

SUNSET LAKES SUBDIVISION, UNIT 6 TROUBLE CREEK ROAD PRELIMINARY/CONSTRUCTION SITE PLANS

SECTIONS 14 TOWNSHIP 26 S, RANGE 16 E
PASCO COUNTY, FLORIDA

LEGAL DESCRIPTION

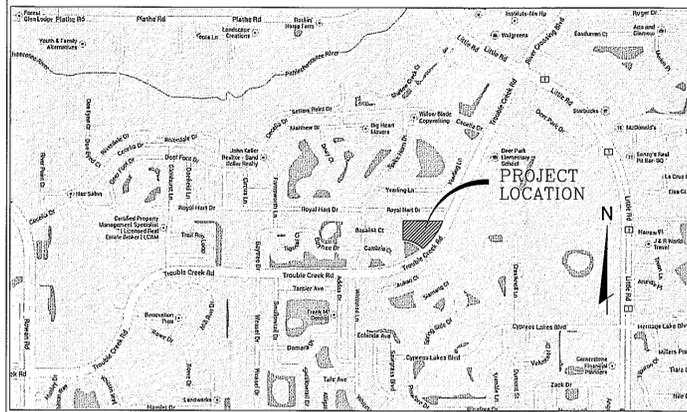
DESCRIPTION:

A PORTION OF SECTION 14, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTH 1/4 CORNER OF SAID SECTION 14; THENCE RUN ALONG THE NORTH BOUNDARY LINE OF THE NORTHEAST 1/4 OF SAID SECTION 14, ALSO BEING THE SOUTH BOUNDARY LINE OF DEER PARK PHASE 2-C, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 26, PAGES 96 THRU 100 INCLUSIVE OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA AND THE SOUTH BOUNDARY LINE OF CYPRESS TRACE UNIT 2, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 28, PAGES 63 THRU 65 INCLUSIVE OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, SOUTH 89°28'30" EAST, 197.09 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF TROUBLE CREEK ROAD AS NOW ESTABLISHED; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SOUTH 25°16'57" WEST, 10.82 FEET; THENCE CONTINUE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 432.51 FEET ALONG THE ARC OF A 1095.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHWEST, SUBTENDED BY A CHORD DISTANCE OF 429.71 FEET WHICH BEARS SOUTH 36°35'53" WEST; THENCE ALONG THE NORTHERLY BOUNDARY LINE OF SUNSET LAKES PHASE 2A, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 38, PAGES 19 THRU 21 INCLUSIVE OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, 39.54 FEET ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST, SUBTENDED BY A CHORD DISTANCE OF 35.54 FEET WHICH BEARS NORTH 86°46'43" WEST; THENCE CONTINUE ALONG SAID NORTHERLY BOUNDARY LINE, 274.13 FEET ALONG THE ARC OF A 325.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST, SUBTENDED BY A CHORD DISTANCE OF 266.08 FEET WHICH BEARS NORTH 65°38'05" WEST; THENCE ALONG THE EAST BOUNDARY LINE OF SUNSET LAKES PHASE 1B AND 2B, PLAT BOOK 41, PAGES 24 THRU 27 INCLUSIVE OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, NORTH 00°44'44" EAST, 249.23 FEET; THENCE ALONG THE NORTH BOUNDARY LINE OF THE NORTHWEST 1/4 OF SAID SECTION 14, ALSO BEING THE SOUTH BOUNDARY LINE OF SAID SAID DEER PARK PHASE 2-C, SOUTH 89°15'16" EAST, 338.38 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.0689 ACRES MORE OR LESS.

LOCATION MAP



DRAWING INDEX

SHEET	TITLE
C1	COVER SHEET
C2	NOTES & SPECIFICATIONS
C3	STORMWATER POLLUTION PREVENTION PLAN
C4	EXISTING CONDITIONS/DEMOLITION PLAN
C5	HORIZONTAL CONTROL PLAN
C6	PAVING, GRADING & DRAINAGE PLAN
C7	WATER & SANITARY SEWER PLAN
C8-9	GRADING SECTIONS
C10-C11	PAVING, GRADING & DRAINAGE DETAILS
C12	WATER & SANITARY SEWER DETAILS
LA1-LA2	LANDSCAPE PLANS

UTILITY PROVIDERS

WATER: FGUA
280 WEKIVA SPRINGS RD SUITE 2000
LONGWOOD FL 32779
PHONE: (407) 629-6900

SEWER: FGUA
280 WEKIVA SPRINGS RD SUITE 2000
LONGWOOD FL 32779
PHONE: (407) 629-6900

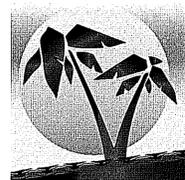
POWER: DUKE ENERGY
299 FIRST AVE NORTH
ST PETERSBURG FL 33701
PHONE: (727) 372-8477

FIRE: PASCO COUNTY FIRE STATION NO. 17
2951 SEVEN SPRINGS BLVD
NEW PORT RICHEY FL 34655



PREPARED FOR:

GREENE BUILDERS, INC.
1006 Mizzen Ct.
Tarpon Springs, FL 34689
(727) 938-3669



Gulf Coast Consulting, Inc.
Land Development Consulting
ENGINEERING TRANSPORTATION PLANNING PERMITTING
13825 ICOT BLVD., SUITE 605
Clearwater, Florida 33760
Phone: (727) 524-1818 Fax: (727) 524-6090
www.gulfcoastconsultinginc.com

SITE DATA TABLE

DEVELOPER: GREENE BUILDERS, INC.
1006 MIZZEN CT.
TARPON SPRINGS, FL 34689
(727) 938-3669

PROPERTY ADDRESS: TROUBLE CREEK ROAD, NEW PORT RICHEY, FLORIDA 34653

PARCEL ID NUMBER: 14-26-16-0000-00100-0000 & 14-26-16-0000-00100-0032
(R206577 JUNE 26, 2006)

ZONING: R4

LAND USE: R/O/R

EXISTING PROPERTY USE: VACANT

PROPOSED PROPERTY USE: 12 SINGLE-FAMILY RESIDENTIAL LOTS

ZONING/LAND USE SURROUNDING SITES:

NORTH:	R4	RESIDENTIAL-6
SOUTH:	PUD/R4	RESIDENTIAL-6
EAST:	C2	RESIDENTIAL-6
WEST:	PUD	RESIDENTIAL-6

PARCEL AREA: 3.07 AC
TOTAL PROJECT AREA: 3.07 AC

DEVELOPMENT STANDARDS (PER R4 ZONING):

MINIMUM LOT AREA:	6,000 SF
MINIMUM LOT WIDTH:	60 FEET
MINIMUM LOT DEPTH:	100 FEET

BUILDING SETBACKS:

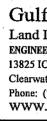
FRONT SETBACK:	25 FEET MINIMUM
REAR SETBACK:	15 FEET MINIMUM
SIDE SETBACK:	7.5 FEET MINIMUM
BUILDING HEIGHT:	35 FEET MAXIMUM

LANDSCAPE BUFFER REQUIREMENTS:
15 FEET TYPE D BUFFER ALONG TROUBLE CREEK ROAD

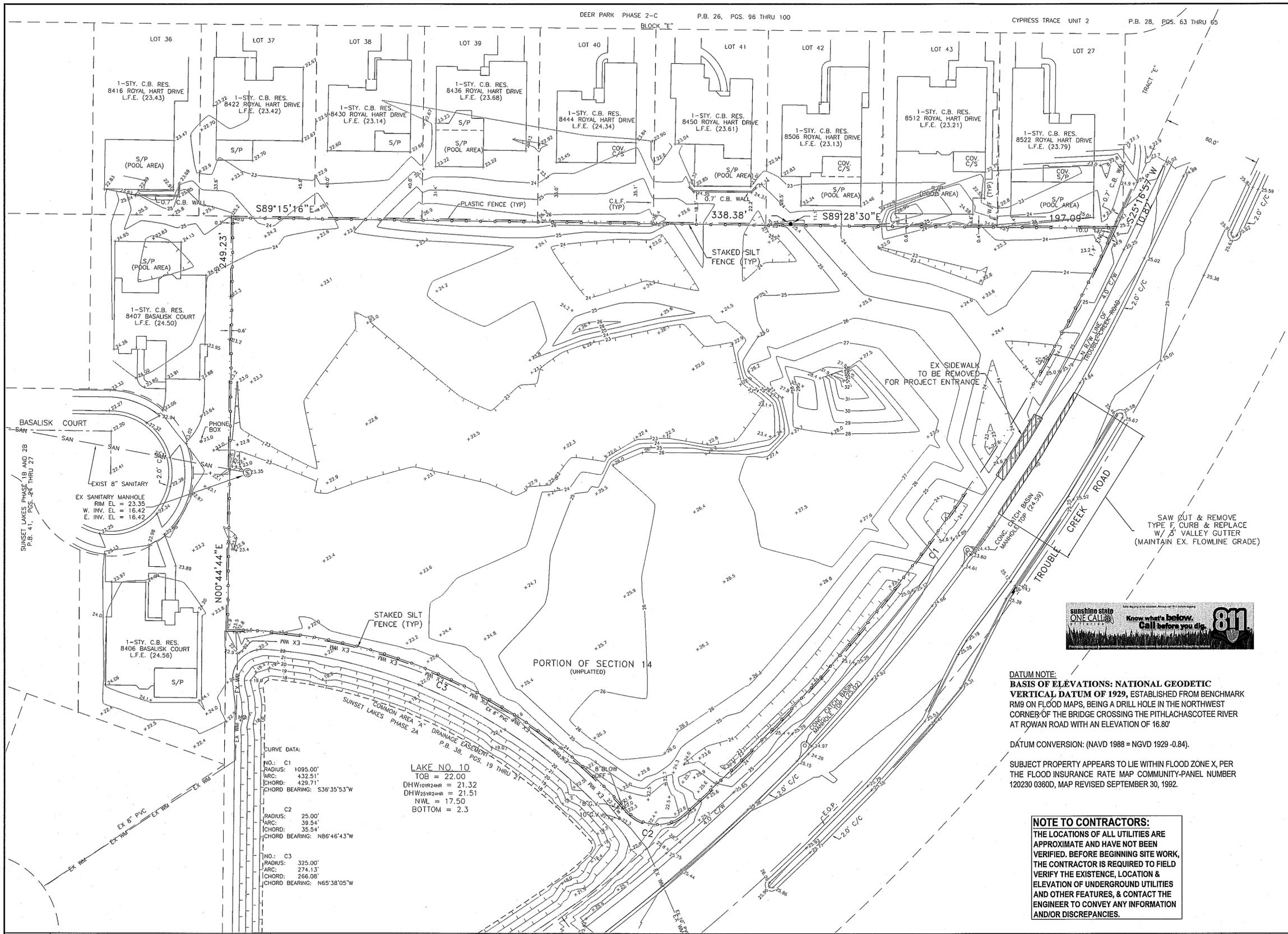
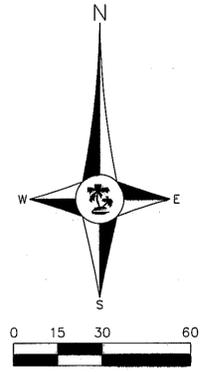
FLOOD ZONE: SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 120230 0360 D, DATED SEPTEMBER 30, 1992.

MUMS CERTIFICATION:

1. THE PLAN HAS BEEN CERTIFIED BY THE DESIGN ENGINEER TO BE IN SUBSTANTIAL CONFORMANCE WITH THE "UNIFORM MINIMUM STANDARDS FOR DESIGN AND CONSTRUCTION AND MAINTENANCE OF STREETS AND HIGHWAYS" AS REQUIRED BY SECTION 336.045, FLORIDA STATUTES.

