

OLD FLORIDA MITIGATION BANK

CONSTRUCTION PLANS

PASCO COUNTY SUBMITTAL

January 20, 2014

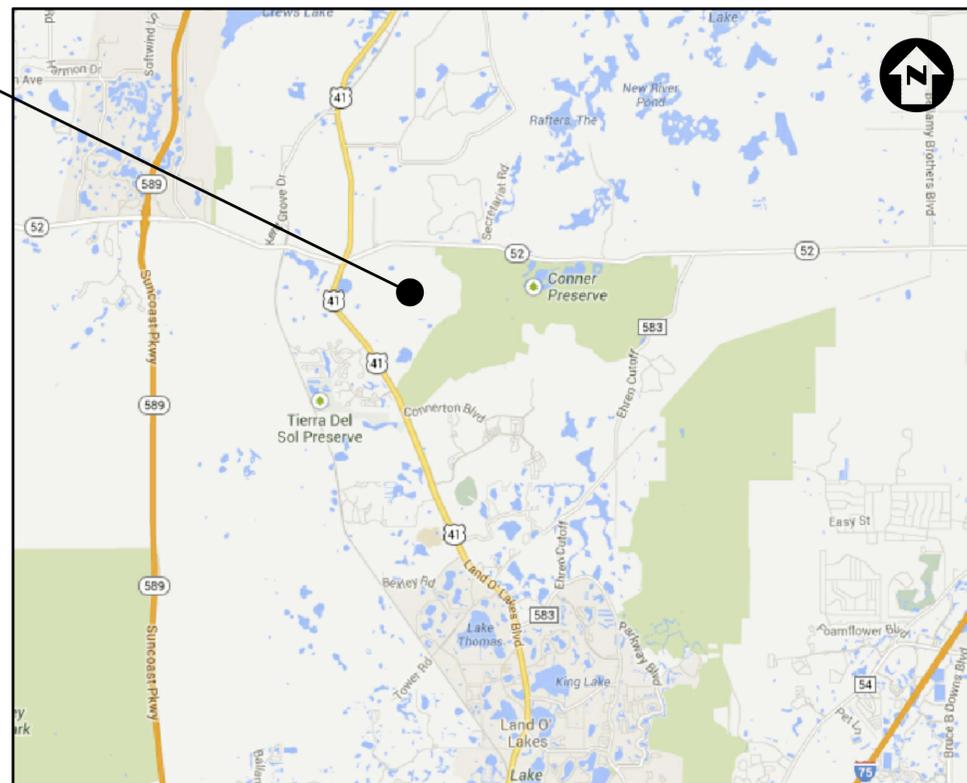
PROJECT LOCATION

Land O' Lakes, FL

LEGAL DESCRIPTION

A parcel of land lying in Sections 10, 11, 14 and 15, Township 25 South, Range 18 East, Pasco County, Florida, and being more particularly described as follows:

Beginning at the Southwest corner of said Section 10, also being the Southeast corner of HAR VAL MANOR, according to the plat thereof as recorded in Plat Book 6, page 18, of the Public Records of Pasco County, Florida; run thence along the West boundary of said Section 10, also being the East boundary of said HAR VAL MANOR, N.00°06'43"W., 1552.55 feet to the Northeasterly corner of said HAR VAL MANOR, said point also lying on the Southerly right-of-way line of STATE ROAD NO. 52, per Florida Department of Transportation Right-of-way Map NO. 14120-2150; then along said Southerly right-of-way line, the following seven (7) courses 1)N.67°44'30"E., 113.76 feet; 2)S.22°15'30"E., 2.00 feet; 3) N.67°44'30"E., 1990.00 feet 4) N.22°15'30"W.,2.00 feet 5) N.67°44'30"E., 1151.25 feet to a point of curvature; 6) Easterly, 682.85 feet along the arc of a curve to the right having a radius of 1587.02 feet and a central angle of 24°39'10" (chord bearing N.80°04'05"E., 677.59 feet) to a point of tangency; 7) S.87°36'20"E., 3191.45 feet; thence SOUTH, 125.11 feet to the Northwesterly corner of that parcel of land described in Official Records Book 5559, Page 988, of the Public Records of Pasco County, Florida; thence along the Westerly boundary of said parcel described in Official Records Book 559, Page 998, the following sixteen (16) courses: 1) continue, SOUTH, 664.89 feet; 2) S.64°00'00"E., 119.00 feet; 3) N. 72°38'00" E., 295 feet; 4) S.64°41'12"E., 308.68 feet; 5) S.23°50'00"W., 445.10 feet; 6) S.30°00'00" E., 490.00 feet; 7) S. 51°59'15"E., 761.19 feet; 8)S.67°42'51"E.,575.32 feet; 9) S.28°50'00"E., 376.78 feet; 10) S.06°50'00"E. 460.00 feet; 11) S.04°50'00"W., 790.00 feet; 12) S. 04°00'00"E., 780.00 feet; 13) S. 29°50'00"W.,715.00 feet; 14)S.69°52'33"W., 823.74 feet; 15) S. 53°15'43"W., 383.05 feet; 16) S. 49°50'00"W., 1100.24 feet; thence N. 00°11'06"E., 830.23 feet; thence S. 89°28'07"W., 1320.07 feet; thence N.89°54'57" W., 3029.98 feet; thence S.00°10'25" W., 1009.97 feet; thence N. 89°54.34"W., 1258.94 feet; thence S.53°26'17"W., 350.83 feet to a point on the Easterly right-of-way line of U.S. Highway No. 41 (State road No. 45) per Florida Department of Transportation Right-of-way Map No. 544B Road 5; thence along said Easterly right-of-way line, the following three (3) courses 1) N.40°21'52"W., 1090.06 feet; 2) S.49°38'08"W., 70.00 feet; 3) N. 40°21'52"W., 50.89 feet to a point on the West boundary of the Southwest 1/4 of the aforesaid Section 15; thence along said West boundary of the Southwest 1/4 of Section 15, N.00°07'06"E., 769.22 feet to the Northwest corner of said Southwest 1/4 of Section 15; thence along the West boundary of the Northwest 1/4 of said Section 15, N.00°07'50"E, 2630.51 feet to the POINT OF BEGINNING.



VICINITY MAP

PASCO COUNTY, FLORIDA

Sections 10,11,14,15 Township 25S, Range 18E

OWNER

EIP Florida LLC

2002 Clipper Park Road

Suite 201

Baltimore, MD 21211

(443) 921-9441

DRAWING INDEX

(TOTAL NUMBER OF SHEETS = 46)

GENERAL

- G-1 Cover Sheet
- G-2 Construction Specifications, Legend & Symbology

CIVIL

- C-1 Master Site Plan
- C-1B Cut-Fill and Floodplain Exhibit
- C-2 - C-9 Paving, Grading and Drainage Plan
- C-10 Fencing Plan

DETAILS

- XS-1 Cross-Sections

PLANTING

- P-1 - P-28 Planting Plans

REFERENCE (FDOT Design Standard Indexes)

- 001 - Standard Abbreviations
- 102 - Temporary Erosion and Sediment Control

1/20/15	PASCO COUNTY SUBMITTAL
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DATE	REVISION
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OLD FLORIDA MITIGATION BANK



5M Civil LLC

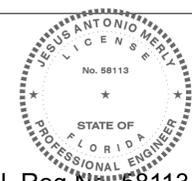
Professional Civil Engineering Services

12315 Wycliff Pl
Tampa, FL 33626

PHONE: (813) 404-8872

www.5mcivil.com

FBPR Certificate of Authorization No: 26.929



Engineer of Record:
Jesus A. Merly, PE FL Reg No. 58113

STORMWATER POLLUTION PREVENTION PLAN

Contained on these plans and within the following notes is a Storm Water Pollution Prevention Plan (SWPPP) which has been developed by SM Civil LLC (Engineer) with the Florida Department of Environmental Protection's (FDEP) "National Pollutant Discharge Elimination System" (NPDES) Generic Permit for Stormwater Discharge from Large and Small Construction Activities.

The following entities are identified as team members of "SWPPP": SM Civil LLC the Owner and/or Developer as identified in the title box of these plans, and the site contractor and his sub-contractors. Each team member has specific responsibilities and obligations. In general, all team members, with regard to their involvement and responsibilities on the project, are to implement all necessary storm water management controls to assure compliance with the NPDES Generic Permit for Storm Water Discharges from Construction Activities, the Southwest Florida Water Management District Permit, the applicable local governing agency (i.e. Hillsborough County, Pasco County, City of Tampa, etc.) and the guidelines listed in the SWPPP. The duties and responsibilities of the team members as they pertain to the SWPPP are as follows:

- SM CIVIL LLC
 - A. Develop SWPPP including, but not limited to, retention/detention ponds, control structures, erosion control methods and locations and stabilization criteria. This design is included within these construction plans and the following notes and instructions.
 - B. Submit and obtain the necessary design related storm water permits from the Southwest Florida Water Management District and other applicable governmental bodies.
 - C. Complete and submit a Transfer to Operation certification for the SWFWMD on behalf of the owner. The Transfer to Operation certification shall be submitted no more than 30 days after
 - 1. Completion of the project and final stabilization of the site or
 - 2. When responsibility for the site has ended. Final stabilization as defined by EPA is when all soil disturbing activities at the site have been completed and a uniform (e.g. evenly distributed, without large bare areas) perennial vegetative cover with a density of 70% of the native background vegetative cover for the area has been established on all unpaved areas and areas not covered by permanent structures. As an alternative, equivalent permanent stabilization measures (such as riprap, gabions, or geotextiles) may be employed. The client shall notify SM Civil LLC when one of these criteria has been met.

- Contractor
 - A. Sign and return to Engineer a Contractors Certification Form certifying your understanding of and willingness to comply with the Storm Water Pollution Prevention Plan no later than 48 hours prior to commencement of construction. Also, each subcontractor affected by the SWPPP must certify to the contractor that they understand and shall comply with the NPDES permit and SWPPP. A record of these certifications shall be maintained by the contractor on site.
 - B. Upon notification by the developer of his intent to commence construction, submit a Notice of Intent to the FDEP on behalf of the developer.
 - C. During construction, assure compliance with the designed Storm Water Pollution Prevention Plans prepared by SM Civil LLC and the NPDES Generic Permit for Storm Water Discharges from Large and Small Construction Activities.
 - D. Maintain a copy of the construction plans, which include the Storm Water Pollution Prevention Plan, the NOI, and all inspection reports and certifications on site.
 - E. Undertake all reasonable Best Management Practices (BMP's) to assure that silted or otherwise polluted storm water is not allowed to discharge from the site during all phases of construction. Stabilization BMP's that may be used include: temporary or permanent seeding, mulching, geotextiles, sodding, vegetative buffer strips, protection of trees and preservation of mature vegetation. Structural erosion and sediment control BMP's that may be used include: straw bale dikes, silt fences, earth dikes, brush barriers, drainage swales, check dams, subsurface drain, pipe slope drain, level spreaders, storm drain inlet protection, outlet protection, sediment traps, and temporary sediment basins. Detention ponds may also be used as temporary sediment basins. Additional BMP's that may need to be implemented include: providing protected storage areas for chemicals, paints, solvents, fertilizers, and other potentially toxic materials. Providing waste receptacles at convenient locations and providing regular collection of wastes, including building material wastes. Minimizing off-site tracking of sediments. Making adequate preparations, including training and equipment to contain spills of oil and hazardous materials. Complying with applicable state or local waste disposal, sanitary sewer or septic system regulations and the use of appropriate pollution prevention measures for allowable non-storm water components of discharge.
 - F. Notify SM Civil LLC and the developer in writing of any non-storm water pollution sources which are being stored, or otherwise used during the construction of the project, i.e., fertilizers, fuels, pesticides, other chemicals. This notification should be accompanied with the contractor's design and methods to prevent pollution run-off from these sources.
 - G. Develop a maintenance and inspection plan which includes, but is not limited to the following:
 - 1. The specific areas to be inspected and maintained that includes all the disturbed areas and material storage areas of the site.
 - 2. The erosion and sediment controls identified in the SWPPP to be maintained and inspected and those additional controls that the contractor deems necessary.
 - 3. Maintenance procedures.
 - 4. The procedure to follow if additional work is required.
 - 5. Contact information if additional work is required.
 - 6. Inspections and maintenance forms.
 - 7. The personnel assigned to each task.
 - H. The following shall be inspected a minimum of once a week or within 24 hours after 0.50 inches of rainfall:
 - 1. Stabilization measures (once a month if fully stabilized).
 - 2. Structural controls.
 - 3. Discharge points.
 - 4. Construction entrances and exits.
 - 5. Areas used for storage of exposed materials.
 - 6. An inspection form shall be completed for each inspection.

- I. Any permit violations should be noted and corrective measures shall be taken no later than 7 days after the inspection occurred. If revisions to the SWPPP are needed, a report form for changes in the SWPPP shall be completed and a copy sent to SM Civil LLC. The original shall be kept on-site as documentation of the change. If the inspection passes, a certification that the facility is in compliance with the SWPPP and the NPDES permit must be signed by a duly authorized representative of the principal executive official of the operator of the SWPPP with one of the following qualifications:
 - 1. Has successfully completed the Florida Stormwater, Erosion and Sediment Control Inspector Training Program.
 - 2. Successfully completed a similar training program.
 - 3. Has enough practical on the job training to be qualified to perform the inspections.
- J. Retain inspection reports and certifications for at least three years.
- K. Site stabilization measures shall be initiated as soon as practical but in no case more than 7 days, in portions of the site where construction activities have temporarily or permanently ceased.
- L. The discharge of hazardous substances or oil in the stormwater discharge(s) from a facility or activity shall be prevented or minimized in accordance with the applicable stormwater pollution prevention plan for the facility or activity. This permit does not relieve the operator of the reporting requirements of 40 CFR part 117 and 302. Where a release containing a hazardous substance in an amount equal to or in excess of a reporting quantity established under either 40 CFR 117 or 40 CFR 302, occurs during a 24 hour period.

