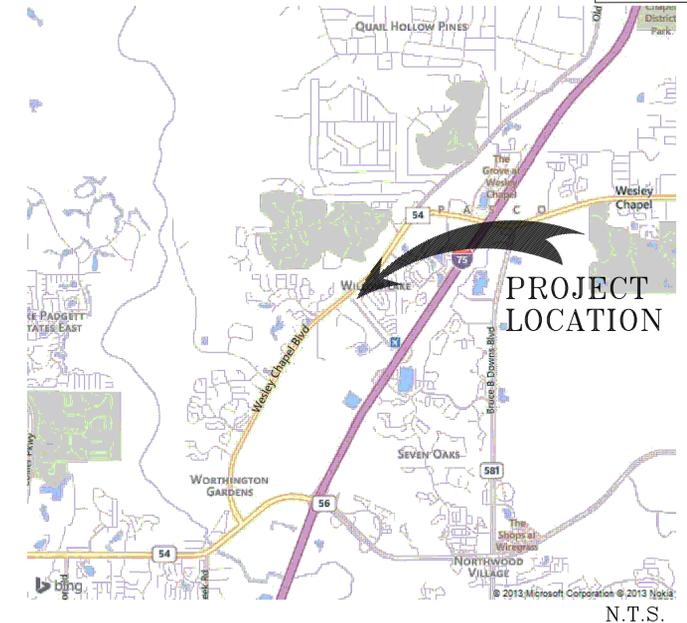


CONSTRUCTION SCHEDULE

ANTICIPATED START CONSTRUCTION: MAY 2014
 ANTICIPATED COMPLETE CONSTRUCTION: JANUARY 2015

CONSTRUCTION PLANS FOR PROPOSED CR 54 COMMERCIAL SITE PASCO COUNTY, FLORIDA



THIS CONTRACT PLAN
 SET INCLUDES:
 INDEX OF CONSTRUCTION DRAWINGS

SHEET NUMBER	SHEET DESCRIPTION
1	COVER SHEET
C-1	GENERAL NOTES
C-2	DEMO & CSWMP PLAN
C-3	DIMENSIONAL LAYOUT PLAN
C-4	PAVING, GRADING, & DRAINAGE PLAN
C-5	WATER AND SANITARY SEWER PLAN
C-6	LANDSCAPE PLAN

UTILITIES:

FIRE SERVICE: PASCO COUNTY M.S.T.U.

STANDARD FIRE PROTECTION NOTES:

1. All projects must comply with Pasco County Fire Hydrant Ordinance No. 46-51.
2. Fire hydrants must be installed and in service prior to the accumulation of combustibles.
3. Per 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.
4. Per NFPA-1, 18.3.4.1: Clearances of 7 1/2 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.
5. Gated entries require a Siren Operating System or a 3M Opticom system for emergency access.

WATER SERVICE: PASCO COUNTY UTILITIES
 7536 STATE STREET, SUITE 213
 NEW PORT RICHEY, FLORIDA 34654
 (727) 847-8145

SEWERAGE SERVICE: SEPTIC SYSTEM (BY OTHERS)

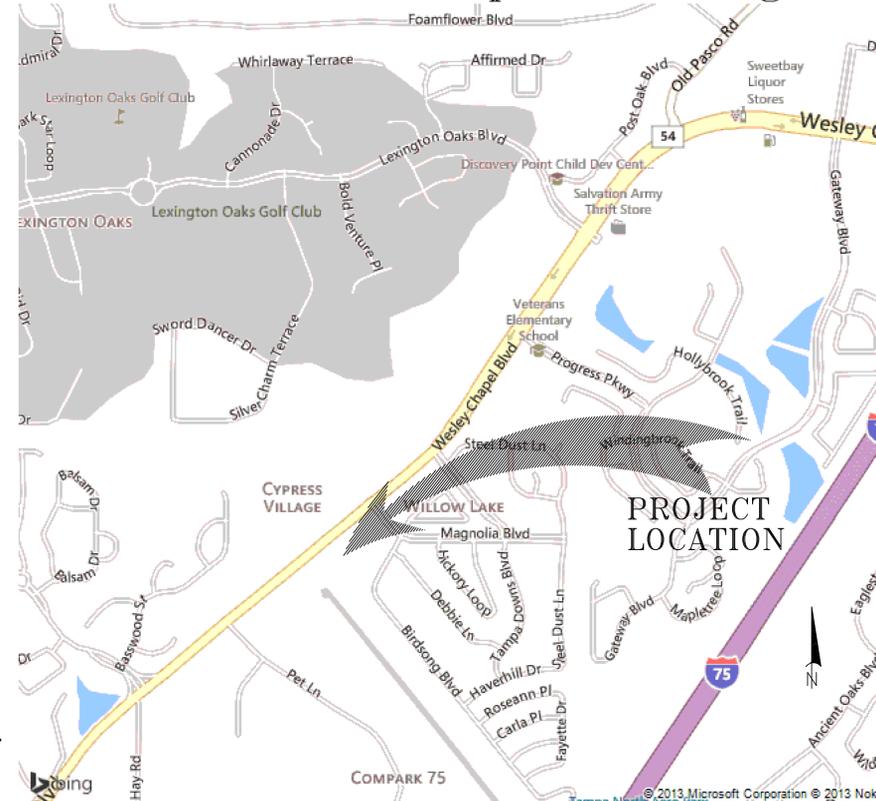
ELECTRICAL SERVICE: WITHLACOCHEE RIVER ELECTRIC COOP., INC.
 ONE PASCO CENTER DISTRICT OFFICE
 30461 COMMERCE DRIVE
 SAN ANTONIO, FLORIDA 33576
 (352) 588-5115

"INVESTIGATE BEFORE YOU EXCAVATE"



CALL SUNSHINE @ 1-800-432-4770
 FL. STATUTE 563.851 (1979) REQUIRES A
 MIN. OF 2 DAYS AND MAX. OF 5 DAYS
 NOTICE BEFORE YOU EXCAVATE.

Section 14, Township 26S, Range 19E



LOCATION MAP

PARCEL ID: 14-26-19-0000-00700-0020
 FUTURE LAND USE CLASSIFICATION: ROR
 ZONING DISTRICT: C-2
 RE-ZONED: 9-24-13
 PETITION NO: 7069

ATTENTION IS DIRECTED TO THE FACT THAT
 THESE PLANS MAY HAVE BEEN REDUCED
 IN SIZE BY REPRODUCTION. THIS MUST BE
 CONSIDERED WHEN OBTAINING SCALED DATA.

PREPARED FOR:

OWNER:

BILL AUSTIN
 7021 FRASCATI LOOP
 WESLEY CHAPEL, FLORIDA 33544
 OFFICE PHONE: (813) 417-1170
 E-MAIL: baustin@sedpasco.com

SURVEYOR:

JOHNNY FLETCHER
 FLORIDA REGISTERED LAND SURVEYOR
 205 FLAGSHIP DRIVE, SUITE 1
 P.O. BOX 2165
 LUTZ, FLORIDA 33548-2165
 OFFICE PHONE: (813) 949-2204
 FAX: (813) 949-3350

PREPARED BY:



ADVANTAGE ENGINEERING, INC.
 3914 FLATIRON LOOP #102
 WESLEY CHAPEL, FLORIDA 33544
 OFFICE PHONE: (813) 975-9638
 E-MAIL: aeiba@verizon.net
 CERT. OF AUTH. #00008806

Engineer of Record: BRIAN A. ACKEN, P.E.
 Date: December 30, 2013
 P.E. NO. 46528

GENERAL NOTES

- Location, elevation, and dimensions of the existing utilities, structures, and other features are shown in accordance with the best information available at time of the preparation of these plans but do not claim to be absolutely correct.
- The contractor shall verify the location, elevation, and dimensions of all existing utilities, structures, and other features affecting his work and shall comply with all state, county, and local ordinances and obtain any necessary work permits that may be required prior to construction.
- Utilities to be adjusted by utility owners. Contractor is responsible for all utilities coordination.
- The contractor shall provide at least 48 hours notice to the various utility companies in order to permit the relocation of the existing underground utilities in advance of construction. Contact Sunshine State One Utilities Notification Center at 1-800-432-4770.
- The contractor shall comply with the provisions of the Pasco County Land Development Code regarding tree removal, site clearing and land alteration regulations.
- The contractor shall be responsible for the maintenance of the existing drainage system within the limits of the project area, for the duration of the project. No additional payment will be made for the work involved.
- Maintenance of traffic will be the responsibility of the contractor. The contractor shall maintain traffic utilizing FDOT Standard Specification Section 102 and FDOT Roadway and Traffic Design Standard, Index Series 600
- Elevations shown on the plans reference the National Geodetic Vertical Datum of 1929 (N.G.V.D. - 1929)
- The contractor shall be responsible for the removal of all excess material and the proper disposal of the same.
- The contractor shall install and maintain erosion control barriers as required by actual site conditions and as directed by the engineer. Their locations will be adjusted to reflect project phasing requirements and they will be removed when no longer required. The maintenance of erosion control devices and their complete removal are to be included in the unit bid price for each individual item.
- Unless otherwise specified in the contract documents, the contractor shall provide suitable borrow material, approved by the engineer, and install said material in accordance with the plans and specifications.
- The Project surveyor shall provide Bench mark and Coordinate Control points for the contractor. The contractor shall supply points for line and grade. The contractor shall be responsible for the complete stake-out of the Project, electr./cable/tel., line, grade, slope staking, maintenance of staking, And any restaking that may be required to complete the project in accordance with the plans and specifications. Any and all expenses incurred for this work shall be included in the unit price bid for applicable items. No additional payment shall be made for this work.
- Overall clean up shall be accomplished by the contractor in accordance with County Standards or as directed by the engineer. Any and all expenses incurred for this work shall be included in the unit price bid for the applicable line items.
- The contractor shall endeavor to protect private property. Any damage caused by the contractor in the performance of his work shall be corrected to the satisfaction of the engineer at the contractor's expense. Payment shall not be made for this work.
- Any damage to state, county, or local roads caused by the contractor's hauling or excavation equipment shall be repaired by the contractor to the satisfaction of the Project Engineer. Payment shall not be made for this work.
- Any U.S.C. and G.S. Monument within limits of construction is to be protected. If in danger of damage, the contractor should notify,
Geodetic Information Center
Attn.: Mark Maintenance Center
Attn.: N/CG-162
6001 Executive Blvd.
Rockville, Maryland 20852
(301) 443-8319
- The contractor(s) performing trench excavation on this contract, shall comply with the Occupational Safety and Health Administration's (ASHA) Trench Excavation Safety Standards, 29 C.F.R., S.1926.650, Subpart P, including all subsequent revisions or updates to the standards as adopted by the Department of Labor and Employment Security (DLES).
- Unless otherwise specified in the plans, existing sod, disturbed by construction, shall be replaced in kind (or better, as approved by the engineer.)
- Materials and construction to be in accordance with the FDOT Standard Specifications for Road and Bridge Construction, latest edition using English System.
- Refer to Survey prepared by Johnny H. Fletcher with Fletcher Surveying and Mapping, Inc. under Project #13-127, for complete Topographical and Boundary Survey.
- Refer to Survey for additional existing information located outside of Project Vicinity (~25 ft from proposed project improvements).
- All wells located on the site shall be abandoned by a Florida Licensed Well Contractor in accordance with Rule 400-3.531(2), F.A.C.

