

PASCO COUNTY, FLORIDA  
INTEROFFICE MEMORANDUM

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TO: Joaquin Servia  
Development Review Manager

DATE: 08/04/2015 FILE: PDD15-1512

FROM: Brad Tippin  
Senior Development Review  
Technician

SUBJECT: Small Commercial  
Development Review –  
Preliminary Site  
Plan/Construction Plan and  
Stormwater Management Plan  
and Report – West Pasco  
Industrial Park Phase II Unit 2  
Lot 31 (Project No. SML15-  
038) Recommendation:  
Approval with Conditions  
(Attachment No. 1)

REFERENCES: Land Development Code,  
Sections 300, Procedures;  
403, Site Development;  
and 900, Development  
Standards; Comm. Dist. 4.

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PROJECT DESCRIPTION:

Commission District:	The Honorable Mike Wells
Project Name:	West Pasco Industrial Park Phase II Unit 2 Lot 31
Developer's Name:	JS & P Investment, LLC.
Location:	South side of Pyramid Drive, east of Destiny Way, north of State Road 54, Section 29, Township 26 South, Range 17 East, as shown in P.B. 33 PGS 65-67 (Attachment No. 2)
Parcel ID No.:	29-26-17-0020-00000-0310
Land Use Classification:	IH (Industrial – Heavy)
Zoning District:	I2 (General Industrial Park District)
Transportation Corridor:	Not Applicable
Existing Right-of-Way:	Not Applicable
Required Right-of-Way:	Not Applicable
Acreage:	0.45 Acres, m.o.l.
Use/Square Feet:	Warehouse / 7,200 Square Feet
Flood Zone:	"A"
Water/Sewage:	Pasco County
Mobility Fee Assessment District:	"A"

Mobility Fee Collection/Benefit District: "3"  
Roads: Private  
Certificate of Capacity: Initial

DEVELOPER'S REQUEST:

The applicant/developer of West Pasco Industrial Park Phase II Unit 2 Lot 31 is requesting approval of the Preliminary Site Plan/Construction Plan, Stormwater Management Plan and Report for a seven thousand two hundred (7,200) square foot warehouse within the West Pasco Industrial Park subdivision (Attachment No. 3).

BACKGROUND AND FINDINGS OF FACT:

See Attachment No. 4

CONCURRENCY ANALYSIS:

An Initial Certificate of Capacity is being issued for a 7,200 square foot warehouse within the West Pasco Industrial Park subdivision. Any conditions required pursuant to the issuance of the certificate are attached to the Initial Certificate of Capacity.

RECOMMENDATION:

The Planning and Development Department recommends approval of the Preliminary Site Plan/Construction Plan and Stormwater Management and Report with conditions as attached (Attachment No. 1).

ATTACHMENTS:

1. Conditions of Approval
2. Location Map
3. Site Plan
4. Background and Findings of Fact
5. Initial Certificate of Capacity

PLANNING AND DEVELOPMENT DEPARTMENT ACTION:

**APPROVED**

B.C.C.  
 D.R.C.  
 P.D.D.

Pasco County

By:  Date 5-4-15  
For Substantial Compliance with  
The Applicable Provisions of Pasco County  
Land Development Regulations  
And Their Intent

**ATTACHMENT NO. 1 – CONDITIONS OF APPROVAL**  
West Pasco Industrial Park Phase II Unit 2 Lot 31  
SML15-038

**Hard-Copy Site Development Permit**

1. Before commencing approved construction activities, the applicant/developer or project contractor shall obtain from the Planning and Development Department an authorization to commence approved construction, a.k.a. "a hard copy Site Development Permit." To obtain said authorization the following must be submitted to the Planning and Development Department:
  - a. The completed notarized acknowledgment portion of the attached agenda memorandum. The owner/applicant is hereby notified that the effective date of this development approval shall be the date of the final County action; however, no activity shall commence on site until such time as the acknowledgment portion of this document is completed (including notarization) and received by the Planning and Development Department.
  - b. National Pollutant Discharge Elimination System Permit/permit application.
  - c. FGUA requires a pre-development meeting prior to submitting construction plans for utility review by FGUA. Submit to the Planning and Development Department a copy of construction plans approved by FGUA or a letter from FGUA stating that submission of construction plans to FGUA is not required for this project.

No construction shall commence until the permit has been properly posted on the site.

**General Conditions**

2. The developer acknowledges that approval of this Preliminary Site Plan (PSP) does not establish vested rights with respect to construction of the project. Further, the developer acknowledges that no permit shall be issued or plat approved without the issuance of a Final Certificate of Capacity.
3. The applicant/developer or successors in interest are advised of the following restrictions:
  - a. No owner of the property within the development may construct or maintain any building, residence, or structure, or undertake or perform any activity in the wetlands, buffer areas, and upland conservation areas described in the approved plan or record plat unless prior approval is received from the SWFWMD pursuant to environmental resource permitting.

(PDD15-1512)  
Attachment No. 1

- b. No owner of the property within the development may construct or maintain any building, residence, or structure, or undertake or perform any activity within the 100-year floodplain described in the approved plan and/or record plat of the subdivision unless prior approval is received from the SWFWMD pursuant to environmental resource permitting.
  - c. No owner of the property may undertake any roadway improvements within this development unless prior written authorization or notification of exemption is received from the SWFWMD pursuant to environmental resource permitting.
- 4. All construction work, including roads, drainage, and utilities, shall be constructed in accordance with County design standards and tested in compliance with the Engineering Services Department's *Testing Specifications for Construction of Roads, Storm Drainage, and Utilities*.
  - 5. The developer acknowledges that an appeal may be filed against the decision of the Development Review Manager within 30 days of the date of this approval. Any development that takes place within the 30-day-appeal deadline shall not establish vested rights with respect to construction of the project.
  - 6. Site plans approved by the Planning and Development Department are the final approved documents. Changes/additions/deletions to approved site plans; i.e., building size, location, loading zones, etc., require revised site plan submittal, review fee, and approval in accordance with the Land Development Code (LDC), Sections 300, 403, and 900.
  - 7. The applicant/developer or project contractor shall notify the Project Management Division at least five working days prior to commencing any activity on the site.
  - 8. The applicant/developer acknowledges that the Preliminary Site Plan (PSP) shall expire within six years of the original approval date of the PSP if Building Permits for the entire site have not been issued, or where a Building Permit is not required, all work authorized by the PSP shall be complete. In the event that the applicant/developer does not comply with this provision, all plans related to the uncompleted portion of the PSP approval shall be deemed void, and approval shall be deemed withdrawn, unless an extension has been obtained from the County Administrator or designee prior to expiration of any of the time limits provided above. Any extension shall be applied for at least 60 days prior to expiration of any of the above time limits.

In the event the PSP is voided, all subsequent submittals shall comply with regulations in effect at the time of the said resubmittals.

### **Construction Plan**

- 9. No fill shall be placed within the 100-year floodplain designation unless compensating volume to mitigate the fill is provided on site or off site within the same basin and reviewed and approved by the County.

10. All handicapped parking spaces shall be signed and marked in accordance with the Florida Department of Transportation (FDOT) standards index. All regular/standard parking spaces shall be striped in white.
11. The developer shall provide fire protection in compliance with the Pasco County Code of Ordinances, Chapter 46, Article III, and any subsequent amendments.
12. Curb ramps are required at all intersections of curbs and sidewalks and shall be constructed in conformance with the uniform *Federal Accessibility Standards* published by the General Services Administration, Department of Housing and Urban Development, Department of Defense, and United States Postal Service (Section 336.045, Florida Statutes).
13. Prior to any construction activity, the developer shall ensure that proper erosion and sediment control measures are in place. The applicant/developer or project contractor shall notify the Stormwater Management Division at least two working days prior to commencing any site preparation, including clearing and grubbing work, for a preinspection of the sediment and erosion-control devices. The developer shall control all fugitive dust originating from the project site and shall indicate on the construction drawings the manner in which fugitive dust is to be controlled. Further, all retention pond side slopes and associated swales shall be sodded to prevent soil erosion.
14. The applicant/developer acknowledges, in accordance with the LDC, Section 905.2, Landscaping and Buffering, wooden fences are not allowed as a visual screen in any of the buffer areas.
15. The applicant/developer acknowledges, in accordance with the LDC, Section 905.2, Landscaping and Buffering, any plant materials of whatsoever type and kind required by the Landscape and Buffering regulations and this approval, shall be replaced within thirty days of their demise and/or removal.
16. 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 Resources (State Historic Preservation Officer) and the County shall be notified within two working days of the resources found on the site.
17. If, during construction activities, any evidence of the presence of State and Federally protected plant and/or animal species is discovered, work shall come to an immediate stop, and the County shall be notified within two working days of the plant and/or animal species found on the site.

**Record Plat/Building Permit/Certificate of Occupancy**

18. Unless otherwise approved by the Emergency Services Director, when the development is record platted, or where a plat is not required, prior to the issuance of the first Building Permit, the development shall be included into a Pasco County Municipal Fire Service

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Attachment No. 1

Taxing Unit to provide fire protection. The developer shall submit a petition for inclusion into the Pasco County Municipal Fire Service Taxing Unit at the time of record plat submission, or when no plat is required, prior to the issuance of the first Building Permit. In no case shall a Building Permit be issued until such a petition has been received by the Emergency Services Director.

