



# Wesley Chapel Toyota Parking Lot Expansion

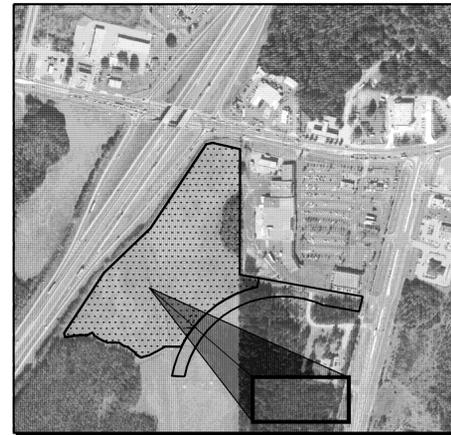
State Road 54  
Wesley Chapel, FL 33543

Preliminary/Construction Plan - Simultaneous Submittal

**Owner:**  
WILLIAMS AUTOMOTIVE GROUP  
5300 Eagleston Blvd  
Wesley Chapel, FL 33544  
(678) 794-8722

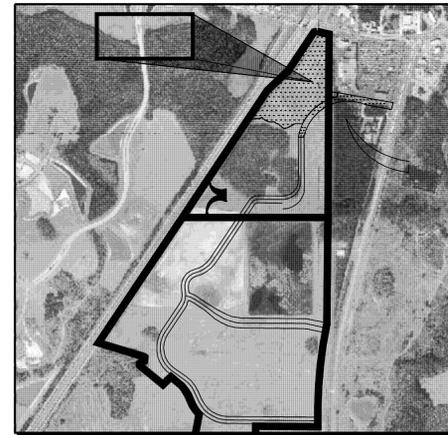
**Civil Engineer:**  
SPRING ENGINEERING, INC.  
3014 U.S. Highway 19 N.  
Holiday, Florida 34691  
Phone: (727) 938-1516  
E-mail: sei2@verizon.net  
Roland Dove, P.E.  
Arthur Pollard

Location Map:



SECTION 12, TOWNSHIP 26 S., RANGE 19 E.  
SECTION 7, TOWNSHIP 26 S., RANGE 20 E.

Master Development Plan



Index:

- T1 Title Sheet
- C1 Existing Conditions
- C2 Demolition Plan
- C3 Site Plan
- C4 Paving, Grading & Drainage Plan
- C5 Landscape Plan



**SPRING ENGINEERING, INC.**  
ARCHITECTURE - ENGINEERING - LAND PLANNING  
3014 U.S. HWY. 19, HOLIDAY, FL. (727) 938-1516

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100%  
CONSTRUCTION PLANS  
ISSUE DATE: 28 Oct 2013

REV	DATE	DESCRIPTION
0	10.28.13	Initial Submittal

ROLAND P. DOVE, P.E.  
FL REG. NO. 36633

**Wesley Chapel Toyota  
Parking Lot Expansion**  
State Road 54  
Wesley Chapel, FL 33543



CONTRACT DATE:  
OCTOBER 2013

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3014 U.S. HWY 19, HOLIDAY, FLORIDA (727) 938-1516  
FL COA NO. 00061518 & LICENSE NO. AIA-C001747