SITE DATA:	
PARCEL SIZE	1.03 ACRES
LIGHT MANUFACTURING 6000 SF	
1 PARKING SPACE PER 700 SF	
6000 SF / 1 SPACE PER 700 SF =	
8.5 PARKING SPACES OR 9 SPACES	
OFFICE SPACE 1000 SF	
1 PARKING SPACE PER 300 SF	
1000 SF / 1 SPACE PER 300 SF =	
3.3 PARKING SPACES OR 4 SPACES	
TOTAL PARKING REQUIRED	13 SPACES
TOTAL PARKING PROVIDED	20 SPACES
EXISTING ZONING	C-2
PROPOSED IMPERVIOUS AREA	0.65 ACRES
PROPOSED PERVIOUS AREA	0.27 ACRES
WETLAND AREA	0.03 ACRES
DRY RETENTION AREA	0.08 ACRES
% IMPERVIOUS AREA	63%

STORM WATER NOTES

- A SWFWMD ERP IS REQUIRED AND HAS NOT BEEN SUBMITTED AS OF DECEMBER 30, 2013. CONSTRUCTION PLANS ARE SUBJECT TO CHANGE BASED ON ANY REVISIONS PER SWFWMD.
- SOD SHALL BE PLACED IN ALL AREAS IN THE PROJECT LIMITS OUTSIDE THE BUILDING AND PARKING AND SIDEWALK AREAS.
- MAXIMUM OF 1:4 SIDE SLOPES FOR SHALLOW SWALE AREAS.
- FEMA FIRM FLOOD INSURANCE RATE COMMUNITY PANEL 120230-0410E, DATED 9--30--92; ZONE AE
- CONTRACTOR SHALL MAKE ALL PRACTICAL EFFORTS TO PROTECT AGAINST WIND AND STORMWATER RUNOFF EROSION CONTROL DURING CONSTRUCTION BY USE OF BALED HAY AND/OR SILT SCREENS. REFER TO FDOT STANDARD INDEX NO'S 102 AND 103.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TEMPORARY STORMWATER CONVEYANCE SYSTEMS AS NECESSARY TO PREVENT IMPACTS TO EXISTING OFF-SITE FACILITIES.

SITE NOTES

- Total Acres: 1.03 Acres
- Water by Pasco County and Sewer is on a Proposed Septic System.
- Zoned: See Table Below
- Floodplain designation "AE".
- The site plan shall be in compliance with Article X, of Chapter 27 Zoning Codes.
- Additional handicap spaces shall be provided for handicap tenants on an as needed basis per the Americans with Disabilities Act.
- All existing wells onsite shall be properly abandoned by a well contractor, licensed in the State of Florida, in accordance with the SWFWMD rules and regulations.

LEGAL DESCRIPTION

A parcel of land lying in Section 14, Township 26 South, Range 19 East, Pasco County, Florida, further described as follows: Commence at the point of intersection of the Westerly Right of Way line of Magnolia Boulevard and the Southerly Right of Way line of County Road # 54 and run South 50°32'55" West, along said Southerly Right of Way line, 250.0 feet to the POINT OF BEGINNING; thence run South 39°27'05" East, parallel to said Westerly Right of Way line of Magnolia Boulevard, 300.0 feet; thence run South 50°32'55" West, parallel to said Southerly Right of Way line of County Road #54, 150.0 feet; thence run North 39°27'05" West, 300.0 feet to a point on the said Southerly Right of Way line of County Road #54; thence run North 50°32'55" East, along said Southerly Right of way line, 150.00 feet to the POINT OF BEGINNING.

SEWER & WATER NOTES

- CONTRACTOR SHALL COORDINATE WITH THE PASCO COUNTY UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
- THE LOCATION OF THE EXISTING UTILITIES ARE APPROXIMATE AS SHOWN AND IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF THE UTILITIES PRIOR TO CONSTRUCTION IN THEIR VICINITY.
- ALL CONSTRUCTION, MATERIALS AND WORKMANSHIP ARE TO BE IN ACCORDANCE WITH THE PASCO COUNTY STANDARDS (LATEST EDITION) AND APPLICABLE PLUMBING CODES.
- ALL UTILITY LINES (SEWER & WATER) SHALL STOP 5' OUTSIDE OF NEW BUILDING.
- CONTRACTOR SHALL MAINTAIN A MINIMUM OF 6 FEET HORIZONTAL AND 18 INCHES VERTICAL CLEARANCE BETWEEN SANITARY SEWERS AND PROPOSED OR EXISTING WATER MAINS (OUTSIDE OF PIPE TO OUTSIDE OF PIPE) WHEN SANITARY SEWERS DO NOT MEET THIS CRITERIA. THEY SHALL BE REVIEWED ON A CASE BY CASE BASIS BY BOTH THE PASCO COUNTY UTILITIES DEPARTMENT AND THE ENGINEER. FOR ON-SITE CORRECTIONS ONLY REFER TO DETAIL (SEE WATER & SEWER DETAILS).
- ALL WATER MAINS AND FORCEMAINS SHALL HAVE A MINIMUM OF 3 FT. OF COVER.
- CONTRACTOR MUST CONSTRUCT AND TEST ALL WATER AND SEWER LINES AND APPURTENANCES IN ACCORDANCE WITH PASCO COUNTY UTILITIES DEPARTMENT SPECIFICATIONS.
- NEW WATER LINE SHALL BE PRESSURE TESTED AND LEAKAGE TESTED IN ACCORDANCE WITH THE LATEST AWWA STANDARDS.
- WATER LINES SHALL BE DISINFECTED IN ACCORDANCE WITH THE LATEST AWWA STANDARDS AND RULE 62-555.345, F.A.C.
- ALL WATER MAIN PIPE, FITTINGS, VALVES, FITTING AND APPURTANCES SHALL BE IN CONFORMANCE WITH THE LATEST AWWA STANDARDS
- ALL WATER LINES (TEES, BENDS, ETC.) SHALL BE RESTRAINED (MECHANICALLY OR WITH TRUST BLOCKS).
- CONTRACTOR SHALL MAINTAIN ALL EXISTING (SEWER & WATER FLOWS) THAT SERVE ANY ON-SITE USES DURING CONSTRUCTION.
- THE LOCATIONS OF ALL SERVICE LINES (SEWER & WATER) ARE TO BE FIELD VERIFIED BY THE OWNER / CONTRACTOR DURING CONSTRUCTION.
- ALL 4" AND 6" LATERALS SHALL BE CONSTRUCTED AT A MINIMUM OF 1.2% AND 1% RESPECTIVELY.
- THE CONTRACTOR SHALL PERFORM AN INFILTRATION / EXFILTRATION TEST ON ALL GRAVITY SEWERS AND PRESSURE TEST ON ALL FORCE MAINS (AS APPLICABLE) IN ACCORDANCE WITH MANATEE COUNTY REGULATIONS. SAID TESTS ARE TO BE CERTIFIED BY THE ENGINEER OF RECORD AND SUBMITTED TO THE PASCO COUNTY DEPARTMENT OF SANITARY SEWERS FOR APPROVAL. THE SCHEDULING, COORDINATION AND NOTIFICATION OF ALL PARTIES IS THE CONTRACTOR'S RESPONSIBILITY.
- PRIOR TO CONSTRUCTION CONTRACTOR SHALL OBTAIN FROM THE ENGINEER OR OWNER A COPY OF ALL PERTINENT PERMITS RELATED TO THIS PROJECT AND THAT COMPLIANCE IS PROVIDED ACCORDINGLY FOR EACH PERMIT.
- SOD ALL DISTURBED AREAS WITHIN THE EXISTING RIGHTS-OF-WAY SHALL BE REPLACED.
- CONTRACTOR SHALL VERIFY LOCATIONS AND DEPTHS OF EXISTING SEWER AND WATER LINES PRIOR TO BEGINNING CONSTRUCTION.
- THE CONTRACTOR SHALL PERFORM AN INFILTRATION / EXFILTRATION TEST ON ALL GRAVITY SEWERS AND PRESSURE TEST ON ALL FORCE MAINS (AS APPLICABLE) IN ACCORDANCE WITH PASCO COUNTY REGULATIONS. SAID TESTS ARE TO BE CERTIFIED BY THE ENGINEER OF RECORD AND SUBMITTED TO THE PASCO COUNTY DEPARTMENT OF SANITARY SEWERS FOR APPROVAL. THE SCHEDULING, COORDINATION AND NOTIFICATION TO ALL PARTIES IS THE CONTRACTORS RESPONSIBILITY.
- ONE OR MORE OF THE FOLLOWING CERTIFICATES / SHOP DRAWINGS, DEPENDING ON THE TYPE OF CONNECTION, WILL BE REQUIRED. THIS SHOULD BE REVIEWED WITH THE DESIGN DIVISION PRIOR TO APPROVAL FOR CONSTRUCTION AND SUBMITTED IN ACCORDANCE WITH THE ABOVE NOTE 22.
 - DIP/PVC CERTIFICATE OF MANUFACTURE
 - FRAME AND COVER SHOP DRAWINGS
 - CASING PIPE CERTIFICATE
 - CRUSHED STONE SUBMITTAL
 - MANHOLE DROP CONNECTION DETAIL
 - MANHOLE SHOP DRAWINGS AND STRENGTH REPORT
 - FLEXIBLE COUPLING SHOP DRAWINGS
 - JACKING PIT DETAIL
 - VALVE SHOP DRAWING
- THE CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE FOLLOWING HAS BEEN COMPLETED:
 - FINAL INSPECTION IN CONJUNCTION WITH DEPARTMENT PERSONNEL COMPLETED.
 - AS-BUILTS HAVE BEEN SUBMITTED AND ACCEPTED.
 - ALL NECESSARY TESTING COMPLETED AND CERTIFIED.
 - PAYMENT OF ALL CAPACITY FEES.
 - ISSUANCE OF FDEP CERTIFICATION OF COMPLETION APPROVAL.

