PLANNING & ZONING REGULAR MEETING
THURSDAY, JUNE 18, 2026 – 2:00 PM
10451 GULF BOULEVARD TREASURE ISLAND, FL 33706

MEETING NOTICE AND AGENDA

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1. **MEETING CALLED TO ORDER BY PRESIDING OFFICER**

2. **CELL PHONE ANNOUNCEMENT**

3. **PLEDGE ALLEGIANCE**

4. **ROLL CALL**
   Richard Harris- Chair
   Mark Zdrojewski- Board Member
   Marvin Shavlan- Board Member
   Grant Smith- Board Member
   Ross Sanchez- Vice-Chair
   Chris Downing- Board Member
   Daniel Billingsley- Board Member
   *Valerie Acree- Alternate Board Member**
   *Gary Potenziano- Alternate Board Member**

   **Per Sec. 70-3, alternate members shall only vote on any matter when a board member is unavailable.*

5. **APPROVAL OF MINUTES**

6. **STATUS UPDATE ON PRIOR PLANNING AND ZONING CASES** *Staff will address questions, comments, and/or concerns from the Board pertaining to prior cases.*

7. **HEARING PROCEDURES** *City Attorney explains hearing procedures.*

8. **ADMINISTRATION OF OATH**

9. **EX-PARTE COMMUNICATION DISCLOSURE**

10. **PRESENTATION OF ITEMS**

    10.AVAR-000636-2026 Approval of three (3) after-the-fact variances to Sec. 68-541 to permit reduced streetside and interior side setbacks at a single-family residence

1. VAR-000636-2026 Staff Report.pdf
2. Site Plan - 35 Dolphin Dr.pdf
3. Building Permit Plans.pdf
cover page to variance package.jpeg
narrative page 1.jpeg
narrative page 2.jpeg

10.BSITE-000554-2025 Approval of a Site Plan Review for a development consisting of ten (10) townhomes
1. SITE-000554-2025 Staff Report.pdf
2. Building Plans.pdf
3. Construction Plans.pdf
4. Application_Redacted.pdf

10.CSITE-000620-2026 Approval of a Site Plan Review for a development consisting of three (3) townhomes
1. Staff Report SITE-000635-2026.pdf
2. Arch and Structrual Plans.pdf
3. Civil Plans-C-100.pdf
4. Civil Plans-C-101.pdf
5. Application_Redacted.pdf
6. Landscaping Plan 10356 Gulf Blvd.pdf

10.DVAR-000635-2026 Approval of a variance to Sec. 68-561 to reduce the open space requirement for a new development consisting of three (3) townhomes abutting a public beach.
1. VAR-000635-2026 Staff Report.pdf
2. Site Plan 10356 Gulf Blvd.pdf
3. Survey.pdf
4. Variance Application Redacted.pdf

10.ESITE-000433-2024 Approval of a Site Plan Review for the reconstruction of a commercial gas station and related infrastructure located within the PR-MU Gulf zoning district.
1. Staff Report - SITE-000433-2024.pdf
2. Civil Plans.pdf
3. Dry Floodproofing Calculations.pdf
4. Landscape Plan.pdf
5. Application_Redacted.pdf
6. Rally Sign Package.pdf
7. SWFWMD approval - Permit not required.pdf
8. Height Variance -Signed Development Order.pdf
9. Setback Variances Signed Development Order.pdf
10. Post Active Remediation Groundwater Monitoring Report.pdf

11. PUBLIC COMMENTS FOR NON-AGENDA ITEMS

12. REPORTS AND COMMENTS OF CITY ATTORNEY, STAFF AND BOARD MEMBERS

13. PLANNING & ZONING BOARD / LOCAL PLANNING AGENCY MEETINGS

NEXT LPA MEETING: TBD
NEXT P&Z MEETING: TBD

14. ADJOURNMENT

AGENDA ITEM NO. 10.A

Item Cover Page

PLANNING & ZONING BOARD AGENDA ITEM REPORT

DATE:	June 18, 2026
SUBMITTED BY:	Braydon Evans, Community Development
ITEM TYPE:	Public Hearings
AGENDA SECTION:	PRESENTATION OF ITEMS
SUBJECT:	VAR-000636-2026 Approval of three (3) after-the-fact variances to Sec. 68-541 to permit reduced streetside and interior side setbacks at a single-family residence
BACKGROUND:	See attached staff report
POLICY/PURPOSE:	See attached staff report
STRATEGIC PLAN RELEVANCE:	NA
ANALYSIS/DISCUSSION:	See attached staff report
FUNDING:	NA
MOTION:	See attached staff report

ATTACHMENTS:
1. VAR-000636-2026 Staff Report.pdf
2. Site Plan - 35 Dolphin Dr.pdf
3. Building Permit Plans.pdf
cover page to variance package.jpeg
narrative page 1.jpeg
narrative page 2.jpeg

CITY OF TREASURE ISLAND
COMMUNITY DEVELOPMENT DEPARTMENT
10451 GULF BLVD
TREASURE ISLAND, FL 33706
(727) 547-4575

PLANNING AND ZONING BOARD
VARIANCE REQUEST
CASE NO.: VAR-000636-2026
June 18, 2026

DESCRIPTION	Approval of three (3) after the fact variances to Sec. 68-541 to permit reduced streetside and interior side setbacks at a single-family residence.
SITE LOCATION:	35 Dolphin Drive
PARCEL ID #:	24-31-15-66024-000-0350
LEGAL DESCRIPTION:	PARADISE ISLAND 1ST ADD LOT 35
PROPERTY OWNER:	Joseph Kopfman & Kimberly Kopfman 35 Dolphin Drive Treasure Island, FL 33706
PROJECT SITE:	

GENERAL INFORMATION:

Future Land Use:	Residential Urban
Zoning:	RU-75
Adjacent Property (Use):	
North: Water	East: Residential
South: Residential	West: Residential
Site Area:	11,260 Sq. Ft. (Approx 0.25 Acres)
Flood Zone:	AE-10, Flood Insurance Rate Map Community Panel No. 12103C0194H

REQUEST:

Approval of three (3) after the fact variances to Sec. 68-541 to permit reduced streetside and interior side setbacks at a single-family residence.

Request	Standard	Proposed	Variance	Magnitude
Streetside Setback	40-Feet	31-Feet	9-Feet	22.5%
Side Setback (east)	10-Feet	8.47-Feet	1.53-Feet	15.3%
Side Setback (west)	10-Feet	8.66-Feet	1.34-Feet	13.4%

PROPERTY HISTORY/SUMMARY:

The subject property is currently under construction and developing an approximately 2,400 square-foot single family residence. The property initially applied for permitting on 02/11/2025 and obtained approval to begin construction on 05/05/2025. Upon submittal for a building permit the applicant received an erroneous zoning approval which enabled construction to advance with development of the subject structure and its associated setback encroachments. Following the previous discovery of additional erroneous zoning approvals made during the same period, staff manually conducted an internal review of approved permits to identify additional instances of approved nonconformities to address retroactively. As a result of that review of past permit approvals, the subject property was identified and the property owner was notified of the erroneous approval on 04/21/26 and subsequently briefed on the variance process before being scheduled for review by Planning and Zoning Board.

This request seeks approval of variances to allow the originally approved site plans which were approved in error to be constructed. The structure is currently near completion having passed drywall and roofing inspections. The variances required to retain the existing configuration of the structure include two variances to the interior side setbacks for portions of the footprint which encroach 1.54 and 1.34-feet into the required setbacks; additionally, a 9-foot variance to the streetside setback is requested to accommodate the staircase constructed as the primary entrance into the structure.

TREASURE ISLAND CODE OF ORDINANCES:

Per Section 70-221 of the Land Development Regulations, a property owner may request variances from the requirements of this chapter; requests shall be heard by the planning and zoning board. No variance may be granted unless the applicant establishes, by substantial competent evidence, the following criteria:

1. A literal enforcement of the provisions of this article would result in extreme hardship due to the unique nature of the project and the applicant's property.
2. The variance being sought to be granted is the minimum variance that will make possible the reasonable use of the applicant's property; and
3. The granting of the requested variance will be in harmony with the general intent and purpose of the chapter and will not be injurious to the area involved or otherwise detrimental or of adverse effect to public interest and welfare.

Minimum setback requirements for developments within the City of Treasure Island are

established in *ARTICLE VIII. – BUILDING SETBACK LINES, Sec. 68-541* of the Land Development Regulations. According to these regulations, the subject property located on the bay side of Dolphin Drive is subject to the following minimum setback requirements:

- Street: 40 feet
- Side: 10 feet
- Rear: 30 feet

TREAURE ISLAND COMPREHENSIVE PLAN:

Approval of the requested variance is consistent with the following goals, policies, or objectives of the City's adopted Comprehensive Plan:

- Goal: The City shall ensure that the residential character of the City is maintained and protected while minimizing the threat to health, safety, and welfare posed by hazards, nuisances, incompatible land uses, and environmental changes.

CONSISTENCY WITH REVIEW CRITERIA:

The criteria for reviewing a variance for approval or denial is contained in the City of Treasure Island Land Development Regulations – Sec. 70-221. Staff's analysis of the review criteria outlined in the Land Development Regulations is provided below. The applicant's narrative is included in this agenda packet as a separate attachment.

1. ***The variance is in fact a variance as set forth within the land development regulations and within the province of the board or commission based upon the opinion of the city manager or his designee.***
   The variance being requested is set forth within the City's Land Development Regulations and under the purview of the Planning and Zoning Board.

2. ***Special conditions or circumstances exist which are peculiar to the building, structure, or land for which the variance is sought and do not apply generally to buildings, structures, or lands in the same district.***
   The circumstances resulting in the subject setback encroachments are the result of permitting errors relating to the proposed site plans. Alternative design considerations may have been pursued by the applicant at the time of permitting which would be challenging to implement at the current stage of development.

3. ***Strict application of the provisions of the land development regulations would not permit the applicant reasonable use of the building, structure, or land.***
   Strict application of the land development regulations requiring the applicant to fully comply with the applicable building setbacks would require the applicant to deconstruct and reconfigure significant portions of the developments erected at the subject property.

4. ***The peculiar conditions and circumstances existing are not the result of the actions of the applicant, the applicant's agent, or the applicant's predecessors in title.***
   The conditions resulting in the subject setback encroachments are the result of an erroneous approval granted to the applicant, which is not the fault of the applicant.

5. ***The variance proposed to be granted is the minimum variance that will make possible the reasonable use of the building, structure, or land.***
   The proposed variance is the minimum variance necessary to prevent the applicant from being required to deconstruct and reconfigure significant portions of the structure which have already been erected. Approval of the encroachments included in the initially approved site plan would allow reasonable use of improvements now located at the subject property.

6. ***Owing to special conditions, a literal enforcement would result in unnecessary hardship. Special conditions to be considered pursuant to this section of the land development regulations shall include, but not be limited to, the following circumstances: Redevelopment; Substandard lot(s); Neighborhood character; Public facilities; Architectural and/or engineering considerations.***
   Redevelopment *– A subject development consists of a new single-family residence which meets modern flood elevation requirements.*

   Substandard lot(s) *– Not applicable. The subject property meets all dimensional standards for parcels located within the RU-75 zoning district established in the Land Development Regulations.*

   Neighborhood character *– The neighborhood consists of existing single-family residences which have generally consistent setbacks or have obtained variances of a generally similar magnitude primarily for access staircases for existing structures undergoing structural elevation.*

   Public facilities *– Not applicable. The requested variance is not connected to a proposed project that involves the development of public parks, public facilities or public utilities.*

7. ***The granting of the variance will be in harmony with the general intent and purpose of this chapter.***
   The granting of this variance is in harmony with the general intent and purpose of this chapter by safeguarding the moral and general welfare of the City's residents.

8. ***The granting of the variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.***
   There is no evidence that the proposed variance will create adverse impacts to the adjacent parcels or surrounding neighborhood.

STAFF RECOMMENDATION:

Based on the analysis of the criteria above, staff recommends **APPROVAL** of three (3) after the fact variances to Sec. 68-541 to allow encroachments into the interior side and streetside yard with the following conditions:

1. The subject approval shall be valid for the improvements included within issued building permit BLDR-010212-2025.

CITY OF TREASURE ISLAND
PLANNING AND ZONING BOARD
DEVELOPMENT ORDER

HEARING DATE: APRIL 16, 2026
CASE NO. VAR-000636-2026
LOCATION: 35 DOLPHIN DRIVE
PARCEL ID #: 24-31-15-66024-000-0350
PROPERTY OWNER: JOSEPH KOPFMAN & KIMBERLY KOPFMAN

VARIANCE 1 OF 3

The Planning and Zoning Board has determined that the variance application requesting approval of a 1.53-foot variance to permit a reduced interior (east) side setback.

___ DOES
___ DOES NOT

meets ALL of the criteria set forth in Sec. 70-221 of the Treasure Island Code of Ordinances as set forth in the quasi-judicial hearing record including the application, staff report, and other record evidence and testimony presented and discussed at the hearing, and:

[ ] APPROVES THE VARIANCE AS REQUESTED
[ ] DENIES THE VARIANCE FOR THE FOLLOWING REASONS:

_____
_____

NOTE: pursuant to City Code section 70-221(8) "No application requesting the same or substantially similar relief or approval for the same property may be submitted for a period of one year following the date of denial by the appropriate board in the matter"

[ ] CONTINUES THE APPLICATION TO _____
[ ] APPROVES THE VARIANCE AS FOLLOWS WITH CONDITIONS

VARIANCE 2 OF 3

The Planning and Zoning Board has determined that the variance application requesting approval of a 1.34-foot variance to permit a reduced interior (west) side setback.

___ DOES
___ DOES NOT

meets ALL of the criteria set forth in Sec. 70-221 of the Treasure Island Code of Ordinances as set forth in the quasi-judicial hearing record including the application, staff report, and other record evidence and testimony presented and discussed at the hearing, and:

[ ] APPROVES THE VARIANCE AS REQUESTED
[ ] DENIES THE VARIANCE FOR THE FOLLOWING REASONS:

_____
_____

NOTE: pursuant to City Code section 70-221(8) "No application requesting the same or substantially similar relief or approval for the same property may be submitted for a period of one year following the date of denial by the appropriate board in the matter"

[ ] CONTINUES THE APPLICATION TO _____
[ ] APPROVES THE VARIANCE AS FOLLOWS WITH CONDITIONS

VARIANCE 3 OF 3

The Planning and Zoning Board has determined that the variance application requesting approval of a 9-foot variance to permit a reduced streetside setback.

___ **DOES**

___ **DOES NOT**

meets ALL of the criteria set forth in Sec. 70-221 of the Treasure Island Code of Ordinances as set forth in the quasi-judicial hearing record including the application, staff report, and other record evidence and testimony presented and discussed at the hearing, and:

[ ] APPROVES THE VARIANCE AS REQUESTED

[ ] DENIES THE VARIANCE FOR THE FOLLOWING REASONS:

_____

_____

NOTE: pursuant to City Code section 70-221(8) "No application requesting the same or substantially similar relief or approval for the same property may be submitted for a period of one year following the date of denial by the appropriate board in the matter"

[ ] CONTINUES THE APPLICATION TO _____

[ ] APPROVES THE VARIANCE AS FOLLOWS WITH CONDITIONS

CONDITIONS OF APPROVAL FOR ALL VARIANCES:

1. The subject approval shall be valid for the improvements included within issued building permit BLDR-010212-2025.

_____ _____

Chair or Vice Chair Date
Planning & Zoning Board

ATTEST:

_____

Lisa-Marie Kennedy, Clerk

NOTICE: Persons aggrieved by this quasi-judicial Order may appeal to the Circuit Court on or before thirty (30) days from the date of this Order pursuant to LDC Section 70-243 (Judicial Remedy) and the Florida Rules of Appellate Procedure.

CITY OF TREASURE ISLAND
COMMUNITY DEVELOPMENT DEPARTMENT
10451 GULF BLVD
TREASURE ISLAND, FL 33706
(727) 547-4575

Attachment 1. Project Location Map

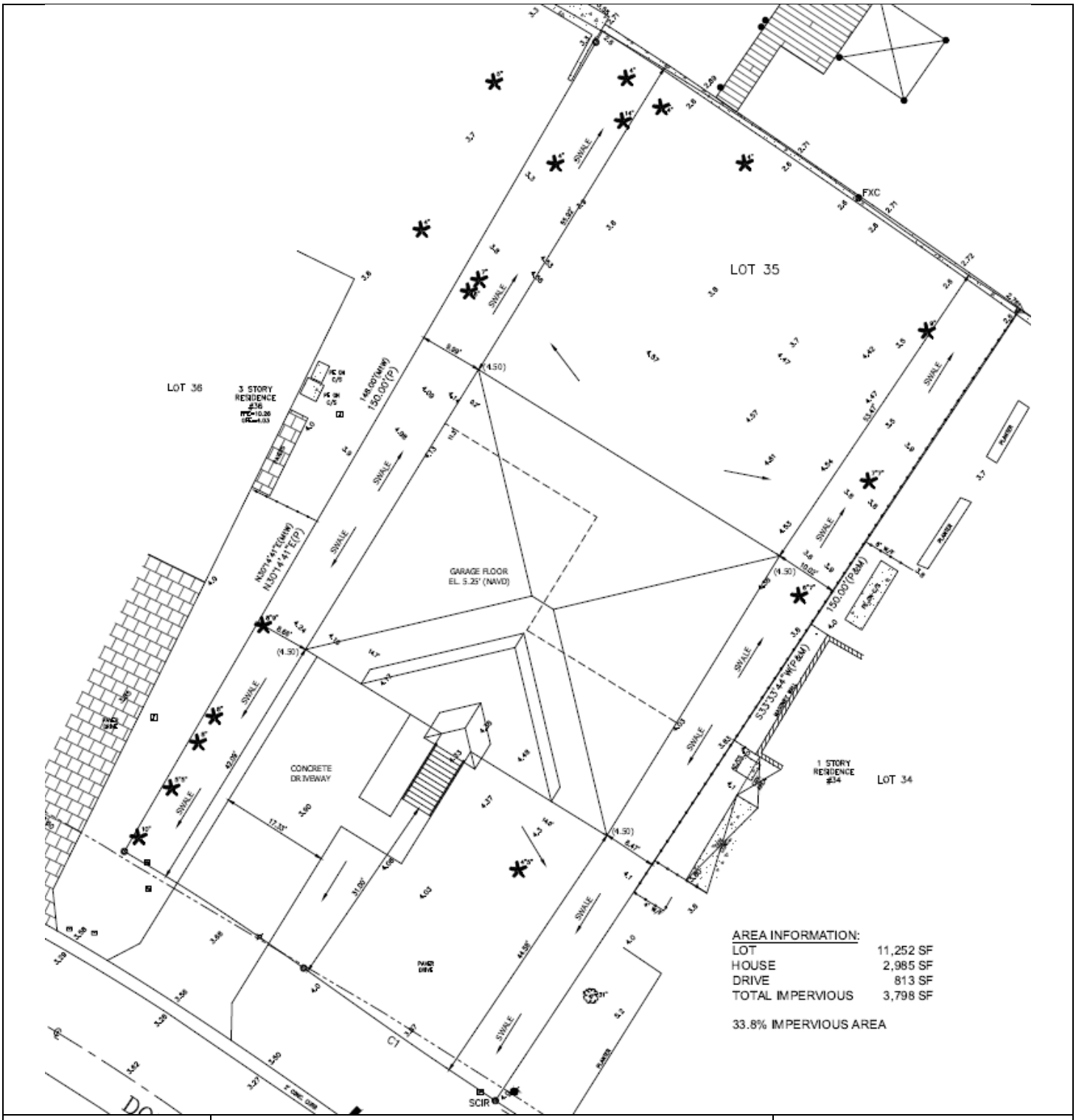
Case No.: VAR-000636-2026
Address: 35 Dolphin Drive
City of Treasure Island, Florida

N

Attachment 2. Flood Insurance Rate Map

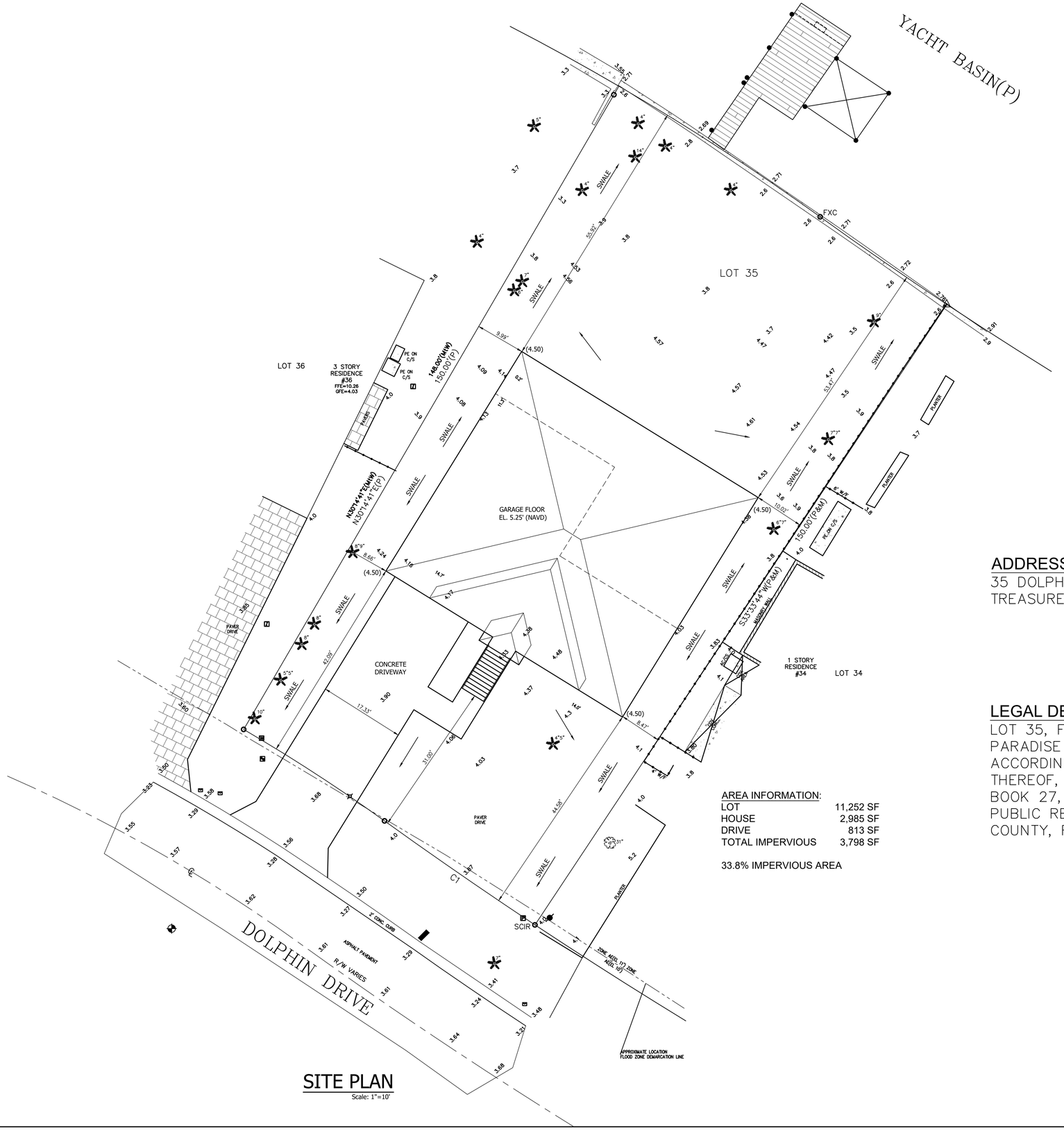
Case No.: VAR-000636-2026
Address: 35 Dolphin Drive
City of Treasure Island, Florida

N



Attachment 3: Site Plan
Case No.: VAR-000636-2026
Address: 35 Dolphin Drive
City of Treasure Island, Florida

N



SITE PLAN
Scale: 1"=10'

AREA INFORMATION:

LOT	11,252 SF
HOUSE	2,985 SF
DRIVE	813 SF
TOTAL IMPERVIOUS	3,798 SF

33.8% IMPERVIOUS AREA

ADDRESS:
35 DOLPHIN DRIVE
TREASURE ISLAND, FLORIDA

LEGAL DESCRIPTION:
LOT 35, FIRST ADDITION PARADISE ISLAND, A SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, PAGES 22, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

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MATTHEW K. JOHNSON, P.E.
FLA. P.E. No. 60129

DATE

JKJ CONSULTING
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Construction Managers
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Lithia, Florida 33547
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Certificate of Authorization No. 26932
www.jkj-consulting.com
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NEW RESIDENCE FOR THE KOPFMAN'S
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TREASURE ISLAND, FLORIDA

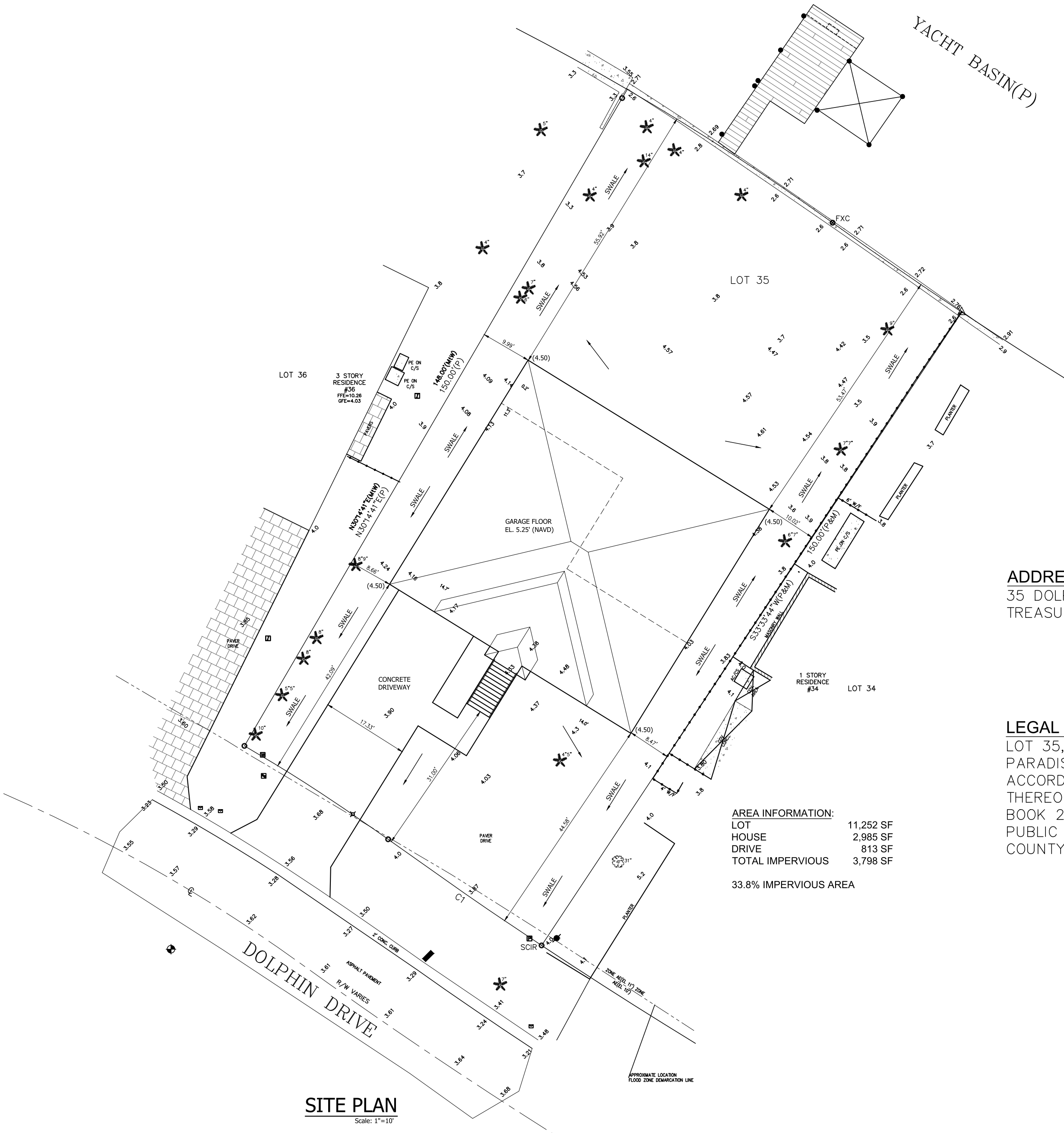
THE UNDERSIGNED HEREBY ACKNOWLEDGES THIS SET OF PLANS HAS BEEN REVIEWED AND ACCEPTED AS DRAWN FOR FINAL ENGINEERING DRAWING PREPERATION AND/OR CONSTRUCTION PURPOSES:

SIGNED:

DATE:

essential drafting & design, inc.
4416 preston woods drive
valrico, florida 33596
813.598.0822

DRAWN	W.D.M.
CHECKED	M.K.J.
DATE	1.28.25
SCALE	NOTED
JOB No.	KOPFMAN
SHEET	Site



SITE PLAN

Scale: 1"=10'

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Digitally signed by Matthew K Johnson
Date: 2025.02.07 09:55:13 -05'00'

MATTHEW K. JOHNSON, P.E.
FLA. P.E. No. 60129

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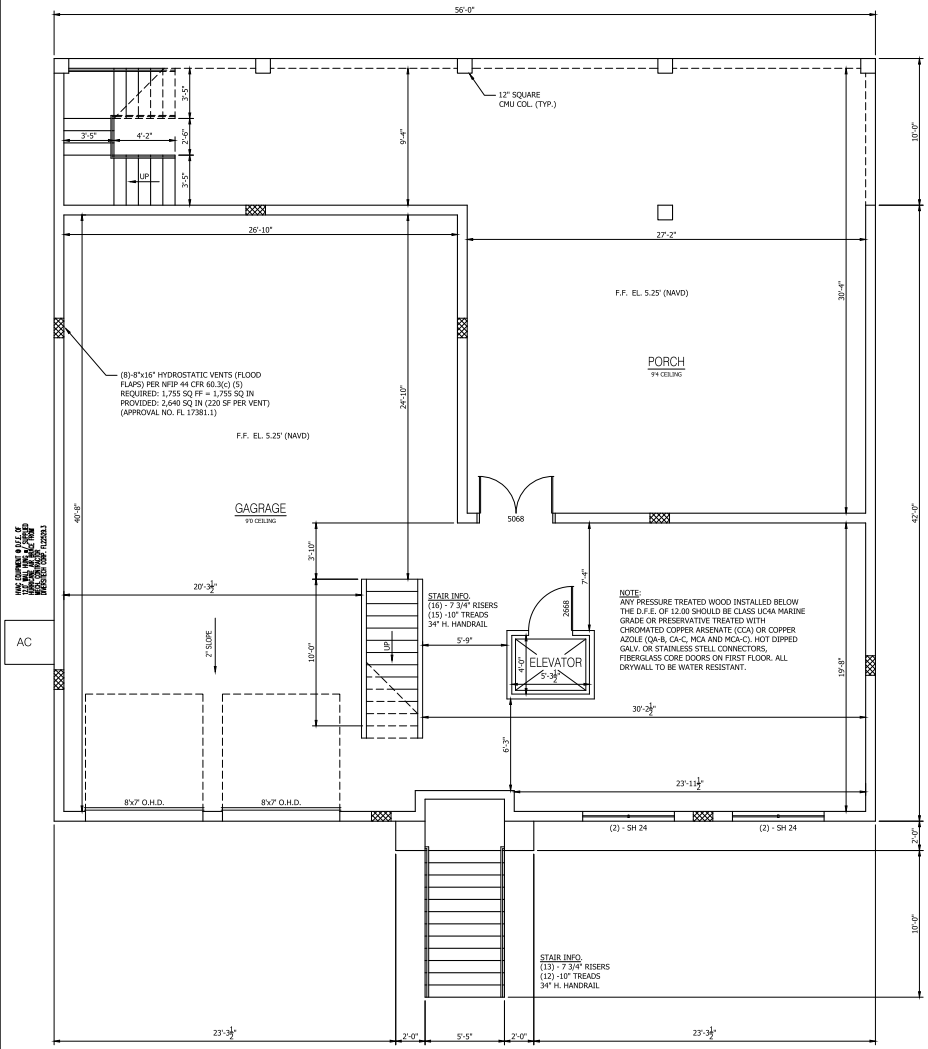
DRAWN	W.D.M.
CHECKED	M.K.J.
DATE	1.31.25
SCALE	NOTED
JOB No.	KOPFMAN
SHEET	Site



FIRST FLOOR PLAN
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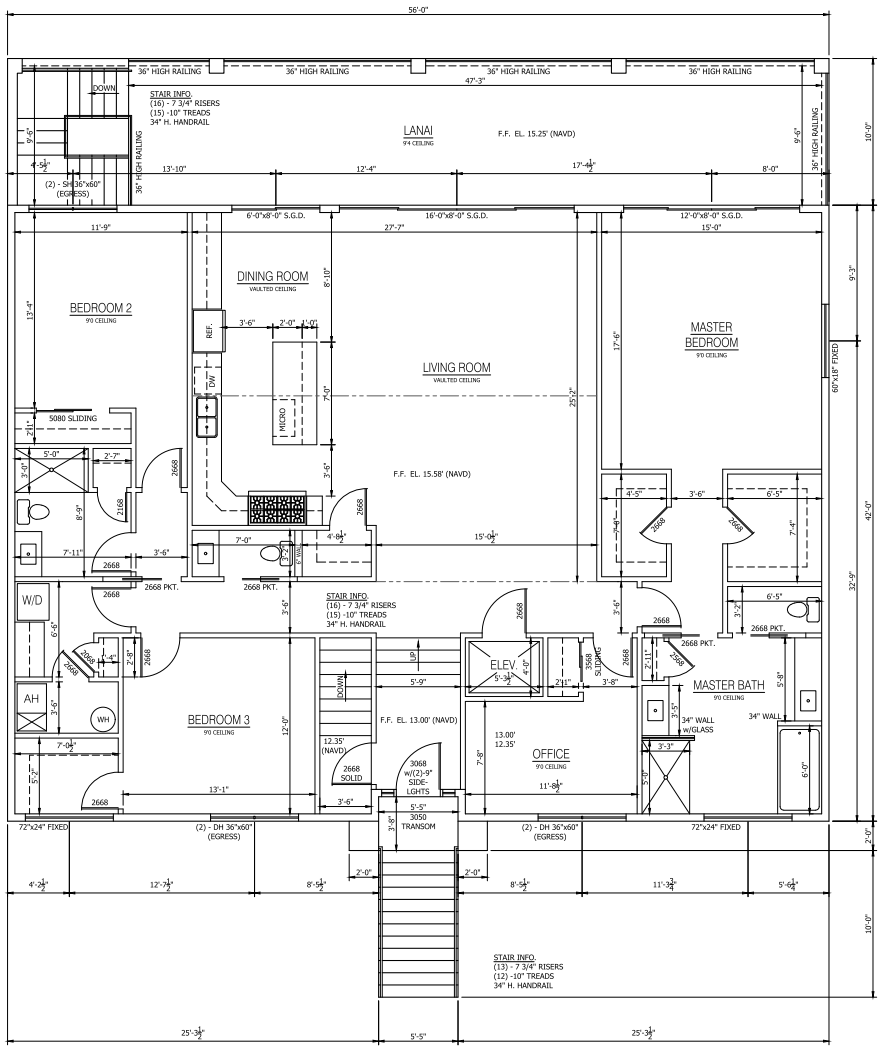

SECOND FLOOR PLAN
Scale: 1/4"=1'-0"

AREAS	
GARAGE	1,755 SQ FT
PATIO	1,145 SQ FT
2nd FLOOR LIVING	2,340 SQ FT
LANAI	560 SQ FT
TOTAL	5,800 SQ FT

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Digitally signed by Matthew K Johnson
Date: 2025.02.07 09:58:27 -05'00'

MATTHEW K. JOHNSON, P.E.
FLA. P.E. No. 68129

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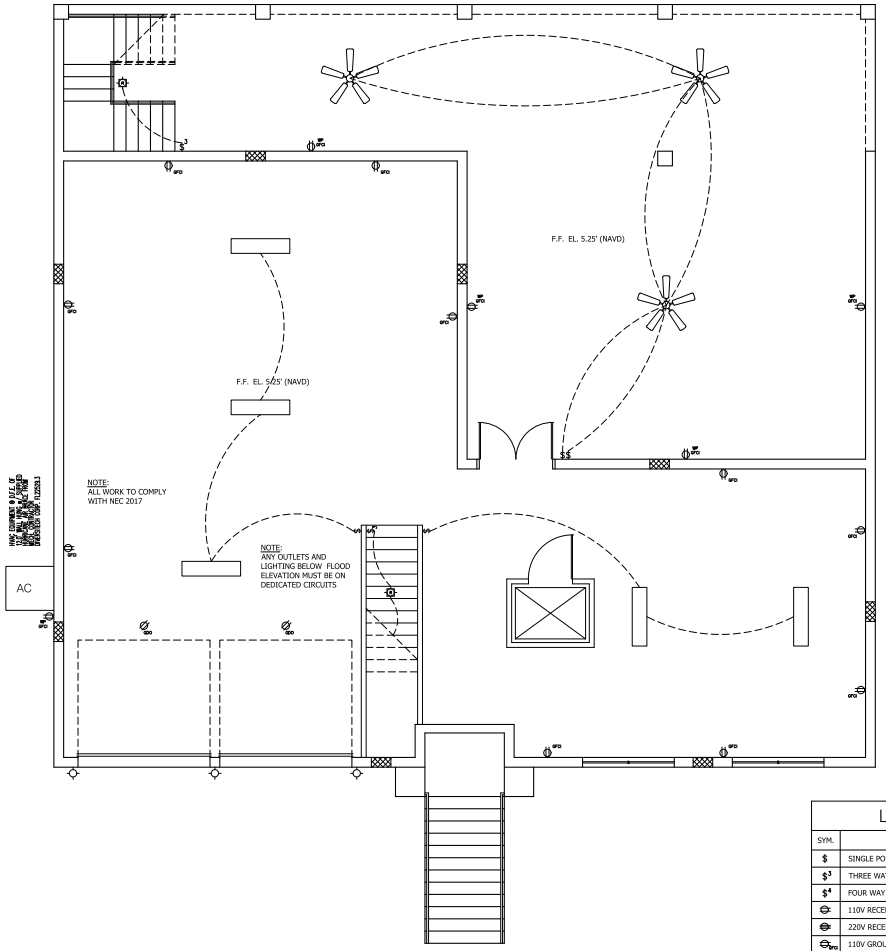
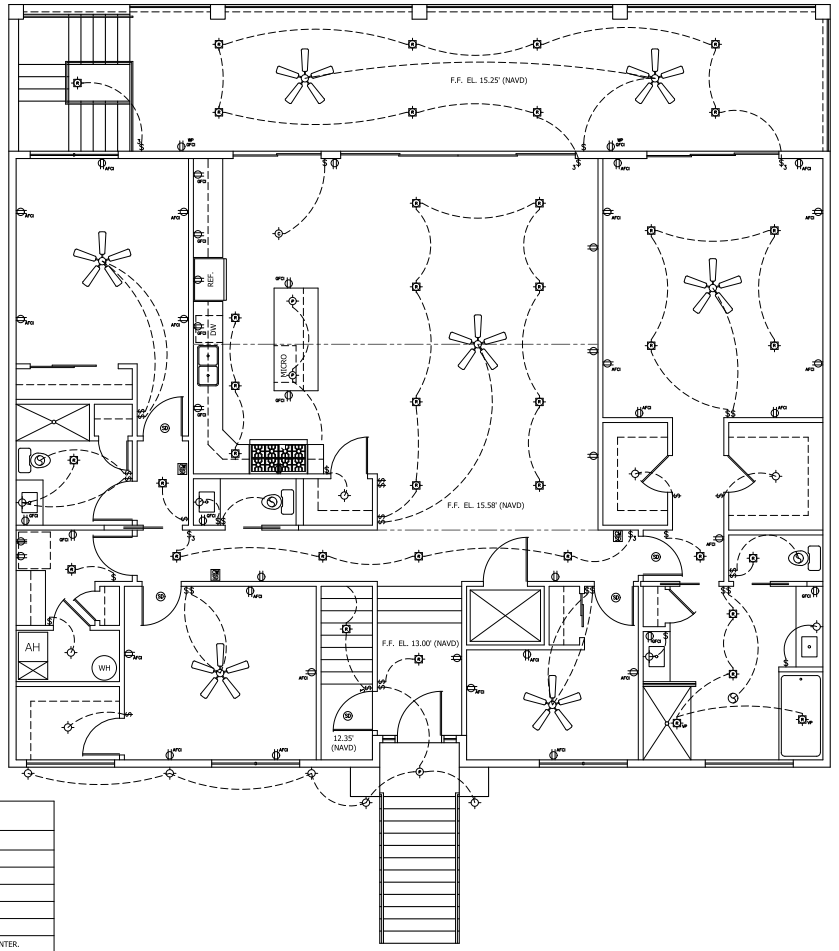
SHEET	1



FIRST FLOOR ELECTRICAL PLAN

Scale: 1/4"=1'-0"



SECOND FLOOR ELECTRICAL PLAN

Scale: 1/4"=1'-0"

LEGEND	
SYM.	DESCRIPTION
$	SINGLE POLE SWITCH
$3	THREE WAY SWITCH
$4	FOUR WAY SWITCH
	110V RECEPTACLE
	220V RECEPTACLE
GFCI	110V GROUND FAULT CIRCUIT INTER.
AFCI	110V ARC FAULT CIRCUIT INTER.
	HALF SWITCHED DUPLEX RECEP.
	SURFACE MOUNTED LIGHT FIXTURE
	RECESSED LIGHT FIXTURE
	PENDANT LIGHT FIXTURE
	CHANDELIER LIGHT FIXTURE
	EXHAUST FAN
	EXHAUST FAN/LIGHT COMBINATION
	TELEPHONE JACK
SD	SMOKE DETECTOR
CM	CARBON MONOXIDE DETECTOR
SCM	SMOKE & CARBON MONOXIDE DETECTOR
TV	TELEVISION OUTLET

THIS DRAWING IS PCC OF
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Digitally signed by Matthew K. Johnson
Date: 2025.02.07 09:58:58 -05'00'

MATTHEW K. JOHNSON, P.E.
FLA. P.E. No. 60129

DATE

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Construction Managers
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Dunedin, Florida 34698
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DATE	1.31.25
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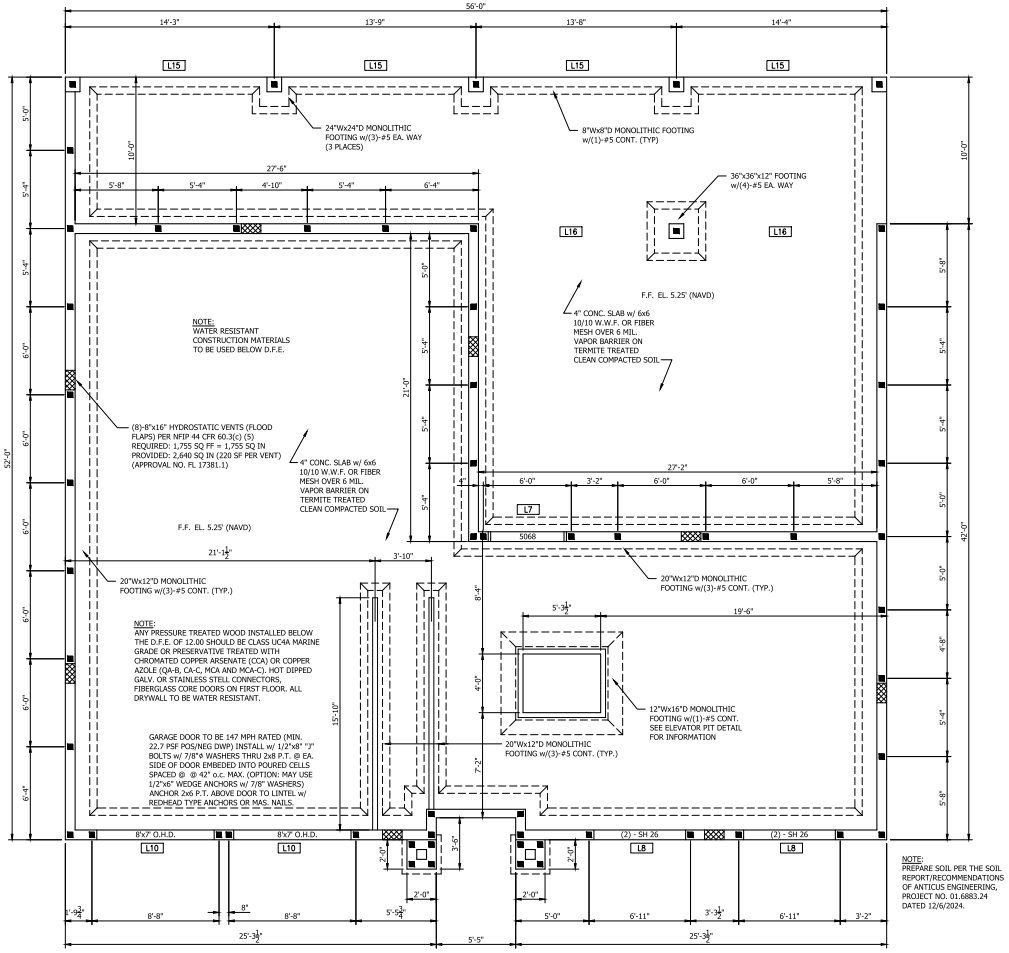
JOB No.	KOPFMAN
SHEET	2



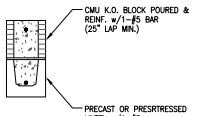
FOUNDATION PLAN
Scale: 1/4"=1'-0"

PRECAST LINTEL SCHEDULE

NO	SIZE	TYPE	CLEAR SPAN	SAFE GRAVITY LOADS (PLF) 8"x16" COMPOSITE	SAFE UPLIFT LOADS (PLF) 8"x16" COMPOSITE
L1	2'-10"	PRECAST	1'-6"	10000	10000
L2	3'-6"	PRECAST	2'-2"	10000	8237
L3	4'-0"	PRECAST	2'-8"	10000	5124
L4	4'-6"	PRECAST	3'-4"	10000	3709
L5	5'-4"	PRECAST	4'-0"	6297	4261
L6	5'-10"	PRECAST	4'-6"	5037	2121
L7	6'-6"	PRECAST	5'-2"	3848	2704
L8	7'-6"	PRECAST	6'-2"	2878	1953
L9	8'-4"	PRECAST	7'-0"	2384	1157
L10	9'-4"	PRECAST	8'-0"	1959	974
L11	10'-6"	PRECAST	9'-2"	1618	819
L12	11'-4"	PRECAST	10'-0"	1433	765
L13	12'-6"	PRECAST	11'-8"	1237	609
L14	13'-4"	PRECAST	12'-0"	1126	524
L15	14'-0"	PRECAST	12'-8	1050	467
L16	14'-8"	PRESTRESSED	13'-4"	1087	555
L17	15'-4"	PRESTRESSED	14'-0"	1022	943
L18	17'-4"	PRESTRESSED	16'-0"	864	731
L19	19'-4"	PRESTRESSED	18'-0"	747	573
L20	20'-0"	PRESTRESSED	18'-8"	714	536
L21	22'-0"	PRESTRESSED	20'-8"	656	462
L22	24'-0"	PRESTRESSED	22'-6"	563	360

ALL TABLE VALUES TAKEN FROM QUALITY PRECAST CO.

NOTE: ALL 8"x16" COMPOSITE BEAMS ARE REINFORCED WITH (1)-#5 BAR TOP & BOT. OF BEAM



L-1 TRU L-22 PRECAST LINTEL DETAIL
1"=1'-0"

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MATTHEW K. JOHNSON, P.E.
FLA. P.E. No. 60129

DATE

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813.598.0822

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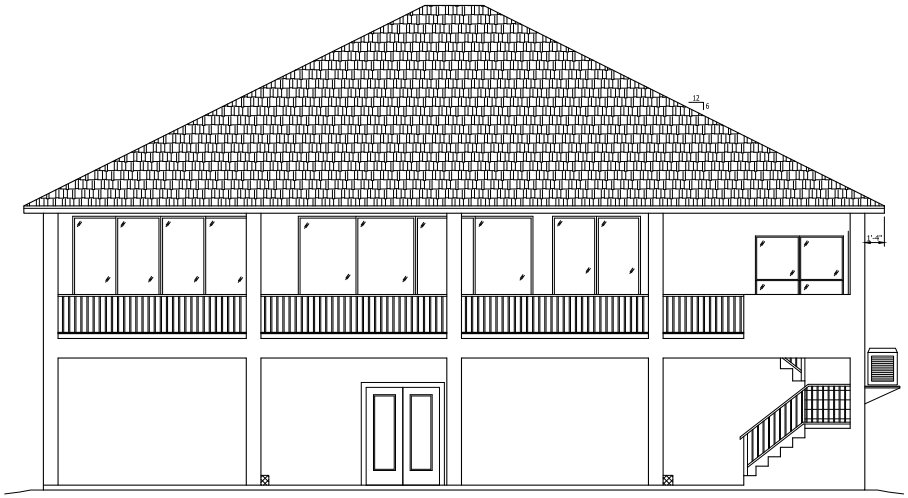
CHECKED	M.K.J.
DATE	1.31.25
SCALE	NOTED
JOB No.	KOPFMAN
SHEET	3

FRONT ELEVATION

Scale: 1/4"=1'-0"



REAR ELEVATION

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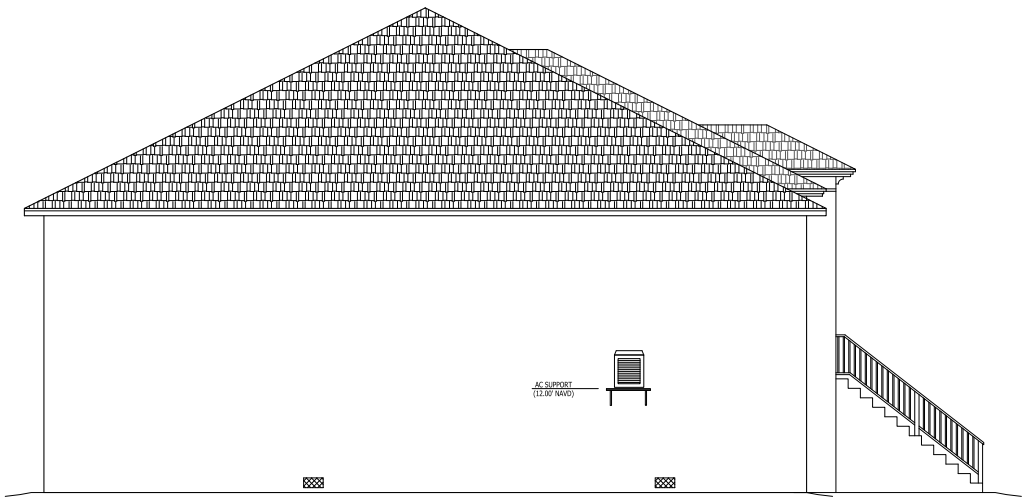
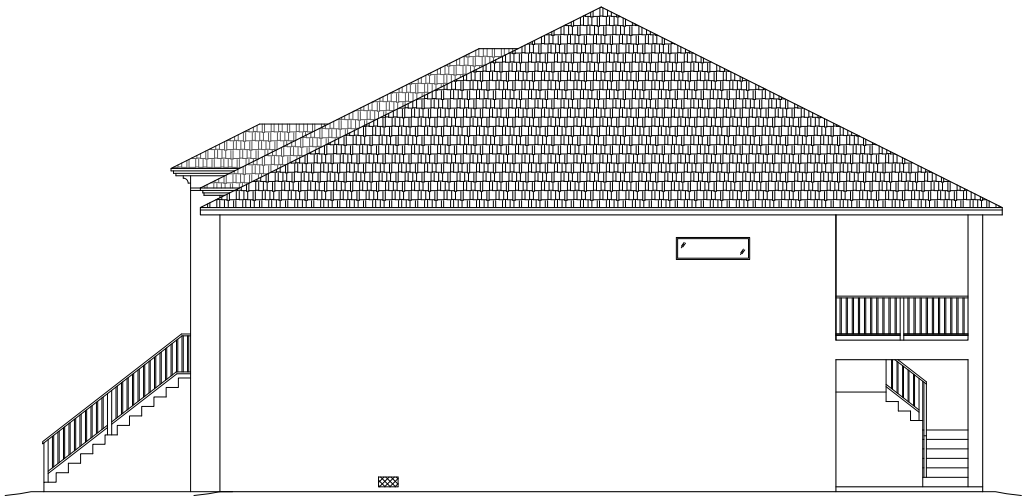
SHEET	4





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Phone (941) 330-1122
Fax (941) 330-1123
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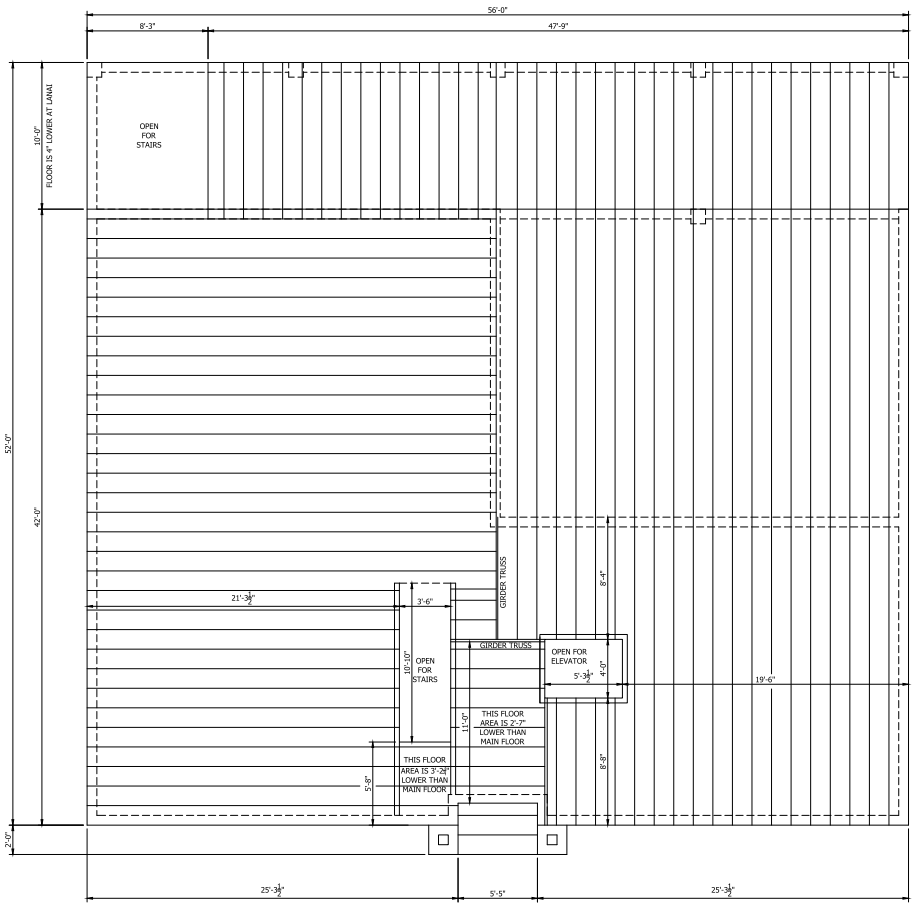
SHEET	5



FLOOR FRAMING PLAN

Scale: 1/4"=1'-0"

NOTE:
PRE-ENGINEERED FLOOR TRUSSES 16" o.c.

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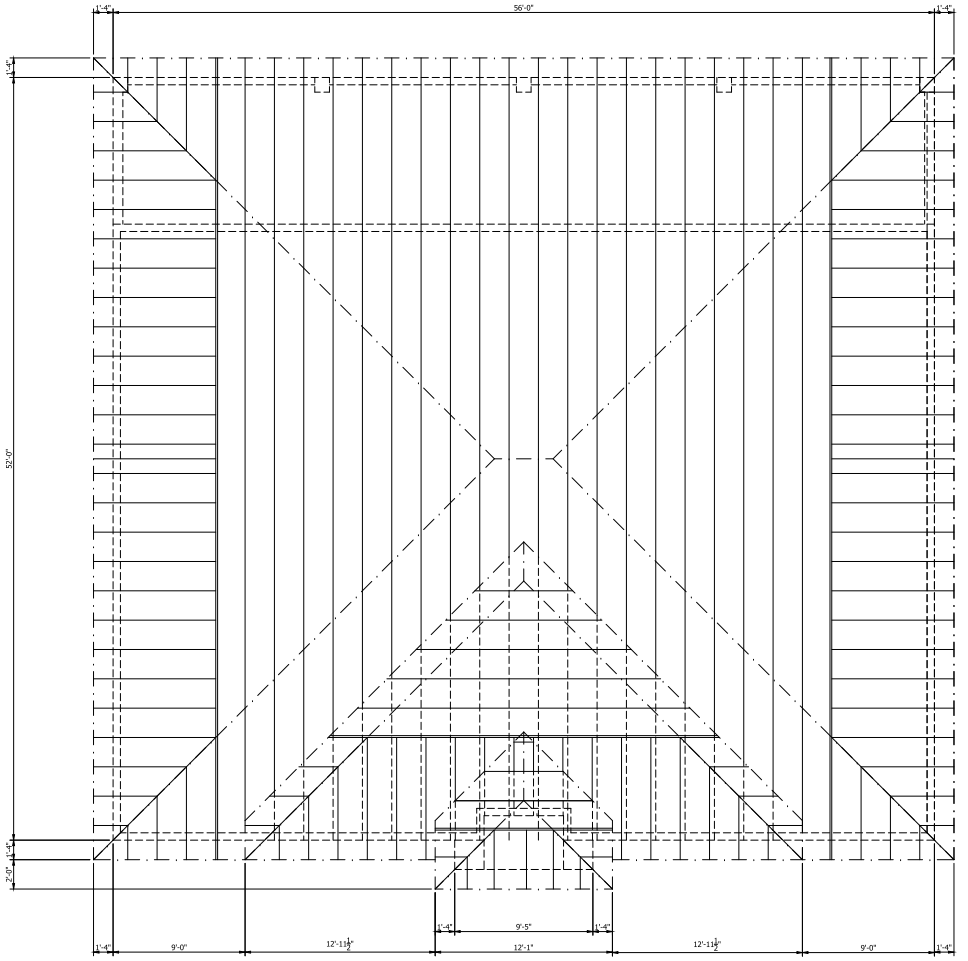
DATE 1.31.25
SCALE NOTED
JOB No. KOPFMAN
SHEET 6



ROOF FRAMING PLAN
Scale: 1/4"=1'-0"

NOTE:
PRE-ENGINEERED ROOF TRUSSES 24" o.c.
HIP OVERHANG IS 16"

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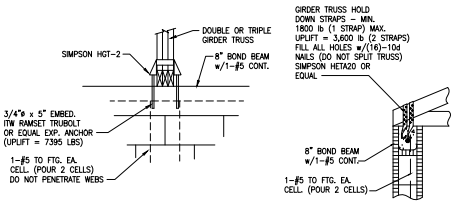
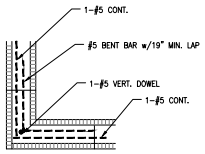
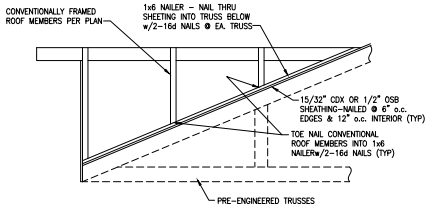
SHEET	7



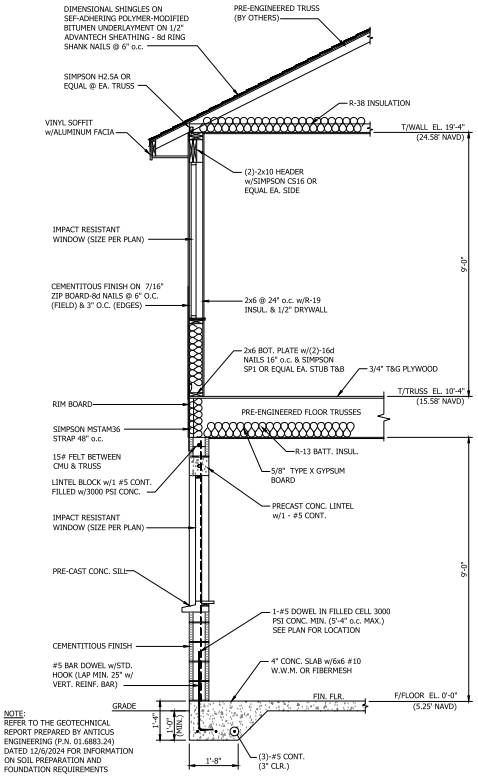
GIRDER TRUSS HOLD DOWNS
Scale: 3/4"=1'-0"



BOND BEAM DETAIL
Scale: 3/4"=1'-0"

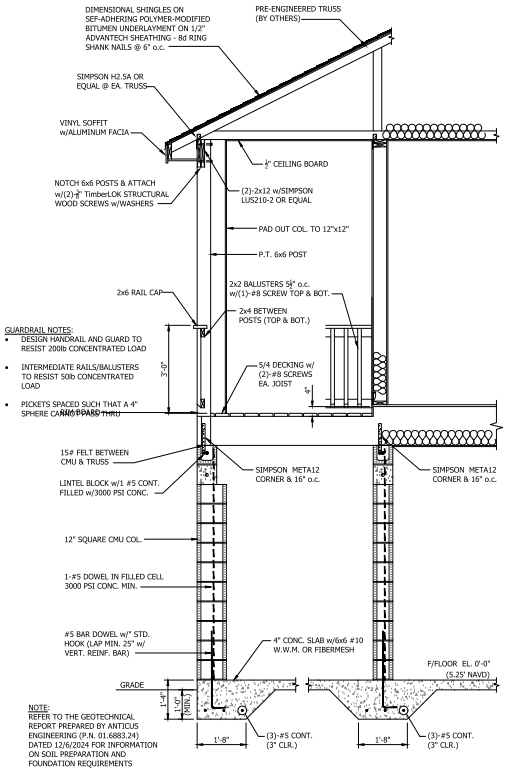


CONVENTIONAL VALLEY FRAMING DETAIL
Scale: 3/4"=1'-0"



NOTE:
REFER TO THE GEOTECHNICAL REPORT PREPARED BY ANTICUS ENGINEERING (P.N. 01.6883.24) DATED 12/6/2024 FOR INFORMATION ON SOIL PREPARATION AND FOUNDATION REQUIREMENTS

TYPICAL 2-STORY WALL SECTION
Scale: 1/2"=1'-0"



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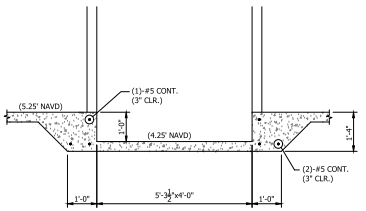
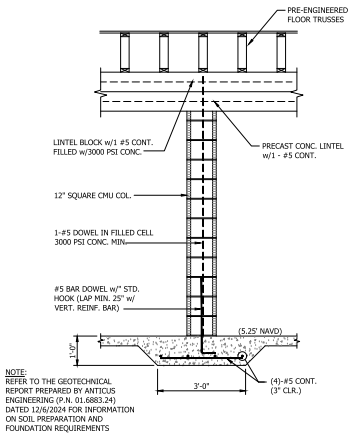
WALL SECTION @ LANAI
Scale: 1/2"=1'-0"



ELEVATOR PIT DETAIL
Scale: 1/2"=1'-0"



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COLUMN DETAIL
Scale: 1/2"=1'-0"

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FLA. P.E. No. 68129

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35 DOLPHIN DRIVE
TREASURE ISLAND, FL 33706

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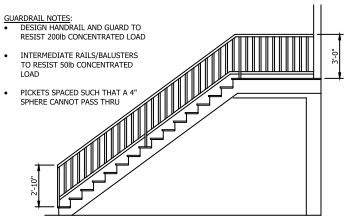
813.598.0822

DRAWN	W.D.M.
CHECKED	M.K.J.
DATE	1.31.25
SCALE	NOTED
JOB No.	KOPFMAN
SHEET	8

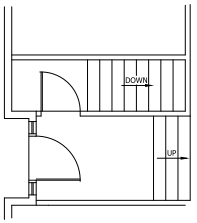
GUARDRAIL NOTES:

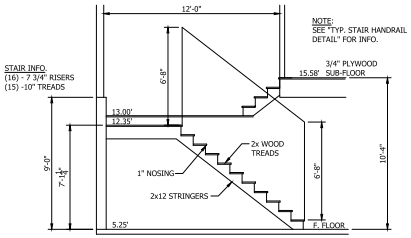
- DESIGN HANDRAIL AND GUARD TO RESIST 200lb CONCENTRATED LOAD
- INTERMEDIATE RAILS/BALLUSTERS TO RESIST 50lb CONCENTRATED LOAD
- PICKETS SPACED SUCH THAT A 4" SPHERE CANNOT PASS THRU



TYP. STAIR HANDRAIL DETAIL

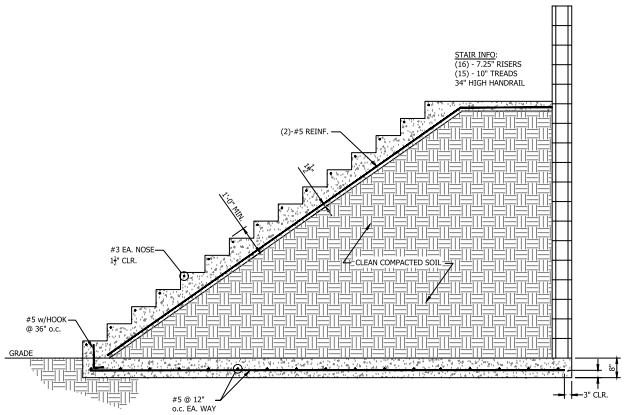
Scale: 1/4"=1'-0"





INTERIOR STAIR DETAIL

Scale: 1/4"=1'-0"



TYP. CONCRETE STAIR DETAIL

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DATE	1.31.25
SCALE	NOTED
JOB No.	KOPFMAN
SHEET	9

GENERAL NOTES:

1. VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO BEGINNING CONSTRUCTION. BRING ANY DISCREPANCIES TO THE ENGINEER'S ATTENTION PRIOR TO BEGINNING THE AFFECTED WORK.

2. THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING ERECTION PROCEDURES, SEQUENCING, AND TIMING TO INSURE THE SAFETY OF THE BUILDING AND IT'S COMPONENTS DURING CONSTRUCTION. THIS INCLUDES ANY ADDITIONAL SHORING OR BRACING.

DESIGN CRITERIA:
ACI 318-19 – STRUCTURAL CONCRETE
ASCE/SEI 7-22
2023 FLORIDA BUILDING CODE-RESIDENTIAL, 8th EDITION
2020- NEC

DESIGN LOADS:

FLOOR
LIVE: 40 PSF
DEAD: 10 PSF

ROOF
LIVE: 20 PSF
DEAD: 10 PSF + TRUSS SYSTEM SELF WEIGHT
WIND UPLIFT RESISTANCE: 0 PSF

COMPONENT AND CLADDING PRESSURES		
ZONE 1	+32.73 PSF	-35.76 PSF
ZONE 2	+32.73 PSF	-41.83 PSF
ZONE 3	+32.73 PSF	-41.83 PSF
ZONE 4	+35.76 PSF	-38.79 PSF
ZONE 5	+35.76 PSF	-47.89 PSF
ZONE 2H	+27.28 PSF	-60.62 PSF
ZONE 3H	+27.28 PSF	-60.62 PSF

RISK CATEGORY: II
WIND SPEED: 147 MPH (ULT.), 114 MPH (NOM.)
EXPOSURE: C
ENCLOSED BUILDING-ALL OPENINGS WIND-BORNE DEBRIS RATED
INTERNAL PRESSURE COEFFICIENTS: +/- 0.18 (GCpi)
MAXIMUM WINDOW PRESSURE (ZONE 5): -47.89 PSF
ASSUMED FINISHED FLOOR ELEVATION TO BE AT 0'-0" (RELATIVE) UNLESS OTHERWISE NOTED.

1. FOUNDATION DESIGN OF THIS STRUCTURE IS BASED ON AN ASSUMED MINIMUM ALLOWABLE SOIL CONTACT PRESSURE OF 2000 PSF.
2. BOTTOMS OF ALL FOUNDATIONS AND FOOTINGS SHALL BE A MINIMUM OF 12" BELOW ADJACENT FINISHED GRADE AND FOUNDATIONS AND SLABS SHALL REST ON PROPERLY PREPARED SOIL.

MATERIALS AND CONSTRUCTION:
1. CONCRETE fc SHALL EQUAL OR EXCEED 3000 PSI AT 28 DAYS. SLUMP SHALL BE 6"-11". SLABS SHALL BE WET-CURED. CONCRETE EXPOSED TO EARTH SHALL HAVE A COVER OF 3" FOR REINF.

2. MASONRY UNITS SHALL CONFORM TO ASTM C90 WITH A MINIMUM f'm OF 1500 PSI. MORTAR SHALL BE TYPE "M" OR "S" AND CONFORM TO ASTM C270. MASONRY GROUT (FOR FILLING CELLS) SHALL CONFORM TO ASTM C476 WITH A MINIMUM fc OF 3000 PSI AND A SLUMP OF 8"-11". MAXIMUM SPACING BETWEEN GROUTED CELLS SHALL NOT EXCEED 72" O.C. (AND AT CORNERS AND BELOW FRONT AND BACK PORCH COLUMNS). FILL ALL CELLS BELOW GRADE.

3. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60, DEFORMED BARS. BARS SHALL BE MANUFACTURED, BENT, STORED, PLACED, SUPPORTED AND TIED ACCORDING TO APPLICABLE ACI STANDARDS CHAIRS OR BOLSTERS SHALL BE USED TO SUPPORT ALL REINFORCING. PROVIDE MINIMUM LAP LENGTHS OF 36 BAR DIAMETERS FOR HORIZONTAL REINFORCING AND CORNER AND TEE BARS. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185. LAP WWF 1 SPACE + 2".

4. ALL TIMBER AGAINST CONCRETE OR EARTH TO BE PRESSURE TREATED SOUTHERN PINE NO. 2.

ROOFING INSTALLATION NOTES

1. ALL SHINGLES SHALL BE MINIMUM 25 YEAR DIMENSIONAL SHINGLES. CLASS A RATED FROM UL & PASS 997 WIND TEST CSA A 1235 & CSA 1235-98, ASTM D 3018 TYPE 1, ASTM D3161 TYPE 1, ASTM D3462.

2. 147 MPH WIND LOADING ON SHINGLES APPLIES ONLY WHEN SHINGLES ARE INSTALLED USING (4) NAILS PER SHINGLE & PRODUCT IS INSTALLED WITH RIDGE CAP SHINGLES.

3. ROOFING SYSTEM SHALL BE INSTALLED ON PRE-MANUF. PRE-ENGINEERED WOOD TRUSS SYSTEM @ 24" O.C. (U.O.N.)

4. ROOFING SYSTEM SHALL COMPLY WITH THE 2023 FBC. MATERIALS & INSTALLATION REQUIREMENTS FOR THE WIND SPEED SPECIFIED IN THE GENERAL NOTES.

5. ROOF DECKING SHALL BE MIN. 1/2" PLYWOOD OR 1/2" OSB SHEATHING NAILED WITH 8d NAILS 6" O.C. @ EDGE & 6" O.C. FIELD.

6. UNDERLAYMENT SHALL CONSIST OF SELF-ADHERING POLYMER-MODIFIED BITUMEN ON ROOF DECKING PER ASTM D226 TYPE I OR ASTM D4869 TYPE I.

7. ALL METAL ROOFING SHALL COMPLY WITH THE 2023 FBC (REFER TO CONSTRUCTION & MANUF.'S DWGS.)

8. ALL TILE ROOFING SHALL COMPLY WITH 2023 FBC. (REFER TO CONSTRUCTION & MANUF.'S DWGS.)

9. ALL FLASHING, CRICKETS & DRIP EDGES SHALL COMPLY WITH THE 2023 FBC. (SEE CONST. DWGS.)

10. ROOFING CONTRACTOR SHALL PROVIDE ONE PACKAGE OF ROOFING TO BE LEFT ON JOB SITE FOR FINAL ROOFING INSPECTION FOR PROOF OF COMPLIANCE.

WINDOW & DOOR INSTALLATION NOTES

1. WINDOWS & DOORS SHALL BE INSTALLED FOR THE WIND LOADS SPECIFIED IN THE GENERAL NOTES.

2. ALL CUT SHEETS, INSTALLATION DETAILS, INSTALLATION SPECIFICATIONS & NOTES FOR ALL WINDOWS & DOORS SHALL BE PROVIDED BY WINDOW/DOOR MANUFACTURER AT TIME OF PERMITTING AND SHALL ACCOMPANY CONSTRUCTION DWGS.

3. ALL WINDOWS & DOORS SHALL COMPLY TO THE 2023 FBC.

4. WINDOWS & DOORS SHALL BE SHIMMED AS REQ'D. AT EACH ANCHOR WITH LOAD BEARING SHIMS FOR SPACES GREATER THAN 1/16" MAXIMUM 1/4" SHIM. ALL ANCHORS TO BE 3/16" DIA. CONC. SCREW WITH MIN EMBED. 1 1/4" INTO MASONRY OR CONC.

5. ALL WINDOWS SHALL BEAR LABELS SHOWING COMPLIANCE WITH ANSI/AAMA/NWWD A101/IS 2-97 STD. & COMPLIANCE w/THE 2023 FBC.

6. SLIDING GLASS DOORS SHALL BE SHIMMED AS REQ'D. AT EACH ANCHOR WITH LOAD BEARING SHIMS FOR SPACES GREATER THAN 1/16" MAXIMUM 1/4" SHIM. ALL ANCHORS TO BE 3/16" DIA. CONC. SCREWS WITH MIN. EMBED. 1 1/4" INTO MASONRY OR CONC. HEAD & SILL TO HAVE 5 ANCHORS & EACH JAMB TO HAVE 6 ANCHORS PER MANUF. RECOMMENDATIONS. ALL HOLES SHALL BE PRE-DRILLED.

TERMITE PROTECTION NOTES:

1. TERMITE PROTECTION TO BE IN COMPLIANCE WITH FLORIDA BUILDING CODE R318.1.

2. A PERMANENT SIGN WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDER AND NEED FOR REINSPECTION AND TREATMENT CONTRACT RENEWAL SHALL BE PROVIDED.

3. CONDENSATE AND ROOF DOWNSPOUTS SHALL DISCHARGE AT 1'-0" AWAY FROM BUILDING SIDE WALLS.

4. IRRIGATION/SPRINKLER SYSTEMS INCLUDING ALL RISRERS AND SPRAY HEADS SHALL NOT BE INSTALLED WITHIN 1'-0" OF THE BUILDING SIDE WALLS.

5. TO PROVIDED FOR INSPECTION FOR TERMITE INFESTATION, BETWEEN WALL COVERING AND FINAL EARTH GRADE SHALL NOT BE LESS THAN 6".

6. INITIAL TREATMENT SHALL BE DONE AFTER ALL EXCAVATION AND BACKFILL IS COMPLETE.

7. SOIL DISTURBED AFTER INITIAL TREATMENT SHALL BE RETREATED INCLUDING SPACES BOXED OR FORMED.

8. BOXED AREAS IN CONCRETE FLOORS FOR SUBSEQUENT INSTALLATION OF TRAPS, ETC. , SHALL BE MADE WITH PERMANENT METAL OR PLASTIC FORMS. PERMANENT FORMS MUST BE OF A SIZE AND DEPTH THAT WILL ELIMINATE THE DISTURBANCE OF SOIL AFTER THE INITIAL TREATMENT.

9. MINIMUM 6 MIL VAPOR RETARDER MUST BE INSTALLED TO PROTECT AGAINST RAINFALL DILUTION. IF RAINFALL OCCURS BEFORE VAPOR RETARDER PLACEMENT, RETREATMENT IS REQUIRED.

10. CONCRETE OVERPOUR AND MOTAR ALONG THE FOUNDATION PERIMETER MUST BE REMOVED BEFORE EXTERIOR SOIL TREATMENT.

11. SOIL TREATMENT MUST BE APPLIED UNDER ALL EXTERIOR CONCRETE OR GRADE WITHIN 1'-0" OF THE STRUCTURE SIDEWALLS.

12. AN EXTERIOR VERTICAL CHEMICAL BARRIER MUST BE INSTALLED AFTER CONSTRUCTION IS COMPLETE INCLUDING LANDSCAPING AND IRRIGATION. ANY SOIL DISTURBED AFTER THE VERTICAL BARRIER IS APPLIED, SHALL BE RETREATED.

13. ALL BUILDINGS ARE REQUIRED TO PRE-CONSTRUCTION TREATMENT.

14. A CERTIFICATE OF COMPLIANCE MUST BE ISSUED TO THE BUILDING DEPARTMENT BY A LICENSED PEST CONTROL COMPANY BEFORE A CERTIFICATE OF OCCUPANCY WILL BE ISSUED. THE CERTIFICATE OF COMPLIANCE SHALL STATE: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. THE TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS OF THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
15. AFTER ALL WORK IS COMPLETE, LOOSE WOOD AND FILL MUST BE REMOVED FROM BELOW AND WITHIN 1'-0" OF THE BUILDING. THIS INCLUDES ALL GRADE STAKES, TUB TRAP BOXES, FORMS, SHORING OR OTHER CELLULOSE CONTAINING MATERIAL.

16. NO WOOD VEGETATION, STUMPS, CARDBOARD, TRASH, ETC., SHALL BE BURIED WITHIN 15'-0" OF ANY BUILDING OR PROPOSED BUILDING.

FLORIDA PRODUCT APPROVAL LISTING

PRODUCT CATEGORY	SUB-CATEGORY	MANUFACTURER	TYPE	NUMBER	ITEM DESCRIPTION
STRUCTURAL COMPONENT	WOOD CONNECTORS	SIMPSON STRONG-TIE	ANCHORS	FL 10456.2	W.D. CONNECTORS & ANCHORS
STRUCTURAL COMPONENT	WOOD CONNECTORS	SIMPSON STRONG-TIE	ANCHORS	FL 10531.10	W.D. CONNECTORS & ANCHORS
STRUCTURAL COMPONENT	WOOD CONNECTORS	SIMPSON STRONG-TIE	ANCHORS	FL 10860.2	W.D. CONNECTORS & ANCHORS
STRUCTURAL COMPONENT	WOOD CONNECTORS	SIMPSON STRONG-TIE	ANCHORS	FL 10866.7	W.D. CONNECTORS & ANCHORS
STRUCTURAL COMPONENT	WOOD CONNECTORS	SIMPSON STRONG-TIE	ANCHORS	FL 11473.4	W.D. CONNECTORS & ANCHORS
STRUCTURAL COMPONENT	WOOD CONNECTORS	SIMPSON STRONG-TIE	ANCHORS	FL 13872.5	W.D. CONNECTORS & ANCHORS
STRUCTURAL COMPONENT	WOOD CONNECTORS	SIMPSON STRONG-TIE	ANCHORS	FL 13904.3	W.D. CONNECTORS & ANCHORS
STRUCTURAL COMPONENT	WOOD CONNECTORS	SIMPSON STRONG-TIE	ANCHORS	FL 2355.1	W.D. CONNECTORS & ANCHORS
STRUCTURAL COMPONENT	NEW TECHNOLOGY	CAST-CRETE	LINTELS	FL 158.1	CONCRETE PRODUCTS
ROOFING	ROOF SHINGLES	GAF MATERIAL, INC.		FL 10124.1	ASPHALT SHINGLES
ROOFING	ROOF SHINGLES	GAF MATERIAL, INC.		FL 6267.1	COBRA EXHAUST VENT
ROOFING	ROOF SHINGLES	GAF MATERIAL, INC.		FL 10626.1	UNDERLAYMENT
DOORS	GARAGE DOORS	OVERHEAD DOOR CORP.		FL 742.2	SECTIONAL DOORS
DOORS	GARAGE DOORS	CLOPAY		FL 5684.3	SECTIONAL DOORS
DOORS	EXTERIOR DOORS	JELD-WEN	IMPACT	FL 11136.2	SWING DOORS
DOORS	EXTERIOR DOORS	JELD-WEN	IMPACT	FL 14569.3	SWING DOORS
DOORS	EXTERIOR DOORS	JELD-WEN	IMPACT	FL 11109.2	SLIDING DOORS
WINDOWS	WINDOWS	JELD-WEN	IMPACT	FL 11120.3	SINGLE HUNG
WINDOWS	WINDOWS	JELD-WEN	IMPACT	FL 14087.2	FIXED
WINDOWS	MULLION	JELD-WEN	IMPACT	FL 11870.1	MULLION
PANEL WALLS	SOFFIT	PETERSON ALUMINUM CORP.	ALUMINUM	FL 23157.5	VENTED SOFFIT
PANEL WALLS	SOFFIT	CERTAINTEED CORP.	VINYL	FL 13389.1	VENTED SOFFIT
PANEL WALLS	SIDING	JAMES HARDIE BUILDING PRODUCTS, IN.C	FIBER CEMENT	FL 13192.4	SHINGLE SIDING
PANEL WALLS	SIDING	JAMES HARDIE BUILDING PRODUCTS, IN.C	FIBER CEMENT	FL 13192.2	PLANK LAP SIDING
PANEL WALLS	SIDING	JAMES HARDIE BUILDING PRODUCTS, IN.C	FIBER CEMENT	FL 13223.3	PANEL SIDING
PANEL WALLS	SIDING	JAMES HARDIE BUILDING PRODUCTS, IN.C	FIBER CEMENT	FL 13223.2	VERTICAL SIDING

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA-1 AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY MATTHEW K. JOHNSON, P.E. USING A SHA-1 AUTHENTICATION CODE.

Digitally signed by Matthew K Johnson
Date: 2025.02.07 10:02:25 -05'00'

MATTHEW K. JOHNSON, P.E.
FLA. P.E. No. 60129

DATE

JSK CONSULTING
CREATING • IMPLEMENTING • SOLVING
Engineers, Land Planners
Construction Managers
5904 Hillside Heights Drive
Lakeland, Florida 33812
Phone (863) 619-6131
Fax (863) 619-6103
Certificate of Authorization No. 26932
www. jsk-consulting.com

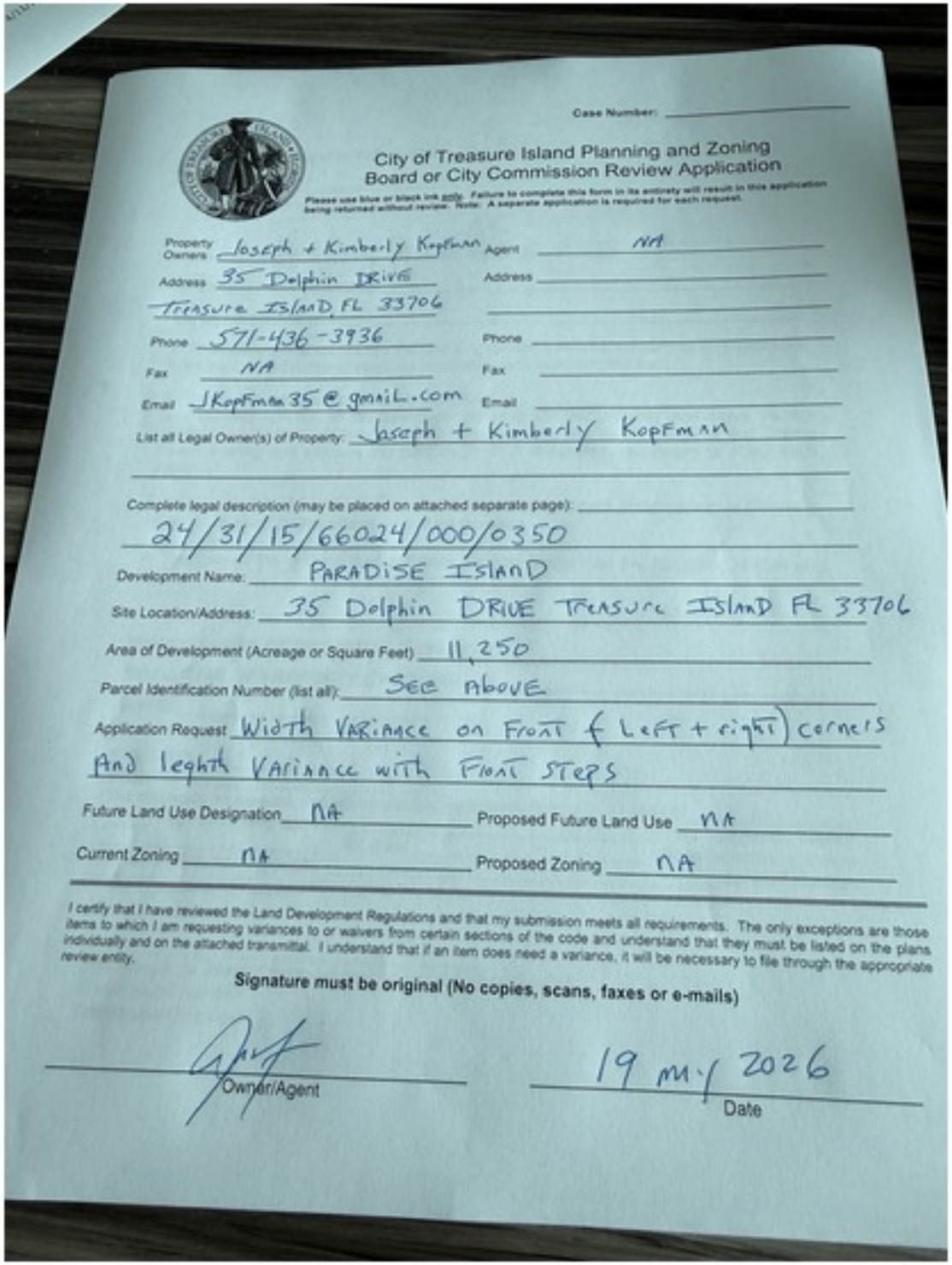
NEW RESIDENCE FOR THE KOPFMAN'S
35 DOLPHIN DRIVE
TREASURE ISLAND, FL 33706

THE UNDERSIGNED HEREBY ACKNOWLEDGES THIS SET OF PLANS HAS BEEN REVIEWED AND ACCEPTED AS DRAWN FOR FINAL ENGINEERING DRAWING PREPERATION AND/OR CONSTRUCTION PURPOSES:

SIGNED: DATE:

essential drafting & design, inc.
4416 preston woods drive
valrico, florida 33596
813.598.0822

DRAWN	W.D.M.
CHECKED	M.K.J.
DATE	1.31.25
SCALE	NOTED
JOB No.	KOPFMAN
SHEET	10



Case Number: _____

City of Treasure Island Planning and Zoning
Board or City Commission Review Application

Please use blue or black ink only. Failure to complete this form in its entirety will result in this application being returned without review. Note: A separate application is required for each request.

Property Owners: Joseph + Kimberly Kopfman
Address: 35 Dolphin DRIVE
Treasure Island, FL 33706
Phone: 571-436-3936
Fax: NA
Email: JKopfman35@gmail.com

Agent: NA
Address: _____
Phone: _____
Fax: _____
Email: _____

List all Legal Owner(s) of Property: Joseph + Kimberly Kopfman

Complete legal description (may be placed on attached separate page): 24/31/15/66024/000/0350

Development Name: PARADISE ISLAND

Site Location/Address: 35 Dolphin DRIVE Treasure Island FL 33706

Area of Development (Acreage or Square Feet): 11,250

Parcel Identification Number (list all): See Above

Application Request: Width VARIANCE on Front & Left + right) corners
And leghth VARIANCE with Front STEPS

Future Land Use Designation: NA
Proposed Future Land Use: NA

Current Zoning: NA
Proposed Zoning: NA

I certify that I have reviewed the Land Development Regulations and that my submission meets all requirements. The only exceptions are those items to which I am requesting variances to or waivers from certain sections of the code and understand that they must be listed on the plans individually and on the attached transmittal. I understand that if an item does need a variance, it will be necessary to file through the appropriate review entity.

Signature must be original (No copies, scans, faxes or e-mails)

Owner/Agent

19 May 2026
Date

1. *The variance must be in fact a variance as set forth within the Land Development Regulations and within the province of the board or commission based upon the opinion of the city manager or his designee. (example: a five-foot variance to reduce the waterfront setback on a specific address from 15 feet to 10 feet.) Please state the specific variance request(s).*

① VARIANCE TO Reduce Front corner from 10' TO 8.47' Right SIDE
② VARIANCE TO Reduce Front corner from 10' To 8.66' Left SIDE
③ VARIANCE TO Allow Front STAIRS TO extend 9' into Front SETBACK

2. *State the special conditions or circumstances exist which are peculiar to the building, structure, or land for which the variance is sought and do not apply generally to buildings, structures, or lands in the same district.*

This SITUATION is UNIQUE because the above VARIANCES ARE included in the Approved plans.

3. *State the strict application of the provisions of the Land Development Regulations which would not permit the applicant reasonable use of the building; structure, or land.*

the house is already constructed consistent with the VARIANCES as described in #1 Above.

4. *State the peculiar conditions and circumstances existing which are not the result of the actions of the applicant, the applicant's agent, or the applicant's predecessors in title.*

All plans were submitted inclusive OF the VARIANCES contained in #1 ABOVE. These plans were Approved.

5. *Is the variance proposed to be granted the minimum variance that will make possible the reasonable use of the building, structure, or land? Please explain.*

Yes. Any other VARIANCE would require the ENTIRE STRUCTURE To be moved.

6. *Owing to special conditions, a literal enforcement would result in unnecessary hardship. Special conditions to be considered pursuant to this section of the Land Development Regulations shall include, but not limited to, the following circumstances:*

a. Redevelopment. Does the proposed project involve the redevelopment or utilization of an existing developed or partially developed site?

The utilization of an existing and substantially completed site.

b. Substandard lot(s). Does the proposed project involve the utilization of an existing legal nonconforming lot(s)?

No.

c. Neighborhood character. Does the proposed project promote the established development pattern of a block face, including setbacks, building height, and other dimensional requirements?

YES.

d. Public facilities. Does the proposed project involve the development of public parks, public facilities or public utilities?

NO.

e. Architectural and/or engineering considerations. Does the proposed project utilize architectural and/or engineering features that would render the project more disaster resistant?

YES. VERY much so. this is A hurricane resistant NEW ELEVATED home.

7. Will the granting of this variance(s) be in harmony with the general purpose and intent of this chapter (LDR-Division 3-Variances)?

YES.

8. Will the granting of the variance(s) not be injurious to the neighborhood or otherwise detrimental to the public welfare?

YES.

AGENDA ITEM NO. 10.B

Item Cover Page

PLANNING & ZONING BOARD AGENDA ITEM REPORT

DATE:	June 18, 2026
SUBMITTED BY:	Braydon Evans, Community Development
ITEM TYPE:	Public Hearings
AGENDA SECTION:	PRESENTATION OF ITEMS
SUBJECT:	SITE-000554-2025 Approval of a Site Plan Review for a development consisting of ten (10) townhomes
BACKGROUND:	See attached staff report.
POLICY/PURPOSE:	See attached staff report.
STRATEGIC PLAN RELEVANCE:	NA
ANALYSIS/DISCUSSION:	See attached staff report.
FUNDING:	NA
MOTION:	See attached staff report.

ATTACHMENTS:
1. SITE-000554-2025 Staff Report.pdf
2. Building Plans.pdf
3. Construction Plans.pdf
4. Application_Redacted.pdf

CITY OF TREASURE ISLAND
COMMUNITY DEVELOPMENT DEPARTMENT
10451 GULF BLVD
TREASURE ISLAND, FL 33706
(727) 547-4575

PLANNING AND ZONING BOARD
SITE PLAN REVIEW
CASE NO.: SITE-000554-2025
JUNE 18, 2026

DESCRIPTION	Approval of a Site Plan Review for a development consisting of ten (10) townhomes.
SITE ADDRESS:	10149 & 10173 Gulf Blvd.
PARCEL ID #:	26-31-15-78786-003-0190, 26-31-15-78786-003-0210, 26-31-15-78786-003-0220
LEGAL DESCRIPTION:	SAWYER & HARRELL'S ADD BLK 3, LOTS 19 & 20 LESS RD R/W ON W PER DEED BK 462/305 TOGETHER WITH VAC 30FT RD R/W ADJ ON E PER DEED BK 665/375 & LAND TO BOCA CIEGA BAY and SAWYER & HARRELL'S ADD BLK 3, LOT 21 LESS RD R/W ON W PER DEED BK 462/305 TOGETHER WITH VAC 30FT RD R/W ADJ ON E PER DEED BK 665/375 & LAND TO BOCA CIEGA BAY and SAWYER & HARRELL'S ADD BLK 3, LOT 22 LESS RD R/W ON W PER DEED BK 462/305 TOGETHER WITH VAC 30FT RD R/W ADJ ON E PER DEED BK 665/375 & LAND TO BOCA CIEGA BAY
PROPERTY OWNER:	TDB&E LLC (Birgit Schwegel) 10164 Gulf Blvd Treasure Island, FL 33706-4809
AGENT:	Baysite Engineering LLC 2054 Central Ave St. Petersburg, FL 333712

GENERAL INFORMATION:

Zoning: Residential Facilities Medium (RFM-30)

Adjacent Property (Use):

North:	Single-Family Residential	East:	Hotel/Motel
South:	Multi-Family Residential	West:	Gulf of Mexico

Site Area: 29,966 Sq. Ft. (Approx 0.687 Acres)

Flood Zone: AE-10, Flood Insurance Rate Map Community Panel No. 12103C0194H

PROPERTY HISTORY:

The subject property consists of three contiguous parcels located along the east side of Gulf Blvd. The subject parcels were previously developed with single and multi-family structures before being cleared and left vacant in 2024. The proposed site plan includes the construction of 10 townhomes and has been designed alongside a concurrent preliminary plat. The development provides a mix of unit sizes, each with private parking, additional on-site guest parking, and adequate water retention. As referenced in the subject application, the units are intended to be utilized as vacation rentals, however the applicable zoning district and proposed density allows for the units to be utilized as private residences or vacation rentals without restriction.

TREASURE ISLAND CODE OF ORDINANCES:

DIVISION 4. - RFM-30 (RESORT MEDIUM) ZONING DISTRICT

Sec. 68-282. - Uses permitted.

The following uses shall be allowed within an RfM-30 zoning district as permitted; special exception or accessory uses as set forth herein:

(1) Permitted uses. The following permitted uses shall be allowed within an RM-15 zoning district:

- Dwelling, tourist
- Dwelling, residential

Sec. 68-264. - Property development zoning regulations.

(a) Generally. Property development zoning regulations as expressed through lot and bulk requirements area shall be as indicated within section 68-431. Yard requirements, setbacks, height regulations, parking and other lot and zoning regulations are contained in separate sections of this chapter.

(1) The maximum impervious surface ratio (ISR) shall be 0.70. The maximum lot coverage (building footprint) shall be 50 percent of site area.

(2) The maximum residential density shall be 15 dwelling units per acre.

Sec. 68-431. - Schedule of lot and bulk regulations.

Zoning District/Land Use	Minimum Lot Width (Feet)	Minimum Lot Depth (Feet)	Minimum Lot Area (Square Feet)	Maximum Density Dwelling Units (Per Acre)	Maximum Building Height Above BFE +2 feet of freeboard)	Floor Area Ratio (%)
RFM-30/Resort Facilities Medium						
Dwelling, Residential and Dwelling, Tourist						
Multiple-Family	70	90	9,000	15 (5 living levels max)	60	-
Maximum lot coverage in all districts: 50%						
Impervious surface ratio – RFM-30: 70%						

.

Sec. 68-541. - Setback classifications.

East side of Gulf Blvd from 99th Avenue to 103rd Avenue:

Street: 25-Feet
Side: 5-Feet
Waterfront: 20-Feet from seawall

Sec. 68-561. - Alternate setback system procedures

The following categories are exempt from the application of the vertical ratio setback system set out in this article:

a. Single-Family dwellings, including townhouses

ANALYSIS OF LAND DEVELOPMENT REGULATIONS:

The criteria for reviewing a site plan for approval or denial is contained in the City of Treasure Island Land Development Regulations - Section 70-92:

1) **In what respects the plan is or is not consistent with the Comprehensive Plan and the purpose and intent of the zoning district in which it is located.**
   The subject property is located in the RFM-30 zoning district. The proposed development is consistent with the purpose and intent of the zoning district to delineate those areas as defined within the City's Comprehensive Plan, Resort Facilities Medium, suitable for resort facilities of a medium density character together with associated special exception and accessory uses.

2) **In what respects the plan is or is not in conformance with all the applicable regulations of the zoning district in which it is located.**
   The proposed site plan is in conformance with most of the City's land development regulations. Please see notes and site data table below.

	Land Development Regulations	Proposed Site Plan
Lot Width (min.)	70'	200'
Lot Depth (min.)	90'	Varies (135' – 165')
Lot Area (min.)	9,00 sq. ft.	29,996 sq. ft.
Lot Coverage (max.)	50%	32.3%
ISR (max.)	70%	66.9%
Building Height (max.)	60' (above BFE + 2ft. freeboard)	51'
Setbacks		
Front	25'	25'
Side (North)	5'	6'
Side (South)	5'	5'
Waterfront	20'	22'
Design Flood Elevation	12' (10' BFE + 2' freeboard)	12'
Parking Spaces	20	28 Garage Spaces & 5 Guest Spaces

3) **In what respects the plan is or is not in conformance with the City's subdivision regulations and all other applicable City requirements including the design and construction of streets, utility facilities and other essential services.**
A preliminary plat has been administratively reviewed for compliance with the Land Development Regulations and approved. A subsequent Final Plat will be submitted by the applicant following site plan approval and prior to the issuance of a final certificate of occupancy.

4) **In what respects the plan is or is not consistent with good design standards with respect to all internal or external relationships, including but not limited to:**
   a) **Provisions to ensure compatibility with the planned character of the zoning district where the proposed development is to be located, and with existing development surrounding the site.**
   The proposed development is compatible with the planned character of the RFM-30 zoning district and surrounding residential developments and resort facilities.
   b) **Internal or external circulation patterns, for vehicles, bicycles, and pedestrians; provisions for the separation of on-site pedestrian and vehicular traffic; provisions for the safe and convenient storage of bicycles, where applicable.**
   A new driveway providing vehicular access to the subject property from Gulf Blvd will be developed. The site plan proposed includes a pathway providing a dedicated pedestrian connection from the subject property to the sidewalk along Gulf Blvd. No provision for the circulation or storage of bicycles is included in the proposed residential development.
   c) **Disposition of open space, effective use of screening or buffering to reduce the impacts of incompatible and/or nonconforming uses, preservation of acceptable existing trees and other natural features, and protection of existing environmentally sensitive areas and their ecological functions.**
   Single-family dwellings, including townhouses, are exempt from open space requirements set forth by the Land Development Regulations. Appropriate screening is proposed within the vehicular use areas throughout the subject property. No environmentally sensitive areas or natural features in need of protection have been identified as being at risk because of the proposed developments.
   d) **Building arrangements, both between buildings in the proposed development and in relation to those on properties adjacent to the site.**
   The proposed development meets all minimum setback requirements set forth in Sec. 68-541.
   e) **Provisions to ensure continued public use of existing public beach or waterfront access ways, if any. Also, proposed new or enhanced public beach or waterfront access ways, if identified as a requirement during the conference(s) between the applicant and city staff (see Section 70-53).**
   There are no public beaches or waterfront access ways in relation to the

subject property. An appropriate private landscaping, utility, and drainage easement has been implemented into the concurrent preliminary plat to ensure adequate private use of the property's adjacent waterfront access.

f) **Protection of historically/architecturally significant structures or archaeological sites, if any, on or near the proposed development site from any adverse effects of the proposed development.**
There are no known historically/architecturally significant structures or archaeological sites on the proposed site.

g) **Suitability and design of proposed on-site recreation areas and improvements, or of other lands to be dedicated for public recreational purposes.**
There are no proposed on-site recreation areas or other lands to be dedicated for public recreational purposes.

5) **In what respects the plan is or is not in conformance with city policies regarding sufficiency of ownership, guarantees for completion of all required improvements, and guarantees for continued maintenance.**
The Public Works Department has reviewed the subject application and indicated support for approval. Any new or upgraded public improvements required at the subject property will be identified at the time of building permit review.

6) **Where applicable, in what respects the plan is or is not in conformance with the regulations of the Southwest Florida Water Management District, the Tampa Bay Regional Planning Council, and state and federal agencies. The issuance of permits or letters of intent-to-approve by these agencies may be considered evidence of such conformance.**
Documentation confirming exemption from review by the Southwest Florida Water Management District has been provided by the applicant. Appropriate permitting from FDOT shall be obtained, if required, at the time of permitting.

7) **In the case of rehabilitation or redevelopment of an existing nonconforming use, per Section 68-512(3), whether the overall degree of nonconformity on the site is significantly reduced and additional adverse impacts are not created, and whether an exemption from variance requirements for any or all remaining nonconformities should be granted.**
The proposed development is new construction and not the rehabilitation or redevelopment of a nonconforming use.

STAFF RECOMMENDATION:
Staff recommends the proposed site plan request be **APPROVED WITH THE FOLLOWING CONDITIONS**:

1. The proposed structure shall be substantially consistent with the plans included by the applicant prepared by Baysite Engineering LLC dated 05/13/2026.
2. All building permits and construction associated with this development proposal shall be subject to all current regulations within the Florida Building Code, Floodplain

Management Regulations, Land Development Regulations, and the Florida Fire Prevention Code in effect at the time of the building permit application process.

3. As per Section 68-490(2)c all utility lines in a townhouse development shall be placed underground.
4. The enclosed area below Base Flood Elevation plus 2 ft. of freeboard shall not be partitioned or finished into separate rooms except for stairwells, ramps and elevators, unless required by the fire code.

CITY OF TREASURE ISLAND
PLANNING AND ZONING BOARD
DEVELOPMENT ORDER

HEARING DATE: JUNE 18, 2026
CASE NO. SITE-000554-2025
LOCATION: 10149 & 10173 GULF BLVD
PARCEL ID #: 26-31-15-78786-003-0190, 26-31-15-78786-003-0210, 26-31-15-78786-003-0220
PROPERTY OWNER: TDB&E LLC

The subject application was properly noticed before the Planning and Zoning Board for consideration of the following requests. The property owner / agent was present. The City provided expert testimony from professional staff, which is included in the record.

SITE PLAN REVIEW

The Planning and Zoning Board has determined that the site plan review application requesting approval of a residential development consisting of ten (10) townhomes

___ **DOES**
___ **DOES NOT**

substantially satisfy the criteria set forth in Sec. 70-92 of the Treasure Island Code of Ordinances as set forth in the quasi-judicial hearing record including the application, staff report, and other record evidence and testimony presented and discussed at the hearing, and:

[ ] APPROVES THE SITE PLAN REVIEW AS REQUESTED
[ ] DENIES THE SITE PLAN REVIEW
[ ] CONTINUES THE APPLICATION TO_____
[ ] APPROVES THE SITE PLAN REVIEW AS FOLLOWS WITH CONDITIONS

CONDITIONS OF APPROVAL:

1. The proposed structure shall be substantially consistent with the plans included by the applicant prepared by Baysite Engineering LLC dated 05/13/2026.
2. All building permits and construction associated with this development proposal shall be subject to all current regulations within the Florida Building Code, Floodplain Management Regulations, Land Development Regulations, and the Florida Fire Prevention Code in effect at the time of the building permit application process.
3. As per Section 68-490(2)c all utility lines in a townhouse development shall be placed underground.
4. The enclosed area below Base Flood Elevation plus 2 ft. of freeboard shall not be partitioned or finished into separate rooms except for stairwells, ramps and elevators, unless required by the fire code.
5. Any permits required from the Florida Department of Transportation shall be obtained prior to construction

_____ _____
Chair or Vice Chair Date
Planning & Zoning Board

ATTEST:

_____
Tia Payton, Deputy Clerk

This Development Order was filed in the office of the City Clerk on this ____ day of _____, 2026.

NOTICE: Persons aggrieved by this final decision by the Planning and Zoning Board may appeal to the Circuit Court on or before thirty (30) days from the date of rendition of this Order pursuant to LDR Section 70-243 (Judicial Remedy) and the Florida Rules of Appellate Procedure.

Attachment 1. Project Location Map

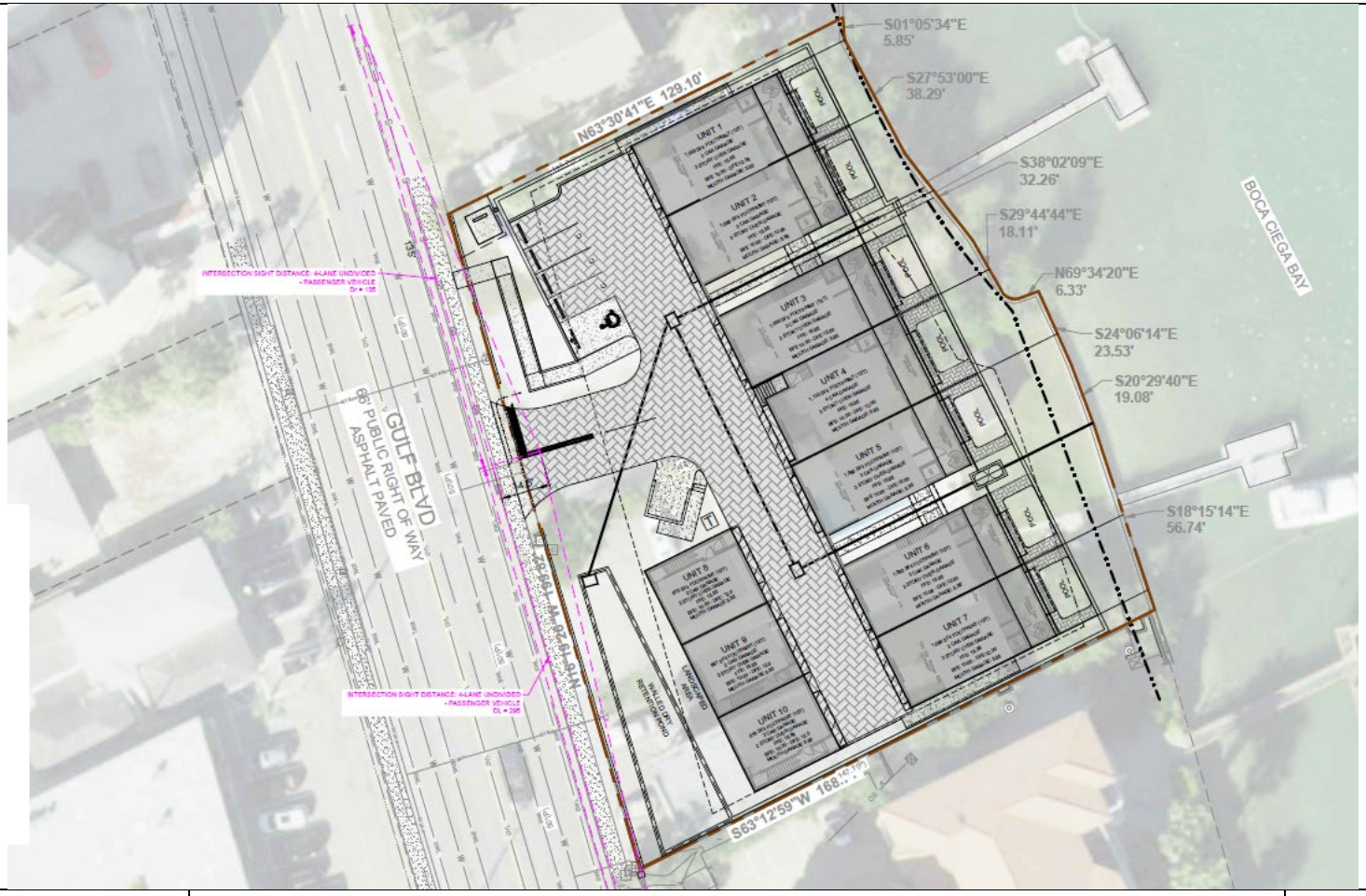
Case No.: SITE-000554-2025
Address: 10149 & 10173 Gulf Blvd
City of Treasure Island, Florida

N

Attachment 2. Flood Insurance Rate Map

Case No.: SITE-000589-2025
Address: 10149 & 10173 Gulf Blvd
City of Treasure Island, Florida

N



Attachment 3: Project Site Plan

Case No.: SITE-000554-2025
Address: 10149 & 10173 Gulf Blvd
City of Treasure Island, Florida

N

WEST ELEVATION

SCALE 1/4" = 1'-0"

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CONSULTANT:

CLIENT:
BRANDON MAKOWSKI
10164 GULF BLVD.
TREASURE ISLAND, FL 33706

PROJECT TITLE & NUMBER:
TREASURE ISLAND V.R.
TRIPLEX A, DUPLEX A & B 25-002

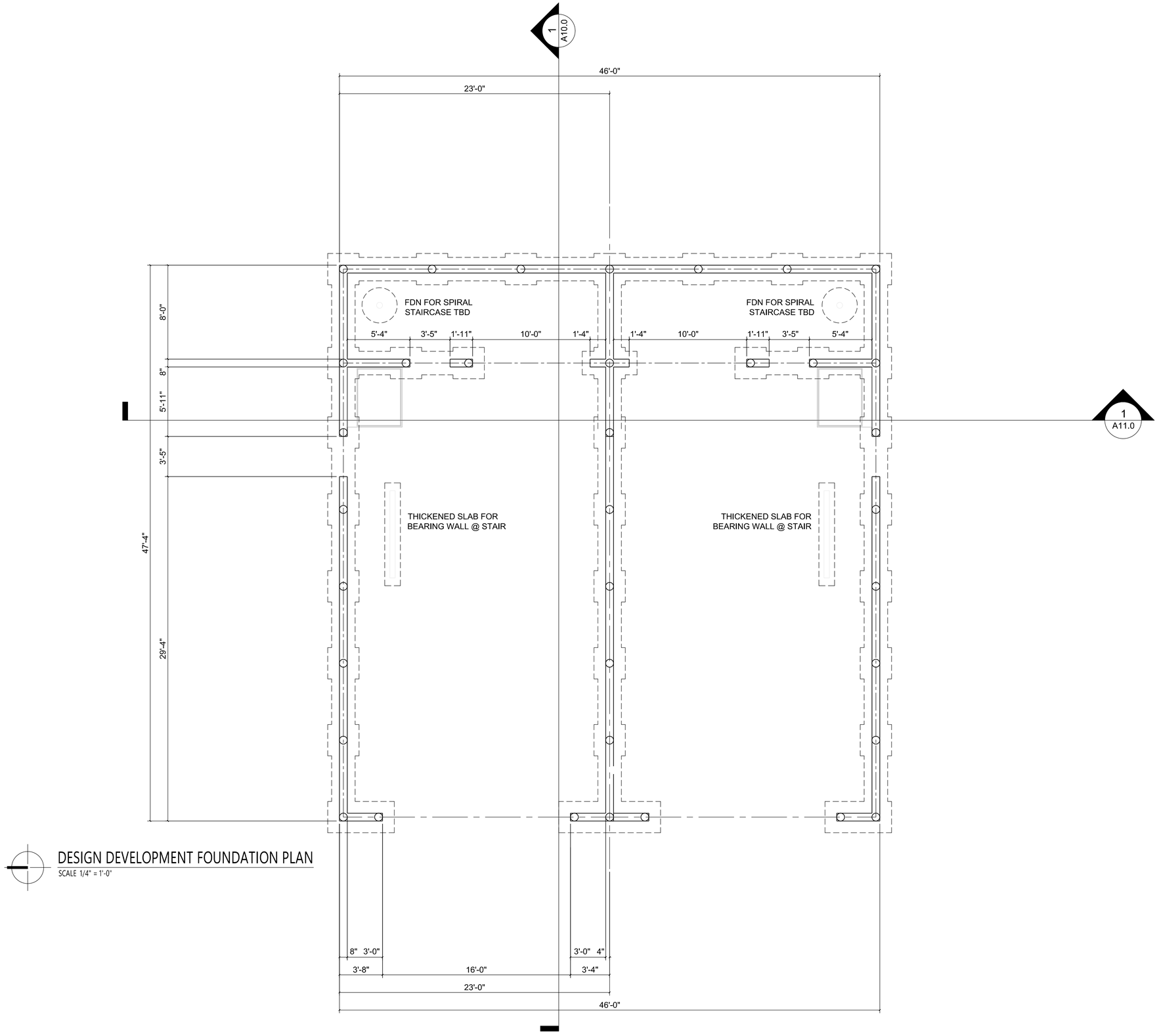
PROJECT LOCATION:
10149 & 10137 GULF BLVD.
TREASURE ISLAND, FL 33706

DATE ISSUED	2026.02.17

NO.	REVISION	DATE

SHEET TITLE:
ARCHITECTURAL
ELEVATIONS
SCALE AS INDICATED

A6.10



DESIGN DEVELOPMENT FOUNDATION PLAN

SCALE 1/4" = 1'-0"

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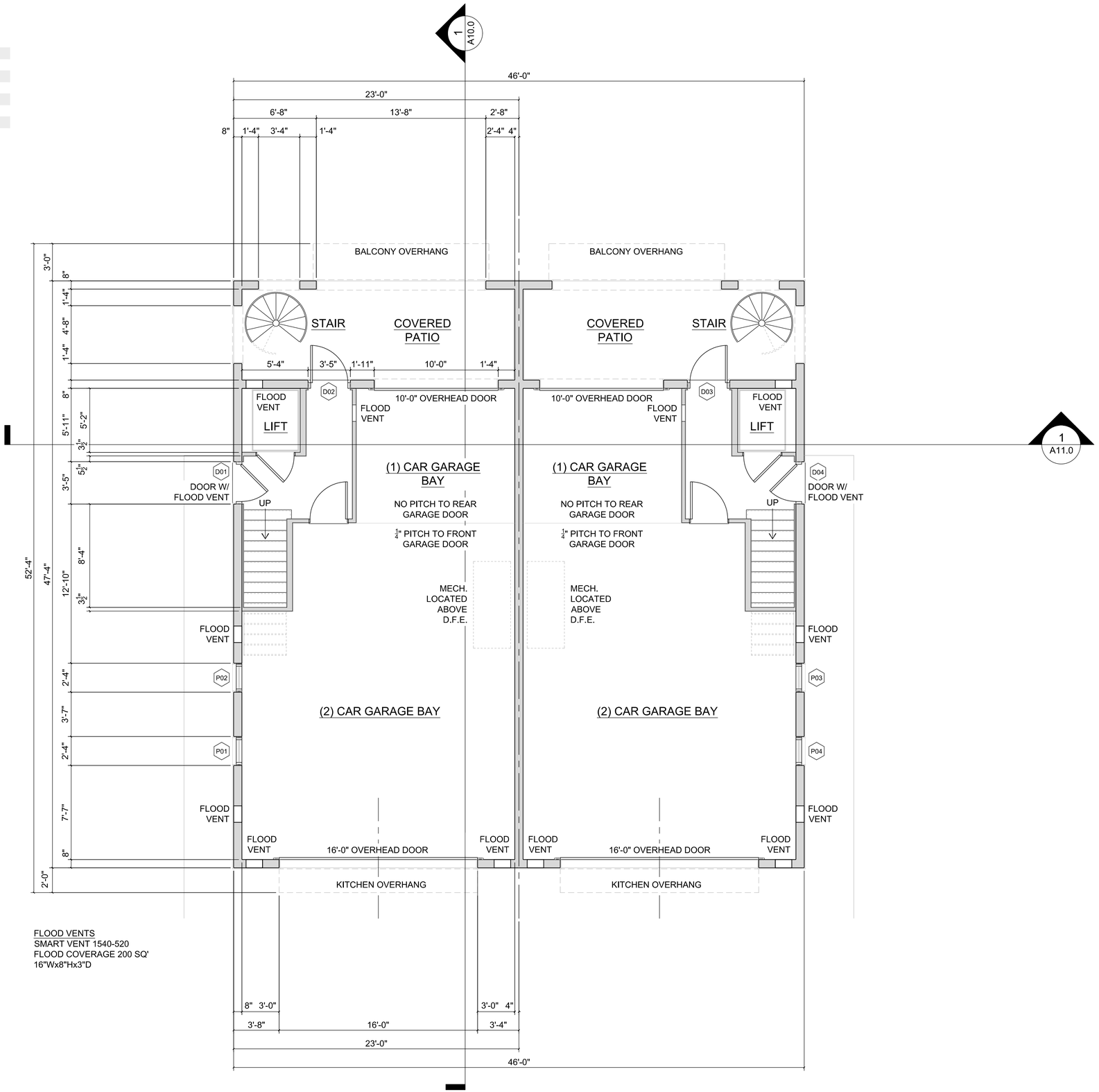
SHEET TITLE:
ARCHITECTURAL
DD FOUNDATION PLAN
SCALE AS INDICATED

A0.00

WINDOW AND DOOR SCHEDULE

LABEL	QUANTITY	WINDOW OR DOOR UNIT SIZE	HEADER HT.	DESCRIPTION
D01	1	36" W x 80" H	6'-11"	SERVICE DOOR
D02	1	36" W x 80" H	6'-11"	ENTRY DOOR
D03	1	36" W x 80" H	6'-11"	ENTRY DOOR
D04	1	36" W x 80" H	6'-11"	SERVICE DOOR
P01	1	26" W x 60" H	6'-11"	PICTURE WINDOW
P02	1	26" W x 60" H	6'-11"	PICTURE WINDOW
P03	1	26" W x 60" H	6'-11"	PICTURE WINDOW
P04	1	26" W x 60" H	6'-11"	PICTURE WINDOW

**ALL WINDOWS TO BE IMPACT TYPE, FRONT FLANGE, BLACK EXT./WHITE INT., INSULATED GLASS
***ALL WINDOWS TO BE SIZED FOR 1x6 P.T. BUCKING WITHIN MASONRY R.O., U.N.O.



FLOOD VENTS
SMART VENT 1540-520
FLOOD COVERAGE 200 SQ'
16"Wx8"Hx3"D

DESIGN DEVELOPMENT GRADE LEVEL PLAN

SCALE 1/4" = 1'-0"

END UNITS

GROSS SQUARE FOOTAGE

145 SQ'	GRADE LEVEL NON-CONDITIONED - ENTRY/STAIR/ELEVATOR
760 SQ'	GRADE LEVEL NON-CONDITIONED - GARAGE/STORAGE
155 SQ'	GRADE LEVEL REAR COVERED PATIO
TBD SQ'	GRADE LEVEL PATIO & GRADE LEVEL POOL
910 SQ'	2ND LEVEL - FINISHED AREA
1,090 SQ'	3RD LEVEL - FINISHED AREA
560 SQ'	4TH LEVEL - FINISHED AREA
2,560 SQ'	TOTAL FINISHED AREA
210 SQ'	2ND LEVEL REAR COVERED/OPEN BALCONY
40 SQ'	3RD LEVEL REAR BALCONY
230 SQ'	4TH LEVEL FRONT COVERED BALCONY
250 SQ'	4TH LEVEL REAR BALCONY

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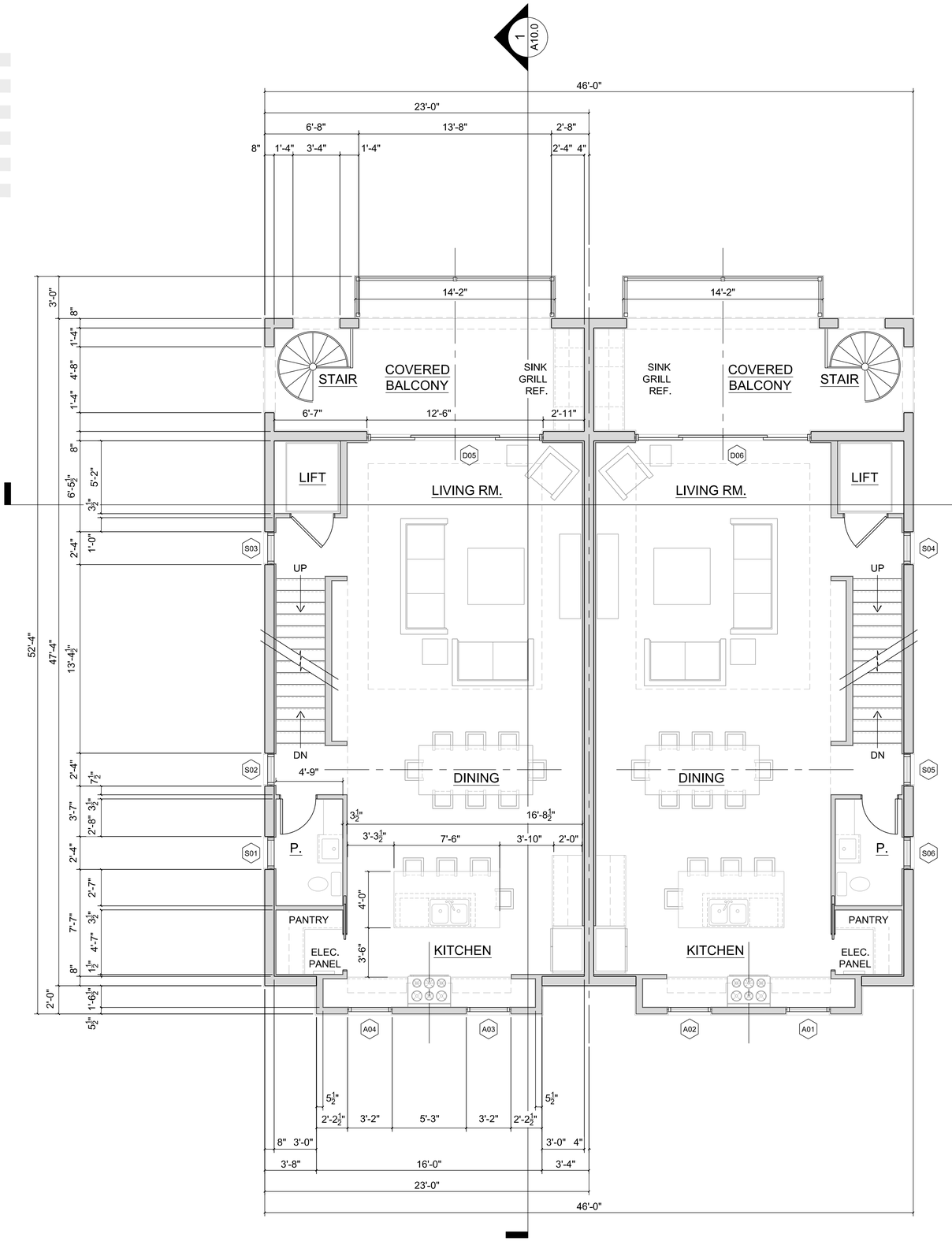
SHEET TITLE:
ARCHITECTURAL FLOOR PLANS
SCALE AS INDICATED

A1.00

WINDOW AND DOOR SCHEDULE

LABEL	QUANTITY	WINDOW OR DOOR UNIT SIZE	HEADER HT.	DESCRIPTION
D05	1	144" W x 96" H	8'-0"	4 PANEL SLIDER
D06	1	144" W x 96" H	8'-0"	4 PANEL SLIDER
A01	1	36" W x 30" H	8'-0"	AWNING WINDOW
A02	1	36" W x 30" H	8'-0"	AWNING WINDOW
A03	1	36" W x 30" H	8'-0"	AWNING WINDOW
A04	1	36" W x 30" H	8'-0"	AWNING WINDOW
S01	1	26" W x 72" H	8'-0"	SINGLE HUNG WINDOW
S02	1	26" W x 72" H	8'-0"	SINGLE HUNG WINDOW
S03	1	26" W x 72" H	8'-0"	SINGLE HUNG WINDOW
S04	1	26" W x 72" H	8'-0"	SINGLE HUNG WINDOW
S05	1	26" W x 72" H	8'-0"	SINGLE HUNG WINDOW
S06	1	26" W x 72" H	8'-0"	SINGLE HUNG WINDOW

**ALL WINDOWS TO BE IMPACT TYPE, FRONT FLANGE, BLACK EXT./WHITE INT., INSULATED GLASS
***ALL WINDOWS TO BE SIZED FOR 1x6 P.T. BUCKING WITHIN MASONRY R.O., U.N.O.



DESIGN DEVELOPMENT 2ND LEVEL PLAN

SCALE 1/4" = 1'-0"

END UNITS

GROSS SQUARE FOOTAGE

145 SQ'	GRADE LEVEL NON-CONDITIONED - ENTRY/STAIR/ELEVATOR
760 SQ'	GRADE LEVEL NON-CONDITIONED - GARAGE/STORAGE
155 SQ'	GRADE LEVEL REAR COVERED PATIO
TBD SQ'	GRADE LEVEL PATIO & GRADE LEVEL POOL
910 SQ'	2ND LEVEL - FINISHED AREA
1,090 SQ'	3RD LEVEL - FINISHED AREA
560 SQ'	4TH LEVEL - FINISHED AREA
2,560 SQ'	TOTAL FINISHED AREA
210 SQ'	2ND LEVEL REAR COVERED/OPEN BALCONY
40 SQ'	3RD LEVEL REAR BALCONY
230 SQ'	4TH LEVEL FRONT COVERED BALCONY
250 SQ'	4TH LEVEL REAR BALCONY

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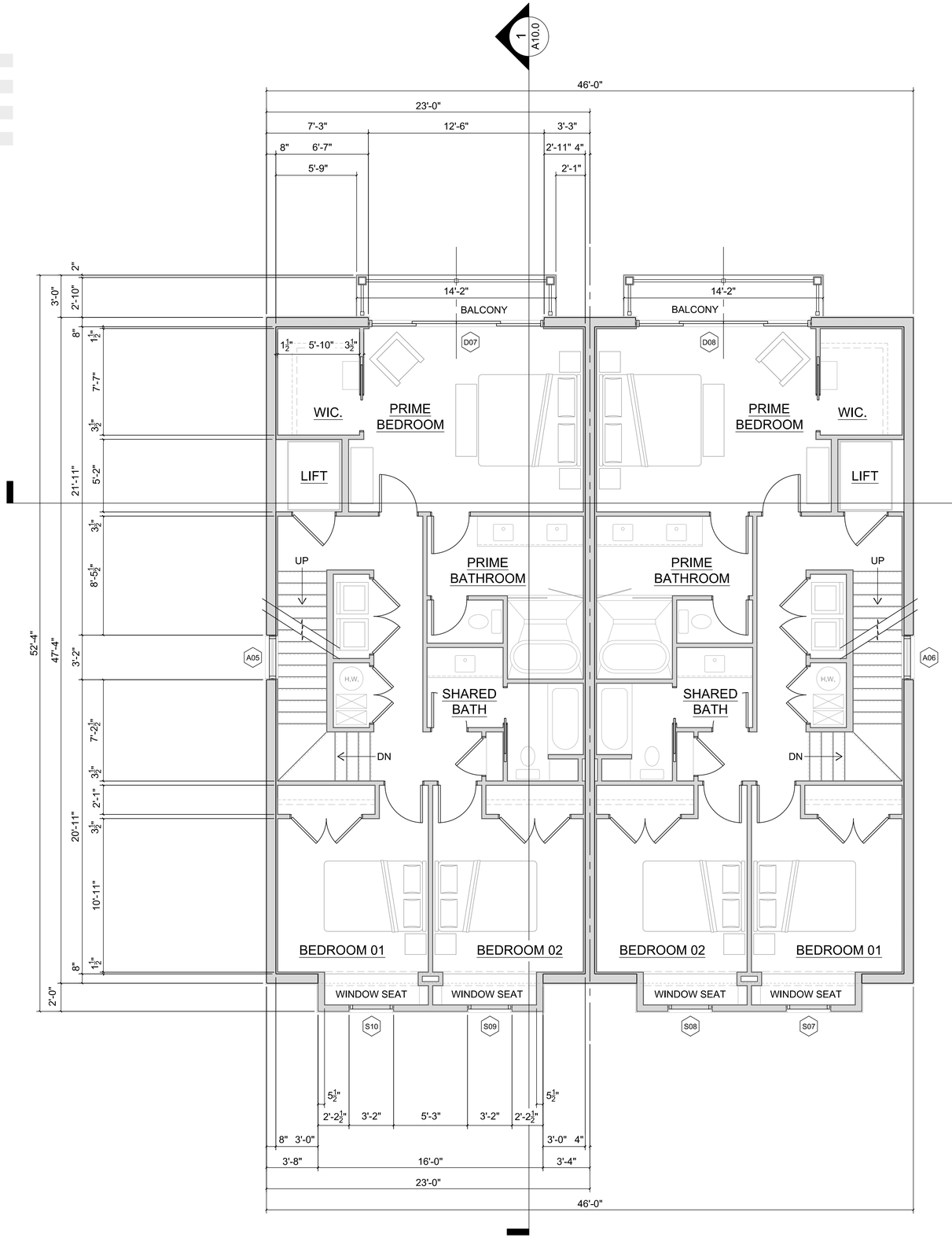
SCALE AS INDICATED

A2.00

WINDOW AND DOOR SCHEDULE

LABEL	QUANTITY	WINDOW OR DOOR UNIT SIZE	HEADER HT.	DESCRIPTION
D07	1	144" W x 96" H	8'-0"	4 PANEL SLIDER
D08	1	144" W x 96" H	8'-0"	4 PANEL SLIDER
A05	1	36" W x 30" H	8'-0"	AWNING WINDOW
A06	1	36" W x 30" H	8'-0"	AWNING WINDOW
S07	1	36" W x 72" H	8'-0"	SINGLE HUNG WINDOW
S08	1	36" W x 72" H	8'-0"	SINGLE HUNG WINDOW
S09	1	36" W x 72" H	8'-0"	SINGLE HUNG WINDOW
S010	1	36" W x 72" H	8'-0"	SINGLE HUNG WINDOW

**ALL WINDOWS TO BE IMPACT TYPE, FRONT FLANGE, BLACK EXT./WHITE INT., INSULATED GLASS
***ALL WINDOWS TO BE SIZED FOR 1x6 P.T. BUCKING WITHIN MASONRY R.O., U.N.O.



DESIGN DEVELOPMENT 3RD LEVEL PLAN

SCALE 1/4" = 1'-0"

END UNITS

GROSS SQUARE FOOTAGE

145 SQ'	GRADE LEVEL NON-CONDITIONED - ENTRY/STAIR/ELEVATOR
760 SQ'	GRADE LEVEL NON-CONDITIONED - GARAGE/STORAGE
155 SQ'	GRADE LEVEL REAR COVERED PATIO
TBD SQ'	GRADE LEVEL PATIO & GRADE LEVEL POOL
910 SQ'	2ND LEVEL - FINISHED AREA
1,090 SQ'	3RD LEVEL - FINISHED AREA
560 SQ'	4TH LEVEL - FINISHED AREA
2,560 SQ'	TOTAL FINISHED AREA
210 SQ'	2ND LEVEL REAR COVERED/OPEN BALCONY
40 SQ'	3RD LEVEL REAR BALCONY
230 SQ'	4TH LEVEL FRONT COVERED BALCONY
250 SQ'	4TH LEVEL REAR BALCONY

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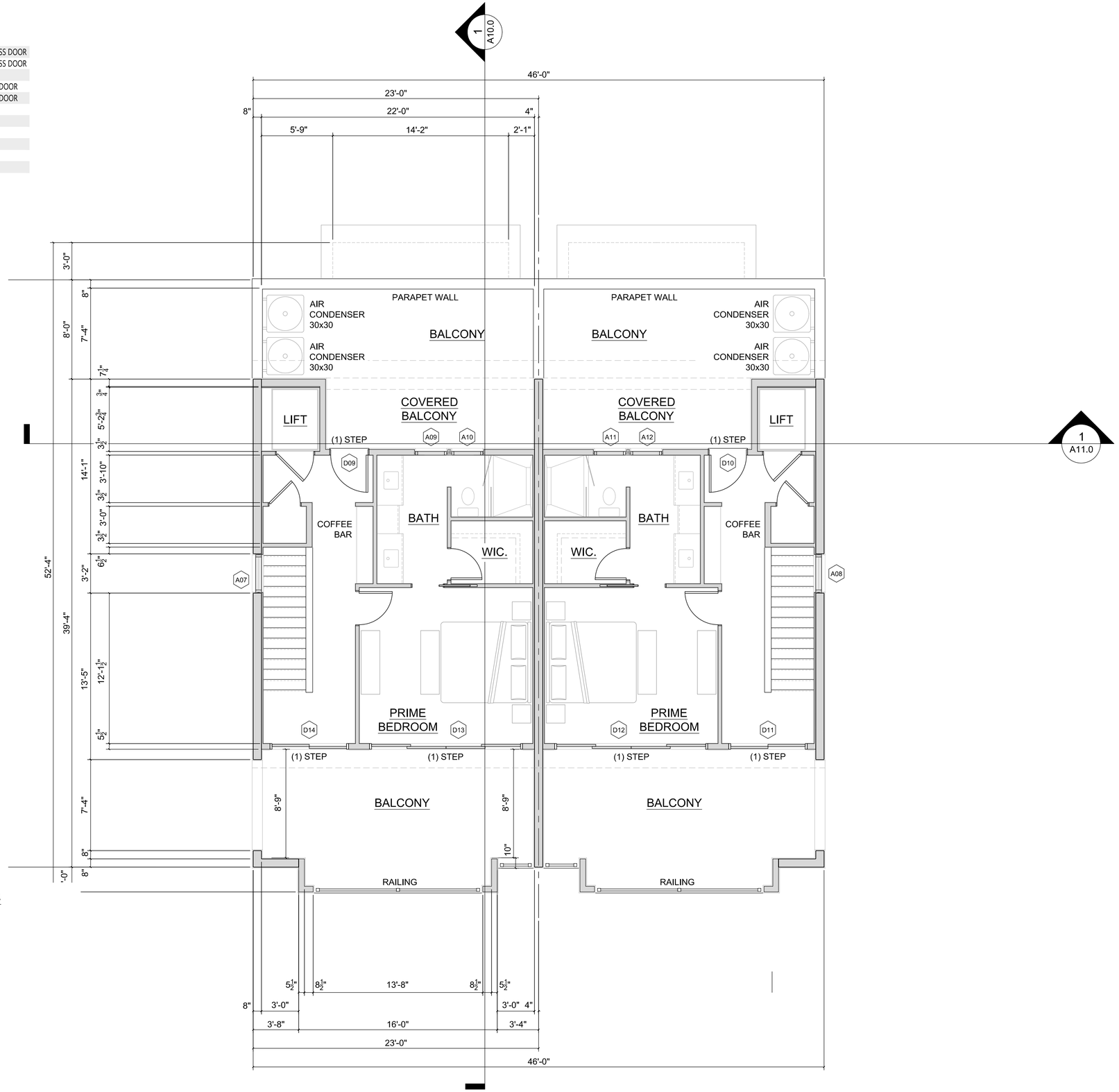
ARCHITECTURAL FLOOR PLANS
SCALE AS INDICATED

A3.00

WINDOW AND DOOR SCHEDULE

LABEL	QUANTITY	WINDOW OR DOOR UNIT SIZE	HEADER HT.	DESCRIPTION
D09	1	36" W x 96" H	8'-3"	SINGLE SWING FULL GLASS DOOR
D10	1	36" W x 96" H	8'-3"	SINGLE SWING FULL GLASS DOOR
D11	1	72" W x 96" H	8'-0"	SLIDING GLASS DOOR
D12	1	144" W x 96" H	8'-0"	4 PANEL SLIDING GLASS DOOR
D13	1	144" W x 96" H	8'-0"	4 PANEL SLIDING GLASS DOOR
D14	1	72" W x 96" H	8'-0"	SLIDING GLASS DOOR
A07	1	36" W x 30" H	8'-0"	AWNING WINDOW
A08	1	36" W x 30" H	8'-0"	AWNING WINDOW
A09	1	30" W x 30" H	8'-0"	AWNING WINDOW
A10	1	30" W x 30" H	8'-0"	AWNING WINDOW
A11	1	30" W x 30" H	8'-0"	AWNING WINDOW
A12	1	30" W x 30" H	8'-0"	AWNING WINDOW

*ALL WINDOWS TO BE IMPACT TYPE, FRONT FLANGE, BLACK EXT./WHITE INT., INSULATED GLASS
***ALL WINDOWS TO BE SIZED FOR 1x6 P.T. BUCKING WITHIN MASONRY R.O., U.N.O.



DD 4TH LEVEL / ROOFTOP PLAN OPTION A

SCALE 1/4" = 1'-0"

END UNITS

GROSS SQUARE FOOTAGE

145 SQ'	GRADE LEVEL NON-CONDITIONED - ENTRY/STAIR/ELEVATOR
760 SQ'	GRADE LEVEL NON-CONDITIONED - GARAGE/STORAGE
155 SQ'	GRADE LEVEL REAR COVERED PATIO
TBD SQ'	GRADE LEVEL PATIO & GRADE LEVEL POOL
910 SQ'	2ND LEVEL - FINISHED AREA
1,090 SQ'	3RD LEVEL - FINISHED AREA
560 SQ'	4TH LEVEL - FINISHED AREA
2,560 SQ'	TOTAL FINISHED AREA
210 SQ'	2ND LEVEL REAR COVERED/OPEN BALCONY
40 SQ'	3RD LEVEL REAR BALCONY
230 SQ'	4TH LEVEL FRONT COVERED BALCONY
250 SQ'	4TH LEVEL REAR BALCONY

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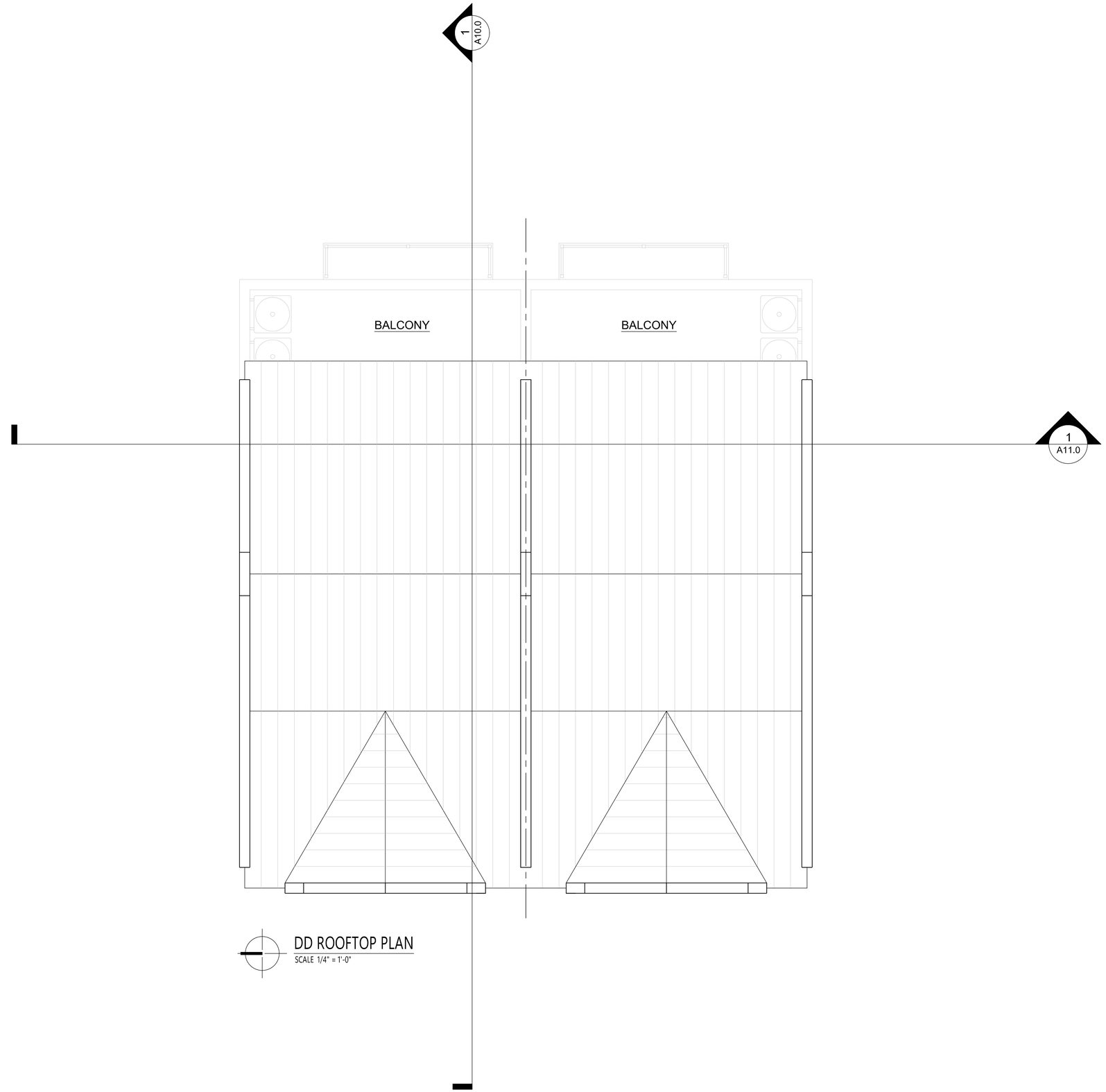

DD ROOFTOP PLAN
SCALE 1/4" = 1'-0"

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ARCHITECTURAL
ROOF PLAN
SCALE AS INDICATED

A5.00

WEST ELEVATION

SCALE 1/4" = 1'-0"

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ARCHITECTURAL
ELEVATIONS
SCALE AS INDICATED

A6.00

EAST ELEVATION

SCALE 1/4" = 1'-0"

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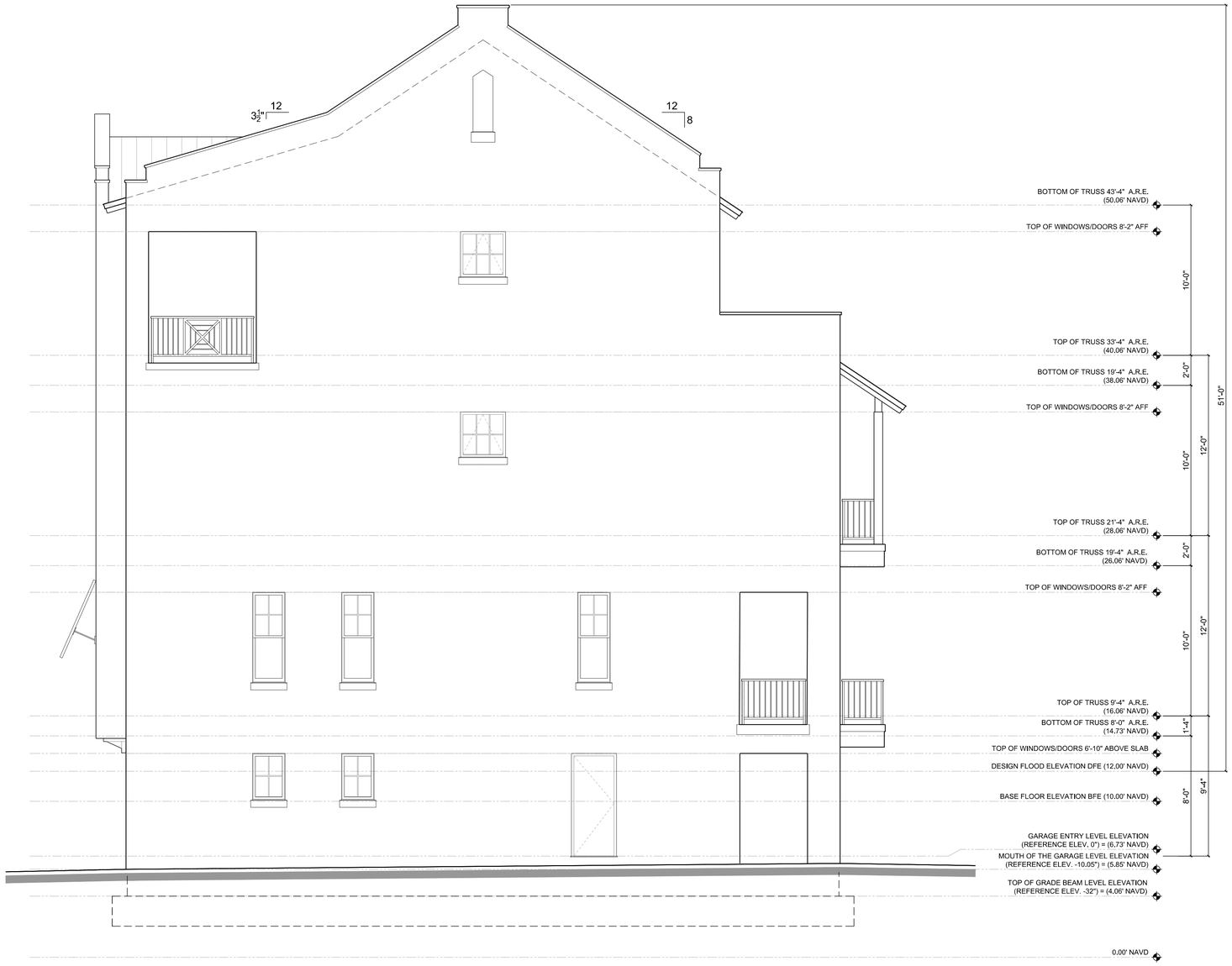
A7.00



SOUTH ELEVATION

SCALE 1/4" = 1'-0"

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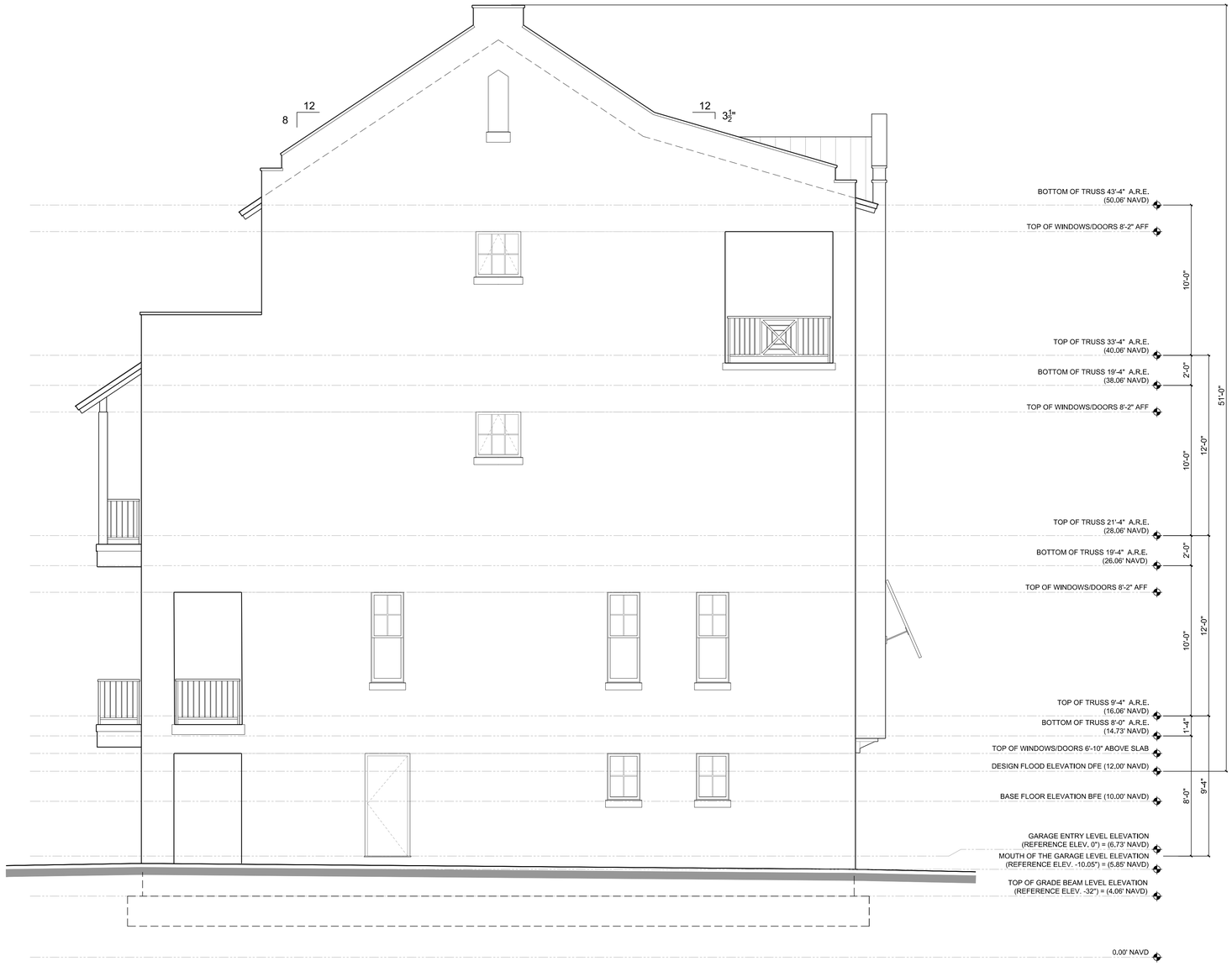
A8.00



SOUTH ELEVATION

SCALE 1/4" = 1'-0"

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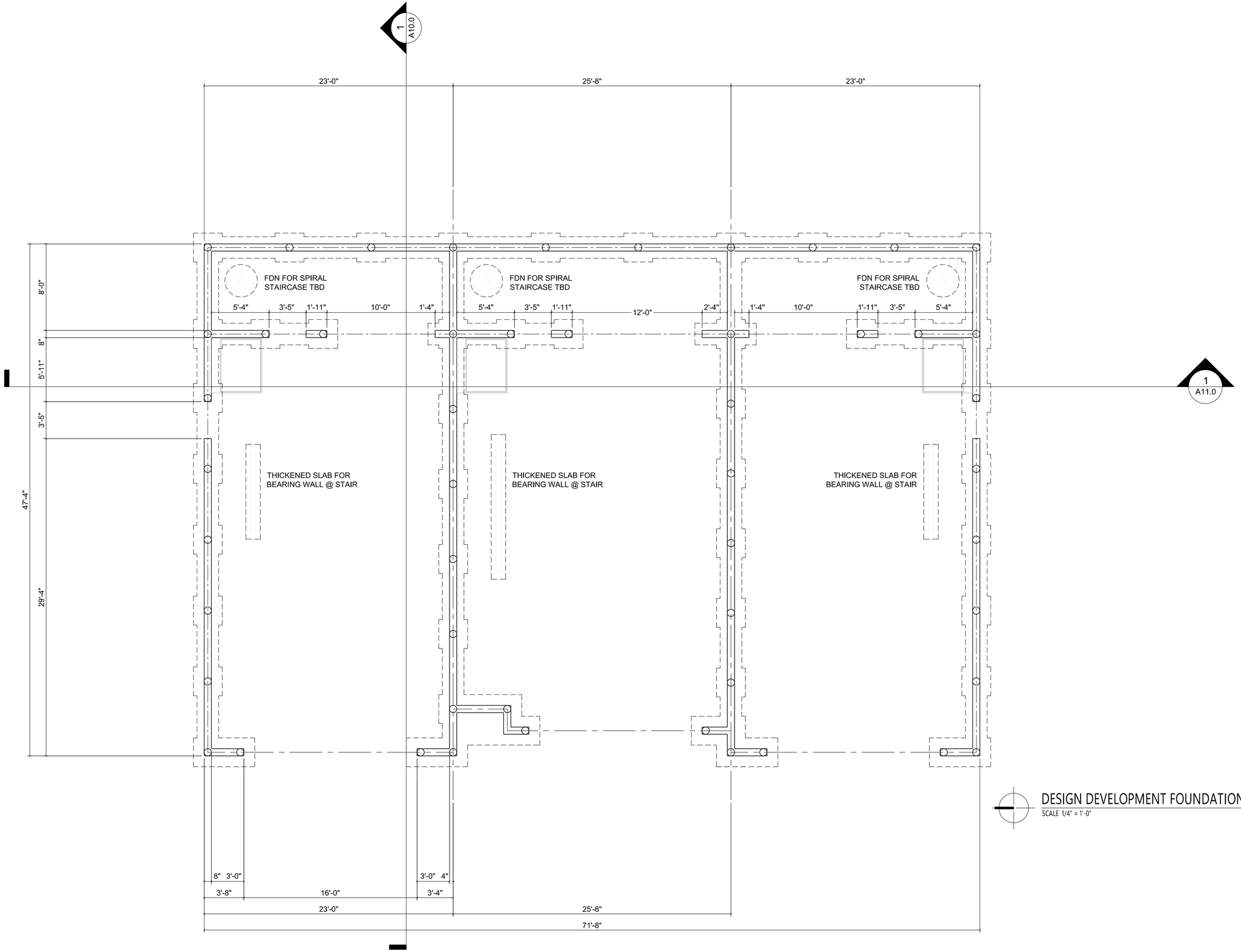
A9.00



DESIGN DEVELOPMENT FOUNDATION PLAN

SCALE 1/4" = 1'-0"

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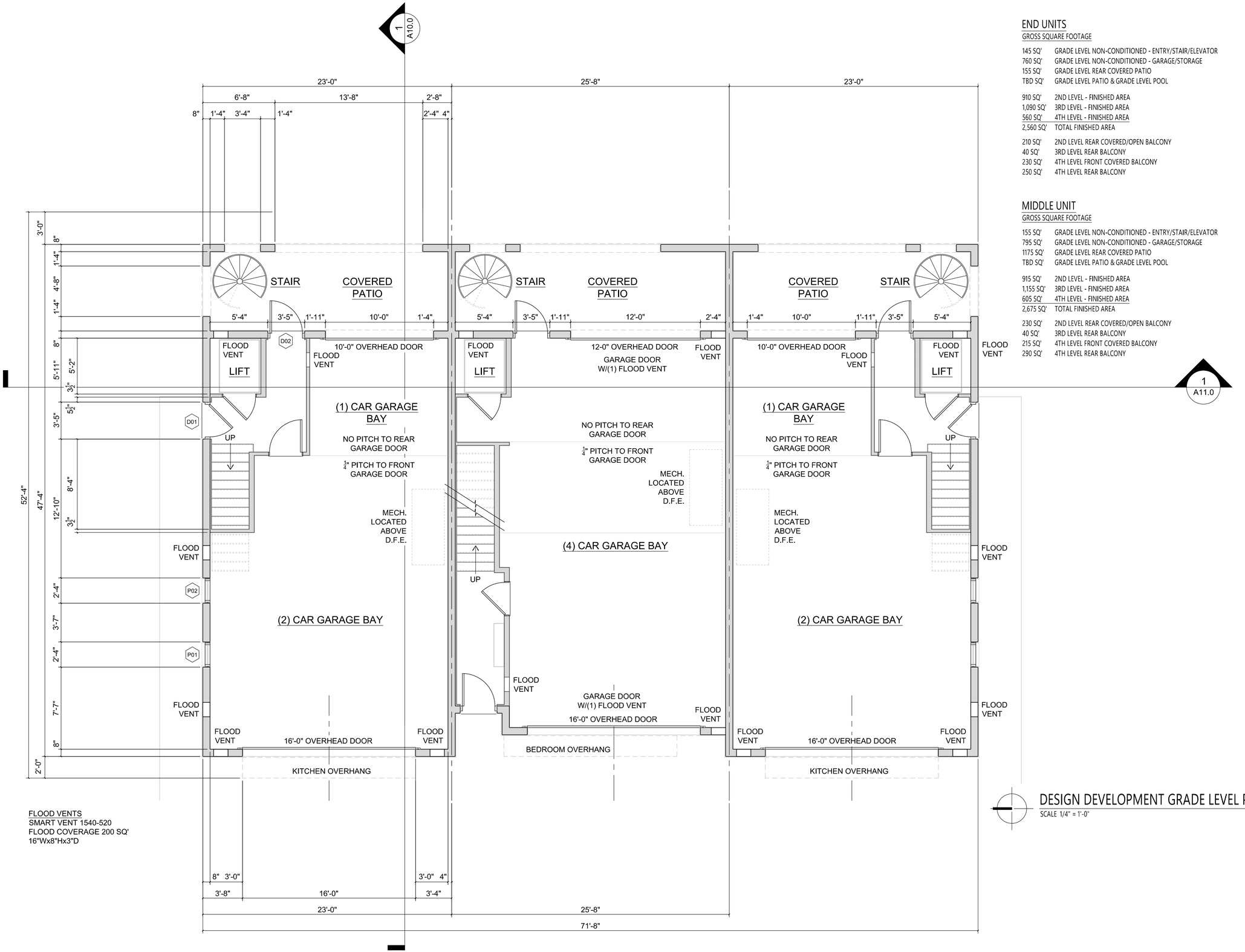
TREASURE ISLAND, FL 33706

DATE ISSUED	2026.02.17

NO.	REVISION	DATE

SHEET TITLE:
ARCHITECTURAL
DD FOUNDATION PLAN
SCALE AS INDICATED

A0.00



FLOOD VENTS
SMART VENT 1540-520
FLOOD COVERAGE 200 SQ'
16"Wx8"Hx3"D

DESIGN DEVELOPMENT GRADE LEVEL PLAN

SCALE 1/4" = 1'-0"

END UNITS

GROSS SQUARE FOOTAGE

145 SQ'	GRADE LEVEL NON-CONDITIONED - ENTRY/STAIR/ELEVATOR
760 SQ'	GRADE LEVEL NON-CONDITIONED - GARAGE/STORAGE
155 SQ'	GRADE LEVEL REAR COVERED PATIO
TBD SQ'	GRADE LEVEL PATIO & GRADE LEVEL POOL
910 SQ'	2ND LEVEL - FINISHED AREA
1,090 SQ'	3RD LEVEL - FINISHED AREA
560 SQ'	4TH LEVEL - FINISHED AREA
2,560 SQ'	TOTAL FINISHED AREA
210 SQ'	2ND LEVEL REAR COVERED/OPEN BALCONY
40 SQ'	3RD LEVEL REAR BALCONY
230 SQ'	4TH LEVEL FRONT COVERED BALCONY
250 SQ'	4TH LEVEL REAR BALCONY

MIDDLE UNIT

GROSS SQUARE FOOTAGE

155 SQ'	GRADE LEVEL NON-CONDITIONED - ENTRY/STAIR/ELEVATOR
795 SQ'	GRADE LEVEL NON-CONDITIONED - GARAGE/STORAGE
1175 SQ'	GRADE LEVEL REAR COVERED PATIO
TBD SQ'	GRADE LEVEL PATIO & GRADE LEVEL POOL
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1,155 SQ'	3RD LEVEL - FINISHED AREA
605 SQ'	4TH LEVEL - FINISHED AREA
2,675 SQ'	TOTAL FINISHED AREA
230 SQ'	2ND LEVEL REAR COVERED/OPEN BALCONY
40 SQ'	3RD LEVEL REAR BALCONY
215 SQ'	4TH LEVEL FRONT COVERED BALCONY
290 SQ'	4TH LEVEL REAR BALCONY

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CONSULTANT:

CLIENT:
BRANDON MAKOWSKI
10164 GULF BLVD.
TREASURE ISLAND, FL 33706

PROJECT TITLE & NUMBER:
TREASURE ISLAND V.R.
TRIPLEX A 25-002

PROJECT LOCATION:
10149 & 10137 GULF BLVD.
TREASURE ISLAND, FL 33706

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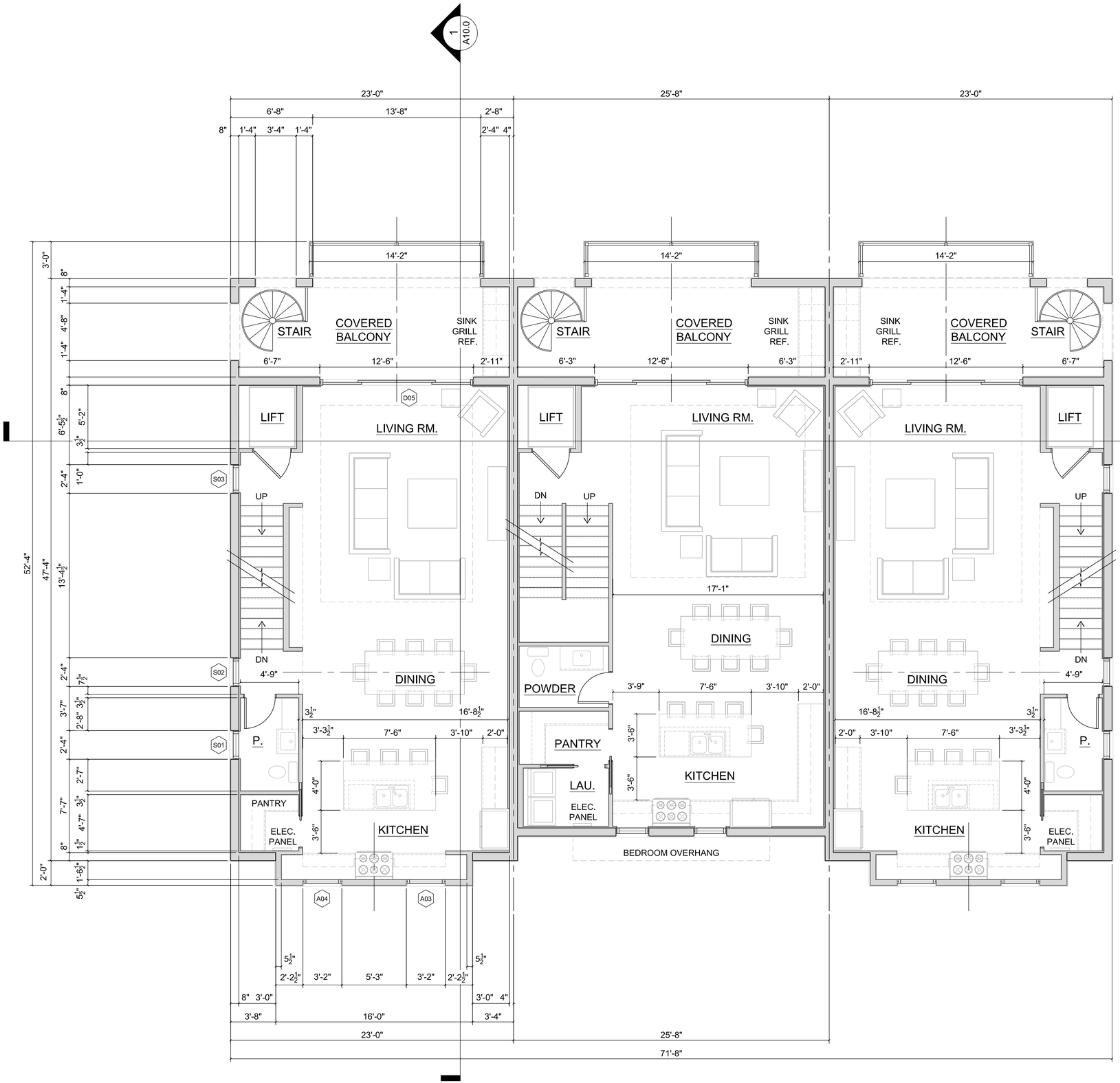
SHEET TITLE:
ARCHITECTURAL FLOOR PLANS
SCALE AS INDICATED

A1.00



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END UNITS

GROSS SQUARE FOOTAGE

145 SQ'	GRADE LEVEL NON-CONDITIONED - ENTRY/STAIR/ELEVATOR
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250 SQ'	4TH LEVEL REAR BALCONY

MIDDLE UNIT

GROSS SQUARE FOOTAGE

155 SQ'	GRADE LEVEL NON-CONDITIONED - ENTRY/STAIR/ELEVATOR
795 SQ'	GRADE LEVEL NON-CONDITIONED - GARAGE/STORAGE
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290 SQ'	4TH LEVEL REAR BALCONY

DESIGN DEVELOPMENT 2ND LEVEL PLAN

SCALE 1/4" = 1'-0"

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10164 GULF BLVD.
TREASURE ISLAND, FL 33706

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TRIPLEX A 25-002

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ARCHITECTURAL
FLOOR PLANS
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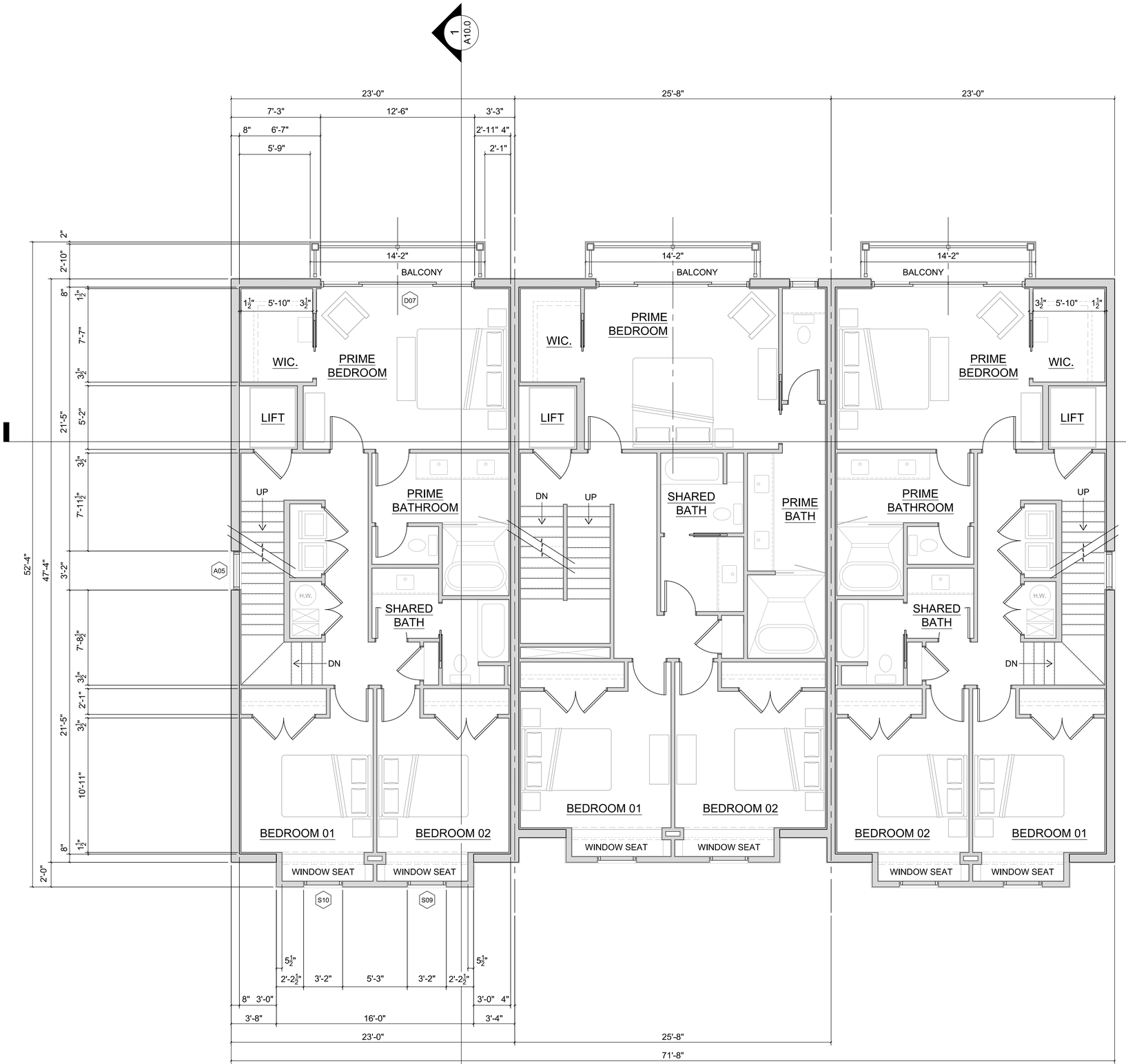
A2.00



END UNITS

GROSS SQUARE FOOTAGE

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250 SQ'	4TH LEVEL REAR BALCONY

MIDDLE UNIT

GROSS SQUARE FOOTAGE

155 SQ'	GRADE LEVEL NON-CONDITIONED - ENTRY/STAIR/ELEVATOR
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215 SQ'	4TH LEVEL FRONT COVERED BALCONY
290 SQ'	4TH LEVEL REAR BALCONY

1
A11.0

DESIGN DEVELOPMENT 3RD LEVEL PLAN

SCALE 1/4" = 1'-0"

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ARCHITECTURAL
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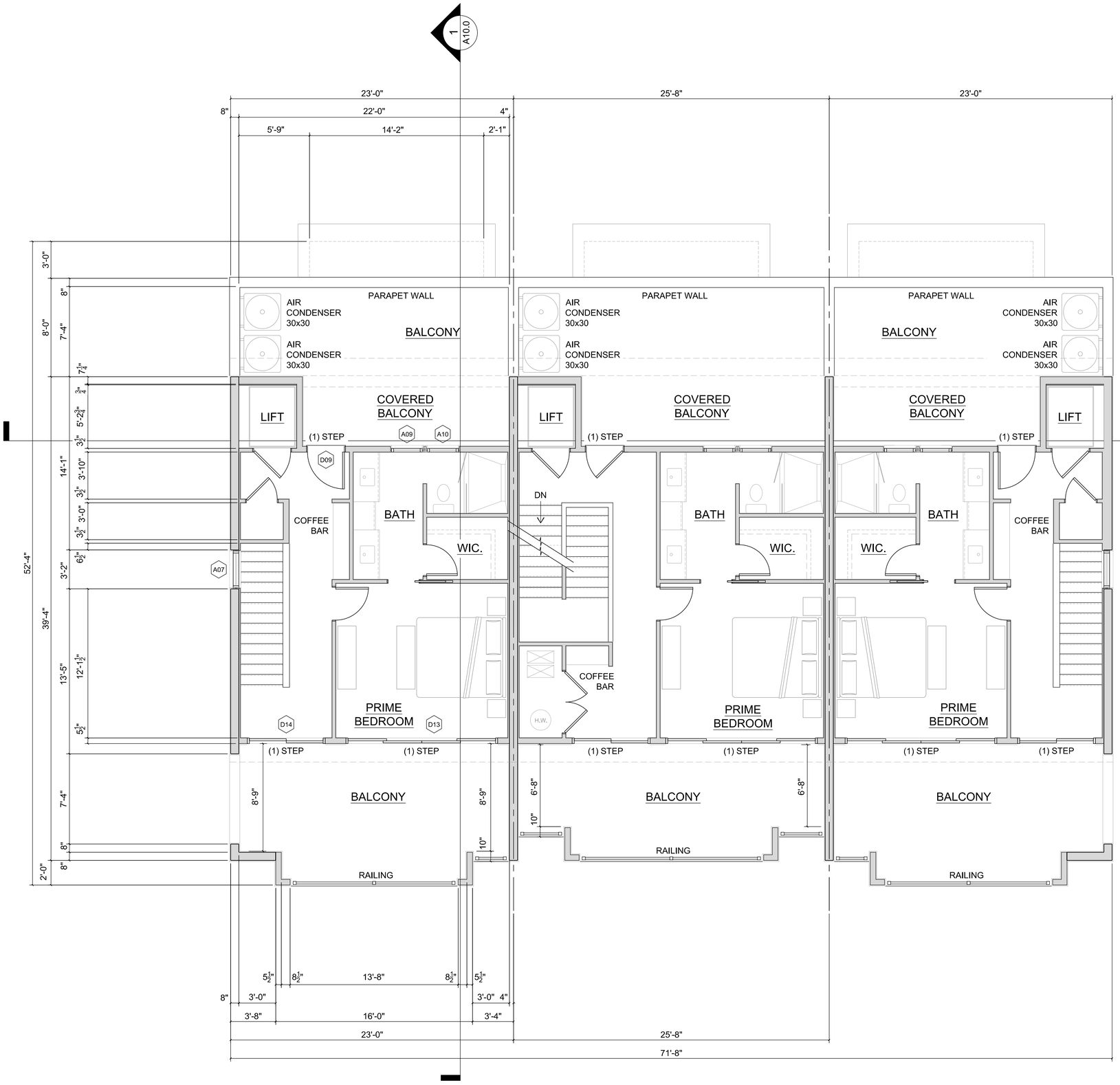
A3.00



END UNITS

GROSS SQUARE FOOTAGE

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760 SQ'	GRADE LEVEL NON-CONDITIONED - GARAGE/STORAGE
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250 SQ'	4TH LEVEL REAR BALCONY

MIDDLE UNIT

GROSS SQUARE FOOTAGE

155 SQ'	GRADE LEVEL NON-CONDITIONED - ENTRY/STAIR/ELEVATOR
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290 SQ'	4TH LEVEL REAR BALCONY

DD 4TH LEVEL / ROOFTOP PLAN OPTION A

SCALE 1/4" = 1'-0"

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CONSULTANT:

CLIENT:
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10164 GULF BLVD.
TREASURE ISLAND, FL 33706

PROJECT TITLE & NUMBER:
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TRIPLEX A 25-002

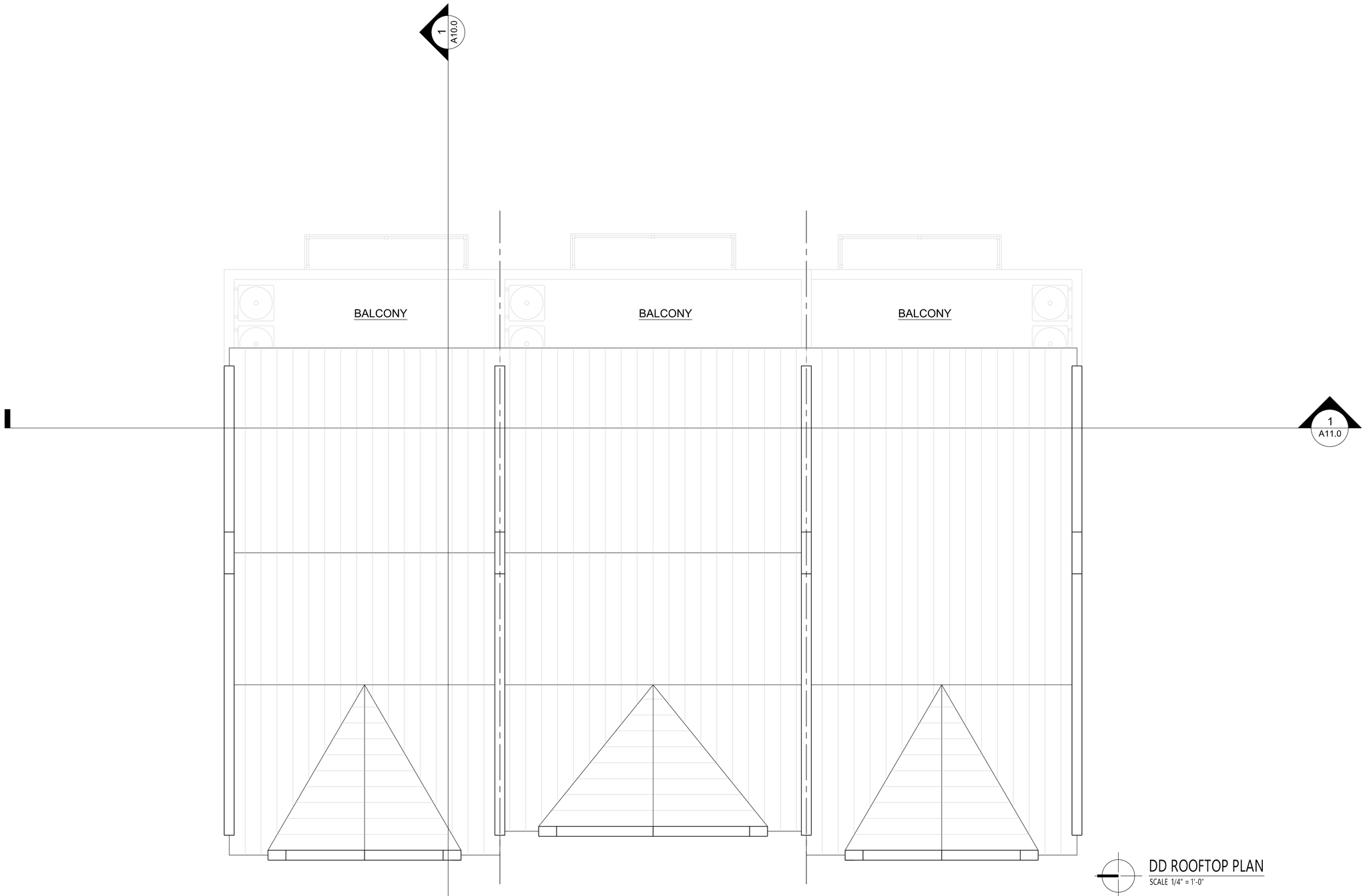
PROJECT LOCATION:
10149 & 10137 GULF BLVD.
TREASURE ISLAND, FL 33706

DATE ISSUED	2026.02.17

NO.	REVISION	DATE

SHEET TITLE:
ARCHITECTURAL FLOOR PLANS
SCALE AS INDICATED

A4.00



DD ROOFTOP PLAN
SCALE 1/4" = 1'-0"

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TREASURE ISLAND, FL 33706

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SHEET TITLE:
ARCHITECTURAL
ROOF PLAN
SCALE AS INDICATED

A5.00

WEST ELEVATION

SCALE 1/4" = 1'-0"

STUDIO 727
ARCHITECTURAL DESIGN

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TREASURE ISLAND, FL 33706

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SHEET TITLE:
ARCHITECTURAL
ELEVATIONS
SCALE AS INDICATED

A6.00

EAST ELEVATION

SCALE 1/4" = 1'-0"

STUDIO 727
ARCHITECTURAL DESIGN

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TREASURE ISLAND, FL 33706

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SHEET TITLE:
ARCHITECTURAL
ELEVATIONS
SCALE AS INDICATED

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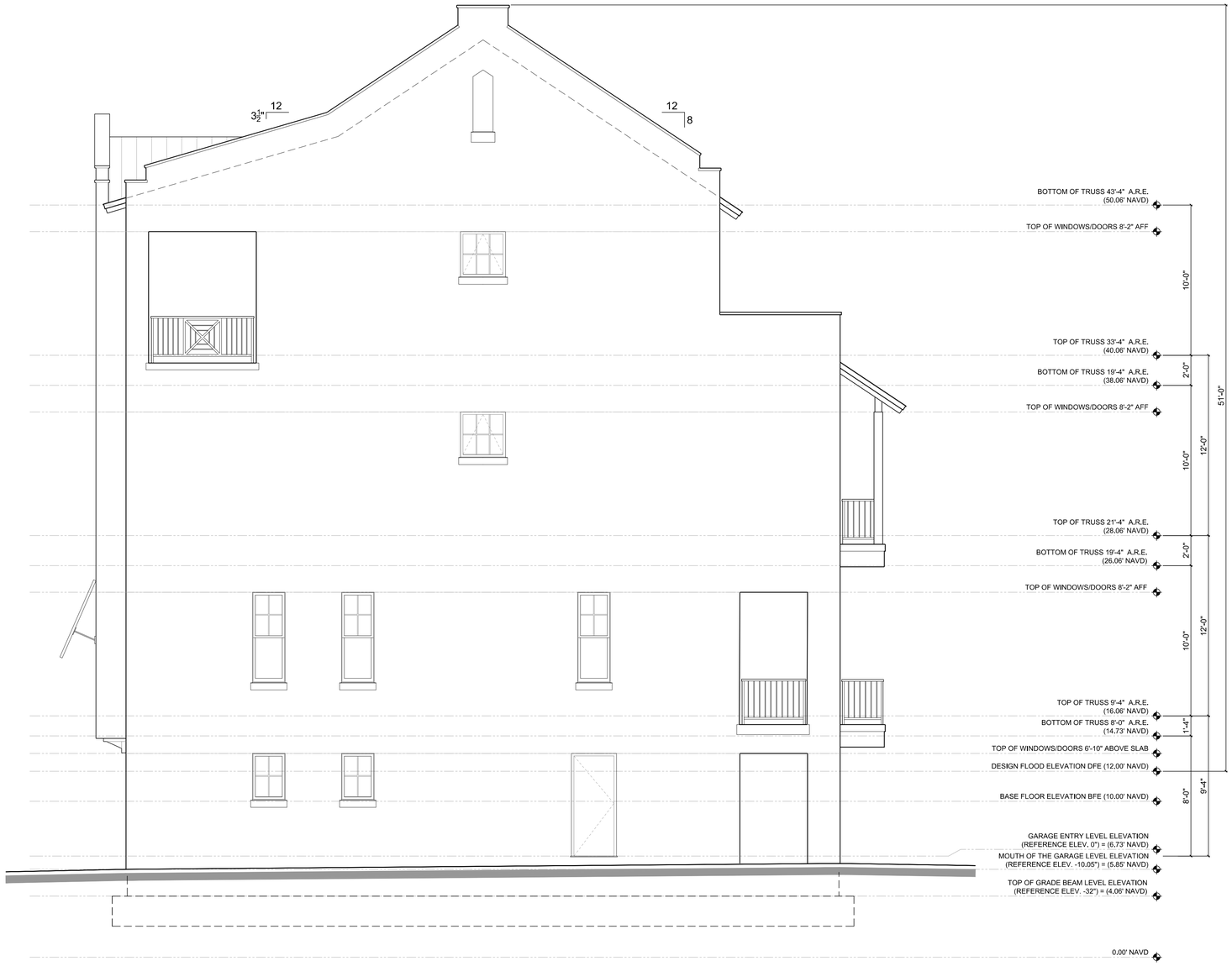

SOUTH ELEVATION

SCALE 1/4" = 1'-0"

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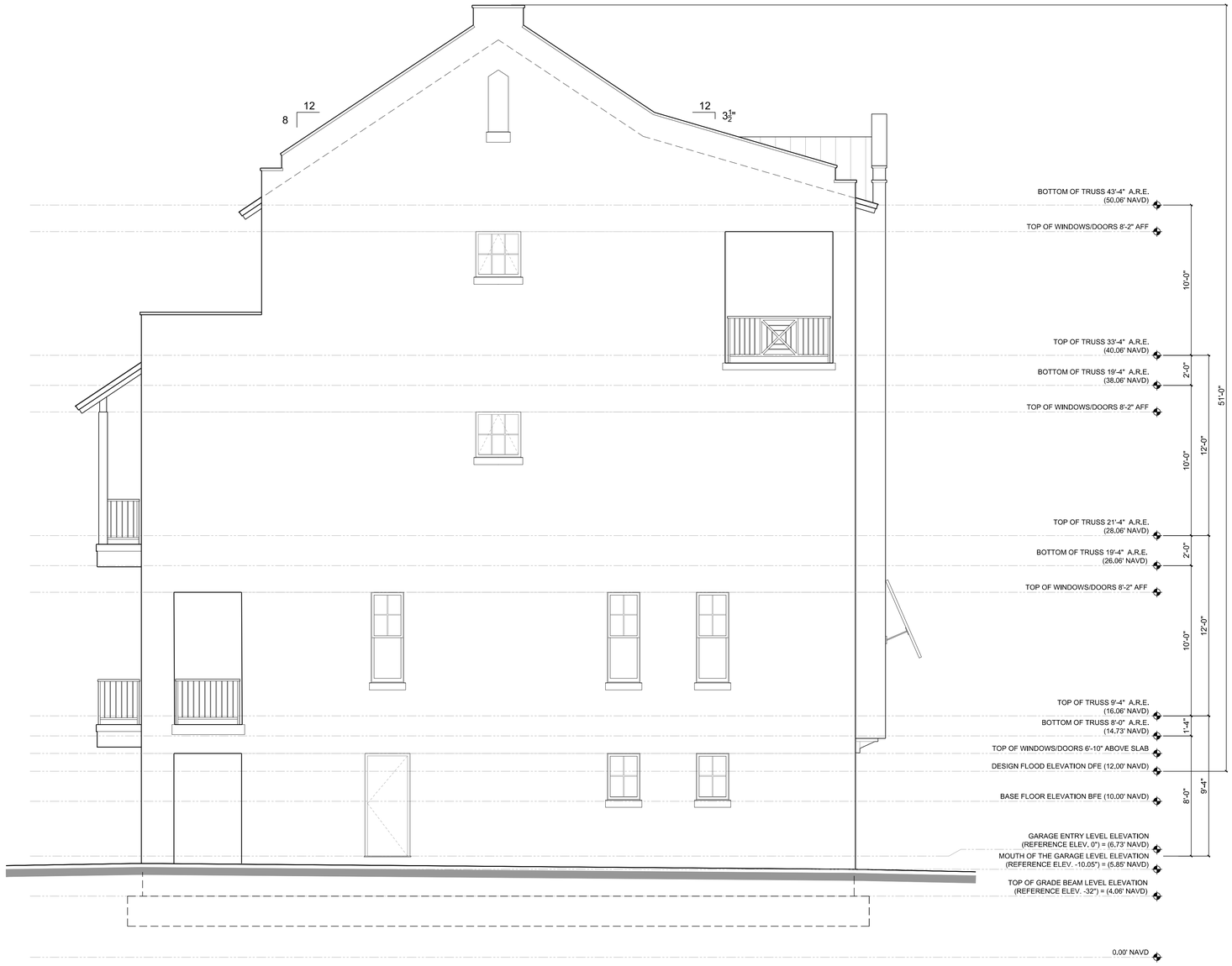

SOUTH ELEVATION

SCALE 1/4" = 1'-0"

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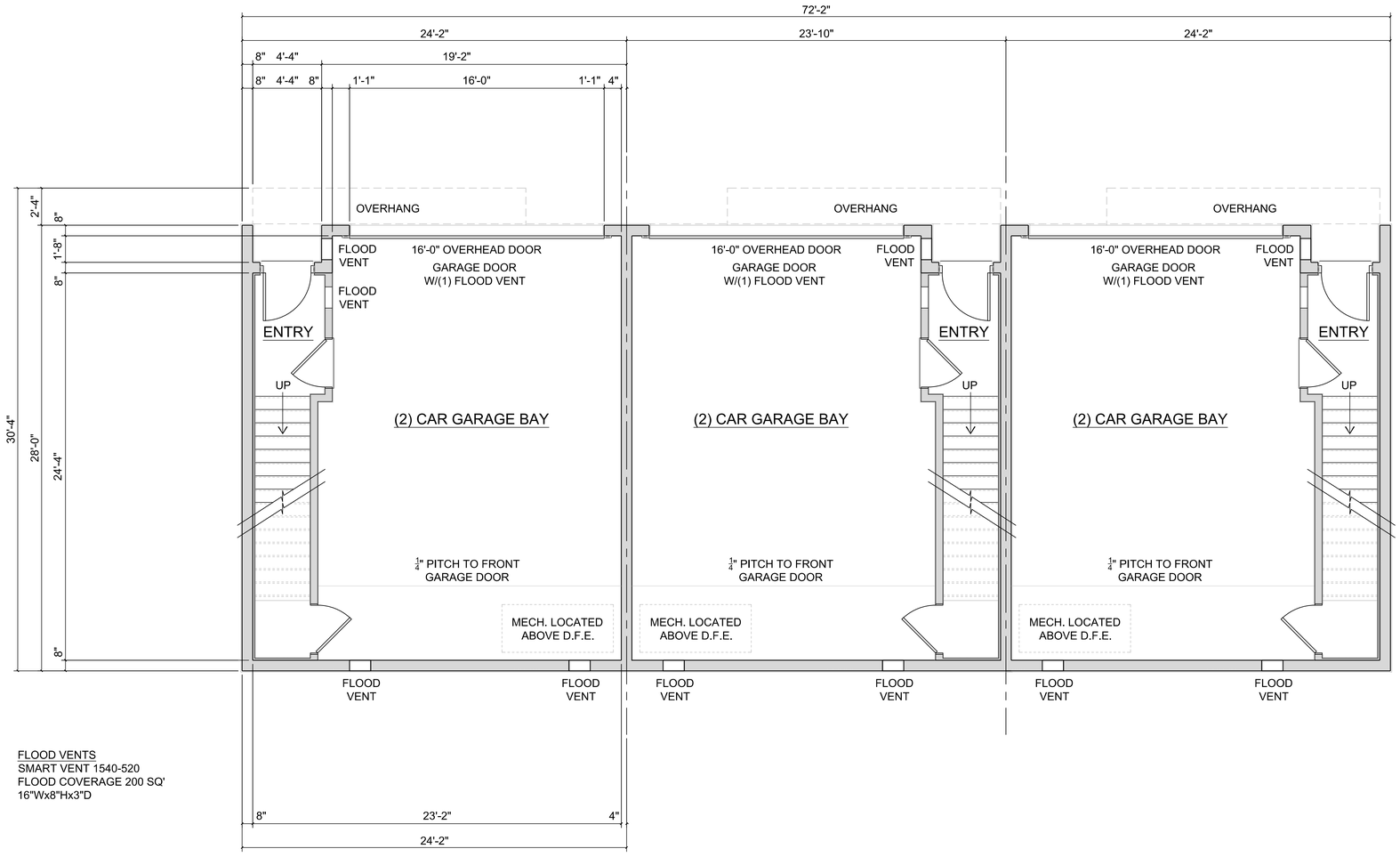