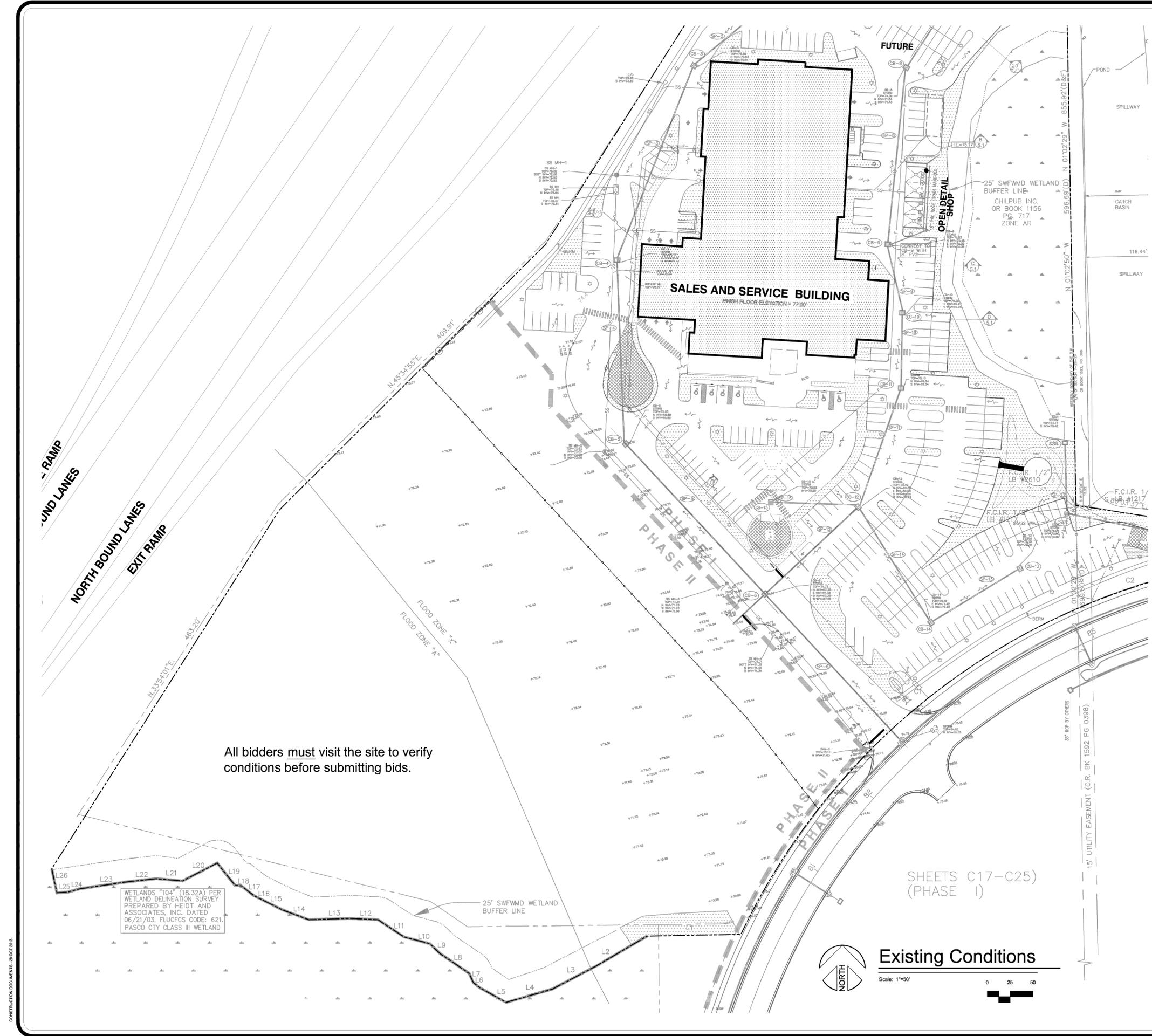
TITLE SHEET

DESIGNED BY: ATP  
DRAWN BY: ATP  
CHECKED BY: RPD  
JOB NO.

2013-40

SHEET NO.  
T1

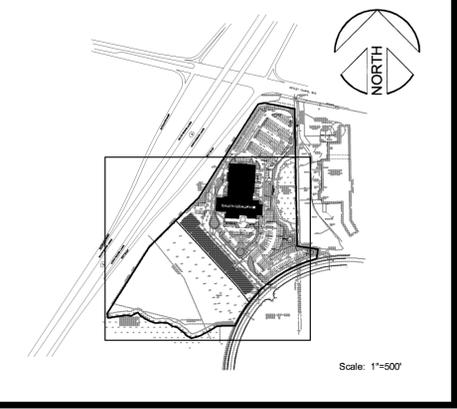
CONSTRUCTION DOCUMENTS - 28 OCT 2013



All bidders must visit the site to verify conditions before submitting bids.

WETLANDS "104" (18.32A) PER WETLAND DELINEATION SURVEY PREPARED BY HEIDT AND ASSOCIATES, INC. DATED 06/21/03. FLUCFCS CODE: 621. PASCO CTY CLASS III WETLAND