STORM WATER POLLUTION PREVENTION PLAN (SWPPP)

Contained on these plans and within the following notes is a Storm Water Pollution Prevention Plan (The Plan) which has been developed by Advantage Engineering, Inc. in accordance with the Environmental Protection Agency's "National Pollutant Discharge Elimination System" (NPDES) General Permit.

The following entities are identified as team members of "The Plan": Advantage Engineering, Inc., the Developer as identified in the title block of these plans, and the site contractor and his sub-contractors. Each team member has specific responsibilities and obligations. In general, all team members, with regard to their involvement and responsibilities on the project, are to implement all necessary storm water management controls to assure compliance with the NPDES General Permit for Storm Water Discharges from Construction Activities, the Southwest Florida Water Management District Permit, the applicable local governing agency (i.e. Pasco County) and the guidelines listed in the SWPPP. The duties and responsibilities of the team members, as they pertain to the SWPPP are as follows:

- Develop Storm Water Pollution Prevention Plan (SWPPP) including, but not limited to, retention/detention ponds, control structures, erosion control methods and locations and stabilization criteria. This design is included within these construction plans and the following notes and instructions.
- Submit and obtain the necessary design related storm water permits from the Florida Department or Environmental Protection, the Southwest Florida Water Management District and other applicable governmental bodies.
- Upon notification by the developer of his intent to commence construction, submit a Notice of Intent to the Environmental Protection Agency on behalf of the developer and the contractor. Also, submit a copy of the SWFWMD permit or completeness letter if the permit is not yet available. This submittal, will be made no later than 48 hours prior to beginning of construction.
- Submit to SWFWMD and the operator of the municipal separate storm water system, if applicable, a letter of construction commencement.
- Complete and submit a Notice of Termination and certification for developer end contractor. The NOT's shall be submitted no more than 30 days after
 - completion of the project and final stabilization of the site or
 - when responsibility for the site has ended. Final stabilization as defined by EPA is when all soil disturbing activities at the site have been completed and a uniform (e.g. evenly distributed, without large bare areas) perennial vegetative cover with a density of 70% of the native background vegetative cover for the area has been established on all unpaved areas and areas not covered by permanent structures. As an alternative, equivalent permanent stabilization measures (such as riprap, gabions, or geotextiles) may be employed. Both the client and contractor shall notify Advantage Engineering, Inc. when one of these criteria has been met.

PROJECT INFORMATION (SWPPP)

- Project type: COMMERCIAL
- Anticipated construction sequence is as follows:
 - Complete erosion control installation
 - Clearing and grubbing
 - Earthwork activities
 - Storm water system construction
 - Utility construction
 - Base and pavement construction
 - Final stabilization
- The BMP's listed in Part D of the Contractor section of the SWPPP shall be considered during all phases of construction.
- Anticipated start date: MAY 2014
- Anticipated completion date: JANUARY 2015
- Total acres disturbed: ~ 1.03 AC.
- Pre-developed "CN" factor: 75
- Post-developed "CN" factor: 90 (Average for site)
- The storm water management system, upon completion of construction and
- The potential source of pollution from this project is on-site development and construction activity.
- Does the project discharge into a water body listed on the 1998 EPA approved 303(d) list for water segments which are impaired due to total suspended solids? Yes No

Contractor (SWPPP)

- Sign and return to Advantage Engineering, Inc. a Notice of Intent and a Certification of Storm Water Pollution Prevention Plan no later than 48 hours prior to commencement of construction. Copy Advantage Engineering, Inc. and the developer on the NOI permit when received. Also, each subcontractor affected by the SWPPP must certify to the contractor that they understand and shall comply with the NPDES permit and SWPPP. A record of these certifications shall be maintained by the contractor on site.
- During construction, assure compliance with the designed Storm Water Pollution Prevention Plans prepared by Advantage Engineering, Inc. and the NPDES General Permit for Storm Water Discharges from Construction Activities.
- Maintain a copy of the construction plans, which include the Storm Water Pollution Prevention Plan both NOI's and all inspection reports and certifications on site.
- Undertake all reasonable Best Management Practices (BMP's) to assure that silted or otherwise polluted storm water is not allowed to discharge from the site during all phases of construction. Stabilization BMP's that may be used include: temporary or permanent seeding, mulching, geotextiles, sodding, vegetative buffer strips, protection of trees and preservation of mature vegetation. Structural erosion and sediment control BMP's that may be used include: straw bale dikes, silt fences, earth dikes, brush barriers, drainage swales, check dams, subsurface drain, pipe slope drain, level spreaders, storm drain inlet protection, outlet protection, sediment traps, and temporary sediment basins. Detention ponds may also be used as temporary sediment basins. Additional BMP's that may need to be implemented include: providing protected storage areas for chemicals, paints, solvents, fertilizers, and other potentially toxic materials. Providing waste receptacles at convenient locations and providing regular collection of wastes, including building material wastes. Minimizing off-site tracking of sediments. Making adequate preparations, including training and equipment to contain spills of oil and hazardous materials. Complying with applicable state or local waste disposal, sanitary sewer or septic system regulations and the use of appropriate pollution prevention measures for allowable non-storm water components of discharge.

- Notify Advantage Engineering, Inc. and the developer in writing of any non-storm water pollution sources which are being stored or otherwise used during the construction of the project, i.e. fertilizers, fuels, pesticides, other chemicals. This notification should be accompanied with the contractor's design and methods to prevent pollution run-off from these sources.
- Develop a maintenance and inspection plan which includes, but is not limited to the following:
 - The specific areas to be inspected and maintained that includes all the disturbed areas and material storage areas of the site.
 - The erosion and sediment controls identified in the SWPPP to be maintained and inspected and those additional controls that the contractor deems necessary.
 - Maintenance procedures.
 - The procedure to follow if additional work is required or whom to call.
 - Inspections and maintenance forms.
 - The personnel assigned to each task.

The following shall be inspected a minimum of once a week or within 24 hours after 0.25 inches of rain has occurred:
Stabilization measures (once a month if fully stabilized).

Structural controls.
Discharge points.
Construction entrances and exits.
Areas used for storage of exposed materials.

An inspection form shall be completed for each inspection. Any permit violations should be noted and corrective measures to be taken shall be noted. If revisions to the SWPPP are needed, a report form for changes in the SWPPP shall be completed and a copy sent to Advantage Engineering, Inc. The original shall be kept on-site as documentation of the change. If the inspection passes, a certification that the facility is in compliance with the SWPPP and the NPDES permit must be signed by one of the following:

The principal executive officer or ranking elected official of the operator or the SWPPP.

A duly authorized representative of the principal executive official of the operator of the SWPPP.

If required, storm water discharge samples are to be taken at the locations specified by the engineer of record. The sampling should be performed according to the following criteria:

A grab bag sample will be taken during regular work hours, once per month, within the first 30 minutes of a qualifying event (a rain event at 0.5 inches or greater in a 24 hour period) or within the first 30 minutes of the beginning of the discharge of a previously collected qualifying event for settleable solids, total suspended solids, turbidity flow. This data is to be recorded and submitted to EPA once per month.

Retain inspection reports and certifications for at least three years.

- Initiate site stabilization measures no more than 14 days after construction activities have temporarily or permanently ceased on any major portion of the site except when construction will resume within 21 days.
- Notify Advantage Engineering, Inc. when it is time to submit a Notice of Termination as defined under Part E of the Advantage Engineering, Inc. section of the SWPPP. Sign and return to Advantage Engineering, Inc. the Notice of Termination form and certification.

