



**TECHNICAL REVIEW COMMITTEE MEETING
CITY OF ST. PETE BEACH**

**Notice of Public Meeting
Technical Review Committee**

Upstairs Conference Room

155 Corey Avenue, City Hall, Floor 2, St. Pete Beach, FL 33706

Wednesday, February 1, 2023
10:00 AM

Regular Meeting Agenda

This is an informal meeting between City staff and the applicant(s). The public is invited to attend, however no public comment shall be permitted.

Discussion Items

1. Site Plan #22068 - 7501 Gulf Blvd

Applicant requests review of a site plan for a single-story office building proposed to be constructed at 7501 Gulf Blvd.

Next Meeting: February 15, 2023

TECHNICAL REVIEW COMMITTEE MEETING CITY OF ST. PETE BEACH

Agenda Report

Issue Considered: Site Plan #22068 - 7501 Gulf Blvd

Date: February 1, 2023

Prepared By: Brandon Berry, Planner II

Through: Jennifer McMahon, Chief Operating Officer

Summary of Issue: Applicant requests review of a site plan for a single-story office building proposed to be constructed at 7501 Gulf Blvd.

Funding:

Requested Motion:

Attachments:

1. Site Plan 22068 Application
2. Site Plan 22068 Boundary & Topo Survey
3. Site Plan 22068 Civils
4. Site Plan 22068 Elevations
5. Site Plan 22068 Landscaping Plan
6. Site Plan 22068 Sealed Drainage Calcs



Case Number: 22068

City of St. Pete Beach
Community Development Department
155 Corey Avenue
St. Pete Beach, Florida 33706
727-367-2735
www.stpetebeach.org

PROPERTY OWNER:

Name: BOYLENPOINT LLC

Address: 3672 BELLE VISTA DR E

City: St Pete Beach State: FL

Zip: 33706-2625 Telephone: 727-647-0673

Email: boylenpoint@gmail.com

APPLICANT/AGENT (Attach agent authorization form):

Name: Grant McLaughlin

Address: 3251 Morris St N

City: St Petersburg State: FL

Zip: 33713 Telephone: 727-573-2505

Email: grant@pjcallaghan.com

SUBJECT PROPERTY:

Address: 7501 Gulf Blvd, St Pete Beach

Current Name of Business: BoylenPoint Contender Dealer

Parcel: 36-31-15-77994-069-0010

Name of Project: BoylenPoint Contender Dealer Design Office

DETAILS OF THE REQUEST, INCLUDING APPLICABLE CODE SECTIONS AND ANY ASSOCIATED CASES (Add additional sheets if necessary):

Site construction plans for future office building

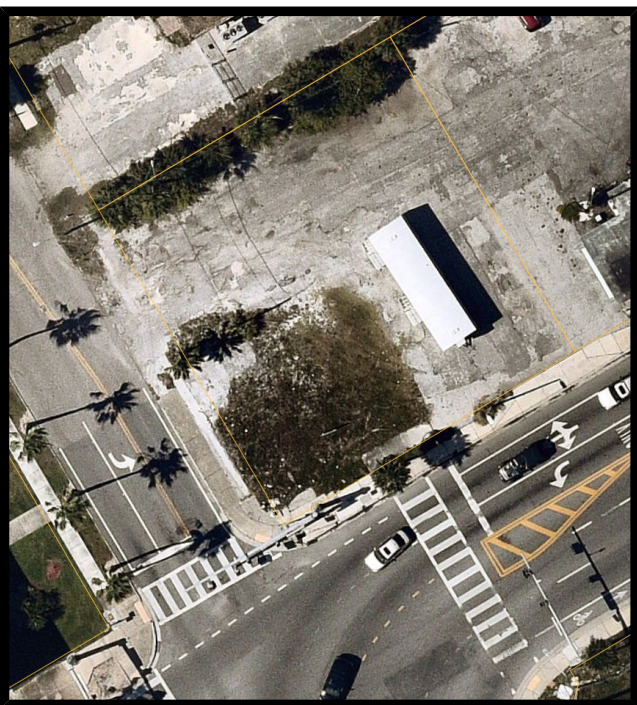

Signature of Applicant / Agent

11/21/2022
Date

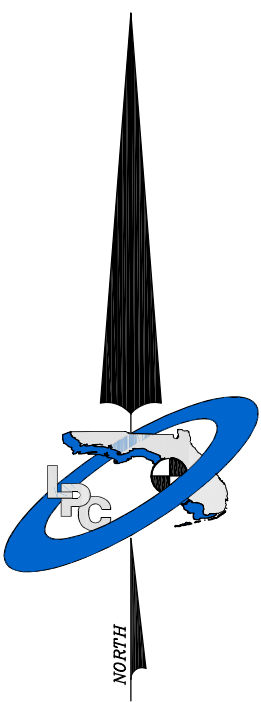
SECTION 36, TOWNSHIP 31 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA



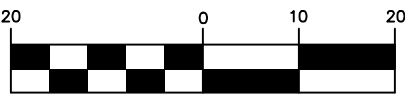
VICINITY MAP (NOT TO SCALE)
VIA GOOGLE MAPS



G.I.S. AERIAL PHOTO (NOT TO SCALE)

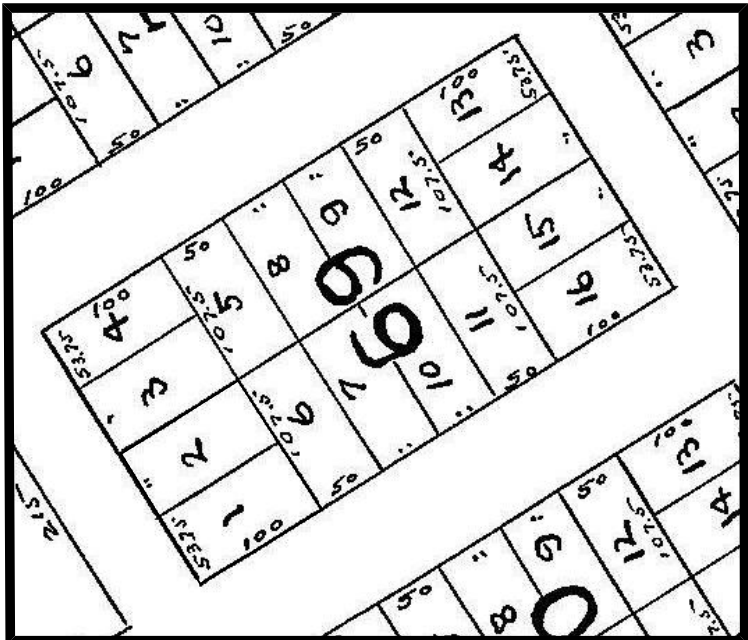


GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

LEGAL DESCRIPTION:
LOT 1 AND 2, BLOCK 69, RE-PLAT ST. PETERSBURG BEACH SUB,
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE
28 , OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.



EXCERPT OF PLAT (NOT TO SCALE)



EXCERPT OF TAX MAP (NOT TO SCALE)

BOUNDARY & TOPOGRAPHIC SURVEY

TREE LEGEND



PALM TREE

LEGEND	
BRL BEARING REFERENCE LINE	FIR FOUND REBAR NO CAP SIZE AS NOTED
POL POINT ON LINE	FOP FOUND OPEN PIPE SIZE AS NOTED
(R) RADIAL	FPP FOUND PINCHED PIPE SIZE AS NOTED
(PC) PLAT COMPUTED MEASUREMENT	F "x" CUT FOUND "x" CUT IN CONCRETE
(D) DEED (L) LEGAL	FRC FOUND REBAR AND CAP
(M) MEASURED (F) FIELD	FCM FOUND CONCRETE MONUMENT SIZE AS NOTED
(P) PLAT (T) TAX MAP	SRC SET 1/2" REBAR AND CAP LB #6168
POB POINT OF BEGINNING	SN&D SET NAIL AND DISK LB #6168
PCP PERMANENT CONTROL POINT	N/F NOT FOUND OR SET
POC POINT OF COMMENCEMENT	BFP BACK FLOW PREVENTER
PC POINT OF CURVATURE	PVC POLYVINYL CHLORIDE PIPE
PI POINT OF INTERSECTION	TOS TOE OF SLOPE
PRM PERMANENT REFERENCE MONUMENT	TOB TOP OF BANK
TBM TEMPORARY BENCHMARK	W WATER VALVE
DCVA DOUBLE CHECK VALVE ASSEMBLY	S SANITARY MANHOLE
MES MITERED END SECTION	E ELECTRIC MANHOLE
RPZ REDUCED PRESSURE ZONE ASSEMBLIES	L LIGHT POLE
CLF CHAIN LINK FENCE	PP POWER POLE WITH LIGHT
PVCF POLYVINYL CHLORIDE FENCE	PP POWER POLE
O PEDESTRIAN CROSSING SIGN	F FIRE HYDRANT
EL ELEVATION	T TELEPHONE PEDESTAL
S/W SIDEWALK	TE TELEPHONE BOX
E/P EDGE OF PAVEMENT	E ELECTRIC BOX
OHW OVERHEAD WIRE	W WATER METER
RCP REINFORCED CONCRETE PIPE	SB SPRINKLER CONTROL BOX
TS TRAFFIC SIGNAL CONTROL BOX	E ELECTRIC METER
C/T CURB TIE	F/T FENCE TIE

SURVEYORS REPORT

- THIS IS A BOUNDARY & TOPOGRAPHIC SURVEY. IT'S PRIMARY PURPOSE IS TO DOCUMENT THE PERIMETER OF THE DESCRIBED LANDS BY ESTABLISHING OR REESTABLISHING BOUNDARY CORNERS AND LOCATING IMPROVEMENTS & TO DOCUMENT SELECTED NATURAL AND ARTIFICIAL FEATURES OF THE SITE SURFACE TO DETERMINE HORIZONTAL AND VERTICAL SPATIAL RELATIONS.
- THIS SKETCH COMPLIES WITH THE FLORIDA STANDARDS OF PRACTICE PURSUANT TO 5J-17 FLORIDA ADMINISTRATIVE CODE FOR THIS TYPE OF SURVEY AND IS NOT INTENDED TO MEET ANY ADDITIONAL OR NATIONAL STANDARDS.
- THE PROFESSIONAL SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- THIS SURVEY DOES NOT DETERMINE OR IMPLY OWNERSHIP.
- NO BEARINGS ON THE PLAT, THEREFORE THE BEARING BASIS IS ASSUMED. THE BEARING REFERENCE LINE IS THE NORTH RIGHT-OF-WAY OF 75TH AVENUE BEING S 59°49'32" W. NORTH ARROW IS BASED ON THE BEARING STRUCTURE.
- ANY MAPPING SHOWN HEREIN IS BASED ON ABOVE GROUND OBSERVABLE EVIDENCE, SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
- IT IS THE OPINION OF THIS SURVEYOR THAT THE SUBJECT PROPERTY APPEARS TO BE IN FLOOD ZONE "AE (EL 10)" IN ACCORDANCE WITH F.I.R.M. MAP #1210300257H, PINELLAS COUNTY, FLORIDA, EFFECTIVE DATE 8/24/2021.
- CERTIFICATION IS NOT TRANSFERABLE.
- COPYRIGHT © LAND PRECISION CORPORATION. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR. COPIES OF THIS SKETCH/MAP WITHOUT AN ORIGINAL SIGNATURE WITH IMPRESSION SEAL OR AN ELECTRONIC SIGNATURE AND SEAL BY SECURE AUTHENTICATION CODE ARE NOT VALID.
- DIMENSION WITH "TIE" DENOTES MEASUREMENT FROM BUILDING WALL TO PROPERTY LINE.
- ELEVATIONS BASED ON PINELLAS COUNTY BENCHMARK #BLIND N, ELEVATION 3.76. DATUM BASED ON NORTH AMERICAN VERTICAL DATUM 1988.
- CONTAINING 10,750± SQUARE FEET OR 0.25± ACRES MORE OR LESS.

CERTIFY TO:

PJ CALLAGHAN CONSTRUCTION

DRAWN BY: WT & JREIII

CHECKED BY: DAR

UPDATES/HISTORY:

SHEET 1 OF 1

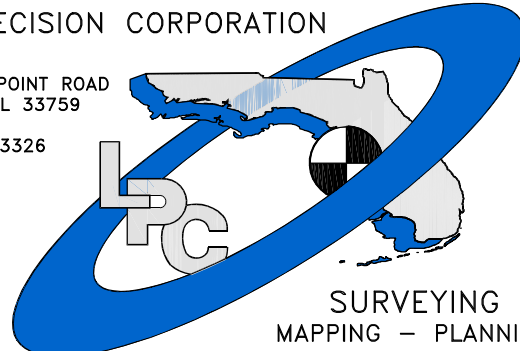


Digitally signed by Dwayne A Ruth
DN: CN=Dwayne A Ruth,
o=Land Precision Corporation, C=US
Reason: I attest to the accuracy and integrity of this document. This document is digitally signed and sealed.
Date: 2022.08.27 06:25:19-0400

7501 GULF BOULEVARD
ST. PETE BEACH, FL

LAND PRECISION CORPORATION

2683 SUNSET POINT ROAD
CLEARWATER, FL 33759
727-796-2737
FAX 727-796-3326



LB#6168

SURVEYING
MAPPING - PLANNING

JOB NUMBER: 22094

DATE SURVEYED: 8/15/2022

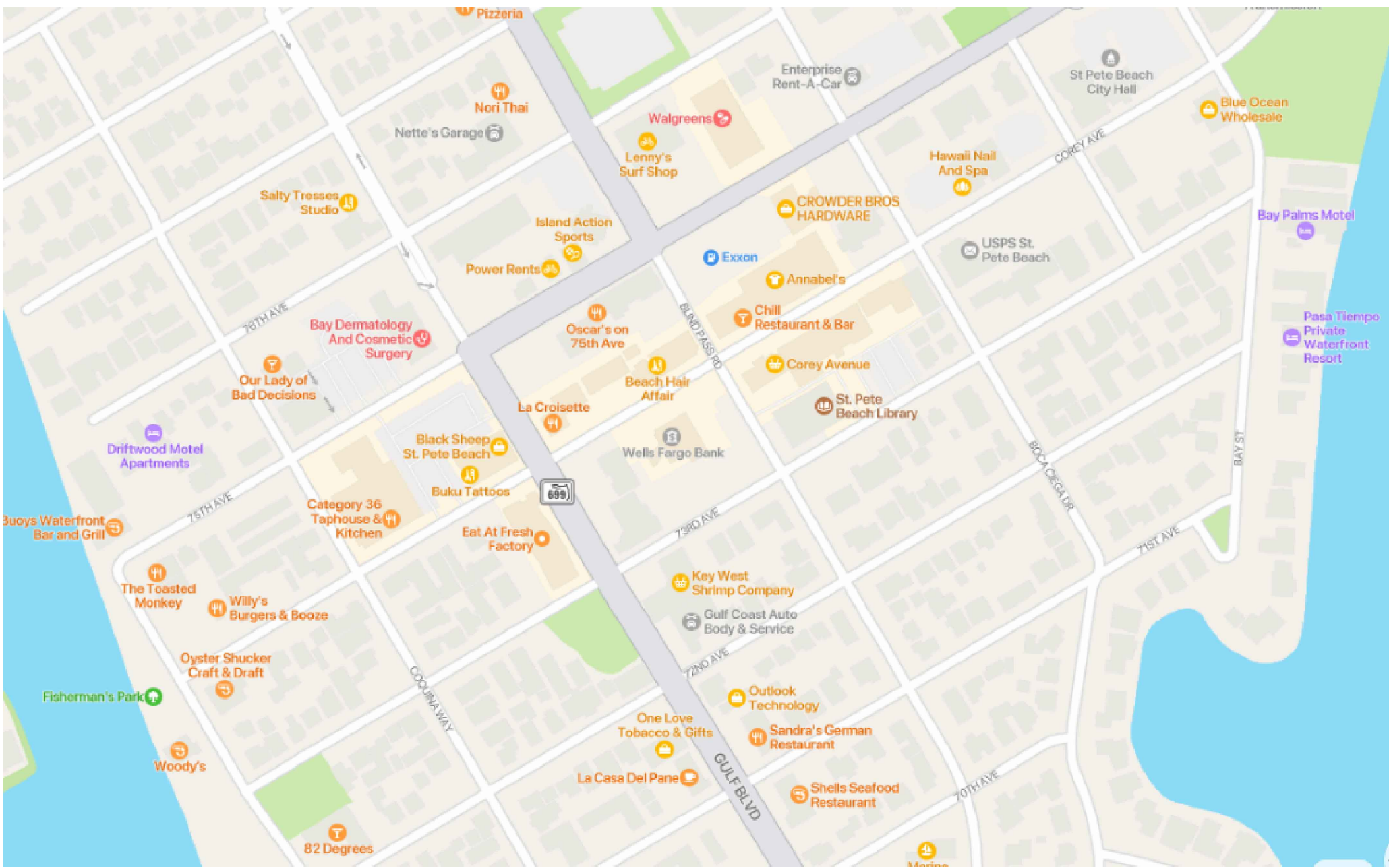
PRELIMINARY CONSTRUCTION PLANS FOR:

NEW RETAIL BUILDING

SECTION 31, TOWNSHIP 31 S, RANGE 15 E
PARCEL I.D. # 36-31-15-77994-069-0010
CITY OF ST. PETE BEACH
PINELLAS COUNTY, FLORIDA

LEGAL DESCRIPTION (PER DEED)

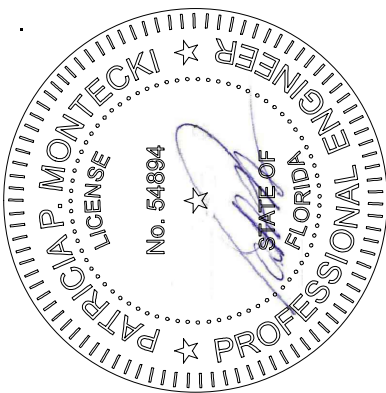
LOTS 1 AND 2, BLOCK 69 REPLAT ST PETERSBURG BEACH SUBDIVISION
ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK
5, PAGE 28, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.



LOCATION MAP

INDEX OF SHEETS

- COVER SHEET
- C-1 HORIZONTAL CONTROL
- C-2 PAVING, GRADING & DRAINAGE PLAN
- C-3 UTILITIES PLAN
- C-4 DETAILS



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PATRICIA P. MONTECKI, P.E. ON JANUARY 4, 2023.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST
BE VERIFIED ON ANY ELECTRONIC COPIES.



