



PASCO COUNTY, FLORIDA

"Bringing Opportunities Home"

WEST PASCO GOVERNMENT CENTER
PLANNING AND DEVELOPMENT DEPARTMENT
8731 CITIZENS DRIVE, SUITE 230
NEW PORT RICHEY, FL 34654
TELEPHONE: (727) 847-8132
FAX: (727) 847-8901
dmasumian@pascocountyfl.net

February 23, 2015

Edward M. MacDonald, P.E.
Thomas Engineering Group
4950 W. Kennedy Blvd, Suite 600
Tampa, FL 33609

RE: Mercedes Benz of Wesley Chapel (LRG14-011)
Non-substantial Modification

Dear Mr. MacDonald:

Please be advised that the above referenced submittal has been reviewed and approved by this office for compliance with the codes and requirements of Pasco County. The amendment proposed a 1,980 square foot addition to the service bay area with a phasing plan. This addition resulted in the following modifications:

- Building Perimeter green space was added to provide a minimum of 10% of the ground floor building area.
- Modified truck route resulted in the loss of parking and the striping of a no parking zone.
- The total parking count was reduced to 224 spaces
- The display area at the western corner was modified
- The drive aisle leading to the service bays on the east side of the building was increased from 24 feet to 30 feet.
- The 1,980 square feet addition will be phase 2.

Please be advised, approval is subject to the following conditions:

1. All requirements and conditions of approval within Memorandum PDD14-963, as approved by the Planning and Development Department on May 23, 2014, and each subsequently approved amendment, remain in full force and effect.
2. The owner/developer is hereby notified that any additional revisions shall be submitted to the Planning and Development Department for review and approval.

Please have the attached Developer's Acknowledgement signed, notarized and returned to our office.

"Pasco County—Florida's premier county for balanced economic growth, environmental sustainability, and first-class services."

DEVELOPER'S ACKNOWLEDGMENT:

The developer acknowledges that it has read, understood, and accepted the above-listed conditions of approval.

Date

Signature

Print Name

Title

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____
(date), by _____ (name
of corporation acknowledging) a _____
(State or place of incorporation) corporation, on behalf of the corporation. He/she is personally
known to me or who has produced _____ (type of
identification) as identification.

Seal:

NOTARY

Should you have any questions, please do not hesitate to contact our office at the above
address or telephone number.

Sincerely,

Dorothy E. Masumian
Dorothy E. Masumian
Senior Development Review Technician

Dawn Sutton
Dawn Sutton
Planner I

cc; john@hodgenconstruction.com

SITE CONSTRUCTION DRAWINGS

FOR

MERCEDES BENZ OF WESLEY CHAPEL

STATE ROAD 56 & CYPRESS RIDGE BOULEVARD

PASCO COUNTY FLORIDA, FLORIDA

SECTION 26, TOWNSHIP 26 SOUTH, RANGE 19 EAST

THOMAS
ENGINEERING GROUP

CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS

OFFICES

1000 CORPORATE DR.
FORT LAUDERDALE, FLORIDA 33304

4950 W. KENNEDY BLVD.
TAMPA, FLORIDA 33609

SMALLER PRINTING: 1000 CORPORATE DR., FORT LAUDERDALE, FL 33304

| REV | DATE | COMMENT | BY |
|-----|------------|-------------------------------------|-----|
| 1 | 03/13/2014 | REVISED PER PASCO COUNTY COMMENTS | PMP |
| 2 | 04/30/2014 | REVISED PER PASCO COUNTY COMMENTS | PMP |
| 3 | 7/21/2014 | REVISED STORM CONNECTION | CTB |
| 4 | 09/04/2014 | REVISED PER ARCH CHANGES | CTB |
| 5 | 09/26/2014 | REV RIM ELEV. CB. 1.5,7,10,8,12 | HR |
| 6 | 12/05/14 | SPRINTER DOOR ADDITION | HR |
| 7 | 01/27/2015 | REVISED DUMPSTER ENCLOSURE | HR |
| 8 | 01/29/2015 | DETAIL CONC. MOD. FOR HODGEN | EMM |
| 9 | 02/03/2015 | REVISED GRADES AND ADD STM M14 & 15 | HR |
| 10 | 02/04/2015 | REVISED PHASE I AND PHASE II | HR |

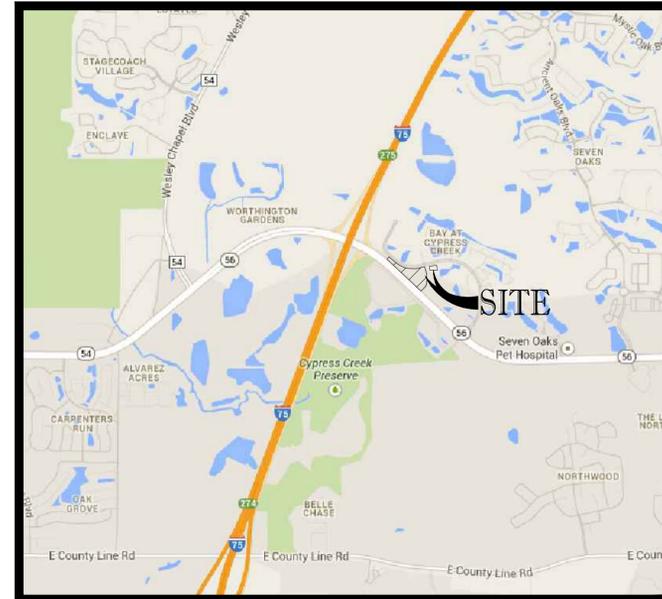
VICINITY \ AERIAL MAP

1"=250'



LOCATION MAP

N.T.S.



SHEET INDEX

| | |
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| PHASE II EROSION CONTROL PLAN | C-3 THRU C-3.1 |
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LEGAL DESCRIPTION

PARCEL 1
LOT 3, CYPRESS CREEK NORTH-PARCEL FOURTEEN, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 65, PAGES 146-150, OF THE PUBLIC RECORDS OF PASCO COUNTY FLORIDA.

TOGETHER WITH THE SHARED DRIVEWAY ACCESS EASEMENT IN OR BOOK 8132, PAGE 1482, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

PARCEL 2

A PARCEL OF LAND LYING IN SECTION 26, TOWNSHIP 26 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 26; THENCE ALONG THE EASTERLY LINE OF THE NORTHEAST 1/4 OF SAID SECTION 26, SOUTH00°28'42"W, 2692.34 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST 1/4; THENCE ALONG THE EASTERLY LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 26, SOUTH00°28'09"W, 2532.77 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD 56; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING SIX(6) COURSES: (1) ALONG THE ARC OF A CURVE TO THE RIGHT 1256.49 FEET, SAID CURVE HAVING A RADIUS OF 2141.83 FEET, THROUGH A CENTRAL ANGLE OF 33°36'44" (CHORD BEARING NORTH69°21'58"W, 1238.55 FEET); (2) NORTH50°17'21"W, 324.71 FEET; (3) NORTH46°24'57"W, 581.74 FEET; (4) NORTH45°54'41"W, 501.78 FEET; (5) NORTH 42°45'25"W, 167.38; (6) NORTH48°23'39"W, 332.45 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) NORTH48°23'39"W, 30.29 FEET; (2) NORTH47°05'54"W, 688.09 FEET; (3) NORTH36°50'30"W, 154.03 FEET; (4) NORTH46°39'48"W, 462.57 FEET; THENCE NORTH43°49'29"E, 10.48 FEET; THENCE SOUTH46°10'31"E, 249.51 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT 744.24 FEET, HAVING A RADIUS OF 750.00 FEET, THOUGH A CENTRAL ANGLE OF 56°51'21" (CHORD BEARING SOUTH74°36'12"E, 714.08 FEET); THENCE NORTH76°58'08"E, 90.57 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT 78.54 FEET, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00" (CHORD BEARING SOUTH59°01'52"E, 70.71 FEET); THENCE SOUTH13°01'52"E, 226.08 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT 322.50 FEET, HAVING A RADIUS OF 325.00 FEET, THROUGH A CENTRAL ANGLE OF 56°51'21" (CHORD BEARING SOUTH15°23'48"W, 309.43 FEET); THENCE SOUTH43°49'28"W, 53.84 FEET TO THE POINT OF BEGINNING.

ALL BEING TOGETHER WITH THOSE CERTAIN PERPETUAL, NON-EXCLUSIVE EASEMENTS FOR UTILITIES, STORM WATER DRAINAGE, PEDESTRIAN AND VEHICULAR ACCESS AND MAINTENANCE OF THE COMMON PROPERTY, ALL AS MORE PARTICULARLY DESCRIBED IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS IN O.R. BOOK 5340, PAGE 1531, AS AMENDED, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

PROJECT TEAM:

| | | | |
|---|--|---|---|
| OWNER: HODGEN CONSTRUCTION 17160 ROYAL PALM BLVD., SITE 4 WESTON, FL 33326 (954) 727-0333 | END USER: HODGEN CONSTRUCTION 17160 ROYAL PALM BLVD., SITE 4 WESTON, FL 33326 (954) 727-0333 | ENGINEER: THOMAS ENGINEERING GROUP 4950 W. KENNEDY BLVD., SUITE 600 TAMPA, FLORIDA 33609 GREGORY ROTH, P.E. (813) 379-4100 | SURVEYOR: KCI TECHNOLOGIES 10401 HIGHLAND MANOR DRIVE, SUITE 120 TAMPA, FL 33610 (813) 740-2300 |
|---|--|---|---|

PREPARED BY



CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS

4950 W. KENNEDY BLVD., SUITE 600 PH: (813) 379-4100
TAMPA, FLORIDA 33609 FX: (813) 379-4040
www.ThomasEngineeringGroup.com

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BEFORE YOU DIG

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www.callsunshine.com

ISSUED FOR CONSTRUCTION

| | |
|--------------|----------------|
| PROJECT No.: | FT130082 |
| DRAWN BY: | JDP |
| CHECKED BY: | GRR |
| DATE: | 10/10/2013 |
| SCALE: | AS NOTED |
| CAD ID: | FT130082-C-1-C |

PROJECT:

MERCEDES BENZ OF WESLEY CHAPEL

FOR

HODGEN CONSTRUCTION
17160 ROYAL PALM BLVD STE 4
WESTON, FL 33326
(954) 727-0333

PROJECT LOCATION:
S.R. 56 & CYPRESS RIDGE BLVD.
WESLEY CHAPEL, FL 33544
PASCO COUNTY, FLORIDA



4950 W. KENNEDY BLVD, SUITE 600
TAMPA, FLORIDA 33609
Phone: (813) 379-4100
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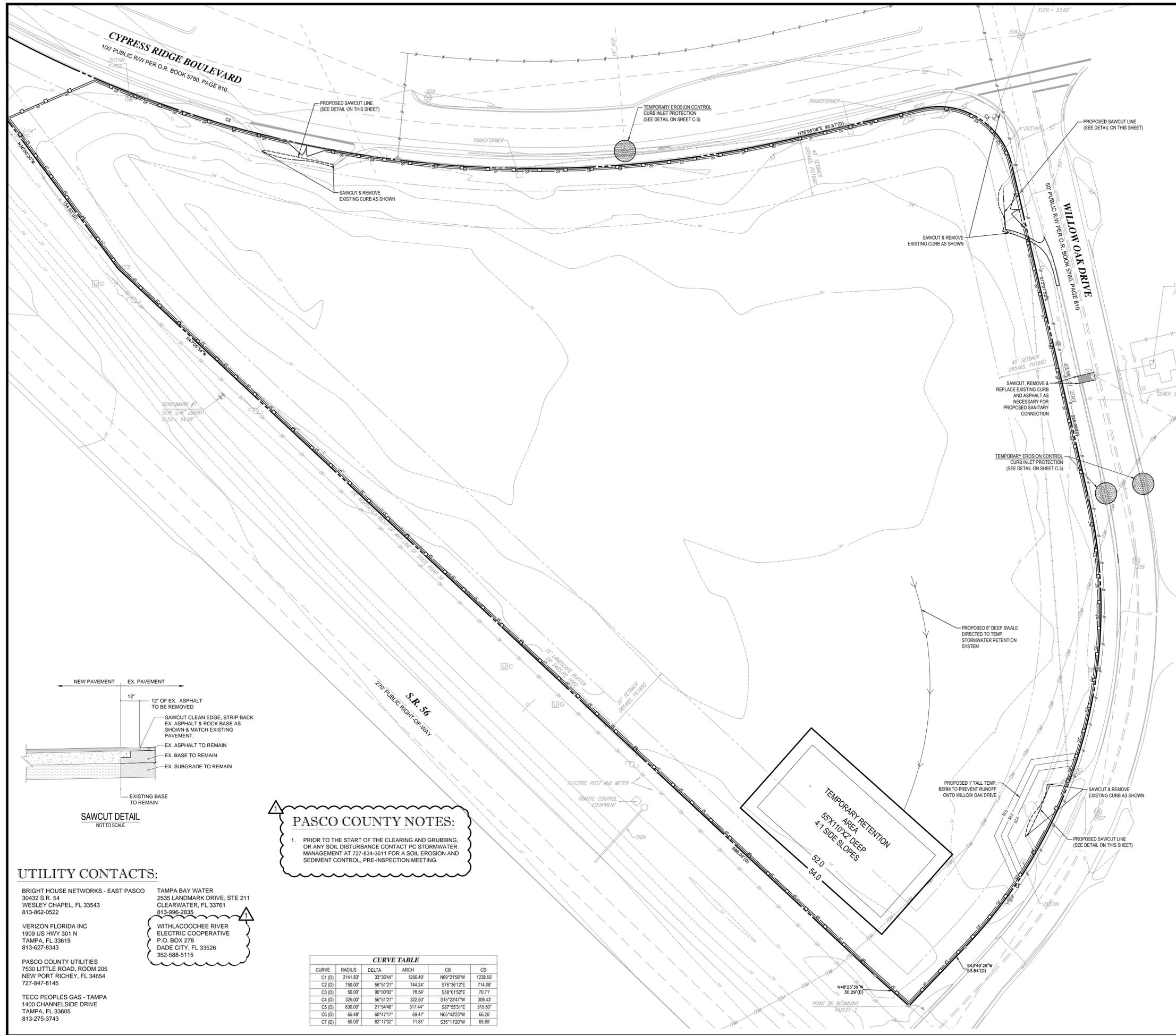
EDWARD M. McDONALD, P.E.
No. 71615
STATE OF FLORIDA
PROFESSIONAL ENGINEER

EDWARD M. McDONALD, P.E.
February 6, 2015
FLORIDA LICENSE No. 71615
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
C-1
OF 19

REVISION 2



LEGEND:

| | |
|-----|--|
| --- | PROPERTY LINE |
| --- | EXISTING SANITARY SEWER LINE |
| --- | EXISTING STORM SEWER LINE |
| --- | EXISTING OVERHEAD UTILITY LINE |
| --- | EXISTING GAS LINE |
| --- | FLOOD ZONE LINE |
| --- | PROPOSED SILT FENCE |
| --- | PROPOSED CHAIN LINK CONSTRUCTION FENCE |
| --- | EXISTING STORM STRUCTURES |
| --- | EXISTING CONTOUR |
| --- | PROPOSED INLET / STRUCTURE PROTECTION |

DEMOLITION NOTES:

- THOMAS ENGINEERING GROUP IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. CONTRACTOR IS TO PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, FOLLOWING ALL THE OSHA REQUIREMENTS, TO ENSURE PUBLIC AND CONTRACTOR SAFETY.
- ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AS WELL AS ALL FEDERAL, STATE AND LOCAL REGULATIONS. ANY DISCREPANCIES OR DEVIATIONS SHALL BE IDENTIFIED BY THE CONTRACTOR TO THOMAS ENGINEERING GROUP IN WRITING FOR RESOLUTION PRIOR TO INITIATION OF SITE ACTIVITY.
- PRIOR TO STARTING ANY DEMOLITION CONTRACTOR IS RESPONSIBLE FOR:
 - THE CONTRACTOR SHALL OBTAIN A SUNSHINE STATE ONE CALL LOCATION CERTIFICATION PRIOR TO ANY EXCAVATION OR DEMOLITION. THE NUMBER IS 1-800-432-4770.
 - ENSURING COPIES OF ALL PERMITS AND APPROVALS MUST BE MAINTAINED ON SITE AND AVAILABLE FOR REVIEW.
 - INSTALLING THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE.
 - LOCATE/CAP ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE.
 - PROTECTING AND MAINTAINING ALL EXISTING UTILITIES AND SERVICES THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION ACTIVITIES.
 - FAMILIARIZING THEMSELVES WITH THE APPLICABLE UTILITY SERVICE PROVIDER AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION REQUIRED FOR THE PROJECT. THE CONTRACTOR SHALL PROVIDE THE OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTION AND UTILITY COMPANY REQUIREMENTS.
 - COORDINATION WITH UTILITY COMPANIES REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS MAY BE REQUIRED TO MINIMIZE THE IMPACT ON THE AFFECTED PARTIES.
 - A COMPLETE INSPECTION OF CONTAMINANTS BY A LICENSED ENVIRONMENTAL TESTING AGENCY, OF ALL BUILDINGS AND/OR STRUCTURES TO BE REMOVED. SAME SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL ENVIRONMENTAL REGULATIONS. ANY/ALL CONTAMINANTS SHALL BE REMOVED AND DISPOSED OF BY A FEDERALLY LICENSED CONTRACTOR IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS. ALL ENVIRONMENTAL WORK INCLUDING HAZARDOUS MATERIAL, SOILS, ASBESTOS, OR OTHER REFERENCED OR IMPLIED HEREIN IS THE SOLE RESPONSIBILITY OF THE OWNER'S ENVIRONMENTAL CONSULTANT.
- THE CONTRACTOR SHALL PROVIDE ALL THE "MEANS AND METHODS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE DEMOLITION CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OF DAMAGE TO ALL ITEMS THAT ARE TO REMAIN AS A RESULT OF HIS ACTIVITIES. ALL REPAIRS SHALL USE NEW MATERIAL. THE REPAIRS SHALL RESTORE THE ITEM TO THE PRE-DEMOLITION CONDITION.
- IN THE ABSENCE OF SPECIFICATIONS, THE CONTRACTOR SHALL PERFORM EARTH MOVEMENT ACTIVITIES, DEMOLITION AND REMOVAL OF ALL FOUNDATION WALLS, FOOTINGS, AND OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE IN ACCORDANCE WITH DIRECTION BY OWNER'S STRUCTURAL OR GEOTECHNICAL ENGINEER.
- EXPLOSIVES SHALL NOT BE USED WITHOUT PRIOR WRITTEN CONSENT OF BOTH THE OWNER AND APPLICABLE GOVERNMENTAL AUTHORITIES. ALL THE REQUIRED PERMITS AND EXPLOSIVE CONTROL MEASURES THAT ARE REQUIRED BY THE FEDERAL, STATE, AND LOCAL GOVERNMENTS SHALL BE IN PLACE PRIOR TO STARTING AN EXPLOSIVE PROGRAM. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ALL INSPECTION AND SEISMIC VIBRATION TESTING THAT IS REQUIRED TO MONITOR THE EFFECTS ON ALL LOCAL STRUCTURES. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES WITH: THE "MANUAL ON UNIFORM TRAFFIC CONTROL" AS WELL AS FEDERAL, STATE, AND LOCAL REGULATIONS WHEN DEMOLITION RELATED ACTIVITIES IMPACT ROADWAYS OR ROADWAY RIGHTS-OF-WAY.
- CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND OTHER ADJACENT FACILITIES. STREET CLOSURE PERMITS MUST BE RECEIVED FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY.
- DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE DEFINED PROPERTY LINE WITHOUT WRITTEN PERMISSION OF THE OWNER, AND/OR APPROPRIATE GOVERNMENT AGENCY.
- USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR IN ACCORDANCE WITH FEDERAL, STATE, AND/OR LOCAL STANDARDS. AFTER THE DEMOLITION IS COMPLETE, ADJACENT STRUCTURES AND IMPROVEMENTS SHALL BE CLEANED OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION.
- CONTRACTOR IS RESPONSIBLE TO SAFEGUARD SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF UNAUTHORIZED PERSONS AT ANY TIME.
- THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL METHODS AND MEANS ARE TO BE IN ACCORDANCE WITH STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.
- DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION WASTES AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL TOWN, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES.
- CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING SITE IMPROVEMENTS AND UTILITIES. ALL DISCREPANCIES SHALL BE IDENTIFIED TO THE ENGINEER IN WRITING.
- ALL EXISTING UTILITIES BEING REMOVED SHALL BE DONE SO BY THE CONTRACTOR IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.

PASCO COUNTY NOTES:

- PRIOR TO THE START OF THE CLEARING AND GRUBBING, OR ANY SOIL DISTURBANCE CONTACT PC STORMWATER MANAGEMENT AT 727-834-3611 FOR A SOIL EROSION AND SEDIMENT CONTROL, PRE-INSPECTION MEETING.

UTILITY CONTACTS:

BRIGHT HOUSE NETWORKS - EAST PASCO
30432 S.R. 54
WESLEY CHAPEL, FL 33543
813-862-0522

TAMPA BAY WATER
2535 LANDMARK DRIVE, STE 211
CLEARWATER, FL 33761
813-996-2835

VERIZON FLORIDA INC
1909 US HWY 301 N
TAMPA, FL 33619
813-627-8343

WITHLACOCOCHEE RIVER ELECTRIC COOPERATIVE
P.O. BOX 278
DADE CITY, FL 33526
352-588-5115

PASCO COUNTY UTILITIES
7530 LITTLE ROAD, ROOM 205
NEW PORT RICHEY, FL 34654
727-847-8145

TECO PEOPLES GAS - TAMPA
1400 CHANNELSIDE DRIVE
TAMPA, FL 33605
813-275-3743

CURVE TABLE

| CURVE | RADIUS | DELTA | ARCH | CB | CD |
|--------|----------|-----------|----------|-------------|----------|
| C1 (D) | 2141.83' | 33°36'44" | 1256.49' | N69°21'58"W | 1238.55' |
| C2 (D) | 750.00' | 56°51'21" | 744.24' | S76°36'12"E | 714.08' |
| C3 (D) | 50.00' | 90°00'00" | 78.54' | S88°01'52"E | 70.71' |
| C4 (D) | 325.00' | 56°51'21" | 322.50' | S15°23'47"W | 309.43' |
| C5 (D) | 830.00' | 21°54'46" | 317.44' | S87°55'31"E | 315.50' |
| C6 (D) | 65.48' | 60°47'17" | 69.47' | N65°43'23"W | 66.26' |
| C7 (D) | 50.00' | 82°17'32" | 71.81' | S35°11'20"W | 65.80' |

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OFFICES:

- 1000 CORPORATE DR. SUITE 1000 TAMPA, FLORIDA 33609
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CHECKED BY: GRR
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SCALE: AS NOTED
CAD I.D.: FT130082-C-2-1-DM

MERCEDES BENZ OF WESLEY CHAPEL

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(954) 727-0333

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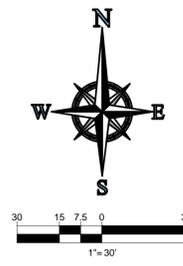
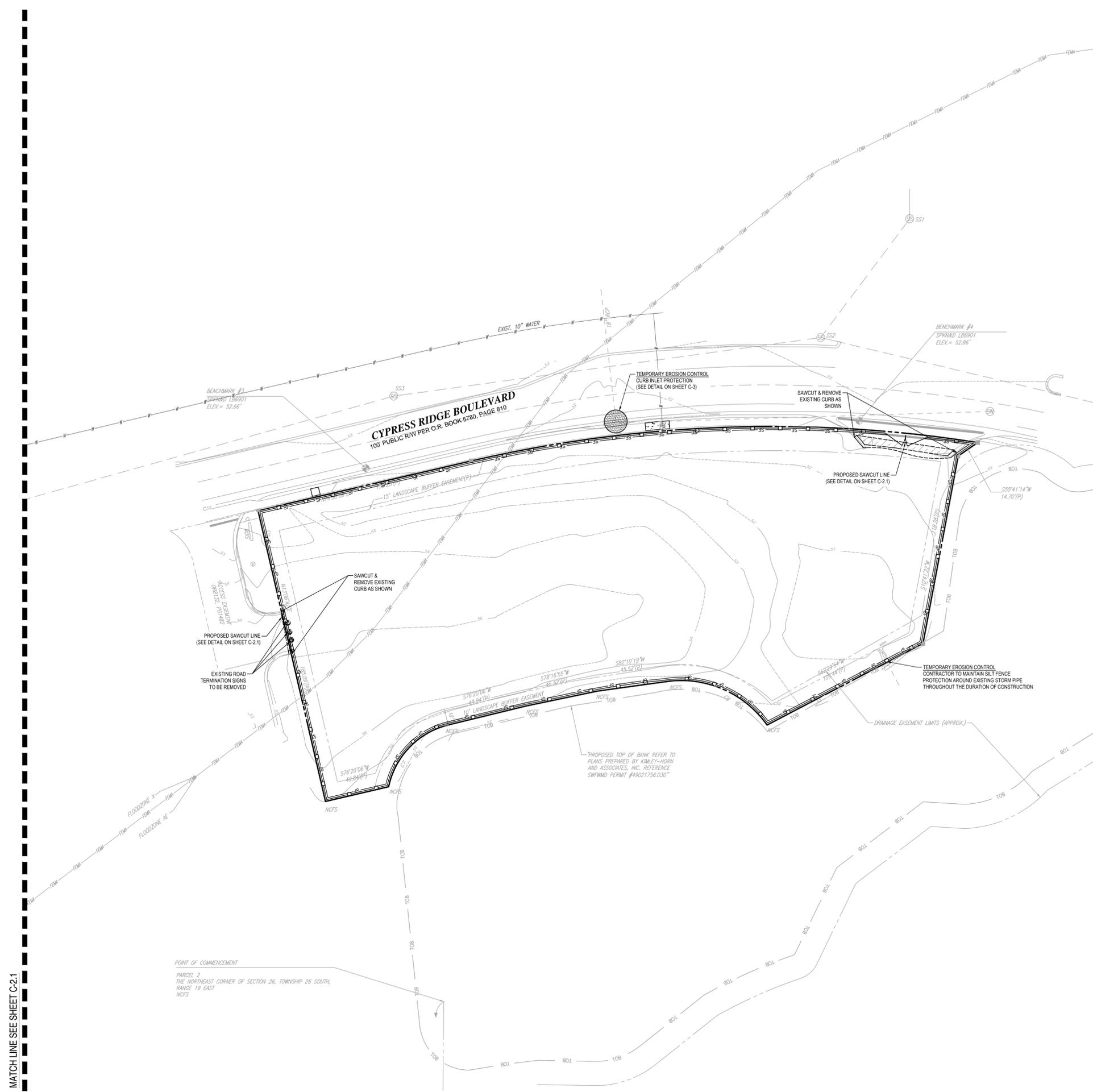
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Fax: (813) 379-4940
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EDWARD M. McDONALD, P.E.
February 6, 2015
FLORIDA LICENSE No. 71615
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:
PHASE I EROSION CONTROL & DEMOLITION PLAN

SHEET NUMBER:
C-2.1
OF 19

REVISION 2



LEGEND:

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| | EXISTING SANITARY SEWER LINE |
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| | PROPOSED SILT FENCE |
| | PROPOSED CHAIN LINK CONSTRUCTION FENCE |
| | EXISTING STORM STRUCTURES |
| | EXISTING CONTOUR |
| | PROPOSED INLET / STRUCTURE PROTECTION |
| | EXISTING ASPHALT PAVEMENT TO BE REMOVED |

THOMAS
ENGINEERING GROUP

CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS

OFFICES:
 1000 CORPORATE DR.
 SUITE 100
 FULFORD DALE, FLORIDA 33334
 4950 W. KENNEDY BLVD.
 SUITE 600
 TAMPA, FLORIDA 33609

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MERCEDES BENZ OF WESLEY CHAPEL

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HODGEN CONSTRUCTION
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 (954) 727-0333

PROJECT LOCATION:
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 WESLEY CHAPEL, FL 33544
 PASCO COUNTY, FLORIDA

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ENGINEERING GROUP

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 Fax: (813) 379-4040
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 STATE OF FLORIDA
 PROFESSIONAL ENGINEER

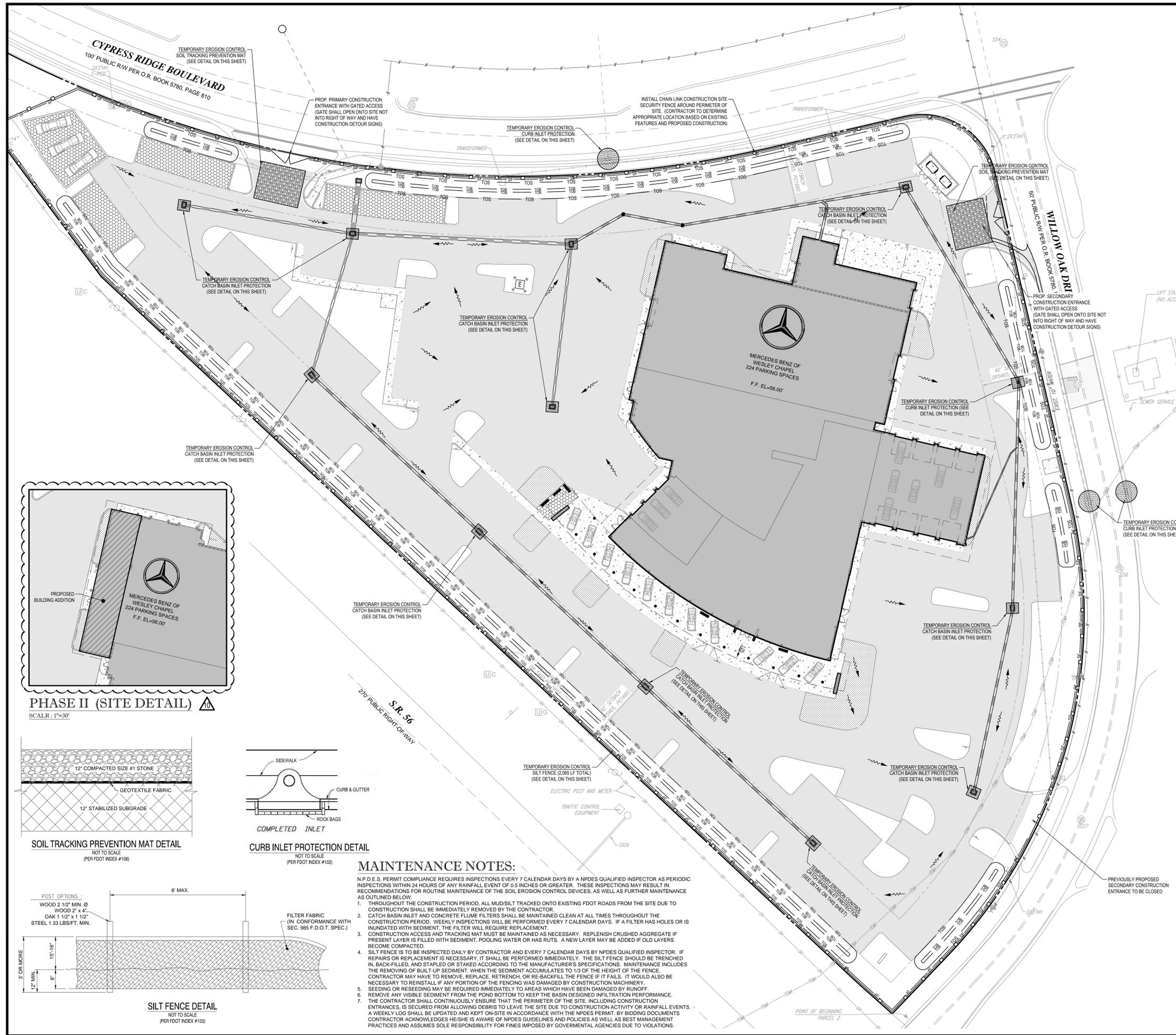
EDWARD M. McDONALD, P.E.
 February 6, 2015
 FLORIDA LICENSE No. 71615
 FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:
PHASE I EROSION CONTROL & DEMOLITION PLAN

SHEET NUMBER:
C-2.2
 OF 19

REVISION 2

MATCH LINE SEE SHEET C-2.1



LEGEND:

- PROPERTY LINE
- EXISTING STORM INLETS
- EXISTING STORM SEWER
- PROPOSED SILT FENCE / CONSTRUCTION FENCE
- PROPOSED CHAIN LINK CONSTRUCTION FENCE
- PROPOSED INLET / STRUCTURE PROTECTION
- PROPOSED STORM SEWER
- PROPOSED STORM SEWER LATERAL
- SOIL TRACKING PREVENTION MAT
- PROPOSED DRAINAGE FLOW ARROW
- PROPOSED STORM INLET

POLLUTION PREVENTION NOTES:

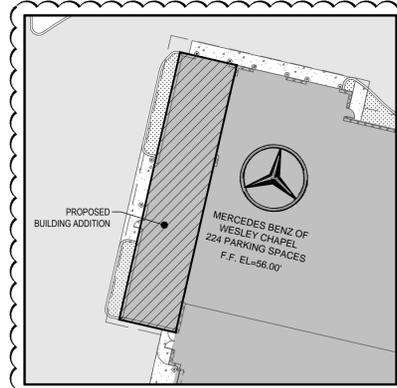
- A.) EROSION AND SEDIMENT CONTROL BMP'S IN ADDITION TO THOSE PRESENTED ON THESE PLANS SHALL BE IMPLEMENTED AS NECESSARY TO PREVENT TURBID DISCHARGES FROM FLOWING ONTO ADJACENT PROPERTIES OR ROADWAYS, OFF SITE STORMWATER CONVEYANCES OR RECEIVING WATERS, OR ON SITE WETLANDS AND SURFACE WATERS. BMP'S SHALL BE DESIGNED, INSTALLED, AND MAINTAINED BY THE SITE OPERATOR TO ENSURE THAT OFF SITE SURFACE WATER QUALITY REMAINS CONSISTENT WITH STATE AND LOCAL REGULATIONS. [THE OPERATOR IS THE ENTITY THAT OWNS OR OPERATES THE CONSTRUCTION ACTIVITY AND HAS AUTHORITY TO CONTROL THOSE ACTIVITIES AT THE PROJECT NECESSARY TO ENSURE COMPLIANCE.]
- B.) OFF SITE SURFACE WATER DISCHARGES, OR DISCHARGES TO ONSITE WETLANDS OR SURFACE WATERS WITH TURBIDITY IN EXCESS OF 25 NEPHELOMETRIC TURBIDITY UNITS (NTU/S) ABOVE BACKGROUND LEVEL SHALL BE IMMEDIATELY CORRECTED. SUCH INCIDENTS SHALL BE REPORTED TO WATER RESOURCES WITHIN 24 HOURS OF THE OCCURRENCE. THE REPORT SHALL INCLUDE THE CAUSE OF THE DISCHARGE AND CORRECTIVE ACTIONS TAKEN.
- C.) THE OPERATOR SHALL ENSURE THAT ADJACENT PROPERTIES ARE NOT IMPACTED BY WIND EROSION, OR EMISSIONS OF UNFINISHED PARTICULATE MATTER IN ACCORDANCE WITH RULE 62-296.320(4)(C)1, F.A.C. BY TAKING APPROPRIATE MEASURES TO STABILIZE AFFECTED AREAS.
- D.) FUEL AND OTHER PETROLEUM PRODUCT SPILLS THAT ENTER STORMWATER DRAINS OR WATERBODIES, OR FUEL AND OTHER PETROLEUM PRODUCT SPILLS THAT ARE IN EXCESS OF 25 GALLONS SHALL BE CONTAINED, CLEANED UP, AND IMMEDIATELY REPORTED TO WATER RESOURCES. SMALLER GROUND SURFACE SPILLS SHALL BE CLEANED UP AS SOON AS PRACTICAL.
- E.) IF CONTAMINATED SOIL AND/OR GROUNDWATER IS DISCOVERED DURING DEVELOPMENT OF THE SITE, ALL ACTIVITY IN THE VICINITY OF THE CONTAMINATION SHALL IMMEDIATELY CEASE, AND WATER RESOURCES SHALL BE CONTACTED.
- F.) PRIOR TO DEMOLITION OF EXISTING ON SITE STRUCTURES AN ASBESTOS SURVEY AND/OR ASBESTOS NOTIFICATION MAY BE REQUIRED.
- G.) NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM:
 - i. NPDES CONSTRUCTION GENERIC PERMIT COVERAGE SHALL BE OBTAINED AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION COMMENCEMENT IN ACCORDANCE WITH RULE 62-621.300(4)(a), F.A.C.
 - ii. A COPY OF THE CERTIFIED NPDES NOI, OR A COPY OF THE FDEP COVERAGE CONFIRMATION LETTER SHALL BE POSTED AT THE SITE IN ACCORDANCE WITH RULE 62-621.300(4)(a) PART III C.2, F.A.C.
 - iii. A COPY OF THE CERTIFIED NPDES NOI, OR A COPY OF THE FDEP COVERAGE CONFIRMATION LETTER SHALL BE PROVIDED TO WATER RESOURCES IN ACCORDANCE WITH RULE 62-621.300(4)(a) PART III D.1, F.A.C.
 - iv. THE SWPPP SHALL BE CERTIFIED IN ACCORDANCE WITH RULE 62-621.300(4)(a) PART V D.6, F.A.C.
 - v. A COPY OF THE SWPPP, AND COPIES OF THE INSPECTION AND MAINTENANCE RECORDS SHALL BE MAINTAINED AT THE PROJECT SITE, AND SHALL BE READILY AVAILABLE TO COUNTY OR STATE INSPECTORS.
- H.) THE DISCHARGE OF GROUNDWATER PRODUCED THROUGH DEWATERING, TO SURFACE WATERS, OR ANY PORTION OF THE MS4 WILL REQUIRE SEPARATE PERMITTING FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP). PERMIT(S) SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF DEWATERING.
- I.) ALL DISTURBED AREAS DURING CONSTRUCTION SHALL BE RESTORED, COMPACTED, SODDED AND WATERED IN CONFORMANCE WITH THE STANDARD SPECIFICATIONS.

