PASCO COUNTY, FLORIDA
INTEROFFICE MEMORANDUM

TO: Joaquin Servia
Development Review Manager

DATE: 3/25/15 FILE: PDD15-814

SUBJECT: Creative World School Oakstead Tract 5 (Project No. SML15-012) Recommendation: Approval with Conditions (Attachment No. 1)

FROM: Beverly E. Trudell, Senior Development Technician

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

PROJECT DESCRIPTION:

Commission District:	The Honorable Mike Wells
Project Name:	Creative World School, Oakstead Tract 5
Developer's Name:	SMC Oakstead, LLC
Location:	On the west side of Oakstead Boulevard approximately three quarters of a mile north of State Road 54 (Attachment No. 2)
Parcel ID No.:	22-26-18-0000-00100-0051
Land Use Classification:	Res-3 (Residential 3 du/ga)
Zoning District:	MPUD (Oakstead RZ5879, GM04-293)
Transportation Corridor:	Oakstead Boulevard
Existing Right-of-Way:	60 Feet from Centerline
Required Right-of-Way:	67.50 Feet from Centerline of Construction
Acreage:	5.2 Acre, m.o.l.
Use/Square Feet:	Day Care/15,308 Square Feet
Flood Zone:	"X" & "AE"
Water/Sewage:	Pasco/Pasco
Transportation Analysis Zone:	236
Mobility Fee Assessment District:	A
Mobility Fee Collection/Benefit District:	2
Roads:	Public
Certificate of Capacity:	Initial

DEVELOPER'S REQUEST:

The applicant/developer of Creative World School, Oakstead Tract 5, is requesting Preliminary Site Plan/Construction Plan/Stormwater Management Plan and Report approval for the construction of a one-story, 15,308-square-foot day care (Attachment No. 3).

BACKGROUND AND FINDINGS OF FACT:

See Attachment No. 4

RECOMMENDATION:

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

ATTACHMENTS:

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

DEVELOPMENT REVIEW COMMITTEE ACTION:

APPROVED ☐ B.C.C. ☐ D.R.C. ☑ P.D.D.

Pasco County

By: [signature] Date 3-25-15

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

ATTACHMENT NO. 1 – CONDITIONS OF APPROVAL
Creative World School, Oakstead Tract 5

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 is hereby notified that the effective date of this development approval shall be the date of the final County action; however, no activity shall commence on site until such time as the acknowledgment portion of this document is completed (including notarization) and received by the Planning and Development Department.

   b. 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. National Pollutant Discharge Elimination System Permit/permit application.

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

Specific Conditions

2. Prior to issuance of Building Permit provide a letter of certification from a geotechnical engineer ensuring that the Procedure for Grouting the detected voids was followed and completed per recommendation in the Geotechnical Exploration Report.

3. The site shall be graded to within twelve (12) inches of the final grade. Where fill is proposed, it shall be placed in compliance with the Geotechnical/Geological Engineering Report recommendations (including any lift depths recommended) and compacted to a minimum density of ninety-five (95) percent of the modified Proctor maximum dry density. Density tests to confirm compaction shall be required within the building pad area before the next lift is placed. Upon completion of the land development construction, a professional engineer shall provide a certification to the County that the project, including each pad area, complies with the recommendations of the Geotechnical/Geological Engineering Report.

4. The Transportation Corridor Table and Rough Proportionality require the applicant to dedicate to the County 7.5 feet of right of way for Oakstead Boulevard in a means acceptable to Pasco County Real Estate Division. Prior to the site development permit you shall provide to Planning and Development and the Real Estate Division the necessary documentation to initiate the transfer of the right of way.

5. If, during construction activities, any evidence of the presence of State of Federally protected plant and/or animal species is discovered that would result in a take, work shall come to an immediate stop, and Pasco County shall be notified with two working days. Work may resume if construction activities are consistent with state and/or federal rules, guidelines or all pertinent permits have been obtained.

General Conditions

6. The applicant/developer or successors in interest are advised of the following restrictions:

   a. No owner of the property within the development may construct or maintain any building, residence, or structure, or undertake or perform any activity in the wetlands, buffer areas, and upland conservation areas described in the approved plan or record plat unless prior approval is received from the SWFWMD pursuant to environmental resource permitting.

   b. No owner of the property within the development may construct or maintain any building, residence, or structure, or undertake or perform any activity within the 100-year floodplain described in the approved plan and/or record plat of the subdivision unless prior approval is received from the SWFWMD pursuant to environmental resource permitting.

   c. No owner of the property may undertake any roadway improvements within this development unless prior written authorization or notification of exemption is received from the SWFWMD pursuant to environmental resource permitting.

7. 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*.

8. 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.

9. 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.

10. 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.

11. 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.

12. 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.

13. Subject to the provisions of the LDC, Section 901.2.J (Transportation-Corridor Management; Dedication-Rough Proportionality) the developer shall convey, at no cost to the County, the required amount of right-of-way (7.50) to achieve 67.50 feet from the centerline of construction of (Table 7-4, Pasco County Corridor Preservation Table, located in the Comprehensive Plan, Transportation Element, for arterial/collector and major intersection right-of-way requirements).

In addition, the developer shall, at no cost to the County, design, construct, provide, and obtain any and all permits required by any local, State, or Federal agency for appropriate and sufficient drainage/retention, wetland, and floodplain mitigation facilities on the developers' property or at another site acceptable to the County to mitigate all impacts associated with the initial and future planned; i.e., in the current County Comprehensive Plan Transportation Element or Metropolitan Planning Organization Long-Range Plan, improvements of within or adjacent to the boundaries of the developer property including, but not limited to, mitigation for initial and future lanes of travel, shoulders, frontage roads, sidewalks, multimodal paths, medians, permanent slope easements (once grade of roadway is set), and other roadway appurtenances. The required drainage/retention, wetland, and floodplain mitigation facilities shall be determined at the time of stormwater management plan review for the portion(s) of the project adjacent to, and this paragraph of this condition shall expire after such stormwater management plans have been approved, unless such facilities are required pursuant to a development agreement approved pursuant to the LDC, Section 406.3. All stormwater management plans, reports, or calculations for the developer's project shall include a detailed scope of design and permitting parameters and a signed and sealed certification that such plans, reports, or calculations comply with this condition.

All conveyances shall occur at record plat or construction plan approval where a record plat is not required or within 90 days of the County's request, whichever occurs first. All conveyances shall include access easements, be in a form acceptable to the Real Estate Division, and be free and clear of all liens and encumbrances, including exemption from all covenants and deed restrictions.

14. To the extent that any of the conditions of this approval constitute monetary or property exactions that are subject to *Nollan v. California Coastal Comm'n*, 483 U.S. 825 (1987), and *Dolan v. City of Tigard*, 512 U.S 374 (1994), the applicant/owner, and successors and assigns (a) agrees that there is a nexus and rough proportionality between such conditions and the impacts of this project/development, and that such conditions are necessary to ensure compliance with the criteria of the LDC and Comprehensive Plan that are applicable to this approval, and (b) waives any claims based on such conditions. This agreement/waiver was entered into voluntarily, in good faith, for valuable consideration, and with an opportunity to consult legal counsel, but does not affect the applicant/owner's ability to seek variances, administrative remedies, or modifications of the conditions of this approval through applicable processes in the LDC.

15. 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.

16. 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).

17. The applicant/developer acknowledges that the Preliminary Site Plan (PSP) 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, all work authorized by the PSP shall be complete. In the event that the applicant/developer does not comply with this provision, all plans related to the uncompleted portion of the PSP approval shall be deemed void, and approval shall be deemed withdrawn, unless an extension has been obtained from the County Administrator or designee prior to expiration of any of the time limits provided above. Any extension shall be applied for at least 60 days prior to expiration of any of the above time limits.

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

Construction Plan

18. Prior to final site/construction plan approval of any project abutting a State roadway, the applicant/developer shall furnish to the Planning and Development Department a Letter of Intent indicating approval and/or an approved Driveway Permit from the Florida Department of Transportation (FDOT). Prior to the issuance of the first record plat or where a record plat is not required, prior to the first Certificate of Occupancy (CO), the applicant/developer shall provide a letter from the FDOT stating that the improvements within the State right-of-way have been inspected and completed to its satisfaction.

19. Unless otherwise approved by the County Engineer, driveway, road, and intersection improvements requiring roadway widening and/or left-turn, storage lane construction shall also include an asphaltic concrete overlay of the entire limits of the intersection improvement area to the County's specifications as approved by the County.

20. 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's *Manual on Uniform Traffic Control Devices* and FDOT standards.

21. If the project has internal roads that are to be named, street name signs shall be nine inches on all road classifications. All signs shall have six-inch Series B letters. All street name signs on private roads shall be standard D3 street name signs with the colors reversed: white background with green letters and border. At intersections with County- or State-maintained roads, the County or State maintained road shall be green background with white letters and border.

22. For improvements within the County right-of-way with traffic-control devices, the applicant/developer shall submit to the Traffic Operations Division, "the submittal data form" for approval prior to the installation of any traffic-control devices within the County right-of-way.

23. 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.

24. All construction within the County right-of-way will require a Right-of-Way Use Permit. The review and issuance of the Right-of-Way Use Permit shall be conducted in accordance with the LDC, Section 406.5, Right-of-Way Use Permit, and must be obtained prior to commencement of construction. The developer shall ensure that any improvements installed in rights-of-way are constructed to County standards.

25. The developer or the successors in interest shall connect to a central water and/or sewer system either governmentally owned or regulated by the Public Service Commission, as stipulated by County ordinance, when such systems become available, and pay such impact connection charges as applicable at that time.

26. 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.

27. The developer shall provide fire protection in compliance with the Pasco County Code of Ordinances, Chapter 46, Article III, and any subsequent amendments.

28. Curb ramps are required at all intersections of curbs and sidewalks and shall be constructed in conformance with the uniform *Federal Accessibility Standards* published by the General Services Administration, Department of Housing and Urban Development, Department of Defense, and United States Postal Service (Section 336.045, Florida Statutes).

29. 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.

30. 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.

31. 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.

32. 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.

33. 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.

Development Standards

34. The commercial/office design standards are in accordance with the appropriate zoning district regulations and uses contained within the LDC for specific parcel.

Building Permit/Certificate of Occupancy

35. 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.

36. 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.

37. 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).

38. A copy of the right-of-way conveyance document, including access easements, for 67.50 feet from the centerline of construction of Oakstead Boulevard recorded with the Pasco County Clerk & Comptroller shall be provided to the Planning and Development Department prior to the issuance of the first CO.

39. 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 occupancy/use of the permitted facilities.

OWNER'S / DEVELOPER'S ACKNOWLEDGMENT:

The owner / developer acknowledge that they have read, understood, and accepted the conditions of approval.

_____ Date

_____ Signature

_____ Print Name

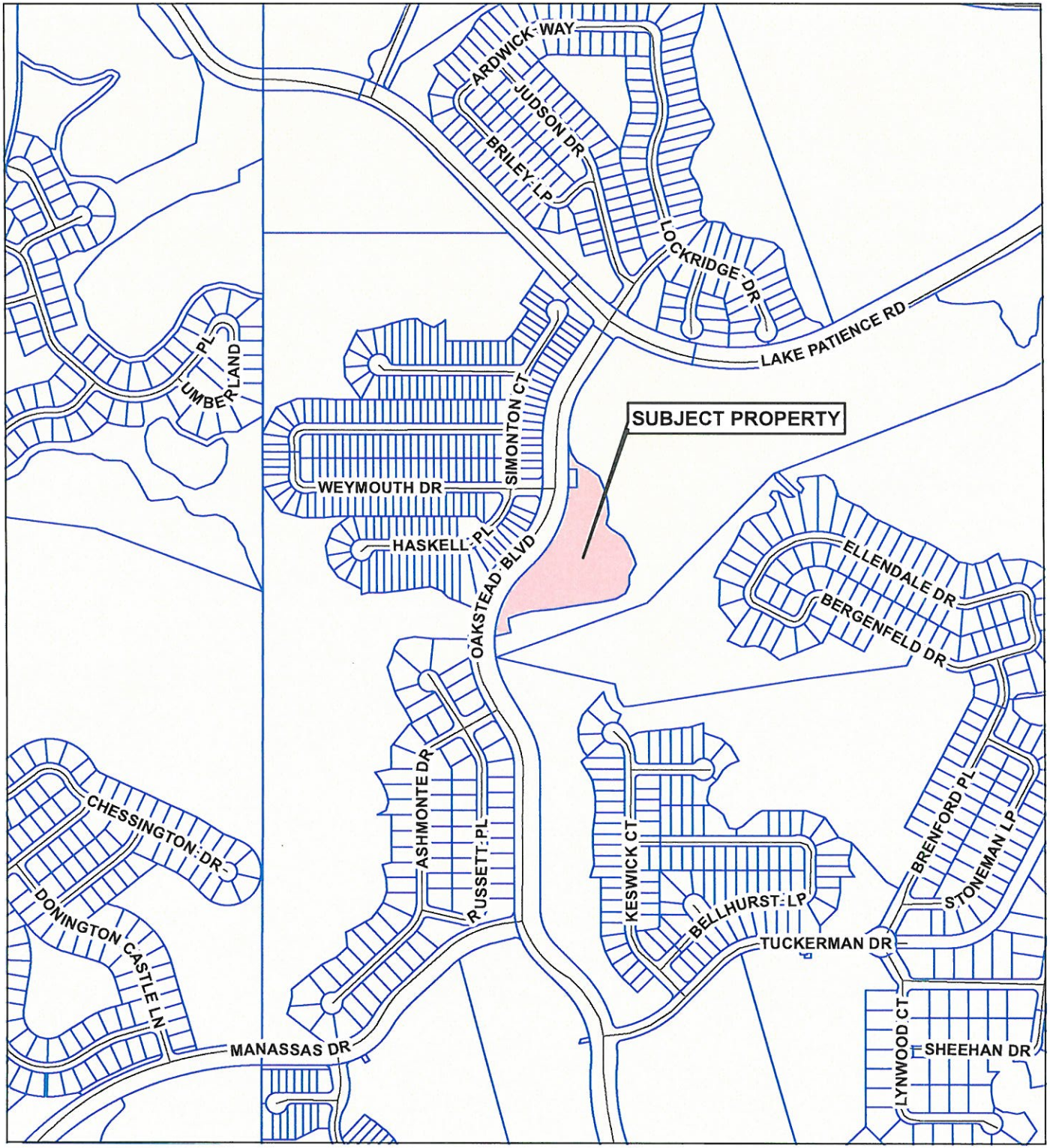
_____ Title

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me the _____ (date), by _____ (name of person acknowledging), who is personally known to me or who has produced _____ (type of identification) as identification.

