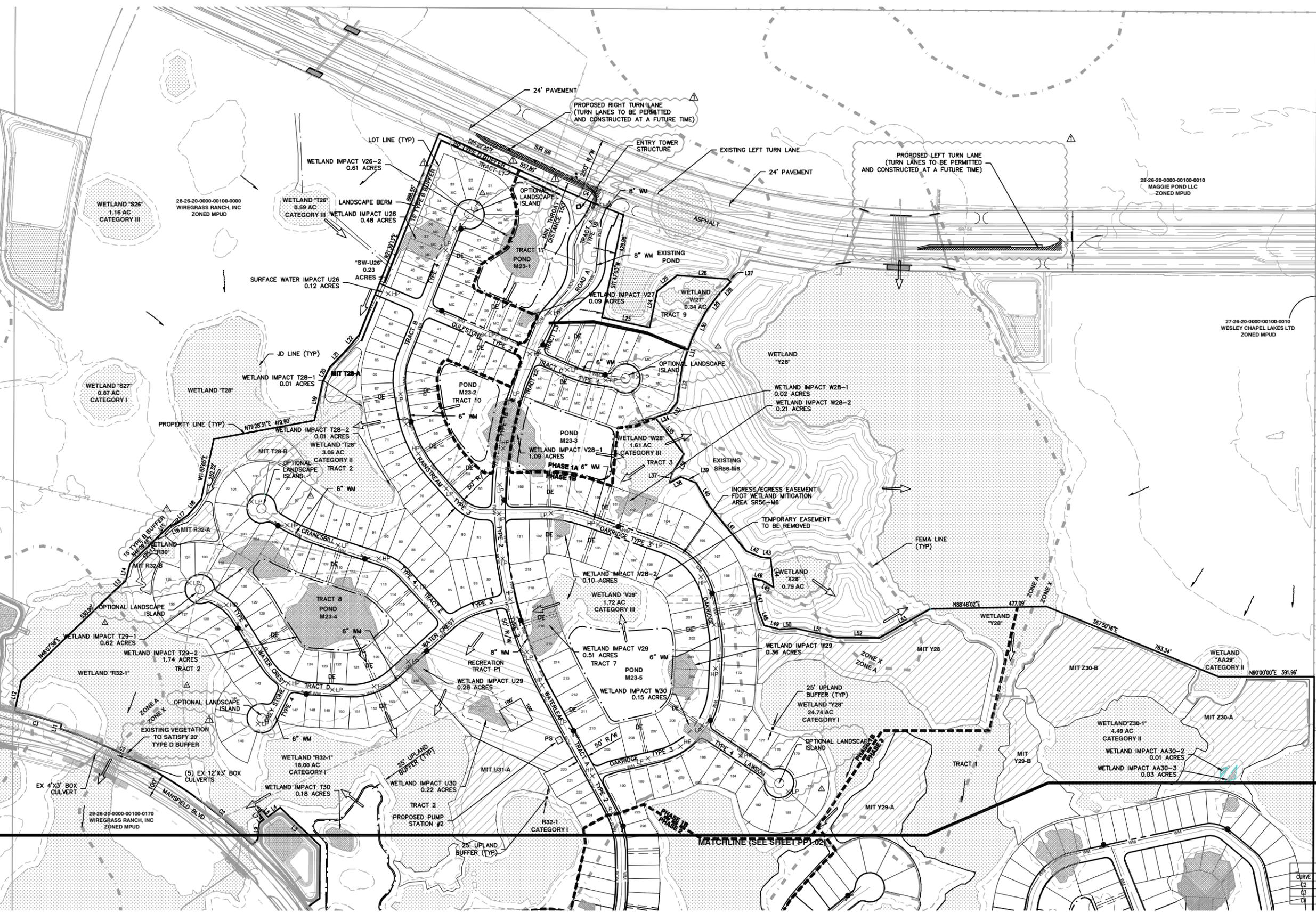


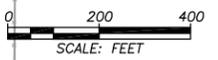


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DESIGNED: GMR  
 DRAWN: KDS  
 CHECKED: TLT  
 PLOTTED: LFK



**NOTE**  
 FOR TYPE 1 (1A AND 1B) ROADS, BELOW THE STABILIZED SUBGRADE A MINIMUM OF TWO FEET OF SELECT MATERIAL, CONSISTING OF A-3 (SP) SOIL AND/OR A-2-4 WITH A MAXIMUM 15 PERCENT PASSING NUMBER 200 SIEVE, SHALL BE PROVIDED.  
 IF DURING CONSTRUCTION ACTIVITIES ANY EVIDENCE OF THE PRESENCE OF STATE AND FEDERALLY PROTECTED PLANT AND/OR ANIMAL SPECIES IS DISCOVERED, WORK SHALL COME TO AN IMMEDIATE STOP AND PASCO COUNTY SHALL BE NOTIFIED WITHIN TWO WORKING DAYS OF THE PLANT AND/OR ANIMAL SPECIES FOUND ON THE SITE.  
 IF DURING CONSTRUCTION ACTIVITIES 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 BUILDING FOUNDATION, ARE DISCOVERED, WORK SHALL COME TO AN IMMEDIATE STOP AND THE FLORIDA DEPARTMENT OF HISTORIC RESOURCES (STATE HISTORIC PRESERVATION OFFICER) AND PASCO COUNTY SHALL BE NOTIFIED WITHIN TWO WORKING DAYS OF THE RESOURCES FOUND ON THE SITE.



LINE	BEARING	LENGTH
L11	N17°56'40"E	20.00'
L12	N12°18'51"E	127.94'
L13	N48°25'19"E	62.27'
L14	N13°54'10"E	72.06'
L15	N47°12'39"E	47.08'
L16	N89°12'39"E	32.02'
L17	N54°07'42"E	61.67'
L18	N39°51'22"E	81.29'
L19	N12°15'45"E	161.52'
L20	N26°33'24"E	67.49'
L21	N43°30'37"E	97.40'
L22	N40°04'07"E	80.97'
L23	S78°12'57"E	199.99'
L24	N11°37'35"E	151.88'
L25	N51°33'42"E	104.40'
L26	S86°01'10"E	208.10'
L27	S46°21'34"E	16.93'
L28	S41°13'54"E	68.45'
L29	S36°32'09"E	91.45'
L30	S27°32'29"E	116.21'
L31	S19°44'26"E	129.89'
L32	S08°05'57"E	148.28'
L33	S39°27'47"E	53.10'
L34	S69°52'29"E	58.75'
L35	S38°12'43"E	190.60'
L36	S31°28'41"E	95.64'
L37	S12°55'52"E	36.45'
L38	N61°55'19"E	51.01'
L39	S67°24'24"E	68.64'
L40	S29°44'32"E	108.80'
L41	S39°10'32"E	238.78'
L42	S88°32'53"E	66.37'
L43	S83°57'36"E	39.29'
L44	S05°34'44"E	119.16'
L45	N59°30'52"E	53.96'
L46	N80°20'29"E	40.03'
L47	S10°15'57"E	130.74'
L48	S20°51'26"E	67.11'
L49	S76°14'18"E	67.16'
L50	N86°36'23"E	63.57'
L51	S77°34'25"E	175.56'
L52	S89°44'15"E	173.59'
L53	N60°22'59"E	240.47'

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C2	2030.00'	930.86'	922.72'	N58°55'09"W	26°16'23"
C3	2050.00'	200.04'	199.96'	N74°51'04"W	5°35'27"
C4	3725.00'	270.57'	270.52'	S67°34'27"E	4°09'43"