SOIL CLASSIFICATION NOTE:

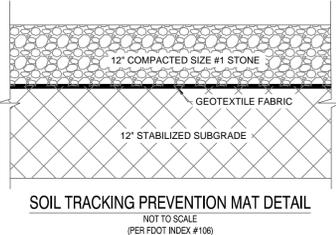
PER THE GEOTECHNICAL REPORT, PROVIDED BY THE GEOTECHNICAL ENGINEER "CONESTOGA-ROVERS & ASSOCIATES," IDENTIFIES THE SOIL TYPES AT THE SUBJECT SITE AS: (1) ZEPHYR MUCK, (2) POMONA FINE SAND, & (3) CAUGALLIE FINE SAND.

CSWMP SIGNATURE:

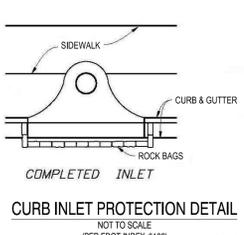
PROPERTY OWNER/OPERATOR
AUTO DEALERSHIP V, LLC
200 SW 1ST AVENUE, FL 14
FORT LAUDERDALE, FL 33301



PHASE II (SITE DETAIL)
SCALAR: 1"=30'



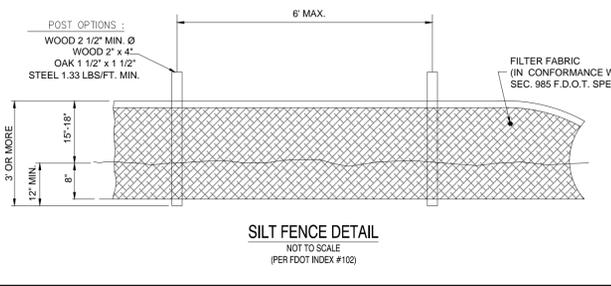
SOIL TRACKING PREVENTION MAT DETAIL
NOT TO SCALE
(PER FOOT INDEX #106)



CURB INLET PROTECTION DETAIL
NOT TO SCALE
(PER FOOT INDEX #102)

MAINTENANCE NOTES:

- N.P.D.E.S. PERMIT COMPLIANCE REQUIRES INSPECTIONS EVERY 7 CALENDAR DAYS BY A NPDES QUALIFIED INSPECTOR AS PERIODIC INSPECTIONS WITHIN 24 HOURS OF ANY RAINFALL EVENT OF 0.5 INCHES OR GREATER. THESE INSPECTIONS MAY RESULT IN RECOMMENDATIONS FOR ROUTINE MAINTENANCE OF THE SOIL EROSION CONTROL DEVICES, AS WELL AS FURTHER MAINTENANCE AS OUTLINED BELOW.
- THROUGHOUT THE CONSTRUCTION PERIOD, ALL MUD/SILT TRACKED ONTO EXISTING FDOT ROADS FROM THE SITE DUE TO CONSTRUCTION SHALL BE IMMEDIATELY REMOVED BY THE CONTRACTOR.
 - CATCH BASIN INLET AND CONCRETE FLUME FILTERS SHALL BE MAINTAINED CLEAN AT ALL TIMES THROUGHOUT THE CONSTRUCTION PERIOD. WEEKLY INSPECTIONS WILL BE PERFORMED EVERY 7 CALENDAR DAYS. IF A FILTER HAS HOLES OR IS INUNDATED WITH SEDIMENT, THE FILTER WILL REQUIRE REPLACEMENT.
 - CONSTRUCTION ACCESS AND TRACKING MAT MUST BE MAINTAINED AS NECESSARY. REPLENISH CRUSHED AGGREGATE IF PRESENT LAYER IS FILLED WITH SEDIMENT, POOLING WATER OR HAS RUTS. A NEW LAYER MAY BE ADDED IF OLD LAYERS BECOME COMPACTED.
 - SILT FENCE IS TO BE INSPECTED DAILY BY CONTRACTOR AND EVERY 7 CALENDAR DAYS BY NPDES QUALIFIED INSPECTOR. IF REPAIRS OR REPLACEMENT IS NECESSARY, IT SHALL BE PERFORMED IMMEDIATELY. THE SILT FENCE SHOULD BE TRENCHED IN, BACK-FILLED, AND STAPLED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS. MAINTENANCE INCLUDES THE REMOVING OF BUILT-UP SEDIMENT. WHEN THE SEDIMENT ACCUMULATES TO 1/3 OF THE HEIGHT OF THE FENCE, CONTRACTOR MAY HAVE TO REMOVE, REPLACE, RETRENCH, OR RE-BACKFILL THE FENCE IF IT FAILS. IT WOULD ALSO BE NECESSARY TO REINSTALL IF ANY PORTION OF THE FENCING WAS DAMAGED BY CONSTRUCTION MACHINERY.
 - SEEDING OR RESEEDING MAY BE REQUIRED IMMEDIATELY TO AREAS WHICH HAVE BEEN DAMAGED BY RUNOFF.
 - REMOVE ANY VISIBLE SEDIMENT FROM THE POND BOTTOM TO KEEP THE BASIN DESIGNED INFILTRATION PERFORMANCE.
 - THE CONTRACTOR SHALL CONTINUOUSLY ENSURE THAT THE PERIMETER OF THE SITE, INCLUDING CONSTRUCTION ENTRANCES, IS SECURED FROM ALLOWING DEBRIS TO LEAVE THE SITE DUE TO CONSTRUCTION ACTIVITY OR RAINFALL EVENTS. A WEEKLY LOG SHALL BE UPDATED AND KEPT ON-SITE IN ACCORDANCE WITH THE NPDES PERMIT. BY BIDDING DOCUMENTS CONTRACTOR ACKNOWLEDGES HE/SHE IS AWARE OF NPDES GUIDELINES AND POLICIES AS WELL AS BEST MANAGEMENT PRACTICES AND ASSUMES SOLE RESPONSIBILITY FOR FINES IMPOSED BY GOVERNMENTAL AGENCIES DUE TO VIOLATIONS.



SILT FENCE DETAIL
NOT TO SCALE
(PER FOOT INDEX #102)

THOMAS ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
OFFICES:
1000 CORPORATE DR.
SUITE 600
FORT LAUDERDALE, FLORIDA 33304
4950 W. KENNEDY BLVD.
SUITE 600
TAMPA, FLORIDA 33609

REVISIONS

| REV | DATE | COMMENT | BY |
|-----|------------|------------------------------------|-----|
| 1 | 03/13/2014 | REVISED PER PASCO COUNTY COMMENTS | PMP |
| 2 | 04/30/2014 | REVISED PER PASCO COUNTY COMMENTS | PMP |
| 3 | 7/21/2014 | REVISED STORM CONNECTION | CTB |
| 4 | 09/04/2014 | REVISED PER ARCH CHANGES | CTB |
| 5 | 09/26/2014 | REV RIM ELEV. CB. 1.5, 7.10, & 12 | HR |
| 6 | 12/05/14 | SPRINTER DOOR ADDITION | HR |
| 7 | 01/27/2015 | REVISED DUMPSTER ENCLOSURE | HR |
| 8 | 01/29/2015 | DETAIL CONC. MOD. FOR HODGEN | EMM |
| 9 | 02/03/2015 | REVISED GRADES AND ADD STM 14 & 15 | HR |
| 10 | 02/04/2015 | REVISED PHASE II AND PHASE II | HR |

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ISSUED FOR CONSTRUCTION

PROJECT No.: FT130082
DRAWN BY: JDP
CHECKED BY: GRR
DATE: 10/10/2013
SCALE: AS NOTED
CAD I.D.: FT130082-C-3-SE

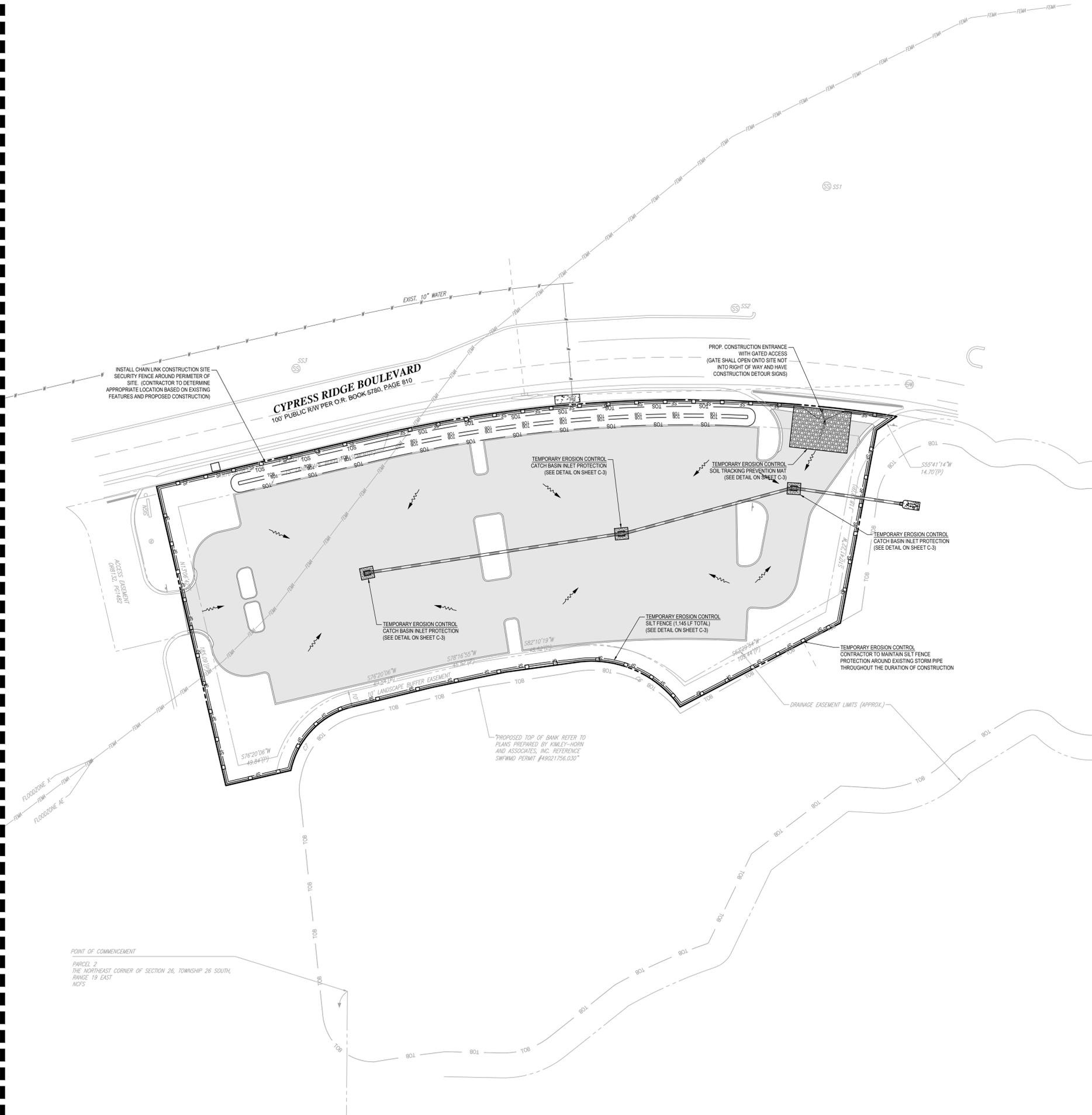
MERCEDES BENZ OF WESLEY CHAPEL
FOR
HODGEN CONSTRUCTION
17160 ROYAL PALM BLVD STE 4
WESTON, FL 33326
(954) 727-0333
PROJECT LOCATION:
S.R. 56 & CYPRESS RIDGE BLVD.
WESLEY CHAPEL, FL 33544
PASCO COUNTY, FLORIDA

THOMAS ENGINEERING GROUP
4950 W. KENNEDY BLVD, SUITE 600
TAMPA, FLORIDA 33609
Phone: (813) 379-4100
Fax: (813) 379-4040
www.ThomasEngineeringGroup.com

EDWARD M. McDONALD, P.E.
February 6, 2015
FLORIDA LICENSE No. 71615
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:
PHASE II EROSION CONTROL PLAN
SHEET NUMBER:
C-3
OF 19
REVISION 2

MATCH LINE SEE SHEET C-3.0



LEGEND:

- PROPERTY LINE
- EXISTING STORM INLETS
- EXISTING STORM SEWER
- PROPOSED SILT FENCE / CONSTRUCTION FENCE
- PROPOSED CHAIN LINK CONSTRUCTION FENCE
- PROPOSED INLET / STRUCTURE PROTECTION
- PROPOSED STORM SEWER
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- SOIL TRACKING PREVENTION MAT
- PROPOSED DRAINAGE FLOW ARROW
- PROPOSED STORM INLET

THOMAS
ENGINEERING GROUP

CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS

OFFICES:
 4950 W. KENNEDY BLVD.
 SUITE 600
 TAMPA, FLORIDA 33609
 1000 CORPORATE DR.
 SUITE 100
 FULDALE, FLORIDA 33334

REVISIONS

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 DRAWN BY: JDP
 CHECKED BY: GRR
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 SCALE: AS NOTED
 CAD I.D.: FT130082-C-3-SE

PROJECT:
MERCEDES BENZ OF WESLEY CHAPEL

FOR

HODGEN CONSTRUCTION
 17160 ROYAL PALM BLVD STE 4
 WESTON, FL 33326
 (954) 727-0333

PROJECT LOCATION:
 S.R. 56 & CYPRESS RIDGE BLVD.
 WESLEY CHAPEL, FL 33544
 PASCO COUNTY, FLORIDA

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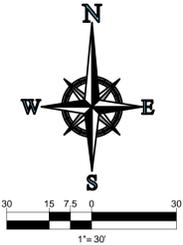
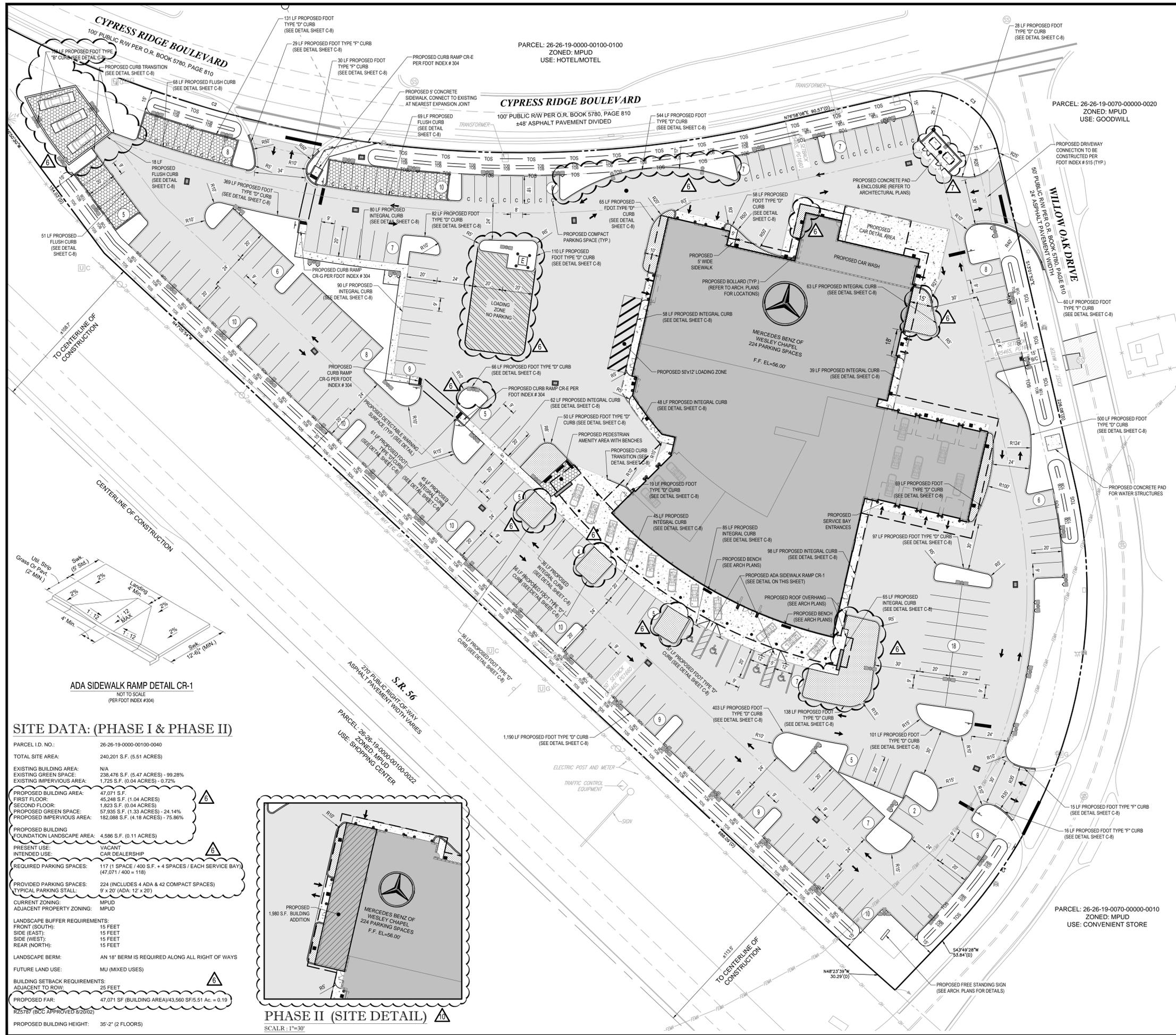
EDWARD M. McDONALD, P.E.
 No. 71615
 STATE OF FLORIDA
 PROFESSIONAL ENGINEER

EDWARD M. McDONALD, P.E.
 February 6, 2015
 FLORIDA LICENSE No. 71615
 FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:
PHASE II EROSION CONTROL PLAN

SHEET NUMBER:
C-3.1
 OF 19

REVISION 2



LEGEND:

- PROPERTY LINE
- PROPOSED BUILDING
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED PERVIOUS PAVEMENT (REFER TO ARCHITECTURAL PLANS)
- PROPOSED BUILDING FOUNDATION LANDSCAPE AREA
- PROPOSED BUILDING ADDITION
- PROPOSED PARKING SPACE COUNT
- PROPOSED LIGHT POLE/FLUXTURES (REFER TO PHOTOMETRIC PLAN)
- PROPOSED COMPACT PARKING STALL PAVEMENT MARKING
- PROPOSED BOLLARD

SITE NOTES:

1. BUILDING STRUCTURES SHALL BE ARCHITECTURALLY FINISHED (STUCCO AND PAINT) ON ALL SIDES.
2. NOTHING WILL BE ERRECTED, PLACED, OR PLANTED IN SUCH A MANNER AS TO IMPEDE VISION WITHIN 20 FEET OF THE INTERSECTION OF THE DRIVEWAYS WITH THE ACCESS ROAD. A CLEAR SIGHT WINDOW SHALL REMAIN UNOBSTRUCTED AND SHALL BE INSPECTED AND MAINTAINED PER FDOT INDEX #546.
3. 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.
4. RIGHT OF WAY WIDTHS SHOWN ARE BASED ON PASCO COUNTY PARCEL MAPS.
5. ALL DRIVEWAYS CONNECTING TO PUBLIC ROW SHALL BE CONSTRUCTED PER FDOT INDEX #515.
6. NO TEST DRIVES SHALL OCCUR ON LOCAL RESIDENTIAL ROADWAYS.
7. NO STORAGE UNITS, PROPOSED OR TEMPORARY, SHALL BE PLACED ON-SITE.

ADA ACCESSIBILITY NOTES:

1. ALL HANDICAPPED PARKING SPACES AND ACCESS AISLES ADJACENT TO THE HANDICAP PARKING SPACES SHALL HAVE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS (THIS INCLUDES RUNNING SLOPE AND CROSS SLOPE).
2. AN ACCESSIBLE ROUTE FROM THE PUBLIC STREET OR SIDEWALK TO THE BANKS ENTRANCE MUST BE PROVIDED. THIS ACCESSIBLE ROUTE SHALL BE A MINIMUM OF 60" WIDE. THE RUNNING SLOPE OF AN ACCESSIBLE ROUTE SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%.
3. SLOPES EXCEEDING 5% BUT LESS THAN 8% WILL REQUIRE A RAMP AND MUST CONFORM TO THE REQUIREMENTS FOR RAMP DESIGN (HANDRAILS, CURBS, LANDINGS). NO RAMP SHALL EXCEED AN 8% RUNNING SLOPE OR 2% CROSS SLOPE.
4. IN THE CASE THAT A NEW SIDEWALK WILL BE CONSTRUCTED IN THE RW OF A SITE THE RUNNING SLOPE OF THE SIDEWALK SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%. THIS STANDARD APPLIES TO CROSS WALKS IN THE DRIVEWAY AS WELL AND WILL REQUIRE SPECIAL ATTENTION DURING STAKING TO MAKE SURE THE 2% CROSS SLOPE IS MET IN THE CROSS WALK.
5. IT WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT THE HANDICAP PARKING SPACES, ACCESSIBLE ROUTES, AND SIDEWALKS/CROSSWALKS ARE CONSTRUCTED TO MEET ADA REQUIREMENTS.
6. ANY REQUIREMENTS LISTED ABOVE THAT CAN NOT BE MET SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY. ANYTHING NOT BUILT TO THE ABOVE STANDARDS WILL REQUIRE REMOVAL AND REPLACEMENT OF THE NON COMPLIANT AREAS AT THE GENERAL CONTRACTORS COST.

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.

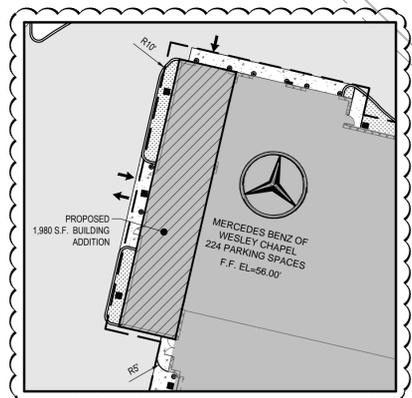
CURVE TABLE

| CURVE | RADIUS | DELTA | ARCH | CB | CD |
|--------|----------|-----------|----------|-------------|----------|
| C1 (D) | 2141.83' | 33°36'44" | 1256.49' | N69°21'58"W | 1238.55' |
| C2 (D) | 750.00' | 66°51'21" | 744.24' | S76°36'12"E | 714.08' |
| C3 (D) | 50.00' | 90°00'00" | 78.54' | S89°15'2"E | 70.71' |
| C4 (D) | 325.00' | 56°51'21" | 322.50' | S19°23'47"W | 309.43' |
| C5 (D) | 830.00' | 21°54'46" | 317.44' | S87°50'31"E | 315.50' |
| C6 (D) | 65.48' | 60°47'17" | 69.47' | N65°43'23"W | 66.26' |
| C7 (D) | 50.00' | 82°17'32" | 71.81' | S35°11'20"W | 65.80' |

MATCH LINE SEE SHEET C-4.1

SITE DATA: (PHASE I & PHASE II)

PARCEL I.D. NO.: 26-26-19-0000-00100-0040
 TOTAL SITE AREA: 240,201 S.F. (5.51 ACRES)
 EXISTING BUILDING AREA: N/A
 EXISTING GREEN SPACE: 236,476 S.F. (5.47 ACRES) - 99.28%
 EXISTING IMPERVIOUS AREA: 1,725 S.F. (0.04 ACRES) - 0.72%
 PROPOSED BUILDING AREA: 47,071 S.F.
 FIRST FLOOR: 45,240 S.F. (1.04 ACRES)
 SECOND FLOOR: 1,823 S.F. (0.04 ACRES)
 PROPOSED GREEN SPACE: 57,935 S.F. (1.33 ACRES) - 24.14%
 PROPOSED IMPERVIOUS AREA: 182,088 S.F. (4.18 ACRES) - 75.86%
 PROPOSED BUILDING FOUNDATION LANDSCAPE AREA: 4,586 S.F. (0.11 ACRES)
 PRESENT USE: VACANT
 INTENDED USE: CAR DEALERSHIP
 REQUIRED PARKING SPACES: 117 (1 SPACE / 400 S.F. + 4 SPACES / EACH SERVICE BAY) (47,071 / 400 = 118)
 PROVIDED PARKING SPACES: 224 (INCLUDES 4 ADA & 42 COMPACT SPACES)
 TYPICAL PARKING STALL: 9' x 20' (ADA: 12' x 20')
 CURRENT ZONING: MPUD
 ADJACENT PROPERTY ZONING: MPUD
 LANDSCAPE BUFFER REQUIREMENTS:
 FRONT (SOUTH): 15 FEET
 SIDE (EAST): 15 FEET
 SIDE (WEST): 15 FEET
 REAR (NORTH): 15 FEET
 LANDSCAPE BERM: AN 18" BERM IS REQUIRED ALONG ALL RIGHT OF WAYS
 FUTURE LAND USE: MU (MIXED USES)
 BUILDING SETBACK REQUIREMENTS:
 ADJACENT TO ROW: 25 FEET
 PROPOSED FAR: 47,071 SF (BUILDING AREA)/43,560 SF/5.51 Ac. = 0.19
 RZ5787 (BOC APPROVED 8/20/02)
 PROPOSED BUILDING HEIGHT: 35'-2" (2 FLOORS)



PHASE II (SITE DETAIL)
 SCALE: 1"=30'

THOMAS ENGINEERING GROUP
 CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
 OFFICES:
 4950 W. KENNEDY BLVD.
 TAMPA, FLORIDA 33609
 1000 CORPORATE DR.
 FT. LAUDERDALE, FLORIDA 33334

REVISIONS

| REV | DATE | COMMENT | BY |
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| 1 | 03/13/2014 | REVISED PER PASCO COUNTY COMMENTS | PMP |
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 SCALE: AS NOTED
 CAD I.D.: FT130082-C-4.1

MERCEDES BENZ OF WESLEY CHAPEL
 FOR
HODGEN CONSTRUCTION
 17160 ROYAL PALM BLVD STE 4
 WESTON, FL 33326
 (954) 727-0333
 PROJECT LOCATION:
 S.R. 56 & CYPRESS RIDGE BLVD.
 WESLEY CHAPEL, FL 33544
 PASCO COUNTY, FLORIDA

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EDWARD M. McDONALD, P.E.
 February 6, 2015
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 FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:
SITE LAYOUT PLAN
 SHEET NUMBER:
C-4
 OF 19
 REVISION 2

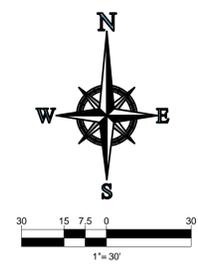
SITE DATA:

PARCEL I.D. NO.: 26-26-19-0070-00000-0030
 TOTAL SITE AREA: 66,333 S.F. (1.52 ACRES)
 EXISTING BUILDING AREA: N/A
 EXISTING GREEN SPACE: 65,503 S.F. (1.50 ACRES) - 98.75%
 EXISTING IMPERVIOUS AREA: 830 S.F. (0.02 ACRES) - 1.25%
 PROPOSED BUILDING AREA: N/A
 PROPOSED GREEN SPACE: 20,699 S.F. (0.48 ACRES) - 31.20%
 PROPOSED IMPERVIOUS AREA: 45,634 S.F. (1.04 ACRES) - 68.80%
 PRESENT USE: VACANT
 INTENDED USE: OVERFLOW PARKING
 PROVIDED PARKING SPACES: 125
 TYPICAL PARKING STALL: 9' x 20' (ADA: 12' x 20')
 CURRENT ZONING: MPUD
 ADJACENT PROPERTY ZONING: MPUD
 LANDSCAPE BUFFER REQUIREMENTS:
 FRONT (NORTH): 15 FEET
 SIDE (EAST): 10 FEET
 SIDE (WEST): 10 FEET
 REAR (SOUTH): 10 FEET
 RZ5787 (BCC APPROVED 8/20/02)

PARCEL: 26-26-19-0000-00100-0100
 ZONED: MPUD
 USE: HOTEL/MOTEL

PARCEL: 26-26-19-0070-00000-0020
 ZONED: MPUD
 USE: GOODWILL

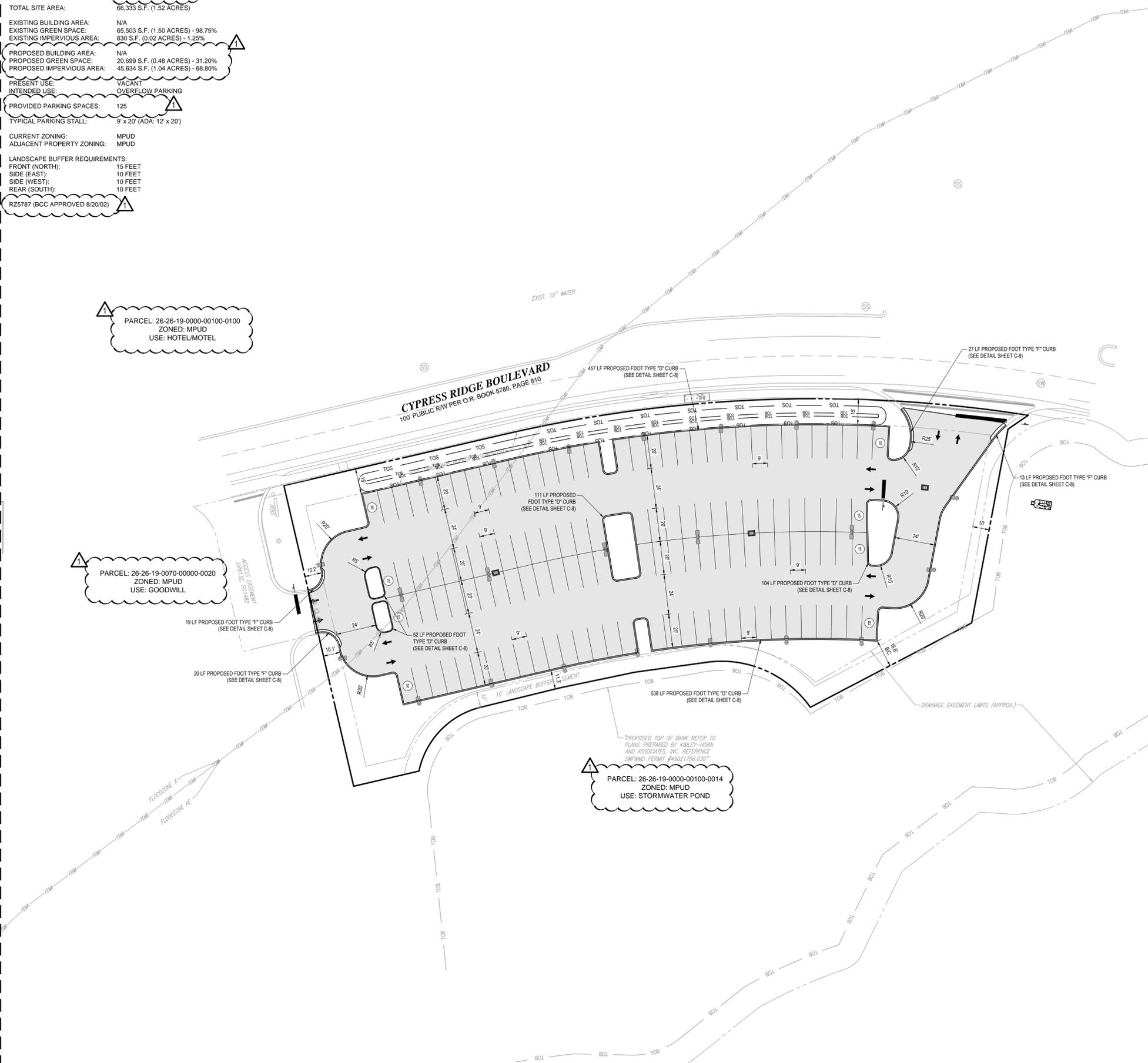
PARCEL: 26-26-19-0000-00100-0014
 ZONED: MPUD
 USE: STORMWATER POND



LEGEND:

- PROPERTY LINE
- PROPOSED BUILDING
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED PARKING SPACE COUNT
- PROPOSED LIGHT POLE (REFER TO PHOTOMETRIC PLAN)

MATCH LINE SEE SHEET C-4.0



THOMAS ENGINEERING GROUP
 CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
 OFFICES:
 4950 W. KENNEDY BLVD.
 TAMPA, FLORIDA 33609
 1000 CORPORATE DR.
 FT. LAUDERDALE, FLORIDA 33334