FLOOD VENTS
SMART VENT 1540-520
FLOOD COVERAGE 200 SQ'
16"Wx8"Hx3"D

DESIGN DEVELOPMENT GRADE LEVEL PLAN

SCALE 1/4" = 1'-0"

EACH UNIT

GROSS SQUARE FOOTAGE

80 SQ'	GRADE LEVEL NON-CONDITIONED - ENTRY/STAIR
585 SQ'	GRADE LEVEL NON-CONDITIONED - GARAGE/STORAGE
640 SQ'	2ND LEVEL - FINISHED AREA
680 SQ'	3RD LEVEL - FINISHED AREA
120 SQ'	4TH LEVEL - FINISHED AREA
1,440 SQ'	TOTAL FINISHED AREA
200 SQ'	4TH LEVEL BALCONY

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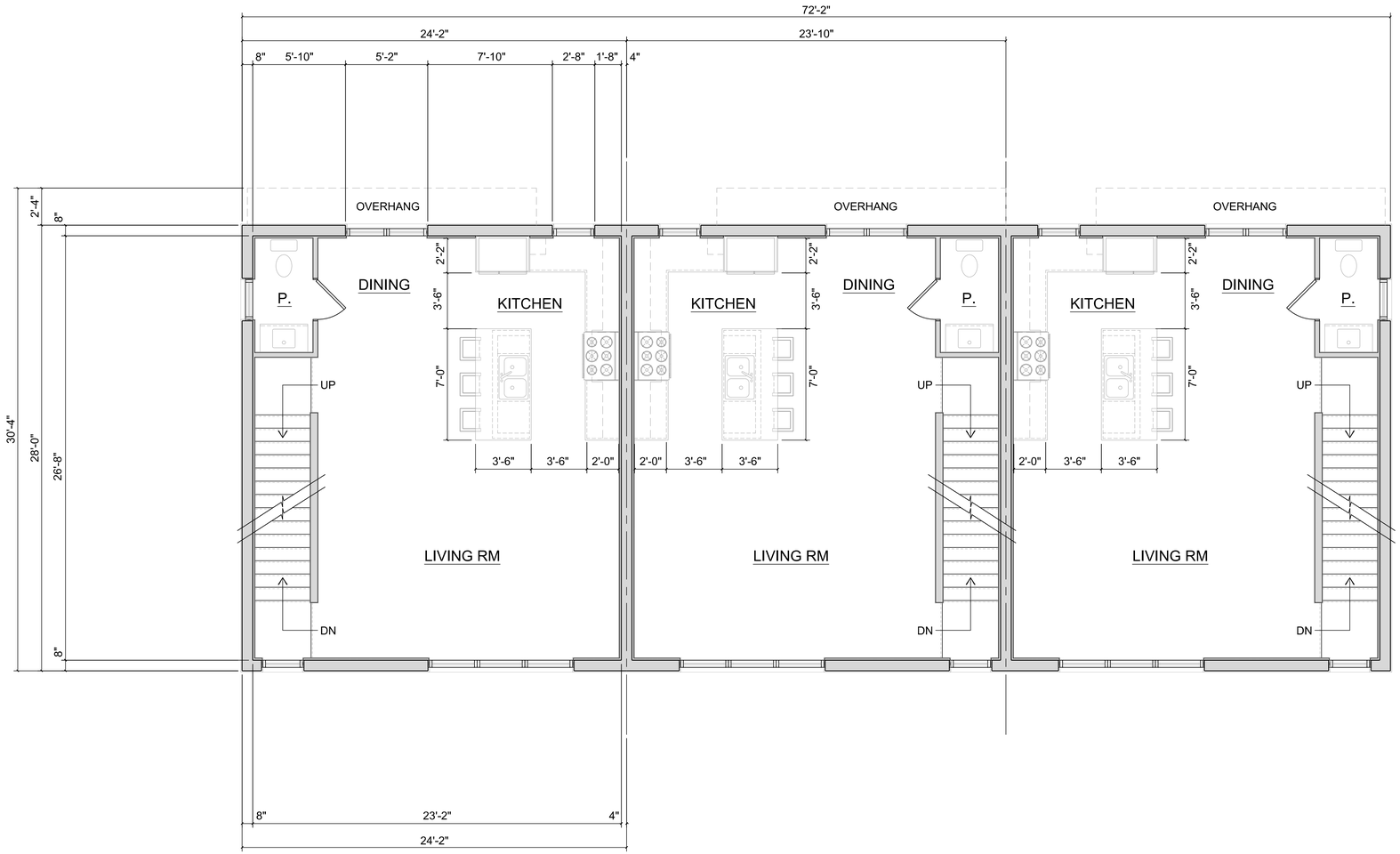

DESIGN DEVELOPMENT 2ND LEVEL PLAN

SCALE 1/4" = 1'-0"

EACH UNIT

GROSS SQUARE FOOTAGE

80 SQ'	GRADE LEVEL NON-CONDITIONED - ENTRY/STAIR
585 SQ'	GRADE LEVEL NON-CONDITIONED - GARAGE/STORAGE
640 SQ'	2ND LEVEL - FINISHED AREA
680 SQ'	3RD LEVEL - FINISHED AREA
120 SQ'	4TH LEVEL - FINISHED AREA
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200 SQ'	4TH LEVEL BALCONY

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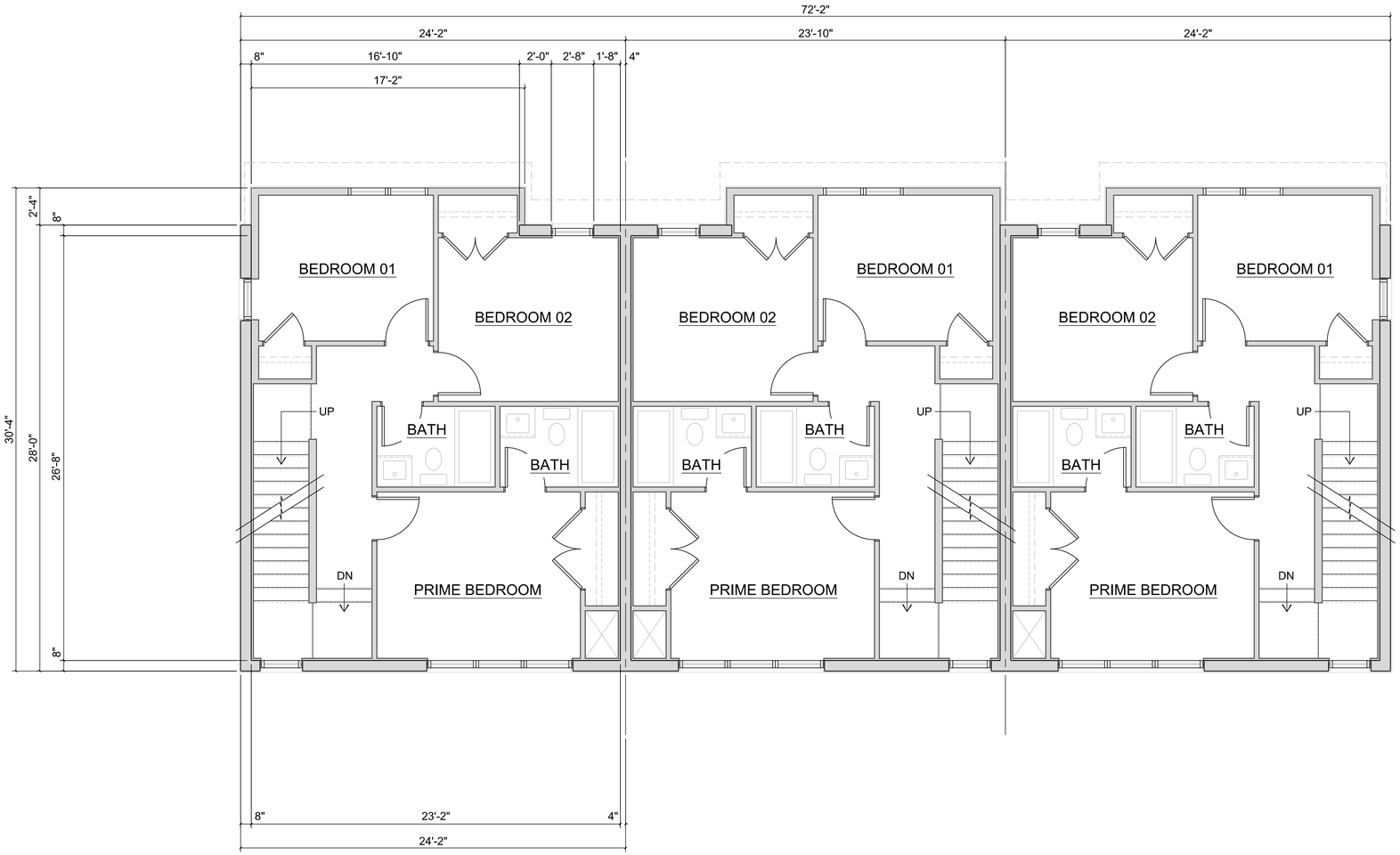

DESIGN DEVELOPMENT 3RD LEVEL PLAN

SCALE 1/4" = 1'-0"

EACH UNIT

GROSS SQUARE FOOTAGE

80 SQ'	GRADE LEVEL NON-CONDITIONED - ENTRY/STAIR
585 SQ'	GRADE LEVEL NON-CONDITIONED - GARAGE/STORAGE
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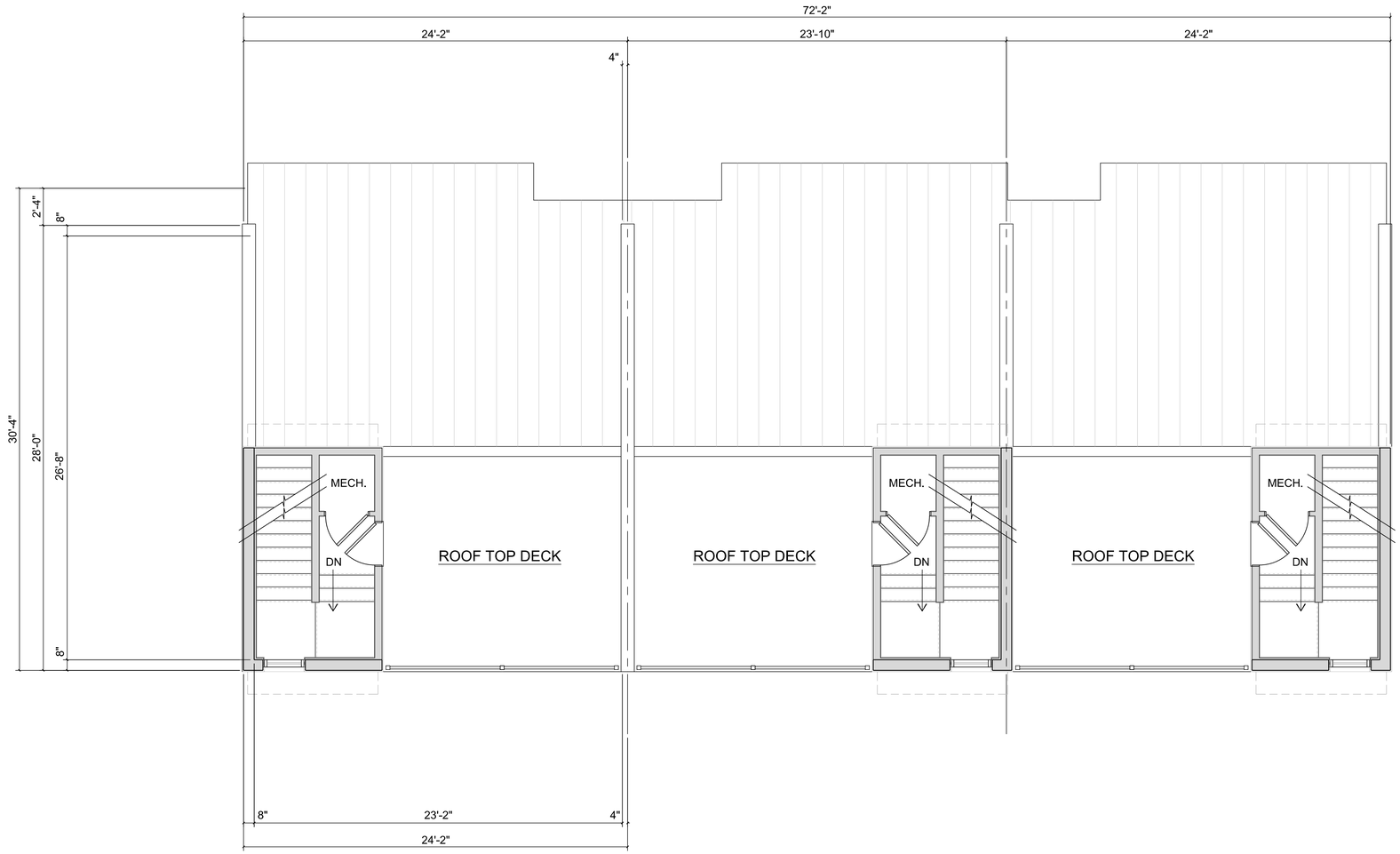
SCALE AS INDICATED

A3.00



DESIGN DEVELOPMENT 4TH LEVEL PLAN

SCALE 1/4" = 1'-0"

EACH UNIT

GROSS SQUARE FOOTAGE

80 SQ'	GRADE LEVEL NON-CONDITIONED - ENTRY/STAIR
585 SQ'	GRADE LEVEL NON-CONDITIONED - GARAGE/STORAGE
640 SQ'	2ND LEVEL - FINISHED AREA
680 SQ'	3RD LEVEL - FINISHED AREA
120 SQ'	4TH LEVEL - FINISHED AREA
1,440 SQ'	TOTAL FINISHED AREA
200 SQ'	4TH LEVEL BALCONY

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CONSULTANT:

CLIENT:
BRANDON MAKOWSKI
10164 GULF BLVD.
TREASURE ISLAND, FL 33706

PROJECT TITLE & NUMBER:
TREASURE ISLAND V.R.
TRIPLEX B 25-002

PROJECT LOCATION:
10149 & 10137 GULF BLVD.
TREASURE ISLAND, FL 33706

DATE ISSUED	2026.02.23

NO.	REVISION	DATE

SHEET TITLE:
ARCHITECTURAL
FLOOR PLANS
SCALE AS INDICATED

A4.00

WEST ELEVATION

SCALE 1/4" = 1'-0"

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10164 GULF BLVD.
TREASURE ISLAND, FL 33706

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TRIPLEX B 25-002

PROJECT LOCATION:
10149 & 10137 GULF BLVD.
TREASURE ISLAND, FL 33706

DATE ISSUED	2026.02.23

NO.	REVISION	DATE

SHEET TITLE:
ARCHITECTURAL
ELEVATIONS
SCALE AS INDICATED

A6.00

EAST ELEVATION

SCALE 1/4" = 1'-0"

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CONSULTANT:

CLIENT:
BRANDON MAKOWSKI
10164 GULF BLVD.
TREASURE ISLAND, FL 33706

PROJECT TITLE & NUMBER:
TREASURE ISLAND V.R.
TRIPLEX B 25-002

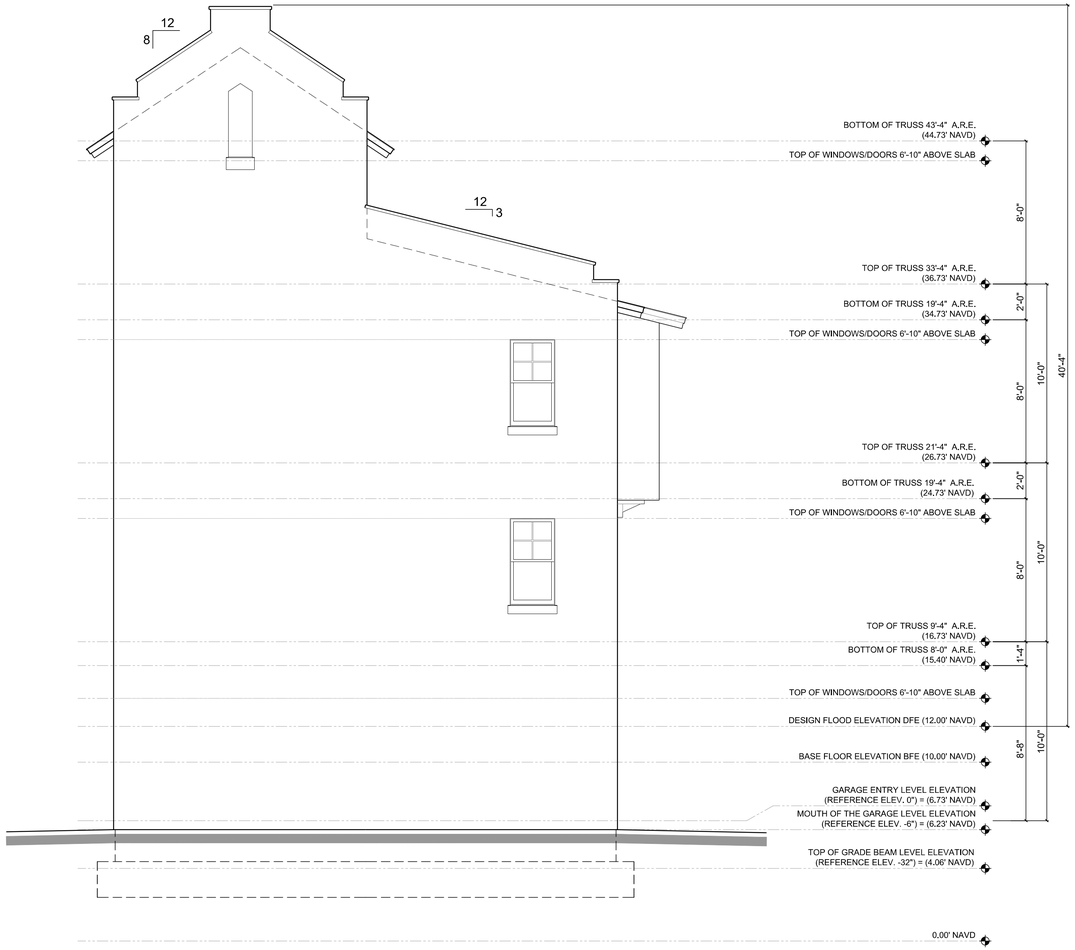
PROJECT LOCATION:
10149 & 10137 GULF BLVD.
TREASURE ISLAND, FL 33706

DATE ISSUED	2026.02.23

NO.	REVISION	DATE

SHEET TITLE:
ARCHITECTURAL
ELEVATIONS
SCALE AS INDICATED

A7.00



SOUTH ELEVATION

SCALE 1/4" = 1'-0"

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CONSULTANT:

CLIENT:
BRANDON MAKOWSKI
10164 GULF BLVD.
TREASURE ISLAND, FL 33706

PROJECT TITLE & NUMBER:
TREASURE ISLAND V.R.
TRIPLEX B 25-002

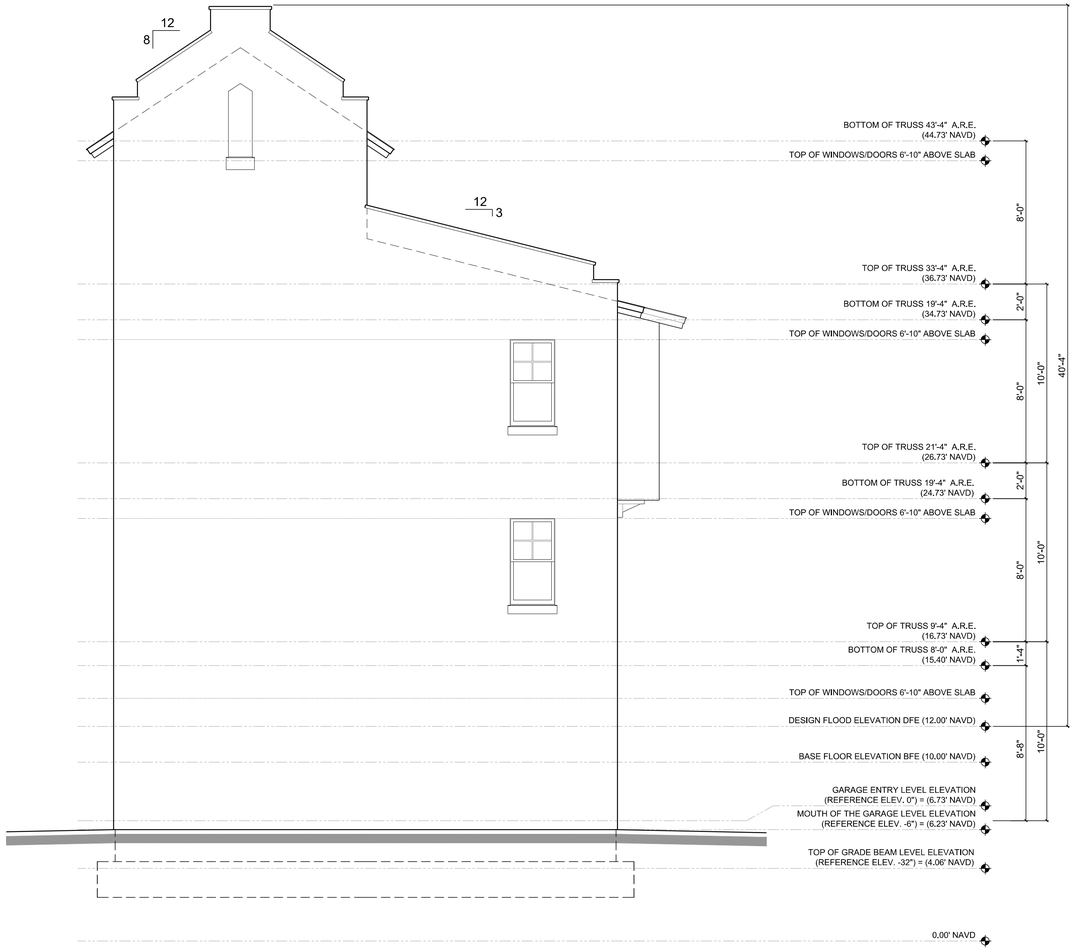
PROJECT LOCATION:
10149 & 10137 GULF BLVD.
TREASURE ISLAND, FL 33706

DATE ISSUED	2026.02.23

NO.	REVISION	DATE

SHEET TITLE:
ARCHITECTURAL
ELEVATIONS
SCALE AS INDICATED

A8.00



NORTH ELEVATION

SCALE 1/4" = 1'-0"

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CONSULTANT:

CLIENT:
BRANDON MAKOWSKI
10164 GULF BLVD.
TREASURE ISLAND, FL 33706

PROJECT TITLE & NUMBER:
TREASURE ISLAND V.R.
TRIPLEX B 25-002

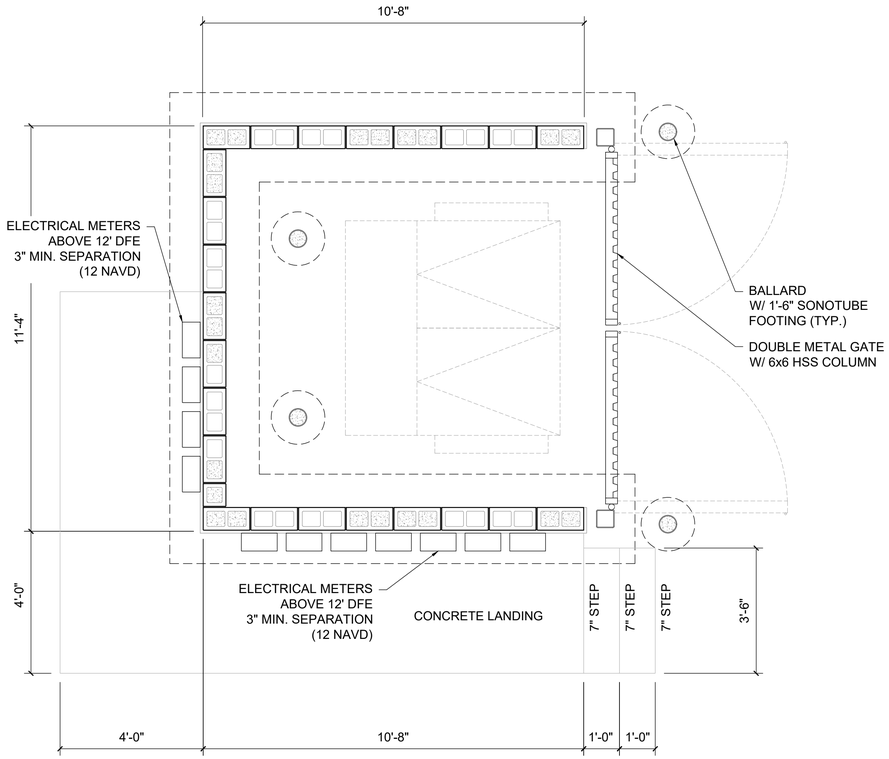
PROJECT LOCATION:
10149 & 10137 GULF BLVD.
TREASURE ISLAND, FL 33706

DATE ISSUED	2026.02.23

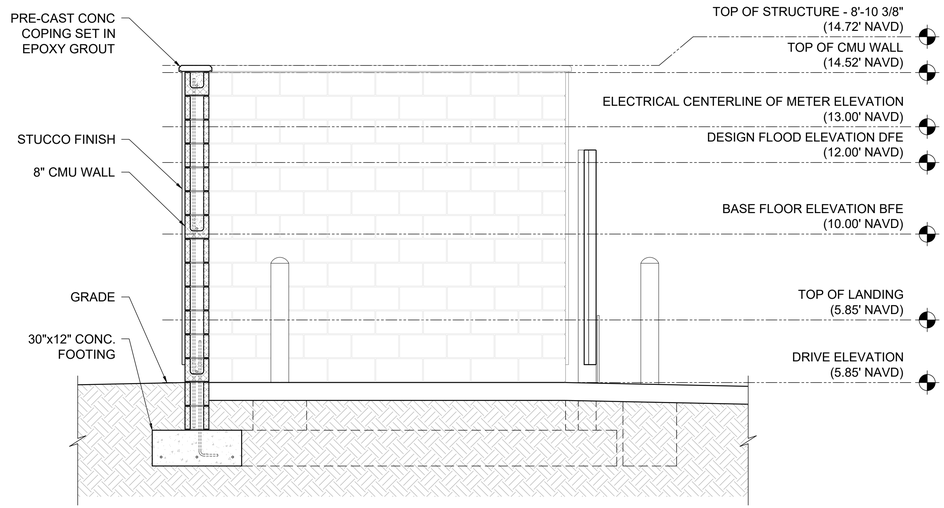
NO.	REVISION	DATE

SHEET TITLE:
ARCHITECTURAL ELEVATIONS
SCALE AS INDICATED

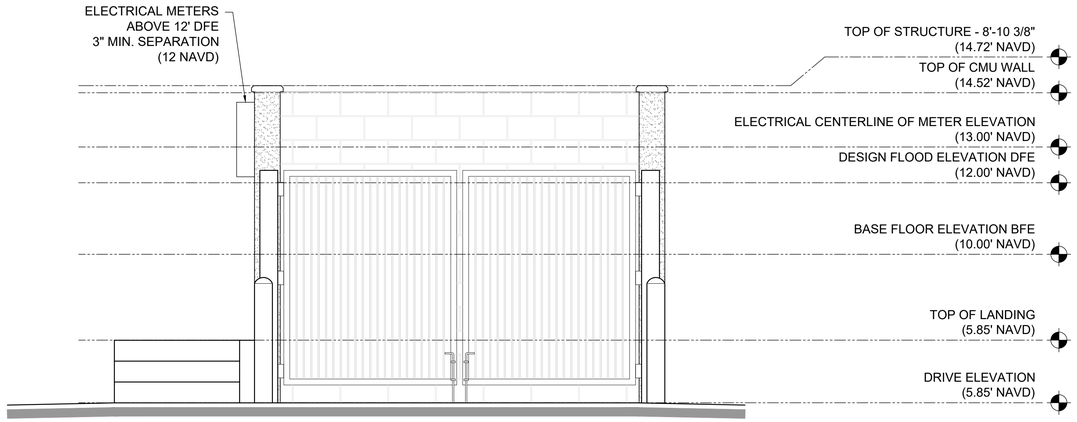
A9.00



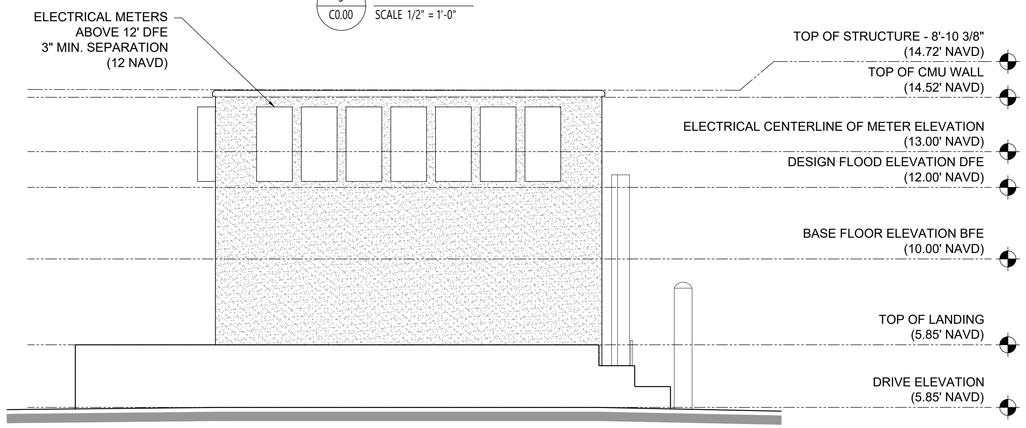
1 C0.00 **PLAN**
SCALE 1/2" = 1'-0"



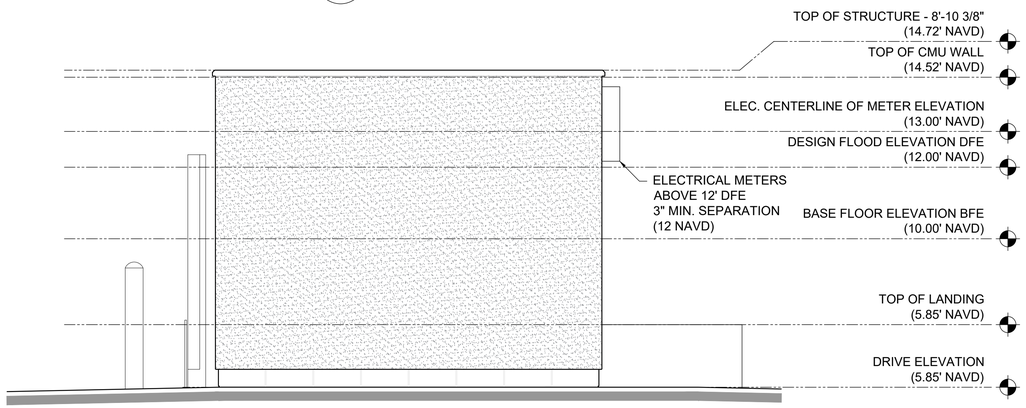
2 C0.00 **SECTION**
SCALE 1/2" = 1'-0"



3 C0.00 **ELEVATION**
SCALE 1/2" = 1'-0"



4 C0.00 **ELEVATION**
SCALE 1/2" = 1'-0"



5 C0.00 **ELEVATION**
SCALE 1/2" = 1'-0"

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CONSULTANT:

CLIENT:
BRANDON MAKOWSKI
10164 GULF BLVD.
TREASURE ISLAND, FL 33706

PROJECT TITLE & NUMBER:
TREASURE ISLAND V.R.
25-002

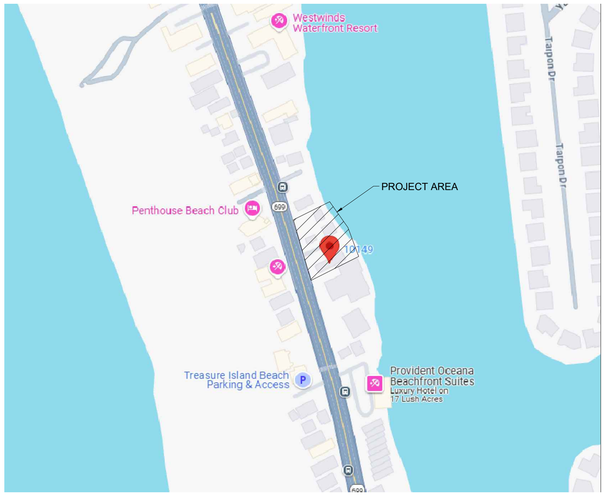
PROJECT LOCATION:
10149 & 10137 GULF BLVD.
TREASURE ISLAND, FL 33706

DATE ISSUED	2026.02.12

NO.	REVISION	DATE

SHEET TITLE:
DUMPSTER ENCLOSURE/
ELECTRICAL METER WALL
SCALE AS INDICATED

C0.00



LOCATION MAP
(N.T.S.)

CONSTRUCTION PLANS

FOR

TREASURE ISLAND VACATION RENTALS

SECTION 26, TOWNSHIP 31, RANGE 15
PARCEL ID: 26-31-15-78786-003-0190, 26-31-15-78786-003-0210, 26-31-15-78786-003-0220
ADDRESS: 10149 & 10173 GULF BLVD, TREASURE ISLAND

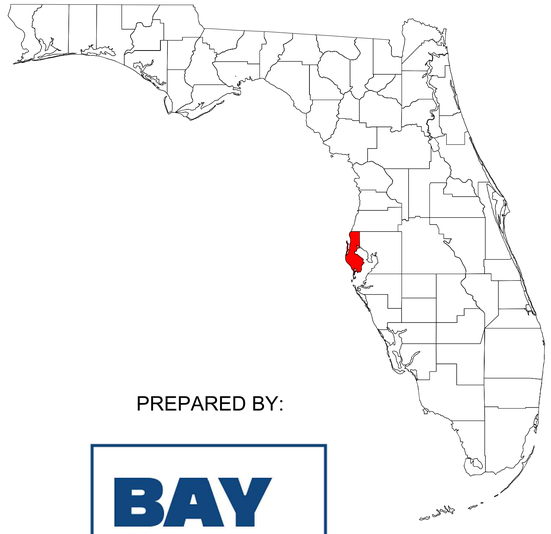
PREPARED FOR:

BIRGIT SCHWEGEL

10164 GULF BLVD.
TREASURE ISLAND, FL 33706

ISSUED FOR:

CITY OF TREASURE ISLAND



PREPARED BY:

BAY SITE ENG.

ENGINEER:
BAYSITE ENGINEERING LLC
2054 CENTRAL AVENUE
ST. PETERSBURG, FL 33712
813.679.9918
ELY@BAYSITEENG.COM

OWNER:
BIRGIT SCHWEGEL
10164 GULF BLVD.
TREASURE ISLAND, FL 33706
727-239-2187
BIRGITRENATE13@GMAIL.COM

GEOTECH:
ANDREYEV ENGINEERING, INC
3740 54TH AVENUE NORTH
ST. PETERSBURG, FL 33714
(727) 527-5735

SURVEYOR:
MRIC SPATIAL
701 S. HOWARD AVE.
SUITE 106-320
TAMPA, FL 33606
(813) 515-0821

CONTRACTOR:
SHELL BASIX
2054 CENTRAL AVE, ST.
PETERSBURG, FL 33712
(813) 417-2487
BMARTIN@EVERGREENVENTURESLLC.COM

ARCHITECT:
ALDERMAN PLANNING COMPANY
617 MARSHALL STREET
LEXINGTON, VA 24450
(813) 833-5161
ALDERMANPLANNING@GMAIL.COM

LEGAL DESCRIPTION

(AS PROVIDED BY: MRIC SPATIAL)

PARCEL 2:

LOT 22, BLOCK 3, SAWYER AND HARRELL'S ADDITION TO BOCA CIEGA PASS SUB, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 41, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, TOGETHER WITH ALL LANDS LYING BETWEEN SAID LOTS AND THE MEAN HIGH WATER LINE OF BOCA CIEGA BAY, AND LYING BETWEEN THE SIDE LINES OF SAID LOTS EXTENDED EASTERLY TO THE SAID MEAN HIGH WATER LINE OF SAID BAY, TOGETHER WITH RIPARIAN RIGHTS APPERTAINING THERETO.

SUBJECT TO A RIGHT-OF-WAY FOR GULF BOULEVARD OVER THE WESTERLY PORTION OF PROPERTY, AS INDICATED BY CLERK'S INSTRUMENT NUMBERS 257542 AND 452618.

PARCEL 3:

LOT 21, BLOCK 3, SAWYER AND HARRELL'S ADDITION TO BOCA CIEGA PASS SUBDIVISION, ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 41, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, TOGETHER WITH ALL LANDS LYING BETWEEN SAID LOTS AND THE MEAN HIGH WATER LINE OF BOCA CIEGA BAY, AND LYING BETWEEN THE SIDE LINES OF SAID LOTS EXTENDED EASTERLY TO THE MEAN HIGH WATER LINE OF THE BAY.

PARCEL 4:

LOTS 19 AND 20, BLOCK 3, SAWYER AND HARRELL'S ADDITION TO BOCA CIEGA PASS SUBDIVISION, ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 41, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, TOGETHER WITH ALL LANDS LYING BETWEEN SAID LOTS AND THE MEAN HIGH WATER LINE OF BOCA CIEGA BAY, AND LYING BETWEEN THE NORTHERLY LOT LINE OF LOT 20 AND THE SOUTHERLY LOT LINE OF LOT 19, AS SAID LOT LINES ARE EXTENDED EASTERLY TO THE MEAN HIGH WATER LINE OF SAID BAY, LESS ANY PART THEREOF LYING WITHIN THE RIGHT OF WAY OF GULF BOULEVARD.

VERTICAL DATUM

(MRIC SPATIAL)

ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), BASED ON STATIC GPS REFERENCING FPRN CORS STATION "ST. PETERSBURG".

Sheet List Table	
Sheet Number	Sheet Title
C-1.0	COVERSHEET
C-2.0	GENERAL NOTES
C-3.0	AERIAL SITE PLAN
C-4.0	DEMO & EROSION CONTROL PLAN
C-5.0	SITE & HORIZONTAL CONTROL PLAN
C-5.1	PRELIMINARY PLAT
C-5.2	AUTOTURN
C-5.3	AUTOTURN
C-6.0	PAVING GRADING & DRAINAGE PLAN
C-6.1	CROSS SECTIONS
C-7.0	UTILITY PLAN
C-8.0	SITE DETAILS
C-8.1	SITE DETAILS
C-9.0	BMP DETAILS
C-10.0	WATER DETAILS
C-10.1	WATER DETAILS
C-11.0	WASTEWATER DETAILS
L-1.0	LANDSCAPE PLAN
L-2.0	LANDSCAPE DETAILS
L-3.0	IRRIGATION PLAN
L-4.0	IRRIGATION DETAILS

Site Data Table	
PROJECT LOCATION	CITY OF TREASURE ISLAND, FLORIDA
PARCEL ID & ADDRESS	26-31-15-78786-003-0190, 26-31-15-78786-003-0210
	26-31-15-78786-003-0220
	10149 GULF BLVD, TREASURE ISLAND
	10173 GULF BLVD, TREASURE ISLAND
PROPERTY AREA	0.687 AC (29,966 SF)
FLU	RFM - RESORT FACILITIES MEDIUM
ZONING	RFM-30 - RESORT FACILITIES MEDIUM - 30
OVERLAY	GULF BLVD
CURRENT USE	SINGLE FAMILY & HOTEL/ MOTEL
PROPOSED USE	TOURIST, DWELLING(TOWNHOMES)
	10 UNITS - 3 STORIES OVER PARKING
BUILDING SETBACKS	GULF BLVD FROM 99TH AVE TO BETWEEN
	103RD & 104TH AVE
	FRONT(STREET) = 25 FT
	SIDES = 5 FT
	REAR(WATER FRONT) = 20 FT FROM SEAWALL
MAX BUILDING HEIGHT	MULTI-FAMILY = 60FT
MAX DENSITY	MULTI FAMILY = 15 PER AC
	0.687 * 15 PER AC = 10.3 UNITS
PROPSED DENSITY	10 UNITS
MAX BUILDING COVERAGE	50%
PROPOSED BUILDING COVERAGE	9,686 SF (32.3%)
MAX ISR	85% (70% FOR MULTIFAMILY RES.)
PROPOSED ISR	20,070 SF (66.9%)
FEMA FLOOD ZONE	AE -10
PARKING REQUIRED	
TOWNHOMES	2 SPACES PER UNIT
	10 UNITS * 2 SPACES = 20 SPACES
PARKING PROPOSED	
TOWNHOMES	28 GARAGE SPACES & 5 GUEST SPACES (1 ADA)
	33 SPACES TOTAL
MAX FRONT YARD PARKING	80%
PROPOSED FRONT YARD PARKING	83.973' / 200.269' = 0.419 OR 42%
UTILITIES	
WATER	CITY OF TREASURE ISLAND
SEWER	CITY OF TREASURE ISLAND
EXISTING SITE AREA	
TOTAL PROPETY AREA	0.687 AC (29,966 SF)
EX BUILDING	5,119 SF±
EX ASPHALT & SIDEWALK	12,842 SF±
EX IMPERVIOUS TOTAL	17,961 SF± (60%)
EX OPEN SPACE (PERVIOUS)	12,005 SF± (40%)
PROP SITE AREA	
PROP BUILDING	9,668 SF±
SIDEWALK, POOL, & MISC.	3,988 SF±
PERVIOUS PAVER DRIVEWAY	6,414 SF±(70% INCLUDED IN IMPERVIOUS CALCS = 4,489 SF)
	HOWEVER, 100% INCLUDED IN ISR CALCULATIONS ABOVE.
PROP IMPERVIOUS TOTAL	18,143 SF± (60%)
PROPOSED PERVIOUS	11,823 SF± (40%)
IMPERVIOUS DIFFERENCE	18,143 SF± - 17,961 SF± = 182 SF

PERMIT NUMBER: 2025-A-799-00037, 2025-D-799-00041
STATE ROAD ID: 1510000
STATE ROAD NUMBER: 699
MILE POST NUMBER: 4.455 - 4.475
ACCESS CLASSIFICATION: 7, POSTED SPEED: 35

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BAY SITE ENG.

BAYSITE ENGINEERING LLC
2054 CENTRAL AVENUE
ST. PETTERSBURG, FL 33712
PHONE: 813.679.9918
EMAIL: ELY@BAYSITEENG.COM
ENGINEERING COA No. 36684

REVISION DATE:	
1ST SUBMITTAL CORRECTIONS	2025-11-25
2ND SUBMITTAL CORRECTIONS	2026-02-26
3RD SUBMITTAL CORRECTIONS	2026-04-15
4TH SUBMITTAL CORRECTIONS	2026-05-13

PROJECT:
TREASURE ISLAND VACATION RENTALS
ADDRESS: 10149 & 10173 GULF BLVD, TREASURE ISLAND
PARCEL ID: 26-31-15-78786-003-0190, 26-31-15-78786-003-0210, 26-31-15-78786-003-0220

COMPANY # 039-01-01

CLIENT:
BIRGIT SCHWEGEL
10164 GULF BLVD.
TREASURE ISLAND, FL 33706

PATRICK ELY PAYNE
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Digitally signed by Patrick Ely Payne
Date: 2026.05.14 08:55:10 -04'00'

PATRICK ELY PAYNE
FLORIDA LICENSED No. 85381
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PATRICK ELY PAYNE, P.E. ON 5/13/26. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

DRAWING:
COVERSHEET

SHEET:
C-1.0

C:\Users\Louie\OneDrive - baysiteeng.com\Projects\Active\039-01 Treasure Island Motley\Drawing\039-01-01 - TIVR - CP\Current Plans\C-1.0 COVERSHEET.dwg
5/13/2026 4:37:02 PM PLOTTED BY: louie

GENERAL NOTES:

1. THE CONTRACTOR IS REQUIRED TO DO THE WORK IN ACCORDANCE WITH ALL RELEVANT LAWS, RULES, AND PERMIT REQUIREMENTS. ALL WORK MUST ABIDE BY THE REGULATIONS AND ORDINANCES OF THE LAND DEVELOPMENT CODE OF THE DIFFERENT GOVERNMENTAL AGENCIES WITH RESPONSIBILITY FOR THE WORK.
2. THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD AND SET UP A PRE-CONSTRUCTION MEETING TO INCLUDE ALL GOVERNING AGENCY INSPECTORS, ADJACENT UTILITY OWNERS, THE OWNER/DEVELOPER, AND THE ENGINEER OF RECORD.
3. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL PERMITS AND REPORTS FROM THE OWNER/ENGINEER PRIOR TO COMMENCEMENT OF CONSTRUCTION. ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE PERMITS.
4. THE CONTRACTOR IS RESPONSIBLE FOR MAKING SURE THAT ALL SUBCONTRACTORS COMPLY WITH THESE REQUIREMENTS.
5. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY ADDITIONAL CONSTRUCTION OR BUILDING PERMITS NEEDED TO CARRY OUT OR FINISH THE WORK DESCRIBED IN THESE DOCUMENTS (E.G., ROW USE PERMITS, NPDES, DEWATERING, ONSITE PIPING PERMITS, ETC.)
6. THE CONTRACTOR IS RESPONSIBLE TO GET FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS SPECIFIED BY THE ENGINEER/ARCHITECT AND VARIOUS GOVERNMENTAL AGENCIES. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SCHEDULING ANY REQUIRED INSPECTIONS IN ACCORDANCE WITH AGENCY INSTRUCTIONS.
7. ALL SPECIFICATIONS AND DOCUMENTS CITED MUST BE LATEST EDITIONS OR REVISIONS.
8. THE CONTRACTOR SHALL NOTIFY THE ENGINEER, OWNER, AND APPROPRIATE PERMITTING AGENCIES OF THE CONTRACTOR'S NAME, STARTING DATE, PROJECTED SCHEDULE, AND OTHER INFORMATION AS REQUIRED AT LEAST THREE (3) WORKING DAYS PRIOR TO CONSTRUCTION OR AS REQUIRED BY PERMIT OR LOCAL MUNICIPALITY CONDITIONS.
9. THE CONTRACTOR WILL NEED TO SCHEDULE AND COORDINATE HIS ACTIVITIES AND WORK SMOOTHLY WITH OTHERS WORKING ON SITE (BUILDING CONTRACTORS, ETC).
10. PRIOR TO THE FINAL ENGINEERING INSPECTION AND CERTIFICATION, THE CONTRACTOR IS RESPONSIBLE FOR LOCATION AND FLAGGING OF ALL PROPERTY CORNERS. THE CONTRACTOR IS RESPONSIBLE FOR ALL COSTS RESULTING FROM LOST OR DISTURBED PROPERTY CORNERS. A PROFESSIONAL LAND SURVEYOR MUST REESTABLISH LOST OR DISTURBED PROPERTY CORNERS.
11. THE ATTACHED CONSTRUCTION PLANS WERE BASED OFF A BOUNDARY AND TOPOGRAPHIC SURVEY. SEE SURVEY PROVIDER INFORMATION SHOWN ON THE COVERSHEET. THE SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS.
12. PRIOR TO SUBMITTING BIDS AND THE START OF CONSTRUCTION, THE CONTRACTOR IS REQUIRED TO EXAMINE ALL PROJECT GEOTECHNICAL REPORTS. IN THE EVENT OF A DISAGREEMENT, THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SET FORTH HEREIN, WHICH ARE PART OF THE REQUIRED CONSTRUCTION DOCUMENTS, SHALL PRECEDE, UNLESS EXPLICITLY NOTED OTHERWISE ON THE PLANS. BEFORE BEGINNING ANY ADDITIONAL WORK, THE CONTRACTOR MUST NOTIFY THE ENGINEER IN WRITING OF ANY SUCH DISCREPANCY BETWEEN THE GEOTECHNICAL REPORTS, PLANS, AND SPECIFICATIONS.
13. THE CONTRACTOR SHALL MAINTAIN A COPY OF THE APPROVED CONSTRUCTION DRAWINGS AND ALL PERMITS AT THE CONSTRUCTION SITE.
14. THE CONTRACTOR IS IN CHARGE OF ORGANIZING ALL WORK WITH SUBCONTRACTORS AND OTHER PUBLIC OR PRIVATE UTILITIES CONSTRUCTING FACILITIES WITHIN THE PROJECT'S BOUNDARIES.
15. WITHOUT THE WRITTEN CONSENT OF THE ENGINEER AND THE DEVELOPER, THE CONTRACTOR IS NOT PERMITTED TO START ANY WORK THAT HE BELIEVES WOULD CONSTITUTE A CHANGE ORDER.
16. THE CONTRACTOR SHALL MAINTAIN ACCESS TO PRIVATE PROPERTY AND PROTECT IT. ANY DAMAGE THAT THE CONTRACTOR DOES WHILE CARRYING OUT HIS WORK MUST BE REPAIRED TO THE ENGINEER'S AND OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
17. FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY LOCATIONS, CONTRACTOR SHALL REFER TO THE ARCHITECTURAL/BUILDING PLANS.
18. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL CAREFULLY REVIEW THE SITE PLAN AND LATEST ARCHITECTURAL PLANS (INCLUDING, BUT NOT LIMITED TO, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SUPPRESSION PLAN, WHERE APPLICABLE) TO COORDINATE THE BUILDING LAYOUT. ANY DISCREPANCIES MUST BE REPORTED BY THE CONTRACTOR RIGHT ONCE TO THE OWNER, ARCHITECT, AND SITE ENGINEER.
19. THE ENGINEER IS NOT ACCOUNTABLE FOR THE CONSTRUCTION METHODS AND/OR MEANS USED TO COMPLETE THE WORK DEPICTED ON THESE PLANS, NOR FOR ANY RESULTING CONFLICTS OR SCOPE REVISIONS. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE METHODS AND/OR MEANS FOR COMPLETING THE WORK.
20. ADA ACCESSIBILITY MUST BE CONFIRMED BY THE CONTRACTOR PRIOR TO THE INSTALLATION OF THE FINAL CONSTRUCTION OF SIDEWALKS AND PARKING AREAS.
21. ARRANGING OR SUPPLYING TEMPORARY WATER SERVICE, SANITARY FACILITIES, AND ELECTRICITY SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
22. CONTRACTOR TO COORDINATE WITH OWNER ANY EXISTING UTILITIES AND APPURTENANCES TO BE REMOVED, SUCH AS FENCES, LIGHT POLES, OR SHRUBS BEFORE WORK BEGINS, INCASE THESE ITEMS MAY WISHED TO BE REUSED ON SITE.
23. IF ANY EVIDENCE OF HISTORIC RESOURCES, INCLUDING BUT NOT LIMITED TO ABORIGINAL OR HISTORIC POTTERY, PREHISTORIC STONE TOOLS, BONE OR SHELL TOOLS, HISTORIC TRASH PITS, OR HISTORIC POTTERY, FOUNDATION, ARE FOUND ONSITE DURING CONSTRUCTION ACTIVITIES, WORK MUST STOP IMMEDIATELY, AND FLORIDA DEPARTMENT OF HISTORIC RESOURCES (STATE HISTORIC PRESERVATION OFFICER) AND THE LOCAL GOVERNING AGENCY MUST BE NOTIFIED WITHIN TWO WORKING DAYS.
24. IF ANY FEDERALLY AND/OR STATE-PROTECTED PLANT AND/OR ANIMAL SPECIES IS FOUND ONSITE DURING CONSTRUCTION ACTIVITIES, WORK MUST STOP IMMEDIATELY, AND THE LOCAL GOVERNING AGENCY MUST BE NOTIFIED WITHIN TWO WORKING DAYS.
25. EOR SHALL RECEIVE SHOP DRAWING SUBMITTALS FROM CONTRACTOR FOR ALL MATERIAL TO BE USED ON-SITE AND OFF-SITE INCLUDING ALL PRECAST AND MANUFACTURED ITEMS. IF APPROVAL IS NOT OBTAINED PRIOR TO INSTALLATION, REMOVAL AND REPLACEMENT COULD OCCUR AT THE CONTRACTOR'S EXPENSE.
26. ALL STRUCTURES AND WORK IN THE RIGHT-OF-WAY SHALL COMPLY TO FDOT STANDARDS AND SPECIFICATIONS. DIRECT QUESTIONS RELATING TO MATERIALS TO THE EOR. SEE FOLLOWING FDOT PUBLICATIONS, LATEST EDITION.
27. BEST MAINTENANCE PRACTICES FOR STORMWATER RUNOFF, DRAINAGE - DRAINAGE MANUAL, DRAINAGE DESIGN GUIDE, AND OTHER DESIGN AIDS, FDOT DESIGN MANUAL, FLEXIBLE PAVEMENT DESIGN MANUAL, FLORIDA GREENBOOK, MINIMUM SPECIFICATIONS FOR TRAFFIC CONTROL DEVICES (MSTCD), SAFE WORK PRACTICES AND COMPLIANCE STANDARDS HANDBOOK, STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION, AND UTILITY ACCOMMODATIONS MANUAL.

SAFETY

1. CONSTRUCTION SAFETY SPECIFICATIONS ARE NOT INCLUDED IN THE CONSTRUCTION DRAWINGS. ALL MEANS AND METHODS OF CONSTRUCTION SITE SAFETY SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
2. THESE NOTES ARE NOT INTENDED TO BE ALL ENCOMPASSING SAFETY GUIDELINES AND LAWS BUT JUST BASIC REQUIREMENTS. THIS INFORMATION HAS BEEN PROVIDED SOLELY FOR THE CONTRACTOR'S INFORMATION AND IN NO WAY IMPLIES THAT THE OWNER OR ENGINEER WILL BE RESPONSIBLE FOR SAFETY INSPECTIONS OR IMPLEMENTATION OF SAFETY LAWS.
3. THE ENGINEER OF RECORD HAS NOT BEEN RETAINED FOR SUCH PURPOSES AND IS NOT RESPONSIBLE FOR THE SAFETY OF THE JOB SITE.
4. TO ENSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC, ALL OPEN TRENCHES AND HOLES CLOSE TO ROADWAYS OR WALKWAYS MUST BE ADEQUATELY MARKED AND BARRICADED.
5. THE CONTRACTOR IS REQUIRED TO USE EXTREME CAUTION IN AREAS WITH BURIED UTILITIES AND TO PROVIDE THE UTILITY COMPANIES WITH AT LEAST 48 HOURS' NOTICE BEFORE CONSTRUCTION BEGINS IN ORDER TO VERIFY THE FIELD LOCATIONS OF ANY EXISTING UNDERGROUND UTILITIES. CALL SUNSHINE STATE ONE CALL AT 1-800-432-4770 MIN. 48 HOURS BEFORE DIGGING.
6. THE "TRENCH SAFETY ACT" SHALL BE APPLIED TO ALL SUBSURFACE CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTORS TO ENSURE THAT ALL CONSTRUCTION COMPLIES WITH THE OSHA (OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION) REGULATIONS.
7. IS IT THE RESPONSIBILITY OF THE CONTRACTOR THAT ALL TRAFFIC CONTROL DEVICES NECESSARY FOR THE CONSTRUCTION OF THIS PROJECT MUST BE INSTALLED AND MAINTAINED PROPERLY AS REQUIRED IN CURRENT FDOT PUBLICATIONS AND MANUALS AND MUTCD.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL AND SAFETY OF THE TRAVELING PUBLIC AS WELL AS THE SAFETY OF CONTRACTOR'S EMPLOYEES AND SUB-CONTRACTORS. LABOR SAFETY LAWS MUST ADHERE TO THE GUIDELINES LAID DOWN BY OSHA IN THE DEPARTMENT OF TRANSPORTATION'S FEDERAL REGISTER.
9. THE GUIDELINES OUTLINED BY OSHA IN THE FEDERAL REGISTER OF THE DEPARTMENT OF TRANSPORTATION SHALL BE MAINTAINED.
10. ACCORDING TO ALL APPLICABLE LEGAL, HEALTH, AND SAFETY REQUIREMENTS, CONTRACTOR SHALL PROVIDE AND MAINTAIN ITS OWN SAFETY EQUIPMENT. CONTRACTOR IS ALSO RESPONSIBLE FOR PROVIDING SUFFICIENT INFORMATION AND TRAINING TO ITS EMPLOYEES AND SUBCONTRACTORS TO ENSURE STANDARDS ARE OBSERVED. CONTRACTOR MUST CONTINUE TO COMPLY WITH ALL WORKPLACE SAFETY AND HEALTH REGULATIONS AND ENVIRONMENTAL PROTECTION LAWS.
11. EXCAVATIONS BY THE CONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF THE DEPARTMENT OF LABOR'S OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION RULES AND REGULATIONS.

SITE VERIFICATION

1. FOR IDENTIFICATION AND LIMITS OF CONSTRUCTION, JURISDICTIONAL LINES MUST BE MARKED IN THE FIELD.
2. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. IF THERE ARE ANY DISCREPANCIES, THE CONTRACTOR MUST NOTIFY THE ENGINEER IN WRITING BEFORE MOVING FURTHER WITH THE CONSTRUCTION. PRIOR TO RECEIVING SUCH NOTIFICATION AND THE ENGINEER'S WRITTEN APPROVAL OF SUCH ADDITIONAL WORK, NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK THAT NEEDS TO BE REDONE BECAUSE OF DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS.
3. REPORT IMMEDIATELY TO THE CONSTRUCTION MANAGER AND THE ENGINEER/ARCHITECT ANY DISCREPANCIES FOUND IN THE FIELD BEFORE MAKING ANY MODIFICATIONS OR ORDERING MATERIALS.
4. THE INFORMATION IN THESE PLANS IS ONLY INTENDED TO HELP THE CONTRACTOR EVALUATE THE TYPE AND SCOPE OF POTENTIAL CONDITIONS THAT MAY ARISE DURING THE COURSE OF WORK. PRIOR TO SUBMITTING A BID, ALL CONTRACTORS ARE INSTRUCTED TO DO ANY INVESTIGATIONS THEY DEEM NECESSARY IN ORDER TO REACH THEIR OWN CONCLUSIONS ABOUT THE ACTUAL CONDITIONS THEY WILL ENCOUNTER AND THE FACTORS ON WHICH THEIR BIDS WILL BE BASED.
5. EXISTING UNDERGROUND UTILITY LINES DEPICTED ON THE DRAWINGS WERE DERIVED FROM VISUAL OBSERVATION, RECORD DRAWINGS, AND OTHER DOCUMENTS SUPPLIED BY THIRD PARTIES, NOT FIELD VERIFIED. PRIOR TO SUBMITTING BID AND BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL FIELD EXPOSE THE LOCATION OF ALL UNDERGROUND UTILITIES (WHETHER SHOWN OR NOT) THAT COULD BE AFFECTED BY THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER AND ARCHITECT/ENGINEER OF THE DISCOVERY OF EXISTING UTILITIES NOT SHOWN OR NOTED ON DRAWINGS. CALL SUNSHINE STATE ONE CALL AT 1-800-432-4770 MINIMUM 48 HOURS BEFORE DIGGING.
6. ALL UTILITY CONFLICTS NEED TO BE RESOLVED PRIOR TO CONSTRUCTION.
7. CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES BEFORE ORDERING MATERIALS AND CASTING STRUCTURES.
8. PRIOR TO ESTABLISHING THE FINISH FLOOR ELEVATION, THE CONTRACTOR SHALL VERIFY THE EXISTING FINISH FLOOR ELEVATION AT ALL OPENINGS OF THE BUILDING SHELL.
9. THESE CONSTRUCTION DOCUMENTS WERE DESIGNED AND DRAWN BASED ON THE ASSUMPTION THAT THE EXISTING BUILDING CONDITIONS ALIGNED WITH THE ORIGINAL DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL EXISTING STRUCTURAL COLUMN DIMENSIONS, STRUCTURAL BEARING HEIGHTS AND EXISTING DIMENSIONS IMMEDIATELY UPON ARRIVAL AT THE SITE. CONTACT THE CONSTRUCTION MANAGER AND THE ARCHITECT/ENGINEER IMMEDIATELY TO DETERMINE WHAT ACTION SHOULD BE TAKEN TO MATCH EXISTING CONDITIONS IF DISCREPANCIES ARE FOUND BETWEEN WHAT IS SHOWN ON THE DRAWINGS AND EXISTING FIELD CONDITIONS. THE GENERAL CONTRACTOR'S START OF CONSTRUCTION MEANS ACCEPTANCE OF THE CURRENT CONDITIONS.
10. THE LAYOUTS SHOWN IN THE PLANS ARE APPROXIMATE, THUS IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO SUBMIT COORDINATION DRAWINGS THAT SHOW THE SIZES OF THE PIPES, THE STRUCTURES, AND THE ELEVATIONS.

EROSION CONTROL

1. SEE BMP / SWPPP NOTES FOR SILT FENCE DETAILS.
2. FROM THE DATE OF NOTICE TO PROCEED UNTIL THE PROJECT IS ACCEPTED BY THE OWNER, EOR, AND GOVERNING AGENCY, THE CONTRACTOR IS RESPONSIBLE FOR SITE CONDITIONS.
3. DURING CONSTRUCTION, ALL PRACTICAL AND NECESSARY MEASURES MUST BE TAKEN TO CONTROL AND PREVENT EROSION AND THE TRANSPORT OF SEDIMENT TO SURFACE DRAINS, SURFACE WATERS, OR ONTO ADJACENT PROPERTIES. THESE EFFORTS MUST INCLUDE INSTALLING AND MAINTAINING SILT SCREENS AS PERMITTED BY CONSTRUCTION PERMITS AND APPROVALS AND/OR AS SPECIFIED ON THE PLANS. TO STOP EROSION FROM HAPPENING AND TO LESSEN SEDIMENTATION IN RUN-OFF, DISTURBED GROUND SURFACES MUST BE REPLANTED AND STABILIZED AS QUICKLY AS POSSIBLE.
4. DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ALL REASONABLE PRECAUTIONS TO PROTECT AGAINST FUGITIVE DUST.
5. IF THE EOR OR GOVERNING AGENCY BELIEVE THAT EXCESSIVE AMOUNTS OF EARTH ARE BEING TRANSPORTED OFF-SITE BY DRAINAGE RUN OFF OR VEHICULAR TRANSPORTATION, THE CONTRACTOR IS REQUIRED TO REMOVE AND CLEAN SAID EARTH TO THE SATISFACTION OF THE EOR OR GOVERNING AGENCY.
6. UNLESS OTHERWISE DIRECTED BY THE OWNER, THE TOPSOIL REMOVED WHEN CLEARING AND GRUBBING SHOULD BE STOCKPILED AT A SITE SPECIFIED BY THE OWNER AND UTILIZED FOR LANDSCAPING NEEDS AND NON-STRUCTURAL AREAS.
7. THE CONTRACTOR SHALL REQUIRE DAILY INSPECTION OF THE EROSION CONTROL AND ANY DISTURBANCE OF THESE DEVICES MUST BE IMMEDIATELY REPAIRED.
8. SILTATION ACCUMULATIONS MUST BE IMMEDIATELY REMOVED AND PLACED IN UPLAND AREAS IF THEY EXCEED THE LESSER OF 12 INCHES OR HALF THE DEPTH OF THE SILTATION CONTROL BARRIER.
9. UPON MOBILIZATION, ALL BENCHMARKS, POINTS AND MONUMENTS SHALL BE INSPECTED TO CONFIRM THEIR ACCURACY. ANY DISCREPANCIES FOUND SHOULD BE BROUGHT TO THE EOR'S ATTENTION IN WRITING.
10. MONUMENTS AND OTHER SURVEY CONTROL POINTS SHALL BE PROTECTED FROM DAMAGE AND DISTURBANCE AND THE RESPONSIBILITY OF THE CONTRACTOR, AT THEIR EXPENSE, TO REPLACE SUCH MONUMENTS IF DAMAGED.

DEMO NOTES:

1. ALL BUILDING STRUCTURES, SLABS, TRASH, SIGNS, AND OTHER APPURTENANCES, ETC., MUST BE REMOVED FROM THE LAND AND DISPOSED OF IN ACCORDANCE OF THE GOVERNING AGENCY, UNLESS OTHERWISE STATED ON THE APPROVED PLANS. FOR INFORMATION ON EXISTING STRUCTURES, ETC., SITUATED INSIDE THE PROJECT LIMITS, THE CONTRACTOR SHOULD CONSULT THE TOPO SURVEY AND DEMO PLAN. AS CERTAIN MATERIALS MIGHT NOT BE LISTED ON THE SURVEY AND CONSTRUCTION PLANS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND DETERMINE THE ENTIRE EXTENT OF THE ITEMS THAT NEED TO BE REMOVED. IF AN ISSUE EMERGES, THE CONTRACTOR SHOULD CALL EOR.
2. ALL PERMITS REQUIRED FOR THE REMOVAL OF EXISTING STRUCTURES MUST BE OBTAINED BY THE CONTRACTOR, INCLUDING DEMOLISHING EXISTING BUILDINGS. CONTRACTOR TO ALSO NOTIFY AND CONFIRM ALL EXISTING UTILITIES HAVE PROPERTY HAVE BEEN DEACTIVATED AND REMOVED.
3. THE CONTRACTOR SELECTED FOR THIS PROJECT WILL BE RESPONSIBLE FOR FILING NPDES NOTICE OF INTENT FOR CONSTRUCTION ACTIVITY
4. CONTRACTOR TO CALL 811 SUNSHINE TO VERIFY ALL BURIED UTILITIES. ALL UTILITIES NOT PARTICIPATED IN THE SUNSHINE PROGRAM MUST BE CONTACTED BY THE CONTRACTOR. WHEN WORKING NEAR BURIED UTILITIES, THE CONTRACTOR MUST EMPLOY EXTREME CAUTION AND GIVE AT LEAST 48 HOURS' NOTICE TO ALL UTILITY COMPANIES.
5. CONTRACTOR TO VERIFY ALL EXISTING UTILITIES. LOCATIONS, DIMENSIONS, AND ELEVATIONS OF EXISTING UTILITIES AND STRUCTURES ARE DEPICTED IN ACCORDANCE WITH UTILITY GIS MAPS, AS-BUILT RECORDS, AND/OR BEST AVAILABLE DATE AT THE TIME THESE PLANS WERE BEING CREATED. THE CONTRACTOR MUST MAKE ARRANGEMENTS WITH THE AFFECTED UTILITY COMPANY FOR ANY NECESSARY RELOCATIONS PRIOR TO THE START OF CONSTRUCTION. CONTACT EOR IF ISSUE ARISES. DURING RELOCATION OPERATIONS, THE CONTRACTOR SHALL COOPERATE WITH UTILITY OWNERS.
6. CONTRACTOR TO TAKE PHOTOGRAPH DOCUMENTS AND RECORDING OF PROPERTY AND ADJACENT RIGHT-OF-WAY PRIOR TO BEGINNING WORK. AREA CHANGED BY THE CONTRACTOR OUTSIDE OF THE CONSTRUCTION SITE SHALL BE RESTORED TO AN EQUAL OR BETTER CONDITION THAN THE PRE-CONSTRUCTION CONDITION.
7. AT THE TIME OF SURVEY, NO WELL WAS ENCOUNTERED WITHIN THE PROPERTY. IF A WELL IS ENCOUNTER DURING CONSTRUCTION THE WELL MUST BE ABANDONED BY FLORIDA LICENSED WELL CONTRACTOR IN ACCORDANCE WITH RULE 40D-3.531(2), F.A.C.
8. ANY SEPTIC TANKS DISCOVERED ONSITE SHALL BE REMOVED.
9. DO NOT TRENCH SILT FENCE WITHIN DRIP LINE OF EXISTING TREES.
10. MOT PLANS TO BE PROVIDED BY OTHERS IF REQUIRED. PLANS SHALL MEET FDOT STANDARDS INDEX 600.
11. DEBRIS MUST BE DISPOSED OF IN ACCORDANCE WITH THE REQUIREMENTS OF ALL GOVERNMENTAL AUTHORITIES WITH AUTHORITY OVER THIS PROJECT. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE.

SITE PREP & EARTH WORK

1. PRIOR TO DEMO AND CLEARING ALL EROSION CONTROL AND TREE BARRICADES SHALL BE IN PLACE AND INSPECTED BY GOVERNING AGENCIES AND EOR.
2. THE CONTRACTOR IS REQUIRED TO CARRY OUT ALL CLEARING AND GRUB OPERATIONS IN ACCORDANCE WITH INDUSTRY STANDARDS AS NECESSARY TO BUILD THE FACILITIES DEPICTED ON THE CONSTRUCTION DRAWINGS.
3. THE CONTRACTOR SHALL REMOVE ALL UNSUITABLE MATERIAL FROM STRUCTURAL AREAS AND PLACE IT ON SITE IN NON-STRUCTURAL AREAS AS THE DEVELOPER REQUIRES OR REMOVE IT FROM THE SITE AS REQUIRED.
4. ALL SHORING NEEDED DURING EXCAVATION IS THE CONTRACTOR'S RESPONSIBILITY (TO BE DONE IN ACCORDANCE WITH CURRENT OSHA STANDARDS) AND ANY ADDITIONAL PRECAUTIONS MUST BE TAKEN TO ENSURE THE STRUCTURAL STABILITY OF ADJACENT AND CONTIGUOUS STRUCTURES, PAVEMENT, AND TREES.
5. EXCAVATION SURPLUS MATERIAL, TRASH, DEBRIS, AND MATERIALS RESULTING FROM CLEARING, GRUBBING, AND OTHER ACTIVITIES SHALL BE PROPERLY REMOVED FROM THE SITE. NO TREE BURYING IS PERMITTED.
6. CLEAR AND GRUB TO REMOVE OBSTRUCTIONS TO THE WORK SUCH AS STUMPS, ROOTS, TREE, VEGETATION, ORGANIC MATERIALS, EXISTING PAVEMENT, STRUCTURES, AND OTHERS. REMOVE ALL ORGANIC SOILS OR MUCK AND REPLACE WITH SUITABLE MATERIALS.
7. DISTURBED AREAS SHALL BE SODDED, SEEDED, AND/OR STABILIZED INTERMEDIATELY FOLLOWING CONSTRUCTION AND SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL ACCEPTANCE BY OWNER, EOR, AND GOVERNING AGENCY.

NATURAL RESOURCE NOTES

1. THE CONTRACTOR SHALL SOD ALL SLOPES STEEPER THAN 5:1 AND WITHIN THE RIGHT-OF-WAY, AND SEED ALL OTHER AREAS DISTURBED BY CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN, WATER, AND FERTILIZE GRASSED AREAS UNTIL STABILIZATION HAS OCCURRED AND THE PROJECT HAS BEEN ACCEPTED BY THE REGULATORY AGENCIES. UNTIL THE SYSTEM IS ACCEPTED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REMEDIAL WORK, IF NECESSARY.
2. SOD TO BE STAKED AS REQUIRED TO PREVENT DISPLACEMENT.
3. BEFORE BEGINNING ANY CONSTRUCTION ACTIVITY THAT MIGHT HARM OR OTHERWISE HAVE AN IMPACT ON TREES NOT SCHEDULED FOR REMOVAL, THE CONTRACTOR MUST NOTICE ENGINEER AND/OR OWNER.
4. A DOSKO BRAND ROOT PRUNER OR AN APPROVED EQUIVALENT MUST BE USED TO ROOT PRUNE THE AREAS THAT ARE CUT CORRIDORS PRIOR TO ANY CLEARING. CONTACT NATURAL RESOURCES DEPT TO SCHEDULE A ROOT PRUNING INSPECTION, PREFERABLY THE SAME DAY, PRIOR TO BACKFILLING THE AFFECTED ROOTS.
5. PROVIDE TREE PROTECTION BARRICADES, IN ACCORDANCE WITH GOVERNING AGENCY SPECIFICATIONS.
6. UNLESS SPECIFICALLY ALLOWED BY THE GOVERNING AGENCY, IT IS PROHIBITED TO REMOVE VEGETATION BY GRUB OR TO PLACE SOIL DEPOSITS, DEBRIS, SOLVENTS, BUILDING SUPPLIES, MACHINERY, OR OTHER EQUIPMENT OF ANY KIND WITHIN THE DRIPLINE OF TREES WHICH WILL REMAIN.
7. ALL TRIMMING UNDERTAKEN ON A TREE PROTECTED BY THE PROVISIONS OF THE LAND DEVELOPMENT CODE SHALL BE IN ACCORDANCE WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A-300 PRUNING STANDARDS.
8. PRUNING OF A GRAND OAK, WITH THE EXCEPTION OF MINOR PRUNING, IS PROHIBITED UNLESS CONDUCTED IN ACCORDANCE WITH THE ANSI-A-300 PRUNING STANDARDS AND PERFORMED BY AN ARBORIST CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) OR A REGISTERED CONSULTING ARBORIST WITH THE AMERICAN SOCIETY OF CONSULTING ARBORISTS (ASCA). A NOTARIZED AFFIDAVIT (ATTACHED) AFFIRMING AN ISA CERTIFIED ARBORIST OR AN ASCA REGISTERED CONSULTING ARBORIST WILL CONDUCT OR PROVIDE ONSITE SUPERVISION OF THE PRUNING SHALL BE SUBMITTED TO THE GOVERNING AGENCY PRIOR TO THE PRUNING OF A GRAND OAK. AN ISA CERTIFIED ARBORIST OR AN ASCA REGISTERED CONSULTING ARBORIST CONTRACTED BY A PROPERTY OWNER TO PRUNE A GRAND OAK SHALL ASSUME FULL RESPONSIBILITY FOR ALL PRUNING ACTIVITIES DETERMINED IN NONCOMPLIANCE WITH STANDARDS SPECIFIED WITHIN THE LAND DEVELOPMENT CODE.
9. THE CONSTRUCTION OF ALL ABOVE GROUND UTILITY APPURTENANCES VISIBLE FROM THE PUBLIC RIGHT-OF-WAY SUCH AS PEDESTALS, UTILITY METERS, TRANSFORMERS, BACK-FLOW PREVENTION DEVICES, ETC FOR NEW DEVELOPMENT OR REDEVELOPMENT ACTIVITIES SHALL CONFORM TO SCREENING REQUIREMENTS AS OUTLINED THE LAND DEVELOPMENT CODE. PLANT LOCATION MUST BE CONSIDERATE OF REQUIRED SPATIAL SEPARATIONS FROM A FIRE FLOW PROTECTION APPLIANCE IN ACCORDANCE TO THE UNIFORM FIRE CODE.
10. AREAS SUBJECT TO EROSION MUST BE ADEQUATELY STABILIZED WITH VEGETATIVE MATERIAL TO PREVENT SOIL DISTURBANCE WITHIN A REASONABLE TIME FRAME. FOR STABILIZATION, SODDING, PLUGGING, SPRIGGING, OR SEEDING ARE ALLOWABLE.
11. SEE ARCHITECTURAL OR ENHANCED LANDSCAPE PLANS FOR ADDITIONAL SODDING, SEEDING, MULCHING REQUIREMENTS.

INSPECTION, SURVEY, CLOSE OUT

1. THE CONTRACTOR IS RESPONSIBLE FOR DOING THE OVERALL CLEAN-UP IN ACCORDANCE WITH LOCAL MUNICIPALITY STANDARDS.
2. IN ACCORDANCE WITH MUNICIPALITY REQUIREMENTS, THE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION, INCLUDING TESTING, WITH ENGINEER AND APPROPRIATE MUNICIPALITY INSPECTORS.
3. THE CONTRACTOR IS RESPONSIBLE FOR CARRYING OUT THE NECESSARY SOIL DENSITY TESTS PER GOVERNING AGENCY STANDARDS, PER PAVEMENT SECTION, AND PER GEOTECHNICAL REPORT. ALL TESTS SHOULD BE SUBMITTED TO EOR FOR REVIEW.
4. PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY, ALL UTILITY EASEMENTS MUST BE SECURED (OR PRIOR TO CONSTRUCTION, IF REQUIRED). THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE COST OF SKETCHING, DESCRIBING, AND RECORDING THESE EASEMENTS.
5. THE OWNER/CONTRACTOR SHALL BE AWARE OF AND RESPONSIBLE FOR THE ACQUISITION OF ANY AND ALL CERTIFICATIONS NEEDED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
6. ALL FIELD AS-BUILT INFORMATION MUST BE PROVIDED BY THE CONTRACTOR TO THE ENGINEER FOR THE PREPARATION OF RECORD DRAWINGS. CERTIFIED AS-BUILT SURVEYS SHALL BE FURNISHED TO THE ENGINEER AFTER THE FINAL INSPECTION AS REQUIRED FOR PROJECT CLOSE OUT.
7. A COORDINATED CONTROL SHEET FROM THE ENGINEER AND TWO BENCHMARKS MUST BE PROVIDED BY THE DEVELOPER FOR USE BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR ALL FIELD SURVEY LAYOUT FOR THE FACILITIES DEPICTED ON THE CONSTRUCTION DRAWINGS. THE CONTRACTOR SHALL MAINTAIN A SET OF FIELD "AS-BUILTS" NOTIFYING ANY FIELD ADJUSTMENTS FOR ALL IMPROVEMENTS.
8. GRADING FOR THE LOT, POND, AND MITIGATION AREA SHALL BE INCLUDED IN THE "AS BUILT" THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING A CERTIFIED SET OF "AS-BUILTS" TO THE ENGINEER PRIOR TO FINAL PAYMENT. A PROFESSIONAL LAND SURVEYOR LICENSED TO PROVIDE LAND SURVEYING SERVICES IN THE STATE OF FLORIDA MUST SIGN, SEALED, AND DATE EACH SHEET OF THE PLANS. ASSESSING THE "AS-BUILTS" AND TRANSFORMING THEM INTO RECORD DRAWINGS.
9. CONTRACTOR SHALL PROVIDE MINIMUM 48 HOUR NOTICE TO EOR AND APPLICABLE AGENCIES FOR SCHEDULING INSPECTIONS, OR AS REQUIRED BY GOVERNING AGENCY.
10. THE STORMWATER RETENTION/DETENTION AREAS SHOULD BE RESHAPED, CLEAR OF SILT, MUD, AND DEBRIS, AND SODDED IN ACCORDANCE WITH THE CONSTRUCTION PLANS PRIOR TO CO.
11. WARRANTY TO BE PROVIDED BY CONTRACTOR FOR ALL PUBLICLY OWNED WORK PER GOVERNING AGENCY'S STANDARDS. CONTRACTOR TO PROVIDE TO EOR PRIOR TO STARTING CONSTRUCTION.

GRADING

1. GRADE THE SITE USING THE INDICATED FINISHED CONTOURS. ALL AFFECTED AREAS ARE TO BE STABILIZED AND MAINTAINED UNTIL GOVERNING AGENCY, OWNER AND/OR EOR ACCEPTANCE.
2. ALL DISTURBED AREAS WITHIN THE RIGHT-OF-WAY WILL BE COMPACTED TO 100% OF MAXIMUM DENSITY.
3. ALL CUT/FILLING SHALL MEET THE FOLLOWING REQUIREMENTS: COMPACTED TO A DENSITY OF NOT LESS THAN 98% PER ASTM D 1557-70.
4. AREAS OUTSIDE OF BUILDING AND PAVING LINES SHALL BE COMPACTED TO 95 PERCENT OF MAXIMUM DENSITY (ASSHTO T-180) AT OPTIMUM MOISTURE (ASTM D 1556).
5. THE EXISTING TOPSOIL AND ORGANIC MATERIAL MUST BE REMOVED FROM AREAS WHERE FILL MATERIAL IS REQUIRED BEFORE FILL IS PLACED. THE FILL MUST BE PLACED IN LIFTS NO MORE THAN 12 INCHES WHEN MEASURED LOOSE, UNLESS OTHERWISE SPECIFIED BY THE GEOTECHNICAL ENGINEER.
6. MAKE ALLOWANCES FOR ROUGH GRADING FOR THE FINISHED GRADES IN CERTAIN AREAS WHEN SOD, PLANT BEDS, GRAVEL AREAS, ETC. ARE NOTED ON LANDSCAPE DRAWINGS. EXAMPLE: ALL GRADES SHOWN SHOULD BE TOP OF SOD.
7. SUITABLE EXCAVATED MATERIAL MAY BE USED FOR GRADING FILL, AS DETERMINED BY THE OWNER'S REPRESENTATIVE & EOR. THE CONTRACTOR IS RESPONSIBLE FOR ANY PERMITS RELATED TO REMOVING EXCESS FILL OR DEBRIS FROM THE SITE.
8. ACQUIRE ADDITIONAL MATERIALS FROM BORROW PITS WHERE NECESSARY, AFTER THE OWNER'S REPRESENTATIVE AND EOR HAVE APPROVED THEM. FILL MATERIALS SHALL MEET GOVERNING AGENCY'S REQUIREMENTS.
9. AFTER FINAL GRADING, AREAS THAT HAVE BEEN FILLED PRIOR TO INDIVIDUAL HOME OR BUILDING CONSTRUCTION WILL NEED TO BE TEMPORARILY STABILIZED BY SEEDING AND MULCHING.
10. PONDS SHALL BE GRADED TO PREVENT TURBID WATER DISCHARGE TO ADJACENT WETLANDS DURING EXCAVATION. CONTROL STRUCTURES SHOULD BE TEMPORARILY BLOCKED AS NECESSARY DURING CONSTRUCTION.
11. DIRECT ANY QUESTIONS RELATING TO TESTING REQUIREMENTS TO THE EOR.

PAVING AND DRAINAGE

1. THE PLANS WERE BASED OFF A GEOTECHNICAL REPORT. SEE GEOTECH PROVIDER INFORMATION SHOWN ON THE COVERSHEET. THE GEOTECH REPORT SHALL BE CONSIDERED A PART OF THESE PLANS.
2. THE EOR DISCLAIMS ALL LIABILITY FOR THE CONCLUSIONS AND INTERPRETATIONS MADE BY THE GEOTECHNICAL REPORT. CONTRACTOR SHALL CONDUCT ANY SUBSURFACE EXAMINATIONS THEY DEEM REQUIRED TO SATISFY THEMSELVES AS TO THE ACTUAL FIELD CONDITIONS.
3. ALL TESTING REQUIRED BY THE GOVERNING AGENCY WILL BE THE RESPONSIBILITY OF THE CONTRACTOR. THIS INCLUDES BUT IS NOT LIMITED TO DENSITIES, PRESSURE TESTS, LEAKAGE TESTS, BAC-TS, COPY OF ASPHALT AND CONCRETE MATERIALS, AND THE PROPER INSTALLATION OF ALL STRUCTURES. NOTIFY EOR AND GOVERNING AGENCY FOR INSPECTION AS REQUIRED. TESTING EXPENSES MUST BE COVERED BY THE CONTRACTOR. ADDITIONAL EXPENSES TO BE DEDUCTED FROM PAYMENTS DUE TO THE CONTRACTOR FOR TESTS REQUIRED BECAUSE INSTALLED MATERIALS DID NOT MEET SPECIFICATIONS.
4. TO CARRY OUT ALL MATERIAL TESTING SPECIFIED IN THE REGULATORY AGENCY'S TECHNICAL SPECIFICATION, THE CONTRACTOR WILL RETAIN A CERTIFIED SOILS ENGINEERING TESTING LABORATORY. AFTER THE PROPOSED CONSTRUCTION IS COMPLETED, THE SOILS ENGINEER WILL SEND CERTIFICATIONS TO THE OWNER'S ENGINEER VERIFYING THAT ALL REQUIREMENTS WERE MET.
5. CHECK THE LATEST EDITION OF FDOT DETAILS AND SPECIFICATIONS FOR ALL CURBING AND GUTTERS REQUIRED IN THESE PLANS.
6. ALL PAVEMENT MARKINGS MUST BE PERMANENT THERMOPLASTIC AND MUST COMPLY WITH APPLICABLE FDOT STANDARD INDEXES. ALL SIGNAGE AND STRIPING TO COMPLY WITH M.U.T.C.D., THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES.
7. PROPOSED MARKINGS SHALL TIE INTO EXISTING MARKINGS. CONTACT EOR IF PROBLEM ARISES.
8. SUB-GRADE TO EXTEND 6" BEYOND BACK OF CURB.
9. PLANTING BEDS, ETC. SHALL HAVE POSITIVE SLOPE AWAYS FROM BUILDING AND WALKWAYS.
10. ALL DRIVEWAY REPAIRS MUST ADHERE TO CRITERIA SET BY REGULATORY BODIES AND MEET OR SURPASS THE ORIGINAL CONDITION. SAWCUT TO BE PARALLEL OR PERPENDICULAR TO EXISTING PAVEMENT.
11. AT LOCATIONS WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT, CONTRACTOR SHALL SAWCUT, TACK, AND MATCH EXISTING PAVEMENT.
12. THE CONTRACTOR MUST INSPECT ALL PUBLIC SIDEWALKS TO ENSURE THAT THEY ARE IN GOOD AND SAFE ADA COMPLIANCE CONDITION. ALL DAMAGED, CRACKED, OR BROKEN SIDEWALK MUST BE REMOVED AND REPLACED IN FULL PANEL SECTIONS PER LATEST ENGINEERING SPECIFICATIONS AND STANDARDS.
13. IN ANY AREA WHERE THE NEW SIDEWALK IS TO BE BUILT DIRECTLY ABUTTING THE EXISTING ROAD CURB, ANY EXISTING CURB REVEAL THAT IS LARGER THAN 6 INCHES AND LESS THAN 4" MUST BE REPLACED AND CORRECTED.
14. THE CONTRACTOR SHALL PROVIDE AN EXPANSION JOINT AT ABUTMENT OF CONCRETE AND ANY STRUCTURE.
15. PLACE EXPANSION JOINTS WHERE SIDEWALKS ABUT CONCRETE CURB
16. ALL STORM STRUCTURES SHALL MEET LOCAL GOVERNING STANDARDS AND CRITERIA. ALL RCP SHALL BE CLASS III (ASTM 6-76-72A), UNLESS OTHERWISE NOTED ON PLANS, PER FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, SECTION 430.
17. AGGREGATES SHALL BE PER FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, SECTION 901.
18. PRIOR TO THE PLACEMENT OF BACKFILL, ALL STORM DRAINAGE PIPING MUST PASS A VISUAL INSPECTION BY THE EOR. NOTIFY EOR 48 HOURS PRIOR TO SCHEDULE INSPECTION.
19. DRAINAGE STRUCTURE COVERS AND TOPS TO BE TRAFFIC RATED (AASHTO HS-20 LOADING).
20. CONTRACTOR REQUIRED TO KEEP STORM PIPING AND MANAGEMENT SYSTEM CLEAN FROM DIRT AND DEBRIS, ETC. UNTIL THE PROJECT IS ACCEPTED BY THE GOVERNING AGENCY. CONTRACTOR MAY BE REQUIRED TO RECLEAN PIPES IN TO ORDER TO ACCOMMODATE.
21. PIPE LENGTH SHOWN IS AN ESTIMATE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE AND DOES NOT INCLUDE MES LENGTH. CONTRACTOR RESPONSIBLE TO FIELD MEASURE THE REQUIRED PIPE LENGTH BEFORE ORDERING MATERIALS.

DEWATERING

1. DEWATERING METHODS MUST BE USED AS NECESSARY TO KEEP TRENCHES DRY WHILE PIPING AND STRUCTURES ARE BEING INSTALLED.
2. BEFORE BEGINNING ANY DEWATERING ACTIVITIES, THE CONTRACTOR MUST SUBMIT A DEWATERING SEQUENCING PLAN FOR APPROVAL TO THE SWFWMD.
3. TURBID WATER REMOVED VIA DEWATERING PUMPS SHALL BE TREATED IN SWALES, SEDIMENT BASINS, OR USING SIMILAR TREATMENT METHODS PRIOR TO DISCHARGING. ALL AREAS TO BE CONFINED IN TURBIDITY BARRIERS. TURBID WATER IS TO BE TREATED PER STATE WATER QUALITY LEVELS.
4. POND TURBIDITY LEVELS TO BE MEASURED DURING CONSTRUCTION AND SHALL BE PUMPED TO TREATMENT AREAS IF NECESSARY TO LOWER TURBIDITY LEVELS.
5. NO LOWER SEMI-CONFINING UNIT, I.E. CLAYEY SOIL MATERIAL, LIMESTONE MATERIALS) SHALL BE EXCAVATED, REGARDLESS OF WHETHER THEY ARE ENCOUNTERED WITHIN THE PERMITTED EXCAVATION DEPTHS AND ELEVATIONS. NO EXCAVATION SHALL EXTEND BELOW THE PERMITTED DESIGN DEPTHS/ELEVATION SHOWN ON THE DRAWINGS, UNLESS ADDITIONAL TESTING SUPPORTS OTHERWISE. A MINIMUM OF 5' OF UNDISTURBED SOILS SHALL REMAIN ABOVE THE UNDERLYING LIMESTONE IN THE ABSENCE OF ANY CONFINING OR SEMI-CONFINING UNIT CLAYEY SOILS.
6. IF SIGNIFICANT CLAY LAYERS ARE FOUND DURING POND EXCAVATION, THE CONTRACTOR SHALL CONTACT THE EOR AND THE GEOTECHNICAL ENGINEER. THE POND BOTTOM COULD POTENTIALLY BE RAISED TO AVOID EXCAVATION OF CLAYEY MATERIAL, CONTACT EOR FIRST. EXPOSED CLAYEY MATERIAL MUST BE COVERED WITH ONE FT OF CLEAN SAND.

GENERAL OPERATION AND MAINTENANCE PLAN FOR SURFACE WATER MANAGEMENT SYSTEM

1. THE MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEM IS THE RESPONSIBILITY OF THE DEVELOPER OR THEIR ASSIGNERS. THIS WILL REQUIRE INSPECTION OF THE ON-SITE DRAINAGE SYSTEM, AT LEAST ON ANNUAL BASIS, OR AS REQUIRED BY PERMIT CONDITIONS OF APPROVAL. INSPECTION REPORTS TO BE SUBMITTED TO THE GOVERNING BODY REGULARLY AS REQUIRED BY THE CONDITIONS OF THE PERMIT.
2. THE OWNER SHALL CHECK WEIR (AND/OR ORIFICE) IN ALL CONTROL STRUCTURES PERIODICALLY TO ASSURE THAT THEY ARE FREE FROM DEBRIS WHICH MAY HAVE EFFECT ON THEIR HYDRAULIC FUNCTION. ANY DAMAGES OR CLOGGING NEED TO BE REPAIRED AND/OR CLEANED IMMEDIATELY.
3. THE OWNER AND/OR OPERATION/MAINTENANCE ENTITY SHALL NOT CONSTRUCT OR MAINTAIN ANY BUILDING OR STRUCTURE OR UNDERTAKE OR PERFORM ANY ACTIVITY IN THE WETLANDS, BUFFER AREAS, DRAINAGE EASEMENTS AND CONSERVATION AREAS.
4. THE POND BANKS SHOULD BE REGULARLY MOWED, WITH GRASS CLIPPINGS REMOVE FROM THE POND, AND NOTE THAT ANY ERODED BANKS SHOULD BE REPAIRED AND RESODDED TO MAINTAIN THE CORRECT VOLUME.
5. PICK UP GRASS CLIPPINGS AFTER CUTTING. MOW FREQUENTLY ENOUGH TO PREVENT THATCH BUILDUP. LIMIT FERTILIZER USE AROUND THE RETENTION POND AND DO NOT FERTILIZE GRASS IN THE POND AREA.
6. RESOD DISTURBED SIDE SLOPE AND ANY AREAS WHERE GRASS OR SOD HAS BEEN REMOVED OR ERODED.
7. ALL STORM WATER PIPES, INLETS, CATCH BASINS, MANHOLES, FLUMES, POND INFLOW AND OUTFALL STRUCTURES, INCLUDING OIL SKIMMERS AND DISCHARGE PIPES, SHOULD BE INSPECTED ON REGULAR BASIS (MONTHLY OR QUARTERLY) AND AFTER SEVERE RAINFALLS. THEY SHOULD BE MAINTAINED TO OPERATE AS DESIGNED BY REMOVING BUILT UP DEBRIS AND VEGETATION FROM INLETS, OUTLETS, CULVERTS. REPAIR DETERIORATION STRUCTURES.
8. NOTE THAT CHEMICALS, OILS, GREASES, OR SIMILAR WASTES ARE NOT TO BE DISPOSED OF DIRECTLY OR THROUGH STORM SEWERS TO THE STORMWATER FACILITY. TREATMENT PONDS ARE DESIGNED TO REMOVE NORMAL ROAD, PARKING LOT, ROOF, AND YARD RUNOFF ONLY.
9. NO ALTERATION OF ANY PART OF THE STORMWATER FACILITIES IS PERMITTED WITHOUT PRIOR APPROVAL FORM ALL APPLICABLE GOVERNING AGENCIES.
10. IT IS USUALLY MORE COST EFFECTIVE TO MONITOR AND PERFORM ROUTINE MAINTENANCE ON SURFACE WATER MANAGEMENT SYSTEM THAN TO LET IT FAIL AND THEN HAVE TO RECONSTRUCT THE ENTIRE SYSTEM.
11. THE REMOVAL OF LITTORAL SHELF VEGETATION (INCLUDING CATTAILS) FROM THE WET DETENTION PONDS IS PROHIBITED UNLESS OTHERWISE APPROVED BY THE GOVERNING WATER MANAGEMENT DISTRICT. REMOVAL INCLUDES DREDGING, THE APPLICATION OF HERBICIDE, CUTTING, AND THE INTRODUCTION OF GRASS CARP. ANY QUESTIONS REGARDING AUTHORIZED ACTIVITIES WITHIN THE WET DETENTION PONDS SHALL BE ADDRESSED TO THE DISTRICT'S SURFACE WATER REGULATION MANAGER, LOCAL SERVICE OFFICE.

UTILITY NOTES

1. CONTRACTOR TO SUBMIT SHOP DRAWINGS TO EOR OF ALL MATERIALS USED PRIOR TO ORDERING.
2. PRIOR TO CONSTRUCTION OF BASE AND PAVING, ALL UNDERGROUND UTILITIES MUST BE INSTALLED ALONG WITH TESTED AND INSPECTED. THIS INCLUDES ANY SLEEVES AND CONDUITS.
3. IF NEEDED, CONTINGENCIES SHOULD BE TAKEN INTO ACCOUNT FOR THE VERTICAL OFFSET OF PROPOSED UTILITIES AROUND EXISTING. CONFLICTS BETWEEN WATER AND STORM OR SANITARY SEWER TO BE RESOLVED BY ADJUSTING THE WATER LINES AS NECESSARY PER STANDARDS.
4. THE CONTRACTOR SHALL ADJUST THE ELEVATION OF ALL EXISTING VALVES, STRUCTURE COVERS, OTHER UTILITIES APPURTENANCES, OR SURFACE FEATURES TO MATCH THE FINAL GRADE ELEVATION IN ALL AREAS OF PROPOSED FILL, SIDEWALK OR ROADWAY CONSTRUCTION, OR MODIFICATION. OFFSITE OR PUBLIC UTILITIES MODIFICATIONS WILL NEED TO BE COORDINATED AND APPROVED BY MUNICIPAL INSPECTORS OR IN SOME CASES THE WORK WILL BE PERFORMED BY THE GOVERNING AGENCY AT OWNERS' EXPENSE. ALL WORK MUST BE COMPLETED IN ACCORDANCE WITH THE MOST RECENT ENGINEERING STANDARDS AND REQUIREMENTS. NO ADDITIONAL COMPENSATION SHALL BE MADE BY THE OWNER.
5. A MINIMUM VERTICAL DISTANCE OF 18 INCHES MUST BE PROVIDED, WHENEVER POSSIBLE, BETWEEN THE INVERT OF THE UPPER PIPE (WATERMAIN) AND THE CROWN OF THE LOWER PIPE (SANITARY SEWERS, RECLAIM WATER MAINS, AND STORM SEWERS).
6. ALL CROSSINGS MUST BE SET UP WITH THE WATER MAIN PIPE JOINTS AND SEWER PIPE JOINTS EQUAL DISTANCE FROM THE CROSSING.
7. WHEN POSSIBLE, A MINIMUM 10-FOOT HORIZONTAL SEPARATION BETWEEN ANY TYPE OF SEWER AND WATER MAIN MUST BE MAINTAINED IN PARALLEL INSTALLATIONS.
8. THE WATER MAIN MUST BE INSTALLED IN A SEPARATE TRENCH, ON AN UNDISTURBED EARTH SHELF SITUATED ON ONE SIDE OF THE SEWER AT AN ELEVATION SUCH THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER IN SITUATIONS WHERE IT IS NOT POSSIBLE TO MAINTAIN A 10-FOOT HORIZONTAL SEPARATION.
9. AT THE END OF EVERY SEWER AND WATER SERVICE LATERAL, WOOD STAKES SHOULD BE MARKED WITH PAINT (BLUE FOR WATER, GREEN FOR SEWER).
10. IN ACCORDANCE WITH GOOD CONSTRUCTION PRACTICE, THE CONTRACTOR SHALL PROVIDE ALL FITTINGS NEEDED FOR COMPLETE SYSTEMS.
11. THE COST OF RELOCATING OR REPAIRING ANY EXISTING UTILITIES IN ORDER TO CONSTRUCT IMPROVEMENTS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

SANITARY SEWER NOTES (MODIFIED PER PINELLAS COUNTY COMMENTS)

1. ALL SANITARY SEWER WORK SHALL MEET CITY OF TREASURE ISLAND SANITARY SEWER DISTRICT STANDARDS AND SPECIFICATIONS WHICH SHALL TRUMP ANY REQUIREMENTS LISTED BELOW.
2. ALL SANITARY SEWER MAINS AND LATERALS SHALL HAVE A MINIMUM OF 36 INCHES OF COVER OR AS REQUIRED BY CITY OF TREASURE ISLAND SANITARY SEWER DISTRICT. SOME AGENCIES REQUIRE UP TO 60" COVER. THE MINIMUM FORCE MAIN DEPTH IS 48".
3. ALL SANITARY SEWER RIMS AND COVERS SHALL BE TRAFFIC RATED FOR HS-20 LOADING.
4. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF THE EXISTING CONNECTION POINT AND NOTIFY ENGINEER OF ANY CONFLICTS OR DISCREPANCIES PRIOR TO COMMENCING WORK WHICH REQUIRES CONNECTING NEW WORK TO EXISTING LINES OR APPURTENANCES.
5. ALL DUCTILE IRON PIPE SHALL BE PRESSURE CLASS 350 IN ACCORDANCE WITH ANSI A 21. 51-91 (AWWA C151) AND PIPE SHALL RECEIVE EXTERIOR BITUMINOUS COATING IN ACCORDANCE WITH ANSI A 21.51 (AWWA C15 1) AND SHALL BE CEMENT MORTAR LINED, STANDARD THICKNESS IN ACCORDANCE WITH ANSI A 21.4 (AWWA C104).
6. ALL PVC FORCE MAINS SHALL BE PRESSURE CLASS 200. SOR 21, 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 SHALL READ "FORCE MAIN".
7. PVC PIPE AND FI TTINGS SHALL CONFORM TO ASTM SPECIFICATION DESIGNATION 0-3034, SOR 26. THE JOINTS SHALL CONFORM TO ASTM 0 - 3212. INSTALLATION OF SDR 26 PIPE SHALL BE IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF ASTM SPECIFICATION SECTION D2321. ALL SANITARY SEWER PIPELINES SHALL BE SOLID GREEN IN COLOR.
8. SOLID WALL PVC PIPE SHALL COMPLY WITH ASTM D 3034 AND ALL APPLICABLE ASTM DOCUMENTS AS COVERED IN SECTION NO. 2 OF ASTM D 3034. THE MINIMUM WALL THICKNESS OF SDR-26 IS REQUIRED.
9. TESTING AND INSPECTION
   i. ALL GRAVITY SEWER PIPING SHALL REQUIRE A VISUAL INSPECTION BY THE ENGINEER.
   ii. ALL SEWER SHOULD BE INSPECTED AND APPROVED PRIOR TO LAYING BASE AND PAVEMENT.
   iii. THE GRAVITY SANITARY SEWER SYSTEM AND ALL LATERALS SHALL REQUIRE AN INFILTRATION/EXFILTRATION TEST IN ACCORDANCE WITH CITY OF TREASURE ISLAND SANITARY SEWER DISTRICT REQUIREMENTS.
   iv. ALL FORCE MAINS SHALL BE SUBJECT TO A HYDROSTATIC PRESSURE TEST IN ACCORDANCE WITH CITY OF TREASURE ISLAND SANITARY SEWER DISTRICT REGULATIONS.
   v. COORDINATE WITH CITY STAFF & ENGINEER ON TV INSPECTION.
   vi. CONTRACTOR SHALL NOTIFY THE ENGINEER 48 HOURS IN ADVANCE TO SCHEDULE INSPECTION.
   vii. TESTS SHALL BE CERTIFIED BY THE EOR AND SUBMITTED TO CITY OF TREASURE ISLAND SANITARY SEWER DISTRICT FOR APPROVAL.
   viii. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE AND NOTIFY ALL REQUIRED PARTIES FOR TESTING.

POTABLE WATER NOTES (MODIFIED PER PINELLAS COUNTY COMMENTS)

1. ALL POTABLE WATER WORK AND PIPING SHALL MEET PINELLAS COUNTY UTILITIES STANDARDS AND SPECIFICATIONS WHICH SHALL TRUMP ANY REQUIREMENTS SHOWN BELOW.
2. ALL WATER MAINS SHALL HAVE A MINIMUM OF 36 INCHES OF COVER OR AS REQUIRED BY PINELLAS COUNTY UTILITIES. SOME AGENCIES REQUIRE UP TO 48" OF COVER. THE PROVIDED COVER IN THE RIGHT-OF-WAY MAY DIFFER FROM ONSITE.
3. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF THE EXISTING CONNECTION POINT AND NOTIFY ENGINEER OF ANY CONFLICTS OR DISCREPANCIES PRIOR TO COMMENCING WORK WHICH REQUIRES CONNECTING NEW WORK TO EXISTING LINES OR APPURTENANCES.
4. ALL ON SITE PVC WATER MAINS 4 INCHES THROUGH 12 INCHES SHALL BE IN ACCORDANCE WITH AWWA C-900 AND SHALL BE CLASS 150 SDR 18. ALL ON-SITE PVC WATER MAINS 2" TO 3" SHALL BE CLASS 120 AND MEET THE REQUIREMENTS OF SDR 21 IN ACCORDANCE WITH ASTM D-2241. WATER MAINS SMALLER THAN 1 1/2" SHALL BE P.E. PIPE MEETING AWWA C-901. PIPE SHALL BE POLY-E DRISCO-PIPE 5100 ULTRALINE OR ENDOPURE BY ENDOT OR APPROVED EQUAL. PIPE SHALL BE BLUE OR ENCASED IN BLUE SLEEVE.
5. ALL DUCTILE IRON PIPE SHALL BE PRESSURE CLASS 350 IN ACCORDANCE WITH ANSI A 21.51 (AWWA C151) AND PIPE SHALL RECEIVE EXTERIOR BITUMINOUS COATING IN ACCORDANCE WITH ANSI A 21.51 (AWWA C151) AND SHALL BE CEMENT MORTAR LINED, STANDARD THICKNESS IN ACCORDANCE WITH ANSI A 21.4 (AWWA C104).
6. ALL FITTINGS 3" OR LARGER SHALL BE MECHANICAL JOINT, DUCTILE IRON PRESSURE CLASS 350 IN ACCORDANCE WITH ANSI A 21.10 AND A 2111 (AWWA C110 AND AWWA C111 RESPECTIVELY). FITTINGS SHALL BE CEMENT MORTAR LINED AND BITUMINOUS COATED IN ACCORDANCE WITH AWWA C104 AND AWWA C151 RESPECTIVELY.
7. PIPE JOINT DEFLECTION SHALL NOT EXCEED 75% OF THE PIPE MANUFACTURE REQUIREMENTS AND SHALL BE IN ACCORDANCE WITH AWWA STANDARD C-600, LATEST EDITION.
8. ALL NON-METALLIC PIPE WILL BE INSTALLED WITH 2 PAIR, 10 GAUGE, COPPER TRACER WIRE.
9. ALL GATE VALVES 2" OR LARGER SHALL BE RESILIENT SEAT OR RESILIENT WEDGE MEETING THE REQUIREMENTS OF AWWA C509.
10. THE LOCATION OF ALL NEWLY INSTALLED FIRE HYDRANTS SHALL BE IDENTIFIED WITH A BLUE REFLECTIVE PAVEMENT MARKER INSTALLED ON THE ROADWAY, PERPENDICULAR TO THE FIRE HYDRANT. THE REFLECTIVE MARKER WILL BE LOCATED IN THE CENTER ON THE LANE CLOSEST TO THE HYDRANT.
11. THE CONTRACTOR SHALL INSTALL TEMPORARY BLOW-OFFS AT THE END OF WATER SERVICE LATERALS TO ASSURE ADEQUATE FLUSHING AND DISINFECTION.
12. TESTING & INSPECTION
   i. ALL COMPONENTS OF THE WATER SYSTEM, INCLUDING FITTINGS, HYDRANTS, CONNECTIONS, AND VALVES SHALL REMAIN UNCOVERED UNTIL PROPERLY PRESSURE TESTED AND ACCEPTED BY THE EOR AND PINELLAS COUNTY UTILITIES. PRESSURE TESTS TO BE IN ACCORDANCE WITH PINELLAS COUNTY UTILITIES DEPARTMENT SPECIFICATIONS.
   ii. CONTRACTOR TO PERFORM CHLORINATION AND BACTERIOLOGICAL SAMPLING AND PRESSURE TEST ON ENTIRE WATER SYSTEM. COPIES OF ALL BACTERIOLOGICAL TESTS TO BE SUBMITTED TO EOR.
   iii. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE FLOW TESTING OF ALL NEWLY INSTALLED FIRE HYDRANTS IN THE EXISTING OR PROPOSED IN FDOT RIGHT OF WAY AND UTILITY EASEMENTS THAT ARE TO BE DEDICATED TO THE PINELLAS COUNTY UTILITIES PRIOR TO THE FINAL INSPECTION OF THE PROJECT. THE CONTRACTOR SHALL REFER TO NFPA STANDARD 291 FOR FLOW TESTING.
   iv. THE CONTRACTOR SHALL NOTIFY THE ENGINEER 48 HOURS IN ADVANCE TO SCHEDULE INSPECTION.
   v. TESTS SHALL BE CERTIFIED BY THE EOR AND SUBMITTED TO PINELLAS COUNTY UTILITIES FOR APPROVAL.
   vi. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE AND NOTIFY ALL REQUIRED PARTIES FOR TESTING.
13. PINELLAS COUNTY STANDARD HYDRANT INSTALLATIONS WILL HAVE A YELLOW BARREL AND A WHITE TOP ONLY. CAPS ARE ALWAYS YELLOW TO MATCH THE BARREL

BAY SITE ENG.

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ENGINEERING COA No. 36684

REVISION DATE:		
1	2025-11-25	1ST SUBMITTAL CORRECTIONS
2	2026-02-26	2ND SUBMITTAL CORRECTIONS
3	2026-04-15	3RD SUBMITTAL CORRECTIONS
4	2026-05-13	4TH SUBMITTAL CORRECTIONS

PROJECT: COMPANY # 039-01-01
TREASURE ISLAND VACATION RENTALS
ADDRESS: 10149 & 10173 GULF BLVD, TREASURE ISLAND
PARCEL ID: 26-31-15-78786-003-0190, 26-31-15-78786-003-0210, 26-31-15-78786-003-0220

CLIENT:
BIRGIT SCHWEGEL
10164 GULF BLVD.
TREASURE ISLAND, FL 33706

PATRICK ELY PAYNE LICENSE NO. 85381 5/13/26 STATE OF FLORIDA PROFESSIONAL ENGINEER

PATRICK ELY PAYNE
FLORIDA LICENSED No. 85381
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PATRICK ELY PAYNE, P.E. ON 5/13/26. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

DRAWING:
GENERAL NOTES

SHEET:
C-2.0

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Feet

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TREASURE ISLAND VACATION RENTALS
ADDRESS: 10149 & 10173 GULF BLVD, TREASURE ISLAND
PARCEL ID: 26-31-15-78786-003-0010, 26-31-15-78786-003-0210,
26-31-15-78786-003-0020

CLIENT: BIRGIT SCHWEGEL
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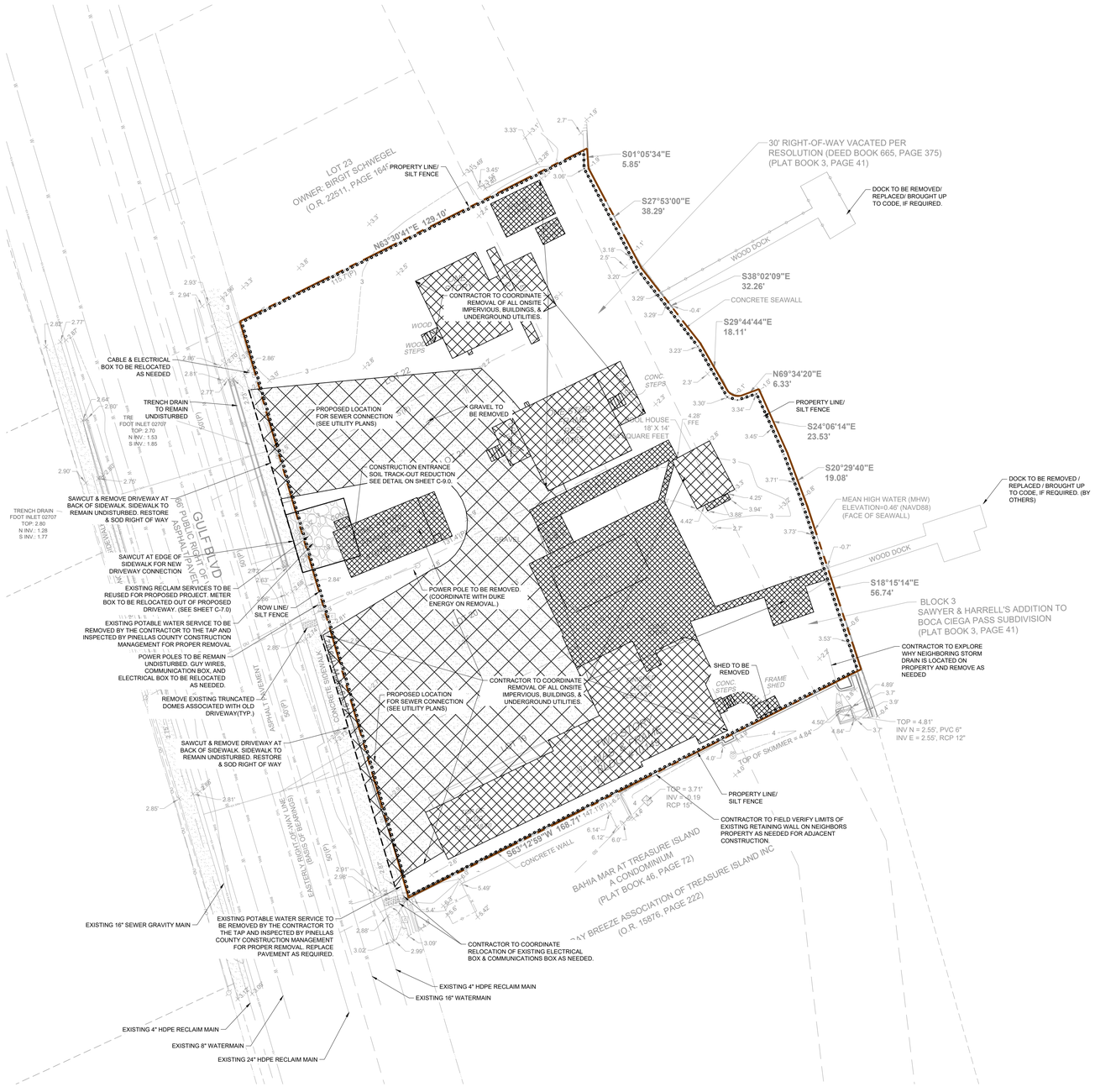
DRAWING:
AERIAL SITE PLAN

SHEET:
C-3.0



LEGEND:

- PROPERTY LINE
- PROPOSED LOT LINE
- BUILDING SETBACK LINE
- SILT FENCE
- FENCE (BY OTHERS)
- CONCRETE SIDEWALK / MISC
- PAVERS
- DEMO

SEE SILT FENCE AND EROSION CONTROL DETAILS ON SHEET C-9.0

DEMO NOTES:

1. THE CONTRACTOR SELECTED FOR THIS PROJECT WILL BE RESPONSIBLE FOR FILING NPDES NOTICE OF INTENT FOR CONSTRUCTION ACTIVITY AS REQUIRED.
2. CONTRACTOR TO CALL 811 SUNSHINE TO VERIFY ALL BURIED UTILITIES. ALL UTILITIES NOT PARTICIPATED IN THE SUNSHINE PROGRAM MUST BE CONTACTED BY THE CONTRACTOR. WHEN WORKING NEAR BURIED UTILITIES, THE CONTRACTOR MUST EMPLOY EXTREME CAUTION AND GIVE AT LEAST 48 HOURS' NOTICE TO ALL UTILITY COMPANIES.
3. CONTRACTOR TO VERIFY ALL EXISTING UTILITIES. LOCATIONS, DIMENSIONS, AND ELEVATIONS OF EXISTING UTILITIES & STRUCTURES ARE DEPICTED IN ACCORDANCE WITH UTILITY GIS MAPS, AS-BUILT RECORDS, AND/OR BEST AVAILABLE DATE AT THE TIME THESE PLANS WERE BEING CREATED. THE CONTRACTOR MUST MAKE ARRANGEMENTS WITH THE AFFECTED UTILITY FOR ANY NECESSARY RELOCATIONS PRIOR TO THE START OF CONSTRUCTION. CONTACT EOR IF ISSUE ARISES. DURING RELOCATION OPERATIONS, THE CONTRACTOR SHALL COOPERATE WITH UTILITY OWNERS.
4. CONTRACTOR TO TAKE PHOTOGRAPH DOCUMENTS AND RECORDING OF PROPERTY AND ADJACENT RIGHT-OF-WAY PRIOR TO BEGINNING WORK.
5. AT THE TIME OF SURVEY, NO WELL WAS ENCOUNTERED WITHIN THE PROPERTY. IF A WELL IS ENCOUNTER DURING CONSTRUCTION THE WELL MUST BE ABANDONED BY FLORIDA LICENSED WELL CONTRACTOR IN ACCORDANCE WITH RULE 40D-3.531(2), F.A.C.
6. ANY SEPTIC TANKS DISCOVERED ONSITE SHALL BE REMOVED.
7. DO NOT TRENCH SILT FENCE WITHIN DRIP LINE OF EXISTING TREES.
8. MOT PLANS TO BE PROVIDED BY OTHERS, IF REQUIRED.
9. ANY OF THE EXISTING SIDEWALK THAT IS DAMAGED MUST BE REPLACED.

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Feet

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26-31-15-78786-003-0020

CLIENT: BIRGIT SCHWEGEL
10164 GULF BLVD.
TREASURE ISLAND, FL 33706

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DRAWING:
DEMO & EROSION CONTROL PLAN

SHEET:
C-4.0

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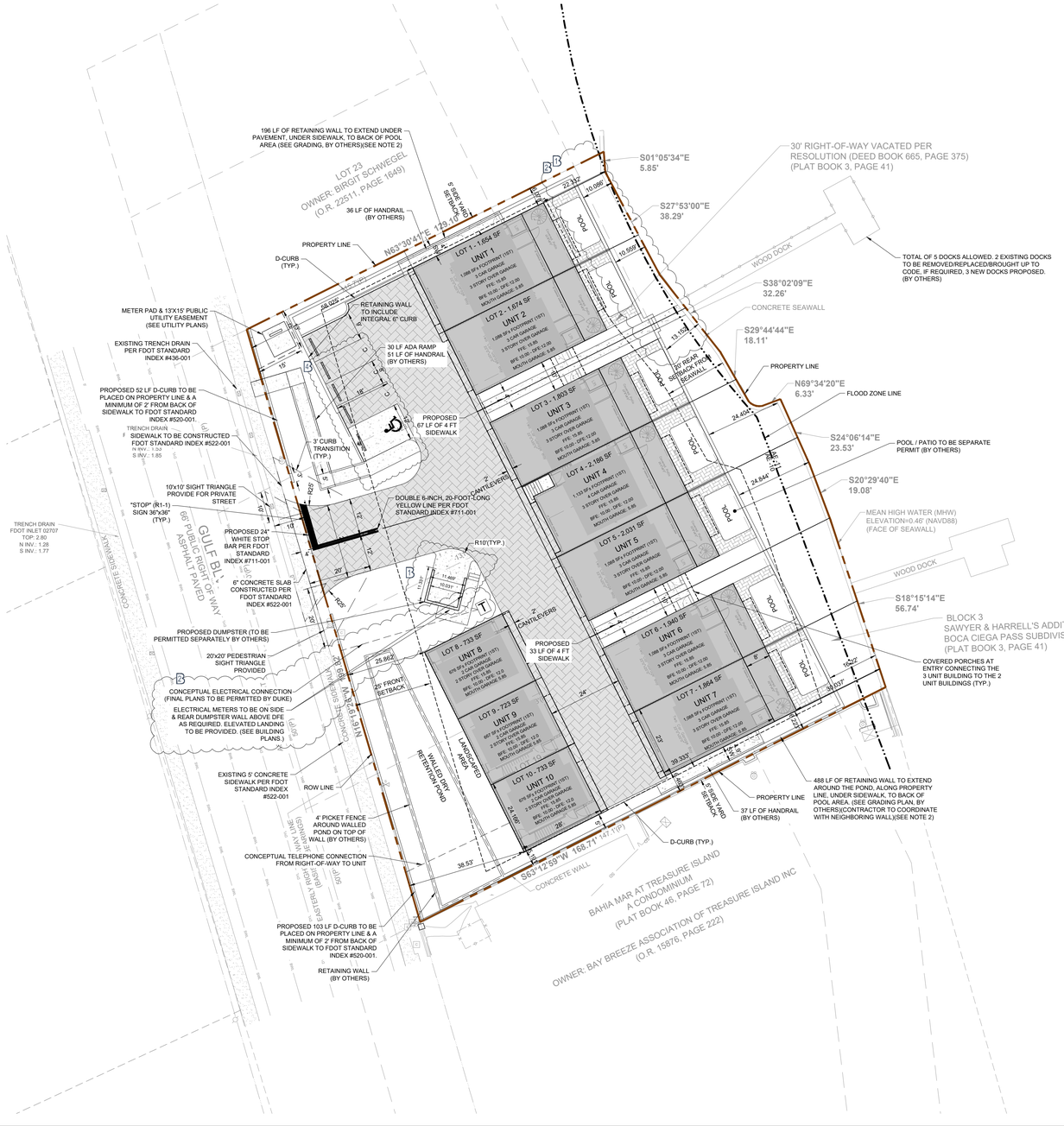

NOTES:
NO PORTION OF AN ELEVATED PLATFORM FOR ELECTRICAL METERS SHALL ENCROACH INTO A REQUIRED SETBACK. ENSURE THAT ADEQUATE PROVISIONS FOR METER ACCESS ARE INCORPORATED INTO PLANS AS NECESSARY.

- PROPERTY LINE
- BUILDING SETBACK LINE
- EASMENT LINE
- SILT FENCE
- FENCE (BY OTHERS)
- CONCRETE SIDEWALK / MISC
- PAVERS
- BOARD WALK (BY OTHERS)
- T — CONCEPTUAL TRANSFORMER LOCATION

Site Data Table

PROJECT LOCATION	CITY OF TREASURE ISLAND, FLORIDA
PARCEL ID & ADDRESS	26-31-15-78786-003-0190, 26-31-15-78786-003-0210
	26-31-15-78786-003-0220
	10149 GULF BLVD, TREASURE ISLAND
	10173 GULF BLVD, TREASURE ISLAND
PROPERTY AREA	0.687 AC (29,966 SF)
FLU	RFM - RESORT FACILITIES MEDIUM
ZONING	RFM-30 - RESORT FACILITIES MEDIUM - 30
OVERLAY	GULF BLVD
CURRENT USE	SINGLE FAMILY & HOTEL/ MOTEL
PROPOSED USE	TOURIST, DWELLING(TOWNHOMES)
	10 UNITS - 3 STORIES OVER PARKING
BUILDING SETBACKS	GULF BLVD FROM 99TH AVE TO BETWEEN
	103RD & 104TH AVE
	FRONT(STREET) = 25 FT
	SIDES = 5 FT
	REAR(WATER FRONT) = 20 FT FROM SEAWALL
MAX BUILDING HEIGHT	MULTI-FAMILY = 60FT
MAX DENSITY	MULTI FAMILY = 15 PER AC
	0.687 * 15 PER AC = 10.3 UNITS
PROPSED DENSITY	10 UNITS
MAX BUILDING COVERAGE	50%
PROPOSED BUILDING COVERAGE	9,686 SF (32.3%)
MAX ISR	85% (70% FOR MULTIFAMILY RES.)
PROPOSED ISR	20,070 SF (66.9%)
FEMA FLOOD ZONE	AE -10
PARKING REQUIRED	
TOWNHOMES	2 SPACES PER UNIT
	10 UNITS * 2 SPACES = 20 SPACES
PARKING PROPOSED	
TOWNHOMES	28 GARAGE SPACES & 5 GUEST SPACES (1 ADA)
	33 SPACES TOTAL
MAX FRONT YARD PARKING	80%
PROPOSED FRONT YARD PARKING	83.973' / 200.269' = 0.419 OR 42%
UTILITIES	
WATER	CITY OF TREASURE ISLAND
SEWER	CITY OF TREASURE ISLAND
EXISTING SITE AREA	
TOTAL PROPETY AREA	0.687 AC (29,966 SF)
EX BUILDING	5,119 SF±
EX ASPHALT & SIDEWALK	12,842 SF±
EX IMPERVIOUS TOTAL	17,961 SF± (60%)
EX OPEN SPACE (PERVIOUS)	12,005 SF± (40%)
PROP SITE AREA	
PROP BUILDING	9,668 SF±
SIDEWALK, POOL, & MISC.	3,988 SF±
PERVIOUS PAVER DRIVEWAY	6,414 SF±(70% INCLUDED IN IMPERVIOUS CALCS = 4,489 SF)
	HOWEVER, 100% INCLUDED IN ISR CALCULATIONS ABOVE.
PROP IMPERVIOUS TOTAL	18,143 SF± (60%)
PROPOSED PERVIOUS	11,823 SF± (40%)
IMPERVIOUS DIFFERENCE	18,143 SF± - 17,961 SF± = 182 SF

NOTES:
1. HVAC UNITS TO BE LOCATED ON THE ROOF. PLEASE SEE BUILDING PLANS FOR LOCATIONS.
2. RETAINING WALL TO BE PERMITTED BY OTHERS. SEE RETAINING WALL NOTES.
   2A. THE POND IS LOCATED WITH ZERO SIDE-YARD CLEARANCE.
   2B. CONCRETE WALLS MUST BE ENGINEERED AND CONSTRUCTED TO WITHSTAND ALL LATERAL SOIL AND HYDROSTATIC LOADS WITHOUT RELYING ON NEIGHBORING PROPERTY.
   2C. ALL EXCAVATION AND WALL CONSTRUCTION SHALL OCCUR ENTIRELY WITHIN THE SUBJECT PROPERTY.
   2D. PROVIDE SHORING, BRACING, OR PROTECTIVE MEASURES TO PREVENT IMPACT TO ADJACENT PROPERTIES.
   2E. A LICENSED ENGINEER SHALL CERTIFY THE WALL DESIGN AND CONSTRUCTION METHODS.
   2F. PROVIDE A MAINTENANCE PLAN DEMONSTRATING SAFE ACCESS FOR INSPECTION AND CLEANING.

BAY SITE ENG.
BAYSITE ENGINEERING LLC
2054 CENTRAL AVENUE
ST. PETERSBURG, FL 33712
PHONE: 813.679.9918
EMAIL: ELY@BAYSITEENG.COM
ENGINEERING COA No. 36684

0 20 40 Feet

REVISION DATE:	
2025-11-25	1ST SUBMITTAL CORRECTIONS
2026-02-26	2ND SUBMITTAL CORRECTIONS
2026-04-15	3RD SUBMITTAL CORRECTIONS
2026-05-13	4TH SUBMITTAL CORRECTIONS

PROJECT: TREASURE ISLAND VACATION RENTALS
COMPANY # 039-01-01
ADDRESS: 10149 & 10173 GULF BLVD, TREASURE ISLAND
PARCEL ID: 26-31-15-78786-003-0190, 26-31-15-78786-003-0210, 26-31-15-78786-003-0220

CLIENT: BIRGIT SCHWEGEL
10164 GULF BLVD
TREASURE ISLAND, FL 33706

PATRICK ELY PAYNE
LICENSE
NO. 85381
5/13/26
STATE OF FLORIDA
PROFESSIONAL ENGINEER

PATRICK ELY PAYNE
FLORIDA LICENSED No. 85381
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DRAWING:
SITE & HORIZONTAL CONTROL PLAN

SHEET:
C-5.0

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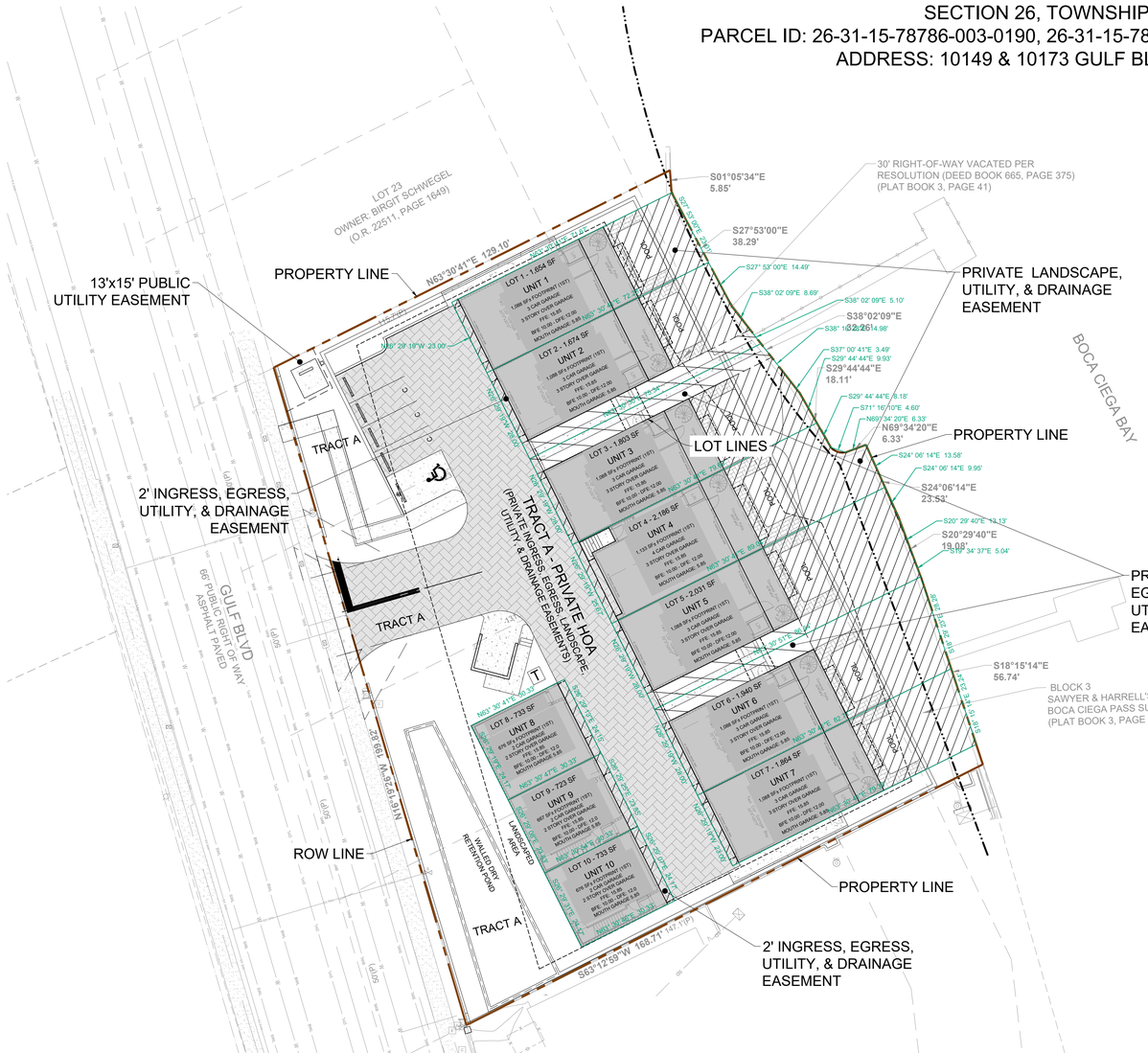
5/13/2026 4:37:29 PM PLOTTED BY: lsue

PRELIMINARY PLAT

FOR

TREASURE ISLAND VACATION RENTALS

SECTION 26, TOWNSHIP 31, RANGE 15
PARCEL ID: 26-31-15-78786-003-0190, 26-31-15-78786-003-0210, 26-31-15-78786-003-0220
ADDRESS: 10149 & 10173 GULF BLVD, TREASURE ISLAND



- PROPERTY LINE
- BUILDING SETBACK LINE
- EASEMENT LINE
- SILT FENCE
- FENCE (BY OTHERS)
- CONCRETE SIDEWALK / MISC
- PAVERS
- BOARD WALK (BY OTHERS)
- T — CONCEPTUAL TRANSFORMER LOCATION
- INGRESS, EGRESS, LANDSCAPE, UTILITY, & DRAINAGE EASEMENT
- LANDSCAPE, UTILITY, & DRAINAGE EASEMENT

Site Data Table

PROJECT LOCATION	CITY OF TREASURE ISLAND, FLORIDA
PARCEL ID & ADDRESS	26-31-15-78786-003-0190, 26-31-15-78786-003-0210
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PARKING REQUIRED	
TOWNHOMES	2 SPACES PER UNIT
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PARKING PROPOSED	
TOWNHOMES	28 GARAGE SPACES & 5 GUEST SPACES (1 ADA)
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BAY SITE ENG.

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ST. PETERSBURG, FL 33712
PHONE: 813.679.9918
EMAIL: ELY@BAYSITEENG.COM
ENGINEERING COA No. 36684

0 20 40
Feet

REVISION DATE:	
1	2025-11-25 1ST SUBMITTAL CORRECTIONS
2	2026-02-26 2ND SUBMITTAL CORRECTIONS
3	2026-04-15 3RD SUBMITTAL CORRECTIONS
4	2026-05-13 4TH SUBMITTAL CORRECTIONS

PROJECT:
TREASURE ISLAND VACATION RENTALS
COMPANY # 039-01-01
ADDRESS: 10149 & 10173 GULF BLVD, TREASURE ISLAND
PARCEL ID: 26-31-15-78786-003-0190, 26-31-15-78786-003-0210, 26-31-15-78786-003-0220

CLIENT:
BIRGIT SCHWEGEL
10104 GULF BLVD
TREASURE ISLAND, FL 33706

PATRICK ELY PAYNE
LICENSE
NO. 85381
5/13/26
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

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DRAWING:
PRELIMINARY PLAT

SHEET:
C-5.1

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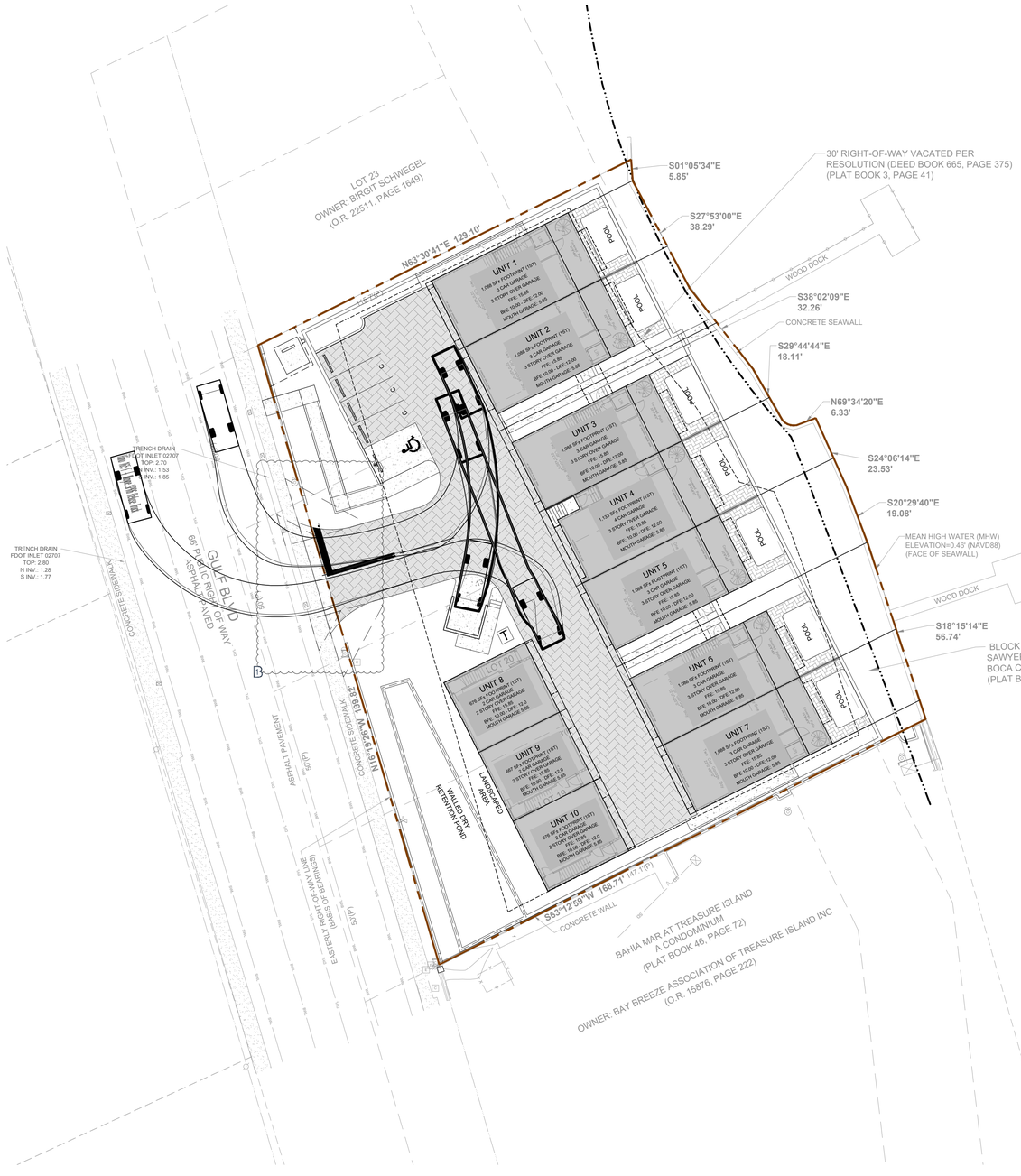
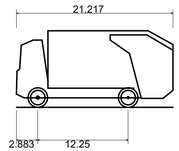


PROPERTY LINE
BUILDING SETBACK LINE
EASMENT LINE
SILT FENCE
FENCE (BY OTHERS)
CONCRETE SIDEWALK / MISC
PAVERS
BOARD WALK (BY OTHERS)
T CONCEPTUAL TRANSFORMER LOCATION



Hino 165 F + Wayne SPR6 Refuse Truck	
Overall Length	21.217ft
Overall Width	7.533ft
Overall Body Height	10.399ft
Min Body Ground Clearance	1.229ft
Track Width	7.533ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	20.300ft

BAYSITE ENGINEERING LLC
2054 CENTRAL AVENUE
ST. PETERSBURG, FL 33712
PHONE: 813.679.9918
EMAIL: ELY@BAYSITEENG.COM
ENGINEERING COA No. 36684

0 20 40
Feet

REVISION DATE:	
2025-11-25	1ST SUBMITTAL CORRECTIONS
2026-02-26	2ND SUBMITTAL CORRECTIONS
2026-04-15	3RD SUBMITTAL CORRECTIONS
2026-05-13	4TH SUBMITTAL CORRECTIONS

PROJECT:
COMPANY # 039-01-01
TREASURE ISLAND
VACATION RENTALS
ADDRESS: 10148 & 10173 GULF BLVD, TREASURE ISLAND
PARCEL ID: 26-31-15-78186-003-4210, 26-31-15-78186-003-4220,
26-31-15-78186-003-0000

CLIENT:
BIRGIT SCHWEGEL
10164 GULF BLVD.
TREASURE ISLAND, FL 33706

PATRICK ELY PAYNE
LICENSE
NO. 85381
5/13/26
STATE OF
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PROFESSIONAL ENGINEER

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DRAWING:
AUTOTURN

SHEET:
C-5.2

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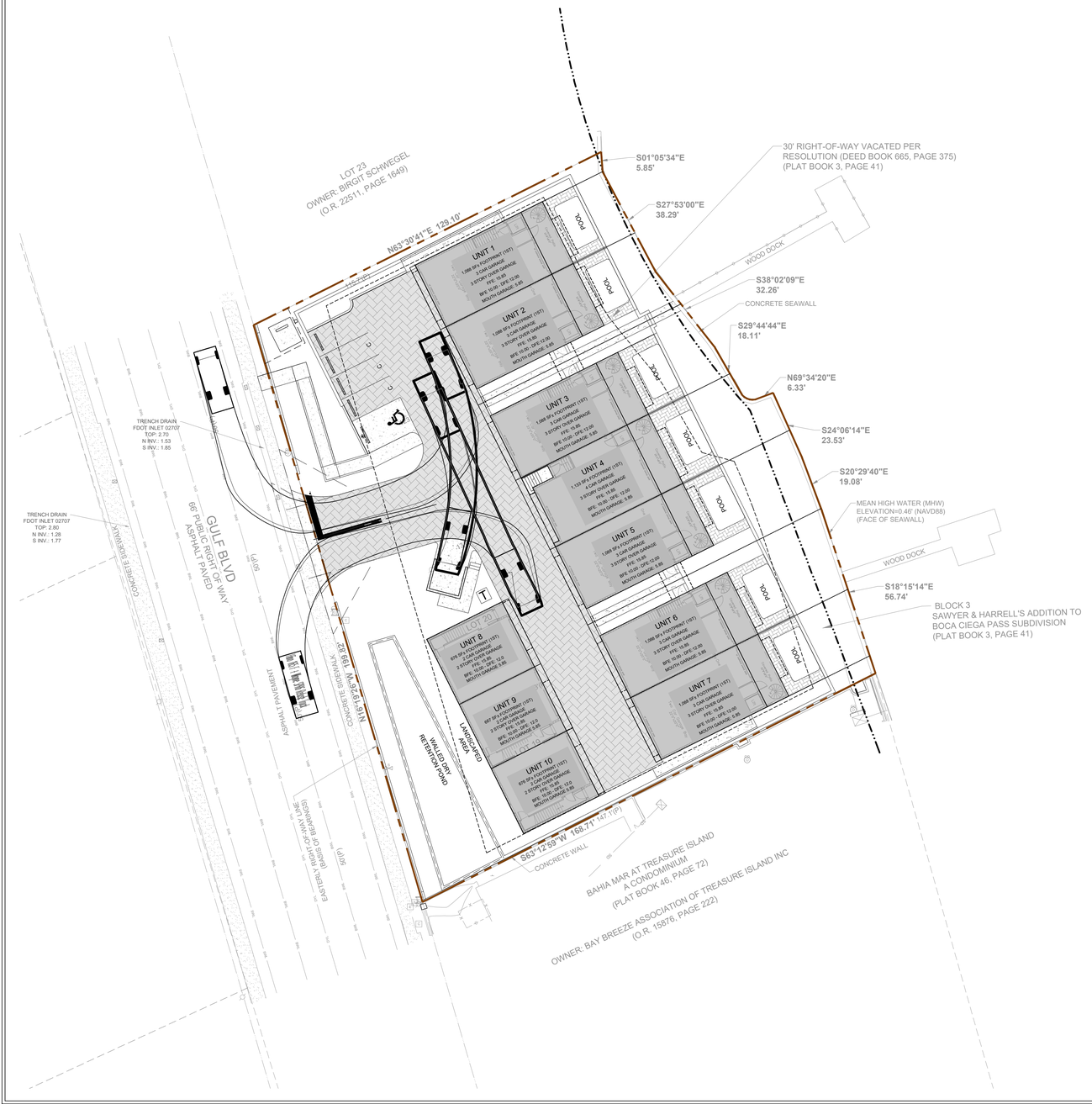
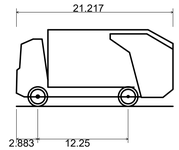


PROPERTY LINE
BUILDING SETBACK LINE
EASMENT LINE
SILT FENCE
FENCE (BY OTHERS)
CONCRETE SIDEWALK / MISC
PAVERS
BOARD WALK (BY OTHERS)
T CONCEPTUAL TRANSFORMER LOCATION



Hino 165 F + Wayne SPR6 Refuse Truck	
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BAYSITE ENGINEERING LLC
2054 CENTRAL AVENUE
ST. PETERSBURG, FL 33712
PHONE: 813.679.9918
EMAIL: ELY@BAYSITEENG.COM
ENGINEERING COA No. 36684

0 20 40
Feet

REVISION DATE:		
A	2025-11-25	1ST SUBMITTAL CORRECTIONS
B	2026-02-26	2ND SUBMITTAL CORRECTIONS
C	2026-04-15	3RD SUBMITTAL CORRECTIONS
D	2026-05-13	4TH SUBMITTAL CORRECTIONS

PROJECT:
COMPANY # 039-01-01
TREASURE ISLAND
VACATION RENTALS
ADDRESS: 10149 & 10173 GULF BLVD, TREASURE ISLAND
PARCEL ID: 26-31-15-78186-003-4010, 26-31-15-78186-003-4020,
26-31-15-78186-003-4030

CLIENT:
BIRGIT SCHWEGEL
10164 GULF BLVD
TREASURE ISLAND, FL 33706

PATRICK ELY PAYNE
LICENSE
NO. 85381
5/13/26
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

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DRAWING:
AUTOTURN

SHEET:
C-5.3

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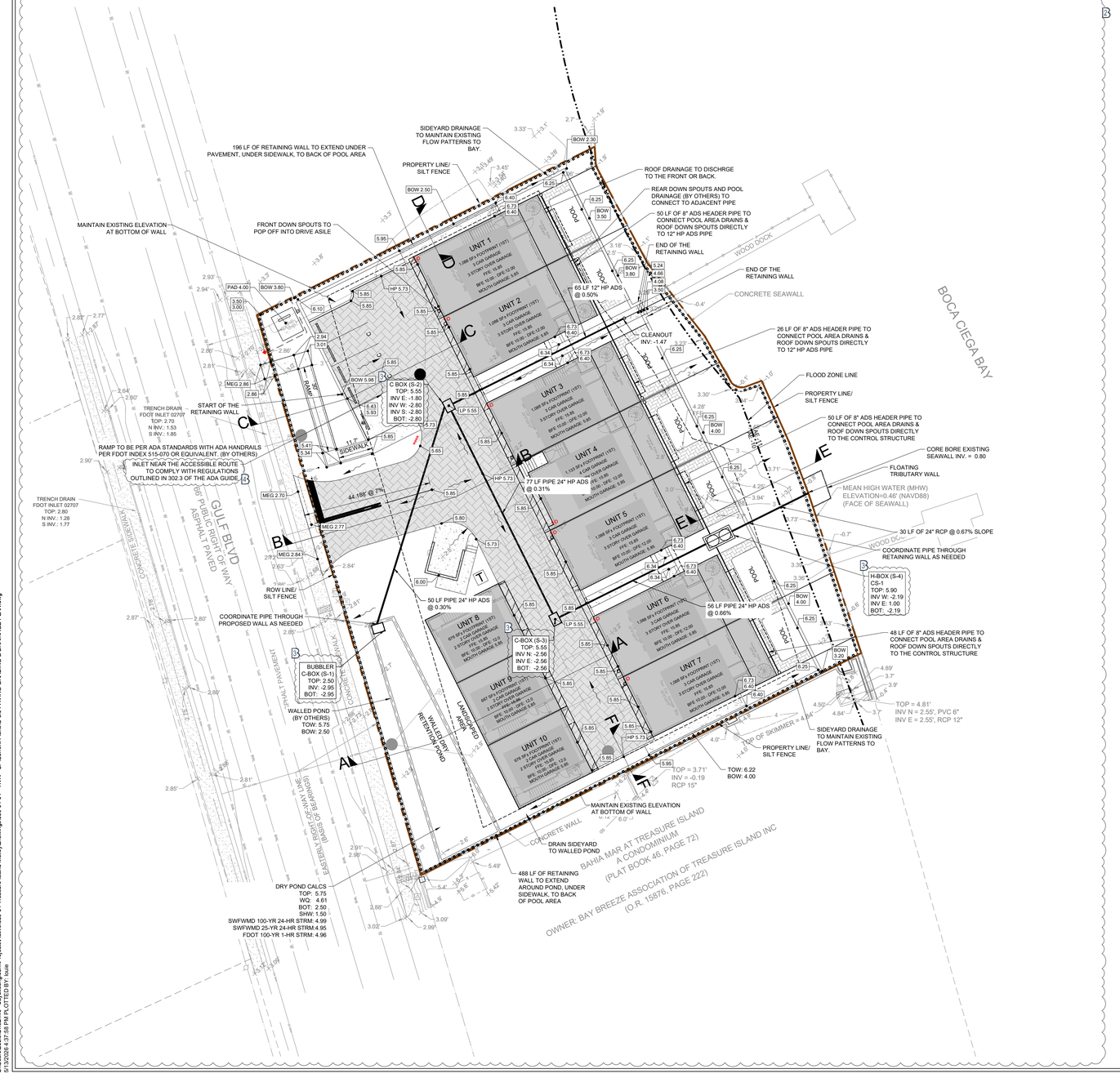
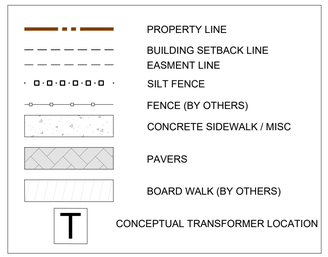
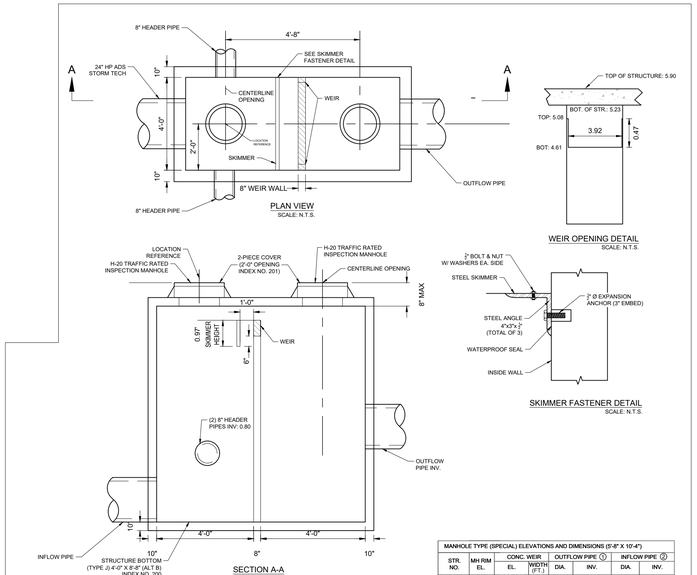




NOTES:

1. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), BASED ON STATIC GPS REFERENCING FPRN CORS STATION "ST. PETERSBURG".
2. PROPERTY IS IN FLOOD ZONE "AE" PER MAP 12103C0194H, COMMUNITY NO. 125118 EFF. 08-24-21.
3. ALL GRADES ARE TO TOP OF SOD.
4. SLOPES GREATER THAN 4:1 MUST BE SODDED.



MANHOLE TYPE (SPECIAL) ELEVATIONS AND DIMENSIONS (5'-8" X 10'-4")

STR. NO.	MH RIM EL.	CONC. WEIR ① EL.	CONC. WEIR ① WIDTH (FT.)	OUTFLOW PIPE ① DIA.	OUTFLOW PIPE ① INV.	INFLOW PIPE ② DIA.	INFLOW PIPE ② INV.
S1	5.90	TOP 5.08 BOT 4.61	3.92	24"	1.00	24"	-2.19

General Notes:

1. FOR ADDITIONAL DETAILS, SEE FDOT INDEX NO'S 200, 201 & 240.

Smart Box Detail
scale: n.t.s.

BAY SITE ENG.

BAYSITE ENGINEERING LLC
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ST. PETERSBURG, FL 33712
PHONE: 813.679.9918
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ENGINEERING COA No. 36684

0 20 40
Feet

REVISION DATE:

1	2025-11-25	1ST SUBMITTAL CORRECTIONS
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PROJECT:
COMPANY # 039-01-01
TREASURE ISLAND VACATION RENTALS
ADDRESS: 10164 & 10173 GULF BLVD, TREASURE ISLAND
PARCEL ID: 29-31-15-78786-003-0210, 29-31-15-78786-004-0220

CLIENT:
BIRGIT SCHWEGEL
10164 GULF BLVD.
TREASURE ISLAND, FL 33706

PATRICK ELY PAYNE
LICENSE NO. 85381
5/13/26
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DRAWING:
PAVING GRADING & DRAINAGE PLAN

SHEET:
C-6.0

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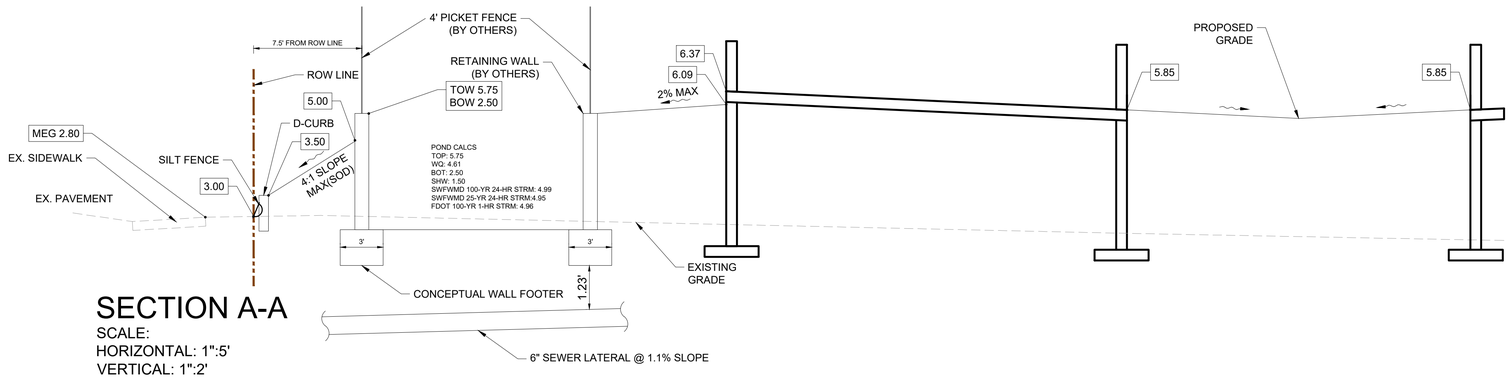
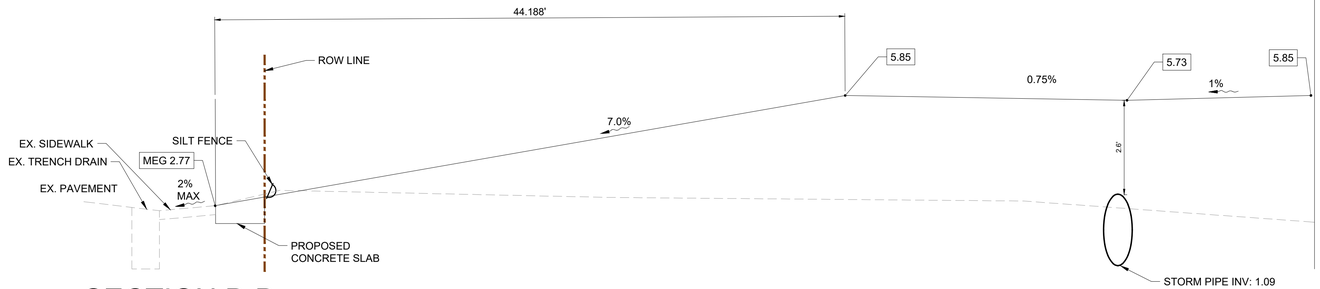


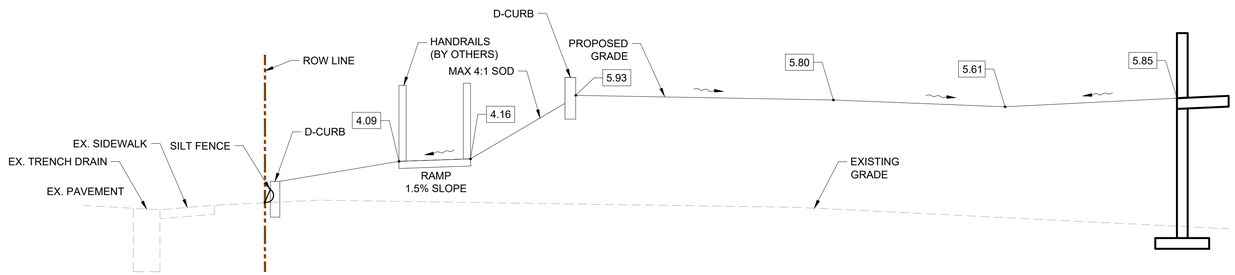
SECTION A-A

SCALE:
HORIZONTAL: 1":5'
VERTICAL: 1":2'



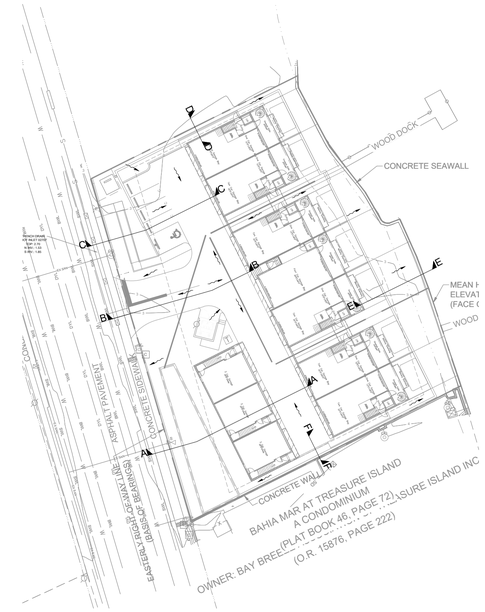
SECTION B-B

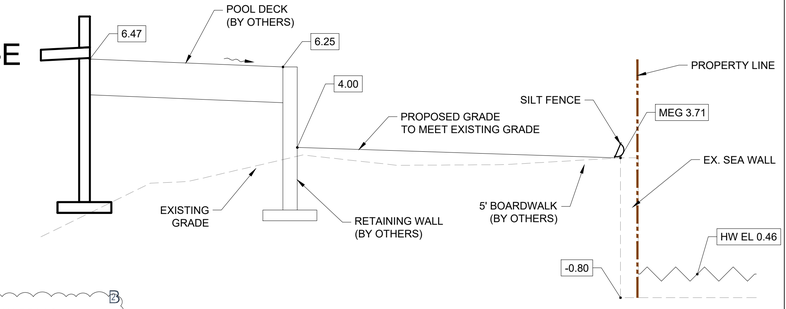
SCALE:
HORIZONTAL: 1":5'
VERTICAL: 1":2'



SECTION C-C

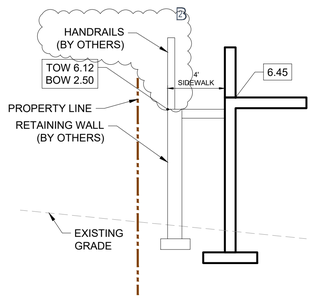
SCALE:
HORIZONTAL: 1":5'
VERTICAL: 1":2'





SECTION E-E

SCALE:
HORIZONTAL: 1":5'
VERTICAL: 1":2'



SECTION D-D

SCALE:
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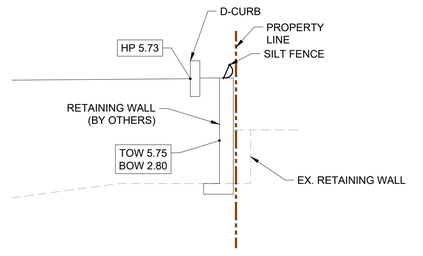
VERTICAL: 1":2'



SECTION F-F

SCALE:
HORIZONTAL: 1":5'
VERTICAL: 1":2'

BAY SITE ENG.

BAYSITE ENGINEERING LLC
2054 CENTRAL AVENUE
ST. PETERSBURG, FL 33712
PHONE: 813.679.9918
EMAIL: ELY@BAYSITEENG.COM
ENGINEERING COA No. 36684

0 20 40
Feet

REVISION DATE:	
B	2025-11-25 1ST SUBMITTAL CORRECTIONS
B	2026-02-26 2ND SUBMITTAL CORRECTIONS
B	2026-04-15 3RD SUBMITTAL CORRECTIONS
B	2026-05-13 4TH SUBMITTAL CORRECTIONS

PROJECT:
TREASURE ISLAND VACATION RENTALS
COMPANY # 039-01-01
ADDRESS: 10149 & 10173 GULF BLVD, TREASURE ISLAND
PARCEL ID: 28-31-15-78186-400-0010, 28-31-15-78186-400-0210, 28-31-15-78186-400-0220

CLIENT:
BIRGIT SCHWEGEL
10164 GULF BLVD
TREASURE ISLAND, FL 33706

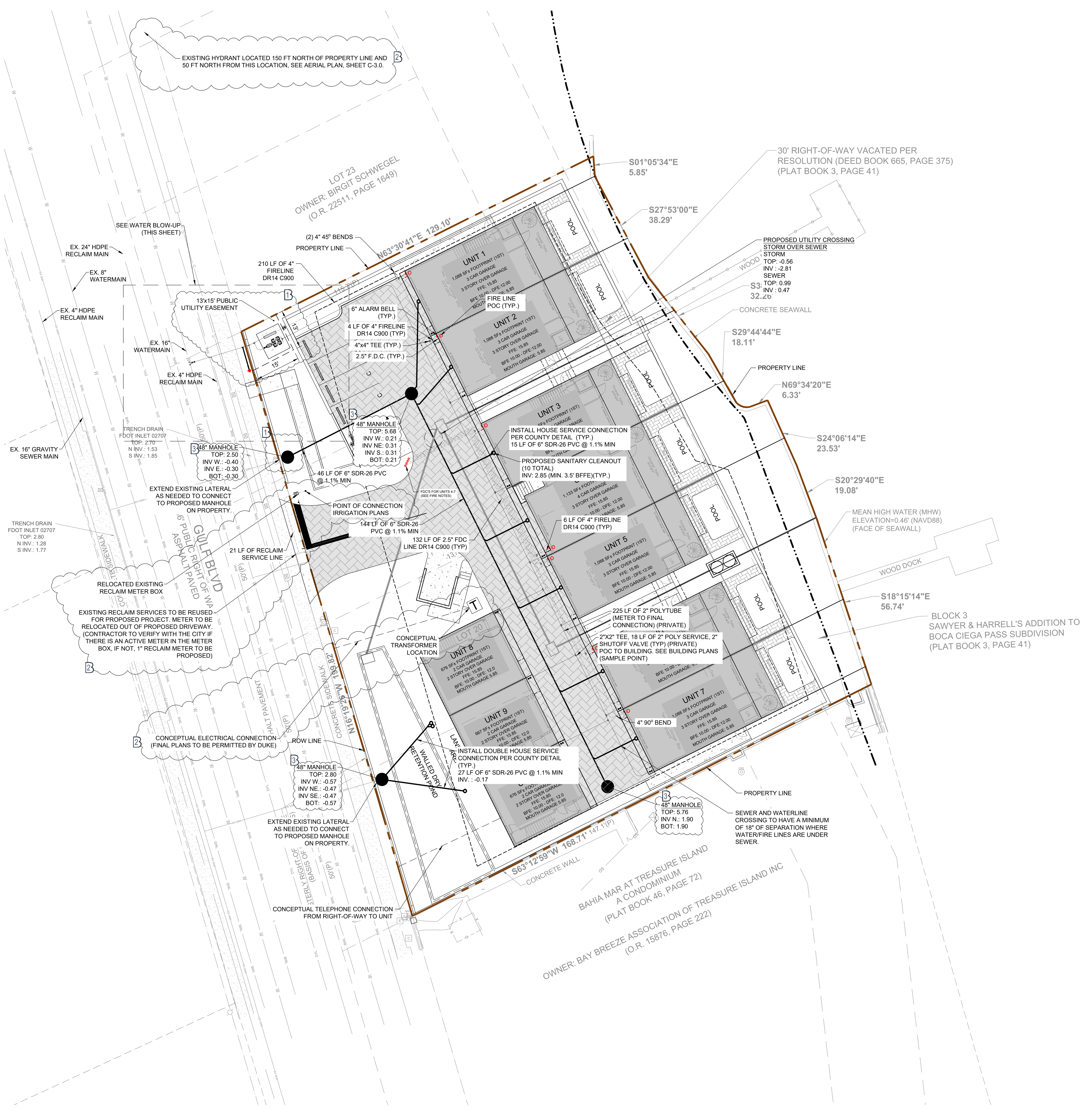
PATRICK ELY PAYNE LICENSE NO. 85381 5/13/26 STATE OF FLORIDA PROFESSIONAL ENGINEER

PATRICK ELY PAYNE
FLORIDA LICENSED No. 85381
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PATRICK ELY PAYNE, P.E. ON 5/13/26. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

DRAWING:
CROSS SECTIONS

SHEET:
C-6.1

C:\Users\Louie\OneDrive - baysiteeng.com\Projects\Active\039-01 Treasure Island Melody\Drawings\039-01 - TIVR - CPC\current Plans\C-6.0 PAVING GRADING & DRAINAGE PLAN.dwg
5/13/2026 4:38:00 PM PLOTTED BY: louie



C:\Users\Louie\OneDrive - baysiteeng.com\Projects\Active\039-01 Treasure Island Molloy\Drawings\039-01-01 - TIVR - CP\Current Plans\C-7.0 UTILITY PLAN.dwg
5/13/2026 4:38:13 PM PLOTTED BY: louie

SPRINKLED 13R

GENERAL UTILITY NOTES:

1. CALL 811 BEFORE YOU DIG
2. CONTRACTOR TO MAINTAIN 18" VERTICAL SEPARATION FROM ANY WATER, SEWER, STORM CROSSINGS.
3. CONTRACTOR TO MAINTAIN 10" HORIZONTAL SEPARATION FROM ANY WATER TO STORM OR SEWER MAINS.
4. ALL UTILITIES ONSITE TO BE PRIVATELY OWNED AND MAINTAINED.
5. ALL SANITARY SEWER TO BE SRD-26 UNLESS NOTED.
6. ALL JOINT RESTRAINED PER COUTY DETAIL.
7. BUILDINGS MUST COMPLY WITH NFPA-1, CHAPTER 18.4/TABLE 18.4.5.2.1.
8. CONTRACTOR TO MAINTAIN 3 FT COVER OVER PRIVATE WATERMAIN
9. CONTRACTOR SHALL FIELD LOCATE AND EXPOSE EXISTING ELEVATION PRIOR TO STARTING WORK TO VERIFY SIZE, LOCATION, ELEVATION, AND TYPE OF PIPE. THE CONTRACTOR IS TO CONTACT EOR IF CONFLICTS ARISE. THE EOR WILL COORDINATE WITH MUNICIPAL STAFF AND MAKE FIELD ADJUSTMENTS AS NECESSARY. CONTINGENCIES SHOULD BE CONSIDERED FOR VERTICAL OFFSET OF PROPOSED UTILITIES AROUND EXISTING, AS NECESSARY.

PINELLAS COUNTY UTILITY NOTES:

1. A COPY OF AN APPROVED PLAN WITH DEPARTMENT STAMPS MUST BE PROVIDED TO THE CONTRACTOR. THE CONTRACTOR MUST HAVE A COPY OF THE PLAN ON SITE DURING CONSTRUCTION. DEVIATIONS FROM AN APPROVED PLAN MUST BE VETTED BY UDRS STAFF PRIOR TO ANY CHANGE IN THE FIELD. SUBSTANTIAL CHANGES TO AN APPROVED PLAN MAY TRIGGER AN ENTIRE REREVIEW OF AN APPROVED PLAN AND REQUIRE ADDITIONAL REVIEW FEES. METERS (WHEN APPLICABLE) WILL NOT BE RELEASED FOR A PROJECT UNTIL CLOSE OUT DOCUMENTS ARE PROVIDED, REVIEWED AND ACCEPTED. METERS ROUTINELY TAKE 4 TO 6 WEEKS FROM THE DATE OF ACCEPTANCE OF A CLOSE OUT PACKAGE.
2. THE JOB SITE MUST HAVE A METERED WATER SOURCE DURING CONSTRUCTION. UNAUTHORIZED CONNECTIONS ARE NOT ALLOWED AND CONSIDERED WATER THEFT. PLEASE COORDINATE WITH PINELLAS COUNTY UTILITIES TO HAVE A METERED WATER SOURCE. TO OBTAIN AN APPROVED WATER SOURCE DURING CONSTRUCTION PLEASE EMAIL: UTLNEWSERVICEDESK@PINELLAS.GOV AT LEAST A WEEK PRIOR TO THE BEGINNING OF CONSTRUCTION.
3. APPURTENANCES EQUAL TO OR LESS THAN 2" TO BE FURNISHED AND INSTALLED BY PINELLAS COUNTY UTILITIES.
4. APPURTENANCES GREATER THAN OR EQUAL TO 4" TO BE FURNISHED BY PINELLAS COUNTY UTILITIES AND INSTALLED BY THE CONTRACTOR.
5. GIS MAPPING INFORMATION PROVIDED BY PCU IS NOT A REPLACEMENT FOR LOCATING BURIED UTILITIES BY CONTACTING SUNSHINE 811, PERFORMING FIELD LOCATION AND SUBSURFACE UTILITIES ENGINEERING (SUE). ALL UTILITIES SHALL BE VERIFIED BEFORE CONSTRUCTION COMMENCES.
6. THE PIPELINE CONTRACTOR IS REQUIRED TO CONTACT PINELLAS COUNTY CONSTRUCTION MANAGEMENT PUBLIC WORKS PROJECT COORDINATOR AT (727) 464-8883 72-HOURS PRIOR TO COMMENCING UTILITY CONSTRUCTION FOR INSPECTION.
7. ALL RIGHT OF WAY PERMITS, EXCAVATION FOR SERVICE INSTALLATION AND SUBSEQUENT RESTORATION IN THE RIGHT OF WAY ARE THE RESPONSIBILITY OF THE CONTRACTOR.
8. PCU WILL PROVIDE THE TAP SLEEVE FOR THE WET TAP AND THE TAP VALVE AS PART OF THE CHARGE FOR WET TAPPING EXISTING WATER MAINS.
9. THE POTABLE WATER METER FOR THIS PROJECT WILL NOT BE RELEASED FOR INSTALLATION UNTIL DEPARTMENT STAFF HAVE RECEIVED A CLOSE OUT PACKAGE, IT'S BEEN REVIEWED AND IS ACCEPTED BY UTILITIES STAFF.
10. ALL EXISTING POTABLE WATER METERS AND BACK FLOW DEVICES WILL BE RETAINED BY PC UTILITIES; SERVICE LINES WILL BE REMOVED BY THE CONTRACTOR TO THE CORP ON THE MAIN AND INSPECTED BY PC CONSTRUCTION MANAGEMENT.
11. IF UTILITY MODIFICATIONS ARE REQUIRED, PLEASE REFERENCE THESE LINKS:
 11.1. ALL PINELLAS COUNTY PIPE DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH:

PINELLAS COUNTY STANDARD TECHNICAL SPECIFICATIONS
HTTP://WWW.PINELLAS.GOV/TECHNICAL/PDF/ENG_TECH_SPECS.PDF
PINELLAS COUNTY MATERIAL SPECIFICATION MANUAL
HTTP://WWW.PINELLAS.GOV/TECHNICAL/PDF/MATERIAL-SPEC-MANUAL.PDF
PINELLAS COUNTY STANDARD DETAILS
HTTP://WWW.PINELLAS.GOV/TECHNICAL/PDF/STD-DETAILS.PDF

(line)	PROPERTY LINE
(line)	BUILDING SETBACK LINE
(line)	EASMENT LINE
(line)	SILT FENCE
(line)	FENCE (BY OTHERS)
(hatch)	CONCRETE SIDEWALK / MISC
(hatch)	PAVERS
(hatch)	BOARD WALK (BY OTHERS)
T	CONCEPTUAL TRANSFORMER LOCATION

FIRE NOTES

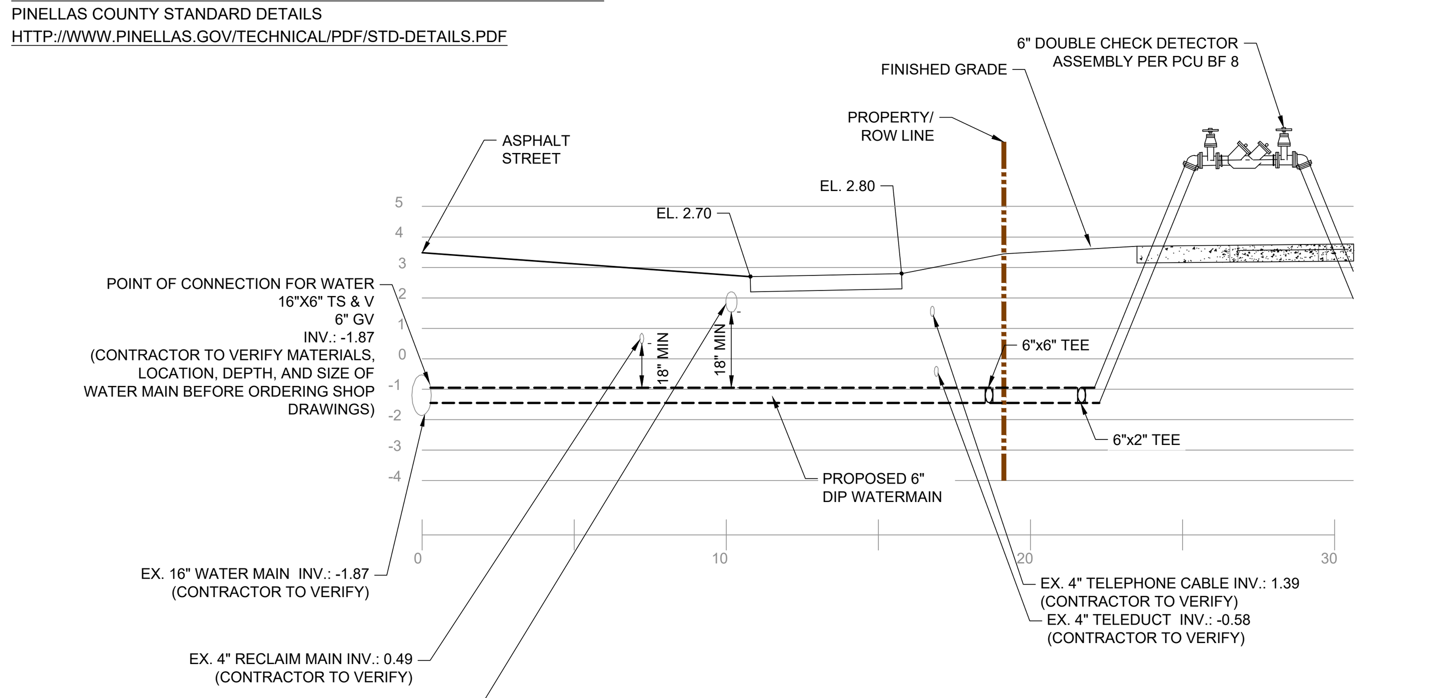
1. FIRE LINE CONTRACTOR RESPONSIBLE TO PULL SEPARATE FIRELINE UNDERGROUND PERMIT & RESPONSIBLE FOR ALL DESIGN AFTER BACKFLOW. ITEMS SHOWN ON THESE PLANS FOR REFERENCE ONLY.
2. FIRE LINE UNDERGROUND SHALL BE INSTALLED BY A LICENSED CONTRACTOR WITH CLASS 1,2, OR 5 CERTIFICATION.
3. UNITS 1-7 WILL BE THREE-STORY OVER PARKING AND WILL BE SPRINKLED 13R WITH A DEDICATED FIRE LINE.
4. UNITS 8-10 WILL BE TWO-STORY OVER PARKING AND WILL NOT BE SPRINKLED.
5. EACH UNITS WILL HAVE ITS OWN RISER IN THE GARAGE, AND FDC.
 5.1. FDCs FOR UNITS 1-3 WILL BE PLACED ON THE FRONT WALL FACING THE DRIVE AISLE, THESE FDCs WILL MEET THE 100 FT DISTANCE TO THE PROPOSED HYDRANT.
 5.2. FDCs FOR UNITS 4-7 WILL RUN TO THE GREEN SPACE ISLAND WITHIN 100 FT FROM THE HYDRANT. FDCs SHALL BE PROVIDED WITH SIGNAGE STATING UNIT BEING SERVED, LOCATION, AND FIRE PROTECTION SYSTEM BEING PROVIDED. SIGN SHOULD BE SET UP TO BE LIKE TRAFFIC SIGN. EXAMPLE BELOW:

LEVEL OF SERVICE TABLE

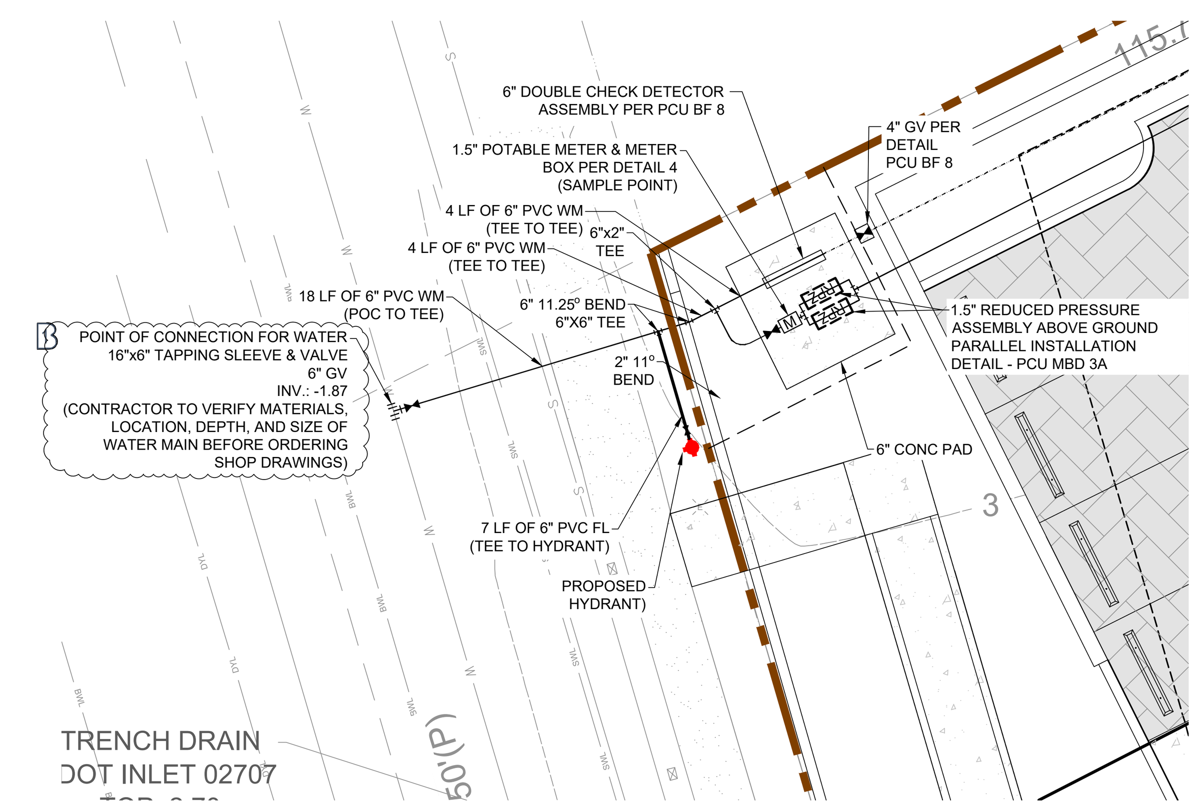
SERVICE TYPE	PROPOSED
POTABLE WATER (GALLONS PER DAY)	2,875 GPD
SANITARY SEWER (GALLONS PER DAY)	4,750 GPD

CALCULATIONS PER TABLE 1 ADOPTED LEVEL-OF-SERVICE STANDARDS FOR CITY OF TREASURE ISLAND:
POTABLE WATER = 115 GPD/CAPITA
SANITARY SEWER = 190 GPD/CAPITA
AVERAGE CAPITA PER SINGLE FAMILY UNIT = 2.5
POTABLE WATER = 2.5 *115 GPD/CAPITA =287.5 *10 UNITS= 2,875 GPD
SANITARY SEWER = 2.5 *190 GPD/CAPITA =475 *10 UNITS= 4,750 GPD

0 20 40
Feet



WATER CONNECTION PROFILE
SCALE 1":5'



WATER BLOWUP
SCALE 1":10 '

BAY SITE ENG.

BAYSITE ENGINEERING LLC
2054 CENTRAL AVENUE
ST. PETERSBURG, FL 33712
PHONE: 813.679.9918
EMAIL: ELY@BAYSITEENG.COM
ENGINEERING COA No. 36684

REVISION DATE:

1	2025-11-25	1ST SUBMITTAL CORRECTIONS
2	2026-02-26	2ND SUBMITTAL CORRECTIONS
3	2026-04-15	3RD SUBMITTAL CORRECTIONS
4	2026-05-13	4TH SUBMITTAL CORRECTIONS

PROJECT: COMPANY # 039-01-01
TREASURE ISLAND VACATION RENTALS
ADDRESS: 10149 & 10173 GULF BLVD, TREASURE ISLAND
PARCEL ID: 26-31-15-78786-003-0190, 26-31-15-78786-003-0210, 26-31-15-78786-003-0220

CLIENT:
BIRGIT SCHWEGEL
10164 GULF BLVD.
TREASURE ISLAND, FL 33706

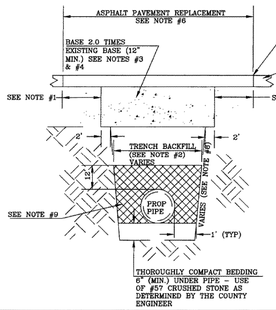
PATRICK ELY PAYNE LICENSE NO. 85381 5/13/26 STATE OF FLORIDA PROFESSIONAL ENGINEER

PATRICK ELY PAYNE
FLORIDA LICENSED No. 85381
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PATRICK ELY PAYNE, P.E. ON 5/13/26. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

DRAWING:
UTILITY PLAN

SHEET:
C-7.0

NOTES:
1. MILLING AND RESURFACING LIMITS: 3'-0" FOR RESIDENTIAL ROADWAYS; 25'-0" FOR ALL OTHER TYPES OF ROADWAYS. SHALL INCLUDE ENTIRE LANE WIDTH.
2. BACKFILL FOR TRENCH SHALL BE PLACED IN 6" COMPACTED LAYERS TO 100% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99. (EXCAVATABLE FLOWABLE FILL OPTION IS SUBJECT TO COUNTY ENGINEER'S APPROVAL). TEST REPORTS ARE REQUIRED AND SHALL BE SUBMITTED TO PINELLAS COUNTY.
3. BASE MATERIAL SHALL BE LIME ROCK OR CRUSHED CONCRETE (MIN. LBR 100) AND SHALL BE PLACED IN 6" COMPACTED LAYERS TO 98% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180 (MODIFIED) (TEST REPORTS ARE REQUIRED AND SHALL BE SUBMITTED TO PINELLAS COUNTY).
4. AS AN ALTERNATIVE TO COMPACTED BASE AND IN WET AREAS, FULL-LIFT ASPHALTIC CONCRETE, FINE TRAFFIC LEVEL C TYPES SP9.5 OR 12.5, SHALL BE PLACED IN 2" COMPACTED LAYERS WITH A MINIMUM THICKNESS EQUAL TO THE EXISTING BASE (6" MIN.).
5. ASPHALTIC CONCRETE PAVEMENT JOINTS SHALL BE SAW-CUT AND ALL SURFACES TACK COATED.
6. ASPHALT SURFACE SHALL BE CONSISTENT WITH EXISTING GRADE. IN ACCORDANCE WITH PINELLAS COUNTY SPECIFICATIONS, THE FOLLOWING ROADWAY CLASSIFICATION TYPE/THICKNESS ARE REQUIRED: ARTERIAL-3" MIN. TYPE SP-12.5 FINE TRAFFIC LEVEL "C"; COLLECTOR-2" MIN. TYPE SP-12.5 FINE TRAFFIC LEVEL "C"; RESIDENTIAL-1½" MIN. TYPE SP-9.5 TRAFFIC LEVEL "C" (TEST REPORTS ARE REQUIRED AND SHALL BE SUBMITTED TO PINELLAS COUNTY).
7. OVERLAY OF CONSTRUCTION SCARS TO PAVEMENT AND TRENCH SHALL BE REQUIRED AS DIRECTED BY THE COUNTY ENGINEER.
8. EXCAVATION SHALL COMPLY WITH THE TRENCH SAFETY ACT REQUIREMENTS.
9. INSTALL DRY COMPACTABLE MATERIAL AROUND THE PIPE.
10. ALL MATERIAL, WORK AND TESTING SHALL MEET PINELLAS COUNTY STANDARD SPECIFICATIONS.
11. CONTRACTOR SHALL RESTORE PAVEMENT TO MATCH THE GRADES THAT EXISTED PRIOR TO CONSTRUCTION. ANY ADDITIONAL SURVEY NECESSARY TO ENSURE THAT THIS REQUIREMENT IS MET SHALL BE PERFORMED AT THE CONTRACTOR'S EXPENSE.

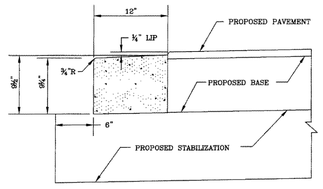


PINELLAS COUNTY

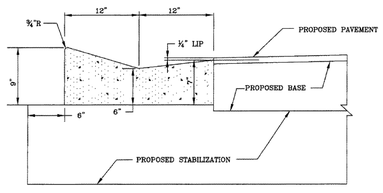
PAVEMENT CUTS, EXCAVATION AND RESTORATION

DETAIL INDEX I.D.: 1291
DATE: FEB/2016
IVAN J. FERNANDEZ, P.E.
REVISION: 0

NOTE:
1. ½" EXPANSION JOINT EVERY 500', BETWEEN CURB SECTIONS, AT RADII, END OF POUR AND STRUCTURES. (FALSE JOINTS EVERY 10', LONGITUDINALLY. SEE SECTION 520 OF THE F.D.O.T. STANDARD SPECIFICATIONS.)



PROFILE VIEW OF HEADER CURB



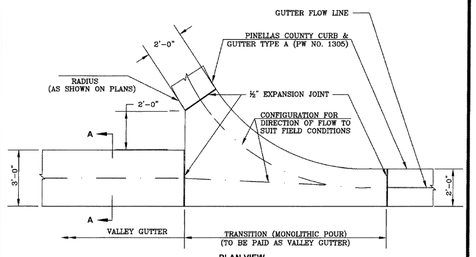
PROFILE VIEW OF CURB & GUTTER

PINELLAS COUNTY

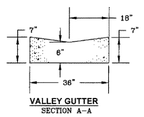
CURB AND GUTTER TYPE A AND HEADER CURB

DETAIL INDEX I.D.: 1305
DATE: FEB/2016
IVAN J. FERNANDEZ, P.E.
REVISION: 0

NOTES:
1. SURFACE OF PAVEMENT SHALL BE ¼" ABOVE LIP OF GUTTER.
2. ½" EXPANSION JOINT (AS SHOWN) AND CENTERLINE OF SIDE STREET, WITH (SAWCUT) FALSE JOINTS EVERY 10', LONGITUDINALLY. (SEE SECTION 520 OF THE F.D.O.T. STANDARD SPECIFICATIONS).



PLAN VIEW



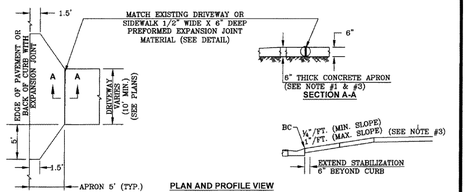
VALLEY GUTTER
SECTION A-A

PINELLAS COUNTY

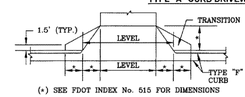
VALLEY GUTTER AND TRANSITION

DETAIL INDEX I.D.: 1315
DATE: FEB/2016
IVAN J. FERNANDEZ, P.E.
REVISION: 1

NOTES:
1. CONCRETE DRIVEWAY APRONS AND SIDEWALK CROSSINGS SHALL BE CONSTRUCTED OF CONCRETE PAVEMENT (3000 PSI), 6" THICK REINFORCED WITH 6" X 6" #10/#10 WELDED WIRE FABRIC, (2" MINIMUM COVER FROM THE BOTTOM.)
2. FIBER REINFORCED CONCRETE 3000 PSI (MIN.) MAY BE USED IN LIEU OF THE REQUIREMENTS OF NO. 1 ABOVE.
3. CONSTRUCTION OF APRON/DRIVEWAY CROSS SLOPES AND SIDEWALK CROSS SLOPE THROUGH THE DRIVEWAY SHALL COMPLY WITH F.D.O.T. INDEX NO. 515 FOR ADA REQUIREMENTS.
4. REMOVE TREE ROOTS WITHIN 10' OF PROPOSED GRADE.
5. WHEN THERE IS EXISTING SIDEWALK CROSSING THE PROPOSED DRIVEWAY, IT MUST BE REMOVED TO THE NEAREST JOINT BEYOND THE DRIVEWAY.
6. SIDEWALKS ADJACENT TO LOT PROPERTY LINES SHALL NOT HAVE A CROSS SLOPE GREATER THAN 2% PER F.D.O.T. INDEX 310.
7. CORNER LOTS INVOLVING HANDICAP RAMPS SHALL BE IN ACCORDANCE WITH F.D.O.T. INDEX 304 FOR SIDEWALK AND RAMP CONSTRUCTION.

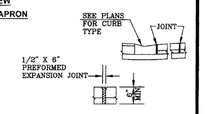


PLAN AND PROFILE VIEW
TYPE "A" CURB DRIVEWAY APRON



(+) SEE FDOT INDEX No. 515 FOR DIMENSIONS

TYPE "F" CURB DRIVEWAY APRON



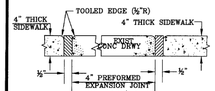
JOINT DETAIL

PINELLAS COUNTY

CONCRETE DRIVEWAY APRON

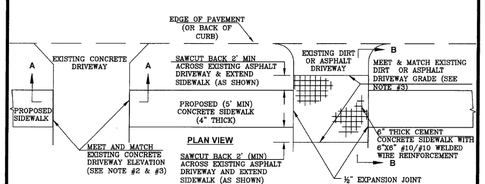
DETAIL INDEX I.D.: 1340
DATE: FEB/2016
IVAN J. FERNANDEZ, P.E.
REVISION: 0

NOTES:
1. SEE PLANS FOR LIMITS OF SIDEWALKS AT ALL DRIVEWAYS.
2. PLACE ½" EXPANSION JOINT WHERE CONCRETE ABUTS CONCRETE CURBS, SIDEWALKS DRIVEWAYS.
3. SIDEWALK SHALL COMPLY WITH F.D.O.T. INDEX No. 515 AND PINELLAS COUNTY ORDINANCES. (SEE INDEX No. 1340)
4. REMOVE TREE ROOTS WITHIN 10' OF PROPOSED GRADE.
5. SIDEWALKS ALONG RURAL CROSS SECTION ROADWAYS WHERE VEHICLES CAN CROSS THE SIDEWALK SHALL BE 6" THICK.