### Map of Entire Parcel



### GENERAL NOTES

- A. THE LOCATIONS, ELEVATIONS AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF THE PREPARATION OF THESE PLANS BUT DO NOT PURPORT TO BE ABSOLUTELY CORRECT. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS, ELEVATIONS AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES AFFECTING HIS WORK PRIOR TO BIDDING AND DETERMINE THE EXACT LOCATION OF THE UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY SUNSHINE (800)432-4770 AND THE UTILITY COMPANIES IN THE AREA AT LEAST 48 HOURS BEFORE COMMENCING WORK. REPAIR AND REPLACEMENT OF ALL PRIVATE AND PUBLIC PROPERTY AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTED BEFORE COMMENCING CONSTRUCTION UNLESS SPECIFICALLY EXEMPTED BY THE PLANS. COST TO BE INCIDENTAL TO OTHER CONSTRUCTION AND NO EXTRA COMPENSATION TO BE ALLOWED. THE INFORMATION CONTAINED ON THIS EXISTING CONDITIONS PLAN WAS PROVIDED BY THE SURVEYOR - SPRING ENGINEERING, INC. ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY OR COMPLETENESS.
- B. ALL WORK SHALL BE LEFT IN SUCH A MANNER THAT IT IS SAFE TO THE PUBLIC. THE CONTRACTOR SHALL MAINTAIN TRAFFIC AT ALL TIMES. SIGNS AND BARRICADES TO BE ACCORDING TO F.D.O.T. MANUAL OF SAFE PRACTICES, REFERENCE F.D.O.T. INDEXES 600 THROUGH 650 AND 17349 PER ROADWAY AND TRAFFIC DESIGN STANDARDS LATEST EDITION OF D.C. INDEXES 100 THROUGH 116. THERE WILL BE NO ON-SITE BURNING.
- C. THE CONTRACTOR SHALL REFER TO THE CONTRACT DOCUMENTS FOR ADDITIONAL CONTROL AND SCOPE OF WORK. THE CONTRACTOR SHALL PROVIDE SPRING ENGINEERING, INC. WITH AS-BUILT DRAWINGS AND SURVEYS UPON COMPLETION OF ALL WORK.
- D. THE CONTRACTOR IS REQUIRED TO HAVE A LICENSED PROFESSIONAL SURVEYOR DO ALL BUILDING LAYOUT, CURB & ROADWAY, AND GRADE STAKING. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO STARTING ANY WORK. THE CONTRACTOR SHALL CONTACT THE ENGINEER'S OFFICE IMMEDIATELY ON ANY CONFLICTS ARISING DURING CONSTRUCTION OF ANY IMPROVEMENTS SHOWN ON THESE DRAWINGS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONSULT WITH THE ENGINEER FOR MAKING ANY AND ALL REQUIRED INTERPRETATIONS OF THE PLANS, HOWEVER, THIS IN NO WAY RELIEVES THE CONTRACTOR OF HIS RESPONSIBILITY FOR CONSTRUCTING THE PROJECT TO ACCOMPLISH THE INTENT OF THE PLANS. ALL ELEVATIONS REFER TO NORTH AMERICAN VERTICAL DATUM OF 1985.
- E. PERMITS: NO CONSTRUCTION SHALL COMMENCE UNTIL ALL APPLICABLE PERMITS HAVE BEEN APPROVED. A RIGHT-OF-WAY USE PERMIT IS REQUIRED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY WITHIN THE RIGHT-OF-WAY, AND NO IRRIGATION SYSTEM OR LANDSCAPING SHALL BE INSTALLED IN ANY PUBLIC RIGHT-OF-WAY WITHOUT ISSUANCE OF APPROPRIATE PERMIT. ALL PROPOSED SIGNS MUST BE APPLIED FOR, APPROVED AND PERMITTED ON AN INDIVIDUAL BASIS APART FROM ANY ULTIMATELY APPROVED SITE PLAN. APPROVAL OF THIS SITE PLAN DOES NOT CONSTITUTE APPROVAL OF ANY SIGN.

### SPECIAL INSTRUCTIONS

- 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.

### Existing Conditions



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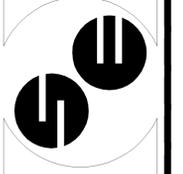
ROLAND P. DAVIS, P.E.  
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FL COA NO. 00005158 & LICENSE NO. AAAC001747

