

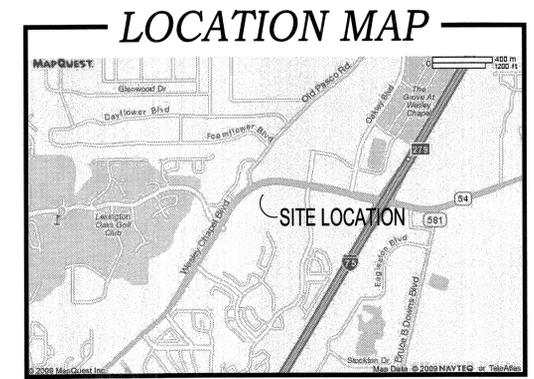
# SHERWIN WILLIAMS WESLEY CHAPEL

## CLASS 1 SUBMITTAL PRELIMINARY/CONSTRUCTION PLANS

SECTION 12, TOWNSHIP 26 SOUTH, RANGE 19 EAST  
NO ADDRESS ASSIGNED  
PASCO COUNTY, FLORIDA

**ARCHITECT:**  
TBD

**OWNER:**  
OP 54 LLC  
8902 NORTH DALE MABRY, SUITE 200  
TAMPA, FL 33614  
(813) 960-8154



**LEGAL DESC.**

THAT PART OF TRACT "A", SADDLEBROOK CORPORATE CENTER PHASE - 1A, AS RECORDED IN PLAT BOOK 28, PAGES 34-44, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF TRACT "A" OF SAID SADDLEBROOK CORPORATE CENTER PHASE - 1A; THENCE ALONG THE NORTHERLY LINE OF SAID TRACT "A" N.81°42'14"W., A DISTANCE OF 130.00 FEET TO A POINT OF CURVATURE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1577.67 FEET; THENCE CONTINUE 386.45 FEET ALONG SAID NORTH LINE THROUGH A CENTRAL ANGLE OF 14°02'04" (CHORD BEARING N.88°43'16" W. 385.48 FEET); THENCE LEAVING SAID LINE S05°35'24"E, 39.04 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 54 TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1609.00 FEET FOR A POINT OF BEGINNING; THENCE EASTERLY ALONG SAID CURVE, 124.45 FEET THROUGH A CENTRAL ANGLE OF 4°25'54" (CHORD BEARING N.88°37'33" E, 124.42 FEET); THENCE LEAVING SAID NON-TANGENT LINE, S.00°59'35"E, 96.76 FEET; THENCE S.89°30'57"W, 8.74 FEET; THENCE S.00°54'40"E, 124.43 FEET TO A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,412.00 FEET; THENCE WESTERLY ALONG SAID CURVE 97.79 FEET THROUGH A CENTRAL ANGLE OF 03°58'05" (CHORD BEARING S.86°16'33"W. 97.77 FEET); THENCE N.05°35'24"W, 221.32 FEET TO SAID SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 54 AND THE POINT OF BEGINNING.

CONTAINING 24,466 SQUARE FEET OR 0.562 ACRES, MORE OR LESS.

**ENGINEER:**  
**CAMPO**  
ENGINEERING, INC.  
FBPR CERTIFICATE OF AUTHORIZATION NO.: 26726  
1725 EAST 5TH AVENUE  
TAMPA, FLORIDA 33605  
(813) 215-7372  
WWW.CAMPOENGINEERING.COM  
INFO@CAMPOENGINEERING.COM

**SHEET INDEX**

- C-1 COVER SHEET
- C-2 GENERAL NOTES
- C-3 EXISTING CONDITIONS, DEMO & EROSION CONTROL PLAN
- C-4 OVERALL SITE PLAN
- C-5 HORIZONTAL CONTROL/SIGN & MARKING PLAN
- C-6 PAVING, GRADING & DRAINAGE PLAN
- C-7 CROSS SECTIONS
- C-8 PAVING, GRADING & DRAINAGE DETAILS
- C-9 UTILITY PLAN
- C-10 PASCO COUNTY UTILITY DETAILS
- C-11 LANDSCAPE PLAN

Utility Owner	Contact	Phone Number	Utility Type
BRIGHT HOUSE NETWORKS - EAST PASCO	MIKE KIKER	PHONE: 813-862-0522 X 84263 ALT: 863-581-5730	FIBER, CABLE
VERIZON FLORIDA, INC.	DAVID WYNNS	PHONE: 813-627-8343	CABLE/FIBER/PHONE
PASCO COUNTY TRAFFIC OPERATIONS DIVISION	ROBERT W. RECK	PHONE: 727-847-8139	TRAFFIC CONTROL/ STREET LIGHTS
PASCO COUNTY UTILITIES	PAUL HAMAR	PHONE: 727-847-8145 ALT: 727-847-8144	WATER/SEWER/ RECLAIMED WATER
TECO PEOPLES GAS - TAMPA	LUIS CASTELLANO	PHONE: 813-275-3743	GAS
WITHLACOCHEE RIVER ELECTRIC COOPERATIVE	COREY LITTLEFIELD	PHONE: 352-588-5115	ELECTRIC

REVISIONS:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

BY SIGNING AND SEALING THESE PLANS THE ENGINEER OF RECORD CERTIFIES THAT THE SYSTEM IS IN SUBSTANTIAL CONFORMANCE WITH THE MANUAL OF UNIFORM PRACTICE STANDARDS FOR DESIGN, CONSTRUCTION, AND MAINTENANCE OF STREETS AND HIGHWAYS OF FLORIDA, IN EFFECT AT THE TIME THE PLANS WERE PREPARED.

  
 MATTHEW D. CAMPO, P.E.  
 No. 53988  
 March 31, 2014  
 DATE (SEAL)

CONSTRUCTION NOTES

SAFETY

- 1. DURING THE CONSTRUCTION AND MAINTENANCE OF THIS PROJECT, ALL SAFETY REGULATIONS ARE TO BE ENFORCED. THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE CONTROL AND SAFETY OF THE TRAVELING PUBLIC AND THE SAFETY OF HIS PERSONNEL.
2. THE CONTRACTOR'S MAINTENANCE OF TRAFFIC PLAN MUST BE SUBMITTED AND APPROVED BY THE GOVERNMENTAL AGENCIES HAVING JURISDICTION PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES.
3. LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY OSHA IN THE FEDERAL REGISTER OF THE DEPARTMENT OF TRANSPORTATION.
4. CONTRACTOR SHALL PROVIDE AND MAINTAIN ITS OWN SAFETY EQUIPMENT IN ACCORDANCE WITH ITS HEALTH & SAFETY PROGRAM AND ALL OTHER APPLICABLE LEGAL AND HEALTH AND SAFETY REQUIREMENTS. THE CONTRACTOR IS ALSO RESPONSIBLE FOR PROVIDING ITS EMPLOYEES AND SUBCONTRACTORS WITH ADEQUATE INFORMATION AND TRAINING TO ENSURE THAT ALL EMPLOYEES AND SUBCONTRACTORS AND SUBCONTRACTORS' EMPLOYEES COMPLY WITH ALL APPLICABLE REQUIREMENTS. CONTRACTOR SHALL REMAIN IN COMPLIANCE WITH ALL OCCUPATION SAFETY AND HEALTH REGULATIONS AS WELL AS THE ENVIRONMENTAL PROTECTION LAWS. THE FOLLOWING IS NOT TO BE PERCEIVED AS THE ENTIRE SAFETY PROGRAM BUT JUST BASIC REQUIREMENTS.
5. ALL EXCAVATIONS BY THE CONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF THE DEPARTMENT OF LABOR'S OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION RULES AND REGULATIONS. PARTICULAR ATTENTION MUST BE PAID TO THE CONSTRUCTION STANDARDS FOR EXCAVATIONS, 29 CFR PART 1926, SUBPART F.
6. THE MINIMUM STANDARDS AS SET FORTH IN THE CURRENT EDITION OF "THE STATE OF FLORIDA MANUAL ON TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS" SHALL BE FOLLOWED IN THE DESIGN APPLICATION, INSTALLATION, MAINTENANCE AND REMOVAL OF ALL TRAFFIC CONTROL DEVICES, WARNING DEVICES AND BARRIERS NECESSARY TO PROTECT THE PUBLIC AND WORKMEN FROM HAZARDS WITHIN THE PROJECT LIMITS.
7. ALL TRAFFIC CONTROL MARKINGS AND DEVICES SHALL CONFORM TO THE PROVISIONS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES PREPARED BY THE U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION.
8. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY AND ENFORCE ALL APPLICABLE SAFETY REGULATIONS. THE ABOVE INFORMATION HAS BEEN PROVIDED FOR THE CONTRACTOR'S INFORMATION ONLY AND DOES NOT IMPLY THAT THE OWNER OR ENGINEER WILL INSPECT AND/OR ENFORCE SAFETY REGULATIONS.
9. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES AND SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE UTILITY COMPANIES PRIOR TO CONSTRUCTION TO OBTAIN FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES. CALL SUNSHINE ONE CALL AT 811 TO ARRANGE FOR FIELD LOCATIONS.
10. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND, THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED BY THE CONTRACTOR CALLED FOR IN THIS CONTRACT.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRACING, SHEETING OR SHORING AS NECESSARY. DEWATERING METHODS SHALL BE USED AS REQUIRED TO KEEP TRENCHES DRY WHILE PIPE AND APPURTENANCES ARE BEING PLACED.

EXISTING TREE PROTECTION NOTES:

- 1. REQUIRED BARRICADES AND FLAGGING SHALL BE ERECTED BY THE CONTRACTOR AND APPROVED BY THE ENGINEER AND REGULATORY AGENCIES PRIOR TO COMMENCEMENT OF LAND ALTERATION ACTIVITIES. BARRICADES SHALL REMAIN IN PLACE UNTIL ALTERATION AND CONSTRUCTION ACTIVITIES ARE COMPLETED.
2. DURING LAND ALTERATION AND CONSTRUCTION ACTIVITIES, WITHIN THE DRIPLINE OF A TREE REMAINING ON SITE, UNLESS OTHERWISE APPROVED, IT SHALL BE UNLAWFUL TO REMOVE VEGETATION, EXCEPT BY HAND, BY GRUBBING OR TO PLACE SOIL DEPOSITS, DEBRIS, SOLVENTS, CONSTRUCTION MATERIAL, MACHINERY OR OTHER EQUIPMENT OF ANY KIND WITHIN THE DRIPLINE AND REMAIN ON THE SITE.
3. ADEQUATE PROTECTION MEASURES (I.E. HAY BALES, BATTERS, SODDING AND SANDBAGGING) SHALL BE PROVIDED AS NECESSARY TO MINIMIZE EROSION AND DOWNSTREAM SEDIMENTATION CAUSED BY SURFACE WATER RUNOFF ON EXPOSED LAND SURFACES.
4. ALL TRIMMING UNDERTAKEN ON A TREE PROTECTED BY THE PROVISIONS OF THE LAND DEVELOPMENT CODE SHALL BE PRUNED IN ACCORDANCE WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A-300 PRUNING STANDARDS. THIS INFORMATION MUST BE CLEARLY IDENTIFIED ON THE CONSTRUCTION PLANS.

CLEARING/DEMOLITION

- 1. PRIOR TO ANY SITE CLEARING, ALL TREES SHOWN TO REMAIN AS INDICATED IN THE CONSTRUCTION PLANS SHALL BE PROTECTED IN ACCORDANCE WITH LOCAL TREE ORDINANCES AND DETAILS CONTAINED IN THESE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THESE TREES IN GOOD CONDITION. NO TREE SHOWN TO REMAIN SHALL BE REMOVED WITHOUT WRITTEN APPROVAL FROM THE REGULATORY AGENCY OR THE OWNER.
2. THE CONTRACTOR SHALL CLEAR AND GRUB ONLY THOSE PORTIONS OF THE SITE NECESSARY FOR CONSTRUCTION. DISTURBED AREAS WILL BE SEEDED, MULCHED, SODDED OR PLANTED WITH OTHER APPROVED LANDSCAPE MATERIAL IMMEDIATELY FOLLOWING CONSTRUCTION.
3. REMAINING EARTHWORK THAT RESULTS FROM CLEARING AND GRUBBING OR SITE EXCAVATION IS TO BE UTILIZED ON-SITE IF REQUIRED, PROVIDED THAT THE MATERIAL IS DEEMED SUITABLE FOR CONSTRUCTION BY THE OWNER'S SOILS TESTING COMPANY. EXCESS MATERIAL IS TO BE EITHER STOCKPILED ON THE SITE AS DIRECTED BY THE OWNER OR OWNER'S ENGINEER, OR REMOVED FROM THE SITE. THE CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING EXCESS EARTHWORK FROM THE SITE.
4. ALL CONSTRUCTION DEBRIS AND OTHER WASTE MATERIALS SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH APPLICABLE REGULATORY AGENCY REQUIREMENTS.
5. CONTRACTOR WILL BE RESPONSIBLE FOR MAKING A VISUAL INSPECTION OF THE SITE AND WILL BE RESPONSIBLE FOR THE DEMOLITION AND REMOVAL, PURSUANT TO ALL FEDERAL, STATE, COUNTY, CITY OR OTHER GOVERNMENT AGENCY REQUIREMENTS, OF ALL UNDERGROUND AND ABOVE GROUND STRUCTURES THAT WILL NOT BE INCORPORATED WITHIN THE NEW FACILITIES.

SITE PLAN AND COORDINATE GEOMETRY

- 1. BOUNDARY SURVEY PREPARED BY LICENSED SURVEYOR.
2. ALL POINTS AND MONUMENTS SHALL BE SURVEYED UPON MOBILIZATION TO VERIFY THEIR ACCURACY. ANY DISCREPANCIES DISCOVERED MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN WRITING.
3. MONUMENTS AND OTHER SURVEY CONTROL POINTS SHALL BE PROTECTED FROM DAMAGE AND DISTURBANCE. IF ANY CONTROL POINTS ARE DAMAGED OR DISTURBED, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ENGINEER AND REPLACE THE CONTROL POINTS TO THEIR ORIGINAL CONDITION AT HIS OWN EXPENSE.
4. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES AFFECTING THIS WORK PRIOR TO CONSTRUCTION.
5. UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL FURNISH THE OWNER'S ENGINEER WITH COMPLETE "AS-BUILT" INFORMATION CERTIFIED BY A REGISTERED LAND SURVEYOR. THIS "AS-BUILT" INFORMATION SHALL INCLUDE INVERT ELEVATIONS, LOCATION OF FITTINGS, LOCATION OF STRUCTURES FOR ALL UTILITIES INSTALLED, AS WELL AS TOP OF BANK, TOE OF SLOPE AND GRADE BREAK LOCATIONS AND ELEVATIONS FOR POND AND DITCH CONSTRUCTION. NO ENGINEER'S CERTIFICATIONS OR CERTIFICATE OF OCCUPANCY PURPOSES WILL BE MADE UNTIL THIS INFORMATION IS RECEIVED AND APPROVED BY THE OWNER'S ENGINEER.

GENERAL NOTES

- 1. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS SPECIFIED BY THE VARIOUS GOVERNMENTAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL CONSTRUCTION RELATED PERMITS, INCLUDING BUT NOT LIMITED TO: RIGHT OF WAY USE PERMITS, PIPING PERMITS, MOT PERMITS, ETC. PRIOR TO CONSTRUCTION, AND SCHEDULE ANY NECESSARY INSPECTIONS ACCORDING TO AGENCY INSURANCES.
2. ALL SPECIFICATIONS AND DOCUMENTS REFERRED TO IN THESE PLANS SHALL BE OF THE LATEST REVISION.
3. ALL WORK PERFORMED SHALL COMPLY WITH THE REGULATIONS AND ORDINANCES OF THE VARIOUS GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK.
4. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS ON ALL PRECAST AND MANUFACTURED ITEMS TO THE OWNER'S ENGINEER FOR APPROVAL. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT CONTRACTOR'S EXPENSE.
5. WORK PERFORMED UNDER THIS CONTRACT SHALL INTERFACE SMOOTHLY WITH OTHER WORK BEING PERFORMED ON SITE BY OTHER CONTRACTORS AND UTILITY COMPANIES. IT WILL BE NECESSARY FOR THE CONTRACTOR TO COORDINATE AND SCHEDULE HIS ACTIVITIES, WHERE NECESSARY, WITH OTHER CONTRACTORS AND UTILITY COMPANIES & THEIR SUBCONTRACTORS.
6. THE WATER, SANITARY SEWER, AND STORM DRAINAGE FACILITIES ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE REGULATORY AGENCY AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN THE REQUIRED PERMITS TO PERFORM WORK IN THE PUBLIC RIGHT-OF-WAY.
7. CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES BEFORE ORDERING MATERIALS AND CASTING STRUCTURES.
8. IT WILL BE NECESSARY TO EXAMINE, COORDINATE AND ADJUST ACCORDINGLY THE PROPOSED LOCATIONS OF THE VARIOUS COMPONENTS OF THE SITE UTILITIES. THE LAYOUTS INDICATED IN THE PLANS ARE NOT EXACT AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SUBMIT COORDINATION DRAWINGS SHOWING PIPE SIZES, STRUCTURES, AND ELEVATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SCHEDULING AND COORDINATION OF ALL THE UNDERGROUND WORK ASSOCIATED WITH THIS PROJECT.
9. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW.
10. ADJUSTMENTS OF INLETS, JUNCTION BOXES, MANHOLE TOPS, WATER VALVES, WATER METERS, ETC. SHALL BE INCLUDED IN THE CONTRACTOR'S BID AND NO CLAIM SHALL BE MADE AGAINST THE OWNER OR ENGINEER FOR THESE ADJUSTMENTS, IF REQUIRED.
11. OVERALL CLEANUP SHALL BE ACCOMPLISHED BY THE CONTRACTOR IN ACCORDANCE WITH REGULATORY AGENCY STANDARDS OR AS DIRECTED BY THE ENGINEER. ANY AND ALL EXPENSES INCURRED FOR THIS WORK SHALL BE INCLUDED IN THE UNIT PRICE BID FOR OTHER ITEMS.
12. THE CONTRACTOR SHALL ENDEAVOR TO PROTECT PRIVATE PROPERTY. ANY DAMAGE CAUSED BY THE CONTRACTOR IN THE PERFORMANCE OF HIS WORK SHALL BE CORRECTED TO THE SATISFACTION OF THE ENGINEER AT THE CONTRACTOR'S EXPENSE. PAYMENT SHALL NOT BE MADE FOR THIS WORK.
13. ANY DAMAGE TO STATE, COUNTY, OR LOCAL ROADS CAUSED BY THE CONTRACTOR'S HAULING OR EXCAVATION OR EQUIPMENT SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE ENGINEER. PAYMENT SHALL NOT BE MADE FOR THIS WORK.
14. ANY U.S.G. & G.S. MONUMENT WITHIN LIMITS OF CONSTRUCTION IS TO BE PROTECTED. IF IN DANGER OF DAMAGE, THE CONTRACTOR SHOULD NOTIFY THE OWNER'S ENGINEER.