- The operator is required to notify the State Warning Point (800-210-0519 or 850-413-9911) as soon as he or she has knowledge of the discharge;
- The operator shall submit within 14 calendar days of knowledge of the release a written description of the release (including the type and estimate of the amount of material released), the date that such release occurred, the circumstances leading to the release, and remedial steps to be taken to the Florida Department of Environmental Protection, NPDES Stormwater Section, Mail Station 2500, 2600 Blair Stone Road, Tallahassee, Florida 32399-2400;
- The stormwater pollution prevention plan required under Part V of this permit must be modified within 14 calendar days of knowledge of the release to: provide a description of the release, the circumstances leading to the release, and the date of the release. In addition, the plan must be reviewed to identify measures to prevent the recurrence of such releases and to respond to such releases, and the plan must be modified where appropriate.
- This permit does not authorize the discharge of hazardous substances or oil resulting from an on-site spill.

OWNER
Notify CONTRACTOR of your intent to commence construction. Sign the Notice of Intent form as operator of the storm water discharge facility and permittee and return to CONTRACTOR

PRE-DEVELOPED SITE INFORMATION:
 1. Total site acreage: 1098
 2. Land use: MIXED PASTURE, TREE PLANTATION AND WETLANDS
 3. Vegetation: OAK, PINE PLANTATION, FORESTED WETLANDS
 4. Receiving waters or municipal separate storm water system: GOWER'S CORNER SLOUGH AND FIVE MILE CREEK
 5. 2 Year/24 Hour rainfall depth: 4.5"
 6. Soil types: FINE SANDS AND MUCK. HYDRIC SOILS

PROJECT INFORMATION:
 1. Project type: WETLAND CREATION AND RESTORATION
 2. Anticipated construction sequence is as follows:

1. Complete erosion control installation
2. Clearing and grubbing
3. Earthwork activities
3. Final stabilization

- The BMP's listed in the Contractor section of the SWPPP shall be conducted during all phases of construction.
- Anticipated start date: December 2014
- Anticipated completion date: December 2015
- Total acres disturbed: 1098
- Pre-developed "C" factor: 0.2
- Post-developed "C" factor: 0.3
- The storm water management system, upon completion of construction and appropriate certification and as-built submittals will be operated and maintained by: ECOSYSTEM INVESTMENT PARTNERS
- The potential source of pollution from this project is: SOIL FROM ONSITE CONSTRUCTION ACTIVITIES

CONSTRUCTION NOTES

GENERAL EROSION AND TURBIDITY CONTROL NOTES

- The Site Subcontractor shall be responsible for installation and maintenance of all erosion and turbidity controls and the quality and quantity of affore or wetland discharges.
- Prior to construction, the Site Subcontractor is responsible for having his dewatering plan and turbidity control plan approved by the applicable reviewing agencies. Refer to the project's permit approvals and permit conditions for agencies requiring such review and approval. Questions concerning appropriate techniques should be addressed to those agencies and/or discussed with the project engineer and owner.
- The appropriate turbidity and erosion control methodologies selected by the Site Subcontractor for this project should be made following assessment of the plans and project site specific factors and after consultations as needed with the project engineer and appropriate agencies. The Site Subcontractor will be responsible for obtaining any and all necessary permits for such activity; several actors to consider are listed below:
 - 3.1. Clay cut in excavated materials and/or permeabilities rates
 - 3.2. Depth of cut in ponds, trenches, or utility lines
 - 3.3. Ambient ground water levels
 - 3.4. Actual rainfall amounts and time of year relative to normal rainy season
 - 3.5. Proximity to wetlands, water bodies or affore properties
 - 3.6. Class designation of receiving water bodies (i.e., Outstanding Florida Waters, shellfish harvesting areas, etc.)
 - 3.7. Density, type, and proximity of upland vegetation to be retained during construction (for use as possible filtration areas)
 - 3.8. Fill height relative to natural grade and length and steepness of the proposed slopes
 - 3.9. Existing topography and directions of surface flow
 - 3.10. Type of equipment used
 - 3.11. Project type
 - 3.12. Duration of construction activities
 - 3.13. Separation distance of onsite ponds
 - 3.14. Ambient quality of surface and groundwater
 - 3.15. Temporary stockpile locations and heights
- At the onset of construction, the Site Subcontractor, as the party responsible for implementation of the erosion and sediment control plan, shall assess the above described conditions and factors with respect to relative cost effectiveness and select the appropriate methods of protection. A fairly extensive list of techniques are presented below but it must be stressed that any or all of the following may be necessary to maintain water quality and quantity standards. The construction sequencing should be thought out in advance of initiation to provide adequate protection of water quality.
 5. Discharges which exceed 29 N.T.U.'s over the background levels are in violation of state water quality standards. Discharges of water quantities which affect affore properties or may damage wetlands are also prohibited by regulating agencies.
 - The erosion and turbidity control measures shown herein are the minimum required for agency approval. Additional control and measures may be required due to the Site Subcontractor's construction sequence & unforeseen weather conditions. Any additional measures deemed necessary by the Site Subcontractor shall be included in the lump sum bid with no extras for materials and labor allowed.
 - Hay bales or silt screens shall be installed prior to land clearing to protect water quality and to identify areas to be protected from clearing activities and maintained for the duration of the project until all soil is stabilized.
 - Floating turbidity barriers shall be in place in flowing systems or in open water lake edges prior to initiation of earthwork and maintained for the duration of the project until all soil is stabilized.
 - No clay material shall be left exposed in any stormwater storage facility. If clay or sandy-clays are encountered during stormwater storage excavation, the Site Subcontractor shall notify the Engineer immediately before proceeding with further excavation. If the Engineer of Record has determined that such soils are not conforming they must be excavated to meet permit and design conditions, excavation may proceed after obtaining written authorization from the appropriate governing agency. If said soils are left exposed at the permitted and designed depth, the Site Subcontractor shall over-excavate the pond's bottom and side slopes by a minimum of twelve (12) inches and backfill with clean sands to help prevent suspension of fine particles in the water column.

- The installation of temporary erosion control barriers shall be coordinated with the construction of the permanent erosion control features to the extent necessary to assure effective and continuous control of erosion and water pollution throughout the life of the construction phase.
- The type of erosion control barriers used shall be governed by the nature of the construction operation and soil type that will be exposed. Silty and clayey material may require solid sediment barriers to prevent turbid water discharge, while sandy material may need only silt screens or hay bales to prevent erosion. Floating turbidity curtains should generally be used in open water situations. Diversion ditches or swales may be required to prevent turbid stormwater runoff from being discharged to wetlands or other water bodies. It may be necessary to employ a combination of barriers, ditches, and other erosion/turbidity control measures if conditions warrant.
- Where pumps are to be used to remove turbid waters from construction areas, the water shall be treated prior to discharge to the wetlands. Treatment methods include, for example, turbid water being pumped into grassed swales or appropriate upland vegetated areas (other than upland preservation areas and wetland buffers), sediment basins, or confined by an appropriate enclosure such as turbidity barriers or low berms, and kept confined until turbidity levels meet State Water Quality Standards.
- The Permittee shall schedule his operations such that the area of unprotected erodible earth exposed at any one time is not larger than the minimum area necessary for efficient construction operation, and the duration of exposed, uncompleted construction to the elements shall be as short as practicable. Clearing and grubbing shall be so scheduled and performed that grading operations shall be completed as soon as thereafter. Grading operations shall be so scheduled and performed that permanent erosion control features can follow immediately thereafter if conditions on the project permit.
- Water derived from various dewatering methods should be passed through sufficiently wide areas of existing upland vegetation to filter out excess turbidity. If this is not sufficient, the water shall be retained in previously constructed permanent stormwater ponds or else retained in temporary sedimentation basins until the clarity is suitable to allow for its discharge. Plugging the outlets from completed stormwater ponds may be needed to avoid discharge. However, such situations should be monitored closely to preclude berm failure if water levels rise too high.
- Water can be transported around the site by the use of internal swales or by pumps and pipes.
- Sheet flow of newly filled or scraped areas may be controlled or contained by the use of brush barriers, diversion swales, interceptor ditches or low berms. Flow should be directed toward areas where sediments can be captured.
- Exposed soils shall be stabilized as soon as possible, especially slopes leading to wetlands. Stabilization methods include solid sod, seeding and mulching or hydromulching to provide a temporary or permanent grass cover much blankets, filter fabrics, etc., can be employed to provide vegetative cover.
- Energy dissipators (such as rip rap, a gravel bed, hay bales, etc.) shall be installed at the discharge point of pipes or swales if scouring is observed.
- Attempt to install roadway curb and gutters as soon as possible to reduce the surface area for erosion to occur.
- Implement storm drain inlet protection (hay bales or gravel) to limit sedimentation within the stormwater system. Perform inspections and periodic clearing of sediments which wash out into the streets until all soil is stabilized.
- Water discharge velocities from impounded areas and temporary sedimentation basins shall be restricted to avoid scouring in receiving areas.
- If water clarity does not reduce to state standards rapidly enough in holding ponds, it may be possible to use chemical agents such as alum to flocculate or coagulate the sediment particles.
- Hay bales, silt screens, or gravel beds can be added around the pipe or swale discharge points to help clarify discharges. Spreaders swales may help dissipate cloudy water prior to contact with wetlands.
- All full storage areas or other hazardous storage areas shall conform to accepted state or federal criteria for such containment areas.
- Vehicle or equipment washdown areas will be sufficiently removed from wetlands or offsite areas.
- Fugitive dust controls (primarily by using water spray trucks) shall be employed as needed to control windborn emissions.
- If the above controls remain ineffective in precluding release of turbid water, especially from pond or utility line dewatering, then the contractor may be compelled to use a vertical dewatering system such as well points or sock drains to withdraw groundwater which may already be clear enough to allow for direct discharge to wetlands.
- Ongoing inspections and periodic maintenance by the Site Subcontractor shall occur throughout construction as necessary to insure the above methods are working suitably. This may be needed daily, if conditions so warrant. Site Subcontractors are encouraged to obtain and thoroughly review the Florida Department of Environmental Protection's "Soil Loss and Water Management, which was developed by the State of Florida Department of Environmental Protection in 1988. This provides fairly in-depth discussions of recommended techniques and also provides specific design and technical standards. A copy of this document is available for review at SM Civil LLC.
- The contractor will perform daily inspections of all on-site wetlands within the construction area to ensure that water levels within those wetlands are not excessively impounded prior to the time when the permitted control structure or outfall is built. Water levels significantly above normal should be corrected at a frequency that prevents a change in the vegetative character or health of any wetlands.

GENERAL

- Any wells located within the project site are to be properly abandoned in accordance with SWFWMD standards.
- Specific requirements of PASCO COUNTY specifications and standards are incorporated into the contract documents by reference.
- Specific requirements of the Florida Department of Transportation's Roadway and Traffic Design Standards, and Standard Specifications for Road and Bridge Construction are incorporated into the contract documents by reference.
- All specifications and documents referred to in these plans shall be of the latest revision.
- The Contractor shall maintain copies of all applicable permits on-site and shall be responsible to adhere to all permit conditions during construction.
- The Contractor shall become familiar with the permit and inspection requirements specified by the various governmental agencies. The Contractor shall obtain all necessary permits prior to construction, and schedule any necessary inspections according to agency instructions.
- All work performed shall comply with the regulations and ordinances of the various governmental agencies having jurisdiction over the work.
- Contractor shall submit shop drawings on all precast and manufactured items to the owner's engineer for approval. Failure to obtain approval before installation may result in removal and replacement at Contractor's expense.
- Contractor shall locate all existing utilities before ordering materials and casting structures.
- Work performed under this contract shall interface smoothly with other work being performed on site by other Contractors and utility companies. It will be necessary for the Contractor to coordinate and schedule activities, where necessary, with other Contractors and utility companies, including electric, cable, telephone and utility company subcontractors.
- It shall be the responsibility of the Contractor to obtain the required permits to perform work in the public right-of-way.
- Contractor shall provide appropriate signage for construction traffic in accordance with DOT Standard Index 600 and the United States Department of Transportation Federal Highway Administration's "Manual on Uniform Traffic Control Devices for Streets and Highways" (MUTCD).
- The Contractor shall endeavor to protect private and public property. Any damage caused by the Contractor in the performance of his work shall be corrected to the satisfaction of the engineer in a timely manner. Payment shall not be made for this work.
- Overall cleanup shall be accomplished by the Contractor in accordance with county standards or as directed by the engineer. Any other expenses incurred for this work shall be included in the price bid for any items.
- Any damage to state, county, or local roads caused by the Contractor's hauling or excavation equipment shall be repaired by the Contractor in a timely manner to the satisfaction of the Engineer. Payment shall not be made for this work.