SECTION A-A

SECTION B-B



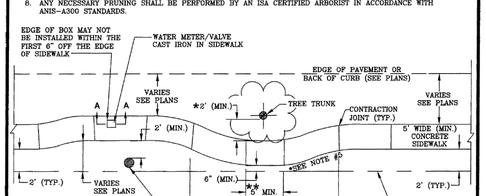
PLAN VIEW

PINELLAS COUNTY

SIDEWALK THROUGH EXISTING DRIVEWAYS

DETAIL INDEX I.D.: 1353
DATE: FEB/2016
IVAN J. FERNANDEZ, P.E.
REVISION: 0

NOTES:
1. ADJUST SIDEWALK TO AVOID OBSTRUCTIONS, AS SHOWN, OR AS DIRECTED BY THE ENGINEER, IN ACCORDANCE WITH F.D.O.T. MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION, AND MAINTENANCE FOR STREETS AND HIGHWAYS – LATEST EDITION ("FLORIDA GREEN BOOK").
2. CONSTRUCTION OF SIDEWALKS SHALL MEET ADA REQUIREMENTS AS SPECIFIED IN F.D.O.T. INDEX NOS. 515 AND 304.
3. POWER POLES SHALL BE MOVED WHEN POSSIBLE.
4. TREES SHALL BE PRUNED BY AN ISA CERTIFIED ARBORIST IN ACCORDANCE WITH ANSI-A300 GUIDELINES TO MAINTAIN VERTICAL CLEARANCE: 9 FT. FOR SIDEWALKS AND 16 FT. FOR ROADS.
5. MAXIMUM LATERAL DEFLECTION SHALL BE 5:1.
6. REMOVE TREE ROOTS WITHIN 10' OF PROPOSED GRADE.
7. CONTRACTION JOINTS SHALL MEET F.D.O.T. INDEX No. 310.
8. ANY NECESSARY PRUNING SHALL BE PERFORMED BY AN ISA CERTIFIED ARBORIST IN ACCORDANCE WITH ANSI-A300 STANDARDS.

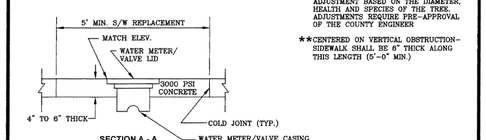


(SEE PLANS FOR TRANSITION INFORMATION)

PLAN VIEW

★THIS MINIMUM DIMENSION MAY NEED ADJUSTMENT BASED ON THE DIAMETER, HEALTH AND SPECIES OF THE TREE. ADJUSTMENTS REQUIRE PRE-APPROVAL OF THE COUNTY ENGINEER

★★CENTERED ON VERTICAL OBSTRUCTION–SIDEWALK SHALL BE 6" THICK ALONG THIS LENGTH (5'–0" MIN.)



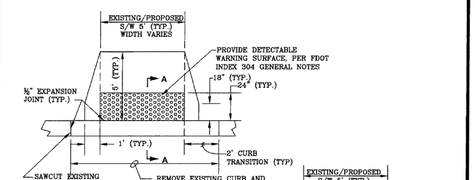
SECTION A - A
NTS

PINELLAS COUNTY

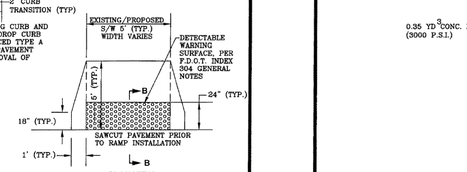
GUIDELINES FOR SIDEWALK ALIGNMENT

DETAIL INDEX I.D.: 1357
DATE: FEB/2016
IVAN J. FERNANDEZ, P.E.
REVISION: 0

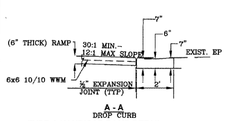
NOTE:
1. 6" THICK w/6x6 10/10 WWM REINFORCED CLASS I (3000 PSI) CONCRETE RAMP (TYP. FOR TYPE A & B).



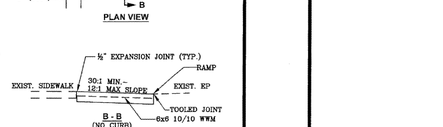
PLAN VIEW



PLAN VIEW



A - A
DROP CURB
TYPE-A HANDICAP RAMP DETAIL
N.T.S.



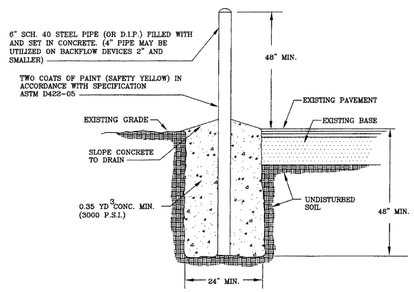
B - B
(NO CURB)
TYPE-B HANDICAP RAMP DETAIL
N.T.S.

PINELLAS COUNTY

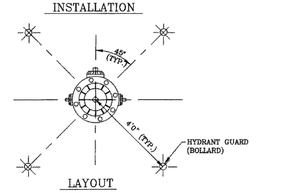
P.C.E.D. TYPE "A" AND "B" HANDICAP RAMP DETAIL

DETAIL INDEX I.D.: 1360
DATE: FEB/2016
IVAN J. FERNANDEZ, P.E.
REVISION: 0

NOTE:
1. ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST APPROVED MATERIAL SPECIFICATION MANUAL.



INSTALLATION



LAYOUT

PINELLAS COUNTY

BOLLARD DETAIL

DETAIL INDEX I.D.: PCU GD 7
DATE: FEB/2016
KEVIN BECOTTE, P.E.
REVISION:

THE LOCAL GOVERNMENT DETAILS ARE TO BE UTILIZED ONLY WITHIN THE PROPERTY

BAY SITE ENG.

BAYSITE ENGINEERING LLC
2054 CENTRAL AVENUE
ST. PETERSBURG, FL 33712
PHONE: 813.679.9918
EMAIL: ELY@BAYSITEENG.COM
ENGINEERING COA No. 36684

REVISION DATE:	
2025-11-25	1ST SUBMITTAL CORRECTIONS
2026-02-26	2ND SUBMITTAL CORRECTIONS
2026-04-15	3RD SUBMITTAL CORRECTIONS
2026-05-13	4TH SUBMITTAL CORRECTIONS

PROJECT: TREASURE ISLAND VACATION RENTALS
COMPANY # 039-01-01
ADDRESS: 10148 & 10173 GULF BLVD, TREASURE ISLAND
PARCEL ID: 26-31-15-78786-003-0190, 26-31-15-78786-003-0210, 26-31-15-78786-003-0220

CLIENT: BIRGIT SCHWEGEL
10166 GULF BLVD.
TREASURE ISLAND, FL 33706

PATRICK ELY PAYNE LICENSE NO. 85381 5/13/26 STATE OF FLORIDA PROFESSIONAL ENGINEER

PATRICK ELY PAYNE
FLORIDA LICENSED No. 85381
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PATRICK ELY PAYNE, P.E. ON 5/13/26. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

DRAWING: **SITE DETAILS**

SHEET: **C-8.0**

C:\Users\ILove\OneDrive - baysiteeng.com\Projects\Active\039-01 Treasure Island Motor\Drawings\039-01 - TIVR - CPC\Current Plans\C-8.0 SITE DETAILS.dwg
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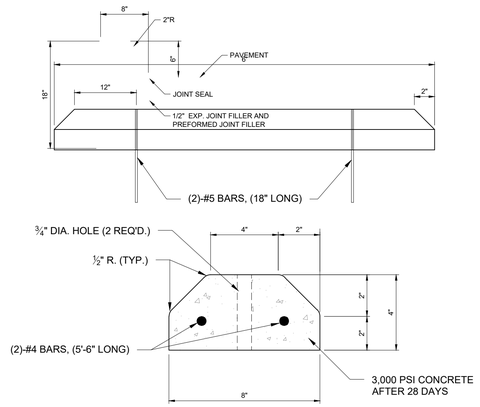
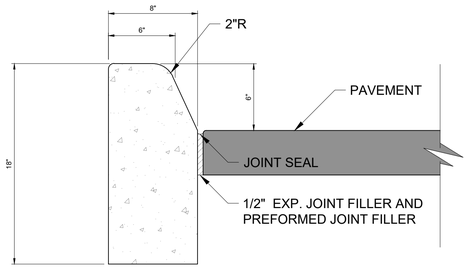
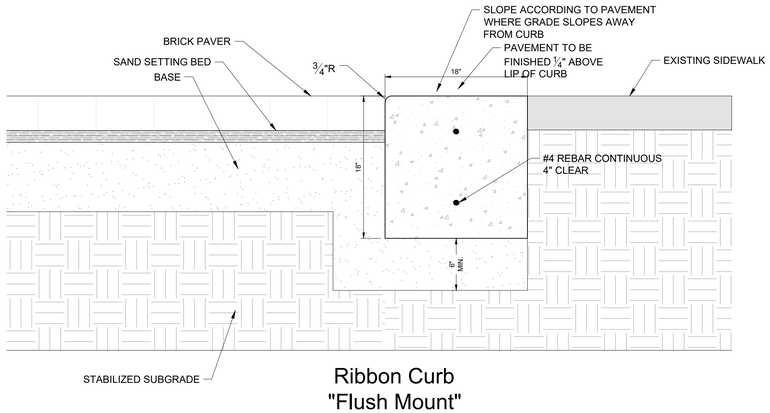


Typical Precast Concrete Wheel Stop

Scale: N.T.S.



Type "D" Curb



Ribbon Curb
"Flush Mount"

NOTE:
EXPANSION JOINT REQUIRED BETWEEN CURB AND CONCRETE PAVEMENT ONLY.
ALL ADDITIONAL DETAILS & SUBGRADE REQUIREMENTS PER FDOT INDEX 520-001

FDOT CONSTRUCTION NOTES FOR DEVELOPMENT

1. When work is associated with roadway modifications and/or site development, Contractor is required to have a pre-construction meeting with the FDOT inspector two (2) weeks prior to any work in FDOT right-of-way.
2. All temporary pedestrian pathways must be firm and unyielding. No pedestrian pathway is to be removed, blocked, or disturbed without having a sufficient designated temporary pedestrian pathway with maintenance of traffic signs (FDOT Standard Index 102-660) in-place prior to pathway being affected.
3. The Permittee/EOR shall coordinate with FDOT inspector in advance of any concrete placed within FDOT right-of-way to ensure that the Inspector is onsite during any concrete placement operation.
4. Any curb and/or gutter that is reconstructed or installed within FDOT right-of-way shall meet minimum standards of FDOT Standard Index 520-001 (Curb and Gutter).
5. Any sidewalk fronting the property that is cracked, damaged, or unstable and is creating an ADA trip hazard must be replaced by section and meet the minimum standards of FDOT Standard Index 522-001 (Concrete Sidewalk) and 522-002 (Detectable Warnings and Curb Ramps).
6. Any flared driveway that is reconstructed or installed within FDOT right-of-way shall meet minimum standards of FDOT Standard Index 522-003 (Concrete Flared Driveways).
7. All non-structural concrete placed in the right-of-way shall be a minimum of 6 inches thick and meet the requirements of Section 347 of the FDOT Standard Specifications.
   a. Provide delivery tickets with all required details as outlined in FDOT Standard Specification 347-4.1.
   b. Concrete shall be placed and cured in a manner that meets FDOT Standard Specification requirements to achieve proper strength and durability characteristics.
8. Any curb or sidewalk damaged as a result of work performed by the Permittee or Contractor shall be removed and replaced per FDOT specifications.
9. Any sidewalk disturbed will be replaced by section within 72 hours to FDOT specifications.
10. All materials being placed in the FDOT right-of-way must be on the State's Approved Products List (non-proprietary).
11. All construction and/or maintenance in FDOT right-of-way shall conform to the FHWA Manual on Uniform Traffic Control Devices (MUTCD), FDOT Standard Plans for Road Construction, FDOT Standard Specifications for Road and Bridge Construction, FDOT Florida Design Manual, and the FDOT Drainage Manual.
12. No lane closure of any State roadway is allowed without 48-hour advance notice and approval from FDOT.
13. Lane closures must be limited to Sunday through Thursday, 9:00 pm to 5:30 am, unless otherwise approved by FDOT.
14. Lane closures need to accommodate for a bike lane if the roadway consists of a bike lane.
15. No work shall be performed during the week of any State or federal holiday unless otherwise approved by FDOT.
16. No work requiring lane or sidewalk closure shall be performed during Spring Break on SR 699 (Gulf Boulevard). Spring Break is identified as March 1 through the first Monday following Easter. During this time, lane and sidewalk closures on all State roadways that lead to SR 699 (Gulf Boulevard) will be restricted to night work, Sunday through Thursday, 9:00 pm to 5:30 am.
17. Open cutting of any roadway, driveway, or sidewalk outside those limits identified within the permit are not allowed without prior approval by FDOT.
18. Prior to the removal of any materials abutting the roadway shall be sawcut to prevent any damage to the roadway.

19. Contractor shall provide the FDOT Inspector the principal point of contact individual who has authority to administer actions on behalf of the Permittee while activities impacting the right-of-way are taking place to include potential emergency issues.
20. No stockpiling, storing, or semi-permanent use of the right-of-way is authorized unless specifically identified within the permit or approved by FDOT in advance.
21. The permitted work schedule is defined as Monday through Friday, 7:00 am to 5:30 pm, unless otherwise noted within the permit. Any work desired outside of this period must be requested in advance and approved by FDOT before working the alternate schedule.
22. FDOT reserves the right to adjust any permitted method of installation, scope of work, and restoration that may be required to positively support life, safety, and environmental well-being of all users of the transportation system.
23. Roadway restoration shall utilize 100 PSI excavatable flowable fill material and asphalt placed within State right-of-way shall be placed full-depth, two (2) 2.5-inch lifts of SP 12.5 and two (2) 1.5-inch lifts of SP 9.5. Typical sections will need to be provided within the plans for the pavement placement. A stair step method should be incorporated, prior to placing asphalt, to avoid vertical joints. Milling of the patch may be required based on the patched surface performance. The milling shall be utilized for surface leveling to a thickness equal to or greater than the existing friction coarse material. The milling limits are 50-foot of the patch along the longitudinal path of the lane, full lane width, and include any adjacent bike lane, shared path, or urban shoulder section.
24. Any disruptions to a permeable pedestrian path or bike lane along SR 699 (Gulf Boulevard) are to be restored as work continues. All patches shall be full width from outside edge of pedestrian path to white line edge of travel lane with stair step (staggered) joints. Restoration to include backfill with existing sub-grade material and #57 stone as base material (compact in 6-inch lifts) to bottom of existing pervious asphalt base, followed by permeable design mix (if available) or FC-5 (Friction Course) mix with a minimum of two (2) 2-inch and a maximum of two (2) 3-inch lifts. Maintain ingress/egress on all driveways and side streets during construction.
25. If a Permittee is extending and/or connecting to an existing FDOT pipe, District Drainage will review if the pipe system addresses any increase in volume/loading as part of the new development. The new pipe, along with the connection, should be video inspected and provided to FDOT for review to confirm the connection is sufficient and that the existing pipe has not been damaged. FDOT specifications require video inspection of any new pipe 48 inches or less in diameter (Standard Specification 430-4.8 Pipe Inspection, 430-4.8.1 Video Report, and 430-4.8.2 Reinspection).
26. If a Permittee is connecting to an existing FDOT pipe, they will have to clean/desilt the area of the existing pipe they are connecting to so FDOT can ensure the connection was done properly. A proper pipe connection cannot be performed when existing pipe is silted up at the connection point.
27. Pipe culverts shown in the permit must meet FDOT specifications, type, size, and length as described in the permit. Each joint or length of pipe shall have FDOT stamps affixed verifying this approval. All concrete pipe joints other than 1-inch ring joints must be "diapered". All culverts are to be inspected by FDOT prior to placement of fill.
28. Permittee shall notify FDOT of the date of completion, request a final inspection, and request a notice of final acceptance.

***** END OF NOTES *****

Revised 03/10/2025

THE LOCAL GOVERNMENT DETAILS ARE TO BE UTILIZED ONLY WITHIN THE PROPERTY

BAYSITE ENGINEERING LLC
2054 CENTRAL AVENUE
ST. PETERSBURG, FL 33712
PHONE: 813.679.9918
EMAIL: ELY@BAYSITEENG.COM
ENGINEERING COA No. 36684

REVISION DATE:		
2025-11-25	B	1ST SUBMITTAL CORRECTIONS
2026-02-26	B	2ND SUBMITTAL CORRECTIONS
2026-04-15	B	3RD SUBMITTAL CORRECTIONS
2026-05-13	B	4TH SUBMITTAL CORRECTIONS

PROJECT:
COMPANY # 039-01-01
TREASURE ISLAND VACATION RENTALS
ADDRESS: 10149 & 10173 GULF BLVD, TREASURE ISLAND
PARCEL ID: 26-31-15-78786-003-0190, 26-31-15-78786-003-0210, 26-31-15-78786-003-0220

CLIENT:
BIRGIT SCHWEGEL
10164 GULF BLVD
TREASURE ISLAND, FL 33706

PATRICK ELY PAYNE
LICENSE NO. 85381 5/13/26 STATE OF FLORIDA PROFESSIONAL ENGINEER

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DRAWING:
SITE DETAILS

SHEET:
C-8.1

C:\Users\Louie\OneDrive - baysiteeng.com\Projects\Active\039-01 Treasure Island Motel\Drawings\039-01-01 - TIVR - CP\Current Plans\C-8.0 SITE DETAILS.dwg
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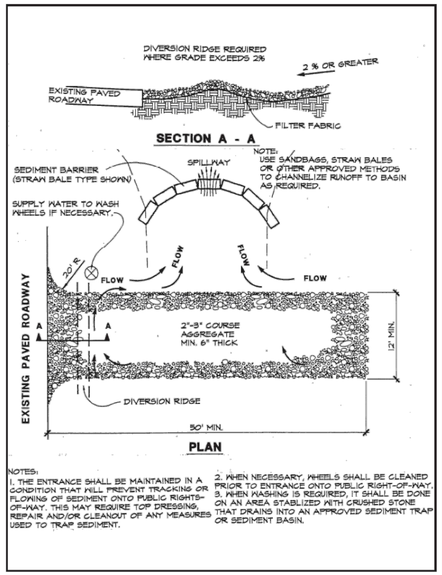


Figure 4.3a. Temporary Gravel Construction Entrance

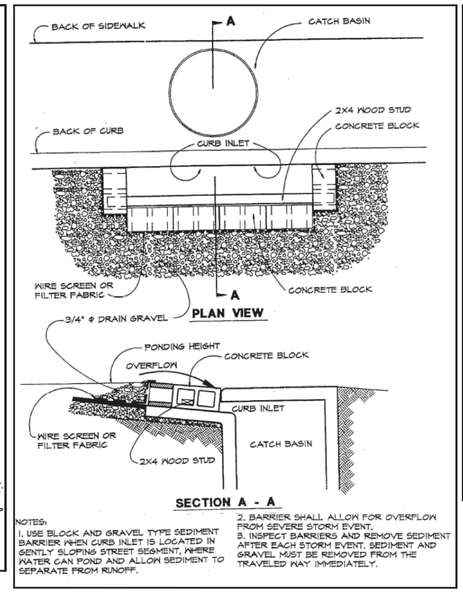


Figure 4.5i. Block and Gravel Curb Inlet Sediment Barrier

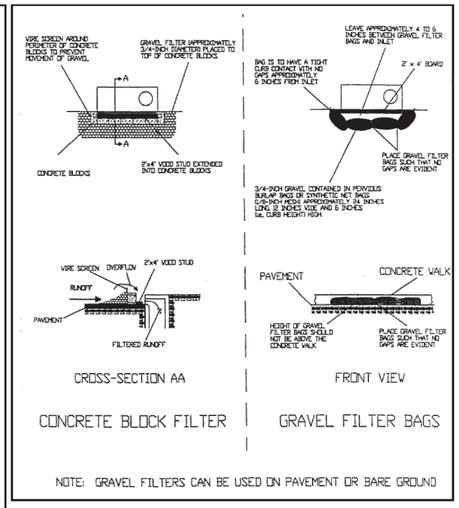
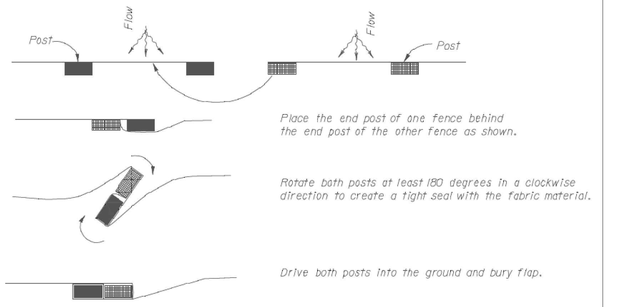
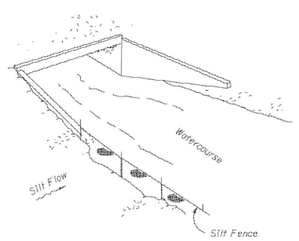


Figure 4.5j. Curb Inlet Gravel Filters

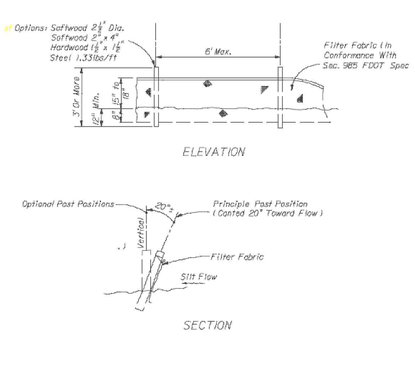


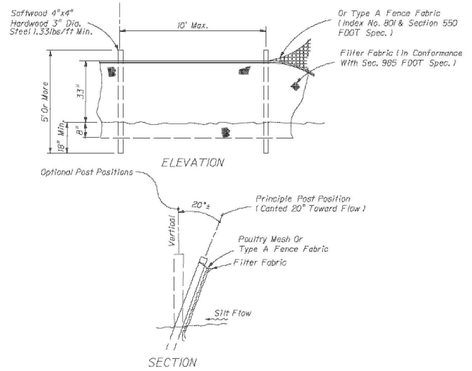
NOTES FOR SILT FENCES

1. Type III Silt Fence to be used at most locations.
2. Type IV Silt Fence to be used where large sediment loads are anticipated. Suggested is where fill slope is 1:2 or steeper and length of slope exceeds 25 feet.
3. Do not construct silt fences across permanent flowing watercourses. Silt fences are to be at upland locations and turbidity barriers used at permanent bodies of water.
4. Where used as slope protection, Silt Fence is to be constructed on 0% longitudinal grad to avoid channelizing runoff along the length of the fence.



SILT FENCE APPLICATIONS





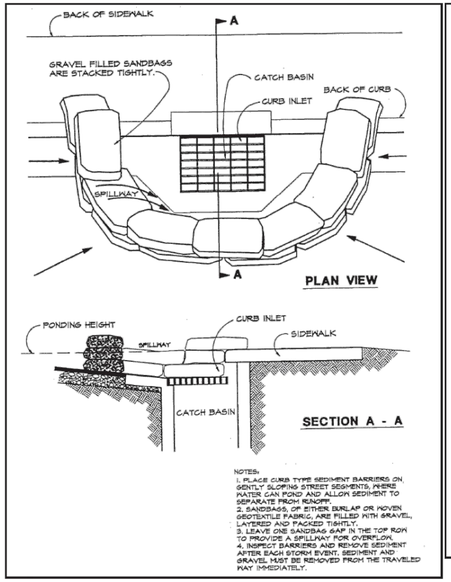


Figure 4.5k. Curb Inlet Sediment Barrier

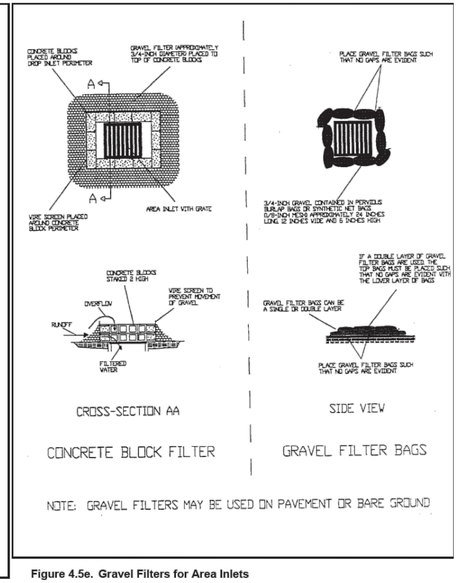


Figure 4.5e. Gravel Filters for Area Inlets

SILT FENCE DETAILS

BAY SITE ENG.
BAYSITE ENGINEERING LLC
2054 CENTRAL AVENUE
ST. PETERSBURG, FL 33712
PHONE: 813.679.9918
EMAIL: ELY@BAYSITEENG.COM
ENGINEERING COA No. 36684

REVISION DATE:		
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2026-02-26	CS	2ND SUBMITTAL CORRECTIONS
2026-04-15	CS	3RD SUBMITTAL CORRECTIONS
2026-05-13	CS	4TH SUBMITTAL CORRECTIONS

PROJECT: COMPANY # 039-01-01
TREASURE ISLAND VACATION RENTALS
ADDRESS: 10148 & 10173 GULF BLVD, TREASURE ISLAND
PARCEL ID: 26-31-15-78186-003-0100, 26-31-15-78186-003-0210, 26-31-15-78186-004-0020

CLIENT: BIRGIT SCHWEGEL
10164 GULF BLVD.
TREASURE ISLAND, FL 33706

PATRICK ELY PAYNE LICENSE NO. 85381 5/13/26 STATE OF FLORIDA PROFESSIONAL ENGINEER

PATRICK ELY PAYNE
FLORIDA LICENSED No. 85381
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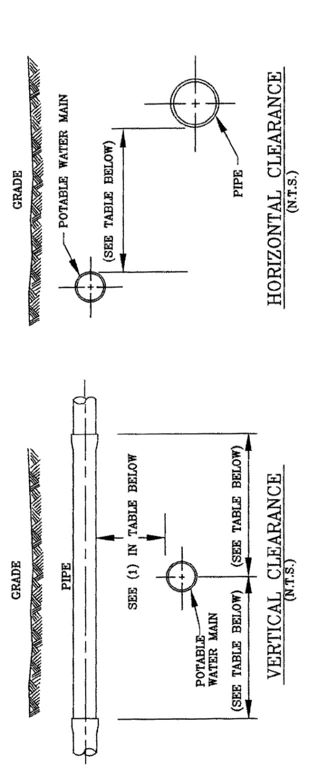
DRAWING: **BMP DETAILS**

SHEET: **C-9.0**

C:\Users\Louie\OneDrive - bayssiteeng.com\Projects\Active\039-01 Treasure Island Molloy\Drawings\039-01-01 - TIVR - CP\Current Plans\C-9.0 BMP DETAILS.dwg
5/13/2026 4:38:38 PM PLOTTED BY: louie

PINELLAS COUNTY — MAIN CLEARANCES DETAIL (PCU GD 2)



PIPE	HORIZONTAL SEPARATION	CROSSINGS (1)	JOINT SPACING @ CROSSINGS
VACUUM-TYPE SANITARY SEWER, STORM SEWER, STORMWATER FORCE MAIN, RECLAIMED WATER (2)	3 FT. MINIMUM	12 INCHES IS THE MINIMUM, EXCEPT FOR STORM SEWER, THEN 6 INCHES IS THE MINIMUM AND 12 INCHES IS PREFERRED	(FULL JOINT CENTERED, ALTERNATE 3 FT. MINIMUM FROM ALL JOINTS)
GRAVITY OR PRESSURE SANITARY SEWER, SANITARY SEWER FORCE MAIN, RECLAIMED WATER (4)	10 FT. PREFERRED 6 FT. MINIMUM (3)	12 INCHES IS THE MINIMUM, EXCEPT FOR GRAVITY SEWER, THEN 6 INCHES IS THE MINIMUM AND 12 INCHES IS PREFERRED	(FULL JOINT CENTERED, ALTERNATE 6 FT. MINIMUM FROM ALL JOINTS)
ON-SITE SEWAGE TREATMENT & DISPOSAL SYSTEM	10 FT. MINIMUM	-	-

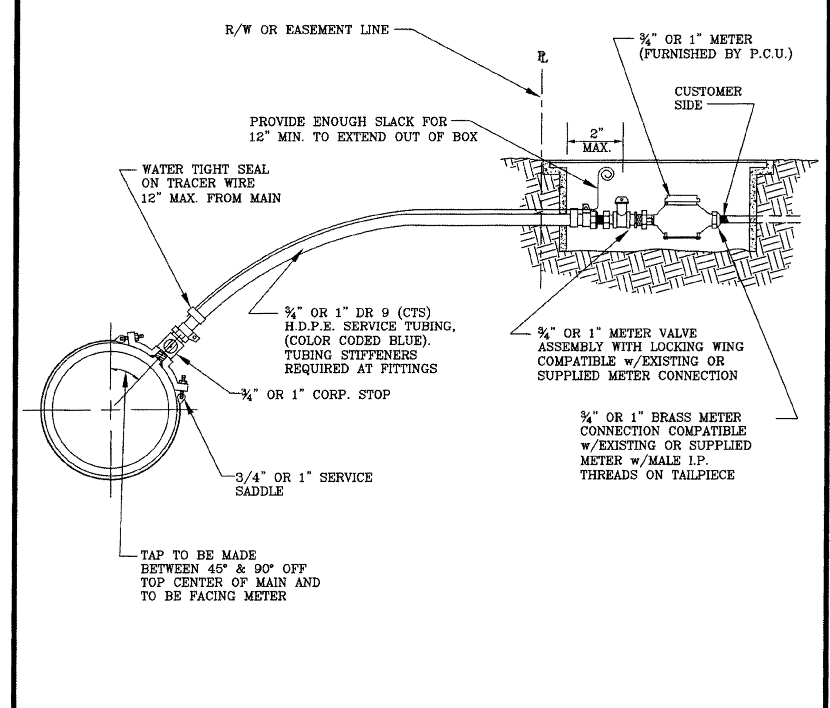
NOTES: (IN ACCORDANCE WITH F.A.C. RULE 62-555.314)

1. POTABLE WATER MAIN SHOULD CROSS ABOVE OTHER PIPE. WHEN POTABLE WATER MAIN MUST BE BELOW OTHER PIPE, THE MINIMUM SEPARATION IS 12 INCHES.
2. RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
3. 3 FT. FOR GRAVITY SANITARY SEWER WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6 INCHES ABOVE THE TOP OF THE GRAVITY SANITARY SEWER.
4. RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
5. ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST APPROVED MATERIALS SPECIFICATIONS MANUAL.EE

PINELLAS COUNTY
MAIN CLEARANCES DETAIL
DETAIL INDEX I.D.: PCU GD 2 | DATE: FEB/2016 | KEVIN BECOTTE, P.E. | REVISION:

PINELLAS COUNTY — ¾" OR 1" POTABLE WATER SERVICE CONNECTION DETAIL (PCU WD 3)

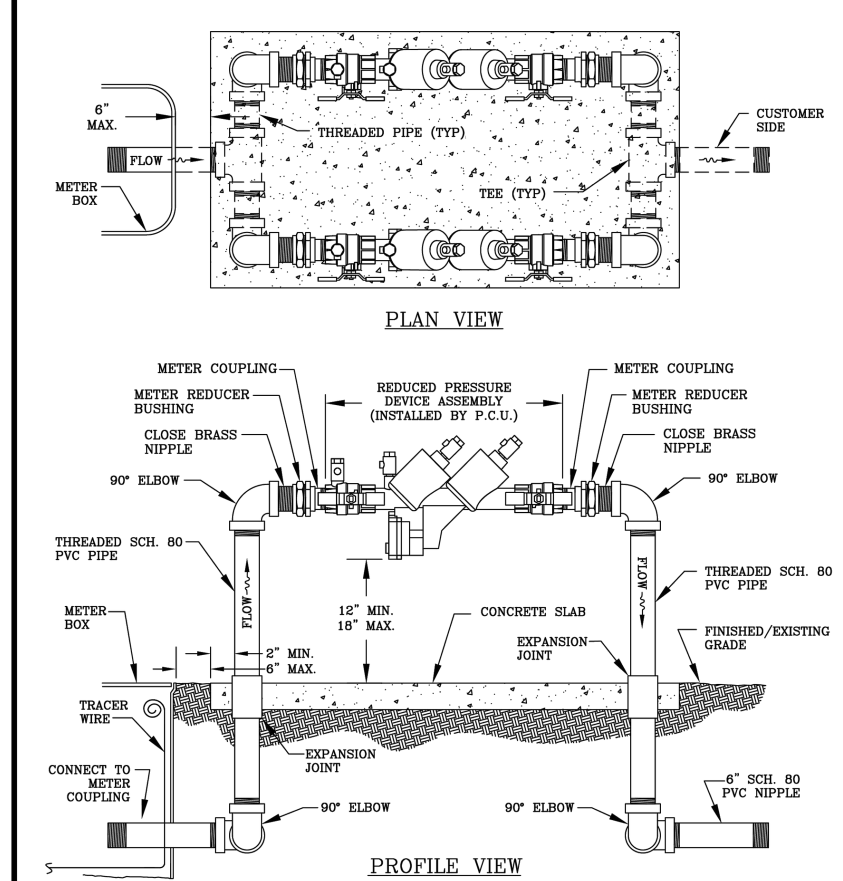
NOTES:
1. ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST P.C.U. APPROVED MATERIAL SPECIFICATION MANUAL.
2. CORPORATION STOPS SHALL BE COMPATIBLE WITH DR 9 (C.T.S.) H.D.P.E. TUBING.
3. SERVICE SADDLE REQUIRED FOR ALL TAPS EXCEPT FOR D.I.P. 1" TAPS AND SMALLER.
4. METER ONLY TO BE FURNISHED BY P.C.U.
5. METER BOXES SHALL BE RESIDENTIAL SIZE.
6. ALL METER BOXES LOCATED WITHIN VEHICULAR TRAVEL AREAS SHALL BE H-20 LOADING. ALL OTHERS SHALL BE H-10 LOADING.
7. TRACER WIRE REQUIRED ON ALL SERVICES.
8. SERVICES OVER 60' IN LENGTH SHALL BE UP-SIZED TO 1".
9. TAP AND METER SHALL BE INSTALLED BY P.C.U. ON ALL PRIVATELY DEVELOPED PROJECTS.
10. METERS WITH DUAL CHECKS SHALL UTILIZE A METER BOX WITH OFFSET MOUSE HOLES.



PINELLAS COUNTY
¾" OR 1" POTABLE WATER SERVICE CONNECTION DETAIL
DETAIL INDEX I.D.: PCU WD 3 | DATE: FEB/2016 | KEVIN BECOTTE, P.E. | REVISION:

PINELLAS COUNTY UTILITIES — ¾",1", 1½", AND 2" REDUCED PRESSURE ASSEMBLY ABOVE GROUND PARALLEL INSTALLATION DETAIL (PCU MBD 3a)

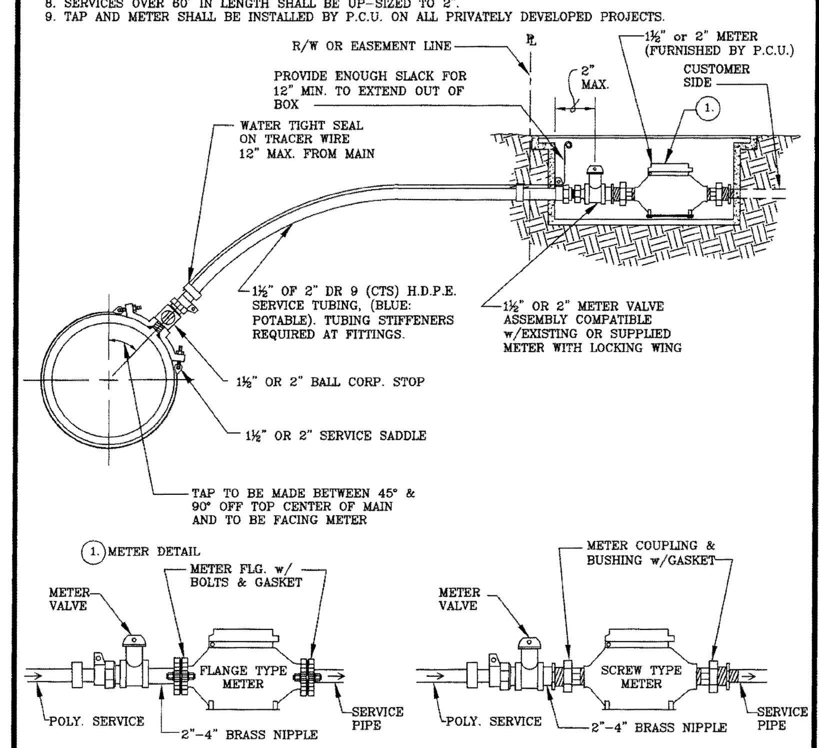
NOTE:
1. ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST P.C.U. APPROVED MATERIALS SPECIFICATION MANUAL.
2. PAINT ENTIRE ABOVE GROUND ASSEMBLY WITH TWO COATS OF APPROVED O.S.H.A. BLUE PAINT.
3. UTILIZE REDUCER BUSHINGS ONLY AS NEEDED.



PINELLAS COUNTY UTILITIES
¾",1", 1½", AND 2" REDUCED PRESSURE ASSEMBLY ABOVE GROUND PARALLEL INSTALLATION DETAIL
DETAIL INDEX I.D.: PCU MBD 3a | DATE: MAR/2020 | REVISION:

PINELLAS COUNTY — 1½" OR 2" POTABLE WATER SERVICE CONNECTION DETAIL (PCU WD 4)

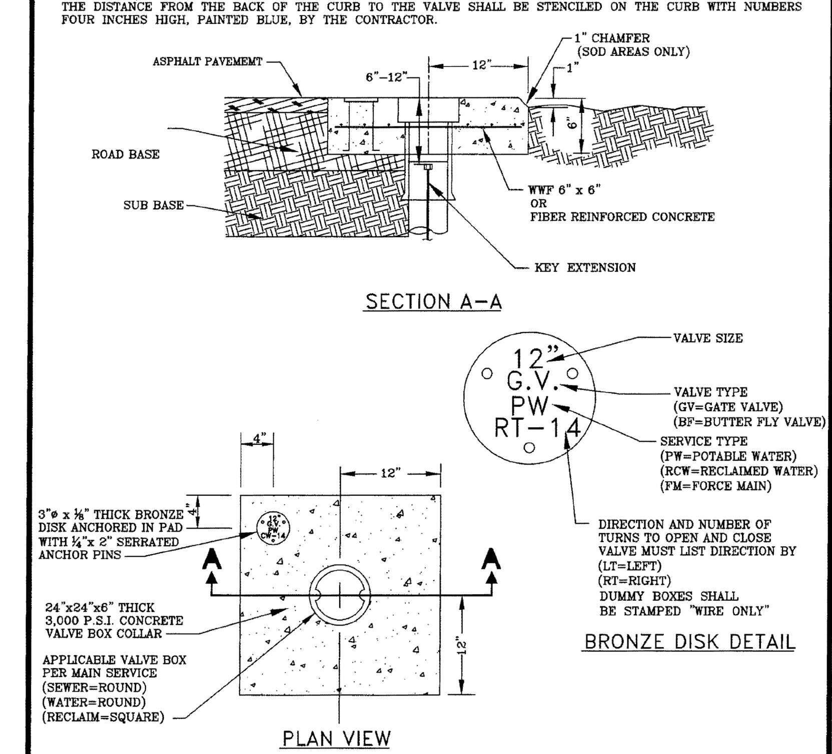
NOTES:
1. ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST P.C.U. APPROVED MATERIAL SPECIFICATION MANUAL.
2. CORPORATION STOPS SHALL BE COMPATIBLE WITH DR 9 (C.T.S.) H.D.P.E. TUBING.
3. SERVICE SADDLE REQUIRED FOR ALL TAPS.
4. METER ONLY, TO BE FURNISHED BY P.C.U.
5. METER BOXES SHALL BE INDUSTRIAL SIZE.
6. ALL METER BOXES LOCATED WITHIN VEHICULAR TRAVEL AREAS SHALL BE H-20 LOADING. ALL OTHERS SHALL BE H-10 LOADING.
7. TRACER WIRE REQUIRED ON ALL SERVICES.
8. SERVICES OVER 60' IN LENGTH SHALL BE UP-SIZED TO 2".
9. TAP AND METER SHALL BE INSTALLED BY P.C.U. ON ALL PRIVATELY DEVELOPED PROJECTS.



PINELLAS COUNTY
1½" OR 2" POTABLE WATER SERVICE CONNECTION DETAIL
DETAIL INDEX I.D.: PCU WD 4 | DATE: FEB/2016 | KEVIN BECOTTE, P.E. | REVISION:

PINELLAS COUNTY — CONCRETE VALVE BOX AND COLLAR DETAIL (PCU GD 5)

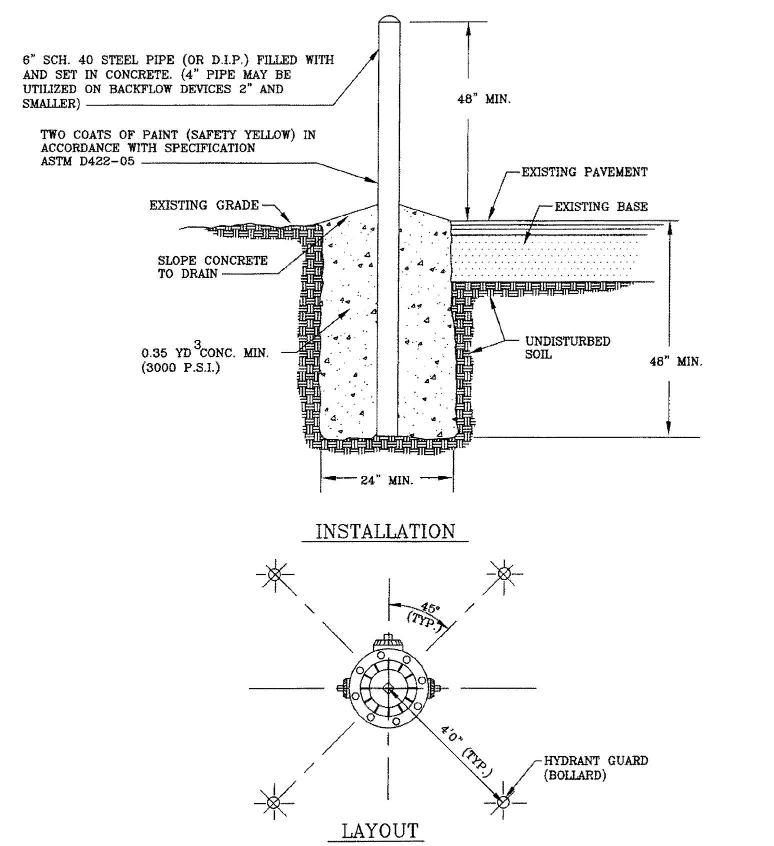
NOTES
1. ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST P.C.U. APPROVED MATERIAL SPECIFICATION MANUAL.
2. IF VALVE IS LOCATED WITHIN A SIDEWALK CONCRETE COLLAR MAY BE ELIMINATED AND DISK SET FLUSH DIRECTLY IN SIDEWALK.
3. BRONZE DISK REQUIRED: FOR ALL VALVES, AND DUMMY BOXES.
4. THE 24"x24"X6" THICK CONCRETE VALVE BOX COLLAR CAN BE INSTALLED BELOW THE FRICTION COARSE AND THE BRONZE DISK ANCHORED IN A NEAR-BY CURB OR SIDEWALK.
5. ALL VALVES/BOXES SHALL BE LOCATED BY MEANS OF A PERPENDICULAR 6"x2' BLUE STRIPE ACROSS THE CURB. THE DISTANCE FROM THE BACK OF THE CURB TO THE VALVE SHALL BE STENCILED ON THE CURB WITH NUMBERS FOUR INCHES HIGH, PAINTED BLUE, BY THE CONTRACTOR.



PINELLAS COUNTY
CONCRETE VALVE BOX AND COLLAR DETAIL
DETAIL INDEX I.D.: PCU GD 5 | DATE: FEB/2016 | KEVIN BECOTTE, P.E. | REVISION:

PINELLAS COUNTY — BOLLARD DETAIL (PCU GD 7)

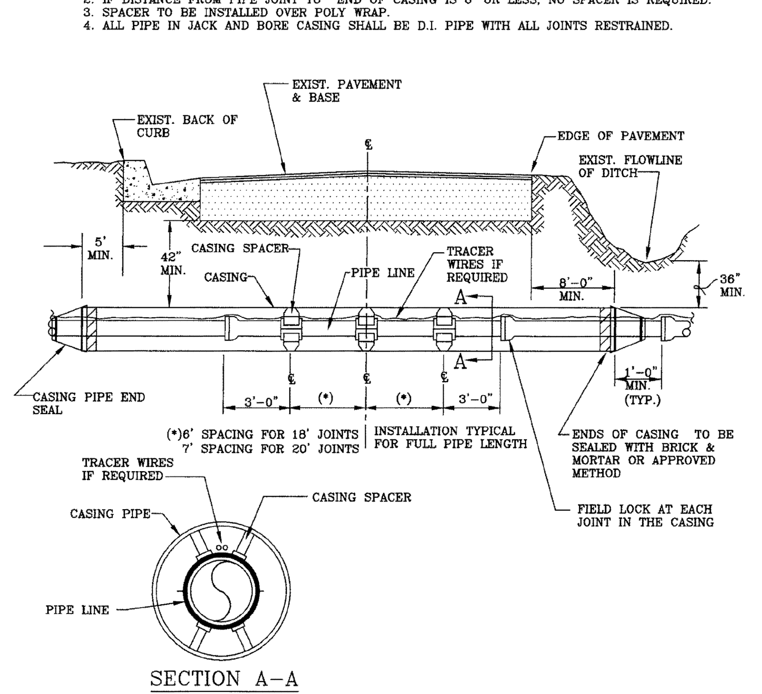
NOTE:
1. ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST APPROVED MATERIAL SPECIFICATION MANUAL.



PINELLAS COUNTY
BOLLARD DETAIL
DETAIL INDEX I.D.: PCU GD 7 | DATE: FEB/2016 | KEVIN BECOTTE, P.E. | REVISION:

PINELLAS COUNTY — JACK AND BORE UNDER ROADWAY DETAIL (PCU GD 8)

NOTES:
1. ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST APPROVED MATERIAL SPECIFICATION MANUAL.
2. IF DISTANCE FROM PIPE JOINT TO END OF CASING IS 6' OR LESS, NO SPACER IS REQUIRED.
3. SPACER TO BE INSTALLED OVER POLY WRAP.
4. ALL PIPE IN JACK AND BORE CASING SHALL BE D.I. PIPE WITH ALL JOINTS RESTRAINED.

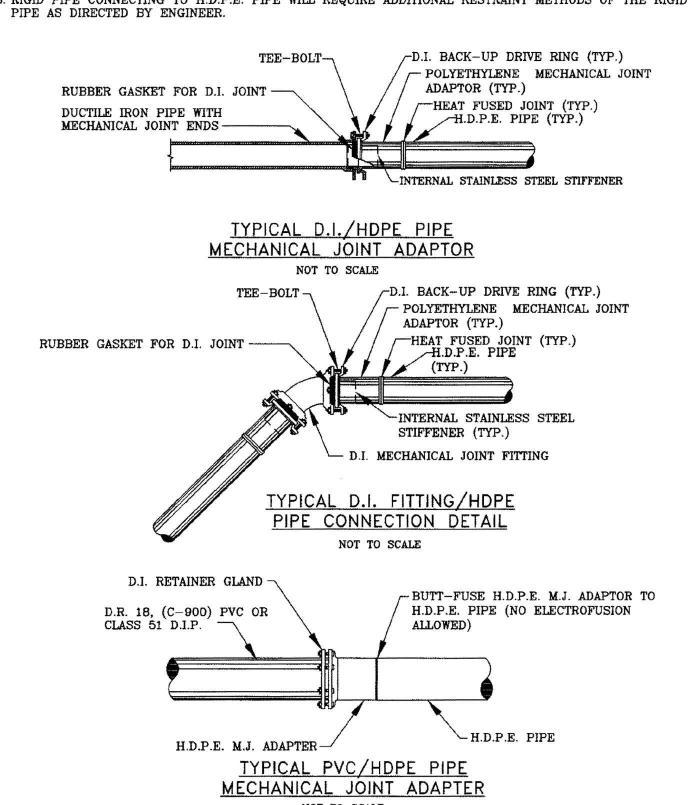


CARRIER & CASING SIZES									
WATER MAIN	4"	6"	8"	10"	12"	14"	16"	18"	20"
CASING	8"	12"	16"	20"	24"	28"	32"	36"	40"
CASING / WALL THICKNESS	.188	.188	.219	.250	.281	.344	.406	.406	.500

PINELLAS COUNTY
JACK AND BORE UNDER ROADWAY DETAIL
DETAIL INDEX I.D.: PCU GD 8 | DATE: FEB/2016 | KEVIN BECOTTE, P.E. | REVISION:

PINELLAS COUNTY — FUSIBLE PVC/HDPE PIPE CONNECTIONS DETAIL (PCU GD 10)

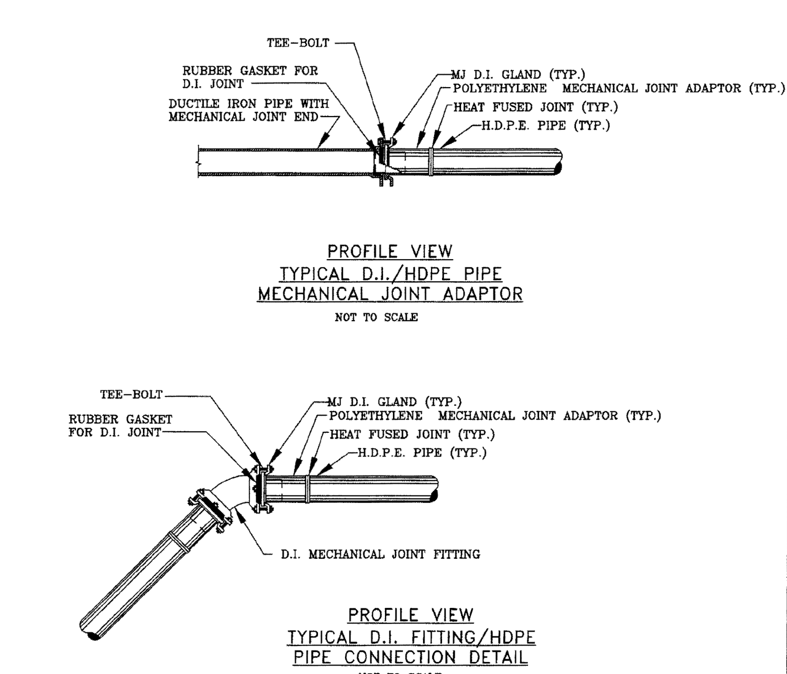
NOTES:
1. ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST P.C.U. APPROVED MATERIAL SPECIFICATION MANUAL.
2. ALL DUCTILE IRON PIPE SHALL BE RESTRAINED.
3. RIGID PIPE CONNECTING TO H.D.P.E. PIPE WILL REQUIRE ADDITIONAL RESTRAINT METHODS OF THE RIGID PIPE AS DIRECTED BY ENGINEER.



PINELLAS COUNTY
FUSIBLE PVC/HDPE PIPE CONNECTIONS DETAIL
DETAIL INDEX I.D.: PCU GD 10 | DATE: FEB/2016 | KEVIN BECOTTE, P.E. | REVISION:

PINELLAS COUNTY — FUSIBLE PVC/HDPE PIPE CONNECTIONS DETAIL (PCU GD 10a)

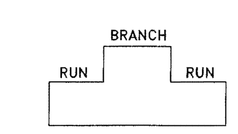
NOTES:
1. ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST P.C.U. APPROVED MATERIAL SPECIFICATION MANUAL.
2. ALL DUCTILE IRON PIPE SHALL BE RESTRAINED.
3. RIGID PIPE CONNECTING TO H.D.P.E. PIPE WILL REQUIRE ADDITIONAL RESTRAINT METHODS OF THE RIGID PIPE AS DIRECTED BY ENGINEER.



PINELLAS COUNTY
FUSIBLE PVC/HDPE PIPE CONNECTIONS DETAIL
DETAIL INDEX I.D.: PCU GD 10a | DATE: FEB/2016 | KEVIN BECOTTE, P.E. | REVISION:

PINELLAS COUNTY — PRESSURE MAIN RESTRAINED JOINT DETAIL (PCU GD 11)

NOTES:
1. ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST P.C.U. APPROVED MATERIAL SPECIFICATION.
2. MANUAL. THIS TABLE SHALL BE UTILIZED FOR ALL PRESSURE MAIN INSTALLATIONS. ALL FITTINGS SHALL BE RESTRAINED TO THE LENGTHS INDICATED, AT A MINIMUM.
3. THIS TABLE WAS DEVELOPED USING THE FOLLOWING ASSUMPTIONS:
   - D.I. PIPE WITH POLY WRAP
   - SAFETY FACTOR OF 1.5 TO 1
   - TEST PRESSURE OF 150 P.S.I.
   - SOIL TYPE = S.M.
   - TYPE 3 TRENCH
   - DEPTH OF COVER = 2.5' UP TO 18" AND 3' FOR 20" AND ABOVE.
4. WHEN A TEE HAS A VALVE ON THE RUN, THE BRANCH AND THE RUNS SHALL BE RESTRAINED AS A 90° BEND FOR THE SIZE OF THE PIPE.
5. ALL BENDS, TEES, AND VALVES SHALL BE RESTRAINED ON EACH SIDE OF THE FITTING.
6. ALL RESTRAINED PIPE LENGTHS ARE IN FEET.
7. "F" REPRESENTS THE RESTRAINED JOINTS AT THE FITTINGS.
8. HDPE TRANSITION VALVE IS FOR STRAIGHT TIE-INS, IF A BEND IS USED, THE VALVE FOR THE BEND MUST BE ADDED.
9. LINE VALVES SHALL BE RESTRAINED UPSTREAM AND DOWNSTREAM AS A DEAD END.



PIPE SIZE	FITTINGS					
	TEE BRANCH ONLY	90°	45°	22½°	11¼°	DEAD END
2"	F	40	17	F	F	40
4"	19	49	20	10	5	49
6"	33	69	28	14	7	69
8"	58	88	37	18	9	88
10"	76	107	44	21	11	107
12"	93	125	52	25	12	125
14"	110	142	59	28	14	142
16"	127	159	66	32	16	159
18"	143	175	73	35	17	175
20"	132	164	68	33	16	164
24"	159	192	79	38	19	192
30"	195	229	95	46	23	229
36"	230	264	109	53	26	264

FITTINGS			
REDUCERS			LARGER PIPE
LG. SIZE	SM. SIZE	LENGTH	
4"	2"	17'	24
6"	4"	50'	35
8"	4"	91'	64
	6"	53'	37
10"	4"	123'	87
	6"	93'	66
	8"	51'	36
12"	4"	154'	108
	6"	129'	91
	8"	94'	66
	10"	52'	37
14"	6"	160'	113
	8"	131'	92
	10"	95'	67
	12"	52'	36
16"	6"	190'	134
	8"	165'	116
	10"	134'	94
	12"	96'	67
	14"	52'	36
18"	8"	196'	137
	10"	169'	118
	12"	135'	95
	14"	96'	67
	16"	51'	36
20"	10"	172'	121
	12"	147'	103
	14"	117'	82
	16"	82'	58
	18"	44'	30
24"	12"	201'	141
	14"	177'	124
	16"	149'	104
	18"	117'	82
	20"	82'	57
30"	18"	206'	144
	20"	178'	125
	24"	115'	80
36"	20"	258'	180
	24"	207'	144
	30"	114'	80

PRESSURE MAIN RESTRAINED JOINT

PINELLAS COUNTY
PRESSURE MAIN RESTRAINED JOINT DETAIL
DETAIL INDEX I.D.: PCU GD 11 | DATE: FEB/2016 | KEVIN BECOTTE, P.E. | REVISION:

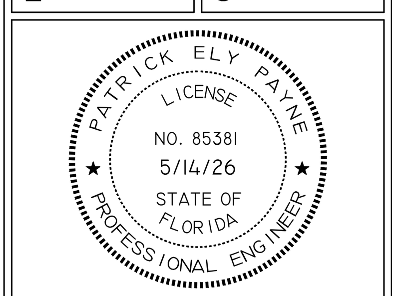
THE LOCAL GOVERNMENT DETAILS ARE TO BE UTILIZED ONLY WITHIN THE PROPERTY

BAYSITE ENGINEERING LLC
2054 CENTRAL AVENUE
ST. PETERSBURG, FL 33712
PHONE: 813.679.9918
EMAIL: ELY@BAYSITEENG.COM
ENGINEERING COA No. 36684

	REVISION DATE:	
1	2025-11-25	1ST SUBMITTAL CORRECTIONS
2	2026-02-26	2ND SUBMITTAL CORRECTIONS
3	2026-04-15	3RD SUBMITTAL CORRECTIONS
4	2026-05-13	4TH SUBMITTAL CORRECTIONS

PROJECT: COMPANY # 039-01-01
TREASURE ISLAND VACATION RENTALS
ADDRESS: 10149 & 10173 GULF BLVD, TREASURE ISLAND
PARCEL ID: 26-31-15-78786-003-0190, 26-31-15-78786-003-0210, 26-31-15-78786-003-0220

CLIENT: BIRGIT SCHWEGEL
10164 GULF BLVD.
TREASURE ISLAND, FL 33706



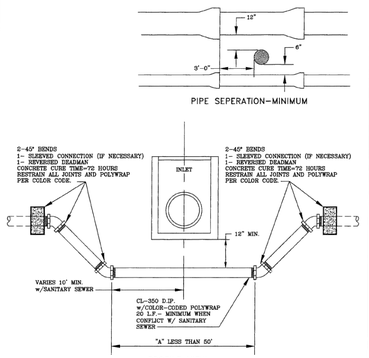
PATRICK ELY PAYNE
FLORIDA LICENSED No. 85381
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PATRICK ELY PAYNE, P.E. ON 5/14/26. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

DRAWING: **WATER DETAILS**

SHEET: **C-10.0**

C:\Users\Ely\OneDrive - baysiteeng.com\Projects\Active\039-01 Treasure Island Molloy\Drawings\039-01-01 - TIVR - CP\Current Plans\C-10.0 WATER DETAILS.dwg
5/14/2026 8:52:46 AM PLOTTED BY: ely

NOTES:
1.- ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST P.C.U. APPROVED MATERIAL SPECIFICATION MANUAL AND TECHNICAL SPECIFICATIONS.
2. ALL WORK SHOWN ON THIS DRAWING SHALL BE PAID FOR UNDER THE OFFSET PAY-ITEM FOR THE APPLICABLE SIZE OF THE EXISTING PIPE TO BE RELOCATED DUE TO CONFLICT; NO SEPARATE PAYMENT SHALL BE MADE UNDER INDIVIDUAL PAY-ITEMS UNLESS "A" IS GREATER THAN 50'.

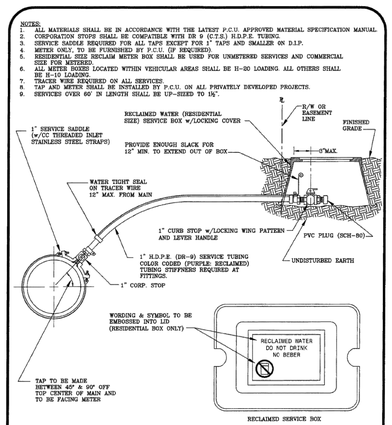


PINELLAS COUNTY

TYPICAL PRESSURE LINE OFFSET RELOCATION DETAIL

DETAIL INDEX I.D.: PCU GD 13
DATE: FEB/2016
KEVIN BEGOTTE, P.E.
REVISION:

NOTES:
1. ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST P.C.U. APPROVED MATERIAL SPECIFICATION MANUAL.
2. CORPORATION STOPS SHALL BE COMPATIBLE WITH DR 9 (C.T.S.) H.D.P.E. TUBING.
3. SERVICE SADDLE REQUIRED FOR ALL TAPS EXCEPT FOR 1" TAPS AND SMALLER ON D.I.P.
4. METER ONLY, TO BE FURNISHED BY P.C.U. (IF REQUIRED).
5. RESIDENTIAL SIZE RECLAIM METER BOX SHALL BE USED FOR UNMETERED SERVICES AND COMMERCIAL SIZE METER BOX.
6. ALL METER BOXES LOCATED WITHIN VEHICULAR AREAS SHALL BE H-20 LOADING. ALL OTHERS SHALL BE H-10 LOADING.
7. TRACER WIRE REQUIRED ON ALL SERVICES.
8. TAP AND METER SHALL BE INSTALLED BY P.C.U. ON ALL PRIVATELY DEVELOPED PROJECTS.
9. SERVICES OVER 60' IN LENGTH SHALL BE UP-SIZED TO 1½".

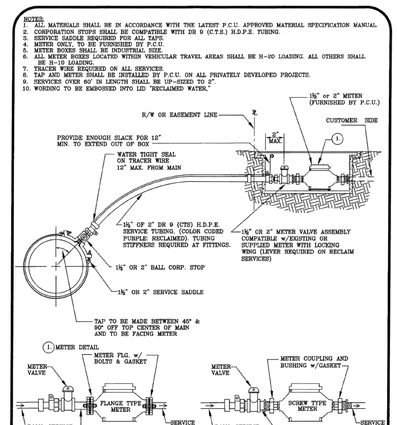


PINELLAS COUNTY

1" RECLAIMED SERVICE CONNECTION (NON-METERED) DETAIL

DETAIL INDEX I.D.: PCU RD 1
DATE: FEB/2016
KEVIN BEGOTTE, P.E.
REVISION:

NOTES:
1. ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST P.C.U. APPROVED MATERIAL SPECIFICATION MANUAL.
2. CORPORATION STOPS SHALL BE COMPATIBLE WITH DR 9 (C.T.S.) H.D.P.E. TUBING.
3. SERVICE SADDLE REQUIRED FOR ALL TAPS.
4. METER ONLY, TO BE FURNISHED BY P.C.U.
5. METER BOXES SHALL BE INDUSTRIAL SIZE.
6. ALL METER BOXES LOCATED WITHIN VEHICULAR TRAVEL AREAS SHALL BE H-20 LOADING. ALL OTHERS SHALL BE H-10 LOADING.
7. TRACER WIRE REQUIRED ON ALL SERVICES.
8. TAP AND METER SHALL BE INSTALLED BY P.C.U. ON ALL PRIVATELY DEVELOPED PROJECTS.
9. SERVICES OVER 60' IN LENGTH SHALL BE UP-SIZED TO 2".
10. WORDING TO BE EMBOSSED INTO LID "RECLAIMED WATER."

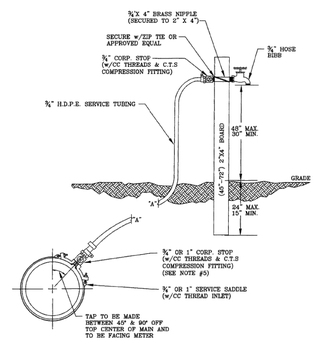


PINELLAS COUNTY

1½" OR 2" METERED RECLAIMED WATER SERVICE DETAIL

DETAIL INDEX I.D.: PCU RD 3
DATE: FEB/2016
KEVIN BEGOTTE, P.E.
REVISION:

NOTES:
1.- ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST P.C.U. APPROVED MATERIAL SPECIFICATION MANUAL.
2. LOCATION OF SAMPLE POINT SHALL NOT BE WITHIN LIMITS OF ROADWAY BUT ROUTED TO ROADWAY SHOULDER (NON-TRAFFIC AREA)
3. CONTRACTOR SHALL UTILIZE SERVICE LINE CONNECTIONS, WHERE POSSIBLE.
4. WHEN UTILIZING TEMPORARY SAMPLE POINT AS A SERVICE CONNECTION, THEN A TRACER WIRE IS REQUIRED.
5. SAMPLE POINTS TO BE ABANDONED AFTER USE SHALL BE PITTED WITH A 1" CC x P.I.P. CORP. STOP.
6. REMOVE ALL PIPE AND ABOVE GROUND FITTINGS AND PLUG CORP. STOP WITH 1" PLUG.

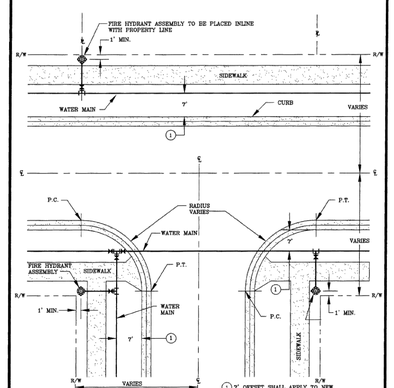


PINELLAS COUNTY

TEMPORARY SAMPLING POINT DETAIL

DETAIL INDEX I.D.: PCU WD 1
DATE: FEB/2016
KEVIN BEGOTTE, P.E.
REVISION:

NOTES:
1. ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST P.C.U. MATERIAL SPECIFICATION MANUAL.
2. HYDRANTS TO BE SET PARALLEL TO CURVE AT P.T. OR P.C. 1' MIN. FROM R/W LINE.

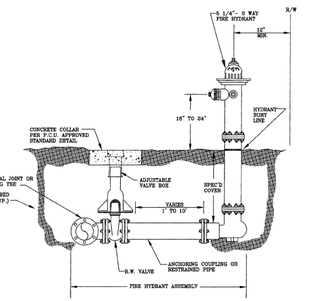


PINELLAS COUNTY

TYPICAL FIRE HYDRANT LOCATIONS DETAIL

DETAIL INDEX I.D.: PCU WD 5
DATE: FEB/2016
KEVIN BEGOTTE, P.E.
REVISION:

NOTES:
1.- ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST P.C.U. APPROVED MATERIAL SPECIFICATION MANUAL AND TECHNICAL SPECIFICATIONS.
2. ALL BOLTED FITTINGS SHALL BE POLYETHYLENE WRAPPED, COLOR CODED PER SERVICE.
3. VALVE BONDED) SHALL HAVE A CONCRETE COLLAR PER P.C.U. APPROVED STANDARD DETAIL.
4. IF FIRE HYDRANT IS INSTALLED WITHIN AN OFF-STREET VEHICULAR AREA, AND IS LOCATED WITHIN 10 FT. OR LESS OF A VEHICULAR USE AREA, GUARD POSTS (BOLLARDS) SHALL BE INSTALLED PER P.C.U. APPROVED STANDARD DETAIL UNLESS OTHERWISE APPROVED BY THE DIRECTOR OF PINELLAS COUNTY UTILITIES ENGINEERING OR THEIR AUTHORIZED REPRESENTATIVE.
5. IF DISTANCE BETWEEN VALVE AND HYDRANT IS 10 FT. OR GREATER, AN ADDITIONAL VALVE SHALL BE INSTALLED FOR CONTROL OF HYDRANT UNLESS OTHERWISE APPROVED BY THE DIRECTOR OF PINELLAS COUNTY UTILITIES ENGINEERING OR THEIR AUTHORIZED REPRESENTATIVE.
6. HYDRANT SHALL BE PAINTED PER P.C.U.
7. HYDRANT SHALL BE PAINTED AFTER INSTALLATION PER P.C.U. APPROVED MATERIAL SPECIFICATIONS.
8. ALL CHAINS SHALL BE REMOVED AFTER INSTALLATION

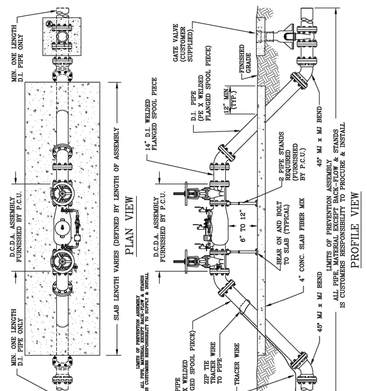


PINELLAS COUNTY

FIRE HYDRANT ASSEMBLY DETAIL

DETAIL INDEX I.D.: PCU WD 6
DATE: FEB/2016
KEVIN BEGOTTE, P.E.
REVISION:

NOTES:
1. ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST P.C.U. APPROVED MATERIALS SPECIFICATION MANUAL.
2. DEVICE MUST BE INSTALLED LEVEL AND PLUMB.
3. PAINT WITH TWO COATS OF APPROVED O.S.H.A. EXTERIOR GRADE BLUE PAINT.
4. ALL BELOW GROUND D.I. PIPE AND FITTINGS SHALL BE POLYETHYLENE WRAPPED.
5. ALL BURIED JOINTS SHALL BE RESTRAINED.
6. DO NOT POUR CONCRETE AROUND STANDS. SET STANDS ON FINISHED CONCRETE AND SECURE w/2 BOLTS.

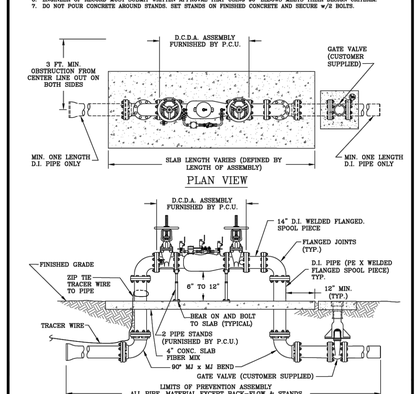


PINELLAS COUNTY UTILITIES

4", 6", 8" AND 10" DOUBLE CHECK DETECTOR ASSEMBLY FOR FIRE LINE DETAIL

DETAIL INDEX I.D.: PCU BF 8
DATE: MAR/2020
REVISION:

NOTES:
1. ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST P.C.U. APPROVED MATERIALS SPECIFICATION MANUAL.
2. DEVICE MUST BE INSTALLED LEVEL AND PLUMB.
3. PAINT WITH TWO COATS OF APPROVED O.S.H.A. EXTERIOR GRADE BLUE PAINT.
4. ALL BELOW GROUND D.I. PIPE AND FITTINGS SHALL BE POLYETHYLENE WRAPPED.
5. ALL BURIED JOINTS SHALL BE RESTRAINED.
6. ENGINEER OF RECORD MUST SUBMIT WRITTEN APPROVAL THAT USING 90° ELBOWS MEETS THEIR DESIGN CRITERIA.
7. DO NOT POUR CONCRETE AROUND STANDS. SET STANDS ON FINISHED CONCRETE AND SECURE w/2 BOLTS.



PINELLAS COUNTY UTILITIES

4", 6", 8" AND 10" DOUBLE CHECK DETECTOR ASSEMBLY w/90° BENDS FOR FIRE LINE DETAIL

DETAIL INDEX I.D.: PCU BF 8b
DATE: MAR/2020
REVISION:

THE LOCAL GOVERNMENT DETAILS ARE TO BE UTILIZED ONLY WITHIN THE PROPERTY

BAY SITE ENG.

BAYSITE ENGINEERING LLC
2054 CENTRAL AVENUE
ST. PETERSBURG, FL 33712
PHONE: 813.679.9918
EMAIL: ELY@BAYSITEENG.COM
ENGINEERING COA No. 36684

REVISION DATE:		
2025-11-25	1	1ST SUBMITTAL CORRECTIONS
2026-02-26	2	2ND SUBMITTAL CORRECTIONS
2026-04-15	3	3RD SUBMITTAL CORRECTIONS
2026-05-13	4	4TH SUBMITTAL CORRECTIONS

PROJECT:
COMPANY # 039-01-01
TREASURE ISLAND VACATION RENTALS
ADDRESS: 10149 & 10173 GULF BLVD, TREASURE ISLAND
PARCEL ID: 26-31-15-78786-003-0010, 26-31-15-78786-003-0210, 26-31-15-78786-003-0020

CLIENT:
BIRGIT SCHWEGEL
10164 GULF BLVD.
TREASURE ISLAND, FL 33706

PATRICK ELY PAYNE
LICENSE NO. 85381 5/13/26 STATE OF FLORIDA
PROFESSIONAL ENGINEER

PATRICK ELY PAYNE
FLORIDA LICENSED No. 85381
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PATRICK ELY PAYNE, P.E. ON 5/13/26. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

DRAWING:
WATER DETAILS

SHEET:
C-10.1

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SANITARY SEWER MANHOLE CONSTRUCTION NOTES

ALL MANHOLES

1. ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST P.C.U. APPROVED MATERIAL SPECIFICATION MANUAL.
2. PRECAST MANHOLE SECTIONS SHALL BE MANUFACTURED IN ACCORDANCE WITH THE LATEST EDITIONS OF ASTM C-478 WITH 4000 P.S.I., TYPE II PORTLAND CEMENT.
3. ALL RISER UNITS SHALL HAVE A MINIMUM HEIGHT OF 12" WITH THE CONCENTRIC CONE SET BETWEEN 2½" AND 14½" BELOW THE BOTTOM OF MANHOLE COVER FRAME.
4. ALL KEYED JOINTS SHALL BE SEALED WITH TWO CONTINUOUS RINGS OF FLEXIBLE JOINT SEALANT, OR APPROVED EQUAL.
5. ALL INTERIOR AND EXTERIOR MANHOLE SURFACES SHALL BE PREPARED FOR COATING AND COATED IN ACCORDANCE WITH P.C.U. STANDARD SPECIFICATIONS AND APPROVED MATERIAL SPECIFICATIONS. INSIDE COATING OF MANHOLE MAY BE ELIMINATED IF USING P.C.U. APPROVED LINING SYSTEM.
6. MANHOLE BASE AND BOTTOM SECTION SHALL BE MONOLITHICALLY CAST.
7. ALL PIPE PENETRATIONS IN MANHOLE SHALL BE PRECAST OR CORE DRILLED.
8. MANHOLE COVER SHALL BE EQUIPPED WITH AN INFLOW PROTECTOR.
9. A DROP CONNECTION IS REQUIRED WHERE THE PIPE INVERT IS GREATER THAN 2' ABOVE THE MANHOLE INVERT. FOR DROPS 2' OR LESS A FLUME SHALL BE CONSTRUCTED.
10. ALL MANHOLES 5' IN DIAMETER OR GREATER SHALL REQUIRE THE USE OF A DOUBLE RING AND COVER.
11. ALL MANHOLES WITH A DEPTH OF 14' OR GREATER SHALL BE DESIGNED FOR ANTI-FLOATATION AND SHALL REQUIRE SUBMITTAL OF CALCULATIONS.

INSIDE DROP MANHOLES

12. THERE SHALL BE NO MORE THAN 2 INSIDE DROPS PER MANHOLE.
13. WHEN USING A 90° BEND ON RISER, IT SHALL BE ROTATED BETWEEN 22½° AND 45° IN THE DIRECTION OF FLOW AND GROUTED INTO BENCH.
14. ALL FORCE MAIN CONNECTIONS REQUIRE THE USE OF A FORCE MAIN HOOD WITH INSIDE DROP BOWL.
15. ALL INSIDE DROPS SHALL BE CONSTRUCTED USING P.V.C. SDR-35 PIPE.

OUTSIDE DROP MANHOLES

16. OUTSIDE DROP PIPING SHALL BE CONSTRUCTED USING THE SAME MATERIAL AS THE MAIN LINE.

TABLE

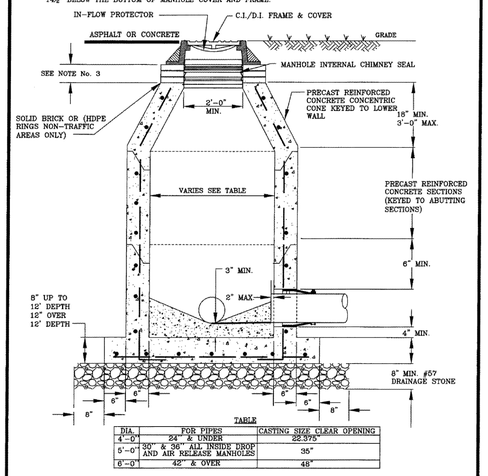
DIA.	FOR PIPES	CASTING SIZE CLEAR OPENING
4'-0"	24" & UNDER	22.375"
5'-0"	30" & 36" ALL INSIDE DROP AND AIR RELEASE MANHOLES	35"
6'-0"	42" & OVER	48"

PINELLAS COUNTY

MANHOLE CONSTRUCTION NOTES

DETAIL INDEX I.D.: PCU SD 1
DATE: FEB/2016
KEVIN BECOTTE, P.E.
REVISION:

NOTES:
1. ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST P.C.U. APPROVED MATERIALS SPECIFICATION MANUAL.
2. REFER TO P.C.U. STANDARD DETAIL ON MANHOLE CONSTRUCTION NOTES.
3. ALL RISER UNITS SHALL HAVE A MINIMUM HEIGHT OF 12" WITH THE CONCENTRIC CONE SET BETWEEN 2½" AND 14½" BELOW THE BOTTOM OF MANHOLE COVER AND FRAME.



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DIA.	FOR PIPES	CASTING SIZE CLEAR OPENING
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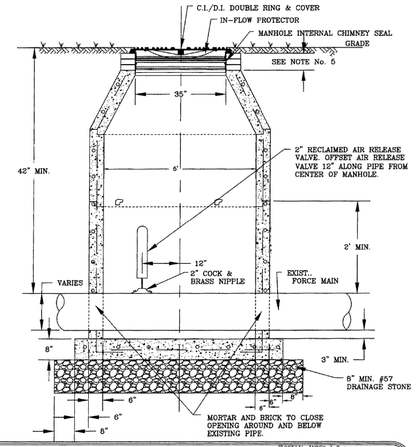
5'-0"	30" & 36" ALL INSIDE DROP AND AIR RELEASE MANHOLES	35"
6'-0"	42" & OVER	48"

PINELLAS COUNTY

STANDARD MANHOLE (PRE-CAST) DETAIL

DETAIL INDEX I.D.: PCU SD 1a
DATE: FEB/2016
KEVIN BECOTTE, P.E.
REVISION:

NOTES:
1. ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST P.C.U. APPROVED MATERIAL SPECIFICATION MANUAL.
2. PRECAST MANHOLES SHALL BE USED AND SHALL BE CONSTRUCTED TO STANDARD MANHOLE SPECIFICATIONS.
3. DOGHOUSE OPENING MAY ONLY BE USED WHEN PLACING A NEW MANHOLE OVER AN EXISTING LINE. OTHERWISE, THE OPENING MUST BE CAST.
4. OPENINGS IN PRECAST UNITS ARE TO BE 4" MINIMUM TO 8" MAXIMUM LARGER THAN THE OUTSIDE DIAMETER OF THE EXISTING PIPE.
5. ALL RISER UNITS SHALL HAVE A MINIMUM HEIGHT OF 12" WITH THE CONCENTRIC CONE SET BETWEEN 2½" AND 14½" BELOW THE BOTTOM OF MANHOLE COVER AND FRAME.

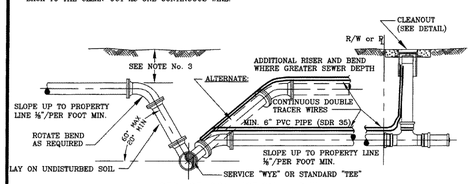


PINELLAS COUNTY

DOGHOUSE AIR RELEASE VALVE MANHOLE DETAIL

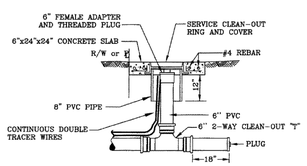
DETAIL INDEX I.D.: PCU SD 1d
DATE: FEB/2016
KEVIN BECOTTE, P.E.
REVISION:

NOTES:
1. ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST P.C.U. APPROVED MATERIAL SPECIFICATION MANUAL.
2. REFER TO P.C.U. STANDARD DETAIL ON MANHOLE CONSTRUCTION NOTES.
3. SERVICE CONNECTIONS MAY NOT HAVE BEEN SHOWN ON PLAN/PROFILE SHEETS. SERVICE CONNECTION LOCATIONS SHALL BE DETERMINED IN THE FIELD AND CONNECTIONS CONSTRUCTED ACCORDANCE WITH P.C.U. APPROVED TECHNICAL SPECIFICATIONS, MATERIALS MANUAL & THESE DETAILS. FOR NEW DEVELOPMENT, THE SERVICE CONNECTION SHALL BE CONSTRUCTED IN THE CENTER OF THE LOT.
4. MINIMUM DEPTH UNDER ROADWAY 42" MINIMUM DEPTH AT PROPERTY LINE 36" (OR AS REQUIRED FOR SERVICE).
5. SERVICE LINES SHALL BE A MIN. OF 6" TO ALL RESIDENCES.
6. NO DOUBLE WYE UNITS SHALL BE PERMITTED ON SERVICE LINE. ALL RESIDENCES SHALL BE SERVED BY A SINGLE SERVICE.
7. RISERS SHALL BE INSTALLED ON ALL WYES (BOTH PRESENT & FUTURE SERVICES).
8. RISERS SHALL PREFERABLY FOLLOW SLOPE OF BANK TO REQUIRED DEPTH.
9. THE TRACER WIRE SHALL START AT THE CLEAN-OUT AND RUN ALONG THE SEWER SERVICE TO THE MAIN AND BACK TO THE CLEAN-OUT AS ONE CONTINUOUS WIRE.



SERVICE CONNECTION – DETAIL

SCALE: NONE



CLEAN-OUT DETAIL

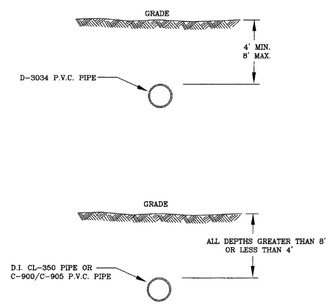
SCALE: NONE

PINELLAS COUNTY

SEWER SERVICE CONNECTION AND CLEAN-OUT DETAIL

DETAIL INDEX I.D.: PCU SD 4
DATE: FEB/2016
KEVIN BECOTTE, P.E.
REVISION:

NOTE:
1. ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST P.C.U. APPROVED MATERIAL SPECIFICATION MANUAL.



PINELLAS COUNTY

DEPTH LIMITATIONS OF SANITARY SEWER PIPE DETAIL

DETAIL INDEX I.D.: PCU SD 5
DATE: FEB/2016
KEVIN BECOTTE, P.E.
REVISION:

THE LOCAL GOVERNMENT DETAILS ARE TO BE UTILIZED ONLY WITHIN THE PROPERTY

BAY SITE ENG.

BAYSITE ENGINEERING LLC
2054 CENTRAL AVENUE
ST. PETERSBURG, FL 33712
PHONE: 813.679.9918
EMAIL: ELY@BAYSITEENG.COM
ENGINEERING COA No. 36684

REVISION DATE:

2025-11-25	1ST SUBMITTAL CORRECTIONS
2026-02-26	2ND SUBMITTAL CORRECTIONS
2026-04-15	3RD SUBMITTAL CORRECTIONS
2026-05-13	4TH SUBMITTAL CORRECTIONS

PROJECT:
COMPANY # 039-01-01
TREASURE ISLAND VACATION RENTALS
ADDRESS: 10149 & 10173 GULF BLVD, TREASURE ISLAND
PARCEL ID: 26-31-15-78786-003-0190, 26-31-15-78786-003-0210, 26-31-15-78786-003-0220

CLIENT:
BIRGIT SCHWEGEL
10164 GULF BLVD.
TREASURE ISLAND, FL 33706

PATRICK ELY PAYNE LICENSE NO. 85381 5/13/26 STATE OF FLORIDA PROFESSIONAL ENGINEER

PATRICK ELY PAYNE
FLORIDA LICENSED No. 85381
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PATRICK ELY PAYNE, P.E. ON 5/13/26. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

DRAWING:
WASTEWATER DETAILS

SHEET:
C-11.0

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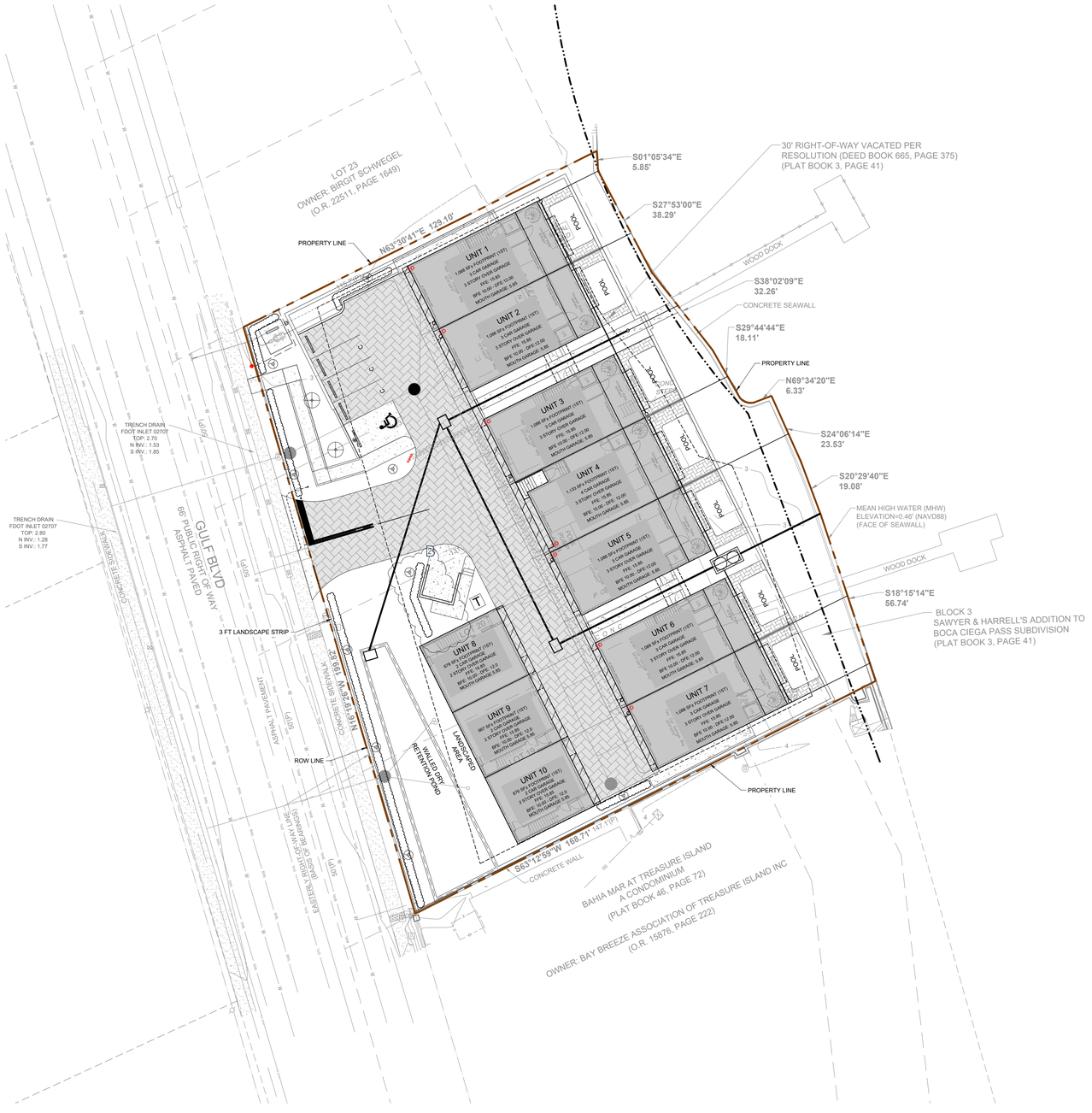

GENERAL NOTES:

1. ALL LANDSCAPE ACTIVITY SHALL MEET THE REQUIREMENT OF APPLICABLE CITY OF TREASURE ISLAND LAND DEVELOPMENT CODE, SECTION 16.40.060.2.1.3 - DEVELOPMENT AND REDEVELOPMENT OF NON-RESIDENTIAL AND MULTI-FAMILY PROPERTY.
2. THIS IS A PERMIT LANDSCAPE PLAN AND WAS PREPARED FOR PERMITTING PURPOSES. THIS PLAN REFLECTS THE ABSOLUTE MINIMUM PLANTING REQUIREMENTS. ADDITIONAL PLANTS SHOULD BE PLANTED TO MEET SPECIFIC NEEDS AND AESTHETIC CONSIDERATIONS OF THE DEVELOPER.
3. NO REFERENCE TO ENGINEERING SHOULD BE MADE FROM THIS SHEET. FOR LANDSCAPE REFERENCES ONLY
4. PRIOR TO IMPROVEMENTS, CONTRACTORS SHALL VERIFY ALL UNDERGROUND AND ABOVE-GROUND UTILITY LOCATIONS PRIOR TO ANY EXCAVATIONS, INSTALLATIONS OF LANDSCAPE, OR IRRIGATION
5. THE CONSTRUCTION OF ALL ABOVE GROUND UTILITY APPURTENANCES VISIBLE FROM THE PUBLIC RIGHT-OF-WAY SUCH AS PEDESTALS, UTILITY METERS, TRANSFORMERS, BACK-FLOW PREVENTION DEVICES, ETC FOR NEW DEVELOPMENT OR REDEVELOPMENT ACTIVITIES SHALL CONFORM TO SCREENING REQUIREMENTS AS OUTLINED THE LAND DEVELOPMENT CODE. PLANT LOCATION MUST BE CONSIDERATE OF REQUIRED SPATIAL SEPARATIONS FROM A FIRE FLOW PROTECTION APPLIANCE IN ACCORDANCE TO THE UNIFORM FIRE CODE.

SOD REQUIREMENTS

- SOD POND TOB & M.B.
- SOD POND SLOPES
- SOD ALL EXTERNAL FILL SLOPES
- SOD ALL DISTURBED ROW
- SOD ALL SLOPES 4:1 OR GREATER
- BACK OF CURB SHALL HAVE 2' SOD FOR ALL COMMON AREAS
- SOD ALL CONVEYANCE SWALES
- SOD 2' AROUND ALL STORM STRUCTURES AND MES
- SEED AND MULCH POND BOTTOM

LEGEND:

- PROPERTY LINE
- PROPOSED LOT LINE
- BUILDING SETBACK LINE
- SILT FENCE
- FENCE (BY OTHERS)
- CONCRETE SIDEWALK / MISC
- ASPHALT PAVEMENT

LANDSCAPE REQUIREMENTS
(PER CITY OF TREASURE ISLAND LDC)

CODE	REQUIRED	PROVIDED
ROW LANDSCAPED STRIP A STRIP OF LAND AT LEAST 3 FEET IN DEPTH, LOCATED ALONG AND WITHIN THE BOUNDARY OF THE SITE ABUTTING SAID RIGHT-OF WAY, SHALL BE LANDSCAPED. LANDSCAPING TO INCLUDE: ONE TREE FOR EVERY 35 FEET, SPACED NOT LESS THAN 30 FEET NOR MORE THAN 40 FEET ACROSS. A CONTINUING HEDGE OR DURABLE BARRIER ALONG THE LANDSCAPE STRIP.	ROW LANDSCAPED STRIP 173 LF LANDSCAPE STRIP 173 LF / 35 LF = 4.94 TREES	ROW LANDSCAPED STRIP 173 LF LANDSCAPE STRIP 5 TREES
PERIMETER LANDSCAPING PERIMETER AREA SHALL BE SCREENED WITH A LANDSCAPE BARRIER MAINTAINED NO GREATER THAN SIX FEET IN HEIGHT NOR LESS THAN THREE AND ONE-HALF FEET IN HEIGHT TO FORM A CONTINUOUS SCREEN BETWEEN THE COMMON LOT LINE AND THE VEHICLE USE AREA. ONE TREE SHALL BE PROVIDED FOR EVERY 50 LINEAR FEET OF SUCH LANDSCAPE BARRIER OR FRACTION THEREOF, SPACED BETWEEN 45 AND 55 FEET APART.	PERIMETER LANDSCAPING 57 LF PERIMETER LANDSCAPING 57 LF x 1 TREE PER 50 FT = 1.14 TREES	PERIMETER LANDSCAPING 57 LF PERIMETER LANDSCAPING 2 TREES
INTERIOR LANDSCAPING THE AREA OF INTERIOR LANDSCAPING SHALL BE TEN PERCENT OF VEHICULAR USE AREA. THERE SHALL BE A MINIMUM OF ONE TREE FOR EVERY 200 SQUARE FEET OF LANDSCAPING AREA. THE FRONT OF A VEHICLE MAY ENCROACH UPON ANY INTERIOR LANDSCAPED AREA WHEN SUCH AREA IS AT LEAST 3.5 FEET IN DEPTH PER ABUTTING PARKING SPACE AND PROTECTED BY WHEEL STOPS.	INTERIOR LANDSCAPING 6,812 SF VUA * 10% = 681.2 SF OF INTERIOR LANDSCAPING 681.2 SF / 200 SF OF LA = 3.41 TREES	INTERIOR LANDSCAPING 3616 SF OF INTERIOR LANDSCAPING 4 TREES
MARINE VEGETATION SHORELINES AND OTHER NONSEAWALLED WATERWAYS LACKING WETLAND VEGETATION SHOULD BE PLANTED WITH NATIVE MARINE VEGETATION IN ORDER TO MINIMIZE POTENTIAL FLOODING.	MARINE VEGETATION SEAWALL PRESENT.	MARINE VEGETATION N/A
SOD NOTE GRASS AREAS SHALL BE PLANTED AND GROWN AS PERMANENT LAWNS USING VARIETIES THAT ARE SUITABLE FOR THE COUNTY. GRASS MAY BE SODDED, PLUGGED, SPRIGGED OR SEEDED, EXCEPT THAT SOLID SOD SHALL BE USED IN SWALES OR OTHER AREAS SUBJECT TO EROSION AND PROVIDING THAT, IN AREAS WHERE OTHER THAN SOLID SOD OR GRASS SEED IS USED, NURSEGRASS SEED SHALL BE SOWN FOR IMMEDIATE EFFECT AND PROTECTION UNTIL COVERAGE IS ACHIEVED.		PROPOSED SOD 10,286 SF OF PERMEABLE SURFACE PROPOSED. **ALL SOD TO BE BAHIA**

PLANT SCHEDULE

	Quantity	Class	Botanical Name	Common Name	HT	Size	Drought/ Native?
	2	Tree	*Quercus virginiana*	Oak, Live	8'	2" DBH	Yes
	9	Tree	*Myrica cerifera*	Southern Magnolia	8'	2" DBH	Yes
	241 LF	Shrub/Hedge	*Viburnum suspensum*	Sandankwa Viburnum	24" Ht (Abutting ROW) 60" Ht (Elsewhere)		Yes

NOTE: THIS 241 LF OF PLANTS DO NOT NECESSARY HAVE TO BE SHRUBS BUT ANY APPROVED "HEDGE" PLANTS

EQUIVALENT TREES/SHRUBS MAY BE USED AS LONG AS THEY MEET THE INTENT OF CITY OF TREASURE ISLAND LAND DEVELOPMENT CODE AND APPROVED MATERIAL LIST

PERCENTAGE OF DROUGHT/NATIVE SPECIES USED: 100%

BAYSITE ENGINEERING LLC
2054 CENTRAL AVENUE
ST. PETERSBURG, FL 33712
PHONE: 813.679.9918
EMAIL: ELY@BAYSITEENG.COM
ENGINEERING COA No. 36684

0 20 40 Feet

REVISION DATE:
- 2025-11-25: 1ST SUBMITTAL CORRECTIONS
- 2026-02-26: 2ND SUBMITTAL CORRECTIONS
- 2026-04-15: 3RD SUBMITTAL CORRECTIONS
- 2026-05-13: 4TH SUBMITTAL CORRECTIONS

PROJECT:
COMPANY # 039-01-01
TREASURE ISLAND VACATION RENTALS
ADDRESS: 10149 & 10173 GULF BLVD, TREASURE ISLAND
PARCEL ID: 26-31-15-78786-003-0210, 26-31-15-78786-003-0220

CLIENT:
BIRGIT SCHWEGEL
10164 GULF BLVD.
TREASURE ISLAND, FL 33706

PATRICK ELY PAYNE LICENSE NO. 85381 5/13/26 STATE OF FLORIDA PROFESSIONAL ENGINEER

PATRICK ELY PAYNE
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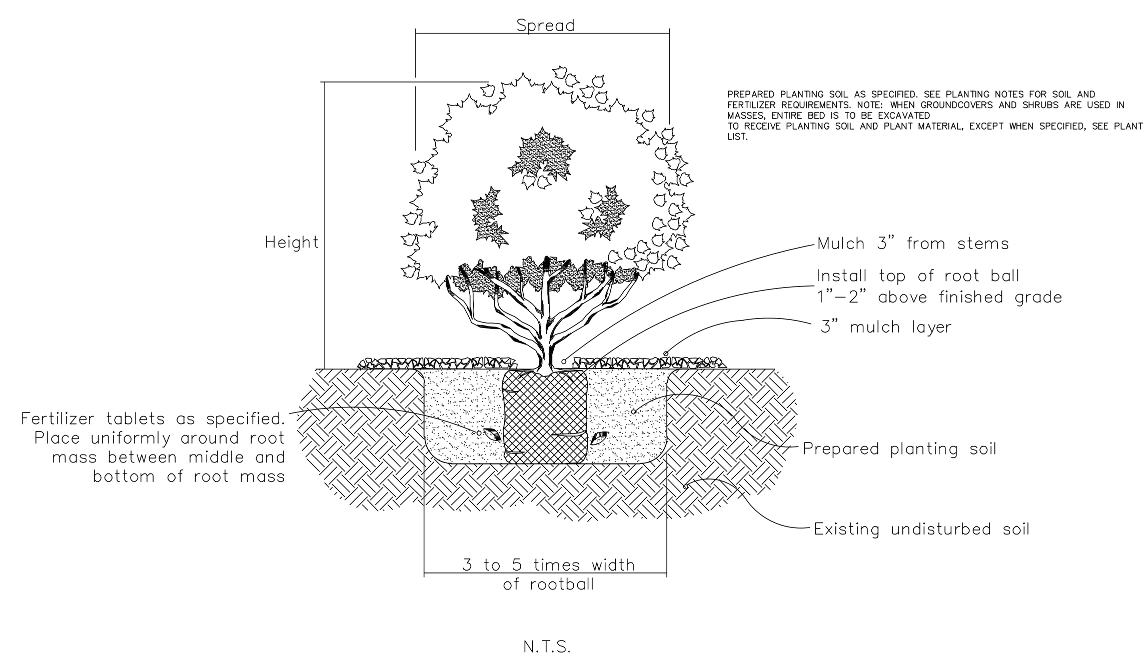
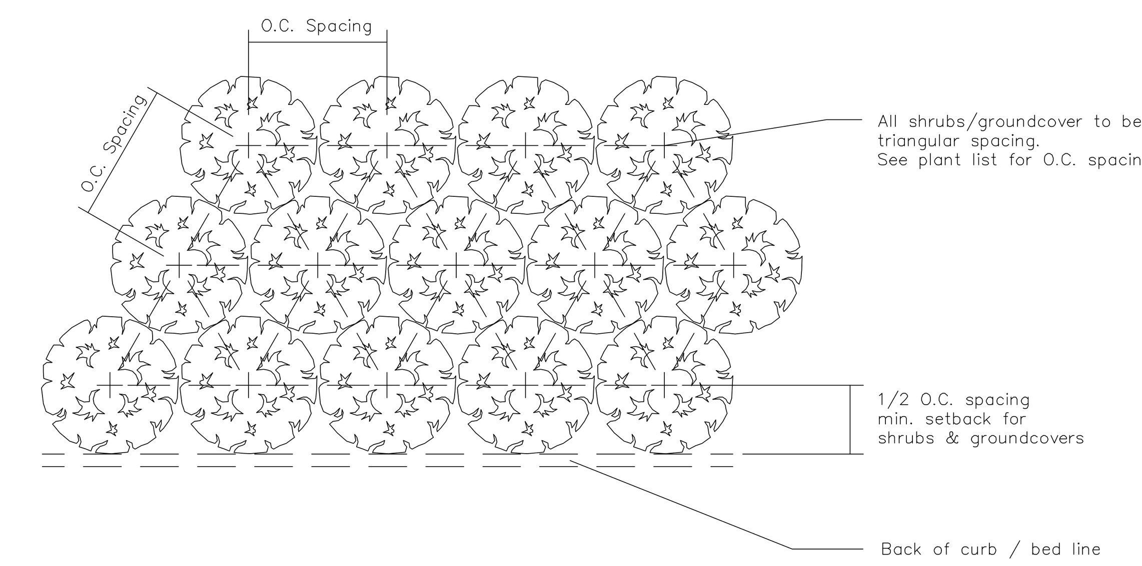
DRAWING:
LANDSCAPE PLAN

SHEET:
L-1.0

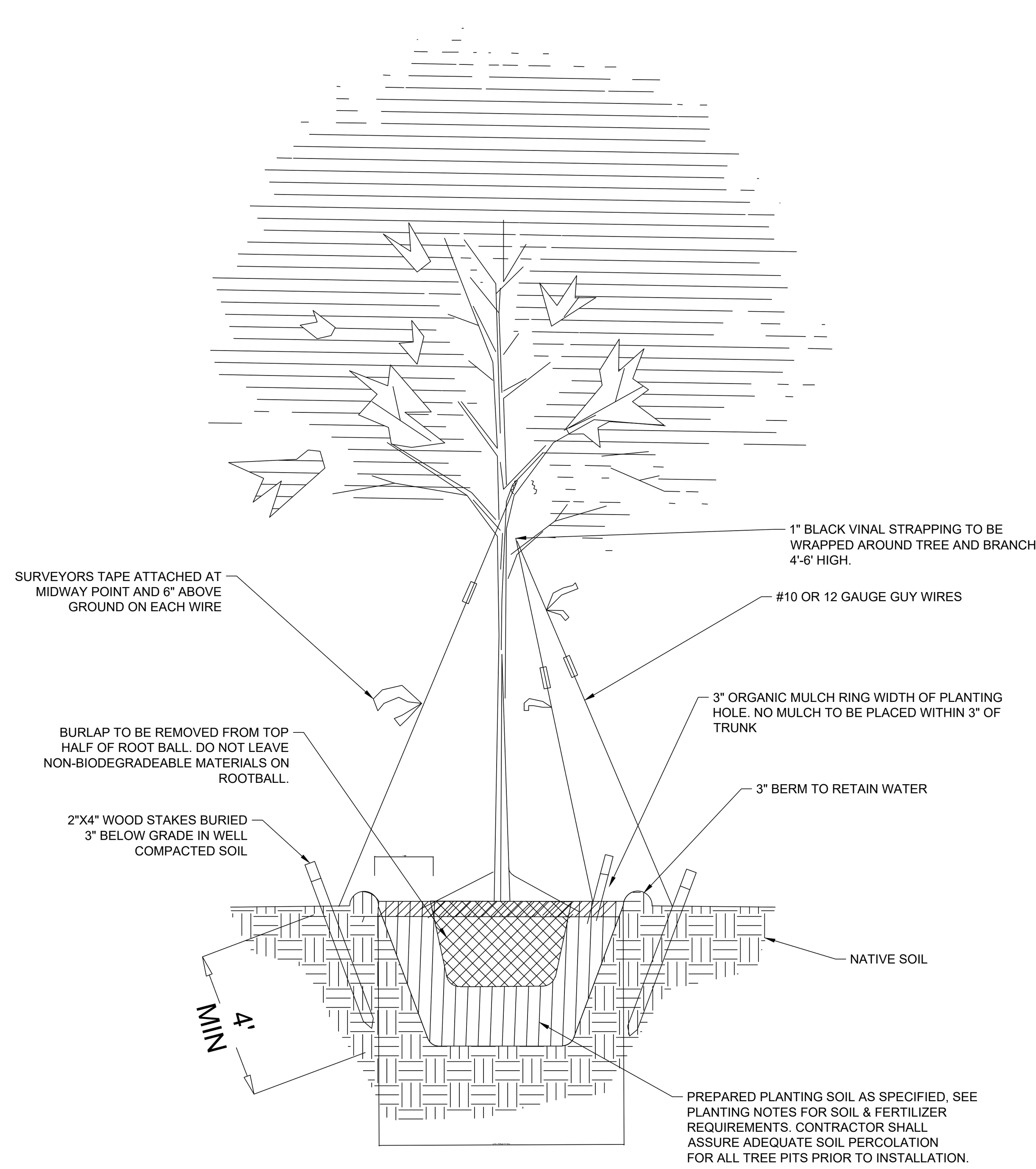
C:\Users\Brock\OneDrive - bayslteeng.com\Projects\Active\039-01 Treasure Island Moloy\Drawing\039-01 - TIVR - CP\Current Plans\L-1.0 LANDSCAPE PLAN.dwg
5/13/2026 5:07:41 PM PLOTTED BY: brock



SHRUB AND GROUNDCOVER PLANTING DETAIL
N.T.S.



PLANT SPACING DETAIL
N.T.S.



TREE PLANTING DETAIL
N.T.S.

GENERAL LANDSCAPING NOTES:

1. ALL LANDSCAPE ACTIVITY SHALL MEET THE REQUIREMENTS OF APPLICABLE LOCAL GOVERNING AGENCY LAND DEVELOPMENT CODE.
2. THE LANDSCAPE CONTRACTOR SHALL GRADE PLANTING BEDS, AS REQUIRED, TO PROVIDE POSITIVE DRAINAGE AND PROMOTE OPTIMUM PLANT GROWTH. THE LANDSCAPE CONTRACTOR SHALL GRADE PLANTING BEDS, AS REQUIRED, TO PROVIDE POSITIVE DRAINAGE AND PROMOTE OPTIMUM PLANT GROWTH.
3. 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.
4. ALL PLANT MATERIAL MUST BE WARRANTED BY THE LANDSCAPE CONTRACTOR FOR A MINIMUM OF 12 MONTHS.
5. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FLORIDA NURSERYMEN'S AND GROWER'S ASSOCIATIONS APPROVED PRACTICES. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FLORIDA NURSERYMEN'S AND GROWER'S ASSOCIATIONS APPROVED PRACTICES.
6. ALL PLANTS SHALL BE FERTILIZED WITH AGRIFORM 20-10-5 TABLETS AS PER THE MANUFACTURERS SPECIFICATIONS IN CONJUNCTION WITH NOTE # 5. ALL PLANTS SHALL BE FERTILIZED WITH AGRIFORM 20-10-5 TABLETS AS PER THE MANUFACTURERS SPECIFICATIONS IN CONJUNCTION WITH NOTE # 6.
7. THE PLANTING SOIL SHALL BE THE APPROXIMATE PROPORTIONS AS FOLLOWS: 50% SAND AND 50% ORGANIC MATERIAL CONSISTING OF NATIVE PEAT, 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.
8. ALL PLANTING AREAS SHALL RECEIVE A 3" LAYER OF RECYCLED HARDWOOD LOG MULCH, WHICH IS TO BE WATERED-IN AFTER INSTALLATION. ALL PLANTING AREAS SHALL RECEIVE A 3" LAYER OF RECYCLED HARDWOOD LOG MULCH, WHICH IS TO BE WATERED-IN AFTER INSTALLATION.
9. IN AREAS WHERE LAND ALTERATION AND CONSTRUCTION ACTIVITIES WILL TAKE PLACE, AS WELL AS IN NATURAL AREAS THAT ARE ADJACENT TO PERMITTED LAND ALTERATION OR CONSTRUCTION ACTIVITIES, PROTECTIVE BARRIERS MUST BE INSTALLED AROUND TREES TO BE RETAINED. UNTIL THE LAND ALTERATION OR CONSTRUCTION ARE COMPLETED OR UNTIL THE FINAL GRADE FINISHING AND SODDING IS COMPLETED, A PROTECTIVE BARRIER SHALL CONTINUE TO BE IN PLACE. IN THE BARRICADED AREA, NO GROUND DISTURBANCE IS ALLOWED.
10. AREAS SUBJECT TO EROSION MUST BE ADEQUATELY STABILIZED WITH VEGETATIVE MATERIAL TO PREVENT SOIL DISTURBANCE WITHIN A REASONABLE TIME FRAME. FOR STABILIZATION, ANY OF THE FOLLOWING METHODS ARE ACCEPTABLE: SODDING, PLUGGING, SPRINKLING, OR SEEDING; HOWEVER, SODDING MAY BE NECESSARY IN AREAS WITH EROSION-PRONE SOILS OR WHEN SLOPES ARE GREATER THAN 5:1. VEGETATION OTHER THAN GRASS IS ACCEPTABLE UNLESS OTHERWISE SPECIFIED. NO MORE THAN 50% OF THE LANDSCAPED AREA MAY BE PLANTED WITH SHALLOW-ROOTED TURF GRASS VARIETIES FOR COMMERCIAL SITE DEVELOPMENT PROJECTS. THESE TURF GRASS VARIETIES MUST BE IN AREAS THAT ARE PROVIDED WITH CENTRAL AUTOMATIC IRRIGATION SYSTEMS AND LIMITED TO THESE AREA.
11. 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.
12. PLANTS SHALL MEET SIZE, CONTAINER, AND SPACING SPECIFICATIONS. ANY MATERIAL NOT MEETING SPECIFICATIONS SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
13. ALL TREE AND SHRUB LOCATIONS ARE SUBJECT TO CHANGE. ALL LOCATIONS SHALL BE APPROVED BY THE GOVERNING AGENCY INSPECTOR PRIOR TO PLANTING.
14. 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 GOVERNING AGENCY 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.
15. 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.
16. PLANT MATERIAL SHALL BE BID AS SPECIFIED UNLESS UNAVAILABLE, AT WHICH TIME THE GOVERNING AGENCY INSPECTOR SHALL BE NOTIFIED BY TELEPHONE AND IN WRITING OF INTENDED CHANGES.
17. ANY AND ALL QUESTIONS CONCERNING THE PLAN SET AND/OR SPECIFICATIONS SHALL BE DIRECTED TO THE GOVERNING AGENCY INSPECTOR.
18. THERE SHALL BE NO ADDITIONS, DELETIONS, OR SUBSTITUTIONS WITHOUT THE WRITTEN APPROVAL OF THE GOVERNING AGENCY INSPECTOR.
19. ALL DIMENSIONS TO BE FIELD CHECKED BY THE LANDSCAPE CONTRACTOR PRIOR TO LANDSCAPE MATERIAL INSTALLATION. DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE GOVERNING AGENCY INSPECTOR.
20. 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 GOVERNING AGENCY INSPECTOR WITH PROPER INSTALLATION CARRIED OUT BY LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST.
21. EXISTING SOD SHALL BE REMOVED AS NECESSARY TO ACCOMMODATE NEW PLANTINGS.
22. ANY EXISTING SOD AREAS THAT ARE UNNECESSARILY DISTURBED DURING THE LANDSCAPE INSTALLATION SHALL BE RESODDED TO MATCH EXISTING.
23. THE LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR THE COLLECTION, REMOVAL, AND PROPER DISPOSAL OF ANY AND ALL DEBRIS GENERATED DURING THE INSTALLATION OF THE PROJECT.

GENERAL IRRIGATION NOTES:

1. THE PROPOSED IRRIGATION SYSTEM MUST MEET OR EXCEED ALL APPLICABLE CITY CODE REQUIREMENTS (IE., BACK FLOW PREVENTION, AUTOMATIC RAIN SHUTOFF DEVICE, ETC...)
2. DEVELOPER TO INSTALL AUTOMATIC IRRIGATION SYSTEM. AUTOMATIC, SYSTEM MUST BE DESIGNED BY A LICENSED IRRIGATION DESIGNER AND INSTALLED BY A LICENSED INSTALLER.
3. PERMANENT UNDERGROUND PIPING SYSTEMS SHALL PROVIDE 100% IRRIGATION COVERAGE TO LANDSCAPE MATERIAL IN LANDSCAPE AREAS.
4. IRRIGATION SYSTEMS MUST USE LOW VOLUME DESIGN TO PROVIDE DIRECT APPLICATION AND LOW EVAPORATION, LIKE SOAKER HOSED OR LOW TRAJECTORY HEADS. SYSTEMS THAT OVERSPRAY AREAS LIKE PAVED AREAS, WHICH DON'T NEED IRRIGATION, WON'T BE ACCEPTED. AREAS WITH HIGH IRRIGATION NEEDS MUST NOT OVERSPRAY AREAS WITH LOW NEEDS.
5. CONTRACTOR MUST COORDINATE LOCATION AND SIZE OF IRRIGATION WATER METER WITH THE GOVERNING AGENCY INSPECTOR AND OWNER.
6. CONTRACTOR MUST COORDINATE THE PLACEMENT AND POWER SUPPLY FOR THE IRRIGATION CONTROL TIMER WITH THE GOVERNING AGENCY INSPECTOR AND OWNER.
7. THE PROPOSED IRRIGATION SYSTEM MUST USE IRRIGATION COMPONENTS FROM THE LOCAL GOVERNING AGENCIES APPROVED PROJECTS LIST. REACH OUT TO THE LANDSCAPE INSPECTOR FOR DETAILS.
8. THE PROPOSED IRRIGATION SYSTEM MUST BE DESIGNED IN COMPLIANCE WITH THE GOVERNING AGENCY LAWS AND REGULATIONS, AND LAND DEVELOPMENT CODE.
9. IRRIGATION SHOP DRAWINGS MUST BE PREPARED AND SUBMITTED FOR APPROVAL BY THE GOVERNING AGENCY PRIOR TO COMMENCEMENT OF WORK.
10. THE IRRIGATION SYSTEM MUST BE INSPECTED AND ACCEPTED BY THE GOVERNING AGENCY PRIOR TO BACKFILLING TRENCHES OR INSTALLATION OF MULCH.
11. IRRIGATION AS-BUILT DRAWINGS, WHICH ACCURATELY AND CLEARLY IDENTIFY ANY AND ALL MODIFICATIONS AND/OR SUBSTITUTIONS, MUST BE SUBMITTED TO THE GOVERNING AGENCY PRIOR TO FINAL INSPECTION.
12. A SEPARATE IRRIGATION ZONE MUST SERVE HIGH WATER DEMAND LANDSCAPE AREAS, SUCH AS TURF, RATHER THAN LOW WATER NEED AREAS, SUCH AS PLANTER BEDS. OR TREES IN MULCHED AREAS. A PLANTED VEGETATION AREA MAY NEVER BE MORE THAN 50' FROM A WATER SUPPLY.
13. AN IRRIGATION SYSTEM MUST BE CONTROLLED BY A DEVICE THAT CAN DISTINGUISH BETWEEN THE SCHEDULES FOR AREAS WITH HIGH AND LOW WATER DEMAND. CONTROLLERS MUST HAVE A FLEXIBLE CALENDAR PROGRAM THAT CAN BE SET TO COMPLY WITH LOCAL OR WATER MANAGEMENT DISTRICT IMPOSED RESTRICTIONS, AND HAVE MULTIPLE CYCLES START CAPACITY.
14. WHEN ENOUGH RAIN HAS FALLEN, THE SYSTEM MUST BE EQUIPPED WITH A RAIN SENSOR DEVICE OR SWITCH THAT WILL OVERRIDE THE SPRINKLER SYSTEM'S IRRIGATION CYCLE. WHERE APPROPRIATE, GROUND MOISTURE SENSING DEVICES ARE ADVISED.
15. CONTRACTOR MUST COORDINATE LOCATION AND SIZE OF IRRIGATION WATER METER WITH THE GOVERNING AGENCY INSPECTOR AND OWNER.
16. CONTRACTOR MUST COORDINATE THE PLACEMENT AND POWER SUPPLY FOR THE IRRIGATION CONTROL TIMER WITH THE GOVERNING AGENCY INSPECTOR AND OWNER.
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BAY SITE ENG.

BAYSITE ENGINEERING LLC
2054 CENTRAL AVENUE
ST. PETERSBURG, FL 33712
PHONE: 813.679.9918
EMAIL: ELY@BAYSITEENG.COM

ENGINEERING COA No. 36684

REVISION DATE:		
1	2025-11-25	1ST SUBMITTAL CORRECTIONS
2	2026-02-26	2ND SUBMITTAL CORRECTIONS
3	2026-04-15	3RD SUBMITTAL CORRECTIONS
4	2026-05-13	4TH SUBMITTAL CORRECTIONS

PROJECT: COMPANY # 039-01-01
TREASURE ISLAND VACATION RENTALS
ADDRESS: 10149 & 10173 GULF BLVD, TREASURE ISLAND
PARCEL ID: 26-31-15-78786-003-0190, 26-31-15-78786-003-0210, 26-31-15-78786-003-0220

CLIENT:
BIRGIT SCHWEGEL
10164 GULF BLVD.
TREASURE ISLAND, FL 33706

PATRICK ELY PAYNE LICENSE NO. 85381 5/13/26 STATE OF FLORIDA PROFESSIONAL ENGINEER

PATRICK ELY PAYNE
FLORIDA LICENSED No. 85381
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PATRICK ELY PAYNE, P.E. ON 5/13/26. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

DRAWING:
LANDSCAPE DETAILS

SHEET:
L-2.0

C:\Users\Louie\OneDrive - baysiteeng.com\Projects\Active\039-01 Treasure Island Molloy\Drawings\039-01-01 - TIVR - CP\Current Plans\L-2.0 LANDSCAPE DETAILS.dwg
5/13/2026 4:39:24 PM PLOTTED BY: louie

IRRIGATION SCHEDULE

MULTIPLE HUNTER #PCB-50 BUBBLERS (2 PER TREE)
EACH SYMBOL DENOTES TWO (2) 0.50 GPM BUBBLERS EQUALLY SPACE AROUND THE TREE ROOT BALL.

AREA TO RECEIVE DRIPLINE
HUNTER HDL-09-12-PC
HDL-09-12-PC: HUNTER DRIPLINE WITH 0.9 GPH FLOW. LIGHT BROWN TUBING WITH BLACK STRIPING. EMITTERS AT 12" O.C. DRIPLINE LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. INSTALL WITH HUNTER PLD BARBED OR PLD-LOC FITTINGS.

GENERAL NOTES:

1. THIS IS A PERMIT IRRIGATION SCHEMATIC AND WAS PREPARED FOR PERMITTING PURPOSES. THIS PLAN REFLECTS THE ABSOLUTE MINIMUM IRRIGATION REQUIREMENTS. FULL IRRIGATION PLAN SHOULD BE PREPARED BY IRRIGATION INSTALLER TO MEET SPECIFIC NEEDS OF THE ACTUAL LANDSCAPE INSTALLATION AND MEET CITY REQUIREMENTS.
2. NO REFERENCE TO ENGINEERING SHOULD BE MADE FROM THIS SHEET. FOR IRRIGATION REFERENCES ONLY
3. PRIOR TO IMPROVEMENTS, CONTRACTORS SHALL VERIFY ALL UNDERGROUND AND ABOVE-GROUND UTILITY LOCATIONS PRIOR TO ANY EXCAVATIONS, INSTALLATIONS OF LANDSCAPE, OR IRRIGATION
4. THE CONSTRUCTION OF ALL ABOVE GROUND UTILITY APPURTENANCES VISIBLE FROM THE PUBLIC RIGHT-OF-WAY SUCH AS PEDESTALS, UTILITY METERS, TRANSFORMERS, BACK-FLOW PREVENTION DEVICES, ETC FOR NEW DEVELOPMENT OR REDEVELOPMENT ACTIVITIES SHALL CONFORM TO SCREENING REQUIREMENTS AS OUTLINED THE LAND DEVELOPMENT CODE. PLANT LOCATION MUST BE CONSIDERATE OF REQUIRED SPATIAL SEPARATIONS FROM A FIRE FLOW PROTECTION APPLIANCE IN ACCORDANCE TO THE UNIFORM FIRE CODE.

BAYSITE ENGINEERING LLC
2054 CENTRAL AVENUE
ST. PETERSBURG, FL 33712
PHONE: 813.679.9918
EMAIL: ELY@BAYSITEENG.COM
ENGINEERING COA No. 36684

0 20 40
Feet

REVISION DATE:

1	2025-11-25	1ST SUBMITTAL CORRECTIONS
2	2026-02-26	2ND SUBMITTAL CORRECTIONS
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PROJECT: COMPANY # 039-01-01
TREASURE ISLAND VACATION RENTALS
ADDRESS: 10149 & 10173 GULF BLVD, TREASURE ISLAND
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CLIENT:
BIRGIT SCHWEGEL
10164 GULF BLVD.
TREASURE ISLAND, FL 33706

PATRICK ELY PAYNE LICENSE NO. 85381 5/13/26 STATE OF FLORIDA PROFESSIONAL ENGINEER

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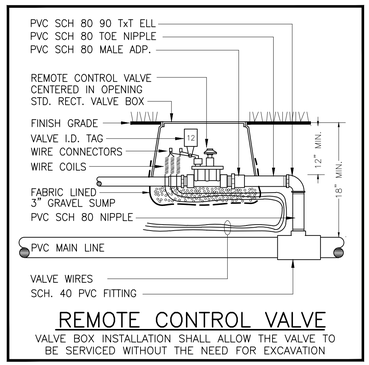
DRAWING:
IRRIGATION PLAN

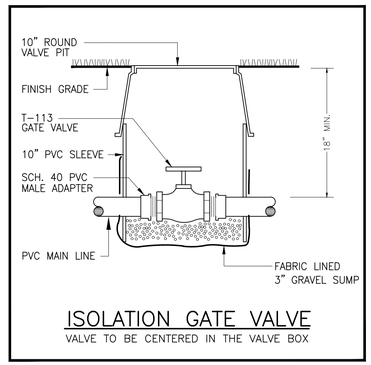
SHEET:
L-3.0

C:\Users\Brock\OneDrive - baysiteeng.com\Projects\Active\039-01 Treasure Island Molloy\Drawings\039-01-01 - TIVR - CP\Current Plans\L-3.0 IRRIGATION PLAN.dwg
5/13/2026 5:07:52 PM PLOTTED BY: brock



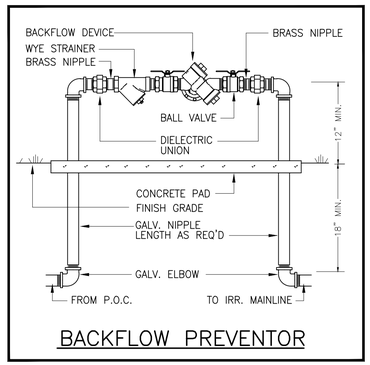
REMOTE CONTROL VALVE

VALVE BOX INSTALLATION SHALL ALLOW THE VALVE TO BE SERVICED WITHOUT THE NEED FOR EXCAVATION

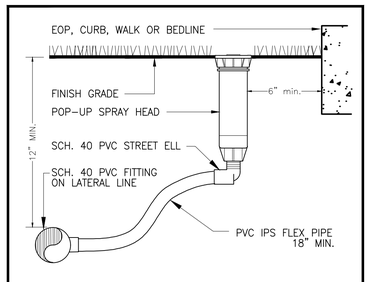


ISOLATION GATE VALVE

VALVE TO BE CENTERED IN THE VALVE BOX

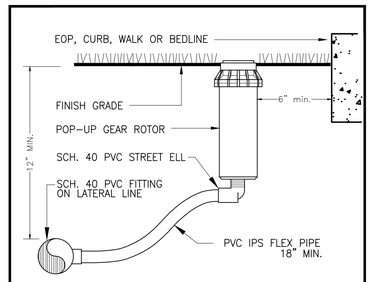


BACKFLOW PREVENTOR



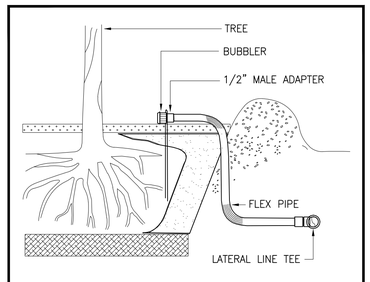
TURF SPRAY HEAD

PROVIDE 12" MIN. SPACE BETWEEN ALL SPRINKLER HEADS AND ANY WALL OR STRUCTURE



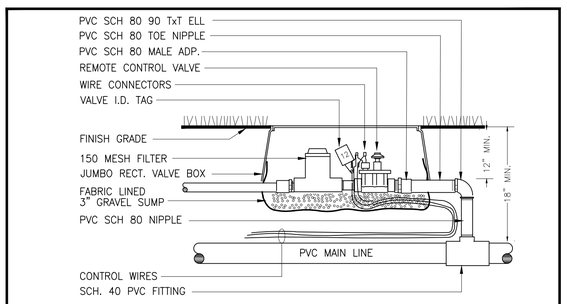
TURF ROTOR HEAD

PROVIDE 12" MIN. SPACE BETWEEN ALL SPRINKLER HEADS AND ANY WALL OR STRUCTURE



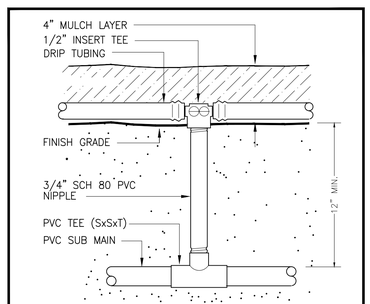
TREE BUBBLER

INSTALL FLEX PIPE (LOCATION AND DEPTH) TO BE PROTECTED FROM MAINTENANCE OPERATIONS (EDGING, MOWING)



DRIP ZONE CONTROL VALVE

VALVE BOX INSTALLATION SHALL ALLOW THE VALVE AND FILTER TO BE SERVICED WITHOUT THE NEED FOR EXCAVATION



PVC – DRIP CONNECTION

PROVIDE 12" MIN. SPACE BETWEEN ALL DRIPLINES AND ANY WALL OR STRUCTURE

IRRIGATION NOTES:

1. Irrigation system design requirements: 18 GPM @ a minimum of 60 PSI at the point of connection. The Irrigation Contractor shall verify the available GPM and PSI prior to installation of the system.
2. Do not willfully install the irrigation system as shown on the drawings when it is obvious in the field that conditions exist that might not have been considered in the design process. For example : obstructions, grade differences, water levels, dimensional differences, etc. Refer to the Landscape Plan to avoid conflicts with proposed trees or shrubs.
3. Piping may sometimes be indicated as being located in unlikely areas: i.e., under buildings or pavement, outside of property lines, in lakes or ditches, etc. This is done for graphic clarity only. Whenever possible, piping is to be installed in open, green" areas.
4. If required, the Irrigation Contractor shall provide the necessary "Right of Way" use permits.
5. Pipe sizes shall conform to those on the drawings. Substituting with smaller pipe sizes will not be permitted.
6. Mainline is to be installed with a minimum of 18" depth of cover. Lateral lines are to be installed with a minimum of 12" depth of cover.
7. Unless otherwise indicated, all sleeves are to be PVC Sch 40 and two (2) nominal sizes larger than the pipe to be sleeved. For example: The sleeve for a 2" pipe shall be 3". No irrigation sleeve shall be smaller than 2".
8. Wherever practical, install valves in mulched beds and/or out of high traffic areas. All valves , flush valves and wire splices shall be installed in Rain Bird wide flanged, structural foam "plastic" valves boxes as follows:

Remote Control Valves	#VB-STD (16"w x 21"l x 12"h) std. rect. box
Isolation Gate Valves	#VB-7RND (9"dia. x 9"h) 7" round box
Wire Splices	#VB-10RND (13"dia. x 10"h) 10" round box
Drip Zone Valve / Filter Assy	#VB-SPR (23"w x 33"l x 15"h) Super Jumbo Rect. box
Air Relief & Flush Valves (drip)	#VB-6RND (6" dia. x 9"h) 6" round box

9. The bottom and sides of the valve boxes shall be lined with landscape fabric. Install a 3" deep bed of gravel on the landscape fabric to create a drainage sump.
10. Refer to Valve Designation Symbols for controller, station number and designed flow rate for each remote control valve.
11. All 24 volt control cable to be UL Listed, single strand, type UF 600 Volt control cable. Size and color as follows:

Common Wires	- size AWG #14 or larger and WHITE in color.
Hot Wires	- size AWG #16 or larger and RED in color.
Spare Wires	- size AWG #16 or larger and BLUE in color.

12. All splices to the 24 volt control wiring shall be made with Rain Bird #DBTWC 24-600 volt, direct bury splice kits.
13. All control valve wires shall be bundled and taped together at 20' intervals and placed along the side of the mainline pipe.
14. All pop-up sprinkler heads shall be installed level and flush to grade. Mount all sprinklers on flexible connections as follows:

1/2" inlet spray heads	18" of Heavy Wall PVC IPS Hose
3/4" inlet rotor heads	18" of Heavy Wall PVC IPS Hose

15. Location of all sprinkler heads shall be site adjusted to minimize water overthrow onto building surfaces and walkways. Throttle valves on spray zones as required to prevent fogging.
16. Install drip tubing, supply header and exhaust header at grade and cover with mulch. Typical spacing for drip tubing is 18" on center. Spacing to be determined by plant layout, refer to Landscape Plan. Anchor drip tubing every 5' with 8" long wire tubing stakes. Install vacuum relief valves and flush valve assemblies as needed.
17. Exact controller location(s) shall be coordinated with an Owner's Representative prior to installation. Unless otherwise stated, the General Contractor shall provide 110 volt power to the controller location(s). The Irrigation Contractor is responsible for the connection from the power source to the controller(s). For outdoor mounted controllers, the 110 volt service to the irrigation controller shall be in conduit. All 110 volt electrical work shall meet Local Code.
18. A weather based sensor with interface shall be connected to the irrigation controller. The sensor/ interface shall adjust the irrigation program based on daily weather readings. The sensor shall be installed to meet local codes and/or minimum manufacturer's recommendations. Obstructions, vandalism and ease of service shall be considered in locating the device.
19. The IRRIGATION CONTRACTOR shall prepare an AS-BUILT drawing on reproducible paper detailing the actual installation of the irrigation system. The AS-BUILT drawings shall locate all main line piping, control wires, wire splices, sleeves and valves by showing exact measurements from permanent features (buildings, edge of pavement, power poles, fire hydrants, etc.). Include depth of cover on mainline and sleeves.
20. No product substitutions will be permitted without the written permission of the Owner's Representative. Irrigation Contractor to provide submittals to the Owner's Representative for approval prior to installation.
21. Any other equipment required that is not other wise detailed or specified shall be installed as per manufacturer's recommendations and local code.

BAYSITE ENGINEERING LLC
2054 CENTRAL AVENUE
ST. PETERSBURG, FL 33712
PHONE: 813.679.9918
EMAIL: ELY@BAYSITEENG.COM
ENGINEERING COA No. 36684

REVISION DATE:	
2025-11-25	1ST SUBMITTAL CORRECTIONS
2026-02-26	2ND SUBMITTAL CORRECTIONS
2026-04-15	3RD SUBMITTAL CORRECTIONS
2026-05-13	4TH SUBMITTAL CORRECTIONS

PROJECT: COMPANY # 039-01-01
TREASURE ISLAND VACATION RENTALS
ADDRESS: 10149 & 10173 GULF BLVD, TREASURE ISLAND
PARCEL ID: 26-31-15-78784-003-0010, 26-31-15-78784-003-0070,
26-31-15-78784-003-0020

CLIENT: BIRGIT SCHWEGEL
10164 GULF BLVD.
TREASURE ISLAND, FL 33706

PATRICK ELY PAYNE
LICENSE NO. 85381
5/13/26
STATE OF FLORIDA
PROFESSIONAL ENGINEER

PATRICK ELY PAYNE
FLORIDA LICENSED No. 85381
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PATRICK ELY PAYNE, P.E. ON 5/13/26. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

DRAWING:
IRRIGATION DETAILS

SHEET:
L-4.0

C:\Users\Louie\OneDrive - baysiteeng.com\Projects\Active\039-01 Treasure Island Motley\Drawings\039-01-01 - TIVR - CP\Current Plans\L-4.0 IRRIGATION DETAILS.dwg
5/13/2026 4:39:43 PM PLOTTED BY: louie

Case Number: _____

City of Treasure Island Planning and Zoning Board or City Commission Review Application

Please use blue or black ink only. Failure to complete this form in its entirety will result in this application being returned without review. Note: A separate application is required for each request.

Property Owners: Birgit Schwegel

Address: 9357 Blind Pass Road Apt #402
St Pete Beach, FL 33706

Phone: [redacted]

Fax: _____

Email: [redacted]

Agent: Baysite Engineering LLC

Address: 2054 Central Ave St. Petersburg, FL 33712

Phone: [redacted]

Fax: _____

Email: [redacted]

List all Legal Owner(s) of Property: Birgit Schwegel

Complete legal description (may be placed on attached separate page): See attached sheet
See attached sheet

Development Name: Treasure Island Vacation Rentals

Site Location/Address: 10149 & 10173 Gulf Blvd. Treasure Island, FL 33706

Area of Development (Acreage or Square Feet) 0.687 AC

Parcel Identification Number (list all): 26-31-15-78786-003-0190, 26-31-15-78786-003-0210, 26-31-15-78786-003-0220

Application Request: Site plan application request to do townhomes, additionally prelim plat and final plat application

Future Land Use Designation: RFM - RESORT FACILITIES MEDIUM

Proposed Future Land Use: RFM - RESORT FACILITIES MEDIUM

Current Zoning: RFM-30 - RESORT FACILITIES MEDIUM - 30

Proposed Zoning: RFM-30 - RESORT FACILITIES MEDIUM - 30

I certify that I have reviewed the Land Development Regulations and that my submission meets all requirements. The only exceptions are those items to which I am requesting variances to or waivers from certain sections of the code and understand that they must be listed on the plans individually and on the attached transmittal. I understand that if an item does need a variance, it will be necessary to file through the appropriate review entity.

Signature must be original (No copies, scans, faxes or e-mails)

_____ Owner/Agent

9/10/25 Date

RECEIVED SEP 15 20[illegible]

Legal Description

Parcel ID: 26-31-15-78786-003-0190, 26-31-15-78786-003-0210, 26-31-15-78786-003-0220
Address: 10149 & 10173 GULF BLVD., TREASURE ISLAND

(AS PROVIDED BY MRIC SPATIAL)

PARCEL 2:

LOT 22, BLOCK 3, SAWYER AND HARRELL'S ADDITION TO BOCA CIEGA PASS SUB, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 41, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. TOGETHER WITH ALL LANDS LYING BETWEEN SAID LOTS AND THE MEAN HIGH WATER LINE OF BOCA CIEGA BAY, AND LYING BETWEEN THE SIDE LINES OF SAID LOTS EXTENDED EASTERLY TO THE SAID MEAN HIGH WATER LINE OF SAID BAY, TOGETHER WITH RIPARIAN RIGHTS APPERTAINING THERETO.

SUBJECT TO A RIGHT-OF-WAY FOR GULF BOULEVARD OVER THE WESTERLY PORTION OF PROPERTY, AS INDICATED BY CLERK'S INSTRUMENT NUMBERS 257542 AND 452618.

PARCEL 3:

LOT 21, BLOCK 3, SAWYER AND HARRELL'S ADDITION TO BOCA CIEGA PASS SUBDIVISION, ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 41, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, TOGETHER WITH ALL LANDS LYING BETWEEN SAID LOTS AND THE MEAN HIGH WATER LINE OF BOCA CIEGA BAY, AND LYING BETWEEN THE SIDE LINES OF SAID LOTS EXTENDED EASTERLY TO THE MEAN HIGH WATER LINE OF THE BAY.

PARCEL 4:

LOTS 19 AND 20, BLOCK 3, SAWYER AND HARRELL'S ADDITION TO BOCA CIEGA PASS SUBDIVISION, ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 41, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, TOGETHER WITH ALL LANDS LYING BETWEEN SAID LOTS AND THE MEAN HIGH WATER LINE OF BOCA CIEGA BAY, AND LYING BETWEEN THE NORTHERLY LOT LINE OF LOT 20 AND THE SOUTHERLY LOT LINE OF LOT 19, AS SAID LOT LINES ARE EXTENDED EASTERLY TO THE MEAN HIGH WATER LINE OF SAID BAY, LESS ANY PART THEREOF LYING WITHIN THE RIGHT OFWAY OF GULF BOULEVARD.

RECEIVED SEP 15 2025

AGENDA ITEM NO. 10.C

Item Cover Page

PLANNING & ZONING BOARD AGENDA ITEM REPORT

DATE:	June 18, 2026
SUBMITTED BY:	Braydon Evans, Community Development
ITEM TYPE:	Public Hearings
AGENDA SECTION:	PRESENTATION OF ITEMS
SUBJECT:	SITE-000620-2026 Approval of a Site Plan Review for a development consisting of three (3) townhomes
BACKGROUND:	See attached staff report.
POLICY/PURPOSE:	See attached staff report.
STRATEGIC PLAN RELEVANCE:	NA
ANALYSIS/DISCUSSION:	See attached staff report.
FUNDING:	NA
MOTION:	See attached staff report.

ATTACHMENTS:

1. Staff Report SITE-000635-2026.pdf
2. Arch and Structrual Plans.pdf
3. Civil Plans-C-100.pdf
4. Civil Plans-C-101.pdf
5. Application_Redacted.pdf
6. Landscaping Plan 10356 Gulf Blvd.pdf

CITY OF TREASURE ISLAND
COMMUNITY DEVELOPMENT DEPARTMENT
10451 GULF BLVD
TREASURE ISLAND, FL 33706
(727) 547-4575

PLANNING AND ZONING BOARD
SITE PLAN REVIEW
CASE NO.: SITE-000620-2026
JUNE 18, 2026

DESCRIPTION	Approval of a Site Plan Review for a residential development consisting of three (3) townhomes.
SITE ADDRESS:	10356 Gulf Blvd.
PARCEL ID #:	26-31-15-78786-001-0010
LEGAL DESCRIPTION:	SAWYER & HARRELL'S ADD BLK 1, LOT 1 LESS RD R/W ON E PER DEED BK 462/305 TOGETHER WITH VAC 30FT RD R/W ADJ ON W PER DEED BK 665/375 & ALSO TOGETHER WITH LOT 1, BLK K OF TREASURE ISLAND, CITY OF
PROPERTY OWNER:	Properties of TI LLC 310 Orange St Ste 356 Ozona, FL 34660-9715
AGENT:	WinWay Homes 6675 13th Avenue N #2C St. Petersburg, FL 33710

GENERAL INFORMATION:

Zoning: Resort Facilities High (RFH-50)

Adjacent Property (Use):

North:	Multi-Family Residential	East:	Commercial, retail
South:	Multi-Family Residential	West:	Public beach

Site Area: 9,875 Sq. Ft. (Approx 0.22 Acres)

Flood Zone: AE-11, Flood Insurance Rate Map Community Panel No. 12103C0194H

PROPERTY HISTORY:
The subject property is located on the west side of Gulf Boulevard, abutting a public beach, and is currently vacant following the demolition of five structures that previously contained eight short-term rental units. The applicant is seeking concurrent variance and Site Plan Review approval to construct a townhome development consisting of three (3) units.

The three proposed townhome units have varying individual widths of less than 20 feet, resulting in a combined building width of approximately 58 feet. Per Sec. 68-541 of the Land Development Regulations, properties abutting a public beach are required to maintain total open space between side lot lines of not less than 30 percent of the lot width as measured at the streetside setback line. Based on this measurement, the minimum required open space for the subject property is 22.08 feet. The proposed development provides 15.7 feet of open space between side property lines, the interior side setbacks proposed on both sides of the structure follow the applicable 7.5 foot requirement.

The proposed structure is elevated on piers with an open ground level on both the front and rear elevations, preserving views of the adjacent public beach from Gulf Boulevard. Additionally, a seven-foot strip of right-of-way located immediately to the north of the subject property further contributes to beachfront visibility along the corridor, extending from Gulf Boulevard to a dead end with no through access to the beach. Vehicle access is provided from Gulf Blvd via three private driveways to each individual unit. The proposed units are designed in a manner that emphasizes each unit as an individual dwelling with the center unit projecting closer to the street than the two abutting units with deviating balcony structures and rooflines.

TREASURE ISLAND CODE OF ORDINANCES:
DIVISION 3. - RFH-50 (RESORT HIGH) ZONING DISTRICT
Sec. 68-302. - Uses permitted.
The following uses shall be allowed within an RFH-50 zoning district as permitted; special exception or accessory uses as set forth herein:

(1) Permitted uses. The following permitted uses shall be allowed within an RFH-50 zoning district:

- Dwelling, residential.
- Dwelling, tourist

Sec. 68-431. - Schedule of lot and bulk regulations.

Zoning District/Land Use	Minimum Lot Width (Feet)	Minimum Lot Depth (Feet)	Minimum Lot Area (Square Feet)	Maximum Density Dwelling Units (Per Acre)	Maximum Building Height Above BFE +2 feet of freeboard)	Floor Area Ratio (%)
RFH-50/Resort Facilities High						
Dwelling, Residential and Dwelling, Tourist						
Multiple-Family	70	90	9,000	15	60	-
Maximum Lot coverage in all districts: 50%						
Impervious surface ratio (residential uses) – 70%						

Sec. 68-486. - Off-street parking.

(a) *Number and description of parking spaces required.* Proper parking spaces shall be provided at the time of the construction of any main building or structure, or at any time any main building or structure is increased in occupant capacity, or at the time any use or occupancy of an existing building is changed to a use or occupancy which increases the requirements for off-street parking facilities. Parking areas shall be surfaced by a dust free paving material such as asphalt, bitumen, concrete, turf block or other similar materials except for that portion of the parking area abutting the Gulf of Mexico or public beach.

(g) *Utilization of yards* In all residential zoning districts, required parking spaces for single-family and two-family dwellings may be permitted in any setback areas or yards, except in a waterfront yard, and shall be counted as meeting off-street parking requirements, except that within a required front yard all parking shall be located in a driveway or turnaround. (3) In all zoning districts, parking area surfaces shall not extend closer than three feet from any abutting property line.

Sec. 68-541. - Setback classifications.

West side of Gulf Blvd from 103rd Avenue to south of St. Petersburg Municipal Beach:

Street: 20-Feet

Side: 7.5-Feet

Sec. 68-561. - Alternate setback system procedures

(c) Properties bordering on the Gulf of Mexico or public beach. For properties bordering on the Gulf of Mexico or public beach, the following additional building setback and open space requirements shall be applicable:

(1) The minimum required setback shall be five feet from the waterfront property line. No construction shall be permitted seaward of the coastal construction control line except by permit from the state department of environmental protection and the city.

2) Total open space between side lot lines shall be not less than 30 percent of the width of the lot but no less than the minimum designated in the setback chart, article VIII

ANALYSIS OF LAND DEVELOPMENT REGULATIONS:

The criteria for reviewing a site plan for approval or denial is contained in the City of Treasure Island Land Development Regulations - Section 70-92:

1) **In what respects the plan is or is not consistent with the Comprehensive Plan and the purpose and intent of the zoning district in which it is located.**

The subject property is located in the RFH-50 zoning district. The proposed development is consistent with the purpose and intent of the zoning district to delineate those areas as defined within the city's Comprehensive Plan, resort facilities, suitable for residential development of a high-density character together with associated special exception and accessory uses.

2) **In what respects the plan is or is not in conformance with all the applicable regulations of the zoning district in which it is located.**
The proposed site plan is in conformance with most of the City's land development regulations. Please see notes and site data table below.

	Land Development Regulations	Proposed Site Plan
Lot Width (min.)	70'	73' MOL
Lot Depth (min.)	90'	130'
Lot Area (min.)	9,000 sq. ft.	9,875 sq. ft.
Lot Coverage (max.)	50%	41%
ISR (max.)	70%	52%
FAR (max.)	Exempt	0.83
Building Height (max.)	60' (above BFE + 2ft. freeboard)	30'
Setbacks		
Front	20'	26.7'
Side (North)	7.5'	7.7'
Side (South)	7.5'	8.1'
Waterfront	5'	26.3'
Open Space	22.08' (30% of lot width)	15.7'
Design Flood Elevation	13' (11' BFE + 2' freeboard)	13'
Parking Spaces	6	6

3) **In what respects the plan is or is not in conformance with the City's subdivision regulations and all other applicable City requirements including the design and construction of streets, utility facilities and other essential services.**
A preliminary plat was administratively reviewed by staff for compliance with the Code, a final plat will be submitted for recording during project permitting following Site Plan approval.

4) **In what respects the plan is or is not consistent with good design standards with respect to all internal or external relationships, including but not limited to:**
   a) **Provisions to ensure compatibility with the planned character of the zoning district where the proposed development is to be located, and with existing development surrounding the site.**
   The proposed development is compatible with the planned character of the RFH-50 zoning district and surrounding context of high-density resort facilities and characteristically similar residential uses.
   b) **Internal or external circulation patterns, for vehicles, bicycles, and pedestrians; provisions for the separation of on-site pedestrian and vehicular**

traffic; provisions for the safe and convenient storage of bicycles, where applicable.
Vehicular access and circulation improvement are proposed as part of the site plan and will provide access to each individual unit from Gulf Blvd. An existing at-grade sidewalk is proposed to remain in place along Gulf Blvd.

c) **Disposition of open space, effective use of screening or buffering to reduce the impacts of incompatible and/or nonconforming uses, preservation of acceptable existing trees and other natural features, and protection of existing environmentally sensitive areas and their ecological functions.**
The proposed development is contingent on the approval of a variance to the minimum open space requirements set forth in Sec. 68-561.- Alternate setback system procedures. Open space provisions require properties bordering public beaches maintain a total open space between lot lines of not less than 30 percent of the width of the lot. Accordingly, the minimum required open space for the subject property is 22.08 feet as determined by the width of the property as measured at the streetside setback line. The open space between side property lines being proposed at the subject property is equal to 15.7 feet. The subject property is designed with open parking on the ground level contributing to the preservation of beachfront visibility at the Gulf Blvd corridor.

d) **Building arrangements, both between buildings in the proposed development and in relation to those on properties adjacent to the site.**
The proposed development meets all minimum setback requirements set forth in Sec. 68-541.- Setback classifications and Sec. 68-561.- Alternate setback system procedures.

e) **Provisions to ensure continued public use of existing public beach or waterfront access ways, if any. Also, proposed new or enhanced public beach or waterfront access ways, if identified as a requirement during the conference(s) between the applicant and city staff (see Section 70-53).**
There will be no change in the use of the public beach or access to the waterfront as a result of the proposed development. The abutting strip of right-of-way does not provide beach access and is not impacted by the proposed development.

f) **Protection of historically/architecturally significant structures or archaeological sites, if any, on or near the proposed development site from any adverse effects of the proposed development.**
There are no known historically/architecturally significant structures or archaeological sites on the proposed site.

g) **Suitability and design of proposed on-site recreation areas and improvements, or of other lands to be dedicated for public recreational purposes.**
There are no proposed on-site recreation areas or other lands to be dedicated for public recreational purposes.

5) In what respects the plan is or is not in conformance with city policies regarding

sufficiency of ownership, guarantees for completion of all required improvements, and guarantees for continued maintenance.
The Public Works Department will determine if the proposed development requires any new or upgraded public improvements at the time of building permit review. Completion of sanitary manhole rim and invert elevations, which are anticipated to require the temporary closure of Gulf Blvd, shall be required upon permitting in lieu of upon submittal of the Site Plan Review application.

6) **Where applicable, in what respects the plan is or is not in conformance with the regulations of the Southwest Florida Water Management District, the Tampa Bay Regional Planning Council, and state and federal agencies. The issuance of permits or letters of intent-to-approve by these agencies may be considered evidence of such conformance.**
Southwest Florida Water Management District or the Tampa Bay Regional Planning Council. Proper permitting, if required, shall be obtained by the Florida Department of Transportation prior to the issuance of a building permit or final plat.

7) **In the case of rehabilitation or redevelopment of an existing nonconforming use, per Section 68-512(3), whether the overall degree of nonconformity on the site is significantly reduced and additional adverse impacts are not created, and whether an exemption from variance requirements for any or all remaining nonconformities should be granted.**
The proposed development is new construction and not the rehabilitation or redevelopment of a nonconforming use.

STAFF RECOMMENDATION:
Staff recommends the proposed site plan request be **APPROVED WITH THE FOLLOWING CONDITIONS**:

1. The proposed structure shall be substantially consistent with the included plans prepared by Nicolas Design & Development LLC.
2. All building permits and construction associated with this development proposal shall be subject to all current regulations within the Florida Building Code, Floodplain Management Regulations, Land Development Regulations, and the Florida Fire Prevention Code in effect at the time of the building permit application process.
3. Proper permitting from the Florida Department of Transportation shall be obtained prior to commencement of any work within the Gulf Blvd right-of-way and an acceptable maintenance of traffic plan shall be implemented throughout the duration of work being completed.
4. Sanitary manhole rim and invert elevations shall be provided for engineering review upon the submittal of a building permit application.
5. As per Section 68-490(2)c all utility lines in a townhouse development shall be placed underground.
6. The proposed structure shall be substantially consistent with the included plans prepared by Nicolas Design & Development LLC.
7. If, within 12 months of the date of approval of an application for site plan review, a building permit has not been applied for, the approved site plan becomes null and void.

CITY OF TREASURE ISLAND
PLANNING AND ZONING BOARD
DEVELOPMENT ORDER

HEARING DATE: JUNE 18, 2026
CASE NO. SITE-000620-2026
LOCATION:10356 GULF BLVD
PARCEL ID #: 26-31-15-78786-001-0010
PROPERTY OWNER: PROPERTIES OF TI LLC

The subject application was properly noticed before the Planning and Zoning Board for consideration of the following requests. The property owner / agent was present. The City provided expert testimony from professional staff, which is included in the record.

SITE PLAN REVIEW

The Planning and Zoning Board has determined that the site plan review application requesting approval of a residential development consisting of three (3) townhomes

___ DOES
___ DOES NOT

substantially satisfy the criteria set forth in Sec. 70-92 of the Treasure Island Code of Ordinances as set forth in the quasi-judicial hearing record including the application, staff report, and other record evidence and testimony presented and discussed at the hearing, and:

[ ] APPROVES THE SITE PLAN REVIEW AS REQUESTED
[ ] DENIES THE SITE PLAN REVIEW
[ ] CONTINUES THE APPLICATION TO_____
[ ] APPROVES THE SITE PLAN REVIEW AS FOLLOWS WITH CONDITIONS

CONDITIONS OF APPROVAL:

1. The proposed structure shall be substantially consistent with the included plans prepared by Nicolas Design & Development LLC.
2. All building permits and construction associated with this development proposal shall be subject to all current regulations within the Florida Building Code, Floodplain Management Regulations, Land Development Regulations, and the Florida Fire Prevention Code in effect at the time of the building permit application process.
3. Proper permitting from the Florida Department of Transportation shall be obtained prior to commencement of any work within the Gulf Blvd right-of-way and an acceptable maintenance of traffic plan shall be implemented throughout the duration of work being completed.
4. Sanitary manhole rim and invert elevations shall be provided for engineering review upon the submittal of a building permit application.
5. As per Section 68-490(2)c all utility lines in a townhouse development shall be placed underground.
6. The enclosed area below Base Flood Elevation plus 2 ft. of freeboard shall not be partitioned or enclosed to block visibility of the adjacent public beach.
7. If, within 12 months of the date of approval of an application for site plan review, a building permit has not been applied for, the approved site plan becomes null and void.

_____ _____

Chair or Vice Chair
Planning & Zoning Board

Date

ATTEST:

_____

Tia Payton, Deputy Clerk

This Development Order was filed in the office of the City Clerk on this ____ day of _____, 2026.

NOTICE: Persons aggrieved by this final decision by the Planning and Zoning Board may appeal to the Circuit Court on or before thirty (30) days from the date of rendition of this Order pursuant to LDR Section 70-243 (Judicial Remedy) and the Florida Rules of Appellate Procedure.

Attachment 1. Project Location Map

Case No.: SITE-000635-2026
Address: 10356 Gulf Blvd
City of Treasure Island, Florida

Attachment 2. Flood Insurance Rate Map

Case No.: SITE-000635-2026
Address: 10356 Gulf Blvd
City of Treasure Island, Florida

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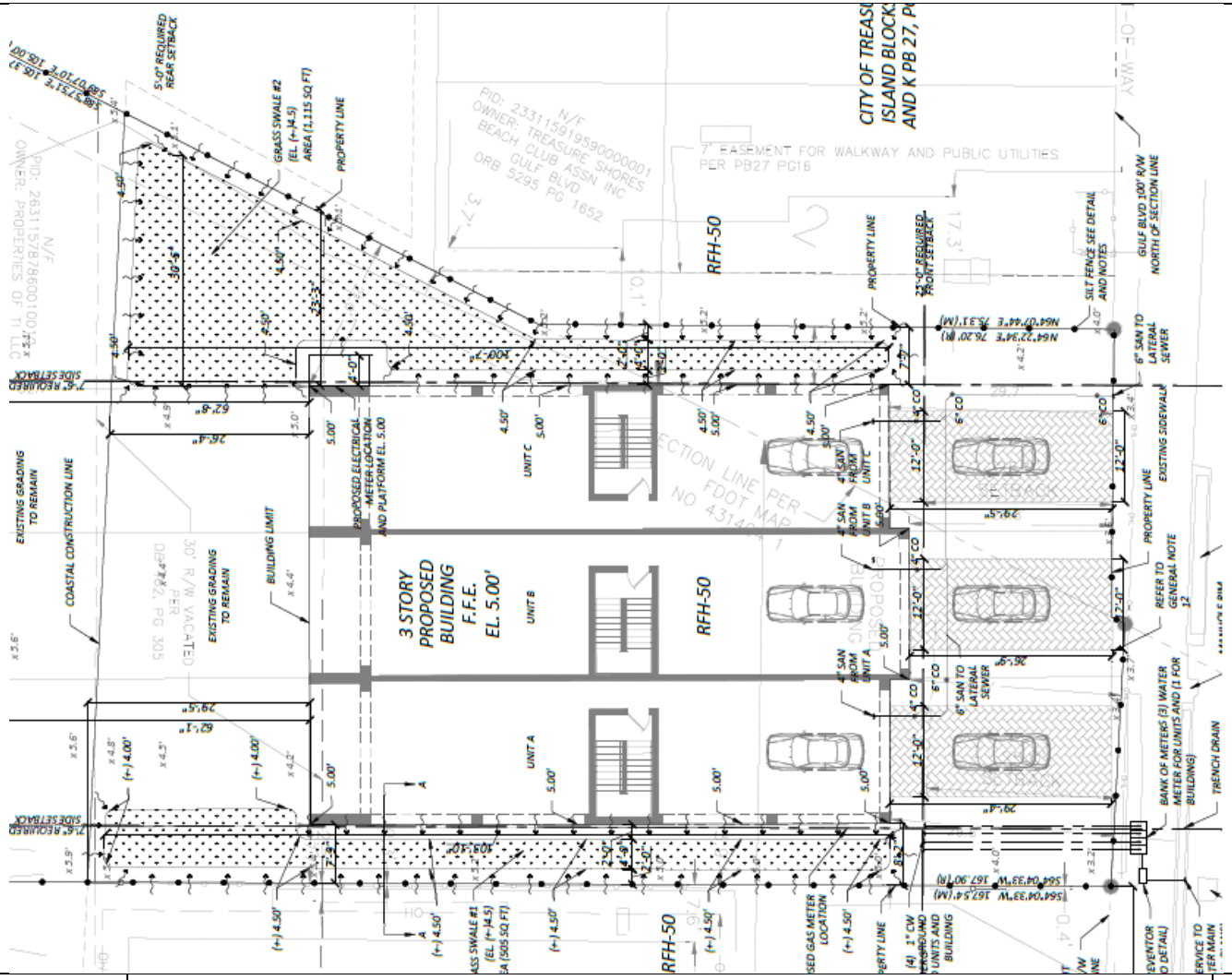

Attachment 3: Project Site Plan

Case No.: SITE-000635-2026
Address: 10356 Gulf Blvd
City of Treasure Island, Florida

GENERAL NOTES:

- NO STRUCTURAL CHANGES FROM THE APPROVED PLANS SHALL BE MADE IN THE FIELD UNLESS, PRIOR TO MAKING CHANGES, A WRITTEN APPROVAL IS OBTAINED FROM THE ENGINEER / ARCHITECT OF RECORD. IF CHANGES ARE MADE WITHOUT WRITTEN APPROVAL, SUCH CHANGES SHALL BE THE LEGAL AND FINANCIAL RESPONSIBILITY OF THE CONTRACTORS INVOLVED, AND SHALL BE THE RESPONSIBILITY OF SAID PARTIES TO REPLACE OR REPAIR THE CONDITION AS DIRECTED BY THE ENGINEER.
- CONNECT A/C UNIT TO CONCRETE SLAB w/ (1) USP AC3 ANGLE CLIP OR SIMILAR AT FOUR CORNERS USING (1) 3/16" TAPCON, MIN. OF 2" LENGTH INTO CONCRETE AND (2) #8 METAL SCREWS INTO A/C UNIT FRAME (LOCATION TO BE DETERMINED BY A/C CONTRACTOR) PER CLIP
- ELECTRIC SERVICE GROUND TO BE BONDED TO FOOTING STEEL
- CONTRACTOR TO VERIFY ALL HOSE BIBB LOC. & TYPE
- CONTRACTOR TO ROUGH IN A/H CHASE A/O DRAIN LINES, & CONDUITS AS NEEDED
- CONTRACTOR TO VERIFY A/O PROVIDE FOR SLAB RECESSES, SILLS & CURB REQUIREMENTS @ ALL DOORS
- RECESS SHOWERS TO HAVE THICKENED EDGES AND REINFORCEMENT TO BE DETER BY GENERAL CONTRACTOR
- CONTRACTOR TO DETERMINE ANY SLOPE OF SLAB REQUIREMENTS
- BOTTOM OF FOOTING MIN 12" BELOW FINISH GRADE
- CONSTRUCTION PLANS MUST BE DESIGNED IN ACCORDANCE WITH THE 2023 FLORIDA BUILDING CODE 8TH EDITION RESIDENTIAL AND INCLUDE THE APPLICABLE WIND CRITERIA (ULTIMATE DESIGN WIND SPEED (VULT) AND 3-SECOND GUST/NOMINAL WIND SPEED (VASD) BOTH IN MILES PER HOUR, WIND EXPOSURE AND RISK CATEGORY) (FBC-RESIDENTIAL 301).

A. FLOOR PLAN:

A.1. WINDOW, DOOR AND PANEL CRITERIA:

A.1.1. GARAGE DOOR TO BE CERTIFIED BY MFR. AND DESIGNED PER WIND SPEED AND EXPOSURE BEING BUILT

A.1.2. ALL DOORS TO BE 8'-0" TALL U.N.O. OR PER BUILDER/CLIENT.

A.1.3. ALL EXTERIOR DOOR MATERIALS SHALL BE ABLE TO RESIST THE LOADING REQUIREMENTS OF THE FBC SECTION 1609.1 *AND DESIGNED PER WIND SPEED AND EXPOSURE BEING BUILT*. THE CONTRACTOR IS REQUIRED TO PROVIDE DOCUMENTATION FOR DOORS DEMONSTRATING COMPLIANCE WITH THESE SPECIFICATIONS.

A.1.4. THE MANUFACTURER'S SPECIFICATIONS AND TEST RESULTS FOR THE REFERENCED WINDOWS, SGD, DOORS AND PANELS IN REGARDS TO COMPLIANCE WITH FLORIDA BUILDING CODE SECTION 1609 *AND DESIGNED PER WIND SPEED AND EXPOSURE* BEING BUILT, 3 SECOND GUST, WIND LOAD HAVE BEEN REVIEWED AND ACCEPTED BY THE ENGINEER OF RECORD FOR USE ON THIS PROJECT WHEN INSTALLED IN ACCORDANCE WITH THESE PLANS AND THE MANUFACTURER'S SPECIFICATIONS.

A.2. SAG RESISTANT DRYWALL ON ALL CEILINGS.

A.3. OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1-3/8" THICK, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1-3/8" THICK, OR 20-MINUTE FIRE-RATED DOORS.

A.4. DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MIN. NO. 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO GARAGE.

A.5. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC BY NOT LESS THAN 1/2 INCH GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8 INCH TYPE "X" GYPSUM BOARD OR EQUIVALENT. WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2 INCH GYPSUM BOARD OR EQUIVALENT

A.6. C.M.U. WALL SYSTEM SEGMENTS WHICH HAVE AN UNINTERRUPTED LENGTH OF 12'-0" OR MORE SHALL BE CONSIDERED SHEAR WALL SWS = SHEAR WALL SEGMENTS

A.7. FRAME WALL SEGMENTS WHICH HAVE AN UNINTERRUPTED LENGTH OF 12'-0" OR MORE SHALL BE CONSIDERED SHEAR WALL SWS = SHEAR WALL SEGMENTS

A.8. COLUMNS SHALL BE CONSTRUCTED OF STANDARD MASONRY UNITS OR PILASTER BLOCK OR MAY BE CAST IN PLACE CONCRETE. MAXIMUM COLUMN HEIGHT SHALL BE 12 FEET TO TOP OF BOND BEAM. COLUMNS SHALL CONTAIN A MINIMUM OF FOUR VERTICAL BARS, ONE IN EACH CORNER.

A.9. BATHROOMS:

A.9.1. ALL TUB & SHOWER UNITS WILL HAVE ANTI-SCALDING DEVICES INSTALLED.

A.9.2. ALL BATHROOM VANITIES SHALL BE 34" HEIGHT, U.N.O.

B. FOUNDATION:

B.1. FLOOR SLAB OF PLANT MIX CONCRETE 3000 P.S.I. 4" THICK WITH FIBER-MESH AND 6x6 10/10 GAUGE REINFORCING MAT. REINFORCEMENT WITH 6 MIL. POLY. VAPOR BARRIER OVER COMPACTED CLEAN FILL.

B.2. 6x6 NO. 10 WELDED WIRE FABRIC EXTENDING A MIN. OF 10" INTO SLAB AND 6" INTO CHAIR BLOCK OR TOP COURSE.

B.3. SOIL TESTING IS RECOMMENDED

B.4. FOOTINGS SHALL BEAR ON UNDISTURBED SOIL A/O PROPERLY COMPACTED FILL (2000 PSF MIN.). FILL MATERIAL SHALL BE COMPACTED TO 95% DENSITY OF A STANDARD PROCTOR. TO BE VERIFIED BY GENERAL CONTRACTOR / OWNER.

B.5. NO WOOD GRADE STAKES PERMITTED

B.6. TERMITE TREATMENT TO BE APPLIED BY EITHER TREATED SOIL, BORA-CARE APPLICATION S PER. MANUFACTURER SPEC'S. CERTIFICATE OF APPLICATION MUST BE MADE AVAILABLE AT TIME OF INSPECTION TO PROVIDE APPLICATION USED.

B.7. FOR ALL STEMWALLS GREATER THAN 35" IN HEIGHT PLEASE REFER TO STEMWALL SIZING CHART AT FOUNDATION SHEET FOR FOOTER AND STEEL REINFORCEMENT SPECIFICS. ADDITIONALLY IT IS REQUIRED TO PLACE (1) #3 REBAR 4' O.C. HOOKED INTO BOND BEAM AND TIED OFF TO REINFORCEMENT LOCATED IN TOP COURSE / BOND BEAM WHILE ALSO EXTENDING A MIN. OF 12" INTO SLAB.

B.8. A SOIL OR WASTE PIPE OR A BUILDING DRAIN PASSING UNDER A FOOTING OR THROUGH A FOUNDATION WALL SHALL BE PROVIDED WITH A RELIEVING ARCH, OR THERE SHALL BE BUILT INTO THE MASONRY WALL WITH AN IRON PIPE SLEEVE (TWO PIPE SIZES) GREATER THAN THE PIPE PASSING THROUGH.

B.9. THE OUTER BAR OF FOUNDATION STEEL SHALL BE CONTINUOUS AROUND CORNERS USING CORNER BARS OR BY BENDING THE BAR IN ACCORDANCE WITH 100.3.4. IN BOTH CASES, THE MINIMUM BAR LAP SHALL BE 25 INCHES.

B.10. STEMWALLS SHALL BE AS THICK OR THICKER THAN THE WALL SUPPORTED ABOVE, BUT IN NO CASE LESS THAN 8 INCHES THICK, AND SHALL HAVE SAME VERTICAL REINFORCING AS THE WALL ABOVE.

B.11. ALL FOOTING DOWEL BARS SHALL HAVE A STANDARD 90 DEGREE HOOK AND SHALL BE EMBEDDED A MINIMUM OF 6 INCHES INTO ALL FOOTINGS; DOWEL BARS SHALL LAP VERTICAL WALL REINFORCEMENT A MINIMUM OF 25 INCHES.

B.12. MINIMUM CONCRETE COVER OVER REINFORCING BARS SHALL BE:

B.12.1. 3 INCHES IN FOUNDATIONS WHERE CONCRETE IS CAST AGAINST AND PERMANENTLY IN CONTACT WITH THE EARTH.

B.12.2. 1-1/2 INCHES FOR No. 5 AND SMALLER BARS, AND 2 INCHES FOR No. 6 AND LARGER BARS WHERE CONCRETE IS FORMED AND WILL BE EXPOSED TO THE WEATHER.

B.12.3. IN NARROW FOOTINGS WHERE INSUFFICIENT WIDTH IS AVAILABLE TO ACCOMMODATE A STANDARD 90 DEGREE HOOK, PROVIDE THE REQUIRED CONCRETE COVER. THE HOOK SHALL BE ROTATED IN THE HORIZONTAL DIRECTION UNTIL THE REQUIRED CONCRETE COVER IS ACHIEVED.

B.13. CONNECTION OF COLUMNS TO THE FOUNDATION BELOW AND TO THE BOND BEAM AT THE TOP SHALL BE AS FOLLOWS:

B.13.1. 8x8 INCH COLUMN; TWO NO. 5 STANDARD 90 HOOK INTO THE SUPPORT AT THE BOTTOM AND INTO THE BOND BEAM AT THE TOP.

B.13.2. 8x16 INCH COLUMN; TWO NO. 5 STANDARD 90 HOOKS (ONE IN EACH CELL) BOTH AT THE BOTTOM AND INTO THE BOND BEAM AT THE TOP.

B.13.3. 12x12 INCH COLUMN AND 16x16 INCH COLUMN; FOUR NO. 5 STANDARD 90 HOOKS (ONE AT EACH VERTICAL BAR) EXTENDING FROM THE FOUNDATION AND SPLICED WITH THE VERTICAL COLUMN REINFORCEMENT FOR THE BOTTOM; THREE NO. 5 STANDARD 90 HOOKS INTO THE BOND BEAM AT TOP, MINIMUM, AND EACH SPLICED INTO A VERTICAL COLUMN BAR FOR CORNER COLUMNS; & TWO NO. 5 STANDARD 90 HOOKS INTO THE BOND BEAM AT THE TOP EACH SPLICED TO SEPARATE VERTICAL COLUMN BARS FOR COLUMNS NOT LOCATED IN A CORNER.

B. MORTAR:

B.1. SHALL BE EITHER TYPE M OR S IN ACCORDANCE WITH ASTM C 270

B.2. ALL MORTAR JOINTS FOR HOLLOW UNIT MASONRY SHALL EXTEND THE FULL WIDTH OF FACE SHELLS. MORTAR JOINTS FOR SOLID MASONRY SHALL BE FULL HEAD AND BED JOINTS.

B.3. BED JOINTS SHALL BE 3/8 INCH (+ 1/8 INCH) THICK. HEAD JOINTS SHALL BE 3/8 INCH (+ 3/8 INCH OR -1/4 INCH) THICK.

B.4. THE BED JOINT OF THE STARTING COURSE PLACED OVER FOOTINGS SHALL BE PERMITTED TO VARY IN THICKNESS FROM A MINIMUM OF 1/4 INCH TO A MAXIMUM OF 3/4 INCH.

C. GROUT:

C.1. SHALL HAVE A MAXIMUM COARSE AGGREGATE SIZE OF 3/8 INCH PLACED AT AN 8 TO 11 INCH SLUMP AND HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS WHEN TESTED IN ACCORDANCE WITH ASTM C 1019, OR SHALL BE IN ACCORDANCE WITH ASTM C 476.

C.2. LONGITUDINAL WIRES OF JOINT REINFORCEMENT SHALL BE FULLY EMBEDDED IN MORTAR OR GROUT WITH A MINIMUM COVER OF $\frac{5}{8}$" INCH WHEN EXPOSED TO EARTH OR WEATHER AND $\frac{1}{2}$" INCH WHEN NOT EXPOSED TO EARTH OR WEATHER.

D. CONCRETE:

D.1. SHALL HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF 3000 PSI FOR FOOTINGS & SLAB U.N.O. (3000 PSI TIE BEAMS) AT 28 DAYS PER ACI 318, SECTION 5.3. INSTALLATION OF CONCRETE SHALL BE PER ACI 318, SECTION 5.10.

D.2. FOR CAST-IN-PLACE BOND BEAMS WHERE CONCRETE IS NOT EXPOSED TO WEATHER, THE MINIMUM CONCRETE COVER FOR REINFORCING SHALL BE 1 1/2 INCHES REGARDLESS OF BAR SIZE.

D.3. FOR CAST-IN-PLACE BOND BEAMS WHERE CONCRETE IS EX- POSED TO WEATHER, THE MINIMUM CONCRETE COVER FOR REINFORCING SHALL BE: 1 1/2 INCHES FOR NO. 5 BARS AND SMALLER, 2 INCHES FOR NO. 6 BARS AND LARGER.

E. REINFORCING STEEL:

E.1. SHALL BE MINIMUM GRADE 60 AND IDENTIFIED IN ACCORDANCE WITH ASTM A 615, A 616, A 617, OR A 706.

E.2. REINFORCING STEEL SHALL BE NO. 5 BARS WITH Fy=60 KSI. EXCEPTION: WHERE TWO NO. 5 BARS ARE REQUIRED WITHIN THE SAME GROUTED MASONRY CELL OR BOND BEAM, ONE NO. 7 BAR MAY BE SUBSTITUTED.

E.3. REINFORCEMENT BARS EMBEDDED IN GROUTED MASONRY CELLS SHALL HAVE A MINIMUM CLEAR DISTANCE OF 1/4 INCH FOR FINE GROUT OR 1/2 INCH FOR COARSE GROUT BETWEEN REINFORCING BARS AND ANY FACE OF A CELL.

E.4. REINFORCING BARS USED IN MASONRY WALLS SHALL HAVE A MASONRY COVER (INCLUDING GROUT) OF NOT LESS THAN: 2 INCHES FOR MASONRY UNITS WITH FACE EXPOSED TO EARTH OR WEATHER. 1 1/2 INCH FOR MASONRY UNITS NOT EXPOSED TO EARTH OR WEATHER.

E.5. CLEARANCE FROM THE VERTICAL BAR TO THE MASONRY FACE SHALL BE 1/2 INCH. MINIMUM COVER FOR CAST IN PLACE COLUMNS SHALL BE 1-1/2 INCHES OVER THE COLUMN TIES.

E.6. REINFORCEMENT MAY BE BENT IN THE SHOP OR IN THE FIELD IF:

E.6.1. ALL REINFORCEMENT IS BENT COLD.

E.6.2. THE DIAMETER OF THE BEND, MEASURED ON THE INSIDE OF THE BAR, IS NOT LESS THAN SIX BAR DIAMETERS.

E.6.3. REINFORCEMENT PARTIALLY EMBEDDED IN CONCRETE SHALL NOT BE FIELD BENT. EXCEPTION: WHERE BENDING IS NECESSARY TO ALIGN DOWEL BARS WITH A VERTICAL CELL, BARS PARTIALLY EMBEDDED IN CONCRETE SHALL BE PERMITTED TO BE BENT AT A SLOPE OF NOT MORE THAN 1 INCH OF HORIZONTAL DISPLACEMENT TO 6 INCHES OF VERTICAL BAR LENGTH.

E.7. WHEN TWO BARS ARE REQUIRED IN THE SAME CELL OR BOND BEAM, THEY MAY BE BUNDLED.

E.8. SPLICES SHALL BE LAP SPLICES. AND DICTATED AS SUCH:

E.8.1. NON-CONTACT LAP SPLICES MAY BE USED PROVIDED REINFORCING BARS ARE NOT SPACED FARTHER APART THAN 5 INCHES FOR NO. 5 BARS AND 7 INCHES FOR NO. 7 BARS.

E.8.2. SPLICE LENGTHS SHALL BE A MINIMUM OF 25 INCHES FOR NO. 5 BARS AND 35 INCHES FOR NO. 7 BARS (40 BAR DIAMETERS). SPLICES OF A NO. 5 BAR WITH ONE NO. 7 BAR SHALL BE A MINIMUM OF 25 INCHES, AND TWO NO. 5 BARS WITH ONE NO. 7 BAR SHALL BE A MINIMUM OF 35 INCHES.

F. GALVANIZATION:

F.1. METAL ACCESSORIES FOR USE IN EXTERIOR WALL CONSTRUCTION AND NOT DIRECTLY EXPOSED TO THE WEATHER SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A 153, CLASS B-2. METAL ACCESSORIES FOR USE IN INTERIOR WALL CONSTRUCTION SHALL BE MILL GALVANIZED IN ACCORDANCE WITH ASTM A 641, CLASS 1.

G. METAL ACCESSORIES:

G.1. JOINT REINFORCEMENT, ANCHORS, TIES, AND WIRE FABRIC SHALL CONFORM TO THE FOLLOWING STANDARDS: 1. ASTM A 82 FOR JOINT REINFORCEMENT AND WIRE ANCHORS AND TIES. 2. ASTM A 36 FOR PLATE, HEADED AND BENT BAR ANCHORS. 3. ASTM A 366 FOR SHEET METAL ANCHORS AND TIES.

G.2. UNLESS OTHERWISE STATED, SIZES GIVEN FOR NAILS ARE COMMON WIRE NAILS. FOR EXAMPLE, 8D = 2 1/2 INCHES LONG X 0.131-INCH DIAMETER. SEE TABLE 8.8A IN THE NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION.

H. MASONRY:

H.1. LATERAL TIES OF A MINIMUM 1/4 INCH DIAMETER SHALL BE USED TO ENCLOSE VERTICAL COLUMN REINFORCEMENT AS FOLLOWS:

H.1.1. MAXIMUM VERTICAL SPACING OF LATERAL TIES SHALL NOT EXCEED THE LEAST NOMINAL CROSS SECTIONAL DIMENSION OF THE COLUMN.

H.1.2. LATERAL TIES MAY BE PLACED IN THE MORTAR JOINTS (PROVIDED THEY ARE NO LARGER THAN 1/4 INCH DIAMETER) OR IN THE GROUT.

H.1.3. THE BOTTOM LATERAL TIES SHALL BE LOCATED VERTICALLY NOT MORE THAN ONE-HALF THE LATERAL TIE SPACING ABOVE THE TOP OF THE FOOTING, SLAB, OR BEAM IN ANY STORY. THE TOP LATERAL TIE SHALL NOT BE MORE THAN ONE-HALF THE LATERAL TIE SPACING BELOW THE LOWEST HORIZONTAL REINFORCEMENT IN THE BEAM ABOVE.

H.1.4. CONCRETE MASONRY UNITS SHALL BE HOLLOW OR SOLID UNIT MASONRY IN ACCORDANCE WITH ASTM C 90 AND SHALL HAVE A MINIMUM NET AREA COMPRESSIVE STRENGTH OF 1900 PSI. CMU MATERIALS AND CONSTRUCTION SHALL COMPLY WITH "SPECIFICATION FOR MASONRY STRUCTURES" ACI 530.1/ASCE 6-05/TMS 602-05: PART 2 & 3

H.1.5. MASONRY WALLS SHALL BE RUNNING BOND OR STACK BOND CONSTRUCTION. WHEN MASONRY UNITS ARE LAID IN STACK BOND, 9-GAGE (MINIMUM) HORIZONTAL JOINT REINFORCEMENT, IN ADDITION TO REQUIRED VERTICAL REINFORCEMENT, SHALL BE PLACED IN BED JOINTS AT NOT MORE THAN 16 INCHES ON CENTER.

I. LUMBER:

I.1. ALL LVL BEAM LUMBER SHALL HAVE A MINIMUM FLEXURAL STRENGTH, Fb, OF 2,850 PSI AND MODULUS OF ELASTICITY, E, OF 2,000,000 PSI.

J. FRAMING:

J.1. INTERIOR BEARING WALLS: BOTTOM CONNECTORS SHALL HAVE THE SAME OR GREATER UPLIFT VALUE AS THE TOP CONNECTOR.

J.2. ALL INTERIOR FRAME BEARING WALLS AND ALL EXTERIOR FRAME WALLS SHALL BE ANCHORED TO THE ABUTTING CMU WALL WITH (3) 1/2"x6" STANDARD HOOK ANCHOR BOLTS EMBEDDED IN GROUTED CELLS. THE FLOOR P.T. PLATE SHALL BE ANCHORED WITH 1/2" x 10" A.B. OR WEDGE ANCHOR (RED HEAD) @ 24" o.c.

J.3. WHENEVER A GIRDER TRUSS BEARS ON A FRAME BEARING WALL, IT SHALL BE SUPPORTED BY A MINIMUM OF AN EQUAL NUMBER OF STUDS AS PLIES IN THE GIRDER.

J.4. REBARS MAY BE DRILLED AND EPOXIED W/ MIN. 5" EMBEDMENT.

J.5. FOR MISSING OR MIS-LOCATED STRAPS TO CMU (1) MSTM-16 WITH (4) 1/4"x2-1/4" TAPCONS CAN BE SUBSTITUTED PROVIDED UPLIFT FOR TRUSS IS LESS THAN 860lbs. LIMIT TWO TRUSSES ADJACENT WITHOUT ENGINEERING MODIFICATIONS.

J.6. ALL INTERIOR BEARING WALLS TO BE #2 KD SYP OR #2 SPF UNLESS NOTED OTHERWISE.

J.7. ALL TRUSS CONNECTORS ARE TO BE SIMPSON STRONG-TIE, U.N.O.

J.8. EACH FLOOR TRUSS ATTACHED TO CMU. WITH (1) HETA-16 OR (1) MTS-12 AT FRAME CONNECTION (U.N.O.)

J.9. EACH ROOF TRUSS / RAFTER AT CMU. TO BE ATTACHED WITH (1) HETA-16 (U.N.O.) SEE CONNECTOR SCHEDULE BELOW FOR NAILING REQUIRED.

J.10. EACH ROOF TRUSS / RAFTER AT FRAME CONNECTION TO BE (1) MTS-12 (U.N.O.)

J.11. ENDJACKS AND CORNER SETS MAY BE (1) H-2.5 (U.N.O.)

J.12. AT ALL 2 STORY BEARING WALL LOCATIONS 2ND STORY FRAME WALL STUDS TO BE ATTACHED TO FLOOR TRUSSES BELOW WITH MSTA-30 OR HTS-20 CONNECTORS @ 48" O.C. (U.N.O.)

J.13. ALL P.T. LUMBER TO HAVE SIMPSON Z-MAX CONNECTORS WITH GALVANIZED FASTENERS PER ASTM-A153.

J.14. TRUSSES SHALL BE DESIGNED AND SEALED BY THE TRUSS MANUFACTURER'S PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF FLORIDA, AND SHALL CONFORM WITH THE TPI DESIGN SPECIFICATIONS FOR METAL PLATE CONNECTED TRUSSES.

J.15. TRUSS MANUFACTURER TO VERIFY ALL TRUSS SPANS, SLOPES, BEARING POINTS, & DIMENSIONS BEFORE FABRICATION. ALSO, TRUSS MANUFACTURER TO PROVIDE SHOP DRAWINGS TO DESIGNER OR ENGINEER BEFORE FABRICATION.

J.16. ALL ROOF PITCHES ARE TO BE SET AS INDICATED ON PLANS AND ELEVATIONS (OR BY EXISTING CONDITION).

J.17. TOP PLATE HEIGHTS VARY. SEE TRUSS LAYOUT, BUILDING SECTIONS, WALL SECTIONS, & ELEVATIONS FOR BEARING HEIGHTS.

J.18. TRUSS SPACING SHALL BE 24" O.C. (U.N.O.) CONVENTIONAL FRAMING SHALL BE 16" O.C. (U.N.O.)

J.19. TRUSS MANUFACTURER TO PROVIDE ALL GABLE END TRUSSES WITH INTERMEDIATE STUD MEMBERS @ 16" O.C.

J.20. WOOD MEMBERS THICKER THAN THOSE SPECIFIED MAY BE USED AS LONG AS THE LENGTH OF THE 3/16" TAPCONS IS SUFFICIENT TO OBTAIN A MIN. OF 1-3/8" PENETRATION INTO THE CMU OR TIE BEAM.

J.21. ALL FRAMING LUMBER SHALL BE S. PINE, OR S-P-F, GRADE 2 OR BETTER WITH A MINIMUM Fb OF 1800 PSI. ALL LUMBER USED FOR BEAMS SHALL BE HEM-FIR, S. PINE, OR S-P-F, GRADE 2 OR BETTER WITH A MINIMUM Fb OF 1700 PSI.

J.22. OVERHANGS WILL VARY. SEE TRUSS LAYOUT, ROOF LAYOUT, & EXTERIOR ELEVATIONS. ALL OVERHANGS GREATER THAN 18" SHALL BE TACKED ON IN THE FIELD.

J.23. FRAME WALLS UP TO UNDERSIDE OF ROOF TRUSSES AT ALL NON BEARING WALLS AND AT VOLUME AREAS (U.N.O.).

J.24. ALIGN TRUSSES AND HAND FRAMING SO AS ALL GYPSUM WALL BOARD TO BE CONTINUOUS FROM FLOOR TO CEILING.

J.25. TRUSS MANUFACTURER TO ENSURE DESIGN CONSIDERATION TO THE FOLLOWING ADDITIONAL LOADS:

J.25.1. ALL CEILING HUNG SOFFITS AND SOFFITS w/ CABINETS AS SHOWN ON PLANS.

J.25.2. ATTIC LOCATED HVAC. UNITS AS SHOWN ON PLANS.

J.25.3. LIGHTING & PLUMBING LAYOUTS.

K. ROOF / WALL SHEATHING:

K.1. ROOF SHEATHING TO BE 19/32" CDX 40/20 SPAN RATING FOR ALL EXPOSURE C DESIGNATED PROJECTS UP TO 170 MPH WIND SPEED ALONG WITH ALL TILE ROOF APPLICATIONS IN EXPOSURE B OR C AREAS UP TO 170 MPH WIND SPEED. ROOF SHEATHING OF 7/16" OSB 24/16 SPAN RATING IS ACCEPTABLE FOR SHINGLE/METAL ROOF SYSTEMS IN EXPOSURE B DESIGNATED AREAS UP TO 140 MPH WIND SPEED AND 15/32" CDX 32/16 SPAN RATING IS ACCEPTABLE FOR SHINGLE/METAL ROOF SYSTEMS IN EXPOSURE B DESIGNATED AREAS UP TO 150 MPH WIND SPEEDS. ROOF SHEATHING TO BE 19/32" CDX 40/20 SPAN RATING FOR ALL EXPOSURE D DESIGNATED PROJECTS UP TO 160 MPH WIND SPEED. NAILING FOR 19/32" ROOF SHEATHING TO BE 2 ½" X .131" OR 3" X .120 RING SHANK NAILS. ROOF SHEATHING OF 15/32" OR LESS TO BE NAILED WITH 2 3/8" X .113" RING SHANK NAILS. REFER TO DETAIL 21/D-02 FOR ROOF SHEATHING NAILING REQUIREMENTS.ALL ROOF SHEATHING SHALL BE STAGGERED WITH THE LONG DIMENSION PERPENDICULAR TO THE FRAMING.
WALL SHEATHING TO BE 15/32" OSB OR ½" CDX WITH MINIMUM SPAN RATING OF 32/16 INSTALLED WITH STRENGTH AXIS PERPENDICULAR TO SUPPORTS NAILED WITH 8D COMMON NAILS @ 6" OC IN THE FIELD AND 4" OC AT EDGES

K.2. (U.N.O.).
WITHOUT STRUCTURAL SHEATHING: EXTERIOR BEARING WALLS TO BE 2x (SEE FLOOR PLAN) #2 SPF, OR #2 SYP. @ 16" O.C. w/ SP2 AT TOP AND SP1 BOTTOM OF EACH FULL LENGTH STUD. ADDITIONALLY MSTA-30 @ 48" O.C. ARE REQUIRED FOR FASTENING SECOND STORY FRAME WALLS TO FLOOR TRUSSES IN 2 STORY APPLICATIONS.

K.2.2. WITH STRUCTURAL SHEATHING: EXTERIOR BEARING WALLS TO BE 2x (SEE FLOOR PLAN) #2 SPF, OR #3 SYP. @ 16" O.C. w/ SP2 AT TOP AND SP1 AT BOTTOM @ 16" O.C. PROVIDE 1/2" NOMINAL EXTERIOR BEGINNING AT THE BOTTOM OF THE STRUCTURAL SHEATHING, FLOOR SYSTEM AND EXTEND A MIN. OF 24" ABOVE THE SOLE PLATE OF THE SECOND FLOOR STUDWALL. NAIL w/ 8d x 2 1/2" @ 4" O.C. AT THE PERIMETERS & 6" O.C. IN THE FIELD AND A MIN. OR 6 NAILS IN THE STUD ABOVE. ADDITIONALLY MSTA-30 @ 48" O.C. ARE REQUIRED FASTENING SECOND STORY FRAME WALL TO FLOOR TRUSSES IN 2 STORY APPLICATIONS.

K.2.3. TWO LAYERS OF FELT (OR) ONE LAYER OF HOUSE WRAP AND ONE LAYER OF FELT IS REQUIRED BEHIND STUCCO. THE USE OF AN APPROVED ZIP WALL SYSTEM CAN ALSO BE USED IN PLACE OF FELT OR HOUSE WRAP APPLICATION (PER SECTION FBC R703.2)

L. ELECTRICAL:

L.1. OWNER / BUILDER TO VERIFY EXACT LOCATION OF ANY FLOOR OUTLETS IN FIELD.

L.2. LOCATION OF FIXTURES AND / OR OUTLETS ARE SUGGESTED LOCATIONS AND MEET MOST LOCAL CODE REQUIREMENTS. ADDITIONS OR ADJUSTMENTS MAY BE MADE BETWEEN THE OWNER AND BUILDER IN THE FIELD.

L.3. ALL OUTLETS OVER COUNTERTOPS TO BE 42" A.F.F. (U.N.O.).

L.4. ALL SMOKE DETECTORS ARE TO BE HARD WIRED AND INTERCONNECTED WITH BATTERY BACK UP.

L.5. 8' H. VANITY LIGHTS IN MASTER BATHROOM.

L.6. 7' H. VANITY LIGHTS IN ALL OTHER BATHROOMS.

L.7. ALL OUTLETS TO BE AFCI. PROTECTED PER NEC 210.12.

L.8. ALL RECEPTACLES TO BE TAMPER PROOF.

L.9. ELECTRICAL PLAN IS INTENDED TO SHOW LIGHTING AND CONVENIENCE OUTLETS ONLY.

L.10. IT IS THE ELECTRICAL CONTRACTORS RESPONSIBILITY TO VERIFY THE REQUIREMENT AND LOCATIONS OF ALL ELECTRICAL EQUIPMENT, (INCLUDING KITCHEN EQUIPMENT) AND PROVIDE AND INSTALL COMPLETE ELECTRICAL SERVICE AS REQUIRED.

L.11. PER NFPA 72 REQUIREMENTS ALL HOUSES WITH A LARGE NUMBER OF BEDROOMS IN NO CASE SHALL THERE BE MORE THAN 18 INITIATING DEVICES BE INTERCONNECTED OF WHICH 12 CAN BE SMOKE ALARMS WHERE THE INTERCONNECTING MEANS IS NOT SUPERVISED. ONCE THESE LIMITS (MORE THAN 12 SMOKE ALARMS OR CARBON MONOXIDE ALARMS COMBINATION) HAVE BEEN EXCEEDED A FIRE ALARM MONITORING SYSTEM SHOULD BE INSTALLED.

GENERAL CORRECTION NOTES:

1. ONE SIMPSON RFB#4x10 MAY BE SUBSTITUTED FOR $\frac{1}{2}$" ANCHOR BOLTS WHEN NECESSARY. IF MORE THAN (2) ADJACENT SUBSTITUTIONS ARE REQUIRED, CONTACT ENGINEER OF RECORD FOR APPROVAL.
1. MISSED HURRICANE STRAPS FOR CONCRETE BEAMS - USE SIMPSON MTSM-20 WITH (7) 10d IN TRUSS AND (4) 1/4"x1-3/4" TITEN FASTENERS IN CONCRETE FOR UPLIFTS UP TO 860 LBS.; USE SIMPSON HTSM-20 WITH (10) 10d NAILS IN TRUSS AND (4) 1/4"x1-3/4" TITEN FASTENERS IN CONCRETE FOR UPLIFTS UP TO 1175 LBS.
2. MISSED DOWELS - SET $\frac{5}{8}$" DIAMETER, 33" LENGTH DOWEL INTO 3/4"x 8" HOLE; SET IN SIMPSON SET EPOXY OR EQUIVALENT.
3. FIBERMESH FIBER REINFORCED CONCRETE MAY BE USED IN LIEU OF THE 6x6x10/10 WELDED WIRE MESH REINFORCEMENT IN CONCRETE FLOOR SLABS.

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ALL ELECTRICAL, MECHANICAL, AND PLUMBING SERVICING THE STRUCTURE WILL BE AT OR ABOVE DFE.