PRELIMINARY - FOR PERMITTING ONLY

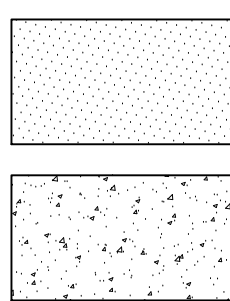
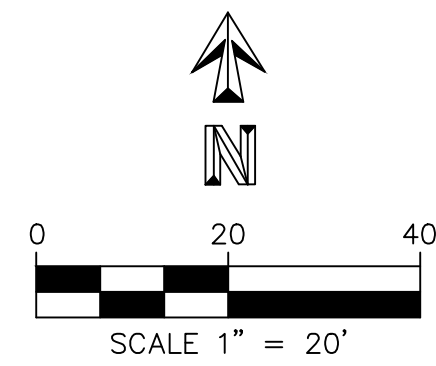
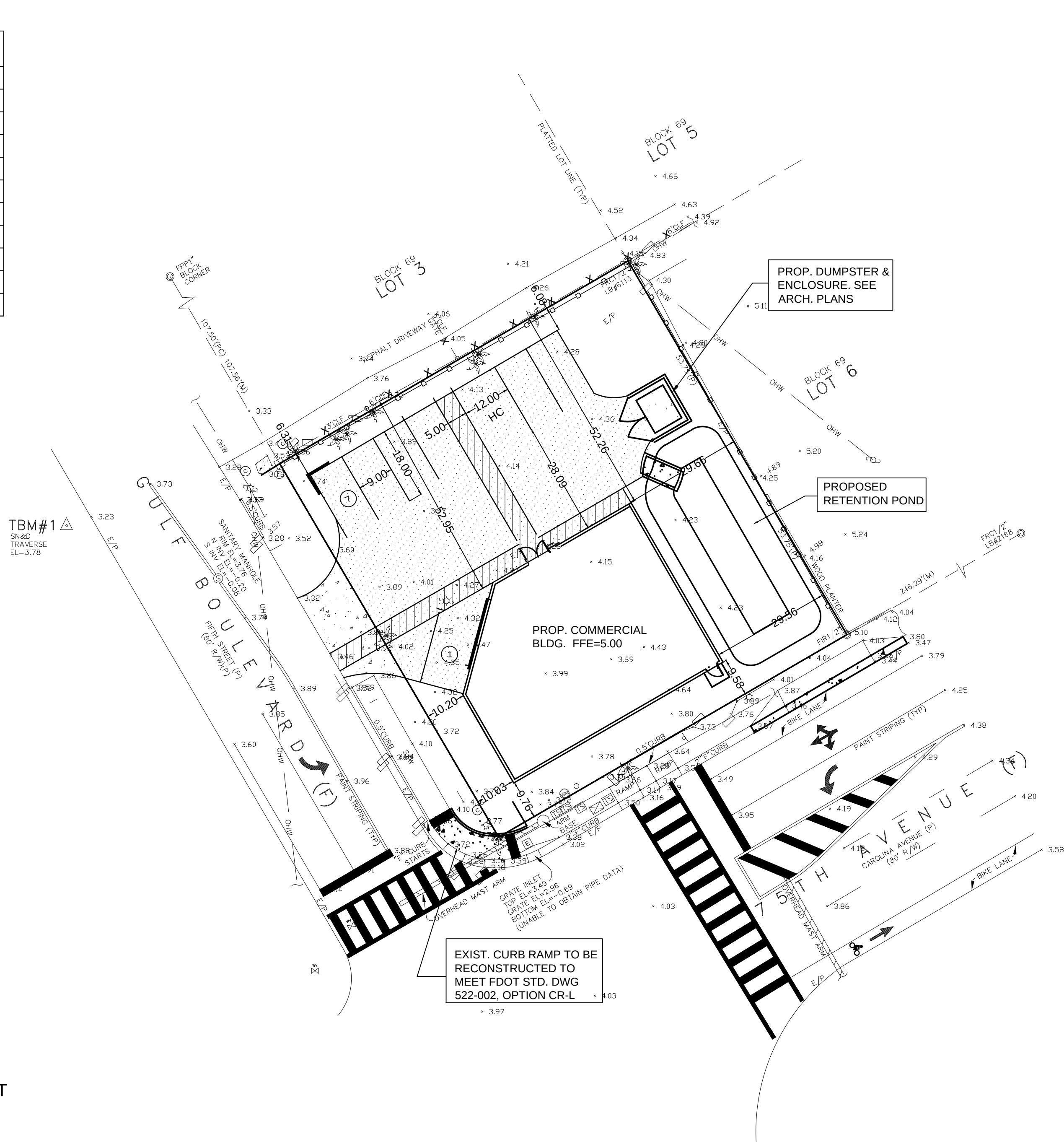
GENERAL NOTES

- THE DRAWING IS CURRENTLY UNDER REVIEW BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT AND OTHER REGULATORY AGENCIES. THE FINAL APPROVED PLANS MAY DEVIATE CONSIDERABLY FROM THIS DRAWING. THE CONTRACTOR MUST ASSURE CONSTRUCTION IS IN ACCORDANCE WITH APPROVED DRAWINGS.
- THESE DRAWINGS SHALL NOT BE UTILIZED FOR CONSTRUCTION PRIOR TO OBTAINING REQUIRED PERMITS FROM ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK. THE CONTRACTOR SHALL OBTAIN ALL PERMITS FOR WORK WITHIN PUBLIC EASEMENTS AND RIGHTS-OF-WAY AND ENSURE THAT ALL OTHER REQUIRED PERMITS ARE APPROVED PRIOR TO COMMENCING THE WORK.
- CONTRACTOR SHALL NOT COMMENCE CONSTRUCTION OF POTABLE WATER AND/OR SANITARY SEWER COLLECTION SYSTEMS PRIOR TO ASSURING THE FLORIDA DEPT. OF ENVIRONMENTAL PROTECTION (FDEP) PERMITS HAVE BEEN ACQUIRED. CONTRACTOR SHALL REVIEW SPECIFIC CONDITIONS DEPICTED ON FDEP PERMITS, WHICH MAY NOT BE SHOWN HEREON.
- UNLESS OTHERWISE NOTED, ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION.
- CONTRACTOR IS TO COORDINATE ALL WORK WITH UTILITY COMPANIES IN ORDER TO PREVENT DAMAGE TO UTILITY LINES AND THE MAKING OF ADJUSTMENTS TO SAME IF REQUIRED. THE CONTRACTOR SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE VARIOUS UTILITY OWNERS PRIOR TO CONSTRUCTION.
- SURVEY INFORMATION AND LEGAL DESCRIPTIONS SHOWN HEREON WERE OBTAINED BY OTHERS. LOCATION, ELEVATIONS AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO INFORMATION AVAILABLE AT THE TIME OF THE PREPARATION OF THESE PLANS BUT DO NOT PURPORT TO BE ABSOLUTELY CORRECT. THE CONTRACTOR SHALL VERIFY THIS INFORMATION AND BE FAMILIAR WITH ALL SITE CONDITIONS (INCLUDING SUB-SURFACE CONDITIONS AND UTILITIES) PRIOR TO COMMENCING THE WORK. DAMAGES TO ANY EXISTING FACILITIES (ABOVE OR BELOW GROUND) SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR, WHETHER OR NOT SHOWN HEREON. THE CONTRACTOR SHALL NOTIFY THE UNDERGROUND UTILITY NOTIFICATION CENTER (CALL SUNSHINE STATE ONE CALL AT 1-800-432-4770) 48 HOURS PRIOR TO COMMENCING THE WORK.
- DEMOLITION WORK SHALL NOT BE LIMITED TO THESE DOCUMENTS TO COMPLETE PROJECT AS SHOWN. CONTRACTOR TO REMOVE ALL ITEMS AS NECESSARY TO ALLOW FOR NEW CONSTRUCTION.
- PRIOR TO CONSTRUCTION, CONTRACTOR SHALL VERIFY THE FEASIBILITY OF CONSTRUCTING GRAVITY SEWER SYSTEMS (IE VERIFY EXISTING INVERTS AT POINTS OF CONNECTION, EXIT INVERTS OF BUILDING PLUMBING, GREASE TRAP CONFIGURATION, MINIMUM SLOPES, ETC.).
- REFERENCED INDEX NUMBERS REFER TO DETAILS DEPICTED IN THE FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS.
- CONSTRUCTION SHOWN ON THESE PLANS IS PERMITTED ONLY FOR WORK LOCATED WITHIN THE PRIVATE PROPERTY. ALL WORK WITHIN THE RIGHT-OF-WAY AND EASEMENTS WILL REQUIRE A SEPERATE PERMIT AND MAY REQUIRE AN ALTERATION TO THE CONSTRUCTION MATERIALS SHOWN ON THESE PLANS.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE MAINTENANCE OF TRAFFIC AND PEDESTRIAN CONTROL SEE FDOT INDEXES 600 THROUGH 660.
- SAFE PEDESTRIAN TRAFFIC IS TO BE MAINTAINED AT ALL TIMES.
- ALL WORK WITHIN THE RIGHT-OF-WAY SHALL CONFORM TO ALL APPLICABLE PROVISIONS OF FDOT STANDARD SPECIFICATIONS, LATEST EDITION, AS SUPPLEMENTED.
- ALL DISTURBED AREAS WITHIN R.O.W SHALL BE COMPACTED TO 100% OF MAXIMUM DENSITY AND SODDED.
- CONTRACTOR SHALL LOCATE PROPERTY LINES AS REQUIRED TO AVOID ENCRoACHMENT ONTO ADJACENT PROPERTY. CONTRACTOR SHALL INVESTIGATE FOR EXISTING UTILITIES PRIOR TO CONSTRUCTION & SHALL NOTIFY A/E IN THE EVENT OF CONFLICT.
- CONTRACTOR IS TO PROVIDE EROSION CONTROL/SEDIMENTATION BARRIER (HAY BALES OR SILTATION CURTAIN) TO PREVENT SILTATION OF ADJACENT PROPERTY STREETS, STORM SEWERS AND WATERWAYS. BARRIERS ARE TO BE BUILT BEFORE LAND ALTERATION, MAINTAINED EFFECTIVELY DURING CONSTRUCTION, AND REMOVED AFTER FINAL SOIL STABILIZATION. IN ADDITION, CONTRACTOR SHALL PLACE STRAW, MULCH OR OTHER SUITABLE MATERIAL ON GROUND IN AREAS WHERE CONSTRUCTION RELATED TRAFFIC IS TO ENTER AND EXIT THE SITE. IF, IN THE OPINION OF THE ENGINEER AND/OR LOCAL AUTHORITIES, EXCESSIVE QUANTITIES OF EARTH ARE TRANSPORTED OFF-SITE EITHER BY NATURAL DRAINAGE, VEHICULAR TRAFFIC, THE CONTRACTOR IS TO REMOVE AND CLEAN SAID EARTH TO THE SATISFACTION OF THE ENGINEER AND/OR AUTHORITIES.
- ALL TREES TO REMAIN MUST BE PROTECTED BY TREE PROTECTION BARRICADES MEETING THE MINIMUM STANDARDS SHOWN. PROTECTIVE BARRICADES SHALL REMAIN IN PLACE UNTIL LAND ALTERATION AND CONSTRUCTION ACTIVITIES ARE COMPLETED.
- ALL FILL SHALL CONSIST OF SATISFACTORY SOIL MATERIALS, DEFINED AS THOSE COMPLYING WITH ASTM D2487 SOIL CLASSIFICATION GROUPS GW, GP, GM, SM, SW AND SP. UNSATISFACTORY SOIL MATERIALS ARE DEFINED AS THOSE COMPLYING WITH ASTM D2487 SOIL CLASSIFICATION GROUPS GC, SC, ML, MH, CL, CH, OL, OH AND PT. UNLESS OTHERWISE NOTED, ALL FILL SHALL BE COMPACTED TO A MINIMUM OF 95% AASHTO T-180, METHOD D.
- EXISTING TREES AND LANDSCAPING NOT SHOWN ON THIS PLAN. SEE PROPOSED LANDSCAPING PLAN FOR TREE RELOCATION OR REMOVAL AND NEW LANDSCAPING. CONTRACTOR SHALL CONTACT THE ENGINEER AND/OR OWNER PRIOR TO ANY CONSTRUCTION THAT MAY DAMAGE TREES WHICH ARE NOT MARKED TO BE REMOVED.
- 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 TO BE REMOVED, IT SHALL BE REMOVED TO THE NEAREST JOINT.
- ALL PEDESTRIAN SIDEWALKS AND RAMPS, AS WELL AS HANDICAPPED SIGNS, SYMBOLS, PARKING SPACES, ETC. SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH LOCAL, STATE AND FEDERAL ADA REQUIREMENTS WHETHER OR NOT SHOWN HEREON. CONTRACTOR SHALL VERIFY REQUIREMENTS WITH LOCAL INSPECTORS PRIOR TO POURING SIDEWALKS AND RAMPS.
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH STATE AND LOCAL ORDINANCES AND BUILDING REGULATIONS. ALL PLUMBING SHALL BE PERFORMED IN ACCORDANCE WITH THE NFPA, SBCI STANDARD PLUMBING CODE AND LOCAL REGULATORY REQUIREMENTS.
- ALL PROPOSED WORK MUST COMPLY WITH FDOT INDEX NO. 700.
- PORTIONS OF WORK AND/OR MATERIALS FOR THE UTILITY CONNECTIONS MAY BE PROVIDED BY THE GOVERNING MUNICIPALITY. CONTRACTOR TO VERIFY AND COORDINATE.
- WATER AND SANITARY SEWER SYSTEMS SHALL NOT BE PLACED INTO SERVICE UNTIL INSPECTED AND APPROVED BY THE FDEP AND OTHER APPROPRIATE REGULATORY AGENCIES. INSPECTIONS, CERTIFICATIONS, RECORD DRAWINGS, ETC. ARE REQUIRED PRIOR TO FINAL ACCEPTANCE AND PLACEMENT INTO OPERATION.
- ALL RIGHT-OF-WAY INSTALLATIONS SHALL BE IN ACCORDANCE WITH PRACTICES REFERENCED IN THE STATE OF FLORIDA UTILITIES ACCOMMODATIONS MANUAL.
- COMPACTION FOR ALL PIPE BACKFILL SHALL MEET AASHTO T-99 (100%).
- PIPE LENGTHS SHOWN ARE APPROXIMATE AND MAY BE ADJUSTED AS REQUIRED.
- PROVIDE PAVEMENT MARKINGS PER FDOT INDEX NO. 17346.
- SIGNS AND BARRICADES TO BE ACCORDING TO FDOT MANUAL OF SAFE PRACTICES, REFERENCE FDOT INDEXES 600 THROUGH 660.
- AREA ADJACENT TO PROPOSED STRUCTURE SHALL BE GRADED AS REQUIRED TO ENSURE ALL ROOF RUNOFF IS DIRECTED TO THE STORMWATER POND.
- THE CONTRACTOR SHALL REPLACE ALL PAVING, STABILIZED EARTH, CURBS, DRIVEWAYS, SIDEWALKS, ETC. WITH MATERIALS OF THE SAME TYPE OR BETTER THAN THAT REMOVED DURING CONSTRUCTION.
- ALL DISTURBED AREAS SHALL BE SODDED AND RESTORED TO PREDEVELOPMENT CONDITION OR BETTER.

SITE DATA

DESCRIPTION / ITEM	EXISTING	PROPOSED
SITE AREA	10,750 SF (0.25 AC)	10,750 SF (0.25 AC)
IMPERVIOUS SURFACE	7,025 SF	6,533 SF
IMPERVIOUS SURFACE RATIO (ISR)	0.65	0.61
OPEN AREA	3,725 SF	4,217 SF (39%)
GROSS FLOOR AREA (GFA)	N/A	2532 SF
BUILDING HEIGHT	N/A	25'
BUILDING SETBACKS:		
FRONT:	N/A	10.61'
SIDES(S): TO BLDG/PORCH	N/A	10.03'
REAR	N/A	51.22'
NO. FLOORS	N/A	1

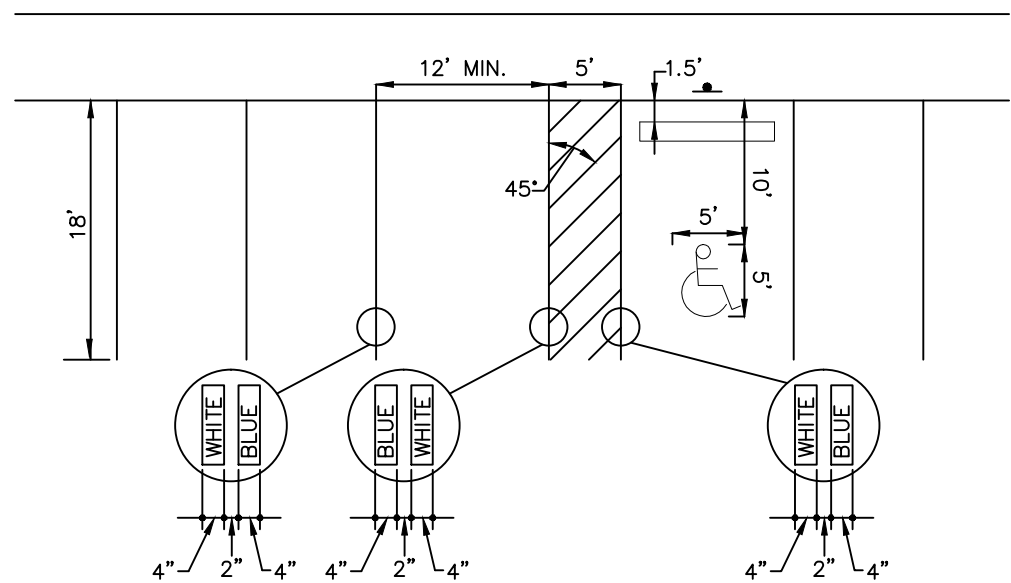
PARKING CALCULATIONS: 2532 SF X 1 SPACE/300 SF = 8 REQUIRED
SPACES PROVIDED: 8, OK



LEGEND

PROPOSED ASPHALT PAVEMENT

PROPOSED CONCRETE PAVEMENT

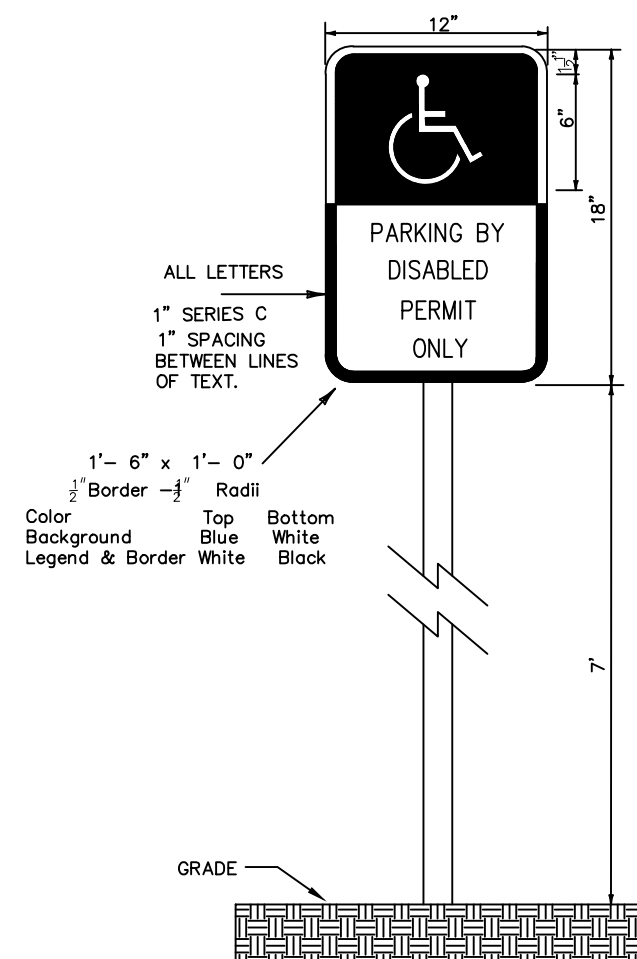


HANDICAP ACCESS AND
PARKING STALL DETAIL

N.T.S.

