

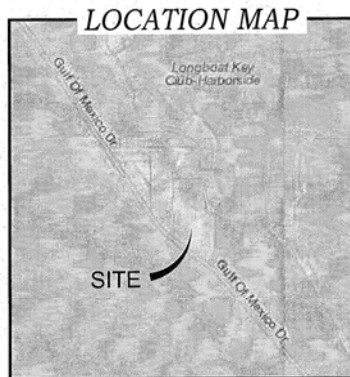
SHOPPES OF BAY ISLES

FINAL SITE PLAN

SECTION 8, TOWNSHIP 36 SOUTH, RANGE 17 EAST
TOWN OF LONGBOAT KEY, FLORIDA

SHEET INDEX

1.1	COVER SHEET
2.1	GENERAL NOTES
3.1	EXISTING CONDITIONS & EROSION CONTROL PLAN
4.1	OVERALL SITE PLAN
5.1	HORIZONTAL CONTROL PLAN
5.2	HORIZONTAL CONTROL PLAN
5.3	PEDESTRIAN/ADA ACCESSIBLE ROUTE PLAN
5.4	PHASE 1 PLAN
5.5	PHASE 2 PLAN
5.6	PHASE 3 PLAN
5.7	PHASE 4 PLAN
6.1	PAVING, GRADING & DRAINAGE PLAN
6.2	PAVING, GRADING & DRAINAGE PLAN
6.3	PAVING, GRADING & DRAINAGE PLAN
7.1	UTILITY PLAN
7.2	UTILITY PLAN
7.3	UTILITY PLAN
8.1	PAVING, GRADING & DRAINAGE DETAILS
8.2	PAVING, GRADING & DRAINAGE DETAILS
9.1	UTILITY DETAILS
L-01	TREE PROTECTION AND REMOVAL PLAN
L-02	LANDSCAPE CALCULATION PLAN
L-03	PLANTING PLAN
L-04	PLANTING PLAN
L-05	PLANTING PLAN
L-06	PLANTING SCHEDULE
L-07	PLANTING ENLARGEMENTS "A" AND "B"
L-08	PLANTING ENLARGEMENT "C"
L-09	PLANTING DETAILS (NOT INCLUDED)
L-10	CONSTRUCTION DETAILS
L-11	AMENITY DETAILS
L-12	CANOPY COVERAGE - INSTALL VS. 5 YRS. GROWTH
L-13	CANOPY COVERAGE - 10 YRS. AND 15 YRS. GROWTH
L-14	CANOPY COVERAGE - EXISTING COVERAGE
L-15	TREE IDENTIFICATION EXHIBIT
PS1.0	PHOTOMETRIC SITE PLAN
PS1.1	PHOTOMETRIC SITE PLAN
PS1.2	PHOTOMETRIC DETAILS



PREPARED FOR:

PUBLIX SUPER MARKETS, INC.
MICHAEL LEEDS C/O RMC DEVELOPMENT SERVICES, LLC
8902 NORTH DALE MABRY HWY, SUITE 200
TAMPA, FLORIDA 33614
(813) 960-8154

PREPARED BY:



CAMPO
ENGINEERING, INC.

1725 East 5th Avenue, Tampa, FL 33605
Phone (813) 215-7372 and Fax (813) 902-8782
www.campoengineering.com
Info@campoengineering.com

FBPR CERTIFICATE OF AUTHORIZATION NO.: 26726

REVISIONS:

1.	PER BLDG. PERMIT COMMENTS	02/10/12
2.		
3.		
4.		
5.		
6.		

MATTHEW D. CAMPO, P.E.
February 10, 2012
DATE



(SEAL)

OLD PUBLIX

EROSION/TURBIDITY CONTROL NOTES

1. THE INSTALLATION OF TEMPORARY EROSION CONTROL MEASURES SHALL BE COORDINATED WITH THE CONSTRUCTION OF THE PERMANENT EROSION CONTROL FEATURES TO THE EXTENT NECESSARY TO ACHIEVE EFFECTIVE AND CONTINUOUS CONTROL OF EROSION AND WATER POLLUTION THROUGHOUT THE LIFE OF THE CONSTRUCTION PHASE.
2. THE TYPE OF EROSION CONTROL MEASURES USED SHALL BE DETERMINED BY THE NATURE OF THE CONSTRUCTION OPERATION AND SOIL TYPE THAT WILL BE EXPOSED. SILT AND CLAY BARRIERS SHALL BE INSTALLED TO PREVENT EROSION. SLOPES SHALL BE PROTECTED BY MATS OR SLOPE PROTECTIVE COVERS. SLOPES SHALL BE PROTECTED BY MATS OR SLOPE PROTECTIVE COVERS. SLOPES SHALL BE PROTECTED BY MATS OR SLOPE PROTECTIVE COVERS.
3. CONSTRUCTION OPERATIONS IN OR ADJACENT TO WETLANDS SHALL BE RESTRICTED TO THOSE AREAS IDENTIFIED IN THE PLANS AND IN THE SPECIFICATIONS.
4. DITCHED MATERIAL SHALL NOT BE DEPOSITED IN OR ON A POSITION CLOSE ENOUGH THEREBY TO BE MOVED AWAY BY HIGH WINDS OR RUNOFF.
5. WHERE PUMPS ARE TO BE USED TO REMOVE TURBID WATERS FROM CONSTRUCTION AREAS, THE WATER SHALL BE TREATED PRIOR TO DISCHARGE TO THE WETLANDS. TREATMENT METHODS INCLUDE AND ARE NOT LIMITED TO: SAND WITH BOND PUMPS INTO GRASSED SWALES OR APPROPRIATE VEGETATED AREAS, SEDIMENT BASINS, AND SETTLE TANKS. AN APPROPRIATE TREATMENT PLAN SHALL BE SUBMITTED AND APPROVED PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL SCHEDULE HIS OPERATIONS SUCH THAT THE AREA OF UNPROTECTED EXPOSED EARTH EXPOSED AT ANY ONE TIME IS NOT LARGER THAN THE MINIMUM AREA NECESSARY FOR EFFICIENT CONSTRUCTION OPERATIONS, AND THE EXPOSURE OF EXPOSED UNPROTECTED OPERATIONS TO THE ELEMENTS SHALL BE AS SHORT AS PRACTICABLE. CLEARING AND GRUBBING SHALL BE SO SCHEDULED AND PERFORMED THAT GRUBBING OPERATIONS CAN FOLLOW IMMEDIATELY THEREAFTER, AND EROSION CONTROL FEATURES CAN FOLLOW IMMEDIATELY THEREAFTER IF CONDITIONS ON THE PROJECT PERMIT.
7. THE CONTRACTOR AND/OR OWNER'S REPRESENTATIVE SHALL PROVIDE ROUTINE MAINTENANCE OF PERMANENT AND TEMPORARY EROSION CONTROL FEATURES UNTIL THE PROJECT IS COMPLETE AND ALL BARRIERS HAVE BEEN REMOVED.
8. SILT FENCE SHALL BE LOCATED AT THE PERIMETER OF CONSTRUCTION LIMITS, AS DETERMINED BY FIELD CONDITIONS.
9. CONTRACTOR IS TO PROVIDE EROSION CONTROL AND SEDIMENTATION BARRIERS (DIRT BARRIERS OR BARRIERS) TO PREVENT EROSION OF ADJACENT PARKWAY, DRIVEWAYS, STREETS, STORM SEWERS AND WATERSHEDS. IN ADDITION, CONTRACTOR SHALL PLACE STORM BARRIERS AT OTHER SUSCEPTIBLE AREAS TO PREVENT HIGH WATER CONSTRUCTION RELATED TRAFFIC IS TO ENTER AND EXIT SITE. IF, IN THE OPINION OF THE ENGINEER AND/OR LOCAL AGENCIES, EXCESSIVE QUANTITIES OF DIRT AND TRANSPORTED OFF-SITE UNDER BY NATURAL CHANCE OR BY VEHICULAR TRAFFIC, THE CONTRACTOR IS TO REMOVE SAID DIRT TO THE SATISFACTION OF THE ENGINEER AND/OR AUTHORITIES.
10. IF WIND EROSION BECOMES SIGNIFICANT DURING CONSTRUCTION, THE CONTRACTOR SHALL STABILIZE THE AFFECTED AREA USING SPRINKLING, IRRIGATION OR OTHER ACCEPTABLE METHODS.

NOTE: DRIVEWAY TO REMAIN FOR CONSTRUCTION ACCESS. DRIVEWAY TO BE KEPT CLEAN OF DEBRIS AND SEDIMENT.