REVISIONS

| REV | DATE | COMMENT | BY |
|-----|------------|-------------------------------------|-----|
| 1 | 03/13/2014 | REVISED PER PASCO COUNTY COMMENTS | PMP |
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| 3 | 7/21/2014 | REVISED STORM CONNECTION | CTB |
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| 6 | 12/05/14 | SPRINTER DOOR ADDITION | HR |
| 7 | 01/27/2015 | REVISED DUMPSTER ENCLOSURE | HR |
| 8 | 01/29/2015 | MOD. FOR HODGEN DETAIL CONC. | EMM |
| 9 | 02/03/2015 | REVISED GRADES AND ADD STM M14 & 15 | HR |
| 10 | 02/04/2015 | REVISED PHASE I AND PHASE II | HR |

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ISSUED FOR CONSTRUCTION

PROJECT No.: FT130082
 DRAWN BY: JDP
 CHECKED BY: GRR
 DATE: 10/10/2013
 SCALE: AS NOTED
 CAD I.D.: FT130082-C-4.1

MERCEDES BENZ OF WESLEY CHAPEL
 FOR
HODGEN CONSTRUCTION
 17160 ROYAL PALM BLVD STE 4
 WESTON, FL 33326
 (954) 727-0333
 PROJECT LOCATION:
 S.R. 56 & CYPRESS RIDGE BLVD.
 WESLEY CHAPEL, FL 33544
 PASCO COUNTY, FLORIDA

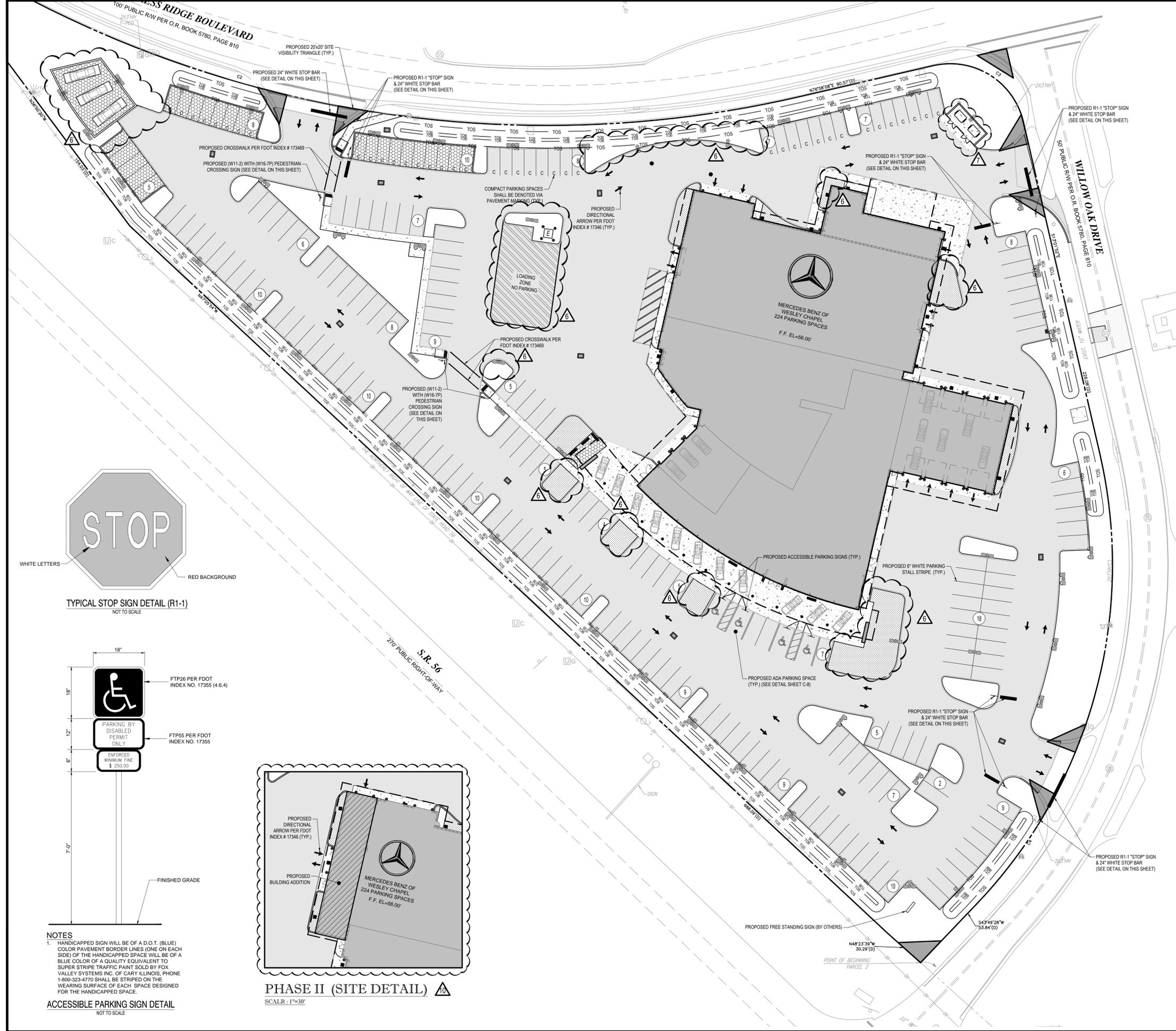
THOMAS ENGINEERING GROUP
 4950 W. KENNEDY BLVD, SUITE 600
 TAMPA, FLORIDA 33609
 Phone: (813) 379-4100
 Fax: (813) 379-4040
 www.ThomasEngineeringGroup.com

EDWARD M. McDONALD, P.E.
 No. 71615
 STATE OF FLORIDA
 PROFESSIONAL ENGINEER
 EDWARD M. McDONALD, P.E.
 February 6, 2015
 FLORIDA LICENSE No. 71615
 FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:
SITE LAYOUT PLAN
 SHEET NUMBER:
C-4.1
 OF 19
 REVISION 2

CURVE TABLE

| CURVE | RADIUS | DELTA | ARCH | CB | CD |
|--------|----------|-----------|----------|-------------|----------|
| C1 (D) | 2141.83' | 33°36'44" | 1256.49' | N69°21'58"W | 1238.55' |
| C2 (D) | 750.00' | 50°51'21" | 744.24' | S76°30'15"E | 714.06' |
| C3 (D) | 50.00' | 90°00'00" | 78.54' | S89°01'52"E | 70.71' |
| C4 (D) | 325.00' | 56°51'21" | 322.50' | S15°23'47"W | 309.43' |
| C5 (D) | 830.00' | 21°54'46" | 317.44' | S87°55'31"E | 315.50' |
| C6 (D) | 65.48' | 60°47'13" | 69.47' | N65°43'23"W | 66.26' |
| C7 (D) | 50.00' | 82°17'32" | 71.81' | S35°11'20"W | 65.80' |



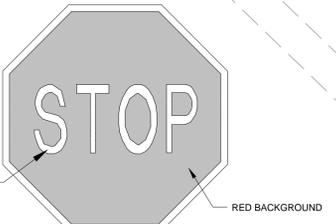
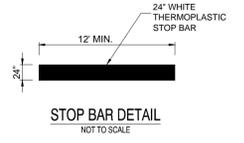
LEGEND:

- PROPERTY LINE
- PROPOSED BUILDING
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED BUILDING ADDITION
- PROPOSED PARKING SPACE COUNT
- PROPOSED FREE STANDING SIGN
- PROPOSED SIGN
- PROPOSED PAVEMENT MARKING
- PROPOSED COMPACT PARKING STALL PAVEMENT MARKING
- 20x20' CLEAR SIGHT TRIANGLE

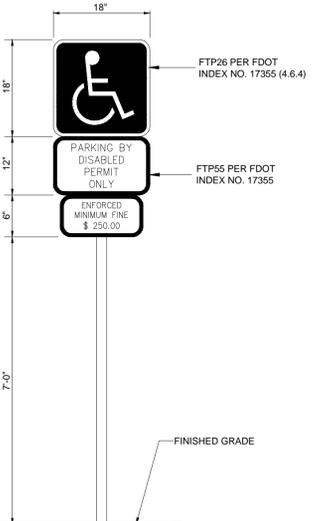
SIGNAGE NOTES:

1. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS," LATEST EDITION; AND PASCO COUNTY LAND DEVELOPMENT CODE.
2. FREE STANDING SIGNAGE SHOWN ONLY FOR REPRESENTATIONAL PURPOSES ONLY, AND SHALL BE PERMITTED SEPARATELY.

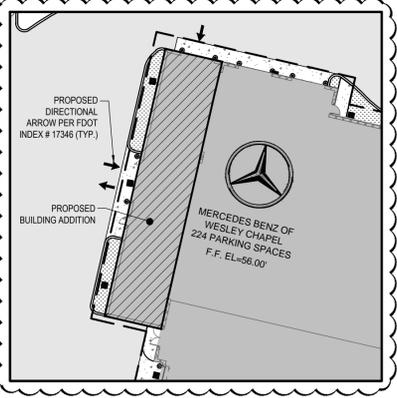
| CURVE TABLE | | | | | | |
|-------------|----------|-------------|----------|----------------|----------|--|
| CURVE | RADIUS | DELTA | ARCH | CR | CD | |
| C-1 (D) | 2141.83' | 33° 36' 44" | 1256.49' | N69° 21' 58" W | 1238.55' | |
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| C-3 (D) | 50.00' | 90° 00' 00" | 78.24' | S38° 01' 52" E | 70.71' | |
| C-4 (D) | 325.00' | 56° 51' 21" | 322.50' | S15° 23' 47" W | 309.43' | |
| C-5 (D) | 830.00' | 21° 54' 46" | 317.44' | S87° 55' 31" E | 315.50' | |
| C-6 (D) | 65.48' | 60° 47' 17" | 69.47' | N65° 43' 23" W | 66.26' | |
| C-7 (D) | 50.00' | 82° 17' 32" | 71.81' | S35° 11' 20" W | 65.80' | |



TYPICAL STOP SIGN DETAIL (R1-1)
NOT TO SCALE



ACCESSIBLE PARKING SIGN DETAIL
NOT TO SCALE



PHASE II (SITE DETAIL)
SCALAR: 1"=30'

NOTES

1. HANDICAPPED SIGN WILL BE OF A D.O.T. (BLUE) COLOR PAVEMENT BORDER LINES (ONE ON EACH SIDE) OF THE HANDICAPPED SPACE WILL BE OF A BLUE COLOR OF A QUALITY EQUIVALENT TO SUPER STRIPE TRAFFIC PAINT SOLD BY FOX VALLEY SYSTEMS INC. OF CARY ILLINOIS. PHONE 1-800-323-4770 SHALL BE STRIPED ON THE WEARING SURFACE OF EACH SPACE DESIGNED FOR THE HANDICAPPED SPACE.

THOMAS ENGINEERING GROUP
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 OFFICES:
 4950 W. KENNEDY BLVD.
 SUITE 600
 TAMPA, FLORIDA 33609
 1000 CORPORATE DR.
 SUITE 100
 FULDALE, FLORIDA 33334

REVISIONS

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ISSUED FOR CONSTRUCTION

PROJECT No.: FT130082
 DRAWN BY: JDP
 CHECKED BY: GRR
 DATE: 10/10/2013
 SCALE: AS NOTED
 CAD I.D.: FT130082-C-5-PMS

MERCEDES BENZ OF WESLEY CHAPEL

FOR

HODGEN CONSTRUCTION
 17160 ROYAL PALM BLVD STE 4
 WESTON, FL 33326
 (954) 727-0333

PROJECT LOCATION:
 S.R. 56 & CYPRESS RIDGE BLVD.
 WESLEY CHAPEL, FL 33544
 PASCO COUNTY, FLORIDA

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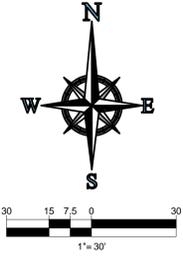
EDWARD M. McDONALD, P.E.
 No. 71615
 STATE OF FLORIDA
 PROFESSIONAL ENGINEER

EDWARD M. McDONALD, P.E.
 February 6, 2015
 FLORIDA LICENSE No. 71615
 FLORIDA BUSINESS CERT. OF AUTH. No. 27528

PAVEMENT MARKING AND SIGNAGE PLAN

SHEET NUMBER:
C-5
 OF 19

REVISION 2



LEGEND:

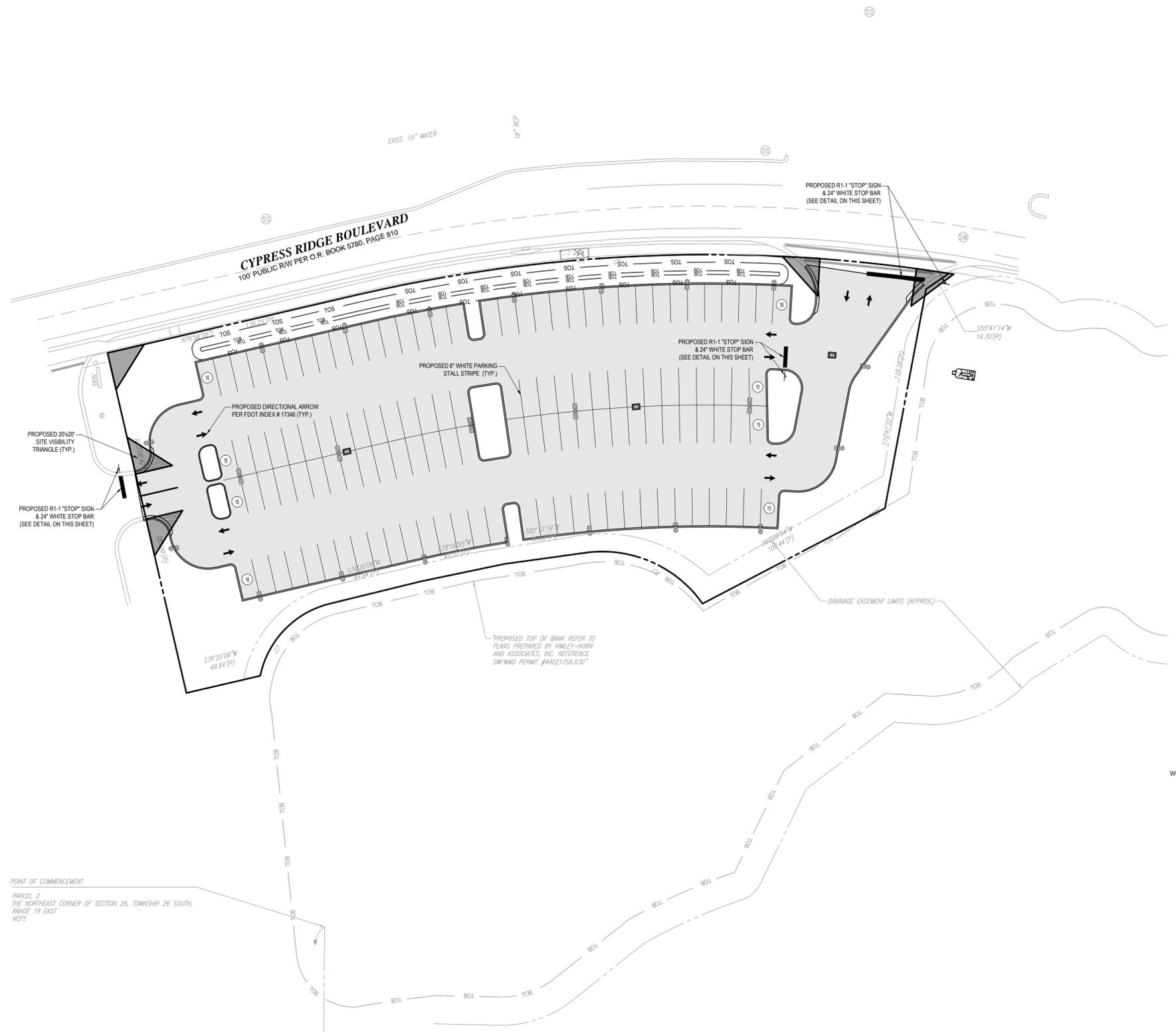
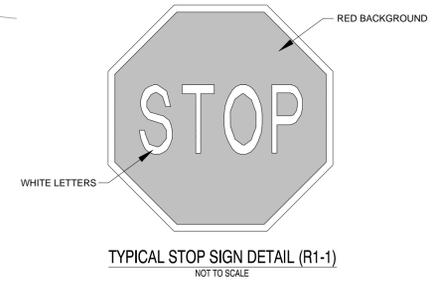
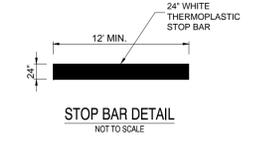
- PROPERTY LINE
- PROPOSED BUILDING
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED PARKING SPACE COUNT
- PROPOSED FREE STANDING SIGN
- PROPOSED SIGN
- PROPOSED PAVEMENT MARKING
- 20x20' CLEAR SIGHT TRIANGLE

SIGNAGE NOTES:

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MATCH LINE SEE SHEET C-5.0

REVISIONS

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|-----|------------|---|-----|
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| 6 | 12/05/14 | SPRINTER DOOR ADDITION | HR |
| 7 | 01/27/2015 | REVISED DUMPSTER ENCLOSURE DETAIL CONC. | HR |
| 8 | 01/29/2015 | MOD. FOR HODGEN | EMM |
| 9 | 02/03/2015 | REVISED GRADES AND ADD STM M14 & 15 | HR |
| 10 | 02/04/2015 | REVISED PHASE I AND PHASE II | HR |

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ISSUED FOR CONSTRUCTION

PROJECT No.: FT130082
DRAWN BY: JDP
CHECKED BY: GRR
DATE: 10/10/2013
SCALE: AS NOTED
CAD ID: FT130082-C-5PMS

MERCEDES BENZ OF WESLEY CHAPEL

FOR

HODGEN CONSTRUCTION
17160 ROYAL PALM BLVD STE 4
WESTON, FL 33326
(954) 727-0333

PROJECT LOCATION:
S.R. 56 & CYPRESS RIDGE BLVD.
WESLEY CHAPEL, FL 33544
PASCO COUNTY, FLORIDA

THOMAS ENGINEERING GROUP

4950 W. KENNEDY BLVD, SUITE 600
TAMPA, FLORIDA 33609
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EDWARD M. McDONALD, P.E.
No. 71615
STATE OF FLORIDA
PROFESSIONAL ENGINEER

EDWARD M. McDONALD, P.E.
February 6, 2015
FLORIDA LICENSE No. 71615
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:
PAVEMENT MARKING AND SIGNAGE PLAN

SHEET NUMBER:
C-5.1
OF 19

REVISION 2

REVISIONS

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CAD I.D.: FT130082-C-6-RD

MERCEDES BENZ OF WESLEY CHAPEL

FOR

HODGEN CONSTRUCTION

17160 ROYAL PALM BLVD STE 4
WESTON, FL 33326
(954) 727-0333

PROJECT LOCATION:
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WESLEY CHAPEL, FL 33544
PASCO COUNTY, FLORIDA

THOMAS
ENGINEERING GROUP

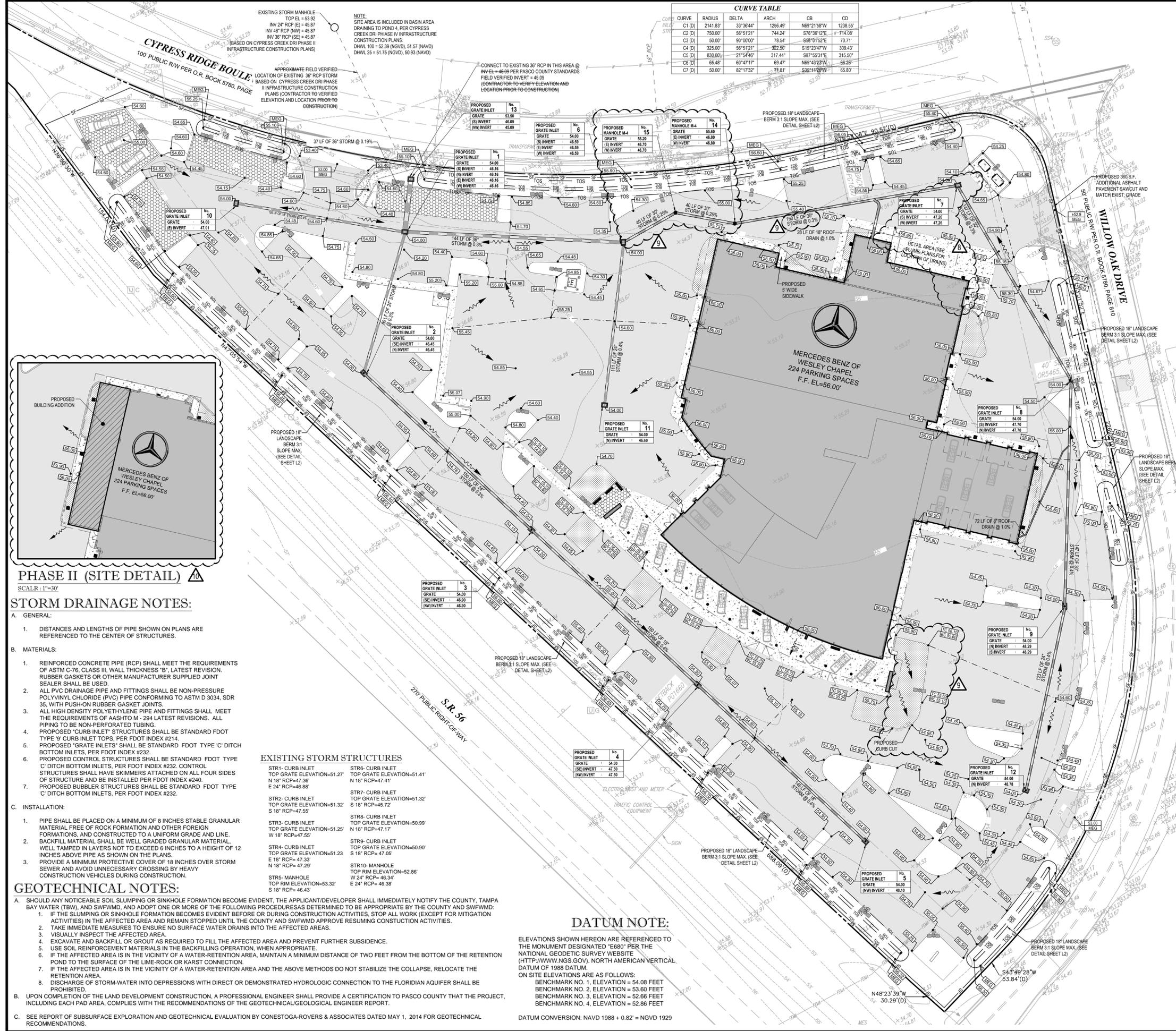
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EDWARD M. McDONALD, P.E.
February 6, 2015
FLORIDA LICENSE No. 71615
FLORIDA BUSINESS CERT. OF AUTH. No. 21528

SHEET TITLE:
PAVING, GRADING AND DRAINAGE PLAN

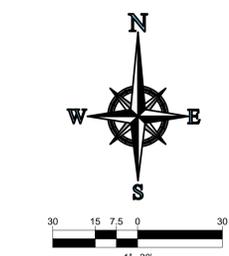
SHEET NUMBER:
C-6
OF 19

REVISION 2



CURVE TABLE

| CURVE | RADIUS | DELTA | ARCH | CB | CD |
|--------|----------|-----------|----------|-------------|----------|
| C1 (D) | 2141.837 | 33°36'44" | 1256.49' | N69°21'38"W | 1238.55' |
| C2 (D) | 750.007 | 56°51'21" | 744.24' | S76°38'12"E | 714.56' |
| C3 (D) | 50.007 | 90°00'00" | 78.54' | S89°01'52"E | 70.71' |
| C4 (D) | 325.007 | 56°51'21" | 322.50' | S15°23'47"W | 309.43' |
| C5 (D) | 830.007 | 21°54'46" | 317.44' | S87°53'31"E | 315.50' |
| C6 (D) | 65.48' | 60°47'17" | 69.47' | N65°43'23"W | 66.26' |
| C7 (D) | 50.007 | 82°17'32" | 71.81' | S38°11'20"W | 65.80' |



LEGEND:

- — — — — PROPERTY LINE
- — — — — EXISTING STORM SEWER
- — — — — EXISTING CONTOURS
- — — — — EXISTING SPOT GRADE
- — — — — PROPOSED GRADE ELEVATION
- — — — — PROPOSED SILT FENCE
- — — — — PROPOSED SAWCUT LINE
- — — — — PROPOSED RIDGE LINE
- — — — — PROPOSED DRAINAGE FLOW ARROW
- — — — — PROPOSED STORM SEWER
- — — — — PROPOSED ROOF DRAIN LATERAL
- — — — — PROPOSED ASPHALT PAVEMENT
- — — — — PROPOSED CONCRETE PAVEMENT

PAVING AND GRADING NOTES:

- A. GENERAL:**
- ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE SURVEYOR'S BENCHMARKS AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO GROUND BREAK.
 - ALL GRADES SHOWN REFERENCE PROPOSED ELEVATIONS AT EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED. "TC" = TOP OF CURB ELEVATION; "BC" = BOTTOM OF CURB ELEVATION (EDGE OF PAVEMENT); "MATCH" = PROPOSED GRADE TO MATCH EXISTING GRADE; "TW" = TOP OF RETAINING WALL ELEVATION; "BW" = BOTTOM OF RETAINING WALL ELEVATION.
 - THE ALTA/ACSM LAND TITLE SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS.
 - THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY SUCH DISCREPANCY BETWEEN GEOTECHNICAL REPORT AND PLANS, ETC.
 - ALL UNDERGROUND UTILITIES SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF LIMEROCK BASE.
 - ALL EXISTING PAVERIES, CUT OR DAMAGED BY CONSTRUCTION, SHALL BE PROPERLY RESTORED AT THE CONTRACTOR'S EXPENSE.
 - WHERE ANY PROPOSED PAVEMENT IS TO BE CONNECTED TO EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE SAW CUT TO ENSURE A PROPER JOINT.
 - PRIOR TO THEIR CONSTRUCTION OR INSTALLATION, SHOP DRAWINGS SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL OTHER AGENCY APPROVALS IF REQUIRED.
- B. MATERIALS:**
- BASE COURSE SHALL BE ABC-3 PER F.D.O.T. SPECIFICATIONS, OR EQUIVALENT LIMEROCK THICKNESS W/ MIN. LBR-100, (MAX. 6" LIFTS)
 - ASPHALT SURFACES SHALL BE TYPE S-III ASPHALTIC CONCRETE, UNLESS OTHERWISE SPECIFIED ON THE PLANS, AND SHALL BE A MINIMUM OF 1-1/2" THICK, AND CONSTRUCTED IN TWO 3/4" LIFTS, WITH TACKCOAT BETWEEN LIFTS.
 - REINFORCED CONCRETE SLABS SHALL BE CONSTRUCTED OF CLASS I CONCRETE WITH A MINIMUM STRENGTH OF 3,000 PSI AND SHALL BE REINFORCED WITH A 6" x 6" NO. 6 GAUGE WIRE MESH.
- C. INSTALLATION:**
- SUBGRADE FOR ROADWAY SHALL BE COMPACTED TO A MINIMUM OF 98% OF THE MAXIMUM DENSITY (AASHTO T-180), TO A MIN. 12" AND SHALL HAVE A MINIMUM LBR 40.
 - BASE COURSE MATERIAL FOR PAVED AREAS SHALL BE A MINIMUM THICKNESS OF 6" PLACED IN ONE LIFT. BASE COURSE MATERIAL SHALL HAVE A MINIMUM MARSHALL STABILITY OF 1000, UNLESS OTHERWISE INDICATED (OR LBR-100).
 - BASE COURSE SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
 - INSTALLATION OF THE WEARING SURFACE SHALL CONFORM TO THE REQUIREMENTS OF THE D.O.T. STANDARD SPECIFICATIONS FOR TYPE S-III ASPHALTIC CONCRETE OR THE LATEST REVISION.
- D. TESTING:**
- THE FINISHED SURFACE OF THE BASE COURSE AND THAT OF THE WEARING SURFACE SHALL NOT VARY MORE THAN 1/4" FROM THE TEMPLATE. ANY IRREGULARITIES EXCEEDING THIS LIMIT SHALL BE CORRECTED.
 - DENSITY TESTS SHALL BE TAKEN BY AN INDEPENDENT TESTING LABORATORY CERTIFIED BY THE STATE OF FLORIDA, WHERE DIRECTED BY THE ENGINEER.
 - ALL TESTING COSTS (PAVING) SHALL BE PAID FOR BY THE CONTRACTOR.
 - DENSITY TESTS ON THE STABILIZED SUBGRADE SHALL BE SUPPLIED TO THE ENGINEER OF RECORD AND GEOTECHNICAL ENGINEER, AND APPROVED BEFORE ANY BASE IS CONSTRUCTED.
 - DENSITY TESTS AND "AS-BUILTS" ON THE FINISHED BASE SHALL BE SUPPLIED TO THE GEOTECHNICAL ENGINEER, AND APPROVED BEFORE ANY ASPHALT PAVEMENT IS CONSTRUCTED.

PHASE II (SITE DETAIL)

SCALAR: 1"=30'

STORM DRAINAGE NOTES:

- A. GENERAL:**
- DISTANCES AND LENGTHS OF PIPE SHOWN ON PLANS ARE REFERENCED TO THE CENTER OF STRUCTURES.
- B. MATERIALS:**
- REINFORCED CONCRETE PIPE (RCP) SHALL MEET THE REQUIREMENTS OF ASTM C-76, CLASS III, WALL THICKNESS "B", LATEST REVISION. RUBBER GASKETS OR OTHER MANUFACTURER SUPPLIED JOINT SEALER SHALL BE USED.
 - ALL PVC DRAINAGE PIPE AND FITTINGS SHALL BE NON-PRESSURE POLYVINYL CHLORIDE (PVC) PIPE CONFORMING TO ASTM D 3034, SDR 35, WITH PUSH-ON RUBBER GASKET JOINTS.
 - ALL HIGH DENSITY POLYETHYLENE PIPE AND FITTINGS SHALL MEET THE REQUIREMENTS OF AASHTO M - 294 LATEST REVISIONS. ALL PIPING TO BE NON-PERFORATED TUBING.
 - PROPOSED "CURB INLET" STRUCTURES SHALL BE STANDARD FDOT TYPE "9" CURB INLET TOPS, PER FDOT INDEX #214.
 - PROPOSED "GRATE INLETS" SHALL BE STANDARD FDOT TYPE "C" DITCH BOTTOM INLETS, PER FDOT INDEX #232.
 - PROPOSED CONTROL STRUCTURES SHALL BE STANDARD FDOT TYPE "C" DITCH BOTTOM INLETS, PER FDOT INDEX #232. CONTROL STRUCTURES SHALL HAVE SKIMMERS ATTACHED ON ALL FOUR SIDES OF STRUCTURE AND BE INSTALLED PER FDOT INDEX #240.
 - PROPOSED BUBBLER STRUCTURES SHALL BE STANDARD FDOT TYPE "C" DITCH BOTTOM INLETS, PER FDOT INDEX #232.
- C. INSTALLATION:**
- PIPE SHALL BE PLACED ON A MINIMUM OF 8 INCHES STABLE GRANULAR MATERIAL FREE OF ROCK FORMATION AND OTHER FOREIGN FORMATIONS, AND CONSTRUCTED TO A UNIFORM GRADE AND LINE. BACKFILL MATERIAL SHALL BE WELL GRADED GRANULAR MATERIAL, WELL TAMPED IN LAYERS NOT TO EXCEED 6 INCHES TO A HEIGHT OF 12 INCHES ABOVE PIPE AS SHOWN ON THE PLANS.
 - PROVIDE A MINIMUM PROTECTIVE COVER OF 18 INCHES OVER STORM SEWER AND AVOID UNNECESSARY CROSSING BY HEAVY CONSTRUCTION VEHICLES DURING CONSTRUCTION.

GEOTECHNICAL NOTES:

- A. SHOULD ANY NOTICEABLE SOIL SLUMPING OR SINK-HOLE FORMATION BECOME EVIDENT, THE APPLICANT/DEVELOPER SHALL IMMEDIATELY NOTIFY THE COUNTY, TAMPA BAY WATER (TBW), AND SWFWMD, AND ADOPT ONE OR MORE OF THE FOLLOWING PROCEDURES AS DETERMINED TO BE APPROPRIATE BY THE COUNTY AND SWFWMD:**
- IF THE SLUMPING OR SINK-HOLE 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 SWFWMD APPROVE RESUMING CONSTRUCTION ACTIVITIES.
 - TAKE IMMEDIATE MEASURES TO ENSURE NO SURFACE WATER DRAINS INTO THE AFFECTED AREAS.
 - VISUALLY INSPECT THE AFFECTED AREA.
 - EXCAVATE AND BACKFILL OR GROUT AS REQUIRED TO FILL THE AFFECTED AREA AND PREVENT FURTHER SUBSIDENCE.
 - USE SOIL REINFORCEMENT MATERIALS IN THE BACKFILLING OPERATION.
 - 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.
 - 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.
 - DISCHARGE OF STORM-WATER INTO DEPRESSIONS WITH DIRECT OR DEMONSTRATED HYDROLOGIC CONNECTION TO THE FLORIDIAN AQUIFER SHALL BE PROHIBITED.
- B. UPON COMPLETION OF THE LAND DEVELOPMENT CONSTRUCTION, A PROFESSIONAL ENGINEER SHALL PROVIDE A CERTIFICATION TO PASCO COUNTY THAT THE PROJECT, INCLUDING EACH PAD AREA, COMPLIES WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL/GEOLOGICAL ENGINEER REPORT.**
- C. SEE REPORT OF SUBSURFACE EXPLORATION AND GEOTECHNICAL EVALUATION BY CONESTOGA-ROVERS & ASSOCIATES DATED MAY 1, 2014 FOR GEOTECHNICAL RECOMMENDATIONS.**

EXISTING STORM STRUCTURES

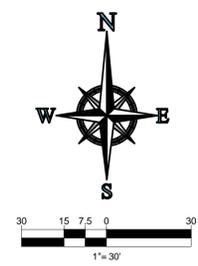
| | |
|---|--|
| STR1- CURB INLET TOP GRATE ELEVATION=51.27 N 18° RCP=47.36" E 24° RCP=46.88" | STR6- CURB INLET TOP GRATE ELEVATION=51.41" N 18° RCP=47.41" E 24° RCP=46.88" |
| STR2- CURB INLET TOP GRATE ELEVATION=51.32 S 18° RCP=45.72" | STR7- CURB INLET TOP GRATE ELEVATION=51.32 S 18° RCP=45.72" |
| STR3- CURB INLET TOP GRATE ELEVATION=51.25 W 18° RCP=47.55" | STR8- CURB INLET TOP GRATE ELEVATION=50.99" N 18° RCP=47.17" |
| STR4- CURB INLET TOP GRATE ELEVATION=51.23 E 18° RCP= 47.33" N 18° RCP= 47.29" | STR9- CURB INLET TOP GRATE ELEVATION=50.90" S 18° RCP=47.00" |
| STR5- MANHOLE TOP RIM ELEVATION=53.32" S 18° RCP= 46.43" | STR10- MANHOLE TOP RIM ELEVATION=52.86" W 24° RCP= 46.34" E 24° RCP= 46.38" |

DATUM NOTE:

ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE MONUMENT DESIGNATED "E680" PER THE NATIONAL GEODETIC SURVEY WEBSITE (HTTP://WWW.NGS.GOV), NORTH AMERICAN VERTICAL DATUM OF 1988 DATUM.

