Sawgrass Creek Apartments

PSPCPSW Simultaneous Review with Substantial Modifications

LOCATED IN
SECTION 23, TOWNSHIP 26 SOUTH, RANGE 16 EAST
PASCO COUNTY , FLORIDA

GENERAL NOTES:

1. The Board of County Commissioners approved a conditional use permit allowing up to 144 multi-family units (CU-05-26, approved on 12/6/05).
2. All roads within the site are private streets.
3. Below is a list of suppliers of the project utilities:

Water & Sewer:
Pasco County Utilities Services
7508 Little Road
New Port Richey, Florida 33656
(727) 847-8131

Fire:
Pasco County Fire and Rescue
4111 Land O' Lakes Blvd. Ste. 208
Land O' Lakes, Florida 33639
(813) 929-1250

Telephone:
Verizon Engineering
1280 Cleveland Street
Clearwater, Florida 33755
(727) 562-1178
Mark Jackson

Electrical:
Progress Energy
4121 Saint Lawrence Dr.
New Port Richey, Florida 34653
(727) 372-5184
Jason Medlar

Cable:
Bright House Networks
30342 State Road 54 West
West Chapel, Florida 33543
Office: (813) 862-0522 ext. 84403
Fax. (813) 377-0226
Jose Martinez

Solid Waste:
Waste Management
13022 Hays Road
Spring Hill, Florida 34610
(813) 927-1521
Patrick Walsh
(not yet confirmed)

4. The present zoning on the area of the plan is C-2.
5. Onsite existing contours were developed by EMK Consultants of Florida, Inc.
6. Roadways to have the following posted/design speed:

Street Type	Design Minimum Speed	Design Maximum Speed	Development Posted Speed
3	20 mph	30 mph	20 mph

7. All roadway standards shall comply with the provisions of the Manual of Minimum Uniform Standards, State of Florida, pursuant to 336.045 F.S.
8. Fire protection will be provided by onsite hydrants; buildings will be sprinklered.
9. Grass or other low-growing vegetation that is easily maintained shall be used on roadside clear zones.
10. The site contains 13.79 acres (surveyed). Of that 13.79 acres, 0.61 acres is (Pasco Country Class I) jurisdictional wetland.
11. Total Number of units: 45 existing + 150 proposed = 195.
12. Gross upland residential density calculations:
    Density = 195 Units / [13.79 acres - 0.61 acres (wetlands)] = 14.80 Units / acre.
13. All utilities will be underground.
14. All proposed ponds, storm sewer, landscaping, irrigation, parks, recreation areas, buffer areas, common areas, shall be maintained by the Homeowners Association.
15. 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 State Historic Preservation Officer shall be notified within two (2) working days.
16. Project Team:

Survey:
EMK Consultants of Florida, Inc.
7815 N. Dale Mabry Highway
Tampa, Florida 33614
Office: (813) 931-8900
Fax: (813) 931-5848

Geotechnical Consultant:
HSA Engineers and Scientists
4019 E. Fowler Ave.
Tampa, Florida 33617-2008
Office: (813) 971-3882
Fax: (813) 971-1862
Attn: Andres Alberdi, P.E.

Civil Engineers:
Hough Engineering., Inc.
1771 Manatee Avenue West
Bradenton, Florida 34205
Office: (941) 747-4838
Fax: (941) 747-4072

Landscape Architect:
Kurt R. Crist Landscape Architect inc.
2350 Bern Creek Loop
Sarasota, Florida 34240
Phone: 941-378-8080

17. No known historic resources identified by the Pasco County Comprehensive Plan.
18. No Areas of Potentially Significant Habitat are shown on Map 3-1 of the Pasco County Comprehensive Plan.
19. The project is located in Flood Zone 'X' and 'AE', according to the Flood Insurance Rate Map Community Panel Number (1202300360D dated September 30, 1992).
    Pasco County 100 yr flood line elevation = 25.1 (per Sprinkle Engineering SWFWMD File of Record)
20. Per 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.
21. Fire hydrants shall be installed and in service prior to the accumulation of combustibles.
22. This is an apartment project.
23. All proposed fire hydrants must be flow tested and color coded based on flow test results.
24. Prior to construction, a building permit shall be obtained for all structures that have a footer, regardless of size, through Pasco County Central Permitting (i.e., including but not inclusive of buildings, accessories, and retaining walls).
25. It is the responsibility of the Sawgrass Creek Condominium Association, Inc. to inspect and maintain the water retention system on a regular basis.
26. All sodded slopes over 4:1 shall be installed with sod pegs.
27. All finished floor elevations are one-foot above the FEMA base flood elevation of 29 feet, as required by the Pasco County LDC, Section 701.
28. The Contractor shall construct Soil Tracking Prevention Devices (STPD) at any and all construction entrances in accordance with FDOT Std. Index No. 106.
29. Roof drains discharging to grass areas shall utilize energy dissipators.

PASCO COUNTY DEVELOPMENT REVIEW – STANDARD SITE PLAN NOTES:

1. All utility construction shall comply with the Pasco County Standards for Design and Construction of Water and Wastewater Facilities Specifications, latest edition.
2. All on-site water and sewer facilities shall be owned and maintained by the owner-developer.
3. Installation of fuel storage tanks requires review and approval by the Fire marshal and the issuance of a separate building permit. Approval of the site plan does not constitute approval of the location of the fuel tanks.
4. 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 signage.
5. Handicap parking spaces will be properly signed and striped in accordance with Florida Statute 316, the Manual on Uniform Traffic Control Devices, or other applicable standards.
6. The engineer certifies that the site has been designed in accordance with the Americans with Disabilities Act.
7. All on-site parking spaces will be striped and signed in accordance with the Manual on Uniform Traffic Control Devices, latest edition. Parking spaces, directional arrows, and stop bars shall be striped in WHITE. It shall be the owner / developer's responsibility to properly sign and stripe in accordance with applicable standards.
8. The owner / developer acknowledges that this approval does not include any work in the County right-of-way. All right-of-way work shall be a function of an approved Pasco Right-of-Way Use Permit.
9. 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.
10. No irrigation system or landscaping shall be installed in any County or State right-of-way without issuance of appropriate Right-of-Way Use Permit.
11. The owner / developer acknowledges that the site and its subsequent building permits shall comply with all rezoning / MPUF / PUD conditions.
12. All structures, including buffer walls, retaining walls, signage, etc. require building permits.
13. As applicable, the owner / developer will provide copies of the required permits from the respective governing agencies, prior to Site Plan Approval and / or issuance of the Site Development Permit. (LDC 605.3.cc).
14. Fire protection shall meet the requirements of the Pasco County Code fo Ordinances, Chapter 46, Fire Prevention and Protection, and plans shall comply with reference requirments.