ALL STRUCTURAL AND NONSTRUCTURAL MATERIALS LOCATED BELOW THE DESIGN FLOOD ELEVATION (DFE) SHALL COMPLY WITH CHAPTER 5 OF ASCE 24-14. MATERIALS SHALL BE FLOOD-DAMAGE-RESISTANT AND CAPABLE OF WITHSTANDING DIRECT AND PROLONGED CONTACT WITH FLOODWATERS WITHOUT SUSTAINING SIGNIFICANT DAMAGE, DETERIORATION, CORROSION, OR DECAY

BFE = 11' NAVD
DFE = 13' NAVD
FLOOD ZONE = AE11 INSIDE LIMWA
FIRM PANEL = 12103C

A. STRUCTURALLY INDEPENDENT OF THE FOUNDATION SYSTEM OF THE BUILDING OR STRUCTURE
B. FRANGIBLE AND NOT REINFORCED, SO AS TO MINIMIZE DEBRIS DURING FLOODING THAT IS CAPABLE OF CAUSING SIGNIFICANT DAMAGE TO ANY STRUCTURE
C. HAVE A MAXIMUM SLAB THICKNESS OF NOT MORE THAN 4 INCHES
D. HAVE NO TURNED DOWN OR THICKENED EDGES.

DOOR KEY:

DOOR SIZE CALLOUT:
20 = 2'-0" 40 B.F. = 4'-0" BIFOLD
24 = 2'-4" 50 B.F. = 5'-0" BIFOLD
26 = 2'-6" 60 B.F. = 6'-0" BIFOLD
28 = 2'-8"
30 = 3'-0"
* ALL INTERIOR DOOR HEIGHTS ARE TO BE DETERMINED BY THE BUILDER.

WINDOW KEY:

WINDOW SIZE CALLOUT:
2040 = 2'-0" x 4'-0"
2050 = 2'-0" x 5'-0"
2060 = 2'-0" x 6'-0"

* ALL WINDOW CALLOUTS ARE MEASURED IN FEET & INCHES AS PER THE EXAMPLE TABLE ABOVE.

* ALL OPERABLE WINDOWS LOCATED MORE THAN 72" ABV. SURFACE BELOW SHALL HAVE THE LOWEST PORTION OF WINDOW CLEAR OPENING A MIN. OF 24" ABOVE FINISHED FLOOR BEING SERVER PER (FBC-R312.2).

ABBREVIATIONS:

- 2- INDICATES NUMBER OF DOORS.
- 2- INDICATES NUMBER OF WINDOWS.
- MT - METAL THRESHOLD
- FR - FRENCH DOORS
- SL - SIDE LIGHT
- FG - FIXED GLASS
- TR - TRANSOM
- GB - GLASS BLOCK
- PKT - POCKET DOOR
- OBS - OBSCURED GLASS
- TEMP - TEMPERED GLASS
- SH - SINGLE HUNG
- DH - DOUBLE HUNG
- HR - HORIZONTAL ROLLER
- BP - BYPASS
- BF - BIFOLD
- TYP. - TYPICAL
- SPECIALTY WINDOWS/DOORS, FIXED GLASS WINDOWS, AND TRANSOMS ARE NOTED ON PLANS.

FBC CODE COMPLIANCE:

DESIGN REQUIREMENTS
A. ROOF LIVE LOAD IS 20 PSF
B. FLOORS LIVE LOAD IS 40 PSF, BALCONIES, DECKS, STAIRS, LIVE LOAD IS 60PSF

NOTE:
THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED REQUIREMENTS OF THE (2023) FLORIDA BUILDING CODE (8TH EDITION)

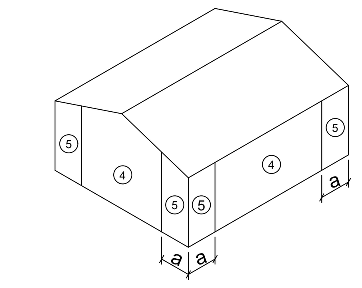
1. WIND EXPOSURE - CATEGORY (D)
2. ULTIMATE WIND SPEED - 150 MPH
3. NOMINAL WIND SPEED - 116 MPH
4. WIND IMPORTANCE FACTOR - 1.0
5. INTERNAL PRESSURE COEFFICIENT- .18
6. MAXIMUM PRESSURE FOR COMPONENTS AND CLADDING, 38.2 p.s.f. / -52.1 p.s.f. U.N.O.
7. SINGLE FAMILY RESIDENCE TO BE RISK CATEGORY II

DESIGN STATEMENT

NOTE: THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED REQUIREMENTS OF THE (2023) FLORIDA BUILDING CODE (8TH EDITION)

EFFECTIVE WIND AREA (SQ. FT.)	WIND PRESSURE AND SUCTION (PSF.) (+) VALUE DENOTES PRESSURE (-) VALUE DENOTES SUCTION		
AREA	4		5
10	(+) 39.50 (-) 42.80		(+) 39.50 (-) 52.80
20	(+) 37.70 (-) 41.00		(+) 37.70 (-) 49.30
50	(+) 35.30 (-) 38.70		(+) 35.30 (-) 44.00
100	(+) 33.60 (-) 36.90		(+) 33.60 (-) 41.00
GARAGE DOORS			OVERHANG
16'-0" x 8'-0"	16'-0" x 7'-0"		(-) 55.30
9'-0" x 8'-0"	18'-0" x 8'-0"		
	(+) 32.60 (-) 39.20		

WIND PRESSURE AND SUCTION DIAGRAM



GENERAL PRESSURE NOTES

NOTES:
1. "a" END ZONE IS ONLY WITHIN 5'-0" OF ALL EXTERIOR BUILDING CORNERS.
* INDICATED PRESSURES CAN BE INTERPOLATED FOR OTHER DOOR SIZES, OTHERWISE USE LOAD ASSOCIATED WITH THE LOWER EFFECTIVE AREA.

SHEET INDEX:

A-00	COVER SHEET
C-100	GRADING SITE PLAN
S-01	LOWER LEVEL / MID LEVEL STUDY PLAN
S-02	UPPER LEVEL STUDY PLAN
S-03	ELEVATIONS
S-04	ELEVATIONS

REVISION SCHEDULE:

NO:	DATE:	DESCRIPTION:	BY:

ASE ENGINEERING SERVICES, INC.
STRUCTURAL DESIGN GROUP
TO THE BEST OF MY KNOWLEDGE, THE BUILDING DESIGN PLANS AND SPECIFICATIONS COMPLY WITH BUILDING STRUCTURAL DESIGN CODE. THE SIGNING AND SEALING OF THE PLANS AND SPECIFICATIONS ARE ONLY FOR THE BUILDING'S STRUCTURAL COMPONENTS AFFECTED BY WIND, LIVE AND GRAVITY LOADS.
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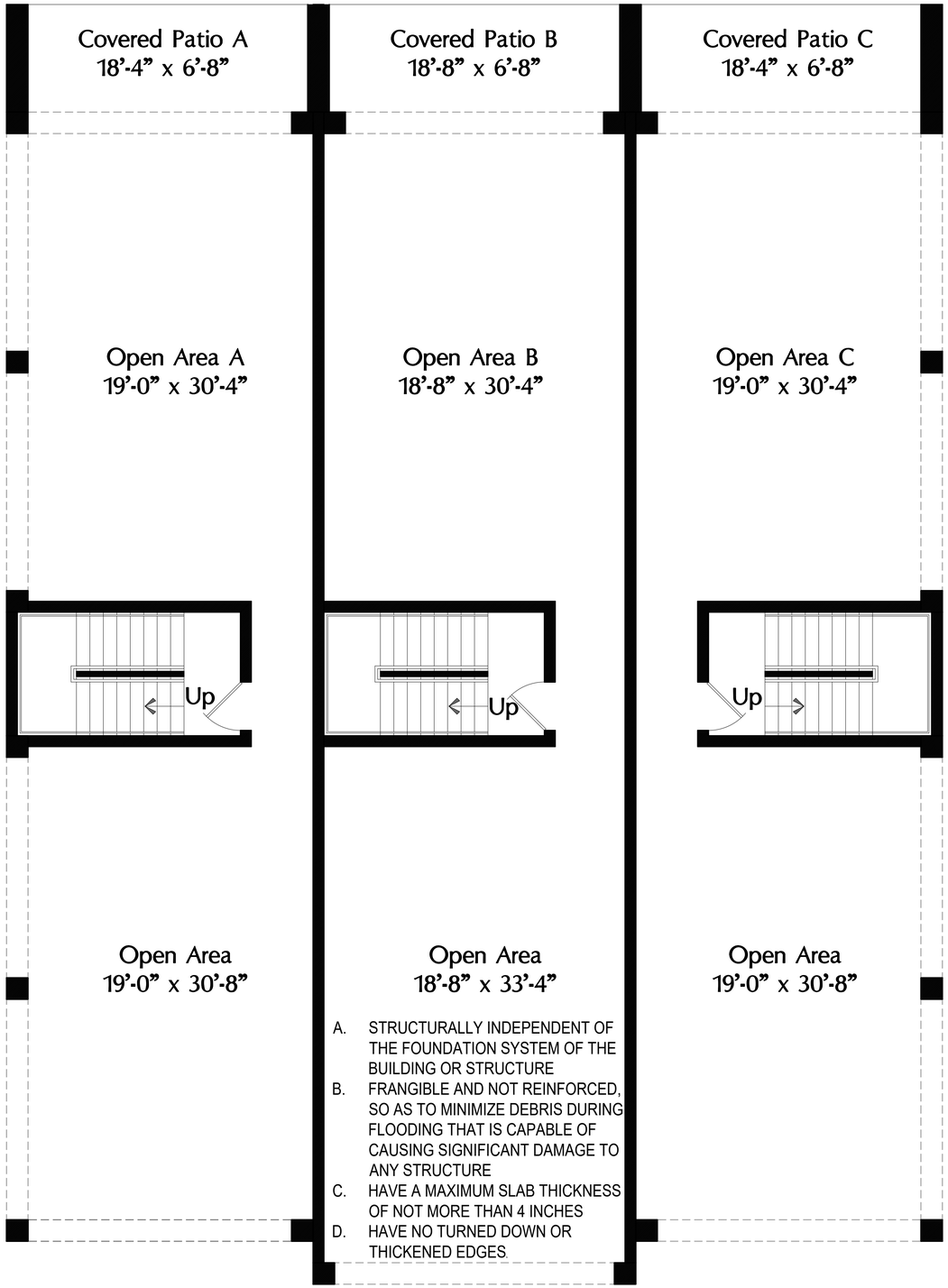
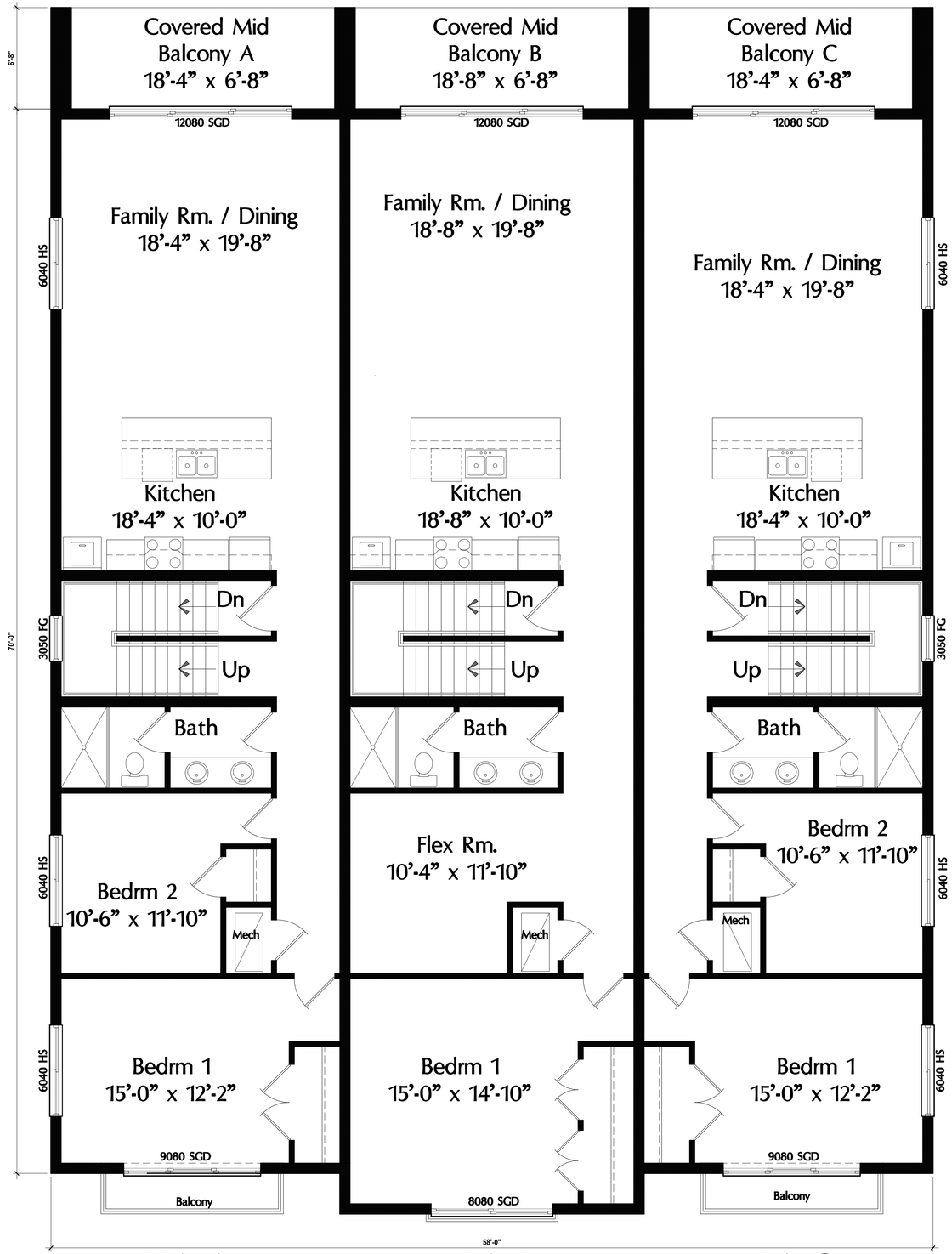
ISSUE DATE	01/29/25
REVISIONS	
PROJECT:	00-0000
SCALE:	AS NOTED
DRAWN BY:	
DESIGNED BY:	

COVER PAGE
A-00



Lower Level

SCALE: 1/4" = 1'-0"



Mid Level

SCALE: 1/4" = 1'-0"

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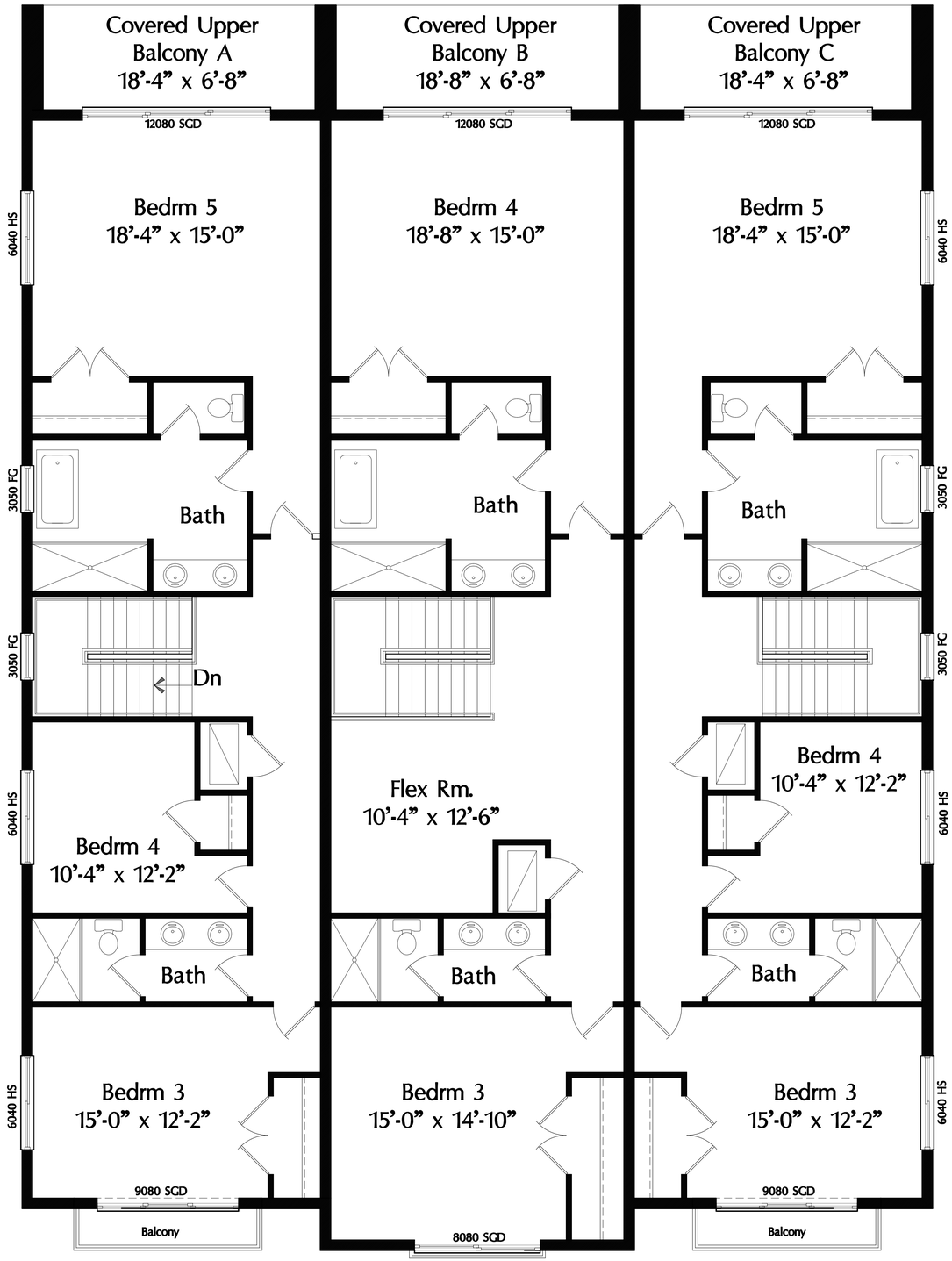
STUDY SET
S-01



Upper Level

SCALE: 1/4" = 1'-0"

Area Tabulations

Living:		
Unit A Mid Level :	1,353	sf
Unit A Upper Level :	1,353	sf
Total Living Unit A:	2,706	sf
Unit B Mid Level :	1,406	sf
Unit B Upper Level :	1,406	sf
Total Living Unit B:	2,812	sf
Unit C Mid Level :	1,353	sf
Unit C Upper Level :	1,353	sf
Total Living Unit C:	2,706	sf
Total Living A/B/C:	8,224	sf
Unit A open area:	1,353	sf
Unit B open area:	1,406	sf
Unit C open area:	1,353	sf
Unit A Covered Patio:	129	sf
Unit B Covered Patio:	129	sf
Unit C Covered Patio:	129	sf
Total Area:	12,723	sf

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STUDY SET
S-02

Front Elevation

SCALE: 1/4" = 1'-0"

Right Elevation

SCALE: 1/4" = 1'-0"

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STUDY SET

S-03

Rear Elevation

SCALE: 1/4" = 1'-0"

Left Elevation

SCALE: 1/4" = 1'-0"

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Study Set

S-04

GENERAL NOTES:

1-LEGAL DESCRIPTION
LOT 1, BLOCK 1, OF SAWYER & HARRELL'S ADD. TO BOCA CEIGA PASS SUB., ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 41, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND ALSO THAT TRACT OF LAND LYING WESTERLY OF SAID LOT 1, BLOCK 1, BOUNDED BY THE WESTERLY BOUNDARY OF SAID LOT AND THE NORTHERLY AND SOUTHERLY BOUNDARY LINE OF SAID LOT EXTENDED TO THE WATER OF THE GULF OF MEXICO, AND FURTHER BOUNDED ON ITS WESTERLY SIDE BY THE WATERS OF THE GULF OF MEXICO, TOGETHER WITH RIPARIAN RIGHTS INCIDENT OR APPERTAINING THERETO, LESS, HOWEVER, COUNTY ROAD RIGHT OF WAY OFF THE EASTERLY END OF SAID LOT 1, BLOCK 1, AFORESAID.

AND

LOT 1, BLOCK K, CITY OF TREASURE ISLAND – BLOCKS – J AND K, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 27, PAGES 16 AND 17, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING A TRACT LAND ABUTTING THE NORTHERLY LINE OF THE ABOVE STATED LOT 1, BLOCK 1, OF SAWYER & HARRELL'S ADD. TO BOCA CEIGA PASS SUB., AND FRONTING ON COUNTY ROAD AS AT PRESENT LOCATED, AND KNOWN AS GULF BOULEVARD.

2- THE COORDINATE SYSTEM UTILIZED HEREON IS RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83/2011), AS ESTABLISHED USING THE PUBLIC FLORIDA DEPARTMENT OF TRANSPORTATION'S (FDOT) FLORIDA PERMANENT REFERENCE NETWORK (FPRN) OF FIXED BASE STATIONS. ALL DISTANCES SHOWN HEREON ARE IN US SURVEY FEET, GROUND DISTANCES.

3- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFYING THE LOCATIONS OF EXISTING UTILITIES AND DETERMINING ANY NECESSARY ADJUSTMENTS REQUIRED FOR THE RE-GRADING. IT IS THEIR DUTY TO ENSURE THE SAFE AND PROPER COORDINATION WITH UTILITY PROVIDERS TO AVOID ANY DAMAGES OR DISRUPTIONS DURING THE PROJECT.

4- MAXIMUM GRASS SLOPES SHALL NOT EXCEED 4H:1V.

5- SITE SPECIFIC FACTORS, SUCH AS UNDERGROUND UTILITIES OR UNFORESEEN SITE CONDITIONS, MAY IMPACT THE DESIGN AND SHALL BE ADDRESSED DURING CONSTRUCTION PHASE.

6- PROTECT SODDED AREAS AND RETAIN THE EFFECTIVENESS OF RETENTION BASINS DURING CONSTRUCTION. PREVENT POOR-QUALITY RUNOFF AND SEDIMENT ACCUMULATION. PROMPTLY RE-SOD AFFECTED AREAS AS NEEDED. PLAN SITE CONSTRUCTION SEQUENCE CAREFULLY. COMPLY WITH REGULATIONS.

7- NO WORK SHALL BE COMMENCED UNTIL ALL PERMITS HAVE BEEN OBTAINED FROM THE COUNTY AND OTHER APPROPRIATE AGENCIES.

8-BRUSH SHALL BE REMOVED ONLY WITHIN THE AREA TO BE GRADED. NO TREES ARE TO BE REMOVED UNLESS SPECIFICALLY NOTED ON THE PLAN.

9-ALL SLOPES SHALL BE TRIMMED TO A FINISH GRADE TO PRODUCE A UNIFORM SURFACE AND CROSS SECTION. THE SITE SHALL BE LEFT IN A NEAT AND ORDERLY CONDITION. ALL STONES, ROOTS OR OTHER DEBRIS SHALL BE REMOVED AND DISPOSED OF AT A SITE APPROVED BY THE COUNTY.

10-ALL AREAS SHALL BE GRADED TO DRAIN. ALL EARTHEN SWALES SHALL HAVE A MINIMUM LONGITUDINAL SLOPE OF 1%.

11-ALL SLOPES SHALL BE IRRIGATED, STABILIZED, PLANTED AND/OR HYDROSEEDED WITHIN TEN (10) DAYS OF THE TIME WHEN EACH SLOPE IS BROUGHT TO GRADE AS SHOWN ON THE APPROVED GRADING PLAN.

12-PROPOSED DRIVEWAYS SHALL SLOPE AWAY FROM THE BUILDING AND TIE SMOOTHLY INTO EXISTING GRADES AT THE PROPERTY LINE. DRIVEWAY SLOPES SHALL NOT EXCEED 10% MAXIMUM AND SHALL MAINTAIN POSITIVE DRAINAGE TOWARD GULF BOULEVARD. EXISTING SIDEWALK ELEVATIONS. DRIVEWAY SHALL BE DESIGNED IN ACCORDANCE WITH CITY OF TREASURE ISLAND TERRAIN MODIFICATION MANUAL.

13-NO STRUCTURAL FILL IS PROPOSED. NONSTRUCTURAL FILL SHALL NOT EXCEED 24 INCHES.

SCOPE OF WORK:

THE SCOPE OF WORK INCLUDES THE GRADING PLAN FOR THE DISTURBED AREA AROUND THE PROPOSED IMPROVEMENTS. EXISTING ELEVATIONS HAVE BEEN PROVIDED BY CERTIFIED SURVEY, CONTRACTOR TO VERIFY ON FIELD.

IMPERVIOUS ELEMENT

KEY	NAME	AREA
1	UNIT A	1,353 S.F.
1	UNIT B	1,406 S.F.
3	UNIT C	1,353 S.F.
4	DRIVEWAY AREA	1,092 S.F.
GRAND TOTAL		5,204 S.F.

SITE DATA BREAKDOWN:

POST-DEVELOPMENT (PROPOSED) AREAS:
TOTAL PROPERTY AREA: 14,689 SF
DRAINAGE AREA = 10,680 SF
IMPERVIOUS AREA: 5,204 SF
PERVIOUS AREA: 5,476 SF
PERVIOUS AREA (%): 51 %

LEGEND:

- GRASS
- EXISTING GRADING / WATER FLOW
- PROPOSED GRADING / WATER FLOW
- x XX.X' EXIST. GROUND ELEVATION

STORMWATER RETENTION CALCULATIONS

PROPOSED STORMWATER MANAGEMENT:

THE PROPOSED STORMWATER SYSTEM CONSISTS OF TWO SHALLOW VEGETATED SWALES DESIGNED TO PROVIDE ON-SITE DEPRESSIONAL STORAGE, MAINTAIN HISTORICAL DRAINAGE PATTERNS TO THE EXTENT PRACTICABLE, AND PREVENT ADVERSE RUNOFF IMPACTS TO ADJACENT PROPERTIES. SWALES ARE DESIGNED WITH A MINIMUM PONDING DEPTH OF 6 INCHES AND SIDE SLOPES NO STEEPER THAN 4H:1V, CONSISTENT WITH CHAPTER 76 REQUIREMENTS. STORMWATER RUNOFF SHALL BE DIRECTED TOWARD THE PROPOSED SWALES PRIOR TO OVERFLOW ROUTING TOWARD THE PUBLIC RIGHT-OF-WAY. FINAL GRADING AND SPOT ELEVATIONS SHALL CONFIRM POSITIVE DRAINAGE. BOTTOM OF PROPOSED SWALES SHALL BE A MINIMUM OF 12 INCHES ABOVE SEASONAL HIGH GROUNDWATER, SUBJECT TO FIELD VERIFICATION AND/OR AVAILABLE GEOTECHNICAL DATA.

REQUIRED RETENTION VOLUME

SITE AREA = 10,680 SF

VR = AI / 12
VR = 10,680 / 12 = 890 CF

REQUIRED RETENTION VOLUME = 890 CF

PROVIDED STORAGE

SWALE BOTTOM STORAGE

SWALE #1
505 SF × 0.5 FT = 253 CF

SWALE #2
1,115 SF × 0.5 FT = 558 CF

BOTTOM STORAGE SUBTOTAL = 811 CF

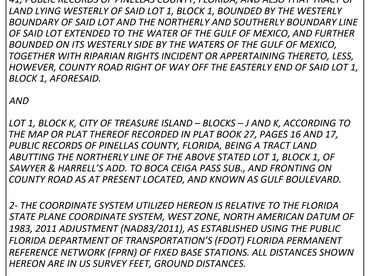
SIDE SLOPE STORAGE

4H:1V SIDE SLOPES, 2 FT EACH SIDE, ~100 LF TOTAL SWALE LENGTH

1.0 CF/LF × 100 LF = 100 CF

TOTAL PROVIDED STORAGE

TOTAL STORAGE = 811 CF + 100 CF
TOTAL PROVIDED = 911 CF



LOCATION MAP
SCALE N.T.S.

PARCEL INFORMATION:

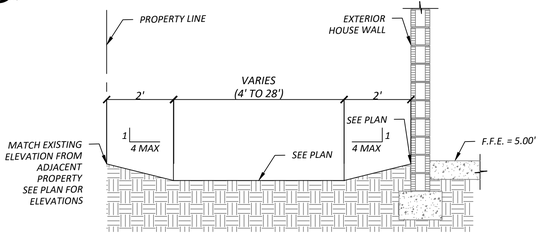
PARCEL NUMBER: 26-31-15-78786-001-0010

OWNER:
PROPERTIES OF TI LLC

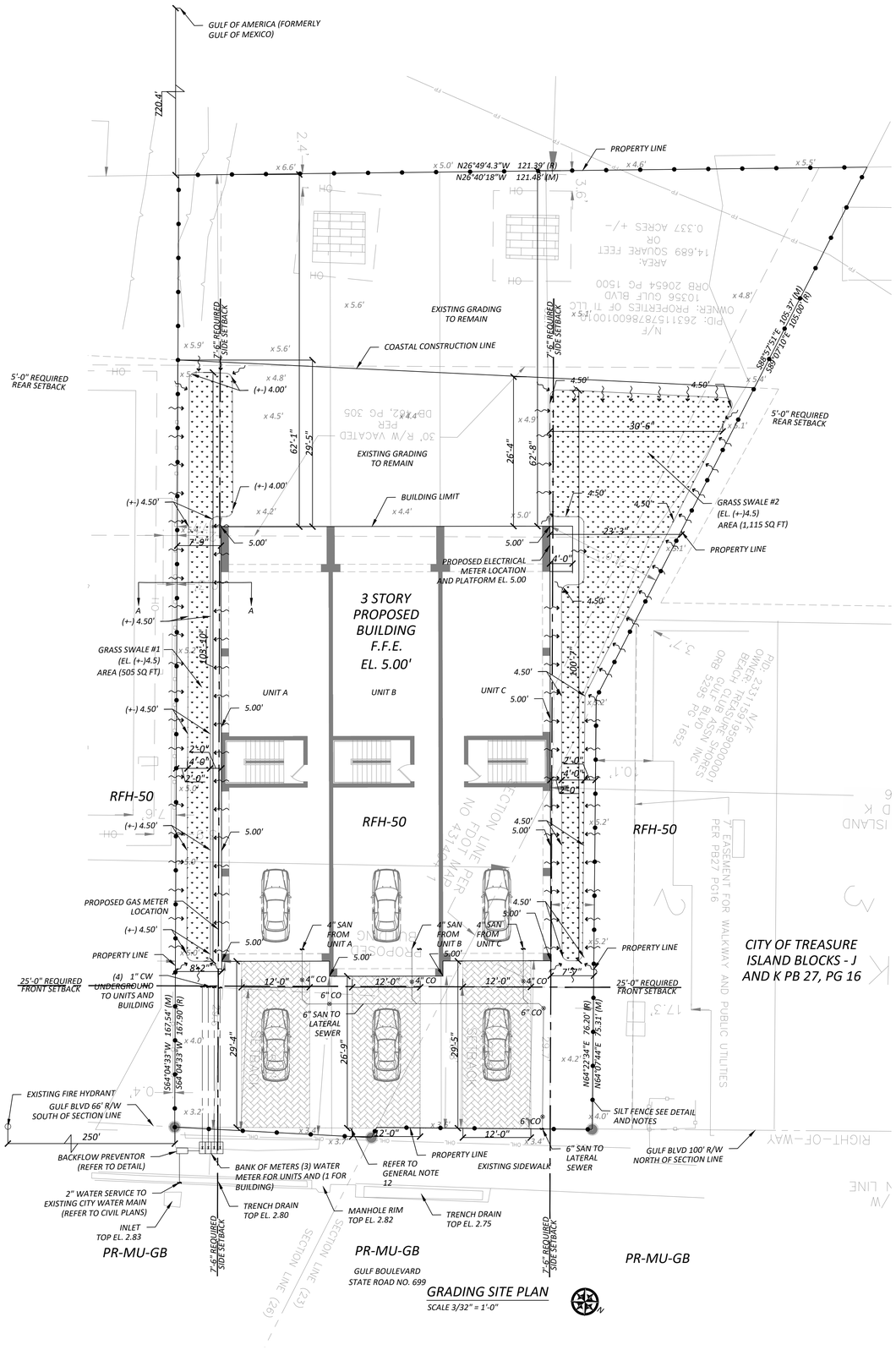
PROPERTY USE:
VACANT COMMERCIAL LAND

SITE ADDRESS:
10356 GULF BLVD
TREASURE ISLAND, FL 33706

MAILING ADDRESS:
310 ORANGE ST STE 356
OZONA, FL 34660-9715



TYPICAL GRASS SWALE
SECTION A-A SHOWN AND OTHER SIMILAR SCALE N.T.S.



GRADING SITE PLAN
SCALE 3/32" = 1'-0"

PROJECT NAME

PARK RESIDENCE

PROJECT ADDRESS

10356 GULF BLVD.
TREASURE ISLAND,
FL 33706

OWNER

WINWAY HOMES

REVISION SCHEDULE

MARK	DESCRIPTION	DATE

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Use or reproduction without the written consent of Bayon Engineering LLC is permitted by contract only. Any changes to these drawings, or construction executed from them without the written consent of Bayon Engineering LLC, shall automatically render Bayon Engineering LLC harmless from any liability claims, suits, or litigation by any interested parties.

BAYON Engineering LLC

JOSE A. BERUFF LICENSE No 95609 STATE OF FLORIDA PROFESSIONAL ENGINEER

PROFESSIONAL ENGINEER
JB STRUCTURES LLC
Jose A. Beruff Perez
Engineer of Record
PE Lic No. 95609

Digitally signed by Jose A Beruff Perez
Date: 2026.05.11 21:45:12-04'00'

JB STRUCTURES

PROJECT NO.

DATE
03.15.2026

SCALE
INDICATED

SHEET TITLE
GRADING AND DRAINAGE SITE PLAN

SHEET NO.
C-100

SILT FENCE AND POST INSTALLATION NOTES:

1. THE HEIGHT OF THE SILT FENCE SHALL BE INSTALLED AT A MINIMUM OF 24 INCHES BUT SHALL NOT EXCEED 36 INCHES.

2. THE FILTER FABRIC MATERIAL SHALL BE PURCHASED IN A CONTINUOUS ROLL IN ORDER TO BE ABLE TO CUT THE ENTIRE REQUIRED LENGTH IN ONE PIECE AND AVOID THE USE OF JOINTS.

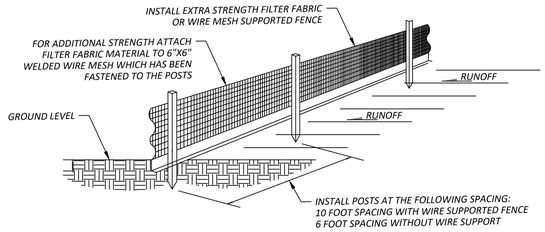
3. WHEN STANDARD STRENGTH FILTER FABRIC MATERIAL IS USED, A WELDED WIRE MESH SUPPORT SHALL BE FASTENED SECURELY TO THE UP SLOPE SIDE OF THE FENCE POSTS BY USING EITHER HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH LONG, TIE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES AND SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE.

4. THE FILTER FABRIC MATERIAL SHALL BE EITHER STAPLED OR WIRED TO THE FENCE POSTS AND 12 INCHES OF THE FABRIC SHALL BE EXTENDED AT THE BOTTOM INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE GROUND SURFACE.

5. A 6"x6" TRENCH SHALL BE CONSTRUED ALONG THE BOTTOM OF THE ENTIRE LINE OF FENCE POSTS AND UP SLOPE FROM THE BARRIER IN ORDER TO BURY THE BOTTOM 12 INCHES OF THE FILTER FABRIC MATERIAL. THE TRENCH SHALL BE BACK FILLED AND THE SOIL COMPACTED OVER THE FILTER FABRIC.

6. THE FENCE POSTS SHALL BE INSTALLED AT A MAXIMUM OF 10 FEET APART AND DRIVEN SECURELY INTO THE GROUND FOR A MINIMUM OF 12 INCHES WHEN THE FILTER FABRIC IS USED WITHOUT WIRE MESH SUPPORT. IF WIRE SUPPORT IS USED THEN THE FENCE POSTS SHALL BE SPACED AT A MAXIMUM OF 6 FEET APART.

7. WHEN INSTALLING TWO SILT FENCES AROUND THE PERIMETER, PLACE THE POSTS OF THE SECOND FENCE INSIDE THE POSTS OF THE FIRST FENCE. ROTATE BOTH FENCE POSTS AT A CLOCKWISE DIRECTION IN ORDER TO CREATE A TIGHT SEAL. FOLLOW ALL OTHER STANDARD INSTALLATION REQUIREMENTS.



SILT FENCE INSTALLATION DETAIL
N.T.S.

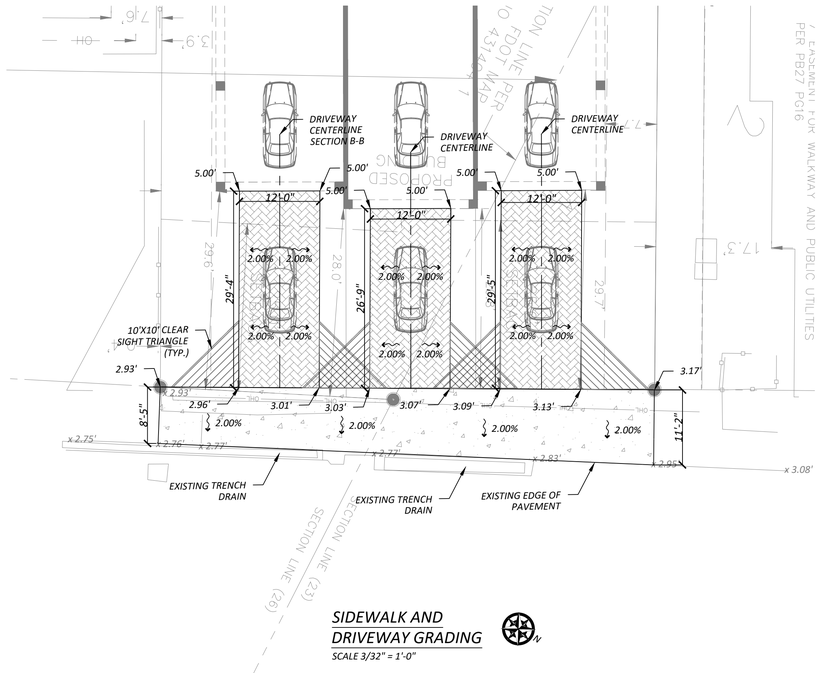
ESTIMATED WATER CONSUMPTION / SEWAGE DISCHARGE:

ESTIMATED WATER CONSUMPTION / SEWAGE DISCHARGE

UNIT A: 460 GPD
UNIT B: 460 GPD
UNIT C: 460 GPD

TOTAL WATER CONSUMPTION: 1,380 GPD
TOTAL SEWAGE DISCHARGE: 1,380 GPD

NOTE: ESTIMATED FLOWS BASED ON CONSERVATIVE RESIDENTIAL DESIGN CRITERIA FOR APPROX. 2,700 SF, 5-BEDROOM EQUIVALENT DWELLING UNITS.



SIDEWALK AND DRIVEWAY GRADING
SCALE 3/32" = 1'-0"

NOTES:

1. ALL PROPOSED DRIVEWAY CONNECTIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH APPLICABLE FDOT STANDARDS AND GOVERNING AGENCY REQUIREMENTS.

2. SIDEWALK AREAS WITHIN DRIVEWAY CONNECTIONS SHALL BE CONSTRUCTED WITH A MINIMUM 6-INCH CONCRETE THICKNESS.

3. PROPOSED DRIVEWAY AND SIDEWALK GRADES SHALL MATCH EXISTING EDGE OF PAVEMENT, ROADWAY, AND ADJACENT SIDEWALK ELEVATIONS TO MAINTAIN EXISTING DRAINAGE PATTERNS AND CONTINUITY WITH ADJACENT PROPERTIES.

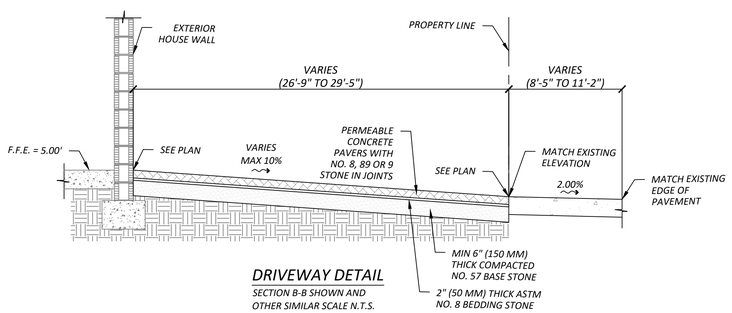
4. SIDEWALK CROSS SLOPE THROUGH DRIVEWAY CONNECTIONS SHALL NOT EXCEED 2% FOR ACCESSIBILITY COMPLIANCE UNLESS OTHERWISE APPROVED BY THE GOVERNING AUTHORITY.

5. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING ELEVATIONS, SIDEWALK CONDITIONS, AND EDGE OF PAVEMENT PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER OF RECORD.

6. ALL DRIVEWAY GRADING SHALL PROVIDE POSITIVE DRAINAGE AND PREVENT PONDING WITHIN THE PUBLIC RIGHT-OF-WAY AND ADJACENT PROPERTIES.

7. PROPOSED DRIVEWAY CONNECTIONS HAVE BEEN DESIGNED TO MATCH EXISTING FIELD CONDITIONS AND ADJACENT FLUSH SIDEWALK-TO-ROADWAY TRANSITIONS ALONG THE CORRIDOR.

8. CONTRACTOR SHALL MAINTAIN PEDESTRIAN ACCESS THROUGHOUT CONSTRUCTION IN ACCORDANCE WITH FDOT AND ADA REQUIREMENTS.



DRIVEWAY DETAIL
SECTION B-B SHOWN AND OTHER SIMILAR SCALE N.T.S.

PROJECT NAME

PARK RESIDENCE

PROJECT ADDRESS

10356 GULF BLVD.
TREASURE ISLAND,
FL 33706

OWNER

WINWAY HOMES

REVISION SCHEDULE

MARK	DESCRIPTION	DATE

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BAYON Engineering LLC

JOSE A. BERUFF LICENSE No 95609 STATE OF FLORIDA PROFESSIONAL ENGINEER

PROFESSIONAL ENGINEER
JB STRUCTURES LLC
Jose A. Beruff Perez
Engineer of Record
PE Lic No. 95609

Digitally signed by Jose A Beruff Perez
Date: 2026.05.11 21:45:31-04'00'

JB STRUCTURES

PROJECT NO.

DATE
03.15.2026

SCALE
INDICATED

SHEET TITLE
GRADING AND DRAINAGE SITE PLAN

SHEET NO.
C-101

Case Number: _____

City of Treasure Island Planning and Zoning Board or City Commission Review Application

Please use blue or black ink only. Failure to complete this form in its entirety will result in this application being returned without review. Note: A separate application is required for each request.

Property Owners: Properties of TI

Address: 221 Lagoon Dr
Palm Harbor FL 33683

Phone: [redacted]

Fax: Na

Email: [redacted]

Agent: Win way Homes

Address: 6675 13TH Ave N #2C
Saint Petersburg, FL 33710

Phone: [redacted]

Fax: Na

Email: [redacted]

List all Legal Owner(s) of Property: Properties of TI / Charles Park

Complete legal description (may be placed on attached separate page): Attached

Development Name: Seahorse Beachfront of Treasure Island

Site Location/Address: 10356 Gulf Blvd Treasure Island FL 33706

Area of Development (Acreage or Square Feet) 9875

Parcel Identification Number (list all): 26-31-15-78786-001-0010

Application Request: Site Plan Approval

Future Land Use Designation _____ Proposed Future Land Use _____

Current Zoning: RFH-50 Proposed Zoning _____

I certify that I have reviewed the Land Development Regulations and that my submission meets all requirements. The only exceptions are those items to which I am requesting variances to or waivers from certain sections of the code and understand that they must be listed on the plans individually and on the attached transmittal. I understand that if an item does need a variance, it will be necessary to file through the appropriate review entity.

Signature must be original (No copies, scans, faxes or e-mails)

Jonathan R Carr
Owner/Agent

3-12-26
Date

AFFIDAVIT TO AUTHORIZE AGENT

STATE OF Florida
COUNTY OF Pinellas

Properties of TJ LLC
NAME OF OWNER(S) being duly sworn, depose(s) and say(s):

PROPERTY ADDRESS(ES): 10357 Gulf Blvd, Treasure Island FL 33706

Parcel I.D. Number(s).: 26-31-15-78786-001-0010

1. That this property constitutes the property for which request for permits and approvals from the City of Treasure Island, as necessary, are being applied for.

2. That the undersigned (has/have) appointed Mathew Carr as (his/their) agent(s) to represent the above-described property and serve as the applicant/agent for development applications/modifications, at the Planning and Zoning Board meeting and execute any permits or other documents necessary to affect such permit(s).

3. That this affidavit has been executed to induce appropriate state agency in Florida to consider, and act on the above-described property.

4. That (I/we), the undersigned authority, hereby certify that the foregoing is true and correct.

PRINTED NAME OF PROPERTY OWNER(S): Charles Park

SIGNATURE OF PROPERTY OWNER(S): Charles Park

DATE: 3-16-2026

STATE OF: Florida
COUNTY OF: Pinellas
The foregoing instrument was acknowledged before me this 16 day of March, 2026, by (company/agent) Mathew Carr by (persons name) Charles Park, it's (title) Property Owner who is personally known to me, or who has produced _____ as identification and who ✓ did ____ did not take an oath.

Lauren Rosales
(Print. Type. or Stamp Commissioned Name of Notary Public)
Commission Number: HH 696025
Commission Expires: 7/9/2029

Notary Public State of Florida
Lauren Rosales
My Commission HH 696025
Expires 7/9/2029

Parcel Summary (as of 16-Mar-2026)

Parcel Number

26-31-15-78786-001-0010

Owner Name
PROPERTIES OF TI LLC

Property Use
1000 Vacant Commercial Land

Site Address
10356 GULF BLVD
TREASURE ISLAND, FL 33706

Mailing Address
310 ORANGE ST STE 356
OZONA, FL 34660-9715

Legal Description
SAWYER & HARRELL'S ADD BLK 1, LOT 1 LESS RD R/W ON E PER DEED BK 462/305 TOGETHER WITH VAC 30FT RD R/W ADJ ON W PER DEED BK 665/375 & ALSO TOGETHER WITH LOT 1, BLK K OF TREASURE ISLAND, CITY OF

Current Tax District
TREASURE ISLAND (TI)

Year Built

Heated SF	Gross SF	Living Units	Buildings
			0

Parcel Map

Exemptions

Year	Homestead	Use %	Status
2027	No	0%	
2026	No	0%	
2025	No	0%	

Property Exemptions & Classifications

No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
20654/1500	Find Comps	279.01	A	Current FEMA Maps	Check for EC	Zoning Map	3/41

2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	$1,762,866	$1,762,866	$1,762,866	$1,762,866	$1,762,866

Value History (yellow indicates corrected value)

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	N	$1,770,000	$1,770,000	$1,770,000	$1,770,000	$1,770,000
2023	N	$2,000,000	$2,000,000	$2,000,000	$2,000,000	$2,000,000
2022	N	$1,925,000	$1,925,000	$1,925,000	$1,925,000	$1,925,000
2021	N	$1,845,000	$1,798,500	$1,798,500	$1,845,000	$1,798,500

2020	N	$1,635,000	$1,635,000	$1,635,000	$1,635,000	$1,635,000

2025 Tax Information

Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our **Tax Estimator** to estimate taxes under new ownership.

Tax Bill	2025 Millage Rate	Tax District
View 2025 Tax Bill	16.5501	(TI)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
08-Aug-2019	$9,000,000	M	I	SEAHORSE TREASURE ISLAND LLC	PROPERTIES OF TI LLC	20654/1500
12-Oct-2012	$100	U	I	SEAHORSE DEVELOPERS LLC	SEAHORSE OF TREASURE ISLAND LLC	17759/1364
03-Nov-2004	$1,825,000	Q	I	PETIT ROSEANNE P	SEA HORSE DEVELOPERS LLC	13924/2386
24-Sep-2004	$100	U	I	KILMARTIN COLEMAN J	PETIT, ROSEANNE P	13848/2173

2025 Land Information

Land Area: ≅ 9,875 sf | ≅ 0.22 acres Frontage and/or View: Gulf Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Vacant Commercial	80x130	$210	9,876	SF	1.0000	$2,073,960

2025 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year

No Extra Features on Record.

Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
BLDC-010436-2025	FENCE	03/20/2025	$250
DEMO-009352-2024	DEMOLITION	01/28/2025	$37,300
201901678	ROOF	08/30/2019	$12,950
201901078	ROOF	07/02/2019	$18,200
201800374	ROOF	02/27/2018	$8,380
201700790	MISCELLANEOUS	05/05/2017	$1,200
201300911	ROOF	07/22/2013	$6,500
200700403	MISCELLANEOUS	04/09/2007	$2,000

Parcel Summary (as of 16-Mar-2026)

Parcel Number

26-31-15-78786-001-0010

Owner Name
PROPERTIES OF TI LLC

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1000 Vacant Commercial Land

Site Address
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TREASURE ISLAND, FL 33706

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TREASURE ISLAND (TI)

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			0

Parcel Map

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2022	N	$1,925,000	$1,925,000	$1,925,000	$1,925,000	$1,925,000
2021	N	$1,845,000	$1,798,500	$1,798,500	$1,845,000	$1,798,500

2020	N	$1,635,000	$1,635,000	$1,635,000	$1,635,000	$1,635,000

2025 Tax Information

Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our **Tax Estimator** to estimate taxes under new ownership.

Tax Bill	2025 Millage Rate	Tax District
View 2025 Tax Bill	16.5501	(TI)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
08-Aug-2019	$9,000,000	M	I	SEAHORSE TREASURE ISLAND LLC	PROPERTIES OF TI LLC	20654/1500
12-Oct-2012	$100	U	I	SEAHORSE DEVELOPERS LLC	SEAHORSE OF TREASURE ISLAND LLC	17759/1364
03-Nov-2004	$1,825,000	Q	I	PETIT ROSEANNE P	SEA HORSE DEVELOPERS LLC	13924/2386
24-Sep-2004	$100	U	I	KILMARTIN COLEMAN J	PETIT, ROSEANNE P	13848/2173

2025 Land Information

Land Area: ≅ 9,875 sf | ≅ 0.22 acres Frontage and/or View: Gulf Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Vacant Commercial	80x130	$210	9,876	SF	1.0000	$2,073,960

2025 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year

No Extra Features on Record.

Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
BLDC-010436-2025	FENCE	03/20/2025	$250
DEMO-009352-2024	DEMOLITION	01/28/2025	$37,300
201901678	ROOF	08/30/2019	$12,950
201901078	ROOF	07/02/2019	$18,200
201800374	ROOF	02/27/2018	$8,380
201700790	MISCELLANEOUS	05/05/2017	$1,200
201300911	ROOF	07/22/2013	$6,500
200700403	MISCELLANEOUS	04/09/2007	$2,000

Detail by Entity Name

Florida Limited Liability Company
PROPERTIES OF TI LLC

Filing Information

Document Number	L19000105551
FEI/EIN Number	83-4527977
Date Filed	04/17/2019
Effective Date	04/17/2019
State	FL
Status	ACTIVE

Principal Address

310 ORANGE ST
356
OZONA, FL 34660

Mailing Address

310 ORANGE ST
356
OZONA, FL 34660

Registered Agent Name & Address

PARK, CHARLES
221 LAGOON DR
PALM HARBOR, FL 34683

Authorized Person(s) Detail

Name & Address

Title MGR

PARK, CHARLES
221 LAGOON DR
PALM HARBOR, FL 34683

Annual Reports

Report Year	Filed Date
2024	02/05/2024
2025	01/30/2025
2026	02/03/2026

Document Images

02/03/2026 -- ANNUAL REPORT	View image in PDF format
01/30/2025 -- ANNUAL REPORT	View image in PDF format
02/05/2024 -- ANNUAL REPORT	View image in PDF format
01/23/2023 -- ANNUAL REPORT	View image in PDF format
01/21/2022 -- ANNUAL REPORT	View image in PDF format
02/02/2021 -- ANNUAL REPORT	View image in PDF format
01/16/2020 -- ANNUAL REPORT	View image in PDF format
04/17/2019 -- Florida Limited Liability	View image in PDF format

I#: 2019259807 BK: 20654 PG: 1500, 08/14/2019 at 02:47 PM, RECORDING 3 PAGES $27.00 D DOC STAMP COLLECTION $63000.00 KEN BURKE, CLERK OF COURT AND COMPTROLLER PINELLAS COUNTY, FL BY DEPUTY CLERK: CLK101097

This Instrument Prepared by:
Maureen Richardson
SETCO Services, LLC
7714 Front Beach Road
Unit C
Panama City Beach, FL 32407

After Recording Return to:

Parcel Identification Number:
26-31-15-78786-001-0010

(Space Above This Line For Recording Data)

Special Warranty Deed

THIS SPECIAL WARRANTY DEED (this "**Deed**") is made as of this **12th day of August, 2019** between **Seahorse of Treasure Island, LLC a Florida Limited Liability Company and The Palms of Treasure Island, LLC, a Florida Limited Liability Company**, whose mailing address is **P.O. Box 8702, Madeira Beach, FL 33738** ("**Grantor**") to, **Properties of TI, LLC, a Florida Limited Liability Company** whose mailing address is **310 Orange Street, 356, Ozona, FL 34660** ("**Grantee**").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to Grantee, and Grantee's successors and assigns forever, all the right, title, and interest in and to that certain real property (the "**Property**") located and situated in **Pinellas** County, Florida and fully described as follows:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TOGETHER with all improvements, easements, tenements, hereditaments and appurtenances belonging to or in any way appertaining to the Property.

SUBJECT to taxes for 2019 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any, without intention of creation or reimposing same.

TO HAVE AND TO HOLD the same in fee simple forever.

GRANTOR hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but none other.

IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

WITNESSES:

Print Name: Gayle L Kubl

Print Name: Allison Reed

GRANTOR:

Deborah Ann Ray-Roseman, Manager of Seahorse of Treasure Island, LLC a Florida Limited Liability Company

Gayle L Kuhl
Print Name: Gayle L Kuhl

Allison Reed
Print Name: Allison Reed

Deborah Ann Ray- Roseman, Manager of
The Palms of Treasure Island, LLC, a
Florida Limited Liability Company

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 8th day of August, 2019, by Deborah Ann Ray-Roseman, Manager of Seahorse of Treasure Island, LLC a Florida Limited Liability Company and Deborah Ann Ray- Roseman, Manager of The Palms of Treasure Island, LLC, a Florida Limited Liability Company.

Gayle L Kuhl
Signature of Notary Public
Print, Type/Stamp Name of Notary

GAYLE L. KUHL
MY COMMISSION # GG 111127
EXPIRES: October 2, 2021
Bonded Thru Notary Public Underwriters

Personally Known:_____ OR Produced Identification: ✓
Type of Identification
Produced: D/L

EXHIBIT "A"

Property Address: **10356 Gulf Blvd**
Treasure Island, FL 33706

Parcel 1:

Lot 1, Block 1, of Sawyer & Harrell's Add. to Boca Ceiga Pass Sub., according to the map or plat thereof recorded in Plat Book 3, Page 41, Public Records of Pinellas County, Florida, and also that tract of land lying Westerly of said Lot 1, Block 1, bounded by the Westerly boundary of said Lot and by the Northerly and Southerly boundary line of said Lot extended to the water of the Gulf of Mexico, and further bounded on its Westerly side by the waters of the Gulf of Mexico, together with riparian rights incident or appertaining thereto, less, however, county road right of way off the Easterly end of said Lot 1, Block 1, aforesaid.
AND
Lot 1, Block K, City of Treasure Island - Blocks - J and K, according to the map or plat thereof recorded in Plat Book 27, Pages 16 and 17, Public Records of Pinellas County, Florida, being a tract land abutting the Northerly line of the above stated Lot 1, Block 1, of Sawyer & Harrell's Add. to Boca Ceiga Pass Sub., and fronting on county road as at present located, and known as Gulf Boulevard.

Parcel 2:

Units 101, 103, 104, 106, 107, 201, 202, 203, 204, 206, 207, 209, 210, 302, 303, 307, 308, 309, 310, 407, 408, 409 of Palms of Treasure Island Condominium, a condominium according to the Declaration of Condominium of Palms of Treasure island recorded May 23, 2007, in Official Records Book 15805, at Page 1683, of the Public Records of Pinellas County, Florida.

2026 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

FILED
Feb 03, 2026
Secretary of State
0925817666CC

DOCUMENT# L19000105551

Entity Name: PROPERTIES OF TI LLC

Current Principal Place of Business:

310 ORANGE ST
356
OZONA, FL 34660

Current Mailing Address:

310 ORANGE ST
356
OZONA, FL 34660

FEI Number: 83-4527977

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

PARK, CHARLES
221 LAGOON DR
PALM HARBOR, FL 34683 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent — Date

Authorized Person(s) Detail :

Title	MGR
Name	PARK, CHARLES
Address	221 LAGOON DR
City-State-Zip:	PALM HARBOR FL 34683

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: CHARLES PARK MEMBER 02/03/2026

Electronic Signature of Signing Authorized Person(s) Detail — Date

Scale: 5/32" = 1'-0"

Proposed Landscaping Plan - 04/10/2026

PROJECT NAME: 10356 Gulf Blvd_Pool
ADDRESS: 10356 Gulf Boulevard
CITY: Treasure Island
ZIP/POSTAL CODE: 33706
COMPANY NAME: Winway Homes LLC

WINWAY HOMES

Plant Legend

Symbol	Qty	Common Name	Botanical Name	Container
Palms & Cycads\Palms				
	3	Cabbage Palm	Sabal Palmetto	12FT Clear Trunk
Shrubs\Deciduous				
	14	Seagrape (Bush)	Seagrape (Bush)	7Gal
Shrubs\Evergreen				
Shrubs\Ferns				
	6	Foxtail Fern	Asparagus densiflorus 'myers'	1 gal
Shrubs\Tropical				
	7	Hawaiian Ti	Cordyline fruticosa	1 Gal
	11	Croton, Young	Codiaeum variegatum	3 gal
Trees\Evergreen				
	4	Silver Buttonwood	Conocarpus erectus	2IN DBH 8FT
	1	Coast Live Oak	Quercus agrifolia	45 Gal

Bahia Grass
COUNT: 4
PERIMETER: 809' 8"
AREA: 4868.95 ft²

Mulch
COUNT: 9
PERIMETER: 219' 4"
AREA: 282.27 ft²

Fill Style Legend

Fill Style	Category
	Grass
	Mulch

Drip Irrigation for all trees and shrubs

TREE PROTECTION DETAIL

TREE PROTECTION BARRIERS DETAIL
NTS

SPECIAL NOTES:

1. NO TREE SHALL BE REMOVED UNLESS SPECIFICALLY TAGGED FOR REMOVAL BY THE ENGINEER.
2. THE CONTRACTOR SHALL TAKE SPECIAL CARE NOT TO DAMAGE TREES THAT ARE TO REMAIN. DAMAGE SHALL BE DEFINED BY PINELLAS COUNTY D.E.M. REPRESENTATIVE.
3. ROOTS GREATER THAN 1" DIAMETER SHALL NOT BE CUT UNLESS OTHERWISE APPROVED BY THE ENGINEER.
4. TREE ROOTS OF 1" DIAMETER OR LARGER THAT NEED TO BE CUT SHALL BE CUT NEATLY.
5. STOCKPILED MATERIALS OR UNNECESSARY VEHICULAR TRAFFIC SHALL NOT BE ALLOWED OVER ANY TREE ROOTS SYSTEM.
6. TYPE-A BARRIER OR TYPE-B BARRIER SHALL BE CONSTRUCTED WHEN CALLED FOR ON PLANS OR AS DIRECTED BY THE ENGINEER. BARRIERS SHALL BE MAINTAINED IN PLACE UNTIL REMOVAL IS DIRECTED BY THE ENGINEER.
7. COST OF ALL TREE BARRICADES SHALL BE INCLUDED IN PAY ITEM 120-1100 (GRADING).
8. THE CONTRACTOR SHALL USE CARE WHEN SEVERING TREE ROOTS SO THAT CATASTROPHIC STRUCTURAL FAILURE OF THE TREE(S) DOES NOT OCCUR. CONTRACTOR SHALL CONSULT WITH PINELLAS COUNTY D.E.M. REPRESENTATIVE SHOULD ROOTS NEED TO BE SEVERED TO DETERMINE IF TRIMMING OF ROOTS IS CLOSE ENOUGH TO THE TREE TO CAUSE FAILURE.

DEPARTMENT OF PUBLIC WORKS
PINELLAS COUNTY, FLORIDA
TREE PROTECTION
APPROVED: Michael Jones
DIRECTOR OF PUBLIC WORKS
DATE 11/04 | SHEET 1 of 1 | INDEX 1111

SILT FENCE DETAIL

SILT FENCE FABRIC SPECIFICATIONS

FABRIC PROPERTY AND TEST METHODS	REQUIRED PHYSICAL PROPERTIES (MARV VALUES OF TEST DATA)
GEOTEXTILE FABRIC TYPE	WOVEN SLIT FILM
APPARENT OPENING SIZE (ASTM D4751)	#30 TO #70 STANDARD SIEVE
WATER FLOW (ASTM D4491)	≥ 1 GPM/FT²
TENSILE STRENGTH (ASTM D4632)	≥ 120 LB. (MURF DIRECTION) X ≥ 90 LB. (FILL DIRECTION)
ULTRAVIOLET STABILITY (ASTM D 4355 WOR PER ASTM D4355)	≥ 70%
ELONGATION (ASTM D4632)	≤ 20% (MAX)
BURST STRETCH (ASTM D3786)	≥ 250 PSI
PUNCTURE STRENGTH (ASTM D4833)	≥ 90 LB
TRAPEZOIDAL TEAR (ASTM D4533)	≥ 90 LB. (MARV DIRECTION) X ≥ 90 LB. (FILL DIRECTION)

SILT FENCE GENERAL NOTES

A. SILT FENCE IS USED TO INTERCEPT SHEET AMOUNTS OF SEDIMENT AND INSULATE VELOCITY FROM SHEET FLOW ONLY. DO NOT USE SILT FENCE IN CONCENTRATED FLOW SITUATIONS. SILT FENCE IS NOT TO BE USED AS A SEDIMENT CONTROL FOR STREAMS OR DITCHES.

B. THE MAXIMUM DRAINAGE AREA SIZE FOR A CONTINUOUS BARRIER SHALL BE ½ ACRE PER 100 FEET OF SILT FENCE. MAXIMUM SLOPE LENGTH BEHIND FENCE ON EXPLOPE NOT TO EXCEED 100 FEET. SEE DETAIL FOR SLOPE LENGTH.

C. WHEN TWO SECTIONS OF SILT FENCE JOIN, THEY SHALL BE JOINED ACCORDING TO THE DETAIL IN ON STANDARD DRAWING ES-5 OR ES-6.

D. WHERE ROCK OR OTHER HARD SURFACES CONTLRUDE SOIL, MATERIAL SHALL BE REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE AND/OR OTHER EVIDENCE OF FILTER CLOGGING ARE OBSERVED.

E. STEEL POSTS SHALL BE SOLID FIRM NOT (UNREUSTED STEEL AND SHALL HAVE A MINIMUM WEIGHT OF 1.00 LB/FT. POSTS SHALL BE OF SUFFICIENT LENGTH TO HAVE A MINIMUM EMBEDMENT DEPTH OF 16" AND STAND 36" ABOVE THE GROUND SURFACE. WOOD POSTS SHALL BE OF SOUND QUALITY HARDWOOD AND SHALL BE A MINIMUM SIZE OF 2" X 2" NOMINAL. POSTS SHALL BE STUDDED. EMBEDDED, OR PLANTED TO AID IN THE ATTACHMENT OF THE WIRE BACKING. POSTS AND ANCHOR PLATES SHALL CONFORM TO THE REQUIREMENTS OF AER-M-7(D).

F. WHEN STEEL POSTS ARE USED THEY SHALL HAVE A PROJECTION FOR FASTENING WIRE TO THEM. THE WIRE BACKING SHALL BE ATTACHED TO THE UPHILL SIDE OF THE POSTS.

G. IF THE FILTER MATERIAL IS SEPARATE FROM THE WIRE BACKING, WIRES OUTLET WIRE SCAFLES (ONE HALF INCH LENGTH AND 1 INCH WIDTH) SHALL BE USED AND EVENLY SPACED WITH AT LEAST FOUR PER POST. SILT FENCE FABRIC SHALL BE ATTACHED TO THESE.

H. SILT FENCE SHALL BE PLACED AS LONG AS POSSIBLE ALONG CONTOUR. THE SECTION OR ENTIRE AT GROUNDLINE SHOULD BE TURNED UPSLOPE FORMING A J-HOOK TO PUTAWAY CONCENTRATED FLOW BEHIND FENCE.

I. A PREENGINEERED SILT FENCE MEETING THE REQUIREMENTS OF THIS DRAWING IS ACCEPTABLE IN LIEU OF A FIELD CONSTRUCTED SILT FENCE.

J. STATE SLICING IS THE PREFERRED METHOD OF FENCE INSTALLATION. SLICING IS DONE INVOLVES THE INSERTION OF A NARROW (+/-) 12 INCH WIDE, PLADED AT THE SPECIFIED ANCHOR DEPTH FOR THE STATE FABRIC AS SHOWN ON STANDARD DRAWING ES-5. THE SLICING METHOD SHALL BE USED ON ALL PAVED AREAS WHERE THE FENCE IS BEING ENCHORED. ALTERNATE TRENCH BACKFILL METHODS ARE ALSO ACCEPTABLE. FOR TRENCH BASED INSTALLATIONS, SILT FENCE SHALL BE INSTALLED IN A TRENCH AS FOLLOWS AS SHOWN ON STANDARD DRAWING ES-5.

- EXCAVATE TRENCH AS NARROW AS POSSIBLE WIDE AND 8 INCHES DEEP. THE TRENCH SHALL BE HAND-CLEANED TO ALLOW VIA EXCAVATION TO REMOVE ROCKS OR DEBRIS. SUCH AS ROCKS, STICKS, AND SOIL CLODS FROM THE TRENCH.
- INSTALL FABRIC IN TRENCH.
- BACKFILL TRENCH—OVER-FILL WITH SOIL PLACED AROUND FABRIC.
- COMPACT SOIL (EXCAVATED WITH MECHANICAL EQUIPMENT. DO NOT DAMAGE THE FABRIC DURING COMPACTION (HAND-COMPACTING SHALL BE NOT ALLOW).
- DRIVE AN 8 FOOT SUPPORT POSTS PER SPACING REQUIREMENTS GIVEN ON THE APPLICABLE FENCE DETAIL (STANDARD DRAWING ES-5). FENCE, DRIVE SUPPORT INTO GROUND FIRST. FOLLOWED BY FABRIC PLACEMENT IN TRENCH.
- ATTACH FABRIC TO THE POSTS USING WIRE TIES OR STAPLES. SPACING AND DENSITY OF TIES OR STAPLES SHALL BE INSTALLED AS DESCRIBED IN NOTES G AND H.

K. ONLY ES-7, FENCE (FABRIC) SLICED ON THE QUALIFIED PRODUCTS LIST (QPL) MAY BE USED. ANY PRODUCTS LISTED ON THE QUALIFIED PRODUCTS LIST AS AN APPROVED ALTERNATE MAY ALSO BE USED.

L. SILT FENCE SHALL BE PAID FOR UNDER ITEM NUMBER 104-08-20, TEMPORARY SILT FENCE (WITHOUT BACKING) FOR LINEAR FOOT INSTALLED. INCLUDE ALL MATERIALS AND LABOR NECESSARY FOR CONSTRUCTION, MAINTENANCE, AND REMOVAL OF THE SILT FENCE.

M. SEDIMENT SHALL BE REMOVED FROM BEHIND THE SILT FENCE WHEN IT HAS ACCUMULATED TO ONE-HALF THE ORIGINAL HEIGHT OF THE STRUCTURE AND PRIOR TO UNDERTAKEN REMOVAL OR INSTALLATION. SEE NOTE 104-08-20 REMOVAL FOR CLOSE TASK

- REQ. 02-0.625 WOOD POST (MIN.) WITH SAWN NOTCH
- REQ. 2"x2"(M) FRAMED RAILS OR FROM 1"x2" (MIN.) WOOD RAILS
- REQ. 1"x1"(M) WIRE MESH (MIN. 14.5 GAUGE) WITH MAXIMUM OPENINGS OF 6" x 6" (MIN. 4" x 4" OPENINGS) OR EQUIVALENT
- REQ. 6 MIL MINIMUM THICKNESS POLYMERIC SHEETING
- REQ. 8 MIL MINIMUM THICKNESS POLYMERIC SHEETING
- REQ. 6 MIL MINIMUM WIDTH TO SEAMS NOTED
- REQ. 6 MIL 6" EMBEDDED BEHIND POSTS (SEE NOTE D)

NOT TO SCALE

STATE OF TENNESSEE DEPARTMENT OF TRANSPORTATION
SILT FENCE
12-16-02 | EC-STR-3B

EROSION CONTROL PLAN LEGEND: * SF * SF * SF * SILT FENCE

AGENDA ITEM NO. 10.D

Item Cover Page

PLANNING & ZONING BOARD AGENDA ITEM REPORT

DATE:	June 18, 2026
SUBMITTED BY:	Braydon Evans, Community Development
ITEM TYPE:	Public Hearings
AGENDA SECTION:	PRESENTATION OF ITEMS
SUBJECT:	VAR-000635-2026 Approval of a variance to Sec. 68-561 to reduce the open space requirement for a new development consisting of three (3) townhomes abutting a public beach.
BACKGROUND:	See attached staff report.
POLICY/PURPOSE:	See attached staff report.
STRATEGIC PLAN RELEVANCE:	NA
ANALYSIS/DISCUSSION:	See attached staff report.
FUNDING:	NA
MOTION:	See attached staff report.

ATTACHMENTS:

1. VAR-000635-2026 Staff Report.pdf
2. Site Plan 10356 Gulf Blvd.pdf
3. Survey.pdf
4. Variance Application Redacted.pdf

CITY OF TREASURE ISLAND
COMMUNITY DEVELOPMENT DEPARTMENT
10451 GULF BLVD
TREASURE ISLAND, FL 33706
(727) 547-4575

PLANNING AND ZONING BOARD
VARIANCE REQUEST
CASE NO.: VAR-000635-2026
JUNE 18, 2026

DESCRIPTION	Approval of a variance to Sec. 68-561 to reduce the open space requirements for a new development consisting of three (3) townhomes abutting a public beach.
SITE LOCATION:	10356 Gulf Blvd
PARCEL ID #:	26-31-15-78786-001-0010
LEGAL DESCRIPTION:	SAWYER & HARRELL'S ADD BLK 1, LOT 1 LESS RD R/W ON E PER DEED BK 462/305 TOGETHER WITH VAC 30FT RD R/W ADJ ON W PER DEED BK 665/375 & ALSO TOGETHER WITH LOT 1, BLK K OF TREASURE ISLAND, CITY OF
PROPERTY OWNER:	Properties of TI LLC 310 Orange St Ste 356 Ozona, FL 34660-9715
PROJECT SITE:	

GENERAL INFORMATION:

Future Land Use:	Resort Facilities High (RFH-50)
Zoning:	RFH-50

Adjacent Property (Use):

North:	Multi-Family Residential	East:	Commercial, retail
South:	Multi-Family Residential	West:	Public Beach

Site Area:	9,875 Sq. Ft. (Approx 0.22 Acres)
Flood Zone:	AE-11, Flood Insurance Rate Map Community Panel No. 12103C0194H

REQUEST:

The applicant seeks approval for a variance to Sec. 68-561 to reduce the open space requirement at a proposed development consisting of three (3) townhomes abutting a public beach.

Request	Standard	Proposed	Variance	Magnitude
Open Space	30% of Lot Width – 22.08’	15.7’	6.38’	28.8%

PROPERTY HISTORY/SUMMARY:

The subject property is located on the west side of Gulf Boulevard, abutting a public beach, and is currently vacant following the demolition of five structures that previously contained eight short-term rental units. The applicant is seeking concurrent variance and Site Plan Review approval to construct a townhome development consisting of three (3) units.

The three proposed townhome units have varying individual widths of less than 20 feet, resulting in a combined building width of approximately 58 feet. Per Sec. 68-561 of the Land Development Regulations, properties abutting a public beach are required to maintain a total open space between side lot lines of not less than 30 percent of the lot width as measured at the streetside setback line. Based on this measurement, the minimum required open space for the subject property is 22.08 feet. The proposed development provides 15.7 feet of open space between side property lines; the interior side setbacks proposed on both sides of the structure follow the applicable 7.5 foot requirement.

The subject property is irregularly shaped, with a frontage of approximately 73 feet and a rear property line of approximately 96 feet. Per Sec. 68-2, parcel width is measured at the streetside setback line, this methodology does not account for the full buildable area created by the wider rear portion of the lot. This results in an open space requirement that does not accurately reflect the physical condition of the parcel or the density it permits. The irregular configuration permits up to three dwelling units on the subject property, whereas a regularly shaped lot of comparable area would support only two. As such, the open space requirement effectively constrains the maximum development potential that the parcel configuration otherwise permits.

The proposed structure is to be elevated on piers with an open ground level on both the front and rear elevations, preserving views of the adjacent public beach from Gulf Boulevard. Additionally, a seven-foot strip of right-of-way located immediately to the north of the subject property further contributes to beachfront visibility along the corridor, extending from Gulf Boulevard to a dead end with no through access to the beach.

Adherence to the open space standard would require reducing the proposed structure width by a minimum of 6.38 feet. This reduction would eliminate the ability to accommodate side-by-side parking, requiring each unit to rely on a stacked parking configuration to meet the two required spaces per unit. This constraint would be further compounded by the site's position along Gulf Boulevard, where vehicles will back directly into active travel lanes upon exiting.

TREASURE ISLAND CODE OF ORDINANCES:

Per Section 70-221 of the Land Development Regulations, a property owner may request variances from the requirements of this chapter; requests shall be heard by the planning and zoning board. No variance may be granted unless the applicant establishes, through substantial competent evidence, the following criteria:

1. A literal enforcement of the provisions of this article would result in extreme hardship due to the unique nature of the project and the applicant's property.
2. The variance being sought to be granted is the minimum variance that will make possible the reasonable use of the applicant's property; and
3. The granting of the requested variance will be in harmony with the general intent and purpose of the chapter and will not be injurious to the area involved or otherwise detrimental or of adverse effect to public interest and welfare.

TREAURE ISLAND COMPREHENSIVE PLAN:

Approval of the requested variance is consistent with the following goals, policies, or objectives of the City's adopted Comprehensive Plan:

- Goal: The City shall ensure that the residential character of the City is maintained and protected while maximizing the quality of life through the enjoyment of natural and man-made resources by citizens and visitors alike.
    - Policy 1.2.7: The land development regulations shall contain provisions ensuring the compatibility of adjacent land uses and provide for adequate and appropriate buffering.
    - Policy 1.2.10: The land development regulation shall contain provisions encouraging land development which highlights and protects scenic amenities and ensures public access and minimizes human impacts to the waterfront.
    -

CONSISTENCY WITH REVIEW CRITERIA:

The criteria for reviewing a variance for approval or denial is contained in the City of Treasure Island Land Development Regulations – Sec. 70-221. Staff's analysis of the review criteria outlined in the Land Development Regulations is provided below. The applicant's narrative is included in this agenda packet as a separate attachment.

1. ***The variance is in fact a variance as set forth within the land development regulations and within the province of the board or commission based upon the opinion of the city manager or his designee.***
   The variance being requested is set forth within the City's Land Development Regulations and under the purview of the Planning and Zoning Board.

2. ***Special conditions or circumstances exist which are peculiar to the building, structure, or land for which the variance is sought and do not apply generally to buildings, structures, or lands in the same district.***
   The configuration of the subject property results in a significantly wider rear property line than the front property line, this contributes to the applicable open space requirement

which is not congruent with the permitted density of the subject property. Parcels with public beach access along Gulf Blvd, which the subject open space requirements apply to, are generally uniform in shape with front and rear property lines that are consistent in overall width.

3. ***Strict application of the provisions of the land development regulations would not permit the applicant reasonable use of the building, structure, or land.***
   Strict application of the land development regulations would require the applicant to reduce the overall width of the proposed structure, which would inhibit the feasibility of constructing the allowable number of townhouse units permitted at the subject property.

4. ***The peculiar conditions and circumstances existing are not the result of the actions of the applicant, the applicant's agent, or the applicant's predecessors in title.***
   The existing configuration of the subject property is not the result of the actions of the applicant or their agent.

5. ***The variance proposed to be granted is the minimum variance that will make possible the reasonable use of the building, structure, or land.***
   The subject variance request allows the proposed structures to maintain a minimum width that will enable side-by-side parking on the ground level, which will support reasonable use of the property and the uses proposed.

6. ***Owing to special conditions, a literal enforcement would result in unnecessary hardship. Special conditions to be considered pursuant to this section of the land development regulations shall include, but not be limited to, the following circumstances: Redevelopment; Substandard lot(s); Neighborhood character; Public facilities; Architectural and/or engineering considerations.***
   Redevelopment *– The subject application proposes the redevelopment of previously existing developments which did not meet various applicable standards set forth within the Land Development Regulations including building setbacks. With the exception of the subject open space requirement, the proposed redevelopment of the site conforms with all applicable Land Development Regulations*

   Substandard lot(s) *– While the subject property is irregularly shaped, all dimensional aspects of the parcel are consistent with the requirements of the RFH-50 zoning district.*

   Neighborhood character *– The surrounding parcels consists of a mix of uses including tourist accommodations, multi-family residential, and commercial uses.*

   Public facilities *– Not applicable. The requested variance is not connected to a proposed project that involves the development of public parks, public facilities or public utilities.*

   Architectural and/or engineering considerations *– The proposed developments are designed in a manner that will retain scenic qualities of the subject property despite the*

requested reduction to required open space.

7. ***The granting of the variance will be in harmony with the general intent and purpose of this chapter.***
   The granting of this variance is in harmony with the general intent and purpose of this chapter by improving the order and appearance of the City as well as protecting the private property rights and general welfare of the people.

8. ***The granting of the variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.***
   There is no evidence that the proposed variance will create adverse impacts to the adjacent parcels or surrounding neighborhood. A condition of approval is recommended to require that the ground level remains open on the front and rear of the structure to preserve visibility of the adjacent public beach along Gulf Blvd.

STAFF RECOMMENDATION:
Based on the analysis of the criteria above, staff recommends **APPROVAL** of a variance to Sec. 68-541 to reduce the open space requirements for a new development consisting of three (3) townhomes with the following conditions:

1. Variance approval shall be contingent on the approval of a concurrent Site Plan Review (SITE-000620-2026).
2. The front and rear façade shall remain open at the ground level to retain visibility of the adjacent public beach from Gulf Blvd. The addition of garage doors or other types of enclosure shall not be permitted.
3. The proposed structure shall be substantially consistent with the included plans prepared by Nicolas Design & Development LLC.

CITY OF TREASURE ISLAND
PLANNING AND ZONING BOARD
DEVELOPMENT ORDER

HEARING DATE: JUNE 18, 2026
CASE NO. VAR-000635-2026
LOCATION:10356 GULF BLVD
PARCEL ID #: 26-31-15-78786-001-0010
PROPERTY OWNER: PROPERTIES OF TI LLC

The subject application was properly noticed before the Planning and Zoning Board for consideration of the following requests. The property owner / agent was present. The City provided expert testimony from professional staff, which is included in the record.

VARIANCE 1 OF 1

The Planning and Zoning Board has determined that the variance application requesting APPROVAL of a variance to Sec. 68-541 to reduce the open space requirements for a new development consisting of three (3) townhomes abutting a public beach

___ DOES
___ DOES NOT

substantially satisfy the criteria set forth in Sec. 70-221 of the Treasure Island Code of Ordinances as set forth in the quasi-judicial hearing record including the application, staff report, and other record evidence and testimony presented and discussed at the hearing, and:

[ ] APPROVES THE VARIANCE AS REQUESTED
[ ] DENIES THE VARIANCE REQUEST
[ ] CONTINUES THE APPLICATION TO_____
[ ] APPROVES THE VARIANCE REQUEST AS FOLLOWS WITH CONDITIONS

CONDITIONS OF APPROVAL:

1. Variance approval shall be contingent on the approval of a concurrent Site Plan Review (SITE-000620-2026).
2. The front and rear façade shall remain open at the ground level to retain visibility of the adjacent public beach from Gulf Blvd. The addition of garage doors or other types of enclosure shall not be permitted.
3. The proposed structure shall be substantially consistent with the included plans prepared by Nicolas Design & Development LLC.

_____ _____

Chair or Vice Chair
Planning & Zoning Board

Date

ATTEST:

_____

Tia Payton, Deputy Clerk

This Development Order was filed in the office of the City Clerk on this ____ day of _____, 2026.

NOTICE: Persons aggrieved by this final decision by the Planning and Zoning Board may appeal to the Circuit Court on or before thirty (30) days from the date of rendition of this Order pursuant to LDR Section 70-243 (Judicial Remedy) and the Florida Rules of Appellate Procedure.

Attachment 1. Project Location Map

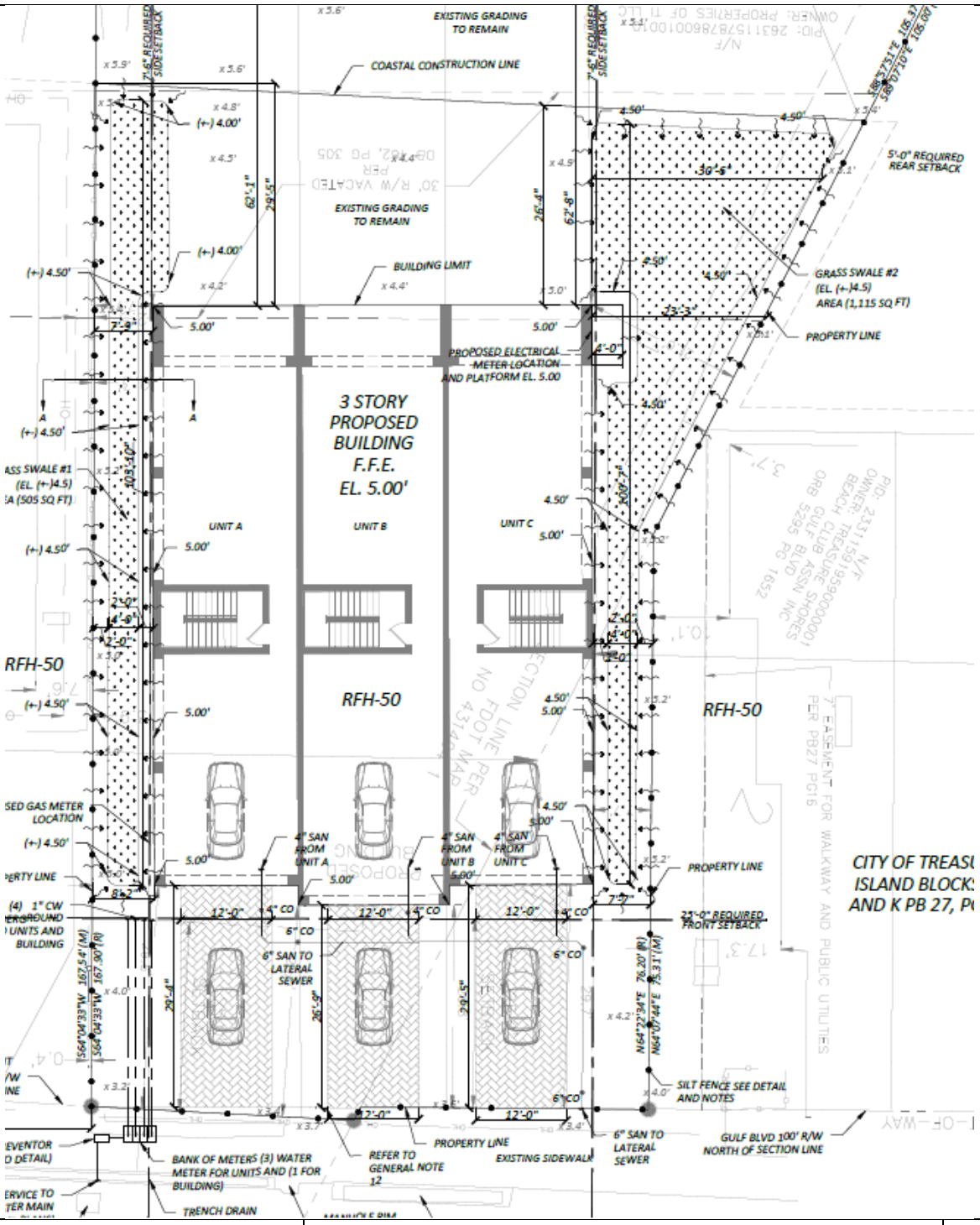
Case No.: SITE-000635-2026
Address: 10356 Gulf Blvd
City of Treasure Island, Florida

N

Attachment 2. Flood Insurance Rate Map

Case No.: SITE-000635-2026
Address: 10356 Gulf Blvd
City of Treasure Island, Florida

N



Attachment 3: Project Site Plan

Case No.: SITE-000635-2026
Address: 10356 Gulf Blvd
City of Treasure Island, Florida

GENERAL NOTES:

1-LEGAL DESCRIPTION
LOT 1, BLOCK 1, OF SAWYER & HARRELL'S ADD. TO BOCA CEIGA PASS SUB., ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 41, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND ALSO THAT TRACT OF LAND LYING WESTERLY OF SAID LOT 1, BLOCK 1, BOUNDED BY THE WESTERLY BOUNDARY OF SAID LOT AND THE NORTHERLY AND SOUTHERLY BOUNDARY LINE OF SAID LOT EXTENDED TO THE WATER OF THE GULF OF MEXICO, AND FURTHER BOUNDED ON ITS WESTERLY SIDE BY THE WATERS OF THE GULF OF MEXICO, TOGETHER WITH RIPARIAN RIGHTS INCIDENT OR APPERTAINING THERETO, LESS, HOWEVER, COUNTY ROAD RIGHT OF WAY OFF THE EASTERLY END OF SAID LOT 1, BLOCK 1, AFORESAID.

AND

LOT 1, BLOCK K, CITY OF TREASURE ISLAND – BLOCKS – J AND K, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 27, PAGES 16 AND 17, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING A TRACT LAND ABUTTING THE NORTHERLY LINE OF THE ABOVE STATED LOT 1, BLOCK 1, OF SAWYER & HARRELL'S ADD. TO BOCA CEIGA PASS SUB., AND FRONTING ON COUNTY ROAD AS AT PRESENT LOCATED, AND KNOWN AS GULF BOULEVARD.

2- THE COORDINATE SYSTEM UTILIZED HEREON IS RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83/2011), AS ESTABLISHED USING THE PUBLIC FLORIDA DEPARTMENT OF TRANSPORTATION'S (FDOT) FLORIDA PERMANENT REFERENCE NETWORK (FPRN) OF FIXED BASE STATIONS. ALL DISTANCES SHOWN HEREON ARE IN US SURVEY FEET, GROUND DISTANCES.

3- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFYING THE LOCATIONS OF EXISTING UTILITIES AND DETERMINING ANY NECESSARY ADJUSTMENTS REQUIRED FOR THE RE-GRADING. IT IS THEIR DUTY TO ENSURE THE SAFE AND PROPER COORDINATION WITH UTILITY PROVIDERS TO AVOID ANY DAMAGES OR DISRUPTIONS DURING THE PROJECT.

4- MAXIMUM GRASS SLOPES SHALL NOT EXCEED 4H:1V.

5- SITE SPECIFIC FACTORS, SUCH AS UNDERGROUND UTILITIES OR UNFORESEEN SITE CONDITIONS, MAY IMPACT THE DESIGN AND SHALL BE ADDRESSED DURING CONSTRUCTION PHASE.

6- PROTECT SODDED AREAS AND RETAIN THE EFFECTIVENESS OF RETENTION BASINS DURING CONSTRUCTION. PREVENT POOR-QUALITY RUNOFF AND SEDIMENT ACCUMULATION. PROMPTLY RE-SOD AFFECTED AREAS AS NEEDED. PLAN SITE CONSTRUCTION SEQUENCE CAREFULLY. COMPLY WITH REGULATIONS.

7- NO WORK SHALL BE COMMENCED UNTIL ALL PERMITS HAVE BEEN OBTAINED FROM THE COUNTY AND OTHER APPROPRIATE AGENCIES.

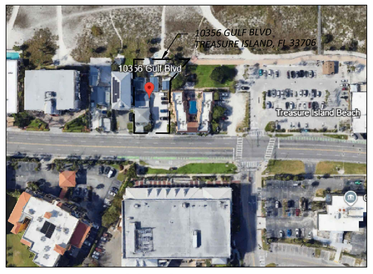
8-BRUSH SHALL BE REMOVED ONLY WITHIN THE AREA TO BE GRADED. NO TREES ARE TO BE REMOVED UNLESS SPECIFICALLY NOTED ON THE PLAN.

9-ALL SLOPES SHALL BE TRIMMED TO A FINISH GRADE TO PRODUCE A UNIFORM SURFACE AND CROSS SECTION. THE SITE SHALL BE LEFT IN A NEAT AND ORDERLY CONDITION. ALL STONES, ROOTS OR OTHER DEBRIS SHALL BE REMOVED AND DISPOSED OF AT A SITE APPROVED BY THE COUNTY.

10-ALL AREAS SHALL BE GRADED TO DRAIN. ALL EARTHEN SWALES SHALL HAVE A MINIMUM LONGITUDINAL SLOPE OF 1%.

11-ALL SLOPES SHALL BE IRRIGATED, STABILIZED, PLANTED AND/OR HYDROSEEDED WITHIN TEN (10) DAYS OF THE TIME WHEN EACH SLOPE IS BROUGHT TO GRADE AS SHOWN ON THE APPROVED GRADING PLAN.

12-PROPOSED DRIVEWAYS SHALL SLOPE AWAY FROM THE BUILDING AND TIE SMOOTHLY INTO EXISTING GRADES AT THE PROPERTY LINE. DRIVEWAY SLOPES SHALL NOT EXCEED 10% MAXIMUM AND SHALL MAINTAIN POSITIVE DRAINAGE TOWARD GULF BOULEVARD. EXISTING SIDEWALK ELEVATIONS. DRIVEWAY SHALL BE DESIGNED IN ACCORDANCE WITH CITY OF TREASURE ISLAND TERRAIN MODIFICATION MANUAL.



LOCATION MAP
SCALE N.T.S.

PARCEL INFORMATION:

PARCEL NUMBER: 26-31-15-78786-001-0010

OWNER:
PROPERTIES OF TI LLC

PROPERTY USE:
VACANT COMMERCIAL LAND

SITE ADDRESS:
10356 GULF BLVD
TREASURE ISLAND, FL 33706

MAILING ADDRESS:
310 ORANGE ST STE 356
OZONA, FL 34660-9715

SCOPE OF WORK:

THE SCOPE OF WORK INCLUDES THE GRADING PLAN FOR THE DISTURBED AREA AROUND THE PROPOSED IMPROVEMENTS. EXISTING ELEVATIONS HAVE BEEN PROVIDED BY CERTIFIED SURVEY, CONTRACTOR TO VERIFY ON FIELD.

IMPERVIOUS ELEMENT		
KEY	NAME	AREA
1	UNIT A	1,353 S.F.
1	UNIT B	1,406 S.F.
3	UNIT C	1,353 S.F.
4	DRIVEWAY AREA	1,092 S.F.
GRAND TOTAL		5,204 S.F.

SITE DATA BREAKDOWN:

POST-DEVELOPMENT (PROPOSED) AREAS:
TOTAL PROPERTY AREA: 14,689 SF
IMPERVIOUS AREA: 5,204 SF
PERVIOUS AREA: 9,485 SF
PERVIOUS AREA (%): 65 %

LEGEND:

- GRASS
- EXISTING GRADING / WATER FLOW
- PROPOSED GRADING / WATER FLOW
- x XX.X' EXIST. GROUND ELEVATION

STORMWATER RETENTION CALCULATIONS

PROPOSED STORMWATER MANAGEMENT:

THE PROPOSED STORMWATER SYSTEM CONSISTS OF TWO SHALLOW VEGETATED SWALES DESIGNED TO PROVIDE ON-SITE DEPRESSIONAL STORAGE, MAINTAIN HISTORICAL DRAINAGE PATTERNS TO THE EXTENT PRACTICABLE, AND PREVENT ADVERSE RUNOFF IMPACTS TO ADJACENT PROPERTIES. SWALES ARE DESIGNED WITH A MINIMUM PONDING DEPTH OF 6 INCHES AND SIDE SLOPES NO STEEPER THAN 4H:1V, CONSISTENT WITH CHAPTER 76 REQUIREMENTS. STORMWATER RUNOFF SHALL BE DIRECTED TOWARD THE PROPOSED SWALES PRIOR TO OVERFLOW ROUTING TOWARD THE PUBLIC RIGHT-OF-WAY. FINAL GRADING AND SPOT ELEVATIONS SHALL CONFIRM POSITIVE DRAINAGE. BOTTOM OF PROPOSED SWALES SHALL BE A MINIMUM OF 12 INCHES ABOVE SEASONAL HIGH GROUNDWATER, SUBJECT TO FIELD VERIFICATION AND/OR AVAILABLE GEOTECHNICAL DATA.

REQUIRED RETENTION VOLUME

IMPERVIOUS AREA = 5,204 SF

VR = AI / 12
VR = 5,204 / 12 = 434 CF

REQUIRED RETENTION VOLUME = 434 CF

PROVIDED STORAGE

SWALE BOTTOM STORAGE

SWALE #1
392 SF × 0.5 FT = 196 CF

SWALE #2
950 SF × 0.5 FT = 475 CF

BOTTOM STORAGE SUBTOTAL = 671 CF

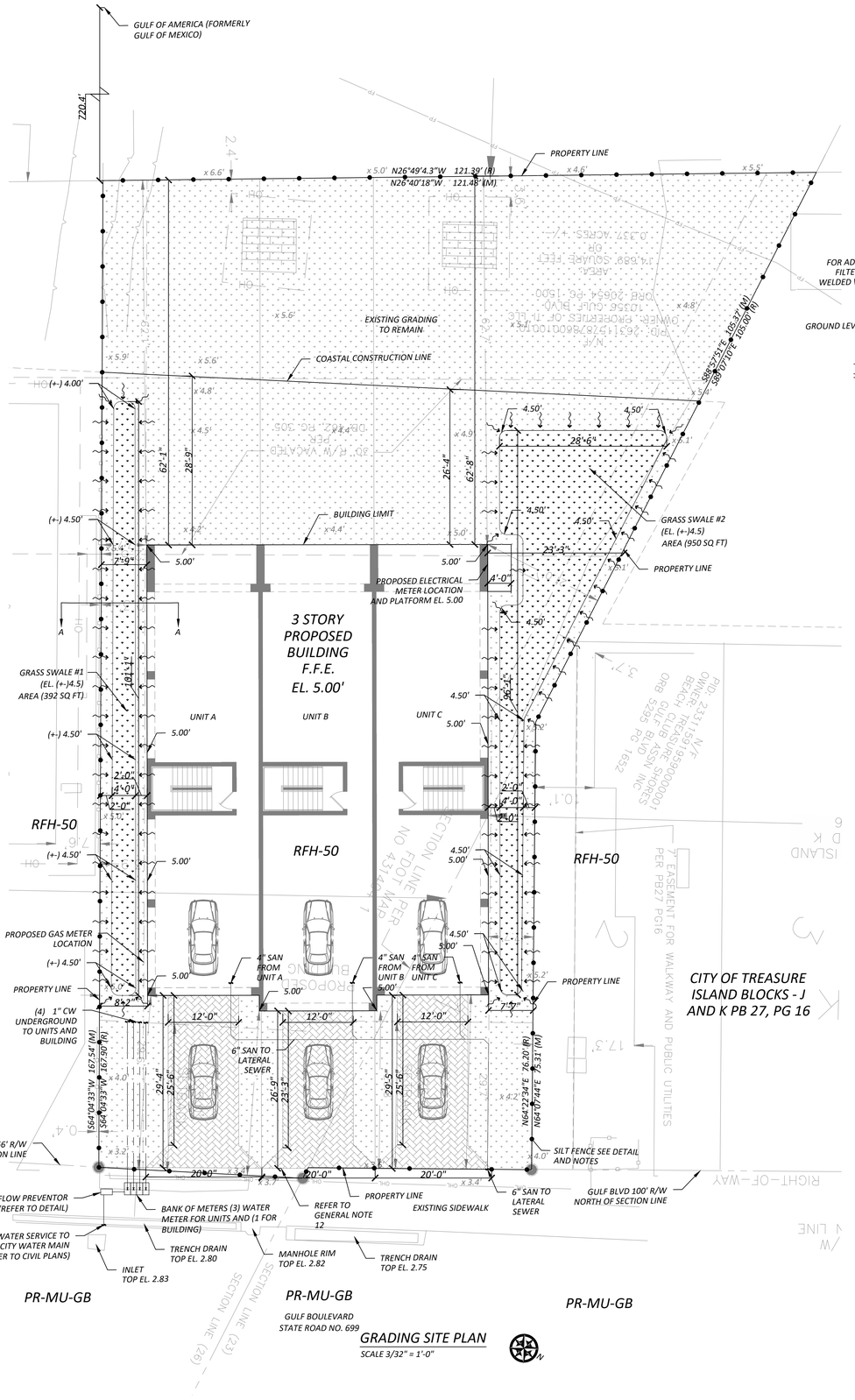
SIDE SLOPE STORAGE

4H:1V SIDE SLOPES, 2 FT EACH SIDE, ~100 LF TOTAL SWALE LENGTH

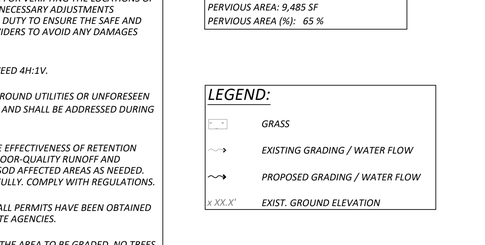
1.0 CF/LF × 100 LF = 100 CF

TOTAL PROVIDED STORAGE

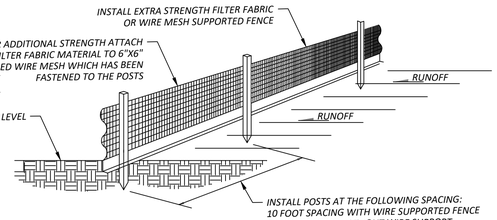
TOTAL STORAGE = 671 CF + 100 CF
TOTAL PROVIDED = 771 CF



GRADING SITE PLAN
SCALE 3/32" = 1'-0"



TYPICAL GRASS SWALE
SECTION A-A SHOWN AND OTHER SIMILAR SCALE N.T.S.



SILT FENCE INSTALLATION DETAIL
N.T.S.

SILT FENCE AND POST INSTALLATION NOTES:

1.THE HEIGHT OF THE SILT FENCE SHALL BE INSTALLED AT A MINIMUM OF 24 INCHES BUT SHALL NOT EXCEED 36 INCHES.

2.THE FILTER FABRIC MATERIAL SHALL BE PURCHASED IN A CONTINUOUS ROLL IN ORDER TO BE ABLE TO CUT THE ENTIRE REQUIRED LENGTH IN ONE PIECE AND AVOID THE USE OF JOINTS.

3.WHEN STANDARD STRENGTH FILTER FABRIC MATERIAL IS USED, A WELDED WIRE MESH SUPPORT SHALL BE FASTENED SECURELY TO THE UP SLOPE SIDE OF THE FENCE POSTS BY USING EITHER HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH LONG, TIE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES AND SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE.

4.THE FILTER FABRIC MATERIAL SHALL BE EITHER STAPLED OR WIRED TO THE FENCE POSTS AND 12 INCHES OF THE FABRIC SHALL BE EXTENDED AT THE BOTTOM INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE GROUND SURFACE.

5.A 6"x6" TRENCH SHALL BE CONSTRUED ALONG THE BOTTOM OF THE ENTIRE LINE OF FENCE POSTS AND UP SLOPE FROM THE BARRIER IN ORDER TO BURY THE BOTTOM 12 INCHES OF THE FILTER FABRIC MATERIAL. THE TRENCH SHALL BE BACK FILLED AND THE SOIL COMPACTED OVER THE FILTER FABRIC.

6.THE FENCE POSTS SHALL BE INSTALLED AT A MAXIMUM OF 10 FEET APART AND DRIVEN SECURELY INTO THE GROUND FOR A MINIMUM OF 12 INCHES WHEN THE FILTER FABRIC IS USED WITHOUT WIRE MESH SUPPORT. IF WIRE SUPPORT IS USED THEN THE FENCE POSTS SHALL BE SPACED AT A MAXIMUM OF 6 FEET APART.

7.WHEN INSTALLING TWO SILT FENCES AROUND THE PERIMETER, PLACE THE POSTS OF THE SECOND FENCE INSIDE THE POSTS OF THE FIRST FENCE. ROTATE BOTH FENCE POSTS AT A CLOCKWISE DIRECTION IN ORDER TO CREATE A TIGHT SEAL. FOLLOW ALL OTHER STANDARD INSTALLATION REQUIREMENTS.

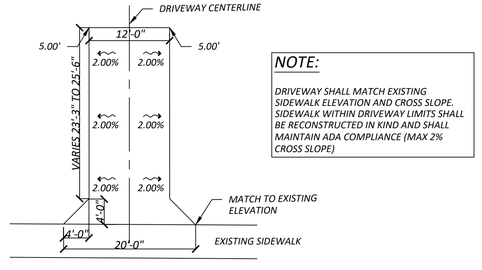
ESTIMATED WATER CONSUMPTION / SEWAGE DISCHARGE:

ESTIMATED WATER CONSUMPTION / SEWAGE DISCHARGE

UNIT A: 460 GPD
UNIT B: 460 GPD
UNIT C: 460 GPD

TOTAL WATER CONSUMPTION: 1,380 GPD
TOTAL SEWAGE DISCHARGE: 1,380 GPD

NOTE: ESTIMATED FLOWS BASED ON CONSERVATIVE RESIDENTIAL DESIGN CRITERIA FOR APPROX. 2,700 SF, 5-BEDROOM EQUIVALENT DWELLING UNITS.



DRIVEWAY DETAIL (TYP.)
N.T.S.

NOTE:

DRIVEWAY SHALL MATCH EXISTING SIDEWALK ELEVATION AND CROSS SLOPE. SIDEWALK WITHIN DRIVEWAY LIMITS SHALL BE RECONSTRUCTED IN KIND AND SHALL MAINTAIN ADA COMPLIANCE (MAX 2% CROSS SLOPE)

PROJECT NAME

PARK RESIDENCE

PROJECT ADDRESS

10356 GULF BLVD.
TREASURE ISLAND,
FL 33706

OWNER

WINWAY HOMES

REVISION SCHEDULE

MARK	DESCRIPTION	DATE

The design(s) depicted and specified on these drawings are protected under the copyright laws of the United States as an engineering work and are the property of Bayon Engineering LLC.

Use or reproduction without the written consent of Bayon Engineering LLC is permitted by contract only. Any changes to these drawings, or construction executed from them without the written consent of Bayon Engineering LLC, shall automatically render Bayon Engineering LLC harmless from any liability claims, suits, or litigation by any interested parties.

BAYON Engineering LLC

JOSE A. BERUFF LICENSE No 95609 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Jose A Beruff Perez
Date: 2026.04.20 21:27:21-04'00'

This item has been digitally signed and sealed by Jose A. Beruff on the date adjacent to the seal.

Signature must be verified on any electronic copies.

PROFESSIONAL ENGINEER
JB STRUCTURES LLC
Jose A. Beruff Perez
Engineer of Record
PE Lic No. 95609

JB STRUCTURES

PROJECT NO.

DATE
03.15.2026

SCALE
INDICATED

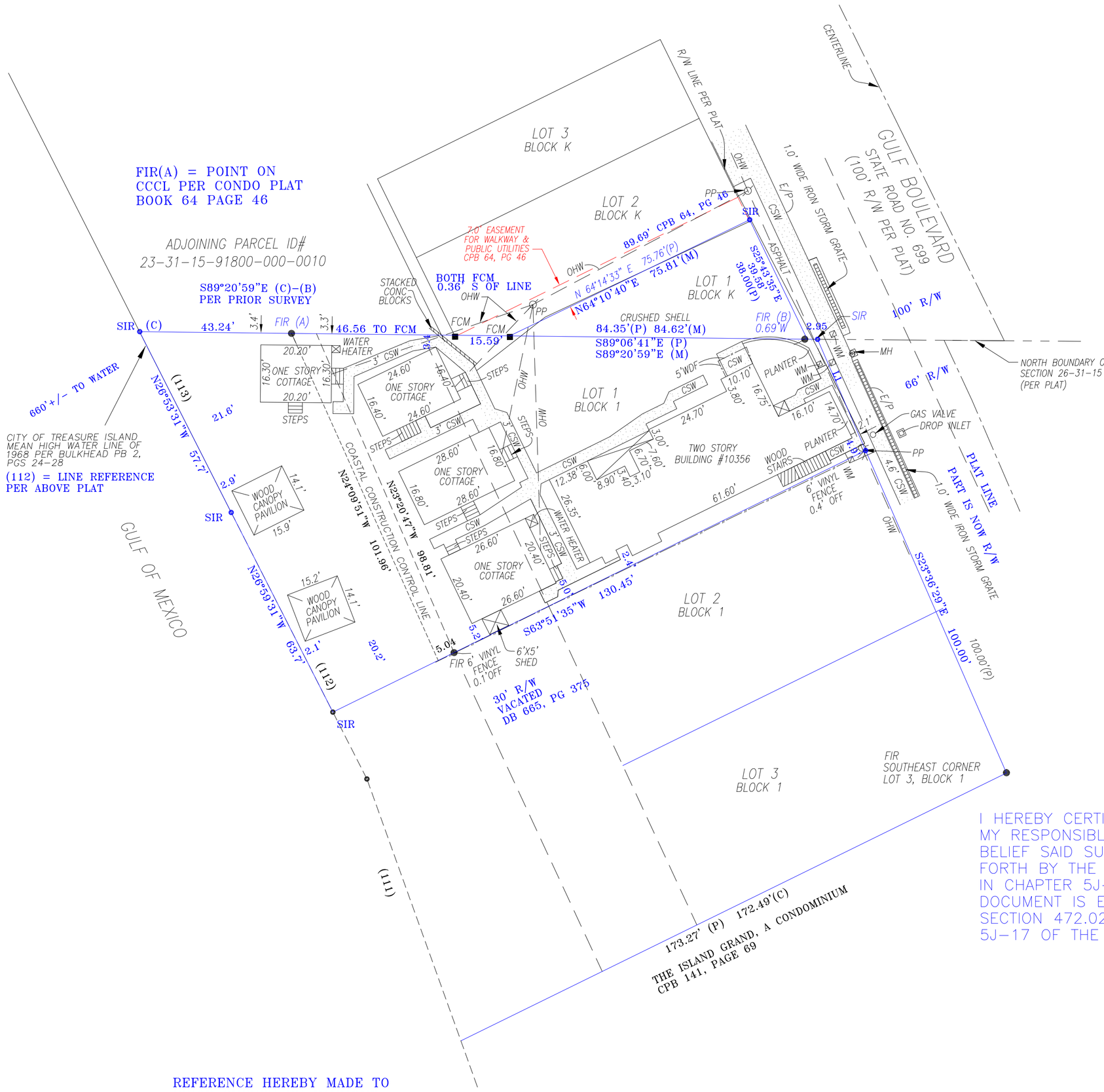
SHEET TITLE
GRADING AND DRAINAGE SITE PLAN

SHEET NO.
C-100

LEGAL DESCRIPTION:

LOT ONE (1) OF BLOCK ONE (1) OF SAWYER & HARRELL'S ADDITION TO BOCA CEIGA SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3 ON PAGE 41, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; AND ALSO THAT TRACT OF LAND LYING WESTERLY OF SAID LOT ONE (1) OF BLOCK ONE (1), BOUNDED BY THE WESTERLY BOUNDARY OF SAID LOT AND BY THE NORTHERLY AND SOUTHERLY BOUNDARY LINES OF SAID LOT EXTENDED TO THE WATER OF THE GULF OF MEXICO, AND FURTHER BOUNDED ON IT'S WESTERLY SIDE BY THE WATERS OF THE GULF OF MEXICO, TOGETHER WITH RIPARIAN RIGHTS INCIDENT OR APPERTAINING THERETO; LESS, HOWEVER, COUNTY ROAD RIGHT OF WAY OFF THE EASTERLY END OF SAID LOT ONE (1) OF BLOCK ONE (1) AFORESAID;
AND ALSO LOT ONE (1) OF BLOCK K, REVISED MAP OF THE CITY OF TREASURE ISLAND, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 27, ON PAGES 16 AND 17, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING A TRACT OF LAND ABUTTING THE NORTHERLY LINE OF THE ABOVE STATED LOT ONE (1) OF BLOCK ONE (1) OF SAWYER & HARRELL'S ADDITION TO BOCA CIEGA SUBDIVISION AND FRONTING ON COUNTY ROAD AS AT PRESENT LOCATED, AND KNOWN AS GULF BOULEVARD.

CONTAINING 14719.5 OR 0.338 ACRE, MORE OR LESS



CERTIFIED EXCLUSIVELY TO THE BELOW PARTIES:

CHARLES PARK

I HEREBY CERTIFY THAT THIS SKETCH OF SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND TO THE BEST OF MY KNOWLEDGE AND BELIEF SAID SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE FURTHER , THIS DOCUMENT IS ELECTRONICALLY SIGNED AND SEALED PURSUANT TO SECTION 472.027, OF THE FLORIDA STATUTES AND CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATION CODE.

Surveyor & Mapper Number 4636
DATE OF FIELD WORK: 7-28-19

BILL H HYATT
2019.07.30
16:58:22
-04'00'

FLORIDASURVEYOR@AOL.COM BILL HYATT

NOTE: 1-PROPERTY LINES AND OR IMPROVEMENTS SHOWN WERE PHYSICALLY LOCATED BY FIELD SURVEY; 2-MONUMENTS FOUND OR SET ARE SHOWN, CALCULATED LINES AND INFORMATION IS NOTED BY (C); 3-COMPUTATIONS OF LINES AND OR DATA NOT FOUND ARE SHOWN AS (C); 4- ACCURACIES OBTAINED IN THIS SURVEY IS GREATER THAN (RURAL) 1' IN 5000', (SUBURBAN) 1' IN 7500', (COMMERCIAL) 1' IN 10,000'; 5-PRIOR TO SURVEY INFORMATION OBTAINED WAS LEGAL DESCRIPTION FROM CLIENT OR FROM PUBLICLY PUBLISHED COUNTY TAX COLLECTOR SITE, RECORDED PLATS AND OR SECTION CORNER RECORDS IF APPLICABLE; 6-IF ONLY A DIGITAL SURVEY COPY IS REQUIRED A SURVEY REPORT WILL BE PLACED IN FILE. THE DIGITAL SURVEY IS NOT FULL AND COMPLETE WITHOUT THE SURVEY REPORT FILE.

UNLESS STATED OTHERWISE, THIS SURVEY IS AN AS-BUILT SURVEY SHOWING ON SITE VISIBLE ABOVE GROUND IMPROVEMENTS IN RELATION TO SURVEY MARKERS FOUND, SAID MARKERS ARE NOTED ON SURVEY DRAWING.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE CURRENT OWNERS OF THE PROPERTY AND ALSO THOSE WHO PURCHASE, MORTGAGE OR GUARANTEE THE TITLE THERETO WITHIN ONE YEAR OF THE FIELD DATE NOTED ON THIS SURVEY.

(C) 2019 COVERED ENTRANCE (E) SCREEN ENCLOSED AREA (P) SCREEN ENCLOSED WITH POOL —x—x— CHAIN LINK FENCE —/—/— WOOD FENCE

NOTES: (1) IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE IF LOCATION OF EASEMENTS OR RIGHTS-OF-WAY OF RECORD OTHER THAN THOSE ON RECORD PLATS, IS REQUIRED, THIS INFORMATION MUST BE FURNISHED TO THE SURVEYOR AND MAPPER. (2) IF APPLICABLE, FENCES SHOWN MEANDER ON OR OFF LINES. (APPROX.) (3) NO EXCAVATION OR MAPPING OF UNDERGROUND IMPROVEMENTS HAS BEEN PERFORMED. (4)CORNER MARKERS ARE 1/2" DIAMETER UNLESS NOTED OTHERWISE.
BASIS OF BEARINGS IS R/W LINE (USING PLAT BEARING OR ASSUMED) UNLESS NOTED OTHERWISE

LEGEND: (C) = CALCULATED, C# = CURVE NUMBER , CB= CABLE BOX, LP= LIGHT POLE, C/S = CONCRETE SLAB, CLF = CHAIN LINK FENCE, CONC = CONCRETE CSW = CONCRETE SIDEWALK, (D) = DEED, DE = DRAINAGE EASEMENT, EB= ELECTRIC BOX, EOW = EDGE OF WATER, E/P = EDGE OF PAVEMENT, (F) = FIELD/C = FENCE CORNER, FCR = FIR CAPPED, FXC = FOUND X CUT, FCM = FOUND CONCRETE MONUMENT, FIP = FOUND IRON PIPE, FIR = FOUND IRON ROD, FN = FOUND NAIL, FND = FOUND NAIL & DISK GA = GUY ANCHOR, ID = IDENTIFICATION, (M) = MEASURED, MH = MANHOLE, NCF = NO MARKER FOUND, OHW = OVERHEAD WIRE, O/A = OVER ALL, (P) = PLAT, P/E=POOL EQUIP. PP = POWER POLE, POB = POINT OF BEGINNING, POC = POINT OF COMMENCEMENT, PRM = PERMANENT REFERENCE MONUMENT, R/W = RIGHT OF WAY, SIR = SET 1/2" IRON ROD LB 6912, SND = SET NAIL AND DISK LB 6912, TNF= TRANSFORMER, TOB = TOP OF BANK, TP= PHONE PEDESTAL, UE = UTILITY EASEMENT, WM = WATER METER,WOF = WOOD FENCE

0 10 20 40
SCALE: 1"=20'

REFERENCE HEREBY MADE TO PRIOR SURVEY BY RAYMOND THOMPSON PLS 4530, LB 7306 DATED 08/06/2004

FILE NAME:	KNOW IT NOW, INC.	BOUNDARY SURVEY	NO. / DATE
DRAWN	(2011 HEIDELBERG AVE) MAIL = 1497 MAIN ST. #321	10356 GULF BOULEVARD	
CHECKED	DUNEDIN, FLORIDA, USA 34698	TREASURE ISLAND, FLORIDA 33706	
Q.C.	VOICE 727-415-8305 FAX 727-736-2455 INTERNET KNOWITNOW.COM		

TREASURE ISLAND
FLORIDA

Case Number: _____

City of Treasure Island Planning and Zoning Board or City Commission Review Application

Property Owner(s): Properties of TI LLC/Charles Park

Agent: WINWAY HOMES LLC

Address: 310 Orange St #356, Ozona, FL 34660

Address: 6675 13Th Ave N STE 2C St Pete FL 33710

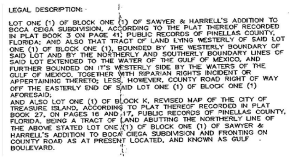
Phone: [redacted]

Phone: [redacted]

Email: [redacted]

Email: [redacted]

Complete legal description of property:


LEGAL DESCRIPTION:
LOT ONE (1) OF BLOCK ONE (1) OF SAWYER & HARRELL'S ADDITION TO BOCA CIEGA SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3 ON PAGE 41, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; AND ALSO THAT TRACT OF LAND LYING WESTERLY OF SAID LOT ONE (1) OF BLOCK ONE (1), BOUNDED BY THE WESTERLY BOUNDARY OF SAID LOT AND BY THE NORTHERLY AND SOUTHERLY BOUNDARY LINES OF SAID LOT EXTENDED TO THE WATER OF THE GULF OF MEXICO, AND FURTHER BOUNDED ON IT'S WESTERLY SIDE BY THE WATERS OF THE GULF OF MEXICO, TOGETHER WITH RIPARIAN RIGHTS APPURTENANT OR APPERTAINING THERETO; LESS, HOWEVER, COUNTY ROAD RIGHT OF WAY OFF THE EASTERLY END OF SAID LOT ONE (1) OF BLOCK ONE (1) AFORESAID;
AND ALSO LOT ONE (1) OF BLOCK K, REVISED MAP OF THE CITY OF AND ALSO ISLAND, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 10, ON PAGES 16 AND 17, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING A TRACT OF LAND ABUTTING THE NORTHERLY LINE OF THE ABOVE STATED LOT ONE (1) OF BLOCK ONE (1) OF SAWYER & HARRELL'S ADDITION TO BOCA CIEGA SUBDIVISION AND FRONTING ON COUNTY ROAD AS AT PRESENT LOCATED, AND KNOWN AS GULF BOULEVARD.

Development Name: Seahorse Beachfront of Treasure Island

Site Location/Address: 10356 Gulf Blvd, Treasure Island, FL 33706

Area of Development (Acreage or Sq. Ft.): 9,875 SqFt

Parcel Identification Number(s): 26-31-15-78786-001-0010

Application Request:

Allow a side setback to 7.5ft on each side in accordance with the primary building setback rather than full application of the "Alternate Setback System" for properties bordering on the Gulf of Mexico or public beach.

DRC Meeting Date: March 26, 2025 and July 30th 2025

Future Land Use Designation: RFH-50 Zoning District: Resort Facilities High

I certify that I have reviewed the Land Development Regulations and that my submission meets all requirements. The only exceptions are those items to which I am requesting variances to or waivers from certain sections of the code and understand they must be listed on the plans individually and on the attached transmittal. I understand that if an item does need a variance, it will be necessary to file through the appropriate review entity.

Signature Must be original (No copies, scans, faxes, or e-mails)

Matthew Carr
Owner/Agent

04/21/2026
Date

TREASURE ISLAND
FLORIDA

Variance Application Checklist

A Development Review Committee (DRC) meeting with staff is required prior to the submission of any application to the Community Development Department

Complete Application to Planning and Zoning Board or City Commission	☐
Variance Application Fee: Single Family (First Variance): $350 Each Additional Variance: $100 Multifamily, Commercial, Institutional (First Variance): $500 Each Additional Variance: $100	☐
Proof of ownership of the property: i.e. deed, title abstract, etc.	☐
For LLC's, HOA's and other corporations - articles of organization, annual report, etc. showing designated member. A designated person must be the one to sign the application or affidavit to authorize agent.	☐
Affidavit to authorize agent (if anyone other than the designated property owner is submitting the application).	☐
A written narrative identifying how the proposed variance request(s) meets all hardship criteria in Treasure Island Code of Ordinances Sec. 70-221(4)(a-h), or Sec. 69-91(a-3) for marine variances.	☐
Signed and Sealed boundary survey of the property, to scale in digital (PDF) or physical (print) format *2 physical (24" x 36") signed and sealed copies may be required upon request by staff*	☐
Signed and Sealed site plan drawing to scale in digital (PDF) or physical (print) format showing the proposed structure or other developments being requested of the property *2 physical (24" x 36") signed and sealed copies may be required upon request by staff*	☐
Optional – any other documentation in support of your variance request (ex: photographs, elevation drawings, etc.).	☐

**For development projects that require submission of a separate, complete site plan application packet, copies of the boundary survey and site plan drawings do not need to be provided with the variance application packet.

Once your application is received, the Community Development Department will review the application for completeness within 30 days (per Fla. Stat.).

If the application is deemed complete by staff → you will be notified of your scheduled Planning & Zoning Board/City Commission hearing date and time, and next steps in the process which will include the applicant mailing a notice to all surrounding properties within a 200 ft. radius.

If the application is incomplete → you will be notified which items must be provided or corrected prior to referral to the Planning & Zoning Board/City Commission.

TREASURE ISLAND
FLORIDA

Case Number: _____

Variance Request Narrative Form

Applicant Name: Properties of TI LLC/Charles Park

Property Address: 10356 Gulf Blvd, Treasure Island, FL 33706

Application Request: _____

The planning and zoning board shall authorize, in specific cases, such variance from the terms of the land development regulations as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provisions of the land development regulations will result in unnecessary hardship.
The City Commission has the power to grant variances to accessory structures per subsection 68-460(3), density, parking (number or size of spaces), building height, and waterfront yards abutting the Gulf of Mexico or public beach.
The City Commission or the Planning and Zoning Board considers the following criteria to determine if a hardship exists (LDR Sec. 70-221).
All requests shall be valid for one year. To remain in effect after one-year, one of the following must have occurred:
1. An extension of time has been approved by the approving body;
2. Building permits relating to the requested variance have either been applied for or granted; or
3. A site plan review relating to the requested variance has been applied for or approved by the planning and zoning board.
Any requests for an extension of time relating to a variance must be in writing and received by the City Manager or designee at least three weeks prior to its expiration date in order for the request to be placed on the approving body's agenda.
The following narratives must be completed by the applicant as they relate to the variance request prior to submitting the completed application packet to the Community Development Department. Be specific in your narratives.
For any questions please email zoning@mytreasureisland.org

1. **The variance must be in fact a variance as set forth within the Land Development Regulations and within the province of the board or commission based upon the opinion of the city manager or his designee. (example: a five-foot variance to reduce the waterfront setback on a specific address from 15 feet to 10 feet.) Please state the specific variance request(s).**
   Allow a side setback to 7.5ft on each side in accordance with the primary building setback rather than full application of the "Alternate Setback System" for properties bordering on the Gulf of Mexico or public beach.

2. **State the special conditions or circumstances exist which are peculiar to the building, structure, or land for which the variance is sought and do not apply generally to buildings, structures, or lands in the same district.**
   The lot has an unusually shape the angles wider on one side allowing for a portion of the side setback to be 2x or 3x the 7.5ft. Also the proposed town homes would be on open piers allowing for Gulf views throughout the entire 1st level

TREASURE ISLAND
FLORIDA

3. **State the strict application of the provisions of the Land Development Regulations which would not permit the applicant reasonable use of the building; structure, or land.**

In accordance with the Alternate Setback System, the minimum open space shall be determined as 30% of the total width of the property. In our case, 30% of the total lot width equals 22.10', which would limit the width of the new building, and would limit its use to a maximim of two townhomes. This would limit short-term rental income and make redevelopment not economically viable as prior to the hurricane it had 8 units.

4. **State the peculiar conditions and circumstances existing which are not the result of the actions of the applicant, the applicant's agent, or the applicant's predecessors in title.**

The property was originally developed as five separate buildings containing a total of eight short-term rental units. Following the extensive damage caused by Hurricane Helene, all existing structures were required to be demolished. We are now seeking approval to rebuild the property in compliance with current city building codes, with the goal of restoring the operation of our small family-run business and resuming the income necessary to support it.

5. **Is the variance proposed to be granted the minimum variance that will make possible the reasonable use of the building, structure, or land? Please explain.**

Yes, the variance requested is the minimum necessary to allow reasonable use of the property. The limited setback adjustment is needed to accommodate the construction of three townhome units, replacing the prior 8 units layout lost due to hurricane damage. Without this adjustment, the site's constraints would prevent a viable rebuild. The request is modest and intended only to restore a functional and sustainable use of the property.

6. **Owing to special conditions, a literal enforcement would result in unnecessary hardship. Special conditions to be considered pursuant to this section of the Land Development Regulations shall include, but not limited to, the following circumstances:**

A. **Redevelopment. Does the proposed project involve the redevelopment or utilization of an existing developed or partially developed site?**

Yes. The property was previously improved with multiple structures containing short-term rental units, all of which were demolished due to severe hurricane damage. The current request seeks to redevelop the site in compliance with current regulations, making use of an already developed parcel.

B. **Substandard lot(s). Does the proposed project involve the utilization of an existing legal nonconforming lot(s)?**

No.

C. **Neighborhood character. Does the proposed project promote the established development pattern of a block face, including setbacks, building height, and other dimensional requirements?**

The design of the three townhomes reflects the existing character of the neighborhood, including similar building scale, height, and overall layout. While a modest side setback variance is requested, the overall development remains in line with nearby properties and does not introduce any incompatible features. Also the open piers allow for enhanced views of the Gulf & beach superior to the adjacent properties.

D. **Public facilities. Does the proposed project involve the development of public parks, public facilities or public utilities?**

No.

E. **Architectural and/or engineering considerations. Does the proposed project utilize architectural and/or engineering features that would render the project more disaster resistant?**

The redevelopment will be constructed in full compliance with current building codes, including updated structural, elevation, and wind-load requirements. The structure is going to be built with break away construction, deep piles and concrete for the entire super structure far superior to any of the adjacent properties.

7. **Will the granting of this variance(s) be in harmony with the general purpose and intent of this chapter (LDR-Division 3-Variances)?**

The request is limited in scope and necessary to allow a reasonable redevelopment of an existing, previously developed property. It supports the intent of the code by enabling compliance with current building standards, improving safety and resilience, and maintaining compatibility with the surrounding neighborhood, while not granting any excessive or unwarranted relief. The open pier design provides greater views to the public then even what the current zoning would offer.

8. **Will the granting of the variance(s) not be injurious to the neighborhood or otherwise detrimental to the public welfare?**

The requested side setback adjustment is modest and will not negatively impact adjacent properties or alter the character of the area. The redevelopment will comply with current building codes, improving safety, structural integrity, and storm resilience compared to the previous structures. Overall, the project represents a responsible reinvestment in the property that benefits both the neighborhood and the broader community.

AGENDA ITEM NO. 10.E

Item Cover Page

PLANNING & ZONING BOARD AGENDA ITEM REPORT

DATE:	June 18, 2026
SUBMITTED BY:	Braydon Evans, Community Development
ITEM TYPE:	Public Hearings
AGENDA SECTION:	PRESENTATION OF ITEMS
SUBJECT:	SITE-000433-2024 Approval of a Site Plan Review for the reconstruction of a commercial gas station and related infrastructure located within the PR-MU Gulf zoning district.
BACKGROUND:	See attached staff report.
POLICY/PURPOSE:	See attached staff report.
STRATEGIC PLAN RELEVANCE:	NA
ANALYSIS/DISCUSSION:	See attached staff report.
FUNDING:	NA
MOTION:	See attached staff report.

ATTACHMENTS:

1. Staff Report - SITE-000433-2024.pdf
2. Civil Plans.pdf
3. Dry Floodproofing Calculations.pdf
4. Landscape Plan.pdf
5. Application_Redacted.pdf
6. Rally Sign Package.pdf
7. SWFWMD approval - Permit not required.pdf
8. Height Variance -Signed Development Order.pdf
9. Setback Variances Signed Development Order.pdf
10. Post Active Remediation Groundwater Monitoring Report.pdf

CITY OF TREASURE ISLAND
COMMUNITY DEVELOPMENT DEPARTMENT
10451 GULF BLVD
TREASURE ISLAND, FL 33706
(727) 547-4575

PLANNING AND ZONING BOARD
SITE PLAN REVIEW
CASE NO.: SITE-000433-2024
JUNE 18, 2026

DESCRIPTION	Approval of a Site Plan Review for the reconstruction of a commercial gas station and related infrastructure located within the PR-MU Gulf zoning district.
SITE ADDRESS:	10801 Gulf Blvd.
PARCEL ID #:	23-31-15-91836-008-0010
LEGAL DESCRIPTION:	TREASURE ISLAND, CITY OF BLK 8, LOT 1 LESS THAT PART DESC BEG MOST W'LY COR OF SD LOT 1 TH N64D14'33"E 125FT TO MOST E'LY COR OF LOT 2 TH S25D45'27"E 2FT TH S64D14'33"W 124.13FT TO W'LY LOT LINE TH NW'LY 2.18FT TO POB
PROPERTY OWNER:	CARACARA LLC 2865 Executive Dr Clearwater, FL 33762-3316
AGENT:	Infiniti Engineering Group 1208 E Kennedy Blvd Tampa, FL 33602

GENERAL INFORMATION:

Zoning: Planned Redevelopment Mixed Use Gulf Blvd (PRMU-G)

Adjacent Property (Use):

North: Commercial, Retail
East: Hotel/Motel
South: Commercial, Vacant
West: City of Treasure Island Public Works Yard

Site Area: 23,779 Sq. Ft. (Approx 0.54 Acres)

Flood Zone: AE-10, Flood Insurance Rate Map Community Panel No. 12103C0194H

PROPERTY HISTORY:
Property records indicate the subject property was originally developed prior to 1956 with a vehicle service station and retail convenience store. On September 21, 2000 a site plan review (PZ-2000-23-SR) to redevelop the existing uses was approved at the subject property in addition to various setback encroachment variances which are no longer applicable under the current Land Development Regulations. On April 21, 2005, the Planning and Zoning Board approved a site plan modification to allow a free-standing ATM machine and to add 18 sq ft of landscaping (PZ-2004-45-SR).

Between 1994 and 2022 three discharges related to groundwater or soil contamination were reported at the subject property. The subject property is undergoing remediation efforts which are being monitored through the Florida Department of Environmental Protection. Post Active Remediation Groundwater Monitoring Reports conducted quarterly at the subject property have indicated improved groundwater cleanup target levels. Additional improvements to the existing contamination are anticipated as an outcome of the proposed site plan resulting from the installation of new storage tanks.

In preparation for site improvements being proposed, multiple variances were obtained for the subject property in 2023. A variance to reduce the minimum building height requirement from 2 stories to one story and reduce the minimum building height by 11-feet, from 34-feet to 23-feet was approved by the City Commission (VAR-000382-2023). Additional variances granted by the Planning and Zoning Board include a reduction to the required pedestrian friendly and limited dining/display zone from 8-feet to 0-feet, a reduction to the required arcade/awning covering the pedestrian friendly and limited dining/display zone from 8-feet to 0-feet, an increase to the maximum building façade setback from 8-feet to 113-feet along Gulf Blvd, and an increase to the maximum building façade from 8-feet to 16-feet along 108th Avenue (VAR-000326-2023).

The applicant is currently seeking Site Plan approval which utilizes the variances obtained in 2023, enabling the existing structures to be removed and reconstructed in addition to the provision of updated infrastructural improvements including onsite water retention, enhanced vehicle circulation, and improved pedestrian facilities. The existing developments at the subject property are configured with the primary structure located in the center of the parcel, with parking located in front of and behind the structure. Two curb cuts spanning nearly 40-feet are located along 108th Avenue and an additional curb cut spanning over 100-feet is located along Gulf Blvd. The existing site configuration provides minimal landscaping with no screening along the adjacent rights-of-way. The proposed site layout places the primary structure at the rear of the parcel and reconfigures the existing curb cuts to provide one 30-foot-wide driveway entrance along each adjacent street front. A landscape perimeter buffer is included in the proposed site plan in addition to 10-foot-wide sidewalks along the adjacent rights-of-way at Gulf Blvd and 108th Avenue. Signage proposed within the site plan includes a conforming gas price display sign mounted at grade located along Gulf Blvd and conforming business signage on facades facing Gulf Blvd and 108th Avenue.

TREASURE ISLAND CODE OF ORDINANCES:

Subdivision II. – PR-MU Gulf Blvd (Downtown Redevelopment Zoning District

Sec. 68-410.31. – Permitted Principal Uses.

The purpose of listing the permitted principal uses is to identify principal uses that are allowable on a property within this zoning district. Subject to the provisions or restrictions contained in this section and elsewhere in this Code, permitted uses in the PR-MU Gulf Blvd. zoning district are as follows:

- Automobile service stations for fueling and the sales of goods

Sec. 68-431. - Schedule of lot and bulk regulations.

Zoning District/Land Use	Minimum Lot Width (Feet)	Minimum Lot Depth (Feet)	Minimum Lot Area (Square Feet)	Maximum Density Dwelling Units (Per Acre)	Maximum Building Height Above BFE +2 feet of freeboard)	Floor Area Ratio (%)
PR-MU Gulf Blvd / Planned Redevelopment-Mixed Use – Gulf Blvd.						
Commercial Use	N/A	N/A	N/A	N/A	Minimum 26-feet and shall be 2 stories	55
Maximum lot coverage in all districts: 50%						
Impervious surface ratio – 90%						

Sec. 68-410.38. – Setbacks.

To encourage pedestrian movement, there will be two zones:

(1) *"Utility zone"* is the area within the Gulf Boulevard (State Route 699) right-of-way which is used for street furnishings, street signage, traffic control devices, public sidewalk and light poles.

(2) *"Pedestrian friendly and limited dining/display zone"* is an eight-feet wide improved walkway and a minimum often feet tall constructed by the property owner on private property which is adjacent and parallel to the utility zone limited to dining/display area and shall be reviewed during the site plan review process. Any awning or structure shall be built at a minimum of ten feet above natural or finished grade, whichever is higher. There may be a sign, lighting and/or fan which may be hung from the underside of structure. There must be eight-feet of vertical clearance. This zone shall extend the entire width of the property.

Front setback: At ground level at least 25 feet of the property owner's building façade will be built eight feet from Gulf Boulevard (State Route 699) right-of-way line and be aligned parallel to Gulf Boulevard (State Route 699) right-of-way.

Within the redevelopment of each site, the property owner will build an arcade eight feet deep to cover the pedestrian zone. The arcade or awning will be built ten feet in height directly adjacent to the front building facade. There may be a sign, lighting and/or fan which

may be hung from the underside of the arcade structure. There must be a minimum of eight feet of vertical clearance.

Side setback: The side setbacks shall be zero.

Sec. 68-410.68. – Signage

[(a)] *Purpose.* The purpose of these sign regulations is to enhance the pedestrian environment in a manner that enhances the public realm, creates an interesting and comfortable shopping and dining district, and maintains and improves the city's sense of place and property values.

[(b)] *Generally.* The sign regulations for the PR-MU Core District and PR-MU Gulf Boulevard District differ from the city-wide sign regulations found in the land development regulations in the following manner:

(1) *Wall signage or window signage—Permitted.*

a. The bottom of any sign projecting from a building structure shall be no less than ten feet above the higher of natural or finished grade at any point.

b. One attached wall sign shall be allowed on the first-floor level and shall not exceed 75 square feet in area and 16 feet in height. In the event the parcel contains a multi-tenant development, each individual business use may have one attached sign.

c. One permanent wall or window sign shall be allowed on the second-floor level and shall not exceed 50 square feet in area and 25 feet in height. In the event the parcel contains a multi-tenant development on the second-floor level, each individual business use may have one attached sign.

d. The thickness of the projecting sign shall not exceed two inches, the height of the projecting sign shall not exceed 12 inches in height, and the width of the principal faces of any projecting sign shall not exceed 36 inches.

e. All signs erected within the district or now existing in the district shall comply with all other provisions of this section (including total sign area limits) and the Florida Building Code as to safety, except as is otherwise specifically accepted or modified.

Sec. 73-42. – Computation of Dimensions

a) Computation of total permitted sign area

(3) Zone lots fronting two or more streets are allowed the permitted signage for each frontage, but signage cannot be accumulated and used on one street in excess of that allowed for the zone lot based on that one street frontage.

Sec. 73-43. – Permitted Signs and Standards by Zoning Districts

	PR-MU Gulf Blvd.	**PRMU-Core**
Gasoline Price Display Signs	Permitted	Permitted

(9) Gasoline price display signs. The maximum area for all gasoline price display signs shall total no more than 24 square feet per sign face, unless as otherwise provided by law

ANALYSIS OF LAND DEVELOPMENT REGULATIONS:

The criteria for reviewing a site plan for approval or denial is contained in the City of Treasure Island Land Development Regulations - Section 70-92:

1) **In what respects the plan is or is not consistent with the Comprehensive Plan and the purpose and intent of the zoning district in which it is located.**
The subject property is located in the PR-MU Gulf zoning district. The downtown redevelopment zoning districts create an opportunity to revitalize the city's downtown core economically, visually, and functionally to provide and aesthetic and efficient multi-use activity center. The proposed site plan recognizes the long-term vision of the city's downtown as a vibrant and walkable component of the city. Although the site maintains the existing automobile-oriented use, several key components contribute to improved pedestrian comfort that will complement revitalization of surrounding parcels. A reduction in the width of curb openings and widening of adjacent sidewalks provide significant benefit to the context of the surrounding streetscape within the downtown core.

2) **In what respects the plan is or is not in conformance with all the applicable regulations of the zoning district in which it is located.**
The proposed site plan utilizes variances previously obtained for increased setbacks and decreased structure height. The remaining aspects of the proposed site plan is in conformance with the City's land development regulations. Please see notes and site data table below.

	Land Development Regulations	Proposed Site Plan
Lot Width (min.)	NA	148'
Lot Depth (min.)	NA	Varies (135' – 165')
Lot Area (min.)	9,00 sq. ft.	23,779 sq. ft.
Lot Coverage (max.)	50%	26%
FAR (max.)	55%	14%
ISR (max.)	90%	79%
Building Height (min.)	26'	23'
Setbacks		

Streetside (Gulf Blvd)	8’ minimum	113’
Streetside (108th Ave)	8’ minimum	16’
Interior side (East)	0’	5’
Interior side (North)	0’	22’
Parking Spaces	9 (one space per 375 gross sq. ft. required)	10 parking spaces (including one ADA accessible space)
Area of Gas Price Display Sign (max.)	24 sq. ft. per sign face	Approx. 18 sq. ft.

3) **In what respects the plan is or is not in conformance with the City’s subdivision regulations and all other applicable City requirements including the design and construction of streets, utility facilities and other essential services.**
No subdivision or property is included in this proposed site plan.

4) **In what respects the plan is or is not consistent with good design standards with respect to all internal or external relationships, including but not limited to:**
   a) **Provisions to ensure compatibility with the planned character of the zoning district where the proposed development is to be located, and with existing development surrounding the site.**
   The existing gas station use is not inherently consistent with the planned character of the city’s downtown; however the redevelopment plan being proposed significantly improves the relationship between the subject property and the planned character of the surrounding areas.
   b) **Internal or external circulation patterns, for vehicles, bicycles, and pedestrians; provisions for the separation of on-site pedestrian and vehicular traffic; provisions for the safe and convenient storage of bicycles, where applicable.**
   The reduction of excessively wide at-grade curb openings along Gulf Blvd drastically reduces the potential for conflicts between pedestrians and vehicles. Widening of adjacent sidewalks contributes further improvements to the external circulation patterns for pedestrians.
   c) **Disposition of open space, effective use of screening or buffering to reduce the impacts of incompatible and/or nonconforming uses, preservation of acceptable existing trees and other natural features, and protection of existing environmentally sensitive areas and their ecological functions.**
   Relocation of the primary structure to the rear of the parcel allows the structure to buffer the neighboring public works yard from view at Gulf Blvd. Perimeter landscaping provides screening of vehicular areas from the street and generally improves the aesthetic of the adjacent streetscape.
   d) **Building arrangements, both between buildings in the proposed development and in relation to those on properties adjacent to the site.**
   The proposed arrangement of buildings and structures is complementary to the type of use being proposed and improves upon the existing configuration of the subject property.

e) **Provisions to ensure continued public use of existing public beach or waterfront access ways, if any. Also, proposed new or enhanced public beach or waterfront access ways, if identified as a requirement during the conference(s) between the applicant and city staff (see Section 70-53).**
There are no public beaches or waterfront access ways in relation to the subject property.

f) **Protection of historically/architecturally significant structures or archaeological sites, if any, on or near the proposed development site from any adverse effects of the proposed development.**
There are no known historically/architecturally significant structures or archaeological sites on the proposed site.

g) **Suitability and design of proposed on-site recreation areas and improvements, or of other lands to be dedicated for public recreational purposes.**
There are no proposed on-site recreation areas or other lands to be dedicated for public recreational purposes.

5) **In what respects the plan is or is not in conformance with city policies regarding sufficiency of ownership, guarantees for completion of all required improvements, and guarantees for continued maintenance.**
The Public Works Department has reviewed the subject application and has indicated support for the approval of the site plan, a temporary easement will be required for the related sidewalk improvements and must be coordinated appropriately with the city during permitting.

6) **Where applicable, in what respects the plan is or is not in conformance with the regulations of the Southwest Florida Water Management District, the Tampa Bay Regional Planning Council, and state and federal agencies. The issuance of permits or letters of intent-to-approve by these agencies may be considered evidence of such conformance.**
Documentation confirming exemption from review by the Southwest Florida Water Management District has been provided by the applicant. Appropriate reviews have been completed to ensure FDOT compliance for the reduction to the driveway width along Gulf Blvd. Permits shall be obtained by FDOT for construction of the improvements as depicted in their site plan at the time of permitting.

7) **In the case of rehabilitation or redevelopment of an existing nonconforming use, per Section 68-512(3), whether the overall degree of nonconformity on the site is significantly reduced and additional adverse impacts are not created, and whether an exemption from variance requirements for any or all remaining nonconformities should be granted.**
The proposed development involves the reconstruction of a conforming use.

STAFF RECOMMENDATION:
Staff recommends the proposed site plan request be **APPROVED WITH THE FOLLOWING**

CONDITIONS:

1. Work conducted within the abutting right-of-way shall obtain proper permitting from the City of Treasure Island Public Works Department.
2. A temporary construction easement shall be required at the discretion of the Public Work Director for any construction conducted within the public right-of-way.
3. A construction agreement with the Florida Department of Transportation shall be obtained for required components of the approved Site Plan.
4. Non-permanent signage visible from the building exterior including window signage shall comply with Chapter 73 – signs and Advertising of Code of Ordinances.
5. Completed improvements shall be consistent with the plans provided by Infiniti Engineering Group
6. This approval shall be contingent on the completion of improvements within the abutting right-of-way as illustrated in the approved site plan.

ATTACHMENTS:

1. Project Location Map
2. Flood Insurance Rate Map
3. Project Site Plan
4. Application

CITY OF TREASURE ISLAND
PLANNING AND ZONING BOARD
DEVELOPMENT ORDER

HEARING DATE: JUNE 18, 2026
CASE NO. SITE-000433-2024
LOCATION: 10801 GULF BLVD
PARCEL ID #: 23-31-15-91836-008-0010
PROPERTY OWNER: CARACARA LLC

The subject application was properly noticed before the Planning and Zoning Board for consideration of the following requests. The property owner / agent was present. The City provided expert testimony from professional staff, which is included in the record.

SITE PLAN REVIEW

The Planning and Zoning Board has determined that the site plan review application requesting approval of a Site Plan for the reconstruction of a commercial gas station and related infrastructure located within the PR-MU Gulf zoning district

___ DOES
___ DOES NOT

substantially satisfy the criteria set forth in Sec. 70-92 of the Treasure Island Code of Ordinances as set forth in the quasi-judicial hearing record including the application, staff report, and other record evidence and testimony presented and discussed at the hearing, and:

[ ] APPROVES THE SITE PLAN REVIEW AS REQUESTED
[ ] DENIES THE SITE PLAN REVIEW
[ ] CONTINUES THE APPLICATION TO_____
[ ] APPROVES THE SITE PLAN REVIEW AS FOLLOWS WITH CONDITIONS

CONDITIONS OF APPROVAL FOR ALL REQUESTS:

1. Work conducted within the abutting right-of-way shall obtain proper permitting from the City of Treasure Island Public Works Department.
2. A temporary construction easement shall be required at the discretion of the Public Work Director for any construction conducted within the public right-of-way.
3. A construction agreement with the Florida Department of Transportation shall be obtained for required components of the approved Site Plan.
4. Non-permanent signage visible from the building exterior including window signage shall comply with Chapter 73 – signs and Advertising of Code of Ordinances.
5. Completed improvements shall be consistent with the plans provided by Infiniti Engineering Group
6. This approval shall be contingent on the completion of improvements within the abutting right-of-way as illustrated in the approved site plan.

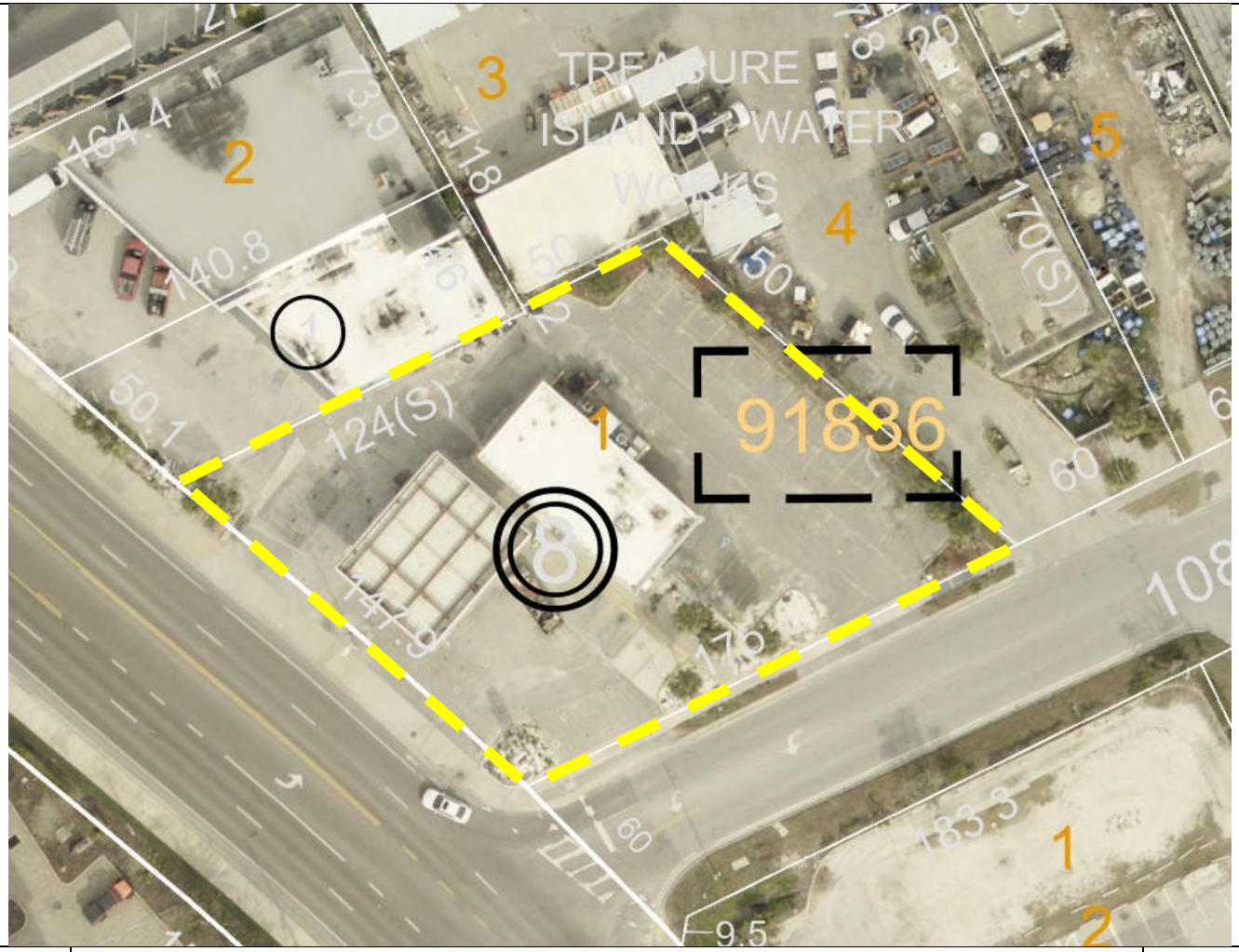
_____ _____
Chair or Vice Chair Date
Planning & Zoning Board

ATTEST:

_____
Tia Payton, Deputy Clerk

This Development Order was filed in the office of the City Clerk on this ____ day of _____, 2026.

NOTICE: Persons aggrieved by this final decision by the Planning and Zoning Board may appeal to the Circuit Court on or before thirty (30) days from the date of rendition of this Order pursuant to LDR Section 70-243 (Judicial Remedy) and the Florida Rules of Appellate Procedure.



Attachment 1. Project Location Map

Case No.: SITE-000433-2024
Address: 10801 Gulf Blvd
City of Treasure Island, Florida

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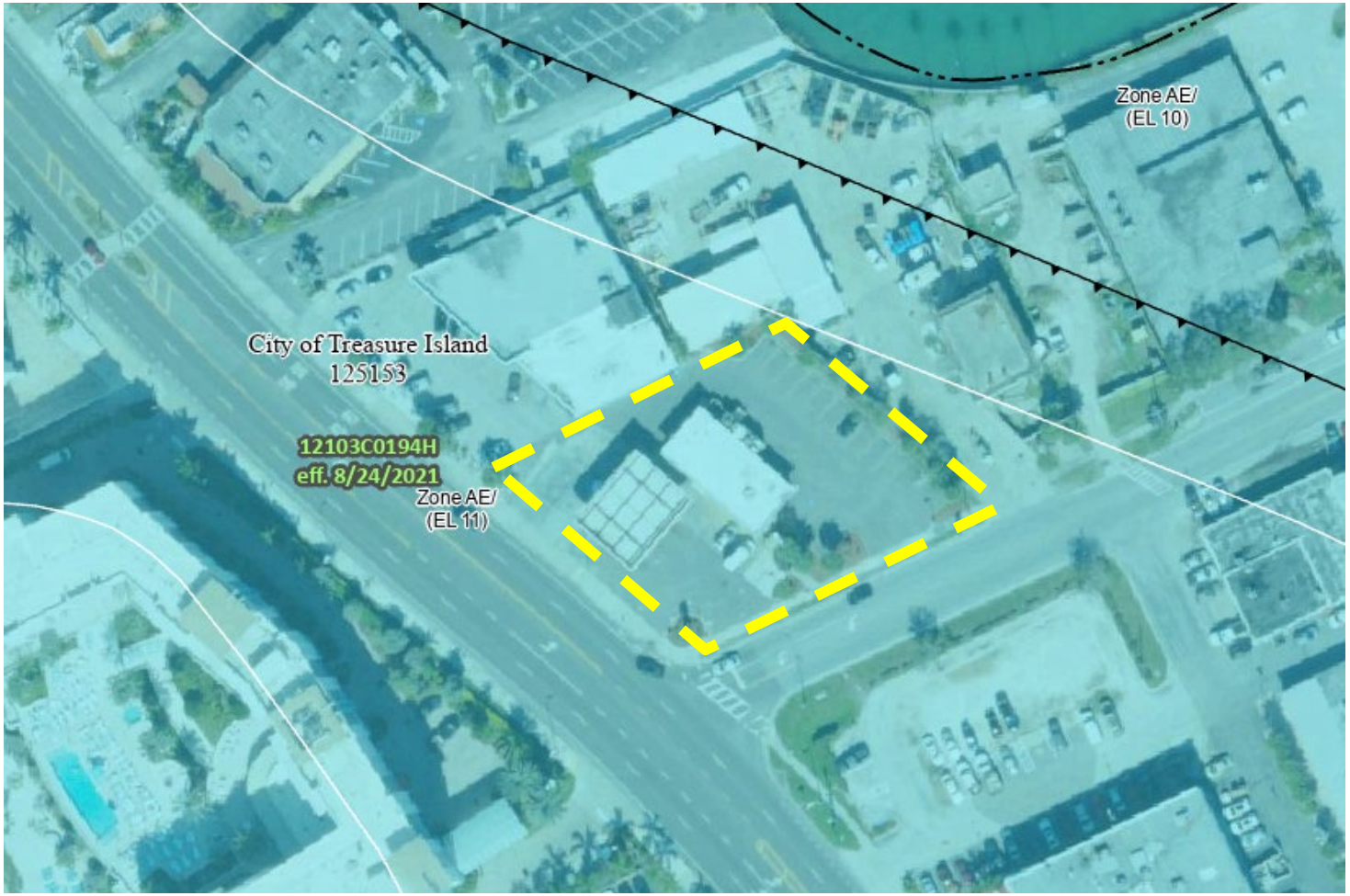

TREASURE ISLAND FLORIDA

Attachment 2. Flood Insurance Rate Map

Case No.: SITE-000433-2024
Address: 10801 Gulf Blvd
City of Treasure Island, Florida

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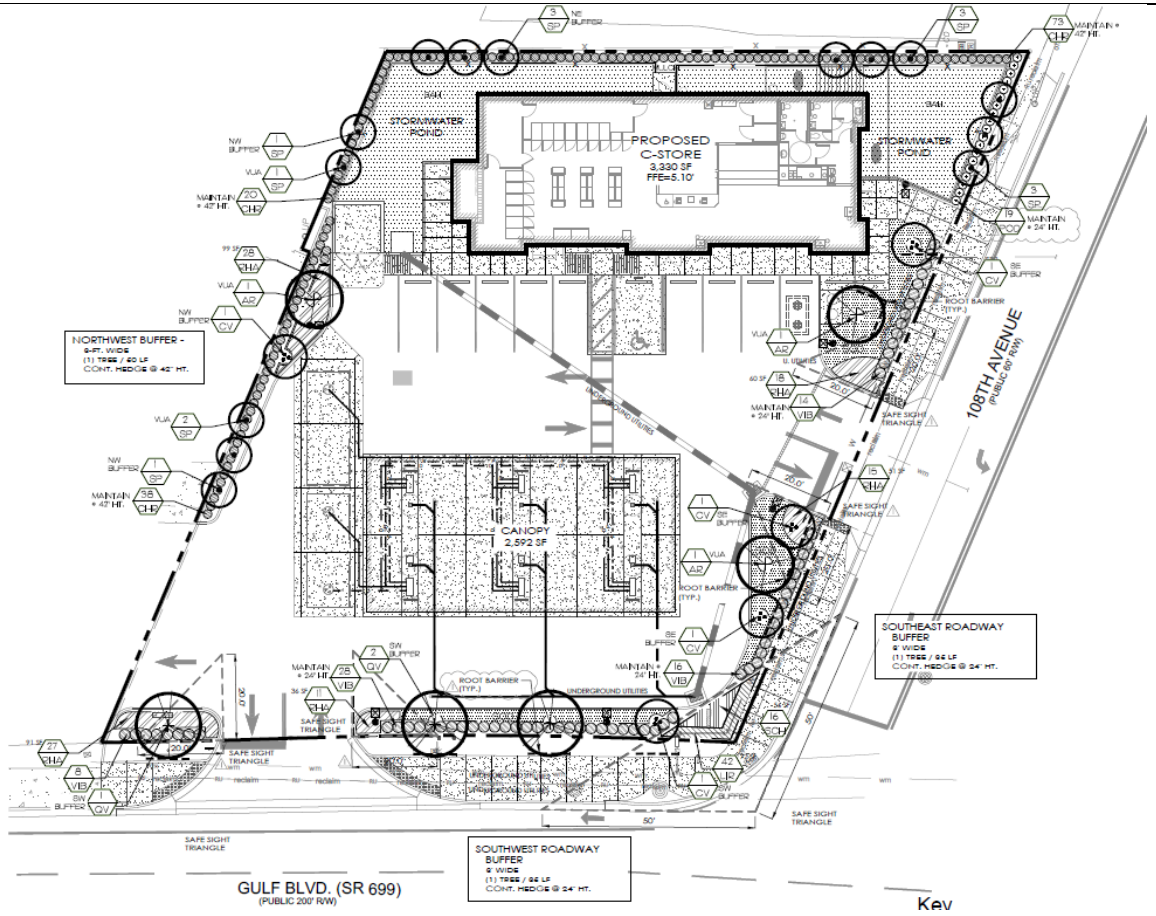


Attachment 3: Project Site Plan

Case No.: SITE-000433-2024
Address: 10801 Gulf Blvd
City of Treasure Island, Florida

FDOT NOTES

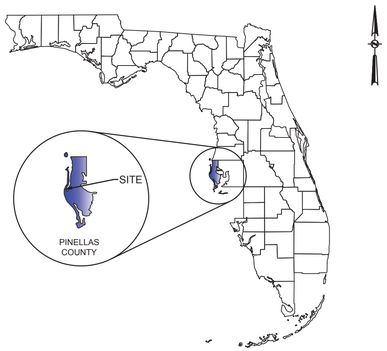
1. WHEN WORK IS ASSOCIATED WITH ROADWAY MODIFICATIONS AND/OR SITE DEVELOPMENT, CONTRACTOR IS REQUIRED TO HAVE A PRECONSTRUCTION MEETING WITH THE FDOT INSPECTOR TWO WEEKS PRIOR TO ANY WORK IN FDOT RIGHT-OF-WAY.
2. ALL TEMPORARY PEDESTRIAN PATHWAYS MUST BE FIRM AND UNYIELDING. NO PEDESTRIAN PATHWAY IS TO BE REMOVED, BLOCKED, OR DISTURBED WITHOUT HAVING A SUFFICIENT DESIGNATED TEMPORARY PEDESTRIAN PATHWAY WITH MAINTENANCE OF TRAFFIC SIGNS (FDOT STANDARD INDEX 102-660) IN-PLACE PRIOR TO PATHWAY BEING AFFECTED.
3. THE PERMITTEE/EOR SHALL COORDINATE WITH FDOT INSPECTOR IN ADVANCE OF ANY CONCRETE PLACED TO BE PLACED WITHIN FDOT RIGHT-OF-WAY TO ENSURE THAT THE INSPECTOR IS ONSITE DURING ANY CONCRETE PLACEMENT OPERATION.
4. ANY CURB AND/OR GUTTER THAT IS RECONSTRUCTED OR INSTALLED WITHIN FDOT RIGHT-OF-WAY SHALL MEET MINIMUM STANDARDS OF FDOT STANDARD INDEX 520-001 (CURB AND GUTTER).
5. ANY SIDEWALK FRONTING THE PROPERTY THAT IS CRACKED, DAMAGED, OR UNSTABLE AND IS CREATING AN ADA TRIP HAZARD MUST BE REPLACED BY SECTION AND MEET THE MINIMUM STANDARDS OF FDOT STANDARD INDEX 522-001 (CONCRETE SIDEWALK) AND 522-002 (DETECTABLE WARNINGS AND CURB RAMPS).
6. ANY FLARED DRIVEWAY THAT IS RECONSTRUCTED OR INSTALLED WITHIN FDOT RIGHT-OF-WAY SHALL MEET MINIMUM STANDARDS OF FDOT STANDARD INDEX 522-003 (CONCRETE FLARED DRIVEWAYS).
7. ALL NON-STRUCTURAL CONCRETE PLACED IN THE RIGHT-OF-WAY SHALL BE A MINIMUM OF 6 INCHES THICK, FDOT CERTIFIED CLASS 1 NONSTRUCTURAL, #57 STONE, 2500 PSI CONCRETE, WITH FIBER MESH MATERIAL, AND BE FROM A FDOT APPROVED PLANT.
   A. THE PERMITTEE/ENGINEER OF RECORD (EOR) IS REQUIRED TO PROVIDE THIRD PARTY CONCRETE INSPECTION VIA AN AMERICAN CONCRETE INSTITUTE (ACI) CERTIFIED INSPECTOR.
   B. THE ACI CERTIFIED INSPECTOR SHALL PERFORM ALL REQUIRED CONCRETE TESTING WITHIN FDOT RIGHT-OF-WAY FOR WORK COVERED BY THIS PERMIT/AGREEMENT AND PROVIDE THEIR TESTING RESULTS TO FDOT.
   C. REPRESENTATIVE CONCRETE SAMPLE CYLINDERS SHALL BE TAKEN AT TIME OF PLACEMENT AND STORED PROPERLY ONSITE.
   D. THE PERMITTEE/EOR SHALL COORDINATE WITH THE FDOT INSPECTOR FOR ACQUISITION OF CONCRETE SAMPLE CYLINDERS CAST DURING PLACEMENT (FOR COMPRESSIVE STRENGTH TESTING).
   E. PROVIDE DELIVERY TICKETS WITH ALL REQUIRED DETAILS AS OUTLINED IN FDOT STANDARD SPECIFICATION 347-4.1.
   F. CONCRETE SHALL BE PLACED AND CURED IN A MANNER THAT MEETS FDOT STANDARD SPECIFICATION REQUIREMENTS TO ACHIEVE PROPER STRENGTH AND DURABILITY CHARACTERISTICS.
8. ANY CURB OR SIDEWALK DAMAGED AS A RESULT OF WORK PERFORMED BY THE PERMITTEE OR CONTRACTOR SHALL BE REMOVED AND REPLACED PER FDOT SPECIFICATIONS.
9. ANY SIDEWALK DISTURBED WILL BE REPLACED BY SECTION WITHIN 72 HOURS TO FDOT SPECIFICATIONS.
10. ALL MATERIALS BEING PLACED IN THE FDOT RIGHT-OF-WAY MUST BE ON THE STATE'S APPROVED PRODUCTS LIST (NON-PROPRIETARY).
11. ALL CONSTRUCTION AND/OR MAINTENANCE IN FDOT RIGHT-OF-WAY SHALL CONFORM TO THE FHWA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), FDOT STANDARD PLANS FOR ROAD CONSTRUCTION, FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, FDOT FLORIDA DESIGN MANUAL, AND THE FDOT DRAINAGE MANUAL.
12. NO LANE CLOSURE OF ANY STATE ROADWAY IS ALLOWED WITHOUT 48-HOUR ADVANCE NOTICE AND APPROVAL FROM FDOT.
13. LANE CLOSURES MUST BE LIMITED TO SUNDAY THROUGH THURSDAY, 9:00 PM TO 5:30 AM UNLESS OTHERWISE APPROVED BY FDOT.
14. LANE CLOSURE NEEDS TO ACCOMMODATE FOR A BIKE LANE IF THE ROADWAY CONSISTS OF A BIKE LANE.
15. NO WORK SHALL BE PERFORMED DURING THE WEEK OF ANY STATE OR FEDERAL HOLIDAY UNLESS OTHERWISE APPROVED IN WRITING BY FDOT.
16. NO WORK REQUIRING LANE OR SIDEWALK CLOSURE SHALL BE PERFORMED DURING SPRING BREAK ON SR 699 (GULF BOULEVARD). SPRING BREAK IS IDENTIFIED AS MARCH 1 THROUGH, THE FIRST MONDAY FOLLOWING EASTER. DURING THIS TIME, LANE AND SIDEWALK CLOSURES ON ALL STATE ROADWAYS THAT LEAD TO SR 699 (GULF BOULEVARD) WILL BE RESTRICTED TO NIGHT WORK, SUNDAY THROUGH THURSDAY, 9:00 PM TO 5:30 AM.
17. OPEN CUTTING OF ANY ROADWAY, DRIVEWAY, OR SIDEWALK OUTSIDE THOSE LIMITS IDENTIFIED WITHIN THE PERMIT ARE NOT ALLOWED WITHOUT PRIOR APPROVAL BY FDOT.
18. PRIOR TO THE REMOVAL OF ANY MATERIALS ABUTTING THE ROADWAY SHALL BE SAWCUT TO PREVENT ANY DAMAGE TO THE ROADWAY.
19. CONTRACTOR SHALL PROVIDE THE FDOT INSPECTOR THE PRINCIPAL POINT OF CONTACT INDIVIDUAL WHO HAS AUTHORITY TO ADMINISTER ACTIONS ON BEHALF OF THE PERMITTEE WHILE ACTIVITIES IMPACTING THE RIGHT-OF-WAY ARE TAKING PLACE TO INCLUDE POTENTIAL EMERGENCY ISSUES.
20. NO STOCKPILING, STORING, OR SEMI-PERMANENT USE OF THE RIGHT-OF-WAY IS AUTHORIZED UNLESS SPECIFICALLY IDENTIFIED WITHIN THE PERMIT OR APPROVED BY FDOT IN ADVANCE.
21. THE PERMITTED WORK SCHEDULE IS DEFINED AS MONDAY THROUGH FRIDAY 7:00 AM TO 5:30 PM UNLESS OTHERWISE NOTED WITHIN THE PERMIT. ANY WORK DESIRED OUTSIDE OF THIS PERIOD MUST BE REQUESTED IN ADVANCE AND APPROVED BY FDOT BEFORE WORKING THE ALTERNATE SCHEDULE.
22. FDOT RESERVES THE RIGHT TO ADJUST ANY PERMITTED METHOD OF INSTALLATION, SCOPE OF WORK, AND RESTORATION THAT MAY BE REQUIRED TO POSITIVELY SUPPORT LIFE, SAFETY, AND ENVIRONMENTAL WELL-BEING OF ALL USERS OF THE TRANSPORTATION SYSTEM.
23. ROADWAY RESTORATION SHALL UTILIZE 100 PSI EXCAVATABLE FLOWABLE FILL MATERIAL AND ASPHALT PLACED WITHIN STATE RIGHT-OF-WAY SHALL BE PLACED FULL-DEPTH, TWO 2.5-INCH LIFTS OF SP 12.5, TWO 1.5-INCH LIFTS OF SP 9.5. TYPICAL SECTIONS WILL NEED TO BE PROVIDED WITHIN THE PLANS FOR THE PAVEMENT PLACEMENT. A STAIR STEP METHOD SHOULD BE INCORPORATED, PRIOR TO PLACING ASPHALT, TO AVOID VERTICAL JOINTS. MILLING OF THE PATCH MAY BE REQUIRED BASED ON THE PATCHED SURFACE PERFORMANCE. THE MILLING SHALL BE UTILIZED FOR SURFACE LEVELING TO A THICKNESS EQUAL TO OR GREATER THAN THE EXISTING FRICTION COARSE MATERIAL. THE MILLING LIMITS ARE 50-FOOT OF THE PATCH ALONG THE LONGITUDINAL PATH OF THE LANE, FULL LANE WIDTH, AND INCLUDE ANY ADJACENT BIKE LANE, SHARED PATH, OR URBAN SHOULDER SECTION.
24. ANY DISRUPTIONS TO A PERMEABLE PEDESTRIAN PATH OR BIKE LANE ALONG SR 699 (GULF BOULEVARD) ARE TO BE RESTORED AS WORK CONTINUES. ALL PATCHES SHALL BE FULL WIDTH FROM OUTSIDE EDGE OF PEDESTRIAN PATH TO WHITE LINE EDGE OF TRAVEL LANE WITH STAIR STEP (STAGGERED) JOINTS. RESTORATION TO INCLUDE BACKFILL WITH EXISTING SUB-GRADE MATERIAL AND #57 STONE AS BASE MATERIAL (COMPACT IN 6-INCH LIFTS) TO BOTTOM OF EXISTING PERVIOUS ASPHALT BASE, FOLLOWED BY PERMEABLE DESIGN MIX (IF AVAILABLE) OR FC-5 (FRICTION COURSE) MIX WITH A MINIMUM OF TWO 2-INCH AND A MAXIMUM OF TWO 3-INCH LIFTS. MAINTAIN INGRESS/EGRESS ON ALL DRIVEWAYS AND SIDE STREETS DURING CONSTRUCTION.
25. IF A PERMITTEE IS EXTENDING AND/OR CONNECTING TO AN EXISTING FDOT PIPE, DISTRICT DRAINAGE WILL REVIEW IF THE PIPE SYSTEM ADDRESSES ANY INCREASE IN VOLUME/LOADING AS PART OF THE NEW DEVELOPMENT. THE NEW PIPE, ALONG WITH THE CONNECTION, SHOULD BE VIDEO INSPECTED AND PROVIDED TO FDOT FOR REVIEW TO CONFIRM THE CONNECTION IS SUFFICIENT AND THAT THE EXISTING PIPE HAS NOT BEEN DAMAGED. FDOT SPECIFICATIONS REQUIRE VIDEO INSPECTION OF ANY NEW PIPE 48 INCHES OR LESS IN DIAMETER (STANDARD SPECIFICATION 430-4.8 PIPE INSPECTION, 430-4.8.1 VIDEO REPORT, AND 430-4.8.2 REINSPECTION).
26. IF A PERMITTEE IS CONNECTING TO AN EXISTING FDOT PIPE, THEY WILL HAVE TO CLEAN/DESILT THE AREA OF THE EXISTING PIPE THEY ARE CONNECTING TO SO FDOT CAN ENSURE THE CONNECTION WAS DONE PROPERLY. A PROPER PIPE CONNECTION CANNOT BE PERFORMED WHEN EXISTING PIPE IS SILTED UP AT THE CONNECTION POINT.
27. PIPE CULVERTS SHOWN IN THE PERMIT MUST MEET FDOT SPECIFICATIONS, TYPE, SIZE, AND LENGTH AS DESCRIBED IN THE PERMIT. EACH JOINT OR LENGTH OF PIPE SHALL HAVE FDOT STAMPS AFFIXED VERIFYING THIS APPROVAL. ALL CONCRETE PIPE JOINTS OTHER THAN 1-INCH RING JOINTS MUST BE "DIAPERED". ALL CULVERTS ARE TO BE INSPECTED BY FDOT PRIOR TO PLACEMENT OF FILL.
28. PERMITTEE SHALL NOTIFY FDOT OF THE DATE OF COMPLETION, REQUEST A FINAL INSPECTION, AND REQUEST A NOTICE OF FINAL ACCEPTANCE.

SITE CONSTRUCTION PLANS FOR:

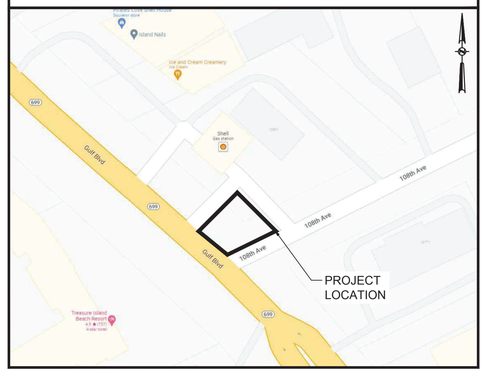
RISSER RALLY

10801 GULF BLVD.
TREASURE ISLAND, FL 33706

VICINITY MAP



AERIAL MAP



PARCEL ID: 23-31-15-91836-008-0010
PINELLAS COUNTY, FLORIDA

DRAWING INDEX

SHEET NO.	SHEET TITLE
CS.0	COVER SHEET
C00.01	CIVIL SPECIFICATIONS
C01.01	DEMOLITION PLAN
C02.01	SITE PLAN
C03.01	GRADING PLAN
C04.01	UTILITY PLAN
C05.01	DETAILS
C05.02	DETAILS
C05.03	DETAILS
C05.04	DETAILS
C05.05	DETAILS
⚠1 C05.06	DETAILS
C05.07	DETAILS
C06.01	CROSS SECTIONS
C07.01	TANK PATH
L01.01	LANDSCAPE PLAN
PH1.1	PHOTOMETRIC PLAN
ST1.0	EROSION & SEDIMENT CONTROL DETAILS
ST2.0	SWPPP GENERAL REQUIREMENTS
1 OF 1	LAND BOUNDARY / TOPOGRAPHY SURVEY

PROJECT TEAM

PROPERTY OWNER/DEVELOPER:
HALLMARK INVESTMENTS INC
2865 EXECUTIVE DR
CLEARWATER, FL 33762

SURVEYORS:
ALTAMAX SURVEYING
910 BELLE AVENUE, SUITE 1140
CASSELBERRY, FL 32708
PHONE: 407-677-0200
FAX: 407-374-2143

CIVIL ENGINEER:
INFINITY ENGINEERING GROUP, LLC
1208 EAST KENNEDY BOULEVARD
SUITE 230
TAMPA, FLORIDA 33602
PH: (813) 434-4770
CONTACT: NISIT SAPPARKHAO

FDOT ACCESS PERMIT INFORMATION

ACCESS CLASS:	7
APPLICANT:	INFINITY ENGINEERING GROUP LLC
APPROX. M.P.:	5.064
CONNECTION CATEGORY:	TBD
COUNTY:	PINELLAS
POSTED SPEED:	35 MPH
PERMIT #:	2024-A-799-00006
PROJECT:	TBD
SECTION:	15100 000
STATE ROAD:	699
STATE ROAD ID:	1510000
MILE POST NUMBER:	5.042-5.063

NOTES

1. BOUNDARY DATA SHOWN IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE A BOUNDARY SURVEY.
2. EXISTING ZONING, EXISTING LAND USE ONSITE AND EXISTING LAND USE WITHIN 200' OF PROPERTY BOUNDARY ARE SHOWN ON THE SITE PLAN SHEET C1.0.
3. THE TOTAL PROJECT AREA IS 0.55 ACRES.
4. THE SITE IS PRESENTLY A CONVENIENCE STORE/FUEL STATION.
5. THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE ZONE COASTAL AE-11 PER FLOOD INSURANCE RATE MAP NO. 12103C0194H, COMMUNITY NO. 125153, CITY OF TREASURE ISLAND, FLORIDA, EFFECTIVE 08-24-2021..
6. THERE ARE NO EXISTING RIGHT OF WAYS, STREET, AND/OR HISTORIC SITES ON THIS SITE.
7. THE EXISTING TOPOGRAPHY WERE TAKEN FROM TOPOGRAPHIC SURVEY DATUM BY ALTAMAX SURVEYING.
8. THERE ARE NO WETLANDS LOCATED ON OR ADJACENT TO THE SITE.
9. THERE ARE NO EXISTING COVENANTS OR DEED RESTRICTIONS WHICH WOULD AFFECT THE PROPOSED DEVELOPMENT.
10. THIS PROJECT HAS BEEN DESIGNED TO PROVIDE REASONABLE ASSURANCE THAT ALL APPLICABLE PERMITS CAN BE OBTAINED.
11. LIGHTING IS PROVIDED FOR THIS PROJECT. SEE PHOTOMETRIC PLAN PH1.1.
12. THE STORMWATER MANAGEMENT SYSTEM HAS BEEN DESIGNED IN ACCORDANCE WITH CITY OF TREASURE ISLAND REQUIREMENTS, AND SWFWMD REQUIREMENT.
13. THERE SHALL BE NO CHANGE OR DEVIATION FROM THESE PLANS WITHOUT PRIOR APPROVAL BY THE ENGINEER.
14. ALL CLEARING AND GRUBBING DEBRIS TO BE REMOVED FROM SITE AND IS PART OF CLEARING AND GRUBBING ITEM.
15. NOTIFY "SUNSHINE STATE ONE CALL (1-800-432-4770) PRIOR TO CONSTRUCTION OPERATION AND PRIOR TO ANY CONNECTION TO EXISTING UTILITIES. IT IS THE CONSTRUCTORS RESPONSIBILITY TO PROTECT EXISTING UTILITIES FROM DAMAGE.
16. THE CONTRACTOR SHALL ADHERE TO AND HAVE A COPY OF THE SWFWMD PERMIT FOR PROJECT ON SITE.
17. CONTRACTOR SHALL SPRINKLE OR OTHERWISE APPLY WATER TO AFFECTED CONSTRUCTION AREA TO CONTROL BOTH SIGNIFICANT WIND EROSION AND FUGITIVE DUST.

811 Know what's **below.** **Call** before you dig.

INFINITY ENGINEERING GROUP, LLC
1208 East Kennedy Boulevard
Suite 230
Tampa, Florida 33602
[p]: 813.434.4770
[f]: 813.445.4211
www.iegroup.net
FL Cert. of Auth. No. 27889

IEG JOB NO. 35-652.00

NISIT SAPPARKHAO, P.E.
FL REG. NO. 64085

NISIT SAPPARKHAO LICENSED No 64085 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Nisit Sapparkhao
DN: c=US, st=Florida, l=Tampa, serialNumber=AAT120513742 7526, o=Infinity Engineering Group, LLC, cn=Nisit Sapparkhao, email=nisit@iegroup.net
Date: 2026.04.06 11:26:07 -05'00'
Adobe Acrobat version: 2017.012.30262

Date

This item has been electronically signed and sealed by Nisit Sapparkhao, PE on the date and/or time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified by a 3rd Party Certificate Authority on any electronic copy.
FAC 61G15-23.004

GENERAL NOTE

1. ALL CONSTRUCTION SHALL BE EXECUTED AS SHOWN ON THESE PLANS. ANY REVISIONS AND/OR DEVIATIONS MUST BE APPROVED BY THE ENGINEER OF RECORD AND MAY RESULT IN ADDITIONAL PERMITTING EFFORTS THROUGH THE RELATED PERMITTING AGENCY. THE CONTRACTOR SHALL ACKNOWLEDGE THAT REVISIONS AND/OR DEVIATIONS MAY RESULT IN ADDITIONAL PERMITTING REQUIREMENTS AND POSSIBLY AFFECT SCHEDULING OF WORK.

2. UNLESS OTHERWISE NOTED ON PLANS, OR WITHIN THE PROJECT SPECIFICATIONS, ALL MATERIALS AND CONSTRUCTION ARE TO BE IN ACCORDANCE WITH DESIGN AND CONSTRUCTION STANDARDS OF THE PERMITTING AGENCY HAVING JURISDICTION; THE LOCALLY ADOPTED BUILDING CODE; AND ALL APPLICABLE LOCAL AND STATE CODES AND ORDINANCES.

3. PERMITS MAY BE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR IS TO ACKNOWLEDGE AND SECURE ALL PERMITS AND INSPECTIONS REQUIRED FOR WORK IN THE PUBLIC RIGHT-OF-WAY.

4. THIS PARCEL OF LAND MAY BE SUBJECT TO ANY AND ALL RECORDED (AND POSSIBLY UNRECORDED) EASEMENTS, RESTRICTIONS, AND COVENANTS.

5. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES FOR VERIFICATION OF UTILITIES WITHIN THE LIMITS OF CONSTRUCTION. CALL AREA ONE CALL SYSTEM 48 HOURS PRIOR TO ANY EXCAVATION.

6. THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER IN A TIMELY MANNER.

7. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT EXISTING PERMANENT SURVEY MONUMENTS AND BENCHMARKS FROM DISTURBANCE. SURVEY MONUMENTS DISTURBED BY CONSTRUCTION ARE TO BE REPLACED AND ADJUSTED VIA A LAND SURVEYOR REGISTERED IN THE STATE FOR WHICH THE PROJECT IS LOCATED.

8. THE CONTRACTOR SHALL COORDINATE WORK EFFORTS WITH THE OWNER TO MINIMIZE TRAFFIC INTERFERENCE AND OPERATIONS OF THE FACILITIES.

9. NO BLASTING OR BURNING IS ALLOWED ON THE PROJECT, UNLESS OTHERWISE DIRECTED OR NOTED BY THE ENGINEER.

10. IT IS NOT EXPECTED THAT HAZARDOUS MATERIALS WILL BE ENCOUNTERED. HOWEVER IF MATERIALS SUSPECTED OF CONTAINING HAZARDOUS MATERIALS ARE ENCOUNTERED, DO NOT DISTURB; IMMEDIATELY NOTIFY ENGINEER AND OWNER. HAZARDOUS MATERIALS WILL BE REMOVED BY OWNER UNDER A SEPARATE CONTRACT.

REGULATORY STANDARDS AND REQUIREMENTS

1. COMPLY WITH HAULING AND DISPOSAL REGULATIONS OF AUTHORITIES HAVING JURISDICTION.

2. COMPLY WITH ANSI A10.6, "SAFETY REQUIREMENTS FOR CONSTRUCTION AND DEMOLITION."

3. COMPLY WITH NFPA 241, "SAFEGUARDING CONSTRUCTION, ALTERATION AND DEMOLITION OPERATIONS."

DEMOLITION AND CLEARING

1. DEMOLITION AND CLEARING OPERATIONS SHALL CONFORM TO APPLICABLE REGULATIONS RELATING TO ENVIRONMENTAL REQUIREMENTS DISPOSAL OF DEBRIS, BURNING OF DEBRIS ON SITE, AND USE OF HERBICIDES.

2. DEMOLITION WASTE SHALL BE DISPOSED OF IN A LEGAL MANNER. REMOVED DEMOLITION WASTE MATERIALS FROM PROJECT SITE AND DISPOSE OF WASTE IN AN EPA-APPROVED LANDFILL ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION. DO NOT BURY OR BURN DEMOLITION WASTE ON-SITE.

3. HISTORIC ITEMS, RELICS, ANTIQUES, AND SIMILAR OBJECTS, INCLUDING, BUT NOT LIMITED TO CORNERSTONES AND THEIR CONTENTS, COMMEMORATIVE PLAQUES AND TABLETS, AND OTHER ITEMS OF INTEREST OF VALUE TO OWNER THAT MAY BE UNCOVERED DURING DEMOLITION REMAIN THE PROPERTY OF THE OWNER.

4. ARRANGE DEMOLITION SCHEDULE SO AS NOT TO INTERFERE WITH OWNER'S ON-SITE OPERATIONS OR OPERATIONS OF ADJACENT OCCUPIED BUILDINGS.

5. CONDUCT BUILDING DEMOLITION AND DEBRIS REMOVAL OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKWAYS, AND OTHER ADJACENT OCCUPIED AND USED FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, WALKWAYS, OR OTHER ADJACENT OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM OWNER AND AUTHORITIES HAVING JURISDICTION.

6. AUTHORITY FOR PERFORMING SITE CLEARING INDICATED ON PROPERTY ADJOINING OWNER'S PROPERTY MUST BE OBTAINED BY OWNER PRIOR TO COMMENCEMENT OF CLEARING. DO NOT PROCEED WITH WORK ON ADJOINING PROPERTY UNTIL DIRECTED BY ENGINEER.

7. PRIOR TO COMMENCEMENT OF DEMOLITION OPERATIONS:
   a. VERIFY THAT HAZARDOUS MATERIALS, IF PRESENT, HAVE BEEN REMEDIATED.
   b. REVIEW PROJECT RECORD DRAWINGS OF EXISTING BUILDING AND EXISTING SITE IMPROVEMENTS.
   c. INVENTORY AND RECORD THE CONDITION OF ITEMS TO BE REMOVED AND SALVAGED. TAKE DIGITAL PHOTOGRAPHS OR VIDEO OF PROJECT SITE AND SURROUNDING PROPERTIES, INCLUDING EXISTING ITEMS TO REMAIN DURING CONSTRUCTION OPERATIONS, RECORD CONDITIONS THAT MIGHT BE MISCONSTRUED AS DAMAGE CAUSED BY SALVAGE OPERATIONS.
   d. CLEAN, PACK, IDENTIFY, AND TRANSPORT SALVAGED ITEMS TO STORAGE AREA DESIGNATED BY OWNER.
   e. REMOVE REFRIGERANT FROM THE MECHANICAL EQUIPMENT ACCORDING TO 40 CFR 82 AND REGULATIONS OF AUTHORITIES HAVING JURISDICTION.
   f. COORDINATE ANY ADDITIONAL REQUIREMENTS FOR DEMOLISHING OR RELOCATING SITE MECHANICAL AND ELECTRICAL ITEMS WITH OWNER AND OTHER AUTHORITIES HAVING JURISDICTION.
   g. ASSURE THAT ANY REQUIRED INITIAL EROSION AND SEDIMENT CONTROL MEASURES ARE INSTALLED AND IN WORKING ORDER.
   h. LOCATE, IDENTIFY, DISCONNECT, AND SEAL OR CAP-OFF EXISTING UTILITIES SERVING BUILDINGS AND STRUCTURES TO BE DEMOLISHED. CUT AND REMOVE PIPE OR CONDUIT A MINIMUM OF 24 INCHES BELOW GRADE. CAP, VALVE, PLUG AND SEAL REMAINING PORTION OF PIPE OR CONDUIT.
   i. DO NOT START DEMOLITION WORK UNTIL UTILITY DISCONNECTION AND SEALING HAVE BEEN COMPLETED AND VERIFIED IN WRITING.

8. PRIOR TO COMMENCEMENT OF SITE CLEARING OPERATIONS, VERIFY THE FOLLOWING:
   a. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES ARE IN PLACE AND IN WORKING ORDER.
   b. UTILITY LOCATOR SERVICE HAS DETERMINED AND FLAGGED THE LOCATION OF UNDERGROUND UTILITIES.
   c. EXISTING SITE IMPROVEMENTS AND UTILITIES TO REMAIN HAVE BEEN PROTECTED.
   d. BENCHMARKS AND SURVEY CONTROL POINTS HAVE BEEN PROTECTED FROM DISTURBANCE.
   e. TREES AND VEGETATION TO REMAIN (OR TO BE RELOCATED) HAVE BEEN LOCATED AND CLEARLY FLAGGED IN ACCORDANCE WITH TREE PROTECTION AND TRIMMING REQUIREMENTS.

9. COORDINATE UTILITY DEMOLITION AND ABANDONMENT WITH UTILITY COMPANY OR AUTHORITY HAVING JURISDICTION.

10. IN THE EVENT BUILDINGS IMMEDIATELY ADJACENT TO THE DEMOLITION AREA WILL BE OCCUPIED, CONDUCT SITE DEMOLITION SO OPERATIONS OF OCCUPIED BUILDINGS WILL NOT BE DISRUPTED. MAINTAIN ACCESS TO AND FROM EXISTING WALKWAYS, EXITS, AND OTHER FACILITIES USED BY OCCUPANTS OF ADJACENT BUILDINGS.

11. PROTECT EXISTING FACILITIES AND ADJACENT WALKWAYS, LOADING DOCKS, BUILDING ENTRIES, AND OTHER BUILDING FACILITIES DURING DEMOLITION OPERATIONS. MAINTAIN EXITS FROM EXISTING BUILDINGS.

12. ERECT TEMPORARY PROTECTION, SUCH AS WALKS, FENCES, RAILINGS, CANOPIES, AND COVERED PASSAGEWAYS, AS NECESSARY, AND AS REQUIRED BY AUTHORITIES HAVING JURISDICTION. REMOVE TEMPORARY BARRIERS AND PROTECTIONS WHERE HAZARDS NO LONGER EXIST. WHERE OPEN EXCAVATIONS OR OTHER HAZARDOUS CONDITIONS REMAIN, LEAVE TEMPORARY BARRIERS AND PROTECTIONS IN PLACE.

13. PROTECT EXISTING UTILITIES FROM DAMAGE DURING DEMOLITION OPERATIONS. MAINTAIN OPERATION OF UTILITY SERVICES TO REMAIN. PROVIDE AT LEAST 72 HOURS' NOTICE TO OCCUPANTS OF AFFECTED BUILDINGS IF SHUTDOWN OF SERVICE IS REQUIRED.

14. IF REMOVAL, RELOCATION, OR ABANDONMENT OF UTILITY SERVICES WILL AFFECT ADJACENT OCCUPIED BUILDINGS, MAINTAIN CONTINUITY OF SERVICE TO ADJACENT BUILDINGS BY PROVIDING TEMPORARY UTILITIES THAT BYPASS BUILDINGS AND STRUCTURES TO BE DEMOLISHED. TEMPORARY BYPASS SERVICES SHALL BE PROVIDED IN ACCORDANCE WITH UTILITY COMPANY OR AUTHORITIES HAVING JURISDICTION.

15. TEMPORARY SHORING: PROVIDE AND MAINTAIN INTERIOR AND EXTERIOR SHORING, BRACING, OR STRUCTURAL SUPPORT TO PRESERVE STABILITY AND PREVENT UNEXPECTED MOVEMENT OR COLLAPSE OF EXISTING IMPROVEMENTS BEING DEMOLISHED. ALL SHORING OPERATIONS SHALL BE DESIGNED BY A LICENSED PROFESSIONAL AND INSTALLED PER OSHA REQUIREMENTS.

16. DEMOLITION OF STRUCTURAL FRAMING MEMBERS SHALL PROCEED SYSTEMATICALLY, FROM HIGHER TO LOWER LEVEL. COMPLETE BUILDING DEMOLITION OPERATIONS ABOVE EACH FLOOR OR TIER BEFORE DISTURBING SUPPORTING MEMBERS ON THE NEXT LOWER LEVEL. REMOVE DEBRIS FROM ELEVATED PORTIONS OF THE BUILDING BY CHUTE, HOIST, OR OTHER DEVICE THAT WILL CONVEY DEBRIS TO GRADE LEVEL IN A CONTROLLED DESCENT.

17. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT, AND DEBRIS CAUSED BY BUILDING DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITION EXISTING BEFORE BUILDING DEMOLITION OPERATIONS BEGAN.

18. CLEARING AND GRUBBING:
   a. REMOVE OBSTRUCTIONS, TREES, SHRUBS, GRASS, AND OTHER VEGETATION TO PERMIT INSTALLATION OF NEW CONSTRUCTION. DO NOT REMOVE TREES, SHRUBS, AND OTHER VEGETATION INDICATED TO REMAIN OR TO BE RELOCATED.
   b. CUT MINOR ROOTS AND BRANCHES OF TREES INDICATED TO REMAIN IN A CLEAN AND CAREFUL MANNER AND ONLY WHERE SUCH ROOTS AND BRANCHES OBSTRUCT INSTALLATION OF NEW CONSTRUCTION.
   c. CLEAR UNDERGROWTH AND DEADWOOD WITHOUT DISTURBING SUBSOIL.
   d. GRIND STUMPS AND REMOVE ROOTS, OBSTRUCTIONS, AND DEBRIS EXTENDING TO A DEPTH BELOW EXPOSED SUBGRADE AS FOLLOWS:
      - FOOTINGS, SLABS ON GRADE AND BOTTOM SLABS OF STRUCTURES: 36 INCHES.
      - ROADS AND PAVEMENT AREAS: 18 INCHES.
      - AREAS TO BE GRASSED OR LANDSCAPED: 8 INCHES.
      - AREAS TO BE FILLED: 12 INCHES.
   e. USE ONLY HAND METHODS FOR GRUBBING WITHIN TREE PROTECTION ZONES.
   f. CHIP REMOVED TREE BRANCHES AND DISPOSE OF OFF-SITE.
   g. UNLESS FURTHER EXCAVATION OF EARTHWORK IS INDICATED, FILL DEPRESSIONS CAUSED BY CLEARING AND GRUBBING OPERATIONS WITH SATISFACTORY SOIL MATERIAL. PLACE FILL MATERIAL IN HORIZONTAL LAYERS NOT EXCEEDING A LOOSE DEPTH OF 8 INCHES, AND COMPACT EACH LAYER TO A DENSITY EQUAL TO ADJACENT ORIGINAL GROUND.

