

PASCO COUNTY, FLORIDA
INTEROFFICE MEMORANDUM

TO: Joaquin Servia
Development Review Manager

DATE: 8/20/15 FILE: PDD15-1568

FROM: Kathie Senior 
Senior Development Review
Technician

SUBJECT: Small Commercial
Development Review – Gulf
View Chipotle Preliminary Site
Plan/Construction
Plan/Stormwater Management
and Plan and Report and
Alternative Standard (Project
No. SML15-039)
Recommendation: Approval
with Conditions (Attachment
No. 1)

REFERENCES: Land Development Code,
Sections 300, Procedures;
403, Site Development;
and 900, Development
Standards; Comm. Dist 2

PROJECT DESCRIPTION:

Commission District:	Jack Mariano, District 5
Project Name:	Gulf View Square Chipotle
Developer's Name:	HB Retail PR, LLC
Location:	In west Pasco County, on the west side of U.S. 19, approximately one-quarter mile south of Embassy Blvd., Section 21, Township 25, Range 16 (Attachment No. 2)
Parcel ID No.:	21-25-16-0000-00200-0100
Land Use Classification:	ROR (Retail/Office/Residential)
Zoning District:	C-2 General Commercial
Acreage:	.78 Acres, m.o.l.
Use/Square Feet:	Restaurant/3,131 Square Feet with 230 square feet outdoor seating area
Flood Zone:	X
Water/Sewage:	Pasco
Transportation Analysis Zone:	104
Mobility Fee Assessment District:	A
Mobility Fee Collection/Benefit District:	1
Roads:	Public
Certificate of Capacity:	Initial

DEVELOPER'S REQUEST:

The applicant/developer of Gulf View Square Chipotle is requesting preliminary site plan/construction plan and stormwater management plan and report and alternate standard approval for the remodeling and reconfiguring of an existing vacant building, formally Boston Market including the parking area. The final design calls for a 3,131 square-foot Chipotle restaurant with a 230 square foot outdoor seating area. (Attachment No. 3).

BACKGROUND AND FINDINGS OF FACT:

See Attachment No. 4

ALTERNATIVE STANDARDS REQUEST:

The applicant/developer has requested a specific alternative standard from the LDC, Section 905, Buffer requirements.

Subsection 905.2.E, Type D Buffer, which, if approved, would relieve the applicant/developer of providing the required buffer of 15' and 18" high earthen berm.

Relief is being sought pursuant to the LDC, Section 407.5.B, as the purpose for the alternative standards which reads as follows: "The alternative standard meets or exceeds the intent and purpose of the Code requirement at issue."

The applicant/developer states:

"The existing/proposed front buffer yard is greater than 15' deep (25'+ to back of curb), with the exception of where the 3 existing parking stalls encroach. As depicted and enumerated on the alternative standards site plan, the buffer area provided exceeds the equivalent area required by a uniform 15' buffer width. Plus, retaining existing conditions allows for preservation of 3 existing canopy trees (13", 18" & 18" Oaks), whereas these trees might not survive if 18" of fill were to be placed on top of their established root structure to create an earthen berm."

Relief is being sought pursuant to the LDC, Section 407.5.B, as the purpose for the alternative standards which reads as follows: "No feasible engineering or construction solutions can be applied to satisfy the regulation."

The applicant/developer states:

"The 3 parking spaces and 3 Oak trees could be removed but this would result in loss of parking and would require installation of new landscape plantings; whereas, retaining the established canopy trees provides better shading and visual impact."

STAFF ANALYSIS:

Staff has reviewed the applicant's request and recommends approval of allowing an average in buffer and not providing an 18" earthen berm, in order to protect existing trees, provided that the new bushes that are proposed on site are 36" in height at time of installation.

CONCURRENCY ANALYSIS:

An Initial Certificate of Capacity is being issued for 3,131 sq. ft. restaurant with 230 sq. ft. outdoor seating area. Any conditions required pursuant to the issuance of the certificate are attached to the Initial Certificate of Capacity. (Attachment 5)

RECOMMENDATION:

The Planning and Development Department recommends approval of the PSP/Construction Plan/Stormwater Management Plan and Report and Alternative Standard request with the attached conditions.

ATTACHMENTS:

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

JS/KS/ds/gulfviewsquarechipotle_pspcpmspr_pdd15-1568

PLANNING AND DEVELOPMENT DEPARTMENT ACTION:

APPROVED

B.C.C.
 D.R.C.
 PDD

Pasco County

By:  Date 8-20-15

For Substantial Compliance With
The Applicable Provisions of Pasco County
Land Development Regulations
And Their Intent

**ATTACHMENT NO. 1 – CONDITIONS OF APPROVAL
GULF VIEW SQUARE CHIPOTLE**

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, as applicable, must be submitted to the Planning and Development Department:
 - a. The completed notarized acknowledgment portion of the attached agenda memorandum. The owner/developer are 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. A copy of the Southwest Florida Water Management District (SWFWMD) Permit and Plan. In the event the SWFWMD Permit and Plan require any changes to the County-approved plan, an amendment to the County-approved plan shall be submitted for review and approval prior to the issuance of the Site Development Permit.
 - c. A copy of all required State and Federal permits from the appropriate agencies, including drawings, plans, etc.
 - d. National Pollutant Discharge Elimination System Permit/permit application.

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 acknowledges that approval of the alternative standards request(s) as stated is based upon representation as set forth in the Preliminary Site Plan (PSP) submittal dated June 03, 2015 and received by the County on June 3, 2015. In the event that the Preliminary Site Plan (PSP) is deemed void and/or approval is withdrawn, then the alternative standards request(s) shall be considered void and all future development shall thereafter comply with all regulations currently in effect and shall be reviewed and approved as provided therein. Preliminary Site Plan (PSP) approval is contingent upon approval of alternative standard(s).

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 applicant/developer shall acknowledge that should the County collect funds under a guarantee document, the developer shall authorize the County or its designee access to the property in question to complete the required work.
6. The applicant/developer shall acknowledge that should the County be required to institute legal proceedings in order to collect any funds under a guarantee document, the developer shall be responsible for attorney's fees and court costs incurred by the County in such action.
7. The developer acknowledges that an appeal may be filed against the decision of the Planning and Development Department 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.
8. 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.
9. 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.
10. In accordance with the LDC regarding Access Management Regulations, where a required/approved cross-access/frontage/reverse-frontage road is provided and shown on the approved plans, the applicant/developer acknowledges and agrees that this access shall be free and clear of any buildings, parking spaces (except as otherwise approved), landscaping, retention ponds, or any other obstruction (such as gates) that would prevent the free flow of traffic between the project and the neighboring properties, projects, or roadways. The applicant/developer acknowledges that this cross-access/frontage/reverse-frontage road is to remain open to the public, but maintained privately.
11. Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to combustibles being brought on site (National Fire Protection Association, NFPA-1, 16.4.3.1.3).
12. The applicant/developer acknowledges that the Preliminary Site Plan (PSP) and all associated alternative standards requests shall expire within six years of the original approval date of the PSP if Building Permits for the entire development have not been issued. 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

13. Pasco County Utilities Service Connection Application approval required prior to the start of any activities to construct water, wastewater, or reclaimed as applicable.
14. Section 316.0745, Florida Statutes, requires that all traffic-control signing and markings on private property opened to the general public be in conformance with the Florida Department of Transportation's (FDOT) *Manual on Uniform Traffic Control Devices* and FDOT standards.
15. 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.
16. In consideration of the County's agreement to provide potable water and/or reclaimed water to the subject property, the applicant/developer and their successors and assigns agree to the following:
 - a. In the event of production failure or shortfall by Tampa Bay Water (TBW), as set forth in Section 3.19 of the Interlocal Agreement creating TBW, the applicant/developer shall temporarily transfer to the County any and all water-use permits or water-use rights the applicant/developer may have to use or consume surface water or groundwater within the County for the duration of the production failure or shortfall.
 - b. Prior to the applicant/developer selling water, water-use permits, or water-use rights, the applicant/developer shall notify the County, and the County shall have a right of first refusal to purchase such water or water-use permits or water-use rights.
17. The developer shall provide fire protection in compliance with the Pasco County Code of Ordinances, Chapter 46, Article III, and any subsequent amendments.
18. The Timing and Phasing Application submitted by the applicant assumed the following land use

3,131 square foot restaurant with 230 square foot outdoor seating area

Any development of land use that generates greater traffic impacts than those assumed shall require an updated Timing and Phasing Application utilizing a methodology approved by the County. The DRC, BCC, or County Administrator or designee may

impose additional conditions on the applicant/developer based on the updated County-approved traffic study.

19. 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.
20. 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. If the applicant/developer proposes the use of a fence for a visual screen within any buffer area, vinyl fencing or chain-link fencing with black-out fabric or slats shall be used.
21. 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.
22. 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.
23. 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

24. The commercial dimensional standards shall be in accordance with the C-2 zoning district.
25. 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.

26. 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.
27. The applicant/developer acknowledges that the proposed shrubs, along US Highway 19 shall be planted at a minimum height of 36" inches at time of installation.
28. 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).
29. 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'S/ DEVELOPER'S ACKNOWLEDGMENT:
(Corporate)

_____ 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

SML15-039
Gulf View Chipotle

21 25 16 0000 00200 0100

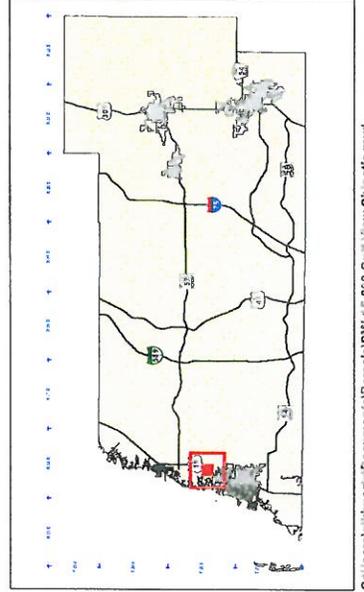
PHYSICAL ADDRESS:
9203 US HIGHWAY 19

TAZ - 104
COMMISSION DISTRICT: 5

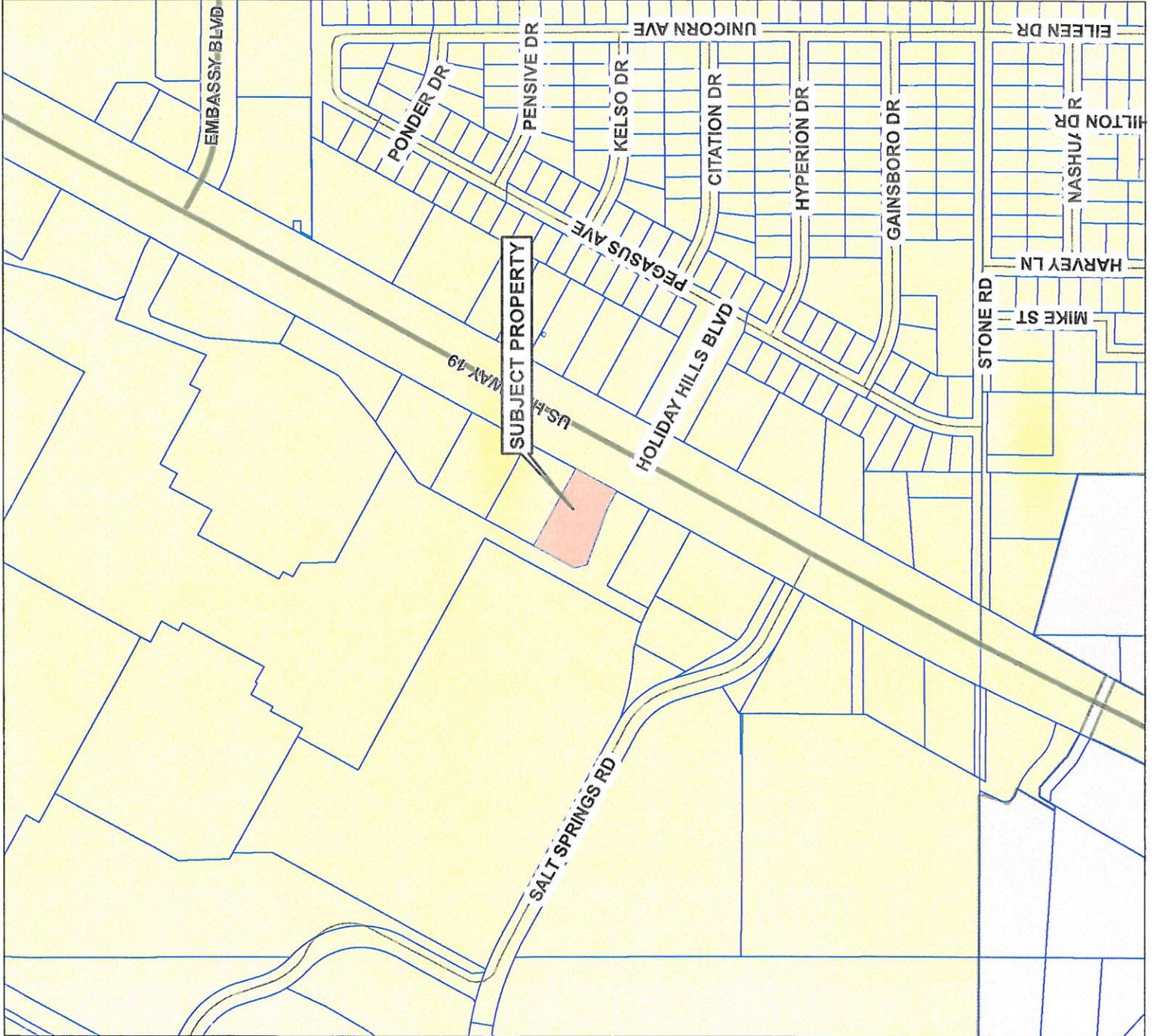
SUBJECT PROPERTY



Pasco County GIS | 8/7/2015 | aikhuoria



C:\Users\aikhuoria\Documents\Parcela SML15-039 Gulf View Chipotle.mxd



ATTACHMENT NO. 4 - BACKGROUND AND FINDINGS OF FACT GULF VIEW SQUARE CHIPOTLE

BACKGROUND:

1. The above-referenced project site retains its original zoning of C-2 General Commercial District.
2. The Gulf View Square Mall Development of Regional Impact (DRI) was approved on November 26, 1974, with a development order (D.O.) expiration date of January 1, 1980 and was subsequently revised. On September 27, 2005, Pasco County approved an Essentially Built-Out Agreement (EBOA) declaring Gulfview Square Mall DRI essentially built out pursuant to the provisions of state law, and allowed for only 40,000 square feet of additional development.
3. On November 24, 2009, the Department of Community Affairs (DCA) issued a Binding Letter of Determination replacing the EBOA, which allows Pasco County to approve development within the DRI consistent with the LDC and Comprehensive Plan, including, but not limited to, concurrency.
4. On March 22, 2011, the Board of County Commissioners (BCC) approved the request by Gulf View Associates, and Ohio Partnership, to vacate the water line easement on the above-referenced parcel (REA11-077).
5. On April 21, 2011, the Development Review Committee (DRC) approved the variance request from Section 603.9 for a reduction in the Type D Landscape Buffer along US Hwy 19 from 15 feet to 10 feet (ZN11-329).
6. Site is located at the southerly entrance to Gulf View Square Mall. The existing building will have some renovations along with the removal of the drive-thru and additional landscaping installed.

FINDINGS OF FACT:

Presently, the subject site is an outparcel within the Gulfview Square Mall DRI and contains a vacant restaurant with drive thru.

1. The PSP/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 and with the Pasco County applicable provisions of the Comprehensive Plan, as submitted.
2. The PSP/construction plan and stormwater management plan and report for the above-subject project was prepared for HB Retail PR, LLC by Avid Group and consists of 13 sheets dated May 18, 2015; the sheets were last revised on July 20, 2015. The plans were originally received by the Planning and Development Department on June 3, 2015, and final revisions were received on July 28, 2015.

3. The proposed request is consistent with the Pasco County applicable provisions of the Comprehensive Plan as submitted.

The Planning and Development Department's approval of this PSP/construction plan and stormwater management plan and report constitutes a finding by the Planning and Development Department that the PSP/construction plan and stormwater management plan and report, as conditioned, is consistent with those Goals, Objectives, and Policies of the Comprehensive Plan and those provisions of the LDC that are applicable to PSP/construction plan and stormwater management plan and report approvals. This action is based on the office review of the plans, supporting documentation, and certifications of the Engineer of Record.

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):	5/21/15	Certificate Completed by:	PJB
Parcel ID No(s):	21-25-16-0000-00200-0100		(attach survey if project includes portion of parcel)
Project Name:	Gulf View Square Chipotle	No:	SML15-039
Applicant Name, Address, and Telephone Number:	HB Retail PR, LLC c/o Avid Group, 2300 Curlew Road, Ste 201, Palm Harbor, FL 34683 (727) 789-9500		
Job Site Address:	9203 US Hwy 19, Port Richey, FL		
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
3,131	sq. ft.	Restaurant
230	sq. ft.	Outdoor Seating

Expiration (1300 LDC)		
All facilities (other than roads and schools) expire on:	8-20-21	(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:	8-20-15	<i>Handwritten Signature</i>

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	LDC 1301.6.A and Chapter 10 Public Facilities Element	Mike Kirkpatrick 5/26/15 
Sewer (Utilities) or <input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	LDC 1301.6.A and Chapter 10 Public Facilities Element	Mike Kirkpatrick 5/26/15 
Parks/Recreation(Parks) <input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	LDC 1301.6.A and Chapter 10 Public Facilities Element	Mike Kirkpatrick 5/26/15 
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]

Gulf View Square Chipotle Parcel # 21-25-16-0000-00200-0100 PCU#06-125.06

Water:

Pasco County Utilities has reviewed the referened parcel and has determined that this parcel is within the existing area where water services are provided by City of Port Richey. The applicant should be aware that water impact fees might be required by City of Port Richey for new connections. Contact City of Port Richey directly to provide capacity statements. The telephone number is (727) 816-9100.

Wastewater:

Pasco County Utilities has reviewed the referenced parcel and has determined that this parcel is within the existing area where wastewater services are provided by Pasco County Utilities. A Service Connection application, per County codes and ordinances, for wasterwater service to this property must be submitted and will be subject to the following conditions:
 The provision wastewater service is contingent upon the County receiving all the necessary permits and approvals to implement and construct the County's planned system improvements and facility expansions needed to serve the development; and the Developer's, and its sucessors or assigns, compliance with the conditions of Pasco County Code Chapter 110, (including but not limited to the obligation to execute and implement, as applicable, a Utilities Service Agreement and a Utilities Service Plan, both acceptable to the County, and the payment of wastewater impact fees).

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

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

Solid Waste:

Pasco County Utilities has reviewed the referenced parcel and has determined that this parcel is within the existing area where solid waste services are provided by Pasco County Utilities.

The provision of solid waste service is contingent upon the County receiving all the necessary permits and approvals 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.

Revised 9-20-13

LOCATION MAP



MAP REFERENCES

BOUNDARY AND TOPOGRAPHIC SURVEY
 INFORMATION TAKEN FROM "BOUNDARY/ALTA, TOPOGRAPHIC SURVEY" FOR 9203 US HIGHWAY 19 PREPARED BY ALEX B. THOMPSON JR, PLS. OF EXTREME SURVEYING OF FLORIDA, INC., DATED 12/22/14.