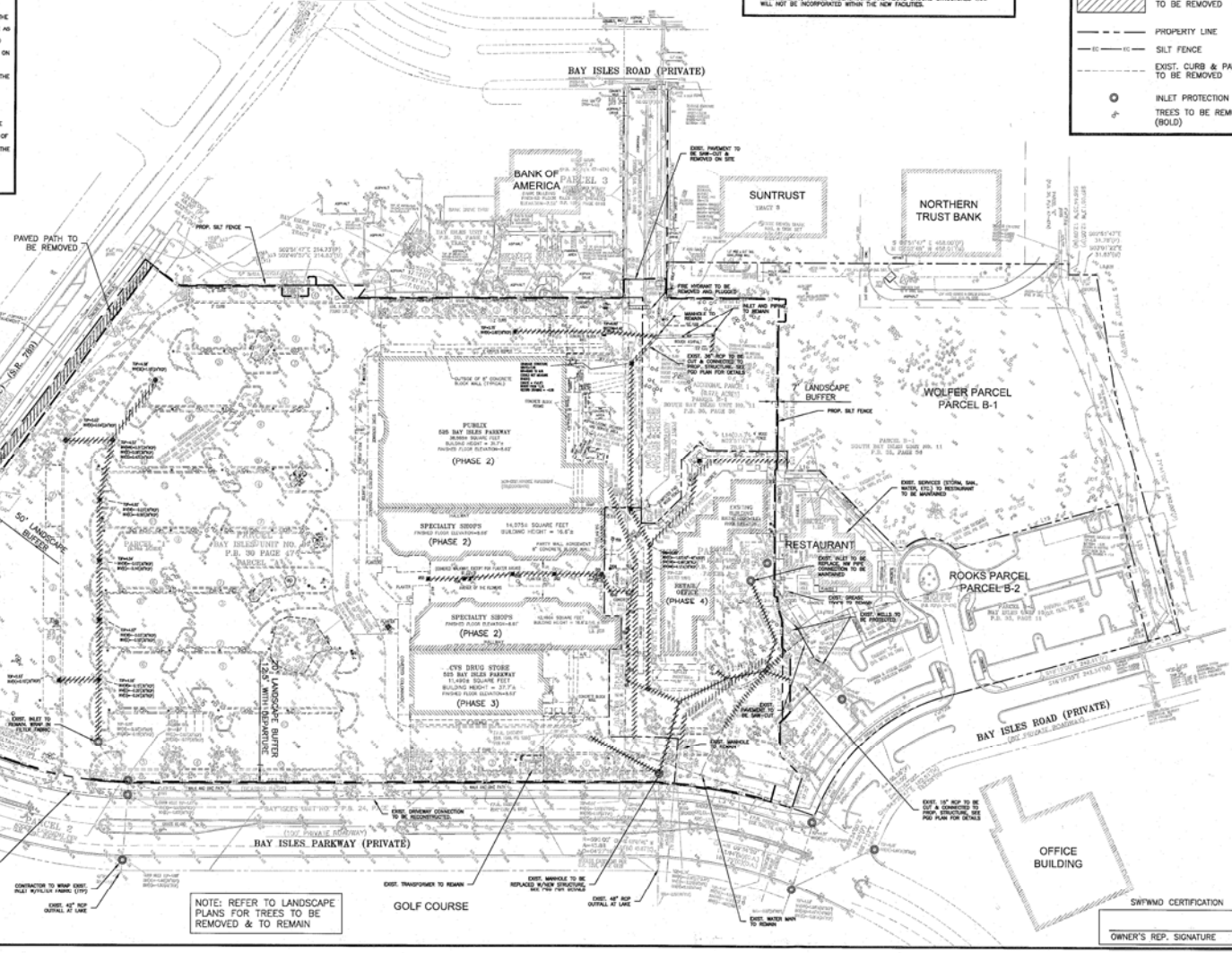
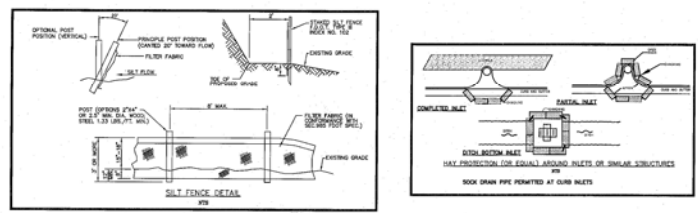
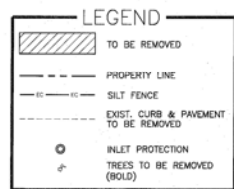
FIRE DEPT. ACCESS SHALL BE MAINTAINED 24/7 DURING CONSTRUCTION. (ACCESS THROUGH SECURITY FENCING WILL BE REQUIRED)

ALL EXIST. IMPROVEMENTS TO BE DEMOLISHED IN PHASES. SEE PHASING PLANS FOR PHASE DEMO. ITEMS TO REMAIN ARE NOTED.

NOTE: REFER TO LANDSCAPE PLANS FOR TREES TO BE REMOVED & TO REMAIN

CLEARING/DEMOLITION

1. PRIOR TO ANY SITE CLEARING, ALL TREES SHOWN TO REMAIN AS INDICATED IN THE CONSTRUCTION PLANS SHALL BE PROTECTED IN ACCORDANCE WITH LOCAL TREE ORDINANCES AND DETAILS CONTAINED IN THESE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THESE TREES IN GOOD CONDITION. NO TREE SHOWN TO REMAIN SHALL BE REMOVED WITHOUT WRITTEN APPROVAL FROM CITY OF GAINES OR THE OWNER.
2. THE CONTRACTOR SHALL CLEAR AND GRUB ONLY THOSE PORTIONS OF THE SITE NECESSARY FOR DEMOLITION. EXPOSED AREAS WILL BE COVERED, MULCHED, SOILED OR PLANTED WITH OTHER APPROVED LANDSCAPE MATERIAL IMMEDIATELY FOLLOWING CONSTRUCTION.
3. REMAINING EARTHWORK THAT RESULTS FROM CLEARING AND GRUBBING OR SITE PREPARATION IS TO BE UTILIZED ON-SITE IF AVAILABLE. PROVISIONS FOR THE OWNER'S SOILS TESTING COMPANY TO BE PROVIDED TO THE SITE AS EITHER REQUIRED BY THE CITY AS DIRECTED BY THE OWNER OR OWNER'S ENGINEER, OR REMOVED FROM THE SITE. THE CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING EXCESS EARTHWORK FROM THE SITE.
4. ALL CONSTRUCTION DEBRIS AND OTHER WASTE MATERIALS SHALL BE DEPOSITED OFF-SITE IN ACCORDANCE WITH APPLICABLE REGULATORY AGENCY REQUIREMENTS.
5. CONTRACTOR WILL BE RESPONSIBLE FOR MAKING A VISUAL INSPECTION OF THE SITE AND WILL BE RESPONSIBLE FOR THE CONSTRUCTION AND REMOVAL, PURSUANT TO ALL FEDERAL, STATE, COUNTY, CITY OR OTHER GOVERNMENT AGENCY REQUIREMENTS, OF ALL UNDERDRAINS AND ABOVE GROUND STRUCTURES THAT WILL NOT BE INCORPORATED WITHIN THE NEW FACILITIES.



FPRM CERTIFICATE OF AUTHORIZATION NO. 28728

1725 EAST 5TH AVENUE
TAMPA, FL 33605
PHONE: (813) 215-7372
FAX: (813) 902-8782

PROJECT TITLE
SHOPPES OF BAY ISLES

TOWN OF LONGBOAT KEY
CLIENT
PUBLIX SUPER MARKETS, INC.
C/O RMC DEVELOPMENT SERVICES, LLC
8902 NORTH DALE MABRY HWY SUITE 200
TAMPA, FL 33614

REVISIONS

NO.	DESCRIPTION	DATE
1	PER BLDG. PERMIT COMMENTS	02/10/12

ISSUE DATE: 5/2011
REVIEWED BY: MDC
DRAWN BY: JJB
DESIGNED BY: BLM

PROJECT NUMBER
11-007

Matthew D. Campo, P.E. 02/10/2012
NAME TITLE NO. DATE

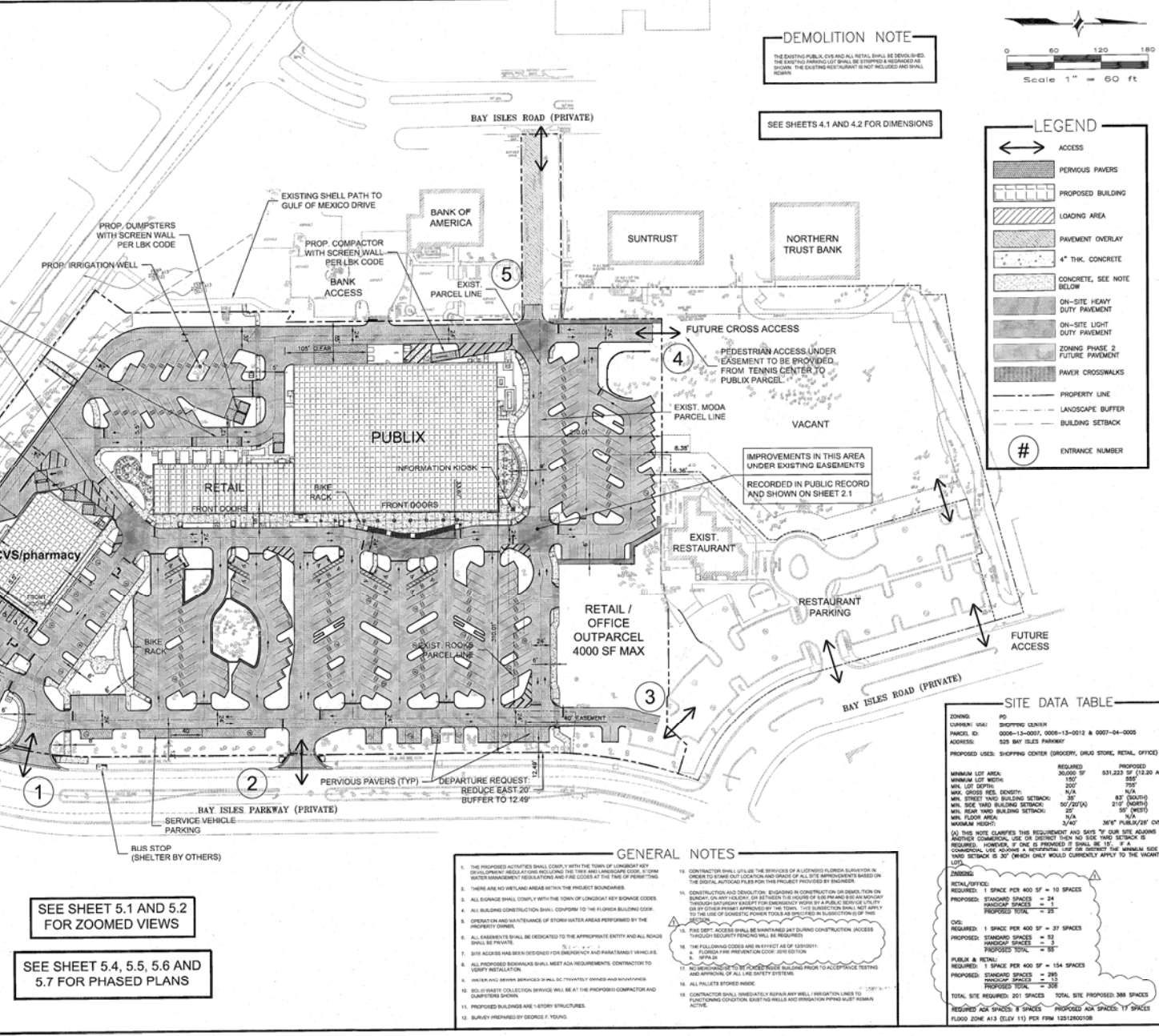
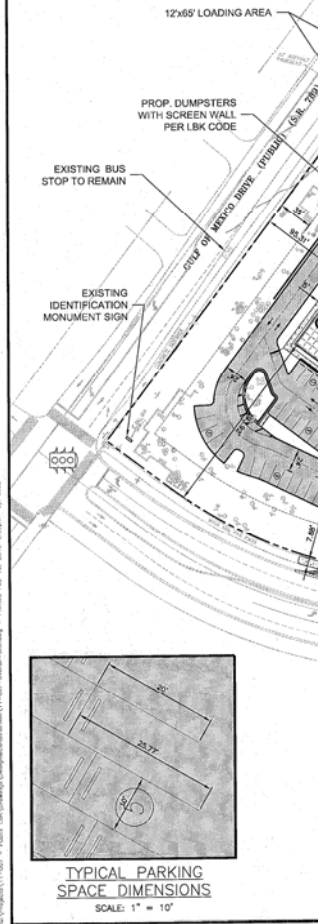
SHEET TITLE
EXISTING CONDITIONS & EROSION CONTROL PLAN