<p>GENERAL CONSTRUCTION NOTES</p> <p>1. ALL ELEVATIONS REFER TO NGVD 1929 DATUM.</p> <p>2. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES, AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES AFFECTING THIS WORK PRIOR TO CONSTRUCTION.</p> <p>3. THE CONTRACTOR SHALL CHECK THE PLANS FOR CONFLICTS AND DISCREPANCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE OWNER'S ENGINEER OF ANY CONFLICTS OR DISCREPANCIES BEFORE PERFORMING ANY WORK IN THE AFFECTED AREA.</p> <p>4. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES, AND SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE VARIOUS UTILITY COMPANIES, IN ORDER TO PERMIT MARKING THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES, IN ADVANCE OF CONSTRUCTION. BY CALLING "SUNSHINE" AT 1-800-432-4770, THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITIES NOT INCLUDED IN THE "SUNSHINE" PROGRAM.</p> <p>5. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND, THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED BY THE CONTRACTOR.</p> <p>6. ALL UNDERGROUND UTILITIES MUST BE IN PLACE AND TESTED OR INSPECTED PRIOR TO BASE AND SURFACE CONSTRUCTION.</p> <p>7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS OF THE VARIOUS GOVERNMENTAL AGENCIES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, AND SCHEDULE INSPECTIONS ACCORDING TO AGENCY INSTRUCTION.</p> <p>8. ALL SPECIFICATIONS AND DOCUMENTS REFERRED TO SHALL BE OF LATEST REVISIONS AND/OR LATEST EDITION.</p> <p>9. ALL WORK PERFORMED SHALL COMPLY WITH THE REGULATIONS AND ORDINANCES OF THE VARIOUS GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK.</p> <p>10. THE CONTRACTOR SHALL SUBMIT FOR APPROVAL TO THE OWNER'S ENGINEER, SHOP DRAWINGS ON ALL PRECAST AND MANUFACTURED ITEMS WHICH ARE FROM THIS SITE. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE. ALL SHOP DRAWINGS ARE TO BE REVIEWED AND APPROVED BY THE CONTRACTOR PRIOR TO SUBMITTAL TO THE OWNER'S ENGINEER.</p> <p>11. AT LEAST THREE (3) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND APPROPRIATE AGENCIES, AND SUPPLY THEM WITH ALL REQUIRED SHOP DRAWINGS, THE CONTRACTOR'S NAME, STARTING DATE, PROJECTED SCHEDULE, AND OTHER INFORMATION AS REQUIRED. ANY WORK PERFORMING THE ENGINEER, OR WITHOUT AGENCY APPROVAL, SHALL BE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.</p> <p>12. WORK PERFORMED UNDER THIS CONTRACT SHALL INTERFACE SMOOTHLY WITH OTHER WORK BEING PERFORMED ON SITE BY OTHER CONTRACTORS AND UTILITY COMPANIES. IT WILL BE NECESSARY FOR THE CONTRACTOR TO COORDINATE WITH THESE OTHER ACTIVITIES, WHERE NECESSARY, WITH OTHER CONTRACTORS AND UTILITY COMPANIES.</p> <p>13. BACKFILL MATERIAL SHALL BE SOULIDY TAMPED AROUND PIPES IN 6" LAYERS UP TO A LEVEL OF AT LEAST ONE FOOT ABOVE THE TOP OF THE PIPE. IN AREAS TO BE PAVED, BACKFILL SHALL BE COMPACTED TO 98% MAXIMUM DENSITY AS DETERMINED BY ASTM T-100.</p> <p>14. SITE WORK CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF AT LEAST 3,000 P.S.I. IN 28 DAYS, UNLESS OTHERWISE NOTED.</p> <p>15. REINFORCING SHALL BE BILLET STEEL BARS CONFORMING TO ASTM A615 GRADE OR BETTER.</p> <p>16. ALL PRIVATE AND PUBLIC PROPERTY AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING CONDITIONS UNLESS SPECIFICALLY EXEMPTED BY THE PLANS. ADDITIONAL COSTS ARE INCIDENTAL TO OTHER CONSTRUCTION AND NO EXTRA COMPENSATION IS TO BE ALLOWED.</p> <p>17. ALL DISTURBED AREAS WHICH ARE NOT TO BE SOODED, ARE TO BE SEEDED AND MULCHED TO DOT STANDARDS, AND MAINTAINED UNTIL A SATISFACTORY STAND OF GRASS, ACCEPTABLE TO THE REGULATORY AGENCIES, IS OBTAINED. RESEEDING, AND GRASSING WORK, AND OTHER EROSION WORK REQUIRED, WILL BE PERFORMED BY THE CONTRACTOR, UNTIL THE SYSTEM IS ACCEPTED FOR MAINTENANCE, BY THE REGULATORY AGENCY AND/OR OWNER.</p> <p>18. CHAPTER 77-153 OF THE FLORIDA STATUTES REQUIRES THAT AN EXCAVATOR NOTIFY ALL GAS UTILITIES A MINIMUM OF TWO (2) WORKING DAYS PRIOR TO EXCAVATING. MAPS SHOW ONLY THE APPROXIMATE LOCATION OF GAS MAINS AND DO NOT SHOW SERVICE LINES. THE ONLY SAFE AND PROPER WAY TO LOCATE EITHER MAINS OR SERVICE LINES IS BY AN ON-SITE INSPECTION BY THE RESPECTIVE GAS PERSONNEL. THEREFORE, EXCAVATORS ARE INSTRUCTED TO TELEPHONE THE RESPECTIVE GAS COMPANY TWO (2) WORKING DAYS BEFORE ENTERING A CONSTRUCTION AREA.</p> <p>19. THE CONTRACTOR SHALL LOCATE AND FLAG ALL PROPERTY CORNERS PRIOR TO FINAL ENGINEERING INSPECTION AND CERTIFICATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE PROPERTY CORNERS WHICH HAVE BEEN LOST DURING CONSTRUCTION, RE-ESTABLISHED BY A PROFESSIONAL LAND SURVEYOR.</p> <p>20. THE SOILS ENGINEER IS TO SUPPLY THE ENGINEER WITH A PHOTOCOPY OF ALL COMPACTION TESTS, AND ASPHALT RESULTS. THE SOILS ENGINEER IS TO CERTIFY TO THE ENGINEER OF RECORD, IN WRITING, THAT ALL TESTING REQUIREMENTS, REQUIRED BY THE LOCAL REGULATORY AGENCY, AND THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT), FOR THE IMPROVEMENTS, AS REQUIRED BY THE ENGINEERING CONSTRUCTION DRAWINGS, HAVE BEEN SATISFIED.</p> <p>21. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL APPLICABLE TESTING WITH THE SOILS ENGINEER. TESTS WILL BE REQUIRED PURSUANT WITH THE TESTING REQUIREMENTS ESTABLISHED BY ALL REGULATORY AGENCIES. UPON COMPLETION OF THE WORK, THE SOILS ENGINEER IS TO SUBMIT CERTIFY TO TELEPHONE THE OWNER'S ENGINEER, STATING THAT ALL REQUIREMENTS HAVE BEEN MET.</p> <p>22. THE CONTRACTOR IS TO REVIEW THE SOIL REPORTS AND BORINGS PRIOR TO BIDDING THE PROJECT AND COMMENCING CONSTRUCTION.</p> <p>23. THE IRRIGATION SYSTEM (IF APPLICABLE) SHALL HAVE COLOR CODED PIPING AND LABELING ON THE PIPE TO INSURE DIFFERENTIATION FROM POTABLE WATER PIPING.</p> <p>24. THE CONTRACTOR SHALL MAINTAIN A COPY OF THE APPROVED PLANS AND PERMITS AT THE CONSTRUCTION SITE.</p> <p>25. THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS FOR CONSTRUCTION SITE SAFETY.</p> <p>26. ALL SOODING, SEEDING AND MULCHING SHALL INCLUDE WATERING AND FERTILIZATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THESE AREAS UNTIL THE PROJECT IS COMPLETED AND ACCEPTED BY THE OWNER.</p> <p>27. DURING THE EXCAVATION OF THE STORMWATER PONDS, THE CONTRACTOR MUST CONSTRUCT A SEDIMENT BASIN TO PROVIDE A DISCHARGE POINT FOR DEWATERING. THE SEDIMENT BASIN SHALL BE A CELL IN THE PROPOSED EXCAVATION AREA OF A POND OR IT CAN BE A BERMED AREA ABOVE GROUND.</p> <p>28. ALL DEWATERING MUST BE HELD IN THE SEDIMENT AREA UNTIL THE WATER IS CLEAN SUCH THAT THERE SHOULD BE NO TURBID DISCHARGE.</p> <p>29. AFTER THE WATER IN THE SEDIMENT BASIN IS CLEAN, THE WATER MAY BE RELEASED INTO THE ON-SITE WETLANDS PROVIDED THERE IS NO ADVERSE IMPACT TO THE EXISTING WATER QUALITY.</p> <p>30. UNDER NO CIRCUMSTANCES WILL THE DISCHARGE FROM THE DEWATERING BE DIRECTLY INTO ON-SITE WETLANDS.</p>	<p>31. DURING EXCAVATION THE CONTRACTOR SHALL NOT PENETRATE THE EXISTING CLAY LAYER. IF THE CONTRACTOR ENCOUNTERS THE CLAY LAYER, HE/SHE IS TO PLACE A MINIMUM OF 2'-FEET OF SANDY MATERIAL OVER THE CLAY LAYER AND TERMINATE THE DEPTH OF EXCAVATION.</p> <p>32. IF THE CONTRACTOR ENCOUNTERS SILTY/CLAYEY SANDS, WHICH CAUSE THE WATER TO BECOME TURBID, HE/SHE SHALL TREAT THE SEDIMENT BASIN WITH A CHEMICAL ADDITIVE SUCH AS ALLUM IN ORDER TO PROMOTE COAGULATION OF THE PARTICLES TO THE DEPTH OF EXCAVATION.</p> <p>33. THE CONTRACTOR SHALL SEQUENCE THE EXCAVATION OF THE STORMWATER PONDS SUCH THAT A SEDIMENT BASIN WILL BE AVAILABLE AT ALL TIMES. THE SEDIMENT BASIN CAN BE RELOCATED AS NECESSARY SUBJECT TO THE WATER WITHIN THE SEDIMENT BASIN BEING NON-TURBID AND ACCEPTABLE FOR DISCHARGE OFF-SITE.</p> <p>CLEARING AND EROSION CONTROL NOTES</p> <p>1. PRIOR TO ANY SITE CLEARING, ALL TREES SHOW TO REMAIN ON THE CONSTRUCTION PLANS SHALL BE PROTECTED IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY'S TREE ORDINANCE IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THESE TREES IN GOOD CONDITION. NO TREES SHOWN TO REMAIN SHALL BE REMOVED WITHOUT WRITTEN APPROVAL FROM THE APPROPRIATE REGULATORY AGENCIES.</p> <p>2. THE CONTRACTOR IS TO PREPARE THE SITE PRIOR TO BEGINNING ACTUAL CONSTRUCTION IN ACCORDANCE WITH THE SOILS TESTING REPORT. COPIES OF THE SOILS REPORT ARE AVAILABLE THROUGH THE OWNER OR THE SOILS TESTING COMPANY. QUESTIONS REGARDING SITE PREPARATION REQUIREMENTS DESCRIBED IN THE SOILS REPORT ARE TO BE DIRECTED TO THE SOILS TESTING COMPANY.</p> <p>3. THE CONTRACTOR SHALL CLEAR AND GRUB ONLY THOSE PORTIONS OF THE SITE NECESSARY FOR CONSTRUCTION. DISTURBED AREAS WILL BE SEEDED AND MULCHED, OR PLANTED WITH OTHER APPROVED LANDSCAPE MATERIAL IMMEDIATELY FOLLOWING CONSTRUCTION.</p> <p>4. THE TOP 4" TO 6" OF GROUND REMOVED DURING CLEARING AND GRUBBING SHALL BE STOCKPILED AT A SITE DESIGNATED BY THE OWNER TO BE USED FOR LANDSCAPING PURPOSES, UNLESS OTHERWISE DIRECTED BY THE OWNER.</p> <p>5. ALL CONSTRUCTION DEBRIS AND OTHER WASTE MATERIAL SHALL BE DISPOSED OFF-SITE IN ACCORDANCE WITH APPLICABLE REGULATIONS. ONLY "GRADING HAND" IS PERMITTED WITHIN THE CANOPY LINE OF TREES THAT ARE TO REMAIN.</p> <p>6. THE CONTRACTOR IS TO OBTAIN ALL NECESSARY PERMITS FOR REMOVING ANY EXISTING STRUCTURES.</p> <p>7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES TO DISCONNECT, RELOCATE OR REMOVE FACILITIES PRIOR TO REMOVING OR DEMOLISHING ANY EXISTING STRUCTURES FROM THE SITE.</p> <p>8. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ACCURACY. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATIONS OF THESE UTILITIES WITH THE OWNER OF THE UTILITY. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING ANY UNDERGROUND UTILITY, WHETHER SHOWN ON THE PLANS OR LOCATED BY THE UTILITY COMPANY. ALL UTILITIES WHICH INTERFACE WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED BY THE RESPECTIVE UTILITY COMPANIES, AND THE CONTRACTOR SHALL COOPERATE WITH THE UTILITY COMPANIES DURING RELOCATION OPERATIONS, ANY DELAY OR INCONVENIENCE CAUSED TO THE CONTRACTOR BY THE VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED.</p> <p>9. THE CONTRACTOR WILL BE RESPONSIBLE FOR MAKING A VISUAL INSPECTION OF THE SITE AND WILL BE RESPONSIBLE FOR THE DEMOLITION AND REMOVAL OF ALL UNDERGROUND AND ABOVE GROUND STRUCTURES THAT WILL NOT BE INCORPORATED WITH THE NEW FACILITIES. SHOULD ANY DISCREPANCIES EXIST WITH THE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING THE OWNER AND REQUESTING A CLARIFICATION OF THE PLANS PRIOR TO DEMOLITION.</p> <p>10. DURING CONSTRUCTION, ALL STORM SEWER INLETS IN THE VICINITY OF THE PROJECT SHALL BE PROTECTED BY SEDIMENT TRAPS SUCH AS SECURED HAY BALES, SOIL, STONE, ETC. WHICH SHALL BE MAINTAINED AND MOORED AS REQUIRED BY CONSTRUCTION PROGRESS.</p> <p>11. ALL EROSION AND SILTATION CONTROL METHODS SHALL BE IMPLEMENTED PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED UNTIL CONSTRUCTION IS COMPLETE.</p> <p>12. WHEN CONSTRUCTION IS COMPLETED, THE RETENTION/DETENTION AREAS WILL BE RESHAPED, CLEANED OF SILT, MUD AND DEBRIS, AND RE-SOODED IN ACCORDANCE WITH ALL REGULATORY AGENCIES.</p> <p>13. CONTRACTOR IS TO PROVIDE EROSION CONTROL/SEDIMENTATION BARRIER (HAY BALES OR SILTATION CURTAIN) TO PREVENT SILTING OF ADJACENT PROPERTY, STREETS, STORM SEWERS, WATERWAYS, AND EXISTING WETLANDS. IN ADDITION, THE CONTRACTOR SHALL PLACE STRAW, MULCH, OR OTHER SUITABLE MATERIAL ON THE GROUND IN AREAS WHERE CONSTRUCTION RELATED TRAFFIC IS TO ENTER AND EXIT THE SITE. IF, IN THE OPINION OF THE LOCAL AUTHORITIES, EXCESSIVE QUANTITIES OF EARTH ARE TRANSPORTED OFF-SITE EITHER BY NATURAL DRAINAGE OR BY VEHICULAR TRAFFIC, THE CONTRACTOR IS TO REMOVE SAID EARTH TO THE SATISFACTION OF THE LOCAL AUTHORITIES.