ON SITE ELEVATIONS ARE AS FOLLOWS:
BENCHMARK NO. 1, ELEVATION = 54.08 FEET
BENCHMARK NO. 2, ELEVATION = 53.60 FEET
BENCHMARK NO. 3, ELEVATION = 52.66 FEET
BENCHMARK NO. 4, ELEVATION = 52.86 FEET

DATUM CONVERSION: NAVD 1988 + 0.82' = NGVD 1929



LEGEND:

- PROPERTY LINE
- - - - EXISTING STORM SEWER
- (81.00) - EXISTING CONTOURS
- - - - EXISTING SPOT GRADE
- (7.80) - PROPOSED GRADE ELEVATION
- SF - SF - PROPOSED SILT FENCE
- - - - PROPOSED SAWCUT LINE
- - - - PROPOSED RIDGE LINE
- - - - PROPOSED DRAINAGE FLOW ARROW
- - - - PROPOSED STORM SEWER
- - - - PROPOSED ROOF DRAIN LATERAL
- - - - PROPOSED ASPHALT PAVEMENT
- - - - PROPOSED CONCRETE PAVEMENT

REVISIONS

| REV | DATE | COMMENT | BY |
|-----|------------|---------------------------------------|-----|
| 1 | 03/13/2014 | REVISED PER PASCO COUNTY COMMENTS | PMP |
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| 4 | 09/04/2014 | REVISED PER ARCH CHANGES | CTB |
| 5 | 09/26/2014 | REV RIM ELEV. CB. 1.5,7,10,8,12 | HR |
| 6 | 12/05/14 | SPRINTER DOOR ADDITION | HR |
| 7 | 01/27/2015 | REVISED DUMPSTER ENCLOSURE | HR |
| 8 | 01/29/2015 | DETAIL CONC. MOD. FOR HODGEN | EMM |
| 9 | 02/03/2015 | REVISED GRADES AND ADD STM MH 14 & 15 | HR |
| 10 | 02/04/2015 | REVISED PHASE I AND PHASE II | HR |

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ISSUED FOR CONSTRUCTION

PROJECT No.: FT130082
DRAWN BY: JDP
CHECKED BY: GRR
DATE: 10/10/2013
SCALE: AS NOTED
CAD I.D.: FT130082-C-6R2

MERCEDES BENZ OF WESLEY CHAPEL

FOR

HODGEN CONSTRUCTION
17160 ROYAL PALM BLVD STE 4
WESTON, FL 33326
(954) 727-0333

PROJECT LOCATION:
S.R. 56 & CYPRESS RIDGE BLVD.
WESLEY CHAPEL, FL 33544
PASCO COUNTY, FLORIDA



4950 W. KENNEDY BLVD, SUITE 600
TAMPA, FLORIDA 33609
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www.ThomasEngineeringGroup.com

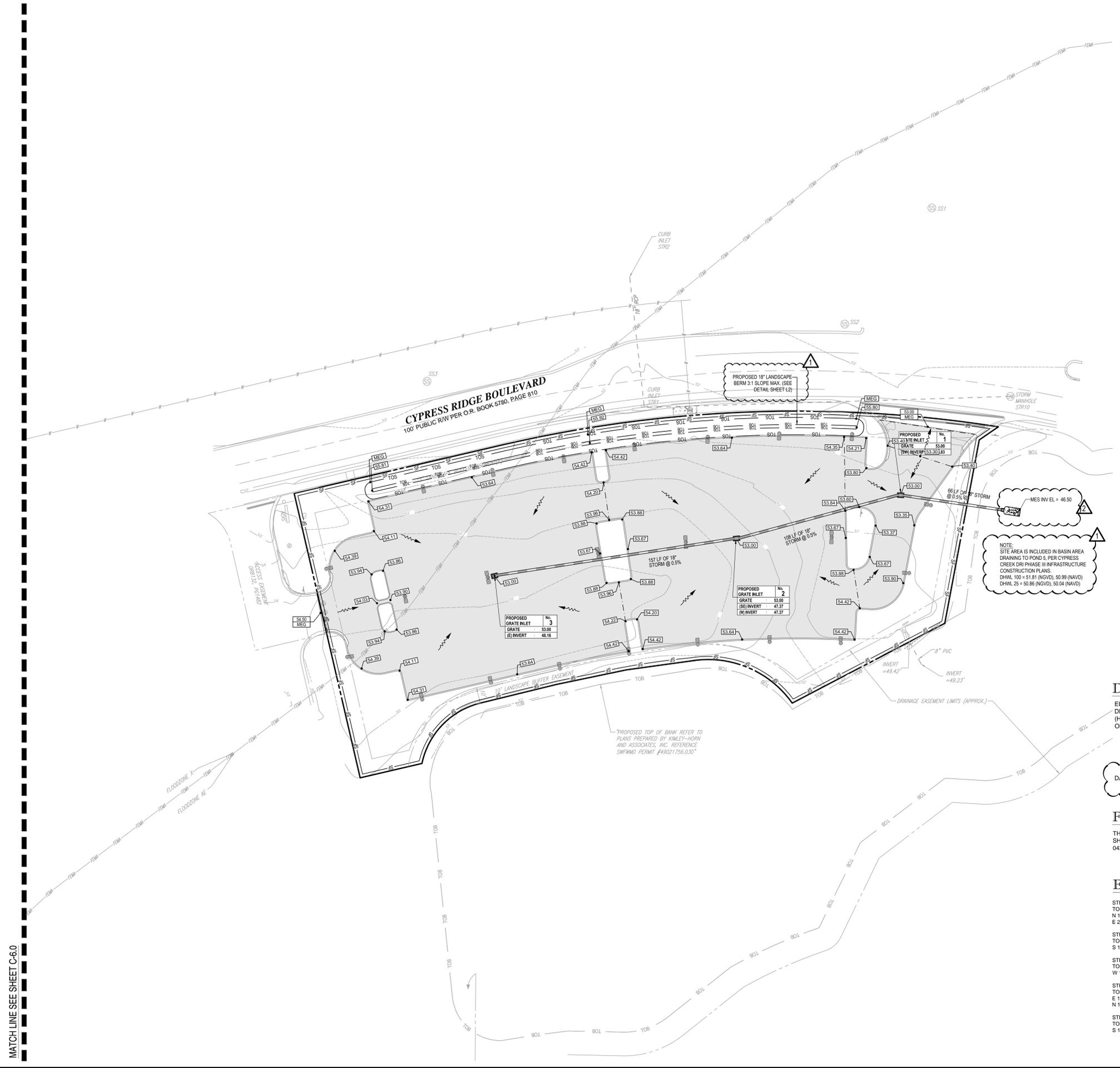


EDWARD M. McDONALD, P.E.
February 6, 2015
FLORIDA LICENSE No. 71615
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:
PAVING, GRADING AND DRAINAGE PLAN

SHEET NUMBER:
C-6.1
OF 19

REVISION 2



CURVE TABLE

| CURVE | RADIUS | DELTA | ARCH | CB | CD |
|--------|----------|-----------|----------|-------------|----------|
| C1 (D) | 2141.83' | 33°36'44" | 1256.49' | N69°21'58"W | 1238.55' |
| C2 (D) | 750.00' | 56°51'21" | 744.24' | S76°36'12"E | 714.08' |
| C3 (D) | 50.00' | 90°00'00" | 78.54' | S58°01'52"E | 70.71' |
| C4 (D) | 325.00' | 56°51'21" | 322.50' | S15°23'47"W | 309.43' |
| C5 (D) | 830.00' | 21°54'46" | 317.44' | S87°55'31"E | 315.50' |
| C6 (D) | 65.48' | 60°47'17" | 69.47' | N65°43'23"W | 66.26' |
| C7 (D) | 50.00' | 82°17'32" | 71.81' | S35°11'20"W | 69.80' |

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BENCHMARK NO. 4, ELEVATION = 52.86 FEET

DATUM CONVERSION: NAVD 1988 + 0.82' = NGVD 1929

FEMA MAP INFORMATION:

THE PROPERTY SHOWN HEREON APPEARS TO FALL WITHIN FLOOD ZONE X, AE, AS SHOWN ON THE FLOOD INSURANCE RATE MAP NUMBER 120230 PANELS 0410 E& 0430 E, MAP REVISED 8/26/2008, NATIONAL FLOOD INSURANCE PROGRAM.

EXISTING STORM STRUCTURES

- STR1- CURB INLET
TOP GRATE ELEVATION=51.27'
N 18° RCP=47.36'
E 24° RCP=46.88'
- STR2- CURB INLET
TOP GRATE ELEVATION=51.32'
S 18° RCP=47.55'
- STR3- CURB INLET
TOP GRATE ELEVATION=51.25'
W 18° RCP=47.55'
- STR4- CURB INLET
TOP GRATE ELEVATION=51.23'
E 18° RCP=47.33'
N 18° RCP=47.29'
- STR5- MANHOLE
TOP RIM ELEVATION=53.32'
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- STR6- CURB INLET
TOP GRATE ELEVATION=51.41'
N 18° RCP=47.41'
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TOP GRATE ELEVATION=50.99'
N 18° RCP=47.17'
- STR9- CURB INLET
TOP GRATE ELEVATION=50.90'
S 18° RCP=47.05'
- STR10- MANHOLE
TOP RIM ELEVATION=52.86'
W 24° RCP=46.34'
E 24° RCP=46.38'

MATCH LINE SEE SHEET C-6.0



LEGEND:

- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- EXISTING ELECTRIC CONDUIT
- S- PROPOSED SILT FENCE
- S- PROPOSED SANITARY SEWER
- W- PROPOSED WATER MAIN
- E- PROPOSED ELECTRIC CONDUIT
- T- PROPOSED TELEPHONE CONDUIT
- PROPOSED STORM SEWER
- PROPOSED ROOF DRAIN LATERAL
- △ PROPOSED UTILITY CROSSING

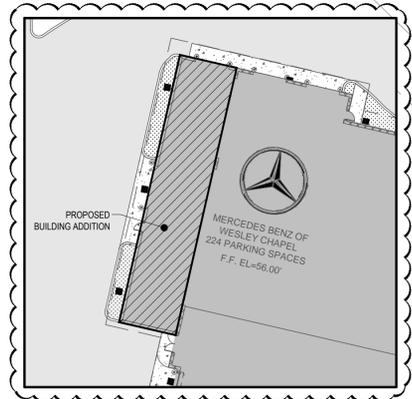
UTILITY CROSSING SCHEDULE:

| XING 1 | XING 2 |
|---|---|
| TOP UTILITY: 2" WATER WATER B/P ELEV = 52.00 | TOP UTILITY: 30" STORM STORM B/P ELEV = 47.50 |
| BOTTOM UTILITY: 30" STORM STORM T/P ELEV = 50.62 | BOTTOM UTILITY: 6" SANITARY SAN T/P ELEV = 46.97 |

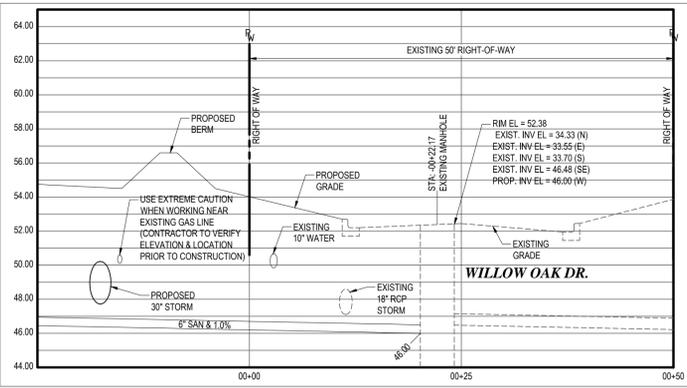
SANITARY CLEANOUT SCHEDULE:

| C.O.1 | C.O.2 | C.O.3 | C.O.4 |
|--|--|--|--|
| RIM ELEV = CUT TO FINISHED GRADE INV = 50.65 | RIM ELEV = CUT TO FINISHED GRADE INV = 50.21 | RIM ELEV = CUT TO FINISHED GRADE INV = 49.99 | RIM ELEV = CUT TO FINISHED GRADE INV = 49.10 |
| C.O.5 | C.O.6 | C.O.7 | |
| RIM ELEV = CUT TO FINISHED GRADE INV = 48.21 | RIM ELEV = CUT TO FINISHED GRADE INV = 47.29 | RIM ELEV = CUT TO FINISHED GRADE INV = 47.12 | |

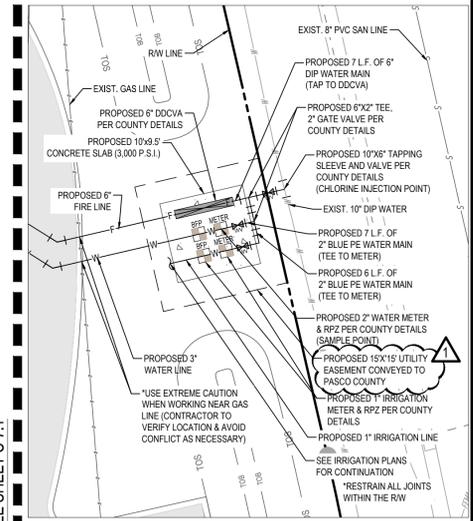
A SEPARATE PLAN AND PERMIT, ISSUED TO A CONTRACTOR LICENSED BY THE FLORIDA STATE FIRE MARSHAL'S OFFICE, IS REQUIRED FOR THE INSTALLATION OF UNDERGROUND FIRE LINES.



PHASE II (SITE DETAIL)
SCALAR: 1"=30'



CROSS SECTION A-A AT CENTERLINE OF PROPOSED SANITARY
HORIZONTAL SCALE = 1:10
VERTICAL SCALE = 1:5



WATER CONNECTION DETAIL
SCALE: 1"=10'

THOMAS ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
OFFICES:
1000 CORPORATE DR.
SUITE 100
FLUOROPOLIS, FLORIDA 33534
4950 W. KENNEDY BLVD.
SUITE 100
TAMPA, FLORIDA 33609

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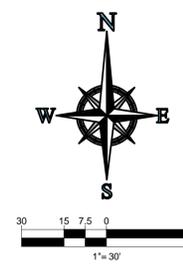
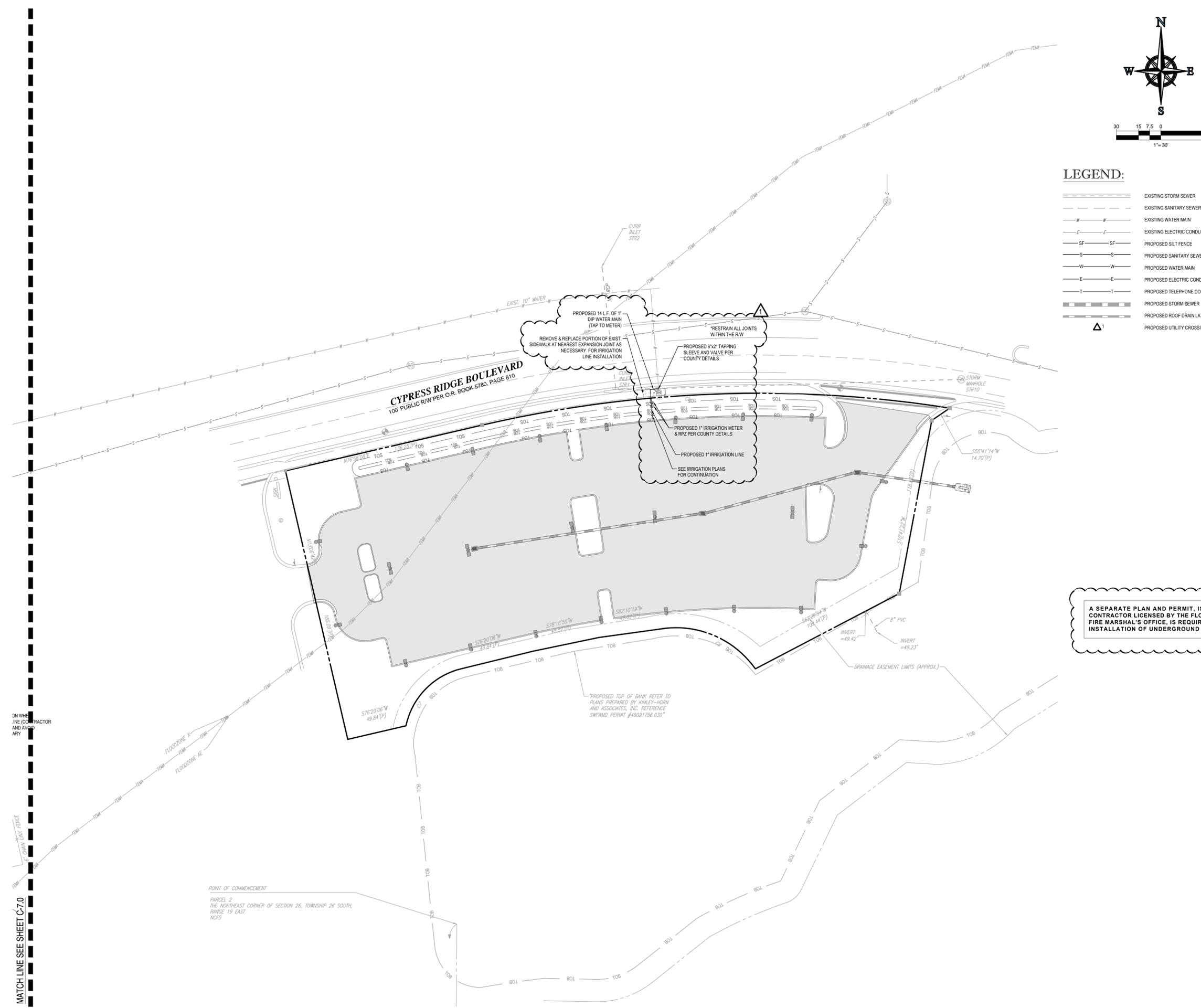
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DRAWN BY: JDP
CHECKED BY: GRR
DATE: 10/10/2013
SCALE: AS NOTED
CAD I.D.: FT130082-C-7-U

MERCEDES BENZ OF WESLEY CHAPEL
FOR
HODGEN CONSTRUCTION
17160 PALM BLVD STE 4
WESTON, FL 33326
(954) 727-0333
PROJECT LOCATION:
S.R. 56 & CYPRESS RIDGE BLVD.
WESLEY CHAPEL, FL 33544
PASCO COUNTY, FLORIDA

THOMAS ENGINEERING GROUP
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EDWARD M. McDONALD, P.E.
PROFESSIONAL ENGINEER
No. 71615
STATE OF FLORIDA
EDWARD M. McDONALD, P.E.
February 6, 2015
FLORIDA LICENSE No. 71615
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:
UTILITY PLAN
SHEET NUMBER:
C-7
OF 19
REVISION 2



LEGEND:

- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- EXISTING ELECTRIC CONDUIT
- PROPOSED SILT FENCE
- PROPOSED SANITARY SEWER
- PROPOSED WATER MAIN
- PROPOSED ELECTRIC CONDUIT
- PROPOSED TELEPHONE CONDUIT
- PROPOSED STORM SEWER
- PROPOSED ROOF DRAIN LATERAL
- PROPOSED UTILITY CROSSING

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WESTON, FL 33326
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SHEET TITLE:
UTILITY PLAN

SHEET NUMBER:
C-7.1
OF 19

REVISION 2

PASCO COUNTY UTILITIES DATA SHEET FOR SIZING WATER METERS:

PASCO COUNTY UTILITIES DATA SHEET FOR SIZING WATER METERS
 Customer: Mercedes Benz of Wesley Chapel
 Type of Occupancy: Car Dealership
 Property Identification No. 26-26-19-0000-00100-0040 & 26-26-19-0070-00000-0030

| Fixture | Fixture Value at 35 psi | No. of Fixtures | Fixture Value |
|----------------------------------|-------------------------|-----------------|---------------|
| Bathroom | 8 | x | = |
| Bedroom w/locker | 10 | x | = |
| Combination Sink & Tray | 3 | x | = |
| Dental Unit | 1 | x | = |
| Dental Lavatory | 2 | x | = |
| Drinking Fountain-Cooler | 1 | x | = 3 |
| Drinking Fountain- Public | 2 | x | = |
| Kitchen Sink -1/2" connection | 3 | x | = 9 |
| -3/4" connection | 7 | x | = |
| Lavatory -3/8" connection | 2 | x | = |
| -1/2" connection | 4 | x | = 32 |
| Laundry Tray -1/2" connection | 3 | x | = |
| -3/4" connection | 7 | x | = |
| Shower head (shower only) | 4 | x | = 8 |
| Service Sink -1/2" connection | 3 | x | = |
| -3/4" connection | 7 | x | = 21 |
| Urinal- Pedestal Flush Valve | 10 | x | = |
| -Wall Flush Valve | 10 | x | = 30 |
| -Trough (2 ft. Unit) | 2 | x | = |
| Wash Sink (each set of fixtures) | 4 | x | = 12 |
| Water Closet -Flush Valve | 10 | x | = 80 |
| -Tank Type | 3 | x | = |
| Dishwasher -1/2" connection | 5 | x | = |
| -3/4" connection | 10 | x | = |
| -1" connection | 25 | x | = |
| Washing Machine -1/2" connection | 5 | x | = 5 |
| -3/4" connection | 10 | x | = |
| -1" connection | 25 | x | = |
| Hose connection -1/2" | 6 | x | = |
| -3/4" | 10 | x | = 150 |
| Hose (50 ft.) -1/2" | 6 | x | = |
| -3/4" | 9 | x | = |
| -1" | 9 | x | = |

Combined Fixture Value Total = 350
 Customer Peak demand from Curves = 78 gpm
 Enter Line Pressure and Pressure Factor
 Customer Peak demand from Curves X Pressure factor = 107.64 gpm

| Additional Equipment Peak Usage (gpm) | |
|---------------------------------------|----------|
| 1. Carwash, 40 gpm | = 40 gpm |
| 2. | = |
| 3. | = |
| 4. | = |
| 5. | = |
| 6. | = |
| 7. | = |
| 8. | = |
| 9. | = |
| 10. | = |

Total of Additional Units = 40 gpm

Irrigation Largest Zone or Combination of Zones: (Parcel 2) = 40 gpm

(Parcel 1, Parking Lot) = 40 gpm

TOTAL OF CUSTOMER USAGE, EQUIPMENT & IRRIGATION = 198 gpm

Notes or Comments:

A SEPARATE PLAN AND PERMIT, ISSUED TO A CONTRACTOR LICENSED BY THE FLORIDA STATE FIRE MARSHAL'S OFFICE, IS REQUIRED FOR THE INSTALLATION OF UNDERGROUND FIRE LINES.

SANITARY SEWER NOTES:

- A. GENERAL:
- DISTANCE AND LENGTHS SHOWN ON PLANS AND PROFILE DRAWINGS ARE REFERENCED TO THE CENTER OF STRUCTURES.
 - PRIOR TO COMMENCING CONSTRUCTION, CONTRACTOR TO TELEWISE EXISTING SANITARY SEWER LINE FROM POINT OF CONNECTION THROUGH THE NEXT SEQUENTIAL DOWNSTREAM RUN OF PIPE. ADDITIONALLY, PRIOR TO COMPLETION OF CONSTRUCTION, CONTRACTOR SHALL TELEWISE THE NEWLY INSTALLED SANITARY SEWER MAIN TO ENSURE NO DIPS OR DEBRIS WITHIN LINE.
 - THE EXISTING OFF-SITE PUMP STATION WAS DESIGNED TO ACCOUNT FOR THE FLOWS ASSOCIATED WITH THE SUBJECT PARCEL AND IS CAPABLE HANDLING THE PROPOSED DEVELOPMENT ACTIVITIES.
- B. MATERIALS:
- ALL PVC SEWER PIPE AND FITTINGS SHALL BE NON-PRESSURE POLYVINYL CHLORIDE (PVC) PIPE CONFORMING TO ASTM D 3034, SDR 26, WITH PUSH-ON RUBBER GASKET JOINTS.
 - ALL FITTINGS AND ACCESSORIES SHALL BE AS MANUFACTURED OR SUPPLIED BY THE PIPE MANUFACTURER OR APPROVED EQUAL.
 - ALL SANITARY CLEANOUTS WITHIN PAVEMENT SHALL HAVE A LID THAT IS H20 LOADING.
- C. INSTALLATION:
- PIPE AND FITTINGS:
 - SEWER PIPE SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, AND THE UNI-BELL PLASTICS PIPE ASSOCIATION'S "RECOMMENDED PRACTICE FOR THE INSTALLATION OF PVC SEWER PIPE".
 - BEDDING AND INITIAL BACKFILL (12 INCHES) OVER SEWER MAINS AND SERVICES SHALL BE SAND WITH NO ROCK LARGER THAN 1" IN DIAMETER. PEA ROCK OR 3/4" WASHED ROCK WILL BE USED IN WATER OR WHERE UNSUITABLE BEDDING EXISTS. ALL OTHER FILL SHALL NOT HAVE ROCK LARGER THAN 6" IN DIAMETER.
 - CLEANOUTS:
 - CLEANOUTS SHALL BE SET PLUMB TO LINE AND GRADE ON FIRM CLEAN SUBGRADE PROVIDING UNIFORM BEARING UNDER THE BASE.
 - ALL OPENINGS AND JOINTS SHALL BE SEALED WATER-TIGHT.
 - SERVICE:
 - MINIMUM SLOPE OF ALL SERVICE LINES SHALL BE 1.00%.
 - EACH SERVICE CONNECTION SHALL BE PLUGGED WATER-TIGHT WITH AN APPROVED PLUG.
 - CONNECTION OF SERVICES TO BUILDING'S PLUMBING SHALL BE COORDINATED WITH THE ARCHITECTURAL DRAWINGS.
- D. TESTING:
- AFTER CONSTRUCTION OF THE SEWER SYSTEM, THE ENGINEER MAY REQUIRE A VISUAL INFILTRATION AND/OR EXFILTRATION TEST TO BE PERFORMED ON THE ENTIRE SYSTEM OR ANY PART THEREOF.
 - AN AIR TEST MAY BE SUBSTITUTED FOR THE WATER EXFILTRATION TEST, UPON APPROVAL OF THE ENGINEER.
 - SEWER PIPE LEAKAGE ALLOWABLE SHALL NOT EXCEED 150 GALLONS PER DAY PER INCH DIAMETER PER MILE IN A TWO HOUR TEST PERIOD FOR ANY SECTION TESTED. NO VISIBLE LEAKAGE SHALL BE ALLOWED.
 - CONTRACTOR IS RESPONSIBLE FOR CORRECTING ANY DEFICIENCIES PRIOR TO THE CERTIFICATION TO ANY AGENCY.

CONTRACTOR'S RESPONSIBILITIES:

- (REGARDING WET TAPS 2" AND LARGER)
- 2" ONLY** - THIS EXCAVATED TRENCH MUST BE DRY OR THE TRENCH WILL REQUIRE ROCK AND A PUMP TO BE IN PLACE. THE MINIMUM DISTANCE FROM THE FACE OF THE VALVE TO THE WALL OF THE TRENCH IS TO BE SIX FEET.
 - 3" AND LARGER** - THE CONTRACTOR WILL SUPPLY A TAPPING SADDLE BEING EPOXY COATED, A TAPPING VALVE WITH MECHANICAL JOINT AND THE EQUIPMENT TO PROVIDE, AND CONDUCT A PRESSURE TEST. COUNTY PERSONNEL WILL WITNESS THE PRESSURE TEST WHICH MUST BE AT 150 PSI FOR DURATION OF THIRTY MINUTES.
 - THE CONTRACTOR IS RESPONSIBLE FOR THE EXCAVATION BEFORE ANY COUNTY PERSONNEL WILL ENTER AN EXCAVATED AREA. IF THE TRENCH IS FOUR FEET IN DEPTH OR DEEPER, IT WILL REQUIRE A TRENCH BOX FOR SLOPING, AND A LADDER ACCORDING TO OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS.
 - THE TAPPING VALVE WILL REQUIRE A BLOCKING DEVICE MADE OF SUITABLE MATERIAL OR DEVICE. THIS BLOCKING DEVICE OR MATERIAL WILL BE PLACED UNDER THE VALVE AND REMAIN IN PLACE UNTIL THE TAP MACHINE IS REMOVED AND THE TAP IS COMPLETED.
 - NOTE: IF THE CONTRACTOR HAS NOT FULFILLED HIS RESPONSIBILITIES, AS STATED ABOVE, PRIOR TO THE ARRIVAL OF PASCO COUNTY UTILITIES OPERATIONS AND MAINTENANCE TAPPING CREW, THERE WILL BE AN ADDITIONAL CHARGE OF \$92.00.

PASCO COUNTY UTILITY NOTES:

- ALL UTILITY SYSTEM-DESIGN MATERIALS AND WORKMANSHIP SHALL COMPLY WITH STANDARDS FOR DESIGN AND CONSTRUCTION OF WATER, WASTEWATER, AND RECLAIMED WATER FACILITIES SPECIFICATIONS, LATEST EDITION.
- THE UTILITIES SERVICES BRANCH SHALL NOT OWN OR MAINTAIN ON-SITE WATERLINES, SEWER LINES, OR FACILITIES, UNLESS OTHERWISE APPROVED BY THE UTILITIES SERVICE BRANCH.

FIRE PROTECTION NOTES:

- ALL PROJECTS MUST COMPLY WITH PASCO COUNTY FIRE HYDRANT ORDINANCE NO. 46-51.
- FIRE HYDRANTS MUST BE IN INSTALLED AND IN SERVICE PRIOR TO THE ACCUMULATION OF COMBUSTIBLES.
- 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.
- 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.
- GATED ENTRIES REQUIRE A SIREN OPERATING SYSTEM OR A 3M OPTICOM SYSTEM FOR EMERGENCY ACCESS.
- FIRE HYDRANTS SHALL BE FLOW-TESTED AND COLOR-CODED BASED ON FLOW RESULTS.

WATER SERVICE NOTES:

- IN CONSIDERATION OF PASCO COUNTY'S AGREEMENT TO PROVIDE POTABLE WATER AND/OR RECLAIMED WATER TO THE SUBJECT PROPERTY, DEVELOPER/OWNER, AND ITS SUCCESSORS AND ASSIGNS, AGREE TO THE FOLLOWING:
 - IN THE EVENT OF PRODUCTION FAILURE OR SHORTFALL BY TAMPA BAY WATER, AS SET FORTH IN SECTION 3.19 OF THE INTERLOCAL AGREEMENT CREATING TAMPA BAY WATER, DEVELOPER/OWNER SHALL TRANSFER TO PASCO COUNTY ANY AND ALL WATER USE PERMITS OR WATER USE RIGHTS THE DEVELOPER/OWNER MAY HAVE TO USE OR CONSUME SURFACE OR GROUND WATER WITHIN PASCO COUNTY.
 - PRIOR TO THE DEVELOPER/OWNER SELLING WATER OR WATER USE PERMITS OR WATER USE RIGHTS, DEVELOPER/OWNER SHALL NOTIFY PASCO COUNTY, AND PASCO COUNTY SHALL HAVE A RIGHT OF FIRST REFUSAL TO PURCHASE SUCH WATER OR WATER USE PERMITS OR WATER USE RIGHTS.
- CONNECTIONS INTO AN AN EXISTING COUNTY-OWNED SYSTEM SHALL BE VIA WET TAP. WET TAPS SHALL BE PERFORMED EXCLUSIVELY BY THE 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 TWO INCHES SHALL BE PROVIDED AND INSTALLED BY THE PROJECT CONTRACTOR.

WATER DISTRIBUTION NOTES:

- CONTRACTOR SHALL FOLLOW GUIDELINES AND PROCEDURES OUTLINED BY UTILITY PROVIDER, AND HAVE UTILITY PROVIDER'S MANUAL ON-SITE AT ALL TIMES. THIS POLICY MANUAL SHALL BE CONSIDERED PART OF THE CONSTRUCTION DOCUMENTS AS IT PERTAINS TO APPROVED MATERIALS, INSTALLATION METHODS, INSPECTION NOTIFICATION AND AS-BUILT/PROJECT CLOSEOUT REQUIREMENTS.
- ALL HIGH DENSITY POLYETHYLENE PIPE AND FITTINGS SHALL MEET THE REQUIREMENTS OF AASHTO M - 294 LATEST REVISIONS. ALL PIPING TO BE NON-PERFORATED TUBING.

C.O. REQUIREMENT NOTES:

PRIOR TO THE ISSUANCE OF THE C.O., THE FOLLOWING MUST BE SUBMITTED TO UTILITIES SERVICE BRANCH: TWO (2) SIGNED AND SEALED RECORD DRAWINGS AND TWO (2) PDF, AUTOCAD R13 ELECTRONIC, 2000 VERSION DISC IN COLOR FOR THE ENTIRE SYSTEM.