SHEET NUMBER
3.1

Lot Coverage Calculation		
	Existing	Proposed
1.0 Building Area	14,500	48,533
Commercial Structure	14,500	48,533
Public	14,500	48,533
CVS	29,200	11,700
Retail	12,270	4,900
Restaurant/Office	11,550	8,850
Competition	400	400
Medical & Structure	389	389
Generator Enclosure	500	1,800
Joining Deck	385	1,070
Accession Structure (Dumpsters)	385	1,070
2.0 Total Building Area	288,720	91,810
3.0 N/A		
4.0 Subtotal Lot Coverage Square Footage/Store 1.1 + 2.0	105,770	51,882
5.0 Total Lot Coverage Square Footage	105,770	51,882
6.0 Total Lot Coverage Percentage	37.32%	17.30%

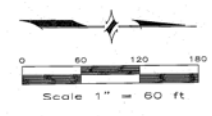
Non-Open Space Calculation		
	Existing	Proposed
1.0 Air-Grade Improvements	218,338	263,051
2.0 Driveway/Parking Areas (as per site plan) (all surface types)	2,645	36,300
3.0 Intersecting Sidewalk, Stairs, etc.	0	2,330
4.0 Mechanical Equipment Pads (i.e., air conditioning)	740	36
5.0 Other Impervious Surface Lot Grades	0	0
6.0 Total Air-Grade Square Footage	218,218	302,417
7.0 Total Non-Open Space Footage (Items 1.0-6.0)	218,488	302,514
8.0 Total Non-Open Space Percentage	66.52%	74.52%

Phase 2 Total Site Area = 541,233 SF = 12.20 Acres
 Note: All existing areas to be removed.



DEMOLITION NOTE
 THE EXISTING PUBLIC CURB AND ALL RETAIL SHALL BE DEMOLISHED. THE EXISTING PARKING LOT SHALL BE STOPPED & REPAVED AS SHOWN. THE EXISTING HOIST TOWER IS NOT INCLUDED AND SHALL REMAIN.

SEE SHEETS 4.1 AND 4.2 FOR DIMENSIONS



LEGEND

	ACCESS
	PERVIOUS PAVERS
	PROPOSED BUILDING
	LOADING AREA
	PAVEMENT OVERLAY
	4" THK. CONCRETE
	CONCRETE, SEE NOTE BELOW
	ON-SITE HEAVY DUTY PAVEMENT
	ON-SITE LIGHT DUTY PAVEMENT
	ZONING PHASE 2 FUTURE PAVEMENT
	PAVER CROSSWALKS
	PROPERTY LINE
	LANDSCAPE BUFFER
	BUILDING SETBACK
	ENTRANCE NUMBER



CAMPO ENGINEERING, INC.
 FBPR CERTIFICATE OF AUTHORIZATION NO: 26726

1725 EAST 5TH AVENUE
 TAMPA, FL 33605
 PHONE: (813) 215-7372
 FAX: (813) 902-8762

PROJECT TITLE
SHOPPES OF BAY ISLES

TOWN OF LONGBOAT KEY
 CLIENT
 PUBLIC SUPER MARKETS, INC.
 C/O RMC DEVELOPMENT SERVICES, LLC
 8902 NORTH DALE MABRY HWY SUITE 200
 TAMPA, FL 33614

REVISIONS

NO.	DESCRIPTION	DATE
1	PER BLDG. PERMIT COMMENTS	02/10/12

ISSUE DATE: 5/2011
 REVIEWED BY: MDC
 DRAWN BY: JUB
 DESIGNED BY: BLM

PROJECT NUMBER
 11-007

SITE DATA TABLE

ZONING	USE	PD
COMMERCIAL	SHOPPING CENTER	
PARCEL ID:	0006-15-0001, 0006-13-0012 & 0007-04-0005	
ADDRESS:	525 BAY ISLES PARKWAY	
PROPOSED USES:	SHOPPING CENTER (GROCERY, DRUG STORE, RETAIL, OFFICE)	
REQUIRED:	30,000 SF	531,233 SF (12.20 AC)
MINIMUM LOT WIDTH:	150'	550'
MIN. LOT DEPTH:	30'	100'
MAX. GROSS REL. DENSITY:	N/A	N/A
MIN. STREET WAD. BUILDING SETBACK:	30'	83' (300/10)
MIN. SIDE YARD BUILDING SETBACK:	50'/20' (N)	50' (WEST)
MIN. REAR YARD BUILDING SETBACK:	20'	50' (WEST)
MIN. FLOOR AREA:	N/A	N/A
MINIMUM HEIGHT:	24'±	36"± PUBLIC/28" CVS

(A) THIS NOTE CLARIFIES THE REQUIREMENT AND SAYS "BY OUR SITE ALONGS ANOTHER COMMERCIAL USE OR DENSITY FROM AN SIDE YARD SETBACK IS REQUIRED. HOWEVER, IF ONE IS PROVIDED IT SHALL BE 15'". IF A COMMERCIAL USE OCCURS A RESIDENTIAL USE OR SETBACK THE MINIMUM SIDE YARD SETBACK IS 30' (WHICH WOULD ONLY CURRENTLY APPLY TO THE VACANT LOT).

ZONING	RETAIL/OFFICE
REQUIRED:	1 SPACE PER 400 SF = 10 SPACES
PROPOSED:	STANDARD SPACES = 24
	HANDICAP SPACES = 1
	PROPOSED TOTAL = 25

CVS	
REQUIRED:	1 SPACE PER 400 SF = 37 SPACES
PROPOSED:	STANDARD SPACES = 82
	HANDICAP SPACES = 1
	PROPOSED TOTAL = 83

PUBLIC & RETAIL	
REQUIRED:	1 SPACE PER 400 SF = 134 SPACES
PROPOSED:	STANDARD SPACES = 295
	HANDICAP SPACES = 13
	PROPOSED TOTAL = 308

TOTAL SITE REQUIRED: 201 SPACES TOTAL SITE PROPOSED: 308 SPACES
 REQUIRED ADA SPACES: 17 SPACES PROPOSED ADA SPACES: 17 SPACES
 FLOOD ZONE: A13 (ELUV 114) PER FIRM 120320010A