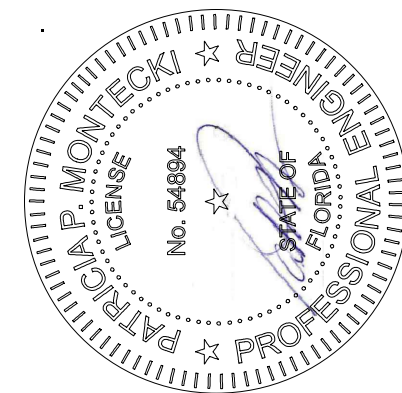
NOTE: (HANDICAP SIGN ONLY)

- ALL LETTERS TO BE 1" SERIES "C", BLACK AND SHALL CONFORM TO FDOT "ROADWAY AND TRAFFIC DESIGN STANDARDS". (LATEST EDITION)
- TOP PORTION OF SIGN TO HAVE REFLECTORIZED (ENGINEERING GRADE) BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND AND BORDER.
- BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK OPAQUE LEGEND BORDER.
- ONE SIGN REQUIRED FOR EACH PARKING SPACE.
- HEIGHT OF SIGN BOTTOM SHALL BE 7' ABOVE GROUND IN ACCORDANCE WITH FDOT "ROADWAY AND TRAFFIC DESIGN STANDARDS" (LATEST EDITION)



HANDICAP STRIPING & SIGNAGE

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PATRICIA P. MONTECKI, P.E. ON JANUARY 4, 2023.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



HORIZONTAL CONTROL PLAN

NEW RETAIL BUILDING

7501 - GULF BLVD.
SAINT PETE BEACH, FLORIDA 33706

Patricia
Monteck

Project No. 3615
Date: 21 OCTOBER 2022
Drawn: CVO
Checked: PPM

Revisions:
1. 01/04/2023 08:52:49 - 05/07/2023 08:52:49 - 05/07/2023 08:52:49 - 05/07/2023 08:52:49

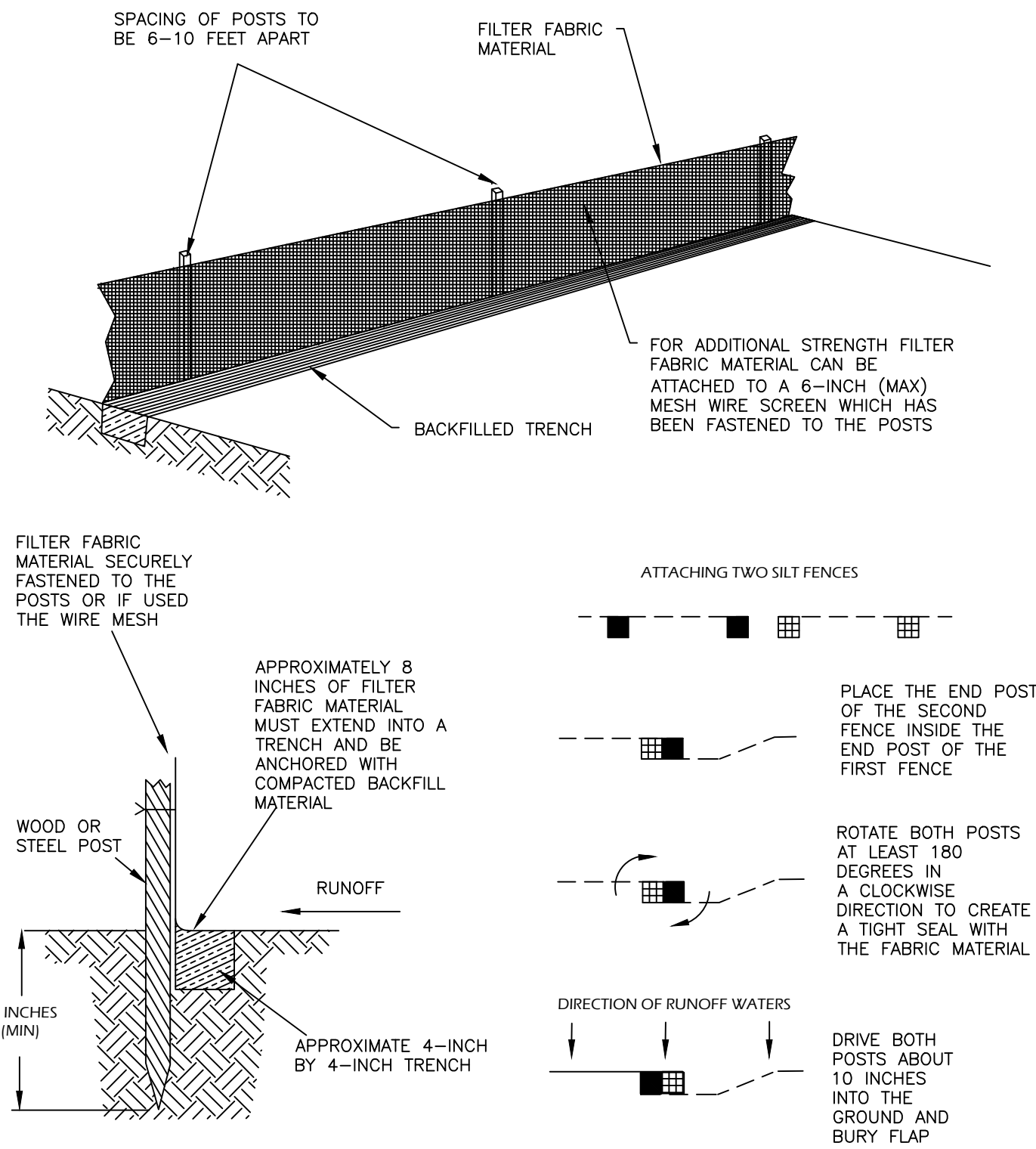
Project No.
3615

Sheet No.
C-1

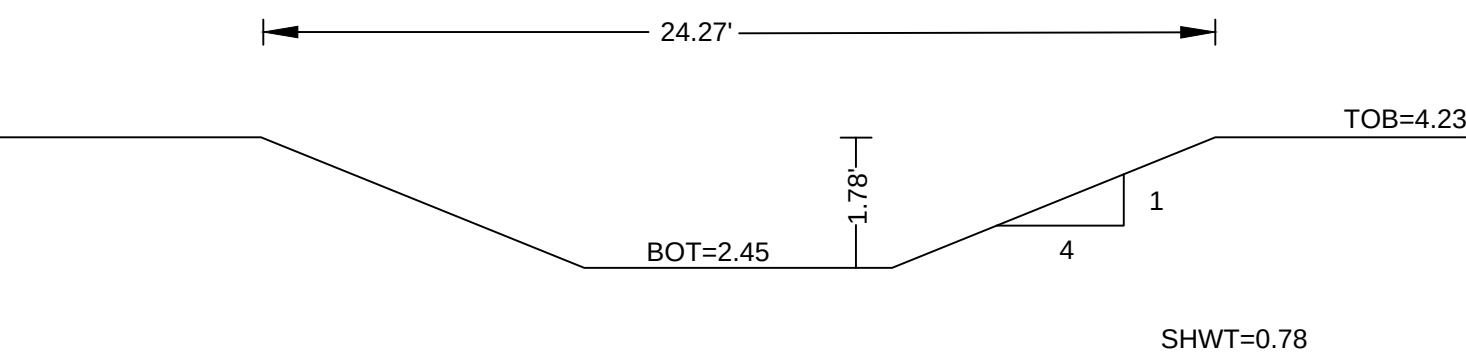
EROSION CONTROL MEASURES

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 AND 40D-40 F.A.C., INITIATION OF CIVIL PENALTY PROCEDURES PURSUANT TO SECTION 373.129, F.A.C. CAN RESULT IN A PENALTY NOT TO EXCEED \$10,000.00 PER PER OFFENSE WITH EACH DATE DURING WHICH SUCH VIOLATION OCCURS CONSTITUTING A SEPARATE OFFENSE.

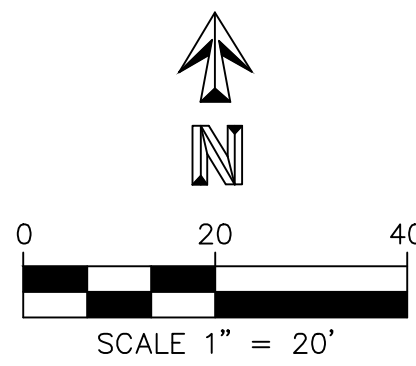
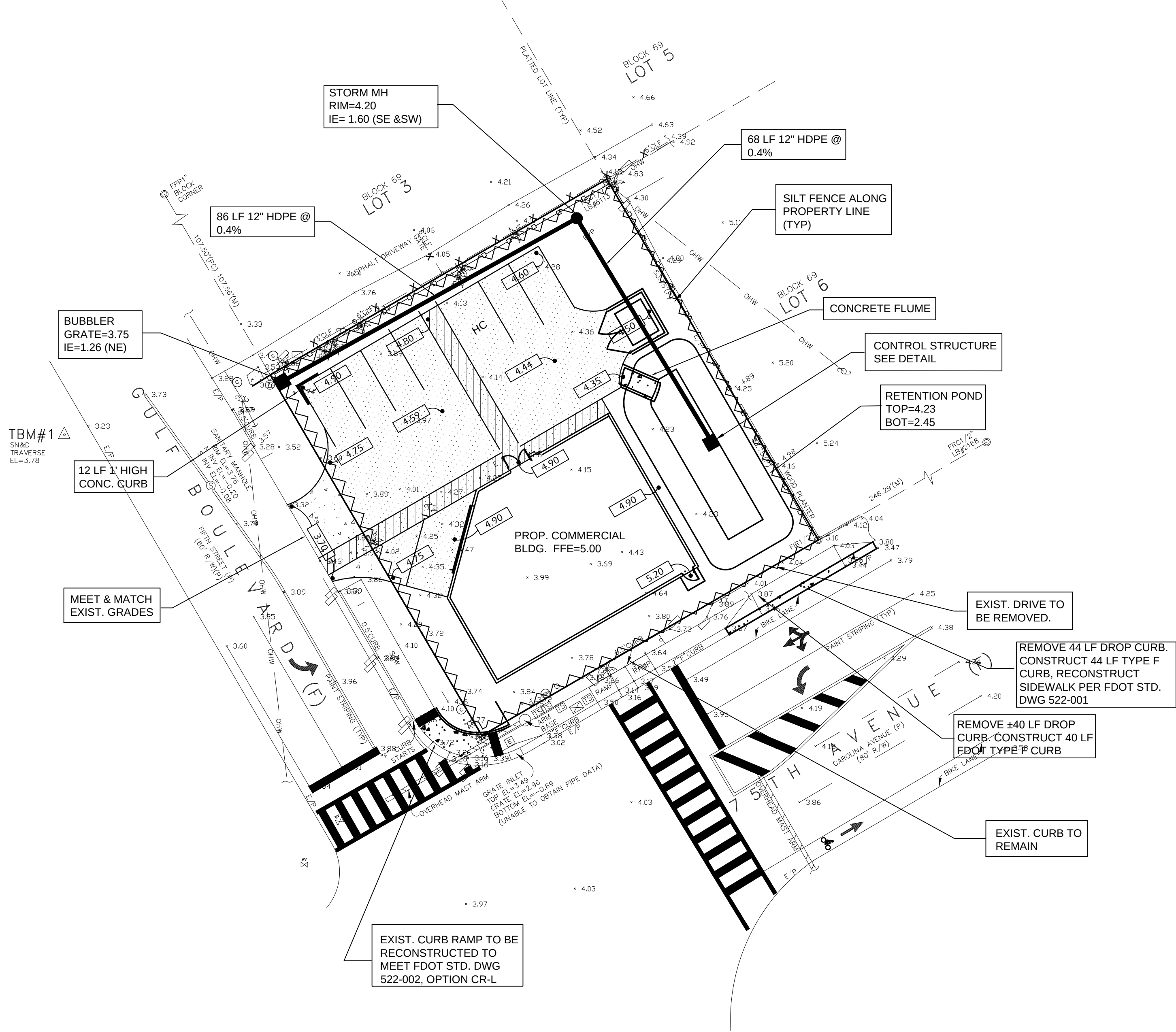
EROSION CONTROL SHALL BE ACCOMPLISHED BY PLACEMENT OF SILT FENCE ALONG LIMITS OF CONSTRUCTION AS SHOWN HEREON. FILTER FABRIC SHALL BE PLACED BENEATH GRATES OF ALL EXISTING INLETS, AND STAKED HAY BALES SHALL BE PLACED AROUND EACH EXISTING INLET. EROSION CONTROL MEASURES SHALL BE CHECKED REGULARLY DURING CONSTRUCTION AND AFTER EACH RAINFALL AND SHALL BE REPAIRED OR REPLACED AS NECESSARY TO MAINTAIN ADEQUATE CONTROL OF EROSION AND SEDIMENTATION FOR THE DURATION OF THE PROJECT.



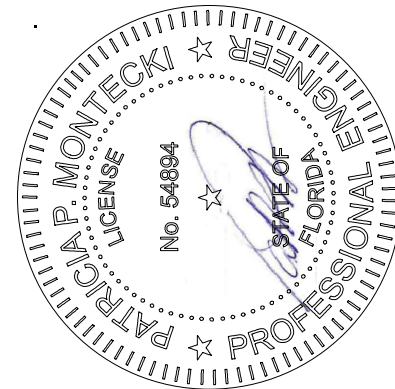
SILT FENCE DETAILS



POND SECTION



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PATRICIA P. MONTECKI, P.E. ON JANUARY 4, 2023.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



PATRICIA MONTECKI, P.E.
5032 CHANCELLOR ST NE
ST. PETERSBURG FL
(727) 235-1650

PAVING, GRADING & DRAINAGE PLAN

NEW RETAIL BUILDING

7501 - GULF BLVD.
SAINT PETE BEACH, FLORIDA 33706

Patricia
Monteck

Digitally signed by Patricia
Monteck
DN: cn=Patricia P. Monteck,
o=Florida,
ou=Professional Engineer,
email=ppmonteck@monteckpe.com,
c=US

Date: 21 OCTOBER 2022
Drawn: CVO
Checked: PPM

Revisions:

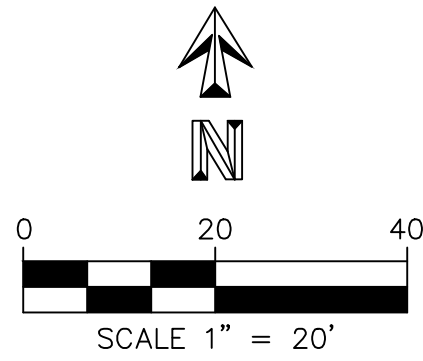
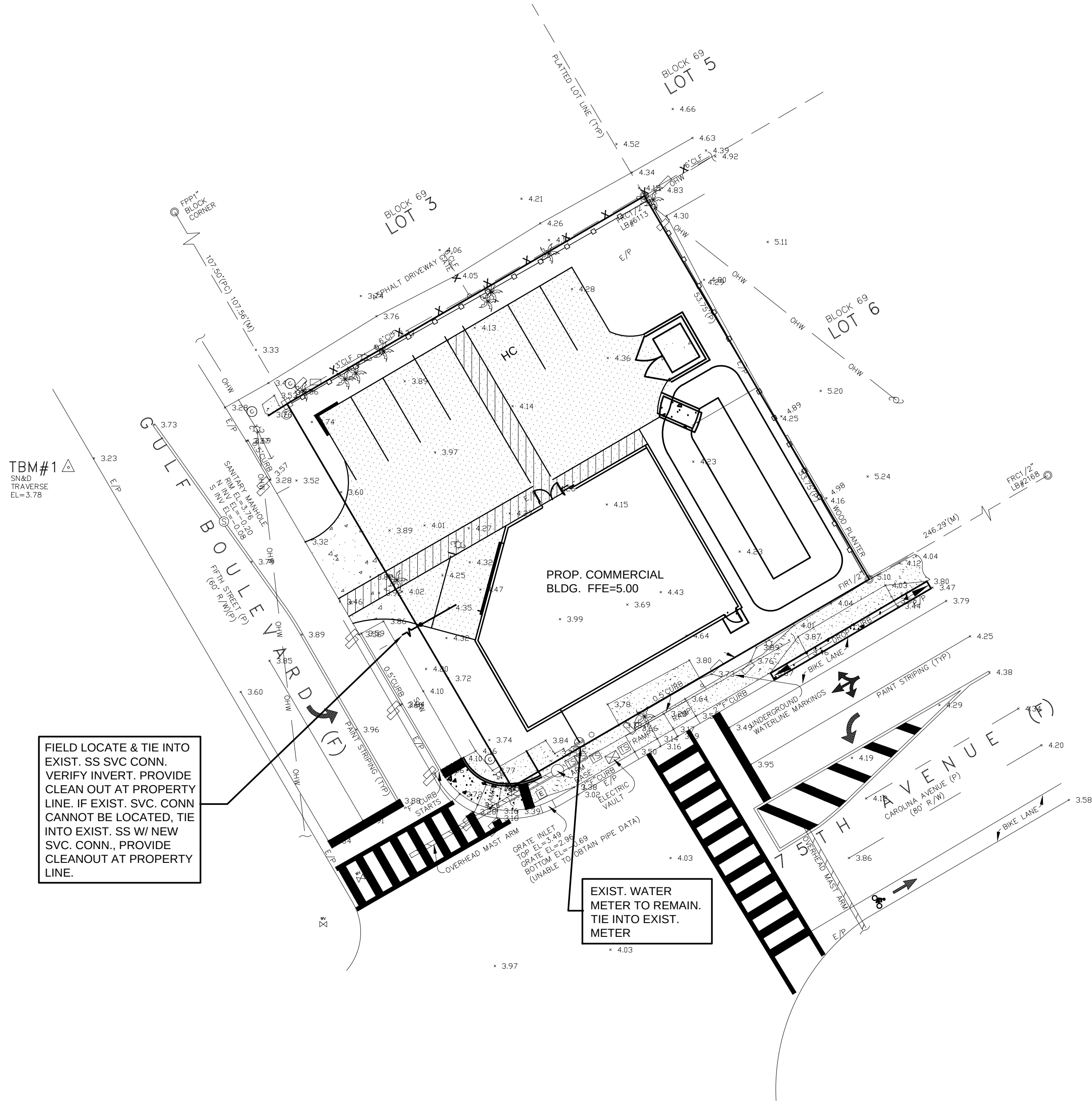
Project No.
3615

Sheet No.
C-2

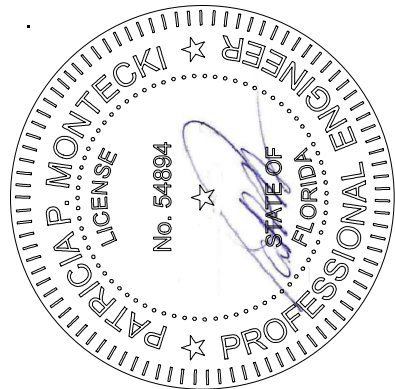
PRELIMINARY - FOR PERMITTING ONLY

GENERAL UTILITY NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE PINELLAS COUNTY UTILITIES DEPARTMENT ORDINANCES AND REGULATIONS.
2. WATER MAIN SHALL BE LAID 3.0 FEET OR MORE BELOW PROPOSED GRADE.
3. CONFLICTS BETWEEN WATER AND STORM, SANITARY SEWER AND UNDERDRAIN SYSTEMS ARE TO BE RESOLVED BY ADJUSTING WATER LINES AS NECESSARY UPON APPROVAL BY OWNER'S ENGINEER AND PINELLAS COUNTY UTILITIES.
4. THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE PUBLIC AGENCY(IES) PRIOR TO COMMENCING WORK WITHIN THEIR JURISDICTION(S).
5. THE CONTRACTOR SHALL MAINTAIN COPIES OF ALL APPLICABLE PERMITS ON-SITE AND SHALL BE RESPONSIBLE TO ADHERE TO ALL PERMIT CONDITIONS DURING CONSTRUCTION.
6. ALL WORK WITHIN RIGHTS-OF-WAY AND EASEMENT WILL REQUIRE A SEPARATE PERMIT AND MAY REQUIRE AN ALTERATION TO THE CONSTRUCTION OF MATERIALS SHOWN ON THESE PLANS. RIGHT-OF-WAY PERMIT APPLICATION SHOULD BE SUBMITTED NO LATER THAN THIRTY (30) DAYS BEFORE THAT RIGHT-OF-WAY OR EASEMENT WORK IS TO COMMENCE.
7. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTMENTS OF VALVE BOX COVERS, MANHOLE RIMS AND COVER, GRATES, ETC., NECESSARY TO MATCH FINAL GRADES.
8. ALL PIPE LENGTHS ARE PLUS OR MINUS AND ARE MEASURED FROM CENTER OF FITTINGS.
9. ALL SANITARY SEWER LINES SHALL BE SDR-26 P.V.C. UNLESS OTHERWISE NOTED ON PLANS.
10. ALL P.V.C. SANITARY SEWER PIPE SHALL BE COLOR CODED GREEN. P.V.C. SANITARY GRAVITY SEWER PIPE SHALL CONFORM TO ASTM D-3034 SDR-35. JOINTS SHALL BE BELL AND SOCKET WITH A SOLID RUBBER RING.
11. ALL UNDERGROUND UTILITIES WITHIN PAVEMENT MUST BE INSTALLED BEFORE ROADWAY BASE AND SUBSURFACE COURSES ARE CONSTRUCTED.
12. COMPACTION FOR PIPE BACKFILL SHALL COMPLY WITH AASHTO T-99 (100%).
13. ALL WATER MAINS LARGER THAN 2" SHALL BE D.I.P. UNLESS OTHERWISE SPECIFIED. ALL MAINS 2" AND SMALLER SHALL BE PE TUBING. WATER MAINS SHALL CONFORM TO AWWA C 151/A21.51. PIPE SHALL BE FURNISHED IN 18 OR 20 FOOT LAYING LENGTHS. PIPE SHALL BE LINED WITH A STANDARD THICKNESS CEMENT MORTAR LINING AND SEAL COATED IN ACCORDANCE WITH THE LATEST EDITION OF AWWA C 104/A21.4. PIPE THICKNESS CLASS SHALL BE CLASS 50 UNLESS OTHERWISE SPECIFIED. ALL JOINTS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF ANSI/AWWA C 111/A21.11.
14. THE CONTRACTOR SHALL PERFORM AN INFILTRATION/EXFILTRATION TEST ON ALL GRAVITY SEWERS AND A PRESSURE TEST ON ALL FORCE MAINS (AS APPLICABLE) TO COMPLY WITH PINELLAS COUNTY REQUIREMENTS. THE SCHEDULING, COORDINATION, AND NOTIFICATION TO ALL PARTIES IS THE CONTRACTOR'S RESPONSIBILITY.
15. SANITARY SEWERS, FORCE MAINS, AND STORM SEWERS SHOULD ALWAYS CROSS UNDER WATER MAINS. SANITARY SEWERS, FORCE MAINS AND STORM SEWERS CROSSING WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE WHENEVER POSSIBLE. WHERE SANITARY SEWERS, FORCE MAINS AND STORM SEWERS MUST CROSS A WATER MAIN WITH LESS THAN 18 INCHES VERTICAL DISTANCE, BOTH THE SEWER AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (D.I.P.) AT THE CROSSING. (D.I.P. IS NOT REQUIRED FOR STORM SEWERS IF IT IS NOT AVAILABLE IN THE SIZE PROPOSED.) SUFFICIENT LENGTHS OF D.I.P. MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE LEAK FREE, AND MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT THE CROSSING. WHERE THERE IS NO ALTERNATIVE TO SEWER PIPES CROSSING OVER THE WATER MAIN, THE CRITERIA FOR MINIMUM SEPARATION OF 18 INCHES BETWEEN LINES AND 10 FEET BETWEEN JOINTS SHALL BE REQUIRED. ALL CROSSING SHALL BE ARRANGED SO THAT THE ANSWER PIPE JOINTS AND THE WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING (PIPES CENTERED ON THE CROSSING).
16. A MINIMUM 10 FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE. IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A 10 FOOT HORIZONTAL SEPARATION, THE WATER MAIN MUST BE LAID IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER OR FORCE MAIN AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER. WHERE IT IS NOT POSSIBLE TO MAINTAIN A VERTICAL DISTANCE OF 18 INCHES IN PARALLEL INSTALLATIONS, THE WATER MAIN SHALL BE CONSTRUCTED OF D.I.P. AND THE SEWER OR THE FORCE MAIN SHALL BE CONSTRUCTED OF D.I.P. (IF AVAILABLE IN THE SIZE PROPOSED) WITH A MINIMUM VERTICAL DISTANCE OF 6 INCHES. THE WATER MAIN SHOULD ALWAYS BE ABOVE THE SEWER. JOINTS ON THE WATER MAIN SHALL BE LOCATED AS FAR APART AS POSSIBLE FROM JOINTS ON THE SEWER OR FORCE MAIN (STAGGERED JOINTS).
17. ALL WATER MAIN JOINTS SHALL BE RESTRAINED JOINTS WHERE APPLICABLE AND SHALL CONFORM TO PINELLAS COUNTY SPECIFICATIONS AND DETAILS.
18. SIGN AND BARRICADES SHALL BE IN ACCORDANCE WITH THE U.S. DEPARTMENT OF TRANSPORTATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" AND THE FLORIDA DEPARTMENT OF TRANSPORTATION'S "ROADWAY AND TRAFFIC DESIGN STANDARDS" INDEXES 600 THROUGH 665 (LATEST EDITION).
19. SAFE PEDESTRIAN TRAFFIC IS TO BE MAINTAINED AT ALL TIMES.
20. ANY SIDEWALK WHICH BECOMES UNDERMINED MUST BE REMOVED AND REPLACED. SIDEWALKS ARE TO BE CONSTRUCTED WITHIN THREE (3) DAYS AFTER REMOVAL. WHEN EXISTING SIDEWALK IS REMOVED, IT IS TO BE REMOVED TO THE NEAREST JOINT.
21. PLACE EXPANSION JOINT WHERE 4" AND 6" CONCRETE ABUT.
22. PLACE EXPANSION JOINT BETWEEN BACK-OF-CURB AND CONCRETE DRIVEWAY.
23. COMPACTION OF PIPE BACKFILL SHALL COMPLY WITH AASHTO T-99 (100%).
24. DISTURBED AREA WITHIN RIGHT-OF-WAY WILL BE COMPACTED TO 100% OF MAXIMUM DENSITY AND SODDED.
25. NO STOCKPILING OF MATERIAL IN ROADWAY OR ON SIDEWALK; ALL DIRT AND DEBRIS WILL BE REMOVED FROM JOB SITE DAILY. ROADS AND SIDEWALKS TO BE SWEEPED DAILY AS PART OF DAILY CLEAN UP.
26. STREET CLOSURES SHALL COMPLY WITH THE APPLICABLE AGENCY'S REQUIREMENTS.



