases or rental agreements.
-- NOT A SURVEY MATTER

6. Phosphate, Minerals, Metals and Petroleum Reservations and rights in favor of the State of Florida, as set forth in the deed from the Trustees of the Internal Improvement Fund, recorded in Deed Book 1019, Page 199, as affected by Quit Claim Deed recorded in Official Records Book 876, Page 278 and Quit Claim Deed recorded in Official Records Book 4121, Page 425; and released as to road reservation by Release recorded in Official Records Book 11192, Page 2324, all of the Public Records of Pinellas County, Florida.
-- LAND DESCRIBED IN ORB 876, PAGE 278 AND ORB 4121, PAGE 425 DOES NOT INCLUDE THE SUBJECT PARCEL. TITF ROAD RESERVATION APPEARS TO BE RELEASED AS TO ANY PORTION LYING WITHIN THE SUBJECT PARCEL BY VIRTUE OF ORB 11192, PAGE 2324.

NOTE: The right of entry and exploration running with the above reservation of an interest in phosphate, minerals, metals, and/or petroleum has been released pursuant to Florida Statute 270.11.(2).

7. Phosphate, Minerals, Metals and Petroleum Reservations and rights in favor of the State of Florida, as set forth in the deed from the Trustees of the Internal Improvement Fund, recorded in Deed Book 1187, Page 121; as affected by Quit Claim Deed recorded in Official Records Book 2324, Page 222; Quit Claim Deed recorded in Official Records Book 2328, Page 554; and released as to road reservation by Release recorded in Official Records Book 11192, Page 2324, all of the Public Records of Pinellas County, Florida.
-- DEED BOOK 1187, PAGE 121 NOT PROVIDED. LAND DESCRIBED IN ORB 2324, PAGE 222 INCLUDES A PORTION OF THE SUBJECT PARCEL (LOTS 1 AND 2, BLOCK 118, SECOND ADDITION TO PINELLAS PARK). LAND DESCRIBED IN ORB 2328, PAGE 554 DOES NOT INCLUDE THE SUBJECT PARCEL. TITF ROAD RESERVATION APPEARS TO BE RELEASED AS TO ANY PORTION LYING WITHIN THE SUBJECT PARCEL BY VIRTUE OF ORB 11192, PAGE 2324.

NOTE: The right of entry and exploration running with the above reservation of an interest in phosphate, minerals, metals, and/or petroleum has been released pursuant to Florida Statute 270.11.(2).

8. Annexation Agreement recorded August 14, 2000 in Official Records Book 11013, Page 1034.
-- LAND DESCRIBED THEREIN INCLUDES ALL OF THE SUBJECT PARCEL.