INDEX
PROJECT NO. SAW-01

SHEET	DESCRIPTION
C-1.0	COVER SHEET
C-2.0	OVERALL SITE PLAN
C-3.0	PAVING, GRADING & DRAINAGE PLAN
C-4.0	WATER & SANITARY SEWER PLAN
C-5.0	PAVING, GRADING & DRAINAGE AND WATER & SEWER DETAILS
C-6.0	LANDSCAPE PLAN (KURT R. CRIST LANDSCAPE ARCHITECT, INC.)
C-7.0	BOUNDARY, LIMITED TOPOGRAPHIC & TREE SURVEY (EMK CONSULTANTS OF FLORIDA)

PROPOSED BUILDING FOOTPRINTS:

5 STORY BLDG. = 14,871sf
5 STORY BLDG. = 20,135sf
OFFICE BLDG. = 1,816sf
TOTAL = 36,732sf

PARKING CALCULATIONS

PARKING SPACES REQUIRED
SEC. 615.2, PART A.1 & B.7
RESIDENTIAL DWELLING UNITS = 2 / UNIT
150 ADDITIONAL DWELLING UNITS
+45 EXISTING DWELLING UNITS
195 DWELLING UNITS x 2 = 390 PARKING SPACES
OFFICE BUILDING = 1 / 300 S.F.
1,830 S.F. / 300 = 6.1 ~ 7 PARKING
VISITOR PARKING OVER 95 UNITS
150 - 95 = 55 x 0.5 = 28

= 425 x 15% REDUCTION FOR BUS STOP = 362
= 362 PARKING SPACES REQUIRED
2% ACCESSIBLE = 8 HC SPACES

PARKING SPACES PROVIDED
293 EXISTING PARKING SPACES
+ 92 PROPOSED PARKING SPACES
- 12 SPACES REMOVED FOR NEW SPACE ACCESS
- 5 SPACES AT 50 UNIT BUILDING ENTRY
- 5 SPACES @ LEASING OFFICE TO BE REMOVED

= 363 PARKING SPACES PROVIDED
9 HC SPACES

PARK DEDICATION AREA

EXISTING PARK DEDICATION = 1.44 ACRES
TOTAL UNITS = 195
195 x 0.01 ACRES = **1.95 ACRES REQUIRED**

1.95 ACRES - 1.44 EXISTING = 0.51 ACRES REQUIRED

ADDITIONAL AT POOL = 0.15 ACRES
ADDITIONAL AT EAST PARKING = 0.12 ACRES
ADDITIONAL AT SOUTH WEST OF SITE = 0.26 ACRES

TOTAL = 0.53 ACRES PROPOSED + 1.44 ACRES EXISTING
= 1.97 ACRES PROVIDED

Site Data

Parcel ID No.	23-26-16-0000-00100-0000
Zoning	C2 (with CU 05-26)
Future Land Use	ROR
Required Front Yard Setback	25'
Required Side Yard Setback (to Commercial)	0'
Required Side Yard Setback (to Residential)	30'
Required Rear Yard Setback	30'
Allowable Building Height	60'
Proposed Building Height (5 stories)	60'

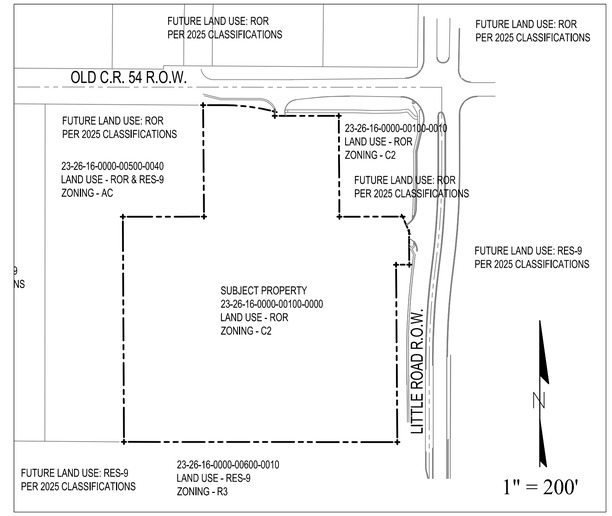
Building SF Calculations

Existing Building #1	23,013 SF
Existing Building #2	23,013 SF
Existing Building #3	23,013 SF
Phase I	
Building #4	74,350 SF
Building #5	1,816 SF
Phase II	
Building #6	100,675 SF
TOTAL	245,880 SF

F.A.R. Calculations

-Non Residential Acreage	13.79
-Wetland Acreage	- 0.61
- Developable Non-Residentail Acreage	= 13.18
- Intensity Credit (10%)	+ 1.32
Total Acres	14.50

-13.79 Ac. x 43,560 S.F./Ac x 0.60= 378,972 S.F. - allowed
-Actual S.F.= _____ S.F. = 245,880 S.F. 0.39 F.A.R. Proposed
Max F.A.R. Allowed 0.60



LEGAL DESCRIPTION

LEGAL DESCRIPTION: (OFFICIAL RECORD BOOK 7995, PAGE 1714, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA)

