

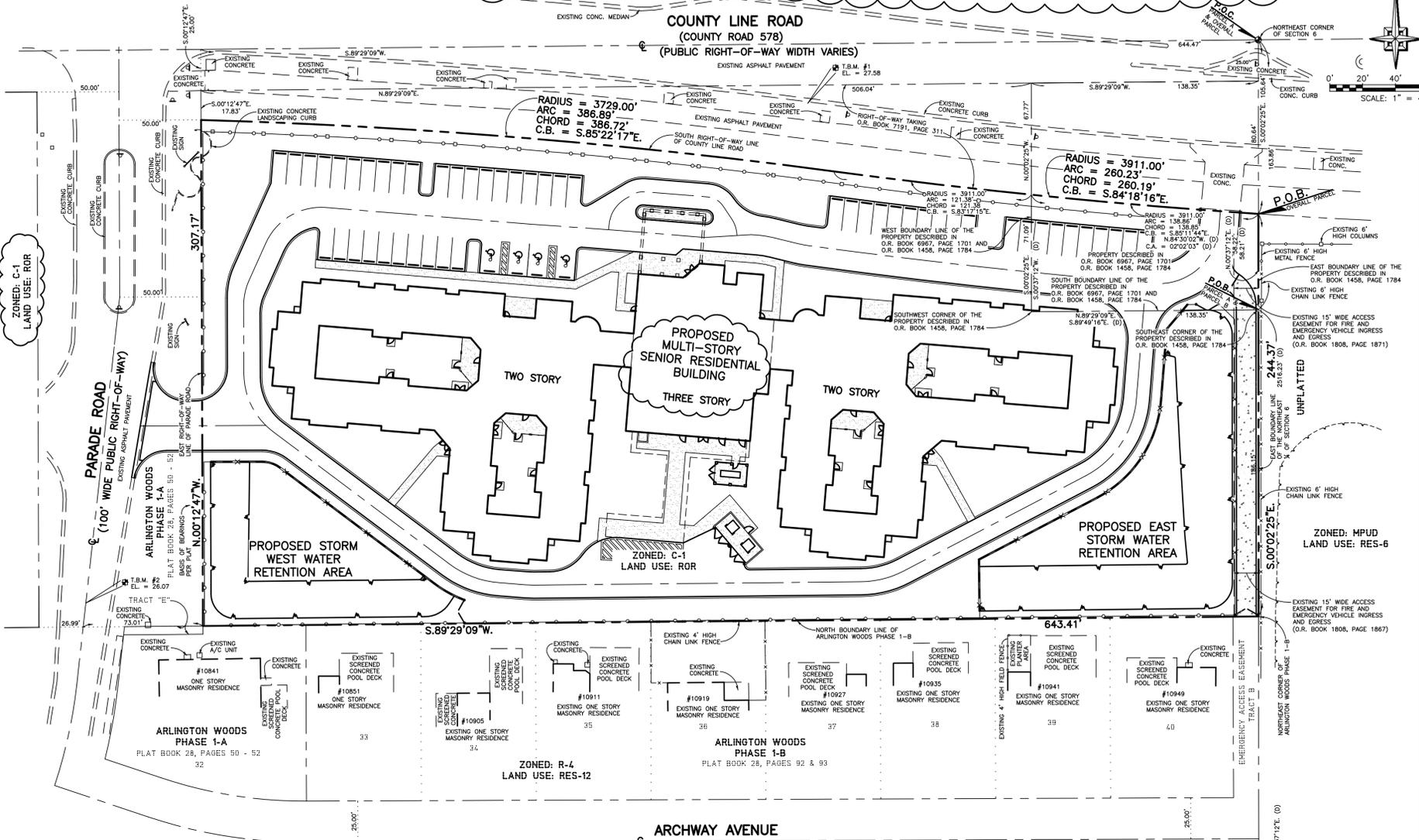
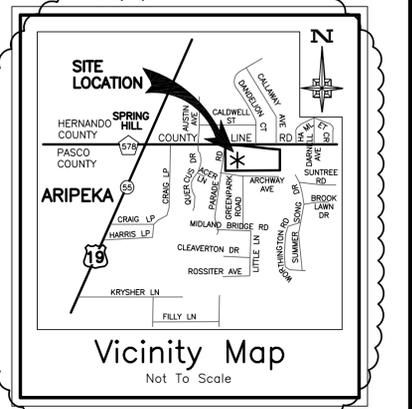
**PROJECT LANDSCAPE ARCHITECT:**  
**COPLY DESIGN ASSOCIATES**  
 1665 LANEY DRIVE  
 PALM HARBOR, FL 34683  
 Phone: (727) 787-2840

**PROJECT SURVEYOR/ENGINEER:**  
**LLOVERAS, BAUR AND STEVENS**  
 29228 U.S. HIGHWAY 19 N.  
 CLEARWATER, FL 33761  
 Phone: (727) 784-3965

**PASCO COUNTY UTILITIES**  
**UTILITIES ADMINISTRATION OFFICES**  
 7536 STATE STREET  
 SUITE 213  
 NEW PORT RICHEY FL 34654  
 Phone: (727) 847-8131

**PROJECT OWNER/DEVELOPER:**  
**MAINSAIL HEALTHCARE OF PASCO, LLC**  
 GEORGE E. MUELLER JR.  
 901 N. FLAGLER DRIVE, SUITE No. 5  
 WEST PALM BEACH, FL 33401  
 Phone: (561) 249-3860

- GENERAL NOTES:**
- ALL ELEVATIONS SHOWN ARE BASED ON N.A.V. DATUM. CONTOUR INTERVAL = ONE FOOT.
  - ALL DIMENSIONS SHOWN ARE APPROXIMATE, SUBJECT TO FIELD SURVEY.
  - ALL EXISTING UTILITIES SHOWN HEREON ARE BASED ON FIELD LOCATIONS, ATLAS SHEETS, AND BEST AVAILABLE INFORMATION. UTILITIES HAVE BEEN EXPOSED AND/OR PROBED WHEREVER POSSIBLE. THE CONTRACTOR SHALL EXERCISE CAUTION AND SHALL VERIFY THE LOCATION OF ALL AFFECTED UTILITIES PRIOR TO CONSTRUCTION, AND SHALL PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.
  - ALL EXISTING UTILITIES SHALL BE LOCATED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
  - THE CONTRACTOR SHALL NOTIFY ALL AFFECTED UTILITY COMPANIES, BOTH PUBLIC AND PRIVATE, 48 HOURS PRIOR TO COMMENCING CONSTRUCTION SO THEY MAY MAKE THE EXACT LOCATION OF ANY AND ALL FACILITIES THEY MAY HAVE AFFECTING CONSTRUCTION.
  - THIS SITE LIES WITHIN THE PASCO COUNTY WATER SERVICE AREA.
  - THIS SITE LIES WITHIN THE PASCO COUNTY SANITARY SEWER SERVICE AREA.



**NOTE:**  
 ALL UTILITY MATERIAL AND WORKMANSHIP MUST COMPLY WITH "STANDARDS FOR DESIGN AND CONSTRUCTION OF WATER, WASTEWATER AND RECLAIMED WATER FACILITIES SPECIFICATIONS" (CURRENT EDITION).

**NOTE:**  
 CONNECTIONS INTO EXISTING COUNTY-OWNED SYSTEM SHALL BE VIA WET TAP. WET TAPS SHALL BE PERFORMED BY PASCO COUNTY UTILITIES SERVICES BRANCH AT THE DEVELOPER'S EXPENSE. EXCAVATION, BACKFILL AND SURFACE RESTORATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY. MATERIAL FOR WET TAPS LARGER THAN 2" SHALL BE PROVIDED AND INSTALLED BY THE PROJECT CONTRACTOR.

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

**DESCRIPTION:**

**PARCEL A**  
 A portion of the Northeast 1/4 of the Northeast 1/4 of Section 6, Township 24 South, Range 17 East, Pasco County, Florida, being described as follows:  
 Commence at the northeast corner of said Section 6, and run S.00'02'25"E., along the east boundary line of the Northeast 1/4 of said Section 6, 163.86 feet for a Point of Beginning; thence, continue along said east boundary line, S.00'02'25"E., 186.15 feet to the northeast corner of ARLINGTON WOODS PHASE 1-B as recorded in Plat Book 28, Pages 92 and 93 of the Public Records of Pasco County, Florida; thence, leaving said east boundary line, S.89'29'09"W., along the north boundary of said ARLINGTON WOODS PHASE 1-B, and its westerly extension, 643.41 feet to the east right-of-way line of Parade Road, of said ARLINGTON WOODS PHASE 1-A as recorded in Plat Book 28, Pages 50 through 52 of the Public Records of Pasco County, Florida; thence, leaving said east right-of-way line, along a non-tangent curve to the right, having a radius of 3729.00 feet, an arc length of 386.89, a chord length of 386.72 and chord bearing of S.85'22'17"E., to a point of reverse curvature; thence, along a curve to the left having a radius of 3911.00 feet, an arc length of 121.38 feet, a chord length of 121.38 feet and a chord bearing of S.83'17'15"E.; thence, leaving said south right-of-way line of County Line Road, S.00'02'25"E., along the west boundary line of the property described in Official Records Book 6967, Page 1701 of the Public Records of Pasco County, Florida, 71.09 feet; thence, leaving said west boundary line, along the south boundary line of said property described in Official Records Book 6967, Page 1701, 138.35 feet to the Point of Beginning.  
 Containing 3.914 acres more or less.

**AND**

**PARCEL B**  
 That part that property described in Official Records Book 1458, Page 1784, Public Records of Pasco County, Florida, in the NE 1/4 of the NE 1/4 Section 6, Township 24 South, Range 17 East, Pasco County, Florida, described as follows:  
 Commence at a southeast corner of the NE 1/4 of said Section 6; thence N.00'37'12"E., 2516.23 feet along the east boundary of the NE 1/4 of said Section 6 to the southeast corner of that property described in Official Records Book 1458, Page 1784, Public Records of Pasco County, Florida, and the Point of Beginning; thence continue N.00'37'12"E., 58.21 feet along said east boundary of that property described in said Official Records Book 1458, Page 1784, to a point on a curve concave northerly and having a radius of 3911.00 feet; thence along the arc of said curve through a central angle of 02'02'03" a distance of 138.86 feet, said curve having a chord bearing of N.84'30'02"W., 138.85 feet to a point on the west boundary of that property described in said Official Records Book 1458, Page 1784; thence S.00'37'12"W., 71.09 feet, along said west boundary, to the southwest corner of said property; thence S.89'49'16"E., 138.35 feet along the south boundary of said property, to the Point of Beginning.  
 Containing 8,887 square feet or 0.204 acres more or less.

ALL OF THE ABOVE ALSO BEING DESCRIBED AS FOLLOWS:  
 A portion of the Northeast 1/4 of the Northeast 1/4 of Section 6, Township 24 South, Range 17 East, Pasco County, Florida, being described as follows:  
 Commence at the northeast corner of said Section 6, and run S.00'02'25"E., along the east boundary line of the Northeast 1/4 of said Section 6, 105.64 feet for a Point of Beginning; thence, continue along said east boundary line, S.00'02'25"E., 244.37 feet to the northeast corner of ARLINGTON WOODS PHASE 1-B as recorded in Plat Book 28, Pages 92 and 93 of the Public Records of Pasco County, Florida; thence, leaving said east boundary line, S.89'29'09"W., along the north boundary of said ARLINGTON WOODS PHASE 1-B, and its westerly extension, 643.41 feet to the east right-of-way line of Parade Road, of said ARLINGTON WOODS PHASE 1-A as recorded in Plat Book 28, Pages 50 through 52 of the Public Records of Pasco County, Florida; thence, leaving said north boundary line, N.00'12'47"W., along said east right-of-way line, 307.17 feet to the south right-of-way line of County Line Road (CR 578) per right-of-way taking recorded in Official Records Book 7191, Page 311 of the Public Records of Pasco County, Florida; thence, leaving said east right-of-way line, along a non-tangent curve to the right, having a radius of 3729.00 feet, an arc length of 386.89, a chord length of 386.72 and chord bearing of S.85'22'17"E., to a point of reverse curvature; thence, along a curve to the left having a radius of 3911.00 feet, an arc length of 121.38 feet, a chord length of 121.38 feet and a chord bearing of S.83'17'15"E.; thence, leaving said south right-of-way line of County Line Road, S.00'02'25"E., along the west boundary of said property, to the Point of Beginning.  
 Containing 4.118 acres more or less.

**TABULATION OF NOTES**

USE	EXISTING AREAS			PROPOSED AREAS		
	SQUARE FEET	ACRES	PERCENT OF TOTAL	SQUARE FEET	ACRES	PERCENT OF TOTAL
<b>1. IMPERVIOUS AREAS</b>	0 S.F.	0.000 Ac.	0.00%	96,531 S.F.	2.216 Ac.	53.81%
A. BUILDING GROUND COVERAGE	0 S.F.	0.000 Ac.	0.00%	42,603 S.F.	0.978 Ac.	23.75%
B. SIDEWALKS, CONCRETE, DECKING, DRIVEWAYS	0 S.F.	0.000 Ac.	0.00%	7,206 S.F.	0.165 Ac.	4.02%
C. PAVEMENT	0 S.F.	0.000 Ac.	0.00%	46,722 S.F.	1.073 Ac.	26.04%
<b>2. OPEN SPACE</b>	179,398 S.F.	4.118 Ac.	100.00%	82,867 S.F.	1.902 Ac.	46.19%
A. DETENTION AREA WATER SURFACE	0 S.F.	0.000 Ac.	0.00%	23,997 S.F.	0.551 Ac.	13.37%
B. GRASS AND LANDSCAPE AREAS	179,398 S.F.	4.118 Ac.	100.00%	58,870 S.F.	1.351 Ac.	32.82%
<b>3. TOTAL</b>	179,398 S.F.	4.118 Ac.	100.00%	179,398 S.F.	4.118 Ac.	100.00%

**GEOTECHNICAL NOTES:**  
 SHOULD ANY NOTICEABLE SOIL SLUMPING OR SINKHOLE FORMATION BECOME EVIDENT, THE APPLICANT/DEVELOPER SHALL IMMEDIATELY NOTIFY THE COUNTY, TAMPA BAY WATER (TBW), AND SWFWMD, AND ADOPT ONE OR MORE OF THE FOLLOWING PROCEDURES AS DETERMINED TO BE APPROPRIATE BY THE COUNTY AND SWFWMD:

- IF THE SLUMPING OR SINKHOLE FORMATION BECOMES EVIDENT BEFORE OR DURING CONSTRUCTION ACTIVITIES, STOP ALL WORK (EXCEPT FOR MITIGATION ACTIVITIES) IN THE AFFECTED AREA AND REMAIN STOPPED UNTIL THE COUNTY AND SWFWMD APPROVE RESUMING CONSTRUCTION ACTIVITIES.
- TAKE IMMEDIATE MEASURES TO ENSURE NO SURFACE WATER DRAINS INTO THE AFFECTED AREAS.
- VISUALLY INSPECT THE AFFECTED AREA.
- EXCAVATE AND BACK-FILL OR GROUT AS REQUIRED TO FILL THE AFFECTED AREA AND PREVENT FURTHER SUBSIDENCE.
- USE SOIL REINFORCEMENT MATERIALS IN THE BACK-FILLING OPERATION, WHEN APPROPRIATE.
- IF THE AFFECTED AREA IS IN THE VICINITY OF A WATER-RETENTION AREA, MAINTAIN A MINIMUM DISTANCE OF TWO FEET FROM THE BOTTOM OF THE RETENTION POND TO THE SURFACE OF THE LIME-ROCK OR KARST CONNECTION.
- IF THE AFFECTED AREA IS IN THE VICINITY OF A WATER RETENTION AREA AND THE ABOVE METHODS DO NOT STABILIZE THE COLLAPSE, RELOCATE THE RETENTION AREA.
- DISCHARGE OF STORM WATER INTO DEPRESSIONS WITH DIRECT OR DEMONSTRATED HYDROLOGIC CONNECTION TO THE FLORIDIAN AQUIFER SHALL BE PROHIBITED.

**STORM WATER NOTE:**  
 IT IS THE RESPONSIBILITY OF THE OWNER TO MAINTAIN THE STORM WATER PONDS, INLETS AND THE PIPE COLLECTION SYSTEM.

**NOTE:**  
 ALL DEMOLITION DEBRIS SHALL BE REMOVED FROM THE SITE AND LEGALLY DISPOSED OF.

**WETLAND NOTE:**  
 NO WETLANDS EXIST WITHIN THE DEVELOPMENT AREA.

**MAINTENANCE NOTE:**  
 ALL IMPROVEMENTS SHOWN SHALL BE PRIVATELY MAINTAINED.

**ARCHAEOLOGICAL AND HISTORIC RESOURCE NOTE:**  
 IF DURING CONSTRUCTION ACTIVITIES ANY EVIDENCE OF HISTORIC RESOURCES, INCLUDING BUT NOT LIMITED TO ABORIGINAL OR HISTORIC POTTERY, PREHISTORIC STONE TOOLS, BONE OR SHELL TOOLS, HISTORIC TRASH PITS, OR HISTORIC BUILDING FOUNDATION, ARE DISCOVERED, WORK SHALL COME TO AN IMMEDIATE STOP AND THE FLORIDA DEPARTMENT OF HISTORIC PRESERVATION OFFICER AND PASCO COUNTY SHALL BE NOTIFIED WITHIN TWO WORKING DAYS OF THE RESOURCES FOUND ON THE SITE.

**ON-SITE BURNING NOTE:**  
 ON-SITE BURNING SHALL NOT BE USED TO DISPOSE OF CLEARED MATERIAL OR DEBRIS WITHOUT A SPECIFIC BURN PERMIT ISSUED BY PASCO COUNTY.

**FUGITIVE DUST CONTROL:**  
 FUGITIVE DUST CONTROL IS NOT ANTICIPATED TO BE A PROBLEM AT THIS SITE, IF HOWEVER, THE MOISTURE CONTENT OF THE FILL MATERIAL REACHES A LEVEL LOW ENOUGH THAT FUGITIVE DUST BECOMES A CONCERN, IT WILL BE CONTROLLED IN ACCORDANCE WITH D.O.T. STANDARD SPECIFICATIONS.

**EXCESS FILL:**  
 THIS PLAN DOES NOT REQUIRE REMOVAL OF MORE THAN 30,000 C.Y. FROM THIS SITE. ALL SUITABLE EXCAVATED MATERIAL SHALL BE USED ON-SITE FOR FILL IN THOSE AREAS DESIGNATED TO RECEIVE FILL. ANY EXCESS MATERIAL WILL BE STOCKPILED ON-SITE, IN CLEAR UPLAND AREAS ABOVE THE LIMITS OF THE 100 YEAR FLOOD PLAN FOR USE IN FUTURE DEVELOPMENT AREAS. BECAUSE THE GRADING SHOWN DOES NOT RESULT IN AN EXCESS OF MATERIAL TO BE REMOVED FROM THIS SITE, NEITHER A CLASS I MINING PERMIT OR A CONDITIONAL USE PERMIT IS REQUIRED.

**ZONING COMPLIANCE NOTES**  
**LAND DEVELOPMENT CODE:**

- THIS SITE IS ZONED C1. REZONING: RZ3511 - 2/87, AR TO MF1 RZ1949 - 6/82, MF1 TO C1
- EXISTING AND PROPOSED LAND USE PLAN DESIGNATION = ROR - RESIDENTIAL OFFICE RETAIL
- TOTAL SITE AREA = 179,398 S.F., 4.118 Ac.
- BUILDING GROUND COVERAGE = 42,603 S.F., 0.978 Ac.
- TOTAL BUILDING FLOOR AREA = 93,135 S.F., 2.138 Ac.
- PROPOSED FLOOR AREA RATIO = 0.52
- PROPOSED BUILDING HEIGHT = THREE STORIES, 35'
- ALLOWABLE BUILDING HEIGHT = 35'
- PARKING TABULATION:  
 REQUIRED PARKING:  
 1 SPACE PER EMPLOYEE (LARGEST SHIFT) = 20 SPACES  
 1 SPACE PER 4 RESIDENTS (82 RESIDENTS ÷ 4 = 21 SPACES)  
 1 SPACE PER FACILITY VEHICLE = 2 SPACES  
 TOTAL NUMBER OF REQUIRED PARKING SPACES = 43 SPACES  
 TOTAL NUMBER OF PARKING SPACES PROPOSED = 54 SPACES

**PARKING AND STRIPING NOTE:**  
 ALL PAVEMENT MARKINGS (PARKING STRIPES, PAVEMENT ARROWS, STOP BARS, ETC.) SHALL BE STRIPED WHITE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. ALL HANDICAP PARKING SPACES SHALL BE SIGNED AND MARKED IN ACCORDANCE WITH FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS INDEX.

**NOTE:**  
 THE SOIL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED PRIOR TO CONSTRUCTION, MAINTAINED THROUGHOUT CONSTRUCTION AND UNTIL SITE IS PERMANENTLY STABILIZED.

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

**NOTE:**  
 IT IS THE OWNER'S RESPONSIBILITY TO INSPECT AND MAINTAIN THE STORM WATER RETENTION SYSTEM ON A REGULAR BASIS.

**EASEMENT NOTE:**  
 ALL INTERNAL WATER AND SANITARY SEWER FACILITIES ARE PRIVATE. EASEMENTS WILL BE GRANTED AS REQUIRED TO PROVIDERS OF ELECTRIC, TELEPHONE AND CABLE TV SERVICE.