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PATRICIA P. MONTECKI, P.E. ON JANUARY 4, 2023.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST
BE VERIFIED ON ANY ELECTRONIC COPIES.



UTILITIES PLAN

NEW RETAIL BUILDING

7501 - GULF BLVD.

SAINT PETE BEACH, FLORIDA 33706

Patricia
MontECKi

Professional Engineer
c-105, o-Florida,
Qualifier-A014100000017AC
#11000000231, c-Florida
P.E. No. 54884
DATE: 01/04/2023 04:08:54:00 -0500

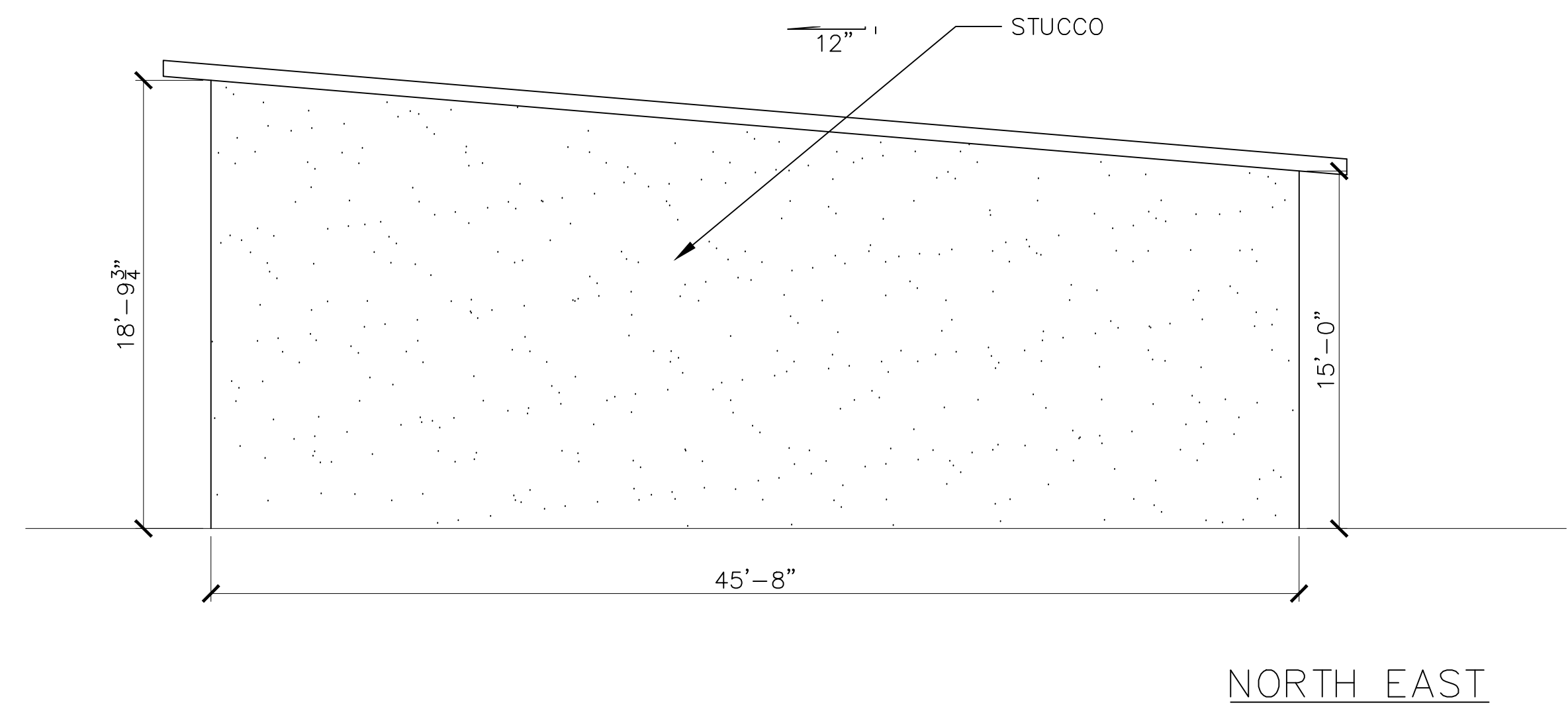
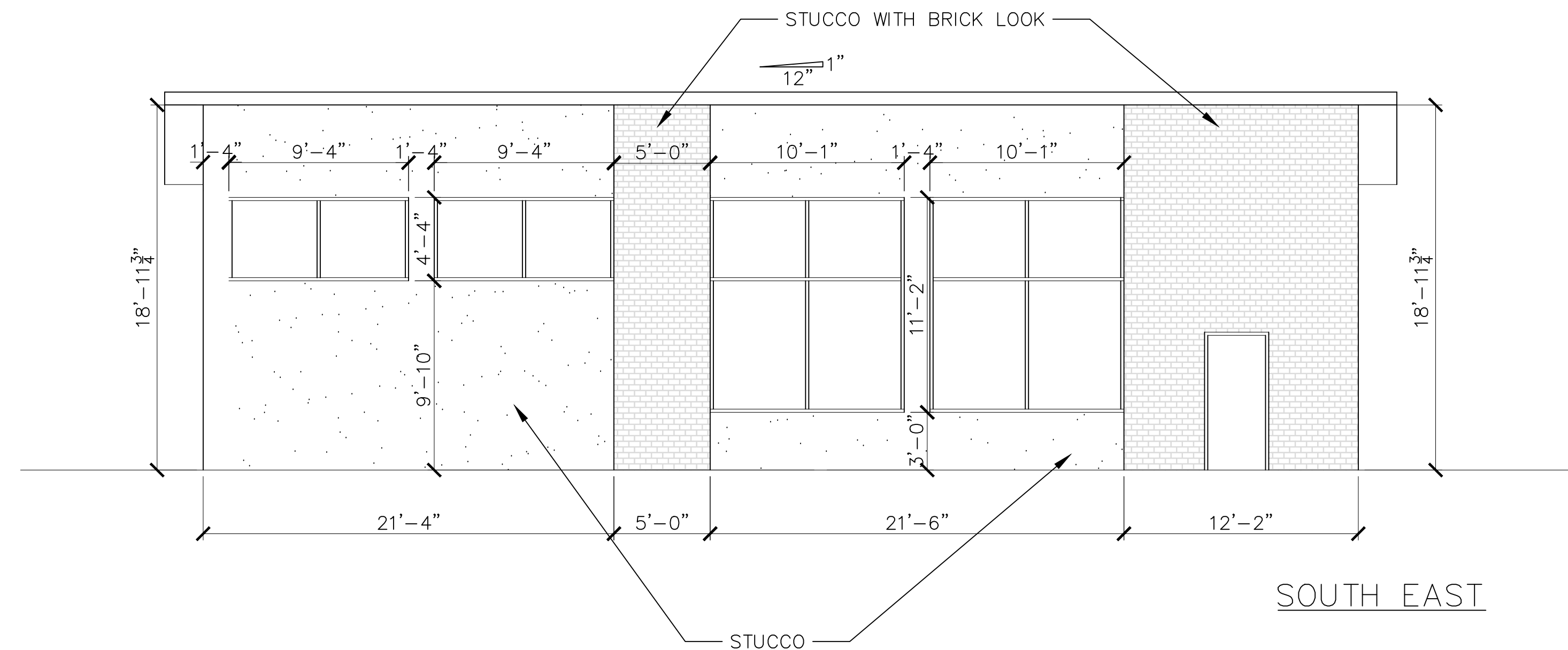
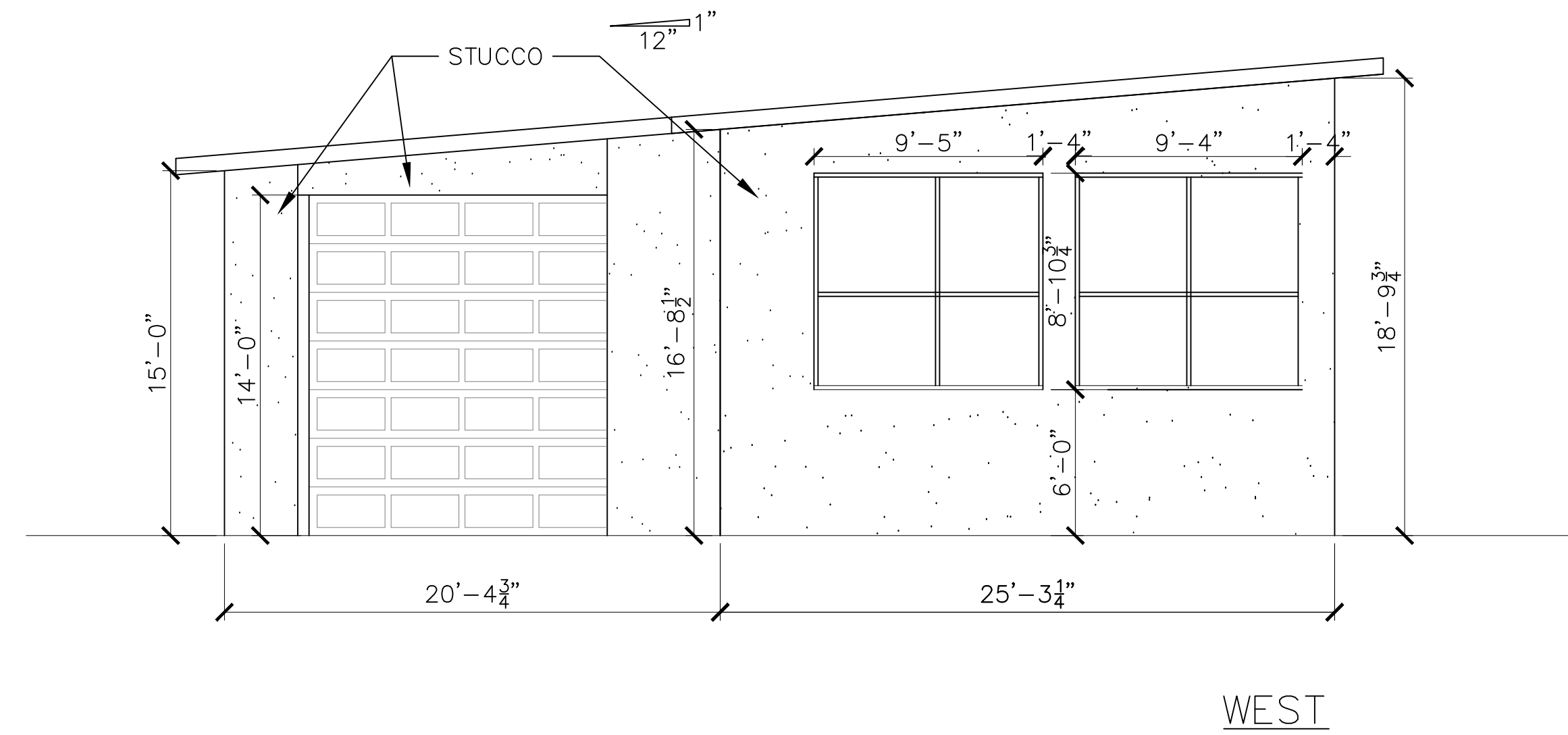
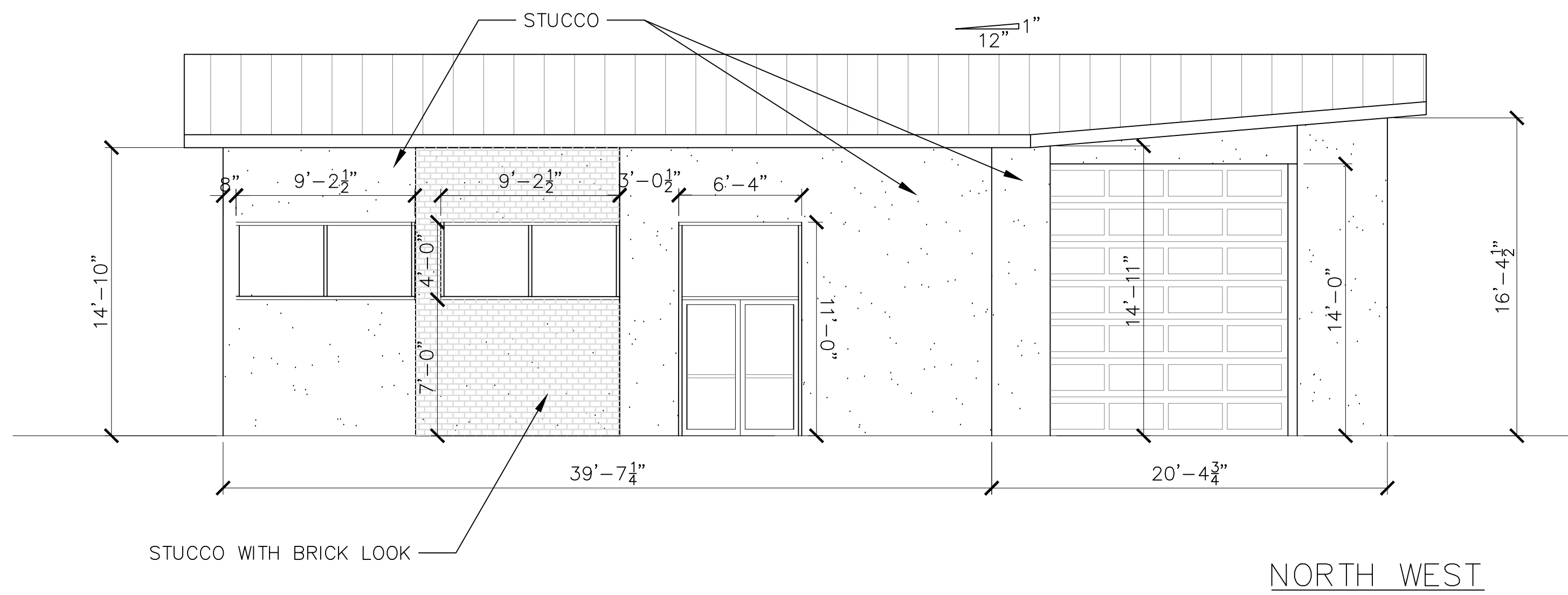
Date:
21 OCTOBER 2022
Drawn: CVO
Checked: PPM

Revisions:

Project No.
3615

Sheet No.
C-3

PRELIMINARY - FOR PERMITTING ONLY



EXTERIOR ELEVATIONS SCALE: 3/16" = 1'-0"

GENERAL NOTES

1. ALL MEASUREMENTS +/- FIELD VERIFY.

DRAWING BY	JWG	02/02/2022
CHECK BY		

ISSUED FOR PLANNING PURPOSE			
NO.	DATE	REVISION	BY
1	03/25/22	OWNER REQUESTED CHANGES	JWG



LICENSE NO. CGC008112
3251 MORRIS ST. NO.
ST. PETERSBURG, FL 33713
PH 727-573-2505

**Contender
Dealership**
7501 GULF BLVD
ST. PETE BEACH, FL 33706

JOB #: 3252	SHEET A-2
DATE: 02/02/2022	
SCALE: AS NOTED	

CONTENDER DEALERSHIP LANDSCAPE AMENITY DEVELOPMENT

SITE DEVELOPMENT PLAN - PARCEL # 36-31-15-77994-069-0010

DATE: JANUARY 3, 2023

PROJECT NO: 22017

OWNER:

BOYLENPOINT, LLC
3672 BELLE VISTA DRIVE E
ST. PETE BEACH | FLORIDA 33706

OWNER REPRESENTATIVE:

PJ CALLAGHAN CONSTRUCTION, INC
3251 MORRIS STREET N
ST. PETERSBURG | FL 33713
T/ 727.573.2505

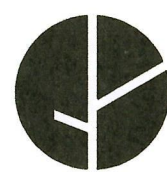
ARCHITECT:

JAMES W GOLDEN, AIA
PJ CALLAGHAN CONSTRUCTION, INC
3251 MORRIS STREET N
ST. PETERSBURG | FL 33713
T/ 727.573.2505

CIVIL ENGINEER:

PATRICIA MONTECKI, PE
5032 CHANCELLOR STREET NE
ST. PETERSBURG | FLORIDA 33703
T/ 727.235.1650

PREPARED BY:


Phil Graham
LANDSCAPE ARCHITECTURE

535 Central Avenue
St. Petersburg, FL 33701
T/ 727.821.5225

PhilGrahamLA.com

NOT FOR CONSTRUCTION

DRAWING INDEX

SHEET NO.	SHEET NAME	DATE	REV. NO.	REV. DATE
L0.00	COVER SHEET	01.03.2023		
L0.01	GENERAL NOTES, SCHEDULES & LEGENDS	01.03.2023		
L1.01	TREE MITIGATION PLAN	01.03.2023		
L3.00	LANDSCAPE DEVELOPMENT PLAN	01.03.2023		

