



SITE CONSTRUCTION PLANS FOR BRINKER FLORIDA, INC.

chili's

PROTOTYPE 16.4.0 FLP
RESTAURANT #1559
28444 ST. RD. 54
PASCO COUNTY, FL 33543
PARCEL ID: 07-26-20-0000-00200-0015



FREELAND and KAUFFMAN, INC.
Engineers
209 West Stone Avenue
Greenville, South Carolina 29609
864-672-3465
fax 864-233-8915
C.O.A. 25896

DRAWN BY: MAM
CHECKED BY: TMB
DATE: 04-25-2014

CHARLES GARCIA PE LIC NO. 6115
NOT VALID UNLESS SIGNED
BY A REGISTERED ENGINEER

GENERAL NOTES

1. CALL BEFORE YOU DIG: FLORIDA UTILITY LOCATION SERVICE 811.
2. ALL NEW UTILITIES WILL BE LOCATED UNDERGROUND.
3. ALL WORK SHALL CONFORM TO THE PASCO COUNTY SITE PLAN STANDARDS.
4. ALL CURB/HANDICAP RAMP DESIGNS SHALL CONFORM TO ADA, STATE ACCESSIBILITY CODE PASCO COUNTY SITE PLAN STANDARDS, WHICHEVER IS MORE RESTRICTIVE.
5. INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS AND FIELD CONDITIONS WHEN POSSIBLE, BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF TRENCHING.
6. THE CONTRACTOR SHALL INCLUDE IN HIS CONTRACT PRICE THE REMOVAL AND DISPOSAL OF ANY EXCESS TOPSOIL HE DETERMINES IS NOT REQUIRED TO PERFORM THE FINAL GRADING AND LANDSCAPING OPERATION. THE CONTRACTOR MUST ALSO BRING IN ANY TOPSOIL NECESSARY TO PERFORM LANDSCAPING IF NONE IS AVAILABLE.
7. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL REQUIRED/NECESSARY SHEETING, SHORING, BRACING, AND SPECIAL EXCAVATION MEASURES REQUIRED ON THE PROJECT TO MEET OSHA, FEDERAL, STATE, AND LOCAL REGULATIONS PURSUANT TO THE INSTALLATION OF THE WORK INDICATED ON THE DRAWINGS. BRINKER AND ENGINEER ACCEPT NO RESPONSIBILITY FOR THE DESIGN TO INSTALL SAID ITEMS.
8. THE CONTRACTOR SHALL VERIFY THE SIZE, INVERT, ETC. OF ALL EXISTING STORM DRAINS AND OTHER FEATURES PRIOR TO START OF WORK. NO PIPE SHALL BE INSTALLED UNTIL INFORMATION CONCERNING EXISTING SITE FEATURES HAS BEEN FIELD VERIFIED. THE CONTRACTOR SHALL NOTIFY THE BRINKER CONSTRUCTION MANAGER OF ANY DISCREPANCIES PRIOR TO START OF WORK.
9. THE CONTRACTOR SHALL HIRE A SURVEYOR FOR ANY GOVERNMENTAL AGENCY REQUIRED AS-BUILT SURVEYS, AND ETC.
10. THE CONTRACTOR SHALL REFER TO AND ABIDE BY ALL PERMIT DOCUMENTS AND GOVERNMENTAL AGENCY INSPECTIONS / REPRESENTATIVE DIRECTIONS FOR ANY ADDITIONAL REQUIREMENTS OF SAID AGENCIES.
11. THE CONTRACTOR SHALL PROVIDE ALL INFORMATION, AS-BUILTS, TESTING RESULTS, ETC., TO THE ENGINEER IN TIME TO OBTAIN CERTIFICATIONS AS NEEDED FROM ALL STATE AND LOCAL OFFICIALS AT A MINIMUM OF 3 WEEKS PRIOR TO NEEDING CERTIFICATE OF OCCUPANCY.

UTILITY CONTACTS

ELECTRICAL
WITHLACOOCHEE
30461 COMMERCE DRIVE
SAN ANTONIO, FL 33576
ATTN: RICHARD LITTLEFIELD
TEL: 352.588.5115 (EXT) 1131
EMAIL: RLITTLEFIELD@WREC.NET

SANITARY SEWER
PASCO COUNTY UTILITIES
7536 STATE STREET SUITE 205
NEW PORT RICHEY, FL 34654
ATTN: EDWARD B. SIEDZIK
TEL: 727.847.8145 (EXT) 2539
EMAIL: ESIEDZIK@PASCOCOUNTYFL.NET

WATER
PASCO COUNTY UTILITIES
7536 STATE STREET SUITE 205
NEW PORT RICHEY, FL 34654
ATTN: EDWARD B. SIEDZIK
TEL: 727.847.8145 (EXT) 2539
EMAIL: ESIEDZIK@PASCOCOUNTYFL.NET

NATURAL GAS
TECO GAS
1400 CHANNELSIDE DRIVE
TAMPA, FLORIDA 33605
ATTN: KEN MIRACOLA
TEL: 813.927.7719
FAX: 813.962.0503
EMAIL: KMIRACOLA@TECOENERGY.COM

TELEPHONE
VERIZON FLORIDA
7701 EAST TELECOM PARKWAY
TEMPLE TERRACE, FLORIDA 33637
ATTN: DAVE BUTLER
TEL: 813.978.2172
EMAIL: DAVID.BUTLER@VERIZON.COM

GOVERNMENT AGENCY CONTACTS

PLANNING AND ZONING OFFICIAL
CONTACT: RUTHANN DATTOLI
PASCO COUNTY BOCC
PLANNING & DEVELOPMENT
ZONING & INTAKE DIV.
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EMAIL: RDATTOLI@PASCOCOUNTYFL.NET

HEALTH DEPARTMENT
DIVISION OF HOTELS &
RESTAURANTS PLAN REVIEW
OFFICE
1940 N. MONROE ST.
TALLAHASSEE, FL 32399
EMAIL: DHR.PLANREVIEW@DBPR.STATE.FL.US

BUILDING OFFICIAL
CONTACT: DONNA RITTER
PASCO COUNTY CONSTRUCTION
SERVICES
8731 CITIZENS DR. SUITE 230
NEW PORT RICHEY, FL 34654
TEL: 727.847.8126
EMAIL: DRITTER@PASCOCOUNTYFL.NET

STORM WATER
CONTACT: ENGINEER OF THE DAY
SWFWMD
ON-LINE
TEL: 352.754.3456
EMAIL: SWFWMD.STATE.FL.US/PERMITS

FIRE DEPARTMENT
CONTACT: AMY SCHULTZ
PASCO COUNTY FIRE MARSHAL
4111 LAND O' LAKES BLVD. SUITE 208
LAND O' LAKES, FL 34639
TEL: 813.929.2750
EMAIL: ASCHULTZ@PASCOCOUNTYFL.NET

LEGEND

PROPOSED	DESCRIPTION
	NUMBER OF SPACES PER ROW
	CONCRETE PARKING BLOCK
	HANDICAP SYMBOL
	SIGN
	EXISTING LIGHT POLE
	STRIPING
	HEAVY DUTY PAVEMENT
	SEAL COAT
	STANDARD PAVEMENT
	STANDARD CONCRETE
	HEAVY DUTY CONCRETE
	4" F FIRE WATER LINE
	2" W WATER LINE
	UE UNDERGROUND ELECTRIC LINE
	4" SS SANITARY SEWER LINE
	GAS UNDERGROUND GAS LINE
	UT UNDERGROUND TELEPHONE LINE
	TS TAMPERS SWITCH
	IP INLET PROTECTION
	SILT DIKE
	SF SILT FENCE
	STORM DRAIN
	80.0 SPOT ELEVATION
	STORM DRAINAGE

DRAWING LIST

REVISION/DATE	NUMBER	TITLE
	CO01	COVER SHEET
	CO02	NOTES
	CO11	SURVEY
	CO21	DEMOLITION PLAN
	CO101	SITE PLAN
	CO102	GRADING PLAN
	CO103	UTILITY PLAN
	CO104	PAVING AND SIGNAGE PLAN
	CO105	DRAINAGE PLAN
	C301	EROSION CONTROL PLAN
	C302	EROSION CONTROL DETAILS
	C303	EROSION CONTROL DETAILS
	C401	ENLARGED GRADING PLAN
	C501	PAVING/SIGNAGE DETAILS
	C502	PAVING/SIGNAGE DETAILS
	C601	UTILITY DETAILS
	C602	UTILITY DETAILS
	C603	UTILITY DETAILS
	C604	UTILITY DETAILS
	L101	LANDSCAPING PLAN
	L102	ENLARGED LANDSCAPING PLAN
	L103	LANDSCAPING SPEC & DETAILS
	L201	IRRIGATION PLAN
	L202	IRRIGATION SPEC & DETAILS

TENANT/DEVELOPER

BRINKER FLORIDA, INC.
6820 LBJ FREEWAY
DALLAS, TEXAS 75240
ATTN: JJ JAMADAR
972.770.8878
972.628.8642 (FAX)

CONTACTS

FREELAND AND KAUFFMAN, INC. 209 WEST STONE AVE GREENVILLE, SC 29609	CIVIL ENGINEER CONTACT: TODD BURNETT 864.282.3039
EBI SURVEYING 845 SUNSTATE STREET TAMPA, FL 33634	SURVEYOR CONTACT: JEFFREY KOHLER 813.886.6080
FREELAND AND KAUFFMAN, INC. 209 WEST STONE AVE GREENVILLE, SC 29609	LANDSCAPE CONTACT: DAVE CROW 864.672.3419
TERRACON CONSULTANTS, INC. 504 E TYLER STREET TAMPA, FL 33602	GEOTECHNICAL ENGINEER CONTACT: JAMES NESBITT 813.321.0329

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GENERAL NOTES - PAVING AND STORM SEWERS

- PAVING AND STORM SEWERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PLANS AND 'STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION', FLORIDA STATE DEPARTMENT OF TRANSPORTATION, CURRENT EDITION.
- CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES BEFORE CONSTRUCTION.
- PROVIDE CONTRACTION JOINTS AT 15' CTRS. MAXIMUM IN P.C.C. PAVEMENT PROVIDE EXPANSION JOINTS AT ALL RADIUS POINTS IN P.C.C. CURB AND GUTTER AND AS SHOWN ON THE DETAILS OR AS DIRECTED BY THE BRINKER CONSTRUCTION MANAGER.
- P.C.C. SIDEWALK SHALL BE OF THE WIDTH AND THICKNESS AS INDICATED ON THE PLANS. CROSS SLOPES SHALL BE 1/4" PER FOOT. INSTALL 3/4" P.F.F. EXPANSION JOINTS AT THE SIDEWALK-CURB JOINT AND AT MAXIMUM 50 FOOT CENTERS. SCOUR JOINTS ARE TO BE HAND TOOLED AT 1/2" NOMINAL DEPTH AND AT 5'0" ON CENTER.
- ALL PIPE SHALL BE BEDDED IN 4" SAND OR GRAVEL BEDDING. BEDDING MATERIALS SHALL EXTEND TO UNDISTURBED EARTH.
- ALL EXCESS TRENCHING MATERIAL SHALL BE INCORPORATED IN THE EMBANKMENT ON SITE AS DIRECTED BY THE BRINKER CONSTRUCTION MANAGER. ALL TRENCHING OPERATIONS WITHIN A PREPARED SUBGRADE SHALL BE BACKFILLED IN SUCH A MANNER THAT THE SUBGRADE WILL REMAIN IN THE CONDITION EXISTING BEFORE CONSTRUCTION OPERATIONS BEGAN. THE CONTRACTOR WILL BE HELD LIABLE FOR THE COST OF ANY GRADING OPERATIONS NECESSARY TO CORRECT FAULTY BACKFILLING OR CLEANUP PROCEDURES.
- 12 INCH STORM SEWERS AND LARGER SHALL BE HDPE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS, UNLESS OTHERWISE NOTED.
- STORM DRAINS SMALLER THAN 12" SHALL BE POLYVINYL CHLORIDE (PVC) SEWER PIPE CONFORMING TO ASTM D-3034. MINIMUM WALL THICKNESS SHALL BE STANDARD DIMENSION RATIO (SDR) 35. PIPE JOINTS FOR PVC PIPE SHALL BE FLEXIBLE ELASTOMERIC SEALS PER ASTM D-3212. WHERE PVC SEWER PIPE IS USED, BEDDING AND HAUNCHING AND INITIAL BACKFILL (TO 12" OVER THE TOP OF THE PIPE) SHALL BE IN ACCORDANCE WITH STANDARD SPECIFICATIONS AND ASTM D-2321. CLASS 1 MATERIAL SHALL ALSO BE USED FOR HAUNCHING AND FOR THE INITIAL BACKFILL TO 12" OVER THE PIPE.
- SUBSTITUTIONS FOR DOT CASTINGS INDICATED ON THE PLANS MUST BE APPROVED IN ADVANCE BY THE BRINKER CONSTRUCTION MANAGER AND THE CITY ENGINEERING DEPARTMENT.
- PVC CONDUIT, SCHEDULE 40 ELECTRICAL GRADE SHALL BE INSTALLED AT LOCATIONS SHOWN ON THE PLANS AT 24"-30" DEPTH BELOW SUBGRADE FOR FUTURE UTILITY INSTALLATION. CONDUITS SHALL BE TRENCH BACKFILLED. LENGTH OF THE CONDUIT SHALL EXTEND TO 2 FEET BEYOND THE CURB AND GUTTER OR SIDEWALK UNLESS OTHERWISE INDICATED ON THE PLANS AND ENDS TAPED W/ DUCT TAPE. A PULL STRING ON WIRE SHALL BE INSTALLED IN THE CONDUIT. THE CONTRACTOR SHALL MARK LOCATIONS OF BURIED CONDUIT BY A SCORE LINE IN THE TOP OF THE CURB DURING PAVING OPERATIONS.
- ALL DIMENSIONS AND LENGTHS FOR STORM SEWERS ARE TO THE CENTER OF THE STRUCTURES.
- RIM ELEVATIONS ON CURB CASTINGS ARE TO TOP OF GRATE.
- BUILDING PAD BACKFILL WILL BE PROVIDED WHEN THE INNER EDGE OF TRENCH OR MANHOLE EXCAVATION IS WITHIN 2 FEET OF ANY PROPOSED OR EXISTING PAVEMENT, CURB, OR SIDEWALK. NO EXTRA COMPENSATION WILL BE ALLOWED FOR THIS WORK.

GENERAL NOTES - GRADING AND EROSION CONTROL

- EARTHWORK SHALL BE IN ACCORDANCE WITH THE PLANS AND GEOTECHNICAL REPORT BY TERRACON CONSULTANTS INC., DATED JANUARY 7, 2014.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR GRADING INCLUDING EXCAVATION, EMBANKMENT, AND BACKFILLING AS NECESSARY TO CONSTRUCT ALL PAVEMENT, LANDSCAPE, AND SIDEWALKS TO THE ELEVATIONS SHOWN ON THE PLANS.
- THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY DAMAGE DONE TO EXISTING STORM OR SANITARY MANHOLES OR OTHER EXISTING UTILITIES DURING GRADING.
- EXISTING VEGETATION AND TOPSOIL SHALL BE REMOVED AS SHOWN ON THE PLANS AND AS DIRECTED BY THE BRINKER CONSTRUCTION MANAGER. REMOVAL SHALL BE TO A DEPTH AS NEEDED TO REMOVE ALL ORGANIC MATERIAL.
- EMBANKMENT WITHIN THE PROPOSED PAVEMENT AND BUILDING SITE AREAS SHALL BE COMPACTED AS SPECIFIED IN THE GEOTECHNICAL REPORT BY TERRACON CONSULTANTS INC., DATED JANUARY 7, 2014.
- NOT USED
- LANDSCAPED AREAS SHALL RECEIVE A MINIMUM OF 6 INCHES OF TOPSOIL IN EMBANKMENT AREAS. EXCAVATION AREAS SHALL BE UNDERCUT 6" IN LANDSCAPED AREAS TO ACCOMMODATE 6" OF TOPSOIL TO FINISH GRADE.
- LANDSCAPING SHALL TAKE PLACE AS SOON AS FINISH GRADING OPERATIONS ARE COMPLETE, UNLESS DIRECTED OTHERWISE BY THE OWNER.

GENERAL NOTES - ADA

- THE CONTRACTOR IS RESPONSIBLE FOR INSURING THAT ALL ACCESSIBLE AREAS ARE BUILT IN ACCORDANCE WITH THE PLANS, THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) AND LOCAL/STATE REQUIREMENTS. THE SITE WILL BE INSPECTED BY PASCO COUNTY PERSONNEL FOR COMPLIANCE.
- ALL ADA ACCESSIBLE PARKING STALLS SHALL MEET ADA REQUIREMENTS PER THE ADAAG SECTION 4.6. ALL ADA ACCESSIBLE PARKING SHALL BE CONSTRUCTED WITH A MAXIMUM SLOPE OF 2% IN ANY DIRECTION.
- ALL ADA ACCESSIBLE ROUTES SHALL MEET ADA REQUIREMENTS PER THE ADAAG SECTION 4.3. ALL ADA ACCESSIBLE ROUTES SHALL BE CONSTRUCTED WITH A MAXIMUM CROSS SLOPE OF 2% AND A MAXIMUM LONGITUDINAL SLOPE OF 5%.
- ALL ADA MANEUVERING AREAS AT DOORS SHALL MEET ADA REQUIREMENTS PER THE ADAAG SECTION 4.13.6. ALL ADA MANEUVERING AREAS SHALL BE CONSTRUCTED WITH A MAXIMUM SLOPE OF 2% IN ANY DIRECTION.
- NOT USED

GENERAL NOTES - SANITARY SEWERS

- WATER AND SEWER MAIN CONSTRUCTION SHALL COMPLY WITH THE PASCO COUNTY WATER & SEWER SYSTEM STANDARDS. MATERIALS AND CONSTRUCTION METHODS SHALL COMPLY WITH PASCO COUNTY STANDARD SPECIFICATIONS.
- 6" SANITARY SERVICE SEWERS SHALL BE SLOPED A MINIMUM OF 1/8" PER FOOT. PIPE MATERIAL FOR 6" INCH SERVICE SEWERS SHALL BE:

POLYVINYL CHLORIDE (PVC) SEWER PIPE CONFORMING TO ASTM D-3034. MINIMUM WALL THICKNESS SHALL BE STANDARD DIMENSION RATIO (SDR) 26. PIPE JOINTS FOR PVC PIPE SHALL BE FLEXIBLE ELASTOMERIC SEALS PER ASTM D-3212. WHERE PVC SEWER PIPE IS USED, BEDDING AND HAUNCHING AND INITIAL BACKFILL (TO 12" OVER THE TOP OF THE PIPE) SHALL BE IN ACCORDANCE WITH STANDARD SPECIFICATIONS AND ASTM D-2321. CLASS 1 MATERIAL SHALL ALSO BE USED FOR HAUNCHING AND FOR THE INITIAL BACKFILL TO 12" OVER THE PIPE.
2.A DOMESTIC WATER SERVICE LINES SHALL BE TYPE K SOFT COPPER DOWNSTREAM OF THE WATER METER.
FIRE SERVICE WATER LINES SHALL BE PVC, PER FIRE CODE.
3. THE JOINING OF DISSIMILAR PIPES SHALL BE ACCOMPLISHED BY USING APPROVED FABRICATED COUPLINGS AND CONCRETE ENCASEMENT 12" EITHER SIDE OF JOINT.
- THE INVERT OF ANY SERVICE CONNECTION MADE IN MANHOLES SHALL ENTER THE MANHOLE AT A POINT WHICH IS BETWEEN THE CENTERLINE AND THE TOP OF THE MAIN SEWER LINE IN THE MANHOLE AND SHALL BE FILLETED TO MEET THE INVERT OF THE MAIN SEWER LINE.
- ALL EXCESS MATERIAL SHALL BE INCORPORATED IN THE EMBANKMENT ON THE SITE AS DIRECTED BY THE OWNER'S REPRESENTATIVE. ALL TRENCHING OPERATIONS WITHIN A PREPARED STREET SUBGRADE SHALL BE BACKFILLED IN SUCH A MANNER THAT THE SUBGRADE WILL REMAIN IN THE CONDITION EXISTING BEFORE CONSTRUCTION OPERATIONS BEGAN. THE CONTRACTOR WILL BE HELD LIABLE FOR THE COST OF ANY GRADING OPERATIONS NECESSARY TO CORRECT FAULTY BACKFILLING OR CLEANUP PROCEDURES.
- PROVIDE BUILDING PAD BACKFILL WHEN INNER EDGE OF TRENCH OR MANHOLE EXCAVATION IS WITHIN 2 FEET OF ANY PROPOSED OR EXISTING PAVEMENT, CURB, OR SIDEWALK.

GENERAL NOTES - TRAFFIC CONTROL

- WHENEVER CONSTRUCTION OPERATIONS ENCOACH ON THE RIGHT-OF-WAY OF ADJACENT ROADWAYS, TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH LOCAL AND STATE STANDARDS.
- NO MATERIALS OR EQUIPMENT SHALL BE STORED OR STOCKPILED WITHIN THE RIGHT-OF-WAY OF ADJACENT ROADWAYS.

GENERAL NOTES - AUTHORITY AND RESPONSIBILITY

1. THE ENGINEER, AS REPRESENTATIVE OF THE OWNER, SHALL NOT GUARANTEE THE WORK OF ANY CONTRACTOR OR SUBCONTRACTOR. SHALL HAVE NO AUTHORITY TO STOP WORK, SHALL HAVE NO SUPERVISION OR CONTROL AS TO THE WORK OR PERSONS DOING THE WORK, SHALL NOT HAVE CHARGE OF THE WORK, SHALL NOT BE RESPONSIBLE FOR SAFETY IN, ON, OR ABOUT THE JOB SITE OR HAVE ANY CONTROL OF THE SAFETY OR ADEQUACY OF ANY EQUIPMENT, BUILDING COMPONENT, SCAFFOLDING, SUPPORTS, FORMS, OR OTHER WORK AIDS, AND SHALL HAVE NO DUTIES OR RESPONSIBILITIES IMPOSED BY THE STRUCTURAL WORK ACT.

NOTES - COOPERATION BETWEEN CONTRACTORS

- LOCATED ADJACENT TO OR IN THE GENERAL VICINITY OF THE LIMITS OF THE PROJECT, ADDITIONAL PROJECTS MAY BE UNDER CONTRACT DURING THE TIME THIS CONTRACT IS IN FORCE. THE CONTRACTOR FOR THIS PROJECT SHALL COOPERATE WITH THE CONTRACTORS OF THIS PROJECT AND OTHER PROJECTS AS PROVIDED IN THE DOT 'STANDARD SPECIFICATIONS FOR ROADS AND BRIDGES', CURRENT EDITION. SPECIFIC COORDINATION ITEMS BY OTHERS INCLUDE BUT ARE NOT LIMITED TO:
 - CONSTRUCTION OF ANY PUBLIC IMPROVEMENTS ALONG ADJACENT RIGHT-OF-WAYS.
 - CONSTRUCTION OF PAVING, STORM SEWERS, AND APPURTENANCES FOR ADJACENT LOT DEVELOPMENT.
 - CONSTRUCTION OF UTILITIES ON AND OFF SITE INCLUDING GAS, WATER, ELECTRIC, TELEPHONE, AND CABLEVISION.
 - PLANTING AND MAINTENANCE OF LANDSCAPE ITEMS.
- THESE ITEMS OF WORK MAY OR MAY NOT BE IN PLACE AT THE TIME OF CONSTRUCTION OF THIS PROJECT. WHEN ADJACENT WORK IS FOUND IN PLACE THE CONTRACTOR SHALL MAKE THE NECESSARY CONNECTION IN A MANNER APPROVED BY THE BRINKER CONSTRUCTION MANAGER. WHEN ADJACENT WORK ITEMS ARE NOT YET CONSTRUCTED, THE CONTRACTOR SHALL CONSTRUCT THE NECESSARY JOINTS, STUBS, OR PLUGS FOR FUTURE CONNECTIONS AS DIRECTED BY THE BRINKER CONSTRUCTION MANAGER.

DOMESTIC WATER SERVICE			
ITEMS	UTILITY SERVICE PROVIDER	SITE DEVELOPMENT GC	REMARKS
1.5" TAP AND SERVICE LINE TO METER			CONNECT TO EXISTING
1.5" DOMESTIC METER			CONNECT TO EXISTING
1.5" RPZ			CONNECT TO EXISTING
2" DOMESTIC SERVICE FROM RPZ TO BUILDING			CONNECT TO EXISTING

FIRE SPRINKLER SERVICE			
ITEMS	UTILITY SERVICE PROVIDER	SITE DEVELOPMENT GC	
SPRINKLER WATER SERVICE			PROVIDE AND INSTALL
4" TEE AND VALVE			PROVIDE AND INSTALL
4" DD CHECK VALVE BACK FLOW PREVENTER			CONNECT TO EXISTING
4" FIRE SERVICE FROM VALVE TO BUILDING			PROVIDE AND INSTALL
FIRE DEPARTMENT CONNECTION			PROVIDE AND INSTALL

IRRIGATION WATER SERVICE			
ITEMS	UTILITY SERVICE PROVIDER	SITE DEVELOPMENT GC	
1" TAP AND SERVICE LINE TO METER			CONNECT TO EXISTING
1" METER			CONNECT TO EXISTING
1" BACKFLOW PREVENTER (RPZ)			CONNECT TO EXISTING

SANITARY SEWER SERVICE			
ITEMS	UTILITY SERVICE PROVIDER	SITE DEVELOPMENT GC	
6" SANITARY SEWER			CONNECT TO EXISTING
4" SERVICE FROM INTERFACE TO BUILDING			PROVIDE AND INSTALL

ELECTRIC SERVICE			
ITEMS	UTILITY SERVICE PROVIDER	SITE DEVELOPMENT GC	
PRIMARY SERVICE TO TRANSFORMER	EXISTING		COORDINATION
PRIMARY SERVICE CONDUIT TO TRANSFORMER	EXISTING		COORDINATION
SECONDARY SERVICE FROM TRANS TO BUILDING			PROVIDE AND INSTALL
TRANSFORMER PAD			EXISTING
TRANSFORMER	CONNECT TO EXISTING		

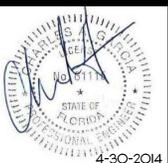
GAS SERVICE			
ITEMS	UTILITY SERVICE PROVIDER	SITE DEVELOPMENT GC	
METER	PROVIDE AND INSTALL		COORDINATION
SERVICE FROM MAIN TO BUILDING	PROVIDE AND INSTALL		COORDINATION

TELEPHONE SERVICE			
ITEMS	UTILITY SERVICE PROVIDER	SITE DEVELOPMENT GC	
SERVICE FROM POINT OF CONNECTION TO BLDG	SERVICE IN CONDUIT		TRENCHING AND CONDUIT
2" CONDUIT FROM BACK BOARD TO R.O.W.			PROVIDE AND INSTALL

THE GENERAL CONTRACTOR SHALL PAY ALL METER AND TAP FEES.
THE GENERAL CONTRACTOR SHALL PAY ALL TRANSFORMER AND ELECTRICAL CONNECTION FEES.

REVISIONS	BY

FREELAND and KAUFFMAN, INC.
Engineers * Landscape Architects
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CHILI'S
RESTAURANT #1659
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WESLEY CHAPEL, PASCO COUNTY, FL

BRINKER FLORIDA, INC
6820 LBJ FREEWAY
DALLAS, TEXAS 75240

DRAWN
MAM
CHECKED
TMB
DATE
04/25/2014
SCALE
-
DRAWING
CO02

NOTES

LEGAL DESCRIPTION:

A TRACT OF LAND LYING IN SECTION 7, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SECTION 7, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE S00°21'10"W ALONG THE WEST BOUNDARY OF SAID SECTION 7, A DISTANCE OF 37.66 FEET TO THE CENTER LINE OF STATE ROAD NO. 54 AS IT IS NOW ESTABLISHED; THENCE S77°26'34"E ALONG SAID CENTER LINE OF STATE ROAD NO. 54, A DISTANCE OF 445.30 FEET; THENCE CONTINUE EASTERLY ALONG SAID CENTER LINE OF STATE ROAD NO. 54 BEING A CURVE TO THE LEFT HAVING A RADIUS OF 1909.86 FEET, ARC OF 1028.98, CHORD OF 1016.58 FEET AND CHORD BEARING OF N87°07'21"E; THENCE S18°18'44"E, A DISTANCE OF 50.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF STATE ROAD NO. 54; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY OF STATE ROAD NO. 54 THE FOLLOWING THREE (3) COURSES AND DISTANCES: (1) N71°41'16"E, A DISTANCE OF 789.66 FEET; (2) S18°18'44"E, A DISTANCE OF 10.00 FEET; (3) N71°41'16"E, A DISTANCE OF 315.70 FEET; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY OF STATE ROAD NO. 54 THE FOLLOWING TWO (2) COURSES AND DISTANCES: (1) N71°41'16"E, A DISTANCE OF 112.86 FEET; (2) S18°18'44"E, A DISTANCE OF 245.00 FEET TO A POINT OF BEGINNING NO. 1; THENCE N71°41'16"E ALONG SAID SOUTHERLY RIGHT-OF-WAY OF STATE ROAD NO. 54, A DISTANCE OF 132.14 FEET; THENCE S18°18'44"E, A DISTANCE OF 300.00 FEET; THENCE S71°41'16"W, A DISTANCE OF 245.00 FEET TO A POINT OF REFERENCE, HEREINAFTER REFERRED TO AS POINT "A"; THENCE N18°18'44"W, A DISTANCE OF 300.00 FEET; THENCE N71°41'16"E, A DISTANCE OF 112.86 FEET TO THE POINT OF BEGINNING NO. 1; THENCE RETURNING TO AFORESAID POINT "A" CONTINUE S71°41'16"W, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING NO. 2; THENCE CONTINUE S71°41'16"W, A DISTANCE OF 207.00 FEET; THENCE N18°18'44"W, A DISTANCE OF 65.00 FEET; THENCE S18°18'44"E, A DISTANCE OF 207.00 FEET; THENCE S71°41'16"W, A DISTANCE OF 65.00 FEET TO THE POINT OF BEGINNING NO. 2.