PAVING AND GRADING

- 1. ALL DELETERIOUS SUBSURFACE MATERIAL (I.E. MUCK, PEAT, BURIED DEBRIS) IS TO BE EXCAVATED IN ACCORDANCE WITH THESE PLANS OR AS DIRECTED BY THE OWNER, THE OWNER'S ENGINEER, OR OWNER'S SOIL TESTING COMPANY. DELETERIOUS MATERIAL IS TO BE STOCKPILED OR REMOVED FROM THE SITE AS DIRECTED BY THE OWNER. EXCAVATED AREAS TO BE BACK FILLED WITH APPROVED MATERIALS AND COMPACTED AS SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING DELETERIOUS MATERIAL FROM THE SITE.
2. ALL NECESSARY FILL AND EMBANKMENT THAT IS PLACED DURING CONSTRUCTION SHALL CONSIST OF MATERIAL SPECIFIED BY THE OWNER'S SOIL TESTING COMPANY OR ENGINEER AND BE PLACED AND COMPACTED ACCORDING TO THESE PLANS OR THE REFERENCED SOILS REPORT.
3. PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADE UNLESS OTHERWISE NOTED ON DRAWINGS.
4. CONTRACTOR SHALL TRIM, TACK AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT.
5. CURBING WILL BE PLACED AT THE EDGE OF ALL PAVEMENT, AS SHOWN ON THE PLANS.
6. REFER TO THE LATEST EDITION OF F.D.O.T. "ROADWAY AND TRAFFIC DESIGN STANDARDS" FOR DETAILS AND SPECIFICATIONS OF ALL F.D.O.T. TYPE CURBING AND GUTTERS CALLED FOR IN THESE PLANS.
7. CONTRACTOR TO PROVIDE A 1/2" TO 1" BITUMINOUS EXPANSION JOINT MATERIAL WITH SEALER AT ABUTMENT OF CONCRETE AND OTHER MATERIALS (BUILDINGS, OTHER POURED CONCRETE, ETC.)
8. ALL PAVEMENT MARKINGS IN RIGHT-OF-WAY AND STOP BARS SHALL BE MADE WITH PERMANENT THERMOPLASTIC AND SHALL CONFORM TO AASHTO M 173.46, SHEETS 1-7, PARKING STRIP AND ON-SITE PRIVATE PAVEMENT MARKINGS TO BE TRAFFIC GRADE PAINT.
9. THE CONTRACTOR WILL STABILIZE BY SEED AND MULCH, SOD OR OTHER APPROVED MATERIALS ANY DISTURBED AREAS WITHIN ONE WEEK FOLLOWING CONSTRUCTION OF THE UTILITY SYSTEMS AND PAVEMENT AREAS. CONTRACTOR SHALL MAINTAIN SUCH AREAS UNTIL FINAL ACCEPTANCE BY OWNER.
10. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPLICABLE TESTING WITH THE SOILS ENGINEER. TESTS WILL BE REQUIRED PURSUANT WITH THE TESTING SCHEDULE LOCATED ON THIS SHEET. UPON COMPLETION OF THE WORK, SOILS ENGINEER WILL SUBMIT CERTIFICATIONS TO THE OWNER'S ENGINEER STATING THAT ALL REQUIREMENTS HAVE BEEN MET.
11. A QUALIFIED TESTING LABORATORY SHALL PERFORM ALL TESTING NECESSARY TO ASSURE COMPLIANCE OF THE IN PLACE MATERIALS AS REQUIRED BY THESE PLANS AND THE VARIOUS AGENCIES. SHOULD ANY RETESTING BE REQUIRED DUE TO THE FAILURE OF ANY TESTS TO MEET THE REQUIREMENTS, THE CONTRACTOR WILL BEAR ALL COST OF SAID RETESTING.
12. ALL UNDERGROUND UTILITIES MUST BE IN PLACE AND TESTED OR INSPECTED PRIOR TO BASE AND PAVEMENT CONSTRUCTION.
13. CONTRACTOR IS TO PROVIDE EROSION CONTROL AND SEDIMENTATION BARRIER (SILTATION CURTAIN) TO PREVENT SILTATION OF ADJACENT PROPERTY, STREETS, STORM SEWERS AND WATERWAYS. IN ADDITION, THE CONTRACTOR SHALL PLACE STRAW, MULCH OR OTHER SUITABLE MATERIAL ON GROUND IN AREAS WHERE CONSTRUCTION RELATED TRAFFIC IS TO ENTER AND EXIT SITE. IF, IN THE OPINION OF THE ENGINEER AND/OR LOCAL AUTHORITIES, EXCESSIVE QUANTITIES OF EARTH ARE TRANSPORTED OFF-SITE EITHER BY NATURAL DRAINAGE OR BY VEHICULAR TRAFFIC, THE CONTRACTOR IS TO REMOVE SAID EARTH TO THE SATISFACTION OF THE ENGINEER AND/OR AUTHORITIES.
14. IF WIND EROSION BECOMES SIGNIFICANT DURING CONSTRUCTION, THE CONTRACTOR SHALL STABILIZE THE AFFECTED AREA USING SPRINKLING, IRRIGATION OR OTHER ACCEPTABLE METHODS.

DRAINAGE

- 1. ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE CLASS III (ASTM C-76) UNLESS OTHERWISE NOTED ON PLANS. ALL STORM SEWER STRUCTURES SHALL BE IN ACCORDANCE WITH FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS AND LOCAL AGENCY STANDARDS UNLESS OTHERWISE SHOWN ON PLANS.
2. PIPE LENGTHS SHOWN ARE APPROXIMATE.
3. ALL DRAINAGE STRUCTURE GRATES AND COVERS SHALL BE TRAFFIC RATED FOR H-20 LOADINGS.
4. ALL STORM DRAINAGE PIPING SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S ENGINEER PRIOR TO THE PLACEMENT OF BACKFILL. CONTRACTOR TO NOTIFY THE ENGINEER 48 HOURS IN ADVANCE TO SCHEDULE INSPECTION.
5. THE CONTRACTOR SHALL MAINTAIN AND PROTECT FROM MUD, DIRT, DEBRIS, ETC. THE STORM DRAINAGE SYSTEM UNTIL FINAL ACCEPTANCE OF THE PROJECT. THE CONTRACTOR MAY BE REQUIRED TO RECLEAN PIPES AND INLETS FOR THESE PURPOSES.

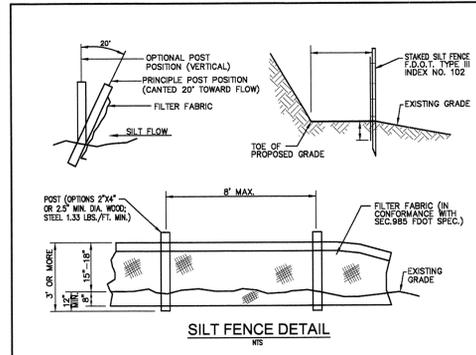
SANITARY SEWER

- 1. SEE PIPE SEPARATION REQUIREMENTS, THIS SHEET.
2. ALL SANITARY SEWER MAINS AND LATERALS SHALL HAVE A MINIMUM OF 36 INCHES OF COVER.
3. ALL ON SITE PVC GRAVITY SANITARY SEWER PIPE SHALL BE MADE OF MATERIAL HAVING A CELL CLASSIFICATION OF 12454 B, 12454 C OR 13354 B AS DEFINED IN ASTM D-1784. PVC PIPE AND FITTINGS USED IN THE GRAVITY SYSTEM SHALL MEET THE REQUIREMENTS OF ASTM D3034 SDR 35 TO A DEPTH OF 15' AND SDR 26 AT A DEPTH BEYOND 15'.
4. ALL ON SITE DUCTILE IRON PIPE SHALL BE CLASS 52 AND SHALL RECEIVE INTERIOR AND EXTERIOR BITUMINOUS COATING IN ACCORDANCE WITH ANSI A 21.6, A 21.8, OR A 21.51.
5. ALL SANITARY SEWER WORK SHALL CONFORM WITH APPLICABLE AGENCY STANDARDS AND SPECIFICATIONS, LATEST EDITION THERE OF.
6. PRIOR TO COMMENCING WORK WHICH REQUIRES CONNECTING NEW SANITARY SEWER LINES TO EXISTING LINES OR APPURTENANCES, THE CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES NEAR THE POINT OF CONNECTION AND NOTIFY OWNER'S ENGINEER OF ANY CONFLICTS OR DISCREPANCIES WITH DESIGN INFORMATION SHOWN IN THESE PLANS.
7. ALL GRAVITY SEWER PIPING SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S ENGINEER PRIOR TO PLACEMENT OF BASE AND PAVING AND AGAIN PRIOR TO OBTAINING CERTIFICATE OF OCCUPANCY. CONTRACTOR TO NOTIFY THE ENGINEER 48 HOURS IN ADVANCE TO SCHEDULE INSPECTION.
8. THE CONTRACTOR SHALL PERFORM A CLOSED CIRCUIT TELEVISION INSPECTION ON ALL GRAVITY SEWERS IN ACCORDANCE WITH THE REGULATORY AGENCY HAVING JURISDICTION PRIOR TO FINAL ACCEPTANCE.
9. ALL WASTE-WATER LATERALS WILL A MINIMUM OF 36" COVER AT THE RIGHT-OF-WAY LINE.

PIPE SEPARATION REQUIREMENTS:

FOR THE PURPOSE OF THIS SECTION, THE PHRASE "WATER MAINS" SHALL MEAN MAINS, INCLUDING TREATMENT PLANT PROCESS PIPING, CONVEYING EITHER RAW, PARTIALLY TREATED, OR FINISHED DRINKING WATER; FIRE HYDRANT LEADS; AND SERVICE LINES THAT ARE UNDER THE CONTROL OF A PUBLIC WATER SYSTEM AND THAT HAVE AN INSIDE DIAMETER OF THREE INCHES OR GREATER.

- 1. HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS
A. NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORM WATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER UNDER PART III OF CHAPTER 62-610, F.A.C.
B. NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.
C. NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.
D. NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2), F.S., AND RULE 64E-6.002, F.A.C.
2. VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER FORCE MAINS, AND RECLAIMED WATER PIPELINES.
A. NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY- OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES, AND PREFERABLY 12 INCHES, ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
B. NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORM WATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
C. AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS (A) AND (B) ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORM WATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY- OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
3. SEPARATION BETWEEN WATER MAINS AND SANITARY OR STORM SEWER MANHOLES
A. NO WATER MAIN SHALL PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A SANITARY SEWER MANHOLE.
B. EFFECTIVE AUGUST 28, 2003, WATER MAINS SHALL NOT BE CONSTRUCTED OR ALTERED TO PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A STORM SEWER MANHOLE OR INLET STRUCTURE.
4. SEPARATION BETWEEN FIRE HYDRANT DRAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.
NEW OR RELOCATED FIRE HYDRANTS WITH UNDERGROUND DRAINS SHALL BE LOCATED SO THAT THE DRAINS ARE AT LEAST THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORM WATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; AT LEAST THREE FEET, AND PREFERABLY TEN FEET, FROM ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER; AT LEAST SIX FEET, AND PREFERABLY TEN FEET, FROM ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; AND AT LEAST TEN FEET FROM ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2), F.S., AND RULE 64E-6.002, F.A.C.



WATER DISTRIBUTION

- 1. SEE PIPE SEPARATION REQUIREMENTS, THIS SHEET.
2. ALL WATER MAINS SHALL HAVE A MINIMUM OF 36 INCHES OF COVER.
3. ALL WATER SYSTEM WORK SHALL CONFORM WITH LOCAL REGULATORY AGENCY STANDARDS AND SPECIFICATIONS.
4. CONFLICTS BETWEEN WATER AND STORM OR SANITARY SEWER TO BE RESOLVED BY ADJUSTING THE WATER LINES AS NECESSARY AND PER PIPE SEPARATION REQUIREMENTS NOTED THIS SHEET.
5. ALL ON SITE PVC WATER MAINS 4 INCHES THROUGH 12 INCHES SHALL BE IN ACCORDANCE WITH ANSI A C-900 AND SHALL BE CLASS 150 SDR 18. ALL ON-SITE PVC WATER MAINS 2" TO 3" SHALL BE CLASS 1120 AND MEET REQUIREMENTS OF SDR 21 IN ACCORDANCE WITH ASTM D-2241. WATER MAINS SMALLER THAN 1 1/2" SHALL BE CLASS 1120 OR 1220 SCHEDULE 80 AND MEET REQUIREMENTS OF ASTM D-1785.
6. ALL DUCTILE IRON PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANSI STANDARD A21.51. MINIMUM CLASS 50. JOINTS FOR DUCTILE IRON PIPE SHALL BE MECHANICAL OR PUSH-ON JOINTS. PIPE SHALL HAVE AN EXTERIOR BITUMINOUS COATING IN ACCORDANCE WITH ANSI A21.51. PIPE INTERIOR SHALL HAVE A CEMENT MORTAR LINING WITH AN ASPHALTIC SEAL COAT CONFORMING TO ANWA/ANSI C104/A21.4. THE WEIGHT AND CLASS DESIGNATION SHALL BE PAINTED IN WHITE ON THE EXTERIOR SURFACE OF ALL PIPE AND FITTINGS. MANUFACTURER'S CODE OR SERIAL NUMBER SHALL BE PROVIDED ON THE BELL OF EACH PIPE JOINT.
7. ALL DUCTILE FITTINGS SHALL BE MECHANICAL JOINT WITH A MINIMUM PRESSURE RATING OF 250 PSI AND SHALL CONFORM TO THE REQUIREMENTS OF ANSI/ANWA STANDARD A21.10/C110. ALL FITTING SHALL BE COATED AND LINED AS SPECIFIED ABOVE FOR DUCTILE IRON PIPE.
8. RESTRAINED JOINTS SHALL BE PROVIDED AT ALL FITTINGS AND HYDRANTS AS SHOWN ON DETAILS.
9. ALL COMPONENTS OF THE WATER SYSTEM, INCLUDING FITTINGS, HYDRANTS, CONNECTIONS, AND VALVES SHALL REMAIN UNCOVERED UNTIL PROPERLY PRESSURE TESTED AND ACCEPTED BY THE OWNER'S ENGINEER. PRESSURE TESTS TO BE IN ACCORDANCE WITH LOCAL REGULATORY AGENCY SPECIFICATIONS. CONTRACTOR TO NOTIFY OWNER'S ENGINEER AND LOCAL INSPECTORS 48 HOURS IN ADVANCE OF PERFORMING TESTS.
10. CONTRACTOR TO PERFORM CHLORINATION AND BACTERIOLOGICAL SAMPLING AND OBTAIN CLEARANCE OF DOMESTIC WATER SYSTEM. COPIES OF ALL BACTERIOLOGICAL TESTS TO BE SUBMITTED TO OWNER'S ENGINEER.
11. 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:
A. 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.
B. PRIOR TO 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.

CONTRACTOR PERMIT LIST

- 1. CONTRACTOR TO PULL ALL RIGHT OF WAY USE PERMITS FOR PASCO COUNTY AND FOOT.
2. CONTRACTOR TO SCHEDULE PASCO COUNTY PRE-COON MEETING AND NOTIFY ENGINEER.
3. CONTRACTOR TO OBTAIN ANY SITE PIPING PERMITS.
4. CONTRACTOR TO OBTAIN TREE REMOVAL / CLEARING PERMIT FOR PASCO COUNTY.
5. CONTRACTOR MUST HAVE MOT CERTIFIED FIELD PERSONNEL.
6. A BOND OR LETTER OF CREDIT MAY BE REQUIRED.
7. INSURANCE CERTIFICATE IS REQUIRED TO WORK IN ROW.
8. A LICENSE IS REQUIRED FOR UNDERGROUND UTILITIES INSTALLATIONS.

SC-1 TESTING SCHEDULE

NOTE: GOVERNING AGENCY REQUIREMENTS SUPERSEDE THESE REQUIREMENTS.

Table with columns: ITEM, TEST, TEST FREQUENCY. Rows include: EMBANKMENT, UTILITY TRENCH BACKFILL, OVER PIPELINES AND AROUND STRUCTURES FROM R.O.W., LINE TO R.O.W. LIMITS, UTILITY TRENCH BACKFILL, OVER PIPELINES AND AROUND STRUCTURES OUTSIDE THE R.O.W., STABILIZED SUBGRADE, BASE (OTHER THAN SOIL CEMENT), CONCRETE, ASPHALTIC CONCRETE.

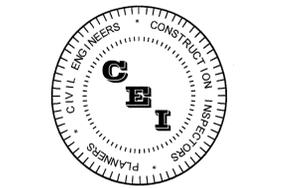
\* TESTS SHALL BE LOCATED NO MORE THAN 500 FEET APART. TESTS SHALL BE PERFORMED ON EACH LIFT, EXCEPT THAT TESTS SHALL NOT BE FURTHER APART THAN ONE (1) FOOT VERTICALLY. FIELD DENSITIES SHALL BE TAKEN OVER ALL ROAD CROSSINGS. FIELD DENSITIES FOR SANITARY LINES SHALL BE STAGGERED TO INCLUDE RESULTS OVER SERVICE LATERALS. THERE SHALL BE A MINIMUM OF ONE (1) TEST SERIES FOR EACH 12 INCHES OF LIFT OVER PIPELINE BETWEEN MANHOLE. TESTS AROUND STRUCTURES SHALL BE SPIRALED IN 12 INCH LIFTS.