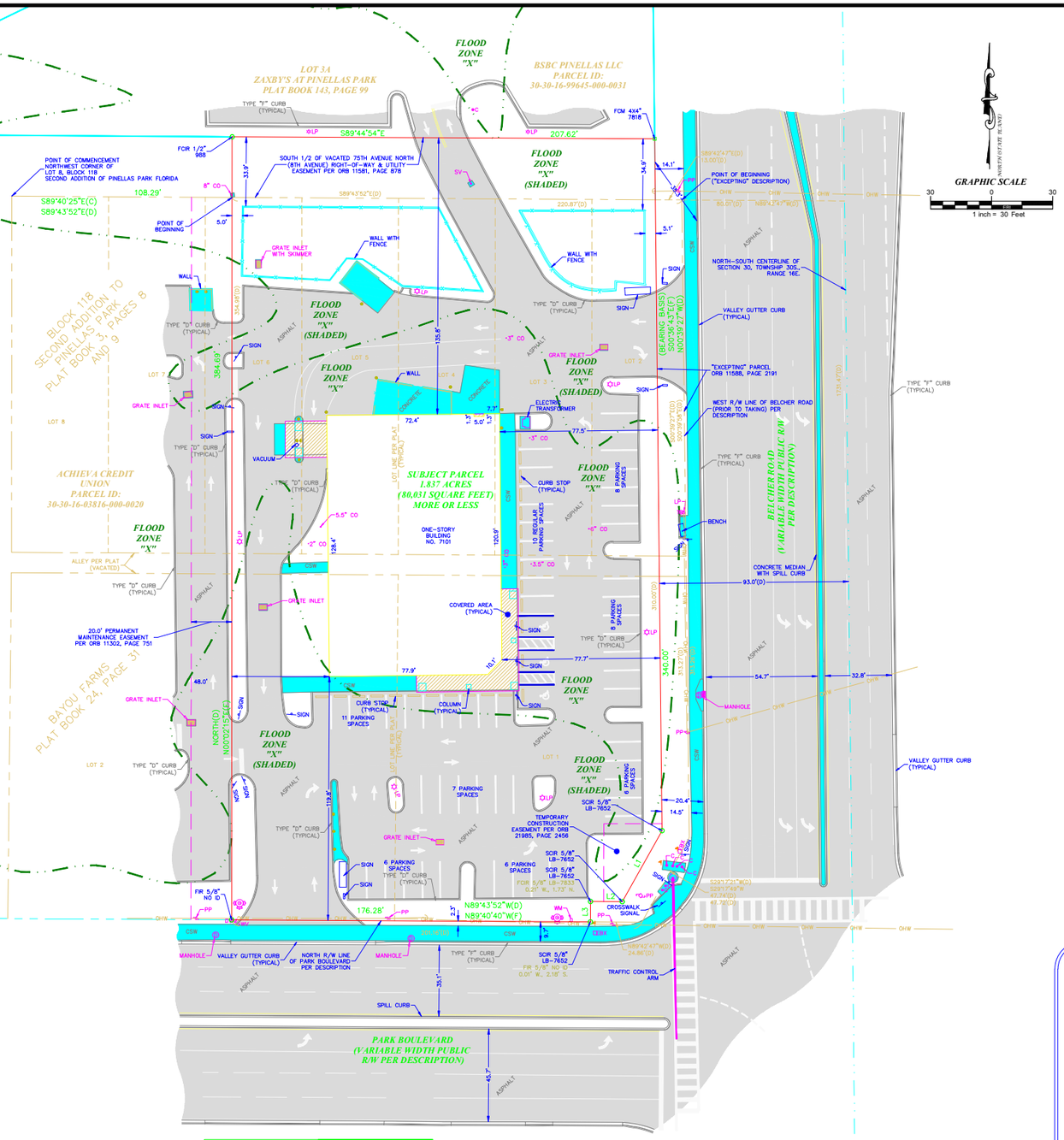
9. Terms and conditions of Reciprocal Easement Agreement recorded April 6, 2001 in Official Records Book 11302, Page 751.
-- LAND DESCRIBED IN EXHIBIT "B" THEREIN INCLUDES ALL OF THE SUBJECT PARCEL. DOCUMENT CONTAINS BLANKET EASEMENT LANGUAGE, THUS ARE NOT SHOWN HEREON. DOCUMENT ALSO CONTAINS A 20' PERMANENT EASEMENT ADJACENT TO THE WEST LINE OF THE SUBJECT PARCEL WHICH IS SHOWN HEREON.

10. Terms and conditions of Drainage Easement Agreement recorded April 6, 2001 in Official Records Book 11302, Page 805.
-- LAND DESCRIBED IN EXHIBIT "B" THEREIN INCLUDES ALL OF THE SUBJECT PARCEL. EASEMENT DESCRIBED THEREIN IS BLANKET IN NATURE, THUS NOT SHOWN HEREON.

11. Short Form Lease in favor of Pinellas Park CVS, Inc., a Florida corporation, recorded August 2, 2002 in Official Records Book 12142, Page 1311.
-- FEE SIMPLE PARCEL DESCRIBED THEREIN IS ONE AND THE SAME AS THE SUBJECT PARCEL.