Seal:

_____ NOTARY



SML15-012
Oakstead Tract 5

22 26 18 0000 00100 0051

CREATIVE WORLD SCHOOL

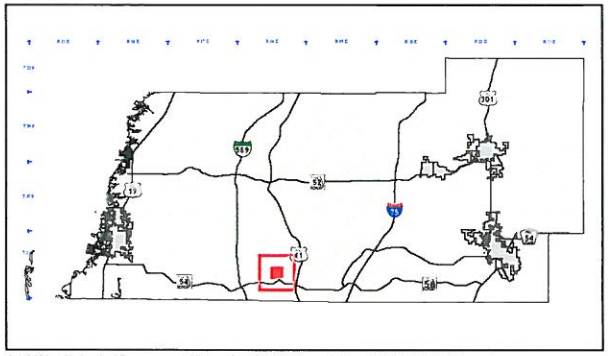
PHYSICAL ADDRESS:
3490 OAKSTEAD BLVD
LAND O' LAKES, FL 34638

COMMISSION DISTRICT: 4

SUBJECT PROPERTY

0 500 1,000
Feet

Pasco County GIS | 3/25/2015 | shalucha



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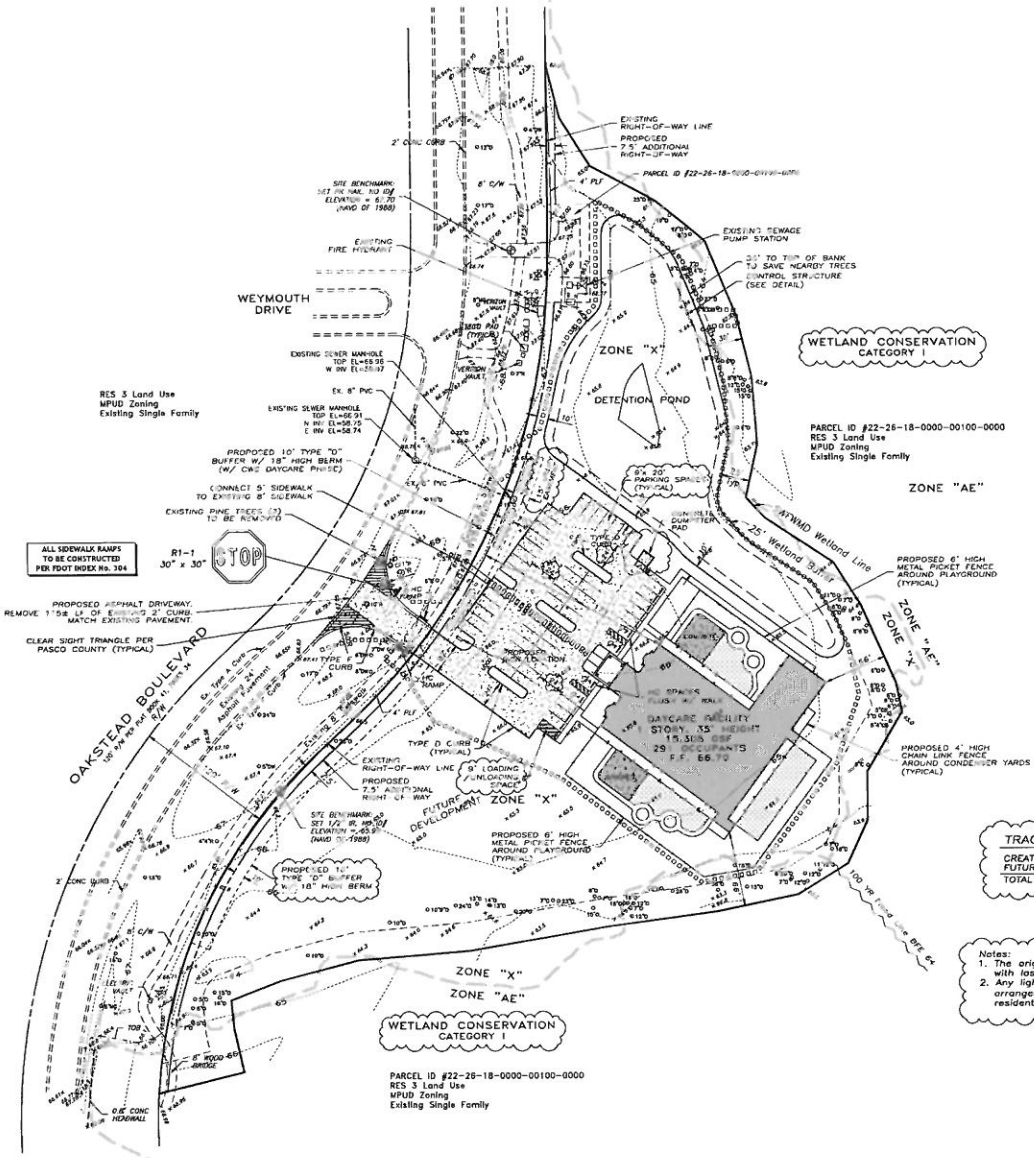

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100 50 0 50 100

SCALE: 1" = 50'

LEGEND

EXISTING	PROPOSED	
---□---	———	STORM DRAINAGE STRUCTURE
		STAKED EROSION CONTROL
		SWFWMD WETLAND LINE
		25' OFFSET FROM SWFWMD WETLAND LINE SHOWN FOR INFORMATIONAL PURPOSES
		ASPHALT PAVEMENT 23,325± S.F. (ON-SITE PARKING) 2,640± SF (DRIVEWAY)
		ARTIFICIAL TURF 4,665± S.F.
		CONCRETE 2,095± S.F.
		⊙ 11"P = TREES TO BE REMOVED
		30' CLEAR SIGHT TRIANGLE PER PASCO COUNTY
		2014 FEMA FLOOD BOUNDARY

Project lies within Flood Zones "X & AE" as shown on FIRM Panel No. 12101C0403F, dated September 26, 2014

AREA TABULATION

BUILDING COVERAGE	15,308 SF	7%
IMPERVIOUS SURFACES	24,192 SF	11%
OPENSPACE/GREENSPACE UPLAND	150,540 SF	66%
PROPOSED POND	36,500 SF	16%
TOTAL (5.13 Ac.)	226,540 SF	100%

FAR 15,308 / 226,540 = 0.07

PARKING TABULATION

PARKING REQUIRED:
30 EMPLOYEES x 1 SPACE PER EMPLOYEE + 291 STUDENTS x 1 SPACE PER 15 STUDENTS = 49 SPACES

PARKING PROVIDED:
REGULAR CARS = 50 SPACES
HANDICAP SPACES = 4 SPACES
TOTAL = 54 SPACES PROVIDED

TRACT 5 ENTITLEMENTS

CREATIVE WORLD SCHOOL	15,308 SF
FUTURE DEVELOPMENT	29,192 SF
TOTAL	44,500 SF

Notes:
1. The original MPUD Plan was approved on September 18, 1999, with last MPUD amendment RZ5879 on January 13, 2004.
2. Any lighting used to illuminate any parking area shall be so arranged as to direct and/or shield light away from adjoining residential premises and right-of-way.

SEE SHEET 2 FOR PASCO COUNTY STANDARD SITE PLAN NOTES

DATE	DESCRIPTION	BY
03/03/15	PER COMMENTS	DM

REVISIONS

Engineering Business Certificate of Authorization No. 26548
Fuxan Engineering, Inc.
15018 Manatee Cove Ln.
Odessa, Florida 33556
Phone: 813.246.6194
STATE OF FLORIDA
DAVID G. FUXAN NO. 33193
FLORIDA PROFESSIONAL ENGINEER
DATE:

PRELIMINARY DEVELOPMENT PLAN

JOB NO.	2015-CW-01
DESIGN	FUXAN
DRAWN	MIDDLETON
DATE	01-16-2015
FILE	PDP

Creative World School Oakstead Tract 5

PREPARED FOR: SMC Oakstead LLC

Elevations based on North American Vertical Datum 1988 (NAVD 88)
Conversion from NAVD 88 to NGVD 29 = -0.13 Feet.

ATTACHMENT NO. 4 - BACKGROUND AND FINDINGS OF FACT
Creative World School, Oakstead Tract 5

BACKGROUND:

1. On September 18, 1999, the Board of County Commissioners approved the Oakstead MPUD Master Planned Unit Development, Petition No. 5458.

2. On April 23, 2002, the Board of County Commissioners approved an amendment to the Oakstead MPUD, Petition No. 5879.

FINDINGS OF FACT:

1. Presently, the subject site is unimproved.

2. The Preliminary Site Plan/Construction Plan/Stormwater Management Plan and Report have 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.

3. The Preliminary Site Plan/Construction Plan/Stormwater Management Plan and Report for the above-subject project were prepared for SMC Oakstead, LLC by Fuxan Engineering, Inc. and consist of 18 sheets dated January 16, 2015; the sheets were last revised on March 20, 2015. The plans were originally received by the Planning and Development Department on January 23, 2015, and final revisions were received on March 25, 2015.

4. A Timing and Phasing Application was submitted and found to be exempt from the requirement to provide Timing and Phasing Analysis and a Substandard Roadway Analysis an SSRA.

The Planning and Development Department's approval of this Preliminary Site Plan/ Construction Plan/Stormwater Management Plan and Report constitutes a finding by the Planning and Development Department that the Preliminary Site Plan/Construction Plan/ Stormwater Management Plan and Report, as conditioned, are consistent with those Goals, Objectives, and Policies of the Comprehensive Plan and those provisions of the LDC that are applicable to Preliminary Site Plan/Construction Plan/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):	1/20/2015	Certificate Completed by:	D.H. for Bev
Parcel ID No(s):	22-26-18-0000-00100-0051		(attach survey if project includes portion of parcel)
Project Name:	Creative World School - Oakstead Tract 5	No:	SML15-012
Applicant Name, Address, and Telephone Number:	SMC Oakstead, LLC Shama Colquhoun 3119 Mossvale Lane Tampa, FL 33618		
Job Site Address:	Oakstead Blvd - E side, Lake Patience Rd - S side		

Does the applicant want to opt out of the mobility fee system pursuant to LDC 1302? ☐Yes ☐ 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? ☐Yes ☒ No

Approval Sought (Check All that apply):

☐	Preliminary Development Plan	☐	Nonresidential Subdivision
☒	Preliminary Site Plan	☐	Residential Subdivision into more than one dwelling unit
		☐	Public School (Comprehensive Plan Consistency Review)

TYPE OF DEVELOPMENT

Number of Units	Unit Measure	Description
15,308	sq ft	Daycare

Expiration (1300 LDC)		
All facilities (other than roads and schools) expire on:	3/25/2021	(6 yrs from issuance)
Roads(Only applies if project subject to transportation concurrency) Certificate of Capacity expires or is subject to additional review on: (click N/A if transportation concurrency does not apply)		or N/A ☑
Schools: Certificate of Capacity expires or is subject to additional review on:		or N/A ☑
Issuance Date: 3/25/15		

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

INITIAL CERTIFICATE OF CAPACITY

	Yes	No	Conditional Approval	Review Standards	Reviewed By & Authorized Signature/Date
Roads ☐ N/A	☐	☐	☐	LDC 1301.6.D and Chapter 7 Transportation Analysis	
Water/Water Supply (Utilities) or ☐	☐	☐	☒	LDC 1301.6.A and Chapter 10 Public Facilities Element	Mike Kirkpatrick 1/26/15
Sewer (Utilities) or ☐	☐	☐	☒	LDC 1301.6.A and Chapter 10 Public Facilities Element	Mike Kirkpatrick 1/26/15
Parks/Recreation(Parks) ☒ N/A	☐	☐	☐	LDC 1301.6.B and Chapter 5 Recreation and Open Space Element	
Solid Waste (Utilities) Or ☐	☐	☐	☒	LDC 1301.6.A and Chapter 10 Public Facilities Element	Mike Kirkpatrick 1/26/15
School or ☐ N/A	☐	☐	☐	LDC 1301.6.C & Chapter 8 Public School Facilities Element and School District Concurrency Implementation Procedures Manual	

[Type or Copy and Paste Below]

Creative World School - Oakstead Tract 5 Parcel #22-26-18-0000-00100-0051 PCU#99-184.27

Conditions of Approval for Water:

Pasco County Utilities has reviewed the referenced parcel and has determined that this parcel is within the existing area where water services are provided by Pasco County Utilities. A Service Connection Application, per County codes and ordinances, for water service to this property must be submitted and will be subject to the following conditions:

The provision water service is contingent upon the County obtaining adequate water supply from Tampa Bay Water; 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 successors or assigns, compliance with the conditions of Pasco County Code Chapters 46 and 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 water impact fees).

Conditions of Approval for 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 wastewater service to this

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

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 successors 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).

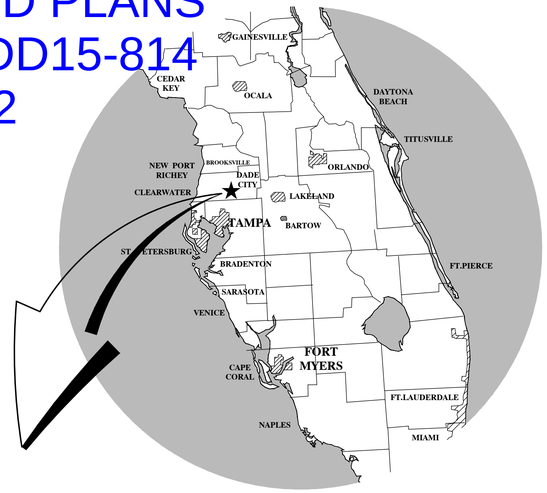
Conditions of Approval for Solid Waste:

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.