**King**  
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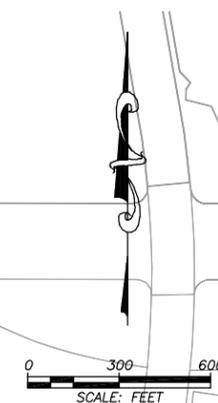
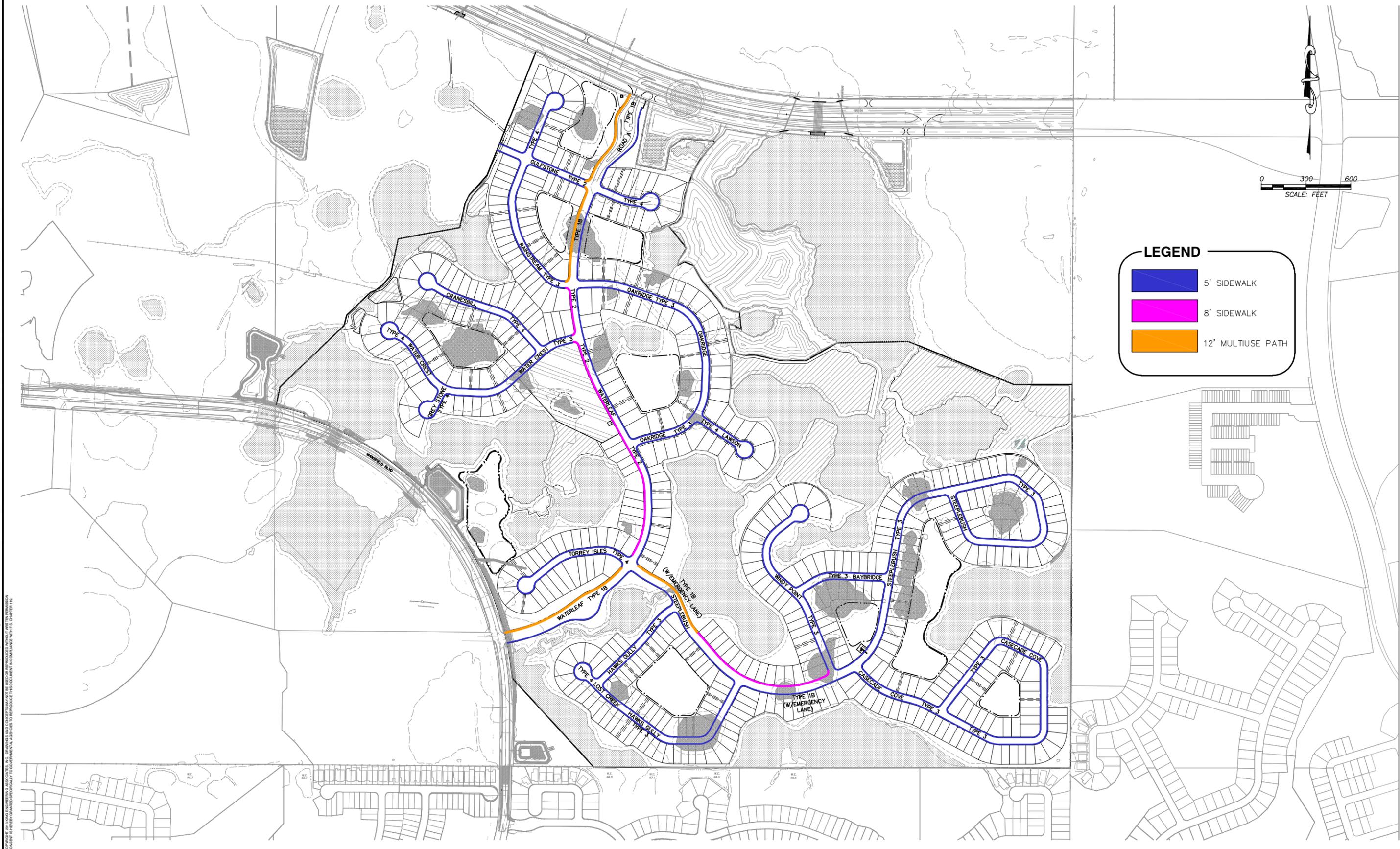
**WIREGRASS PARCEL M23**  
 FOR  
**PASCO COUNTY ASSOCIATES II, LLLP**  
 1600 SAWGRASS CORPORATE PKWY, SUITE 400  
 SUNRISE, FLORIDA 33323

**PRELIMINARY PLAN**

JOB NO: 3858-002-000  
 SHEET NO: PP1.01  
 DATE: 03/11/2013  
 SCALE: AS SHOWN  
 PASCO CO. PREL. PLAN 1ST RESUB. NOV-12-2013  
 Tuyen L. Tran  
 Nov 12, 2013  
 FL P.E. NO. 54099



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**LEGEND**

- 5' SIDEWALK
- 8' SIDEWALK
- 12' MULTIUSE PATH

DESIGNED	GMR
DRAWN	KDS
CHECKED	TLT
C.L.	LFK

**King**  
ENGINEERING ASSOCIATES, INC.

4921 Memorial Highway  
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Tampa, Florida 33634  
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www.kingengineering.com  
Engineering License #2610

**WIREGRASS PARCEL M23**  
FOR  
**PASCO COUNTY ASSOCIATES II, LLLP**  
1600 SAWGRASS CORPORATE PKWY, SUITE 400  
SUNRISE, FLORIDA 33323

**PRELIMINARY PLAN**

NO.	DATE	REVISIONS PER PRELIMINARY PLAN COMMENTS	DESCRIPTION	APPROVED BY

TUYEN L. TRAN  
Nov 12, 2013  
FL P.E. NO. 54099

JOB NO. 3858-002-000  
DATE: 03/11/2013  
SCALE: AS SHOWN  
SHEET NO. PP1.03  
PASCO CO. PREL. PLAN 1ST RESUB.  
NOV-12-2013

**GENERAL NOTES**

- STREET LIGHTS SHALL BE REQUIRED THROUGHOUT THE DEVELOPMENT.
- THIS PRELIMINARY PLAN SHALL COMPLY WITH THE CONDITIONS OF THE APPROVED MPUD PLAN.
- REFER TO THE LOT DIMENSION TABLE AND LOT DIAGRAMS FOR ALL REQUIRED BUILDING SETBACKS, MINIMUM LOT WIDTHS ETC.
- SEE SHEET ONE AND TWO OF THE PRELIMINARY PLAN FOR PHASING.
- THE DEVELOPER AND/OR HIS DESIGNATED HOMEOWNERS ASSOCIATION SHALL OWN AND MAINTAIN ALL COMMON AREAS, DRAINAGE EASEMENTS, JURISDICTIONAL AREAS, PARKS, ETC.
- A MINIMUM OF 25% OF THE OVERALL PROJECT ACRES SHALL BE DEDICATED OPEN SPACE. OPEN SPACE MAY INCLUDE BUT IS NOT LIMITED TO WETLANDS, LANDSCAPE AREAS, PARKS, RECREATION AREAS AND STORMWATER MANAGEMENT AREAS.
- EX. CONTOURS WITHIN THE TRACT BOUNDARY ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929.
- DRAINAGE RUNOFF (POST DESIGN) WILL BE COLLECTED AND DIRECTED VIA PIPES AND SWALES TO SUMPS AND PONDS (AS APPROPRIATE) AND THEN TO THE WETLANDS PER SWFWM'S PERMIT REQUIREMENTS.
- POTABLE WATER & SANITARY SEWAGE DISPOSAL SERVICE WILL BE PROVIDED BY PASCO COUNTY FROM EXISTING MAINS, ADJACENT TO THE SITE.
- TELEPHONE SERVICE WILL BE PROVIDED BY VERIZON.
- PROPOSED DRAINAGE AND UTILITY EASEMENTS WILL BE SHOWN ON THE CONSTRUCTION PLANS AND GRANTED ON THE PLAT WHEN RECORDED. THE MINIMUM EASEMENT FOR WATER AND SEWER TO BE ACCEPTED BY PASCO COUNTY IS 15' OR LOCATED IN THE RIGHT-OF-WAY. DETENTION AREAS WILL BE WITHIN DEDICATED DRAINAGE EASEMENTS. WETLANDS WILL BE WITHIN DEDICATED WETLAND CONSERVATION/DRAINAGE EASEMENTS AND WILL BE GRANTED ON PLATS OR BY SEPARATE INSTRUMENTS.
- ALL AREAS WITHIN THE LIMITS OF THE PROPOSED PRELIMINARY PLAN ARE ZONE "X", OR "AE" AS NOTED ON F.E.M.A. FIRM COMMUNITY PANELS #1202300 430E, SEPT. 30, 1992 AND #1202300 450E, SEPT 30, 1992. THE 100 YEAR BASE FLOOD ELEVATION ESTABLISHED WITHIN THE WETLANDS VARIES FROM ELEVATION 68.0 TO ELEVATION 77.0 (ESTIMATED).
- ALL PROPOSED ROADWAYS SHALL BE PRIVATE AND DEDICATED TO HOA. ALL ROAD RIGHTS OF WAY SHALL BE A MINIMUM OF 50' IN WIDTH.
- A 10' UTILITY EASEMENT SHALL BE PROVIDED ADJACENT TO ALL INTERNAL ROADWAYS.
- SIDEWALKS ARE TO BE PROVIDED AS REQUIRED WITHIN LAND DEVELOPMENT CODE EXCEPT AS SHOWN ON THE PEDESTRIAN/BIKE CIRCULATION PLAN.
- ALL WATER AND WASTEWATER FACILITIES ARE TO BE INSTALLED IN COMPLIANCE WITH THE PASCO COUNTY "STANDARD FOR DESIGN AND CONSTRUCTION OF WATER, WASTEWATER, RECLAIMED WATER FACILITIES FOR PASCO COUNTY, 2006 EDITION."
- THE CONTRACTOR SHALL NOT ENTER UPON OR IN ANY WAY ALTER ANY WETLAND AREAS, EXCEPT AS AUTHORIZED BY THE APPROPRIATE ENVIRONMENTAL PERMIT. ALL WORK IN THE VICINITY OF OPEN WATER OR WETLANDS IS TO BE IN COMPLIANCE WITH ANY AND ALL PERMITS.
- THE CONTRACTOR IS TO CONTROL ALL FUGITIVE DUST ORIGINATING ON THIS PROJECT BY WATERING OR OTHER METHODS AS ACCEPTED BY THE OWNER OR HIS AUTHORIZED REPRESENTATIVE.
- BURN AREAS, IF REQUIRED, WILL BE OBTAINED FROM THE DIVISION OF FORESTRY BY THE CONTRACTOR.
- ALLOWABLE PAVEMENT WIDTHS:  
PAVEMENT TYPE      PAVEMENT WIDTHS  
TYPE 1B & TYPE 2      24'  
TYPE 3      22'  
TYPE 4      20'
- DEVELOPMENT SHALL COMPLY WITH THE TREE AND LANDSCAPE CODES AS SET FORTH IN THE LAND DEVELOPMENT CODE.
- ALL TYPE 3 AND 4 ROADWAYS SHALL HAVE A MINIMUM CENTERLINE RADIUS OF 50'.
- WETLAND LIMITS SHOWN HERE ARE PER A JURISDICTIONAL SURVEY APPROVED BY SWFWM UNDER PERMIT #44027030.064, WIREGRASS RANCH SCAP - M23 MODIFICATION.
- ALL STORMWATER PIPES BETWEEN LOTS WILL BE IN STORM DRAINAGE EASEMENTS - 15' MIN. EXCEPT FOR ACCESS TO LAKES WHICH SHALL HAVE A 15' MIN. EASEMENT.
- ALL CONSTRUCTION MUST BE IN ACCORDANCE WITH THE CURRENT VERSION OF THE "MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION, AND MAINTENANCE FOR STREETS AND HIGHWAYS, STATE OF FLORIDA."
- ARCHAEOLOGICAL AND ENVIRONMENTAL STUDIES WERE SUBMITTED WITH THE DRI.
- SIDEWALK CROSSINGS TO PROVIDE STRIPING AND SIGNAGE PER FDOT INDEX NUMBERS 17346 AND 17355.
- TEMPORARY "T" TYPE TURNAROUNDS WILL BE PROVIDED WHERE INCREMENTAL CONSTRUCTION WILL CREATE A DEAD END, AND AT THE END OF ROADWAYS AS SHOWN.
- FIRE PROTECTION SHALL BE PROVIDED BY THE USE OF ON SITE FIRE HYDRANTS PROVIDED IN ACCORDANCE WITH THE SBOCI STANDARD FIRE PROTECTION CODE, LATEST EDITION. THE PROJECT WILL COMPLY WITH PASCO COUNTY HYDRANT ORDINANCE. ALL WATER LINES FOR FIRE PROTECTION ARE 6" UNLESS SHOWN OTHERWISE.
- BELOW IS A LIST OF SUPPLIERS OF THE PROJECT UTILITIES:

WATER:	PASCO COUNTY UTILITIES DEPARTMENT WEST PASCO COUNTY GOVERNMENT 7536 STATE STREET SUITE 228 NEW PORT RICHEY, FLORIDA 34654	FIRE DEPT.:	PASCO COUNTY EMERGENCY SERVICES 530 SUNSET ROAD NEW PORT RICHEY, FLORIDA 33552
SEWER:	PASCO COUNTY UTILITIES DEPARTMENT WEST PASCO COUNTY GOVERNMENT 7536 STATE STREET SUITE 228 NEW PORT RICHEY, FLORIDA 34654	ELECTRICAL:	WILHACOOCHIEE RIVER ELECTRIC CO-OP ONE PASCO CENTER DISTRICT PO BOX 1278 SAN ANTONIO, FLORIDA 33576
RECLAIMED WATER:	PASCO COUNTY UTILITIES DEPARTMENT WEST PASCO COUNTY GOVERNMENT 7536 STATE STREET SUITE 228 NEW PORT RICHEY, FLORIDA 34654		

- GRASS OR OTHER LOW-GROWING VEGETATION THAT IS EASILY MAINTAINED SHALL BE USED ON ROADSIDE CLEAR ZONES. MEDIANS SHALL BE LANDSCAPED PER FDOT INDEX NO. 546.
- A NOTE SHALL BE PROVIDED ON THE FINAL PLAT(S) INDICATING "VEHICULAR ACCESS RIGHTS DEDICATED TO PASCO COUNTY" FOR ALL LOTS BACKING UP TO THE ARTERIAL, COLLECTOR, AND/OR MAJOR LOCAL ROAD RIGHT-OF-WAY LINES AS NECESSARY.
- PROJECT DEVELOPER: PASCO COUNTY ASSOCIATES II, LLLP  
1600 SAWGRASS CORPORATE PARKWAY  
SUNRISE, FLORIDA 33323
- PROJECT SURVEYOR: KING ENGINEERING ASSOCIATES, INC.  
4921 MEMORIAL HIGHWAY ONE MEMORIAL CENTER,  
SUITE 300  
TAMPA, FLORIDA 33634  
(813) 880-8881
- PROJECT ENGINEER: KING ENGINEERING ASSOCIATES, INC.  
4921 MEMORIAL HIGHWAY ONE MEMORIAL CENTER,  
SUITE 300  
TAMPA, FLORIDA 33634  
(813) 880-8881
- UTILITY LINES OF ALL KINDS, INCLUDING, BUT NOT LIMITED TO, THOSE OF HOME BASED UTILITIES, ELECTRIC POWER AND LIGHT, TELEPHONE AND TELEGRAPH, CABLE TELEVISION, WATER, SEWER, AND GAS SHALL BE CONSTRUCTED AND INSTALLED BENEATH THE SURFACE OF THE GROUND.
- NO PRELIMINARY SITE PLAN APPROVALS OR PLATS WITHIN 200 FEET OF THE SUBJECT PROPERTY.
- CONSTRUCTION PLANS WILL BE SUBMITTED SHOWING PONDS COMPLIANT WITH SECTION 13 OF THE PASCO COUNTY LANDSCAPE ORDINANCE.
- IF, DURING CONSTRUCTION ACTIVITIES, 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 BUILDING FOUNDATIONS ARE DISCOVERED, WORK SHALL COME TO AN IMMEDIATE STOP, AND PASCO COUNTY AND THE FLORIDA DIVISION OF HISTORICAL RESOURCES (STATE HISTORIC PRESERVATION OFFICER) SHALL BE NOTIFIED WITHIN TWO WORKING DAYS.
- IF DURING CONSTRUCTION ACTIVITIES ANY EVIDENCE OF THE PRESENCE OF STATE AND FEDERALLY PROTECTED PLANT AND/OR ANIMAL SPECIES ARE DISCOVERED, WORK SHALL COME TO AN IMMEDIATE STOP AND PASCO COUNTY SHALL BE NOTIFIED WITHIN TWO WORKING DAYS OF THE PLANT AND/OR ANIMAL SPECIES FOUND ON THE SITE.
- AN EXISTING UTILITY EASEMENT WITH TEMPORARY 12" FORCE MAIN IS ON THE PROPERTY. AN EXISTING INGRESS/EGRESS FOR MAINTENANCE OF FDOT MITIGATION AREA EXISTS ON SITE AND WILL BE RELOCATED. THE NORTHERN BOUNDARY OF THE PROPERTY IS THE SOUTHERN RIGHT-OF-WAY OF S.R. 56, SOUTHERN BOUNDARY OF THE PROPERTY IS THE NORTHERN RIGHT-OF-WAY OF MANSFIELD BLVD.
- POCKET PARKS AS REQUIRED BY PASCO COUNTY ORDINANCE WILL BE PROVIDED AS APPLICABLE AND DESIGNATED IN SITE PLANS. ALL OTHER PARK REQUIREMENTS SHALL BE MET BY PAYMENT OF PARK FEES AS REQUIRED BY PASCO COUNTY ORDINANCE.
- WETLAND SETBACK BUFFER IS 15' MINIMUM, 25' AVERAGE EXCEPT AT WETLAND IMPACT AREAS, MITIGATION AREAS OR AS SHOWN.
- PROJECT IS LOCATED OUTSIDE HURRICANE EVACUATION ZONE.