GENERAL LANDSCAPE NOTES:

- 1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES, BEFORE PERFORMING ANY WORK. ANY CONFLICTS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE FOR RESOLUTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PRESERVATION AND PROTECTION OF ALL SITE CONDITIONS TO REMAIN FROM DAMAGE DUE TO HIS WORK. IN THE EVENT OF DAMAGE, ALL DAMAGE SHALL BE COMPLETED AND REPAIRED TO ITS ORIGINAL CONDITION. ALL COST OF SUCH WORK SHALL BE RESPONSIBILITY OF THE CONTRACTOR.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED DAMAGE OR CUTTING OF EXISTING TREES TO REMAIN ON SITE. DAMAGE MAY BE CAUSED BY OPERATION OF EQUIPMENT, STOCKPIILING OF MATERIALS, ETC. DAMAGE ALSO INCLUDES THE COMPACTION OF THE ROOT ZONE BY DRIVING OR PARKING INSIDE THE DRIP-LINE OF TREES OR THE SPILLAGE OF DELETERIOUS CHEMICALS, OILS, DIESEL, ETC. WITHIN THE DRIP-LINE OF TREES.
4. EXISTING TREES AND PALMS WITHIN AND ADJACENT TO THE LIMITS OF CONSTRUCTION AND SPECIFIED TO REMAIN ARE TO BE PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS WITH TREE BARRICADES PER LOCAL REGULATORY AGENCY REQUIREMENTS.
5. THE CONTRACTOR SHALL PROVIDE AN INTERNATIONAL SOCIETY OF ARBORIST (ISA) CERTIFIED ARBORIST WITH A MINIMUM OF 5 YEARS EXPERIENCE WITH SIMILAR PROJECTS, TO DIRECT APPROPRIATE PRUNING (ROOTS, BRANCHES) AND/OR OTHER TREATMENT NECESSARY TO ENSURE THE HEALTH, VIABILITY AND ATTRACTIVENESS OF TREES TO REMAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF THE CERTIFIED ARBORIST'S INSTRUCTIONS.
6. ALL LANDSCAPE AREAS AND AROUND EXISTING TREES SHALL BE MULCHED UTILIZING SHREDED MELALEUCA OR PINE BARK NUTTINGS (100% ORGANIC). MULCH SHALL BE INSTALLED TO A NETTED DEPTH OF 3" WHICH SHALL BE FREE OF EXTRANEOUS DEBRIS.
7. ALL PLANT MATERIAL SHALL BE NURSERY GROWN AND SHALL COMPLY WITH ALL REQUIRED SPECIFICATIONS AND STANDARDS AND REGULATIONS, AS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES DIVISION OF PLANT INDUSTRY "GRADES AND STANDARDS FOR NURSERY PLANTS", LATEST EDITION. ALL PLANT MATERIAL SHALL CONFORM TO ANSI STANDARDS FOR NURSERY STOCK (ANSI Z601.1-1990). THE MINIMUM GRADE FOR ALL PLANT MATERIALS SHALL BE FLORIDA #1.
8. THE CONTRACTOR SHALL SUPPLY SUPPLEMENTAL WATER; OVER THE AMOUNT OF WATER SUPPLIED BY THE IRRIGATION SYSTEM, FOR THE ESTABLISHMENT TO ALL NEWLY INSTALLED TREES AND PALMS FOR 90 DAYS, COMMENCING IMMEDIATELY AFTER INSTALLATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ADJUST WATERING AMOUNTS AND FREQUENCY TO ENSURE PROPER ESTABLISHMENT OF ALL PLANT MATERIAL.
9. PLANTING AREAS SHALL BE FREE OF EXTRANEOUS MATERIALS AND CAPABLE OF PERCOLATION PRIOR TO PLANTING AND SOIL PREPARED. SOIL BACKFILL.
10. ALL LANDSCAPE CONSTRUCTION SHALL CONFORM TO THE MINIMUM REQUIREMENTS OF THE LOCAL REGULATORY AGENCY.
11. ALL MATERIALS AND EQUIPMENT SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER. THE OWNER RESERVES THE RIGHT TO DIRECT THE REMOVAL AND REPLACEMENT OF ANY ITEMS WHICH, IN HIS OPINION, DO NOT MEET INDUSTRY STANDARDS OR PRESENT AN ORDERLY AND WORKMANLIKE APPEARANCE, PROVIDED THAT SUCH ITEMS CAN BE INSTALLED PROPERLY USING STANDARD INDUSTRY PRACTICES.
12. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN HIS FINISHED WORK FROM THE TIME OF INSTALLATION IS COMPLETE TO THE TIME OF FINAL ACCEPTANCE BY THE OWNER. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH A 1-YEAR WARRANTY ON THE INSTALLED PLANT MATERIAL AND A 90-DAY WARRANTY ON SOD.
13. PLANTING SOIL SHALL BE FERTILE, NATURAL TOPSOIL, TYPICAL TO THE LOCALITY, OBTAINED FROM WELL DRAINED AREAS. IT SHALL BE WITHOUT ADMIXTURE OF SUBSOIL OR CLAYS AND SHALL BE FREE OF STONES, LIMPS, STICKS, PLANTS, ROOTS, TOXIC SUBSTANCES OR OTHER EXTRANEOUS MATTER THAT MAY BE HARMFUL TO PLANT GROWTH OR INTERFERE WITH FUTURE MAINTENANCE.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TESTING OF SOILS AND MAKE THE NECESSARY ADJUSTMENTS OR AMENDMENTS FOR LONG TERM PLANT HEALTH AND VITALITY.
15. SOD SHALL BE OF KIND AND PLACED AS SHOWN ON THE PLANS. SOD SHALL BE WELL MATTED WITH GRASS ROOTS. SOD SHALL BE IN 12"x14" RECTANGLES, HAVING A MINIMUM THICKNESS OF 2". SOD SHALL BE FRESHLY LIVE AND UNLAWNED AT TIME OF PLANTING. SOD SHALL BE CERTIFIED AS FREE OF WEEDS AND OTHER GRASSES, HAVING SUFFICIENT SOIL MAT TO ADHERE FIRMLY TO ROOTS FOR HANDLING. SOD SHALL BE PLANTED WITHIN 72 HOURS OF BEING HARVESTED AND ROLLED IMMEDIATELY AFTER INSTALLATION.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL STAKING OF TREES AND PALMS BASED ON SITE CONDITIONS, TO PROVIDE FOR THE STABILITY OF THE TREE AND PALM MATERIALS AND TO PROTECT THE HEALTH AND SAFETY OF THE PUBLIC/PROPERTY.
17. TREE AERATION SYSTEM SHALL MEET THE MINIMUM REQUIREMENTS OF LOCAL GOVERNING AGENCY AND UNDER THE SUPERVISION OF THE CERTIFIED ARBORIST. THE CERTIFIED ARBORIST SHALL ADJUST THE REQUIREMENTS OF THE AERATION SYSTEM IN THE FIELD TO ACCOUNT FOR ACTUAL FIELD CONDITIONS AND THE ROOT SYSTEM OF THE TREE.

PASCO COUNTY NOTE: IF DURING CONSTRUCTION ACTIVITIES ANY EVIDENCE OF THE PRESENCE OF STATE AND FEDERALLY PROTECTED PLANT AND/OR ANIMAL SPECIES IS DISCOVERED, WORK SHALL COME TO AN IMMEDIATE STOP AND PASCO COUNTY SHALL BE NOTIFIED WITHIN TWO WORKING DAYS OF THE PLANT AND/OR ANIMAL SPECIES FOUND ON THE SITE.

PASCO COUNTY NOTE: A ROLLING STRAIGHT EDGE TEST IS REQUIRED PER PASCO COUNTY REQUIREMENTS. ALL ROADWAYS TO BE DEDICATED TO PASCO COUNTY MUST MEET COUNTY AND DOT STANDARDS.



CAMPO ENGINEERING, INC.

FBPR CERTIFICATE OF AUTHORIZATION NO.: 26726

1725 EAST 5TH AVENUE TAMPA, FL. 33605 PHONE: (813) 215-7372 FAX: (813) 902-8782

PROJECT TITLE

SHERWIN WILLIAMS WESLEY CHAPEL

PASCO COUNTY, FLORIDA

CLIENT

GLOBAL PROJECT WESLEY CHAPEL SW, LLC 910 LANDMARK DRIVE ATLANTA, GA 30342 (404) 223-2994

REVISIONS

Table with columns: NO., DESCRIPTION, DATE. Includes entry for DATE: 03/2014.

DATE: 03/2014 REVIEWED BY: MDC DRAWN BY: BLM / KLD DESIGNED BY: BLM

PROJECT NUMBER

14-006

Matthew D. Campo, Professional Engineer, License No. 53988, State of Florida. Date: 03/2014.

SHEET TITLE GENERAL NOTES

SHEET NUMBER

C-2



**NOTES**

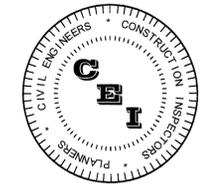
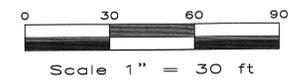
1. PRIOR TO THE START OF THE CLEARING AND GRUBBING, OR ANY SOIL DISTURBANCE CONTACT PC STORMWATER MGMT AT 727-834-3611 FOR A SOIL EROSION AND SEDIMENT CONTROL, PRE-INSPECTION MEETING.
2. PRIOR TO CONSTRUCTION, A BUILDING PERMIT SHALL BE OBTAINED FOR ALL STRUCTURES THAT HAVE A FOOTER, REGARDLESS OF SIZE, THROUGH PASCO COUNTY CENTRAL PERMITTING. (I.E. INCLUDING BUT NOT INCLUSIVE BUILDINGS, ACCESSORIES, AND RETAINING WALLS) (LDC 200, 306)
3. AS APPLICABLE, THE OWNER/DEVELOPER WILL PROVIDE COPIES OF THE REQUIRED PERMITS FROM THE RESPECTIVE GOVERNING AGENCIES, PRIOR TO ISSUANCE OF THE SDP. (LDC 605.3.CC)
4. STRUCTURES ARE NOT BEING REVIEWED OR APPROVED UNDER THIS SUBMITTAL. SEPARATE BUILDING PERMIT(S) WILL BE REQUIRED.
5. DRIVEWAY CONNECTION PERMIT IS REQUIRED FOR MODIFICATION OF DRIVEWAY CONNECTIONS ON TO ACCESS ROAD.

**SITE DATA TABLE**

PROPERTY PIN: 12-26-19-0030-00000-0046  
 LOCATION: SECTION 12, TOWNSHIP 26, RANGE 19  
 JURISDICTION: PASCO COUNTY, FLORIDA  
 ZONING: MPUD (FOLLOWING C-2 STANDARDS)  
 COMMON PLAN OF DEVELOPMENT DR03-1125  
 DRI RES. NO. 86-258  
 SADDLEBROOK VILLAGE MPUD  
 PETITION NO.: 6822 (BCC APPROVED ON 2/10/09)  
 DRI NO.: 129 - SEVEN OAKS  
 ADDRESS: NOT ASSIGNED  
 EXISTING LANDUSE: COMMERCIAL  
 FUTURE LANDUSE: MU

**LEGEND**

- PROPOSED BUILDING
- PROPOSED 4" THK. CONCRETE
- PROPOSED 6" THK. CONCRETE (MIN.)
- PROPOSED LIGHT DUTY ASPHALT PAVEMENT
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- EXISTING PAVEMENT
- PROPERTY LINE
- BUILDING SETBACK
- LANDSCAPE BUFFER
- PARKING SPACE COUNT



**CAMPO**  
 ENGINEERING, INC.

FBRP CERTIFICATE OF AUTHORIZATION NO.: 26726

1725 EAST 5TH AVENUE  
 TAMPA, FL. 33605  
 PHONE: (813) 215-7372  
 FAX: (813) 902-8782

**PROJECT TITLE**

**SHERWIN WILLIAMS  
 WESLEY CHAPEL**

PASCO COUNTY, FLORIDA

**CLIENT**

**GLOBAL PROJECT  
 WESLEY CHAPEL SW, LLC  
 910 LANDMARK DRIVE  
 ATLANTA, GA 30342  
 (404) 223-2994**

**REVISIONS**

NO.	DESCRIPTION	DATE

DATE: 03/2014

REVIEWED BY: MDC

DRAWN BY: BLM / KLD

DESIGNED BY: BLM

**PROJECT NUMBER**

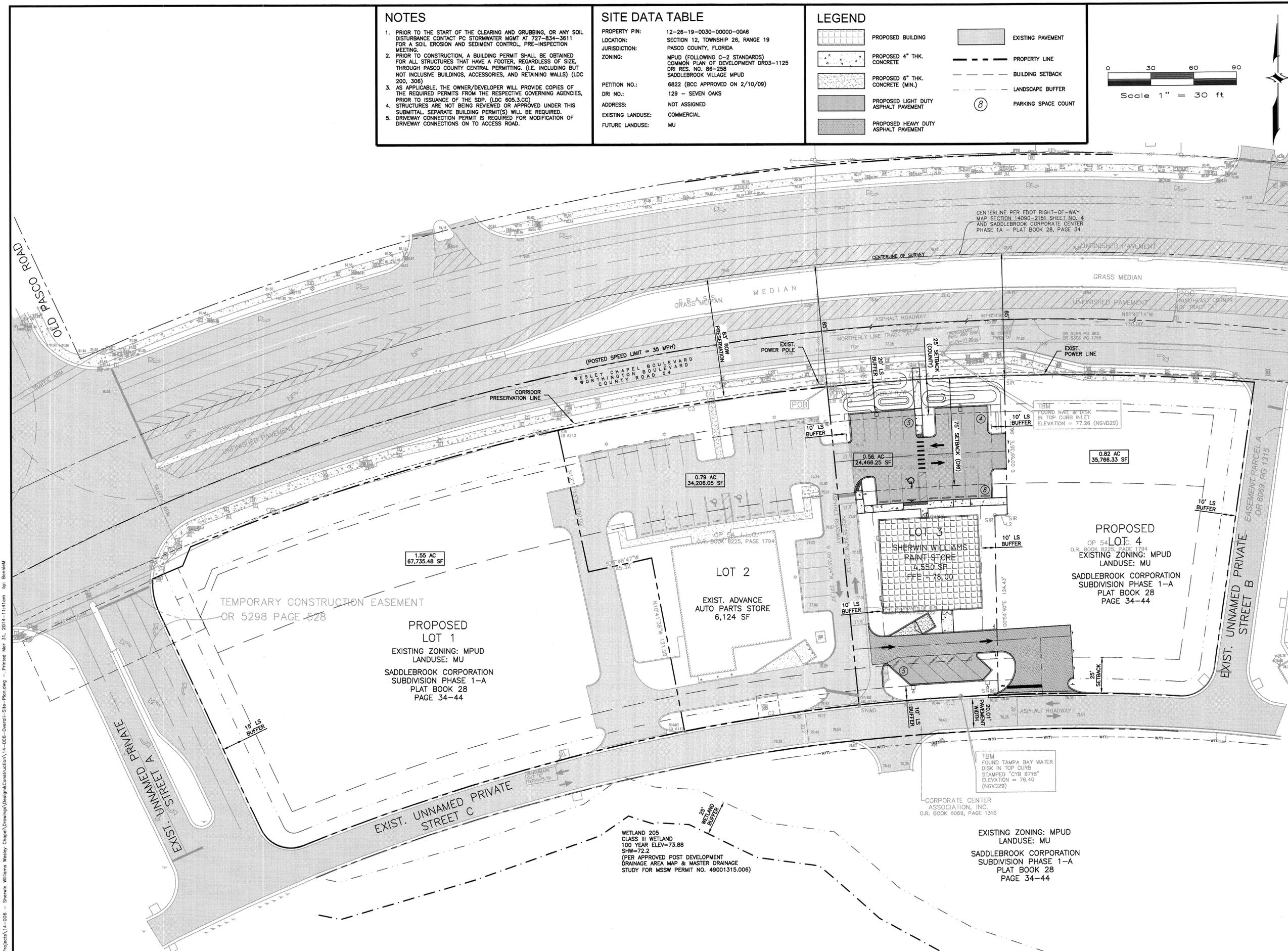
14-006

Matthew D. Campo  
 No. 53988  
 03/31/2014  
 STATE OF FLORIDA  
 PROFESSIONAL ENGINEER

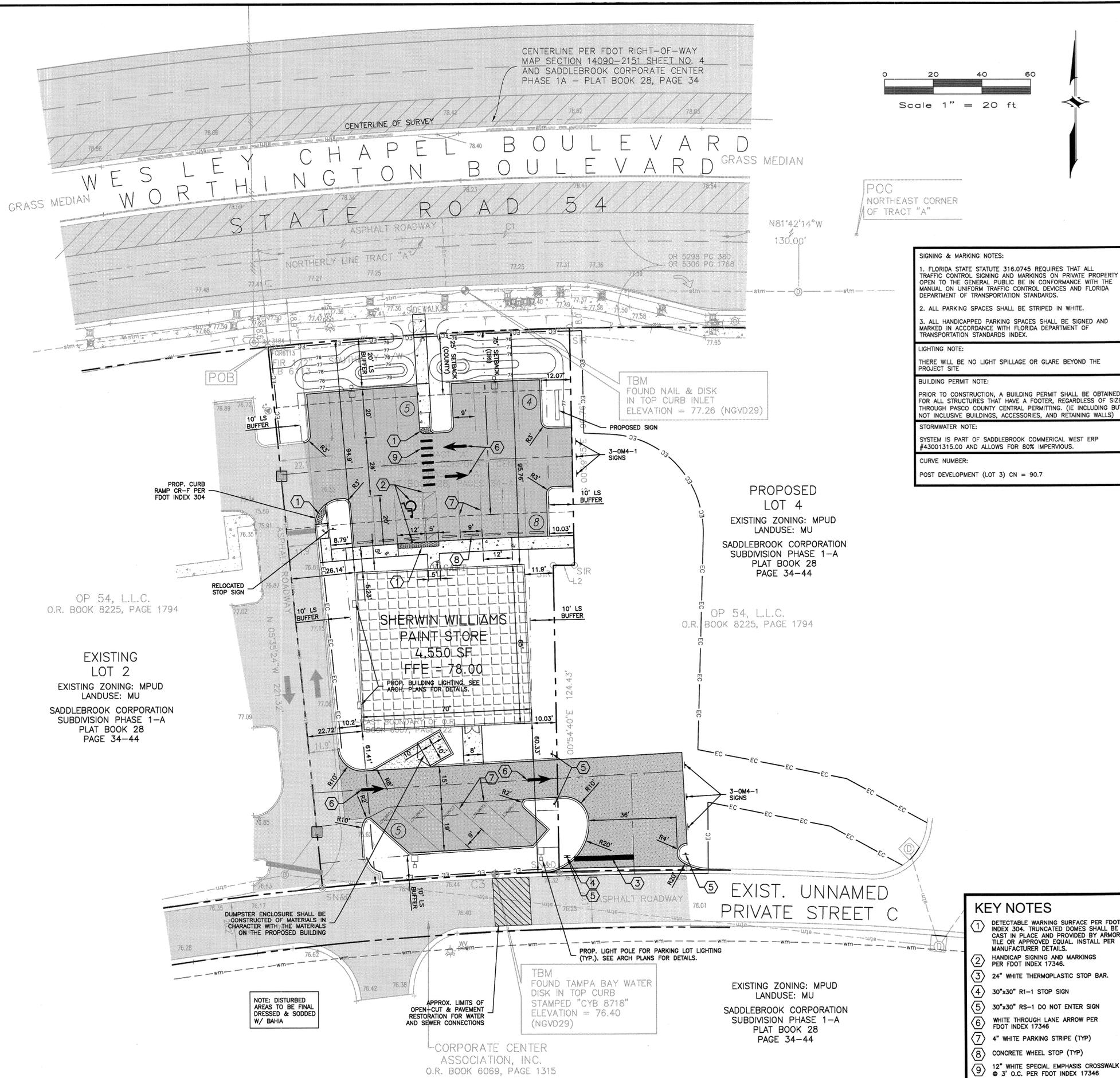
**OVERALL  
 SITE PLAN**

**SHEET NUMBER**

**C-4**



C:\Projects\14-006 - Sherwin Williams Wesley Chapel\Drawings\Design\Construction\14-006-Overall-Site-Plan.dwg - Printed Mar 31, 2014 - 11:14am by: Bontifum



### LEGEND

	PROPOSED BUILDING		EXISTING PAVEMENT
	PROPOSED 4" THK. CONCRETE		PROPERTY LINE
	PROPOSED 6" THK. CONCRETE (MIN.)		BUILDING SETBACK
	PROPOSED LIGHT DUTY ASPHALT PAVEMENT		LANDSCAPE BUFFER
	PROPOSED HEAVY DUTY ASPHALT PAVEMENT		PARKING SPACE COUNT

### SITE DATA TABLE

PROPERTY PIN:	12-26-19-0030-00000-00A6
LOCATION:	SECTION 12, TOWNSHIP 26, RANGE 19
JURISDICTION:	PASCO COUNTY, FLORIDA
ZONING:	MPUD (FOLLOWING C-2 STANDARDS) COMMON PLAN OF DEVELOPMENT DR03-1125 DRI RES. NO. 86-258 SADDLEBROOK VILLAGE MPUD
PETITION NO.:	6822 (BCC APPROVED ON 2/10/09)
DRI NO.:	129 - SEVEN OAKS
ADDRESS:	NOT ASSIGNED
EXISTING LANDUSE:	COMMERCIAL
FUTURE LANDUSE:	MU
MAX. DENSITY:	3.0 FAR ALLOWED MOBILITY ZONE A 0.186 FAR LOT 3 PROPOSED
MAX. BUILDING HEIGHT:	35' MAX.
PROPOSED BUILDING:	4,550 SF
REQUIRED SETBACKS:	FRONT (NORTH): 75' SIDE (WEST): 0' SIDE (EAST): 0' REAR (SOUTH): 25'
LANDSCAPE BUFFERS:	FRONT (NORTH): TYPE "D" 20' WIDE SIDE (WEST): TYPE "A" 10' WIDE SIDE (EAST): TYPE "A" 10' WIDE REAR (SOUTH): TYPE "D" 10' WIDE
PARKING REQUIRED: PER SADDLEBROOK DESIGN CRITERIA	
REQUIRED PARKING:	1 SPACE PER 300 SF OF FLOOR AREA 4,550 SF FLOOR AREA / 300 = 16 SPACES
PROPOSED PARKING:	16 REGULAR SPACES 5 COMPACT SPACES 1 HANDICAP SPACE 22 TOTAL SPACES

### SIGNING & MARKING NOTES:

- FLORIDA STATE STATUTE 316.0745 REQUIRES THAT ALL TRAFFIC CONTROL SIGNING AND MARKINGS ON PRIVATE PROPERTY OPEN TO THE GENERAL PUBLIC BE IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS.
- ALL PARKING SPACES SHALL BE STRIPED IN WHITE.
- ALL HANDICAPPED PARKING SPACES SHALL BE SIGNED AND MARKED IN ACCORDANCE WITH FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS INDEX.