THAT PORTION OF THE NORTH 3/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 23; THENCE ALONG THE EAST LINE OF SAID SECTION 23, ALSO BEING THE CENTERLINE OF COUNTY ROAD 54, (RIGHT–OF–WAY WIDTH VARIES), SOUTH 00°24'00" EAST, 362.60 FEET; THENCE PARALLEL WITH THE NORTH LINE OF SAID SECTION 23, WEST 80.00 FEET TO THE WEST RIGHT–OF–WAY LINE OF SAID COUNTY ROAD 54 AND THE POINT OF BEGINNING; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING: WEST, 23.37 FEET TO A NON–TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 553.11 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE AND RIGHT–OF–WAY, 244.97 FEET, THROUGH A CENTRAL ANGLE OF 25°22'32" (CHORD BEARING SOUTH 13°05'16" EAST, 242.97 FEET); THENCE SOUTH 00°24'00" EAST, 395.34 FEET; THENCE LEAVING SAID WEST RIGHT–OF–WAY LINE, NORTH 89°57'12" WEST, 838.18 FEET; THENCE NORTH 00°17'21" WEST, 631.30 FEET; THENCE EAST, 227.26 FEET; THENCE NORTH 00°24'00" WEST, 312.60 FEET TO THE SOUTH RIGHT–OF–WAY LINE OF COUNTY ROAD 54; THENCE ALONG SAID LINE THE FOLLOWING; EAST, 60.79 FEET TO A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 553.11 FEET; THENCE EASTERLY ALONG SAID CURVE AND RIGHT–OF–WAY, 141.22 FEET THROUGH A CENTRAL ANGLE OF 14°37'42" (CHORD BEARING SOUTH 82°41'08" EAST, 140.84 FEET); THENCE NON–TANGENT, SOUTH 00°24'00" EAST, 12.07 FEET; THENCE EAST, 349.70 FEET; THENCE SOUTH 45°12'00" EAST, 42.57 FEET TO THE WEST RIGHT–OF–WAY LINE OF SAID COUNTY ROAD 54; THENCE ALONG SAID LINE, SOUTH 00°24'00" EAST, 252.60 FEET TO THE POINT OF BEGINNING.

LESS (BANK PARCEL):

THAT PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 23; THENCE ALONG THE EAST LINE OF SAID SECTION 23, SOUTH 00°24'00" EAST, 362.60 FEET; THENCE LEAVING SAID LINE, WEST 80.00 FEET TO THE WEST RIGHT– OF–WAY LINE OF COUNTY ROAD 54, (RIGHT–OF–WAY WIDTH VARIES), AND THE POINT OF BEGINNING; THENCE LEAVING SAID LINE, WEST 200.00 FEET; THENCE NORTH 00°24'00" WEST, 282.60 FEET TO THE SOUTH RIGHT–OF–WAY LINE OF SAID COUNTY ROAD 54; THENCE ALONG SAID LINE THE FOLLOWING; EAST, 170.00 FEET; THENCE SOUTH 45°12'00" EAST, 42.57 FEET TO THE WEST RIGHT–OF–WAY LINE OF COUNTY ROAD 54; THENCE ALONG SAID LINE, SOUTH 00°24'00" EAST, 252.60 FEET TO THE POINT OF BEGINNING.

LESS RIGHT OF WAY TAKING RECORDED IN O.R. BOOK 4039, PAGES 1387 AND 1388, OF THE PASCO COUNTY PUBLIC RECORDS.

NOW KNOWN AS:
ALL OF SAWGRASS CREEK, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 7361, PAGE 1, AND ALL EXHIBITS AND AMENDMENTS THEREOF, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

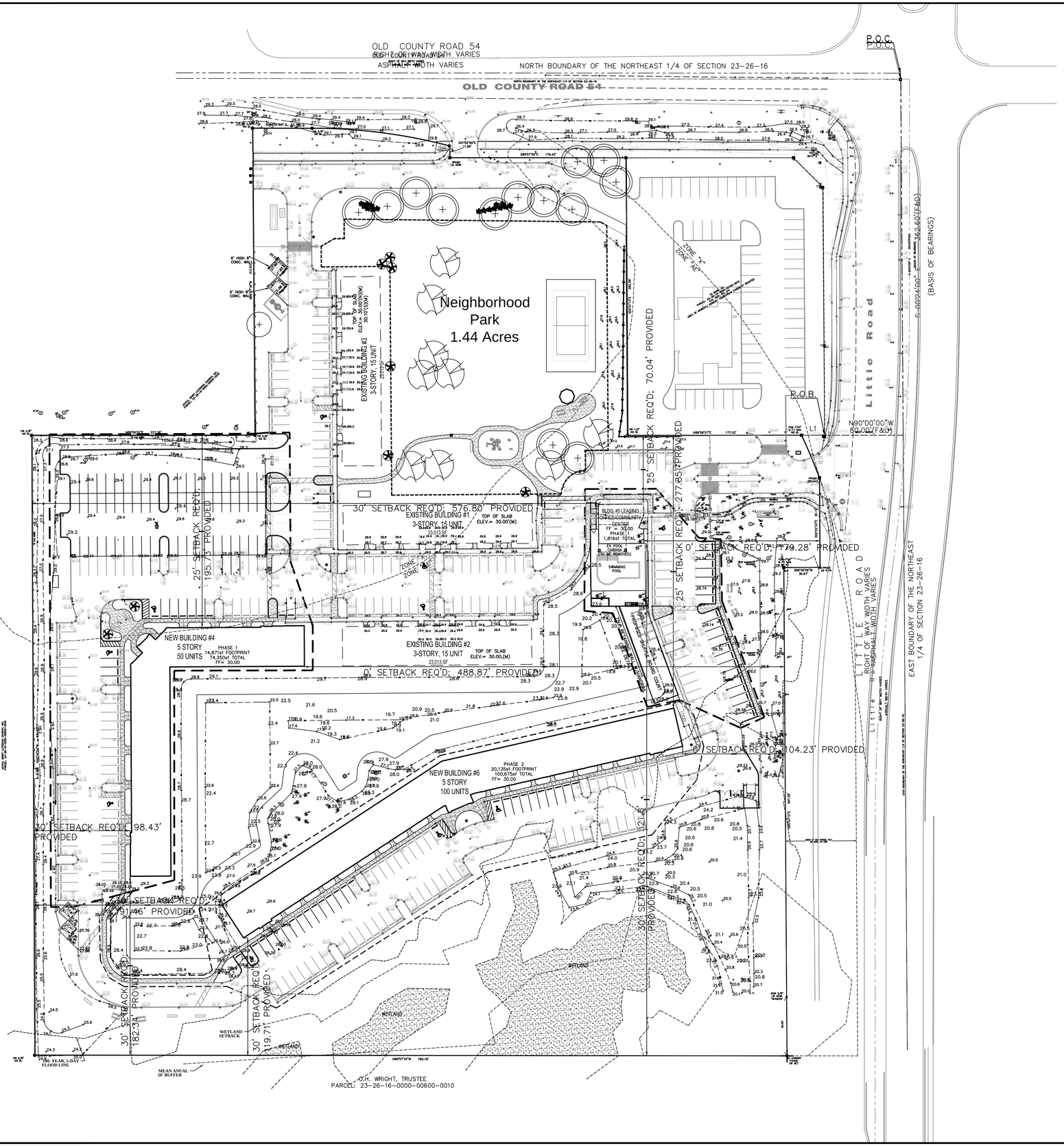
PREPARED FOR:

Sawgrass Creek Apartments, LLC
366 South Tenth Avenue
PO Box 727
Waite Park, MN 56387-0727
Office: (320) 202-3100
Fax : (320) 202-3134

PREPARED BY:

HOUGH
HOUGH ENGINEERING, INC.
Consulting Engineers
1771 MANATEE AVE W., BRADENTON FLORIDA 34205
PHONE : (941) 747–4838 • FAX : (941) 747–4072

Approved: _____
MARLA M. HOUGH, P.E. No. 38664 DATE



0' 50' 100' 150'

SCALE: 1" = 50'

EXISTING PLAN SOURCES

1. EXISTING BOUNDARY, TOPOGRAPHIC SURVEY BY EMK CONSULTANTS OF FLORIDA, INC. CAD DWG. FROM E-MAIL DATED 12-07-2013
2. LAND PLAN FROM SAND ARCHITECTS, LLC. FROM E-MAILS DATED 11-15 THRU 12-11-2013

PROJECT PHASING

- PHASE I
- PHASE II

TREE LEGEND

- 6" CYPRESS TREE
- 4" OAK TREE
- 12" PALM TREE

HOUGH ENGINEERING, INC.
CONSULTING ENGINEERS
1771 MANATEE AVE. W., BRADENTON FLORIDA 34205
PHONE : (941) 747-4838 • FAX : (941) 747-4072

DATE	DESCRIPTION

REVISIONS

TASK	INITIALS	DATE
DESIGN	MMH	12-20-13
DRAWN BY	GHP	12-20-13
CHECKED BY		
QUALITY CHK		
HORZ. SCALE	1" = 50'	
VERT. SCALE		

PROJECT NO. SAW-01

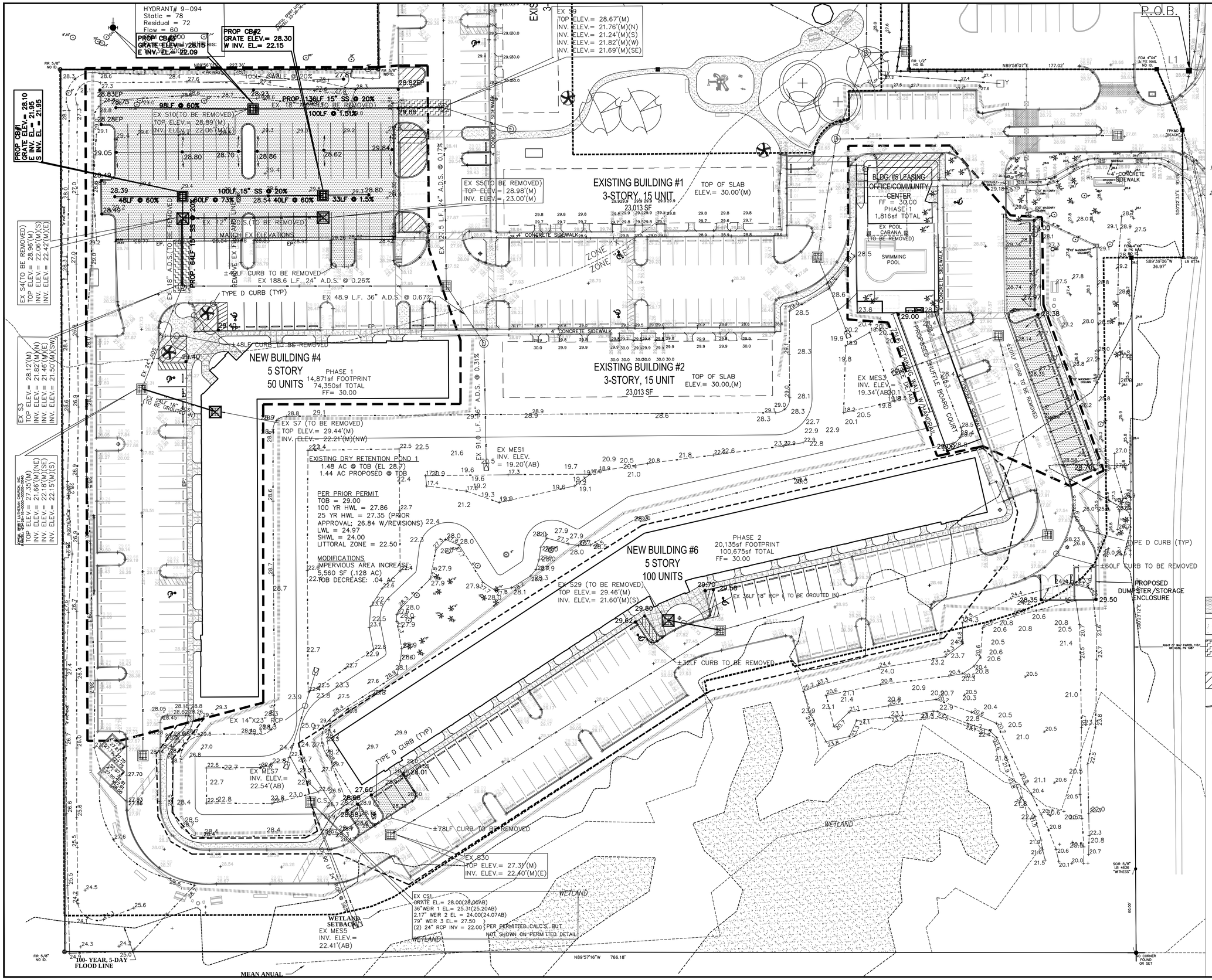
Sawgrass Creek Apartments Overall Site Plan

LOCATED IN
SECTION 23, TOWNSHIP 26 SOUTH, RANGE 16 EAST
PASCO COUNTY , FLORIDA

Marla M. Hough, P.E. # 38664
Certificate of Authorization #7024

DATE

SHEET NO. C-2.0



EXISTING PLAN SOURCES

1. EXISTING BOUNDARY, TOPOGRAPHIC SURVEY BY EMK CONSULTANTS OF FLORIDA, INC. CAD DWG. FROM E-MAIL DATED 12-07-2013
2. BASE DRAWINGS FROM SAND ARCHITECTS, LLC FROM E-MAILS DATED 11-15 THRU 12-11-2013, INCLUDING EXISTING PIPE DIAMETERS & AS-BUILT ELEVATIONS BY EMK CONSULTANTS OF FLORIDA, INC.