PROPERTY DESCRIPTION:
 A TRACT OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 25 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, FURTHER DESCRIBED AS FOLLOWS:
 FOR A POINT OF REFERENCE COMMENCE AT THE NORTH 1/4 CORNER OF SAID SECTION 21; THENCE S 00°29'39" W, ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21, 1678.87 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 19 (S.R. 55) AS NOW ESTABLISHED; THENCE S 28°38'51" W, ALONG SAID WESTERLY RIGHT OF WAY LINE, 2788.01 FEET TO THE PRINCIPAL POINT AND PLACE OF BEGINNING OF THE FOLLOWING DESCRIPTION:
 THENCE CONTINUING S 28°38'51" W, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 130.00 FEET TO A POINT; THENCE N 61°21'09" W, A DISTANCE OF 55 FEET TO A POINT; THENCE N 69°40'49" W, A DISTANCE OF 165.74 FEET TO A POINT; THENCE N 16°21'09" W, A DISTANCE OF 33.95 FEET TO A POINT; THENCE N 28°38'51" E, A DISTANCE OF 130 FEET TO A POINT; THENCE S 61°21'09" E, A DISTANCE OF 243.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 19 (S.R. 55), SAID POINT BEING THE PRINCIPAL POINT AND PLACE OF BEGINNING.
 SAID OVERALL PARCEL CONTAINING 0.77 ACRES, MORE OR LESS.

PROFESSIONAL TEAM

CIVIL ENGINEERS/PLANNERS:
 AVID GROUP
 2300 CURLEW ROAD SUITE 201
 PALM HARBOR, FLORIDA 34683
 PHONE: (727) 789-9500 x122
 CONTACT: BOB PIERRO, P.E.
 EMAIL: bob.pierro@avidgroup.com

ARCHITECT:
 FOREST WINSTON, LLC
 2419 W. KENNEDY BLVD, SUITE 102
 TAMPA, FL 33609
 CONTACT: JUSTIN BASIL
 PHONE: (727) 643-6483
 EMAIL: jbasil@forestwinston.com

SURVEYORS:
 EXTREME SURVEYING OF FLORIDA, INC
 29340 RHODIN PLACE
 WESLEY CHAPEL, FLORIDA 33545
 CONTACT: ALEX B. THOMPSON JR., P.L.S.
 PHONE: (813) 973-2092
 EMAIL: alex@extreme-surveying.com

LANDSCAPE ARCHITECT:
 CATHERINE MORAHAN, RLA
 2300 CURLEW ROAD SUITE 201
 PALM HARBOR, FLORIDA 34683
 PHONE: (727) 430-5038
 EMAIL: cmorahan@verizon.net

UTILITY COMPANIES

GAS:
 TECO PEOPLES GAS
 P.O. BOX 111
 TAMPA, FL 33601-0111
 PHONE: (877) 832-6747

POWER:
 DUKE ENERGY
 452 E CROWN POINTE RD
 WINTER GARDEN, FL 33787
 PHONE: (407) 905-3321

TELEPHONE:
 VERIZON FLORIDA INC
 7701 E. TELECOM PKWY
 TEMPLE TERRACE, FL 33637
 PHONE: (813) 978-2164

WATER/SEWER:
 CITY OF NEW PORT RICHEY
 5919 MAIN STREET
 NEW PORT RICHEY, FL 34652
 PHONE: (727) 853-1061

CABLE:
 BRIGHT HOUSE NETWORKS
 30432 SR 54
 WESLEY CHAPEL, FL 33543
 PHONE: (813) 862-0522 EXT: 84263

PRELIMINARY SITE/CONSTRUCTION PLANS

FOR

GULF VIEW SQUARE CHIPOTLE

SECTION 21, TOWNSHIP 25 SOUTH, RANGE 16 EAST
 PASCO COUNTY, FLORIDA

Prepared For:

HUPP REALTY ADVISORS, INC.

907 SOUTH FORT HARRISON AVENUE, SUITE 102
 CLEARWATER, FLORIDA 33759
 CONTACT: ANDREW J. HUPP
 PHONE: (727) 210-1900
 EMAIL: andrew@hupprealty.com

Prepared By:



CIVIL ENGINEERING 2300 CURLEW ROAD STE 201
 LAND PLANNING PALM HARBOR, FLORIDA
 TRAFFIC/TRANSPORTATION 34683
 SURVEYING
 GIS PHONE (727) 789-9500
 FAX (727) 784-6662
 AVIDGROUP.COM

APPROVED PLANS
8/20/15
PDD15-1568/KS
SML15-039

THE DESIGN AND IDEAS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF AVID GROUP AND IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION FROM AVID GROUP.

DIMENSION INFORMATION SHOULD NOT BE OBTAINED BY SCALING THE PLANS. DIMENSION INFORMATION NOT PROVIDED HEREIN CAN BE OBTAINED BY CONTACTING AVID GROUP, @ (727)789-9500.

NO.	DATE	DESCRIPTION	BY
1	7/7/15	PER PASCO COUNTY COMMENTS	DJG
R E V I S I O N S			

PLAN INDEX

- 1 COVER SHEET
 - 2 NOTES & SPECIFICATIONS
 - 3 DEMOLITION PLAN
 - 4 HORIZONTAL CONTROL PLAN
 - 5 PAVING, GRADING, DRAINAGE & UTILITY PLAN
 - 6 SIGNING & MARKING PLAN
 - 7 N.P.D.E.S. NOTES
 - 8 N.P.D.E.S. DETAILS
 - 9 SITE DETAILS
 - 10 GRADING & UTILITY DETAILS
 - 11 LANDSCAPE PLAN
 - 12 LANDSCAPE DETAILS
 - 13 LANDSCAPE NOTES
- SURVEY - BY EXTREME SURVEYING OF FLORIDA, INC.

SITE DATA

PROPERTY OWNER:
 HB RETAIL PR, LLC
 907 SOUTH FORT HARRISON AVENUE, SUITE 102
 CLEARWATER, FLORIDA 33759

PROPERTY LOCATION:
 9203 US HIGHWAY 19
 PORT RICHEY FL 34688

PROPERTY PARCEL I.D. NUMBER:
 21-25-16-0000-00200-0100

FUTURE LAND USE:
 ROR - RETAIL / OFFICE / RESIDENTIAL

PROPERTY ZONING:
 C2 - GENERAL COMMERCIAL
 (REZONING DATES: 2/4/92, 5/4/93, 9/27/05, 11/24/09)

BUILDING SETBACK REQUIREMENTS:
 FRONT: 25 FT
 SIDE: 0 FT
 REAR: 0 FT

PROPERTY USE:

	EXISTING	PROPOSED
USE:	RESTAURANT W/DRIVE THRU (VACANT)	RESTAURANT

MAXIMUM BUILDING HEIGHT:

	ALLOWED	PROPOSED
HEIGHT:	60 FT	< 60 FT (ONE STORY)

LOT COVERAGE CALCULATIONS:

	EXISTING	EXISTING	PROPOSED	PROPOSED
BUILDING AREA	3,131 SF	9.25%	3,131 SF	9.25%
PARKING & SIDEWALK AREA	19,791 SF	58.47%	17,334 SF	51.21%
TOTAL IMPERVIOUS AREA	22,922 SF	67.72%	20,465 SF	60.46%
TOTAL PERVIOUS AREA	10,925 SF	32.28%	13,382 SF	39.54%
TOTAL SITE AREA	33,847 SF	100.00%	33,847 SF	100.00%

PARKING (REQUIRED):
 1 PARKING SPACE PER 100 SF OF GROSS FLOOR AREA
 3,131 SF/100 = 32 SPACES REQUIRED

1 PARKING SPACE PER 100 SF OF OUTDOOR EATING AREA
 230 SF/100 = 3 SPACES REQUIRED

1 BICYCLE PARKING PER 0.02 VEHICULAR SPACE
 38 SPACES PROVIDED X 0.02 = 1 BICYCLE REQUIRED

HC SPACES REQUIRED: 2

STANDARD STALL SIZE = 9' x 20'
 COMPACT STALL SIZE = 8' X 18'
 HC STALL SIZE = 12' x 20'

FLOOD ZONE:
 THIS PROPERTY LIES IN FLOOD ZONE "AE", AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP; COMMUNITY PANEL No. 0187F 12101C, DATED 09/26/14; (BFE = 12.0' NAVD)

PARKING (PROPOSED):
 STANDARD PARKING SPACES = 37
 COMPACT PARKING SPACES = 0
 HC SPACES = 2
 TOTAL PARKING SPACES = 39*

*ONE PARKING SPACE WILL BE USED FOR LOADING

2 BICYCLE PARKING PROVIDED

Always call 811 two full business days before you dig



GULF VIEW SQUARE CHIPOTLE
 AVID GROUP JOB # 319-017.00
 DATE: 5/18/15

SURVEY LEGEND & ABBREVIATIONS

(C) CALCULATED MEASUREMENT	UFM UNDERGROUND FORCEMAIN	UC UNDERGROUND CABLE MARKER
(R/W) RIGHT OF WAY MEASUREMENT	UP TELEPHONE MANHOLE	SM SANITARY MANHOLE
CONC. CONCRETE	UG UNDERGROUND PHONE	WM WATER METER
EP EDGE OF PAVEMENT	MES METERED END SECTION	WV WATER VALVE
MULT. MULTIPLE	STMH STORM MANHOLE	F.C.I.R. FOUND CAPPED IRON ROD
CI CURB INLET	OHP OVERHEAD PHONE	F.N./D. FOUND NAIL & DISK
GI GRATE INLET	UGE UNDERGROUND ELECTRIC	F.C.M. FOUND CONCRETE MONUMENT
SMH SANITARY MANHOLE	UGW UNDERGROUND WATER	(P) PLAT MEASUREMENT
STMH STORM MANHOLE	OHV OVERHEAD WIRES	(F) FIELD MEASUREMENT
	UGG UNDERGROUND GAS	P.O.C. POINT OF COMMENCEMENT
	T.O.S. TOE OF SLOPE	P.O.B. POINT OF BEGINNING
	WDF WOOD FENCE	CT CHINESE TALLOW
	C.L.F. CHAINED LINK FENCE	T.B.M. BENCHMARK
	UC UNDERGROUND	SV SEWER VALVE
	UGC UNDERGROUND CABLE	WM GRATED WATER MONITOR
	LB LICENSED BUSINESS	SS SIGNAL SUPPORT POLE
	OHV OVERHEAD WIRE	ICV IRRIGATION CONTROL VALVE
	TRANSFORMER PAD	RWX IRRIGATION VALVE(RECLAIM)
	TYP. TYPICAL	PCV PLASTIC PRIVACY FENCE
	T.O.B. TOP OF BANK	UGRW UNDERGROUND RECLAIMED WATER
	CROSS WALK SIGNAL	C CAMPHAR
	WELL	P PECAN
	MALBOX	RB RED BUD
	GUY WIRE	UGG UNDERGROUND GAS MARKER
	SIGN	WM MONITOR WELL
	PHONE BOX	
	CABLE BOX	
	TRAFFIC BOX	
	UNKNOWN TYPE	

GENERAL CONSTRUCTION NOTES (11/29/12)

- SEE SURVEY FOR SITE SPECIFIC BENCH MARK AND ELEVATION DATUM. USE DATUM NOTES THIS SHEET FOR CONVERSION.
- LOCATIONS, DIMENSIONS AND ELEVATIONS OF EXISTING UTILITIES, STRUCTURES, AND OTHER FEATURES ARE SHOWN ACCORDING TO STANDARD UTILITY ATLAS SHEETS OR OTHER INFORMATION OBTAINED AT THE TIME OF PREPARATION OF THESE PLANS. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION, DIMENSIONS, AND ELEVATION OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES AFFECTING THE WORK AND MAKE ARRANGEMENTS FOR REQUIRED RELOCATIONS WITH THE AFFECTED UTILITY. THE CONTRACTOR SHALL COOPERATE WITH THE UTILITY DURING RELOCATION OPERATIONS.
- THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES AND SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO ALL UTILITY COMPANIES BEFORE PERFORMING ANY EXCAVATION. THE CONTRACTOR SHALL HAVE UTILITY LOCATIONS MARKED BY CALLING 'SUNSHINE 811' AT 1-800-432-4770 OR 811 AT LEAST 48 HOURS PRIOR TO THE START OF ANY EXCAVATION. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITIES NOT INCLUDED IN THE 'SUNSHINE 811' PROGRAM.
- CHAPTER 77 153 OF THE FLORIDA STATUTES REQUIRES THAT AN EXCAVATOR NOTIFY ALL GAS UTILITIES A MINIMUM OF TWO (2) WORKING DAYS PRIOR TO EXCAVATING. THESE PLANS SHOW ONLY THE APPROXIMATE LOCATION OF GAS MAINS AND THE GAS MAINS MUST BE FIELD VERIFIED BY ON SITE INSPECTION BY GAS COMPANY PERSONNEL. EXCAVATORS ARE INSTRUCTED TO TELEPHONE THE GAS COMPANY A MINIMUM OF TWO (2) WORKING DAYS BEFORE ENTERING A CONSTRUCTION AREA.
- THE CONTRACTOR SHALL REVIEW THE PLANS FOR CONFLICTS OR OTHER DISCREPANCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND OWNER OF ANY CONFLICTS OR DISCREPANCIES BEFORE PERFORMING ANY WORK.
- ALL PROPOSED UNDERGROUND UTILITIES MUST BE IN PLACE, TESTED AND INSPECTED PRIOR TO PAVEMENT SURFACE COURSE CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE CONDITIONS AND INSPECTION REQUIREMENTS OF ALL PERMITS ISSUED FOR THE PROJECT. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION AND SHALL SCHEDULE ALL INSPECTIONS IN ACCORDANCE WITH AGENCY REQUIREMENTS.
- ALL SPECIFICATIONS AND DOCUMENTS REFERRED TO SHALL BE OF LATEST REVISIONS AND/OR LATEST EDITION.
- THE CONTRACTOR SHALL COMPLETE THE WORK IN ACCORDANCE WITH ALL APPLICABLE STATUTES, RULES, REGULATIONS AND PERMIT CONDITIONS.
- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR ALL PRECAST AND MANUFACTURED ITEMS TO BE USED ON THE PROJECT. ALL SHOP DRAWINGS ARE TO BE REVIEWED AND APPROVED BY THE CONTRACTOR PRIOR TO SUBMITTAL TO THE ENGINEER.
- AT LEAST THREE (3) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER, OWNER, AND APPROPRIATE PERMITTING AGENCIES OF THE CONTRACTORS NAME, STARTING DATE, PROJECTED SCHEDULE, AND OTHER INFORMATION AS REQUIRED.
- WORK PERFORMED UNDER THIS CONTRACT SHALL INTERFACE SMOOTHLY WITH OTHER WORK BEING PERFORMED ON SITE BY OTHERS. IT WILL BE NECESSARY FOR THE CONTRACTOR TO COORDINATE AND SCHEDULE HIS ACTIVITIES WITH OTHERS WHERE NECESSARY.
- SITE WORK CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF AT LEAST 3,000 PSI. AT 28 DAYS UNLESS OTHERWISE NOTED.
- ALL PRIVATE AND PUBLIC PROPERTY AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING CONDITIONS UNLESS SPECIFICALLY EXEMPTED BY THE PLANS.
- ALL DISTURBED AREAS THAT ARE NOT TO BE SODDED, ARE TO BE SEEDED AND MULCHED IN ACCORDANCE WITH FDOT STANDARDS. THE CONTRACTOR SHALL MAINTAIN ALL GRASSED AREAS UNTIL A SATISFACTORY STAND OF GRASS, ACCEPTABLE TO THE APPLICABLE REGULATORY AGENCIES, OWNER, AND ENGINEER, HAS BEEN ACHIEVED. THE CONTRACTOR SHALL BEAR THE RESPONSIBILITY OF ALL REMEDIAL WORK REQUIRED UNTIL THE SYSTEM HAS BEEN ACCEPTED.
- ALL SODDED AND SEEDED AREAS BE WATERED AND FERTILIZED UNTIL THE PROJECT IS COMPLETED AND ACCEPTED BY THE OWNER.
- THE CONTRACTOR SHALL LOCATE AND FLAG ALL PROPERTY CORNERS PRIOR TO FINAL ENGINEERING INSPECTION AND CERTIFICATION. THE CONTRACTOR SHALL BEAR ALL COSTS INCURRED AS A CONSEQUENCE OF LOST OR DISTURBED PROPERTY CORNERS. LOST OR DISTURBED PROPERTY CORNERS SHALL BE REESTABLISHED BY A PROFESSIONAL LAND SURVEYOR.
- THE GEOTECHNICAL ENGINEER SHALL SUPPLY THE ENGINEER AND OWNER WITH A PHOTOCOPY OF ALL COMPACTION TESTS AND OTHER REQUIRED MATERIALS TESTS UNDER THIS CONTRACT. THE GEOTECHNICAL ENGINEER SHALL CERTIFY, IN WRITING, TO THE ENGINEER AND OWNER, THAT ALL TESTING REQUIREMENTS HAVE BEEN SATISFIED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL REQUIRED TESTING WITH THE GEOTECHNICAL ENGINEER. TESTING IS REQUIRED AS DICTATED BY THE CONTRACT DOCUMENTS, CONSTRUCTION PLANS AND SPECIFICATIONS. UPON COMPLETION OF THE WORK, THE GEOTECHNICAL ENGINEER SHALL SUBMIT CERTIFICATIONS TO THE ENGINEER AND OWNER THAT STATE THAT ALL REQUIREMENTS HAVE BEEN MET.
- THE CONTRACTOR SHALL REVIEW ALL PROJECT GEOTECHNICAL REPORTS PRIOR TO BIDDING AND THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL MAINTAIN A COPY OF THE APPROVED CONSTRUCTION DRAWINGS AND ALL PERMITS AT THE CONSTRUCTION SITE.
- THE CONSTRUCTION DRAWINGS DO NOT INCLUDE SPECIFICATION FOR CONSTRUCTION SAFETY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS OF CONSTRUCTION SITE SAFETY.

CLEARING AND EROSION CONTROL NOTES (4/30/04)

- ALL TREES TO REMAIN SHALL BE PROTECTED IN ACCORDANCE WITH LOCAL REGULATIONS PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR SHALL PREPARE THE SITE AS DIRECTED BY THE GEOTECHNICAL ENGINEER PRIOR TO STARTING ACTUAL CONSTRUCTION. COPIES OF THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS AND REPORT ARE AVAILABLE THROUGH THE OWNER OR THE GEOTECHNICAL ENGINEER. QUESTIONS REGARDING SITE PREPARATION REQUIREMENTS SHALL BE DIRECTED TO THE GEOTECHNICAL ENGINEER AND OWNER.
- THE CONTRACTOR SHALL CLEAR AND GRUB ONLY THOSE PORTIONS OF THE SITE NECESSARY FOR CONSTRUCTION. ALL DISTURBED OPEN AREAS SHALL BE SEEDED, MULCHED, OR PLANTED WITH OTHER APPROVED LANDSCAPE MATERIAL IMMEDIATELY FOLLOWING CONSTRUCTION.
- THE TOP SOIL REMOVED DURING CLEARING AND GRUBBING SHALL BE STOCKPILED AT A SITE DESIGNATED BY THE OWNER AND SHALL BE USED FOR LANDSCAPING PURPOSES UNLESS OTHERWISE DIRECTED BY THE OWNER.
- ALL CONSTRUCTION DEBRIS AND OTHER WASTE MATERIAL SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
- THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR REMOVAL OF EXISTING STRUCTURES.
- THE CONTRACTOR SHALL NOTIFY ALL UTILITIES TO DISCONNECT OR REMOVE THEIR FACILITIES PRIOR TO REMOVAL OR DEMOLITION OF EXISTING STRUCTURES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING A VISUAL INSPECTION OF THE SITE AND SHALL BE RESPONSIBLE FOR DEMOLITION AND REMOVAL OF ALL UNDERGROUND AND ABOVE GROUND STRUCTURES THAT WILL NOT BE INCORPORATED WITH THE NEW FACILITIES. SHOULD ANY DISCREPANCY EXIST, THE CONTRACTOR SHALL CONTACT THE OWNER FOR CLARIFICATION PRIOR TO DEMOLITION.
- PRIOR TO THE COMPLETION OF CONSTRUCTION, THE RETENTION/DETENTION AREAS SHALL BE RESHAPED, CLEARED OF SILT, MUD AND DEBRIS, AND GRASSED IN ACCORDANCE WITH THE CONSTRUCTION DRAWINGS.