19. Site plans submitted with Building Permit applications are invalid as to final site approval unless stamped approved by the Planning and Development Department. These plans are submitted to show building location in regard to property line, other buildings, etc., only. The site must conform to those plans submitted and/or approved by the Planning and Development Department in accordance with the Land Development Code (LDC), Sections 300 and 403.
20. The applicant/developer acknowledges that a Building Permit shall be obtained for all structures that have a footer, regardless of size, through the Central Permitting Division; i.e., including, but not inclusive of, buildings, accessories, dumpster walls, and retaining walls.
21. A Registered Landscape Architect or other person as authorized by Chapter 481, Florida Statutes, as amended or other type of professional as approved by the County Administrator or designee shall conduct a final field inspection. A Certificate of Compliance shall be provided to the County prior to platting, or where platting is not required, prior to issuance of the Certificate of Occupancy (CO).
22. The owner/developer shall arrange for a final site inspection approval by the Engineering Services Department prior to the issuance of the Certificate of Occupancy.

OWNER/DEVELOPER ACKNOWLEDGMENT:

The owner/developer acknowledges that he/she has read, understood, and accepted the conditions of approval.

\_\_\_\_\_   
Date

\_\_\_\_\_   
Signature

\_\_\_\_\_   
Print Name

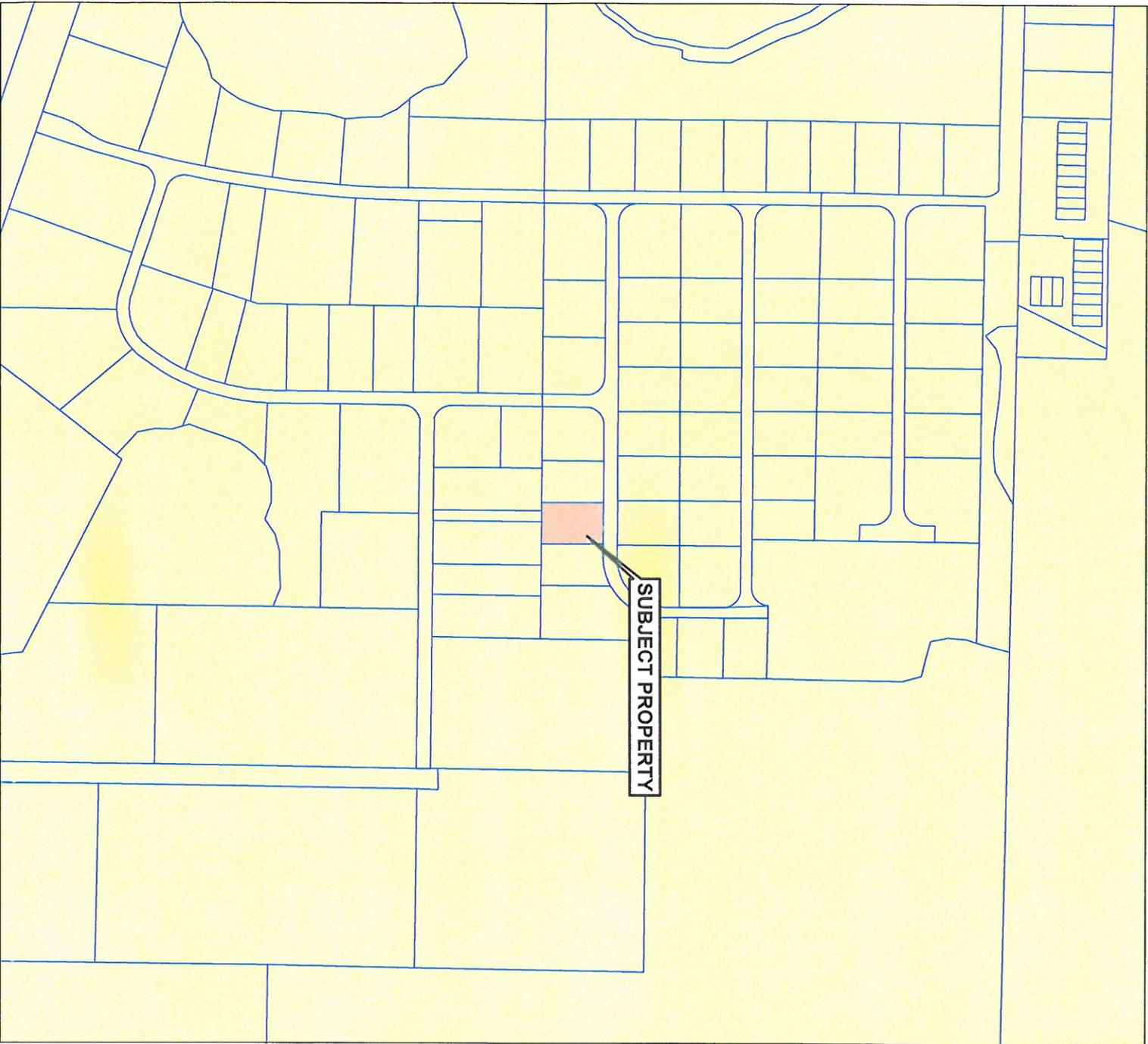
\_\_\_\_\_   
Title

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

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

Seal:

\_\_\_\_\_  
NOTARY



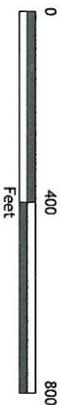
**SML15-038**  
**West Pasco Industrial Park**  
**Phase 2 Unit 2 Lot 31**

**29 26 17 0020 00000 0310**

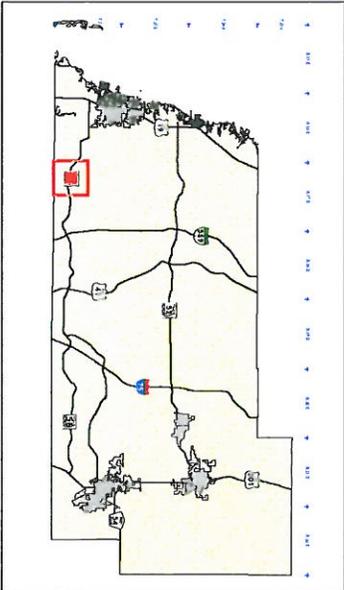
**PHYSICAL ADDRESS:  
 11576 PYRAMID DR**

**TAZ - 201  
 COMMISSION DISTRICT: 4**

 **SUBJECT PROPERTY**



Pasco County GIS | 8/6/2015 | aikhuoria



ZONING: I-1  
LAND USE: IH

ZONING: I-2  
LAND USE: IH

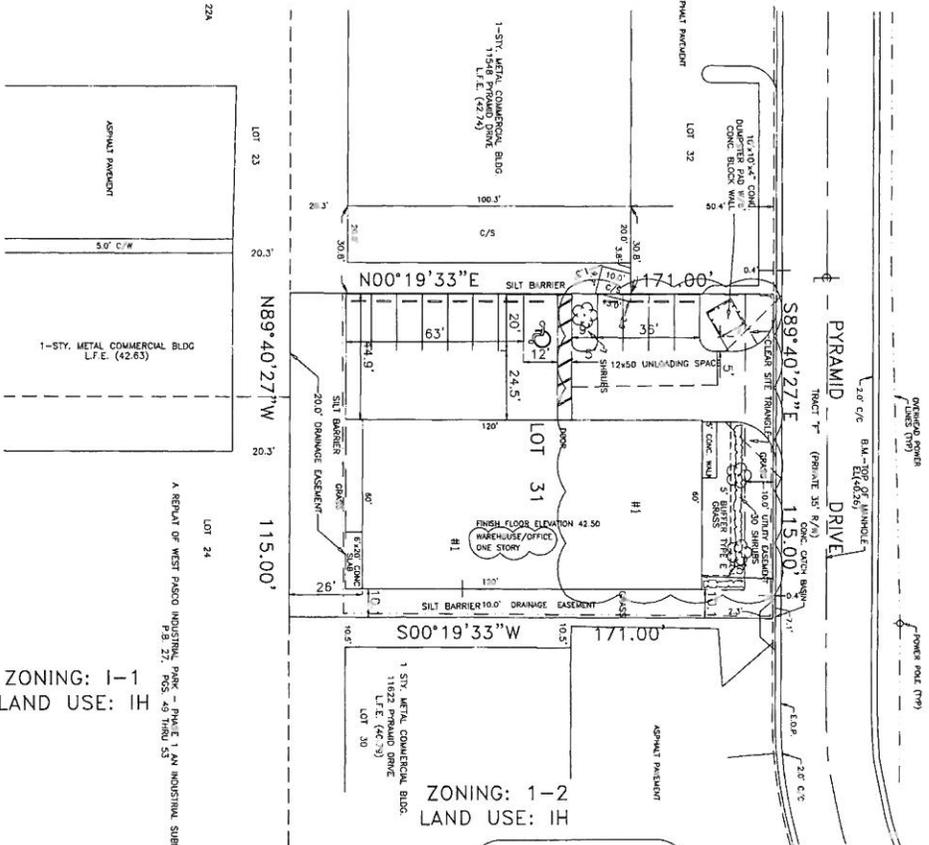
ZONING: I-1  
LAND USE: IH

ZONING: 1-2  
LAND USE: IH

**PLANT LIST**

QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE RECOMMENDATION	WATER REQUIREMENT	LANDSCAPE REQUIREMENT
3		Various	Various	2" CALIBER, MIN. 6' HT.	YES	YES
27		Various	Various	3 GAL., 24" HT.	YES	YES

RESIDENTIAL MAINTENANCE  
RESIDENTIAL MAINTENANCE  
RESIDENTIAL MAINTENANCE



A REPORT OF WEST PASCO INDUSTRIAL PARK - PHASE I AN INDUSTRIAL SUBDIVISION  
P. 8, 27, PGS. 49 THRU 53

**NOTE TO CONTRACTORS:**

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

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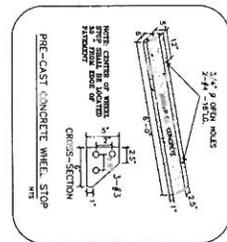
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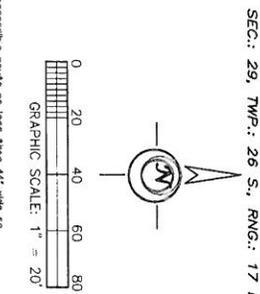
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**SITE LEGEND:**

	LIGHT POLE
	EXISTING GROUND ELEVATION
	PROPOSED GROUND ELEVATION
	PROPOSED FINAL ELEVATION
	SUBSURFACE DRAINAGE FLOW
	WATER METER (1")
	EASEMENT
	SILT BARRIER
	CENTER LINE



**GENERAL LANDSCAPE NOTES:**

1. All dimensions are to face unless otherwise noted.
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**HANDICAPPED PARKING DETAIL:**

Handicap signs may be affixed on permanent structures.