LEGEND EXISTING

- SPOT ELEVATIONS
- MITERED END SECTION
- STORM WATER PIPE
- DRAINAGE STRUCTURE
- 29.79(AB) AS-BUILT ELEVATION
- EXISTING SWALE
- DRAINAGE BASIN I (11.34 AC)

TREE LEGEND

- 6" CYPRESS TREE
- 4" OAK TREE
- 12" PALM TREE

LEGEND PROPOSED

- 29.79 ELEVATIONS
- PROPOSED SWALE
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- TYPICAL PAVEMENT REPLACEMENT
- PAVEMENT TO BE REMOVED
- EXISTING DRAINAGE STRUCTURES TO BE REMOVED W/ ADJOINING PIPE
- EROSION CONTROL

PROJECT PHASING

- PHASE I
- PHASE II

HOUGH ENGINEERING, INC.
CONSULTING ENGINEERS
1771 MANATEE AVE. W., BRADENTON FLORIDA 34205
PHONE : (941) 747-4838 • FAX : (941) 747-4072

DATE	DESCRIPTION

REVISIONS

TASK	INITIALS	DATE
DESIGN	M.M.H.	11-20-13
DRAWN	G.H.F.	11-20-13
CHECKED		
QUALITY CHK		
HORZ. SCALE	1" = 30'	
VERT. SCALE		

PROJECT NO. SAW-01

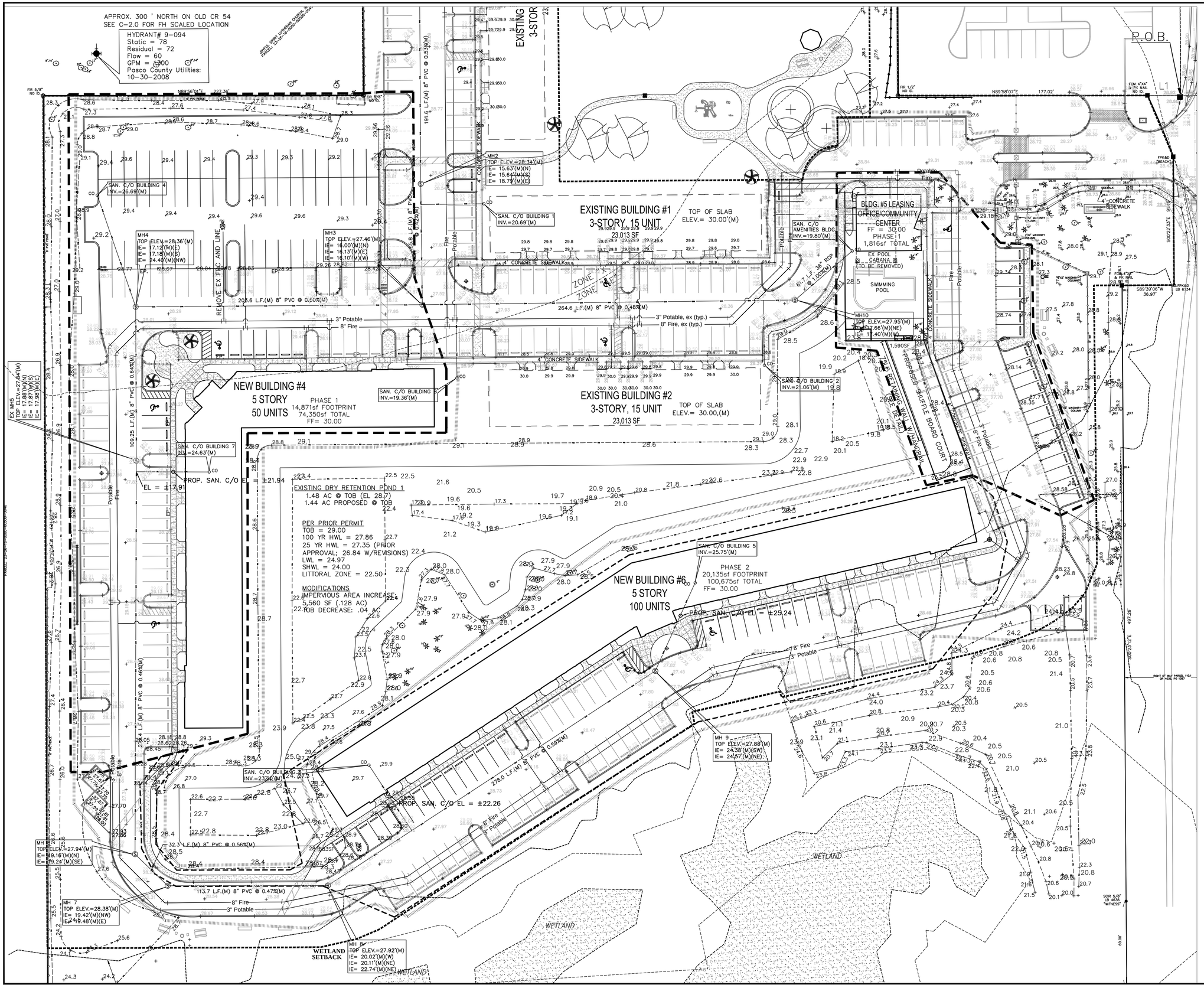
Sawgrass Creek Apartments
Paving, Grading & Drainage Plan

LOCATED IN
SECTION 23, TOWNSHIP 26 SOUTH, RANGE 16 EAST
PASCO COUNTY , FLORIDA

Marla M. Hough, P.E. # 38664
Certificate of Authorization #7654

DATE

SHEET NO. C-3.0



0' 30' 60' 90'
SCALE: 1" = 30'

EXISTING PLAN SOURCES

1. EXISTING BOUNDARY, TOPOGRAPHIC SURVEY BY EMK CONSULTANTS OF FLORIDA, INC. CAD DWG. FROM E-MAIL DATED 12-07-2013
2. BASE DRAWINGS FROM SAND ARCHITECTS, LLC FROM E-MAILS DATED 11-15 THRU 12-11-2013, INCLUDING EXISTING PIPE DIAMETERS & AS-BUILT ELEVATIONS BY EMK CONSULTANTS OF FLORIDA, INC.