### LIGHTING NOTE:

THERE WILL BE NO LIGHT SPILLAGE OR GLARE BEYOND THE PROJECT SITE

### BUILDING PERMIT NOTE:

PRIOR TO CONSTRUCTION, A BUILDING PERMIT SHALL BE OBTAINED FOR ALL STRUCTURES THAT HAVE A FOOTER, REGARDLESS OF SIZE, THROUGH PASCO COUNTY CENTRAL PERMITTING. (E INCLUDING BUT NOT INCLUDING BUILDINGS, ACCESSORIES, AND RETAINING WALLS)

### STORMWATER NOTE:

SYSTEM IS PART OF SADDLEBROOK COMMERCIAL WEST ERP #43001315.00 AND ALLOWS FOR 80% IMPERVIOUS.

CURVE NUMBER:  
POST DEVELOPMENT (LOT 3) CN = 90.7

### PROJECT AREAS (LOT 3):

PROPOSED BUILDING:	4,550 S.F. ~ 18.60% ~ 0.104 AC.
PROPOSED/EXISTING VEHICLE USE:	10,880 S.F. ~ 44.47% ~ 0.250 AC.
PROPOSED S/W, CURB & DUMPSTER:	1,586 S.F. ~ 6.48% ~ 0.036 AC.
PROPOSED OPEN SPACE:	7,450 S.F. ~ 30.45% ~ 0.172 AC.
TOTAL SITE AREA:	24,486 S.F. ~ 100.00% ~ 0.562 AC.

### IMPERVIOUS AREA:

PROPOSED TOTAL:	69.55% (17,016 SF)
PROPOSED PAVING/PARKING COVERAGE:	44.47% (10,880 SF)

NOTE: UPON ULTIMATE DEVELOPMENT OF OVERALL PROPERTY, THE PAVING/PARKING COVERAGE WILL BE 40% (MAX.)

### FLOOR AREA RATIO:

FAR:	4,550 SF / 43,560 SF/ACRE / 0.562 AC = 0.186
ALLOWED (MAX.):	3.0
PROPOSED:	0.186

FLOOD ZONE: A & X PER FIRM 1202300430E, DATED 09/30/1992 (MAP INDEX NUMBER 120230 0015-0500, EFFECTIVE DATE JUNE 30, 1999)

- ### GENERAL NOTES
- THE PROPOSED ACTIVITIES SHALL COMPLY WITH PASCO COUNTY DEVELOPMENT REGULATIONS (LATEST EDITION) INCLUDING THE TREE AND LANDSCAPE CODE, STORM WATER MANAGEMENT REGULATIONS AND FIRE CODES AT THE TIME OF PERMITTING.
  - SIDEWALKS TO BE PROVIDED AND BUILT IN ACCORDANCE WITH PASCO COUNTY LAND DEVELOPMENT REGULATIONS (LATEST EDITION). ALL PROPOSED SIDEWALKS SHALL MEET ADA REQUIREMENTS.
  - BUFFERING AND SCREENING SHALL BE PROVIDED IN ACCORDANCE WITH PASCO COUNTY LAND DEVELOPMENT CODE.
  - MAXIMUM BUILDING HEIGHT SHALL BE AS SHOWN.
  - SOLID WASTE COLLECTION SHALL BE BY DUMPSTER PICK-UP AS SHOWN.
  - THERE ARE NO WETLANDS OR CONSERVATION AREAS WITHIN THE PROJECT BOUNDARIES.
  - ALL BUILDING CONSTRUCTION SHALL CONFORM TO THE 2010 FLORIDA BUILDING CODE.
  - ALL EASEMENTS SHALL BE DEDICATED TO THE APPROPRIATE ENTITY AND ALL ROADS SHALL BE PRIVATE.
  - CONTRACTOR SHALL UTILIZE THE SERVICES OF A LICENSED FLORIDA SURVEYOR IN ORDER TO STAKE OUT LOCATION AND GRADE OF ALL SITE IMPROVEMENTS BASED ON THE DIGITAL AUTOCAD FILES FOR THIS PROJECT PROVIDED BY ENGINEER.

- ### PASCO COUNTY DEVELOPMENT REVIEW STANDARD SITE PLAN NOTES
- ALL UTILITY CONSTRUCTION SHALL COMPLY WITH THE PASCO COUNTY STANDARDS FOR DESIGN AND CONSTRUCTION OF WATER AND WASTEWATER FACILITIES SPECIFICATIONS, LATEST EDITION.
  - ALL ON-SITE WATER AND SEWER FACILITIES SHALL BE OWNED AND MAINTAINED BY THE OWNER-DEVELOPER.
  - ALL PROPOSED SIGNS MUST BE APPLIED FOR, APPROVED, AND PERMITTED ON AN INDIVIDUAL BASIS APART FROM ANY ULTIMATELY-APPROVED SITE PLAN. APPROVAL IF THIS SITE PLAN DOES NOT CONSTITUTE APPROVAL OF ANY SIGNAGE.
  - HANDICAP PARKING SPACES WILL BE PROPERLY SIGNED AND STRIPED IN ACCORDANCE WITH FLORIDA STATUTE 316, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, OR OTHER APPLICABLE STANDARDS.
  - THE ARCHITECT/ENGINEER CERTIFIES THAT THE SITE HAS BEEN DESIGNED IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT.
  - ALL ON-SITE PARKING SPACES WILL BE STRIPED AND SIGNED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION. PARKING SPACES, DIRECTIONAL ARROWS, AND STOP BARS SHALL BE STRIPED IN WHITE. IT SHALL BE THE OWNER/DEVELOPER'S RESPONSIBILITY TO PROPERLY SIGN AND STRIPE THE SITE IN ACCORDANCE WITH APPLICABLE STANDARDS.
  - THE OWNER/DEVELOPER ACKNOWLEDGES THAT THIS APPROVAL DOES NOT INCLUDE ANY WORK IN COUNTY RIGHT-OF-WAY. ALL RIGHT OF WAY WORK SHALL BE A FUNCTION OF AN APPROVED PASCO COUNTY RIGHT-OF-WAY USE PERMIT.
  - ALL CLEAR-SITE AREAS SHALL BE KEPT FREE OF ANY SIGNAGE PLANTINGS, TREES, ETC. IN EXCESS OF THREE-AND-A-HALF (3-1/2) FEET IN HEIGHT.
  - NO IRRIGATION SYSTEM OR LANDSCAPING SHALL BE INSTALLED IN ANY COUNTY OR STATE RIGHT-OF-WAY WITHOUT ISSUANCE OF APPROPRIATE RIGHT-OF-WAY USE PERMIT.
  - THE OWNER/DEVELOPER ACKNOWLEDGES THAT THE SITE AND ITS SUBSEQUENT BUILDING PERMITS SHALL COMPLY WITH ALL REZONING/MPUD/PLD CONDITIONS.
  - ALL STRUCTURES, INCLUDING BUFFER WALLS, RETAINING WALLS, SIGNAGE, ETC. REQUIRE SEPARATE BUILDING PERMITS BY CONTRACTOR/OWNER.

- ### KEY NOTES
- DETECTABLE WARNING SURFACE PER FDOT INDEX 304. TRUNCATED DOMES SHALL BE CAST IN PLACE AND PROVIDED BY ARMOR TILE OR APPROVED EQUAL. INSTALL PER MANUFACTURER DETAILS.
  - HANDICAP SIGNING AND MARKINGS PER FDOT INDEX 17346.
  - 24" WHITE THERMOPLASTIC STOP BAR.
  - 30"x30" R1-1 STOP SIGN
  - 30"x30" RS-1 DO NOT ENTER SIGN
  - WHITE THROUGH LANE ARROW PER FDOT INDEX 17346
  - 4" WHITE PARKING STRIPE (TYP)
  - CONCRETE WHEEL STOP (TYP)
  - 12" WHITE SPECIAL EMPHASIS CROSSWALK @ 3' O.C. PER FDOT INDEX 17346

**CAMP ENGINEERING, INC.**  
FBRP CERTIFICATE OF AUTHORIZATION NO.: 26726

1725 EAST 5TH AVENUE  
TAMPA, FL. 33605  
PHONE: (813) 215-7372  
FAX: (813) 902-8782

---

**PROJECT TITLE**

**SHERWIN WILLIAMS WESLEY CHAPEL**

---

**PASCO COUNTY, FLORIDA**

**CLIENT**

**GLOBAL PROJECT WESLEY CHAPEL SW, LLC**  
910 LANDMARK DRIVE  
ATLANTA, GA 30342  
(404) 223-2994

---

### REVISIONS

NO.	DESCRIPTION	DATE

---

DATE: 03/2014  
REVIEWED BY: MDC  
DRAWN BY: BLM / KLD  
DESIGNED BY: BLM

---

**PROJECT NUMBER**

**14-006**

---

Matthew D. Campo 53988  
NAME: \_\_\_\_\_ SEAL NO: \_\_\_\_\_

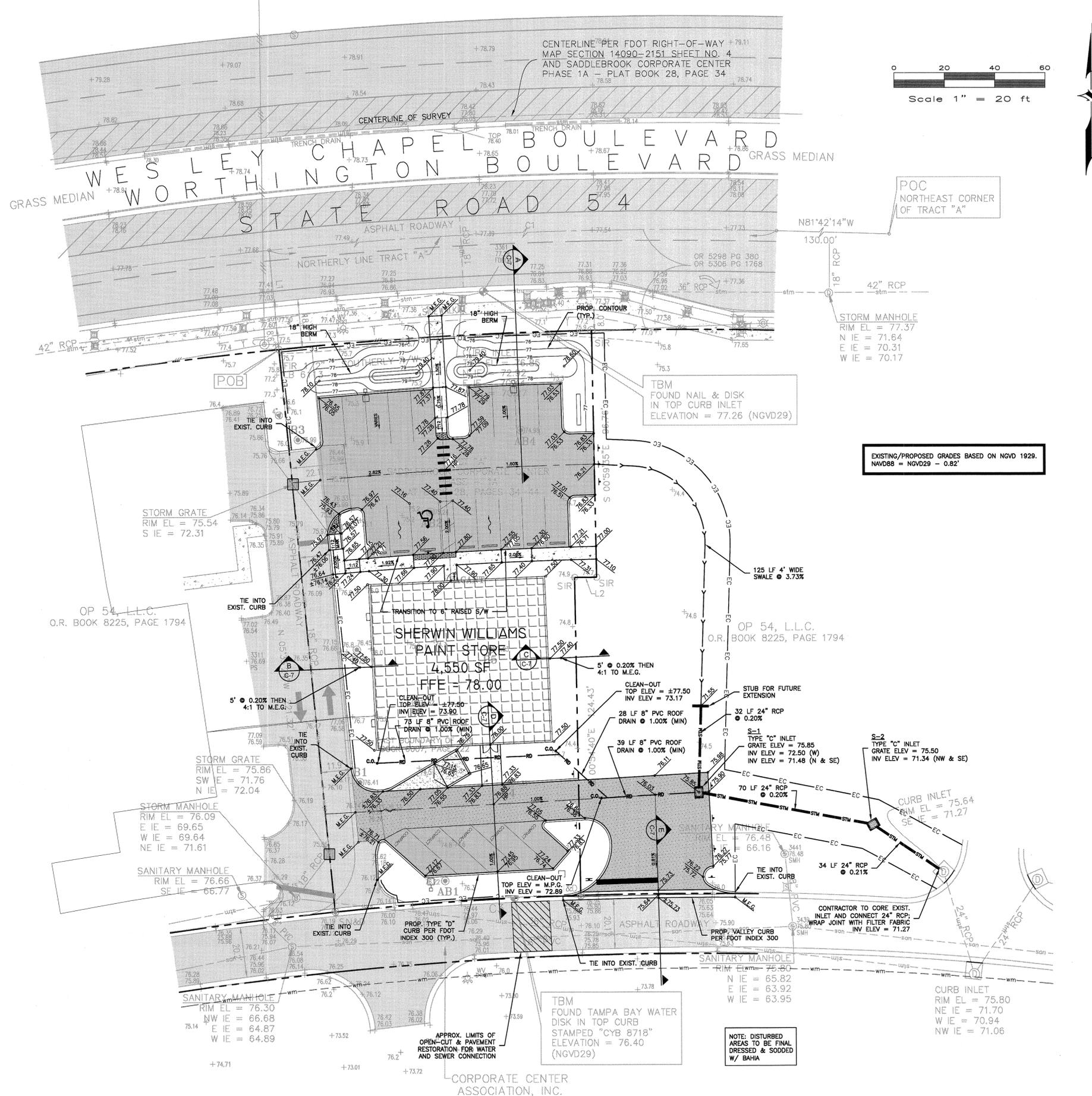
**SHEET TITLE**

**HORIZONTAL CONTROL/SIGN & MARKING PLAN**

---

**SHEET NUMBER**

**C-5**



### LEGEND

	PROPOSED BUILDING		PROPERTY LINE
	4" THK. CONCRETE		SILT FENCE
	6" THK. CONCRETE MIN.		PROPOSED ROOF DRAIN
	PROPOSED LIGHT DUTY ASPHALT PAVEMENT		PROPOSED STORM PIPE
	PROPOSED HEAVY DUTY ASPHALT PAVEMENT		FLOW ARROW
	PROPOSED SPOT GRADE		PAVEMENT SLOPE
	CROSS SECTION NAME		BORING LOCATION
	CROSS SECTION SHEET LOCATION		

- ### GENERAL NOTES
- ALL CONSTRUCTION, MATERIALS, AND WORKMANSHIP ARE TO BE IN ACCORDANCE WITH PASCO COUNTY STANDARDS, AND DOT SPECIFICATIONS, LATEST EDITIONS.
  - GRASS AND MULCH, OR SOLID SOO, ALL AREAS IN EXISTING RIGHT-OF-WAY DISTURBED BY CONSTRUCTION.
  - CONTRACTOR IS TO COORDINATE ALL WORK WITHIN, BUT NOT LIMITED TO PUBLIC RIGHT-OF-WAY WITH UTILITY COMPANIES IN ORDER TO PREVENT DAMAGE TO UTILITY LINES AND THE MAKING OF ADJUSTMENTS TO SAME, IF REQUIRED.
  - CONTRACTOR SHALL CONTACT THE ENGINEER AND/OR THE OWNER PRIOR TO ANY CONSTRUCTION THAT MAY DAMAGE TREES.
  - ADJUSTING MANHOLE TOPS TO MATCH GRADE AND SLOPE OF THE FINISH PAVING SHALL BE INCLUDED IN THE RESPECTIVE CONTRACT UNIT PRICE FOR MANHOLES, PAYMENT OF WHICH WILL CONSTITUTE FULL COMPENSATION FOR THE CONSTRUCTION AND COMPLETION OF THE MANHOLE, AND NO ADDITIONAL PAYMENT WILL BE ALLOWED OR MADE FOR ADJUSTING MANHOLE TOPS.
  - ROOF DRAINAGE TO BE DIRECTED FROM BUILDINGS TO STORM SYSTEM VIA DOWNSPOUTS.
  - ALL FINISH FLOOR ELEVATIONS (FFE) ARE MINIMUMS.
  - SLOPE PERIMETER GRADE TO MATCH EXISTING GRADE AT 4:1 MAXIMUM.
  - EXCAVATION NOTE: NO EXCAVATION SHALL EXTEND BELOW THE PERMITTED DESIGN DEPTHS/ELEVATIONS SHOWN ON THE DRAWING, UNLESS ADDITIONAL TESTING SUPPORTS OTHERWISE, AND NO LOWER SEMI-CONFINING UNIT CLAY OR NO LIMESTONE MATERIALS SHALL BE EXCAVATED. REGARDLESS IF THESE MATERIALS ARE ENCOUNTERED WITHIN THE PERMITTED EXCAVATION DEPTH/ELEVATIONS, IF ANY LOWER SEMI-CLAYEY SOIL MATERIALS OR LIMESTONE MATERIALS ARE ENCOUNTERED ABOVE THE PERMITTED DEPTH/ELEVATIONS, THEN EXCAVATION OPERATIONS SHALL CEASE IN THE GENERAL AREA.
  - CONTRACTOR SHALL PROVIDE REQUIRED DEMATERING FOR ALL STORMWATER AREAS CONSTRUCTED. CONTRACTOR SHALL PERFORM HORIZONTAL DEMATERING UPON REACHING A CLAY LAYER.
  - ANY AREAS SUBJECT TO EROSION MUST BE ADEQUATELY STABILIZED WITH VEGETATIVE MATERIAL THAT WILL WITHIN A REASONABLE TIME FRAME, PREVENT SOIL DISTURBANCE, SODDING, PLUGGING, SPRIGGING OR SEEDING IS ACCEPTABLE FOR STABILIZATION; HOWEVER, SODDING MAY BE REQUIRED IN AREAS OF EROSION-PRONE SOILS OR WHERE SLOPES ARE GREATER THAN 5:1 VEGETATION OTHER THAN GRASS IS ACCEPTABLE UNLESS OTHERWISE SPECIFIED.
  - ALL GRADING OF SIDEWALKS AND PEDESTRIAN WALKWAYS SHALL MEET MINIMUM 'ADA' STANDARDS. SIDEWALK CROSS SLOPES AND DRIVEWAY CROSSINGS FOR SIDEWALKS TO BE 2.0% MAX. SLOPE. ALL SIDEWALK RUNNING SLOPES SHALL NOT EXCEED 5% WITHOUT USE OF PROPER RAMPS PER FDOT OR FLORIDA BUILDING CODE. CONTRACTOR SHALL FIELD VERIFY SIDEWALK FORM BOARDS PRIOR TO CONSTRUCTING WALKWAYS.
  - CONTRACTOR SHALL WRAP ALL INLET GRATES WITH FILTER FABRIC UPON INSTALLATION. FABRIC TO BE REMOVED UPON COMPLETION OF BUILDING CONSTRUCTION.
  - CONTRACTOR SHALL OBTAIN ALL CONTRACTOR RELATED PERMITS.
  - EXISTING GRADES ARE BASED ON NGVD 1929.
  - SITE IS LOCATED IN FLOOD ZONES A & X PER FIRM PANEL NUMBER 120230 0430 E, DATED 9/30/1992, BFE=75NGVD.
  - BASED ON MSSW PERMIT NUMBER 49001315.006, BFE=73.88 NGVD

- ### CONSTRUCTION NOTES
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING THE EXTENTS OF PAVEMENT RESTORATION BASED ON HIS MEANS AND METHODS OF INSTALLING WATER, SEWER AND STORMWATER INFRASTRUCTURE ADJACENT TO OR UNDER EXISTING PAVEMENT AREAS. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING LOCAL MUNICIPALITY AND STATE STANDARDS WHEN RESTORING PAVEMENT AND NOT SOLELY RELY ON CIVIL PLANS.
  - CONTRACTOR MUST VERIFY ALL EXISTING WATER, SEWER AND STORM WATER INFRASTRUCTURE WITHIN THE RIGHT OF WAY PRIOR TO ORDERING STRUCTURES. THE CONTRACTOR SHALL PROVIDE THE ENGINEER VERTICAL AND HORIZONTAL LOCATIONS OF INFRASTRUCTURE IN ORDER TO VERIFY ANY POTENTIAL CONFLICTS PRIOR TO ORDERING STRUCTURES.