PAVING, GRADING AND DRAINAGE NOTES (4/30/04)

- ALL DELETERIOUS SUBSTANCES (I.E. MUCK, PEAT, BURIED DEBRIS) SHALL BE EXCAVATED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS, OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER OR OWNER. DELETERIOUS MATERIAL IS TO BE STOCKPILED OR REMOVED FROM THE SITE AS DIRECTED BY THE OWNER. EXCAVATED AREAS SHALL BE BACKFILLED WITH APPROVED MATERIALS AND COMPACTED AS SPECIFIED BY THE GEOTECHNICAL ENGINEER OR OWNER.
- IT MAY BE NECESSARY TO FIELD ADJUST PAVEMENT ELEVATIONS TO PRESERVE THE ROOT SYSTEMS OF TREES TO BE SAVED. THE CONTRACTOR SHALL COORDINATE WITH OWNERS ENGINEER PRIOR TO ANY GRADE CHANGE.
- THE CONTRACTOR IS TO SUBMIT A PROPOSED JOINTING PATTERN TO THE OWNER FOR APPROVAL PRIOR TO CONSTRUCTING CONCRETE PAVEMENT.
- THE CONTRACTOR SHALL PROVIDE AN EXPANSION JOINT AT ABUTMENT OF CONCRETE AND ANY STRUCTURE.
- ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS OF WAY SHALL BE MADE WITH PERMANENT THERMOPLASTIC, AND SHALL CONFORM TO FDOT STANDARD INDEX NO. 17348 UNLESS INDICATED OTHERWISE ON THE DRAWINGS. PARKING STALL STRIPING SHALL BE 6" WIDE PAINTED WHITE STRIPES UNLESS INDICATED OTHERWISE ON THE DRAWINGS.
- THE CONTRACTOR SHALL INSTALL EXTRA BASE MATERIAL WHEN THE DISTANCE BETWEEN THE PAVEMENT ELEVATION AND THE TOP OF THE PIPE EXCEEDS THE MINIMUM DIMENSIONS SHOWN IN FOOT INDEX 205.
- STANDARD INDICES REFER TO THE LATEST EDITION OF FDOT 'ROADWAY AND TRAFFIC DESIGN STANDARDS'.
- ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE CLASS III (ASTM C-76) UNLESS OTHERWISE INDICATED IN THE DRAWINGS AND SPECIFICATIONS.
- PVC STORM PIPE, 12" AND SMALLER, SHALL CONFORM TO AWWA C-900, SDR-18, CLASS 150, UNLESS OTHERWISE INDICATED IN THE DRAWINGS AND SPECIFICATIONS.
- PIPE LENGTHS SHOWN ARE APPROXIMATE.
- ALL DRAINAGE STRUCTURE FRAMES, GRATES AND COVERS WITHIN TRAFFIC AREAS SHALL BE TRAFFIC RATED FOR H-20 LOADINGS.
- THE CONTRACTOR IS TO GRASS THE RETENTION/DETENTION POND AS INDICATED ON PLANS WITHIN ONE-WEEK FOLLOWING CONSTRUCTION OF THE POND.
- MATERIALS AND CONSTRUCTION METHODS FOR STREETS AND STORM DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH LOCAL REGULATIONS AND THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST REVISION THEREOF AND SUPPLEMENTAL SPECIFICATIONS THERETO.
- THE CONTRACTOR SHALL PROVIDE CERTIFIED RECORD DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR. THE RECORD DRAWINGS SHALL SHOW FINAL GRADES, INVERTS, AND LOCATIONS OF ALL STORMWATER FACILITIES INCLUDING THE STORMWATER POND, DRAINAGE STRUCTURES, BERMS & SWALES. THE CONTRACTOR SHALL PROVIDE TEN COPIES OF THE CERTIFIED RECORD DRAWINGS TO THE ENGINEER FOR THE PURPOSE OF CERTIFYING THE STORMWATER MANAGEMENT SYSTEM.

PAVING, GRADING & DRAINAGE TESTING AND INSPECTION REQUIREMENTS (4/30/04)

- THE STORM DRAINAGE PIPING AND FILTRATION SYSTEM SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE ENGINEER PRIOR TO THE PLACEMENT OF BACKFILL. THE CONTRACTOR SHALL NOTIFY THE ENGINEER 48 HOURS IN ADVANCE TO SCHEDULE AN INSPECTION.
- THE CONTRACTOR SHALL MAINTAIN THE STORM DRAINAGE SYSTEMS UNTIL FINAL ACCEPTANCE OF THE PROJECT BY THE OWNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE REQUIRED TESTING WITH THE GEOTECHNICAL ENGINEER. TESTING IS REQUIRED IN ACCORDANCE WITH THE TESTING SCHEDULE FOUND IN THE CONSTRUCTION DRAWINGS AND SPECIFICATIONS. UPON COMPLETION OF THE WORK, THE GEOTECHNICAL ENGINEER SHALL SUBMIT CERTIFICATIONS TO THE ENGINEER AND OWNER STATING THAT ALL REQUIREMENTS HAVE BEEN MET.

SANITARY SEWER NOTES (12/24/09)

- ALL SANITARY SEWER MAINS AND LATERALS SHALL HAVE A MINIMUM OF 36 INCHES OF COVER.
- ALL SANITARY SEWER WORK SHALL CONFORM TO LOCAL REGULATORY STANDARDS AND SPECIFICATIONS.
- PRIOR TO COMMENCING WORK WHICH REQUIRES CONNECTING NEW WORK TO EXISTING LINES OR APPURTENANCES, THE CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF EXISTING CONNECTION POINT AND NOTIFY ENGINEER OF ANY CONFLICTS OR DISCREPANCIES.
- SANITARY SEWER PIPES SHALL MEET THE FOLLOWING MINIMUM CRITERIA:
3" - 12" DEPTH SDR-35
12" - 18" DEPTH SDR-26
> 18" DEPTH DIP
- ALL SANITARY SEWER PIPELINES SHALL BE SOLID GREEN IN COLOR.
- ALL PVC FORCE MAINS SHALL BE PRESSURE CLASS 200, SDR 21, COLOR GREEN, WITH A GREEN MAGNETIC TAPE A MINIMUM OF 2" WIDE PLACED 1 FOOT BELOW THE PROPOSED GRADE. THE PRINTING ON THE MAGNETIC TAPE SHALL READ 'FORCE MAIN'.
- ALL DUCTILE IRON PIPE SHALL BE PRESSURE CLASS 300 IN ACCORDANCE WITH ANSI A 21.51 (AWWA C151) AND PIPE SHALL RECEIVE EXTERIOR BITUMINOUS COATING IN ACCORDANCE WITH ANSI A 21.51 (AWWA C151) AND SHALL BE CEMENT MORTAR LINED, STANDARD THICKNESS IN ACCORDANCE WITH ANSI A 21.4 (AWWA C104).
- ALL SANITARY SEWER GRAVITY MAINS OR SANITARY SEWER FORCE MAINS THAT REQUIRE DIP ARE TO BE POLY-LINED OR EPOXY LINED.
- ALL SANITARY SEWER RIMS AND COVERS SHALL BE TRAFFIC RATED FOR H-20 LOADING.
- THE CONTRACTOR SHALL PROVIDE CERTIFIED UTILITY RECORD DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR. THE RECORD DRAWINGS SHALL SHOW FINAL GRADES AND LOCATIONS ON ALL SANITARY SEWER MAINS, STRUCTURES AND SERVICES. ALL RESTRAINED JOINTS SHALL BE SHOWN ON THE RECORD DRAWINGS. THE CONTRACTOR SHALL PROVIDE TEN COPIES OF THE CERTIFIED RECORD DRAWINGS TO THE ENGINEER.

SANITARY SEWER TESTING AND INSPECTION REQUIREMENTS (12/24/09)

- ALL GRAVITY SEWER PIPING SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE ENGINEER. CONTRACTOR SHALL NOTIFY THE ENGINEER 48 HOURS IN ADVANCE TO SCHEDULE INSPECTION.
- ALL GRAVITY SEWER PIPING SHALL BE VIDEO TAPED AND RESULTS FURNISHED TO THE LOCAL UTILITY AND THE ENGINEER.
- THE GRAVITY SANITARY SEWER AND ALL SERVICE LATERALS SHALL BE SUBJECT TO ADDITIONAL TESTING AS REQUIRED BY LOCAL REGULATIONS. TESTS ARE TO BE CERTIFIED BY THE ENGINEER OF RECORD AND SHALL BE SUBMITTED TO THE LOCAL AUTHORITIES FOR APPROVAL. COORDINATION AND NOTIFICATION OF ALL PARTIES SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

- ALL FORCE MAINS SHALL BE SUBJECT TO A HYDROSTATIC PRESSURE TEST IN ACCORDANCE WITH LOCAL REGULATIONS. TESTS SHALL BE CERTIFIED BY THE ENGINEER OF RECORD AND SUBMITTED TO THE LOCAL AUTHORITIES FOR APPROVAL. COORDINATION AND NOTIFICATION OF ALL PARTIES SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

WATER SYSTEM NOTES (12/24/09)

- ALL WATER MAINS SHALL HAVE A MINIMUM OF 36 INCHES OF COVER.
- ALL WATER SYSTEM WORK SHALL CONFORM TO LOCAL REGULATORY STANDARDS AND SPECIFICATIONS.
- CONFLICTS BETWEEN WATER AND STORM OR SANITARY SEWER SHALL BE RESOLVED BY ADJUSTING THE WATER LINES AS REQUIRED.
- ALL DUCTILE IRON PIPE SHALL BE PRESSURE CLASS 300 IN ACCORDANCE WITH ANSI A 21.51 (AWWA C151) AND PIPE SHALL RECEIVE EXTERIOR BITUMINOUS COATING IN ACCORDANCE WITH ANSI A 21.51 (AWWA C151) AND SHALL BE CEMENT MORTAR LINED, STANDARD THICKNESS IN ACCORDANCE WITH ANSI A 21.4 (AWWA C104).
- ALL FITTINGS 3" OR LARGER SHALL BE MECHANICAL JOINT, DUCTILE IRON PRESSURE CLASS 300 IN ACCORDANCE WITH ANSI A 21.10 AND A 21.11 (AWWA C110 AND AWWA C111 RESPECTIVELY). FITTINGS SHALL BE CEMENT MORTAR LINED AND BITUMINOUS COATED IN ACCORDANCE WITH AWWA C104 AND AWWA C151 RESPECTIVELY.
- THE CONTRACTOR SHALL INSTALL TEMPORARY BLOW-OFFS AT THE END OF WATER SERVICE LATERALS TO ASSURE ADEQUATE FLUSHING AND DISINFECT ION.
- ALL PVC WATER MAINS 4" THROUGH 12" SHALL BE IN ACCORDANCE WITH AWWA C900. PIPE SHALL BE CLASS 150 AND MEET THE REQUIREMENTS OF SDR 18 IN ACCORDANCE WITH ASTM D-2241.
- WATER MAIN PIPING LARGER THAN 2" AND SMALLER THAN 4" SHALL BE PRESSURE CLASS 200 AND MEET THE REQUIREMENTS OF SDR 21 IN ACCORDANCE WITH ASTM D2241 UNLESS SPECIFIED OTHERWISE.
- ALL PIPE AND FITTINGS 2" AND SMALLER SHALL BE SCHEDULE 40 PVC WITH SOLVENT WELDED SLEEVE TYPE JOINTS.
- ALL GATE VALVES 2" OR LARGER SHALL BE RESILIENT SEAT OR RESILIENT WEDGE MEETING THE REQUIREMENTS OF AWWA C509.
- ALL FIRE HYDRANTS SHALL MEET THE REQUIREMENTS OF AWWA C502 AND SHALL BE APPROVED BY THE LOCAL UTILITY AND FIRE MARSHAL.
- MATERIALS AND CONSTRUCTION METHODS FOR WATER DISTRIBUTION SYSTEMS SHALL BE IN ACCORDANCE WITH ALL LOCAL REGULATIONS, PLANS, AND SPECIFICATIONS FOR CONSTRUCTION, LATEST REVISION THEREOF, AND SUPPLEMENTAL SPECIFICATIONS TO THE AWWA STANDARD SPECIFICATIONS FOR WATER SERVICE MAIN EXTENSIONS AND CONNECTIONS MUST BE COORDINATED THROUGH THE LOCAL REGULATORY AGENCY.
- THE CONTRACTOR SHALL PROVIDE CERTIFIED UTILITY RECORD DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR. THE RECORD DRAWINGS SHALL SHOW THE LOCATIONS, DIMENSIONS AND ELEVATIONS OF ALL WATER MAINS, SERVICES, MANHOLES, GRAVITY SEWER MAINS, SERVICE LATERALS, PUMP STATIONS AND FORCE MAINS. ALL RESTRAINED JOINTS SHALL BE SHOWN ON THE RECORD DRAWINGS. THE CONTRACTOR SHALL PROVIDE TEN COPIES OF THE CERTIFIED RECORD DRAWINGS TO THE ENGINEER.

FDEP NOTES (04/02/04)

- ALL PIPE, PIPE FITTINGS, PIPE JOINT PACKING AND JOINTING MATERIALS, VALVES, FIRE HYDRANTS, AND METERS INSTALLED UNDER THIS PROJECT WILL CONFORM TO APPLICABLE AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARDS.
- ALL PUBLIC WATER SYSTEM COMPONENTS, EXCLUDING FIRE HYDRANTS, THAT WILL BE INSTALLED UNDER THIS PROJECT AND THAT WILL COME INTO CONTACT WITH DRINKING WATER WILL CONFORM TO NSF INTERNATIONAL STANDARD 61.
- ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL CONTAIN NO MORE THAN 8.0% LEAD, AND ANY SOLDER OR FLUX USED IN THIS PROJECT WILL CONTAIN NO MORE THAN 0.2% LEAD.
- ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL BE COLOR CODED OR MARKED IN ACCORDANCE WITH SUBPARAGRAPH 62-555.320(21)(B)3, F.A.C., USING BLUE AS A PREDOMINANT COLOR. (UNDERGROUND PLASTIC PIPE WILL BE SOLID-WALL BLUE PIPE, WILL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN, OR WILL BE WHITE OR BLACK PIPE WITH BLUE STRIPES INCORPORATED INTO OR APPLIED TO THE PIPE WALL, AND UNDERGROUND METAL OR CONCRETE PIPE WILL HAVE BLUE STRIPES APPLIED DURING MANUFACTURING OF THE PIPE. THE PIPE WILL HAVE BLUE STRIPES WITH AN INTERNAL STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 90 DEGREE INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIPE PIPE DURING INSTALLATION OF THE PIPE, THE TAPE OR PAINT WILL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE. FOR PIPE WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT WILL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE. ABOVEGROUND PIPE WILL BE PAINTED BLUE OR WILL BE COLOR CODED OR MARKED LIKE UNDERGROUND PIPE.)
- THE OPEN END OF THE AIR RELIEF PIPE FROM ALL AUTOMATIC AIR RELIEF VALVES INSTALLED UNDER THIS PROJECT WILL BE EXTENDED TO AT LEAST ONE FOOT ABOVE GRADE AND WILL BE PROVIDED WITH A SCREENED, DOWNWARD-FACING ELBOW.
- NEW OR ALTERED WATER MAINS INCLUDED IN THIS PROJECT WILL BE INSTALLED IN ACCORDANCE WITH APPLICABLE AWWA STANDARDS OR IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDED PROCEDURES.
- A CONTINUOUS AND UNIFORM BEDDING WILL BE PROVIDED IN TRENCHES FOR UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT. BACKFILL MATERIAL WILL BE TAMPED IN LAYERS AROUND UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT AND TO A SUFFICIENT HEIGHT ABOVE THE PIPE TO ADEQUATELY SUPPORT AND PROTECT THE PIPE, AND UNSUITABLY SIZED STONES (AS DESCRIBED IN APPLICABLE AWWA STANDARDS OR MANUFACTURERS' RECOMMENDED PROCEDURES) FOUND IN TRENCHES WILL BE REMOVED FOR A DEPTH OF AT LEAST SIX INCHES BELOW THE BOTTOM OF UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT.
- ALL WATER MAIN TEES, BENDS, PLUGS, AND HYDRANTS INSTALLED UNDER THIS PROJECT WILL BE PROVIDED WITH THRUST BLOCKS OR RESTRAINED JOINTS TO PREVENT MOVEMENT.
- NEW OR ALTERED WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL BE CONSTRUCTED OF ASBESTOS-CEMENT OR POLYVINYL CHLORIDE PIPE WILL BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C603 OR C605, RESPECTIVELY, AND ALL OTHER NEW OR ALTERED WATER MAINS INCLUDED IN THIS PROJECT WILL BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C800.
- NEW OR ALTERED WATER MAINS, INCLUDING FIRE HYDRANT LEADS AND INCLUDING SERVICE LINES THAT WILL BE UNDER THE CONTROL OF A PUBLIC WATER SYSTEM AND THAT HAVE AN INSIDE DIAMETER OF THREE INCHES OR GREATER, WILL BE DISINFECTED AND BACTERIOLOGICALLY EVALUATED IN ACCORDANCE WITH RULE 62-555.340, F.A.C.
- NEW OR ALTERED WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL CROSS UNDER SURFACE WATER WILL HAVE A MINIMUM COVER OF TWO FEET.

WATER SYSTEM TESTING AND INSPECTION REQUIREMENTS (04/02/04)

- ALL COMPONENTS OF THE WATER SYSTEM, INCLUDING FITTINGS, HYDRANTS, CONNECTIONS, AND VALVES SHALL REMAIN UNCOVERED UNTIL PROPERLY PRESSURE TESTED AND ACCEPTED BY THE ENGINEER AND LOCAL AUTHORITIES. PRESSURE TESTS SHALL BE IN ACCORDANCE WITH LOCAL WATER DEPARTMENT & FDEP SPECIFICATIONS. CONTRACTOR SHALL NOTIFY OWNERS ENGINEER AND WATER DEPARTMENT INSPECTORS 48 HOURS IN ADVANCE OF PERFORMING TESTS.
- CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED CHLORINATION/DISINFECTATION AND BACTERIOLOGICAL SAMPLING IN ACCORDANCE TO ITEM 'U' ABOVE. CONTRACTOR SHALL OBTAIN CLEARANCE OF DOMESTIC WATER SYSTEM. COPIES OF ALL BACTERIOLOGICAL TESTS (WHICH SHALL ALSO INDICATE THE CHLORINE RESIDUAL) SHALL BE SUBMITTED TO ENGINEER.