Accessible parking spaces and access aisles shall be level with surface slope not exceeding 1:50 (2%) in all directions (11.4.3.3) FRC.

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Accessible parking spaces and access aisles shall be level with surface slope not exceeding 1:50 (2%) in all directions (11.4.3.3) FRC.

Handicap signs may be affixed on permanent structures.

Accessible parking spaces and access aisles shall be level with surface slope not exceeding 1:50 (2%) in all directions (11.4.3.3) FRC.

**OWNER/DEVELOPER:**

US & P INVESTMENT LLC  
10000 WEST PASCO INDUSTRIAL PARK  
02655A, FLORIDA, 32656  
727-232-2980

**WEST PASCO INDUSTRIAL PARK PHASE II UNIT 2, LOT 31**

**ERAULD & ASSOCIATES, INC.**  
FLORIDA PROFESSIONAL ENGINEER NO. 21340

**PROPOSED SITE PLAN**

SCALE: 1" = 20'  
SHEET 51-3 OF 5 LDB NO. 15-002.01

**PRELIMINARY CONSTRUCTION PLANS**

SEC. 29, TWP. 26 S., RNG. 17 E.

**ATTACHMENT NO. 4 – BACKGROUND AND FINDINGS OF FACT  
West Pasco Industrial Park Phase 2 Unit 2 Lot 31 (SML15-038)**

**BACKGROUND:**

1. On May 14, 1996, the Board of County Commissioners (BCC) approved the recording of West Pasco Industrial Park, Phase 2 Unit 2.
2. On August 2, 2006, The Planning and Development Department approved a Preliminary Site Plan/Construction Plan (DR06-1972) for a project at the West Pasco Industrial Park, Phase 2 Unit 2 Lot 31 site (Project No. IPR06-049). Original LOS was valid through August 2, 2008 with a subsequent extension through August 2, 2010. LOS has since expired and the prior project approval was withdrawn, per LDC.

**FINDINGS OF FACT:**

1. Presently, the subject site is vacant.
2. The subject property is located in Flood Zone "A." Development is subject to the requirements of the LDC, Article 700, Flood Damage Prevention.
3. The Preliminary Site Plan/Construction Plan and Stormwater Management Plan and Report for West Pasco Industrial Park, Phase 2 Unit 2 Lot 31 was prepared for JS&P Investment, Inc., (the owner/developer) by Gerald P. Goulish, P.E. (engineer), and consists of five (5) sheets dated M a y 4 , 2 0 1 5; the sheets were last revised on July 9, 2015. The plans were originally received by the Planning and Development Department on May 7, 2015, and final revisions were received on July 13, 2015.
4. Access to the property is from Pyramid Drive via Destiny Way, private roads.
5. The Preliminary Site Plan/Construction Plan and Stormwater Management Plan and Report has been reviewed by the Planning and Development Department, and it has been determined that the proposed use is consistent with the above-referenced zoning district's permitted uses.
6. The proposed request is consistent with Pasco County applicable provisions of the Land Development Code and Comprehensive Plan as conditioned.

(PDD15-1512)

Attachment No. 4 – Background and Findings of Fact  
West Pasco Industrial Park Phase 2 Unit 2 Lot 31

## INITIAL CERTIFICATE OF CAPACITY

REQUIRED FOR PRELIMINARY SITE PLANS, PRELIMINARY DEVELOPMENT PLANS,  
NONRESIDENTIAL SUBDIVISION, RESIDENTIAL SUBDIVISION INTO MORE THAN ONE DWELLING UNIT  
PER LOT, AND PUBLIC SCHOOL COMPREHENSIVE PLAN CONSISTENCY REVIEW

To Be Completed By Department Responsible for Approval Sought;  
Completed Certificate Must Be Attached to the Agenda Item and Approval Document

Complete Application (Date):	5/7/15	Certificate Completed by:	D. Huber for Brad
Parcel ID No(s):	29-26-17-0020-00000-0310		(attach survey if project includes portion of parcel)
Project Name:	WPIP PH2 U2 LOT 31	No:	SML15-038
Applicant Name, Address, and Telephone Number:	J S & P Investment Inc. 11630 Pyramid Dr Odessa FL 33556 (727) 232-2960		
Job Site Address:	11576 Pyramid Dr		
Does the applicant want to opt out of the mobility fee system pursuant to LDC 1302? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, then transportation concurrency will apply and TIS application is required.)			
Project subject to Development of Regional Impact (DRI) Development Order or to a Development Agreement? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Approval Sought (Check All that apply):			
<input type="checkbox"/>	Preliminary Development Plan	<input type="checkbox"/>	Nonresidential Subdivision
<input checked="" type="checkbox"/>	Preliminary Site Plan	<input type="checkbox"/>	Residential Subdivision into more than one dwelling unit
<input type="checkbox"/>		<input type="checkbox"/>	Public School (Comprehensive Plan Consistency Review)

### TYPE OF DEVELOPMENT

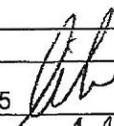
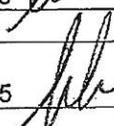
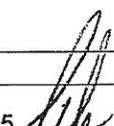
Number of Units	Unit Measure	Description
7200	sq ft	office/warehouse

Expiration (1300 LDC)		
All facilities (other than roads and schools) expire on:	8/4/2021	(6 yrs from issuance)
Roads(Only applies if project subject to transportation concurrency) Certificate of Capacity expires or is subject to additional review on: (click N/A if transportation concurrency does not apply)		or N/A <input checked="" type="checkbox"/>
Schools: Certificate of Capacity expires or is subject to additional review on:		or N/A <input checked="" type="checkbox"/>
Issuance Date:	8/4/2015	

Completed Certificate of Capacity which has been issued to be distributed as follows:

- 1) Applicant 2) Shared Directory: 1-LOS, and 3) Project File.

**INITIAL CERTIFICATE OF CAPACITY**

	Yes	No	Conditional Approval	Review Standards	Reviewed By & Authorized Signature/Date
Roads <input checked="" type="checkbox"/> N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	LDC 1301.6.D and Chapter 7 Transportation Analysis	
Water/Water Supply (Utilities) or <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	LDC 1301.6.A and Chapter 10 Public Facilities Element	Mike Kirkpatrick 5/20/15 
Sewer (Utilities) or <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	LDC 1301.6.A and Chapter 10 Public Facilities Element	Mike Kirkpatrick 5/20/15 
Parks/Recreation(Parks) <input checked="" type="checkbox"/> N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	LDC 1301.6.B and Chapter 5 Recreation and Open Space Element	
Solid Waste (Utilities) Or <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	LDC 1301.6.A and Chapter 10 Public Facilities Element	Mike Kirkpatrick 5/20/15 
School or <input checked="" type="checkbox"/> N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	LDC 1301.6.C & Chapter 8 Public School Facilities Element and School District Concurrency Implementation Procedures Manual	

**[Type or Copy and Paste Below]**

**WPIP Ph2 U2 Lot 31**

**Parcel ID # 29-26-17-0020-00000-0310**

**PCU# 15-103.18**

**Water:**

Potable water service for this project is provided by Florida Governmental Utility Authority (FGUA)/Pasco Utilities, Inc. The applicant should be aware that water impact fees are required by FGUA/Pasco Utilities, Inc. for any new connections. Contact FGUA/Pasco Utilities, Inc. directly to provide capacity statements. The telephone number is (727) 372-0115.