**FINISHED LAND SURFACES:**  
 ALL PERVIOUS AREAS SHALL BE SODDED OR SEEDED AND MULCHED AT THE OWNERS DISCRETION AT THE TIME OF BUILDING CONSTRUCTION. ALL DETENTION AREA SLOPES AND SWALES, SHALL BE SODDED.

**FIRE SERVICE NOTE:**  
 FIRE SERVICE FOR THE SITE SHALL PROVIDED BY PASCO COUNTY EMERGENCY SERVICES.

**ELECTRICAL SERVICE NOTE:**  
 ELECTRICAL SERVICE FOR THE SITE SHALL BE PROVIDED BY DUKE ENERGY.

**UTILITY LOCATION NOTE:**  
 THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN HEREON IS APPROXIMATE. THIS DRAWING WAS PREPARED USING UTILITY ATLAS MAPS AND LIMITED FIELD INFORMATION. NO EXCAVATION WAS DONE TO VERIFY EXACT LOCATION OR SIZE OF LINE. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY IMPROVEMENTS WHICH HAVE NOT BEEN SHOWN HEREON.

**FLOOD ZONE NOTE:**  
 THIS SITE LIES WITHIN F.E.M.A. FLOOD ZONE C ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 120230 0020 C, INDEX DATED SEPTEMBER 30, 1992.

**BENCH MARK NOTE:**  
 ELEVATIONS SHOWN ARE BASED ON PASCO COUNTY BENCH MARK NO. D10031, ELEVATION = 12.32, NORTH AMERICAN VERTICAL DATUM-1988, ADJUSTED.

**TEMPORARY BENCH MARK #1**  
 ELEVATION = 27.58  
 NORTH RIM OF CATCH BASIN LOCATED ON THE SOUTH SIDE OF COUNTY LINE ROAD OFF-SITE APPROXIMATELY IN THE CENTER OF THE SUBJECT PROPERTY

**TEMPORARY BENCH MARK #2**  
 ELEVATION = 26.07  
 NORTH RIM OF MANHOLE LOCATED IN THE CENTERLINE OF PARADE ROAD AT THE SOUTHWEST CORNER OF SUBJECT PROPERTY

**INDEX OF DRAWINGS**

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**ROSECASTLE SENIOR RESIDENCE OF PASCO**  
**COVER SHEET**

No.	DATE	REVISIONS	DRN.	CKD.	JAPP.
2	10/15/14	PER PASCO COUNTY REQUIREMENTS			
1	8/15/14	PER PASCO COUNTY REQUIREMENTS			

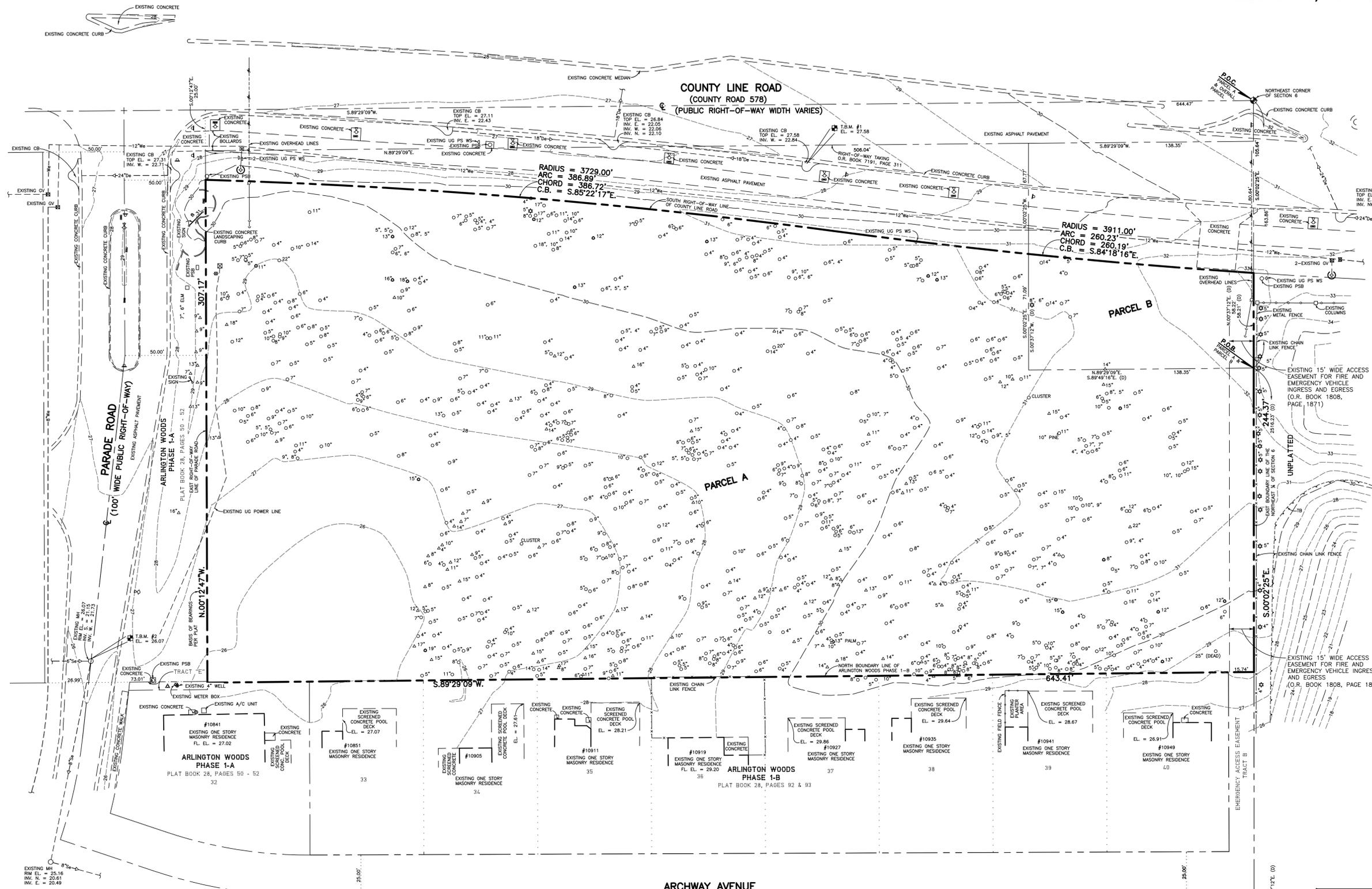
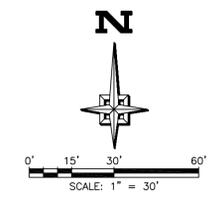
PASCO COUNTY  
 PREPARED FOR:  
**MAINSAIL HEALTHCARE OF PASCO, LLC**  
 GEORGE E. MUELLER JR.  
 901 N. FLAGLER DRIVE  
 SUITE No. 5  
 WEST PALM BEACH, FL 33401  
 Phone: (561) 249-3860

DATE: AUG. 1, 2014  
 DES.: T.G. Radcliffe  
 DRN.: RRD  
 CKD.: RRD  
 SCALE: 1" = 40'  
 JOB No.: 36771

APPROVED BY:  
  
**THOMAS G. RADCLIFFE**  
 FL ENGINEER'S LICENSE NO. PE 42044

**LLOVERAS, BAUR & STEVENS**  
 ENGINEERS - SURVEYORS - PLANNERS  
 Phone: (727) 784-3965 #LB 000208 Fax: (727) 784-8153  
 29228 U.S. HIGHWAY 19 N. CLEARWATER, FLORIDA 33761

SHEET 1 OF 11



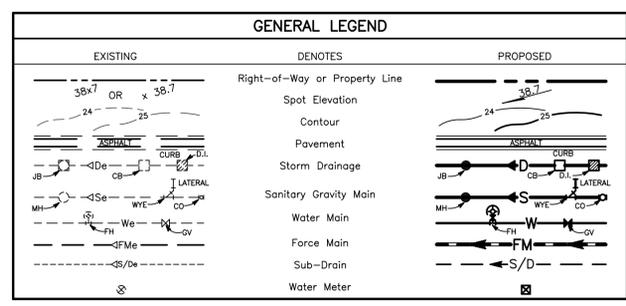
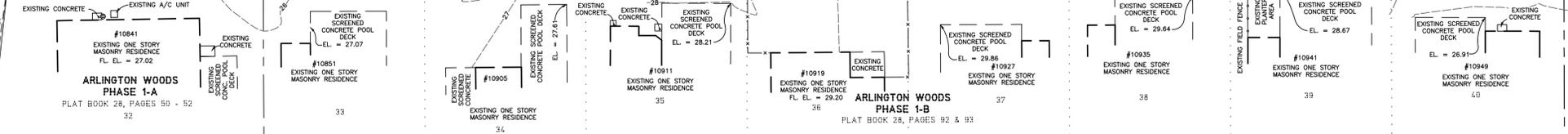
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  - THIS SITE LIES WITHIN THE PASCO COUNTY SANITARY SEWER SERVICE AREA.

**UTILITY LOCATION NOTE:**  
THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN HEREON IS APPROXIMATE. THIS DRAWING WAS PREPARED USING UTILITY ATLAS MAPS AND LIMITED FIELD INFORMATION. NO EXCAVATION WAS DONE TO VERIFY EXACT LOCATION OR SIZE OF LINE. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY IMPROVEMENTS WHICH HAVE NOT BEEN SHOWN HEREON.

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ELEVATION = 26.07  
NORTH RIM OF MANHOLE LOCATED IN THE CENTERLINE OF PARADE ROAD AT THE SOUTHWEST CORNER OF SUBJECT PROPERTY



**TREE LEGEND**

SYMBOL	DESCRIPTION
○	OAK
△	PINE
◇	PALM
□	CEDAR
⊠	OTHER AS NOTED

SIZES AS SHOWN  
NOTE: ONLY TREES 4" D.B.H. OR LARGER HAVE BEEN LOCATED AND SHOWN.

**TREE TABULATION**

DESCRIPTION	QUANTITY	TOTAL INCHES
OAK	75	888"
PINE	51	675"
PALM	18	250"
<b>GRAND TOTAL</b>	<b>144</b>	<b>1813"</b>

NOTE: ONLY TREES 10" D.B.H. OR LARGER HAVE BEEN TABULATED

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2	10/15/14	PER PASCO COUNTY REQUIREMENTS	WTS
1	8/15/14	PER PASCO COUNTY REQUIREMENTS	WTS
No.	DATE	REVISIONS	DRN./CKD./JAPP

**ROSECASTLE SENIOR RESIDENCE OF PASCO**  
EXISTING CONDITIONS PLAN

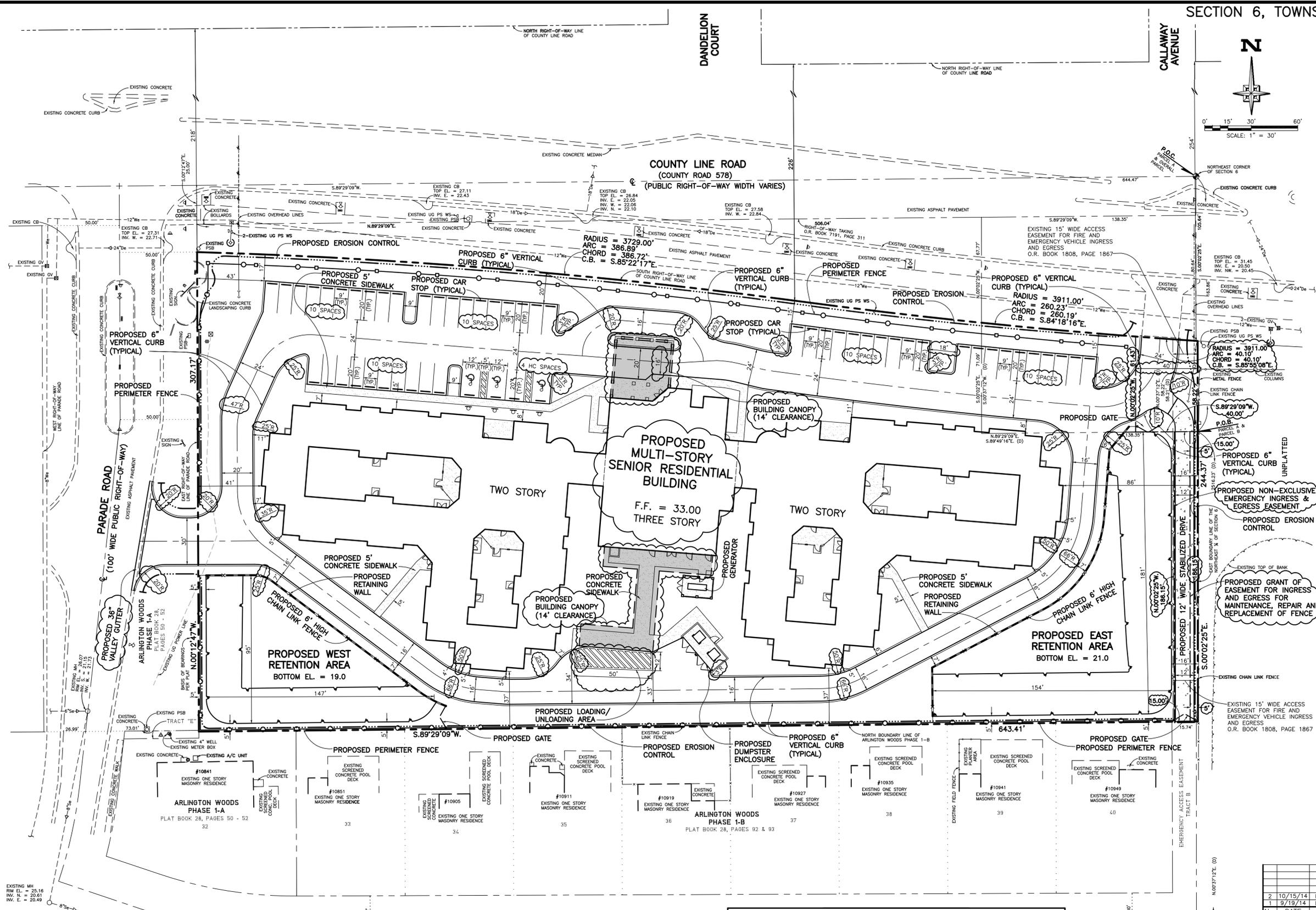
PASCO COUNTY  
PREPARED FOR:  
**MAINSAIL HEALTHCARE OF PASCO, LLC**  
GEORGE E. MUELLER JR.  
901 N. FLAGLER DRIVE  
SUITE NO. 9  
WEST PALM BEACH, FL 33401  
Phone: (561) 249-3860

DATE: AUG. 1, 2014  
DES.: T.G. Radcliffe  
DRN.: WTS  
CKD.: WTS  
SCALE: 1" = 30'  
JOB No.: 36771

APPROVED BY:  
*[Signature]*  
THOMAS G. RADCLIFFE  
FL ENGINEER'S LICENSE No. PE 42044

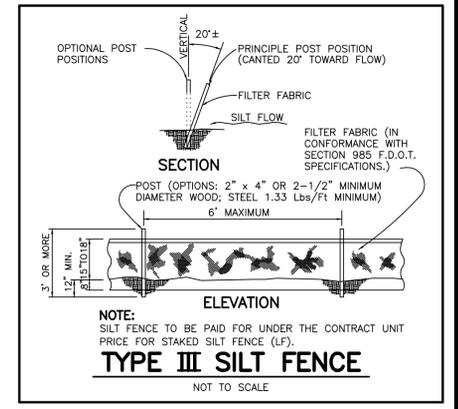
**LLOVERAS, BAUR & STEVENS**  
ENGINEERS - SURVEYORS - PLANNERS  
Phone: (727) 784-3965  
29228 U.S. HIGHWAY 19 N.  
#LB 000208  
CLEARWATER, FLORIDA 33761

SHEET 2 OF 11



**STORMWATER POLLUTION PREVENTION PLAN NOTES:**

1. THE SOIL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED PRIOR TO CONSTRUCTION, MAINTAINED THROUGHOUT CONSTRUCTION, AND UNTIL THE SITE IS PERMANENTLY STABILIZED.
2. ALL EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH F.D.O.T. INDEX No. 102 AND SHALL CONFORM TO ALL APPLICABLE F.D.E.P. AND S.W.F.W.M.D. REGULATIONS.
3. FAILURE TO MAINTAIN EROSION AND/OR SEDIMENTATION CONTROLS, OR AN ILLICIT DISCHARGE RESULTING FROM THEIR FAILURE WILL LIKELY RESULT IN FINE CITATIONS.
4. PLEASE SEE SHEETS 2 AND 4 FOR EXISTING AND FINAL GRADE ELEVATIONS.
5. PLEASE SEE LANDSCAPE PLANS FOR FINAL GROUND COVER DETAILS.
6. ALL RUNOFF SHALL BE DIRECTED TO THE RETENTION POND, THEREBY MINIMIZING ANY POTENTIAL FOR OFF-SITE POLLUTION.



**OWNER'S ACKNOWLEDGEMENT OF EROSION CONTROL REQUIREMENTS**

MANSAIL HEALTHCARE OF PASCO, LLC  
By: GEORGE E. MUELLER JR.

**EROSION CONTROL NOTE:**

THE SOIL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED PRIOR TO CONSTRUCTION, MAINTAINED THROUGHOUT CONSTRUCTION, AND UNTIL THE SITE IS PERMANENTLY STABILIZED.

**GENERAL NOTES:**

1. ALL ELEVATIONS SHOWN ARE BASED ON N.A.V. DATUM, CONTOUR INTERVAL = ONE FOOT.
2. ALL DIMENSIONS SHOWN ARE APPROXIMATE, SUBJECT TO FIELD SURVEY.
3. ALL EXISTING UTILITIES SHOWN HEREON ARE BASED ON FIELD LOCATIONS, ATLAS SHEETS, AND BEST AVAILABLE INFORMATION. UTILITIES HAVE BEEN EXPOSED AND/OR PROBED WHEREVER POSSIBLE. THE CONTRACTOR SHALL EXERCISE CAUTION AND SHALL VERIFY THE LOCATION OF ALL AFFECTED UTILITIES PRIOR TO CONSTRUCTION, AND SHALL PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.
4. ALL EXISTING UTILITIES SHALL BE LOCATED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL NOTIFY ALL AFFECTED UTILITY COMPANIES, BOTH PUBLIC AND PRIVATE, 48 HOURS PRIOR TO COMMENCING CONSTRUCTION SO THEY MAY STAKE THE EXACT LOCATION OF ANY AND ALL FACILITIES THEY MAY HAVE AFFECTING CONSTRUCTION.
6. THIS SITE LIES WITHIN THE PASCO COUNTY WATER SERVICE AREA.
7. THIS SITE LIES WITHIN THE PASCO COUNTY SANITARY SEWER SERVICE AREA.

**UTILITY LOCATION NOTE:**

THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN HEREON IS APPROXIMATE. THIS DRAWING WAS PREPARED USING UTILITY ATLAS MAPS AND LIMITED FIELD INFORMATION. NO EXCAVATION WAS DONE TO VERIFY EXACT LOCATION OR SIZE OF LINE. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY IMPROVEMENTS WHICH HAVE NOT BEEN SHOWN HEREON.

**FLOOD ZONE NOTE:**

THIS SITE LIES WITHIN F.E.M.A. FLOOD ZONE C ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 120230 0020 C, INDEX DATED SEPTEMBER 30, 1992.

**BENCH MARK NOTE:**

ELEVATIONS SHOWN ARE BASED ON PASCO COUNTY BENCH MARK No. D10031, ELEVATION = 12.32, NORTH AMERICAN VERTICAL DATUM-1988, ADJUSTED.

No.	DATE	REVISIONS	BY
2	10/15/14	PER PASCO COUNTY REQUIREMENTS	KB
1	9/19/14	PER S.W.F.W.M.D. REQUIREMENTS	RRD

**ROSECASTLE SENIOR RESIDENCE OF PASCO LAYOUT AND EROSION CONTROL PLAN**

PASCO COUNTY  
PREPARED FOR:  
**MANSAIL HEALTHCARE OF PASCO, LLC**  
GEORGE E. MUELLER JR.  
801 N. FLAGLER DRIVE  
SUITE No. 9  
WEST PALM BEACH, FL 33401  
Phone: (561) 249-3860

DATE: AUG. 1, 2014  
DES.: T.G. Radcliffe  
DRN.: WTS  
CKD.: [Signature]  
SCALE: 1" = 30'  
JOB No.: 36771

APPROVED BY:  
[Signature]  
THOMAS G. RADCLIFFE  
FL ENGINEER'S LICENSE No. PE 42044

**LLOVERAS, BAUR & STEVENS**  
ENGINEERS - SURVEYORS - PLANNERS  
Phone: (727) 784-3965 #LB 0000208  
29228 U.S. HIGHWAY 19 N. CLEARWATER, FLORIDA 33616

**TEMPORARY BENCH MARK #1**  
ELEVATION = 27.58  
NORTH RIM OF CATCH BASIN LOCATED ON THE SOUTH SIDE OF COUNTY LINE ROAD OFF-SITE APPROXIMATELY IN THE CENTER OF THE SUBJECT PROPERTY.