LESS ADDITIONAL ROAD RIGHT-OF-WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 8093, PAGE 1459, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

CONTAINING 85,512 SQUARE FEET (1.963 ACRES), MORE OR LESS.

SITE PHOTOGRAPH



LINE TABLE

Table with 3 columns: LINE, LENGTH, BEARING. It lists various line segments with their respective lengths and bearings, such as L1(D) 37.66' S00°21'10"W and L2(D) 445.30' S77°26'34"E.

CURVE TABLE

Table with 5 columns: CURVE, LENGTH, RADIUS, CHORD BEARING, CHORD LENGTH. It lists curve data for C1(D) 1028.98' 1909.86' N87°07'21"E 1016.58'.

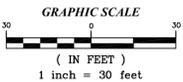
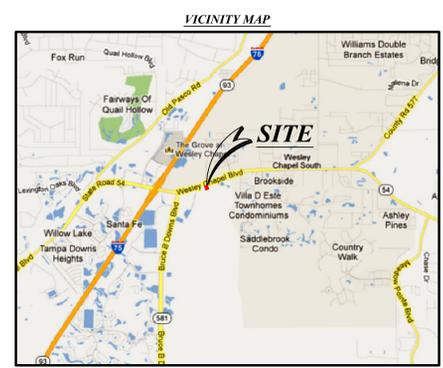
TO FREELAND & KAUFFMAN, INC. THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(a), 7(b), 8, 9, 11(a), 13, 14, 16, 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 1/16/2014. AND I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER DIRECTION AND MY BEST TECHNICAL STANDARD REQUIREMENTS OF CHAPTER 53-17 OF THE FLORIDA ADMINISTRATIVE CODE.

JEFFREY L. KOHLER DATE SIGNED 4/24/2014 SURVEYOR AND MAPPER NUMBER: LS-6201

ALTA/ACSM LAND TITLE BOUNDARY AND TOPOGRAPHIC SURVEY 28444 STATE ROAD 54 PART OF SECTION 7 TOWNSHIP 26 SOUTH, RANGE 20 EAST PASCO COUNTY, FLORIDA

REVISIONS: APPD. REVISED ELEVATIONS DWT 3/31/14 DATE OF SURVEY: 01/16/2014 DRAWN: DWT/GJS CHECKED: JRC REVISION: FILE: B043ALTAX.dwg PROJECT NUMBER: B0HL0043 SHEET NO. 1

SCALE: 1" = 30' SHEET NO. 1 OF 1



LEGEND

Legend table with two columns: ABBREVIATIONS and DESCRIPTIONS. It lists symbols for various features like air conditioners, concrete, curbs, and utility flags.

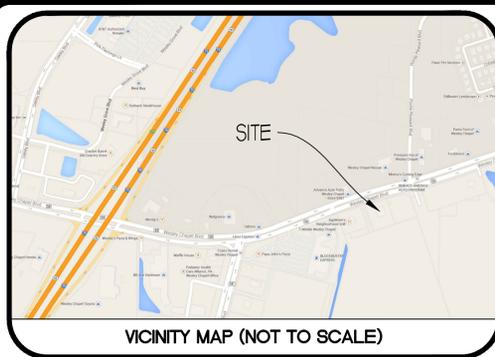
BENCHMARK

CONTROL BENCHMARK: ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC SURVEY BENCHMARK "14 2000 ADJ QPS" BEING A STAMPED DISK SET IN CONCRETE MONUMENT LOCATED APPROXIMATELY 100 FEET EAST OF THE CENTER LINE OF STATE ROAD 54 NORTHBOUND LANES AND 54 FEET SOUTH OF THE CENTER LINE OF STATE ROAD 54 EASTBOUND LANES. ELEVATION: 81.45' (NORTH AMERICAN VERTICAL DATUM 1988)

SURVEY REPORT

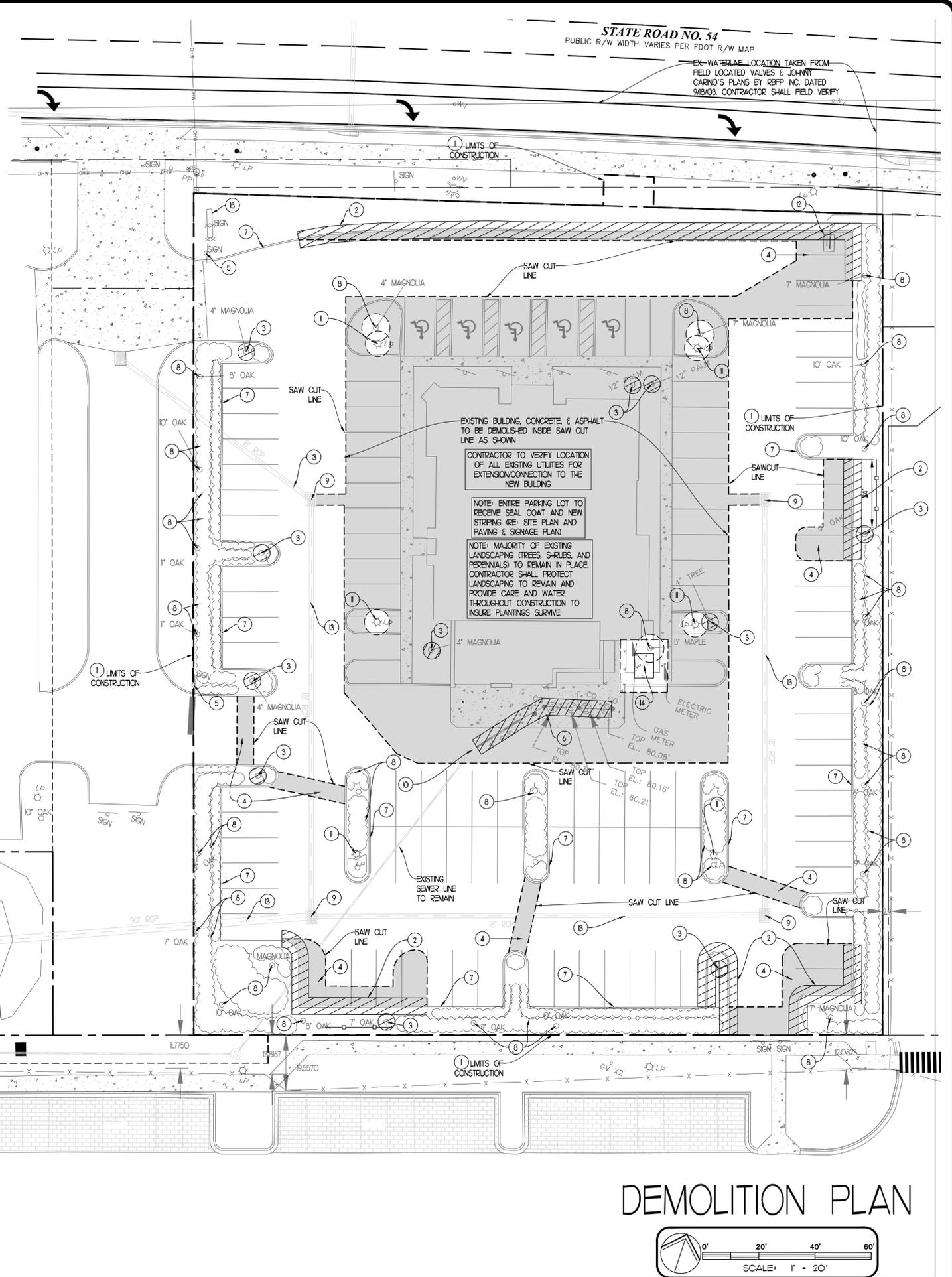
- 1. THIS SURVEY MAP AND/OR REPORT OR THE COPIES HEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 2. THIS OFFICE WAS PROVIDED RECORDED CLAIMS OF TITLE EASEMENTS OR RESTRICTIONS PER FIRST AMERICAN TITLE INSURANCE COMMITMENT FILE NO. NCS-562357-TAM, DATED AUGUST 20, 2012 AT 8:00 AM. APPLICABLE SURVEY MATTERS CONTAINED IN SCHEDULE B-11 ARE ADDRESSED AS FOLLOWS:





- DEMOLITION NOTES:**
1. THE CONTRACTOR SHALL REMOVE ALL EXISTING STORM DRAINS, UTILITY LINES, PAVEMENTS, CURBS, AND ANY OTHER EXISTING CONDITIONS WHICH INTERFERES WITH THE PROPOSED WORK.
 2. THE EXISTING UTILITIES SHOWN ON THE PLANS ARE COMPRISED OF AVAILABLE INFORMATION, FIELD EVIDENCE, AND RECORDS OF UTILITY COMPANIES. THE ENGINEER AND SURVEYOR DO NOT WARRANT EXISTENCE OR NONEXISTENCE OF EXISTING UTILITIES, SHOWN OR UNSHOWN.
 3. DEMOLITION SHALL BE PERFORMED IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REQUIREMENTS.
 4. ALL DEBRIS SHALL BE REMOVED FROM THE SITE AND DELIVERED TO A LICENSED TRANSFER STATION OR LANDFILL.
 5. THE TRENCHES WHERE EXISTING UTILITIES HAVE BEEN REMOVED SHALL BE RECOMPACTED. SEE GEOTECHNICAL REPORT.
 6. THE CONTRACTOR SHALL NOTIFY ALL PERTINENT UTILITY COMPANIES 48 HOURS PRIOR TO ANY DEMOLITION WORK.
 7. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE REQUIRED PROTECTION DEVICES DURING CONSTRUCTION TO PREVENT THE PUBLIC FROM ACCESSING THE CONSTRUCTION AREAS.

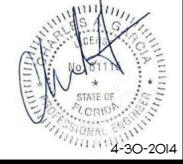
- KEYNOTES**
- 1 LIMITS OF CONSTRUCTION
 - 2 EXISTING CURB TO BE REMOVED
 - 3 EXISTING TREE TO BE REMOVED
 - 4 EXISTING ASPHALT TO BE REMOVED
 - 5 EXISTING SIGN TO REMAIN
 - 6 EXISTING SANITARY SEWER LINES & GREASE TRAPS TO BE REMOVED
 - 7 EXISTING CURB TO REMAIN
 - 8 EXISTING TREES AND SHRUBS TO REMAIN (TYP. RE-LANDSCAPE PLAN)
 - 9 EXISTING STORM DRAIN STRUCTURE TO REMAIN (GRATE INLET TO BE REPLACED PER GRADING PLAN)
 - 10 EXISTING SSMH TO REMAIN
 - 11 EXISTING LIGHT POLE TO REMAIN
 - 12 EXISTING WATER BFP TO REMAIN
 - 13 EXISTING STORM DRAIN LINE TO REMAIN
 - 14 EXISTING ELECTRIC TRANSFORMER TO REMAIN
 - 15 EXISTING MONUMENT SIGN TO BE REMOVED



NOTE: LIFT STATION SEWER LINE INFORMATION TAKEN FROM JOHNNY CARNO'S PLANS BY RBFF INC. DATED 9/18/03. CONTRACTOR SHALL FIELD VERIFY

REVISIONS	BY

FREELAND and KAUFFMAN, INC.
Engineers & Landscape Architects
209 West Stone Avenue
Greenville, South Carolina 29609
864-233-5497
fax 864-233-6916



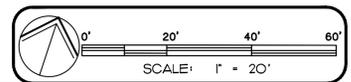
CHILI'S
RESTAURANT #1559
28444 ST. RD. 54
WESLEY CHAPEL, PASCO COUNTY, FL

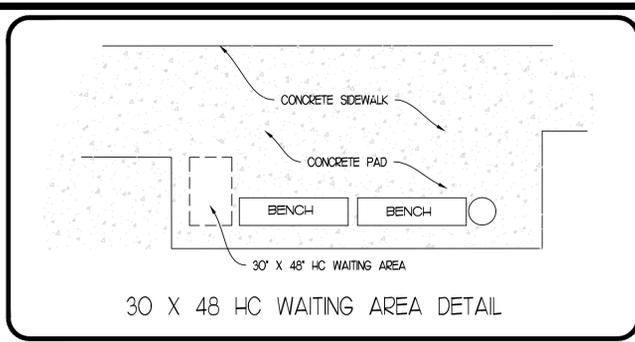
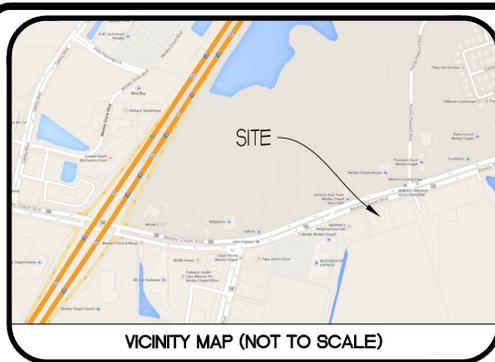
BRINKER FLORIDA, INC
6820 LBJ FREEWAY
DALLAS, TEXAS 75240

DRAWN MAM
CHECKED TMB
DATE 04/25/2014
SCALE 1" = 20'

DRAWING
CO21

DEMOLITION PLAN





PARKING CALC'S

TOTAL PARKING REQUIRED:
 1 SPACE/100 SF FLOOR AREA UP TO 6,000 SF PLUS 1 SPACE/75 SF FLOOR AREA OVER 6,000 SF

TOTAL FLOOR AREA: 6,090 SF
 # OF SPOTS REQ'D: 61 SPOTS
 # OF SPOTS PROVIDED: 94 SPOTS
 *4 TO-60 SPOTS NOT INCLUDED IN PARKING COUNT

HC SPOTS REQ'D: 4 SPOTS
 HC SPOTS PROVIDED: 5 SPOTS

BICYCLE PARKING REQUIRED:
 0.02 BICYCLE SPACES PER SPACE
 # OF BICYCLE SPACES REQ'D: 2
 # OF BICYCLE SPACES PROVIDED: 2

SETBACKS

REQUIRED	REQUIRED
FRONT YARD 25'	
INTERIOR SIDE YARD 0'	
REAR YARD 0'	

NO SIDE YARD SHALL BE REQUIRED WHERE TWO (2) OR MORE COMMERCIAL DISTRICTS OR AN INDUSTRIAL AND COMMERCIAL DISTRICT ADJOIN SIDE TO SIDE
 *ADJACENT TO COMMERCIAL OR INDUSTRIAL DISTRICTS, NO REAR YARD SHALL BE REQUIRED.

SITE DATA

TOTAL SITE AREA: 1.963 ACRES
 TOTAL SEATING: 258
 BUILDING AREA: 6,090 SQ. FT.
 BUILDING HEIGHT: 25' - 1 1/2'

ZONING: C2
 USAGE: RESTAURANT
 FLU: MU
 REZONING: SZ05997 31-03

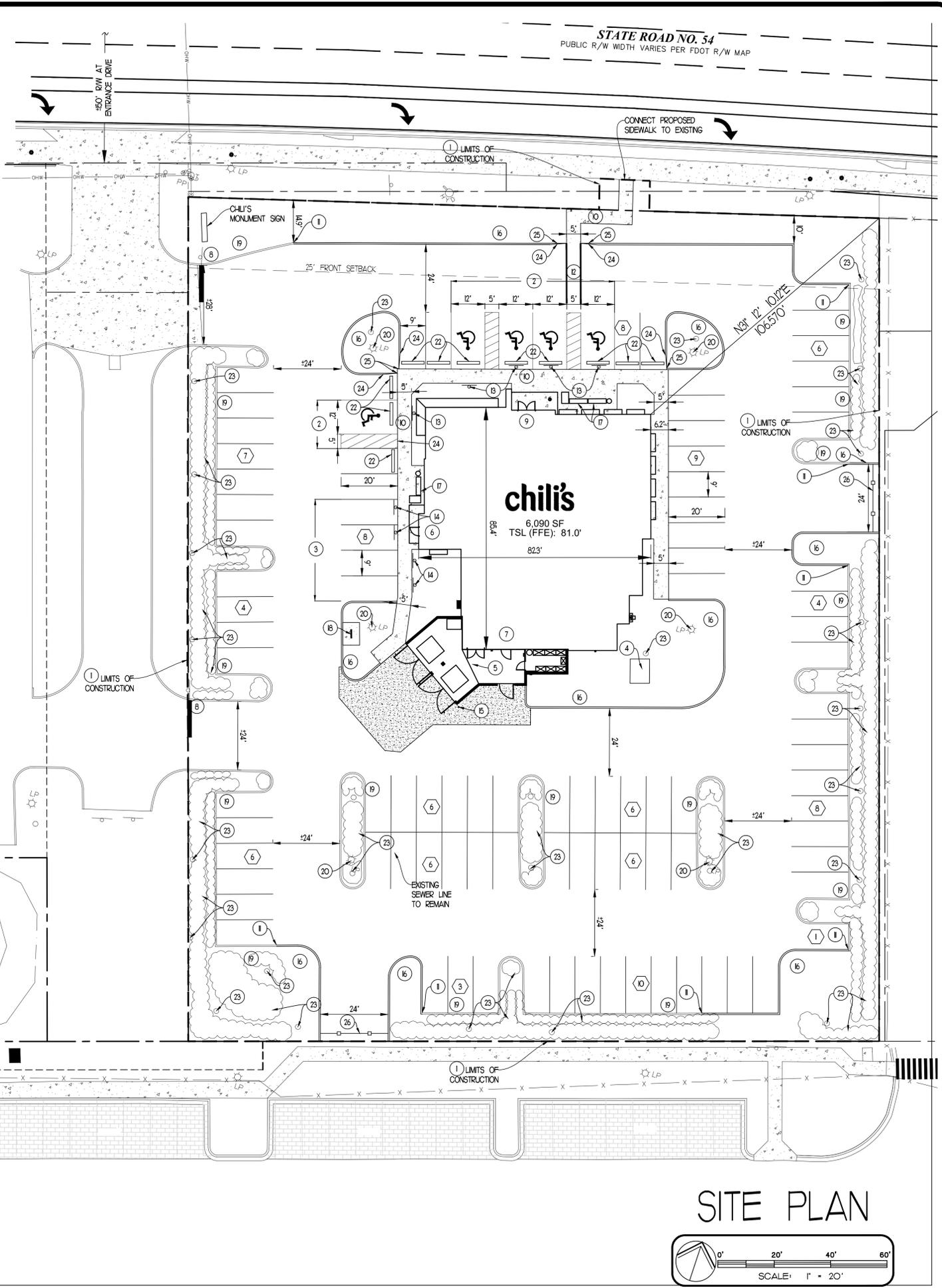
- NOTES:**
- ALL DIMENSIONS UNLESS OTHERWISE NOTED, ARE FACE OF CURB, FACE OF BUILDING, OR CENTER OF PARKING BAY.
 - UNLESS NOTED OTHERWISE, PAVEMENT SHALL BE STANDARD DUTY ASPHALT. SEE SHEET C104 FOR PAVING REQUIREMENTS
 - THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF THE ENTRANCES, PORCHES, SERVICE YARD, PRECISE BUILDING DIMENSIONS, AND MEP PLANS FOR EXACT UTILITY ENTRANCE POINTS.

LEGEND

(3)	NUMBER OF SPACES PER ROW
(Handicap symbol)	HANDICAP SYMBOL
(Sign symbol)	SIGN
(Striping symbol)	STRIPING
(Standard concrete symbol)	STANDARD CONCRETE
(Heavy duty concrete symbol)	HEAVY DUTY CONCRETE
(LP symbol)	EXISTING LIGHT POLE

EXISTING SITE AREA	172,095 SF	PROPOSED SITE AREA	172,095 SF
EXISTING IMPERVIOUS SITE AREA	156,073 SF	PROPOSED IMPERVIOUS SITE AREA	154,885 SF
EXISTING PERVIOUS SITE AREA	16,022 SF	PROPOSED PERVIOUS SITE AREA	17,910 SF
EXISTING POND AREA	13,417 SF	PROPOSED POND AREA	13,417 SF
EXISTING IMPERVIOUS POND AREA (WATER ASSUMED IMPERVIOUS)	17,332 SF	PROPOSED IMPERVIOUS POND AREA (WATER ASSUMED IMPERVIOUS)	17,332 SF
EXISTING PERVIOUS POND AREA	16,085 SF	PROPOSED PERVIOUS POND AREA	16,085 SF
TOTAL SITE AREA	185,512 SF	PROPOSED TOTAL SITE AREA	185,512 SF
TOTAL IMPERVIOUS AREA	163,405 SF (74%)	PROPOSED TOTAL IMPERVIOUS AREA	161,517 SF (72%)
TOTAL PERVIOUS AREA	22,107 SF (26%)	PROPOSED TOTAL PERVIOUS AREA	23,995 SF (28%)

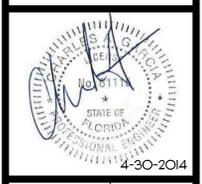
- KEYNOTES**
- LIMITS OF CONSTRUCTION
 - PROPOSED ACCESSIBLE PARKING - SEE DETAIL 4/C502
 - PROPOSED TOGO PARKING - SEE DETAIL 7/C502
 - EXISTING TRANSFORMER TO REMAIN - SEE UTILITY PLAN
 - PROPOSED SERVICE YARD - SEE ARCH. DWGS
 - PROPOSED TOGO EXIT - SEE ARCH. DWGS
 - PROPOSED DELIVERY EXIT - SEE ARCH. DWGS
 - EXISTING STOP SIGN TO REMAIN
 - PROPOSED MAIN EXIT - SEE ARCH. DWGS
 - PROPOSED 5-FOOT SIDEWALK - SEE DETAIL 4/C501
 - PROPOSED TIE TO EXISTING CURB
 - PROPOSED HC ACCESS/CROSSWALK - SEE DETAIL 6/C502 & 11/C502
 - PROPOSED HC SIGN - SEE DETAIL 11/C502
 - PROPOSED TOGO SIGN - SEE DETAIL 2/C502
 - PROPOSED BOLLARD - SEE DETAIL 5/C501
 - PROPOSED CURB - SEE DETAIL 3/C501
 - PROPOSED BENCHES & ASH TRAY - FURNISHED BY OWNER
 - 8'X6' CONCRETE PAD WITH BIKE RACK (2 SPACES REQ.) SEE DETAIL 10/C502
 - EXISTING CURB TO REMAIN
 - EXISTING LIGHT POLE TO REMAIN
 - NOT USED
 - PROPOSED WHEEL STOPS
 - EXISTING TREES AND SHRUBS TO REMAIN (M.P. RE-LANDSCAPE PLAN)
 - ALL CURB LESS THAN 6" IN HEIGHT TO BE PAINTED TRAFFIC YELLOW
 - SLOPE CURVES FROM 6" TO 0" OVER 6'
 - TEMPORARY BARRICADE



REVISIONS BY

NO.	DATE	BY

FREELAND and KAUFFMAN, INC.
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 Greenville, South Carolina 29609
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 fax 864-233-6916

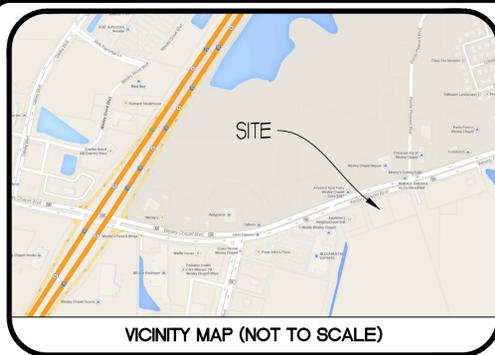


CHILI'S
 RESTAURANT #1659
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 WESLEY CHAPEL, PASCO COUNTY, FL

BRINKER FLORIDA, INC
 6820 LBJ FREEWAY
 DALLAS, TEXAS 75240

DRAWN MAM
 CHECKED TMB
 DATE 04/25/2014
 SCALE 1" = 20'

DRAWING
 C101



VICINITY MAP (NOT TO SCALE)

SEASONAL HIGH WATER TABLE:
ELEVATION: +76.75'

BENCHMARK

CONTROL BENCHMARK:
ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC SURVEY BENCHMARK 14 2000 ADG GPS, BEING A STAMPED DISK SET IN CONCRETE MONUMENT LOCATED APPROXIMATELY 100 FEET EAST OF THE CENTER LINE OF STATE ROAD 54 NORTHBOUND LANES AND 54 FEET SOUTH OF THE CENTER LINE OF STATE ROAD 54 EASTBOUND LANES.

ELEVATION: 8145' (NORTH AMERICAN VERTICAL DATUM 1988)

TEM #1:
STATION IS A BOX CUT SET IN CONCRETE SIDEWALK LOCATED APPROXIMATELY 175 FEET WEST OF POINT OF BEGINNING NO. 1 AS SHOWN HEREON.

ELEVATION: 8287' (NORTH AMERICAN VERTICAL DATUM 1988)

TEM #2:
STATION IS A BOX CUT SET IN CONCRETE CURB LOCATED APPROXIMATELY 95 FEET NORTHWEST OF POINT OF BEGINNING NO. 2 AS SHOWN HEREON.

ELEVATION: 7998' (NORTH AMERICAN VERTICAL DATUM 1988)

DATUM CONVERSION: 0.00' (NORTH AMERICAN VERTICAL DATUM 1988) + 0.82' (NATIONAL GEODETIC VERTICAL DATUM 1929)

FLOOD INFORMATION:
THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE "X" ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 10230, PANEL NUMBER 0430, SUFFIX E, REVISED SEPTEMBER 30, 1992, FOR PASCO COUNTY, FLORIDA.

NOTES:
1. CATCH BASINS, MAN-HOLES, FRAMES, GRATES SHALL MEET THE REQUIREMENTS OF THE LATEST EDITION OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION OF ROADS AND BRIDGES.

2. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR THE EXACT NUMBER, SIZE AND LOCATION OF THE ROOF DRAINS.

3. INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS AND FIELD LOCATIONS WHEN POSSIBLE, BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES BY DIGGING TEST PITS BY HAND AT ALL CROSSINGS WELL IN ADVANCE OF TRENCHING. IF CLEARANCES ARE LESS THAN SPECIFIED ON THE PLANS OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE DESIGN ENGINEER AND THE OWNER PRIOR TO PROCEEDING WITH CONSTRUCTION.

4. PRECAST DRAINAGE STRUCTURES HAVE BEEN SPECIFIED ON THE PLANS. THE OWNER AND THE ENGINEER HOWEVER ASSUME NO RESPONSIBILITY FOR THESE STRUCTURES, AS FIELD CONDITIONS OFTEN DICTATE MINOR ELEVATION ADJUSTMENTS. THE CONTRACTOR ASSUMES ALL RESPONSIBILITY AND EXPENSE FOR MODIFYING THE PRECAST STRUCTURES TO ACCOMMODATE FIELD REVISIONS.

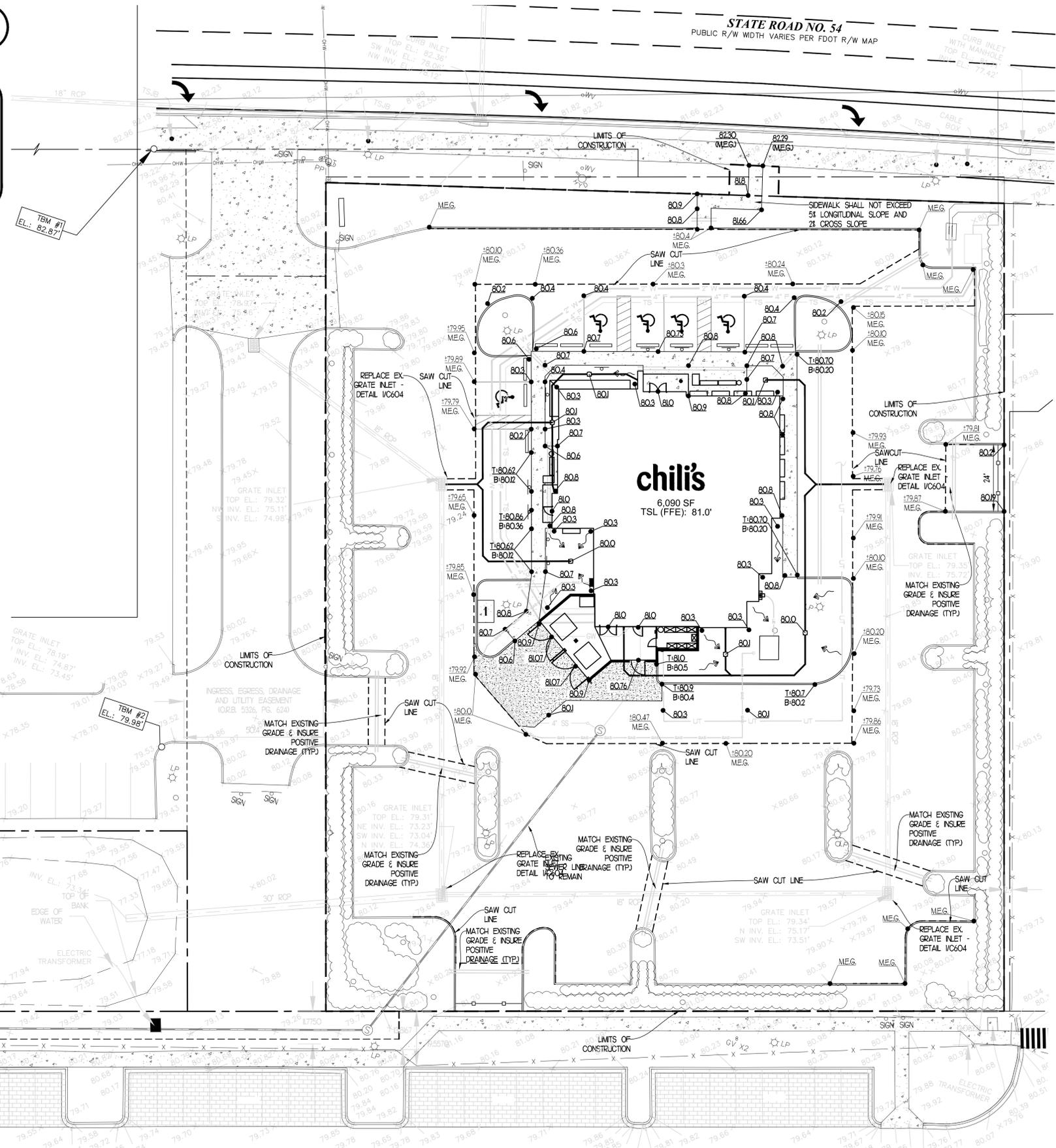
5. SLOPES WITHIN ADA PARKING SPACES AND AISLES SHALL NOT EXCEED 2% IN ANY DIRECTION.

