

DEMOLITION NOTES:

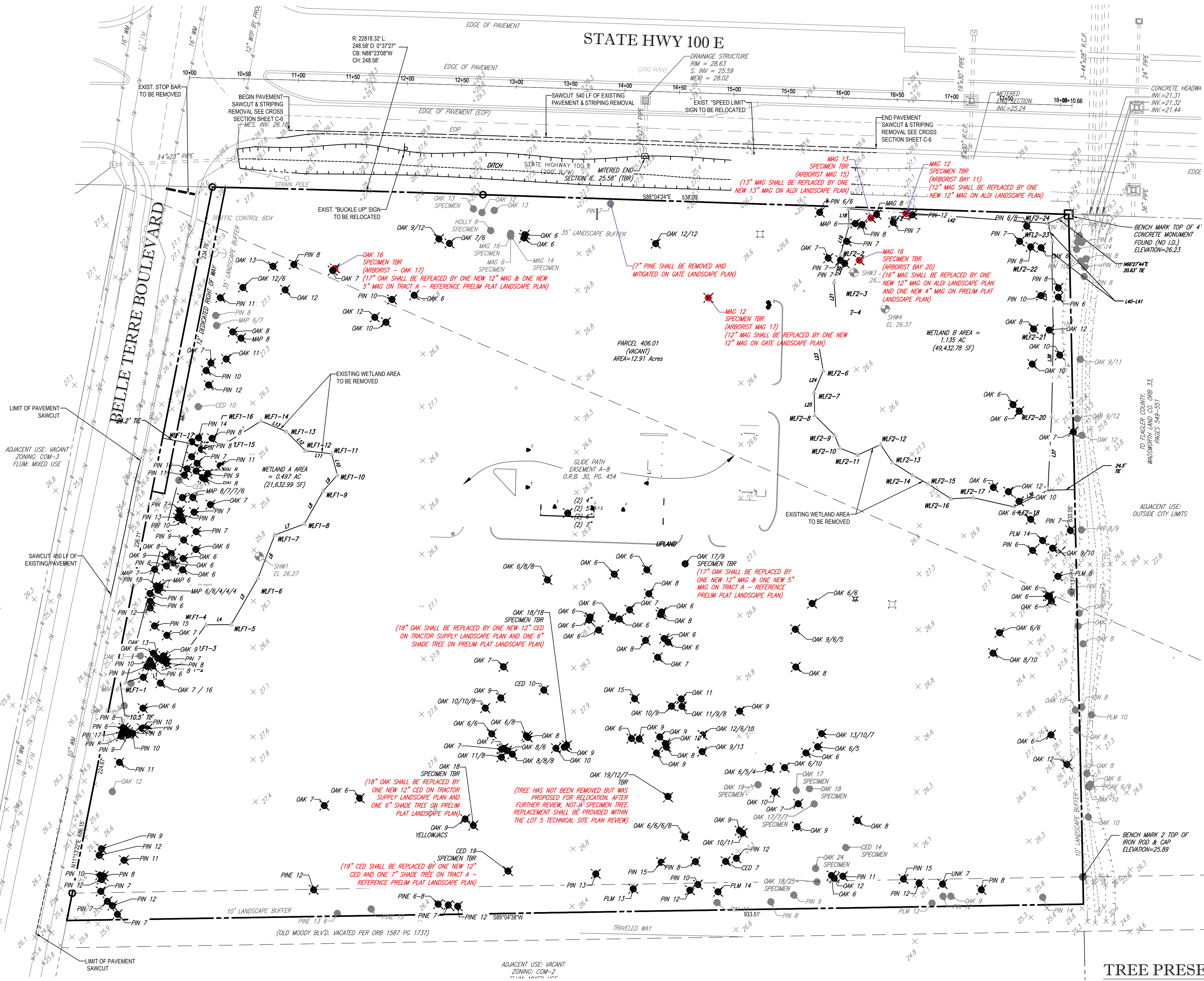
- BOHLER ENGINEERING, LLC IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. CONTRACTOR IS TO PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, FOLLOWING ALL THE OSHA REQUIREMENTS, TO ENSURE PUBLIC AND CONTRACTOR SAFETY.
- ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AS WELL AS ALL FEDERAL, STATE AND LOCAL REGULATIONS. ANY DISCREPANCIES OR DEVIATIONS SHALL BE IDENTIFIED BY THE CONTRACTOR TO BOHLER ENGINEERING IN WRITING FOR RESOLUTION PRIOR TO INITIATION OF SITE ACTIVITY.
- PRIOR TO STARTING ANY DEMOLITION CONTRACTOR IS RESPONSIBLE FOR TO:
 - THE CONTRACTOR SHALL OBTAIN A SUNSHINE STATE ONE CALL LOCATION CERTIFICATION PRIOR TO ANY EXCAVATION OR DEMOLITION. THE NUMBER IS 1-800-432-4770.
 - ENSURING COPIES OF ALL PERMITS AND APPROVALS MUST BE MAINTAINED ON SITE AND AVAILABLE FOR REVIEW.
 - INSTALLING THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE.
 - LOCATE/CAP ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE.
 - PROTECTING AND MAINTAINING IN OPERATION ALL ACTIVE SYSTEMS THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION ACTIVITIES.
 - FAMILIARIZING THEMSELVES WITH THE APPLICABLE UTILITY SERVICE PROVIDER AND BEING RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION REQUIRED FOR THE PROJECT. THE CONTRACTOR SHALL PROVIDE THE OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTION AND UTILITY COMPANY REQUIREMENTS.
 - COORDINATION WITH UTILITY COMPANIES REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS MAY BE REQUIRED TO MINIMIZE THE IMPACT ON THE AFFECTED PARTIES.
 - A COMPLETE INSPECTION OF CONTAMINANTS BY A LICENSED ENVIRONMENTAL TESTING AGENCY, OF ALL BUILDINGS AND/OR STRUCTURES TO BE REMOVED. SAME SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL ENVIRONMENTAL REGULATIONS. ANY/ALL CONTAMINANTS SHALL BE REMOVED AND DISPOSED OF BY A FEDERALLY LICENSED CONTRACTOR IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS. ALL ENVIRONMENTAL WORK INCLUDING HAZARDOUS MATERIAL, SOILS, ASBESTOS, OR OTHER REFERENCED OR IMPLIED HEREIN IS THE SOLE RESPONSIBILITY OF THE OWNER'S ENVIRONMENTAL CONSULTANT.
- THE CONTRACTOR SHALL PROVIDE ALL THE "MEANS AND METHODS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE DEMOLITION CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OF DAMAGE TO ALL ITEMS THAT ARE TO REMAIN AS A RESULT OF HIS ACTIVITIES. ALL REPAIRS SHALL USE NEW MATERIAL. THE REPAIRS SHALL RESTORE THE ITEM TO THE PRE-DEMOLITION CONDITION.