**PASCO COUNTY APPROVALS**

- DEVELOPMENT ORDER (DO) WAS APPROVED FOR WIREGRASS RANCH DRI 260 (RESOLUTION NO. 07-291) ON 7-17-07 BY BCC.
- DCA APPEALED RESOLUTION NO. 07-291 ON 9-14-07.
- BCC APPROVED AGREEMENT WITH DCA AND AMENDED DO ON 9-25-07.
- BCC ADOPTED DO AGREEMENT TO SETTLE DCA APPEAL ON 10-9-07. (RESOLUTION NO. 08-06)
- BCC APPROVED FUTURE LAND USE AMENDMENT ON 6-22-10. (PGM 10-206)
- BCC ADOPTED AN AMENDED DO FOR DRI 260 (AMENDED AND RESTATED DO) ON 9-7-10. (RESOLUTION NO. 10-376)
- BCC APPROVED FUTURE LAND USE AMENDMENT ON 9-21-10. (ORDINANCE NO. 10-46)
- BCC ADOPTED AMENDMENT TO DRI DO (RESOLUTION NO. 10-399).
- DRG APPROVED DRI/MPUD PARKS PLAN, MASTER BICYCLE AND PEDESTRIAN PLAN AND MASTER ROADWAY PLAN (MRP) (PGM 11-84, PGM 11-85 AND PGM 11-86) ON 5-26-11.
- BCC APPROVED REZONING FOR DRI ON 7-12-11 (REZONING PETITION NO. 6976).

**STANDARD FIRE PROTECTION NOTES**

- ALL PROJECTS MUST COMPLY WITH PASCO COUNTY FIRE HYDRANT ORDINANCE NO. 46-51.
- FIRE HYDRANTS SHALL BE INSTALLED AND IN SERVICE PRIOR TO THE ACCUMULATION OF COMBUSTIBLES.
- PER THE NATIONAL FIRE PROTECTION ASSOCIATION, NFPA-1, 16.4.3.1.3: WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED, COMPLETED, AND IN SERVICE PRIOR TO CONSTRUCTION WORK.
- PER NFPA-1, 18.3.4.1: CLEARANCES OF 7.5 FEET IN FRONT OF AND TO THE SIDES OF THE FIRE HYDRANT WITH A 4-FOOT CLEARANCE TO THE REAR MUST BE MAINTAINED AT ALL TIMES.
- GATED ENTRIES REQUIRE A SIREN OPERATING SYSTEM OR A 3M OPTICOM SYSTEM FOR EMERGENCY ACCESS.

**PARKING SPACE NOTES**

- PARKING SPACE REQUIREMENTS:
- 1, 2, AND 3 BEDROOM UNITS = 2 SPACES PER UNIT
  - 4 OR MORE BEDROOM UNITS = 3 SPACES PER UNIT

**TRAFFIC NOTES**

- ALL TRAFFIC CONTROL DEVICES SHALL BE INSTALLED IN CONFORMANCE WITH THE FEDERAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS.
- STREET NAME SIGNS SHALL BE 6" ON LOCAL ROADS AND 9" ON COLLECTOR AND ARTERIAL ROADS. SIX-INCH SIGNS SHALL HAVE 4" SERIES C LETTERS AND 9" SIGNS SHALL HAVE 6" SERIES B LETTERS. ALL STREET NAMES SIGNS ON PRIVATE STREETS (NON-COUNTY MAINTAINED) SHALL BE STANDARD D3 STREET NAME SIGNS WITH THE COLORS REVERSED; WHITE BACKGROUND WITH GREEN LETTERS AND BORDER. AT INTERSECTIONS WITH COUNTY MAINTAINED ROADS, THE COUNTY MAINTAINED ROAD SHALL BE GREEN BACKGROUND WITH WHITE LETTERS AND BORDER.

**SITE DATA**

TOTAL SITE AREA = (T.S.A.)	332.09 ACRES
TOTAL WETLANDS	92.53 ACRES
TOTAL UPLANDS	239.56 ACRES
	332.09 ACRES
TOTAL TRACT ACREAGE	210.73 ACRES
TOTAL LOT ACREAGE	28.83 ACRES
	239.56 ACRES
PRESENT ZONING	MPUD (RZ PETITION #6976, APPROVED 07/12/11)
FOLIO #'S	28-26-20-0000-00100-0000
LAND USE DESIGNATION	PD
EXISTING ZONING	MPUD
CURRENT LAND USE	VACANT
PROPOSED GROSS DENSITY	1.76 DU/AC
PROPOSED NET DENSITY	2.30 DU/AC
TOTAL PARK AREA REQUIRED	REFER TO WIREGRASS RANCH CONCEPTUAL MASTER PARKS PLAN
TOTAL PARK AREA PROVIDED	5.12 ACRES