12. Temporary Construction Easement by and between G D P Pinellas Park LLC, Grantor, and Pinellas County, Grantee, recorded March 22, 2022, in Official Records Book 21985, Page 2456.
-- EASEMENT DESCRIBED THEREIN LIES WHOLLY WITHIN THE SUBJECT PARCEL AND IS SHOWN NEAR THE SOUTHEAST CORNER OF THE SUBJECT PARCEL.

13. Easements and matters as set forth in Resolution No. 01-36, recorded September 18, 2001, in Official Records Book 11581, Page 878, of the Public Records of Pinellas County, Florida.
-- EASEMENT DESCRIBED THEREIN LIES PARTIALLY WITHIN THE SUBJECT PARCEL (INCLUDED PORTION OF VACATED 75TH AVENUE NORTH (8TH AVENUE)) AND IS SHOWN HEREON.

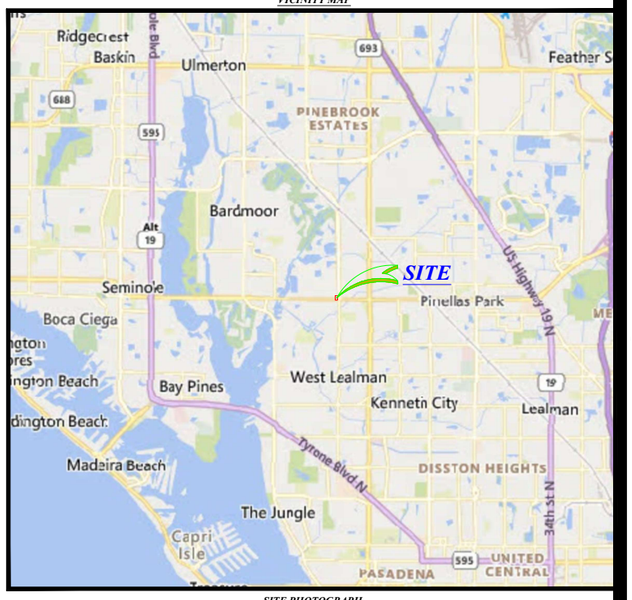


LINE TABLE (F)			LINE TABLE (D)		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S29°20'44"W	40.02'	L1	N29°17'49"E	40.02'
L2	N89°39'52"W	15.55'	L2	S89°42'47"E	15.55'
L3	S00°20'08"W	10.00'	L3	N00°17'13"E	10.00'

MAP OF SURVEY

GRAPHIC SCALE
1 inch = 30 Feet

VICINITY MAP



SITE PHOTOGRAPH

..\Images\DJI_20250716135343_0024_D.jpg

LEGEND

ABBREVIATIONS

AC	AIR CONDITIONER	ICV	IRRIGATION CONTROL VALVE
ADA	AMERICANS WITH DISABILITIES ACT	INV.	INVERT
ID	IDENTIFICATION	LB	LICENSED BUSINESS NUMBER
(C)	CALCULATED MEASUREMENT	LP	LIGHT POLE
CO	CLEAN OUT	LS	LICENSED SURVEYOR
CONC	CONCRETE	MW	MONITORING WELL
CSW	CONCRETE SIDEWALK	NAVD	NORTH AMERICAN VERTICAL DATUM
(D)	DEED/DESCRIPTION DATA	NGVD	NATIONAL GEODETIC VERTICAL DATUM
EBX	ELECTRIC BOX	OHW	OVERHEAD WIRE
EL.	ELEVATION	ORB	OFFICIAL RECORDS BOOK
EM	ELECTRIC METER	(P)	PLAT MEASUREMENT -- CALL
(F)	FIELD MEASUREMENT	PP	POWER POLE
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION	PRM	PERMANENT REFERENCE MONUMENT
F.F.	FINISHED FLOOR	PSM	PROFESSIONAL SURVEYOR & MAPPER
FCR	FOUND CAPPED IRON ROD	R/W	RIGHT-OF-WAY
FCM	FOUND CONCRETE MONUMENT	SCR	SET CAPPED IRON ROD
FIP	FOUND IRON PIPE	SND	SET NAIL AND DISK
FIR	FOUND IRON ROD	SV	SEWER VALVE
FND	FOUND NAIL AND DISK	TBM	TEMPORARY BENCHMARK
FPP	FOUND PINCHED PIPE	WM	WATER METER
		WV	WATER VALVE