WATER CLEARANCE REQUIREMENTS (04/02/04)

- NEW OR RELOCATED, UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT WILL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER, STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; A HORIZONTAL DISTANCE OF AT LEAST SIX FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER (OR A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER IF THE BOTTOM OF THE WATER MAIN WILL BE LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER); A HORIZONTAL DISTANCE OF AT LEAST SIX FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; AND A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED 'ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM.'
- NEW OR RELOCATED, UNDERGROUND WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL CROSS ANY EXISTING OR PROPOSED GRAVITY- OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OTHER PIPELINE OR AT LEAST 12 INCHES BELOW THE OTHER PIPELINE. AND NEW OR RELOCATED, UNDERGROUND WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL CROSS ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OTHER PIPELINE.
- AT THE UTILITY CROSSINGS DESCRIBED IN PART II.C.1.W ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE WILL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE OR THE PIPES WILL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY- OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

PASCO COUNTY DEVELOPMENT REVIEW - STANDARD SITE PLAN NOTES

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

TESTING SCHEDULE GUIDE (12/11/09)

ITEM	TEST TYPE	TEST I.D.	REQUIREMENT	FREQUENCY
EMBANKMENT	MAXIMUM DENSITY OPTIMUM MOISTURE FIELD DENSITY	AASHTO T180	N/A	PER SOIL TYPE
		ASTM D1557		
		AASHTO T191, T204	95% OF MAXIMUM DENSITY	ONE PER 2,500 S.F. HORIZONTALLY; ALTERNATING LIFTS (12 INCHES)
		ASTM D1556, D2937 D2922		
UTILITY TRENCH BACKFILL UNDER ROADWAYS AND STRUCTURES	MAXIMUM DENSITY OPTIMUM MOISTURE FIELD DENSITY	AASHTO T180	N/A	PER SOIL TYPE
		ASTM D1557		
		AASHTO T191, T204	95% OF MAXIMUM DENSITY	ONE PER 2,500 S.F. HORIZONTALLY; EVERY 12" VERTICALLY
		ASTM D1556, D2937 D2922		AT LEAST ONE FOR EACH PIPE RUN
BACKFILL OF STRUCTURES	MAXIMUM DENSITY OPTIMUM MOISTURE FIELD DENSITY	AASHTO T180	N/A	PER SOIL TYPE
		ASTM D1557		
		AASHTO T191, T204	95% OF MAXIMUM DENSITY	EVERY 12" VERTICALLY
		ASTM D1556, D2937 D2922		
SUBGRADE	BEARING VALUES	LBR - FLA. D.O.T.		ONE PER SOIL TYPE CHECK POINT LBR AT 500 L.F. HORIZONTALLY ONE PER SOIL TYPE
		SEE TYPICAL PAVEMENT SECTION		
		AASHTO T180		ONE PER 2,500 S.F. HORIZONTALLY
		ASTM D1557, D2922		
BASE	BEARING VALUES	LBR - FLA. D.O.T.		ONE PER SOURCE OR AS MTL. CHANGES CHECK POINT LBR AT 500 L.F. HORIZ. ONE PER SOURCE
		SEE TYPICAL PAVEMENT SECTION		
		AASHTO T180		ONE PER 2,500 S.F. HORIZONTALLY
		ASTM D1557, D2922		ONE PER SOURCE
SOIL CEMENT BASE MIX DESIGN (TO BE USED IF SEPARATION BETWEEN SHWT & BOTTOM OF BASE IS <1.5)	MAXIMUM DENSITY OPTIMUM MOISTURE COMPRESSIVE STRENGTH SPECIMENS TEST CORES	PORTLAND CEMENT ASSOC. SPECIFICATIONS AASHTO T134		ONE PER SOIL TYPE DAILY
		SEE TYPICAL PAVEMENT SECTION		
		PORTLAND CEMENT (STANDARD)		ONE SET OF 3 PER SOIL
		PORTLAND CEMENT ASSOC. SPECIFICATIONS AASHTO T191, T238		ONE SET OF 3 PER SOIL
ASPHALTIC CONCRETE	MATERIALS QUALITY BITUMEN CONTENT, GRADATION FIELD DENSITY	AASHTO T164		ONE PER 2,500 S.F. HORIZONTAL
		ASTM D2172		
		ASTM 02950-81	PER SPECIFICATIONS 95% OF LAB DENSITY	ONE PER DAY
		ASTM 096-77		ONE PER 2,500 S.F. HORIZONTAL
LOS ANGELES ABRASION THICKNESS	ASTM C131-81	PER SPECIFICATIONS		ONE PER SOURCE
		PER SPECIFICATIONS		ONE PER 2,500 S.F.
		N/A		

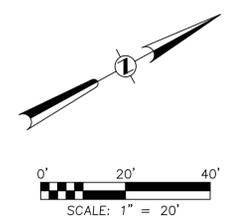
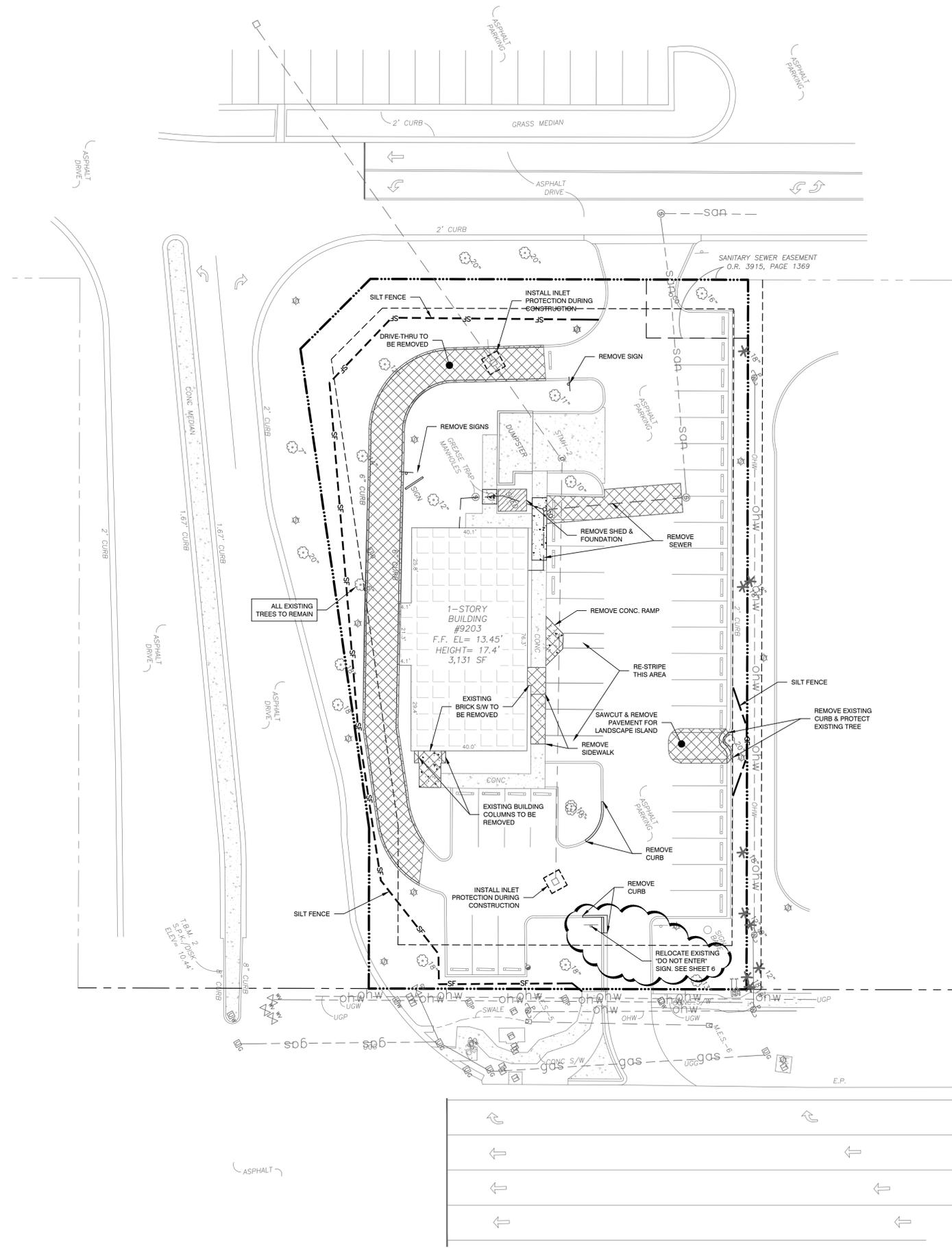
NOTES:

- THE CONTRACTOR SHALL NOT PAVE OVER SOIL CEMENT BASE UNTIL A 30 DAY CURING TIME HAS ELAPSED
- SHOULD ANY OF THE INFORMATION PROVIDED HEREIN CONFLICT WITH EITHER THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER, AND/OR THE GEOTECHNICAL REPORT, THEN THE AFOREMENTIONED RECOMMENDATIONS WILL SUPERSEDE THIS 'TESTING SCHEDULE GUIDE'

11	10	9	8	7	6	5	4	3	2	1
NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.
DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE
5/18/2015										
PER PASCO COUNTY COMMENTS										
DESCRIPTION										

NOT VALID WITHOUT ORIGINAL PROFESSIONAL SEAL AND SIGNATURE OF REGISTERED PROFESSIONAL ENGINEER
 CIVIL ENGINEERING: 2011
 TRACY M. PIERRO
 LICENSE NO. 315-017-00
 DATE: 5/18/2015

HUPP REALTY ADVISORS, INC.



DEMOLITION LEGEND

- SITE BOUNDARY LINE
- CENTER LINE OF ROAD
- RIGHT-OF-WAY
- EXISTING EDGE OF PAVEMENT
- TB --- TREE BARRICADE
- SF --- EROSION CONTROL
- [Hatched Box] EXISTING PAVEMENT TO BE REMOVED
- [Hatched Box] EXISTING STRUCTURE TO BE REMOVED
- [Hatched Box] EXISTING LANDSCAPE ISLAND TO BE CLEARED AND GRUBBED
- [Circle with X] TREE REMOVAL
- TYP TYPICAL
- HC HANDICAP
- S/W SIDEWALK
- RS' 5' RADIUS
- LF LINEAR FEET
- SF SQUARE FEET

DEMOLITION NOTES:

1. CONTRACTOR TO DEMOLISH AND REMOVE ALL IMPROVEMENTS WITHIN LIMITS OF DEMOLITION SHOWN UNLESS OTHERWISE NOTED.
2. CONTRACTOR TO ESTABLISH AND PROPERLY FLAG PROPERTY LINES PRIOR TO DEMOLITION.
3. THE CONTRACTOR SHALL UTILIZE SUITABLE EROSION CONTROL DURING DEMOLITION AND ALL PHASES OF CONSTRUCTION, SEE GENERAL NOTES AND DETAILS.
4. THE CONTRACTOR IS RESPONSIBLE FOR THE DISPOSAL OF ALL DEMOLITION DEBRIS.
5. UTILITIES TO BE PLUGGED SHALL BE FILLED WITH A MINIMUM 1.0 CUBIC FT. OF NON SHRINK GROUT OR AS OTHERWISE APPROVED BY ENGINEER.
6. TREES SHOWN TO REMAIN SHALL MAINTAIN PROTECTIVE BARRIERS DURING DEMOLITION AND CONSTRUCTION. THESE BARRIERS SHALL BE IN ACCORDANCE WITH CURRENT CITY/COUNTY STANDARDS.
7. THE CONTRACTOR SHALL COORDINATE THE REMOVAL/RELOCATION OF EXISTING UTILITIES WITH THE OWNER OF SAID UTILITY. THIS SHALL INCLUDE WATER, SEWER, STORM DRAIN, GAS, CABLE TV, POWER AND TELEPHONE.
8. THE CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES PRIOR TO DEMOLITION AND WILL BE RESPONSIBLE FOR THE DAMAGE OF ANY ON-SITE OR OFF-SITE UTILITIES THAT ARE NOT A PART OF THIS PROJECT OR ARE NOT IDENTIFIED TO BE REMOVED.
9. THE CONTRACTOR SHALL BARRICADE THE SITE AND CONTROL TRAFFIC PER CURRENT FDOT TRAFFIC CONTROL STANDARDS.
10. REMOVAL OF ASBESTOS CONTAINING MATERIALS SHALL BE IN ACCORDANCE WITH THE REGULATORY STANDARDS AND RECOMMENDATIONS OUTLINED IN THE LIMITED ASBESTOS SURVEY REPORT PERFORMED FOR THIS SITE.
11. REMOVAL OF ALL EXISTING WATER METERS, DOUBLE CHECK VALVE ASSEMBLIES, AND GATE VALVES TO BE COORDINATED WITH THE WATER DEPT.
12. CONTRACTOR TO COORDINATE REMOVAL/RELOCATION OF EXISTING POWER POLES AND OVERHEAD WIRES.
13. REMOVE ALL FOUNDATIONS OF BUILDINGS AND SIGN POSTS TO BE DEMOLISHED.
14. CONTRACTOR IS RESPONSIBLE FOR THE PROPER OFF-SITE DISPOSAL OF ALL SPOIL MATERIALS REMOVED FROM THE PROJECT SITE.
15. ANY WELLS ENCOUNTERED ON-SITE SHALL BE CAPPED BY A LICENSED WATER WELL CONTRACTOR IN ACCORDANCE WITH RULE 40D-3.531(2), F.A.C.
16. ALL DISTURBED AREAS IN THE RIGHT-OF-WAY SHALL BE SODDED.

SILT FENCE NOTE:

1. NON-TRENCHED SILT FENCES IN AREAS WHERE EXISTING TREES ARE TO BE PRESERVED.
2. SILT FENCE LOCATED ADJACENT TO BOUNDARY SHALL BE STAKED AT 1 FT. OFF PROPERTY LINE.

Always call 811 two full business days before you dig

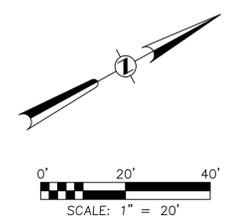
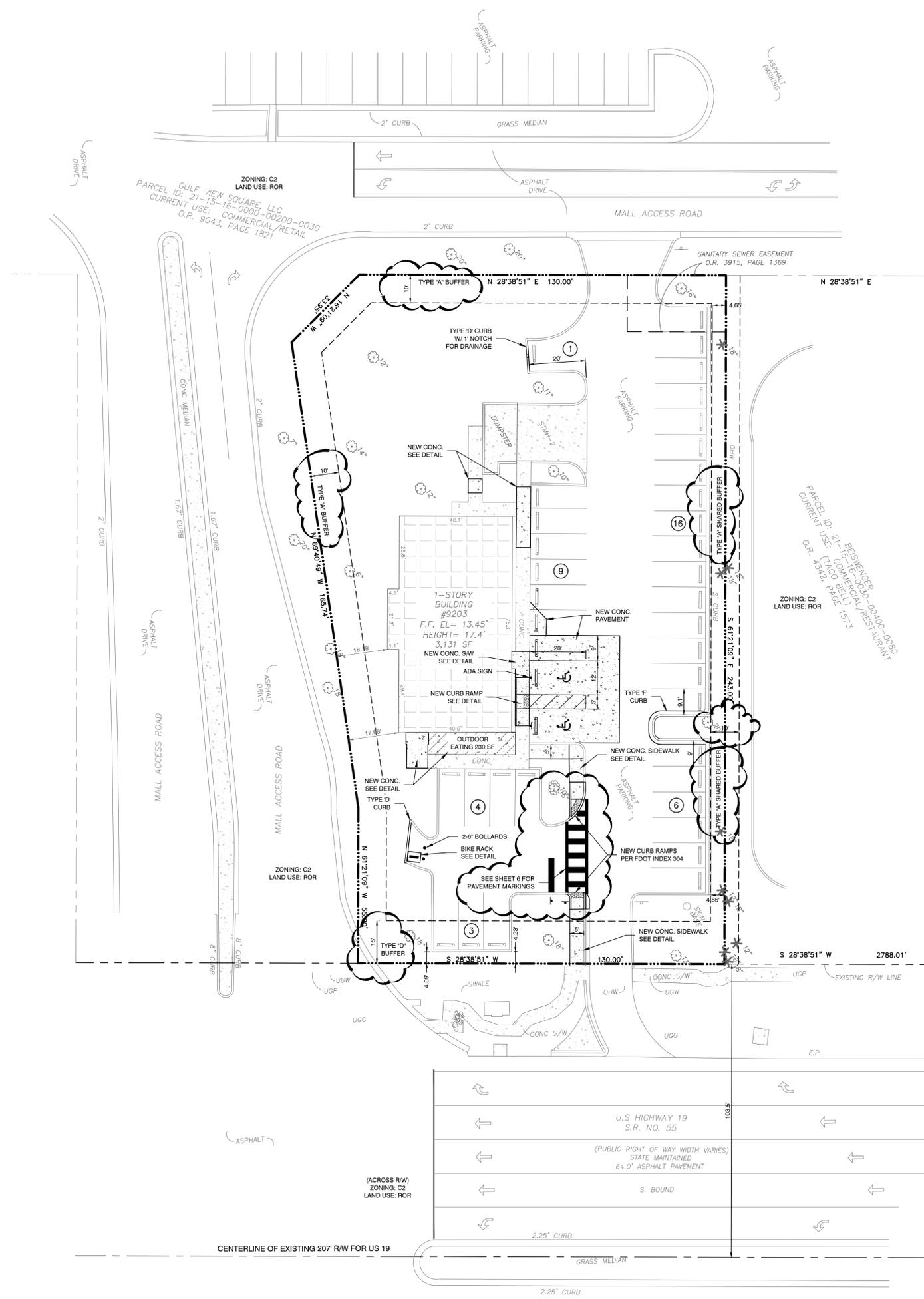
11	NOT VALID WITHOUT ORIGINAL SIGNATURE OF REGISTERED PROFESSIONAL ENGINEER	NO.	DATE	DESCRIPTION
10				
9				
8				
7				
6				
5				
4				
3				
2				
1				

11	NOT VALID WITHOUT ORIGINAL SIGNATURE OF REGISTERED PROFESSIONAL ENGINEER	NO.	DATE	DESCRIPTION
10				
9				
8				
7				
6				
5				
4				
3				
2				
1				

HUPP REALTY ADVISORS, INC.

CIVIL ENGINEERING 3000 CURLEW ROAD, SUITE 201
 LAND PLANNING PALM HARBOR, FLORIDA
 TRAFFIC/TRANSPORTATION 34883
 SURVEYING GIS
 PHONE (727) 788-9500
 FAX (727) 784-6662
 AVID GROUP
 AVIDGROUP.COM

GULF VIEW SQUARE CHIPOTLE
PASCO COUNTY, FLORIDA
DEMOLITION PLAN



SITE LEGEND

- HANDICAP PARKING
- SITE BOUNDARY LINE
- CENTER LINE OF ROAD
- PROPOSED CURB
- EXISTING EDGE OF PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- TYP TYPICAL
- HC HANDICAP
- 11 11 PARKING SPACES
- S/W SIDEWALK
- RS' 5' RADIUS
- LF LINEAR FEET
- SF SQUARE FEET

PROPOSED CONSTRUCTION NOTES:

1. ALL CURB RADII TO BE 3 FEET AND AT FACE OF CURB, UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS FOR INTERNAL PARKING LOTS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
3. CONCRETE SIDEWALK RAMPS SHALL BE INSTALLED ACCORDING TO F.D.O.T. INDEX 304 OR A.D.A. STANDARDS, WHICHEVER IS MORE RESTRICTIVE.