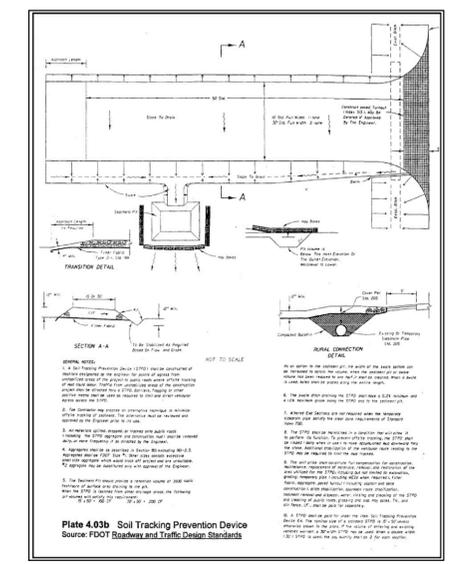
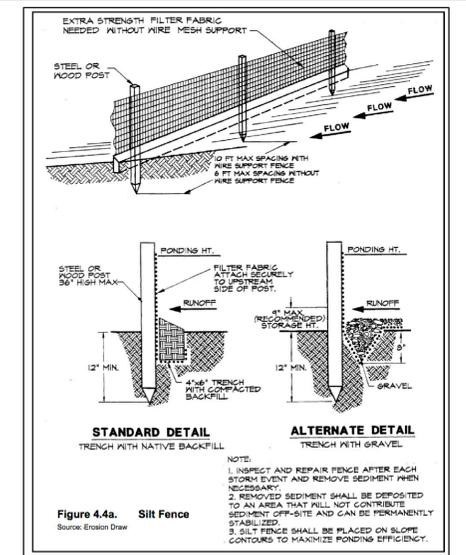
SAFETY

- During the construction and maintenance of this project, all safety regulations are to be enforced. The Contractor or his representative shall be responsible for the control and safety of the traveling public and the safety of Contractor's personnel.
- Labor safety regulations shall conform to the provisions set forth by OSHA.
- Contractor shall provide and maintain its own safety equipment in accordance with its health & safety program and all other applicable legal and health and safety requirements. The Contractor is also responsible for providing its employees and subcontractors with adequate information and training to ensure that all employees and subcontractors and subcontractors' employees comply with all applicable requirements. Contractor shall remain in compliance with all occupation safety and health regulations as well as the environmental protection laws. The following is not to be perceived as the entire safety program but just basic requirements.
- All excavations by the Contractor shall conform to the requirements of the Department of Labor's Occupational Safety and Health Administration rules and regulations. Particular attention must be paid to the construction standards for excavations, 29 CFR Part 1926, subpart P.
- The minimum standards as set forth in the current edition of "The State Of Florida Manual On Traffic Control And Safe Practices For Street And Highway Construction, Maintenance and Utility Operations" shall be followed in the design application, installation, maintenance and removal of all traffic control devices, warning devices and barriers necessary to protect the public and workmen from hazards within the project limits.
- It shall be the sole responsibility of the Contractor to comply and enforce all applicable safety regulations. The above information has been provided for the Contractor's information only and does not imply that the owner or engineer will inspect and/or enforce safety regulations.

SURVEY

- Contractor shall protect property markers, monuments temporary benchmarks and other survey control points. The contractor's registered surveyor shall replace to existing or better condition any disturbed property markers, monuments and temporary benchmarks to their original condition at the Contractor's expense.
- All points and monuments shall be surveyed upon mobilization to verify their accuracy. Any discrepancies discovered must be brought to the attention of the engineer in writing.
- Upon completion of construction, the contractor shall furnish the owner's engineer with complete "as-built" information certified by a registered land surveyor. This "as-built" information shall include invert elevations, location of fittings, location of structures for all utilities installed, as well as top of bank, toe of slope and grade break locations and elevations for pond and ditch construction. No engineer's certifications for certificate of occupancy purposes will be made until this information is received and approved by the owner's engineer.
- The topographical survey depicted within this plan set was prepared by GEOPOINT SURVEYING INC. Existing topography and features shown are indicative of field conditions at the time of survey. The survey will be provided upon request.

EROSION CONTROL DETAILS

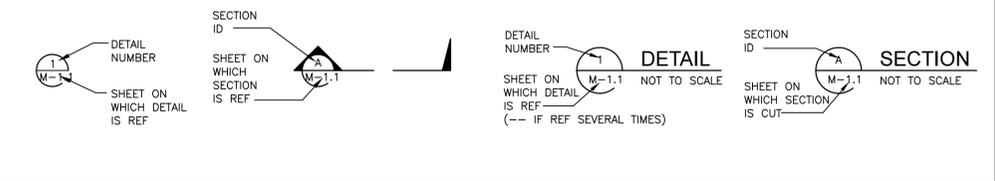


CONSTRUCTION SITE WORK TESTING

- The Contractor is responsible for coordinating applicable testing with the soils engineer. Tests will be required pursuant with the table below. Upon completion of the work, soils Engineer will submit certifications to the Owner's Engineer stating that all requirements have been met.
- A qualified testing laboratory shall perform all testing necessary to assure compliance of the in place materials as required by these plans and the various agencies. Should any retesting be required due to the failure of any tests to meet the requirements, the Contractor will bear all cost of said retesting.

ITEM	TEST	TEST FREQUENCY
Embankment	Optimum moisture/maximum density	Per soil type
	100% of maximum density as determined by AASHTO T, Method C	One per 500 ft
Utility Trench Backfill and Around Structures	Optimum moisture/maximum density	Per soil type
	100% of maximum density as determined by AASHTO T, Method C	One per 500 ft
Stabilized Subgrade	Optimum moisture/maximum density	Per material type
	98% of maximum density as determined by FM 1-1 180, Method D.	One per 500 ft
Base	LBR	One per 1000 ft
	Optimum moisture/maximum density	Per material type
Asphaltic Concrete	98% of maximum density as determined by FM 1-1 180, Method D.	One per 500 ft
	LBR	Per source
	Aggregate Analysis	One per design
	Design Mix	One per type
	Gradation Stability Flow	One per day
	Properties of in place materials (Marshal)	One per day
Thickness		One per 500 ft or 1 per street
	95% of Lab Density	One per 500 ft or 1 per street

TYPICAL SECTION & DETAIL NUMBERING SYSTEM



LEGEND & SYMBOLOGY

EXISTING	FINISHED

ABBREVIATIONS WITHIN THIS PLAN SET ARE IN ACCORDANCE WITH THE STANDARD ABBREVIATIONS SHOWN IN THE FOOT STANDARD DESIGN INDEX 001 SHEETS 1 AND 2.

REV	DESCRIPTION	BY	DATE
C	PASCO COUNTY SUBMITTAL	JAM	1/20/15
B	SWFWMD COMMENTS	JAM	9/30/14
A	FINAL DRAWINGS	JAM	5/30/14

FBR Certificate of Authorization No.: 26929
SM CIVIL LLC
 1225 W. Gulf Blvd
 Suite 100
 Tampa, FL 33626
 P: (813) 904-8872
 WWW.SMcivil.com
 Professional Civil Engineering Services
 STATE OF FLORIDA
 PROFESSIONAL CIVIL ENGINEER
 JESUS A. MERRY, No. 88113
 FLORIDA PROFESSIONAL ENGINEER

CONSTRUCTION NOTES AND LEGEND

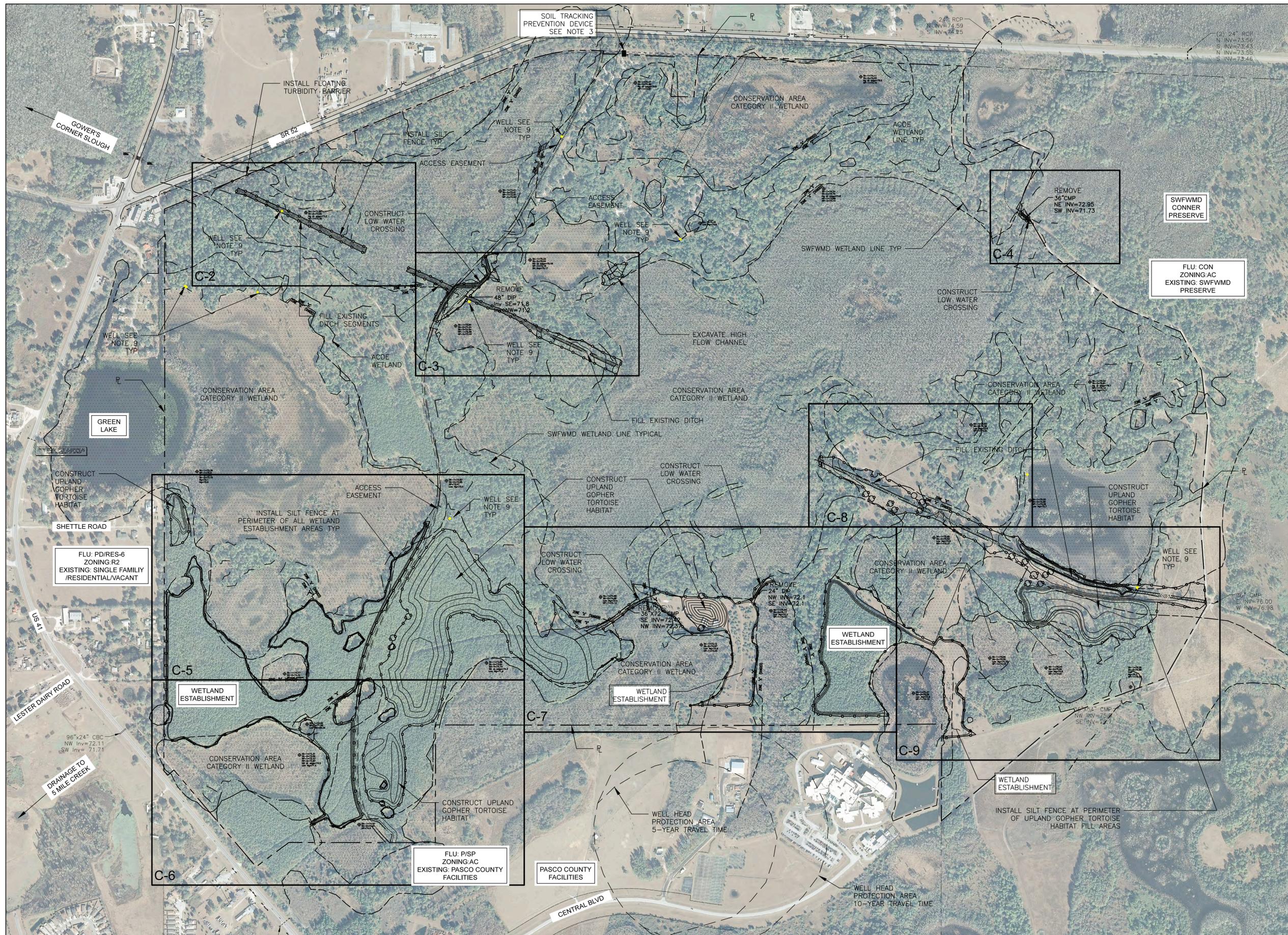
OLD FLORIDA MITIGATION BANK

ECOSYSTEM INVESTMENT PARTNERS

G-2

Elevations shown within this plan set are based on National Geodetic Vertical Datum (NGVD 29)
 NAVD 88 = NGVD - 0.85'

JOB NO.:	DESIGN:	DRAWN BY:	FILE:
130812	JAM	JAM	OFB G-2



400 200 0 400 800

1"=400' FULL SIZE
1"=800' 11' X 17'

GENERAL NOTES:

1. CONTRACTOR SHALL MAINTAIN SILT FENCING AND TREE BARRICADES IN PROPER FUNCTIONING CONDITION THROUGHOUT CONSTRUCTION.
2. ALL SEDIMENTATION AND EROSION CONTROL MEASURES INCLUDING BUT NOT LIMITED TO FLOATING TURBIDITY BARRIER AND SILT FENCE SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF THE "FLORIDA STORMWATER EROSION AND SEDIMENTATION CONTROL INSPECTOR'S MANUAL."
3. INSTALL OFFSITE SOIL TRACKING PREVENTION DEVICE AT CONSTRUCTION ACCESS/INGRESS.
4. ALL DISTURBED AREAS WITHIN ROW SHALL BE SODDED UNLESS NOTED OTHERWISE ON THESE PLANS.
5. CONTRACTOR SHALL MAINTAIN TRAFFIC IN ACCORDANCE WITH FOOT TRAFFIC CONTROL STANDARD INDICES 600 AND 601.
6. THE LEGAL DESCRIPTION IS PROVIDED THROUGH RECORDED DEEDS OF PURCHASE.
7. PROPERTY IS ZONED MASTER PLANNED UNIT DEVELOPMENT (MPUD) AND IS LOCATED WITHIN THE LIMITS OF THE CONNERTON DEVELOPMENT OF REGIONAL IMPACT.
8. THE PROPERTY LIES IN FLOOD ZONES "A" & "X" ACCORDING TO FLOOD INSURANCE RATE MAPS FOR PASCO COUNTY, FLORIDA, COMMUNITY PANELS:

12101C0209F
12101C0217F
12101C0230F
12101C0240F

ALL DATED SEPTEMBER 26, 2014 AND ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
9. ALL WELLS WITHIN THE PROPERTY BOUNDARY SHALL BE ABANDONED IN ACCORDANCE WITH SWFWMD STANDARDS.

D	PASCO COUNTY SUBMITAL	JAM	1/20/15
C	SWFWMD COMMENTS	JAM	11/12/14
B	SWFWMD COMMENTS	JAM	9/30/14
A	FINAL DRAWINGS	JAM	5/30/14
REV	DESCRIPTION	BY	DATE

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JOB NO.:	DESIGN:	DRAWN BY:	FILE:
130812	JAM	JAM	OFB C-1

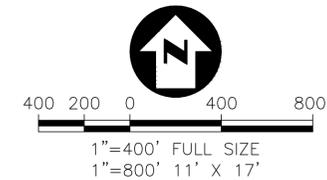
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5M CIVIL LLC
 11215 W. Cliff Pl
 Jacksonville, FL 32256
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 www.5mcivil.com
 Professional Civil Engineering Services

STATE OF
 FLORIDA
 JESUS A. MORALES
 LICENSE NO. 113813
 FLORIDA PROFESSIONAL ENGINEER

MASTER SITE PLAN

OLD FLORIDA MITIGATION BANK

ECOSYSTEM INVESTMENT PARTNERS **C-1**



LEGEND

	LIMITS OF FILL
	LIMITS OF CUT
	STRUCTURE REMOVAL
	100-YEAR FLOODPLAIN

GENERAL NOTES:

1. THE INFORMATION PRESENTED ON THIS SHEET IS FOR PERMITTING PURPOSES ONLY. CONTRACTOR SHALL REFER TO THE GRADING PLANS FOR DETAILED GRADING INFORMATION.