SYMBOLS

BACKFLOW PREVENTION DEVICE
CABLE RISER
GRATE INLET
SANITARY SEWER STRUCTURE
SPOT ELEVATION
STORM STRUCTURE
TELEPHONE PEDESTAL
TRAFFIC SIGNAL JUNCTION BOX
TRAFFIC SIGNAL POLE (UNLESS OTHERWISE DESIGNATED)
FIRE HYDRANT
SIGN
BOLLARD
TREE LOCATION (SIZE AND TYPE AS NOTED)
UTILITY FLAG ELECTRIC
UTILITY FLAG COMMUNICATIONS
UTILITY FLAG GAS
UTILITY FLAG REDLAMED WATER
UTILITY FLAG SANITARY/STORM SEWER
UTILITY FLAG WATER
WOOD FENCE
METAL FENCE
PVC FENCE

TO BDG Belcher, LLC, Chicago Title Insurance Company, Florida Commercial Title Services, Smith Haughey Rice & Roegge, Preston O. Cockey, Jr. P.A., AND Republic Bank & Trust Company, a Kentucky banking corporation:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a), 8, 9, 13, 16, AND 19 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON 07/16/2025.

AND

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND MEETS THE STANDARDS OF PRACTICE REQUIREMENTS OF CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

10/14/2025
DATE SIGNED

THOMAS PATRICK SERBU
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER LS-4744
EMAIL: thomas@ebisurvey.com

EBI Surveying
1304 West Fletcher Avenue
Tampa, Florida 33612
Phone: (813) 886-6080 / Fax: (813) 886-6081
Certificate of Authorization Number: LB-7652

ALTA/NSPS LAND TITLE BOUNDARY SURVEY
7101 PARK BOULEVARD
PART OF BLOCK 118 SECOND ADDITION TO PINELLAS PARK
& BAYOU FARMS
PINELLAS COUNTY, FLORIDA