Phil Graham
1/5/23

PROJECT SITE VICINITY MAP



7501 GULF BLVD, ST. PETE BEACH, FL 33706



GENERAL LANDSCAPE NOTES

- ALL QUESTIONS CONCERNING THE PLANS AND SPECIFICATIONS SHALL BE DIRECTED TO THE LANDSCAPE ARCHITECT, (727) 821-5225.
- IN CASES WHERE CONFLICTS OCCUR BETWEEN THE PLANS AND THE SPECIFICATIONS, THE PLAN SHALL PREVAIL.
- CAREFULLY REVIEW THE LANDSCAPE SPECIFICATIONS. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL ITEMS CONTAINED THEREIN.
- ALL QUANTITIES AND AREAS ARE PROVIDED FOR CONTRACTOR CONVENIENCE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL QUANTITIES AND AREAS PRIOR TO BIDDING.
- ALL DIMENSIONS SHALL BE FIELD-CHECKED BY THE CONTRACTOR PRIOR TO CONSTRUCTION, WITH ANY DISCREPANCIES REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT AND OWNER.
- ALL MATERIALS SHALL BE AS SPECIFIED ON THE LANDSCAPE PLAN. IF MATERIALS OR LABOR DO NOT ADHERE TO SPECIFICATIONS, THEY SHALL BE REJECTED BY THE LANDSCAPE ARCHITECT WITH PROPER INSTALLATION CARRIED OUT BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- NO SUBSTITUTIONS OR CHANGES OF ANY KIND SHALL BE MADE AT TIME OF BIDDING, SO AS TO PROVIDE FOR EQUAL AND FAIR COMPARISONS.
- ALL PERMITS NECESSARY SHALL BE PROVIDED BY THE CONTRACTOR UNLESS OTHERWISE SPECIFICALLY STATED IN THE SPECIFICATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SOIL ANALYSIS PRIOR TO INSTALLATION OF PLANT MATERIAL. THE CONTRACTOR SHALL NOTIFY THE OWNER OF ANY IMPROPER SOIL CONDITIONS (WETNESS, MUCK, DEBRIS, ETC.) PRIOR TO INSTALLATION. THE CONTRACTOR IS RESPONSIBLE FOR ALL SOIL AMENDMENTS AND/OR FERTILIZER TO PROMOTE HEALTHY, VIGOROUS PLANT GROWTH.
- THE TOPSOIL USED IN THE PLANTING OPERATION SHALL BE A NATURAL, FRIABLE, FINE LOAM SOIL AND SHALL BE CERTIFIED TO BE FREE OF WEED SEEDS, PATHOGENS, LITTER, SOD, CLAY, STONES, ROOTS , STUMPS AND CONSTRUCTION DEBRIS. IT SHALL HAVE A PH OF 6.5- 7.5.
- ALL PLANT MATERIALS SHALL BE FLORIDA #1, INSTALLED TO HIGHEST NURSERY STANDARDS AND FOLLOW ANSI STANDARDS FOR NURSERY STOCK 260.1. BAG GROWN PLANT MATERIAL SHALL BE REJECTED.
- MULCH SHALL BE GRADE 'A' MELALEUCA. MULCH SHALL BE INSTALLED TO A MINIMUM OF 3" THICK IN ALL PLANT MATERIAL AREAS.
- SOD SHALL BE WEED FREE, SOD1: ST. AUGUSTINE 'PRO VISTA'; SOD2: BAHIA. SOD SHALL BE INSTALLED WITH TIGHT JOINTS, ROLLED AND FERTILIZED AT TIME OF INSTALLATION. ALL AREAS OF THE PROJECT SITE DISTURBED DURING CONSTRUCTION SHALL BE SODDED WITH MATCHING TURF, UNLESS SPECIFICALLY LABELED OTHERWISE. ALL AREAS WITHIN THE PROJECT LIMITS SHALL BE PROVIDED WITH SOD OR OTHER SPECIFIED GROUNDCOVER. LAKE SHORE LINE SHALL BE SODDED TO THE MEAN HIGH WATER LINE UNLESS OTHERWISE SPECIFIED.
- ALL VEGETATIVE MATERIAL SHALL BE INSPECTED FOR COMPLIANCE TO GRADES AND STANDARDS WITHIN FIVE (5) DAYS OF BEING DELIVERED TO THE SITE. ANY MATERIAL THAT DOES NOT MEET OR EXCEED THE FLORIDA GRADES AND STANDARDS SHALL BE REJECTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING THE REJECTED MATERIAL AT NO COST TO THE OWNER.
- THE LANDSCAPE ARCHITECT AND OWNER RESERVE THE RIGHT TO REJECT ANY MATERIAL THAT THEY DEEM UNACCEPTABLE OR DOES NOT MEET THE SPECIFICATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN ALL PLANT MATERIAL IN GOOD HEALTH UNTIL TIME OF INITIAL DELIVERY INSPECTION AND THEREAFTER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PLANT MATERIAL UNTIL SUBSTANTIAL COMPLETION AND FINAL ACCEPTANCE BY THE OWNER. THE MAINTENANCE SHALL INCLUDE BUT MAY NOT BE LIMITED TO KEEPING BEDS FREE OF DEBRIS AND WEEDS, MANAGING ALL DISEASE OR INFESTATION, AND IRRIGATION OF PLANT MATERIAL.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL SOD UNTIL FINAL ACCEPTANCE BY THE OWNER. THE MAINTENANCE SHALL INCLUDE BUT MAY NOT LIMITED TO FERTILIZING, MOWING, EDGING, AND BLOWING DEBRIS FROM THE ROADWAYS.
- THE CONTRACTOR SHALL REMOVE ALL REMAIN TREE SUPPORTS FROM THE EXISTING PLANTED MATERIAL.
- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE STORM WATER POLLUTION PREVENTION PLANS AND APPROPRIATE CONSTRUCTION SITE RUNOFF CONTROLS TO MEET EPA'S NATURAL POLLUTANT DISCHARGE ELIMINATION SYSTEM RULE ON CONSTRUCTION SITES WHERE MORE THAN ONE ACRE OF LAND IS DISTURBED.
- THE CONTRACTOR SHALL CONTACT 800.482.4770 AT LEAST 48 HOURS BEFORE ANY DIGGING.
- NO CONTRACTOR IDENTIFICATION SIGNS SHALL BE PERMITTED ON THE PROJECT.
- THE CONTRACTOR SHALL PROVIDE ACCURATE AS-BUILT DRAWINGS TO THE OWNER AFTER SUBSTANTIAL COMPLETION AND PRIOR TO FINAL ACCEPTANCE.

GENERAL IRRIGATION NOTES

- ALL QUESTIONS CONCERNING THE PLANS AND SPECIFICATIONS SHALL BE DIRECTED TO THE LANDSCAPE ARCHITECT, (727) 821-5225.
- IN CASES WHERE CONFLICTS OCCUR BETWEEN THE PLANS AND THE SPECIFICATIONS, THE SPECIFICATIONS SHALL PREVAIL.
- ALL IRRIGATION MATERIALS AND INSTALLATION SHALL MEET FEDERAL, STATE AND LOCAL CODES, REGULATIONS AND ORDINANCES CONCERNING IRRIGATION CONSTRUCTION.
- ALL PERMITS NECESSARY SHALL BE PROVIDED BY THE INSTALLING CONTRACTOR.
- EQUIPMENT AND HEADS SHALL BE PROVIDED BY MANUFACTURER STATED ON THE PLAN.
- THE IRRIGATION SYSTEM SHALL BE NEW MATERIALS UNLESS OTHERWISE STATED ON THE PLAN.
- THE IRRIGATION SYSTEM SHALL BE PROVIDED AND MAINTAINED AS A FULLY FUNCTIONING SYSTEM IN ORDER TO PRESERVE THE LANDSCAPE IN A HEALTHY GROWING CONDITION.
- THE IRRIGATION SYSTEM SHALL BE MANAGEABLE LOCALLY AND CONTROLLED IN CONFORMANCE WITH THE OWNER'S CENTRAL CONTROL STANDARDS.
- THE CONTRACTOR SHALL PROVIDE A 100% OVERLAPPING COVERAGE WITH THE SPECIFIED AUTOMATIC CONTROLLER UNLESS OTHERWISE STATED ON THE PLAN.
- THE IRRIGATION SYSTEM SHALL BE INSTALLED WITH A NEW RAIN SENSOR THAT IS SPECIFIED TO OPERATE WITH THE NEW OR EXISTING CONTROLLER UNLESS OTHERWISE STATED ON THE PLAN.
- THE CONTRACTOR SHALL LAY OUT ALL MAINLINE AND LATERAL LINE LOCATIONS ON THE GROUND FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO TRENCHING FOR PIPE INSTALLATION.
- ALL WIRES SHALL BE INSTALLED IN WIRE CONDUIT ADJACENT TO MAINLINE.
- ALL VALVES SHALL BE INSTALLED IN VALVE BOXES LARGE ENOUGH TO ACCOMMODATE MAINTENANCE AND OPERATION OF VALVES. VALVE PIT SHALL BE FREE FROM MUD OR OTHER DEBRIS WHICH MAY COVER VALVE. PROVIDE (1/2) INCH DIA. MAXIMUM RIVER GRAVEL SUMP (3) INCH THICK (1 CF MIN.) AT THE BOTTOM OF VALVE PIT.
- ALL VALVES SHALL BE LOCATED IN PLANT BEDS OR SODDED AREAS AWAY FROM HIGH TRAFFIC AREAS AND NUMBERED TO CORRESPOND TO THE PLAN.
- PIPE, VALVES AND OTHER IRRIGATION EQUIPMENT MAY BE SHOWN IN BUILDINGS, DRIVES AND WALKS FOR DIAGRAMMITIC CLARITY ONLY. LOCATE ALL VALVES AND OTHER EQUIPMENT IN PLANT BEDS FOR BEST CONCEALMENT AND ACCESSIBILITY.
- THE IRRIGATION SYSTEM INCLUDES, AT A MINIMUM, (1) BUBBLER FOR ALL NEW SHADE TREES, SPECIMEN PALMS AND ORNAMENTAL TREES AND PALMS UNLESS THE PLAN STATES TO USE (2) BUBBLERS PER TREE/ PALM. IPS HOSE SWING JOINTS SHALL BE USED FOR ALL BUBBLER HEADS.
- REFER TO THE LANDSCAPE PLAN WHEN LOCATING ALL IRRIGATION EQUIPMENT. ALLOW AMPLE ROOM NEAR PIPE, VALVES AND OTHER EQUIPMENT FOR THE INSTALLATION OF TREES AND HEDGES.
- THE CONTRACTOR SHALL MAINTAIN PROPER IRRIGATION OF ALL VEGETATIVE AREAS FOR A PERIOD OF ONE (1) YEAR UNTIL FINAL ACCEPTANCE BY THE OWNER.
- THE CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS TO THE OWNER AFTER SUBSTANTIAL COMPLETION AND PRIOR TO FINAL ACCEPTANCE AND SHALL MAKE AVAILABLE COMPLETED AS-BUILT DRAWINGS FOR SUBMITTAL TO THE AGENCY RESPONSIBLE FOR CERTIFYING THE INSTALLATION WHEN REQUESTED BY THE OWNER. ANY CHANGES MADE BY THE CONTRACTOR SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND DOCUMENTED ON THE IRRIGATION AS-BUILT DRAWINGS.
- THE CONTRACTOR SHALL FURNISH OWNER WITH TWO (2) COPIES OF OPERATION MANUALS AND WATER SCHEDULING TIMES AS REQUIRED TO SUSTAIN THE PLANT MATERIAL. THE CONTRACTOR SHALL INSTRUCT OWNER AS TO THE PROPER OPERATION AND MAINTENANCE OF THE ENTIRE IRRIGATION SYSTEM PRIOR TO FINAL ACCEPTANCE.

APPLICABLE LANDSCAPE REQUIREMENTS SCHEDULE

22.4 - TYPE, QUALITY AND SIZE OF PLANT MATERIAL				
TYPE	DESCRIPTION			
PLANT MATERIAL SPECIFICATIONS	CANOPY TREE: MIN. 12' HT. WITH 3.0" CALIPER; AVG. CROWN OF 15' AT MATURITY PER TREE ACCENT TREE: MIN. 8' HT. WITH 2" CALIPER; AVG. CROWN OF 15' AT MATURITY BY GROUPING (1) CANOPY TREE = (3) PALMS WITH MIN. 8' HT. CLEAR TRUNK OR (1) ELIGIBLE SPECIMEN PALM			
	HEDGES AND SHRUBS: MIN. 24" HT. WITH CONTINUOUS HEDGE WITHIN (1) YEAR GROUNDCOVERS: MIN. 80% COVERAGE OF ELIGIBLE LANDSCAPE AREAS LAWN GRASS: MIN. SOLID SOD USED WITHIN AREAS SUBJECT TO EROSION			
22.7 - DEVELOPMENT STANDARDS				
TYPE	DESCRIPTION	AREA	QTY. REQUIRED	QTY. PROVIDED
FRONT SETBACKS (GULF BLVD)	ENTIRE LENGTH OF PROPERTY FRONTAGE WITH DEPTH OF 10% OF ADJACENT R.O.W. WIDTH; MIN. (1) TREE PER 180 S.F.	100 L.F. 1,800 S.F.	1	1
VEHICULAR AREAS UNDER (20) STALLS	MIN. 6' DEPTH B/N PROPERTY LINE AND V.U.A.; MIN. 20 S.F. INTERIOR LANDSCAPE PER (1) STALL; (1) TREE PER 100 S.F.; HEDGE MIN. 24" HT. IN ALL ADJACENT LANDSCAPE AREAS	654 S.F.	4	4
22.8 - BUFFER REQUIREMENTS				
TYPE	DESCRIPTION	AREA	QTY. REQUIRED	QTY. PROVIDED
PERIMETER BUFFERS	NEW AND EXISTING VEGETATION TO SATISFY MIN. SETBACK CODES; 5' TYPE 'A': (2.4) CANOPY TREES AND (20) SHRUBS PER 100 L.F. EXTENDING ENTIRE LENGTH OF P.L. W/ NOTED ACCESS EXCEPTIONS	207 L.F. 1,242 S.F.	7	7
STREET TYPE 'A' (75TH AVENUE)	MIN. 5 TO 15' WIDE BUFFER WITH 100% LANDSCAPE COVERAGE; 5' BUFFER: (2.4) CANOPY TREES AND (20) SHRUBS PER 100 L.F.	100 L.F. 500 S.F.	3	4
22.10 - MAINTENANCE STANDARDS				
TYPE	DESCRIPTION			
IRRIGATION	AUTOMATED COVERAGE TO PRESERVE HEALTHY GROWING CONDITIONS OF ALL REQUIRED LANDSCAPE AREAS; USING RECLAIMED WATER PER VERIFIED AVAILABILITY TO SITE; LOW VOLUME, SEPARATE TURF ZONES, RAIN SENSOR			
22.11 - TREE PROTECTION				
TYPE	DESCRIPTION			
QUALIFYING MITIGATION	TREE HAVING MIN. D.B.H OF 3"; PALM HAVING MIN. 8' HT. OVERALL; NATIVE SPECIE REMOVED = NATIVE SPECIE REPLACED; REMOVED TREE UNDER 4" D.B.H = REPLACED MIN. (1) TREE; OVER 4" D.B.H = MIN. (2) TREES REPLACED			

PLANT MATERIAL SCHEDULE

QTY	CODE	BOTANICAL NAME	COMMON NAME	SPECIFICATION
24	CI	CHRYSOBALANUS ICAGO	COCOPLUM	3 GAL., 24-30" HT., FULL
6	CLN	CLUSIA ROSEA 'NANA'	DWARF PITCH APPLE	3 GAL., 24" FULL
115	CME	CARISSA 'EMERALD BLANKET'	EMERALD BLANKET CARISSA	1 GAL., 10-12" SPD.
5	COE	CONOCARPUS ERECTUS	GREEN BUTTWOOD	12' HT. X 4-5' SPD., 3" CAL.
2	CN	COCOS NUCIFERA	COCONUT PALM	SEE PLAN FOR CLEAR TRUNK HTS.
15	CJ	COCCOLOBA UVIFERA	SEAGRAPE	3 GAL., 24-26" HT. X 20" SPD.
30	DT	DIANELLA TASMANICA	FLAX LILY	3 GAL., 14-18" HT., FULL
25	DV	DIANELLA TASMANICA 'VARIEGATA'	VARIEGATED FLAX LILY	3 GAL., 14-18" HT., FULL
35	MUH	MUHLENBERGIA CAPILLARIS	MUHLY GRASS	3 GAL., 18-24" SPD.
48	PLC	PLUMBAGO AURICULATA 'BLUE ESCAPE'	PLUMBAGO	3 GAL., 22" HT. X 24" SPD.
2	RE	RHAPIS EXCELSA	LADY PALM	48" HT, 3-5 STEM, FULL
4	ROY	ROYSTONEA REGIA	FLORIDA ROYAL PALM	10' HT. GREY WOOD, MATCHING
9	SP	SABAL PALMETTO	CABBAGE PALM	SEE PLAN FOR CLEAR TRUNK HTS.
2	SSC	SENNA SURATTENSIS	GLAUCOUS CASSIA	12' HT. X 4-5' SPD., 3" CAL.
60	TDD	TRIPSACUM DACTYLOIDES 'DWARF'	DWARF FAKAHATCHEE GRASS	3 GAL., 18-24" SPD.
40	VOA	VIBURNUM ODORATISSIMUM 'AWABUKI'	AWABUKI SWEET VIBURNUM	3 GAL., 42" FULL
2	ZFU	ZAMIA FURFURACEA	CARDBOARD PALM	7 GAL., 22-24" HT. X 26-28" SPD.

NOTES:

- ALL PERVIOUS VEGETATED AREAS SHALL BE IRRIGATED WITH A NEW FULLY AUTOMATED "LOW-FLOW" IRRIGATION SYSTEM WITH A RAIN SENSOR THAT PROVIDES 100% OVERLAPPING COVERAGE WITHIN ALL REQUIRED LANDSCAPE AREAS; AND ADHERES TO ANY AND ALL CODE COMPLIANT AND/ OR SEASONAL WATERING SCHEDULES TO MAINTAIN HEALTHY VEGETATIVE GROWING CONDITIONS.

LANDSCAPE SITE DATA

QTY	DESCRIPTION
10,750 S.F. 0.25 ACRE	SITE AREA
100 L.F.	LOT WIDTH ALONG 75TH AVENUE - TYPE 'A' STREET
654 S.F.	PROVIDED V.U.A. OF SEPARATE LANDSCAPE AREAS (LESS 5F CODE ALLOWANCE WHEN UNDER (20) STALLS)
4,217 S.F. (39%)	PROVIDED PERVIOUS SURFACE AREA RATIO
5 FEET 5 FEET 5 FEET	75TH AVENUE LANDSCAPE BUFFER GULF BLVD LANDSCAPE BUFFER PERIMETER LANDSCAPE BUFFER
IRRIGATION	AVAILABLE RECLAIMED WATER SOURCE
DISTRICT	TC-1 TOWN CENTER COREY



Phil Graham
LANDSCAPE ARCHITECTURE

535 Central Avenue
St. Petersburg, FL 33701
T/ 727.821.5225

PhilGrahamLA.com

CONSULTANTS

OWNER REPRESENTATIVE
PJ CALLAGHAN CONSTRUCTION
3251 MORRIS STREET N
ST. PETERSBURG | FL 33713
T/ 727.573.2505

ARCHITECT

JAMES W GOLDEN, AIA
3251 MORRIS STREET N
ST. PETERSBURG | FL 33713
T/ 727.573.2505

CIVIL ENGINEER:

PATRICIA MONTECKI, PE
5032 CHANCELLOR STREET NE
ST. PETERSBURG | FL 33703
T/ 727.235.1650

OWNER

BOYLENPOINT, LLC
3672 BELLE VISTA DRIVE E
ST. PETE BEACH | FL 33706

CONTENDER DEALERSHIP
LANDSCAPE AMENITY DEVELOPMENT

7501 GULF BOULEVARD
ST. PETE BEACH | FLORIDA

SIGNATURE & SEAL

Phil Graham
1/5/23

FL Registration: LA6667483

SITE DEVELOPMENT

ISSUE DATE

1	SUBMITTAL	1.3.23

REVISIONS

SHEET INFORMATION

DATE 1.3.23
JOB NUMBER 22017
DRAWN BY AF
CHECKED BY PGIV

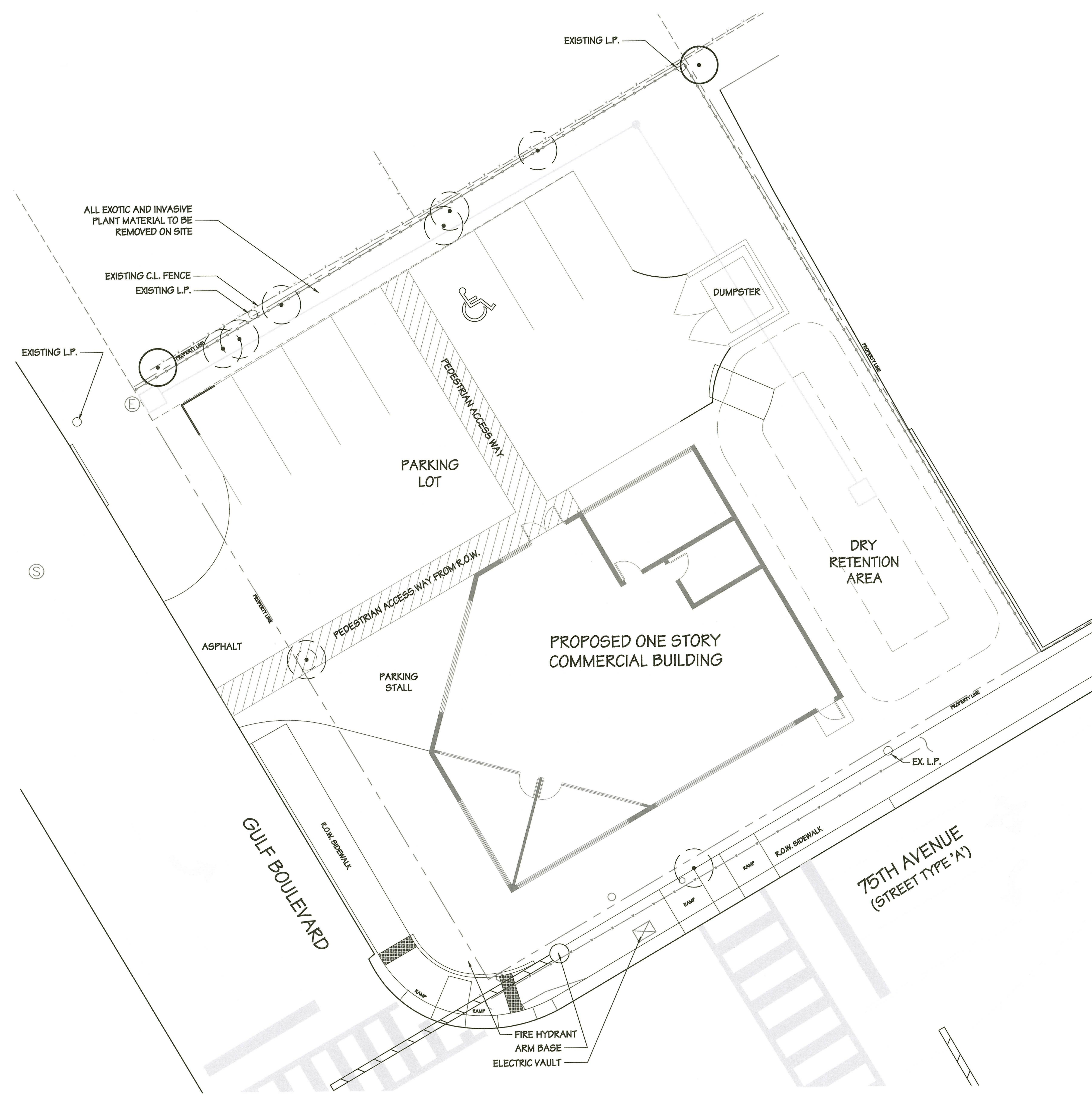
SCALE: 1" = 20'-0"
0 10' 20' 40'
NORTH

GENERAL NOTES
SCHEDULES &
LEGENDS

L0.01

© Phil Graham & Company, Inc.