FDOT NOTES:

1. ALL WORK WITHIN THE FDOT R/W SHALL BE IN ACCORDANCE TO THE FOLLOWING DOCUMENTS:
 FDOT DESIGN STANDARDS FOR DESIGN, CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS ON THE STATE HIGHWAY SYSTEM, 2010 (STANDARD INDEXES)
 FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION)
2. MAINTENANCE OF TRAFFIC SHALL BE IN ACCORDANCE TO FDOT INDEX 600, 613 & 660.
3. ALL CONCRETE WITHIN THE FDOT R/W SHALL BE 6" THICK (CLASS 1) 3,000 PSI W/FIBERMESH.
4. ANY DAMAGED SIDEWALK OR CURBING ALONG THE R/W SHALL BE REMOVED AND REPLACED.
5. WORKING WITHIN THE FDOT R/W IS RESTRICTED SUNDAY-THURSDAY 8:00 PM - 5:30 AM.

11	NOT VALID WITHOUT ORIGINAL SIGNATURE OF REGISTERED PROFESSIONAL ENGINEER	DATE	D/JG	BY
10				
9				
8				
7				
6				
5				
4				
3				
2				
1				

NOT VALID WITHOUT ORIGINAL SIGNATURE OF REGISTERED PROFESSIONAL ENGINEER
 CIVIL ENGINEER
 AVID GROUP, INC.
 3000 CURLER ROAD, SUITE 201
 PALM HARBOR, FLORIDA 34883
 PHONE (727) 784-6662
 FAX (727) 784-6662
 AVIDGROUP.COM

HUPP REALTY ADVISORS, INC.

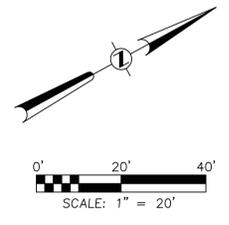
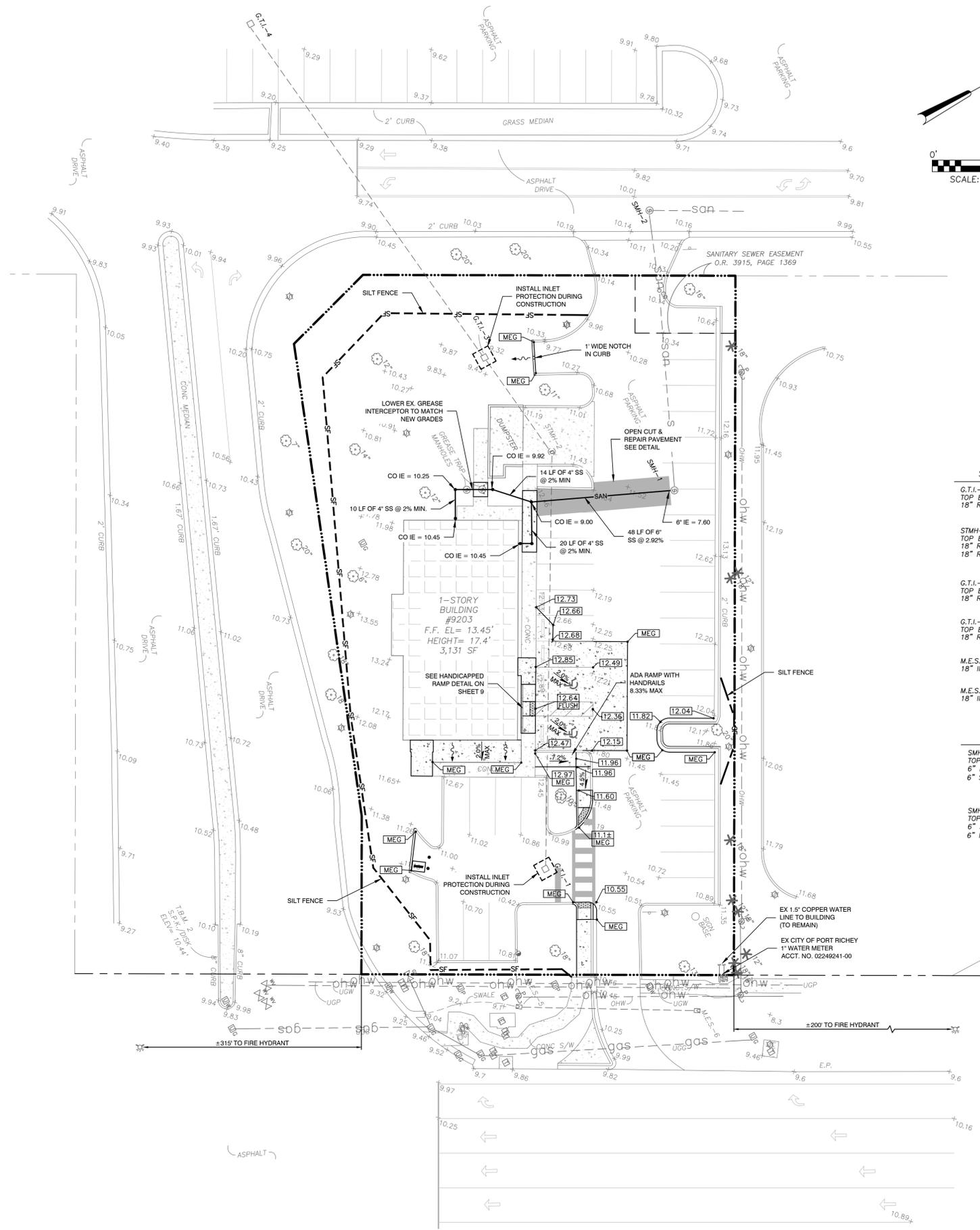
CIVIL ENGINEERING 3000 CURLER ROAD, SUITE 201
 PALM HARBOR, FLORIDA 34883
 TRAFFIC/TRANSPORTATION SURVEYING GIS
 PHONE (727) 784-6662
 FAX (727) 784-6662
 AVIDGROUP.COM

GULF VIEW SQUARE CHIPOTLE
PASCO COUNTY, FLORIDA

HORIZONTAL CONTROL PLAN

K:\PROJECTS\30039817\DWG\CURRENT\30039817_P001.DWG, 7/20/15 12:48 PM, Ryan Fain

THESE PLANS MAY NOT BE COPIED AND/OR MODIFIED WITHOUT WRITTEN PERMISSION FROM AVID GROUP, COPYRIGHT 2013



UTILITY LEGEND

- SS SANITARY SEWER
- CLEANOUT - CO
- ⊕ GATE VALVE
- ◆ FIRE HYDRANT
- ▶ REDUCER
- BLOWOFF
- W WATER METER
- W BACKFLOW PREVENTER
- WL WATER LINE

GRADING LEGEND

- EL ELEVATION
- TYP TYPICAL
- CO CLEANOUT
- IE INVERT ELEVATION
- HC HANDICAP
- 49.58 EXISTING ELEVATION
- MEG PROPOSED SPOT ELEVATION
- MEG MATCH EXISTING GRADE
- Surface Stormwater Flow
- FFE FINISH FLOOR ELEVATION
- S/W SIDEWALK
- SF EROSION CONTROL
- Concrete Pavement

STORM TABLE

G.T.I.-1 (GRATE TOP INLET)
TOP ELEV = 9.45'
18" R.C.P. N.W. INV. EL = 6.87'

STMH-2 (STORM MANHOLE)
TOP ELEV = 11.39'
18" R.C.P. S.E. INV. EL = 5.69'
18" R.C.P. W. INV. EL = 5.59'

G.T.I.-3 (GRATE TOP INLET)
TOP ELEV = 9.45'
18" R.C.P. E. & W. INV. EL = 5.10'

G.T.I.-4 (GRATE TOP INLET)
TOP ELEV = 8.90'
18" R.C.P. E. INV. EL = 4.1'

M.E.S.-5 (MITERED END SECTION)
18" INV. ELEV = 8.39'

M.E.S.-6 (MITERED END SECTION)
18" INV. ELEV = 8.01'

SANITARY TABLE

SMH-1 (SANITARY MANHOLE)
TOP EL = 11.90'
6" N.W. INV. EL = 7.55'
6" S.W. INV. EL = 7.6'

SMH-2 (SANITARY MANHOLE)
TOP EL = 10.08'
6" S.E. INV. EL = 7.0'
6" N.E. INV. EL = 7.0'

FIRE PROTECTION NOTES:

- ALL PROJECTS MUST COMPLY WITH PASCO COUNTY FIRE HYDRANT ORDINANCE NO. 46-51.
- FIRE HYDRANTS SHALL BE INSTALLED AND IN SERVICE PRIOR TO THE ACCUMULATION OF COMBUSTIBLES.
- PER THE NATIONAL FIRE PROTECTION ASSOCIATION, NFPA-1, 16.4.3.1.3: WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED, COMPLETED, AND IN SERVICE PRIOR TO CONSTRUCTION WORK.
- PER NFPA-1, 18.3.4.1: CLEARANCES OF 7 1/2 FEET IN FRONT OF AND TO THE SIDES OF THE FIRE HYDRANT WITH A 4 FOOT CLEARANCE TO THE REAR MUST BE MAINTAINED AT ALL TIMES.
- GATED ENTRIES REQUIRE A SIREN OPERATING SYSTEM OR A 3M OPTICOM SYSTEM FOR EMERGENCY ACCESS.

UTILITY PROVIDERS:

- WATER PROVIDED BY CITY OF PORT RICHEY
- SEWER PROVIDED BY PASCO COUNTY UTILITIES (PCU)
- FIRE PROTECTION BY PASCO COUNTY
- GAS PROVIDED BY TECO PEOPLES GAS

GREASE INTERCEPTOR:

THE GREASE INTERCEPTOR SHALL BE DESIGNED TO THE FLORIDA BUILDING CODE SECTION 1003.5.1
(S) x (GS) x (HR/12) x (LF)
S = 132 SEATS
GS = 25
HR = 15 HOURS
LF = 1.00
PUBLIC SEWER FLOW REDUCTION = 25%
CAPACITY = 82 x 10 x (11/12) x 1.00, LESS 25% = 564 GAL

SERVICE LATERAL NOTE:

IT IS THE RESPONSIBILITY OF THE CONTRACTOR DURING THE INSTALLATION OF ALL SERVICE LATERALS (SEWER AND WATER) TO COORDINATE ALL VERTICAL CLEARANCES/CONFLICTS WITH EXISTING AND PROPOSED PIPING, CONDUITS, AND SOFT UTILITIES (EXISTING AND FUTURE).

EXISTING UTILITIES NOTE:

CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ALL EXISTING UTILITIES AND SHALL NOTIFY THE ENGINEER OF ANY DEVIATION FROM THE PLANS PRIOR TO PROCEEDING WITH ANY PROPOSED CONSTRUCTION. EXISTING WATER MAIN LOCATIONS ARE BASED UPON SURVEY. EXISTING SEWER SERVICE LOCATIONS ARE BASED UPON SURVEY.

UTILITY NOTES:

- CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES FOR EXACT LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- CONTRACTOR RESPONSIBLE FOR ALL UNDERGROUND CONDUITS AND WIRING TO SIGNS AND LIGHTING.
- SEE ARCHITECTURAL/MECHANICAL ENGINEERING PLANS FOR FIRE PROTECTION DESIGNS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN EXCAVATING IN PROXIMITY OF ALL UTILITIES. EXISTING UTILITY LOCATIONS SHOWN ON PLANS ARE NOT EXACT OR GUARANTEED.

NOTE TO CONTRACTORS:

BEFORE BEGINNING SITE WORK, THE CONTRACTOR IS REQUIRED TO FIELD VERIFY THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES AND OTHER FEATURES. THE CONTRACTOR MAY CONSULT THE UTILITY OWNERS RECORD DRAWINGS, BUT THE UTILITY OWNER AND THE ENGINEER DO NOT GUARANTEE, BY IMPLICATION OR OTHERWISE, THE ACCURACY OF THESE UTILITY OWNERS RECORD DRAWINGS. SITE CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE FOR ANY MODIFICATION REQUIRED OTHER THAN SHOWN ON PLANS.

NPDES NOTES:

- PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL PLACE SILT FABRIC FENCE AT THE UPSTREAM END OF ALL STORM SEWER PIPES UNTIL INLETS ARE COMPLETED.
- WHEN THE CONSTRUCTION OF INLETS ARE COMPLETED THE CONTRACTOR SHALL PLACE SILT FABRIC FENCE IN PLACE AS PER DETAIL.
- THE CONTRACTOR SHALL SEED AND MULCH OR SOD SWALES AND PONDS PER SECTIONS, IMMEDIATELY AFTER CONSTRUCTION IS COMPLETED AND PROMOTE QUICK REVEGETATION.
- THE CONTRACTOR SHALL CHECK ALL EROSION AND SILTATION CONTROL DEVICES AFTER EACH RAINFALL AND REPAIR OR REPLACE THEM AS REQUIRED. SILT FENCES TO REMAIN UNTIL CITY/COUNTY ACCEPTANCE.
- THE REQUIREMENTS LISTED ABOVE SHALL BE CONSIDERED MINIMUM REQUIREMENTS AND THE CONTRACTOR SHALL USE WHATEVER METHODS HE DEEMS NECESSARY TO PREVENT EROSION AND SILTATION AS MAY BE REQUIRED FOR THE PROJECT.
- DEWATERING METHODS OF WELLPOINTING AND DIRECT BURIAL "SOCK" PIPE SHALL BE UTILIZED.
- DEWATERING DISCHARGE SHALL BE DIRECTED TO A SEDIMENT SUMP PRIOR TO BEING DISCHARGED OFFSITE.

DATUM NOTE:

ELEVATIONS ARE BASED ON NAVD 1988, AS PROVIDED BY EXTREME SURVEYING OF FLORIDA, INC.

Always call 811 two full business days before you dig

NOT VALID WITHOUT ORIGINAL SIGNATURE OF REGISTERED PROFESSIONAL ENGINEER	DATE	5/18/2015
PROJECT MANAGER	DATE	5/18/2015
PROJECT NO.	DATE	5/18/2015
PER PASCO COUNTY COMMENTS	DATE	5/18/2015
DESCRIPTION	DATE	5/18/2015

HUPP REALTY ADVISORS, INC.

CIVIL ENGINEERING 3000 CURLEW ROAD, SUITE 201
LAKELAND, FLORIDA 34883
TRAFFIC/TRANSPORTATION SURVEYING GIS
PHONE (727) 788-9500
FAX (727) 784-6662
AVIDGROUP.COM

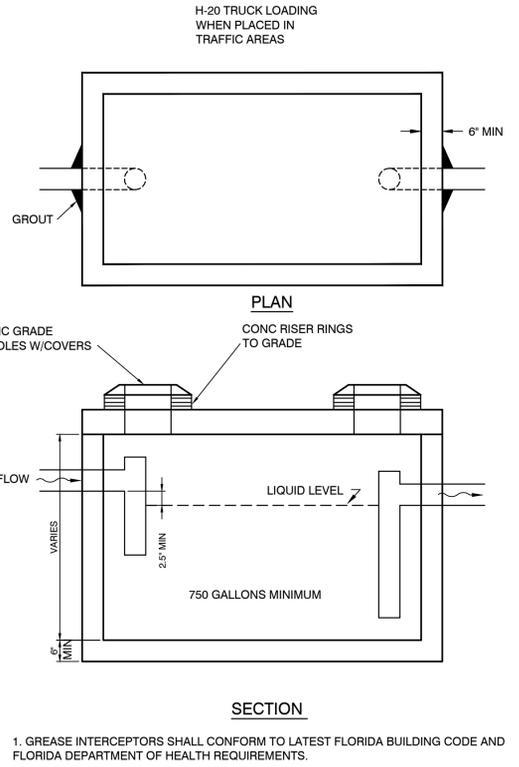
AVID GROUP

GULF VIEW SQUARE CHIPOTLE
PASCO COUNTY, FLORIDA
PAVING, GRADING, DRAINAGE & UTILITY PLAN

5

K:\PROJECTS\30031817\DWG\CURRENT\VAL31817_DET.DWG, 7/20/2015 1:26:33 PM, Ryan Pahn

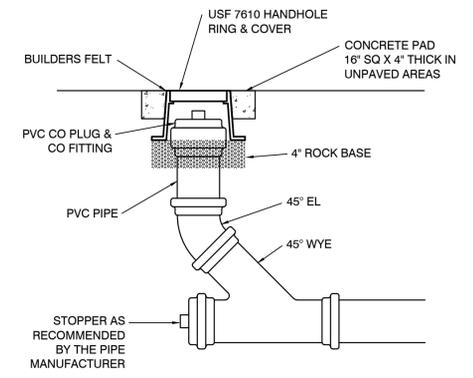
THESE PLANS MAY NOT BE COPIED AND/OR MODIFIED WITHOUT WRITTEN PERMISSION FROM AVID GROUP, COPYRIGHT 2013



1. GREASE INTERCEPTORS SHALL CONFORM TO LATEST FLORIDA BUILDING CODE AND FLORIDA DEPARTMENT OF HEALTH REQUIREMENTS.

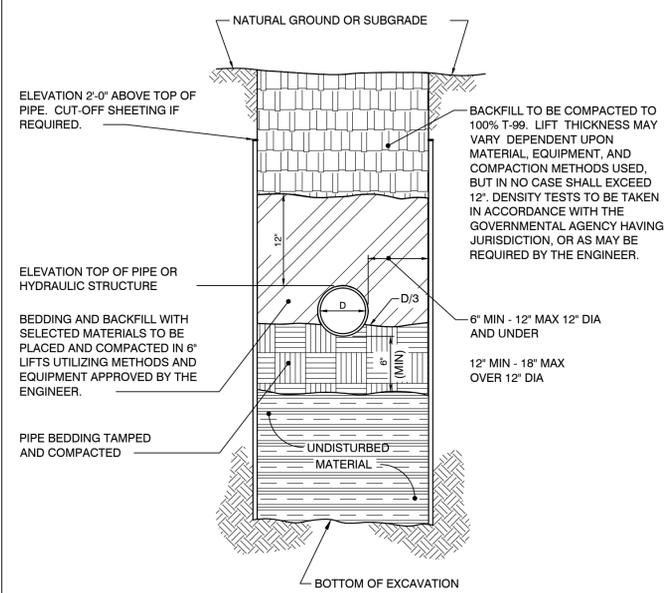
GREASE INTERCEPTOR

NTS



CLEANOUT

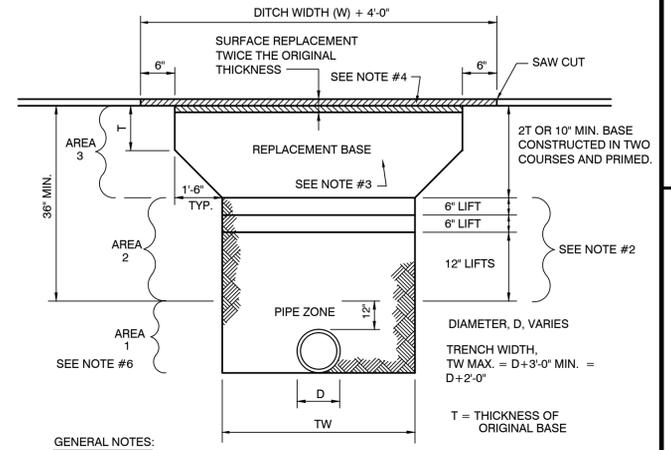
NTS



NOTE:
FOR TRENCHES IN PAVED AREAS OR AREAS TO RECEIVE NEW PAVEMENT, SEE PAVEMENT SPECIFICATIONS.