6. REFER TO SHEET COIL SURVEY, FOR BENCH MARK AND DATUM INFORMATION.

7. SURVEY REFLECTED HEREON IS PROVIDED ON NORTH AMERICAN DATUM 1983 ADJUSTMENT OF 1990, FLORIDA WEST ZONE STATE PLANE COORDINATE SYSTEM.

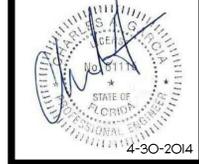
LEGEND

PROPOSED	DESCRIPTION	
	FLOW ARROW	
	HANDICAP SYMBOL	
	SIGN	
	STRIPING	
	SITE LIGHTING	
EXISTING	PROPOSED	DESCRIPTION
		STORM DRAIN
		SPOT ELEVATION
		STORM DRAINAGE



REVISIONS	BY

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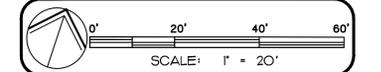


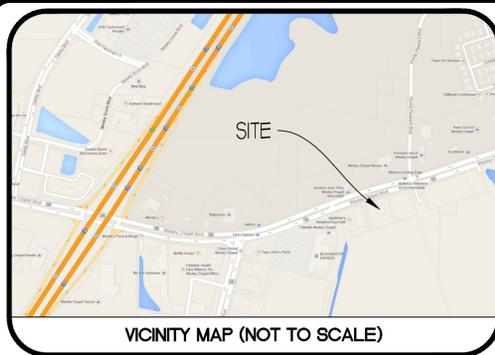
CHILI'S
RESTAURANT #1559
28444 ST. RD 54
WESLEY CHAPEL, PASCO COUNTY, FL
BRINKER FLORIDA, INC
6820 LBJ FREEWAY
DALLAS, TEXAS 75240

DRAWN: MAM
CHECKED: TMB
DATE: 04/25/2014
SCALE: 1" = 20'

DRAWING: C102

GRADING PLAN



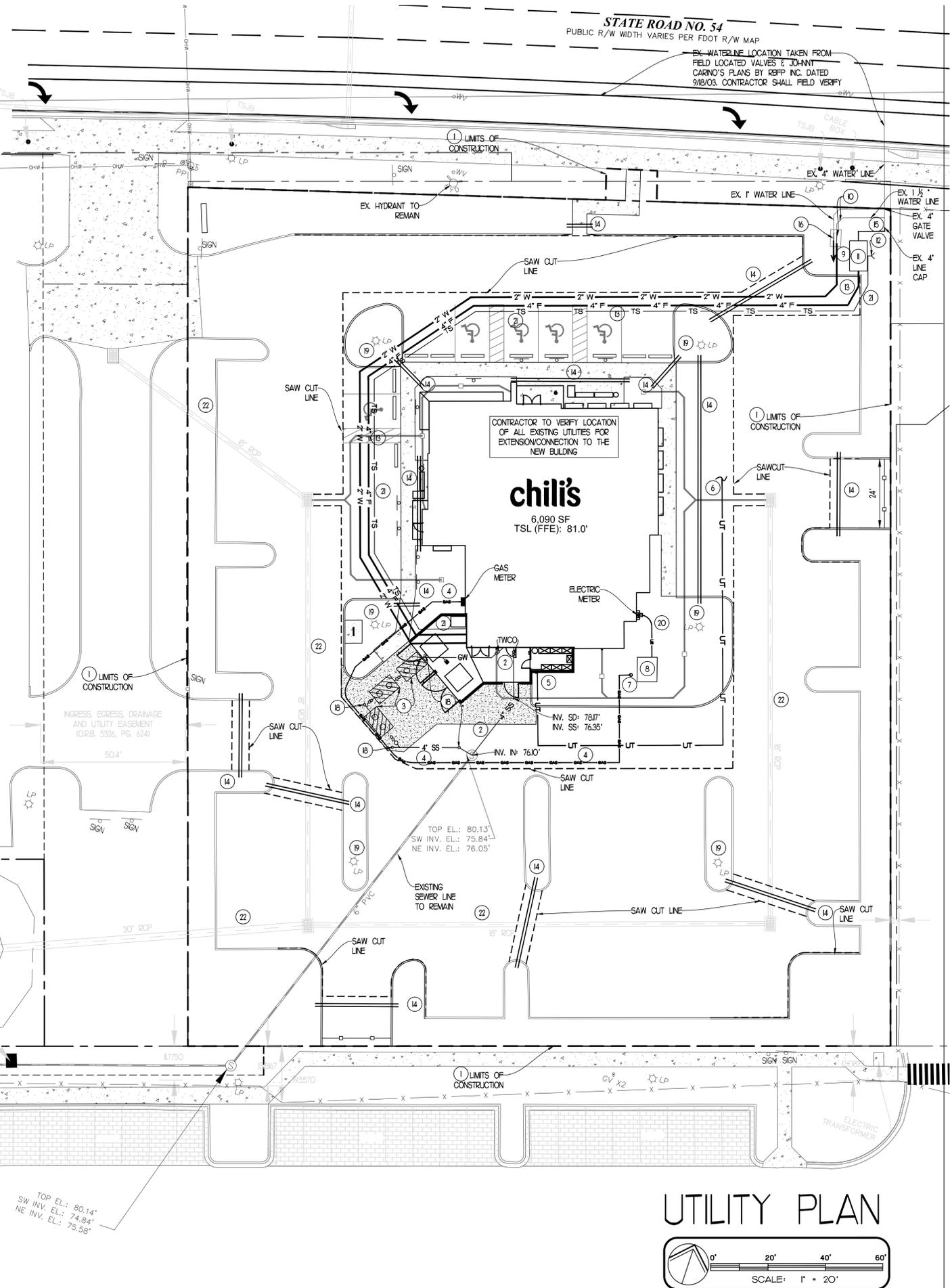


VICINITY MAP (NOT TO SCALE)

STANDARD FIRE PROTECTION NOTES:

- ALL PROJECTS MUST COMPLY WITH PASCO COUNTY FIRE HYDRANT ORDINANCE NO. 46.5A
- FIRE HYDRANTS SHALL BE INSTALLED AND IN SERVICE PRIOR TO THE ACCUMULATION OF COMBUSTIBLES.
- PER THE NATIONAL FIRE PROTECTION ASSOCIATION - NFPA 1, 154.3.1.1: 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 SREN OPERATING SYSTEM OR A 3M OPTICOM SYSTEM FOR EMERGENCY ACCESS

- KEYNOTES**
- LIMITS OF CONSTRUCTION
 - GC SHALL INSTALL 4" PVC SANITARY SEWER
 - 1500 GALLON GREASE TRAPS - SEE MEP DRAWINGS
 - GAS COMPANY WILL INSTALL METER AND SERVICE LINE. GC SHALL COORDINATE
 - CONTRACTOR SHALL INSTALL 1 - 2" PVC CONDUIT AND PULL WIRE FOR UG TELEPHONE SERVICE. TELEPHONE COMPANY WILL INSTALL SERVICE LINES.
 - APPROXIMATE POINT OF CONNECTION TO EXISTING TELEPHONE SERVICE (CONTRACTOR TO FIELD VERIFY)
 - APPROXIMATE POINT OF CONNECTION TO EXISTING GAS SERVICE (CONTRACTOR TO FIELD VERIFY)
 - EXISTING TRANSFORMER & PAD TO REMAIN. GC SHALL PROVIDE 36KW GENERATOR UNTIL POWER IS AVAILABLE
 - 2" WATER VALVE - POINT OF CONNECTION
 - EXISTING 1 1/2" DOMESTIC WATER METER & BFP TO REMAIN
 - 4" DDC BFP - SEE DETAIL V0602
 - FDC AT BFP - SEE DETAIL V0602
 - GC SHALL INSTALL 4" DIAMETER PVC FIRE SERVICE
 - 2 EACH 4" PVC IRRIGATION SLEEVES
 - 4" PVC FIRE SERVICE - POINT OF CONNECTION
 - EXISTING IRRIGATION METER & BFP TO REMAIN. POINT OF CONNECTION FOR SITE IRRIGATION
 - NOT USED
 - CLEANOUT - SEE DETAIL 5/C602
 - EXISTING LIGHT POLE TO REMAIN
 - ELECTRICAL SECONDARY SERVICE BY GC - SEE MPE 101
 - 1" CONDUIT FROM MECH ROOM TO BFP DEVICE FOR TAMPER SWITCH
 - EXISTING STORM DRAIN TO REMAIN - SEE SHEET C102
 - EXISTING SEWER LINE & LIFT STATION SHALL REMAIN IN PLACE. CONTRACTOR SHALL VERIFY LIFT STATION IS OPERATIONAL

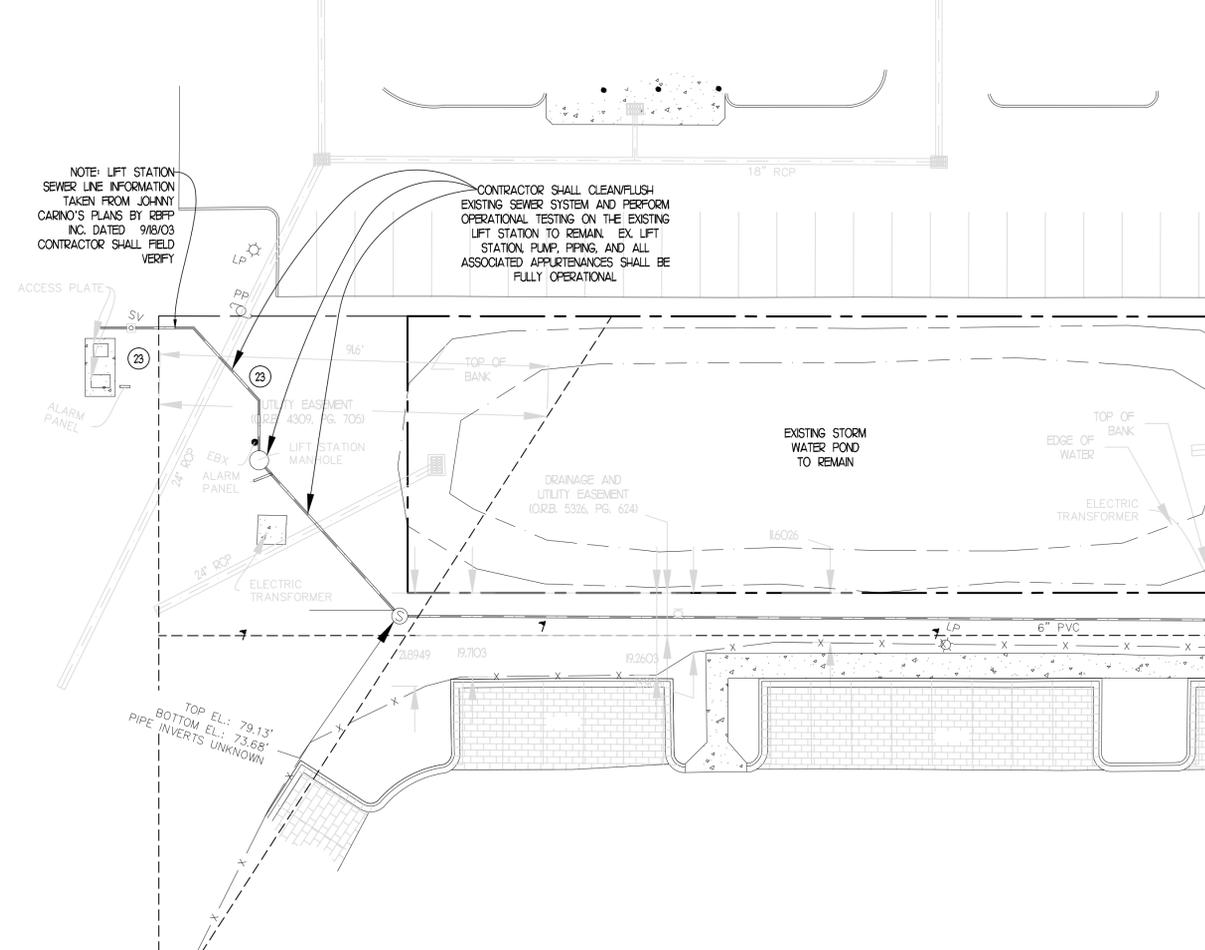


- THE EXISTING UTILITIES AND OBSTRUCTIONS SHOWN ARE FROM THE BEST AVAILABLE RECORDS AND SHALL BE VERIFIED BY THE CONTRACTOR TO HIS SATISFACTION PRIOR TO CONSTRUCTION. NECESSARY PRECAUTIONS SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT EXISTING SERVICES AND MAINS, AND ANY DAMAGE TO THEM SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL REFER TO ARCHITECTURAL AND MEP PLANS FOR EXACT UTILITY EXIT POINTS, ENT PORCHES, ETC.
- ALL WATER LINES SHALL BE INSTALLED WITH A MINIMUM OF 36" OF COVER.
- REFER TO THE PASCO COUNTY UTILITY DEPARTMENT FOR SPECIFICATIONS AND ILLUSTRATIONS OF TYPICAL FIRE AND DOMESTIC SERVICE INSTALLATION.
- THIS SITE INDICATES POTABLE WATER SERVICE LINES AND SANITARY SEWER LATERALS. STATE LAW REQUIRES THIS WORK TO BE INSTALLED BY A LICENSED MASTER PLUMBER.
- ALL SLEEVES FOR IRRIGATION LINES SHALL BE 4" DIAMETER SCHEDULE 40 PVC PIPE.
- ALL FIRE SERVICE LINES AND APPURTENANCES SHALL CONFORM WITH NFPA STANDARD 24.
- PRIOR TO START OF WORK, THE CONTRACTOR SHALL CONDUCT A FIRE HYDRANT FLOW TEST OR OBTAIN DATA, PERFORM SPRINKLER HYDRAULIC CALCULATIONS AND VERIFY FIRE SERVICE PIPE SIZE.

SEE COVER SHEET C001 FOR ALL UTILITY COMPANY CONTACTS

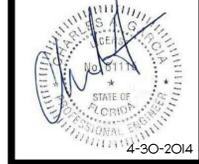
LEGEND

PROPOSED	DESCRIPTION
	CONCRETE PARKING BLOCK
	HANDICAP SYMBOL
	SIGN
	STRIPING
	EXISTING LIGHT POLE
	4" F FIRE WATER LINE
	2" W WATER LINE
	UE UNDERGROUND ELECTRIC LINE
	6" SS SANITARY SEWER LINE
	GAS UNDERGROUND GAS LINE
	UT UNDERGROUND TELEPHONE LINE
	TS TAMPER SWITCH



REVISIONS	BY

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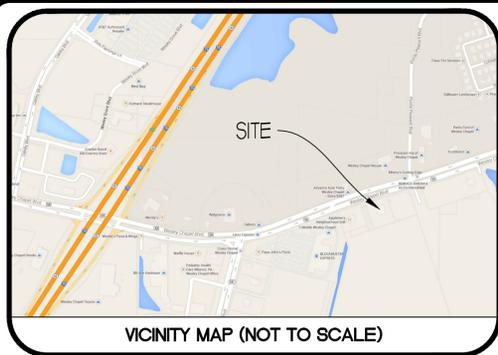
BRINKER FLORIDA, INC
 6820 LBJ FREEWAY
 DALLAS, TEXAS 75240

DRAWN MAM
 CHECKED TMB
 DATE 04/25/2014
 SCALE 1" = 20'

DRAWING
C103

UTILITY PLAN

SCALE: 1" = 20'



SLEEVING NOTES:
 CONTRACTOR SHALL ALL SLEEVES AND CONDUITS AT TWENTY-FOUR (24) INCHES BELOW FINISH GRADE OF THE TOP OF PAVEMENT
 CONTRACTOR SHALL EXTEND SLEEVES TWO (2) FEET BEYOND EDGE OF ALL PAVEMENT
 CONTRACTOR SHALL CAP PIPE ENDS USING PVC CAPS
 ALL SLEEVES SHALL BE 4" DIAMETER SCHEDULE 40 PVC PIPE
 CONTRACTOR SHALL FURNISH OWNER AND IRRIGATION CONTRACTOR WITH AN "AS-BUILT" DRAWING SHOWING ALL SLEEVE LOCATIONS

NOTES:
 ALL HANDICAP SPACES ARE TO RECEIVE A HANDICAP SIGN. A PRECAST CONCRETE PARKING BLOCK IS REQUIRED IN EACH HANDICAP SPACE. SEE ENLARGED PLAN SHEET.
 ALL PARKING SPACES, OTHER THAN ADA SPACES AND THOSE NOTED OTHERWISE ON SHEET CIO4, SHALL BE 9' WIDE AND 20' LONG AS MEASURED AT ITS MINIMUM DIMENSION. ADA SPACES SHALL BE A MINIMUM OF 12' WIDE AND 20' LONG. IN ADDITION, ADA SPACES SHALL BE PROVIDED WITH STRIPED ACCESS AREA (SEE SITE DETAILS)

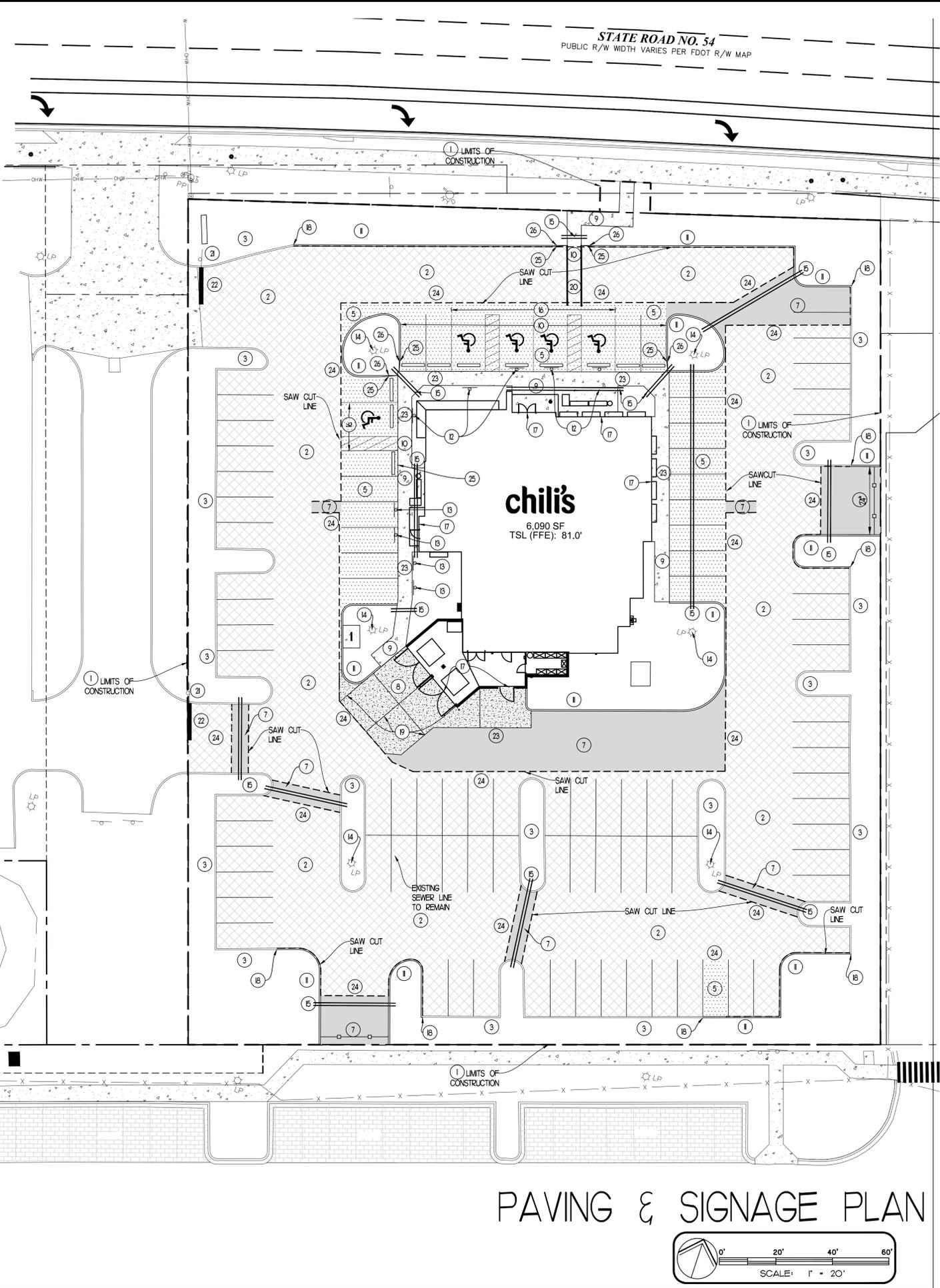
CURB LEGEND

— STANDARD CURB

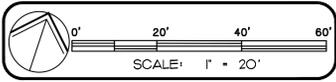
LEGEND

- HANDICAP SYMBOL
- SIGN
- STRIPING
- EXISTING LIGHT POLE
- HEAVY DUTY PAVEMENT
- SEAL COAT
- STANDARD PAVEMENT
- STANDARD CONCRETE
- HEAVY DUTY CONCRETE

- KEYNOTES**
- 1 LIMITS OF CONSTRUCTION
 - 2 EXISTING ASPHALT PAVEMENT TO REMAIN
 - 3 EXISTING CURB TO REMAIN
 - 4 NOT USED
 - 5 STANDARD DUTY ASPHALT PAVEMENT - SEE DETAIL 1/C501
 - 6 NOT USED
 - 7 HEAVY DUTY ASPHALT PAVEMENT - SEE DETAIL 1/C501
 - 8 HEAVY DUTY CONCRETE PAVEMENT - SEE DETAIL 1/C501
 - 9 CONCRETE SIDEWALK - SEE DETAIL 4/C501
 - 10 PAVEMENT IS FLUSH WITH TOP OF SIDEWALK
 - 11 PROPOSED CURB - SEE DETAIL 3/C501
 - 12 HC PARKING SIGN - SEE DETAIL 1/C502
 - 13 TOGO PARKING SIGN - SEE DETAIL 2/C502
 - 14 EXISTING LIGHT POLE TO REMAIN
 - 15 IRRIGATION SLEEVES - SEE SLEEVING NOTE ON THIS SHEET
 - 16 HC PARKING STALL & AISLE - SEE DETAIL 4/C502
 - 17 EXPANSION JOINT - SEE DETAIL 4/C501
 - 18 PROPOSED TIE IN TO EXISTING CURB
 - 19 SAWED JOINT - SEE DETAIL 1/C501
 - 20 HC ACCESS/CROSSWALK - SEE DETAIL 6/C502 & 1/C502
 - 21 STOP SIGN - SEE DETAIL 8/C502
 - 22 18' LONG STOP BAR - SEE DETAIL 9/C502
 - 23 PAVEMENT TRANSITION - SEE DETAIL 7/C501
 - 24 TIE-IN TO EXISTING PAVEMENT - SEE DETAIL 6/C501
 - 25 ALL CURB LESS THAN 6" IN HEIGHT TO BE PAINTED TRAFFIC YELLOW
 - 26 SLOPE CURBS FROM 6" TO 0" OVER 6'

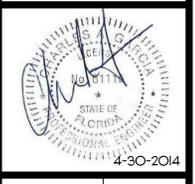


PAVING & SIGNAGE PLAN



REVISIONS	BY

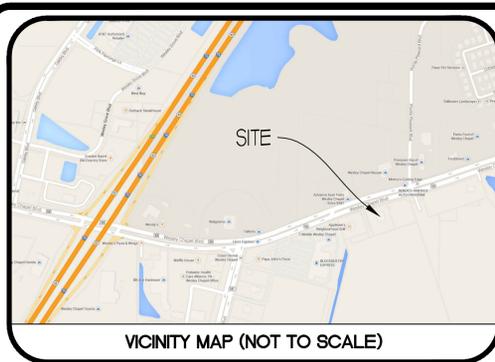
FREELAND and KAUFFMAN, INC.
 Engineers & Landscape Architects
 209 West Stone Avenue
 Greenville, South Carolina 29609
 864-233-5497
 fax 864-233-6916



CHILI'S
 RESTAURANT #1659
 28444 ST. RD 54
 WESLEY CHAPEL, PASCO COUNTY, FL
 BRINKER FLORIDA, INC
 6820 LBJ FREEWAY
 DALLAS, TEXAS 75240

DRAWN MAM
 CHECKED TMB
 DATE 04/25/2014
 SCALE 1" = 20'

DRAWING
CIO4



VICINITY MAP (NOT TO SCALE)

EXISTING SITE AREA	172,095 SF	PROPOSED SITE AREA	172,095 SF
EXISTING IMPERVIOUS SITE AREA	156,073 SF	PROPOSED IMPERVIOUS SITE AREA	154,185 SF
EXISTING PERVIOUS SITE AREA	16,022 SF	PROPOSED PERVIOUS SITE AREA	17,910 SF
EXISTING POND AREA	43,417 SF	PROPOSED POND AREA	43,417 SF
EXISTING IMPERVIOUS POND AREA (WATER ASSUMED IMPERVIOUS)	17,332 SF	PROPOSED IMPERVIOUS POND AREA (WATER ASSUMED IMPERVIOUS)	17,332 SF
EXISTING PERVIOUS POND AREA	16,085 SF	PROPOSED PERVIOUS POND AREA	16,085 SF
TOTAL SITE AREA	185,512 SF	PROPOSED TOTAL SITE AREA	185,512 SF
TOTAL IMPERVIOUS AREA	163,405 SF (71%)	PROPOSED TOTAL IMPERVIOUS AREA	161,517 SF (72%)
TOTAL PERVIOUS AREA	22,107 SF (26%)	PROPOSED TOTAL PERVIOUS AREA	23,995 SF (28%)

LEGEND

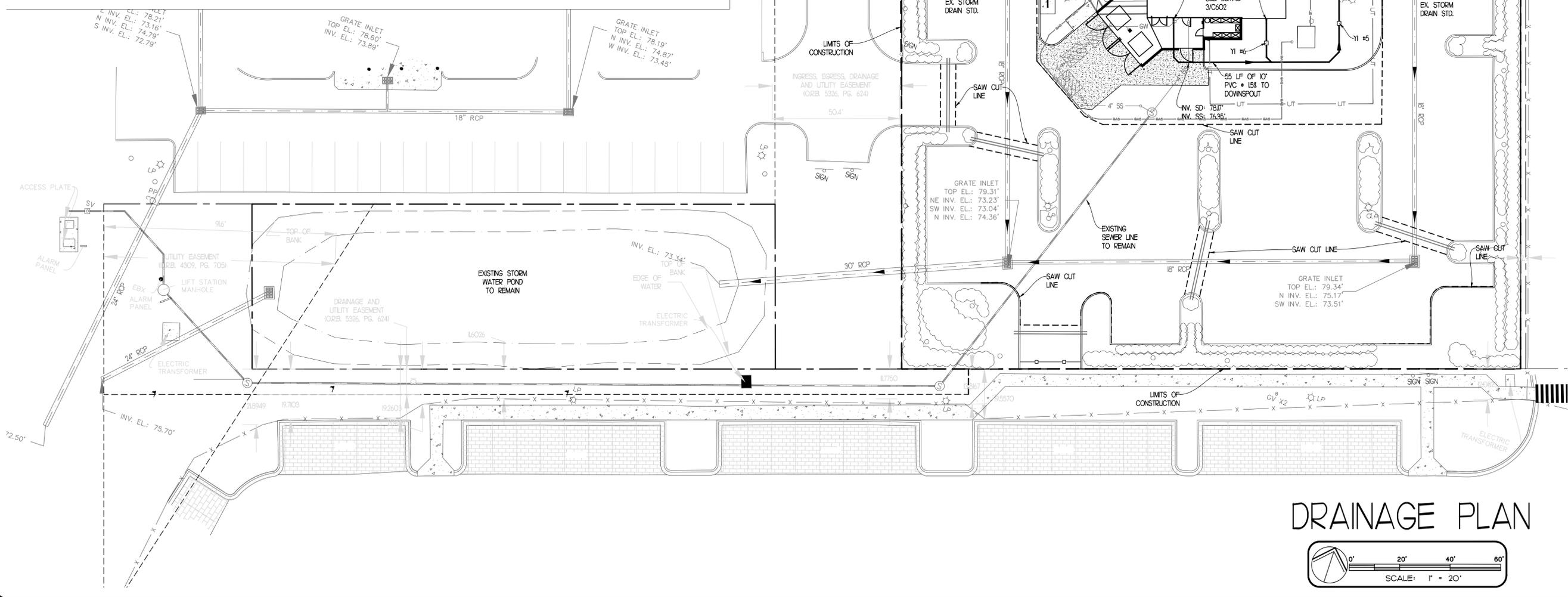
PROPOSED	DESCRIPTION
	HANDICAP SYMBOL
	SIGN
	STRIPING
	SITE LIGHTING
EXISTING	DESCRIPTION
	STORM DRAIN
	SPOT ELEVATION
	STORM DRAINAGE