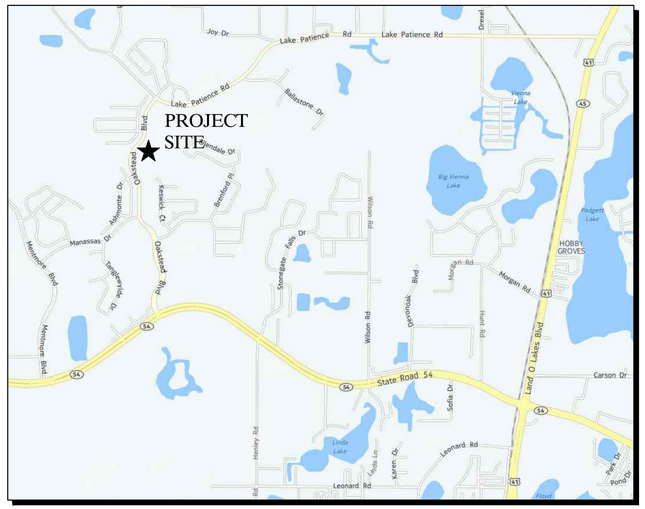
Revised 9-20-13

APPROVED PLANS
3-25-15 PDD15-814
SML15-012



Creative World School
Oakstead Tract 5

Preliminary Development Plan / Construction Plans



VICINITY MAP
PASCO COUNTY, FLORIDA
SECTION 22, TOWNSHIP 26 SOUTH, RANGE 18 EAST

LEGAL DESCRIPTION:
DESCRIPTION: A PARCEL OF LAND LYING IN SECTION 22, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEASTERLY CORNER OF THE RIGHT-OF-WAY FOR OAKSTEAD BOULEVARD, AS SHOWN ON THE PLAT OF OAKSTEAD PARCEL 9 UNIT 1 AND PARCEL 10 UNIT 1, RECORDED IN PLAT BOOK 41, PAGES 34 THROUGH 46, INCLUSIVE, OF THE PWBLIC RECORDS OF PASCO COUNTY, FLORIDA, RUN THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID OAKSTEAD BOULEVARD, THE FOLLOWING THREE (3) COURSES: 1) S34°30'00"W, 234.99 FEET TO A POINT OF CURVATURE; 2) SOUTHERLY, 264.94 FEET ALONG THE ARC OF A CURVE THE LEFT HAVING A RADIUS OF 440.00 FEET AND A CENTRAL ANGLE OF 34°30'00" (CHORD BEARING S17°15'00"W, 260.96 FEET) TO A POINT OF TANGENCY; 3) SOUTH, 32.12 FEET TO THE POINT OF BEGINNING; THENCE S13°46'13"E, 48.57 FEET; THENCE S31°56'41"E, 50.08 FEET; THENCE S61°38' 48"E, 64.49 FEET; THENCE S51°24'OO"E, 56.10 FEET; THENCE S22°32'56"E, 69.84 FEET; THENCE S13°41'36"E, 55.71 FEET; THENCE S04°14'27"E, 59.16 FEET; THENCE S12°37'33"W, 48.04 FEET; THENCE S41°51'34"E, 25.01 FEET; THENCE S56°44'39"E, 70.89 FEET; THENCE S32°27'31"E, 43.55 FEET; THENCE S23°30'29"E, 30.40 FEET; THENCE S23°42'38"E, 45.46 FEET; THENCE S11°12'54"E, 25.87 FEET; THENCE S30°23'29"W, 61.15 FEET; THENCE SOO°02'34"E, 41.88 FEET; THENCE S24°57'17"W, 41.78 FEET; THENCE S57°51'16"W, 51.45 FEET; THENCE S78°24'55"W, 72.83 FEET; THENCE S82°18' 41 "w, 98.10 FEET; THENCE S80°14'51 "W, 121.76 FEET; THENCE S85°12'22"W, 98.72 FEET; THENCE S75°27'36"W, 70.70 FEET; THENCE S68°47'15"W, 46.29 FEET; THENCE S05°OO'15"E, 24.72 FEET; THENCE S12°45'36"E, 39.47 FEET; THENCE S76°08'24"W, 76.94 FEET TO A POINT ON A CURVE ON THE AFORESAID EASTERLY RIGHT -OF - WA Y LINE OF OAKSTEAD BOULEVARD; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF OAKSTEAD BOULEVARD, THE FOLLOWING FOUR (4) COURSES: 1) NORTHEASTERLY, 335.26 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 440.00 FEET AND A CENTRAL ANGLE OF 43°39'26" (CHORD BEARING N25°10'17"E, 327.21 FEET) TO A POINT OF TANGENCY; 2) N47°00'00"E., 40.91 FEET TO A POINT OF CURVATURE; 3) NORTHEASTERLY, 459.37 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 560.00 FEET AND A CENTRAL ANGLE OF 47°00'00" (CHORD BEARING N23°30'00"E, 446.60 FEET) TO A POINT OF TANGENCY; 4) NORTH, 167.88 FEET TO THE POINT OF BEGINNING.
LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:
COMMENCE AT THE NORTHEASTERLY CORNER OF THE RIGHT-OF-WAY FOR OAKSTEAD BOULEVARD, AS SHOWN ON THE PLAT OF OAKSTEAD PARCEL 9 AND PARCEL 10 UNIT 1, RECORDED IN PLAT BOOK 41, PAGES 34 THROUGH 46, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, RUN THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID OAKSTEAD BOULEVARD, THE FOLLOWING THREE (3) COURSES: 1) S34°30'00"W, 234.99 FEET TO A POINT OF CURVATURE; 2) SOUTHERLY 264.94 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 440.00 FEET AND A CENTRAL ANGLE OF 34°30'00" (CHORD BEARING S17°15'00"W, 260.96 FEET) TO A POINT OF TANGENCY; 3) SOUTH, 155.61 FEET TO THE POINT OF BEGINNING; THENCE EAST, 37.56 FEET; THENCE SOUTH 84.69 FEET; THENCE WEST, 39.01 FEET TO A POINT ON A CURVE ON SAID EASTERLY RIGHT-OF-WAY LINE OF OAKSTEAD BOULEVARD; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, THE FOLLOWING TWO (2) COURSES: 1) NORTHERLY, 40.33 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 560.00 FEET AND A CENTRAL ANGLE OF 04°07'38" (CHORD BEARING N02°03'48"E, 40.33 FEET); 2) NORTH, 44.39 FEET TO THE POINT OF BEGINNING.

INDEX OF CONSTRUCTION PLANS

PERMIT / FILE NOS.	
SITE ADDRESS	
WATER COMMITMENT	
SEWER COMMITMENT	
SWFWMD	
WATER DEP	
SEWER DEP	
PARCEL ID NO.	22–26–18–0000–00100–0051
RELATED PASCO COUNTY APPROVAL NUMBERS	

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
811 Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

Prepared For:

SMC Oakstead LLC
Shama Colquhoun
3119 Mossvale Lane
Tampa, Florida 33618
Phone: (561) 755-3635
Shama720@gmail.com

DAVID G. FUXAN LICENSED PROFESSIONAL ENGINEER
No. 33133
STATE OF FLORIDA

DATE	SHEET NO.	BY
03-26-15	5,6,14	DM
03-03-15	1,2,4,5,6,7,10,12,14	DM

REVISIONS

Fuxan Engineering, Inc.
15018 Maurine Cove Ln.
Odessa, Florida 33556
Phone: 813-244-6194
email: dfuxan@fuxaneng.com
Engineering Business Certificate of Authorization No.: 26548

DAVID G. FUXAN | FLORIDA PROFESSIONAL ENGINEER | 33133

DATE: JANUARY 16, 2015 | JOB NO. 2015–CW–01

Elevations based on North American Vertical Datum 1988 (NAVD 88)
Conversion from NAVD 88 to NGVD 29 = +0.83 Feet

DESIGNED BY: FUXAN | DRAWN BY: MIDDLETON

FILE: CV

STORM WATER POLLUTION PREVENTION PLAN

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

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

Fuxan Engineering, Inc.

A. Develop SWPPP including, but not limited to, retention/detention ponds, control structures, erosion control methods and locations and stabilization criteria. This design is included within these construction plans and the following notes and instructions.

B. Submit and obtain the necessary design related storm water permits from the Florida Department of Environmental Protection, the Southwest Florida Water Management District and other applicable governmental bodies.

C. Upon notification by the developer of his intent to commence construction, submit a Notice of Intent to the FDEP on behalf of the developer and copy the contractor including SWPPP certification and copy of the permit.

D. Submit to SWFWMD and the operator of the municipal separate storm water system, if applicable, a letter of construction commencement.

E. Complete and submit a Notice of Termination and certification for developer. The NOT's shall be submitted no more than 30 days after
(a) completion of the project and final stabilization of the site or
(b) when responsibility for the site has ended. Final stabilization as defined by EPA is when all soil disturbing activities at the site have been completed and a uniform (e.g. evenly distributed, without large bare areas) perennial vegetative cover with a density of 70% of the native background vegetative cover for the area has been established on all unpaved areas and areas not covered by permanent structures. As an alternative, equivalent permanent stabilization measures (such as riprap, gabions, or geotextiles) may be employed. The client shall notify Fuxan Engineering, Inc. when one of these criteria has been met.

Contractor

A. Sign and return to Fuxan a Contractractors Certification Form certifying your understanding of and willingness to comply with the Storm Water Pollution Prevention Plan no later than 48 hours prior to commencement of construction. Also, each subcontractor affected by the SWPPP must certify to the contractor that they understand and shall comply with the NPDES permit and SWPPP. A record of these certifications shall be maintained by the contractor on site.

B. During construction, assure compliance with the designed Storm Water Pollution Prevention Plans prepared by Fuxan Engineering, Inc. and the NPDES Generic Permit for Storm Water Discharges from Large and Small Construction Activities.

C. Maintain a copy of the construction plans, which include the Storm Water Pollution Prevention Plan,the NOI, and all inspection reports and certifications on site.

D. Undertake all reasonable Best Management Practices (BMP's) to assure that silted or otherwise polluted storm water is not allowed to discharge from the site during all phases of construction. Stabilization BMP's that may be used include: temporary or permanent seeding, mulching, geotextiles, sodding, vegetative buffer strips, protection of trees and preservation of mature vegetation. Structural erosion and sediment control BMP's that may be used include: straw bale dikes, silt fences, earth dikes, brush barriers, drainage swales, check dams, subsurface drain, pipe slope drain, level spreaders, storm drain inlet protection, outlet protection, sediment traps, and temporary sediment basins. Detention ponds may also be used as temporary sediment basins. Additional BMP's that may need to be implemented include: providing protected storage areas for chemicals, paints, solvents, fertilizers, and other potentially toxic materials. Providing waste receptacles at convenient locations and providing regular collection of wastes, including building material wastes. Minimizing off-site tracking of sediments. Making adequate preparations, including training and equipment to contain spills of oil and hazardous materials. Complying with applicable state or local waste disposal, sanitary sewer or septic system regulations and the use of appropriate pollution prevention measures for allowable non-storm water components of discharge.

E. Notify Fuxan Engineering, Inc. and the developer in writing of any non-storm water pollution sources which are being stored, or otherwise used during the construction of the project, i.e., fertilizers, fuels, pesticides, other chemicals. This notification should be accompanied with the contractor's design and methods to prevent pollution run-off from these sources.

F. Develop a maintenance and inspection plan which includes, but is not limited to the following:

A. The specific areas to be inspected and maintained that includes all the disturbed areas and material storage areas of the site.

B. The erosion and sediment controls identified in the SWPPP to be maintained and inspected and those additional controls that the contractor deems necessary.

C. Maintenance procedures.

D. The procedure to follow if additional work is required or whom to call.

E. Inspections and maintenance forms.

F. The personnel assigned to each task.

The following shall be inspected a minimum of once a week or within 24 hours after 0.50 inches of rainfall:

Stabilization measures (once a month if fully stabilized).

Structural controls.

Discharge points.

Construction entrances and exits.

Areas used for storage of exposed materials.

An inspection form shall be completed for each inspection. Any permit violations should be noted and corrective measures shall be taken no later than 7 days after the inspection occurred. If revisions to the SWPPP are needed, a report form for changes in the SWPPP shall be completed and a copy sent to Fuxan Engineering, Inc. The original shall be kept on-site as documentation of the change. If the inspection passes, a certification that the facility is in compliance with the SWPPP and the NPDES permit must be signed by a duly authorized representative of the principal executive official of the operator of the SWPPP with one of the following qualifications:

1. Has successfully completed the Florida Stormwater, Erosion and Sediment Control Inspector Training Program.

2. Successfully completed a similar training program.

3. Has enough practical on the job training to be qualified to perform the inspections.

Retain inspection reports and certifications for at least three years.

G. Site stabilization measures shall be initiated as soon as practical but in no case more than 7 days, in portions of the site where construction activities have temporarily or permanently ceased.

H. Releases in Excess of Reportable Quantities.

1. The discharge of hazardous substances or oil in the stormwater discharge(s) from a facility or activity shall be prevented or minimized in accordance with the applicable stormwater pollution prevention plan for the facility or activity. This permit does not relieve the operator of the reporting requirements of 40 CFR part 117 and 40 CFR part 302. Where a release containing a hazardous substance in an amount equal to or in excess of a reporting quantity established under either 40 CFR 117 or 40 CFR 302, occurs during a 24 hour period:

a. The operator is required to notify the State Warning Point (800-210-0519 or 850-413-9911) as soon as he or she has knowledge of the discharge;

b. The operator shall submit within 14 calendar days of knowledge of the release a written description of: the release (including the type and estimate of the amount of material released), the date that such release occurred, the circumstances leading to the release, and remedial steps to be taken, to the Florida Department of Environmental Protection, NPDES Stormwater Section, Mail Station 2500, 2600 Blair Stone Road, Tallahassee, Florida 32399-2400; and

c. The stormwater pollution prevention plan required under Part V of this permit must be modified within 14 calendar days of knowledge of the release to: provide a description of the release, the circumstances leading to the release, and the date of the release. In addition, the plan must be reviewed to identify measures to prevent the reoccurrence of such releases and to respond to such releases, and the plan must be modified where appropriate.