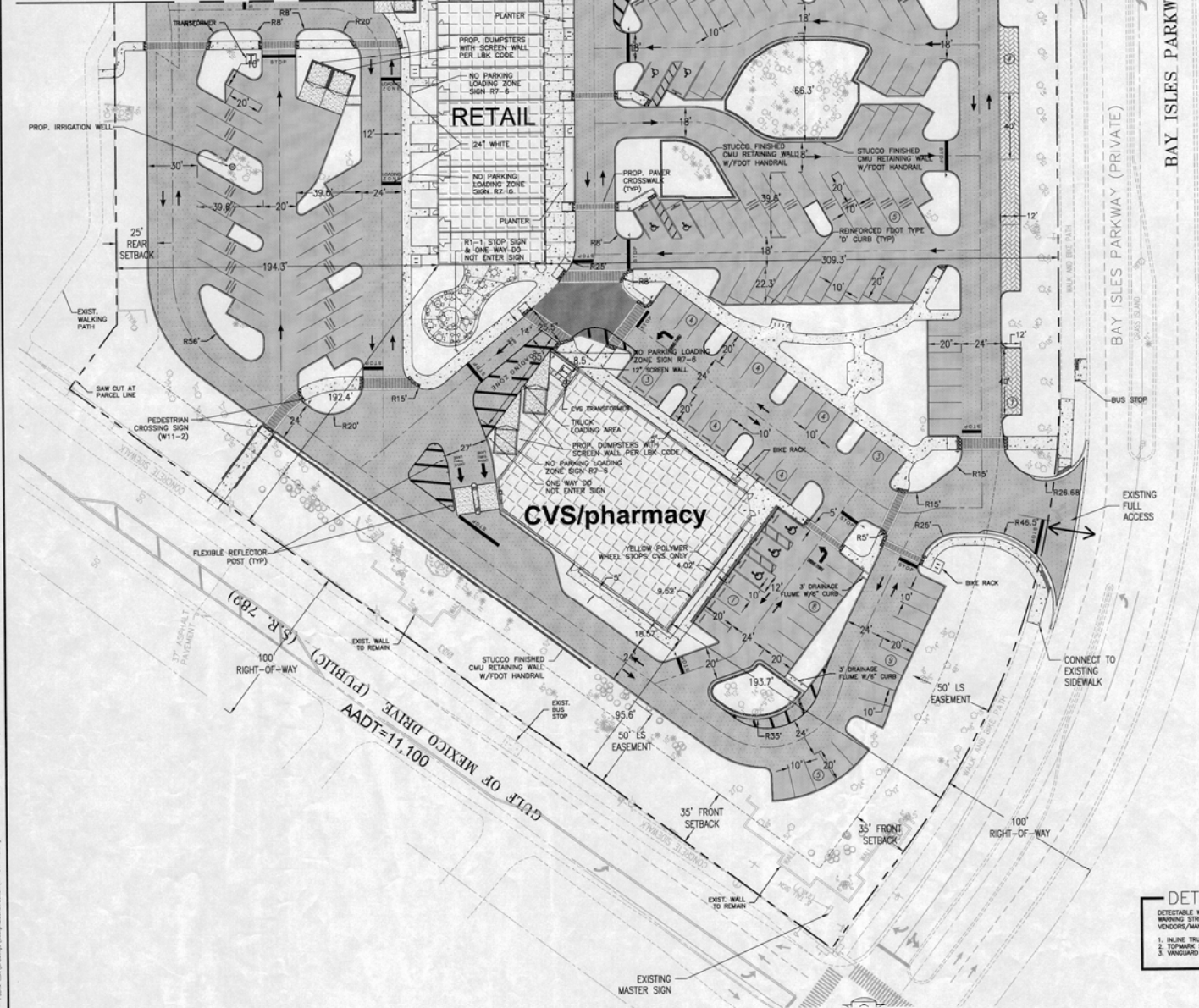
- GENERAL NOTES**
- THE PROPOSED ADJUSTED SHALL COMPLY WITH THE TOWN OF LONGBOAT KEY DEVELOPMENT REGULATIONS INCLUDING THE TREE AND LANDSCAPE CODE, STORM WATER MANAGEMENT REGULATIONS AND FIRE CODES AT THE TIME OF PERMITTING.
 - THERE ARE NO WETLAND AREAS WITHIN THE PROJECT BOUNDARIES.
 - ALL SIGNAGE SHALL COMPLY WITH THE TOWN OF LONGBOAT KEY SIGNAGE CODES.
 - ALL BUILDING CONSTRUCTION SHALL CONFORM TO THE FLORIDA BUILDING CODE.
 - OPERATION AND MAINTENANCE OF STORM WATER AREAS PERFORMED BY THE PROPERTY OWNERS.
 - ALL EXHIBMENTS SHALL BE DEDICATED TO THE APPROPRIATE ENTITY AND ALL RIGHTS SHALL BE REVERTED.
 - THE SITE ACCESS HAS BEEN DESIGNED FOR EMERGENCY AND PARATransport VEHICLES.
 - ALL PROPOSED SIGNAGE SHALL MEET ADA REQUIREMENTS. CONTRACTOR TO VERIFY INSTALLATION.
 - WETLANDS SURVEY SERVICES SHALL BE PROVIDED BY THE PROPERTY OWNER.
 - SOILS SURVEY COLLECTION SERVICES WILL BE AT THE PROPOSER'S EXPENSE AND DUMPSTERS SHOWN.
 - PROPOSED BUILDINGS ARE STORE STRUCTURES.
 - LANDSCAPE PREPARED BY GEORGE F. YOUNG.
 - CONTRACTOR SHALL UTILIZE THE SERVICES OF A LICENSED FLORIDA SURVEYOR IN ORDER TO OBTAIN LOCATION AND GRADE OF ALL SITE IMPROVEMENTS BASED ON THE DIGITAL AUTOCAD FILES FOR THIS PROJECT PROVIDED BY ENGINEER.
 - CONSTRUCTION AND SHIELDING REQUIREMENTS FOR THE PROJECT SHALL BE IN ACCORDANCE WITH THE FLORIDA PUBLIC UTILITIES CODE AND THE FLORIDA REGULATORY COMMISSION (FRC) REGULATIONS. THE PROJECT SHALL BE IN ACCORDANCE WITH THE FLORIDA PUBLIC UTILITIES CODE BY THE FLORIDA PUBLIC UTILITIES CODE. THIS SUBSECTION SHALL NOT APPLY TO THE USE OF CONCRETE POWER TOWERS AS SPECIFIED IN SUBSECTION 10.10.1.
 - THE SITE ACCESS SHALL BE MAINTAINED ANY DURING CONSTRUCTION THROUGHOUT SECURITY FENCING WILL BE REQUIRED.
 - THE FOLLOWING CODES ARE IN EFFECT AS OF 10/30/11:
 - FLORIDA FIRE PREVENTION CODE, 2010 EDITION
 - FLORIDA BUILDING CODE, 2010 EDITION
 - FLORIDA LANDSCAPE ARCHITECTURE CODE, 2010 EDITION
 - ALL PALLETS STORED INSIDE.
 - CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITY LINES TO REMAIN IN FUNCTIONING CONDITION. EXISTING WELLS AND IRRIGATION PIPING MUST REMAIN ACTIVE.

Matthew D. Campo 53395 02/10/2012
 NAME SEAL DATE

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
4.1

MATCHLINE A-A SEE SHEET 5.1 FOR CONTINUATION



LEGEND

[Pattern]	PROPOSED BUILDING
[Pattern]	EXISTING BUILDING
[Pattern]	4" THK CONCRETE
[Pattern]	CONCRETE, SEE NOTE BELOW
[Pattern]	ON-SITE HEAVY DUTY PAVEMENT
[Pattern]	ON-SITE LIGHT DUTY PAVEMENT
[Pattern]	ZONING PHASE 2 FUTURE PAVEMENT
[Pattern]	PERVIOUS PAVERS
[Pattern]	PAVER CROSSWALK
[Line]	PROPERTY LINE
[Line]	LANDSCAPE BUFFER
[Line]	BUILDING SETBACK
[Symbol]	TRANSFORMER
[Symbol]	BIKE RACK

CONCRETE NOTES:
 1. FOR OFFICE, SEE PUBLIC PROTOTYPICAL DWGS FOR THICKNESS. FOR OFFICE, 4" THK UNLESS OTHERWISE NOTED.

DETECTABLE WARNING SURFACE
 DETECTABLE WARNING STRIPS, A.K.A. TRUNCATED CONES, SHOULD BE THERMOPLASTIC DETECTABLE WARNING STRIPS. THESE WARNING SURFACES SHALL ONLY BE PROVIDED BY THE FOLLOWING VENDORS/MANUFACTURERS OR AS APPROVED BY THE ENGINEER:
 1. BEAR TRUNCATED CONE (2) IS SUPPLIED BY PROFESSIONAL PAVEMENT PRODUCTS.
 2. TOPMARK SUPPLIED BY FLINT TRADING.
 3. VANGUARD TRUNCATED CONE SUPPLIED BY VANGUARD.



CAMPO ENGINEERING, INC.

FBPR CERTIFICATE OF AUTHORIZATION NO.: 26726

1725 EAST 5TH AVENUE
 TAMPA, FL 33605
 PHONE: (813) 215-7372
 FAX: (813) 902-8782

PROJECT TITLE
SHOPPES OF BAY ISLES

TOWN OF LONGBOAT KEY
 CLIENT
 PUBLIX SUPER MARKETS, INC.
 C/O RMC DEVELOPMENT SERVICES, LLC
 8902 NORTH DALE MABRY HWY SUITE 200
 TAMPA, FL 33614

REVISIONS

NO.	DESCRIPTION	DATE

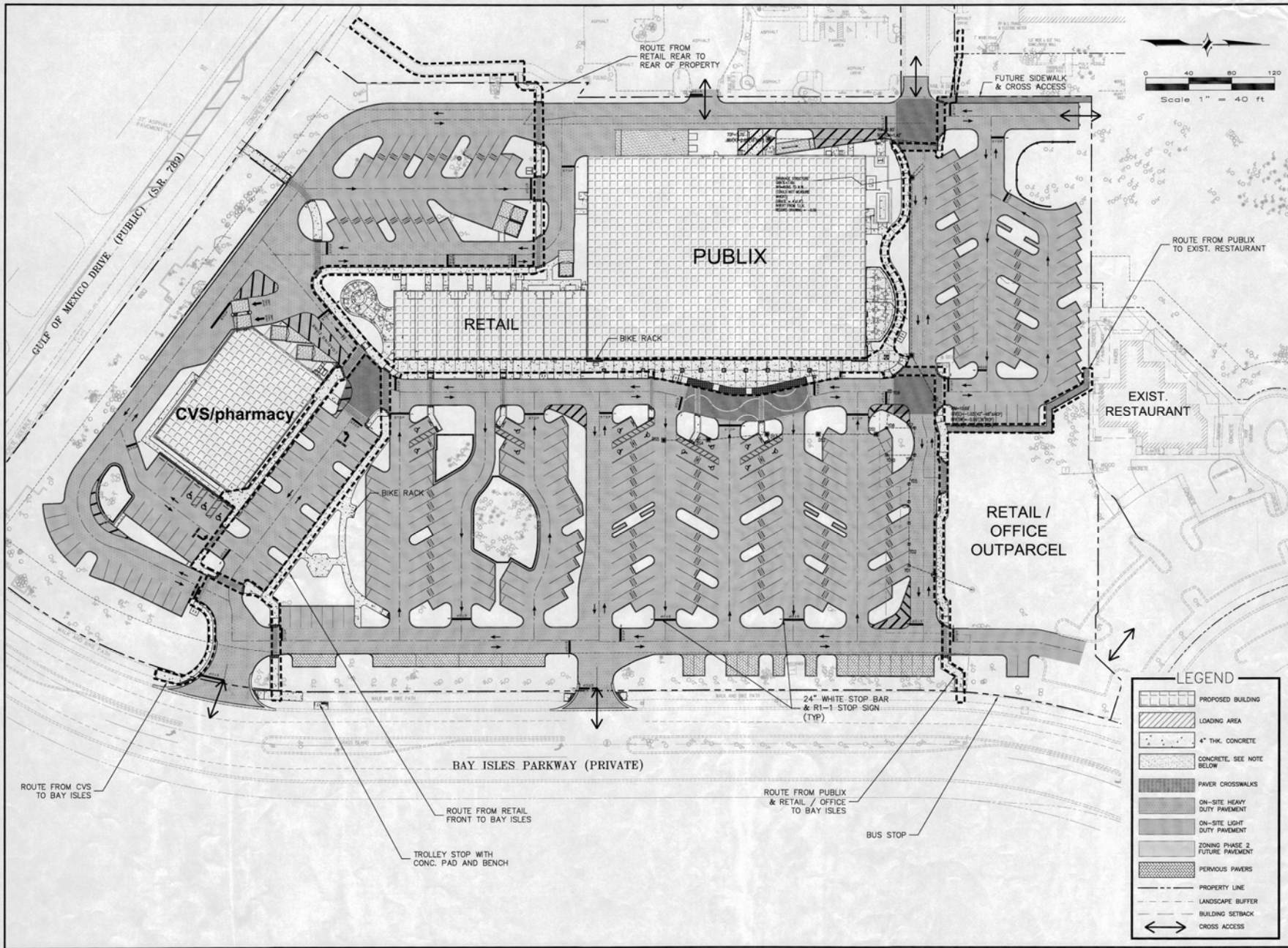
ISSUE DATE: 5/2011
 REVIEWED BY: MDC
 DRAWN BY: JJB
 DESIGNED BY: BLM
 PROJECT NUMBER
 11-007