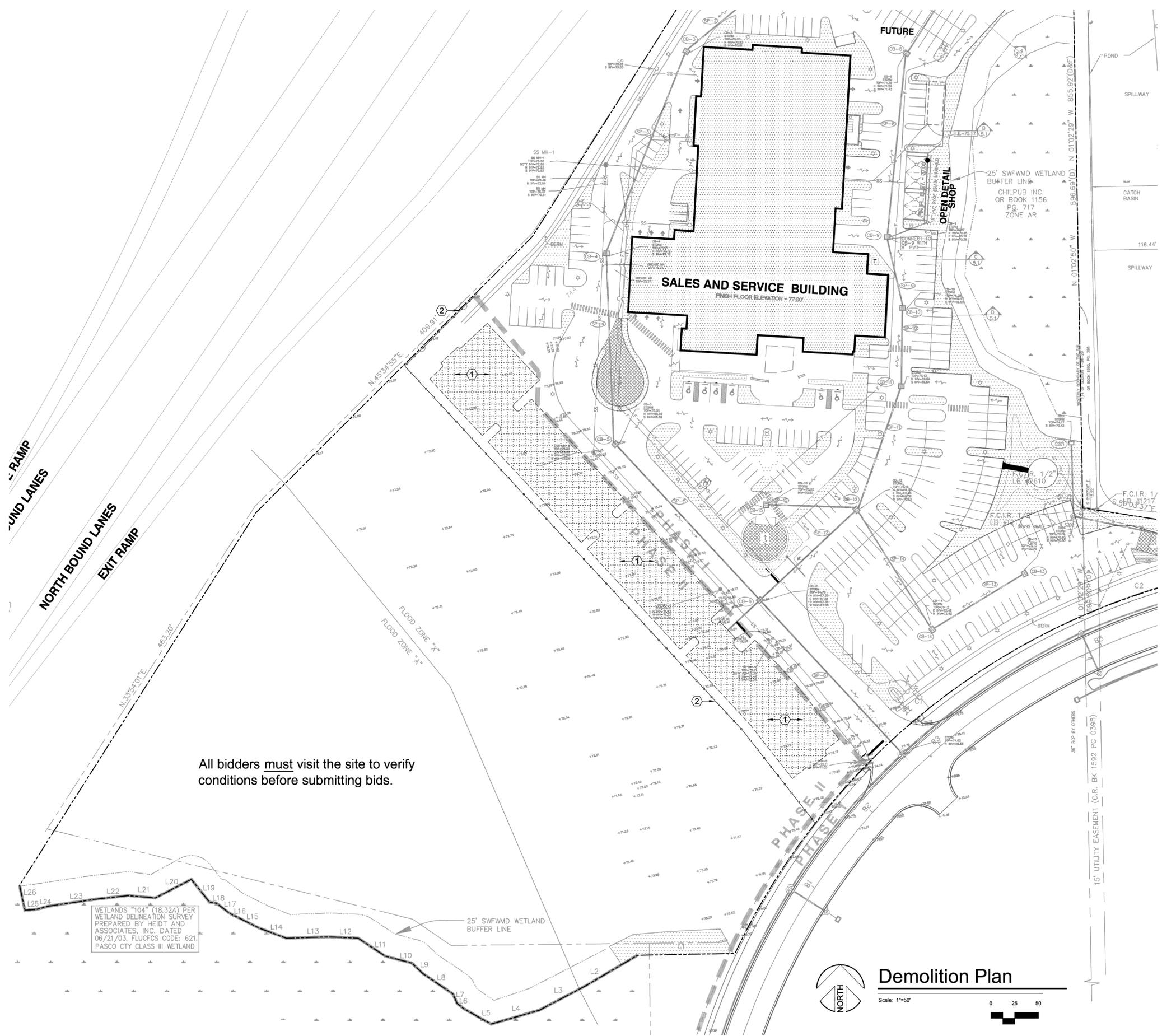


EXISTING CONDITIONS  
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DRAWN BY: ATP  
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2013-40

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WETLANDS "104" (18.32A) PER WETLAND DELINEATION SURVEY PREPARED BY HEIDT AND ASSOCIATES, INC. DATED 06/21/03. FLUCFCS CODE: 621. PASCO CTY CLASS III WETLAND

**DEMOLITION KEY NOTES**

- ① REMOVE 36,580 SF OF EXISTING GRASS AND TOPSOIL TO PREPARE THIS AREA FOR PROPOSED SHELL PAVING.
- ② INSTALL 754 LF OF SILT FENCE

**PRE-INSPECTION NOTICE**

A PRE-INSPECTION MEETING IS REQUIRED TO CHECK THAT THE STORMWATER POLLUTION PREVENTION PLANS (SWPPP) AND BEST MANAGEMENT PRACTICES (BMP) ARE INSTALLED AS REQUIRED AND THAT THE NOTICE OF INTENTION (NOI) HAS BEEN SUBMITTED TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP). A PRE-INSPECTION CAN BE OBTAINED BY CALLING THE STORMWATER MANAGEMENT DIVISION AT 727-834-3611 AT LEAST 48 HOURS BEFORE CONSTRUCTION COMMENCES.

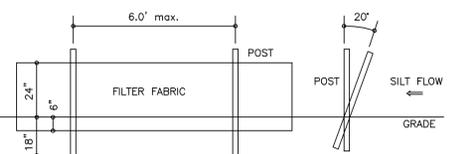
**EROSION CONTROL**

TREE BARRICADES AND EROSION CONTROL: ALL EROSION CONTROL MEASURES (SILT BARRIERS) AND TREE BARRICADES MUST BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND REMAIN IN PLACE THROUGHOUT CONSTRUCTION. ENCROACHMENT OR FAILURE TO MAINTAIN THESE BARRICADES COULD RESULT IN ENFORCEMENT ACTION WHICH MAY INCLUDE CITATIONS AND/OR PERMIT REVOCATION. SILTATION BARRIERS SHALL BE MAINTAINED AND REPAIRED AT THE END OF EACH WORKING DAY. HAY BALES SHALL BE INSTALLED ONCE PERIMETER GRADING IS COMPLETED. STORMWATER FACILITIES SHALL HAVE HAY BALES PLACED AROUND THEIR ENTRANCES TO PREVENT SEDIMENT FROM BEING TRANSPORTED INTO THE STORMWATER SYSTEM. HAY BALES SHALL BE PLACED ALONG THE PERIMETER OF ALL DOWNSTREAM BOUNDARIES TO PROVIDE FILTRATION OF RUNOFF DURING CONSTRUCTION. THE HAY BALES SHALL REMAIN IN PLACE UNTIL THE ENGINEER HAS APPROVED THE VEGETATIVE COVER ALONG EMBANKMENTS PROVIDING RUNOFF TO THE PERIMETER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN SOIL EROSION CONTROL DEVICES. IF AT ANY TIME DRAINAGE STRUCTURES OR EROSION CONTROL DEVICES BECOME DAMAGED OR INOPERABLE, IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPAIR THEM.