- ### STORMWATER NOTES
- 80% ALLOWABLE IMPERVIOUS PER ERP 43001315.011 SADDLEBROOK COMMERCIAL WEST.
  - 80% ALLOWABLE IMPERVIOUS PER PASCO COUNTY MASTER STORMWATER APPROVED UNDER COMMON PLAN OF DEVELOPMENT DP03-1125.
  - POST DEVELOPMENT (LOT 3) CN=90.7; IMPERVIOUS %=69.55%

- ### PASCO COUNTY NOTES
- ALL FINISH FLOOR ELEVATIONS SHALL BE A MIN. OF 1' ABOVE THE BASE 100 YR FLOOD ELEVATION OR AS REQUIRED BY THE LDC SECTION 701.
  - ALL SODDED SLOPES OVER 4 TO 1, SHALL BE INSTALLED WITH SOD PEGS.
  - ANY OFF SITE DISTURBANCE SHALL BE RESTORED TO THE PRE OR BETTER CONDITION. (LDC 605.3.D). BAHIA SOD AT A MIN. IS REQUIRED.
  - 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 ENGINEERING REPORT.
  - SHOULD ANY NOTICEABLE SOIL SLUMPING OR SINKHOLE 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 SINKHOLE FORMATION BECOMES EVIDENT BEFORE OR DURING CONSTRUCTION ACTIVITIES, STOP ALL WORK (EXCEPT FOR MITIGATION ACTIVITIES) IN THE AFFECTED AREA AND REMAIN STOPPED UNTIL THE COUNTY AND 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, WHEN APPROPRIATE.
    - 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 LIMESTONE 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.
- ALL SITE PREPARATION, GRADING AND MATERIALS PER GEOTECHNICAL REPORT BY TIERRA, DATED 02/28/2014

**CAMP ENGINEERING, INC.**  
 FBPR CERTIFICATE OF AUTHORIZATION NO.: 26726

1725 EAST 5TH AVENUE  
 TAMPA, FL. 33605  
 PHONE: (813) 215-7372  
 FAX: (813) 902-8782

PROJECT TITLE  
**SHERWIN WILLIAMS WESLEY CHAPEL**

PASCO COUNTY, FLORIDA

CLIENT  
**GLOBAL PROJECT WESLEY CHAPEL SW, LLC**  
 910 LANDMARK DRIVE  
 ATLANTA, GA 30342  
 (404) 223-2994

### REVISIONS

NO.	DESCRIPTION	DATE

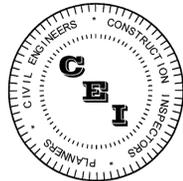
DATE: 03/2014  
 REVIEWED BY: MDC  
 DRAWN BY: BLM / KLD  
 DESIGNED BY: BLM

PROJECT NUMBER  
**14-006**

Matthew D. Campo  
 NAME: \_\_\_\_\_  
 SEAL NO: \_\_\_\_\_ DATE: \_\_\_\_\_

SHEET TITLE  
**PAVING, GRADING & DRAINAGE PLAN**

SHEET NUMBER  
**C-6**



**CAMPO**  
ENGINEERING, INC.

FBR CERTIFICATE OF AUTHORIZATION NO.: 26726

1725 EAST 5TH AVENUE  
TAMPA, FL. 33605  
PHONE: (813) 215-7372  
FAX: (813) 902-8782

PROJECT TITLE

**SHERWIN WILLIAMS  
WESLEY CHAPEL**

PASCO COUNTY, FLORIDA

CLIENT

**GLOBAL PROJECT  
WESLEY CHAPEL SW, LLC**  
910 LANDMARK DRIVE  
ATLANTA, GA 30342  
(404) 223-2994

**REVISIONS**

NO.	DESCRIPTION	DATE

DATE: 03/2014

REVIEWED BY: MDC

DRAWN BY: BLM / KLD

DESIGNED BY: BLM

PROJECT NUMBER

14-006

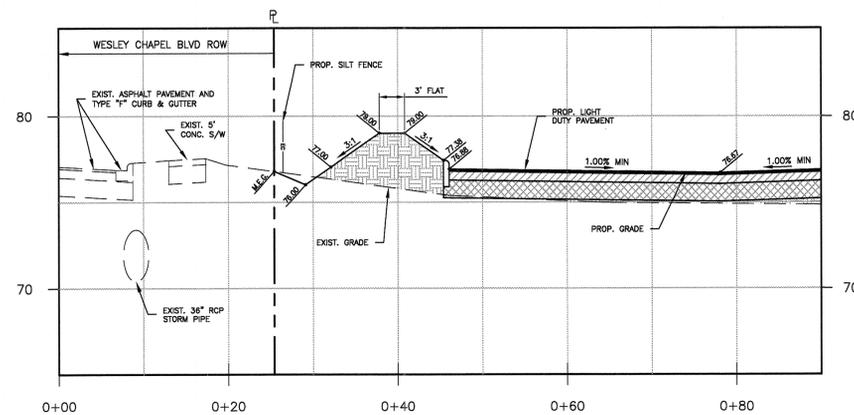
Matthew D. Campo  
NAME SEAL NO. DATE

SHEET TITLE

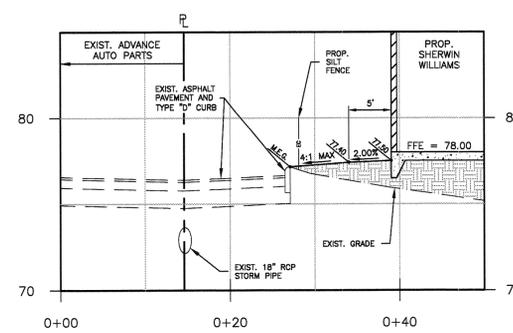
**CROSS SECTIONS**

SHEET NUMBER

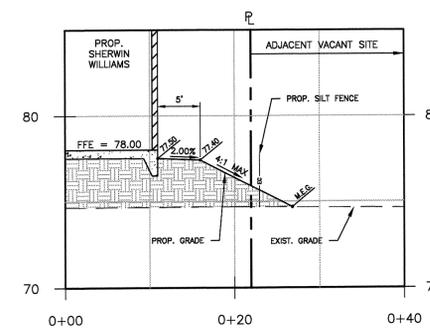
**C-7**



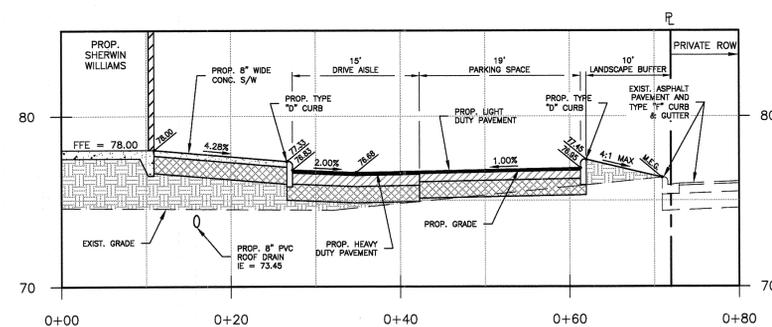
**A**  
CROSS SECTION  
SCALE: HOR 1" = 10'  
VER 1" = 5'



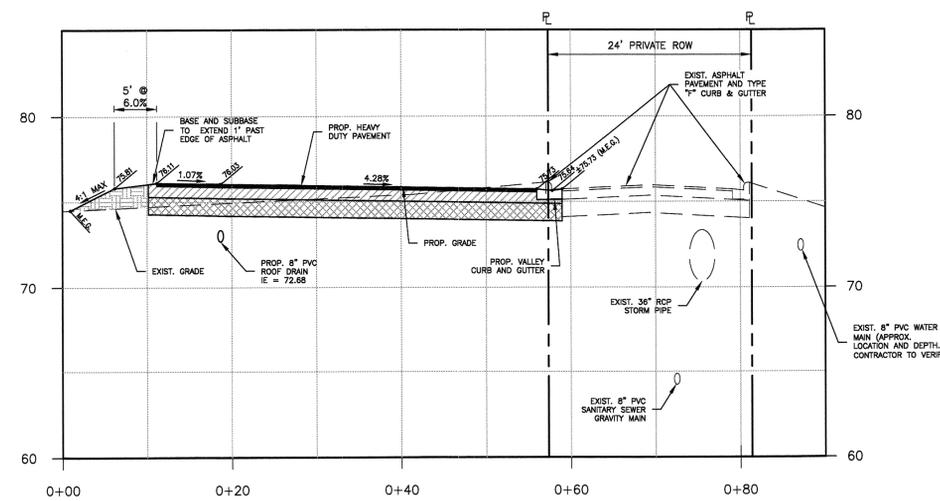
**B**  
CROSS SECTION  
SCALE: HOR 1" = 10'  
VER 1" = 5'



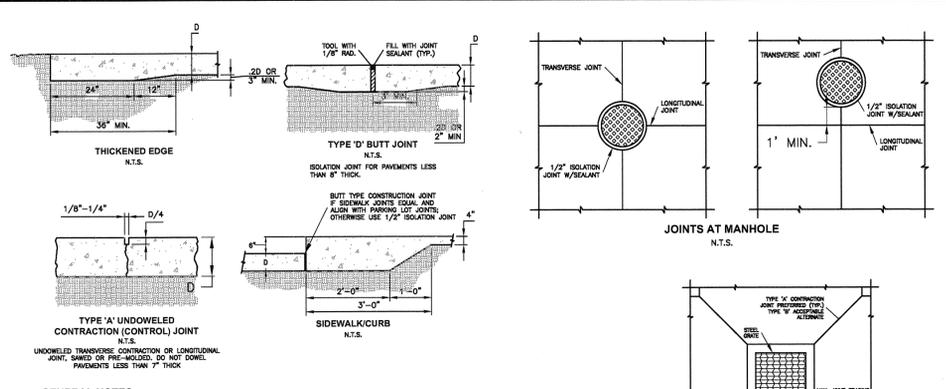
**C**  
CROSS SECTION  
SCALE: HOR 1" = 10'  
VER 1" = 5'



**D**  
CROSS SECTION  
SCALE: HOR 1" = 10'  
VER 1" = 5'



**E**  
CROSS SECTION  
SCALE: HOR 1" = 10'  
VER 1" = 5'



**GENERAL NOTES:**

- USE ACI OR FCPA CERTIFIED FLATWORK FINISHER
- USE ACI 308R-01 GUIDE FOR DESIGN AND CONSTRUCTION OF CONCRETE PARKING LOTS
- USE ACI 330.1-94 STANDARD SPECIFICATION FOR PLAIN CONCRETE PARKING LOTS
- ALL CONCRETE USED IN PARKING LOT, UNLESS OTHERWISE INDICATED, SHALL HAVE A COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS
- PREPARE THE SUBGRADE IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS FOR RIGID PAVEMENTS. SUBGRADE SOIL DENSITY TESTING MUST BE COMPLETED AND VERIFIED BY THE GEOTECHNICAL ENGINEER PRIOR TO CONCRETE PLACEMENT.
- IMPORTED SOIL USE FOR BACK FILL SHOULD BE FREE OF HEAVY CLAY, SILTS, STONES, PLANT ROOT OR OTHER FOREIGN MATERIAL GREATER THAN 1" IN DIAMETER IN ORDER TO ACHIEVE ACCURATE COMPACTION AROUND ANY EXISTING OBJECT IN GROUND. ALTERNATE WILL BE TO USE FLOWABLE FILL
- LAYOUT CONTROL JOINTS BY STARTING WITH ANY DRAINAGE INLET WITHIN THE PAVEMENT SECTION AND WORK TOWARD EDGE OF PAVEMENT
- KEEP ALL JOINTS CONTINUOUS
- CONTROL JOINTS SHALL BE FORMED OR SAWED WITHIN 12 HOURS FROM TIME OF PLACEMENT; A. SIDEWALK-SPACING SHALL BE SAME AS WIDTH OF PAVEMENT AND LESS THAN 5 FEET IN LENGTH  
B. SIDEWALK-MAXIMUM SPACING SHALL BE 2.5 TIMES THICKNESS IN UNIT OF FEET AND LESS THAN 15 FEET IN LENGTH (E.G. 14.4 INCH SPACING AT 10" THICK)
- CURE CONCRETE IMMEDIATELY AFTER FINISHING OPERATION IS COMPLETED BY USING ONE OF THE FOLLOWING METHODS: WATER, PIGMENTED WATER-BASED CURE COMPOUND OR VISQUEEN AND BURLAP

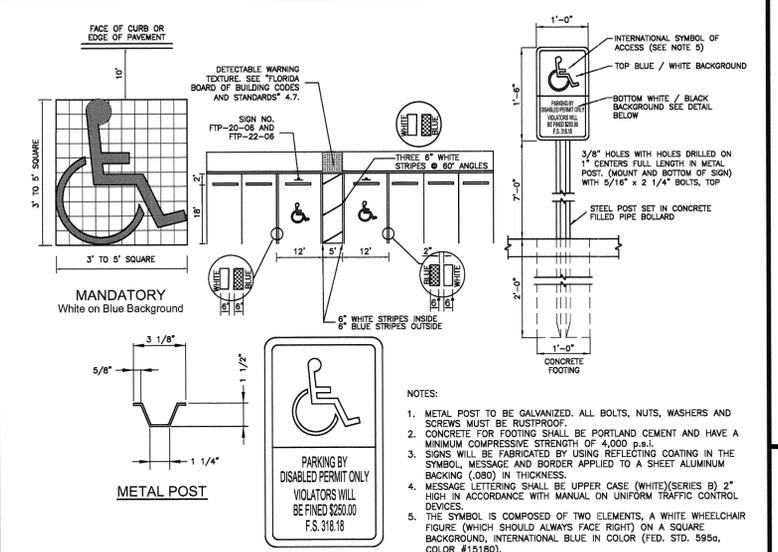
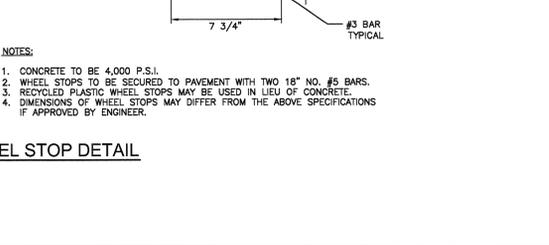
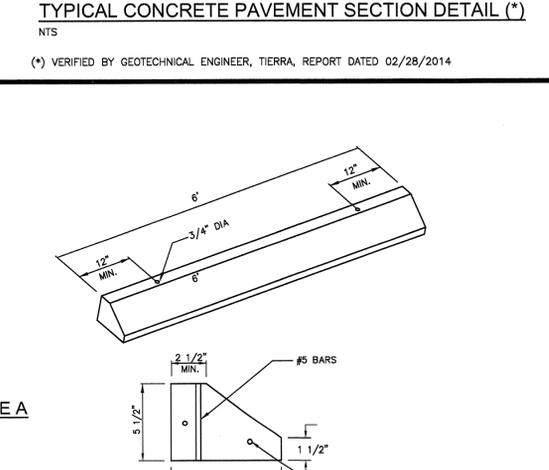
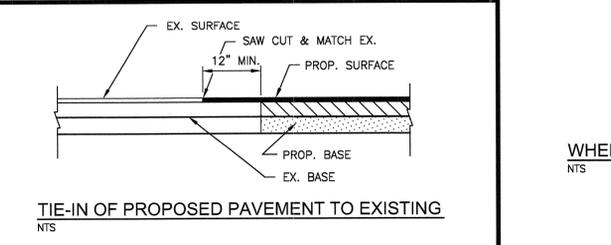
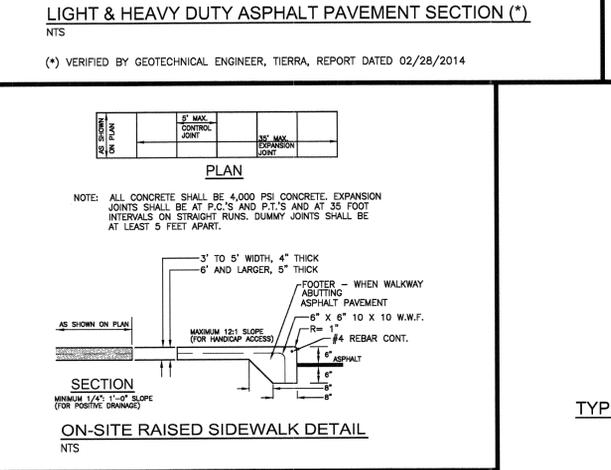
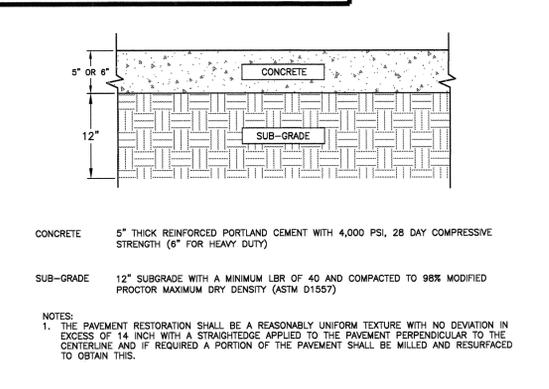
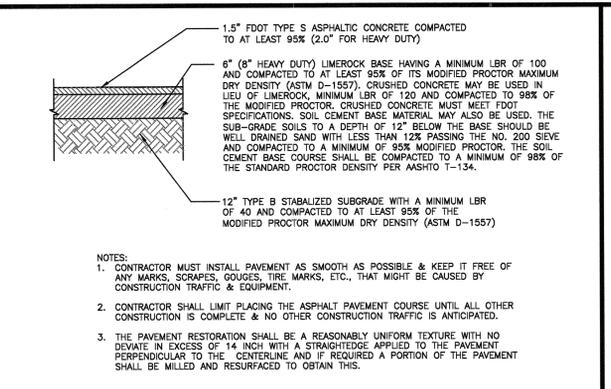
**CURBS:**