**LEGAL DESCRIPTION**

LEGAL DESCRIPTION  
A TRACT OR PARCEL OF LAND LYING AND BEING IN SECTION 28, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE NORTH 89°34'44" WEST, ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 28, A DISTANCE OF 542.37 FEET; THENCE NORTH 42°35'58" WEST, A DISTANCE OF 805.55 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY OF MANSFIELD BOULEVARD ACCORDING TO OFFICIAL RECORDS BOOK 8038, PAGE 1258 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, SAME BEING A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE NORTHERLY 1,102.18 FEET ALONG THE ARC OF SAID CURVE, SAME BEING SAID EASTERLY RIGHT-OF-WAY OF MANSFIELD BOULEVARD, HAVING A RADIUS OF 2,080.00 FEET, A CENTRAL ANGLE OF 110°31', AND A CHORD BEARING AND DISTANCE OF NORTH 20°50'17" WEST 1,088.69 FEET; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY, NORTH 53°58'43" EAST, A DISTANCE OF 65.22 FEET; THENCE NORTH 00°39'48" EAST, A DISTANCE OF 215.34 FEET; THENCE NORTH 46°28'57" WEST, A DISTANCE OF 226.91 FEET; THENCE SOUTH 53°53'16" WEST, A DISTANCE OF 63.08 FEET; THENCE NORTH 41°16'12" WEST, A DISTANCE OF 38.35 FEET; THENCE SOUTH 47°42'52" WEST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 41°16'12" EAST, A DISTANCE OF 36.19 FEET; THENCE SOUTH 53°53'16" WEST, A DISTANCE OF 23.23 FEET; THENCE SOUTH 05°27'21" WEST, A DISTANCE OF 68.23 FEET; THENCE SOUTH 44°13'02" WEST, A DISTANCE OF 30.92 FEET TO THE POINT OF INTERSECTION WITH SAID EASTERLY RIGHT-OF-WAY OF MANSFIELD BOULEVARD, SAME BEING A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID EASTERLY RIGHT-OF-WAY OF MANSFIELD BOULEVARD: (1) NORTHWESTERLY 930.86 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,080.00 FEET, A CENTRAL ANGLE OF 26°16'23", AND A CHORD BEARING AND DISTANCE OF NORTH 58°55'09" WEST 922.72 FEET; (2) NORTH 17°56'09" EAST, A DISTANCE OF 20.00 FEET TO THE POINT ON A NON-TANGENT CURVE TO THE LEFT; (3) WESTERLY 200.04 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,050.00 FEET, A CENTRAL ANGLE OF 05°35'27", AND A CHORD BEARING AND DISTANCE OF NORTH 74°51'04" WEST 199.96 FEET; THENCE NORTH 12°18'51" EAST, A DISTANCE OF 127.94 FEET; THENCE NORTH 46°07'58" EAST, A DISTANCE OF 530.90 FEET; THENCE NORTH 48°25'19" EAST, A DISTANCE OF 62.27 FEET; THENCE NORTH 13°54'09" EAST, A DISTANCE OF 72.06 FEET; THENCE NORTH 46°09'46" EAST, A DISTANCE OF 175.13 FEET; THENCE NORTH 47°12'39" EAST, A DISTANCE OF 47.08 FEET; THENCE NORTH 68°12'39" EAST, A DISTANCE OF 32.02 FEET; THENCE NORTH 54°07'42" EAST, A DISTANCE OF 64.67 FEET; THENCE NORTH 39°51'27" EAST, A DISTANCE OF 81.29 FEET; THENCE NORTH 11°51'05" EAST, A DISTANCE OF 252.32 FEET; THENCE NORTH 79°28'31" EAST, A DISTANCE OF 419.90 FEET; THENCE NORTH 12°13'45" EAST, A DISTANCE OF 161.52 FEET; THENCE NORTH 26°33'24" EAST, A DISTANCE OF 67.49 FEET; THENCE NORTH 43°30'37" EAST, A DISTANCE OF 97.40 FEET; THENCE NORTH 40°04'07" EAST, A DISTANCE OF 80.97 FEET; THENCE NORTH 21°59'13" EAST, A DISTANCE OF 888.55 FEET TO THE POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY OF STATE ROAD 56 ACCORDING TO OFFICIAL RECORDS BOOK 8732, PAGE 3596 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID SOUTHERLY RIGHT-OF-WAY OF STATE ROAD 56: (1) SOUTH 65°29'36" EAST, A DISTANCE OF 557.80 FEET TO A POINT ON A CURVE TO THE LEFT; (2) EASTERLY 270.57 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 3,725.00 FEET, A CENTRAL ANGLE OF 04°09'43", AND A CHORD BEARING AND DISTANCE OF SOUTH 67°34'27" EAST 270.52 FEET; THENCE SOUTH 11°47'03" WEST, A DISTANCE OF 429.98 FEET; THENCE SOUTH 78°12'57" EAST, A DISTANCE OF 199.99 FEET; THENCE NORTH 11°37'35" EAST, A DISTANCE OF 151.88 FEET; THENCE NORTH 51°33'42" EAST, A DISTANCE OF 104.40 FEET; THENCE SOUTH 86°01'00" EAST, A DISTANCE OF 208.10 FEET; THENCE SOUTH 46°21'34" EAST, A DISTANCE OF 16.93 FEET; THENCE SOUTH 44°13'04" WEST, A DISTANCE OF 68.45 FEET; THENCE SOUTH 36°32'09" WEST, A DISTANCE OF 91.45 FEET; THENCE SOUTH 27°37'29" WEST, A DISTANCE OF 108.80 FEET; THENCE SOUTH 19°44'26" WEST, A DISTANCE OF 129.99 FEET; THENCE SOUTH 08°05'57" WEST, A DISTANCE OF 148.25 FEET; THENCE SOUTH 39°27'47" WEST, A DISTANCE OF 53.10 FEET; THENCE SOUTH 69°52'29" WEST, A DISTANCE OF 58.75 FEET; THENCE SOUTH 38°12'43" EAST, A DISTANCE OF 190.60 FEET; THENCE SOUTH 31°28'41" WEST, A DISTANCE OF 95.64 FEET; THENCE NORTH 12°55'52" WEST, A DISTANCE OF 36.45 FEET; THENCE NORTH 61°55'19" EAST, A DISTANCE OF 51.01 FEET; THENCE SOUTH 67°54'24" EAST, A DISTANCE OF 68.64 FEET; THENCE SOUTH 29°44'32" EAST, A DISTANCE OF 108.80 FEET; THENCE SOUTH 39°21'03" EAST, A DISTANCE OF 238.78 FEET; THENCE SOUTH 68°25'35" EAST, A DISTANCE OF 66.37 FEET; THENCE SOUTH 83°57'36" EAST, A DISTANCE OF 39.29 FEET; THENCE SOUTH 05°34'44" EAST, A DISTANCE OF 119.16 FEET; THENCE NORTH 59°05'22" WEST, A DISTANCE OF 53.96 FEET; THENCE NORTH 80°20'29" WEST, A DISTANCE OF 40.03 FEET; THENCE SOUTH 10°01'57" EAST, A DISTANCE OF 130.74 FEET; THENCE SOUTH 20°51'26" EAST, A DISTANCE OF 67.11 FEET; THENCE SOUTH 76°14'18" EAST, A DISTANCE OF 67.16 FEET; THENCE NORTH 86°36'23" EAST, A DISTANCE OF 63.57 FEET; THENCE SOUTH 77°34'25" EAST, A DISTANCE OF 175.56 FEET; THENCE SOUTH 89°44'15" EAST, A DISTANCE OF 173.59 FEET; THENCE NORTH 60°22'59" EAST, A DISTANCE OF 240.47 FEET; THENCE NORTH 88°48'02" EAST, A DISTANCE OF 477.09 FEET; THENCE SOUTH 67°50'16" EAST, A DISTANCE OF 763.34 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 391.96 FEET TO THE POINT OF INTERSECTION WITH THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 28; THENCE SOUTH 00°16'42" WEST, ALONG SAID EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 28, A DISTANCE OF 2,564.87 FEET; THENCE NORTH 89°56'42" WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 28, A DISTANCE OF 2,652.67 FEET TO THE POINT OF BEGINNING.  
CONTAINING 332.09 ACRES.

**DENSITY TABLE**

PHASE	LOTS	GROSS AREA	GROSS DENSITY	WETLANDS	NET AREA	NET DENSITY
PHASE 1A	16	8.99 AC.	1.78 DU/AC	0.34 AC.	8.65 AC.	1.85 DU/AC.
PHASE 1B	208	137.89 AC.	1.51 DU/AC	29.91 AC.	107.98 AC.	1.93 DU/AC.
PHASE 2	146	75.17 AC.	1.94 DU/AC.	20.41 AC.	54.76 AC.	2.67 DU/AC.
PHASE 3	215	110.04 AC.	1.95 DU/AC.	26.81 AC.	83.23 AC.	2.58 DU/AC.
TOTALS	585	332.09 AC.	1.76 DU/AC	77.47 AC.	254.62 AC.	2.30 DU/AC.

**RESIDENTIAL DESIGN STANDARDS**

LOT TYPE	MIN. LOT WIDTH	MIN. LOT DEPTH	FRONT YARD SETBACK (a)	SIDE YARD SETBACK (b)	REAR YARD SETBACK	MAXIMUM HEIGHT	MAX. LOT COVERAGE
SINGLE-FAMILY DETACHED	45'	100'	20'(a)	7.5'	15'	35'	65%(a)

- 20' SETBACK TO PRIMARY STRUCTURE AND 25' FROM THE BACK OF SIDEWALK TO THE FRONT LOADED GARAGE.
- LOT COVERAGE REPRESENTS 55% FOR PRIMARY STRUCTURE AND 10% FOR ACCESSORY STRUCTURES.
- ON CORNER LOTS WHERE THERE IS MORE THAN ONE FRONT, ONE FRONT-YARD SETBACK MAY BE REDUCED TO 10 FEET.
- IN ACCORDANCE WITH THE PRIOR APPROVALS FOR PORTIONS OF S1, M21 (f.k.a. S3), M22 (f.k.a. S3A) AND S4: SIDE-YARD SETBACKS MAY BE REDUCED FROM 7.5 FEET DOWN TO A MAXIMUM OF 5 FEET BASED UPON THE MASTER PLANNED UNIT DEVELOPMENT CONDITIONS BEING MET PRIOR TO CONSTRUCTION PLAN APPROVAL FOR EACH PHASE OR UNIT. SHOULD THE CONDITIONS NOT BE MET, THE MINIMUM SIDE SETBACK SHALL BE 7.5 FEET.

**MODEL CENTER LOTS**

PHASE	LOTS
PHASE 1A	1-16
PHASE 1B	17-41
PHASE 2	251-267
PHASE 3	N/A
TOTAL	58 MODEL CENTER LOTS

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DESIGNED BY GMR DRAWN BY KDS CHECKED BY TLT P.L. LFK

THE SIGNATURE OF THE QUALITY CONTROL OFFICER IN THIS SPACE INDICATES THAT ALL REQUIRED PERMITS HAVE BEEN OBTAINED AND THAT CONSTRUCTION IS AUTHORIZED TO COMMENCE.