2. THE PROPERTY LIES IN FLOOD ZONES "A" & "X" ACCORDING TO FLOOD INSURANCE RATE MAPS FOR PASCO COUNTY, FLORIDA, COMMUNITY PANELS:

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12101C0230F
12101C0240F

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3. FLOODPLAIN ENCROACHMENT = 1.4 AC-FT

4. FLOODPLAIN COMPENSATION = 21.6 AC-FT

C	PASCO COUNTY SUBMITTAL	JAM	1/20/15
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REV	DESCRIPTION	BY	DATE

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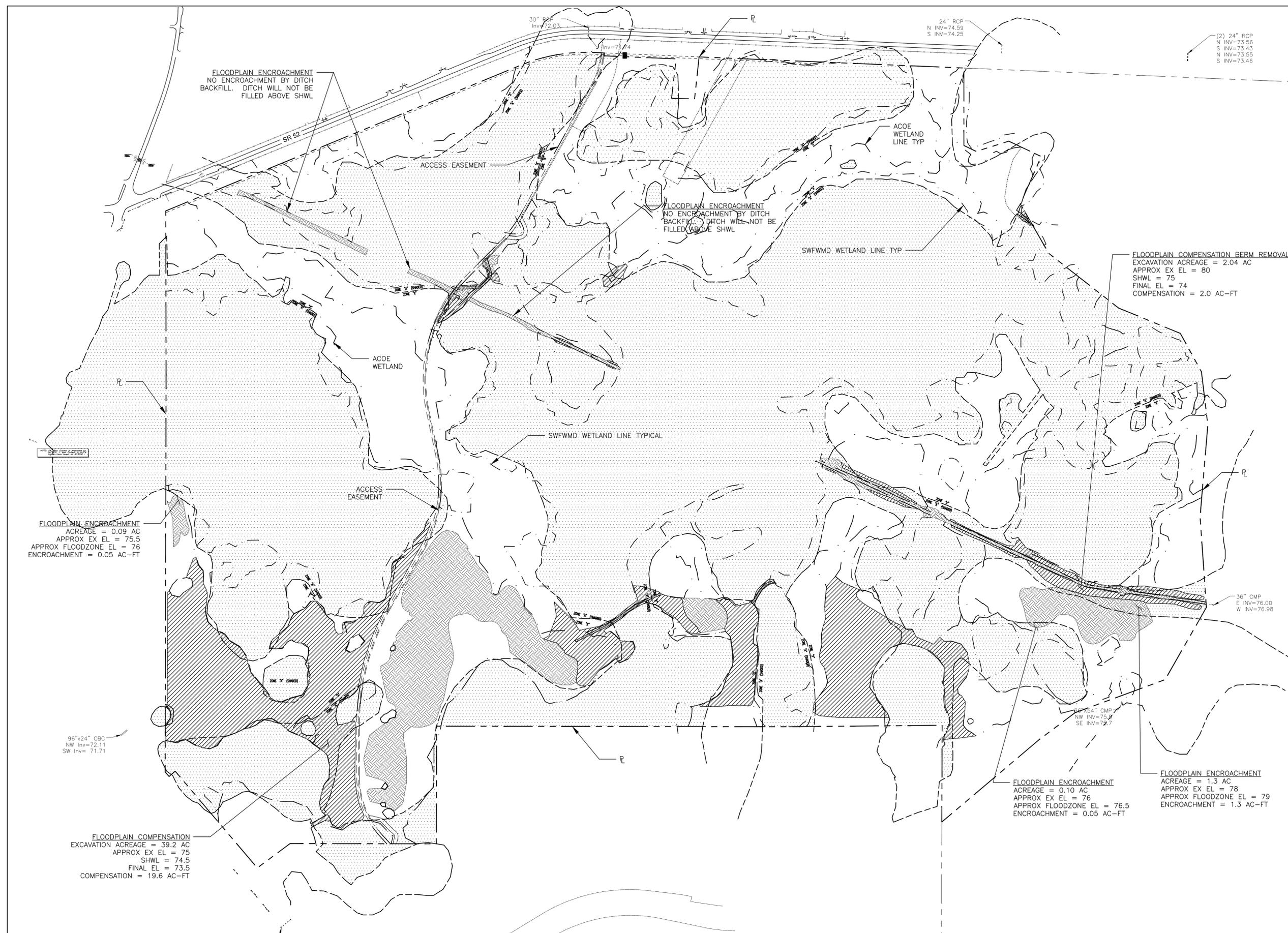


JESUS A. MERLY
FLORIDA PROFESSIONAL ENGINEER

CUT-FILL AND FLOODPLAIN EXHIBIT

OLD FLORIDA MITIGATION BANK

ECOSYSTEM INVESTMENT PARTNERS C-1B



FLOODPLAIN ENCROACHMENT
NO ENCROACHMENT BY DITCH
BACKFILL. DITCH WILL NOT BE
FILLED ABOVE SHWL

FLOODPLAIN ENCROACHMENT
NO ENCROACHMENT BY DITCH
BACKFILL. DITCH WILL NOT BE
FILLED ABOVE SHWL

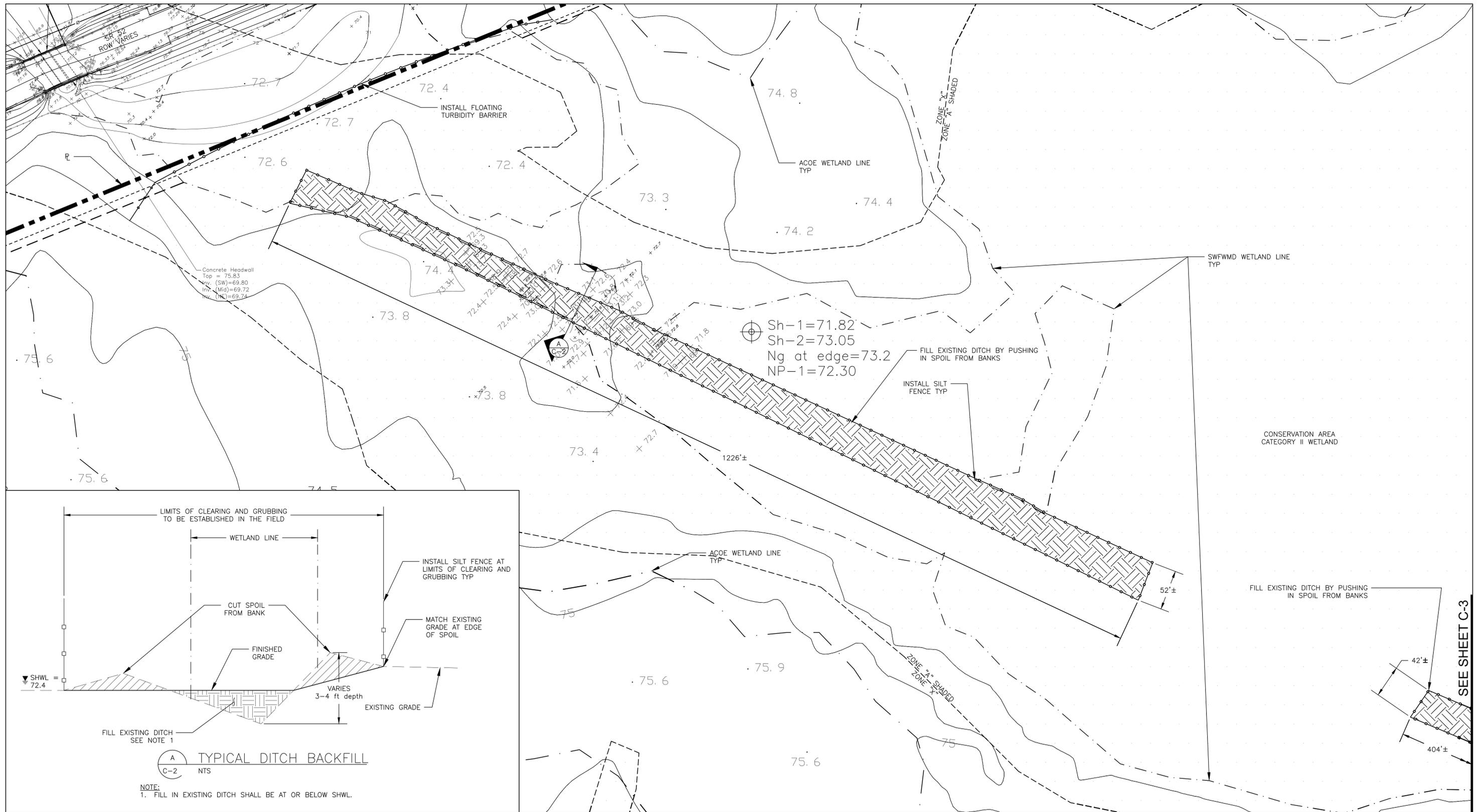
FLOODPLAIN COMPENSATION BERM REMOVAL
EXCAVATION ACREAGE = 2.04 AC
APPROX EX EL = 80
SHWL = 75
FINAL EL = 74
COMPENSATION = 2.0 AC-FT

FLOODPLAIN ENCROACHMENT
ACREAGE = 0.09 AC
APPROX EX EL = 75.5
APPROX FLOODZONE EL = 76
ENCROACHMENT = 0.05 AC-FT

FLOODPLAIN ENCROACHMENT
ACREAGE = 0.10 AC
APPROX EX EL = 76
APPROX FLOODZONE EL = 76.5
ENCROACHMENT = 0.05 AC-FT

FLOODPLAIN ENCROACHMENT
ACREAGE = 1.3 AC
APPROX EX EL = 78
APPROX FLOODZONE EL = 79
ENCROACHMENT = 1.3 AC-FT

FLOODPLAIN COMPENSATION
EXCAVATION ACREAGE = 39.2 AC
APPROX EX EL = 75
SHWL = 74.5
FINAL EL = 73.5
COMPENSATION = 19.6 AC-FT



GENERAL NOTES:

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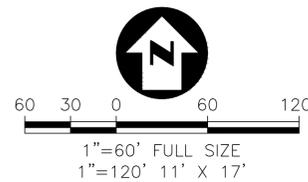
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FLORIDA PROFESSIONAL ENGINEER

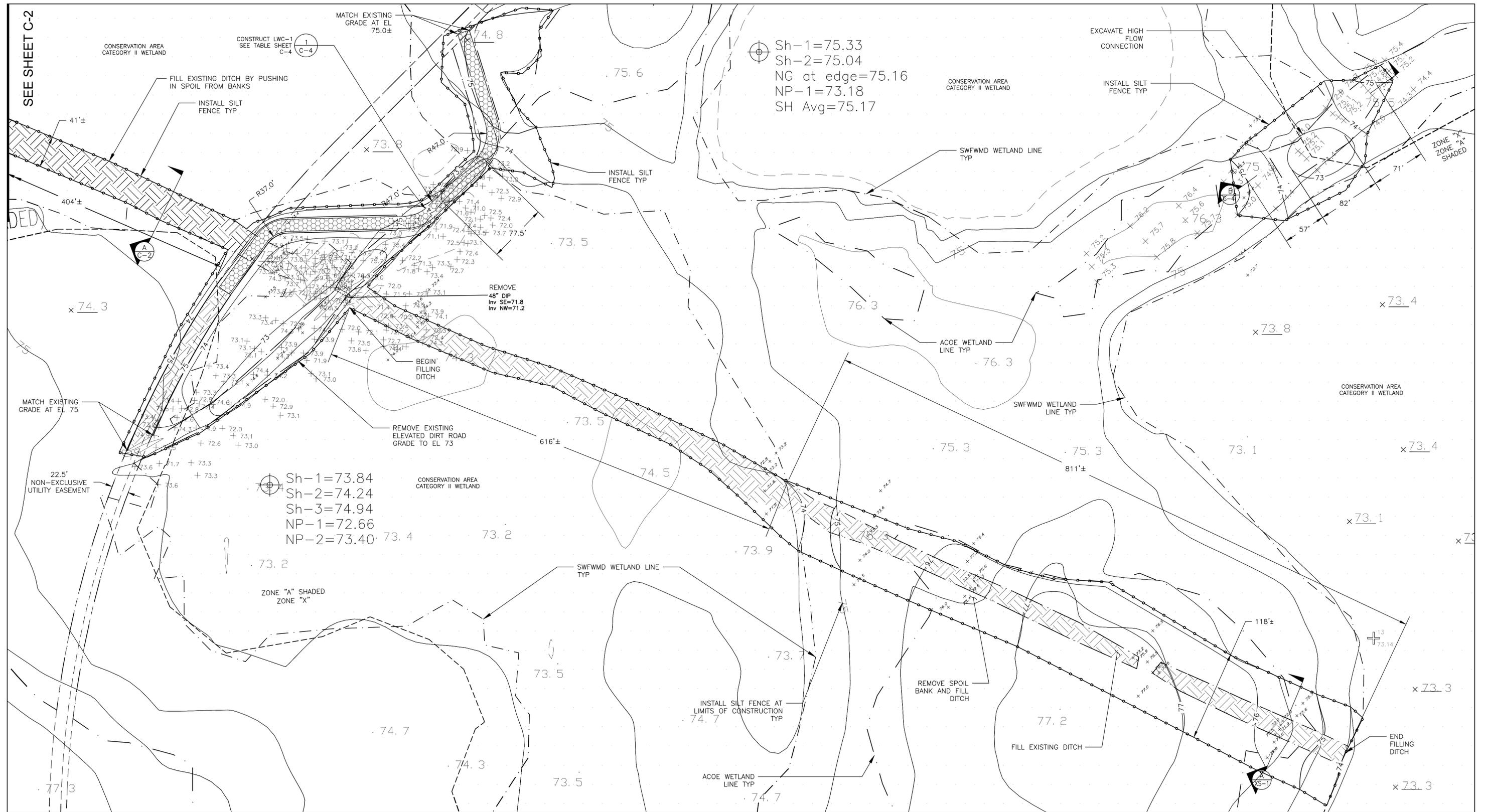
PAVING, GRADING AND DRAINAGE PLAN

OLD FLORIDA MITIGATION BANK

ECOSYSTEM INVESTMENT PARTNERS

C-2





Sh-1=75.33
 Sh-2=75.04
 NG at edge=75.16
 NP-1=73.18
 SH Avg=75.17

Sh-1=73.84
 Sh-2=74.24
 Sh-3=74.94
 NP-1=72.66
 NP-2=73.40

GENERAL NOTES:

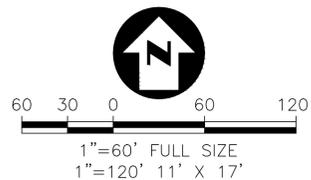
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 www.5mcivil.com

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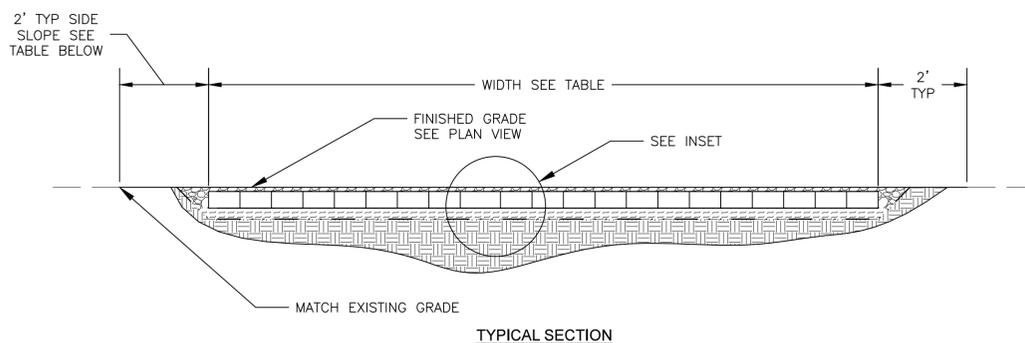
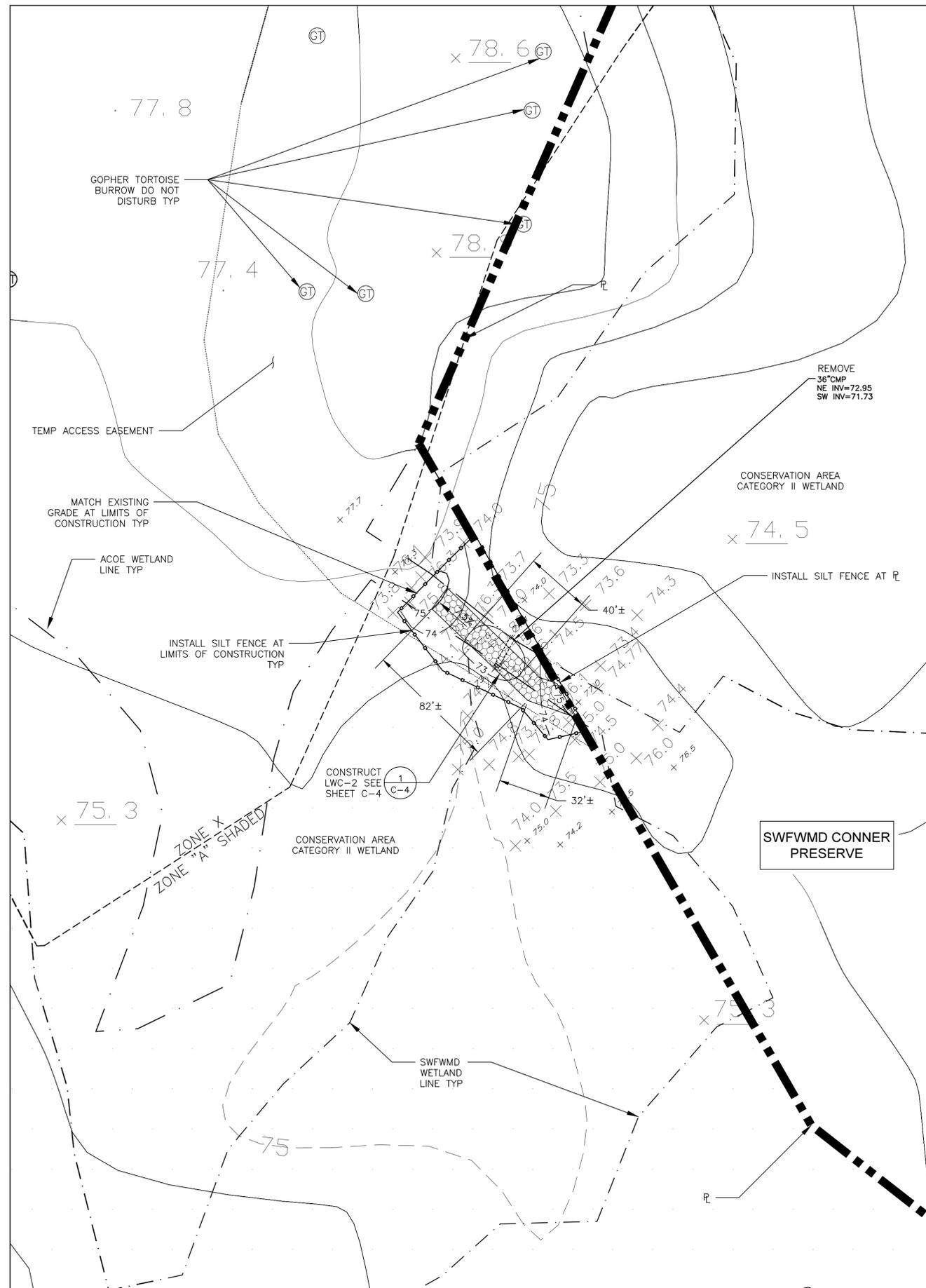
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 FLORIDA PROFESSIONAL ENGINEER

PAVING, GRADING AND DRAINAGE PLAN

OLD FLORIDA MITIGATION BANK

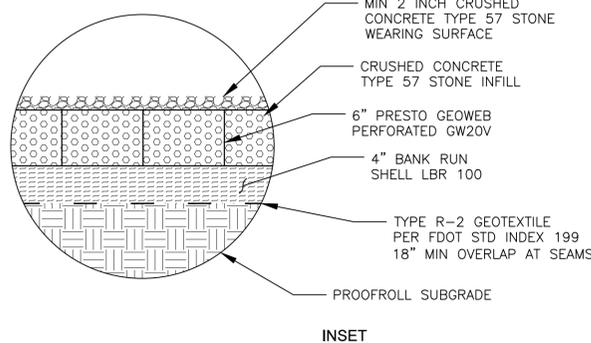
ECOSYSTEM INVESTMENT PARTNERS

C-3

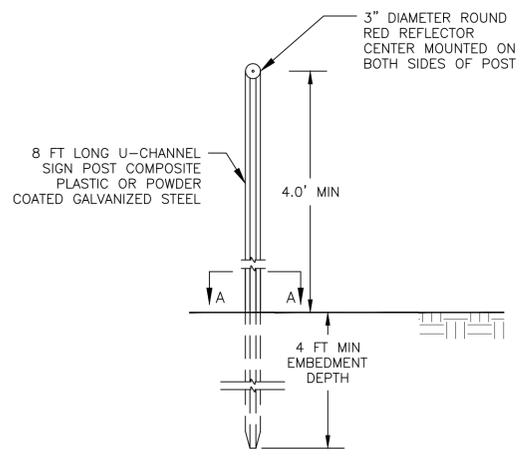


LOW WATER CROSSING SCHEDULE

LOW WATER CROSSING	WIDTH (FT)	LENGTH (FT)	SIDE SLOPE (H:V)	INVERT ELEVATION (FT NGVD)	TOP OF BANK ELEVATION (FT NGVD)
LWC-1	16	590	4:1 MAX	73.0	75.0
LWC-2	16	115	20:1	73.0	75.0
LWC-3	8	844	20:1	73.5	75.0
LWC-4	8	266	20:1	73.3	74.2

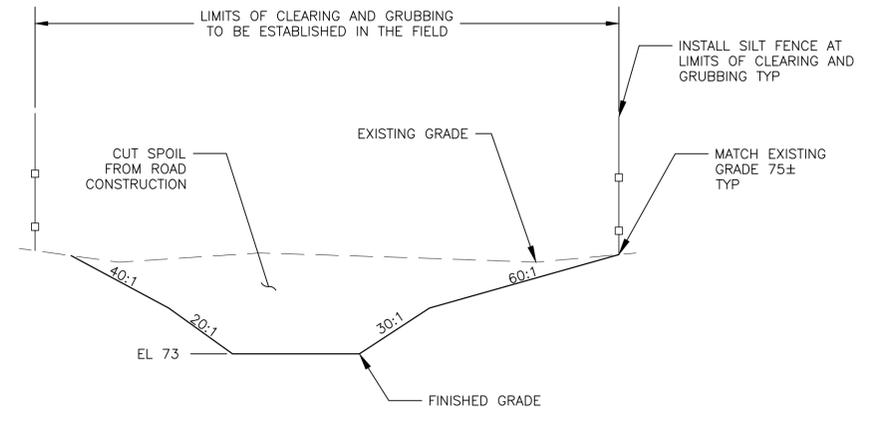


1 LOW WATER CROSSING
C-4 NTS

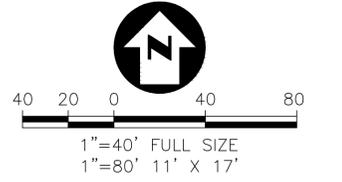


- NOTES:**
1. INSTALL POSTS ON BOTH SIDES OF LOW WATER CROSSING.
 2. POSTS SHALL BE INSTALLED AT BEGINNING, END AND AT 100 FOOT INTERVALS ALONG THE LOW WATER CROSSING.

2 LWC MARKER POST
CD-4 NTS



B WETLAND CONNECTION
C-3 NTS



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B	SWFWMD COMMENTS	JAM	7/30/14
A	FINAL DRAWINGS	JAM	5/30/14

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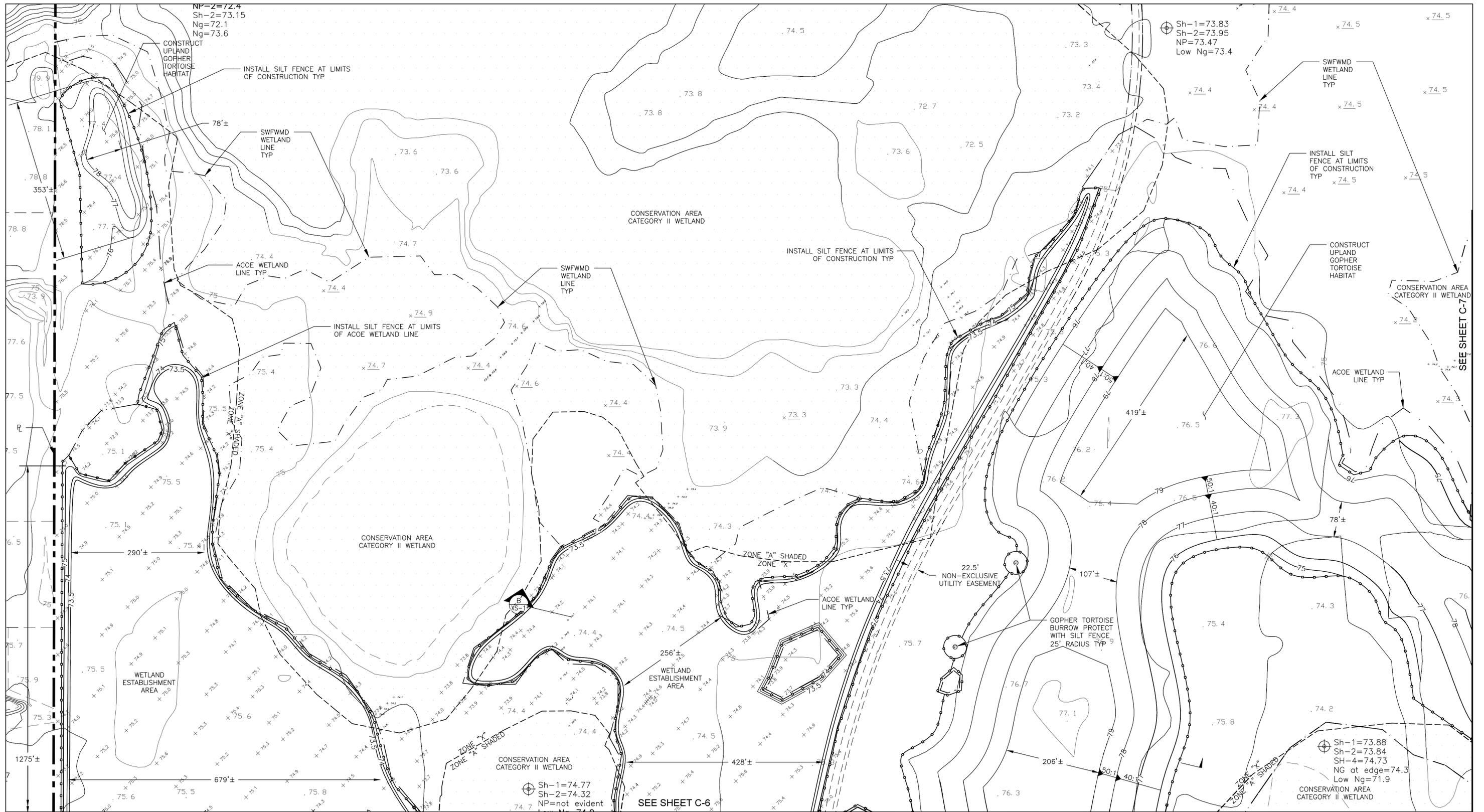
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FLORIDA PROFESSIONAL ENGINEER