**Wastewater:**

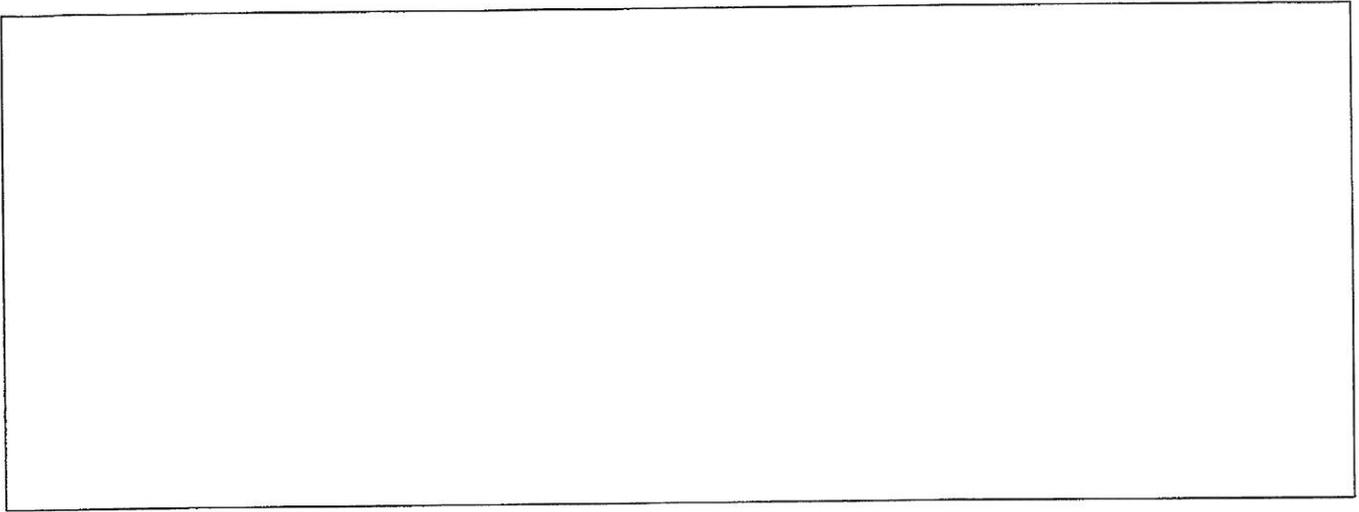
Wastewater service for this project is not provided by the Pasco County Utilities Services Branch. The appropriate utility service provider, Florida Governmental Utility Authority (FGUA)/Pasco Utilities, Inc. must be contacted directly to provide capacity statements. The telephone number is (727) 372-0115.

**Solid Waste:**

The provision of solid waste service is contingent upon the County receiving all the necessary permits and approvals necessary to implement and construct the County's planned disposal system improvements and facility expansions needed to serve the development, and the Developer's and its successors or assigns, compliance with the conditions of Pasco County Code Chapter 90 and other applicable regulatory requirements.

Completed Certificate of Capacity which has been issued to be distributed as follows:

- 1) Applicant 2) Shared Directory: 1-LOS, and 3) Project File.



Completed Certificate of Capacity which has been issued to be distributed as follows:  
1) Applicant 2) Shared Directory: 1-LOS, and 3) Project File.

Revised 9-20-13

# PRELIMINARY SITE PLAN, CONSTRUCTION SITE PLAN

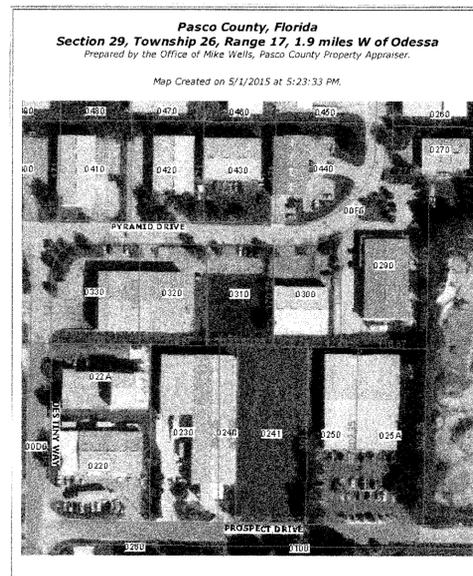
## & STORMWATER MANAGEMENT PLAN #1

for

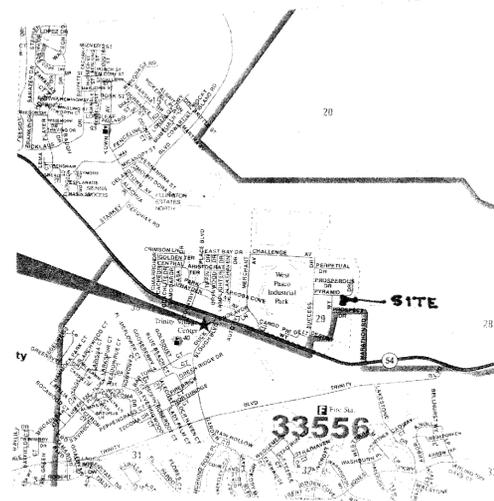
# WEST PASCO INDUSTRIAL PARK PHASE II, UNIT 2, LOT 31

## PYRAMID DRIVE

Parcel No.: 29/26/17/0020/00000/0310



SITE AERIAL (2014)



LOCATION MAP

### PASCO COUNTY DEVELOPMENT REVIEW STANDARD SITE PLAN NOTES

1. ALL UTILITY CONSTRUCTIONS SHALL COMPLY WITH THE PASCO COUNTY STANDARDS FOR DESIGN AND CONSTRUCTION OF WATER AND WASTEWATER FACILITIES SPECIFICATIONS, LATEST ADDITION.
2. ALL ON-SITE WATER AND SEWER FACILITIES SHALL BE OWNED AND MAINTAINED BY THE OWNER/DEVELOPER.
3. INSTALLATION OF UNDERGROUND STORAGE FUEL TANKS REQUIRES REVIEW AND APPROVAL BY THE FIRE MARSHALL AND THE ISSUANCE OF A SEPARATE BUILDING PERMIT. APPROVAL OF THIS SITE PLAN DOES NOT CONSTITUTE APPROVAL OF THE LOCATION OF THE FUEL TANKS.
4. ALL PROPOSED SIGNS MUST BE APPLIED FOR, APPROVED, AND PERMITTED ON AN INDIVIDUAL BASIS APART FROM ANY ULTIMATELY-APPROVED SITE PLAN. APPROVAL OF THIS SITE PLAN DOES NOT CONSTITUTE APPROVAL OF ANY SIGNAGE.
5. HANDICAP PARKING SPACES WILL BE PROPERLY SIGNED AND STRIPED IN ACCORDANCE WITH FLORIDA STATUTE 316, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, OR OTHER APPLICABLE STANDARDS.
6. THE ENGINEER CERTIFIES THAT THE SITE HAS BEEN DESIGNED IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT.
7. 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/DEVELOPERS' RESPONSIBILITY TO PROPERLY SIGN AND STRIPE THE SITE IN ACCORDANCE WITH APPLICABLE STANDARDS.
8. THE OWNER/DEVELOPER ACKNOWLEDGES THAT THIS APPROVAL DOES NOT INCLUDE ANY WORK IN THE COUNTY RIGHT-OF-WAY. ALL RIGHT-OF-WAY WORK SHALL BE A FUNCTION OF AN APPROVED PASCO RIGHT-OF-WAY USE PERMIT.
9. ALL CLEAR-SITE AREAS SHALL BE KEPT FREE OF ANY SIGNAGE, PLANTINGS, TREES, ETC. IN EXCESS OF THREE-AND -HALF (3-1/2) FEET IN HEIGHT.
10. 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.
11. THE OWNER/DEVELOPER ACKNOWLEDGES THAT THE SITE AND ITS SUBSEQUENT BUILDING PERMITS SHALL COMPLY WITH ALL REZONING/MPUD/PUD CONDITIONS.
12. ALL STRUCTURES, INCLUDING BUFFER WALLS, RETAINING WALLS, SIGNAGE, EXC. SHALL REQUIRE SEPARATE BUILDING PERMITS.
13. IF DURING CONSTRUCTION ACTIVITIES ANY EVIDENCE OF THE PRESENCE OF STATE AND FEDERALLY PROTECTED PLANT AND/OR ANIMAL SPECIES ARE DISCOVERED, WORK SHALL COME TO AN IMMEDIATE STOP AND PASCO COUNTY SHALL BE NOTIFIED WITHIN TWO WORKING DAYS OF THE PLANT AND/OR ANIMAL SPECIES FOUND ON THE SITE.
14. 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 HISTORICAL RESOURCES (STATE HISTORIC PRESERVATION OFFICER) AND PASCO COUNTY SHALL BE NOTIFIED WITHIN TWO WORKING DAYS OF THE RESOURCES FOUND ON THE SITE.
15. THERE SHALL BE NO LIGHT SPILLAGE OR GLARE BEYOND THE PROJECT SITE OR SHIELD LIGHT AWAY FROM ADJOINING RESIDENTIAL PREMISES AND RIGHTS-OF-WAYS.

DRAWING INDEX	
SHEET NO	SHEET DESCRIPTION
ST-1	COVER SHEET
ST-2	EXISTING SITE
ST-3	PROPOSED SITE PLAN
ST-4	PAVING, GRADING & DRAINAGE PLAN
ST-5	UTILITY PLAN

### LEGAL DESCRIPTION

LOT 31, WEST PASCO INDUSTRIAL PARK - PHASE II UNIT 2, A SUBDIVISION, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 33, PAGES 65, 66, AND 67 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA

### ENGINEERING DATA:

TOTAL PROJECT AREA = 19,665 S.F.  
BUILDING AREA = 7,200 S.F.  
PAVED AREA = 6,498 S.F.  
GRASS AREA = 5,967 S.F.

**PARKING REQUIRED:**  
7,200 SF @ (MAX) 8 EMPLOYEES W/1 SPACE EA  
4 EMPLOYEES MAJOR/NEXT LARGEST SHIFT = 12 SPACES

**PARKING PROVIDED:**  
13 SPACES INCL. 1 HANDICAP SPACES

**REQUIRED DRAINAGE:**  
SWFWMD/PASCO CO. - ALLOWED IMPERVIOUS % = 72  
SWFWMD PERMIT NO 440001298,  
DATED SEPT. 8, 1987  
DHWL 100 YR. STORM = 40.5  
DESIGN IMPERVIOUS % = 6144+7200 / 19665  
DESIGN IMPERVIOUS % = 70 < 72%  
IMPROVEMENTS DO NOT IMPACT HISTORIC DRAINAGE PATTERNS

FIRE STATION - SEVEN SPRINGS #17  
SOIL TYPE: POMONA fine sand

ZONING: I-2  
REZONING: RZ2476 DATED 5-22-84  
VARIANCE #1317, DATED 12/21/95

LAND USE: IH

USAGE OF THIS SITE IS FOR A WAREHOUSE/ OFFICE.  
PROJECT TO BE COMPLETED IN (1) ONE PHASE.