THE CONTRACTOR IS EXPECTED, AT THE END OF EACH DAY, TO HAVE THE SITE GRADED IN SUCH A WAY THAT ADJACENT PROPERTIES ARE NOT ADVERSELY IMPACTED BY EROSION OR SEDIMENT LEAVING THE SITE. CLEARED AREAS SHALL BE STABILIZED EARLY IN THE CONSTRUCTION PROCESS AND IF NATURAL PRECIPITATION DOES NOT PROVIDE PERIODIC WETTING OF THE SITE, THEN THE CONTRACTOR SHALL PROVIDE A METHOD OF SPRAYING THE SITE TO PREVENT WIND EROSION. CONTRACTOR SHALL CLEAR ONLY THAT AREA SHOWN TO BE CLEARED ON THE PLAN. CARE SHALL BE TAKEN TO DISTURB THE EXISTING VEGETATION IN ONLY THOSE AREAS UNDER CONSTRUCTION AT THAT TIME.

ALL CLEAR SITE AREAS SHALL BE KEPT FREE OF ANY SIGNAGE, PLANTINGS, TREES, ETC. IN EXCESS OF THREE-AND-A-HALF (3 1/2) FEET IN HEIGHT. DURING LAND ALTERATION AND CONSTRUCTION ACTIVITIES, IT SHALL BE UNLAWFUL TO REMOVE VEGETATION BY GRUBBING OR TO PLACE SOIL DEPOSITS, DEBRIS, SOLVENTS, CONSTRUCTION MATERIAL, MACHINERY OR OTHER EQUIPMENT OF ANY KIND WITHIN THE DRIFLINE OF A TREE TO REMAIN ON THE SITE UNLESS OTHERWISE APPROVED BY THE LOCAL GOVERNMENT. ALL TREE ROOTS EXISTING WITHIN APPROVED IMPROVEMENT AREAS AND ORIGINATING FROM A PROTECTED TREE SHALL BE SEVERED CLEAN AT THE LIMITS OF THE PRESERVED AREA. ALL TRIMMING UNDERTAKEN ON A TREE PROTECTED BY THE PROVISIONS OF THE LAND DEVELOPMENT CODE SHALL BE PRUNED IN ACCORDANCE WITH THE NATIONAL ARBORIST ASSOCIATION (NAA) PRUNING STANDARDS.

**SILT FENCE**



1. FILTER FABRIC TO CONFORM WITH F.D.O.T. SPECIFICATIONS (SEC. 985)
2. POSTS TO BE 2"x4" WOOD POST OR 1.3 LB/FT STEEL POST.
3. POST POSITION TO BE CANTED (20°) OR VERTICAL (90°).
4. DO NOT DEPLOY IN A MANNER THAT SILT FENCE WILL ACT AS A DAM ACROSS PERMANENT FLOWING WATERCOURSES.

**Demolition Plan**

Scale: 1"=50'  
0 25 50

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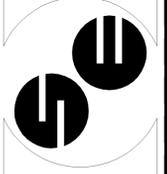
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FL REG. NO. 36933