Developer (SWPPP)

- Notify Advantage Engineering, Inc. of your intent to commence construction. Sign the Notice of Intent form as operator of the storm water discharge facility and permittee and return to Advantage Engineering, Inc. Copy Advantage Engineering, Inc. on the NOI Permit when it is received.
- Sign a Certification of Storm Water Pollution Prevention Plan and return to Advantage Engineering, Inc.
- Notify Advantage Engineering, Inc. when it is time to submit a Notice of Termination as defined under Part E of the Advantage Engineering, Inc. section of the SWPPP. Sign and return to Advantage Engineering, Inc. for submittal to EPA a Notice of Termination form and certification.

PRE-DEVELOPED SITE INFORMATION (SWPPP):

- Total site acreage: 1.03 AC.
- Land use: VACANT.
- Vegetation: OPEN AREA / scattered TREES
- Receiving waters or municipal separate storm water system: TROUT CREEK
- 2 Year/24 Hour rainfall depth: ±4.2
- Soil types: EauGallie and Zephyr Fine Sand (Type B/D and D Soil)
- Endangered species: NONE KNOWN

Brian A. Acken, P.E.
FL Reg. No. 46528

AEI PROJ. NO.	
DRAWN / DESIGNED BY:	BAA
CHECKED BY	CHI
DATE	12/30/2013
REVISIONS	DATE

KEY PLAN

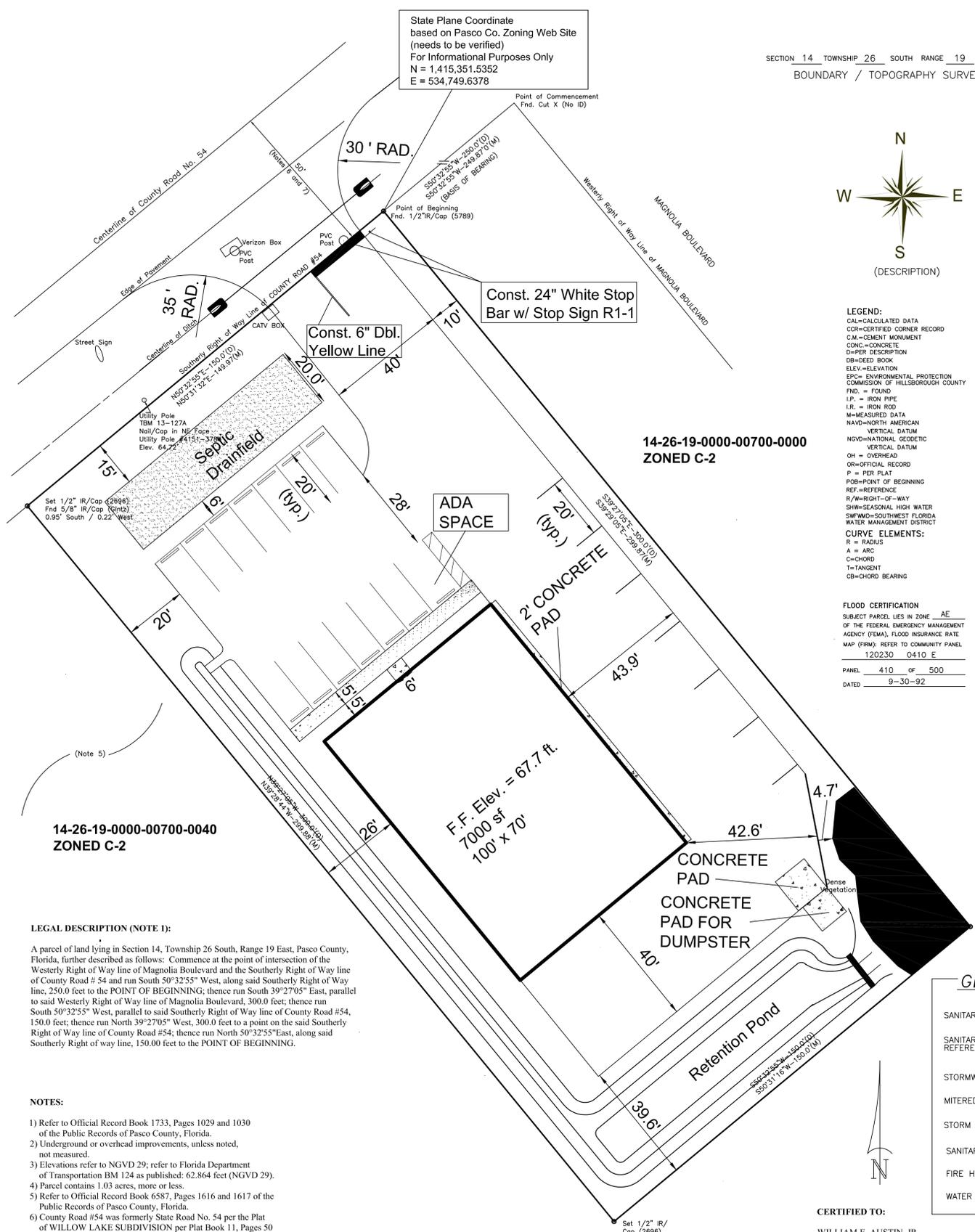
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SHEET TITLE

GENERAL NOTES

SHEET NUMBER

C-1



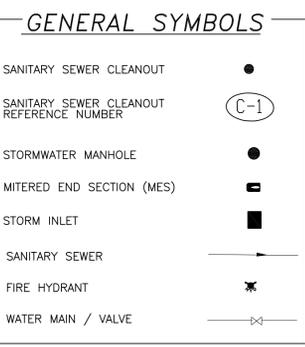
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based on Pasco Co. Zoning Web Site
(needs to be verified)
For Informational Purposes Only
N = 1,415,351.5352
E = 534,749.6378

SECTION 14 TOWNSHIP 26 SOUTH RANGE 19 EAST
BOUNDARY / TOPOGRAPHY SURVEY



LEGEND:
CAL=CALCULATED DATA
COR=CERTIFIED CORNER RECORD
C.M.=CEMENT MONUMENT
CONC.=CONCRETE
D=DEED DESCRIPTION
DB=DEED BOOK
ELEV.=ELEVATION
EPC=ENVIRONMENTAL PROTECTION COMMISSION OF HILLSBOROUGH COUNTY
FND.=FOUND
I.P.=IRON PIPE
I.R.=IRON ROD
M=MEASURED DATA
NAV=NORTH AMERICAN
VERTICAL DATUM
NGVD=NATIONAL GEODETIC VERTICAL DATUM
OH=OVERHEAD
OR=OFFICIAL RECORD
P=PER PLAT
POB=POINT OF BEGINNING
REF=REFERENCE
R/W=RIGHT-OF-WAY
SHW=SEASONAL HIGH WATER
SWFMD=SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
CURVE ELEMENTS:
R=RADIUS
A=ARC
C=CHORD
T=TANGENT
CB=CHORD BEARING

FLOOD CERTIFICATION
SUBJECT PARCEL LIES IN ZONE AE
OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM): REFER TO COMMUNITY PANEL 120230 0410 E
PANEL 410 OF 500
DATED 9-30-92



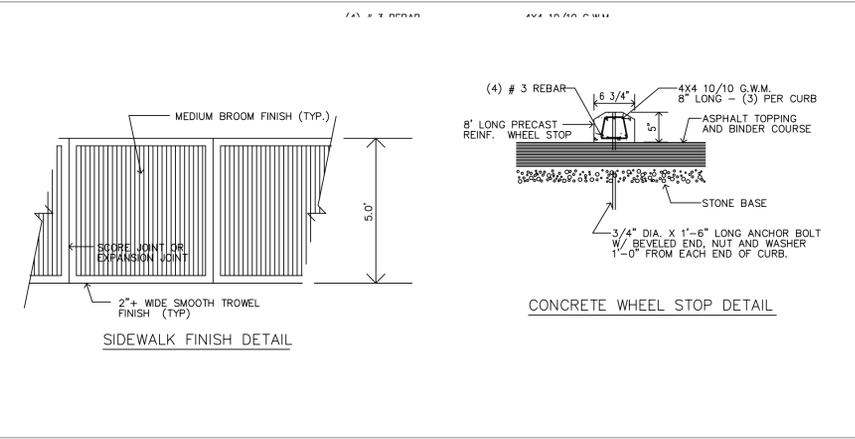
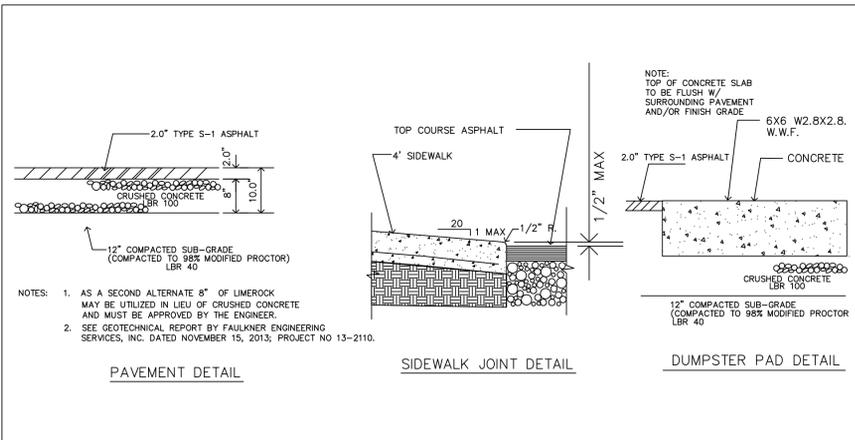
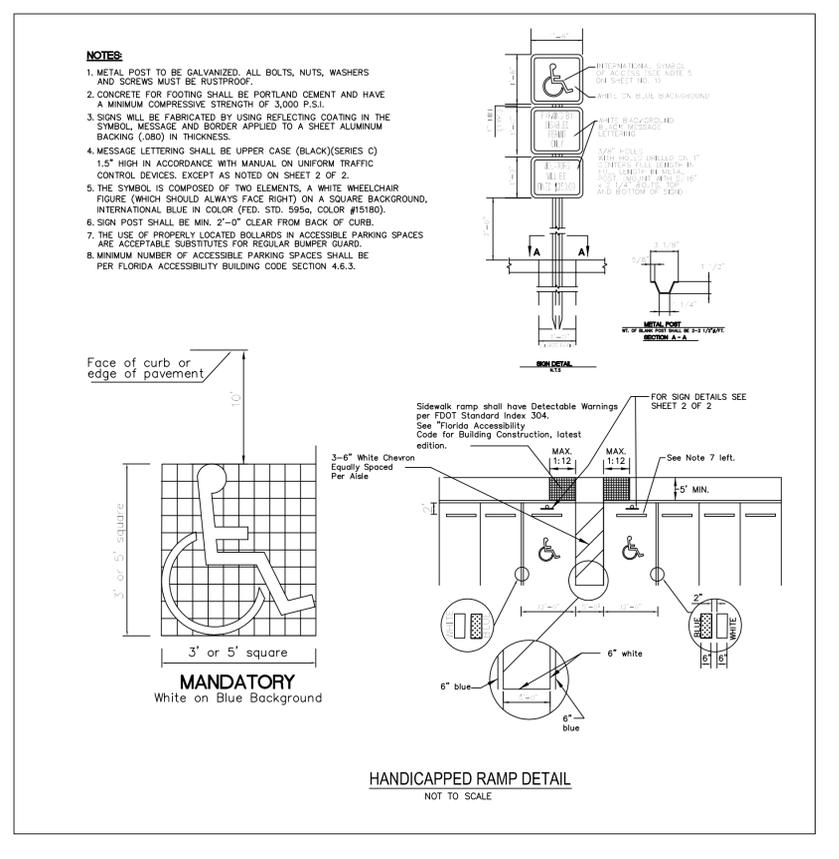
CERTIFIED TO:
WILLIAM E. AUSTIN, JR.
LAUREN AUSTIN
LAUREN R. AUSTIN, TRUSTEE OF THE
"LAUREN R. AUSTIN REVOCABLE TRUST"
w/a/d 10/9/90