19. TOPSOIL STRIPPING:
   a. REMOVE SOD AND GRASS BEFORE STRIPPING TOPSOIL.
   b. STRIP TOPSOIL TO WHATEVER DEPTHS ARE ENCOUNTERED IN A MANNER TO PREVENT INTERMINGLING WITH UNDERLYING SUBSOIL OR OTHER WASTE MATERIALS. REMOVE SUBSOIL AND NON-SOIL MATERIALS FROM TOPSOIL, INCLUDING TRASH, DEBRIS, WEEDS, ROOTS, AND OTHER WASTE MATERIALS.
   c. STOCKPILE TOPSOIL MATERIALS AWAY FROM EDGE OF EXCAVATIONS WITHOUT INTERMIXING WITH SUBSOIL. GRADE AND SHAPE STOCKPILES TO DRAIN SURFACE WATER. COVER TO PREVENT WINDBLOWN DUST. LIMIT HEIGHT OF TOPSOIL STOCKPILES TO 72 INCHES. DO NOT STOCKPILE TOPSOIL WITHIN TREE PROTECTION ZONES. STOCKPILE SURPLUS TOPSOIL TO ALLOW FOR RESPREADING DEEPER TOPSOIL.

20. SITE IMPROVEMENTS:
   a. REMOVE EXISTING ABOVE- AND BELOW-GRADE IMPROVEMENTS AS INDICATED AND AS NECESSARY TO FACILITATE NEW CONSTRUCTION. REMOVE SLABS, PAVING, CURBS, GUTTERS, AND AGGREGATE BASE AS INDICATED.
   b. UNLESS EXISTING FULL-DEPTH JOINTS COINCIDE WITH LINE OF DEMOLITION, NEATLY SAW-CUT LENGTH OF EXISTING PAVEMENT TO REMAIN BEFORE REMOVING EXISTING PAVEMENT. SAWCUT ALL FACES VERTICALLY.
   c. PAINT CUT ENDS OF STEEL REINFORCEMENT IN CONCRETE TO REMAIN TO PREVENT CORROSION.

21. DISPOSAL:
   a. REMOVE SURPLUS SOIL MATERIAL, UNSUITABLE TOPSOIL, OBSTRUCTIONS, DEMOLISHED MATERIALS, AND WASTE MATERIALS, INCLUDING TRASH AND DEBRIS, AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
   b. REMOVE AND TRANSPORT DEBRIS AND RUBBISH IN A MANNER THAT WILL PREVENT SPILLAGE ON STREETS OR ADJACENT AREAS. CLEAN UP SPILLAGE FROM STREETS AND ADJACENT AREAS.
   c. COMPLY WITH FEDERAL, STATE AND LOCAL HAULING AND DISPOSAL REGULATIONS.
   d. SEPARATE RECYCLABLE MATERIALS PRODUCED DURING SITE CLEARING FROM OTHER NON-RECYCLABLE STORE OR STOCKPILE WITHOUT INTERMIXING WITH OTHER MATERIALS AND TRANSPORT THEM TO RECYCLING FACILITIES.

TREE PROTECTION AND TRIMMING

1. INSTALL TEMPORARY FENCING AROUND TREE PROTECTION ZONES TO PROTECT TREES AND VEGETATION DESIGNATED TO REMAIN FROM CONSTRUCTION DAMAGE. MAINTAIN TEMPORARY FENCING AROUND TREE PROTECTION ZONES. AND REMOVE WHEN CONSTRUCTION IS COMPLETE.

2. KEEP TREE PROTECTION ZONES FREE OF WEEDS AND TRASH.

3. DO NOT STORE CONSTRUCTION MATERIALS, DEBRIS, OR EXCAVATED MATERIAL INSIDE TREE PROTECTION ZONE; OR PERMIT VEHICLES OR FOOT TRAFFIC WITHIN TREE PROTECTION ZONE, OR ALLOW FIRES WITHIN TREE PROTECTION ZONE.

4. PROTECT TREE ROOT SYSTEMS FROM THE FOLLOWING:
   a. DAMAGE CAUSED BY RUNOFF OR SPILLAGE OF NOXIOUS MATERIALS WHILE MIXING, PLACING, OR STORING CONSTRUCTION MATERIALS;
   b. DAMAGE CAUSED BY PONDING, ERODING, OR EXCESSIVE WETTING FROM DEWATERING OPERATIONS.

5. UNLESS OTHERWISE INDICATED, DO NOT EXCAVATE WITHIN TREE PROTECTION ZONES. WHERE EXCAVATION FOR NEW CONSTRUCTION IS UNAVOIDABLE, HAND CLEAR AND EXCAVATE TO MINIMIZE DAMAGE TO ROOT SYSTEMS.

6. WHERE UTILITY TRENCHES ARE UNAVOIDABLE WITHIN TREE PROTECTION ZONES, TUNNEL UNDER OR AROUND ROOTS BY DRILLING, AUGER BORING, PIPE JACKING, OR DIGGING BY HAND. DO NOT CUT MAIN LATERAL ROOTS OR TAPROOTS.

7. PROMPTLY REPAIR TREES DAMAGED BY CONSTRUCTION OPERATIONS WITHIN 24 HOURS. TREAT DAMAGED TRUNKS, LIMBS, AND ROOTS ACCORDING TO ARBORIST'S WRITTEN INSTRUCTIONS.

8. TREE PRUNING: PRUNE TREES ACCORDING TO ANSI A300 (PART 1), 'TREE, SHRUB, AND OTHER WOODY PLANT MAINTENANCE - STANDARD PRACTICES (PRUNING)."

EROSION AND SEDIMENTATION CONTROL

1. PRIOR TO COMMENCEMENT OF ANY CLEARING AND EXCAVATION WITHIN A WORK AREA, ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND IN WORKING ORDER.

2. PERFORM WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE AND FEDERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT.

3. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EROSION AND SEDIMENT CONTROL FEATURES TO PREVENT AND CONTROL SEDIMENT-LADEN RUNOFF FROM LEAVING THE CONSTRUCTION AREAS AND ENTERING EXISTING STORMWATER FACILITIES AND SURFACE WATERS. ADDITIONAL MEASURES BEYOND THOSE SHOWN WITHIN THESE PLANS MAY BE NECESSARY DURING CONSTRUCTION, INCLUDING TEMPORARY VEGETATIVE MEASURES AND INSTALLATION OF OTHER SILT TRAPPING MEASURES.

4. THE CONTRACTOR IS REQUIRED TO ADJUST THE EROSION AND SEDIMENT CONTROLS AS NECESSARY AND AS SHOWN ON THE DRAWINGS: AND ADD ADDITIONAL CONTROL MEASURES AS REQUIRED TO INSURE THE SITE MEETS ALL FEDERAL, STATE AND LOCAL EROSION AND SEDIMENT CONTROL REQUIREMENTS.

5. ALL BEST MANAGEMENT EROSION AND SEDIMENT CONTROL PRACTICES WILL BE INSPECTED BY THE SUPERINTENDENT, THE PERSON RESPONSIBLE FOR THE DAY TO DAY OPERATIONS; OR SOMEONE APPOINTED BY THE SUPERINTENDENT, AT LEAST EVERY OTHER WEEK AND FOLLOWING A STORM EVENT OF 0.5 INCHES OR GREATER.

6. ALL BEST MANAGEMENT CONTROL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER; IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF REPORT.

EARTHWORK

1. IN THE EVENT OF ANY UNFORESEEN CONDITIONS THAT ARE ENCOUNTERED AND NOT COVERED BY THESE NOTES DURING GRADING OPERATIONS, THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR DIRECTION.

2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND RELATED OFF-SITE WORK 50 AS TO ESTABLISH THE DESIRED SUBGRADE, FINISH GRADES AND SLOPES SPECIFIED WITHIN THE PLANS.

3. ADEQUATE SHORING IS TO BE DESIGNED AND PROVIDED BY THE CONTRACTOR TO PREVENT UNDERMINING OF ANY ADJACENT FEATURES OR FACILITIES AND/OR CAVING OF THE EXCAVATION. ALL SHORING AND ASSOCIATED TEMPORARY STRUCTURES SHALL BE DESIGNED BY A LICENSED PROFESSIONAL AND INSTALLED PURSUANT TO OSHA REQUIREMENTS.

SOIL MATERIALS:

1. UNSATISFACTORY SOILS CONSIST OF SOIL CLASSIFICATION GROUPS ML, OL, CH, MH, OH, AND PT, OR A COMBINATION OF THESE GROUPS. UNSATISFACTORY SOILS ALSO INCLUDE SATISFACTORY SOILS NOT MAINTAINED WITHIN 3 PERCENT OF OPTIMUM MOISTURE CONTENT AT TIME OF COMPACTION.

2. SATISFACTORY SOILS: ASTM D 2487 SOIL CLASSIFICATION GROUPS AS IDENTIFIED ON THE DRAWINGS, OR A COMBINATION OF THESE GROUPS; FREE OF ROCK OR GRAVEL LARGER THAN 3 INCHES IN ANY DIMENSION, DEBRIS WASTE, FROZEN MATERIALS, VEGETATION, AND OTHER DELETERIOUS MATERIAL.

SUBGRADE INSPECTION:

1. PROOF-ROLL SUBGRADE BELOW THE BUILDING SLABS AND PAVEMENTS WITH HEAVY PNEUMATIC-TIRED EQUIPMENT TO IDENTIFY SOFT POCKETS AND AREAS OF EXCESS YIELDING. DO NOT PROOF-ROLL WET OR SATURATED SUBGRADES.
   a. COMPLETELY PROOF-ROLL SUBGRADE IN TWO DIRECTIONS, REPEATING PROOF ROLLING IN DIRECTION PERPENDICULAR TO FIRST DIRECTION. LIMIT VEHICLE SPEED TO 3 MPH,
   b. PROOF-ROLL WITH A LOADED 10-WHEEL, TANDEM-AXLE DUMP TRUCK WEIGHING NOT LESS THAN 15 TONS.
   c. EXCAVATE SOFT SPOTS, UNSATISFACTORY SOILS. AND AREAS OF EXCESSIVE PUMPING OR RUTTING, AS DETERMINED BY ENGINEER AND REPLACE WITH COMPACTED BACKFILL OR FILL AS DIRECTED.

2. RECONSTRUCT SUBGRADES DAMAGED BY FREEZING TEMPERATURES, FROST, RAIN, ACCUMULATED WATER, OR CONSTRUCTION ACTIVITIES AS DIRECTED BY ENGINEER, WITHOUT ADDITIONAL COMPENSATION.

BACKFILL:

1. THE CONTRACTOR SHALL PLACE AND COMPACT BACKFILL IN EXCAVATIONS PROMPTLY, BUT NOT BEFORE COMPLETING THE FOLLOWING:
   a. CONSTRUCTION BELOW FINISH GRADE INCLUDING, WHERE APPLICABLE, SUBDRAINAGE, DAMPPROOFING, WATERPROOFING, AND PERIMETER INSULATION.
   b. SURVEYING LOCATIONS OF UNDERGROUND UTILITIES FOR RECORD DRAWINGS.
   c. TESTING AND INSPECTING UNDERGROUND UTILITIES.
   d. REMOVING CONCRETE FORMWORK.
   e. REMOVING TRASH AND DEBRIS.
   f. REMOVING TEMPORARY SHORING AND BRACING, AND SHEETING.
   g. INSTALLING PERMANENT OR TEMPORARY HORIZONTAL BRACING ON HORIZONTALLY SUPPORTED WALLS.

COMPACTION OF SOIL BACKFILLS AND FILLS:

1. CONTRACTOR SHALL PLACE BACKFILL AND FILL MATERIALS IN LAYERS NOT MORE THAN 8-INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4-INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS.

2. PLACE BACKFILL AND FILL SOIL MATERIALS EVENLY ON ALL SIDES OF STRUCTURES TO REQUIRED ELEVATIONS, AND UNIFORMLY ALONG THE FULL LENGTH OF EACH STRUCTURE.

3. COMPACT SOIL MATERIALS TO NOT LESS THAN THE PLAN SPECIFIED PERCENTAGES OF MAXIMUM DRY UNIT WEIGHT ACCORDING TO ASTM D 698 OR ASTM D 1557. (SEE CIVIL DETAILS FOR SUMMARY OF TRENCH BACKFILL AND BEDDING MATERIALS AND PLACEMENT SPECIFICATIONS).

GRADING:

1. GENERAL: UNIFORMLY GRADE AREAS TO A SMOOTH SURFACE. FREE OF IRREGULAR SURFACE CHANGES. COMPLY WITH COMPACTION REQUIREMENTS AND GRADE TO DETAILED/INDICATED CROSS-SECTIONS. LINES, AND ELEVATIONS INDICATED IN PLANS. PROVIDE A SMOOTH TRANSITION BETWEEN ADJACENT EXISTING GRADES AND NEW GRADES. CUT OUT SOFT SPOTS, FILL LOW SPOTS, AND TRIM HIGH SPOTS TO COMPLY WITH REQUIRED SURFACE TOLERANCES.

2. SITE GRADING: SLOPE GRADES TO DIRECT WATER AWAY FROM BUILDINGS AND TO PREVENT PONDING. FINISH SUBGRADES TO REQUIRED ELEVATIONS WITHIN THE FOLLOWING TOLERANCES:
   a. LAWN OR UNPAVED AREAS: PLUS OR MINUS ONE (1) INCH.
   b. WALKS: PLUS OR MINUS ONE (1) INCH.
   c. PAVEMENTS: PLUS OR MINUS ONE-HALF (112) INCH.
   d. GRADING INSIDE BUILDING LINES: FINISH SUBGRADE TO A TOLERANCE OF ONE-HALF (112) INCH WHEN TESTED WITH A 10-FOOT STRAIGHTEDGE.

3. SUBBASE AND BASE COURSES:
   a. PLACE SUBBASE AND BASE COURSE ON SUBGRADES FREE OF MUD, FROST, SNOW, OR ICE.
   b. PLACE SUBBASE AND BASE COURSE 6 INCHES OR LESS IN COMPACTED THICKNESS IN A SINGLE LAYER.
   c. PLACE SUBBASE AND BASE COURSE EXCEEDING 6 INCHES IN COMPACTED THICKNESS IN LAYERS OF EQUAL THICKNESS, WITH NO COMPACTED LAYER MORE THAN 6 INCHES THICK OR LESS THAN 3 INCHES.

4. COMPACT SUBBASE AND BASE COURSE AT OPTIMUM MOISTURE CONTENT TO REQUIRED GRADES, LINES. CROSS SECTIONS. AND THICKNESS ACCORDING TO ASTM D 698 OR ASTM D 1557, AS INDICATED ON THE DRAWING DETAILS.

FIELD QUALITY CONTROL:

1. THE TESTING AGENCY WILL INSPECT AND TEST SUBGRADES AND EACH FILL OR BACKFILL LAYER. CONTRACTOR SHALL PROCEED WITH SUBSEQUENT EARTHWORK ONLY AFTER TEST RESULTS FOR PREVIOUSLY COMPLETED WORK COMPLY WITH REQUIREMENTS.

2. FOOTING SUBGRADE: AT FOOTING SUBGRADES, AT LEAST ONE TEST OF EACH SOL STRATUM WILL BE PERFORMED TO VERIFY DESIGN BEARING CAPACITIES. SUBSEQUENT VERIFICATION AND APPROVAL OF OTHER FOOTING SUBGRADES MAY BE BASED ON A VISUAL COMPARISON OF SUBGRADE WITH TESTED SUBGRADE WHEN APPROVED BY ENGINEER.

3. THE TESTING AGENCY WILL TEST COMPACTION OF SOILS IN PLACE ACCORDING TO ASTM D 1556, ASTM D 2167, ASTM D 2922, AND ASTM D 2937, AS APPLICABLE. TESTS WILL BE PERFORMED AT THE FOLLOWING LOCATIONS AND FREQUENCIES:
   a. PAVED AND BUILDING SLAB AREAS: AT SUBGRADE AT EACH COMPACTED FILL AND BACKFILL LAYER, AT LEAST 1 TEST FOR EVERY 10,000 SQ. FT. OR LESS OF PAVED AREA OR BUILDING SLAB, BUT IN NO CASE FEWER THAN 3 TESTS.
   b. FOUNDATION WALL BACKFILL: AT EACH COMPACTED BACKFILL LAYER, AT LEAST 1 TEST FOR EACH 100 FEET OR LESS OF WALL LENGTH, BUT NO FEWER THAN 2 TESTS.
   c. TRENCH BACKFILL: AT EACH COMPACTED INITIAL AND FINAL BACKFILL LAYER, AT LEAST 1 TEST FOR EACH 150 FEET OR LESS OF TRENCH LENGTH, BUT NO FEWER THAN 2 TESTS.

5. IF THE TESTING AGENCY REPORTS THAT SUBGRADES, FILLS, OR BACKFILLS HAVE NOT ACHIEVED DEGREE OF COMPACTION SPECIFIED, SCARIFY AND MOISTEN OR AERATE, OR REMOVE AND REPLACE SOIL TO DEPTH REQUIRED; RECOMPACT AND RETEST UNTIL SPECIFIED COMPACTION IS OBTAINED.

6. ALL FIELD QUALITY CONTROL TESTS THAT FAIL TO MEET THE SPECIFIED COMPACTION DENSITY SHALL BE REPORTED TO THE ENGINEER.

GENERAL UTILITY NOTES

1. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES FOR VERIFICATION OF UTILITIES WITHIN THE LIMITS OF CONSTRUCTION. CALL THE AREA ONE CALL SYSTEM 48 HOURS PRIOR TO ANY EXCAVATION.

2. THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER.

3. THE CONTRACTOR SHALL COORDINATE WORK EFFORTS WITH THE OWNER TO MINIMIZE TRAFFIC INTERFERENCE AND OPERATIONS OF THE FACILITIES.

4. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT EXISTING PERMANENT SURVEYING MONUMENTS AND BENCHMARKS FROM DISTURBANCE. SURVEY MONUMENTS DISTURBED BY CONSTRUCTION ARE TO BE REPLACED AND ADJUSTED VIA A LAND SURVEYOR REGISTERED IN THE STATE FOR WHICH THE PROJECT IS LOCATED.

5. EXISTING UTILITIES SHOWN HEREIN ARE BASED ON AVAILABLE RECORDS AND FIELD INVESTIGATIONS. THE CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF UTILITIES PRIOR TO EXCAVATION WITHIN WORK AREAS. THE ENGINEER SHALL BE NOTIFIED UPON DISCOVERY OF ANY DISCREPANCIES THAT WILL AFFECT INSTALLATION OF WORK OR DISCOVERY OF UNCHARTED UTILITIES WHICH MAY REQUIRE RELOCATION. NOTIFICATION SHALL BE DONE IN A TIMELY MANNER.

6. WHERE APPLICABLE, THE CONTRACTOR SHALL MAINTAIN ALL FENCING, SIGNS, DETOURS, FLAGMEN, SIGNALS, ETC., FOR ANY OPEN TRENCHES, HOLES OR PITS. ALL TRENCHES, HOLES OR PITS SHALL BE CLOSED OR PROTECTED BY BARRICADES AT THE END OF THE DAY.

7. PERMITS MAY BE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR IS TO ACKNOWLEDGE AND SECURE ALL PERMITS AND INSPECTIONS REQUIRED FOR WORK WITHIN PUBLIC RIGHT-OF-WAY.

8. THE CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS DURING CONSTRUCTION WHICH SHOW THE CONSTRUCTED CONDITIONS OF ALL WORK INSTALLED. SEE "AS-BUILT" REQUIREMENTS FOR ADDITIONAL INFORMATION.

9. ALL VALVE BOXES, METER BOXES, VAULTS, CLEANOUTS, HOLE COVERS, FIRE HYDRANTS AND OTHER APPURTENANCES THAT ARE TO REMAIN IN SERVICE WITHIN THE PROJECT AREA SHALL BE ADJUSTED TO CONFORM TO FINISHED GRADE.

10. AS-BUILT SURVEY: THE CONTRACTOR SHALL VERIFY WATER, SEWER, GAS, POWER, AND TELECOM BY PROVIDING AN "AS-BUILT" SURVEY OF CONSTRUCTED CONDITIONS FROM A LICENSED SURVEYOR REGISTERED IN THE STATE OF PROJECT LOCATION. THE "AS-BUILT" SURVEY SHALL INCLUDE VERTICAL AND HORIZONTAL INFORMATION PERTAINING TO THE INSTALLATION OF THE UTILITY SYSTEMS. DATUM ELEVATION AND BENCHMARK LOCATIONS SHALL BE INDICATED. INFORMATION TO BE INCLUDED IS AS FOLLOWS:
   a. PIPE TYPE, SIZE. VOLTAGE (WHERE APPLICABLE) AND INVERT ELEVATIONS.
   b. LOCATION OF MANHOLE, VALVE, POST INDICATOR, FIRE HYDRANT, JUNCTION BOX.
   c. ELEVATIONS FOR MANHOLE. ELEVATIONS SHOULD INCLUDE RIM, BOTTOM, WEIR ELEVATION AND PIPE INVERTS.

STORM DRAINAGE

1. UNLESS OTHERWISE SHOWN ON PLANS, ALL PVC PIPE AND FITTINGS SHALL CONFORM TO THE FOLLOWING:
   a. PVC SEWER PIPE AND FITTINGS, NPS 15-INCH AND SMALLER ASTM D 3034, SDR 35, WITH BELL-AND-SPIOT ENDS FOR GASKETED JOINTS USING ASTM F 477, ELASTOMERIC SEALS.
   b. PVC SEWER PIPE AND FITTINGS, NPS 18-INCH AND LARGER: ASTM F 679, T-1 WALL THICKNESS, WITH BELL-AND-SPIGOT ENDS FOR GASKETED JOINTS USING ASTM F 477, ELASTOMERIC SEALS.
   c. PIPE JOINTS SHALL BE WATER-TIGHT.

2. UNLESS OTHERWISE SHOWN ON THE PLANS, ALL REINFORCED CONCRETE PIPE AND FITTINGS SHALL CONFORM TO THE FOLLOWING:
   a. ASTM C 76, WITH BELL-AND-SPIGOT OR GROOVE AND TONGUE ENDS AND GASKETED JOINTS WITH ASTM C 443 RUBBER GASKETS.
   b. RCP PIPE SHALL BE CLASS III, WALL B.
   c. WHEN LOCATED IN TRAFFIC AREAS WITH LESS THAN 2 FEET OF COVER, REP PIPE SHALL BE CLASS IV, WALL B.
   d. WHEN LOCATED UNDER AIRCRAFT RAMPS OR RAILROAD OPERATIONS, REP PIPE SHALL BE CLASS V, WALL B WITH O-RING JOINTS.
   e. PIPE CLASS SHALL BE CLEARLY "STAMPED" ON EACH SEGMENT OF REP PIPE DELIVERED TO THE PROJECT.
   f. PIPE JOINTS SHALL BE WATER-TIGHT.

3. CONTRACTOR SHALL HANDLE AND STORE PIPE, FITTINGS, GASKETS, AND RELATED APPURTENANCES IN ACCORDANCE WITH MANUFACTURER'S WRITTEN RECOMMENDATIONS.

4. CONTRACTOR SHALL HANDLE MANHOLES. DROP INLETS, CURB INLETS, PIPE END COMPONENTS AND RELATED APPURTENANCES ACCORDING TO MANUFACTURER'S WRITTEN RIGGING INSTRUCTIONS.

5. PVC PLASTIC PIPE AND FITTINGS SHALL NOT BE STORED IN DIRECT SUNLIGHT.

6. ALL PIPE. FITTINGS, GASKETS, AND SEALS SHALL BE PROTECTED FROM DIRT AND DAMAGE.

7. ALL STORM SEWER LINES SHALL BE TELEVISED AND THE VIDEO REPORTS SUBMITTED TO THE ENGINEER FOR REVIEW.
   a. VIDEO REPORTS ARE TO BE SUBMITTED ON CD-ROM OR DVO COMPACT DISKS.
   b. ALL LINES MUST BE FLUSHED AND CLEANED WITH POTABLE WATER PRIOR TO TELEVISING.
   c. FOR SUBMERGED SYSTEMS, POND WATER LEVELS SHALL BE LOWERED (PUMPED DOWN) BELOW THE LOWEST PIPE ENTRANCE INVERT.
   d. VIDEO REPORTS WILL BE USED TO VIEW THE CONDITION OF THE STORM SEWER PIPE PRIOR TO ACCEPTANCE. WORKMANSHIP AND CLEANLINESS OF THE INSTALLATION WILL BE CHECKED.

8. AS-BUILT SURVEY: THE CONTRACTOR SHALL VERIFY STORM SEWER IMPROVEMENTS ALIGNMENT BY PROVIDING AN "AS-BUILT" SURVEY OF CONSTRUCTED CONDITIONS FROM A LICENSED SURVEYOR REGISTERED IN THE STATE OF PROJECT LOCATION. THE "AS-BUILT" SURVEY SHALL INCLUDE VERTICAL AND HORIZONTAL INFORMATION PERTAINING TO THE INSTALLATION OF THE STORM SEWER SYSTEM PIPING AND STRUCTURES. DATUM ELEVATION AND BENCHMARK LOCATIONS SHALL BE INDICATED. INFORMATION TO BE INCLUDED IS AS FOLLOWS:
   a. PIPE TYPE, SIZE. AND INVERT ELEVATIONS.
   b. MANHOLE, DROP INLET, CURB INLET, YARD DRAIN, AND POND CONTROL STRUCTURE LOCATIONS WITH ELEVATIONS OF BOTTOM, RIM OR GRATE ELEVATION SHOWN.
   c. POND CONTROL STRUCTURES: SHOW INFORMATION ON ALL FLOW CONTROL APPURTENANCES AND OUTLET PIPING.

ASPHALT PAVING

1. THE CONTRACTOR IS TO PROVIDE BARRICADES, SIGNS, FLASHERS, AND FLAG PERSONNEL AS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS. ALL CONSTRUCTION SIGNING, BARRICADING, AND TRAFFIC DELINEATION IS TO CONFORM TO THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES: LATEST EDITION.

2. ALL ASPHALT PAVING MATERIALS, WORKMANSHIP, AND INSTALLATION REQUIREMENTS SHALL COMPLY WITH THE STANDARD SPECIFICATIONS OF THE STATE DEPARTMENT OF TRANSPORTATION (D.O.T.) FOR THE STATE IN WHICH THE WORK OCCURS WITH SOME EXCLUSIONS. THE DOT PAYMENT PROCEDURES AND SAFETY REQUIREMENTS SHALL GENERALLY NOT APPLY.
   a. COARSE AGGREGATE. FINE AGGREGATE AND MINERAL FILLERS: IN ACCORDANCE WITH D.O.T. MATERIAL STANDARDS AND ASSOCIATED CONSTRUCTION SPECIFICATIONS.
   b. ASPHALT BINDER, ASPHALT CEMENT, PRIME COAT, AND TACK COAT: IN ACCORDANCE WITH D.O.T. MATERIAL STANDARDS AND ASSOCIATED CONSTRUCTION SPECIFICATIONS.
   c. JOINT SEALANT: ASTM 0 6690 OR AASHTO M 324. TYPE II OR III, HOT APPLIED, SINGLE COMPONENT, POLYMER-MODIFIED BITUMINOUS SEALANT.
   d. PAVEMENT-MARKING PAINT: IN ACCORDANCE WITH D.O.T. MATERIAL STANDARDS AND ASSOCIATED CONSTRUCTION SPECIFICATIONS. COLORS AS INDICATED.

3. DO NOT APPLY ASPHALT MATERIALS IF SUBGRADE IS FROZEN, WET, OR EXCESSIVELY DAMP; OR IF RAIN IS IMMINENT OR EXPECTED BEFORE TIME REQUIRED FOR ADEQUATE CURE. APPLY ONLY AT D.O.T. RECOMMENDED SURFACE TEMPERATURE.

4. INSTALLATION TOLERANCES:
   a. PAVEMENT THICKNESS: THE AVERAGE OF THE MEASURED THICKNESS OF THE PAVEMENT LAYERS SHALL MEET OR EXCEED THE REQUIRED THICKNESS FOR THOSE LAYERS, AND THE MINIMUM THICKNESS IN ANY ONE AREA SHALL NOT BE LESS THAN 0.25 INCHES BELOW THE REQUIRED THICKNESS.
   b. PAVEMENT SURFACE SMOOTHNESS: COMPACT EACH COURSE TO PRODUCE A SURFACE SMOOTHNESS WITHIN THE FOLLOWING TOLERANCES AS DETERMINED BY USING A 10-FOOT STRAIGHTEDGE APPLIED TRANSVERSELY OR LONGITUDINALLY TO PAVED AREAS:
      - BASE COURSE: 1/4 -INCH
      - SURFACE COURSE: 1/4 -INCH
   c. CROWNED SURFACES: TEST WITH CROWNED TEMPLATE CENTERED AND AT RIGHT ANGLE TO CROWN. MAXIMUM ALLOWABLE VARIANCE FROM TEMPLATE IS 1/4 -INCH.

5. PAVEMENT MARKINGS SHALL BE MADE WITH NON-THERMOPLASTIC ACRYLIC MARKING PAINT MEETING THE DOT MATERIAL REQUIREMENTS. ALLOW PAVING TO AGE FOR 30 DAYS BEFORE STARTING PAVEMENT MARKING. PROCEED VV1TH PAVEMENT MARKING ONLY ON CLEAN, DRY SURFACES. SWEEP AND CLEAN SURFACE TO ELIMINATE LOOSE MATERIAL AND DUST. APPLY PAINT WITH MECHANICAL EQUIPMENT TO PRODUCE PAVEMENT MARKINGS, OF DIMENSIONS AND COLORS INDICATED, WITH UNIFORM, STRAIGHT EDGES. APPLY AT MANUFACTURER'S RECOMMENDED RATES TO PROVIDE A MINIMUM WET FILM THICKNESS OF 15 MILS AND ONLY AT MANUFACTURER'S RECOMMENDED AMBIENT AND SURFACE TEMPERATURES.

AS-BUILT SURVEY

1. UPON COMPLETION OF THE WORK, THE SITEWORK SUB-CONTRACTOR SHALL RETAIN THE SERVICES OF A PROFESSIONAL LAND SURVEYOR TO PERFORM AN "AS-BUILT" SURVEY. THE "AS-BUILT" SURVEY SHALL INCLUDE LOCATION AND ELEVATION DATA FOR ALL CONSTRUCTED IMPROVEMENTS. SPECIFIC INFORMATION INCLUDED IN THE SURVEY SHALL BE AS FOLLOWS:
   a. ALL PAVEMENT SURFACES INCLUDING CURBS, WALKS, RAMPS, PADS, ETC.
   b. ALL SANITARY SEWER
   c. ALL STORM SEWER
   d. ALL STORM DETENTION, RETENTION, AND WATER QUALITY POND GRADING
   e. EMBANKMENT AND LAWN AREA GRADING
   f. BUILDING FINISH FLOOR ELEVATION
   g. BUILDING CORNER LOCATIONS
   h. OUT BUILDINGS, IF APPLICABLE
   i. WATER, GAS, BURIED ELECTRIC AND BURIED TELECOM LINES
   j. LIGHT POLE LOCATIONS
   k. STRIPING AND PAVEMENT MARKINGS
   l. TREE LOCATIONS WITH SIZE AND SPECIES

CONSTRUCTION NOTES

A. ALL RIGHT-OF-WAY INSTALLATIONS WILL BE IN ACCORDANCE WITH PRACTICES REFERENCED IN THE STATE OF FLORIDA UTILITIES ACCOMMODATIONS MANUAL.

B. ALL DESIGN AND CONSTRUCTION MUST CONFORM TO THE MINIMUM STANDARDS SET DOWN IN PINELLAS COUNTY LAND DEVELOPMENT, ZONING AND/OR RELATED ORDINANCES, AND MINIMUM TESTING FREQUENCY REQUIREMENTS.

C. SIGNS AND BARRICADES SHALL BE IN ACCORDANCE WITH THE US DEPARTMENT OF TRANSPORTATION'S "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" AND THE FLORIDA DEPARTMENT OF TRANSPORTATION'S ·STANDARD PLANS" INDEXES 102-600 THROUGH 102-670 (LATEST EDITIONS). ALL PROPOSED WORK MUST COMPLY WITH F.D.O.T. INDEX NO. 700.

D. SAFE PEDESTRIAN TRAFFIC IS TO BE MAINTAINED AT ALL TIMES.

E. SIDEWALKS ARE TO BE RECONSTRUCTED WITHIN THREE (3) DAYS AFTER REMOVAL. WHEN EXISTING SIDEWALK IS REMOVED, IT IS TO BE REMOVED TO THE NEAREST JOINT.

F. PLACE EXPANSION JOINTS WHERE 4" AND 6" CONCRETE ABUT.

G. PLACE EXPANSION JOINT BETWEEN BACK-OF-CURB AND CONCRETE DRIVEWAY.

H. COMPACTION FOR PIPE BACKFILL SHALL COMPLY WITH AASHTO T-99 (100%).

I. DISTURBED AREA WITHIN THE RIGHT OF WAY WILL BE COMPACTED TO 100% OF MAXIMUM DENSITY AND SODDED.

J. PROVIDE A MINIMUM OF 3' COVER OVER UTILITIES AT ALL DITCH CROSSINGS.

K. THE PERMITTEE'S ATTENTION IS DIRECTED TO THE PROVISIONS OF THE TRENCH SAFETY ACT (FLORIDA STATUTES, SECTION 553.60 ET. SEQ.) AND THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION EXCAVATION SAFETY STANDARDS (29 C.F.R. SECTION 1 926.650, SUBPART P) WHICH SHALL APPLY TO CONSTRUCTION, OPERATION AND MAINTENANCE PURSUANT TO THIS PERMIT.

BEST MANAGEMENT PRACTICES

L. THE GENERAL CONTRACTOR, OR IF NONE, THE PROPERTY OWNER, SHALL BE RESPONSIBLE FOR ASSURING THAT EACH CONTRACTOR OR SUBCONTRACTOR EVALUATES EACH SITE BEFORE CONSTRUCTION IS INITIATED TO DETERMINE IF ANY SITE CONDITIONS MAY POSE PARTICULAR PROBLEMS FOR THE HANDLING OF ANY REGULATED SUBSTANCES. FOR INSTANCE, HANDLING REGULATED SUBSTANCES IN THE PROXIMITY OF WATER BODIES OR WETLANDS MAY BE IMPROPER.

M. IF ANY REGULATED SUBSTANCES ARE STORED ON THE CONSTRUCTION SITE DURING THE CONSTRUCTION PROCESS, THEY SHALL BE STORED IN A LOCATION AND MANNER WHICH WILL MINIMIZE ANY POSSIBLE RISK OF RELEASE TO THE ENVIRONMENT. ANY STORAGE CONTAINER OF 30 GALLONS, OR 250 POUNDS, OR MORE CONTAINING REGULATED SUBSTANCES SHALL HAVE CONSTRUCTED BELOW THEM AN IMPERVIOUS CONTAINMENT SYSTEM CONSTRUCTED OF MATERIAL OF SUFFICIENT THICKNESS, DENSITY AND COMPOSITION THAT WILL PREVENT THE DISCHARGE TO THE LAND, GROUNDWATERS, OR SURFACE WATERS OF ANY POLLUTANT WHICH MAY EMANATE FROM SAID STORAGE TANK OR TANKS. EACH CONTAINMENT SYSTEM SHALL BE ABLE TO CONTAIN 150% OF THE CONTENTS OF ALL STORAGE CONTAINERS ABOVE THE CONTAINMENT SYSTEM.

N. EACH CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE MANUFACTURER'S SAFETY DATA SHEET SUPPLIED WITH EACH MATERIAL CONTAINING A REGULATED SUBSTANCE AND SHALL BE FAMILIAR WITH PROCEDURES REQUIRED TO CONTAIN AND CLEAN UP ANY RELEASES OF THE REGULATED SUBSTANCE. ANY TOOLS OR EQUIPMENT NECESSARY TO ACCOMPLISH SAME SHALL BE AVAILABLE IN CASE OF A RELEASE.

O. CONSTRUCTION ACTIVITIES SHALL BE EXECUTED IN A MANNER THAT AVOIDS DAMAGING, DESTROYING OR BURYING ANY WELL(S) PRESENT ON THE SITE, WHETHER OR NOT WELL IS TO BE MAINTAINED FOR USE OR ABANDONED. CARE SHALL BE TAKEN TO ENSURE MAINTENANCE AND INTEGRITY OF WELL(S) STRUCTURE(S) DURING CONSTRUCTION ACTIVITIES.

P. UPON COMPLETION OF CONSTRUCTION, ALL UNUSED AND REGULATED WASTE SUBSTANCES AND CONTAINMENT SYSTEMS SHALL BE REMOVED FROM THE CONSTRUCTION SITE BY THE RESPONSIBLE CONTRACTOR AND SHALL BE DISPOSED OF IN A PROPER MANNER AS PRESCRIBED BY LAW.

No.	Revision/Issue	Date
1	REVISED PER COMMENTS	04/18/23

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NISIT SAPPARKHAO, P.E.
FL REG. NO. 64085

NISIT SAPPARKHAO LICENSE No 64085 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Nisit Sapparkhao
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Date: 2026.04.06 11:26:26 -05'00'
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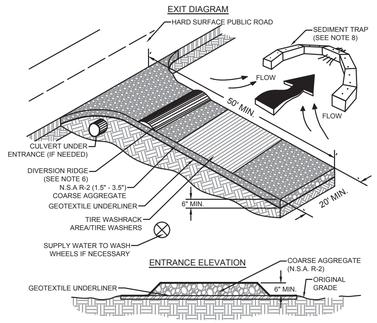
Project Name and Address
RISSER RALLY
10801 GULF BLVD.
TREASURE ISLAND, FL 33706

Sheet Title
CIVIL SPECIFICATIONS

Project No. 35-652.00
Date 03/12/23
Scale AS NOTED
Sheet **C00.01**

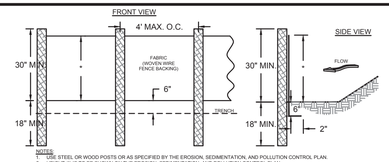
CONSTRUCTION ENTRANCE DETAIL



NOTES:
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
4. LENGTH SHALL BE AS REQUIRED, BUT NOT LESS THAN 50'.
5. PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.
6. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%.
7. INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
8. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
9. WASHRACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD.
10. MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

Co CRUSHED STONE CONSTRUCTION EXIT

SILT FENCE DETAIL

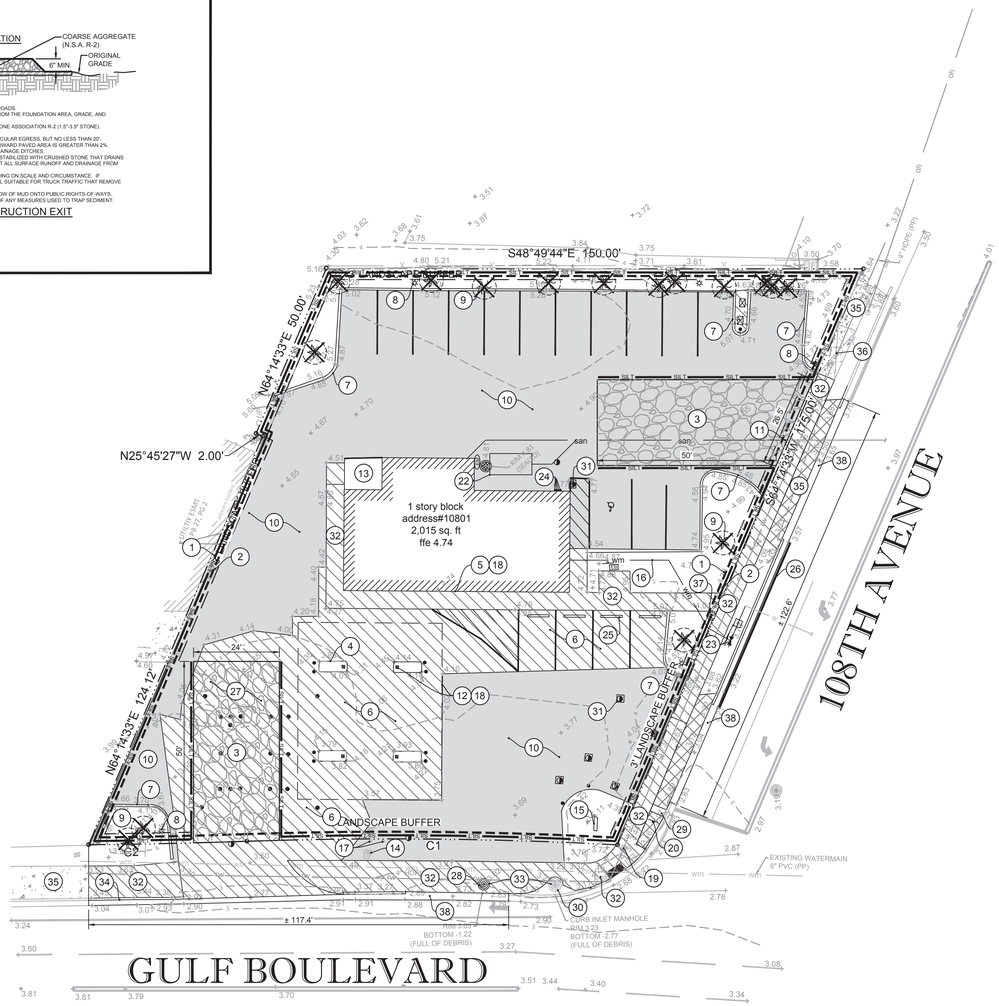


NOTES:
1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
2. HEIGHT (") IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
3. GDOT GPL 36 ALTERNATIVE

Sd1-S SILT FENCE - TYPE SENSITIVE

NPDES NOTIFICATION

(NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM) ATTENTION: THE EROSION / SEDIMENTATION LOCATION AND DETAILS SET FORTH IN THIS SITE PLAN HAVE BEEN DEVISED BY THE PRESENT ENGINEER TO MEET THE REQUIREMENTS OF THE FEDERAL NDPES PROGRAM. FAILURE TO MAINTAIN THESE CONTROLS, OR AN ILLICIT DISCHARGE RESULTING FROM THEIR FAILURE WILL LIKELY RESULT IN FINE CITATIONS. SEX. 58-239 OF THE PINELLAS COUNTY CODE AUTHORIZES PENALTIES OF UP TO $10,000 FOR EACH OFFENSE



KEYED NOTES

1	PROPOSED EROSION CONTROL
2	PROPOSED LIMITS OF DEMOLITION
3	PROPOSED STABILIZED CONSTRUCTION ENTRANCE
4	EXISTING DISPENSERS AND PRODUCT PIPING TO BE REMOVED
5	EXISTING BUILDING TO BE DEMOLISHED/REMOVED
6	EXISTING CONCRETE TO BE REMOVED
7	EXISTING CURB TO BE REMOVED
8	EXISTING LIGHT POLE TO BE REMOVED (TYPICAL)
9	EXISTING PALM TREE TO BE REMOVED (TYP)
10	EXISTING ASPHALT PAVEMENT TO BE REMOVED
11	EXISTING 4" SANITARY PIPE TO BE REMOVED AND INSTALL TEMPORARY CAP AT EXISTING CONNECTION AT THE PROPERTY LINE
12	EXISTING CANOPY, COLUMN, AND FOUNDATIONS TO BE REMOVED
13	EXISTING TRASH ENCLOSURE TO BE DEMOLISHED/REMOVED
14	EXISTING LIGHT POLE TO REMAIN
15	EXISTING ID SIGN TO REMAIN
16	EXISTING WATER SERVICE LINE TO BE REMOVED
17	EXISTING BOLLARDS TO REMAIN
18	CONVENIENCE STORE AND FUEL CANOPY TO BE DISCONNECTED FROM POWER PRIOR TO COMMENCEMENT OF DEMOLITION. GENERAL CONTRACTOR SHALL COORDINATE WITH POWER COMPANY
19	EXISTING RECLAIM WATER VALVE BOX TO REMAIN
20	EXISTING STOP SIGN TO BE RELOCATED
21	NOT USED
22	EXISTING GREASE TRAP TO BE REMOVED
23	EXISTING 1" WATER METER AND 2" BACK FLOW PREVENTER TO BE REMOVED
24	VENT PIPING TO BE REMOVED
25	EXISTING WHEELSTOP TO BE REMOVED (TYP)
26	EXISTING 6" WHITE STRIPE TO BE REMOVED
27	EXISTING TANK PAD AND TANK TOP EQUIPMENT TO BE REMOVED (SEE UNDERGROUND STORAGE TANK MODIFICATION DRAWINGS)
28	EXISTING STORMWATER MANHOLE TO BE ADJUSTED TO NEW FINISH GRADE
29	EXISTING ELECTRICAL MANHOLE TO REMAIN
30	EXISTING STORMWATER STRUCTURE TO REMAIN
31	CONTRACTOR TO COORDINATE WITH OWNERS ENVIRONMENT ENGINEERING CONSULTING COMPANY PRIOR TO MODIFY ANY MONITORING WELLS (TYP)
32	EXISTING SIDEWALK TO BE SAWCUT AT EDGE OF ROADWAY
33	CONTRACTOR TO PROVIDE INLET PROTECTION DURING GROUND SURFACE DISTURBING ACTIVITIES
34	EXISTING CURB AND GUTTER TO BE SAWCUT AND REMOVED TO THE NEAREST GOOD JOINT
35	EXISTING SIDEWALK TO REMAIN
36	EXISTING UTILITIES STRUCTURE TO REMAIN
37	EXISTING IRRIGATION SOLENOID VALVE BOX TO BE REMOVED
38	EXISTING CURB TO BE REMOVED TO THE JOINT LINE

TREE NOTE

CONTRACTOR TO INSTALL TREE BARRICADES SURROUNDING ALL TREES TO REMAIN. IRRIGATE ALL LANDSCAPING AS NEEDED.

LEGEND

	PROPERTY LINE
	EXISTING CONCRETE TO REMAIN
	EXISTING ASPHALT TO BE REMOVED
	EXISTING CONCRETE TO BE REMOVED
	EXISTING TO BE REMOVED
	EXISTING TO REMAIN
108.05	EXISTING GRADE ELEVATION
	LIMITS OF DEMOLITION
SILT SILT	EROSION CONTROL
gas	EXISTING GAS
san	EXISTING SANITARY
tel	EXISTING TELEPHONE
ue	EXISTING UNDERGROUND ELECTRIC
oh	EXISTING OVERHEAD LINE
wm	EXISTING WATER
rw	EXISTING RECLAIM WATER
	TREE BARRIER LINE
29	EXISTING CONTOUR
	EXISTING DRAINAGE BASIN LIMITS
	EXISTING TREE TO BE REMOVED

DEMOLITION NOTES

1. CONTRACTOR TO DEMOLISH AND REMOVE ALL IMPROVEMENTS WITHIN LIMITS OF DEMOLITION SHOWN UNLESS OTHERWISE NOTED.
2. CONTRACTOR TO ESTABLISH AND PROPERLY FLAG PROPERTY LINES PRIOR TO DEMOLITION.
3. ALL ABOVE AND BELOW GROUND HARDWARE, EQUIPMENT AND MATERIALS TO BE DISPOSED OF IN ACCORDANCE WITH LOCAL MUNICIPALITY REQUIREMENTS.
4. EXISTING IMPROVEMENTS SHOWN ARE TAKEN FROM ALTAMAX SURVEYING.
5. UTILITIES TO BE PLUGGED SHALL BE FILLED WITH A MINIMUM 1.0 CUBIC FT. OF NON SHRINK GROUT OR AS OTHERWISE APPROVED BY ENGINEER.
6. TREES SHOWN TO REMAIN SHALL MAINTAIN PROTECTIVE BARRIERS DURING DEMOLITION. THESE BARRIERS SHALL BE IN ACCORDANCE WITH CURRENT LOCAL MUNICIPALITY STANDARDS.
7. THE CONTRACTOR SHALL COORDINATE THE REMOVAL OF EXISTING UTILITIES WITH THE OWNER OF SAID UTILITY. THIS SHALL INCLUDE BUT NOT BE LIMITED TO WATER, SEWER, GAS, CABLE TV, POWER AND TELEPHONE.
8. THE CONTRACTOR SHALL UTILIZE SUITABLE EROSION CONTROL DURING DEMOLITION, SEE "EROSION & SEDIMENT CONTROL DETAILS" .
9. THE CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES PRIOR TO DEMOLITION AND WILL BE RESPONSIBLE FOR THE DAMAGE OF ANY ON-SITE OR OFF-SITE UTILITIES THAT ARE NOT A PART OF THIS PROJECT OR ARE NOT IDENTIFIED TO BE REMOVED.
10. ALL DISTURBED AREA WITH THE RIGHT OF WAY WILL BE RESTORED TO ORIGINAL OR BETTER CONDITION BY GRADING AND SODDING THE AREA DISTURBED.
11. ALL WELLS FOUND DURING THE CONSTRUCTION PHASE SHALL BE IDENTIFIED AND PROPERLY ABANDONED BY A FLORIDA LICENSED WELL DRILLER AND/OR MODIFIED FOR IRRIGATION USE ON SITE.

EXISTING SITE AREAS

VEHICULAR USE AREA	18,212	76.67	0.418
BUILDING AREA	2,099	8.84	0.048
SIDE WALK	883	3.72	0.020
TOTAL IMPERVIOUS	21,194	89.22	0.487
PERVIOUS AREA	2,560	10.78	0.059
GROSS SITE	23,754	100.00	0.545

811 Know what's below. Call before you dig.

PLAN VIEW | SCALE 1" = 20' | -

REFERENCE NORTH

0' 20' 40'

SCALE: 1" = 20'

No.	Revision/Issue	Date
1	REVISED PER COMMENTS	04/18/23

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Rally

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Date: 2026.04.06 11:26:43 -05'00'
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FAC 61G15-23.004

Project Name and Address
RISSER RALLY
10801 GULF BLVD.
TREASURE ISLAND, FL 33706

Sheet Title
DEMOLITION PLAN

Project No.	35-652.00
Date	03/12/23
Scale	AS NOTED
Sheet	C01.01

SITE PLAN GENERAL NOTES

1. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB. BUILDING DIMENSIONS ARE TO FACE OF BUILDING.
2. EXISTING IMPROVEMENTS SHOWN ARE TAKEN FROM BOUNDARY & TOPOGRAPHIC SURVEY BY ALTAMAX SURVEYING.
3. BUILDING AND SIDEWALK DIMENSIONS ARE TO OUTSIDE EDGE OF WALL.
4. ALL TIES TO THE PROPERTY LINE ARE BASED ON THE BOUNDARY & TOPOGRAPHIC SURVEY.
5. ALL CURB RADIUS ARE 3' UNLESS OTHERWISE NOTED.
6. ALL THE SIGNING AND PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), FDOT DESIGN STANDARDS, AND THE MANATEE COUNTY PUBLIC WORKS DEPARTMENT - HIGHWAY, TRAFFIC, AND STORMWATER STANDARDS.

VARIANCE ~~REQUEST~~ APPROVED ⚠

CASE NO. VAR-000326-2023- APPROVED AUGUST 17, 2023, BY THE PLANNING & ZONING BOARD.

- REDUCE THE 8-FOOT WIDE "PEDESTRIAN FRIENDLY AND LIMITED DINING/DISPLAY ZONE" TO 0 FEET.
- REDUCE THE 8-FOOT WIDE ARCADE/AWNING COVERING FOR THE "PEDESTRIAN FRIENDLY AND LIMITED DINING/DISPLAY ZONE" TO 0 FEET.
- INCREASE THE MAXIMUM 8-FOOT BUILDING FACADE FRONT SETBACK ALONG GULF BLVD TO 113 FEET.
- INCREASE THE MAXIMUM 8-FOOT BUILDING FACADE FRONT SETBACK ALONG 108TH AVE TO 16 FEET.

CASE NO. VAR-000382-2023- APPROVED AUGUST 23, 2023, BY THE CITY COMMISSION.

- REDUCE THE MINIMUM BUILDING HEIGHT REQUIREMENT IN THE PR-MU GULF BLVD. ZONING DISTRICT FROM TWO STORIES TO ONE STORY, AND REDUCE THE MINIMUM BUILDING HEIGHT BY 11 FT, FROM 34 FT TO 23 FT. Ð

NOTE

a. ALL DESIGN AND CONSTRUCTION MUST CONFORM TO THE MINIMUM STANDARDS SET DOWN IN CITY OF TREASURE ISLAND LAND DEVELOPMENT, ZONING AND/OR RELATED ORDINANCES AND MINIMUM TESTING FREQUENCY REQUIREMENTS.

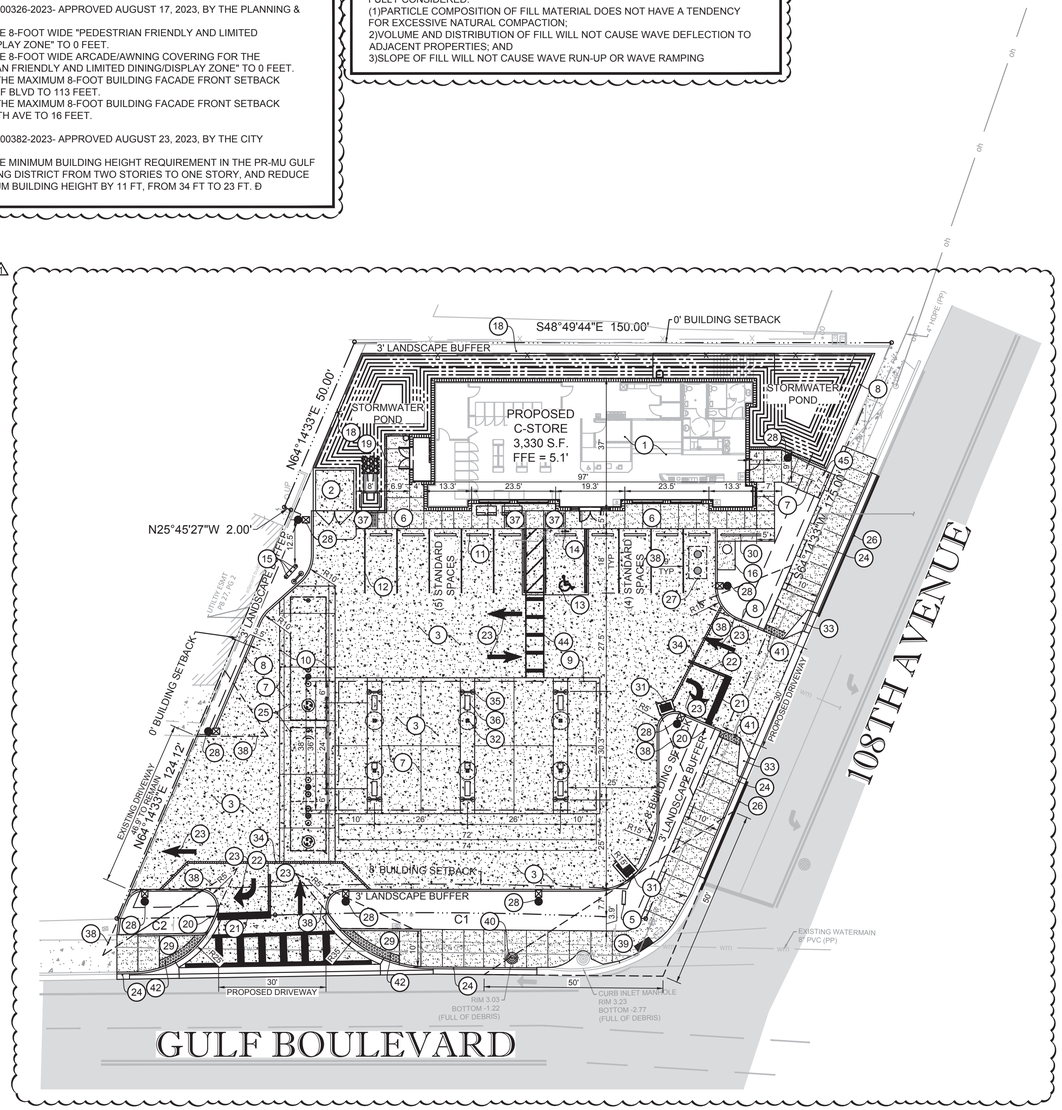
b. ALL ELEVATIONS MUST BE PER NAVD88.

CITY OF TREASURE ISLAND CODE OF ORDINANCES NOTE ⚠

SEC. 66-303.5 - LIMITATIONS ON PLACEMENT OF FILL.
THE USE OF STRUCTURAL FILL IS NOT PERMITTED. NON-STRUCTURAL, UNCOMPACTED FILL MAY BE USED AROUND THE PERIMETER OF A BUILDING FOR LANDSCAPING/AESTHETIC PURPOSES PROVIDED THE FILL WILL WASH OUT DURING STORM SURGE FLOODING PRIOR TO GENERATING EXCESSIVE LOADING FORCES, WAVE RAMPING EFFECTS, OR WAVE DEFLECTION. THE FLOODPLAIN ADMINISTRATOR SHALL APPROVE PLANS FOR LANDSCAPING/AESTHETIC FILL ONLY AFTER THE APPLICANT HAS PROVIDED AN ANALYSIS PREPARED BY A FLORIDA LICENSED ENGINEER, REGISTERED ARCHITECT, AND/OR SOIL SCIENTIST, WHICH DEMONSTRATES THAT THE FOLLOWING FACTORS HAVE BEEN FULLY CONSIDERED:
(1)PARTICLE COMPOSITION OF FILL MATERIAL DOES NOT HAVE A TENDENCY FOR EXCESSIVE NATURAL COMPACTION;
2)VOLUME AND DISTRIBUTION OF FILL WILL NOT CAUSE WAVE DEFLECTION TO ADJACENT PROPERTIES; AND
3)SLOPE OF FILL WILL NOT CAUSE WAVE RUN-UP OR WAVE RAMPING

UTILITIES PROVIDER

WATER:	PINELLAS COUNTY UTILITIES
SEWER:	CITY OF TREASURE ISLAND
POWER:	DUKE ENERGY
SOLID WASTE:	WASTE MANAGEMENT
RECLAIM WATER:	PINELLAS COUNTY



PLAN VIEW | SCALE 1" = 20' | -

SITE DATA

SITE ADDRESS:	10801 GULF BLVD. CITY OF TREASURE ISLAND, FL 33706
PARCEL NUMBER:	23-31-15-91836-008-0010
SITE AREA:	23,754 SQ FT
BUILDING AREA:	3,330 SQ FT (37' x 97')
EXISTING ZONING:	PR-MU
FLOOD ZONE:	COASTAL AE-11
OVERLAY DISTRICT:	DOWNTOWN OVERLAY DISTRICT
EXISTING LAND USE:	PLANNED REDEVELOPMENT MIXED-USE(PR-MU)
DEVELOPED USE:	PLANNED REDEVELOPMENT MIXED-USE(PR-MU)

PARKING REQUIREMENTS

NOTE: THE MINIMUM NUMBER OF PARKING SPACES PROVIDED BY A PRINCIPAL USE IN THE PR-MU CORE ZONING DISTRICT OR THE PR-MU GULF BOULEVARD ZONING DISTRICT SHALL BE EQUAL TO 66 PERCENT OF THE MINIMUM OFF-STREET VEHICLE PARKING SPACES ESTABLISHED IN THE LAND DEVELOPMENT REGULATIONS.

PARKING REQUIRED: 7 = TOTAL SPACES

TOTAL PARKING PROVIDED:

STANDARD PARKING	= 9 SPACES
HANDICAP PARKING	= 1 SPACES
TOTAL PARKING	= 10 SPACES

BUILDING REQUIREMENTS

BUILDING SETBACK - FRONT (GULF BLVD.)	= 8'
BUILDING SETBACK - SECONDARY FRONT (108TH AVE.)	= 8'
BUILDING SETBACK - SIDE (NORTHWEST)	= 0'
BUILDING SETBACK - SIDE (NORTHEAST)	= 0'
BUILDING MAX HEIGHT	= 31'
LANDSCAPE BUFFER - FRONT (75TH AVE.)	= 3'
LANDSCAPE BUFFER - SIDE (BLIND PASS RD.)	= 3'
LANDSCAPE BUFFER - SIDE (EAST)	= 3'
LANDSCAPE BUFFER - REAR (SOUTH)	= 3'

LEGAL DESCRIPTION

TREASURE ISLAND, CITY OF BLK 8, LOT 1 LESS THAT PART DESC BEG MOST WLY COR OF SD LOT 1 TH N64D14'33"E 125FT TO MOST E'LY COROF LOT 2 TH S25D45'27"E 2FT TH S64D14'33"W 124.13FT TO WLY LOT LINE TH NWLY 2.18FT TO POB

IMPERVIOUS SURFACE RATIO (ISR)	= 0.79
LOT COVERAGE	= 0.26

PROPOSED SITE AREAS ⚠

DISCRIPTION	AREA (SF)	PERCENT %	AREA (AC.)
VEHICULAR USE AREA	14,172	59.66	0.325
BUILDING AREA	3,330	14.02	0.076
GAS CANOPY	2,812	11.84	0.065
TRASH ENCLOSURE AREA	216	0.91	0.005
SIDE WALK	1,146	4.82	0.026
TOTAL IMPERVIOUS	18,864	79.41	0.433
PERVIOUS AREA	4,890	20.59	0.112
GROSS SITE	23,754	100.00	0.545
LOT COVERAGE		25.86	

KEYED NOTES (CONTINUED)

37	NEW HANDICAP RAMP
38	20' x 20' PEDESTRIAN SIGHT TRIANGLE
39	NEW FDOT SIDEWALK CURB RAMP PER FDOT INDEX 522-002
40	CONTRACTOR TO ADJUST EXISTING MANHOLE RING AND COVER TO PROPOSED GRADE
41	NEW YELLOW DETECTABLE WARNING
42	NEW RED DETECTABLE WARNING
43	NOT USED
44	NEW ACCESSIBLE ROUTE FROM GAS DISPENSER AREA TO BUILDING
45	NEW ACCESSIBLE ROUTE FROM BUILDING TO PUBLIC SIDEWALK

LEGEND

- PROPOSED CURB
- PROPOSED CONCRETE LESS THAN 6"
- PROPOSED CONCRETE 6" OR GREATER
- EXISTING CONCRETE
- PROPERTY LINE
- SETBACK/BUFFER
- PROPOSED PAVEMENT
- AREA LIGHT

KEYED NOTES

1	NEW CONVENIENCE STORE
2	NEW DOUBLE TRASH ENCLOSURE
3	NEW 6" CONCRETE PAVEMENT
4	NOT USED
5	NEW COMPLIANCE FREESTANDING ID SIGN
6	NEW 4" CONCRETE SIDEWALK, SEE PLAN FOR WIDTH
7	SAWCUT A 1/4" CONTROL JOINT IN NEW CONCRETE AS SHOWN. NEW CONTROL JOINT DEPTH MUST BE A MINIMUM OF 25% OF THE OVERALL SLAB DEPTH AND BE PERFORMED WITHIN 12 HR OF POUR. (TYPICAL)
8	NEW 6" X 18" VERTICAL CURB, 3-FOOT CURB TRANSITION AT PATHWAYS
9	NEW CANOPY
10	NEW 8" CONCRETE TANK SLAB
11	NEW WHEEL STOP (TYPICAL OF 10)
12	NEW 6-INCH "WHITE" PARKING/AISLE STRIPE (CONTINUOUS PAINT) (TYP)
13	HANDICAP PARKING SPACES AND ACCESS AISLE TO BE SIGNED AND MARKED
14	NEW HANDICAP PARKING SIGN(S) WITHIN BOLLARD (TYPICAL OF 2)
15	NEW VENT RISER STACKS (SEE TANK DRAWINGS)
16	NEW 8'x5' CONCRETE PAD FOR AIR/VACCUUM MACHINES. CONTRACTOR TO COORDINATE WITH OWNER.
17	NOT USED
18	NEW STORMWATER POND RETAINING WALL WITH 6' CHAINLINK FENCE AROUND PERIMETER
19	NEW STORMWATER POND RETAINING WALL WITH 6' CHAINLINK FENCE AND GUARD RAIL
20	NEW 30-INCH R1-1 "STOP SIGN"
21	NEW 24-INCH "WHITE" STOP BAR (CONTINUOUS PAINT) PER FDOT INDEX #711-001
22	NEW 6-INCH "DOUBLE YELLOW" LANE STRIPE (CONTINUOUS PAINT) PER FDOT INDEX #711-001 AND SHALL BE MINIMUM 20-FOOT LENGTH
23	NEW "WHITE" DIRECTIONAL ARROW
24	NEW FDOT "TYPE F" CURB AND GUTTER PER FDOT INDEX 300
25	NEW TWO (2) 15,000 GALLON UST
26	NEW 6-INCH THERMOSTAT TRAVELING LANE
27	NEW GREASE INTERCEPT
28	NEW AREA LIGHT. SEE PHOTOMETRIC PLAN
29	NEW 10- SIDEWALK WITH CURB RAMP PER FDOT INDEX 522-02 (CR-6)
30	NEW BIKE RACK TO MIN. FIVE (5) BIKES
31	NEW STORMWATER INLET
32	NEW 40:B-C FIRE EXTINGUISHER (TYP OF 6)
33	NEW 5' SIDEWALK WITH FLARED DRIVEWAY PER FDOT INDEX 522-003
34	NEW TRENCH DRAIN
35	NEW U-SHAPED BOLLARDS (TYP OF 6)
36	NEW 3+1 PRODUCT DISPENSERS (TYP OF 6)

REFERENCE NORTH

0' 20' 40'

SCALE: 1" = 20'

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Date

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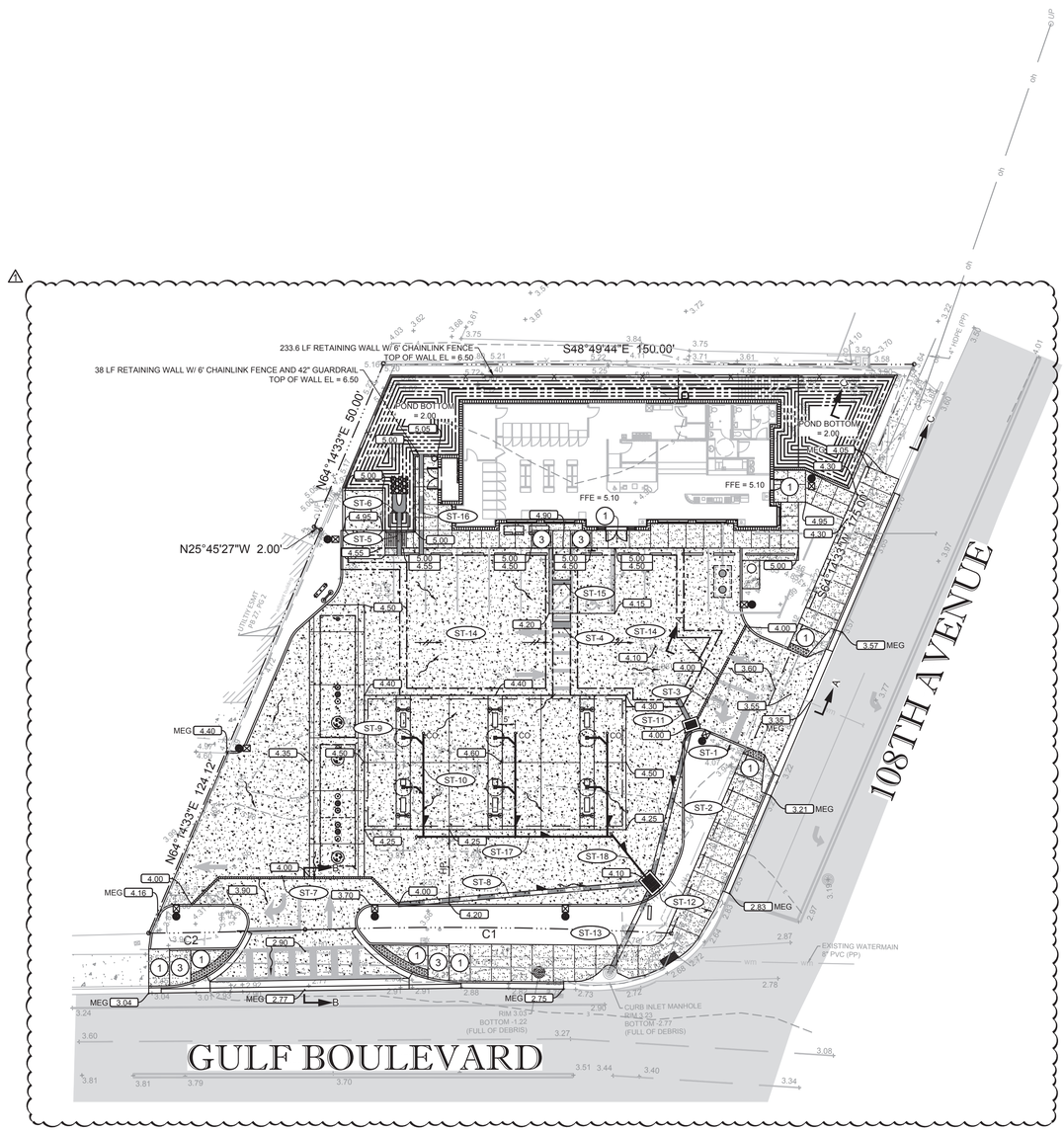
FAC 61G15-23.004

Project Name and Address
RISSER RALLY
10801 GULF BLVD.
TREASURE ISLAND, FL 33706

Sheet Title
SITE PLAN

Project No.	35-652.00
Date	03/12/23
Scale	AS NOTED
Sheet	C02.01



ADA ACCESSIBILITY NOTES

1. ALL HANDICAPPED PARKING SPACES AND ACCESS AISLES ADJACENT TO THE HANDICAP PARKING SPACES SHALL HAVE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS (THIS INCLUDES RUNNING SLOPE AND CROSS SLOPE).
2. AN ACCESSIBLE ROUTE FROM THE PUBLIC STREET OR SIDEWALK TO ALL BUILDING ENTRANCES MUST BE PROVIDED. THIS ACCESS ROUTE SHALL BE A MINIMUM OF 48" WIDE. THE RUNNING SLOPE OF AN ACCESSIBLE ROUTE SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%.
3. SLOPES EXCEEDING 5% BUT LESS THAN 8% WILL REQUIRE A RAMP AND MUST CONFORM TO THE REQUIREMENTS FOR RAMP DESIGN (HANDRAILS, CURBS, LANDINGS). NO RAMP SHALL EXCEED AN 8% RUNNING SLOPE OR 2% CROSS SLOPE.
4. IT WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT THE HANDICAP PARKING SPACES, ACCESSIBLE ROUTES, AND SIDEWALK/CROSSWALKS ARE CONSTRUCTED TO MEET ADA REQUIREMENTS.
5. ANY REQUIREMENTS LISTED ABOVE THAT CAN NOT BE MET SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY. ANYTHING NOT BUILT TO THE ABOVE STANDARDS WILL REQUIRE REMOVAL AND REPLACEMENT OF THE NON COMPLIANT AREAS AT THE GENERAL CONTRACTORS COST.

LEGEND

EL	ELEVATION
TYP	TYPICAL
CO	CLEANOUT
IE	INVERT ELEVATION
SE	SUMP ELEVATION
00.00	EXISTING ELEVATION
0.00	PROPOSED PAVEMENT ELEVATION
0.00 / 0.00	TOP OF SIDEWALK/CURB / EDGE OF PAVEMENT
	DITCH BOTTOM INLET
FFE	FINISH FLOOR ELEVATION
RCP	REINFORCED CONCRETE PIPE
HP	HIGH POINT
MEG	MATCH EXISTING GRADE
DS	BUILDING DOWN SPOUT
	EXISTING 12" OR GREATER STORMWATER PIPE
	EXISTING LESS THAN 12" STORMWATER PIPE
ST-00	STORM SEWER STRUCTURE NUMBER
	PROPOSED LESS THAN 12" STORMWATER PIPE
	DIRECTION OF PIPE FLOW

STORM STRUCTURE/PIPING DATA

ST-1
TYPE "C" CATCH BASIN
FDOT INDEX NO. 252 W/ H-20 GRATE
GRATE = 4.00
IE (E) = 2.50
IE (S) = 2.00

ST-2
45 LF OF 15" HDPE @ 0.5% MINIMUM SLOPE

ST-3
30 LF PRESLOPE 12" TRENCH DRAIN (ACO DRAIN S300K W/ H-20 GRATE OR APPROVED EQUAL)

ST-4
5 LF OF 24" HDPE LEVEL (IE = 2.00)

ST-5
17 LF OF 15" HDPE @ 0.5% MINIMUM SLOPE

ST-6
MITERED END SECTION
FDOT INDEX NO. 272 WITH SUMP
IE = 1.50

ST-7
65 LF PRESLOPE 12" TRENCH DRAIN (ACO DRAIN S300K W/ H-20 GRATE OR APPROVED EQUAL)

ST-8
70 LF OF 15" HDPE @ 0.5% MINIMUM SLOPE

ST-9
6 LF OF 16 PVC @ 1.00% MINIMUM SLOPE (TYP OF ALL CANOPY COLUMNS)

ST-10
30 LF OF 8" PVC @ 1.00% MINIMUM SLOPE (TYP OF 3)

ST-11
8 LF OF 15" HDPE LEVEL (IE = 2.00)

ST-12
OUT FALL CONTROL STRUCTURE
SEE DETAIL SHEET

ST-13
26 LF OF 18" HDPE @ 1.00% MINIMUM SLOPE
CONNECT TO EXISTING CURB INLET AT ELEV 1.75 +/-
CONTRACTOR SHALL VERIFY EXISTING CONDITION, TYPE AND SIZE OF CURB INLET PRIOR TO START CONSTRUCTION. NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCY

ST-14
UNDERGROUND STORMWATER SYSTEM
R-TANK XD EXTREMED DUTY MODULE STORAGE SYSTEM BY FERGUSON WATERWORKS
IE = 2.00

ST-15
5 LF OF 15" HDPE @ 0.5% MINIMUM SLOPE

ST-16
28 LF OF 15" HDPE @ 0.5% MINIMUM SLOPE

ST-17
55 LF OF 8" PVC @ 1.00% MINIMUM SLOPE

ST-18
15 LF OF 8" PVC @ 1.00% MINIMUM SLOPE

FLOOD ZONE NOTE

PROJECT IS LOCATED IN FLOOD ZONE AE-11. DESIGN FLOOD ELEVATION OF 13 WILL BE UTILIZED FOR DRY FLOOD PROOF OF PROPOSED BUILDING .

EROSION CONTROL MEASURE NOTE

REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED AS NEEDED AND MUST REMAIN INTACT THROUGHOUT CONSTRUCTION. FAILURE TO INSTALL OR PROPERLY MAINTAIN THESE BARRICADES WILL RESULT IN ENFORCEMENT ACTION WHICH MAY INCLUDE CITATIONS, AND INITIATION OF CIVIL PENALTY PROCEDURES.

PAVING AND GRADING GENERAL NOTES

1. SEE GENERAL NOTES SHEET FOR EROSION AND SILTATION CONTROL ALONG WITH GENERAL NOTES.
2. SEE SITE PLAN SHEET FOR SITE DATA.
3. SEE BOUNDARY & TOPOGRAPHIC SURVEY FOR TEMPORARY BENCH MARK (TBM) LOCATIONS.
4. THE CONTRACTOR SHALL MEET ALL REQUIREMENTS FOR LOCAL MUNICIPALITY AND THE FLORIDA DEPARTMENT OF TRANSPORTATION WITH REGARD TO IMPROVEMENTS WITHIN THEIR RESPECTIVE RIGHTS-OF-WAY.
5. ALL DISTURBED AREAS WITHIN RIGHTS-OF-WAY TO BE RETURNED TO MATCH EXISTING CONDITION.
6. ALL CLEANOUT TOP ELEVATION SHALL MATCH FINISH GRADE ELEVATIONS.
7. CONTRACTOR SHALL INSTALL EROSION CONTROL SILT FENCE AROUND THE PERIMETER OF THE SITE AND MUST MAINTAIN THE SILT FENCE IN GOOD REPAIR UNTIL ALL CONSTRUCTION IS COMPLETE AND THE AREA IS STABILIZED.
8. THE CONTRACTOR SHALL CONTACT THE ENGINEER PRIOR TO ANY CONSTRUCTION IF ANY PROBLEMS OR DISCREPANCIES EXIST.
9. BUILDING AND PEDESTRIAN SIDEWALKS AND PEDESTRIAN CROSSING TO HAVE A MAXIMUM OF 2.00% CROSS SLOPE AND 5.00% RUNNING SLOPE.
10. CONTRACTOR TO MAINTAIN EXISTING DRAINAGE PATTERN TO PREVENT ANY PONDING AREA.
11. ALL FINISHED LANDSCAPING TO HAVE A SLOPE NO MORE THAN 33.33% (1 TO 3) UNLESS OTHERWISE SPECIFIED.

CONTROL BENCHMARKS

SEE SURVEY FOR CONTROL BENCHMARK

KEYED NOTES:

1	SURFACE SLOPES NOT TO EXCEED 2.0% ALL DIRECTIONS.
2	SURFACE SLOPES NOT TO EXCEED 5.0% RUNNING AND 2.0% CROSS SLOPES.
3	SURFACE SLOPE NOT TO EXCEED 1:12 RUNNING AND 2% CROSS SLOPE

PLAN VIEW | SCALE 1" = 20' | -

REFERENCE NORTH

0' 20' 40'

SCALE: 1" = 20'

No.	Revision/Issue	Date
1	REVISED PER COMMENTS	04/18/23

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Client Name

Rally

NISIT SAPPARKHAO, P.E.
FL REG. NO. 64085

NISIT SAPPARKHAO LICENSE No. 64085 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Nisit Sapparkhao
DN: c=US, st=Florida, l=Tampa, serialNumber=AATL2023-317-427526, o=Infinity Engineering Group, LLC, cn=Nisit Sapparkhao, email=nisit@iegroup.net
Date: 2026.04.06 11:27:04 -05'00'
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Project Name and Address
RISSER RALLY
10801 GULF BLVD.
TREASURE ISLAND, FL 33706

Sheet Title
GRADING PLAN

Project No. 35-652.00	Sheet C03.01
Date 03/12/23	
Scale AS NOTED	

NOTE

1-THE CONNECTION SHOWN FROM THE PROPOSED STORE TO THE SANITARY SEWER IS TO A PRIVATE SYSTEM THAT IS NOT CURRENTLY OWNED OR MAINTAINED BY PCU. THE SEWAGE FROM THIS PROJECT ULTIMATELY DISCHARGES TO PCU INFRASTRUCTURE AND IS TREATED BY PCU WRF THEREFORE APPROPRIATE IMPACT FEES WILL BE CREDITED/APPLIED. PCU IS NOT RESPONSIBLE FOR ANY MAINTENANCE OR COSTS THAT MAY OCCUR BECAUSE OF THIS PRIVATE SEWER CONNECTION BETWEEN PRIVATE PROPERTIES. IT IS THE OWNER'S RESPONSIBILITY TO COMMUNICATE THIS CONNECTION AND ANY ISSUES THEREOF TO THE SURROUNDING PROPERTIES.
2-WE CERTIFY THE TANKS ARE LOCATED IN A COASTAL A ZONE AND WILL NOT BE SUBJECT TO FLOTATION OR DISPLACEMENT THAT WILL DAMAGE BUILDING FOUNDATIONS DURING A COASTAL FLOOD

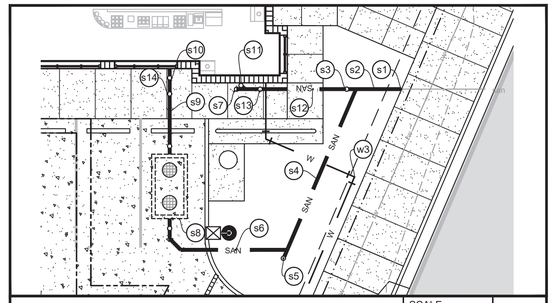
BUOYANCY CALCULATIONS FOR 20,000 GALLON UNDERGROUND STORAGE TANK

ASSUME TANK SUBMERGED AND EMPTY

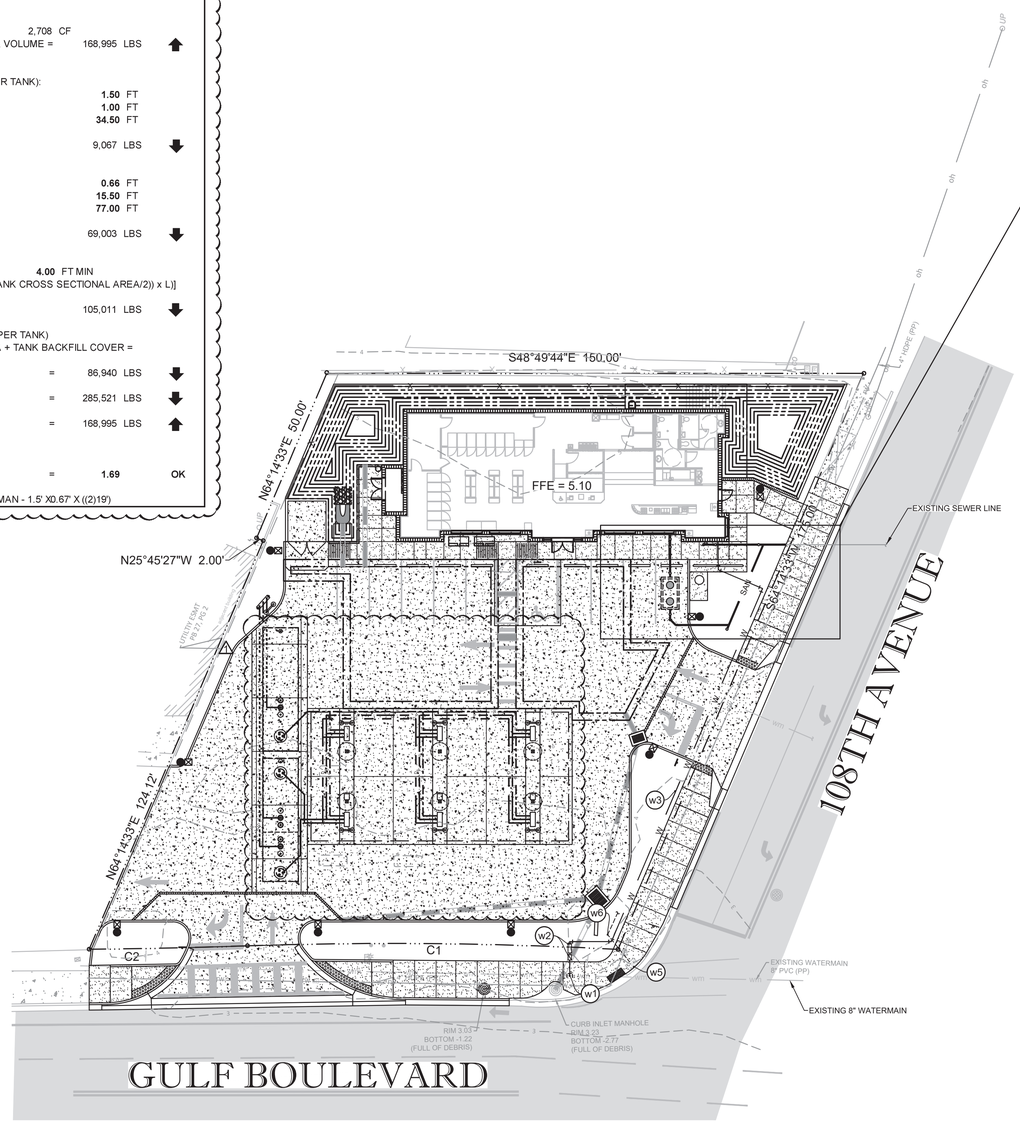
FLOOD ELEVATION FOR UNDERGROUND STORAGE TANK ASSUMED AS PAVEMENT ELEVATION (FULLY SUBMERGED)

WEIGHT OF TANK	=	**15,500**	LBS ⬇
WEIGHT OF CONCRETE	=	**150**	LB/CF
SUBMERGED WEIGHT OF BACKFILL	=	**60**	LB/CF
TANK SIZE: **10** FT DIA. x **34.50** FT LENGTH			
TANK BUOYANCY:			
TANK VOLUME	=	2,708	CF
BUOYANCY = WEIGHT OF WATER x TANK VOLUME =		168,995	LBS ⬆
SUBMERGED WEIGHT OF CONCRETE DEADMAN (2 PER TANK):			
WIDTH OF DEADMAN	=	**1.50**	FT
HEIGHT OF DEADMAN	=	**1.00**	FT
LENGTH OF DEADMAN	=	**34.50**	FT
2(L x H x W) x (150 - 62.4)	=	9,067	LBS ⬇
WEIGHT OF CONCRETE SLAB:			
SLAB THICKNESS	=	**0.66**	FT
WIDTH OF SLAB	=	**15.50**	FT
LENGTH OF SLAB	=	**77.00**	FT
(L x W x T) x (150-62.4)	=	69,003	LBS ⬇
SUBMERGED WEIGHT OF BACKFILL:			
BACKFILL COVER	=	**4.00**	FT MIN
60[(((DIA x (DIA/2 + BACKFILL COVER) - (TANK CROSS SECTIONAL AREA/2)) x L)]		105,011	LBS ⬇
SUBMERGED WEIGHT OF BACKFILL ON DEADMAN (2 PER TANK)			
HEIGHT OF BACKFILL ON DEADMAN = DIA + TANK BACKFILL COVER =			
2(L x W x HEIGHT OF BACKFILL)	=	86,940	LBS ⬇
FORCES DOWN:	=	285,521	LBS ⬇
FORCES UP:	=	168,995	LBS ⬆
FACTOR OF SAFETY:			
FORCES DOWN / FORCES UP	=	**1.69**	**OK**

NOTE: TANK WILL BE ANCHORED WITH 2 EACH DEADMAN - 1.5' X0.67' X ((2)19')



ENLARGED PLAN VIEW | SCALE 1"=10' | -



PLAN VIEW | SCALE 1" = 20' | -

UTILITY SYSTEM DATA

	WATER
w1	POINT OF CONNECTION TO EXISTING 8" WATERMAIN (BY PINELLAS COUNTY UTILITIES)
w2	NEW 1-1/2" WATERMETER W/ 1-1/2" BACKFLOW PREVENTER
w3	150 LF - 2" POLY PIPE WATER SERVICE LATERAL FROM EXISTING POINT CONNECTION TO RELOCATED WATER METER
w4	NOT USED
w5	EXISTING RECLAIM WATER VALVE BOX
w6	1" IRRIGATION LINE TO IRRIGATION SYSTEM
	SANITARY
s1	EXISTING 4" SANITARY SEWER LATERAL SERVICE TOP EL = 4.10' - IE = -0.8 (±) CONTRACTOR TO TIE-IN TO EXISTING SEWER AND INSTALL CLEANOUT
s2	8 LF - 4" SDR26 @ 1.00% SLOPE
s3	CONSTRUCT SEWER CLEAN OUT - IE. -0.75'. SET TOP AT GRADE.
s4	25 LF - 4" SDR26 @ 8.00% SLOPE
s5	CONSTRUCT SEWER CLEAN OUT - IE. 1.25' SET TOP AT GRADE.
s6	23 LF - 6" SDR26 @ 5.00% SLOPE
s7	CONSTRUCT SEWER CLEAN OUT - IE. 0.60' SET TOP AT GRADE.
s8	750 GALLON GREASE TRAP WITH TWO-WAY CLEANOUT INLET/CO IE. 1.50'; OUTLET/CO IE. 1.30'. SEE DETAIL, SHEET C05.01.
s9	10 LF - 4" SDR26 @ 1.00% SLOPE
s10	CONSTRUCT SEWER CLEAN OUT - IE. 1.60' SET TOP AT GRADE.
s11	CONSTRUCT SEWER CLEAN OUT - IE. 0.60' SET TOP AT GRADE.
s12	15 LF - 6" SDR26 @ 1.00% SLOPE
s13	6" BACKWATER VALVE (FLAPPER VALVE)
s14	4" BACKWATER VALVE (FLAPPER VALVE)
	ELECTRIC
e1	NEW POLE RISER. (GC SHALL COORDINATE WITH POWER PROVIDER FOR RESPONSIBILITY AND CONSTRUCTION REQUIREMENTS)
e2	UNDERGROUND SECONDARY ELECTRICAL SERVICE. (GC SHALL COORDINATE WITH POWER PROVIDER FOR RESPONSIBILITY AND CONSTRUCTION REQUIREMENTS)

LEGEND

TYP	TYPICAL
H/C	HANDICAP
R	RADIUS
R/W	RIGHT-OF-WAY
	PROPOSED CONCRETE 6" OR LESS
	PROPOSED CONCRETE GREATER THAN 6"
	NEW ASPHALT PAVEMENT
	PROPERTY LINE
SAN	PROPOSED SANITARY SERVICE
W	PROPOSED WATER
E	PROPOSED ELECTRIC SERVICE
san	EXISTING SANITARY PIPE
wm	EXISTING WATER PIPE
ue	EXISTING UNDERGROUND POWER
oh	EXISTING OVERHEAD WIRE
gas	EXISTING GAS LINE
tel	EXISTING TELEPHONE LINE
	DIRECTION OF PIPE FLOW

UTILITY NOTES

1. CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES WITHIN THE LIMITS OF CONSTRUCTION AND ADVISE THE ENGINEER OF RECORD OF ANY CONFLICTS IMMEDIATELY.
2. CONTRACTOR SHALL NOTIFY AND COORDINATE WATER SERVICE WITH LOCAL MUNICIPALITIES UTILITIES DEPARTMENT.
3. CONTRACTOR SHALL NOTIFY AND COORDINATE SEWER SERVICE WITH LOCAL MUNICIPALITIES UTILITIES DEPARTMENT.
4. CONTRACTOR TO COORDINATE INSTALLATION OF ELECTRICAL POWER SERVICE WITH LOCAL ELECTRIC COMPANY.
5. CONTRACTOR TO INSTALL PVC CONDUIT FOR TELEPHONE SERVICE (TO PROPERTY LINE) AND COORDINATE INSTALLATION OF SERVICE WITH TELEPHONE OPERATIONS.
6. SEE SITE BOUNDARY AND TOPOGRAPHIC SURVEY FOR LOCATION OF OTHER EXISTING UTILITIES.
7. SEE CIVIL SPECIFICATIONS AND REFERENCE DRAWING SHEETS FOR ADDITIONAL UTILITY NOTES.
8. ALL ON-SITE PVC WATER SERVICE AFTER METER SHALL BE SCHEDULE 80 OR PRESSURE RATED HDPE (POLY PIPE).
9. ALL CROSSINGS OF WATER AND SEWER LINES MUST MAINTAIN PROPER CLEARANCE (SEE CIVIL SPECIFICATIONS AND REFERENCE DRAWING SHEETS).
10. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE CITY/TOWNS STANDARD CONSTRUCTION AND UTILITY REQUIREMENTS.
11. TREES SHALL NOT BE PLANTED WITHIN 10 FEET FROM THE WATER MAIN.
12. ALL CLEANOUT TOP ELEVATION SHALL MATCH FINISH GRADE ELEVATIONS.

REFERENCE NORTH

0' 20' 40'

SCALE: 1" = 20'

No.	Revision/Issue	Date
1	REVISED PER COMMENTS	04/18/23

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Client Name

Rally

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FL REG. NO. 64085

NISIT SAPPARKHAO LICENSED No 64085 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Nisit Sapparkhao
DN: c=US, st=Florida, l=Tampa, serialNumber=AATL2023121427326, o=Infinity Engineering Group, LLC, cn=Nisit Sapparkhao, email=nisit@iegroup.net
Date: 2026.04.06 11:27:15 -05'00'
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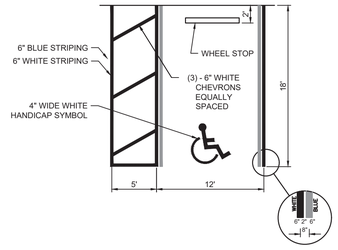
Project Name and Address
RISSER RALLY
10801 GULF BLVD.
TREASURE ISLAND, FL 33706

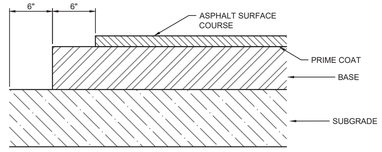
Sheet Title
UTILITY PLAN

Project No. 35-652.00	Sheet **C04.01**
Date 03/12/23	
Scale AS NOTED	



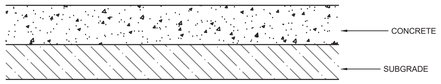
NOTE: DIMENSIONS ARE MEASURED FROM THE CENTER OF WHITE STRIPES

HANDICAP PARKING STRIPING | SCALE: NTS | 1



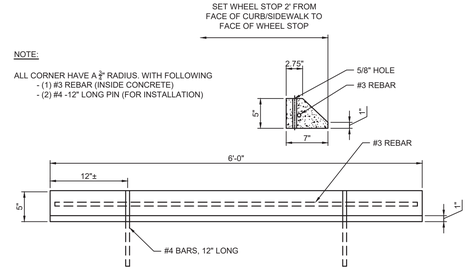
ASPHALT	2-INCH TYPE III ASPHALTIC CONCRETE STRUCTURAL BASE COURSE
BASE	6-INCH LIMEROCK LBR 100 COMPACTED TO 98% OF AASHTO T-180
SUB-GRADE	12-INCH COMPACTED SUB-GRADE LBR 40 COMPACTED TO 98% AASHTO T-180

ASPHALT PAVEMENT | SCALE: NTS | 2

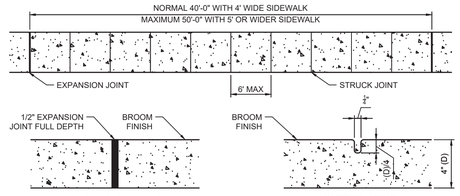


CONCRETE	6" THICKNESS 4,000 PSI WITH 6"x6" W 1.4xW 1.4 WWF
SUB-GRADE	6" COMPACTED SUB-GRADE LBR 40 COMPACTED TO 98% AASHTO T-180

CONCRETE PAVEMENT | SCALE: NTS | 3

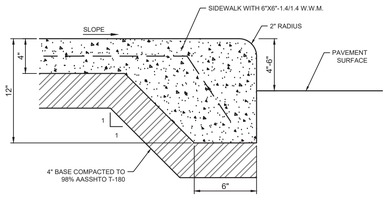


WHEEL STOP DETAIL | SCALE: NTS | 4



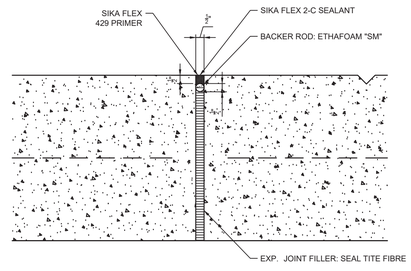
NOTES:
1. SIDEWALK EXPANSION JOINTS TO BE AT ALL TIES TO CONCRETE OTHER THAN DRIVEWAYS. MAXIMUM SPACING SHALL BE 50-FOOT.
2. EXPANSION JOINT MATERIAL SHALL BE ASPHALT FIBER IMPREGNATED PREFORMED JOINT FILLER, TO FULL DEPTH OF CONCRETE.
3. ALL SIDE WALKS SHALL BE CONSTRUCTED OF 4 INCH THICK 4,000 PSI PORT LAND CEMENT CONCRETE AND SHALL BE INSTALLED OVER COMPACTED SUB-GRADE (LBR 40 MIN.)
4. CONTROL JOINT MUST BE PERFORMED WITHIN 12 HOURS OF CONCRETE PLACEMENT DO A DEPTH NO LESS THAN 1/4-INCH THE OVERALL CONCRETE DEPTH.

CONCRETE SIDEWALK | SCALE: NTS | 5

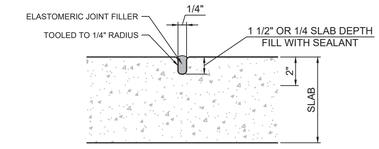


CONCRETE	4" 4,000 PSI FIBERMESH REINFORCED CONCRETE
SUB-GRADE	6 INCH COMPACTED SUB-GRADE TO 95% MIN. PER ASTM D1557

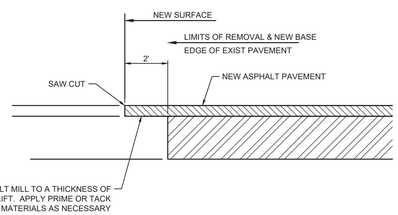
INTEGRAL CURB SIDEWALK | SCALE: NTS | 6



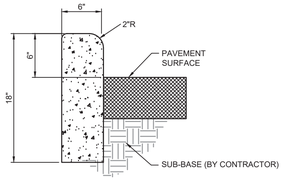
EXPANSION JOINT | SCALE: NTS | 7



SAWCUT CONTROL JOINT | SCALE: NTS | 8



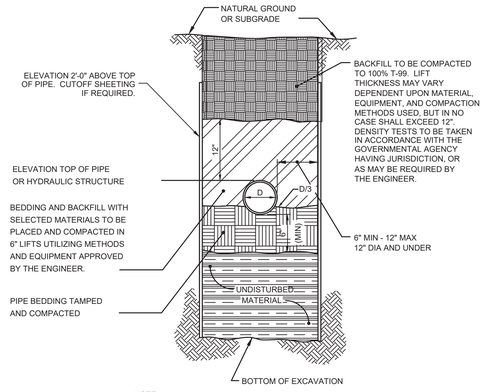
EXISTING ASPHALT PAVEMENT CONNECTION | SCALE: NTS | 9



NOTE:

TRANSVERSE JOINTS SHALL BE 1/2" FULL DEPTH ASPHALT IMPREGNATED FIBER EXP. JOINT RECESSED 1/4" IN FROM THE FRONT FACE AND TOP OF THE CURB @ 20'-0" MAXIMUM.

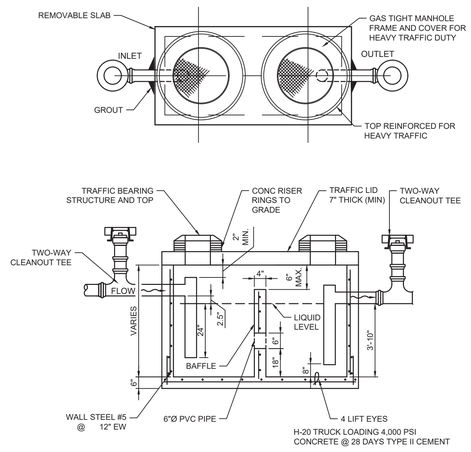
6"x18" CURB | SCALE: NTS | 11



NOTE:

FOR TRENCHES IN PAVED AREAS OR AREAS TO RECEIVE NEW PAVEMENT, SEE PAVEMENT SPECIFICATIONS.

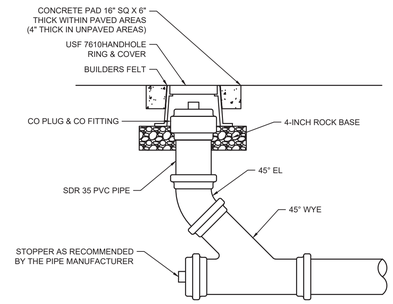
TYPICAL TRENCH SECTION | SCALE: NTS | 13



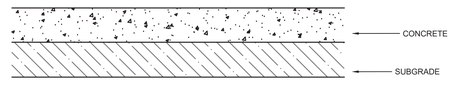
SECTION

1. INTERIOR SHALL HAVE BITUMASTIC COATING ON ALL SIDES, TOP AND BOTTOM.
2. PRECAST AND POURED-IN-PLACE UNITS SHALL HAVE SUFFICIENT STEEL REINFORCING TO INSURE STRUCTURAL INTEGRITY FOR H-20 LOADING.
3. INLET AND OUTLET TO BE A MINIMUM 4-INCH DIAMETER
4. MINIMUM HYDRAULIC CAPACITY SHALL BE 750 GALLONS.
5. GREASE TRAPS MAY VARY PER MANUFACTURER. CONSULT OWNER'S REP. FOR APPROVED EQUAL.
6. INFLOW AND OUTFLOW LINES SHALL UTILIZE CLEANOUT TEE'S.
7. GREASE TRAPS SHALL BE WATER AND GAS TIGHT

GREASE INTERCEPTOR DETAIL | SCALE: NTS | 14



CLEANOUT | SCALE: NTS | 10



CONCRETE	6-INCH THICKNESS 4,000 PSI WITH 6"x6" W 1.4xW 1.4 WWF. LAMBERT CORPORATION DEEP BLACK - 3% TINT
SUB-GRADE	6-INCH COMPACTED SUB-GRADE LBR 40 COMPACTED TO 98% AASHTO T-180

BLACK TINTED CONCRETE PAVEMENT | SCALE: NTS | 12

No.	Revision/Issue	Date
1	REVISED PER COMMENTS	04/18/23

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Client Name

Rally

NISIT SAPPANHAO, P.E.
FL REG. NO. 64085

NISIT SAPPANHAO LICENSED No 64085 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Nisit Sappanhao
DN: c=US, st=Florida, l=Tampa, serialNumber=AATL20251217427226, o=Infinity Engineering Group, LLC, cn=Nisit Sappanhao, email=nisit@iegroup.net
Date: 2026.04.06 11:27:46 -05'00'
Adobe Acrobat version: 2017.012.30262

Date

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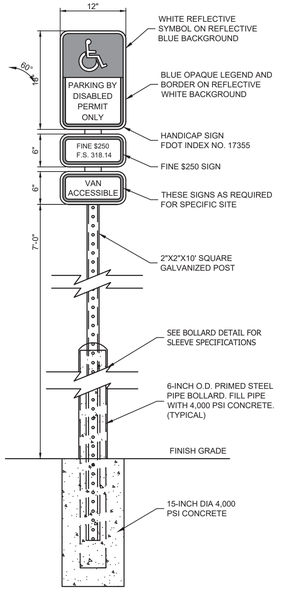
FAC 61G15-23.004

Project Name and Address
RISSER RALLY
10801 GULF BLVD.
TREASURE ISLAND, FL 33706

Sheet Title
DETAILS

Project No.	35-652.00
Date	03/12/23
Scale	AS NOTED
Sheet	C05.01

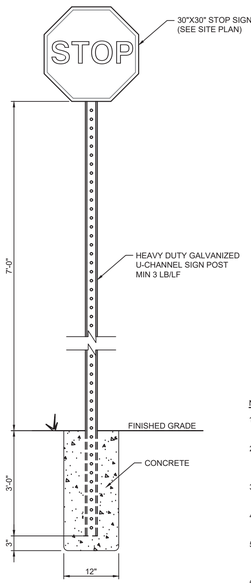


NOTES:

1. METAL POST TO BE GALVANIZED. ALL BOLTS, NUTS, WASHERS AND SCREWS MUST BE RUSTPROOF.
2. 7/16" HOLES ON 1" CENTERS.
3. CONCRETE FOR FOOTING SHALL BE PORTLAND CEMENT AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 p.s.i.
4. SIGNS WILL BE FABRICATED BY USING REFLECTING COATING IN THE SYMBOL, MESSAGE AND BORDER APPLIED TO A SHEET ALUMINUM BACKING (.080) IN THICKNESS.
5. MESSAGE LETTERING SHALL BE UPPER CASE (WHITE)(SERIES B) 2" HIGH IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
6. THE SYMBOL IS COMPOSED OF TWO ELEMENTS, A WHITE WHEELCHAIR FIGURE (WHICH SHOULD ALWAYS FACE RIGHT) ON A SQUARE BACKGROUND, INTERNATIONAL BLUE IN COLOR (FED. STD. 595a, COLOR #15180).
7. SIGN POST SHALL BE MIN. 2'-0" CLEAR FROM BACK OF CURB.

HANDICAP PARKING SIGN WITHIN BOLLARD

SCALE: NTS | 1

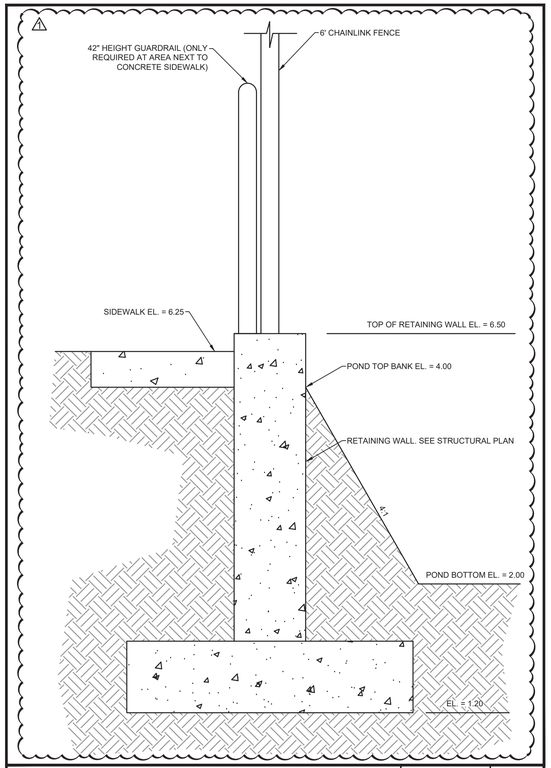


NOTES:

1. METAL POST TO BE GALVANIZED. ALL BOLTS, NUTS, WASHERS AND SCREWS MUST BE RUSTPROOF.
2. CONCRETE FOR FOOTING SHALL BE PORTLAND CEMENT AND HAVE A MIN. COMPRESSIVE STRENGTH OF 4,000 PSI IN 28 DAYS.
3. SIGN POST SHALL BE MIN. 2'-0" CLEAR FROM BACK OF CURB.
4. ALL TRAFFIC SIGN INSTALLATION SHALL BE PER FDOT SPECIFICATIONS
5. ALL TRAFFIC SIGN POSTS WITH THE COUNTY RIGHT-OF-WAY SHALL BE 2'x2' SQUARE BREAK-AWAY 14 GAUGEGALVANIZED STEEL WITH PUNCHED HOLES.
6. THE TAPCO V-LOC VS1P-350 SYSTEM SHALL BE EMPLOYED WHERE SIGN POSTS ARE INSTALLED IN PAVED AREAS.

MUTCD SIGN(S)

SCALE: NTS | 2



RETAINING WALL DETAIL

SCALE: NTS | 3

ISOMETRIC

NOTES:

SIZE: 36" H x 18" W

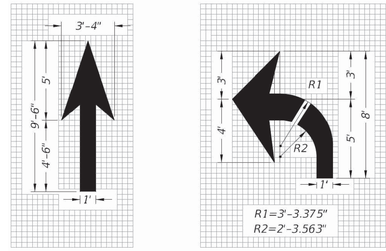
FINISH: ALUMINUM SCH 40 PIPE, ASTM F 1083

FEATURES: INVERTED "U" BIKE RACK

MOUNTING: SURFACE MOUNT WITH 3/8" THICK STEEL BASE PLATE, ASTM A 36

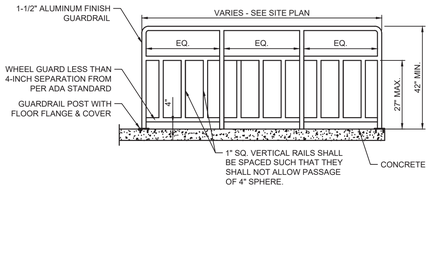
BIKE RACK

SCALE: NTS | 4



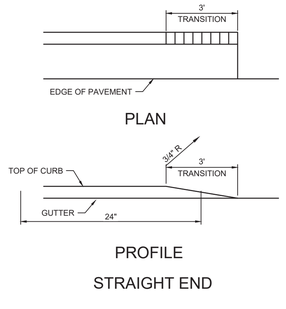
DIRECTIONAL LOT ARROW DETAIL

SCALE: NTS | 5



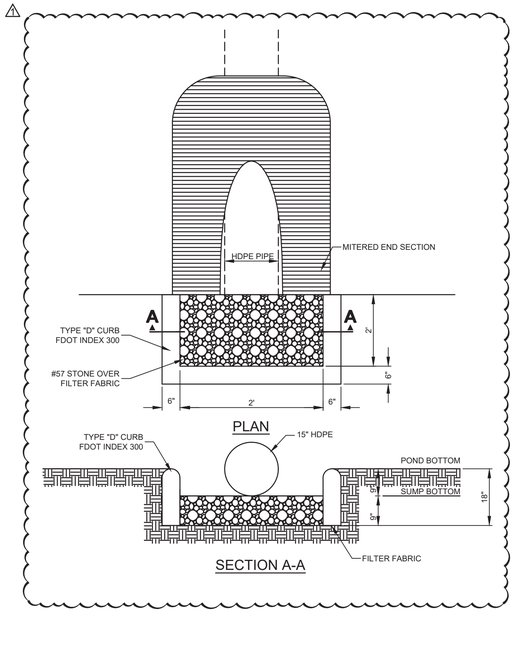
GUARDRAIL DETAIL

SCALE: NTS | 6



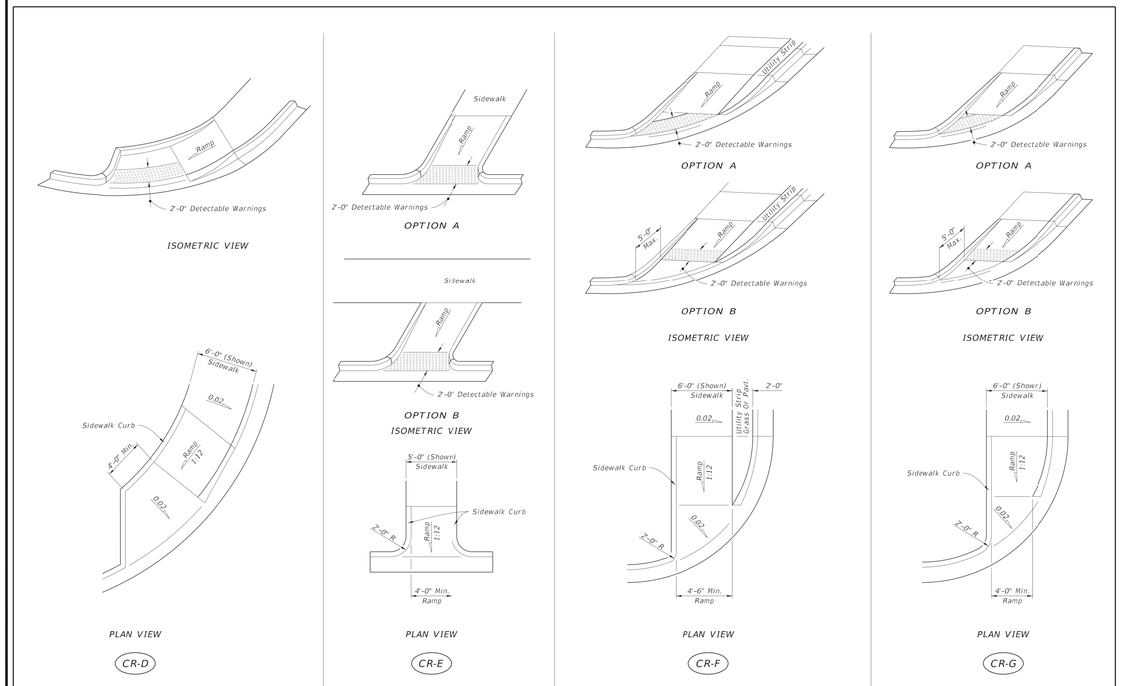
VERTICAL CURB TRANSITION DETAIL

SCALE: NTS | 7



TYPICAL SUMP DETAIL

SCALE: NTS | 8



SIDEWALK CURB RAMPS CR-D, CR-E, CR-F & CR-G

LAST REVISION	DESCRIPTION:	FDOT FY 2022-23 STANDARD PLANS	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS	INDEX	SHEET
11/01/21	REVISION			522-002	4 of 7

No.	Revision/Issue	Date
	REVISED PER COMMENTS	04/18/23

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NISIT SAPPARNHAO, P.E.
FL REG. NO. 64085

STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Nisit Sapparhao
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Date: 2026.04.06 11:27:41 -05'00'
Adobe Acrobat version: 2017.017.2.30262

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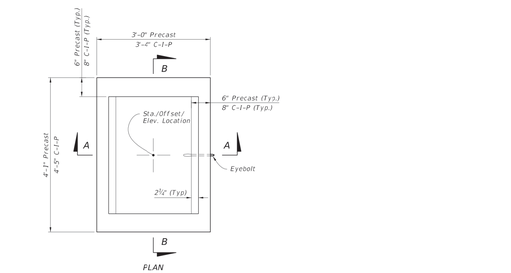
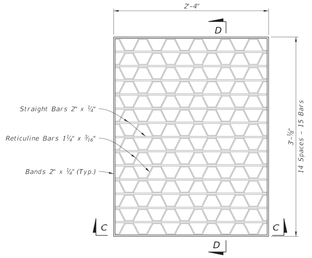
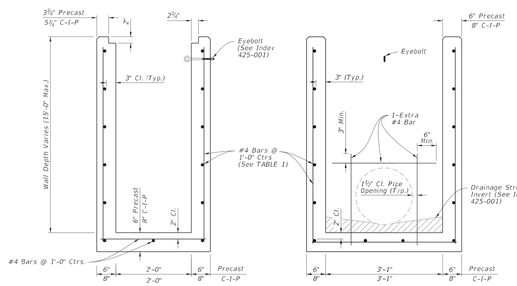
Project Name and Address
RISSER RALLY
10801 GULF BLVD.
TREASURE ISLAND, FL 33706

Sheet Title
DETAILS

Project No.	Sheet
35-652.00	C05.02
Date: 03/12/23	
Scale: AS NOTED	







STEEL GRATE DETAIL

(Approx. 104 Lbs. - See Sheet 7 For Cast Iron Grates)

DIMENSIONAL AND REINFORCING DETAILS

TABLE 1
HORIZONTAL WALL REINFORCING SCHEDULE

WALL DEPTH	SCHEDULE	AREA (in.²/ft.)	MAX. SPACING	
			BARS	WWF
0' - 15'	A12	0.20	12"	8"

NOTES:

1. Grate, Concrete Apron, and Sod not shown on structure detail.
2. See Sheet 8, 9, and 10 for Concrete Apron and Sodded Area details.

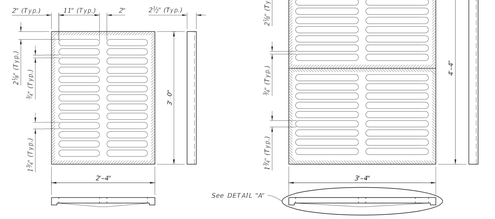
TYPE C - DIMENSIONAL, REINFORCING, AND STEEL GRATE DETAILS

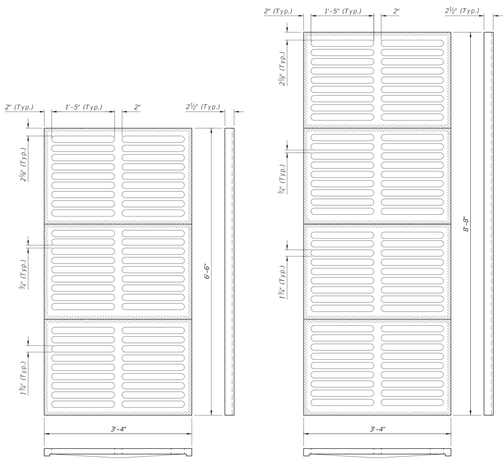
LAST REVISION 10/01/20	DESCRIPTION:	FDOT FY 2023-24 STANDARD PLANS	DITCH BOTTOM INLET TYPES C, D, E, AND H	INDEX 425-052	SHEET 2 of 14

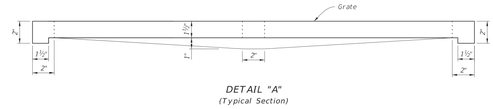
10/20/2022 8:14:24 AM

NOTES:

1. Steel Grates are required on inlets with traversable slots and on Inlets where bicycle traffic is anticipated.
2. Cast Iron Grates are not permitted on Inlet Type D.







CAST IRON GRATE DETAILS

LAST REVISION 10/01/20	DESCRIPTION:	FDOT FY 2023-24 STANDARD PLANS	DITCH BOTTOM INLET TYPES C, D, E, AND H	INDEX 425-052	SHEET 7 of 14

10/20/2022 8:14:28 AM

No.	Revision/Issue	Date
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INFINITY

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FL Cert. of Auth. No. 27889

Client Name

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FL REG. NO. 83085

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Adobe Acrobat version: 2017.012.30262

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Project Name and Address

RISSER RALLY
10801 GULF BLVD.
TREASURE ISLAND, FL 33706

Sheet Title

DETAILS

Project No.	Sheet
35-652.00	C05.03
Date 03/12/23	
Scale AS NOTED	

PINELLAS COUNTY

MAIN CLEARANCES DETAIL

DETAIL INDEX I.D.: PCU GD 2
DATE: FEB/2016
KEVIN BECOTTE, P.E.
REVISION:

GRADE
PIPE
SEE (1) IN TABLE BELOW
POTABLE WATER MAIN
(SEE TABLE BELOW)
(SEE TABLE BELOW)
VERTICAL CLEARANCE
(N.T.S.)

GRADE
POTABLE WATER MAIN
(SEE TABLE BELOW)
PIPE
HORIZONTAL CLEARANCE
(N.T.S.)

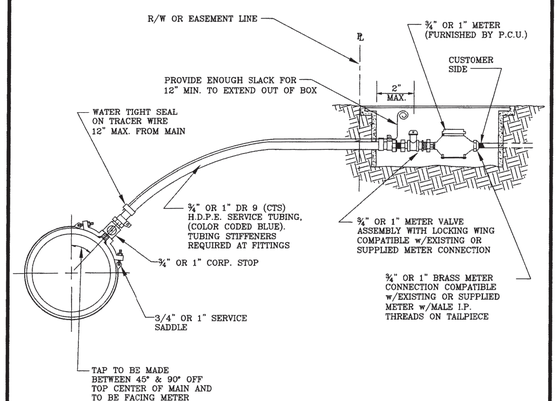
PIPE	HORIZONTAL SEPARATION	CROSSINGS (1)	JOINT SPACING @ CROSSINGS
VACUUM-TYPE SANITARY SEWER, STORM SEWER, STORMWATER FORCE MAIN, RECLAIMED WATER (2)	3 FT. MINIMUM	12 INCHES IS THE MINIMUM, EXCEPT FOR STORM SEWER, THEN 6 INCHES IS THE MINIMUM AND 12 INCHES IS PREFERRED	(FULL JOINT CENTERED, ALTERNATE 3 FT. MINIMUM FROM ALL JOINTS)
GRAVITY OR PRESSURE SANITARY SEWER, SANITARY SEWER FORCE MAIN, RECLAIMED WATER (4)	10 FT. PREFERRED 6 FT. MINIMUM (3)	12 INCHES IS THE MINIMUM, EXCEPT FOR GRAVITY SEWER, THEN 6 INCHES IS THE MINIMUM AND 12 INCHES IS PREFERRED	(FULL JOINT CENTERED, ALTERNATE 6 FT. MINIMUM FROM ALL JOINTS)
ON-SITE SEWAGE TREATMENT & DISPOSAL SYSTEM	10 FT. MINIMUM	–	–

NOTES: (IN ACCORDANCE WITH F.A.C. RULE 62-555.314)

1. POTABLE WATER MAIN SHOULD CROSS ABOVE OTHER PIPE. WHEN POTABLE WATER MAIN MUST BE BELOW OTHER PIPE, THE MINIMUM SEPARATION IS 12 INCHES.
2. RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
3. 3 FT. FOR GRAVITY SANITARY SEWER WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6 INCHES ABOVE THE TOP OF THE GRAVITY SANITARY SEWER.
4. RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
5. ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST APPROVED MATERIALS SPECIFICATIONS MANUAL.EE

NOTES:

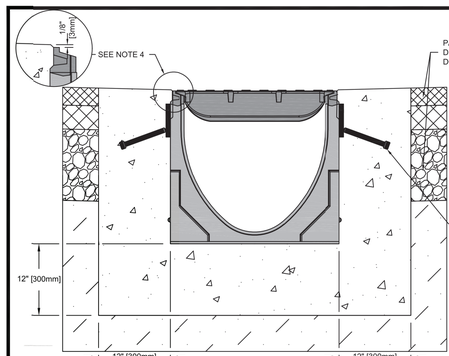
1. ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST P.C.U. APPROVED MATERIAL SPECIFICATION MANUAL.
2. CORPORATION STOPS SHALL BE COMPATIBLE WITH DR 9 (C.T.S.) H.D.P.E. TUBING.
3. SERVICE SADDLE REQUIRED FOR ALL TAPS EXCEPT FOR D.I.P. 1" TAPS AND SMALLER.
4. METER ONLY TO BE FURNISHED BY P.C.U.
5. METER BOXES SHALL BE RESIDENTIAL SIZE.
6. ALL METER BOXES LOCATED WITHIN VEHICULAR TRAVEL AREAS SHALL BE H-20 LOADING. ALL OTHERS SHALL BE H-10 LOADING.
7. TRACER WIRE REQUIRED ON ALL SERVICES.
8. SERVICES OVER 60' IN LENGTH SHALL BE UP-SIZED TO 1".
9. TAP AND METER SHALL BE INSTALLED BY P.C.U. ON ALL PRIVATELY DEVELOPED PROJECTS.
10. METERS WITH DUAL CHECKS SHALL UTILIZE A METER BOX WITH OFFSET MOUSE HOLES.



PINELLAS COUNTY

¾" OR 1" POTABLE WATER SERVICE CONNECTION DETAIL

DETAIL INDEX I.D.: PCU WD 3
DATE: FEB/2016
KEVIN BECOTTE, P.E.
REVISION:



NOTES:

1. IT IS NECESSARY TO ENSURE MINIMUM DIMENSIONS SHOWN ARE SUITABLE FOR EXISTING GROUND CONDITIONS. *ENGINEERING ADVICE MAY BE REQUIRED.*
2. MINIMUM CONCRETE STRENGTH OF 4,000 PSI IS RECOMMENDED. CONCRETE SHOULD BE VIBRATED TO ELIMINATE AIR POCKETS.
3. EXPANSION AND CONTRACTION CONTROL JOINTS AND REINFORCEMENT ARE RECOMMENDED TO PROTECT CHANNEL AND CONCRETE SURROUND. *ENGINEERING ADVICE MAY BE REQUIRED.*
4. THE FINISHED LEVEL OF THE CONCRETE SURROUND MUST BE APPROX. 1/8" (3mm) ABOVE THE TOP OF THE CHANNEL EDGE.
5. CONCRETE BASE THICKNESS SHOULD MATCH SLAB THICKNESS. ENGINEERING ADVICE MAY BE REQUIRED TO DETERMINE PROPER LOAD CLASS.
6. REFER TO ACO'S LATEST INSTALLATION INSTRUCTIONS FOR FURTHER DETAILS.
7. ACO, INC. RECOMMENDS USING THE POWERDRAIN CONCRETE ANCHORS (PART #97496) FOR LOAD CLASS F APPLICATIONS. TWO ANCHORS REQUIRED PER HALF METER LENGTH.

SPECIFICATION CLAUSE

S300K POWERDRAIN - LOAD CLASS F

GENERAL

THE SURFACE DRAINAGE SYSTEM SHALL BE POLYMER CONCRETE S300K CHANNEL SYSTEM WITH DUCTILE IRON EDGE RAILS AS MANUFACTURED BY ACO, INC.

MATERIALS

CHANNELS SHALL BE MANUFACTURED FROM POLYESTER RESIN POLYMER CONCRETE WITH AN INTEGRALLY CAST-IN DUCTILE IRON EDGE RAIL. MINIMUM PROPERTIES OF POLYMER CONCRETE WILL BE AS FOLLOWS:

COMPRESSIVE STRENGTH:	14,000 PSI
FLEXURAL STRENGTH:	4,000 PSI
TENSILE STRENGTH:	1,500 PSI
WATER ABSORPTION:	0.07%
FROST PROOF	YES
DILUTE ACID AND ALKALI RESISTANT	YES
B117 SALT SPRAY TEST COMPLIANT	YES

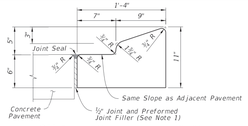
THE SYSTEM SHALL BE 12" (300mm) NOMINAL INTERNAL WIDTH WITH A "4.2" (390mm) OVERALL WIDTH AND A BUILT-IN SLOPE OF 0.5%. CHANNEL INVERT SHALL HAVE DEVELOPED "V" SHAPE. ALL CHANNELS SHALL BE INTERLOCKING WITH A MALE/FEMALE JOINT.

THE COMPLETE DRAINAGE SYSTEM SHALL BE BY ACO, INC. ANY DEVIATION OR PARTIAL SYSTEM DESIGN AND/OR IMPROPER INSTALLATION WILL VOID ANY AND ALL WARRANTIES PROVIDED BY ACO, INC.

CHANNEL SHALL WITHSTAND LOADING TO PROPER LOAD CLASS AS OUTLINED BY EN 1433. GRATE TYPE SHALL BE APPROPRIATE TO MEET THE SYSTEM LOAD CLASS SPECIFIED AND INTENDED APPLICATION. GRATES SHALL BE SECURED USING EITHER THE 'POWERLOK' BOLTLESS LOCKING SYSTEM OR THE 4 BOLT LOCKING OPTION. CHANNEL AND GRATE SHALL BE CERTIFIED TO MEET THE SPECIFIED EN 1433 LOAD CLASS. THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.

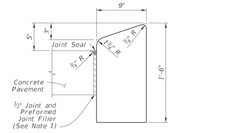
SK3-F-EAP	POWERDRAIN - S300K - LOAD CLASS: F W/ OPTIONAL CONCRETE ANCHORS Exposed Asphalt Pavement	ACO, Inc.		
DATE: 12/12/16	INSTALLATION DRAWING - ACO DRAIN	825 W. Beechcraft St Casa Grande, AZ 85122 Tel: 520-421-9988 Fax: 520-421-9899	9470 Pinecone Dr. Mentor, OH 44060 Tel: 440-639-7230 Fax: 440-639-7295	4211 Pleasant Rd. Fort Mill, SC 29708 Tel: 440-639-7230 Fax: 803-802-1063

Arizona Tel: 888-490-9552 e-mail: sales@acousa.com Ohio Tel: 800-543-4764 www.acousa.com South Carolina Tel: 800-543-4764



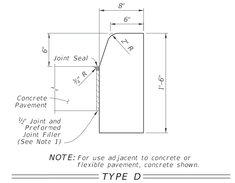
NOTE: For use adjacent to concrete or flexible pavement, concrete shown (See Note 4).

TYPE A



NOTE: For use adjacent to concrete or flexible pavement, concrete shown.

TYPE B

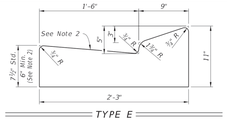


NOTE: For use adjacent to concrete or flexible pavement, concrete shown.

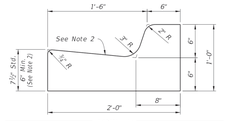
TYPE D

NOTES:

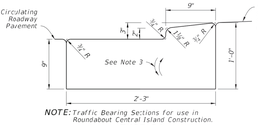
1. For Type A, Type B, and Type D Curb: Expansion joint, preformed joint filler and joint seal are required between curbs and concrete pavement only, see Sheet 3.
2. For Type E, Type F, Drop Curb, and Valley Gutter: When used on high side of roadways, match the cross slope of the gutter to the cross slope of the adjacent pavement. The thickness of the lip is 6", unless otherwise shown on Plans.
3. For Type RA, rotate entire section so that gutter cross slope matches slope of adjacent circulating roadway pavement.
4. For details depicting usage of Type A Curb adjacent to flexible pavement see Sheet 3.



TYPE E

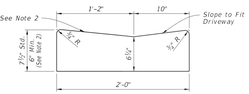


TYPE F

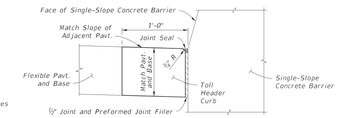


NOTE: Traffic Bearing Sections for use in Roundabout Central Island Construction.

TYPE RA

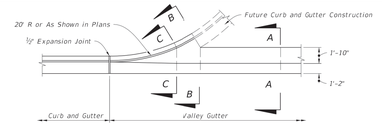


DROP CURB

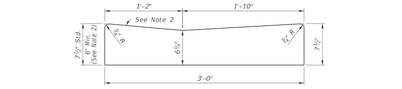


NOTE: See the toll site details for conduit requirements.

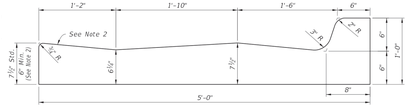
TOLL HEADER CURB



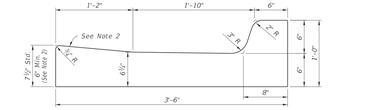
PLAN VIEW



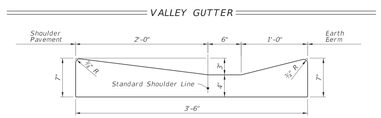
SECTION A-A



SECTION B-B



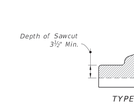
SECTION C-C



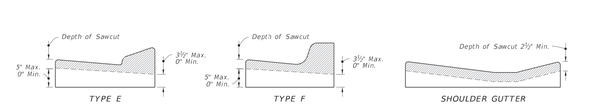
VALLEY GUTTER

SHOULDER GUTTER

CONCRETE CURB AND GUTTER

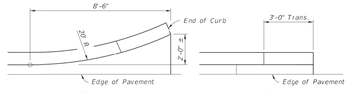


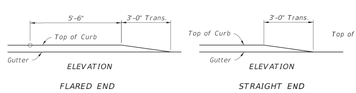
CONTRACTION JOINTS IN CURB

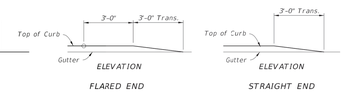


NOTE: Sawcuts should be avoided within valley gutter and within curb and gutter endings.

CONTRACTION JOINTS IN CURB & GUTTER





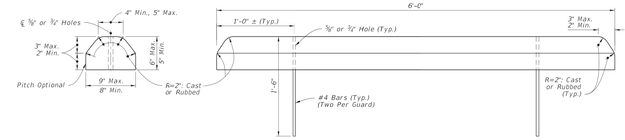


CURB TYPE A

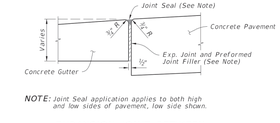
CURB AND GUTTER TYPE E AND TYPE F

NOTE: Ends of Type B and D Curb transition from full to zero heights in 3 ft.

CURB AND CURB & GUTTER ENDINGS

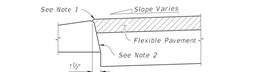


CONCRETE BUMPER GUARD



NOTE: Joint Seal application applies to both high and low sides of pavement, low side shown.

EXPANSION JOINT BETWEEN GUTTER AND CONCRETE PAVEMENT



NOTES:

1. Surface on Low Side of Pavement to be ½" Above Lip of Gutter. Surface on High Side to be Flush With Lip of Curb or Curb & Gutter.
2. Applies to both high and low sides of pavement; low side shown. Applies to shoulder gutter only where adjoining traffic lanes.

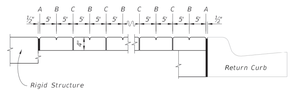
CURB AND GUTTER AND TYPE A CURB ADJACENT TO FLEXIBLE PAVEMENT

ASPHALTIC CONCRETE CURB

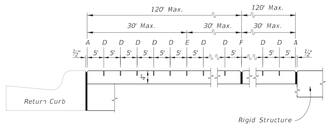
CURB AND GUTTER JOINTS AND ENDINGS, CONCRETE BUMPER GUARD, AND ASPHALTIC CONCRETE CURB

GENERAL NOTES:

1. Construct sidewalks in accordance with Specification 522. Use 6" concrete for Sidewalks and Curb Ramps Located within Curb Returns (See Plan View). Install all other concrete with thickness as shown, unless otherwise detailed in the Plans.
2. Include detectable warnings on sidewalk curb ramps in accordance with Index 522-002.
3. For Driveways see Index 522-003.
4. Bond breaker material can be any impermeable coated or sheet membrane or preformed material having a thickness of not less than 6 mils and not more than ½".
5. Construct sidewalks with Edge Beam through the limits of any surface mounted Pedestrian/Bicycle Railing or Pipe Guiderail shown in the plans. (See RAILING DETAIL)



OPEN JOINTS



SAWED JOINTS

LONGITUDINAL SECTION

LEGEND:

A- ½" Expansion Joints (Preformed Joint Filler) between the sidewalk and driveways, sidewalk-intersections, and all other fixed objects (e.g. drainage inlets and utility poles).

B- ⅛" Dummy Joints, Tooled

C- ⅛" Formed Open Joints

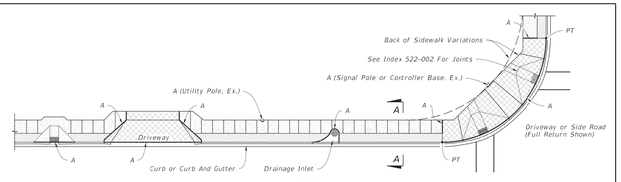
D- ¾" Saw Cut Joints, 1½" Deep (within 96 hours) Max. 5' Centers

E- ¾" Saw Cut Joints, 1½" Deep (within 12 hours) Max. 30' Centers Joint(s) Required When Length Exceeds 30'

F- ½" Expansion Joint When Run Of Sidewalk Exceeds 120'. Intermediate locations when called for in the plans or at locations as directed by the Engineer.

G- Cold Joint With Bond Breaker, Tooled

SIDEWALK JOINTS

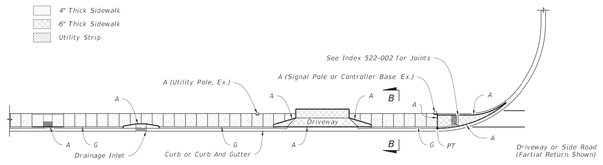


PLAN

SIDEWALK WITH UTILITY STRIP

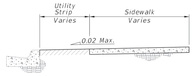
LEGEND:

4" Thick Sidewalk
6" Thick Sidewalk
Utility Strip

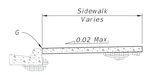


PLAN

SIDEWALK WITHOUT UTILITY STRIP



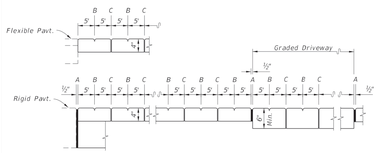
SECTION A-A



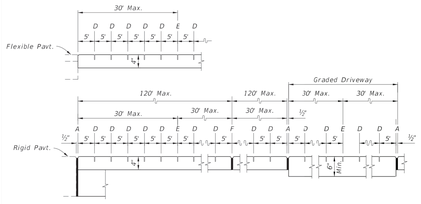
SECTION B-B

RAILING DETAIL

GENERAL NOTES AND CONCRETE SIDEWALK ON CURBED ROADWAYS



OPEN JOINTS



SAWED JOINTS

LONGITUDINAL SECTION

LEGEND:

A- ½" Expansion Joints (Preformed Joint Filler) between the sidewalk and driveways, sidewalk-intersections, and all other fixed objects (e.g. drainage inlets and utility poles).

B- ⅛" Dummy Joints, Tooled

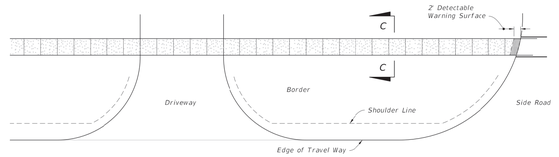
C- ⅛" Formed Open Joints

D- ¾" Saw Cut Joints, 1½" Deep (within 96 hours) Max. 5' Centers

E- ¾" Saw Cut Joints, 1½" Deep (within 12 hours) Max. 30' Centers Joint(s) Required When Length Exceeds 30'

F- ½" Expansion Joint When Run Of Sidewalk Exceeds 120'. Intermediate locations when called for in the plans or at locations as directed by the Engineer.

SIDEWALK JOINTS

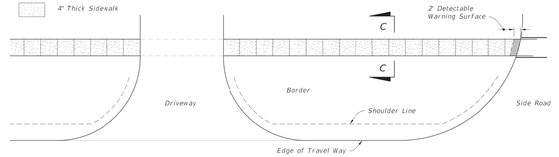


PLAN

CONTINUOUS SIDEWALK

LEGEND:

4" Thick Sidewalk



PLAN

DISCONTINUOUS SIDEWALK

SECTION C-C

CONCRETE SIDEWALK ON FLUSH SHOULDER ROADWAYS

No.	Revision/Issue	Date
1	REVISED PER COMMENTS	04/18/23

INFINITY ENGINEERING GROUP, LLC
1208 East Kennedy Boulevard
Suite 230
Tampa, Florida 33602
[p]: 813.434.4770
[f]: 813.445.4211
www.legroup.net
FL Cert. of Auth. No. 27889

Client Name

Rally

NISIT SAPPARKHAO, P.E.
FL REG. NO. 64085

Digitally signed by Nisit Sapparkhao
DN: c=US, st=Florida, l=Tampa, serialNumber=AATL20250121742526, o=Infinity Engineering Group, LLC, cn=Nisit Sapparkhao, email=nisit@legroup.net
Date: 2026.04.06 11:28:16 -05'00'
Adobe Acrobat version: 2017.012.30262

Date

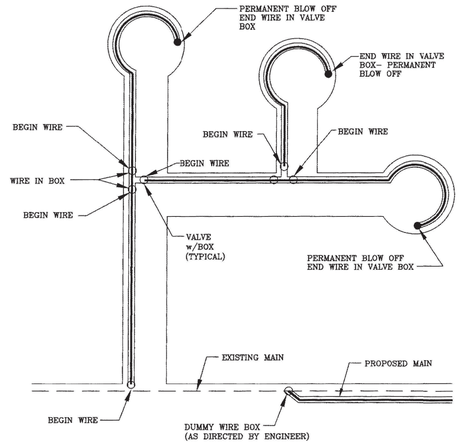
This item has been electronically signed and sealed by Nisit Sapparkhao, PE on the date and/or time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified by a 3rd Party Certificate Authority on any electronic copy.
FAC 61G15-23.004

Project Name and Address
RISSER RALLY
10801 GULF BLVD.
TREASURE ISLAND, FL 33706

Sheet Title
DETAILS

Project No. 35-652.00	Sheet C05.04
Date 03/12/23	
Scale AS NOTED	

NOTES:
1. ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST P.C.U. APPROVED MATERIAL SPECIFICATION MANUAL.
2. IF STREET IS A SHORT CUL-DE-SAC, LOCATOR WIRE IS TO RUN FROM MAIN VALVE TO BLOW-OFF VALVE BOX.

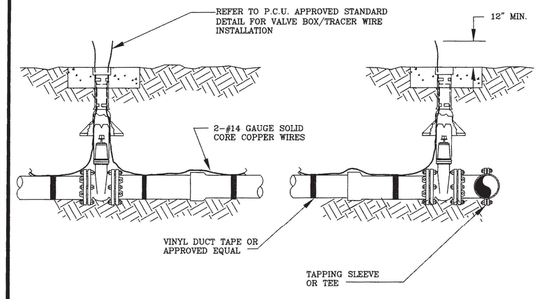


PINELLAS COUNTY

TRACER WIRE LAYOUT DETAIL

DETAIL INDEX I.D.: PCU GD 3
DATE: FEB/2016
KEVIN BECOTTE, P.E.
REVISION:

NOTES:
1. ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST P.C.U. APPROVED MATERIAL SPECIFICATION MANUAL.
2. USE 2-#14 GAUGE (MINIMUM), SOLID CORE COPPER WIRE WITH COLOR CODED INSULATION PER SERVICE.
3. THERE SHALL BE SUFFICIENT SLACK IN TRACER WIRE TO EXTEND A MIN. OF 12" ABOVE VALVE BOX.
4. WIRE IS TO CONTINUE THROUGH TEES ON MAIN LINE WHERE NO VALVES EXIST.
5. ATTACH WIRE TO TOP CENTER LINE OF MAIN USING DUCT TAPE OR APPROVED EQUAL @ 5'- 0" INTERVALS.
6. DUMMY BOXES ARE TO CONSIST OF A TOP SECTION OF A VALVE BOX ASSEMBLY ENCASED IN A CONCRETE VALVE BOX COLLAR PER P.C.U. APPROVED STANDARD DETAIL.

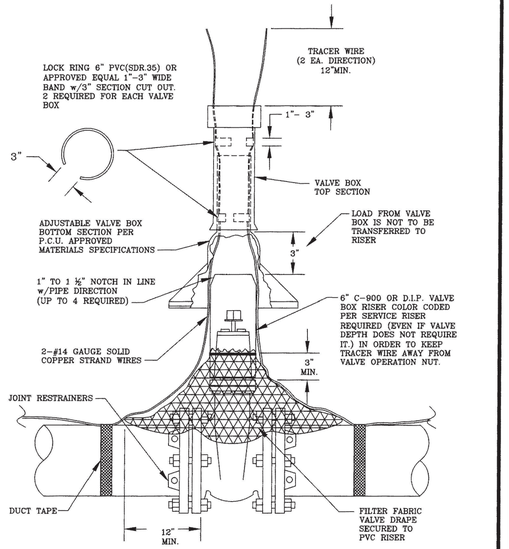


PINELLAS COUNTY

TRACER WIRE INSTALLATION DETAIL

DETAIL INDEX I.D.: PCU GD 3a
DATE: FEB/2016
KEVIN BECOTTE, P.E.
REVISION:

NOTES:
1. ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST P.C.U. APPROVED MATERIAL SPECIFICATION MANUAL.
2. FILTER FABRIC REQUIRED ON VALVES WHEN PIPE LINE HAS 5' OR MORE OF COVER
VALVE KEY EXTENSION REQUIRED ON VALVES WITH OPERATOR NUT OVER 3' DEEP.
COLOR CODED POLY WRAP REQUIRED ON ALL BURIED VALVES AND FITTINGS.

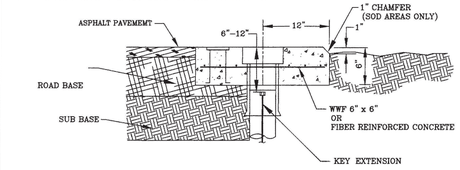


PINELLAS COUNTY

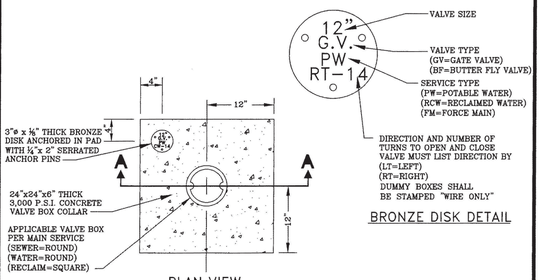
VALVE BOX/TRACER WIRE INSTALLION DETAIL

DETAIL INDEX I.D.: PCU GD 4
DATE: FEB/2016
KEVIN BECOTTE, P.E.
REVISION:

NOTES
1. ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST P.C.U. APPROVED MATERIAL SPECIFICATION MANUAL.
2. IF VALVE IS LOCATED WITHIN A SIDEWALK CONCRETE COLLAR MAY BE ELIMINATED AND DISK SET FLUSH DIRECTLY IN SIDEWALK.
3. BRONZE DISK REQUIRED: FOR ALL VALVES, AND DUMMY BOXES.
4. THE 24"x24"X6" THICK CONCRETE VALVE BOX COLLAR CAN BE INSTALLED BELOW THE FRICTION COARSE AND THE BRONZE DISK ANCHORED IN A NEAR-BY CURB OR SIDEWALK.
5. ALL VALVES/BOXES SHALL BE LOCATED BY MEANS OF A PERPENDICULAR 6"x2' BLUE STRIPE ACROSS THE CURB. THE DISTANCE FROM THE BACK OF THE CURB TO THE VALVE SHALL BE STENCILED ON THE CURB WITH NUMBERS FOUR INCHES HIGH, PAINTED BLUE, BY THE CONTRACTOR.



SECTION A-A



BRONZE DISK DETAIL

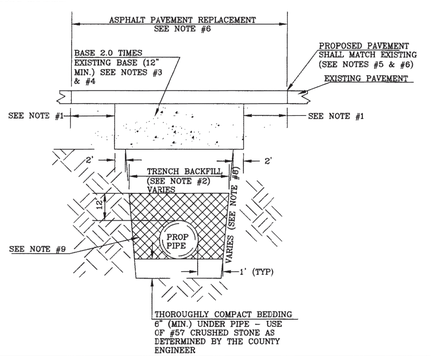
PLAN VIEW

PINELLAS COUNTY

CONCRETE VALVE BOX AND COLLAR DETAIL

DETAIL INDEX I.D.: PCU GD 5
DATE: FEB/2016
KEVIN BECOTTE, P.E.
REVISION:

NOTES:
1. MILLING AND RESURFACING LIMITS: 3'-0" FOR RESIDENTIAL ROADWAYS; 25'-0" FOR ALL OTHER TYPES OF ROADWAYS. SHALL INCLUDE ENTIRE LANE WIDTH.
2. BACKFILL FOR TRENCH SHALL BE PLACED IN 6" COMPACTED LAYERS TO 100% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99. (EXCAVATABLE FLOWABLE FILL OPTION IS SUBJECT TO COUNTY ENGINEER'S APPROVAL). TEST REPORTS ARE REQUIRED AND SHALL BE SUBMITTED TO PINELLAS COUNTY.
3. BASE MATERIAL SHALL BE LIME ROCK OR CRUSHED CONCRETE (MIN. LBR 100) AND SHALL BE PLACED IN 6" COMPACTED LAYERS TO 98% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180 (MODIFIED) (TEST REPORTS ARE REQUIRED AND SHALL BE SUBMITTED TO PINELLAS COUNTY).
4. AS AN ALTERNATIVE TO COMPACTED BASE AND IN WET AREAS, FULL-LIFT ASPHALTIC CONCRETE, FINE TRAFFIC LEVEL C TYPES SP9.5 OR 12.5, SHALL BE PLACED IN 2" COMPACTED LAYERS WITH A MINIMUM THICKNESS EQUAL TO THE EXISTING BASE (6" MIN.).
5. ASPHALTIC CONCRETE PAVEMENT JOINTS SHALL BE SAW-CUT AND ALL SURFACES TACK COATED.
6. ASPHALT SURFACE SHALL BE CONSISTENT WITH EXISTING GRADE. IN ACCORDANCE WITH PINELLAS COUNTY SPECIFICATIONS, THE FOLLOWING ROADWAY CLASSIFICATION TYPE/THICKNESS ARE REQUIRED: ARTERIAL-3" MIN. TYPE SP-12.5 FINE TRAFFIC LEVEL "C"; COLLECTOR-2" MIN. TYPE SP-12.5 FINE TRAFFIC LEVEL "C"; RESIDENTIAL-1½" MIN. TYPE SP-9.5 TRAFFIC LEVEL "C" (TEST REPORTS ARE REQUIRED AND SHALL BE SUBMITTED TO PINELLAS COUNTY).
7. OVERLAY OF CONSTRUCTION SCARS TO PAVEMENT AND TRENCH SHALL BE REQUIRED AS DIRECTED BY THE COUNTY ENGINEER.
8. EXCAVATION SHALL COMPLY WITH THE TRENCH SAFETY ACT REQUIREMENTS.
9. INSTALL DRY COMPACTABLE MATERIAL AROUND THE PIPE.
10. ALL MATERIAL, WORK AND TESTING SHALL MEET PINELLAS COUNTY STANDARD SPECIFICATIONS.
11. CONTRACTOR SHALL RESTORE PAVEMENT TO MATCH THE GRADES THAT EXISTED PRIOR TO CONSTRUCTION. ANY ADDITIONAL SURVEY NECESSARY TO ENSURE THAT THIS REQUIREMENT IS MET SHALL BE PERFORMED AT THE CONTRACTOR'S EXPENSE.

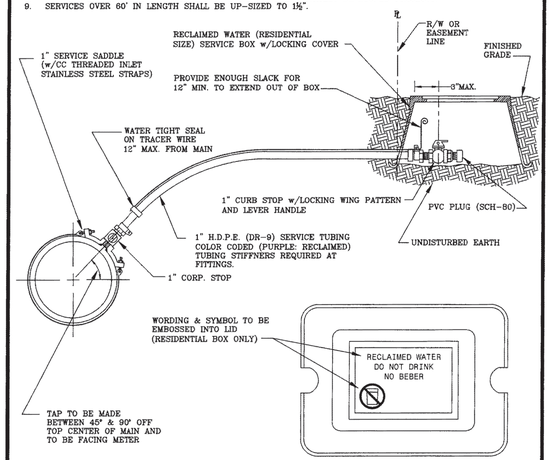


PINELLAS COUNTY

PAVEMENT CUTS, EXCAVATION AND RESTORATION

DETAIL INDEX I.D.: 1291
DATE: FEB/2016
IVAN J. FERNANDEZ, P.E.
REVISION:

NOTES:
1. ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST P.C.U. APPROVED MATERIAL SPECIFICATION MANUAL.
2. CORPORATION STOPS SHALL BE COMPATIBLE WITH DR 9 (C.T.S.) H.D.P.E. TUBING.
3. SERVICE SADDLE REQUIRED FOR ALL TAPS EXCEPT FOR 1" TAPS AND SMALLER ON D.I.P.
4. METER ONLY, TO BE FURNISHED BY P.C.U. (IF REQUIRED).
5. RESIDENTIAL SIZE RECLAIM METER BOX SHALL BE USED FOR UNMETERED SERVICES AND COMMERCIAL SIZE FOR METERED.
6. ALL METER BOXES LOCATED WITHIN VEHICULAR AREAS SHALL BE H-20 LOADING. ALL OTHERS SHALL BE H-10 LOADING.
7. TRACER WIRE REQUIRED ON ALL SERVICES.
8. TAP AND METER SHALL BE INSTALLED BY P.C.U. ON ALL PRIVATELY DEVELOPED PROJECTS.
9. SERVICES OVER 60' IN LENGTH SHALL BE UP-SIZED TO 1½".



RECLAIMED SERVICE BOX

PINELLAS COUNTY

1" RECLAIMED SERVICE CONNECTION (NON-METERED) DETAIL

DETAIL INDEX I.D.: PCU RD 1
DATE: FEB/2016
KEVIN BECOTTE, P.E.
REVISION:

No.	Revision/Issue	Date
1	REVISED PER COMMENTS	04/18/23

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Client Name

Rally

NISHIT SAPPANKHAO, P.E.
FL REG. NO. 64085

Digitally signed by Nisit Sappankhao
DN: c=US, st=Florida, l=Tampa, serialNumber=AA1L20251.2742-7526, o=Infinity Engineering Group, LLC, cn=Nisit Sappankhao, email=nisit@legroup.net
Date: 2026.04.06 11:28:30 -05'00'
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Date

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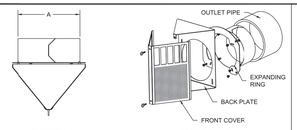
FAC 61G15-23.004

Project Name and Address
RISSER RALLY
10801 GULF BLVD.
TREASURE ISLAND, FL 33706

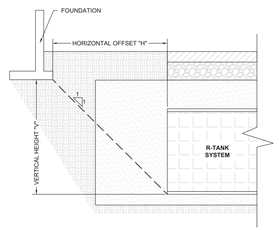
Sheet Title
DETAILS

Project No. 35-652.00
Date 03/12/23
Scale AS NOTED
Sheet **C05.05**



PART NUMBER	NOMINAL PIPE DIA.	EXPANDING COLLAR DIA. (A)		STUB LENGTH (B)	CPS DEPTH (C)	CPS HEIGHT (D)	CPS WIDTH (E)
		MIN.	MAX.				
SCA6-1	6"	5.63"	6.50"	6.00"	10.00"	10.13"	10.13"
SCA8-1	8"	7.50"	8.50"	6.00"	13.00"	11.88"	11.38"
SCA10-1	10"	9.50"	10.50"	8.00"	13.50"	13.50"	13.25"
SCA12-1	12"	11.38"	12.63"	8.00"	15.50"	15.38"	15.38"
SCA15-1	15"	14.25"	15.50"	8.00"	15.50"	21.38"	18.38"
SCA18-1	18"	17.38"	18.63"	8.00"	15.75"	28.00"	21.38"
SCA24-1	24"	23.25"	24.50"	12.00"	17.00"	40.00"	28.38"

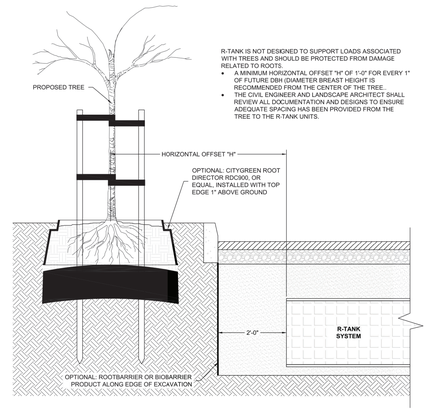
STORMRING CPS PRETREATMENT DETAIL



R-TANK IS NOT DESIGNED TO SUPPORT STRUCTURAL LOADS ASSOCIATED WITH BUILDINGS, RETAINING WALLS OR OTHER STRUCTURES.

- THE CIVIL ENGINEER AND STRUCTURAL ENGINEER SHALL REVIEW ALL DOCUMENTATION AND DESIGNS TO ENSURE NO STRUCTURAL LOADS ARE APPLIED BY THE STRUCTURE ON THE R-TANK UNITS. IT IS RECOMMENDED THAT ALL R-TANK UNITS BE INSTALLED ABOVE THE ELEVATION OF ANY SUBSURFACE STRUCTURAL ELEMENTS SUCH AS FOOTERS. IF THIS CANNOT BE ACHIEVED, IT RECOMMENDED THAT A MINIMUM 1:1 ZONE OF INFLUENCE, SITE SPECIFIC SOILS MAY REQUIRE GREATER SEPARATION DISTANCE, BE MAINTAINED BETWEEN THE STRUCTURAL ELEMENT AND THE UNITS.
- THE STRUCTURAL ENGINEER AND GEOTECHNICAL ENGINEER SHALL REVIEW ALL DOCUMENTATION AND DESIGNS TO ENSURE PROPER STABILITY OF STRUCTURAL ELEMENTS DURING SATURATED SOIL CONDITIONS POTENTIALLY CAUSED BY THE PROXIMITY OF INFILTRATION FACILITIES TO THE STRUCTURAL ELEMENTS.

R-TANK - MINIMUM OFFSET DETAIL



R-TANK IS NOT DESIGNED TO SUPPORT LOADS ASSOCIATED WITH TREES AND SHOULD BE PROTECTED FROM DAMAGE RELATED TO ROOTS.

- A MINIMUM HORIZONTAL OFFSET "H" OF 1'-0" FOR EVERY 1" OF FUTURE DBH (DIAMETER BREAST HEIGHT IS RECOMMENDED FROM THE CENTER OF THE TREE.
- THE CIVIL ENGINEER AND LANDSCAPE ARCHITECT SHALL REVIEW ALL DOCUMENTATION AND DESIGNS TO ENSURE ADEQUATE SPACING HAS BEEN PROVIDED FROM THE TREE TO THE R-TANK UNITS.

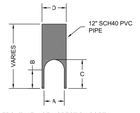
R-TANK - TREE OFFSET DETAIL

NOTES
1. THE INSPECTION PORT IS USED IN THE ACCESS MODULE TO INSPECT THE LEVEL OF SEDIMENT ACCUMULATION AND PERFORM ROUTINE MAINTENANCE.
2. MINIMUM REQUIRED MAINTENANCE INCLUDES A QUARTERLY INSPECTION DURING THE FIRST YEAR OF OPERATION AND A YEARLY INSPECTION THEREAFTER. FLUSH AS NEEDED.
3. R-TANK MAY BE USED IN TRAFFIC APPLICATIONS. SEE TRAFFIC LOADING DETAIL FOR MINIMUM & MAXIMUM COVER REQUIREMENTS.
4. IF INSPECTION PORT IS LOCATED IN A NON-TRAFFIC AREA, A PLASTIC CAP CAN BE USED IN LIEU OF A FRAME AND COVER WITH CONCRETE COLLAR.

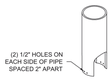
R-TANK INSPECTION PORT DIMENSIONS

UNIT TYPE	DOGHOUSE BOTTOM WIDTH ("A")	DOGHOUSE VERTICAL LENGTH ("B")*	DOGHOUSE OPENING HEIGHT ("C")	PORT DIAMETER ("D")
HD	10"	9"	14"	12"
SD	10"	3"	8"	12"
UD	8"	7"	12"	10"
XD	10"	VARIES**	VARIES**	12"

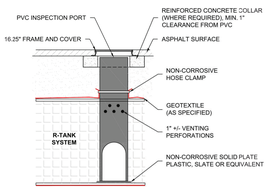
* PORTS ARE SUPPLIED WITH A STANDARD DOGHOUSE LENGTH OF 9". THE OPENING LENGTH SHALL BE REDUCED IN THE FIELD TO CORRESPOND WITH THE SPECIFIED PRODUCT TYPE.
** VERTICAL HEIGHTS VARY BASED ON THE STACKING HEIGHT OF THE XD SYSTEM. THE TOP OF ANY OPENING SHOULD NOT EXCEED THE TOP OF THE STACK HEIGHT.



FRONT VIEW OF INSPECTION PORT



ISOMETRIC PORT



R-TANK TYPICAL VEHICULAR LOAD RATED INSPECTION PORT

DATE	INITIALS	DESCRIPTIONS
9/10/2025	HLA	LAYOUT REVISION
2/1/2026	CGB	FOOTPRINT UPDATE PER EOR

DISTRIBUTED BY: FERGUSON WATERWORKS

R-Tank
MODULAR STORMWATER STORAGE SYSTEM

SYSTEM DETAILS
Risser
Treasure Island, FL

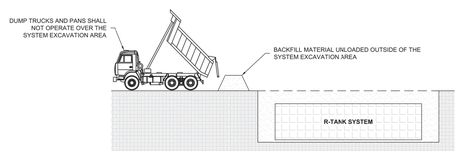
DRAWN BY: JKB
DATE: 03/12/2025
SHEET NO.: 4 of 6

THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO FERGUSON WATERWORKS BY THE DESIGN ENGINEER, CONTRACTOR, OR OTHER PROJECT REPRESENTATIVE. THE ENGINEER OF RECORD SHALL REVIEW AND APPROVED THAT THE DEPICTED LAYOUT AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE REGULATIONS AND PROJECT SPECIFIC REQUIREMENTS.

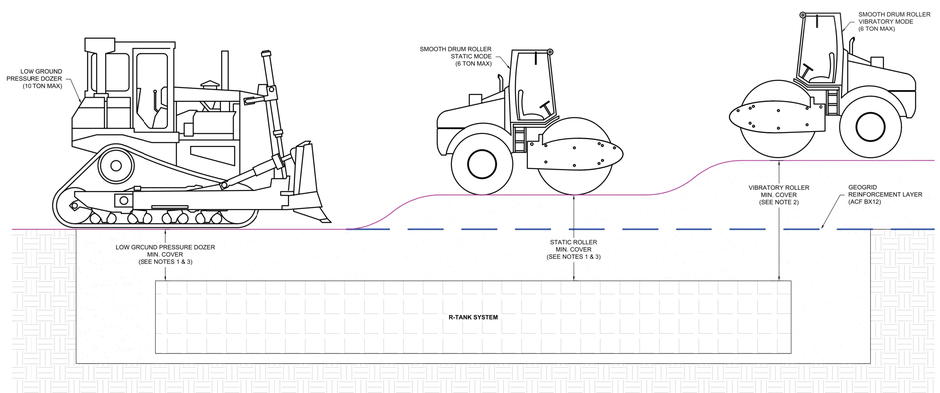
R-TANK UD CONSTRUCTION EQUIPMENT RECOMMENDATIONS

UNIT TYPE	COMPRESSION STRENGTH*	10 TON LOW GROUND PRESSURE DOZER MIN. COVER	6 TON SMOOTH DRUM STATIC ROLLER MIN. COVER	6 TON SMOOTH DRUM VIBRATORY ROLLER MIN. COVER
UD	134.0 PSI	6" (SEE NOTE 1, 2 & 3)	10" (SEE NOTE 1, 2 & 3)	24" (SEE NOTE 2)

NOTES:
1. FOLLOWING PLACEMENT OF SIDE BACKFILL, A UNIFORM 12" LIFT OF THE FREELY DRAINING MATERIAL (SPEC SECTION 2.03 B1) SHALL BE PLACED OVER THE R-TANK AND LIGHTLY COMPACTED USING A WALK-BEHIND TRENCH ROLLER. ALTERNATELY, A ROLLER (MAXIMUM GROSS VEHICLE WEIGHT OF 6 TONS) MAY BE USED. ROLLER MUST REMAIN IN STATIC MODE UNTIL A MINIMUM OF 24" OF COVER HAS BEEN PLACED OVER THE MODULES. SHEEP FOOT ROLLERS SHOULD NOT BE USED. **SPEC SECTION 3.05 A5**
2. AFTER THE GEOGRID IS INSTALLED OVER THE INITIAL LAYER, THE GRADED AGGREGATE BASE MATERIALS CAN BE PUSHED OUT (MAX MACHINE SIZE IS 10 TON LGP DOZER OR SMALLER) IN A SINGLE LIFT AND STATIC ROLLED BY A MACHINE WITH A MAX GROSS VEHICLE WEIGHT OF 6 TONS. ROLLER MUST REMAIN IN STATIC MODE UNTIL A MINIMUM OF 24" OF COVER HAS BEEN PLACED OVER THE MODULES. SHEEP FOOT ROLLERS SHOULD NOT BE USED. SPEC SECTION 3.05 A5
2. ONLY LOW PRESSURE TIRE OR TRACK VEHICLES (LESS THAN 7 PSI AND OPERATING WEIGHT OF LESS THAN 20,000 LBS) SHALL BE OPERATED OVER THE R-TANK SYSTEM DURING CONSTRUCTION. **SPEC SECTION 3.05 A5**
3. DUMP TRUCKS AND PANS SHALL NOT BE OPERATED WITHIN THE R-TANK SYSTEM AT ANY TIME. WHERE NECESSARY, THE HEAVY EQUIPMENT SHOULD UNLOAD IN AN AREA ADJACENT TO THE R-TANK SYSTEM AND THE MATERIAL SHOULD BE MOVED OVER THE SYSTEM WITH TRACKED EQUIPMENT. **SPEC SECTION 3.05 A5**
4. ENSURE THAT ALL UNRELATED CONSTRUCTION TRAFFIC IS KEPT AWAY FROM THE LIMITS OF EXCAVATION UNTI, THE PROJECT IS COMPLETE AND FINAL SURFACE MATERIALS ARE IN PLACE. NO NON-INSTALLATION RELATED LOADING SHOULD BE ALLOWED OVER THE R-TANK SYSTEM UNTIL THE FINAL DESIGN SECTION HAS BEEN CONSTRUCTED (INCLUDING FAVEMENT). **SPEC SECTION 3.05 B**
5. SEE R-TANK INSTALLATION GUIDE OR CONTACT YOUR LOCAL FERGUSON REPRESENTATIVE FOR ADDITIONAL INFORMATION.



DUMP TRUCK DETAIL



R-TANK UD CONSTRUCTION EQUIPMENT COVER DETAIL - VEHICULAR TRAFFIC

DATE	INITIALS	DESCRIPTIONS
9/10/2025	HLA	LAYOUT REVISION
2/1/2026	CGB	FOOTPRINT UPDATE PER EOR

DISTRIBUTED BY: FERGUSON WATERWORKS

R-Tank
MODULAR STORMWATER STORAGE SYSTEM

CONSTRUCTION EQUIPMENT COVER DETAIL
Risser
Treasure Island, FL

DRAWN BY: JKB
DATE: 03/12/2025
SHEET NO.: 5 of 6

THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO FERGUSON WATERWORKS BY THE DESIGN ENGINEER, CONTRACTOR, OR OTHER PROJECT REPRESENTATIVE. THE ENGINEER OF RECORD SHALL REVIEW AND APPROVED THAT THE DEPICTED LAYOUT AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE REGULATIONS AND PROJECT SPECIFIC REQUIREMENTS.

No.	Revision/Issue	Date
1	REVISED PER COMMENTS	04/18/23

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Client Name: Rally

NISIT SAPPARNHAO, P.E.
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Digitally signed by Nisit Sapparnhao
DN: c=US, st=Florida, l=Tampa, serialNumber=AATL20251212042526, o=Infinity Engineering Group, LLC, cn=Nisit Sapparnhao, email=nisit@iegroup.net
Date: 2026.04.06 11:28:55 -07'00'
Adobe Acrobat version: 2017.012.30262

Date

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FAC 61G15-23.004

Project Name and Address: **RISSER RALLY**
10801 GULF BLVD.
TREASURE ISLAND, FL 33706

Sheet Title: DETAILS

Project No.: 35-652.00
Sheet: C05.06
Date: 03/12/23
Scale: AS NOTED

R-TANK SPECIFICATION

PART 1 GENERAL

1.01 SUMMARY

A. THIS SECTION INCLUDES SPECIFICATIONS OR THE SUPPLY AND INSTALLATION OF MODULAR STORMWATER STORAGE UNITS, SPECIFICALLY THE FAMILY OF R-TANK STORMWATER STORAGE SYSTEM (HEREAFTER CALLED R-TANK).

1.02 QUALITY CONTROL

A. **MANUFACTURER QUALIFICATIONS:** THE R-TANK MODULAR STORMWATER STORAGE UNITS SHALL BE SUPPLIED BY FERGUSON WATERWORKS AND MANUFACTURED IN ISO CERTIFIED FACILITIES.
   a. MANUFACTURER SAMPLES SHALL BE PROVIDED TO THE CLIENT & CONTRACTOR FOR REVIEW UPON REQUEST.
   b. A MANUFACTURER'S REPRESENTATIVE IS AVAILABLE FOR PRE-INSTALLATION CONFERENCE, PER SECTION 1.05 & SITE REVIEW, UPON REQUEST.

1.03 SUBMITTALS

A. SUBMIT PRODUCT DATA, INSTALLATION GUIDELINES, AND PRODUCT CERTIFICATIONS FOR THE R-TANK MODULAR STORMWATER STORAGE UNITS.
   a. R-TANK LAYOUT DRAWINGS, INCLUDING TYPICAL SECTIONS, DETAILS AS WELL AS THE REQUIRED BASE ELEVATION OF STONE AND TANKS, MINIMUM COVER REQUIREMENTS AND TANK CONFIGURATION.
   b. R-TANK PRODUCT DATA, INCLUDING COMPRESSIVE STRENGTH, AND INSTALLATION GUIDELINES.
   c. ACCESSORY MATERIAL DOCUMENTATION / CERTIFICATES FOR GEOTEXTILE, GEOGRID, BASE COURSE AND BACKFILL MATERIALS.

B. ANY PROPOSED EQUAL ALTERNATIVE PRODUCT SUBSTITUTION TO THIS SPECIFICATION MUST BE SUBMITTED FOR REVIEW AND APPROVED PRIOR TO BID OPENING. REVIEW PACKAGE SHOULD INCLUDE THIRD PARTY REVIEWED PERFORMANCE DATA THAT MEETS OR EXCEEDS CRITERIA IN TABLE 2.01 B.

1.04 DELIVERY, STORAGE, AND HANDLING

A. PROTECT R-TANK AND OTHER MATERIALS FROM DAMAGE DURING DELIVERY AND OFFLOADING. HANDLING IS TO BE PERFORMED WITH EQUIPMENT APPROPRIATE TO THE MATERIALS AND SITE CONDITIONS.

B. STORAGE OF MATERIALS SHOULD BE ON SMOOTH SURFACES, FREE FROM DIRT, MUD AND DEBRIS, AND AWAY FROM ANY OPEN FLAME, WELDING OPERATIONS, OR OTHER POTENTIAL HEAT SOURCES. UV SENSITIVE MATERIALS AND R-TANK UNITS SHOULD BE STORED UNDER A TARP TO PROTECT FROM SUNLIGHT WHEN TIME FROM DELIVERY TO INSTALLATION EXCEEDS TWO WEEKS.

C. WHEN HANDLING AND INSTALLING PRODUCT IN COLD WEATHER:
   a. WHEN THE AIR TEMPERATURE IS 40° F OR BELOW, CARE MUST BE TAKEN WHEN HANDLING PLASTICS TO ENSURE NO CRACKING. DO NOT USE FROZEN MATERIALS, OR MATERIALS COATED WITH ICE OR FROST.
   b. DO NOT BUILD ON FROZEN GROUND OR WET, SATURATED OR MUDDY SUBGRADE.

1.05 PREINSTALLATION CONFERENCE.

A. PRIOR TO THE START OF THE INSTALLATION, A PRE-INSTALLATION CONFERENCE SHALL OCCUR WITH THE REPRESENTATIVES FROM THE DESIGN TEAM, THE GENERAL CONTRACTOR, THE EXCAVATION CONTRACTOR, THE R-TANK INSTALLATION CONTRACTOR, AND THE MANUFACTURER'S REPRESENTATIVE.

B. THE PRE-INSTALLATION CONFERENCE SHALL REVIEW THE LAYOUT DRAWINGS, PRE-CONSTRUCTION CHECKLIST, AND DISCUSS KEY STEPS OF THE PROCESS. THE PRE-CONSTRUCTION CHECKLIST SHALL BE SIGNED AND DATED BY ALL PARTICIPANTS.

1.06 PROJECT CONDITIONS

A. COORDINATE INSTALLATION FOR THE R-TANK SYSTEM WITH OTHER ON-SITE ACTIVITIES TO ELIMINATE ALL NON-INSTALLATION RELATED CONSTRUCTION TRAFFIC OVER THE COMPLETED R-TANK SYSTEM.

B. PROTECT ADJACENT WORK FROM DAMAGE DURING R-TANK SYSTEM INSTALLATION.

C. PROVIDE PROPER SEDIMENT CONTROLS TO PREVENT SEDIMENT INTRUSION, IF THE SYSTEM IS OPERATIONAL DURING CONSTRUCTION.

D. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO THE SYSTEM DURING CONSTRUCTION.

E. ALL PRE-TREATMENT SYSTEMS MUST BE IN PLACE AND FUNCTIONAL PRIOR TO OPERATION OF THE R-TANK SYSTEM.

PART 2 PRODUCTS

2.01 R-TANK UNITS

A. INJECTION MOLDED PLASTIC TANK COMPONENTS ASSEMBLED TO FORM A MODULAR STRUCTURE OF PREDESIGNED HEIGHT.

B. R-TANK UNITS SHALL MEET THE FOLLOWING PHYSICAL & CHEMICAL CHARACTERISTICS:

PROPERTY	DESCRIPTION	R-Tank^{HD}	R-Tank^{SD}	R-Tank^{MD}	R-Tank^{UD}	R-Tank^{XD}
Void Area	Volume available for water storage	95%	95%	95%	95%	90%
Surface Void Area	Percentage of exterior available for infiltration	90%	90%	90%	90%	90%
Vertical Compressive Strength	ASTM D 2412 / ASTM F 2418	33.0 psi	42.0 psi	64.0 psi	134.0 psi	240.0 psi
Lateral Compressive Strength	ASTM D 2412 / ASTM F 2418	20.0 psi	22.0 psi	35.0 psi	19.0 psi	N/A
HS-20 Minimum Cover	Cover required to support HS-20 loads	20"	18"	15"	12"	6"
HS-25 Minimum Cover	Cover required to support HS-25 loads	24"	21"	18"	15"	6"
Maximum Cover	Maximum allowable cover depth	< 7 feet	< 10 feet	< 10 feet	< 7 feet	< 10 feet
Unit Weight	Weight of plastic per cubic foot of tank	3.62 lbs/cf	3.96 lbs / cf	3.53 lbs / cf	4.33 lbs / cf	7.55 lbs / cf
Service Temperature	Safe temperature range for use	-14 – 167° F	-14 – 167° F	-14 – 167° F	-14 – 167° F	-14 to 185° F

2.01 GEOSYNTHETICS

A. GEOTEXTILE
   a. STANDARD APPLICATION: THE STANDARD GEOTEXTILE SHALL BE AN 8 OZ PER SQUARE YARD NONWOVEN GEOTEXTILE.
   b. INFILTRATION APPLICATIONS: WHEN WATER MUST INFILTRATE/EXFILTRATE THROUGH THE GEOTEXTILE AS A FUNCTION OF THE SYSTEM DESIGN, A WOVEN MONOFILAMENT SHALL BE USED. IN SPECIALTY APPLICATIONS, A MICROGRID/MESH MAY BE APPROVED AS AN ALTERNATIVE SEPARATION FABRIC, IN CONSULTATION WITH THE MANUFACTURER'S REPRESENTATIVE.
   c. LINED APPLICATIONS: WHEN WATER MUST BE RETAINED WITHIN THE TANKS TO PREVENT INFILTRATION/EXFILTRATION, AN IMPERMEABLE LINER SHALL BE USED. THE LINER MATERIAL AND THICKNESS SHALL BE SPECIFIED BY THE PROJECT DESIGN ENGINEER. THIS LINER SHOULD BE INSTALLED PER LINER MANUFACTURER SPECIFICATIONS AND INDUSTRY ACCEPTED TECHNIQUES.

B. GEOGRID
   a. FOR INSTALLATIONS SUBJECT TO TRAFFIC LOADS, INSTALL GEOGRID TO REINFORCE BACKFILL ABOVE THE R-TANK SYSTEM.
   b. GEOGRID IS NOT REQUIRED FOR R-TANK^{XD} AND IS OFTEN NOT REQUIRED FOR NON-TRAFFIC LOAD APPLICATIONS.

2.02 BEDDING, BACKFILL & COVER MATERIALS

A. ALL MATERIALS SHALL BE FREE FROM LUMPS, DEBRIS, AND ANY SHARP OBJECTS THAT COULD CUT THE GEOTEXTILE.

B. **BEDDING MATERIALS:** STONE (ANGULAR AND SMALLER THAN 1.5" IN DIAMETER) OR SOIL (GW, GP, SW, OR SP AS CLASSIFIED BY THE UNIFIED SOIL CLASSIFICATION SYSTEM) SHALL BE USED BELOW THE R-TANK SYSTEM (3" MINIMUM AND 12" MAXIMUM). FOR INFILTRATION APPLICATIONS BEDDING MATERIAL SHALL BE FREE DRAINING.

C. **SIDE AND TOP BACKFILL:** RECOMMENDED BACKFILL MATERIAL SHOULD BE CLEAN AND FREE OF DEBRIS, WITH A PARTICLE SIZE DISTRIBUTION THAT IS APPROPRIATE FOR THE SPECIFIC APPLICATION. IDENTICAL BACKFILL MATERIAL SHALL BE USED ON THE SIDE AND TOP OF THE UNITS.
   a. TRAFFIC APPLICATIONS: BACKFILL MATERIALS SHALL BE FREE DRAINING STONE (ANGULAR AND SMALLER THAN 1.5" IN DIAMETER) OR SOIL (GW, GP, SW, OR SP AS CLASSIFIED BY THE UNIFIED SOIL CLASSIFICATION SYSTEM).
   b. NON-TRAFFIC APPLICATIONS - FOR ALL R-TANK MODULES INSTALLED IN GREEN SPACES AND NOT SUBJECTED TO VEHICULAR LOADS, BACKFILL MATERIALS MAY EITHER FOLLOW THE GUIDELINES FOR TRAFFIC APPLICATIONS ABOVE, OR THE TOP BACKFILL LAYER MAY CONSIST OF AASHTO #57 STONE BLENDED WITH 30-40% (BY VOLUME) TOPSOIL TO AID IN ESTABLISHING VEGETATION.
   c. BIOFILTRATION / BIORETENTION APPLICATIONS - BACKFILL MATERIALS SHALL BE IN ACCORDANCE WITH THE CROSS-SECTION FOR THE SPECIFIC BIOFILTRATION/BIORETENTION APPLICATION AND MEDIA. A LAYER OF BRIDGING STONE SHALL SEPARATE THE SOIL MEDIA FROM THE R-TANK UNITS.

D. **ADDITIONAL COVER MATERIALS:** ADDITIONAL COVER MATERIAL SHALL BE STRUCTURAL FILL MEETING THE GRADATIONAL REQUIREMENTS OF SM, SP, SW, GM, GP, OR GW AS CLASSIFIED BY THE UNIFIED SOIL CLASSIFICATION SYSTEM. STRUCTURAL FILL SHALL BE SPECIFIED BY THE ENGINEER OF RECORD.

2.03 OTHER MATERIALS

A. **UTILITY MARKER:** INSTALL METALLIC TAPE AT CORNERS OF R-TANK SYSTEM TO MARK THE AREA FOR FUTURE UTILITY DETECTION.

PART 3 EXECUTION

3.01 EXCAVATION PREPARATION

A. VERIFY THE SITE CONDITIONS ARE SUITABLE FOR PRODUCT STORAGE AND INSTALLATION PER GUIDELINES.

B. ALL EXCAVATIONS MUST MEET OSHA SAFETY STANDARDS FOR SLOPES OR SHORING.

C. STAKE OUT, EXCAVATE, AND PREPARE THE SUBGRADE AREA PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS AND/OR AS SHOWN ON THE DESIGN DRAWINGS, TO PROVIDE ADEQUATE SUPPORT FOR PROJECT DESIGN LOADS.
   a. ENSURE THAT THE EXCAVATION IS AT LEAST 2 FEET GREATER THAN R-TANK DIMENSIONS IN EACH DIRECTION ALLOWING FOR INSTALLATION OF GEOTEXTILE FILTER FABRIC, R-TANK MODULES, AND FREE DRAINING BACKFILL MATERIALS.
   b. BASE OF THE EXCAVATION SHALL BE UNIFORM, LEVEL, AND FREE OF LUMPS OR DEBRIS AND SOFT OR YIELDING SUBGRADE AREAS.

D. **UNSUITABLE SOILS OR CONDITIONS:** ALL QUESTIONS ABOUT THE BASE OF THE EXCAVATION SHALL BE DIRECTED TO THE OWNER'S ENGINEER. THE OWNER'S ENGINEER SHALL DETERMINE THE REQUIRED BEARING CAPACITY OF THE R-TANK SUBGRADE; HOWEVER, IN NO CASE SHALL A BEARING CAPACITY OF LESS THAN 2,000 POUNDS PER SQUARE FOOT BE PROVIDED.

3.02 BEDDING PREPARATION

A. WHERE A GEOTEXTILE WRAP IS SPECIFIED BETWEEN THE NATIVE SOIL AND STONE BASE, CUT STRIPS TO LENGTH, AND INSTALL IN EXCAVATION, REMOVING WRINKLES SO MATERIAL LAYS FLAT.
   a. OVERLAP GEOTEXTILE A MINIMUM 12" OR AS RECOMMENDED BY MANUFACTURER. USE TAPE, SPECIAL ADHESIVES, SANDBAGS, OR OTHER BALLAST TO SECURE OVERLAPS.
   b. WHERE AN IMPERVIOUS LINER IS SPECIFIED, INSTALL THE LINER PER MANUFACTURER'S RECOMMENDATIONS AND THE CONTRACT DOCUMENTS. THE LINER SHOULD BE SANDWICHED BETWEEN LAYERS OF NON-WOVEN GEOTEXTILE AT A MINIMUM.
   c. AS GEOTEXTILES CAN BE DAMAGED BY EXTREME HEAT, SMOKING IS NOT PERMISSIBLE ON/NEAR THE GEOTEXTILE, AND TOOLS USING A FLAME TO TACK THE OVERLAPS, SUCH AS PROPANE TORCHES, ARE PROHIBITED.

B. PLACE A THIN LAYER (3" UNLESS OTHERWISE SPECIFIED) OF BEDDING MATERIAL (SECTION 2.03A), WITHIN ½" (+/- ¼") OF LEVEL OR AS SHOWN ON THE PLANS. VIBRATORY TAMP OR STATIC ROLL TO PREPARE BEDDING MATERIALS UNTIL THEY ARE FIRM AND UNYIELDING.

C. OUTLINE THE FOOTPRINT OF THE R-TANK SYSTEM ON THE EXCAVATION FLOOR USING SPRAY PAINT OR CHALK LINE TO ENSURE A 2' PERIMETER IS AVAILABLE AROUND THE R-TANK SYSTEM FOR PROPER INSTALLATION AND COMPACTION OF BACKFILL.

3.03 LAYOUT AND INSTALLATION OF R-TANK UNITS

A. INSTALL A GEOTEXTILE WRAP BY CUTTING STRIPS TO LENGTH AND REMOVING WRINKLES SO MATERIAL LAYS FLAT.
   a. OVERLAP GEOTEXTILE A MINIMUM 12" OR AS RECOMMENDED BY MANUFACTURER. USE TAPE, SPECIAL ADHESIVES, SANDBAGS, OR OTHER BALLAST TO SECURE OVERLAPS.
   b. WHERE AN IMPERVIOUS LINER IS SPECIFIED, INSTALL THE LINER PER MANUFACTURER'S RECOMMENDATIONS AND THE CONTRACT DOCUMENTS. THE LINER SHOULD BE SANDWICHED BETWEEN LAYERS OF NON-WOVEN GEOTEXTILE AT A MINIMUM.
   c. AS GEOTEXTILES CAN BE DAMAGED BY EXTREME HEAT, SMOKING IS NOT PERMISSIBLE ON/NEAR THE GEOTEXTILE, AND TOOLS USING A FLAME TO TACK THE OVERLAPS, SUCH AS PROPANE TORCHES, ARE PROHIBITED.

B. MARK OR OUTLINE THE UNIT AREA TO ENSURE A SQUARE AND STRAIGHT INSTALLATION.

C. ASSEMBLE R-TANK UNITS IN ACCORDANCE WITH THE R-TANK DRAWINGS AND INSTALLATION GUIDELINES.

D. INSTALL R-TANK MODULES BY PLACING SIDE BY SIDE, IN ACCORDANCE WITH THE DESIGN DRAWINGS. THE MODULES ARE TO BE ORIENTED AS PER THE DESIGN DRAWING WITH REQUIRED DEPTH AS SHOWN ON PLANS.
   a. FOR HD AND SD INSTALLATIONS, THE LARGE SIDE PLATE OF THE TANK SHOULD BE PLACED ON THE PERIMETER OF THE SYSTEM. THIS WILL TYPICALLY REQUIRE THAT THE ENDS OF THE TANK AREA WILL HAVE A ROW OF TANKS PLACED PERPENDICULAR TO ALL OTHER TANKS. REFER TO R-TANK DRAWINGS AND INSTALLATION GUIDE FOR MORE DETAILS.
   b. FOR MD, UD, AND XD INSTALLATIONS, THERE IS NO PERPENDICULAR END ROW REQUIRED.
   c. FOR MD INSTALLATION, EXTERNAL SIDE PANELS SHALL BE INSTALLED AROUND THE PERIMETER OF THE SYSTEM. STACKING CLIPS SHALL BE INSTALLED IN EACH TIER AND EACH DIRECTION, AS SHOWN ON DESIGN DRAWING DETAILS.
   d. FOR XD INSTALLATIONS, INSTALL STACKING CLIPS AS SPECIFIED IN DESIGN DRAWINGS.

E. COMPLETELY ENCAPSULATE THE R-TANK UNITS IN THE SPECIFIED GEOTEXTILE TO PREVENT BACKFILL ENTRY INTO THE SYSTEM. OVERLAP GEOTEXTILE 12" OR AS RECOMMENDED BY MANUFACTURER. TAKE GREAT CARE TO AVOID DAMAGE TO GEOTEXTILE (AND, IF SPECIFIED, IMPERVIOUS LINER) DURING PLACEMENT.

F. IDENTIFY ANY INLET(S) OR OUTLET(S) LOCATIONS. THE GEOTEXTILE FABRIC SHALL BE CUT TO ENABLE HYDRAULIC CONTINUITY BETWEEN THE CONNECTIONS AND THE R-TANK UNITS. THESE CONNECTIONS SHALL BE SECURED USING PIPE BOOTS WITH STAINLESS STEEL PIPE CLAMPS. SUPPORT PIPE IN TRENCHES DURING BACKFILL OPERATIONS TO PREVENT PIPE FROM SETTLING AND DAMAGING THE GEOTEXTILE WRAP OR PIPE. ENSURE END OF PIPE IS INSTALLED SNUG AGAINST R-TANK SYSTEM.

G. INSTALL INSPECTION AND VENTILATION PORTS IN LOCATIONS NOTED ON PLANS. AT A MINIMUM ONE MAINTENANCE PORT SHALL BE INSTALLED WITHIN 10' OF EACH INLET & OUTLET CONNECTION, AND WITH A MAXIMUM SPACING OF APPROXIMATELY 50' ON CENTER. INSTALL ALL PORTS AS NOTED IN THE R-TANK INSTALLATION GUIDE.

3.04 BACKFILLING OF THE R-TANK UNITS

A. BACKFILL WITH MATERIALS IN ACCORDANCE WITH SECTION 2.03C AND PROJECT SPECIFICATIONS
   a. PLACE MATERIAL AROUND THE PERIMETER OF THE UNITS IN LIFTS WITH A MAXIMUM THICKNESS OF 12" AND COMPACTED WITH WALK BEHIND COMPACTION EQUIPMENT.
      1. EACH LIFT SHALL BE PLACED AROUND THE ENTIRE PERIMETER SUCH THAT EACH LIFT IS NO MORE THAN 24" HIGHER THAN THE SIDE BACKFILL ALONG ANY OTHER LOCATION ON THE PERIMETER OF THE R-TANK SYSTEM.
      2. NO FILL SHALL BE PLACED OVER TOP OF TANKS UNTIL THE SIDE BACKFILL HAS BEEN COMPLETED.
      3. EACH LIFT SHALL BE COMPACTED PROJECT SPECIFICATIONS OR UNTIL NO FURTHER DENSIFICATION IS OBSERVED (FOR SELF-COMPACTING STONE MATERIALS). EVEN WHEN "SELF-COMPACTING" BACKFILL MATERIALS ARE SELECTED, A WALK BEHIND VIBRATORY COMPACTOR MUST BE USED.
      4. TAKE CARE TO ENSURE THAT THE COMPACTION PROCESS DOES NOT ALLOW THE MACHINERY TO CONTACT THE MODULES DUE TO THE POTENTIAL FOR DAMAGE TO THE GEOTEXTILE AND R-TANK UNITS.
      5. NO COMPACTION EQUIPMENT IS PERMISSIBLE TO OPERATE DIRECTLY ON THE R-TANK MODULES.
   b. PLACE A TOP BACKFILL LAYER ON THE UNITS TO THE THICKNESS SPECIFIED IN THE R-TANK DRAWINGS AND IN ACCORDANCE WITH PROJECT SPECIFICATIONS.
      1. ONLY LOW-PRESSURE TRACK VEHICLES SHALL BE OPERATED OVER THE R-TANK SYSTEM DURING CONSTRUCTION. DUMP TRUCKS AND PANS SHALL NOT BE OPERATED WITHIN THE R-TANK SYSTEM FOOTPRINT AT ANY TIME. HEAVY EQUIPMENT SHOULD UNLOAD IN AN AREA ADJACENT TO THE R-TANK SYSTEM AND THE MATERIAL SHOULD BE MOVED OVER THE SYSTEM USING LOW GROUND PRESSURE TRACKED EQUIPMENT.
      2. LIGHTLY COMPACTED USING A WALK-BEHIND TRENCH ROLLER. ALTERNATELY, A ROLLER (MAXIMUM GROSS VEHICLE WEIGHT OF 6 TONS) MAY BE USED. ROLLER MUST REMAIN IN STATIC MODE UNTIL A MINIMUM OF 24" OF COVER HAS BEEN PLACED OVER THE MODULES. SHEEP FOOT ROLLERS SHOULD NOT BE USED.