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Fax 813 880-8882  
www.kingengineering.com  
Engineering License #2610

**WIREGRASS PARCEL M23**  
FOR  
**PASCO COUNTY ASSOCIATES II, LLLP**  
1600 SAWGRASS CORPORATE PKWY, SUITE 400  
SUNRISE, FLORIDA 33323

**PRELIMINARY PLAN**

NO.	DATE	REVISED PER PRELIMINARY PLAN COMMENTS	APPROVED BY
1	10/03/13	REVISED PER PRELIMINARY PLAN COMMENTS	TLT

JOB NO. 3858-002-000	SHEET NO.
DATE 03/11/2013	<b>PP1.04</b>
SCALE AS SHOWN	
TUYEN L. TRAN Nov 12, 2013 FL P.E. NO. 54099	
PASCO CO. PREL. PLAN 1ST RESUB. NOV-12-2013	

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DESIGNED	GMR
DRAWN	KDS
CHECKED	TLT
D.C.	LFK



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**PRELIMINARY PLAN**

NO.	DATE	DESCRIPTION	APPROVED BY

JOB NO. 3858-002-000	SHEET NO. <b>PP1.05</b>
DATE Nov 12, 2013	SCALE AS SHOWN
PASCO CO. PREL. PLAN 1ST RESUB. NOV-12-2013	

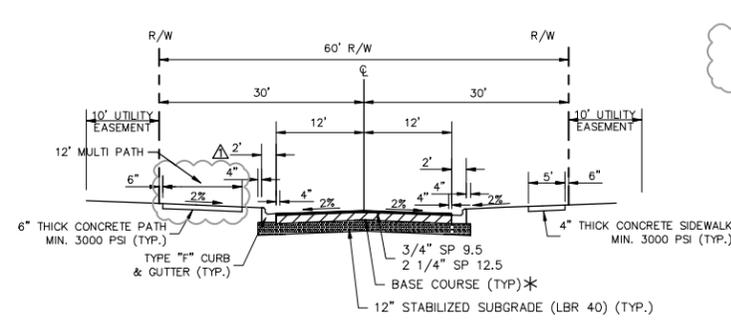
EXISTING		PROPOSED	
CONTOURS	CONTOURS	CONTOURS	CONTOURS
SPOT ELEVATIONS	SPOT ELEVATIONS	SPOT ELEVATIONS	SPOT ELEVATIONS
DIRECTION OF SURFACE DRAINAGE			
JURISDICTIONAL LINE	JURISDICTIONAL LINE	JURISDICTIONAL LINE	JURISDICTIONAL LINE
ACOE & SWFWMD JURISDICTIONAL WETLAND			
SWFWMD JURISDICTIONAL WETLAND	SWFWMD JURISDICTIONAL WETLAND	SWFWMD JURISDICTIONAL WETLAND	SWFWMD JURISDICTIONAL WETLAND
ACOE & SWFWMD JURISDICTIONAL WETLAND IMPACT			
SWFWMD JURISDICTIONAL WETLAND IMPACT			
MITIGATION	MITIGATION	MITIGATION	MITIGATION
UPLAND PRESERVATION AREA	UPLAND PRESERVATION AREA	UPLAND PRESERVATION AREA	UPLAND PRESERVATION AREA
WETLANDS ALONG STATE ROAD/COUNTY ROAD 581 (BRUCE B. DOWNS BOULEVARD) PER PLANS PROVIDED BY ICON CONSULTANT INC.	WETLANDS ALONG STATE ROAD/COUNTY ROAD 581 (BRUCE B. DOWNS BOULEVARD) PER PLANS PROVIDED BY ICON CONSULTANT INC.	WETLANDS ALONG STATE ROAD/COUNTY ROAD 581 (BRUCE B. DOWNS BOULEVARD) PER PLANS PROVIDED BY ICON CONSULTANT INC.	WETLANDS ALONG STATE ROAD/COUNTY ROAD 581 (BRUCE B. DOWNS BOULEVARD) PER PLANS PROVIDED BY ICON CONSULTANT INC.
LAKE	LAKE	LAKE	LAKE
PARK	PARK	PARK	PARK
WATER MAIN	WATER MAIN	WATER MAIN	WATER MAIN
FHA LOCATION	FHA LOCATION	FHA LOCATION	FHA LOCATION
CENTERLINE	CENTERLINE	CENTERLINE	CENTERLINE
FEMA LINE	FEMA LINE	FEMA LINE	FEMA LINE
PROPERTY LINE	PROPERTY LINE	PROPERTY LINE	PROPERTY LINE
WILDLIFE CORRIDOR	WILDLIFE CORRIDOR	WILDLIFE CORRIDOR	WILDLIFE CORRIDOR
R/W LINE	R/W LINE	R/W LINE	R/W LINE
DRAINAGE AND UTILITY EASEMENTS			
PHASE LIMITS	PHASE LIMITS	PHASE LIMITS	PHASE LIMITS
HIGH POINT / LOW POINT			
TOP OF BANK	TOP OF BANK	TOP OF BANK	TOP OF BANK
MODEL CENTER	MODEL CENTER	MODEL CENTER	MODEL CENTER
AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.	AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.	AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.	AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.
BASE FLOOD ELEVATIONS DETERMINED			
DRAINAGE EASEMENT	DRAINAGE EASEMENT	DRAINAGE EASEMENT	DRAINAGE EASEMENT
MODEL CENTER	MODEL CENTER	MODEL CENTER	MODEL CENTER

WETLAND ID	WETLAND ACREAGE	WETLAND IMPACT ID	WETLAND IMPACT ACREAGE
WETLAND "AA29"	0.29 AC.	-	-
WETLAND "AA30-1"	1.55 AC.	-	-
WETLAND "AA30-2"	0.01 AC.	W.I. AA30-2	0.01 AC.
WETLAND "AA30-3"	0.03 AC.	W.I. AA30-3	0.03 AC.
WETLAND "AA30-4"	0.07 AC.	W.I. AA30-4	0.07 AC.
WETLAND "AA31"	1.03 AC.	W.I. AA31	1.03 AC.
WETLAND "AA32"	9.06 AC.	W.I. AA32-1	0.09 AC.
		W.I. AA32-2	0.02 AC.
		W.I. AA32-3	0.06 AC.
WETLAND "R30"	0.16 AC.	-	-
SW-R30	0.11 AC.	-	-
WETLAND "R32-1"	18.00 AC.	-	-
WETLAND "T28"	3.05 AC.	W.I. T28-1	0.01 AC.
		W.I. T28-2	0.01 AC.
SW-T28	0.07 AC.	-	-
WETLAND "T29-1"	0.62 AC.	W.I. T29-1	0.62 AC.
WETLAND "T29-2"	1.74 AC.	W.I. T29-2	1.74 AC.
WETLAND "T30"	0.18 AC.	W.I. T30	0.18 AC.
WETLAND "T31"	0.18 AC.	W.I. T31	0.18 AC.
WETLAND "U26"	0.48 AC.	W.I. U26	0.48 AC.
SW-U26	0.23 AC.	S.W.I. U26	0.12 AC.
WETLAND "U29"	0.28 AC.	W.I. U29	0.28 AC.
WETLAND "U30"	0.22 AC.	W.I. U30	0.22 AC.
WETLAND "U33-1"	4.14 AC.	-	-
WETLAND "V26-2"	0.61 AC.	W.I. V26-2	0.61 AC.
WETLAND "V27"	0.09 AC.	W.I. V27	0.09 AC.
WETLAND "V28-1"	1.09 AC.	W.I. V28-1	1.09 AC.
WETLAND "V28-2"	0.10 AC.	W.I. V28-2	0.10 AC.
WETLAND "V29"	1.72 AC.	W.I. V29	0.51 AC.
WETLAND "V31"	0.08 AC.	W.I. V31	0.08 AC.
WETLAND "V33"	0.31 AC.	W.I. V33	0.31 AC.
WETLAND "W27"	0.34 AC.	-	-
WETLAND "W28"	1.46 AC.	W.I. W28-1	0.02 AC.
		W.I. W28-2	0.21 AC.
WETLAND "W29"	0.36 AC.	W.I. W29	0.36 AC.
WETLAND "W30"	0.15 AC.	W.I. W30	0.15 AC.
WETLAND "W33"	1.36 AC.	W.I. W33	1.36 AC.
WETLAND "X33"	0.28 AC.	W.I. X33	0.28 AC.
WETLAND "Y28"	24.74 AC.	W.I. Y28	0.10 AC.
WETLAND "Y31"	1.57 AC.	W.I. Y31	1.57 AC.
WETLAND "Y32"	0.84 AC.	W.I. Y32	0.84 AC.
WETLAND "Y33"	9.23 AC.	-	-
WETLAND "Z30-1"	4.49 AC.	W.I. Z30-1	0.02 AC.
WETLAND "Z30-2"	0.61 AC.	W.I. Z30-2	0.61 AC.
WETLAND "Z31"	1.60 AC.	W.I. Z31	1.60 AC.
TOTALS	92.53 AC.		15.06 AC.