14-26-19-0000-00700-0040
ZONED C-2

14-26-19-0000-00700-0000
ZONED C-2

LEGAL DESCRIPTION (NOTE 1):
A parcel of land lying in Section 14, Township 26 South, Range 19 East, Pasco County, Florida, further described as follows: Commence at the point of intersection of the Westerly Right of Way line of Magnolia Boulevard and the Southerly Right of Way line of County Road # 54 and run South 50°32'55" West, along said Southerly Right of Way line, 250.0 feet to the POINT OF BEGINNING; thence run South 39°27'05" East, parallel to said Westerly Right of Way line of Magnolia Boulevard, 300.0 feet; thence run South 50°32'55" West, parallel to said Southerly Right of Way line of County Road #54, 150.0 feet; thence run North 39°27'05" West, 300.0 feet to a point on the said Southerly Right of Way line of County Road #54; thence run North 50°32'55" East, along said Southerly Right of way line, 150.00 feet to the POINT OF BEGINNING.

- NOTES:**
- 1) Refer to Official Record Book 1733, Pages 1029 and 1030 of the Public Records of Pasco County, Florida.
 - 2) Underground or overhead improvements, unless noted, not measured.
 - 3) Elevations refer to NGVD 29; refer to Florida Department of Transportation BM 124 as published: 62.864 feet (NGVD 29).
 - 4) Parcel contains 1.03 acres, more or less.
 - 5) Refer to Official Record Book 6587, Pages 1616 and 1617 of the Public Records of Pasco County, Florida.
 - 6) County Road #54 was formerly State Road No. 54 per the Plat of WILLOW LAKE SUBDIVISION per Plat Book 11, Pages 50 and 51 of the Public Records of Pasco County, Florida, with a Right of Way width of 100 feet.
 - 7) County Road #54 is identified on the Plat of GRAND OAKS PHASE 1 per Plat Book 26, Pages 137-150 of the Public Records of Pasco County, Florida, with an original Right of Way width of 100 feet.



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E-MAIL: aelba@verizon.net

CLIENT:
BILL AUSTIN

7021 FRASCATI LOOP
WESLEY CHAPEL, FLORIDA 33544
PHONE: (813) 417-1170
E-MAIL: baustin@sedpasco.com

CR 54 COMMERCIAL SITE
WESLEY CHAPEL, FL

PARCEL ID.
14-26-19-0000-00700-0020

DESIGN PLANS

Brian A. Acken, P.E.
FL. Reg. No. 46528

AEI PROJ. NO.	
DRAWN / DESIGNED BY:	BAA
CHECKED BY:	CHI
DATE	12/30/2013
REVISIONS	DATE

KEY PLAN

NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA REGISTERED PROFESSIONAL ENGINEER.

SHEET TITLE

DIMENSIONAL LAYOUT PLAN

SHEET NUMBER

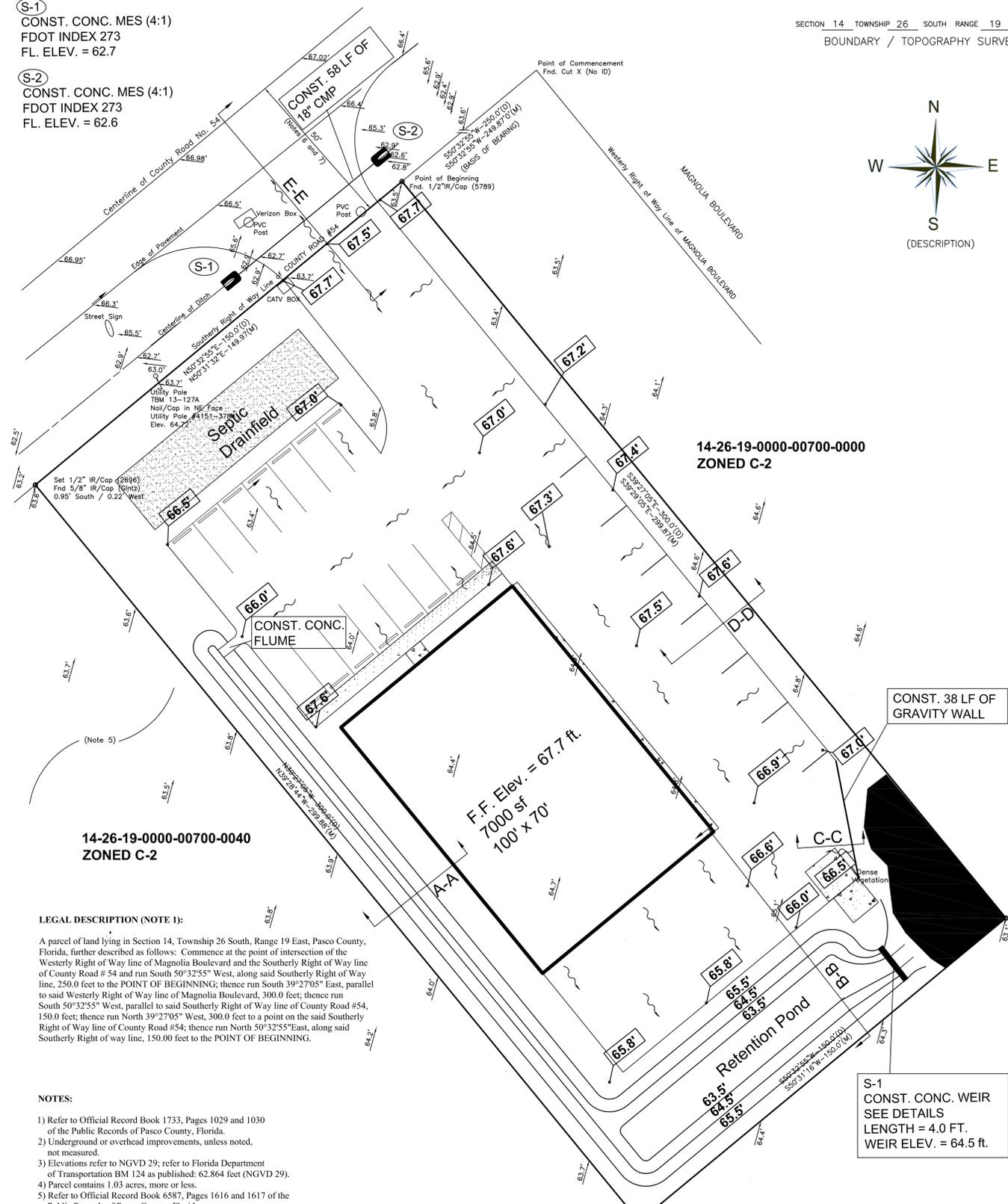
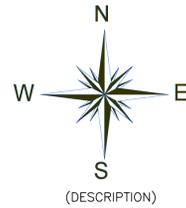
C-3

10 10 20 1"=20'

S-1
CONST. CONC. MES (4:1)
FDOT INDEX 273
FL. ELEV. = 62.7

S-2
CONST. CONC. MES (4:1)
FDOT INDEX 273
FL. ELEV. = 62.6

SECTION 14 TOWNSHIP 26 SOUTH RANGE 19 EAST
BOUNDARY / TOPOGRAPHY SURVEY



14-26-19-0000-00700-0000
ZONED C-2

14-26-19-0000-00700-0040
ZONED C-2

LEGAL DESCRIPTION (NOTE 1):