B. IF SPECIFIED, COMPLETELY ENCAPSULATE THE BACKFILL IN THE SPECIFIED GEOTEXTILE. OVERLAP GEOTEXTILE 12" OR AS RECOMMENDED BY MANUFACTURER. TAKE GREAT CARE TO AVOID DAMAGE TO GEOTEXTILE (AND, IF SPECIFIED, IMPERVIOUS LINER) DURING PLACEMENT.

C. IF REQUIRED, INSTALL A GEOGRID AS SHOWN ON PLANS. GEOGRID SHALL EXTEND A MINIMUM OF 3 FEET BEYOND THE LIMITS OF THE EXCAVATION WALL. IN CASES OF LIMITATIONS SUCH AS CURB, PROPERTY LINE, ETC. CONSULT A MANUFACTURER'S REPRESENTATIVE ABOUT REDUCING THE MINIMUM EXTENSION LENGTH.

D. FOLLOWING PLACEMENT AND COMPACTION OF THE INITIAL COVER, SUBSEQUENT LIFTS OF STRUCTURAL FILL (SECTION 2.03D) SHALL BE PLACED AND COMPACTED PER ENGINEER OF RECORD SPECIFICATIONS. DO NOT EXCEED MAXIMUM COVER DEPTHS LISTED IN TABLE 2.01B.

E. ENSURE THAT ALL UNRELATED CONSTRUCTION TRAFFIC IS KEPT AWAY FROM THE LIMITS OF EXCAVATION UNTIL THE PROJECT IS COMPLETE AND FINAL SURFACE MATERIALS ARE IN PLACE. IT IS RECOMMENDED THAT HIGH VISIBILITY TAPE OR OTHER DEVICES BE PLACED AROUND THE SYSTEM TO PREVENT TRAFFIC ACCESS.

F. PLACE SURFACING MATERIALS, SUCH AS GROUNDCOVERS (NO LARGE TREES), OR PAVING MATERIALS OVER THE STRUCTURE WITH CARE TO AVOID DISPLACEMENT OF COVER FILL AND DAMAGE TO SURROUNDING AREAS.

3.05 MAINTENANCE REQUIREMENTS

A. ROUTINE MAINTENANCE EFFORT IS REQUIRED TO ENSURE PROPER PERFORMANCE OF THE R-TANK SYSTEM. THE MAINTENANCE PROGRAM SHOULD BE FOCUSED ON PRETREATMENT SYSTEMS. ENSURING THESE STRUCTURES ARE CLEAN AND FUNCTIONING PROPERLY WILL REDUCE THE RISK OF CONTAMINATION OF THE R-TANK SYSTEM AND STORMWATER RELEASED FROM THE SITE. MAINTAIN AS NEEDED USING ACCEPTABLE PRACTICES OR FOLLOWING MANUFACTURER'S GUIDELINES (FOR PROPRIETARY SYSTEMS).

B. ALL INLET PIPES AND INSPECTION AND/OR MAINTENANCE PORTS IN THE R-TANK SYSTEM WILL NEED TO BE INSPECTED FOR ACCUMULATION OF SEDIMENTS AT LEAST QUARTERLY THROUGH THE FIRST YEAR OF OPERATION AND AT LEAST YEARLY THEREAFTER.

C. IF SEDIMENT HAS ACCUMULATED TO THE LEVEL NOTED IN THE R-TANK OPERATION AND MAINTENANCE GUIDE OR BEYOND A LEVEL ACCEPTABLE TO THE OWNER'S ENGINEER, THE R-TANK SYSTEM SHOULD BE FLUSHED.

DATE	INITIALS	DESCRIPTIONS
9/10/2025	HLA	LAYOUT REVISION
2/1/2026	CGB	FOOTPRINT UPDATE PER EOR

DISTRIBUTED BY: FERGUSON WATERWORKS

R-Tank
MODULAR STORMWATER STORAGE SYSTEM

R-TANK SPECIFICATION
Risser
Treasure Island, FL

DRAWN BY: JKB
DATE: 03/12/2025
SHEET NO.: 6 of 6

THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO FERGUSON WATERWORKS BY THE DESIGN ENGINEER, CONTRACTOR, OR OTHER PROJECT REPRESENTATIVE. THE ENGINEER OF RECORD SHALL REVIEW AND APPROVED THAT THE DEPICTED LAYOUT AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE REGULATIONS AND PROJECT SPECIFIC REQUIREMENTS.

No.	Revision/Issue	Date
1	REVISED PER COMMENTS	04/18/23

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NISIT SAPPARKHAO LICENSE No 64085 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Nisit Sapparkhao
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TREASURE ISLAND, FL 33706

Sheet Title: DETAILS

Project No.: 35-652.00
Date: 03/12/23
Scale: AS NOTED
Sheet: C05.07

SCALE:
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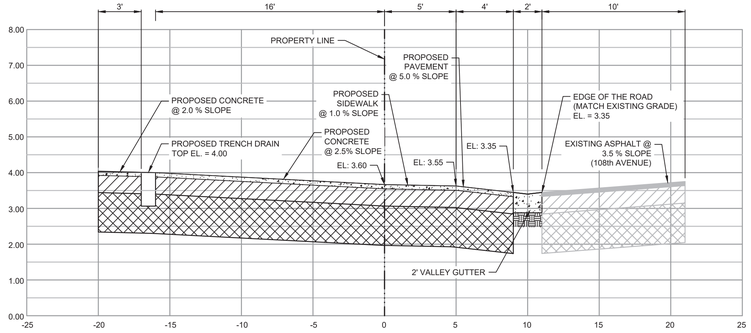
1" = 5' HORIZONTAL



SECTION A-A CROSS SECTION | SCALE: AS SHOWN | 1

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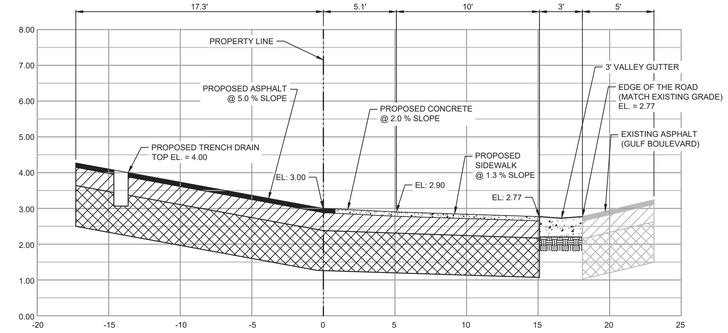
1" = 5' HORIZONTAL



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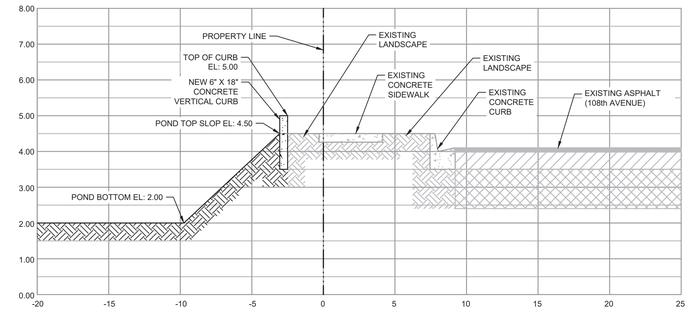

SECTION C-C CROSS SECTION | SCALE: AS SHOWN | 3

No.	Revision/Issue	Date
1	REVISED PER COMMENTS	04/18/23

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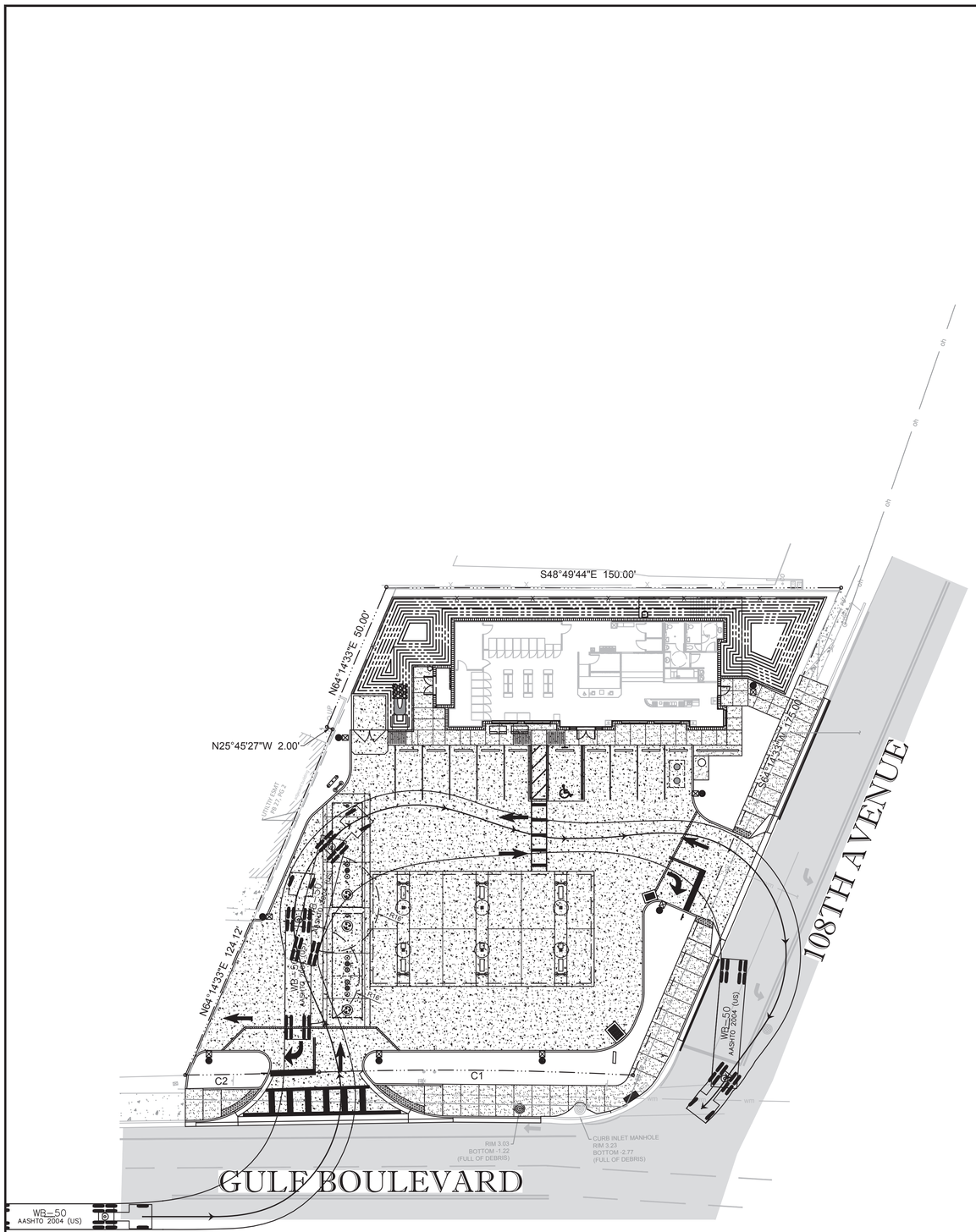
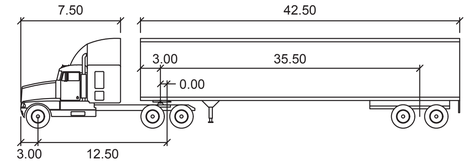
Sheet Title
CROSS SECTIONS

Project No.	Sheet
35-652.00	C06.01
Date: 03/12/23	
Scale: AS NOTED	



LEGEND

- PROPOSED CURB
- PROPOSED CONCRETE LESS THAN 6"
- PROPOSED CONCRETE 6" OR GREATER
- NEW ASPHALT PAVEMENT
- EXISTING CONCRETE
- PROPERTY LINE
- SETBACK/BUFFER
- PROPOSED PAVEMENT
- AREA LIGHT



WB-50 feet

Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 17.7
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.50		

PLAN VIEW | SCALE 1" = 20' | -

REFERENCE NORTH

0' 20' 40'

SCALE: 1" = 20'

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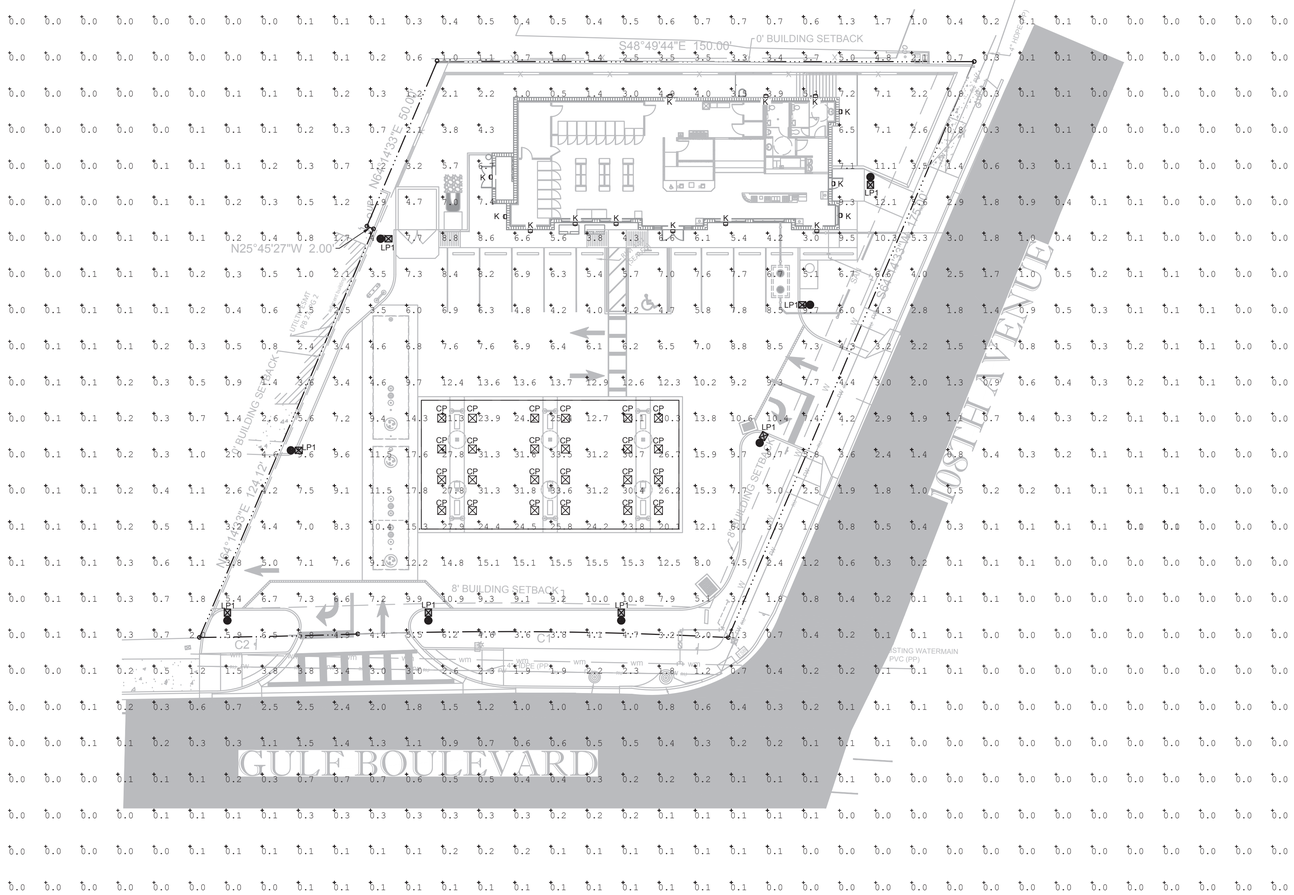
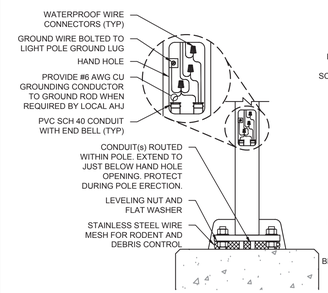
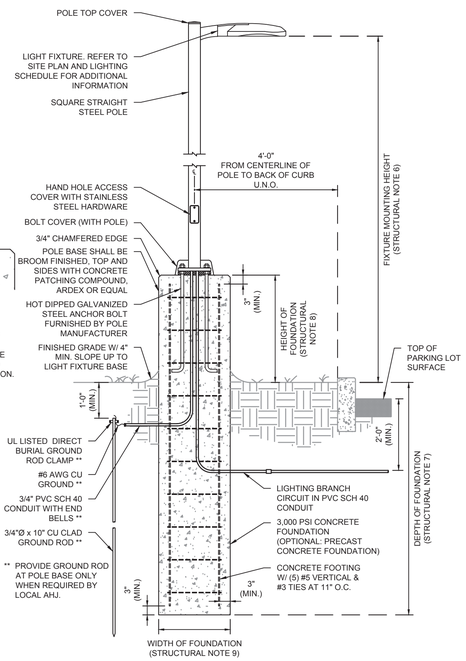
Sheet Title
TANK PATH

Project No. 35-652.00	Sheet C07.01
Date 03/12/23	
Scale AS NOTED	



SITE POLE LIGHT DETAIL WITH CONCRETE BASE





ANCHOR BOLTS:
ANCHOR BOLTS AND HARDWARE SHALL BE HOT DIPPED GALVANIZED STEEL. ANY DAMAGE TO FACTORY COATING OR FIELD CUTS SHALL BE THOROUGHLY CLEANED AND PAINTED IN THE FIELD WITH A COLD GALVANIZING ZINC COATING. AFTER POLE ERECTION, A MARINE GRADE ANTI-SEIZE AND ANTI-CORROSION LUBRICANT SHALL BE APPLIED TO ANCHOR BOLT THREADS AND HARDWARE FOR CORROSION PROTECTION.

STRUCTURAL NOTES:

1.	THE COMPLETE LIGHT POLE ASSEMBLY INCLUDING POLE, CROSS ARM(S), LIGHT FIXTURES AND FOUNDATION MEET THE MINIMUM REQUIREMENTS OF FBC 2020 7th EDITION (INCLUDING HVHZ SECTION 1620 AND 1819.7 REQUIREMENTS), ASCE7-16 AND ACI318-14.		
2.	WIND LOAD:	150	MPH
3.	RISK CATEGORY:	II	
4.	EXPOSURE:	C	
5.	MINIMUM POLE EPA RATING:	2.0	SF
6.	FIXTURE MOUNTING HEIGHT	14	FT
7.	DEPTH OF FOUNDATION	5.5	FT
8.	HEIGHT OF FOUNDATION	3	FT
9.	WIDTH OF FOUNDATION (ROUND)	2	FT

LUMINAIRE SCHEDULE

SYMBOL	LABLE	QTY	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	FILENAME	LUMENS PER LAMP	LLF	WATTAGE	DISTRIBUTION
●⊠	LP1	8	LITHONIA LIGHTING	DSX2 LED P4 AMBPC AMCRI T4M	D-SERIES SIZE 2 AREA LUMINAIRE, P4 PERFORMANCE PACKAGE, FOWARD OPTICS, PHOSPHOR CONVERTED AMBER, AMBER CRI, TYPE 4 MEDIUM,	DSX2_LED_P4_AMBPC_AMCRI_T4M.IES	14540	0.9	172.93	TYPE IV, MEDIUM, BUG RATING: B2 - U0 - G4
⊠	CP	24		PCNY UPGRADE_AMBER LED_90W_FLAT LENS_MVOL	PCNY UPGRADE_AMBER LED_90W_FLAT LENS_MVOLT_GONI	PCNY UPGRADE_AMBER LED_90W_FLAT LENS_MVOLT_GONI.IES	5649	0.9	89.63	
▭	K	7	LITHONIA LIGHTING	DSXW1 LED P6 AMBPC AMCRI T2M	7000 AMBER PC 70CRI TYPE 2 MEDIUM	DSXW1_LED_P6_AMBPC_AMCRI_T2M.IES	4433	0.91	52.7	TYPE III, MEDIUM, BUG RATING: B1 - U0 - G2

NOTE: ALL NEW OUTDOOR LIGHTING MEETS THE REQUIREMENTS OF SECTION 138-3509

STATICS

DESCRIPTION	AVG	MAX	MIN	MAX/MIN	AVG/MIN
GAS CANOPY	26.8 FC	33.6 FC	20.1 FC	1.7:1	1.3:1
NEAR TO BUILDING	5.4 FC	12.1 FC	0.5 FC	24.2:1	10.8:1
PARKING AND DRIVEWAY	7.3 FC	12.1 FC	3.4 FC	3.6:1	2.1:1
SITE	2.8 FC	33.6 FC	0.0 FC	N/A	N/A

SITE PLAN | SCALE 1" = 20' | -

REFERENCE NORTH

0' 20' 40'

SCALE: 1" = 20'

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Date

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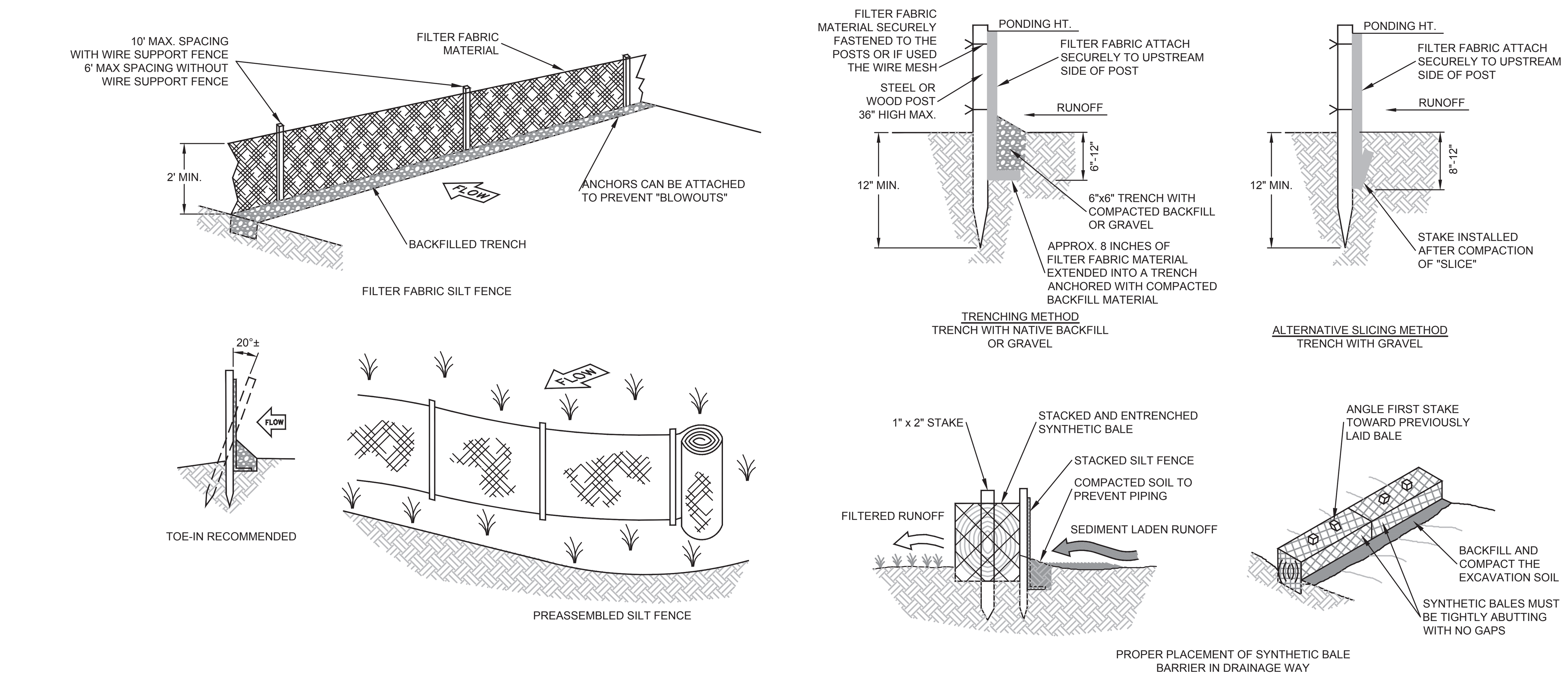
FAC 61G15-23.004

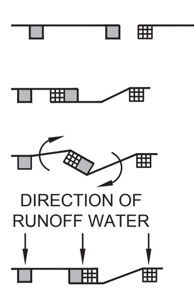
Project Name and Address
RISSER RALLY
10801 GULF BLVD.
TREASURE ISLAND, FL 33706

Sheet Title
PHOTOMETRIC PLAN

Project No.	35-652.00
Date	03/12/23
Scale	AS NOTED
Sheet	PH01.01



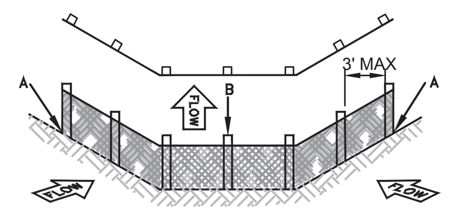
ATTACHING TWO SILT FENCES



1. PLACE THE END POST OF THE SECOND FENCE INSIDE THE END POST OF THE FIRST FENCE
2. ROTATE BOTH POSTS AT LEAST 180 DEGREES IN A CLOCKWISE DIRECTION TO CREATE A TIGHT SEAL WITH THE FABRIC MATERIAL
3. DRIVE BOTH POSTS ABOUT 10 INCHES INTO THE GROUND AND BURY FLAP

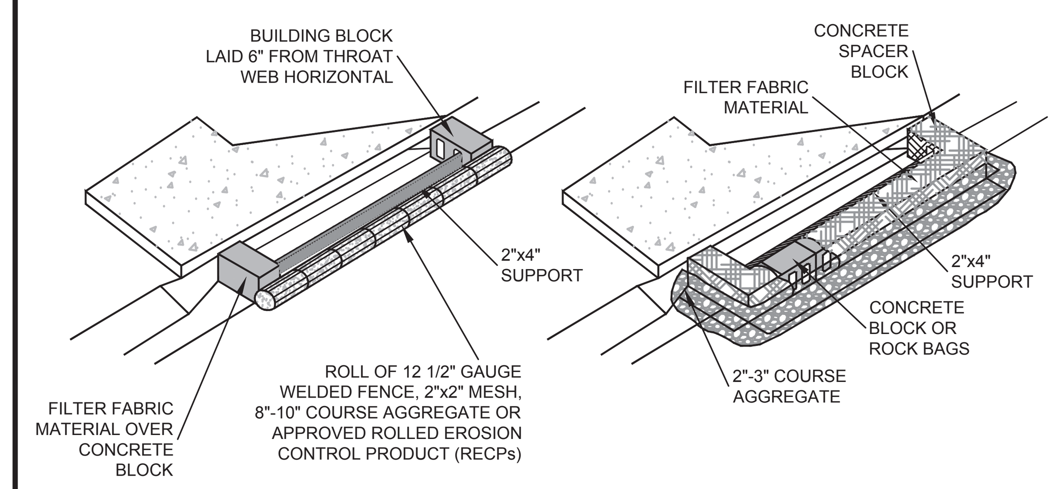
NOTES:
1. 1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. 2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED
3. 3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY

PROPER PLACEMENT OF
SILT FENCE IN DRAINAGE WAY



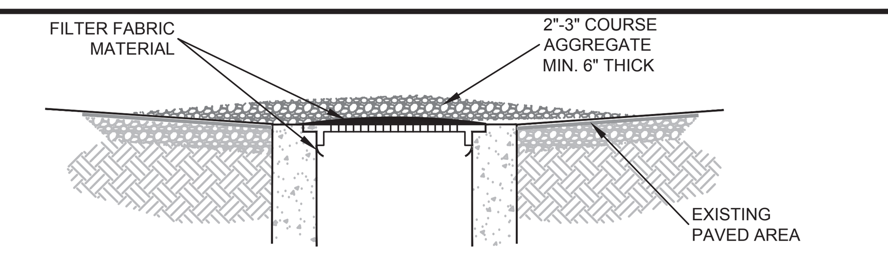
POINTS A MUST BE 8" MIN. ABOVE
THE FLOW-LINE AT POINT B

TEMPORARY EROSION AND SEDIMENT CONTROL BARRIERS SILT FENCE & SYNTHETIC BALES | SCALE NTS | 1

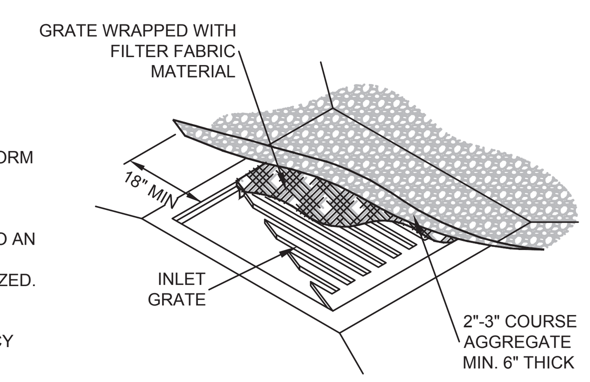


NOTES:
1. FIBROUS FILTER MATERIAL IN FRONT OF BLOCK PREVENTS GRAVEL FROM WASHING INTO STRUCTURE.
2. 2"x4" BEHIND BLOCK AND ACROSS THROAT HELPS KEEP BLOCK IN PLACE PLACE IN OUTER HOLE OF SPACER BLOCK.
3. FILTER FABRIC AND AGGREGATE, SIMILARLY PLACED, MAY ALSO BE USED.

TEMPORARY EROSION CONTROL FILTER FABRIC ALONG GRATE INLET | SCALE NTS | 2



NOTES:
1. DROP INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL DRAINAGE AREAS. (LESS THAN 5%)
2. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY
3. REMOVED SEDIMENT SHALL BE DEPOSITED YO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
4. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY



POST PAVEMENT EROSION CONTROL FILTER FABRIC OVER GRATE INLET | SCALE NTS | 3

EROSION AND SEDIMENT CONTROL NOTES

GENERAL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING SILT FROM SITE IF NOT REUSABLE ON-SITE AND ASSURING PLAN ALIGNMENT AND GRADE IN ALL DITCHES AND SWALES AT COMPLETION OF CONSTRUCTION.
2. THE SITE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER COMPLETION OF CONSTRUCTION AND ONLY WHEN AREAS HAVE BEEN STABILIZED.
3. ADDTI0NAL PROTECTION - ON-SITE PROTECTION IN ADDITI0N TO THE ABOVE MUST BE PROVIDED THAT WILL NOT PERMIT SILT TO LEAVE THE PROJECT CONFINES DUE TO UNSEEN CONDITIONS OR ACCIDENTS.
4. CONTRACTOR SHALL INSURE THAT ALL DRAINAGE STRUCTURES, PIPES. ETC. ARE CLEANED OUT AND WORKING PROPERLY AT TIME OF ACCEPTANCE.
5. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE BEST MANAGEMENT PRACTICES (BMP) AND MOST CURRENT EROSION AND SEDIMENT CONTROL PRACTICES. THIS PLAN INDICATES THE MINIMUM EROSION AND SEDIMENT MEASURES REQUIRED FOR THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL APPLICABLE RULES, REGULAII0NS AND WATER QUALITY GUIDELINES AND MAY NEED TO INSTALL ADDITIONAL CONTROLS.

PRE-CONSTRUCTION SITE PROTECTION:

6. EROSION AND SEDIMENT CONTROL BARRIERS SHALL BE PLACED ADJACENT TO ALL WETLAND AREAS WHERE THERE IS POTENTIAL FOR DOWNSTREAM WATER QUALITY DEGRADAII0N. SEE DETAIL SHEET FOR TYPICAL CONSTRUCTION.
7. ANY DISCHARGE FROM DEWATERING ACTIVITY SHALL BE FILTERED AND CONVEYED TO THE OUTFALL IN A MANNER WHICH PREVENTS EROSION AND TRANSPORTATION OF SUSPENDED SOLIDS TO THE RECEIVING OUTFALL.
8. DEWATERING PUMPS SHALL NOT EXCEED THE CAPACITY OF THAT WHICH REQUIRES A CONSUMPTIVE USE PERMIT FROM THE DEPARTMENT OF ENVIRONMENTAL PROTECTION.
9. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-THIRD (1/3) THE HEIGHT OF THE BARRIER OR INLET. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
10. ALL DISTURBED AREAS ARE TO BE STABILIZED THROUGH COMPACTION. SILT SCREENS, SYNTHETIC BALES, AND GRASSING. ALL FILL SLOPES 3:1 OR STEEPER TO RECEIVE STAKED SOLID SOD.

SITE PROTECTION:

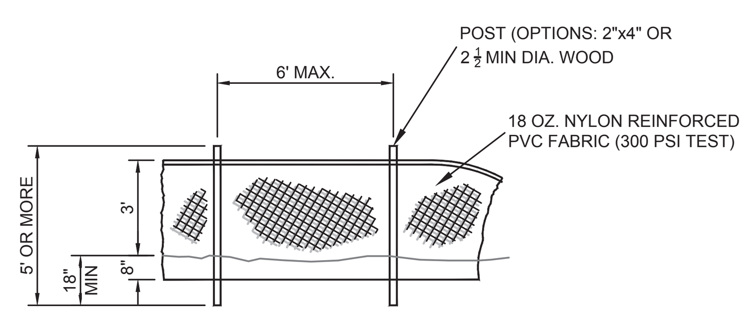
11. THE FILTER BARRIER SHALL BE ENTRENCHED AND BACKFILLED PROPERLY. A TRENCH SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 6 INCHES. BARRIER IS STAKED, THE EXCAVATED SOIL OR GRAVEL SHALL BE BACKFILLED AND COMPACTED AGAINST THE FILTER BARRIER. USING WIRE BACKING FOR SUPPORT IS DISCOURAGED DUE TO DISPOSAL PROBLEMS.
12. WATER OR SLURRY USED TO CONTROL DUST SHALL BE RETAINED ON THE SITE AND NOT ALLOWED TO RUN DIRECTLY INTO WATERCOURSE OR STORMWATER CONVEYANCE SYSTEMS.
13. SPECIAL AREAS SHALL BE DESIGNATED AS VEHICLE AND EQUIPMENT WASHING AREAS AND SUCH AREAS SHALL NOT ALLOW RUNOFF TO FLOW DIRECTLY INTO WATERCOURSE OR STORMWATER CONVEYANCE SYSTEMS.
14. SILT FENCE BARRIERS ARE NOT TO BE USED WHERE CONCENTRATED FLOWS OF WATER ARE ANTICIPATED SUCH AS DRAINAGE DITCHES. AROUND INLETS OR ABOVE/BELOW WHERE CULVERTS DISCHARGE.
15. SYNTHETIC BALES, SANDBAGS OR OTHER APPROVED DEVICE FACED WITH FILTER FABRIC SHALL BE USED IN HIGH VOLUME AREAS TO DECREASE THE RUNOFF VELOCITY AND SHALL BE SECURELY ANCHORED.
16. ALL DEVICES INCLUDING SILT FENCE. FILTER BARRIERS. SYNTHETIC BALES AND/OR SANDBAGS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. CLOSE ATTENTI0N SHALL BE PAID TO THE REPAIR OF DAMAGED BARRIERS. END RUNS AND UNDERCUTTING BENEATH BARRIERS.
17. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
18. SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL BE NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.

STORM DRAIN INLET PROTECTION:

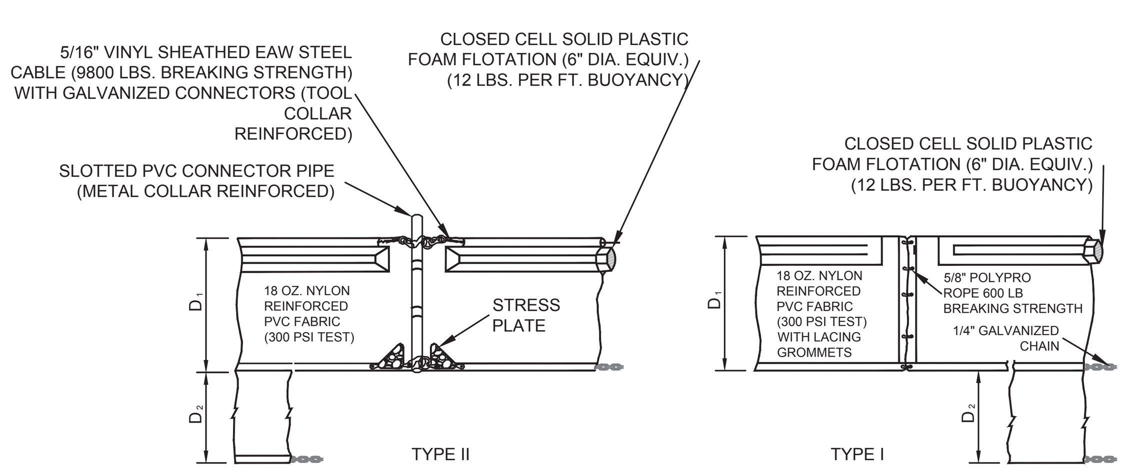
19. 2 INCH - 3 INCH COARSE AGGREGATE SHALL BE PLACED OVER THE FILTER FABRIC. THE DEPTH OF STONE SHALL BE AT LEAST 6 INCHES OVER THE ENTIRE INLET OPENING. THE STONE SHALL EXTEND BEYOND THE INLET OPENING AT LEAST 18 INCHES ON ALL SIDES.
20. IF STONE FILTERS BECOME CLOGGED WITH SEDIMENT SO THAT THEY NO LONGER ADEQUATELY PERFORM THEIR FUNCTION, THE STONES MUST BE PULLED AWAY FROM THE INLET, CLEANED AND REPLACED.

POST-CONSTRUCTION SITE PROTECTION:

21. ALL DEWATERING, EROSION AND SEDIMENT CONTROL TO REMAIN IN PLACE AFTER COMPLETION OF CONSTRUCTI0N AND REMOVED ONLY WHEN AREAS HAVE STABILIZED.
22. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER TEMPORARY BARRIERS ARE. NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA IN SUCH A MANNER THAT IT WILL NOT ERODE.
23. ALL DISTURBED AREAS SHALL BE GRASSED, FERTILIZED, MULCHED AND MAINTAINED UNTIL A PERMANENT VEGETATIVE COVER IS ESTABLISHED.
24. SOD SHALL BE PLACED IN AREAS WHICH MAY REQUIRE IMMEDIATE EROSION PROTECTION TO ENSURE WATER QUALITY STANDARDS ARE MAINTAINED.



STAKED TURBIDITY BARRIERS

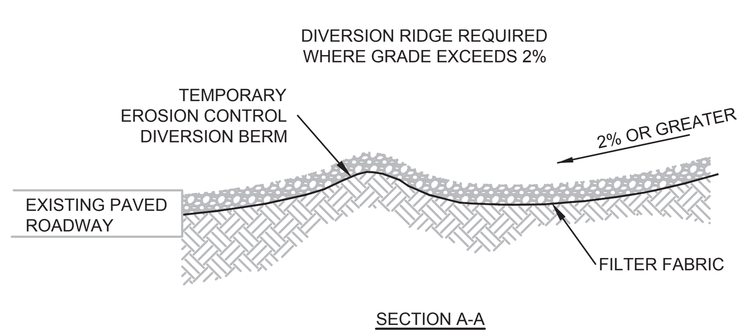


FLOATING TURBIDITY BARRIERS

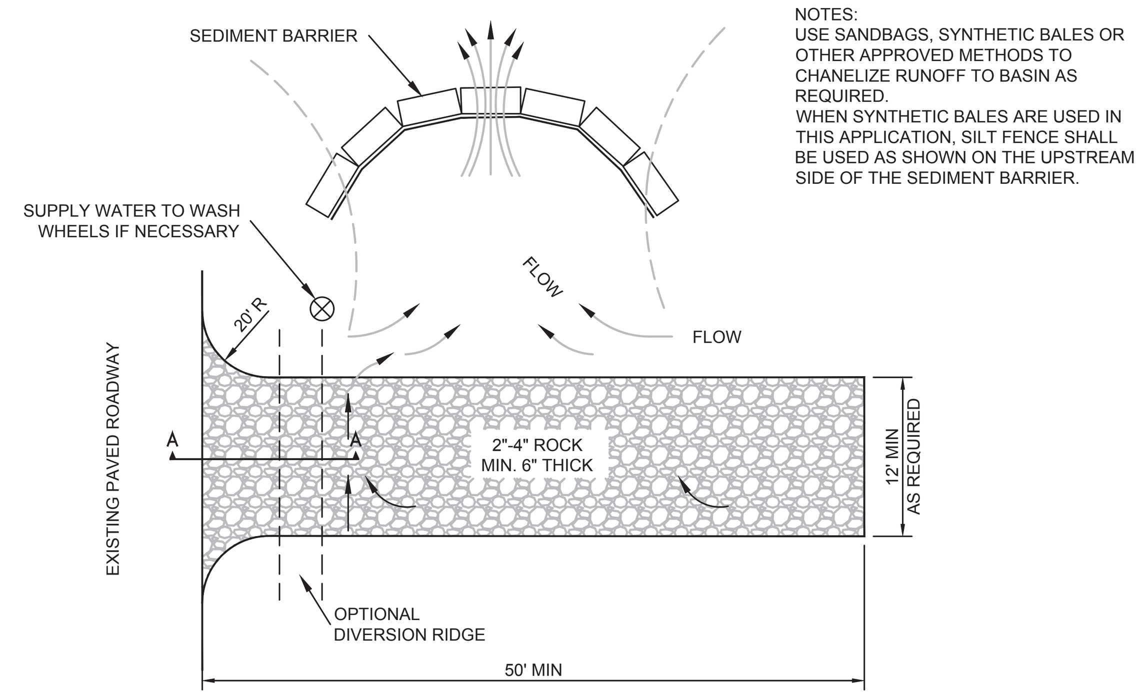
NOTES:
1. TURBIDITY BARRIERS ARE TO BE USED IN ALL PERMANENT BODIES OF WATER REGARDLESS OF WATER DEPTH.
2. NUMBER AND SPACING OF ANCHORS DEPENDENT ON CURRENT VELOCITIES.
3. DEPLOYMENT OF BARRIER AROUND PILE LOCATIONS MAY VARY TO ACCOMMODATE CONSTRUCTION OPERATIONS.
4. NAVIGATION MAY REQUIRE SEGMENTING BARRIER DURING CONSTRUCTION OPERATIONS.

TURBIDITY BARRIERS FOR FLOWING STREAMS AND TIDAL CREEKS MAY BE EITHER FLOATING, OR STAKED TYPES OR ANY COMBINATIONS OF TYPES THAT WILL SUIT SITE CONDITIONS AND MEET EROSION CONTROL AND WATER QUALITY REQUIREMENTS. THE BARRIER TYPE(S) WILL BE AT THE CONTRACTORS OPTION UNLESS OTHERWISE SPECIFIED IN THE PLANS. HOWEVER, PAYMENT WILL BE UNDER THE CONTRACT LUMP SUM PRICE ESTABLISHED IN THE BID PROPOSAL FOR EROSION AND SEDIMENT CONTROL POSTS IN STAKED TURBIDITY BARRIERS TO BE INSTALLED IN VERTICAL POSITION UNLESS OTHERWISE DIRECTED BY THE ENGINEER.

TEMPORARY TURBIDITY BARRIERS | SCALE NTS | 4



SECTION A-A

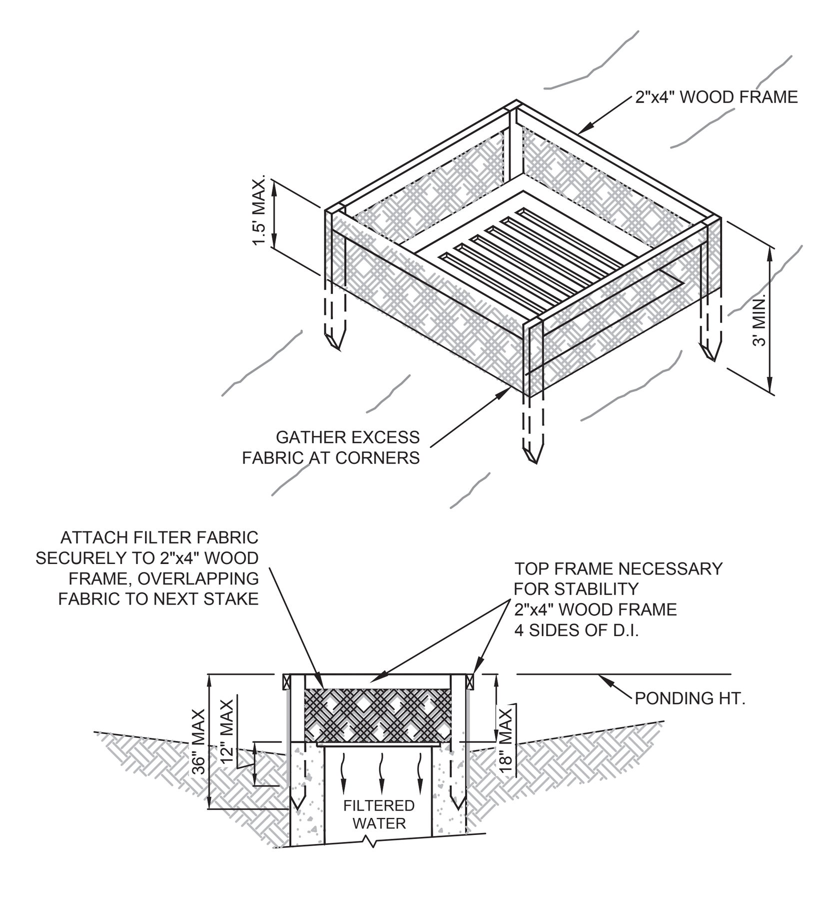


NOTES:
USE SANDBAGS, SYNTHETIC BALES OR OTHER APPROVED METHODS TO CHANELIZE RUNOFF TO BASIN AS REQUIRED.
WHEN SYNTHETIC BALES ARE USED IN THIS APPLICATION, SILT FENCE SHALL BE USED AS SHOWN ON THE UPSTREAM SIDE OF THE SEDIMENT BARRIER.

PLAN

NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE (SOIL TRACKING PREVENTION DEVICE) | SCALE NTS | 5



SECTION A-A

NOTES:
1. DROP INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL DRAINAGE AREAS. (LESS THAN 5")
2. USE 2"X4'" WOOD OR EQUIVALENT METAL STAKES. (3 FT. MIN. LENGTH)
3. INSTALL 2"x 4" WOOD TOP FRAME TO INSURE STABILITY.
4. THE TOP DF THE FRAME (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BYPASSING THE INLET. A TEMPORARY DIKE MAY BE NECESSARY ON THE DOWNSLOPE SIDE OF THE STRUCTURE.

PRE-PAVEMENT SEDIMENT BARRIER AT GRATE INLET | SCALE NTS | 6

No.	Revision/Issue	Date
1	REVISED PER COMMENTS	04/18/23

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Client Name

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FL REG. NO. 64085

NISIT SAPPARKHAO LICENSE No 64085 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Nisit Sapparkhao
DN: c=US, st=Florida, l=Tampa, serialNumber=AATL202512[illegible]7526, o=Infinity Engineering Group, LLC, cn=Nisit Sapparkhao, email=nisit@iegroup.net
Date: 2026.04.06 11:29:48 -05'00'
Adobe Acrobat version: 2017.012.30262

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FAC 61G15-23.004

Project Name and Address

RISSER RALLY
10801 GULF BLVD.
TREASURE ISLAND, FL 33706

Sheet Title

EROSION & SEDIMENT CONTROL DETAILS

Project No. 35-652.00
Date 03/12/23
Scale AS NOTED
Sheet **ST1.0**

OWNER'S REQUIREMENTS

SITE DESCRIPTION

PROJECT NAME AND LOCATION:

RISSER RALLY

PROPERTY OWNER:

DUSSIN INV CO
1285 SHOREBIRD LANE
CARLSBAD, CALIFORNIA 92011
PHONE: (813) 371-6976

SITE ADDRESS:

10801 GULF BLVD.
TREASURE ISLAND, FL 33706

DESCRIPTION:

CONSTRUCT NEW BUILDING AND PARKING LOT.
MODIFY EXISTING SMS AS REQUIRED TO ACCOMMODATE IMPROVEMENTS PER AUTHORITIES WITH JURISDICTION.

SOIL DISTURBING ACTIVITIES WILL INCLUDE: RE-GRADING, CONSTRUCTION OF FACILITY, FINISHED GRADING, LANDSCAPING, THEN SOD.

SOILS:

SEE EROSION CONTROL, SHEET ST1.0

SITE MAPS:

* SEE ATTACHED GRADING PLAN FOR PRE & POST DEVELOPMENT GRADES, AREAS OF SOILS, DISTURBANCE, LOCATION OF SURFACE WATERS, WETLANDS, PROTECTED AREAS, MAJOR STRUCTURAL AND NONSTRUCTURAL CONTROLS AND STORMWATER DISCHARGE POINTS.

* SEE ATTACHED EROSION & TURBIDITY CONTROL PLAN FOR TEMPORARY STABILIZATION PRACTICES, AND TURBIDITY BARRIERS

* SEE GENERAL NOTES FOR REQUIREMENTS FOR TEMPORARY AND PERMANENT STABILIZATION.

NAME OF RECEIVING WATERS:

ON-SITE MASTER STORMWATER MANAGEMENT SYSTEM

CONTROLS

THIS PLAN UTILIZES BEST MANAGEMENT PRACTICES TO CONTROL EROSION AND TURBIDITY CAUSED BY STORMWATER RUN OFF. AN EROSION AND TURBIDITY PLAN HAS BEEN PREPARED TO INSTRUCT THE CONTRACTOR ON PLACEMENT OF THESE CONTROLS. IT IS THE CONTRACTORS RESPONSIBILITY TO INSTALL AND MAINTAIN THE CONTROLS PER PLAN AS WELL AS ENSURING THE PLAN IS PROVIDING THE PROPER PROTECTION AS REQUIRED BY FEDERAL, STATE AND LOCAL LAWS. REFER TO "CONTRACTORS RESPONSIBILITY" FOR A VERBAL DESCRIPTION OF THE CONTROLS THAT MAY BE IMPLEMENTED.

STORMWATER MANAGEMENT

STORMWATER DRAINAGE WILL BE PROVIDED BY (DESCRIPTION:)

MODIFIED COLLECTION, CONVEYANCE, TREATMENT & ATTENUATION SYSTEM FOR THE PROJECT. AREAS WHICH ARE NOT TO BE CONSTRUCTED ON, BUT WILL BE REGRADED SHALL BE STABILIZED IMMEDIATELY AFTER GRADING IS COMPLETE, WHEN CONSTRUCTION IS COMPLETE. THE SITE DISCHARGES TO AN UNDERGROUND DETENTION SYSTEM. WHERE PRACTICAL, TEMPORARY SEDIMENT BASINS WILL BE USED TO INTERCEPT SEDIMENT BEFORE ENTERING THE PERMANENT DETENTION BASIN. THE DRY DETENTION SYSTEM IS DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR THIS TYPE OF DEVELOPMENT AT THE TIME IT WAS CONSTRUCTED.

TIMING OF CONTROLS/MEASURES

REFER TO " CONTRACTORS RESPONSIBILITY" FOR THE TIMING OF CONTROL/MEASURES.

CERTIFICATION OF COMPLIANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS

IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL LAWS RELATED TO STORM WATER MANAGEMENT AND EROSION AND TURBIDITY CONTROLS, THE FOLLOWING

PERMITS HAVE BEEN OBTAINED.

DEP STANDARD GENERAL
STORMWATER PERMIT NO.:

DEP NPDES PERMIT NO.:

OWNER'S CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

SIGNED:____________________________
OWNER / OPERATOR

DATED:____________________________

CONTRACTOR'S REQUIREMENTS

GENERAL

THE CONTRACTOR SHALL AT A MINIMUM IMPLEMENT THE CONTRACTOR'S REQUIREMENTS OUTLINED BELOW AND THOSE MEASURES SHOWN ON THE EROSION AND TURBIDITY CONTROL PLAN. IN ADDITION THE CONTRACTOR SHALL UNDERTAKE ADDITIONAL MEASURES REQUIRED TO BE IN COMPLIANCE WITH APPLICABLE PERMIT CONDITIONS AND STATE WATER QUALITY STANDARDS. DEPENDING ON THE NATURE OF MATERIALS AND METHODS OF CONSTRUCTION THE CONTRACTOR MAY BE REQUIRED TO ADD FLOCCULANTS TO THE RETENTION SYSTEM PRIOR TO PLACING THE SYSTEM INTO OPERATION.

SEQUENCE OF MAJOR ACTIVITIES

THE ORDER OF ACTIVITIES WILL BE AS FOLLOWS:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE
2. INSTALL SILT FENCES AND HAY BALES AS REQUIRED
3. CLEAR AND GRUB FOR DIVERSION SWALES/DIKES AND SEDIMENT BASIN
4. CONSTRUCT SEDIMENTATION BASIN
5. CONTINUE CLEARING AND GRUBBING
6. STOCK PILE TOP SOIL IF REQUIRED
7. PERFORM PRELIMINARY GRADING ON SITE AS REQUIRED
8. STABILIZE DENUDED AREAS AND STOCKPILES AS SOON AS PRACTICABLE
9. INSTALL STORM SEWER AND IRRIGATION.
10. COMPLETE GRADING AND INSTALL PERMANENT SEEDING/SOD AND PLANTING
11. REMOVE ACCUMULATED SEDIMENT FROM BASINS
12. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, REMOVE ANY TEMPORARY DIVERSION SWALES/DIKES AND RESEED/SOD AS REQUIRED

TIMING OF CONTROLS/MEASURES

AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES, THE SILT FENCES AND HAY BALES, STABILIZED CONSTRUCTION ENTRANCE AND SEDIMENT BASIN WILL BE CONSTRUCTED PRIOR TO CLEARING OR GRADING OF ANY OTHER PORTIONS OF THE SITE. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICAL IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, THAT AREA WILL BE STABILIZED PERMANENTLY IN ACCORDANCE WITH THE PLANS. AFTER THE ENTIRE SITE IS STABILIZED, THE ACCUMULATED SEDIMENT WILL BE REMOVED FROM THE SEDIMENT TRAPS AND THE EARTH DIKE/SWALES WILL BE REGRADED/REMOVED AND STABILIZED IN ACCORDANCE WITH THE EROSION & TURBIDITY CONTROL PLAN.

CONTROLS

IT IS THE CONTRACTORS RESPONSIBILITY TO IMPLEMENT THE EROSION AND TURBIDITY CONTROLS AS SHOWN ON THE EROSION AND TURBIDITY CONTROL PLAN. IT IS ALSO THE CONTRACTORS RESPONSIBILITY TO ENSURE THESE CONTROLS ARE PROPERLY INSTALLED , MAINTAINED AND FUNCTIONING PROPERLY TO PREVENT TURBID OR POLLUTED WATER FROM LEAVING THE PROJECT SITE. THE CONTRACTOR WILL ADJUST THE EROSION AND TURBIDITY CONTROLS SHOWN ON THE EROSION AND TURBIDITY CONTROL PLAN AND ADD ADDITIONAL CONTROL MEASURES, AS REQUIRED,TO ENSURE THE SITE MEETS ALL FEDERAL, STATE AND LOCAL EROSION AND TURBIDITY CONTROL REQUIREMENTS. THE FOLLOWING BEST MANAGEMENT PRACTICES WILL BE IMPLEMENTED BY THE CONTRACTOR AS REQUIRED BY THE EROSION AND TURBIDITY CONTROL PLAN AND AS REQUIRED TO MEET THE EROSION AND TURBIDITY REQUIREMENTS IMPOSED ON THE PROJECT SITE BY THE REGULATORY AGENCIES.

SPILL PREVENTION

MATERIAL MANAGEMENT PRACTICES

THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORMWATER RUNOFF.

GOOD HOUSEKEEPING

THE FOLLOWING GOOD HOUSEKEEPING PRACTICES WILL BE FOLLOWED ONSITE DURING THE CONSTRUCTION PROJECT.

* AN EFFORT WILL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB.

* ALL MATERIALS STORED ONSITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE.

* PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABEL.

* SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.

* WHENEVER POSSIBLE, ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER.

* MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.

* THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE MATERIALS ONSITE RECEIVE PROPER USE AND DISPOSAL.

STABILIZATION PRACTICES EROSION AND SEDIMENT CONTROLS

1. HAY BALE BARRIER: HAY BALE BARRIERS CAN BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WITH THE FOLLOWING LIMITATIONS:
   A. WHERE THE MAXIMUM SLOPE BEHIND THE BARRIER IS 33 PERCENT.
   B. IN MINOR SWALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBUTING DRAINAGE AREA IS NO GREATER THAN 2 ACRES.
   C. WHERE EFFECTIVENESS IS REQUIRED FOR LESS THAN 3 MONTHS.
   D. EVERY EFFORT SHOULD BE MADE TO LIMIT THE USE OF STRAW BALE BARRIERS CONSTRUCTED IN LIVE STREAMS OR IN SWALES WHERE THERE IS THE POSSIBILITY OF A WASHOUT. IF NECESSARY, MEASURES SHALL BE TAKEN TO PROPERLY ANCHOR BALES TO INSURE AGAINST WASHOUT.
2. FILTER FABRIC BARRIER: FILTER FABRIC BARRIERS CAN BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WITH THE FOLLOWING LIMITATIONS:
   A. WHERE THE MAXIMUM SLOPE BEHIND THE BARRIER IS 33 PERCENT.
   B. IN MINOR SWALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBUTING DRAINAGE AREA IS NO GREATER THAN 2. ACRES.
3. BRUSH BARRIER WITH FILTER FABRIC: BRUSH BARRIER MAY BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WHERE ENOUGH RESIDUE MATERIAL IS AVAILABLE ON SITE.
4. LEVEL SPREADER: A LEVEL SPREADER MAY BE USED WHERE SEDIMENT-FREE STORM RUNOFF IS INTERCEPTED AND DIVERTED AWAY FROM THE GRADED AREAS ONTO UNDISTURBED STABILIZED AREAS. THIS PRACTICE APPLIES ONLY IN THOSE SITUATIONS WHERE THE SPREADER CAN BE APPLIES ONLY IN THOSE SITUATIONS WHERE THE SPREADER CAN BE APPLIES ONLY IN THOSE SITUATIONS WHERE THE SPREADER CAN BE CONSTRUCTED ON UNDISTURBED SOIL AND THE AREA BELOW THE LEVEL LIP IS STABILIZED. THE WATER SHOULD NOT BE ALLOWED TO RECONCENTRATE AFTER RELEASE.
5. STOCKPILING MATERIAL: NO EXCAVATED MATERIAL SHALL BE STOCKPILED IN SUCH A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE INTO ANY ADJACENT WATER BODY OR STORMWATER COLLECTION FACILITY.
6. EXPOSED AREA LIMITATION: THE SURFACE AREA OF OPEN, RAW ERODIBLE SOIL EXPOSED BY CLEARING AND GRUBBING OPERATIONS OR EXCAVATION AND FILLING OPERATIONS SHALL NOT EXCEED 10 ACRES. THIS REQUIREMENT MAY BE WAIVED FOR LARGE PROJECTS WITH AN EROSION CONTROL PLAN WHICH DEMONSTRATES THAT OPENING OF ADDITIONAL AREAS WILL NOT SIGNIFICANTLY AFFECT OFF-SITE DEPOSIT OF SEDIMENTS.
7. INLET PROTECTION: INLETS AND CATCH BASINS WHICH DISCHARGE DIRECTLY OFF-SITE SHALL BE PROTECTED FROM SEDIMENT-LADEN STORM RUNOFF UNTIL THE COMPLETION OF ALL CONSTRUCTION OPERATIONS THAT MAY CONTRIBUTE SEDIMENT TO THE INLET.
8. TEMPORARY SEEDING: AREAS OPENED BY CONSTRUCTION OPERATIONS AND THAT ARE NOT ANTICIPATED TO BE RE-EXCAVATED OR DRESSED AND RECEIVE FINAL GRASSING TREATMENT WITHIN 30 DAYS SHALL BE SEEDED WITH A QUICK GROWING GRASS SPECIES WHICH WILL PROVIDE AN EARLY COVER DURING THE SEASON IN WHICH IT IS PLANTED AND WILL NOT LATER COMPETE WITH THE PERMANENT GRASSING.
9. TEMPORARY SEEDING AND MULCHING: SLOPES STEEPER THAN 6:1 THAT FALL WITHIN THE CATEGORY ESTABLISHED IN PARAGRAPH 8 ABOVE SHALL ADDITIONALLY RECEIVE MULCHING OF APPROXIMATELY 2 INCHES LOOSE MEASURE OF MULCH MATERIAL CUT INTO THE SOIL OF THE SEEDED AREA ADEQUATE TO PREVENT MOVEMENT OF SEED AND MULCH.
10. TEMPORARY GRASSING: THE SEEDED OR SEEDED AND MULCHED AREA(S) SHALL BE ROLLED AND WATERED OR HYDROMULCHED OR OTHER SUITABLE METHODS IF REQUIRED TO ASSURE OPTIMUM GROWING CONDITIONS FOR THE ESTABLISHMENT OF A GOOD GRASS COVER. TEMPORARY GRASSING SHALL BE THE SAME MIX & AMOUNT REQUIRED FOR PERMANENT GRASSING IN THE CONTRACT SPECIFICATIONS.
11. TEMPORARY REGRASSING : IF, AFTER 14 DAYS FROM SEEDING, THE TEMPORARY GRASSED AREAS HAVE NOT ATTAINED A MINIMUM OF 75 PERCENT GOOD GRASS COVER, THE AREA WILL BE REWORKED AND ADDITIONAL SEED APPLIED SUFFICIENT TO ESTABLISH THE DESIRED VEGETATIVE COVER.
12. MAINTENANCE: ALL FEATURES OF THE PROJECT DESIGNED AND CONSTRUCTED TO PREVENT EROSION AND SEDIMENT SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION SO AS TO FUNCTION AS THEY WERE ORIGINALLY DESIGNED AND CONSTRUCTED.
13. PERMANENT EROSION CONTROL: THE EROSION CONTROL FACILITIES OF THE PROJECT SHOULD BE DESIGNED TO MINIMIZE THE IMPACT ON THE OFFSITE FACILITIES.
14. PERMANENT SEEDING: ALL AREAS WHICH HAVE BEEN DISTURBED BY CONSTRUCTION WILL, AS A MINIMUM, BE SEEDED. THE SEEDING MIX MUST PROVIDE BOTH LONG-TERM VEGETATION AND RAPID GROWTH SEASONAL VEGETATION. SLOPES STEEPER THAN 4:1 SHALL BE SEEDED AND MULCHED OR SODDED.

OTHER CONTROLS

WASTE DISPOSAL

WASTE MATERIALS ALL WASTE MATERIALS EXCEPT LAND CLEARING DEBRIS SHALL BE COLLECTED AND STORED IN A SECURELY LIDDED METAL DUMPSTER. THE DUMPSTER WILL MEET ALL LOCAL AND STATE SOLID WASTE MANAGEMENT REGULATIONS. THE DUMPSTER WILL BE EMPTIED AS NEEDED AND THE TRASH WILL BE HAULED TO A STATE APPROVED LANDFILL. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL. NOTICES STATING THESE PRACTICES WILL BE POSTED AT THE CONSTRUCTION SITE BY THE CONSTRUCTION SUPERINTENDENT, THE INDIVIDUAL WHO MANAGES THE DAY-TO-DAY SITE OPERATIONS, WILL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.

HAZARDOUS WASTE

ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER. SITE PERSONNEL WILL BE INSTRUCTED IN THESE PRACTICES AND THE SITE SUPERINTENDENT, THE INDIVIDUAL WHO MANAGES DAY-TO-DAY SITE OPERATIONS,WILL BE RESPONSIBLE FOR SEEING THAT THESE PRACTICES ARE FOLLOWED.

SANITARY WASTE

ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS AS NEEDED TO PREVENT POSSIBLE SPILLAGE. THE WASTE WILL BE COLLECTED AND DEPOSED OF IN ACCORDANCE WITH STATE AND LOCAL WASTE DISPOSAL REGULATIONS FOR SANITARY SEWER OR SEPTIC SYSTEMS.

OFFSITE VEHICLE TRACKING

A STABILIZED CONSTRUCTION ENTRANCE WILL BE PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEPT DAILY TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE. DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE WILL BE COVERED WITH A TARPAULIN.

INVENTORY FOR POLLUTION PREVENTION PLAN

THE MATERIALS OR SUBSTANCES LISTED BELOW ARE EXPECTED TO BE PRESENT ONSITE DURING CONSTRUCTION:

☐ Concrete	☐ Fertilizers	☐ Wood
☐ Asphalt	☐ Petroleum Based Products	☐ Masonry Blocks
☐ Tar	☐ Cleaning Solvents	☐ Roofing Materials
☐ Detergents	☐ Paints	☐ Metal Studs
☐ __________	☐ __________	☐ __________

STRUCTURAL PRACTICES

1. TEMPORARY DIVERSION DIKE: TEMPORARY DIVERSION DIKES MAY BE USED TO DIVERT RUNOFF THROUGH A SEDIMENT-TRAPPING FACILITY.
2. TEMPORARY SEDIMENT TRAP: A SEDIMENT TRAP SHALL BE INSTALLED IN AN DRAINAGEWAY AT A STORM DRAIN INLET OR AT OTHER POINTS OF DISCHARGE FROM A DISTURBED AREA. THE FOLLOWING SEDIMENT TRAPS MAY BE CONSTRUCTED EITHER INDEPENDENTLY OR IN CONJUNCTION WITH A TEMPORARY DIVERSION

DIKE:

1. BLOCK & GRAVEL SEDIMENT FILTER - THIS PROTECTION IS APPLICABLE WHERE HEAVY FLOWS AND/OR WHERE AN OVERFLOW CAPACITY IS NECESSARY TO PREVENT EXCESSIVE PONDING AROUND THE STRUCTURE.
2. GRAVEL SEDIMENT TRAP - THIS PROTECTION IS APPLICABLE WHERE HEAVY CONCENTRATED FLOWS ARE EXPECTED, BUT NOT WHERE PONDING AROUND THE STRUCTURE MIGHT CAUSE EXCESSIVE INCONVENIENCE OR DAMAGE TO ADJACENT STRUCTURES & UNPROTECTED AREAS.
3. DROP INLET SEDIMENT TRAP - THIS PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (S < 5%) AND WHERE SHEET OR OVERLAND FLOWS (Q < 0.5 CFS) ARE TYPICAL. THIS METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS SUCH AS IN STREET OR HIGHWAY MEDIANS.
4. OUTLET PROTECTION: APPLICABLE TO THE OUTLETS OF ALL PIPES AND PAVED CHANNEL SECTIONS WHERE THE FLOW COULD CAUSE EROSION & SEDIMENT PROBLEM TO THE RECEIVING WATER BODY. SILT FENCES & HAY BALES ARE TO BE INSTALLED IMMEDIATELY DOWNSTREAM OF THE DISCHARGING STRUCTURE AS SHOWN ON THE OUTLET PROTECTION DETAIL.
5. SEDIMENT BASIN: WILL BE CONSTRUCTED AT THE COMMON DRAINAGE LOCATIONS THAT SERVE AN AREA WITH 10 OR MORE DISTURBED ACRES AT ONE TIME, THE PROPOSED STORMWATER PONDS (OR TEMPORARY PONDS) WILL BE CONSTRUCTED FOR USE AS SEDIMENT BASINS. THESE SEDIMENT BASINS MUST PROVIDE A MINIMUM OF 3,600 CUBIC FEET OF STORAGE PER ACRE DRAINED UNTIL FINAL STABILIZATION OF THE SITE. THE 3,600 CUBIC FEET OF STORAGE AREA PER ACRE DRAINED DOES NOT APPLY TO FLOWS FROM OFFSITE AREAS AND FLOWS FROM ONSITE AREAS THAT ARE EITHER UNDISTURBED OR HAVE UNDERGONE FINAL STABILIZATION WHERE SUCH FLOWS ARE DIVERTED AROUND BOTH THE DISTURBED AREA AND THE SEDIMENT BASIN. ANY TEMPORARY SEDIMENT BASINS CONSTRUCTED MUST BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE SPECIFICATIONS FOR STRUCTURAL FILL ALL SEDIMENT COLLECTED IN PERMANENT OR TEMPORARY SEDIMENT TRAPS MUST BE REMOVED UPON FINAL STABILIZATION.

HAZARDOUS PRODUCTS

THESE PRACTICES ARE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS.

* PRODUCTS WILL BE KEPT IN ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE.

* ORIGINAL LABELS AND MATERIAL SAFETY DATA WILL BE RETAINED; THEY CONTAIN IMPORTANT PRODUCT INFORMATION.

* IF SURPLUS PRODUCT MUST BE DISPOSED OF, MANUFACTURER'S OR LOCAL AND STATE RECOMMENDED METHODS FOR PROPER DISPOSAL WILL BE FOLLOWED.

PRODUCT SPECIFIC PRACTICES THE FOLLOWING PRODUCT SPECIFIC PRACTICES WILL BE FOLLOWED ONSITE:

PETROLEUM PRODUCTS

ALL ONSITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT SUBSTANCES USED ONSITE WILL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

FERTILIZERS

FERTILIZERS USED WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER. ONCE APPLIED, FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORMWATER. STORAGE WILL BE IN A COVERED AREA. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.

PAINTS

CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM BUT WILL BE PROPERLY DISPOSED OF ACCORDING TO MANUFACTURERS' INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.

CONCRETE TRUCKS

CONCRETE TRUCKS WILL NOT BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON THE SITE.

SPILL CONTROL PRACTICES

IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS PLAN, THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

MANUFACTURERS' RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED ON SITE AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.

MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ONSITE. EQUIPMENT AND MATERIALS WILL INCLUDE BUT NOT BE LIMITED TO BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, LIQUID ABSORBENT (i.e. KITTY LITTER OR EQUAL), SAND, SAWDUST, PLASTIC AND METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.

ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY. THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.

SPILL OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE OF THE SPILL.

THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM REOCCURRING AND HOW TO CLEAN UP THE SPILL IF THERE IS ANOTHER ONE. A DESCRIPTION OF THE SPILL, WHAT CAUSED IT, AND THE CLEANUP MEASURES WILL ALSO BE INCLUDED. THE SITE SUPERINTENDENT RESPONSIBLE FOR THE DAY-TO-DAY SITE OPERATIONS, WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR. HE/SHE WILL DESIGNATE AT LEAST ONE OTHER SITE PERSONNEL WHO WILL RECEIVE SPILL PREVENTION AND CLEANUP TRAINING. THESE INDIVIDUALS WILL EACH BECOME RESPONSIBLE FOR A PARTICULAR PHASE OF PREVENTION AND CLEANUP. THE NAMES OF RESPONSIBLE SPILL PERSONNEL WILL BE POSTED IN THE MATERIAL STORAGE AREA AND IF APPLICABLE, IN THE OFFICE TRAILER ONSITE.

MAINTENANCE/INSPECTION PROCEDURES

EROSION AND SEDIMENT CONTROL INSPECTION AND MAINTENANCE PRACTICES

THE FOLLOWING ARE INSPECTION AND MAINTENANCE PRACTICES THAT WILL BE USED TO MAINTAIN EROSION AND SEDIMENT CONTROLS.

* NO MORE THAN 10 ACRES OF THE SITE WILL BE DENUDED AT ONE TIME WITHOUT WRITTEN PERMISSION FROM THE ENGINEER.

* ALL CONTROL MEASURES WILL BE INSPECTED BY THE SUPERINTENDENT, THE PERSON RESPONSIBLE FOR THE DAY TO DAY SITE OPERATION OR SOMEONE APPOINTED BY THE SUPERINTENDENT, AT LEAST ONCE A WEEK AND FOLLOWING ANY STORM EVENT OF 0.25 INCHES OR GREATER.

* ALL TURBIDITY CONTROL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER; IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF REPORT.

* BUILT UP SEDIMENT WILL BE REMOVED FROM SILT FENCE WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF THE FENCE.

* SILT FENCE WILL BE INSPECTED FOR DEPTH OF SEDIMENT, TEARS, TO SEE IF THE FABRIC IS SECURELY ATTACHED TO THE FENCE POSTS, AND TO SEE THAT THE FENCE POSTS ARE FIRMLY IN THE GROUND.

* DIVERSION DIKES/SWALES WILL BE INSPECTED AND ANY BREACHES PROMPTLY REPAIRED.

MAINTENANCE/INSPECTION PROCEDURES

* THE SEDIMENT BASINS WILL BE INSPECTED FOR THE DEPTH OF SEDIMENT AND BUILT UP SEDIMENT WILL BE REMOVED WHEN IT REACHES 10 PERCENT OF THE DESIGN CAPACITY OR AT THE END OF THE JOB, WHICHEVER COMES FIRST.

* TEMPORARY AND PERMANENT SEEDING AND PLANTING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH.

* A MAINTENANCE INSPECTION REPORT WILL BE MADE AFTER EACH INSPECTION. A COPY OF THE REPORT FORM TO BE COMPLETED BY THE INSPECTOR IS ATTACHED. THE REPORTS WILL BE KEPT ON SITE DURING CONSTRUCTION AND AVAILABLE UPON REQUEST TO THE OWNER, ENGINEER OR ANY FEDERAL, STATE OR LOCAL AGENCY APPROVING SEDIMENT AND AND EROSION PLANS, OR STORMWATER MANAGEMENT PLANS. THE REPORTS SHALL BE MADE AND RETAINED AS PART OF THE WATER POLLUTION PREVENTION PLAN FOR AT LEAST THREE YEARS FROM THE DATE THAT THE SITE IS FINALLY STABILIZED AND THE NOTICE OF TERMINATION IS SUBMITTED THE REPORTS SHALL IDENTIFY ANY INCIDENTS OF NON-COMPLIANCE.

* THE SITE SUPERINTENDENT WILL SELECT UP TO THREE INDIVIDUALS WHO WILL BE RESPONSIBLE FOR INSPECTIONS, MAINTENANCE AND REPAIR ACTIVITIES, AND FILLING OUT THE INSPECTION AND MAINTENANCE REPORT.

* PERSONNEL SELECTED FOR INSPECTION AND MAINTENANCE RESPONSIBILITIES WILL RECEIVE TRAINING FROM THE SITE. SUPERINTENDENT. THEY WILL BE TRAINED IN ALL THE INSPECTION AND MAINTENANCE PRACTICES NECESSARY FOR KEEPING THE EROSION AND SEDIMENT CONTROLS USED ONSITE IN GOOD WORKING ORDER.

NON-STORMWATER DISCHARGES

IT IS EXPECTED THAT THE FOLLOWING NON-STORMWATER DISCHARGES WILL OCCUR FROM THE SITE DURING THE CONSTRUCTION PERIOD:

* WATER FROM WATER LINE FLUSHING

*PAVEMENT WASH WATERS (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED).

* UNCONTAMINATED GROUNDWATER (FROM DEWATERING EXCAVATION).

ALL NON-STORMWATER DISCHARGE WILL BE DIRECTED TO THE SEDIMENT BASIN PRIOR TO DISCHARGE.

CONTRACTOR'S CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND THAT AUTHORIZES THE STORM CONDITIONS OF THE FDEP GENERIC PERMIT WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION.

RESPONSIBLE FOR/DUTIES	BUSINESS NAME AND ADDRESS OF CONTRACTOR & ALL SUBS	SIGNATURE
GENERAL CONTRACTOR		
SUB-CONTRACTOR		
SUB-CONTRACTOR		
SUB-CONTRACTOR		
SUB-CONTRACTOR		

No.	Revision/Issue	Date
1	REVISED PER COMMENTS	04/18/23

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FL Cert. of Auth. No. 27889

Client Name

Rally

NISIT SAPPARKHAO, P.E.
FL REG. NO. 64085

NISIT SAPPARKHAO LICENSE No 64085 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Nisit Sapparkhao
DN: c=US, st=Florida, l=Tampa, serialNumber=AATL2025121727526, o=Infinity Engineering Group, LLC, cn=Nisit Sapparkhao, email=nisit@iegroup.net
Date: 2026.04.06 11:30:03 -05'00'
Adobe Acrobat version: 2017.012.30262

Date

This item has been electronically signed and sealed by Nisit Sapparkhao, PE on the date and/or time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified by a 3rd Party Certificate Authority on any electronic copy. FAC 61G15-23.004

Project Name and Address

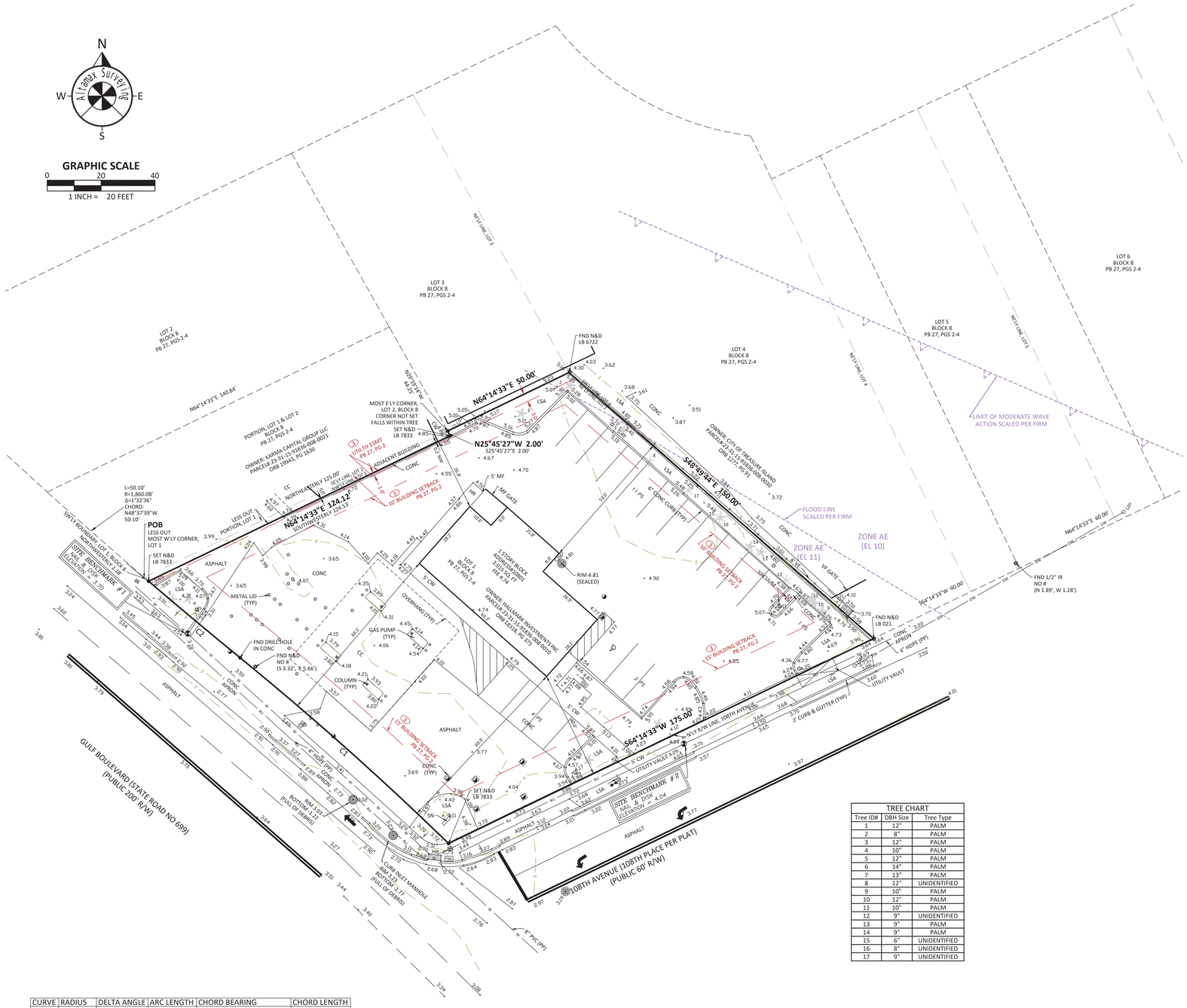
RISSER RALLY
10801 GULF BLVD.
TREASURE ISLAND, FL 33706

Sheet Title

SWPPP GENERAL REQUIREMENTS

Project No. 35-652.00
Date 03/12/23
Scale AS NOTED
Sheet **ST2.0**

BOUNDARY & TOPOGRAPHIC SURVEY



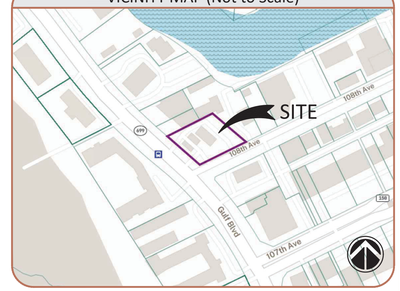
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1,196.28'	4°57'42"	103.58'	N48°16'55"W	103.56'
C2	1,860.08'	1°21'49"	44.27'	N50°04'51"W	44.26'

TREE CHART		
Tree ID#	DBH Size	Tree Type
1	12"	PALM
2	8"	PALM
3	12"	PALM
4	10"	PALM
5	12"	PALM
6	14"	PALM
7	13"	PALM
8	12"	UNIDENTIFIED
9	10"	PALM
10	12"	PALM
11	10"	PALM
12	9"	UNIDENTIFIED
13	9"	PALM
14	9"	PALM
15	6"	UNIDENTIFIED
16	8"	UNIDENTIFIED
17	9"	UNIDENTIFIED

LAND AREA:

CONTAINS 23,754 SQUARE FEET OR 0.5453 ACRES MORE OR LESS.

VICINITY MAP (Not to Scale)



DESCRIPTION:

LOT 1, BLOCK 8, CITY OF TREASURE ISLAND, BLOCKS 1, 3, 5, 6, 7 & 8, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 27, PAGES 2,3 AND 4, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA;

LESS THAT PORTION OF SAID LOT 1 WHICH IS DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST WESTERLY CORNER OF SAID LOT 1; THENCE RUN NORTHEASTERLY, ALONG THE COMMON BOUNDARY LINE BETWEEN SAID LOT 1 AND LOT 2, BLOCK 8, OF SAID SUBDIVISION, A DISTANCE OF 125 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 2, BLOCK 8; THENCE RUN SOUTH 25°45'27" EAST, A DISTANCE OF 2 FEET; THENCE RUN SOUTHWESTERLY, ON A LINE PARALLEL WITH AND 2 FEET FROM THE COMMON BOUNDARY LINE BETWEEN SAID LOTS 1 AND 2, BLOCK 8, A DISTANCE OF 124.13 FEET TO THE SOUTHWESTERLY BOUNDARY OF SAID LOT 1, BLOCK 8; THENCE RUN NORTHWESTERLY ALONG SAID SOUTHWESTERLY BOUNDARY OF SAID LOT 1, BLOCK 8, A DISTANCE OF 2.18 FEET TO THE POINT OF BEGINNING.

SAID PARCEL BEING ALSO DESCRIBED AS:

THAT PORTION OF LOT 1, BLOCK 8, CITY OF TREASURE ISLAND, BLOCKS 1,3,5, 6,7& 8, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLATBOOK 27, PAGES 2,3 AND 4 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, DESCRIBED AS:

BEGINNING AT THE SOUTHERLY MOST CORNER OF SAID LOT 1, BLOCK 8; THENCE RUN, ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF GULF BOULEVARD, THE FOLLOWING 2 COURSES AND DISTANCES: 1. ALONG THE ARC OF A CURVE TO THE LEFT, A DISTANCE OF 103.58 FEET, SAID CURVE HAVING A RADIUS OF 1196.28 FEET, A CHORD BEARING OF NORTH 48°16'55" WEST AND A CHORD DISTANCE OF 103.56 FEET, TO A POINT OF REVERSE CURVATURE; 2. THENCE, ALONG THE ARC OF A CURVE TO THE RIGHT, A DISTANCE OF 44.28 FEET, SAID CURVE HAVING A RADIUS OF 1860.08 FEET, A CHORD BEARING OF NORTH 50°04'51" WEST AND A CHORD DISTANCE OF 44.27 FEET; THENCE, LEAVING SAID NORTHEASTERLY RIGHT-OF-WAY LINE, RUN NORTH 64°14'33" EAST, 124.13 FEET; THENCE RUN NORTH 25°45'27" WEST, 2.00 FEET; THENCE RUN NORTH 64°14'33" EAST, 50.00 FEET; THENCE SOUTH 48°49'44" EAST, 150.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 108TH AVENUE; THENCE SOUTH 64°14'33" WEST, ALONG SAID NORTHERLY RIGHT-OF- WAY LINE, 175.00 FEET TO THE POINT OF BEGINNING.

GENERAL SURVEY NOTES:

1. BEARING STRUCTURE IS BASED ON THE MONUMENTED NORTHERLY RIGHT OF WAY LINE OF 108TH AVENUE; BEING: S64°14'33"W PER OFFICIAL RECORDS BOOK 18318, PAGE 375, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

2. THIS SURVEY REFLECTS ONLY MATTERS OF RECORD AS PROVIDED BY THE CLIENT OR CLIENTS REPRESENTATIVE.

3. THIS SURVEY WAS MADE ON THE GROUND. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ENGINEER AND CONTRACTOR SHALL VERIFY MEASUREMENTS OF CONNECTIONS TO EXISTING UTILITIES BEFORE ORDERING MATERIALS AND BEFORE COMMENCEMENT OF CONSTRUCTION. IF THERE IS A DISCREPANCY BETWEEN THE MEASUREMENTS SHOWN HEREON AND THE VERIFYING MEASUREMENTS, THIS SURVEYOR SHALL BE CONTACTED IMMEDIATELY TO FURTHER VERIFY THE DISCREPANCY.

4. THIS SITE LIES IN ZONES "AE (EL 11)" & "AE (EL 10)" PER FLOOD INSURANCE RATE MAP NO. 12103C0194H, COMMUNITY NO. 125153, CITY OF TREASURE ISLAND, FLORIDA, EFFECTIVE 08-24-2021.

5. ACCORDING TO FLORIDA STATUTES, CHAPTER 472.025, A LAND SURVEYOR SHALL NOT AFFIX HIS SEAL OR NAME TO ANY PLAN OR DRAWING WHICH DEPICTS WORK WHICH HE IS NOT LICENSED TO PERFORM OR WHICH IS BEYOND HIS PROFESSION OR SPECIALTY THEREIN. THEREFORE, WE ARE UNABLE TO CERTIFY AS TO MUNICIPAL ZONING COMPLIANCE, INTERPRETATION OF ZONING CODES OR THE DETERMINATION OF VIOLATIONS THEREOF.

6. THIS SURVEY MADE WITH BENEFIT OF COMMITMENT FOR TITLE ORT FILE NO. 22075054, ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF JULY 5, 2022 AND WITH BENEFIT OF OWNER & ENCUMBRANCE PROPERTY INFORMATION REPORT, FILE NO. 23104701 WITH AN EFFECTIVE DATE OF SEPTEMBER 20, 2023.

7. ELEVATIONS ARE BASED ON BENCHMARK DESIGNATION PBE 147 USE, BEING: 4.51 FEET, (NAVD 88), PUBLISHED BY NATIONAL GEODETIC SURVEY.

8. THE MAPPED FEATURES SHOWN HEREON ARE RELATIVE TO FLORIDA STATE PLANE COORDINATE SYSTEM WEST ZONE, NAD(83)-(2011)-(EPOCH 2010.0000), ESTABLISHED PER FDOT FPRN.

SCHEDULE B EXCEPTONS:

3. ALL MATTERS CONTAINED ON THE PLAT OF CITY OF TREASURE ISLAND, BLOCKS 1, 3, 5, 6, 7 & 8, AS RECORDED IN PLAT BOOK 27, PAGE 2. (AFFECTS SUBJECT PROPERTY AS SHOWN HEREON)

5. EASEMENT GRANTED TO CHEVRON U.S.A. INC., A PENNSYLVANIA CORPORATION, RECORDED AUGUST 15, 1995, IN OFFICIAL RECORDS BOOK 9077, PAGE 1777. (AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE)

Certified to:

McGimsey Development LLC

This Survey is "Not Valid" without the original signature and seal of this Florida licensed Surveyor and Mapper, unless provided with electronic signature. The seal appearing on this document was authorized by the signing Professional Surveyor and Mapper on the Date of the electronic signature.

JAMES DENNIS BRAY License Number PSM6507 STATE OF FLORIDA Professional Surveyor and Mapper

LEGEND

AC	- AIR CONDITIONER
-BB-	- BOTTOM OF BANK
BHM	- BUILDING HEIGHT MEASUREMENT
	- BACK FLOW PREVENTER
	- BENCHMARK
	- BOLLARD
-E-	- BURIED ELECTRIC LINE
-C-	- BURIED CABLE TELEVISION LINE
CALC	- CALCULATED
C&M	- CALCULATED & MEASURED
Δ	- CENTRAL ANGLE
CBW	- CONCRETE BLOCK WALL
CC	- COVERED CONCRETE
CCR	- CERTIFIED CORNER RECORD
CF	- CONCRETE FLUME
CHW	- CONCRETE HEADWALL
CLF	- CHAIN LINK FENCE
	- CENTERLINE
CM	- CONCRETE MONUMENT
CMP	- CORRUGATED METAL PIPE
+CO	- CLEAN OUT
CONC	- CONCRETE
COVD	- COVERED
CP	- CONCRETE PAD
	- CURB INLET
CW	- CONCRETE WALKWAY
-D-	- BURIED STORM/DRAIN LINE
DB	- DEED BOOK
DE	- DRAINAGE EASEMENT
	- DOT INLET
DP	- DUMPSTER PAD
DW	- DRIVEWAY
	- EASEMENT NUMBER
	- ELECTRIC BOX
	- ELECTRICAL METER
EL	- ELEVATION
ESMT	- EASEMENT
EP	- EDGE OF PAVEMENT
FDOT	- FLORIDA DEPARTMENT OF TRANSPORTATION
FPRN	- FLORIDA PERMANENT REFERENCE NETWORK
FIRM	- FLOOD INSURANCE RATE MAP
FFE	- FINISHED FLOOR ELEVATION
	- FIRE HYDRANT
-FM-	- BURIED FORCE MAIN LINE
FND	- FOUND
-FO-	- BURIED FIBER OPTIC CABLE LINE
	- FIBER OPTIC CABLE BOX
	- FLAG POLE
-G-	- BURIED GAS LINE
	- GAS METER
	- GAS VALVE
	- GREASE TRAP MANHOLE
	- GUY WIRE ANCHOR
	- HANDICAP PARKING
HDPE	- HIGH DENSITY POLYETHYLENE PIPE
INST#	- RECORD INSTRUMENT#
INV	- INVERT ELEVATION
IP	- IRON PIPE
IR	- IRON ROD
L	- ARC LENGTH
LB	- LICENSED BUSINESS
	- LIGHT POLE
LS	- LICENSED SURVEYOR
LSA	- LANDSCAPED AREA
MF	- METAL FENCE
MS	- METAL SHED
	- MITERED END SECTION
	- MONITORING WELL
N&D	- NAIL & DISK
NAVD	- NORTH AMERICAN VERTICAL DATUM
NAD	- NORTH AMERICAN DATUM
NGVD	- NATIONAL GEODETIC VERTICAL DATUM
NTS	- NOT TO SCALE
ORB	- OFFICIAL RECORDS BOOK
-OW-	- OVERHEAD WIRE
PB	- PLAT BOOK
PC	- POINT OF CURVATURE
PCC	- POINT OF COMPOUND CURVATURE
PP	- PER PLANS
PG	- PAGE
PI	- POINT OF INTERSECTION
POB	- POINT OF BEGINNING
POC	- POINT OF COMMENCEMENT
PRC	- POINT OF REVERSE CURVATURE
# PS	- PARKING SPACES
PSM	- PROFESSIONAL SURVEYOR & MAPPER
PSP	- PEDESTRIAN SIGNAL POLE
PT	- POINT OF TANGENCY
PVC	- POLYVINYL CHLORIDE PIPE
R	- CURVE RADIUS
RCP	- REINFORCED CONCRETE PIPE
-R-	- REUSE WATER LINE
	- REUSE WATER METER
	- REUSE WATER VALVE
RP	- RAMP
R/W	- RIGHT-OF-WAY
	- SANITARY MANHOLE
-S-	- BURIED SANITARY LINE
SF	- SQUARE FEET
SP	- STATE PLANE
SOO	- SHOWN FOR DIRECTION ONLY
SN	- SIGN
SWF	- STOCK WIRE FENCE
	- SEWER VALVE
XXX.XX	- SPOT ELEVATION
	- STORM MANHOLE
-T-	- BURIED TELECOMMUNICATIONS LINE
	- TELECOMMUNICATIONS MANHOLE
	- STORM INLET
-TB-	- TOP OF BANK
	- TRAFFIC SIGNAL POLE
	- TRAFFIC SIGN
	- TRANSFORMER/JUNCTION BOX
	- TELEPHONE RISER
	- TRAFFIC SIGNAL BOX
	- TELEVISION BOX
TSW	- TRAFFIC SIGNAL WIRE
TYP	- TYPICAL
-U-	- UNKNOWN UTILITY
UE	- UTILITY EASEMENT
	- UTILITY POLE
UM	- UTILITY MARKER
VCP	- VITRIFIED CLAY PIPE
VF	- VINYL FENCE
-W-	- BURIED WATER LINE
WF	- WOOD FENCE
WS	- WOOD SHED
	- WATER VALVE
	- WATER METER
YD	- YARD DRAIN

ADDRESS:

10801 GULF BOULEVARD TREASURE ISLAND, FL 33706

Job Information

JOB NO. 904894
CF NO. PIN-27-3-LOT1-BLK8
FIELD DATE: 03-08-2022
SCALE: 1" = 20'
DRAWN BY: PT

Revisions

Date:	Description	By:
10-27-23	Add easements	RCJ
4/4/24	Flood Zone Information	JB

Altamax Surveying
910 Belle Avenue, Suite 1100
Casselberry, FL 32708
Phone: 407-677-0200
Licensed Business No. 7833
www.altamaxsurveying.com

James D. Bray PSM 6507

SHEET 1 OF 1

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INFO@connellyengineering.com
813-232-8448
www.connellyengineering.com

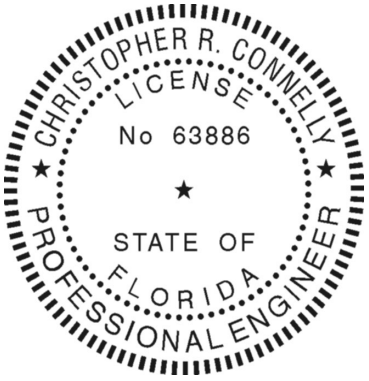
CALCULATIONS

PROJECT DATA:
RALLY FOOD STORE
DRY FLOODPROOFING
10801 GULF BLVD
TREASURE ISLAND FL 33706

ISSUED FOR:
FLOOD CERT: 26-0401

CHRISTOPHER R. CONNELLY, PE FL63886
CONNELLY GROUP CONSULTING ENGINEERS FL CA#28641
EMAIL: CRC@CONNELLYENGINEERING.COM

Digitally signed by Christopher Connelly
Date: 2026.04.01 15:02:32-04'00'



DATE SIGNED: 4/1/26

NOTE:
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CHRISTOPHER R. CONNELLY PE ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

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(T) 813 . 232 . 8448 (F) 800 . 698 . 1945
www.connellyengineering.com

PROJECT: Rally T.I. | PR #:

DESIGN: | CHECK: | DATE:

Flood Proof Design: ASCE 24 (Dry Flood Proof)

FFE = 5.1' (Lowest grade = 5.0)

BFE = 13.0

H = 8.00 Ft

W = 62.4 pcf

H = 8.00 Ft

A = 3247 SF

Buoyancy Resistance (Excludes Roof structure)

① Pile tensile capacity 9T = (18K) Each Pile
@ 40 Ft embed 70 piles x 18K = 1,260K

② Slab 10" thk 150pcf = = 405K
3247 SF

③ Masonry walls @ 50psf = 286K
x 22Ft = 1.1Klf
x 260 Lf =

④ 24" x 30" D grade Beam = 324K
0.750 Klf x 432 LF =

Total Buoyancy Resistance 2,275K

Buoyancy Applied

Fb = 62.4 (3247) 8.00 = 1,621K << 2,275K OK

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PROJECT: Bally T.I. | PR #:

DESIGN: | CHECK: | DATE:

LATERAL Force Due to Freestanding Water

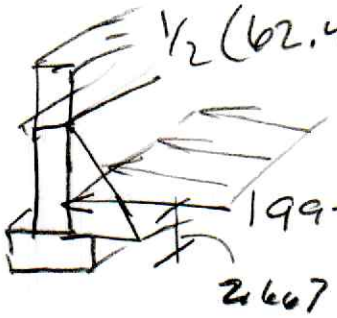
FFE 5.1'
DFE 13.0'
BFE 11.0'
H = 8.00'

W = 62.4 pcf

H = 8.00 Ft

$F_h = \frac{1}{2} w H^2$

$= \frac{1}{2}(62.4)(8)^2 = 1,997 \text{ Lbs/Ft}$ @ 1/3 point



Force height @ $\frac{8}{3} = 2.667'$

Use 12" Block w/ 1-#6 Centered @ 24" O/C

DEBRIS IMPACT

Use 500 Lbs For weight of object for Minor Debris Potential

$F_i = \frac{W_v}{gt}$

$F_i = \frac{500(4)}{32.2(1)} = 62.11 \text{ Lbs}$

$t = 1 \text{ Sec}$

$V = 4 \text{ Ft/s}$

** Use 65 Lb Impact Force @ Flood Proofing

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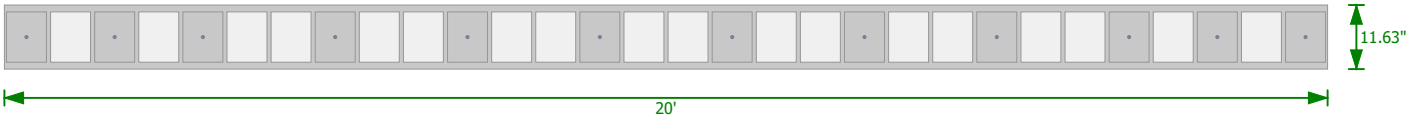
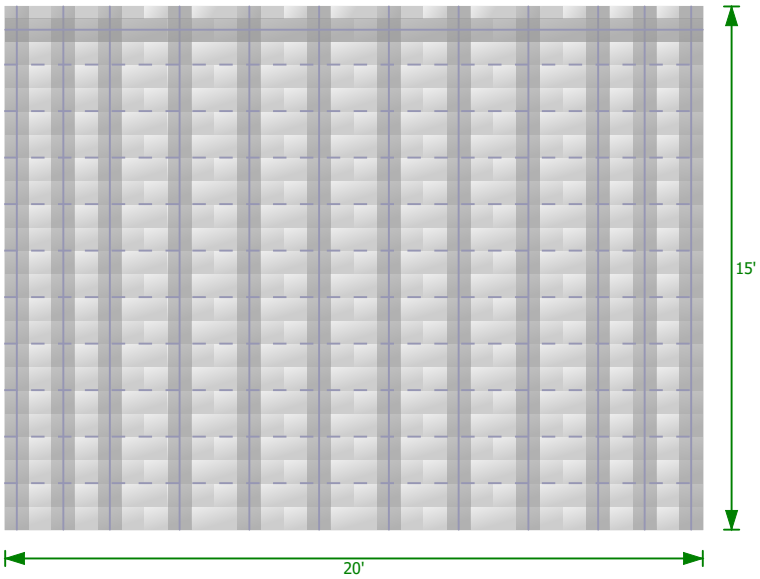
FLOOD WALL-1

Masonry Wall Design Calculations





Masonry Unit: CMU - 12 in.
Bond: Running
Grouting: Partial

Vertical Distributed Rebar:
No. 6, spaced as shown (1 per cell)
Bed Joint Reinforcement:
Standard 9 gage wire reinforcement @ 16

Design Criteria

Building Code: TMS 402-2016 (Strength Design)
Choose Load Combinations Manually: No
Strength Check Load Combinations: ASCE 7-16 Strength Combinations
Service Check Load Combinations: ASCE 7-16 ASD Combinations
Apply Sds to Seismic Combinations for Ev: No
f'm: 1500 psi
fy: 60000 psi
Mortar Type: Type M/S - PCL (Portland Cement/Lime)
Shear Wall Seismic Designation: Ordinary
Use R=1.5 for Shear Walls: No

Material (CMU/Clay): Taken from Unit
Specify Wall Weight Manually: No
Block Weight: Normal Weight
Built on Concrete with Rough Surface: No
Secondary Moment Approach: Moment Magnifier
Include Wall Self-Weight: Yes
Neglect Lateral Load on Parapet: No
Include Wall Wt In Virtual Eccentricity: No
Always use I-cracked: No
Amplify Axial Stress For Slenderness: No
End Bars Only For Shear Wall Flexural/Axial Analysis: No
Multiply Seismic Shear By 1.5 (ASD only): No

Checks Summary

☐	Ratio	Check	Critical Combination
Out-Of-Plane Checks			
✔	0.057	Axial Stress	1.2D + 1.6L + 1.6H
✔	0.000	Axial Stress (w slend)	1.4D + 1.6H
✔	0.031	Axial Force	1.2D + 1.6L + 1.6H
✔	0.214	Shear	0.9D + 1.6H
✘	1.069	Flexural+Axial Interaction	0.9D + 1.6H
✔	0.409	Maximum Reinforcement	1.4D + 1.6H
✔	0.059	Deflection (TMS)	1.2D + 1.6L + 1.6H
✔	0.000	Deflection (IBC)	1.4D + 1.6H

☐	Ratio	Check	Critical Combination
In-Plane Checks			
✔	0.000	Flexural+Axial Interaction	1.4D
✔	0.000	Shear	1.4D
✔	0.000	Shear Friction	1.4D
✔	0.168	Maximum Reinforcement	1.4D
✔	0.000	Deflection (Drift)	1.4D
Prescriptive Checks			
✔	0.455	Vert Area	N/A
✔	0.200	Vert Spacing	N/A
✔	1.000	Horz Area	N/A
✔	1.000	Horz Spacing	N/A

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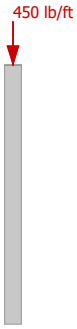
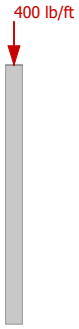
Loads on the Wall

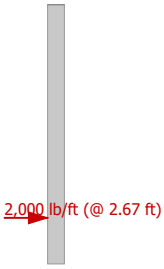
ROOF-DEAD [Source: Dead]



ROOF-LIVE [Source: Live]



FLOOD LOAD [Source: LateralEarth]



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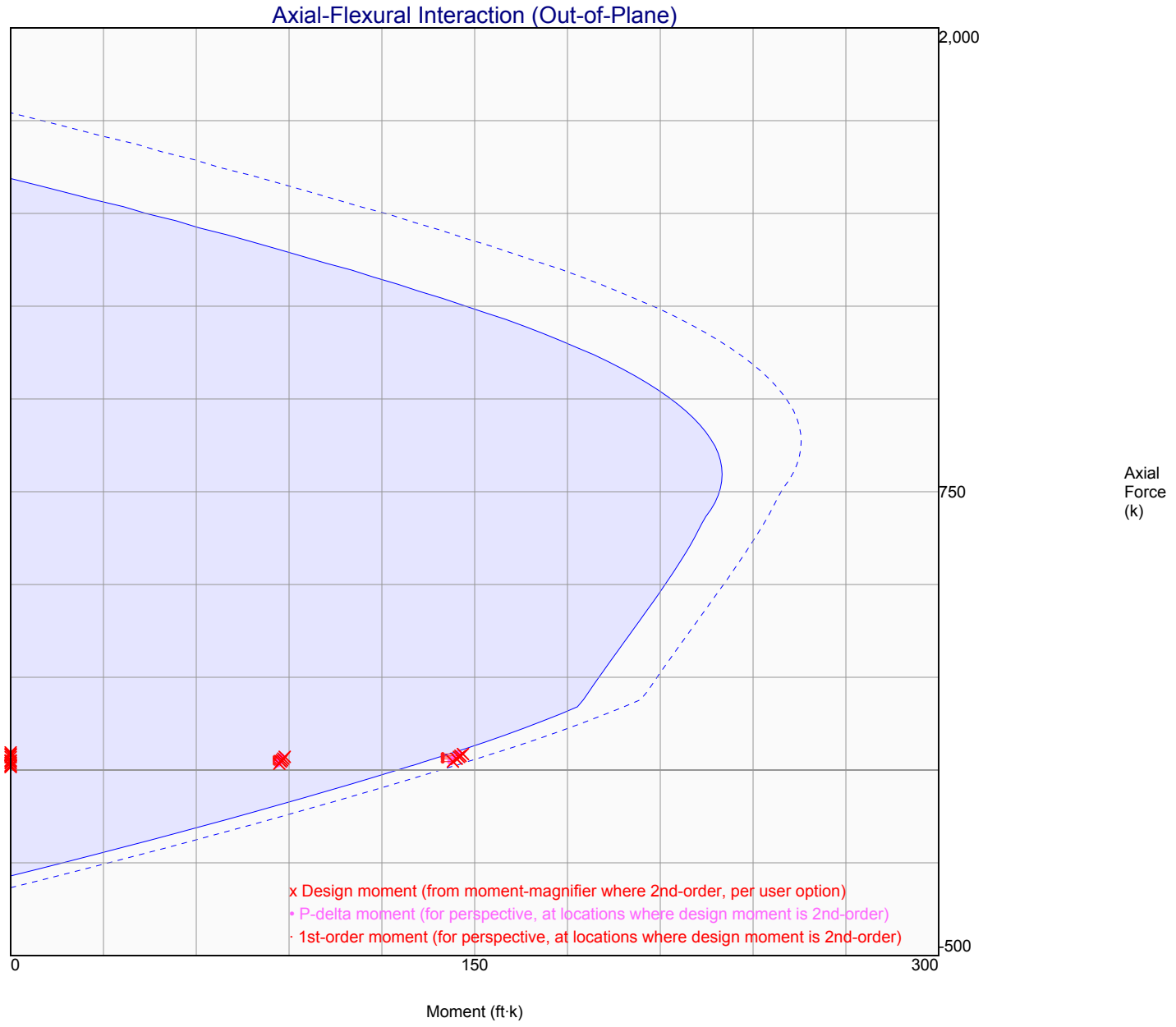

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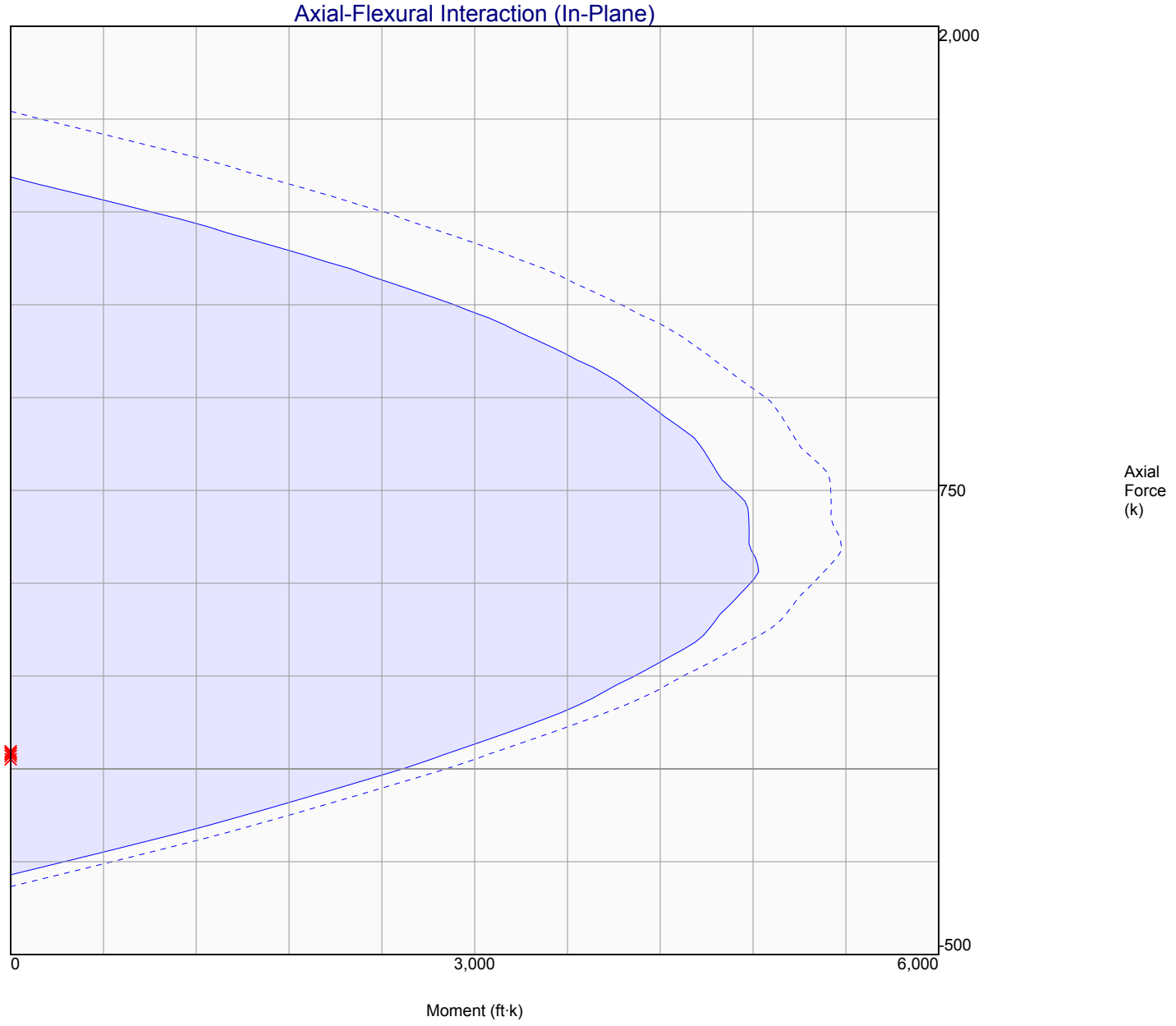
FLOOD WALL-1



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FLOOD WALL-1

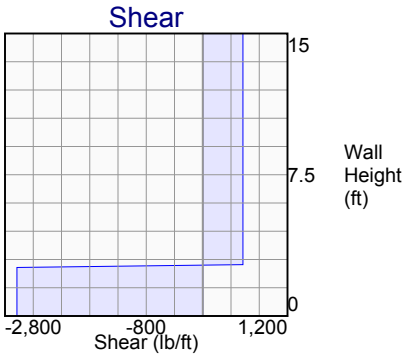
Out-of-Plane Design Calculations for Combination 1.4D + 1.6H

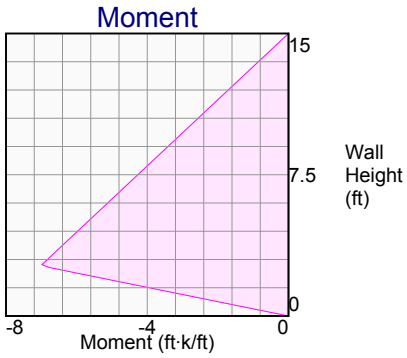
Load Combination: 1.4D + 1.6H

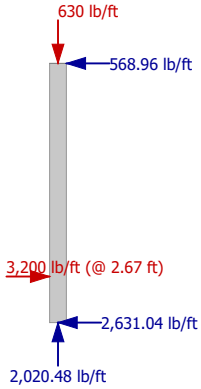
Wall weight: For this partially grouted wall, the average volume of masonry per cell is calculated as 391.17 in³ based on 24 in grout spacing. Given a masonry density of 130 lb/ft³, the average weight per face of wall is 66.21 psf and the weight per length for this wall is 993.2 lb/ft (all unfactored values).

Factored wall weight = 92.7 psf.

	Per-Length Axial Force (lb/ft)	Per-Length Out-of-Plane Shear (lb/ft)	Per-Length Out-of-Plane Moment (ft·k/ft)	Total Wall Axial Force (k)	Total Wall Out-of-Plane Shear (k)	Total Wall Out-of-Plane Moment (ft·k)	Total Wall Out-of-Plane P-δ Moment (ft·k)	Total Wall Out-of-Plane Mag. Moment (ft·k)
15 ft from base	630 lb/ft	568.96 lb/ft	0 ft·k/ft	12.6 k	11.38 k	0 ft·k	N/A	N/A
7.5 ft from base	1,325.24 lb/ft	568.96 lb/ft	-4.27 ft·k/ft	26.5 k	11.38 k	-85.34 ft·k	-86.89 ft·k	-87.72 ft·k
2.73 ft from base	1,767.66 lb/ft	568.96 lb/ft	-6.98 ft·k/ft	35.35 k	11.38 k	-139.65 ft·k	-143.86 ft·k	-144.94 ft·k
0 ft from base	2,020.48 lb/ft	-2,631.04 lb/ft	0 ft·k/ft	40.41 k	-52.62 k	0 ft·k	N/A	N/A







Secondary Moments

The strength design provisions of TMS 402 require consideration of a secondary moment. Both P-Delta and moment magnifier options are given. The P-delta approach may be used under some conditions and the moment magnifier may be used under all conditions. Both are calculated here for perspective, but per user option the value used for design will be that from the moment magnifier approach.

Cracking Moment

The distance from the neutral axis to the extreme tension fiber 'c_t' is half the wall thickness: 5.81 in.

$$S_n = I_n/c_t = (22{,}302.61\ \text{in}^4)/(5.81\ \text{in}) = 3{,}837.01\ \text{in}^3$$

$$f_r = 110.33\ \text{psi}$$

$$M_{cr} = S_n f_r = (3{,}837.01\ \text{in}^3)(110.33\ \text{psi}) = 35.28\ \text{ft·k}$$

[NCMA TEK note 14-4B (2008), p. 3]

Secondary Moment Calculation (At Midspan)

Note that the I_{cr} value used here is interpolated from the values in the Section Analysis calculations based on the axial force at this location.

P-Delta

Because $M_{u1} >= M_{cr}$, M_u is calculated by:

$$M_u = \frac{M_{u1} + \frac{5M_{cr}P_u h^2}{48E_m}\left(\frac{1}{I_n} - \frac{1}{I_{cr}}\right)}{1 - \frac{5P_u h^2}{48E_m I_{cr}}} = \frac{(-85.34\ \text{ft·k}) + \left(\frac{(5)(-35.28\ \text{ft·k})(26.5\ \text{k})(15\ \text{ft})^2}{(48)(1{,}350{,}000\ \text{psi})}\right)\left(\left(\frac{1}{22{,}302.61\ \text{in}^4}\right) - \left(\frac{1}{2{,}376.12\ \text{in}^4}\right)\right)}{\left(1 - \frac{(5)(26.5\ \text{k})(15\ \text{ft})^2}{(48)(1{,}350{,}000\ \text{psi})(2{,}376.12\ \text{in}^4)}\right)} = -86.89\ \text{ft·k}$$

[Masonry Designers Guide 2016, Eqn 12.4-25 (substituting M_{u1} for first order moment expression)]

Moment Magnifier

Because $M_{u1} >= M_{cr}$, $I_{eff} = I_{cr}$ = 2,376.12 in^4.

$$P_e=\frac{\pi^2 E_m I_{eff}}{h^2}=\left\langle\frac{\left((3.1416)^2(1{,}350{,}000\text{ psi})(2{,}376.12\text{ in}^4)\right)}{(15\text{ ft})^2}\right\rangle=977.14\text{ k}$$

[TMS 402-16 Section 9.3.5.4.3, Equation 9-29]

$$\psi=\frac{1}{1-\frac{P_u}{P_e}}=\left\langle\frac{1}{1-\left\langle\frac{(26.5\text{ k})}{(977.14\text{ k})}\right\rangle}\right\rangle=1.0279$$

[TMS 402-16 Section 9.3.5.4.3, Equation 9-28]

$$M_u=\psi M_{u0}=(1.0279)(-85.34\text{ ft·k})=-87.72\text{ ft·k}$$

[TMS 402-16 Section 9.3.5.4.3, Equation 9-27]

Secondary Moment Calculation (At Max Moment Location)

Note that the I_{cr} value used here is interpolated from the values in the Section Analysis calculations based on the axial force at this location.

P-Delta

Because $M_{u1} >= M_{cr}$, M_u is calculated by:

$$M_u=\frac{M_{u1}+\frac{5M_{cr}P_u h^2}{48E_m}\left(\frac{1}{I_n}-\frac{1}{I_{cr}}\right)}{1-\frac{5P_u h^2}{48E_m I_{cr}}}=\frac{\left\langle(-139.65\text{ ft·k})+\left\langle\frac{\left(5(-35.28\text{ ft·k})(35.35\text{ k})(15\text{ ft})^2\right)}{(48(1{,}350{,}000\text{ psi}))}\right\rangle\left(\left\langle\frac{1}{(22{,}302.61\text{ in}^4)}\right\rangle-\left\langle\frac{1}{(2{,}357.54\text{ in}^4)}\right\rangle\right)\right\rangle}{\left\langle1-\frac{(5(35.35\text{ k})(15\text{ ft})^2)}{(48(1{,}350{,}000\text{ psi})(2{,}357.54\text{ in}^4))}\right\rangle}=-143.86\text{ ft·k}$$

[Masonry Designers Guide 2016, Eqn 12.4-25 (substituting M_{u1} for first order moment expression)]

Moment Magnifier

Because $M_{u1} >= M_{cr}$, $I_{eff} = I_{cr}$ = 2,357.54 in^4.

$$P_e=\frac{\pi^2 E_m I_{eff}}{h^2}=\left\langle\frac{\left((3.1416)^2(1{,}350{,}000\text{ psi})(2{,}357.54\text{ in}^4)\right)}{(15\text{ ft})^2}\right\rangle=969.5\text{ k}$$

[TMS 402-16 Section 9.3.5.4.3, Equation 9-29]

$$\psi=\frac{1}{1-\frac{P_u}{P_e}}=\left\langle\frac{1}{1-\left\langle\frac{(35.35\text{ k})}{(969.5\text{ k})}\right\rangle}\right\rangle=1.0378$$

[TMS 402-16 Section 9.3.5.4.3, Equation 9-28]

$$M_u=\psi M_{u0}=(1.0378)(-139.65\text{ ft·k})=-144.94\text{ ft·k}$$

[TMS 402-16 Section 9.3.5.4.3, Equation 9-27]

Out-of-Plane Strength Checks: Combination 1.4D + 1.6H

Design forces for this load combination:

- P_u @ top = 12.6 k
- P_u @ mid-span = 26.5 k
- P_u @ base = 40.41 k
- V_u = 11.38 k
- M_u @ top = 0 ft·k
- M_u @ mid-span = -87.72 ft·k (from moment magnifier; first-order moment was -85.34 ft·k)

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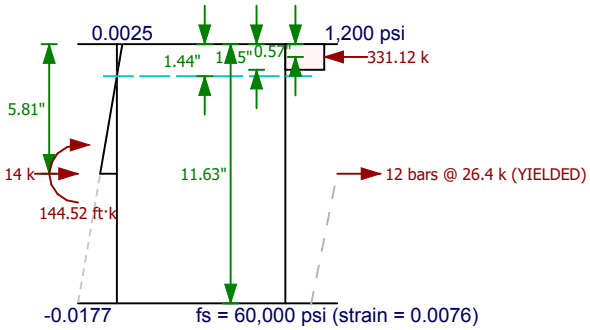
Moment Check @ Axial Load Application Point

The moment capacity is determined by considering the point on the interaction diagram where ϕP_n is equal to the axial load at this section (12.6 k) and thus P_n = 14 k. The associated M_n (144.52 ft·k) is multiplied by ϕ to obtain design moment capacity.

At an axial load of 12.6 k, the interaction diagram gives a moment capacity of 129.95 ft·k.

✔ $\phi M_n \geq M_u$ ...utilization ratio 0

Compression area = 1.92 ft². Depth of compression zone = 1.15 in.



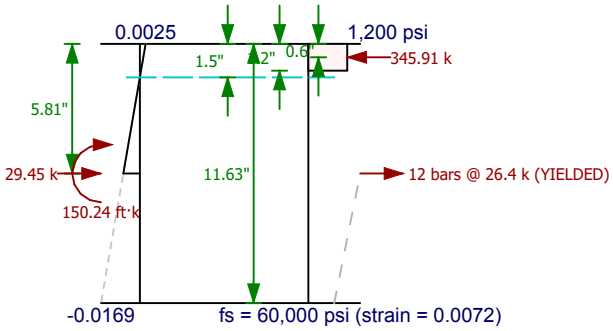
Moment Check @ Mid-span

The moment capacity is determined by considering the point on the interaction diagram where ϕP_n is equal to the axial load at this section (26.5 k) and thus P_n = 29.45 k. The associated M_n (150.24 ft·k) is multiplied by ϕ to obtain design moment capacity.

At an axial load of 26.5 k, the interaction diagram gives a moment capacity of 135.33 ft·k.

✔ $\phi M_n \geq M_u$ ...utilization ratio 0.648

Compression area = 2 ft². Depth of compression zone = 1.2 in.



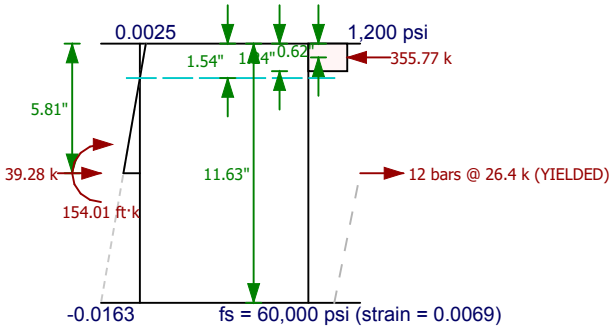
Moment Check @ Maximum Moment Location

The moment capacity is determined by considering the point on the interaction diagram where ϕP_n is equal to the axial load at this section (35.35 k) and thus P_n = 39.28 k. The associated M_n (154.01 ft·k) is multiplied by ϕ to obtain design moment capacity.

At an axial load of 35.35 k, the interaction diagram gives a moment capacity of 138.83 ft·k.

✘ $\phi M_n < M_u$ ...utilization ratio 1.044

Compression area = 2.06 ft². Depth of compression zone = 1.24 in.



Axial Stress Check

$$\sigma_p = P_u/A_g = (40.41\ \text{k})/(19.38\ \text{ft}^2) = 14.48\ \text{psi}$$

[TMS 402-16 Section 9.3.5.4.2]

$$\sigma_{pmax} = 0.2f'_m = 0.2(1{,}500\ \text{psi}) = 300\ \text{psi}$$

[TMS 402-16 Section 9.3.5.4.2]

✔ $\sigma_{Pmax} \geq \sigma_P$ ...utilization ratio 0.048

Axial Stress Check with Slender Wall

$$\frac{h}{t} = \frac{(15\ \text{ft})}{(11.63\ \text{in})} = 15.48$$

[TMS 402-16 Section 9.3.5.4.2]

Slenderness ratio does not exceed 30; check does not apply

✔ $\sigma_{Pmax} \geq \sigma_P$ ...utilization ratio 0

Axial Force Check

$$\frac{h}{r} = \frac{(15\ \text{ft})}{(3.89\ \text{in})} = 46.31$$

[TMS 402-16 Section 9.3.4.1.1]

$$P_n = 0.80\left[0.80f'_m\left(A_n - A_{st}\right) + f_y A_{st}\right]\left[1 - \left(\frac{h}{140r}\right)^2\right] = 0.80\left(0.80\left(1{,}500\text{ psi}\right)\left(\left(10.25\text{ ft}^2\right) - \left(0\text{ in}^2\right)\right) + \left(60{,}000\text{ psi}\right)\left(0\text{ in}^2\right)\right)\left(1 - \left(\frac{\left(15\text{ ft}\right)}{\left(140\left(3.89\text{ in}\right)\right)}\right)^2\right) = 1{,}261.94\text{ k}$$

[TMS 402-16 Section 9.3.4.1.1, Equation 9-15]

$$\phi P_n = \phi P_n = \left(0.9\right)\left(1{,}261.94\text{ k}\right) = 1{,}135.75\text{ k}$$

[TMS 402-16 Section 9.1.3, 9.1.4.4]

$$P_u = 26.5\text{ k}$$

✔ $\phi P_n \geq P_u$ ...utilization ratio 0.023

Shear Check

The net shear area is taken as the area bounded by the extreme compression fiber and the reinforcement nearest the opposite face, subject to the effective compression width.

$$A_{nv} = 5.13\text{ ft}^2$$

Shear capacity due to masonry, conservatively taking M/Vd = 1.0:

$$V_{nm} = \left[4.0 - 1.75\left(1.0\right)\right]A_{nv}\sqrt{f'_m} + 0.25P_u = \left(4.0 - 1.75\left(1.0\right)\right)\left(5.13\text{ ft}^2\right)\sqrt{\left(1{,}500\text{ psi}\right)} + 0.25\left(12.6\text{ k}\right) = 67.46\text{ k}$$

[TMS 402-16 Section 9.3.4.1.2.1, Equation 9-20 with conservative M/Vd = 1.0]

No reinforcement for out-of-plane shear:

$$V_{ns} = 0\text{ k}$$

Nominal shear capacity:

$$V_n = \left(V_{nm} + V_{ns}\right)\gamma_g = \left(\left(67.46\text{ k}\right) + \left(0\text{ k}\right)\right)\left(1\right) = 67.46\text{ k}$$

[TMS 402-16 Section 9.3.4.1.2, Equation 9-17]

Limited by:

$$V_{n\_limit} = \left(4A_{nv}\sqrt{f'_m}\right)\gamma_g = \left(4\left(5.13\text{ ft}^2\right)\sqrt{\left(1{,}500\text{ psi}\right)}\right)\left(1\right) = 114.33\text{ k}$$

[TMS 402-16 Section 9.3.4.1.2, Equation 9-19]

...Limit on V_n does not control

$$\phi V_n = \phi V_n = \left(0.8\right)\left(67.46\text{ k}\right) = 53.97\text{ k}$$

[TMS 402-16 Section 9.1.3, 9.1.4.5]

✔ $\phi V_n \geq V_u$ ...utilization ratio 0.211

Maximum Reinforcement Check

Maximum reinforcement is checked based on the provisions of TMS 402-16 9.3.3.2.

$$\frac{M_u}{V_u d_v} = \frac{\left(144.94\text{ ft}\cdot\text{k}\right)}{\left(\left(11.38\text{ k}\right)\left(11.63\text{ in}\right)\right)} = 13.15$$

[TMS 402-16 Section 9.3.4.1.2]

The code gives the limit on area of reinforcement as that established by an analysis where the maximum tension bar strain is set to a code-mandated extreme strain value. The provision will be enforced by determining the strain corresponding to the actual specified reinforcement and comparing to the code-mandated minimum strain.

The member must be reinforced such that the tensile strain at equilibrium exceeds 1.5 times the yield strain.

$$\varepsilon_{min} = 1.5\varepsilon_y = 1.5\left(0.00207\right) = 0.0031$$

[TMS 402-16 Section 9.3.3.2.1(a)]

The axial load to be used in the analysis is given by the special load combination D + 0.75L + 0.525Q_E, which in this case gives 15 k.

The tensile strain that will occur at equilibrium with the current reinforcement is illustrated below:

$$\varepsilon_s = 0.00759$$

✔ $\varepsilon_s \geq \varepsilon_{min}$ ...utilization ratio 0.409

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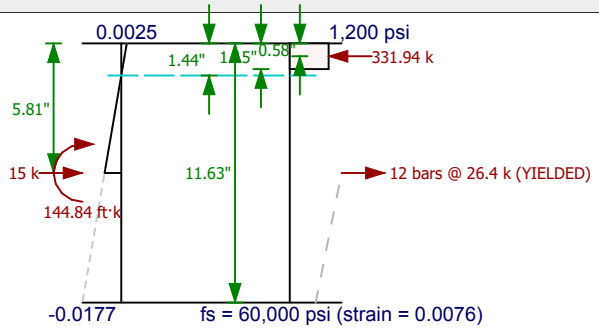
FLOOD WALL-1



From the analysis, strain in extreme tension bar is 0.0076.

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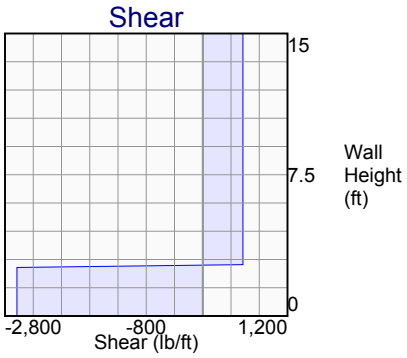
Out-of-Plane Design Calculations for Combination 1.2D + 1.6L + 1.6H

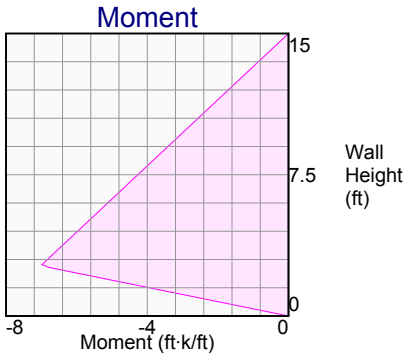
Load Combination: 1.2D + 1.6L + 1.6H

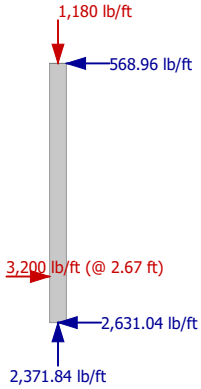
Wall weight: For this partially grouted wall, the average volume of masonry per cell is calculated as 391.17 in³ based on 24 in grout spacing. Given a masonry density of 130 lb/ft³, the average weight per face of wall is 66.21 psf and the weight per length for this wall is 993.2 lb/ft (all unfactored values).

Factored wall weight = 79.46 psf.

	Per-Length Axial Force (lb/ft)	Per-Length Out-of-Plane Shear (lb/ft)	Per-Length Out-of-Plane Moment (ft·k/ft)	Total Wall Axial Force (k)	Total Wall Out-of-Plane Shear (k)	Total Wall Out-of-Plane Moment (ft·k)	Total Wall Out-of-Plane P-δ Moment (ft·k)	Total Wall Out-of-Plane Mag. Moment (ft·k)
15 ft from base	1,180 lb/ft	568.96 lb/ft	0 ft·k/ft	23.6 k	11.38 k	0 ft·k	N/A	N/A
7.5 ft from base	1,775.92 lb/ft	568.96 lb/ft	-4.27 ft·k/ft	35.52 k	11.38 k	-85.34 ft·k	-87.45 ft·k	-88.59 ft·k
2.73 ft from base	2,155.14 lb/ft	568.96 lb/ft	-6.98 ft·k/ft	43.1 k	11.38 k	-139.65 ft·k	-144.88 ft·k	-146.21 ft·k
0 ft from base	2,371.84 lb/ft	-2,631.04 lb/ft	0 ft·k/ft	47.44 k	-52.62 k	0 ft·k	N/A	N/A







Secondary Moments

The strength design provisions of TMS 402 require consideration of a secondary moment. Both P-Delta and moment magnifier options are given. The P-delta approach may be used under some conditions and the moment magnifier may be used under all conditions. Both are calculated here for perspective, but per user option the value used for design will be that from the moment magnifier approach.

Cracking Moment

The distance from the neutral axis to the extreme tension fiber 'c_t' is half the wall thickness: 5.81 in.

$$S_n = I_n/c_t = (22{,}302.61\ \text{in}^4)/(5.81\ \text{in}) = 3{,}837.01\ \text{in}^3$$

$$f_r = 110.33\ \text{psi}$$

$$M_{cr} = S_n f_r = (3{,}837.01\ \text{in}^3)(110.33\ \text{psi}) = 35.28\ \text{ft·k}$$

[NCMA TEK note 14-4B (2008), p. 3]

Secondary Moment Calculation (At Midspan)

Note that the I_{cr} value used here is interpolated from the values in the Section Analysis calculations based on the axial force at this location.

P-Delta

Because $M_{u1} >= M_{cr}$, M_u is calculated by:

$$M_u = \frac{M_{u1} + \frac{5 M_{cr} P_u h^2}{48 E_m} \left(\frac{1}{I_n} - \frac{1}{I_{cr}}\right)}{1 - \frac{5 P_u h^2}{48 E_m I_{cr}}} = \frac{(-85.34\ \text{ft·k}) + \left(\frac{(5)(-35.28\ \text{ft·k})(35.52\ \text{k})(15\ \text{ft})^2}{(48)(1{,}350{,}000\ \text{psi})}\right)\left(\left(\frac{1}{22{,}302.61\ \text{in}^4}\right) - \left(\frac{1}{2{,}358.3\ \text{in}^4}\right)\right)}{\left(1 - \frac{(5)(35.52\ \text{k})(15\ \text{ft})^2}{(48)(1{,}350{,}000\ \text{psi})(2{,}358.3\ \text{in}^4)}\right)} = -87.45\ \text{ft·k}$$

[Masonry Designers Guide 2016, Eqn 12.4-25 (substituting M_{u1} for first order moment expression)]

Moment Magnifier

Because $M_{u1} >= M_{cr}$, $I_{eff} = I_{cr}$ = 2,358.3 in^4.

$$P_e=\frac{\pi^2 E_m I_{eff}}{h^2}=\left\langle\frac{\left((3.1416)^2(1{,}350{,}000\text{ psi})(2{,}358.3\text{ in}^4)\right)}{(15\text{ ft})^2}\right\rangle=969.81\text{ k}$$

[TMS 402-16 Section 9.3.5.4.3, Equation 9-29]

$$\psi=\frac{1}{1-\frac{P_u}{P_e}}=\left\langle\frac{1}{1-\left\langle\frac{(35.52\text{ k})}{(969.81\text{ k})}\right\rangle}\right\rangle=1.038$$

[TMS 402-16 Section 9.3.5.4.3, Equation 9-28]

$$M_u=\psi M_{u0}=(1.038)(-85.34\text{ ft·k})=-88.59\text{ ft·k}$$

[TMS 402-16 Section 9.3.5.4.3, Equation 9-27]

Secondary Moment Calculation (At Max Moment Location)

Note that the I_{cr} value used here is interpolated from the values in the Section Analysis calculations based on the axial force at this location.

P-Delta

Because $M_{u1} >= M_{cr}$, M_u is calculated by:

$$M_u=\frac{M_{u1}+\frac{5M_{cr}P_u h^2}{48E_m}\left(\frac{1}{I_n}-\frac{1}{I_{cr}}\right)}{1-\frac{5P_u h^2}{48E_m I_{cr}}}=\frac{\left\langle(-139.65\text{ ft·k})+\left\langle\frac{\left(5(-35.28\text{ ft·k})(43.1\text{ k})(15\text{ ft})^2\right)}{(48(1{,}350{,}000\text{ psi}))}\right\rangle\left(\left\langle\frac{1}{(22{,}302.61\text{ in}^4)}\right\rangle-\left\langle\frac{1}{(2{,}335.84\text{ in}^4)}\right\rangle\right)\right\rangle}{\left\langle1-\frac{\left(5(43.1\text{ k})(15\text{ ft})^2\right)}{\left(48(1{,}350{,}000\text{ psi})(2{,}335.84\text{ in}^4)\right)}\right\rangle}=-144.88\text{ ft·k}$$

[Masonry Designers Guide 2016, Eqn 12.4-25 (substituting M_{u1} for first order moment expression)]

Moment Magnifier

Because $M_{u1} >= M_{cr}$, $I_{eff} = I_{cr}$ = 2,335.84 in^4.

$$P_e=\frac{\pi^2 E_m I_{eff}}{h^2}=\left\langle\frac{\left((3.1416)^2(1{,}350{,}000\text{ psi})(2{,}335.84\text{ in}^4)\right)}{(15\text{ ft})^2}\right\rangle=960.58\text{ k}$$

[TMS 402-16 Section 9.3.5.4.3, Equation 9-29]

$$\psi=\frac{1}{1-\frac{P_u}{P_e}}=\left\langle\frac{1}{1-\left\langle\frac{(43.1\text{ k})}{(960.58\text{ k})}\right\rangle}\right\rangle=1.047$$

[TMS 402-16 Section 9.3.5.4.3, Equation 9-28]

$$M_u=\psi M_{u0}=(1.047)(-139.65\text{ ft·k})=-146.21\text{ ft·k}$$

[TMS 402-16 Section 9.3.5.4.3, Equation 9-27]

Out-of-Plane Strength Checks: Combination 1.2D + 1.6L + 1.6H

Design forces for this load combination:

- P_u @ top = 23.6 k
- P_u @ mid-span = 35.52 k
- P_u @ base = 47.44 k
- V_u = 11.38 k
- M_u @ top = 0 ft·k
- M_u @ mid-span = -88.59 ft·k (from moment magnifier; first-order moment was -85.34 ft·k)

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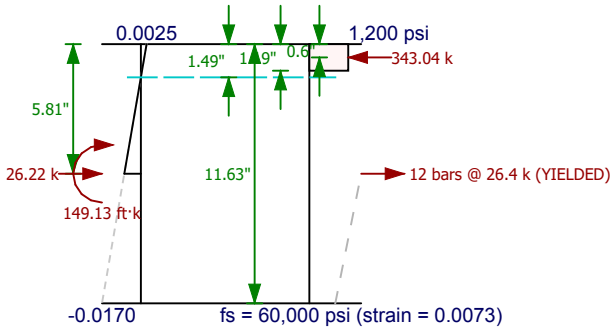
Moment Check @ Axial Load Application Point

The moment capacity is determined by considering the point on the interaction diagram where ϕP_n is equal to the axial load at this section (23.6 k) and thus P_n = 26.22 k. The associated M_n (149.13 ft·k) is multiplied by ϕ to obtain design moment capacity.

At an axial load of 23.6 k, the interaction diagram gives a moment capacity of 134.12 ft·k.

✔ $\phi M_n \geq M_u$ ...utilization ratio 0

Compression area = 1.99 ft². Depth of compression zone = 1.19 in.

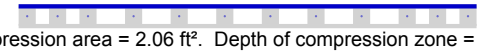


Moment Check @ Mid-span

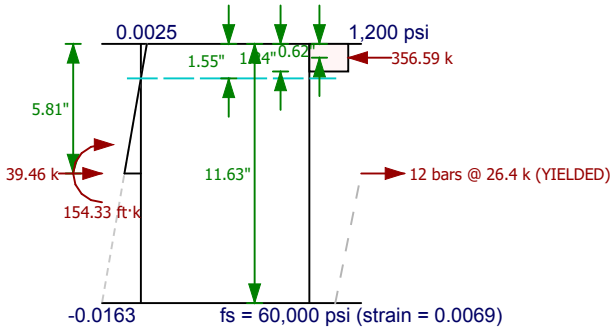
The moment capacity is determined by considering the point on the interaction diagram where ϕP_n is equal to the axial load at this section (35.52 k) and thus P_n = 39.46 k. The associated M_n (154.33 ft·k) is multiplied by ϕ to obtain design moment capacity.

At an axial load of 35.52 k, the interaction diagram gives a moment capacity of 138.68 ft·k.

✔ $\phi M_n \geq M_u$ ...utilization ratio 0.639



Compression area = 2.06 ft². Depth of compression zone = 1.24 in.



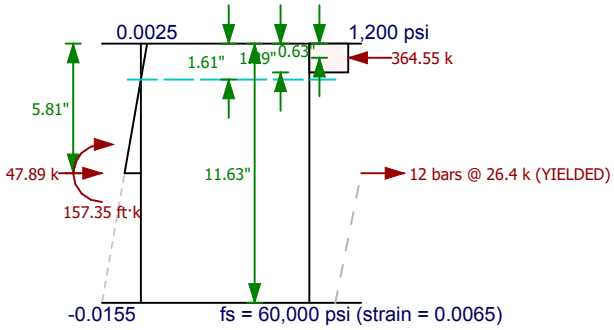
Moment Check @ Maximum Moment Location

The moment capacity is determined by considering the point on the interaction diagram where ϕP_n is equal to the axial load at this section (43.1 k) and thus P_n = 47.89 k. The associated M_n (157.35 ft·k) is multiplied by ϕ to obtain design moment capacity.

At an axial load of 43.1 k, the interaction diagram gives a moment capacity of 141.56 ft·k.

✘ $\phi M_n < M_u$ ...utilization ratio 1.033

Compression area = 2.11 ft². Depth of compression zone = 1.29 in.



Axial Stress Check

$$\sigma_p = P_u/A_g = (47.44\ k)/(19.38\ ft^2) = 17\ psi$$

[TMS 402-16 Section 9.3.5.4.2]

$$\sigma_{pmax} = 0.2f'_m = 0.2(1{,}500\ psi) = 300\ psi$$

[TMS 402-16 Section 9.3.5.4.2]

✔ $\sigma_{Pmax} \geq \sigma_P$ ...utilization ratio 0.057

Axial Stress Check with Slender Wall

$$\frac{h}{t} = \frac{(15\ ft)}{(11.63\ in)} = 15.48$$

[TMS 402-16 Section 9.3.5.4.2]

Slenderness ratio does not exceed 30; check does not apply

✔ $\sigma_{Pmax} \geq \sigma_P$ ...utilization ratio 0

Axial Force Check

$$\frac{h}{r} = \frac{(15\ ft)}{(3.89\ in)} = 46.31$$

[TMS 402-16 Section 9.3.4.1.1]

$$P_n = 0.80\left[0.80f'_m\left(A_n - A_{st}\right) + f_y A_{st}\right]\left[1 - \left(\frac{h}{140r}\right)^2\right] = 0.80\left(0.80\left(1{,}500\text{ psi}\right)\left(\left(10.25\text{ ft}^2\right) - \left(0\text{ in}^2\right)\right) + \left(60{,}000\text{ psi}\right)\left(0\text{ in}^2\right)\right)\left(1 - \left(\frac{\left(15\text{ ft}\right)}{\left(140\left(3.89\text{ in}\right)\right)}\right)^2\right) = 1{,}261.94\text{ k}$$

[TMS 402-16 Section 9.3.4.1.1, Equation 9-15]

$$\phi P_n = \phi P_n = \left(0.9\right)\left(1{,}261.94\text{ k}\right) = 1{,}135.75\text{ k}$$

[TMS 402-16 Section 9.1.3, 9.1.4.4]

$$P_u = 35.52\text{ k}$$

✔ $\phi P_n \geq P_u$ ...utilization ratio 0.031

Shear Check

The net shear area is taken as the area bounded by the extreme compression fiber and the reinforcement nearest the opposite face, subject to the effective compression width.

$$A_{nv} = 5.13\text{ ft}^2$$

Shear capacity due to masonry, conservatively taking M/Vd = 1.0:

$$V_{nm} = \left[4.0 - 1.75\left(1.0\right)\right]A_{nv}\sqrt{f'_m} + 0.25P_u = \left(4.0 - 1.75\left(1.0\right)\right)\left(5.13\text{ ft}^2\right)\sqrt{\left(1{,}500\text{ psi}\right)} + 0.25\left(23.6\text{ k}\right) = 70.21\text{ k}$$

[TMS 402-16 Section 9.3.4.1.2.1, Equation 9-20 with conservative M/Vd = 1.0]

No reinforcement for out-of-plane shear:

$$V_{ns} = 0\text{ k}$$

Nominal shear capacity:

$$V_n = \left(V_{nm} + V_{ns}\right)\gamma_g = \left(\left(70.21\text{ k}\right) + \left(0\text{ k}\right)\right)\left(1\right) = 70.21\text{ k}$$

[TMS 402-16 Section 9.3.4.1.2, Equation 9-17]

Limited by:

$$V_{n\_limit} = \left(4A_{nv}\sqrt{f'_m}\right)\gamma_g = \left(4\left(5.13\text{ ft}^2\right)\sqrt{\left(1{,}500\text{ psi}\right)}\right)\left(1\right) = 114.33\text{ k}$$

[TMS 402-16 Section 9.3.4.1.2, Equation 9-19]

...Limit on V_n does not control

$$\phi V_n = \phi V_n = \left(0.8\right)\left(70.21\text{ k}\right) = 56.17\text{ k}$$

[TMS 402-16 Section 9.1.3, 9.1.4.5]

✔ $\phi V_n \geq V_u$ ...utilization ratio 0.203

Maximum Reinforcement Check

Maximum reinforcement is checked based on the provisions of TMS 402-16 9.3.3.2.

$$\frac{M_u}{V_u d_v} = \frac{\left(146.21\text{ ft}\cdot\text{k}\right)}{\left(\left(11.38\text{ k}\right)\left(11.63\text{ in}\right)\right)} = 13.26$$

[TMS 402-16 Section 9.3.4.1.2]

The code gives the limit on area of reinforcement as that established by an analysis where the maximum tension bar strain is set to a code-mandated extreme strain value. The provision will be enforced by determining the strain corresponding to the actual specified reinforcement and comparing to the code-mandated minimum strain.

The member must be reinforced such that the tensile strain at equilibrium exceeds 1.5 times the yield strain.

$$\varepsilon_{min} = 1.5\varepsilon_y = 1.5\left(0.00207\right) = 0.0031$$

[TMS 402-16 Section 9.3.3.2.1(a)]

The axial load to be used in the analysis is given by the special load combination D + 0.75L + 0.525Q_E, which in this case gives 15 k.

The tensile strain that will occur at equilibrium with the current reinforcement is illustrated below:

$$\varepsilon_s = 0.00759$$

✔ $\varepsilon_s \geq \varepsilon_{min}$ ...utilization ratio 0.409

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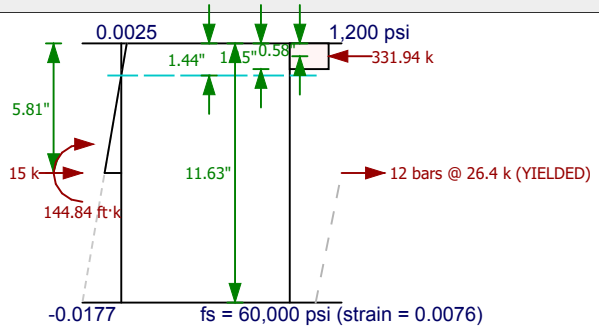
FLOOD WALL-1



From the analysis, strain in extreme tension bar is 0.0076.

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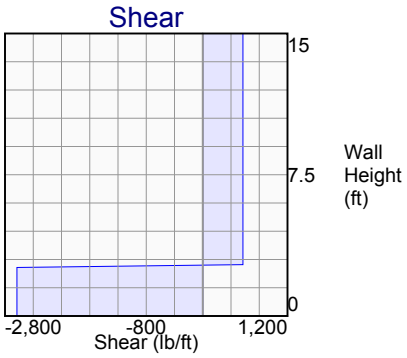
Out-of-Plane Design Calculations for Combination 0.9D + 1.6H

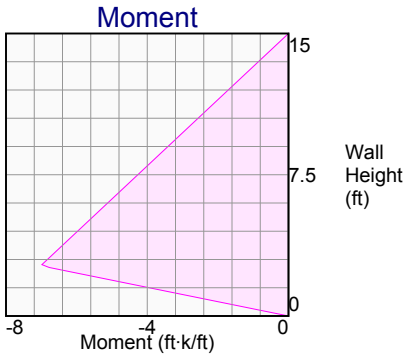
Load Combination: 0.9D + 1.6H

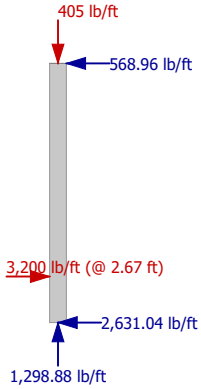
Wall weight: For this partially grouted wall, the average volume of masonry per cell is calculated as 391.17 in³ based on 24 in grout spacing. Given a masonry density of 130 lb/ft³, the average weight per face of wall is 66.21 psf and the weight per length for this wall is 993.2 lb/ft (all unfactored values).

Factored wall weight = 59.59 psf.

	Per-Length Axial Force (lb/ft)	Per-Length Out-of-Plane Shear (lb/ft)	Per-Length Out-of-Plane Moment (ft·k/ft)	Total Wall Axial Force (k)	Total Wall Out-of-Plane Shear (k)	Total Wall Out-of-Plane Moment (ft·k)	Total Wall Out-of-Plane P-δ Moment (ft·k)	Total Wall Out-of-Plane Mag. Moment (ft·k)
15 ft from base	405 lb/ft	568.96 lb/ft	0 ft·k/ft	8.1 k	11.38 k	0 ft·k	N/A	N/A
7.5 ft from base	851.94 lb/ft	568.96 lb/ft	-4.27 ft·k/ft	17.04 k	11.38 k	-85.34 ft·k	-86.32 ft·k	-86.85 ft·k
2.73 ft from base	1,136.35 lb/ft	568.96 lb/ft	-6.98 ft·k/ft	22.73 k	11.38 k	-139.65 ft·k	-142.29 ft·k	-142.97 ft·k
0 ft from base	1,298.88 lb/ft	-2,631.04 lb/ft	0 ft·k/ft	25.98 k	-52.62 k	0 ft·k	N/A	N/A







Secondary Moments

The strength design provisions of TMS 402 require consideration of a secondary moment. Both P-Delta and moment magnifier options are given. The P-delta approach may be used under some conditions and the moment magnifier may be used under all conditions. Both are calculated here for perspective, but per user option the value used for design will be that from the moment magnifier approach.

Cracking Moment

The distance from the neutral axis to the extreme tension fiber 'c_t' is half the wall thickness: 5.81 in.

$$S_n = I_n/c_t = (22{,}302.61\ \text{in}^4)/(5.81\ \text{in}) = 3{,}837.01\ \text{in}^3$$

$$f_r = 110.33\ \text{psi}$$

$$M_{cr} = S_n f_r = (3{,}837.01\ \text{in}^3)(110.33\ \text{psi}) = 35.28\ \text{ft·k}$$

[NCMA TEK note 14-4B (2008), p. 3]

Secondary Moment Calculation (At Midspan)

Note that the I_{cr} value used here is interpolated from the values in the Section Analysis calculations based on the axial force at this location.

P-Delta

Because $M_{u1} >= M_{cr}$, M_u is calculated by:

$$M_u = \frac{M_{u1} + \frac{5M_{cr}P_u h^2}{48E_m}\left(\frac{1}{I_n} - \frac{1}{I_{cr}}\right)}{1 - \frac{5P_u h^2}{48E_m I_{cr}}} = \frac{(-85.34\ \text{ft·k}) + \left(\frac{5(-35.28\ \text{ft·k})(17.04\ \text{k})(15\ \text{ft})^2}{(48)(1{,}350{,}000\ \text{psi})}\right)\left(\left(\frac{1}{22{,}302.61\ \text{in}^4}\right) - \left(\frac{1}{2{,}396.57\ \text{in}^4}\right)\right)}{\left(1 - \frac{5(17.04\ \text{k})(15\ \text{ft})^2}{(48)(1{,}350{,}000\ \text{psi})(2{,}396.57\ \text{in}^4)}\right)} = -86.32\ \text{ft·k}$$

[Masonry Designers Guide 2016, Eqn 12.4-25 (substituting M_{u1} for first order moment expression)]

Moment Magnifier

Because $M_{u1} >= M_{cr}$, $I_{eff} = I_{cr}$ = 2,396.57 in^4.

$$P_e=\frac{\pi^2 E_m I_{eff}}{h^2}=\left\langle\frac{\left(\left(3.1416\right)^2\left(1{,}350{,}000\text{ psi}\right)\left(2{,}396.57\text{ in}^4\right)\right)}{\left(15\text{ ft}\right)^2}\right\rangle=985.55\text{ k}$$

[TMS 402-16 Section 9.3.5.4.3, Equation 9-29]

$$\psi=\frac{1}{1-\frac{P_u}{P_e}}=\left\langle\frac{1}{1-\left\langle\frac{\left(17.04\text{ k}\right)}{\left(985.55\text{ k}\right)}\right\rangle}\right\rangle=1.0176$$

[TMS 402-16 Section 9.3.5.4.3, Equation 9-28]

$$M_u=\psi M_{u0}=\left(1.0176\right)\left(-85.34\text{ ft·k}\right)=-86.85\text{ ft·k}$$

[TMS 402-16 Section 9.3.5.4.3, Equation 9-27]

Secondary Moment Calculation (At Max Moment Location)

Note that the I_{cr} value used here is interpolated from the values in the Section Analysis calculations based on the axial force at this location.

P-Delta

Because M_{u1} >= M_{cr}, M_u is calculated by:

$$M_u=\frac{M_{u1}+\frac{5M_{cr}P_u h^2}{48E_m}\left(\frac{1}{I_n}-\frac{1}{I_{cr}}\right)}{1-\frac{5P_u h^2}{48E_m I_{cr}}}=\frac{\left\langle\left(-139.65\text{ ft·k}\right)+\left\langle\frac{\left(5\left(-35.28\text{ ft·k}\right)\left(22.73\text{ k}\right)\left(15\text{ ft}\right)^2\right)}{\left(48\left(1{,}350{,}000\text{ psi}\right)\right)}\right\rangle\left(\left\langle\frac{1}{\left(22{,}302.61\text{ in}^4\right)}\right\rangle-\left\langle\frac{1}{\left(2{,}384.62\text{ in}^4\right)}\right\rangle\right)\right\rangle}{\left\langle1-\frac{\left(5\left(22.73\text{ k}\right)\left(15\text{ ft}\right)^2\right)}{\left(48\left(1{,}350{,}000\text{ psi}\right)\left(2{,}384.62\text{ in}^4\right)\right)}\right\rangle}=-142.29\text{ ft·k}$$

[Masonry Designers Guide 2016, Eqn 12.4-25 (substituting M_{u1} for first order moment expression)]

Moment Magnifier

Because M_{u1} >= M_{cr}, I_{eff} = I_{cr} = 2,384.62 in^4.

$$P_e=\frac{\pi^2 E_m I_{eff}}{h^2}=\left\langle\frac{\left(\left(3.1416\right)^2\left(1{,}350{,}000\text{ psi}\right)\left(2{,}384.62\text{ in}^4\right)\right)}{\left(15\text{ ft}\right)^2}\right\rangle=980.64\text{ k}$$

[TMS 402-16 Section 9.3.5.4.3, Equation 9-29]

$$\psi=\frac{1}{1-\frac{P_u}{P_e}}=\left\langle\frac{1}{1-\left\langle\frac{\left(22.73\text{ k}\right)}{\left(980.64\text{ k}\right)}\right\rangle}\right\rangle=1.0237$$

[TMS 402-16 Section 9.3.5.4.3, Equation 9-28]

$$M_u=\psi M_{u0}=\left(1.0237\right)\left(-139.65\text{ ft·k}\right)=-142.97\text{ ft·k}$$

[TMS 402-16 Section 9.3.5.4.3, Equation 9-27]

Out-of-Plane Strength Checks: Combination 0.9D + 1.6H

Design forces for this load combination:

- P_u @ top = 8.1 k
- P_u @ mid-span = 17.04 k
- P_u @ base = 25.98 k
- V_u = 11.38 k
- M_u @ top = 0 ft·k
- M_u @ mid-span = -86.85 ft·k (from moment magnifier; first-order moment was -85.34 ft·k)

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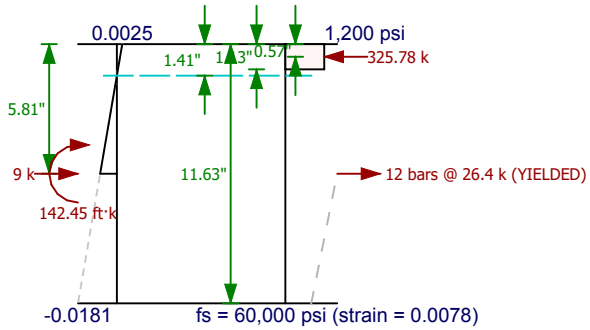
Moment Check @ Axial Load Application Point

The moment capacity is determined by considering the point on the interaction diagram where ϕP_n is equal to the axial load at this section (8.1 k) and thus P_n = 9 k. The associated M_n (142.45 ft·k) is multiplied by ϕ to obtain design moment capacity.

At an axial load of 8.1 k, the interaction diagram gives a moment capacity of 128.2 ft·k.

✔ $\phi M_n \geq M_u$ ...utilization ratio 0

Compression area = 1.89 ft². Depth of compression zone = 1.13 in.



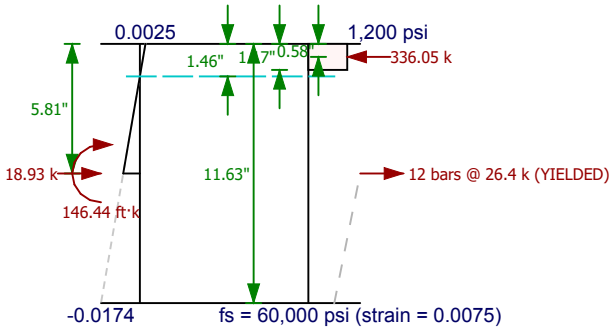
Moment Check @ Mid-span

The moment capacity is determined by considering the point on the interaction diagram where ϕP_n is equal to the axial load at this section (17.04 k) and thus P_n = 18.93 k. The associated M_n (146.44 ft·k) is multiplied by ϕ to obtain design moment capacity.

At an axial load of 17.04 k, the interaction diagram gives a moment capacity of 131.77 ft·k.

✔ $\phi M_n \geq M_u$ ...utilization ratio 0.659

Compression area = 1.94 ft². Depth of compression zone = 1.17 in.



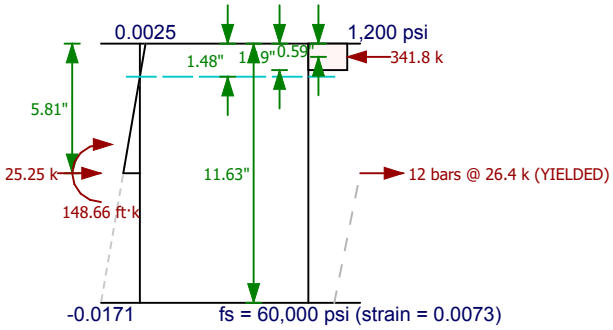
Moment Check @ Maximum Moment Location

The moment capacity is determined by considering the point on the interaction diagram where ϕP_n is equal to the axial load at this section (22.73 k) and thus P_n = 25.25 k. The associated M_n (148.66 ft·k) is multiplied by ϕ to obtain design moment capacity.

At an axial load of 22.73 k, the interaction diagram gives a moment capacity of 133.8 ft·k.

✘ $\phi M_n < M_u$ ...utilization ratio 1.069

Compression area = 1.98 ft². Depth of compression zone = 1.19 in.



Axial Stress Check

$$\sigma_p = P_u/A_g = (25.98\ \text{k})/(19.38\ \text{ft}^2) = 9.31\ \text{psi}$$

[TMS 402-16 Section 9.3.5.4.2]

$$\sigma_{pmax} = 0.2f'_m = 0.2(1{,}500\ \text{psi}) = 300\ \text{psi}$$

[TMS 402-16 Section 9.3.5.4.2]

✔ $\sigma_{Pmax} \geq \sigma_P$ ...utilization ratio 0.031

Axial Stress Check with Slender Wall

$$\frac{h}{t} = \frac{(15\ \text{ft})}{(11.63\ \text{in})} = 15.48$$

[TMS 402-16 Section 9.3.5.4.2]

Slenderness ratio does not exceed 30; check does not apply

✔ $\sigma_{Pmax} \geq \sigma_P$ ...utilization ratio 0

Axial Force Check

$$\frac{h}{r} = \frac{(15\ \text{ft})}{(3.89\ \text{in})} = 46.31$$

[TMS 402-16 Section 9.3.4.1.1]

$$P_n = 0.80\left[0.80f'_m\left(A_n - A_{st}\right) + f_y A_{st}\right]\left[1 - \left(\frac{h}{140r}\right)^2\right] = 0.80\left(0.80\left(1{,}500\text{ psi}\right)\left(\left(10.25\text{ ft}^2\right) - \left(0\text{ in}^2\right)\right) + \left(60{,}000\text{ psi}\right)\left(0\text{ in}^2\right)\right)\left(1 - \left(\frac{\left(15\text{ ft}\right)}{\left(140\left(3.89\text{ in}\right)\right)}\right)^2\right) = 1{,}261.94\text{ k}$$

[TMS 402-16 Section 9.3.4.1.1, Equation 9-15]

$$\phi P_n = \phi P_n = \left(0.9\right)\left(1{,}261.94\text{ k}\right) = 1{,}135.75\text{ k}$$

[TMS 402-16 Section 9.1.3, 9.1.4.4]

$$P_u = 17.04\text{ k}$$

✔ $\phi P_n \geq P_u$ ...utilization ratio 0.015

Shear Check

The net shear area is taken as the area bounded by the extreme compression fiber and the reinforcement nearest the opposite face, subject to the effective compression width.

$$A_{nv} = 5.13\text{ ft}^2$$

Shear capacity due to masonry, conservatively taking M/Vd = 1.0:

$$V_{nm} = \left[4.0 - 1.75\left(1.0\right)\right]A_{nv}\sqrt{f'_m} + 0.25P_u = \left(4.0 - 1.75\left(1.0\right)\right)\left(5.13\text{ ft}^2\right)\sqrt{\left(1{,}500\text{ psi}\right)} + 0.25\left(8.1\text{ k}\right) = 66.34\text{ k}$$

[TMS 402-16 Section 9.3.4.1.2.1, Equation 9-20 with conservative M/Vd = 1.0]

No reinforcement for out-of-plane shear:

$$V_{ns} = 0\text{ k}$$

Nominal shear capacity:

$$V_n = \left(V_{nm} + V_{ns}\right)\gamma_g = \left(\left(66.34\text{ k}\right) + \left(0\text{ k}\right)\right)\left(1\right) = 66.34\text{ k}$$

[TMS 402-16 Section 9.3.4.1.2, Equation 9-17]

Limited by:

$$V_{n\_limit} = \left(4A_{nv}\sqrt{f'_m}\right)\gamma_g = \left(4\left(5.13\text{ ft}^2\right)\sqrt{\left(1{,}500\text{ psi}\right)}\right)\left(1\right) = 114.33\text{ k}$$

[TMS 402-16 Section 9.3.4.1.2, Equation 9-19]

...Limit on V_n does not control

$$\phi V_n = \phi V_n = \left(0.8\right)\left(66.34\text{ k}\right) = 53.07\text{ k}$$

[TMS 402-16 Section 9.1.3, 9.1.4.5]

✔ $\phi V_n \geq V_u$ ...utilization ratio 0.214

Maximum Reinforcement Check

Maximum reinforcement is checked based on the provisions of TMS 402-16 9.3.3.2.

$$\frac{M_u}{V_u d_v} = \frac{\left(142.97\text{ ft}\cdot\text{k}\right)}{\left(\left(11.38\text{ k}\right)\left(11.63\text{ in}\right)\right)} = 12.97$$

[TMS 402-16 Section 9.3.4.1.2]

The code gives the limit on area of reinforcement as that established by an analysis where the maximum tension bar strain is set to a code-mandated extreme strain value. The provision will be enforced by determining the strain corresponding to the actual specified reinforcement and comparing to the code-mandated minimum strain.

The member must be reinforced such that the tensile strain at equilibrium exceeds 1.5 times the yield strain.

$$\varepsilon_{min} = 1.5\varepsilon_y = 1.5\left(0.00207\right) = 0.0031$$

[TMS 402-16 Section 9.3.3.2.1(a)]

The axial load to be used in the analysis is given by the special load combination D + 0.75L + 0.525Q_E, which in this case gives 15 k.

The tensile strain that will occur at equilibrium with the current reinforcement is illustrated below:

$$\varepsilon_s = 0.00759$$

✔ $\varepsilon_s \geq \varepsilon_{min}$ ...utilization ratio 0.409

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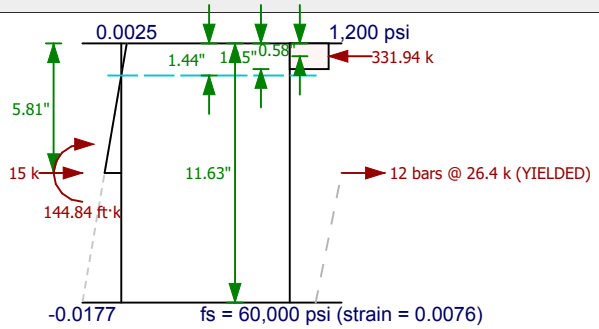
FLOOD WALL-1



From the analysis, strain in extreme tension bar is 0.0076.

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Out-of-Plane Service Checks for Combination 1D + 1H

Out-of-Plane Service Checks: Combination 1D + 1H

Design forces for this load combination:

- P @ mid-span = 18.93 k
- M @ mid-span = 53.34 ft·k

Deflection Check per TMS 402

The distance from the neutral axis to the extreme tension fiber 'c_t' is half the wall thickness: 5.81 in.

$$S_n = I_n/c_t = (22{,}302.61\ \text{in}^4)/(5.81\ \text{in}) = 3{,}837.01\ \text{in}^3$$

$$f_r = 110.33\ \text{psi}$$

$$M_{cr} = S_n f_r = (3{,}837.01\ \text{in}^3)(110.33\ \text{psi}) = 35.28\ \text{ft·k}$$

[NCMA TEK note 14-4B (2008), p. 3]

$$E_m = 900 f'_m = 900(1{,}500\ \text{psi}) = 1{,}350{,}000\ \text{psi}$$

[TMS 402-16 Section 4.2.2]

$$c = \frac{A_s f_y + P_u}{0.64 f'_m b} = \frac{((60{,}000\ \text{in}^2)(5.28\ \text{psi}) + (18.93\ \text{k}))}{(0.64(1{,}500\ \text{psi})(240\ \text{in}))} = 1.46\ \text{in}$$

[TMS 402-16 Section 9.3.5.4.5, Equation 9-31]

$$n = \frac{E_s}{E_m} = \frac{(29{,}000{,}000\ \text{psi})}{(1{,}350{,}000\ \text{psi})} = 21.48$$

$$I_{cr} = n\left(A_s + \frac{P_u t_{sp}}{f_y 2d}\right)(d-c)^2 + b\frac{c^3}{3} = (21.48)\left((5.28\ \text{in}^2) + \left(\frac{(18.93\ \text{k})}{(60{,}000\ \text{psi})}\right)\left(\frac{(11.63\ \text{in})}{2(5.81\ \text{in})}\right)\right)((5.81\ \text{in}) - (1.46\ \text{in}))^2 + \left((240\ \text{in})\frac{(1.46\ \text{in})^3}{3}\right) = 6{,}742.89\ \text{in}^4$$

[TMS 402-16 Section 9.3.5.4.5, Equation 9-30]

P-delta analysis converged to a deflection of -0.07 in after 2 iterations.

$$\delta_s = \frac{5M_{ser}h^2}{48E_m I_n} = \frac{(5(-54.5\ \text{ft·k})(15\ \text{ft})^2)}{(48(1{,}350{,}000\ \text{psi})(22{,}302.61\ \text{in}^4))} = -0.07\ \text{in}$$

[TMS 402-16 Section 9.3.5.5.1, Equation 9-25 modified for service conditions]

$$\delta_{max} = 0.007h = 0.007(15\ \text{ft}) = 1.26\ \text{in}$$

[TMS 402-16 Section 9.3.5.5, Equation 9-32]

✔ $\delta_{max} \geq \delta_s$ ...utilization ratio 0.058

Deflection Check per IBC

Load combination does not include Components & Cladding wind loads, hence this check does not apply.

✔ $\delta_{max} \geq \delta_s$ ...utilization ratio 0

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Out-of-Plane Service Checks for Combination 1D + 1L + 1H

Out-of-Plane Service Checks: Combination 1D + 1L + 1H

Design forces for this load combination:

- P @ mid-span = 26.93 k
- M @ mid-span = 53.34 ft·k

Deflection Check per TMS 402

The distance from the neutral axis to the extreme tension fiber 'c_t' is half the wall thickness: 5.81 in.

$$S_n = I_n/c_t = (22{,}302.61\ \text{in}^4)/(5.81\ \text{in}) = 3{,}837.01\ \text{in}^3$$

$$f_r = 110.33\ \text{psi}$$

$$M_{cr} = S_n f_r = (3{,}837.01\ \text{in}^3)(110.33\ \text{psi}) = 35.28\ \text{ft·k}$$

[NCMA TEK note 14-4B (2008), p. 3]

$$E_m = 900 f'_m = 900(1{,}500\ \text{psi}) = 1{,}350{,}000\ \text{psi}$$

[TMS 402-16 Section 4.2.2]

$$c = \frac{A_s f_y + P_u}{0.64 f'_m b} = \frac{((60{,}000\ \text{in}^2)(5.28\ \text{psi}) + (26.93\ \text{k}))}{(0.64(1{,}500\ \text{psi})(240\ \text{in}))} = 1.49\ \text{in}$$

[TMS 402-16 Section 9.3.5.4.5, Equation 9-31]

$$n = \frac{E_s}{E_m} = \frac{(29{,}000{,}000\ \text{psi})}{(1{,}350{,}000\ \text{psi})} = 21.48$$

$$I_{cr} = n\left(A_s + \frac{P_u t_{sp}}{f_y 2d}\right)(d-c)^2 + b\frac{c^3}{3} = (21.48)\left((5.28\ \text{in}^2) + \left(\frac{(26.93\ \text{k})}{(60{,}000\ \text{psi})}\right)\left(\frac{(11.63\ \text{in})}{2(5.81\ \text{in})}\right)\right)((5.81\ \text{in}) - (1.49\ \text{in}))^2 + \left((240\ \text{in})\frac{(1.49\ \text{in})^3}{3}\right) = 8{,}464.28\ \text{in}^4$$

[TMS 402-16 Section 9.3.5.4.5, Equation 9-30]

P-delta analysis converged to a deflection of -0.07 in after 2 iterations.

$$\delta_s = \frac{5M_{ser}h^2}{48E_m I_n} = \frac{(5(-55.02\ \text{ft·k})(15\ \text{ft})^2)}{(48(1{,}350{,}000\ \text{psi})(22{,}302.61\ \text{in}^4))} = -0.07\ \text{in}$$

[TMS 402-16 Section 9.3.5.5.1, Equation 9-25 modified for service conditions]

$$\delta_{max} = 0.007h = 0.007(15\ \text{ft}) = 1.26\ \text{in}$$

[TMS 402-16 Section 9.3.5.5, Equation 9-32]

✔ $\delta_{max} \geq \delta_s$ ...utilization ratio 0.059

Deflection Check per IBC

Load combination does not include Components & Cladding wind loads, hence this check does not apply.

✔ $\delta_{max} \geq \delta_s$ ...utilization ratio 0

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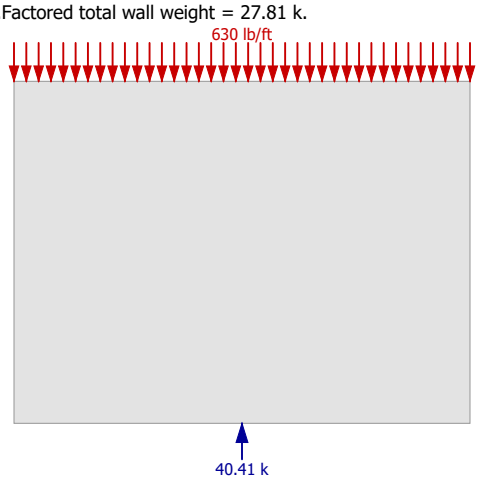
FLOOD WALL-1

In-Plane Design Calculations for Combination 1.4D

Load Combination: 1.4D

Factored wall weight per height of wall = 1,853.97 lb/ft.Factored total wall weight = 27.81 k.



In-Plane Strength Checks: Combination 1.4D

Design forces for this load combination:

- P_u = 40.41 k
- V_u = 0 k
- M_u = 0 ft·k

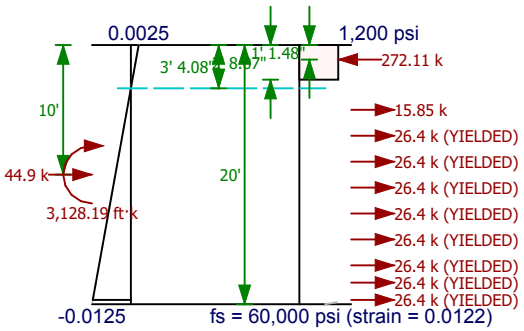
Moment Check

The moment capacity is determined by considering the point on the interaction diagram where ϕP_n is equal to the axial load at this section (40.41 k) and thus P_n = 44.9 k. The associated M_n (3,128.19 ft·k) is multiplied by ϕ to obtain design moment capacity.

At an axial load of 40.41 k, the interaction diagram gives a moment capacity of 2,815.4 ft·k.

✔ $\phi M_n \geq M_u$ ...utilization ratio 0

Compression area = 1.57 ft². Depth of compression zone = 32.07 in.



Shear Check

There is no applied shear force in this load combination; check passes.

✔ $\phi V_n \geq V_u$ ...utilization ratio 0

Shear Friction Check

There is no applied shear force in this load combination; check passes.

✔ $\phi V_n \geq V_u$ ...utilization ratio 0

Maximum Reinforcement Check

Maximum reinforcement is checked based on the provisions of TMS 402-16 9.3.3.2.

$$\frac{M_u}{V_u d_v} = \frac{(0\ \text{ft·k})}{((0\ \text{k})(240\ \text{in}))} = 0$$

[TMS 402-16 Section 9.3.4.1.2]

The code gives the limit on area of reinforcement as that established by an analysis where the maximum tension bar strain is set to a code-mandated extreme strain value. The provision will be enforced by determining the strain corresponding to the actual specified reinforcement and comparing to the code-mandated minimum strain.

For a Ordinary Reinforced Shear Wall: The member must be reinforced such that the tensile strain at equilibrium exceeds 1.5 times the yield strain.

$$\varepsilon_{min} = 1.5\varepsilon_y = 1.5(0.00207) = 0.0031$$

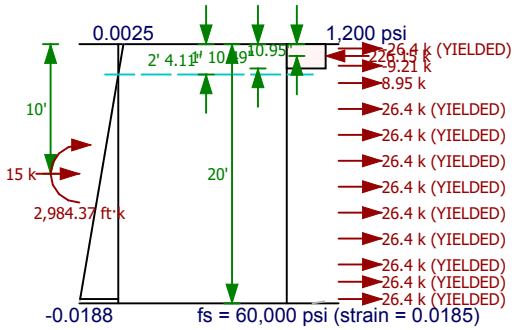
[TMS 402-16 Section 9.3.3.2.1(a)]

The axial load to be used in the analysis is given by the special load combination D + 0.75L + 0.525Q_E, which in this case gives 15 k.

The tensile strain that will occur at equilibrium with the current reinforcement is illustrated below:

$$\varepsilon_s = 0.01849$$

✔ $\varepsilon_s \geq \varepsilon_{min}$ ...utilization ratio 0.168



From the analysis, strain in extreme tension bar is 0.0185.

Deflection (Drift) Check

Applying a factor to I_g to represent the effects of cracking:

$$I_g = t_{sp} l_w^3 / 12 = (11.63 \text{ in})(20 \text{ ft})^3 / 12 = 13{,}392{,}000 \text{ in}^4$$

$$I_{eff} = C_{cr} I_g = (0.4)(13{,}392{,}000 \text{ in}^4) = 5{,}356{,}800 \text{ in}^4$$

$$E_m = 900 f'_m = 900(1{,}500 \text{ psi}) = 1{,}350{,}000 \text{ psi}$$

Calculate elastic deflection:

$$A_g = 2 t_{fs} l_w = 2(1.25 \text{ in})(20 \text{ ft}) = 4.17 \text{ ft}^2$$

$$\delta_u = \frac{V_u h}{(5/6.0) A_g 0.4 E_m} + \frac{V_u h^3}{3 E_m I_{eff}} = \frac{((0 \text{ k})(15 \text{ ft}))}{((5/6.0)(4.17 \text{ ft}^2) 0.4 (1{,}350{,}000 \text{ psi}))} + \frac{((0 \text{ k})(15 \text{ ft})^3)}{(3(1{,}350{,}000 \text{ psi})(5{,}356{,}800 \text{ in}^4))} = 0 \text{ in}$$

[Masonry Designers Guide 2013, Eqn 7.4-1 (modified form)]

Calculate inelastic deflection, taking C_d from ASCE 7 Table 12.2-1:

$$\delta_{inelastic} = C_d \delta_u = (1.75)(0 \text{ in}) = 0 \text{ in}$$

Maximum allowable deflection:

$$\delta_{max} = 0.01h = 0.01(15 \text{ ft}) = 1.8 \text{ in}$$

[ASCE 7-10 Table 12.12-1]

✔ $\delta_{max} \geq \delta_{inelastic}$ ...utilization ratio 0

CHRISTOPHER CONNELLY
CONNELLY GROUP
123 Designer Ave.
Masonville, USA 12345
(123) 456-7890

FLOOD WALL-1

Prescriptive Checks

Maximum Vertical Steel Spacing

For this Ordinary Reinforced Shear Wall, the maximum spacing of vertical reinforcement is:

s_{max}= 120 in

[TMS 402-16 7.3.2.3.1]

The spacing of provided distributed vertical reinforcing bars is:

s= 24 in

✔ $s_{max} \geq s$ ...utilization ratio 0.2

Minimum Distributed Vertical Steel Area

For this Ordinary Reinforced Shear Wall, the minimum area of vertical reinforcement is:

A_{s_min}= 0.2 in²

[TMS 402-16 7.3.2.3.1]

The area of provided distributed vertical reinforcing bars is:

A_s= 0.44 in²

✔ $A_{s\_min} \geq A_s$ ...utilization ratio 0.455

Maximum Horizontal Steel Spacing

The maximum spacing of joint reinforcement is:

s_{max}= 16 in

[TMS 402-16 7.3.2.3.1]

The spacing of provided distributed horizontal reinforcement is:

s= 16 in

✔ $s_{max} \geq s$ ...utilization ratio 1

Minimum Distributed Horizontal Steel Area

For this Ordinary Reinforced Shear Wall, the minimum area of horizontal reinforcement is joint reinforcement where each wire has minimum area:

A_{s_min}= 0.02 in²

[TMS 402-16 7.3.2.3.1]

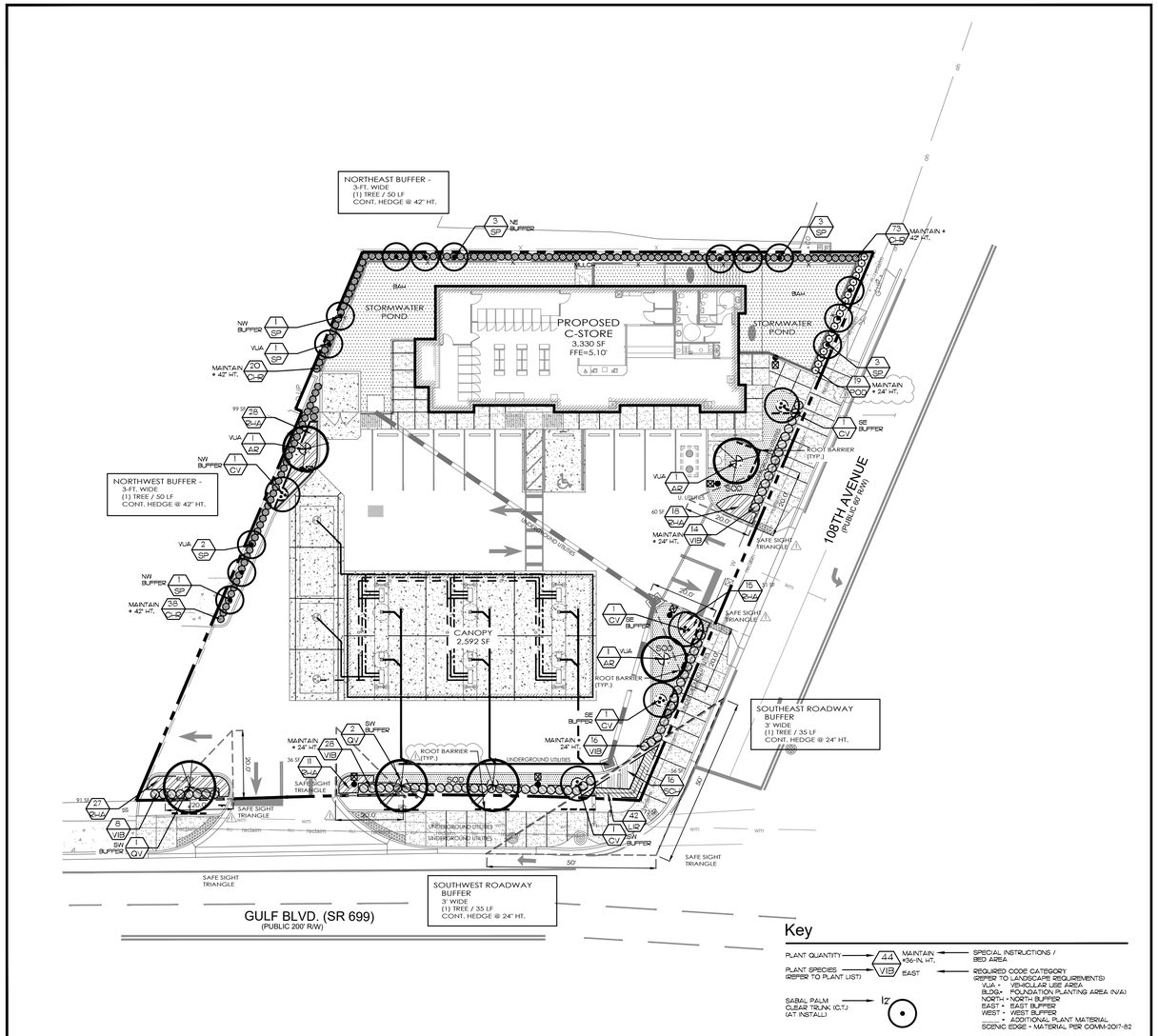
The area of provided joint reinforcement wire size is:

A_s= 0.02 in²

✔ $A_{s\_min} \geq A_s$ ...utilization ratio 1

Landscape Requirements

	REQUIRED/ PERMITTED	PROVIDED
TOTAL SITE:		23,754 SF (0.55 AC.)
VEHICULAR USE AREA LANDSCAPING		
VEHICULAR USE AREA (VUA)		11,256 SF
LANDSCAPE AREA (10% MIN.)	1,126 SF	1,433 SF
(1) TREE / 200 SF =	6 TREES	6 TREES
REQUIRED END ISLANDS:	2 ISLANDS	2 ISLANDS
TREES: 1 TREE/ ISLAND	2 TREES	2 TREES
VUA ROADWAY BUFFERS		
SOUTHEAST - 108TH AVE. (137 LF LESS 31 LF DRIVEWAY = 106 LF)		
3-FT. WIDE		
(1) TREE / 35 LF =	3 TREES	3 TREES
CONTINUOUS HEGDE	-- SHRUBS	45 SHRUBS
SOUTHWEST - GULF BLVD. (148 LF LESS 31 LF DRIVEWAY = 117 LF)		
3-FT. WIDE		
(1) TREE / 35 LF =	4 TREES	4 TREES
CONTINUOUS HEGDE	-- SHRUBS	36 SHRUBS
VUA PERIMETER BUFFERS		
NORTHEAST - ABUTTING COMMERICAIL (25 LF)		
3-FT. WIDE		
(1) TREE / 50 LF =	1 TREES	1 TREE
CONTINUOUS HEGDE	-- SHRUBS	73 SHRUBS
NORTHWEST- ABUTTING COMMERICIAL (176 LF LESS 48' DRIVEWAY = 128 LF)		
3-FT. WIDE		
(1) TREE / 50 LF =	3 TREES	3 TREES
CONTINUOUS HEGDE	-- SHRUBS	56 SHRUBS



PLAN VIEW | SCALE 1" = 20' - 0" | -

Plant List

	SYM	BOTANICAL NAME/ COMMON NAME	HEIGHT/ SPREAD	SPECIFICATION	NATIVE	DROUGHT TOLERANT	TOTAL
TREES AND PALMS	AR	ACER RUBRUM RED MAPLE	⚠ 14' - 16' HT. 4' SPR.	FIELD GROWN, B&B ⚠ 4" CAL. MIN.	Y	H	3
	CV	CALLISTEMON VIMINALIS BOTTLE BRUSH	8' HT. 3' SPR.	FIELD GROWN, B&B 3" CAL. MIN. STANDARD	N	H	5
	QV	QUERCUS VIRGINIANA LIVE OAK	⚠ 14' - 16' HT. 5' SPR.	FIELD GROWN, B&B ⚠ 4" CAL., 5' CT.	Y	H	3
	SP	SABAL PALM SABAL PALM	⚠ 12' C.T.	AS SHOWN, SLICKS	Y	H	14
SHRUBS AND GROUNDCOVERS	CHR	CHRYSOBALANUS ICACO COCOPLUM	18" X 18"	24" O.C., FULL TO BASE	Y	H	131
	LIR	LIRIOPE 'EVERGREEN GIANT' EVERGREEN GIANT LIRIOPE	12" X 12"	18" O.C., FULL TO BASE	N	H	42
	POO	PODOCARPUS MACROPHYLLUS PODOCARPUS	18" X 18"	24" O.C., FULL TO BASE	N	H	19 ⚠
	RHA	RHAPIOLEPIS INDICA INDIAN HATHORNE	18" X 18"	24" O.C., FULL TO BASE	N	H	99
	SCH	SCHEFFLERA ARBORICOLA 'TRINETTE' VARIEGATED DWARF SCHEFFLERA	18" X 18"	24" O.C., FULL TO BASE	N	H	16
	VIB	VIBURNUM OBOVATUM WALTER'S VIBURNUM	18" X 18"	30" O.C., FULL TO BASE	Y	H	66 ⚠
	SOD	STENOTAPHRUM SECUNDATUM ST. AUGUSTINE FLORITAM SOD		DISEASE FREE, LAID TIGHTLY, EVEN UNIFORM	N	M	T.B.D.