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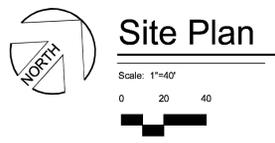
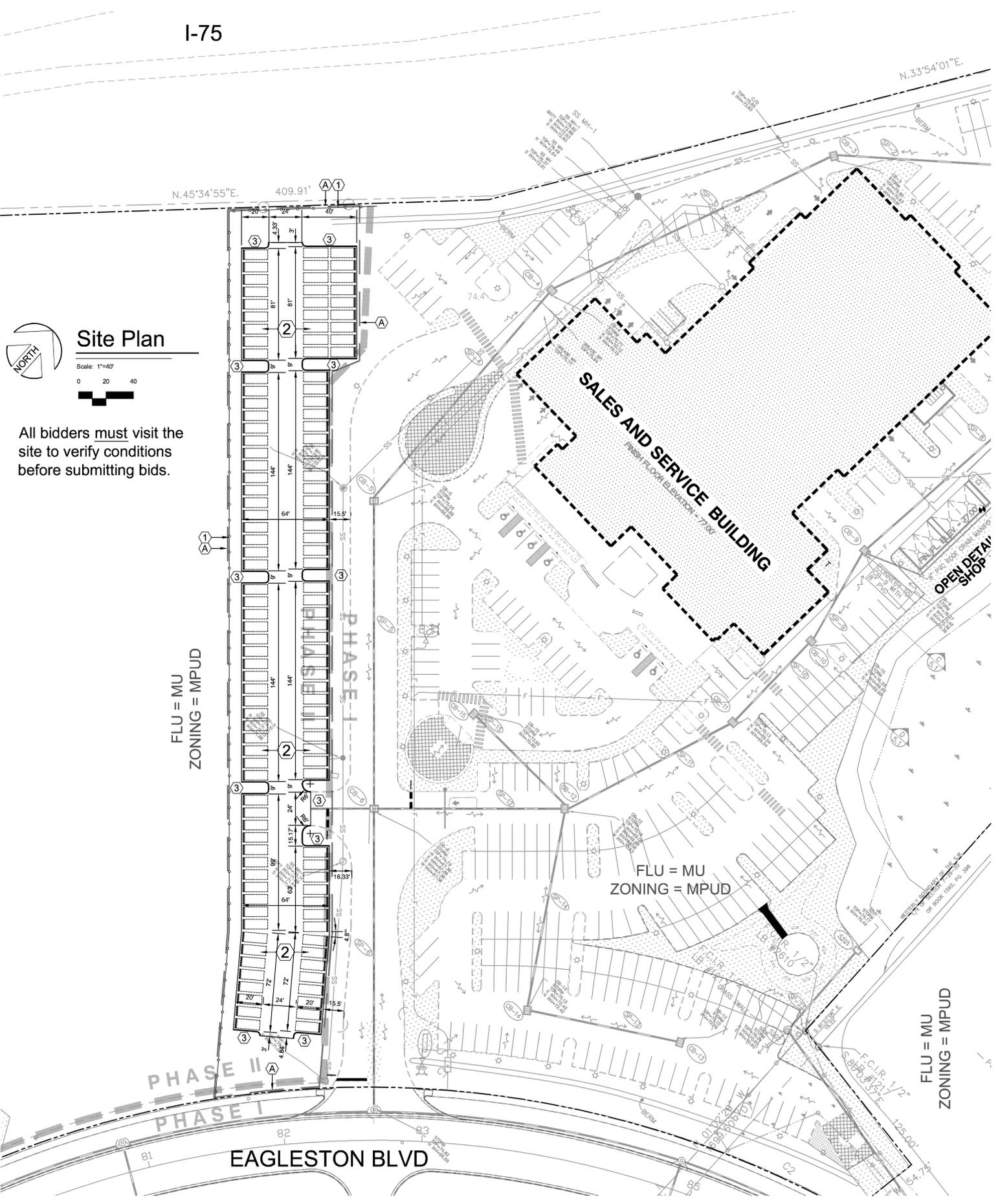


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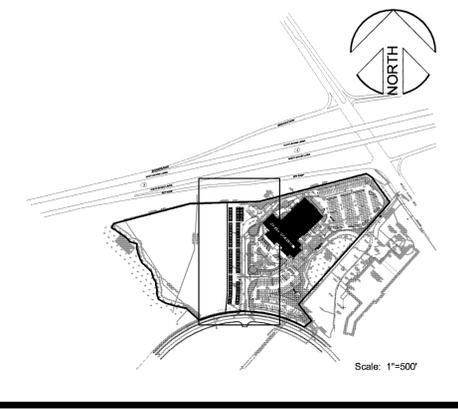


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DRAWN BY: ATP  
CHECKED BY: RPD  
JOB NO.  
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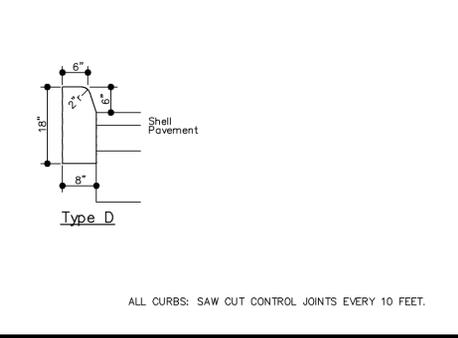
Map of Entire Parcel



KEY NOTES

- (A) PROJECT AREA = Construction Area = 1.17 Acres
- (1) INSTALL SILT FENCE AT DOWNSTREAM LIMITS OF PROJECT AREA (NW & SW)
- (2) NEW SHELL PAVEMENT (36,580 SF)
- (3) TYPE D CURB (420 LF)

CURB DETAILS



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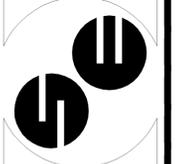
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SITE PLAN  
DESIGNED BY: ATP  
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**C3**