UTILITY CONTACTS:

BRIGHT HOUSE NETWORKS - EAST PASCO
 30432 S.R. 54
 WESLEY CHAPEL, FL 33543
 813-862-0522

TAMPA ELECTRIC COMPANY
 P.O. BOX 111
 TAMPA, FL 33601
 813-275-3037

VERIZON FLORIDA INC
 1909 US HWY 301 N
 TAMPA, FL 33619
 813-627-6343

PASCO COUNTY UTILITIES
 7530 LITTLE ROAD, ROOM 205
 NEW PORT RICHEY, FL 34654
 727-847-8145

TAMPA BAY WATER
 2535 LANDMARK DRIVE, STE 211
 CLEARWATER, FL 33761
 813-996-2835

WITHLACOCOCHEE RIVER
 ELECTRIC COOPERATIVE
 P.O. BOX 278
 DADE CITY, FL 33526
 352-588-5115

TECO PEOPLES GAS - TAMPA
 1400 CHANNELSIDE DRIVE
 TAMPA, FL 33605
 813-275-3743

IRRIGATION DEMAND (PARCEL 2):

| ZONE # | ZONE TYPE | RUN TIME CYCLE | GPM | Cycles per week | RUN TIME PER WEEK | GPM PER WEEK |
|-----------------|-----------|----------------|-----|-----------------|-------------------|--------------|
| 1 | Spray | 20 | 25 | 2 | 40 | 1000 |
| 2 | Drip | 40 | 22 | 2 | 80 | 1760 |
| 3 | Bubbler | 30 | 30 | 2 | 60 | 1800 |
| 4 | Spray | 20 | 24 | 2 | 40 | 960 |
| 5 | Drip | 40 | 25 | 2 | 80 | 2000 |
| 6 | Bubbler | 30 | 29 | 2 | 60 | 1740 |
| 7 | Drip | 40 | 40 | 2 | 80 | 3200 |
| 8 | Drip | 40 | 26 | 2 | 80 | 2080 |
| 9 | Spray | 20 | 25 | 2 | 40 | 1000 |
| 10 | Bubbler | 30 | 26 | 2 | 60 | 1560 |
| 11 | Spray | 20 | 24 | 2 | 40 | 960 |
| 12 | Drip | 40 | 28 | 2 | 80 | 2240 |
| 13 | Spray | 20 | 24 | 2 | 40 | 960 |
| 14 | Bubbler | 30 | 27 | 2 | 60 | 1620 |
| 15 | Spray | 20 | 24 | 2 | 40 | 960 |
| 16 | Drip | 40 | 26 | 2 | 80 | 2080 |
| 17 | Bubbler | 30 | 19 | 2 | 60 | 1140 |
| 18 | Spray | 20 | 24 | 2 | 40 | 960 |
| 19 | Drip | 40 | 30 | 2 | 80 | 2400 |
| 20 | Bubbler | 30 | 20 | 2 | 60 | 1200 |
| 21 | Spray | 20 | 26 | 2 | 40 | 1040 |
| 22 | Bubbler | 30 | 28 | 2 | 60 | 1680 |
| 23 | Spray | 20 | 24 | 2 | 40 | 960 |
| 24 | Drip | 40 | 26 | 2 | 80 | 2080 |
| 25 | Bubbler | 30 | 29 | 2 | 60 | 1740 |
| 26 | Spray | 20 | 20 | 2 | 40 | 800 |
| TOTAL | | | | | | 39920 |
| GALLONS PER DAY | | | | | | 5702.86 |

IRRIGATION DEMAND (PARCEL 1, PARKING LOT):

| ZONE # | ZONE TYPE | RUN TIME CYCLE | GPM | Cycles per week | RUN TIME PER WEEK | GPM PER WEEK |
|-----------------|-----------|----------------|-----|-----------------|-------------------|--------------|
| 1 | Spray | 20 | 24 | 2 | 40 | 960 |
| 2 | Bubbler | 30 | 19 | 2 | 60 | 1140 |
| 3 | Drip | 40 | 25 | 2 | 80 | 2000 |
| 4 | Spray | 20 | 24 | 2 | 40 | 960 |
| 5 | Spray | 20 | 25 | 2 | 40 | 1000 |
| 6 | Spray | 20 | 25 | 2 | 40 | 1000 |
| 7 | Drip | 40 | 30 | 2 | 80 | 2400 |
| 8 | Spray | 20 | 24 | 2 | 40 | 960 |
| 9 | Bubbler | 30 | 25 | 2 | 60 | 1500 |
| 10 | Spray | 20 | 23 | 2 | 40 | 920 |
| 11 | Spray | 20 | 21 | 2 | 40 | 840 |
| 12 | Drip | 40 | 28 | 2 | 80 | 2240 |
| TOTAL | | | | | | 15920 |
| GALLONS PER DAY | | | | | | 2274.29 |

THOMAS ENGINEERING GROUP
 CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
 OFFICES: 4950 W. KENNEDY BLVD. TAMPA, FLORIDA 33609
 1000 CORPORATE DR. FT. LAUDERDALE, FLORIDA 33334

| REV | DATE | COMMENT | BY |
|-----|------------|-------------------------------------|-----|
| 1 | 03/13/2014 | REVISED PER PASCO COUNTY COMMENTS | PMP |
| 2 | 04/30/2014 | REVISED PER PASCO COUNTY COMMENTS | PMP |
| 3 | 7/21/2014 | REVISED PER CONNECTION | CTB |
| 4 | 09/04/2014 | REVISED PER ARCH CHANGES | CTB |
| 5 | 09/26/2014 | REV RIM ELEV. CB. 1.5.7.10.412 | HR |
| 6 | 12/05/14 | SPRINTER DOOR ADDITION | HR |
| 7 | 01/27/2015 | REVISED DUMPSTER ENCLOSURE | HR |
| 8 | 01/29/2015 | DETAIL CONC. MOD. FOR HODGEN | EMM |
| 9 | 02/03/2015 | REVISED GRADES AND ADD STM M14 & 15 | HR |
| 10 | 02/04/2015 | REVISED PHASE I AND PHASE II | HR |

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ISSUED FOR CONSTRUCTION

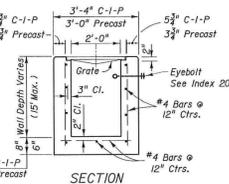
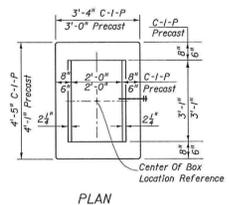
PROJECT No.: FT130082
 DRAWN BY: JDP
 CHECKED BY: GRR
 DATE: 10/10/2013
 SCALE: AS NOTED
 CAD I.D.: FT130082-C-7.2

PROJECT:
MERCEDES BENZ OF WESLEY CHAPEL
 FOR
HODGEN CONSTRUCTION
 17160 ROYAL PALM BLVD STE 4
 WESTON, FL 33326
 (954) 727-0333
 PROJECT LOCATION:
 S.R. 56 & CYPRESS RIDGE BLVD.
 WESLEY CHAPEL, FL 33544
 PASCO COUNTY, FLORIDA

THOMAS ENGINEERING GROUP
 4950 W. KENNEDY BLVD, SUITE 600
 TAMPA, FLORIDA 33609
 Phone: (813) 378-4100
 Fax: (813) 378-4940
 www.ThomasEngineeringGroup.com

EDWARD M. McDONALD, P.E.
 LICENSE No. 71615
 STATE OF FLORIDA
 PROFESSIONAL ENGINEER
 EDWARD M. McDONALD, P.E.
 February 6, 2015
 FLORIDA LICENSE No. 71615
 FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:
UTILITY NOTES
 SHEET NUMBER:
C-7.2
 OF 19
 REVISION 2

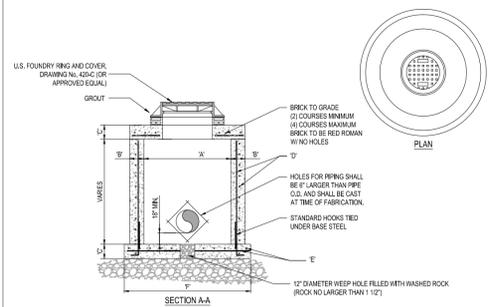


HORIZONTAL WALL REINFORCING SCHEDULES (TABLE 1)

| WALL DEPTH | SCHEDULE | AREA (in. ² /ft.) | MAX. SPACING | WWF |
|------------|----------|------------------------------|--------------|-----|
| 0'-15" | A12 | 0.20 | 12" | 8" |

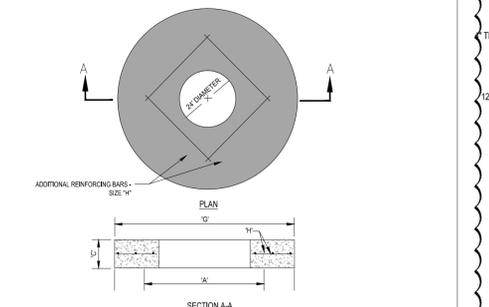
TYPE C
Recommended Maximum Pipe Sizes:
2'-0" Wall - 18" Pipe
3'-1" Wall - 24" Pipe (18" where an 18" pipe enters a 2'-0" wall)

1 STORM SEWER TYPE "C" GRATE INLET DETAIL
(FDOT INDEX No. 333)
SCALE: NONE



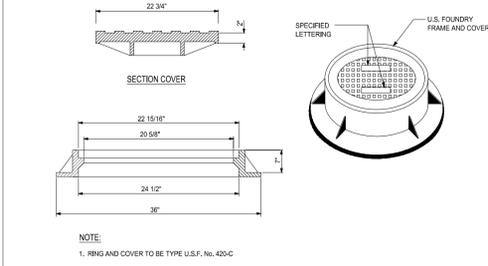
| TYPE | 14" | 18" | 24" | 30" | 36" |
|------|---------|---------|---------|--------------------|--------------------|
| M-4 | 4'-0" Ø | 5'-0" Ø | 6'-0" Ø | # 4 @ 12" C.C.E.W. | # 4 @ 12" C.C.E.W. |
| M-5 | 4'-0" Ø | 5'-0" Ø | 6'-0" Ø | # 5 @ 12" C.C.E.W. | # 5 @ 12" C.C.E.W. |
| M-6 | 4'-0" Ø | 5'-0" Ø | 6'-0" Ø | # 5 @ 12" C.C.E.W. | # 5 @ 12" C.C.E.W. |
| M-7 | 4'-0" Ø | 5'-0" Ø | 6'-0" Ø | # 5 @ 12" C.C.E.W. | # 5 @ 12" C.C.E.W. |
| M-8 | 4'-0" Ø | 5'-0" Ø | 6'-0" Ø | # 5 @ 12" C.C.E.W. | # 5 @ 12" C.C.E.W. |

2 PRECAST CIRCULAR DRAINAGE MANHOLE
SCALE: NONE

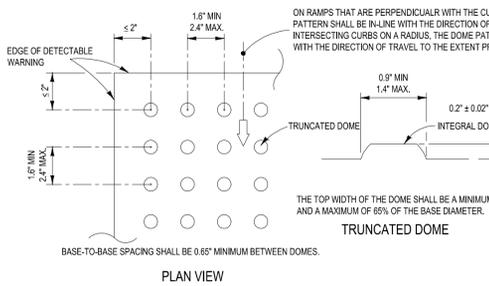


| TYPE | 14" | 18" | 24" | 30" | 36" |
|------|---------|---------|---------|--------------------|--------------------|
| M-4 | 4'-0" Ø | 5'-0" Ø | 6'-0" Ø | # 4 @ 12" C.C.E.W. | # 4 @ 12" C.C.E.W. |
| M-5 | 4'-0" Ø | 5'-0" Ø | 6'-0" Ø | # 5 @ 12" C.C.E.W. | # 5 @ 12" C.C.E.W. |
| M-6 | 4'-0" Ø | 5'-0" Ø | 6'-0" Ø | # 5 @ 12" C.C.E.W. | # 5 @ 12" C.C.E.W. |
| M-7 | 4'-0" Ø | 5'-0" Ø | 6'-0" Ø | # 5 @ 12" C.C.E.W. | # 5 @ 12" C.C.E.W. |
| M-8 | 4'-0" Ø | 5'-0" Ø | 6'-0" Ø | # 5 @ 12" C.C.E.W. | # 5 @ 12" C.C.E.W. |

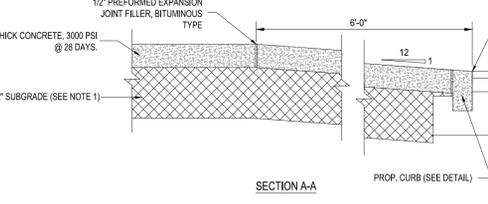
3 PRECAST CONCRETE-TOP SLAB FOR DRAINAGE MANHOLES
SCALE: NONE



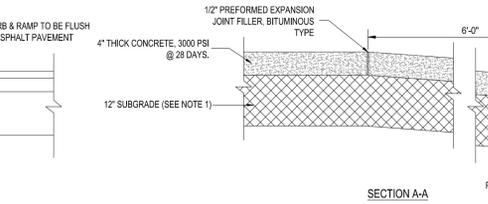
4 MANHOLE FRAME DETAIL
SCALE: NONE



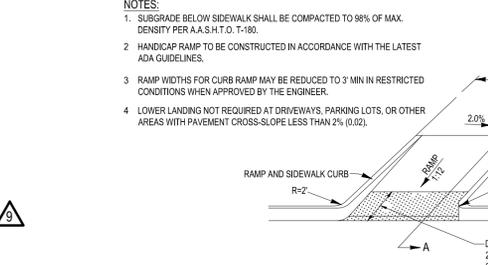
5 CURB RAMP DETAIL
SCALE: NONE



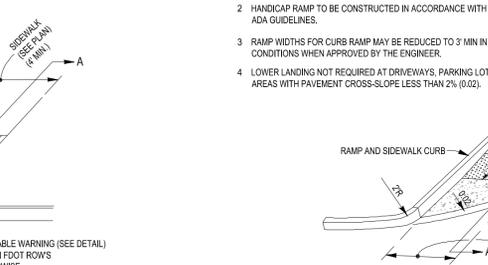
6 CURB RAMP "CR-E" DETAIL
SCALE: NONE



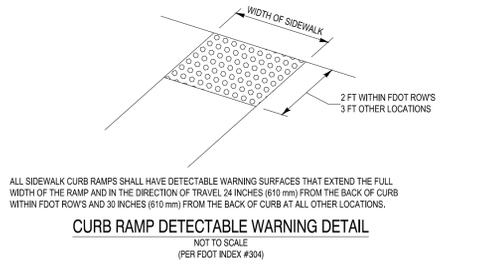
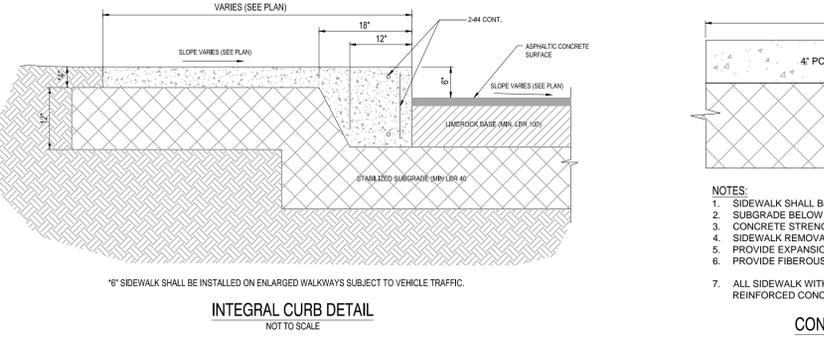
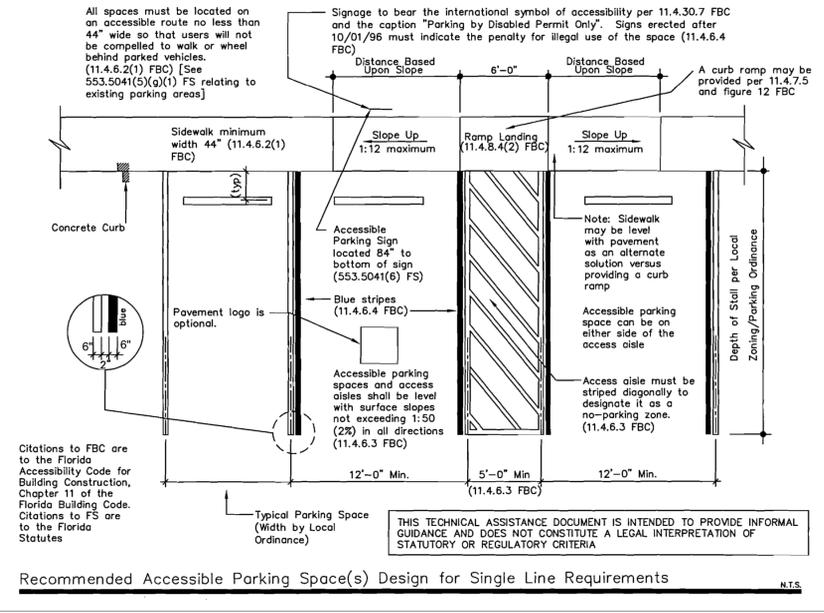
7 CURB RAMP "CR-G" DETAIL
SCALE: NONE



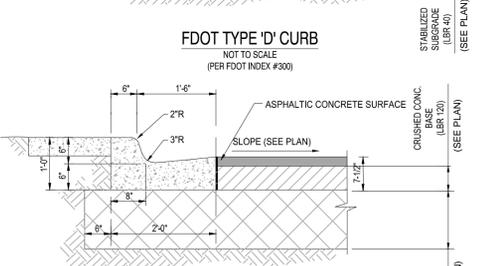
8 ASPHALT PAVEMENT DETAIL
SCALE: NONE



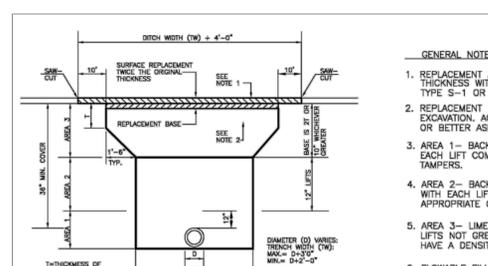
9 CONCRETE PAVEMENT DETAIL
SCALE: NONE



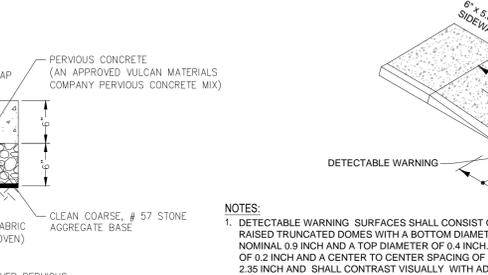
10 FLUSH CURB DETAIL
SCALE: NONE



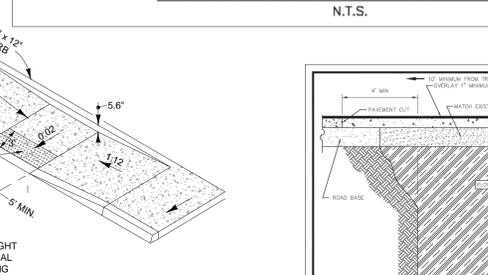
11 TYPE 'F' CURB
SCALE: NONE



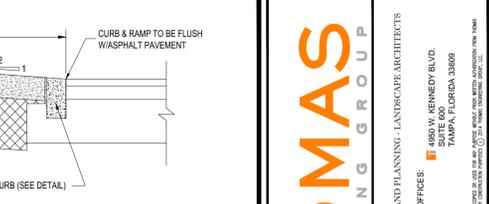
12 ADA SIDEWALK RAMP DETAIL
SCALE: NONE



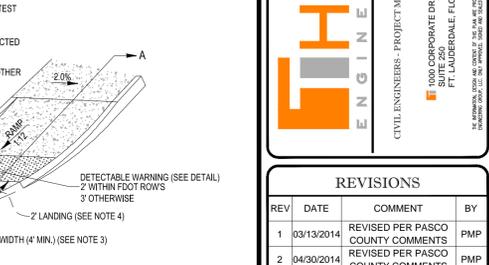
13 CONCRETE SIDEWALK DETAIL
SCALE: NONE



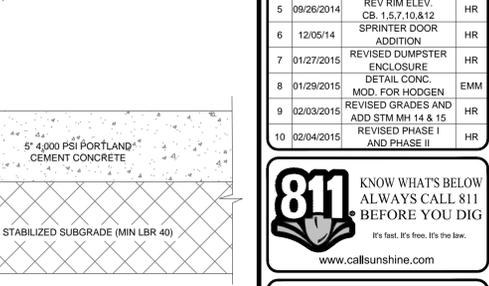
14 TYPE 'C' CURB
SCALE: NONE



15 ASPHALT PAVEMENT DETAIL
SCALE: NONE



16 CONCRETE PAVEMENT DETAIL
SCALE: NONE



17 CONCRETE PAVEMENT DETAIL
SCALE: NONE

THOMAS ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
OFFICES:
4950 W. KENNEDY BLVD.
TAMPA, FLORIDA 33609
1000 CORPORATE DR.
FT. LAUDERDALE, FLORIDA 33304

REVISIONS

| REV | DATE | COMMENT | BY |
|-----|------------|---|-----|
| 1 | 03/13/2014 | REVISED PER PASCO COUNTY COMMENTS | PMP |
| 2 | 04/30/2014 | REVISED PER PASCO COUNTY COMMENTS | PMP |
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| 4 | 09/04/2014 | REVISED PER ARCH CHANGES | CTB |
| 5 | 09/26/2014 | REV RIM ELEV. CB. 1.5, 7.10, 8.12 | HR |
| 6 | 12/05/14 | SPRINTER DOOR ADDITION | HR |
| 7 | 01/27/2015 | REVISED DUMPSTER ENCLOSURE | HR |
| 8 | 01/29/2015 | DETAIL CONC. MOD. FOR HODGEN | EMM |
| 9 | 02/03/2015 | REVISED GRADES AND ADD STM MIN 1.4 & 15 | HR |
| 10 | 02/04/2015 | REVISED PHASE I AND PHASE II | HR |

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ISSUED FOR CONSTRUCTION

PROJECT No.: FT130082
DRAWN BY: JDP
CHECKED BY: GRR
DATE: 10/10/2013
SCALE: AS NOTED
CAD I.D.: FT130082-C-8-D

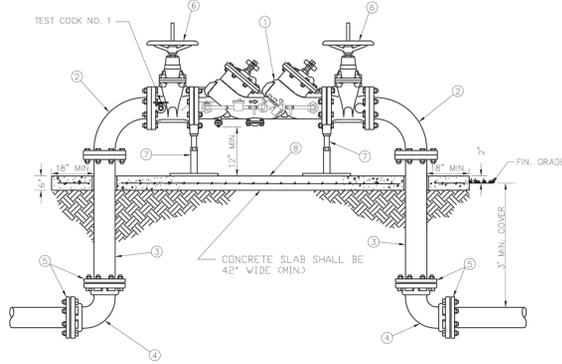
MERCEDES BENZ OF WESLEY CHAPEL
FOR

HODGEN CONSTRUCTION
17160 ROYAL PALM BLVD STE 4
WESTON, FL 33326
(954) 727-0333
PROJECT LOCATION:
S.R. 56 & CYPRESS RIDGE BLVD.
WESLEY CHAPEL, FL 33544
PASCO COUNTY, FLORIDA

THOMAS ENGINEERING GROUP
4950 W. KENNEDY BLVD, SUITE 600
TAMPA, FLORIDA 33609
Phone: (813) 379-4100
Fax: (813) 379-4040
www.ThomasEngineeringGroup.com

EDWARD M. McDONALD, P.E.
February 6, 2015
FLORIDA LICENSE No. 71615
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

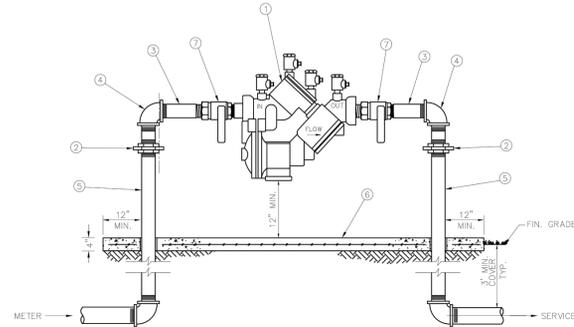
SHEET TITLE:
DETAIL SHEET
SHEET NUMBER:
C-8
OF 19
REVISION 2



| ITEM | QUANT. | DESCRIPTION |
|------|--------|---|
| 1 | 1 | 3", 4", 6", 8" DOUBLE CHECK VALVE/BFP ASSEMBLY WITH DETECTOR ASSEMBLY |
| 2 | 2 | 3", 4", 6", 8" BEND, 90° FLANGE X FLANGE |
| 3 | 2 | 3", 4", 6", 8" SPOOL PIECE FLG. X PE. D.I.P. |
| 4 | 2 | 3", 4", 6", 8" BEND, 90° M.J. X M.J. |
| 5 | 4 | 3", 4", 6", 8" GLAND, RETAINER M.J. (MEGALUG) |
| 6 | 2 | 3", 4", 6", 8" VALVE, GATE FLG. X FLG. RESILIENT WEDGE O.S. & Y. |
| 7 | 2 | SUPPORT (AS NEEDED) |
| 8 | 1 | CONCRETE SLAB (6" THICK X 42" WIDE MIN.) |

- NOTE:
- NO TE RODS OR EYE BOLT RETAINERS PERMITTED ABOVE GROUND.
 - B.F.P. ASSEMBLY TO BE INSTALLED LEVEL & PLUMB.
 - MINIMUM CLEARANCE OF 36" TO BE MAINTAINED AROUND ENTIRE DEVICE FOR TESTING.
 - ENTIRE ASSEMBLY TO BE PAINTED SAFETY BLUE.
 - DETECTOR BY-PASS ASSEMBLY TO BE FACTORY INSTALLED AND CERTIFIED.
 - ALL MECHANICAL JOINTS SHALL BE RESTRAINED WITH MEGALUGS OR APPROVED EQUAL.
 - BELL JOINT RESTRAINTERS SHALL BE PROVIDED ON ALL UNDERGROUND PIPING AS SPECIFIED IN JOINT RESTRAINT TABLE DETAIL.
 - ALL ABOVE GROUND PIPING SHALL BE FLANGED DUCTILE IRON PIPE (NO GALVANIZED OR PVC).
 - ITEM 3 SHALL BE FIELD CUT TO PROPER LENGTH TO ACHIEVE DESIGNATED GROUND CLEARANCE.
 - IF SO SPECIFIED, ENTIRE ASSEMBLY TO BE ENCLOSED IN 6' CHAIN LINK FENCE.
 - BFP DEVICE MUST BE LISTED WITH THE UNIVERSITY OF SOUTHERN CALIFORNIA FOUNDATION FOR CROSS CONNECTION CONTROL AND HYDRAULIC RESEARCH.

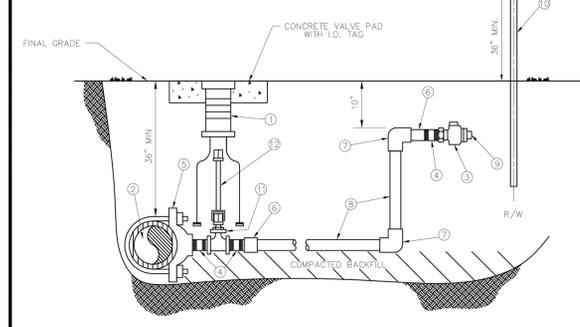
| | | | |
|---------|----------|---|--|
| CREATED | 02/24/03 | DOUBLE DETECTOR CHECK VALVE ASSEMBLY/BACKFLOW PREVENTER (SINGLE SERVICE: 3", 4", 6", 8", 10") | PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN PCU APPROVAL. |
| REVISED | | | |
| | | PASCO COUNTY UTILITIES | DETAIL 10 |



| ITEM | QUANT. | DESCRIPTION |
|------|--------|--|
| 1 | 1 | BACKFLOW PREVENTER ASSEMBLY, REDUCED PRESSURE ZONE |
| 2 | 2 | UNIONS - GALV. |
| 3 | 2 | NIPPLES - BRASS |
| 4 | 2 | ELBOWS - GALV. 90° |
| 5 | 2 | RISER - GALV. |
| 6 | 4 | CONCRETE SLAB |
| 7 | 2 | BALL VALVES - BRASS OR S.S. (PROVIDED WITH BFP ASSY) |

- NOTE:
- FIELD ADJUST AND CUT ITEM 5 TO THE PROPER LENGTH.
 - MINIMUM CLEARANCE OF 24" TO BE MAINTAINED AROUND DEVICE FOR TESTING.
 - ENTIRE ASSEMBLY TO BE PAINTED SAFETY BLUE.
 - CONCRETE SLAB TO EXTEND 12" MIN. AROUND ENTIRE DEVICE.
 - DEVICE MUST BE LISTED WITH THE UNIVERSITY OF SOUTHERN CALIFORNIA FOUNDATION FOR CROSS CONNECTION CONTROL AND HYDRAULIC RESEARCH.

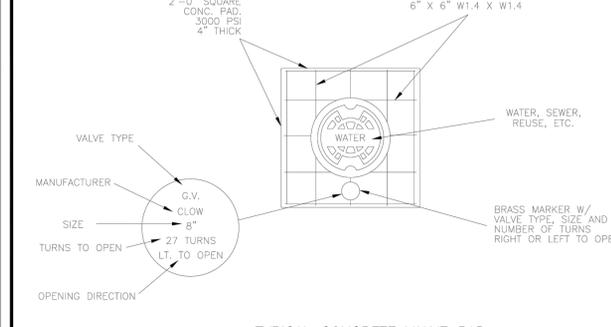
| | | | |
|---------|----------|--|--|
| CREATED | 02/24/03 | REDUCED PRESSURE BACKFLOW PREVENTER (SINGLE SERVICE: 3/4", 1", 1-1/2", 2") | PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN PCU APPROVAL. |
| REVISED | | | |
| | | PASCO COUNTY UTILITIES | DETAIL 12 |



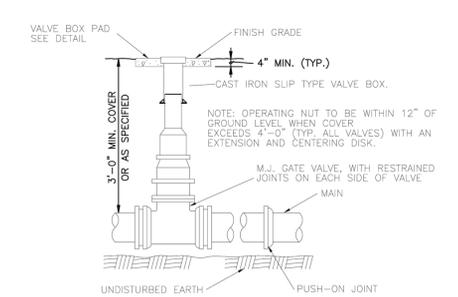
| ITEM | QUANT. | DESCRIPTION |
|------|--------|--|
| 1 | 1 | BOX VALVE CAST IRON SLIP TYPE |
| 2 | 1 | 4" & LARGER PIPE, PVC (DR-18) OR D.I.P. (CLASS 50) |
| 3 | 2 | 1 1/2", 2" CURB STOP BALL VALVE W/ LOCK WINGS (FIP X FIP OR FIP X CTS) |
| 4 | 3 | 1 1/2", 2" NIPPLE, BRASS OR STAINLESS STEEL |
| 5 | 1 | 1 1/2", 2" SADDLE, SERVICE (UP THREADED) |
| 6 | 2 | 1 1/2", 2" ADAPTER (PVC SCH 40 / SLIP X FPT OR BRASS MP X CTS) |
| 7 | 2 | 1 1/2", 2" 90° ELBOW (SLIP X SLIP) SCH 40 (NOT REQUIRED FOR HDPE) |
| 8 | 1 | 1 1/2", 2" PIPE, PVC (SCH 40) OR HDPE (3408) - LENGTH VARIES |
| 9 | 1 | 1 1/2", 2" PLUG, THREADED (W/ TEFLOON TAPE) |
| 10 | 1 | 2" X 4" P.T. MARKER STAKE |
| 11 | 1 | 2" GATE VALVE, IRON BODY W/ SQUARE NUT |
| 12 | 1 | VALVE EXTENSION ROD, AS REQUIRED (3' MAX. BELOW GRADE) |

- NOTE:
- A VALVE BOX SHALL BE REQUIRED ON ALL GATE VALVES.
 - SERVICE SADDLES SHALL BE INSTALLED ON ALL TAPS TO P.V.C. (DR-18) WATER MAINS.
 - 2" GATE VALVE TO BE RESILIENT WEDGE IRON BODY TYPE WITH 2" OPERATING UNIT.
 - SADDLES 4" AND LARGER TO BE DUCTILE IRON DUAL STRAP TYPE.
 - 1 1/2" BRASS REDUCER BUSHING REQUIRED WITH ITEM NO. 11 FOR 1 1/2" SERVICE.
 - MARKER STAKES PAINTED SAFETY BLUE FOR WATER, PURPLE FOR REUSE.
 - 4" DIAMETER CASING REQUIRED FOR ROAD CROSSINGS.

| | | | |
|---------|----------|--|--|
| CREATED | 02/24/03 | WATER AND REUSE LATERAL SERVICE 1 1/2" OR 2" SERVICE LATERAL PVC (SCHEDULE 40) | PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN PCU APPROVAL. |
| REVISED | | | |
| | | PASCO COUNTY UTILITIES | DETAIL 21 |



TYPICAL CONCRETE VALVE PAD



VALVE BOX DETAIL SLIP TYPE PASCO COUNTY UTILITIES

| | | | |
|---------|----------|----------------------------|--|
| CREATED | 02/24/03 | VALVE BOX DETAIL SLIP TYPE | PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN PCU APPROVAL. |
| REVISED | | | |
| | | PASCO COUNTY UTILITIES | DETAIL 30 |

PIPE RESTRAINT LENGTHS IN FEET COMMON FITTINGS

| | | WATER MAINS - TEST PRESSURE 150 PSI | | | | |
|-----------|-----|-------------------------------------|---------|-----|------|----------|
| | | FITTING TYPE | | | | |
| | | 11-1/4" | 22-1/2" | 45° | 90° | DEAD END |
| PIPE SIZE | 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' | |

| | | FORCE MAINS - TEST PRESSURE 100 PSI | | | | |
|-----------|-----|-------------------------------------|---------|-----|------|----------|
| | | FITTING TYPE | | | | |
| | | 11-1/4" | 22-1/2" | 45° | 90° | DEAD END |
| PIPE SIZE | 4" | 1' | 3' | 6' | 13' | 30' |
| | 6" | 2' | 4' | 8' | 19' | 42' |
| | 8" | 2' | 5' | 10' | 24' | 55' |
| | 10" | 3' | 6' | 12' | 29' | 66' |
| | 12" | 3' | 7' | 14' | 34' | 77' |
| | 16" | 4' | 8' | 18' | 42' | 99' |
| 20" | 5' | 10' | 21' | 50' | 119' | |
| 24" | 6' | 11' | 24' | 58' | 139' | |

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

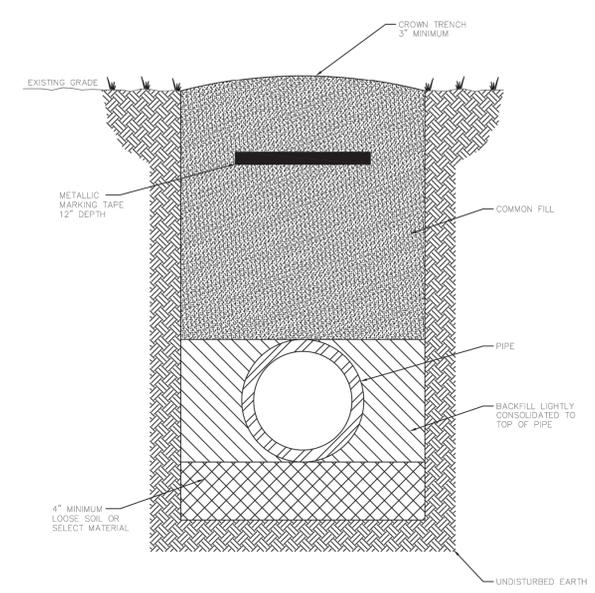
| | | | |
|---------|----------|--|--|
| CREATED | 02/24/03 | RESTRAINED JOINT TABLE COMMON FITTINGS | PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN PCU APPROVAL. |
| REVISED | | | |
| | | PASCO COUNTY UTILITIES | DETAIL 31 |

PIPE RESTRAINT LENGTHS IN FEET TEES (BRANCH SIDE)

| | | WATER MAINS - TEST PRESSURE 150 PSI | | | | | | | | | |
|----------|-----|-------------------------------------|-----|-----|-----|-----|-----|-----|------|------|---|
| | | BRANCH SIZE | | | | | | | | | |
| | | 3" | 4" | 6" | 8" | 10" | 12" | 16" | 20" | 24" | |
| RUN SIZE | 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' | — | |

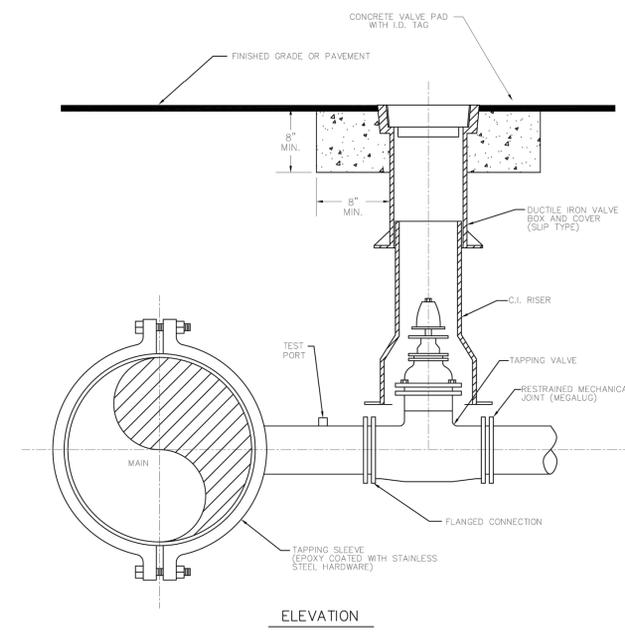
RESTRAINT LENGTHS ARE MEASURED FROM THE CENTER LINE OF THE TEE ALONG THE BRANCH FOR THE DISTANCE INDICATED. A MINIMUM OF 5 FEET OF RESTRAINED PIPE MUST BE INSTALLED ON BOTH RUNS OF THE TEE. MEGALUG TYPE RESTRAINTERS ARE REQUIRED ON ALL JOINTS.