**TEMPORARY BENCH MARK #2**  
ELEVATION = 26.07  
NORTH RIM OF MANHOLE LOCATED IN THE CENTERLINE OF PARADE ROAD AT THE SOUTHWEST CORNER OF SUBJECT PROPERTY.

**ABBREVIATION LEGEND**

CB = CATCH BASIN  
CL or C = CENTERLINE  
CONC. = CONCRETE  
EL. = ELEVATION  
FL. = FLOOR  
GV = GATE VALVE  
HC = HANDICAP  
INV. = INVERT  
M.H. = MANHOLE  
MP = METER POLE  
PS = PHONE SERVICE  
PSB = PHONE SERVICE BOX  
T.S.M. = TEMPORARY BENCH MARK  
UC = UNDERGROUND  
WS = WARNING SIGN  
De = DRAINAGE PIPE (existing)  
Se = SANITARY SEWER LINE (existing)  
We = WATER LINE (existing)

**TREE LEGEND**

SYMBOL DESCRIPTION

○ OAK  
△ PINE  
◇ PALM  
□ CEDAR  
□ OTHER AS NOTED

SIZES AS SHOWN  
NOTE: ONLY TREES 4" D.B.H. OR LARGER HAVE BEEN LOCATED AND SHOWN.

**SYMBOL LEGEND**

⊕ CABLE SERVICE PEDESTAL  
○ CLEANOUT  
⊕ FIRE HYDRANT  
⊕ TRANSFORMER  
⊕ GATE VALVE  
⊕ GUY ANCHOR  
⊕ GROUND LIGHT  
⊕ IRRIGATION VALVE  
⊕ JUNCTION BOX

⊕ LAMP POST  
⊕ LIGHT POLE  
○ MANHOLE  
○ PHONE SERVICE PEDESTAL  
⊕ POWER POLE  
⊕ POWER BOX  
⊕ SIGN  
⊕ WATER METER  
⊕ WOOD POST

**GENERAL LEGEND**

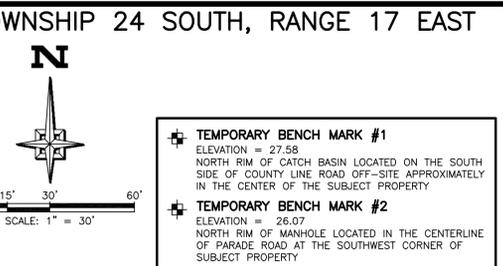
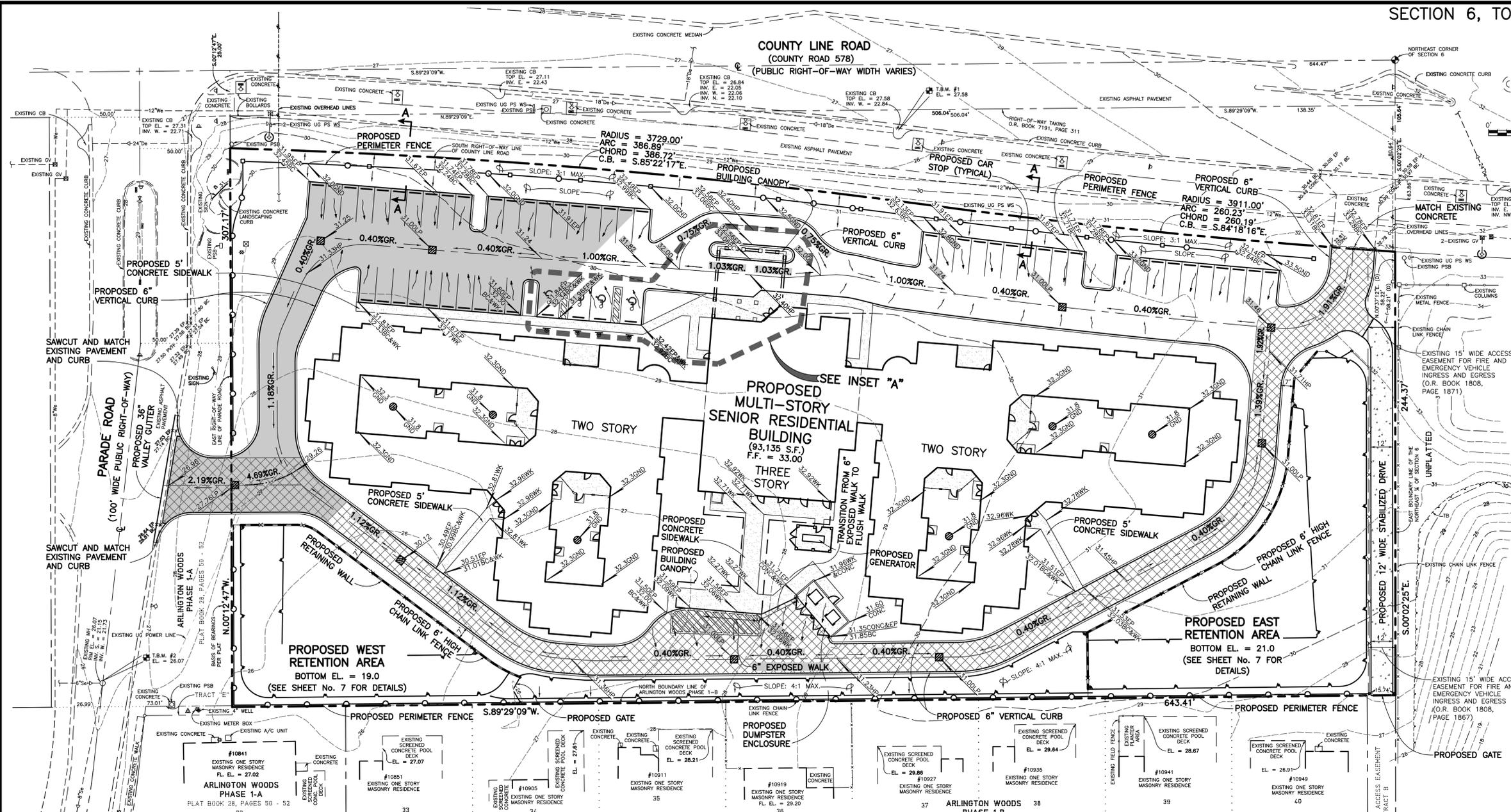
EXISTING DENOTES PROPOSED

Right-of-Way or Property Line  
Spot Elevation  
Contour  
Pavement  
Storm Drainage  
Sanitary Gravity Main  
Water Main  
Force Main  
Irrigation  
Water Meter

**INDEX OF DRAWINGS**

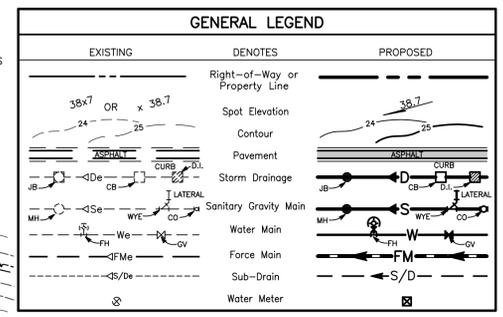
SHEET No. DESCRIPTION

1. COVER SHEET
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3. LAYOUT AND EROSION CONTROL PLAN
4. GRADING PLAN
5. DRAINAGE PIPING PLAN
6. WATER AND SANITARY SEWER PLAN
7. DETENTION AREA PLAN AND DETAILS
8. PAVING AND DRAINAGE DETAILS
9. WATER AND SANITARY SEWER DETAILS
10. SIGNAGE AND STRIPING PLAN
11. SITE CONSTRUCTION SPECIFICATIONS
12. LANDSCAPE DEVELOPMENT PLAN
- IR-1 IRRIGATION DEVELOPMENT PLAN
- D-1 GENERAL NOTES AND DETAILS
- D-2 GENERAL NOTES AND DETAILS



- TEMPORARY BENCH MARK #1**  
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NORTH RIM OF CATCH BASIN LOCATED ON THE SOUTH SIDE OF COUNTY LINE ROAD OFF-SITE APPROXIMATELY IN THE CENTER OF THE SUBJECT PROPERTY
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ELEVATION = 26.07  
NORTH RIM OF MANHOLE LOCATED IN THE CENTERLINE OF PARADE ROAD AT THE SOUTHWEST CORNER OF SUBJECT PROPERTY

- SYMBOL LEGEND**
- |                          |                          |
|--------------------------|--------------------------|
| ⊠ CABLE SERVICE PEDESTAL | ⊕ LAMP POST              |
| ⊙ CLEANOUT               | ⊗ LIGHT POLE             |
| ⊠ FIRE HYDRANT           | ○ MANHOLE                |
| ⊠ TRANSFORMER            | ⊙ PHONE SERVICE PEDESTAL |
| ⊠ GATE VALVE             | ⊙ POWER POLE             |
| ⊠ GUY ANCHOR             | ⊠ POWER BOX              |
| ⊠ GROUND LIGHT           | ⊠ SIGN                   |
| ⊠ IRRIGATION VALVE       | ⊠ WATER METER            |
| ⊠ JUNCTION BOX           | ⊠ WOOD POST              |



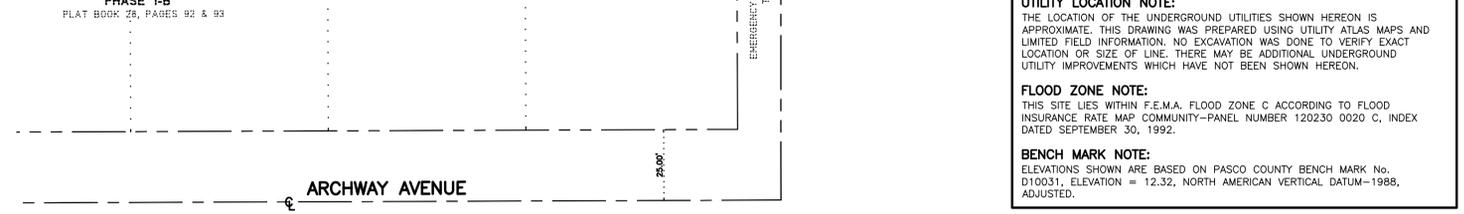
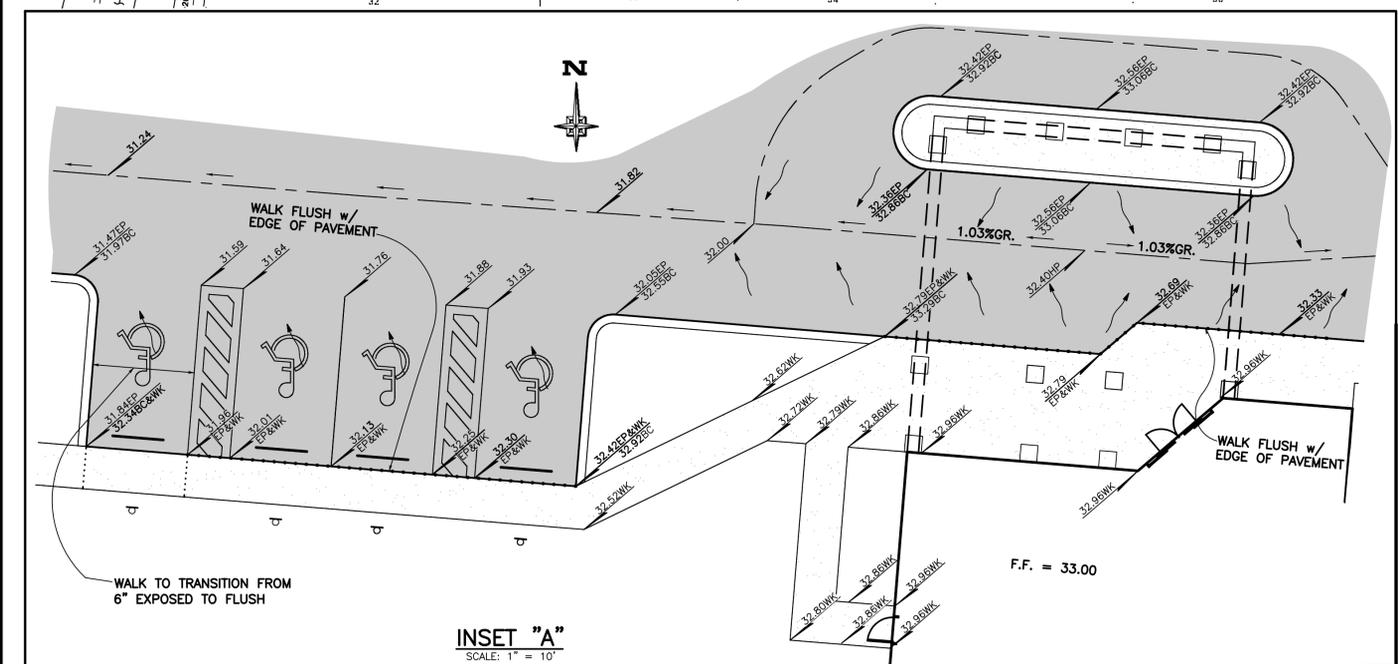
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**RIGHT-OF-WAY USE PERMIT NOTE:**  
A PASCO COUNTY RIGHT-OF-WAY USE PERMIT IS REQUIRED FOR ALL WORK WITHIN PASCO COUNTY RIGHT-OF-WAY.

**UTILITY LOCATION NOTE:**  
THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN HEREON IS APPROXIMATE. THIS DRAWING WAS PREPARED USING UTILITY ATLAS MAPS AND LIMITED FIELD INFORMATION. NO EXCAVATION WAS DONE TO VERIFY EXACT LOCATION OR SIZE OF LINE. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY IMPROVEMENTS WHICH HAVE NOT BEEN SHOWN HEREON.

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THIS SITE LIES WITHIN F.E.M.A. FLOOD ZONE C ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 120230 0020 C, INDEX DATED SEPTEMBER 30, 1992.

**BENCH MARK NOTE:**  
ELEVATIONS SHOWN ARE BASED ON PASCO COUNTY BENCH MARK No. D10031, ELEVATION = 12.32, NORTH AMERICAN VERTICAL DATUM-1988, ADJUSTED.



- PAVEMENT LEGEND**
- |   |  |
|---|--|
| ▨ | TRUCK ROUTE PAVEMENT AREAS                   |
| ▩ | ALL OTHER ON-SITE PAVEMENT AND PARKING AREAS |

- INDEX OF DRAWINGS**
- | SHEET No. | DESCRIPTION                      |
|-----------|----------------------------------|
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| 3         | LAYOUT AND EROSION CONTROL PLAN  |
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| D-2       | GENERAL NOTES AND DETAILS        |

1 10/15/14 PER PASCO COUNTY REQUIREMENTS		KB
No.	DATE	REVISIONS
<b>ROSECASTLE SENIOR RESIDENCE OF PASCO</b>		
<b>GRADING PLAN</b>		
PASCO COUNTY		
PREPARED FOR:		
MAINSAIL HEALTHCARE OF PASCO, LLC		
GEORGE E. MUELLER JR.		
SUITE No. 9		
WEST PALM BEACH, FL 33401		
Phone: (561) 249-3860		
DATE: AUG. 1, 2014	APPROVED BY:	
DES.: T.G. Radcliffe	DRN.: WTS	
CKD.: WTS		
SCALE: 1" = 30'	THOMAS G. RADCLIFFE	
JOB No.: 36771	FL ENGINEER'S LICENSE No. PE 42044	
<b>LLOVERAS, BAUR &amp; STEVENS</b>		
ENGINEERS - SURVEYORS - PLANNERS		
Phone: (727) 784-3965	#LB 0000208	Fax: (727) 784-8153
29228 U.S. HIGHWAY 19 N.		
CLEARWATER, FLORIDA 33761		



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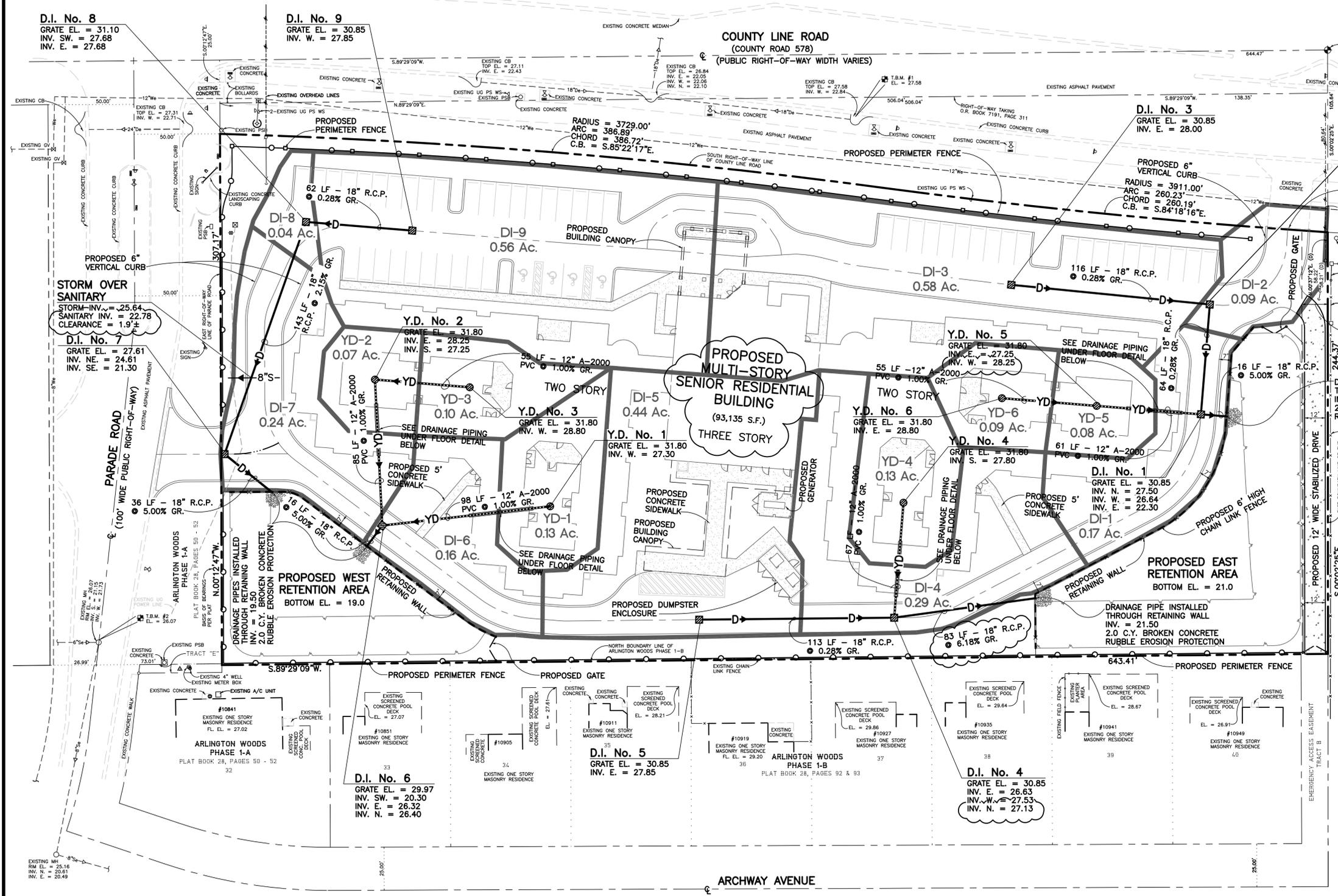
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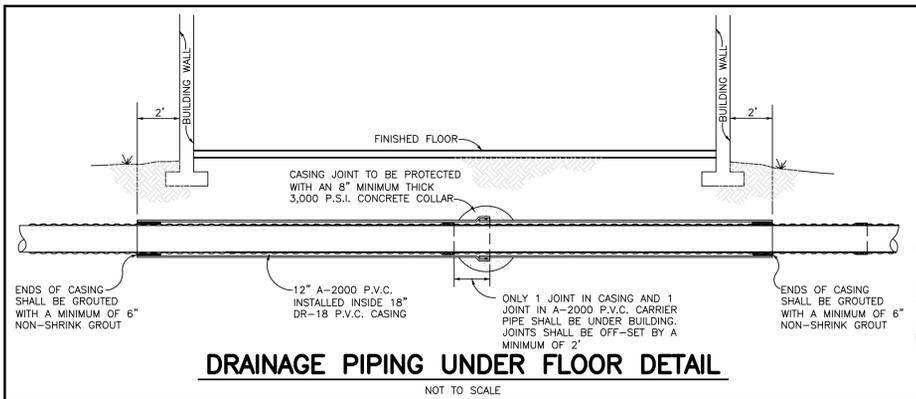
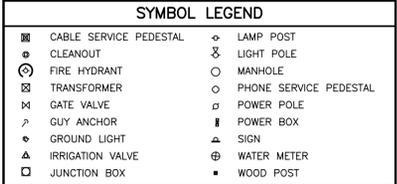
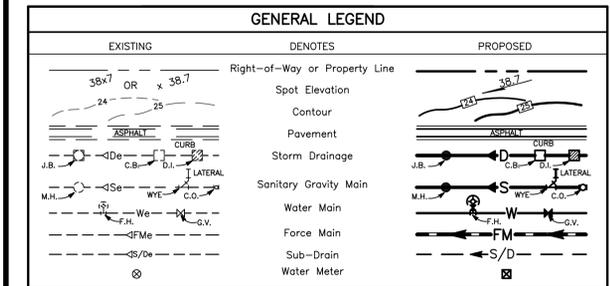
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STORM SEWER TABULATION											
LOCATION OF UPPER END	TYPE OF STRUCTURE	STRUCTURE No.	TYPE OF LINE	LENGTH (FEET)	SLOPE (%)	ELEVATION OF HYDRAULIC CROWN LINE (FEET)	ELEVATION OF FLOW LINE (FEET)	DIAMETER (INCHES)	VELOCITY (F.P.S.)	CAPACITY (C.F.S.)	NOTES
DI1-EOP	DI	1	RCP	16	0.17	24.16	23.80	18	5.27	3.07	5.42
DI2-DI1	DI	2	RCP	64	0.09	23.00	22.91	18	5.00	3.30	23.49
DI3-DI2	DI	3	RCP	64	0.08	22.00	21.92	18	5.28	3.10	5.56
DI4-EOP	DI	4	RCP	116	0.08	21.00	20.92	18	5.28	3.10	5.56
YD5-DI1	YD	5	PVC	61	0.09	22.00	21.91	12	1.00	4.50	3.56
YD6-YD5	YD	6	PVC	61	0.09	21.00	20.91	12	0.02	0.66	0.52
DI4-EOP	DI	4	RCP	83	0.29	20.00	19.71	18	6.18	14.80	26.11
DI5-DI4	DI	5	RCP	113	0.44	19.00	18.56	18	0.05	1.38	2.44
YD4-DI4	YD	4	PVC	67	0.13	20.00	19.87	12	2.82	7.60	5.98
DI6-EOP	DI	6	RCP	16	0.16	20.00	19.84	18	1.83	6.10	4.82
YD1-DI6	YD	1	PVC	98	0.07	20.00	19.93	12	1.00	4.50	3.56
YD2-DI6	YD	2	PVC	85	0.10	20.00	19.90	12	1.00	4.50	3.56
YD3-YD2	YD	3	PVC	55	0.10	20.00	19.90	12	0.03	0.75	0.59
DI7-EOP	DI	7	RCP	36	0.24	19.00	18.76	18	5.00	13.30	23.49
DI8-DI7	DI	8	RCP	143	0.04	18.00	17.96	18	2.15	8.70	15.40
DI9-DI8	DI	9	RCP	62	0.56	17.00	16.74	18	0.09	1.80	3.18