CONSTRUCTION DOCUMENTS - OCT 2013

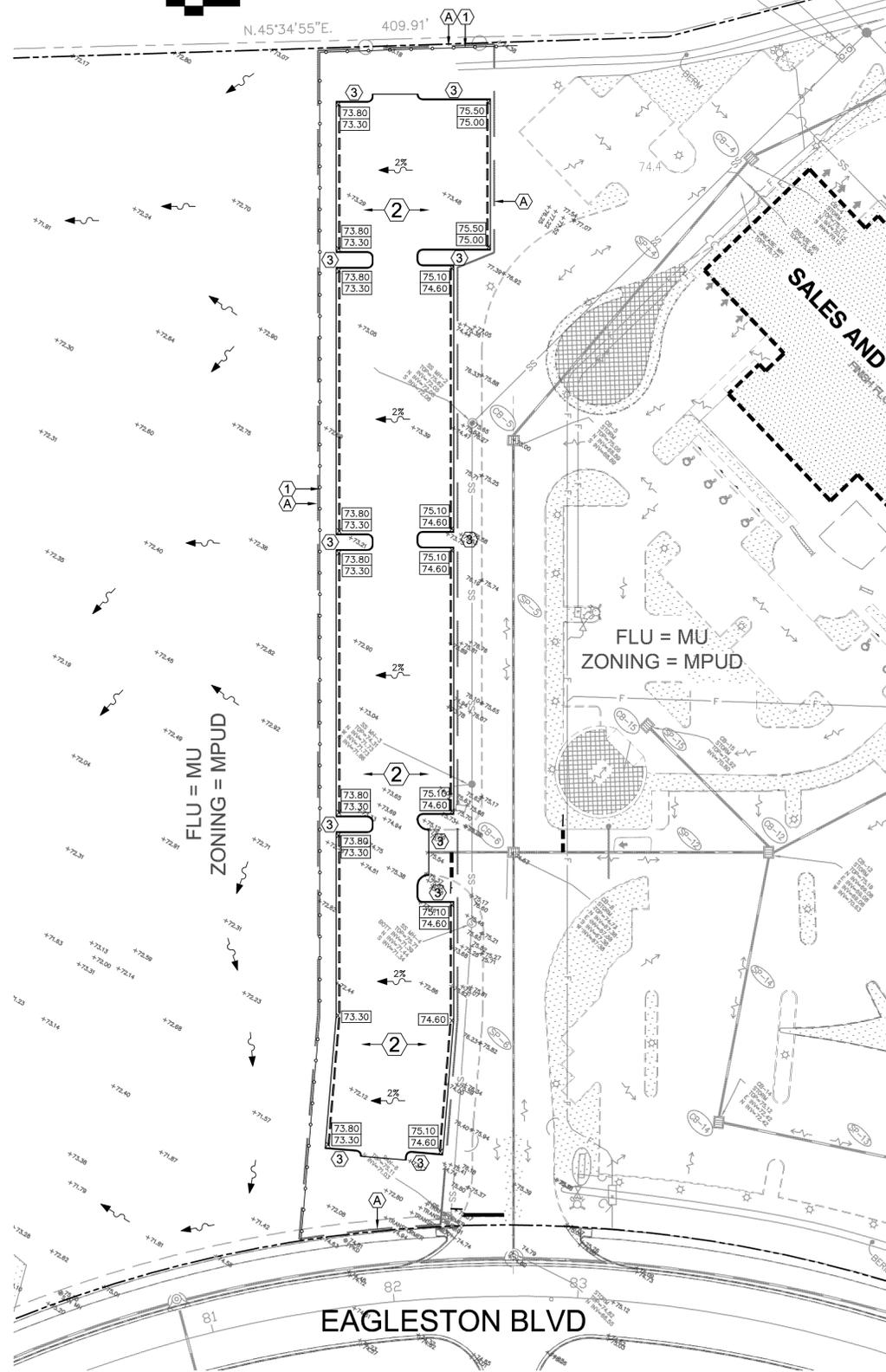
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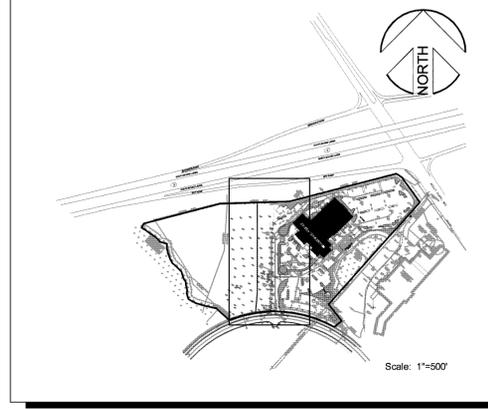
# Grading Plan

Scale: 1"=40'