EXISTING VEGETATION CONSISTS OF GRASS  
NO ON-SITE BURNING SHALL BE PERMITTED EXCEPT BY PERMIT.  
FUGITIVE DUST TO BE CONTROLLED BY SPRINKLING BY THE GENERAL CONTRACTOR.

FLOOD ZONE: ZONE: "A" PANEL 120230-0400 D DATED 2014  
100 YEAR FLOOD ELEVATION = 40.5

NO WETLANDS ON SITE

FAR = 7200/19665 = 0.366

SETBACKS  
FRONT 25'  
SIDE 15'  
REAR 25' #1

FILL PROPOSED FOR SITE  
THE MAX. BUILDING HEIGHT IS 60 FT.  
BUILDING HEIGHT IS 22 FT.

TOTAL SITE ACREAGE: 0.451 ACRES  
REFUSE COLLECTION BY DUMPSTER.

UTILITIES: WATER - FLORIDA GOVERNMENT  
UTILITY AUTHORITY

UTILITIES: WASTE WATER - FLORIDA GOVERNMENT  
UTILITY AUTHORITY

POWER - WITHLACODOOCHIE RIVER ELECTRIC CORP. INC.  
IRRIGATION TO BE BY HOSE BIB.

GENERAL DATA:

ENGINEER: GERALD P., GOULISH, P.E. #21340  
272 OLD EAST LAKE ROAD  
TARPON SPRINGS, FLORIDA 34688  
(727) 934-0994

OWNER: JS & P INVESTMENT LLC  
11630 PYRAMID DRIVE  
ODESSA, FLORIDA 33556  
727-232-2960

SURVEYOR: D.J.L. SURVEYING COMPANY, INC.  
8324 CORPORATE WAY  
PORT RICHEY, FLORIDA 34668  
NEW PORT RICHEY, FLORIDA 34654  
(727) 845-8084

NO EXISTING TREES ON SITE

NOT VALID UNLESS SIGNED & SEALED BY:

GERALD P. GOULISH

FLORIDA PROFESSIONAL ENGINEER No. 21340

Prepared by:

GERALD P. GOULISH  
P. E. # 21340

272 Old East Lake Rd.  
Tarpon Springs, FL 34688  
Ph (727) 934.0994, Fax (727) 934.0994

DATE: 5/4/2015

SHEET: ST-1 OF 5 JOB NO. 15-002.01

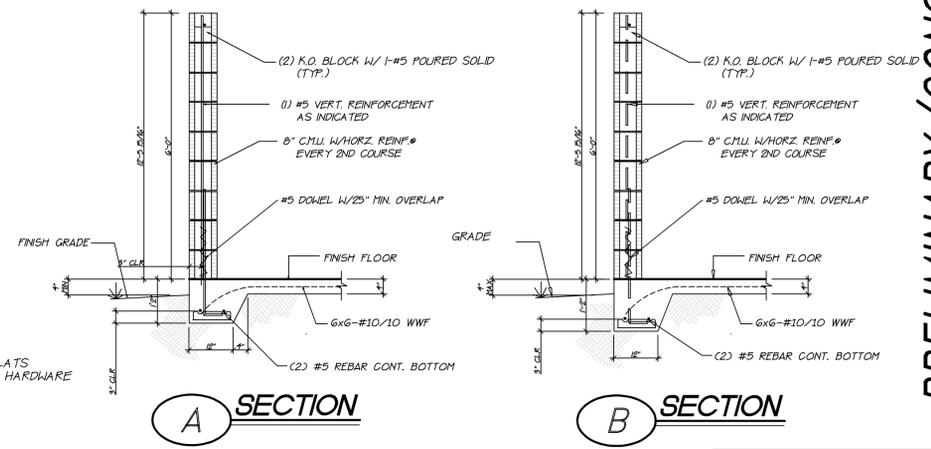
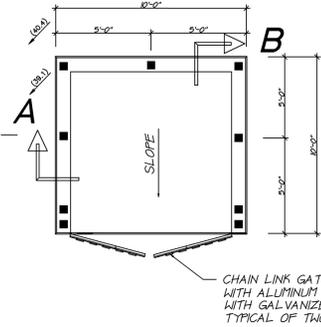
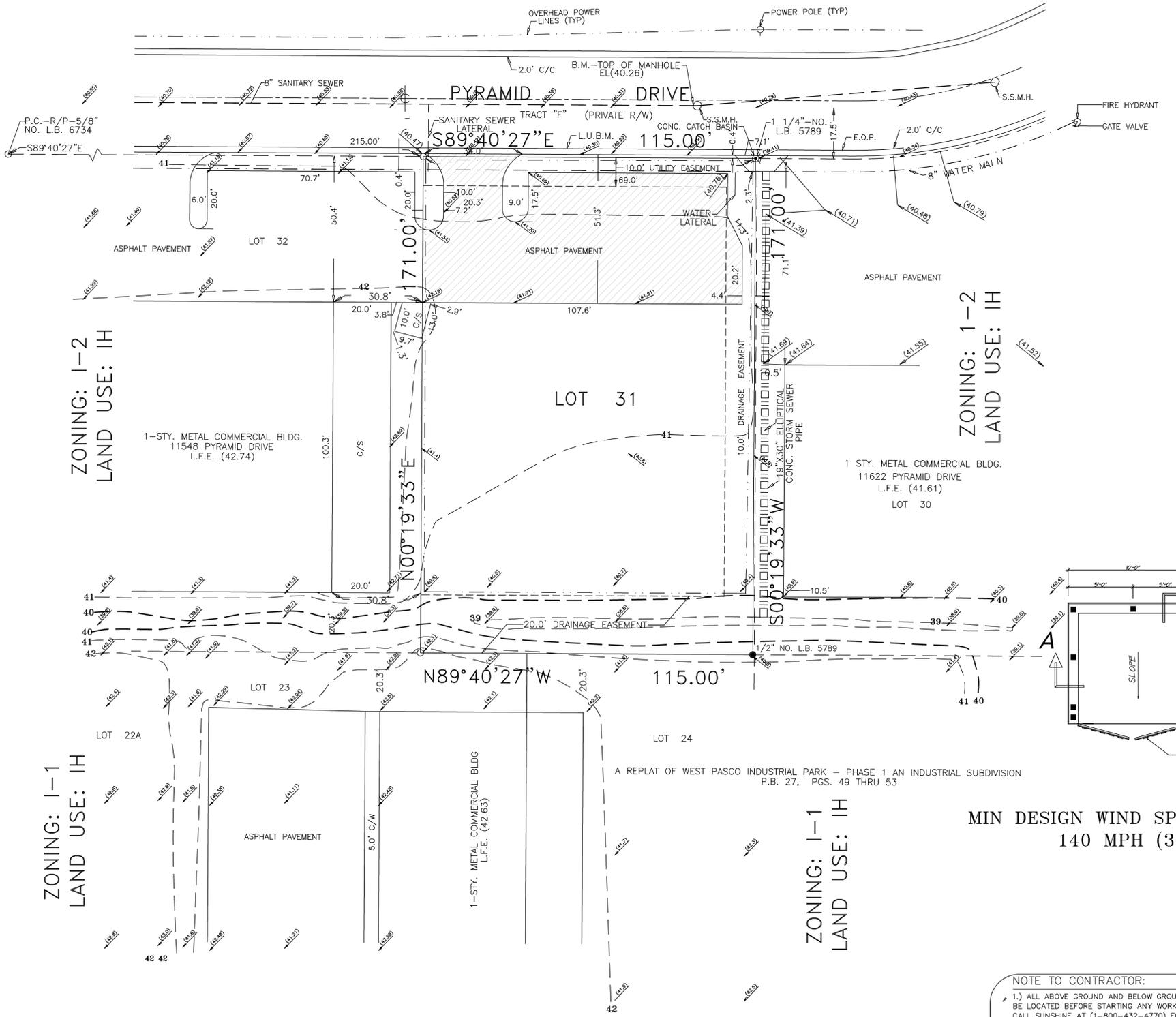
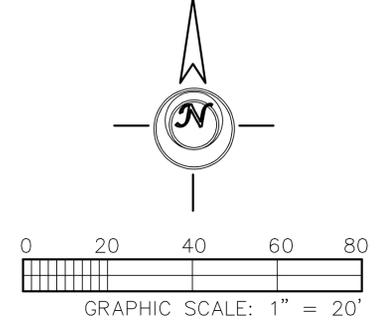
ZONING: 1-2  
LAND USE: IH

**LEGEND**

- EXISTING GRADE
- EXISTING CONTOUR
- EASEMENT
- CENTERLINE
- SILT BARRIER
- DIRECTION OF FLOW

**SITE LEGEND:**

- LIGHT POLE =
- EXISTING GROUND ELEV. = 68.34
- EX. FIRE HYDRANT = (18.7)
- PROPOSED FINAL ELEV. =
- SURFACE DRAINAGE FLOW =
- TREE TO BE REMOVED =
- WATER METER (1") =



**A SECTION**

**B SECTION**

**DUMPSTER PAD TYPICAL**  
SCALE: N.T.S.

**NOTE TO CONTRACTOR:**

- 1.) ALL ABOVE GROUND AND BELOW GROUND UTILITIES MUST BE LOCATED BEFORE STARTING ANY WORK ON SITE. CALL SUNSHINE AT (1-800-432-4770) FOR UTILITY LOCATIONS A MINIMUM OF 48 HOURS BEFORE STARTING ANY WORK.
- 2.) INSTALL SILT SCREEN AROUND PERIMETER OF CONSTRUCTION SITE BEFORE STARTING ANY WORK. SEE SILT SCREEN ( ) DETAIL AND LOCATION ON SHEET C-2.
- 3.) EROSION CONTROL MEASURES MUST REMAIN INTACT THROUGHOUT CONSTRUCTION.