</p> <p>14. IF WIND EROSION BECOMES SIGNIFICANT DURING CONSTRUCTION, THE CONTRACTOR SHALL STABILIZE THE AFFECTED AREA USING SPRINKLING, IRRIGATION, OR OTHER ACCEPTABLE METHODS.</p> <p>15. THERE IS TO BE NO DISCHARGE (I.E. PUMPING, SHEET FLOW, SWALE, DITCH, ETC.) INTO EXISTING LAKE SYSTEM, WETLAND, OR RIVER, WITHOUT THE USE OF SETTLING PONDS. IF THE CONTRACTOR DESIRES TO DISCHARGE INTO THE EXISTING LAKE SYSTEM OR RIVER, A SETTLING POND PLAN MUST BE SUBMITTED AND APPROVED BY ALL REGULATORY AGENCIES PRIOR TO CONSTRUCTION.</p> <p>16. DURING LAND ALTERATION AND CONSTRUCTION ACTIVITIES, IT SHALL BE UNLAWFUL TO REMOVE VEGETATION BY GRUBBING OR TO REPLACE SOIL DEPOSITS, DEBRIS, SOLVENTS, CONSTRUCTION MATERIAL, OR MINERAL OR OTHER EQUIPMENT OF ANY KIND WITHIN THE DRIFLINE OF A TREE TO REMAIN ON THE SITE UNLESS OTHERWISE APPROVED BY THE COUNTY.</p> <p>17. ALL TRIMMING UNDERTAKEN ON A TREE PROTECTED BY THE PROVISIONS OF THE LAND DEVELOPMENT CODE SHALL BE IN ACCORDANCE WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A-300 PRUNING STANDARDS.</p> <p>18. THE CONTRACTOR SHALL MINIMIZE SOIL EROSION. PROPOSED LAND ALTERATION ACTIVITIES SHALL NOT UNNECESSARILY REMOVE EXISTING VEGETATION AND ALTE EXISTING TOPOGRAPHY. ADEQUATE PROTECTION MEASURES (I.E., HAY BALES, BAPFLES, SOODING AND SANDBAGGING) SHALL BE PROVIDED, AS NECESSARY, TO MINIMIZE EROSION AND DOWNSTREAM SEDIMENTATION CAUSED BY SURFACE WATER RUN-OFF ON EXPOSED LAND SURFACES.</p> <p>19. THE CONTRACTOR SHALL ADEQUATELY STABILIZE (I.E., SOODING, PLUGGING, SPRIGGING OR SEEDING) AREAS SUBJECT TO EROSION WITH VEGETATIVE MATERIAL THAT WILL, WITHIN A REASONABLE TIME FRAME, DETER SOIL DISTURBANCE. SOO SHALL BE REQUIRED WHERE EROSION PRONE SOILS OR WHERE SLOPES ARE GREATER THAN 5:1.</p>	<p>3. IT MAY BE NECESSARY TO FIELD ADJUST PAVEMENT ELEVATIONS TO PRESERVE THE ROOT SYSTEMS OF TREES SHOWN TO BE SAVED. THE CONTRACTOR IS TO COORDINATE WITH OWNER'S ENGINEER PRIOR TO ANY ELEVATION CHANGES.</p> <p>4. PRIOR TO CONSTRUCTING CONCRETE PAVEMENT, THE CONTRACTOR IS TO SUBMIT A PROPOSED JOINTING PATTERN TO THE OWNER'S ENGINEER FOR APPROVAL.</p> <p>5. THE CONTRACTOR IS TO PROVIDE A 1/2" BITUMINOUS EXPANSION JOINT MATERIAL WITH SEALER, AT ABUTMENT OF CONCRETE AND ANY STRUCTURE.</p> <p>6. ALL PAVEMENT MARKINGS SHALL BE MADE WITH PERMANENT THERMOPLASTIC, AND SHALL CONFORM TO FDOT STANDARD INDEX NO. 17346. PARKING STALL STRIPING TO BE 4" WIDE PAINTED WHITE STRIPES.</p> <p>7. THE CONTRACTOR IS TO INSTALL EXTRA BASE MATERIAL WHEN THE DISTANCE BETWEEN THE PAVEMENT ELEVATION AND THE TOP OF THE PIPE OR BELL IS LESS THAN TWELVE (12) INCHES. SEE "EXTRA BASE FOR CROSS CULVERTS UNDER FLEXIBLE PAVEMENT DETAIL."</p> <p>8. STANDARD INDEXES REFER TO THE LATEST EDITION OF FDOT "ROADWAY AND TRAFFIC DESIGN STANDARDS".</p> <p>9. ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE CLASS II (ASTM C-76) UNLESS OTHERWISE NOTED ON PLANS.</p> <p>10. PVC STORM PIPE, 12" AND SMALLER SHALL CONFORM TO AWWA C-900, CLASS 150 STANDARDS, UNLESS OTHERWISE NOTED.</p> <p>11. PIPE LENGTHS SHOWN ARE APPROXIMATE AND TO THE CENTER OF DRAINAGE STRUCTURES. PIPE LENGTH FOR MITERED END AND FLARED END SECTIONS ARE TO END OF PIPE.</p> <p>12. ALL DRAINAGE STRUCTURE GRATES AND COVERS WITHIN TRAFFIC AREAS SHALL BE TRAFFIC RATED FOR H-20 LOADINGS.</p> <p>13. THE CONTRACTOR IS TO SOO THE RETENTION/DETENTION POND AS INDICATED ON PLANS WITHIN ONE WEEK FOLLOWING CONSTRUCTION OF THE POND.</p> <p>14. MATERIALS AND CONSTRUCTION METHODS FOR STREETS AND STORM DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY AND THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST REVISION THEREOF AND SUPPLEMENTAL SPECIFICATIONS THERETO.</p> <p>15. UNDERCUTTING AND/OR OVEREXCAVATING THE RETENTION/DETENTION AREAS WILL NOT BE ALLOWED.</p> <p>16. THE CONTRACTOR SHALL PROVIDE CERTIFIED RECORD DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR. THE RECORD DRAWINGS SHALL MEET THE REQUIREMENTS ESTABLISHED BY ALL REGULATORY AGENCIES FOR THE PURPOSE OF CERTIFYING THE STORMWATER MANAGEMENT SYSTEM. THE CONTRACTOR SHALL SUBMIT TEN COPIES OF THE CONSTRUCTION PLANS WITH COMPLETE RECORD DRAWING INFORMATION TO THE OWNER'S ENGINEER FOR THE PURPOSE OF CERTIFYING THE STORMWATER MANAGEMENT SYSTEM.</p> <p>PAVING, GRADING & DRAINAGE TESTING AND INSPECTION REQUIREMENTS</p> <p>1. THE STORM DRAINAGE PIPING AND FILTRATION SYSTEM SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S ENGINEER PRIOR TO THE LAYOUT OF BACKFILL. THE CONTRACTOR IS TO NOTIFY THE ENGINEER 48 HOURS IN ADVANCE TO SCHEDULE AN INSPECTION.</p> <p>2. THE CONTRACTOR SHALL MAINTAIN THE STORM DRAINAGE SYSTEMS UNTIL FINAL ACCEPTANCE OF THE PROJECT.</p> <p>3. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL APPLICABLE TESTING WITH THE SOILS ENGINEER. TESTS WILL BE REQUIRED PURSUANT WITH THE TESTING SCHEDULE OF ALL REGULATORY AGENCIES. UPON COMPLETION OF THE WORK, THE SOILS ENGINEER MUST SUBMIT CERTIFICATIONS TO THE OWNER'S ENGINEER STATING THAT ALL REQUIREMENTS HAVE BEEN MET.</p> <p>WATER/SEWER CLEARANCE REQUIREMENTS</p> <p>PARALLEL INSTALLATION</p> <p>1. POTABLE WATER, WASTEWATER GRAVITY/FORCE, OR RECLAIMED WATER LINES SHALL NOT BE PLACED IN THE SAME TRENCH. A MINIMUM OF HORIZONTAL DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN POTABLE WATER AND ANY TYPE OF WASTEWATER LINE WHENEVER POSSIBLE. THE DISTANCE SHALL BE MEASURED OUTSIDE EDGE TO OUTSIDE EDGE. IN CASES WHERE IT IS NOT PRACTICAL TO MAINTAIN A TEN-FOOT SEPARATION, THE WATER MAIN MUST BE LAID IN A SEPARATE TRENCH OR ON AN UNDERGROUND EARTH SHELF LOCATED ON ONE SIDE OF THE WASTEWATER LINE AND AT AN ELEVATION SO THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE WASTEWATER LINE.</p> <p>2. IF IT IS IMPOSSIBLE TO MAINTAIN PROPER HORIZONTAL AND VERTICAL SEPARATION AS DESCRIBED ABOVE, THE WATER SHALL BE CONSTRUCTED OF D.I.P. AND THE WASTEWATER LINE SHALL BE C900 P.V.C. AND PRESSURE TESTED TO 150 P.S.I. TO INSURE WATER TIGHTNESS BEFORE BACKFILLING. THE PIPELINE JOINTS SHALL BE STAGGERED SO THAT THE WATER MAIN JOINTS SHALL BE AS FAR APART AS POSSIBLE FROM THE JOINTS ON THE WASTEWATER LINE.</p> <p>3. A MINIMUM HORIZONTAL SEPARATION OF 5 FEET CENTER TO CENTER OF 3 FEET OUTSIDE EDGE TO OUTSIDE EDGE SHALL BE MAINTAINED BETWEEN RECLAIMED WATER MAINS AND POTABLE WATER OR WASTEWATER GRAVITY OR FORCE MAINS.</p> <p>CROSSINGS</p> <p>1. WASTEWATER MAINS SHALL CROSS UNDER POTABLE WATER MAINS AND WASTEWATER AND RECLAIMED MAINS SHALL CROSS UNDER POTABLE WATER MAINS, WHENEVER POSSIBLE. THE MINIMUM VERTICAL DISTANCE BETWEEN MAINS AT A CROSSING IS 18 INCHES. THE CROSSING SHALL BE ARRANGED SO THAT THE WASTEWATER/RECLAIMED MAIN JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS.</p> <p>2. WHERE WASTEWATER OR RECLAIMED MAINS MUST CROSS A WATER MAIN WITH LESS THAN 18 INCHES OF VERTICAL CLEARANCE, THE RECLAIMED AND POTABLE WATER MAIN MUST BE CONSTRUCTED OF DUCTILE IRON PIPE AT THE CROSSING. WASTEWATER GRAVITY OR FORCE MAIN SHALL BE CONSTRUCTED WITH C900 P.V.C. AT THE CROSSING. ALTERNATIVELY, ONE OF THE CROSSING MAINS SHALL BE ENCLOSED WITHIN A 20 FOOT LONG STEEL OR P.V.C. CASING CENTERED ON THE CROSSING.</p> <p>3. WHERE A WATER MAIN MUST CROSS UNDER A WASTEWATER GRAVITY MAIN, ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE GRAVITY MAIN TO MAINTAIN LINE AND GRADE.</p> <p>WATER SYSTEM NOTES</p> <p>1. ALL WATER MAINS SHALL HAVE A MINIMUM OF 36 INCHES OF COVER.</p> <p>2. ALL UTILITY MATERIAL AND WORKSMANSHIP MUST COMPLY WITH "STANDARDS FOR DESIGN AND CONSTRUCTION OF WATER, WASTEWATER, AND RECLAIMED WATER FACILITIES SPECS. 2006 EDITION."</p> <p>3. CONFLICTS BETWEEN WATER AND STORM OR SANITARY SEWER TO BE RESOLVED BY ADJUSTING THE WATER LINES AS NECESSARY.</p> <p>4. ALL DUCTILE IRON PIPE SHALL BE MINIMUM CLASS 50 IN CONFORMANCE WITH ANSI A21.51 AND PIPE SHALL RECEIVE EXTERIOR BITUMINOUS COATING IN ACCORDANCE WITH ANSI A 21.51 AND SHALL BE CEMENT MORTAR LINED WITH AN ASPHALTIC SEAL COAT CONFORMING TO ANSI/AWWA C104/A21.4.</p> <p>5. ALL FITTINGS SHALL BE DUCTILE IRON IN ACCORDANCE WITH ANSI/AWWA A21.10/C110 WITH A PRESSURE RATING OF 250 PSI. JOINTS SHALL BE MECHANICAL JOINTS IN ACCORDANCE WITH ANSI STANDARD A21.11. FITTINGS SHALL BE CEMENT MORTAR LINED AND COATED AS SPECIFIED FOR DUCTILE IRON PIPE.</p> <p>6. THE CONTRACTOR IS TO INSTALL CURB STOPS AT THE END OF WATER SERVICE LATERALS AND IDENTIFIERS AS REQUIRED BY PASCO COUNTY.</p> <p>7. ALL PVC WATER MAINS 4" THROUGH 12" SHALL BE IN ACCORDANCE WITH AWWA C-900. PIPE SHALL BE CLASS 150 AND MEET THE REQUIREMENTS OF DR 18 WATER MAIN PIPE LESS THAN 4" SHALL BE PER ASTM D2241-89.</p> <p>8. ALL FITTINGS 2" AND SMALLER SHALL BE SCHEDULE 40 PVC WITH SOLVENT WELDED SLEEVE TYPE JOINTS.</p>	<p>9. ALL GATE VALVES 2" OR LARGER SHALL BE RESILIENT SEAT OR RESILIENT WEDGE MEETING THE REQUIREMENTS OF AWWA C500/C509.</p> <p>10. ALL FIRE HYDRANTS SHALL MEET THE REQUIREMENTS OF AWWA C502 AND SHALL BE APPROVED BY THE LOCAL UTILITY AND FIRE MARSHAL.</p> <p>11. MATERIALS AND CONSTRUCTION METHODS FOR WATER DISTRIBUTION SYSTEM SHALL BE IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY CODES, PLANS, AND SPECIFICATIONS FOR CONSTRUCTION, LATEST REVISION THEREOF, AND SUPPLEMENTAL SPECIFICATIONS THEREON. THE CONSTRUCTION OF ALL POTABLE WATER SERVICE MAIN EXTENSIONS AND CONNECTIONS MUST BE COORDINATED THROUGH THE LOCAL REGULATORY AGENCY.</p> <p>12. THE CONTRACTOR SHALL PROVIDE CERTIFIED RECORD DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR. THE RECORD DRAWINGS SHALL MEET THE REQUIREMENTS ESTABLISHED BY ALL REGULATORY AGENCIES FOR THE PURPOSE OF CERTIFYING THE WATER DISTRIBUTION SYSTEM. THE CONTRACTOR SHALL SUBMIT TEN COPIES OF THE CONSTRUCTION PLANS WITH COMPLETE RECORD DRAWING INFORMATION TO THE OWNER'S ENGINEER FOR THE PURPOSE OF CERTIFYING THE WATER DISTRIBUTION SYSTEM.</p> <p>13. CONNECTIONS INTO EXISTING COUNTY-OWNED SYSTEM SHALL BE VIA WET TAP. WET TAPS SHALL BE PERFORMED BY FGUA UTILITIES SERVICES BRANCH AT THE DEVELOPER'S EXPENSE. EXCAVATION, BACKFILL AND SURFACE RESTORATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY. MATERIAL FOR WET TAPS LARGER THAN 2" SHALL BE PROVIDED AND INSTALLED BY PROJECT CONTRACTOR.</p> <p>WATER SYSTEM TESTING AND INSPECTION REQUIREMENTS</p> <p>1. ALL COMPONENTS OF THE WATER SYSTEM, INCLUDING FITTINGS, HYDRANTS, CONNECTIONS, AND VALVES SHALL REMAIN UNTIL PROPERLY PRESSURE TESTED AND ACCEPTED BY THE REGULATORY AGENCIES. PRESSURE TESTS TO BE IN ACCORDANCE WITH AWWA C600-87 AND ANY WATER DEPARTMENT SPECIFICATIONS. CONTRACTOR TO NOTIFY OWNER'S ENGINEER AND WATER DEPARTMENT INSPECTORS 48 HOURS IN ADVANCE OF PERFORMING TESTS.</p> <p>2. CONTRACTOR TO PERFORM CHLORINATION IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF AWWA C651-92 AND ALL REQUIREMENTS ESTABLISHED BY ANY REGULATORY AGENCIES. BACTERIOLOGICAL SAMPLING BY THE LOCAL UTILITY PERSONNEL OR LOCAL HEALTH DEPARTMENT PERSONNEL WITH ANALYSIS BY A STATE LICENSED LABORATORY TO OBTAIN CLEARANCE OF THE DOMESTIC WATER SYSTEM. COPIES OF ALL BACTERIOLOGICAL TESTS TO BE SUBMITTED TO OWNER'S ENGINEER.</p> <p>3. FIRE HYDRANTS MUST BE FLOW TESTED AND COLOR-CODED BASED ON FLOW RESULTS.</p> <p>SANITARY SEWER NOTES</p> <p>1. ALL SANITARY SEWER MAINS & LATERALS SHALL HAVE A MINIMUM OF 36 INCHES OF COVER.</p> <p>2. ALL SANITARY SEWER MAINS SHALL BE CONSTRUCTED OF POLYVINYL CHLORIDE PIPE, ASTM D3034, SDR 35.