- IN THE ABSENCE OF SPECIFICATIONS, THE CONTRACTOR SHALL PERFORM EARTH MOVEMENT ACTIVITIES, DEMOLITION AND REMOVAL OF ALL FOUNDATION WALLS, FOOTINGS, AND OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE IN ACCORDANCE WITH DIRECTION BY OWNER'S STRUCTURAL OR GEOTECHNICAL ENGINEER.
- EXPLOSIVES SHALL NOT BE USED WITHOUT PRIOR WRITTEN CONSENT OF BOTH THE OWNER AND APPLICABLE GOVERNMENTAL AUTHORITIES. ALL THE REQUIRED PERMITS AND EXPLOSIVE CONTROL MEASURES THAT ARE REQUIRED BY THE FEDERAL, STATE, AND LOCAL GOVERNMENTS SHALL BE IN PLACE PRIOR TO STARTING AN EXPLOSIVE PROGRAM. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ALL INSPECTION AND SEISMIC VIBRATION TESTING THAT IS REQUIRED TO MONITOR THE EFFECTS ON ALL LOCAL STRUCTURES.
- CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL," AS WELL AS FEDERAL, STATE, AND LOCAL REGULATIONS WHEN DEMOLITION RELATED ACTIVITIES IMPACT ROADWAYS OR ROADWAY RIGHTS-OF-WAY.
- CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND OTHER ADJACENT FACILITIES. STREET CLOSURE PERMITS MUST BE RECEIVED FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY.
- DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE DEFINED PROPERTY LINE WITHOUT WRITTEN PERMISSION OF THE OWNER, AND/OR APPROPRIATE GOVERNMENT AGENCY.
- USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR IN ACCORDANCE WITH FEDERAL, STATE, AND/OR LOCAL STANDARDS. AFTER THE DEMOLITION IS COMPLETE, ADJACENT STRUCTURES AND IMPROVEMENTS SHALL BE CLEANED OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION.
- CONTRACTOR IS RESPONSIBLE TO SAFEGUARD SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF UNAUTHORIZED PERSONS AT ANY TIME.
- THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL METHODS AND MEANS ARE TO BE IN ACCORDANCE WITH STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.
- DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION WASTES AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL TOWN, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES.
- CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING SITE IMPROVEMENTS AND UTILITIES. ALL DISCREPANCIES SHALL BE IDENTIFIED TO THE ENGINEER IN WRITING.
- ALL EXISTING UTILITIES BEING REMOVED SHALL BE DONE SO BY THE CONTRACTOR IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.