Storm Drain PIPE TABLE

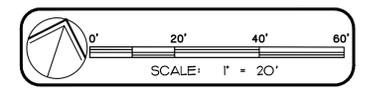
STORM DRAIN PIPE	SIZE	LENGTH	PIPE TYPE	SLOPE	INV. IN	INV. OUT
EX #1 - Y1 #3	10"	70'	PVC	150%	75.08'	76.13'
EX #1 - Y1 #1	10"	58'	PVC	151%	75.08'	75.96'
Y1 #2 - Y1 #1	10"	27'	PVC	152%	76.37'	75.96'
Y1 #4 - EX #2	10"	77'	PVC	150%	76.97'	75.82'
Y1 #5 - EX #2	10"	79'	PVC	150%	77.01'	75.82'
Y1 #6 - Y1 #5	10"	46'	PVC	151%	77.71'	77.01'

Storm Drain STRUCTURE TABLE

STR. #	TYPE	RIM/THROAT	INV. IN	INV. OUT
EX #1	EXISTING GRATE INLET	79.32	75.08 (Y1 #3) 75.08 (Y1 #1)	
EX #2	EXISTING GRATE INLET	79.35	75.82 (Y1 #4) 75.82 (Y1 #5)	
Y1 #1	YARD INLET	80.00	75.96 (Y1 #2)	75.96 (EX #1)
Y1 #2	YARD INLET	80.00		76.37 (Y1 #1)
Y1 #3	YARD INLET	80.00		76.13 (EX #1)
Y1 #4	YARD INLET	80.00		76.97 (EX #2)
Y1 #5	YARD INLET	80.00	77.01 (Y1 #6)	77.01 (EX #2)
Y1 #6	STORM STRUCTURE	80.00		77.71 (Y1 #5)

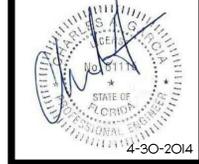


DRAINAGE PLAN



REVISIONS	BY

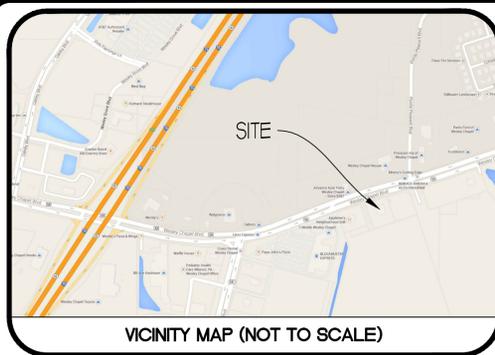
FREELAND and KAUFFMAN, INC.
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CHILI'S
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 SCALE 1" = 20'

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C105



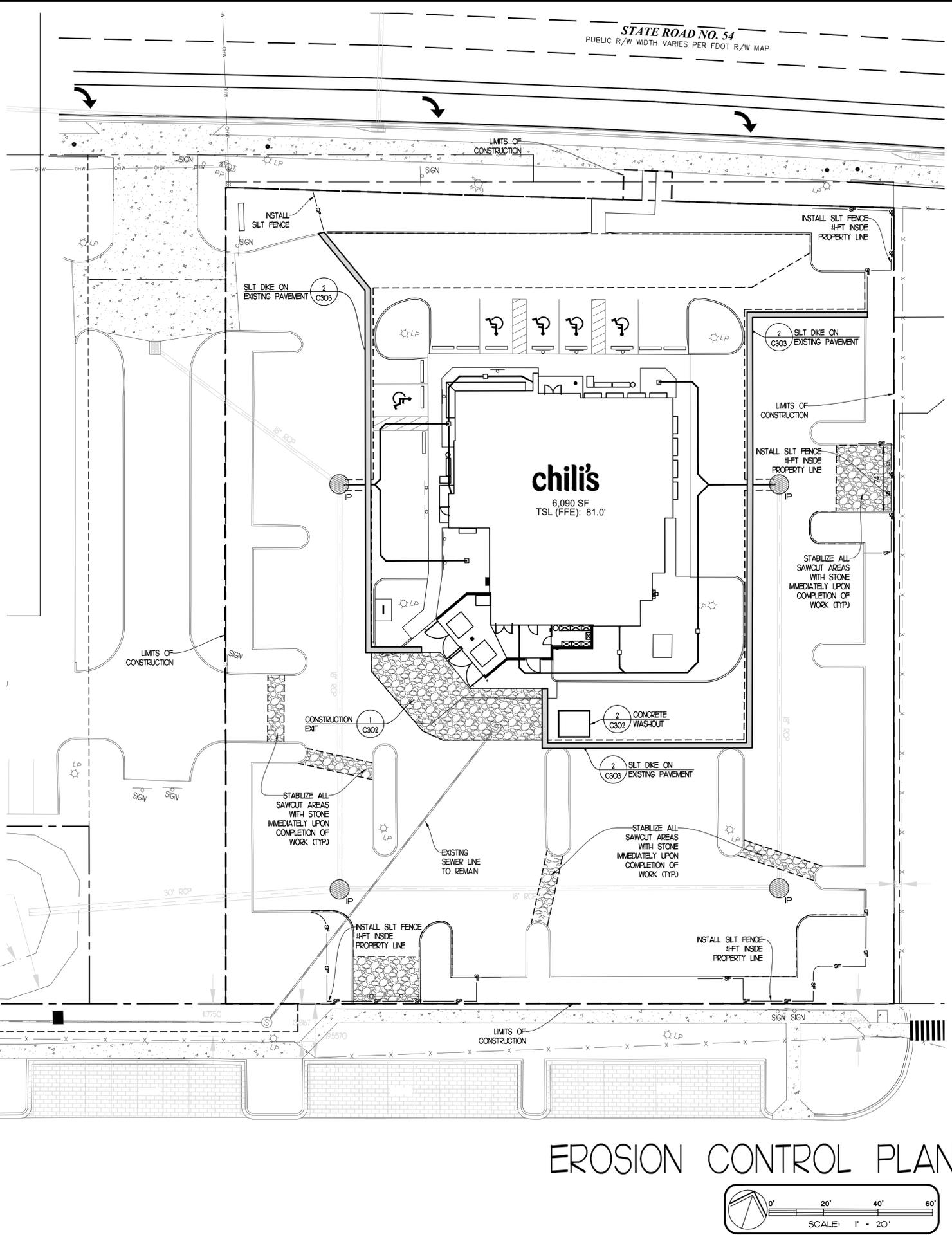
VICINITY MAP (NOT TO SCALE)

PROPOSED	DESCRIPTION
	HANDICAP SYMBOL
	SIGN
	STRIPING
	SITE LIGHTING
	INLET PROTECTION
	SILT FENCE
	SILT DIKE

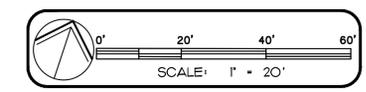
- SEQUENCE OF CONSTRUCTION**
- OBTAIN ALL NECESSARY PERMITS & APPROVALS
 - MARK THE LIMITS OF WORK
 - INSTALL SILT FENCE, SILT DIKE, AND CONSTRUCTION EXIT
 - SAWCUT ASPHALT & PERFORM ALL NECESSARY DEMOLITION
 - INSTALL ALL UNDERGROUND UTILITIES AS INDICATED ON THE PLANS. ALLOW UTILITY COMPANIES TO INSTALL SAID CONDUITS AND FEED LINES TO THE BUILDINGS. PROVIDE INLET PROTECTION AT STORM DRAIN INLETS AS SHOWN. INLET PROTECTION SHALL REMAIN IN PLACE UNTIL BUILDING AND PAVED AREAS ARE STABILIZED.
 - BEGIN GRADING THE SITE
 - START CONSTRUCTION OF THE BUILDING PAD AND STRUCTURES.
 - TEMPORARILY SEED DISTURBED AREAS.
 - PREPARE SITE FOR PAVING.
 - PAVE SITE.
 - INSTALL INLET PROTECTION AS NECESSARY AFTER PAVING.
 - COMPLETE FINAL GRADING AND APPLY PERMANENT SEEDING/SODDING AND PLANTINGS.
 - REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES ONLY AFTER SITE IS STABILIZED.
 - CLEAN UP SITE.

S.W.P.P. PLAN NOTES:

- ALL SITE WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS PREPARED BY FREELAND & KAUFFMAN, INC., THE CURRENT REQUIREMENTS OF PASCO COUNTY, AND ALL OTHER PERTINENT FEDERAL AND STATE LAWS.
- THE CONTRACTOR SHALL COMPLY AT ALL TIMES WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, PROVISIONS, AND POLICIES GOVERNING SAFETY AND HEALTH, INCLUDING THE FEDERAL CONSTRUCTION SAFETY ACT (PUBLIC LAW 91-54), FEDERAL REGISTER, CHAPTER XVII, PART 1926 OF TITLE 29 REGULATIONS, OCCUPATIONAL SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION, AND SUBSEQUENT PUBLICATIONS UPDATING THESE REGULATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING THE AREAS AND CONDITIONS UNDER WHICH THE PROJECT IS TO BE CONSTRUCTED PRIOR TO THE SUBMISSION OF A BID. SUBMISSION OF A BID SHALL BE CONSTRUED TO MEAN THE CONTRACTOR HAS REVIEWED THE SITE AND IS FAMILIAR WITH CONDITIONS AND CONSTRAINTS OF THE SITE.
- BEFORE EXCAVATION, ALL UNDERGROUND UTILITIES SHALL BE LOCATED IN THE FIELD BY THE PROPER AUTHORITIES. THE CONTRACTOR SHALL NOTIFY "CALL BEFORE YOU DIG" AT ALL THE LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES ARE APPROXIMATE AND MAY NOT ALL BE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND EXACT LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES.
- CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.
- EXCEPT AS NOTED BELOW, STABILIZATION SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN SEVEN DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. AREAS WHERE THE SEED HAS FAILED TO GERMINATE ADEQUATELY (UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% WITHIN 30 DAYS AFTER SEEDING AND MULCHING MUST BE RESEED IMMEDIATELY, OR AS SOON AS WEATHER CONDITIONS ALLOW. PERMANENT STABILIZATION FOR ALL DISTURBED AREAS IS TO BE COMPLETE WITHIN 14 WORKING DAYS OR 90 CALENDAR DAYS (WHICHEVER IS SHORTER) FOLLOWING COMPLETION OF CONSTRUCTION.
- THE CONTRACTOR SHALL INSPECT, REPAIR AND ADD STONE TO THE STONE CONSTRUCTION ENTRANCE WHEN IT BECOMES SATURATED WITH MUD TO INSURE THAT IT WORKS AS INTENDED.
- SILT REMOVED FROM INLET PROTECTION AND FROM BEHIND THE SILT FENCES SHALL BE PROPERLY DISPOSED OF IN ACCORDANCE WITH STATE AND FEDERAL STANDARDS.
- TEMPORARY SEDIMENT CONTROL MEASURES (SILT FENCE, CONSTRUCTION ENTRANCE, ETC) SHALL BE MAINTAINED UNTIL ALL CONTRIBUTING AREAS ARE GRADED AND STABILIZED.
- IF IT IS ANTICIPATED THAT DEWATERING WILL BE REQUIRED FOR UTILITY INSTALLATION AND POSSIBLY FOR FOOTING, CONTRACTOR IS RESPONSIBLE FOR INSTALLING A DEWATERING SYSTEM.
- PROVIDE SILT FENCE AND/OR OTHER EROSION CONTROL DEVICES, AS MAY BE REQUIRED, TO CONTROL SOIL EROSION DURING UTILITY CONSTRUCTION. ALL DISTURBED AREAS SHALL BE CLEANED, GRADED, AND STABILIZED IMMEDIATELY AFTER THE UTILITY INSTALLATION.
- ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED DURING ALL PHASES OF CONSTRUCTION UNTIL THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND ALL DISTURBED AREAS HAVE BEEN STABILIZED. ADDITIONAL EROSION CONTROL DEVICES MAY BE REQUIRED DURING CONSTRUCTION IN ORDER TO CONTROL EROSION AND/OR OFF-SITE SEDIMENTATION. ALL TEMPORARY CONTROL DEVICES SHALL BE REMOVED ONCE CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED.
- THE CONTRACTOR MUST TAKE NECESSARY ACTION TO MINIMIZE THE TRACKING OF MUD ONTO THE PAVED ROADWAY FROM CONSTRUCTION AREAS. THE CONTRACTOR SHALL DAILY REMOVE MUD/SOIL FROM PAVEMENT, AS MAY BE REQUIRED.
- UPON FINAL STABILIZATION OF THE SITE, CONTRACTOR SHALL INSPECT ALL DOWNSTREAM RECEIVING STORM DRAIN LINES AND THE SHARED STORMWATER FACILITY. CONTRACTOR SHALL CLEAN OUT ANY ACCUMULATED SEDIMENT AS NEEDED.

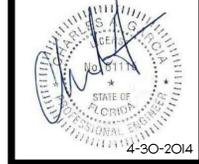


EROSION CONTROL PLAN



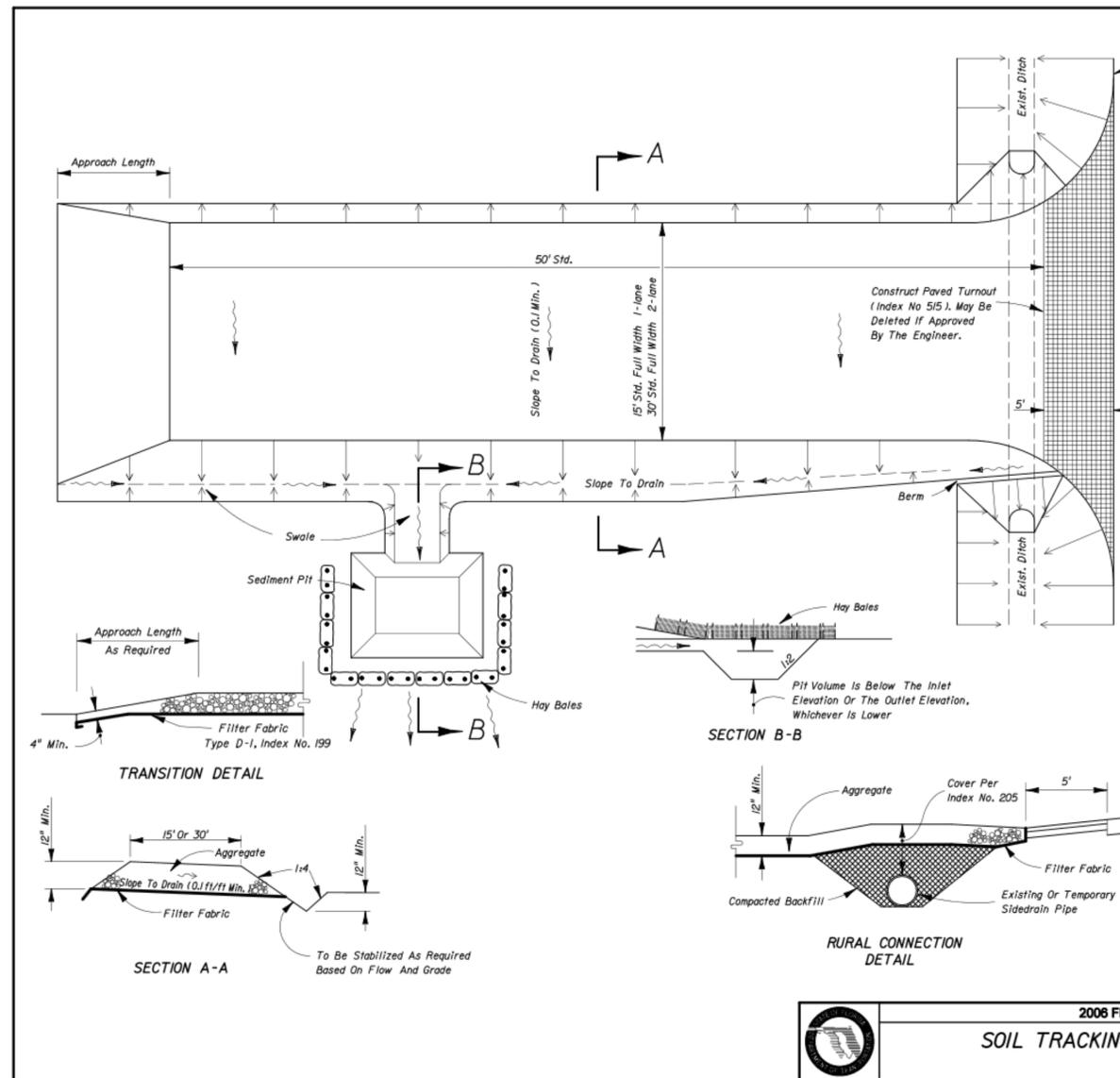
REVISIONS	BY

FREELAND and KAUFFMAN, INC.
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 209 West Stone Avenue
 Greenville, South Carolina 29609
 864-233-5497
 fax 864-233-6916



CHILI'S
 RESTAURANT #1559
 28444 ST. RD 54
 WESLEY CHAPEL, PASCO COUNTY, FL
 BRINKER FLORIDA, INC
 6820 LBJ FREEWAY
 DALLAS, TEXAS 75240

DRAWN	MAM
CHECKED	TMB
DATE	04/25/2014
SCALE	1" = 20'
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C301	



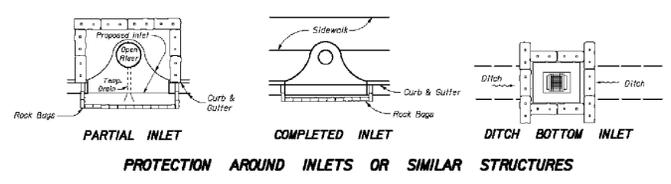
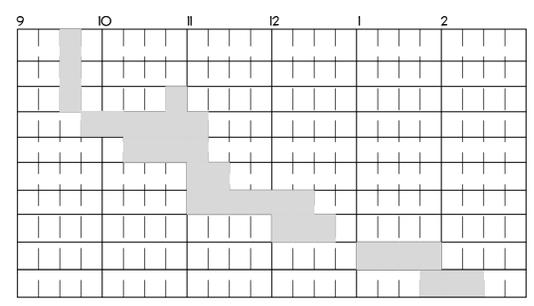
- GENERAL NOTES**
1. A Soil Tracking Prevention Device (STPD) shall be constructed at locations designated by the engineer for points of egress from unstabilized areas of the project to public roads where offsite tracking of mud could occur. Traffic from unstabilized areas of the construction project shall be directed thru a STPD. Barriers, flagging, or other positive means shall be used as required to limit and direct vehicular egress across the STPD.
 2. The Contractor may propose an alternative technique to minimize offsite tracking of sediment. The alternative must be reviewed and approved by the Engineer prior to its use.
 3. All materials spilled, dropped, or tracked onto public roads (including the STPD aggregate and construction mud) shall be removed daily, or more frequently if so directed by the Engineer.
 4. Aggregates shall be as described in Section 901 excluding 901-2.3. Aggregates shall be FDOT size #1. If this size is not available, the next available smaller size aggregate may be substituted with the approval of the Engineer. Sizes containing excessive small aggregate will track off the project and are unsuitable.
 5. The sediment pit shall provide a retention volume of 3600 cubic feet/acre of surface area draining to the pit. When the STPD is isolated from other drainage areas, the following pit volumes will satisfy this requirements:
 $15' \times 50' \times 100 \text{ ft}^3$ $30' \times 50' \times 200 \text{ ft}^3$
 As an option to the sediment pit, the width of the swale bottom can be increased to obtain the volume. When the sediment pit or swale volume has been reduced to one half, it shall be cleaned. When a swale is used, hay bales or silt fence shall be placed along the entire length.
 6. The swale ditch draining the STPD shall have a 0.2% minimum and a 1.0% maximum grade along the STPD and to the sediment pit.
 7. Mitered end sections are not required when the sidedrain pipe satisfies the clear zone requirements.
 8. The STPD shall be maintained in a condition that will allow it to perform its function. To prevent offsite tracking, the STPD shall be rinsed (daily when in use) to move accumulated mud downward thru the stone. Additional stabilization of the vehicular route leading to the STPD may be required to limit the mud tracked.
 9. A STPD shall be paid for under the contract unit price for Soil Tracking Prevention Device, EA. The unit price shall constitute full compensation for construction, maintenance, replacement of materials, removal, and restoration of the area utilized for the STPD, including but not limited to excavation, grading, temporary pipe (including MES when required), filter fabric, aggregate, paved turnout (including asphalt and base construction), ditch stabilization, approach route stabilization, sediment removal and disposal, water, rinsing and cleaning of the STPD and cleaning of public roads, grassing and seed. Hay bales shall be paid for under the contract unit price for Hay or Straw Bales, EA. Silt fence shall be paid for under the contract unit price for Staked Silt Fence, LF.
 10. The nominal size of a standard STPD is 15' x 50' unless otherwise shown in the plans. If the volume of entering and exiting vehicles warrant, a 30' width STPD may be used if approved by the Engineer. When a double width (30') STPD is used, the pay quantity shall be 2 for each location.

2006 FDOT Design Standards
SOIL TRACKING PREVENTION DEVICE TYPE A
 Last Revision: 00
 Sheet No.: 1 of 1
 Index No.: 106

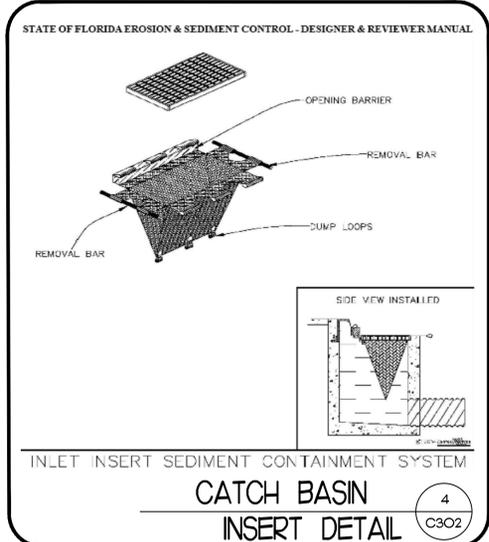
TEMPORARY GRAVEL CONSTRUCTION EXIT (1) C302

CONSTRUCTION SCHEDULE

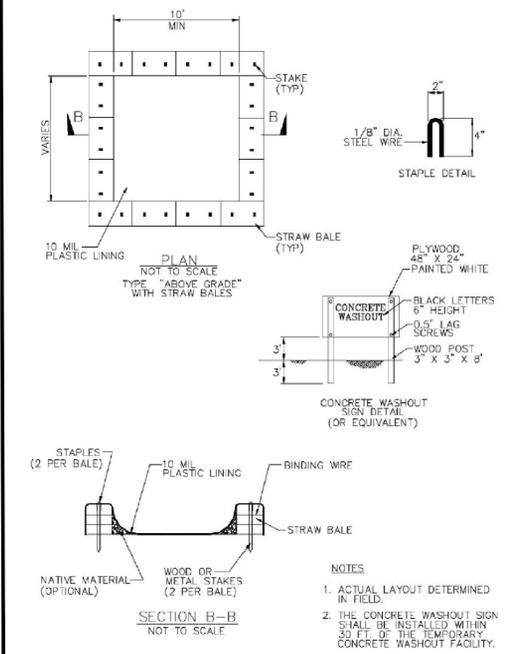
- INSTALL SILT FENCE
- INSTALL CONSTRUCTION EXIT
- INSTALL DRAINS AND INLET TRAPS
- MASS GRADE SITE
- INSTALL UG UTILITIES
- STABILIZE BUILDING AREA
- INSTALL CURB & GUTTER
- STABILIZE PARKING LOT
- INSTALL PAVING
- INSTALL LANDSCAPING



FABRIC DROP INLET PROTECTION (3) C302



EROSION CONTROL DETAILS



REVISIONS	BY

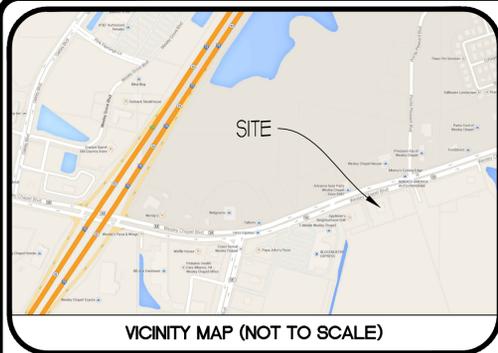
FREELAND and KAUFFMAN, INC.
 Engineers * Landscape Architects
 209 West Stone Avenue
 Greenville, South Carolina 29609
 864-233-5497
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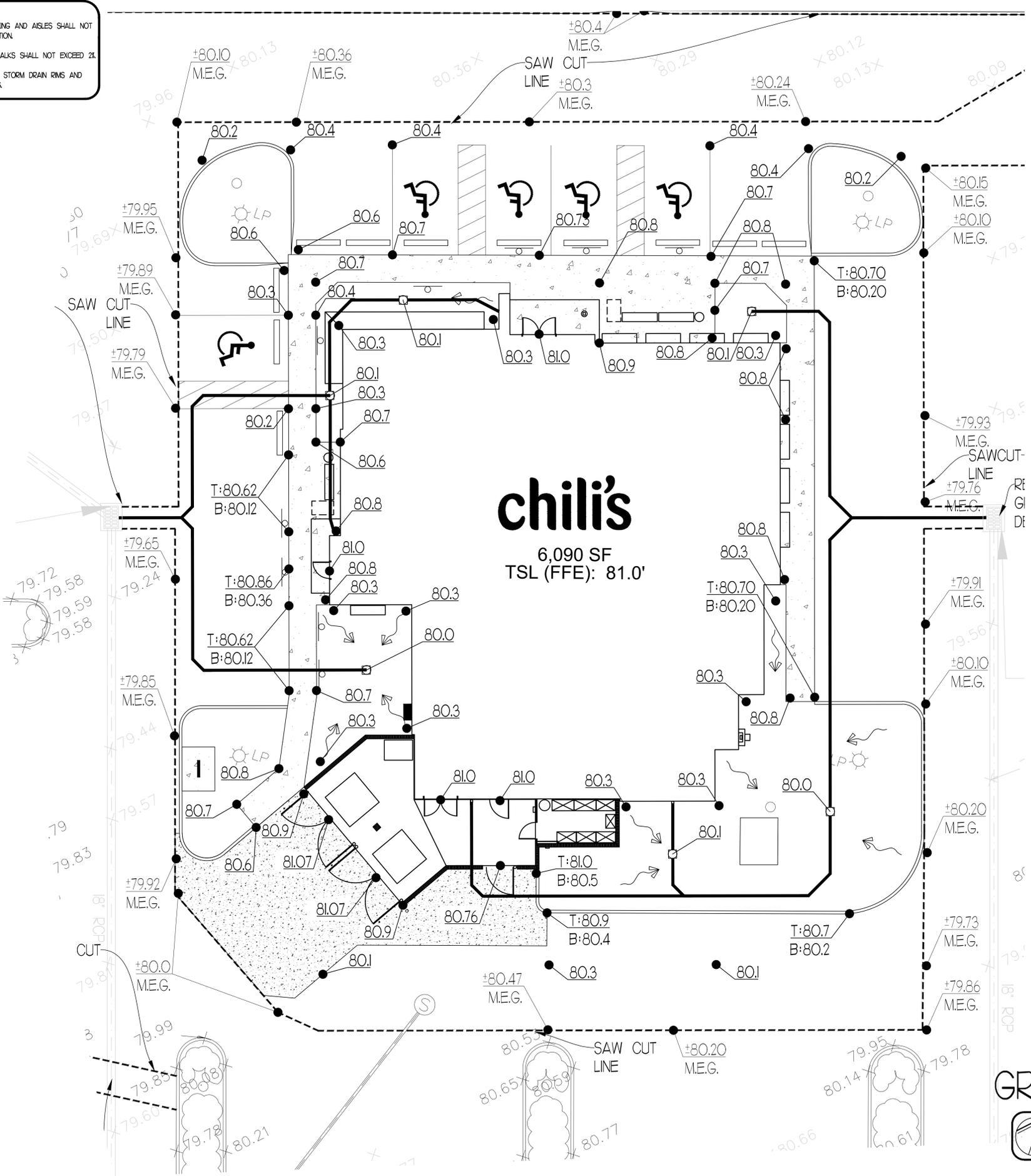
4-25-2014
CHILI'S
 RESTAURANT #1859
 28144 ST. RD. 54
 WESLEY CHAPEL, PASCO COUNTY, FL
 BRINKER FLORIDA, INC
 6620 LBJ FREEWAY
 DALLAS, TEXAS 75240

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SCALE	-

DRAWING
C302



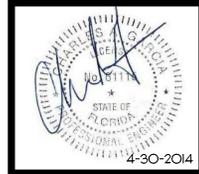
NOTES:
 SLOPES WITHIN ADA PARKING AND AISLES SHALL NOT EXCEED 2% IN ANY DIRECTION.
 CROSS SLOPES ON SIDEWALKS SHALL NOT EXCEED 2%.
 SEE DRAINAGE PLAN FOR STORM DRAIN RIMS AND INVERTS FOR YARD INLETS.