REVISIONS:		APPD.
REVISED LEGAL DESCRIPTION		EWB
REVISED BOUNDARY/COMMITMENT		
REVISED CERTIFICATIONS		8/6/25

DATE OF SURVEY: 07/16/2025
DRAWN: EWB/SDT
CHECKED: TPS
REVISION:
FILE: BD19ALTAX.dwg

PROJECT NUMBER:
BDGI0019

SHEET NO.
1
OF 1

Exhibit C

MAP OF SURVEY

Aerial Map

Exhibit D

10/13/2025, 1:28:01 PM

Master Address Points

Pinellas Park

Parcels

Aerials 2024

Red: Band_1

Green: Band_2

Blue: Band_3

1:1,128

0 0.01 0.02 0.04 mi

0 0.02 0.04 0.07 km

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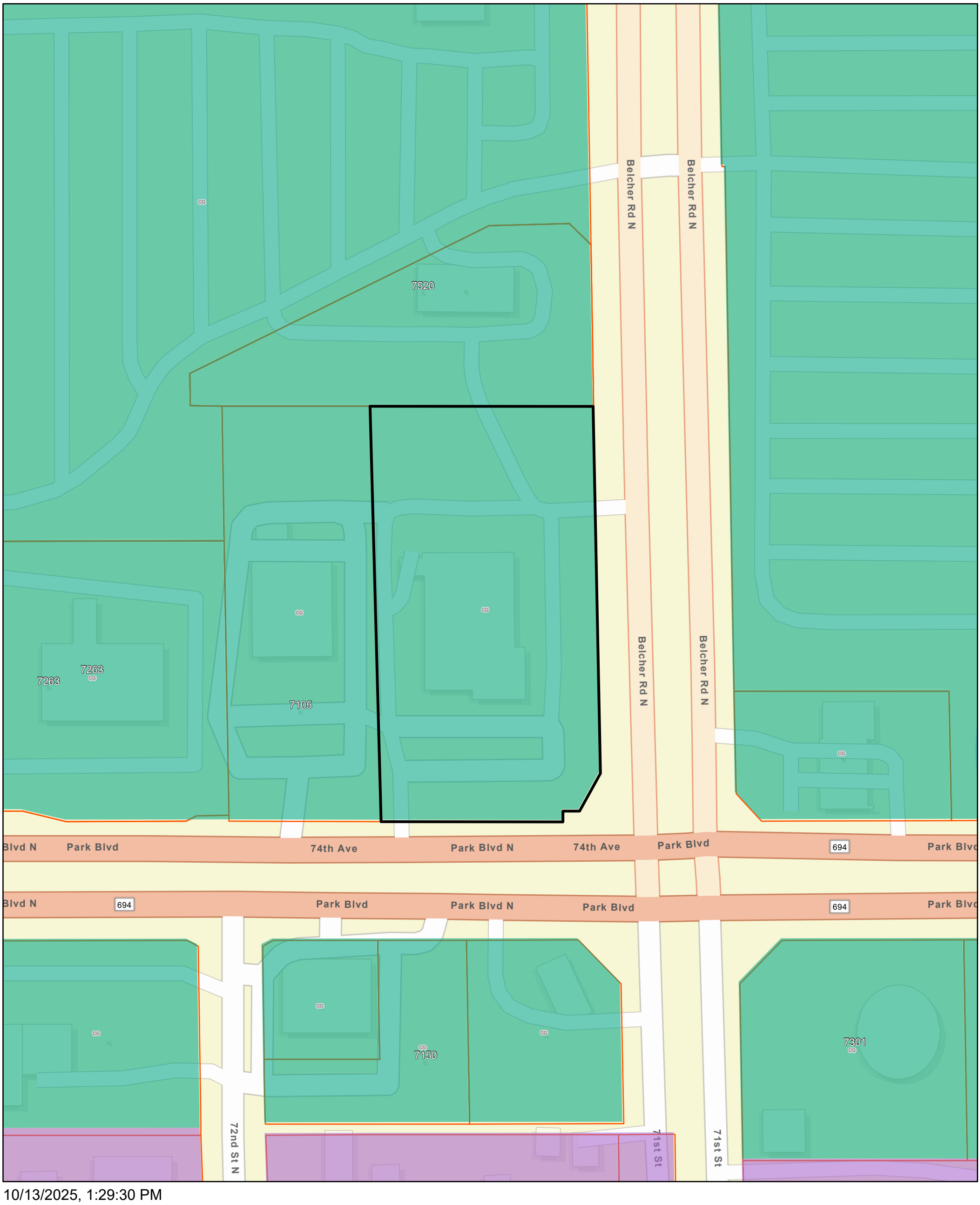
ArcGIS Web AppBuilder

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community |

Future Land Use Map

Exhibit E



10/13/2025, 1:29:30 PM

Land Use (Pinellas Park)

- Commercial General - CG
- Residential Urban - RU
- Master Address Points
- Pinellas Park
- Parcels