Tree Mitigation Calculations

	QUANTITY	DBH (INCHES)	MITIGATION REQ.
TO BE REMOVED			
PROTECTED			
BOTTLETBRUSH (OVER 6" DBH)	5 TREES	44 "	44"
SABAL PALMS (OVER 6" DBH)	14 PALMS		14 PALMS

⚠ MITIGATION (REPLACEMENT)

	REQUIRED	PROVIDED
TOTAL TREE MITIGATION REQUIRED	44"	39 " (5" SHORTFALL)
(6) TREES @ 4" CAL. = 24"		
(5) TREES @ 3" CAL. = 15"		
TOTAL PALM MITIGATION REQUIRED	14 PALMS	14 PALMS

⚠ *PLEASE NOTE:*
THE 5-INCH SHORTFALL IS DUE TO THE LACK OF PERVIOUS SPACE AVAILABLE TO PLANT ADDITIONAL TREES, AND THE AVAILABILITY OF LARGER CALIPER ORNAMENTAL TREES PROPOSED. A FEE IN-LIEU OF WILL BE PROVIDED/ (TO BE CLARIFIED BY THE CITY)

General Notes

1. PLANT AND LANDSCAPE MATERIALS SHALL CONFORM TO THE STANDARDS FOR FLORIDA NO. 1, AS GIVEN IN THE GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I & II AS PREPARED BY FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
2. ALL UTILITIES THAT ARE KNOWN TO THE LANDSCAPE ARCHITECT ARE LOCATED ON THE PLAN FOR EXISTING OR PROPOSED UTILITIES!
   A. NO TREE SHALL BE PLANTED WHERE IT COULD CONFLICT WITH OVER-HEAD POWER LINES AT MATURE HEIGHT.
   B. NO TREE, SHRUBS, HEDGES OR VINES SHALL BE PLANTED WITHIN FIVE (5) FEET OF ANY EXISTING OR PROPOSED UTILITY POLE, GUY WIRE OR-PAD MOUNTED TRANSFORMER.
   C. LARGE TREES (HEIGHT AT MATURITY OF MORE THAN 30 FEET SHALL BE PLANTED NO CLOSER THAN A HORIZONTAL DISTANCE OF 30 FEET FROM THE NEAREST OVER-HEAD POWERLINE.
   D. MEDIUM HEIGHT TREE (HEIGHT AT MATURITY BETWEEN 20 AND 30 FEET) SHALL BE OFFSET AT LEAST TWENTY 20 FEET.
   E. SMALL TREES (HEIGHT AT MATURITY OF LESS THAN 20 FEET) REQUIRE NO OFFSET.
   F. PALMS SHOULD BE PLANTED AT A DISTANCE EQUAL TO OR GREATER THAN THE AVERAGE FROND LENGTH PLUS 2 FEET FROM POWER LINES.
3. THE CONTRACTOR SHALL ENSURE THAT ALL PLANTING ISLANDS AND OTHER AREAS SHALL BE CLEAN OF TRASH, CONSTRUCTION DEBRIS, OR OTHER WASTE MATERIALS TO A DEPTH OF 24 INCHES PRIOR TO LANDSCAPE INSTALLATION.
4. IT IS THE CONTRACTORS RESPONSIBILITY TO INSURE THAT ALL PLANT BED AREAS HAVE PROPER DRAINAGE FOR OPTIMUM GROWTH OF LANDSCAPE MATERIAL BEFORE INSTALLATION BEGINS. EXISTING DRAINAGE PATTERN SHALL NOT BE ALTERED OR EFFECTED BY NEW LANDSCAPING.
5. PLANT ALL TREES AND PALMS (2 INCH - 4 INCH ABOVE FINISHED GRADE. TREES INSTALLED OR BURIED TOO DEEP SHALL BE RESET TO THIS STANDARD. REMOVE THE TOP ONE-THIRD (1/3) OF THE WIRE BASKETS ON ALL B & B MATERIAL.
6. ALL HEDGES AND GROUNDCOVERS TO BE PLANTED LEAVING SPACE BETWEEN PLANTS AND BUILDINGS, WALLS AND FENCES.
7. ALL PLANT BEDS AND TREE RINGS SHALL BE TREATED WITH PRE-EMERGENT HERBICIDE AND THEN TOP-DRESSED WITH 3-INCH DEEP LAYER OF COMMERCIAL PINE BARK NUGGETS. CONTRACTOR SHALL INSTALL WOVEN WEED BARRIER FABRIC IN ALL SHRUB/GROUNDCOVER BEDS.
8. HAND DIGGING HOLES FOR INSTALLING PROPOSED TREES IN CLOSE PROXIMITY TO UTILITIES IS REQUIRED TO AVOID CONFLICTS.
9. ALL EXOTIC VEGETATION TO BE REMOVED FROM THE SITE PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
10. NEW SOD SHALL BE ST. AUGUSTINE FLORITAM. THE QUANTITY SHOWN ON THE PLANT LIST IS AN ESTIMATE AND CONTRACTOR SHALL DETERMINE EXACT QUANTITIES IN THE FIELD. SOD AREAS TO BE MAINTAINED BY THE CONTRACTOR FROM THE TIME OF INSTALLATION TO THE TIME OF FINAL ACCEPTANCE.
11. EXISTING AND PROPOSED LANDSCAPING IS TO BE MAINTAINED PER JURISDICTION'S CLEAR SIGHT TRIANGLE REGULATIONS.
12. NO SUBSTITUTIONS WILL BE ACCEPTABLE IF SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY TO LANDSCAPE ARCHITECT AND JURISDICTION TOGETHER WITH THE PROPOSAL FOR USE OF EQUIVALENT MATERIAL.
13. THE LANDSCAPE ARCHITECT MAY INSPECT TREES AND SHRUBS WHETHER AT PLACE OF GROWTH OR AT SITE BEFORE PLANTING, FOR COMPLIANCE WITH THE REQUIREMENTS FOR GENUS, SPECIES, VARIETY, SIZE AND QUALITY. LANDSCAPE ARCHITECT RETAINS RIGHT TO FURTHER INSPECT TREES AND SHRUBS FOR SIZE AND CONDITION OF BALLS AND ROOT SYSTEMS, INSECTS, INJURIES AND LATENT DEFECTS, AND TO REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK. REMOVE REJECTED TREES OR SHRUBS IMMEDIATELY FROM PROJECT SITE.
14. IN EVENT OF DISCREPANCY, THE PLANTING PLAN SHALL TAKE PRECEDENCE OVER THE PLANT LIST.
15. ALL MINIMUMS FOR EACH PLANT SPECIFIED WITHIN THE PLANT LIST ARE REQUIRED TO BE MET.
   A. THE TREE HEIGHT AND SPREAD WILL PREVAIL OVER CALIPER AND CONTAINER SIZE.
   B. PERIMETER HEDGES ARE REQUIRED TO BE INSTALLED AT 30-IN. HEIGHT, AND CALCULATED AT A 36-IN. ON-CENTER (O.C.) EQUIVALENT.

   IF ANY OF THE MINIMUMS ARE NOT MET, THE INSTALLED MATERIAL MAY OR MAY NOT BE REJECTED ON A CASE BY CASE BASIS BY THE LANDSCAPE ARCHITECT, OWNER, OR JURISDICTION. FOR EXAMPLE, ALL TREE CALIPER AND CONTAINER SIZES NOTED ON THE PLANT LIST ARE A MINIMUM. CONTRACTOR TO INCREASE THE SIZE IF NECESSARY TO CONFORM TO THE PLANT SIZES AND SPECIFICATIONS.
16. TREES TO BE STAKED IF REQUIRED AS DEEMED NECESSARY BY OWNER AND LANDSCAPE ARCHITECT TO ASSURE HEALTH, SAFETY AND WELFARE (INCLUDES BUT NOT LIMITED TO ALL CURVED CABBAGE, TALL ROYALS, CURVED AND LEANING SPECIMEN). ALL WOOD STAKES TO BE PAINTED FOREST GREEN. STAKING PROCEDURES SHALL BE STANDARD CONTRACTOR PRACTICE CREATING NO TRUNK DAMAGE OR FUTURE STRANGULATION OF TREE.
17. ALL PLANT MATERIAL SHALL BE PLANTED WITH "TERRA-SORB AG" OR AN APPROVED EQUAL, IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS FOR THE RATE OF APPLICATION.
18. AN AUTOMATIC IRRIGATION SYSTEM WILL BE PROVIDED WHICH MEETS OR EXCEEDS THE FULL REQUIREMENTS OF THE LAND DEVELOPMENT REGULATIONS. THE OWNER WILL SUPPLY ALL PROPOSED PLANT MATERIAL WITH 100% IRRIGATION (AUTOMATIC) COVERAGE (WITH 50% OVERLAP MINIMUM) WITHIN TEN DAYS OF INITIAL INSTALLATION.
19. CONTRACTOR TO INSTALL THE IRRIGATION SYSTEM PER THE JURISDICTION'S REGULATIONS TO CONFORM TO THE LANDSCAPE DESIGN.

48 HOURS BEFORE DIGGING CALL TOLL FREE 8-1-1 SUNSHINE811.COM NOTIFICATION CENTER

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■ land planning
■ landscape architecture
519 Sapphire Drive
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pcunningham.LLC@gmail.com

REFERENCE NORTH
0' 20' 40'
SCALE: 1" = 20'

No.	REVISION / ISSUE	Date
	RESPONSE TO COMMENTS	04/02/2026
⚠	ISSUE FOR PERMIT	01/24/2024

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FL Cert. of Auth. No. 27889

Client Name
Rally

PATRICK D. CUNNINGHAM
FL REG. NO. LA0001669

Digitally signed by Patrick D. Cunningham
DN: c=US, sn=Cunningham, givenName=Patrick D., email=pcunningham.llc@gmail.com, cn=Patrick D. Cunningham
Date: 2026.04.01 16:40:25 -04'00'

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Project Name and Address
RISSER RALLY
10801 GULF BLVD.
TREASURE ISLAND, FL. 33706

Sheet Title
LANDSCAPE PLAN

Project No.	Sheet
35-652.00	LP01.01
Date: 01/24/2024	
Scale: AS NOTED	

Existing Tree Inventory List

EXISTING TREES:

NO. INCH)	TREE SPECIES	DBH	ACTION	MITIGATION
101	SABAL PALM	12 "	TO BE REMOVED	1 PALM
102	SABAL PALM	10 "	TO BE REMOVED	1 PALM
103	SABAL PALM	12 "	TO BE REMOVED	1 PALM
104	SABAL PALM	8 "	TO BE REMOVED	1 PALM
105	SABAL PALM	12"	TO BE REMOVED	1 PALM
106	BOTTLEBRUSH	12 "	TO BE REMOVED	12"
107	BOTTLEBRUSH	9 "	TO BE REMOVED	9"
108	BOTTLEBRUSH	6 "	TO BE REMOVED	6"
109	BOTTLEBRUSH	8 "	TO BE REMOVED	8"
110	SABAL PALM	9 "	TO BE REMOVED	1 PALM
111	SABAL PALM	9 "	TO BE REMOVED	1 PALM
112	BOTTLEBRUSH	9"	TO BE REMOVED	9"
113	SABAL PALM	10 "	TO BE REMOVED	1 PALM
114	SABAL PALM	12 "	TO BE REMOVED	1 PALM
115	SABAL PALM	10 "	TO BE REMOVED	1 PALM
116	SABAL PALM	13 "	TO BE REMOVED	1 PALM
117	SABAL PALM	12 "	TO BE REMOVED	1 PALM
118	SABAL PALM	12 "	TO BE REMOVED	1 PALM
119	SABAL PALM	14 "	TO BE REMOVED	1 PALM

TOTAL TREES REMOVED: = 5 BOTTLEBRUSH TREES
14 SABAL PALMS

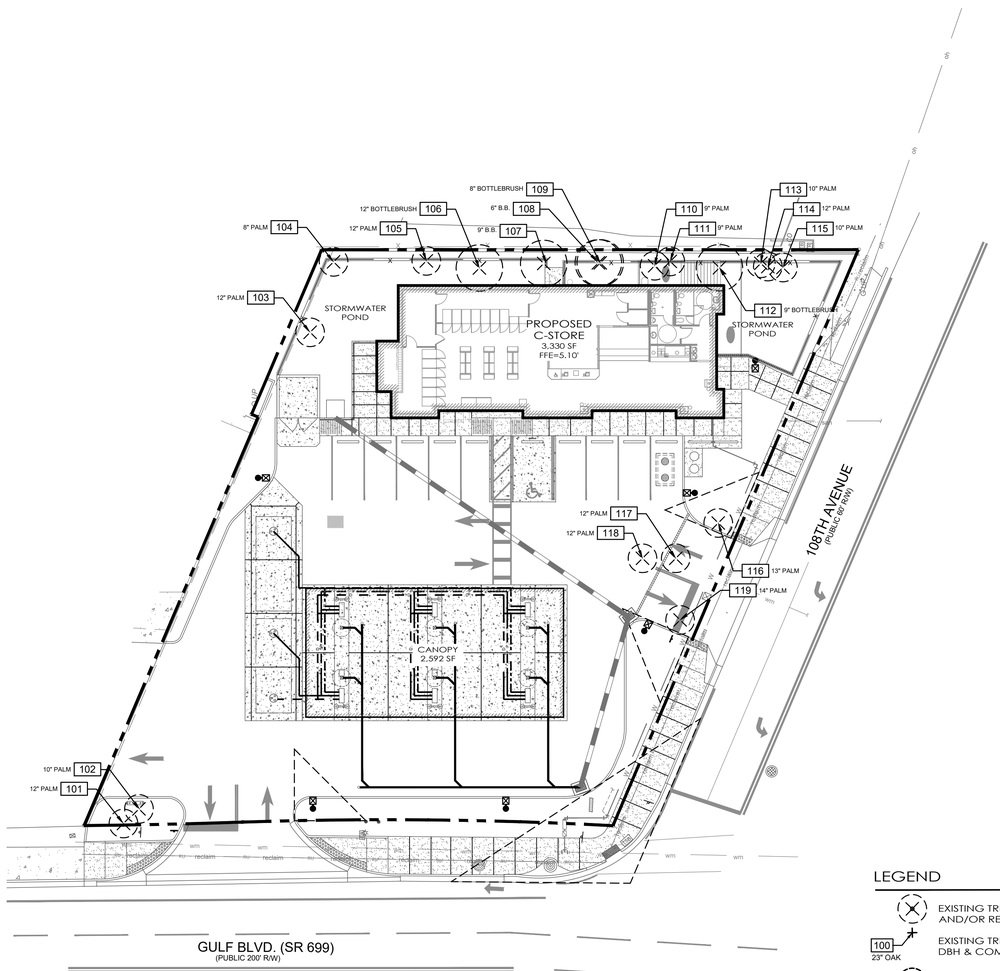
Tree Mitigation Calculations

	QUANTITY	DBH (INCHES)	MITIGATION REQ.
TO BE REMOVED			
PROTECTED			
BOTTLETBRUSH (OVER 6" DBH)	5 TREES	44 "	44"
SABAL PALMS (OVER 6" DBH)	14 PALMS		14 PALMS

MITIGATION (REPLACEMENT)

	REQUIRED	PROVIDED
TOTAL TREE MITIGATION REQUIRED (6) TREES @ 4" CAL. = 24" (5) TREES @ 3" CAL. = 15"	44"	39 " *(5" SHORTFALL)*
TOTAL PALM MITIGATION REQUIRED	14 PALMS	14 PALMS

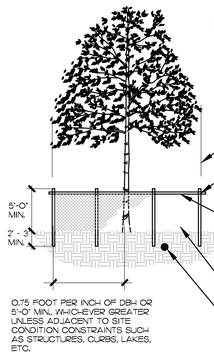
PLEASE NOTE:
THE 5-INCH SHORTFALL IS DUE TO THE LACK OF PERVIOUS SPACE AVAILABLE TO PLANT ADDITIONAL TREES, AND THE AVAILABILITY OF LARGER CALIPER ORNAMENTAL TREES PROPOSED. A FEE IN-LIEU OF WILL BE PROVIDED/ (TO BE CLARIFIED BY THE CITY)



LEGEND

- EXISTING TREE/PALM TO BE REMOVED AND/OR RELOCATED
- 100 23" OAK — EXISTING TREE/PALM I.D. TAG DBH & COMMON NAME
- EXISTING TREE/PALM TO REMAIN
- EXISTING OFF-SITE TREE/PALM
- TPZ - TREE PROTECTION ZONE

PLAN VIEW | SCALE 1" = 20' - 0" | -



NOTES:
1. CALIPER IS MEASURED AT DIAMETER AT BREAST HEIGHT (DBH), 4.5' ABOVE GRADE.
2. THE MAX. REQUIRED UNDISTURBED AREA SHALL NOT EXCEED 24 FEET FROM THE CENTER OF THE TREE.

ALL EXISTING TREES TO BE PROTECTED DURING ANY LAND CLEARING AND/OR CONSTRUCTION AS FOLLOWS:

(A) PRIOR TO ANY LAND CLEARING OPERATIONS, TEMPORARY BARRIERS SHALL BE INSTALLED AROUND ALL TREES TO REMAIN WITHIN THE LIMITS OF LAND CLEARING OR CONSTRUCTION AND SHALL REMAIN UNTIL THE COMPLETION OF THE WORK.

TREE PROTECTION SHALL COMPLY WITH THE JURISDICTIONS REGULATIONS.

(B) NO MATERIALS, TRAILERS, EQUIPMENT OR CHEMICALS SHALL BE STORED, OPERATED DUMPED, BURIED OR BURNED WITHIN THE PROTECTED AREAS.

NO ATTACHMENT, WIRES (OTHER THAN PROTECTIVE GUY WIRES), SIGNS OR PERMITS SHALL BE ATTACHED TO A PROTECTED TREE.

(C) PROTECTED TREES SHALL BE PRUNED TO RESTORE THIS NATURAL SHAPE AND FERTILIZED AS NECESSARY TO COMPENSATE FOR ANY LOSS OF ROOTS AND TO STIMULATE ROOT GROWTH.

ANY DAMAGE TO TREE CROWNS OR ROOT SYSTEMS SHALL BE REPAIRED IMMEDIATELY AFTER DAMAGE OCCURS.

TYPICAL TREE PROTECTION DETAIL
NOT TO SCALE

General Notes

1. THE EXISTING TREE LOCATIONS AND SIZES (DBH) DEPICTED WITHIN THE LANDSCAPE PLAN SET ARE TAKEN FROM THE CERTIFIED SURVEY DATED MARCH 8, 2022, PREPARED BY ALTAMAX SURVEYING, (407) 677-0200.
2. THE CANOPY SHOWN ON THE PLANS ARE GRAPHIC AND DO NOT ACCURATELY REPRESENT EXISTING CANOPY.
3. A TREE REMOVAL PERMIT IS REQUIRED PRIOR COMMENCEMENT OF DEVELOPMENT ACTIVITY.
4. A CERTIFIED ARBORIST, NOT THE LANDSCAPE ARCHITECT IS RESPONSIBLE FOR ANY TREE EVALUATION IF REQUIRED BY THE COUNTY.
5. THE AREA WITHIN THE DRIP LINE OF EXISTING TREES AND/OR PALMS SCHEDULED TO REMAIN AND BE PROTECTED, SHALL BE UNDISTURBED.
6. THE FOLLOWING ACTIVITIES ARE PROHIBITED WITHIN THE DRIP LINE OF PRESERVED TREES AND/OR PALMS:
   A. IMPROVEMENTS, FILL, MACHINERY AND VEHICLE TRAVEL OR PARKING
   B. UNDERGROUND UTILITIES
   C. GRADE CHANGES; COMPACTION OF SOIL, OR EXCAVATION
   D. STORAGE OR CONSTRUCTION MATERIALS.
7. THE TREE PROTECTION BARRICADES SHALL CONSIST OF A CHAINLINK FENCE OR ORANGE SAFETY FENCE PER THE DETAIL UNLESS OTHERWISE APPROVED BY THE COUNTY.
8. IF POSSIBLE, BARRICADES SHALL BE ERECTED AT A MINIMUM DISTANCE FROM THE BASE OF THE TREES AND/OR PALMS TO BE PRESERVED AS FOLLOWS:
   A. TREES/PALMS 10-IN. OR LESS DBH - 5-FT. MIN. FROM BASE OF TREE TO BE PROTECTED.
   B. TREES/PALMS GREATER THAN 10-IN. DBH - 10-FT., PLUS 1-FT. FOR EACH ADDITIONAL INCH DBH GREATER THAN 10-IN. FROM BASE OF TREE TO BE PROTECTED.

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REFERENCE NORTH
0' 20' 40'
SCALE: 1" = 20'

No.	REVISION / ISSUE	Date
	ISSUE FOR PERMIT	01/24/2024
1	RESPONSE TO COMMENTS	04/02/2025

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FL Cert. of Auth. No. 27889

Client Name: Rally

PATRICK D. CUNNINGHAM
FL REG. NO. LA0001669

Digitally signed by Patrick D. Cunningham
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Date: 2026.04.01 16:40:49 -04'00'

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Project Name and Address: RISSER RALLY
10801 GULF BLVD.
TREASURE ISLAND, FL 33706

Sheet Title: TREE INVENTORY PLAN

Project No.	Sheet
35-652.00	LP02.01
Date: 01/24/2024	
Scale: AS NOTED	

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NOTES:

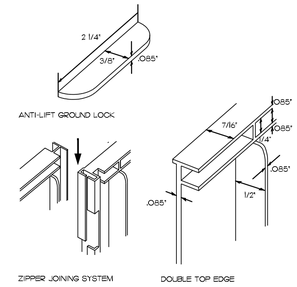
SPECIFIED TREE ROOT BARRIERS ARE A MECHANICAL BARRIER AND ROOT DEFLECTOR TO PREVENT TREE ROOTS FROM DAMAGING HARDSCAPES AND LANDSCAPES. ASSEMBLED IN 2' LONG MODULES TO CREATE VARYING SIZES OF CYLINDERS FOR SURROUNDING ROOT BALLS (SURROUND PLANTING STYLE) OR FOR LINEAR APPLICATIONS DIRECTLY BESIDE A HARDSCAPE ADJACENT TO ONE SIDE OF THE TREES (LINEAR PLANTING STYLE).

A. MATERIALS

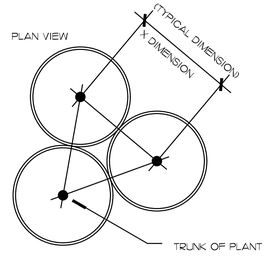
1. THE CONTRACTOR SHALL FURNISH AND INSTALL TREE ROOT BARRIERS AS SPECIFIED. THE TREE ROOT BARRIERS SHALL BE PRODUCT # UB 24-2, # UB 36-2 AND # UB 48-2 AS MANUFACTURED BY DEEP ROOT PARTNERS, L.P. 345 LORTON AVE. #103, BURLINGAME, CA (800-458-7668), OR APPROVED EQUAL. THE BARRIER SHALL BE BLACK, INJECTION MOLDED PANELS, OF 0.065" WALL THICKNESS IN MODULES 24" LONG BY 24" & 48" DEEP, MANUFACTURED WITH A MINIMUM 50% POST CONSUMER RECYCLED POLYPROPYLENE PLASTIC WITH ADDED ULTRAVIOLET INHIBITORS, RECYCLABLE. EACH PANEL SHALL HAVE:

B. CONSTRUCTION AND INSTALLATION

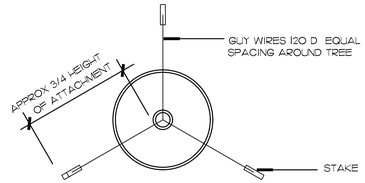
1. THE CONTRACTOR SHALL INSTALL THE TREE ROOT BARRIERS WITH THE NUMBER OF PANELS AND IN THE MANNER SHOWN ON THE DRAWINGS. THE VERTICAL ROOT DEFLECTING RIBS SHALL BE FACING INWARDS TO THE ROOT BALL AND THE TOP OF THE DOUBLE EDGE SHALL BE 1/2" ABOVE GRADE. EACH OF THE REQUIRED NUMBER OF PANELS SHALL BE CONNECTED TO FORM A CIRCLE AROUND THE ROOT BALL OR WHERE SPECIFIED JOINED IN A LINEAR FASHION AND PLACED ALONG THE ADJACENT HARDSCAPE.
   ALL STREET TREES WITH TRUNKS CLOSER THAN 4 FT. TO PAVED SURFACES SHALL BE PLANTED WITH ROOT BARRIER BETWEEN THE ROOT BALL AND PAVING.
   PLANTINGS WITHIN TREE WELLS REQUIRE ROOT BARRIERS ALONG ALL SIDES OF THE TREE WELL.
2. EXCAVATION AND SOIL PREPARATION SHALL CONFORM TO THE DRAWINGS.
3. THE TREE ROOT BARRIERS SHALL BE BACKFILLED ON THE OUTSIDE WITH 3/4" TO 1 1/2" GRAVEL OR CRUSHED ROCK AS SHOWN ON THE DRAWINGS. NO GRAVEL BACKFILL IS REQUIRED FOR A LINEAR PLANTING



TYPICAL ROOT BARRIER INSTALLATION
NOT TO SCALE

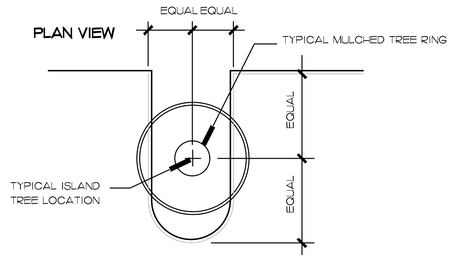


TYPICAL PLANT SPACING DETAIL
NOT TO SCALE

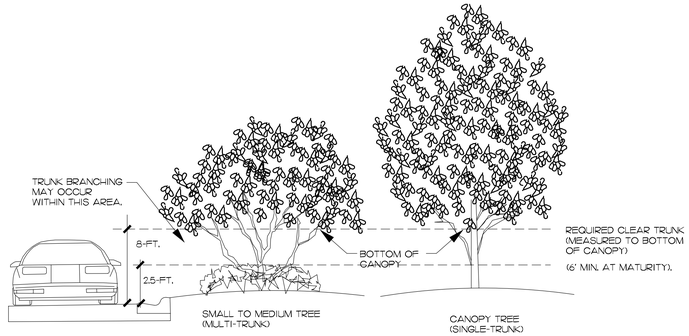


(UNDER 16'-0" HT.)

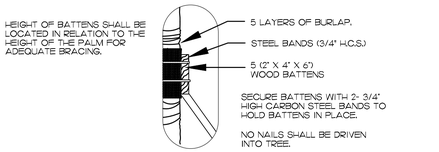
TYPICAL TREE GUYING DETAIL
NOT TO SCALE

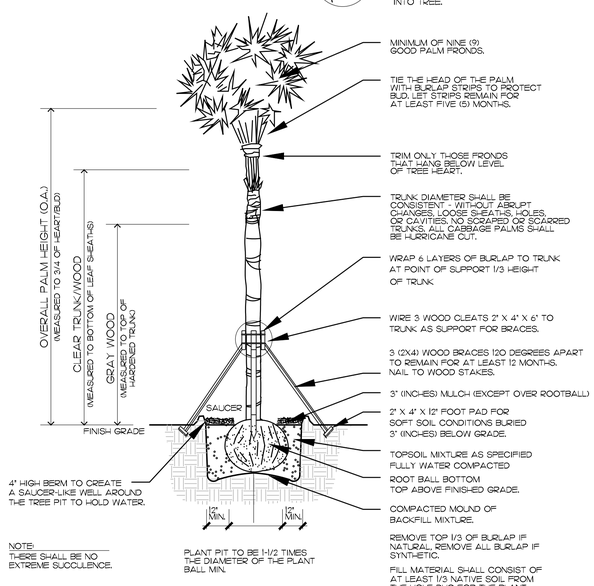


TYPICAL ISLAND TREE LOCATION DETAIL
NOT TO SCALE



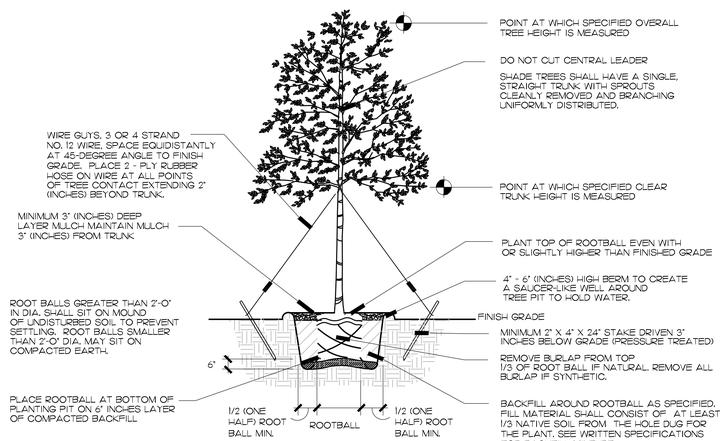
CLEAR TRUNK WITHIN SIGHT TRIANGLE DETAIL
NOT TO SCALE



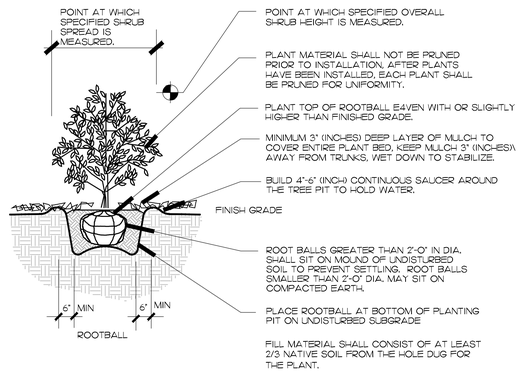


NOTE:
THERE SHALL BE NO EXTREME SUCCULENCE.

TYPICAL PALM PLANTING DETAIL
NOT TO SCALE



TYPICAL TREE PLANTING DETAIL
NOT TO SCALE



TYPICAL SHRUB/ GROUNDCOVER PLANTING DETAIL
NOT TO SCALE

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pcunningham.LLC@gmail.com

No.	REVISION / ISSUE	Date
	ISSUE FOR PERMIT	01/26/2024

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FL Cert. of Auth. No. 27889

Client Name

Rally

PATRICK D. CUNNINGHAM
FL REG. NO. LA0001669

Digitally signed by Patrick D. Cunningham
DN: c=US, sn=Cunningham, givenName=Patrick D., email=pcunningham.llc@gmail.com, cn=Patrick D. Cunningham
Date: 2026.04.01 16:41:04 -04'00'

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Project Name and Address
RISSER RALLY
10801 GULF BLVD.
TREASURE ISLAND, FL 33706

Sheet Title
LANDSCAPE DETAILS

Project No.	Sheet
35-652.00	LP02.01
Date: 01/24/2024	
Scale: AS NOTED	

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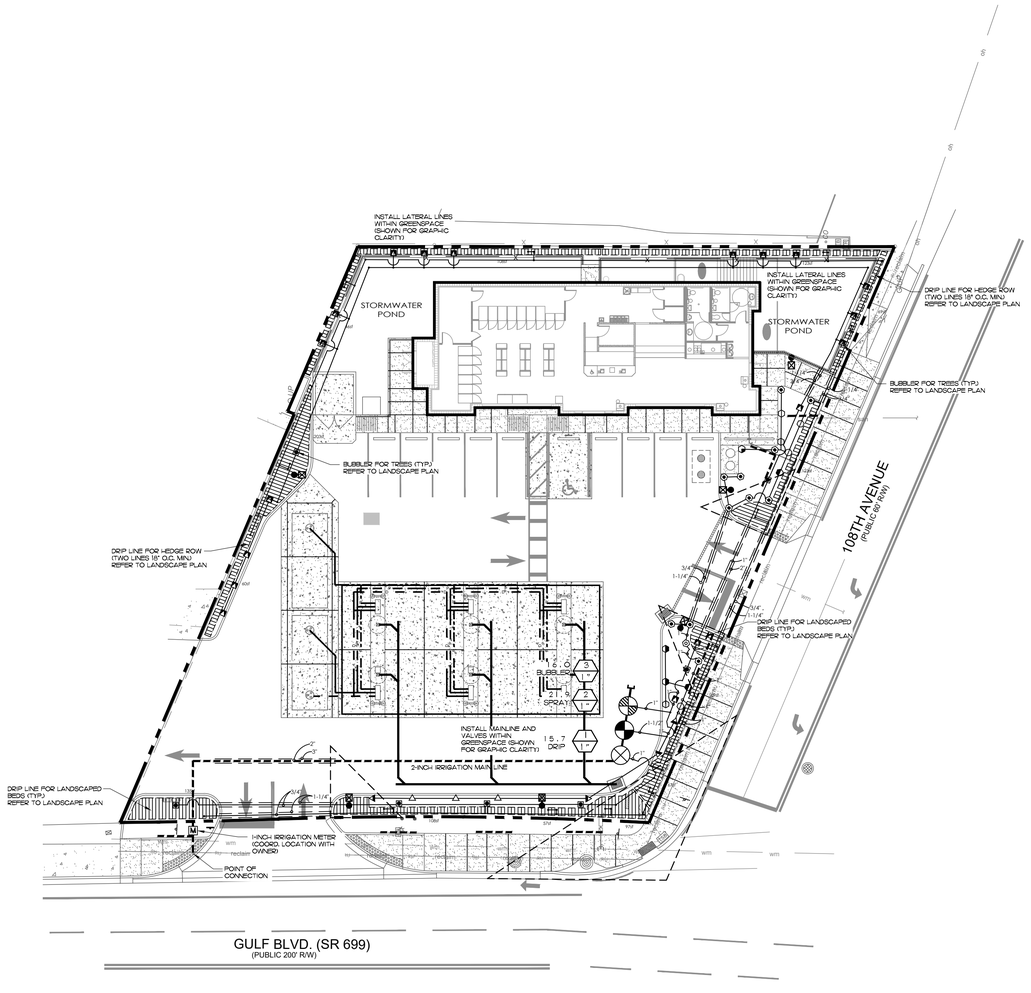

PLAN VIEW | SCALE 1" = 20' - 0" | -

Irrigation Legend

PLEASE NOTE: ALL IRRIGATION SPRAY HEADS TO BE 30 PSI REGULATED 6" POP-UP, CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.

HUNTER PROS-06-PRS30-R 5' STRIP SPRAY
- LCS @ 0.65 GPM
- RCS @ 0.65 GPM
- SST @ 1.30 GPM

HUNTER PROS-06-PRS30-R 4' RADIUS
- H @ 0.45 GPM

HUNTER PROS-06-PRS30-R 6' RADIUS
- Q @ 0.51 GPM
- H @ 0.98 GPM

HUNTER PROS-06-PRS30-R 8' RADIUS
- Q @ 0.24 GPM
- H @ 0.47 GPM
- F @ 0.97 GPM

HUNTER PROS-06-PRS30-R 10' RADIUS
- Q @ 0.42 GPM
- H @ 0.88 GPM
- F @ 1.59 GPM

HUNTER PROS-06-PRS30-R 12' RADIUS
- Q @ 0.67 GPM
- H @ 1.30 GPM
- F @ 2.70 GPM

HUNTER PROS-06-PRS30-R 15' RADIUS
- Q @ 0.97 GPM
- H @ 1.69 GPM
- F @ 3.75 GPM

HUNTER PROS-06-PRS30-R 17' RADIUS
- Q @ 1.15 GPM
- H @ 2.37 GPM

HUNTER PROS-06-PRS30-R ADJ
- 8 @ 1.76 GPM
- 10 @ 2.00 GPM
- 12 @ 2.52 GPM
- 15 @ 3.72 GPM
- 17 @ 4.60 GPM

HUNTER PCB:-R FLOOD BUBBLER, 1/2" FIPT.
- 50 @ 0.50 GPM
- 10 @ 1.00 GPM

AREA TO RECEIVE DRIPLINE

HUNTER PLD-10-12 (18)
IN-LINE PRESSURE COMPENSATING LANDSCAPE DRIPLINE WITH BUILT-IN CHECK VALVE, 1.0 GPH EMITTERS AT 12.0" O.C. DRIPLINE LATERALS SPACED AT 18.0" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV RESISTANT.

HUNTER PCZ-101-25
DRIP CONTROL VALVE KIT. 1" PGV GLOBE VALVE WITH 1" HY100 FILTER SYSTEM. PRESSURE REGULATION: 25PSI. FLOW RANGE: 0.5 GPM TO 15 GPM. 150 MESH STAINLESS STEEL SCREEN.

HUNTER PGV-101G
1" PLASTIC ELECTRIC REMOTE CONTROL VALVE, FOR RESIDENTIAL/LIGHT COMMERCIAL USE. FEMALE NPT INLET/OUTLET. GLOBE CONFIGURATION, WITH FLOW CONTROL.

MATCO-NORCA 514TX
1/2"-4" BRASS GATE VALVE, FULL PORT, WITH SOLID WEDGE. IPS, CROSS HANDLE. SAME SIZE AS MAINLINE PIPE.

HUNTER IC-1800-PL-R
MODULAR CONTROLLER, 18 STATIONS, OUTDOOR MODEL, PLASTIC CABINET. COMMERCIAL USE, WITH TWO ICM-600 MODULES INCLUDED

HUNTER WSS-SEN
WIRELESS SOLAR, RAIN FREEZE SENSOR WITH OUTDOOR INTERFACE. CONNECTS TO HUNTER X-CORE AND ACC CONTROLLERS, INSTALL AS NOTED, INCLUDES GUTTER MOUNT BRACKET, MODULE NOT INCLUDED.

M — IRRIGATION SOURCE
1" METER @ 28 GPM AT 60 PSI REQUIRED

IRRIGATION LATERAL LINE:
PURPLE FOR RE-USE WATER
PVC CLASS 160 SDR 26
PVC CLASS 315 FOR 1/2" PIPE,
PVC CLASS 200 FOR 3/4" PIPE,
PVC CLASS 160 SDR 26 FOR 1" AND ABOVE.

PLEASE NOTE:
ONLY LATERAL TRANSITION PIPE SIZES 1" AND ABOVE ARE INDICATED ON THE PLAN, WITH ALL OTHERS BEING 3/4" IN SIZE.

IRRIGATION MAINLINE:
PURPLE FOR RE-USE WATER
PVC SCHEDULE 40 IRRIGATION PIPE.

PIPE SLEEVE:
PVC SCHEDULE 40

VALVE CALL OUT
VALVE FLOW / VALVE NUMBER / VALVE SIZE

Sleeve Size Schedule

PIPE SIZE	SLEEVE SIZE
3/4"	1-1/4"
1"	2"
1-1/4"	2-1/2"
1-1/2"	2-1/2"
2"	3"
2-1/4"	4"
3" - 4"	6"

ALL IRRIGATION FIXTURES/ EQUIPMENT SPECIFIED TO BE FOR RECLAIMED, RE-USE, NON-POTABLE IRRIGATION.

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- land planning
- landscape architecture

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pcunningham.LLC@gmail.com

REFERENCE NORTH

0' 20' 40'

SCALE: 1" = 20'

No.	REVISION / ISSUE	Date
	RESPONSE TO COMMENTS	04/02/2026
	ISSUE FOR PERMIT	01/24/2024

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PATRICK D. CUNNINGHAM LANDSCAPE ARCHITECT STATE OF FLORIDA

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IRRIGATION PLAN

Project No.	Sheet
35-652.00	IR01.01
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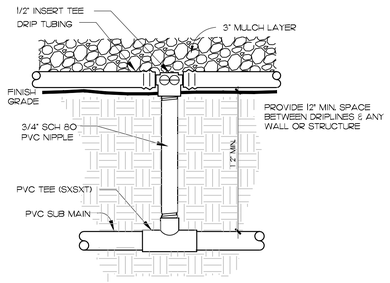
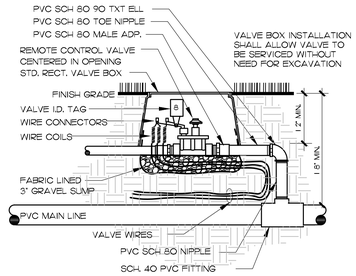
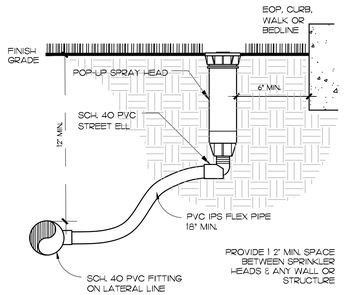


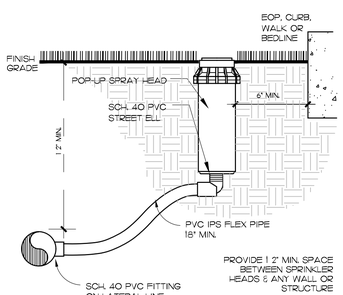
PVC - DRIP CONNECTION
NOT TO SCALE



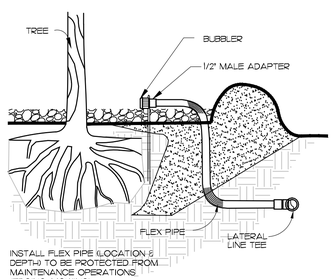
REMOTE CONTROL VALVE
NOT TO SCALE



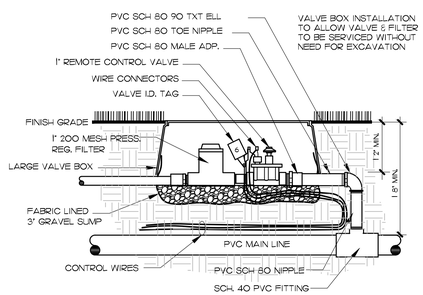
TURF SPRAY HEAD
NOT TO SCALE



TURF ROTOR HEAD
NOT TO SCALE



TREE BUBBLER
NOT TO SCALE



20 gpm DRIP ZONE CONTROL VALVE
NOT TO SCALE

General Notes

1. IRRIGATION SYSTEM DESIGN REQUIREMENTS: 28 GPM @ A MINIMUM OF 60 PSI AT THE POINT OF CONNECTION. THE IRRIGATION CONTRACTOR SHALL VERIFY THE AVAILABLE GPM AND PSI PRIOR TO INSTALLATION OF THE SYSTEM.
2. DO NOT INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT CONDITIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE DESIGN PROCESS. FOR EXAMPLE: OBSTRUCTIONS, GRADE DIFFERENCES, WATER LEVELS, DIMENSIONAL DIFFERENCES, ETC. REFER TO THE LANDSCAPE PLAN TO AVOID CONFLICTS WITH PROPOSED TREES OR SHRUBS.
3. PIPING MAY SOMETIMES BE INDICATED AS BEING LOCATED IN UNLIKELY AREAS: I.E., UNDER BUILDINGS OR PAVEMENT, OUTSIDE OF PROPERTY LINES, IN LAKES OR DITCHES, ETC. THIS IS DONE FOR GRAPHIC CLARITY ONLY. WHENEVER POSSIBLE, PIPING IS TO BE INSTALLED IN PERVIOUS AREAS.
4. ALL COMPONENTS ARE SHOWN AND/OR DEPICTED ON THE PLAN SHEETS REPRESENT APPROXIMATE LOCATION(S) ONLY, AND ARE FOR CLARIFICATION PURPOSES. THE FINAL LOCATION OF ALL COMPONENTS SHALL BE SUBJECT TO APPROVAL BY THE OWNER AND/OR OWNER'S REPRESENTATIVE.
5. DO NOT SCALE PLAN FOR EXACT HEAD LOCATION.
6. PIPE SIZES SHALL CONFORM TO THOSE ON THE DRAWINGS. SUBSTITUTING WITH SMALLER PIPE SIZES WILL NOT BE PERMITTED.
7. MAIN LINE: FITTINGS SHALL BE PVC SCH. 40 JOINT FITTINGS. PIPES PLACED IN SLEEVES SHALL BE SCH. 40 SOLVENT WELD PIPE WITH ADEQUATE RESTRAINTS. SLEEVE LOCATION ARE ACCOMPANIED WITH A 2" ELECTRICAL CHASE FOR THE CONTROL WIRING.
8. MAINLINE IS TO BE INSTALLED WITH A MINIMUM OF 18-IN. DEPTH OF COVER. LATERAL LINES ARE TO BE INSTALLED WITH A MINIMUM OF 12" DEPTH OF COVER.
9. UNLESS OTHERWISE INDICATED, ALL SLEEVES ARE TO BE PVC SCH 40 AND TWO (2) NOMINAL SIZES LARGER THAN THE PIPE TO BE SLEEVED. FOR EXAMPLE: THE SLEEVE FOR A 2-IN. PIPE SHALL BE 3-IN.
10. INSTALL VALVES IN MULCHED BEDS AND/OR IN LOW TRAFFIC AREAS. ALL VALVES , FLUSH VALVES AND WIRE SPLICES SHALL BE INSTALLED IN RAIN BIRD WIDE FLANGED, STRUCTURAL FOAM "PLASTIC" VALVES BOXES
11. THE BOTTOM AND SIDES OF THE VALVE BOXES SHALL BE LINED WITH LANDSCAPE FABRIC. INSTALL A 3-IN. DEEP BED OF GRAVEL ON THE LANDSCAPE FABRIC TO CREATE A DRAINAGE SUMP.
12. ALL POP-UP SPRINKLER HEADS SHALL BE INSTALLED LEVEL AND FLUSH TO GRADE.
13. THE TOPS OF ALL SHRUB SPRINKLERS SHALL BE INSTALLED 12-IN. ABOVE HEIGHT OF SURROUNDING PLANT MATERIAL. FOR PLANT HEIGHTS OF 12-IN. OR MORE, SUPPORT RISER WITH #5 REBAR STAKE AND NYLON CABLE TIES. ALL RISERS SHALL BE PLACED A MINIMUM OF 12-IN. FROM ANY SIDEWALK, EDGE OF PAVEMENT OR STRUCTURE.
14. LOCATION OF ALL SPRINKLER HEADS SHALL BE SITE ADJUSTED TO MINIMIZE WATER OVERTHROW ONTO BUILDING SURFACES AND WALKWAYS. THROTTLE VALVES ON SPRAY ZONES AS REQUIRED TO PREVENT FOGGING.
15. INSTALL DRIP TUBING AT GRADE AND COVER WITH MULCH. TYPICAL SPACING FOR DRIP TUBING IS 18-IN. TO 24-IN. ON CENTER, SPACING TO BE DETERMINED BY PLANT LAYOUT. REFER TO LANDSCAPE PLAN. ANCHOR TUBING EVERY 7-FT. WITH 8-IN. LONG WIRE TUBING STAKES. INSTALL FLUSH VALVE ASSEMBLIES AT ALL TUBING "DEAD ENDS".
16. EXACT CONTROLLER LOCATION(S) SHALL BE COORDINATED WITH AN OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR THE CONNECTION FROM THE POWER SOURCE TO THE CONTROLLER(S).
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HARD WIRING ALL ELECTRICAL SERVICE CONNECTIONS, AND SHALL RUN TWO (2) ADDITIONAL SETS OF WIRES IN EACH DIRECTION TO EACH END OF THE MAIN FOR FUTURE USE.
18. INSTALL IRRIGATION CONTROLLER PER MANUFACTURERS SPECIFICATIONS.
19. AT EACH IRRIGATION CONTROLLER, INSTALL A "SECONDARY SURGE ARRESTER" TO THE INCOMING (120 VOLT) POWER SUPPLY (INTERMATIC #AG2401 OR EQUAL).
20. A WEATHER BASED SENSOR WITH INTERFACE SHALL BE CONNECTED TO IRRIGATION CONTROLLER. THE SENSOR/ SHALL ADJUST IRRIGATION PROGRAM BASED ON DAILY WEATHER READINGS. SENSOR SHALL BE INSTALLED TO MEET LOCAL CODES AND/OR MINIMUM MANUFACTURER'S RECOMMENDATIONS. OBSTRUCTIONS, VANDALISM AND EASE OF SERVICE SHALL BE CONSIDERED IN LOCATING THE DEVICE.
21. IRRIGATION CONTRACTOR SHALL PREPARE AN AS-BUILT DRAWING ON REPRODUCIBLE PAPER DETAILING THE ACTUAL INSTALLATION OF THE IRRIGATION SYSTEM. THE AS-BUILT DRAWINGS SHALL LOCATE ALL MAIN LINE PIPING, CONTROL WIRES, WIRE SPLICES, SLEEVES AND VALVES BY SHOWING EXACT MEASUREMENTS FROM PERMANENT FEATURES (BUILDINGS, EDGE OF PAVEMENT, POWER POLES, FIRE HYDRANTS, ETC.). INCLUDE DEPTH OF COVER ON MAINLINE AND SLEEVES.
22. NO PRODUCT SUBSTITUTIONS WILL BE PERMITTED WITHOUT THE WRITTEN PERMISSION OF THE OWNER'S REPRESENTATIVE. IRRIGATION CONTRACTOR TO PROVIDE SUBMITTALS TO THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION.
23. ANY OTHER EQUIPMENT REQUIRED THAT IS NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND LOCAL CODE.

Additional Notes

1. AN AUTOMATIC IRRIGATION SYSTEM TO BE PROVIDED THAT MEETS OR EXCEEDS THE FULL REQUIREMENTS OF THE LAND DEVELOPMENT REGULATIONS.
2. THE OWNER WILL SUPPLY ALL PROPOSED PLANT MATERIAL WITH 100% IRRIGATION (AUTOMATIC) COVERAGE (WITH 50% OVERLAP MINIMUM) WITHIN TEN DAYS OF INITIAL INSTALLATION. THE CONTRACTOR SHALL MAKE ALL ADJUSTMENTS TO THE IRRIGATION SYSTEM TO INSURE 100% COVERAGE.
3. RE-USE WATER IS TO BE USED FOR IRRIGATION. THEREFORE, ALL EQUIPMENT IS TO BE SPECIFIED / MARKED AS SUCH IF REQUIRED BY THE JURISDICTION. (PURPLE LATERALS, HEADS, ETC.)
4. ALL IRRIGATION SHALL USE THE LOWEST QUALITY WATER AVAILABLE WHICH ADEQUATELY AND SAFELY MEETS THE NEEDS OF THE SYSTEM. STORM WATER REUSE, RECLAIMED WATER USE, GRAY WATER IRRIGATION SYSTEMS AND/OR SHALLOW WELLS SHALL BE USED. THE USE OF POTABLE WATER FOR IRRIGATION WILL NOT BE ALLOWED.

ALL IRRIGATION FIXTURES/ EQUIPMENT SPECIFIED TO BE FOR RECLAIMED, RE-USE, NON-POTABLE IRRIGATION.

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■ landscape architecture
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DN: c=US, sn=Cunningham, givenName=Patrick D., email=pcunningham.llc@gmail.com, cn=Patrick D. Cunningham
Date: 2026.04.01 16:41:36 -04'00'

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY PATRICK D. CUNNINGHAM, #LA0001669 ON THE DATE AND/OR TIME STAMP SHOWN USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED BY A 3RD PARTY CERTIFICATE. AUTHORITY ON ANY ELECTRONIC COPY: FAC 61G15-23.004

Project Name and Address
RISSER RALLY
10801 GULF BLVD.
TREASURE ISLAND, FL 33706

Sheet Title
IRRIGATION DETAILS

Project No.	Sheet
35-652.00	IR02.01
Date: 01/24/2024	
Scale: AS NOTED	

Case Number: _____

City of Treasure Island Planning and Zoning Board or City Commission Review Application

Please use blue or black ink only. Failure to complete this form in its entirety will result in this application being returned without review. Note: A separate application is required for each request.

Property Owners: ~~Cara~~ Cara Cara LLC

Address: 2365 Executive Drive, Clearwater, FL

Phone: [redacted]

Fax: _____

Email: [redacted]

Agent: Infinity Engineering Group

Address: 1208 E Kennedy Blvd Tampa, FL 33602

Phone: [redacted]

Fax: _____

Email: [redacted]

List all Legal Owner(s) of Property: Cara Cara LLC

Complete legal description (may be placed on attached separate page): Part of the City of TI Block 8, Lot 1 per exhibit A Deed

Development Name: Riser Rally

Site Location/Address: 10801 Gulf Blvd, Treasure Island

Area of Development (Acreage or Square Feet) 0.543 acres

Parcel Identification Number (list all): 23-31-15-91836-008.001

Application Request: Site plan Rvieew - Demo existing store, Canopy, and related infrastructure - New development

Future Land Use Designation: PRMU

Proposed Future Land Use: PRMU

Current Zoning: PR-MU-GB

Proposed Zoning: PR-MU-GB

I certify that I have reviewed the Land Development Regulations and that my submission meets all requirements. The only exceptions are those items to which I am requesting variances to or waivers from certain sections of the code and understand that they must be listed on the plans individually and on the attached transmittal. I understand that if an item does need a variance, it will be necessary to file through the appropriate review entity.

Signature must be original (No copies, scans, faxes or e-mails)

Owner/Agent

1/26/2023
Date

FIELD SURVEY REQUIRED PRIOR TO ANY PRODUCTION

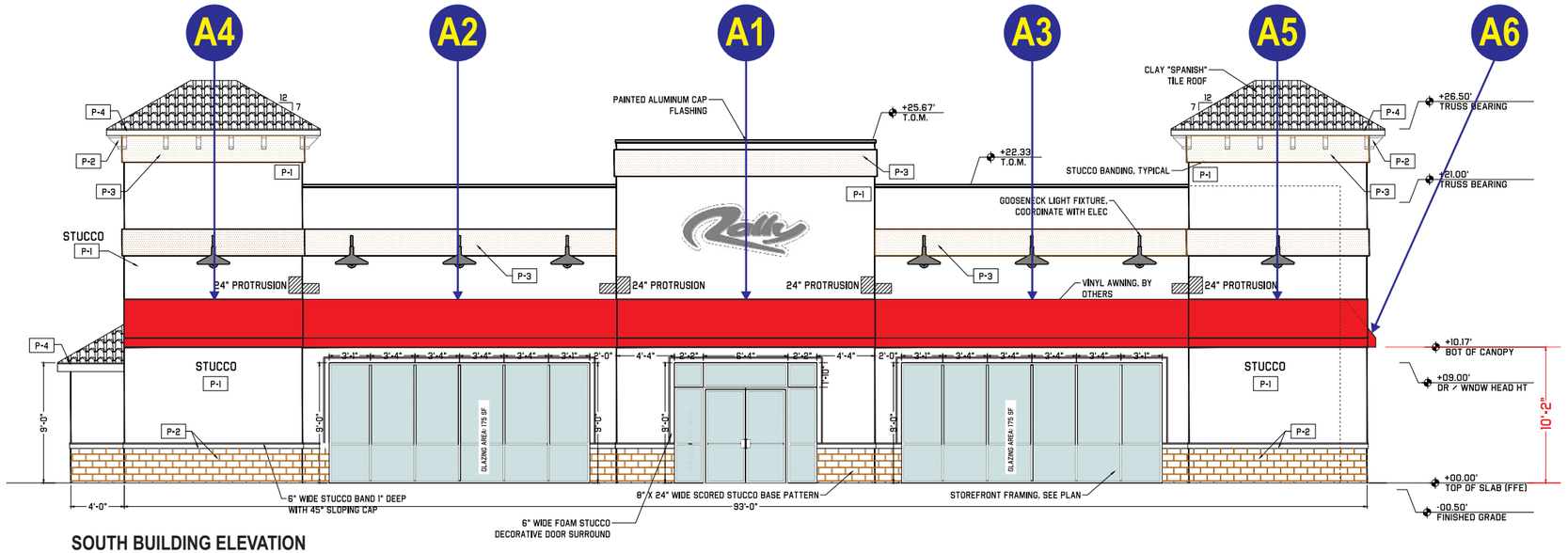
STANDARD RALLY COLORS, AS PER INFORMATION ON FILE FROM PREVIOUS PRODUCTION:

Rally Yellow: 3630-15 (translucent), 7725-015 (opaque), PMS 109c.
Rally Red: 3630-33 (translucent), 7725-63 (Geranium Red, opaque), PMS 485c.
Rally Dark Blue/Purple: 3630-87 (translucent), PMS 274c.
Rally Gray: 3630-51 (translucent) Silver Gray

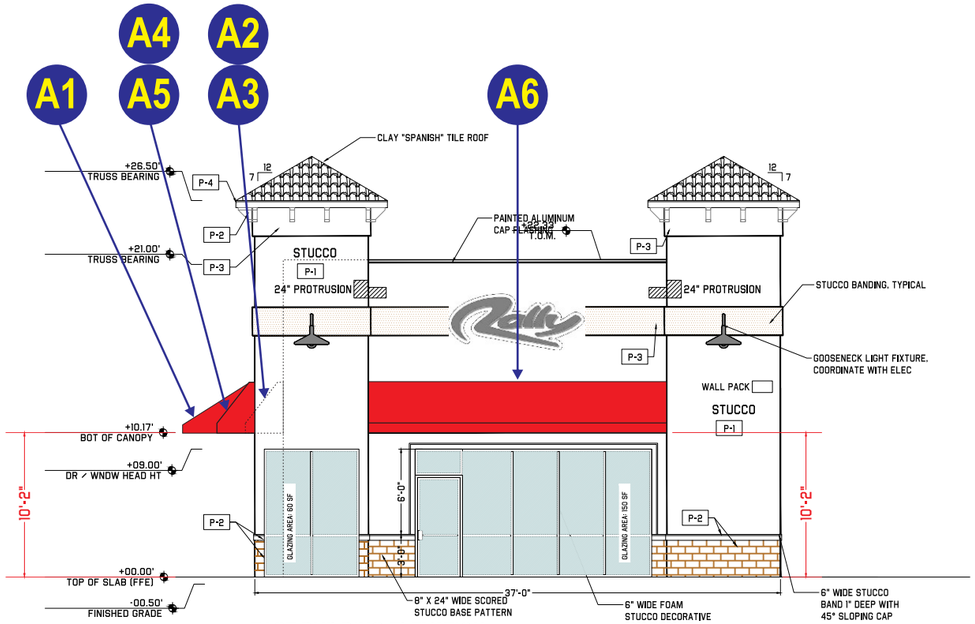
ANCHOR SCHEDULE ***ALL FASTENERS SHALL BE SPACED EVENLY***

WALL MATERIAL	ANCHOR TYPE	QTY or SPACING
CONCRETE (3ksi) or HOLLOW MASONRY	3/8" THREADED RODS WITH MIN 2" EMBED IN ADHESIVE	- - - -NOT- - - - -APPLICABLE-
	3/8" TAPCONS (OR EQUIV) WITH 2.5" EMBED	(6) AT LOGO (3) PER LTR
	3/8" EXPANSION ANCHORS WITH 3.5" EMBED	(6) AT LOGO (3) PER LTR
1/2" PLYWOOD (NO ACCESS BEHIND)	3/8" TOGGLE BOLTS	(6) AT LOGO (3) PER LTR
	1/4" WOOD SCREWS, FULL EMBED	(6) AT LOGO (4) PER LTR
METAL STUDS OR METAL PANELS	#14 METAL SCREWS TO MIN 18ga STEEL OR 0.090" ALUM	(6) AT LOGO (3) PER LTR
HOLLOW WALL (BLOCKING BEHIND)	3/8" THRUBOLTS OR LAGS TO SOLID BLOCKING BEHIND	(6) AT LOGO (3) PER LTR

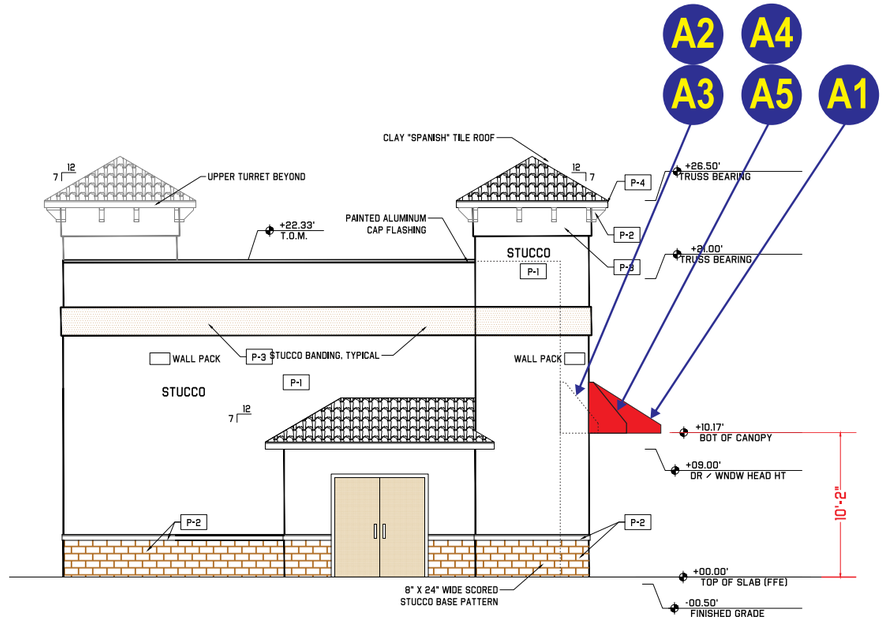
Complies with the 8th Edition 2023 Florida Building Code and the National Electric Code 2020.



SOUTH BUILDING ELEVATION
Scale: 3/32" = 1'0'



EAST BUILDING ELEVATION
Scale: 3/32" = 1'0'



WEST BUILDING ELEVATION
Scale: 3/32" = 1'0'

Project: Rally		**Rev. date / notes**
Address: 10801 Gulf Blvd, Treasure Island, FL		
Dwg#: 24-39695- 1 AWN	**File: treasure island ext awnings**	
Date: 10-24-24	**Scale: as noted**	
By: si	**Rep: rdp**	

CLIENT APPROVAL:
This print must be signed, dated, and returned to **SIGNSTAR**

Note: Structural changes may require resubmittal to third party and/or state agencies and may incur schedule delays.

APPROVED ☐ **APPROVED AS NOTED** ☐

SIGNATURE **DATE**

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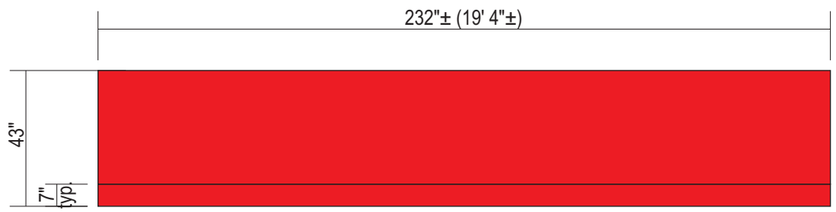
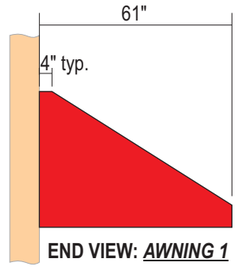
www.signstar.net
FL State Cert. #ES0000087

TOP VIEW

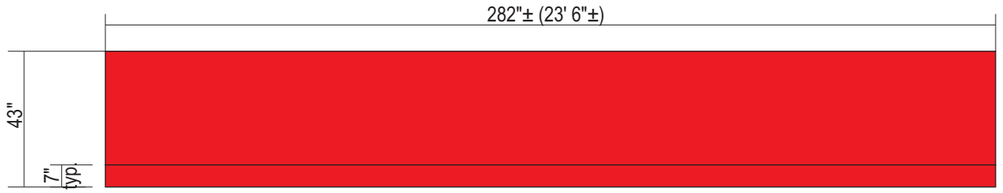


A1 FRONT VIEW

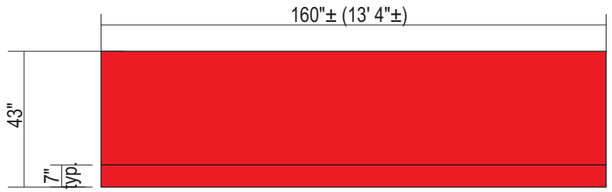


END VIEW: ***AWNING 1***

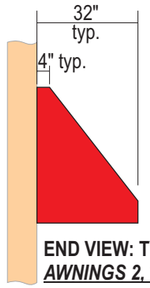
AWNINGS A1, A2, A3, A4, A5, and A6: **NON-ILLUMINATED AWNINGS**
Scale: 1/4" = 1'0"
All awnings are Milliken aluminum awning frames, using staple method attachment and beading.
Awning material to be **Sunbrella Firesist #82014**, terracotta in color, and fire-resistant.
Aluminum frame to be mill finish. Bottoms of awnings are open.



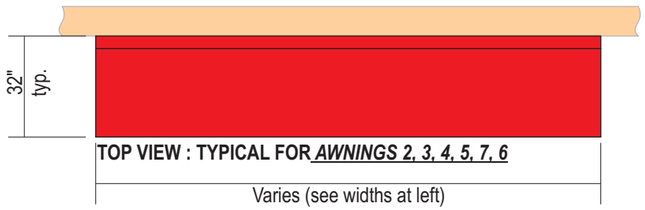
A2 A3 FRONT VIEW



A4 A5 FRONT VIEW

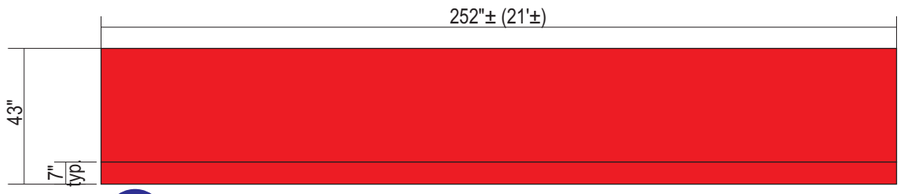


END VIEW: TYPICAL FOR ***AWNINGS 2, 3, 4, 5, 7, 6***



TOP VIEW : TYPICAL FOR ***AWNINGS 2, 3, 4, 5, 7, 6***

Varies (see widths at left)



A6 FRONT VIEW

FIELD SURVEY REQUIRED PRIOR TO ANY PRODUCTION

STANDARD RALLY COLORS, AS PER INFORMATION ON FILE FROM PREVIOUS PRODUCTION:
Rally Yellow: 3630-15 (translucent), 7725-015 (opaque), PMS 109c.
Rally Red: 3630-33 (translucent), 7725-63 (Geranium Red, opaque), PMS 485c.
Rally Dark Blue/Purple: 3630-87 (translucent), PMS 274c.
Rally Gray: 3630-51 (translucent) Silver Gray

ANCHOR SCHEDULE ***ALL FASTENERS SHALL BE SPACED EVENLY***

WALL MATERIAL	ANCHOR TYPE	QTY or SPACING
CONCRETE (3ksi) or HOLLOW MASONRY	3/8" THREADED RODS WITH MIN 2" EMBED IN ADHESIVE	----NOT---- APPLICABLE
	3/8" TAPCONS (OR EQUIV) WITH 2.5" EMBED	(6) AT LOGO (3) PER LTR
	3/8" EXPANSION ANCHORS WITH 3.5" EMBED	(6) AT LOGO (3) PER LTR
1/2" PLYWOOD (NO ACCESS BEHIND)	3/8" TOGGLE BOLTS	(6) AT LOGO (3) PER LTR
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Complies with the 8th Edition 2023 Florida Building Code and the National Electric Code 2020.

Project: Rally		**Rev. date / notes**
Address: 10801 Gulf Blvd, Treasure Island, FL		
Dwg#: 24-39695- 2 AWN	**File: treasure island ext awnings**	
Date: 10-24-24	**Scale: as noted**	
By: si	**Rep: rdp**	

CLIENT APPROVAL:
This print must be signed, dated, and returned to **SIGNSTAR**
Note: Structural changes may require resubmittal to third party and/or state agencies and may incur schedule delays.
APPROVED ☐ **APPROVED AS NOTED** ☐
SIGNATURE **DATE**

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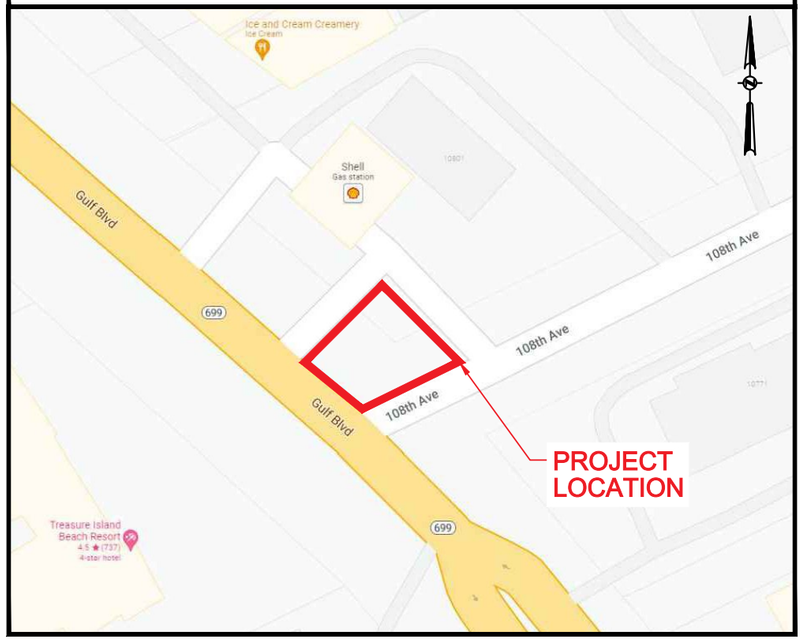
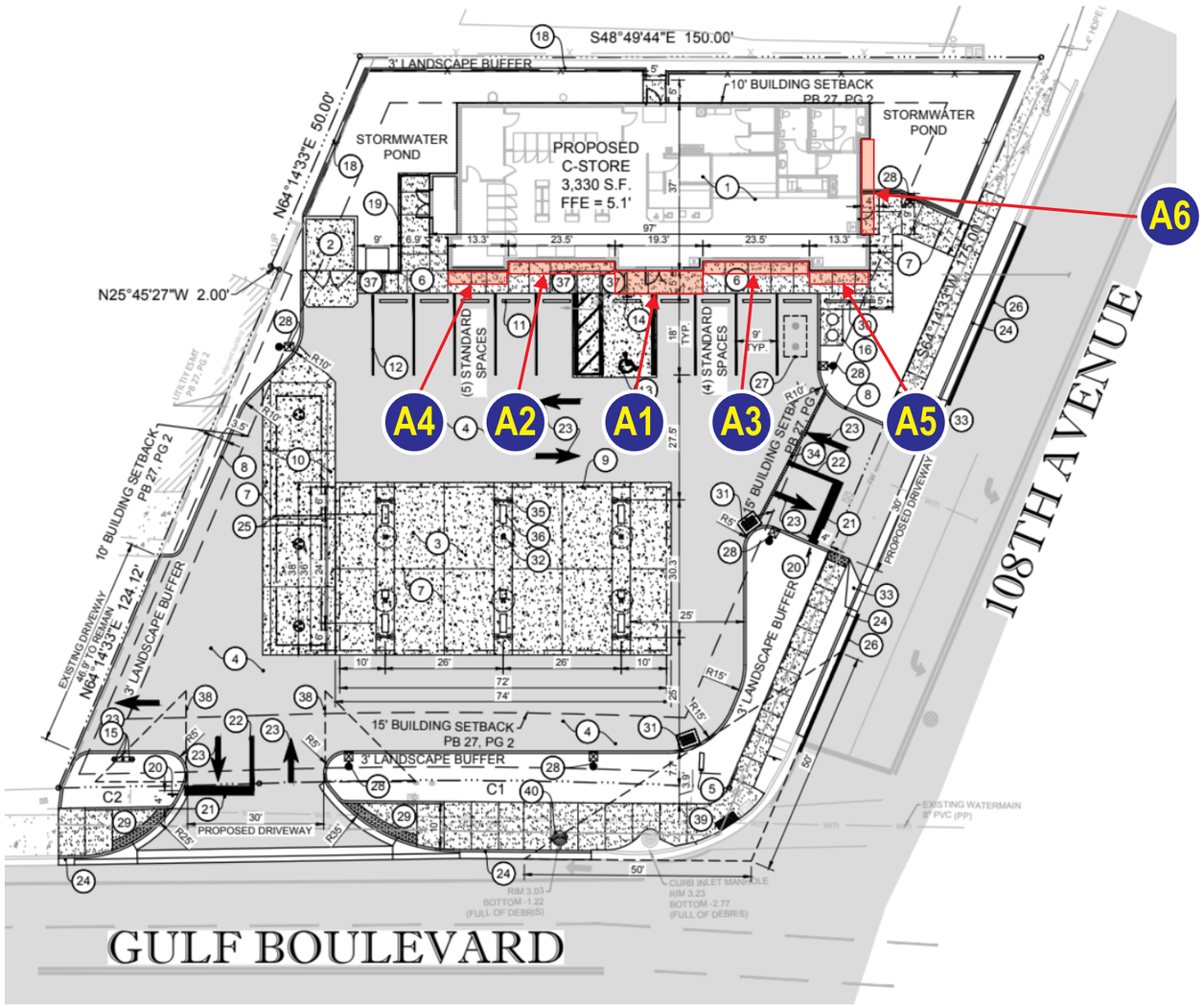
SIGNSTAR

AERIAL MAP





SITE PLAN

Scale: 1/32" = 1'0"

Project: Rally		**Rev. date / notes**
Address: 10801 Gulf Blvd, Treasure Island, FL		
Dwg#: 24-39695- 3 AWN	**File: treasure island ext awnings**	
Date: 10-24-24	**Scale: as noted**	
By: si	**Rep: rdp**	

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SIGNSTAR

EXTERIOR MONUMENT SIGN A

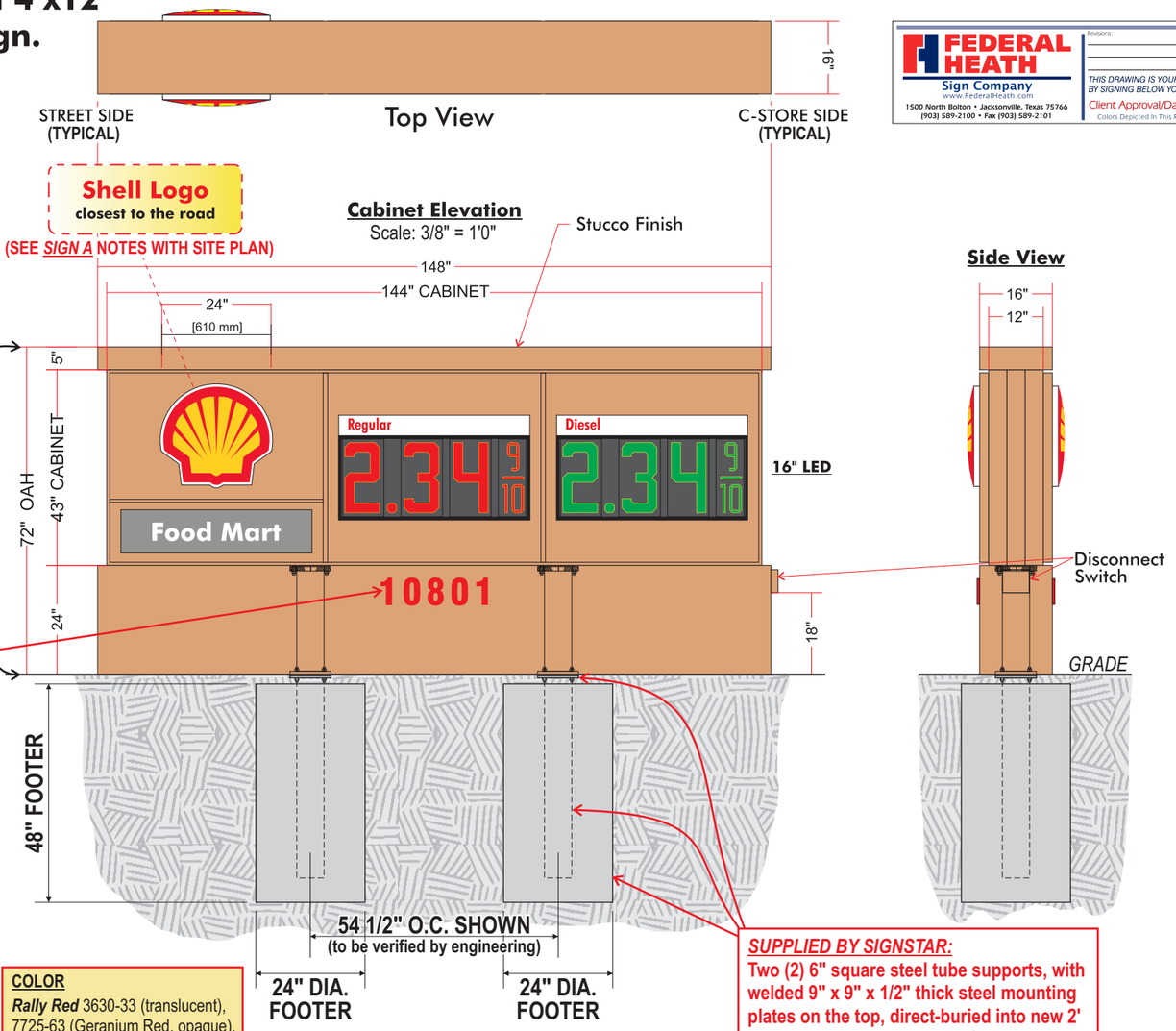
SIGN TO BE SUPPLIED BY FEDERAL HEATH, AND INSTALLED BY SIGNSTAR

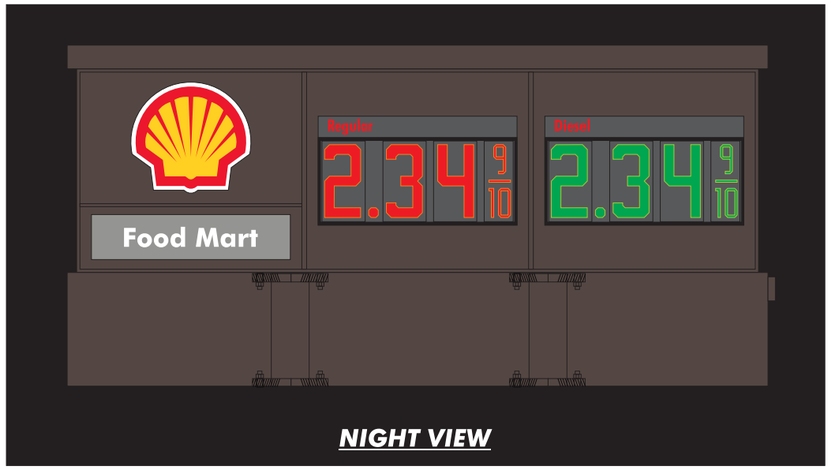
FEDERAL HEATH MONUMENT SIGN SPECIFICATIONS ARE SHOWN BELOW, WITH ADDRESS NUMBERS, AND ALL SUPPORTS/PLATES & FOUNDATION DETAILS ADDED BY SIGNSTAR.

FIELD SURVEY REQUIRED PRIOR TO ANY PRODUCTION. SIGN SIZE & ORIENTATION/PLACEMENT ON SITE MUST BE VERIFIED.

CUSTOM Shell MVI 4'x12' Monument DCP Sign.

1X Food Mart copy
2X REG. 16" LED
2X Diesel 16" LED





NIGHT VIEW

SUPPLIED BY FEDERAL HEATH:
Entire monument sign, including two (2) internal supports with top and bottom mounting plates, as shown. The mounting plates at the bottom will attach to the mounting plates on the tops of the supports supplied by *SIGNSTAR*. (See notes in red.)

SUPPLIED BY SIGNSTAR:
6" tall, 1/4" thick flat-cut-out address numbers, painted *Rally Red* , flush-mounted to both sides of sign.

SUPPLIED BY SIGNSTAR:
Two (2) 6" square steel tube supports, with welded 9" x 9" x 1/2" thick steel mounting plates on the top, direct-buried into new 2' diameter x 4' deep concrete footers.

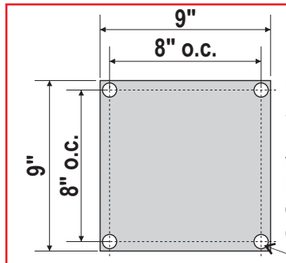
General Notes:

This sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code.

1) Grounded and bonded per NEC 600.7/NEC 250
2) Existing branch circuit in compliance with NEC 600.5, not to exceed 20 amps
3) Sign is to be UL listed per NEC 600.3
4) UL disconnect switch per NEC 600.6- required per sign component before leaving manufacturer*
*For multiple signs, a disconnect is permitted but not required for each section

Complies with the 8th Edition 2023 Florida Building Code and the National Electric Code 2020.

COLOR
Rally Red 3630-33 (translucent), 7725-63 (Geranium Red, opaque), PMS 485c.



***SIGNSTAR* MOUNTING PLATE DETAIL**
Scale: 1 1/2" = 1'0"
1/2" thick steel mounting plate welded to the top of each 6" square tube supports. Each mounting plate has four (4) 3/4" diameter holes at 8" on center in each corner.

FEDERAL HEATH Sign Company
www.FederalHeath.com
1500 North Bolton • Jacksonville, Texas 75766
(903) 589-2100 • Fax (903) 589-2101

Revisions:

THIS DRAWING IS YOUR FINAL PROOF: IT SUPERCEDES ALL VERBAL AND WRITTEN COMMUNICATION. BY SIGNING BELOW YOU ARE AUTHORIZING US TO MANUFACTURE TO THE ABOVE SPECIFICATION.

Client Approval/Date:

Colors Depicted In This Rendering May Not Match Actual Finished Materials. Refer To Product Samples For Exact Color Match.

Project Manager: Vicky Hernandez
Drawn By: Gabriel Seagroves
Underwriters Laboratories Inc. — ELECTRICAL TO USE UL LISTED, LABELED SIGNS AND TO COMPLY WITH ARTICLE 600 OF THE N.E.C. STANDARDS.
ALL ELECTRICAL SIGNS ARE TO COMPLY WITH U.L. 48 AND ARTICLE 600 OF THE N.E.C. STANDARDS, INCLUDING THE PROPER GROUNDING AND BONDING OF ALL SIGNS.

7790 RIDGE RD. SEMINOLE, FL

SV20244087_e
Date: 7.2.24
Sheet Number: 1 Of 1

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Project: Rally		**Rev. date / notes**
Address: 10801 Gulf Blvd, Treasure Island, FL		
Dwg#: 24-39695-1 ES1	**File: treasure island ext signs1**	
Date: 10-24-24	**Scale: as noted**	
By: si	**Rep: rdp**	

CLIENT APPROVAL:
This print must be signed, dated, and returned to **SIGNSTAR**

Note: Structural changes may require resubmittal to third party and/or state agencies and may incur schedule delays.

APPROVED ☐ **APPROVED AS NOTED** ☐

SIGNATURE **DATE**

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Ph.(813)980-6763 Fax(813)980-6857
www.signstar.net
FL State Cert. #ES0000087

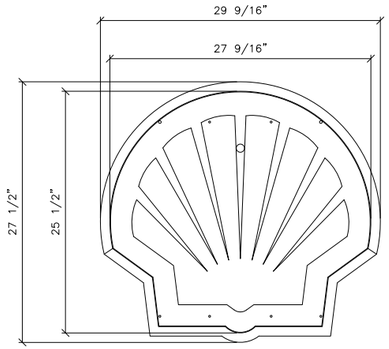
SIGNSTAR

EXTERIOR CANOPY SIGNS B1 & B2 / SHELL PECTENS

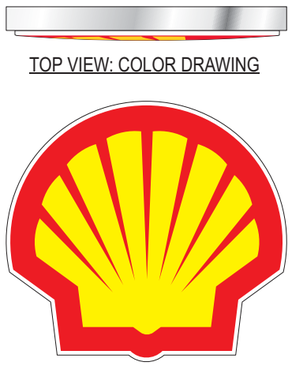
Two (2) total, for installation on gas canopy fascia.
5.6 sq. ft. sign copy area each.

SIGNS TO BE SUPPLIED BY FEDERAL HEATH, AND INSTALLED BY SIGNSTAR

FEDERAL HEATH SIGN SPECIFICATIONS

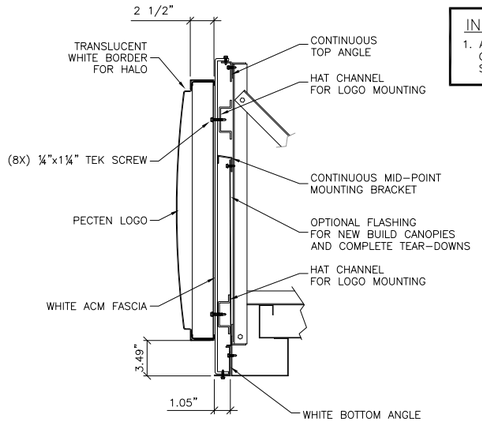


FRONT VIEW: LINE DRAWING
SCALE: 3/4" = 1'0"



TOP VIEW: COLOR DRAWING

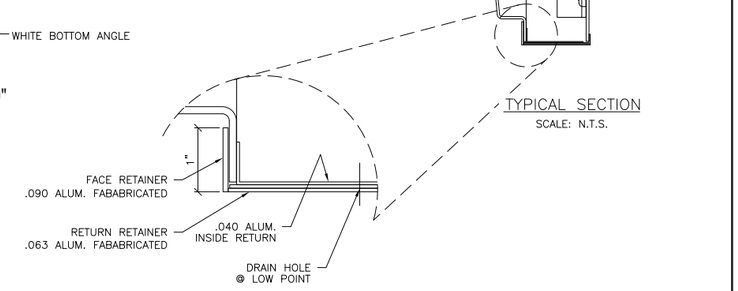
FRONT VIEW: COLOR DRAWING
SCALE: 3/4" = 1'0"



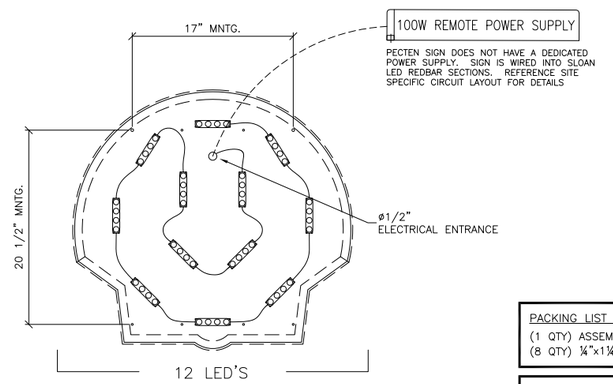
PROFILE VIEW
SCALE: 3/4" = 1'0"

INSTALLATION NOTES

1. ALL WALL MOUNTING HARDWARE, ELECTRICAL CONNECTORS & CONDUIT (HARD OR FLEX) SUPPLIED BY OTHERS



TYPICAL SECTION
SCALE: N.T.S.



ELECTICAL LED LAYOUT / MOUNTING DETAIL VIEW
SCALE: 3/4" = 1'0"

PACKING LIST PER SIGN:
(1 QTY) ASSEMBLED PECTEN SIGN
(8 QTY) ¼"x1¼" TEK SCREW

24V POWER SUPPLY (WET RATED):
INPUT: 100-277 VAC, 1.4 A MAX.
OUTPUT: 100 W @ 24 VDC

1- SLOAN PRISM WHITE 3000K 24V - 12 MODULES (10FT).
2- EACH MODULAR 24V POWER SUPPLY CAN RUN UP TO 72 MODS / 60 FT.
3- LAYOUT BASED ON 4-1/2" TOTAL DEPTH OR 2-1/2" CAN WITH FORMED FACE

SIGN SPECIFICATIONS:

SIGN SIZE:
BOX AREA ... 2.464' X 2.292' ≈ 5.647 SQ FT
ACTUAL SIZE ... 27-1/2" H x 29-9/16" W
ACTUAL AREA ... 4.3782 SQ FT
APPROXIMATE WEIGHT ... TOTAL - 10 LB.
DESIGNED WIND LOAD ... 110MPH (3-SEC. GUST EXPOSURE C)
COMPLIANT w/ NATIONAL BUILDING CODES & STANDARDS (IBC, UBC, BOCA, AISC, ASCE7, ACI, & ALUM. DSGN. MANUAL)

ELECTRICAL:
MAX AMPS ... 1.4 AMPS
CIRCUITS ... (1) 20 AMPS
VOLTS ... 100-277

COLOR SPECIFICATIONS:
PLEASE REFER TO COLOR RENDERING FOR COLOR AND GRAPHIC SPECS

ANCHOR SCHEDULE ***ALL FASTENERS SHALL BE SPACED EVENLY***

WALL MATERIAL	ANCHOR TYPE	QTY or SPACING
CONCRETE (3ksi) or HOLLOW MASONRY	3/8" THREADED RODS WITH MIN 2" EMBED IN ADHESIVE	<<< NOT APPLICABLE >>>
	3/8" TAPCONS (OR EQUIV) WITH 2.5" EMBED	(6) AT LOGO (3) PER LTR
	3/8" EXPANSION ANCHORS WITH 3.5" EMBED	(6) AT LOGO (3) PER LTR
1/2" PLYWOOD (NO ACCESS BEHIND)	3/8" TOGGLE BOLTS	(6) AT LOGO (3) PER LTR
	1/4" WOOD SCREWS, FULL EMBED	(6) AT LOGO (4) PER LTR
METAL STUDS OR METAL PANELS	#14 METAL SCREWS TO MIN 18ga STEEL OR 0.090" ALUM	(6) AT LOGO (3) PER LTR
HOLLOW WALL (BLOCKING BEHIND)	3/8" THRUBOLTS OR LAGS TO SOLID BLOCKING BEHIND	(6) AT LOGO (3) PER LTR

General Notes:

This sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code.

1) Grounded and bonded per NEC 600.7/NEC 250
2) Existing branch circuit in compliance with NEC 600.5, not to exceed 20 amps
3) Sign is to be UL listed per NEC 600.3
4) UL disconnect switch per NEC 600.6- required per sign component before leaving manufacturer*
*For multiple signs, a disconnect is permitted but not required for each section

Complies with the 8th Edition 2023 Florida Building Code and the National Electric Code 2020.

FEDERAL HEATH
VISUAL COMMUNICATIONS
1020-A PITTSBURGH DR., DELAWARE, OH 43015
(740) 368-4120

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Underwriters Laboratories Inc. — ELECTRICAL TO USE U.L. - 48 LISTED COMPONENTS AND MEET ALL N.E.C. STANDARDS

NO.	REVISION	DATE	BY
1			
2			
3			
4			
5			
6			
7			

SHELL MVI
27" SURFACE MOUNTED PECTEN SIGN
27-1/2" HEIGHT - C.T.S. - LED ILLUMINATED

PART NO: SV1027CS.LD	CHRIS TUOHY
DRAWN BY: J.MONTGOMERY	DATE: 09.27.2023
DRAWING NO: SG_232702	

SHEET NO: 1
OF: 1

FIELD SURVEY REQUIRED PRIOR TO ANY PRODUCTION

Project: Rally		**Rev. date / notes**
Address: 10801 Gulf Blvd, Treasure Island, FL		
Dwg#: 24-39695-2 ES1	**File: treasure island ext signs1**	
Date: 10-24-24	**Scale: as noted**	
By: si	**Rep: rdp**	

CLIENT APPROVAL:
This print must be signed, dated, and returned to **SIGNSTAR**

Note: Structural changes may require resubmittal to third party and/or state agencies and may incur schedule delays.

APPROVED ☐ **APPROVED AS NOTED** ☐

SIGNATURE **DATE**

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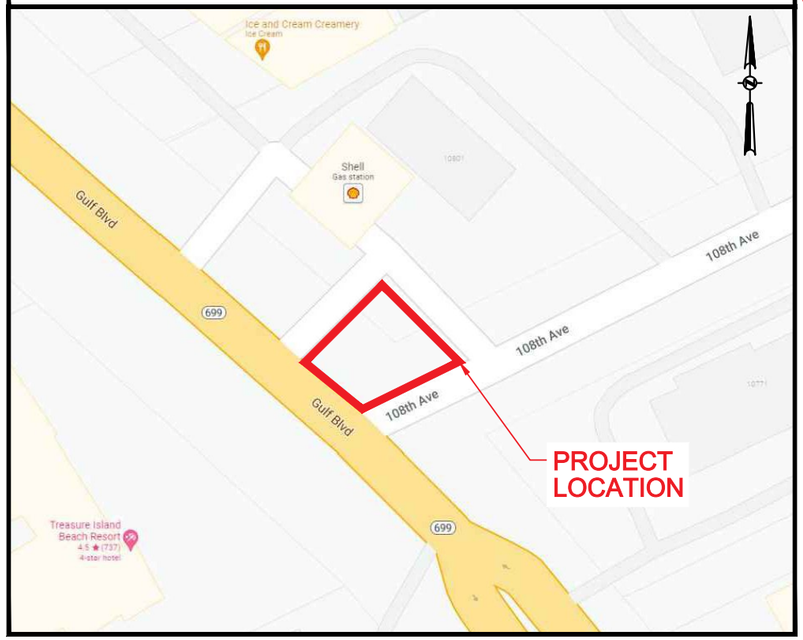
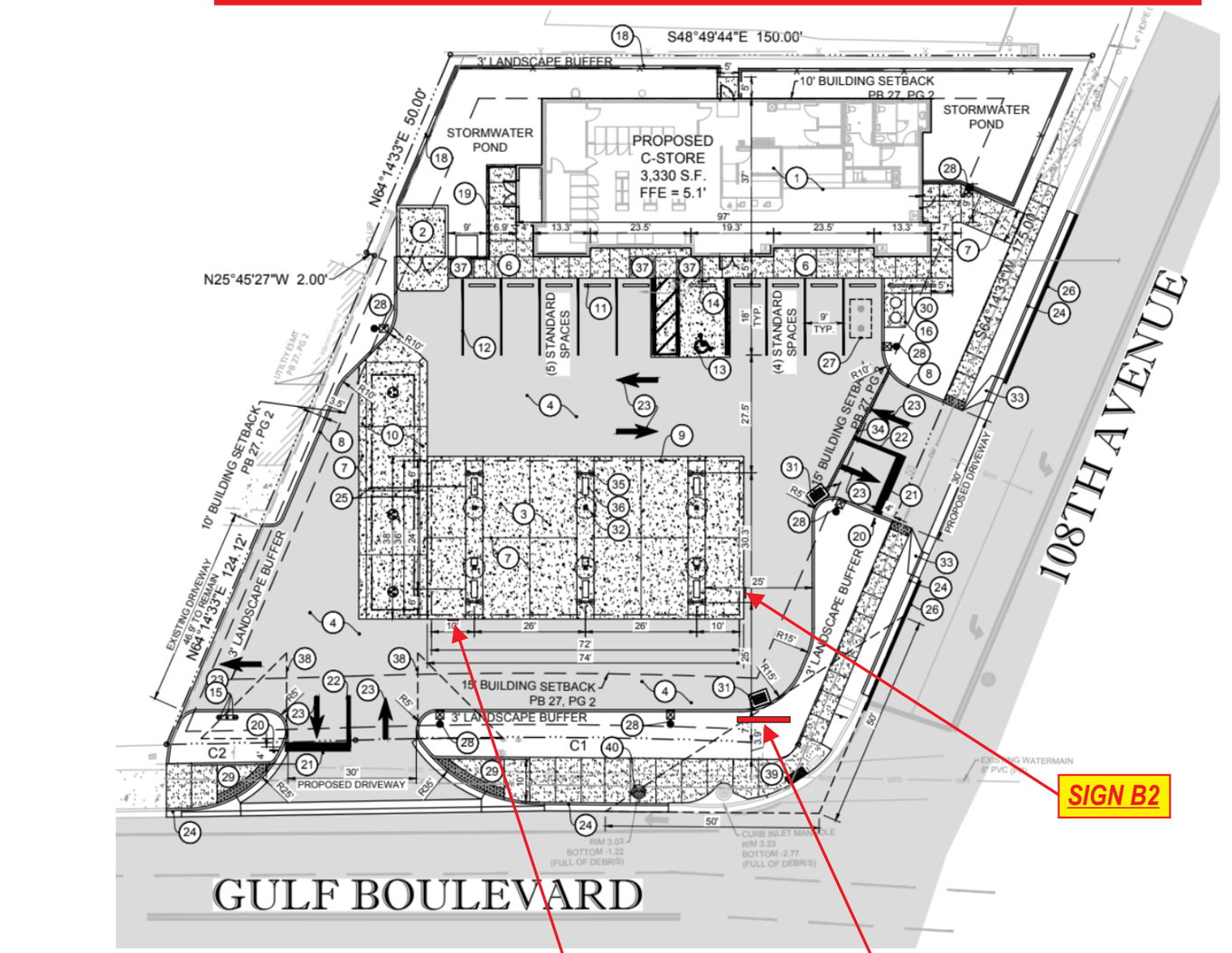
Ph.(813)980-6763 Fax(813)980-6857
www.signstar.net
FL State Cert. #ES0000087

AERIAL MAP



SIGNS TO BE SUPPLIED BY FEDERAL HEATH, AND INSTALLED BY SIGNSTAR

FIELD SURVEY REQUIRED PRIOR TO ANY PRODUCTION



SITE PLAN
Scale: 1/32" = 1'0"

NOTE: **Monument sign shape is shown here to scale, with top view shown at 148" overall width x 16" depth. Sign setback required by code is TO BE DETERMINED. Sign size and orientation/placement on site must be verified prior to any production.**

Project: Rally		**Rev. date / notes**
Address: 10801 Gulf Blvd, Treasure Island, FL		
Dwg#: 24-39695-3 ES1	**File: treasure island ext signs1**	
Date: 10-24-24	**Scale: as noted**	
By: si	**Rep: rdp**	

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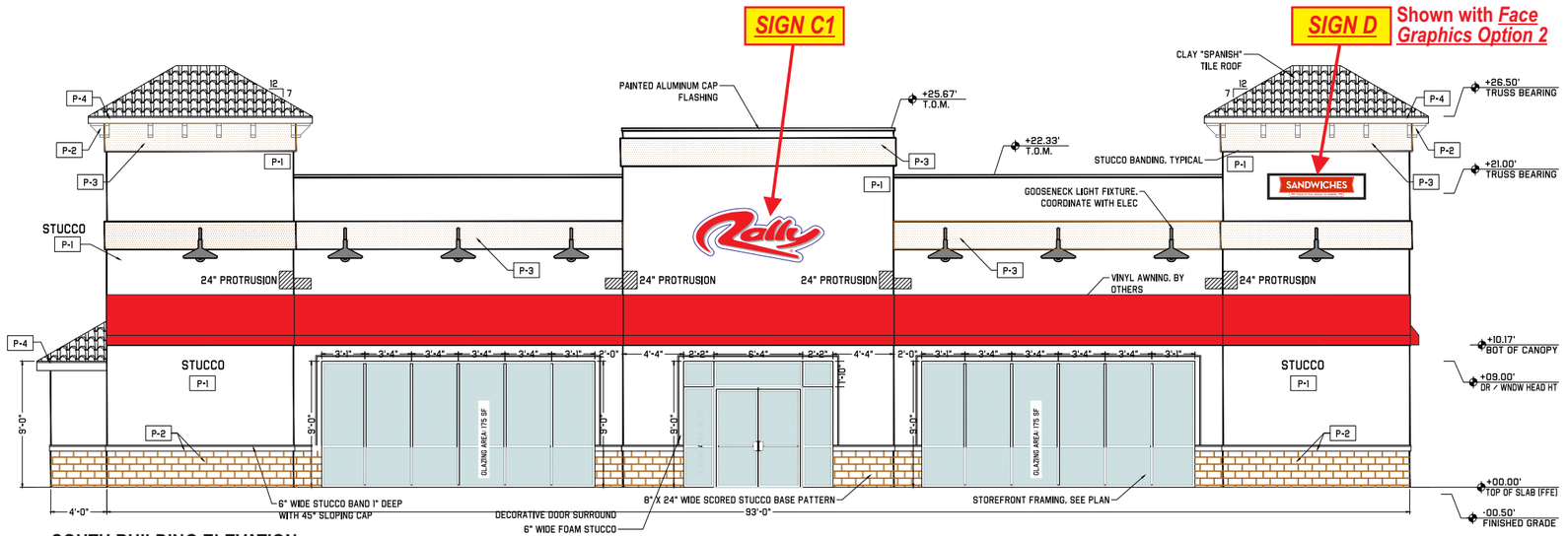
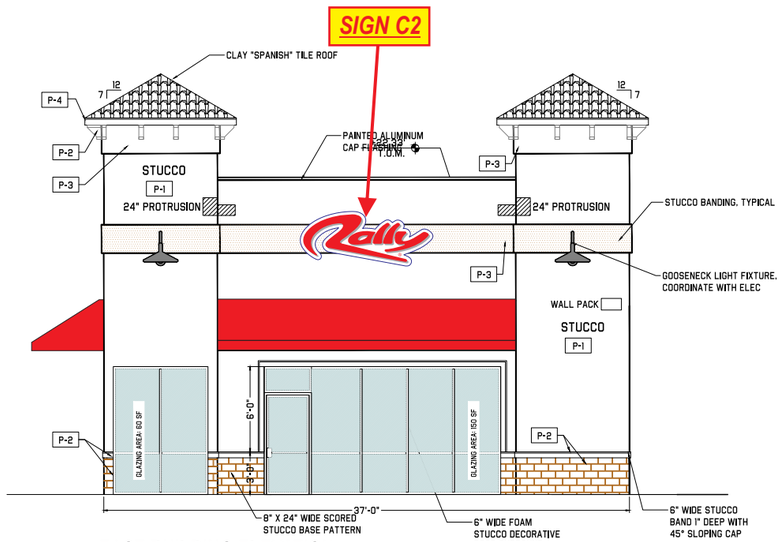
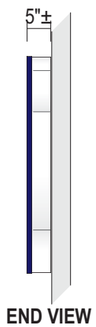


SOUTH BUILDING ELEVATION
Scale: 3/32" = 1'0'



EAST BUILDING ELEVATION
Scale: 3/32" = 1'0'

SIGNS C1 and C2

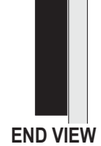


END VIEW

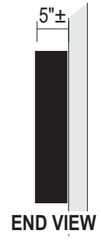
SIGNS C1, C2:
SINGLE-FACED ILLUMINATED CONTOUR SIGNS
36 SQ. FT. EACH
Scale: 3/8" = 1' -0"
Two (2) single-faced illuminated wall signs required.
Aluminum channel-letter construction, with .040 (min. aluminum returns, and .050 (min.) back.
Trimcap is standard Blue 1" Jewelite.
Returns are white.
Flat translucent white acrylic face has translucent Rally Red and Gray vinyl graphics applied to first surface.
Internal illumination by white LED.
All electrical is UL approved.
External disconnect located on return/side of cabinet.
Hardware and installation as necessary.

SIGN D / FACE GRAPHICS OPTION 1
Unmodified logo graphics

SIGN D / FACE GRAPHICS OPTION 2
Modified logo graphics



END VIEW



END VIEW

SIGN D: **ILLUMINATED WALL SIGN WITH *FACE GRAPHICS OPTION 1 -or- 2***
13 SQ. FT.
Scale: 1/2" = 1' -0"
Single-faced illuminated wall sign.
Aluminum cabinet construction, with 1½" retainers, painted PMS Process Black C.
Face is flat white acrylic with first-surface Rally Red translucent vinyl graphics applied.
Internal illumination by white LED.
All electrical is UL approved.
External disconnect located on return/side of cabinet.
Hardware and installation as necessary.

ANCHOR SCHEDULE ***ALL FASTENERS SHALL BE SPACED EVENLY***

WALL MATERIAL	ANCHOR TYPE	QTY or SPACING
CONCRETE (3ksi) or HOLLOW MASONRY	3/8" THREADED RODS WITH MIN 2" EMBED IN ADHESIVE	-NOT-APPLICABLE-
	3/8" TAPCONS (OR EQUIV) WITH 2.5" EMBED	(6) AT LOGO (3) PER LTR
	3/8" EXPANSION ANCHORS WITH 3.5" EMBED	(6) AT LOGO (3) PER LTR
1/2" PLYWOOD (NO ACCESS BEHIND)	3/8" TOGGLE BOLTS	(6) AT LOGO (3) PER LTR
	1/4" WOOD SCREWS, FULL EMBED	(6) AT LOGO (4) PER LTR
METAL STUDS OR METAL PANELS	#14 METAL SCREWS TO MIN 18ga STEEL OR 0.090" ALUM	(6) AT LOGO (3) PER LTR
HOLLOW WALL (BLOCKING BEHIND)	3/8" THRUBOLTS OR LAGS TO SOLID BLOCKING BEHIND	(6) AT LOGO (3) PER LTR

General Notes:
This sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code.
1) Grounded and bonded per NEC 600.7/NEC 250
2) Existing branch circuit in compliance with NEC 600.5, not to exceed 20 amps
3) Sign is to be UL listed per NEC 600.3
4) UL disconnect switch per NEC 600.6- required per sign component before leaving manufacturer*
*For multiple signs, a disconnect is permitted but not required for each section

Complies with the 8th Edition 2023 Florida Building Code and the National Electric Code 2020.

STANDARD RALLY COLORS, AS PER INFORMATION ON FILE FROM PREVIOUS PRODUCTION:

Rally Yellow: 3630-15 (translucent), 7725-015 (opaque), PMS 109c.
Rally Red: 3630-33 (translucent), 7725-63 (Geranium Red, opaque), PMS 485c.
Rally Dark Blue/Purple: 3630-87 (translucent), PMS 274c.
Rally Gray: 3630-51 (translucent) Silver Gray

FIELD SURVEY REQUIRED PRIOR TO ANY PRODUCTION

Project: Rally
Address: 10801 Gulf Blvd, Treasure Island, FL
Dwg#: 24-39695- 1 ES2 | **File: treasure island ext signs2**
Date: 10-24-24 | **Scale: as noted**
By: si | **Rep: rdp**

This print must be signed, dated, and returned to **SIGNSTAR**

Note: Structural changes may require resubmittal to third party and/or state agencies and may incur schedule delays.

APPROVED ☐ **APPROVED AS NOTED** ☐

SIGNATURE **DATE**

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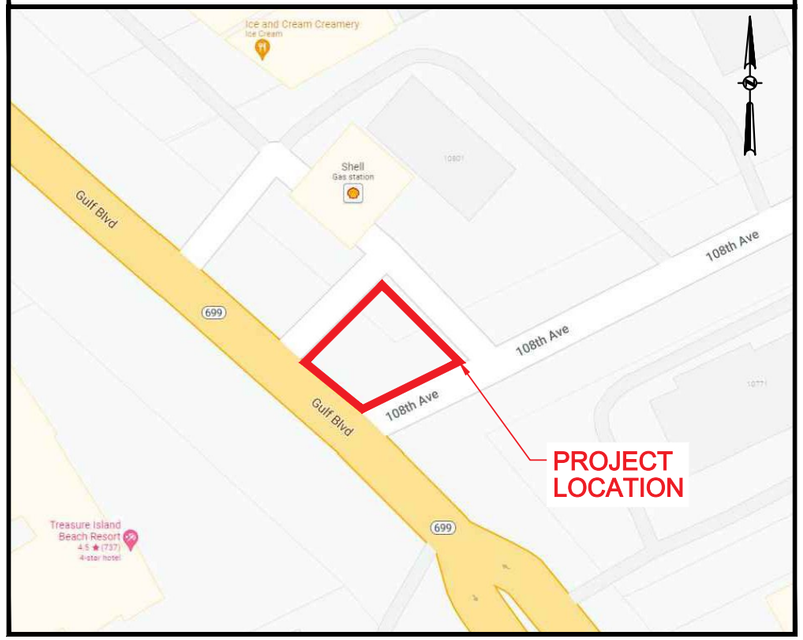
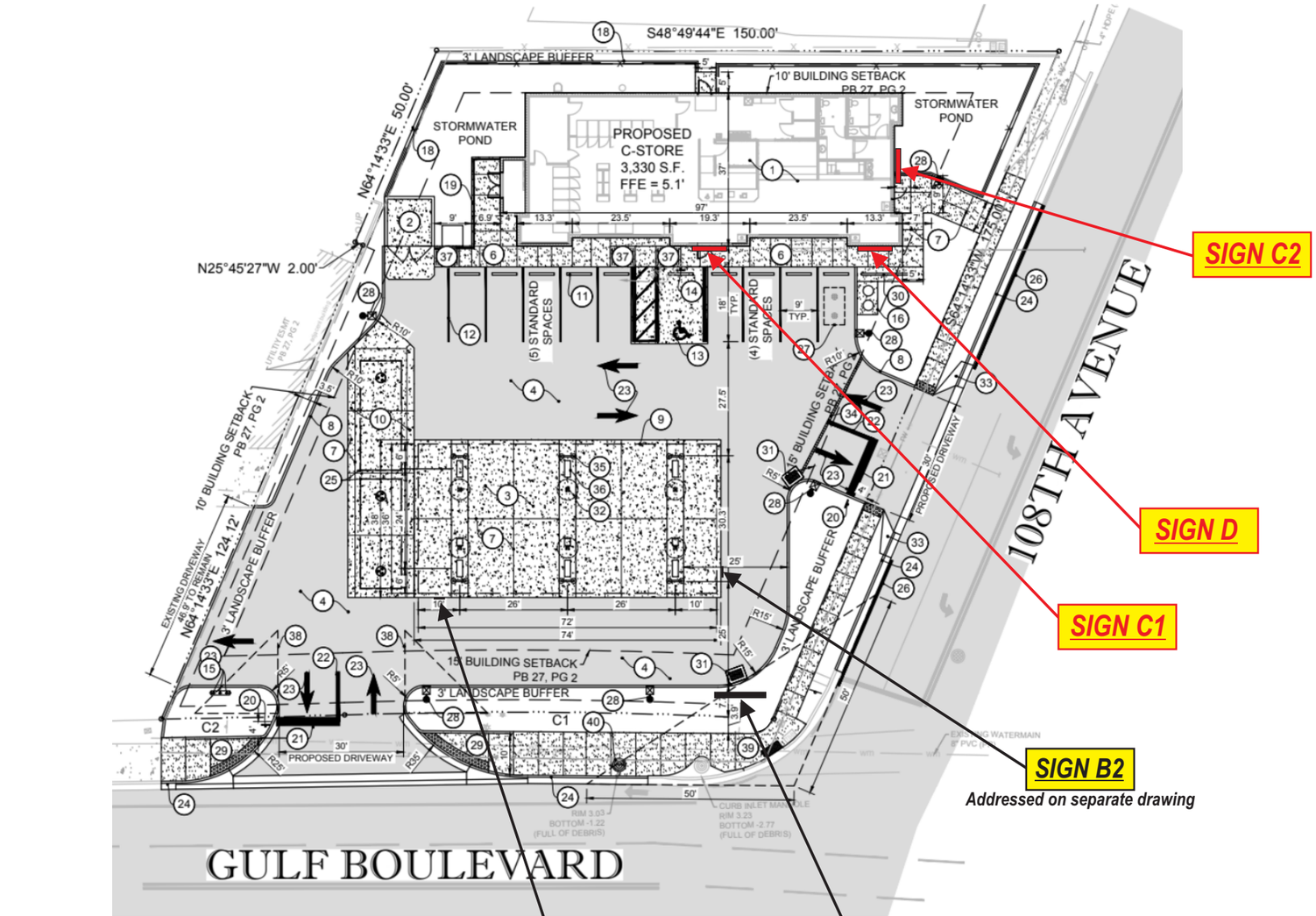
AERIAL MAP



FIELD SURVEY REQUIRED PRIOR TO ANY PRODUCTION



SITE PLAN

Scale: 1/32" = 1'0"

Project: Rally		
Address: 10801 Gulf Blvd, Treasure Island, FL		
Dwg#: 24-39695- 2 ES2	**File: treasure island ext signs2**	
Date: 10-24-24	**Scale: as noted**	
By: si	**Rep: rdp**	

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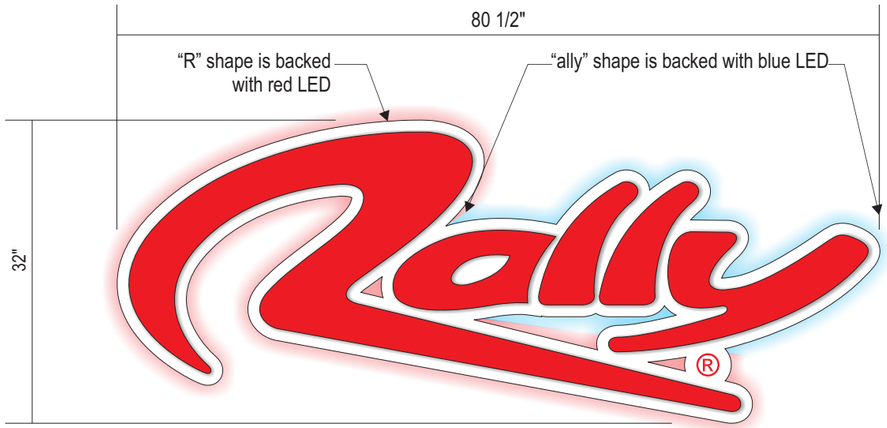

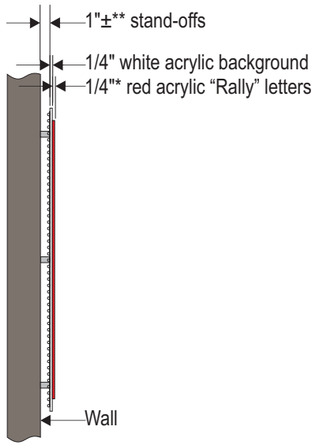

END VIEW

SIGN A-INT: **BACK-LIT LOGO**
Scale: 3/4" = 1'0"

Flat-cut-out layered acrylic logo--
1/4" thick white opaque acrylic background shape, with 1/4"* thick red acrylic "Rally" letters flush-mounted to first surface.
(Register mark may be Rally Red vinyl applied to white background, due to small size.)
Acrylic logo is back-lit with both red and blue LED (see notes above with sign view), using self-adhesive LED strips applied to back of white acrylic shape.
Remote power supply, location to be determined. All electrical to be UL approved.
Sign is installed using 1"±** stand-offs, on existing brushed silver surface on wall above cashier counter.

** 3/16" acrylic may be substituted.*
***Exact stand-off dimension may differ slightly, as necessary to achieve best appearance of LED back-lighting.*

PHOTOS OF EXISTING SIGN FOR REFERENCE ONLY
LOCATED AT 4TH AVE. & 27TH AVE., ST. PETE

STANDARD RALLY COLORS, AS PER INFORMATION ON FILE FROM PREVIOUS PRODUCTION:

Rally Yellow: 3630-15 (translucent), 7725-015 (opaque), PMS 109c.
Rally Red: 3630-33 (translucent), 7725-63 (Geranium Red, opaque), PMS 485c.
Rally Dark Blue/Purple: 3630-87 (translucent), PMS 274c.
Rally Gray: 3630-51 (translucent) Silver Gray

Project: Rally		**Rev. date / notes**
Address: 10801 Gulf Blvd, Treasure Island, FL		
Dwg#: 24-39695-1 IS	**File: treasure island int signs**	
Date: 10-24-24	**Scale: as noted**	
By: si	**Rep: rdp**	

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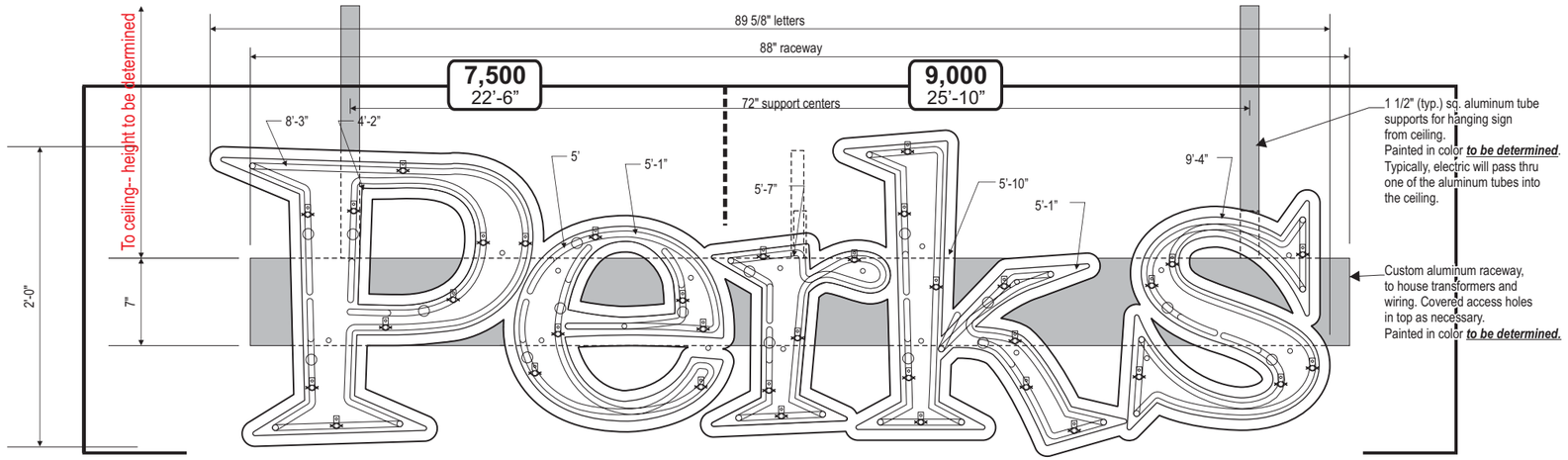


SIGN B-INT: **CHANNEL LETTERS WITH EXPOSED NEON, ON SUSPENDED RACEWAY**
Scale: 1" = 1'-0"

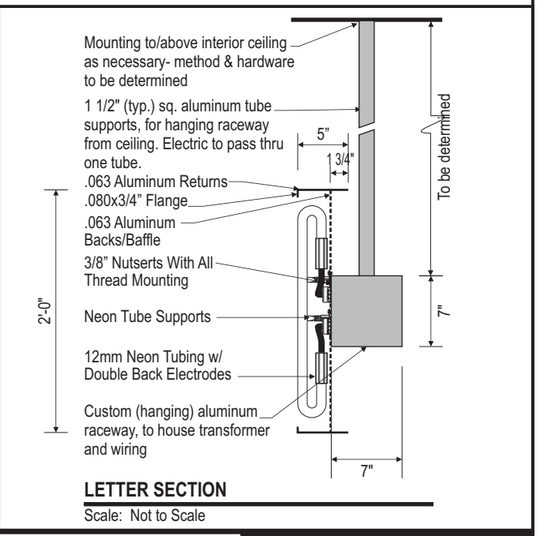
PHOTOS OF EXISTING SIGN FOR REFERENCE ONLY
LOCATED AT 4TH AVE. & 27TH AVE., ST. PETE

CHANNEL LETTER COLOR VIEW

Note: Neon footages include 12" per pair of electrodes

*Note: **ALL** tube supports are aligned vertically*

All electrical Components to be UL Listed



LETTER SECTION
Scale: Not to Scale

GENERAL SPECIFICATIONS

Returns: .063 Aluminum
Backs: .063 Aluminum
Flange/Ring: .080x3/4"
Perks Neon: 12mm Clear Blue
Custom Raceway: Aluminum construction
Aluminum Tube Supports to suspend sign from ceiling as necessary

Colors:
"Perks" Letter Backs and Inside Returns Painted: PMS 289 Blue
Decorative Flange and Outside Returns Painted: PMS 123 Yellow

12mm Clear Blue Neon Illumination

Raceway & tube supports ***color to be determined.***

GENERAL NOTES

All signage will be UL approved and carry UL labels.

Equipment ground required.

Provide safety switches, use switch boxes and transformer enclosures as field wiring compartments.

ELECTRICAL SPECIFICATIONS

Neon: 30ma

Transformers:
(1) ea. 9,000 @ 2.4 amps ea.
(1) ea. 7,500 @ 2.0 amps ea.

Voltage: 120
Amps: 4.4
Circuits: (1) 20 amp

Project: Rally	**Rev. date / notes**
Address: 10801 Gulf Blvd, Treasure Island, FL	
Dwg#: 24-39695-2 IS / **File: treasure island int signs**	
Date: 10-24-24 / **Scale: as noted**	
By: si / **Rep: rdp**	

CLIENT APPROVAL:
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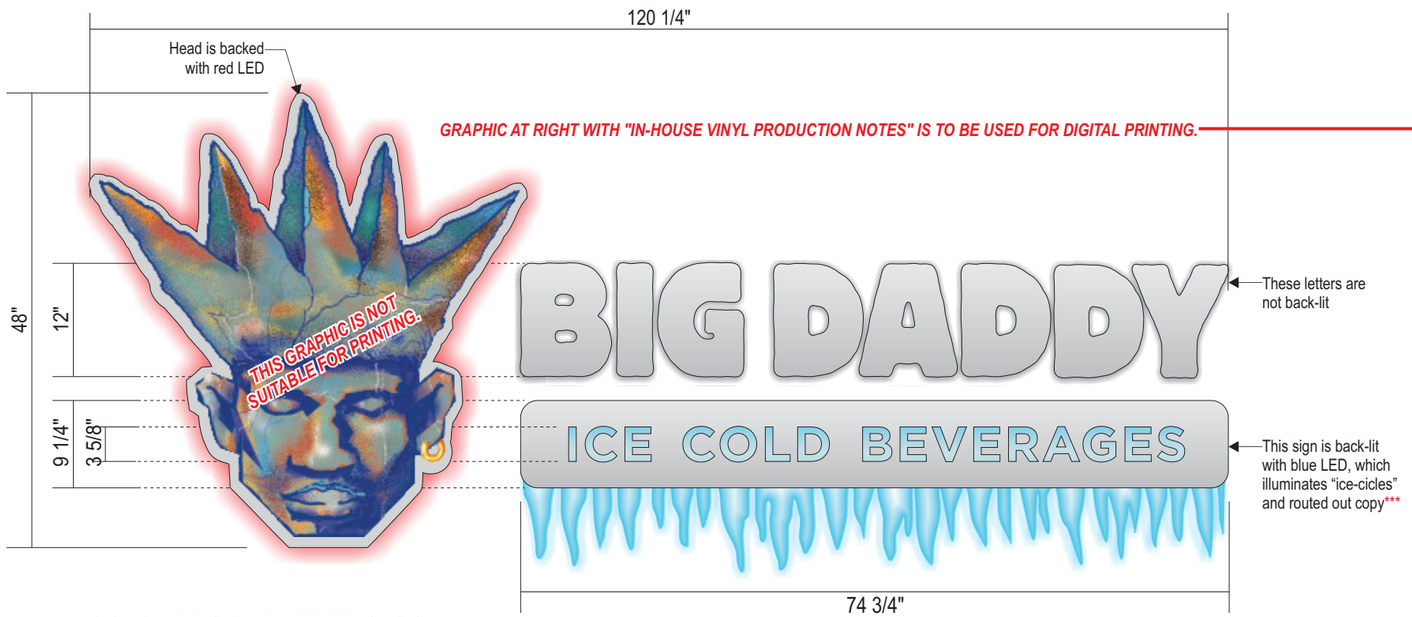

IN-HOUSE VINYL DEPT. PRODUCTION NOTES:

Use the image below for printing. A 3/16" bleed all around has been built into the gray background color, to aid in positioning the graphic on the flat-cut-out shape. SET THE **OVERALL HEIGHT OF THE PRINT TO 48.374",** WHICH SHOULD RESULT IN **46. 611" OVERALL WIDTH**. ***NOTIFY THE ART DEPT. OF ANY DISCREPANCY.***

PHOTOS OF EXISTING SIGN FOR REFERENCE ONLY
LOCATED AT 4TH AVE. & 27TH AVE., ST. PETE

SIGN C-INT: **BIG DADDY BEVERAGE SIGN**
Scale: 3/4" = 1'0"

Sign is composed of:
1) Head Graphic: Flat-cut-out 1/2" thick black Sintra *Big Daddy* head shape, with digitally-printed vinyl graphic* applied to cover entire face.
Sintra head shape has red self-adhesive LED strips applied to back, and is mounted on wall using 1"±** stand-offs.
All electrical to be UL approved.

2) "Big Daddy" letters: Flat-cut-out 1/4" thick black acrylic with brushed stainless steel laminate, installed on wall using 1/4"±** stand-offs.

3) "Ice Cold Beverages" Capsule Sign: Face is 1/4" thick substrate with brushed stainless steel laminate, with letters*** routed out, installed on background panel using stand-offs as necessary to accommodate molded acrylic 3-dimensional "ice-cicles" and blue LED which are mounted between (see ***NOTE***).
Blue LED provides illumination both to "ice-cicles" and to the routed letter openings.
Capsule sign is mounted flush to wall as necessary.
All electrical is UL approved.

NOTE:
Exact material types, colors, thicknesses, and construction methods, are to be determined. Materials and construction methods of sign are intended to match existing sign at another location (see photos at right) as closely as possible. Further field survey is required.

** Big Daddy head graphic noted as suitable for printing (see notes above/right) on this drawing was found on file from previous production, in "high res art" folder, and is suitable for printing.*
*** Exact stand-off dimension may differ slightly, as necessary to achieve best appearance of LED back-lighting.*
****Typestyle for "ICE COLD BEVERAGES" does not match typestyle shown on existing sign, but has been approved and used for previous production for other locations.*

Project: Rally		**Rev. date / notes**
Address: 10801 Gulf Blvd, Treasure Island, FL		
Dwg#: 24-39695- 3 IS	**File: treasure island int signs**	
Date: 10-24-24	**Scale: as noted**	
By: si	**Rep: rdp**	

CLIENT APPROVAL:
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SIGNATURE **DATE**

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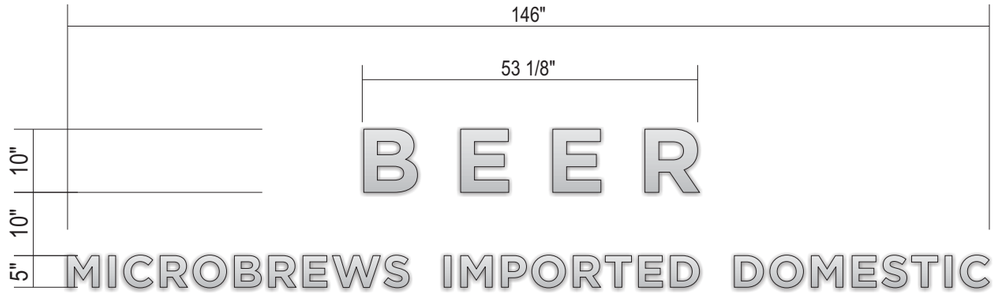
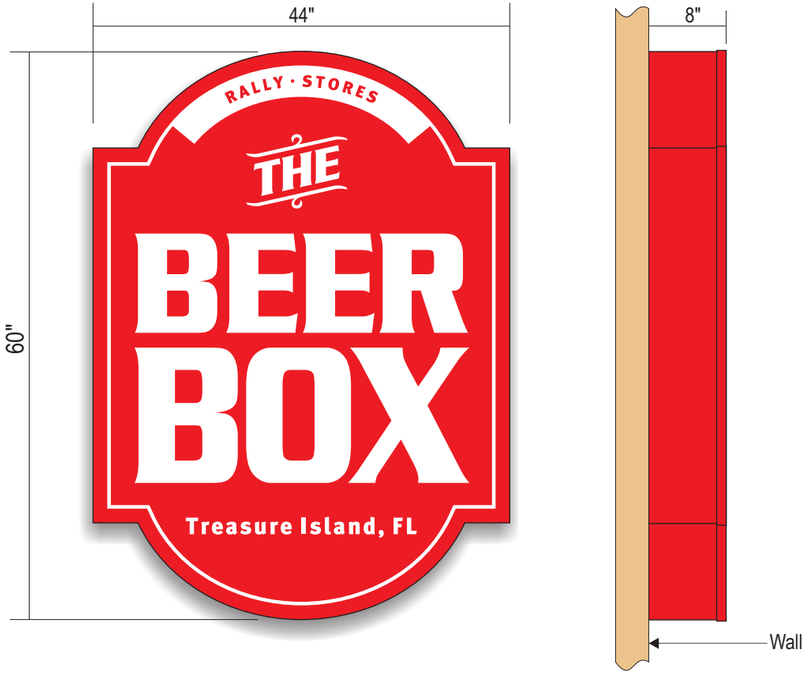
FIELD SURVEY REQUIRED PRIOR TO ANY PRODUCTION



SIGN D-INT: **BEER WALL LETTERS**
Scale: 1/2" = 1'0"

Flat-cut-out 1/2" thick black foam letters*, with brushed (horizontal grain) aluminum laminate, installed on wall using 1/4" thick black foam spacers.

**Typestyle shown above (Gotham Bold) does not match typestyle shown on existing sign, but has been approved and used for previous production for other locations.*



SIGN E-INT: **BEER BOX SIGN**
Scale: 3/4" = 1'0"

Single-faced wall sign.
Aluminum channel-letter type construction: aluminum backs and returns, with flat white acrylic (#7328 White) face, first-surface Rally Red translucent vinyl graphics, and 1" red Jewelite trim.
Can returns (8"± depth) are painted Rally Red.
Internal illumination provided by white LED, with self-contained power supply.
All electrical to be UL approved.

Project: Rally		**Rev. date / notes**
Address: 10801 Gulf Blvd, Treasure Island, FL		
Dwg#: 24-39695- 4 IS	**File: treasure island int signs**	
Date: 10-24-24	**Scale: as noted**	
By: si	**Rep: rdp**	

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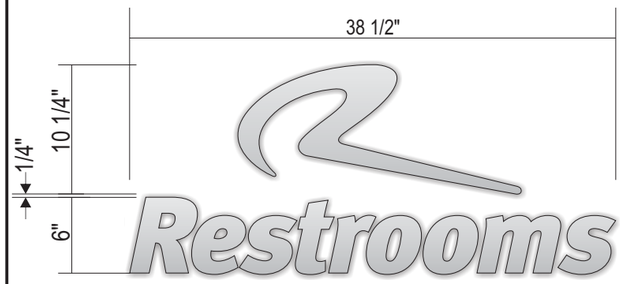
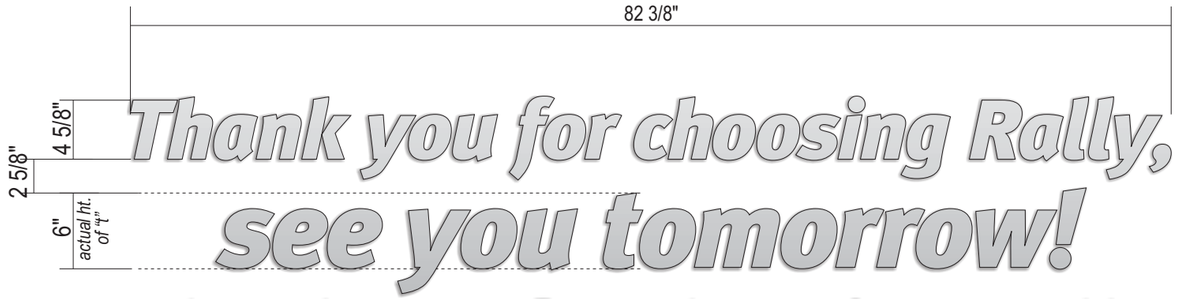


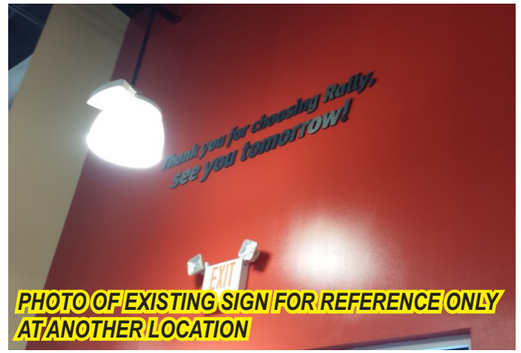
SIGN F-INT: **RESTROOMS WALL LETTERS**
Scale: 1" = 1'0"

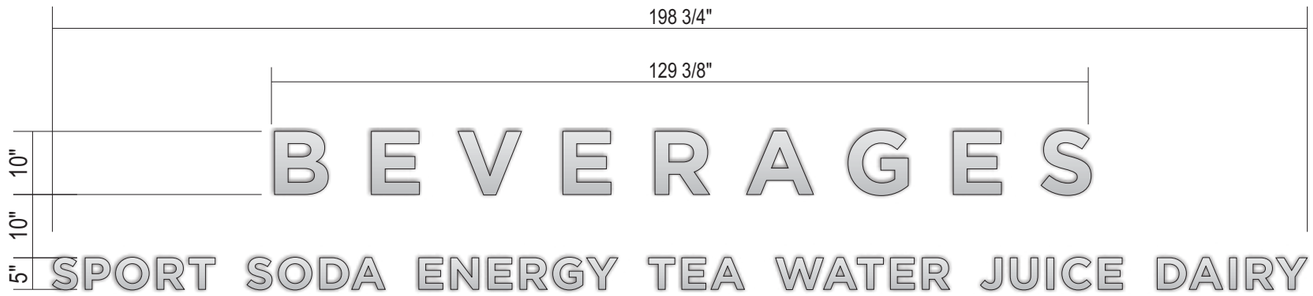
Flat-cut-out 1/2" thick black foam letters, with brushed (horizontal grain) aluminum laminate, installed on wall using 1/4" thick black foam spacers.



SIGN G-INT: **THANK YOU WALL LETTERS**
Scale: 1" = 1'0"

Flat-cut-out 1/2" thick black foam letters, with brushed (horizontal grain) aluminum laminate, installed on wall using 1/4" thick black foam spacers.





SIGN H-INT: **BEVERAGES WALL LETTERS**
Scale: 1/2" = 1'0"

Flat-cut-out 1/2" thick black foam letters*, with brushed (horizontal grain) aluminum laminate, installed on wall using 1/4" thick black foam spacers.

**Typestyle shown above (Gotham Bold) does not match typestyle shown on existing sign, but has been approved and used for previous production for other locations.*

Project: Rally		**Rev. date / notes**
Address: 10801 Gulf Blvd, Treasure Island, FL		
Dwg#: 24-39695- 5 IS	**File: treasure island int signs**	
Date: 10-24-24	**Scale: as noted**	
By: si	**Rep: rdp**	

CLIENT APPROVAL:
This print must be signed, dated, and returned to **SIGNSTAR**

Note: Structural changes may require resubmittal to third party and/or state agencies and may incur schedule delays.

APPROVED ☐ **APPROVED AS NOTED** ☐

SIGNATURE **DATE**

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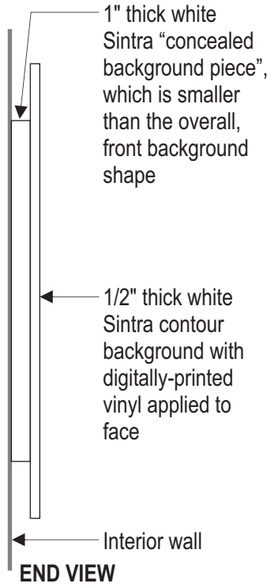
SIGNSTAR

FIELD SURVEY REQUIRED PRIOR TO ANY PRODUCTION



END VIEW

SIGN I-INT: **INTERIOR "SANDWICHES" SIGN**
Scale: 1 1/2" = 1' 0"

One (1) non-illuminated, interior wall sign required.
Digitally-printed/laminated opaque vinyl graphics are applied to completely cover the face of the 1/2" thick white Sintra contour background shape, which is 32" tall x 77 5/8" wide.
The white Sintra background with printed vinyl graphics is then installed on a 1" thick Sintra background which is smaller than the overall shape, noted as the "concealed background piece" in the above sign view.
When installed on the interior wall, the sign appears to "float" on the wall due to the smaller background Sintra piece.

STANDARD RALLY COLORS, AS PER INFORMATION ON FILE FROM PREVIOUS PRODUCTION:

Rally Yellow: 3630-15 (translucent), 7725-015 (opaque), PMS 109c.
Rally Red: 3630-33 (translucent), 7725-63 (Geranium Red, opaque), PMS 485c.
Rally Dark Blue/Purple: 3630-87 (translucent), PMS 274c.
Rally Gray: 3630-51 (translucent) Silver Gray

Project: Rally		**Rev. date / notes**
Address: 10801 Gulf Blvd, Treasure Island, FL		
Dwg#: 24-39695- 6 IS	**File: treasure island int signs**	
Date: 10-24-24	**Scale: as noted**	
By: si	**Rep: rdp**	

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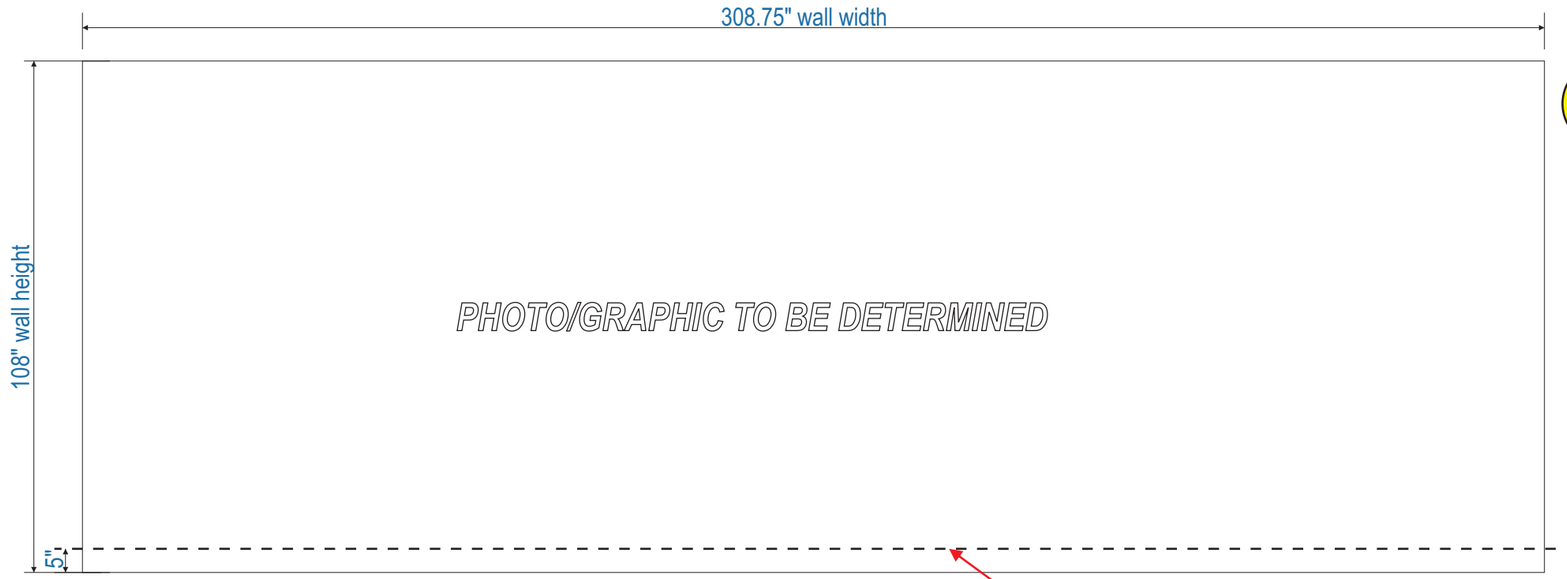
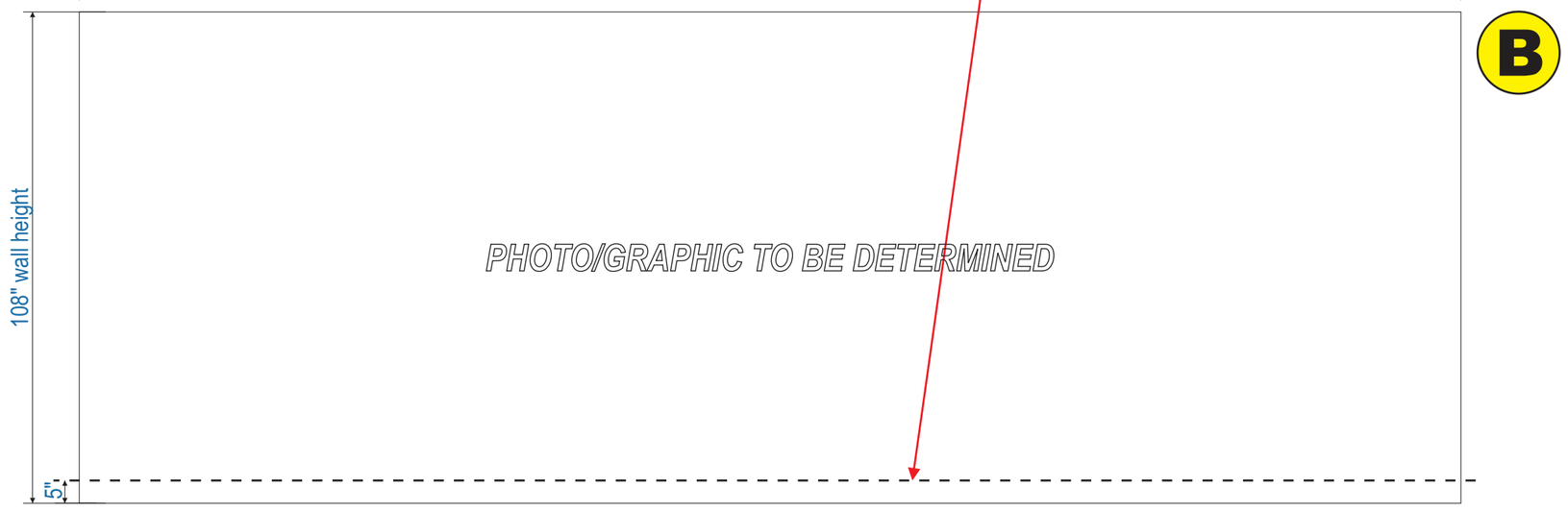


A

SIGNS A - K: **"MURAL" GRAPHICS FOR INTERIOR WALLS**
Scale: 3/8" = 1' 0"

Digitally-printed graphics on 3M Controltac 180J vinyl, laminated, seamed as necessary, to be applied to interior walls.
Graphics will be oversized, to facilitate application, and allow for trimming on-site.

Dotted line is *NOT* part of the print graphics, indicating only the possible line of trimming on-site



B

In-house art department reference notes:
Hard copies of color photos were scanned using our in-house printer/copier, resulting in RGB color images in CorelDraw, then cropped and/or combined as necessary, with white drop-shadows added where two photos met (the drop shadow only applied to B).
For each RGB color photo (and the complete, combined B photos with drop shadow included):
Go to Edit Bitmap; from the Adjust menu, select Grayscale.
Select TINT and set Hue and Saturation to levels listed.
Set all levels as listed at right.

SETTINGS IN GRAYSCALE BOX:

Reds	40
Yellows	60
Green	40
Cyans	60
Blues	20
Magenta	80
TINT (selected)	
Hue	44
Saturation	25

Project: Rally	
Address: 10801 Gulf Blvd, Treasure Island, FL	
Dwg#: 24-39695-1 IW	**File: treasure island int walls**
Date: 10-24-24	**Scale: as noted**
By: si	**Rep: RDP**

Rev. date / notes

CLIENT APPROVAL:
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Note: Structural changes may require resubmittal to third party and/or state agencies and may incur schedule delays.
APPROVED ☐ **APPROVED AS NOTED** ☐
SIGNATURE **DATE**

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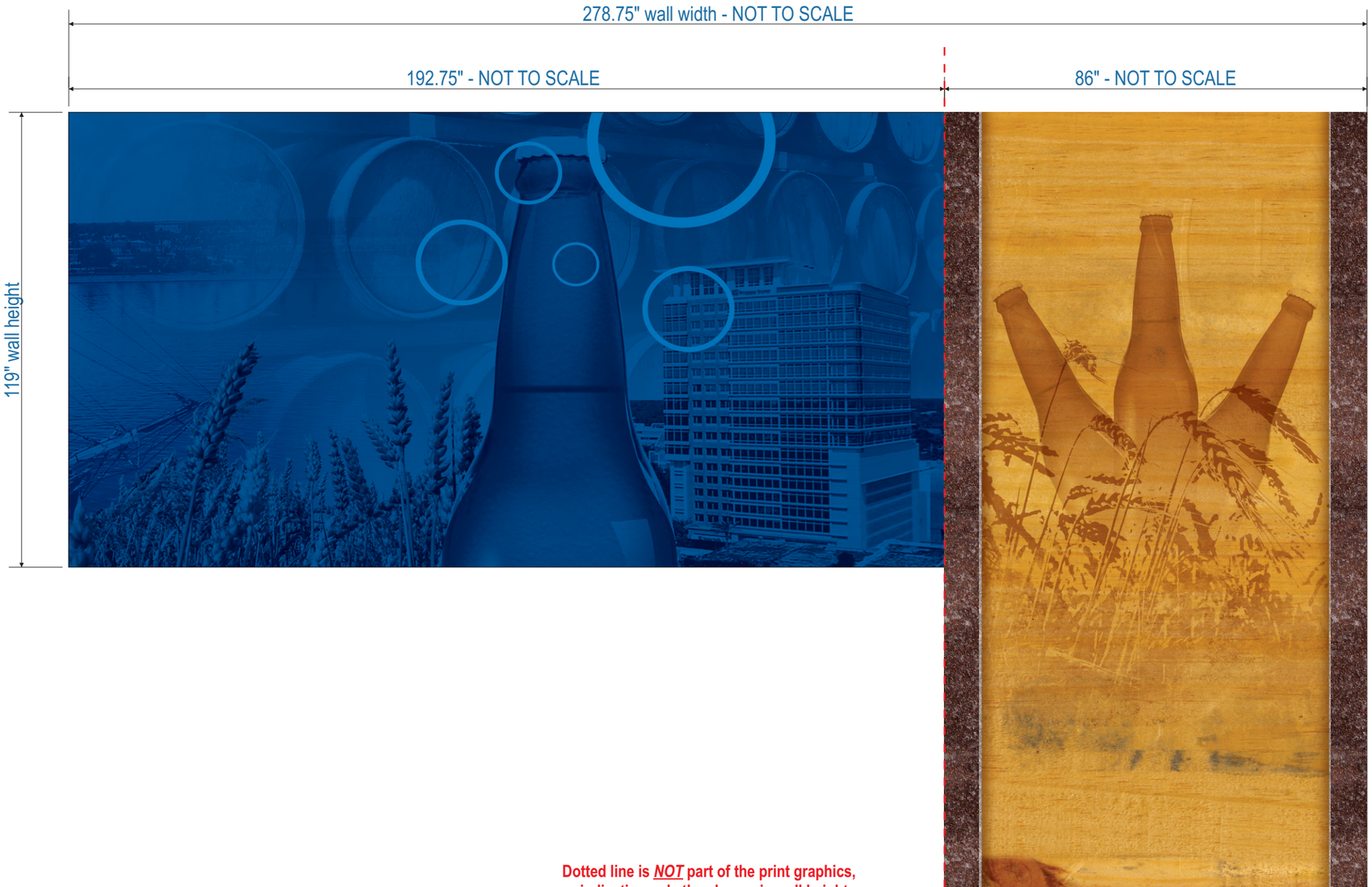

Dotted line is ***NOT*** part of the print graphics, indicating only the change in wall heights at this point

Project: Rally		**Rev. date / notes**	**CLIENT APPROVAL:** This print must be signed, dated, and returned to **SIGNSTAR** *Note: Structural changes may require resubmittal to third party and/or state agencies and may incur schedule delays.* **APPROVED** ☐ **APPROVED AS NOTED** ☐ **SIGNATURE** **DATE**
Address: 10801 Gulf Blvd, Treasure Island, FL			
Dwg#: 24-39695- 2 IW	**File: treasure island int walls**		
Date: 10-24-24	**Scale: as noted**		
By: si	**Rep: RDP**		

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TO BE DETERMINED - NOT TO SCALE

192" - NOT TO SCALE

5" RETURN (IF APPLICABLE)

114.75" NOT TO SCALE

119" wall height

D

Dotted lines are ***NOT*** part of the print graphics, indicating only the corners of the wall

61.5" wall width - NOT TO SCALE

119" wall height

E

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Project: Rally		**Rev. date / notes**
Address: 10801 Gulf Blvd, Treasure Island, FL		
Dwg#: 24-39695- 3 IW	**File: treasure island int walls**	
Date: 10-24-24	**Scale: as noted**	
By: si	**Rep: RDP**	

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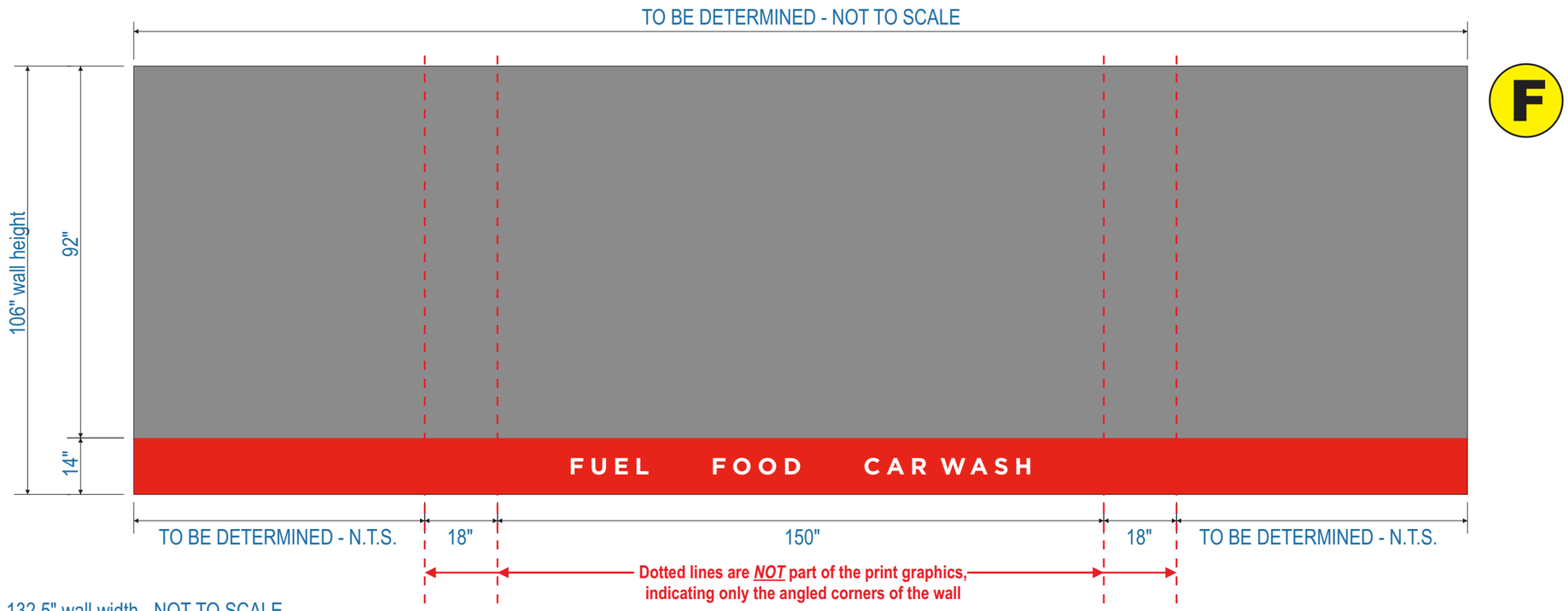
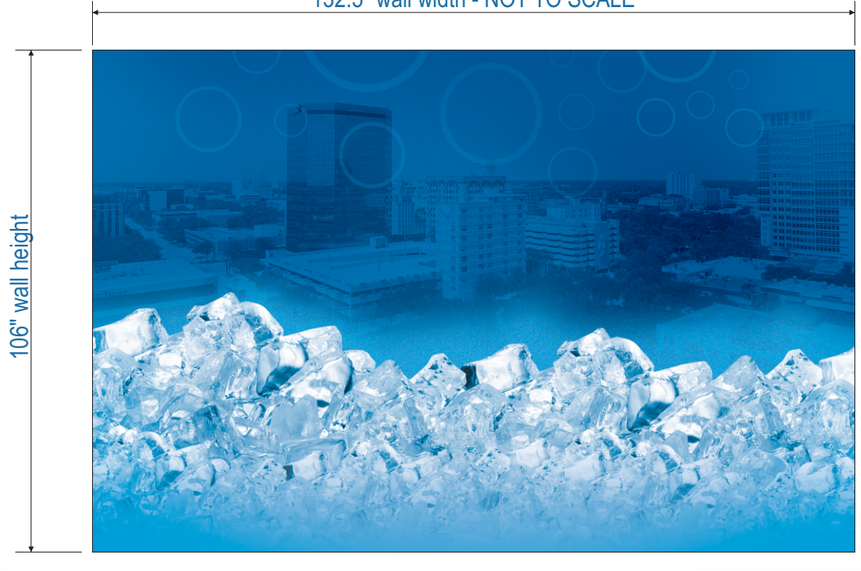


F



G

G1

GRAPHIC *G1* SIZE MUST BE FIELD-VERIFIED AFTER CABINETS HAVE BEEN INSTALLED.

Project: Rally		**Rev. date / notes**
Address: 10801 Gulf Blvd, Treasure Island, FL		
Dwg#: 24-39695- 4 IW	**File: treasure island int walls**	
Date: 10-24-24	**Scale: as noted**	
By: si	**Rep: RDP**	

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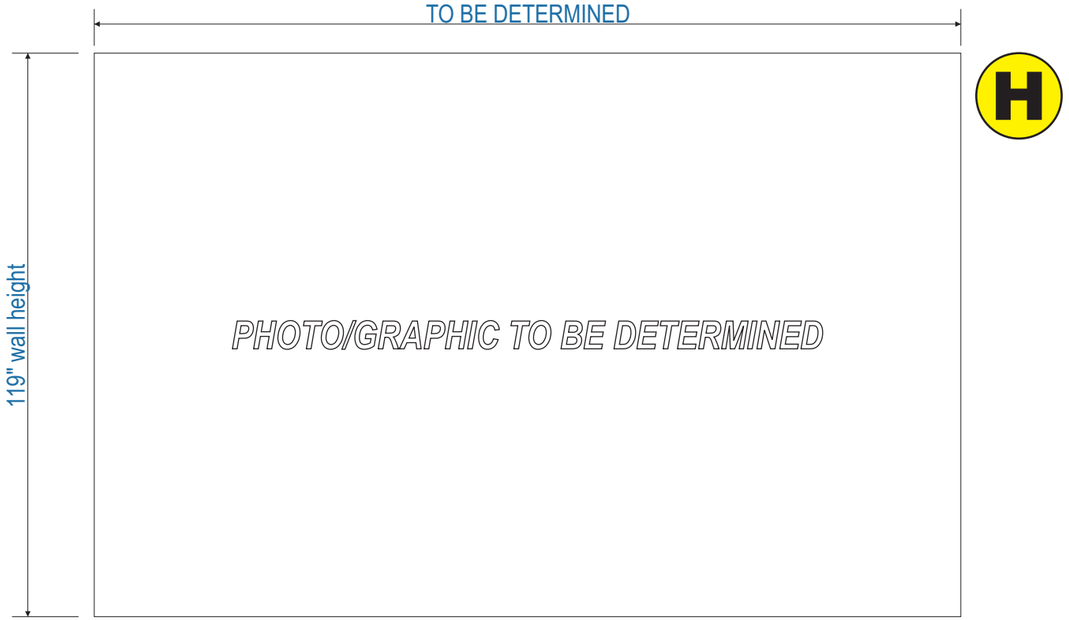

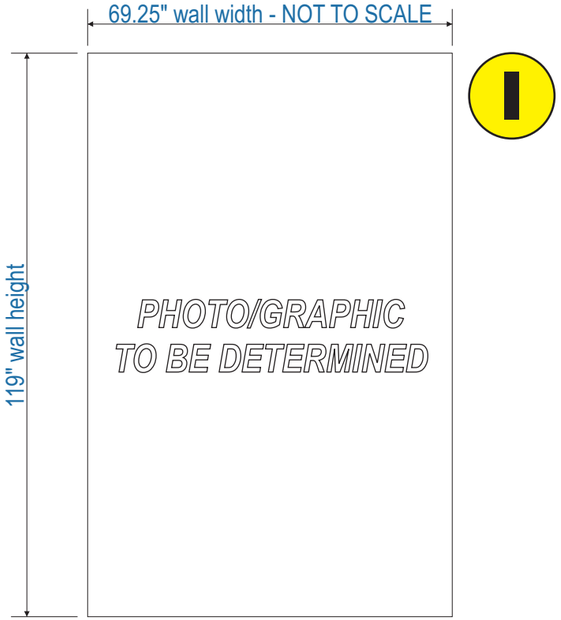

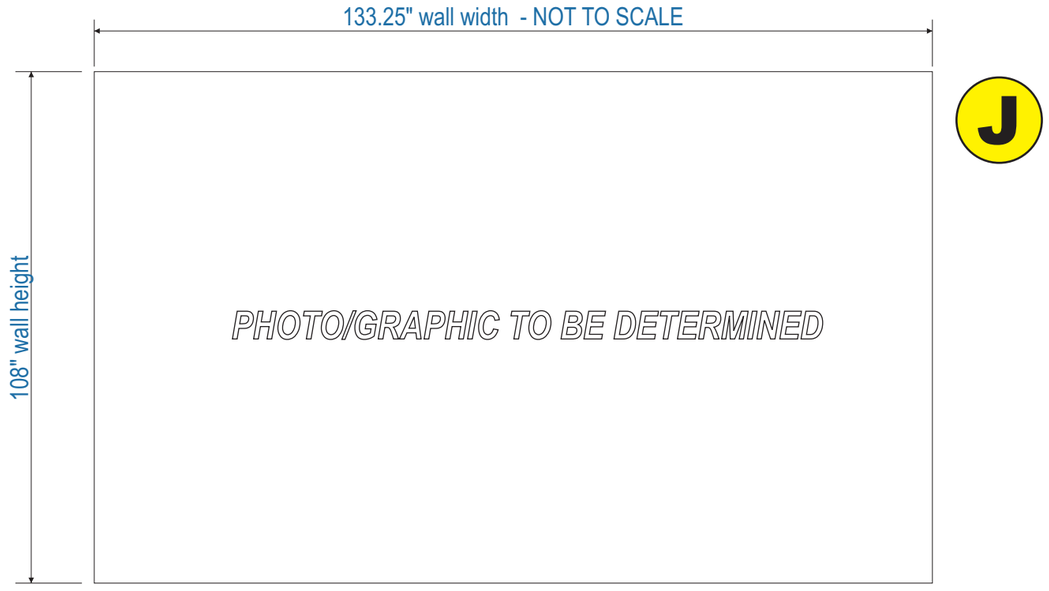

Project: Rally		**Rev. date / notes**
Address: 10801 Gulf Blvd, Treasure Island, FL		
Dwg#: 24-39695- 5 IW	**File: treasure island int walls**	
Date: 10-24-24	**Scale: as noted**	
By: si	**Rep: RDP**	

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Address: 10801 Gulf Blvd, Treasure Island, FL		
Dwg#: 24-39695- 6 IW	**File: treasure island int walls**	
Date: 10-24-24	**Scale: as noted**	
By: si	**Rep: RDP**	

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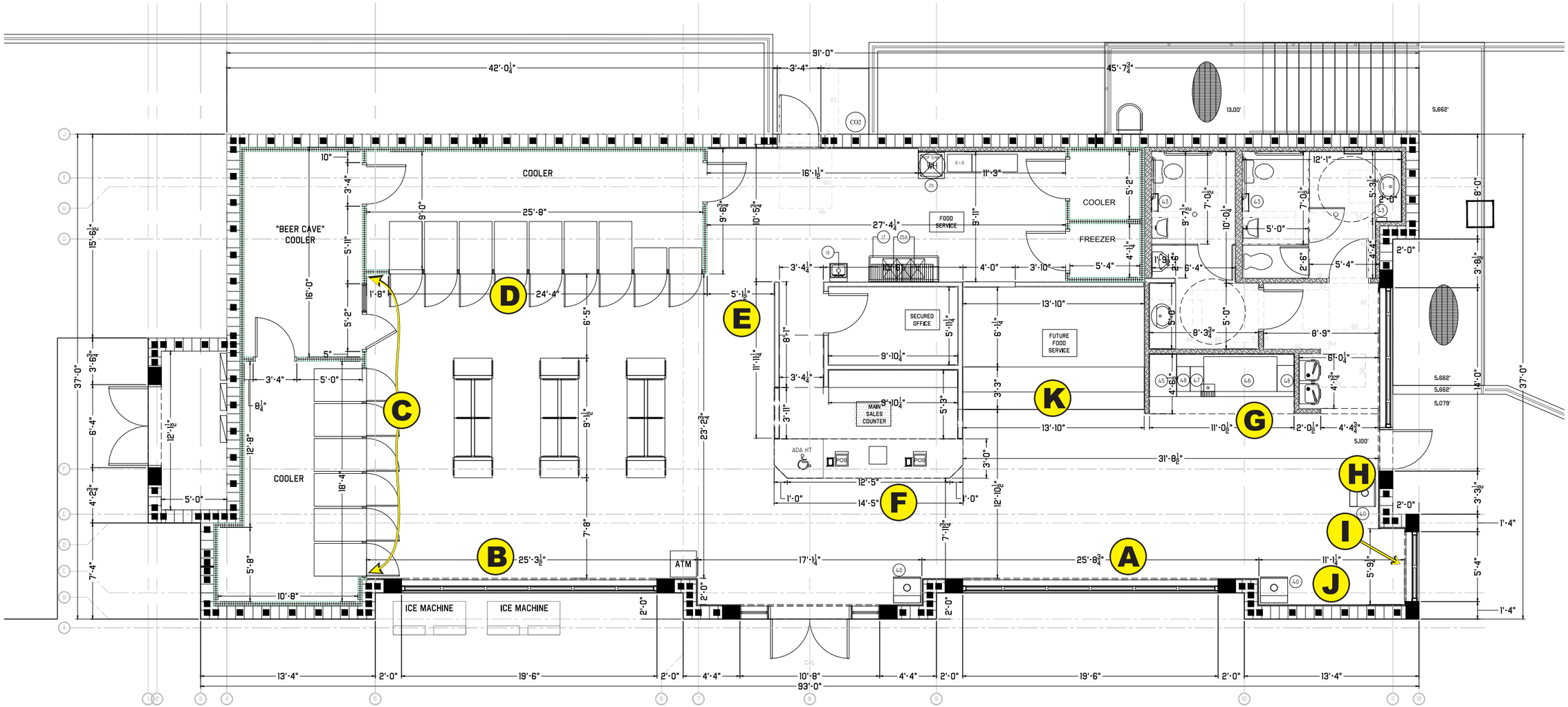
BUILDING FLOOR PLAN TO SHOW *APPROXIMATE/TYPICAL* SIGN LOCATIONS (ALL EXACT LOCATIONS FOR ALL WALL GRAPHICS ARE TO BE DETERMINED)

Scale: 1/8" = 1'0"

G1 **"Cooler Door Wrap" location is not shown on floor plan.**



Project: Rally		**Rev. date / notes**
Address: 10801 Gulf Blvd, Treasure Island, FL		
Dwg#: 24-39695-7 IW	**File: treasure island int walls**	
Date: 10-24-24	**Scale: as noted**	
By: si	**Rep: RDP**	

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Southwest Florida Water Management District
2379 Broad Street, Brooksville, Florida 34604-6899
(352) 796-7211 or 1-800-423-1476 (FL only)
WaterMatters.org

An Equal Opportunity Employer

Bartow Office
170 Century Boulevard
Bartow, Florida 33830-7700
(863) 534-1448 or
1-800-492-7862 (FL only)

Sarasota Office
78 Sarasota Center Boulevard
Sarasota, Florida 34240-9770
(941) 377-3722 or
1-800-320-3503 (FL only)

Tampa Office
7601 U.S. 301 North (Fort King Highway)
Tampa, Florida 33637-6759
(813) 985-7481 or
1-800-836-0797 (FL only)

April 15, 2024

Caracara, LLC
2865 Executive Dr.
Attn: David Pellegrino
Clearwater, FL 33762

Subject:	**Project Evaluation - Permit Not Required**	
	Project Name:	Risser Rally - 10801 Gulf Blvd., Treasure Island FL 33706
	File Number:	887527
	County:	Pinellas
	Sec/Twp/Rge:	S23/T31S/R15E
References:	Chapter 62-330, Florida Administrative Code (F.A.C.) Section 373.406(6), Florida Statues (F.S.)	

Dear Mr. Pellegrino:

The District has reviewed the information you submitted for the project referenced above and has determined that an Environmental Resource Permit (ERP) **will not be required** for the proposed reconstruction of a commercial fuel station, parking lot, and associated infrastructure. The project results in a net decrease of 2,477 square feet of impervious area, which includes a decrease of 4,040 square feet of vehicular use area. [Rule 62-330.051(2), F.A.C.].

The information received by the District will be kept on file to support the District's determination regarding your application. This information is available for viewing or downloading through the District's Application and Permit Search Tools located at www.WaterMatters.org/permits.

The District's determination that your project does not require an ERP is only applicable pursuant to the statutes and rules in effect at the time the information was submitted and may not be valid in the event subsequent changes occur in the applicable rules and statutes. Additionally, this notification does not mean that the District has determined that your project is permanently exempt from permitting requirements. Any subsequent change you make in the project's operation may necessitate further evaluation or permitting by the District. Therefore, you are advised to contact the District before beginning the project and before beginning any activity which is not specifically described in your submittal. Your timely pursuit of this activity is encouraged to avoid any potential rule changes that could affect your request.

This letter constitutes notice of Intended Agency Action of the project referenced above. The District's action in this matter only becomes closed to future legal challenges from members of the public if such persons have been properly notified of the District's action and no person objects to the District's action within the prescribed period of time following the notification. The District does not publish notices of agency action. If you wish to limit the time within which a person who does not receive actual written notice from the District may request an administrative hearing regarding this action, you are strongly encouraged to publish, at your own expense, a notice of agency action in the legal advertisement section

of a newspaper of general circulation in the county or counties where the activity will occur. Publishing notice of agency action will close the window for filing a petition for hearing. Legal requirements and instructions for publishing notice of agency action, as well as a noticing form that can be used is available from the District's website at www.WaterMatters.org/permits/noticing. If you publish notice of agency action, a copy of the affidavit of publishing provided by the newspaper should be sent to the Regulation Division at the District Service Office that services this permit or other agency action, for retention in the File of Record for this agency action.

If you have questions regarding this matter, please contact Junela Salguero, in the Tampa Service Office, at 8134456996. Please reference the Project Name and Inquiry/Permit Number in future communications concerning this project.
Sincerely,

David Kramer, P.E.
Bureau Chief
Environmental Resource Permit Bureau
Regulation Division

Enclosures:	Notice of Rights
cc:	Nisit Sapparkhao, P.E. Infinity Engineering Group, LLC

Notice of Rights

Administrative Hearing

1. You or any person whose substantial interests are or may be affected by the District's intended or proposed action may request an administrative hearing on that action by filing a written petition in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), Uniform Rules of Procedure Chapter 28-106, Florida Administrative Code (F.A.C.) and District Rule 40D-1.1010, F.A.C. Unless otherwise provided by law, a petition for administrative hearing must be filed with (received by) the District within 21 days of receipt of written notice of agency action. "Written notice" means either actual written notice, or newspaper publication of notice, that the District has taken or intends to take agency action. "Receipt of written notice" is deemed to be the fifth day after the date on which actual notice is deposited in the United States mail, if notice is mailed to you, or the date that actual notice is issued, if sent to you by electronic mail or delivered to you, or the date that notice is published in a newspaper, for those persons to whom the District does not provide actual notice.

2. Pursuant to Subsection 373.427(2)(c), F.S., for notices of intended or proposed agency action on a consolidated application for an environmental resource permit and use of sovereignty submerged lands concurrently reviewed by the District, a petition for administrative hearing must be filed with (received by) the District within 14 days of receipt of written notice.

3. Pursuant to Rule 62-532.430, F.A.C., for notices of intent to deny a well construction permit, a petition for administrative hearing must be filed with (received by) the District within 30 days of receipt of written notice of intent to deny.

4. Any person who receives written notice of an agency decision and who fails to file a written request for a hearing within 21 days of receipt or other period as required by law waives the right to request a hearing on such matters.

5. Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding District intended action is not available prior to the filing of a petition for hearing.

6. A request or petition for administrative hearing must comply with the requirements set forth in Chapter 28-106, F.A.C. A petition for a hearing must: (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's intended action or proposed action, (2) state all material facts disputed by the person requesting the hearing or state that there are no material facts in dispute, and (3) otherwise comply with Rules 28-106.201 and 28-106.301, F.A.C. Chapter 28-106, F.A.C., can be viewed at www.flrules.org or at the District's website at www.WaterMatters.org/permits/rules.

7. A petition for administrative hearing is deemed filed upon receipt of the complete petition by the District Agency Clerk at the District's Tampa Service Office during normal business hours, which are 8:00 a.m. to 5:00 p.m., Monday through Friday, excluding District holidays. Filings with the District Agency Clerk may be made by mail, hand-delivery or facsimile transfer (fax). The District does not accept petitions for administrative hearing by electronic mail. Mailed filings must be addressed to, and hand-delivered filings must be delivered to, the Agency Clerk, Southwest Florida Water Management District, 7601 US Hwy 301, Tampa, FL 33637-6759. Faxed filings must be transmitted to the District Agency Clerk at (813) 367-9776. Any petition not received during normal business hours shall be filed as of 8:00 a.m. on the next business day. The District's acceptance of faxed petitions for filing is subject to certain conditions set forth in the District's Statement of Agency Organization and Operation, available for viewing at www.WaterMatters.org/about.

Judicial Review

1. Pursuant to Sections 120.60(3) and 120.68, F.S., a party who is adversely affected by District action may seek judicial review of the District's action.Judicial review shall be sought in the Fifth District Court of Appeal or in the appellate district where a party resides or as otherwise provided by law.

2. All proceedings shall be instituted by filing an original notice of appeal with the District Agency Clerk within 30 days after the rendition of the order being appealed, and a copy of the notice of appeal, accompanied by any filing fees prescribed by law, with the clerk of the court, in accordance with Rules 9.110 and 9.190 of the Florida Rules of Appellate Procedure (Fla. R. App. P.). Pursuant to Fla. R. App. P. 9.020(h), an order is rendered when a signed written order is filed with the clerk of the lower tribunal.

CITY OF TREASURE ISLAND
CITY COMMISSION
120 - 108th Avenue, Treasure Island, Florida 33706
Telephone (727) 547-4575; Fax (727) 547-4582

CASE NO. VAR-000382-2023
STAFF REPORT
WEDNESDAY, AUGUST 23, 2023 AT 6:00 P.M.

DESCRIPTION: Variance request to reduce the minimum building height requirement in the PR-MU Gulf Blvd. zoning district from two stories to one story, and reduce the minimum building height by 11 ft, from 34 ft to 23 ft.

SITE LOCATION: 10801 Gulf Blvd
Treasure Island, FL 33706

PARCEL ID #: 23-31-15-91836-008-0010

LEGAL DESCRIPTION: LOT 1, BLOCK 8, CITY OF TREASURE ISLAND, BLOCKS 1,3,5,6,7 & 8, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 27, PAGES 2,3, AND 4, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PROPERTY OWNER: CARACARA LLC
2865 EXECUTIVE DR
CLEARWATER FL 33762

GENERAL INFORMATION:

Land Use: Planned Redevelopment Mixed-Use

Zoning: PR-MU GB (Planned Redevelopment- Mixed Use Gulf Blvd)

Adjacent Property (Use):

North: 10825 Gulf Blvd. – Retail Stores

South: 10771 Gulf Blvd. – Temporary Parking Lot

East: 120 108th Ave – Public Utilities

West: 10800 Gulf Blvd. – Hotels and Motels

Site Area: Approximately 0.545 acres | 23,754 sf (m.o.l.)

Flood Zone: AE-11 (Coastal A Zone), Flood Insurance Rate Map Community Panel No. 12103C0194H, August 24, 2021.

PROPERTY SUMMARY:

The subject property is a corner parcel located adjacent to Gulf Blvd. and 108th Ave. and consists of an automobile service station for fueling and the sale of goods.

According to the PCPAO, the existing structure was constructed in 1965, however, the subject property was used as an automotive maintenance and repair facility prior to 1965.

On September 21, 2000, the Planning and Zoning Board approved a variance request to allow the gasoline pump canopy to encroach 3.94 feet into the front setback along Gulf Blvd. (PZ-2000-23-VR). In 2000 the City's code required a 12 foot setback along Gulf Blvd, however, the code was amended in 2012 and the required 12 foot setback is no longer applicable. Per Sec. 68-410.38., the current setbacks along Gulf Blvd shall consist of 25 feet of the property owner's building façade being built 8 feet from Gulf Blvd.

On September 21, 2000, the Planning and Zoning Board approved a site plan to allow 2 additional parking spaces, increased landscaping, enlarge gasoline pump canopy, and a 200 sq ft addition to the principal structure (PZ-2000-23-SR).

On April 21, 2005, the Planning and Zoning Board approved a site plan modification to allow a free-standing ATM machine and to add 18 sq ft of landscaping (PZ-2004-45-SR).

On March 7, 2023, Applied Science and Engineering LLC submitted a site assessment report, which states three discharges have been reported at the subject property. The first discharge was reported in September 1994 due to groundwater contamination and a No Further Action (NFA) was issued in October 1995. The second discharge was reported in August 1995 and is currently eligible for state funding for remediation. The third discharge was reported on January 2022 due to soil contamination. The site assessment is currently ongoing to determine the nature and extent of soil and groundwater contamination.

The applicant is currently requesting a variance to Sec. 68-410.27 to reduce the minimum building height requirement in the PR-MU Gulf Blvd. zoning district from two stories to one story, and reduce the minimum building height by 11 ft, from 34 ft to 23 ft.

This application is specifically for the zoning variances as requested by the applicant and described on page 1 of this staff report. A site plan application has not been submitted, so a full site plan review by zoning, building, fire, public works, and engineering has not been completed.

TREASURE ISLAND CODE OF ORDINANCES:

CHAPTER 68- ZONING REGULATIONS
ARTICLE VI. – ZONING DISTRICT REGULATIONS
DIVISION 11. – DOWNTOWN REDEVELOPMENT PR-MU CORE AND PR-MU GULF BLVD ZONING DISTRICT
SUBDIVISION II. PR-MU GULF BLVD (DOWNTOWN REDEVELOPMENT) ZONING DISTRICT

Sec. 68-410.37.- Building height.

b) *The minimum height in the PR-MU Gulf Blvd. zoning district shall be two stories, 26 feet above base flood elevation plus 2.0 feet of freeboard.*

ARTICLE III- APPEALS TO ADMINISTRATIVE DECISIONS; SPECIAL EXCEPTIONS AND VARIANCES
DIVISION 3. – VARIANCES
Section 70-221. – Procedure

(1) An application for such variance has been received by the city manager or specified designee, stating the special conditions and circumstances applying to the building, structure, or land for which such variance is sought. The applicant shall submit a narrative that explains the variance being requested in a manner that addresses the criteria specified in subsection (d) as they relate to the specific request. Since each application is considered based upon the unique circumstances presented by such application, prior decisions of the board or commission shall not constitute grounds for the granting of any variance.
(2) The board or commission has received a report from the city manager or specified designee that evaluates the application based on the criteria required by this section.
(3) The board or commission holds a public hearing after written and posted notice has been given to the extent provided by chapter 70.
(4) The board or commission has considered the following criteria and find that they have been substantially satisfied and a hardship exists:
    a. The variance is in fact a variance as set forth within the land development regulations and within the province of the board or commission based upon the opinion of the city manager or his designee;
    b. Special conditions or circumstances exist which are peculiar to the building, structure, or land for which the variance is sought and do not apply generally to buildings, structures, or lands in the same zoning district;
    c. Strict application of the provisions of the land development regulations would not permit the applicant reasonable use of the building; structure, or land;
    d. The peculiar conditions and circumstances existing are not the result of the actions of the applicant, the applicant agent's agents, or the applicant's predecessors in title;
    e. The variance proposed to be granted is the minimum variance that will make possible the reasonable use of the building, structure, or land;
    f. Owing to special conditions, a literal enforcement would result in unnecessary hardship. Special conditions to be considered pursuant to this section of the land development regulations shall include, but not be limited to, the following circumstances:
        1. *Redevelopment.* If the proposed project involves the redevelopment or utilization of an existing developed or partially developed site.
        2. *Substandard lot(s).* If the proposed project involves the utilization of an existing legal nonconforming lot(s).
        3. *Neighborhood character.* If the proposed project promotes the established development pattern of a block face, including setbacks, building height, and other dimensional requirements.
        4. *Public facilities.* If the proposed project involves the development of public parks, public facilities or public utilities.

5. *Architectural and/or engineering considerations.* If the proposed project utilizes architectural and/or engineering features that would render the project more disaster resistant.

g. The granting of the variance will be in harmony with the general purpose and intent of this chapter;

h. The granting of the variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

(5) In granting any variance, the planning and zoning board or city commission may prescribe appropriate conditions and safeguards in conformity with the land development regulations. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this chapter.

(6) Under no circumstances shall the planning and zoning board or city commission grant a variance to permit a use not generally or by special exception permitted in the zoning district involved or any use expressly or by implication prohibited by the land development regulations.

(7) The granted variance shall be valid for one-year. To remain in effect after one-year, one of the following must have occurred:

a. An extension of time has been approved by the approving body;

b. Building permits relating to the requested variance have either been applied for or granted; or

c. A site plan review relating to the requested variance has been applied for or approved by the planning and zoning board.

ANALYSIS OF LAND DEVELOPMENT REGULATIONS:

The criteria for reviewing a variance for approval or denial is contained in Sec. 70-221 of the City of Treasure Island Code of Ordinances. Staff's analysis of the land development regulations is provided below. The applicant's narrative and supporting documents are included in this agenda packet as separate attachments.

1. **The variance is in fact a variance as set forth within the land development regulations and within the province of the board or commission based upon the opinion of the city manager or his designee.**
   The variance being requested is set forth within the City's Land Development Regulations. Per Sec. 70-221, the City Commission has the exclusive power and authority to grant variances to building height.

2. **Special conditions or circumstances exist which are peculiar to the building, structure, or land for which the variance is sought and do not apply generally to buildings, structures, or lands in the same district.**
   Per FLDEP, soil and groundwater contamination has been identified on-site and a site assessment is currently underway to determine the nature and extent of the contamination. The current circumstance could potentially replicate itself in the future due to the proposed continued active use of underground storage tanks.

As part of the 1995 warranty deed, the subject property was conveyed with a restriction stating the subject property is restricted from being used for residential, educational, or hospital purposes.

3. **Strict application of the provisions of the land development regulations would not permit the applicant reasonable use of the building, structure, or land.**
   Strict application of the provisions of the land development regulations would permit the applicant reasonable use of the subject property, however, the granting of this variance will safeguard the public health, safety, and general welfare by minimizing the number of occupants of the proposed building that could potentially be exposed to any future soil and groundwater contamination.

4. **The peculiar conditions and circumstances existing are not the result of the actions of the applicant, the applicant's agent, or the applicant's predecessors in title.**
   The soil and groundwater contamination are the result of the actions of the applicant's predecessor. The first known discharge was reported in September 1994 at which time the property owner was Chevon U.S.A Inc.

5. **The variance proposed to be granted is the minimum variance that will make possible the reasonable use of the building, structure, or land.**
   The proposed variance to be granted for the building height does not appear to be the minimum variance that will make possible the reasonable use of the land.

6. **Owing to special conditions, a literal enforcement would result in unnecessary hardship. Special conditions to be considered pursuant to this section of the land development regulations shall include, but not be limited to, the following circumstances: Redevelopment; Substandard lot(s); Neighborhood character; Public facilities; Architectural and/or engineering considerations.**
   A literal enforcement would not result in an unnecessary hardship.

7. **The granting of the variance will be in harmony with the general intent and purpose of this chapter.**
   The granting of this variance is not in harmony with the general intent and purpose of this chapter, as it appears that the applicant does not meet the hardship criteria. Furthermore, the intent and purpose of the downtown design criteria is to secure visual interest, identity, and a sense of place in the city's downtown by focusing on the characteristics of architectural compatibility. Nevertheless, due to the proposed continued service station use of this property and by acknowledging the possibility of additional underground storage tank discharges it would be in the in the public's best interest to grant this variance.

8. **The granting of the variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.**
   The granting of this variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare. In truth, the granting of this variance is justifiable and reasonable in order to protect the public's health, safety, and general welfare by

limiting the number of members of the public who would be required to spend an extended period of time at the subject property.

STAFF RECOMMENDATION:

Staff finds that no hardship exists, however, the granting of this variance will safeguard the public health, safety, and general welfare by minimizing the number of occupants of the proposed building that could potentially be exposed to any future soil and groundwater contamination. Staff recommends **APPROVAL** to reduce the minimum building height requirement in the PR-MU Gulf Blvd. zoning district from two stories to one story, and reduce the minimum building height by 11 ft, from 34 ft to 23 ft.

Staff's recommendation is based on the criteria set forth in Sec. 70-221 and the following:

- SUBDIVISION II. PR-MU GB (Downtown Redevelopment) Zoning District
- SUBDIVISION III. Treasure Island Downtown Design Criteria
- Florida Department of Environmental Protection- Division of Waste Management Reports

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AUGUST 23, 2023
CITY COMMISSION
DEVELOPMENT ORDER

CASE NO. VAR-000382-2023
LOCATION: 10801 GULF BLVD TREASURE ISLAND, FL 33706

The City Commission has determined that an unnecessary hardship **DOES** **DOES NOT** exist pursuant to Sec. 70-221 of the Treasure Island Code of Ordinances, and has moved to:

[X] APPROVE **[ ] DENY**
[ ] CONTINUE **[ ] APPROVE WITH CONDITIONS**

Variance to Sec. 68-410.27 to reduce the minimum building height requirement in the PR-MU Gulf Blvd. zoning district from two stories to one story, and reduce the minimum building height by 11 ft, from 34 ft to 23 ft.

J Tyler Payne, Mayor
City Commission

8/23/23
Date

CITY OF TREASURE ISLAND
PLANNING AND ZONING BOARD
120 - 108th Avenue, Treasure Island, Florida 33706
(727) 547-4575

CASE NO. VAR-000326-2023
STAFF REPORT
THURSDAY, AUGUST 17, 2023, AT 2:00 P.M.

DESCRIPTION: Variance requests for the proposed redevelopment of an automobile service station for fueling and sale of goods.

1st Variance Request: To reduce the 8-foot wide "Pedestrian friendly and limited dining/display zone" to 0 feet.

2nd Variance Request: To reduce the 8-foot wide arcade/awning covering the "Pedestrian friendly and limited dining/display zone" to 0 feet.

3rd Variance Request: To increase the maximum 8-foot building facade front setback along Gulf Blvd to 113 feet.

4th Variance Request: To increase the maximum 8-foot building facade front setback along 108th Ave to 16 feet.

SITE LOCATION: 10801 Gulf Blvd
Treasure Island, FL 33706

PARCEL ID #: 23-31-15-91836-008-0010

LEGAL DESCRIPTION: LOT 1, BLOCK 8, CITY OF TREASURE ISLAND, BLOCKS 1,3,5,6,7 & 8, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 27, PAGES 2,3, AND 4, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PROPERTY OWNER: CARACARA LLC
2865 EXECUTIVE DR
CLEARWATER, FL 33762

GENERAL INFORMATION:

Land Use: Planned Redevelopment Mixed-Use

Zoning: PR-MU Gulf Blvd. (Planned Redevelopment- Mixed Use Gulf Blvd)

Adjacent Property (Use):

North: 10825 Gulf Blvd – Retail / Restaurant

West: 10800 Gulf Blvd – Hotel (Treasure Island Beach Resort)

South: 10771 Gulf Blvd – Temporary Parking Lot

East: 120 108th Ave – City Hall Public Works Yard

Site Area: Approximately 0.545 acres | 23,754 sf (m.o.l.)

Flood Zone: AE-11 (Coastal A Zone), Flood Insurance Rate Map Community Panel No. 12103C0194H, August 24, 2021.

PROPERTY SUMMARY:

The subject property is a corner parcel located adjacent to Gulf Blvd. and 108th Ave. and consists of an automobile service station for fueling and the sales of goods.

According to the PCPAO, the existing structure was constructed in 1965.

On August 31, 1995, an underground storage tank discharge was reported to the Florida Department of Environmental Protection. A site assessment is currently being performed to determine the nature and extent of soil and groundwater contamination.

On September 21, 2000, the Planning and Zoning Board approved a variance request to allow the gasoline pump canopy to encroach 3.94 feet into the front setback along Gulf Blvd. In 2000 the City's code required a 12 foot setback along Gulf Blvd, however, the code was amended in 2012 and the required 12 foot setback is no longer applicable. Per Sec. 68-410.38., the current setbacks along Gulf Blvd shall consist of 25 feet of the property owner's building façade being built 8 feet from Gulf Blvd.

On September 21, 2000, the Planning and Zoning Board approved a site plan to allow a 200 sq ft addition, 2 additional parking spaces, increased landscaping, and enlarge gasoline pump canopy.

On April 21, 2005, the Planning and Zoning Board approved a site plan modification to allow a free-standing ATM machine and to add 18 sq ft of landscaping.

On March 7, 2023, Applied Science and Engineering LLC submitted a site assessment report, which states three discharges have been reported at the subject property. The first discharge was reported in September 1994 due to groundwater contamination and a No Further Action (NFA) was issued in October 1995. The second discharge was reported in August 1995 and is currently eligible for state funding for remediation. The third discharge was reported on January 2022 due to soil contamination. The site assessment is currently ongoing to determine the nature and extent of soil and groundwater contamination.

The applicant is currently requesting four variances to the building facade setbacks and the "Pedestrian friendly and limited dining/display zone" as set forth in Sec. 68-410.38. of the City's land development regulations.

This application is specifically for the zoning variances as requested by the applicant and described on page 1 of this staff report. A site plan application has not been submitted, so a full site plan review by zoning, building, fire, public works, and engineering has not been completed.

A variance to the minimum building height is under the purview of the City Commission and is scheduled to be heard on August 23, 2023.

TREASURE ISLAND CODE OF ORDINANCES:

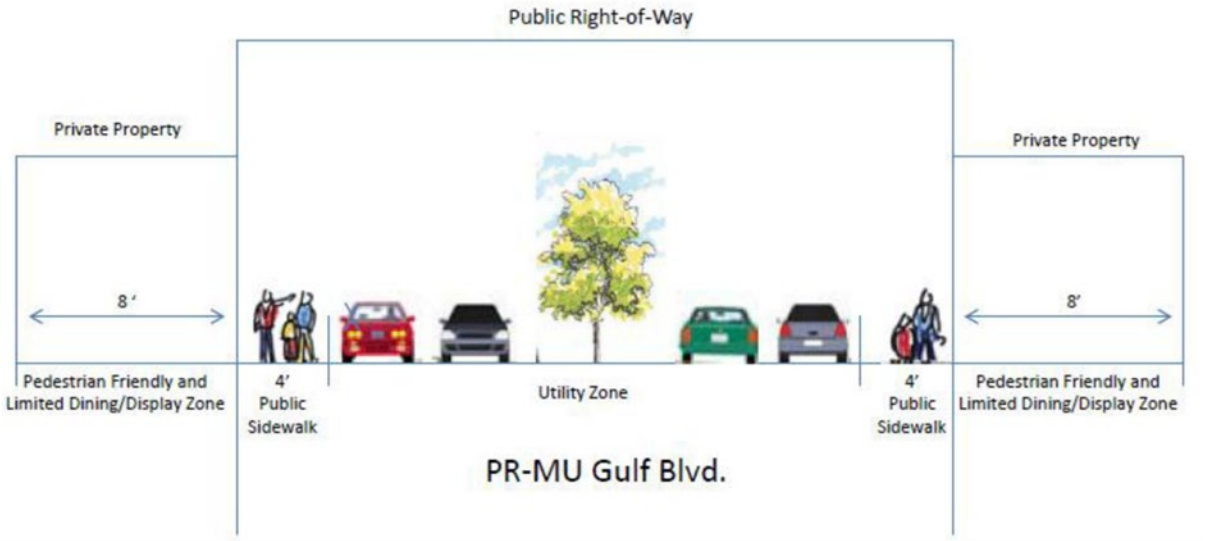
CHAPTER 68- ZONING REGULATIONS
ARTICLE VI. – ZONING DISTRICT REGULATIONS
DIVISION 11. – DOWNTOWN REDEVELOPMENT PR-MU CORE AND PR-MU GULF BLVD ZONING DISTRICT
SUBDIVISION II. PR-MU GULF BLVD (DOWNTOWN REDEVELOPMENT) ZONING DISTRICT

Sec. 68-410.38.- Setbacks.

To encourage pedestrian movement, there will be two zones:

(1) *"Utility zone" is the area within the Gulf Boulevard (State Route 699) right-of-way which is used for street furnishings, street signage, traffic control devices, public sidewalk and light poles.*

(2) *"Pedestrian friendly and limited dining/display zone"* is an eight-feet wide improved walkway and a minimum of ten feet tall constructed by the property owner on private property which is adjacent and parallel to the utility zone limited to dining/display area and shall be reviewed during the site plan review process. Any awning or structure shall be built at a minimum of ten feet above grade. There may be a sign, lighting and/or fan which may be hung from the underside of structure. There must be eight-feet of vertical clearance. This zone shall extend the entire width of the property.



Front setback: At ground level at least 25 feet of the property owner's building façade will be built eight feet from Gulf Boulevard (State Route 699) right-of-way line and be aligned parallel to Gulf Boulevard (State Route 699) right-of-way.

Within the redevelopment of each site, the property owner will build an arcade eight feet deep to cover the pedestrian zone. The arcade or awning will be built ten feet in height directly adjacent to the front building facade. There may be a

sign, lighting and/or fan which may be hung from the underside of the arcade structure. There must be a minimum of eight-feet of vertical clearance.

The second story and above of each building may have a zero setback.

On corner lots, the setback to the secondary street will be the same as the front setback.

The setback along Park Place and all other streets in the zoning district shall be a minimum of eight feet.

Side setback: The side setbacks shall be zero.

Rear setback: The rear setback along Boca Ciega Bay shall be 25 feet. Preferably, the parking for these buildings shall be on the side of the structure to preserve the bay view and offer the opportunity for outdoor dining in the rear waterfront yard.

The rear setback for non-waterfront lots in the zoning district shall be eight feet.

CHAPTER 68- ZONING REGULATIONS
ARTICLE VI. – ZONING DISTRICT REGULATIONS
DIVISION 11. – DOWNTOWN REDEVELOPMENT PR-MU CORE AND PR-MU GULF BLVD ZONING DISTRICT
SUBDIVISION II. PR-MU GULF BLVD (DOWNTOWN REDEVELOPMENT) ZONING DISTRICT

ARTICLE III- APPEALS TO ADMINISTRATIVE DECISIONS; SPECIAL EXCEPTIONS AND VARIANCES
DIVISION 3. – VARIANCES
Section 70-221. – Procedure

(1) An application for such variance has been received by the city manager or specified designee, stating the special conditions and circumstances applying to the building, structure, or land for which such variance is sought. The applicant shall submit a narrative that explains the variance being requested in a manner that addresses the criteria specified in subsection (d) as they relate to the specific request. Since each application is considered based upon the unique circumstances presented by such application, prior decisions of the board or commission shall not constitute grounds for the granting of any variance.
(2) The board or commission has received a report from the city manager or specified designee that evaluates the application based on the criteria required by this section.
(3) The board or commission holds a public hearing after written and posted notice has been given to the extent provided by chapter 70.
(4) The board or commission has considered the following criteria and find that they have been substantially satisfied and a hardship exists:

a. The variance is in fact a variance as set forth within the land development regulations and within the province of the board or commission based upon the opinion of the city manager or his designee;
b. Special conditions or circumstances exist which are peculiar to the building, structure, or land for which the variance is sought and do not apply generally to buildings, structures, or lands in the same zoning district;
c. Strict application of the provisions of the land development regulations would not permit the applicant reasonable use of the building; structure, or land;
d. The peculiar conditions and circumstances existing are not the result of the actions of the applicant, the applicant agent's agents, or the applicant's predecessors in title;
e. The variance proposed to be granted is the minimum variance that will make possible the reasonable use of the building, structure, or land;
f. Owing to special conditions, a literal enforcement would result in unnecessary hardship. Special conditions to be considered pursuant to this section of the land development regulations shall include, but not be limited to, the following circumstances:
    1. *Redevelopment.* If the proposed project involves the redevelopment or utilization of an existing developed or partially developed site.
    2. *Substandard lot(s).* If the proposed project involves the utilization of an existing legal nonconforming lot(s).
    3. *Neighborhood character.* If the proposed project promotes the established development pattern of a block face, including setbacks, building height, and other dimensional requirements.
    4. *Public facilities.* If the proposed project involves the development of public parks, public facilities or public utilities.
    5. *Architectural and/or engineering considerations.* If the proposed project utilizes architectural and/or engineering features that would render the project more disaster resistant.
g. The granting of the variance will be in harmony with the general purpose and intent of this chapter;
h. The granting of the variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

(5) In granting any variance, the planning and zoning board or city commission may prescribe appropriate conditions and safeguards in conformity with the land development regulations. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this chapter.
(6) Under no circumstances shall the planning and zoning board or city commission grant a variance to permit a use not generally or by special exception permitted in the zoning district involved or any use expressly or by implication prohibited by the land development regulations.
(7) The granted variance shall be valid for one-year. To remain in effect after one-year, one of the following must have occurred:

a. An extension of time has been approved by the approving body;
b. Building permits relating to the requested variance have either been applied for or granted; or
c. A site plan review relating to the requested variance has been applied for or approved by the planning and zoning board.