</p> <p>3. ALL SANITARY SEWER WORK SHALL CONFORM WITH LOCAL REGULATORY STANDARDS AND SPECIFICATIONS.</p> <p>4. PRIOR TO COMMENCING WORK WHICH REQUIRES CONNECTING NEW WORK TO EXISTING LINES OR APPURTENANCES, THE CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF EXISTING CONNECTION POINT AND NOTIFY OWNER'S ENGINEER OF ANY CONFLICTS OR DISCREPANCIES.</p> <p>5. PIPES AND FITTINGS FOR GRAVITY SYSTEMS SHALL CONFORM TO ASTM SPECIFICATIONS AND INSTALLATION D3034. INSTALLATION OF SDR 35 PIPE SHALL BE IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF ASTM SPECIFICATION SECTION D2321. ALL SANITARY SEWER PIPELINES SHALL BE SOLID GREEN IN COLOR.</p> <p>6. ALL PVC FORCE MAINS SHALL CONFORM TO ASTM D2241, DR 21, COLOR GREEN, WITH ELECTRONIC LOCATOR TAPE A MINIMUM OF 2" WIDE, PLACED 1 FOOT BELOW THE PROPOSED GRADE. THE PRINTING ON THE MAGNETIC TAPE SHOULD READ "CAUTION FORCE MAIN BURIED" ON GREEN BACKGROUND.</p> <p>7. ALL SANITARY SEWER COVERS SHALL BE TRAFFIC RATED FOR HS20-44 AS DEFINED IN THE AASHTO SPECIFICATIONS.</p> <p>8. THE CONTRACTOR SHALL PROVIDE CERTIFIED RECORD DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR. THE RECORD DRAWINGS SHALL MEET THE REQUIREMENTS ESTABLISHED BY ALL REGULATORY AGENCIES FOR THE PURPOSE OF CERTIFYING THE SANITARY SEWER COLLECTION SYSTEM. THE CONTRACTOR SHALL SUBMIT TEN COPIES OF THE CONSTRUCTION PLANS WITH COMPLETE RECORD DRAWING INFORMATION TO THE OWNER'S ENGINEER FOR THE PURPOSE OF CERTIFYING THE SANITARY SEWER COLLECTION SYSTEM.</p> <p>9. CONNECTIONS INTO EXISTING COUNTY-OWNED SYSTEM SHALL BE VIA WET TAP. WET TAPS SHALL BE PERFORMED BY FGUA UTILITIES SERVICES BRANCH AT THE DEVELOPER'S EXPENSE. EXCAVATION, BACKFILL AND SURFACE RESTORATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY. MATERIAL FOR WET TAPS LARGER THAN 2" SHALL BE PROVIDED AND INSTALLED BY PROJECT CONTRACTOR.</p> <p>10. ALL UTILITY MATERIAL AND WORKSMANSHIP MUST COMPLY WITH "STANDARDS FOR DESIGN AND CONSTRUCTION OF WATER, WASTEWATER, AND RECLAIMED WATER FACILITIES SPECS. 2006 EDITION."</p> <p>SANITARY SEWER TESTING AND INSPECTION REQUIREMENTS</p> <p>1. ALL GRAVITY SEWER PIPING SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S ENGINEER PRIOR TO THE LAYOUT OF BACKFILL. THE CONTRACTOR IS TO NOTIFY THE ENGINEER 48 HOURS IN ADVANCE TO SCHEDULE AN INSPECTION.</p> <p>2. THE CONTRACTOR SHALL PERFORM TEST ON ALL GRAVITY SEWERS IN ACCORDANCE WITH THE REGULATORY AGENCIES INSPECTOR HAVING JURISDICTION. SAID TESTS ARE TO BE CERTIFIED BY THE ENGINEER OF RECORD AND SUBMITTED TO THE REGULATORY AGENCY FOR APPROVAL. COORDINATION AND NOTIFICATION OF ALL PARTIES IS THE CONTRACTOR'S RESPONSIBILITY.</p> <p>3. ALL FORCE MAINS SHALL BE SUBJECT TO A HYDROSTATIC PRESSURE TEST IN ACCORDANCE WITH THE REGULATORY AGENCIES INSPECTOR HAVING JURISDICTION. SAID TESTS ARE TO BE CERTIFIED BY THE ENGINEER OF RECORD AND SUBMITTED TO THE REGULATORY AGENCY FOR APPROVAL. COORDINATION AND NOTIFICATION OF ALL PARTIES IS THE CONTRACTOR'S RESPONSIBILITY.</p> <p>4. ALL SANITARY SEWER WILL BE VIDEOTAPED.</p> <p>SAFETY NOTES</p> <p>1. DURING THE CONSTRUCTION AND/OR MAINTENANCE OF THIS PROJECT, ALL SAFETY REGULATIONS ARE TO BE ENFORCED BY THE CONTRACTOR. THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE CONTROL AND SAFETY OF THE TRAVELING PUBLIC AND THE SAFETY OF HIS PERSONNEL. LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY OSHA IN THE FEDERAL REGISTER OF THE DEPARTMENT OF TRANSPORTATION.</p> <p>2. THE MINIMUM STANDARDS AS SET FORTH IN THE CURRENT EDITION OF THE STATE OF FLORIDA, MANUAL ON TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS, SHALL BE FOLLOWED IN THE DESIGN APPLICATION, INSTALLATION, MAINTENANCE, AND REMOVAL OF ALL TRAFFIC CONTROL DEVICES, WARNING DEVICES, AND BARRIERS NECESSARY TO PROTECT THE PUBLIC AND WORKMEN FROM HAZARDS WITHIN THE PROJECT LIMITS.</p> <p>3. ALL TRAFFIC CONTROL MARKINGS AND DEVICES SHALL CONFORM TO THE PROVISIONS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES PREPARED BY THE U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION.</p> <p>4. LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY OSHA IN THE FEDERAL REGISTER OF THE DEPARTMENT OF TRANSPORTATION.</p> <p>5. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY AND ENFORCE ALL APPLICABLE SAFETY REGULATIONS. THE ABOVE INFORMATION HAS BEEN PROVIDED FOR THE CONTRACTOR'S INFORMATION ONLY AND DOES NOT IMPLY THAT THE OWNER OR ENGINEER WILL INSPECT AND/OR ENFORCE SAFETY REGULATIONS.</p> <p>HISTORIC RESOURCES NOTE</p> <p>1. IF DURING CONSTRUCTION ACTIVITIES OF 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 STOP AND AN IMMEDIATE STOP AND THE FLORIDA DEPARTMENT OF HISTORICAL RESOURCES (STATE HISTORIC PRESERVATION OFFICER) AND PASCO COUNTY SHALL BE NOTIFIED WITHIN TWO WORKING DAYS OF THE RESOURCES FOUND ON THE SITE.</p>	<p>FLORIDA GOVERNMENTAL UTILITY AUTHORITY (FGUA) WATER & SEWER NOTES;</p> <p>1. ALL CONSTRUCTION SHALL MEET PASCO COUNTY STANDARDS AND SPECIFICATIONS AS APPLICABLE.</p> <p>2. AN FGUA REPRESENTATIVE IS TO BE PRESENT DURING CONNECTIONS TO EXISTING FACILITIES WITH 72 HOUR NOTIFICATION.</p> <p>3. ALL UTILITIES WITHIN THE PROPERTY LINES WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.</p> <p>4. ANY UTILITIES (PIPES, VALVES, BACKFLOW PREVENTORS AND ASSOCIATED HARDWARE) TO BE CONVEYED TO FGUA WILL BE LOCATED WITHIN AN EXISTING PUBLIC UTILITY EASEMENT, RIGHT-OF-WAY OR A DEDICATED SERVICE UTILITY EASEMENT.</p> <p>5. ANY REAL PROPERTY (LIFT STATIONS, PUMP HOUSES, WELLS, ETC.) WILL NOT BE LOCATED WITHIN THE ROW AND WILL BE CONVEYED TO FGUA VIA A SPECIFIC WARRANTY DEED.</p> <p>6. LOW PRESSURE AIR TEST, AND TVING ARE REQUIRED (GRAVITY SYSTEM).</p> <p>7. INSTALL 3M MAGNETIC MARKERS AT EACH VALVE. MARKERS TO BE INSTALLED BESIDE VALVE BOX 12" MIN - 18" MAX AND OVER ALL BENDS AND EVERY 50' OVER CENTERLINE OF WATER MAINS AND FORCE MAINS AT A DEPTH OF 12" MIN - 18" MAX BELOW FINAL GRADE.</p> <p>8. ALL WATER AND/OR WASTEWATER LINES CROSSING DIRT RIGHT-OF-WAYS WILL BE CONSTRUCTED WITH A CASING.</p> <p>9. A REDUCED PRESSURE ZONE (RPZ), BACKFLOW PREVENTION ASSEMBLY (BFP) OR CONBRACO 400, ACCEPTABLE MODELS FEBCO 829Y, WAITS 909, WUKINS 975XL, OR CONBRACO 400.</p> <p>10. STAINLESS STEEL TAPPING SLEEVE AND VALVE FOR PROPOSED WATER AND FORCE MAIN CONNECTIONS TO BE USED.</p> <p>11. WATER TAPPING SADDLES TO BE BRASS.</p> <p>12. ALL FIRE FLOW LINES WILL RUN SEPARATE FROM THE DOMESTIC WATER MAINS AND HAVE A FIRE DETECTION METER AND A FIRE LINE BACKFLOW PREVENTION ASSEMBLY (BFP) ASSEMBLY SHALL INCLUDE A LOW FLOW BY-PASS METER W/ RPZ.</p> <p>13. MANHOLE FRAMES & COVERS, AND CO CAPS ARE TO BE WATER TIGHT, IF NEEDED EXISTING MANHOLE TOPS ARE TO BE ADJUSTED TO PROPOSED GRADE.</p> <p>14. THE FGUA SHALL OWN AND MAINTAIN ALL WATER SERVICE LINES UP TO THE POINT OF CONNECTION. ALL WATER MAINS SHALL BE A MINIMUM OF FOUR INCHES (4") IN DIAMETER AND ALL SUCH WATER MAINS SHALL BE CONSTRUCTED IN DEDICATED RIGHTS-OF-WAY OR APPROPRIATE UTILITY EASEMENTS DEDICATED TO THE FGUA.</p> <p>15. THE FGUA SHALL OWN AND MAINTAIN ALL WATER MAINS AND GRABY SERVICE LINES AT LEAST FOUR INCHES (4") IN DIAMETER AND EIGHT INCHES (8"), RESPECTIVELY, EXCEPT LATERAL SEWER SERVICE LINES WHICH SHALL BE NO LESS THAN SIX INCHES (6") IN DIAMETER AND ACCEPTED BY THE FGUA TO A CLEANOUT LOCATED ON THE EDGE OF THE RIGHT-OF-WAY.</p> <p>16. A BALL CHECK VALVE FOLLOWED BY A PLUG VALVE WILL BE PROVIDED ON FORCE MAINS LEAVING FROM PRIVATELY OWNED LIFT STATIONS CONNECTING INTO THE UTILITY MAINS.</p> <p>17. CONNECTION TO EXISTING MANHOLES AND/OR LIFT STATIONS SHALL BE BY CORE BORE WITH KOR-N-SEAL CONNECTORS.</p> <p>18. ALL CONNECTIONS WILL BE MADE AS WET TAPS, ANY EXCEPTIONS TO THIS WILL REQUIRE FGUA APPROVAL.</p> <p>19. FGUA WILL NOT ACCEPT OR MAINTAIN ANY BACKFLOW PREVENTION DEVICE.</p> <p>PASCO COUNTY DEVELOPMENT REVIEW - STANDARD SITE PLAN NOTES.</p> <p>1. ALL UTILITY CONSTRUCTION SHALL COMPLY WITH THE PASCO COUNTY STANDARDS FOR DESIGN AND CONSTRUCTION OF WATER AND WASTEWATER FACILITIES SPECIFICATIONS, LATEST EDITION.</p> <p>2. ALL ON-SITE WATER AND SEWER FACILITIES SHALL BE OWNED AND MAINTAINED BY THE OWNER-DEVELOPER.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>6. THE ARCHITECT/ENGINEER CERTIFIES THAT THE SITE HAS BEEN DESIGNED IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT.</p> <p>7. ALL ON-SITE PARKING SPACES WILL BE STRIPED AND SIGNED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. 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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>11. THE OWNER/DEVELOPER ACKNOWLEDGES THAT THE SITE AND ITS SUBSEQUENT BUILDING PERMITS SHALL COMPLY WITH ALL REZONING/MFUD/PUD CONDITIONS.</p> <p>12. ALL STRUCTURES, INCLUDING BUFFER WALLS, RETAINING WALLS, SIGNAGE, ETC. REQUIRE BUILDING PERMITS.</p> <p>GEOTECHNICAL NOTES:</p> <p>1. SHOULD ANY NOTICEABLE SOIL SLUMPING OR SINKHOLE FORMATION BECOME, THE APPLICANT/DEVELOPER SHALL IMMEDIATELY NOTIFY THE COUNTY TAMPA BAY WATER (TBW), AND SFWMD, AND ADOPT ONE OR MORE OF THE FOLLOWING PROCEDURES AS DETERMINED TO BE APPROPRIATE BY THE COUNTY AND SFWMD:</p> <p>2. IF THE SLUMPING OR SINKHOLE FORMATION BECOMES EVIDENT BEFORE OR DURING CONSTRUCTION ACTIVITIES, STOP ALL WORK (EXCEPT FOR MITIGATION ACTIVITIES) IN THE AFFECTED AREA AND REMAIN STOPPED UNTIL THE COUNTY AND SFWMD APPROVE RESUMING CONSTRUCTION ACTIVITIES.</p> <p>3. TAKE IMMEDIATE MEASURES TO ENSURE NO SURFACE WATER DRAINS INTO THE AFFECTED AREAS.</p> <p>4. VISUALLY INSPECT THE AFFECTED AREA.</p> <p>5. EXCAVATE AND BACKFILL OR GROUT AS REQUIRED TO FILL THE AFFECTED AREA AND PREVENT FURTHER SUBSIDENCE.</p> <p>6. USE SOIL REINFORCEMENT MATERIALS IN THE BACKFILLING OPERATION, WHEN APPROPRIATE.</p> <p>7. IF THE AFFECTED AREA IS IN THE VICINITY OF A WATER-RETENTION AREA, MAINTAIN A MINIMUM DISTANCE OF TWO FEET FROM THE BOTTOM OF THE RETENTION POND TO THE SURFACE OF THE LIME-ROCK OR KARST CONNECTION.</p> <p>8. IF THE AFFECTED AREA IS IN THE VICINITY OF A WATER-RETENTION AREA AND THE ABOVE METHODS DO NOT STABILIZE THE COLLAPSE, RELOCATE THE RETENTION AREA.</p> <p>9. DISCHARGE OF STORM-WATER INTO DEPRESSIONS WITH DIRECT OR DEMONSTRATED HYDROLOGIC CONNECTION TO THE FLORIDIAN AQUIFER SHALL BE PROHIBITED.</p> <p>10. PRIOR TO COMMENCEMENT OF LAND DEVELOPMENT CONSTRUCTION, A PROFESSIONAL COLLAPSE AND CRACK ANALYSIS SHALL BE CONDUCTED AND CERTIFIED BY THE PROJECT, INCLUDING EACH PAD AREA, COMPLIES WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL/GEOLOGICAL ENGINEERING REPORT.</p>		
<p>DESIGNED: KL</p> <p>DRAWN: MKC</p> <p>CHECKED: SPC</p> <p>DATE:</p>	 <p>Gulf Coast Consulting, Inc. Land Development Consulting ENGINEERING TRANSPORTATION PLANNING PERMITTING 13825 ICOT BLVD., SUITE 605 CLEARWATER, FLORIDA 33760 Phone: (727) 524-1818 Fax: (727) 524-6090 WWW.GULFCOASTCONSULTINGINC.COM</p>	<p>PREPARED FOR:</p> <p>GREENE BUILDERS, INC. 1006 Mizzen Court Tarpon Springs, FL 34689</p>	<p>SHEET DESCRIPTION:</p> <p>SUNSET LAKES SUBDIVISION, UNIT 6 TROUBLE CREEK ROAD NOTES AND SPECIFICATIONS</p>	<p>THESE PLANS MAY NOT BE COPIED OR MODIFIED WITHOUT WRITTEN PERMISSION FROM GULF COAST CONSULTING, INC.</p> <p>SEAN P. CASHEN, P.E. #12595 NOT VALID UNLESS SIGNED & SEALED BY A REGISTERED ENGINEER CERTIFICATE OF AUTHORIZATION NO. 9774</p>	<p>NO. DATE</p> <p>REVISIONS</p> <p>APPROVED BY:</p>	<p>DATE: 02-17-14</p> <p>NO. DATE</p> <p>REVISIONS</p> <p>APPROVED BY:</p>