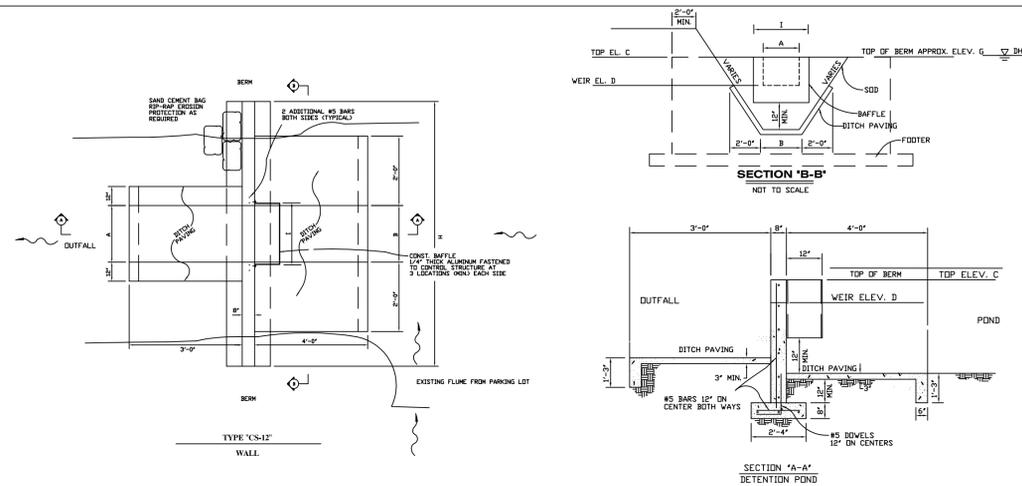
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NOTES:

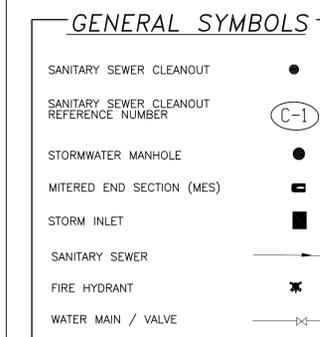
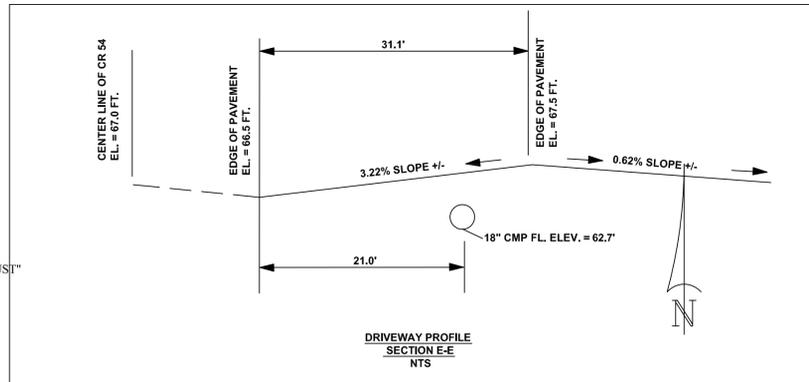
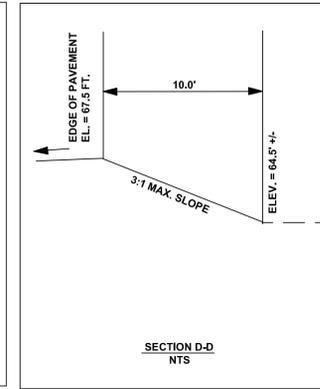
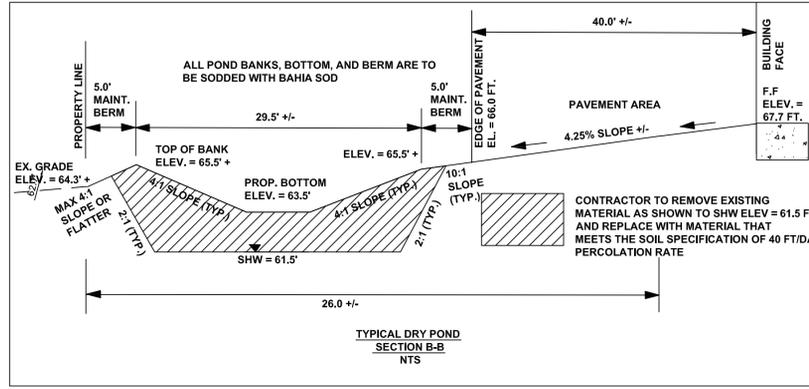
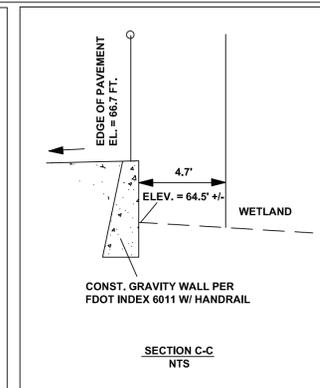
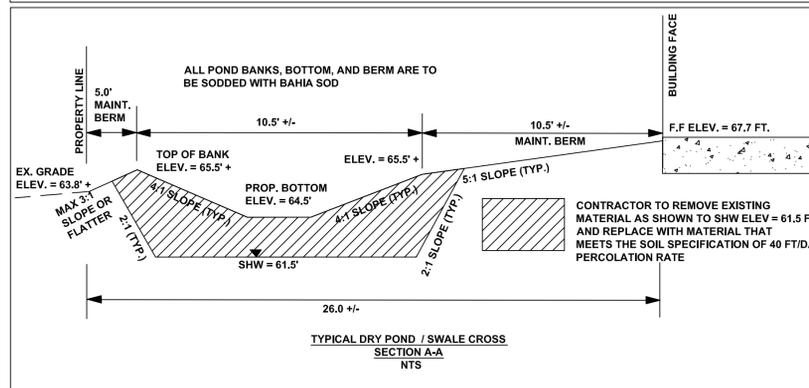
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S-1
CONST. CONC. WEIR
SEE DETAILS
LENGTH = 4.0 FT.
WEIR ELEV. = 64.5 ft.

CERTIFIED TO:
WILLIAM E. AUSTIN, JR.
LAUREN AUSTIN
LAUREN R. AUSTIN, TRUSTEE OF THE
"LAUREN R. AUSTIN REVOCABLE TRUST"
w/a/d 10/9/90



WEIR STRUCTURE DETAIL
NTS



Advantage Engineering, Inc.
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CERT. OF AUTH. 8806
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E-MAIL: aelba@verizon.net

CLIENT:
BILL AUSTIN

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E-MAIL: baustin@sedpasco.com

CR 54 COMMERCIAL
SITE
WESLEY CHAPEL, FL

PARCEL ID.
14-26-19-0000-00700-0020

DESIGN
PLANS

Brian A. Acken, P.E.
FL. Reg. No. 46528
AEI PROJ. NO.
DRAWN / DESIGNED BY: BAA
CHECKED BY: CHI
DATE: 12/30/2013
REVISIONS: DATE

KEY PLAN

title
NOT VALID WITHOUT THE SIGNATURE
AND RAISED SEAL OF A FLORIDA
REGISTERED PROFESSIONAL ENGINEER.
SHEET TITLE

**PAVING, GRADING,
& DRAINAGE PLAN**

SHEET NUMBER

C-4
10 10 20 1"=20'

CLIENT:
BILL AUSTIN
 7021 FRASCATI LOOP
 WESLEY CHAPEL, FLORIDA 33544
 PHONE: (813) 417-1170
 E-MAIL: baustin@sedpasco.com

CR 54 COMMERCIAL SITE
WESLEY CHAPEL, FL
 PARCEL ID.
14-26-19-0000-00700-0020

DESIGN PLANS

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KEY PLAN

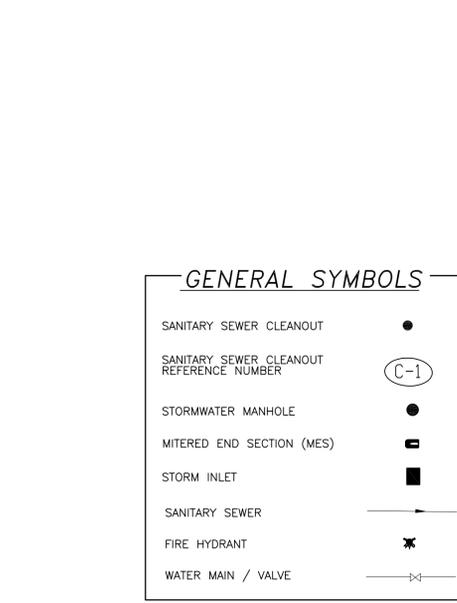
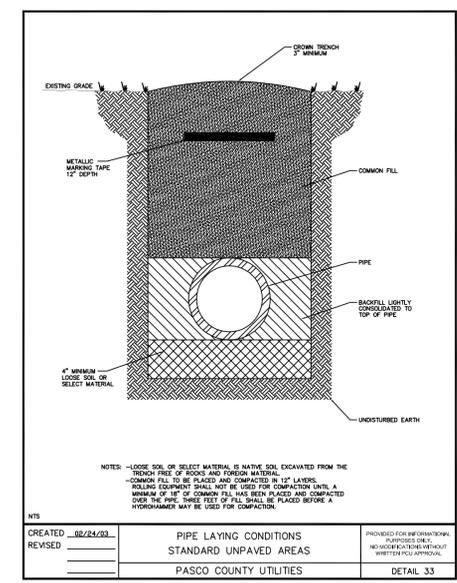
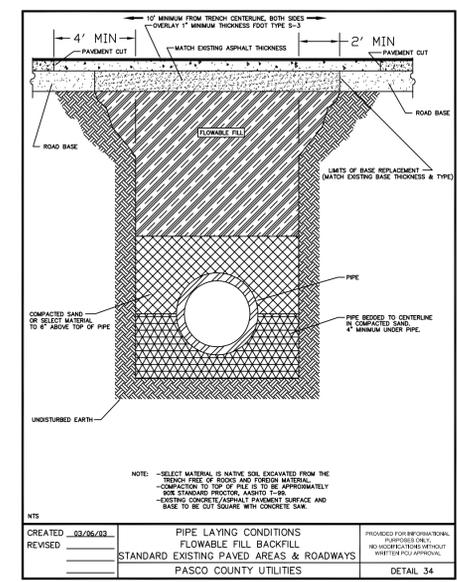
NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA REGISTERED PROFESSIONAL ENGINEER.