ENLARGED
 GRADING PLAN

REVISIONS	BY

FREELAND and KAUFFMAN, INC.
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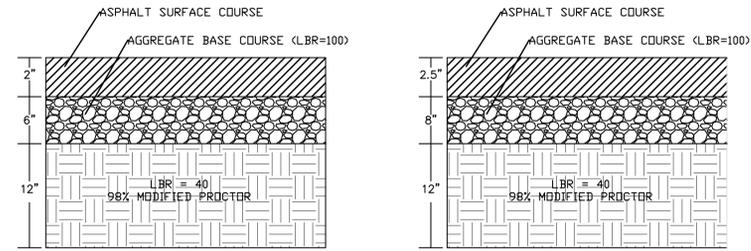


CHILI'S
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 DALLAS, TEXAS 75240

DRAWN
 MAM
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 04/25/2014
 SCALE
 1" = 10'

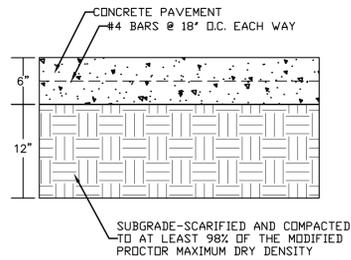
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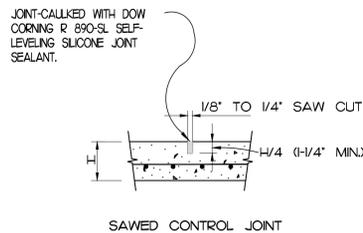
STANDARD DUTY ASPHALT PAVEMENT SECTION
NOT TO SCALE

HEAVY DUTY ASPHALT PAVEMENT SECTION
NOT TO SCALE

PAVEMENT DEPTHS SHOWN ARE MINIMUM (NOT AVERAGE).
THERE SHALL BE NO DEVIATION BELOW THE MINIMUM
DEPTHS SHOWN.



HEAVY DUTY CONCRETE PAVEMENT SECTION
NOT TO SCALE



SAWED CONTROL JOINT

NOTE: PORTLAND CEMENT CONCRETE SHALL BE 4000 P.S.I. 28 DAY STRENGTH W/ MODULUS OF RUPTURE OF 450 P.S.I.

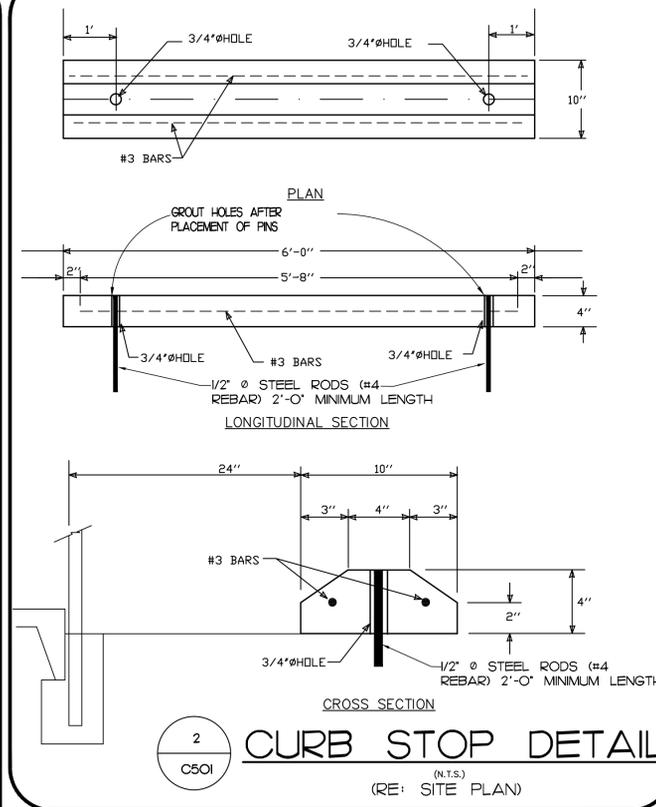
CONSTRUCTION SHALL CONFORM TO THE FLORIDA DEPARTMENT OF TRANSPORTATION "SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION.

ASPHALT CONCRETE AGGREGATES AND BASE COURSE SHALL CONFORM TO THE FOLLOWING FDOT MATERIAL SPECIFICATIONS:
SUPERPAVE SP-9.5 OR S-III WITH A MINIMUM STABILITY OF 1,000 FOR STANDARD DUTY PAVEMENT.
SUPERPAVE SP-9.5 OR S-III WITH A MINIMUM STABILITY OF 1,000 FOR HEAVY DUTY PAVEMENT.
LIME ROCK OR CRUSH CONCRETE BASE SHALL BE FROM A FDOT APPROVED SOURCE AND MEET CURRENT FDOT SPECIFICATIONS.
SECTION 911 FOR LIMEROCK BASE MATERIALS
FDOT SPECIFICATION 204 - CRUSHED CONCRETE BASE
-CONCRETE CONTROL JOINT SPACING SHALL BE 14' OC
-CONCRETE CONTROL JOINTS SHALL BE LOAD TRANSFER REINFORCED
-TIE BARS SHALL BE PLACED AT ALL CONSTRUCTION JOINTS PARALLEL TO TRAFFIC AND CONSIST OF GRADE 40, NO. 4 REINFORCING BARS 24" IN LENGTH AND PLACED AT 48" ON-CENTER.
-EXPANSION JOINTS SHALL BE PROVIDED WHERE PAVEMENT ABUTS FIXED OBJECTS SUCH AS BUILDING AND LIGHT POLES.

PAVING DETAILS

THE PAVEMENT DESIGN AS SHOWN IS PROVIDED IN THE GEOTECHNICAL REPORT BY TERRACON CONSULTANTS INC, DATED JANUARY 7, 2014. FREELAND & KAUFFMAN, INC. DOES NOT WARRANT THE EFFECTIVENESS OF THE DESIGN. FREELAND & KAUFFMAN, INC. ACCEPTS NO LIABILITY OR RESPONSIBILITY FOR SAID DESIGN.

1
C501



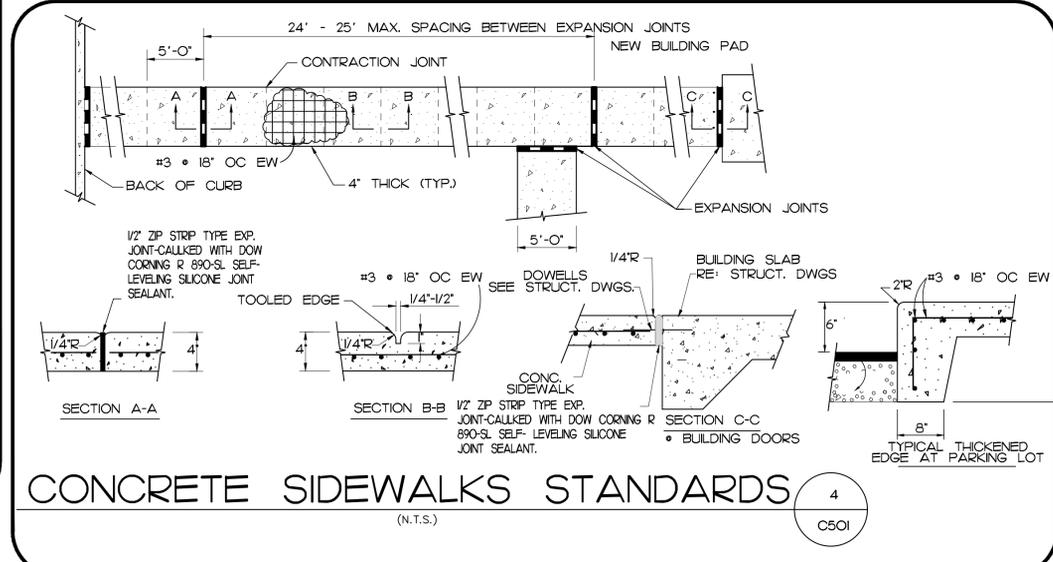
2
C501
CURB STOP DETAIL
(N.T.S.)
(RE: SITE PLAN)

NOTES:
1. 1/2 INCH CAULKABLE EXPANSION JOINTS SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 50 FEET AT THE ENDS AND MIDPOINT OF RETURNS, AND AT ANY POINT WHERE THE NEW CURB AND GUTTER ABUTS OTHER CONCRETE STRUCTURES.
2. 5 FOOT LONG TRANSITIONS SHALL BE PROVIDED BETWEEN NORMAL GUTTER AND PITCHED GUTTER UNLESS OTHERWISE NOTED.

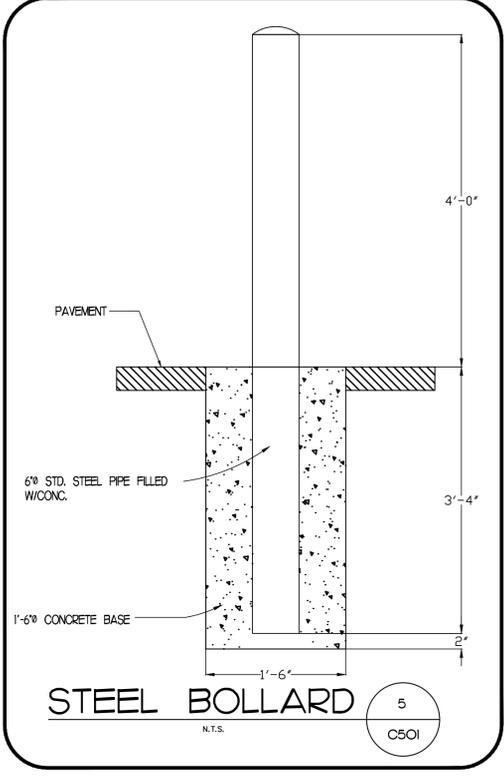
STANDUP CURB

3
C501

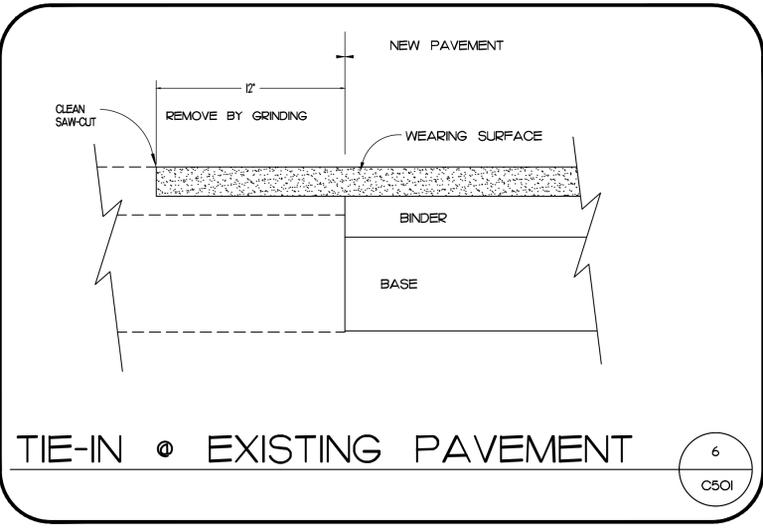
CONCRETE CURB



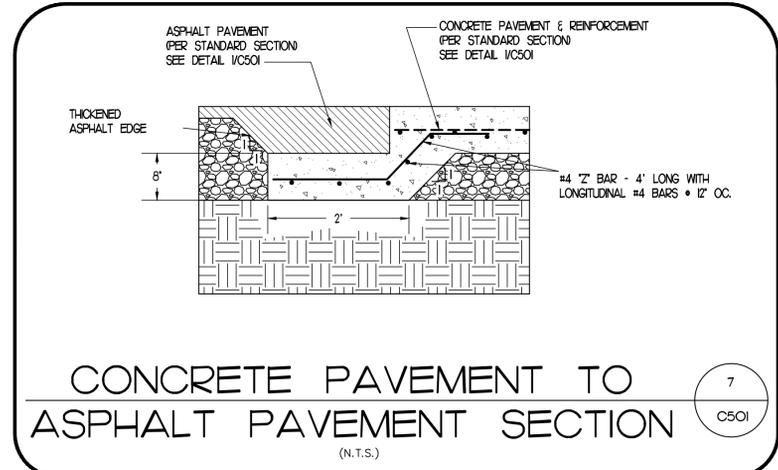
4
C501
CONCRETE SIDEWALKS STANDARDS
(N.T.S.)



5
C501
STEEL BOLLARD
N.T.S.



6
C501
TIE-IN @ EXISTING PAVEMENT

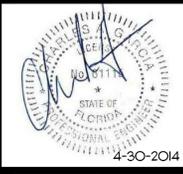


7
C501
CONCRETE PAVEMENT TO ASPHALT PAVEMENT SECTION
(N.T.S.)

PAVING & SIGNAGE
DETAILS

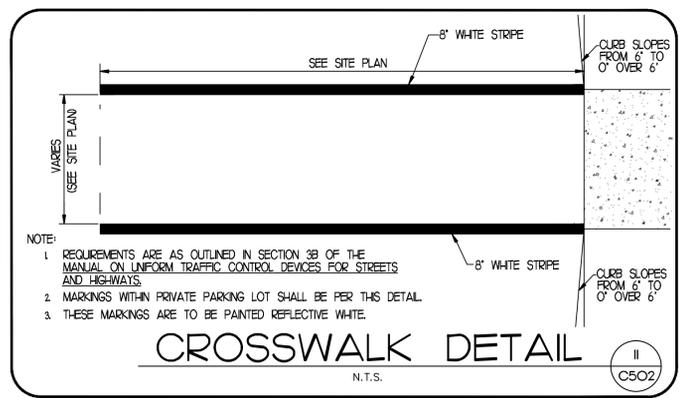
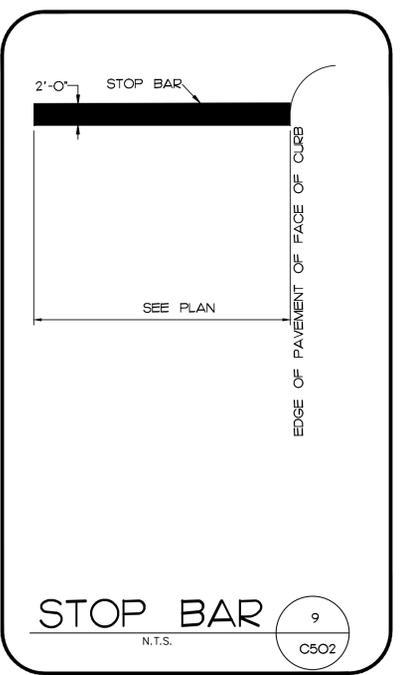
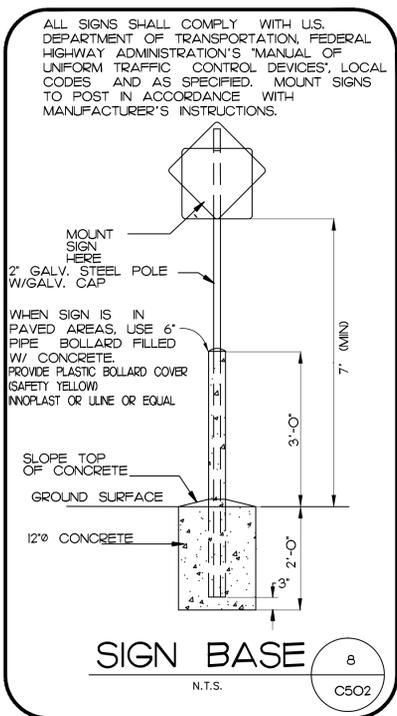
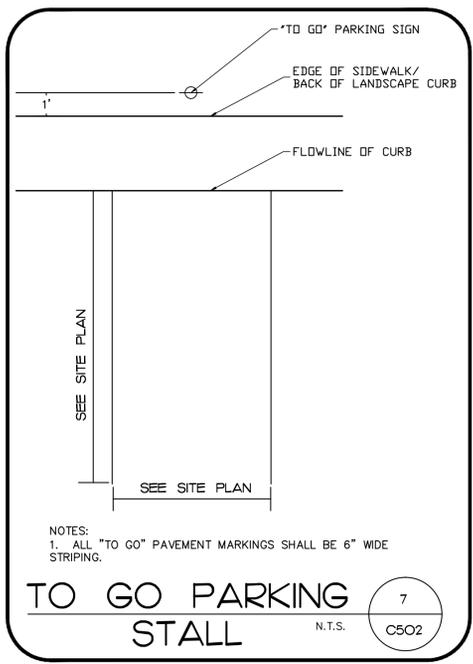
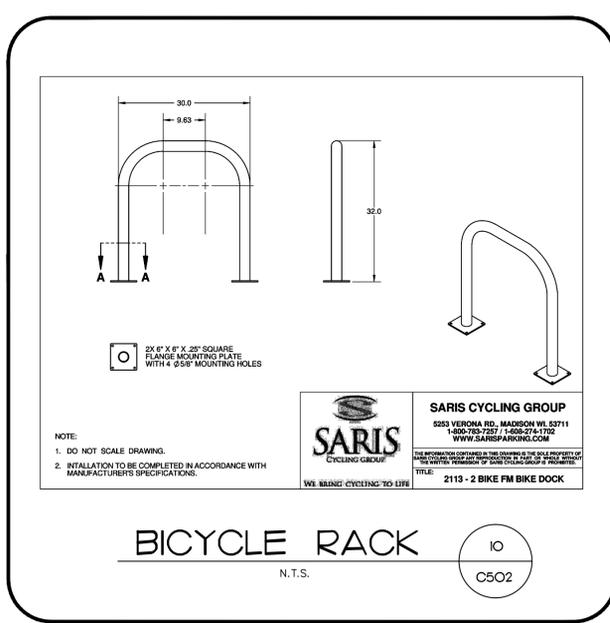
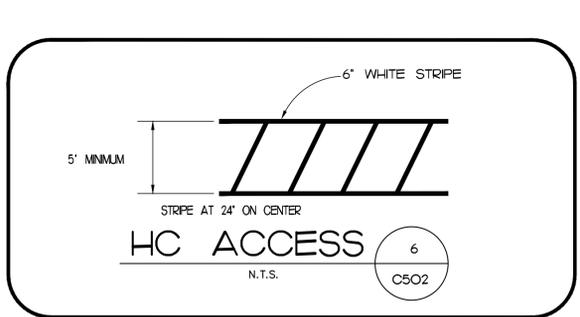
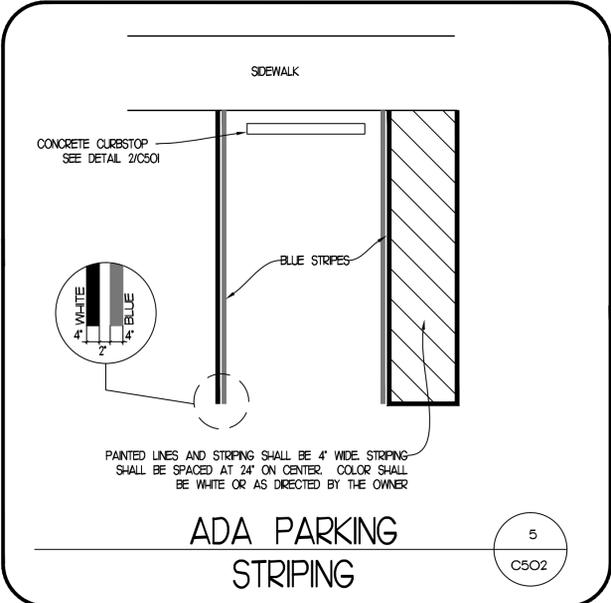
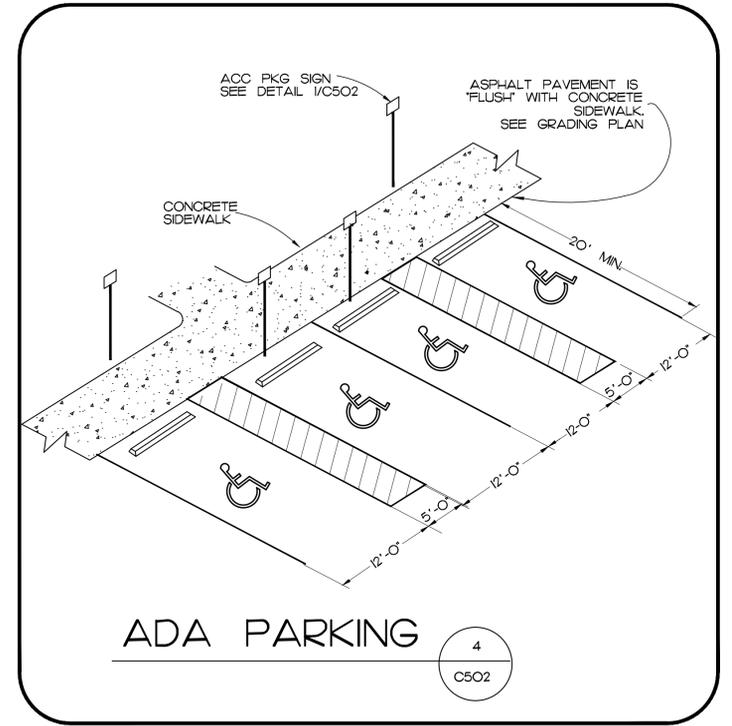
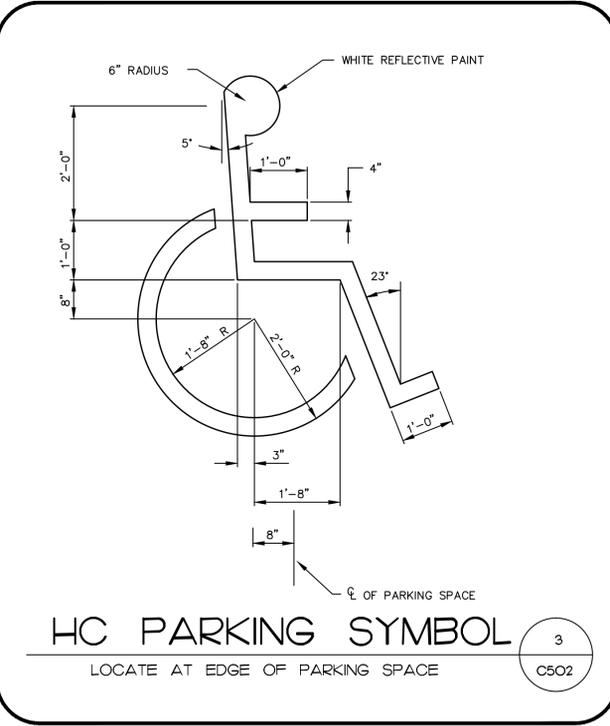
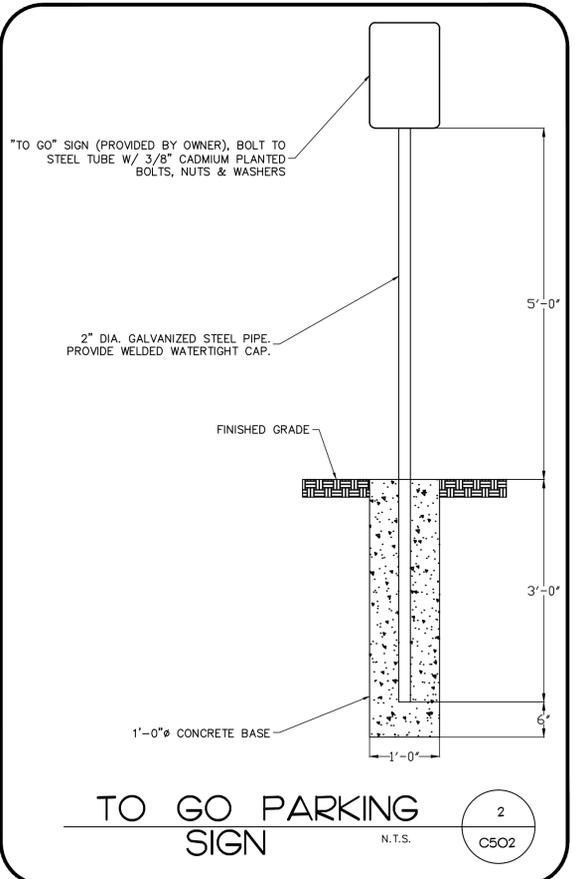
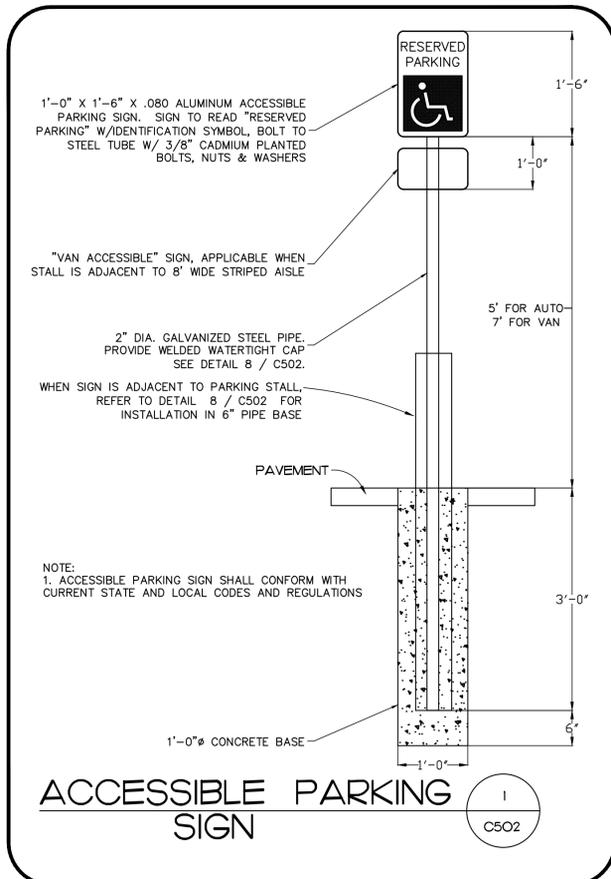
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CHILI'S
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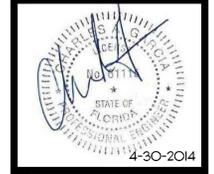
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DRAWING	C501



PAVING & SIGNAGE DETAILS

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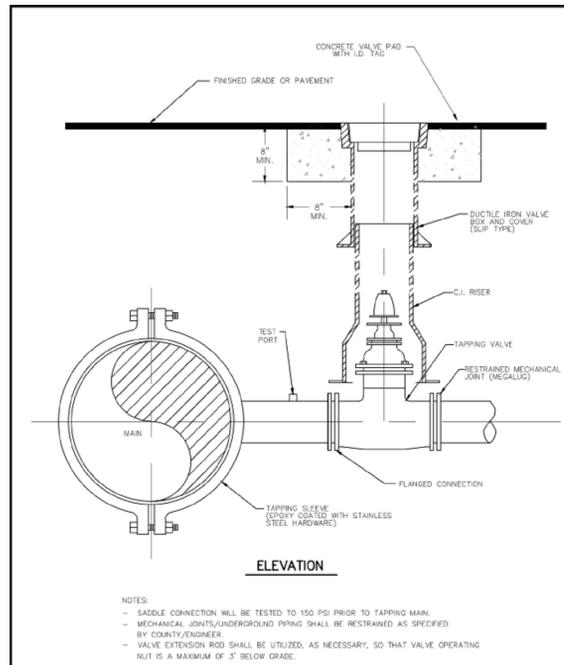
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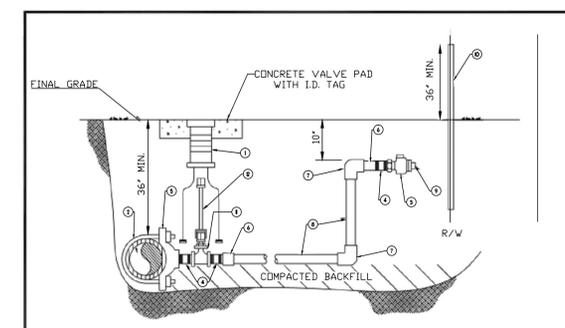
DRAWING
C502



CREATED	08/24/03	WATER, REUSE, AND FORCE MAIN TAPPING DETAIL W/ VALVE LOCATION PASCO COUNTY UTILITIES	PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN PCU APPROVAL.
REVISED			

TAPPING VALVE SETTING

2
C601



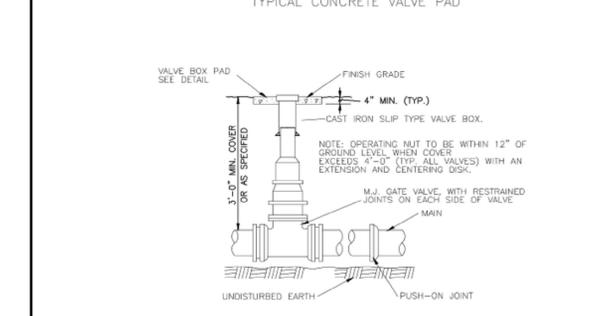
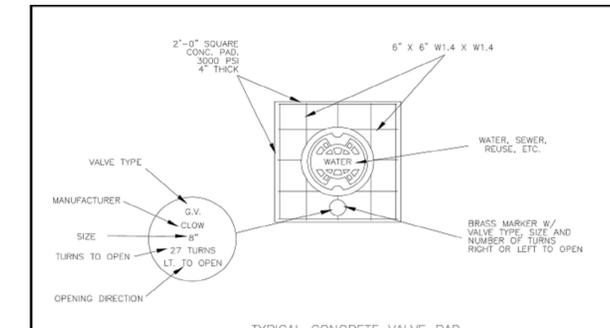
ITEM	QUANT.	DESCRIPTION
1	1	BOX VALVE CAST IRON SLIP TYPE
2	x	4" & LARGER PIPE, PVC (DR-18) OR D.I.P. (GLASS 50)
3	2	1 1/2" 2" CURB STOP BALL VALVE W/ LOCK WINGS (FIP X FIP OR FIP X CTS)
4	2	1 1/2" 2" NIPPLE, BRASS OR STAINLESS STEEL
5	1	1 1/2" 2" SADDLE, SERVICE (EP, THREADED)
6	2	1 1/2" 2" ADAPTER (PVC SCH 40/ SLIP X FIP OR BRASS NIP X CTS)
7	2	1 1/2" 2" 90 DEGREE ELBOW (SLIP X SLIP) SCH 40 (NOT REQUIRED FOR HDPE)
8	x	1 1/2" 2" PIPE, PVC (SCH 40 OR HDPE (SCHEDULE 40) - LENGTH VARIES)
9	1	1 1/2" 2" PLUG, THREADED (W/ TEFLON TAPE)
10	1	2" X 4" P.T. HUBBER STACK
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		WATER AND REUSE LATERAL SERVICE 1 1/2" OR 2" SERVICE LATERAL PVC (SCHEDULE 40) PASCO COUNTY UTILITIES	PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN PCU APPROVAL.
REVISED			