C2



LEGEND	
	EXISTING BOUNDARY
	EXISTING ELEVATION
	STAKED SILT FENCE
	TO BE REMOVED OR DEMOLISHED
	EXISTING WETLAND
	EXISTING FORCE MAIN
	EXISTING WATER MAIN
	EXISTING GATE VALVE
	EXISTING FIRE HYDRANT
	EXISTING SANITARY PIPE
	EXISTING SANITARY MANHOLE
	EXISTING POWER POLE
	EXISTING OVER HEAD WIRES
	EXISTING GAS LINE
	EXISTING RECLAIMED LINE
	EXISTING STORM HANHOLE

DATUM NOTE:
 BASIS OF ELEVATIONS: NATIONAL GEODETIC VERTICAL DATUM OF 1929, ESTABLISHED FROM BENCHMARK RM9 ON FLOOD MAPS, BEING A DRILL HOLE IN THE NORTHWEST CORNER OF THE BRIDGE CROSSING THE PITHLACHASCOTEE RIVER AT ROWAN ROAD WITH AN ELEVATION OF 16.80'

DATUM CONVERSION: (NAVD 1988 = NGVD 1929 - 0.84).

SUBJECT PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE X, PER THE FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 120230 0360D, MAP REVISED SEPTEMBER 30, 1992.

NOTE TO CONTRACTORS:
 THE LOCATIONS OF ALL UTILITIES ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED. BEFORE BEGINNING SITE WORK, THE CONTRACTOR IS REQUIRED TO FIELD VERIFY THE EXISTENCE, LOCATION & ELEVATION OF UNDERGROUND UTILITIES AND OTHER FEATURES, & CONTACT THE ENGINEER TO CONVEY ANY INFORMATION AND/OR DISCREPANCIES.

LAKE NO. 10
 TOB = 22.00
 DHW10R24HR = 21.32
 DHW25R24HR = 21.51
 NWL = 17.50
 BOTTOM = 2.3

CURVE DATA:
 NO. C1
 RADIUS: 1095.00'
 ARC: 432.51'
 CHORD: 429.71'
 CHORD BEARING: S36°35'53"W

NO. C2
 RADIUS: 25.00'
 ARC: 39.54'
 CHORD: 35.54'
 CHORD BEARING: N86°46'43"W

NO. C3
 RADIUS: 325.00'
 ARC: 274.13'
 CHORD: 266.08'
 CHORD BEARING: N65°38'05"W

DESIGNED: KL
 DRAWN: MKC
 CHECKED: SPC
 QC:

Gulf Coast Consulting, Inc.
 Land Development Consulting
 ENGINEERING TRANSPORTATION PLANNING PERMITTING
 13825 ICOT BLVD., SUITE 605
 Clearwater, Florida 33760
 Phone: (727) 524-1818 Fax: (727) 524-6090
 WWW.GULFCOASTCONSULTINGINC.COM

PREPARED FOR:

GREENE BUILDERS, INC.
 1006 Mizzen Court
 Tarpon Springs, FL 34689

SHEET DESCRIPTION:

SUNSET LAKES SUBDIVISION, UNIT 6
TROUBLE CREEK ROAD
EXISTING CONDITIONS / DEMOLITION PLAN

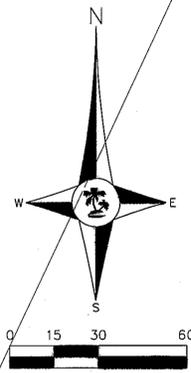
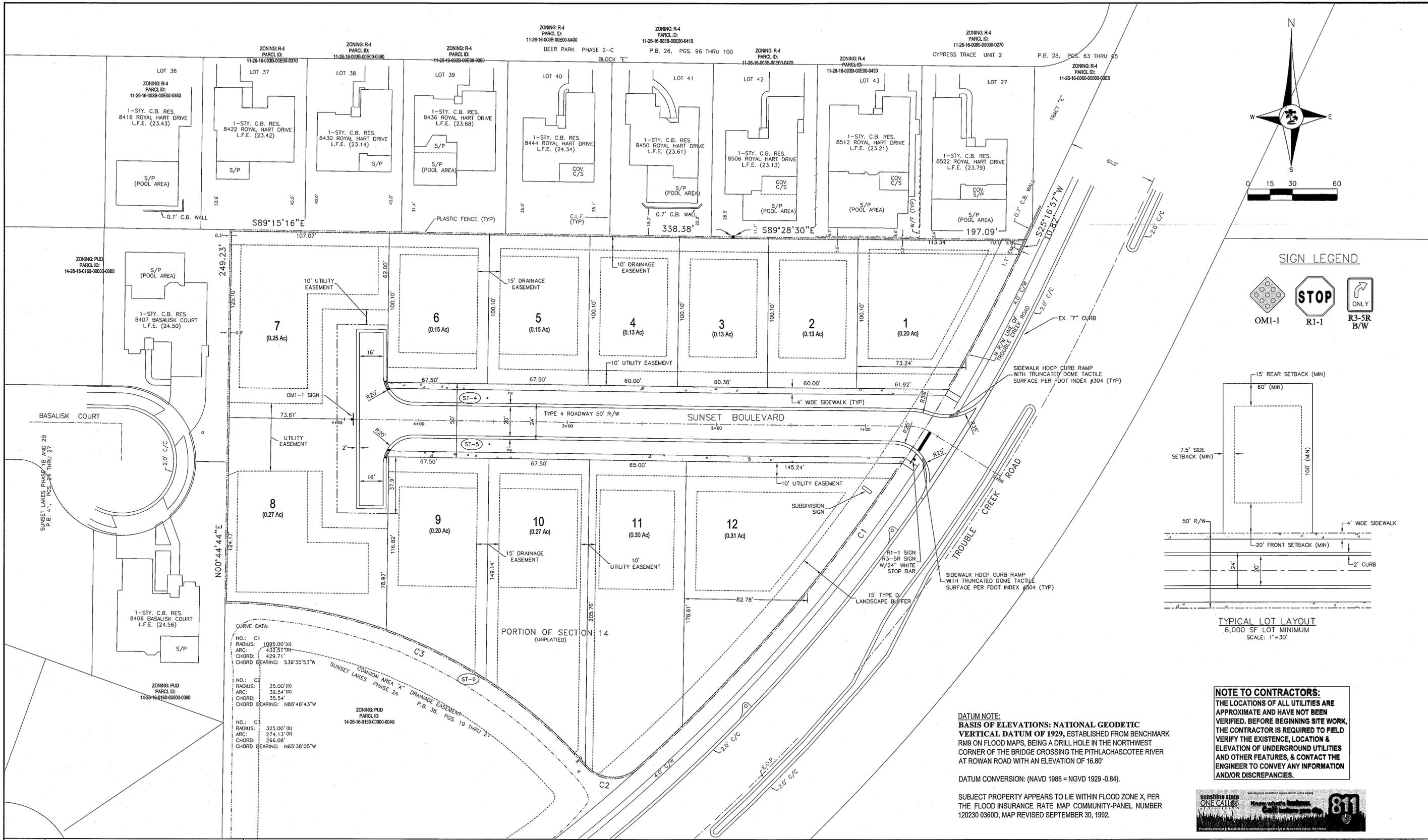
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SEAN P. CASHEN, P.E. #12505
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 GULF COAST CONSULTING, INC.
 CERTIFICATE OF AUTHORIZATION NO. 9774

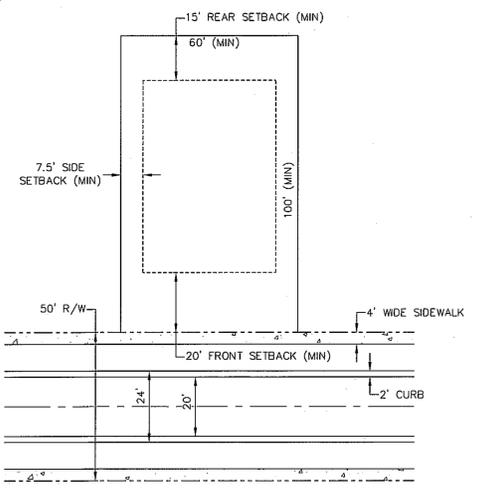
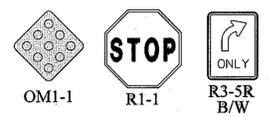
NO.	DATE	REVISIONS	APP'D BY

JOB NO. 13-058
 DATE: 02-17-14

C4



SIGN LEGEND



TYPICAL LOT LAYOUT
6,000 SF LOT MINIMUM
SCALE: 1" = 30'

NOTE TO CONTRACTORS:
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DATUM NOTE:
BASIS OF ELEVATIONS: NATIONAL GEODETIC VERTICAL DATUM OF 1929, ESTABLISHED FROM BENCHMARK RMS ON FLOOD MAPS, BEING A DRILL HOLE IN THE NORTHWEST CORNER OF THE BRIDGE CROSSING THE PITHLACHASCOTEE RIVER AT ROWAN ROAD WITH AN ELEVATION OF 16.80'

DATUM CONVERSION: (NAVD 1988 = NGVD 1929 - 0.84).

SUBJECT PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE X, PER THE FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 120230 0360D, MAP REVISED SEPTEMBER 30, 1992.