- ALL CURBING SHALL BE CONSTRUCTED OF CONCRETE THAT WILL OBTAIN A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI (MIN) AT 28 DAYS
- ALL CONCRETE CURBS SHALL BE SPACED WITH A FULL-DEPTH, 2" WIDTH ISOLATION JOINT MATERIAL PRIOR TO PLACEMENT OF ADJACENT CONCRETE PAVEMENT
- THERE SHALL BE CONTROL JOINTS, EITHER TOOL OR SAW-CUT, MATCH PAVEMENT JOINTS, UNLESS OTHERWISE SPECIFIED. JOINTS SHALL BE FORMED WITHIN 12 HOURS OF PLACEMENT
- ALL CURB ENDS THAT DO NOT FIT INTO OTHER FACILITIES SHALL TRANSITION DOWN TO PAVEMENT GRADE IN 24 INCHES
- CONSTRUCTION JOINT SHALL BE TIED WITH A No.4 TIE BAR EXTENDED 6 INCHES INTO EACH CURB SECTION AND SHALL BE SPACED WITH A FULL-DEPTH 2" WIDTH ISOLATION JOINT MATERIAL

**RECOMMENDED MAX. JOINT SPACINGS**

PAVEMENT THICKNESS (INCHES)	RECOMMENDED MAXIMUM JOINT SPACING (FEET)
3.5 (FOR WHITE TOPPING ONLY)	6
4.0	10
4.5	10
5.0	12
5.5	12
6.0	15
OVER 6.0	15

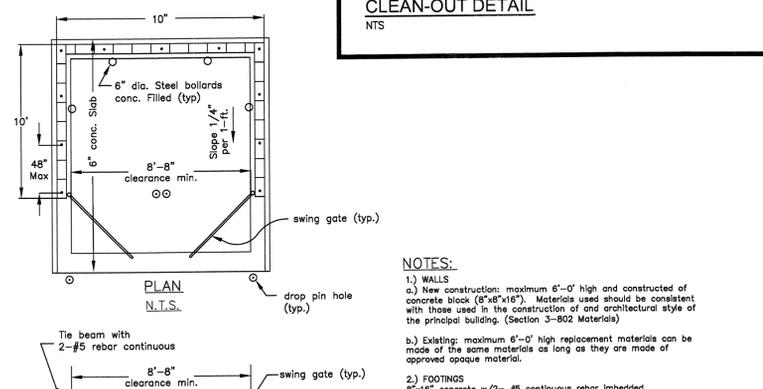
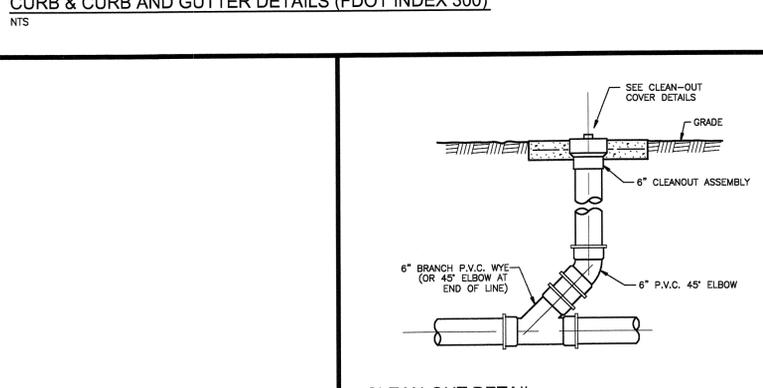
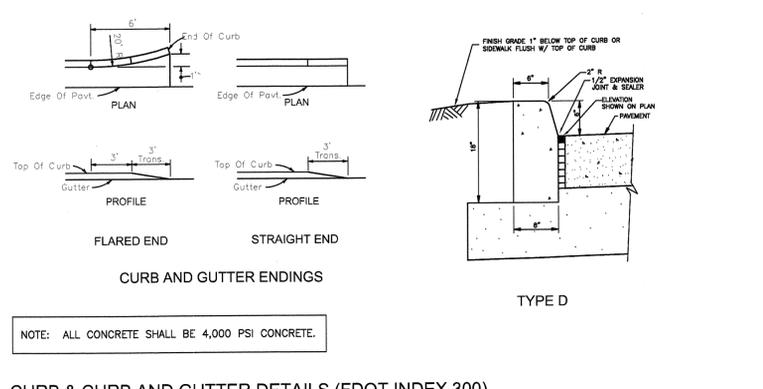
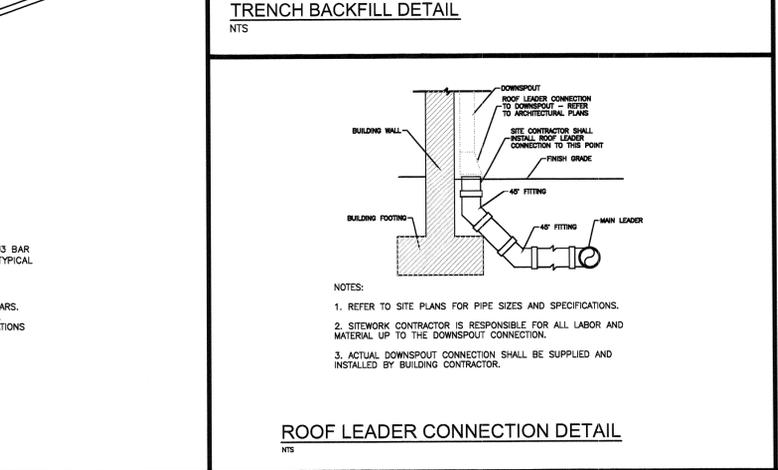
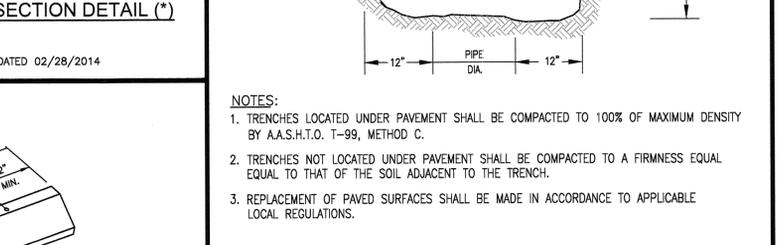
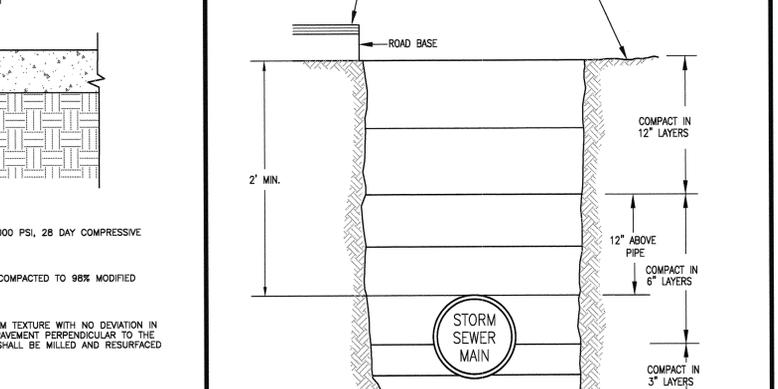
NOTE: CONTRACTOR TO SUBMIT A CONCRETE JOINT LAYOUT TO ENGINEER PRIOR TO CONSTRUCTION



**DETECTABLE WARNING SURFACE NOTES:**

DETECTABLE WARNING STRIPS, AKA TRUNCATED DOMES, SHOULD BE THERMOPLASTIC DETECTABLE WARNING STRIPS. THESE WARNING SURFACES SHALL ONLY BE PROVIDED BY THE FOLLOWING VENDORS/MANUFACTURERS OR AS APPROVED BY THE ENGINEER:

- INLINE TRUNCATED DOME EX TILE SUPPLIED BY PROFESSIONAL PAVEMENT PRODUCTS.
- TOPMARK SUPPLIED BY FLINT TRADING.
- VANGUARD TRUNCATED DOME SUPPLIED BY VANGUARD.



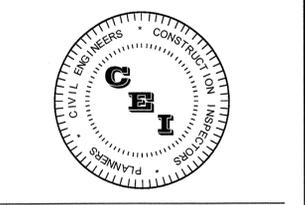
**FOR PERMITTING ONLY. FINAL DESIGN BY ARCHITECT**

**DUMPSTER ENCLOSURE NOTES**

CONCRETE MASONRY WALL CONSTRUCTION

Materials, construction and quantity control of masonry shall be in accordance with Uniform Building Code (UBC), Chapter 24. General conditions and construction requirements shall be applied as specified in UBC, Section 2404 (F), during grouted masonry work.

- All reinforcing steel shall be deformed bars conforming to ASTM A-615, Grade 60. Vertical reinforcement shall be placed in the center of the masonry cell, and shall be held in position at the top and bottom.
- If a slab dowel does not line-up with a vertical core, it shall not be sloped more than one horizontal in six verticals (1:6).
- Horizontal wall reinforcement shall be standard truss type DUR-O-WALL (or equivalent) at 16" o.c.
- Hollow Load-bearing Concrete Masonry Units shall be normal weight conforming to ASTM C-90, with a minimum compressive strength of 1,900 PSI.
- Mortar shall be type M or S, in accordance with ASTM C-270. Place all masonry in running bond with 3/8" mortar joints. Provide complete coverage face shell mortar bedding, horizontal and vertical.
- Course grout shall conform to ASTM C-476, with a maximum aggregate size of 3/8", 8" to 10" slump, and a minimum compressive strength of 2,500 PSI at 28 days.
- Minimum 3" x 3" clean-out holes (saw-cut) are required at the bottom course of all cells to allow for placement. Clean-outs shall be sealed after masonry inspection-provided in accordance with ACI 531-4.6, and before grouting.
- Prior to grouting, the grout space shall be clean, with no mortar projections greater than 1/4", mortar droppings or other foreign material. All cells shall be in vertical alignment, and shall solidly be filled with course grout as specified.
- During placing, grout shall be consolidated with flexible cable vibrator. First grout pour shall be stopped a minimum of 1 - 1/2" below the top of the middle bond beam masonry.



**CAMPO ENGINEERING, INC.**

FBRP CERTIFICATE OF AUTHORIZATION NO.: 26726

1725 EAST 5TH AVENUE  
TAMPA, FL 33605  
PHONE: (813) 215-7372  
FAX: (813) 902-8782

**PROJECT TITLE**  
SHERWIN WILLIAMS WESLEY CHAPEL

**PASCO COUNTY, FLORIDA**

**CLIENT**

**GLOBAL PROJECT WESLEY CHAPEL SW, LLC**  
910 LANDMARK DRIVE  
ATLANTA, GA 30342  
(404) 223-2994

**REVISIONS**

NO.	DESCRIPTION	DATE

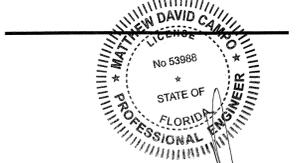
DATE: 03/2014

REVIEWED BY: MDC

DRAWN BY: BLM / KLD

DESIGNED BY: BLM

**PROJECT NUMBER**  
14-006

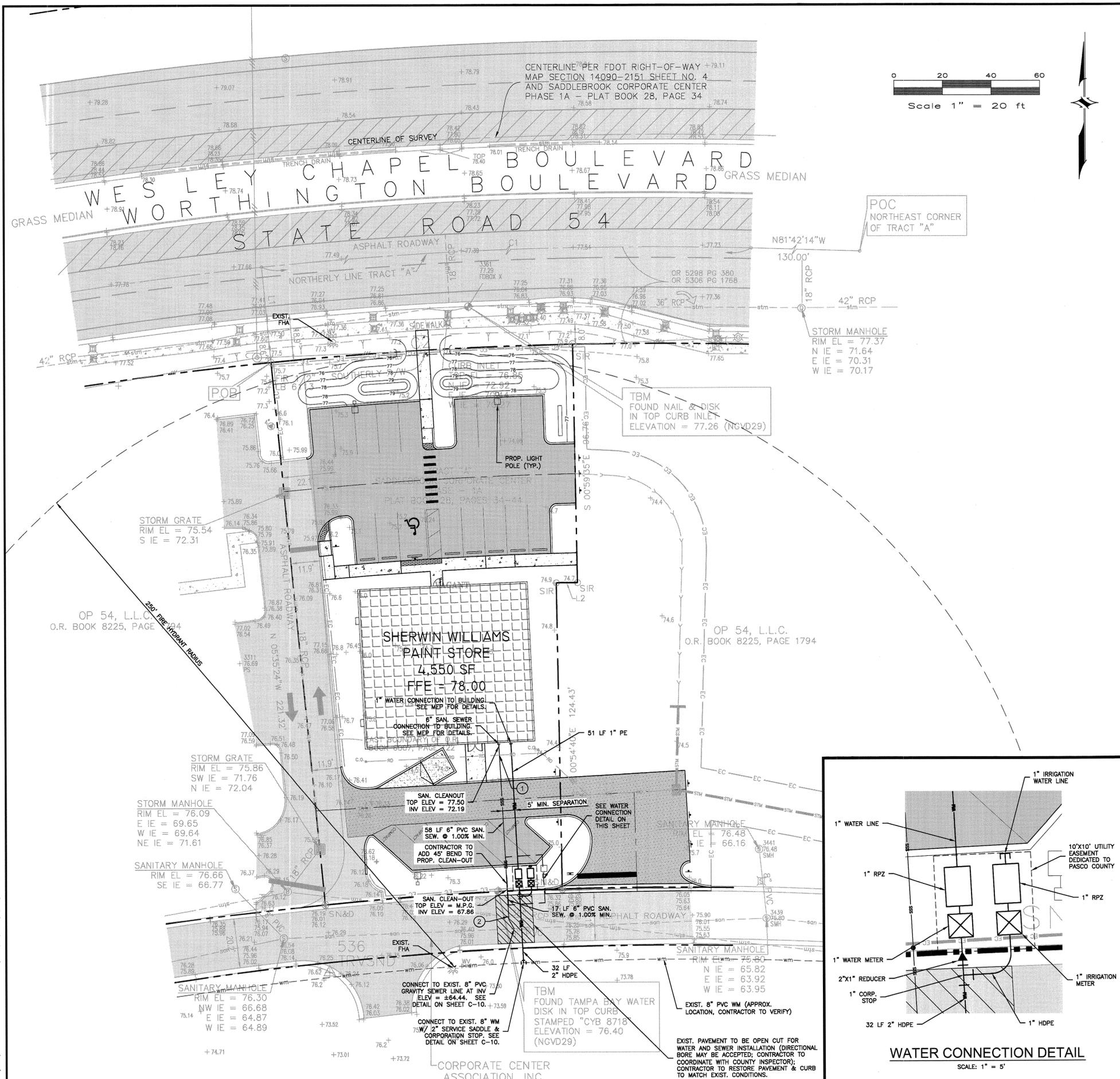


Matthew D. Campo 53968 03/31/2014  
NAME SEAL NO. DATE

**SHEET TITLE**

**PAVING, GRADING & DRAINAGE DETAILS**

**SHEET NUMBER**  
C-8



### LEGEND

	BUILDING		PROPERTY LINE
	4" THK. CONCRETE		EC
	6" THK. CONCRETE MIN.		WATER MAIN
	PROPOSED LIGHT DUTY ASPHALT PAVEMENT		SANITARY SEWER MAIN
	PROPOSED HEAVY DUTY ASPHALT PAVEMENT		UTILITY CROSSING NUMBER

- ### GENERAL NOTES
- GRASS AND MULCH, OR SOLID SOD, ALL AREAS IN EXISTING RIGHT-OF-WAY DISTURBED BY CONSTRUCTION.
  - CONTRACTOR IS TO COORDINATE ALL WORK WITHIN, BUT NOT LIMITED TO PUBLIC RIGHT-OF-WAY WITH UTILITY COMPANIES IN ORDER TO PREVENT DAMAGE TO UTILITY LINES AND THE MAKING OF ADJUSTMENTS TO SAME, IF REQUIRED.
  - CONTRACTOR SHALL CONTACT THE ENGINEER AND/OR THE OWNER PRIOR TO ANY CONSTRUCTION THAT MAY DAMAGE TREES.
  - FIRE HYDRANT, GATE VALVE AND BLOWOFF VALVE ASSEMBLIES SHALL CONSIST OF ALL PIPE VALVES, TEES, FITTINGS, AND ANY AND ALL OTHER APPURTENANCES COMPRISING A COMPLETE WORKING UNIT.
  - CONTRACTOR SHALL PROVIDE REQUIRED DEWATERING FOR UTILITY INSTALLATION.
  - ADJUSTING MANHOLE TOPS TO MATCH GRADE AND SLOPE OF THE FINISH PAVING SHALL BE INCLUDED IN THE RESPECTIVE CONTRACT UNIT PRICE FOR MANHOLES, PAYMENT OF WHICH WILL CONSTITUTE FULL COMPENSATION FOR THE CONSTRUCTION AND COMPLETION OF THE MANHOLE, AND NO ADDITIONAL PAYMENT WILL BE ALLOWED OR MADE FOR ADJUSTING MANHOLE TOPS.
  - BENDS SHALL BE INSTALLED IN WATER MAIN TO AVOID UNFORESEEN CONFLICTS IN EXISTING OR PROPOSED STRUCTURES.
  - THE JOINT DEFLECTION METHOD SHALL BE USED WHERE PRACTICAL IN LIEU OF INSTALLING BENDS.
  - CONTRACTOR SHALL VERIFY LOCATIONS AND DEPTHS OF EXISTING WATER AND SEWER LINES PRIOR TO BEGINNING CONSTRUCTION.
  - THE EXISTING UNDERGROUND UTILITY LINES SHOWN HEREON WERE TAKEN FROM DOCUMENTS FURNISHED BY OTHERS AND NOT FIELD VERIFIED. THEREFORE, THE ENGINEER CANNOT GUARANTEE THE ACCURACY OF SAME NOR ALL THAT ARE SHOWN. THE CONTRACTOR SHALL EXPOSE ALL UNDERGROUND UTILITY LINES IN COORDINATION WITH THE OWNERS TO HIS SATISFACTION AND MAKE ADJUSTMENTS TO SAME IN THE EVENT THERE ARE CONFLICTS WITH NEW CONSTRUCTION.