2. This permit does not authorize the discharge of hazardous substances or oil resulting from an on-site spill.

Developer

A. Notify Fuxan Engineering, Inc. of your intent to commence construction. Sign the Notice of Intent form as operator of the storm water discharge facility and permittee and return to Fuxan Engineering, Inc.

B. Sign a Certification of Storm Water Pollution Prevention Plan and return to Fuxan Engineering, Inc.

C. Notify Fuxan Eng. when it is time to submit a Notice of Termination as defined under Part E of the Fuxan Engineering, Inc. section of the SWPPP. Sign and return to Fuxan Engineering, Inc. for submittal to FDEP a Notice of Termination form and certification.

PRE-DEVELOPED SITE INFORMATION:

1. Total site acreage: 5.13
2. Land use: VACANT
3. Vegetation: BAHIA GRASS
4. Receiving waters or municipal separate storm water system: ANCLOTE RIVER
5. 2 Year/24 Hour rainfall depth: 4.3
6. Soil types: POMELLO FINE SAND

PROJECT INFORMATION:

1. Project type: COMMERCIAL

2. Anticipated construction sequence is as follows:
   1. Complete erosion control installation
   2. Clearing and grubbing
   3. Earthwork activities
   4. Storm water system construction
   5. Utility construction
   6. Base and pavement construction
   7. Final stabilization

The BMP's listed in Part D of the Contractor section of the SWPPP shall be considered during all phases of construction.

3. Anticipated start date: MARCH 2015
4. Anticipated completion date: OCTOBER 2015
5. Total acres disturbed: 3.7
6. Pre-developed "C" factor: 0.20
7. Post-developed "C" factor: 0.65
8. The storm water management system, upon completion of construction and appropriate certification and as-built submittals will be operated and maintained by SMC Oakstead LLC.
9. The potential source of pollution from this project is on-site development and construction activity.

OWNER'S INSTRUCTIONS FOR MAINTENANCE AND INSPECTION OF STORMWATER FACILITIES

The entire stormwater system should be inspected on at least a semi-annual basis. This should include a visual inspection of the pond, pond banks, bleed-down orifices, other control structures, and discharge pipes. These should be kept free of debris and cleaned on a frequency as required to keep them functional, as designed. Mowing/clearing around the structures may be required to prevent vegetation from clogging them.

Wetland plants, if intentionally installed, should be monitored and maintained as required on the approved construction plans. Areas of littoral shelving, which are required to be vegetated but not intentionally planted, should not be cleared of the wetland plants. These areas should have as high a plant coverage as possible, for maximum water filtration.

Sediment sumps, if designed and installed, should have sediment removed as necessary to allow them to efficiently remove suspended particles. They should be re-dug to the original design specifications, if silted in.

For percolation treatment ponds/swales, the owner of the facility shall inspect the pond bottom periodically after heavy rainfall events to check for persistent ponding or pooling of water. All large debris shall be removed and disposed of elsewhere. If prolonged ponding persists, i.e., in excess of 72 hours, the owner shall rake or scarify the surface. If required, the soil in the area of ponding shall be removed and replaced with clean sandy, non-cohesive soils.

Please check the construction plans to see if written reports on monitoring or plant survival rates are required to be sent to any reviewing agencies. Written notes should always be kept which describe maintenance activities undertaken during each inspection.

Specific conditions of all permits may require additional maintenance activities above and beyond those outlined above. Please be aware of all permit conditions as issued by regulatory agencies to ensure permit compliance.

WETLAND NOTES:

1. Before beginning any construction activities, including site preparation, the applicant shall clearly field-demarcate, in two different manners, both the wetland jurisdictional line and the 25' offset upland buffer line, as shown on the final, approved site plans.
2. All construction activities, including but not limited to, clearing, digging, ditching, grading, grubbing, trenching or installing erosion or sediment controls, shall occur upslope from the clearly field-demarcated 25' offset upland buffer line; no construction activities shall occur within the 25' offset upland buffer.

SINKHOLE NOTES:

Should any noticeable soil slumping or sinkhole formation become evident, the applicant/developer shall immediately notify the County, Tampa Bay Water, and the Southwest Florida Water Management District (SWFWMD) and adopt one (1) or more of the following procedures as determined to be appropriate by the County and SWFWMD:

1. If the slumping or sinkhole formation becomes evident before or during construction activities, stop all work (except for mitigation activities) in the affected area and remain stopped until the County and SWFWMD approve resuming construction activities.
2. Take immediate measures to ensure no surface water drains into the affected areas.
3. Visually inspect the affected area.
4. Excavate and backfill or grout, as required, to fill the affected area and prevent further subsidence.
5. Use soil reinforcement materials in the backfilling operation when appropriate.
6. If the affected area is in the vicinity of a water-retention area, maintain a minimum distance of two (2) feet from the bottom of the retention pond to the surface of the limerock or karst connection.
7. If the affected area is in the vicinity of a water-retention area and the above methods do not stabilize the collapse, relocate the retention area.

GENERAL EROSION AND TURBIDITY CONTROL NOTES

1. The Site Subcontractor shall be responsible for installation and maintenance of all erosion and turbidity controls and the quality and quantity of offsite or wetland discharges.
2. Prior to construction, the Site Subcontractor is responsible for having his dewatering plan and turbidity control plan approved by the applicable reviewing agencies. Refer to the project's permit approvals and permit conditions for agencies requiring such review and approval. Questions concerning appropriate techniques should be addressed to those agencies and/or discussed with the project engineer and owner.
3. The appropriate turbidity and erosion control methodologies selected by the Site Subcontractor for this project should be made following assessment of the plans and project site specific factors and after consultations as needed with the project engineer and appropriate agencies. The Site Subcontractor will be responsible for obtaining any and all necessary permits for such activity; several factors to consider are listed below:
   A. Clay content in excavated materials and/or permeabilities rates
   B. Depth of cut in ponds, trenches, or utility lines
   C. Ambient ground water levels
   D. Actual rainfall amounts and time of year relative to normal rainy season
   E. Proximity to wetlands, water bodies or offsite properties
   F. 'Class' designation of receiving water bodies (i.e., Outstanding Florida Waters, shellfish harvesting areas, etc.)
   G. Density, type, and proximity of upland vegetation to be retained during construction (for use as possible filtration areas)
   H. Fill height relative to natural grade and length and steepness of the proposed slopes
   I. Existing topography and directions of surface flow
   J. Type of equipment used
   K. Project type
   L. Duration of construction activities
   M. Separation distance of onsite ponds
   N. Ambient quality of surface and groundwater
   O. Temporary stockpile locations and heights
4. At the onset of construction, the Site Subcontractor, as the party responsible for implementation of the erosion and sediment control plan, shall assess the above described conditions and factors with respect to relative cost effectiveness and select the appropriate methods of protection. A fairly extensive list of techniques are presented below but it must be stressed that any or all of the following may be necessary to maintain water quality and quantity standards. The construction sequencing should be thought out in advance of initiation to provide adequate protection of water quality.
5. Discharges which exceed 29 N.T.U.'s over the background levels are in violation of state water quality standards. Discharges of water quantities which affect offsite properties or may damage wetlands are also prohibited by regulating agencies.
6. The erosion and turbidity control measures shown hereon are the minimum required for agency approval. Additional control and measures may be required due to the Site Subcontractor's construction sequence & unforeseen weather conditions. Any additional measures deemed necessary by the Site Subcontractor shall be included in the lump sum bid with no extras for materials and labor allowed.
7. Hay bales or silt screens shall be installed prior to land clearing to protect water quality and to identify areas to be protected from clearing activities and maintained for the duration of the project until all soil is stabilized.
8. Floating turbidity barriers shall be in place in flowing systems or in open water lake edges prior to initiation of earthwork and maintained for the duration of the project until all soil is stabilized.
9. No clay material shall be left exposed in any stormwater storage facility. If clay or sandy-clays are encountered during stormwater storage excavation, the Site Subcontractor shall notify the Engineer immediately before proceeding with further excavation. If the Engineer of Record has determined that such soils are non-confining and must be excavated to meet permit and design conditions, excavation may proceed after obtaining written authorization from the appropriate governing agency. If said soils are left exposed at the permitted and designed depth, the Site Subcontractor shall over-excavate the pond's bottom and side slopes by a minimum of twelve (12") inches and backfill with clean sands to help prevent suspension of fine particles in the water column.
10. The installation of temporary erosion control barriers shall be coordinated with the construction of the permanent erosion control features to the extent necessary to assure effective and continuous control of erosion and water pollution throughout the life of the construction phase.
11. The type of erosion control barriers used shall be governed by the nature of the construction operation and soil type that will be exposed. Silty and clayey material may require solid sediment barriers to prevent turbid water discharge, while sandy material may need only silt screens or hay bales to prevent erosion. Floating turbidity curtains should generally be used in open water situations. Diversion ditches or swales may be required to prevent turbid stormwater runoff from being discharged to wetlands or other water bodies. It may be necessary to employ a combination of barriers, ditches, and other erosion/turbidity control measures if conditions warrant.
12. Where pumps are to be used to remove turbid waters from construction areas, the water shall be treated prior to discharge to the wetlands. Treatment methods include, for example, turbid water being pumped into grassed swales or appropriate upland vegetated areas (other than upland preservation areas and wetland buffers), sediment basins, or confined by an appropriate enclosure such as turbidity barriers or low berms, and kept confined until turbidity levels meet State Water Quality Standards.
13. The Permittee shall schedule his operations such that the area of unprotected erodible earth exposed at any one time is not larger than the minimum area necessary for efficient construction operation, and the duration of exposed, uncompleted construction to the elements shall be as short as practicable. Clearing and grubbing shall be so scheduled and performed such that grading operations can follow immediately thereafter. Grading operations shall be so scheduled and performed that permanent erosion control features can follow immediately thereafter if conditions on the project permit.
14. Water derived from various dewatering methods should be passed through sufficiently wide areas of existing upland vegetation to filter out excess turbidity. If this is not sufficient, the water shall be retained in previously constructed permanent stormwater ponds or else retained in temporary sedimentation basins until the clarity is suitable to allow for its discharge. Plugging the outfalls from completed stormwater ponds may be needed to avoid discharge. However, such situations should be monitored closely to preclude berm failure if water levels rise too high.
15. Water can be transported around the site by the use of internal swales or by pumps and pipes.
16. Sheet flow of newly filled or scraped areas may be controlled or contained by the use of brush barriers, diversion swales, interceptor ditches or low berms. Flow should be directed toward areas where sediments can sufficiently settle out.
17. Exposed soils shall be stabilized as soon as possible, especially slopes leading to wetlands. Stabilization methods include solid sod, seeding and mulching or hydromulching to provide a temporary or permanent grass cover mulch blankets, filter fabrics, etc., can be employed to provide vegetative cover.
18. Energy dissipaters (such as rip rap, a gravel bed, hay bales, etc.) shall be installed at the discharge point of pipes or swales if scouring is observed.
19. Attempt to install roadway curb and gutters as soon as possible to reduce the surface area for erosion to occur.
20. Implement storm drain inlet protection (hay bales or gravel) to limit sedimentation within the stormwater system. Perform inspections and periodic cleaning of sediments which wash out into the streets until all soil is stabilized.
21. Water discharge velocities from impounded areas and temporary sedimentation basins shall be restricted to avoid scouring in receiving areas.
22. If water clarity does not reduce to state standards rapidly enough in holding ponds, it may be possible to use chemical agents such as alum to flocculate or coagulate the sediment particles.
23. Hay bales, silt screens, or gravel beds can be added around the pipe or swale discharge points to help clarify discharges. Spreader swales may help dissipate cloudy water prior to contact with wetlands.
24. All fuel storage areas or other hazardous storage areas shall conform to accepted state or federal criteria for such containment areas.
25. Vehicle or equipment washdown areas will be sufficiently removed from wetlands or offsite areas.
26. Fugitive dust controls (primarily by using water spray trucks) shall be employed as needed to control windborn emissions.
27. If the above controls remain ineffective in precluding release of turbid water, especially during pond or utility line dewatering, then the contractor may be compelled to use a vertical dewatering system such as well points or sock drains to withdraw groundwater which may already be clear enough to allow for direct discharge to wetlands.
28. Ongoing inspections and periodic maintenance by the Site Subcontractor shall occur throughout construction as necessary to insure the above methods are working suitably. This may be needed daily, if conditions so warrant. Site Subcontractors are encouraged to obtain and thoroughly review The Florida Development Manual: A Guide to Sound Land and Water Management, which was developed by the State of Florida Department of Environmental Protection in 1988. This provides fairly in-depth discussions of recommended techniques and also provides specific design and technical standards. A copy of this document is available for review at Fuxan Engineering, Inc.
29. The contractor will perform daily inspections of all on-site wetlands within the construction area to ensure that water levels within those wetlands are not excessively impounded prior to the time when the permitted control structure or outfall is built. Water levels significantly above normal should be corrected at a frequency that prevents a change in the vegetative character or health of any wetlands.