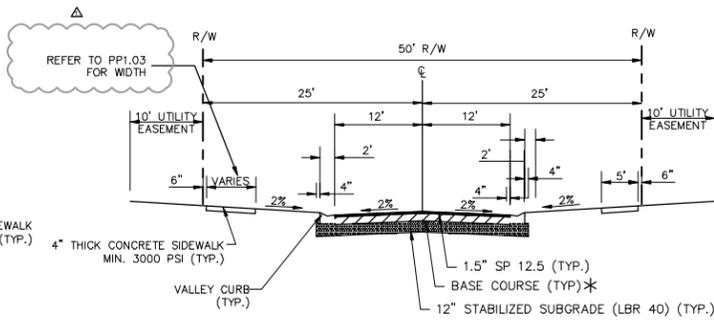
TRACT	TRACT TYPE	APPROXIMATE AREA (ACRES)
A	ROADWAY	6.68
B	ROADWAY	4.79
C	ROADWAY	1.33
D	ROADWAY	2.37
E	ROADWAY	1.24
F	ROADWAY	6.92
G	ROADWAY	2.70
H	ROADWAY	1.70
I	ROADWAY	0.72
J	ROADWAY	3.24
L1	LANDSCAPE BUFFER	0.25
L2	LANDSCAPE BUFFER	0.06
L2	LANDSCAPE BUFFER	0.07
P1	PARK	5.12
1	DRAINAGE/MITIGATION/WETLAND/OPEN SPACE	101.27
2	DRAINAGE/MITIGATION/WETLAND/OPEN SPACE	42.34
3	DRAINAGE/WETLAND/OPEN SPACE	5.33
4	DRAINAGE/OPEN SPACE	1.49
5	DRAINAGE/OPEN SPACE	1.85
6	DRAINAGE/OPEN SPACE	3.36
7	DRAINAGE/WETLAND/OPEN SPACE	5.70
8	DRAINAGE/OPEN SPACE	2.89
9	WETLAND/OPEN SPACE	2.75
10	DRAINAGE/OPEN SPACE	1.92
11	DRAINAGE/WETLAND/OPEN SPACE	4.15
12	OPEN SPACE	0.49
TOTAL TRACT ACREAGE		210.73 ACRES

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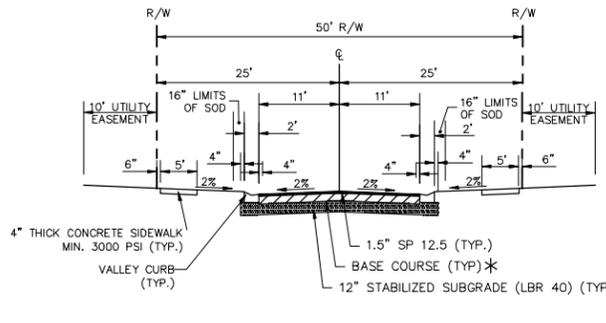
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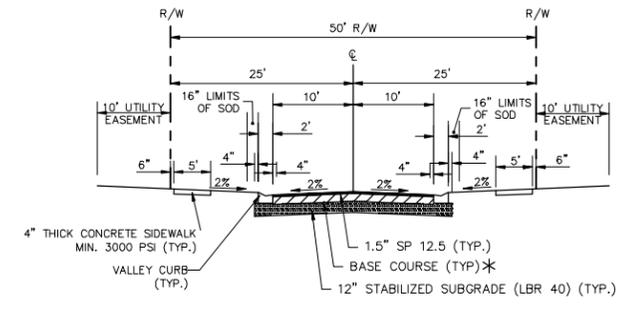
**TYPICAL ROADWAY SECTION**  
**TYPE 1B ROADWAY**  
N.T.S.



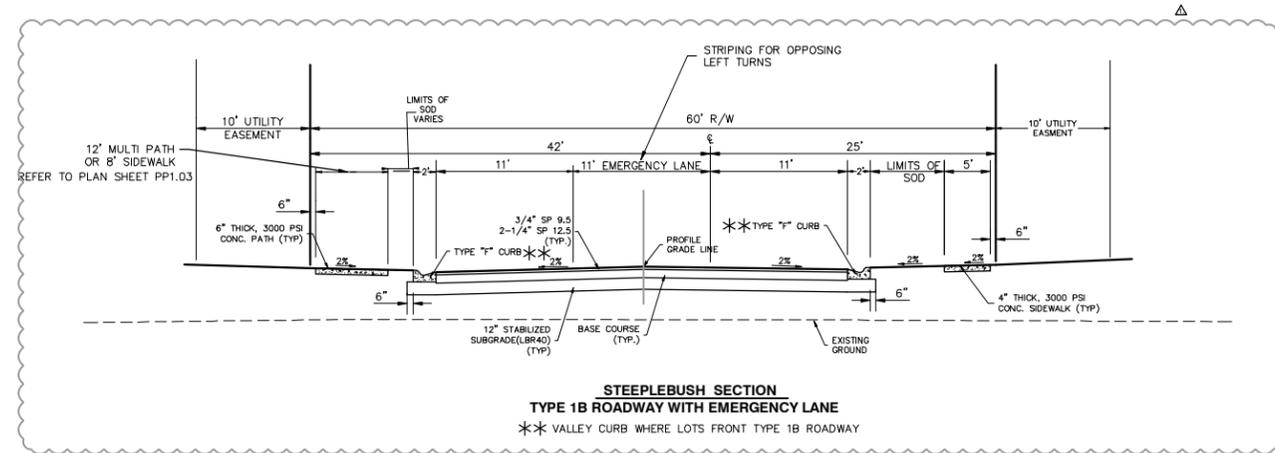
**TYPICAL ROADWAY SECTION**  
**TYPE 2 ROADWAY**  
N.T.S.



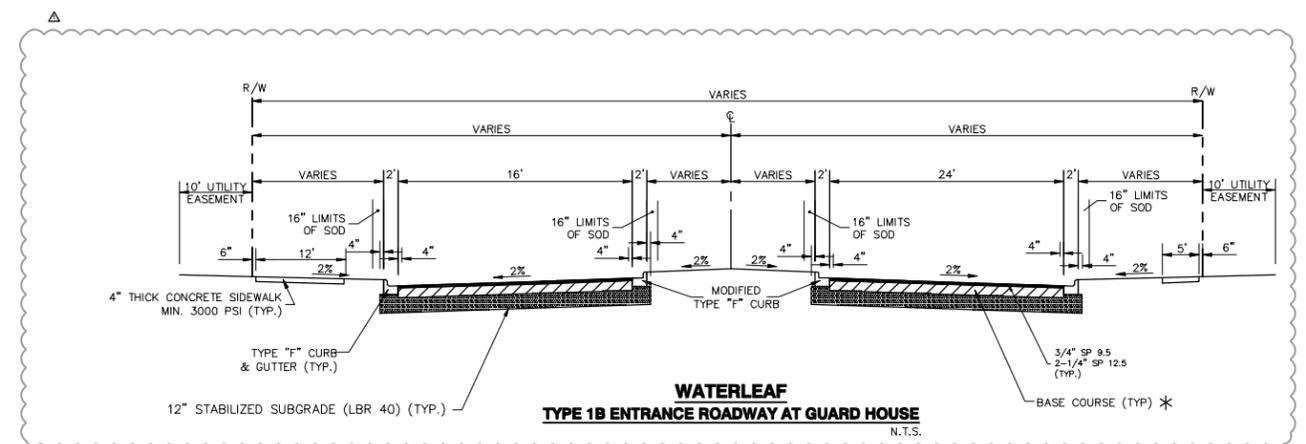
**TYPICAL ROADWAY SECTION**  
**TYPE 3 ROADWAY**  
N.T.S.



**TYPICAL ROADWAY SECTION**  
**TYPE 4 ROADWAY**  
N.T.S.



**STEEPLEBUSH SECTION**  
**TYPE 1B ROADWAY WITH EMERGENCY LANE**  
\*\* VALLEY CURB WHERE LOTS FRONT TYPE 1B ROADWAY



**WATERLEAF**  
**TYPE 1B ENTRANCE ROADWAY AT GUARD HOUSE**  
N.T.S.

**CLEAR ZONE NOTE**  
ROAD SIDE CLEAR ZONE SHALL BE FREE OF ANY OBSTRUCTIONS (BASED ON THE CROSS-SECTIONS) 6' CLEAR ZONE SHALL BE PROVIDED FOR TYPES 2, 3, 4 STREET TYPES WITHOUT BARRIER CURB AND 4' FOR ALL STREET TYPES WITH BARRIER CURB.) THE REQUIRED CLEAR ZONE FOR THE TYPE 1 STREET WITH MOUNTABLE CURB IS 10'.