**INDEX OF DRAWINGS**

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1 10/15/14 PER PASCO COUNTY REQUIREMENTS

No. DATE REVISIONS DRN.CKD.JAPP

**ROSECASTLE SENIOR RESIDENCE OF PASCO DRAINAGE PIPING PLAN**

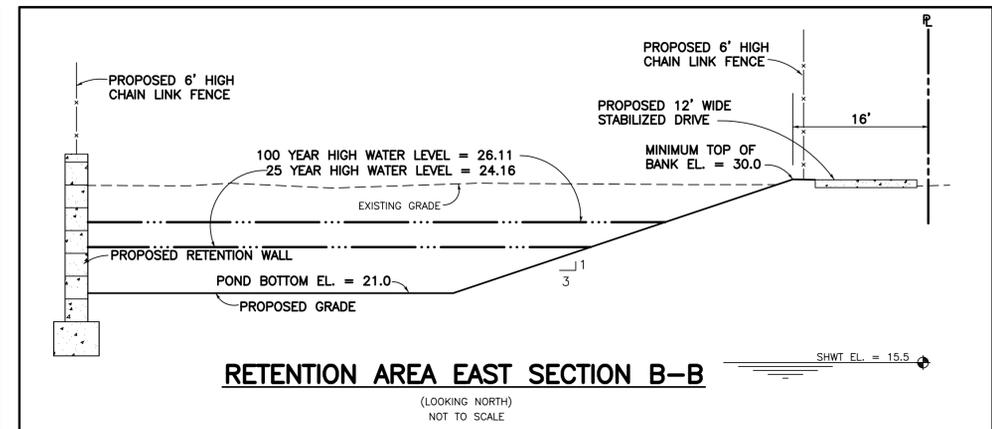
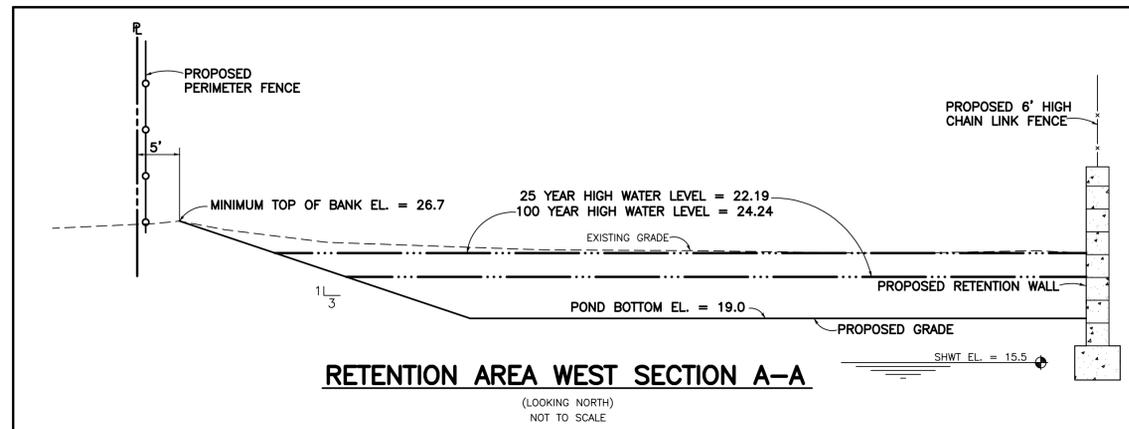
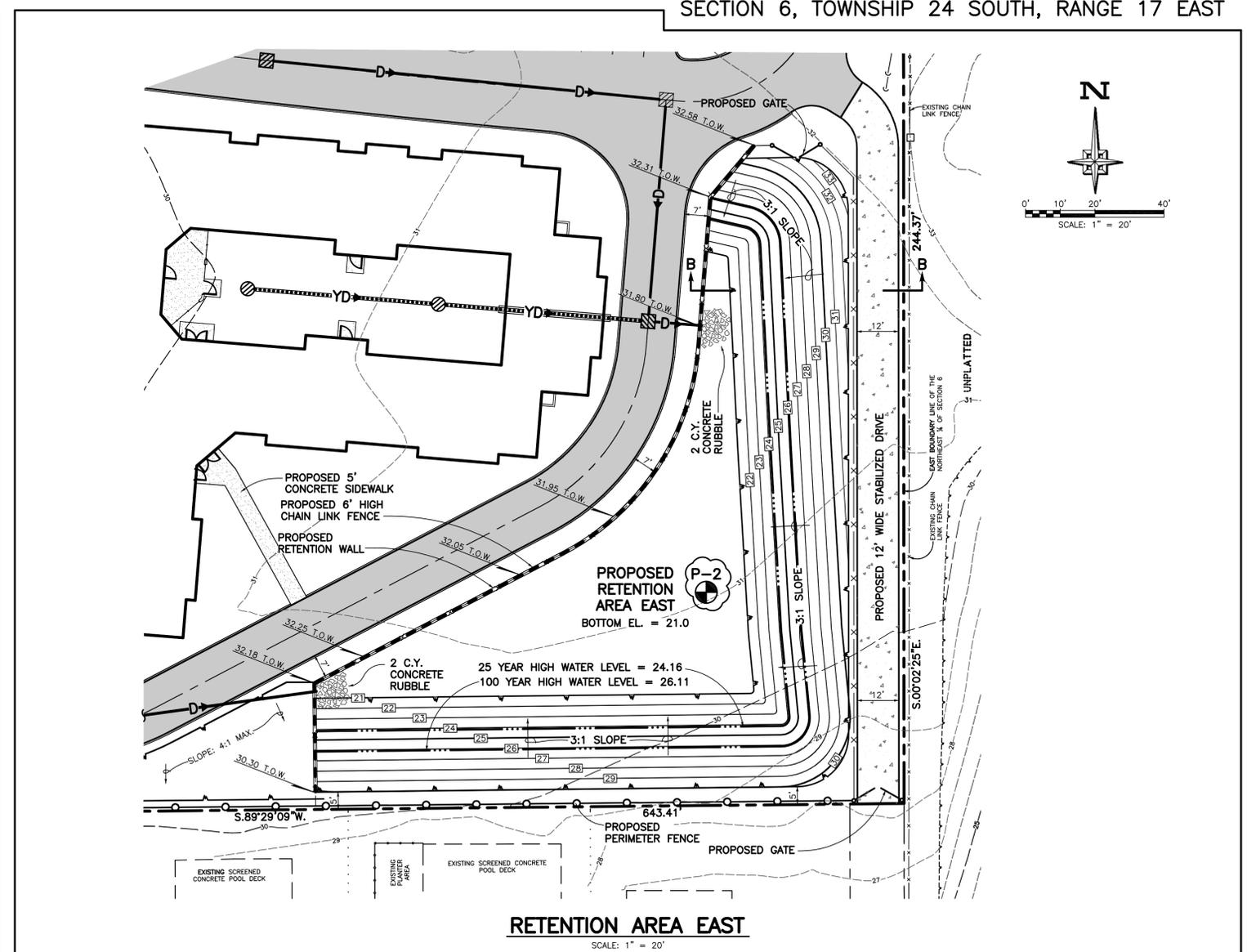
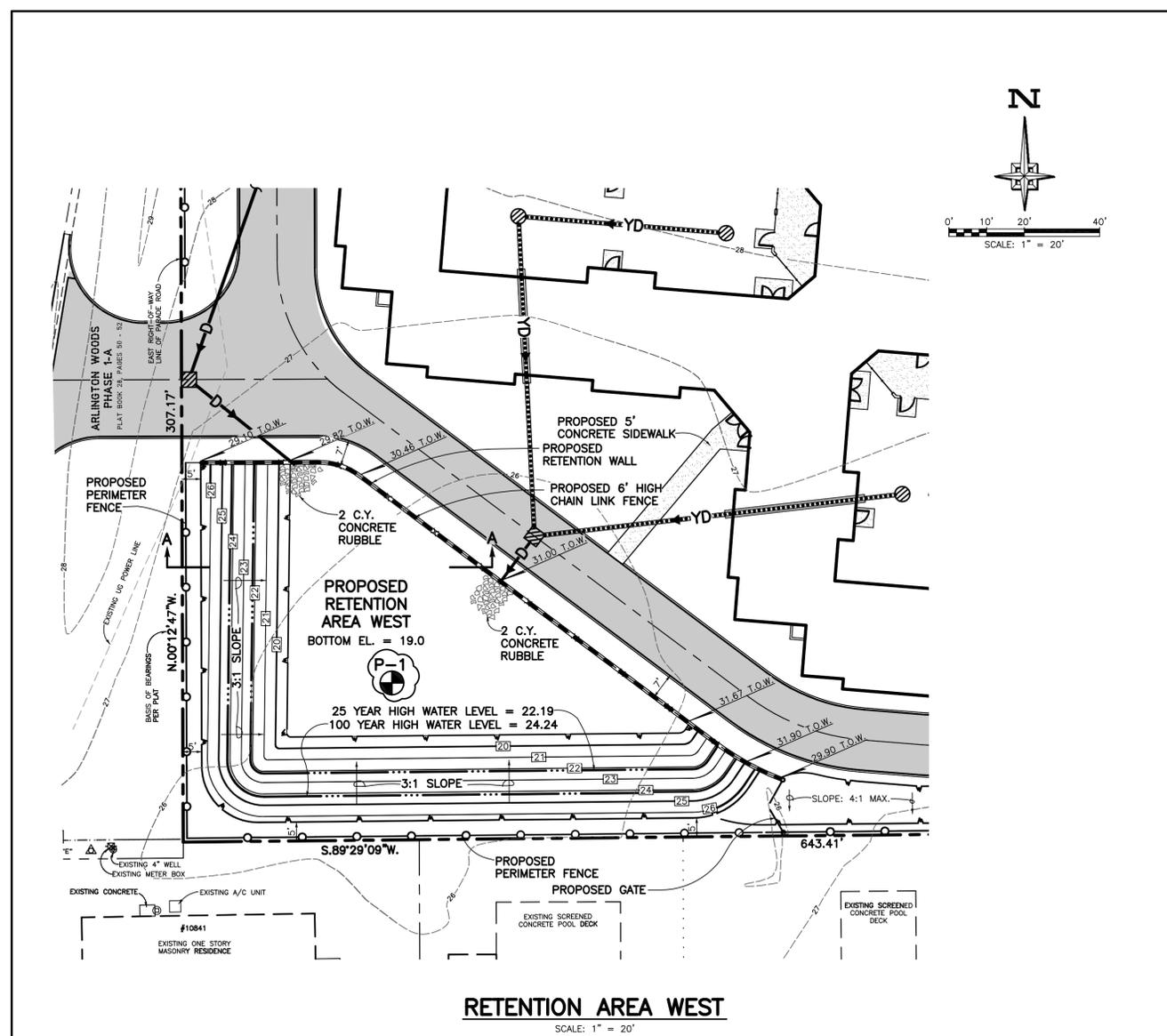
PASCO COUNTY  
PREPARED FOR: MAINSAIL HEALTHCARE OF PASCO, LLC  
DATE: AUG. 11, 2014  
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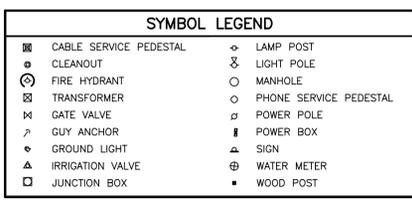
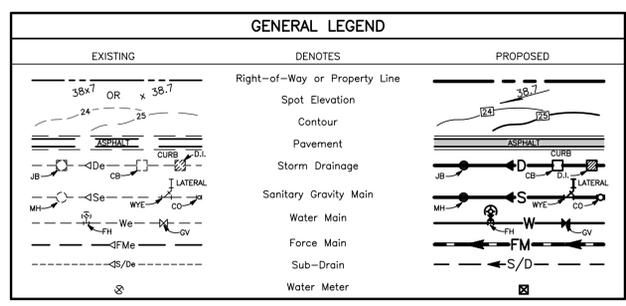
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SHEET 5 OF 11





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**SOD NOTE:**  
ANY AREA SUBJECT TO EROSION SHALL BE STABILIZED BY SOLID SOD. THIS APPLIES TO RETENTION, SWALE AND DITCH EMBANKMENTS. SEED AND MULCH WILL NOT BE ALLOWED IN THOSE AREAS SUBJECT TO EROSION.

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NORTH RIM OF CATCH BASIN LOCATED ON THE SOUTH SIDE OF COUNTY LINE ROAD OFF-SITE APPROXIMATELY IN THE CENTER OF THE SUBJECT PROPERTY

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NORTH RIM OF MANHOLE LOCATED IN THE CENTERLINE OF PARADE ROAD AT THE SOUTHWEST CORNER OF SUBJECT PROPERTY

**UTILITY LOCATION NOTE:**  
THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN HEREON IS APPROXIMATE. THIS DRAWING WAS PREPARED USING UTILITY ATLAS MAPS AND LIMITED FIELD INFORMATION. NO EXCAVATION WAS DONE TO VERIFY EXACT LOCATION OR SIZE OF LINE. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY IMPROVEMENTS WHICH HAVE NOT BEEN SHOWN HEREON.

**FLOOD ZONE NOTE:**  
THIS SITE LIES WITHIN F.E.M.A. FLOOD ZONE C ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 120230 0020 C, INDEX DATED SEPTEMBER 30, 1992.

**BENCH MARK NOTE:**  
ELEVATIONS SHOWN ARE BASED ON PASCO COUNTY BENCH MARK No. D10031, ELEVATION = 12.32, NORTH AMERICAN VERTICAL DATUM-1988, ADJUSTED.

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D-1	GENERAL NOTES AND DETAILS
D-2	GENERAL NOTES AND DETAILS

**ROSECASTLE SENIOR RESIDENCE OF PASCO**  
**DETENTION AREA PLAN AND DETAILS**

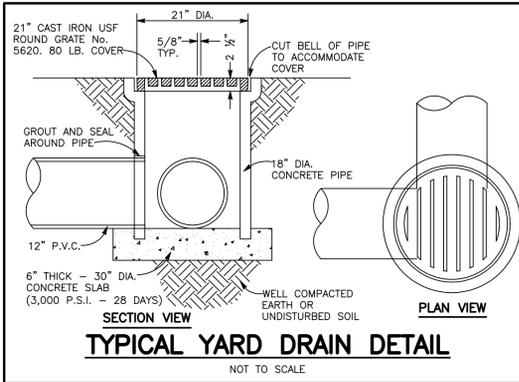
PASCO COUNTY  
PREPARED FOR:  
**MAINSAIL HEALTHCARE OF PASCO, LLC**  
GEORGE E. MUELLER JR.  
901 N. FLAGLER DRIVE  
SUITE No. 9  
WEST PALM BEACH, FL 33401  
Phone: (561) 249-3860

DATE: AUG. 1, 2014  
DES.: T.G. Radcliffe  
DRN.: WTS  
CKD.: [Signature]  
SCALE: AS SHOWN  
JOB No.: 36771

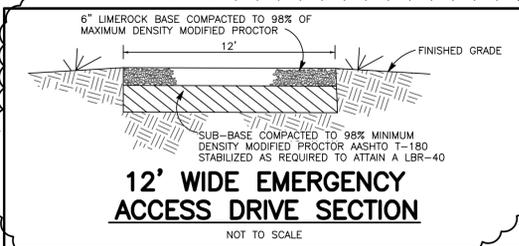
APPROVED BY:  
[Signature]  
THOMAS G. RADCLIFFE  
FL ENGINEER'S LICENSE No. PE 42044

**LLOVERAS, BAUR & STEVENS**  
ENGINEERS - SURVEYORS - PLANNERS  
Phone: (727) 784-3965  
29228 U.S. HIGHWAY 19 N.  
#LB 000208  
CLEARWATER, FLORIDA 33761

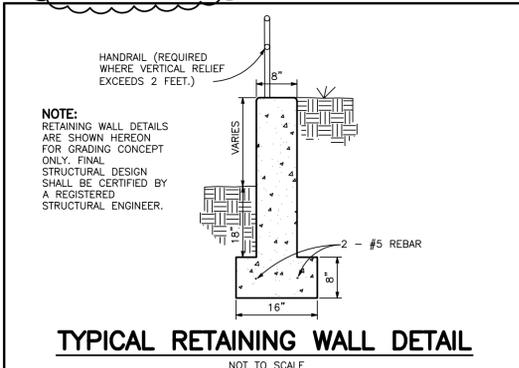
SHEET 7 OF 11  
CONSTRUCTION PLANS  
JOB No. 36771