NATIONAL FIRE PROTECTION ASSOCIATION CODES AND STANDARDS:

NFPA 30A- MOTOR FUEL DISPENSING FACILITIES AND REPAIR GARAGES
Section 9.4.2

There shall be at least one attendant on duty while the self-service facility is open for business. The attendant's primary function shall be to supervise, observe, and control the dispensing of motor fuels.

Section 9.4.3

The responsibility of the attendant shall be as follows:

(1) Prevent the dispensing of Class I liquids into portable containers not in compliance with 9.2.3.1.
(2) Prevent the use of hose nozzle valve latch-open devices that do not comply with 6.6.1.
(3) Control sources of ignition.
(4) Immediately activate emergency controls and notify the fire department of any fire or other emergency.
(5) Handle accidental spills and fire extinguishers if needed.

ANALYSIS OF LAND DEVELOPMENT REGULATIONS:

The criteria for reviewing a variance for approval or denial is contained in the City of Treasure Island Land Development Regulations – Sec. 70-221. Staff's analysis of the land development regulations and the National Fire Protection Association codes and standards is provided below. The applicant's narrative is included in this agenda packet as a separate attachment.

1. **The variance is in fact a variance as set forth within the land development regulations and within the province of the board or commission based upon the opinion of the city manager or his designee.**

   The variances being requested for setbacks are set forth within the City's Land Development Regulations and under the purview of the Planning and Zoning Board.

2. **Special conditions or circumstances exist which are peculiar to the building, structure, or land for which the variance is sought and do not apply generally to buildings, structures, or lands in the same district.**

   1st, 2nd, 3rd, and 4th Variance Request- The requirements set forth in NFPA 30A are special conditions that exist and are peculiar to the proposed building. NFPA 30A

requires at least one attendant on duty to be able to supervise, observe, and control the dispensing of motor fuels. However, these requirements can be met through appropriate exterior and interior building design, building orientation, and building location.

3. **Strict application of the provisions of the land development regulations would not permit the applicant reasonable use of the building, structure, or land.**

   1st, 2nd, 3rd, and 4th Variance Request- Strict application of the provisions of the land development regulations would permit the applicant reasonable use of the building, structure, or land. Adherence to regulatory codes and standards set forth by the National Fire Protection Association can be achieved through exterior and interior building design, building orientation, and building location. Additionally, strict application of the land development regulations would still allow the construction of a same sized structure that would still meet the required setbacks.

4. **The peculiar conditions and circumstances existing are not the result of the actions of the applicant, the applicant's agent, or the applicant's predecessors in title.**

   1st, 2nd, 3rd, and 4th Variance Request- The requirements set forth in NFPA 30A are not the result of the actions of the applicant. However, the proposed building location is the result of the actions of the applicant, and the NFPA 30A requirements can be met through appropriate exterior and interior building design, building orientation, and building location.

5. **The variance proposed to be granted is the minimum variance that will make possible the reasonable use of the building, structure, or land.**

   1st, 2nd, 3rd, and 4th Variance Request- The proposed variance is not the minimum variance that would permit reasonable use of the building, structure, or land. The proposed building can be oriented and/or designed to provide reasonable use of the building and land, while still meeting the setbacks.

6. **Owing to special conditions, a literal enforcement would result in unnecessary hardship. Special conditions to be considered pursuant to this section of the land development regulations shall include, but not be limited to, the following circumstances: Redevelopment; Substandard lot(s); Neighborhood character; Public facilities; Architectural and/or engineering considerations.**

   1st, 2nd, 3rd, 4th Variance Request- The proposed project does not promote the proposed development pattern set forth in the downtown design criteria, and, as stated earlier the NFPA 30A requirements can be met through appropriate exterior and interior building design and building orientation. As buildings and sites are redeveloped, the intention is to change the development patterns as outlined in the code. Therefore, a literal enforcement would not cause unnecessary hardship upon the applicant.

7. **The granting of the variance will be in harmony with the general intent and purpose of this chapter.**

   1st 2nd, 3rd, 4th Variance Request- The granting of this variance is not in harmony with the general intent and purpose of this chapter. The intent and purpose of the downtown design criteria is to secure visual interest, identity, and a sense of place in the city's downtown by focusing on the characteristics of architectural compatibility and to encourage pedestrian use.

8. **The granting of the variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.**

   There are no recognizable aspects of the requested variances that could be considered injurious or detrimental. Therefore, the granting of these variances will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

STAFF RECOMMENDATION:

1st Variance Request: Staff recommends **DENIAL** to reduce the 8-foot wide "Pedestrian friendly and limited dining/display zone" to 0 feet.

2nd Variance Request: Staff recommends **DENIAL** to reduce the 8-foot wide arcade/awning covering for the "Pedestrian friendly and limited dining/display zone" to 0 feet.

3rd Variance Request: Staff recommends **DENIAL** to increase the maximum 8-foot building facade front setback along Gulf Blvd to 113 feet.

4th Variance Request: Staff recommends **DENIAL** to increase the maximum 8-foot building facade front setback along 108th Ave to 16 feet.

If the Planning & Zoning Board finds that an extreme hardship does exist and approves the requested variance(s) staff recommends the following conditions of approval:

1. Any accessory structures shall adhere to the maximum 8 ft. setback requirements along Gulf Blvd. and 108th Ave.
2. The proposed site plan must meet all other applicable regulations at the time of site plan application.

Staff's recommendation is based on the criteria set forth in Sec. 70-221 and the following:

- SUBDIVISION II. PR-MU GB (Downtown Redevelopment) Zoning District
- SUBDIVISION III. Treasure Island Downtown Design Criteria
- National Fire Protection Association Codes and Standards

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AUGUST 17, 2023
PLANNING AND ZONING BOARD
DEVELOPMENT ORDER

CASE NO. VAR-000326-2023
LOCATION: 10801 GULF BLVD TREASURE ISLAND, FL 33706

The Planning and Zoning Board has determined that an unnecessary hardship **DOES** exist pursuant to Sec. 70-221 of the Treasure Island Code of Ordinances, and has moved to:

[ ] APPROVE [ ] DENY
[ ] CONTINUE [X] APPROVE WITH CONDITIONS

1st Variance Request: To reduce the 8-foot wide "Pedestrian friendly and limited dining/display zone" to 0 feet.

The Planning and Zoning Board has determined that an unnecessary hardship **DOES** exist pursuant to Sec. 70-221 of the Treasure Island Code of Ordinances, and has moved to:

[ ] APPROVE [ ] DENY
[ ] CONTINUE [X] APPROVE WITH CONDITIONS

2nd Variance Request: To reduce the 8-foot wide arcade/awning covering for the "Pedestrian friendly and limited dining/display zone" to 0 feet.

The Planning and Zoning Board has determined that an unnecessary hardship **DOES** exist pursuant to Sec. 70-221 of the Treasure Island Code of Ordinances, and has moved to:

[ ] APPROVE [ ] DENY
[ ] CONTINUE [X] APPROVE WITH CONDITIONS

3RD Variance Request: To increase the maximum 8-foot building facade front setback along Gulf Blvd to 113 feet.

The Planning and Zoning Board has determined that an unnecessary hardship **DOES** exist pursuant to Sec. 70-221 of the Treasure Island Code of Ordinances, and has moved to:

[ ] APPROVE [ ] DENY
[ ] CONTINUE [X] APPROVE WITH CONDITIONS

4TH Variance Request: To increase the maximum 8-foot building facade front setback along 108th Ave to 16 feet.

CONDITIONS:

1. The proposed site plan must meet all other applicable regulations at the time of site plan application.

Richard Harris, Chair
Planning & Zoning Board

06-18-2023
Date

Applied science AND ENGINEERING LLC
Environmental Science with Integrity

May 11, 2026

Florida Department of Health in Pinellas County
8751 Ulmerton Road, Suite 2000
Largo, FL 33771
Attn: Gabriela Jimenez

RE: Rally #222 –Post Active Remediation Groundwater Monitoring Report Year 1 Quarter 2.
10801 Gulf Boulevard
Treasure Island, Pinellas County, FL
FDEP ID # 52/8623328
Discharge Date: January 10, 2022
AS&E Project No. 10720 FE 8

Dear Ms. Jimenez:

Applied Science & Engineering, LLC (AS&E) is pleased to present this Post Active Remediation Monitoring (PARM) Report for the subject facility. Groundwater sampling was conducted on April 14, 2026 and is summarized in this report. **Figure 1** presents the site map.

1.0 Site History:

The Site has had three reported discharges. The first was reported on September 22, 1994 when groundwater contamination was reported at the Site. The cause of the discharge was unknown and eligible for state funding under the Florida Petroleum Liability Insurance and Restoration Program (PLIRP) program. A No Further Action (NFA) was issued on October 10, 1995 for the September 22, 1994 discharge.

The second discharge was filed on August 31, 1995 when a second source of contamination was found in the southern corner of the Site; the location of the former USTs. This discharge became eligible for state funding under the Abandoned Tank Restoration Program (ARTP) program on August 6, 1996 and is limited to only the former south tank pit. ATRP assessment is ongoing.

The most recent discharge was reported on January 10, 2022 when soil contamination was confirmed around the dispensers during closure assessment. An Interim Site Assessment Report was completed in March 2023 and a Groundwater Sampling Report was completed in September 2023. Based on soil analytical results, impacted soil is defined and limited to an area adjacent to the dispensers. In June 2022, CW-1, CW-2, CW-3, and CW-4 had analytes in excess of Natural Attenuation Default Concentrations (NADCs). Additionally, in November of 2022, MW-18 and MW-21 had analytes in excess of the NADCs. During the August 29, 2023 groundwater sampling event, all

analytes were below the NADCs with the exception of total xylenes and naphthalene in MW-18. AS&E recommended pausing site assessment activities and beginning groundwater extraction events.

Four groundwater extraction events have been completed at the Site. The groundwater extraction events conducted on February 6, 2024, June 5, 2024, January 10, 2025, and June 10, 2025 appear to be effective at reducing groundwater contamination at Rally 222. Therefore, PARM was initiated. All groundwater analytical results were below the Groundwater Cleanup Target Levels (GCTLs) for Year 1 Quarter 1 PARM.

2.0 April 14, 2026 Y1Q2 PARM Groundwater Sampling Event:

On April 14, 2026, AS&E sampled the monitoring wells listed: CW-1 through CW-4, and MW-17 through MW-22. The wells were purged with a peristaltic pump (using clean HDPE tubing) until stabilization criteria were met. The samples were then collected, placed on ice, and delivered to Advanced Environmental Laboratories (AEL). The samples were analyzed via EPA Method 8260 for BTEX/MTBE, EPA Method 8270 for PAHs, and TRPH using the FL-PRO Method.

2.1 Groundwater Elevations and Flow:

The depths to groundwater in the monitoring wells (CW-1 through CW-4 and MW-17 through MW-22) were measured on April 14, 2026 and ranged from 2.46 to 3.56 feet. Water table elevations relative to an assumed datum of 100.00 feet ranged from 96.49 to 96.54 feet. Historically, groundwater flow is flat and is tidally influenced. Groundwater flow direction based on the April 14, 2026 data indicates a southwest flow direction. A summary of groundwater elevation data is presented in **Table 1** and shown on **Figure 2**.

2.2 Groundwater Analytical Results:

Groundwater analytical results are summarized below:

- CW-1: Groundwater results indicated that benzo (a) anthracene concentrations were above the GCTLs. All other analytes were below the GCTLs.
- CW-2: Groundwater results indicated that benzo (a) anthracene concentrations were above the GCTLs. All other analytes were below the GCTLs.
- CW-3: Groundwater results indicated all analytes tested were below GCTLs.
- CW-4: Groundwater results indicated all analytes tested were below GCTLs.
- MW-17: Groundwater results indicated all analytes tested were below GCTLs.
- MW-18: Groundwater results indicated all analytes tested were below GCTLs.
- MW-19: Groundwater results indicated all analytes tested were below GCTLs.
- MW-20: Groundwater results indicated all analytes tested were below GCTLs.
- MW-21: Groundwater results indicated all analytes tested were below GCTLs
- MW-22: Groundwater results indicated all analytes tested were below GCTLs.

Groundwater sampling logs and calibration records are included in **Appendix A**. The groundwater analytical report is included in **Appendix B**. Groundwater analytical data are summarized in **Tables 2A-2B** and presented on **Figure 3**.

3.0 Conclusions:

- Groundwater flow was to the southwest on April 14, 2026.
- Groundwater analytical results for CW-1 and CW-2 indicated that benzo (a) anthracene were in excess of the GCTLs but below the NADCs.
- All other wells sampled on April 14, 2026 were below the GCTLS and the NADCs.

4.0 Recommendations:

AS&E recommends continuing PARM with another groundwater sampling monitoring event to take place in July 2026. The following wells will be sampled for BTEX/MTBE via EPA Method 8260, PAHs via EPA Method 8270, and for TRPH using the FLPRO Method: CW-1 through CW-4 and MW-17 through MW-22.

A raze and rebuild is scheduled at the Site. AS&E recommends continuing to evaluate the need for additional groundwater extraction events based on the results obtained after the proposed sampling.

Please contact Daphanee Waters at dwaters@apscieng.com , (813) 284-1683 if you need additional information.

Sincerely,

Daphanee Waters

DAPHANEE N. WATERS
LICENSE
NO. 3078
STATE OF FLORIDA
PROFESSIONAL GEOLOGIST

Daphanee Waters, P.G.
Project Manager

TABLES

TABLE 1: GROUNDWATER ELEVATION

Facility Name: Rally 222 **Facility ID# 52/8623328**

All Measurements = Feet
NM = Not Measured

WELL NO.	CW-1	CW-2	CW-3	CW-4	MW-9	MW-10	MW-11
DIAMETER	4	4	4	4	2	2	2
WELL DEPTH	11.00	11.09	9.30	7.20	12.00	12.00	12.00
SCREEN INTERVAL	unknown	unknown	unknown	unknown	2-12	2-12	2-12
TOC ELEVATION	100.00	99.54	99.17	98.95	99.70	99.81	99.71

DATE	ELEV	DTW	FP	ELEV	DTW	FP	ELEV	DTW	FP	ELEV	DTW	FP	ELEV	DTW	FP	ELEV	DTW	FP	ELEV	DTW	FP
6/21/2022	96.99	3.01		96.97	2.57		96.98	2.19		96.97	1.98		96.95	2.75		96.94	2.87		96.94	2.77	
11/30/2022	97.36	2.64		97.35	2.19		97.36	1.81		97.35	1.60		97.37	2.33		97.36	2.45		97.38	2.33	
8/29/2023	97.15	2.85		97.12	2.42		97.13	2.04		97.42	1.53			NM			NM			NM	
3/6/2024	97.01	2.99		97.01	2.53		97.03	2.14		97.03	1.92			NM			NM			NM	
7/9/2024	97.26	2.74		97.25	2.29		97.22	1.95		96.25	2.70			NM			NM			NM	
10/23/2024	97.54	2.46		97.52	2.02		97.53	1.64		97.54	1.41			NM			NM			NM	
2/25/2025	96.89	3.11		96.89	2.65		96.89	2.28		96.89	2.06			NM			NM			NM	
7/10/2025	98.09	1.91		98.09	1.45		98.08	1.09		98.10	0.85			NM			NM			NM	
10/15/2025	97.14	2.86		97.14	2.40		97.13	2.04		97.14	1.81			NM			NM			NM	
4/14/2026	96.49	3.51		96.49	3.05		96.49	2.68		96.49	2.46			NM			NM			NM	

WELL NO.	MW-12	MW-13	MW-14	MW-15	MW-16	MW-17	MW-18
DIAMETER	2	2	2	2	2	2	2
WELL DEPTH	12.00	12.00	12.00	12.00	12.00	12.00	12.00
SCREEN INTERVAL	2-12	2-12	2-12	2-12	2-12	2-12	2-12
TOC ELEVATION	99.92	99.79	99.72	99.76	100.05	99.43	100.09

DATE	ELEV	DTW	FP	ELEV	DTW	FP	ELEV	DTW	FP	ELEV	DTW	FP	ELEV	DTW	FP	ELEV	DTW	FP	ELEV	DTW	FP
6/21/2022	96.92	3.00		96.94	2.85		96.95	2.77		96.96	2.80		96.89	3.16			NI			NI	
11/3/2022		NM			NM			NM			NM			NM		97.18	2.25		97.15	2.94	
11/30/2022	97.35	2.57		97.37	2.42		97.30	2.42		97.39	2.37		97.32	2.73		97.33	2.10		97.30	2.79	
8/29/2023		NM			NM			NM			NM			NM		97.14	2.29		97.22	2.87	
3/6/2024		NM			NM			NM			NM			NM		97.02	2.41		96.98	3.11	
7/9/2024		NM			NM			NM			NM			NM		97.20	2.23		97.17	2.92	
10/23/2024		NM			NM			NM			NM			NM			NM		97.47	2.62	
2/25/2025		NM			NM			NM			NM			NM		96.89	2.54		96.87	3.22	
7/10/2025		NM			NM			NM			NM			NM		98.12	1.31		98.06	2.03	
10/15/2025		NM			NM			NM			NM			NM		97.12	2.31		97.12	2.97	
4/14/2026		NM			NM			NM			NM			NM		96.53	2.90		96.53	3.56	

WELL NO.	MW-19			MW-20			MW-21			MW-22											
DIAMETER	2			2			2			2											
WELL DEPTH	12.00			12.00			12.00			12.00											
SCREEN INTERVAL	2-12			2-12			2-12			2-12											
TOC ELEVATION	99.35			99.27			99.44			99.98											

DATE	ELEV	DTW	FP	ELEV	DTW	FP	ELEV	DTW	FP	ELEV	DTW	FP	ELEV	DTW	FP	ELEV	DTW	FP	ELEV	DTW	FP
11/3/2022	97.25	2.10		97.22	2.05		97.18	2.26		97.15	2.83										
11/30/2022	97.39	1.96		97.36	1.91		97.36	2.08		97.34	2.64										
8/29/2023	97.26	2.09		97.16	2.11		97.13	2.31		97.07	2.91										
3/6/2024	97.11	2.24		97.03	2.24		97.01	2.43		97.16	2.82										
7/9/2024	97.29	2.06		97.23	2.04		97.24	2.20		97.28	2.70										
10/23/2024	97.56	1.79		97.53	1.74		97.51	1.93		97.72	2.26										
2/25/2025	96.94	2.41		96.90	2.37		96.87	2.57		96.86	3.12										
7/10/2025	98.17	1.18		98.11	1.16		98.08	1.36		98.03	1.95										
10/15/2025	97.15	2.20		97.14	2.13		97.14	2.30		97.21	2.77										
4/14/2026	96.53	2.82		96.51	2.76		96.49	2.95		96.54	3.44										

TABLE 2A: GROUNDWATER ANALYTICAL SUMMARY
VOC'S & Metals

Facility Name: Rally 222 **Facility ID# 52/8623328**

NA= Not Analyzed
NS= Not Sampled
NI=Well Not Installed Yet

Well #	Date	Benzene	Toluene	Ethyl Benzene	Total Xylenes	MTBE	EDB	Lead	Arsenic	Cadmium	Chromium
2021 Dispenser Closure Data (SPLP)											
DISP 3/4	12/15/2021	0.27 U	0.28 U	0.32 U	19	0.34 U	NA	NA	NA	NA	NA
DISP 5/6	12/15/2021	0.87 I	12	0.32 U	***250**	0.34 U	NA	NA	NA	NA	NA
DISP 7/8	12/15/2021	0.61 I	19	0.32 U	**94**	0.34 U	NA	NA	NA	NA	NA
SAR Data (Jan 2022 Discharge)											
SS-1 (SPLP)	10/27/2022	0.28 U	0.66 U	0.56 U	1.3 U	0.71 U	NA	NA	NA	NA	NA
CW-1	6/21/2022	***420 I**	***5400**	***690 I**	***20000**	0.71 U	NA	NA	NA	NA	NA
	8/29/2023	**11**	0.66U	27	**42**	0.71 U	NA	NA	NA	NA	NA
	3/6/2024	**1.4**	0.66U	0.56U	1.3U	0.71U	NA	NA	NA	NA	NA
	7/9/2024	0.28U	0.66U	0.56U	1.3U	0.71U	NA	NA	NA	NA	NA
	10/23/2024	0.28U	0.66U	0.56U	1.3U	0.71U	NA	NA	NA	NA	NA
	2/25/2025	0.28U	0.66U	0.56U	1.3U	1.5	NA	NA	NA	NA	NA
	7/10/2025	0.28U	0.66U	0.56U	1.3U	0.71U	NA	NA	NA	NA	NA
	10/15/2025	0.28U	0.66U	0.56U	1.3U	0.71U	NA	NA	NA	NA	NA
	4/14/2026	0.28U	0.66U	0.56U	1.3U	0.71U	NA	NA	NA	NA	NA
CW-2	6/21/2022	***190**	***2300**	29	***17000**	0.71 U	NA	NA	NA	NA	NA
	8/29/2023	**6.2**	0.66U	26	**120**	0.71 U	NA	NA	NA	NA	NA
	3/6/2024	**7.7**	0.66U	0.9I	1.6I	0.71U	NA	NA	NA	NA	NA
	7/9/2024	**11**	23	**91**	**190**	1	NA	NA	NA	NA	NA
	10/23/2024	0.28U	0.66U	0.56U	1.3U	0.71U	NA	NA	NA	NA	NA
	2/25/2025	**16**	6.3	0.56U	3.7	1.6	NA	NA	NA	NA	NA
	7/10/2025	0.28U	0.66U	0.56U	1.3U	0.71U	NA	NA	NA	NA	NA
	10/15/2025	0.28U	0.66U	0.56U	1.3U	0.71U	NA	NA	NA	NA	NA
	4/14/2026	0.28U	0.66U	0.56U	1.3U	0.71U	NA	NA	NA	NA	NA
CW-3	6/21/2022	**67**	**370**	***340**	***3800**	0.71 U	NA	NA	NA	NA	NA
	8/29/2023	0.28U	0.66U	0.56U	1.3U	0.71 U	NA	NA	NA	NA	NA
	3/6/2024	0.28U	0.66U	0.56U	1.3U	0.71U	NA	NA	NA	NA	NA
	7/9/2024	0.28U	0.66U	0.56U	1.3U	0.71U	NA	NA	NA	NA	NA
	10/23/2024	**4.7**	0.66U	0.56U	1.3U	0.71U	NA	NA	NA	NA	NA
	2/25/2025	0.28U	0.66U	0.56U	1.3U	0.71 U	NA	NA	NA	NA	NA
	7/10/2025	0.28U	0.66U	0.56U	1.3U	0.71U	NA	NA	NA	NA	NA
	10/15/2025	0.28U	0.66U	0.56U	1.3U	0.71U	NA	NA	NA	NA	NA
	4/14/2026	0.28U	0.66U	0.56U	1.3U	0.71U	NA	NA	NA	NA	NA
CW-4	6/21/2022	***280**	***2100**	***450**	***7800**	0.71 U	NA	NA	NA	NA	NA
	8/29/2023	**14**	0.66U	16	8	0.71 U	NA	NA	NA	NA	NA
	3/6/2024	**1.5**	0.66U	0.56U	1.3U	0.71U	NA	NA	NA	NA	NA
	7/9/2024	0.28U	0.66U	0.56U	1.3U	0.71U	NA	NA	NA	NA	NA
	10/23/2024	0.28U	0.66U	0.56U	1.3U	0.71U	NA	NA	NA	NA	NA
	2/25/2025	0.28U	0.66U	0.56U	1.3U	1.1	NA	NA	NA	NA	NA
	7/10/2025	0.28U	0.66U	0.56U	1.3U	0.71U	NA	NA	NA	NA	NA
	10/15/2025	0.28U	0.66U	0.56U	1.3U	0.71U	NA	NA	NA	NA	NA
	4/14/2026	0.52 I	0.66U	0.56U	1.3U	0.71U	NA	NA	NA	NA	NA
MW-17	11/3/2022	0.28 U	0.66 U	0.56 U	1.3 U	0.71 U	NA	NA	NA	NA	NA
	8/29/2023	0.28U	0.66U	0.56U	1.3U	0.71 U	NA	NA	NA	NA	NA
	3/6/2024	0.28U	0.66U	0.56U	1.3U	0.71U	NA	NA	NA	NA	NA
	7/9/2024	0.28U	0.66U	0.56U	1.3U	0.71U	NA	NA	NA	NA	NA
	10/23/2024	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
	2/25/2025	0.28U	0.66U	0.56U	1.3U	0.71 U	NA	NA	NA	NA	NA
	7/10/2025	0.28U	0.66U	0.56U	1.3U	0.71U	NA	NA	NA	NA	NA
	10/15/2025	0.28U	0.66U	0.56U	1.3U	0.71U	NA	NA	NA	NA	NA
	4/14/2026	0.28U	0.66U	0.56U	1.3U	0.71U	NA	NA	NA	NA	NA

MW-18	11/3/2022	**5.2**	0.66 U	24	***600**	0.71 U	NA	NA	NA	NA	NA
	8/29/2023	**26**	0.66U	**90**	***460**	0.71 U	NA	NA	NA	NA	NA
	3/6/2024	**5**	1.8	0.56U	1.3U	0.71U	NA	NA	NA	NA	NA
	7/9/2024	**1.6**	0.66U	0.56U	1.3U	0.71U	NA	NA	NA	NA	NA
	10/23/2024	0.28U	0.66U	0.56U	1.3U	0.71U	NA	NA	NA	NA	NA
	2/25/2025	0.99 I	0.66U	0.56U	1.3U	1.7	NA	NA	NA	NA	NA
	7/10/2025	0.28U	0.66U	0.56U	1.3U	0.71U	NA	NA	NA	NA	NA
	10/15/2025	0.28U	0.66U	0.56U	1.3U	0.71U	NA	NA	NA	NA	NA
	4/14/2026	0.28U	0.66U	0.56U	1.3U	0.71U	NA	NA	NA	NA	NA
MW-19	11/3/2022	0.28 U	0.66 U	0.56 U	1.3 U	0.71 U	NA	NA	NA	NA	NA
	8/29/2023	0.28U	0.66U	0.56U	1.3U	0.71 U	NA	NA	NA	NA	NA
	3/6/2024	0.28U	0.66U	0.56U	1.3U	0.71U	NA	NA	NA	NA	NA
	7/9/2024	0.28U	0.66U	0.56U	1.3U	0.71U	NA	NA	NA	NA	NA
	10/23/2024	0.28U	0.66U	0.56U	1.3U	0.71U	NA	NA	NA	NA	NA
	2/25/2025	0.28U	0.66U	0.56U	1.3U	0.71U	NA	NA	NA	NA	NA
	7/10/2025	0.28U	0.66U	0.56U	1.3U	0.71U	NA	NA	NA	NA	NA
	10/15/2025	0.28U	0.66U	0.56U	1.3U	0.71U	NA	NA	NA	NA	NA
	4/14/2026	0.28U	0.66U	0.56U	1.3U	0.71U	NA	NA	NA	NA	NA
MW-20	11/3/2022	0.28 U	0.66 U	0.56 U	1.3 U	0.71 U	NA	NA	NA	NA	NA
	8/29/2023	0.28U	0.66U	0.56U	1.3U	0.71 U	NA	NA	NA	NA	NA
	3/6/2024	0.28U	0.66U	0.56U	1.3U	0.71U	NA	NA	NA	NA	NA
	7/9/2024	0.28U	0.66U	0.56U	1.3U	0.71U	NA	NA	NA	NA	NA
	10/23/2024	0.28U	0.66U	0.56U	1.3U	0.71U	NA	NA	NA	NA	NA
	2/25/2025	0.28U	0.66U	0.56U	1.3U	0.71U	NA	NA	NA	NA	NA
	7/10/2025	0.28U	0.66U	0.56U	1.3U	0.71U	NA	NA	NA	NA	NA
	10/15/2025	0.28U	0.66U	0.56U	1.3U	0.71U	NA	NA	NA	NA	NA
	4/14/2026	0.28U	0.66U	0.56U	1.3U	0.71U	NA	NA	NA	NA	NA
MW-21	11/3/2022	**21**	**52**	**150**	***3600**	0.71 U	NA	NA	NA	NA	NA
	8/29/2023	**4.3**	0.66U	4.6	11	0.71 U	NA	NA	NA	NA	NA
	3/6/2024	0.28U	0.66U	0.56U	1.3U	0.71U	NA	NA	NA	NA	NA
	7/9/2024	0.28U	0.66U	0.56U	1.3U	0.71U	NA	NA	NA	NA	NA
	10/23/2024	0.28U	0.66U	0.56U	1.3U	0.71U	NA	NA	NA	NA	NA
	2/25/2025	**46**	**63**	0.56U	**23**	0.71U	NA	NA	NA	NA	NA
	7/10/2025	0.28U	0.66U	0.56U	1.3U	0.71U	NA	NA	NA	NA	NA
	10/15/2025	0.28U	0.66U	0.56U	1.3U	0.71U	NA	NA	NA	NA	NA
	4/14/2026	0.28U	0.66U	0.56U	1.3U	0.71U	NA	NA	NA	NA	NA
MW-22	11/3/2022	0.28 U	0.66 U	0.56 U	1.3 U	1.5	NA	NA	NA	NA	NA
	8/29/2023	0.28U	0.66U	0.56U	1.3U	1.7	NA	NA	NA	NA	NA
	3/6/2024	**18**	0.66U	0.56U	6.5	3.2	NA	NA	NA	NA	NA
	7/9/2024	0.28U	0.66U	0.56U	1.3U	2.3	NA	NA	NA	NA	NA
	10/23/2024	0.28U	0.66U	0.56U	1.3U	2.3	NA	NA	NA	NA	NA
	2/25/2025	0.33I	0.66U	0.56U	1.3U	1.5	NA	NA	NA	NA	NA
	7/10/2025	0.28U	0.66U	0.56U	1.3U	0.71U	NA	NA	NA	NA	NA
	10/15/2025	0.28U	0.66U	0.56U	1.3U	1.1	NA	NA	NA	NA	NA
	4/14/2026	0.28U	0.66U	0.56U	1.3U	1.1	NA	NA	NA	NA	NA
	CTL	1	40	30	20	20	0.2	15	10	5	100
	NAD	100	400	300	200	200	2	150	100	50	1000

Notes:

U = Indicates that the compound was analyzed for but not detected. This symbol shall be used to indicate that the Specified component was not detected. The value associated with this qualifier shall be the laboratory method detection limit

I = The reported value is between the laboratory method detection limit and the laboratory practical quantitation limit.

Bold = Above CTLs

*** - above NADs**

TABLE 2B: GROUNDWATER ANALYTICAL SUMMARY
PAH'S & TRPH'S

Facility Name: Rally 222 **Facility ID# 52/8623328**

Analytical Results = µg/L
ND = Not Detected
NA= Not Analyzed
NS= Not Sampled
NI=Well Not Installed Yet

Well #	Date	TRPH	Naphthalene	1-methyl naphthalene	2-methyl naphthalene	Acenaph-thene	Acenaph-thylene	Anthra-cene	Benzo (g,h,i) pery-lene	Fluoran-thene	Fluorene	Phenan-threne	Pyrene	Benzo(a)anthracene	Benzo(a)pyrene	Benzo(b)fluoranthene	Benzo(k)fluoranthene	Chrysene	Dibenzo(a,h)anthrace	Indeno(1,2,3-
CW-1	6/21/2022	**22000**	**610 ***	**68**	**110**	0.20 I	0.032 U	0.17 I	0.12 I	3.2	0.28	1.7	2.2	**0.25**	**0.33**	**0.30**	0.16 I	0.44	0.053 U	0.14 I
	8/29/2023	3000	**120**	**61**	**85**	0.28	0.03U	0.05I	0.041U	0.52	0.25	0.17I	0.38	0.064I	0.034U	0.04U	0.025U	0.029U	0.049U	0.039U
	3/6/2024	840	1.9	3.4	0.38	0.34	0.029U	0.12I	0.04U	1.2	0.35	0.3	1	**0.22**	0.032U	0.073I	0.031I	0.3	0.048U	0.038U
	7/9/2024	520 U	0.62	0.11 I	0.15 I	0.088 I	0.051 I	0.048 U	0.041 U	0.76	0.084 I	0.033 U	0.69	0.048 I	0.097 I	0.081 I	0.043 I	0.10 I	0.048 U	0.039 U
	10/23/2024	510 U	1.3	0.20	0.12 I	0.20	0.12 I	0.076 I	0.040 U	0.56	0.18	0.035 I	0.54	0.032 U	0.12 I	0.050 I	0.024 U	0.16 I	0.048 U	0.038 U
	2/25/2025	520 U	0.050 U	0.039 U	0.029 U	0.039 I	0.029 U	0.048 U	0.041 U	0.21 I	0.035 U	0.033 U	0.24 I	0.033 U	0.038 U	0.039 U	0.025 U	0.14 I	0.048 U	0.039 U
	7/10/2025	540 U	0.18	0.068 I	0.10	0.074 I	0.030 U	0.050 U	0.055 I	0.24	0.036 U	0.034 U	0.23	0.056 I	**0.098**	0.073 I	0.054 I	0.10	0.050 U	0.058 I
	10/15/2025	520 U	0.050 U	0.039 U	0.029 U	0.025 U	0.029 U	0.048 U	0.041 U	0.33	0.035 U	0.033 U	0.32	0.033 U	0.038 U	0.059 I	0.025 U	0.028 U	0.048 U	0.039 U
	4/14/2026	510 U	0.077 I	0.038 U	0.029 U	0.025 U	0.029 U	0.047 U	0.041 U	0.36	0.034 U	0.032 U	0.33	**0.095**	0.042 I	0.069 I	0.039 I	0.14	0.048 U	0.038 U
CW-2	6/21/2022	**28000**	**700 ***	**80**	**130**	0.25	0.056 I	0.11 I	0.11 I	1.2	0.23	0.78	0.89	0.12 I	0.17 I	**0.17**	0.069 I	0.21	0.052 U	0.10 I
	8/29/2023	3900	**130**	**83**	**120**	0.46	0.029U	0.1I	0.041U	0.42	0.41	0.31	0.36	0.038U	0.036I	0.039U	0.025U	0.031I	0.048U	0.039U
	3/6/2024	1700	10	**34**	3.7	0.43	0.029U	0.12I	0.053I	0.51	0.43	0.37	0.47	0.13I	0.039I	0.074I	0.027I	0.15I	0.048U	0.038U
	7/9/2024	1400 I	**25**	12	6.9	0.22	0.029 U	0.072 I	0.10 I	0.41	0.22	0.22	0.34	0.074 I	0.085 I	**0.13**	0.055 I	0.14 I	0.048 U	0.090 I
	10/23/2024	730 I	2.9	1.5	0.48	0.27	0.029 U	0.082 I	0.059 I	0.40	0.24	0.098 I	0.35	0.051 I	0.094 I	**0.11**	0.040 I	0.13 I	0.048 U	0.057 I
	2/25/2025	520 U	0.50 I	0.039 U	0.029 U	0.18 I	0.029 U	0.072 I	0.041 U	0.34 I	0.077 I	0.033 U	0.28 I	0.033 U	**0.097 I**	0.039 U	0.025 U	0.11 I	0.048 U	0.039 U
	7/10/2025	540 U	0.40	0.12	0.13	0.034 I	0.030 U	0.050 U	0.042 U	0.083 I	0.036 U	0.034 U	0.091 I	0.034 U	0.040 U	0.041 U	0.026 U	0.029 U	0.050 U	0.040 U
	10/15/2025	540 U	0.18	0.040 U	0.031 U	0.081 I	0.030 U	0.050 U	0.042 U	0.27	0.036 U	0.034 U	0.27	0.034 U	0.040 U	0.041 U	0.026 U	0.029 U	0.050 U	0.040 U
	4/14/2026	510 U	0.12	0.038 U	0.029 U	0.044 I	0.029 U	0.068 I	0.040 U	0.41	0.034 U	0.032 U	0.42	**0.090**	0.032 U	0.064 I	0.032 I	0.13	0.048 U	0.038 U
CW-3	6/21/2022	**7300**	**200 ***	**53**	**86**	0.25	0.031 U	0.094 I	0.45	0.90	0.23	0.55	0.70	**0.33**	**0.23**	**0.60**	0.26	0.46	0.10 I	**0.42**
	8/29/2023	530 U	0.19	0.27	0.03U	0.026U	0.03U	0.049U	0.041U	0.14I	0.036U	0.034U	0.14I	0.039U	0.034U	0.057I	0.027I	0.052I	0.049U	0.039U
	3/6/2024	510 U	0.29	0.038U	0.029U	0.1I	0.029U	0.047U	0.054I	0.2	0.034U	0.032U	0.18I	0.086I	0.044I	0.067I	0.024U	0.057I	0.048U	0.046I
	7/9/2024	520 U	0.099 I	0.043 I	0.064 I	0.025 U	0.029 U	0.048 U	0.17 I	0.17 I	0.035 U	0.033 U	0.16 I	0.14 I	0.073 I	**0.23**	0.12 I	0.067 I	0.048 U	**0.18**
	10/23/2024	570 U	0.48	0.043 U	0.12 I	0.041 I	0.032 U	0.053 U	0.045 U	0.070 I	0.038 U	0.036 U	0.061 I	0.036 U	0.042 U	0.043 U	0.027 U	0.031 U	0.053 U	0.042 U
	2/25/2025	520 U	0.050 U	0.039 U	0.029 U	0.025 U	0.029 U	0.048 U	0.041 U	0.088 I	0.035 U	0.033 U	0.077 I	0.033 U	0.038 U	0.039 U	0.025 U	0.028 U	0.048 U	0.039 U
	7/10/2025	530 U	0.15	0.045 I	0.085 I	0.026 U	0.030 U	0.049 U	0.041 U	0.035 U	0.036 U	0.034 U	0.034 U	0.034 U	0.039 U	0.040 U	0.025 U	0.029 U	0.049 U	0.039 U
	10/15/2025	530 U	0.051 U	0.040 U	0.030 U	0.026 U	0.030 U	0.049 U	0.041 U	0.035 U	0.036 U	0.034 U	0.034 U	0.034 U	0.039 U	0.040 U	0.025 U	0.029 U	0.049 U	0.039 U
	4/14/2026	510 U	0.049 U	0.038 U	0.029 U	0.025 U	0.029 U	0.047 U	0.040 U	0.097	0.034 U	0.032 U	0.11	0.038 U	0.032 U	0.039 U	0.024 U	0.028 U	0.048 U	0.038 U
CW-4	6/21/2022	**11000**	**400 ***	**69**	**110**	0.21 I	0.063 U	0.10 U	0.14 I	1.2	0.18 I	0.88	0.80	0.15 I	0.082 U	0.040 U	0.071 I	0.19 I	0.10 U	0.11 I
	8/29/2023	1500	**32**	**42**	**31**	0.29	0.03U	0.056I	0.041U	0.9	0.21	0.3	0.75	0.089I	0.034U	0.057I	0.025U	0.12I	0.049U	0.039U
	3/6/2024	510 U	3.9	2.2	0.029U	0.18	0.029U	0.047U	0.11I	0.53	0.15I	0.093I	0.49	0.11I	0.071I	**0.15**	0.067I	0.14I	0.048U	0.085I
	7/9/2024	520 U	0.38	0.068 I	0.16 I	0.067 I	0.029 U	0.048 U	0.060 I	0.34	0.035 U	0.033 U	0.32	0.040 I	0.038 U	0.073 I	0.039 I	0.046 I	0.048 U	0.045 I
	10/23/2024	510 U	2.9	0.086 I	0.28	0.080 I	0.029 U	0.047 U	0.054 I	0.28	0.034 U	0.032 U	0.26	0.032 U	0.038 U	0.041 I	0.024 U	0.042 I	0.048 U	0.038 U
	2/25/2025	520 U	0.050 U	0.039 U	0.029 U	0.025 U	0.029 U	0.048 U	0.041 U	0.27 I	0.035 U	0.033 U	0.034 U	0.033 U	0.038 U	0.039 U	0.025 U	0.028 U	0.048 U	0.039 U
	7/10/2025	520 U	0.62	0.10	0.14	0.025 U	0.029 U	0.048 U	0.041 U	0.034 U	0.035 U	0.033 U	0.034 U	0.033 U	0.038 U	0.039 U	0.025 U	0.028 U	0.048 U	0.039 U
	10/15/2025	560 U	0.26	0.085 I	0.10	0.027 U	0.031 U	0.052 U	0.044 U	0.17	0.038 U	0.036 U	0.16	0.036 U	0.041 U	0.042 U	0.027 U	0.030 I	0.052 U	0.042 U
	4/14/2026	510 U	0.049 U	0.038 U	0.029 U	0.025 U	0.029 U	0.047 U	0.040 U	0.22	0.034 U	0.032 U	0.24	0.038 U	0.032 U	0.039 U	0.024 U	0.059 I	0.048 U	0.038 U

MW-17	11/3/2022	520 U	0.18 I	0.064 I	0.047 I	**23**	0.029 U	0.048 U	0.041 U	0.86	0.82	0.033 U	0.31	0.033 U	0.038 U	0.039 U	0.025 U	0.028 U	0.048 U	0.039 U
	11/30/2022	NA	0.050 U	0.039 U	0.029 U	7.6	0.029 U	0.048 U	0.041 U	0.29	0.10 I	0.033 U	0.096 I	0.033 U	0.038 U	0.066 I	0.025 I	0.028 U	0.048 U	0.039 U
	8/29/2023	530 U	0.094I	0.04U	0.03U	10	0.03U	0.049U	0.041U	3	0.063I	0.034U	0.97	0.046I	0.034U	0.04U	0.025U	0.029U	0.049U	0.039U
	3/6/2024	570 U	0.055U	0.043U	0.032U	12	0.032U	0.053U	0.045U	4.4	0.038U	0.036U	1.8	0.042U	0.036U	0.043U	0.027U	0.031U	0.053U	0.042U
	7/9/2024	530 U	0.051 U	0.040 U	0.030 U	3.6	0.030 U	0.049 U	0.041 U	3.0	0.036 U	0.034 U	1.2	0.034 U	0.039 U	0.040 U	0.025 U	0.029 U	0.049 U	0.039 U
	10/23/2024	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
	2/25/2025	520 U	0.050 U	0.039 U	0.029 U	5.5	0.029 U	0.048 U	0.041 U	0.59 I	0.035 U	0.033 U	0.25 I	0.033 U	0.038 U	0.039 U	0.025 U	0.028 U	0.048 U	0.039 U
	7/10/2025	520 U	0.060 I	0.039 U	0.029 U	3.0	0.029 U	0.048 U	0.041 U	0.65	0.035 U	0.033 U	0.16	0.033 U	0.038 U	0.039 U	0.025 U	0.028 U	0.048 U	0.039 U
	10/15/2025	540 U	0.052 U	0.040 U	0.031 U	4.5	0.030 U	0.050 U	0.042 U	1.4	0.036 U	0.034 U	0.54	0.034 U	0.040 U	0.041 U	0.026 U	0.029 U	0.050 U	0.040 U
	4/14/2026	510 U	0.075 I	0.038 U	0.040 I	13	0.029 U	0.047 U	0.040 U	3.9	0.034 I	0.032 U	1.6	0.038 U	0.032 U	0.039 U	0.024 U	0.028 U	0.048 U	0.038 U
MW-18	11/3/2022	1100	**33**	4.1	5.8	0.046 I	0.030 U	0.049 U	0.041 U	0.035 U	0.036 U	0.034 U	0.034 U	0.034 U	0.039 U	0.040 U	0.025 U	0.029 U	0.049 U	0.039 U
	8/29/2023	**7900**	***290**	**95**	**160**	0.33	0.029U	0.048U	0.041U	0.27	0.28	0.087I	0.034U	0.038U	0.033U	0.039U	0.025U	0.028U	0.048U	0.039U
	3/6/2024	1000	13	**58**	0.029U	0.43	0.029U	0.051I	0.04U	0.11I	0.29	0.51	0.033U	0.038U	0.032U	0.039U	0.024U	0.028U	0.048U	0.038U
	7/9/2024	520 U	0.37	0.20	0.068 I	0.11 I	0.053 I	0.048 U	0.041 U	0.072 I	0.086 I	0.078 I	0.034 U	0.033 U	0.038 U	0.039 U	0.031 I	0.028 U	0.048 U	0.039 U
	10/23/2024	510 U	0.049 U	0.038 U	0.029 U	0.028 I	0.029 U	0.047 U	0.040 U	0.034 U	0.034 U	0.032 U	0.033 U	0.032 U	0.038 U	0.039 U	0.024 U	0.028 U	0.048 U	0.038 U
	2/25/2025	520 U	0.21 I	0.039 U	0.029 U	0.025 U	0.029 U	0.048 U	0.041 U	0.034 U	0.035 U	0.033 U	0.034 U	0.033 U	0.038 U	0.039 U	0.025 U	0.028 U	0.048 U	0.039 U
	7/10/2025	530 U	0.067 I	0.040 U	0.030 U	0.026 U	0.030 U	0.049 U	0.041 U	0.035 U	0.036 U	0.034 U	0.034 U	0.034 U	0.039 U	0.040 U	0.025 U	0.029 U	0.049 U	0.039 U
	10/15/2025	550 U	0.053 U	0.041 U	0.031 U	0.027 U	0.031 U	0.051 U	0.043 U	0.036 U	0.037 U	0.035 U	0.036 U	0.035 U	0.040 U	0.042 U	0.026 U	0.030 U	0.051 U	0.041 U
	4/14/2026	510 U	0.076 I	0.038 U	0.029 U	0.086 I	0.029 U	0.047 U	0.040 U	0.081 I	0.034 U	0.032 U	0.033 U	0.038 U	0.032 U	0.039 U	0.024 U	0.028 U	0.048 U	0.038 U
MW-19	11/3/2022	530 U	0.33	0.16 I	0.10 I	0.095 I	0.030 U	0.049 U	0.041 U	0.035 U	0.036 U	0.034 U	0.034 U	0.034 U	0.039 U	0.040 U	0.025 U	0.029 U	0.049 U	0.039 U
	8/29/2023	520 U	0.051I	0.039U	0.029U	0.025U	0.029U	0.048U	0.041U	0.034U	0.035U	0.033U	0.034U	0.038U	0.033U	0.039U	0.025U	0.028U	0.048U	0.039U
	3/6/2024	510 U	0.049U	0.038U	0.029U	0.025U	0.029U	0.047U	0.04U	0.034U	0.034U	0.032U	0.033U	0.038U	0.032U	0.039U	0.024U	0.028U	0.048U	0.038U
	7/9/2024	520 U	0.050 U	0.039 U	0.029 U	0.025 U	0.029 U	0.048 U	0.041 U	0.034 U	0.035 U	0.033 U	0.034 U	0.033 U	0.038 U	0.039 U	0.025 U	0.028 U	0.048 U	0.039 U
	10/23/2024	520 U	0.050 U	0.039 U	0.029 U	0.025 U	0.029 U	0.048 U	0.041 U	0.034 U	0.035 U	0.033 U	0.034 U	0.033 U	0.038 U	0.039 U	0.025 U	0.028 U	0.048 U	0.039 U
	2/25/2025	520 U	0.091 U	0.091 U	0.091 U	0.091 U	0.091 U	0.091 U	0.091 U	0.091 U	0.091 U	0.091 U	0.091 U	0.091 U	0.045 U	0.045 U	0.091 U	0.091 U	0.091 U	0.045 U
	7/10/2025	520 U	0.077 I	0.039 U	0.029 U	0.025 U	0.029 U	0.048 U	0.041 U	0.034 U	0.035 U	0.033 U	0.034 U	0.033 U	0.038 U	0.039 U	0.025 U	0.028 U	0.048 U	0.039 U
	10/15/2025	520 U	0.050 U	0.039 U	0.029 U	0.025 U	0.029 U	0.048 U	0.041 U	0.034 U	0.035 U	0.033 U	0.034 U	0.033 U	0.038 U	0.039 U	0.025 U	0.028 U	0.048 U	0.039 U
	4/14/2026	510 U	0.049 U	0.038 U	0.029 U	0.025 U	0.029 U	0.047 U	0.040 U	0.034 U	0.034 U	0.032 U	0.033 U	0.038 U	0.032 U	0.039 U	0.024 U	0.028 U	0.048 U	0.038 U

MW-20	11/3/2022	520 U	0.25	0.073 I	0.070 I	0.025 U	0.029 U	0.048 U	0.041 U	0.034 U	0.035 U	0.033 U	0.034 U	0.033 U	0.038 U	0.039 U	0.025 U	0.028 U	0.048 U	0.039 U
	8/29/2023	520 U	0.05U	0.039U	0.029U	0.025U	0.029U	0.048U	0.041U	0.034U	0.035U	0.033U	0.034U	0.038U	0.033U	0.039U	0.025U	0.028U	0.048U	0.039U
	3/6/2024	510 U	0.049U	0.038U	0.029U	0.025U	0.029U	0.047U	0.04U	0.034U	0.034U	0.032U	0.033U	0.038U	0.032U	0.039U	0.024U	0.028U	0.048U	0.038U
	7/9/2024	530 U	0.051 U	0.040 U	0.030 U	0.026 U	0.030 U	0.049 U	0.041 U	0.035 U	0.036 U	0.034 U	0.034 U	0.034 U	0.039 U	0.040 U	0.025 U	0.029 U	0.049 U	0.039 U
	10/23/2024	510 U	0.049 U	0.038 U	0.048 I	0.025 U	0.029 U	0.047 U	0.040 U	0.034 U	0.034 U	0.032 U	0.033 U	0.032 U	0.038 U	0.039 U	0.024 U	0.028 U	0.048 U	0.038 U
	2/25/2025	520 U	0.091 U	0.091 U	0.091 U	0.091 U	0.091 U	0.091 U	0.091 U	0.091 U	0.091 U	0.091 U	0.091 U	0.091 U	0.045 U	0.045 U	0.091 U	0.091 U	0.091 U	0.045 U
	7/10/2025	550 U	0.069 I	0.041 U	0.031 U	0.027 U	0.031 U	0.051 U	0.043 U	0.036 U	0.037 U	0.035 U	0.036 U	0.035 U	0.040 U	0.042 U	0.026 U	0.030 U	0.051 U	0.041 U
	10/15/2025	530 U	0.051 U	0.040 U	0.030 U	0.026 U	0.030 U	0.049 U	0.041 U	0.035 U	0.036 U	0.034 U	0.034 U	0.034 U	0.039 U	0.040 U	0.025 U	0.029 U	0.049 U	0.039 U
	4/14/2026	510 U	0.071 I	0.038 U	0.033 I	0.025 U	0.029 U	0.047 U	0.040 U	0.034 U	0.034 U	0.032 U	0.033 U	0.038 U	0.032 U	0.039 U	0.024 U	0.028 U	0.048 U	0.038 U
MW-21	11/3/2022	**8700**	**250***	**77**	**120**	0.46	0.030 U	0.12 I	0.041 U	0.46	0.42	0.46	0.36	0.034 U	0.039 U	0.040 U	0.025 U	0.029 U	0.049 U	0.039 U
	8/29/2023	1300	**16**	14	19	0.15I	0.032U	0.058I	0.045U	0.22	0.14I	0.16I	0.24	0.065I	0.036U	0.043U	0.027U	0.04I	0.053U	0.042U
	3/6/2024	510 U	2.2	6.1	5.5	0.1I	0.029U	0.054I	0.04U	0.13I	0.091I	0.084I	0.13I	0.091I	0.038I	0.039I	0.036I	0.074I	0.048U	0.038U
	7/9/2024	520 U	0.43	0.25	0.70	0.030 I	0.029 U	0.048 U	0.041 U	0.039 I	0.035 U	0.033 U	0.040 I	0.033 U	0.038 U	0.039 U	0.025 U	0.028 U	0.048 U	0.039 U
	10/23/2024	510 U	0.30	0.080 I	0.083 I	0.069 I	0.029 I	0.047 U	0.040 U	0.034 U	0.045 I	0.032 U	0.033 U	0.032 U	0.038 U	0.039 U	0.024 U	0.028 U	0.048 U	0.038 U
	2/25/2025	580 I	0.45 I	0.92	0.28 I	0.025 U	0.029 U	0.048 U	0.041 U	0.034 U	0.035 U	0.033 U	0.034 U	0.033 U	0.038 U	0.039 U	0.025 U	0.028 U	0.048 U	0.039 U
	7/10/2025	550 U	0.17	0.067 I	0.031 U	0.027 U	0.031 U	0.051 U	0.043 U	0.036 U	0.037 U	0.035 U	0.036 U	0.035 U	0.040 U	0.042 U	0.026 U	0.030 U	0.051 U	0.041 U
	10/15/2025	540 U	0.12	0.040 U	0.038 I	0.026 U	0.030 U	0.050 U	0.042 U	0.048 I	0.036 U	0.034 U	0.038 I	0.034 U	0.040 U	0.041 U	0.026 U	0.029 U	0.050 U	0.040 U
	4/14/2026	510 U	0.049 U	0.038 U	0.029 U	0.025 U	0.029 U	0.047 U	0.040 U	0.097	0.034 U	0.032 U	0.087 I	0.038 U	0.032 U	0.039 U	0.024 U	0.028 U	0.048 U	0.038 U
MW-22	11/3/2022	530 U	0.16 I	0.040 U	0.053 I	0.026 U	0.030 U	0.049 U	0.041 U	0.035 U	0.036 U	0.034 U	0.034 U	0.034 U	0.039 U	0.040 U	0.025 U	0.029 U	0.049 U	0.039 U
	8/29/2023	520 U	0.053I	0.039U	0.029U	0.025U	0.029U	0.048U	0.041U	0.034U	0.035U	0.033U	0.034U	0.038U	0.033U	0.039U	0.025U	0.028U	0.048U	0.039U
	3/6/2024	510 U	0.049U	0.038U	0.029U	0.025U	0.029U	0.047U	0.04U	0.034U	0.034U	0.032U	0.033U	0.038U	0.032U	0.039U	0.024U	0.028U	0.048U	0.038U
	7/9/2024	520 U	0.050 U	0.039 U	0.029 U	0.025 U	0.029 U	0.048 U	0.041 U	0.034 U	0.035 U	0.033 U	0.034 U	0.033 U	0.038 U	0.039 U	0.025 U	0.028 U	0.048 U	0.039 U
	10/23/2024	520 U	0.23	0.11 I	0.15 I	0.025 U	0.029 U	0.048 U	0.041 U	0.034 U	0.035 U	0.033 U	0.034 U	0.033 U	0.038 U	0.039 U	0.025 U	0.028 U	0.048 U	0.039 U
	2/25/2025	520 U	0.091 U	0.091 U	0.091 U	0.091 U	0.091 U	0.091 U	0.091 U	0.091 U	0.091 U	0.091 U	0.091 U	0.091 U	0.045 U	0.045 U	0.091 U	0.091 U	0.091 U	0.045 U
	7/10/2025	550 U	0.071 I	0.041 U	0.031 U	0.027 U	0.031 U	0.051 U	0.043 U	0.036 U	0.037 U	0.035 U	0.036 U	0.035 U	0.040 U	0.042 U	0.026 U	0.030 U	0.051 U	0.041 U
	10/15/2025	540 U	0.15	0.040 U	0.031 U	0.026 U	0.030 U	0.050 U	0.042 U	0.035 U	0.036 U	0.034 U	0.035 U	0.034 U	0.040 U	0.041 U	0.026 U	0.029 U	0.050 U	0.040 U
	4/14/2026	510 U	0.37	0.038 U	0.058 I	0.025 U	0.029 U	0.047 U	0.040 U	0.034 U	0.034 U	0.032 U	0.033 U	0.038 U	0.032 U	0.039 U	0.024 U	0.028 U	0.048 U	0.038 U
	CTL	5000	14	28	28	20	210	2100	210	280	280	210	210	0.05a	0.2	0.05a	0.5	4.8	0.005a	0.05a
	NAD	50000	140	280	280	200	2100	21000	2100	2800	2800	2100	2100	5	20	5	50	480	0.5	5

Notes:

a = See the October 12, 2004 "Guidance for the Selection of Analytical Methods and for the Evaluation of Practical Quantitation Limits" to determine how to evaluatie data when the CTL is lower than the PQL.

U = Indicates that the compound was analyzed for but not detected. This symbol shall be used to indicate that the

I = The reported value is between the laboratory method detection limit and the laboratory practical quantitation limit.

Bold = Above CTLs

FIGURES

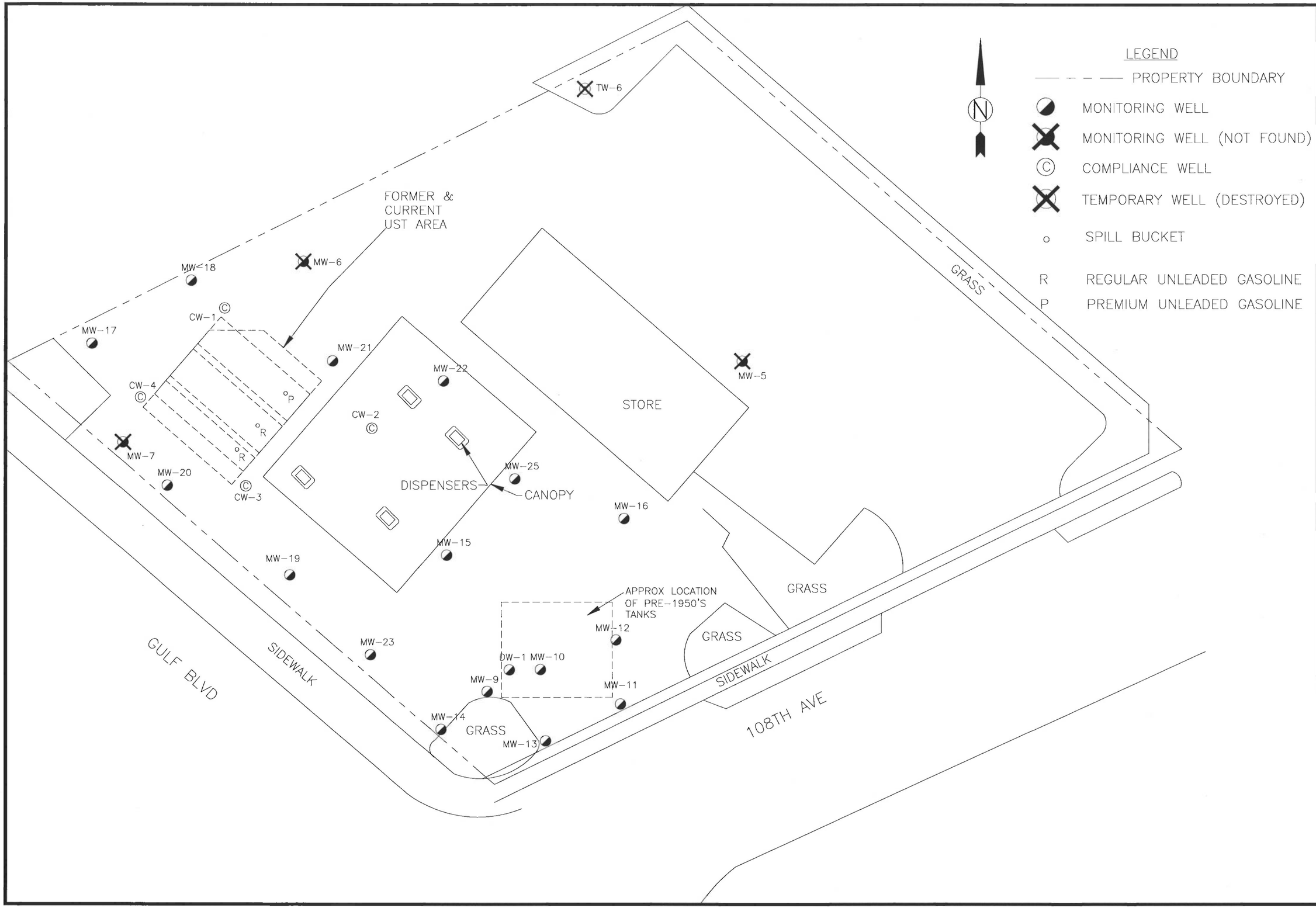


FIGURE 1

SITE MAP

RALLY 222
10801 GULF BLVD
TREASURE ISLAND, FL

SITE I.D. NO. 52/8623328
PROJECT NO: 10720
DRAWN BY: CC
CHECKED BY: DW
DWG DATE: 9/1/2016

Applied science
AND ENGINEERING LLC
Environmental Science with Integrity

LEGEND

PROPERTY BOUNDARY

MONITORING WELL

MONITORING WELL (NOT FOUND)

COMPLIANCE WELL

TEMPORARY WELL (DESTROYED)

SPILL BUCKET

R REGULAR UNLEADED GASOLINE

P PREMIUM UNLEADED GASOLINE

TW-6

MW-6

MW-18 96.53

MW-17 96.53

(96.50)

CW-1 © 96.49

MW-21 96.49

MW-22 96.54

MW-5

CW-4 © 96.49

CW-2 © 96.49

MW-7

MW-20 96.51

CW-3 © 96.49

MW-25

MW-16

MW-15

MW-19 96.53

MW-23

MW-12

DW-1 MW-10

MW-9

MW-11

MW-14

MW-13

*Elevation Data Collected on 04/14/2026

SCALE

0 5 10 15 20

FEET

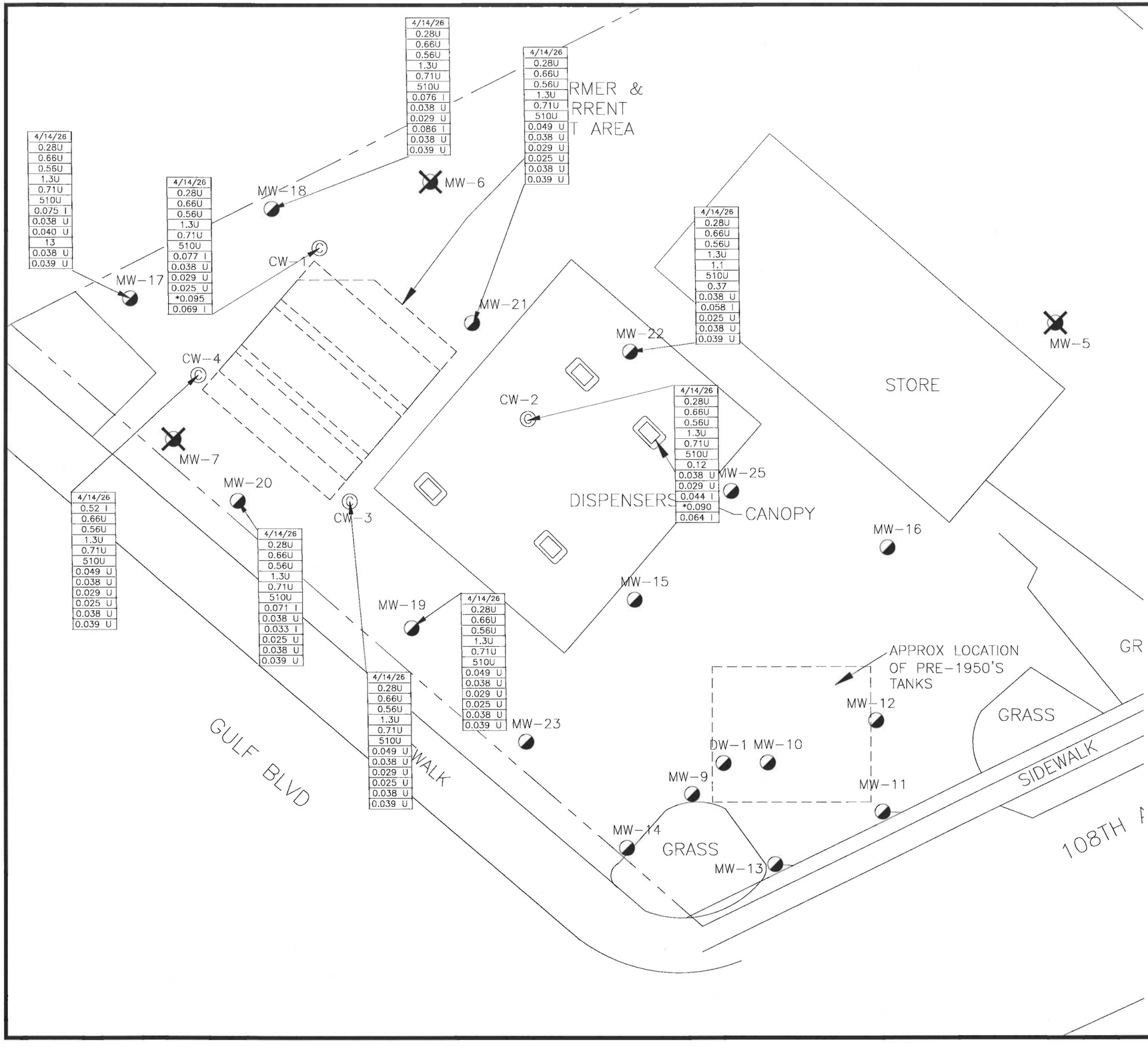
FIGURE 2

GW ELEVATION MAP

RALLY 222
10801 GULF BLVD
TREASURE ISLAND, FL

SITE I.D. NO. 52/8623328
PROJECT NO: 10720
DRAWN BY: CC
CHECKED BY: DW
DWG DATE: 9/1/2016

Applied science
AND ENGINEERING LLC
Environmental Science with Integrity



LEGEND

- PROPERTY BOUNDARY
- MONITORING WELL
- MONITORING WELL (NOT FOUND)
- COMPLIANCE WELL
- TEMPORARY WELL (DESTROYED)
- SOIL SAMPLE LOCATION

CTL	NADC	
1/22/07	1/22/07	DATE
1	100	BENZENE
40	400	TOLUENE
30	300	ETHYLBENZENE
20	200	TOTAL XYLENES
20	200	MTBE
5000	50000	TRPH
14	140	NAPHTHALENE
28	280	1-METHYLNAPHTHALENE
28	280	2-METHYLNAPHTHALENE
28	280	ACENAPHTHENE
0.05	5	BENZO(A)ANTHRACENE
0.05	5	BENZO(B)FLUORANTHENE

CONCENTRATIONS IN ug/L

ABOVE DATA REPRESENT THE CONTAMINANT TARGET LEVELS BASED ON GROUNDWATER CRITERIA;
*** = THE CTL WAS EXCEEDED**
**** = THE NADC WAS EXCEEDED**
I= THE REPORTED VALUE IS BETWEEN THE LABORATORY MDL AND THE LABORATORY PQL.
U= COMPOUND WAS ANALYZED FOR BUT NOT DETECTED AT THE MDL LEVEL.
V= INDICATES THE ANALYTICAL WAS DELETED IN BOTH SAMPLES AND METHED BLANK

SCALE
0 10 20
FEET

FIGURE 3

GROUNDWATER ANALYTICAL MAP

RALLY 222
10801 GULF BLVD
TREASURE ISLAND, FL

SITE I.D. NO. 52/8623328
AS&E PROJECT: 10720
DRAWN BY: CC
CHECKED BY: DW
DWG DATE: 9/1/2016

Applied science
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Environmental Science with Integrity

APPENDIX A

DEP Form FD 9000-24: GROUNDWATER SAMPLING LOG

SITE NAME: Rally 122	SITE LOCATION: 10801 Gulf BLVD, Treasure Island, FL	
WELL NO: ~~MW-~~ CW-1	SAMPLE ID: ~~MW-~~ CW-1	DATE: 04/14/2026

PURGING DATA

WELL DIAMETER (inches): 4	TUBING DIAMETER (inches): 3/16	WELL SCREEN INTERVAL DEPTH: ~~–~~feet to ~~Feet~~ 11.00	STATIC DEPTH TO WATER (feet): 3.48	PURGE PUMP TYPE OR BAILER: PP

WELL VOLUME PURGE: 1 WELL VOLUME = (TOTAL WELL DEPTH – STATIC DEPTH TO WATER) X WELL CAPACITY
(only fill out if applicable)
= (11.00 feet – 3.48 feet) X 0.65 gallons/foot = 4.89 gallons

EQUIPMENT VOLUME PURGE: 1 EQUIPMENT VOL. = PUMP VOLUME + (TUBING CAPACITY X TUBING LENGTH) + FLOW CELL VOLUME
(only fill out if applicable)
= gallons + (gallons/foot X feet) + gallons = gallons

INITIAL PUMP OR TUBING DEPTH IN WELL (feet): 5.0	FINAL PUMP OR TUBING DEPTH IN WELL (feet): 5.0	PURGING INITIATED AT: 1432	PURGING ENDED AT: 1511	TOTAL VOLUME PURGED (gallons): 6.52

TIME	VOLUME PURGED (gallons)	CUMUL. VOLUME PURGED (gallons)	PURGE RATE (gpm)	DEPTH TO WATER (feet)	pH (standard units)	TEMP. (°C)	COND. (circle units) µmhos/cm or µS/cm	DISSOLVED OXYGEN (circle units) mg/L or % saturation	TURBIDITY (NTUs)	COLOR (describe)	ODOR (describe)
1505	5.5	5.5	0.1667	3.47	7.16	26.8	1687	0.20	0.80	clear	none
1508	0.51	6.01	0.17	3.47	7.16	26.8	1687	0.23	0.64	↓	↓
1511	0.51	6.52	0.17	3.47	7.17	26.8	1686	0.21	0.81	↓	↓

WELL CAPACITY (Gallons Per Foot): **0.75"** = 0.02; **1"** = 0.04; **1.25"** = 0.06; **2"** = 0.16; **3"** = 0.37; **4"** = 0.65; **5"** = 1.02; **6"** = 1.47; **12"** = 5.88
TUBING INSIDE DIA. CAPACITY (Gal./Ft.): **1/8"** = 0.0006; **3/16"** = 0.0014; **1/4"** = 0.0026; **5/16"** = 0.004; **3/8"** = 0.006; **1/2"** = 0.010; **5/8"** = 0.016

PURGING EQUIPMENT CODES: **B** = Bailer; **BP** = Bladder Pump; **ESP** = Electric Submersible Pump; **PP** = Peristaltic Pump; **O** = Other (Specify)

SAMPLING DATA

SAMPLED BY (PRINT) / AFFILIATION: David Sweeney A.S.E	SAMPLER(S) SIGNATURE(S):	SAMPLING INITIATED AT: 1514	SAMPLING ENDED AT: 1517
PUMP OR TUBING DEPTH IN WELL (feet): 5.0	TUBING MATERIAL CODE: HDPE	FIELD-FILTERED: Y **N** Filtration Equipment Type:	FILTER SIZE: ____ µm
FIELD DECONTAMINATION: PUMP Y **N**	TUBING Y **N (replaced)**	DUPLICATE: Y **N**	

SAMPLE CONTAINER SPECIFICATION				SAMPLE PRESERVATION (including wet ice)					
SAMPLE ID CODE	# CONTAINERS	MATERIAL CODE	VOLUME	PRESERVATIVE USED	TOTAL VOL ADDED IN FIELD (mL)	FINAL pH	INTENDED ANALYSIS AND/OR METHOD	SAMPLING EQUIPMENT CODE	SAMPLE PUMP FLOW RATE (mL per minute)
~~MW~~CW-1	3	CG	40 mL	HCL + ICE	-	-	8260 BTEX+MTBE	APP	100
~~MW~~CW-1	1	AG	250 mL	~~Thio~~ + ICE	-	-	8270 PAHs, FLR	APP	250

REMARKS:
ORP= —

MATERIAL CODES: **AG** = Amber Glass; **CG** = Clear Glass; **HDPE** = High Density Polyethylene; **LDPE** = Low Density Polyethylene; **PP** = Polypropylene; **S** = Silicone; **T** = Teflon; **O** = Other (Specify)

SAMPLING EQUIPMENT CODES: **APP** = After (Through) Peristaltic Pump; **B** = Bailer; **BP** = Bladder Pump; **ESP** = Electric Submersible Pump; **RFPP** = Reverse Flow Peristaltic Pump; **SM** = Straw Method (Tubing Gravity Drain); **O** = Other (Specify)

NOTES: 1. **The above do not constitute all of the information required by Chapter 62-160, F.A.C.**
2. STABILIZATION CRITERIA FOR RANGE OF VARIATION OF LAST THREE CONSECUTIVE READINGS (SEE FS 2212, SECTION 3)

pH: ± 0.2 units **Temperature:** ± 0.2 °C **Specific Conductance:** ± 5% **Dissolved Oxygen:** all readings ≤ 20% saturation (see Table FS 2200-2); optionally, ± 0.2 mg/L or ± 10% (whichever is greater) **Turbidity:** all readings ≤ 20 NTU; optionally ± 5 NTU or ± 10% (whichever is greater)

DEP Form FD 9000-24: GROUNDWATER SAMPLING LOG

SITE NAME: Rally 122	SITE LOCATION: 10801 Gulf BLVD, Treasure Island, FL	
WELL NO: ~~MW~~ CW-2	SAMPLE ID: ~~MW~~ CW-2	DATE: 04/14/2026

PURGING DATA

WELL DIAMETER (inches): 4	TUBING DIAMETER (inches): 3/16	WELL SCREEN INTERVAL DEPTH ~~[illegible]~~ feet to 11.09 feet	STATIC DEPTH TO WATER (feet): 3.05	PURGE PUMP TYPE OR BAILER: PP

WELL VOLUME PURGE: 1 WELL VOLUME = (TOTAL WELL DEPTH – STATIC DEPTH TO WATER) X WELL CAPACITY
(only fill out if applicable)
= (11.09 feet – 3.05 feet) X 0.65 gallons/foot = 5.23 gallons

EQUIPMENT VOLUME PURGE: 1 EQUIPMENT VOL. = PUMP VOLUME + (TUBING CAPACITY X TUBING LENGTH) + FLOW CELL VOLUME
(only fill out if applicable)
= gallons + (gallons/foot X feet) + gallons = gallons

INITIAL PUMP OR TUBING DEPTH IN WELL (feet): 5.0	FINAL PUMP OR TUBING DEPTH IN WELL (feet): 5.0	PURGING INITIATED AT: 1201	PURGING ENDED AT: 1240	TOTAL VOLUME PURGED (gallons): 6.26

TIME	VOLUME PURGED (gallons)	CUMUL. VOLUME PURGED (gallons)	PURGE RATE (gpm)	DEPTH TO WATER (feet)	pH (standard units)	TEMP. (°C)	COND. (circle units) µmhos/cm or µS/cm	DISSOLVED OXYGEN (circle units) mg/L or % saturation	TURBIDITY (NTUs)	COLOR (describe)	ODOR (describe)
1234	5.30	5.30	0.161	3.05	6.98	24.5	1303	0.29	0.85	Clear	None
1237	0.48	5.78	0.16	3.05	6.99	24.5	1301	0.27	0.97	↓	↓
1240	0.48	6.26	0.16	3.05	6.99	24.5	1297	0.25	0.89	↓	↓

WELL CAPACITY (Gallons Per Foot): **0.75"** = 0.02; **1"** = 0.04; **1.25"** = 0.06; **2"** = 0.16; **3"** = 0.37; **4"** = 0.65; **5"** = 1.02; **6"** = 1.47; **12"** = 5.88
TUBING INSIDE DIA. CAPACITY (Gal./Ft.): **1/8"** = 0.0006; **3/16"** = 0.0014; **1/4"** = 0.0026; **5/16"** = 0.004; **3/8"** = 0.006; **1/2"** = 0.010; **5/8"** = 0.016

PURGING EQUIPMENT CODES: **B** = Bailer; **BP** = Bladder Pump; **ESP** = Electric Submersible Pump; **PP** = Peristaltic Pump; **O** = Other (Specify)

SAMPLING DATA

SAMPLED BY (PRINT) / AFFILIATION: David Sweeney A.S.E	SAMPLER(S) SIGNATURE(S):	SAMPLING INITIATED AT: 1243	SAMPLING ENDED AT: 1246
PUMP OR TUBING DEPTH IN WELL (feet): 5.0	TUBING MATERIAL CODE: HDPE	FIELD-FILTERED: Y **N** Filtration Equipment Type:	FILTER SIZE: ____ µm
FIELD DECONTAMINATION: PUMP Y **N**	TUBING Y **N (replaced)**	DUPLICATE: Y **N**	

SAMPLE CONTAINER SPECIFICATION				SAMPLE PRESERVATION (including wet ice)					
SAMPLE ID CODE	# CONTAINERS	MATERIAL CODE	VOLUME	PRESERVATIVE USED	TOTAL VOL ADDED IN FIELD (mL)	FINAL pH	INTENDED ANALYSIS AND/OR METHOD	SAMPLING EQUIPMENT CODE	SAMPLE PUMP FLOW RATE (mL per minute)
~~MW~~CW-2	3	CG	40 mL	HCL + ICE	-	-	8260 BTEX+MTBE	APP	100
~~MW~~CW-2	1	AG	250 mL	~~Thio~~ HCL + ICE	-	-	8270 PAHs SIM PAH	APP	250

REMARKS: ORP= 252

MATERIAL CODES: **AG** = Amber Glass; **CG** = Clear Glass; **HDPE** = High Density Polyethylene; **LDPE** = Low Density Polyethylene; **PP** = Polypropylene; **S** = Silicone; **T** = Teflon; **O** = Other (Specify)

SAMPLING EQUIPMENT CODES: **APP** = After (Through) Peristaltic Pump; **B** = Bailer; **BP** = Bladder Pump; **ESP** = Electric Submersible Pump; **RFPP** = Reverse Flow Peristaltic Pump; **SM** = Straw Method (Tubing Gravity Drain); **O** = Other (Specify)

NOTES: 1. **The above do not constitute all of the information required by Chapter 62-160, F.A.C.**
2. STABILIZATION CRITERIA FOR RANGE OF VARIATION OF LAST THREE CONSECUTIVE READINGS (SEE FS 2212, SECTION 3)

pH: ± 0.2 units **Temperature:** ± 0.2 °C **Specific Conductance:** ± 5% **Dissolved Oxygen:** all readings ≤ 20% saturation (see Table FS 2200-2); optionally, ± 0.2 mg/L or ± 10% (whichever is greater) **Turbidity:** all readings ≤ 20 NTU; optionally ± 5 NTU or ± 10% (whichever is greater)

DEP Form FD 9000-24: GROUNDWATER SAMPLING LOG

SITE NAME: Rally 122	SITE LOCATION: 10801 Gulf BLVD, Treasure Island, FL	
WELL NO: ~~MW-~~ CW-3	SAMPLE ID: ~~MW-~~ CW-3	DATE: 04/14/2026

PURGING DATA

WELL DIAMETER (inches): 4	TUBING DIAMETER (inches): 3/16	WELL SCREEN INTERVAL DEPTH: – feet to 9.3 feet	STATIC DEPTH TO WATER (feet): 2.72	PURGE PUMP TYPE OR BAILER: PP

WELL VOLUME PURGE: 1 WELL VOLUME = (TOTAL WELL DEPTH – STATIC DEPTH TO WATER) X WELL CAPACITY (only fill out if applicable)
= (9.3 feet – 2.72 feet) X 0.65 gallons/foot = 4.28 gallons

EQUIPMENT VOLUME PURGE: 1 EQUIPMENT VOL. = PUMP VOLUME + (TUBING CAPACITY X TUBING LENGTH) + FLOW CELL VOLUME (only fill out if applicable)
= gallons + (gallons/foot X feet) + gallons = gallons

INITIAL PUMP OR TUBING DEPTH IN WELL (feet): 4.0	FINAL PUMP OR TUBING DEPTH IN WELL (feet): 4.0	PURGING INITIATED AT: 0955	PURGING ENDED AT: 1031	TOTAL VOLUME PURGED (gallons): 5.40

TIME	VOLUME PURGED (gallons)	CUMUL. VOLUME PURGED (gallons)	PURGE RATE (gpm)	DEPTH TO WATER (feet)	pH (standard units)	TEMP. (°C)	COND. (circle units) µmhos/cm or µS/cm	DISSOLVED OXYGEN (circle units) mg/L or % saturation	TURBIDITY (NTUs)	COLOR (describe)	ODOR (describe)
1025	4.50	4.50	0.15	2.71	7.21	25.7	1782	1.68	0.54	clear	none
1028	0.45	4.95	0.15	2.71	7.21	25.7	1780	1.81	0.44		
1031	0.45	5.40	0.15	2.71	7.20	25.8	1775	1.72	0.54	↓	↓

WELL CAPACITY (Gallons Per Foot): **0.75"** = 0.02; **1"** = 0.04; **1.25"** = 0.06; **2"** = 0.16; **3"** = 0.37; **4"** = 0.65; **5"** = 1.02; **6"** = 1.47; **12"** = 5.88
TUBING INSIDE DIA. CAPACITY (Gal./Ft.): **1/8"** = 0.0006; **3/16"** = 0.0014; **1/4"** = 0.0026; **5/16"** = 0.004; **3/8"** = 0.006; **1/2"** = 0.010; **5/8"** = 0.016

PURGING EQUIPMENT CODES: **B** = Bailer; **BP** = Bladder Pump; **ESP** = Electric Submersible Pump; **PP** = Peristaltic Pump; **O** = Other (Specify)

SAMPLING DATA

SAMPLED BY (PRINT) / AFFILIATION: David Sweeney A.S.E	SAMPLER(S) SIGNATURE(S):	SAMPLING INITIATED AT: 1034	SAMPLING ENDED AT: 1037
PUMP OR TUBING DEPTH IN WELL (feet): 4.0	TUBING MATERIAL CODE: HDPE	FIELD-FILTERED: Y **N** Filtration Equipment Type:	FILTER SIZE: ____ µm
FIELD DECONTAMINATION: PUMP Y **N**	TUBING Y **N (replaced)**	DUPLICATE: Y **N**	

SAMPLE CONTAINER SPECIFICATION				SAMPLE PRESERVATION (including wet ice)					
SAMPLE ID CODE	# CONTAINERS	MATERIAL CODE	VOLUME	PRESERVATIVE USED	TOTAL VOL ADDED IN FIELD (mL)	FINAL pH	INTENDED ANALYSIS AND/OR METHOD	SAMPLING EQUIPMENT CODE	SAMPLE PUMP FLOW RATE (mL per minute)
~~MW-~~CW-3	3	CG	40 mL	HCL + ICE	-	-	8260 BTEX+MTBE	APP	100
~~MW-~~CW-3	1	AG	250 mL	~~Thio~~ + ICE H2SO4	-	-	8270 PAHs + FLPR	APP	250

REMARKS:
ORP= –

MATERIAL CODES: **AG** = Amber Glass; **CG** = Clear Glass; **HDPE** = High Density Polyethylene; **LDPE** = Low Density Polyethylene; **PP** = Polypropylene; **S** = Silicone; **T** = Teflon; **O** = Other (Specify)

SAMPLING EQUIPMENT CODES: **APP** = After (Through) Peristaltic Pump; **B** = Bailer; **BP** = Bladder Pump; **ESP** = Electric Submersible Pump; **RFPP** = Reverse Flow Peristaltic Pump; **SM** = Straw Method (Tubing Gravity Drain); **O** = Other (Specify)

NOTES: 1. **The above do not constitute all of the information required by Chapter 62-160, F.A.C.**
2. STABILIZATION CRITERIA FOR RANGE OF VARIATION OF LAST THREE CONSECUTIVE READINGS (SEE FS 2212, SECTION 3)

pH: ± 0.2 units **Temperature:** ± 0.2 °C **Specific Conductance:** ± 5% **Dissolved Oxygen:** all readings ≤ 20% saturation (see Table FS 2200-2); optionally, ± 0.2 mg/L or ± 10% (whichever is greater) **Turbidity:** all readings ≤ 20 NTU; optionally ± 5 NTU or ± 10% (whichever is greater)

DEP Form FD 9000-24: GROUNDWATER SAMPLING LOG

SITE NAME: Rally 122	SITE LOCATION: 10801 Gulf BLVD, Treasure Island, FL	
WELL NO: MW- CW-4	SAMPLE ID: MW- CW-4	DATE: 04/14/2026

PURGING DATA

WELL DIAMETER (inches): 4	TUBING DIAMETER (inches): 3/16	WELL SCREEN INTERVAL DEPTH: feet to 7.2 feet	STATIC DEPTH TO WATER (feet): 2.46	PURGE PUMP TYPE OR BAILER: PP

WELL VOLUME PURGE: 1 WELL VOLUME = (TOTAL WELL DEPTH – STATIC DEPTH TO WATER) X WELL CAPACITY
(only fill out if applicable)
= (7.20 feet – 2.46 feet) X 0.65 gallons/foot = 3.08 gallons

EQUIPMENT VOLUME PURGE: 1 EQUIPMENT VOL. = PUMP VOLUME + (TUBING CAPACITY X TUBING LENGTH) + FLOW CELL VOLUME
(only fill out if applicable)
= gallons + (gallons/foot X feet) + gallons = gallons

INITIAL PUMP OR TUBING DEPTH IN WELL (feet): 4.0	FINAL PUMP OR TUBING DEPTH IN WELL (feet): 4.0	PURGING INITIATED AT: 1121	PURGING ENDED AT: 1147	TOTAL VOLUME PURGED (gallons): 4.06

TIME	VOLUME PURGED (gallons)	CUMUL. VOLUME PURGED (gallons)	PURGE RATE (gpm)	DEPTH TO WATER (feet)	pH (standard units)	TEMP. (°C)	COND. (circle units) µmhos/cm or µS/cm	DISSOLVED OXYGEN (circle units) mg/L or % saturation	TURBIDITY (NTUs)	COLOR (describe)	ODOR (describe)
1141	3.10	3.10	0.155	2.46	7.00	27.4	1695	0.36	0.58	Clear	none
1144	0.48	3.58	0.16	2.46	7.01	27.3	1696	0.35	0.49	"	"
1147	0.48	4.06	0.16	2.46	7.00	27.3	1696	0.37	0.46	"	"

WELL CAPACITY (Gallons Per Foot): **0.75"** = 0.02; **1"** = 0.04; **1.25"** = 0.06; **2"** = 0.16; **3"** = 0.37; **4"** = 0.65; **5"** = 1.02; **6"** = 1.47; **12"** = 5.88
TUBING INSIDE DIA. CAPACITY (Gal./Ft.): **1/8"** = 0.0006; **3/16"** = 0.0014; **1/4"** = 0.0026; **5/16"** = 0.004; **3/8"** = 0.006; **1/2"** = 0.010; **5/8"** = 0.016

PURGING EQUIPMENT CODES: **B** = Bailer; **BP** = Bladder Pump; **ESP** = Electric Submersible Pump; **PP** = Peristaltic Pump; **O** = Other (Specify)

SAMPLING DATA

SAMPLED BY (PRINT) / AFFILIATION: David Sweeney A.S.E	SAMPLER(S) SIGNATURE(S):	SAMPLING INITIATED AT: 1150	SAMPLING ENDED AT: 1153
PUMP OR TUBING DEPTH IN WELL (feet): 4.0	TUBING MATERIAL CODE: HDPE	FIELD-FILTERED: Y **N** Filtration Equipment Type:	FILTER SIZE: ____ µm
FIELD DECONTAMINATION: PUMP Y **N**	TUBING Y **N (replaced)**	DUPLICATE: Y **N**	

SAMPLE CONTAINER SPECIFICATION				SAMPLE PRESERVATION (including wet ice)					
SAMPLE ID CODE	# CONTAINERS	MATERIAL CODE	VOLUME	PRESERVATIVE USED	TOTAL VOL ADDED IN FIELD (mL)	FINAL pH	INTENDED ANALYSIS AND/OR METHOD	SAMPLING EQUIPMENT CODE	SAMPLE PUMP FLOW RATE (mL per minute)
MW-CW-4	3	CG	40 mL	HCL + ICE	-	-	8260 BTEX+MTBE	APP	100
MW-CW-4	1	AG	250 mL	~~Thio~~ + ICE Na2S2O3	-	-	8270 PAHs + FLPRO	APP	250

REMARKS:
ORP= -265

MATERIAL CODES: **AG** = Amber Glass; **CG** = Clear Glass; **HDPE** = High Density Polyethylene; **LDPE** = Low Density Polyethylene; **PP** = Polypropylene; **S** = Silicone; **T** = Teflon; **O** = Other (Specify)

SAMPLING EQUIPMENT CODES: **APP** = After (Through) Peristaltic Pump; **B** = Bailer; **BP** = Bladder Pump; **ESP** = Electric Submersible Pump; **RFPP** = Reverse Flow Peristaltic Pump; **SM** = Straw Method (Tubing Gravity Drain); **O** = Other (Specify)

NOTES: 1. **The above do not constitute all of the information required by Chapter 62-160, F.A.C.**
2. STABILIZATION CRITERIA FOR RANGE OF VARIATION OF LAST THREE CONSECUTIVE READINGS (SEE FS 2212, SECTION 3)

pH: ± 0.2 units **Temperature:** ± 0.2 °C **Specific Conductance:** ± 5% **Dissolved Oxygen:** all readings ≤ 20% saturation (see Table FS 2200-2); optionally, ± 0.2 mg/L or ± 10% (whichever is greater) **Turbidity:** all readings ≤ 20 NTU; optionally ± 5 NTU or ± 10% (whichever is greater)

DEP Form FD 9000-24: GROUNDWATER SAMPLING LOG

SITE NAME: Rally 122	SITE LOCATION: 10801 Gulf BLVD, Treasure Island, FL	
WELL NO: MW- 17	SAMPLE ID: MW- 17	DATE: 04/14/2026

PURGING DATA

WELL DIAMETER (inches): 2	TUBING DIAMETER (inches): 3/16	WELL SCREEN INTERVAL DEPTH: 2 feet to 12 feet	STATIC DEPTH TO WATER (feet): 2.90	PURGE PUMP TYPE OR BAILER: PP

WELL VOLUME PURGE: 1 WELL VOLUME = (TOTAL WELL DEPTH – STATIC DEPTH TO WATER) X WELL CAPACITY
(only fill out if applicable)
= (12 feet – 2.90 feet) X 0.16 gallons/foot = 1.46 gallons

EQUIPMENT VOLUME PURGE: 1 EQUIPMENT VOL. = PUMP VOLUME + (TUBING CAPACITY X TUBING LENGTH) + FLOW CELL VOLUME
(only fill out if applicable)
= gallons + (gallons/foot X feet) + gallons = gallons

INITIAL PUMP OR TUBING DEPTH IN WELL (feet): 4.5	FINAL PUMP OR TUBING DEPTH IN WELL (feet): 4.5	PURGING INITIATED AT: 1527	PURGING ENDED AT: 1545	TOTAL VOLUME PURGED (gallons): 3.02

TIME	VOLUME PURGED (gallons)	CUMUL. VOLUME PURGED (gallons)	PURGE RATE (gpm)	DEPTH TO WATER (feet)	pH (standard units)	TEMP. (°C)	COND. (circle units) µmhos/cm or µS/cm	DISSOLVED OXYGEN (circle units) mg/L or % saturation	TURBIDITY (NTUs)	COLOR (describe)	ODOR (describe)
1539	2.00	2.00	0.1667	3.05	7.27	25.9	1875	0.13	0.78	clear	n/l
1542	0.51	2.51	0.17	3.05	7.28	25.8	1848	0.12	0.84	clear	none
1545	0.51	3.02	0.17	3.05	7.28	25.9	1834	0.11	1.07	↓	↓

WELL CAPACITY (Gallons Per Foot): **0.75"** = 0.02; **1"** = 0.04; **1.25"** = 0.06; **2"** = 0.16; **3"** = 0.37; **4"** = 0.65; **5"** = 1.02; **6"** = 1.47; **12"** = 5.88
TUBING INSIDE DIA. CAPACITY (Gal./Ft.): **1/8"** = 0.0006; **3/16"** = 0.0014; **1/4"** = 0.0026; **5/16"** = 0.004; **3/8"** = 0.006; **1/2"** = 0.010; **5/8"** = 0.016

PURGING EQUIPMENT CODES: **B** = Bailer; **BP** = Bladder Pump; **ESP** = Electric Submersible Pump; **PP** = Peristaltic Pump; **O** = Other (Specify)

SAMPLING DATA

SAMPLED BY (PRINT) / AFFILIATION: David Sweeney A.S.E	SAMPLER(S) SIGNATURE(S): D Sweeney	SAMPLING INITIATED AT: 1548	SAMPLING ENDED AT: 1551
PUMP OR TUBING DEPTH IN WELL (feet): 4.5	TUBING MATERIAL CODE: HDPE	FIELD-FILTERED: Y **N** Filtration Equipment Type:	FILTER SIZE: ____ µm
FIELD DECONTAMINATION: PUMP Y **N**	TUBING Y **N (replaced)**	DUPLICATE: Y **N**	

SAMPLE CONTAINER SPECIFICATION				SAMPLE PRESERVATION (including wet ice)					
SAMPLE ID CODE	# CONTAINERS	MATERIAL CODE	VOLUME	PRESERVATIVE USED	TOTAL VOL ADDED IN FIELD (mL)	FINAL pH	INTENDED ANALYSIS AND/OR METHOD	SAMPLING EQUIPMENT CODE	SAMPLE PUMP FLOW RATE (mL per minute)
MW- 17	3	CG	40 mL	HCL + ICE	-	-	8260 BTEX+MTBE	APP	100
MW- 17	1	AG	250 mL	~~Thio~~ + ICE HLSW	-	-	8270 PAHs	APP	250

REMARKS:
ORP= -335

MATERIAL CODES: **AG** = Amber Glass; **CG** = Clear Glass; **HDPE** = High Density Polyethylene; **LDPE** = Low Density Polyethylene; **PP** = Polypropylene; **S** = Silicone; **T** = Teflon; **O** = Other (Specify)

SAMPLING EQUIPMENT CODES: **APP** = After (Through) Peristaltic Pump; **B** = Bailer; **BP** = Bladder Pump; **ESP** = Electric Submersible Pump; **RFPP** = Reverse Flow Peristaltic Pump; **SM** = Straw Method (Tubing Gravity Drain); **O** = Other (Specify)

NOTES: 1. **The above do not constitute all of the information required by Chapter 62-160, F.A.C.**
2. STABILIZATION CRITERIA FOR RANGE OF VARIATION OF LAST THREE CONSECUTIVE READINGS (SEE FS 2212, SECTION 3)

pH: ± 0.2 units **Temperature:** ± 0.2 °C **Specific Conductance:** ± 5% **Dissolved Oxygen:** all readings ≤ 20% saturation (see Table FS 2200-2); optionally, ± 0.2 mg/L or ± 10% (whichever is greater) **Turbidity:** all readings ≤ 20 NTU; optionally ± 5 NTU or ± 10% (whichever is greater)

DEP Form FD 9000-24: GROUNDWATER SAMPLING LOG

SITE NAME: Rally 122	SITE LOCATION: 10801 Gulf BLVD, Treasure Island, FL	
WELL NO: MW- 18	SAMPLE ID: MW- 18	DATE: 04/14/2026

PURGING DATA

WELL DIAMETER (inches): 2	TUBING DIAMETER (inches): 3/16	WELL SCREEN INTERVAL DEPTH: 2 feet to 12 feet	STATIC DEPTH TO WATER (feet): 3.54	PURGE PUMP TYPE OR BAILER: PP

WELL VOLUME PURGE: 1 WELL VOLUME = (TOTAL WELL DEPTH – STATIC DEPTH TO WATER) X WELL CAPACITY
(only fill out if applicable)
= (12 feet – 3.54 feet) X 0.16 gallons/foot = 1.35 gallons

EQUIPMENT VOLUME PURGE: 1 EQUIPMENT VOL. = PUMP VOLUME + (TUBING CAPACITY X TUBING LENGTH) + FLOW CELL VOLUME
(only fill out if applicable)
= gallons + (gallons/foot X feet) + gallons = gallons

INITIAL PUMP OR TUBING DEPTH IN WELL (feet): 5.0	FINAL PUMP OR TUBING DEPTH IN WELL (feet): 5.0	PURGING INITIATED AT: 1403	PURGING ENDED AT: 1418	TOTAL VOLUME PURGED (gallons): 2.52

TIME	VOLUME PURGED (gallons)	CUMUL. VOLUME PURGED (gallons)	PURGE RATE (gpm)	DEPTH TO WATER (feet)	pH (standard units)	TEMP. (°C)	COND. (circle units) µmhos/cm or µS/cm	DISSOLVED OXYGEN (circle units) mg/L or % saturation	TURBIDITY (NTUs)	COLOR (describe)	ODOR (describe)
1412	1.50	1.50	0.1667	3.70	7.29	27.2	2378	0.12	0.74	clear	mild
1415	0.51	2.01	0.17	3.70	7.29	27.2	2346	0.11	0.69	↓	↓
1418	0.51	2.52	0.17	3.69	7.30	27.2	2327	0.10	0.74	↓	↓

WELL CAPACITY (Gallons Per Foot): **0.75"** = 0.02; **1"** = 0.04; **1.25"** = 0.06; **2"** = 0.16; **3"** = 0.37; **4"** = 0.65; **5"** = 1.02; **6"** = 1.47; **12"** = 5.88
TUBING INSIDE DIA. CAPACITY (Gal./Ft.): **1/8"** = 0.0006; **3/16"** = 0.0014; **1/4"** = 0.0026; **5/16"** = 0.004; **3/8"** = 0.006; **1/2"** = 0.010; **5/8"** = 0.016

PURGING EQUIPMENT CODES: **B** = Bailer; **BP** = Bladder Pump; **ESP** = Electric Submersible Pump; **PP** = Peristaltic Pump; **O** = Other (Specify)

SAMPLING DATA

SAMPLED BY (PRINT) / AFFILIATION: David Sweeney A.S.E	SAMPLER(S) SIGNATURE(S):	SAMPLING INITIATED AT: 1421	SAMPLING ENDED AT: 1424
PUMP OR TUBING DEPTH IN WELL (feet): 5.0	TUBING MATERIAL CODE: HDPE	FIELD-FILTERED: Y **N** Filtration Equipment Type:	FILTER SIZE: ____ µm
FIELD DECONTAMINATION: PUMP Y **N**	TUBING Y **N (replaced)**	DUPLICATE: Y **N**	

SAMPLE CONTAINER SPECIFICATION				SAMPLE PRESERVATION (including wet ice)					
SAMPLE ID CODE	# CONTAINERS	MATERIAL CODE	VOLUME	PRESERVATIVE USED	TOTAL VOL ADDED IN FIELD (mL)	FINAL pH	INTENDED ANALYSIS AND/OR METHOD	SAMPLING EQUIPMENT CODE	SAMPLE PUMP FLOW RATE (mL per minute)
MW-18	3	CG	40 mL	HCL + ICE	-	-	8260 BTEX+MTBE	APP	100
MW-18	1	AG	250 mL	~~Thio~~ H_2SO_4 + ICE	-	-	8270 PAHs + ELPRO	APP	250

REMARKS:
ORP= -307

MATERIAL CODES: **AG** = Amber Glass; **CG** = Clear Glass; **HDPE** = High Density Polyethylene; **LDPE** = Low Density Polyethylene; **PP** = Polypropylene; **S** = Silicone; **T** = Teflon; **O** = Other (Specify)

SAMPLING EQUIPMENT CODES: **APP** = After (Through) Peristaltic Pump; **B** = Bailer; **BP** = Bladder Pump; **ESP** = Electric Submersible Pump; **RFPP** = Reverse Flow Peristaltic Pump; **SM** = Straw Method (Tubing Gravity Drain); **O** = Other (Specify)

NOTES: 1. **The above do not constitute all of the information required by Chapter 62-160, F.A.C.**
2. STABILIZATION CRITERIA FOR RANGE OF VARIATION OF LAST THREE CONSECUTIVE READINGS (SEE FS 2212, SECTION 3)

pH: ± 0.2 units **Temperature:** ± 0.2 °C **Specific Conductance:** ± 5% **Dissolved Oxygen:** all readings ≤ 20% saturation (see Table FS 2200-2); optionally, ± 0.2 mg/L or ± 10% (whichever is greater) **Turbidity:** all readings ≤ 20 NTU; optionally ± 5 NTU or ± 10% (whichever is greater)

DEP Form FD 9000-24: GROUNDWATER SAMPLING LOG

SITE NAME: Rally 122	SITE LOCATION: 10801 Gulf BLVD, Treasure Island, FL	
WELL NO: MW- 19	SAMPLE ID: MW- 19	DATE: 04/14/2026

PURGING DATA

WELL DIAMETER (inches): 2	TUBING DIAMETER (inches): 3/16	WELL SCREEN INTERVAL DEPTH: 2 feet to 12 feet	STATIC DEPTH TO WATER (feet): 2.84	PURGE PUMP TYPE OR BAILER: PP

WELL VOLUME PURGE: 1 WELL VOLUME = (TOTAL WELL DEPTH − STATIC DEPTH TO WATER) X WELL CAPACITY (only fill out if applicable)
= (12 feet − 2.84 feet) X 0.16 gallons/foot = 1.47 gallons

EQUIPMENT VOLUME PURGE: 1 EQUIPMENT VOL. = PUMP VOLUME + (TUBING CAPACITY X TUBING LENGTH) + FLOW CELL VOLUME (only fill out if applicable)
= gallons + (gallons/foot X feet) + gallons = gallons

INITIAL PUMP OR TUBING DEPTH IN WELL (feet): 4.5	FINAL PUMP OR TUBING DEPTH IN WELL (feet): 4.5	PURGING INITIATED AT: 1045	PURGING ENDED AT: 1107	TOTAL VOLUME PURGED (gallons): 3.52

TIME	VOLUME PURGED (gallons)	CUMUL. VOLUME PURGED (gallons)	PURGE RATE (gpm)	DEPTH TO WATER (feet)	pH (standard units)	TEMP. (°C)	COND. (circle units) µmhos/cm or µS/cm	DISSOLVED OXYGEN (circle units) mg/L or % saturation	TURBIDITY (NTUs)	COLOR (describe)	ODOR (describe)
1055	1.6	1.6	0.16	2.97	7.39	27.1	2080	0.54	0.82	clear	none
1058	0.48	2.08	0.16	2.97	7.41	27.1	1961	0.52	0.85		
1101	0.48	2.56	0.16	2.97	7.44	27.2	1767	0.52	0.75		
1104	0.48	3.04	0.16	2.97	7.45	27.1	1731	0.51	0.65		
1107	0.48	3.52	0.16	2.97	7.45	27.1	1712	0.50	0.66		

WELL CAPACITY (Gallons Per Foot): **0.75"** = 0.02; **1"** = 0.04; **1.25"** = 0.06; **2"** = 0.16; **3"** = 0.37; **4"** = 0.65; **5"** = 1.02; **6"** = 1.47; **12"** = 5.88
TUBING INSIDE DIA. CAPACITY (Gal./Ft.): **1/8"** = 0.0006; **3/16"** = 0.0014; **1/4"** = 0.0026; **5/16"** = 0.004; **3/8"** = 0.006; **1/2"** = 0.010; **5/8"** = 0.016

PURGING EQUIPMENT CODES: **B** = Bailer; **BP** = Bladder Pump; **ESP** = Electric Submersible Pump; **PP** = Peristaltic Pump; **O** = Other (Specify)

SAMPLING DATA

SAMPLED BY (PRINT) / AFFILIATION: David Sweeney A.S.E	SAMPLER(S) SIGNATURE(S):	SAMPLING INITIATED AT: 1110	SAMPLING ENDED AT: 1113
PUMP OR TUBING DEPTH IN WELL (feet): 4.5	TUBING MATERIAL CODE: HDPE	FIELD-FILTERED: Y N Filtration Equipment Type:	FILTER SIZE: ____ µm
FIELD DECONTAMINATION: PUMP Y N	TUBING Y N (replaced)	DUPLICATE: Y N	

SAMPLE CONTAINER SPECIFICATION				SAMPLE PRESERVATION (including wet ice)					
SAMPLE ID CODE	# CONTAINERS	MATERIAL CODE	VOLUME	PRESERVATIVE USED	TOTAL VOL ADDED IN FIELD (mL)	FINAL pH	INTENDED ANALYSIS AND/OR METHOD	SAMPLING EQUIPMENT CODE	SAMPLE PUMP FLOW RATE (mL per minute)
MW-19	3	CG	40 mL	HCL + ICE	-	-	8260 BTEX+MTBE	APP	100
MW-19	1	AG	250 mL	~~Thio~~ H2SO4 + ICE	-	-	8270 PAHs + TRPH	APP	250

REMARKS:
ORP= —

MATERIAL CODES: **AG** = Amber Glass; **CG** = Clear Glass; **HDPE** = High Density Polyethylene; **LDPE** = Low Density Polyethylene; **PP** = Polypropylene; **S** = Silicone; **T** = Teflon; **O** = Other (Specify)

SAMPLING EQUIPMENT CODES: **APP** = After (Through) Peristaltic Pump; **B** = Bailer; **BP** = Bladder Pump; **ESP** = Electric Submersible Pump; **RFPP** = Reverse Flow Peristaltic Pump; **SM** = Straw Method (Tubing Gravity Drain); **O** = Other (Specify)

NOTES: 1. **The above do not constitute all of the information required by Chapter 62-160, F.A.C.**
2. STABILIZATION CRITERIA FOR RANGE OF VARIATION OF LAST THREE CONSECUTIVE READINGS (SEE FS 2212, SECTION 3)

pH: ± 0.2 units **Temperature:** ± 0.2 °C **Specific Conductance:** ± 5% **Dissolved Oxygen:** all readings ≤ 20% saturation (see Table FS 2200-2); optionally, ± 0.2 mg/L or ± 10% (whichever is greater) **Turbidity:** all readings ≤ 20 NTU; optionally ± 5 NTU or ± 10% (whichever is greater)

DEP Form FD 9000-24: GROUNDWATER SAMPLING LOG

SITE NAME: Rally 122	SITE LOCATION: 10801 Gulf BLVD, Treasure Island, FL	
WELL NO: MW-20	SAMPLE ID: MW-20	DATE: 04/14/2026

PURGING DATA

WELL DIAMETER (inches): 2	TUBING DIAMETER (inches): 3/16	WELL SCREEN INTERVAL DEPTH: 2 feet to 12 feet	STATIC DEPTH TO WATER (feet): 2.74	PURGE PUMP TYPE OR BAILER: PP

WELL VOLUME PURGE: 1 WELL VOLUME = (TOTAL WELL DEPTH – STATIC DEPTH TO WATER) X WELL CAPACITY
(only fill out if applicable)
= (12 feet – 2.74 feet) X 0.16 gallons/foot = 1.48 gallons

EQUIPMENT VOLUME PURGE: 1 EQUIPMENT VOL. = PUMP VOLUME + (TUBING CAPACITY X TUBING LENGTH) + FLOW CELL VOLUME
(only fill out if applicable)
= gallons + (gallons/foot X feet) + gallons = gallons

INITIAL PUMP OR TUBING DEPTH IN WELL (feet): 4.5	FINAL PUMP OR TUBING DEPTH IN WELL (feet): 4.5	PURGING INITIATED AT: 1605	PURGING ENDED AT: 1620	TOTAL VOLUME PURGED (gallons): 2.52

TIME	VOLUME PURGED (gallons)	CUMUL. VOLUME PURGED (gallons)	PURGE RATE (gpm)	DEPTH TO WATER (feet)	pH (standard units)	TEMP. (°C)	COND. (circle units) µmhos/cm or µS/cm	DISSOLVED OXYGEN (circle units) mg/L or % saturation	TURBIDITY (NTUs)	COLOR (describe)	ODOR (describe)
1614	1.5	1.5	0.16667	2.81	7.41	26.0	1986	0.18	0.63	clear	none
1617	0.51	2.01	0.17	2.81	7.41	26.0	2016	0.17	0.72	↓	↓
1620	0.51	2.52	0.17	2.81	7.43	25.9	2031	0.15	0.69	↓	↓

WELL CAPACITY (Gallons Per Foot): **0.75"** = 0.02; **1"** = 0.04; **1.25"** = 0.06; **2"** = 0.16; **3"** = 0.37; **4"** = 0.65; **5"** = 1.02; **6"** = 1.47; **12"** = 5.88
TUBING INSIDE DIA. CAPACITY (Gal./Ft.): **1/8"** = 0.0006; **3/16"** = 0.0014; **1/4"** = 0.0026; **5/16"** = 0.004; **3/8"** = 0.006; **1/2"** = 0.010; **5/8"** = 0.016

PURGING EQUIPMENT CODES: **B** = Bailer; **BP** = Bladder Pump; **ESP** = Electric Submersible Pump; **PP** = Peristaltic Pump; **O** = Other (Specify)

SAMPLING DATA

SAMPLED BY (PRINT) / AFFILIATION: David Sweeney A.S.E	SAMPLER(S) SIGNATURE(S):	SAMPLING INITIATED AT: 1623	SAMPLING ENDED AT: 1626
PUMP OR TUBING DEPTH IN WELL (feet): 4.5	TUBING MATERIAL CODE: HDPE	FIELD-FILTERED: Y **N** Filtration Equipment Type:	FILTER SIZE: ____ µm
FIELD DECONTAMINATION: PUMP Y **N**	TUBING Y **N (replaced)**	DUPLICATE: Y **N**	

SAMPLE CONTAINER SPECIFICATION				SAMPLE PRESERVATION (including wet ice)					
SAMPLE ID CODE	# CONTAINERS	MATERIAL CODE	VOLUME	PRESERVATIVE USED	TOTAL VOL ADDED IN FIELD (mL)	FINAL pH	INTENDED ANALYSIS AND/OR METHOD	SAMPLING EQUIPMENT CODE	SAMPLE PUMP FLOW RATE (mL per minute)
MW-20	3	CG	40 mL	HCL + ICE	-	-	8260 BTEX+MTBE	APP	100
MW-20	1	AG	250 mL	~~Thio~~ H_2SO_4 + ICE	-	-	8270 PAHs + FLPro	APP	250

REMARKS:
ORP= ——

MATERIAL CODES: **AG** = Amber Glass; **CG** = Clear Glass; **HDPE** = High Density Polyethylene; **LDPE** = Low Density Polyethylene; **PP** = Polypropylene; **S** = Silicone; **T** = Teflon; **O** = Other (Specify)

SAMPLING EQUIPMENT CODES: **APP** = After (Through) Peristaltic Pump; **B** = Bailer; **BP** = Bladder Pump; **ESP** = Electric Submersible Pump; **RFPP** = Reverse Flow Peristaltic Pump; **SM** = Straw Method (Tubing Gravity Drain); **O** = Other (Specify)

NOTES: 1. **The above do not constitute all of the information required by Chapter 62-160, F.A.C.**
2. STABILIZATION CRITERIA FOR RANGE OF VARIATION OF LAST THREE CONSECUTIVE READINGS (SEE FS 2212, SECTION 3)

pH: ± 0.2 units **Temperature:** ± 0.2 °C **Specific Conductance:** ± 5% **Dissolved Oxygen:** all readings ≤ 20% saturation (see Table FS 2200-2); optionally, ± 0.2 mg/L or ± 10% (whichever is greater) **Turbidity:** all readings ≤ 20 NTU; optionally ± 5 NTU or ± 10% (whichever is greater)

DEP Form FD 9000-24: GROUNDWATER SAMPLING LOG

SITE NAME: Rally 122	SITE LOCATION: 10801 Gulf BLVD, Treasure Island, FL	
WELL NO: MW- 21	SAMPLE ID: MW- 21	DATE: 04/14/2026

PURGING DATA

WELL DIAMETER (inches): 2	TUBING DIAMETER (inches): 3/16	WELL SCREEN INTERVAL DEPTH: 2 feet to 12 feet	STATIC DEPTH TO WATER (feet): 2.93	PURGE PUMP TYPE OR BAILER: PP

WELL VOLUME PURGE: 1 WELL VOLUME = (TOTAL WELL DEPTH – STATIC DEPTH TO WATER) X WELL CAPACITY
(only fill out if applicable)
= (12 feet – 2.93 feet) X 0.16 gallons/foot = 1.45 gallons

EQUIPMENT VOLUME PURGE: 1 EQUIPMENT VOL. = PUMP VOLUME + (TUBING CAPACITY X TUBING LENGTH) + FLOW CELL VOLUME
(only fill out if applicable)
= gallons + (gallons/foot X feet) + gallons = gallons

INITIAL PUMP OR TUBING DEPTH IN WELL (feet): 4.5	FINAL PUMP OR TUBING DEPTH IN WELL (feet): 4.5	PURGING INITIATED AT: 1249	PURGING ENDED AT: 1307	TOTAL VOLUME PURGED (gallons): 2.91

TIME	VOLUME PURGED (gallons)	CUMUL. VOLUME PURGED (gallons)	PURGE RATE (gpm)	DEPTH TO WATER (feet)	pH (standard units)	TEMP. (°C)	COND. (circle units) µmhos/cm or µS/cm	DISSOLVED OXYGEN (circle units) mg/L or % saturation	TURBIDITY (NTUs)	COLOR (describe)	ODOR (describe)
1258	1.50	1.50	0.1667	4.28	7.10	25.2	641	0.21	1.31	Clear	None
1301	0.45	1.95	0.15	4.26	7.12	25.10	672	0.22	1.30	↓	↓
1304	0.48	2.43	0.16	4.27	7.15	25.10	688	0.22	1.21		
1307	0.48	2.91	0.16	4.28	7.16	25.10	702	0.21	1.01		

WELL CAPACITY (Gallons Per Foot): **0.75"** = 0.02; **1"** = 0.04; **1.25"** = 0.06; **2"** = 0.16; **3"** = 0.37; **4"** = 0.65; **5"** = 1.02; **6"** = 1.47; **12"** = 5.88
TUBING INSIDE DIA. CAPACITY (Gal./Ft.): **1/8"** = 0.0006; **3/16"** = 0.0014; **1/4"** = 0.0026; **5/16"** = 0.004; **3/8"** = 0.006; **1/2"** = 0.010; **5/8"** = 0.016

PURGING EQUIPMENT CODES: **B** = Bailer; **BP** = Bladder Pump; **ESP** = Electric Submersible Pump; **PP** = Peristaltic Pump; **O** = Other (Specify)

SAMPLING DATA

SAMPLED BY (PRINT) / AFFILIATION: David Sweeney A.S.E	SAMPLER(S) SIGNATURE(S):	SAMPLING INITIATED AT: 1310	SAMPLING ENDED AT: 1313
PUMP OR TUBING DEPTH IN WELL (feet): 4.5	TUBING MATERIAL CODE: HDPE	FIELD-FILTERED: Y **N** Filtration Equipment Type:	FILTER SIZE: ____ µm
FIELD DECONTAMINATION: PUMP Y **N**	TUBING Y **N (replaced)**	DUPLICATE: Y **N**	

SAMPLE CONTAINER SPECIFICATION				SAMPLE PRESERVATION (including wet ice)					
SAMPLE ID CODE	# CONTAINERS	MATERIAL CODE	VOLUME	PRESERVATIVE USED	TOTAL VOL ADDED IN FIELD (mL)	FINAL pH	INTENDED ANALYSIS AND/OR METHOD	SAMPLING EQUIPMENT CODE	SAMPLE PUMP FLOW RATE (mL per minute)
MW-21	3	CG	40 mL	HCL + ICE	-	-	8260 BTEX+MTBE	APP	100
MW-21	1	AG	250 mL	~~Thio~~ H_2SO_4 + ICE	-	-	8270 PAHs + NAPH.	APP	250

REMARKS: ORP= -227

MATERIAL CODES: **AG** = Amber Glass; **CG** = Clear Glass; **HDPE** = High Density Polyethylene; **LDPE** = Low Density Polyethylene; **PP** = Polypropylene; **S** = Silicone; **T** = Teflon; **O** = Other (Specify)

SAMPLING EQUIPMENT CODES: **APP** = After (Through) Peristaltic Pump; **B** = Bailer; **BP** = Bladder Pump; **ESP** = Electric Submersible Pump; **RFPP** = Reverse Flow Peristaltic Pump; **SM** = Straw Method (Tubing Gravity Drain); **O** = Other (Specify)

NOTES: 1. **The above do not constitute all of the information required by Chapter 62-160, F.A.C.**
2. STABILIZATION CRITERIA FOR RANGE OF VARIATION OF LAST THREE CONSECUTIVE READINGS (SEE FS 2212, SECTION 3)

pH: ± 0.2 units **Temperature:** ± 0.2 °C **Specific Conductance:** ± 5% **Dissolved Oxygen:** all readings ≤ 20% saturation (see Table FS 2200-2); optionally, ± 0.2 mg/L or ± 10% (whichever is greater) **Turbidity:** all readings ≤ 20 NTU; optionally ± 5 NTU or ± 10% (whichever is greater)

DEP Form FD 9000-24: GROUNDWATER SAMPLING LOG

SITE NAME: Rally 122	SITE LOCATION: 10801 Gulf BLVD, Treasure Island, FL	
WELL NO: MW-22	SAMPLE ID: MW-22	DATE: 04/14/2026

PURGING DATA

WELL DIAMETER (inches): 2	TUBING DIAMETER (inches): 3/16	WELL SCREEN INTERVAL DEPTH: 2 feet to 12 feet	STATIC DEPTH TO WATER (feet): 3.43	PURGE PUMP TYPE OR BAILER: PP

WELL VOLUME PURGE: 1 WELL VOLUME = (TOTAL WELL DEPTH − STATIC DEPTH TO WATER) X WELL CAPACITY
(only fill out if applicable)
= (12 feet − 3.43 feet) X 0.16 gallons/foot = 1.37 gallons

EQUIPMENT VOLUME PURGE: 1 EQUIPMENT VOL. = PUMP VOLUME + (TUBING CAPACITY X TUBING LENGTH) + FLOW CELL VOLUME
(only fill out if applicable)
= gallons + (gallons/foot X feet) + gallons = gallons

INITIAL PUMP OR TUBING DEPTH IN WELL (feet): 5.0	FINAL PUMP OR TUBING DEPTH IN WELL (feet): 5.0	PURGING INITIATED AT: 1316	PURGING ENDED AT: 1334	TOTAL VOLUME PURGED (gallons): 2.70

TIME	VOLUME PURGED (gallons)	CUMUL. VOLUME PURGED (gallons)	PURGE RATE (gpm)	DEPTH TO WATER (feet)	pH (standard units)	TEMP. (°C)	COND. (circle units) µmhos/cm or µS/cm	DISSOLVED OXYGEN (circle units) mg/L or % saturation	TURBIDITY (NTUs)	COLOR (describe)	ODOR (describe)
1328	1.8	1.8	0.15	3.84	7.24	25.3	2044	0.16	0.77	clear	none
1331	0.45	2.25	0.15	3.84	7.24	25.2	2033	0.16	0.70	"	"
1334	0.45	2.70	0.15	3.84	7.23	25.2	1974	0.15	0.73	"	"

WELL CAPACITY (Gallons Per Foot): **0.75"** = 0.02; **1"** = 0.04; **1.25"** = 0.06; **2"** = 0.16; **3"** = 0.37; **4"** = 0.65; **5"** = 1.02; **6"** = 1.47; **12"** = 5.88
TUBING INSIDE DIA. CAPACITY (Gal./Ft.): **1/8"** = 0.0006; **3/16"** = 0.0014; **1/4"** = 0.0026; **5/16"** = 0.004; **3/8"** = 0.006; **1/2"** = 0.010; **5/8"** = 0.016

PURGING EQUIPMENT CODES: **B** = Bailer; **BP** = Bladder Pump; **ESP** = Electric Submersible Pump; **PP** = Peristaltic Pump; **O** = Other (Specify)

SAMPLING DATA

SAMPLED BY (PRINT) / AFFILIATION: David Sweeney A.S.E	SAMPLER(S) SIGNATURE(S):	SAMPLING INITIATED AT: 1337	SAMPLING ENDED AT: 1340
PUMP OR TUBING DEPTH IN WELL (feet): 5.0	TUBING MATERIAL CODE: HDPE	FIELD-FILTERED: Y **N** Filtration Equipment Type:	FILTER SIZE: ____ µm
FIELD DECONTAMINATION: PUMP Y **N**	TUBING Y **N (replaced)**	DUPLICATE: Y **N**	

SAMPLE CONTAINER SPECIFICATION				SAMPLE PRESERVATION (including wet ice)					
SAMPLE ID CODE	# CONTAINERS	MATERIAL CODE	VOLUME	PRESERVATIVE USED	TOTAL VOL ADDED IN FIELD (mL)	FINAL pH	INTENDED ANALYSIS AND/OR METHOD	SAMPLING EQUIPMENT CODE	SAMPLE PUMP FLOW RATE (mL per minute)
MW-22	3	CG	40 mL	HCL + ICE	-	-	8260 BTEX+MTBE	APP	100
MW-22	1	AG	250 mL	~~This~~ H_2SO_4 + ICE	-	-	8270 PAHs + FLPAH	APP	250

REMARKS:
ORP= -299

MATERIAL CODES: **AG** = Amber Glass; **CG** = Clear Glass; **HDPE** = High Density Polyethylene; **LDPE** = Low Density Polyethylene; **PP** = Polypropylene; **S** = Silicone; **T** = Teflon; **O** = Other (Specify)

SAMPLING EQUIPMENT CODES: **APP** = After (Through) Peristaltic Pump; **B** = Bailer; **BP** = Bladder Pump; **ESP** = Electric Submersible Pump; **RFPP** = Reverse Flow Peristaltic Pump; **SM** = Straw Method (Tubing Gravity Drain); **O** = Other (Specify)

NOTES: 1. **The above do not constitute all of the information required by Chapter 62-160, F.A.C.**
2. STABILIZATION CRITERIA FOR RANGE OF VARIATION OF LAST THREE CONSECUTIVE READINGS (SEE FS 2212, SECTION 3)

pH: ± 0.2 units **Temperature:** ± 0.2 °C **Specific Conductance:** ± 5% **Dissolved Oxygen:** all readings ≤ 20% saturation (see Table FS 2200-2); optionally, ± 0.2 mg/L or ± 10% (whichever is greater) **Turbidity:** all readings ≤ 20 NTU; optionally ± 5 NTU or ± 10% (whichever is greater)

Boldly "X" this box if there is qualified data on this page.

Form FD9000-8 **CALIBRATION LOG (FDEP SOP FT 1000-FT 1500, FD 1000-FD 4000)** 11-10-05

Project/Site: Rally 122 Date: 4/14/26 Meter # 080001B8

Temperature (Quarterly) *For Date of Last Temperature Verification see* *in log book*

Dissolved Oxygen	DEP SOP FT 1500	Initials	Date	Time	Probe Charge	Probe Gain	mg/L	Temp °c	% DO	Saturation mg/L (from chart)	Pass or Fail
										Acceptance Criteria: +/-0.3mg/l	
CAL ICV CCV		DS	4/14/26	1000			8.36	23.50		8.482	P F
CAL ICV CCV		DS	4/14/26	1630			9.12	19.0		9.276	P F
CAL ICV CCV											P F
CAL ICV CCV											P F
CAL ICV CCV											P F
CAL ICV CCV											P F
CAL ICV CCV											P F

Specific Conductance	DEP SOP FT 1200	Initials	Date	Time	Standard µmhos/cm	Exp. Date	Lot #	Bottle #	Cell Constant	Reading µmhos/cm	Pass or Fail
										Acceptance Criteria: +/- 5%	
CAL ICV CCV		DS	4/14	1000	1000	04/2027	#25A103			1026	P F
CAL ICV CCV		DS	4/14	1630	1000	04/2027	25A103			1050	P F
CAL ICV CCV											P F
CAL ICV CCV											P F
CAL ICV CCV											P F
CAL ICV CCV											P F
CAL ICV CCV											P F

pH	DEP SOP FT 1100	Initials	Date	Time	Standard SU	Exp. Date	Lot #	Bottle #	Slope	Reading SU	Pass or Fail
										Acceptance Criteria: +/- 0.2 SU	
CAL ICV CCV		DS	4/14	1000	4.01	04/2027	25C185			3.83	P F
CAL ICV CCV		DS	4/14	1000	10.00	04/2027	25C199			10.03	P F
CAL ICV CCV		DS	4/14	1630	10.00	4/27	25C199			9.99	P F
CAL ICV CCV		DS	4/14	1630	4.01	4/2027	25C185			4.27	P F
CAL ICV CCV		DS	4/14	1630	4.01	↓	↓			4.01	P F
CAL ICV CCV		DS	4/14	1630	4.01					4.00	P F
CAL ICV CCV		DS	4/14	1630	4.01					4.01	P F
CAL ICV CCV											P F
CAL ICV CCV											P F

Maintenance: Weekly pH Slope: _____ Specific Conductance Probe Cleaned? Yes No Dissolved Oxygen Membrane Changed: Yes No

Notes: HACH Turbidity

4/14/2026 @ 1000 10 NTU = 10.5 ✓ 20 NTU = 19.7 ✓

4/14/2026 @ 1630 10 NTU = 10.0 ✓ 20 NTU = 19.4 ✓

Perform only in Calibrate Mode: CAL - Calibrate -
Perform only in Run Mode: ICV - Initial Calibration Verification
Perform only in Run Mode: CCV - Continuing Calibration Verification

Page 1/1

APPENDIX B

Advanced Environmental Laboratories, Inc
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FINAL - REVISION

Workorder: Rally 122 (T2609023)

April 23, 2026

Daphanee Waters
Applied Science & Engineering, LLC
550 N Reo Street
Suite 105
Tampa, FL 33609

RE: Workorder: T2609023 Rally 122

Dear Daphanee Waters:

Enclosed are the analytical results for sample(s) received by the laboratory on Wednesday April 15, 2026. Results reported herein conform to the most current NELAC standards, where applicable, unless otherwise narrated in the body of the report. The analytical results for the samples contained in this report were submitted for analysis as outlined by the Chain of Custody and results pertain only to these samples.

If you have any questions concerning this report, please feel free to contact me.

Sincerely,

Brandy Devilbiss, Project Manager I
BDevilbiss@aellab.com

Certificate of Analysis

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FINAL - REVISION

Workorder: Rally 122 (T2609023)

Sample Summary

Lab ID	Sample ID	Matrix	Method	Date Collected	Date Received	Analytes Reported	Basis
T2609023001	CW-1	WA	FL-PRO	04/14/2026 15:14	04/15/2026 14:20	1	NA
T2609023001	CW-1	WA	SW-846 8260D	04/14/2026 15:14	04/15/2026 14:20	5	NA
T2609023001	CW-1	WA	SW-846 8270E (SIM)	04/14/2026 15:14	04/15/2026 14:20	18	NA
T2609023002	CW-2	WA	FL-PRO	04/14/2026 12:43	04/15/2026 14:20	1	NA
T2609023002	CW-2	WA	SW-846 8260D	04/14/2026 12:43	04/15/2026 14:20	5	NA
T2609023002	CW-2	WA	SW-846 8270E (SIM)	04/14/2026 12:43	04/15/2026 14:20	18	NA
T2609023003	CW-3	WA	FL-PRO	04/14/2026 10:34	04/15/2026 14:20	1	NA
T2609023003	CW-3	WA	SW-846 8260D	04/14/2026 10:34	04/15/2026 14:20	5	NA
T2609023003	CW-3	WA	SW-846 8270E (SIM)	04/14/2026 10:34	04/15/2026 14:20	18	NA
T2609023004	CW-4	WA	FL-PRO	04/14/2026 11:50	04/15/2026 14:20	1	NA
T2609023004	CW-4	WA	SW-846 8260D	04/14/2026 11:50	04/15/2026 14:20	5	NA
T2609023004	CW-4	WA	SW-846 8270E (SIM)	04/14/2026 11:50	04/15/2026 14:20	18	NA
T2609023005	MW-17	WA	FL-PRO	04/14/2026 15:48	04/15/2026 14:20	1	NA
T2609023005	MW-17	WA	SW-846 8260D	04/14/2026 15:48	04/15/2026 14:20	5	NA
T2609023005	MW-17	WA	SW-846 8270E (SIM)	04/14/2026 15:48	04/15/2026 14:20	18	NA
T2609023006	MW-18	WA	FL-PRO	04/14/2026 14:21	04/15/2026 14:20	1	NA
T2609023006	MW-18	WA	SW-846 8260D	04/14/2026 14:21	04/15/2026 14:20	5	NA
T2609023006	MW-18	WA	SW-846 8270E (SIM)	04/14/2026 14:21	04/15/2026 14:20	18	NA
T2609023007	MW-19	WA	FL-PRO	04/14/2026 11:10	04/15/2026 14:20	1	NA
T2609023007	MW-19	WA	SW-846 8260D	04/14/2026 11:10	04/15/2026 14:20	5	NA
T2609023007	MW-19	WA	SW-846 8270E (SIM)	04/14/2026 11:10	04/15/2026 14:20	18	NA
T2609023008	MW-20	WA	FL-PRO	04/14/2026 16:23	04/15/2026 14:20	1	NA
T2609023008	MW-20	WA	SW-846 8260D	04/14/2026 16:23	04/15/2026 14:20	5	NA
T2609023008	MW-20	WA	SW-846 8270E (SIM)	04/14/2026 16:23	04/15/2026 14:20	18	NA
T2609023009	MW-21	WA	FL-PRO	04/14/2026 13:10	04/15/2026 14:20	1	NA
T2609023009	MW-21	WA	SW-846 8260D	04/14/2026 13:10	04/15/2026 14:20	5	NA
T2609023009	MW-21	WA	SW-846 8270E (SIM)	04/14/2026 13:10	04/15/2026 14:20	18	NA
T2609023010	MW-22	WA	FL-PRO	04/14/2026 13:37	04/15/2026 14:20	1	NA
T2609023010	MW-22	WA	SW-846 8260D	04/14/2026 13:37	04/15/2026 14:20	5	NA
T2609023010	MW-22	WA	SW-846 8270E (SIM)	04/14/2026 13:37	04/15/2026 14:20	18	NA

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FINAL - REVISION

Workorder: Rally 122 (T2609023)

Workorder Summary

Workorder Comments

This revised report replaces reports previously issued and contains the following updated information. [Modified code only reporting Benzene; added TEX=MTBE].

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FINAL - REVISION

Workorder: Rally 122 (T2609023)

Analytical Results Qualifiers

Parameter Qualifiers

U	The compound was analyzed for but not detected.
I	The reported value is between the laboratory method detection limit and the laboratory practical quantitation limit.

Lab Qualifiers

T	DOH Certification #E84589 (FL NELAC) AEL-Tampa

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FINAL - REVISION

Workorder: Rally 122 (T2609023)

Analytical Results

Lab ID: T2609023001 **Date Collected:** 04/14/2026 15:14 **Matrix:** Water
Sample ID: CW-1 **Date Received:** 04/15/2026 14:20

Parameter	Results	Units	PQL	MDL	DF	Prepared	Analyzed	Lab
SEMIVOLATILES (FL-PRO)								
TPH	510 U	ug/L	2100	510	1	04/17/2026 11:15	04/17/2026 23:13	T
SEMIVOLATILES (SW-846 3510C/SW-846 8270E (SIM))								
1-Methylnaphthalene	0.038 U	ug/L	0.089	0.038	1	04/17/2026 11:15	04/17/2026 16:04	T
2-Methylnaphthalene	0.029 U	ug/L	0.089	0.029	1	04/17/2026 11:15	04/17/2026 16:04	T
Acenaphthene	0.025 U	ug/L	0.089	0.025	1	04/17/2026 11:15	04/17/2026 16:04	T
Acenaphthylene	0.029 U	ug/L	0.089	0.029	1	04/17/2026 11:15	04/17/2026 16:04	T
Anthracene	0.047 U	ug/L	0.089	0.047	1	04/17/2026 11:15	04/17/2026 16:04	T
Benzo[a]anthracene	**0.095**	ug/L	0.089	0.038	1	04/17/2026 11:15	04/17/2026 16:04	T
Benzo[a]pyrene	**0.042 I**	ug/L	0.089	0.032	1	04/17/2026 11:15	04/17/2026 16:04	T
Benzo[b]fluoranthene	**0.069 I**	ug/L	0.089	0.039	1	04/17/2026 11:15	04/17/2026 16:04	T
Benzo[g,h,i]perylene	0.040 U	ug/L	0.089	0.040	1	04/17/2026 11:15	04/17/2026 16:04	T
Benzo[k]fluoranthene	**0.039 I**	ug/L	0.089	0.024	1	04/17/2026 11:15	04/17/2026 16:04	T
Chrysene	**0.14**	ug/L	0.089	0.028	1	04/17/2026 11:15	04/17/2026 16:04	T
Dibenzo[a,h]anthracene	0.048 U	ug/L	0.089	0.048	1	04/17/2026 11:15	04/17/2026 16:04	T
Fluoranthene	**0.36**	ug/L	0.089	0.034	1	04/17/2026 11:15	04/17/2026 16:04	T
Fluorene	0.034 U	ug/L	0.089	0.034	1	04/17/2026 11:15	04/17/2026 16:04	T
Indeno(1,2,3-cd)pyrene	0.038 U	ug/L	0.089	0.038	1	04/17/2026 11:15	04/17/2026 16:04	T
Naphthalene	**0.077 I**	ug/L	0.089	0.049	1	04/17/2026 11:15	04/17/2026 16:04	T
Phenanthrene	0.032 U	ug/L	0.089	0.032	1	04/17/2026 11:15	04/17/2026 16:04	T
Pyrene	**0.33**	ug/L	0.089	0.033	1	04/17/2026 11:15	04/17/2026 16:04	T
VOLATILES (SW-846 5030B/SW-846 8260D)								
Benzene	0.28 U	ug/L	1.0	0.28	1	04/16/2026 14:35	04/16/2026 16:42	T
Ethylbenzene	0.56 U	ug/L	1.0	0.56	1	04/16/2026 14:35	04/16/2026 16:42	T
Methyl tert-butyl Ether (MTBE)	0.71 U	ug/L	1.0	0.71	1	04/16/2026 14:35	04/16/2026 16:42	T
Toluene	0.66 U	ug/L	1.0	0.66	1	04/16/2026 14:35	04/16/2026 16:42	T
Xylene (Total)	1.3 U	ug/L	2.0	1.3	1	04/16/2026 14:35	04/16/2026 16:42	T

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FINAL - REVISION

Workorder: Rally 122 (T2609023)

Analytical Results

Surrogates

Parameter	Units	Spiked Amount	Spike Result	Spike Recovery	Control Limits	Lab
o-Terphenyl (S)	ug/L	180	140	77	66 - 139	T
Nitrobenzene-d5 (S)	ug/L	36	28	77	17 - 133	T
2-Fluorobiphenyl (S)	ug/L	36	27	76	13 - 106	T
Bromofluorobenzene (S)	ug/L	50	55	110	86 - 123	T
Nonatricontane-C39 (S)	ug/L	540	330	61	40 - 129	T
p-Terphenyl-d14 (S)	ug/L	36	30	85	36 - 126	T
Toluene-d8 (S)	ug/L	50	53	106	77 - 119	T
1,2-Dichloroethane-d4 (S)	ug/L	50	50	100	70 - 128	T

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FINAL - REVISION

Workorder: Rally 122 (T2609023)

Analytical Results

Lab ID: T2609023002 **Date Collected:** 04/14/2026 12:43 **Matrix:** Water
Sample ID: CW-2 **Date Received:** 04/15/2026 14:20

Parameter	Results	Units	PQL	MDL	DF	Prepared	Analyzed	Lab
SEMIVOLATILES (FL-PRO)								
TPH	510 U	ug/L	2100	510	1	04/17/2026 11:15	04/17/2026 23:42	T
SEMIVOLATILES (SW-846 3510C/SW-846 8270E (SIM))								
1-Methylnaphthalene	0.038 U	ug/L	0.089	0.038	1	04/17/2026 11:15	04/17/2026 16:31	T
2-Methylnaphthalene	0.029 U	ug/L	0.089	0.029	1	04/17/2026 11:15	04/17/2026 16:31	T
Acenaphthene	**0.044 I**	ug/L	0.089	0.025	1	04/17/2026 11:15	04/17/2026 16:31	T
Acenaphthylene	0.029 U	ug/L	0.089	0.029	1	04/17/2026 11:15	04/17/2026 16:31	T
Anthracene	**0.068 I**	ug/L	0.089	0.047	1	04/17/2026 11:15	04/17/2026 16:31	T
Benzo[a]anthracene	**0.090**	ug/L	0.089	0.038	1	04/17/2026 11:15	04/17/2026 16:31	T
Benzo[a]pyrene	0.032 U	ug/L	0.089	0.032	1	04/17/2026 11:15	04/17/2026 16:31	T
Benzo[b]fluoranthene	**0.064 I**	ug/L	0.089	0.039	1	04/17/2026 11:15	04/17/2026 16:31	T
Benzo[g,h,i]perylene	0.040 U	ug/L	0.089	0.040	1	04/17/2026 11:15	04/17/2026 16:31	T
Benzo[k]fluoranthene	**0.032 I**	ug/L	0.089	0.024	1	04/17/2026 11:15	04/17/2026 16:31	T
Chrysene	**0.13**	ug/L	0.089	0.028	1	04/17/2026 11:15	04/17/2026 16:31	T
Dibenzo[a,h]anthracene	0.048 U	ug/L	0.089	0.048	1	04/17/2026 11:15	04/17/2026 16:31	T
Fluoranthene	**0.41**	ug/L	0.089	0.034	1	04/17/2026 11:15	04/17/2026 16:31	T
Fluorene	0.034 U	ug/L	0.089	0.034	1	04/17/2026 11:15	04/17/2026 16:31	T
Indeno(1,2,3-cd)pyrene	0.038 U	ug/L	0.089	0.038	1	04/17/2026 11:15	04/17/2026 16:31	T
Naphthalene	**0.12**	ug/L	0.089	0.049	1	04/17/2026 11:15	04/17/2026 16:31	T
Phenanthrene	0.032 U	ug/L	0.089	0.032	1	04/17/2026 11:15	04/17/2026 16:31	T
Pyrene	**0.42**	ug/L	0.089	0.033	1	04/17/2026 11:15	04/17/2026 16:31	T
VOLATILES (SW-846 5030B/SW-846 8260D)								
Benzene	0.28 U	ug/L	1.0	0.28	1	04/16/2026 14:35	04/16/2026 17:07	T
Ethylbenzene	0.56 U	ug/L	1.0	0.56	1	04/16/2026 14:35	04/16/2026 17:07	T
Methyl tert-butyl Ether (MTBE)	0.71 U	ug/L	1.0	0.71	1	04/16/2026 14:35	04/16/2026 17:07	T
Toluene	0.66 U	ug/L	1.0	0.66	1	04/16/2026 14:35	04/16/2026 17:07	T
Xylene (Total)	1.3 U	ug/L	2.0	1.3	1	04/16/2026 14:35	04/16/2026 17:07	T

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Workorder: Rally 122 (T2609023)

Analytical Results

Surrogates

Parameter	Units	Spiked Amount	Spike Result	Spike Recovery	Control Limits	Lab
Nitrobenzene-d5 (S)	ug/L	36	31	87	17 - 133	T
o-Terphenyl (S)	ug/L	180	160	90	66 - 139	T
1,2-Dichloroethane-d4 (S)	ug/L	50	48	96	70 - 128	T
Bromofluorobenzene (S)	ug/L	50	54	108	86 - 123	T
Nonatricontane-C39 (S)	ug/L	540	520	98	40 - 129	T
Toluene-d8 (S)	ug/L	50	53	106	77 - 119	T
p-Terphenyl-d14 (S)	ug/L	36	32	90	36 - 126	T
2-Fluorobiphenyl (S)	ug/L	36	30	84	13 - 106	T

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Workorder: Rally 122 (T2609023)

Analytical Results

Lab ID: T2609023003 **Date Collected:** 04/14/2026 10:34 **Matrix:** Water
Sample ID: CW-3 **Date Received:** 04/15/2026 14:20

Parameter	Results	Units	PQL	MDL	DF	Prepared	Analyzed	Lab
SEMIVOLATILES (FL-PRO)								
TPH	510 U	ug/L	2100	510	1	04/17/2026 11:15	04/18/2026 00:10	T
SEMIVOLATILES (SW-846 3510C/SW-846 8270E (SIM))								
1-Methylnaphthalene	0.038 U	ug/L	0.089	0.038	1	04/17/2026 11:15	04/17/2026 16:57	T
2-Methylnaphthalene	0.029 U	ug/L	0.089	0.029	1	04/17/2026 11:15	04/17/2026 16:57	T
Acenaphthene	0.025 U	ug/L	0.089	0.025	1	04/17/2026 11:15	04/17/2026 16:57	T
Acenaphthylene	0.029 U	ug/L	0.089	0.029	1	04/17/2026 11:15	04/17/2026 16:57	T
Anthracene	0.047 U	ug/L	0.089	0.047	1	04/17/2026 11:15	04/17/2026 16:57	T
Benzo[a]anthracene	0.038 U	ug/L	0.089	0.038	1	04/17/2026 11:15	04/17/2026 16:57	T
Benzo[a]pyrene	0.032 U	ug/L	0.089	0.032	1	04/17/2026 11:15	04/17/2026 16:57	T
Benzo[b]fluoranthene	0.039 U	ug/L	0.089	0.039	1	04/17/2026 11:15	04/17/2026 16:57	T
Benzo[g,h,i]perylene	0.040 U	ug/L	0.089	0.040	1	04/17/2026 11:15	04/17/2026 16:57	T
Benzo[k]fluoranthene	0.024 U	ug/L	0.089	0.024	1	04/17/2026 11:15	04/17/2026 16:57	T
Chrysene	0.028 U	ug/L	0.089	0.028	1	04/17/2026 11:15	04/17/2026 16:57	T
Dibenzo[a,h]anthracene	0.048 U	ug/L	0.089	0.048	1	04/17/2026 11:15	04/17/2026 16:57	T
Fluoranthene	**0.097**	ug/L	0.089	0.034	1	04/17/2026 11:15	04/17/2026 16:57	T
Fluorene	0.034 U	ug/L	0.089	0.034	1	04/17/2026 11:15	04/17/2026 16:57	T
Indeno(1,2,3-cd)pyrene	0.038 U	ug/L	0.089	0.038	1	04/17/2026 11:15	04/17/2026 16:57	T
Naphthalene	0.049 U	ug/L	0.089	0.049	1	04/17/2026 11:15	04/17/2026 16:57	T
Phenanthrene	0.032 U	ug/L	0.089	0.032	1	04/17/2026 11:15	04/17/2026 16:57	T
Pyrene	**0.11**	ug/L	0.089	0.033	1	04/17/2026 11:15	04/17/2026 16:57	T
VOLATILES (SW-846 5030B/SW-846 8260D)								
Benzene	0.28 U	ug/L	1.0	0.28	1	04/16/2026 14:35	04/16/2026 17:32	T
Ethylbenzene	0.56 U	ug/L	1.0	0.56	1	04/16/2026 14:35	04/16/2026 17:32	T
Methyl tert-butyl Ether (MTBE)	0.71 U	ug/L	1.0	0.71	1	04/16/2026 14:35	04/16/2026 17:32	T
Toluene	0.66 U	ug/L	1.0	0.66	1	04/16/2026 14:35	04/16/2026 17:32	T
Xylene (Total)	1.3 U	ug/L	2.0	1.3	1	04/16/2026 14:35	04/16/2026 17:32	T

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Workorder: Rally 122 (T2609023)

Analytical Results

Surrogates

Parameter	Units	Spiked Amount	Spike Result	Spike Recovery	Control Limits	Lab
Nonatricontane-C39 (S)	ug/L	540	390	73	40 - 129	T
p-Terphenyl-d14 (S)	ug/L	36	32	89	36 - 126	T
Bromofluorobenzene (S)	ug/L	50	54	108	86 - 123	T
Nitrobenzene-d5 (S)	ug/L	36	30	83	17 - 133	T
o-Terphenyl (S)	ug/L	180	160	89	66 - 139	T
2-Fluorobiphenyl (S)	ug/L	36	29	81	13 - 106	T
Toluene-d8 (S)	ug/L	50	50	101	77 - 119	T
1,2-Dichloroethane-d4 (S)	ug/L	50	50	100	70 - 128	T

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Workorder: Rally 122 (T2609023)

Analytical Results

Lab ID: T2609023004 **Date Collected:** 04/14/2026 11:50 **Matrix:** Water
Sample ID: CW-4 **Date Received:** 04/15/2026 14:20

Parameter	Results	Units	PQL	MDL	DF	Prepared	Analyzed	Lab
SEMIVOLATILES (FL-PRO)								
TPH	510 U	ug/L	2100	510	1	04/17/2026 11:15	04/18/2026 00:39	T
SEMIVOLATILES (SW-846 3510C/SW-846 8270E (SIM))								
1-Methylnaphthalene	0.038 U	ug/L	0.089	0.038	1	04/17/2026 11:15	04/17/2026 17:23	T
2-Methylnaphthalene	0.029 U	ug/L	0.089	0.029	1	04/17/2026 11:15	04/17/2026 17:23	T
Acenaphthene	0.025 U	ug/L	0.089	0.025	1	04/17/2026 11:15	04/17/2026 17:23	T
Acenaphthylene	0.029 U	ug/L	0.089	0.029	1	04/17/2026 11:15	04/17/2026 17:23	T
Anthracene	0.047 U	ug/L	0.089	0.047	1	04/17/2026 11:15	04/17/2026 17:23	T
Benzo[a]anthracene	0.038 U	ug/L	0.089	0.038	1	04/17/2026 11:15	04/17/2026 17:23	T
Benzo[a]pyrene	0.032 U	ug/L	0.089	0.032	1	04/17/2026 11:15	04/17/2026 17:23	T
Benzo[b]fluoranthene	0.039 U	ug/L	0.089	0.039	1	04/17/2026 11:15	04/17/2026 17:23	T
Benzo[g,h,i]perylene	0.040 U	ug/L	0.089	0.040	1	04/17/2026 11:15	04/17/2026 17:23	T
Benzo[k]fluoranthene	0.024 U	ug/L	0.089	0.024	1	04/17/2026 11:15	04/17/2026 17:23	T
Chrysene	**0.059 I**	ug/L	0.089	0.028	1	04/17/2026 11:15	04/17/2026 17:23	T
Dibenzo[a,h]anthracene	0.048 U	ug/L	0.089	0.048	1	04/17/2026 11:15	04/17/2026 17:23	T
Fluoranthene	**0.22**	ug/L	0.089	0.034	1	04/17/2026 11:15	04/17/2026 17:23	T
Fluorene	0.034 U	ug/L	0.089	0.034	1	04/17/2026 11:15	04/17/2026 17:23	T
Indeno(1,2,3-cd)pyrene	0.038 U	ug/L	0.089	0.038	1	04/17/2026 11:15	04/17/2026 17:23	T
Naphthalene	0.049 U	ug/L	0.089	0.049	1	04/17/2026 11:15	04/17/2026 17:23	T
Phenanthrene	0.032 U	ug/L	0.089	0.032	1	04/17/2026 11:15	04/17/2026 17:23	T
Pyrene	**0.24**	ug/L	0.089	0.033	1	04/17/2026 11:15	04/17/2026 17:23	T
VOLATILES (SW-846 5030B/SW-846 8260D)								
Benzene	**0.52 I**	ug/L	1.0	0.28	1	04/16/2026 14:35	04/16/2026 17:57	T
Ethylbenzene	0.56 U	ug/L	1.0	0.56	1	04/16/2026 14:35	04/16/2026 17:57	T
Methyl tert-butyl Ether (MTBE)	0.71 U	ug/L	1.0	0.71	1	04/16/2026 14:35	04/16/2026 17:57	T
Toluene	0.66 U	ug/L	1.0	0.66	1	04/16/2026 14:35	04/16/2026 17:57	T
Xylene (Total)	1.3 U	ug/L	2.0	1.3	1	04/16/2026 14:35	04/16/2026 17:57	T

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Workorder: Rally 122 (T2609023)

Analytical Results

Surrogates

Parameter	Units	Spiked Amount	Spike Result	Spike Recovery	Control Limits	Lab
Toluene-d8 (S)	ug/L	50	52	104	77 - 119	T
2-Fluorobiphenyl (S)	ug/L	36	30	83	13 - 106	T
p-Terphenyl-d14 (S)	ug/L	36	35	99	36 - 126	T
o-Terphenyl (S)	ug/L	180	160	90	66 - 139	T
Nonatricontane-C39 (S)	ug/L	540	500	94	40 - 129	T
Nitrobenzene-d5 (S)	ug/L	36	31	86	17 - 133	T
Bromofluorobenzene (S)	ug/L	50	55	109	86 - 123	T
1,2-Dichloroethane-d4 (S)	ug/L	50	50	99	70 - 128	T

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Workorder: Rally 122 (T2609023)

Analytical Results

Lab ID: T2609023005 **Date Collected:** 04/14/2026 15:48 **Matrix:** Water
Sample ID: MW-17 **Date Received:** 04/15/2026 14:20

Parameter	Results	Units	PQL	MDL	DF	Prepared	Analyzed	Lab
SEMIVOLATILES (FL-PRO)								
TPH	510 U	ug/L	2100	510	1	04/17/2026 11:15	04/18/2026 01:07	T
SEMIVOLATILES (SW-846 3510C/SW-846 8270E (SIM))								
1-Methylnaphthalene	0.038 U	ug/L	0.089	0.038	1	04/17/2026 11:15	04/17/2026 17:49	T
2-Methylnaphthalene	**0.040 I**	ug/L	0.089	0.029	1	04/17/2026 11:15	04/17/2026 17:49	T
Acenaphthene	**13**	ug/L	0.089	0.025	1	04/17/2026 11:15	04/17/2026 17:49	T
Acenaphthylene	0.029 U	ug/L	0.089	0.029	1	04/17/2026 11:15	04/17/2026 17:49	T
Anthracene	0.047 U	ug/L	0.089	0.047	1	04/17/2026 11:15	04/17/2026 17:49	T
Benzo[a]anthracene	0.038 U	ug/L	0.089	0.038	1	04/17/2026 11:15	04/17/2026 17:49	T
Benzo[a]pyrene	0.032 U	ug/L	0.089	0.032	1	04/17/2026 11:15	04/17/2026 17:49	T
Benzo[b]fluoranthene	0.039 U	ug/L	0.089	0.039	1	04/17/2026 11:15	04/17/2026 17:49	T
Benzo[g,h,i]perylene	0.040 U	ug/L	0.089	0.040	1	04/17/2026 11:15	04/17/2026 17:49	T
Benzo[k]fluoranthene	0.024 U	ug/L	0.089	0.024	1	04/17/2026 11:15	04/17/2026 17:49	T
Chrysene	0.028 U	ug/L	0.089	0.028	1	04/17/2026 11:15	04/17/2026 17:49	T
Dibenzo[a,h]anthracene	0.048 U	ug/L	0.089	0.048	1	04/17/2026 11:15	04/17/2026 17:49	T
Fluoranthene	**3.9**	ug/L	0.089	0.034	1	04/17/2026 11:15	04/17/2026 17:49	T
Fluorene	**0.034 I**	ug/L	0.089	0.034	1	04/17/2026 11:15	04/17/2026 17:49	T
Indeno(1,2,3-cd)pyrene	0.038 U	ug/L	0.089	0.038	1	04/17/2026 11:15	04/17/2026 17:49	T
Naphthalene	**0.075 I**	ug/L	0.089	0.049	1	04/17/2026 11:15	04/17/2026 17:49	T
Phenanthrene	0.032 U	ug/L	0.089	0.032	1	04/17/2026 11:15	04/17/2026 17:49	T
Pyrene	**1.6**	ug/L	0.089	0.033	1	04/17/2026 11:15	04/17/2026 17:49	T
VOLATILES (SW-846 5030B/SW-846 8260D)								
Benzene	0.28 U	ug/L	1.0	0.28	1	04/16/2026 14:35	04/16/2026 21:42	T
Ethylbenzene	0.56 U	ug/L	1.0	0.56	1	04/16/2026 14:35	04/16/2026 21:42	T
Methyl tert-butyl Ether (MTBE)	0.71 U	ug/L	1.0	0.71	1	04/16/2026 14:35	04/16/2026 21:42	T
Toluene	0.66 U	ug/L	1.0	0.66	1	04/16/2026 14:35	04/16/2026 21:42	T
Xylene (Total)	1.3 U	ug/L	2.0	1.3	1	04/16/2026 14:35	04/16/2026 21:42	T

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Workorder: Rally 122 (T2609023)

Analytical Results

Surrogates

Parameter	Units	Spiked Amount	Spike Result	Spike Recovery	Control Limits	Lab
o-Terphenyl (S)	ug/L	180	170	97	66 - 139	T
2-Fluorobiphenyl (S)	ug/L	36	31	88	13 - 106	T
Bromofluorobenzene (S)	ug/L	50	52	105	86 - 123	T
Nitrobenzene-d5 (S)	ug/L	36	34	95	17 - 133	T
1,2-Dichloroethane-d4 (S)	ug/L	50	48	96	70 - 128	T
Nonatricontane-C39 (S)	ug/L	540	560	105	40 - 129	T
Toluene-d8 (S)	ug/L	50	50	100	77 - 119	T
p-Terphenyl-d14 (S)	ug/L	36	36	100	36 - 126	T

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Workorder: Rally 122 (T2609023)

Analytical Results

Lab ID: T2609023006 **Date Collected:** 04/14/2026 14:21 **Matrix:** Water
Sample ID: MW-18 **Date Received:** 04/15/2026 14:20

Parameter	Results	Units	PQL	MDL	DF	Prepared	Analyzed	Lab
SEMIVOLATILES (FL-PRO)								
TPH	510 U	ug/L	2100	510	1	04/17/2026 11:15	04/18/2026 01:36	T
SEMIVOLATILES (SW-846 3510C/SW-846 8270E (SIM))								
1-Methylnaphthalene	0.038 U	ug/L	0.089	0.038	1	04/17/2026 11:15	04/17/2026 18:15	T
2-Methylnaphthalene	0.029 U	ug/L	0.089	0.029	1	04/17/2026 11:15	04/17/2026 18:15	T
Acenaphthene	**0.086 I**	ug/L	0.089	0.025	1	04/17/2026 11:15	04/17/2026 18:15	T
Acenaphthylene	0.029 U	ug/L	0.089	0.029	1	04/17/2026 11:15	04/17/2026 18:15	T
Anthracene	0.047 U	ug/L	0.089	0.047	1	04/17/2026 11:15	04/17/2026 18:15	T
Benzo[a]anthracene	0.038 U	ug/L	0.089	0.038	1	04/17/2026 11:15	04/17/2026 18:15	T
Benzo[a]pyrene	0.032 U	ug/L	0.089	0.032	1	04/17/2026 11:15	04/17/2026 18:15	T
Benzo[b]fluoranthene	0.039 U	ug/L	0.089	0.039	1	04/17/2026 11:15	04/17/2026 18:15	T
Benzo[g,h,i]perylene	0.040 U	ug/L	0.089	0.040	1	04/17/2026 11:15	04/17/2026 18:15	T
Benzo[k]fluoranthene	0.024 U	ug/L	0.089	0.024	1	04/17/2026 11:15	04/17/2026 18:15	T
Chrysene	0.028 U	ug/L	0.089	0.028	1	04/17/2026 11:15	04/17/2026 18:15	T
Dibenzo[a,h]anthracene	0.048 U	ug/L	0.089	0.048	1	04/17/2026 11:15	04/17/2026 18:15	T
Fluoranthene	**0.081 I**	ug/L	0.089	0.034	1	04/17/2026 11:15	04/17/2026 18:15	T
Fluorene	0.034 U	ug/L	0.089	0.034	1	04/17/2026 11:15	04/17/2026 18:15	T
Indeno(1,2,3-cd)pyrene	0.038 U	ug/L	0.089	0.038	1	04/17/2026 11:15	04/17/2026 18:15	T
Naphthalene	**0.076 I**	ug/L	0.089	0.049	1	04/17/2026 11:15	04/17/2026 18:15	T
Phenanthrene	0.032 U	ug/L	0.089	0.032	1	04/17/2026 11:15	04/17/2026 18:15	T
Pyrene	0.033 U	ug/L	0.089	0.033	1	04/17/2026 11:15	04/17/2026 18:15	T
VOLATILES (SW-846 5030B/SW-846 8260D)								
Benzene	0.28 U	ug/L	1.0	0.28	1	04/16/2026 14:35	04/16/2026 22:07	T
Ethylbenzene	0.56 U	ug/L	1.0	0.56	1	04/16/2026 14:35	04/16/2026 22:07	T
Methyl tert-butyl Ether (MTBE)	0.71 U	ug/L	1.0	0.71	1	04/16/2026 14:35	04/16/2026 22:07	T
Toluene	0.66 U	ug/L	1.0	0.66	1	04/16/2026 14:35	04/16/2026 22:07	T
Xylene (Total)	1.3 U	ug/L	2.0	1.3	1	04/16/2026 14:35	04/16/2026 22:07	T

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Workorder: Rally 122 (T2609023)

Analytical Results

Surrogates

Parameter	Units	Spiked Amount	Spike Result	Spike Recovery	Control Limits	Lab
Bromofluorobenzene (S)	ug/L	50	52	105	86 - 123	T
1,2-Dichloroethane-d4 (S)	ug/L	50	48	96	70 - 128	T
Nitrobenzene-d5 (S)	ug/L	36	31	86	17 - 133	T
p-Terphenyl-d14 (S)	ug/L	36	31	86	36 - 126	T
o-Terphenyl (S)	ug/L	180	160	89	66 - 139	T
2-Fluorobiphenyl (S)	ug/L	36	29	81	13 - 106	T
Nonatricontane-C39 (S)	ug/L	540	520	98	40 - 129	T
Toluene-d8 (S)	ug/L	50	50	99	77 - 119	T

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Workorder: Rally 122 (T2609023)

Analytical Results

Lab ID: T2609023007 **Date Collected:** 04/14/2026 11:10 **Matrix:** Water
Sample ID: MW-19 **Date Received:** 04/15/2026 14:20

Parameter	Results	Units	PQL	MDL	DF	Prepared	Analyzed	Lab
SEMIVOLATILES (FL-PRO)								
TPH	510 U	ug/L	2100	510	1	04/17/2026 11:15	04/18/2026 02:04	T
SEMIVOLATILES (SW-846 3510C/SW-846 8270E (SIM))								
1-Methylnaphthalene	0.038 U	ug/L	0.089	0.038	1	04/17/2026 11:15	04/17/2026 18:41	T
2-Methylnaphthalene	0.029 U	ug/L	0.089	0.029	1	04/17/2026 11:15	04/17/2026 18:41	T
Acenaphthene	0.025 U	ug/L	0.089	0.025	1	04/17/2026 11:15	04/17/2026 18:41	T
Acenaphthylene	0.029 U	ug/L	0.089	0.029	1	04/17/2026 11:15	04/17/2026 18:41	T
Anthracene	0.047 U	ug/L	0.089	0.047	1	04/17/2026 11:15	04/17/2026 18:41	T
Benzo[a]anthracene	0.038 U	ug/L	0.089	0.038	1	04/17/2026 11:15	04/17/2026 18:41	T
Benzo[a]pyrene	0.032 U	ug/L	0.089	0.032	1	04/17/2026 11:15	04/17/2026 18:41	T
Benzo[b]fluoranthene	0.039 U	ug/L	0.089	0.039	1	04/17/2026 11:15	04/17/2026 18:41	T
Benzo[g,h,i]perylene	0.040 U	ug/L	0.089	0.040	1	04/17/2026 11:15	04/17/2026 18:41	T
Benzo[k]fluoranthene	0.024 U	ug/L	0.089	0.024	1	04/17/2026 11:15	04/17/2026 18:41	T
Chrysene	0.028 U	ug/L	0.089	0.028	1	04/17/2026 11:15	04/17/2026 18:41	T
Dibenzo[a,h]anthracene	0.048 U	ug/L	0.089	0.048	1	04/17/2026 11:15	04/17/2026 18:41	T
Fluoranthene	0.034 U	ug/L	0.089	0.034	1	04/17/2026 11:15	04/17/2026 18:41	T
Fluorene	0.034 U	ug/L	0.089	0.034	1	04/17/2026 11:15	04/17/2026 18:41	T
Indeno(1,2,3-cd)pyrene	0.038 U	ug/L	0.089	0.038	1	04/17/2026 11:15	04/17/2026 18:41	T
Naphthalene	0.049 U	ug/L	0.089	0.049	1	04/17/2026 11:15	04/17/2026 18:41	T
Phenanthrene	0.032 U	ug/L	0.089	0.032	1	04/17/2026 11:15	04/17/2026 18:41	T
Pyrene	0.033 U	ug/L	0.089	0.033	1	04/17/2026 11:15	04/17/2026 18:41	T
VOLATILES (SW-846 5030B/SW-846 8260D)								
Benzene	0.28 U	ug/L	1.0	0.28	1	04/16/2026 14:35	04/16/2026 22:32	T
Ethylbenzene	0.56 U	ug/L	1.0	0.56	1	04/16/2026 14:35	04/16/2026 22:32	T
Methyl tert-butyl Ether (MTBE)	0.71 U	ug/L	1.0	0.71	1	04/16/2026 14:35	04/16/2026 22:32	T
Toluene	0.66 U	ug/L	1.0	0.66	1	04/16/2026 14:35	04/16/2026 22:32	T
Xylene (Total)	1.3 U	ug/L	2.0	1.3	1	04/16/2026 14:35	04/16/2026 22:32	T

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Workorder: Rally 122 (T2609023)

Analytical Results

Surrogates

Parameter	Units	Spiked Amount	Spike Result	Spike Recovery	Control Limits	Lab
p-Terphenyl-d14 (S)	ug/L	36	33	92	36 - 126	T
Bromofluorobenzene (S)	ug/L	50	51	102	86 - 123	T
Toluene-d8 (S)	ug/L	50	49	98	77 - 119	T
Nitrobenzene-d5 (S)	ug/L	36	32	90	17 - 133	T
o-Terphenyl (S)	ug/L	180	170	93	66 - 139	T
1,2-Dichloroethane-d4 (S)	ug/L	50	49	97	70 - 128	T
2-Fluorobiphenyl (S)	ug/L	36	31	87	13 - 106	T
Nonatricontane-C39 (S)	ug/L	540	320	59	40 - 129	T

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Workorder: Rally 122 (T2609023)

Analytical Results

Lab ID: T2609023008 **Date Collected:** 04/14/2026 16:23 **Matrix:** Water
Sample ID: MW-20 **Date Received:** 04/15/2026 14:20

Parameter	Results	Units	PQL	MDL	DF	Prepared	Analyzed	Lab
SEMIVOLATILES (FL-PRO)								
TPH	510 U	ug/L	2100	510	1	04/17/2026 11:15	04/18/2026 02:33	T
SEMIVOLATILES (SW-846 3510C/SW-846 8270E (SIM))								
1-Methylnaphthalene	0.038 U	ug/L	0.089	0.038	1	04/17/2026 11:15	04/17/2026 19:08	T
2-Methylnaphthalene	**0.033 I**	ug/L	0.089	0.029	1	04/17/2026 11:15	04/17/2026 19:08	T
Acenaphthene	0.025 U	ug/L	0.089	0.025	1	04/17/2026 11:15	04/17/2026 19:08	T
Acenaphthylene	0.029 U	ug/L	0.089	0.029	1	04/17/2026 11:15	04/17/2026 19:08	T
Anthracene	0.047 U	ug/L	0.089	0.047	1	04/17/2026 11:15	04/17/2026 19:08	T
Benzo[a]anthracene	0.038 U	ug/L	0.089	0.038	1	04/17/2026 11:15	04/17/2026 19:08	T
Benzo[a]pyrene	0.032 U	ug/L	0.089	0.032	1	04/17/2026 11:15	04/17/2026 19:08	T
Benzo[b]fluoranthene	0.039 U	ug/L	0.089	0.039	1	04/17/2026 11:15	04/17/2026 19:08	T
Benzo[g,h,i]perylene	0.040 U	ug/L	0.089	0.040	1	04/17/2026 11:15	04/17/2026 19:08	T
Benzo[k]fluoranthene	0.024 U	ug/L	0.089	0.024	1	04/17/2026 11:15	04/17/2026 19:08	T
Chrysene	0.028 U	ug/L	0.089	0.028	1	04/17/2026 11:15	04/17/2026 19:08	T
Dibenzo[a,h]anthracene	0.048 U	ug/L	0.089	0.048	1	04/17/2026 11:15	04/17/2026 19:08	T
Fluoranthene	0.034 U	ug/L	0.089	0.034	1	04/17/2026 11:15	04/17/2026 19:08	T
Fluorene	0.034 U	ug/L	0.089	0.034	1	04/17/2026 11:15	04/17/2026 19:08	T
Indeno(1,2,3-cd)pyrene	0.038 U	ug/L	0.089	0.038	1	04/17/2026 11:15	04/17/2026 19:08	T
Naphthalene	**0.071 I**	ug/L	0.089	0.049	1	04/17/2026 11:15	04/17/2026 19:08	T
Phenanthrene	0.032 U	ug/L	0.089	0.032	1	04/17/2026 11:15	04/17/2026 19:08	T
Pyrene	0.033 U	ug/L	0.089	0.033	1	04/17/2026 11:15	04/17/2026 19:08	T
VOLATILES (SW-846 5030B/SW-846 8260D)								
Benzene	0.28 U	ug/L	1.0	0.28	1	04/16/2026 14:35	04/16/2026 22:58	T
Ethylbenzene	0.56 U	ug/L	1.0	0.56	1	04/16/2026 14:35	04/16/2026 22:58	T
Methyl tert-butyl Ether (MTBE)	0.71 U	ug/L	1.0	0.71	1	04/16/2026 14:35	04/16/2026 22:58	T
Toluene	0.66 U	ug/L	1.0	0.66	1	04/16/2026 14:35	04/16/2026 22:58	T
Xylene (Total)	1.3 U	ug/L	2.0	1.3	1	04/16/2026 14:35	04/16/2026 22:58	T

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Workorder: Rally 122 (T2609023)

Analytical Results

Surrogates

Parameter	Units	Spiked Amount	Spike Result	Spike Recovery	Control Limits	Lab
o-Terphenyl (S)	ug/L	180	160	90	66 - 139	T
Bromofluorobenzene (S)	ug/L	50	51	102	86 - 123	T
Toluene-d8 (S)	ug/L	50	49	98	77 - 119	T
Nonatricontane-C39 (S)	ug/L	540	540	102	40 - 129	T
1,2-Dichloroethane-d4 (S)	ug/L	50	49	97	70 - 128	T
2-Fluorobiphenyl (S)	ug/L	36	30	85	13 - 106	T
Nitrobenzene-d5 (S)	ug/L	36	32	89	17 - 133	T
p-Terphenyl-d14 (S)	ug/L	36	36	100	36 - 126	T

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Workorder: Rally 122 (T2609023)

Analytical Results

Lab ID: T2609023009 **Date Collected:** 04/14/2026 13:10 **Matrix:** Water
Sample ID: MW-21 **Date Received:** 04/15/2026 14:20

Parameter	Results	Units	PQL	MDL	DF	Prepared	Analyzed	Lab
SEMIVOLATILES (FL-PRO)								
TPH	510 U	ug/L	2100	510	1	04/17/2026 11:15	04/18/2026 03:01	T
SEMIVOLATILES (SW-846 3510C/SW-846 8270E (SIM))								
1-Methylnaphthalene	0.038 U	ug/L	0.089	0.038	1	04/17/2026 11:15	04/17/2026 19:34	T
2-Methylnaphthalene	0.029 U	ug/L	0.089	0.029	1	04/17/2026 11:15	04/17/2026 19:34	T
Acenaphthene	0.025 U	ug/L	0.089	0.025	1	04/17/2026 11:15	04/17/2026 19:34	T
Acenaphthylene	0.029 U	ug/L	0.089	0.029	1	04/17/2026 11:15	04/17/2026 19:34	T
Anthracene	0.047 U	ug/L	0.089	0.047	1	04/17/2026 11:15	04/17/2026 19:34	T
Benzo[a]anthracene	0.038 U	ug/L	0.089	0.038	1	04/17/2026 11:15	04/17/2026 19:34	T
Benzo[a]pyrene	0.032 U	ug/L	0.089	0.032	1	04/17/2026 11:15	04/17/2026 19:34	T
Benzo[b]fluoranthene	0.039 U	ug/L	0.089	0.039	1	04/17/2026 11:15	04/17/2026 19:34	T
Benzo[g,h,i]perylene	0.040 U	ug/L	0.089	0.040	1	04/17/2026 11:15	04/17/2026 19:34	T
Benzo[k]fluoranthene	0.024 U	ug/L	0.089	0.024	1	04/17/2026 11:15	04/17/2026 19:34	T
Chrysene	0.028 U	ug/L	0.089	0.028	1	04/17/2026 11:15	04/17/2026 19:34	T
Dibenzo[a,h]anthracene	0.048 U	ug/L	0.089	0.048	1	04/17/2026 11:15	04/17/2026 19:34	T
Fluoranthene	**0.097**	ug/L	0.089	0.034	1	04/17/2026 11:15	04/17/2026 19:34	T
Fluorene	0.034 U	ug/L	0.089	0.034	1	04/17/2026 11:15	04/17/2026 19:34	T
Indeno(1,2,3-cd)pyrene	0.038 U	ug/L	0.089	0.038	1	04/17/2026 11:15	04/17/2026 19:34	T
Naphthalene	0.049 U	ug/L	0.089	0.049	1	04/17/2026 11:15	04/17/2026 19:34	T
Phenanthrene	0.032 U	ug/L	0.089	0.032	1	04/17/2026 11:15	04/17/2026 19:34	T
Pyrene	**0.087 I**	ug/L	0.089	0.033	1	04/17/2026 11:15	04/17/2026 19:34	T
VOLATILES (SW-846 5030B/SW-846 8260D)								
Benzene	0.28 U	ug/L	1.0	0.28	1	04/16/2026 14:35	04/16/2026 18:22	T
Ethylbenzene	0.56 U	ug/L	1.0	0.56	1	04/16/2026 14:35	04/16/2026 18:22	T
Methyl tert-butyl Ether (MTBE)	0.71 U	ug/L	1.0	0.71	1	04/16/2026 14:35	04/16/2026 18:22	T
Toluene	0.66 U	ug/L	1.0	0.66	1	04/16/2026 14:35	04/16/2026 18:22	T
Xylene (Total)	1.3 U	ug/L	2.0	1.3	1	04/16/2026 14:35	04/16/2026 18:22	T

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Workorder: Rally 122 (T2609023)

Analytical Results

Surrogates

Parameter	Units	Spiked Amount	Spike Result	Spike Recovery	Control Limits	Lab
2-Fluorobiphenyl (S)	ug/L	36	32	89	13 - 106	T
o-Terphenyl (S)	ug/L	180	170	94	66 - 139	T
1,2-Dichloroethane-d4 (S)	ug/L	50	49	98	70 - 128	T
Nitrobenzene-d5 (S)	ug/L	36	34	96	17 - 133	T
Bromofluorobenzene (S)	ug/L	50	57	115	86 - 123	T
Toluene-d8 (S)	ug/L	50	52	105	77 - 119	T
Nonatricontane-C39 (S)	ug/L	540	560	104	40 - 129	T
p-Terphenyl-d14 (S)	ug/L	36	36	100	36 - 126	T

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Workorder: Rally 122 (T2609023)

Analytical Results

Lab ID: T2609023010 **Date Collected:** 04/14/2026 13:37 **Matrix:** Water
Sample ID: MW-22 **Date Received:** 04/15/2026 14:20

Parameter	Results	Units	PQL	MDL	DF	Prepared	Analyzed	Lab
SEMIVOLATILES (FL-PRO)								
TPH	510 U	ug/L	2100	510	1	04/17/2026 11:15	04/18/2026 04:54	T
SEMIVOLATILES (SW-846 3510C/SW-846 8270E (SIM))								
1-Methylnaphthalene	0.038 U	ug/L	0.089	0.038	1	04/17/2026 11:15	04/17/2026 20:00	T
2-Methylnaphthalene	**0.058 I**	ug/L	0.089	0.029	1	04/17/2026 11:15	04/17/2026 20:00	T
Acenaphthene	0.025 U	ug/L	0.089	0.025	1	04/17/2026 11:15	04/17/2026 20:00	T
Acenaphthylene	0.029 U	ug/L	0.089	0.029	1	04/17/2026 11:15	04/17/2026 20:00	T
Anthracene	0.047 U	ug/L	0.089	0.047	1	04/17/2026 11:15	04/17/2026 20:00	T
Benzo[a]anthracene	0.038 U	ug/L	0.089	0.038	1	04/17/2026 11:15	04/17/2026 20:00	T
Benzo[a]pyrene	0.032 U	ug/L	0.089	0.032	1	04/17/2026 11:15	04/17/2026 20:00	T
Benzo[b]fluoranthene	0.039 U	ug/L	0.089	0.039	1	04/17/2026 11:15	04/17/2026 20:00	T
Benzo[g,h,i]perylene	0.040 U	ug/L	0.089	0.040	1	04/17/2026 11:15	04/17/2026 20:00	T
Benzo[k]fluoranthene	0.024 U	ug/L	0.089	0.024	1	04/17/2026 11:15	04/17/2026 20:00	T
Chrysene	0.028 U	ug/L	0.089	0.028	1	04/17/2026 11:15	04/17/2026 20:00	T
Dibenzo[a,h]anthracene	0.048 U	ug/L	0.089	0.048	1	04/17/2026 11:15	04/17/2026 20:00	T
Fluoranthene	0.034 U	ug/L	0.089	0.034	1	04/17/2026 11:15	04/17/2026 20:00	T
Fluorene	0.034 U	ug/L	0.089	0.034	1	04/17/2026 11:15	04/17/2026 20:00	T
Indeno(1,2,3-cd)pyrene	0.038 U	ug/L	0.089	0.038	1	04/17/2026 11:15	04/17/2026 20:00	T
Naphthalene	**0.37**	ug/L	0.089	0.049	1	04/17/2026 11:15	04/17/2026 20:00	T
Phenanthrene	0.032 U	ug/L	0.089	0.032	1	04/17/2026 11:15	04/17/2026 20:00	T
Pyrene	0.033 U	ug/L	0.089	0.033	1	04/17/2026 11:15	04/17/2026 20:00	T
VOLATILES (SW-846 5030B/SW-846 8260D)								
Benzene	0.28 U	ug/L	1.0	0.28	1	04/16/2026 14:35	04/16/2026 23:23	T
Ethylbenzene	0.56 U	ug/L	1.0	0.56	1	04/16/2026 14:35	04/16/2026 23:23	T
Methyl tert-butyl Ether (MTBE)	**1.1**	ug/L	1.0	0.71	1	04/16/2026 14:35	04/16/2026 23:23	T
Toluene	0.66 U	ug/L	1.0	0.66	1	04/16/2026 14:35	04/16/2026 23:23	T
Xylene (Total)	1.3 U	ug/L	2.0	1.3	1	04/16/2026 14:35	04/16/2026 23:23	T

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Workorder: Rally 122 (T2609023)

Analytical Results

Surrogates

Parameter	Units	Spiked Amount	Spike Result	Spike Recovery	Control Limits	Lab
Bromofluorobenzene (S)	ug/L	50	52	104	86 - 123	T
Nonatricontane-C39 (S)	ug/L	540	550	103	40 - 129	T
Nitrobenzene-d5 (S)	ug/L	36	32	90	17 - 133	T
o-Terphenyl (S)	ug/L	180	170	92	66 - 139	T
2-Fluorobiphenyl (S)	ug/L	36	30	85	13 - 106	T
p-Terphenyl-d14 (S)	ug/L	36	36	101	36 - 126	T
1,2-Dichloroethane-d4 (S)	ug/L	50	50	99	70 - 128	T
Toluene-d8 (S)	ug/L	50	50	99	77 - 119	T

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Workorder: Rally 122 (T2609023)

QC Results

QC Batch: GCSt/6765 **Analysis Method:** FL-PRO
Preparation Method: FL-PRO
Associated Lab IDs: T2609023001, T2609023002, T2609023003, T2609023004, T2609023005, T2609023006, T2609023007, T2609023008, T2609023009, T2609023010

Method Blank(6340106)

Parameter	Results	Units	PQL	MDL	Lab
TPH	570 U	ug/L	2400	570	T

Surrogates

Parameter	Units	Spiked Amount	Spike Result	Spike Recovery	Control Limits	Lab
Nonatricontane-C39 (S)	mg/L	0.6	0.51	85	40 - 129	T
o-Terphenyl (S)	mg/L	0.2	0.19	97	66 - 139	T

Matrix Spike (6340323); Matrix Spike Duplicate (6340324); Original (T2609192001); Parent Lab Sample (T2609192001)

Parameter	Units	Spiked Amount	Spike Result	Spike Recovery	Control Limits	Dup Result	Dup Recovery	RPD	RPD Limit	Lab
TPH	ug/L	3400	3000	87	53 - 121	2900	84	3	20	T

Surrogates

Parameter	Units	Spiked Amount	Spike Result	Spike Recovery	Control Limits	Dup Result	Dup Recovery	RPD	RPD Limit	Lab
Nonatricontane-C39 (S)	mg/L	0.6	0.61	102	40 - 129	0.6	100	2	20	T
o-Terphenyl (S)	mg/L	0.2	0.19	94	66 - 139	0.19	93	0	20	T

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FINAL - REVISION

Workorder: Rally 122 (T2609023)

QC Results

QC Batch: MSSt/4859 **Analysis Method:** SW-846 8270E (SIM)
Preparation Method: SW-846 3510C
Associated Lab IDs: T2609023001, T2609023002, T2609023003, T2609023004, T2609023005, T2609023006, T2609023007, T2609023008, T2609023009, T2609023010

Method Blank(6340104)

Parameter	Results	Units	PQL	MDL	Lab
Naphthalene	0.055 U	ug/L	0.10	0.055	T
2-Methylnaphthalene	0.032 U	ug/L	0.10	0.032	T
1-Methylnaphthalene	0.043 U	ug/L	0.10	0.043	T
Acenaphthylene	0.032 U	ug/L	0.10	0.032	T
Acenaphthene	0.028 U	ug/L	0.10	0.028	T
Fluorene	0.038 U	ug/L	0.10	0.038	T
Phenanthrene	0.036 U	ug/L	0.10	0.036	T
Anthracene	0.053 U	ug/L	0.10	0.053	T
Fluoranthene	0.038 U	ug/L	0.10	0.038	T
Pyrene	0.037 U	ug/L	0.10	0.037	T
Benzo[a]anthracene	0.042 U	ug/L	0.10	0.042	T
Chrysene	0.031 U	ug/L	0.10	0.031	T
Benzo[b]fluoranthene	0.043 U	ug/L	0.10	0.043	T
Benzo[k]fluoranthene	0.027 U	ug/L	0.10	0.027	T
Benzo[a]pyrene	0.036 U	ug/L	0.10	0.036	T
Indeno(1,2,3-cd)pyrene	0.042 U	ug/L	0.10	0.042	T
Dibenzo[a,h]anthracene	0.053 U	ug/L	0.10	0.053	T
Benzo[g,h,i]perylene	0.045 U	ug/L	0.10	0.045	T

Lab Control Sample (6340105)

Parameter	Units	Spiked Amount	Spike Result	Spike Recovery	Control Limits	Lab
Naphthalene	ug/L	20	19	95	44 - 111	T
2-Methylnaphthalene	ug/L	20	16	79	40 - 132	T
1-Methylnaphthalene	ug/L	20	17	83	36 - 117	T
Acenaphthylene	ug/L	20	19	97	43 - 120	T
Acenaphthene	ug/L	20	20	99	40 - 123	T
Fluorene	ug/L	20	20	98	50 - 118	T
Phenanthrene	ug/L	20	18	92	39 - 115	T
Anthracene	ug/L	20	19	94	40 - 119	T
Fluoranthene	ug/L	20	20	100	61 - 122	T
Pyrene	ug/L	20	21	103	45 - 126	T
Benzo[a]anthracene	ug/L	20	19	95	44 - 127	T

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Workorder: Rally 122 (T2609023)

QC Batch: MSSt/4859 **Analysis Method:** SW-846 8270E (SIM)
Preparation Method: SW-846 3510C
Associated Lab IDs: T2609023001, T2609023002, T2609023003, T2609023004, T2609023005, T2609023006, T2609023007, T2609023008, T2609023009, T2609023010

Parameter	Units	Spiked Amount	Spike Result	Spike Recovery	Control Limits	Lab
Chrysene	ug/L	20	21	105	48 - 130	T
Benzo[b]fluoranthene	ug/L	20	19	95	43 - 132	T
Benzo[k]fluoranthene	ug/L	20	20	99	48 - 124	T
Benzo[a]pyrene	ug/L	20	19	97	46 - 129	T
Indeno(1,2,3-cd)pyrene	ug/L	20	16	80	49 - 126	T
Dibenzo[a,h]anthracene	ug/L	20	17	85	49 - 130	T
Benzo[g,h,i]perylene	ug/L	20	18	88	50 - 133	T

Surrogates

Parameter	Units	Spiked Amount	Spike Result	Spike Recovery	Control Limits	Lab
2-Fluorobiphenyl (S)	mg/L	0.04	0.037	91	13 - 106	T
Nitrobenzene-d5 (S)	mg/L	0.04	0.038	95	17 - 133	T
p-Terphenyl-d14 (S)	mg/L	0.04	0.04	101	36 - 126	T

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Workorder: Rally 122 (T2609023)

QC Results

QC Batch: MSVt/14182 **Analysis Method:** SW-846 8260D
Preparation Method: SW-846 5030B
Associated Lab IDs: T2609023001, T2609023002, T2609023003, T2609023004, T2609023005, T2609023006, T2609023007, T2609023008, T2609023009, T2609023010

Method Blank(6340262)

Parameter	Results	Units	PQL	MDL	Lab
Methyl tert-butyl Ether (MTBE)	0.71 U	ug/L	1.0	0.71	T
Benzene	0.28 U	ug/L	1.0	0.28	T
Toluene	0.66 U	ug/L	1.0	0.66	T
Ethylbenzene	0.56 U	ug/L	1.0	0.56	T
Xylene (Total)	1.3 U	ug/L	2.0	1.3	T

Surrogates

Parameter	Units	Spiked Amount	Spike Result	Spike Recovery	Control Limits	Lab
1,2-Dichloroethane-d4 (S)	ug/L	50	51	102	70 - 128	T
Bromofluorobenzene (S)	ug/L	50	54	108	86 - 123	T
Toluene-d8 (S)	ug/L	50	54	107	77 - 119	T

Matrix Spike (6340265); Original (T2609023003); Parent Lab Sample (T2609023003)

Parameter	Units	Spiked Amount	Spike Result	Spike Recovery	Control Limits	Lab
Methyl tert-butyl Ether (MTBE)	ug/L	20	18	88	71 - 124	T
Benzene	ug/L	20	17	84	79 - 120	T
Toluene	ug/L	20	17	86	80 - 121	T
Ethylbenzene	ug/L	20	18	89	79 - 121	T
Xylene (Total)	ug/L	60	52	87	79 - 121	T

Surrogates

Parameter	Units	Spiked Amount	Spike Result	Spike Recovery	Control Limits	Lab
1,2-Dichloroethane-d4 (S)	ug/L	50	49	98	70 - 128	T
Bromofluorobenzene (S)	ug/L	50	51	102	86 - 123	T
Toluene-d8 (S)	ug/L	50	52	104	77 - 119	T

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Workorder: Rally 122 (T2609023)

QC Cross Reference

Lab ID	Sample ID	Prep Batch	Prep Method
GCSt/6765 - FL-PRO			
T2609023001	CW-1	EXTt/9026	FL-PRO
T2609023002	CW-2	EXTt/9026	FL-PRO
T2609023003	CW-3	EXTt/9026	FL-PRO
T2609023004	CW-4	EXTt/9026	FL-PRO
T2609023005	MW-17	EXTt/9026	FL-PRO
T2609023006	MW-18	EXTt/9026	FL-PRO
T2609023007	MW-19	EXTt/9026	FL-PRO
T2609023008	MW-20	EXTt/9026	FL-PRO
T2609023009	MW-21	EXTt/9026	FL-PRO
T2609023010	MW-22	EXTt/9026	FL-PRO
MSSt/4859 - SW-846 8270E (SIM)			
T2609023001	CW-1	EXTt/9025	SW-846 3510C
T2609023002	CW-2	EXTt/9025	SW-846 3510C
T2609023003	CW-3	EXTt/9025	SW-846 3510C
T2609023004	CW-4	EXTt/9025	SW-846 3510C
T2609023005	MW-17	EXTt/9025	SW-846 3510C
T2609023006	MW-18	EXTt/9025	SW-846 3510C
T2609023007	MW-19	EXTt/9025	SW-846 3510C
T2609023008	MW-20	EXTt/9025	SW-846 3510C
T2609023009	MW-21	EXTt/9025	SW-846 3510C
T2609023010	MW-22	EXTt/9025	SW-846 3510C
MSVt/14182 - SW-846 8260D			
T2609023001	CW-1	MSVt/14181	SW-846 5030B
T2609023002	CW-2	MSVt/14181	SW-846 5030B
T2609023003	CW-3	MSVt/14181	SW-846 5030B
T2609023004	CW-4	MSVt/14181	SW-846 5030B
T2609023005	MW-17	MSVt/14181	SW-846 5030B
T2609023006	MW-18	MSVt/14181	SW-846 5030B
T2609023007	MW-19	MSVt/14181	SW-846 5030B
T2609023008	MW-20	MSVt/14181	SW-846 5030B
T2609023009	MW-21	MSVt/14181	SW-846 5030B
T2609023010	MW-22	MSVt/14181	SW-846 5030B

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Name:	Applied Science & Engineering
Address:	550 North Reo St, Suite 105 Tampa, FL 33609
Phone:	813.207.5674
Email:	dwaters@apsceng.com
Contact:	Daphne Waters
Sampled By:	D Sweeney
Turn Around Time:	(Standard) RUSH
Profile:	77854

Rally 122

Facility Number:
PO Number: 10720 FEB
Facility Address:

Special Instructions:

CI: pH: NTU:

ADaPT EQuIS Other

SAMPLE ID	SAMPLE DESCRIPTION	Grab / Comp	SAMPLING DATE	SAMPLING TIME	MATRIX	NO. COUNT	Preservation	Field-Filtered?	ANALYSIS REQUIRED: BOTTLE SIZE & TYPE	8260 BTEX MTBE	6270 PAHs	FL PRO	LABORATORY I.D. NUMBER
CW-1		G	4/14	1514	GW	4				✓	✓	✓	
CW-2				1243						✓	✓	✓	
CW-3				1234						✓	✓	✓	
CW-4				1150						✓	✓	✓	
MW-17				1548						✓	✓	✓	
MW-18				1421						✓	✓	✓	
MW-19				1110						✓	✓	✓	
MW-20				1623						✓	✓	✓	
MW-21				1310						✓	✓	✓	
MW-22		↓	↓	1337	↓	↓				✓	✓	✓	

Matrix Code: WW = wastewater SW = surface water GW = ground water DW = drinking water O = oil A = air SO = soil SL = sludge

Preservation Code: I = ice H=(HCl) S = (H2SO4) N = (HNO3) T = (Sodium Thiosulfate)

Received on Ice: ☑ Yes ☐ No ☑ Temp taken from sample ☐ Temp from blank ☐ Where required, pH checked

Temp. when received (observed) 5 °C Temp. when received (corrected) 5 °C

DCN: AD-D051 Form last revised: 09/07/2019

Device used for measuring Temp by unique identifier (circle IR temp gun used): J: 9A G: LT-1 LT-2 T: 1A A: 3A M: 3A S: 1V F: 1A

	Relinquished by:	Date	Time	Received by:	Date	Time
1		4/15	1355		4/15	1355
2	SS	4-15-19	1420		4-15	1420
3						
4						

FOR DRINKING WATER USE:

(When PWS information not otherwise supplied) PWS ID:

Contact Person: Phone:

Supplier of Water:

Site Address:

T26090 23