NOT FOR CONSTRUCTION



TREE MITIGATION SCHEDULE			
KEY	QTY	DESCRIPTION	QTY REPLACED
	1	EXISTING PALM TO BE REMOVED WITHIN PROPERTY BOUNDARIES	2
	7	EXISTING NATIVE PALM TO BE REMOVED WITHIN PROPERTY BOUNDARIES	9
	0	EXISTING TREE TO REMAIN AND BE PROTECTED (LOCATED WITHIN LIMIT OF WORK)	0

Phil Graham
LANDSCAPE ARCHITECTURE

535 Central Avenue
St. Petersburg, FL 33701
T/ 727.821.5225

PhilGrahamLA.com

CONSULTANTS

OWNER REPRESENTATIVE
PJ CALLAGHAN CONSTRUCTION
3251 MORRIS STREET N
ST. PETERSBURG | FL 33713
T/ 727.573.2505

ARCHITECT
JAMES W GOLDEN, AIA
3251 MORRIS STREET N
ST. PETERSBURG | FL 33713
T/ 727.573.2505

CIVIL ENGINEER
PATRICIA MONTECKI, PE
5032 CHANCELLOR STREET NE
ST. PETERSBURG | FL 33703
T/ 727.235.1650

OWNER
BOYLENPOINT, LLC
3672 BELLE VISTA DRIVE E
ST. PETE BEACH | FL 33706

CONTENDER DEALERSHIP
LANDSCAPE AMENITY DEVELOPMENT

7501 GULF BOULEVARD
ST. PETE BEACH | FLORIDA

SIGNATURE & SEAL

[Signature]
1/5/23

FL Registration: LA6667483

SITE DEVELOPMENT

ISSUE DATE

1	SUBMITTAL	1.3.23

REVISIONS

SHEET INFORMATION

DATE	1.3.23
JOB NUMBER	22017
DRAWN BY	AF
CHECKED BY	PGIV

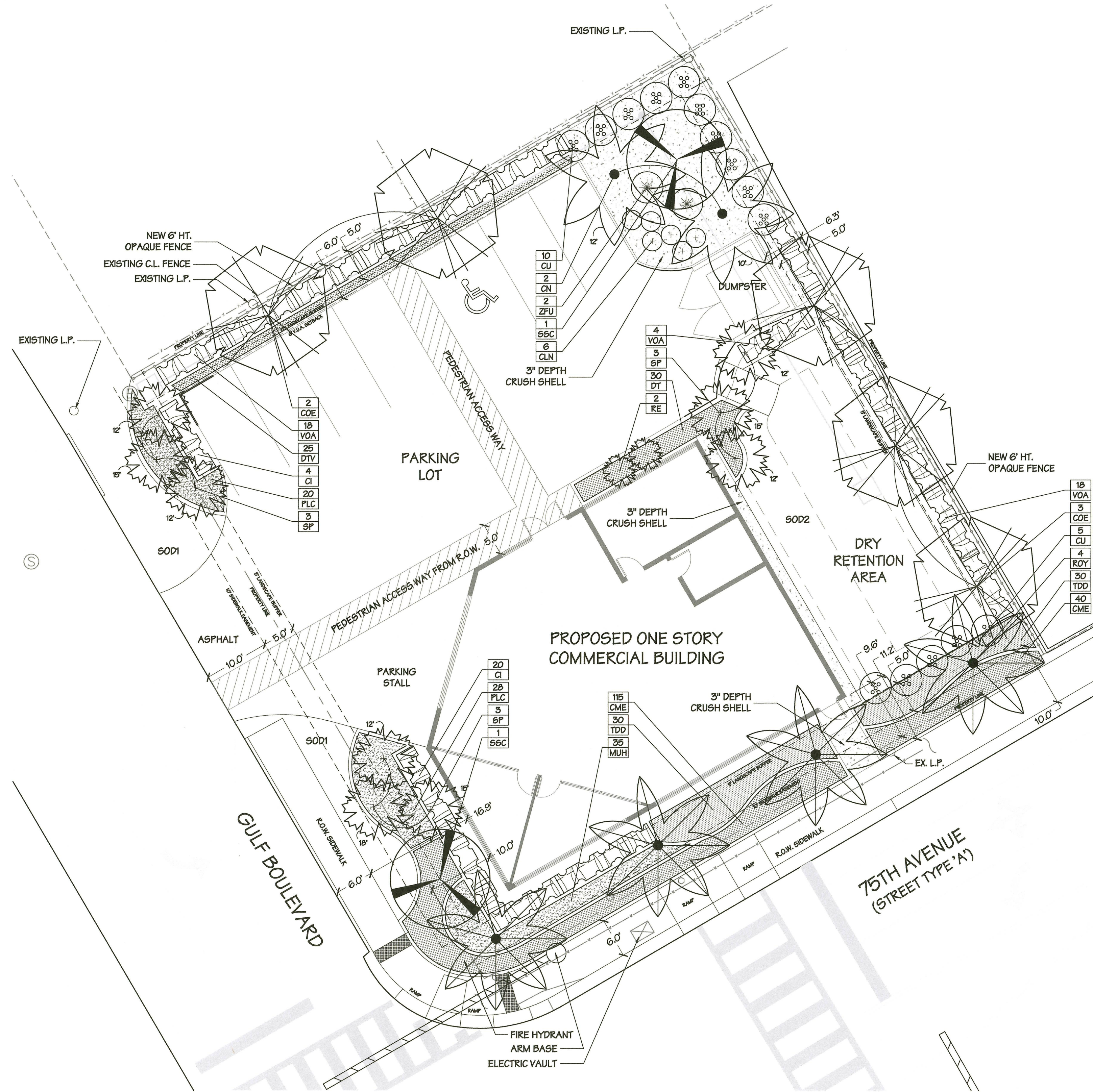
SCALE: 1" = 10'-0"



TREE
MITIGATION
PLAN

L1.01

NOT FOR CONSTRUCTION



PLANT MATERIAL KEY

CODE	BOTANICAL NAME	COMMON NAME
CI	CHRYSOBALANUS ICAGO	COCOPLUM
CLN	CLUSIA ROSEA 'NANA'	DWARF PITCH APPLE
GME	CARISGA 'EMERALD BLANKET'	EMERALD BLANKET CARISGA
COE	CONOCARPUS ERECTUS	GREEN BUTTWOOD
CN	COCOS NUCIFERA	COCONUT PALM
CU	COCOLOBA UVIFERA	SEAGRAPE
DT	DIANELLA TASMANICA	FLAX LILY
DTV	DIANELLA TASMANICA 'VARIEGATA'	VARIEGATED FLAX LILY
MUH	MUHLENBERGIA CAPILLARIS	MUHLY GRASS
PLC	PLUMBAGO AURICULATA 'BLUE ESCAPE'	PLUMBAGO
RE	RHAPIS EXCELSA	LADY PALM
ROY	ROYSTONIA REGIA	FLORIDA ROYAL PALM
SP	SABAL PALMETTO	CABBAGE PALM
S&C	SENNA SURATTENSIS	GLAUCOUS CASSIA
TDD	TRIPSACUM DACTYLOIDES 'DWARF'	DWARF FAKAHATCHEE GRASS
VOA	VIBURNUM ODORATISSIMUM 'AWABUKI'	AWABUKI SWEET VIBURNUM
ZFU	ZAMIA FURFURACEA	CARDBOARD PALM

NOT FOR CONSTRUCTION

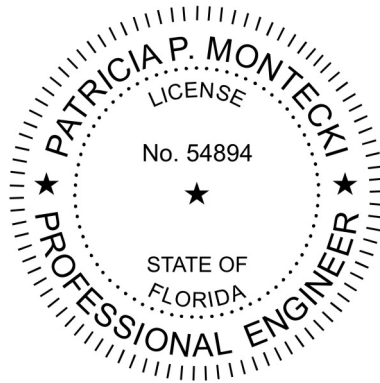
ENGINEER'S CERTIFICATION ON CALCULATIONS

Project: **7501 Gulf Blvd**

For Submittal To: **City of St. Pete Beach**

I HEREBY CERTIFY that the attached calculations were done by me or under my direct supervision.

This item has been digitally signed and sealed by Patricia P. Montecki on October 24, 2022.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



**Patricia
Montecki**

Digitally signed by Patricia Montecki
DN: c=US, o=Florida,
dnQualifier=A01410D0000017ACE9BE
11900005237, cn=Patricia Montecki
Date: 2022.10.24 14:48:37 -04'00'

Patricia P. Montecki
Florida Registration No. 54894

10-24-22
Date

DRAINAGE CALCULATIONS

DRAINAGE NARRATIVE

The site is comprised of approximately 0.25 acres and is located on the northeast corner of 75th Avenue and Gulf Blvd. in St. Pete Beach, Florida. The site is relatively flat with about a one foot difference in elevation across the center of the site to the City rights-of-way to the south and southwest. Currently the site consists of the remnants of an asphalt parking lot. The proposed development will result in a net decrease of impervious surface, therefore attenuation is not required.

The proposed development will collect the runoff from the site and direct it into a dry retention pond. The pond will percolate the treatment volume into the in situ soils. Any volume in excess of the treatment volume will be released to the city right-of-way a pipe and a bubbler.

TREATMENT VOLUME:

Basin Area: 10750 sf (0.25 ac)

Treatment volume: $10750 \text{ sf} \times \frac{1}{2}'' \times \frac{1'}{12}'' = 508 \text{ cf}$

Attenuation: $(0.70 - 0.35)(3600\text{s}) = 448 \text{ cf}$

STAGE - STORAGE

PROJECT NAME BOYLENPOINT
 PROJECT NUMBE XXXX
 DESIGNER PPM
 DATE 1/15/2013 6:16

COMMENTS:

AREA @ T.O.B.	1363	EL.....	4.20
AREA @ DHW	1363	EL.....	4.20
AREA @ DLW	818	EL.....	3.16
AREA @ BOTTOM'	446	EL.....	2.45

STAGE	AREA SQ\FT	VOLUME CU\FT		STAGE	AREA SQ\FT	VOLUME CU\FT
=	=	=	=	=	=	=
2.45	446	0		3.34	913	606
2.48	464	16		3.38	931	638
2.52	482	32		3.41	949	670
2.55	500	49		3.45	967	703
2.59	518	66		3.48	985	737
2.62	536	84		3.51	1003	771
2.66	554	103		3.55	1021	806
2.69	572	122		3.58	1039	841
2.72	590	142		3.62	1057	877
2.76	608	163		3.65	1075	914
2.79	626	184		3.69	1093	951
2.83	644	206		3.72	1111	989
2.86	662	228		3.75	1129	1027
2.90	680	251		3.79	1147	1066
2.93	698	275		3.82	1165	1106
2.96	716	299		3.86	1183	1146
3.00	734	324		3.89	1201	1187
3.03	752	349		3.93	1219	1228
3.07	770	375		3.96	1237	1271
3.10	788	402		3.99	1255	1313
3.14	806	429		4.03	1273	1357
3.17	824	457		4.06	1291	1401
3.20	842	486		4.10	1309	1445
3.24	860	515		4.13	1327	1491
3.27	878	545		4.17	1345	1536
3.31	896	575		4.20	1363	1583
-	-	-	SUMMAF-	-	-	-

ATTENUATION VOLUME 1134 CU\FT
 DER RETENTION VOLUME 449 CU\FT
 TOTAL VOLUME 1583 CU\FT

::

MODRET

SUMMARY OF UNSATURATED & SATURATED INPUT PARAMETERS

PROJECT NAME : Boylenpoint
POLLUTION VOLUME RUNOFF DATA USED
UNSATURATED ANALYSIS INCLUDED

Pond Bottom Area	446.00 ft ²
Pond Volume between Bottom & DHWL	448.00 ft ³
Pond Length to Width Ratio (L/W)	2.42
Elevation of Effective Aquifer Base	-9.42 ft
Elevation of Seasonal High Groundwater Table	0.78 ft
Elevation of Starting Water Level	2.45 ft
Elevation of Pond Bottom	2.45 ft
Is there overflow ?	Y
Avg. Effective Storage Coefficient of Soil for Unsaturated Analysis	0.09
Unsaturated Vertical Hydraulic Conductivity	30.00 ft/d
Factor of Safety	2.00
Saturated Horizontal Hydraulic Conductivity	45.00 ft/d
Avg. Effective Storage Coefficient of Soil for Saturated Analysis	0.15
Avg. Effective Storage Coefficient of Pond/Exfiltration Trench	1.00

Hydraulic Control Features:

Groundwater Control Features - Y/N

Distance to Edge of Pond
Elevation of Water Level

Top	Bottom	Left	Right
N	N	N	N
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00

Impervious Barrier - Y/N

Elevation of Barrier Bottom

Top	Bottom	Left	Right
N	N	N	N
0.00	0.00	0.00	0.00

MODRET

TIME - RUNOFF INPUT DATA

PROJECT NAME: BOYLENPOINT

STRESS PERIOD NUMBER	INCREMENT OF TIME (hrs)	VOLUME OF RUNOFF (ft³)
Unsat	0.24	67.03
1	1.00	380.97
2	4.34	0.00
3	4.34	0.00
4	4.34	0.00
5	4.34	0.00
6	4.34	0.00
7	4.34	0.00
8	4.34	0.00
9	4.34	0.00

MODRET

ELEVATION VS OVERFLOW RELATIONSHIP

PROJECT NAME : Boylenpoint
Structure Type: BROAD CRESTED

Crest Elevation	3.76 ft
Crest Length	10.00 ft
Coefficient of Discharge	3.31
Weir Flow Exponent	1.50
Number of Contractions	0.00
Design High Water Level Elevation	4.23 ft

MODRET

SUMMARY OF RESULTS

PROJECT NAME : Boylenpoint

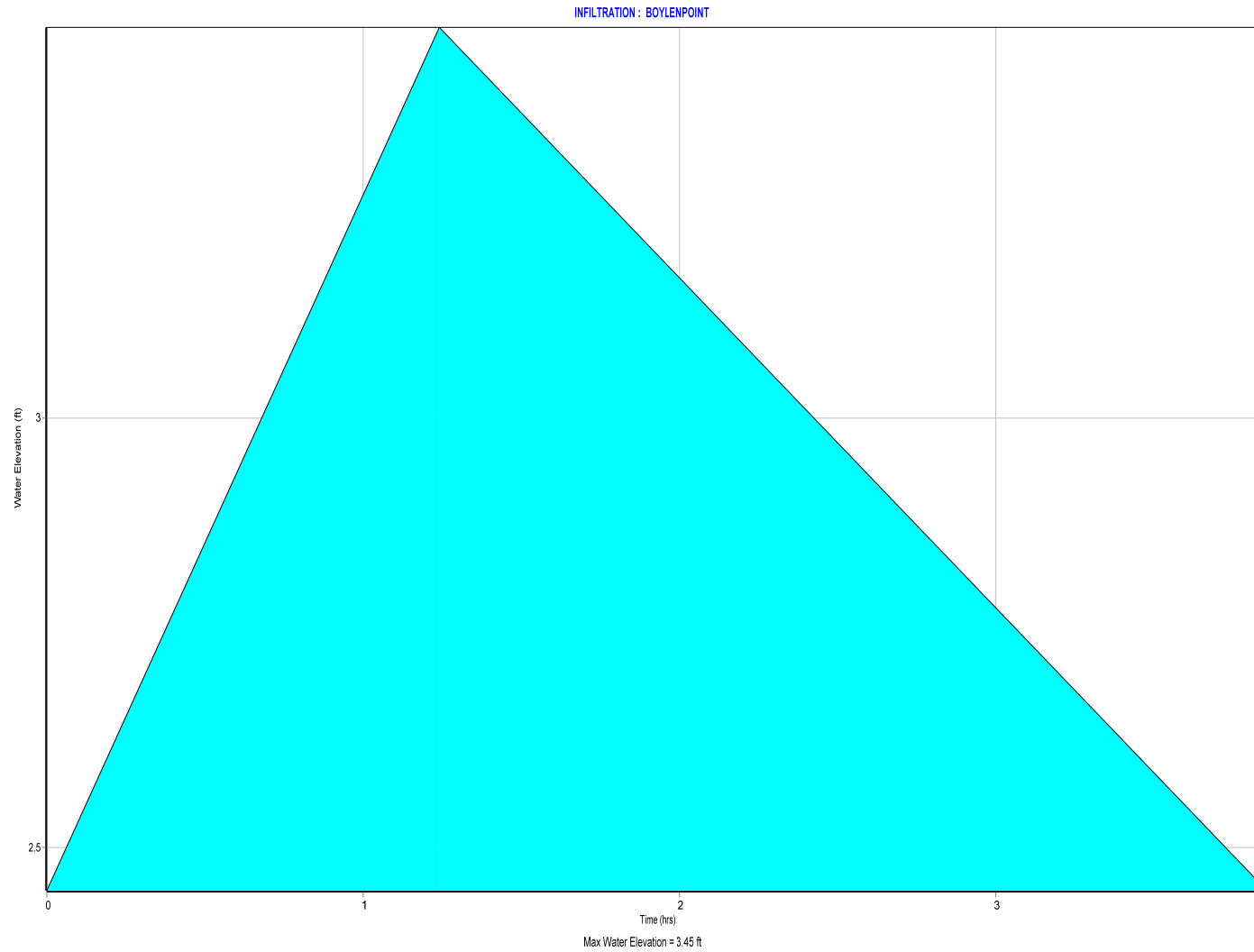
CUMULATIVE TIME (hrs)	WATER ELEVATION (feet)	INSTANTANEOUS INFILTRATION RATE (cfs)	AVERAGE INFILTRATION RATE (cfs)	CUMULATIVE OVERFLOW (ft ³)
00.00 - 0.00	0.780	0.000 *		
			0.00000	
0.00	0.780	0.04743		
			0.04370	
1.24	3.455	0.03996		0.00
			0.02686	
3.86	2.450	0.01659		0.00
			0.00632	
9.93	1.392	0.00473		0.00
			0.00313	
14.28	1.198	0.00245		0.00
			0.00178	
18.62	1.087	0.00144		0.00
			0.00111	
22.97	1.018	0.00092		0.00
			0.00074	
27.31	0.972	0.00064		0.00
			0.00053	
31.66	0.939	0.00046		0.00
			0.00038	
36.00	0.915			0.00

Maximum Water Elevation: 3.455 feet @ 1.24 hours

Recovery @ 3.855 hours

* Time increment when there is no runoff

Maximum Infiltration Rate: 15.000 ft/day



Central Florida Testing Laboratories, Inc.