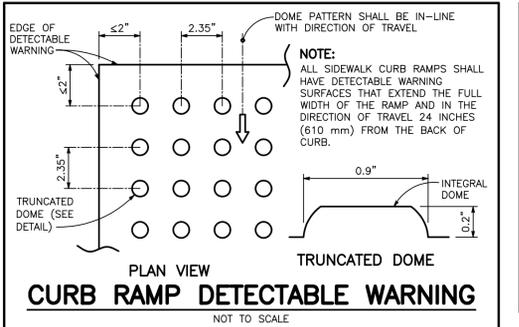
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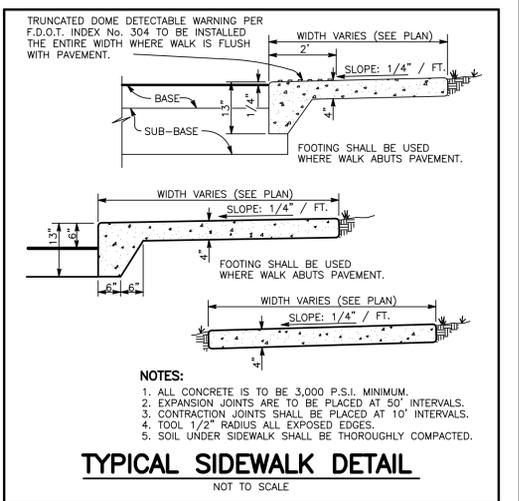
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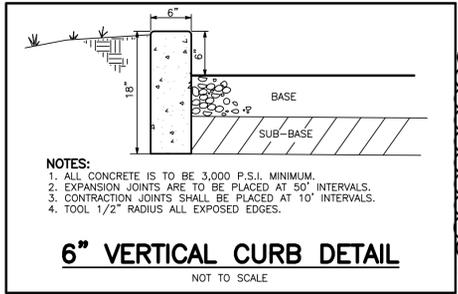
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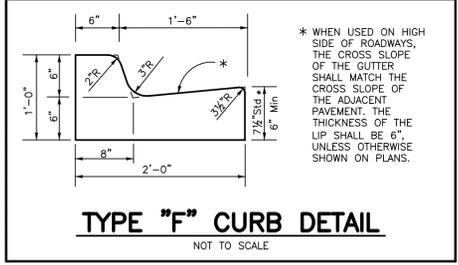
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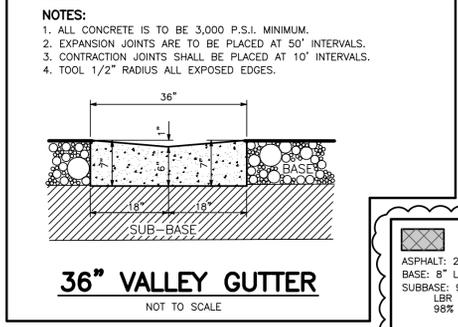
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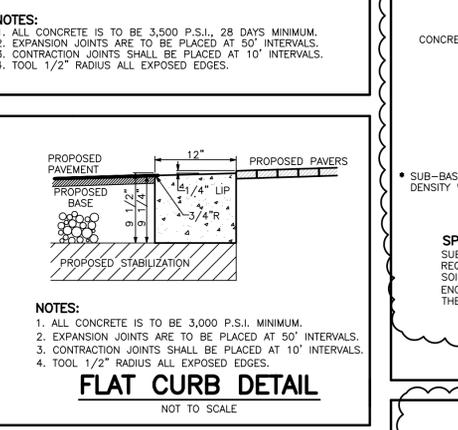
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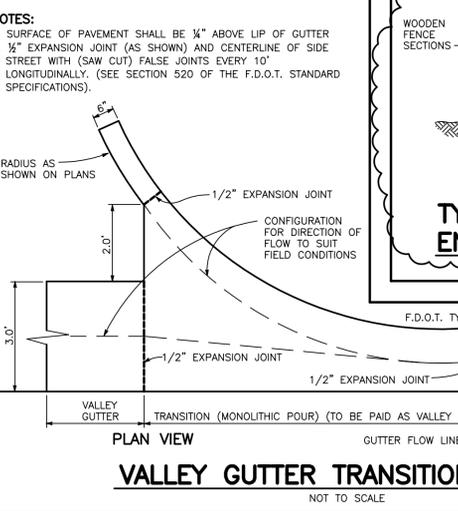
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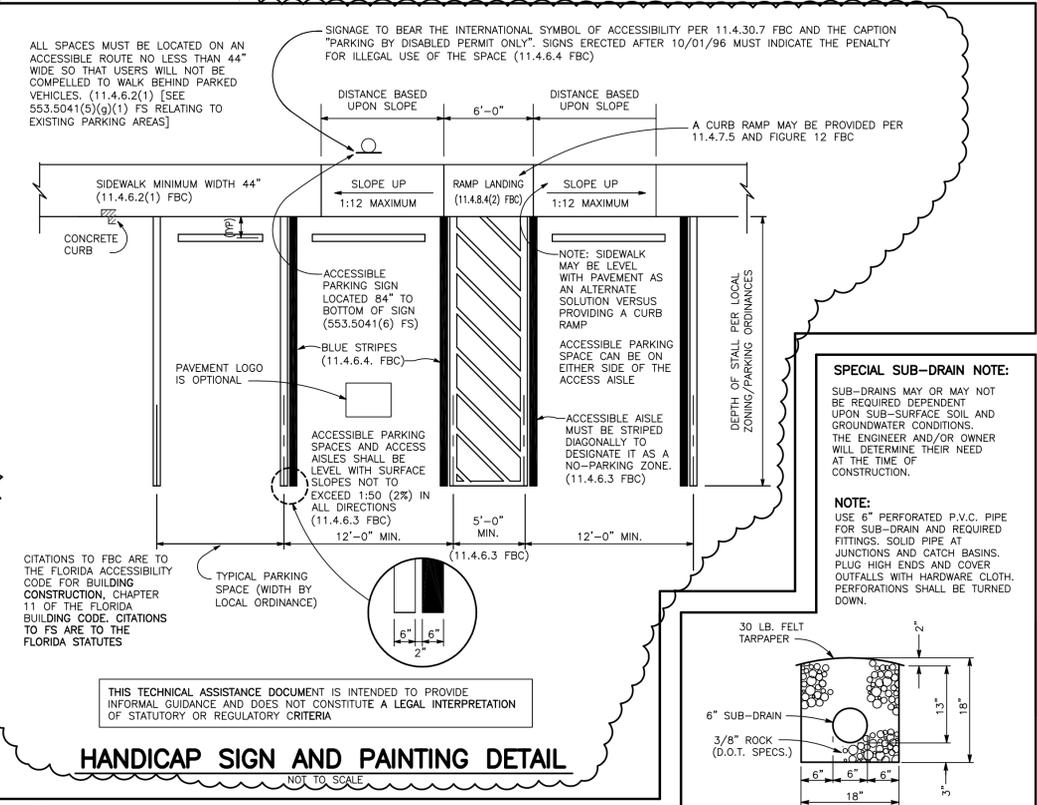
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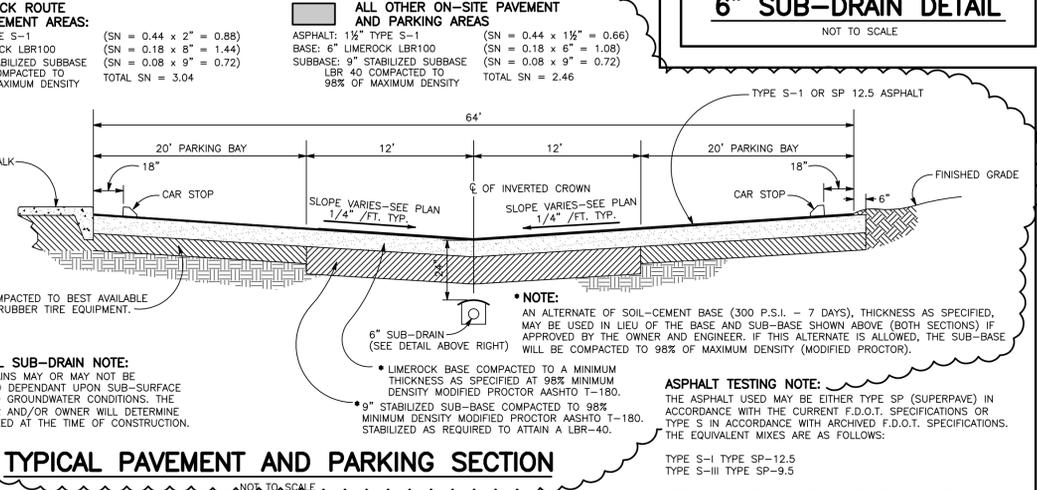
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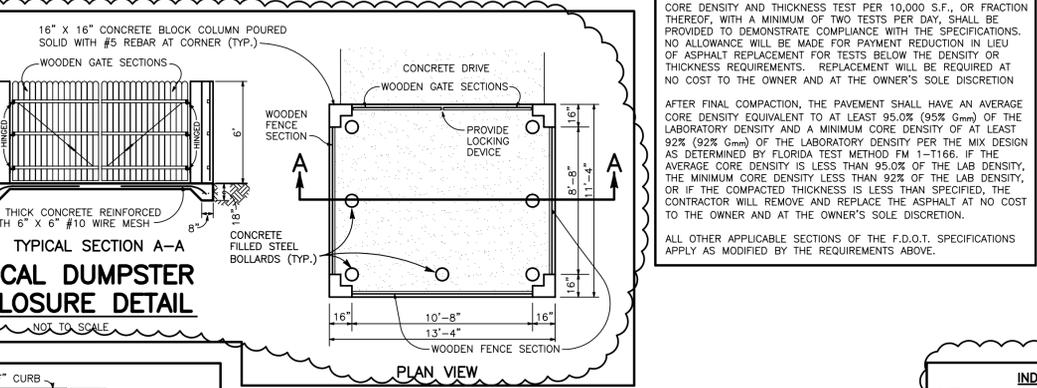
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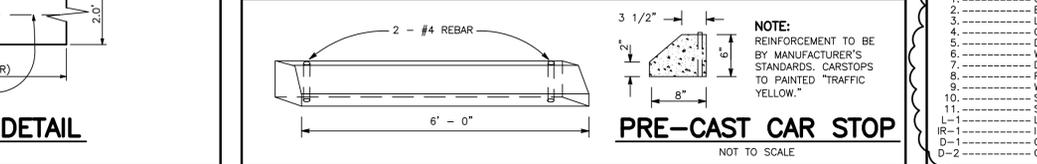
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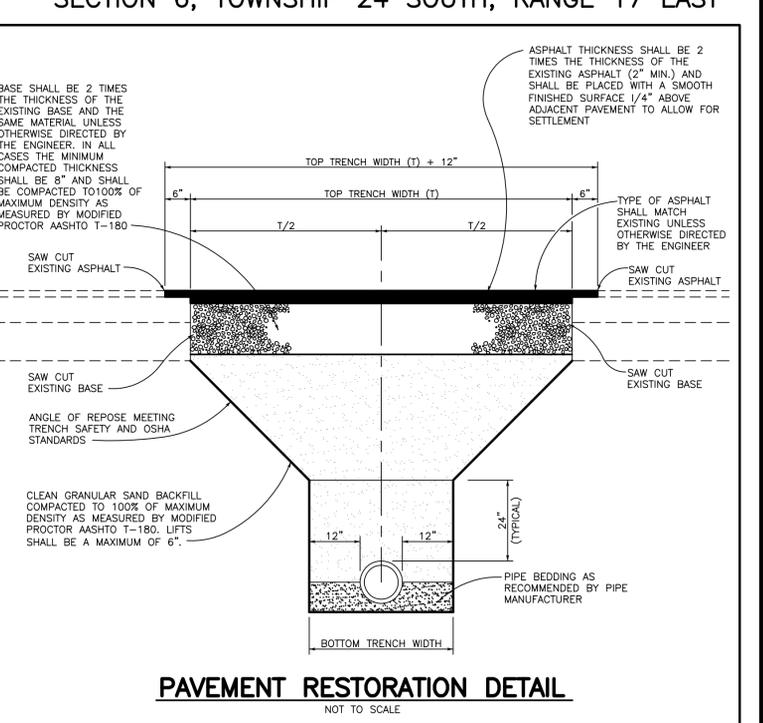
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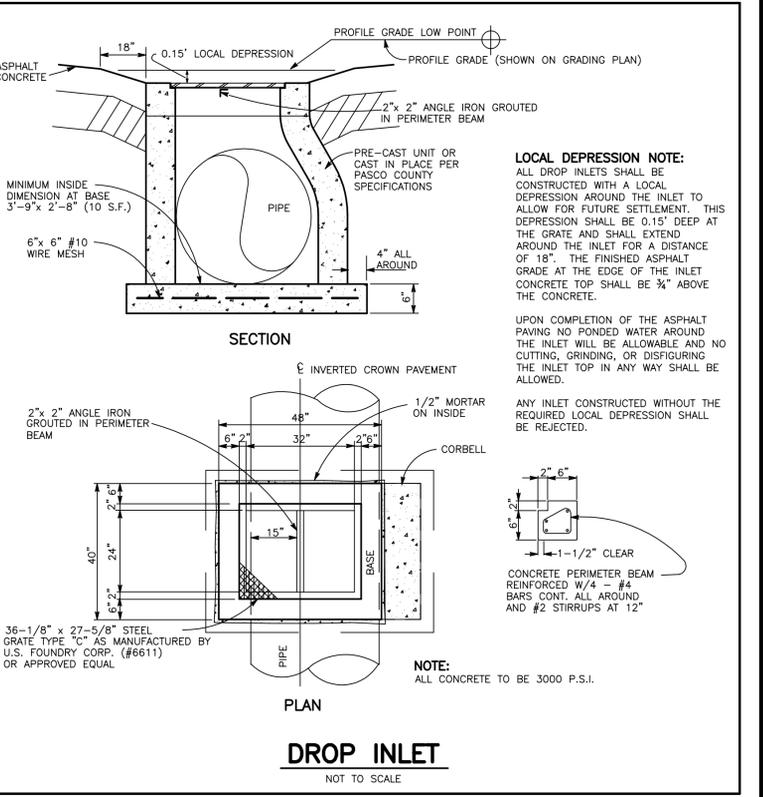
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NOT TO SCALE



**PRE-CAST CAR STOP**  
NOT TO SCALE



**PAVEMENT RESTORATION DETAIL**  
NOT TO SCALE



**DROP INLET**  
NOT TO SCALE

TRUCK ROUTE PAVEMENT AREAS:	ALL OTHER ON-SITE PAVEMENT AND PARKING AREAS:
ASPHALT: 2" TYPE S-1 (SN = 0.44 x 2" = 0.88)	ASPHALT: 1 1/2" TYPE S-1 (SN = 0.44 x 1 1/2" = 0.66)
BASE: 8" LIMEROCK LBR100 (SN = 0.18 x 8" = 1.44)	BASE: 6" LIMEROCK LBR100 (SN = 0.18 x 6" = 1.08)
SUBBASE: 9" STABILIZED SUBBASE LBR 40 COMPACTED TO 98% OF MAXIMUM DENSITY (SN = 0.08 x 9" = 0.72)	SUBBASE: 9" STABILIZED SUBBASE LBR 40 COMPACTED TO 98% OF MAXIMUM DENSITY (SN = 0.08 x 9" = 0.72)
TOTAL SN = 3.04	TOTAL SN = 2.46

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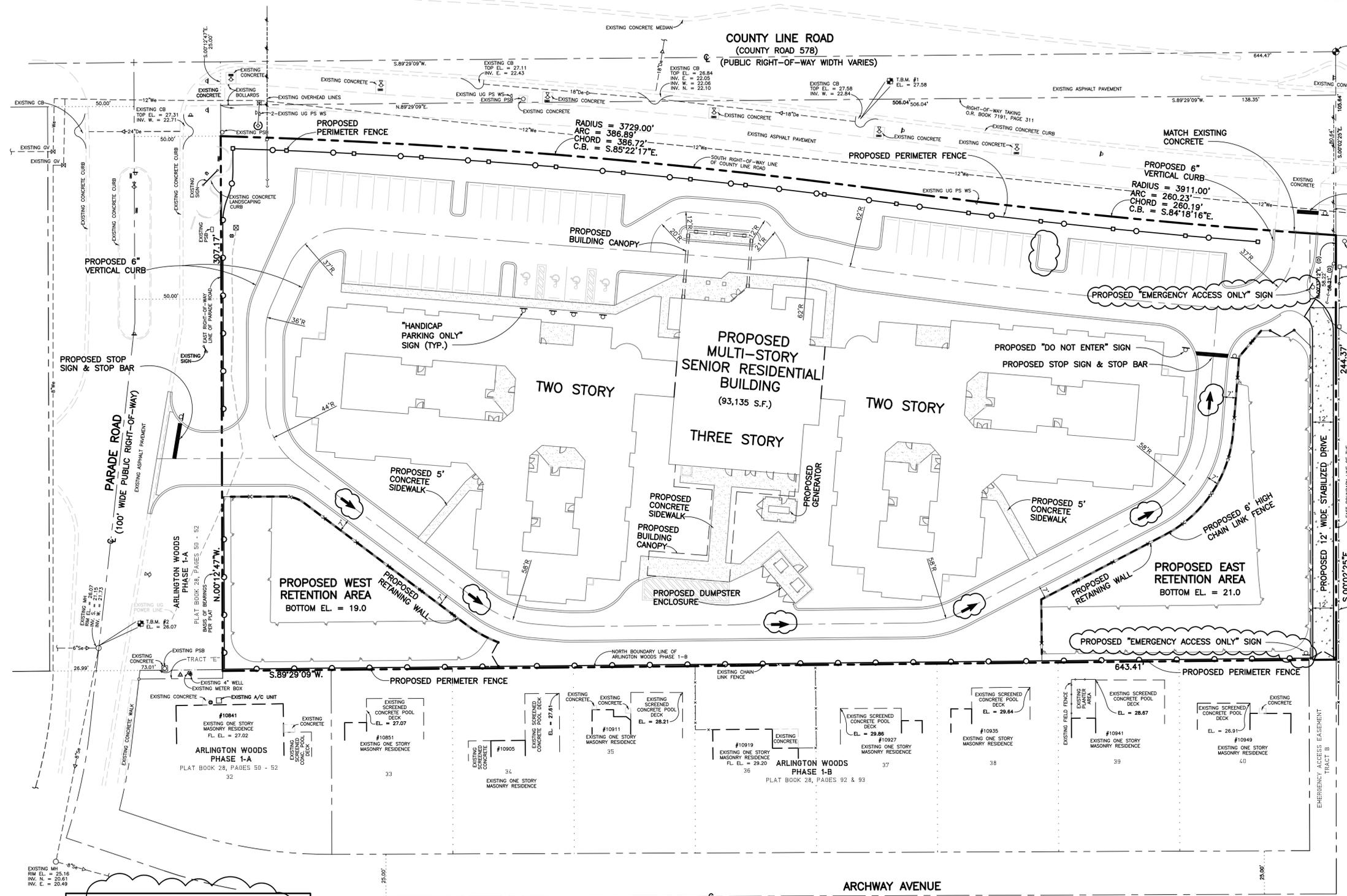
**ROSECASTLE SENIOR RESIDENCE OF PASCO PAVING AND DRAINAGE DETAILS**

PASCO COUNTY  
 PREPARED FOR: MAINSAIL HEALTHCARE OF PASCO, LLC  
 DATE: AUG. 11, 2014  
 DESIGNED BY: T.G. Radcliffe  
 DRAWN BY: RRD  
 CHECKED BY: [Signature]  
 SCALE: AS SHOWN  
 JOB No.: 36771

APPROVED BY: [Signature]  
 THOMAS G. RADCLIFFE  
 FL ENGINEER'S LICENSE No. PE 42044

**LLOVERAS, BAUR & STEVENS**  
 ENGINEERS - SURVEYORS - PLANNERS  
 Phone: (727) 784-3965 #LB 000208  
 Fax: (727) 784-8153  
 29228 U.S. HIGHWAY 19 N. CLEARWATER, FLORIDA 33761





**RIGHT-OF-WAY USE PERMIT NOTE:**  
A PASCO COUNTY RIGHT-OF-WAY USE PERMIT IS REQUIRED FOR ALL WORK WITHIN PASCO COUNTY RIGHT-OF-WAY.

**STREET SIGN NOTE:**  
ANY NAMED PRIVATE DRIVES SHALL HAVE SIGNS INSTALLED IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. STREET SIGNS SHALL BE 6" ON LOCAL ROADS AND 9" ON COLLECTOR AND ARTERIAL ROADS. 6" SIGNS SHALL HAVE 4" SERIES "C" LETTERS AND 9" SIGNS SHALL HAVE 6" SERIES "B" LETTERS. ALL STREET NAME SIGNS ON PRIVATE ROADS SHALL BE STANDARD D3 STREET NAME SIGNS WITH THE COLORS REVERSED. WHITE BACKGROUND WITH GREEN LETTERS AND BORDER. AT INTERSECTIONS WITH COUNTY MAINTAINED ROADS, THE COUNTY MAINTAINED ROAD SHALL BE GREEN BACKGROUND WITH WHITE LETTERS AND BORDER.

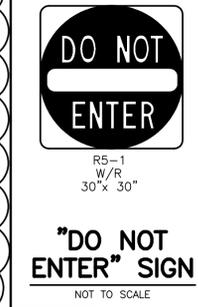
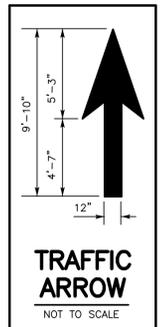
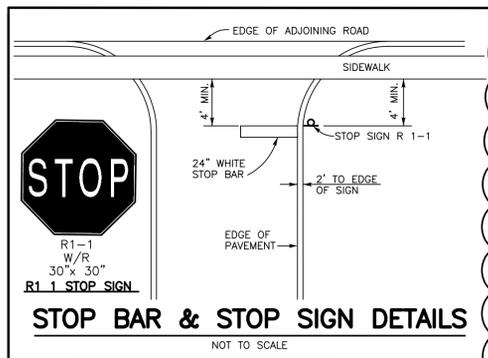
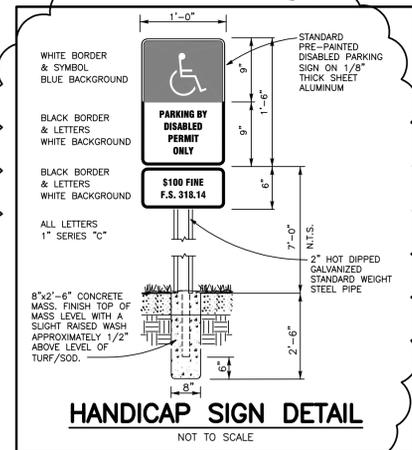
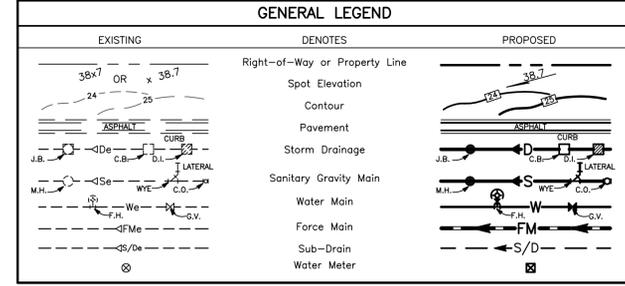
**TRAFFIC DEVICE NOTE:**  
ALL TRAFFIC CONTROL DEVICES SHALL BE INSTALLED IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS.

**UTILITY LOCATION NOTE:**  
THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN HEREON IS APPROXIMATE. THIS DRAWING WAS PREPARED USING UTILITY ATLAS MAPS AND LIMITED FIELD INFORMATION. NO EXCAVATION WAS DONE TO VERIFY EXACT LOCATION OR SIZE OF LINE. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY IMPROVEMENTS WHICH HAVE NOT BEEN SHOWN HEREON.

**FLOOD ZONE NOTE:**  
THIS SITE LIES WITHIN F.E.M.A. FLOOD ZONE C ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 120230 0020 C, INDEX DATED SEPTEMBER 30, 1992.