WATER, SEWER & RECLAIMED WATER CONSTRUCTION NOTES:

1. Prior to construction, the Contractor shall obtain from the Engineer or Owner a copy of all pertinent permits related to this project. It is the Contractor's responsibility to assure that all construction activities are in compliance with the conditions of all permits and approvals.
2. Grass and mulch, or solid sod, all areas in existing rights-of-way disturbed by construction.
3. Contractor is to coordinate all work within, but not limited to, Pasco County rights-of-way with utility companies in order to prevent damage to utility lines and the making of adjustments to same, if required.
4. All utility system-design materials and workmanship shall comply with Standards for Design and Construction of Water, Wastewater and Reclaimed Water Facilities Specs., Latest Edition.
5. Contractor shall be responsible for obtaining any and all road crossing or utility permits.
6. The existing underground utility lines shown hereon were taken from documents furnished by others and not field verified, therefore, the Engineer cannot guarantee the accuracy of same nor that all are shown. The Contractor shall expose all underground utility lines in coordination with the Owners to his satisfaction and make adjustments to same in the event there are conflicts with new construction.
7. Contractor shall verify locations and depths of existing water and sewer lines prior to beginning construction.
8. The locations and elevation of all service lines are to be determined in the field by Owner and/or Contractor prior to construction of same.
9. Fire hydrant, gate valve and blow-off valve assemblies shall consist of all pipe, valves, tees, fittings, and any and all other appurtenances comprising a complete, working unit.
10. All fire hydrants shall be flow tested and color coded based on flow results.
11. All 4"-12" PVC water main pipe shall be C-900 DR 18, conforming to the requirements found in AWWA Standard, latest edition at the time of plan approval. 16" water main shall be C-905 DR 25 PVC. All service pipe less than 4" in diameter shall be PVC Pressure Pipe; Pressure Rate 200; DR 21 per ASTM Standard D-2241. Water mains smaller than 2" in diameter shall be Class 1120 or 1220 ; Schedule 80 and meet the requirements of ASTM D-1785.
12. All water main pipe and fittings installed under this project shall be color coded or marked in accordance with subparagraph 62-555.320(21)(b)3, Florida Administrative Codes, using blue as the predominant color.
13. Reclaimed water mains, valves, and services shall include the following to avoid confusion with potable system:
   A. Purple pigmented C-900, DR-18 PVC piping for 4"-12" reclaimed water mains, except 2" which shall be SDR 21 PVC piping.
   B. Square top valve boxes for isolation valves in system, with covers marked "Effluent."
   C. Purple stripe on curb to identify reclaimed water services.
   D. One inch services for reclaimed water services.
   E. Purple magnetic locating tape, stating "REUSE MAIN BURIED BELOW" over all reclaimed water mains (18 inches below grade).
   F. Reclaimed water service on opposite lot line from potable service.
   G. 16" reclaimed main shall be C-905 DR 25 PVC.
14. All aspects of reclaimed water system must comply with Chapter 17-610, F.A.C., latest edition.
15. All 8" sanitary sewer pipe shall be constructed at a 0.40% minimum slope unless otherwise noted.
16. Force mains shall be constructed of C-900 DR 18 PVC pigmented green.
17. Adjusting manhole tops to match grade and slope of the finish paving shall be included in the respective contract unit price for manholes, payment of which will constitute full compensation for the construction and completion of the manhole, and no additional payment will be allowed or made for adjusting manhole tops.
18. Bends shall be installed in force main or water main to avoid unforeseen conflicts in existing or proposed structures.
19. The joint deflection method shall be used where practical in lieu of installing bends.
20. All valve box assemblies located within roadways or parking areas shall be protected from truck traffic by use of 6" thick reinforced concrete pads poured around valve boxes (see detail).
21. Connections into existing county-owned systems shall be via wet tap. Wet taps shall be performed by the Pasco County Utilities Services Branch at the developer's expense. Material for wet taps larger than 2" shall be provided and installed by the project contractor. Excavation, backfill and surface restoration shall be the contractor's responsibility. Material for wet taps larger than 2" shall be provided and installed by the project contractor.
22. Gate valves installed for phasing shall be restrained per current Pasco County standards.
23. Off-road utility easements shall be "stabilized" for access by maintenance vehicles.
24. Stub-out lines on the water main, force main, and reclaimed main shall have restrained joints from the main line to the stub-out.
25. All PVC pressure pipe shall have a minimum 36" cover.
26. Maintain 5' minimum horizontal separation between reclaimed mains and water mains or force mains.
27. All water mains shall be deflected vertically where crossing storm sewer pipe to obtain a minimum vertical distance of 18 inches between the outside of the water main and the outside of the storm sewer. Joints shall be located such that the distance from the storm sewer and water main joint is as far as practical.
28. Water mains should be laid at least 10 feet horizontally from any existing or proposed storm sewer.
29. At no time should vertical clearance between force main or gravity sewer and water main be less than 18" at crossing of same.
30. At no time should horizontal clearance between force main or gravity sewer and water main be less than 10' when same are paralleling each other.
31. Sanitary sewers, force and reclaimed mains and storm sewers should cross under water mains. Sanitary sewers, force and reclaimed mains and storm sewers crossing water mains shall be laid to provide a minimum vertical distance of 18 inches between the invert of the upper pipe and the crown of the lower pipe whenever possible.
32. When sanitary sewers, force and reclaimed mains and storm sewers must cross a water main with less than 18 inches vertical distance, both the sewer and the water main shall be constructed of ductile iron pipe (DIP) at the crossing. (DIP is not required for storm sewers if it is not available in the size proposed.) Sufficient lengths of DIP must be used to provide a minimum separation of 10 feet between any two joints. All joints on the water main within 20 feet of the crossing must be leak free and mechanically restrained. A minimum vertical clearance of 6 inches must be maintained at the crossing.
33. Where there is no alternative to sewer and reclaimed pipes crossing over a water main, the criteria for minimum separation of 18 inches between lines and 10 feet between joints shall be required.
34. All crossings shall be arranged so that the sewer and reclaimed pipes joints and the water main pipe joints are equidistant from the point of crossing (pipes centered on the crossing).
35. Where a new pipe conflicts with an existing pipe, the new pipe shall be constructed of DIP and the crossing shall be arranged to meet the requirements above.
36. A minimum 10-foot horizontal separation shall be maintained in parallel installations between any type of sewer (including drainage inlets) and water main whenever possible. A minimum 5-foot horizontal separation shall be maintained in parallel installation between reclaimed water mains and water mains, and between reclaimed water mains and sanitary sewers whenever possible.
37. In cases where it is not possible to maintain a 10-foot horizontal separation between any type of parallel sewer and water main, or a 5-foot separation between reclaimed main and water main, the water main must be laid in a separate trench or on an undisturbed earth shelf located on one side of the sewer, reclaimed main, or force main at such an elevation that the bottom of the water main is at least 18 inches above the top of the sewer.
38. Where it is not possible to maintain a vertical distance of 18 inches or a horizontal distance of 10 feet in parallel installations, the water main shall be constructed of DIP and the sewer, reclaimed main or the force main shall be constructed of DIP (if available in the size proposed) with a minimum vertical distance of 6 inches. The water main should be above the sewer, reclaimed main, or force main. Joints on the water main shall be located as far apart as possible from joints on the sewer, reclaimed main, or force main (staggered joints).
39. All subsurface construction shall comply with the "Trench Safety Act." The Contractor shall insure that the method of trench protection and construction is in compliance with the Occupational Safety and Health Administration (OSHA) Regulations.
40. Fire Hydrants must be flow tested and color-coded based on flow results.
41. The Utilities Services Branch shall not own or maintain onsite water lines, sewer lines, or facilities.

WATER, SEWER & RECLAIMED WATER CONSTRUCTION NOTES:

42. "Contractor's Responsibilities" regarding wet taps two inches and larger shall be as follows:

* 2" Only – This excavated trench must be dry or the trench will require rock and a pump to be in place. The minimum distance from the face of the valve to the wall of the trench is to be six feet.

* 3" and Larger – The contractor will supply a tapping saddle being epoxy coated, a tapping valve with mechanical joint and the equipment to provide, and conduct a pressure test. County personnel will witness the pressure test which must be at 150 psi for duration of thirty minutes.

* The contractor is responsible for the excavation before any County personnel will enter an excavated area. If the trench is four feet in depth or deeper, it will require a trench box or sloping, and a ladder according to Occupational Safety and Health Administration (OSHA) standards.

* The tapping valve will require a blocking device made of suitable material or device. This blocking device or material will be placed under the valve and remain in place until the tap machine is removed and the tap is completed.

* Note: If the contractor has not fulfilled his responsibilities, as stated above, prior to the arrival of Pasco County Utilities Operations and Maintenance tapping crew, there will be an additional charge of $95.00.

STREET & DRAINAGE CONSTRUCTION NOTES:

1. Prior to construction, the Contractor shall obtain from the Engineer or Owner a copy of all pertinent permits related to this project. It is the Contractor's responsibility to assure that all construction activities are in compliance with the conditions of all permits and approvals. Contractor is also responsible for having his dewatering plan approved by SWFWMD.
2. All construction, materials and workmanship are to be in accordance with Pasco County Land Development Code and DOT Specifications, latest editions.
3. Grass and mulch, or solid sod, all areas in existing rights-of-way disturbed by construction. In the proposed rights-of-way a 16" wide area behind the back of curb shall be solid sodded. The remainder of the proposed rights-of-way to be seeded and mulched if the slope is greater than 6:1.
4. Contractor is to coordinate all work within, but not limited to Pasco County rights-of-way with utility companies in order to prevent damage to utility lines and making of adjustments to same, if required.
5. (For Miami, Valley, Type "V", etc. Gutter Type Sections Only) Prior to curb inlet construction, the Engineer shall lay out the back of the curb in the vicinity of the respective inlet for alignment and grade, and the Contractor shall construct the inlet allowing for an 18" concrete throat between the back of the curb and the face of the inlet. The top of the inlet shall be constructed to an elevation of 3/8" above the top of curb. Any inlets constructed incorrectly by deviating from this sequence of inlet construction shall be the sole responsibility of the Contractor and no additional payment shall be made or allowed for removing and/or correcting the inlet.
6. Suitable fill obtained through excavation of streets and detention ponds shall be placed on lots and adjacent land in accordance with the Master Drainage and Grading Plan as directed by the Engineer.
7. Sod/Seed & Mulch shall be placed in accordance with applicable City/County standards as well as in accordance with standard and specific conditions in the SWFWMD permit, if applicable. At a minimum this shall include sodding of all pond embankments of a slope 4:1 or greater to the NW line, as well as seeding and mulching of the balance of the pond tracts (including pond berms, excluding the area below NW), sodding at a minimum of 16" from the back of curb, and seeding and mulching of any project area with a slope of 4:1 or steeper.
8. Roadway underdrain has been located on these plans to ensure adequate base protection. Prior to curb construction, the Geotechnical Engineer shall review the predesign borings and, along with their field inspection, make a recommendation regarding additional underdrain requirements.
9. Site clearing shall be performed per the approved construction plans and in accordance with Pasco County Land Development Code. Installation and maintenance of the required barricading and erosion control shall be the responsibility of the site development contractor unless otherwise designated.
10. Prior to beginning construction, Contractor shall expose all existing utility inverts to which a tie-in is proposed and have Engineer verify the elevation and adequacy of these inverts.
11. All subsurface construction shall comply with the "Trench Safety Act." The Contractor shall ensure that the method of trench protection and construction is in compliance with the Occupational Safety and Health Administration (OSHA) regulations.
12. Siltation accumulations greater than the lesser of 12 inches or one-half the depth of the siltation barrier shall be immediately removed and placed in upland areas.
13. During land alteration and construction activities, it shall be unlawful to remove vegetation by grubbing or to place soil deposits, debris, solvents, construction material, machinery or other equipment of any kind within the dripline of a tree to remain on the site unless otherwise approved by the County.
14. All erosion control installation and installation coordination shall be the responsibility of the Contractor. Be advised that the construction approval and maintenance of the erosion control shall be the sole responsibility of the Site Contractor.

STANDARD FIRE PROTECTION NOTES:

a. All projects must comply with Pasco County Fire Hydrant Ordinance No. 46-51.

b. Fire hydrants shall be installed and in service prior to the accumulation of combustibles.

c. 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.

d. 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.

e. Fire detector and smoke alarm are required in the sleeping rooms.

SPECIFICATIONS FOR DESIGN AND INSTALLATION OF TRAFFIC CONTROL DEVICES ON PRIVATE ROADS

1. All traffic control devices shall be installed in conformance with the Manual on Uniform Traffic Control Devices and the Florida Department of Transportation standards.
2. Street name signs shall be 9-inch on all road classfifcations. All signs shall have 6-inch series B letters. All street name signs on private roads shall be standard D3 street name signs with the colors reversed; white background with green letters and border. At intersections with county or state maintained roads; the county of state maintained road shall be green background with white letters and border.
3. Any traffic control device for a private roadway placed in a county or state Right-of-Way shall be installed on the appropriate breakaway post assembly.
4. All parking spaces shall be striped in white.