Matthew D. Campo 53988 02/10/2012
 NAME SEAL NO. DATE

SHEET TITLE
HORIZONTAL CONTROL PLAN

SHEET NUMBER
5.2

C:\Users\j11\2007 - AutoCAD\Projects\Shoppes\Shoppes\11-007-11-007.dwg - Printed: Feb 10, 2012 12:24pm by j11



CAMPO
ENGINEERING, INC.

FBPR CERTIFICATE OF AUTHORIZATION NO. 28726

1725 EAST 5TH AVENUE
TAMPA, FL 33605
PHONE: (813) 215-7372
FAX: (813) 902-8782

PROJECT TITLE
SHOPPES OF BAY ISLES

TOWN OF LONGBOAT KEY
CLIENT
PUBLIX SUPER MARKETS, INC.
C/O RMC DEVELOPMENT SERVICES, LLC
8902 NORTH DALE MABRY HWY SUITE 200
TAMPA, FL 33614

REVISIONS

NO.	DESCRIPTION	DATE

ISSUE DATE: 5/2011
REVIEWED BY: MDC
DRAWN BY: JJB
DESIGNED BY: BLM

PROJECT NUMBER
11-007

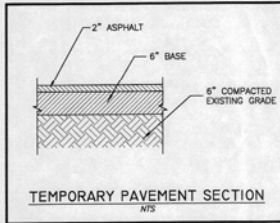
Matthew D. Campo, S3698 02/10/2012
SCALE: 1"=40'
DATE

SHEET TITLE
PEDESTRIAN/ADA ACCESSIBLE ROUTE PLAN

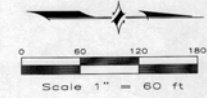
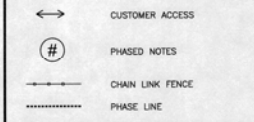
SHEET NUMBER
5.3

PHASING NOTES

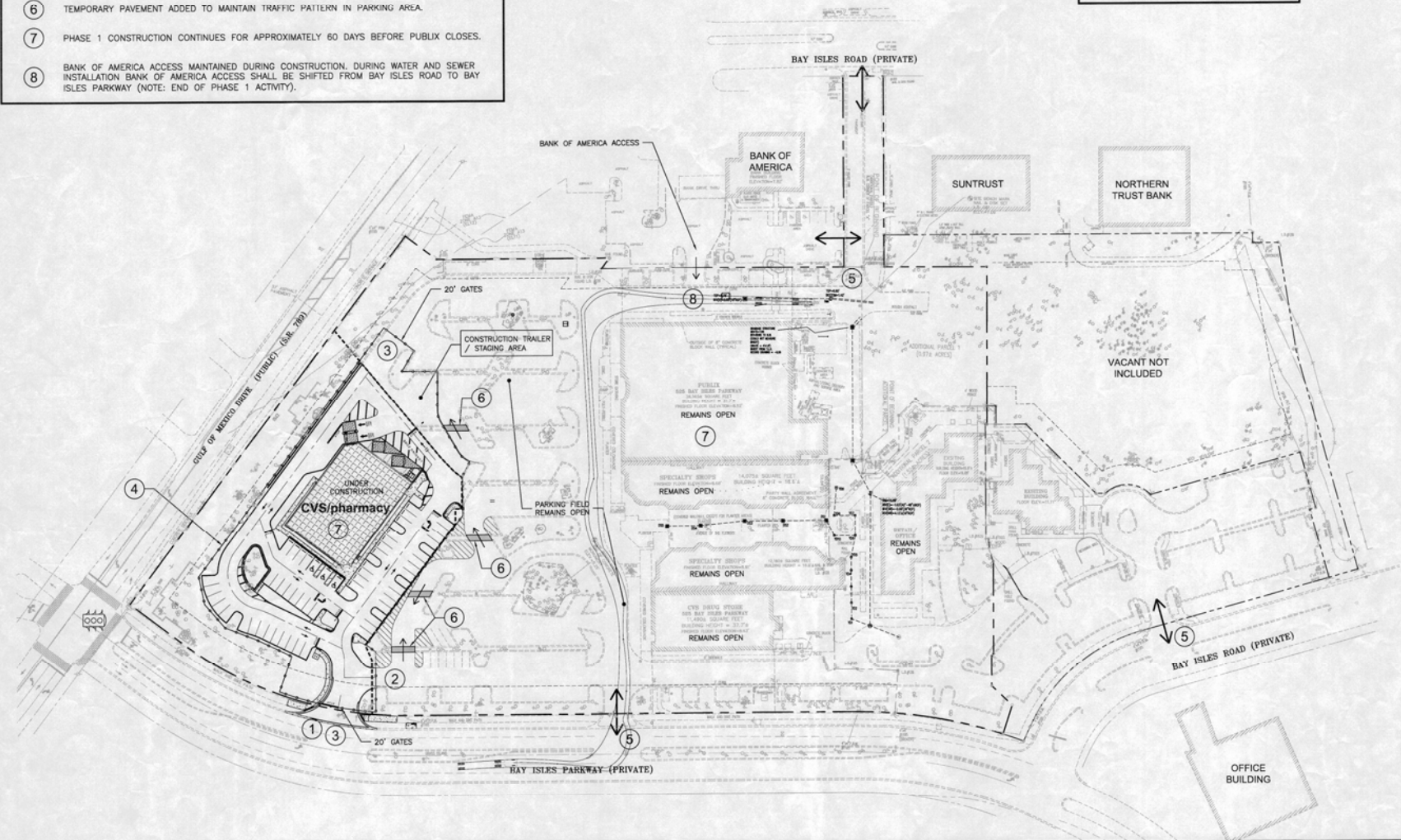
- ① TEMPORARY ACCESS TO CVS DURING CONSTRUCTION FOR CONSTRUCTION EQUIPMENT AND MATERIALS.
- ② EXISTING PARKING MODIFIED TO ACCOMMODATE CVS AND PUBlix TRAFFIC.
- ③ 20' GATED ACCESS FOR CONSTRUCTION.
- ④ 6' SAFETY CONSTRUCTION FENCE WITH SILT FENCE AT GRADE FOR EROSION AND SEDIMENT CONTROL.
- ⑤ EXISTING ACCESS MAINTAINED DURING PHASE 1 CONSTRUCTION.
- ⑥ TEMPORARY PAVEMENT ADDED TO MAINTAIN TRAFFIC PATTERN IN PARKING AREA.
- ⑦ PHASE 1 CONSTRUCTION CONTINUES FOR APPROXIMATELY 60 DAYS BEFORE PUBlix CLOSES.
- ⑧ BANK OF AMERICA ACCESS MAINTAINED DURING CONSTRUCTION. DURING WATER AND SEWER INSTALLATION BANK OF AMERICA ACCESS SHALL BE SHIFTED FROM BAY ISLES ROAD TO BAY ISLES PARKWAY (NOTE: END OF PHASE 1 ACTIVITY).



LEGEND



CVS STARTS CONSTRUCTION



© 2011 Campo Engineering, Inc. All rights reserved. Campo Engineering, Inc. is a registered professional engineering firm in the State of Florida. License No. 15, 2011-2342.



FBPR CERTIFICATE OF AUTHORIZATION NO. 26726

1725 EAST 5TH AVENUE
 TAMPA, FL 33605
 PHONE: (813) 215-7372
 FAX: (813) 902-8782

PROJECT TITLE
SHOPPES OF BAY ISLES

TOWN OF LONGBOAT KEY
 CLIENT
 PUBLIX SUPER MARKETS, INC.
 C/O RMC DEVELOPMENT SERVICES, LLC
 8902 NORTH DALE MABRY HWY SUITE 200
 TAMPA, FL 33614

REVISIONS

NO.	DESCRIPTION	DATE

ISSUE DATE: 5/2011
 REVIEWED BY: MDC
 DRAWN BY: JJB
 DESIGNED BY: BLM

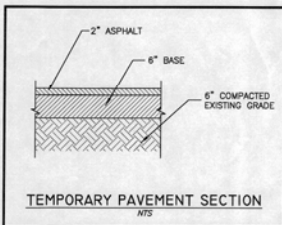
PROJECT NUMBER
 11-007

Matthew D. Campo 52698 02/10/2012
 NAME TITLE DATE

SHEET TITLE
PHASE 1 PLAN
SHEET NUMBER
5.4

PHASING NOTES

- ① TEMPORARY ACCESS TO CVS AND PUBLIX DURING CONSTRUCTION FOR CONSTRUCTION EQUIPMENT AND MATERIALS.
- ② EXISTING PARKING MODIFIED TO ACCOMMODATE CVS AND PUBLIX TRAFFIC.
- ③ 20' GATED ACCESS FOR CONSTRUCTION.
- ④ 6" SAFETY CONSTRUCTION FENCE WITH SILT FENCE AT GRADE FOR EROSION AND SEDIMENT CONTROL.
- ⑤ EXISTING ACCESS MAINTAINED DURING PHASE 1 AND 2 CONSTRUCTION.
- ⑥ TEMPORARY PAVED ACCESS MAINTAINED TO BANK OF AMERICA DURING CONSTRUCTION.
- ⑦ EXISTING PUBLIX AND SPECIALTY SHOPS ARE CLOSED AND DEMOLISHED.
- ⑧ PUBLIX STAGING AREA FOR EQUIPMENT, MATERIALS AND CONSTRUCTION TRAILERS.
- ⑨ CVS CONSTRUCTION CONTINUES FOR APPROXIMATELY 60 DAYS UNDER PHASE 2. PUBLIX CONSTRUCTION ESTIMATED TO BE 180 DAYS.
- ⑩ RETAIL / OFFICE REMAINS OPEN - TENANTS OF SPECIALTY SHOPS MOVE INTO VACANT TENANT SPACES.