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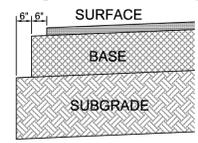
## Map of Entire Parcel



## KEY NOTES

- (A) PROJECT AREA = Construction Area = 1.17 Acres
  - (1) INSTALL SILT FENCE AT DOWNSTREAM LIMITS OF PROJECT AREA (NW & SW)
  - (2) NEW SHELL PAVEMENT (36,580 SF)
  - (3) TYPE D CURB (420 LF)
- EXISTING SPOT GRADE (TYPICAL)
- 75.10  
74.60  
PROPOSED SPOT GRADE (TOP OF CURB)  
PROPOSED SPOT GRADE (EDGE PAVEMENT)
- 2%  
SLOPE AND DIRECTION OF FLOW

## SHELL PAVING



- (A) SURFACE COURSE COMPACTED TO MINIMUM 98% MAXIMUM MODIFIED PROCTOR DRY DENSITY (ASTM D-1557) & MINIMUM LBR-100
- (B) BASE COURSE COMPACTED TO MINIMUM 98% MAXIMUM MODIFIED PROCTOR DRY DENSITY (ASTM D-1557) & MINIMUM LBR-100
- (C) SUBGRADE COMPACTED TO MINIMUM 98% MAXIMUM MODIFIED PROCTOR DRY DENSITY (ASTM D-1557) & MIN. LBR-40

Paving Section Design					
Item	Material Description	Minimum Thickness	Design Thickness	Structural Coefficient per inch	Structural Number On-Site or Heavy Duty Lane
A	SP-9.5 Fine Mix	1"		0.44	
	SP-12.5 Fine Mix	1.5"		0.44	
	SP-19.0 Fine Mix WASHED SHELL	2"	3"	0.19	0.54
B	Crushed Concrete	6"		0.18	
	Bank Run Shell Soil Cement (900 psi)	6"	6"	0.18	1.08
C	Subgrade - Existing on-site soil stabilized as necessary to achieve min. LBR-40	9"	15"	0.08	1.20
Total SN Provided					2.82
Minimum SN Required					2.82 3.28

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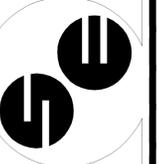
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GRADING PLAN

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DRAWN BY: ATP  
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JOB NO.

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I-75

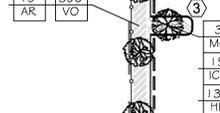
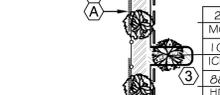
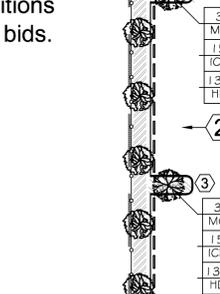
# Landscape Plan



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N.45°34'55"E.

409.91'



EAGLESTON BLVD

## PLANT LIST

### SHADE TREES

Different species for every 5 trees (Max of 8 species required)

Symbol	No.	Scientific Name	Common Name	Size Requirements	Native Florida	Drought Tolerant
AR	19	ACER RUBRUM	RED MAPLE	Min. 2" cal. & 6' ht at install	YES	YES
MG	13	MAGNOLIA GRANDIFLORA	MAGMOLIA	Min. 2" cal. & 6' ht at install	YES	YES

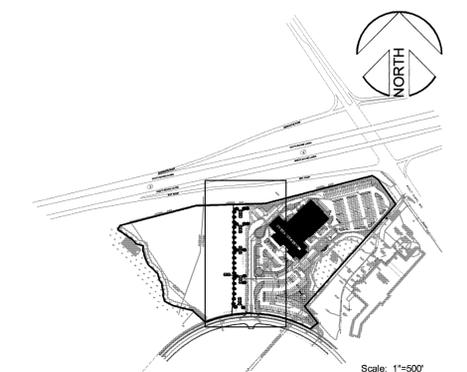
### SHRUBS

Symbol	No.	Scientific Name	Common Name	Size Requirements	Native Florida	Drought Tolerant
ICB	SEE DETAIL	ILEX CORUNDA BURFORDII	BURFORD HOLLY	18" height; 3 gal.; 36" OC	YES	YES
VO	SEE DETAIL	VIBURNUM OBOVATUM	BLACKHAW	18" height; 3 gal.; 36" OC	YES	YES

### GROUNDCOVER

Symbol	No.	Scientific Name	Common Name	Size Requirements	Native Florida	Drought Tolerant
HD	572	HELIANTHUS DEBILIS	BEACH SUNFLOWER	4" pot; 30" OC (fast growth) Mature Size = 1' tall	YES	YES
SOD	-	PASPALUM NOTATUM	BAHIA SOD	-	YES	YES

## Map of Entire Parcel



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LANDSCAPE PLAN

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