**CRUSHED CONCRETE NOTE**  
CRUSHED CONCRETE (LBR 150) SHALL BE COMPACTED TO 100% T-180. THE CRUSHED CONCRETE BASE MATERIAL GRADATION AND CRUSHED CONCRETE SPECIFICATIONS SHALL CONFORM TO THE PASCO COUNTY CRUSHED CONCRETE BASE SPECIFICATIONS REQUIREMENTS FOUND WITHIN PASCO COUNTY ENGINEERING SERVICES DESIGN STANDARDS.

**NOTE**  
\*FOR SURFACE COURSE, BASE COURSE AND STABILIZED SUBGRADE SEE STRUCTURAL NUMBERS CHART THIS SHEET

**NOTE**  
ALL HANDICAP RAMPS THROUGHOUT THE PROJECT SHALL BE PER FDOT INDEX NO. 304 AND SIDEWALKS AND BIKE PATHS SHALL TRANSITION TO THE RAMPS PER PLAN.

**STRUCTURAL NUMBERS**  
**STRUCTURAL NUMBER FOR TYPES 1B**  
REQUIRED SN = 3.50  
0.44 - TYPE SP 9.5  
0.44 - TYPE SP 12.5  
0.15 - CRUSHED CONCRETE (LBR 150 MIN.)  
0.08 - STABILIZED SUBGRADE (LBR 40 MIN.)  
SN = (0.44) (3/4" SP 9.5) + (0.44) (2-1/4" SP 12.5) + (0.15) (8.5") + (0.08) (12") = 3.55  
PROVIDED SN = 3.55

**STRUCTURAL NUMBERS**  
**STRUCTURAL NUMBER FOR TYPES 2, 3, & 4**  
REQUIRED SN = 2.36  
0.44 - TYPE SP 12.5  
0.15 - CRUSHED CONCRETE (LBR 150 MIN.)  
0.08 - STABILIZED SUBGRADE (LBR 40 MIN.)  
ALTERNATE BASE COURSE  
0.1B - SOIL CEMENT (300 PSI @ 7 DAYS)  
SN = (0.44) (1.5" SP 12.5) + (0.15) (6") + (0.08) (12") = 2.52  
PROVIDED SN = 2.52

**STREET TYPES & DESIGN SPEEDS**

STREET TYPE	CRITERIA	DESIGN SPEED	POSTED SPEED
TYPE 1B	201-600 LOTS	30 M.P.H.	25 M.P.H.
TYPE 2	101-200	25 M.P.H.	20 M.P.H.
TYPE 3	51-100 LOTS	20 M.P.H.	20 M.P.H.
TYPE 4	1-50 LOTS (CUL-DE-SACS)	20 M.P.H.	20 M.P.H.

**NOTE:** GEOTECHNICAL REPORT WILL BE REVIEWED WITH CONSTRUCTION PLAN.

**NOTE:** GEOTECHNICAL REPORT WILL BE REVIEWED WITH CONSTRUCTION PLAN.

DESIGNED	GMR
DRAWN	KDS
CHECKED	TLT
C.L.	LFK

THE SIGNATURE OF THE QUALITY CONTROL OFFICER IN THIS SPACE INDICATES THAT ALL REQUIRED PERMITS HAVE BEEN OBTAINED AND THAT CONSTRUCTION IS AUTHORIZED TO COMMENCE.

**King**  
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FOR  
**PASCO COUNTY ASSOCIATES II, LLLP**  
1600 SAWGRASS CORPORATE PKWY, SUITE 400  
SUNRISE, FLORIDA 33323

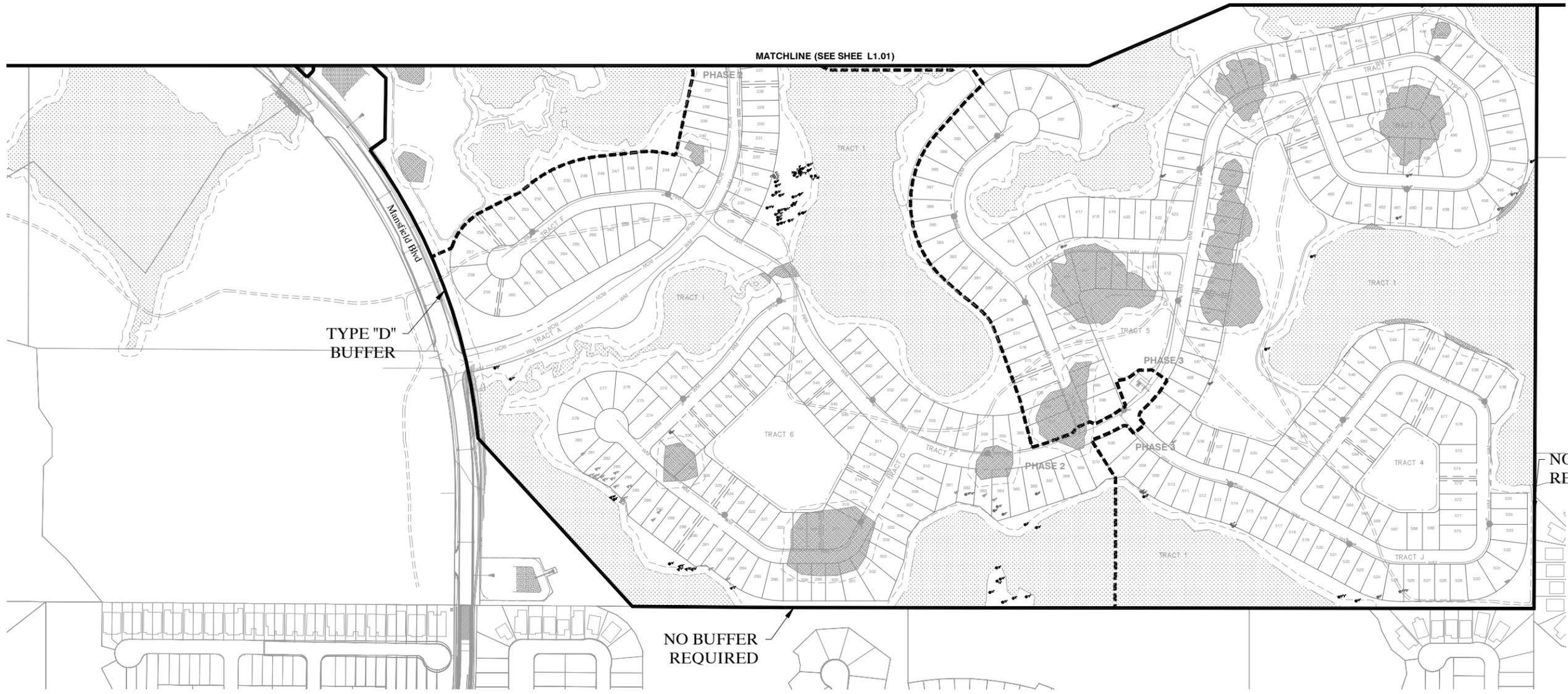
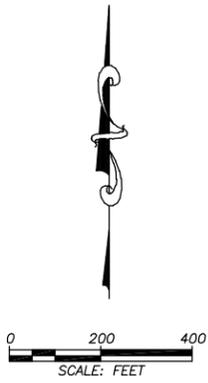
**PRELIMINARY PLAN**

NO.	DATE	REVISION PER PRELIMINARY PLAN COMMENTS	TLT

TUYEN L. TRAN  
Nov 12, 2013  
FL P.E. NO. 54099

JOB NO. 3858-002-000  
DATE: 03/11/2013  
SCALE: AS SHOWN  
SHEET NO. PP1.06  
PASCO CO. PREL. PLAN 1ST RESUB. NOV-12-2013





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 CONSULT ENGINEER SPECIFICALLY TO GOVERNMENTAL AGENCIES TO REPRODUCED DOCUMENT IN COMPLIANCE WITH U.S. CHAPTER 119.

DESIGNED	GMR
DRAWN	KDS
CHECKED	TLT
D.C.	LFK

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 FOR  
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 1600 SAWGRASS CORPORATE PKWY, SUITE 400  
 SUNRISE, FLORIDA 33323

**LANDSCAPE PLAN**

NO.	DATE	DESCRIPTION	APPD BY

TUYEN L. TRAN Nov 12, 2013 FL P.E. NO. 54099	JOB NO. 3858-002-000 DATE 03/11/2013 SCALE AS SHOWN	SHEET NO. <b>L1.02</b> PASCO CO. PREL. PLAN 1ST RESUB. NOV-12-2013
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