SOILS MAP

MAP UNIT SYMBOL

- | | | |
|----|--------------------|-------------------------|
| 21 | - SMYRNA FINE SAND | HYDROLOGIC SOIL GROUP D |
| 27 | - CASSIA FINE SAND | HYDROLOGIC SOIL GROUP D |



TREE LEGEND:

- | | | |
|--|-------|--------------------------------------|
| | OAK 6 | EXIST. TREE TO REMAIN |
| | OAK 6 | EXIST. SPECIMEN TREE TO REMAIN |
| | OAK 6 | EXIST. TREE TO BE REMOVED |
| | OAK 6 | EXIST. SPECIMEN TREE TO BE REMOVED |
| | OAK 6 | EXIST. SPECIMEN TREE TO BE RELOCATED |

TREE PRESERVATION CALCULATION

TOTAL SITE AREA = 12.91 ACRES
NUMBER OF SPECIMEN TREES ON-SITE = 23
THERE ARE 1.78 SPECIMEN TREES PER ACRE
REQUIRED PERCENTAGE OF TREES TO BE PRESERVED = 80% (19 TREES)
TOTAL NUMBER OF TREES ON-SITE = 318 TREES (100%)
TOTAL NUMBER OF TREES TO BE REMOVED = 232 TREES (73.0%)
TOTAL NUMBER OF TREES TO BE PRESERVED = 86 TREES (27.0%)
TOTAL NUMBER OF SPECIMEN TREES TO BE REMOVED = 10 TREES (43.4%)
TOTAL NUMBER OF SPECIMEN TREES TO BE PRESERVED = 13 TREES (56.5%)

BOHLER ENGINEERING

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SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

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• LEHIGH VALLEY, PA
• PHILADELPHIA, PA
• BALTIMORE, MD
• NEW JERSEY
• NEW YORK
• PHILADELPHIA, PA
• SOUTHERN HARTLAND
• CHARLOTTE, NC
• RALEIGH, NC
• BOCA RATON, FL

REVISIONS			
REV	DATE	COMMENT	BY
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A1	04/28/16	UPDATED TREE PROTECTION	KM
A2	06/23/16	REV LIFT STATION INVERTS	KM
A3	06/23/16	REV STORM INVERTS	KM
A4	07/22/16	REV LOT 3 GRADING & STORM	KM
A5	10/07/16	SPLIT LOT 1 & TREE MITIGATION	KM
A6	12/20/16	REV PLANT SPECIES	KM

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PERMIT SET

PROJECT NO.: FLT140058
DRAWN BY: JDP
CHECKED BY: GRR
DATE: 03/05/2016
SCALE: AS NOTED
CAD I.D.: FLT140058 S50

PROJECT: SHOPPES OF PALM COAST

FOR: PARADISE VENTURES

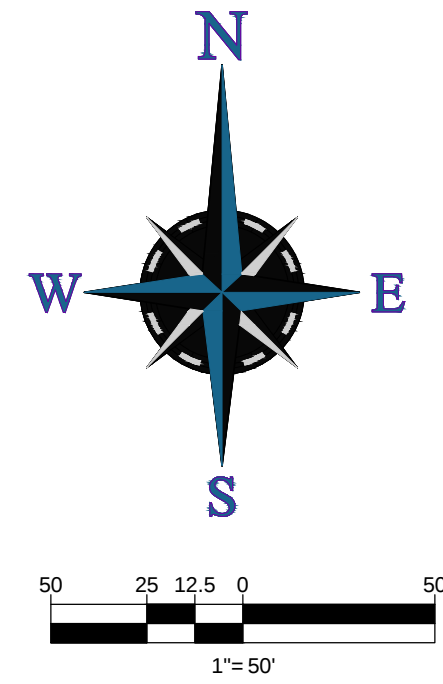
LOCATION OF SITE: BELLE TERRE & STATE HWY 100 E, PALM COAST, FL

BOHLER ENGINEERING

3820 NORTDALE BLVD., SUITE 300B
TAMPA, FLORIDA 33624
Phone: (813) 812-4100
Fax: (813) 812-4101
FLORIDA BUSINESS CERT. OF AUTH. NO. 30789

KYLE STEVEN MOFFITT
LICENSED PROFESSIONAL ENGINEER
No. 77085
STATE OF FLORIDA

SHEET TITLE: EXISTING CONDITIONS / TREE REMOVAL PLAN
SHEET NUMBER: C-2



REVISIONS			
REV	DATE	COMMENT	BY
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PERMIT SET