PASCO COUNTY STANDARD SITE PLAN NOTES:

1. Owner/Developer: SMC Oakstead LLC
   Shama Colquhoun
   3119 Mossvale Lane
   Tampa, FL 33618
   Ph. (561) 755-3635
2. Engineer/Surveyor: Fuxan Engineering, Inc.
   15018 Maurine Cove Ln.
   Odessa, Florida 33556
   (813) 244-6194
3. Existing zoning: MPUD
4. Existing Land Use Classification: RES-3, Maximun FAR 0.27
5. The original MPUD Plan was approved on September 18, 1999, with last MPUD amendment RZ5879 on January 13, 2004.
6. Water service to be provided by Pasco County Utilities.
7. Sewage disposal service to be provided by Pasco County Utilities.
8. Electrical power to be provided by Progress Energy.
9. Telephone service to be provided by Verizon Florida, Inc..
10. Fire protection to be provided by the existing Pasco County Fire Station on S.R. 54 near the site.
11. The site is currently pasture land; existing upland vegetation consists of Bahia grass.
12. Predominant soil types on-site consist of Pomello Fine Sands within upland areas.
13. Detention ponds will be owned and maintained by the SMC Oakstead LLC.
14. Contours shown are based on North American Vertical Datum 1988 (NAVD 88).
15. All roadway standards to comply with the Manual of Uniform Minimum Standards, State of Florida.
16. All utility lines shall be installed underground and designed/ approved by the respective utilities.
17. Project lies within Flood Zones "X & AE" as shown on FIRM Panel No. 12101C0403F, dated September 26, 2014.
18. Sidewalks will be provided on both sides of all roads including non-lot areas. Unless otherwise shown, all sidewalks shall be five (5) feet wide, 4½" thick concrete, and 3000 p.s.i.
19. All easements to be a minimum of five (5) feet in width.
20. Medians and roadside clear zones shall be sodded or seeded & mulched.
21. All landscape and sodded areas along collector roads will be irrigated.
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 Pasco County shall be notified within two working days of the resources found on the site.
23. The SMC Oakstead LLC shall inspect and maintain the water detention system on a regular basis.
24. All sodded slopes over 4 to 1, shall be installed with sod pegs.
25. All demolition debris shall be removed from the sire and legally disposed of.
26. The buildings shall have the finish floor elevation a minimum of 1' above the base flood elevation or as required by the Land Development Code.
27. Street lighting shall be provided per state and county regulations.
28. Fugitive dust shall be controlled by water trucks.
29. Onsite burning shall require fire marshal's approval.
30. (Removed)
31. The project drains into a proposed pond which drains to the Anclote River.
32. Maxinum building height per LDC is 35 feet. Proposed building height is 35 feet.
33. Project will be completed in one phase.
34. 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.
35. 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.
36. Handicap parking spaces will be properly signed and striped in accordance with Florida Statute 316, the Manual on Uniform Traffic Control Devices, or other applicable standards.
37. The architect/engineer certifies that the site has been designed in accordance with the Americans with Disabilities Act.
38. 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.
39. 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.
40. 20 feet by 20 feet clear site triangles shall be kept free of any signage plantings, trees, etc. in excess of three-and-a-half (3-1/2) feet in height.
41. 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.
42. The owner/developer acknowledges that the site and its subsequent building permits shall comply with all rezoning/MPUD/PUD conditions.
43. Dumpster will be used for refuse disposal.
44. Site triangle shall be unobstructed and shall be inspected and maintained in conformance with FDOT Index 546.
45. No trees will be removed for development.
46. Sidewalk/multiuse path clear zone shall be free of obstacles, including but not limited to shrubs, trees, fences, above ground utilities i.e. power poles, street lights, guy anchors, fire hydrants, mail boxes, street signs and utility markers etc.
47. All the trees overhanging public Right Of Way/or trees within the ROW shall be trimmed and pruned to maintain a minimum vertical clear height of 8' from the finished ground surface of the sidewalk to the bottom of Canopy/ 16.6' clear height above the roadway paths.
48. 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.
49. In consideration of Pasco County's agreement to provide potable water and/or reclaimed water to the subject property, Developer/Owner, and its successors and assigns, agree to the following:
   (a) In the event of Production Failure or Shortfall by Tampa Bay Water, as set forth in section 3.19 of the Interlocal Agreement creating Tampa Bay Water, Developer/Owner shall transfer to Pasco County any and all water use permits or water use rights the Developer/Owner may have to use or consume surface or ground water within Pasco County.
   (b) Prior to Developer/Owner selling water or water use permits or water use rights, Developer/Owner shall notify Pasco County, and Pasco County shall have a right of first refusal to purchase such water or water use permits or water use rights.

PASCO COUNTY STANDARD NOTES:

1. Prior to the start of the clearing and grubbing, or any soil disturbance contact PC Stormwater Management at 727-834-3611 for a soil erosion and sediment control, pre-inspection meeting.
2. The soil erosion and sediment control devises shall be installed prior to construction, maintained throughout construction and until the site is permanently stabilized. (LDC 902.2)
3. All structures, including buffer walls, retaining walls, signage, etc. require building permits.
4. All demolition debris shall be removed from the site and legally disposed of.
5. Any off site disturbance shall be restored to pre or better condition.
6. As applicable, the owner/developer will provide copies of the required permits from the respective governing agencies, prior to issuance of the SDP.
7. Geotechnical notes:

A. Should any noticeable soil slumping or sinkhole formation become evident, the applicant/developer shall immediately notify the County, Tampa Bay Water (TBW), and SWFWMD, and adopt one or more of the following procedures as determined to be appropriate by the County and SWFWMD.

1. If the slumping or sinkhole formation becomes evident before or during construction activtes, stop all work (except for mitigation activities) in the affected area and remain stopped until the County and SWFWMD approve resuming construction activities.
2. Take immediate measures to ensure no surface water drains into the affected areas.
3. Visually inspect the affected area.
4. Excavate and backfill or grout as required to fill the affected area and prevent further subsidence.
5. Use soil reinforcement materials in the backfill operation, when appropriate.
6. If the affected area is in the vicinity of a water-retention area, maintain a minimum distance of two feet from the bottom of the retention to the surface of the lime-rock or karst connection.
7. If the affected area is in the vicinity of a water-retention area and the above methods do not stabilize the collapse, relocate the retention area.

B. Discharge of storm-water into depressions with direct or demonstrated hydrologic connection to the Floridan Aquifer shall be prohibited.

C. The site shall be graded to within 12 inches for the final grade and prepared in accordance with the geotechnical/geological engineering report. Where fill is proposed it shall be placed in compliance with the geotechnical/geological engineering report recommendations (including any lift depths recommended) and compacted to a minimum density of 95% of the modified Proctor maximum dry density. Density tests to confirm compaction shall be required with the building pad area, before the next lift is placed. Foundation subgrade shall be prepared in accordance with the geotechnical/geological engineering report. Upon completion of the land development construction, a professional engineer shall provide a certification to Pasco County that the project, including each pad area, complies with the recommendations of the geotechnical/geological engineering report.

DATE	DESCRIPTION	BY
03/03/15	PER COMMENTS, ADDED NOTES	DM

REVISIONS

Engineering Business Certificate of Authorization No.: 26548
Fuxan Engineering, Inc.
15018 Maurine Cove Ln.
Odessa, Florida 33556
Phone: 813-244-6194
DAVID G. FUXAN CENSE No. 33133 STATE OF FLORIDA PROFESSIONAL ENGINEER
DATE:
DAVID G. FUXAN P.E. NO. 33133
FLORIDA PROFESSIONAL ENGINEER

GENERAL NOTES

JOB NO. 2015-CW-01	Creative World School Oakstead Tract 5
DESIGN FUXAN	
DRAWN MIDDLETON	PREPARED FOR: SMC Oakstead LLC
DATE 01-16-2015	Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +0.83 Feet
FILE GN	SHEET 2 OF 14 SHEETS

N

100 50 0 50 100

SCALE: 1" = 50'

NOTES:
1. This Aerial Exhibit has been prepared for illustrative purposes only and is consequently not sufficiently accurate for planning, design or construction.
2. Photo Date: MARCH 2011.

DATE	DESCRIPTION	BY
	REVISIONS	

Engineering Business Certificate of Authorization No.: 26548

Fuxan Engineering, Inc.

15018 Maurine Cove Ln.
Odessa, Florida 33556
Phone: 813-244-6194

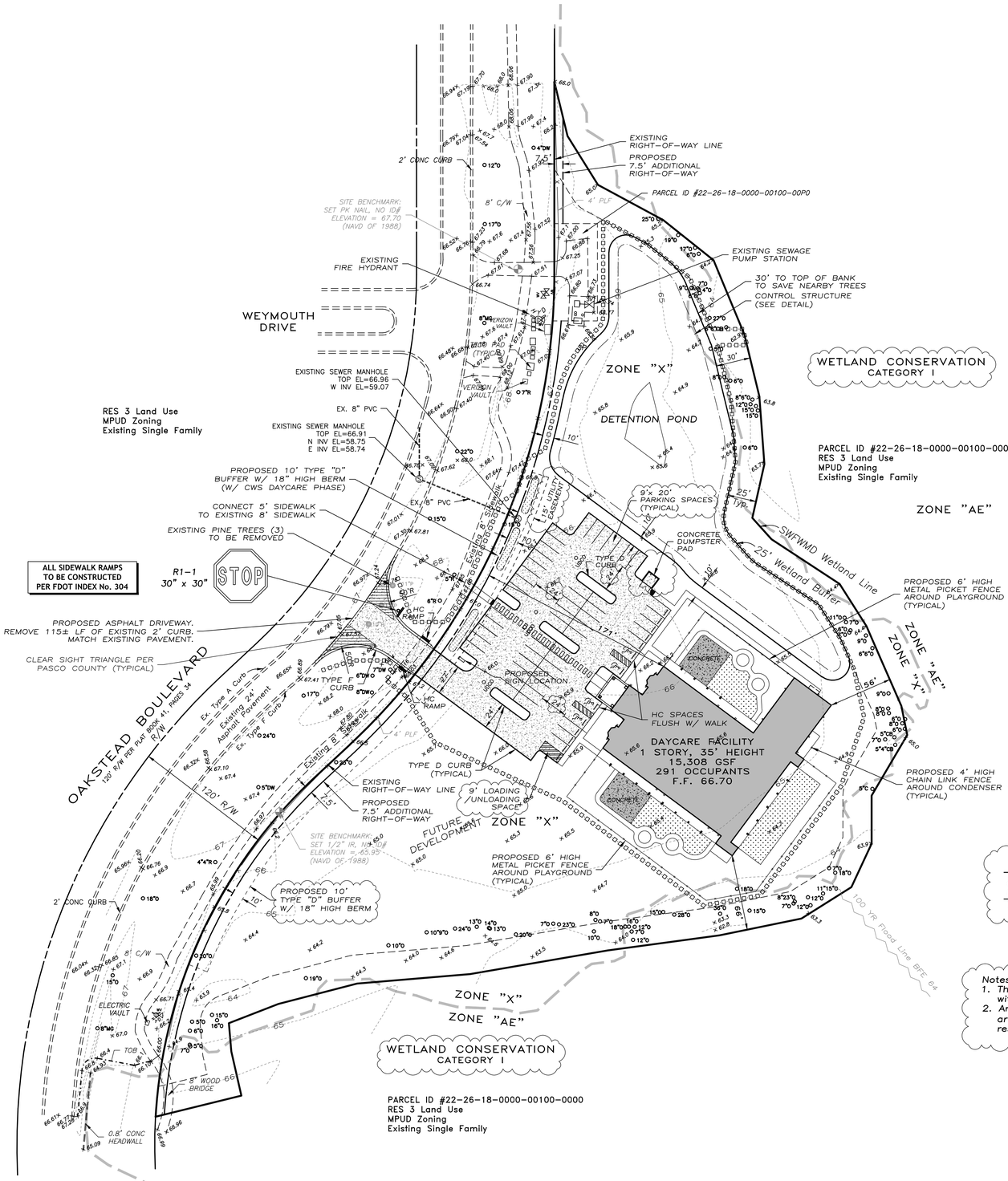
DAVID G. FUXAN No. 33133 STATE OF FLORIDA REGISTERED PROFESSIONAL ENGINEER

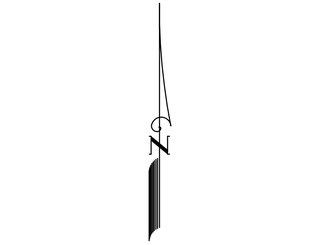
DATE:

DAVID G. FUXAN P.E. NO. 33133
FLORIDA PROFESSIONAL ENGINEER

AERIAL SITE PLAN

JOB NO. 2015-CW-01	Creative World School Oakstead Tract 5
DESIGN FUXAN	
DRAWN MIDDLETON	PREPARED FOR: SMC Oakstead LLC
DATE 01-16-2015	Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +0.83 Feet
FILE ASP	SHEET 3 OF 14 SHEETS





LEGEND

EXISTING	PROPOSED	
----□----	——■——	STORM DRAINAGE STRUCTURE
·□·□·□·□·□·□·□·		STAKED EROSION CONTROL
——·——·——		SWFWMD WETLAND LINE
– – – – – – –		25' OFFSET FROM SWFWMD WETLAND LINE SHOWN FOR INFORMATIONAL PURPOSES
		ASPHALT PAVEMENT 23,325± S.F. (ON-SITE PARKING) 2,640± SF (DRIVEWAY)
		ARTIFICIAL TURF 4,665± S.F.
		CONCRETE 2,095± S.F.
		11"P = TREES TO BE REMOVED
		30' CLEAR SIGHT TRIANGLE PER PASCO COUNTY
		2014 FEMA FLOOD BOUNDARY

Project lies within Flood Zones "X & AE" as shown on FIRM Panel No. 12101C0403F, dated September 26, 2014

AREA TABULATION

BUILDING COVERAGE	15,308 SF	7%
IMPERVIOUS SURFACES	24,192 SF	11%
OPENSPACE/GREENSPACE UPLAND	150,540 SF	66%
PROPOSED POND	36,500 SF	16%
TOTAL (5.13 Ac.)	226,540 SF	100%

FAR 15,308 / 226,540 = 0.07

PARKING TABULATION

PARKING REQUIRED:
30 EMPLOYEES x 1 SPACE PER EMPLOYEE + 291 STUDENTS x 1 SPACE PER 15 STUDENTS = 49 SPACES

PARKING PROVIDED:
REGULAR CARS = 50 SPACES
HANDICAP SPACES = 4 SPACES

TOTAL = 54 SPACES PROVIDED

TRACT 5 ENTITLEMENTS

CREATIVE WORLD SCHOOL	15,308 SF
FUTURE DEVELOPMENT	29,192 SF
TOTAL	44,500 SF

Notes:
1. The original MPUD Plan was approved on September 18, 1999, with last MPUD amendment RZ5879 on January 13, 2004.
2. Any lighting used to illuminate any parking area shall be so arranged as to direct and/or shield light away from adjoining residential premises and right-of-way.