**OWNER/DEVELOPER:**  
JS & P INVESTMENT LLC  
11630 PYRAMID DRIVE  
ODESSA, FLORIDA 33556  
727-232-2960

NOT VALID UNLESS SIGNED & SEALED BY:  
**GERALD P. GOULISH**  
FLORIDA PROFESSIONAL ENGINEER No. 21340

**WEST PASCO INDUSTRIAL PARK PHASE II, UNIT 2, LOT 31**

**GERALD P. GOULISH**  
P. E. # 21340

NO.	BY	DATE	REVISION DESCRIPTION
1.	RH	7-9-15	ELEVATION CONVERSION

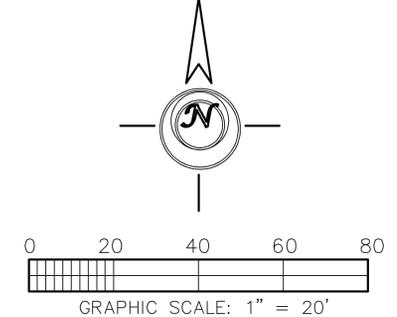
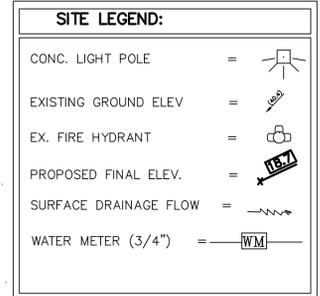
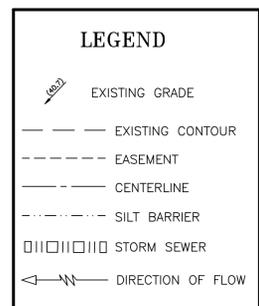
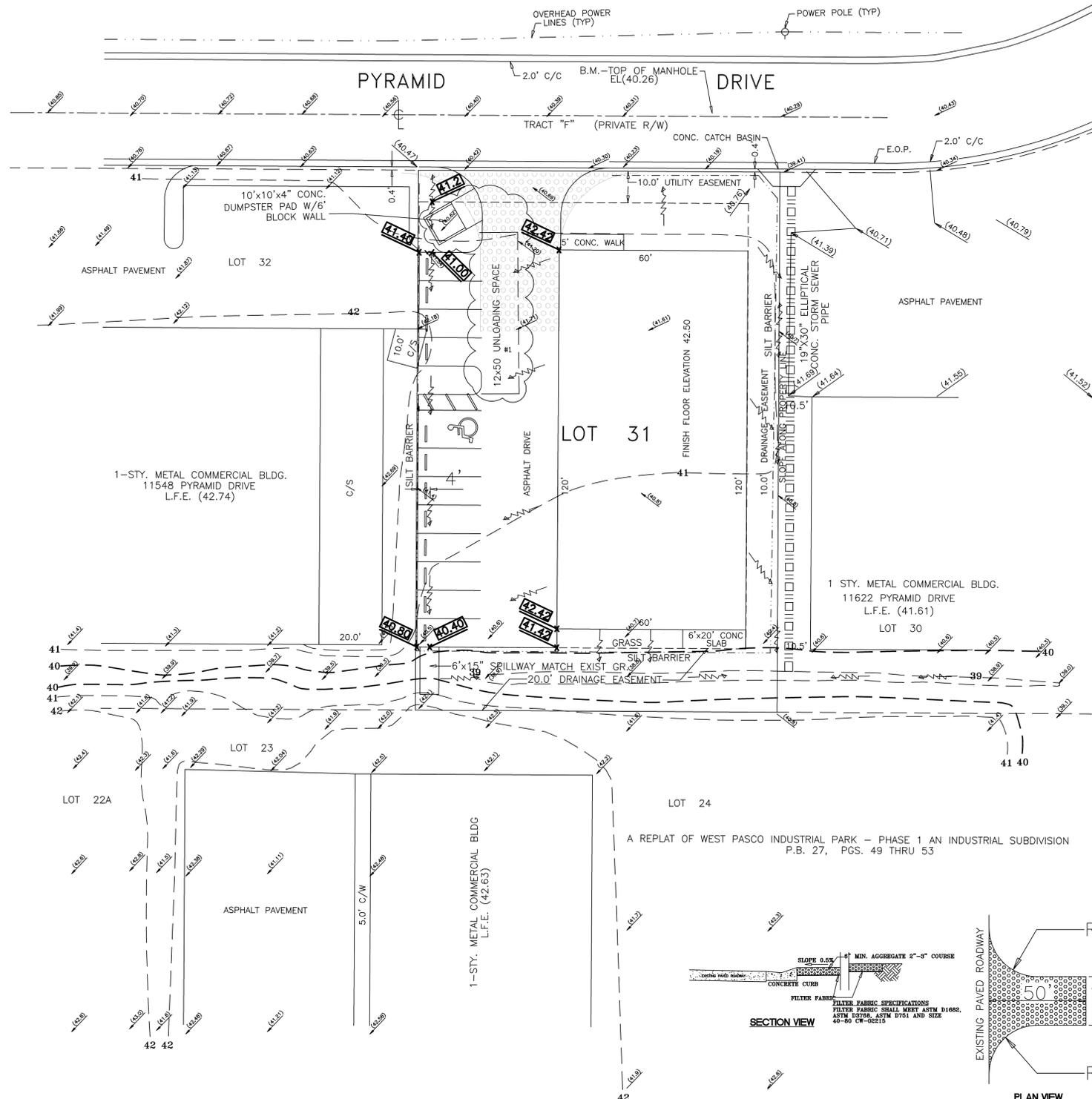
272 Old East Lake Rd. Tarpon Springs, FL 34688  
Ph (727) 938.2839, Fax (727) 934.0994

**TOPOGRAPHIC PLAN**

SCALE 1" = 20' DATE: 5/4/2015  
SHEET ST-2 OF 5 JOB NO. 15-002.01

**PRELIMINARY/CONSTRUCTION PLANS**





GRADES SHOWN ARE 1929 DATUM TO CONVERT TO 1988 DATUM SUBTRACT 0.84 #1

**GRADING AND DRAINAGE NOTES:**

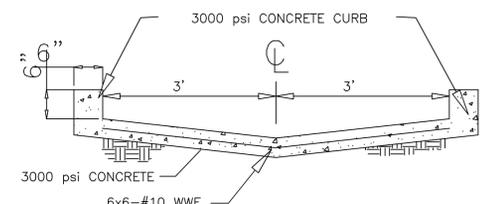
1. ALL STUMPS, ROOTS AND DELETERIOUS MATERIAL (I.E. MUCK, PEAT, BURIED DEBRIS), SHALL BE REMOVED FROM THE PROPOSED BUILDING AREA, PAVEMENT AREA AND EXCAVATIONS USED FOR THE INSTALLATION OF ANY PIPING. EXCAVATED AREAS ARE TO BE BACKFILLED WITH APPROVED MATERIALS AND COMPACTED AS SHOWN ON THESE PLANS. ALL DELETERIOUS MATERIAL SHALL BE STOCKPILED AND REMOVED FROM THE SITE AS DIRECTED BY THE OWNER.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRACING, SHEETING OR SHORING, AS NECESSARY. TRENCHES SHALL BE KEPT DRY WHILE PIPE AND APPURTENANCES ARE BEING PLACED. DEWATERING SHALL BE USED AS REQUIRED.
3. ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE CLASS IV (ASTM C-76) UNLESS OTHERWISE NOTED.
4. ALL STORM STRUCTURES SHALL BE GROUTED TO THE INVERT ELEVATION OF THE STORM PIPE. STORM PIPE SHALL BE SAW-CUT EVEN WITH THE STRUCTURE WALL. GROUT AROUND PIPES FOR A WATER TIGHT AND SMOOTH FINISH.
5. ALL DRAINAGE STRUCTURE GRATES AND COVERS WITHIN TRAFFIC AREAS SHALL BE TRAFFIC RATED FOR H-20 LOADINGS.
6. THE CONTRACTOR IS TO SOD THE RETENTION/DETENTION POND WITH SAND GROWN BAHIA GRASS IMMEDIATELY FOLLOWING CONSTRUCTION OF THE POND.
7. MATERIALS AND CONSTRUCTION METHODS FOR STREETS AND STORM DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY AND/OR LATEST FDOT DESIGN STANDARDS.
8. ALL ELLIPTICAL REINFORCED CONCRETE PIPE JOINTS UNDER PAVEMENT, DRIVEWAYS AND SIDEWALKS SHALL BE WRAPPED WITH MIRAFI 140N FILTER FABRIC OR EQUAL. FABRIC TO BE A MIN. OF 30" IN WIDTH AND CENTERED ON PIPE'S JOINT.