PROJECT No.:	FLT140058
DRAWN BY:	JDP
CHECKED BY:	GRR
DATE:	02/05/2015
SCALE:	AS NOTED
CAD I.D.:	FLT140058 SS0

PROJECT:
SHOPPES OF
PALM COAST

FOR



PARADISE
VENTURES

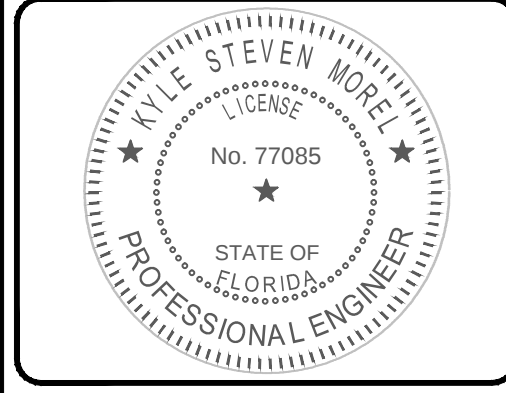
LOCATION OF SITE
BELLE TERRE &
STATE HWY 100 E
PALM COAST, FL

 **BOHLER**
ENGINEERING

3820 NORTHDAL BLVD., SUITE 300B
TAMPA, FLORIDA 33624

Phone: (813) 812-4100
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FLORIDA BUSINESS CERT. OF AUTH. No. 30780



SHEET TITLE:

PROPOSED
TRACT / LOT
PLAN

SHEET NUMBER:
C-3

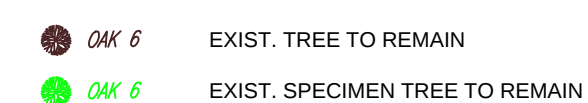
PARCEL I.D. NO.'S:	07-12-31-0650-0000C-0035
SITE LOCATION:	SEC BELLE TERRE BLVD AND STATE HWY 100 PALM COAST, FLORIDA
JURISDICTION:	CITY OF PALM COAST
ZONING DISTRICT:	COM-2 (COMMERCIAL 2)
LAND USE:	MIXED USE
OVERALL SITE AREA:	562,162 S.F (12.91 ACRES)
EXISTING WETLAND ACREAGE:	WETLAND AREA A = 21,632.99 SF (0.497 AC) WETLAND AREA B = 49,432.78 SF (1.135 AC) TOTAL = 71,065.77 (1.632 AC)

1. ALL DIMENSIONS SHOWN ARE AT FACE OF CURB, UNLESS OTHERWISE NOTED. B/C INDICATES DIMENSION IS TO BACK OF CURB.
2. FREE STANDING SIGNAGE SHOWN FOR REPRESENTATIONAL PURPOSES ONLY, AND SHALL BE PERMITTED SEPARATELY.
3. THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE "X" ACCORDING TO THE FLOOD INSURANCE RATE MAP # 12035C0226D, COMMUNITY: CITY OF PALM COAST, # 120684, PANEL # 0226, SUFFIX D EFFECTIVE JULY 17, 2006.

LOT	REQUIRED PARKING	PROVIDED PARKING	FRONTAGE	NON-FRONTAGE
1A	37	29	29	0
1B	34	13	13	21
2	27	43	30	13
3	72	85	49	36
4	76	88	88	0
5	80	80	0	80
TRACT 'A'	0	14	0	14
TOTAL:	324	373 (100%)	209 (56%)	164 (44%)

LOT	USE / SF	REQ. LOADING SPACE*	LOADING SPACE PROVIDED
1A	RESTAURANT / 2,200	1	1
1B	RESTAURANT / 1,897 SF	1	1
2	GAS STATION / 6,490 SF	1	1
3	GROCERY / 17,825 SF	1	1
4	RETAIL / 19,097 SF	1	1
5	RESTAURANT / 6,000 SF	1	1
TRACT 'A'	POND / 000 SF	0	0

LOT	REQUIRED PARKING	REQUIRED BICYCLE PARKING	PROVIDED BICYCLE PARKING
1A	37		
1B	32	4	4
2	27	2	4
3	72	4	4
4	76	4	4
5	80	4	4
TRACT 'A'	0	0	0
TOTAL:	324	18	20