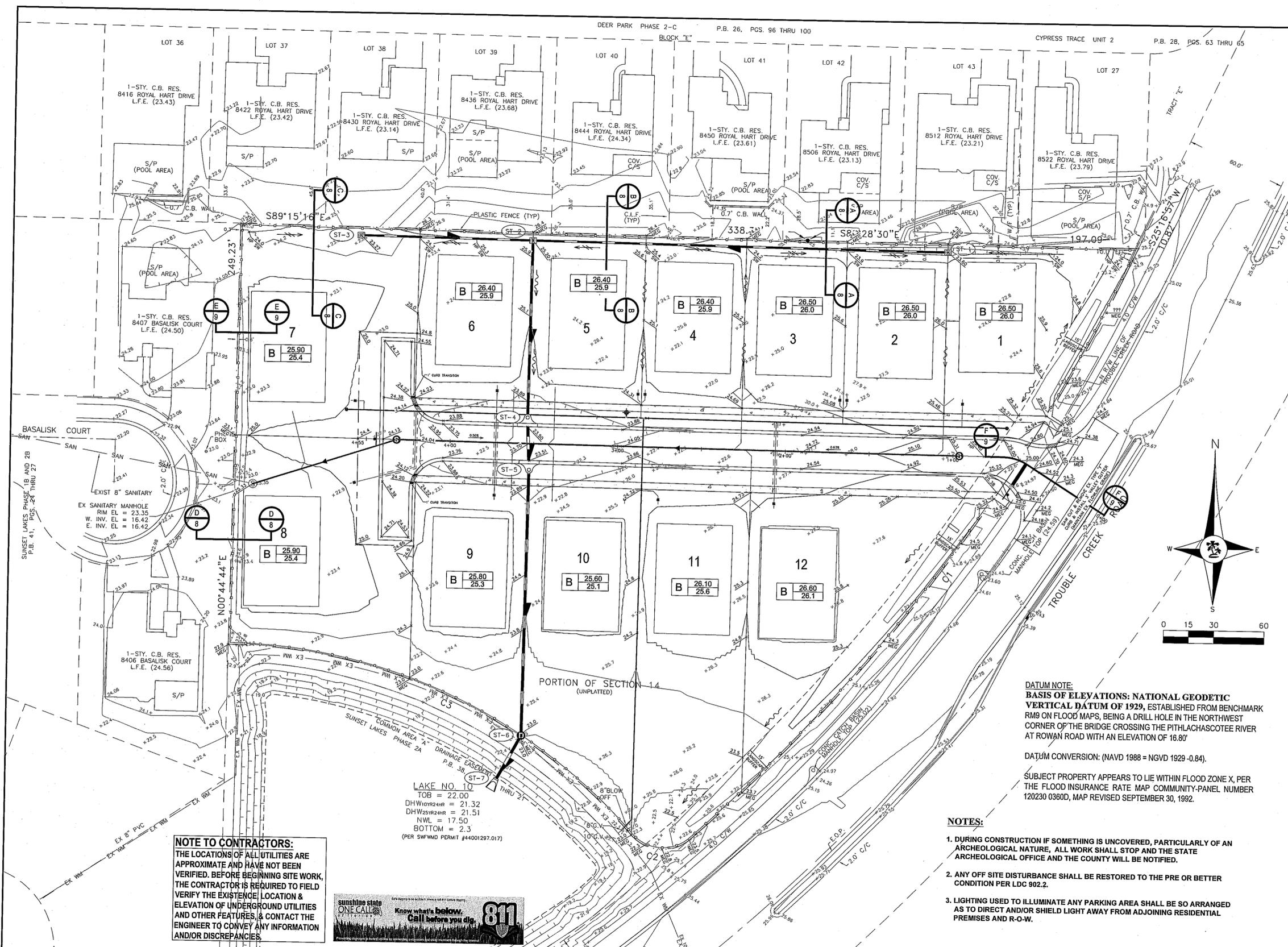
DESIGNED: KL
DRAWN: MKC
CHECKED: SPC
DATE: 02-17-14

Gulf Coast Consulting, Inc.
Land Development Consulting
ENGINEERING TRANSPORTATION PLANNING PERMITTING
13825 ICOT BLVD., SUITE 605
Clearwater, Florida 33760
Phone: (727) 524-1818 Fax: (727) 524-6090
WWW.GULFCOASTCONSULTINGINC.COM

PREPARED FOR:
GREENE BUILDERS, INC.
1006 Mizzen Court
Tarpon Springs, FL 34689

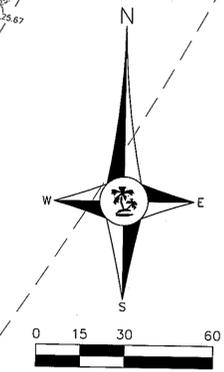
SHEET DESCRIPTION:
**SUNSET LAKES SUBDIVISION, UNIT 6
TROUBLE CREEK ROAD
HORIZONTAL CONTROL PLAN**

<p>THESE PLANS MAY NOT BE COPIED OR MODIFIED WITHOUT WRITTEN PERMISSION FROM GULF COAST CONSULTING, INC.</p> <p>SEAN P. CASHEN, P.E. #42505 NOT VALID UNLESS SIGNED & ENDORSED BY A REGISTERED ENGINEER GULF COAST CONSULTING, INC. CERTIFICATE OF AUTHORIZATION No. 9774</p>	<p>NO. DATE</p>	<p>REVISIONS</p>	<p>APP'D BY</p>	<p>DATE: 02-17-14</p>	<p>SHEET: C5</p>
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LEGEND

- PROPOSED STORM PIPE
- PROPOSED GRATE INLET
- PROPOSED FLARED END SECTION
- PROPOSED STORM CALLOUT
- EXISTING HARD GRADE
- EXISTING SOFT GRADE
- PROPOSED SPOT GRADE
- MATCH EXISTING GRADE (TYP)
- PROPOSED TOP OF CURB GRADE
- PROPOSED HIGH POINT GRADE
- SHEET FLOW DIRECTION
- HARD SURFACE FLOW DIRECTION
- PROPOSED STAKED SILT FENCE
- FINISHED FLOOR ELEVATION
- CROSS SECTION DESIGNATION & SHEET NUMBER FOR DETAIL
- SOIL BORING LOCATION
- EXISTING STORM PIPE
- EXISTING WATER MAIN
- EXISTING GATE VALVE
- EXISTING FIRE HYDRANT ASSEMBLY
- EXISTING SANITARY PIPE
- EXISTING SANITARY MANHOLE
- EXISTING GAS LINE
- EXISTING POWER POLE
- EXISTING OVER HEAD WIRES



STORM STRUCTURE CHART

#	DATA
ST-1	CONCRETE YARD DRAIN INLET GRATE EL = 23.60 IE = 21.40 (W) (12" HDPE)
ST-2	CONCRETE YARD DRAIN INLET GRATE EL = 26.25 IE = 20.90 (E) (12" HDPE) IE = 20.80 (W) (12" HDPE) IE = 20.70 (S) (15" HDPE)
ST-3	CONCRETE YARD DRAIN INLET GRATE EL = 23.20 IE = 21.00 (E) (12" HDPE)
ST-4	FOOT TYPE 4 CURB INLET PASCO COUNTY RIM EL = 23.50 IE = 20.50 (N) (15" HDPE) IE = 20.25 (S) (18" HDPE)
ST-5	FOOT TYPE 4 CURB INLET PASCO COUNTY RIM EL = 23.50 IE = 20.05 (N) (18" HDPE) IE = 20.05 (S) (18" HDPE)
ST-6	STORM MANHOLE RIM EL = 23.00 IE = 19.60 (N) (18" HDPE) IE = 16.70 (SW) (18" HDPE)
ST-7	18" FES PER FOOT INDEX #270 IE = 16.50 (NE) (18" HDPE)

DATUM NOTE:
BASIS OF ELEVATIONS: NATIONAL GEODETIC VERTICAL DATUM OF 1929, ESTABLISHED FROM BENCHMARK RM9 ON FLOOD MAPS, BEING A DRILL HOLE IN THE NORTHWEST CORNER OF THE BRIDGE CROSSING THE PITHLACHASCOTEE RIVER AT ROWAN ROAD WITH AN ELEVATION OF 16.80'

DATUM CONVERSION: (NAVD 1988 = NGVD 1929 - 0.84).

SUBJECT PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE X, PER THE FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 120230 0360D, MAP REVISED SEPTEMBER 30, 1992.

- NOTES:**
- DURING CONSTRUCTION IF SOMETHING IS UNCOVERED, PARTICULARLY OF AN ARCHEOLOGICAL NATURE, ALL WORK SHALL STOP AND THE STATE ARCHEOLOGICAL OFFICE AND THE COUNTY WILL BE NOTIFIED.
 - ANY OFF SITE DISTURBANCE SHALL BE RESTORED TO THE PRE OR BETTER CONDITION PER LDC 902.2.
 - LIGHTING USED TO ILLUMINATE ANY PARKING AREA SHALL BE SO ARRANGED AS TO DIRECT AND/OR SHIELD LIGHT AWAY FROM ADJOINING RESIDENTIAL PREMISES AND R-O-W.

STORM SEWER PIPE CHART

From Structure No.	To Structure No.	Description
ST-1	ST-2	248 LF 12" HDPE @ 0.20%
ST-2	ST-4	105 LF 15" HDPE @ 0.19%
ST-3	ST-2	103 LF 12" HDPE @ 0.19%
ST-4	ST-5	32 LF 18" HDPE @ 0.64%
ST-5	ST-6	158 LF 18" HDPE @ 0.29%
ST-6	ST-7	30 LF 18" HDPE @ 0.67%

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LAKE NO. 10
TOB = 22.00
DHW10yr24hr = 21.32
DHW25yr24hr = 21.51
NWL = 17.50
BOTTOM = 2.3
(PER SWFWMD PERMIT #44001297.017)



DESIGNED: KL
DRAWN: MKC
CHECKED: SPC
G.C.

Gulf Coast Consulting, Inc.
Land Development Consulting
ENGINEERING TRANSPORTATION PLANNING PERMITTING
13825 ICOT BLVD., SUITE 605
CLEARWATER, FLORIDA 33769
Phone: (727) 524-1818 Fax: (727) 524-6590
WWW.GULFCOASTCONSULTINGINC.COM

PREPARED FOR:
GREENE BUILDERS, INC.
1006 Mizzen Court
Tarpon Springs, FL 34689

SHEET DESCRIPTION:
**SUNSET LAKES SUBDIVISION, UNIT 6
TROUBLE CREEK ROAD
PAVING, GRADING & DRAINAGE PLAN**

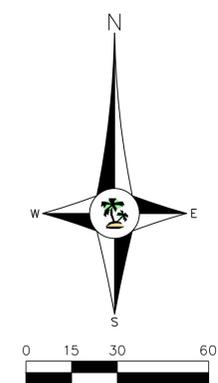
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SEAN P. CASHEN, P.E. #42505
NOT VALID UNLESS SIGNED & EMBOSSED BY A REGISTERED ENGINEER
GULF COAST CONSULTING, INC.
CERTIFICATE OF AUTHORIZATION No. 9774

NO.	DATE	REVISIONS

PROJ. NO.: 13-05B
DATE: 02-17-14
APP'D BY: [Signature]

C6



- STANDARD FIRE PROTECTION NOTES:**
1. ALL PROJECTS MUST COMPLY WITH PASCO COUNTY FIRE HYDRANT ORDINANCE NO. 46-51.
 2. FIRE HYDRANTS MUST BE IN 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.

LEGEND

	PROPOSED SANITARY MANHOLE
	SANITARY SEWER STRUCTURE NUMBER
	PROPOSED WATER MAIN
	PROPOSED GATE VALVE
	PROPOSED FIRE HYDRANT ASSEMBLY
	PROPOSED BLOW OFF ASSEMBLY
	DOUBLE WATER METER SERVICE
	SINGLE WATER METER SERVICE
	PROPOSED SANITARY SEWER MAIN & DIRECTION OF FLOW
	PROPOSED SANITARY SERVICE
	UTILITY CROSSING CALLOUT
	EXISTING WATER MAIN
	EXISTING GATE VALVE
	EXISTING FIRE HYDRANT ASSEMBLY
	EXISTING SANITARY PIPE
	EXISTING SANITARY MANHOLE
	EXISTING OVER HEAD WIRES

- UTILITY NOTES:**
1. ALL UTILITY MATERIAL AND WORKMANSHIP MUST COMPLY WITH THE PASCO COUNTY DESIGN STANDARDS FOR CONSTRUCTION OF WATER AND WASTEWATER FACILITIES LATEST EDITION.
 2. THE CONNECTION TO EXISTING WATER MAIN SHALL BE BY WET TAP. THE WET TAP SHALL BE PERFORMED BY THE OWNERS CONTRACTOR. AN FGUA REPRESENTATIVE IS TO BE PRESENT DURING CONNECTIONS TO EXISTING FACILITIES WITH 72 HOUR NOTIFICATION.
 3. THE WATER AND SEWER LINES SHALL BE SEPARATED AT LEAST 10' HORIZONTALLY AND 18" VERTICALLY. IF MINIMUM IS NOT MET, ENCASE WITH CONCRETE OR SUBSTITUTE CLASS 52 DUCTILE IRON PIPE.
 4. ALL JOINTS AND FITTINGS ON WATER AND SEWER MAINS SHALL BE OF THE MECHANICAL JOINT TYPE AND RESTRAINED WITH MEGA LUGS AND PRECAST THRUST BLOCKS.
 5. MAGNETIC TAPE SHALL BE AT LEAST 12" DEEP.
 6. CLEAN SAND SHALL BE USED FOR BACKFILL WITH NO ROCKS BIGGER THAN 2".
 7. ALL PVC PIPING SHALL BE AWWA DR-18.
 8. ALL VALVES USED SHALL BE RESILIENT WEDGE GATE VALVES MEETING AWWA SPECIFICATIONS.
 9. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE OF TRAFFIC.
 10. PRESSURE TESTING OF WATER AND SEWER LINES PER AWWA SPECIFICATIONS WILL BE REQUIRED PRIOR TO ACCEPTANCE BY PASCO COUNTY.
 11. DISINFECTION OF WATERMANS PER AWWA SPECIFICATIONS WILL BE REQUIRED PRIOR TO ACCEPTANCE BY THE PASCO COUNTY.
 12. MICROBIOLOGICAL SAMPLING MUST BE PERFORMED PER FDEP PRIOR TO ACCEPTANCE BY THE PASCO COUNTY.
 13. FIRE HYDRANT MUST BE FLOW TESTED AND COLOR CODED BASED ON FLOW RESULTS.
 14. THE SANITARY SEWER PLUGS SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION BY THE CONTRACTOR AND SHALL REMAIN IN PLACE UNTIL REMOVED BY THE COUNTY TO PLACE SYSTEM IN SERVICE.
 15. FIRE FLOW MUST BE A MINIMUM OF 1,000 GPM, 35 PSI, WITH 2 HOURS DURATION.