WATER SERVICE CONNECTIONS

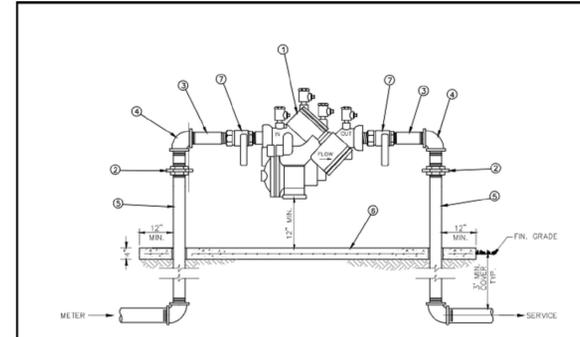
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C601



CREATED	08/24/03	VALVE BOX DETAIL SLIP TYPE PASCO COUNTY UTILITIES	PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN PCU APPROVAL.
REVISED			

GATE VALVE

4
C601



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

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	08/24/03	REDUCED PRESSURE BACKFLOW PREVENTER (SINGLE SERVICE: 3/4", 1", 1-1/2", 2") PASCO COUNTY UTILITIES	PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN PCU APPROVAL.
REVISED			

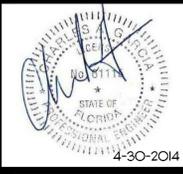
REDUCED PRESSURE ZONE
BACKFLOW PREVENTER

5
C601

UTILITY DETAILS

REVISIONS	BY

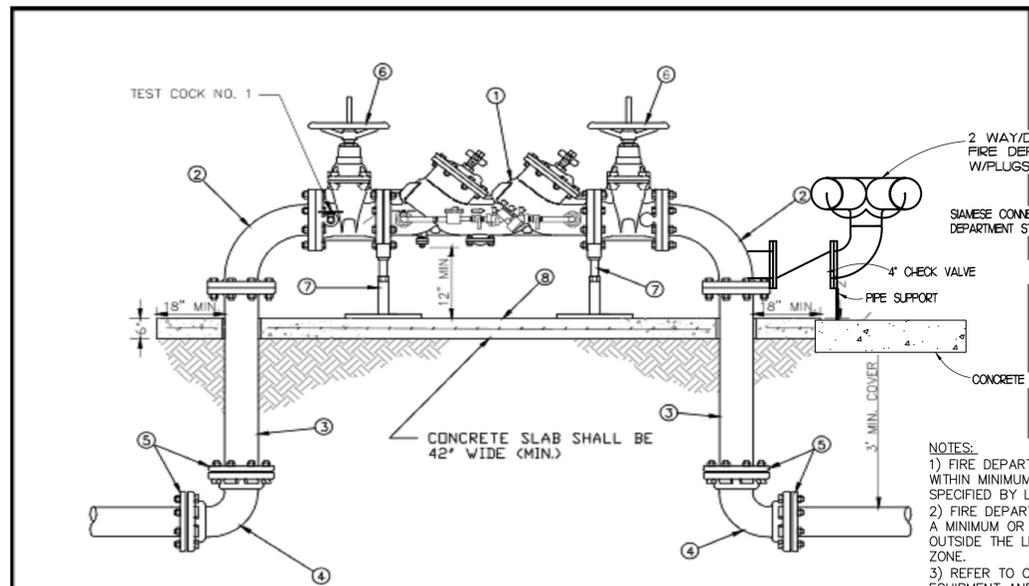
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CHILI'S
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C601

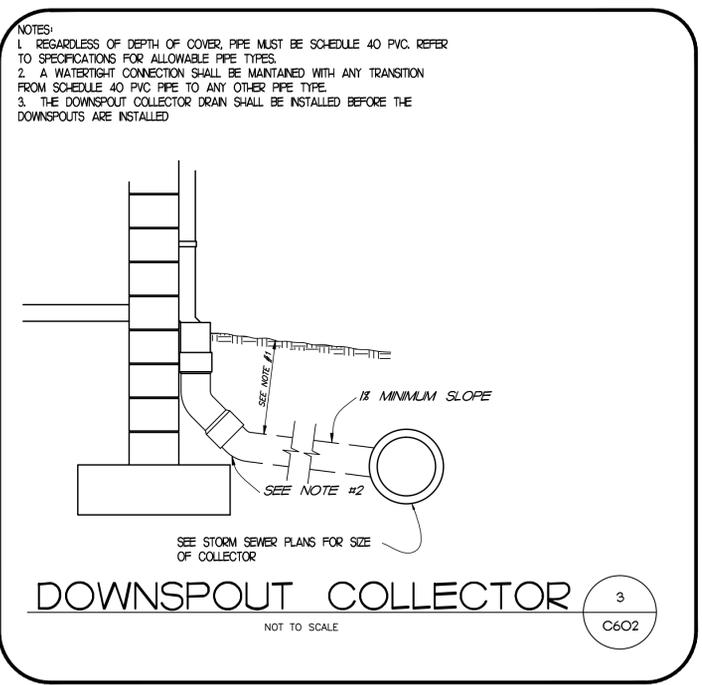


MATERIALS		
ITEM	QUANT.	DESCRIPTION
1	1	3", 4", 6", 8" DOUBLE CHECK VALVE/BFP ASSEMBLY WITH DETECTOR ASSEMBLY
2	2	3", 4", 6", 8" BEND, 90° FLANGE x FLANGE
3	2	3", 4", 6", 8" SPOOL PIECE FLG. x PE, D.I.P.
4	2	3", 4", 6", 8" BEND, 90° M.J. x M.J.
5	4	3", 4", 6", 8" GLAND, RETAINER M.J. (MEGALUG)
6	2	3",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

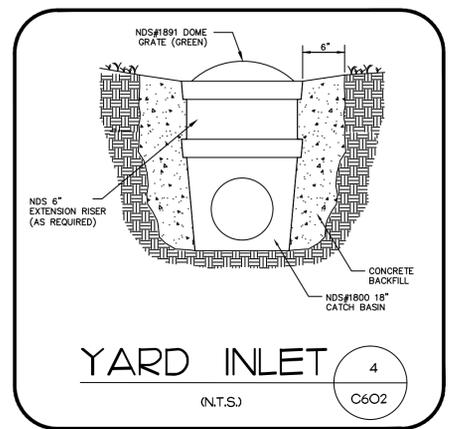
- NOTE:
- NO TIE RODS OR EYE BOLT RETAINERS PERMITTED ABOVE GROUND.
 - B.F.P. ASSEMBLY TO BE INSTALLED LEVEL & PLUMB.
 - MINIMUM CLEARANCE OF 36" TO BE MAINTAINED AROUND ENTIRE DEVICE FOR TESTING
 - ENTIRE ASSEMBLY TO BE PAINTED SAFETY BLUE.
 - DETECTOR BY-PASS ASSEMBLY TO BE FACTORY INSTALLED AND CERTIFIED
 - ALL MECHANICAL JOINTS SHALL BE RESTRAINED WITH MEGALUGS OR APPROVED EQUAL
 - BELL JOINT RESTRAINERS 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

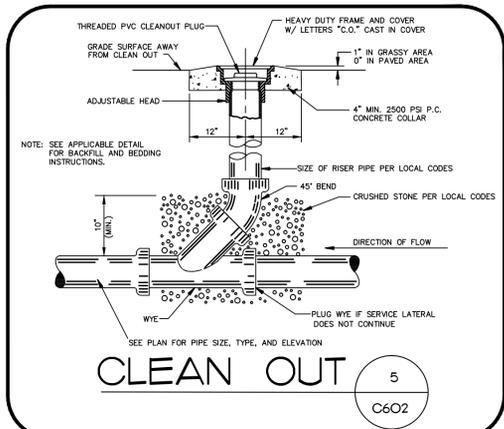
DOUBLE DETECTOR CHECK VALVE ASSEMBLY (1) C602



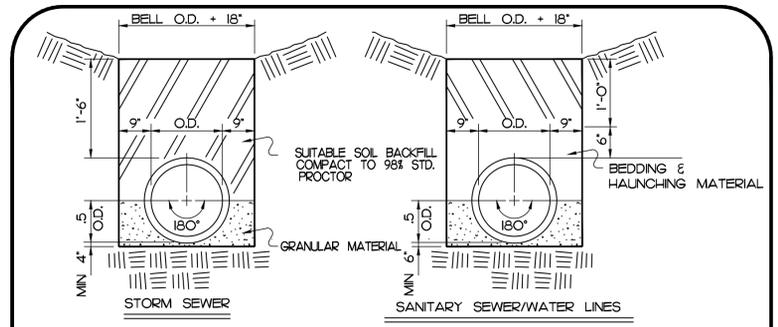
DOWNSPOUT COLLECTOR (3) C602



YARD INLET (4) C602



CLEAN OUT (5) C602



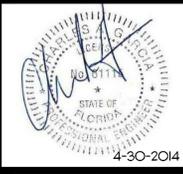
PIPE BEDDING DETAIL (7) C603

NOTE: GRANULAR MATERIAL USED FOR BEDDING & HAUNCHING AND INITIAL BACKFILL SHALL CONFORM TO ASTM # 67, CRUSHED AGGREGATE. IT SHALL BE A BLEND OF ANGULAR MATERIALS IN THE GENERAL SIZE RANGE OF 1/4 INCH TO 3/4 INCH. IT SHALL CONFORM TO THE FOLLOWING SIEVE ANALYSIS: 100% PASSING ONE INCH, 90-100% PASSING 3/4 INCH, 20-55% PASSING 3/8 INCH, 0-10% PASSING # 4, 0-5% PASSING # 8.

UTILITY DETAILS

REVISIONS	BY

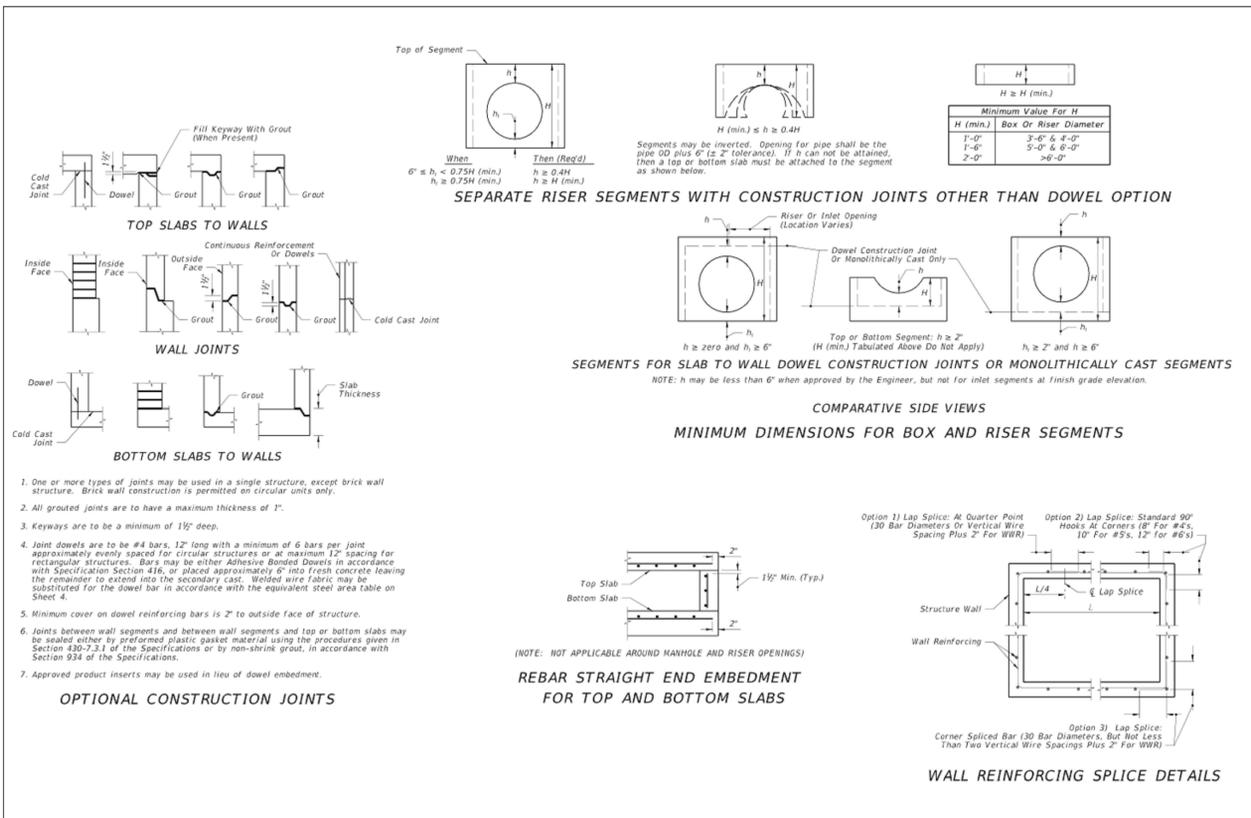
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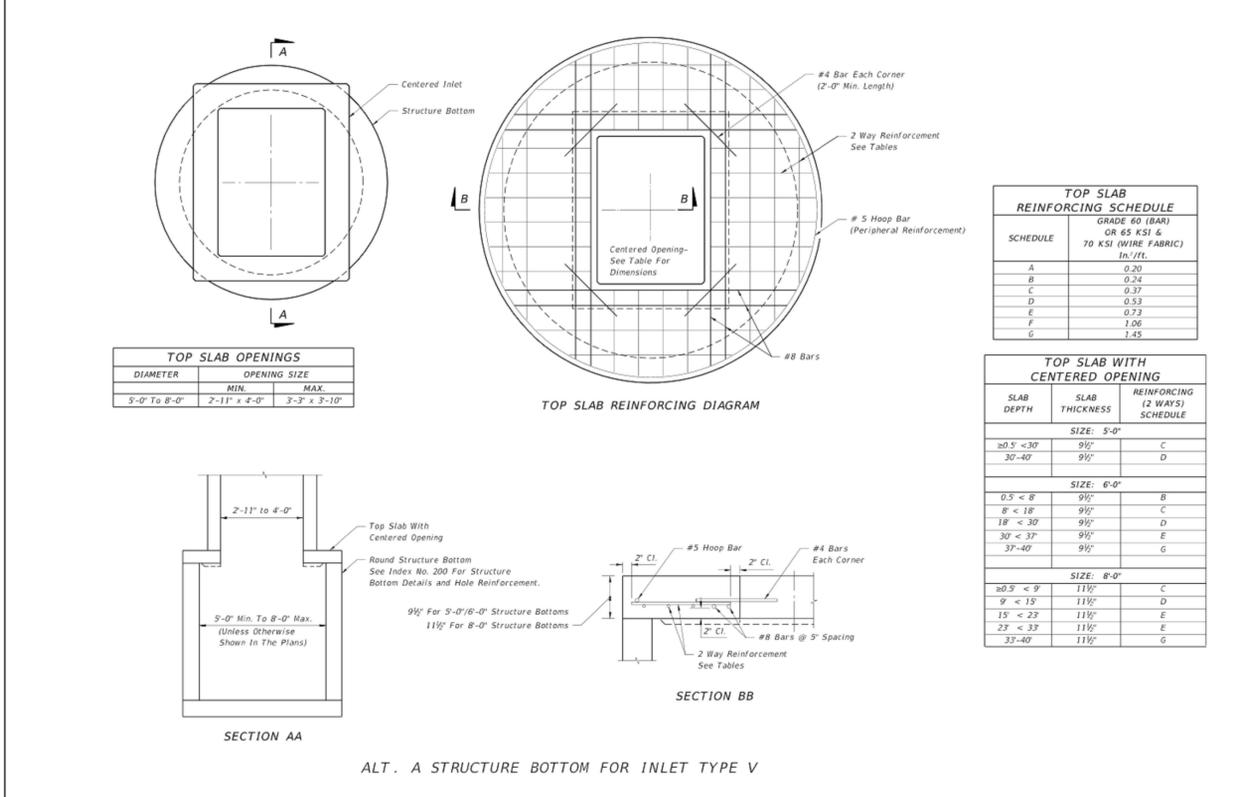
CHILI'S
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 WESLEY CHAPEL, PASCO COUNTY, FL
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 6620 LBJ FREEWAY
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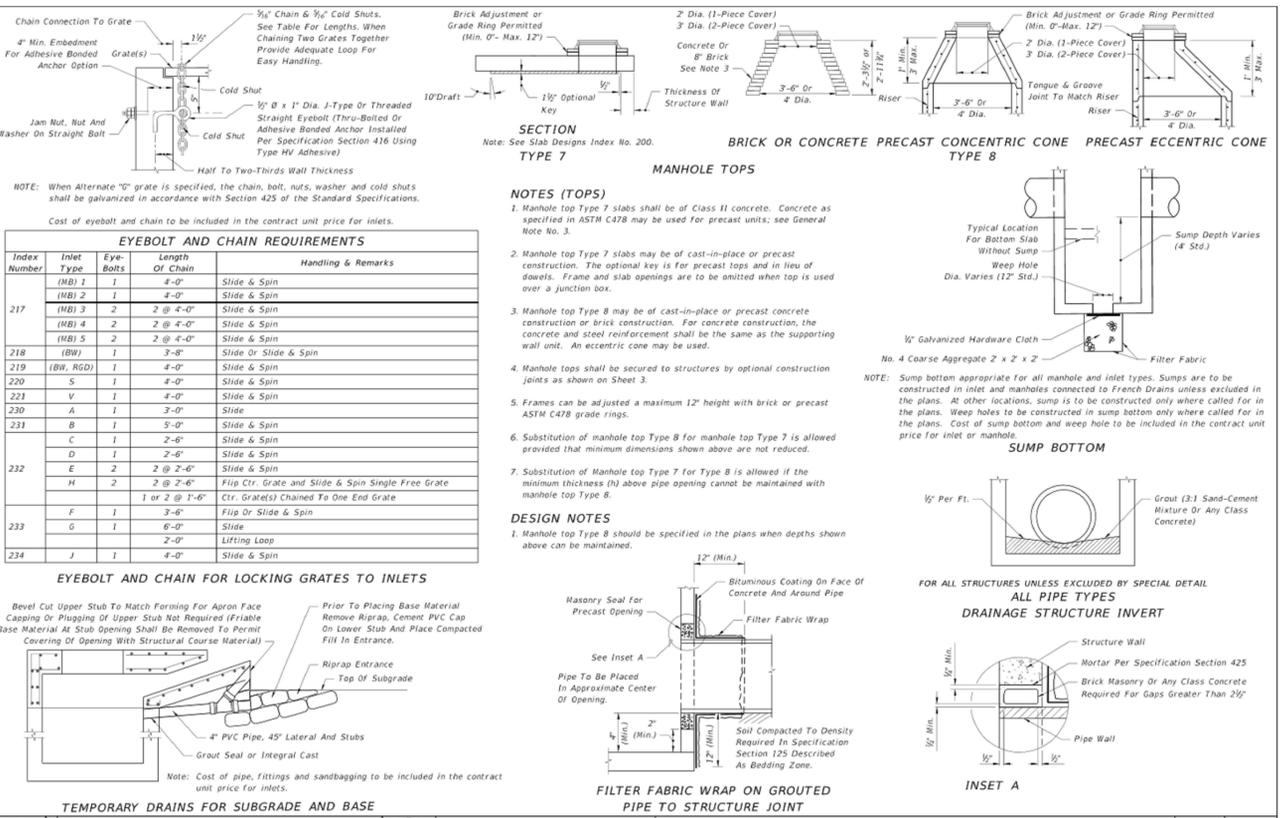
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C602



LAST REVISION	DESCRIPTION	FDOT DESIGN STANDARDS	SUPPLEMENTARY DETAILS FOR MANHOLES & INLETS	INDEX NO.	SHEET NO.
01/01/10		FY 2012/2013		201	3



LAST REVISION	DESCRIPTION	FDOT DESIGN STANDARDS	GUTTER INLET TYPE V	INDEX NO.	SHEET NO.
07/01/05		FY 2012/2013		221	2



LAST REVISION	DESCRIPTION	FDOT DESIGN STANDARDS	SUPPLEMENTARY DETAILS FOR MANHOLES & INLETS	INDEX NO.	SHEET NO.
07/01/05		FY 2012/2013		201	2

EXAMPLE TABLE OF EQUIVALENT STEEL AREA

SCHEDULE	GRADE 60 REINFORCING BAR		EQUIVALENT GRADE 40 REINFORCING BAR		EQUIVALENT 65 KSI SMOOTH WELDED WIRE REINFORCEMENT		EQUIVALENT 70 KSI DEFORMED WELDED WIRE REINFORCEMENT	
	Bar Size & Spacing	Steel Area (in ² /ft)	Bar Size & Spacing	Min. Steel Area (in ² /ft)	Style Designation	Min. Steel Area (in ² /ft)	Style Designation	Min. Steel Area (in ² /ft)
A	#3 @ 6" Ctrs.	0.20	#3 @ 4 1/2" Ctrs.	0.20	3"x3"-W6.5W8.6	0.1846	3"x3"-D4.3xD4.3	0.1714
B	#3 @ 5 1/2" Ctrs.	0.24	#3 @ 3 1/2" Ctrs.	0.36	3"x3"-W5.5W5.5	0.2215	3"x3"-D5.1xD5.1	0.2057
Special 1	#3 @ 5" Ctrs.	0.267	#3 @ 3" Ctrs.	0.40	3"x3"-W6.2W6.2	0.2465	3"x3"-D5.7xD5.7	0.2289
C	#3 @ 3 1/2" Ctrs.	0.37	#4 @ 4" Ctrs.	0.555	3"x3"-W5.5W8.5	0.3415	3"x3"-D7.9xD7.9	0.3171
D	#4 @ 4 1/2" Ctrs.	0.53	#5 @ 7" Ctrs.	0.795	3"x3"-W12.2W12.2	0.4892	3"x3"-D11.4xD11.4	0.4543
E	#4 @ 3" Ctrs.	0.73	#5 @ 5" Ctrs.	1.095	3"x3"-W16.3W16.3	0.6738	3"x3"-D15.1xD15.1	0.6257
F	#5 @ 3 1/2" Ctrs.	1.06	#6 @ 3" Ctrs.	1.59	3"x3"-W16.3W16.3	0.9785	3"x3"-D15.1xD15.1	0.9086
Special 2	#5 @ 3" Ctrs.	1.24	#7 @ 4" Ctrs.	1.86	3"x3"-W24.5W24.5	1.1446	3"x3"-D22.7xD22.7	1.0629
G	#6 @ 3 1/2" Ctrs.	1.46	#7 @ 3" Ctrs.	2.19	3"x3"-W32.6W32.6	1.3477	3"x3"-D30.3xD30.3	1.2514

NOTES FOR PRECAST OPTIONS & EQUIVALENT REINFORCEMENT SUBSTITUTION

GENERAL NOTES

- For square or rectangular precast drainage structures, either deformed or smooth welded wire reinforcement may be used provided:
 - The smooth welded wire reinforcement shall comply with ASTM A185 and deformed welded wire reinforcement shall comply with ASTM A497.
 - Width and length of the unit is four times the spacing of the cross wires.
 - Wire reinforcement shall be continuous around the box, and lapped in accordance with Option 1 or 3 as shown in the Wall Reinforcing Splice Details.
- Horizontal steel in the walls of rectangular structures shall be lap spliced in accordance with Option 1, 2 or 3 as shown in the Wall Reinforcing Splice Details.
- Welding of splices and lags is permitted. The requirements and restrictions placed on welding in AASHTO M259 shall apply.
- Rebar straight end embedment of peripheral reinforcement may be used in lieu of ACI standard hooks for top and bottom slabs except when hooks are specifically called for in the plans or standard drawings.
- Concrete as specified in ASTM C478, (4000 psi) may be used in lieu of Class II concrete in precast items manufactured in plants which meet the requirements of Section 449 of the Specifications.
- Precast opening for pipe shall be the pipe OD plus 6" (± 3" tolerance). Mortar used to seal the pipe into the opening will be of such a mix that shrinkage will not cause leakage into or out of the structure. Dry-pack mortar may be used in lieu of brick and mortar construction to seal openings less than 2 1/2' wide.
- For pay item purposes, the height used to determine if a drainage structure is greater than 10 feet shall be computed using:
 - the elevation of the top of the manhole lid,
 - the grate elevation or the theoretical gutter grade elevation of an inlet, or
 - the outside top elevation of a junction box less the flow line elevation of the lowest pipe or top of sump floor.

NOTES (TOPS)

- Manhole top Type 7 slabs shall be of Class II concrete. Concrete as specified in ASTM C478 may be used for precast units; see General Note No. 3.
- Manhole top Type 7 slabs may be of cast-in-place or precast construction. The optional key is for precast tops and in lieu of dowels. Frame and slab openings are to be omitted when top is used over a junction box.
- Manhole top Type 8 may be of cast-in-place or precast concrete construction or brick construction. For concrete construction, the concrete and steel reinforcement shall be the same as the supporting wall unit. An eccentric cone may be used.
- Manhole tops shall be secured to structures by optional construction joints as shown on Sheet 3.
- Frames can be adjusted a maximum 12" height with brick or precast ASTM C478 grade rings.
- Substitution of manhole top Type 8 for manhole top Type 7 is allowed provided that minimum dimensions shown above are not reduced.
- Substitution of Manhole top Type 7 for Type 8 is allowed if the minimum thickness (h) above pipe opening cannot be maintained with manhole top Type 8.

DESIGN NOTES

- Manhole top Type 8 should be specified in the plans when depths shown above can be maintained.