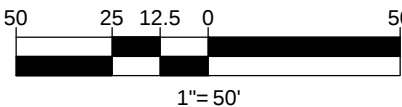
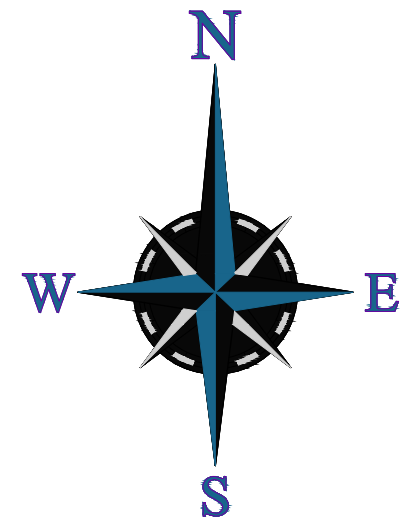
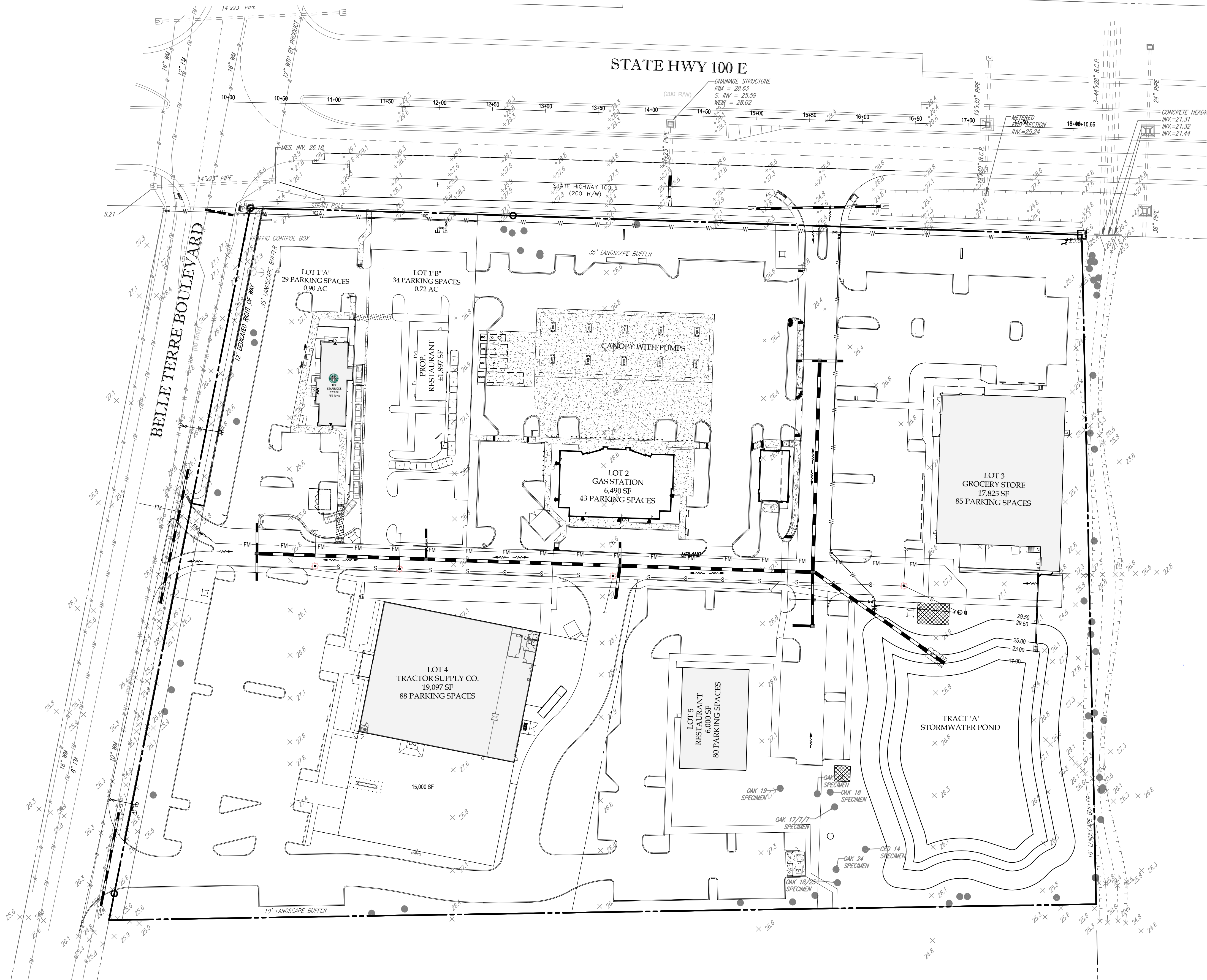


SHEET TITLE:

CONCEPTUAL SITE LAYOUT PLAN

SHEET NUMBER:

C-4

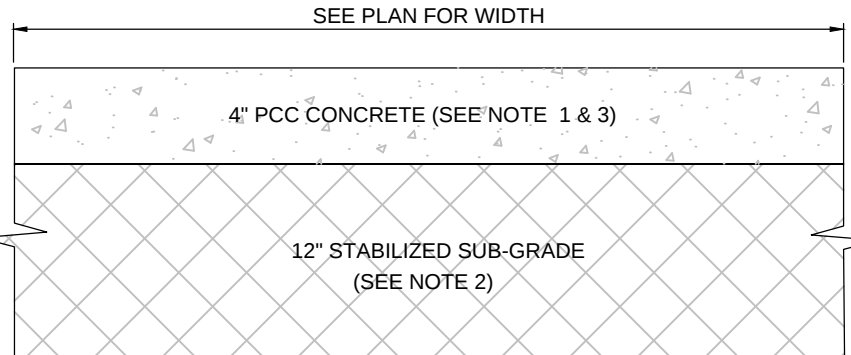


LEGEND:

- EXIST. PROPERTY LINE
- EXIST. SPOT ELEVATION
- PROP. SPOT ELEVATION
- PROP. LOT LINES
- PROP. CONCRETE
- PROP. DRAINAGE PIPE
- PROP. CATCH BASIN
- EXIST. STORM SEWER
- EXIST. WATER MAIN
- EXIST. SANITARY FORCE MAIN
- PROP. WATER MAIN
- PROP. FIRE LINE
- PROP. FORCE MAIN

DATUM NOTE:

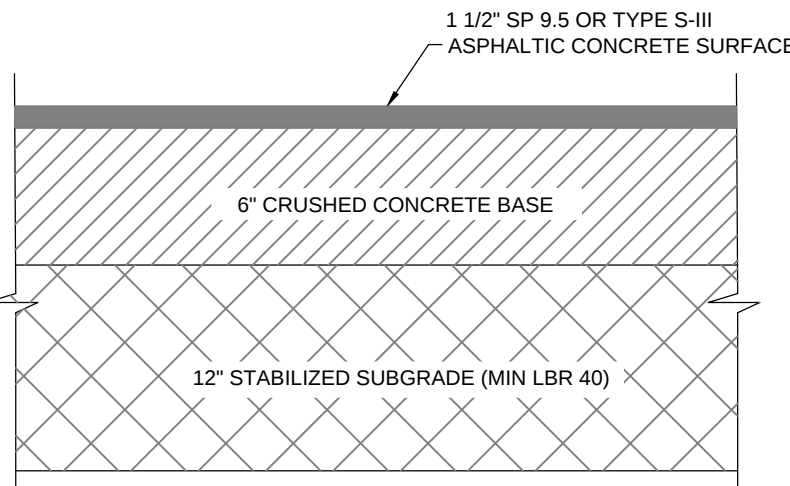
ELEVATIONS SHOWN ON THIS SURVEY ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM, 1929 (NGVD29) PER MEASUREMENT BASED ON THE PALM COAST PRIMARY CONTROL TRAVERSE MONUMENTS (L-MONUMENTS) SET BY B.R. WATTLIS, LS#1443.



NOTES:

1. SIDEWALK SHALL BE 4" THICK EXCEPT IN DRIVEWAYS WHERE THE THICKNESS SHALL BE 6".
2. SUBGRADE BELOW SIDEWALK SHALL BE COMPACTED TO 98% OF MAX. DENSITY PER A.A.S.H.T.O. T-180.
3. CONCRETE STRENGTH SHALL BE MIN. 3000 PSI @ 28 DAYS.
4. SIDEWALK REMOVAL & REPLACEMENTS TO CONSIST OF FULL FLAGS.
5. PROVIDE EXPANSION JOINT (TYPE 'A') AT CONNECTIONS BETWEEN NEW AND EXISTING SIDEWALK.
6. PROVIDE FIBEROUS JOINTS 20' O.C.

CONCRETE SIDEWALK DETAIL
NOT TO SCALE



ASPHALT PAVEMENT DETAIL
NOT TO SCALE

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• BALTIMORE, MD
• NEW YORK METRO
• REHOBOTH BEACH, DE
• NORTHERN VIRGINIA
• RALEIGH, NC
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PERMIT SET