**BENCH MARK NOTE:**  
ELEVATIONS SHOWN ARE BASED ON PASCO COUNTY BENCH MARK No. D10031, ELEVATION = 12.32, NORTH AMERICAN VERTICAL DATUM-1988, ADJUSTED.

- GENERAL NOTES:**
- ALL ELEVATIONS SHOWN ARE BASED ON N.A.V. DATUM. CONTOUR INTERVAL = ONE FOOT.
  - ALL DIMENSIONS SHOWN ARE APPROXIMATE, SUBJECT TO FIELD SURVEY.
  - ALL EXISTING UTILITIES SHOWN HEREON ARE BASED ON FIELD LOCATIONS, ATLAS SHEETS, AND BEST AVAILABLE INFORMATION. UTILITIES HAVE BEEN EXPOSED AND/OR PROBED WHEREVER POSSIBLE. THE CONTRACTOR SHALL EXERCISE CAUTION AND SHALL VERIFY THE LOCATION OF ALL AFFECTED UTILITIES PRIOR TO CONSTRUCTION, AND SHALL PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.
  - ALL EXISTING UTILITIES SHALL BE LOCATED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
  - THE CONTRACTOR SHALL NOTIFY ALL AFFECTED UTILITY COMPANIES, BOTH PUBLIC AND PRIVATE, 48 HOURS PRIOR TO COMMENCING CONSTRUCTION SO THEY MAY STAKE THE EXACT LOCATION OF ANY AND ALL FACILITIES THEY MAY HAVE AFFECTING CONSTRUCTION.
  - THIS SITE LIES WITHIN THE PASCO COUNTY WATER SERVICE AREA.
  - THIS SITE LIES WITHIN THE PASCO COUNTY SANITARY SEWER SERVICE AREA.



**PARKING AND STRIPING NOTE:**  
ALL PAVEMENT MARKINGS (PARKING STRIPES, PAVEMENT ARROWS, STOP BARS, ETC.) SHALL BE STRIPED WHITE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. ALL HANDICAPPED PARKING SPACES SHALL BE SIGNED AND MARKED IN ACCORDANCE WITH FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS INDEX.

**SIGN TABULATION**

SIGNS	TYPE	QUANTITY
"HANDICAP ONLY PARKING"	FTP20-06 OR FTP21-06	4
"\$100 FINE"	FTP22-06	4
"STOP"	R1-13	3
"DO NOT ENTER"	R5-1	1
"EMERGENCY ACCESS ONLY"	R8-4 (MODIFIED)	2

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D-1	GENERAL NOTES AND DETAILS
D-2	GENERAL NOTES AND DETAILS

**ROSECASTLE SENIOR RESIDENCE OF PASCO SIGNAGE AND STRIPING PLAN**

PASCO COUNTY  
PREPARED FOR: MAINSAIL HEALTHCARE OF PASCO, LLC  
DATE: AUG. 1, 2014  
DESIGNED BY: T.G. Radcliffe  
DRAWN BY: WTS  
APPROVED BY: [Signature]  
THOMAS G. RADCLIFFE  
FL ENGINEER'S LICENSE No. PE 42044

SCALE: 1" = 30'  
JOB No.: 36771

**LLOVERAS, BAUR & STEVENS**  
ENGINEERS - SURVEYORS - PLANNERS  
Phone: (727) 784-3965 #LB 000208  
29228 U.S. HIGHWAY 19 N.  
Fax: (727) 784-8153  
CLEARWATER, FLORIDA 33761

SHEET 10 OF 11  
CONSTRUCTION PLANS  
JOB No. 36771

**SITE CONSTRUCTION SPECIFICATIONS**

**I. GENERAL**

**A. DEFINITIONS**

Reference is made in the construction specifications, standards and plans to some agencies and entities that might have jurisdiction over this project. The references are abbreviated by the tabulation below and shall mean the latest requirements, editions and/or amendments of each.

Section numbers referencing Florida Department of Transportation Standard Specifications for Road and Bridge Construction are given herein according to the number system used in the 1991 Edition. Subsequent editions may be renumbered. The intent is the appropriate section as stated and shall apply in spite of any renumbering.

<b>ABBREVIATION</b>	<b>AGENCY OR ENTITY</b>
F.D.E.P. -----	Florida Department of Environmental Protection
F.D.O.T. -----	Florida Department of Transportation
COUNTY -----	A political subdivision of the State of Florida
MUNICIPALITY -----	County, city or town
FDH -----	Florida Department of Health
CHU -----	County Health Unit
ASTM -----	American Society of Testing and Materials
AWWA -----	American Water Works Association
USASI -----	United States of America Standards Institute
NSF -----	National Sanitation Foundation
SWFWMD -----	Southwest Florida Water Management District
AASHTO -----	American Association of State Highway & Transportation Officials
CS -----	U. S. Department of Commerce, Commercial Standards
EPA -----	Environmental Protection Agency
ANSI -----	American National Standards Institute (formerly U.S.A.S.I. & A.S.A.)

The words "shall" and "will" are mandatory. The word "may" is optional. Where a particular brand name appears with "or equal", the intent is to denote a product of quality standard; therefore another brand of equal quality may be used, subject to the Engineer's approval.

The Engineer shall mean Lloveras, Baur and Stevens.

The Contractor shall mean the person or firm performing the proposed installations.

The Owner shall mean the person, persons, firm, company, partnership or corporation developing the project.

The Plans shall mean the site construction (working) designed drawings prepared by Lloveras, Baur and Stevens. The Plans depict the locations and elevations of each of the facilities, and are exclusive of these specifications in the specification of material types.

The Specifications shall mean the written detailed particulars of the project facilities which are, although part of the Plans, not intended to supercede plan notations regarding general material types.

**B. INTENT OF PLANS AND SPECIFICATIONS**

The intent of the plans and specifications is to develop a project by acceptable engineering practice that is respectful of the public's safety, health and welfare, and conforms to the requirements of any agency or entity having jurisdiction.

The Contractor shall obtain all permits, licenses and approvals required of the Contractor by the governing authority and from any and all agencies having jurisdiction on the project prior to proceeding with any portion or portions of the project. The Contractor shall also comply with the requirements of the Owner or any governmental agency regarding bonds, insurance, etc., if required.

The Contractor is governed by the requirements of all permits, licenses, approvals, etc., that have been secured for the construction whether obtained by the Contractors' forces or by others.

The contents of the plans, details and specifications prepared by the Engineer shall be used with due regard to their meaning, function and purpose. The Engineer shall not be responsible for any deviations, unless written approval is granted by the Engineer.

All work or materials shown on the plans and not mentioned in the specifications, or any work specified and not shown on the plans, shall be furnished, performed, and done by the Contractor as if the same were both mentioned in the specifications and shown on the plans.

Should the Contractor, in preparing his bid, find anything necessary for the construction of the project that is not mentioned in the specifications or shown on the plans, or find any other discrepancy in the specifications and plans, he shall notify the Engineer who will furnish an explanation.

Material types shall be as shown on the plans. All material types shown in the specifications are not applicable to each and every project or situation, and the specified material shown on the plan sheets shall govern. The plans do not necessarily denote actual pipe lengths. The actual length between any junctions shall be established on the site.

The Contractor shall examine the plans, specifications and site conditions in detail, both prior to commencing construction, and also continually until the site construction is complete.

The Contractor shall insure paving and drainage improvements for a period of 18 months, and all other improvements for a period of 18 months after final governmental acceptance and the Owner's and Engineer's acceptance of all workmanship, materials and equipment which he installed and furnished. Any defects caused by the Contractor's forces or suppliers within the period specified shall be corrected without additional cost to the Owner. Any defects that occur within the period specified, which are proven beyond the Contractor's control, will not be the Contractor's responsibility to correct.

The Engineer shall not be responsible for any acts or omissions of any Contractor or Contractors or any other person performing work on this project. The Engineer also will not be responsible for the construction procedures, safety precautions and programs incident thereto.

Acceptance by the Owner, Engineer and/or governing authority shall not warrant the quality of the work.

Each Contractor shall comply with all applicable ordinances and laws regarding fire prevention and conduction, dust, noise, safety, sanitary and similar public health and safety aspects. He shall also supply the Engineer, governing agency, and owner a set of As-Built Plans (Record Drawings) of each utility he installs at no extra cost.

**C. JURISDICTION**

The Contractor shall be responsible for coordinating his work to ascertain that all requirements of duly authorized agencies, entities, political subdivisions of the State of Florida, municipalities or their administrative divisions (sections) have been met.

**II. DETAILED SPECIFICATIONS**

**A. TREE PROTECTION AND REMOVAL**

The Contractor shall obtain any and all necessary tree permits.

Tree removal shall be done in a manner whereby the remaining trees will not be damaged. Should damage occur to any protected tree, the Contractor doing said damage shall satisfy the requirements of the County or municipality. The Engineers will not locate or designate the trees to remain or to be removed.

Existing trees which have been designated to remain shall be protected per the requirements of the municipality and/or agency having jurisdiction.

**B. CLEARING AND GRUBBING**

Site conditions shall include existing utilities, either aerial or underground. The exact locations of existing utilities shall be determined by the Contractor. The Contractor shall also be responsible for notifying all existing utility companies prior to and during construction. The Contractor shall be responsible for the protection of all utilities, and shall also comply with the requirements of all affected utility companies, public or private.

Clearing and grubbing shall proceed with due regard for all permits, ordinances and laws that may apply to tree, trash or other unsuitable material disposal. All trash or tree burning, if allowed, shall be performed so as not to create a public nuisance and shall be properly permitted. No unsuitable material, such as vegetation, trash, trees or clay, shall be disposed of by burying unless approval is obtained from the Engineer. Additional permitting may be required by a proposal to bury.

**C. GRADING**

All earth moving shall be completed as indicated on the paving, drainage and detail Sheets. The Engineer shall be notified of any known or encountered "sinkhole" or other unusual natural fault development so that he may notify any applicable public authority.

The Contractor shall be responsible for dust control, erosion control, and any other measures necessary to protect adjacent property or the environment from harm due to the work.

**D. DRAINAGE**

The storm drainage system shall be installed as shown on the plans and as specified.

Storm drainage pipe material shall be of the sizes and material as shown on the plans. The pipe material shall be reinforced concrete unless otherwise shown on the plans.

The trench widths shall be as narrow as possible, and bedding shall be well compacted around and above the haunches as required to stabilize the pipe.

Installation shall conform to the F.D.O.T. Specifications, Sections 125 and 430. All pipe shall be installed with proper fittings and plan grade. All discharge open ends of pipe are to be protected with headwalls, mitered ends and/or rip-rap with additional rip-rap as required by the Engineer or governing agency to prevent erosion. Rip-rap shall conform to the plans or F.D.O.T. Specifications, Section 530. All pipe and appurtenances (structures) shall be clean and free of debris upon completion.

Circular reinforced concrete pipe shall conform to ASTM Specifications C-76, Class III, Wall B. Elliptical concrete pipe shall conform to ASTM Specifications C-507. Gaskets shall conform to F.D.O.T. Specifications, Section 942, the specifications of ASTM C-361, and the manufacturer's recommendations. Circular and elliptical pipe lifting holes shall be permanently mortar closed before backfilling.

Corrugated steel metal pipe and pipe arch shall have one-half inch minimum deep corrugations, and shall be galvanized and have slip asphalt coated conform to AASHTO M-36 and AASHTO M-190 (Type A) specifications unless otherwise indicated on the plans. All joints shall be water tight and resist leakage at a hydrostatic pressure of 2 psi. Gauges shall be shown on the plans; gauges are F.D.O.T. specifications.

Corrugated aluminum alloy pipe and pipe arch shall conform to the F.D.O.T. specifications, Section 945 and also to AASHTO M-196. The pipe and pipe arches shall not be asphalt coated unless shown on the plans or as required by the governing agency.

Gaskets for corrugated steel or aluminum pipe shall be in accordance with the manufacturer's recommendations and shall be a minimum width of six inches and a minimum thickness of three-eighths inches.

Underdrain pipe shall conform to the specifications of ASTM D-3033 and F.D.O.T. specifications, Section 440. All materials and installation shall be as shown on the plans or per the governing agency and Engineer's requirements. The perforations shall be turned down and conform to the specifications of AASHTO M-189.

Catch basins shall be constructed of precast concrete. Precast concrete catch basins shall conform to ASTM C-76, Table III, Wall B, F.D.O.T. Index No. 200-F.

The catch basin top may be cast in place or precast. Each top shall contain a two-foot diameter minimum cast iron frame and cover placed within the concrete.

The bottom of the throat opening shall be below the flow line of the curb, and the throat vertical height cannot vary more than one-half inch from the detailed plan dimension.

Drop inlets shall be constructed of precast concrete. Precast concrete drop inlets shall conform to ASTM C-76, Table III, Wall B.

Junction boxes may be constructed of the same materials as catch basins, drop inlets or sanitary manholes. An inside or outside drop unit is not required. A two-foot diameter minimum cast iron frame and cover is required.

All covers shall be traffic bearing unless otherwise noted on the plan and in accordance with the governing agencies' requirements.

**E. EXCAVATION**

All unsuitable material shall be removed such that no material remains within a field determined dimension of the outer limits of any pavement, curb or building pad. Unsuitable material shall include, but not be limited to, vegetation, palmettos, trash, trees, tree limbs, tree stumps, tree roots or clay. All clay, clayey, impervious soils or unsuitable soils shall be removed from paved areas to a minimum depth of 24 inches from the bottom of the pavement base, and shall be replaced with suitable material for compaction. The suitable material shall be compacted in layers to meet the required density. Subdrains may be installed as necessary to meet the required density. In no case shall any impervious material remain in the pavement area such that water will be restricted from entering the subdrain system.

**F. SANITARY SEWERS**

The entire sanitary sewer system shall conform to the requirements of the F.D.E.P., and also the requirements of the local utility receiving the wastewater. The system shall be constructed as shown on the plans, including the details.

Sanitary sewer pipe material shall be of the sizes and material as shown on the plans. The pipe material shall be polyvinyl-chloride (P.V.C.), unless otherwise shown on the plans.

Main line pipe shall either be polyvinyl-chloride P.V.C., ductile iron, cast iron or vitrified clay.

P.V.C. sanitary sewer pipe shall conform to specifications and ASTM D-3034 SDR-35.

Ductile iron pipe and cast iron pipe, fittings, specials, joints and installation shall conform to the specifications for the water distribution system as mentioned herein. Ductile iron pipe and cast iron pipe do not have to be cement-lined unless required by the local utility receiving the wastewater.

Vitrified clay pipe, fittings, specials and joints shall be extra strength and shall conform to ASTM C-700, ASTM C-301, ASTM C-425 and ASTM C-594 specifications.

Joints shall be Type III, compression "O" ring or Type B, compression sleeve. Infiltration shall not exceed ASTM C-425 or governing agency's specifications. Connections to cast iron shall be by use of adapters or per the manufacturer's recommendations. Installation shall conform to ASTM C-12 specifications, governing agencies' requirements, and/or manufacturer's recommendations.

The trench for the sewer line shall be excavated to a minimum width and depth. Pipe laying shall commence at the lowest point so that the spigot ends point downstream in the direction of flow. The trench shall then be backfilled, protecting the pipe from vertical or lateral movement. All lines and laterals shall be installed in straight lines with proper fittings at the plan grade. The grade shall not rise or sag more than one inch vertically between two successive manholes; the horizontal alignment between two successive manholes shall not vary more than three inches.

Gravity sanitary sewers (and force mains) crossing under water mains shall be laid to provide 18 inches minimum vertical clearance between the invert of the higher pipe to the crown of the lower pipe. The crossing shall be arranged so that the sewer joints and the water joints are equidistant from the point of crossing with no less than 10 feet between any two joints. Where the minimum 18 inch vertical separation cannot be maintained, the sanitary sewer shall be placed in a sleeve or encased in concrete for 20 feet centered on the point of crossing.

Where the sanitary sewer must cross over a water main, the pipes shall be centered as indicated above, and the water main shall be placed in a sleeve or encased in concrete for 20 feet centered on the point of crossing.

Gravity sanitary sewers shall be installed at least 10 feet horizontally from any existing or proposed water main. The distance shall be measured edge-to-edge. If it is not practical to maintain the 10 foot separation, the water main shall be installed in a separate trench, or on an undisturbed earth shelf located on one side of the sewer, and at an elevation so that the bottom of the water main is at least 18 inches above the top of the sanitary sewer. The water and sanitary sewer joints shall be staggered.

Force mains shall be installed at least 10 feet horizontally from any existing or proposed water main.

At road crossings with less than 30 inches of cover, and any part of the sewer line that may have less than 12 inches of cover, the sanitary sewer shall be cast iron pipe, ductile iron pipe or concrete encased vitrified clay pipe for the length the condition exists. Where trenches cross existing roads by the open-cut method, the backfill shall be placed in 12 inch layers, and carefully tamped until compacted to the same density of the undisturbed soil.

The ends of pipe shall be well marked for later identification and location. These, as well as the location of manholes, wees and service laterals, shall be shown on the As-Built Plans. The As-Built data shall be furnished to the Engineer and Owner by the Contractor upon completion of the work.

Manholes may be constructed of solid clay brick or precast reinforced concrete. Solid clay brick shall conform to the specifications of ASTM C-32. Precast reinforced concrete shall conform to the specifications of ASTM C-478.

All manholes are to be water tight as required by the utility and as shown on the Plans, and also have channelled inverts as shown on the plans. Brick manholes shall be made water tight on the outside walls only, as shown on the plans. Precast reinforced concrete manholes are to be made water tight by a coat(s) of bituminous material and other acceptable methods at the joints of sections. The manholes shall be constructed so that the rim may be adjusted to comply with the different finish grade conditions which may arise. Each manhole shall contain a two-foot diameter minimum cast iron frame and cover. Ladder rungs or steps are not to be installed in any manhole.

A drop pipe unit shall be provided for a sewer line entering a manhole at an elevation more than 24 inches above the lowest manhole channel invert.

Cleanouts shall be constructed as shown on the plans. The entire system shall be flushed, lamped, television inspected (including teap), and visually inspected prior to acceptance.

Force mains shall be constructed using the same material and installation specifications (including thrust blocks and fittings) as the water distribution system as mentioned herein and shown on the plans.

**G. WATER DISTRIBUTION SYSTEM**

The entire water distribution system shall conform to the requirements of the FDH, and also the requirements of the local utility supplying the water and fire protection. The system shall be constructed as shown on the plans, including the details.

Water main pipe material shall be of the sizes and material as shown on the plans. The pipe material shall be polyvinyl-chloride (P.V.C.) unless otherwise shown on the plans.

Main line pipe and fittings shall be DR-26 P.V.C., DR-21 P.V.C., DR-18 P.V.C., DR-14 P.V.C. cast iron pipe (C.I.P.), or ductile iron pipe (D.I.P.).

Metallic tube or wire shall be placed in the same trench with all P.V.C. water mains in accordance with the governmental agencies' requirements.

All P.V.C. water mains two inches and smaller shall be DR-21. The DR-21 P.V.C. pipe shall be designed in accordance with AWWA C-900 standards. P.V.C. pipe shall be made from Class 12454-A or Class 12454-B virgin compounds conforming to AWWA C-900, Table 2, P.V.C., 1120, DR-21 as defined in ASTM D-1785. The pipe shall be color coded with a stamp thereon denoting a pressure rating of 160 psi at 73.4 degrees Fahrenheit (23 degrees Centigrade). The pipe, fittings and specials shall conform to the NSF specifications, and shall bear the NSF approval label for potable water. The DR-21 P.V.C. couplings and joining materials shall conform to AWWA C-900. All DR-21 pipe, couplings and fittings shall be adaptable for use with cast iron pipe or ductile iron pipe.

All four inch P.V.C. water mains shall be DR-14. The DR-14 P.V.C. pipe shall be designed in accordance with AWWA C-900 standards. P.V.C. pipe shall be made from Class 12454-A or Class 12454-B virgin compounds conforming to AWWA C-900, Table 2, P.V.C., 1120, DR-14, as defined in ASTM D-1785. The pipe shall be color coded with a stamp thereon denoting a pressure rating of 200 psi at 73.4 degrees Fahrenheit (23 degrees Centigrade). The pipe, fittings and specials shall conform to the NSF specifications, and shall bear the NSF approval label for potable water. The DR-14 P.V.C. couplings and joining materials shall conform to AWWA C-900. All DR-14 pipe, couplings and fittings shall be adaptable for use with cast iron pipe or ductile iron pipe.

All P.V.C. water mains six inches and larger shall be DR-18. The DR-18 P.V.C. pipe shall be designed in accordance with AWWA C-900 standards. P.V.C. pipe shall be made from Class 12454-A or Class 12454-B virgin compounds conforming to AWWA C-900, Table 2, P.V.C., 1120, DR-18 as defined in ASTM D-1785. The pipe shall be color coded with a stamp thereon denoting a pressure rating of 150 psi at 73.4 degrees Fahrenheit (23 degrees Centigrade). The pipe, fittings and specials shall conform to the NSF specifications, and shall bear the NSF approval label for potable water. The DR-18 P.V.C. couplings and joining materials shall conform to AWWA C-900. All DR-18 pipe, couplings and fittings shall be adaptable for use with cast iron pipe or ductile iron pipe.