TYPICAL TRENCH SECTION

NTS



GENERAL NOTES:

1. BASE AND BACKFILL MATERIALS SHALL BE EITHER OF THE SAME TYPE AND COMPOSITION AS THE MATERIALS REMOVED, OR OF EQUAL OR GREATER STRUCTURAL ADEQUACY. MATERIAL CONTAMINATED WITH DELETERIOUS SUBSTANCES DURING EXCAVATION SHALL NOT BE USED.
2. THE AREA OF THE TRENCH ABOVE THE PIPE ZONE AND BELOW THE BASE COURSE MUST BE BACKFILLED AND COMPACTED IN LAYERS NOT EXCEEDING TWELVE INCHES, EXCEPT THAT THE LAST TWO LIFTS SHALL NOT EXCEED SIX INCHES PER LIFT.
3. BASE MATERIAL SHALL BE PLACED IN TWO COURSES AND EACH TESTED TO MEET SPECIFIED DENSITY.
4. REPLACEMENT ASPHALT SHALL BE TWICE THE ORIGINAL PAVEMENT THICKNESS WITH A MINIMUM OF TWO INCHES AND BE OF TYPE S-1 OR S-3.
5. SHOULDER EXTENDS EIGHT FEET FROM EDGE OF PAVEMENT. USE LBR 30 (OR BETTER) BACK-FILL MATERIAL IN TOP 24 INCHES OF TRENCH.
6. ALL FILL UP TO THE SPRING LINE OF THE PIPE MUST BE HAND TAMPED

OPEN CUT DETAIL

NTS

11	NOT VALID WITHOUT ORIGINAL SIGNATURE	DATE	5/18/2015
10	REGISTERED PROFESSIONAL CIVIL ENGINEER	NO.	315-017.00
9	PIERRO	DATE	5/18/2015
8	PROJECT #	DATE	5/18/2015
7	315-017.00	DATE	5/18/2015
6	PIERRO	DATE	5/18/2015
5	PIERRO	DATE	5/18/2015
4	PIERRO	DATE	5/18/2015
3	PIERRO	DATE	5/18/2015
2	PIERRO	DATE	5/18/2015
1	PIERRO	DATE	5/18/2015

11	NOT VALID WITHOUT ORIGINAL SIGNATURE	DATE	5/18/2015
10	REGISTERED PROFESSIONAL CIVIL ENGINEER	NO.	315-017.00
9	PIERRO	DATE	5/18/2015
8	PROJECT #	DATE	5/18/2015
7	315-017.00	DATE	5/18/2015
6	PIERRO	DATE	5/18/2015
5	PIERRO	DATE	5/18/2015
4	PIERRO	DATE	5/18/2015
3	PIERRO	DATE	5/18/2015
2	PIERRO	DATE	5/18/2015
1	PIERRO	DATE	5/18/2015

HUPP REALTY ADVISORS, INC.

CIVIL ENGINEERING
LAND PLANNING
TRAFFIC/TRANSPORTATION
SURVEYING
GIS

3000 CURLEW ROAD, STE 201
PALM HARBOR, FLORIDA
34883

PHONE (727) 788-9500
FAX (727) 784-6662
AVIDGROUP.COM



GULF VIEW SQUARE CHIPOTLE

PASCO COUNTY, FLORIDA

GRADING & UTILITY DETAILS

1. MAINTENANCE RESPONSIBILITY. THE COUNTY IS NOT RESPONSIBLE FOR MAINTENANCE OF ANY LANDSCAPING UNLESS APPROVED THROUGH A COUNTY MAINTENANCE AGREEMENT. (LDC 905.2-C.1.A)
2. CLEAR-SIGHT TRIANGLE. WHERE A DRIVEWAY/ACCESSWAY INTERSECTS A ROAD RIGHT-OF-WAY OR WHERE TWO (2) ROAD RIGHTS-OF-WAY INTERSECT, VEGETATION, STRUCTURES, AND NON-VEGETATIVE VISUAL SCREENS SHALL NOT BE LOCATED SO AS TO INTERFERE WITH THE CLEAR-SIGHT TRIANGLE AS DEFINED IN THIS CODE OR THE FLORIDA DEPARTMENT OF TRANSPORTATION, MANUAL OF UNIFORM MINIMUM STANDARDS, MOST RECENT EDITION (GREEN BOOK), WHICHEVER IS MORE RESTRICTIVE. (LDC 905.2-C.1.B)
3. SUSTAINABLE PRACTICES. LANDSCAPING SHALL BE INSTALLED SO THAT LANDSCAPING MATERIALS MEET THE CONCEPT OF RIGHT MATERIAL, RIGHT PLACE. INSTALLED TREES AND PLANTS SHALL BE GROUPED INTO ZONES ACCORDING TO WATER, SOIL, CLIMATE, AND LIGHT REQUIREMENTS. PLANT GROUPINGS BASED ON WATER REQUIREMENTS ARE DROUGHT TOLERANT, NATURAL, AND OASIS. (LDC 905.2-C.1.C)
4. DIVERSITY. A MAXIMUM OF 50 PERCENT OF THE PLANT MATERIALS USED, OTHER THAN TREES, MAY BE NON-DROUGHT TOLERANT. A MINIMUM OF 30 PERCENT OF THE PLANT MATERIALS, OTHER THAN TREES AND TURFGRASS, USED TO FULFILL THE REQUIREMENTS OF THIS SUBSECTION SHALL BE NATIVE FLORIDIAN SPECIES, SUITABLE FOR GROWTH IN THE COUNTY. (LDC 905.2-C.1.D)
5. DIVERSITY. NO ONE PLANT SPECIES OF SHRUBS OR GROUND COVER PLANTS, EXCLUDING TURFGRASS, SHALL CONSTITUTE MORE THAN 25 PERCENT COVERAGE OF THE OVERALL LANDSCAPE AREA. (LDC 905.2-C.1.D.5)
6. QUALITY. ALL PLANT MATERIALS SHALL BE FLORIDA NO. 1 GRADE PER "GRADES AND STANDARDS FOR NURSERY PLANTS," FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES (FDACS), WHICH IS INCORPORATED HEREIN BY REFERENCE. (LDC 905.2-C.2.A)
7. AVOID EASEMENTS. TREES SHALL NOT BE PLANTED WITHIN ANY EASEMENT SO AS TO INTERFERE WITH THE USE OF THAT EASEMENT, NOR UNDER ANY PRESENT OR PLANNED OVERHEAD UTILITY, NOR IN ANY RIGHTS-OF-WAY WITHOUT COUNTY APPROVAL THROUGH THE ASSOCIATED REVIEW PROCESS. (LDC 905.2-C.3.C)
8. MULCH SHALL BE USED IN CONJUNCTION WITH LIVING PLANT MATERIALS SO AS TO COVER EXPOSED SOIL. MULCH SHALL BE INSTALLED TO A MINIMUM DEPTH OF THREE (3) INCHES. THE MULCH SHOULD NOT BE PLACED DIRECTLY AGAINST THE PLANT STEM OR TREE TRUNK. MULCH SHALL NOT BE REQUIRED FOR ANNUAL BEDS. STONE OR GRAVEL MAY BE USED TO COVER A MAXIMUM OF 20 PERCENT OF THE LANDSCAPED AREA. (LDC 905.2-C.3.D)
9. QUALITY PRACTICES. ALL LANDSCAPING SHALL BE INSTALLED IN ACCORDANCE WITH STANDARDS AND PRACTICES OF THE FLORIDA NURSERY, GROWERS, AND LANDSCAPE ASSOCIATION AND THE FLORIDA CHAPTER OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE. (LDC 905.2-C.3.E)
10. ALL PORTIONS OF A LOT UPON WHICH DEVELOPMENT HAS COMMENCED, BUT NOT CONTINUED FOR A PERIOD OF 30 DAYS, SHALL BE PLANTED WITH A GRASS SPECIES OR GROUND COVER TO PREVENT EROSION AND ENCOURAGE SOIL STABILIZATION. ADEQUATE COVERAGE, SO AS TO SUPPRESS FUGITIVE DUST, SHALL BE ACHIEVED WITHIN 45 DAYS. (LDC 905.2-C.3.G)
11. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY CONDITION IN PERPETUITY IN ACCORDANCE WITH THIS CODE. (LDC 905.2-E.2)
12. ONGOING MAINTENANCE TO PREVENT THE ESTABLISHMENT OF PROHIBITED EXOTIC SPECIES IS REQUIRED. (LDC 905.2-E.4)

BUFFER REQUIREMENTS

NORTH BUFFER TYPE "A" - 10' WIDE MINIMUM
 1 TREE PER 60 L.F. WITH CONTINUOUS SHRUBS
 243 L.F. ● 1 TREE PER 60' = 4 TREES
 TREES PROVIDED = 2 (EXISTING) 2 PROPOSED
 SHRUBS PROVIDED = CONTINUOUS HEDGE (EXISTING)

SOUTH BUFFER TYPE "A" - 10' WIDE MINIMUM
 1 TREE PER 60 L.F. WITH CONTINUOUS SHRUBS
 255 L.F. ● 1 TREE PER 60' = 4 TREES
 TREES PROVIDED = 4 (EXISTING)
 SHRUBS PROVIDED = CONTINUOUS HEDGE (EXISTING)

EAST BUFFER TYPE "D" - 15' WIDE MINIMUM (VARIES)
 1 TREE PER 30 L.F.
 NO BERM DUE TO EXISTING CONDITIONS
 130 L.F. ● 1 TREE PER 30' = 4 TREES
 TREES PROVIDED = 3 (EXISTING) 1 PROPOSED
 4 X 5 = 20 SHRUBS REQUIRED
 SHRUBS PROVIDED = 20+

WEST BUFFER TYPE "A" - 10' WIDE MINIMUM
 1 TREE PER 60 L.F. WITH CONTINUOUS SHRUBS
 130 L.F. ● 1 TREE PER 60' = 2 TREES
 TREES PROVIDED = 2 (EXISTING ON ADJACENT PROPERTY)
 SHRUBS PROVIDED = CONTINUOUS HEDGE (EXISTING)

DROUGHT TOLERANT REQUIREMENT

OVERALL SITE: MAX 50% PLANT MATERIAL OTHER THAN TREES ARE ALLOWED TO BE NON-DROUGHT TOLERANT
 189 OF 189 SHRUBS AND G.C. ARE NON-DROUGHT TOLERANT = 100%

INTERNAL LANDSCAPE AREA REQUIREMENT

TOTAL VEHICLE USE AREA = 14,320 S.F.
 INTERNAL LANDSCAPE AREA REQUIRED (14,320 X 10%) = 1,432 S.F.
 INTERNAL LANDSCAPE AREA PROVIDED = 1,740 S.F.

INTERNAL LANDSCAPE AREA TREE REQUIREMENT

1,432 S.F./200 = 7 VUA TREES REQUIRED
 VUA TREES PROVIDED = 3 (EXISTING) 4 PROPOSED

PERIMETER PLANTING AREA CALCULATIONS

TOTAL BUILDING AREA = 3,131 S.F.
 PLANTING AREA REQUIRED (3,131 X 10%) = 313 S.F.
 PLANTING AREA PROVIDED = 376 S.F.
 BUILDING PERIMETER LENGTH = 132.9'
 PERIMETER PLANTING AREA REQUIRED (232.9' X 50%) = 116'
 PERIMETER PLANTING PROVIDED = 142'

NATIVE SHRUB & GROUNDCOVER REQUIREMENT

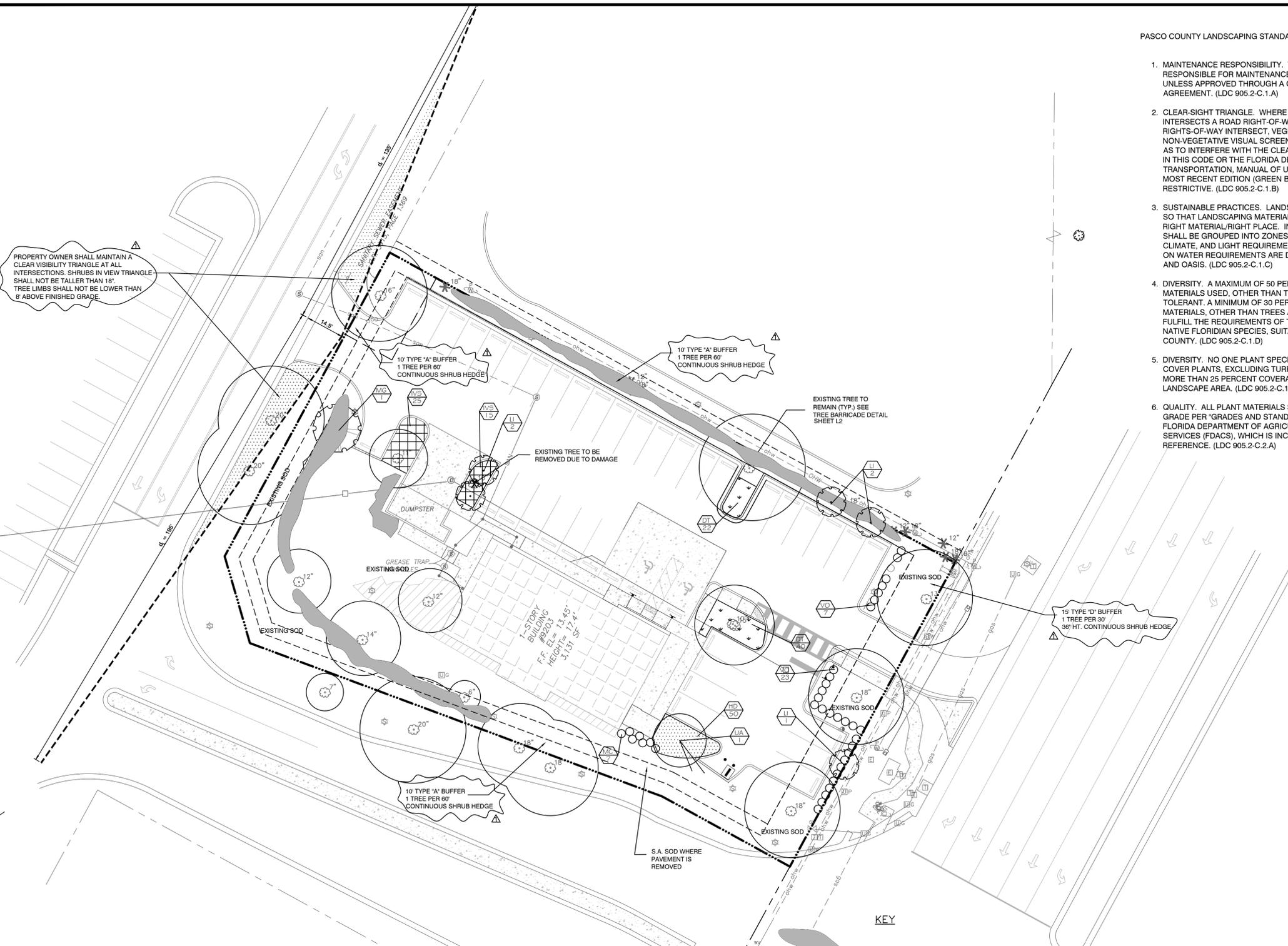
SITE: 30% SHRUBS AND GROUNDCOVER ARE REQUIRED TO BE NATIVE
 TOTAL SHRUBS AND GC = 189
 127 NATIVE = 67%

GRASSED AREA

SITE: MAX 30% SF REQUIRED LANDSCAPING AREA TO BE GRASS
 35% OF REQUIRED LANDSCAPE AREA IS GRASS

PALM TREES

SITE: PALM TREES MAY BE SUBSTITUTED FOR TREES UP TO 30%
 AT 3 PALMS = 1 TREE
 0 OF 7 TREES ARE PALMS = 0% PALMS



PROPERTY OWNER SHALL MAINTAIN A CLEAR VISIBILITY TRIANGLE AT ALL INTERSECTIONS. SHRUBS IN VIEW TRIANGLE SHALL NOT BE TALLER THAN 18". TREE LIMBS SHALL NOT BE LOWER THAN 6" ABOVE FINISHED GRADE.

PLANT LIST

SYM.	QTY.	BOTANICAL/COMMON NAME	SIZE	FL. NATIVE	DROUGHT TOLERANT
SHADE TREES different species for every 5 trees, palms may be substituted 3:1 for shade trees max 30% 10' c.t. ht.					
MG	1	MAGNOLIA GRANDIFLORA/SOUTHERN MAGNOLIA	2" CAL. 6' HT. X 3' SPD.	Y	Y
UA	1	ULMUS ALATA/WINGED ELM	2" CAL. 6' HT. X 2.5' SPD.	Y	Y
MULTI TRUNK TREES 3 trunk min. 3" cal. total trunks 6' ht.					
LJ	5	LAGERSTROEMIA INDICA	3 TRUNK MIN 6' HT. X 2.5' SPD. PINK	N	N
SMALL TREE 6' ht. min.					
SHRUBS max 25% coverage of landscape area max 36" o.c. spacing					
VO	30	VIBURNUM OBOVATUM 'WALTERS'/WALTER'S VIBURNUM	7 GAL. 36" HT. 36" O.C.	Y	Y
GROUNDCOVER max 25% coverage of landscape area spaced to obtain reasonable coverage within 1 year.					
HD	50	HELIANTHUS DEBILIS/BEACH SUNFLOWER	1 GAL. FULL, 24" O.C.	Y	Y
DT	62	DIANELLA TASMANICA 'VARIEGATA'/VAR. FLAX LILY	1 GAL. FULL, 24" O.C.	N	Y
IVS	40	ILEX VOMITORIA 'SCHILLINGS'/DWARF YAUPON HOLLY	3 GAL. FULL, 24" O.C.	Y	Y
MC	7	MUHLBERGIA CAPILLARIS/MUHLY GRASS	1 GAL. FULL, 30" O.C.	Y	Y
SOD max 30% of landscape area					
SOD	TBD	ST. AUGUSTINE			

ALL LANDSCAPE AREAS WILL BE PROVIDED WITH AN 100% AUTOMATIC IRRIGATION SYSTEM WITH AN RAIN SENSOR SHUTOFF.

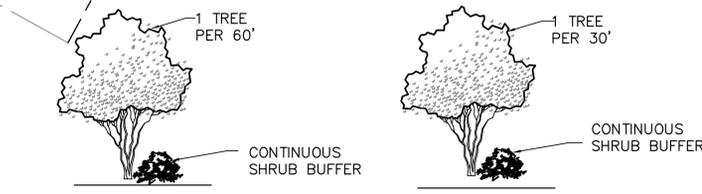
KEY

- EXISTING HEDGE
- EXISTING TREE CANOPY
- EXISTING FOUNDATION LANDSCAPING

SPECIAL NOTE

HB RETAIL LITTLE, LLC WILL BE RESPONSIBLE FOR MAINTENANCE OF THE LANDSCAPE

 ANY PLANT MATERIALS WHATSOEVER TYPE AND KIND REQUIRED BY THESE REGULATIONS SHALL BE REPLACED WITHIN THIRTY (30) DAYS OF THEIR DEMISE AND/OR REMOVAL.