**PAVING NOTES:**

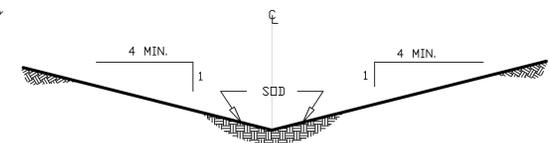
1. PAVEMENT FOR THE PROJECT SHALL CONSIST OF 1-1/2" ASPHALT, TYPE S-1, OVER 8" LIMEROCK BASE COMPACTED TO 98% DENSITY, AASHTO T-180, 8"-SUBGRADE COMPACTED TO 98% DENSITY.
2. ALL PAVEMENT MARKINGS SHALL BE MADE WITH TRAFFIC PAINT IN ACCORDANCE TO FDOT STANDARD SPECIFICATIONS 971-12. PARKING STALL STRIPING TO BE 4" WIDE PAINTED WHITE, UNLESS STATED OTHERWISE.
3. STANDARD INDEXES REFER TO THE LATEST EDITION OF FDOT "ROADWAY AND TRAFFIC DESIGN STANDARDS".

**PAVING, GRADING & DRAINAGE TESTING AND INSPECTION REQUIREMENTS:**

1. THE CONTRACTOR SHALL MAINTAIN THE STORM DRAINAGE SYSTEM UNTIL FINAL ACCEPTANCE OF THE PROJECT.
2. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE APPLICABLE TESTING WITH THE SOILS ENGINEER. TESTS WILL BE REQUIRED PURSUANT WITH THE TESTING REQUIREMENTS FOUND IN THE ENGINEERING CONSTRUCTION DRAWINGS. UPON COMPLETION OF THE WORK, THE SOILS ENGINEER MUST SUBMIT CERTIFICATIONS TO THE OWNER'S ENGINEER, STATING THAT ALL REQUIREMENTS HAVE BEEN MET.

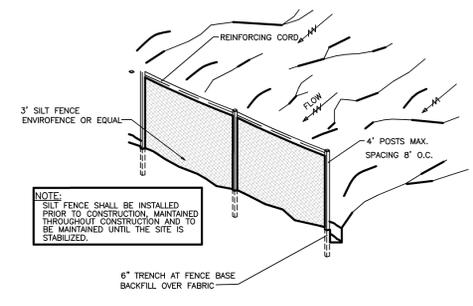


**SPILLWAY DETAIL**  
SCALE: NTS



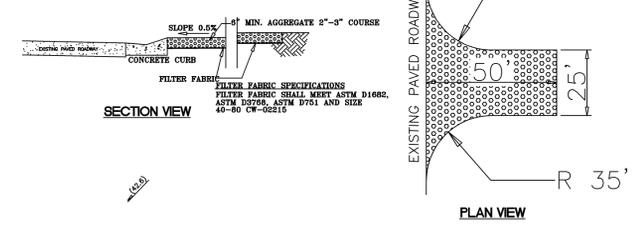
NOTE: SEE GRADING PLAN FOR PROPOSED ELEVATIONS

**TYP. SWALE**  
SCALE: NTS

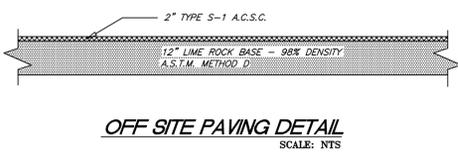


NOTE: SILT FENCE SHALL BE INSTALLED PRIOR TO CONSTRUCTION, MAINTAINED THROUGHOUT CONSTRUCTION AND TO BE MAINTAINED UNTIL THE SITE IS STABILIZED.

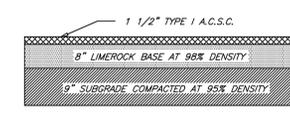
**SILT FENCE DETAIL**  
SCALE: NTS



**TEMPORARY CONSTRUCTION ENTRANCE**



**OFF SITE PAVING DETAIL**  
SCALE: NTS



**ON-SITE PAVING DETAIL**  
SCALE: NTS

NOTE: ALTERNATE PAVING CONSTRUCTION 5" 2500 P.S.I. CONCRETE W/ EXPANSION JOINTS @ 20' O.C.E.W. 9" COMPACTED BASE

**NOTE TO CONTRACTOR:**

- 1.) ALL ABOVE GROUND AND BELOW GROUND UTILITIES MUST BE LOCATED BEFORE STARTING ANY WORK ON SITE. CALL SUNSHINE AT (1-800-432-4770) FOR UTILITY LOCATIONS A MINIMUM OF 48 HOURS BEFORE STARTING ANY WORK.
- 2.) INSTALL SILT SCREEN AROUND PERIMETER OF CONSTRUCTION SITE BEFORE STARTING ANY WORK. SEE SILT SCREEN ( ) DETAIL AND LOCATION ON SHEET C-2.
- 3.) EROSION CONTROL MEASURES MUST REMAIN INTACT THROUGHOUT CONSTRUCTION.

**STORMWATER CONSTRUCTION INSTRUCTIONS:**

1. DETENTION AREAS AND SWALES SHALL BE ROUGHED IN INITIALLY TO GENERATE SITE FILL AND INTERCEPT CONSTRUCTION RUNOFF.
2. CARE SHALL BE EXERCISED TO PREVENT DISTURBANCE TO THE NATURAL VEGETATION IN AREAS NOT PROPOSED FOR IMMEDIATE CONSTRUCTION.
3. AS SOON AS PRACTICAL, ALL DRESSED SLOPES AND DISTURBED AREAS SHALL BE SODDED OR SEEDED AND MULCHED TO PREVENT EROSION.
4. HAY BALES AND/OR SILT SCREENS SHALL BE INSTALLED ADJACENT TO THE WORK AREAS TO PREVENT SEDIMENT TRANSPORT PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.
5. ANY SILT OR OTHER MATERIAL THAT COLLECTS IN THE POND BOTTOM DURING CONSTRUCTION SHALL BE REMOVED PRIOR TO FINAL GRADING AND SODDING.

**NOTES**

1. THE SOIL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED PRIOR TO CONSTRUCTION, MAINTAINED THROUGHOUT CONSTRUCTION AND UNTIL THE SITE PERMANENTLY STABILIZED.
2. ALL SODDED SLOPES OVER 4 TO 1 SHALL BE INSTALLED WITH SOD PEGS
3. ALL DEMOLITION DEBRIS SHALL BE REMOVED FROM THE SITE AND LEGALLY DISPOSED OF.
4. PRIOR TO CONSTRUCTION, A BUILDING PERMIT SHALL BE OBTAINED FOR ALL STRUCTURES THAT HAVE A FOOTER, REGARDLESS OF SIZE, THROUGH PASCO COUNTY CENTRAL PERMITTING. (i.e. INCLUDING BUT NOT INCLUSIVE BUILDINGS, ACCESSORIES, AND RETAINING WALLS)