The cast iron pipe and fittings shall be Class 22 (150 psi pressure rating), and shall be cement mortar lined with an approved alternate joints. The cast iron pipe, fittings, joints and gaskets shall conform to the specifications of ANSI A21.1, ANSI A21.4, ANSI A21.6, ANSI A21.8, ANSI A21.10, ANSI A21.11, and AWWA C-600. Installation shall conform to ANSI A21.1 specifications for laying condition "B" with tamped backfill and the manufacturer's recommendations.

The ductile iron pipe and fittings shall be designed in accordance with ANSI specification A21.50, and shall conform to ANSI Specification A25.51. The minimum thickness Class for pipe four inches and smaller shall be Class 51. The minimum thickness Class for pipe six inches and larger shall be Class 50.

Ductile iron pipe shall be coated as specified for cast iron pipe. Mechanical joints and slip-on type joints shall conform to ANSI Specification A21.11. Mechanical joint glands shall be grey cast iron. Flanged piping shall have 125 pound flanges conforming to the requirements of ANSI Specification B16.1.

Fittings shall be rated for not less than 150 psi working pressure, shall be suitable for the service required, and shall conform to the requirements of ANSI Specification A21.10. Fittings shall be lined and coated as specified for cast iron pipe.

Unless otherwise shown on the plans, all pipe including P.V.C., D.I.P., and C.I.P. shall have a minimum cover of 24 inches in unpaved finish grade areas, and a minimum cover of 36 inches in paved areas and public rights-of-way.

The interior of all pipe and fittings shall be kept clean and free from dirt or foreign matter at all times. Thrust blocks shall be installed at all fittings as shown in the table of the plans. Precast thrust blocks may be allowed subject to Engineer's and governing agency's approval.

Upon completion of the mains, the water system shall be subjected to a hydrostatic pressure test. All air shall be expelled from the system, and the system shall be pressure tested by means of an accurate gauge. The pressure test shall be as specified by the Engineer, typically 150 psi for one hour minimum for the uncovered joints, and 24-hour minimum for covered joints. Uncovered joints are recommended. All leakage shall be corrected whereby the pressure test will be acceptable; thereafter, the leakage shall not be more than 23 gallons/24-hours/inch of diameter/mile or less as determined by the water system's inspector. The water system shall be flushed prior to and subsequent to each sterilization procedure that might be required for acceptance. Initial flushing shall be done after completion of the hydrostatic test. All lines will be sterilized in accordance with AWWA C-601 specifications and local governing authorities' requirements.

Gate valves three inches and smaller shall have a bronze or iron body and shall be bronze mounted, designed to operate at 200 psi working pressure. Gate valves four inches and larger shall conform to the specifications of AWWA C-500, "Class 150" with an iron body, bronze mounted, non-rising stem designed to open counter-clockwise. All valves shall have ends or joints to match the pipe to which they are to be connected. Each gate valve shall be installed with an adjustable cast iron valve box and cover set at finished grade and well marked.

Fire hydrants shall conform to AWWA C-502 specifications and the local fire district requirements. Each hydrant shall connect to a six inch minimum water distribution main. A gate valve with cast iron box and cover shall be placed between the main and hydrant, unless the main is a "fire line" only. The hydrant valve shall be 5 1/4 inches, with two - 2 1/2 inch nozzles and one - 1/2 inch pumper nozzle. The hydrant shall be installed plumb, and the pumper nozzle shall face the hydrant. The pumper nozzle shall be 18 inches above finished grade, and shall open counter-clockwise. The hose threads and final point color shall conform to local fire district requirements. The hydrants shall be compression type with "break-away" facilities, and the operating stem threads shall not be located in the waterway.

Water service pavement conduits shall conform to the plans and the requirements of the water utility supplying and/or maintaining the system. The conduits shall be P.V.C. or an approved equal, and will be placed as shown on the plans.

Water service pipe material shall be galvanized steel, P.V.C., polyethylene, polybutylene or an alternate approved by the utility and Engineer.

Galvanized steel pipe shall be standard weight Schedule 40 with threaded connections. P.V.C. pipe shall be the same as the main line pipe. Polyethylene shall be Type III, Grade 3, Class C material, and shall conform to ASTM D-1248 and ASTM PE-3306. The tubing shall also be manufactured in accordance with Commercial Standard No. C.S. 255, or an approved equal. Polybutylene tubing shall conform to AWWA C-902. All fittings shall conform to the particular utility service pipe material. Each service shall have a corporation stop at the main, and all service connections and appurtenances shall be subject to the approval of the Engineer and/or the water system supplying the water. Water service locations will be marked on the curb with a durable paint.

All building connections shall conform to the architectural plans and specifications, the governing agencies' requirements, and the Engineer.

Water meter and backflow prevention device size, material and installation shall conform to the requirements of the utility, the plans, and the Engineer's specifications.

**H. IRRIGATION SYSTEM**

Irrigation pipe material shall be polyvinyl-chloride (P.V.C.), and shall conform to the same specifications as the water main pipe. Other material may be used subject to the utility's, Owner's and Engineer's written approval.

All fittings and testing shall be as indicated on the plans. All valves shall conform to the specifications for water valves.

**I. PAVING**

This section shall include the vehicular and pedestrian areas within the limits of rights-of-way or other areas as shown on the plans. The areas are to be graded and constructed as shown on the plans, details and typical Sections.

All backfill over any pipe within roadway areas shall be compacted per F.D.O.T. specifications, section 125-8.3.

Telephone, electric, irrigation and water service pavement conduits shall be placed prior to installation of the sub-base. The Contractor shall coordinate these services.

Sub-base shall be stabilized within the dimensions shown on the plans. The minimum Limerock Bearing Ratio (L.B.R.) and density shall be as shown on the plans and in accordance with F.D.O.T. specifications, Section 160 (also AASHTO T-180). The percent of density refers to the standard method of testing using the Modified Proctor. The location and frequency of tests shall be as determined by the Engineer and/or the governing agency having jurisdiction. Sub-base shall be of native material, only if it meets the required bearing value. Should native material fail the required bearing values, acceptable and approved material shall be mixed until the bearing value is obtained.

Underdrain pipe shall conform to the specifications of ASTM D-3033 and F.D.O.T. specifications, Section 440. All material and installation shall be as shown on the plans or per the governing agency and Engineer's requirements. The perforations shall be turned down and conform to the specifications of AASHTO M-189.

Bases shall be limerock, oyster shell, soil cement or an approved alternate. Limerock base material, installation and density shall conform to the F.D.O.T. specifications, Section 230. Oyster shell, if allowed, shall conform to F.D.O.T. specifications, Section 250 and the governing agency's requirements. Soil cement base, if allowed, shall conform to F.D.O.T. specifications, Section 270, and the governing agency's requirements. Alternate bases, if approved, shall conform to the requirements of the Engineer, governing agency, and the respective sections of the F.D.O.T. specifications. The base material shall be placed on the sub-base only upon completion and acceptance of the sub-base.

The minimum base density shall be as shown on the plans, and as required by the Engineer and governing agency. Base material shall be thoroughly clean and free of debris prior to application of the prime coat.

The base shall be primed with a rapid cure type sealant at a rate of 0.10 gallons per square yard. All materials and installation shall conform to F.D.O.T. specifications, Section 300, the Engineer's and the governing agency's requirements. The prime coat shall be covered with sand or screenings per F.D.O.T. requirements, Section 300. Alternate cover material may be used subject to approval of the Engineer and the governing agency. Excess material shall be removed by a drag broom or equal.

A tack coat shall be applied prior to placement of the final surface course. The tack coat shall be applied within 72 hours after placing the prime coat, or prior to placing the surface course. The tack coat materials, installation and application rate shall conform to F.D.O.T. specifications, Section 300, the Engineer's and the governing agency's requirements.

Pavement course shall conform to the dimensions and thicknesses as shown on the plans and the Engineer's and governing agency's requirements. The material and placement shall be in accordance with the "Pinellas County Standards for Hot Bituminous Mixtures", if applicable, or the F.D.O.T. "Standard Specifications for Road and Bridge Construction", if applicable. The type of pavement course shall be as indicated on the plans.

Concrete curbs and gutters shall conform to the dimensions, locations, thicknesses, strength and elevations shown on the plans, details, and as required by the Engineer and governing agency. Materials and installation shall be in accordance with F.D.O.T. specifications, Section 520. Minimum concrete strength shall be 3000 psi. Curb shall be placed after acceptance of the sub-base, and prior to placement of the base.

Sidewalks shall conform to the dimensions, locations, elevations, thicknesses and strength shown on the plans, details, and as required by the Engineer and governing agencies. Concrete sidewalks only shall conform to the F.D.O.T. specifications, Section 522.

Public and private roadway traffic paint shall conform to the dimensions, locations and colors shown on the plans and details, and as required by the Engineer and governing agencies. Installation and material shall comply with the applicable F.D.O.T. Specifications, Sections 710 and 711, and also the Engineer's and governing agencies' requirements. Any work within a D.O.T. right-of-way shall conform to the material requirements and installation procedures of any permit issued for work within the F.D.O.T. right-of-way.

Any work within public right-of-way other than F.D.O.T. shall conform to the material requirements and installation procedures of any permit issued for work within the public right-of-way.

Parking lot traffic paint shall conform to the dimensions, locations and colors shown on the plans and details, and as required by the Engineer and governing agencies. Material shall be solvent based and shall be in accordance with the applicable F.D.O.T. Specification, Sections 710 and also the Engineer's and governing agencies' requirements or shall be an equal as approved by the Engineer and the governing agencies, if applicable. Installation shall be in accordance with the manufacturer's recommendations.

All handicapped parking markings and accessible path markings shall conform to the requirements of the ADA Standards for Accessible Design as published by the U. S. Department of Justice as well as any local or State rules, laws or ordinances or codes.

Street name signs and other sign materials and installation, when required for vehicular and/or pedestrian traffic control or information, shall conform to the governing agency's requirements.

INDEX OF DRAWINGS	
SHEET NO.	DESCRIPTION
2	COVER SHEET
2	EXISTING CONDITIONS PLAN
3	LAYOUT AND EROSION CONTROL PLAN
4	GRADING PLAN
5	DRAINAGE PIPING PLAN
6	WATER AND SANITARY SEWER PLAN
7	DETENTION AREA PLAN AND DETAILS
8	PAVING AND DRAINAGE DETAILS
9	WATER AND SANITARY SEWER DETAILS
10	SIGNAGE AND STRIPING PLAN
11	SITE CONSTRUCTION SPECIFICATIONS
11	LANDSCAPE DEVELOPMENT PLAN
IR-1	IRRIGATION DEVELOPMENT PLAN
D-1	GENERAL NOTES AND DETAILS
D-2	GENERAL NOTES AND DETAILS

1 10/15/14 PER PASCO COUNTY REQUIREMENTS		WTS	<input checked="" type="checkbox"/>
No.	DATE	REVISIONS	DRN,CKD,APP
<b>ROSECASTLE SENIOR RESIDENCE OF PASCO</b>			

WEST BUFFER TYPE "D" 15' WIDE BUFFER WITH TREES 30' O.C., MIN. 5 SHRUBS PER TREE AND GROUNDCOVER.

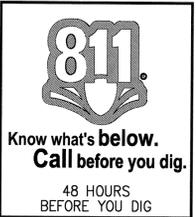
NORTH BUFFER TYPE "D" 15' WIDE BUFFER WITH TREES 30' O.C., MIN. 5 SHRUBS PER TREE AND 18" HT. EARTHEN BERM TO BE A MINIMUM OF 3' IN HT. AT TIME OF PLANTING AND GROUNDCOVER (SEE CIVIL DRAWINGS FOR BERMS AND GRADING)

SIGHT VISIBILITY TRIANGLE - SIGHT TRIANGLE SHALL BE UNOBSTRUCTED. NOTHING ABOVE 3.5' IS ALLOWED IN THIS AREA.

SIGHT VISIBILITY TRIANGLE - SIGHT TRIANGLE SHALL BE UNOBSTRUCTED. NOTHING ABOVE 3.5' IS ALLOWED IN THIS AREA.

EAST BUFFER TYPE "B" 15' WIDE BUFFER WITH TREES 60' O.C., 6' HT. HEDGE 5' O.C. OR 6' HT. OPAQUE FENCE (NOT WOOD)

SOUTH BUFFER TYPE "B" 15' WIDE BUFFER WITH TREES 60' O.C., 6' HT. HEDGE 5' O.C. OR 6' HT. OPAQUE FENCE (NOT WOOD)



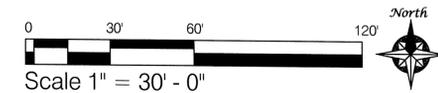
Code	Common Name
<b>TREES:</b>	
AR	Red Maple
L I	Crape Myrtle
INS	Eagleston Holly
IV	Yaupon Holly
MG	Magnolia
PO	Sycamore
QV	Live Oak
SP	Cabbage Palm
TD	Bald Cypress
UA	Elm
<b>SHRUBS:</b> Minimum 3 gal. container	
MF	Simpson's Stopper
IF	Florida Anise
LOR	Loropetalum
POM	Podocarpus
RI	Indian Hawthorn
VS	Sandankwa Viburnum
VOA	Water's Viburnum
ZP	Coontie
<b>GROUNDCOVER:</b>	
BF	Bulbine
DT	Flax Lily
JC	Shore Juniper
LMG	Emerald Goddess
TJV	Var. Conf. Jasmine
TJN	Dwarf Conf. Jasmine
TNV	Var. Dwarf Conf. Jasmine

SYMBOL	DESCRIPTION
○	DAK
△	PINE
◊	PALM
◐	CITRUS
□	OTHER AS NOTED

SIZES AS SHOWN  
NOTE: ONLY TREES 10" D.B.H. OR LARGER HAVE BEEN LOCATED AND SHOWN.

NOTE: ANY PLANT MATERIAL REQUIRED BY THESE REGULATIONS SHALL BE REPLACED WITHIN 30 DAY OF THEIR DEMISE AND/OR REMOVAL.

NOTE: SEE SHEET D-1 AND D-2 FOR PLANT MATERIAL SCHEDULE, GENERAL NOTES AND DETAILS

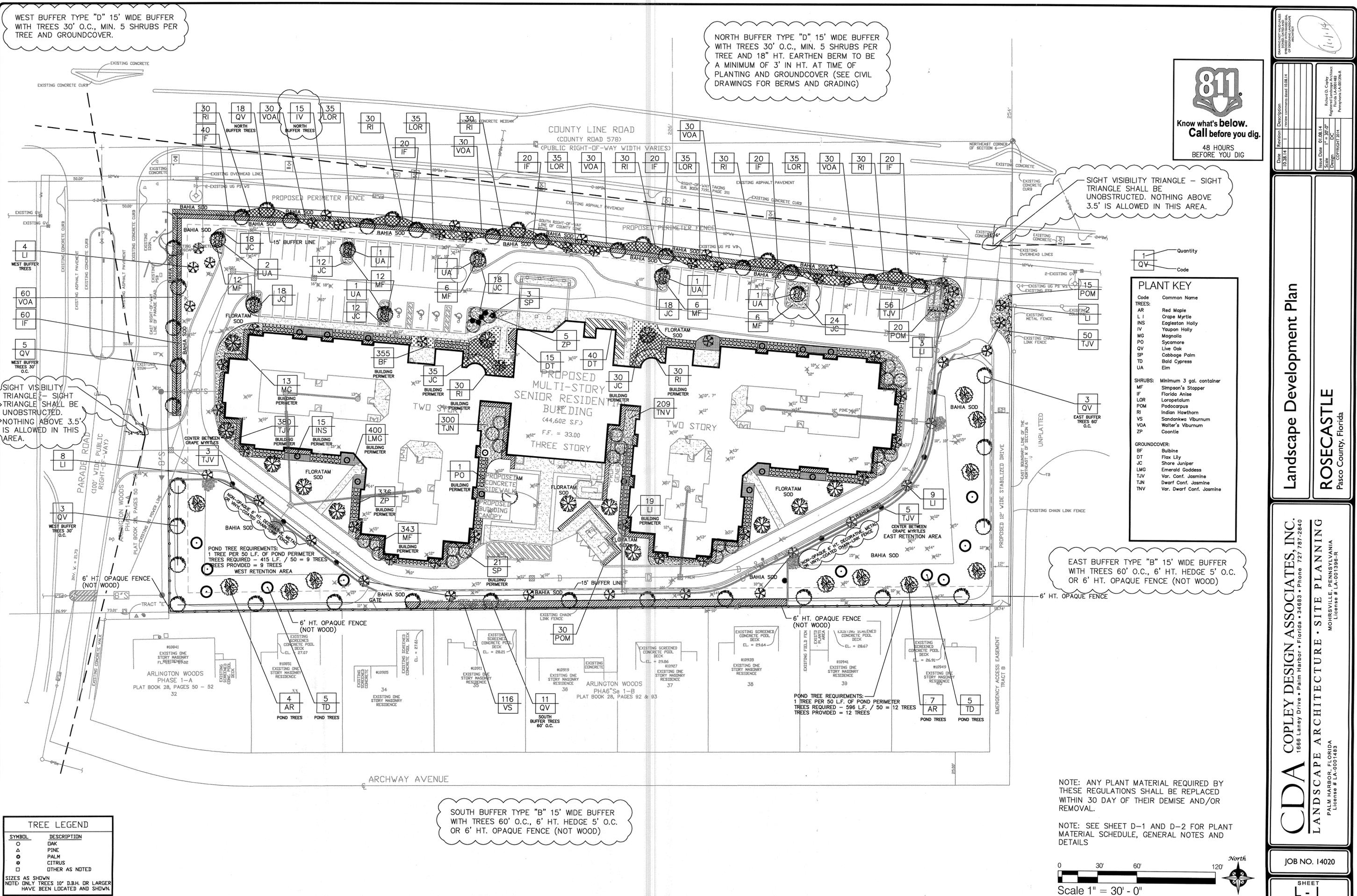


Landscape Development Plan

ROSECASTLE  
Pasco County, Florida

CDA COPLEY DESIGN ASSOCIATES, INC.  
1666 Laney Drive • Palm Harbor • Florida • 34683 • Phone 727-767-2840  
LANDSCAPE ARCHITECTURE • SITE PLANNING  
MOHRVILLE, PENNSYLVANIA  
License # LA-001386-R

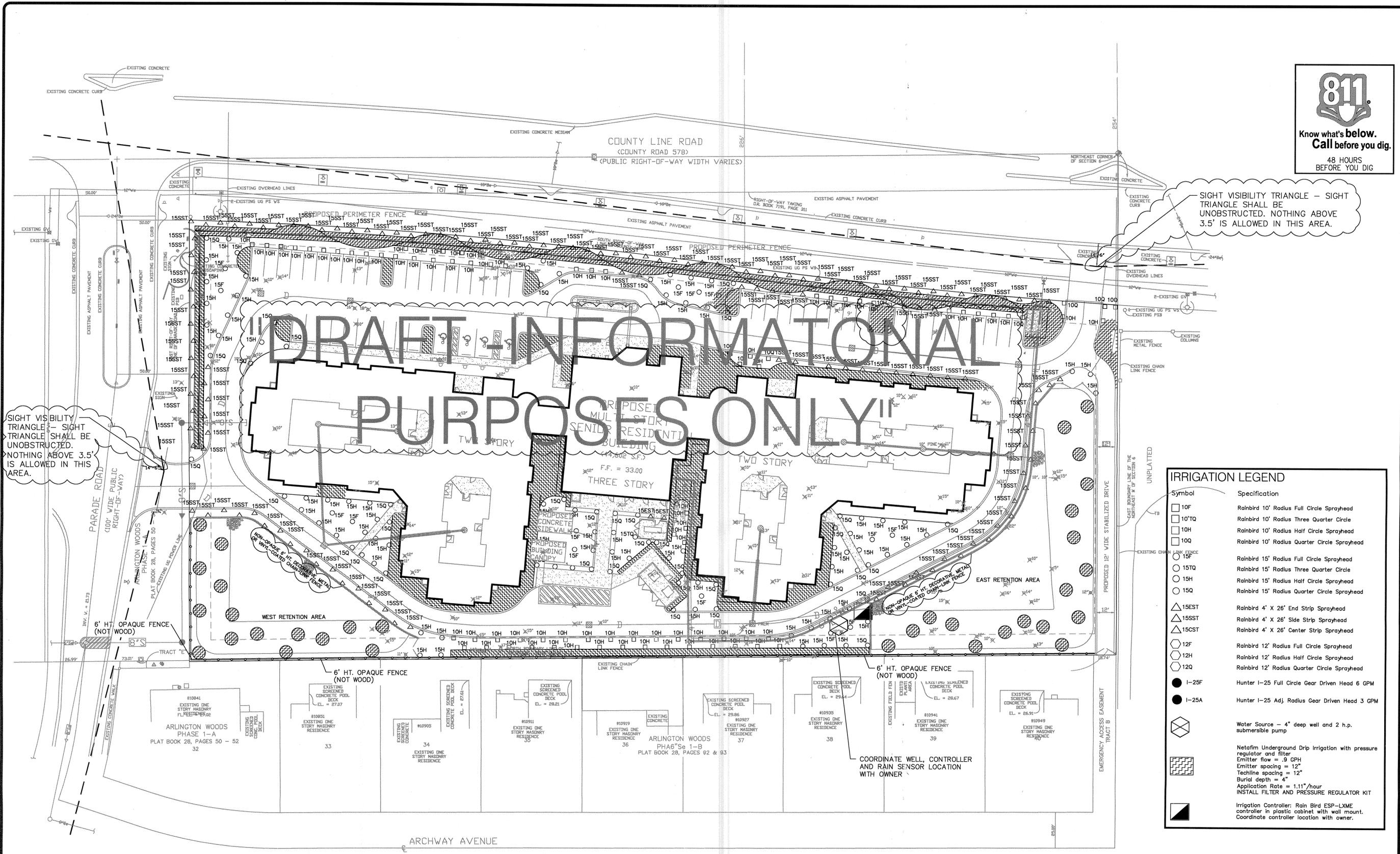
JOB NO. 14020  
SHEET  
L-1



**811**  
 Know what's below.  
 Call before you dig.  
 48 HOURS  
 BEFORE YOU DIG

SIGHT VISIBILITY TRIANGLE - SIGHT TRIANGLE SHALL BE UNOBSTRUCTED. NOTHING ABOVE 3.5' IS ALLOWED IN THIS AREA.