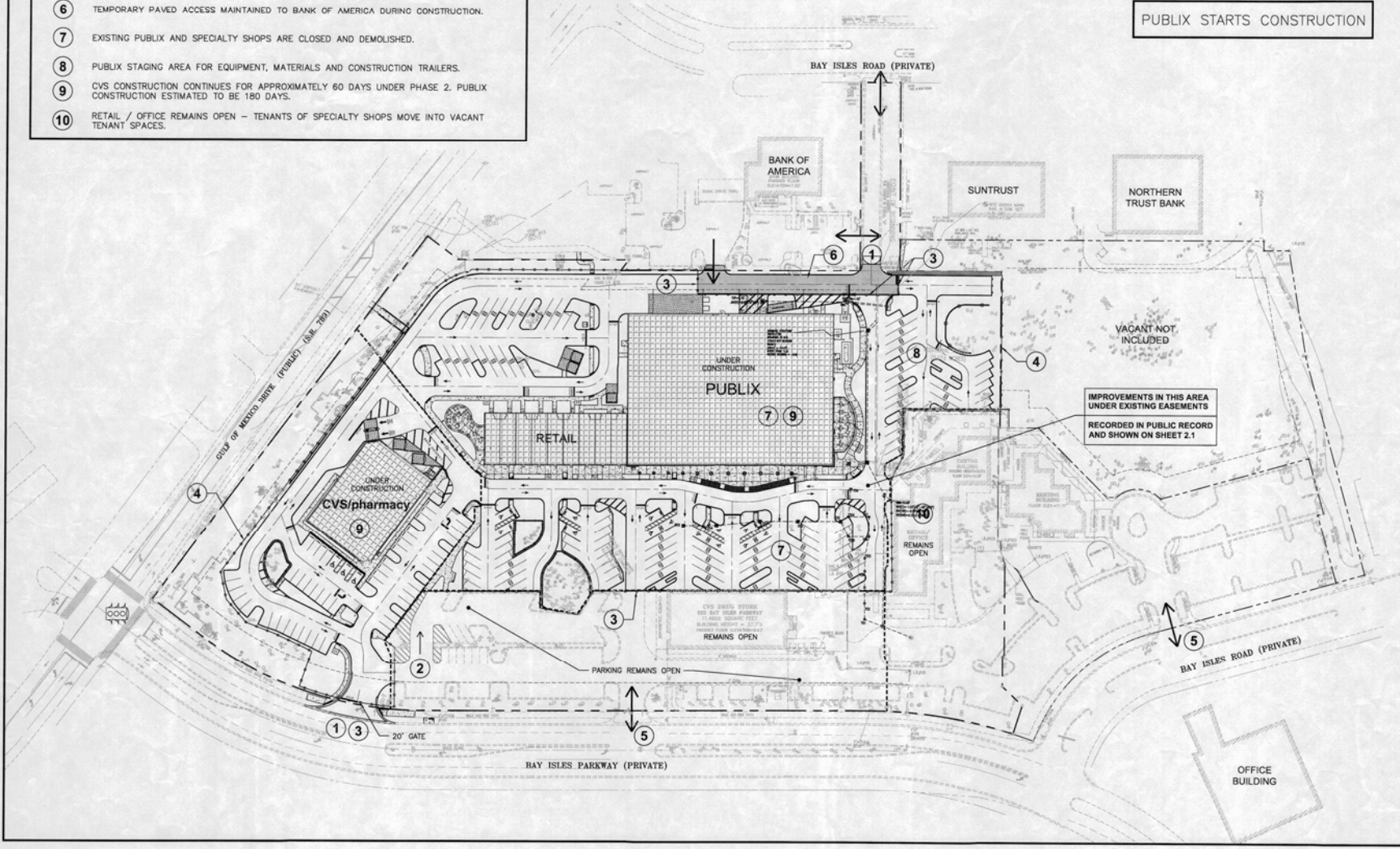


LEGEND

- ←→ CUSTOMER ACCESS
- # PHASING NOTES
- CHAIN LINK FENCE
- PHASE LINE



PUBLIX STARTS CONSTRUCTION



CAMPO
ENGINEERING, INC.

FBPR CERTIFICATE OF AUTHORIZATION NO. 28725

1726 EAST 6TH AVENUE
TAMPA, FL 33605
PHONE: (813) 215-7372
FAX: (813) 902-8782

PROJECT TITLE

SHOPPES OF BAY ISLES

TOWN OF LONGBOAT KEY

CLIENT
PUBLIX SUPER MARKETS, INC.
C/O RMC DEVELOPMENT SERVICES, LLC
8902 NORTH DALE MABRY HWY SUITE 200
TAMPA, FL 33614

REVISIONS

NO.	DESCRIPTION	DATE

ISSUE DATE: 5/2011
REVIEWED BY: MDC
DRAWN BY: JJB
DESIGNED BY: BLM

PROJECT NUMBER
11-007

Matthew D. Campo, P.E. 02/10/2012
NAME SEAL NO. DATE

SHEET TITLE
PHASE 2 PLAN

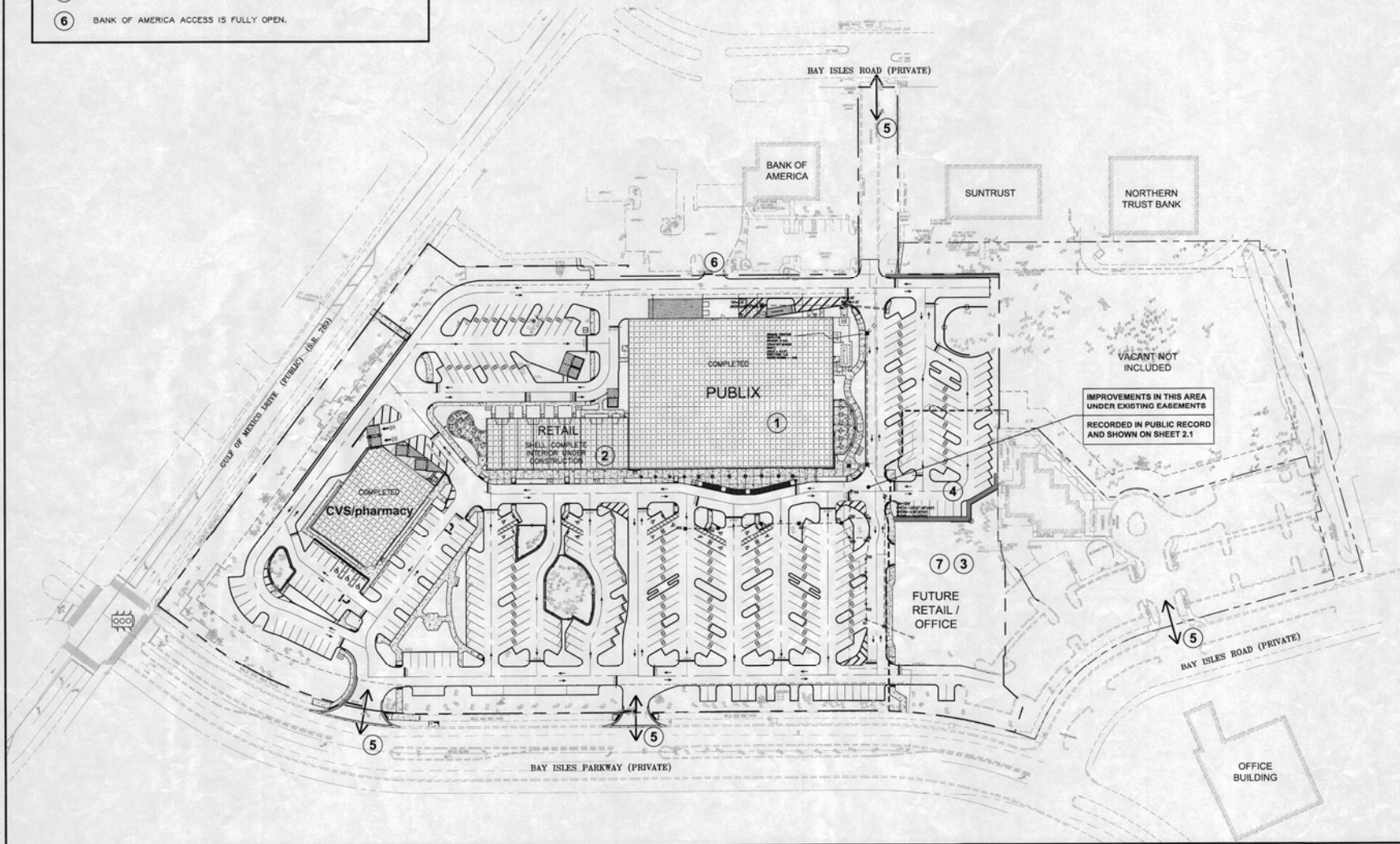
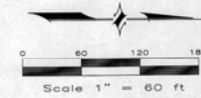
SHEET NUMBER
5.5

PHASING NOTES

- ① PUBLIX IS FULLY OPENED..
- ② RETAIL SHOPS HAVE COMPLETED INTERIOR BUILD OUT.
- ③ EXISTING RETAIL / OFFICE HAS BEEN DEMOLISHED AFTER RELOCATION TO INLINE RETAIL SPACE. OPEN SPACE OUTPARCEL REMAINS FOR FUTURE USER.
- ④ BALANCE OF PUBLIX PARKING IS COMPLETED.
- ⑤ PUBLIC ACCESS OPEN FOR CVS, PUBLIX AND RETAIL.
- ⑥ BANK OF AMERICA ACCESS IS FULLY OPEN.