NOT VALID UNLESS SIGNED & SEALED BY:  
**GERALD P. GOULISH**  
FLORIDA PROFESSIONAL ENGINEER No. 21340

**OWNER/DEVELOPER:**

JS & P INVESTMENT, LLC  
11630 PYRAMID DRIVE  
ODESSA, FLORIDA 33556  
727-232-2960

NO.	BY	DATE	REVISION DESCRIPTION
#1.	RH	7-9-15	MOVE DUMPSTER AND VAN PARKING, CORRECT DATUM VARIANCE

**WEST PASCO INDUSTRIAL PARK PHASE II, UNIT 2, LOT 31**

**GERALD P. GOULISH**  
P. E. # 21340

272 Old East Lake Rd. Tarpon Springs, FL 34688  
Ph (727) 938.2839, Fax (727) 934.0994

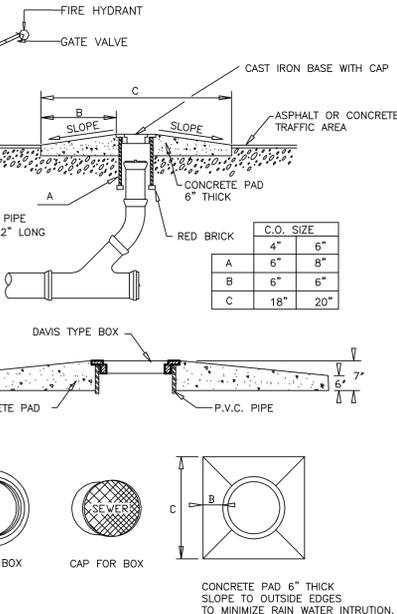
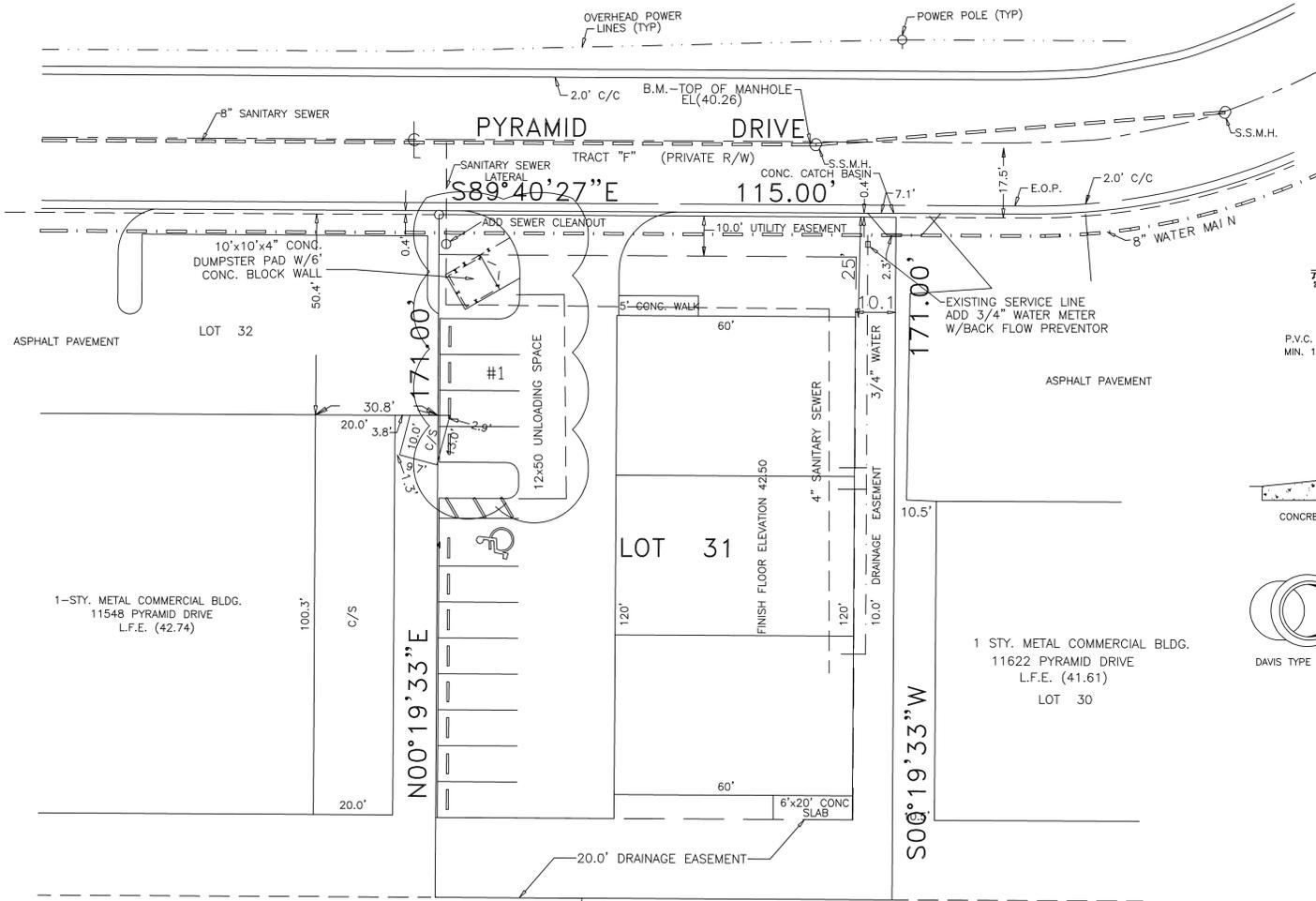
**PAVING, GRADING & DRAINAGE**

SCALE 1" = 20' DATE: 05/4/2015  
SHEET ST-4 OF 5 JOB NO. 15-002.01

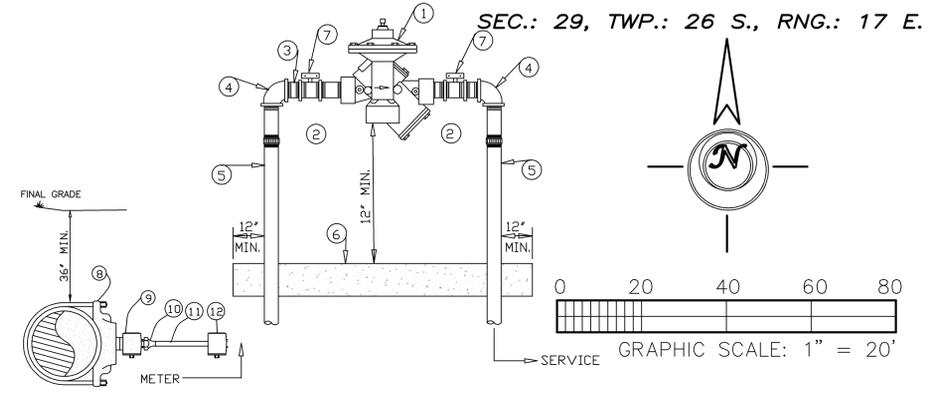
**PRELIMINARY/CONSTRUCTION PLANS**

**UTILITY NOTES:**

2. FIXTURE UNITS FOR PROJECT = 35
3. FIRE FLOW = 616 GPM
4. FIRE HYDRANTS MUST BE FLOW TESTED AND COLOR-CODED BASED ON FLOW RESULTS.



**CLEAN OUT DETAIL**  
(PASCO COUNTY, PAGE 43) SCALE: NTS

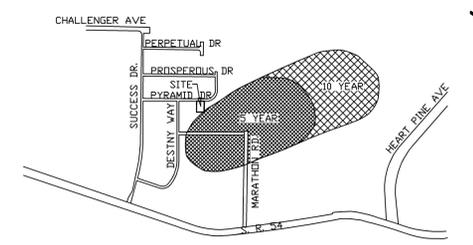


MATERIALS		
ITEM	QUANT.	DESCRIPTION
1	1	BACKFLOW PREVENTER ASSEMBLY
2	4	UNIONS (GALV.)
3	2	NIPPLES-BRASS
4	2	ELBOWS-GALV. 90°
5	2	RISER-GALV.
6	*	CONCRET SLAB
7	2	BALL VALVES (BRASS OR S.S.)
8	1	SADDLE, W/1" F.I.P. THREADS, FORD 202N
9	1	1" CORP. STOP (M.I.P.xF.I.P.) FORD F1700
10	3	1" MALE ADAPTOR, SCH. 80 PVC
11	*	1" PVC PIPE SCH. 80
12	1	1" CURB STOP BALL VALVE W/LOCK'G CAP (F.I.P.xF.I.P.) FORD B11-444

SITE LEGEND:	
LIGHT POLE	=
EXISTING GROUND ELEV.	= 68.34
EX. FIRE HYDRANT	= (18.7)
PROPOSED FINAL ELEV.	= (18.7)
SURFACE DRAINAGE FLOW	=
TREE TO BE REMOVED	=
WATER METER (1")	= [Symbol]
EASEMENT	= - - - - -
SILT BARRIER	= - · - · -
CENTER LINE	= - - - - -
SANITARY SEWER	= [Symbol]
WATER LINE	= [Symbol]

- NOTE:
- \* MINIMUM CLEARANCE OF 24" TO BE MAINTAINED AROUND DEVICE FOR TESTING
  - \* FIELD ADJUST AND CUT ITEM 4 TO PROPER LENGTH.
  - \* ENTIRE ASSEMBLY TO BE PAINTED AWWA BLUE.
  - \* CONCRETE SLAB TO EXTEND 12" MIN. AROUND ENTIRE DEVICE.
  - \* DEVICE MUST BE LISTED WITH THE UNIVERSITY OF SOUTHERN CALIFORNIA FOUNDATION FOR CROSS CONNECTION CONTROL AND HYDRAULIC RESEARCH.
  - \* SADDLE D.I. DUAL STRAP TYPE

**REDUCED PRESSURE BACKFLOW PREVENTER**  
SCALE: NTS



**WELL FIELD PROTECTION AREA**

NOTE:  
SOME USES MAY BE PROHIBITED PER PASCO COUNTY LAND DEVELOPMENT CODE SECTION 808.7 PROHIBITIONS WITHIN WELLHEAD AND SPECIAL PROTECTION AREAS  
SOME USES MAY BE SUBJECT TO REQUIREMENTS UNDER PASCO COUNTY LAND DEVELOPMENT CODE SECTION 808.8 BEST MANAGEMENT PRACTICES WITHIN WPA'S AND/OR SPA'S

NOT VALID UNLESS SIGNED & SEALED BY:  
**GERALD P. GOULISH**  
FLORIDA PROFESSIONAL ENGINEER No. 21340

WEST PASCO INDUSTRIAL PARK PHASE II, UNIT 2, LOT 31

**GERALD P. GOULISH**  
P. E. # 21340

NO.	BY	DATE	REVISION DESCRIPTION
1.	RH	6-15-15	ADDED SEWER CLEANOUT
2.	RH	7-9-15	MOVED DUMPSTER & VAN PARKING, ADDED NOTES & REVERSED WELL PROTECTION AREA

**OWNER/DEVELOPER:**  
JS & P INVESTMENT LLC  
11630 PYRAMID DRIVE  
ODESSA, FLORIDA 33556  
727-232-2960

**NOTE TO CONTRACTOR:**

- 1.) ALL ABOVE GROUND AND BELOW GROUND UTILITIES MUST BE LOCATED BEFORE STARTING ANY WORK ON SITE. CALL SUNSHINE AT (1-800-432-4770) FOR UTILITY LOCATIONS A MINIMUM OF 48 HOURS BEFORE STARTING ANY WORK.
- 2.) INSTALL SILT SCREEN AROUND PERIMETER OF CONSTRUCTION SITE BEFORE STARTING ANY WORK. SEE SILT SCREEN ( ) DETAIL AND LOCATION ON SHEET C-2.
- 3.) EROSION CONTROL MEASURES MUST REMAIN INTACT THROUGHOUT CONSTRUCTION.

**PRELIMINARY/CONSTRUCTION PLANS**

272 Old East Lake Rd. Tarpon Springs, FL 34688  
Ph (727) 934.0994, Fax (727) 934.0994  
**PROPOSED**  
**UTILITY PLAN**  
SCALE 1" = 20' DATE: 5/4/2015  
SHEET ST-5 OF 5 JOB NO. 15-002.01