SIGHT VISIBILITY TRIANGLE - SIGHT TRIANGLE SHALL BE UNOBSTRUCTED. NOTHING ABOVE 3.5' IS ALLOWED IN THIS AREA.



**TREE LEGEND**

SYMBOL	DESCRIPTION
○	oak
△	pine
●	palm
⊙	citrus
□	OTHER AS NOTED

SIZES AS SHOWN  
 NOTE: ONLY TREES 10" D.B.H. OR LARGER HAVE BEEN LOCATED AND SHOWN.

**IRRIGATION LEGEND**

Symbol	Specification
□ 10F	Rainbird 10' Radius Full Circle Sprayhead
□ 10H	Rainbird 10' Radius Three Quarter Circle
□ 10Q	Rainbird 10' Radius Half Circle Sprayhead
□ 10Q	Rainbird 10' Radius Quarter Circle Sprayhead
○ 15Q	Rainbird 15' Radius Full Circle Sprayhead
○ 15H	Rainbird 15' Radius Three Quarter Circle
○ 15Q	Rainbird 15' Radius Half Circle Sprayhead
○ 15Q	Rainbird 15' Radius Quarter Circle Sprayhead
△ 15ST	Rainbird 4' X 26' End Strip Sprayhead
△ 15SST	Rainbird 4' X 26' Side Strip Sprayhead
△ 15CST	Rainbird 4' X 26' Center Strip Sprayhead
○ 12F	Rainbird 12' Radius Full Circle Sprayhead
○ 12H	Rainbird 12' Radius Half Circle Sprayhead
○ 12Q	Rainbird 12' Radius Quarter Circle Sprayhead
● I-25F	Hunter I-25 Full Circle Gear Driven Head 6 GPM
● I-25A	Hunter I-25 Adj. Radius Gear Driven Head 3 GPM
⊗	Water Source - 4" deep well and 2 h.p. submersible pump
▨	Netafim Underground Drip Irrigation with pressure regulator and filter Emitter flow = 9 GPH Emitter spacing = 12" Techline spacing = 12" Burial depth = 4" Application Rate = 1.11"/hour INSTALL FILTER AND PRESSURE REGULATOR KIT
▣	Irrigation Controller: Rain Bird ESP-LXME controller in plastic cabinet with well mount. Coordinate controller location with owner.

NOTE: SEE SHEET D-1 AND D-2 FOR PLANT MATERIAL SCHEDULE, GENERAL NOTES AND DETAILS

0 30 60 120' North  
 Scale 1" = 30' - 0"

Date	Revision	Description
02/28/14	1	Issue comments sheet 10/28/14

Issue Date: 01/08/14  
 Scale: 1" = 30'-0"  
 Design: DC  
 Copyright: 2014

Richard D. Copley  
 Registered Professional Engineer  
 Florida License # 14001483  
 Pennsylvania License # 1944

**Irrigation Development Plan**

**ROSECASTLE**  
 Pasco County, Florida

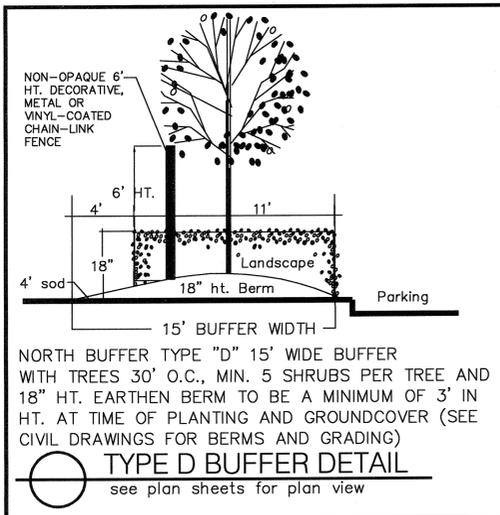
**CDA COPLEY DESIGN ASSOCIATES, INC.**  
 1666 Laney Drive • Palm Harbor, Florida • 34683 • Phone 727.781.2840

**LANDSCAPE ARCHITECTURE • SITE PLANNING**  
 MOHRSVILLE, PENNSYLVANIA  
 License # LA-001936-R

JOB NO. 14020

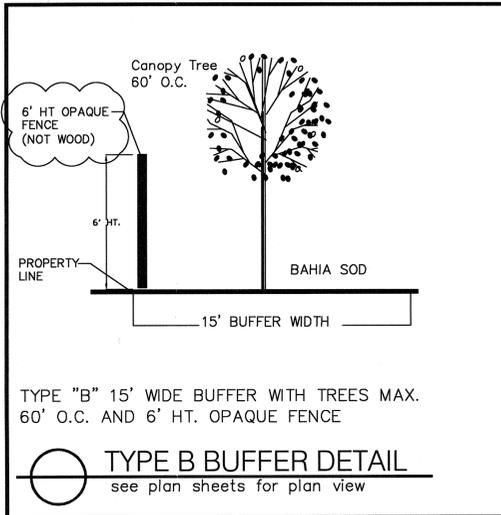
SHEET  
**IR - 1**





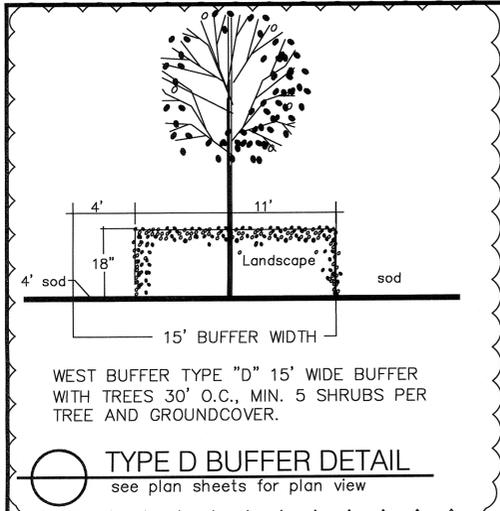
NORTH BUFFER TYPE "D" 15' WIDE BUFFER WITH TREES 30' O.C., MIN. 5 SHRUBS PER TREE AND 18" HT. EARTHEN BERM TO BE A MINIMUM OF 3' IN HT. AT TIME OF PLANTING AND GROUND COVER (SEE CIVIL DRAWINGS FOR BERMS AND GRADING)

**TYPE D BUFFER DETAIL**  
see plan sheets for plan view



TYPE "B" 15' WIDE BUFFER WITH TREES MAX. 60' O.C. AND 6' HT. OPAQUE FENCE

**TYPE B BUFFER DETAIL**  
see plan sheets for plan view



WEST BUFFER TYPE "D" 15' WIDE BUFFER WITH TREES 30' O.C., MIN. 5 SHRUBS PER TREE AND GROUND COVER.

**TYPE D BUFFER DETAIL**  
see plan sheets for plan view

**REQUIRED BUILDING LANDSCAPE**

BUILDING S.F. FIRST FLOOR = 52,141 S.F.  
REQUIRED LANDSCAPE AREA:  
52,141 X 10% = 5,214 S.F.  
MINIMUM 5 FEET WIDE.  
AREA PROVIDED: 9,339 S.F. (18%) MIN. 5' WIDE

BUILDING L.F. = 1,930'  
LENGTH OF LANDSCAPE REQUIRED = 50% OF BUILDING PERIMETER - MIN. 5' WIDE  
1,930 X 50% = 965 L.F. REQUIRED  
LENGTH OF LANDSCAPE PROVIDED = 1,748' MIN. 5' WIDE (90%)

**TREE REMOVAL/REPLACEMENTS**

TREES TO BE REMOVED

SIZE INCH	OTHER	TOTAL	OTHER	TOTAL
10	32	320	9	90
11	17	187	7	77
12	8	96	14	168
13	2	26	13	169
14	10	140	8	112
15	2	30	12	180
16	-	-	5	80
17	2	34	2	34
18	1	18	3	54
19	-	-	1	19
20	1	20	-	20
22	-	-	2	44

TOTALS: OAK = 871 OTHER = 1027  
REQUIRED REPLACEMENTS = 634\*  
OTHER OAK (1/3 INCH PER INCH) = 291 INCHES  
OTHER (1/3 INCH PER INCH) = 343 INCHES

PROPOSED REPLACEMENTS = 637\*  
82 CANOPY TREES @ 4" CAL. = 328"  
24 PALMS / 3 PER CANOPY = 8 @ 3" = 24"  
15 UNDERSTORY TREES @ 3" CAL. = 45"  
60 UNDERSTORY TREES @ 4" CAL. = 240"

INCHES REQUIRED (634) - INCHES PROPOSED (637)  
LESS THAN 30% PALMS PROPOSED

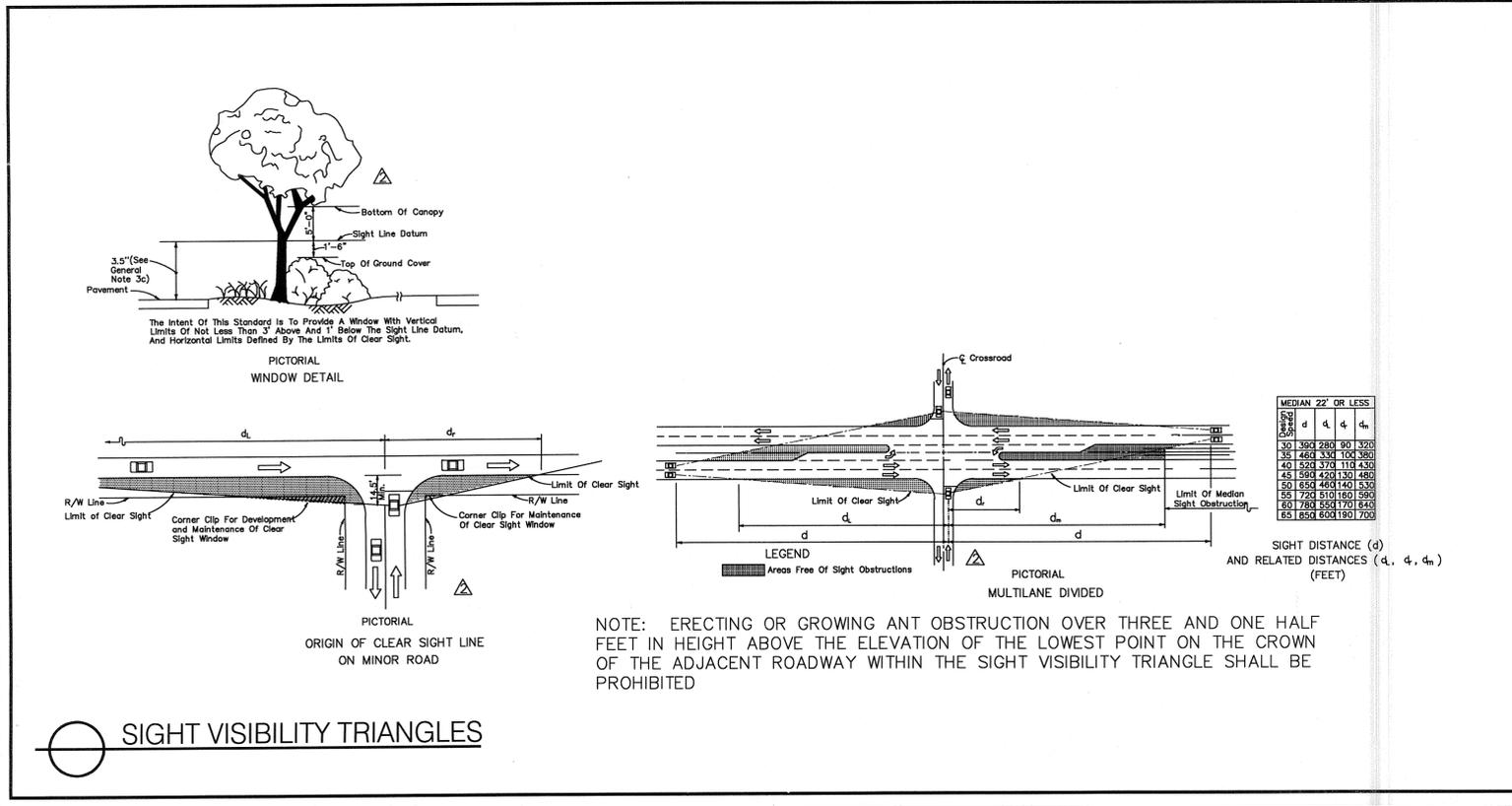
**REQUIRED BUFFERS**

NORTH BUFFER TYPE "D" 15' WIDE BUFFER WITH TREES 30' O.C., MIN. 5 SHRUBS PER TREE AND 18" HT. EARTHEN BERM TO BE A MINIMUM OF 3' IN HT. AT TIME OF PLANTING AND GROUND COVER (SEE CIVIL DRAWINGS FOR BERMS AND GRADING)

SOUTH BUFFER TYPE "B" 15' WIDE BUFFER WITH TREES 60' O.C., 6' HT. HEDGE 5' O.C. OR 6' HT. OPAQUE FENCE (NOT WOOD)

EAST BUFFER TYPE "B" 15' WIDE BUFFER WITH TREES 60' O.C., 6' HT. HEDGE 5' O.C. OR 6' HT. OPAQUE FENCE (NOT WOOD)

WEST BUFFER TYPE "D" 15' WIDE BUFFER WITH TREES 30' O.C., MIN. 5 SHRUBS PER TREE AND GROUND COVER.



**PLANT MATERIALS SCHEDULE**

Quant.	Code	Botanical Name	Common Name	Specification	Native	Drought Tol.
<b>TREES:</b>						
11	AR	Acer rubrum	Red Maple	12-14' ht. x 4-5' spr., 4" cal.	Y	Y
45	L I	Lagerstroemia indica	Crape Myrtle	10' ht. x 4-5' spr., 4" cal., 5 stems	N	Y
15	INS	Ilex attenuata	Eagleston Holly	8' ht. x 3' spr., 3" cal.	N	N
15	IV	Ilex vomitoria	Yaupon Holly	12' ht. x 3' spr., 4" cal.	Y	Y
13	MG	Magnolia grandiflora	Magnolia	12-14' ht. x 4-5' spr., 4" cal.	Y	Y
1	PO	Platanus occidentalis	Sycamore	12-14' ht. x 4-5' spr., 4" cal.	Y	N
40	QV	Quercus virginiana	Live Oak	12-14' ht. x 4-5' spr., 4" cal.	Y	Y
24	SP	Sabal palmetto	Cabbage Palm	10'-16' c.t. staggered groups	Y	Y
10	TD	Toxodum distichum	Bald Cypress	12-14' ht. x 4-5' spr., 4" cal.	Y	Y
7	UA	Ulmus alata	Elm	12-14' ht. x 4-5' spr., 4" cal.	Y	Y
<b>181 TREES</b>						
<b>SHRUBS: Minimum 3 gal. container</b>						
385	MF	Myrcianthes fragrans	Simpson's Stopper	3 gal., 18" ht. x 18" spr.	Y	N
200	IF	Illicium floridanum	Florida Anise	3 gal., 18" ht. x 18" spr.	Y	N
175	LOR	Loropetalum spp.	Loropetalum	3 gal., 18" ht. x 18" spr.	N	N
65	POM	Podocarpus spp.	Podocarpus	3 gal., 18" ht. x 18" spr.	N	Y
270	RI	Rhodalepis indica	Indian Hawthorn	3 gal., 18" ht. x 18" spr.	N	Y
116	VS	Viburnum suspensum	Sandankwa Viburnum	3 gal., 18" ht. x 18" spr.	N	Y
210	VOA	Viburnum obtatum	Walter's Viburnum	3 gal., 18" ht. x 18" spr.	Y	Y
341	ZP	Zamia pumila	Coontie	3 gal., 18" ht. x 18" spr.	Y	Y
<b>GROUNDCOVER:</b>						
355	BF	Bulbine frutescens	Bulbine	1 gal., 12" ht. x 12" spr.	N	N
55	DT	Dianella tasmanica	Flax Lily	1 gal., 12" ht. x 12" spr.	N	N
155	JC	Juniperus confertifl	Shore Juniper	3 gal., 12" ht. x 18" spr.	N	Y
400	LMG	Liriope muscarif	Emerald Goddess	1 gal., 12" ht. x 12" spr.	N	Y
380	TJV	Trachelospermum jasminoides	Var. Conf. Jasmine	3 gal., 12" ht. x 18" spr.	N	Y
300	TAN	Trachelospermum jasm. asiaticum	Dwarf Conf. Jasmine	1 gal., 6" ht. x 12" spr.	N	Y
209	TNV	Trachelospermum jasm. asiaticum var.	Var. Dwarf Conf. Jasmine	1 gal., 6" ht. x 12" spr.	N	Y

NOTE: Multi trunk trees shall have no less than 3 trunks, each stem shall be at least 1" in caliper and 6' in height at time of installation.

3,797 PLANTS PROPOSED, 1,251 NATIVE = 33% NATIVE PLANTS  
3,616 SHRUBS AND GROUNDCOVERS PROPOSED, 2,446 DROUGHT TOLERANT = 68% DROUGHT TOLERANT PLANTS

NATIVE AND DROUGHT TOLERANT SPECIES:  
"DROUGHT TOLERANT PLANTS FOR NORTH AND CENTRAL FLORIDA"  
IFAS EXTENSION UNIVERSITY OF FLORIDA  
GARY KNOX

**Pasco County Landscaping Standard Notes (Pasco LDC 905.2)**

- Maintenance Responsibility.** The County is not responsible for maintenance of any landscaping unless approved through a County maintenance agreement. (LDC 905.2-C.1.a)
- Clear-Sight Triangle.** Where a driveway/accessway intersects a road right-of-way or where two (2) road rights-of-way intersect, vegetation, structures, and non-vegetative visual screens shall not be located so as to interfere with the clear-sight triangle as defined in this Code or the Florida Department of Transportation, Manual of Uniform Minimum Standards, most recent edition (Green Book), whichever is more restrictive. (LDC 905.2-C.1.b)
- Sustainable Practices.** Landscaping shall be installed so that landscaping materials meet the concept of right material/right place. Installed trees and plants shall be grouped into zones according to water, soil, climate, and light requirements. Plant groupings based on water requirements are drought tolerant, natural, and oasis. (LDC 905.2-C.1.c)
- Diversity.** A maximum of 50 percent of the plant materials used, other than trees, may be non-drought tolerant. A minimum of 30 percent of the plant materials, other than trees and turfgrass, used to fulfill the requirements of this subsection shall be native Floridian species, suitable for growth in the county. (LDC 905.2-C.1.d)
- Diversity.** No one plant species of shrubs or ground cover plants, excluding turfgrass, shall constitute more than 25 percent coverage of the overall landscape area. (LDC 905.2-C.1.d.5)
- Quality.** All plant materials shall be Florida No. 1 grade per "Grades and Standards for Nursery Plants," Florida Department of Agriculture and Consumer Services (FDACS), which is incorporated herein by reference. (LDC 905.2-C.2.a)
- Avoid Easements.** Trees shall not be planted within any easement so as to interfere with the use of that easement, nor under any present or planned overhead utility, nor in any rights-of-way without County approval through the associated review process. (LDC 905.2-C.3.c)
- Mulch shall be used in conjunction with living plant materials so as to cover exposed soil. Mulch shall be installed to a minimum depth of three (3) inches. The mulch should not be placed directly against the plant stem or tree trunk. Mulch shall not be required for annual beds. Stone or gravel may be used to cover a maximum of 20 percent of the landscaped area. (LDC 905.2-C.3.d)
- Quality Practices.** All landscaping shall be installed in accordance with standards and practices of the Florida Nursery, Growers, and Landscape Association and the Florida Chapter of the International Society of Arboriculture. (LDC 905.2-C.3.e)
- All portions of a lot upon which development has commenced, but not continued for a period of 30 days, shall be planted with a grass species or ground cover to prevent erosion and encourage soil stabilization. Adequate coverage, so as to suppress fugitive dust, shall be achieved within 45 days. (LDC 905.2-C.3.g)
- All required landscaping shall be maintained in a healthy condition in perpetuity in accordance with this Code. (LDC 905.2-E.2)
- Ongoing maintenance to prevent the establishment of prohibited exotic species is required. (LDC 905.2-E.4)

**General Notes and Details**  
**ROSECASTLE**  
 Pasco County, Florida  
**CDA COPLEY DESIGN ASSOCIATES, INC.**  
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**LANDSCAPE ARCHITECTURE • SITE PLANNING**  
 PENNSYLVANIA License # LA-001398-R  
 FLORIDA License # LA-0001483  
 JOB NO. 14020  
 SHEET D-2