LEGEND

- ←→ CUSTOMER ACCESS
- # PHASED NOTES
- CHAIN LINK FENCE
- - - PHASE LINE



CAMPO ENGINEERING, INC.

FBPR CERTIFICATE OF AUTHORIZATION NO.: 26726

1725 EAST 5TH AVENUE
TAMPA, FL 33605
PHONE: (813) 215-7372
FAX: (813) 902-8782

PROJECT TITLE
SHOPPES OF BAY ISLES

TOWN OF LONGBOAT KEY
CLIENT
PUBLIX SUPER MARKETS, INC.
C/O RMC DEVELOPMENT SERVICES, LLC
8902 NORTH DALE MABRY HWY SUITE 200
TAMPA, FL 33614

REVISIONS

NO.	DESCRIPTION	DATE

ISSUE DATE: 5/2011
REVIEWED BY: MDC
DRAWN BY: JJB
DESIGNED BY: BLM

PROJECT NUMBER
11-007

Matthew D. Campo 53988 02/10/2012
NAME SEAL NO. DATE

SHEET TITLE
PHASE 4 PLAN

SHEET NUMBER
5.7

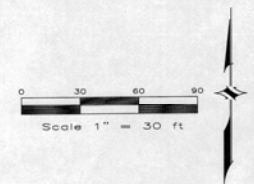
© 2011 Campo Engineering, Inc. All rights reserved. This drawing is the property of Campo Engineering, Inc. and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Campo Engineering, Inc.

- ### GENERAL NOTES
1. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP ARE TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITIONS.
 2. SWALES AND MOUND OR SOLID SOIL AREAS IN EXISTING RIGHT-OF-WAY DISTURBED BY CONSTRUCTION.
 3. CONSTRUCTION IS TO COMPLEMENT ALL WORK WITHIN, BUT NOT LIMITED TO PUBLIC RIGHT-OF-WAY WITH UTILITY COMPANIES IN ORDER TO PREVENT DAMAGE TO UTILITY LINES AND THE MEANS OF ACCESS TO SAME, IF REQUIRED.
 4. CONTRACTOR SHALL CONTACT THE ENGINEER AND/OR THE OWNER PRIOR TO ANY CONSTRUCTION THAT WILL CROSS THE RIGHT-OF-WAY.
 5. ALL EXISTING MAINTENANCE TIPS TO MATCH GRADE AND SLOPE OF THE FINISH PAVING SHALL BE MAINTAINED UNLESS OTHERWISE NOTED. ALL MAINTENANCE TIPS SHALL BE MAINTAINED UNLESS OTHERWISE NOTED. ALL MAINTENANCE TIPS SHALL BE MAINTAINED UNLESS OTHERWISE NOTED.
 6. ROOF DRAINAGE TO BE DIRECTED FROM BUILDINGS TO STORM SYSTEM OR DOWNSPOTS.
 7. ALL FRESH FLOOR ELEVATIONS (FF) ARE SHOWN.
 8. SLOPE PERIMETER GRADE TO MATCH EXISTING GRADE AT 4:1 MINIMUM.
 9. EXCAVATION NOTE:
NO EXCAVATION SHALL EXCEED BELOW THE POINTED DESIGN REPRESENTATIONS SHOWN ON THE DRAWING, UNLESS ADDITIONAL TESTING SUPPORTS OTHERWISE AND NO UNDER EXCAVATION LINE CLAYEY SOIL MATTER, AND/OR NO LAMINATED MATERIALS SHALL BE EXCAVATED. NEARLY ALL SOILS ARE ENCOUNTERED WITHIN THE PERMITTED EXCAVATION DEPTH ALLOWANCE. IF ANY UNDER EXCAVATION SOIL MATERIALS ARE ENCOUNTERED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY. THE EXCAVATION OPERATIONS SHALL CEASE IN THE GENERAL AREA.
 10. CONTRACTOR SHALL PROVIDE REMEDIATION FOR ALL STORMWATER ADEQUATE TO PROTECT THE ENVIRONMENT. CONTRACTOR SHALL PERFORM HORIZONTAL DRAINING UPON REACHING A PERMITTED EXCAVATION DEPTH ALLOWANCE.
 11. ALL AREAS SUBJECT TO EROSION MUST BE ADEQUATELY STABILIZED WITH VEGETATIVE MATERIALS THAT WILL, WITHIN A REASONABLE TIME FRAME, RESTORE SOIL STRUCTURE, SOIL STABILITY, PRODUCE OR BE SUITABLE FOR REVEGETATION. VEGETATION SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. VEGETATION SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
 12. SITE IS LOCATED IN FLOOD ZONE A13 (V1) PER FEMA 1291800106. FINISH FLOOR SHALL BE 0.5' ABOVE FLOOD ELEVATION.
 13. ALL GRADING OF SIDEWALKS AND PEDESTRIAN WALKWAYS SHALL MEET MINIMUM 2.0% TRANSVERSE SLOPE. SIDEWALK GRADING SHALL BE 2.0% MINIMUM. SLOPE SHALL NOT EXCEED 12% WITHOUT USE OF PAVING. SIDEWALK GRADING SHALL BE 2.0% MINIMUM. SLOPE SHALL NOT EXCEED 12% WITHOUT USE OF PAVING.
 14. CONTRACTOR SHALL MAINTAIN ALL INLET GRATES WITH FILTER FABRIC. INLET GRATES SHALL BE MAINTAINED UPON COMPLETION OF BUILDING CONSTRUCTION.
 15. CONTRACTOR SHALL OBTAIN ALL CONTRACTOR RELATED PERMITS.
 16. CONTRACTOR SHALL BRIDGE EXISTING BASE & SUB-BASE MATERIAL FROM PROPOSED UNGRADED AREA & REPLACE WITH TOPSOIL AS REQUIRED FOR PROPOSED LANDSCAPING.
 17. CONTRACTOR SHALL PROVIDE SURVEYED ELEVATIONS OF THE UNDER DRAIN TRENCH AND STORM CHAMBER TRENCH BEFORE BACKFILL AND PROVISIONING. TRENCH DEPTH SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. TRENCH DEPTH SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
 18. ALL AREAS AT BUILDING PERIMETER TO BE SLOPED AWAY FROM BUILDING PAD.

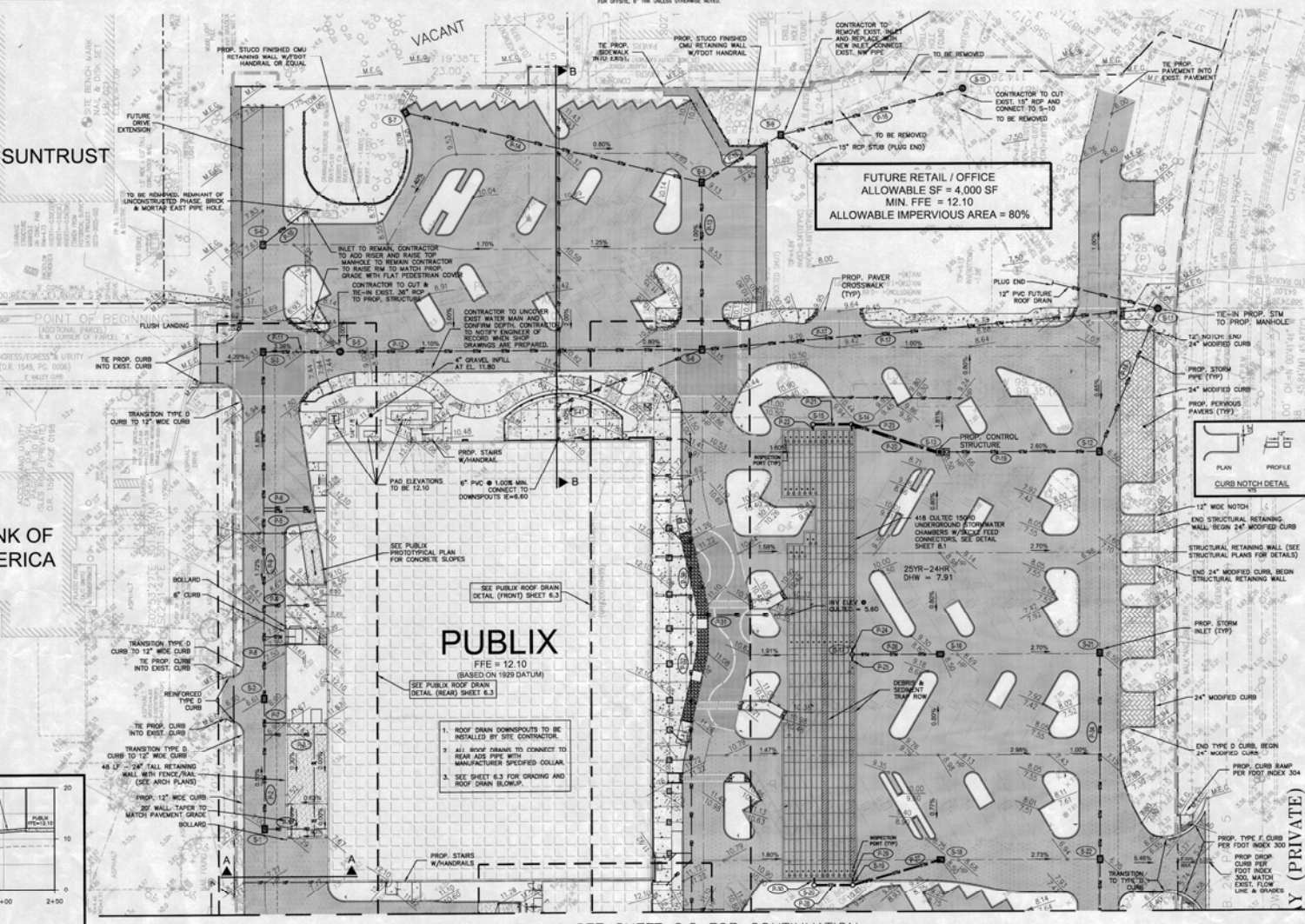
LEGEND

[Symbol]	PROPOSED BUILDING	[Symbol]	ON-SITE LIGHT DUTY PAVEMENT
[Symbol]	LOADING AREA	[Symbol]	ZONING PHASE 2 FUTURE PAVEMENT
[Symbol]	4" THK. CONCRETE CONCRETE, SEE NOTE BELOW	[Symbol]	PROPERTY LINE
[Symbol]	PERVIOUS PAVERS	[Symbol]	PROPOSED STORM SEWER
[Symbol]	PAVER CROSSWALKS	[Symbol]	PROPOSED HIGH POINT
[Symbol]		[Symbol]	PROPOSED LOW POINT

CONCRETE NOTES:
FOR CURE, SEE PUBLIC PROFESSIONAL DMS FOR INSTRUCTIONS FOR SPECIAL OF THE UNLESS OTHERWISE NOTED.