| | | | |
|---------|----------|---|--|
| CREATED | 02/24/03 | RESTRAINED JOINT TABLE TEES (BRANCH SIDE) | PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN PCU APPROVAL. |
| REVISED | | | |
| | | PASCO COUNTY UTILITIES | DETAIL 32 |



- NOTE:
- LOOSE SOIL OR SELECT MATERIAL IS NATIVE SOIL EXCAVATED FROM THE TRENCH FREE OF ROCKS AND FOREIGN MATERIAL.
 - COMMON FILL TO BE PLACED AND COMPACTED IN 12" LAYERS.
 - ROLLING EQUIPMENT SHALL NOT BE USED FOR COMPACTION UNTIL A MINIMUM OF 18" OF COMMON FILL HAS BEEN PLACED AND COMPACTED OVER THE PIPE. THREE FEET OF FILL SHALL BE PLACED BEFORE A HYDRAHAMMER MAY BE USED FOR COMPACTION.

| | | | |
|---------|----------|---|--|
| CREATED | 02/24/03 | PIPE LAYING CONDITIONS STANDARD UNPAVED AREAS | PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN PCU APPROVAL. |
| REVISED | | | |
| | | PASCO COUNTY UTILITIES | DETAIL 35 |



- NOTE:
- SADDLE CONNECTION WILL BE TESTED TO 150 PSI PRIOR TO TAPPING MAIN.
 - MECHANICAL JOINTS/UNDERGROUND PIPING SHALL BE RESTRAINED AS SPECIFIED BY COUNTY/ENGINEER.
 - VALVE EXTENSION ROD SHALL BE UTILIZED, AS NECESSARY, SO THAT VALVE OPERATING NUT IS A MAXIMUM OF 3' BELOW GRADE.

| | | | |
|---------|----------|---|--|
| CREATED | 02/24/03 | WATER, REUSE, AND FORCE MAIN TAPPING DETAIL W/ VALVE LOCATION | PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN PCU APPROVAL. |
| REVISED | | | |
| | | PASCO COUNTY UTILITIES | DETAIL 37 |

THOMAS
ENGINEERING GROUP

CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS

OFFICES

- 1000 CORPORATE DR. FT. LAUDERDALE, FLORIDA 33304
- 4950 W. KENNEDY BLVD. TAMPA, FLORIDA 33609

| REV | DATE | COMMENT | BY |
|-----|------------|---|-----|
| 1 | 03/13/2014 | REVISED PER PASCO COUNTY COMMENTS | PMP |
| 2 | 04/30/2014 | REVISED PER PASCO COUNTY COMMENTS | PMP |
| 3 | 7/21/2014 | REVISED STORM CONNECTION | CTB |
| 4 | 09/04/2014 | REVISED PER ARCH CHANGES | CTB |
| 5 | 09/26/2014 | REV RIM ELEV. CB. 1.5.7.10.812 | HR |
| 6 | 12/05/14 | ADDITION SPRINTER DOOR | HR |
| 7 | 01/27/2015 | REVISED DUMPSTER ENCLOSURE DETAIL CONC. | HR |
| 8 | 01/29/2015 | MOD FOR HODGEN | EMM |
| 9 | 02/03/2015 | REVISED GRADES AND ADD STM MH 14 & 15 | HR |
| 10 | 02/04/2015 | REVISED PHASE I AND PHASE II | HR |

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| | |
|--------------|----------------|
| PROJECT No.: | FT130082 |
| DRAWN BY: | JDP |
| CHECKED BY: | GRR |
| DATE: | 10/10/2013 |
| SCALE: | AS NOTED |
| CAD ID: | FT130082-C-6-D |

MERCEDES BENZ OF WESLEY CHAPEL

FOR

HODGEN CONSTRUCTION
17160 ROYAL PALM BLVD STE 4
WESTON, FL 33326
(954) 727-0333

PROJECT LOCATION:
S.R. 56 & CYPRESS RIDGE BLVD.
WESLEY CHAPEL, FL 33544
PASCO COUNTY, FLORIDA

THOMAS
ENGINEERING GROUP

4950 W. KENNEDY BLVD, SUITE 600
TAMPA, FLORIDA 33609
Phone: (813) 379-4100
Fax: (813) 379-0400
www.ThomasEngineeringGroup.com

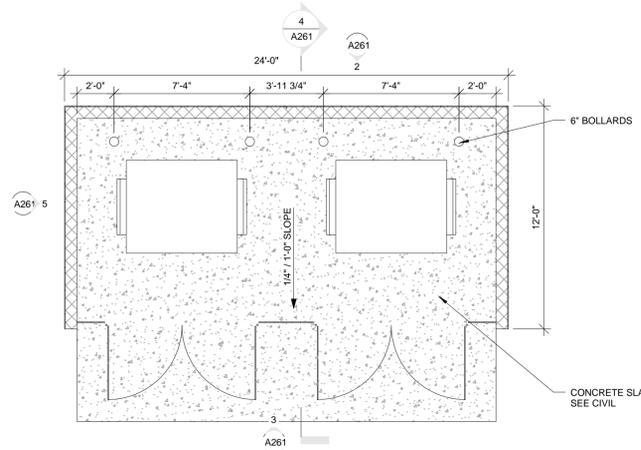
EDWARD M. McDONALD, P.E.
February 6, 2015
FLORIDA LICENSE No. 71615
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:

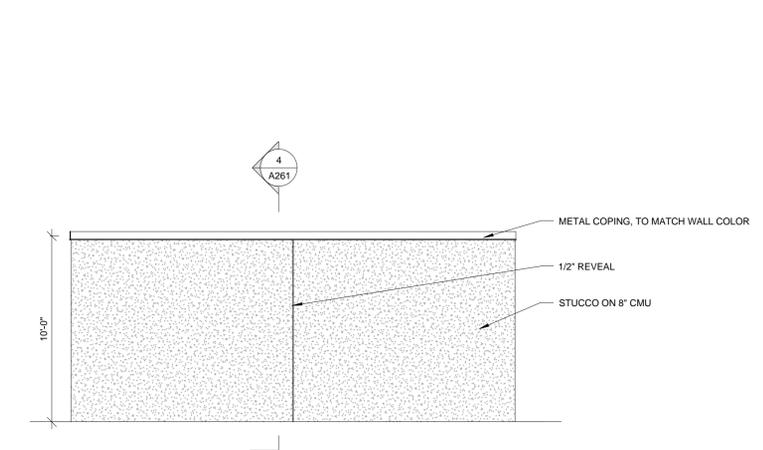
DETAIL SHEET

SHEET NUMBER: **C-9**
OF 19

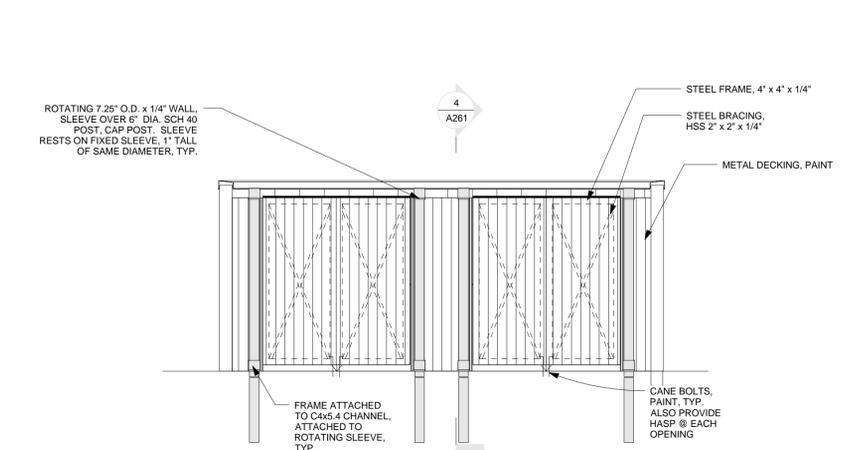
REVISION 2



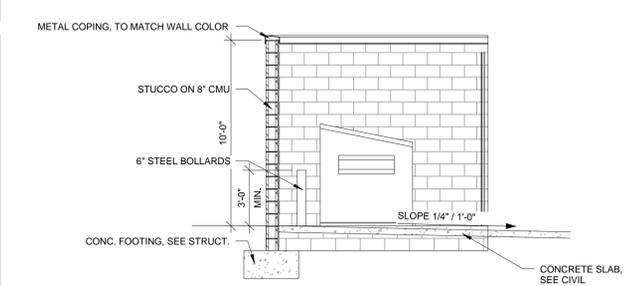
1 DUMPSTER ENCLOSURE - PLAN
NOT TO SCALE
A261



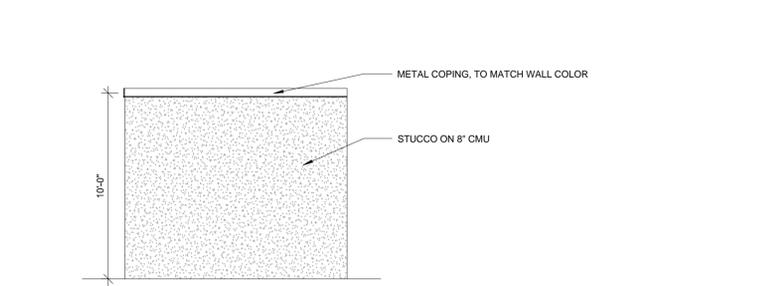
2 DUMPSTER ENCLOSURE - BACK ELEVATION
NOT TO SCALE
A261



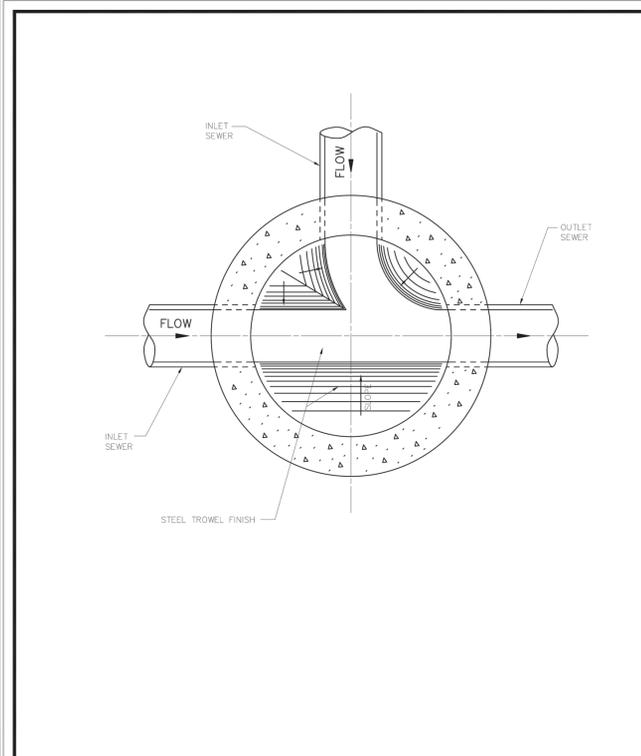
3 DUMPSTER ENCLOSURE - FRONT ELEVATION
NOT TO SCALE
A261



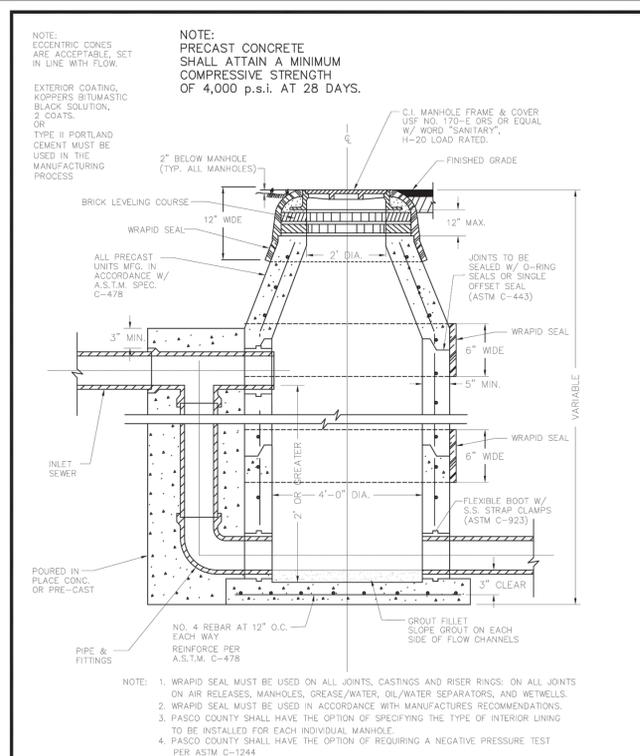
4 DUMPSTER ENCLOSURE - SECTION
NOT TO SCALE
A261



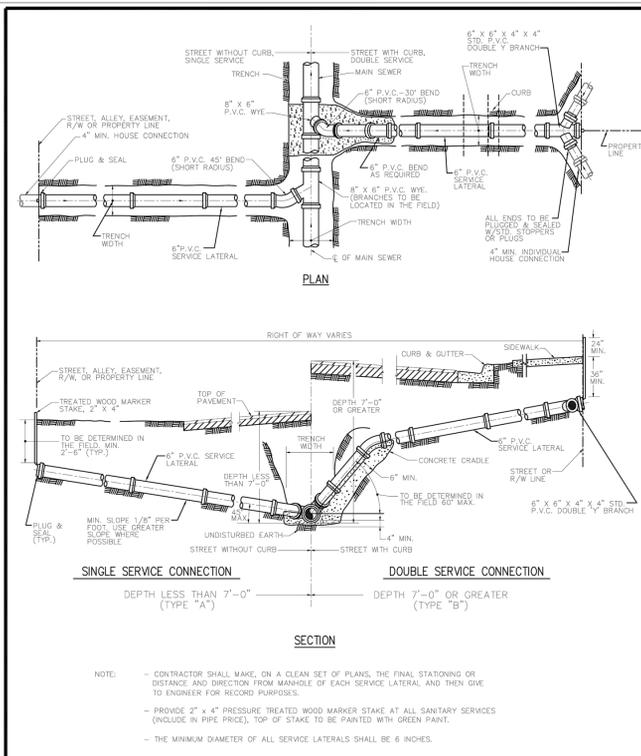
5 DUMPSTER ENCLOSURE - SIDE ELEVATION
NOT TO SCALE
A261



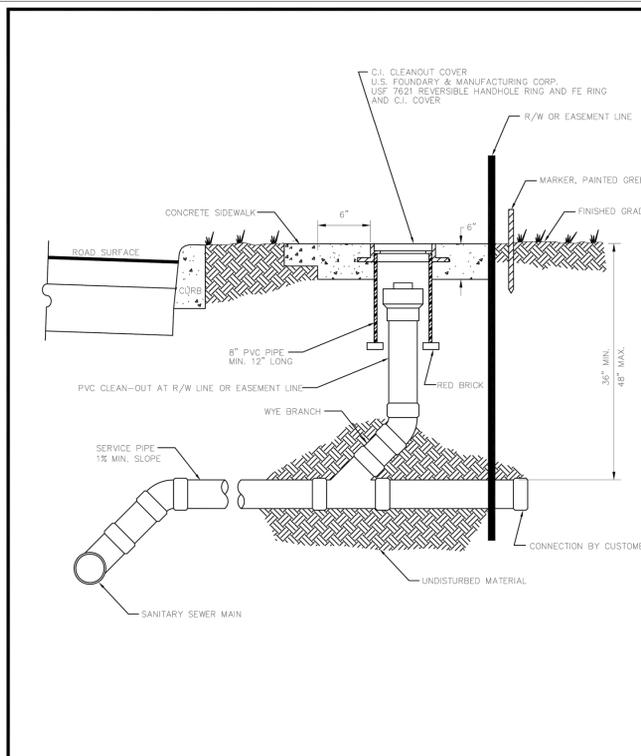
CREATED 02/24/03
REVISED _____
STANDARD MANHOLE (BENCH AND INVERTS)
PASCO COUNTY UTILITIES
PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN PCU APPROVAL.
DETAIL 39



CREATED 02/24/03
REVISED _____
DROP MANHOLE
PASCO COUNTY UTILITIES
PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN PCU APPROVAL.
DETAIL 42



CREATED 02/24/03
REVISED _____
SEWER LATERAL CONNECTION
PASCO COUNTY UTILITIES
PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN PCU APPROVAL.
DETAIL 44



CREATED 02/24/03
REVISED _____
SANITARY SEWER - SINGLE WYE CONNECTION AND TYPICAL CLEAN-OUT
PASCO COUNTY UTILITIES
PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN PCU APPROVAL.
DETAIL 45

THOMAS ENGINEERING GROUP
 CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
 OFFICES
 1000 CORPORATE DR.
 FT. LAUDERDALE, FLORIDA 33304
 4950 W. KENNEDY BLVD.
 TAMPA, FLORIDA 33609

REVISIONS

| REV | DATE | COMMENT | BY |
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| 3 | 7/21/2014 | REVISED STORM CONNECTION | CTB |
| 4 | 09/04/2014 | REVISED PER ARCH CHANGES | CTB |
| 5 | 09/26/2014 | REV RIM ELEV. CB. 1.5.7.10.8.12 | HR |
| 6 | 12/05/14 | SPRINTER DOOR ADDITION | HR |
| 7 | 01/27/2015 | REVISED DUMPSTER ENCLOSURE | HR |
| 8 | 01/29/2015 | DETAIL CONC. MOD. FOR HODGEN | EMM |
| 9 | 02/03/2015 | REVISED GRADES AND ADD STM MM 14 & 15 | HR |
| 10 | 02/04/2015 | REVISED PHASE I AND PHASE II | HR |

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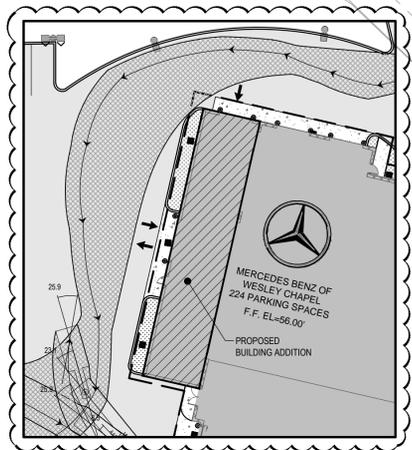
ISSUED FOR CONSTRUCTION
 PROJECT No.: FT130082
 DRAWN BY: JDP
 CHECKED BY: GRR
 DATE: 10/10/2013
 SCALE: AS NOTED
 CAD I.D.: FT130082-C-6-D

PROJECT:
MERCEDES BENZ OF WESLEY CHAPEL
 FOR
HODGEN CONSTRUCTION
 17160 ROYAL PALM BLVD STE 4
 WESTON, FL 33326
 (954) 727-0333
 PROJECT LOCATION:
 S.R. 56 & CYPRESS RIDGE BLVD.
 WESLEY CHAPEL, FL 33544
 PASCO COUNTY, FLORIDA

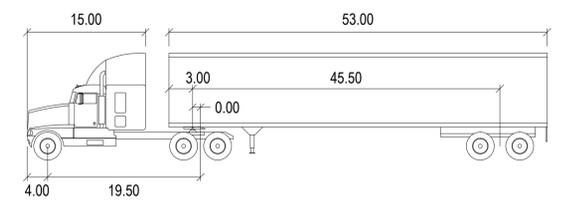
THOMAS ENGINEERING GROUP
 4950 W. KENNEDY BLVD, SUITE 600
 TAMPA, FLORIDA 33609
 Phone: (813) 379-4100
 Fax: (813) 379-4040
 www.ThomasEngineeringGroup.com

EDWARD M. McDONALD, P.E.
 No. 71615
 STATE OF FLORIDA
 PROFESSIONAL ENGINEER
 EDWARD M. McDONALD, P.E.
 February 6, 2015
 FLORIDA LICENSE No. 71615
 FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:
DETAIL SHEET
 SHEET NUMBER:
C-10
 OF 19
 REVISION 2



PHASE II (SITE DETAIL)
 SCALAR: 1"=30'



| | | | |
|---------------|--------|--------------------|--------|
| WB-67 | feet | | |
| Tractor Width | : 8.00 | Lock to Lock Time | : 6.0 |
| Tractor Track | : 8.00 | Steering Angle | : 28.4 |
| Trailer Width | : 8.50 | Articulating Angle | : 75.0 |
| Trailer Track | : 8.50 | | |

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OFFICES

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- 1000 CORPORATE DR. FT. LAUDERDALE, FLORIDA 33334

ILLUSTRATION BY: JDP
 DATE: 10/10/2013
 SCALE: AS NOTED
 CAD ID: FT130082-V-1

REVISIONS

| REV | DATE | COMMENT | BY |
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| 4 | 09/04/2014 | REVISED PER ARCH CHANGES | CTB |
| 5 | 09/26/2014 | REV RIM ELEV. CB. 1.5, 7, 10, & 12 | HR |
| 6 | 12/05/14 | SPRINTER DOOR ADDITION | HR |
| 7 | 01/27/2015 | REVISED DUMPSTER ENCLOSURE | HR |
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| PROJECT No.: | FT130082 |
| DRAWN BY: | JDP |
| CHECKED BY: | GRR |
| DATE: | 10/10/2013 |
| SCALE: | AS NOTED |
| CAD ID: | FT130082-V-1 |

PROJECT:

MERCEDES BENZ OF WESLEY CHAPEL

FOR

HODGEN CONSTRUCTION
 17160 ROYAL PALM BLVD STE 4
 WESTON, FL 33326
 (954) 727-0333

PROJECT LOCATION:
 S.R. 56 & CYPRESS RIDGE BLVD.
 WESLEY CHAPEL, FL 33544
 PASCO COUNTY, FLORIDA

THOMAS
 ENGINEERING GROUP

4950 W. KENNEDY BLVD, SUITE 600
 TAMPA, FLORIDA 33609
 Phone: (813) 379-4100
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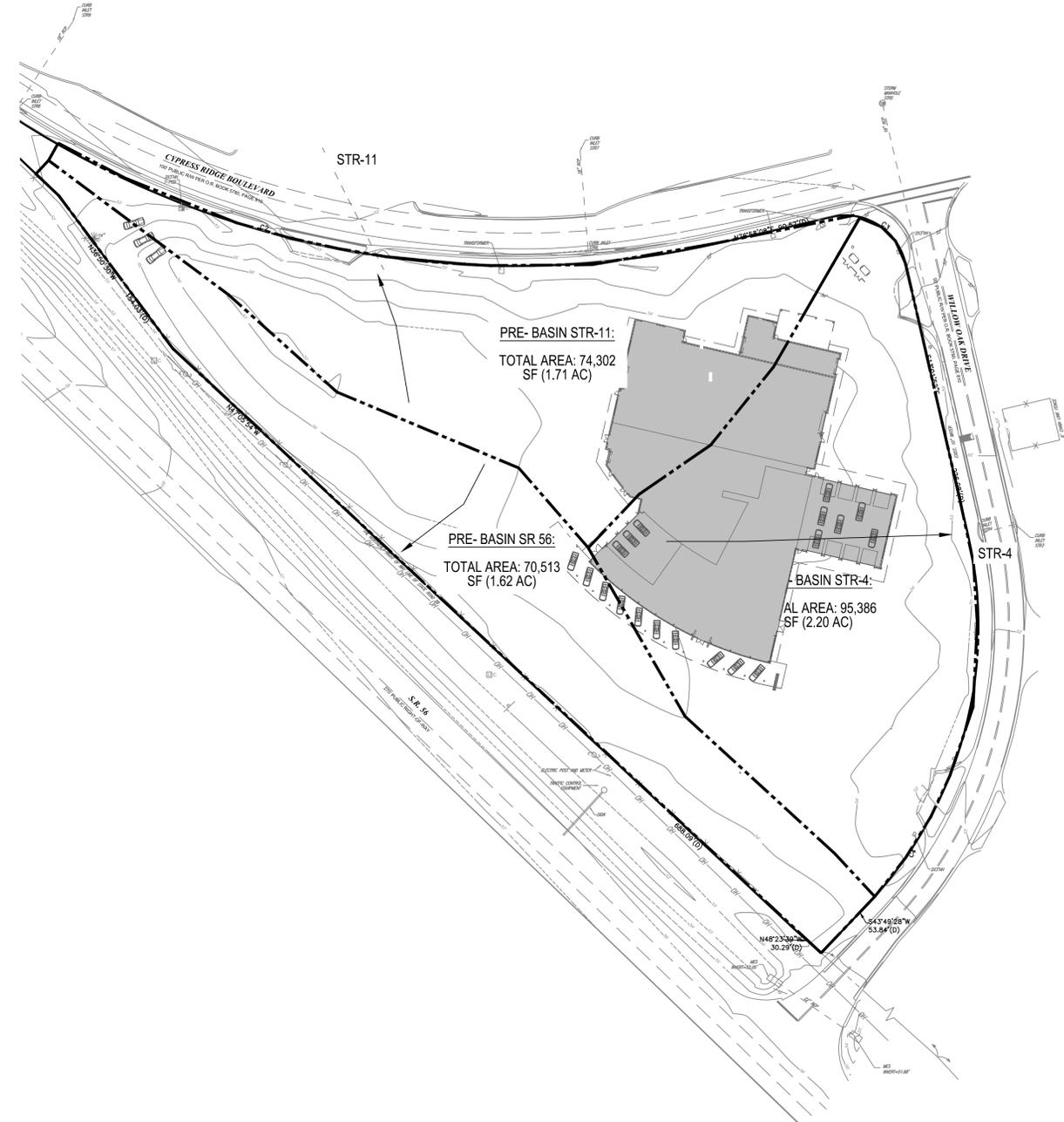
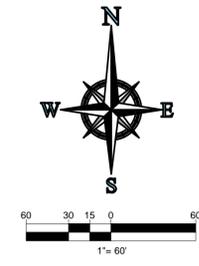
EDWARD M. McDONALD, P.E.
 No. 71615
 STATE OF FLORIDA
 PROFESSIONAL ENGINEER

EDWARD M. McDONALD, P.E.
 February 6, 2015
 FLORIDA LICENSE No. 71615
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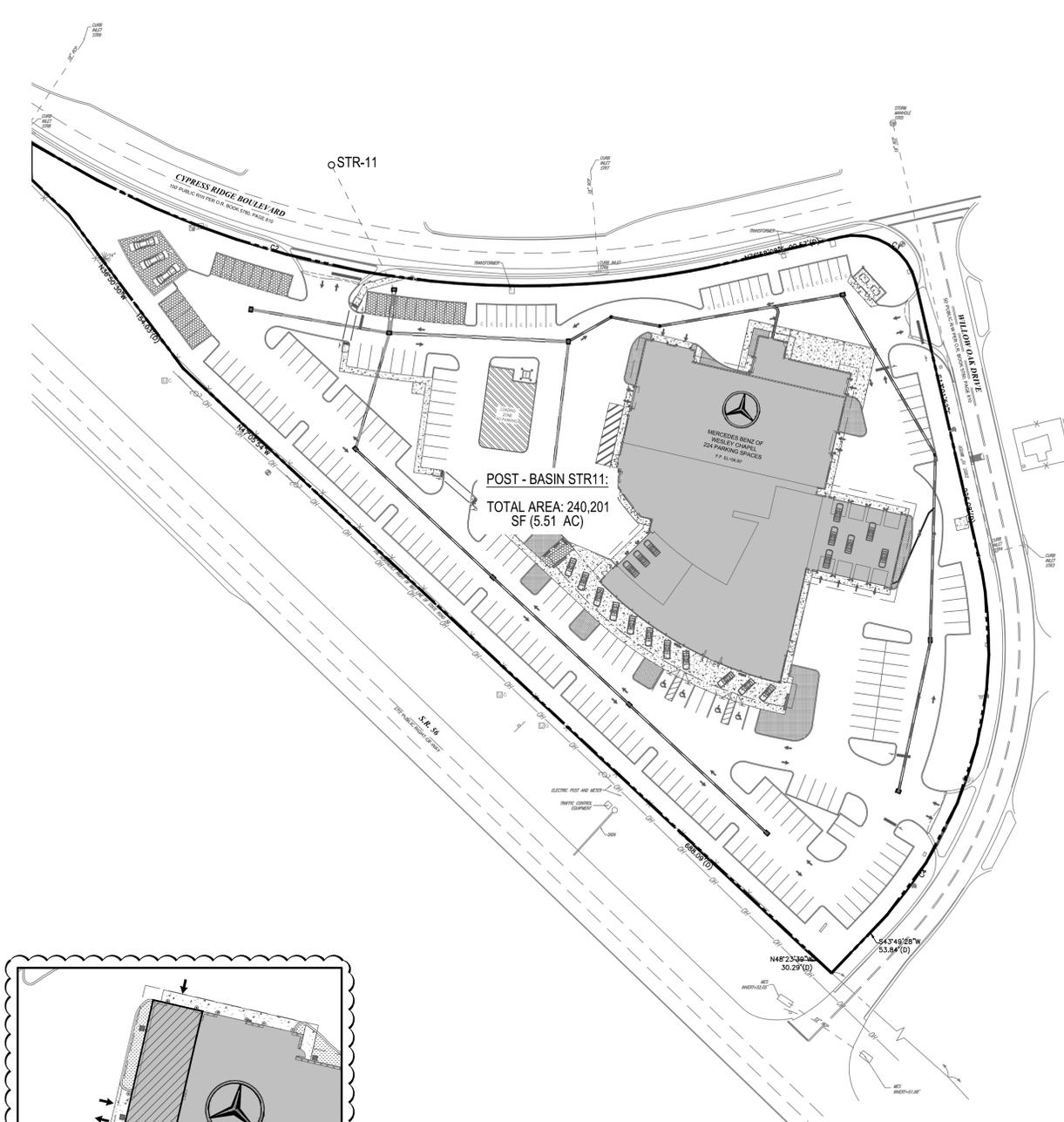
SHEET TITLE:
VEHICULAR MOVEMENT PLAN

SHEET NUMBER:
V-1
 OF 19

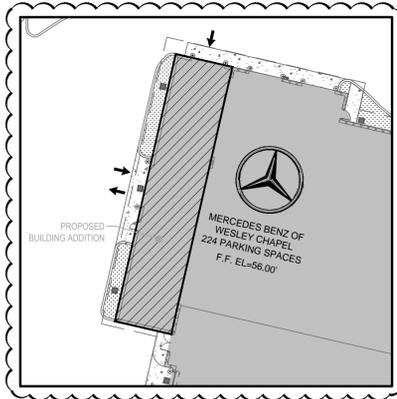
REVISION 2



EXISTING CONDITIONS:



PROPOSED CONDITIONS:



PHASE II (SITE DETAIL) 
SCALR: 1"=30'

THOMAS
ENGINEERING GROUP

CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS

OFFICES:
4950 W. KENNEDY BLVD.
TAMPA, FLORIDA 33609
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FT. LAUDERDALE, FLORIDA 33334

REVISIONS

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PROJECT No.: FT130082
DRAWN BY: JDP
CHECKED BY: GRR
DATE: 10/10/2013
SCALE: AS NOTED
CAD I.D.: FT130082- PRE-POST EXHIBIT

PROJECT:
MERCEDES BENZ OF WESLEY CHAPEL
FOR
HODGEN CONSTRUCTION
17160 ROYAL PALM BLVD STE 4
WESTON, FL 33326
(954) 727-0333
PROJECT LOCATION:
S.R. 56 & CYPRESS RIDGE BLVD.
WESLEY CHAPEL, FL 33544
PASCO COUNTY, FLORIDA

THOMAS
ENGINEERING GROUP

4950 W. KENNEDY BLVD, SUITE 600
TAMPA, FLORIDA 33609
Phone: (813) 379-4100
Fax: (813) 379-4040
www.ThomasEngineeringGroup.com

EDWARD M. McDONALD, P.E.
No. 71615
STATE OF FLORIDA
PROFESSIONAL ENGINEER
EDWARD M. McDONALD, P.E.
February 6, 2015
FLORIDA LICENSE No. 71615
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:
PRE VS. POST
SHEET NUMBER:
DR-EX
OF 19
REVISION 2

February 9, 2015

Ms. Dot Masumian
Pasco County
Planning and Development
8731 Citizens Drive, Suite 230
New Port Richey, FL 34654

Project Name: Mercedes Benz of Wesley Chapel
Application No.: LRG14-011

Dear Dot,

As was requested, at the pre-application meeting, on December 15, 2014 and furthered discussed on February 4, 2015, we have modified the recently revised construction plans reflecting a proposed building addition of 1,980 SF to show the building addition as a future Phase II. This will allow the project to meet the current construction completion and CO date of March 16, 2015. The Phase II work will be constructed after the opening date and will be a separate building permit to complete the building addition. All site work and modifications associated with the building addition will be completed under the Phase I work.

As submitted previously, the following changes have been made to the plans and submitted as part of the Non-Substantial Modification application. The Phase II building addition of 1,980 SF has resulted in the following changes to the site to allow for the future Phase II work to be constructed in the future.

- Building Perimeter green space was added to provide a minimum of 10% of the ground floor building area.
- Modified truck route resulting in loss of parking and the striping of a no parking zone.
- Total parking count has been reduced to 224 spaces.
- Additionally, the display area at the western corner was modified from originally approved configuration and a drive aisle leading to the service bays on the east side of the building was enlarged to 30 feet (from 24 feet).

The building elevations and photometrics submitted with this request reflect the ultimate phase II condition. The Phase I building will be the same as previously approved with the addition of the doors on the north side of the building adjacent to the future phase II building addition.

Should you have any questions or would like to discuss the project at any time during your review, please contact us at (813) 379-4100 or emcdonald@Thomaseg.com.

Sincerely,

THOMAS ENGINEERING GROUP

A handwritten signature in blue ink, appearing to read 'Edward M. McDonald', is written over the company name.

Edward M. McDonald, PE
Principal

cc: File

January 21, 2014

RE ASSIGNMENT AGREEMENT
Bohler Engineering, LLC to Thomas Engineering Group, LLC

To Whom It May Concern,

As of January 1, 2014, Bohler Engineering, LLC changed its name to Thomas Engineering Group, LLC, pursuant to the necessary and required filings with the State of Florida. Bohler Engineering, LLC (hereunder the "Assignor"), pursuant to this Assignment Agreement ("Agreement"), intends to and does assign all of Assignor's rights, duties, responsibilities, and obligations under all Contracts, Agreements, and any Addenda and/or Amendments to those Contracts and/or Agreements (collectively hereunder "Contracts") to Thomas Engineering Group, LLC (hereunder the "Assignee"), formerly known as Bohler Engineering, LLC

Assignee consents to the assignment by Assignor to Assignee of all of Assignor's rights, duties, responsibilities, and obligations under the Contracts. Assignor agrees to assign to Assignee the Scope of Work and Services set forth in the Contracts including, but not limited to, work, labor, services, material, supplies, equipment, machinery, tools, permits, licenses and other facilities of every kind under the Contracts. Assignor agrees to assign to Assignee the Compensation Rights associated with all Contracts. Assignee hereby assumes all duties, responsibilities and obligations of the Assignor, without limitation, arising under or in any way related to all Contracts.