PROJECT NO.: FLT140058
DRAWN BY: JDP
CHECKED BY: GRR
DATE: 02/05/2015
SCALE: AS NOTED
CAD I.D.: FLT140058 S50

SHOPPES OF PALM COAST

FOR

PARADISE VENTURES

LOCATION OF SITE
BELLE TERRE &
STATE HWY 100 E
PALM COAST, FL

BOHLER ENGINEERING

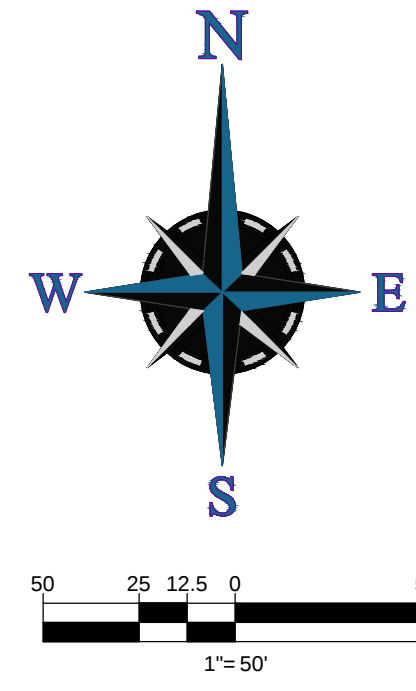
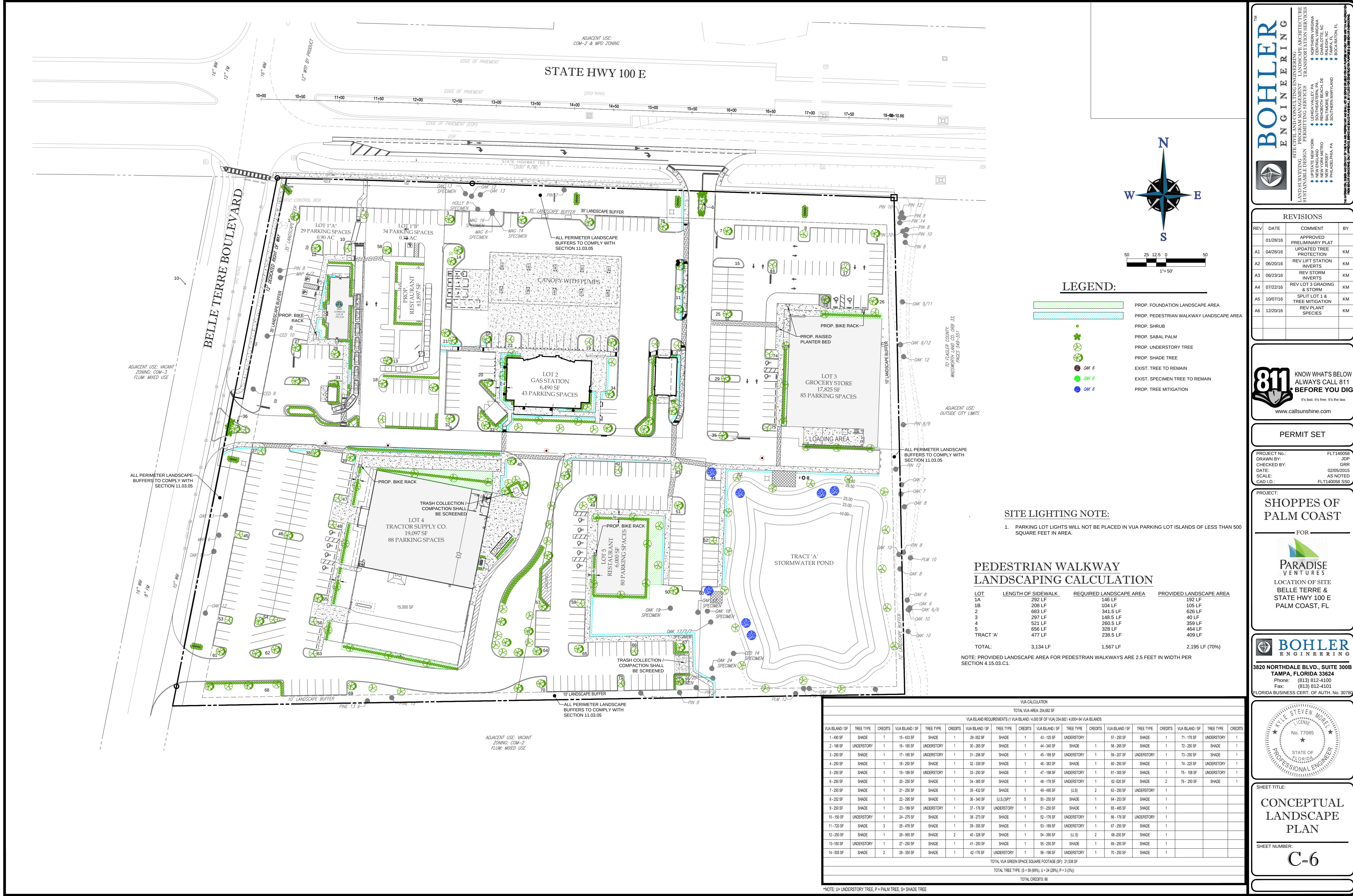
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TAMPA, FLORIDA 33624
Phone: (813) 812-4100
Fax: (813) 812-4101
FLORIDA BUSINESS CERT. OF AUTH. NO. 30785