SEE SHEET 2 FOR PASCO COUNTY STANDARD SITE PLAN NOTES

DATE	DESCRIPTION	BY
03/03/15	PER COMMENTS	DM

REVISIONS

Engineering Business Certificate of Authorization No.: 26548
Fuxan Engineering, Inc.
No. 33133
15018 Maurine Cove Ln.
Odessa, Florida 33556
Phone: 813-244-6194
STATE OF FLORIDA
DAVID G. FUXAN P.E. NO. 33133
FLORIDA PROFESSIONAL ENGINEER
DATE:

PRELIMINARY DEVELOPMENT PLAN

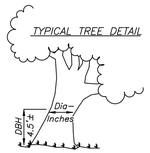
JOB NO. 2015-CW-01	Creative World School Oakstead Tract 5
DESIGN FUXAN	
DRAWN MIDDLETON	PREPARED FOR: SMC Oakstead LLC
DATE 01-16-2015	Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +0.83 Feet
FILE PDP	SHEET 4 OF 14 SHEETS

BENCHMARK: NATIONAL GEODETIC SURVEY BENCHMARK "G-763" BEING A STANDARD DISK SET IN A CONCRETE MONUMENT LOCATED 61.3 FEET SOUTH-SOUTHWEST OF THE CENTERLINE OF LAKE PATIENCE ROAD AND 43.5 FEET EAST-SOUTHEAST OF THE CENTERLINE OF OAKSTED BOULEVARD. ELEVATION = 135.76 FEET (N.A.V.D. OF 1988).

TREE LEGEND

O	OAK TREE
P	PINE TREE
DW	DOGWOOD TREE
R	RAIN TREE
C	CAMPHOR TREE
MB	MULBERRY TREE
CB	CHINA BERRY TREE
MG	MAGNOLIA TREE
DBH	DIA AT BREAST HEIGHT
11"O	11" OAK TREE

TYPICAL TREE DETAIL



NOTE: TREE SIZE IS SHOWN IN DIAMETER INCHES MEASURED AT BREAST HEIGHT (DBH).

DRAINAGE STRUCTURE DATA

1	CONTROL STRUCTURE (SEE DETAIL SHEET 6)
2	MITERED END SECTION INV.=62.90 W/ SUMP
3	TYPE "C" GTI TOP=65.70 INV.=62.00
4	TYPE "C" GTI TOP=65.50 INV.=61.70
5	TYPE "C" GTI TOP=65.50 INV.=61.40
6	MITERED END SECTION INV.=61.00
7	YARD DRAIN INLET TOP=65.00 INV.=63.20
8	YARD DRAIN INLET TOP=65.00 INV.=63.00
9	YARD DRAIN INLET TOP=65.00 INV.=63.20
10	YARD/ROOF DRAIN MH TOP=65.00 INV.=62.80
11	YARD/ROOF DRAIN MH TOP=65.00 INV.=62.70
12	YARD/ROOF DRAIN MH TOP=65.00 INV.=62.20
13	YARD DRAIN INLET TOP=65.50 INV.=62.00
14	YARD/ROOF DRAIN MH TOP=65.00 INV.=61.80
15	YARD/ROOF DRAIN MH TOP=65.00 INV.=61.40
16	YARD/ROOF DRAIN MH TOP=65.00 INV.=61.20
17	YARD DRAIN INLET TOP=65.70 INV.=63.50
18	YARD DRAIN INLET TOP=65.60 INV.=63.00
19	YARD/ROOF DRAIN MH TOP=65.00 INV.=63.00
20	YARD/ROOF DRAIN MH TOP=65.00 INV.=62.80
21	YARD/ROOF DRAIN MH TOP=65.00 INV.=62.50

NOTE: INSTALL CHAINS ON ON-SITE INLET GRATES

N

100 50 0 50 100

SCALE: 1" = 50'

LEGEND

EXISTING	PROPOSED	
----□----	——■——	STORM DRAINAGE STRUCTURE
	(8)	PROPOSED STRUCTURE NO.
+15.00		EXISTING GRADE
	52.00	PROPOSED GRADE
	~~	DIRECTION OF SLOPE
		STAKED EROSION CONTROL
		SWFWMD WETLAND LINE
		25' OFFSET FROM SWFWMD WETLAND LINE SHOWN FOR INFORMATIONAL PURPOSES
		ASPHALT PAVEMENT 23,325± S.F. (ON-SITE PARKING) 2,640± SF (DRIVEWAY)
		ARTIFICIAL TURF 4,665± S.F.
		CONCRETE 2,095± S.F.
11"P		TREES TO BE REMOVED
		30' CLEAR SIGHT TRIANGLE PER PASCO COUNTY
		PROPOSED BERM
		2014 FEMA FLOOD BOUNDARY

Project lies within Flood Zones "X & AE" as shown on FIRM Panel No. 12101C0403F, dated September 26, 2014

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

DATE	DESCRIPTION	BY
03/24/15	POND DHW	DM
03/03/15	PER COMMENTS	DM

REVISIONS

Engineering Business Certificate of Authorization No.: 26548
Fuxan Engineering, Inc.
15018 Maurine Cove Ln.
Odessa, Florida 33556
Phone: 813-244-6194
DAVID G. FUXAN P.E. NO. 33133
FLORIDA PROFESSIONAL ENGINEER

DATE:

GRADING & DRAINAGE PLAN

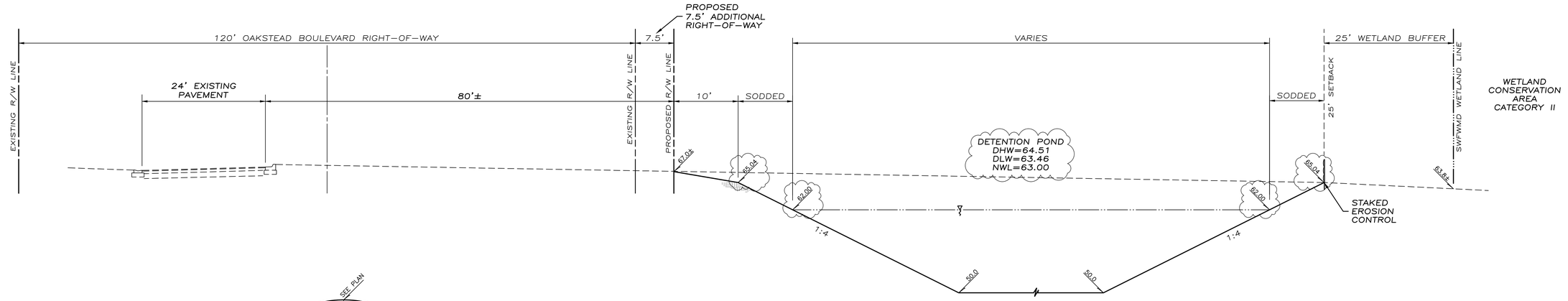
JOB NO.	2015-CW-01
DESIGN	FUXAN
DRAWN	MIDDLETON
DATE	01-16-2015
FILE	GDP

Creative World School Oakstead Tract 5

PREPARED FOR: SMC Oakstead LLC

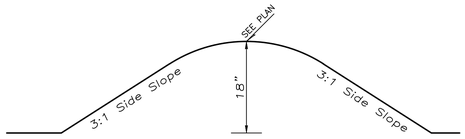
Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +0.83 Feet

SHEET 5 OF 14 SHEETS



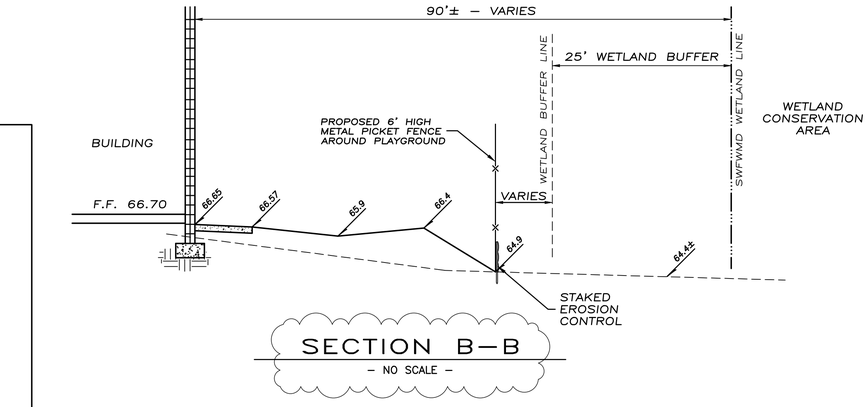
SECTION A–A

– NO SCALE –



LANDSCAPE BERM DETAIL

– NO SCALE –



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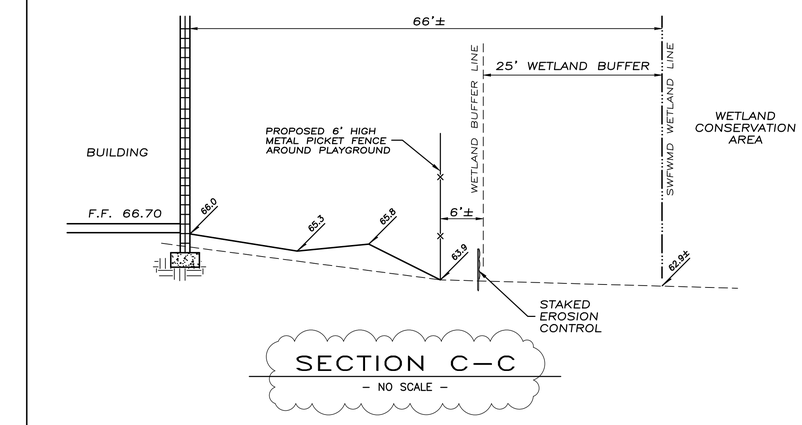

SECTION C–C

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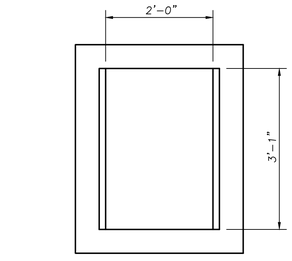
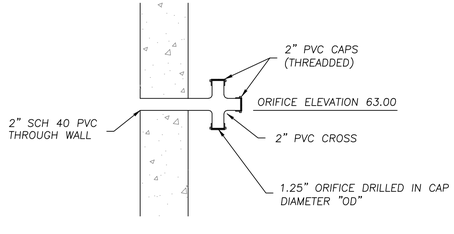
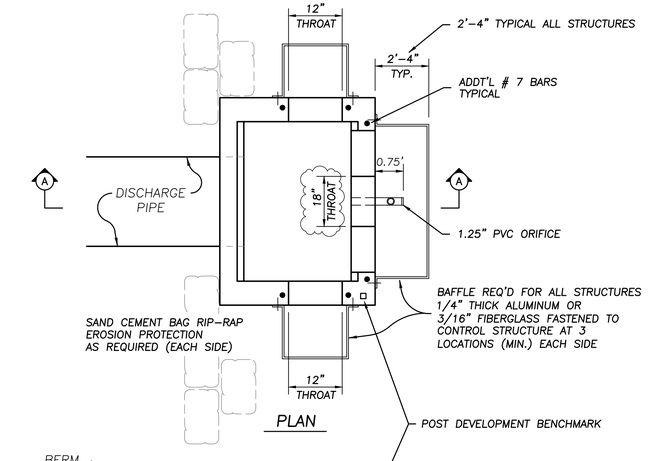


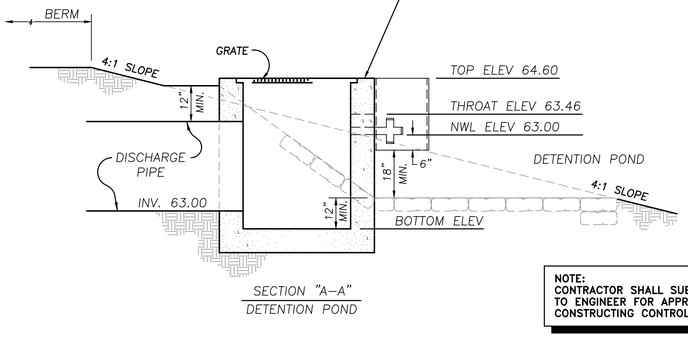
TYPE "C"



ORIFICE DETAIL



PLAN



SECTION "A–A"
DETENTION POND

NOTE:
DRAWING NOT TO SCALE

NOTE:
CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTING CONTROL STRUCTURES

TYPICAL CONTROL STRUCTURE

MODIFIED

DATE	DESCRIPTION	BY
03/24/15	REV A, REV CONTROL STR.	DM
03/03/15	REV A, ADDED B & C	DM

REVISIONS

Engineering Business Certificate of Authorization No.: 26548
Fuxan Engineering, Inc.
15018 Maurine Cove Ln.
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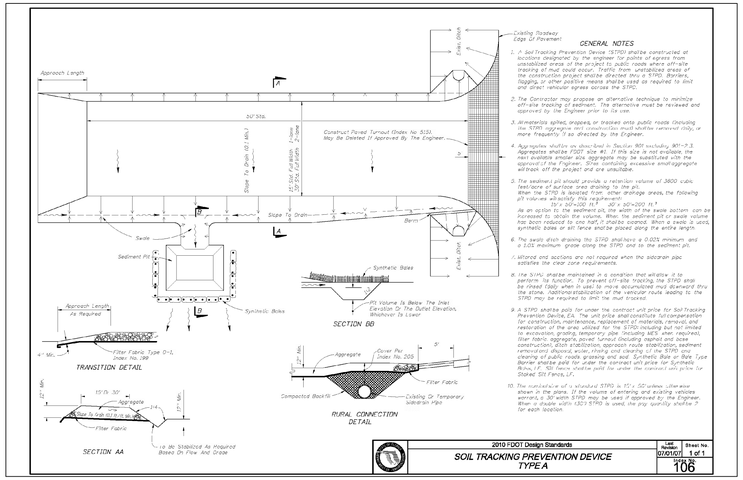
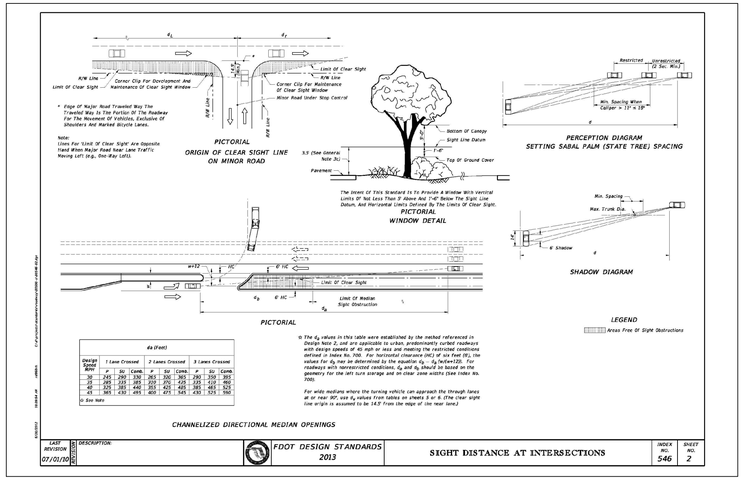
Phone: 813-244-6194
DAVID G. FUXAN No. 33133 STATE OF FLORIDA PROFESSIONAL ENGINEER
DATE:
DAVID G. FUXAN P.E. NO. 33133
FLORIDA PROFESSIONAL ENGINEER