IN WITNESS WHEREOF, the parties hereto, intending to be legally bound hereunder and confirming that adequate and sufficient consideration supports each party's execution of this Agreement, have duly executed this Agreement as of the last date written below

ASSIGNOR: Bohler Engineering, LLC

By: 
Ludwig H. Bohler, President

Date: 1/21/14

ASSIGNEE: Thomas Engineering Group, LLC

By: 
Ryan Thomas, President

Date: 1/24/14

SKINNER BROS. REALTY



August 9, 2013

Real Estate Holdings, Inc.
200 SW 1st Avenue, 14th Floor
Ft. Lauderdale, Florida 33301

Re: Cypress Creek Development of Regional Impact (#244)

To Whom It May Concern:

This letter will confirm that Skinner Bros. Realty Company is the Manager of the Cypress Creek Development of Regional Impact (DRI) #244 ("Manager"). This letter will further confirm that 40,000 square feet of commercial entitlements approved in the Cypress Creek DRI Development Order (DO) and Master Planned Unit Development (MPUD) have been assigned to Parcel ID. No. 26-26-19-0000-00100-0040 ("West Parcel") and that 32,440 square feet of commercial entitlements approved in the DO and MPUD have been assigned to Parcel ID No. 26-26-19-0070-00000-0030 ("East Parcel"). Further, Manager, on behalf of the original owners/applicants of the DRI, has no objection to Real Estate Holdings, Inc., as successor owner of the West Parcel and East Parcel, or its successors or assigns, utilizing up to 72,440 square feet of commercial entitlements approved in the DO and MPUD on the West Parcel, which includes up to 32,440 square feet of commercial entitlements assigned to the East Parcel.

Sincerely,

A handwritten signature in blue ink that reads "Arthur C. Skinner, III".

Arthur C. Skinner, III, Director
Skinner Bros. Realty Company

August 13, 2013

Arthur C. Skinner, III
Skinner Bros. Realty Company
2963 Dupont Avenue, Suite 2
Jacksonville, Florida 32217

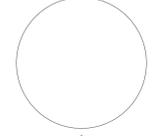
Re: Cypress Creek Development of Regional Impact #244 (DRI)
Parcel ID Nos. 26-26-19-0000-00100-0040 and 26-26-19-0070-00000-0030 ("Subject Property")

Dear Mr. Skinner:

This letter is to confirm that if Real Estate Holdings, Inc., or its successors or assigns ("Real Estate"), purchases the Subject Property, Real Estate agrees that, to the extent the Master Developer of the Cypress Creek DRI has transportation impact/mobility fee credits from Pasco County that can be assigned to Real Estate and used for the development of the Subject Property, Real Estate will pay the Master Developer for the transportation impact/mobility fee credits that are assignable at the same rate that Pasco County is assessing Real Estate. In exchange, Master Developer will execute a credit letter that can be presented by Real Estate to Pasco County for payment of the applicable transportation impact/mobility fees.

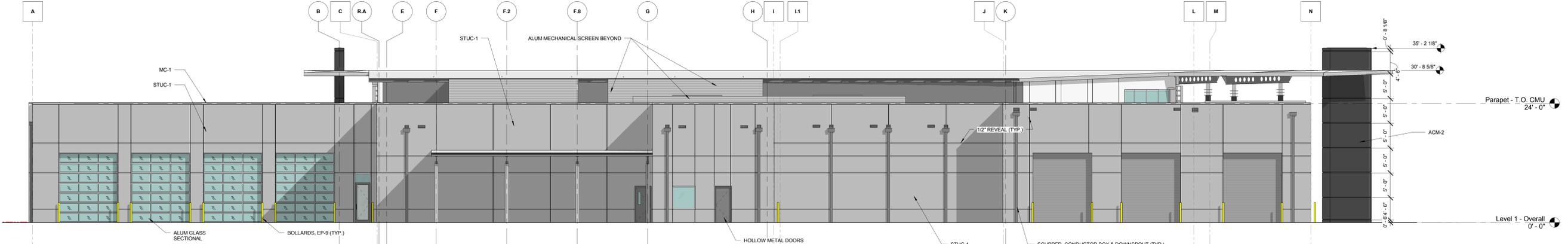
Sincerely,

Real Estate Holdings, Inc.

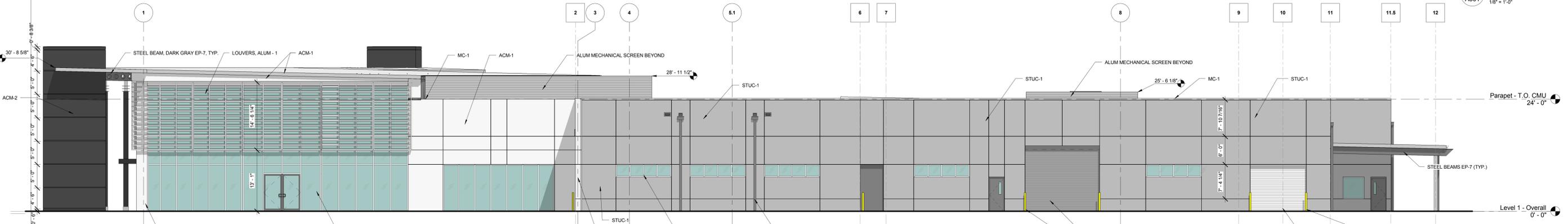


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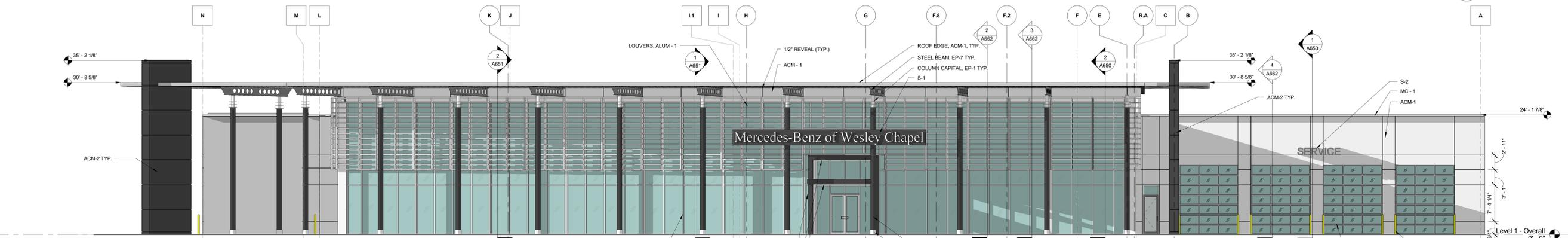
| Rev | Date | Comments |
|-----|----------|-------------------|
| 1 | 03/07/14 | Permit Issue |
| 3 | 06/17/14 | QC/Finish Updates |
| 5 | 07/25/14 | Louver Supports |



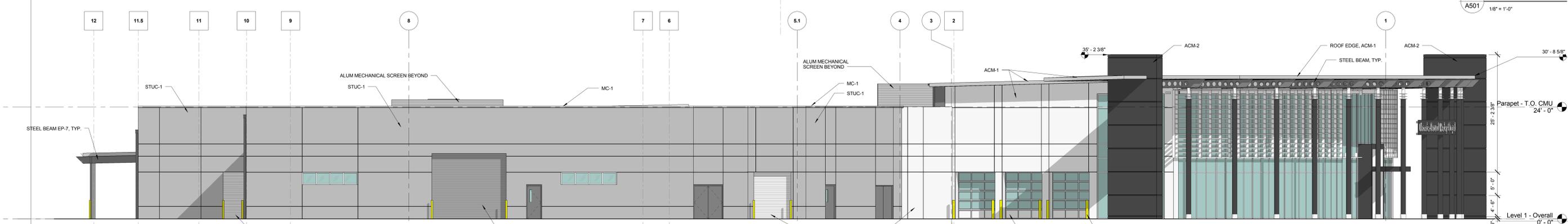
1 North Elevation
A501 1/8" = 1'-0"



2 East Elevation
A501 1/8" = 1'-0"



3 South Elevation
A501 1/8" = 1'-0"



4 West Elevation
A501 1/8" = 1'-0"

| ELEVATION LEGEND | |
|---|--|
| S-1 | MERCEDES-BENZ OF WESLEY CHAPEL DEALER SIGNAGE |
| S-2 | "SERVICE" - INDIVIDUAL INTERNALLY ILLUMINATED NEON LETTERS |
| CONTRACTOR TO PROVIDE 3/4" PLYWOOD BACKING BEHIND SIGNAGE. | |
| NOTE: ALL SIGNAGE SHOWN FOR INFORMATION AND LOCATION ONLY. SIGNAGE SHALL BE PERMITTED & INSTALLED BY OTHERS. G.C. SHALL INSTALL BLOCKING AND PROVIDE ELECTRIC CONDUITS AND J-BOXES AS NECESSARY. | |

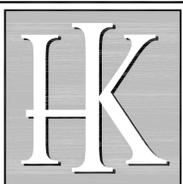
Client:
AutoNation
200 SW 1st Ave
Suite 1400
Fort Lauderdale, FL 33301

Project:
Mercedes-Benz of Wesley Chapel
Wesley Chapel, FL

Project Number: 13098
Key Plan:

Sheet Title:
Exterior Elevations

Sheet Number:
A501



HARDEAMAN-KEMPTON & ASSOCIATES, INC.

Landscape Architects

2207 W. North A Street
Tampa, Florida 33606
Ph: 813-258-0066
www.hka-design.com

CA #26775

ALL CONCEPTS, LAYOUTS, DELINEATIONS AND PLANS DEPICTED BY THIS DRAWING ARE THE PROPERTY OF HARDEAMAN-KEMPTON & ASSOCIATES, INC. AND WERE DEVELOPED FOR THIS SPECIFIC PROJECT. THESE CONCEPTS, LAYOUTS, PLANS AND DELINEATIONS ARE NOT TO BE TRANSFERRED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN APPROVAL OF HARDEAMAN-KEMPTON & ASSOCIATES, INC.

PROJECT NAME:
MERCEDES BENZ WESLEY CHAPEL
SHEET TITLE:
LANDSCAPE PLAN

PREPARED FOR:
THOMAS ENGINEERING GROUP
ADDRESS:
4950 W Kennedy Blvd, Suite 600
Tampa, FL 33609

Revisions:

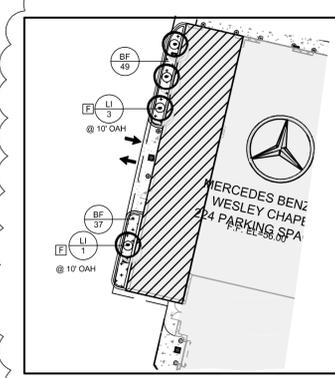
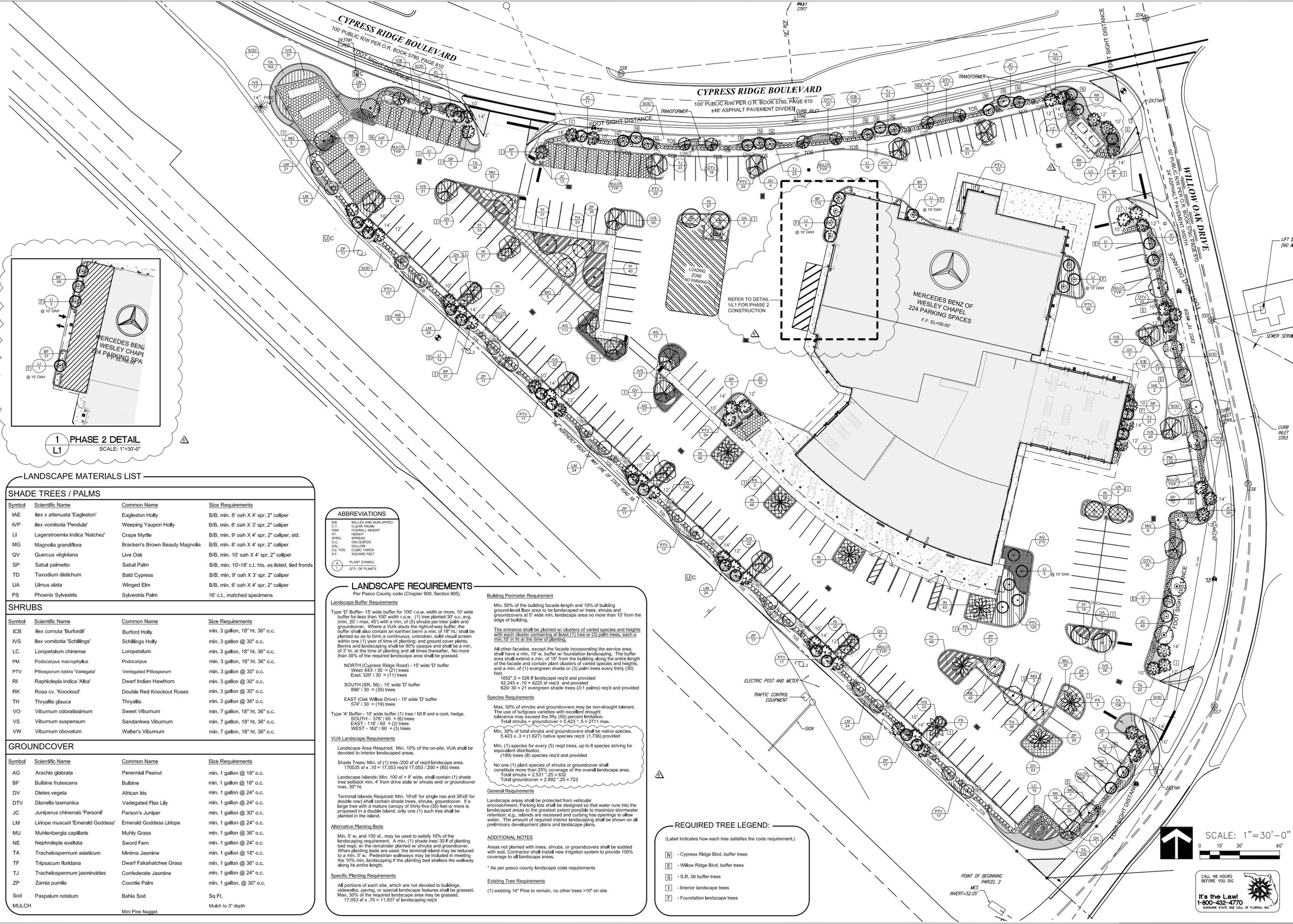
| NO. | DATE | DESCRIPTION |
|----------|------|---------------------------------------|
| 3-28-14 | | PER COUNTY COMMENTS |
| 5-6-14 | | PER COUNTY COMMENTS/ SIGHT VISIBILITY |
| 5-13-14 | | PER COUNTY COMMENTS/ SIGHT VISIBILITY |
| 9-12-14 | | UPDATE SITE |
| 12-18-14 | | UPDATE SITE |
| 2-6-15 | | PROPOSED PHASE 2 |

PROJ. NO.: C068013K
DATE: 12-20-2013
DRAWN: J.R.
DESIGNED: J.R.
CHECKED: J.R.

JASON E. RINARD, R.L.A.
REG NO. FL LA 0001608
LANDSCAPE ARCHITECT

THIS PLAN IS NOT VALID UNLESS SIGNED, DATED & RAISED SEAL AFFIXED

SHEET:
L1



LANDSCAPE MATERIALS LIST

SHADE TREES / PALMS

| Symbol | Scientific Name | Common Name | Size Requirements |
|--------|--------------------------------|---------------------------------|--|
| IAE | Ilex x attenuata 'Eagleston' | Eagleston Holly | B/B, min. 8' oah X 4' spr, 2" caliper |
| IVP | Ilex vomitoria 'Pendula' | Weeping Yaupon Holly | B/B, min. 8' oah X 3' spr, 2" caliper |
| LI | Lagerstroemia indica 'Natchez' | Crape Myrtle | B/B, min. 9' oah X 4' spr, 2" caliper, std. |
| MG | Magnolia grandiflora | Bracken's Brown Beauty Magnolia | B/B, min. 8' oah X 4' spr, 2" caliper |
| QV | Quercus virginiana | Live Oak | B/B, min. 10' oah X 4' spr, 2" caliper |
| SP | Sabal palmetto | Sabal Palm | B/B, min. 10'-18" c.t. hts. as listed, tied fronds |
| TD | Taxodium distichum | Bald Cypress | B/B, min. 9' oah X 3' spr, 2" caliper |
| UA | Ulmus alata | Winged Elm | B/B, min. 6' oah X 4' spr, 2" caliper |
| PS | Phoenix Sylvestrís | Sylvestris Palm | 16' c.t., matched specimens |

SHRUBS

| Symbol | Scientific Name | Common Name | Size Requirements |
|--------|--------------------------------|---------------------------|---------------------------------|
| ICB | Ilex cornuta 'Burfordii' | Burford Holly | min. 3 gallon, 18" ht, 36" o.c. |
| IVS | Ilex vomitoria 'Schillings' | Schillings Holly | min. 3 gallon @ 30" o.c. |
| LC | Loropetalum chinense | Loropetalum | min. 3 gallon, 18" ht, 36" o.c. |
| PM | Podocarpus macrophyllus | Podocarpus | min. 3 gallon, 18" ht, 36" o.c. |
| PTV | Pittosporum tobira 'Variegata' | Variegated Pittosporum | min. 3 gallon @ 30" o.c. |
| RI | Raphiolepis indica 'Alba' | Dwarf Indian Hawthorn | min. 3 gallon @ 30" o.c. |
| RK | Rosa cv. 'Knockout' | Double Red Knockout Roses | min. 3 gallon @ 30" o.c. |
| TH | Thryallis glauca | Thryallis | min. 3 gallon @ 36" o.c. |
| VO | Viburnum odoratissimum | Sweet Viburnum | min. 7 gallon, 18" ht, 36" o.c. |
| VS | Viburnum suspensum | Sandankwa Viburnum | min. 7 gallon, 18" ht, 36" o.c. |
| VW | Viburnum obovatum | Walter's Viburnum | min. 7 gallon, 18" ht, 36" o.c. |

GROUND COVER

| Symbol | Scientific Name | Common Name | Size Requirements |
|--------|-----------------------------------|-------------------------|---------------------------|
| AG | Arachis glabrata | Perennial Peanut | min. 1 gallon @ 18" o.c. |
| BF | Bulbine frutescens | Bulbine | min. 1 gallon @ 18" o.c. |
| DV | Dietsa vegeta | African Iris | min. 1 gallon @ 24" o.c. |
| DTV | Dianella tasmanica | Variegated Flax Lily | min. 1 gallon @ 24" o.c. |
| JC | Juniperus chinensis 'Parsonii' | Parson's Juniper | min. 1 gallon @ 30" o.c. |
| LM | Liriope muscari 'Emerald Goddess' | Emerald Goddess Liriope | min. 1 gallon @ 24" o.c. |
| MU | Muhlenbergia capillaris | Muhly Grass | min. 1 gallon @ 36" o.c. |
| NE | Neprolepis exaltata | Sword Fern | min. 1 gallon @ 24" o.c. |
| TA | Trachelospermum asiaticum | Minima Jasmine | min. 1 gallon @ 18" o.c. |
| TF | Tripsacum floridana | Dwarf Fakahatchee Grass | min. 1 gallon @ 36" o.c. |
| TJ | Trachelospermum jasminoides | Confederate Jasmine | min. 1 gallon @ 24" o.c. |
| ZP | Zamia pumila | Coontie Palm | min. 1 gallon, @ 30" o.c. |
| Sod | Paspalum notatum | Bahia Sod | Sq Ft. |
| MULCH | | Mini Pine Nugget | Mulch to 3" depth |

ABBREVIATIONS

| | |
|----------|----------------------|
| BS | BALLED AND BURLAPPED |
| C.T. | CLEAR TRUNK |
| OH | OVERALL HEIGHT |
| HT | HEIGHT |
| SPRS | SPREAD |
| O.C. | ON CENTER |
| GAL. | GALLON |
| CU. YDS. | CUBIC YARDS |
| S.F. | SQUARE FEET |
| ▲ | PLANT SYMBOL |
| □ | CITY OF PLANTS |

LANDSCAPE REQUIREMENTS
Per Pasco County code (Chapter 900, Section 905).

Landscape Buffer Requirements

Type 'D' Buffer - 15' wide buffer for 100' r.o.w. width or more, 10' wide buffer for less than 100' width r.o.w. (1) tree planted 30" o.c. avg. (min. 20' max. 45') with a min. of (5) shrubs per tree palm and groundcover. Where a VUA exists, the right-of-way buffer, the buffer shall also contain an earthen berm a min. of 18" ht. shall be planted so as to form a continuous, unbroken, solid visual screen within one (1) year of time of planting; and ground cover plants, Berms and landscaping shall be 80% opaque and shall be a min. of 3' ht. at the time of planting and all times thereafter. No more than 30% of the required landscape area shall be grasses.

NORTH (Cypress Ridge Road) - 15' wide 'D' buffer
West: 645' / 30 = (21) trees
East: 320' / 30 = (11) trees

SOUTH (SR. 56) - 15' wide 'D' buffer
896' / 30 = (30) trees

EAST (Oak Willow Drive) - 10' wide 'D' buffer
574' / 30 = (19) trees

Type 'A' Buffer - 10' wide buffer (1) tree / 60 ft. and a cont. hedge.
SOUTH - 378' / 60 = (6) trees
EAST - 112' / 60 = (2) trees
WEST - 162' / 60 = (3) trees

VUA Landscape Requirements

Landscape Area Required: Min. 10% of the on-site, VUA shall be devoted to interior landscaped areas.

Shade Trees: Min. of (1) tree / 200 sq ft of req'd landscape area. 17053 sq ft x .10 = 1705.3 req'd 17,053 / 200 = (85) trees

Landscape Islands: Min. 100 sq ft + 8' wide, shall contain (1) shade tree setback min. 4' from drive aisle w/ shrubs and/ or groundcover max. 30" ht.

Terminal Islands Required: Min. 19'x8' for single row and 38'x8' for double row) shall contain shade trees, shrubs, groundcover. If a large tree with a mature canopy of thirty-five (25) feet or more is proposed in a double island, only one (1) such tree shall be planted in the island.

Alternative Planting Beds

Min. 5' w. and 150 sq ft., may be used to satisfy 10% of the landscaping requirement. A min. (1) shade tree/ 30 ft of planting bed req'd. w/ the remainder planted w/ shrubs and groundcover. When planting beds are used, the terminal island may be reduced to a min. 5' w. Pedestrian walkways may be included in meeting the 10% min. landscaping if the planting bed shelters the walkway along its entire length.

Specific Planting Requirements

All portions of each site, which are not devoted to buildings, sidewalks, paving, or special landscape features shall be grassed. Max. 30% of the required landscape area may be grassed. 17,053 sq ft x .30 = 5,116 sq ft landscaping req'd

Building Perimeter Requirement

Min. 50% of the building facade length and 10% of building ground-level floor area to be landscaped w/ trees, shrubs and groundcovers at 5' wide min. landscape area no more than 10' from the edge of building.

The entrance shall be planted w/ clusters of varied species and heights with each cluster containing at least (1) tree or (3) palm trees, each a min. 10' in ht at the time of planting.

All other facades, except the facade incorporating the service area, shall have a min. 10' w. buffer w/ foundation landscaping. The buffer area shall extend a min. of 18" from the building along the entire length of the facade and contain plant clusters of varied species and heights, and a min. of (1) evergreen shade or (3) palm trees every thirty (30) feet.

1052' x 5 = 526 ft landscape req'd and provided
42,245 x .10 = 4225 sq ft req'd and provided
620' x 30 = 21 evergreen shade trees (3-1' palms) req'd and provided

Species Requirements

Max. 50% of shrubs and groundcovers may be non-drought tolerant. The use of turfgrass varieties with excellent drought tolerance may exceed the fifty (50) percent limitation.
Total shrubs + groundcover = 5,423 x .5 = 2711 max.
Min. 30% of total shrubs and groundcovers shall be native species. 5,423 x .3 = (1,627) native species req'd (1,736) provided

Min. (1) species for every (5) req'd trees, up to 8 species striving for equivalent distribution.
(199) trees (8) species req'd and provided

No one (1) plant species of shrubs or groundcover shall constitute more than 25% coverage of the overall landscape area.
Total shrubs = 2,531 x .25 = 632
Total groundcover = 2,892 x .25 = 723

General Requirements

Landscape areas shall be protected from vehicular encroachment. Parking lots shall be designed so that water runs into the landscaped areas to the greatest extent possible to maximize stormwater retention; e.g., islands are recessed and curbing has openings to allow water. The amount of required interior landscaping shall be shown on all preliminary development plans and landscape plans.

REQUIRED TREE LEGEND:

(Label indicates how each tree buffer the code requirement.)

| | |
|---|------------------------------------|
| N | - Cypress Ridge Blvd. buffer trees |
| E | - Willow Ridge Blvd. buffer trees |
| S | - S.R. 56 buffer trees |
| I | - Interior landscape trees |
| F | - Foundation landscape trees |

Additional Notes

Areas not planted with trees, shrubs, or groundcovers shall be sodded with sod. Contractor shall install new irrigation system to provide 100% coverage to all landscape areas.

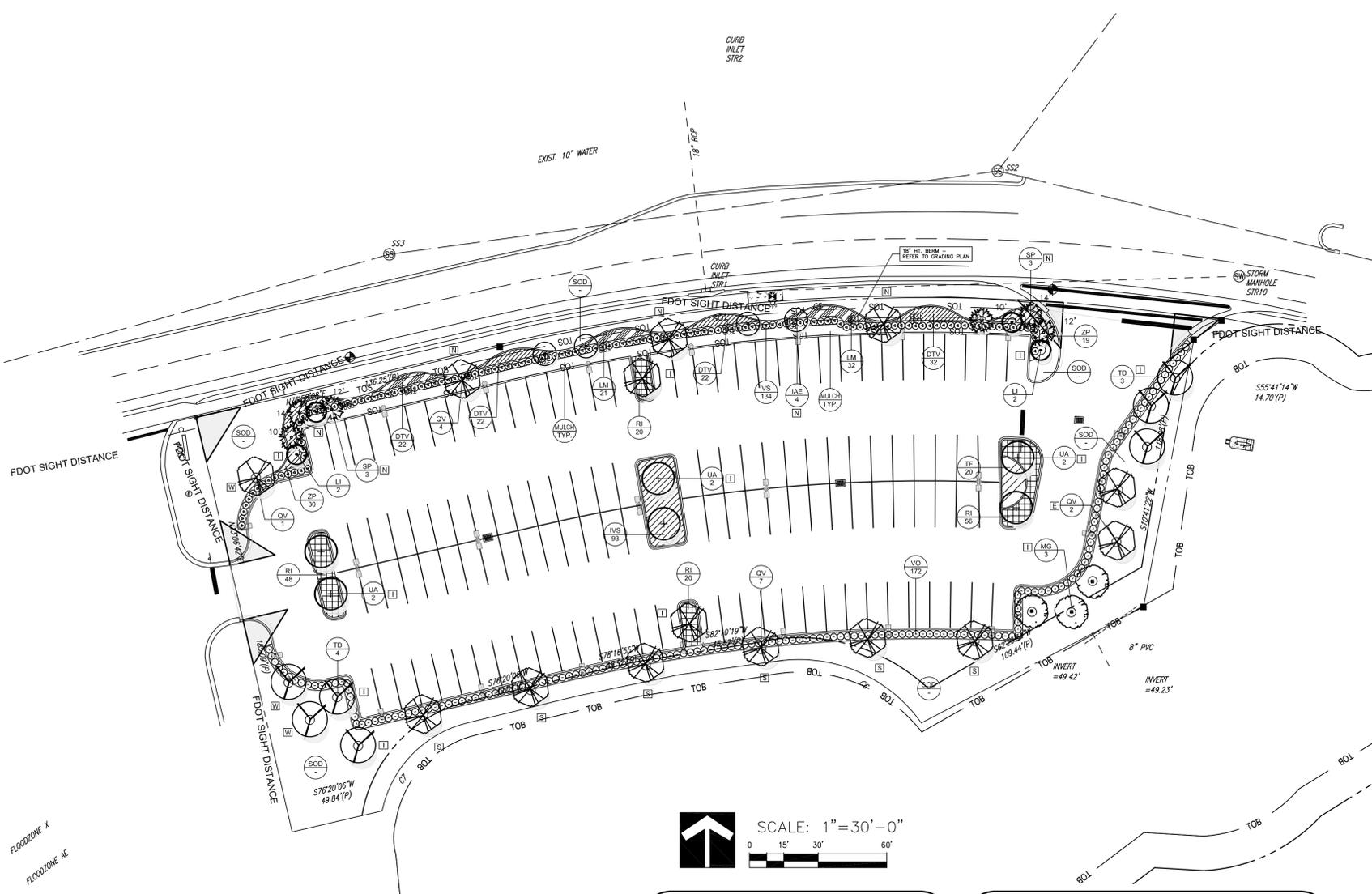
* As per pasco county landscape code requirements

Existing Tree Requirements

(1) existing 14" Pine to remain, no other trees >10" on site



CALL US BEFORE YOU DIG
It's the Law!
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.



LANDSCAPE MATERIALS LIST

SHADE TREES Different species each 5 trees (UP TO 8 SPECIES MIN. WITH 40 TREES)

| Symbol | No | Scientific Name | Common Name | Size Requirements | Native Florida | Drought Tolerant |
|--------|----|--------------------------------|---------------------------------|---|----------------|------------------|
| IAE | 22 | Ilex x attenuata 'Eagleston' | Eagleston Holly | B/B, min. 8' oah X 4' spr, 2" caliper | YES | YES |
| IVP | 8 | Ilex vomitoria 'Pendula' | Weeping Yaupon Holly | B/B, min. 8' oah X 3' spr, 2" caliper | YES | YES |
| LI | 56 | Lagerstroemia indica 'Natchez' | Crape Myrtle | B/B, min. 9'-10' oah X 4' spr, 2" caliper, std. | NO | YES |
| MG | 20 | Magnolia grandiflora | Bracken's Brown Beauty Magnolia | B/B, min. 8' oah X 4' spr, 2" caliper | YES | YES |
| QV | 35 | Quercus virginiana | Live Oak | B/B, min. 10' oah X 4' spr, 2" caliper | YES | YES |
| SP | 60 | Sabal palmetto | Sabal Palm | B/B, min. 10' - 18' clear-trunk hts. as list, tied fronds | YES | YES |
| TD | 7 | Taxodium distichum | Bald Cypress | B/B, min. 9' oah X 3' spr, 2" caliper | YES | YES |
| UA | 12 | Ulmus alata | Winged Elm | B/B, min. 6' oah X 4' spr, 2" caliper | YES | YES |
| PS | 8 | Phoenix Sylvestris | Sylvestris Palm | 16' c.t., matched specimens | YES | YES |

Palms may be substituted, 3 palms for 1 shade tree, max. 30% Clusters of 3' - 8' on center

SHRUBS MAX 25% EACH SPECIES BY QUANTITY (= MIN. 4 SPECIES)

| Symbol | No | Scientific Name | Common Name | Size Requirements | Native Florida | Drought Tolerant |
|--------|-----|--------------------------------|---------------------------|---------------------------------|----------------|------------------|
| ICB | 181 | Ilex cornuta 'Burfordii' | Burford Holly | min. 3 gallon, 18" ht, 36" o.c. | NO | YES |
| IVS | 423 | Ilex vomitoria 'Schillings' | Schillings Holly | min. 3 gallon @ 30" o.c. | YES | YES |
| LC | 30 | Loropetalum chinense | Loropetalum | min. 3 gallon, 18" ht, 36" o.c. | NO | YES |
| PM | 155 | Podocarpus macrophyllus | Podocarpus | min. 3 gallon, 18" ht, 36" o.c. | NO | YES |
| PTV | 423 | Pittosporum tobira 'Variegata' | Variegated Pittosporum | min. 3 gallon @ 30" o.c. | NO | YES |
| RI | 573 | Raphiolepis indica 'Alba' | Dwarf Indian Hawthorn | min. 3 gallon @ 30" o.c. | NO | YES |
| RK | 103 | Rosa cv. 'Knockout' | Double Red Knockout Roses | min. 3 gallon @ 30" o.c. | NO | YES |
| TH | 91 | Thryallis glauca | Thryallis | min. 3 gallon @ 36" o.c. | NO | YES |
| VO | 172 | Viburnum odoratissimum | Sweet Viburnum | min. 7 gallon, 18" ht, 36" o.c. | NO | YES |
| VS | 134 | Viburnum suspensum | Sandankwa Viburnum | min. 7 gallon, 18" ht, 36" o.c. | NO | YES |
| VW | 246 | Viburnum obovatum | Walter's Viburnum | min. 7 gallon, 18" ht, 36" o.c. | YES | YES |

Max. 30% of required landscaped area may be grassed

GROUND COVER MAX 25% EACH SPECIES BY QUANTITY (= MIN. 4 SPECIES)

| Symbol | No | Scientific Name | Common Name | Size Requirements | Native Florida | Drought Tolerant |
|--------|-----|-----------------------------------|-------------------------|---------------------------|----------------|------------------|
| AG | 469 | Arachis glabrata | Perennial Peanut | min. 1 gallon @ 18" o.c. | YES | YES |
| BF | 147 | Bulbine frutescens | Bulbine | min. 1 gallon @ 18" o.c. | NO | YES |
| DV | 115 | Dietes vegeta | African Iris | min. 1 gallon @ 24" o.c. | NO | YES |
| DTV | 245 | Dianella tasmanica | Variegated Flax Lily | min. 1 gallon @ 24" o.c. | NO | YES |
| JC | 189 | Juniperus chinensis 'Parsonii' | Parson's Juniper | min. 1 gallon @ 30" o.c. | NO | YES |
| LM | 303 | Liriope muscari 'Emerald Goddess' | Emerald Goddess Liriope | min. 1 gallon @ 24" o.c. | NO | YES |
| MU | 113 | Muhlenbergia capillaris | Muhly Grass | min. 1 gallon @ 36" o.c. | YES | YES |
| NE | 45 | Nephrolepis exaltata | Sword Fern | min. 1 gallon @ 24" o.c. | YES | YES |
| TA | 733 | Trachelospermum asiaticum | Minima Jasmine | min. 1 gallon @ 18" o.c. | YES | YES |
| TF | 202 | Tripsacum floridana | Dwarf Fakahatchee Grass | min. 1 gallon @ 36" o.c. | YES | YES |
| TJ | 100 | Trachelospermum jasminoides | Confederate Jasmine | min. 1 gallon @ 24" o.c. | NO | YES |
| ZP | 231 | Zamia pumila | Coontie Palm | min. 1 gallon, @ 30" o.c. | YES | YES |
| Sod | - | Paspalum notatum | Bahia Sod | Sq Ft. | | |
| MULCH | - | | Mini Pine Nugget | Mulch to 3" depth | | |

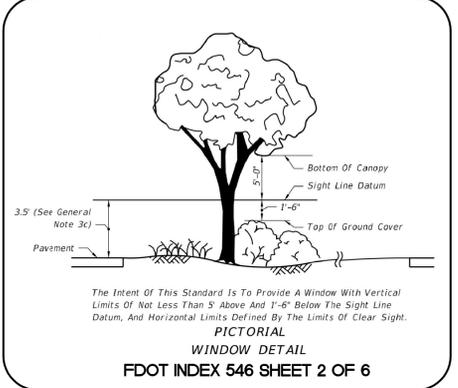
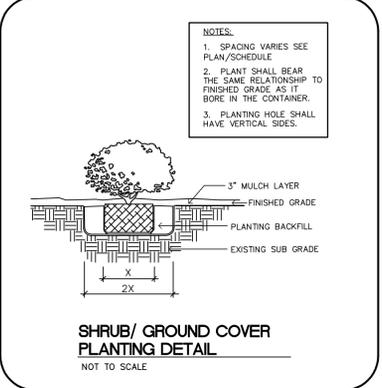
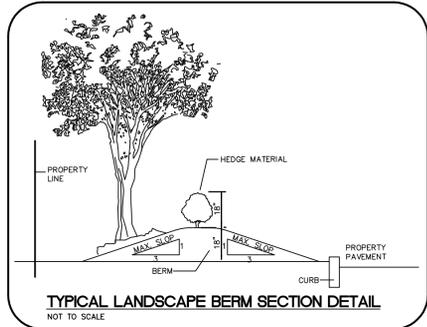
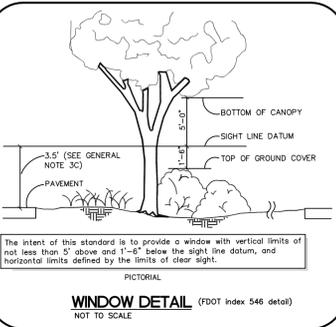
Spaced to present finished appearance & obtain a reasonably complete coverage in one year
Max 30% of required landscaped area may be grassed - Note type and percent on plans

REQUIRED TREE LEGEND:
(Label indicates how each tree satisfies the code requirement.)