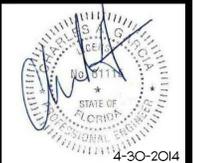
LAST REVISION	DESCRIPTION	FDOT DESIGN STANDARDS	SUPPLEMENTARY DETAILS FOR MANHOLES & INLETS	INDEX NO.	SHEET NO.
01/01/10		FY 2012/2013		201	4

CATCH BASIN
JUNCTION BOX
C603

UTILITY DETAILS

REVISIONS	BY

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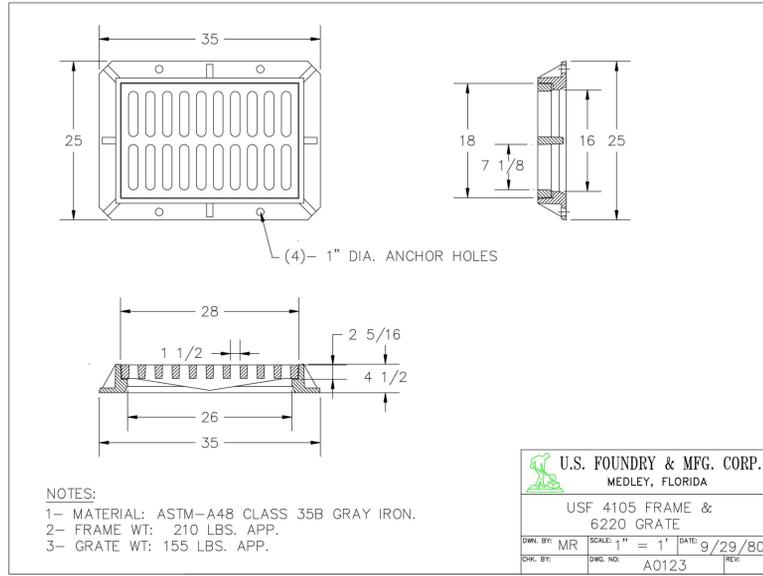


CHILI'S
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6620 LBJ FREEWAY
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C603



CATCH BASIN
 GRATE INLET

1
 C604

UTILITY DETAILS

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DRAWING	C604

KEY	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS	SPACING	NATIVE	DROUGHT TOLERANT
GV	1	LIVE OAK	QUERCUS VIRGINIANA	2" CALIPER, 10' HEIGHT X 3' SPREAD	FULL, BB	AS SHOWN	YES	YES
MG	8	MAJESTIC BEAUTY SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA 'MAJESTIC BEAUTY'	2" CALIPER, 7' HEIGHT X 3' SPREAD	FULL, BB	AS SHOWN	YES	YES
EP	6	EAST PALATKA HOLLY	ILEX X ATTENUATA 'EAST PALATKA'	2" CALIPER, 7' HEIGHT X 3' SPREAD	TREE-FORM, SINGLE TRUNK, BB	AS SHOWN	YES	YES
CC	5	REDBUD	CERCIS CANADENSIS	2" CALIPER, 8' HEIGHT X 3.5' SPREAD	FULL, BB	AS SHOWN	YES	YES
VO	64	WALTER'S VEURNUM	VEURNUM OBOVATUM	18" HEIGHT X 14" SPREAD	FULL	3' O.C.	YES	YES
HP	120	FIREBUSH	HAMELIA PATENS	18" HEIGHT X 14" SPREAD	FULL	3' O.C.	YES	YES
IV	91	DWARF YALPON HOLLY	ILEX VOMITORIA 'NANA'	18" HEIGHT X 14" SPREAD	FULL	3.5' O.C.	YES	YES
MCP	36	DWARF WAX MYRTLE	MYRTICA CERIFERA 'PUMILA'	18" HEIGHT X 14" SPREAD	FULL	3' O.C.	YES	YES
LML	182	LAVENDER SWIRL LANTANA	LANTANA MONTEVIDENSIS 'LAVENDER SWIRL'	6" LENGTH	FULL, 4" POTS	18" O.C.	NO	YES
LM	150	EVERGREEN GIANT LIRIOPE	LIRIOPE MUSCARI 'GREEN GIANT'	8" HEIGHT	FULL, 4" POTS	18" O.C.	NO	YES
PENTAS	144	PENTAS (ANNUAL FLOWERS)	PENTAS LANCEOLATA		FULL, 4" POTS	12" O.C.	NO	YES

- GENERAL LAWN NOTES**
- CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
 - CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
 - CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED ON CIVIL PLANS. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
 - ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
 - CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOOLS, ETC. PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
 - CONTRACTOR SHALL PROVIDE AN ADD ALTERNATE PRICE TO INSTALL (2) TWO INCHES OF IMPORTED TOPSOIL ON ALL LAWN AREAS IN LIEU OF USING EXISTING TOPSOIL ON-SITE. IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM LAND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
 - CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
 - CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

- LANDSCAPE NOTES**
- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
 - CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
 - CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
 - CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
 - ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS SIDEWALKS AND CURBS.
 - ALL LAWN AREAS TO BE SOD SOLID BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
 - ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
 - CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

- NOTES:**
- THE LANDSCAPE CONTRACTOR WHO INSTALLS THE LANDSCAPING WILL ALSO BE CONTRACTED TO DO THE FIRST YEAR OF MAINTENANCE. CONTRACTORS WHO SUBMIT BIDS MUST INCLUDE INSTALLATION COST AND A SEPARATE ONE-YEAR MAINTENANCE BID.
- MAINTENANCE NOTES**
- THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
 - ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
 - ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
 - ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
 - ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
 - CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

LANDSCAPE CALCULATIONS

a. EXISTING TREES OVER 10" DBH			c. TREE REPLACEMENT INCHES REQUIRED			d. TREE REPLACEMENT INCHES PROVIDED		
QUAN.	TREES	DBH	QUAN.	SPECIMEN TREES	DBH	QUAN.	TREES	DBH
2	12" LIVE OAK	22"				1	2" LIVE OAK	2"
2	12" PALM	24"				9	2" MAGNOLIA	18"
TOTAL INCHES OF EXIST. TREES OVER 10" DBH						6	2" HOLLY	12"
46"						5	2" REDBUD	10"
						3	14" TALL PALM	-
						TOTAL TREE REPLACEMENT INCHES PROVIDED		
						42"		

b. EXISTING TREES TO BE REMOVED		
QUAN.	TREES	DBH
5	4" MAGNOLIA	20"
1	7" LIVE OAK	7"
1	9" LIVE OAK	9"
2	4" HOLLY	8"
2	12" PALM	24"
TOTAL INCHES OF EXISTING TREES TO BE REMOVED		
68"		

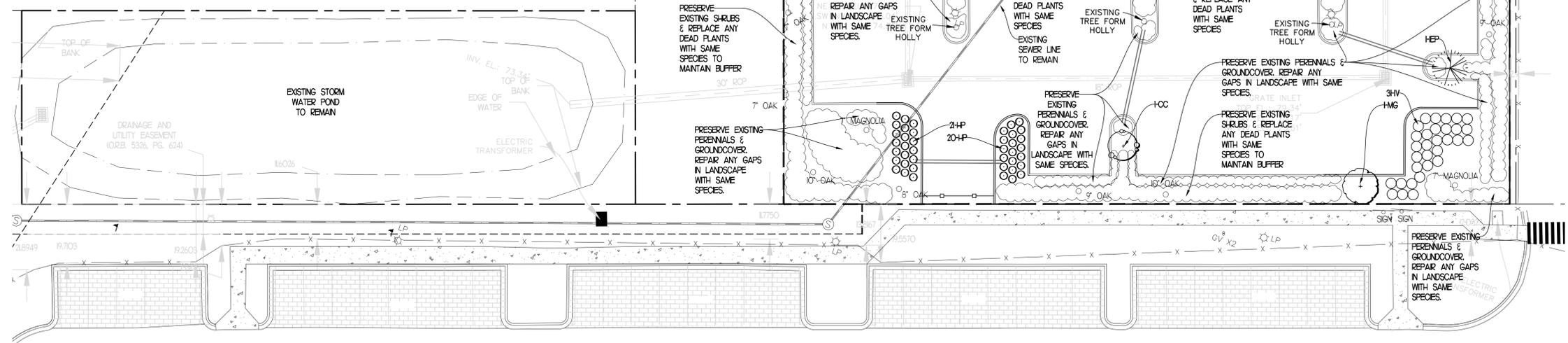
MAXIMUM ALLOWED GRASSED AREA (SECTION 506.2(1)(a))
 30% OF THE REQUIRED LANDSCAPE AREA MAY BE GRASSED.
 LANDSCAPE AREA = 19,655 SF.
 19,655 SF. X .30 = 5,897 SF. MAX. ALLOWED GRASSED AREA.
 531 SF. GRASSED SOD AREA PROVIDED (2.71)

PERIMETER LANDSCAPE BUFFER 17' ADJ. TO RW (FROM TABLES 506.2(1) & 506.2(2))
 SHADE & UNDERSTORY TREES SPACED AN AVERAGE OF 30' APART =
 245 / 30 = 8 TREES REQUIRED
 8 TREES PROVIDED

5 SHRUBS PER TREE =
 8 TREES X 5 = 40 SHRUBS REQUIRED
 140 EVERGREEN SHRUBS, 182 PERENNIALS, & 150 GROUND COVER PLANTS PROVIDED.

BUFFER PLANTED TO FORM A CONTINUOUS SOLID VISUAL SCREEN WITHIN 1 YR. OF PLANTING REQUIRED.
 BUFFER PLANTED TO FORM CONTINUOUS SCREEN PROVIDED.

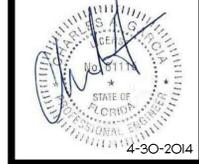
BUILDING PERIMETER LANDSCAPE AREA (SECTION 506.2(1)(a))
 PROVIDE PERIMETER BLDG. LANDSCAPE BEDS IN A MIN. AMOUNT OF 10% OF BLDG. GROUND LEVEL FLOOR AREA. THESE LANDSCAPE AREAS SHALL INCLUDE SHADE TREES, UNDERSTORY TREES AND/OR PALMS, SHRUBS, DWARF SHRUBS, AND GROUND COVER PLANTS. 6,046 X 10 = 60,460 SF. REQUIRED
 4,440 SF. LANDSCAPE AREA PLANTED WITH 4 TREES, 3 PALMS, 84 SHRUBS, AND 308 GROUND COVER PLANTS PROVIDED.



STATE ROAD NO. 54
 PUBLIC R/W WIDTH VARIES PER FDOT R/W MAP

REVISIONS	BY

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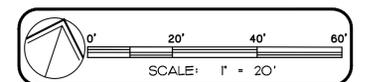


CHILI'S
 RESTAURANT #1559
 28444 ST. RD. 54
 WESLEY CHAPEL, PASCO COUNTY, FL
 BRINKER FLORIDA, INC
 6820 LBJ FREEWAY
 DALLAS, TEXAS 75240

DRAWN MAM
 CHECKED TMB
 DATE 04/25/2014
 SCALE 1" = 20'

DRAWING
 L101

LANDSCAPING PLAN



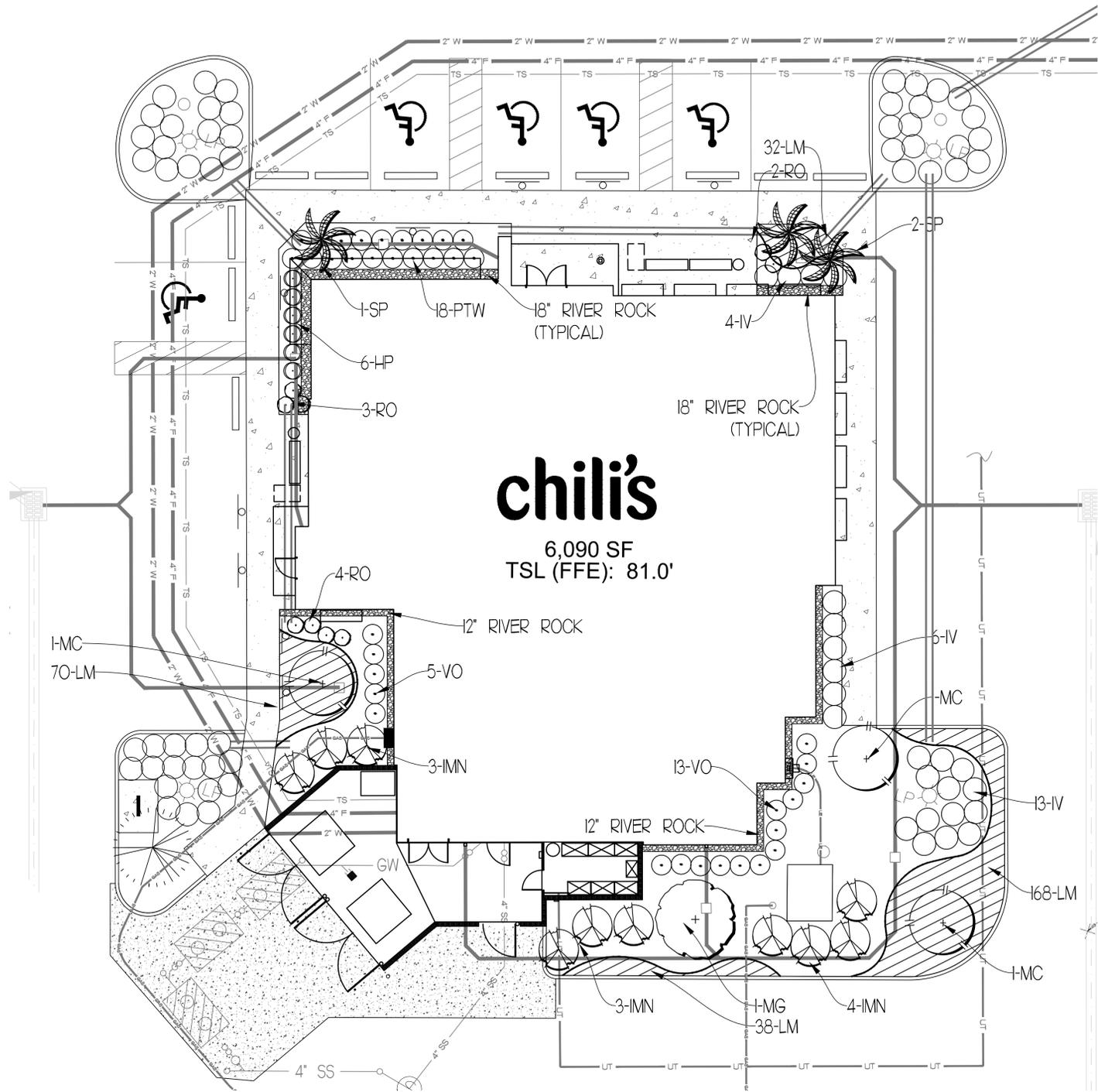
BRINKER INTERNATIONAL SPECIFICATIONS

- I. ALL WORK SHALL BE LAID OUT BY LANDSCAPE CONTRACTOR FOR THE OWNER'S APPROVAL PRIOR TO INSTALLATION. ALL MATERIAL SHALL BE SUBJECT TO OWNER APPROVAL.
- II. LANDSCAPE CONTRACTOR SHALL PROVIDE PLANTED AND GUARANTEED UNIT PRICES FOR ALL WORK.
2. WRITTEN APPROVAL IS REQUIRED BY THE OWNER FOR ANY SUBSTITUTIONS OR CHANGES IN MATERIAL.
3. LANDSCAPE CONTRACTOR TO PROVIDE DAILY CLEANUP AND MAINTENANCE THROUGH COMPLETION.
4. THE LANDSCAPE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ANY EXISTING BUILDINGS OR STRUCTURES ON THE SITE AND SHALL BE HELD RESPONSIBLE FOR ANY DAMAGE CAUSED BY HIS WORK.
5. LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL MATERIAL AND LABOR FOR (12) TWELVE MONTHS AFTER ACCEPTANCE OF PROJECT FOR MATERIAL EITHER DEAD OR NOT IN HEALTHY CONDITION. CONTRACTOR SHALL WATER ALL MATERIAL DURING PERIOD OF PROJECT.
6. IT SHALL BE THE RESPONSIBILITY OF LANDSCAPE CONTRACTOR TO PREVENT PLANTS FROM FALLING OR BEING BLOWN OVER AND TO STRAIGHTEN OR REPLANT ALL PLANTS WHICH ARE DAMAGED DUE TO LACK OF GUYING OR STAKING. PLANTS BLOWN OVER BY WIND SHALL NOT CAUSE ADDITIONAL EXPENSE TO THE OWNER BUT SHALL BE THE FINANCIAL RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
7. LANDSCAPE CONTRACTOR SHALL NOT BE RESPONSIBLE AT ANY TIME TO REPLACE OR HONOR ANY WARRANTY FOR THE LOSS OF ANY TREE, PLANTS, GROUNDCOVER OR SOD DUE TO FIRES, FLOODS, FREEZING TEMPERATURES, LIGHTNING, WINDS IN EXCESS OF 50 MPH, OR ANY NATURAL DISASTER.
8. UNLESS OTHERWISE SPECIFIED ON THESE PLANS, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINE GRADING OF THE PLANTING OF ANY SODDED AREAS. FINE GRADING SHALL CONSIST OF THE FINAL .10 FOOT OF THE GRADE TO BE ACHIEVED.
9. TOPSOIL MATERIAL, WHEN CALLED FOR ON THE PLANS, SHALL BE FREE OF HARD CLODS, STIFF CLAY, HARD PAN, STONES LARGER THAN 3/4" DIAMETER, OBNOXIOUS WEEDS AND PLANTS, SOD, PARTIALLY DISINTEGRATED DEBRIS, INSECTS OR ANY OTHER UNDESIRABLE MATERIAL, PLANTS OR SEEDS THAT WOULD BE TOXIC OR HARMFUL TO PROPER GROWTH.
10. THE LANDSCAPE CONTRACTOR SHALL BE ADVISED OF THE EXISTENCE OF UNDERGROUND UTILITIES ON THE SITE. THEIR EXACT LOCATION SHALL BE VERIFIED IN THE FIELD WITH THE OWNER OR THE GENERAL CONTRACTOR PRIOR TO THE COMMENCEMENT OF ANY DIGGING OPERATIONS. IN THE EVENT THEY ARE UNCOVERED, THE LANDSCAPE CONTRACTOR SHALL PROMPTLY NOTIFY THE OWNER. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES TO UTILITIES AND SUCH DAMAGE SHALL NOT CAUSE ANY ADDITIONAL EXPENSE TO THE OWNER. ANY DAMAGE TO UNREPORTED LINES SHALL NOT BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
11. PLANT LIST QUANTITIES ARE PROVIDED AS AN AID TO BIDDERS ONLY. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFICATIONS OF PLANT MATERIAL QUANTITIES ON PLAN. IMPROPER PLANT COUNTS MADE BY THE LANDSCAPE CONTRACTOR SHALL BE NO CAUSE FOR ADDITIONAL EXPENSE TO THE OWNER.
12. PLANTS SHOULD CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMAN STANDARDS.
13. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE COMPLIANCE OF LANDSCAPE PLANS WITH THE CITY REQUIREMENTS.
14. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION (WITH PHYSICAL BARRIERS) AND MAINTENANCE OF EXISTING AND TRANSPLANTED TREES DURING CONSTRUCTION (WHERE APPLICABLE).
15. THE LANDSCAPE CONTRACTOR SHALL ADJUST PLANTING AS NEEDED TO ALLOW FOR THE SCREENING OF PROPOSED ELECTRICAL TRANSFORMERS.
16. THE LANDSCAPE CONTRACTOR SHALL COORDINATE PLACEMENT OF PLANT MATERIAL WITH THE SITE AND BUILDING LIGHTING LOCATIONS AS PER ARCHITECTURAL PLANS.
17. LAWN AREAS TO BE SODDED SHALL BE RAKED FREE OF STONES AND DEBRIS. DEBRIS AND STONES OVER 3/4" IN DIAMETER SHALL BE REMOVED FROM THE SITE. ALL DAMAGED SOD WILL BE REJECTED. ALL SOD MUST BE PLACED WITH STAGGERED JOINTS, TIGHTLY BUTTED, WITH NO INEQUALITIES IN GRADE. PLACE ALL SOD IN ROWS AT RIGHT ANGLES TO SLOPES (WHERE APPLICABLE).

GENERAL NOTES

1. PLANTING LAYOUT, BASED ON PROTOTYPE LANDSCAPE PLAN, IS TO BE PROVIDED BY BRINKER INTERNATIONAL DESIGN DEPARTMENT.
2. FINAL LOCATION OF ALL PLANTING SHALL BE DETERMINED IN THE FIELD BY THE OWNER'S CONSTRUCTION MANAGER.
3. ANY MODIFICATIONS TO PLANTING LAYOUT, PLANT MATERIALS, ETC. SHALL BE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER PRIOR TO EXECUTION.
4. ALL AREAS TO BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM WITH TIME CLOCK. LANDSCAPE CONTRACTOR TO VERIFY AND ADJUST FOR ANY SITE VISIBILITY ANGLES.

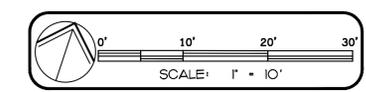
ALL PROPOSED PLANT MATERIALS TO BE FLORIDA NO. 1 OR BETTER MATERIAL AS DESCRIBED IN GRADES AND STANDARDS FOR NURSERY PLANTS, PART I, 1963, AND PART II, STATE OF FLORIDA DEPARTMENT OF AGRICULTURE, TALLAHASSEE (5-701b)(1).



chili's
6,090 SF
TSL (FFE): 81.0'

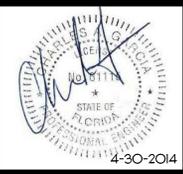
KEY	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS	SPACING	NATIVE	DROUGHT TOLERANT
SP	3	SABAL PALM	SABAL PALMETTO	14' MIN HEIGHT	10' OF CLEAR TRUNK	AS SHOWN	YES	YES
MG	1	MAJESTIC BEAUTY SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA "MAJESTIC BEAUTY"	2' CALIPER, 7' HEIGHT X 3' SPREAD	FULL, BB	AS SHOWN	YES	YES
MC	3	WAX MYRTLE	MYRTICA CERIFERA	7' HEIGHT X 3.5' SPREAD	TREE FROM MIN OF 3 TRUNKS EQUAL TO OR GREATER THAN 2" CAL. BB	AS SHOWN	YES	YES
IMN	10	MARY NELL HOLLY	ILEX X "MARY NELL"	36" HEIGHT X 20" SPREAD	FULL	6' O.C.	YES	YES
VO	18	WALTER'S VIBURNUM	VIBURNUM OBOVATUM	18" HEIGHT X 14" SPREAD	FULL	3' O.C.	YES	YES
HP	6	FIREBUSH	HAMELIA PATENS	18" HEIGHT X 14" SPREAD	FULL	3' O.C.	YES	YES
PTW	18	DWARF PITTOSPORUM	PITOSPORUM TOBIRA "WHISLER"	18" HEIGHT X 14" SPREAD	FULL	3' O.C.	NO	YES
IV	23	DWARF YALPON HOLLY	ILEX VOMITORIA "NANA"	18" HEIGHT X 14" SPREAD	FULL	3.5' O.C.	YES	YES
RO	9	ROSEMARY	ROSMARINUS OFFICINALIS	12" HEIGHT X 10" SPREAD	FULL	2.5' O.C.	NO	YES
LM	308	EVERGREEN GIANT LIRIOPE	LIRIOPE MUSCARI "GREEN GIANT"	8" HEIGHT	FULL, 4" POTS	18" O.C.	NO	YES

ENLARGED
LANDSCAPING PLAN



REVISIONS	BY

FREELAND and KAUFFMAN, INC.
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Greenville, South Carolina 29609
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fax 864-233-6916



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RESTAURANT #1659
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WESLEY CHAPEL, PASCO COUNTY, FL
BRINKER FLORIDA, INC
6820 LBJ FREEWAY
DALLAS, TEXAS 75240

DRAWN
MAM
CHECKED
TMB
DATE
04/25/2014
SCALE
1" = 10'

DRAWING
L102

SECTION 02900 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

Refer to Landscape Plans, notes, details, bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

- Planting (trees, shrubs and grasses)
- Bed preparation and fertilization
- Notification of sources
- Water and maintenance until final acceptance
- Guarantee

1.3 REFERENCE STANDARDS

A. American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1980, Edition by American National Standards Institute, Inc. (Z60.1) - plant material replacement. In such cases, the opinion of the Owner shall be final.

B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.

C. Texas Association of Nurserymen, Grades and Standards

D. Hortis Third, 1976 - Cornell University

E. File Certificates of Inspection of plant material by state, county and federal authorities with Landscape Architect, if required.

F. Soil Analysis: Provide sandy loam soil analysis if requested by the Landscape Architect.

G. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3) inches below final finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid soil shall be left one (1) inch below the final finish grade of sidewalks, drives and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.

H. General Contractor shall provide topsoil as described in Section 02200 - Earthwork.

I. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for their or damage.

J. Maintenance shall include watering of trees and plants, cultivation, weeding, spraying, edging, pruning of trees, of grass, cleaning up and all other work necessary of maintenance.

K. A written notice requesting final inspection and should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by the Owner and Landscape Contractor will be completed prior written acceptance.

L. After final acceptance of installation, the Landscape Contractor will not be required to do any of the above work.

M. Contractor shall provide separate bid proposal for one maintenance to begin after final acceptance.

N. Guarantee: 1. Trees, shrubs and groundcover shall be guaranteed for a twelve (12) month period after final acceptance. The Contractor shall replace all dead materials as soon as possible and upon notification of the Owner. Trees, which have partially died so that symmetry has been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.

O. Plants used for replacement shall be of the same size and kind as those originally planted and shall be as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, ruts in lawn or bed areas, incurred as a result of replacements shall be immediately repaired.

P. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.

Q. When plant replacements are made, plants, soil, fertilizer and mulch are to be utilized as originally specified and re-inspected for full compliance with the contract requirements. All replacements are to be included under "Work" of this section.

R. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.

S. The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, insects, diseases, injury by humans, machines or theft.

T. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a complete, undamaged condition and there is a stand of grass in all lawn areas. At that time, the Owner will assume maintenance on the accepted work.

U. Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting. In the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and man to make such repairs at the expense to the Landscape Contractor.

V. Quality Assurance: A. General: Comply with applicable federal, state, county and local regulations governing landscape materials and work.

B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.

C. Selection of Plant Material: 1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will ensure the purchased materials will meet and / or exceed project specifications.

2. Substitutions: Do not make plant material substitutions. If the specified landscape material is not obtainable, submit proof of non-availability to Landscape Architect, together with proposal for use of equivalent material. At the time bids are submitted, the Contractor is assumed to have located the materials necessary to complete the job as specified.

3. Landscape Architect will provide a key identifying each location on site. Written verification will be required to document material selection, source and delivery schedules to site.

4. Measurements: Measure trees with branches and trunks or canes in their normal position. Do not prune to obtain required sizes. Take caliper measurements six inches above ground for trees up to and including 4" caliper size, and inches above ground for larger sizes. Measure main body plant material of height and spread dimensions, do not from branch or root tip-to-tip.

5. Owner and / or Landscape Architect shall inspect all material with requirements for genus, species, cultivar / size and quality.

6. Owner and / or Landscape Architect retains the right to further inspect all plant material upon arrival to the site and during installation for size and condition of root balls and systems, limbs, branching habit, insects, injuries and defects.

7. Owner and / or Landscape Architect may reject unsatisfactory or defective material at any time during the process work. Remove rejected materials immediately from the site and replace with acceptable material at no additional cost to the Owner. Plants damaged in transit or at job site shall be rejected.

8. Organic Matter: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of coarse and fine textured material.

9. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.

10. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.

11. Organic Fertilizer: Fertilaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.

12. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or GF) with a minimum 8% sulfur and 4% iron, plus micronutrients.

13. Peat: Commercial sphagnum peat moss or other partially decomposed shredded pine bark or other approved organic material.

14. Steel Edging: Shall be Ryerson "Estate Curbing", 1/8" x 4" with stakes 4" on center.

15. Staking Material for Shade Trees: 1. Post: Studed T-Post, #1 Armo with anchor plate; 6'-0" length; paint green; 2. Wire: 12 gauge, single strand, galvanized wire; 3. Rubber hose: 2 ply, fiber reinforced hose, minimum 1 inch inside diameter. Color: Black; 4. Gravel: Washed native pea gravel, graded 1 inch to 1-1/2 inch.

16. Filter Fabric: "Miraf Mirascape" by Miraf Construction Products available at Lone Star Products, Inc., (469) 923-9444 or approved equal.

17. River Rock: "Colorado" or native river rock, 2" - 4" dia. F. Decomposed Granite: Base material shall consist of a natural material mix of granite aggregate not to exceed 1/8" diameter in size and shall be composed of various stages of decomposed earth base.

D. Approval: All plant materials shall be subject to approval by the Owner. All plants which are found unsuitable in growth, or are unhealthy, badly shaped or undersized condition will be rejected by the Landscape Architect before or after planting and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified at no additional cost to the Owner.

E. Trees shall be healthy, full-branched, well-shaped and shall meet the trunk diameter and height requirements of the plant schedule. Balls shall be firm, neat, slightly tapered and well wrapped in burlap. Any tree loose in the ball or with a broken root ball at time of planting will be rejected. Balls shall be ten (10) inches in diameter for each one (1") inch of trunk diameter. (Nomenclature conforms to the customary nursery usage; for clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.)

F. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect prior to final acceptance, shall be executed by the Landscape Contractor at no additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

A. Sandy Loam: 1. Friable, fertile, dark, loamy soil, free of clay lumps, stones and other extraneous material and reasonably free weeds and foreign grasses. Loam containing Dalisgrass or Nutgrass shall be rejected.

2. Physical properties as follows: Clay - between 7-27 percent Silt - between 15-25 percent Sand - less than 52 percent

3. Organic matter shall be 3%-10% of total dry weight. 4. If requested, Landscape Contractor shall provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.

B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of coarse and fine textured material.

C. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.

D. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.

E. Organic Fertilizer: Fertilaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.

F. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or GF) with a minimum 8% sulfur and 4% iron, plus micronutrients.

G. Peat: Commercial sphagnum peat moss or other partially decomposed shredded pine bark or other approved organic material.

H. Steel Edging: Shall be Ryerson "Estate Curbing", 1/8" x 4" with stakes 4" on center.

I. Staking Material for Shade Trees: 1. Post: Studed T-Post, #1 Armo with anchor plate; 6'-0" length; paint green; 2. Wire: 12 gauge, single strand, galvanized wire; 3. Rubber hose: 2 ply, fiber reinforced hose, minimum 1 inch inside diameter. Color: Black; 4. Gravel: Washed native pea gravel, graded 1 inch to 1-1/2 inch.

J. Filter Fabric: "Miraf Mirascape" by Miraf Construction Products available at Lone Star Products, Inc., (469) 923-9444 or approved equal.

K. River Rock: "Colorado" or native river rock, 2" - 4" dia. F. Decomposed Granite: Base material shall consist of a natural material mix of granite aggregate not to exceed 1/8" diameter in size and shall be composed of various stages of decomposed earth base.

1. Areas to be Solid Sod: Blocks of sod should be laid joint to joint (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.

2. Areas to be Hydromulch Common Bermudagrass: Hydromulch with Bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. Use a 4' x 8' batter board against the bed areas.

3. Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsols, etc., placed in nine (9") inch layers and watered in thoroughly.

4. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.

5. Plant materials shall be delivered to the site only after the beds are prepared and areas are ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and sun. Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.

6. Position the trees and shrubs in their intended location as per plans.

7. Notify the Landscape Architect for inspection and approval of all positioning of plant materials.

8. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

9. Shrub and tree pits shall be no less than twenty-four (24") inches wider than the lateral dimension of the earth ball and six (6") inches deeper than the vertical dimension. Remove and haul from site all rocks and stones over three-quarter (3/4") inch in diameter. Plants should be thoroughly moist before removing containers.

10. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.

11. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per tree planting detail as approved by the Landscape Architect if the percolation test fails.

12. Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burton from the top 1/2 of the ball, as well as all nylon, plastic string and wire mesh. Container trees will usually be "root bound, if so follow standard nursery practice of "root scoring".

13. Prepare new planting beds by scraping away existing and weeds as necessary. Till existing soil to a depth of six (6) inches prior to placing compost and fertilizer. Apply fertilizer per Manufacturer's recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at a rate of twenty (20) pounds per one thousand (1,000) square feet.

14. All planting areas shall receive a two (2") inch layer of specified mulch.

15. Pruning shall be directed by the Landscape Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by the National Arborist Association.

16. Pruning and Mulching: Pruning shall be directed by the Landscape Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by the National Arborist Association.

17. Dead wood, suckers, broken and badly bruised branches shall be removed. General tipping of the branches is not permitted. Do not cut terminal branches.

18. Pruning shall be done with clean, sharp tools.

19. Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material for trees shall be the diameter of the plant pit.

20. Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.

21. All steel curbing shall be free of kinks and abrupt bends.

22. Top of curbing shall be 1/2" maximum height above final finished grade.

23. Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.

24. Do not install steel edging along sidewalks or curbs.

25. Cut steel edging at 45 degree angle where edging meets sidewalks or curbs.

26. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized so that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing them at end of work day.

27. END OF SECTION

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

A. Landscape Contractor to inspect all existing conditions and any deficiencies to the Owner.

B. All planting areas shall be conditioned as follows: 1. Prepare new planting beds by scraping away existing and weeds as necessary. Till existing soil to a depth of six (6) inches prior to placing compost and fertilizer. Apply fertilizer per Manufacturer's recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at a rate of twenty (20) pounds per one thousand (1,000) square feet.

C. All planting areas shall receive a two (2") inch layer of specified mulch.

3. Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsols, etc., placed in nine (9") inch layers and watered in thoroughly.

4. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.

5. Plant materials shall be delivered to the site only after the beds are prepared and areas are ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and sun. Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.