PAVING, GRADING AND DRAINAGE PLAN

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ECOSYSTEM INVESTMENT PARTNERS **C-4**



GENERAL NOTES:

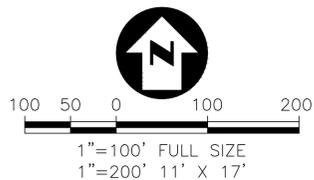
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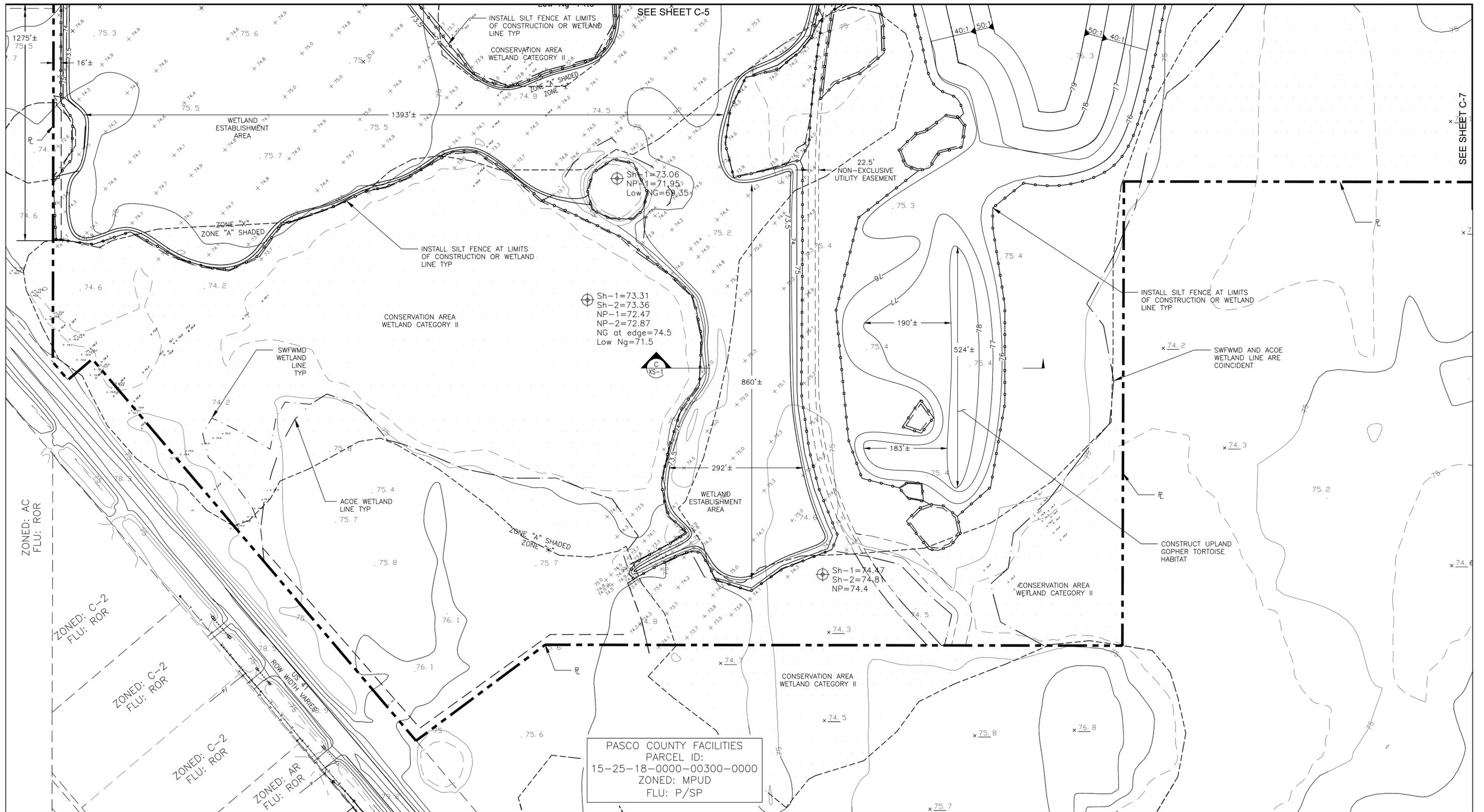
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PAVING, GRADING AND DRAINAGE PLAN

OLD FLORIDA MITIGATION BANK

ECOSYSTEM INVESTMENT PARTNERS

C-5



GENERAL NOTES:

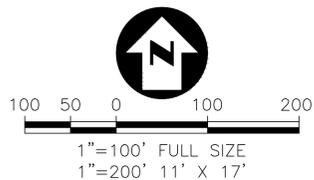
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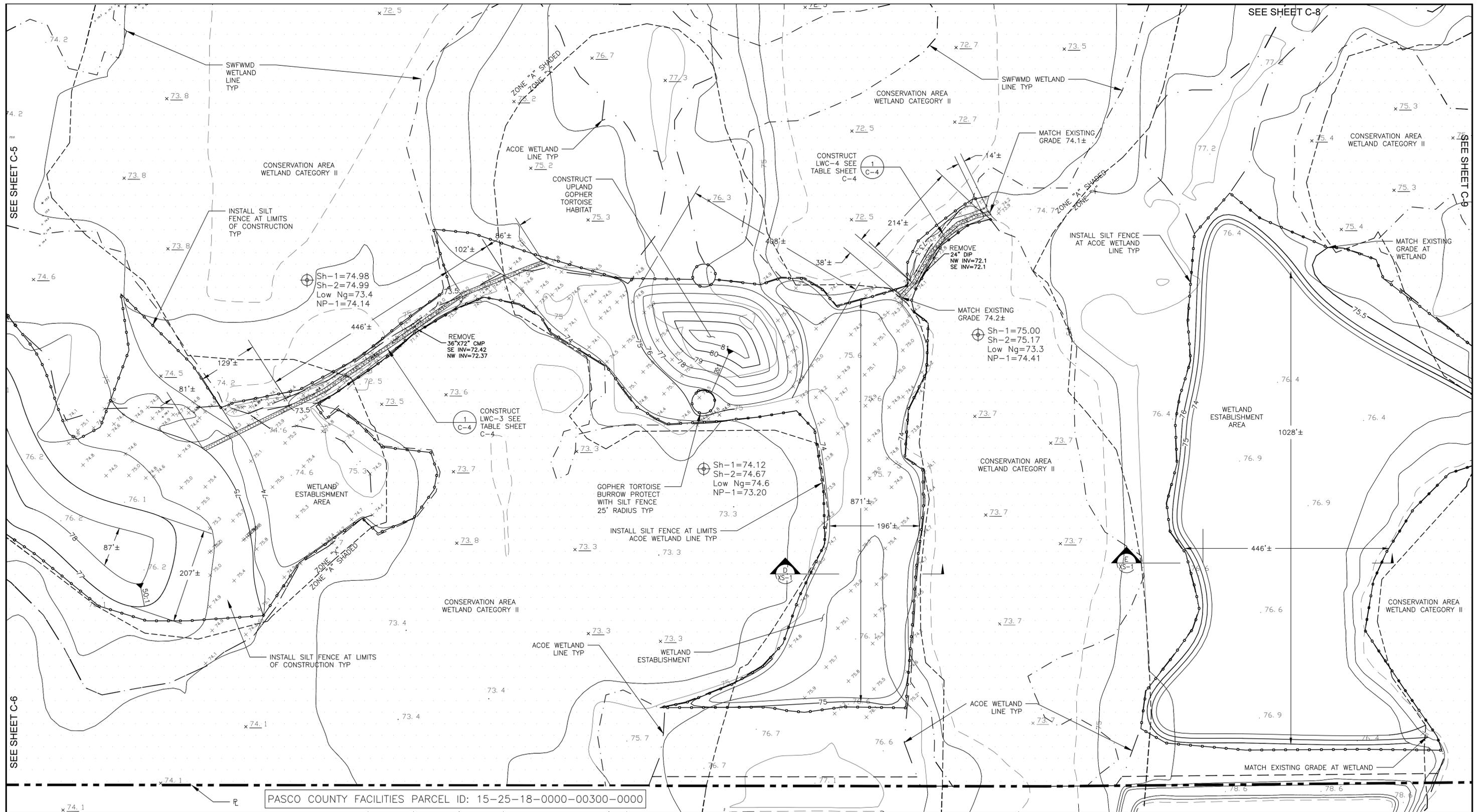
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ECOSYSTEM INVESTMENT PARTNERS

C-6



PASCO COUNTY FACILITIES PARCEL ID: 15-25-18-0000-00300-0000

GENERAL NOTES:

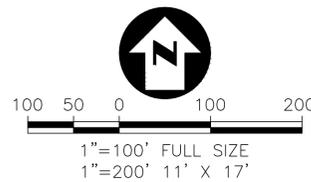
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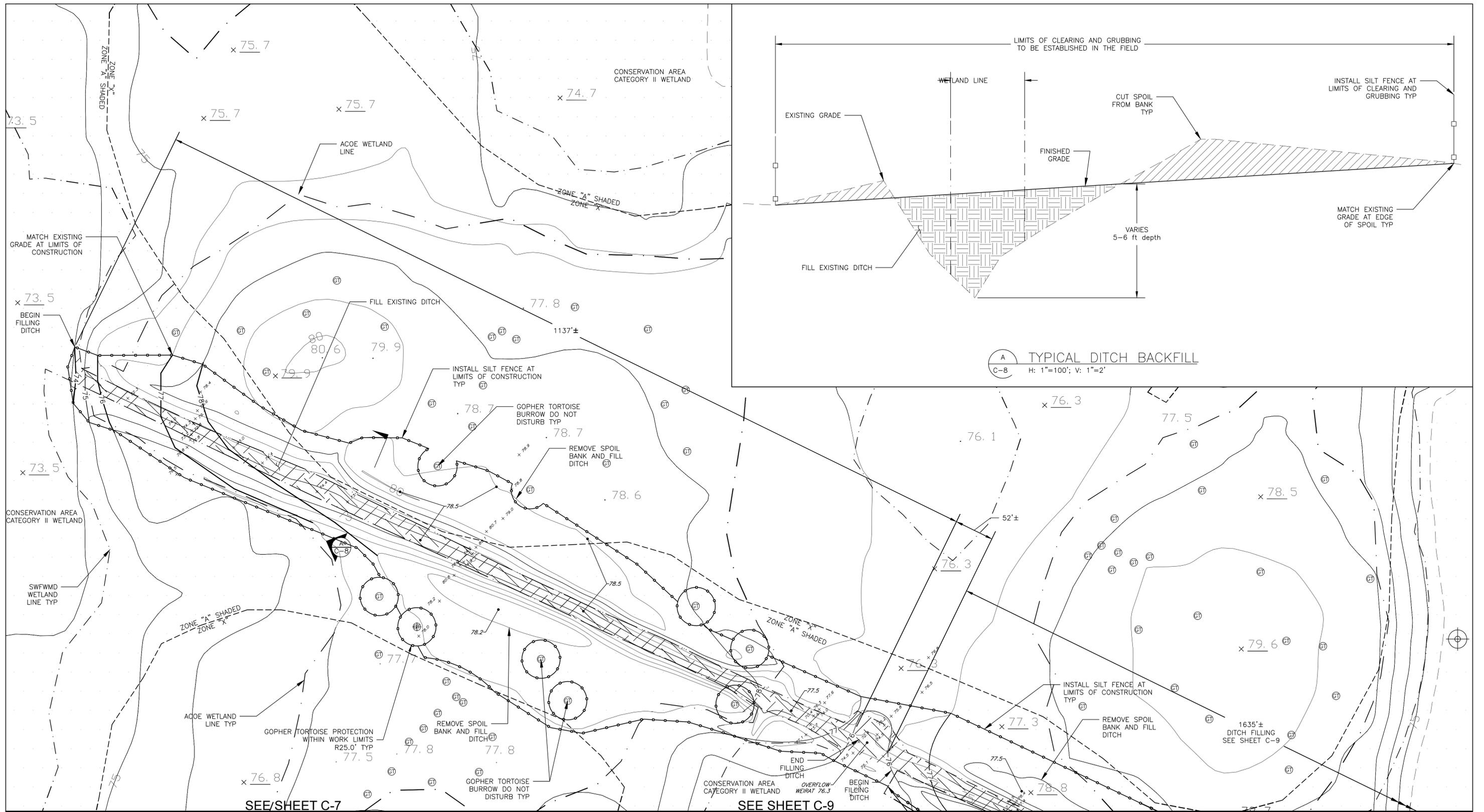
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PAVING, GRADING AND DRAINAGE PLAN

OLD FLORIDA MITIGATION BANK

ECOSYSTEM INVESTMENT PARTNERS

C-7



A TYPICAL DITCH BACKFILL
 C-8 H: 1"=100' V: 1"=2'

GENERAL NOTES:

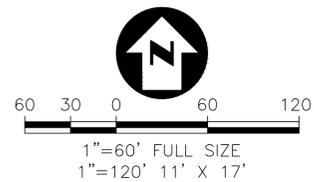
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B	SWFWMD COMMENTS	JAM	9/30/14
A	FINAL DRAWINGS	JAM	5/30/14
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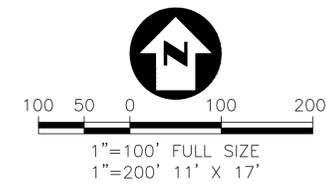
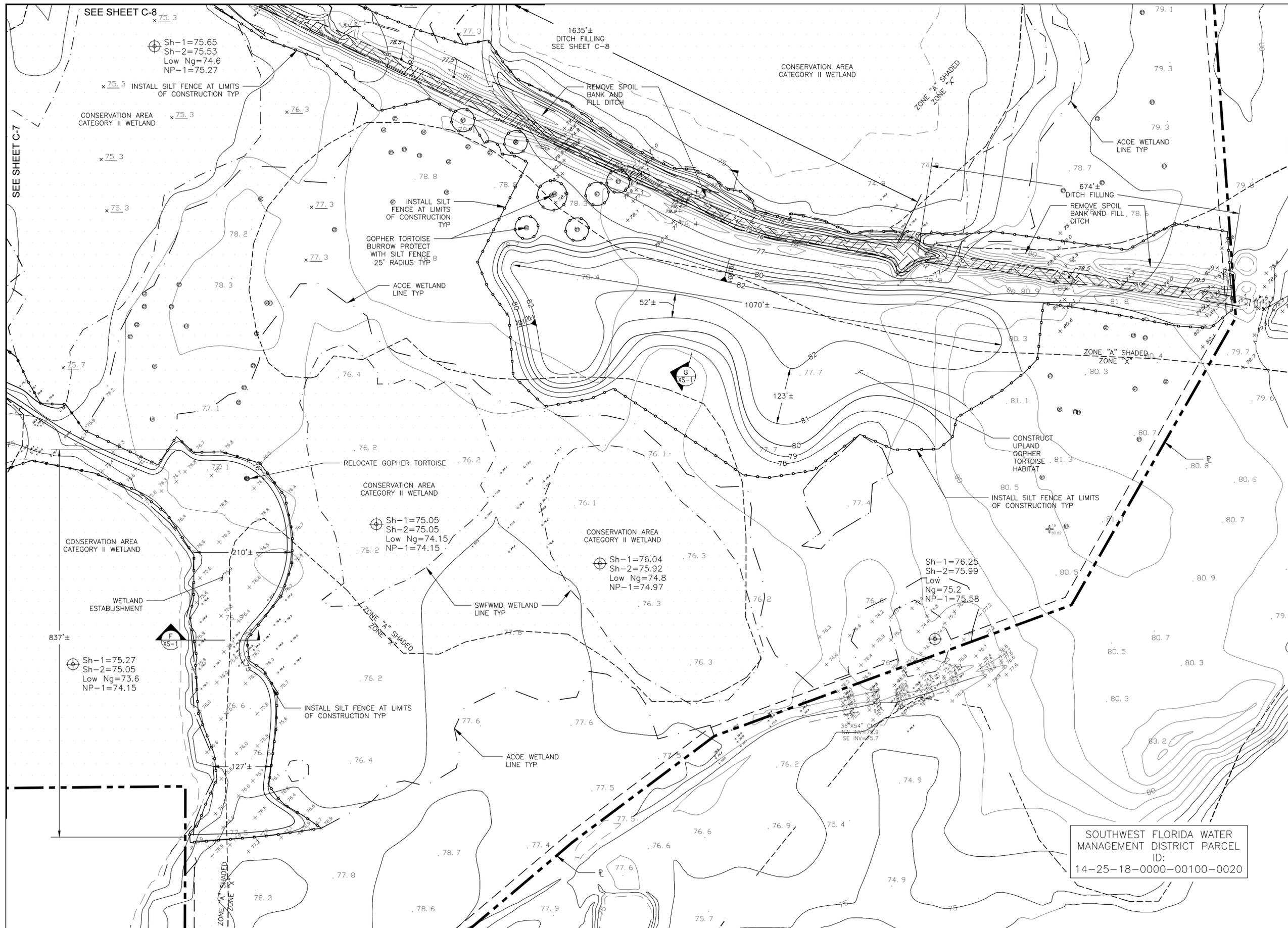
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 JESUS A. MERLY P.E. NO. 48111
 FLORIDA PROFESSIONAL ENGINEER

PAVING, GRADING AND DRAINAGE PLAN

OLD FLORIDA MITIGATION BANK

ECOSYSTEM INVESTMENT PARTNERS

C-8



GENERAL NOTES:

1. CONTRACTOR SHALL MAINTAIN SILT FENCING AND TREE BARRICADES IN PROPER FUNCTIONING CONDITION THROUGHOUT CONSTRUCTION.
2. ALL SEDIMENTATION AND EROSION CONTROL MEASURES INCLUDING BUT NOT LIMITED TO FLOATING TURBIDITY BARRIER AND SILT FENCE SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF THE "FLORIDA STORMWATER EROSION AND SEDIMENTATION CONTROL INSPECTOR'S MANUAL."
3. REFER TO PLANTING PLANS WITHIN FOR PERMANENT STABILIZATION MEASURES.
4. THE PROPERTY LIES IN FLOOD ZONES "A" & "X" ACCORDING TO FLOOD INSURANCE RATE MAPS FOR PASCO COUNTY, FLORIDA, COMMUNITY PANELS:

12101C0209F
 12101C0217F
 12101C0230F
 12101C0240F

ALL DATED SEPTEMBER 26, 2014 AND ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY

5. GOPHER TORTOISE BURROWS WITHIN 100 FEET OF THE LIMITS OF WORK WILL BE FLAGGED.

C	PASCO COUNTY SUBMITTAL	JAM	1/20/15
B	SWFWMD COMMENTS	JAM	9/30/14
A	FINAL DRAWINGS	JAM	5/30/14
REV	DESCRIPTION	BY	DATE

Elevations shown within this plan set are based on National Geodetic Vertical Datum (NGVD 29) NAVD 88 = NGVD - 0.85'

JOB NO.:	DESIGN:	DRAWN BY:	FILE:
130812	JAM	JAM	OFB C-9 PGD

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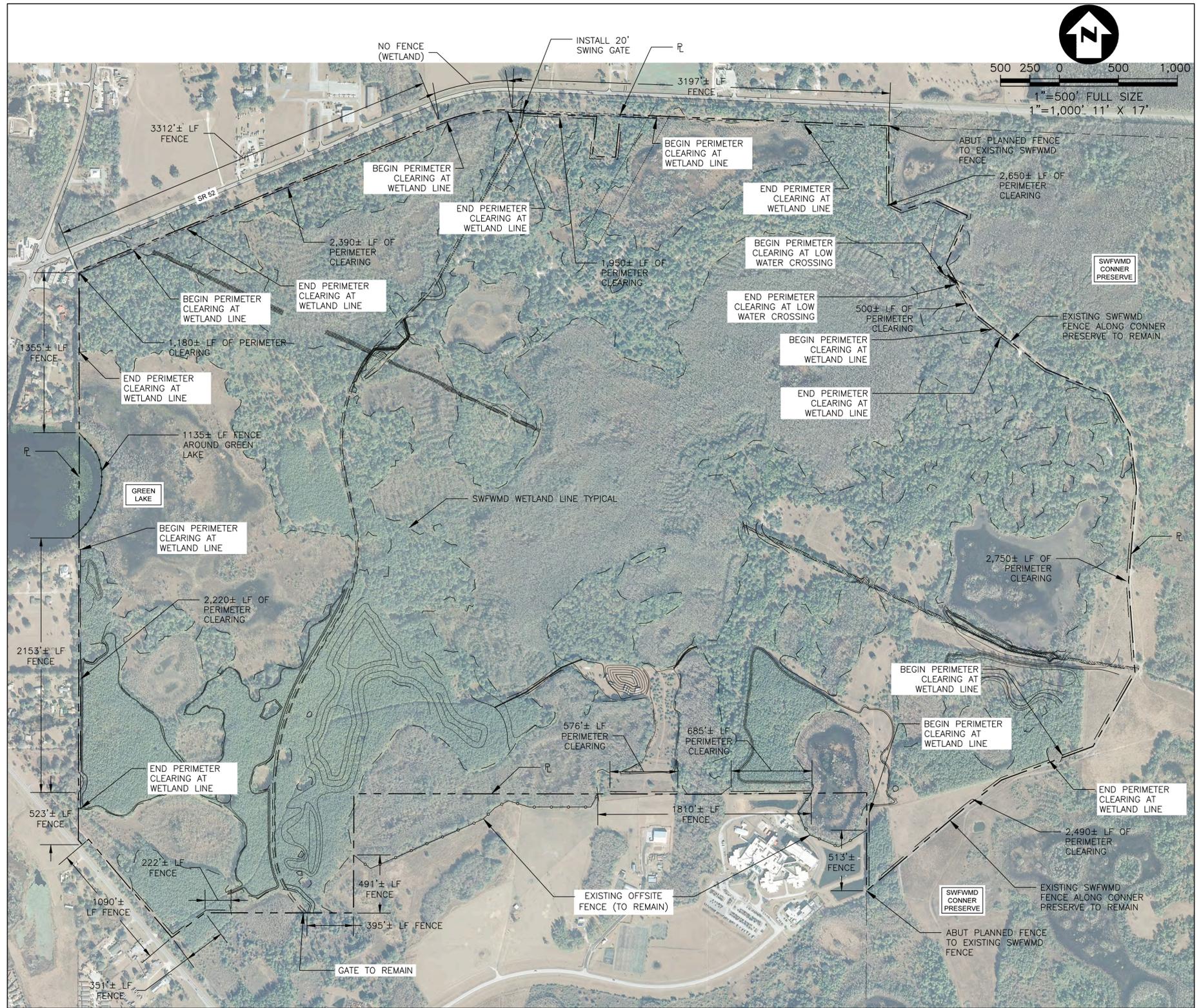
STATE OF FLORIDA
 JESUS A. MERLY, P.E.
 FLORIDA PROFESSIONAL ENGINEER

PAVING, GRADING AND DRAINAGE PLAN

OLD FLORIDA MITIGATION BANK

ECOSYSTEM INVESTMENT PARTNERS **C-9**

SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT PARCEL ID: 14-25-18-0000-00100-0020



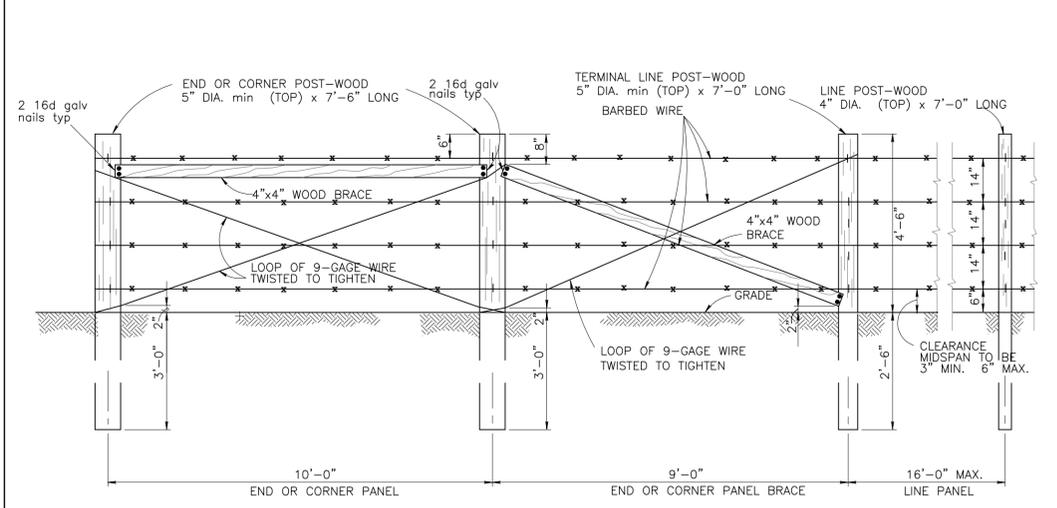
PERIMETER CLEARING AND FENCING PLAN

LEGEND

- FENCING
- — — — — PERIMETER CLEARING
- — — — — PROPERTY LINE
- - - - - SWFWMD WETLAND LINE

NOTES:

1. FOR CLARITY NOT ALL PERIMETER FENCING IS SHOWN GRAPHICALLY.
2. UNLESS OTHERWISE SHOWN, PERIMETER FENCING SHALL BE INSTALLED AT THE PROPERTY LINE.



GENERAL NOTES:

1. TIMBER FENCE POSTS SHALL BE SOUTHERN YELLOW PINE. TREATMENT OF FENCE POSTS SHALL BE DONE EITHER WITH, COPPER AZOLE-TYPE C (CA-C), OR ALKALINE COPPER QUAT-TYPE D (ACQ-D).
2. ROUND OR SQUARE POSTS WILL BE PERMITTED BUT ALL POSTS ON A SINGLE PROJECT SHALL BE THE SAME. THE POSTS SHALL BE CUT FROM SOUND AND SOLID TREES AND SHALL CONTAIN NO UNSOUND KNOTS.
3. THE POSTS SHALL BE FREE FROM DECAYED WOOD, ROT, AND RED HEART, AND OF RING SHAKE OR SEASON CHECKS WHICH PENETRATE AT ANY POINT MORE THAN ONE FOURTH THE DIAMETER OF THE PIECE, OR ARE GREATER THAN 1/4 INCH WIDE.
4. POSTS TO BE SET BY DRIVING OR DIGGING. IF BY DIGGING THE POST SHALL BE SET AT THE CENTER OF THE HOLE AND SOIL TAMPED SECURELY ON ALL SIDES.
5. STEEL BARBED WIRE SHALL CONFORM TO THE REQUIREMENTS OF ASTM A121, WITH TWO STRANDS OF 12 1/2 GAGE WIRE; FOUR-POINT BARBS, WIRE SIZE 14 GAGE, TWISTED AROUND BOTH LINE WIRES, AND CLASS 3 COATING.
6. GATES SHALL BE COMMERCIALY AVAILABLE METAL SWING GATES ASSEMBLED AND INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS.

1 4 STRAND BARBED-WIRE FENCE TYPICAL DETAIL
C-10 SCALE: NTS

PERIMETER CLEARING NOTES

1. WIDTH OF PERIMETER CLEARING SHALL BE TWENTY FEET.
2. GRADING IS NOT PLANNED WITHIN PERIMETER CLEARING.
3. PERIMETER CLEARING SHALL CONSIST OF REMOVAL OF BRUSH THAT WOULD OBSTRUCT VEHICULAR PASSAGE.
4. INTENT OF PERIMETER CLEARING IS AS FOLLOWS:
4.1. SERVE AS MAINTENANCE TRAIL
4.2. INSPECT/REPAIR PERIMETER FENCING.
4.3. FUNCTION AS A FIRE BREAK.
5. GRASSED AREAS ALONG PERIMETER CLEARING SHALL REMAIN IN PLACE. ANY AREAS DISTURBED SUCH THAT SOIL IS EXPOSED SHALL BE SEEDED OR MULCHED IMMEDIATELY.