LEGEND EXISTING

- 19.0 EXISTING ELEVATION
- EXISTING MITERED END SECTION
- EXISTING BLOWOFF ASSEMBLY
- EXISTING GATE VALVE
- EXISTING F HYD ASSEMBLY
- S EXISTING SAN MANHOLE W/ LINE

LEGEND PROPOSED

- PROP. SAN. C/O
- EROSION CONTROL

PROJECT PHASING

- PHASE I
- PHASE II

TREE LEGEND

- 6" CYPRESS TREE
- 4" OAK TREE
- 12" PALM TREE

HOUGH ENGINEERING, INC.
CONSULTING ENGINEERS
1771 MANATEE AVE. W., BRADENTON FLORIDA 34205
PHONE : (941) 747-4838 • FAX : (941) 747-4072

HOUGH

DESCRIPTION	DATE

REVISIONS

TASK	INITIALS	DATE
DESIGN	M.M.H.	11-20-13
DRAWN	G.H.F.	11-20-13
CHECKED		
QUALITY CHK.		
HORZ. SCALE:	1" = 30'	
VERT. SCALE:		

PROJECT NO. SAW-01

Sawgrass Creek Apartments Water & Sewer Plan

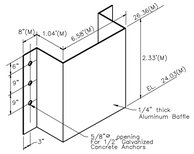
LOCATED IN
SECTION 23, TOWNSHIP 26 SOUTH, RANGE 16 EAST
PASCO COUNTY, FLORIDA

Marla M. Hough, P.E. # 38664
Certificate of Authorization #7654

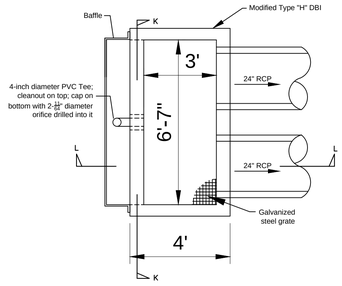
DATE

SHEET NO. C-4.0

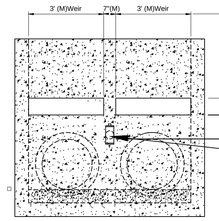
PAVING, GRADING & DRAINAGE DETAILS:



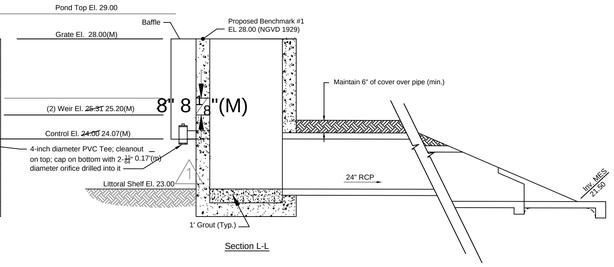
Baffle Detail
N.T.S.



Plan View



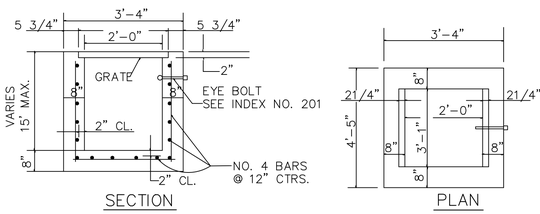
Section K-K



Section L-L

Existing Outfall Structure, CS-1 (to remain "as-is")

N.T.S.

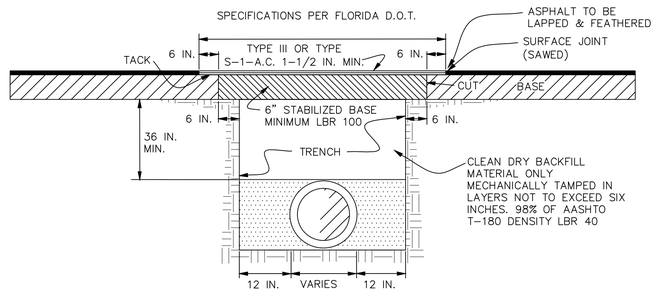


RECOMMENDED MAXIMUM PIPE SIZE:
2'-0" WALL-18" PIPE
3'-1" WALL-24" PIPE
SEE F.D.O.T. INDEX NO. 232 FOR MORE INFORMATION

TYPE "C" VALLEY GUTTER INLET AND CATCH BASIN DETAIL W/ USF GRATE NO. 6212 FOR ALL TYPE "C" INLETS FOR USE WITH INLETS WHERE PIPE SIZE IS LESS THAN 30"

NTS

USF GRATE 6212 TO BE USED FOR CB1-3



BASE MATERIAL SHALL BE ONE OF THE FOLLOWING:

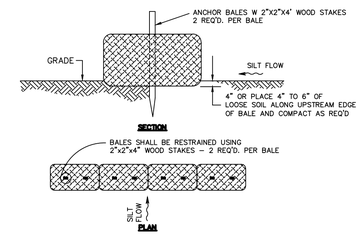
1. 6 IN. MINIMUM - TYPE S-1 OR TYPE III ASPHALTIC CONCRETE.
2. F.D.O.T. APPROVED 8 IN. MINIMUM SHELL BASE. MINIMUM DENSITY SHALL CONFORM TO AASHTO T-180 LBR 100.
3. 10 IN. MINIMUM - CRUSHED CONCRETE (COMPACTED).