6. Position the trees and shrubs in their intended location as per plans.

7. Notify the Landscape Architect for inspection and approval of all positioning of plant materials.

8. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

9. Shrub and tree pits shall be no less than twenty-four (24") inches wider than the lateral dimension of the earth ball and six (6") inches deeper than the vertical dimension. Remove and haul from site all rocks and stones over three-quarter (3/4") inch in diameter. Plants should be thoroughly moist before removing containers.

10. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.

11. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per tree planting detail as approved by the Landscape Architect if the percolation test fails.

12. Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burton from the top 1/2 of the ball, as well as all nylon, plastic string and wire mesh. Container trees will usually be "root bound, if so follow standard nursery practice of "root scoring".

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15. Pruning shall be directed by the Landscape Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by the National Arborist Association.

16. Pruning and Mulching: Pruning shall be directed by the Landscape Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by the National Arborist Association.

17. Dead wood, suckers, broken and badly bruised branches shall be removed. General tipping of the branches is not permitted. Do not cut terminal branches.

18. Pruning shall be done with clean, sharp tools.

19. Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material for trees shall be the diameter of the plant pit.

20. Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.

21. All steel curbing shall be free of kinks and abrupt bends.

22. Top of curbing shall be 1/2" maximum height above final finished grade.

23. Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.

24. Do not install steel edging along sidewalks or curbs.

25. Cut steel edging at 45 degree angle where edging meets sidewalks or curbs.

26. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized so that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing them at end of work day.

27. END OF SECTION

J. Do not wrap trees.

K. Do not over prune.

L. Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.

M. All plant beds and trees to be mulched with a minimum thickness of two (2") inches over the entire bed or pit.

N. Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit - excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3) feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.

O. Trees and large shrubs shall be staked as site conditions require. Position stakes to secure trees against seasonal prevailing winds.

P. Pruning and Mulching: Pruning shall be directed by the Landscape Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by the National Arborist Association.

1. Dead wood, suckers, broken and badly bruised branches shall be removed. General tipping of the branches is not permitted. Do not cut terminal branches.

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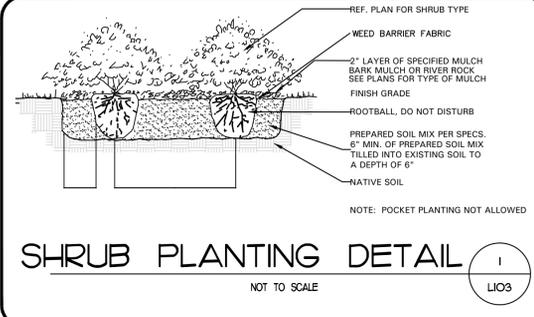
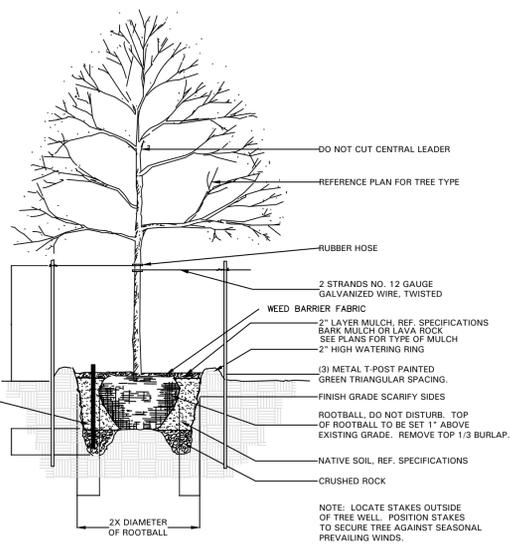
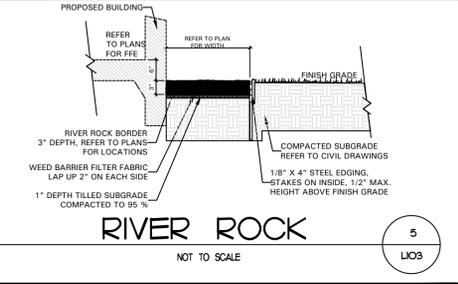
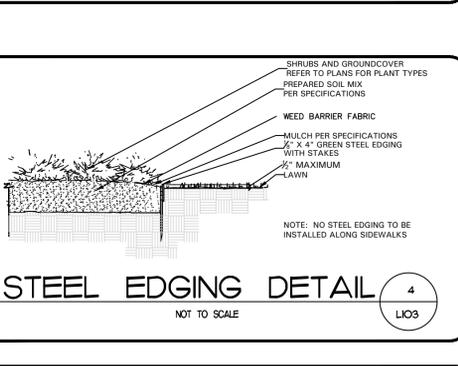
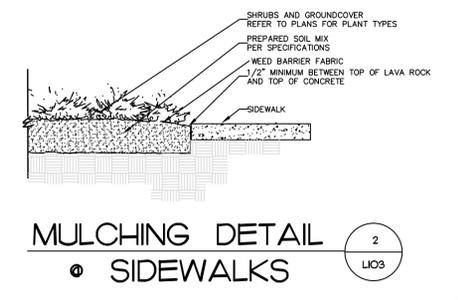
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11. END OF SECTION



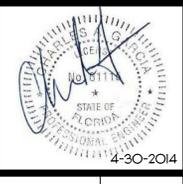
TREE PLANTING DETAIL LIO3

SHRUB PLANTING DETAIL LIO3

LANDSCAPING SPEC & DETAILS

REVISIONS	BY

FREELAND and KAUFFMAN, INC.
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CHILI'S
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WESLEY CHAPEL, PASCO COUNTY, FL
BRINKER FLORIDA, INC
6820 LBJ FREEWAY
DALLAS, TEXAS 75240

DRAWN	MAM
CHECKED	TMB
DATE	04/25/2014
SCALE	-

DRAWING
LIO3



LOW VOLUME CONTROL ZONE KITS

Low Flow and High Flow Zones

APPLICATIONS

- Designed for all drip, drip and micro-spray zones
- Residential or commercial landscape irrigation applications
- For zones between 0.25 and 35 GPM

SPECIFICATIONS

- 1/2" and 1" Low Flow Kits
- Flow range: 0.25 - 4.4 GPM
- Regulated pressure: 42 psi
- 1/2" and 1" High Flow Kits
- Flow range: 4.5 - 17.6 GPM
- 1 1/2" Kits
- Flow range: 11 - 35 GPM
- Filter mesh: 140
- 1/2" High Flow and 1 1/2" Kits maximum pressure: 140 psi

FEATURES & BENEFITS

PRE-ASSEMBLED VALVE, FILTER AND PRESSURE REGULATOR
Saves installation and labor costs.

COMPACT DESIGN
3/4", 1" and 1 1/2" kits fit into standard 12" rectangular valve box.

WIDE RANGE OF FLOW RATES
For a variety of applications.

PROVEN DISC FILTER DESIGN
Provides superior filtration with 25 square inches of filtering surface.

AVAILABLE IN TWO STYLES
With a control valve or with no control valve.

LOW VOLUME CONTROL ZONE KITS COMPARISON CHART

Valve x Outlet	RESIDENTIAL AND COMMERCIAL LOW FLOW		RESIDENTIAL AND COMMERCIAL HIGH FLOW		COMMERCIAL	
	1" PPT INLET x 3/4" PPT OUTLET	3/4" PPT INLET x 3/4" PPT OUTLET	1" PPT INLET x 3/4" PPT INLET x 3/4" PPT OUTLET	3/4" PPT INLET x 3/4" PPT OUTLET	1 1/2" PPT INLET x 1 1/2" PPT INLET x 1 1/2" PPT OUTLET	1 1/2" PPT INLET x 1 1/2" PPT OUTLET
VALVE SPECIFICATIONS:	1"	No Valve	1"	No Valve	1 1/2"	No Valve
FLOW RANGE:	0.01 to 4.4 GPM	No Valve	0.01 to 4.4 GPM	No Valve	0.25 to 11.0 GPM	No Valve
PRESSURE REGULATOR SPECIFICATIONS:						
SIZE:	3/4"	3/4"	3/4"	3/4"	1 1/2"	1 1/2"
FLOW RANGE:	0.25 to 4.4 GPM	0.25 to 4.4 GPM	4.5 to 17.6 GPM	4.5 to 17.6 GPM	11 to 35 GPM	11 to 35 GPM
REGULATED PRESSURE:	42 psi	42 psi	45 psi	45 psi	45 psi	45 psi
MAXIMUM OPERATING PRESSURE:	145 psi	145 psi	145 psi	145 psi	145 psi	145 psi
MANGAL FILTER SPECIFICATIONS:						
SIZE:	3/4"	3/4"	3/4"	3/4"	1 1/2"	1 1/2"
MESH:	140 Mesh	140 Mesh	140 Mesh	140 Mesh	140 Mesh	140 Mesh
FLOW RANGE:	0 to 17 GPM	0 to 17 GPM	0 to 17 GPM	0 to 17 GPM	0 to 35 GPM	0 to 35 GPM
MAXIMUM PRESSURE:	140 psi	140 psi	140 psi	140 psi	140 psi	140 psi
FILTER TYPE:	Disc	Disc	Disc	Disc	Disc	Disc

Note: Specifications of the "Kit" are determined by the combination of the individual components. For example, the flow range of the 3/4" and 1" high flow kits is 4.5 to 17.6 GPM. The specifications table is shown for reference only for the individual components.

DIMENSIONS & WEIGHT

	LOW VOLUME WITH VALVE	LOW VOLUME NO VALVE	HIGH VOLUME WITH VALVE	HIGH VOLUME NO VALVE	HIGH VOLUME 1 1/2" WITH VALVE	HIGH VOLUME 1 1/2" NO VALVE
LENGTH:	12 1/2"	9"	12 1/2"	9"	21 1/2"	15"
HEIGHT:	5"	5"	5"	5"	10 1/4"	10 1/4"
WIDTH:	3 7/8"	3 7/8"	3 7/8"	3 7/8"	3 7/8"	3 7/8"
WEIGHT:	1.75 lbs.	.80 lbs.	1.90 lbs.	1.05 lbs.	5.3 lbs.	3.3 lbs.

ORDERING INFORMATION

DESCRIPTION	QTY	MODEL NUMBER
1" VALVE WITH 1/2" LOW FLOW REGULATOR WITH 1/2" FILTER	1	LVCZ3801005-LF
1" VALVE WITH 1/2" LOW FLOW REGULATOR WITH 1/2" FILTER	6	LVCZ3801005-LF-B
1" VALVE WITH 1/2" HIGH FLOW REGULATOR WITH 1/2" FILTER	1	LVCZ3801005-HF
1" VALVE WITH 1/2" HIGH FLOW REGULATOR WITH 1/2" FILTER	6	LVCZ3801005-HF-B
3/4" VALVE WITH 1/2" HIGH FLOW REGULATOR WITH 1/2" FILTER	1	LVCZ158
3/4" VALVE WITH 1/2" HIGH FLOW REGULATOR WITH 1/2" FILTER	10	LVCZ158-LF-B
1/2" LOW FLOW REGULATOR WITH 1/2" FILTER, NO VALVE	1	LVCZ158-LF
1/2" LOW FLOW REGULATOR WITH 1/2" FILTER, NO VALVE	10	LVCZ158-LF-B
1/2" HIGH FLOW REGULATOR WITH 1/2" FILTER, NO VALVE	1	LVCZ158-HF
1/2" HIGH FLOW REGULATOR WITH 1/2" FILTER, NO VALVE	10	LVCZ158-HF-B



NETAFIM USA
5470 E. Home Ave.
Frisco, CA 95027
CS 888-938-2246

www.netafimusa.com LVCZ 310

THE CONTRACTOR SHALL DESIGN A COMPLETE DRIP IRRIGATION SYSTEM TO PROVIDE IRRIGATION WATER TO ALL NON-PAVED AREAS. THE SYSTEM SHALL BE DIVIDED INTO ZONES SUCH THAT LINE VELOCITY DOES NOT EXCEED 5 FPS. ZONES SHALL BE CONTROLLED SO THAT THE IRRIGATION DEMAND DOES NOT EXCEED 85% OF THE WATER METER CAPACITY. THE CONTRACTOR SHALL USE HYDRAULIC PRINCIPLES TO DESIGN ALL COMPONENTS TO ENSURE ADEQUATE FLOW AND PRESSURE TO PROPERLY OPERATE THE SYSTEM. PIPE FRICTION SHALL BE BASED ON A FRICTION FACTOR (C=60) SUITABLE FOR PVC PIPE. TURF AREAS SHALL BE IRRIGATED SEPARATELY FROM SHRUB/PLANT BEDS. DRIP SYSTEM IN TURF SHALL BE INSTALLED IN THE SUBSURFACE AND SHRUB/PLANT BEDS WILL BE INSTALLED ON THE SURFACE BELOW THE MULCH. THE CONTRACTOR SHALL PREPARE A COMPLETE IRRIGATION PLAN SHOWING PERTINENT SITE FEATURES, VALVES, PIPING, ETC. THE PLAN SHALL BECOME THE PROPERTY OF BRINKER INTERNATIONAL AT THE COMPLETION OF THE PROJECT. THE IRRIGATION SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH THE PROCEDURES OUTLINED BY NETAFIM USA.

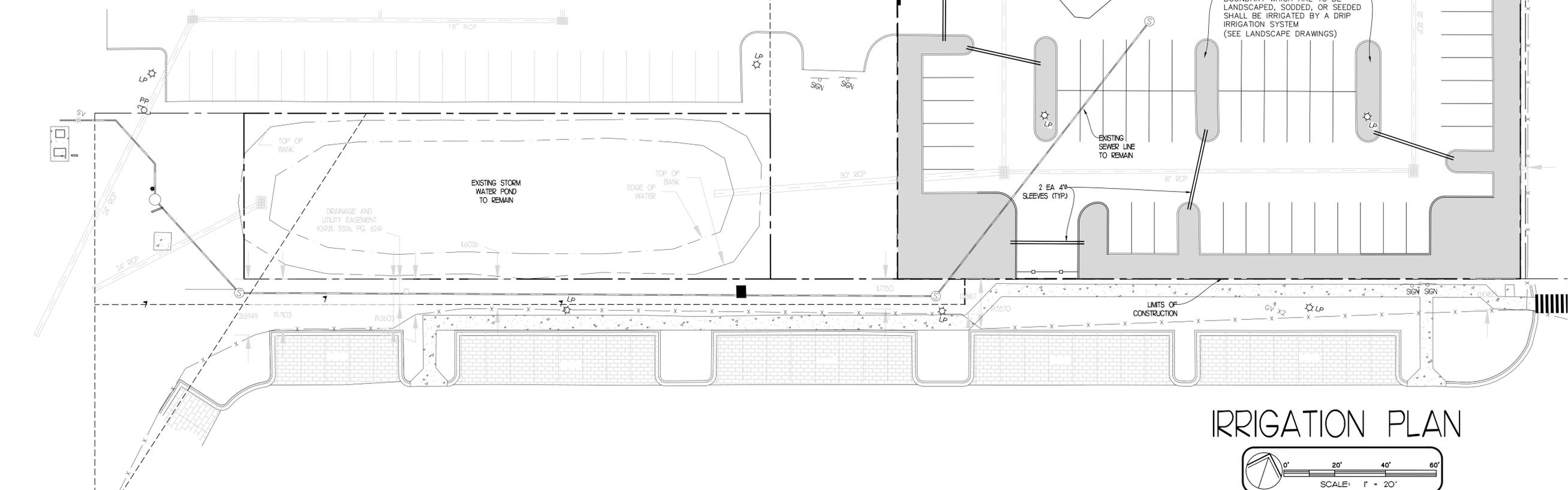
ALL EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. MINIMUM FILTRATION IS 120 MESH. THE FILTER AND REGULATOR SIZE SHALL BE DETERMINED BY THE FLOW RATE OF EACH ZONE.

DRIP IRRIGATION SYSTEM SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATION. NETAFIM TECHLINE #TL06-120 LATERAL SPACING SHALL BE IN ACCORDANCE WITH NETAFIM SELECTION GUIDELINE CHARTS BASED ON SOIL TYPE. THE IRRIGATION CONTROL SYSTEM SHALL INCLUDE RAIN SENSORS TO MONITOR RAINFALL LEVELS AND PREVENT UNNECESSARY IRRIGATION.

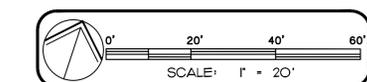
TECHLINE CV# General Guidelines

Emitter Flow	TURF				SHRUB AND GROUND COVER			
	Clay Soil	Loam Soil	Sandy Soil	Coarse Soil	Clay Soil	Loam Soil	Sandy Soil	Coarse Soil
0.26 GPH	18"	12"	12"	12"	18"	12"	12"	12"
0.4 GPH	22"	16"	16"	16"	24"	16"	16"	16"
0.6 GPH	24"	18"	18"	18"	24"	18"	18"	18"
0.8 GPH	24"	18"	18"	18"	24"	18"	18"	18"
0.9 GPH	24"	18"	18"	18"	24"	18"	18"	18"

Following these maximum spacing guidelines, emitter flow selection can be increased if desired by the designer. 0.5 GPH flow rate available for areas requiring higher infiltration rates, such as coarse sandy soils.
Note: 0.4, 0.6, and 0.9 GPH are nominal flow rates. Actual flow rates used in the calculations are 0.42, 0.61, and 0.92 GPH.

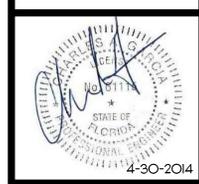


IRRIGATION PLAN



REVISIONS	BY

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864-233-5497
fax 864-233-6916

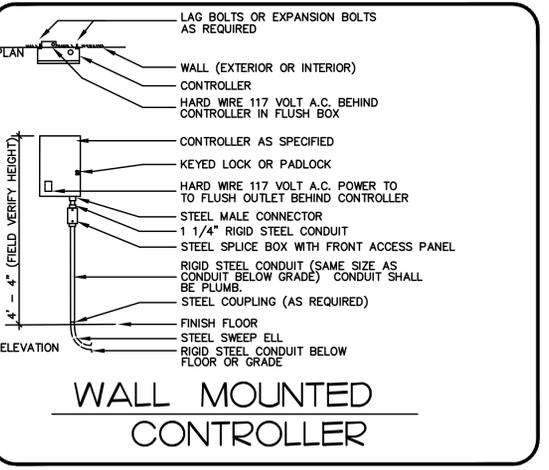
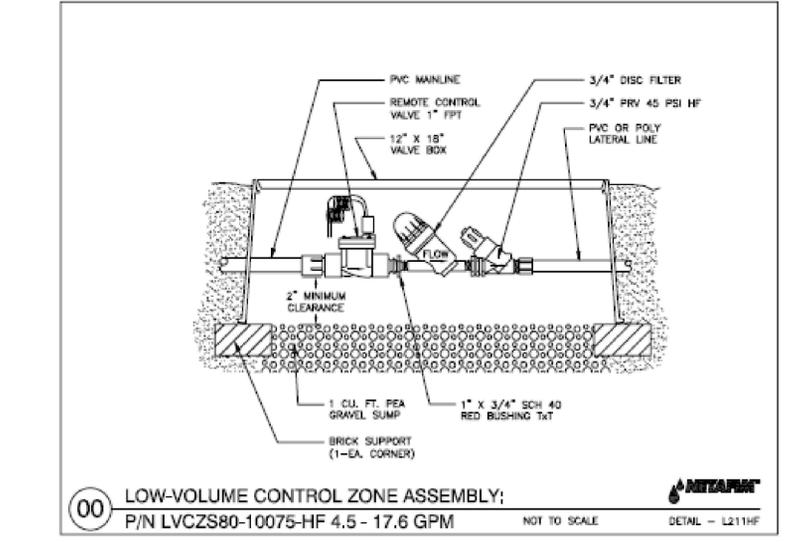
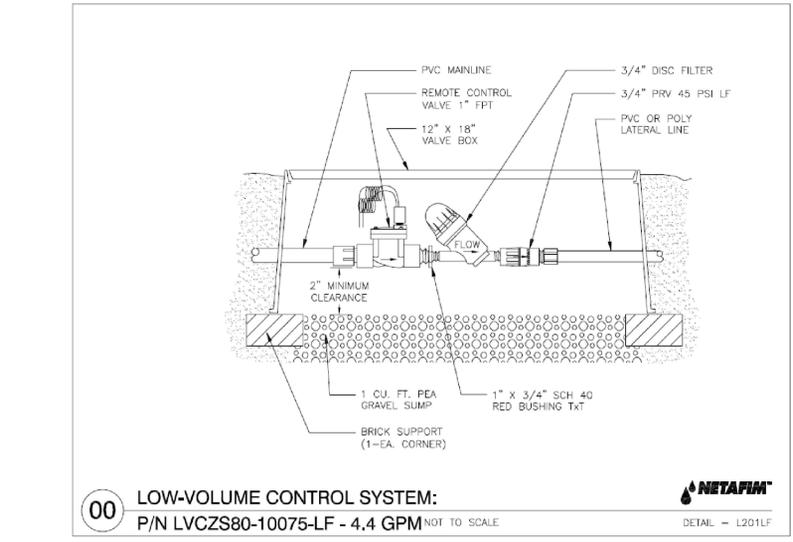
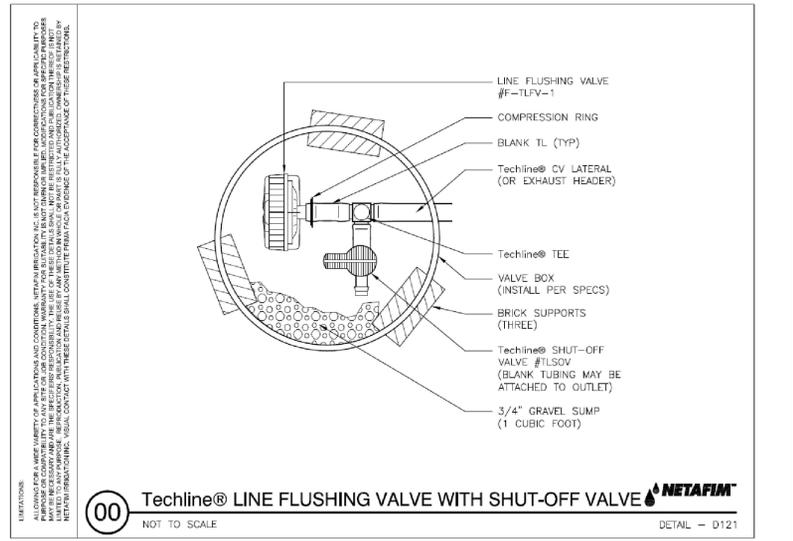
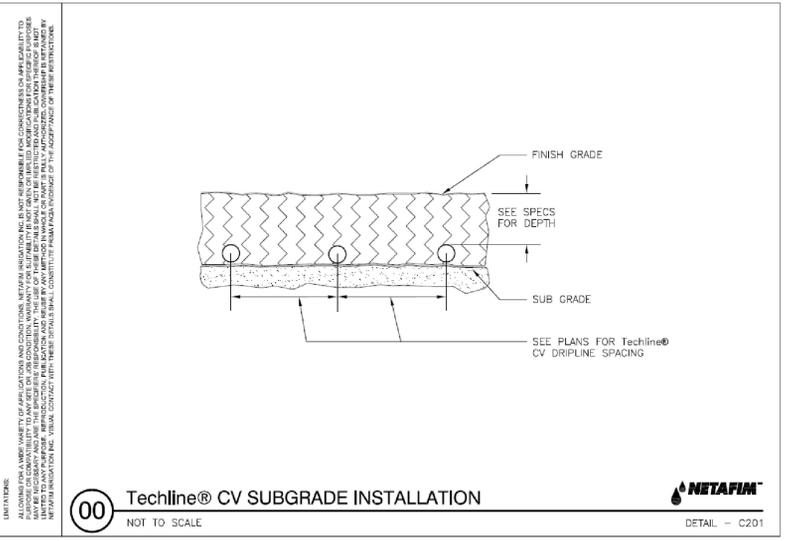
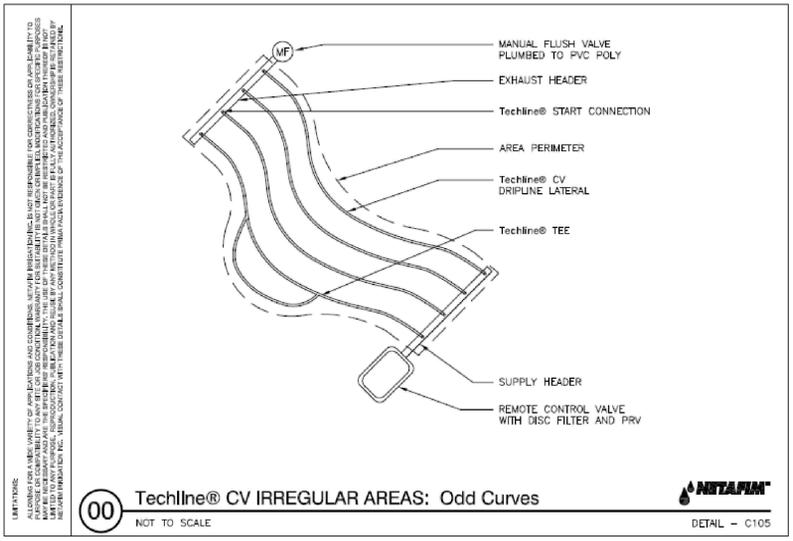
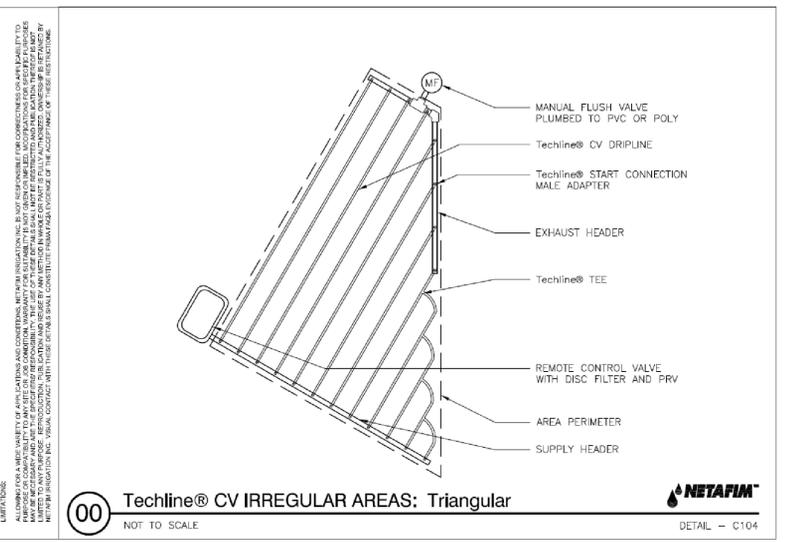
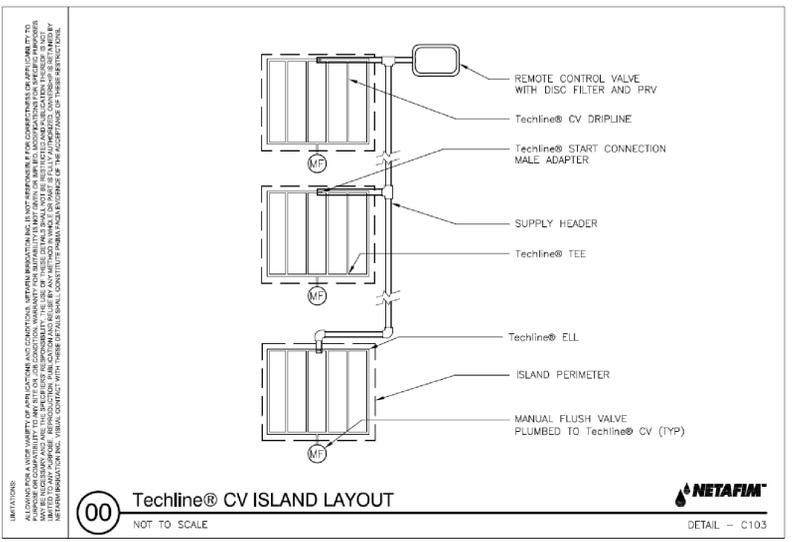
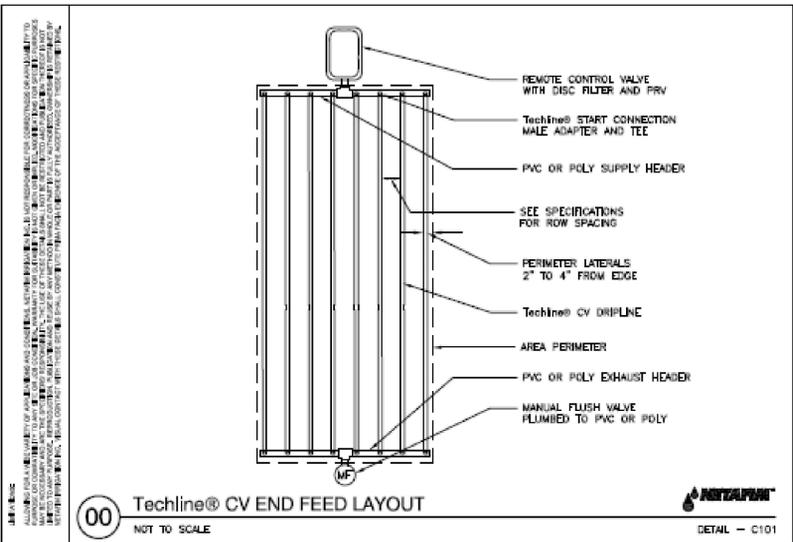


CHILI'S
RESTAURANT #1659
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6820 LBJ FREEWAY
DALLAS, TEXAS 75240

DRAWN MAM
CHECKED TMB
DATE 04/25/2014
SCALE 1" = 20'

DRAWING
L201



IRRIGATION SPEC & DETAILS

REVISIONS	BY

FREELAND and KAUFFMAN, INC.
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DRAWN	MAM
CHECKED	TMB
DATE	04/25/2014
SCALE	-
DRAWING	L202