SHEET TITLE

WATER & SEPTIC PLAN

SHEET NUMBER

C-5
 0 | 15 | 30 | 1"=30'

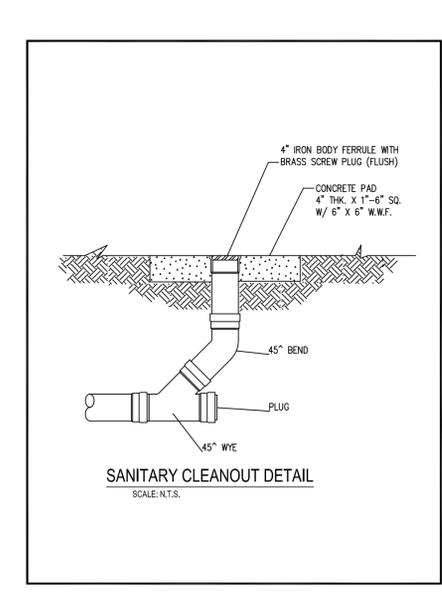
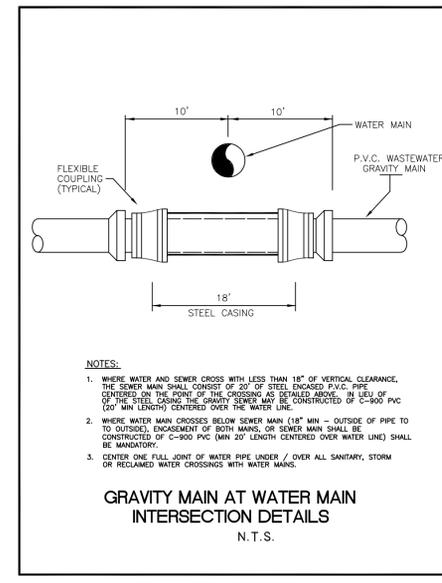


PIPE RESTRAINT LENGTHS IN FEET COMMON FITTINGS

PIPE SIZE	FITTING TYPE				
	11-1/4"	22-1/2"	45"	90"	DEAD END
4"	2'	4'	8'	20'	45'
6"	3'	6'	12'	28'	63'
8"	4'	7'	15'	36'	82'
10"	4'	9'	18'	43'	98'
12"	5'	10'	21'	50'	116'
16"	6'	13'	26'	63'	148'
20"	7'	15'	31'	76'	179'
24"	9'	17'	36'	87'	208'

RESTRAINT LENGTHS ARE MEASURED FROM THE CENTER LINE OF THE FITTING ALONG THE PIPE IN BOTH DIRECTIONS (EXCEPT DEAD ENDS).

PASCO COUNTY UTILITIES
 DETAIL 29

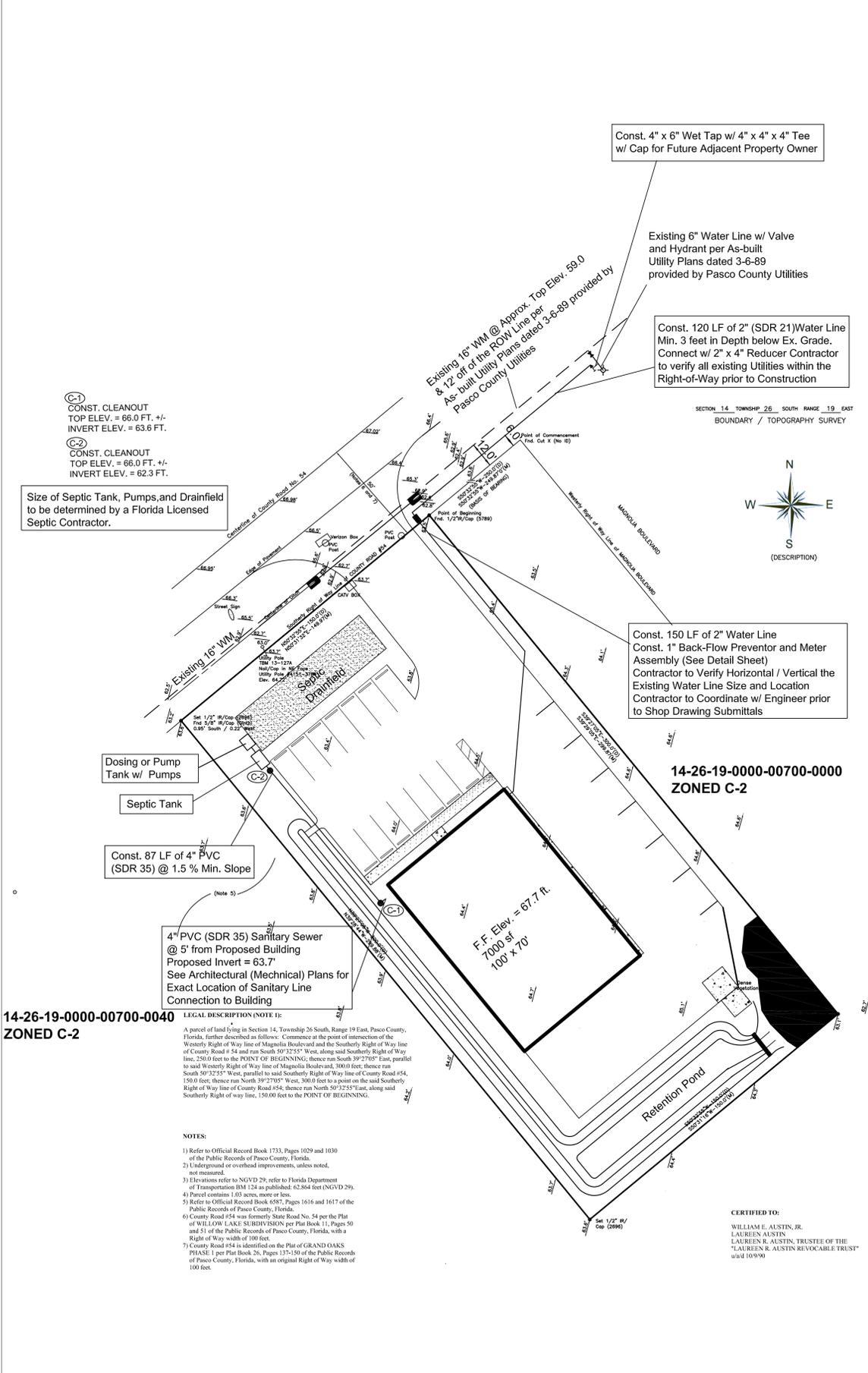
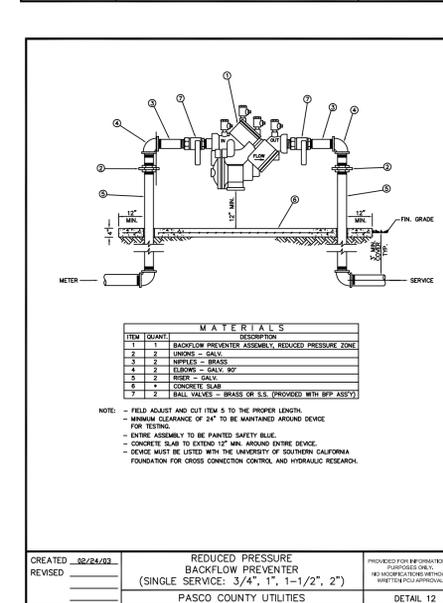
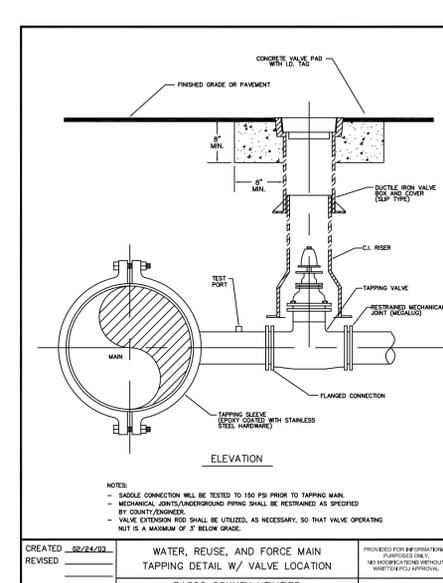


PIPE RESTRAINT LENGTHS IN FEET TEES (BRANCH SIDE)

RUN SIZE	WATER MAINS - TEST PRESSURE 150 PSI								
	BRANCH SIZE								
	3"	4"	6"	8"	10"	12"	16"	20"	24"
3"	6'	14'	30'	—	—	—	—	—	—
4"	2'	11'	28'	44'	—	—	—	—	—
6"	1'	2'	22'	40'	52'	—	—	—	—
8"	1'	1'	16'	35'	48'	62'	—	—	—
10"	1'	1'	10'	30'	44'	58'	83'	—	—
12"	1'	1'	3'	25'	40'	55'	80'	103'	—
16"	1'	1'	1'	14'	31'	48'	75'	98'	119'
20"	1'	1'	1'	2'	22'	40'	69'	94'	116'
24"	1'	1'	1'	1'	11'	31'	63'	89'	111'

RESTRAINT LENGTHS ARE MEASURED FROM THE CENTER LINE OF THE TEE ALONG THE BRANCH FOR THE DISTANCE INDICATED. A MINIMUM OF 5 FEET OF RESTRAINED PIPE MUST BE INSTALLED ON BOTH RUNS OF THE TEE. MECHANICAL JOINT RESTRAINTS ARE REQUIRED ON ALL JOINTS.