10' TYPE "A" BUFFER 15' TYPE "D" BUFFER



North
Scale: 1" = 20'

NO. 11	DATE	5/18/2015	BY	D.J.G.
10	PER PASCO COUNTY COMMENTS			
9				
8				
7				
6				
5				
4				
3				
2				
1				

NOT VALID WITHOUT ORIGINAL SIGNATURE OF REGISTERED PROFESSIONAL LAND SURVEYOR
 PROJECT MANAGER: PIERRO
 PROJECT NO.: 315-017.00
 DATE: 5/18/2015

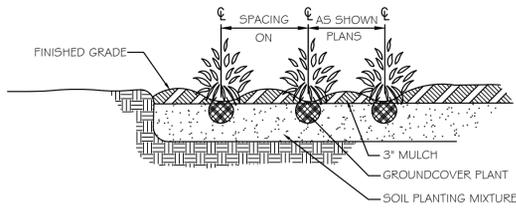
LANDSCAPE ARCHITECT:
 CATHERINE MORAHAN
 2116 RIVERS EDGE COURT
 CLEARWATER, FLORIDA 33763
 PHONE: (727) 734-3368

HUPP REALTY ADVISORS, INC.
 CIVIL ENGINEERING: 5000 CURLEW ROAD, SUITE 201
 PALM HARBOR, FLORIDA 34883
 TRAFFIC/TRANSPORTATION SURVEYING GIS
 PHONE (727) 788-9500
 FAX (727) 784-6662
 AVIDGROUP.COM

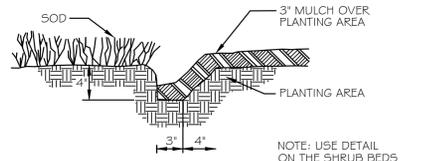
AVID GROUP

GULF VIEW SQUARE CHIPOTLE
PASCO COUNTY, FLORIDA
LANDSCAPE PLAN

11

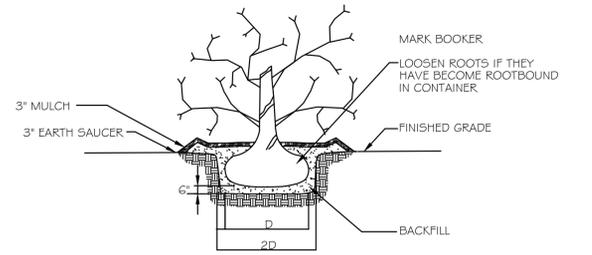


**GROUNDCOVER
PLANTING DETAIL**

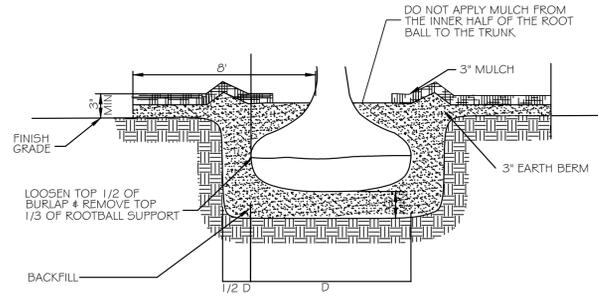


**LAWN/PLANTING AREA
EDGE DETAIL**

NOTE: USE DETAIL ON THE SHRUB BEDS NEXT TO GRASSED AREAS

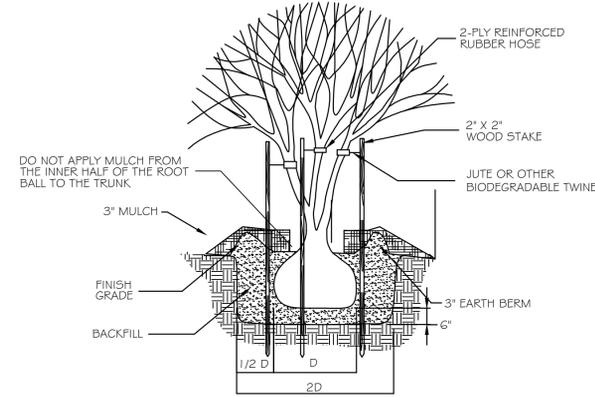


**TYPICAL SHRUB
PLANTING DETAIL**



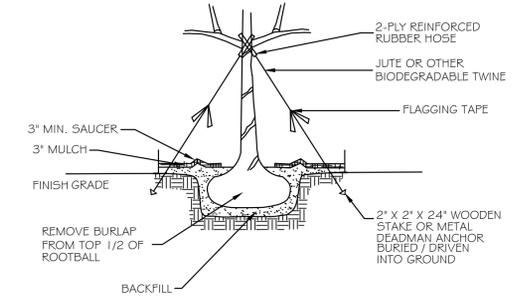
TREE PIT DETAIL

NOTE: PLANT TREE SLIGHTLY ABOVE ORIGINAL GRADE TO ALLOW FOR SETTLEMENT. WATER TREE IMMEDIATELY AFTER PLANTING.



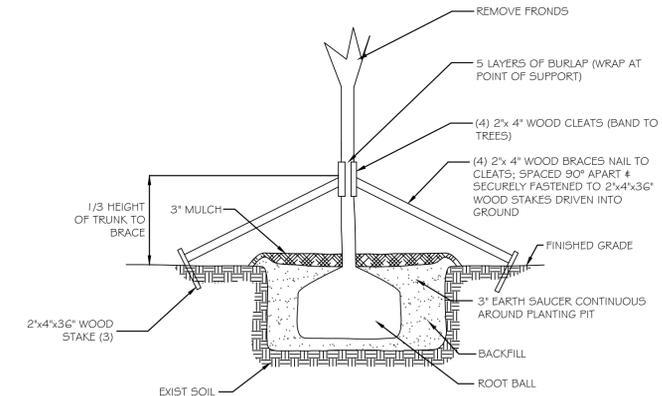
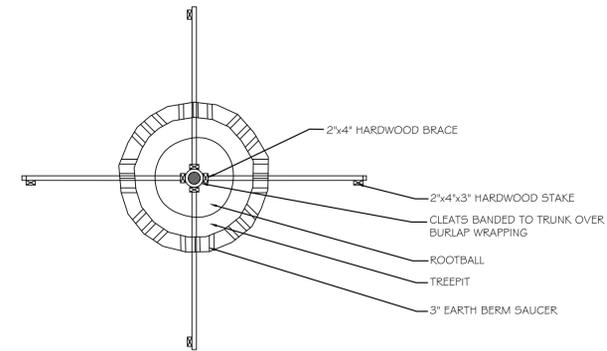
MULTI TRUNK TREE PLANTING DETAIL

NOTE: STAKE TREES ONLY AS NEEDED



TREE STAKING DETAIL

NOTE: STAKE TREES ONLY AS NEEDED



PALM TREE PLANTING DETAIL

NO.	DATE	DESCRIPTION	DWG.	BY
11	7/20/15	PER PASCO COUNTY COMMENTS		
10				
9				
8				
7				
6				
5				
4				
3				
2				
1	7/20/15			

NOT VALID WITHOUT ORIGINAL SIGNATURE OF REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
 LANDSCAPE ARCHITECT: CATHERINE MORAHAN
 2116 RIVERS EDGE COURT CLEARWATER, FLORIDA 33763
 PHONE: (727) 734-3368
 PROJECT NO: 315-017.00
 DATE: 5/18/2015

LANDSCAPE ARCHITECT: CATHERINE MORAHAN
 2116 RIVERS EDGE COURT CLEARWATER, FLORIDA 33763
 PHONE: (727) 734-3368

HUPP REALTY ADVISORS, INC.
 3000 CURLEW ROAD, SUITE 201 PALM HARBOR, FLORIDA 34883
 CIVIL ENGINEERING, SURVEYING, GIS
 LAND PLANNING, TRANSPORTATION
 TRAFFIC/TRANSPORTATION
AVID GROUP
 PHONE (727) 788-9500
 FAX (727) 784-6662
 AVIDGROUP.COM

GULF VIEW SQUARE CHIPOTLE
PASCO COUNTY, FLORIDA
LANDSCAPE DETAILS

THESE PLANS MAY NOT BE COPIED AND/OR MODIFIED WITHOUT WRITTEN PERMISSION FROM AVID GROUP, INC. COPYRIGHT 2013

PART 1.0 GENERAL

1.1 DESCRIPTION OF WORK

AWARDED BIDDER SHALL PROVIDE AND INSTALL TREES, SHRUBS AND SOD IN ACCORDANCE WITH THE LANDSCAPE PLAN AND SPECIFICATIONS.

1.2 DEFINITIONS

A. "FINAL ACCEPTANCE" SHALL MEAN THAT POINT IN TIME WHEN ALL REQUIREMENTS OF PROJECT DRAWINGS ARE COMPLETED, INCLUDING ANY PUNCH-LIST ITEMS, TO THE SATISFACTION OF THE CUSTOMER. THE AWARDED BIDDER SHALL BE NOTIFIED OF FINAL ACCEPTANCE BY THE CUSTOMER OR THEIR REPRESENTATIVE.

B. "MAINTENANCE PERIOD" OR "WARRANTY PERIOD" SHALL BEGIN WHEN PLANT MATERIAL IS INSTALLED AND CONTINUE FOR A TWELVE (12) MONTH PERIOD AFTER NOTIFICATION OF FINAL ACCEPTANCE.

C. "FINAL MAINTENANCE INSPECTION" SHALL OCCUR AT THE END OF THE TWELVE (12) MONTH MAINTENANCE PERIOD.

D. "NURSERY-GROWN" SHALL MEAN GROWN IN THE NURSERY FROM LINERS OR COLLECTED AND THEN GROWN IN A NURSERY NOT LESS THAN 2 YEARS.

E. "HEALTHY, VIGOROUS CONDITION" SHALL MEAN LIVE FOLIAGE OUT TO THE TIPS OF ALL BRANCHES AND STEMS, AND A TRUNK CALIPER THAT IS BIGGER, 12 MONTHS AFTER PLANTING, THAN AT PLANTING. HEALTHY, VIGOROUS PALMS HAVE NEW FRONDS DEVELOPING WITH NO NECROSIS OR CHLOROSIS AND ARE GREEN IN COLOR. SHRUBS SHALL HAVE LIVE FOLIAGE OUT TO THE TIPS OF ALL BRANCHES.

1.3 QUALITY ASSURANCE

A. THE INSTALLATION SHALL BE BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE HORTICULTURE. ALL LANDSCAPE MATERIAL SHALL BE PROVIDED BY THE AWARDED BIDDER, AS SPECIFIED ON THE PLANS.

B. PLANT NAMES INDICATED SHALL COMPLY WITH "STANDARDIZED PLANT NAMES" AS ADOPTED BY THE LATEST EDITION OF THE AMERICAN JOINT COMMITTEE OF HORTICULTURAL NOMENCLATURE. NAMES OF VARIETIES NOT LISTED THERE SHALL CONFORM GENERALLY WITH NAME ACCEPTED BY THE NURSERY TRADE. STOCK PROVIDED SHALL BE TRUE TO ITS BOTANICAL NAME AND LEGIBLY TAGGED.

C. AWARDED BIDDER SHALL PROVIDE PHOTOGRAPHS OF PLANT MATERIAL PRIOR TO INSTALLATION.

D. PLANT SELECTION SHALL COMPLY WITH SIZING AND GRADING STANDARDS OF THE LATEST EDITION OF FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS. ALL PLANT MATERIAL SHALL BE "FLORIDA FANCY" OR "FLORIDA #1".

E. SUBSTITUTIONS SHALL NOT BE ACCEPTED AND WILL CONSTITUTE AN UNRESPONSIVE BID.

F. TREES, SHRUBS AND GROUNDCOVERS: PROVIDE TREES, SHRUBS AND GROUNDCOVERS OF QUANTITY, SIZE, GENUS, SPECIES AND VARIETY SHOWN AND SCHEDULED FOR LANDSCAPE WORK AND COMPLYING WITH RECOMMENDATIONS AND REQUIREMENTS OF THE LOCAL GOVERNMENT. PROVIDE HEALTHY, VIGOROUS STOCK, GROWN IN A RECOGNIZED NURSERY IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE AND FREE OF DISEASE, INSECTS, EGGS, LARVAE AND DEFECTS SUCH AS KNOTS, SUN-SCALD, INJURIES, ABRASIONS, OR DISFIGUREMENT.

G. THE CUSTOMER OR THEIR REPRESENTATIVE SHALL INSPECT FOR QUALITY ASSURANCE AND APPROVE PLANT MATERIAL AT EITHER THE NURSERY OR PROJECT LOCATION, PRIOR TO INSTALLATION.

H. LOCAL GOVERNMENT RESERVES THE RIGHT TO REJECT ANY AND ALL PLANT MATERIAL.

1.4 SUBMITTALS

A. AWARDED BIDDER MUST SUBMIT CERTIFICATES OF INSPECTION, ANALYSES FOR SOIL AMENDMENTS, AND LABELS FOR HERBICIDES, INSECTICIDES AND FERTILIZER MATERIALS.

B. AWARDED BIDDER MUST SUBMIT THE FOLLOWING MATERIAL SAMPLES:

- 1. MULCH
2. TOPSOIL
3. PRE-EMERGENT HERBICIDE
4. FERTILIZER
5. PHOTOGRAPHS OF TYPICAL PLANT MATERIAL

1.5 JOB CONDITIONS

A. THE CUSTOMER OR THEIR REPRESENTATIVE WILL PROVIDE "NOTICE TO PROCEED" TO THE AWARDED BIDDER.

B. AWARDED BIDDER IS RESPONSIBLE FOR PROTECTING UTILITIES, PAVING, AND OTHER FACILITIES FROM DAMAGE DURING LANDSCAPE INSTALLATION. AWARDED BIDDER MUST NOTIFY "CALL SUNSHINE" (800-638-4097) 48 HOURS PRIOR TO BEGINNING WORK.

C. AWARDED BIDDER MUST PROTECT PLANT MATERIAL FROM DESICCATION DURING TRANSPORT AND INSTALLATION PERIOD. IN MOST INSTANCES, THIS MEANS DAILY IRRIGATION.

D. AWARDED BIDDER MUST FAMILIARIZE THEMSELVES WITH EXISTING PROJECT CONDITIONS, E.G., UTILITIES, SOIL STRATA, DRAINAGE, AND SIGHTLINES, PRIOR TO INSTALLATION. CONFLICTS SHOULD BE ADDRESSED WITH THE CUSTOMER OR THEIR REPRESENTATIVE.

E. WORK ALONG CITY, COUNTY, OR STATE RIGHT-OF-WAY MUST COMPLY WITH THE APPROPRIATE REGULATING AUTHORITY'S GUIDELINES FOR "TRAFFIC CONTROLS FOR CONSTRUCTION AND MAINTENANCE OPERATIONS". AWARDED BIDDER SHALL BE RESPONSIBLE TO FILE AND OBTAIN ANY AND ALL REQUIRED AGENCY PERMITS.

F. AWARDED BIDDER MUST PROVIDE TREE PROTECTION WITHIN THE SCOPE OF WORK. REFER TO LOCAL GOVERNMENT TREE ORDINANCE FOR SPECIFIC REQUIREMENTS.

PART 2.0 SHIPPING & HANDLING

2.1 TRANSPORTATION

A. TREE ROOT BALLS SHALL BE IRRIGATED JUST PRIOR TO SHIPPING. TREES SHALL BE SECURED IN THE TRUCK SO AS NOT TO ROLL. DO NOT ALLOW CLOSED TRUCKS TO REMAIN STANDING IN THE SUN IN HOT WEATHER UNLESS THEY ARE AIR-CONDITIONED. B&B TREES SHALL HAVE THEIR ROOT BALLS SHRINK-WRAPPED PRIOR TO TRANSPORTING THEM FROM THE NURSERY. TREES AND SHRUBS SHALL BE SHIPPED TO THE SITE IN ENCLOSED VANS OR COVERED WITH WOVEN SHADE TARP.

B. DELIVER SOD WITHIN 24 HOURS OF BEING HARVESTED. DO NOT DELIVER MORE SOD THAN CAN BE LAID WITHIN A 24 HOUR PERIOD.

2.2 UNLOADING AND HANDLING

TREES WILL BE REJECTED IF THEY ARE DROPPED TO THE GROUND SUDDENLY. CONTAINER GROWN AND BOXED TREES SHALL BE LIFTED WITH A FORKLIFT UNDER THE CONTAINER OR CARRIED BY HAND BY THE LIP OF THE CONTAINER. TREES MAY BE LIFTED BY WIRE LOOPS INSIDE THE CONTAINER. TREES MAY NOT BE LIFTED BY THE TRUNK, BALLED AND BURLAPPED TREES SHALL BE HANDLED BY THE ROOT BALL IN A MANNER THAT DOES NOT DEFORM THE SHAPE OF THE ROOT BALL. TREES SHALL NOT BE HANDLED BY THE TRUNK.

2.3 HOLDING TREES AND SHRUBS AT THE PLANTING SITE

IRRIGATE TREES AND SHRUBS AS SOON AS THEY ARRIVE AT THE PLANTING SITE. AFTER PLANT MATERIAL IS UNLOADED FROM THE TRUCK, IT SHALL BE STOOD AND STORED IN THE ERECT POSITION AND IRRIGATED TWICE DAILY WITH 5 GALLONS PER INCH TRUNK DIAMETER OR 1 GALLON FOR EVERY 3 GALLONS OF CONTAINER UNTIL PLANTED. SHRINK WRAPPED B&B TREES AND PLANTS IN PLASTIC CONTAINERS SHALL BE STORED IN THE SHADE.

PART 3.0 MATERIALS

3.1 PLANT MATERIALS

TREES

A. NURSERY STOCK SHALL MEET THE MINIMUM DIMENSIONS FOR HEIGHT, SPREAD, CALIPER AND ROOT BALL AS DESCRIBED ON THE LANDSCAPE PLAN. ON LARGE MATURING AND MEDIUM MATURING SHADE TREES, THE TIP OF THE DOMINANT LEADER SHALL BE THE TALLEST PART OF THE TREE. TREES WITH LEADERS TOPPED OR HEADED WITHIN THE LAST YEAR SHALL BE REJECTED.

B. CALIPER MEASUREMENT SHALL BE TAKEN SIX (6) INCHES ABOVE GRADE IF FOUR (4) INCHES OR LESS. TREES GREATER THAN FOUR (4) INCHES IN CALIPER SHALL BE MEASURED AT TWELVE (12) INCHES ABOVE GRADE.

C. FIELD-GROWN TREES AND PALMS SHALL BE NURSERY-GROWN AND HARDENED OFF (PRE-DUG) FOR A MINIMUM OF SIX (6) WEEKS PRIOR TO DELIVERY TO JOB SITE. CONTAINER GROWN TREES SHALL BE NURSERY-GROWN.

D. TREES MUST BE HEALTHY, VIGOROUS AND FULL WITH GOOD BRANCH DISTRIBUTION. TREES WITH BARK INCLUDED WITHIN MAJOR BRANCH UNIONS WILL NOT BE ACCEPTED.

E. ROOT BALLS OF FIELD-GROWN TREES MUST BE INTACT AND PROTECTED FROM DESICCATION WITH BLACK PLASTIC WRAP. CONTAINER TREES MUST HAVE THE CONTAINER ON THE ROOT BALL OR THE ROOT BALL MUST BE APPROPRIATELY PROTECTED FROM DESICCATION. TREES WITH ROOT BALLS THAT HAVE BOUND OR GIRDED ROOTS SHALL BE REJECTED. TREES WITH SYNTHETIC BURLAP WILL NOT BE ACCEPTED.

F. THE TIP OF THE FIRST MAJOR ROOT ORIGINATING FROM THE TRUNK MUST BE WITHIN ONE INCH OF THE TIP OF THE ROOT BALL. IF THE FIRST ROOT IS DEEPER THAN THIS, THE TREE WILL BE REJECTED.