DATUM NOTE:
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DATUM CONVERSION: (NAVD 1988 = NGVD 1929 - 0.84)

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SANITARY STRUCTURE CHART

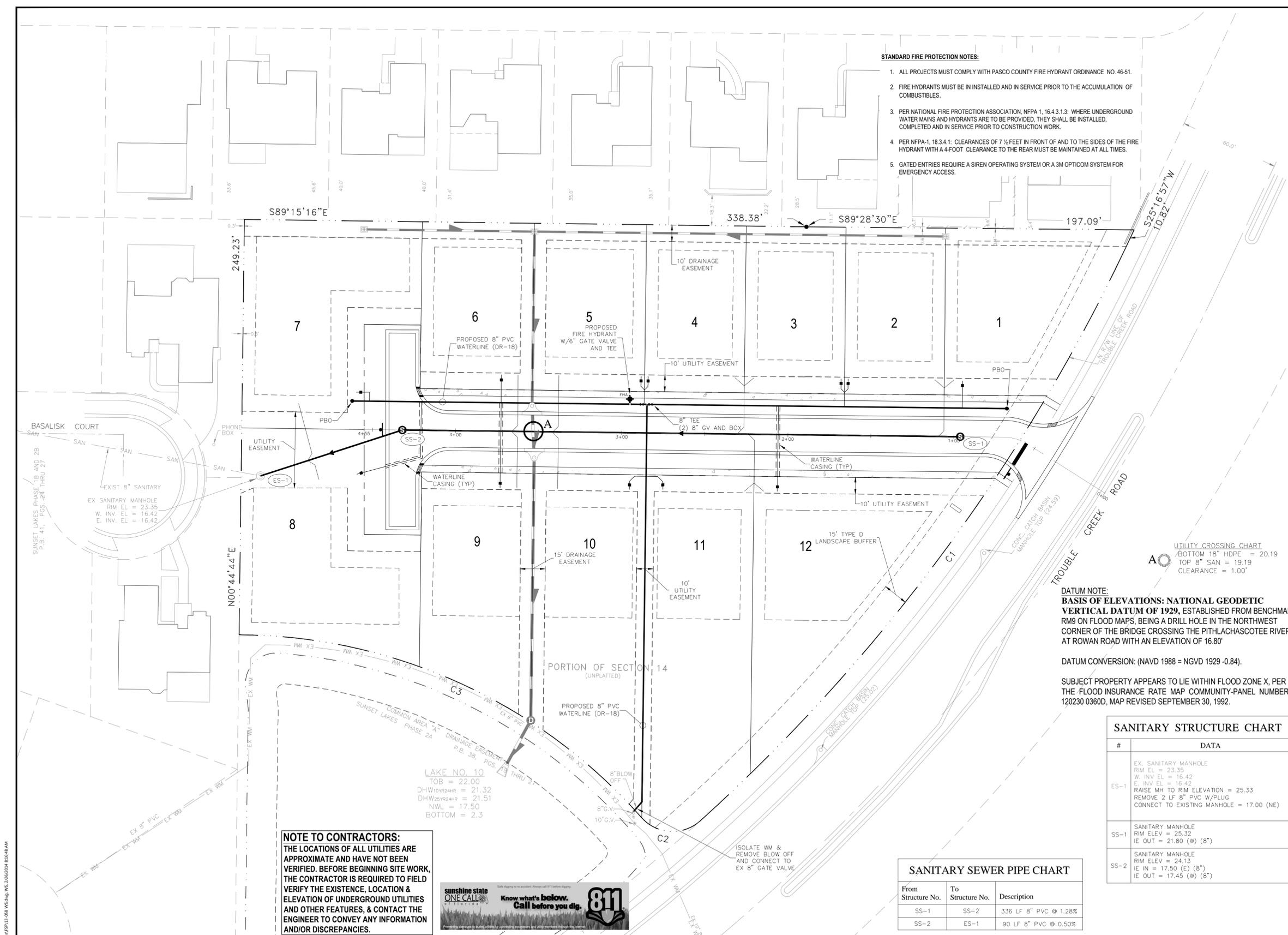
#	DATA
ES-1	EX. SANITARY MANHOLE RIM EL = 23.35 W. INV EL = 16.42 E. INV EL = 16.42 RAISE MH TO RIM ELEVATION = 25.33 REMOVE 2 LF 8" PVC W/PLUG CONNECT TO EXISTING MANHOLE = 17.00 (NE)
SS-1	SANITARY MANHOLE RIM ELEV = 25.32 IE OUT = 21.80 (W) (8")
SS-2	SANITARY MANHOLE RIM ELEV = 24.13 IE IN = 17.50 (E) (8") IE OUT = 17.45 (W) (8")

SANITARY SEWER PIPE CHART

From Structure No.	To Structure No.	Description
SS-1	SS-2	336 LF 8" PVC @ 1.28%
SS-2	ES-1	90 LF 8" PVC @ 0.50%

LAKE NO. 10
 TOB = 22.00
 DHW10YR24HR = 21.32
 DHW25YR24HR = 21.51
 NWL = 17.50
 BOTTOM = 2.3

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DESIGNED: KL
 DRAWN: MKC
 CHECKED: SPC
 Q.C.

Gulf Coast Consulting, Inc.
 Land Development Consulting
 ENGINEERING, TRANSPORTATION PLANNING, PERMITTING
 13825 KNOT BLVD., SUITE 605
 Clearwater, Florida 33760
 Phone: (727) 524-1818 Fax: (727) 524-6090
 WWW.GULFCOASTCONSULTINGINC.COM

PREPARED FOR:
GREENE BUILDERS, INC.
 1006 Mizzen Court
 Tarpon Springs, FL 34689

SHEET DESCRIPTION:
**SUNSET LAKES SUBDIVISION, UNIT 6
 TROUBLE CREEK ROAD
 WATER & SANITARY SEWER PLAN**

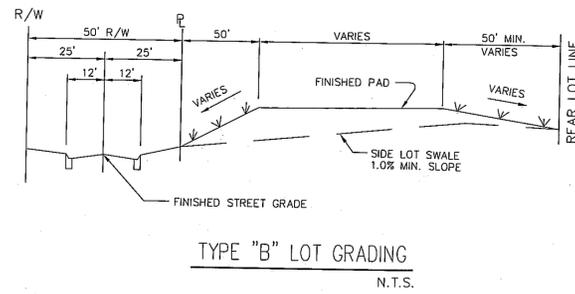
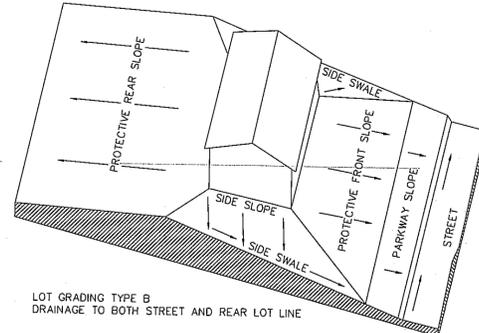
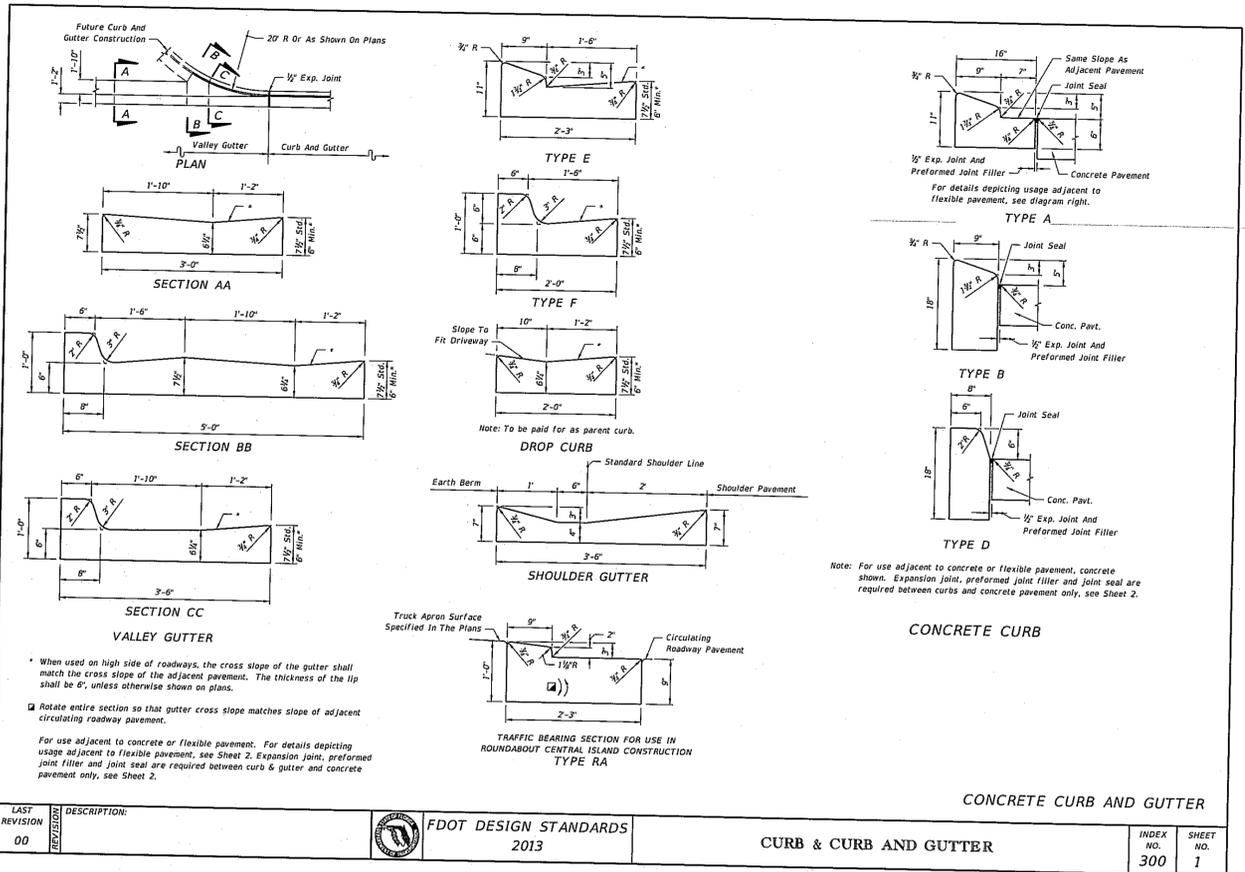
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 CERTIFICATE OF AUTHORIZATION NO. 9274

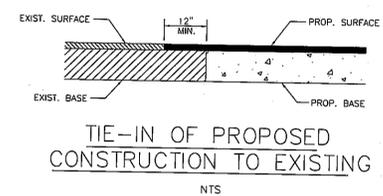
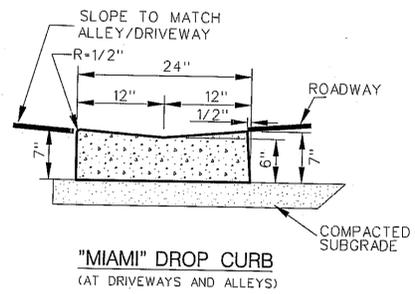
NO.	DATE	REVISIONS	APP'D BY

JOB NO.: 13-058
 SHEET: C7
 DATE: 02-17-14

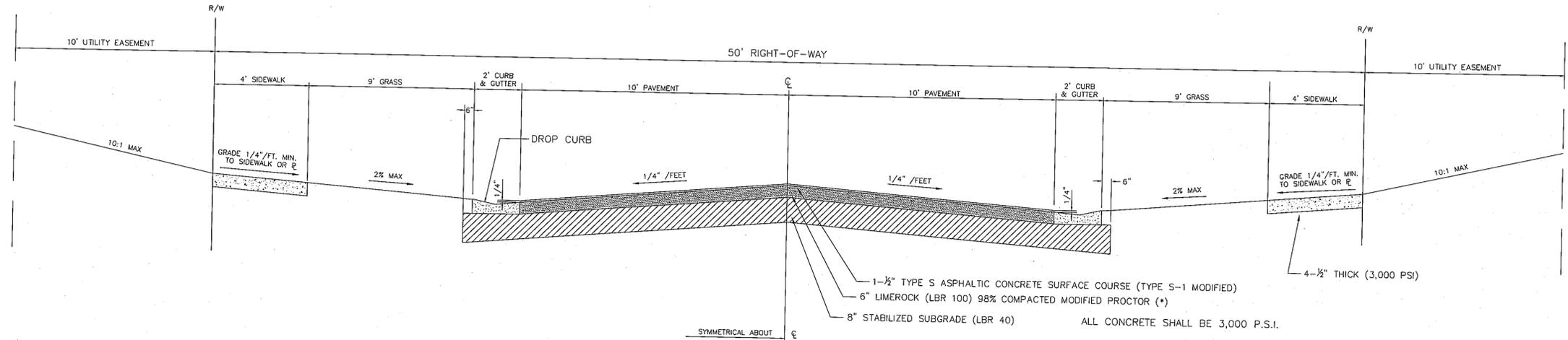
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NOTE:
E.O.R. IS NOT RESPONSIBLE FOR AND IS NOT SIGNING/SEALING ANY STRUCTURAL DESIGN ELEMENTS OR COMPONENTS AS PART OF ANY STANDARD DETAILS INCORPORATED INTO THESE PLAN SHEETS. THIS IS THE RESPONSIBILITY OF THE MANUFACTURER OF THESE STRUCTURAL COMPONENTS.