- ### EXISTING UTILITY LOCATION NOTES:
- BEFORE BEGINNING SITE WORK, THE CONTRACTOR IS REQUIRED TO FIELD VERIFY THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES AND OTHER FEATURES. THE CONTRACTOR MAY CONSULT THE UTILITY OWNER'S RECORD DRAWINGS, BUT THE UTILITY OWNER AND THE ENGINEER DO NOT GUARANTEE, BY IMPLICATION OR OTHERWISE, THE ACCURACY OF THESE DRAWINGS. THE SITE CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE FOR ANY MODIFICATION REQUIRED, OTHER THAN SHOWN ON PLANS.
  - EXISTING WATER MAIN LOCATIONS SHOWN ARE APPROXIMATE BASED ON \*\*\*\*

- ### PASCO COUNTY NOTES
- ALL UTILITY MATERIAL AND WORKMANSHIP MUST COMPLY WITH "STANDARDS FOR DESIGN AND CONSTRUCTION OF WATER, WASTEWATER AND RECLAIMED WATER FACILITIES SPECS. JUNE 1995 EDITION."
  - CONNECTIONS INTO EXISTING COUNTY-OWNED SYSTEM SHALL BE VIA WET TAP. WET TAPS SHALL BE PERFORMED BY PASCO COUNTY UTILITIES SERVICES BRANCH AT THE DEVELOPER'S EXPENSE. EXCAVATION, BACKFILL, AND SURFACE RESTORATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY. MATERIAL FOR WET TAPS LARGER THAN 2" SHALL BE PROVIDED AND INSTALLED BY THE PROJECT CONTRACTOR.
  - THE PASCO COUNTY UTILITIES SERVICES BRANCH SHALL NOT OWN OR MAINTAIN WATER AND SEWER LINES OR FACILITIES ON-SITE.
  - PER NFPA-1, 16.4.3.1.3: WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED, COMPLETED, AND IN SERVICE PRIOR TO CONSTRUCTION WORK.
  - FIRE PROTECTION SHALL MEET THE REQUIREMENTS OF THE PASCO COUNTY CODE OF ORDINANCES, CHAPTER 46, FIRE PREVENTION AND PROTECTION, AND PLANS SHALL COMPLY WITH REFERENCED REQUIREMENTS.
  - ALL PROJECTS MUST COMPLY WITH PASCO COUNTY FIRE HYDRANT ORDINANCE NO. 46-51.

### FIXTURE COUNT & FLOW REQUIREMENT

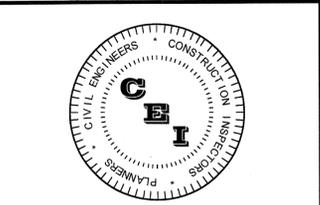
METER SIZE: 1"  
FIXTURE COUNT: 21  
FLOW: 15 GPM  
FIRE FLOW ESTIMATED: 0 GPM  
IRRIGATION FLOW: 30 GPM (MAX. ZONE)

ACCORDING TO THE PASCO COUNTY CODE OF ORDINANCES, SECTION 46-56(4), THE WATER MAIN DEVELOPMENT SHALL BE DESIGNED TO DELIVER A MINIMUM FLOW OF 1,000 GALLONS PER MINUTE FOR A PERIOD OF NOT LESS THAN TWO HOURS WITH A RESIDUAL PRESSURE OF 20 POUNDS PER SQUARE INCH.

FIXTURE	Fixture Value at 35 psi	X	No. of Fixtures	=	Fixture Value
Drinking Fountain - Public	2	X	1	=	2
Lavatory - 3/8" connection	2	X	2	=	4
Service Sink - 1/2" connection	3	X	1	=	3
Water Closet - Tank Type	8	X	2	=	16
Hose Connection - 1/2"	6	X	1	=	6
Combined Fixture Value Total				=	21
Customer Peak Demand from Curves			9	=	15
Enter Line Pressure and Pressure Factor	0			=	15
Customer Peak Demand from Curves X Pressure Factor				=	15
Additional Equipment Peak Usage (gpm)				=	30
1 Irrigation Meter				=	30 gpm
Total of Additional Units				=	30 gpm
Irrigation Largest Zone or Combination of Zones				=	30 gpm
TOTAL OF CUSTOMER USAGE, EQUIPMENT & IRRIGATION				=	45 gpm

NOTE: 4,550 SF BUILDING - NO FIRE SPRINKLING PROPOSED

- ### UTILITY CROSSINGS
- 8" PVC ROOF DRAIN BTM = 73.32  
6" PVC SEWER TOP = 72.32  
CLEARANCE = 12" (MIN.)
  - 36" RCP STORM BTM = 69.75  
6" PVC SEWER TOP = 65.60  
CLEARANCE = 4.15' (MIN.)



**CAMPO**  
ENGINEERING, INC.

FBPR CERTIFICATE OF AUTHORIZATION NO.: 26726

1725 EAST 5TH AVENUE  
TAMPA, FL. 33605  
PHONE: (813) 215-7372  
FAX: (813) 902-8782

PROJECT TITLE  
**SHERWIN WILLIAMS  
WESLEY CHAPEL**

PASCO COUNTY, FLORIDA  
CLIENT

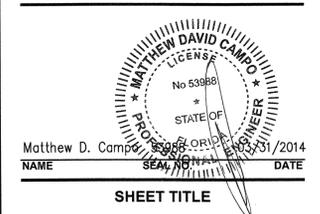
GLOBAL PROJECT  
WESLEY CHAPEL SW, LLC  
910 LANDMARK DRIVE  
ATLANTA, GA 30342  
(404) 223-2994

### REVISIONS

NO.	DESCRIPTION	DATE

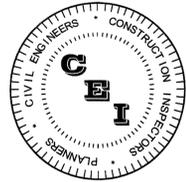
DATE: 03/2014  
REVIEWED BY: MDC  
DRAWN BY: BLM / KLD  
DESIGNED BY: BLM

PROJECT NUMBER  
**14-006**



### UTILITY PLAN

SHEET NUMBER  
**C-9**



# CAMPO ENGINEERING, INC.

FBPR CERTIFICATE OF AUTHORIZATION NO.: 26726

1725 EAST 5TH AVENUE  
TAMPA, FL 33605  
PHONE: (813) 215-7372  
FAX: (813) 902-8782

PROJECT TITLE

**SHERWIN WILLIAMS  
WESLEY CHAPEL**

PASCO COUNTY, FLORIDA

CLIENT

**GLOBAL PROJECT  
WESLEY CHAPEL SW, LLC**  
910 LANDMARK DRIVE  
ATLANTA, GA 30342  
(404) 223-2994

### REVISIONS

NO.	DESCRIPTION	DATE

DATE: 03/2014

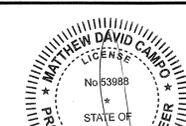
REVIEWED BY: MDC

DRAWN BY: BLM / KLD

DESIGNED BY: BLM

PROJECT NUMBER

14-006



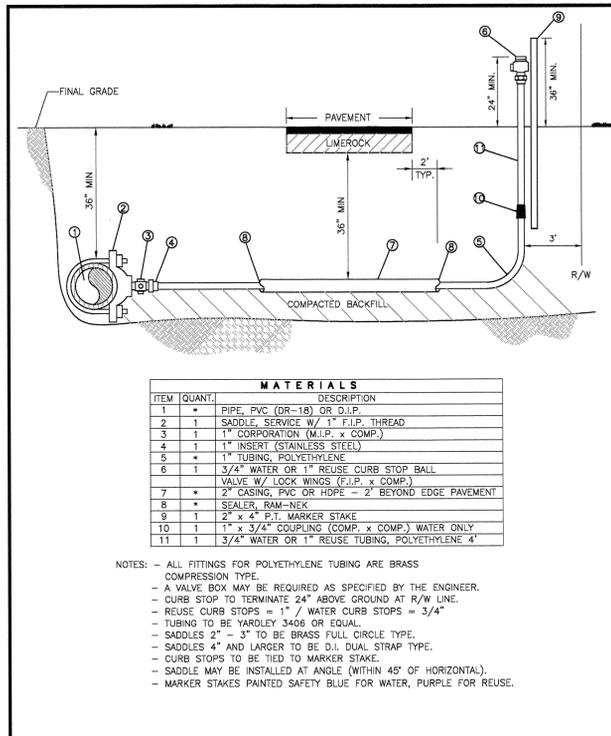
Matthew D. Campo  
NAME: \_\_\_\_\_ DATE: 03/31/2014

SHEET TITLE

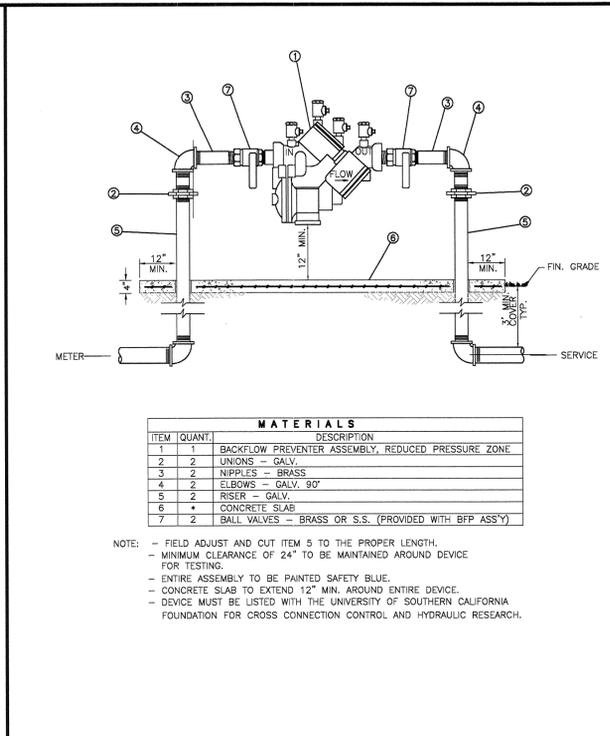
# PASCO COUNTY UTILITY DETAILS

SHEET NUMBER

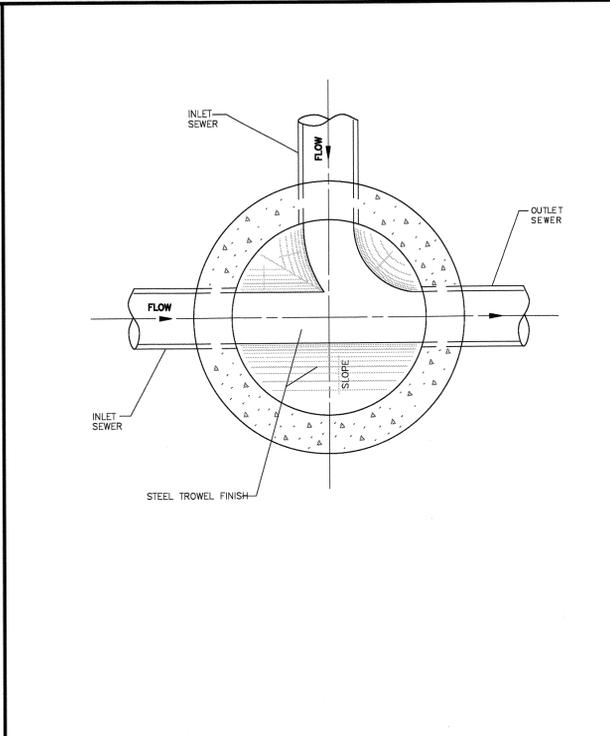
**C-10**



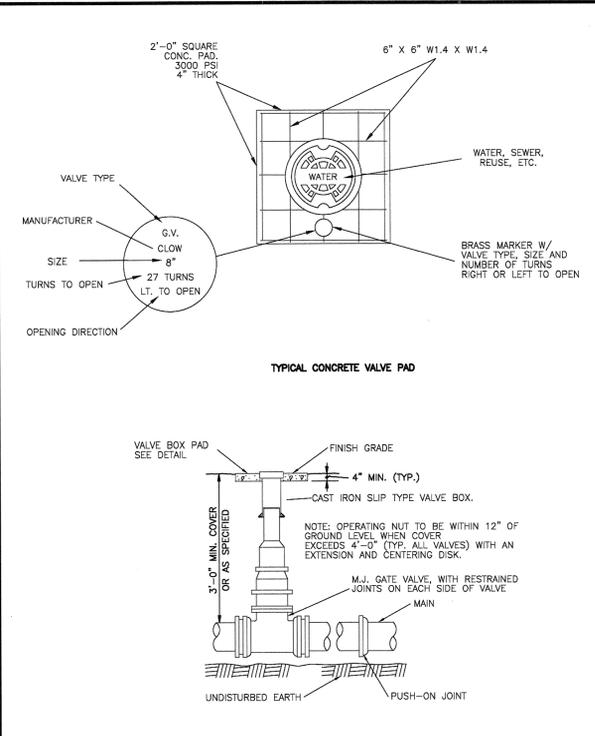
CREATED	02/24/03	<b>SINGLE FAR SIDE WATER SERVICE - 3/4"</b>	PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN PCU APPROVAL.
REVIS		<b>SINGLE FAR SIDE REUSE SERVICE - 1"</b>	
		<b>PASCO COUNTY UTILITIES</b>	<b>DETAIL 18</b>



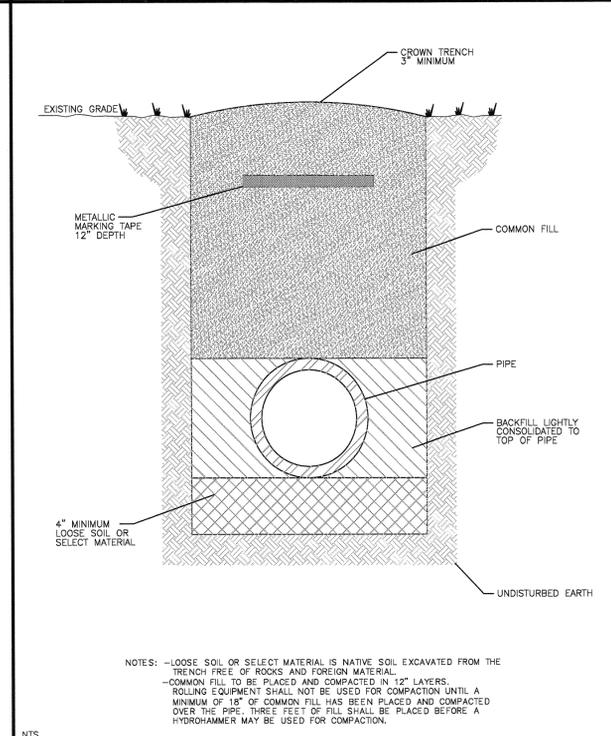
CREATED	02/24/03	<b>REDUCED PRESSURE BACKFLOW PREVENTER</b>	PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN PCU APPROVAL.
REVIS		<b>(SINGLE SERVICE: 3/4", 1", 1-1/2", 2")</b>	
		<b>PASCO COUNTY UTILITIES</b>	<b>DETAIL 12</b>



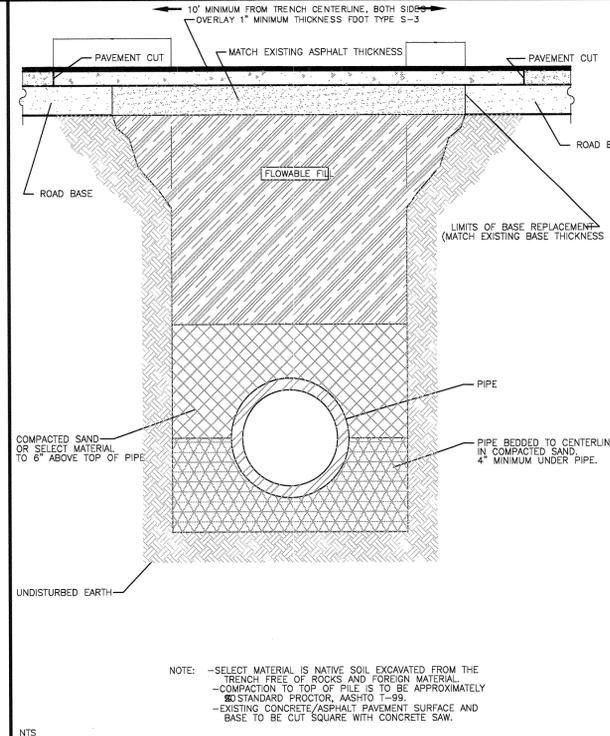
CREATED	02/24/03	<b>STANDARD MANHOLE (BENCH AND INVERTS)</b>	PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN PCU APPROVAL.
REVIS		<b>PASCO COUNTY UTILITIES</b>	<b>DETAIL 36</b>



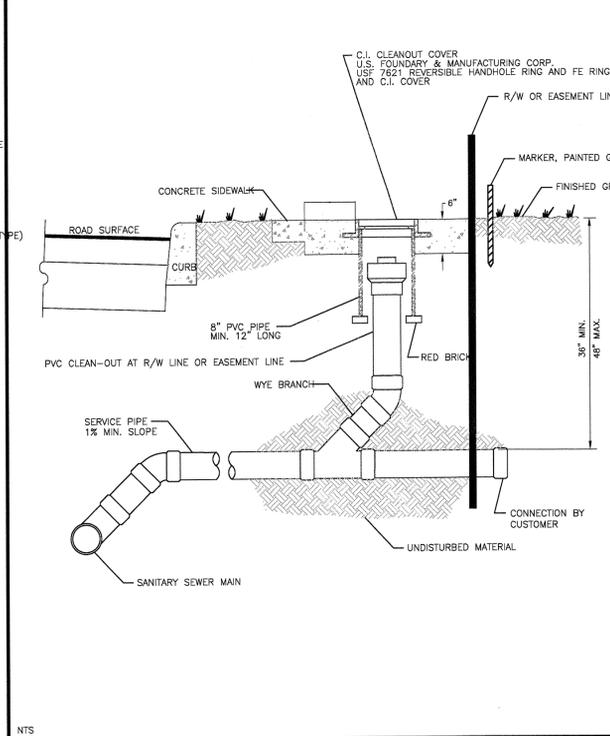
CREATED	02/24/03	<b>VALVE BOX DETAIL</b>	PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN PCU APPROVAL.
REVIS		<b>SLIP TYPE</b>	
		<b>PASCO COUNTY UTILITIES</b>	<b>DETAIL 27</b>



CREATED	02/24/03	<b>PIPE LAYING CONDITIONS</b>	PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN PCU APPROVAL.
REVIS		<b>STANDARD UNPAVED AREAS</b>	
		<b>PASCO COUNTY UTILITIES</b>	<b>DETAIL 32</b>

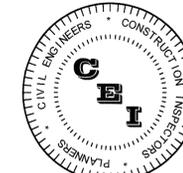


CREATED	03/06/03	<b>PIPE LAYING CONDITIONS</b>	PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN PCU APPROVAL.
REVIS		<b>FLOWABLE FILL BACKFILL</b>	
		<b>STANDARD EXISTING PAVED AREAS &amp; ROADWAYS</b>	<b>DETAIL 33</b>



CREATED	02/24/03	<b>SANITARY SEWER - SINGLE WYE CONNECTION</b>	PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN PCU APPROVAL.
REVIS		<b>AND TYPICAL CLEAN-OUT</b>	
		<b>PASCO COUNTY UTILITIES</b>	<b>DETAIL 42</b>