G. CONTAINER TREES SHOULD HAVE FEW, IF ANY, ROOTS ON THE OUTSIDE SURFACE OF THE MEDIA.

H. TREES MUST HAVE GREEN, LIVE FOLIAGE. SHOCKED PLANTS (I.E. THOSE WITH DEAD OR DYING LEAVES) WILL BE REJECTED.

SHRUBS

A. PROVIDE SHRUBS AT THE MINIMUM HEIGHT AND SPREAD LISTED ON THE LANDSCAPE PLAN. ALL SHRUBS MUST BE HEALTHY AND VIGOROUS WITH GOOD BRANCH DISTRIBUTION.

B. CONTAINER GROWN SHRUBS SHALL HAVE NO CIRCLING ROOTS AND FEW, IF ANY ROOTS ON THE OUTSIDE SURFACE OF THE MEDIA.

C. SHRUBS MUST HAVE GREEN, LIVE FOLIAGE. SHOCKED PLANTS (I.E. THOSE WITH DEAD OR DYING LEAVES) WILL BE REJECTED.

GROUND COVER

A. PROVIDE PLANTS ESTABLISHED AND WELL ROOTED IN CONTAINERS TO THE MINIMUM HEIGHT AND SPREAD LISTED ON THE LANDSCAPE PLAN.

SOD

A. PROVIDED STRONGLY ROOTED SOD, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASSES HAVING BEEN CUT TO A MOWING HEIGHT OF ONE (1) INCH OR LESS PRIOR TO LIFTING FROM THE FIELD, AND MACHINE CUT TO PAD THICKNESS OF 3/4 INCH, EXCLUDING TOP GROWTH AND THATCH. PROVIDE SOD ONLY CAPABLE OF VIGOROUS GROWTH AND DEVELOPMENT WHEN PLANTED (VIABLE, NOT DORMANT). IT SHALL BE NURSERY GROWN AND PLANTED IN LOCATIONS AS DELINEATED ON THE LANDSCAPE PLANS.

B. PROVIDE SOD OF UNIFORM PAD SIZES WITH MAXIMUM 5% DEVIATION IN EITHER LENGTH OR WIDTH. BROKEN PADS OR PADS WITH UNEVEN ENDS WILL NOT BE ACCEPTED. SOD PADS INCAPABLE OF SUPPORTING THEIR OWN WEIGHT WHEN SUSPENDED VERTICALLY WITH A FIRM GRASP ON UPPER 10% OF PAD WILL BE REJECTED.

3.2 ACCESSORY MATERIALS

A. REFER TO THE DRAWINGS AND OTHER PARTS OF SPECIFICATIONS FOR ACCESSORIES SPECIFICALLY USED ON THIS PROJECT.

B. BACKFILL SOIL SHALL MATCH TEXTURAL CONDITION OF EXISTING SOIL. NO SOIL AMENDMENTS ARE NECESSARY. SOIL IN SIDEWALK CUT OUTS, PARKING LOT ISLANDS, AND OTHER SMALL SPACES TO BE REPLACED WITH NATIVE TOPSOIL TO IMPROVE CONDITIONS. ALL CONSTRUCTION DEBRIS, ROCKS, STICKS, LIMEROCK, SHELL, ECT. ARE TO BE REMOVED FROM THE ENTIRE PLANTING AREA.

C. FERTILIZER SHALL BE COMPLETE WITH APPROXIMATELY THE FOLLOWING RATIO: 3N-1P-3K (+MG FOR PALMS ONLY)

D. MULCH SHALL BE DERIVED FROM AN EXOTIC INVADER TREE SPECIES, E.G. MELALEUCA, AND SHALL BE CLEAN AND FREE FROM WEEDS AND OTHER DEBRIS. ALTERNATIVE PRODUCTS, E.G., EUCALYPTUS OR PINE BARK OR STRAW MAY BE CONSIDERED. BALD CYPRESS MULCH WILL NOT BE ACCEPTED.

E. PRE-EMERGENT HERBICIDE: APPLY GRANULAR CHIPCO "RONSTAR" OR APPROVED EQUAL AT LABEL RATE.

F. TREES SHALL BE SECURED USING THREE-QUARTER (3/4) INCH ELASTIC GUYS (3).

G. PALMS SHALL BE BRACED AS SHOWN. NO NAILS, SCREWS OR OTHER SECURING DEVICES MAY BE DRIVEN INTO THE TRUNK.

PART 4.0 EXECUTION

4.1 GENERAL

A. AWARDED BIDDER SHALL PROVIDE AND INSTALL ALL TREES, PALMS, SHRUBS AND GROUNDCOVERS IN THE QUANTITIES AND DIMENSIONS INDICATED ON THE LANDSCAPE PLAN.

B. COMMENCEMENT OF WORK: WORK UNDER THIS AWARDED BID SHALL BE COMPLETED IN AN ORDERLY, BUSINESS-LIKE FASHION. ONCE WORK HAS BEGUN, IT SHALL CONTINUE ON CONSECUTIVE WORKING DAYS UNTIL IT HAS BEEN COMPLETED. SUNDAYS, SATURDAYS, HOLIDAYS AND STOPPAGES DUE TO INCLEMENT WEATHER DELAYS OR CAUSED BY THE CUSTOMER SHALL BE EXCLUDED.

4.2 INSTALLATION

TREES, PALMS AND SHRUBS

A. ALL LANDSCAPE MATERIAL IS TO BE PLANTED IN ACCORDANCE TO THE LANDSCAPE PLAN AND ATTENDANT EXHIBITS. GOOD HORTICULTURAL PRACTICES MUST BE OBSERVED.

B. TREES AND PALMS ARE TO BE PLANTED OUT OF THE RIGHT-OF-WAY (ROW) AT A MINIMUM OF FOUR (4) FEET FROM BACK OF CURB AT LOCATIONS IDENTIFIED ON THE LANDSCAPE PLAN. ALL SHRUBS ARE TO BE A MINIMUM OF TWO AND ONE HALF (2.5) FEET FROM BACK OF CURB AS SHOWN ON LANDSCAPE PLAN. AWARDED BIDDER SHALL STAKE AND/OR PAINT PLANTING LOCATIONS IN THE FIELD. UPON APPROVAL BY THE CUSTOMER, THESE AREAS SHALL BE SPRAYED WITH AN APPROVED HERBICIDE AND MAINTAINED WEED-FREE FOR THE DURATION OF THE PROJECT.

C. EXCAVATE PLANTING HOLES WITH VERTICAL SIDES. DO NOT DISTURB SOIL AT BOTTOM OF PLANTING HOLES. MAKE EXCAVATIONS TWICE AS WIDE AS THE ROOT BALL DIAMETER AND SLIGHTLY LESS (TWO INCHES) THAN THE DISTANCE BETWEEN THE TOP-MOST ROOT IN THE ROOT BALL AND THE BOTTOM OF THE ROOT BALL. ALTERNATIVELY, EXCAVATE THE HOLE SLIGHTLY WIDER THAN THE ROOT BALL AND PLACE THE ROOT BALL IN THE HOLE SO THE TOP-MOST ROOT IS EVEN WITH OR SLIGHTLY (TWO INCHES) HIGHER THAN THE SURROUNDING LANDSCAPE GRADE. THEN, LOOSEN THE SURROUNDING SOIL OUT TO A DIAMETER EQUAL TO TWICE THE DIAMETER OF THE ROOT BALL. FINALLY, PUSH THE LOOSENED SOIL TOWARD THE ROOT BALL TO FILL THE HOLE.

IF WATER FILLS THE BOTTOM OF THE PLANTING HOLE, ADD SOIL TO THE BOTTOM OF THE HOLE UNTIL THE WATER IS COVERED. PACK THE ADDED SOIL FIRMLY. PLACE THE ROOT BALL ON THIS PACKED, SOLID SOIL, NOT IN WATER. NO PART OF THE ROOT BALL SHALL BE PLACED IN WATER. IF NECESSARY, BRING IN SOIL SIMILAR TO SITE SOIL TO COVER THE SIDES OF THE ROOT BALL, CREATING A RAISED MOUND. THE BASE OF THE MOUND (I.E. THE OUTER DIAMETER CREATED) SHALL BE AT LEAST SIX TIMES THE DIAMETER OF THE ROOT BALL.

WHEN PLANTING ON A SLOPE, THE TOP-MOST MAIN ROOT IN THE ROOT BALL SHALL BE EVEN WITH THE GRADE ON THE UPHILL SIDE OF THE TREE. SITE SOIL WILL NEED TO BE ADDED ON THE DOWNHILL SIDE TO COVER THE SIDES OF THE ROOT BALL AND TO CONSTRUCT THE SOIL BERM TO HOLD WATER. THE AMOUNT OF SOIL ADDED ON THE DOWNHILL SIDE WILL DEPEND ON THE SLOPE AND SIZE OF THE ROOT BALL.

D. REMOVE ALL WOOD, PLASTIC, OR GRO-BAGS FROM THE ROOT BALL. SET PLANTS IN CENTER OF HOLES WITH THE TOP-MOST ROOT IN THE ROOT BALL AT THE SAME HEIGHT OR SLIGHTLY HIGHER (2 INCHES) THAN FINISHED LANDSCAPE GRADES AND PLUMB TREES SO THE TRUNK IS VERTICAL. BACKFILL FIELD SOIL AROUND SIDES OF ROOT MASS AND WORK EACH LAYER TO SETTLE AND ELIMINATE VOIDS AND AIR POCKETS. MATERIAL MUST BE WATERED IN AS PLANTED. PROVIDE APPROXIMATELY 5 GALLONS OF WATER PER INCH OF TRUNK CALIPER OR 1 GALLON PER 3 GALLONS OF CONTAINER TO THE ROOT BALL ONCE ALL BACKFILL IS FILLED IN AROUND THE ROOT BALL.

E. PROVIDE A 2-3" HIGH SOIL BERM AROUND THE EDGE OF TREE ROOT BALLS TO FROM A SHALLOW SAUCER TO COLLECT WATER. THE WATERING SAUCER, REGARDLESS OF HOLE SIZE, IS TO BE AT EDGE OF ROOT BALL. ALTERNATIVELY, COBRA EDGING IS TO BE INSTALLED AT THE EDGE OF THE ROOT BALL.

F. BROADCAST OVER THE ROOT BALL AND BACK FILL SOIL, AT THE RECOMMENDED RATE, A BROAD-SPECTRUM PRE-EMERGENT HERBICIDE PRIOR TO MULCHING.

G. APPLY A CONTROLLED-RELEASE FERTILIZER TO THE SOIL SURFACE UNDER THE MULCH AT 1LB. NITROGEN PER 1000 FT2, PRIOR TO MULCHING. NO OTHER AMENDMENTS ARE NECESSARY.

H. ON TREES UP TO 4" CALIPER, APPLY A THREE (3) INCH LAYER OF MULCH TO AN EIGHT (8) FOOT DIAMETER CIRCULAR AREA AROUND THE TRUNK. ON LARGER CALIPER TREES, APPLY A TWO (2) FOOT DIAMETER MULCH AREA FOR EACH INCH OF TRUNK CALIPER. NO MULCH SHALL BE APPLIED TO THE INNER HALF OF THE ROOT BALL SURFACE. ALL OTHER PLANTING BEDS ARE TO HAVE A MINIMUM OF 3" OF MULCH.

I. TREES AND PALMS ARE TO BE SECURED BY AWARDED BIDDER.

GROUND COVER

A. SPACE GROUND COVER PLANTS AS INDICATED ON THE LANDSCAPE PLAN.

B. DIG HOLES LARGE ENOUGH TO ALLOW FOR SPREADING ROOTS AND BACKFILL WITH PLANTING SOIL. WORK SOIL AROUND ROOTS TO ELIMINATE AIR POCKETS AND LEAVE A SLIGHT SAUCER INDENTATION AROUND PLANTS TO HOLD WATER. WATER THOROUGHLY AFTER PLANTING, TAKING CARE NOT TO COVER CROWNS WITH WET SOILS.

C. MULCH AREA BETWEEN GROUND COVER PLANTS, PLACE NO LESS THAN 3" OF MULCH.

GENERAL

A. A REPRESENTATIVE WILL INSPECT ALL LANDSCAPE MATERIAL DURING INSTALLATION. MATERIAL THAT IS IN SHOCK OR HAS BEEN DAMAGED DURING INSTALLATION SHALL BE REPLACED BY AWARDED BIDDER WITHIN FIVE (5) WORKING DAYS FROM NOTIFICATION.

B. REMOVE FROM WORK SITE ALL EXCESS MATERIALS (E.G., SOIL, DEBRIS AND EQUIPMENT) DAILY THROUGH DURATION OF PROJECT. DAMAGES RESULTING FROM INSTALLATION SHALL BE REPAIRED BY AWARDED BIDDER.

C. PRUNING: IF THERE IS A DOUBLE LEADER IN THE TOP HALF OF THE TREE, SHORTEN ONE, BY THE ABOUT ONE-HALF, BACK TO A LIVE BRANCH THAT POINTS AWAY FROM THE TREE AND IS AT LEAST ONE-THIRD THE DIAMETER OF THE CUT LEADER. REMOVE BROKEN PORTIONS OF DAMAGED BRANCHES BACK TO A LIVE LATERAL BRANCH. PRUNE SHRUBS TO RETAIN NATURAL CHARACTER.

D. REMOVE ALL STRING OR WIRE WRAPPED AROUND TREE TRUNKS. REMOVE ALL STRAPS, ROPE AND STRING USED TO LIFT THE ROOT BALL. REMOVE ALL BURLAP AND WIRE FROM THE TOP OF THE ROOT BALL.

4.3 ACCEPTANCE

A. INSPECTION TO DETERMINE ACCEPTANCE OF PLANTED AREAS WILL BE MADE BY THE CUSTOMER REPRESENTATIVE UPON AWARDED BIDDER'S REQUEST. PROVIDE NOTIFICATION A MINIMUM OF FIVE (5) WORKING DAYS BEFORE REQUESTED INSPECTION DATE.

PLANTED AREAS WILL BE ACCEPTED PROVIDED ALL REQUIREMENT, INCLUDING MAINTENANCE, HAVE BEEN SATISFIED AND PLANT MATERIALS ARE HEALTHY AND IN VIGOROUS CONDITION.

B. THE CUSTOMER OR THEIR REPRESENTATIVE WILL PREPARE A "PUNCH LIST" OF THOSE ITEMS, WHICH MUST BE CORRECTED BEFORE RE-INSPECTION FOR FINAL ACCEPTANCE. THE REPRESENTATIVE WILL DETERMINE AN APPROPRIATE TIME PERIOD FOR CORRECTIONS. AWARDED BIDDER MUST REQUEST RE-INSPECTION TWO (2) WORKING DAYS IN ADVANCE.

4.4 MAINTENANCE

A. BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING. MAINTAIN ALL PLANT MATERIAL UNTIL FINAL ACCEPTANCE AND FOR A MAINTENANCE AND WARRANTY PERIOD OF TWELVE (12) MONTHS AFTER FINAL ACCEPTANCE.

B. MAINTENANCE SHALL INCLUDE BUT IS NOT LIMITED TO PRUNING, CULTIVATION, MOWING, WEEDING, FERTILIZING, WATERING, AND APPLICATION OF APPROPRIATE PESTICIDES NECESSARY TO MAINTAIN PLANTS IN HEALTHY CONDITION.

- 1.) RESET SETTLED PLANTS TO PROPER GRADE AND POSITION.
2.) RESTORE SOIL BERM AND MULCH LAYER.
3.) TIGHTEN AND REPAIR ELASTIC GUYS OR OTHER SUPPORTS
4.) CORRECT DEFECTIVE WORK.
5.) REMOVE AND REPLACE REJECTED MATERIAL WITHIN ONE (1) WORKING DAY FROM NOTIFICATION.
6.) MAINTAIN MULCH SURFACE WEED-FREE.

C. ALL PALMS ARE TO BE PRUNED TO REMOVE DEAD FRONDS, AND FRONDS WITH A PETIOLE THAT DROOPS BELOW HORIZONTAL. DEAD FRONDS ARE THOSE WITH LESS THAN 50% GREEN TISSUE. ONLY THOSE FRONDS WITH PETIOLES DROOPING BELOW HORIZONTAL (9:00-3:00 O'CLOCK) SHOULD BE REMOVED. ALL SEEDPODS ARE ALSO TO BE REMOVED INCLUDING THOSE ORIGINATING AMONG REMAINING FRONDS.

D. THE CONTRACTOR IS ENTIRELY RESPONSIBLE FOR THE IRRIGATION THROUGH FINAL ACCEPTANCE AND TWELVE- (12) MONTH WARRANTY PERIOD.

E. UPON SATISFACTORY COMPLETION OF MAINTENANCE PERIOD AS DETERMINED BY FINAL MAINTENANCE INSPECTION, THE CLIENT OR AN APPOINTED LANDSCAPE MAINTENANCE COMPANY WILL ASSUME MAINTENANCE RESPONSIBILITIES.

F. ALL STAKES, SUPPORTS, AND ASSOCIATED HARDWARE SHALL BE REMOVED 12 MONTHS AFTER PLANTING.

NOTES ON IRRIGATION

1. DELETE DAILY IRRIGATION WHEN PLANTING IN WINTER. IRRIGATION FREQUENCY CAN BE REDUCED SLIGHTLY (E.G. 2-3 TIMES EACH WEEK INSTEAD OF EVERY OTHER DAY) WHEN PLANTING HARDENED-OFF, FIELD GROWN TREES THAT WERE ROOT-PRUNED DURING PRODUCTION. ESTABLISHMENT TAKES 3 TO 4 MONTHS PER INCH TRUNK CALIPER.

2. IRRIGATION FREQUENCY CAN BE REDUCED SLIGHTLY (E.G. TO ONE OR TWICE EACH WEEK) WHEN PLANTING HARDENED-OFF, FIELD GROWN TREES THAT WERE ROOT-PRUNED DURING PRODUCTION.

3. AT EACH IRRIGATION, APPLY 2-3 GALLONS PER INCH TRUNK CALIPER TO THE ROOT BALL. APPLY IT IN A MANNER SO ALL WATER SOAKS INTO THE ROOT BALL. DO NOT WATER IF ROOT BALL IS WET/SATURATED ON THE IRRIGATION DAY.

4. TREES TAKE MUCH LONGER TO ESTABLISH THAT 3-4 MONTHS PER INCH TRUNK CALIPER. IRRIGATE IN DROUGHT THE FOLLOWING SUMMER.

TREE PLACEMENT

1. STREET OR LOT TREES TO BE INSTALLED ONLY AFTER TRUSS, DRIVEWAY AND BLOCK CONSTRUCTION IS COMPLETE FOR NEW HOME CONSTRUCTION. TREE LOCATION SHOWN ARE GENERAL AND SCHEMATIC IN NATURE. NEW TREES SHOWN ARE TO BE INSTALLED 6' OFF UTILITY EASEMENT LINE TO AVOID UTILITY CONFLICTS UNLESS DIRECTED OTHERWISE BY THE GOVERNING AUTHORITY.

Table with columns: NO., DATE, DESCRIPTION, D/B, BY

Table with columns: NOT VALID WITHOUT ORIGINAL, REGISTERED PROFESSIONAL, AVID GROUP, INC., PROJECT NUMBER, PROJECT DATE, DATE

LANDSCAPE ARCHITECT: CATHERINE MORAHAN, 2116 RIVERS EDGE COURT CLEARWATER, FLORIDA 33763, PHONE: (727) 734-3368

HUPP REALTY ADVISORS, INC. CIVIL ENGINEERING, 2000 CURLEW ROAD, SUITE 201, CLEARWATER, FLORIDA 34683. TRAFFIC/TRANSPORTATION SURVEYING. AVID GROUP logo.

GULF VIEW SQUARE CHIPOTLE, PASCO COUNTY, FLORIDA, LANDSCAPE NOTES