KYLE STEVEN NOTES

LICENSE
No. 77085
STATE OF FLORIDA
PROFESSIONAL ENGINEER

SHEET TITLE:
CONCEPTUAL UTILITY / GRADING PLAN

SHEET NUMBER:
C-5



LEGEND:

- PROP. FOUNDATION LANDSCAPE AREA
- PROP. PEDESTRIAN WALKWAY LANDSCAPE AREA
- PROP. SHRUB
- PROP. SABAL PALM
- PROP. UNDERSTORY TREE
- PROP. SHADE TREE
- EXIST. TREE TO REMAIN
- EXIST. SPECIMEN TREE TO REMAIN
- PROP. TREE MITIGATION

SITE LIGHTING NOTE:

- 1. PARKING LOT LIGHTS WILL NOT BE PLACED IN VUA PARKING LOT ISLANDS OF LESS THAN 500 SQUARE FEET IN AREA.

PEDESTRIAN WALKWAY LANDSCAPING CALCULATION

LOT	LENGTH OF SIDEWALK	REQUIRED LANDSCAPE AREA	PROVIDED LANDSCAPE AREA
1A	292 LF	146 LF	192 LF
1B	208 LF	104 LF	105 LF
2	683 LF	341.5 LF	626 LF
3	297 LF	148.5 LF	40 LF
4	521 LF	260.5 LF	359 LF
5	656 LF	328 LF	464 LF
TRACT 'A'	477 LF	238.5 LF	409 LF
TOTAL:	3,134 LF	1,567 LF	2,195 LF (70%)

NOTE: PROVIDED LANDSCAPE AREA FOR PEDESTRIAN WALKWAYS ARE 2.5 FEET IN WIDTH PER SECTION 4.15.03.C1.

VUA CALCULATION											
TOTAL VUA AREA: 254,682 SF											
VUA ISLAND REQUIREMENTS (1 VUA ISLAND / 4,000 SF OF VUA) 254,682 / 4,000 = 64 VUA ISLANDS											
VUA ISLAND / SF	TREE TYPE	CREDITS	VUA ISLAND / SF	TREE TYPE	CREDITS	VUA ISLAND / SF	TREE TYPE	CREDITS	VUA ISLAND / SF	TREE TYPE	CREDITS
1-450 SF	SHADE	1	15-433 SF	SHADE	1	29-332 SF	SHADE	1	43-125 SF	UNDERSTORY	1
2-188 SF	UNDERSTORY	1	16-185 SF	UNDERSTORY	1	30-265 SF	SHADE	1	44-340 SF	SHADE	1
3-250 SF	SHADE	1	17-185 SF	UNDERSTORY	1	31-256 SF	SHADE	1	45-189 SF	UNDERSTORY	1
4-250 SF	SHADE	1	18-203 SF	SHADE	1	32-339 SF	SHADE	1	46-303 SF	SHADE	1
5-250 SF	SHADE	1	19-189 SF	UNDERSTORY	1	33-250 SF	SHADE	1	47-189 SF	UNDERSTORY	1
6-250 SF	SHADE	1	20-250 SF	SHADE	1	34-365 SF	SHADE	1	48-176 SF	UNDERSTORY	1
7-250 SF	SHADE	1	21-250 SF	SHADE	1	35-432 SF	SHADE	1	49-495 SF	(U.S.)	2
8-252 SF	SHADE	1	22-285 SF	SHADE	1	36-340 SF	(U.S./P)	5	50-250 SF	SHADE	1
9-250 SF	SHADE	1	23-189 SF	UNDERSTORY	1	37-176 SF	UNDERSTORY	1	51-250 SF	SHADE	1
10-150 SF	UNDERSTORY	1	24-275 SF	SHADE	1	38-273 SF	SHADE	1	52-176 SF	UNDERSTORY	1
11-720 SF	SHADE	3	25-476 SF	SHADE	1	39-355 SF	SHADE	1	53-189 SF	UNDERSTORY	1
12-250 SF	SHADE	1	26-585 SF	SHADE	2	40-328 SF	SHADE	1	54-390 SF	(U.S.)	2
13-150 SF	UNDERSTORY	1	27-250 SF	SHADE	1	41-250 SF	SHADE	1	55-250 SF	SHADE	1
14-505 SF	SHADE	2	28-350 SF	SHADE	1	42-176 SF	UNDERSTORY	1	56-189 SF	UNDERSTORY	1
TOTAL VUA GREEN SPACE SQUARE FOOTAGE (SF): 21,536 SF											
TOTAL TREE TYPE: (S = 59 (86%), U = 24 (28%), P = 3 (3%))											
TOTAL CREDITS: 86											

*NOTE: U= UNDERSTORY TREE, P= PALM TREE, S= SHADE TREE

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