G:\Projects\14-006 - Sherwin Williams Wesley Chapel\Drawings\Design\Construction\14-006-Utility-Details.dwg - Printed Mar 31, 2014 - 11:42am by: BonitaM



# CAMPO ENGINEERING, INC.

FBPR CERTIFICATE OF AUTHORIZATION NO.: 26726

1725 EAST 5TH AVENUE  
TAMPA, FL. 33605  
PHONE: (813) 215-7372  
FAX: (813) 902-8782

## PROJECT TITLE

**SHERWIN WILLIAMS WESLEY CHAPEL**

PASCO COUNTY, FLORIDA

## CLIENT

**GLOBAL PROJECT WESLEY CHAPEL SW, LLC**  
910 LANDMARK DRIVE  
ATLANTA, GA 30342  
(404) 223-2994

## REVISIONS

NO.	DESCRIPTION	DATE

DATE: 03/2014

REVIEWED BY: MDC

DRAWN BY: BLM / KLD

DESIGNED BY: BLM

## PROJECT NUMBER

14-006

Matthew D. Campo  
NAME  
SEAL NO. 53988

## PLANTING PLAN

## SHEET NUMBER

**C-10**

### LEGEND

	BUILDING		PROPERTY LINE
	4" THK. CONCRETE		SILT FENCE
	6" THK. CONCRETE MIN.		WATER MAIN
	PROPOSED LIGHT DUTY ASPHALT PAVEMENT		SANITARY SEWER MAIN
	PROPOSED HEAVY DUTY ASPHALT PAVEMENT		ROOF DRAIN

- ### GENERAL LANDSCAPE NOTES
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES, BEFORE PERFORMING ANY WORK. ANY CONFLICTS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE FOR RESOLUTION.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PRESERVATION AND PROTECTION OF ALL SITE CONDITIONS TO REMAIN FROM DAMAGE DUE TO THIS WORK. IN THE EVENT OF DAMAGE, ALL DAMAGE SHALL BE COMPLETELY REPAIRED TO ITS ORIGINAL CONDITION. ALL COST OF SUCH WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED DAMAGE OR CUTTING OF EXISTING TREES TO REMAIN ON SITE. DAMAGE MAY BE CAUSED BY OPERATION OF EQUIPMENT, STOCKPILING OF MATERIALS, ETC. DAMAGE ALSO INCLUDES THE COMPACTION OF THE ROOT ZONE BY DRIVING OR PARKING INSIDE THE DRIP-LINE OF TREES OR THE SPILLAGE OF DELETERIOUS CHEMICALS, OILS, DIESEL, ETC. WITHIN THE DRIP-LINE OF TREES.
  - EXISTING TREES AND PALMS WITHIN AND ADJACENT TO THE LIMITS OF CONSTRUCTION AND SPECIFIED TO REMAIN ARE TO BE PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS WITH TREE BARRICADES PER PASCO COUNTY REQUIREMENTS.
  - THE CONTRACTOR SHALL PROVIDE AN INTERNATIONAL SOCIETY OF ARBORIST (ISA) CERTIFIED ARBORIST WITH A MINIMUM OF 5 YEARS EXPERIENCE WITH SIMILAR PROJECTS, TO DIRECT APPROPRIATE PRUNING (ROOTS, BRANCHES) AND/OR OTHER TREATMENT NECESSARY TO ENSURE THE HEALTH, VIABILITY AND ATTRACTIVENESS OF TREES TO REMAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF THE CERTIFIED ARBORIST'S INSTRUCTIONS.
  - THE CONTRACTOR SHALL SUPPLY SUPPLEMENTAL WATER; OVER THE AMOUNT OF WATER SUPPLIED BY THE IRRIGATION SYSTEM, FOR THE ESTABLISHMENT TO ALL NEWLY INSTALLED TREES AND PALMS FOR 90 DAYS, COMMENCING IMMEDIATELY AFTER INSTALLATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ADJUST WATERING AMOUNTS AND FREQUENCY TO ENSURE PROPER ESTABLISHMENT OF ALL PLANT MATERIAL.
  - PLANTING AREAS SHALL BE FREE OF EXTRANEOUS MATERIALS AND CAPABLE OF PERCOLATION PRIOR TO PLANTING AND PREPARED SOIL BACKFILL.
  - ALL LANDSCAPE CONSTRUCTION SHALL CONFORM TO THE MINIMUM REQUIREMENTS OF THE PASCO COUNTY LANDSCAPE CODE.
  - ALL MATERIALS AND EQUIPMENT SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER. THE OWNER RESERVES THE RIGHT TO DIRECT THE REMOVAL AND REPLACEMENT OF ANY ITEMS WHICH, IN HIS OPINION, DO NOT MEET INDUSTRY STANDARDS OR PRESENT AN ORDERLY AND WORKMANLIKE APPEARANCE. PROVIDED THAT SUCH ITEMS CAN BE INSTALLED PROPERLY USING STANDARD INDUSTRY PRACTICES.
  - THE LANDSCAPE CONTRACTOR SHALL MAINTAIN HIS FINISHED WORK FROM THE TIME OF INSTALLATION IS COMPLETE TO THE TIME OF FINAL ACCEPTANCE BY THE OWNER. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH A 1-YEAR WARRANTY ON THE INSTALLED PLANT MATERIAL AND A 90-DAY WARRANTY ON SOD.
  - PLANTING SOIL SHALL BE FERTILE, NATURAL TOPSOIL, TYPICAL TO THE LOCALITY, OBTAINED FROM WELL DRAINED AREAS. IT SHALL BE WITHOUT ADMIXTURE OF SUBSOIL OR CLAYS AND SHALL BE FREE OF STONES, LUMPS, STICKS, PLANTS, ROOTS, TOXIC SUBSTANCES OR OTHER EXTRANEOUS MATTER THAT MAY BE HARMFUL TO PLANT GROWTH OR INTERFERE WITH FUTURE MAINTENANCE.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR TESTING OF SOILS AND MAKE THE NECESSARY ADJUSTMENTS OR AMENDMENTS FOR LONG TERM PLANT HEALTH AND VITALITY.
  - SOD SHALL BE OF KIND AND PLACED AS SHOWN ON THE PLANS. SOD SHALL BE WELL MATTED WITH GRAY ROOTS. SOD SHALL BE IN 12"x14" RECTANGLES, HAVING A MINIMUM THICKNESS OF 2", AND SHALL BE FRESH, LIVE AND UNINJURED AT TIME OF PLANTING. SOD SHALL BE CERTIFIED AS FREE OF WEEDS AND OTHER GRASSES, HAVING SUFFICIENT SOIL MAT TO ADHERE FIRMLY TO ROOTS FOR HANDLING. SOD SHALL BE PLANTED WITHIN 72 HOURS OF BEING HARVESTED AND ROLLED IMMEDIATELY AFTER INSTALLATION.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL STAKING OF TREES AND PALMS BASED ON SITE CONDITIONS, TO PROVIDE FOR THE STABILITY OF THE TREE AND PALM MATERIALS AND TO PROTECT THE HEALTH AND SAFETY OF THE PUBLIC/PROPERTY.

- ### GENERAL IRRIGATION NOTES
- NO PLANTING SHALL OCCUR UNTIL THE UNDERGROUND AUTOMATIC IRRIGATION SYSTEM IS INSTALLED AND FULLY FUNCTIONAL. THE IRRIGATION SYSTEM IS TO SUPPLY 100% COVERAGE TO ALL REQUIRED LANDSCAPE PLANT MATERIAL AND ST. AUGUSTINE SOD.
  - IT IS THE CONTRACTOR'S RESPONSIBILITY TO ADJUST WATERING AMOUNTS AND FREQUENCY TO ENSURE PROPER ESTABLISHMENT OF ALL PLANT MATERIAL.
  - THE CONTRACTOR SHALL BE FAMILIAR WITH BOTH PROPOSED AND EXISTING SITE CONDITIONS SUCH AS, UTILITIES, PLANT MATERIALS AND ARCHITECTURAL ELEMENTS, ABOVE AND BELOW GROUND, IN ORDER TO AVOID CONFLICTS DURING INSTALLATION.
  - THE CONTRACTOR SHALL AVOID DAMAGE TO EXISTING TREES AND SHRUBS ON SITE THAT MAY OR MAY NOT BE INDICATED ON THE PLANS.
  - THE CONTRACTOR SHALL INSTALL THE IRRIGATION SYSTEM IN CONFORMANCE TO ALL APPLICABLE STATE AND REGIONAL REGULATIONS AND CODES.

### PLANT LIST

Symbol	No.	Percentage	Scientific Name	Common Name	Size Requirements	Native Florida	Drought Tolerant
QV	5	24%	Quercus virginiana	Live Oak	Min. 2" cal, 6' height	Yes	Yes
MG	2	10%	Magnolia grandiflora	Magnolia	Min. 2" cal, 6' height	Yes	Yes
AR	2	10%	Acer rubrum	Red Maple	Min. 2" cal, 6' height	Yes	Yes
CC	8	38%	Cecropia canadensis	Redbud	Multi-trunk, min. 6' height	Yes	Yes
WR	4	19%	Washingtonia robusta	Mexican Washington Palm	10" clear trunk height	No	Yes

(At installation)  
Multiple trunk trees must have no less than three (3) trunks. Each stem shall be at least one inch (1") in caliper.  
Palms may be substituted, 3 palms for 1 shade tree (except for Washingtonia robusta), max. 30%.

### SHRUBS

Max. 25% N/A (Site less than 1 acre)

Symbol	No.	Percentage	Scientific Name	Common Name	Size/Spacing Requirements	Native Florida	Drought Tolerant
MF	162	74%	Myrcianthes fragrans	Simpson's Stopper	Min. 18" height @ 30" o.c.	Yes	Yes
MP	65	29%	Myrica punctata	Dwarf Wax Myrtle	Min. 14" height @ 30" o.c.	Yes	Yes

Min. 30% Max. 50% "No"

Max. 30% of required landscaped area may be grassed

### GROUND COVER

Max. 25% N/A (Site less than 1 acre)

Symbol	No.	Percentage	Scientific Name	Common Name	Size/Spacing Requirements	Native Florida	Drought Tolerant
SA	358	16%	Sisyrinchium atlanticum	Blue-Eyed Grass	Min. 12" height @ 18" o.c.	No	No
ZP	1017	46%	Zamia pumila	Coontail	Min. 12" height @ 18" o.c.	Yes	Yes
TA	826	38%	Tachelospentum Asiaticum	Asiatic (Mimma) Jasmine	Min. 1 gallon @ 18" o.c.	No	Yes

Max. 24" mature ht  
Max. 30% of required landscaped area may be grassed - Note type and percent on plans

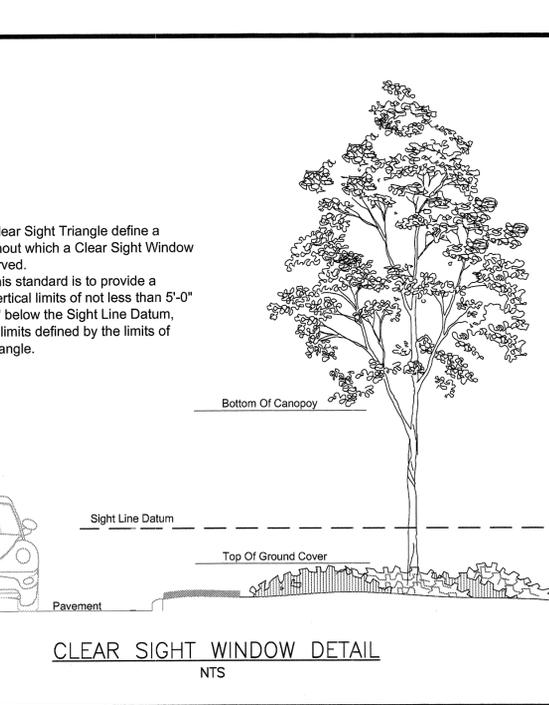
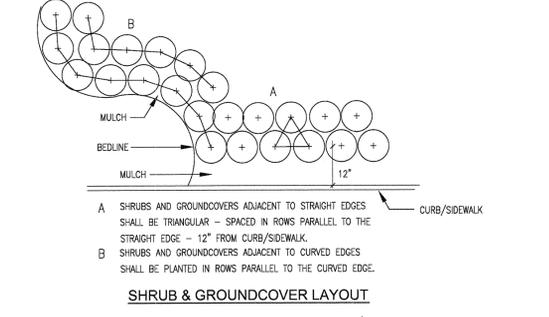
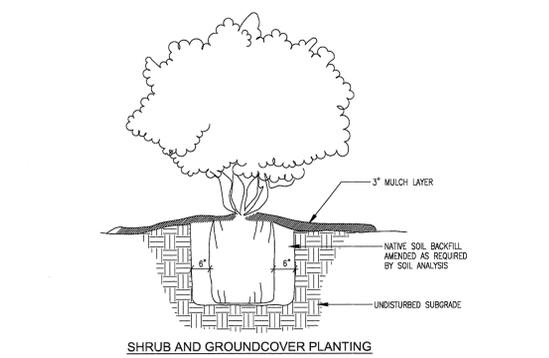
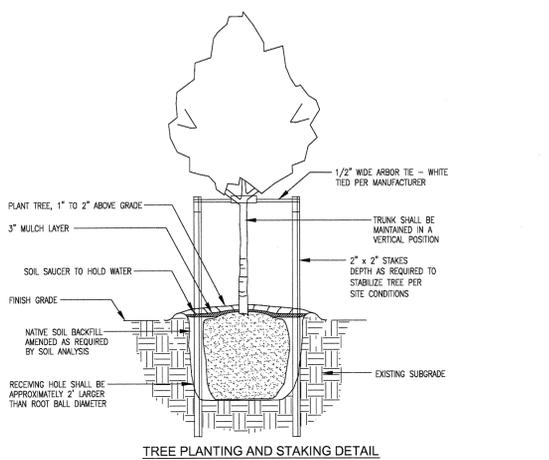
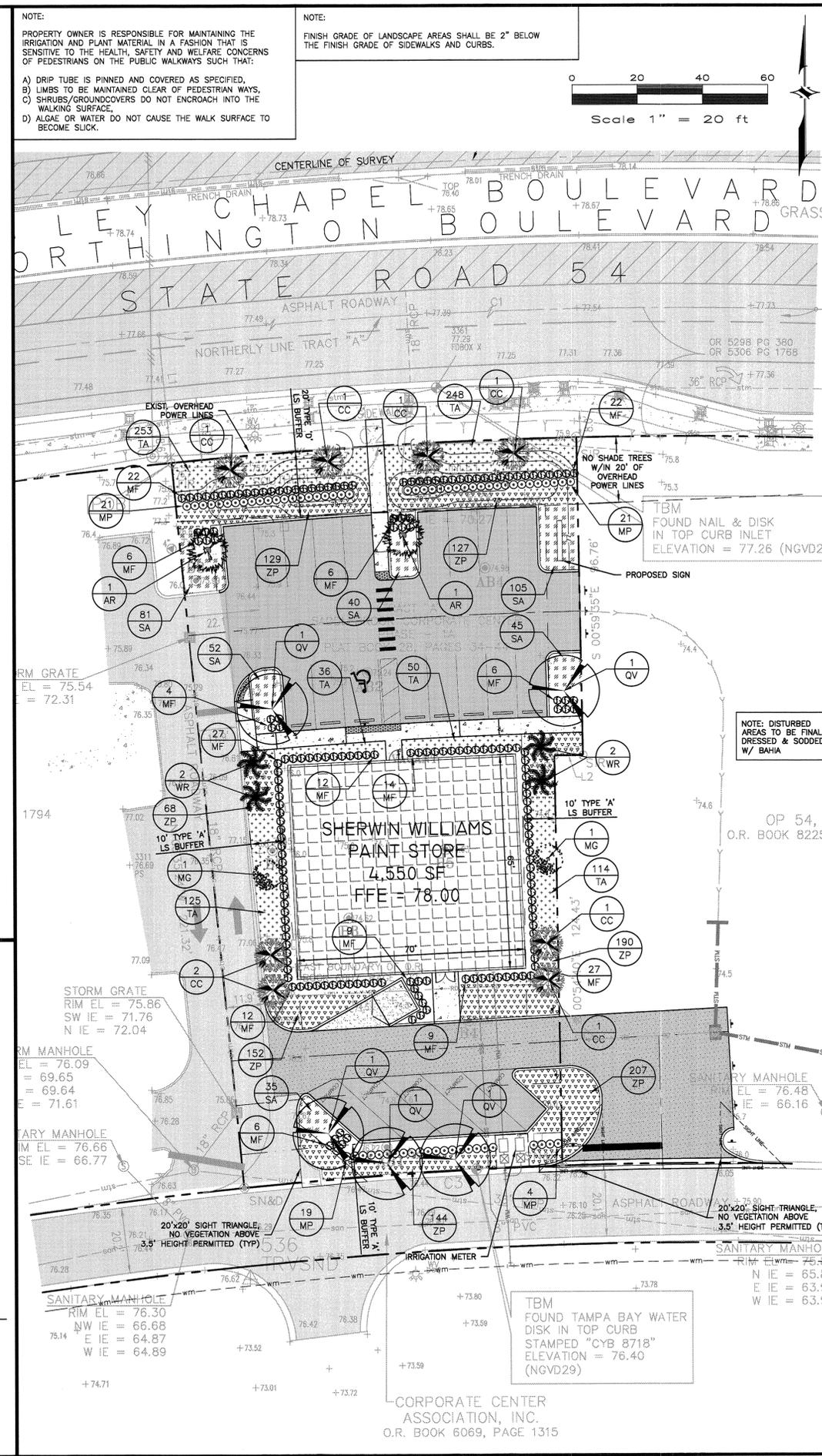
### VEHICULAR USE AREA

10% of the VUA must be landscaped. One (1) shade tree per 200 SF of VUA landscaping.

VUA =	10,873 SF	Perimeter =	270 LF
10% Req'd =	1,087 SF	50% Req'd =	135 LF
Provided =	1,276 SF	Provided =	257 LF
Fiber Area =	4,550 SF		
10% Req'd =	455 SF		
Provided =	2,485 SF		

### BUFFERS

Location	Type	Width	Requirements	Length	Required Trees	Provided Trees
East	A	10 FT	Single row of trees spaced 60' o.c. max.; continuous row of evergreen shrubs	221.32 FT	4	4
West	A	10 FT	Single row of trees spaced 60' o.c. max.; continuous row of evergreen shrubs	229.93 FT	4	4
North	D	20 FT	Shade trees spaced 30' o.c. max.; remainder of buffer planted w/ 5 shrubs per tree or palm & ground cover; "Existing Power lines located in north buffer, therefore understory trees provided."	124.45 FT	4	4
South	A	10 FT	Single row of trees spaced 60' o.c. max.; continuous row of evergreen shrubs	97.79 FT	2	2



G:\Projects\14-006 - Sherwin Williams Wesley Chapel\Drawings\Design\Construction\14-006-Planting-Pending - Printed Mar 31, 2014 - 11:15:00am by: Bonifant