- ### STORMWATER NOTES
1. THE PROPOSED STORMWATER SYSTEM IS DESIGNED TO TREAT AND ATTENUATE 10" FROM THE NEW ADDITIONAL VEHICULAR IMPERVIOUS AREA.
 2. THE EXISTING IMPERVIOUS AREA IS NOT TREATED OR ATTENUATED.
- NOTE: SITE DISCHARGES TO MANAGE WATER BODY PRIOR TO DISCHARGE TO INTERIOR DRAINAGE SYSTEM. CRITICAL LOADS NOT APPLY. SITE IS WITHIN WSD 19A AND PER THE FCOP THE POLLUTANT OF CONCERN IS BOD. PER THE FCOP THIS CALCULATIVE POLLUTANT IS NOT DUE TO NUTRIENTS. THEREFORE, WATER QUALITY TREATMENT FOR ADDITIONAL IMPERVIOUS SHALL BE BASED ON 2" FOR A DRY RETENTION SYSTEM.
- CONTRACTOR REQUIRED TO OBTAIN PMP GENERAL NOTICE PERMIT FOR CONSTRUCTION SITE EROSION CONTROL, INCLUDING STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
- ALL REFRIGERATION & HVAC CONDENSATE DRAINS WILL TIE TO THE STORM DRAINAGE SYSTEM & NOT TO THE WASTEWATER SYSTEM DRAINS.

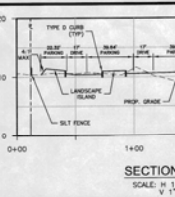
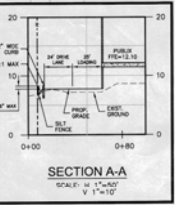


BAY ISLES ROAD (PRIVATE)

BANK OF AMERICA

PUBLIX
FFE = 12.10
(BASED ON 1929 DATUM)

1. ROOF DRAIN DOWNSPOUTS TO BE INSTALLED BY SITE CONTRACTOR.
2. ALL ROOF DRAINS TO CONNECT TO REAR ASSE PIPE WITH MANUFACTURER SPECIFIED COLLAR. SEE PUBLIC PROTOYPICAL PLAN FOR CONCRETE SLOPES.
3. SEE SHEET 6.3 FOR GRADING AND ROOF DRAIN SLOPEUP.



MATCHLINE A-A SEE SHEET 6.2 FOR CONTINUATION



CAMPO
ENGINEERING, INC.
FBPR CERTIFICATE OF AUTHORIZATION NO: 28728
1725 EAST 5TH AVENUE
TAMPA, FL 33605
PHONE: (813) 215-7372
FAX: (813) 902-8782

PROJECT TITLE
SHOPPES OF BAY ISLES

TOWN OF LONGBOAT KEY
CLIENT
PUBLIC SUPER MARKETS, INC.
C/O RMC DEVELOPMENT SERVICES, LLC
8902 NORTH DALE MABRY HWY SUITE 200
TAMPA, FL 33614

REVISIONS

NO.	DESCRIPTION	DATE

ISSUE DATE: 5/2011
REVIEWED BY: MDC
DRAWN BY: JJB
DESIGNED BY: BLM

PROJECT NUMBER
11-007

Matthew D. Campo
NAME: MDC NO. DATE: 02/10/2012
SCALE: 1/8"=1' DATE: EATY

SHEET TITLE
PAVING, GRADING & DRAINAGE PLAN

SHEET NUMBER
6.1



CAMPO
ENGINEERING, INC.

FBPR CERTIFICATE OF AUTHORIZATION NO. 2676

1725 EAST 5TH AVENUE
TAMPA, FL 33605
PHONE: (813) 215-7372
FAX: (813) 902-8782

PROJECT TITLE
**SHOPPES OF
BAY ISLES**

TOWN OF LONGBOAT KEY
CLIENT
PUBlix SUPER MARKETS, INC.
C/O RMC DEVELOPMENT
SERVICES, LLC
8902 NORTH DALE MABRY HWY
SUITE 200
TAMPA, FL 33614

REVISIONS

NO.	DESCRIPTION	DATE

ISSUE DATE: 5/2011

REVIEWED BY: MDC

DRAWN BY: JJB

DESIGNED BY: BLM

PROJECT NUMBER

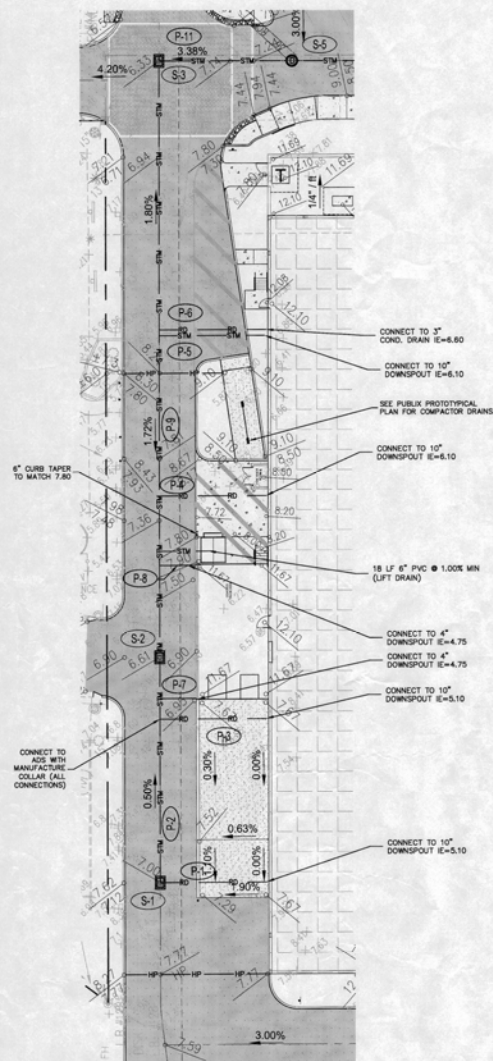
11-007

Matthew D. Campo 53985 02/10/2012
NAME SEAL NO. DATE

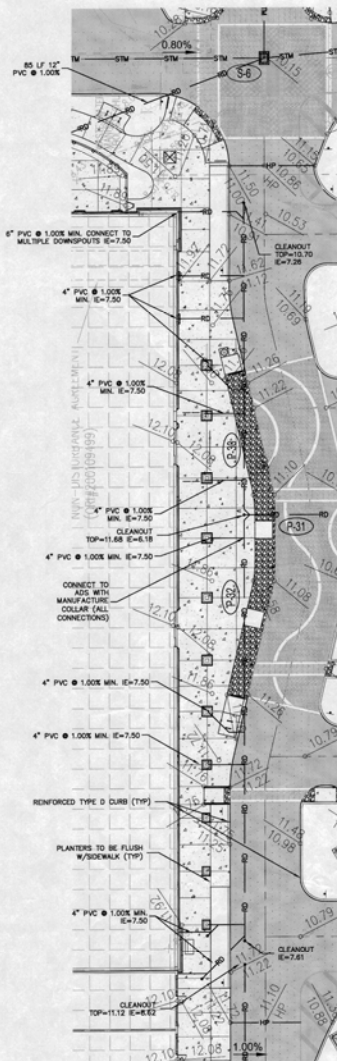
SHEET TITLE
**PAVING, GRADING
& DRAINAGE PLAN**

SHEET NUMBER

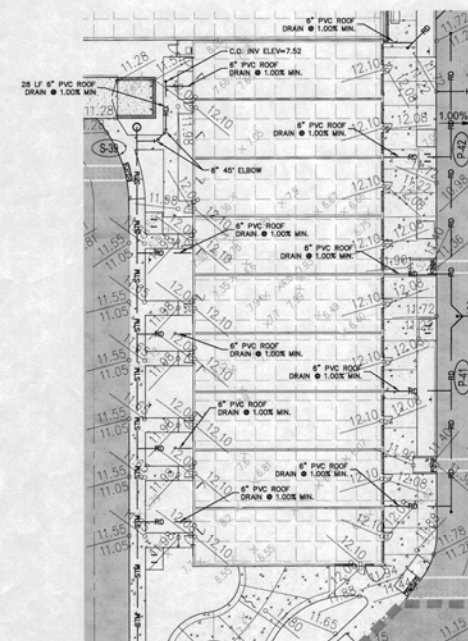
6.3



PUBLIX ROOF DRAIN DETAIL (REAR)
SCALE 1" = 20'



PUBLIX ROOF DRAIN DETAIL (FRONT)
SCALE 1" = 20'



RETAIL ROOF DRAIN DETAIL
SCALE 1" = 20'