Testing, Development and Research

12625 - 40th Street North Clearwater, Florida 33762

ENGINEERING BUSINESS NO. 1066

GEOLOGY BUSINESS NO. 224

TAMPA BAY AREA (727) 572-9797

FLORIDA 1-800-248-CFTL

FAX (727) 299-0023

**PROPOSED RETAIL BUILDING
7501 Gulf Boulevard, St. Pete Beach
St. Petersburg Beach Replat Block 69, Lots 1 and 2
Pinellas County, Florida
Double Ring Infiltration Test
May 2022**

Report Number. 241306

Prepared
for

Boylenpoint, LLC
3672 Belle Vista Drive East
St. Pete Beach, Florida 33706

Central Florida Testing Laboratories, Inc.

Testing Development and Research

12625 - 40TH STREET NORTH • CLEARWATER, FLORIDA 33762

ENGINEERING BUSINESS NO. 1066

GEOLOGY BUSINESS NO. 224

TAMPA BAY AREA (727) 572-9797

FLORIDA 1-800-248-CFTL

FAX (727) 299-0023

May 20, 2022

Boylenpoint, LLC
3672 Belle Vista Drive East
St. Pete Beach, FL 33706

Attn.: Stephen and Michelle Boyle

Re: Double Ring Infiltration (DRI) Test for Proposed Retail Building,
7501 Gulf Boulevard, St. Pete Beach, FL 33706
CFTL Report No. 241306

Dear Mr. and Mrs. Boyle,

As authorized, our office performed one (1) Double Ring Infiltration (DRI) test on the site of our above referenced project. Due to the site being covered with old pavement, the DRI was conducted in the unpaved area where the previous building had been located. Our office conducted soil borings on this site last year with our boring B-1 also being within the area of the previous building's footprint.



The purpose of the DRI test was to determine shallow soil profiles, current water table levels, infiltration rate of shallow soils, and estimate historic seasonal high water levels based on soil indicators, when distinguishable.

In addition to the test location plan, we have included an area map (Figure 1) showing the site location with respect to the surrounding geographical area, large and small scale aerial photographs of the site and NRCS (Natural Resources Conservation Services) data relating to the predominant soil type present on the property.

Please note that our test results reflect existing grades at the time the various tests were performed. It is the responsibility of your Civil Engineer-of-Record to convert any below land surface to an elevation, when applicable. All

measurements shown in this report are referenced from ground elevation at the specific location where the DRI and hand auger boring were performed. With regard to the estimated SHWT we are providing an elevation since we can reference it to NOAA Mean High High Water (MHHW) levels.

General Site Description

The subject property consists of two vacant lots located on the north side of 75th Avenue approximately 1/3 mile to the west of the Corey Causeway Bridge



connecting mainland Pinellas County to the Gulf Beaches. . More specifically, the site is at the north corner of the intersection of 75th Avenue and Gulf Boulevard in St. Pete, Florida. The property is bordered by commercial buildings on all sides. A large portion of the property is

presently covered with old asphalt pavement while the remaining portion of the property which was below the footprint of the previous structure that occupied the site is covered with sparse low grasses. Our test was conducted in this area. The general elevation of the property is approximately +4 feet NAVD88.

Test Methods

The DRI test was performed in general accordance with the guidelines presented in ASTM Test Method D-3385 titled *Standard Test Method for Infiltration Rate of Soils in Field Using Double Ring Infiltrometer*. The accompanying shallow auger boring was accomplished with the use of posthole diggers and the bucket type of hand auger. This method of sampling allows for soil samples in approximately six-inch vertical increments to be retrieved to the surface for visual classification and collection. All soils encountered are described using Munsell Color Chart number and common name of each soil stratum in order to provide a level of consistency.

Test Results

Soils encountered at the shallow auger boring location performed adjacent to the DRI location generally consisted of fine grained non-cohesive sands to a depth of at least 6 feet. Within the sandy soils at a depth between 1.7 feet and 2.8 feet was a layer of debris. The debris consisted of broken glass, pieces of metal and some broken brick.

The static shallow water table was measured at a depth of 4.2 feet below the surface. The soils are disturbed and no indicator of a historic seasonal high water table (SHWT) level could be observed. However, the location of the property on the barrier island chain that runs off the west coast of Pinellas County has generally sandy soils with their shallow water table being tidally influenced.



In consideration of the shallow water table being tidally influenced it is our estimate that a SHWT level would equate to the MHHWL established by NOAA for this area of St. Pete Beach. The attached NOAA Datum sheet for Station 8726574706, which is Boca Ciega Bay, Florida is applicable to the site location (copy attached). Boca Ciega Bay which is the main body of water to the east of this portion of the barrier islands.

This datum sheet states the elevations shown are in feet and referenced to MLLW (Mean Low Low Water). MLLW is shown on the sheet at elevation 0.0'. The highest elevation on the sheet is designated as MHHW (Mean High High Water). It is listed at elevation +2.42'. The MHHW would be the established mean elevation of recorded high tides in Boca Ciega Bay during the monitoring period. With the elevations referenced to a NOAA standard of 0.0 for MLLW, the chart also shows that the more standardized reference elevation of NAVD88 at +1.64' above MLLW (0.0').

Therefore, converting MHHW to a NAVD88 elevation would equate to 2.42' – 1.64' = +0.78'. This elevation of +0.78' NAVD88, in our opinion, is the equivalent to the SHWT level in this area of St. Pete Beach where the water table is tidally influenced.

The maximum infiltration rate was determined to be a rapid 4.0 minutes per inch (15.0 inches/hr.) after 4 hours of testing with the test apparatus seated approximately 2 feet below the ground surface.

Natural Resources Conservation Service (NRCS) Data

The Natural Resources Conservation Service (NRCS), formerly the Soil Conservation Service (SCS), currently lists the subject property as having Mapping Unit #30 soils. Mapping Unit #30 soils are described as *Urban land*. *Urban land* soils may have been disturbed by past development and no listed

SHWT is given for this classification. The finding of buried debris from 1.7 to 2.8 feet below the surface range confirms that natural soil conditions were disturbed.

All the above information is shown on our attached test report form and included NRCS data.

Limitations

This investigation and report deals only with the soil zones and strata located within the area represented from the ground surface to the termination depth of the borings.

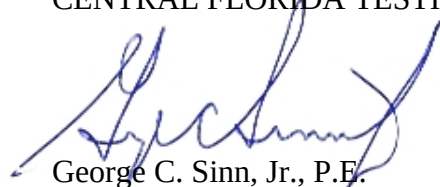
Please be aware that this report does not address any environmental concerns based on current or past uses of the property. This report is for the exclusive use of our client and may not contain sufficient information for other uses. In the event conclusions and/or recommendations based on our data are made by others, such conclusions and/or recommendations are not our responsibility unless we have been given an opportunity to review and concur with them.

Generally accepted soil mechanics and engineering practices were utilized in the preparation of this report; and no other warranty, either expressed or implied is made as to the recommendations provided.

We appreciate the opportunity to be of service. If any further evaluations of the site or future construction testing services are needed, please do not hesitate to contact our office.

Sincerely,

CENTRAL FLORIDA TESTING LABORATORIES, INC.


George C. Sinn, Jr., P.E.
President/Principal Engineer
FLN 16911
GCS/gs



Attachments

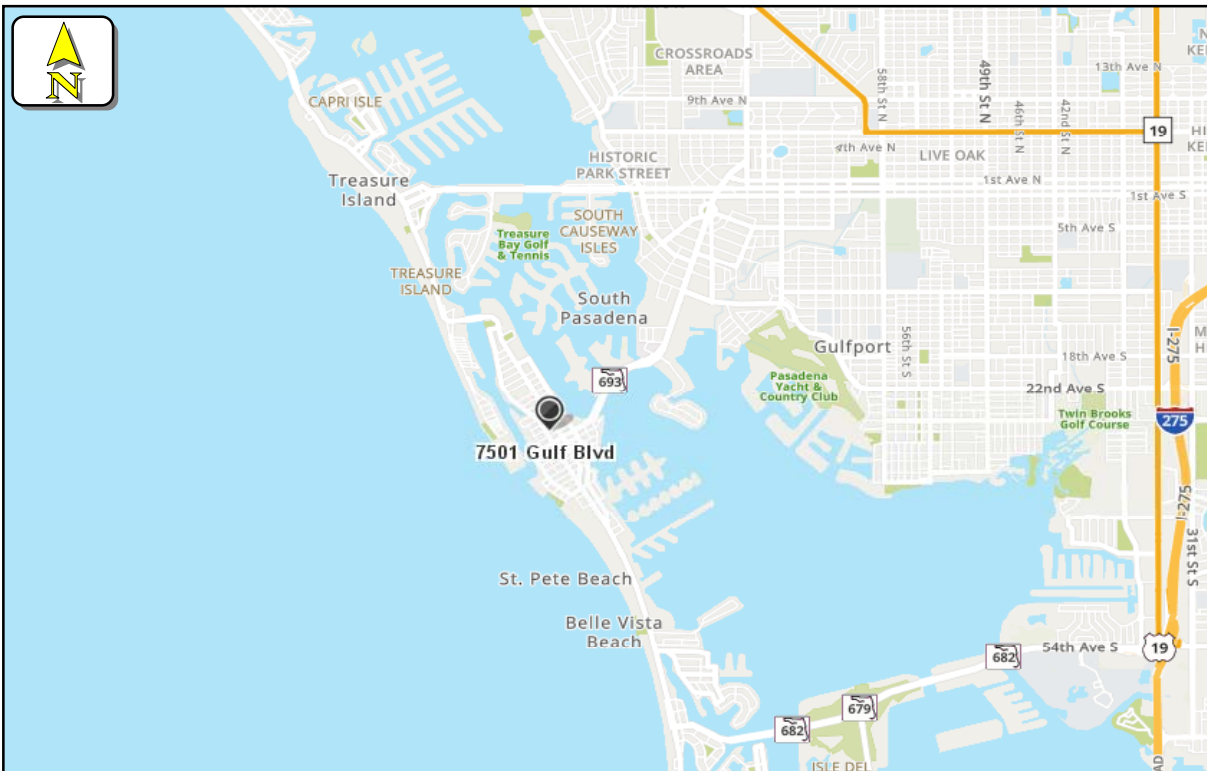
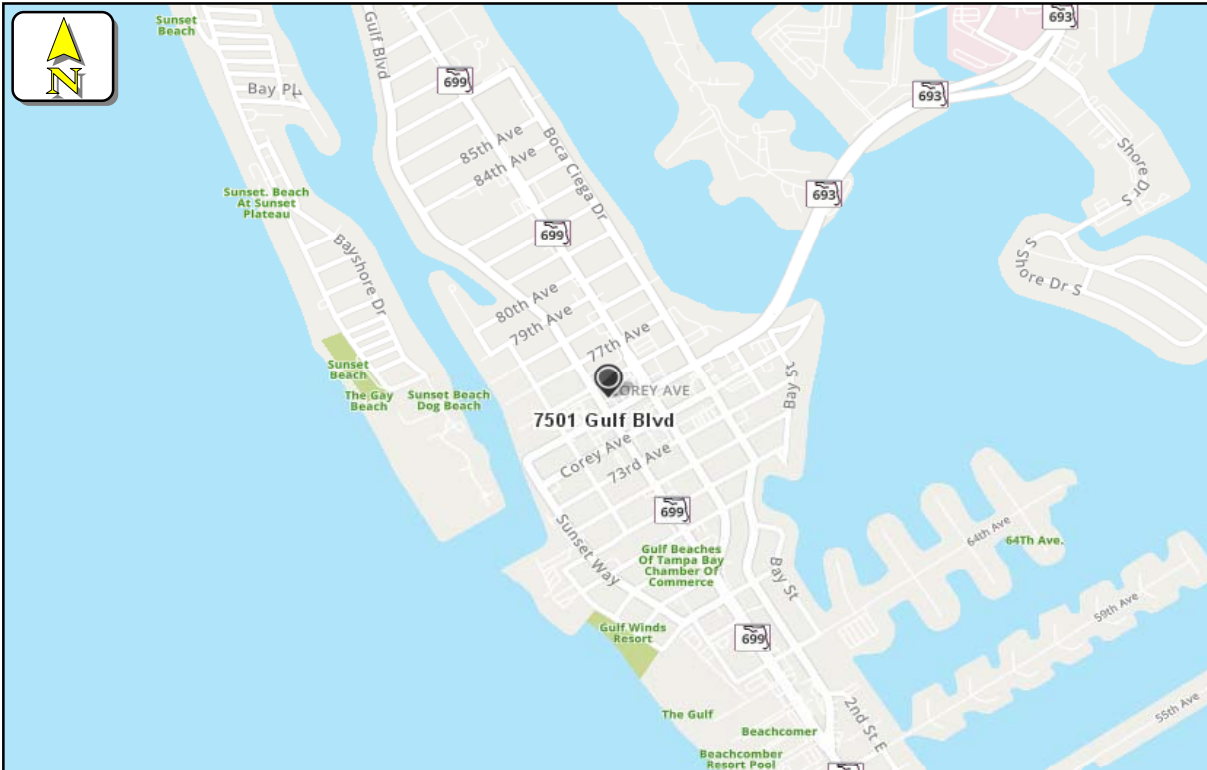
Maps

Various

Central Florida Testing Laboratories, Inc.

EB#1066

GB#224



Central Florida Testing Laboratories, Inc.

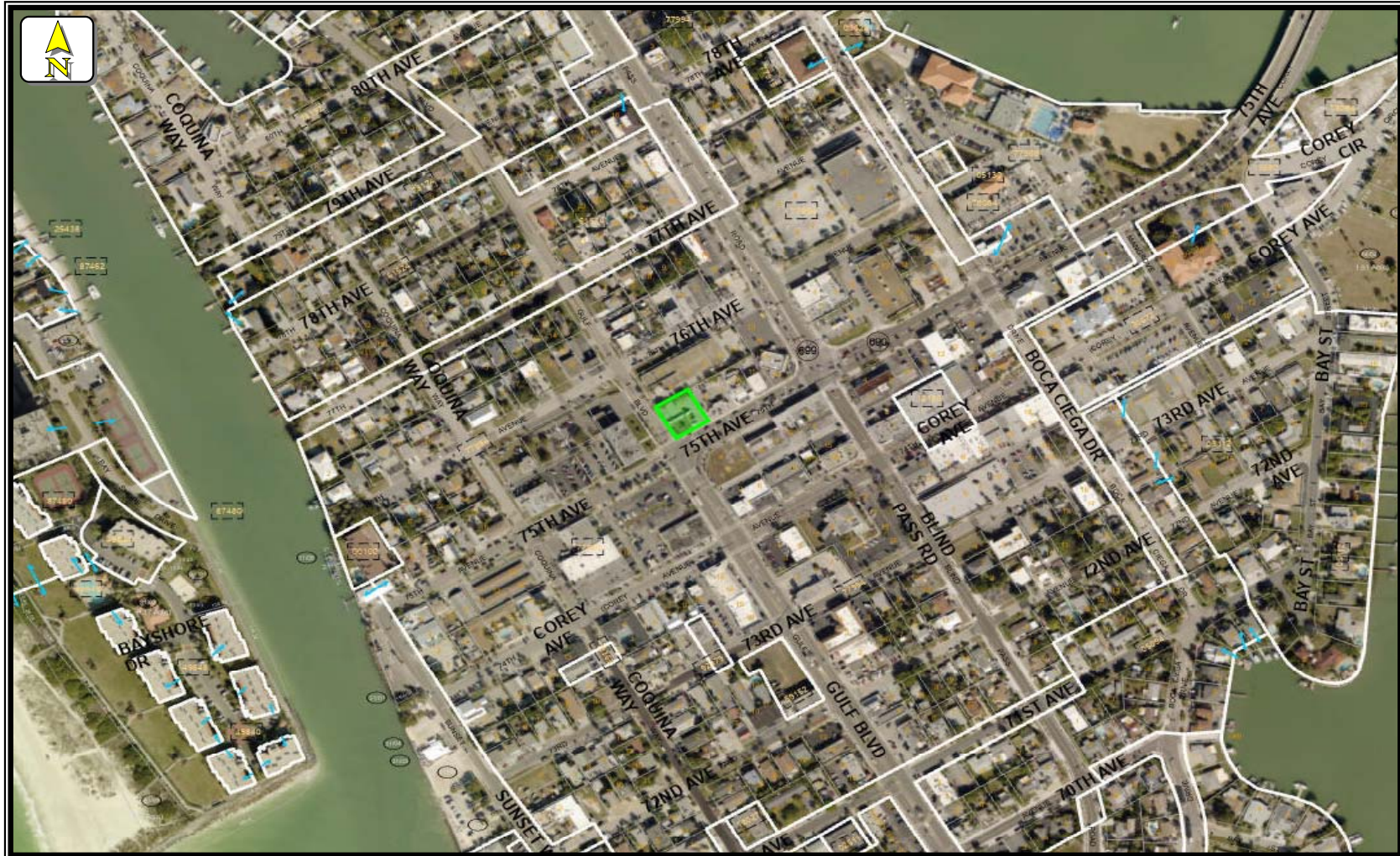
PROPOSED RETAIL BUILDING
7501 Gulf Boulevard
St. Pete Beach, Florida 33706
Report No: 241306

Legend

★ Subject Property	Interstate	Water
Population Center	Toll Highway	Intermittent Lake
Land	US Highway	Wetland
Sand	State Route	River/Canal
Woodlands	Local Road	Intermittent River
Park	Major Connector	Railroad

Figure 1 - Location

2021 County Aerial Photograph of Site

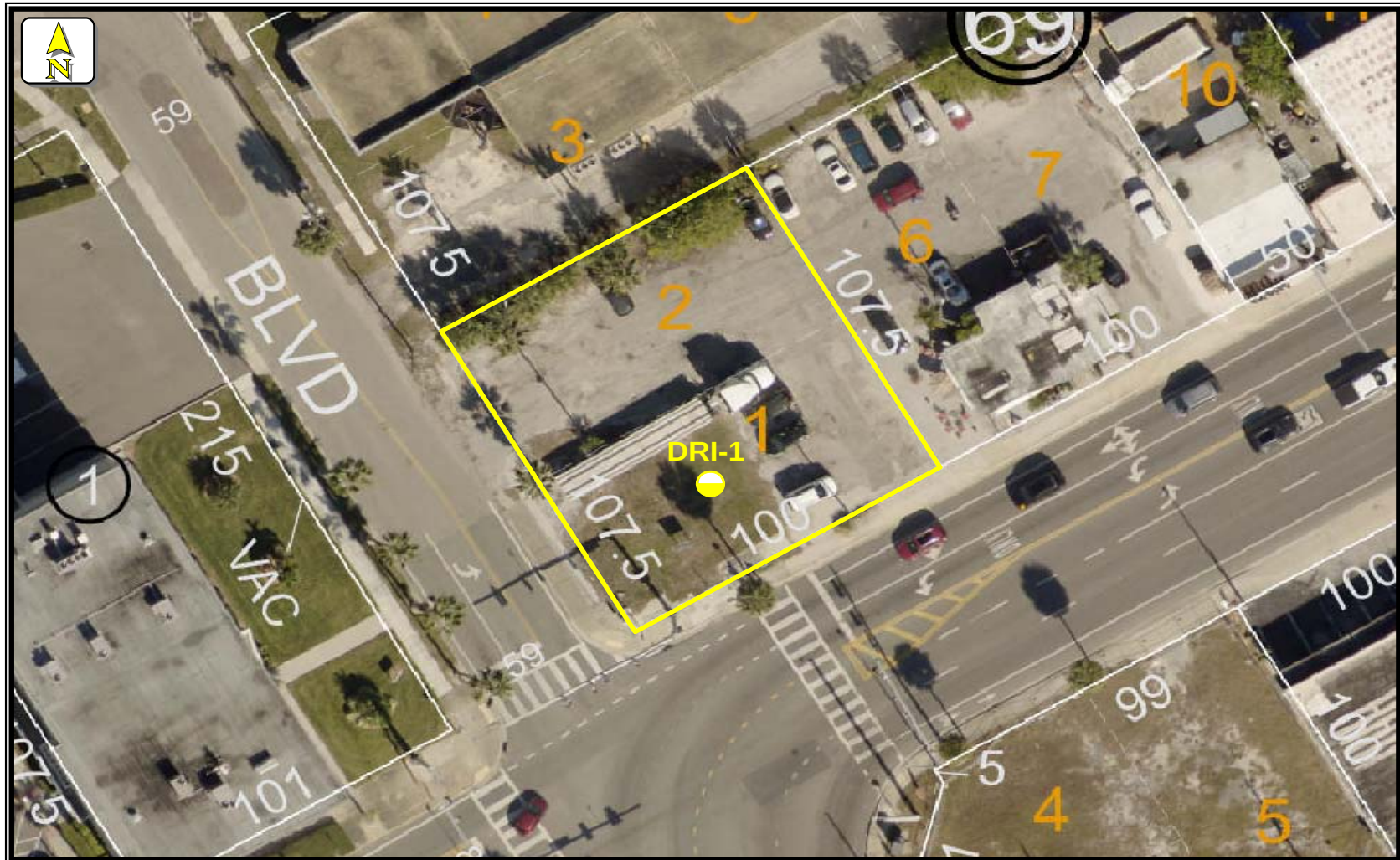


Central Florida Testing Laboratories, Inc.