TYPICAL PAVEMENT REPLACEMENT

NTS

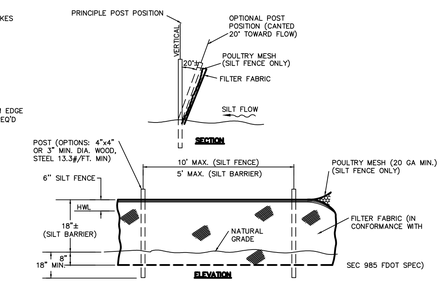
PAVING GRADING AND DRAINAGE NOTES

1. ALL PROPOSED IMPROVEMENTS TO THE SITE TO BE STAKED IN THE FIELD BY OR UNDER THE SUPERVISION OF A FLORIDA REGISTERED LAND SURVEYOR.
2. THE CONTRACTOR IS TO PROVIDE THE ENGINEER OF RECORD WITH REPRODUCIBLE AS-BUILT DRAWINGS SHOWING ALL IMPROVEMENT LOCATIONS AND ELEVATIONS.
3. ALL PROPOSED CONSTRUCTION IS TO MEET OR EXCEED LATEST APPLICABLE PASCO COUNTY CONSTRUCTION STANDARDS AND TO CONFORM TO ENGINEERS/ARCHITECTS SPECIFICATIONS. PROPOSED CONSTRUCTION IS TO BE PRIVATELY OWNED AND OPERATED.
4. TO PREVENT SEDIMENTARY RUNOFF DURING CONSTRUCTION, HAY BALES OR INLET DEBRIS CONTROL SCREENS TO BE PLACED AT ALL INLET OR OUTFALL LOCATIONS. STORMWATER TREATMENT FACILITIES TO BE CONSTRUCTED EARLY IN SITE DEVELOPMENT, WITH NO OFF-SITE, UNTREATED RUNOFF OCCURRING DURING CONSTRUCTION.
5. THE CONTRACTOR IS TO COORDINATE THE LOCATION AND ELEVATION OF ALL F.P.L., G.T.E. AND IRRIGATION SERVICE SLEEVES WITH RESPECTIVE AGENCY PRIOR TO CONSTRUCTION.
6. ALL UTILITIES AND/OR DRAINAGE SHOWN AS EXISTING ARE TO BE FIELD VERIFIED FOR LOCATION AND ELEVATION PRIOR TO CONSTRUCTION CONTRACTOR TO NOTIFY "SUNSHINE STATE ONE-CALL" (800) 432-4770, EXT.1, 48 HOURS MINIMUM PRIOR TO START OF CONSTRUCTION FOR POSSIBLE UTILITY LOCATIONS NOT SHOWN.
7. THE CONTRACTOR IS TO ASSURE HIMSELF THAT ALL UNDER-GROUND UTILITIES AND STORM SEWER ARE CONSTRUCTED, TESTED AND OPERATIONAL PRIOR TO ANY ROADWAY CONSTRUCTION.
8. ROADSIDE UNDERDRAIN SHALL BE REQUIRED AS DETERMINED NECESSARY BY THE ENGINEER OF RECORD AND/OR PCPWD INSPECTION DEPARTMENT.
9. ALL FILL AREAS TO BE CONSTRUCTED IN 6" LIFTS, 100% STANDARD PROCTOR, AASHTO T-99 UTILIZING SUITABLE MATERIAL.
10. PROPER EROSION CONTROL SHALL BE PLACED AROUND SOIL STOCKPILES TO AVOID RUNOFF INTO RECEIVING WATERBODIES.
11. STORM SEWER PIPE SHALL BE RCP OR ALUMINIZED TYPE 2 CMP ULTRA FLOW PIPE OR A-2000 PVC STORM PIPE. PER ASTM F-949 AND FDOT SECTION 948; NO POLYETHELYNE.
12. ALL TRAFFIC CONTROL SIGNAGE & PAVEMWNT MARKINGS SHALL CONFORM TO FDOT & MUTCD STANDARDS.



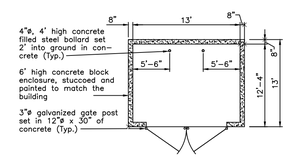
TYPICAL HAYBALE PLACEMENT

NTS

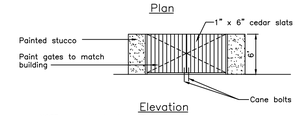


TYPICAL SILT FENCE AND STAKED SILT BARRIER

NTS



Plan

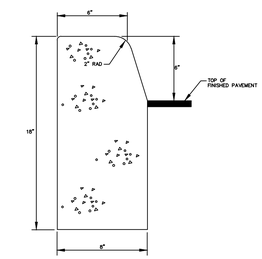


Elevation

NOTE- see Architectural Plans for dumpster enclosure structural details

Dumpster Enclosure Details

NTS



TYPE "D" HIGH BACK CURB (MANATEE COUNTY DETAIL 201.4)

NTS

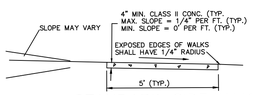
A) CLASS 1 CONCRETE, 3,000 P.S.I. AT 28 DAYS.

B) CURB SHALL MEET THE ESTABLISHED BY F.D.O.T. STANDARD SPECIFICATIONS PER F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS INDEX NO. 300, LATEST REVISION.

WATER & SEWER DETAILS:

WATER & SEWER CONSTRUCTION NOTES:

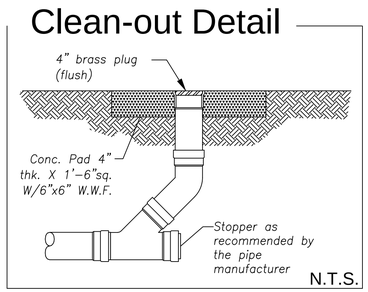
1. ALL PROPOSED IMPROVEMENTS TO THE SITE TO BE STAKED IN THE FIELD BY OR UNDER THE SUPERVISION OF A FLORIDA REGISTERED LAND SURVEYOR.
2. PRIOR TO THE SCHEDULING OF ANY UNDERGROUND UTILITY PRESSURE TESTS, CONTRACTOR SHALL HAVE OBTAINED ALL NECESSARY FIELD DATA REQUIRED FOR THE PRODUCTION OF RECORD DRAWINGS. RECORD DRAWINGS TO INCLUDE LOCATIONAL INFORMATION ON ABANDONED WATER AND SEWER SERVICES AS WELL AS FUNCTIONAL SERVICES.
3. CONTRACTOR TO PROVIDE THE ENGINEER OF RECORD WITH REPRODUCIBLE AS-BUILT DRAWINGS SHOWING ALL IMPROVEMENT LOCATIONS AND ELEVATIONS AS REQUIRED BY P.C.P.W.D. CONTRACTOR TO LEAVE EXPOSED ALL PIPE BENDS OF 45 OR GREATER, TEES, CROSSES, REDUCERS AND PRESSURE PIPING EVERY 200' (OR ALTERNATE LOT LINES, WHICHEVER IS CLOSER). AS AN ALTERNATE TO LEAVING EXPOSED PIPING AND FITTINGS, THE CONTRACTOR, AT HIS OPTION, MAY PLACE A VERTICAL LENGTH OF 3/4" MINIMUM P.V.C. OVER THE PIPING OR FITTINGS SO THAT THESE LOCATIONS MAYBE VERIFIED BY SURVEY CREWS.
4. ALL PROPOSED CONSTRUCTION IS TO MEET OR EXCEED LATEST APPLICABLE PASCO COUNTY CONSTRUCTION STANDARDS AND TO CONFORM TO ENGINEERS SPECIFICATIONS. PROPOSED CONSTRUCTION IS TO BE PUBLICLY OWNED AND OPERATED.
5. THE CONTRACTOR IS TO COORDINATE THE LOCATION AND ELEVATION OF ALL F.P.L., G.T.E. AND IRRIGATION SERVICE SLEEVES WITH RESPECTIVE AGENCY PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR IS TO ASSURE HIMSELF THAT ALL UNDERGROUND UTILITIES AND STORM SEWER IS CONSTRUCTED, TESTED AND OPERATIONAL PRIOR TO ANY ROADWAY CONSTRUCTION.
7. ALL PROPOSED ELECTRICAL AND COMMUNICATION SERVICES ARE TO BE LOCATED UNDERGROUND AS DIRECTED BY RESPECTIVE AGENCY. CONTRACTOR TO NOTIFY "SUNSHINE STATE ONE-CALL" (800) 432-4770.
8. WATERMAIN WHERE LOCATED UNDER PAVEMENT TO BE ENCASED IN CLASS 160, SDR-26 PVC OR TO BE C-900 PVC AT CONTRACTOR'S OPTION. WATER SERVICES WHERE LOCATED UNDER PAVEMENT TO BE ENCASED IN CLASS 160, SDR-26 PVC. (3" MIN.)
6. ALL UTILITIES AND/OR DRAINAGE SHOWN AS EXISTING ARE TO BE FIELD VERIFIED FOR LOCATION AND ELEVATION PRIOR TO CONSTRUCTION CONTRACTOR TO NOTIFY "SUNSHINE STATE ONE-CALL" (800) 432-4770, EXT.1, 48 HOURS MINIMUM PRIOR TO START OF CONSTRUCTION FOR POSSIBLE UTILITY LOCATIONS NOT SHOWN.
10. ALL BIDDERS ARE HEREBY ADVISED THAT ALL EXCAVATION ON THIS PROJECT MUST COMPLY WITH FLORIDA STATUTE 90-96 "TRENCH SAFETY ACT", AND THAT THE COSTS OF COMPLIANCE IS TO BE INCLUDED IN HIS BASE BID. THE BIDDER SHALL INDICATE ON THE BID FORM THE COST ASSOCIATED WITH COMPLIANCE.
11. WATER SERVICES TO BE MARKED IN CURB WITH A BLUE DISC THAT HAS THE FOOTAGE FROM THE BACK OF CURB TO THE CENTER OF THE METER BOX OR IF NO CURB, A BLUE DISC IN THE EDGE OF PAVEMENT WITH THE FOOTAGE FROM THE DISC TO THE CENTER OF THE METER BOX.
12. ALL PIPING SHALL BE COLOR CODED IN ACCORDANCE WITH PASCO COUNTY PUBLIC WORKS DEPARTMENT STANDARDS:
    GREEN: RAW SEWAGE
    PURPLE: EFFLUENT
    BLUE: POTABLE WATER
13. ALL POTABLE WATER AND SANITARY SEWER CONSTRUCTION SHALL MEET OR EXCEED PASCO COUNTY PUBLIC WORKS UTILITY STANDARDS.

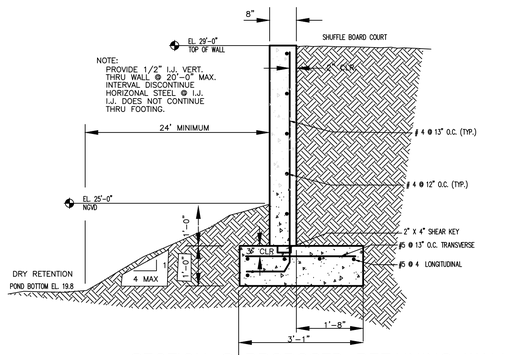


STANDARD SIDEWALK

NTS

Clean-out Detail





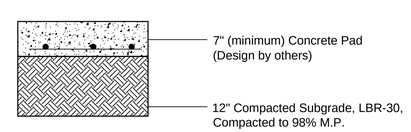
SECTION @ PROPOSED RETAINING WALL

N.T.S.

NOTES:
1) STRUCTURAL DESIGN ON RETAINING WALL BY WILSON STRUCTURAL CONSULTANTS.
1) PROTECTIVE HANDRAIL & SKIRTING TO CONTAIN SHUFFLEBOARD PUCK BY SHUFFLEBOARD COURT DESIGNERS.

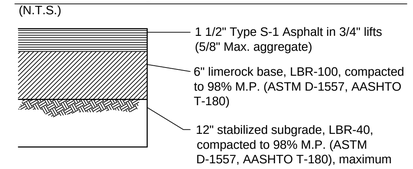
Dumpster Pad Pavement Detail

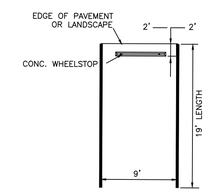
(N.T.S.)



Standard Duty Pavement Detail

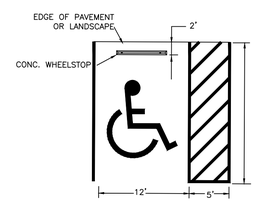
(N.T.S.)





TYPICAL PARKING

N.T.S.



TYPICAL PARKING

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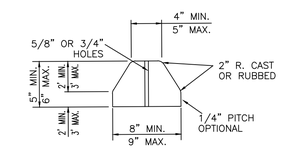

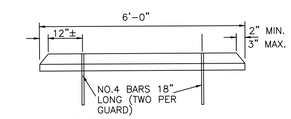

CONCRETE WHEEL STOP

NTS

HOUGH ENGINEERING, INC.
CONSULTING ENGINEERS
1771 MANATEE AVE. W., BRADENTON FLORIDA 34205
PHONE : (941) 747-4838 • FAX : (941) 747-4072

REVISIONS	DATE

TASK	INITIALS	DATE
DESIGN	M.M.H.	11-20-13
DRAWN	G.F.F.	11-20-13
CHECKED		
QUALITY CHK		
HORIZ SCALE: VERT. SCALE:	NTS	

PROJECT NO. SAW-01

Sawgrass Creek Apartments
Paving, Grading & Drainage and Water & Sewer Details
LOCATED IN
SECTION 23, TOWNSHIP 26 SOUTH, RANGE 16 EAST
PASCO COUNTY, FLORIDA

Mazla M. Hough, P.E. # 38664
Certificate of Authorization #7024

SHEET NO. C-5.0