PASCO COUNTY UTILITIES
 DETAIL 30



C-1
 CONST. CLEANOUT
 TOP ELEV. = 66.0 FT. +/-
 INVERT ELEV. = 63.6 FT.

C-2
 CONST. CLEANOUT
 TOP ELEV. = 66.0 FT. +/-
 INVERT ELEV. = 62.3 FT.

Size of Septic Tank, Pumps, and Drainfield to be determined by a Florida Licensed Septic Contractor.

Const. 87 LF of 4" PVC (SDR 35) @ 1.5 % Min. Slope

Const. 120 LF of 2" (SDR 21) Water Line Min. 3 feet in Depth below Ex. Grade. Connect w/ 2" x 4" Reducer Contractor to verify all existing Utilities within the Right-of-Way prior to Construction

Const. 150 LF of 2" Water Line Const. 1" Back-Flow Preventer and Meter Assembly (See Detail Sheet) Contractor to Verify Horizontal / Vertical the Existing Water Line Size and Location Contractor to Coordinate w/ Engineer prior to Shop Drawing Submittals

Const. 4" x 6" Wet Tap w/ 4" x 4" Tee w/ Cap for Future Adjacent Property Owner

Existing 10" WM @ Approx. Top Elev. 59.0 & 12' off of the ROW Line per As-built Utility Plans dated 3-6-89 provided by Pasco County Utilities

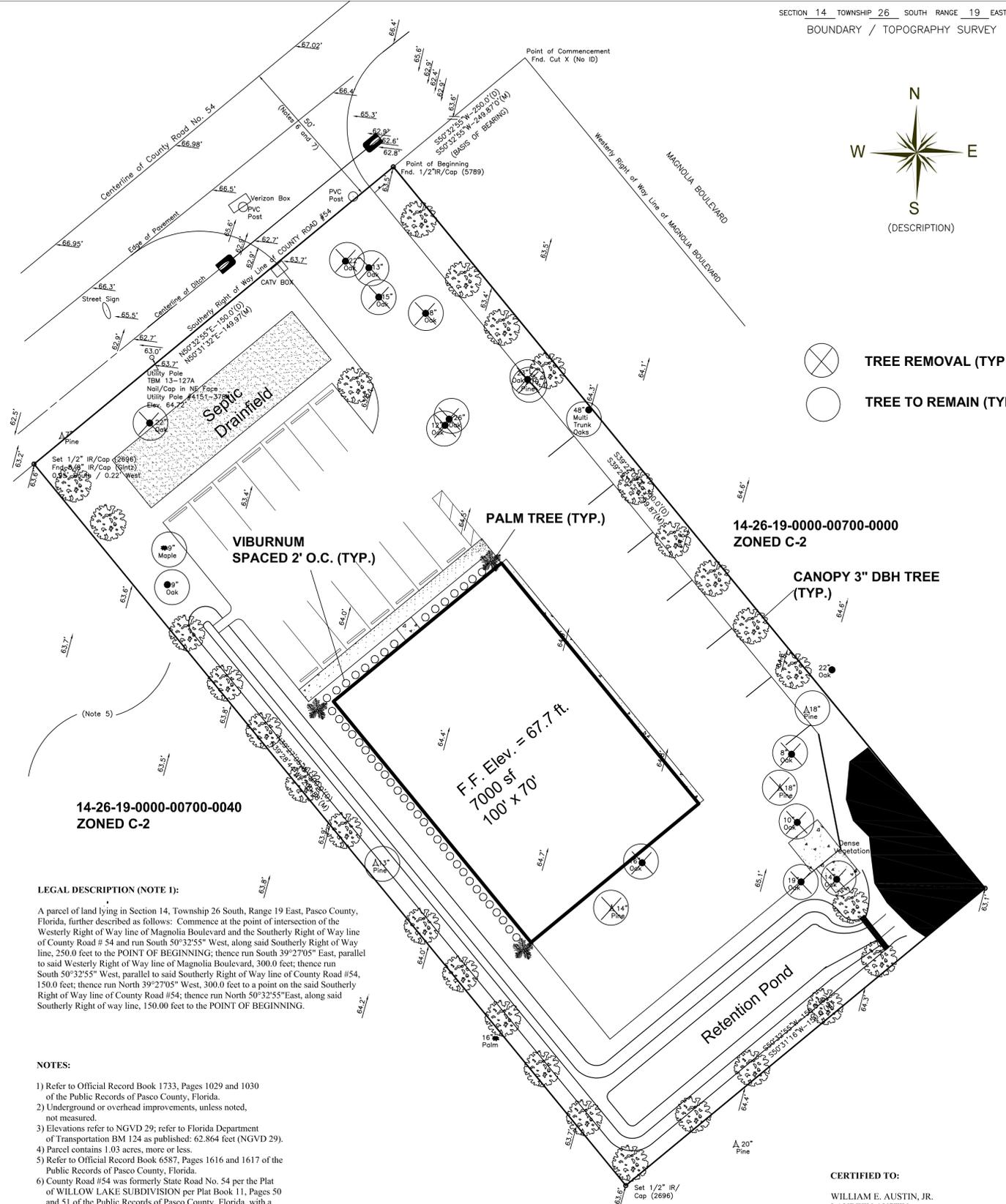
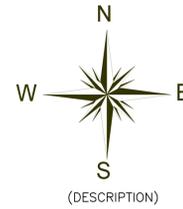
Existing 6" Water Line w/ Valve and Hydrant per As-built Utility Plans dated 3-6-89 provided by Pasco County Utilities

Const. 120 LF of 2" (SDR 21) Water Line Min. 3 feet in Depth below Ex. Grade. Connect w/ 2" x 4" Reducer Contractor to verify all existing Utilities within the Right-of-Way prior to Construction

Const. 150 LF of 2" Water Line Const. 1" Back-Flow Preventer and Meter Assembly (See Detail Sheet) Contractor to Verify Horizontal / Vertical the Existing Water Line Size and Location Contractor to Coordinate w/ Engineer prior to Shop Drawing Submittals

Const. 87 LF of 4" PVC (SDR 35) @ 1.5 % Min. Slope

4" PVC (SDR 35) Sanitary Sewer @ 5' from Proposed Building Proposed Invert = 63.7' See Architectural (Mechanical) Plans for Exact Location of Sanitary Line Connection to Building



Existing Trees

SIZE (INCHES)	LIVE OAK TREES		OTHER TREES	
	NUMBER OF TREES	TOTAL (INCHES)	NUMBER OF TREES	TOTAL (INCHES)
8	0	0	2	16
9	0	0	2	18
10	0	0	2	20
12	0	0	1	12
13	0	0	2	26
14	0	0	2	28
15	0	0	1	15
16	0	0	1	16
18	0	0	2	36
19	0	0	1	19
22	0	0	2	44
23	0	0	1	23
26	0	0	1	26
48	0	0	1	48
TOTAL	0	0	21	347

Note: Trees identified in the field by Todd Leibfried with TNT Environmental (352) 567-1822 were noted as various types of Oaks trees. No Live Oaks were reported.

Trees to be Removed

SIZE (INCHES)	LIVE OAK TREES		OTHER TREES	
	NUMBER OF TREES	TOTAL (INCHES)	NUMBER OF TREES	TOTAL (INCHES)
8	0	0	2	16
10	0	0	2	20
12	0	0	1	12
13	0	0	1	13
14	0	0	2	28
15	0	0	1	15
16	0	0	1	16
18	0	0	1	18
19	0	0	1	19
22	0	0	2	44
23	0	0	1	23
26	0	0	1	26
TOTAL	0	0	16	250

Trees to Remain

SIZE (INCHES)	LIVE OAK TREES		OTHER TREES	
	NUMBER OF TREES	TOTAL (INCHES)	NUMBER OF TREES	TOTAL (INCHES)
8	0	0	0	0
9	0	0	2	18
12	0	0	0	0
13	0	0	1	13
14	0	0	0	0
15	0	0	0	0
16	0	0	0	0
18	0	0	1	18
19	0	0	0	0
22	0	0	0	0
23	0	0	0	0
48	0	0	1	48
TOTAL	0	0	5	97

Replacement Trees

Total Existing Trees = 347 inches
Total Removed = 250 inches
Total to Remain = 97 inches
Replacement Total Required = 250 inches / 3 = 83.3 inches or a 84 inches or a Total of **28 - 3" Canopy Trees**

- Notes:
- Engineer is not a Registered Landscape Architect. Intent is to provide Landscaping per Pasco Land Development Code (LDC) for the intended development.
 - All green space area shall be Bahia Sod.
 - Irrigation design provided by others.

CERTIFIED TO:
WILLIAM E. AUSTIN, JR.
LAUREEN AUSTIN
LAUREEN R. AUSTIN, TRUSTEE OF THE
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DESIGN
PLANS

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KEY PLAN

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SHEET TITLE

**LANDSCAPE
PLAN**

SHEET NUMBER

C-6

0 10 20 1"=20'

LEGAL DESCRIPTION (NOTE 1):

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