LAST REVISION	DESCRIPTION	FDOT DESIGN STANDARDS 2013	CURB & CURB AND GUTTER	INDEX NO.	SHEET NO.
00				300	1



STRUCTURAL DESIGN COEFFICIENTS:
0.44 - TYPE S-1.5 MODIFIED ASPHALT SURFACE
0.18 - LIMEROCK BASE (LBR 100)
0.08 - STABILIZED SUBGRADE (LBR 40)
SN = (0.44)(1.5") + (0.18)(6.0") + (0.08)(8")
SN = 2.38

DESIGNED: KL
DRAWN: MKC
CHECKED: SPC
DATE: 02-17-14

Gulf Coast Consulting, Inc.
Land Development Consulting
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13825 ICOT BLVD., SUITE 405
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WWW.GULFCOASTCONSULTINGINC.COM

PREPARED FOR:
GREENE BUILDERS, INC.
1006 Mizzzen Court
Tarpon Springs, FL 34689

SHEET DESCRIPTION:
SUNSET LAKES SUBDIVISION, UNIT 6
TROUBLE CREEK ROAD
PAVING, GRADING & DRAINAGE DETAILS

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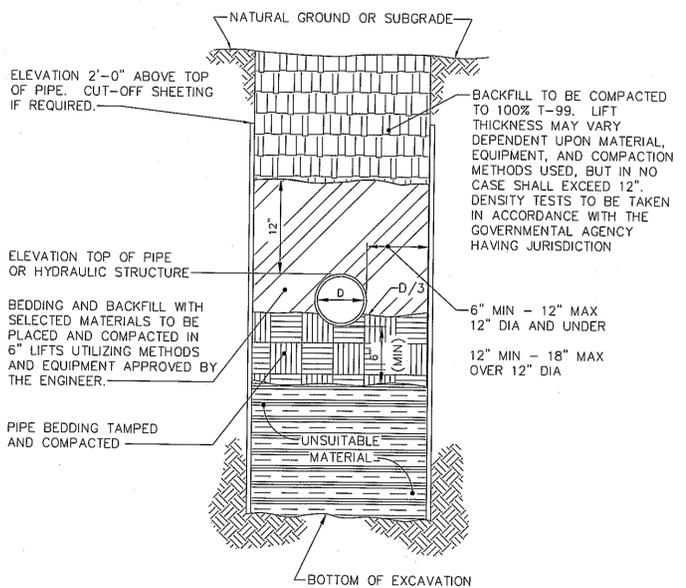
SEAN P. CASHEN, P.E. #42503
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CERTIFICATE OF AUTHORIZATION NO. 9774

NO.	DATE	REVISIONS	APP'D BY	DATE

13-058

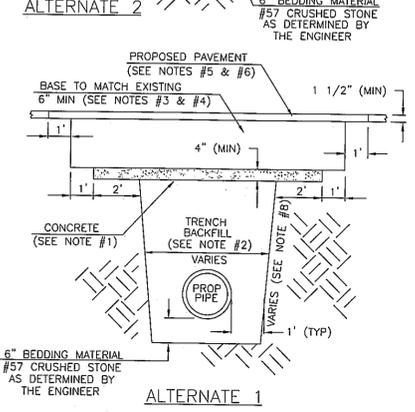
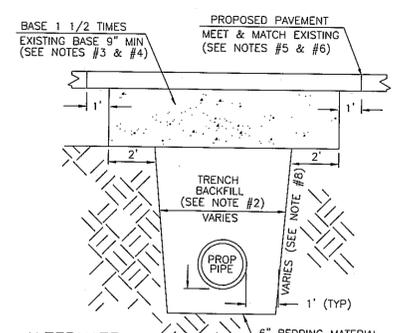
02-17-14

C10



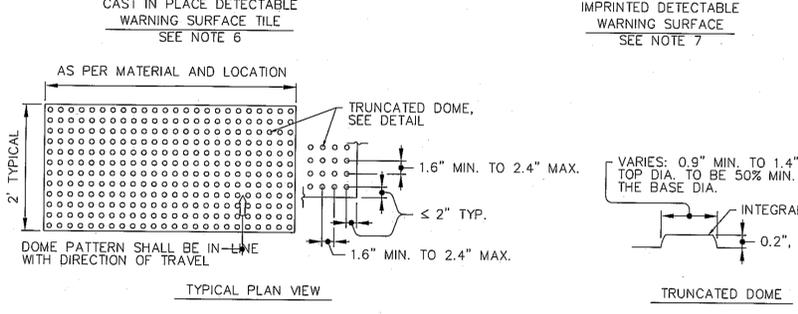
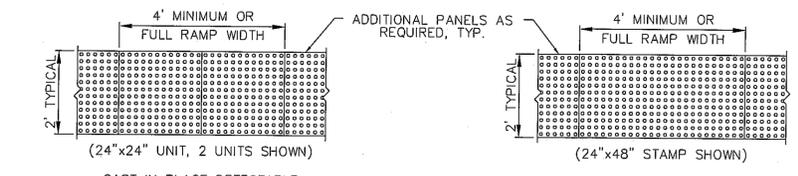
NOTE:
FOR TRENCHES IN PAVED AREAS OR AREAS TO RECEIVE
NEW PAVEMENT, SEE PAVEMENT SPECIFICATIONS.

TYPICAL TRENCH SECTION
NTS



ASPHALT REPAIR DETAIL
NTS

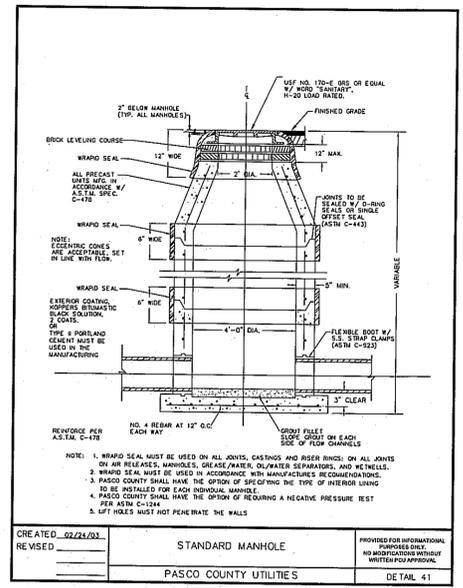
- NOTES
- FOR ALTERNATE 1, USE 3000 PSI HIGH, EARLY-STRENGTH CONCRETE OR OTHER APPROVED HIGH STRENGTH FAST-SET MATERIALS.
 - BACKFILL FOR TRENCH SHALL BE PLACED IN 12" COMPACTED LAYERS TO 100% OF MAXIMUM DENSITY AS DETERMINED BY ASHTO T-99. (FLOWABLE FILL OPTION IS SUBJECT TO ENGINEERS APPROVAL). TEST REPORTS ARE REQUIRED AND SUBMITTED TO PASCO COUNTY.
 - BASE MATERIAL SHALL BE PLACED IN 6" COMPACTED LAYERS TO 98% OF MAXIMUM DENSITY AS DETERMINED BY ASHTO T-180. (TEST REPORTS ARE REQUIRED).
 - AS AN ALTERNATIVE TO COMPACTED BASE AND IN WET AREAS, FULL-LIFT PC-2 OR PC-3 ASPHALTIC CONCRETE SHALL BE PLACED IN 2" COMPACTED LAYERS, NOT LESS THAN 6" THICK.
 - ASPHALTIC CONCRETE PAVEMENT JOINTS SHALL BE SAW-CUT AND ALL SURFACES TACK COATED.
 - SURFACE SHALL BE CONSISTENT WITH EXISTING SURFACE AND THICKNESS WITH MINIMUM OF 1 1/2" ASPHALT PAVEMENT IN ACCORDANCE WITH PASCO COUNTY SPECIFICATIONS.
 - OVERLAY OF CONSTRUCTION SCARS TO PAVEMENT AND TRENCH SHALL BE INSPECTED AS DIRECTED BY THE ENGINEER OR INSPECTOR.
 - EXCAVATION SHALL COMPLY WITH THE TRENCH SAFETY ACT REQUIREMENTS.



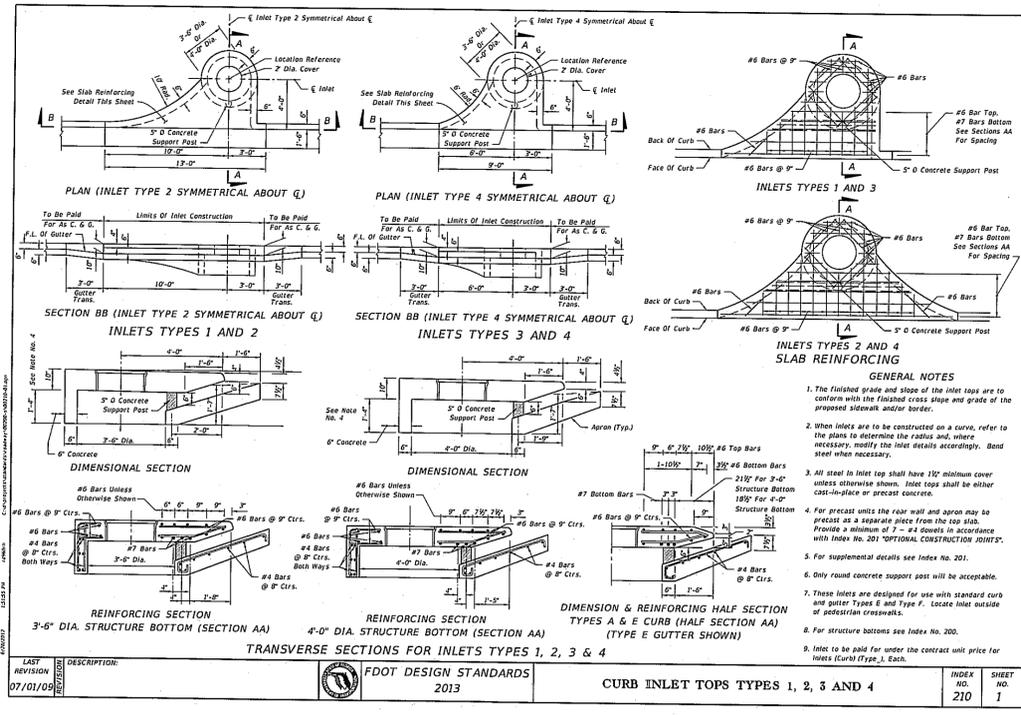
DETECTABLE WARNING PATTERN AND SURFACE TYPES

TRUNCATED DOME DETAIL - FDOT #304
NTS

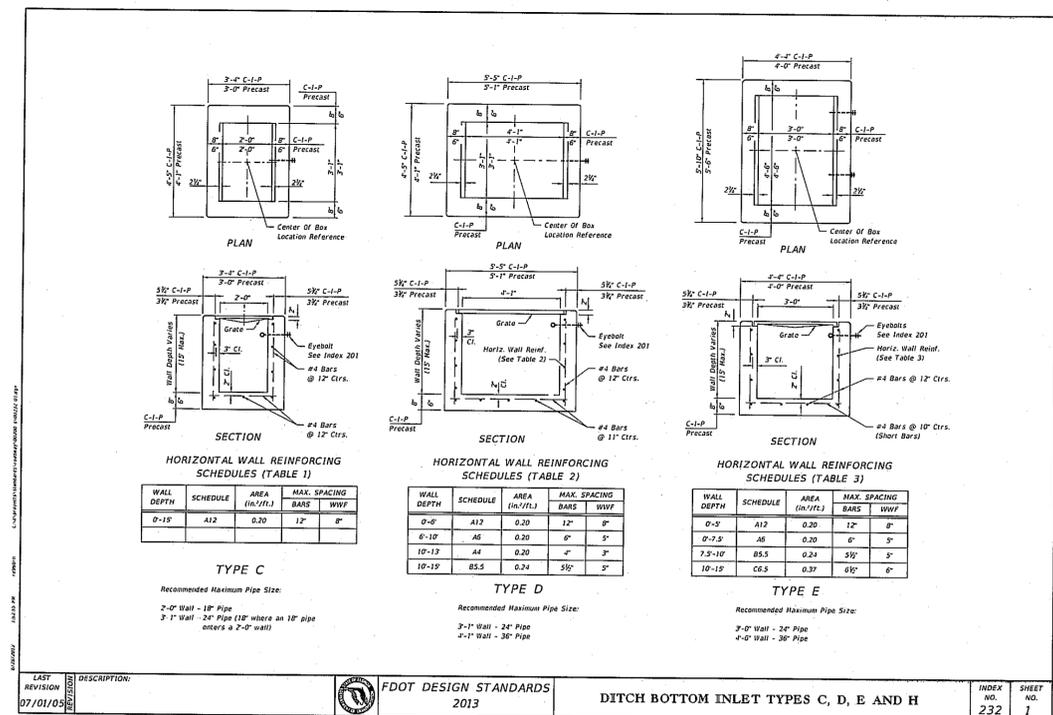
- NOTES:
- CURB RAMP DETECTABLE WARNING SURFACES SHALL EXTEND THE FULL WIDTH OF THE RAMP. DETECTABLE WARNING SURFACE SHALL BE CONSTRUCTED BY TEXTURING A TRUNCATED DOME PATTERN IN CONFORMANCE WITH THE U.S. DEPARTMENT OF A.D.A. STANDARDS FOR ACCESSIBLE DESIGN, A.D.A. ACCESSIBILITY GUIDELINES, SECTION 4.29.2, SEE DETAIL ABOVE. THE TRANSITION SLOPES ARE NOT TO HAVE DETECTABLE WARNINGS.
 - DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT. COLOR AND DOME CONFIGURATION SHALL BE CONSISTENT AT EACH RAMP.
 - DETECTABLE WARNING PAVERS SHALL CONFORM TO ASTM: C 902 "PEDESTRIAN AND LIGHT TRAFFIC PAVING BRICK".
 - DETECTABLE WARNING PAVERS SHALL BE ON 1" SAND BED COMPACTED, OVER NATIVE SOIL COMPACTED TO 98% OF MAXIMUM DENSITY.
 - DETECTABLE WARNING PAVERS SHALL BE AS MANUFACTURED BY PINE HALL BRICK OR EQUAL.
 - CAST IN PLACE DETECTABLE WARNING SURFACE TILE SHALL BE AS MANUFACTURED BY ARMOR-TILE OR EQUAL. (PART NO. ADA-203, W/ DETECTABLE WARNING SURFACE TILE IN LINE)
 - IMPRINTED DETECTABLE WARNING SURFACE STAMP SHALL BE AS MANUFACTURED BY STAMPORTE OR EQUAL. STAMP SIZE SHALL BE 24"x24" OR 24"x48".
 - CONCRETE USED WITH THE STAMP METHOD SHALL HAVE AGGREGATE NO LARGER THAN 1/2".
 - ALL MATERIALS SHALL BE INSTALLED AS PER THESE CONDITIONS AND THOSE OF THE MANUFACTURERS REQUIREMENTS.



STANDARD MANHOLE
PASCO COUNTY UTILITIES
DETAIL 41



FDOT DESIGN STANDARDS 2013
CURB INLET TOPS TYPES 1, 2, 3 AND 4
INDEX NO. 210 SHEET NO. 1



FDOT DESIGN STANDARDS 2013
DITCH BOTTOM INLET TYPES C, D, E AND H
INDEX NO. 232 SHEET NO. 1

DESIGNED: KL
DRAWN: MKC
CHECKED: SPC
QC:

Gulf Coast Consulting, Inc.
Land Development Consulting
ENGINEERING TRANSPORTATION PLANNING PERMITTING
13825 ICOT BLVD., SUITE 605
Clearwater, Florida 33760
Phone: (727) 524-1818 Fax: (727) 524-6090
WWW.GULFCOASTCONSULTINGINC.COM

PREPARED FOR:
GREENE BUILDERS, INC.
1006 Mizzen Court
Tarpon Springs, FL 34689

SHEET DESCRIPTION:
SUNSET LAKES SUBDIVISION, UNIT 6
TROUBLE CREEK ROAD
PAVING, GRADING & DRAINAGE DETAILS

THESE PLANS MAY NOT BE COPIED OR
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FROM GULF COAST CONSULTING, INC.

SEAN P. CASHEN, P.E. #42505
NOT VALID UNLESS SIGNED & EMBOSSSED
BY A REGISTERED ENGINEER
GULF COAST CONSULTING, INC.
CERTIFICATE OF AUTHORIZATION No. 9774

JOB NO. 13-058
DATE: 02-17-14
REVISED: APP'D BY

C11