1:1,128

0 0.01 0.02 0.04 mi

0 0.02 0.04 0.07 km

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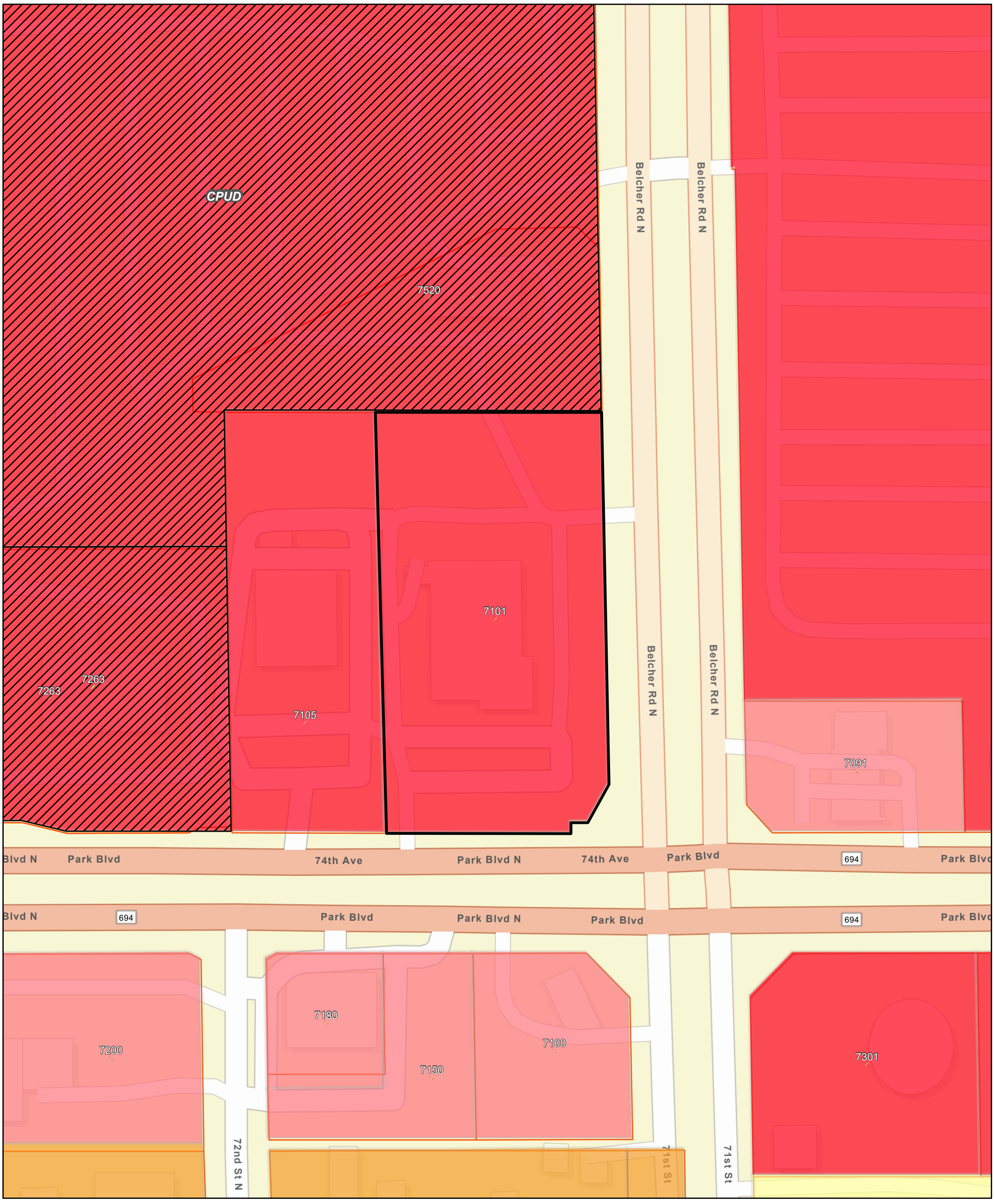
ArcGIS Web AppBuilder

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community |

Zoning Map

Exhibit F



10/13/2025, 1:28:49 PM

Zoning (Pinellas Park)

- Commercial General - B-1
- Heavy Commercial - CH
- Single Family Residential - R-1
- Duplex Residential - R-4