- [N] - Cypress Ridge Blvd. buffer trees
- [W] - West buffer trees
- [E] - East buffer trees
- [S] - South buffer trees
- [I] - Interior landscape trees

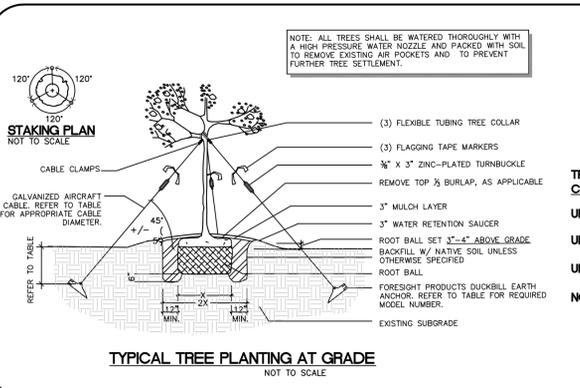
ABBREVIATIONS

| | |
|----------|----------------------|
| B/B | BALLED AND BURLAPPED |
| C.T. | CLEAR TRUNK |
| O.H.T. | OVERALL HEIGHT |
| H.T. | HEIGHT |
| S.P.R.D. | SPREAD |
| O.C. | ON CENTER |
| G.C. | GALLON |
| C.U.B. | CUBIC YARDS |
| S.F. | SQUARE FEET |
| P | PLANT SYMBOL |
| QTY. | QTY. OF PLANTS |



- ADDITIONAL NOTES:**
- Clear-Sight Triangle: Where a driveway/accessway intersects a road or right-of-way or where two (2) road rights-of-way intersect, vegetation, structures, and non-vegetative visual screens shall not be located so as to interfere with the clear-sight triangle as defined in this Code or the Florida Department of Transportation, Manual of Uniform Minimum Standards, most recent edition (Green Book), whichever is more restrictive.
 - Landscaping shall be planted in such a manner as not to impede the access for maintenance and stormwater run-off flow to or in a ditch, swale or pond.
 - All the trees overhanging the public Right of way/ trees within the ROW shall be trimmed and pruned to maintain a minimum vertical clear height of 8' from the finished ground surface of the sidewalk to the bottom of canopy/ 16.6' clear height above the roadway paths.
 - A maximum of fifty (50) percent of the plant materials used, other than tree, may be nondrought tolerant. The use of turfgrass varieties with excellent drought tolerance may exceed the fifty (50) percent limitation.
 - Berms. Where berms are installed, drought tolerant ground cover or sod, such as Bahia, may be used to stabilize the berms. Trees shall be planted at the base of the berm. The height of the berm shall be measured and averaged at regular intervals on the exterior of the berm. The final height shall be determined by averaging the dimensions obtained. The measured interval distances shall be typically eight (8) feet.
 - Mulch. Mulch shall be used in conjunction with living plant materials so as to cover exposed soil. Mulch shall be installed to a minimum depth of three (3) inches. The mulch should not be placed directly against the plant stem or tree trunk. Mulch shall not be required for annual beds. Stone or gravel may be used to cover a maximum of twenty (20) percent of the landscaped area.
 - Landscaping and irrigation maintenance shall be the sole responsibility of the Owner. Any plant materials of whatsoever type and kind required by these regulations shall be replaced within thirty (30) days of their demise and/or removal.
 - Contractor shall install an irrigation system that provides 100% coverage to all proposed plant material and St. Augustine sod. The system shall conform with Pasco County codes and specifications.

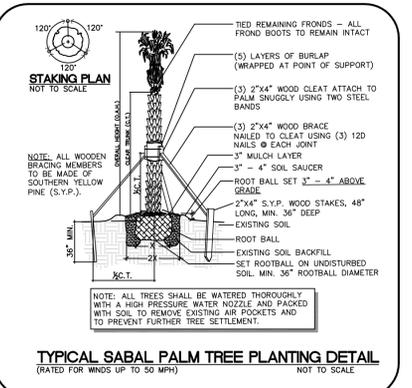
- GENERAL LANDSCAPE NOTES:**
- All landscape material shall be fl. no. 1 grade or better, as specified in grades and standards for nursery plants, parts I and II, by Division of Plant Industry, Florida Department of Agriculture and Consumer Services, and shall conform to current American Association of Nurserymen Standards for Nursery Stock. Landscape material shall be planted according to sound nursery practices.
 - All required shrubs shall be a minimum of 18" high (dwarf variety 14") at the time of planting with the ability to reach a min. of 24" within (1) year of planting and spaced a distance appropriate to the species to create a continuous appearance within (1) year of planting (max. 36" o.c. unless demonstrated otherwise). Shrubs shall not adversely impact existing tree root systems and shall be field adjusted if necessary.
 - All required shade trees shall be a minimum of 6' overall height with a min. 2" trunk caliper at time of planting. Adjust tree locations as necessary to avoid utilities, obstructions, etc. see materials list for exact specifications.
 - All required multiple trunk trees shall have at least (3) trunks and be a minimum of 6' overall height with a min. 3" trunk caliper at time of planting. Adjust tree locations as necessary to avoid utilities, obstructions, etc. see materials list for exact specifications.
 - All required trees shall be located a minimum of 5 feet from impervious surfaces, all shrubs 2 feet.
 - An automatic underground irrigation system shall be installed to maintain the landscape area in a healthy manner and provide 100% coverage.
 - The contractor shall sod all disturbed areas. All planting shall be mulched to a 3" minimum depth.
 - The contractor shall be responsible for the clean up of premises and removal of all discarded and surplus materials, and rubbish.
 - Verify the locations of existing trees, lawns, and shrubs. Remove extraneous materials such as rocks, branches, building materials or unacceptable soils prior to planting sod, trees, and shrubs, where encountered.
 - Contractor shall become acquainted with the related paving, site grading, and all utilities (including water, sewer, and electrical supply) to preclude any misunderstandings and ensure a trouble free installation.
 - The exact location of all existing structures, underground utilities, and pipes may not be as indicated on drawings; the contractor shall determine the location of these items and shall conduct his work in a manner to prevent interruption or damage to existing systems which must remain operational. The contractor shall protect existing structures and utility services which must remain operational and shall be responsible for their replacement if damaged by him.
 - Contractor shall call Sunshine State One-Call at least 48 hours prior to digging. (1-800-432-4770).
 - Quantities on plan take precedence over materials list. Quantities on materials list are provided as a courtesy only.
 - All landscape material shall be maintained in perpetuity to provided all required FDOT and local site clearance distances for vehicles.



DUCKBILL EARTH ANCHOR TABLE

| TREE CALIPER | MODEL NUMBER | RATED CAPACITY | MINIMUM DEPTH OF INSTALLATION |
|--------------|--------------|----------------|-------------------------------|
| UP TO 3" | 40-DTS | 300 LBS. EA. | 20" |
| UP TO 6" | 68-DTS | 1,100 LBS. EA. | 30" |
| UP TO 11" | 88-DTS | 3,000 LBS. EA. | 42" |
| NOT RATED | 138-DTS | 5,000 LBS. EA. | 60" |

NOTE: RATED FOR WINDS UP TO 50 MPH



HARDEMAN KEMPTON & ASSOCIATES, INC.

Landscape Architects

2207 W. North A Street
Tampa, Florida 33606
Ph: 813-258-0066
www.hka-design.com
CA #26775

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PROJECT NAME: MERCEDES BENZ WESLEY CHAPEL
SHEET TITLE: LANDSCAPE PLAN

PREPARED FOR: THOMAS ENGINEERING GROUP
ADDRESS: 4950 W Kennedy Blvd, Suite 600 Tampa, FL 33609

Revisions:

| NO. | DATE | DESCRIPTION |
|----------|------|---------------------------------------|
| 3-28-14 | | PER COUNTY COMMENTS |
| 5-6-14 | | PER COUNTY COMMENTS/ SIGHT VISIBILITY |
| 5-13-14 | | PER COUNTY COMMENTS/ SIGHT VISIBILITY |
| 9-12-14 | | UPDATE SITE |
| 12-18-14 | | UPDATE SITE |
| 2-6-15 | | PROPOSED PHASE 2 |

PROJ. NO.: C068013K
DATE: 12-20-2013
DRAWN: J.P.R.
CHECKED: J.P.R.

JASON E. RHARD, R.L.A.
REG. NO. FL. LA. 0001608
LANDSCAPE ARCHITECT

THIS PLAN IS NOT VALID UNLESS SIGNED, DATED & RAISED SEAL AFFIXED

SHEET: **L2**





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PROJECT NAME:
MERCEDES BENZ WESLEY CHAPEL
SHEET TITLE:
IRRIGATION PLAN

PREPARED FOR:
THOMAS ENGINEERING GROUP
ADDRESS:
**4950 W Kennedy Blvd, Suite 600
Tampa, FL 33609**

Revisions:

| NO. | DATE | DESCRIPTION |
|------------|------|---------------------------------------|
| △ 3-28-14 | | PER COUNTY COMMENTS |
| △ 5-6-14 | | PER COUNTY COMMENTS/ SIGHT VISIBILITY |
| △ 5-13-14 | | PER COUNTY COMMENTS/ SIGHT VISIBILITY |
| △ 9-12-14 | | UPDATE SITE |
| △ 12-18-14 | | UPDATE SITE |
| △ 2-6-15 | | PROPOSED PHASE 2 |

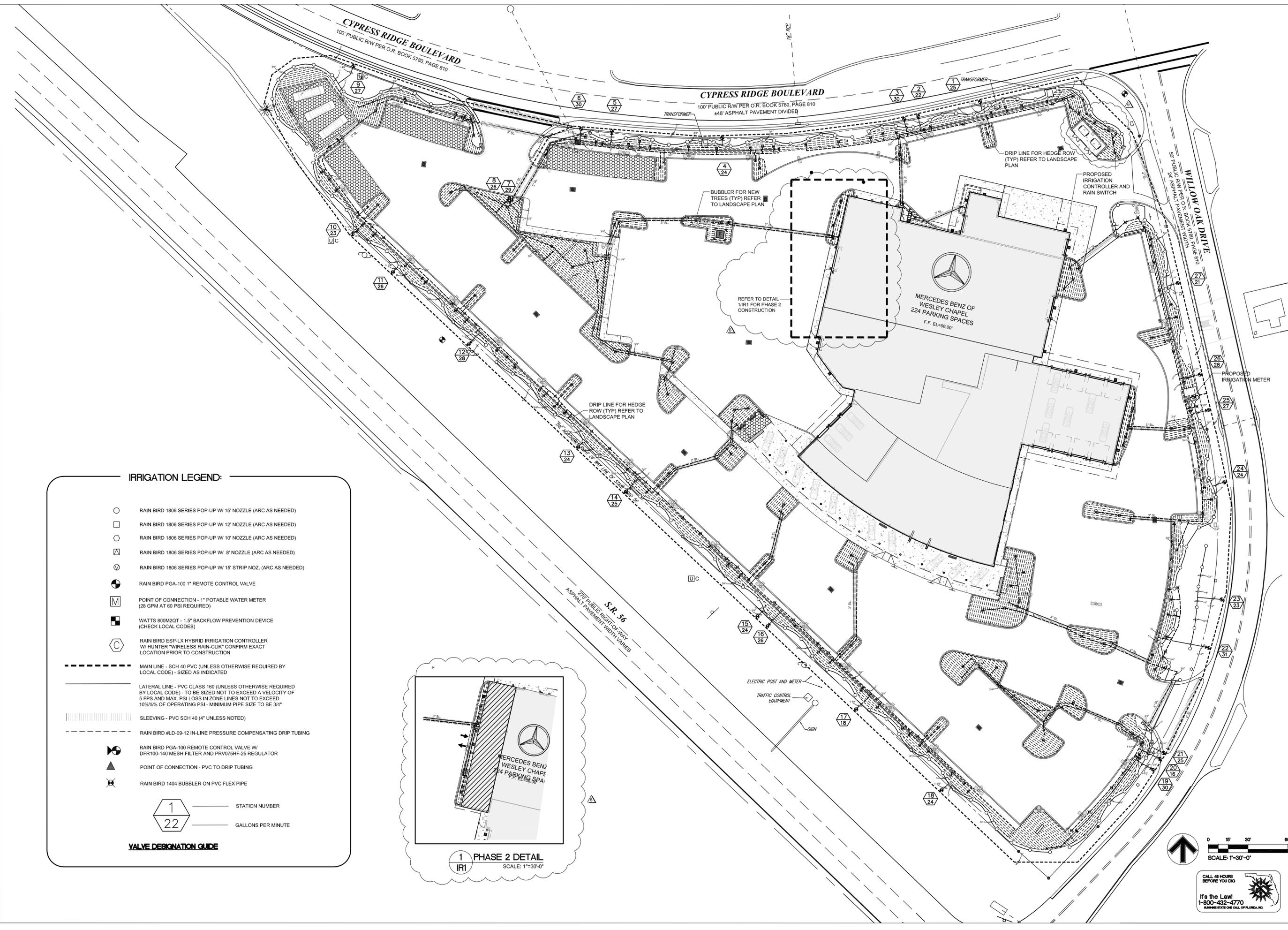
PROJ. NO.: C068013K
DATE: 12-20-2013
DRAWN: J.R.
CHECKED: J.R.

JASON E. RINARD, R.L.A.
REG NO FL LA 0001608
LANDSCAPE ARCHITECT

THIS PLAN IS NOT VALID UNLESS SIGNED, DATED & RAISED SEAL AFFIXED

SHEET:

IR1

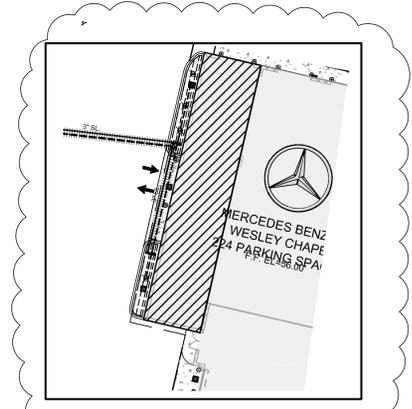


IRRIGATION LEGEND:

- RAIN BIRD 1806 SERIES POP-UP W/ 15' NOZZLE (ARC AS NEEDED)
- RAIN BIRD 1806 SERIES POP-UP W/ 12' NOZZLE (ARC AS NEEDED)
- RAIN BIRD 1806 SERIES POP-UP W/ 10' NOZZLE (ARC AS NEEDED)
- ⊗ RAIN BIRD 1806 SERIES POP-UP W/ 8' NOZZLE (ARC AS NEEDED)
- ⊕ RAIN BIRD 1806 SERIES POP-UP W/ 15' STRIP NOZ. (ARC AS NEEDED)
- ⊙ RAIN BIRD PGA-100 1" REMOTE CONTROL VALVE
- M POINT OF CONNECTION - 1" POTABLE WATER METER (28 GPM AT 60 PSI REQUIRED)
- WATTS 800M2QT - 1.5" BACKFLOW PREVENTION DEVICE (CHECK LOCAL CODES)
- C RAIN BIRD ESP-LX HYBRID IRRIGATION CONTROLLER W/ HUNTER "WIRELESS RAIN-CLIK" CONFIRM EXACT LOCATION PRIOR TO CONSTRUCTION
- - - MAIN LINE - SCH 40 PVC (UNLESS OTHERWISE REQUIRED BY LOCAL CODE) - SIZED AS INDICATED
- - - LATERAL LINE - PVC CLASS 160 (UNLESS OTHERWISE REQUIRED BY LOCAL CODE) - TO BE SIZED NOT TO EXCEED A VELOCITY OF 5 FPS AND MAX. PSI LOSS IN ZONE LINES NOT TO EXCEED 10%-% OF OPERATING PSI - MINIMUM PIPE SIZE TO BE 3/4"
- ||||| SLEEVING - PVC SCH 40 (4" UNLESS NOTED)
- - - RAIN BIRD #LD-09-12 IN-LINE PRESSURE COMPENSATING DRIP TUBING
- ⊙ RAIN BIRD PGA-100 REMOTE CONTROL VALVE W/ DFR100-140 MESH FILTER AND PRV075HF-25 REGULATOR
- ▲ POINT OF CONNECTION - PVC TO DRIP TUBING
- ⊗ RAIN BIRD 1404 BUBBLER ON PVC FLEX PIPE



VALVE DESIGNATION GUIDE



1 PHASE 2 DETAIL
SCALE: 1"=30'-0"



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REVISIONS

| REV | DATE | COMMENT | BY |
|-----|------------|------------------------------------|-----|
| 1 | 03/13/2014 | REVISED PER PASCO COUNTY COMMENTS | PMP |
| 2 | 04/30/2014 | REVISED PER PASCO COUNTY COMMENTS | PMP |
| 3 | 7/21/2014 | REVISED STORM CONNECTION | CTB |
| 4 | 09/04/2014 | REVISED PER ARCH CHANGES | CTB |
| 5 | 09/26/2014 | REV RIM ELEV. CB. 1.5, 7.10, 8.12 | HR |
| 6 | 12/05/14 | SPRINTER DOOR ADDITION | HR |
| 7 | 01/27/2015 | REVISED DUMPSTER ENCLOSURE | HR |
| 8 | 01/29/2015 | DETAIL CONC. MOD. FOR HODGEN | EMM |
| 9 | 02/03/2015 | REVISED GRADES AND ADD STM 14 & 15 | HR |
| 10 | 02/04/2015 | REVISED PHASE I AND PHASE II | HR |

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ISSUED FOR CONSTRUCTION

PROJECT No.: FT130082
DRAWN BY: JDP
CHECKED BY: GRR
DATE: 10/10/2013
SCALE: AS NOTED
CAD I.D.: FT130082-C-6-RD

MERCEDES BENZ OF WESLEY CHAPEL

FOR

HODGEN CONSTRUCTION
17160 ROYAL PALM BLVD STE 4
WESTON, FL 33326
(954) 727-0333

PROJECT LOCATION:
S.R. 56 & CYPRESS RIDGE BLVD.
WESLEY CHAPEL, FL 33544
PASCO COUNTY, FLORIDA

THOMAS
ENGINEERING GROUP

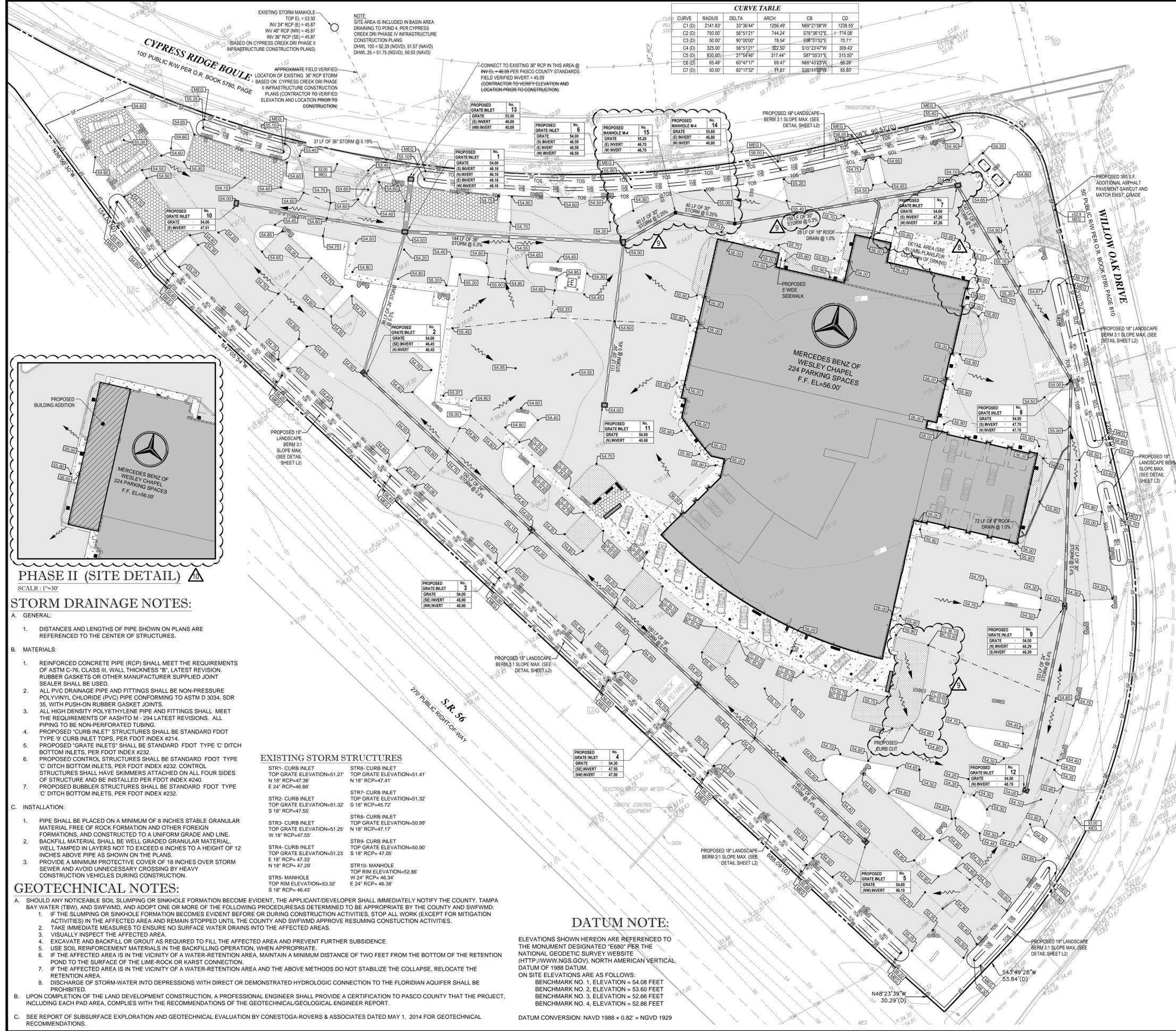
4950 W. KENNEDY BLVD, SUITE 600
TAMPA, FLORIDA 33609
Phone: (813) 379-4100
Fax: (813) 379-4040
www.ThomasEngineeringGroup.com

EDWARD M. McDONALD, P.E.
No. 71615
STATE OF FLORIDA
PROFESSIONAL ENGINEER
EDWARD M. McDONALD, P.E.
February 6, 2015
FLORIDA LICENSE No. 71615
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:
PAVING, GRADING AND DRAINAGE PLAN

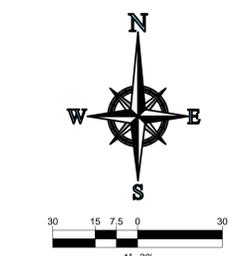
SHEET NUMBER:
C-6
OF 19

REVISION 2



CURVE TABLE

| CURVE | RADIUS | DELTA | ARCH | CB | CD |
|--------|----------|-----------|----------|-------------|----------|
| C1 (D) | 2141.837 | 33°36'44" | 1256.49' | N69°21'38"W | 1238.55' |
| C2 (D) | 750.007 | 56°51'21" | 744.24' | S76°38'12"E | 714.56' |
| C3 (D) | 50.007 | 90°00'00" | 78.54' | S89°01'52"E | 70.71' |
| C4 (D) | 325.007 | 56°51'21" | 322.50' | S15°23'47"W | 309.43' |
| C5 (D) | 830.007 | 21°54'46" | 317.44' | S87°53'31"E | 315.50' |
| C6 (D) | 65.48' | 60°47'17" | 69.47' | N65°43'23"W | 66.26' |
| C7 (D) | 50.007 | 82°17'32" | 71.81' | S38°11'20"W | 65.80' |



LEGEND:

- PROPERTY LINE
- EXISTING STORM SEWER
- - - - EXISTING CONTOURS
- - - - EXISTING SPOT GRADE
- PROPOSED GRADE ELEVATION
- PROPOSED SILT FENCE
- PROPOSED SAWCUT LINE
- PROPOSED RIDGE LINE
- PROPOSED DRAINAGE FLOW ARROW
- PROPOSED STORM SEWER
- PROPOSED ROOF DRAIN LATERAL
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT

PAVING AND GRADING NOTES:

- A. GENERAL:**
- ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE SURVEYOR'S BENCHMARKS AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO GROUND BREAK.
 - ALL GRADES SHOWN REFERENCE PROPOSED ELEVATIONS AT EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED. "TC" = TOP OF CURB ELEVATION; "BC" = BOTTOM OF CURB ELEVATION (EDGE OF PAVEMENT); "MATCH" = PROPOSED GRADE TO MATCH EXISTING GRADE; "TW" = TOP OF RETAINING WALL ELEVATION; "BW" = BOTTOM OF RETAINING WALL ELEVATION.
 - THE ALTA/ACSM LAND TITLE SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS.
 - THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY SUCH DISCREPANCY BETWEEN GEOTECHNICAL REPORT AND PLANS, ETC.
 - ALL UNDERGROUND UTILITIES SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF LIMEROCK BASE.
 - ALL EXISTING PAVERIES, CUT OR DAMAGED BY CONSTRUCTION, SHALL BE PROPERLY RESTORED AT THE CONTRACTOR'S EXPENSE.
 - WHERE ANY PROPOSED PAVEMENT IS TO BE CONNECTED TO EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE SAW CUT TO ENSURE A PROPER JOINT.
 - PRIOR TO THEIR CONSTRUCTION OR INSTALLATION, SHOP DRAWINGS SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL OTHER AGENCY APPROVALS IF REQUIRED.
- B. MATERIALS:**
- BASE COURSE SHALL BE ABC-3 PER F.D.O.T. SPECIFICATIONS, OR EQUIVALENT LIMEROCK THICKNESS W/ MIN. LBR-100, (MAX. 6" LIFTS)
 - ASPHALT SURFACES SHALL BE TYPE S-III ASPHALTIC CONCRETE, UNLESS OTHERWISE SPECIFIED ON THE PLANS, AND SHALL BE A MINIMUM OF 1-1/2" THICK, AND CONSTRUCTED IN TWO 3/4" LIFTS, WITH TACKCOAT BETWEEN LIFTS.
 - REINFORCED CONCRETE SLABS SHALL BE CONSTRUCTED OF CLASS I CONCRETE WITH A MINIMUM STRENGTH OF 3000 PSI AND SHALL BE REINFORCED WITH A 6" x 6" NO. 6 GAUGE WIRE MESH.
- C. INSTALLATION:**
- SUBGRADE FOR ROADWAY SHALL BE COMPACTED TO A MINIMUM OF 98% OF THE MAXIMUM DENSITY (AASHTO T-180), TO A MIN. 12" AND SHALL HAVE A MINIMUM LBR 40.
 - BASE COURSE MATERIAL FOR PAVED AREAS SHALL BE A MINIMUM THICKNESS OF 6" PLACED IN ONE LIFT. BASE COURSE MATERIAL SHALL HAVE A MINIMUM MARSHALL STABILITY OF 1000, UNLESS OTHERWISE INDICATED (OR LBR-100).
 - BASE COURSE SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
 - INSTALLATION OF THE WEARING SURFACE SHALL CONFORM TO THE REQUIREMENTS OF THE D.O.T. STANDARD SPECIFICATIONS FOR TYPE S-III ASPHALTIC CONCRETE OR THE LATEST REVISION.
- D. TESTING:**
- THE FINISHED SURFACE OF THE BASE COURSE AND THAT OF THE WEARING SURFACE SHALL NOT VARY MORE THAN 1/4" FROM THE TEMPLATE. ANY IRREGULARITIES EXCEEDING THIS LIMIT SHALL BE CORRECTED.
 - DENSITY TESTS SHALL BE TAKEN BY AN INDEPENDENT TESTING LABORATORY CERTIFIED BY THE STATE OF FLORIDA, WHERE DIRECTED BY THE ENGINEER.
 - ALL TESTING COSTS (PAVING) SHALL BE PAID FOR BY THE CONTRACTOR.
 - DENSITY TESTS ON THE STABILIZED SUBGRADE SHALL BE SUPPLIED TO THE ENGINEER OF RECORD AND GEOTECHNICAL ENGINEER, AND APPROVED BEFORE ANY BASE IS CONSTRUCTED.
 - DENSITY TESTS AND "AS-BUILTS" ON THE FINISHED BASE SHALL BE SUPPLIED TO THE GEOTECHNICAL ENGINEER, AND APPROVED BEFORE ANY ASPHALT PAVEMENT IS CONSTRUCTED.

PHASE II (SITE DETAIL)

SCALAR: 1"=30'

STORM DRAINAGE NOTES:

- A. GENERAL:**
- DISTANCES AND LENGTHS OF PIPE SHOWN ON PLANS ARE REFERENCED TO THE CENTER OF STRUCTURES.
- B. MATERIALS:**
- REINFORCED CONCRETE PIPE (RCP) SHALL MEET THE REQUIREMENTS OF ASTM C-76, CLASS III, WALL THICKNESS "B", LATEST REVISION. RUBBER GASKETS OR OTHER MANUFACTURER SUPPLIED JOINT SEALER SHALL BE USED.
 - ALL PVC DRAINAGE PIPE AND FITTINGS SHALL BE NON-PRESSURE POLYVINYL CHLORIDE (PVC) PIPE CONFORMING TO ASTM D 3034, SDR 35, WITH PUSH-ON RUBBER GASKET JOINTS.
 - ALL HIGH DENSITY POLYETHYLENE PIPE AND FITTINGS SHALL MEET THE REQUIREMENTS OF AASHTO M - 294 LATEST REVISIONS. ALL PIPING TO BE NON-PERFORATED TUBING.
 - PROPOSED "CURB INLET" STRUCTURES SHALL BE STANDARD FDOT TYPE "9" CURB INLET TOPS, PER FDOT INDEX #214.
 - PROPOSED "GRATE INLETS" SHALL BE STANDARD FDOT TYPE "C" DITCH BOTTOM INLETS, PER FDOT INDEX #232.
 - PROPOSED CONTROL STRUCTURES SHALL BE STANDARD FDOT TYPE "C" DITCH BOTTOM INLETS, PER FDOT INDEX #232. CONTROL STRUCTURES SHALL HAVE SKIMMERS ATTACHED ON ALL FOUR SIDES OF STRUCTURE AND BE INSTALLED PER FDOT INDEX #240.
 - PROPOSED BUBBLER STRUCTURES SHALL BE STANDARD FDOT TYPE "C" DITCH BOTTOM INLETS, PER FDOT INDEX #232.
- C. INSTALLATION:**
- PIPE SHALL BE PLACED ON A MINIMUM OF 8 INCHES STABLE GRANULAR MATERIAL FREE OF ROCK FORMATION AND OTHER FOREIGN FORMATIONS, AND CONSTRUCTED TO A UNIFORM GRADE AND LINE. BACKFILL MATERIAL SHALL BE WELL GRADED GRANULAR MATERIAL, WELL TAMPED IN LAYERS NOT TO EXCEED 6 INCHES TO A HEIGHT OF 12 INCHES ABOVE PIPE AS SHOWN ON THE PLANS.
 - PROVIDE A MINIMUM PROTECTIVE COVER OF 18 INCHES OVER STORM SEWER AND AVOID UNNECESSARY CROSSING BY HEAVY CONSTRUCTION VEHICLES DURING CONSTRUCTION.

GEOTECHNICAL NOTES:

- A. SHOULD ANY NOTICEABLE SOIL SLUMPING OR SINK-HOLE FORMATION BECOME EVIDENT, THE APPLICANT/DEVELOPER SHALL IMMEDIATELY NOTIFY THE COUNTY, TAMPA BAY WATER (TBW), AND SWFWMD, AND ADOPT ONE OR MORE OF THE FOLLOWING PROCEDURES AS DETERMINED TO BE APPROPRIATE BY THE COUNTY AND SWFWMD:**
- IF THE SLUMPING OR SINK-HOLE 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 SWFWMD APPROVE RESUMING CONSTRUCTION ACTIVITIES.
 - TAKE IMMEDIATE MEASURES TO ENSURE NO SURFACE WATER DRAINS INTO THE AFFECTED AREAS.
 - VISUALLY INSPECT THE AFFECTED AREA.
 - EXCAVATE AND BACKFILL OR GROUT AS REQUIRED TO FILL THE AFFECTED AREA AND PREVENT FURTHER SUBSIDENCE.
 - USE SOIL REINFORCEMENT MATERIALS IN THE BACKFILLING OPERATION.
 - 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.
 - 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.
 - DISCHARGE OF STORM-WATER INTO DEPRESSIONS WITH DIRECT OR DEMONSTRATED HYDROLOGIC CONNECTION TO THE FLORIDIAN AQUIFER SHALL BE PROHIBITED.
- B. UPON COMPLETION OF THE LAND DEVELOPMENT CONSTRUCTION, A PROFESSIONAL ENGINEER SHALL PROVIDE A CERTIFICATION TO PASCO COUNTY THAT THE PROJECT, INCLUDING EACH PAD AREA, COMPLIES WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL/GEOLOGICAL ENGINEER REPORT.**
- C. SEE REPORT OF SUBSURFACE EXPLORATION AND GEOTECHNICAL EVALUATION BY CONESTOGA-ROVERS & ASSOCIATES DATED MAY 1, 2014 FOR GEOTECHNICAL RECOMMENDATIONS.**

DATUM NOTE:

ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE MONUMENT DESIGNATED "E680" PER THE NATIONAL GEODETIC SURVEY WEBSITE (HTTP://WWW.NGS.GOV), NORTH AMERICAN VERTICAL DATUM OF 1988 DATUM.
ON SITE ELEVATIONS ARE AS FOLLOWS:
BENCHMARK NO. 1, ELEVATION = 54.08 FEET
BENCHMARK NO. 2, ELEVATION = 53.60 FEET
BENCHMARK NO. 3, ELEVATION = 52.66 FEET
BENCHMARK NO. 4, ELEVATION = 52.86 FEET
DATUM CONVERSION: NAVD 1988 + 0.82' = NGVD 1929