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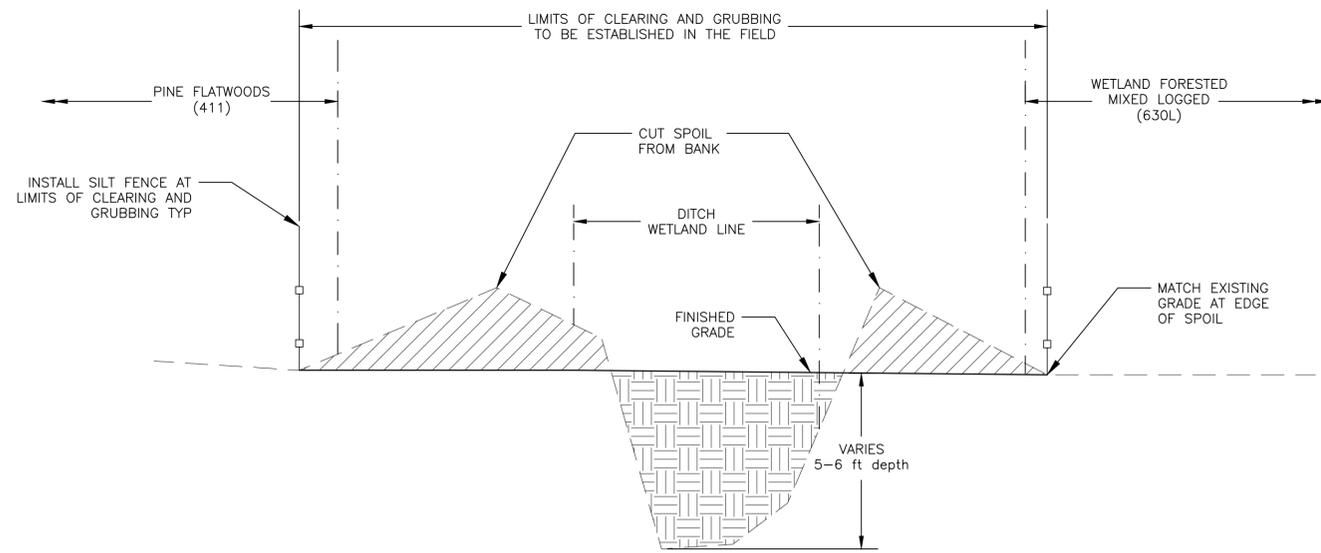
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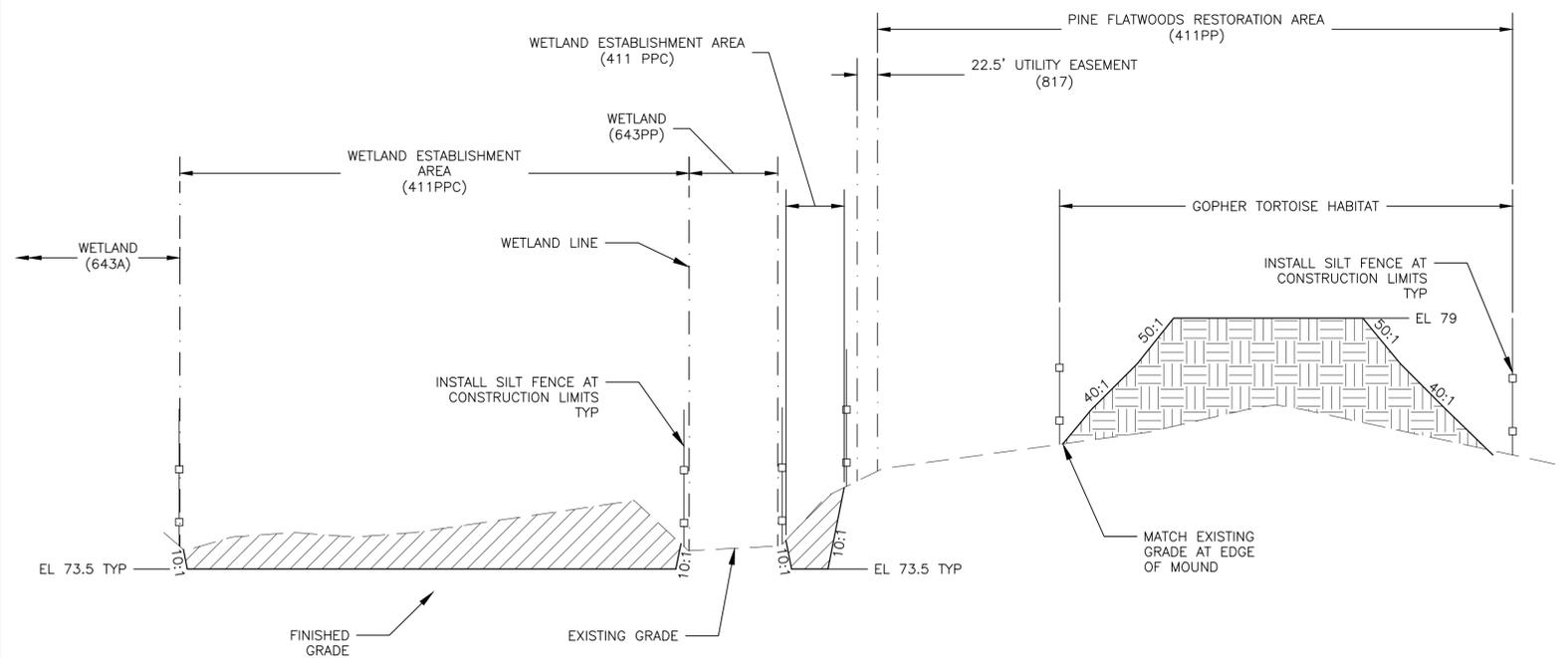
FENCING PLAN

OLD FLORIDA MITIGATION BANK

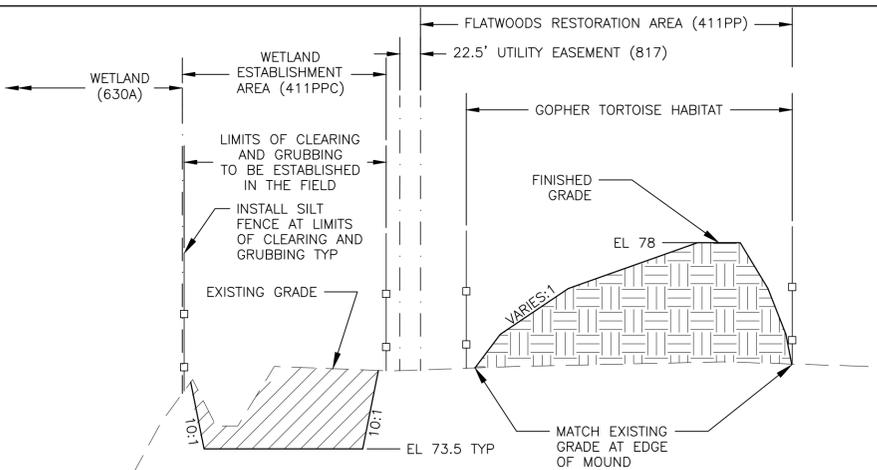
ECOSYSTEM INVESTMENT PARTNERS **C-10**



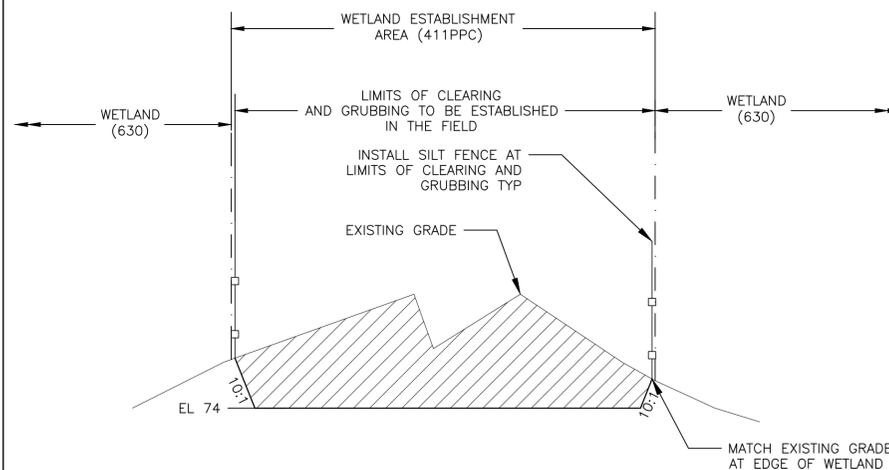
A TYPICAL DITCH BACKFILL
 C-3 H: 1"=10'; V: 1"=2'



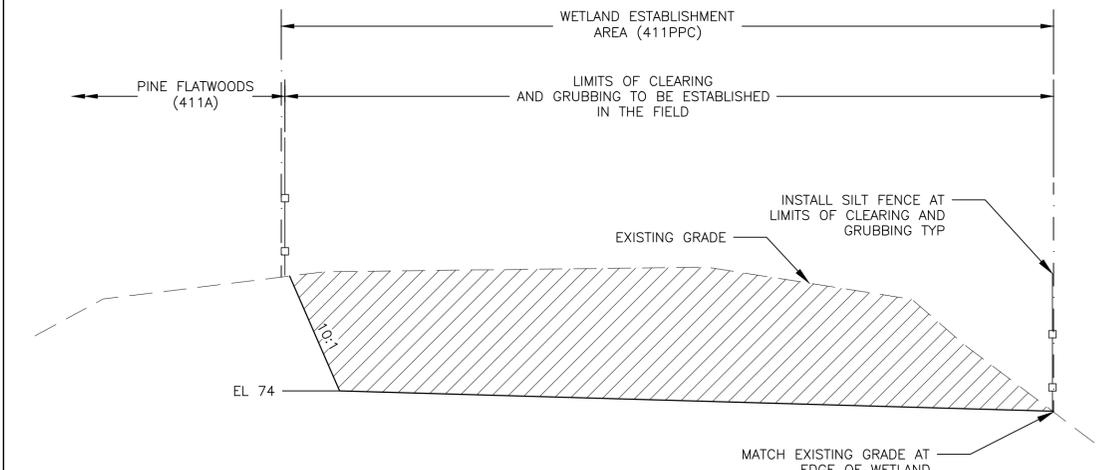
B WETLAND ESTABLISHMENT AND GOPHER TORTOISE HABITAT TYPICAL SECTION
 C-5 H: 1"=100'; V: 1"=2'



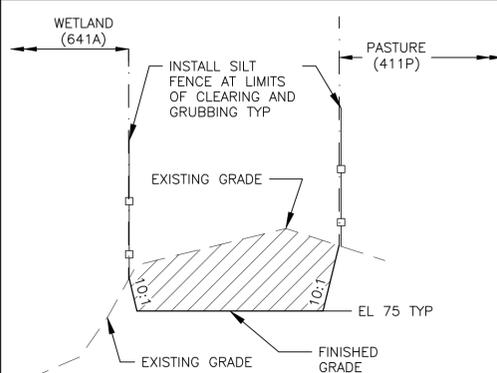
C WETLAND ESTABLISHMENT AND GOPHER TORTOISE HABITAT TYPICAL SECTION
 C-6 H: 1"=100'; V: 1"=2'



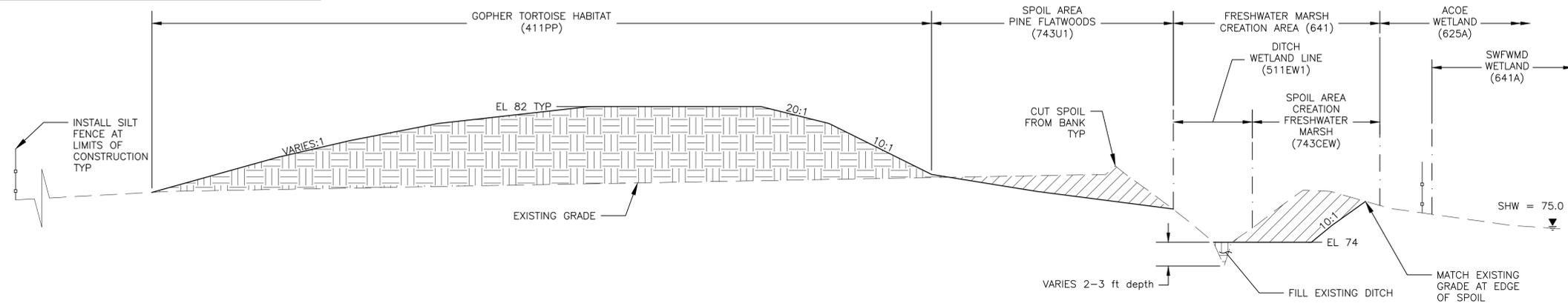
D WETLAND ESTABLISHMENT TYPICAL SECTION
 C-7 H: 1"=50'; V: 1"=2'



E WETLAND ESTABLISHMENT TYPICAL SECTION
 C-7 H: 1"=50'; V: 1"=2'



F WETLAND ESTABLISHMENT TYPICAL SECTION
 C-9 H: 1"=50'; V: 1"=2'



G GOPHER TORTOISE HABITAT AND DITCH BACKFILL TYPICAL SECTION
 C-9 H: 1"=20'; V: 1"=4'

D	PASCO COUNTY SUBMITAL	JAM	1/20/15
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CROSS-SECTIONS

OLD FLORIDA MITIGATION BANK

ECOSYSTEM INVESTMENT PARTNERS **XS-1**