- Master Address Points
- Pinellas Park

Zoning Overlay District

- CPUD
- Parcels

1:1,128

0 0.01 0.02 0.04 mi

0 0.02 0.04 0.07 km

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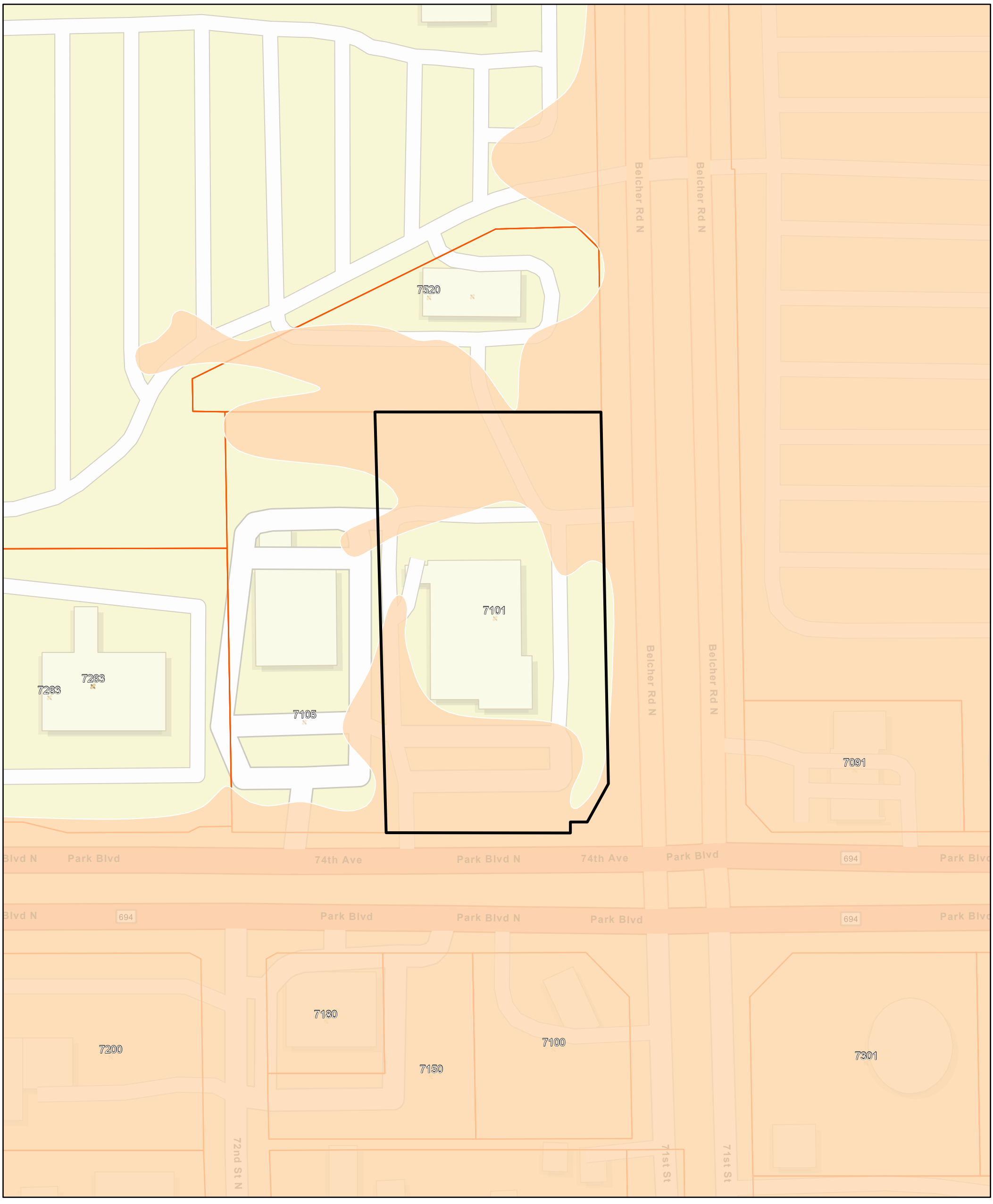
ArcGIS Web AppBuilder

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community |

Flood Insurance Rate Map

Exhibit G



10/13/2025, 1:30:10 PM

FEMA Flood Hazard Areas

0.2% Annual Chance Flood Hazard (X)

Area of Minimal Flood Hazard (X)

Panel Extent

Master Address Points

Pinellas Park

Parcels

1:1,128

0 0.01 0.02 0.04 mi

0 0.02 0.04 0.07 km

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ArcGIS Web AppBuilder

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