EB#1066

GB#224

County Aerial Showing Approximate Test Location



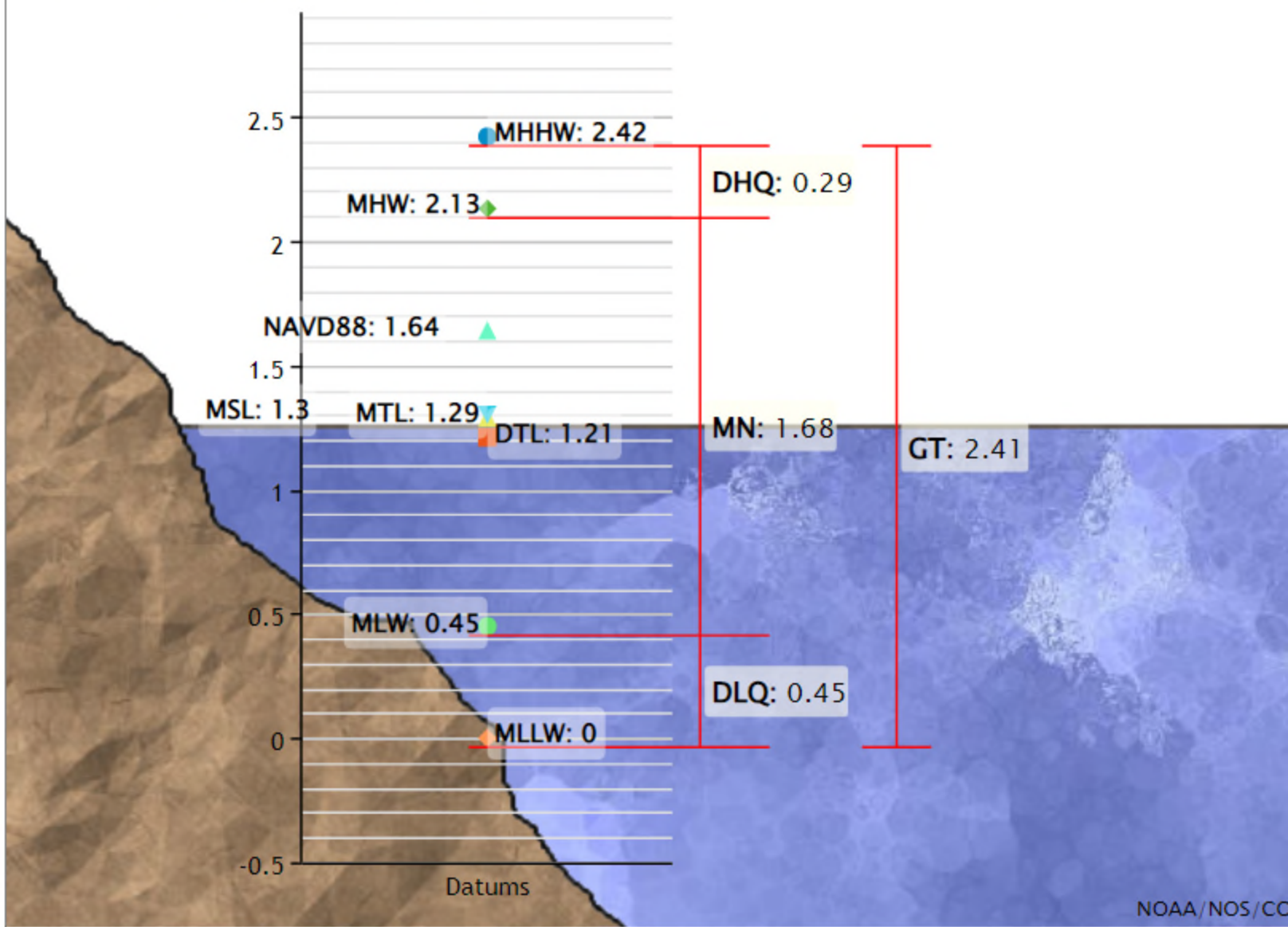
Central Florida Testing Laboratories, Inc.

EB#1066

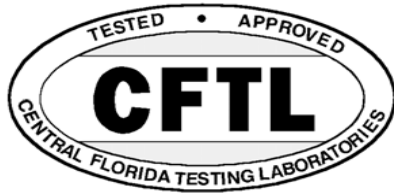
GB#224

Datums for 8726574, BOCA CIEGA BAY, FL

All figures in feet relative to MLLW



DRI Results

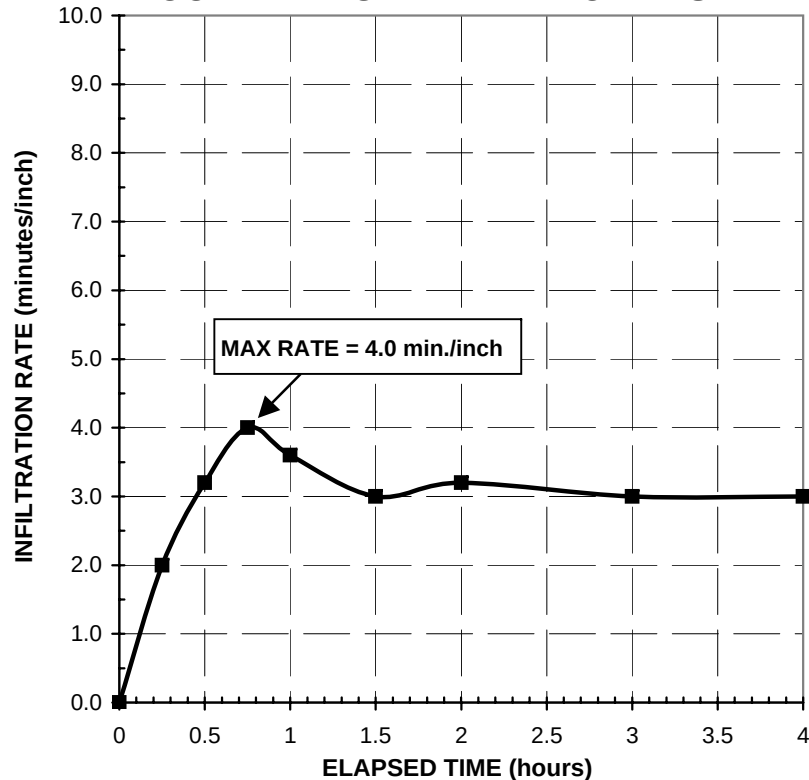


Central Florida Testing Laboratories, Inc.

Testing Development and Research

12625 - 40TH STREET NORTH • CLEARWATER, FL 33762
TAMPA BAY AREA (727) 572-9797 FLORIDA 1-800-248-CFTL FAX (727) 299-0023

DOUBLE RING INFILTRATION TEST



Maximum Infiltration Rate (min./in.): 4.0

EXISTING WATER TABLE DATA

WATER TABLE AT TIME OF TEST (BLS): **4.2'**
EST. SEASONAL HIGH WATER TABLE (BLS): **Tidal**

NRCS WATER TABLE DATA

SOIL TYPE (AT DRI LOCATION): **Urban land**
SEASONAL HIGH WATER TABLE: **No estimates**

Project: **Proposed Retail Building**
7501 Gulf Boulevard
St. Pete Beach, Florida 33706
Client: **Boylenpoint, LLC**
Lab No.: **241306**

DOUBLE RING INFILTRATION DATA

Test Location: **DRI-1**
Test Elevation: **2.0 feet below existing land surface**
Test Date: **May 18, 2022**

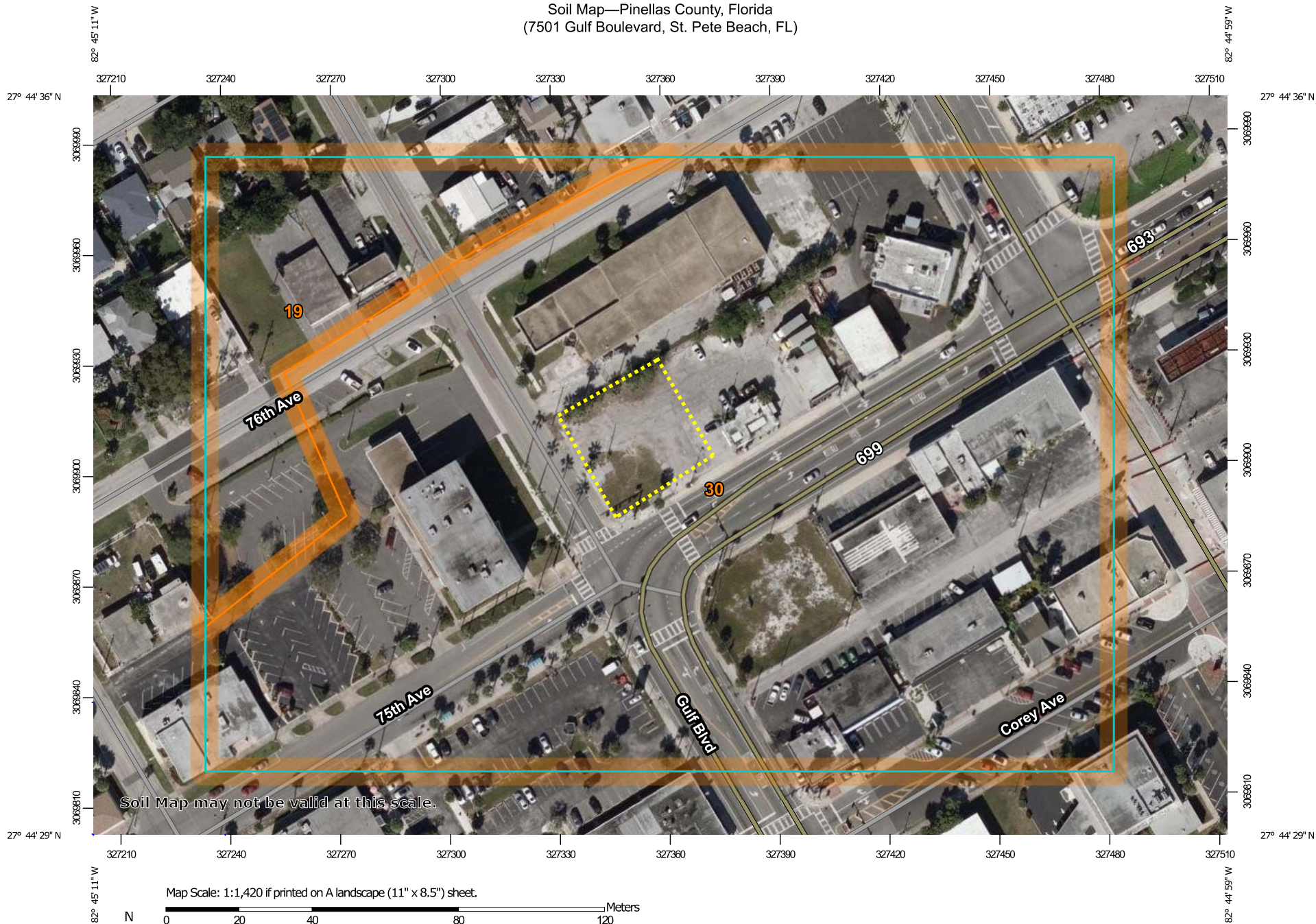
Notes ALL DEPTHS REFERENCED FROM EXISTING GROUND

SHALLOW AUGER BORING DATA

Depth (ft.)	Munsel No.	Description
0.0 to 0.4	10YR 6/2	Light brownish gray fine sand w/gravel
0.4 to 1.7	7.5YR 6/3	Light brown fine sand
1.7 to 2.8	7.5YR 6/3	Light brown fine sand w/shell and debris*
2.8 to 3.2	10YR 7/4	Very pale brown fine sand w/shell
3.2 to 4.8	10YR 6/2	Light brownish gray fine sand w/shell
4.8 to 6.0	10YR 7/1	Light gray fine sand w/shell
*broken glass and small pieces of metal		

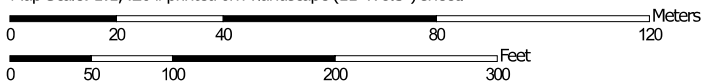
NRCS Data

Soil Map—Pinellas County, Florida
(7501 Gulf Boulevard, St. Pete Beach, FL)



Soil Map may not be valid at this scale.

Map Scale: 1:1,420 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

5/17/2022
Page 1 of 3

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Pinellas County, Florida

Survey Area Data: Version 18, Aug 27, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 20, 2020—Jan 28, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
19	Palm Beach fine sand, 0 to 8 percent slopes	1.4	14.1%
30	Urban land, 0 to 2 percent slopes	8.8	85.9%
Totals for Area of Interest		10.3	100.0%

Pinellas County, Florida

19—Palm Beach fine sand, 0 to 8 percent slopes

Map Unit Setting

National map unit symbol: 134cr

Elevation: 0 to 120 feet

Mean annual precipitation: 42 to 56 inches

Mean annual air temperature: 52 to 77 degrees F

Frost-free period: 190 to 365 days

Farmland classification: Not prime farmland

Map Unit Composition

Palm beach and similar soils: 95 percent

Minor components: 5 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Palm Beach

Setting

Landform: Ridges on marine terraces

Landform position (three-dimensional): Interfluve

Down-slope shape: Convex

Across-slope shape: Linear

Parent material: Shells and sandy marine deposits

Typical profile

A - 0 to 4 inches: fine sand

C - 4 to 80 inches: fine sand

Properties and qualities

Slope: 0 to 8 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Excessively drained

Runoff class: Negligible

Capacity of the most limiting layer to transmit water (Ksat): Very high (20.00 to 50.00 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 30 percent

Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Sodium adsorption ratio, maximum: 4.0

Available water supply, 0 to 60 inches: Very low (about 1.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 7s

Hydrologic Soil Group: A

Forage suitability group: Sandy soils on ridges and dunes of xeric uplands (G154XB111FL)

Other vegetative classification: Sandy soils on ridges and dunes of xeric uplands (G154XB111FL)

Hydric soil rating: No

Minor Components

Beaches

Percent of map unit: 3 percent

Landform: Beaches on marine terraces

Landform position (three-dimensional): Rise

Down-slope shape: Convex

Across-slope shape: Linear

Other vegetative classification: Forage suitability group not assigned (G154XB999FL)

Hydric soil rating: Unranked

Tavares

Percent of map unit: 2 percent

Landform: Ridges on marine terraces, knolls on marine terraces

Landform position (three-dimensional): Interfluve

Down-slope shape: Convex

Across-slope shape: Linear

Other vegetative classification: Sandy soils on rises, knolls, and ridges of mesic uplands (G154XB121FL)

Hydric soil rating: No

Data Source Information

Soil Survey Area: Pinellas County, Florida

Survey Area Data: Version 18, Aug 27, 2021

Pinellas County, Florida

30—Urban land, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2x9fc

Elevation: 0 to 200 feet

Mean annual precipitation: 40 to 68 inches

Mean annual air temperature: 68 to 79 degrees F

Frost-free period: 345 to 365 days

Farmland classification: Not prime farmland

Map Unit Composition

Urban land: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Urban Land

Setting

Landform: Hills on marine terraces, ridges on marine terraces, knolls on marine terraces, rises on marine terraces, flatwoods on marine terraces

Landform position (two-dimensional): Summit, backslope

Landform position (three-dimensional): Interfluve, side slope, riser, rise, talf

Down-slope shape: Linear, convex

Across-slope shape: Linear

Parent material: No parent material

Interpretive groups

Land capability classification (irrigated): None specified

Forage suitability group: Forage suitability group not assigned (G155XB999FL)

Other vegetative classification: Forage suitability group not assigned (G155XB999FL)

Hydric soil rating: Unranked

Minor Components

Matlacha

Percent of map unit: 3 percent

Landform: Flats on marine terraces

Landform position (three-dimensional): Tread, talf

Down-slope shape: Convex, linear

Across-slope shape: Linear

Other vegetative classification: Forage suitability group not assigned (G155XB999FL)

Hydric soil rating: No

St. augustine

Percent of map unit: 3 percent

Landform: Marine terraces

Landform position (three-dimensional): Tread, rise

Down-slope shape: Linear

Across-slope shape: Convex

Other vegetative classification: Forage suitability group not assigned (G155XB999FL)

Hydric soil rating: No

Cypress lake

Percent of map unit: 1 percent

Landform: Flats on marine terraces, drainageways on marine terraces

Landform position (three-dimensional): Tread, talf, dip

Down-slope shape: Convex, linear

Across-slope shape: Linear, concave

Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)

Hydric soil rating: Yes

Eaugallie

Percent of map unit: 1 percent

Landform: Flatwoods on marine terraces

Landform position (three-dimensional): Tread, talf

Down-slope shape: Convex

Across-slope shape: Linear

Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)

Hydric soil rating: No

Brynwood

Percent of map unit: 1 percent

Landform: Flatwoods on marine terraces

Landform position (three-dimensional): Tread, talf

Down-slope shape: Linear

Across-slope shape: Linear

Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)

Hydric soil rating: Yes

Myakka

Percent of map unit: 1 percent

Landform: Drainageways on flatwoods on marine terraces

Landform position (three-dimensional): Tread, dip, talf

Down-slope shape: Linear

Across-slope shape: Linear, concave

Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)

Hydric soil rating: No

Immokalee

Percent of map unit: 1 percent

Landform: Flatwoods on marine terraces

Landform position (three-dimensional): Riser, talf

Down-slope shape: Linear

Across-slope shape: Linear

Other vegetative classification: South Florida Flatwoods
(R155XY003FL), Sandy soils on flats of mesic or hydric
lowlands (G155XB141FL)

Hydric soil rating: No

Pomello

Percent of map unit: 1 percent

Landform: Ridges on marine terraces, knolls on marine terraces

Landform position (two-dimensional): Summit, backslope

Landform position (three-dimensional): Interfluve, side slope, riser

Down-slope shape: Linear, convex

Across-slope shape: Linear

Other vegetative classification: Sand Pine Scrub (R155XY001FL),
Sandy soils on rises and knolls of mesic uplands
(G155XB131FL)

Hydric soil rating: No

Paola

Percent of map unit: 1 percent

Landform: Ridges on marine terraces, knolls on marine terraces

Landform position (two-dimensional): Summit, backslope

Landform position (three-dimensional): Interfluve, side slope, riser

Down-slope shape: Linear, convex

Across-slope shape: Linear

Other vegetative classification: Sandy soils on ridges and dunes of
xeric uplands (G155XB111FL), Sand Pine Scrub
(R155XY001FL)

Hydric soil rating: No

Adamsville

Percent of map unit: 1 percent

Landform: Rises on marine terraces, knolls on marine terraces

Landform position (three-dimensional): Tread, rise

Down-slope shape: Convex

Across-slope shape: Linear

Other vegetative classification: Upland Hardwood Hammock
(R155XY008FL), Sandy soils on rises and knolls of mesic
uplands (G155XB131FL)

Hydric soil rating: No

Apopka

Percent of map unit: 1 percent

Landform: Hills on marine terraces, ridges on marine terraces

Landform position (two-dimensional): Summit, backslope

Landform position (three-dimensional): Interfluve, side slope, riser

Down-slope shape: Convex

Across-slope shape: Linear

Other vegetative classification: Longleaf Pine-Turkey Oak Hills
(R155XY002FL), Sandy soils on ridges and dunes of xeric
uplands (G155XB111FL)

Hydric soil rating: No

Data Source Information

Soil Survey Area: Pinellas County, Florida

Survey Area Data: Version 18, Aug 27, 2021