CROSS SECTIONS & CONTROL STRUCTURE DETAIL

JOB NO. 2015–CW–01	Creative World School Oakstead Tract 5
DESIGN FUXAN	
DRAWN MIDDLETON	PREPARED FOR: SMC Oakstead LLC
DATE 01–16–2015	Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +0.83 Feet
FILE STR	SHEET 6 OF 14 SHEETS



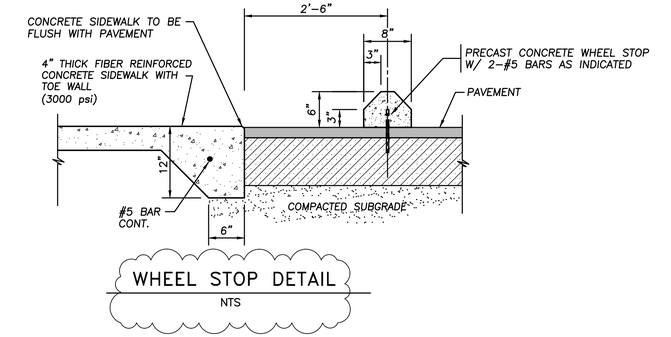
2010 FDOT Design Standards	Last Revised	Sheet No.
SOIL TRACKING PREVENTION DEVICE TYPE A	07/01/07	1 of 1
	Index No.	106



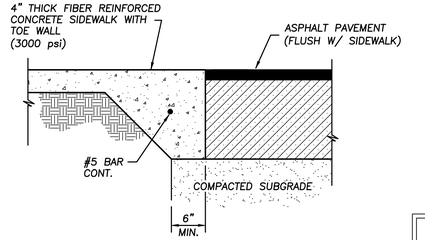
d_4 (Feet)									
Design Speed MPH	1 Lane Crossed			2 Lanes Crossed			3 Lanes Crossed		
	P	SU	Comb.	P	SU	Comb.	P	SU	Comb.
30	245	290	330	265	320	365	290	350	395
40	325	385	440	355	425	485	385	465	525
45	365	430	495	400	475	545	430	520	590

(a) See Note

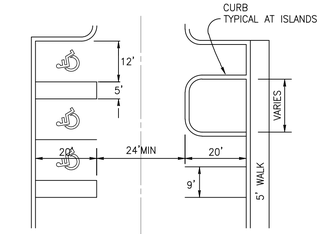
LAST REVISION	DESCRIPTION:	FDOT DESIGN STANDARDS 2013	SIGHT DISTANCE AT INTERSECTIONS	INDEX NO. 546	SHEET NO. 2
07/01/10					



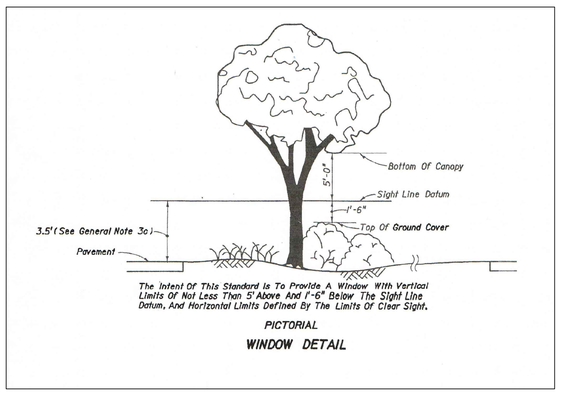
WHEEL STOP DETAIL
NTS

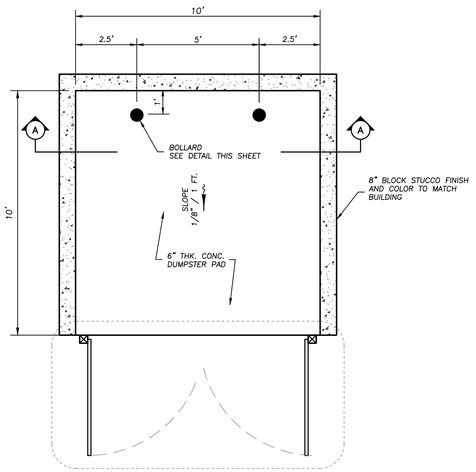


SIDEWALK/CURB DETAIL
NTS

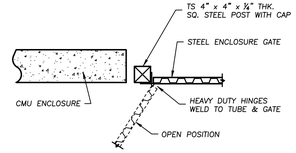


PARKING / DRIVE DETAIL
NTS

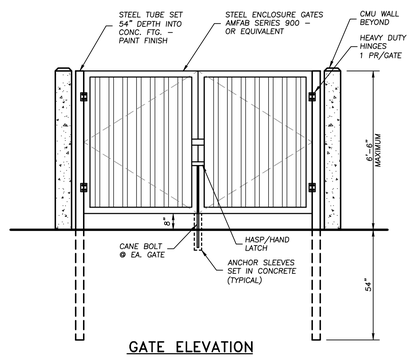




PLAN VIEW



GATE POST DETAIL



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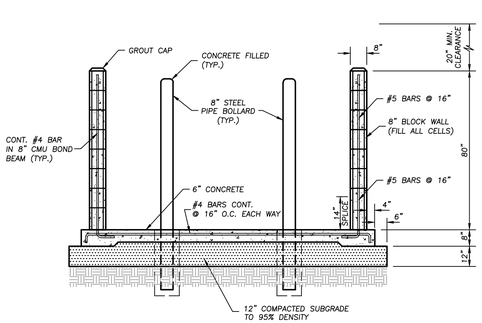


SECTION "A-A"

DUMPSTER ENCLOSURE DETAIL
N.T.S.

PROPOSED PAVEMENT STRUCTURE
ALL LOCAL ROADS

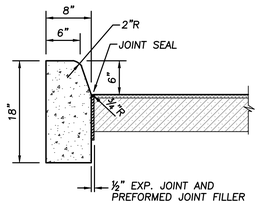
Layer Coefficients	Thickness
0.44 – Type SP–12.5 Asphalt Concrete Surface Course	1½"
0.15 – Crushed Concrete Base Course (LBR 150)	6"
0.08 – Stabilized Subgrade (LBR 40, 12" Min.)	12"

SN = (0.44) (1.50) + (0.15) (6) + (0.08) (12)

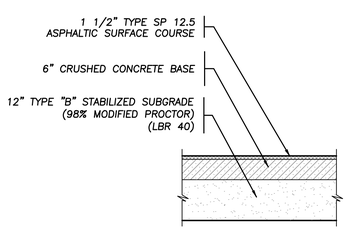
SN = 2.52

SN		SN$_R$
2.52	>	2.24

Use: 6" Crushed Concrete Base with 1–1/2" Type SP–12.5 A.C.S.C. and 12" Stabilized Subgrade (12" Min.)



TYPE D CURB
NTS



ASPHALT PAVEMENT SECTION
NTS

PAVEMENT CONSTRUCTION NOTES

1. Pavement wearing surface shall be asphaltic concrete of type and thickness shown in detail and shall meet current Department of Transportation Specifications.
2. Pavement base shall be soil–cement, as designated in plans, and shall be compacted to a minimum thickness as shown.
3. All Portland Cement Concrete shall have a minimum 28 day compressive strength of 3000 p.s.i.
4. Subgrade for soil–cement base construction shall be in accordance with D.O.T. Standard Specifications, latest edition.
5. Subgrade shall be be stabilized as necessary with a minimum LBR value of 20 which has been compacted to a minimum density of ninety–eight (98) percent , Modified Proctor. Subgrade shall be proof–rolled to grade, as directed by the Engineer and approved by the Engineer prior to placement of base course.
6. Soil–cement shall be with full blend borrow material using limerock, shell or other material as approved by the Engineer.
7. All curbs and gutters shall be placed on a foundation of Type "B" stabilized subgrade with a minimum LBR value of 40 (or a minimum FBV of 75) which has been compacted to a minimum density of ninety–eight (98) percent of the maximum density as determined by AASHTO T–180 for a minimum depth of twelve (12) inches.

ALTERNATIVE BASE MATERIAL
CRUSHED CONCRETE

Crushed concrete road base material should meet the following conditions:

1. Should be of uniform quality, free of all organics, steel rebar, asphalt debris, and any other deleterious material.
2. Should have a minimum Limerock Bearing Ratio (LBR) of 150, tested at a 300 foot frequency.
3. Single course lifts should not exceed 6–inches (loose).
4. Should conform to the gradation chart for graded aggregate base, FDOT Section 204, tested at a 500 foot frequency.
5. Should be compacted to a minimum of 98% of AASHTO T–180, tested at a 500 foot frequency.
6. Subgrade shall be be stabilized as necessary with a minimum LBR value of 40 which has been compacted to a minimum density of ninety–eight (98) percent , Modified Proctor. Subgrade shall be proof–rolled to grade, as directed by the Engineer and approved by the Engineer prior to placement of base course.

DATE	DESCRIPTION	BY
03/03/15	ADDED DETAILS	DM
REVISIONS		

Engineering Business Certificate of Authorization No.: 26548

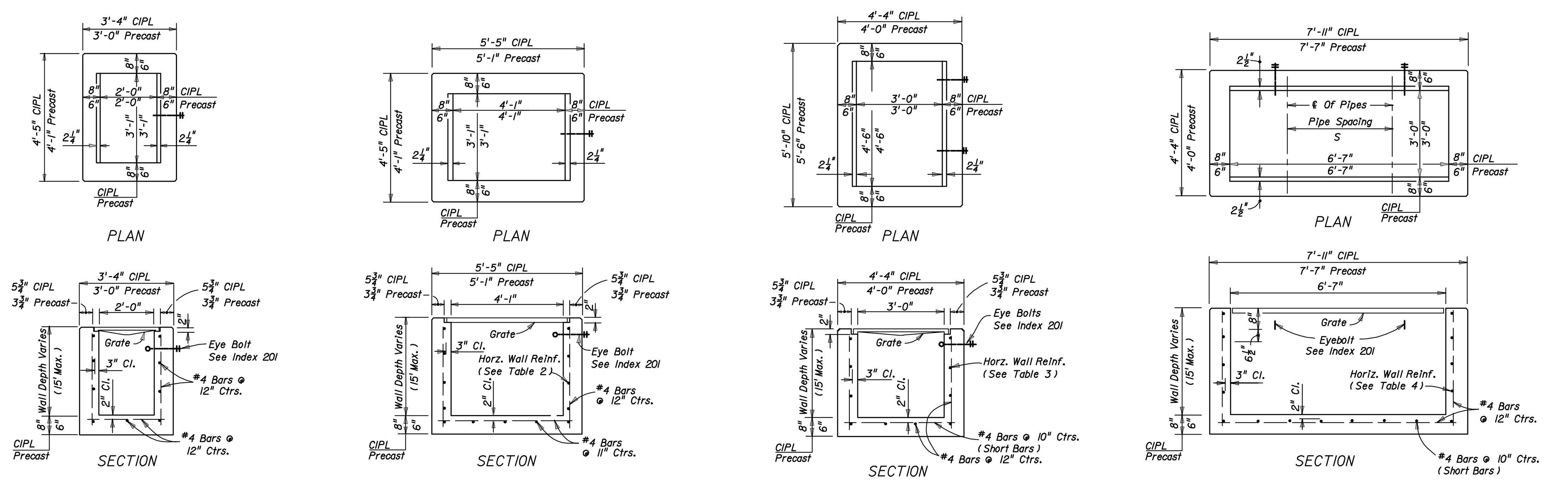
Fuxan Engineering, Inc.
15018 Maurine Cove Ln.
Odessa, Florida 33556
Phone: 813-244-6194

DAVID G. FUXAN No. 33133 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: DAVID G. FUXAN P.E. NO. 33133
FLORIDA PROFESSIONAL ENGINEER

DRAINAGE DETAILS

JOB NO. 2015–CW–01	Creative World School Oakstead Tract 5
DESIGN FUXAN	
DRAWN MIDDLETON	PREPARED FOR: SMC Oakstead LLC
DATE 01–16–2015	Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +0.83 Feet
FILE DD	SHEET 7 OF 14 SHEETS



HORIZONTAL WALL REINFORCING SCHEDULES (TABLE 1)

WALL DEPTH	SCHEDULE	AREA (in^2/ft)	MAX. SPACING BARS	MAX. SPACING WWF
0'-15'	A12	0.20	12"	8"

TYPE C

Recommended Maximum Pipe Size:
2'-0" Wall - 18" Pipe
3'-1" Wall - 24" Pipe (18" where an 18" pipe enters a 2'-0" wall)

HORIZONTAL WALL REINFORCING SCHEDULES (TABLE 2)

WALL DEPTH	SCHEDULE	AREA (in^2/ft)	MAX. SPACING BARS	MAX. SPACING WWF
0'-6'	A12	0.20	12"	8"
6'-10'	A6	0.20	6"	5"
10'-13'	A4	0.20	4"	3"
10'-15'	B5.5	0.24	5½"	5"

TYPE D

Recommended Maximum Pipe Size:
3'-1" Wall - 24" Pipe
4'-1" Wall - 36" Pipe

HORIZONTAL WALL REINFORCING SCHEDULES (TABLE 3)

WALL DEPTH	SCHEDULE	AREA (in^2/ft)	MAX. SPACING BARS	MAX. SPACING WWF
0'-5'	A12	0.20	12"	8"
0'-7.5'	A6	0.20	6"	5"
7.5'-10'	B5.5	0.24	5½"	5"
10'-15'	C6.5	0.37	6½"	6"

TYPE E

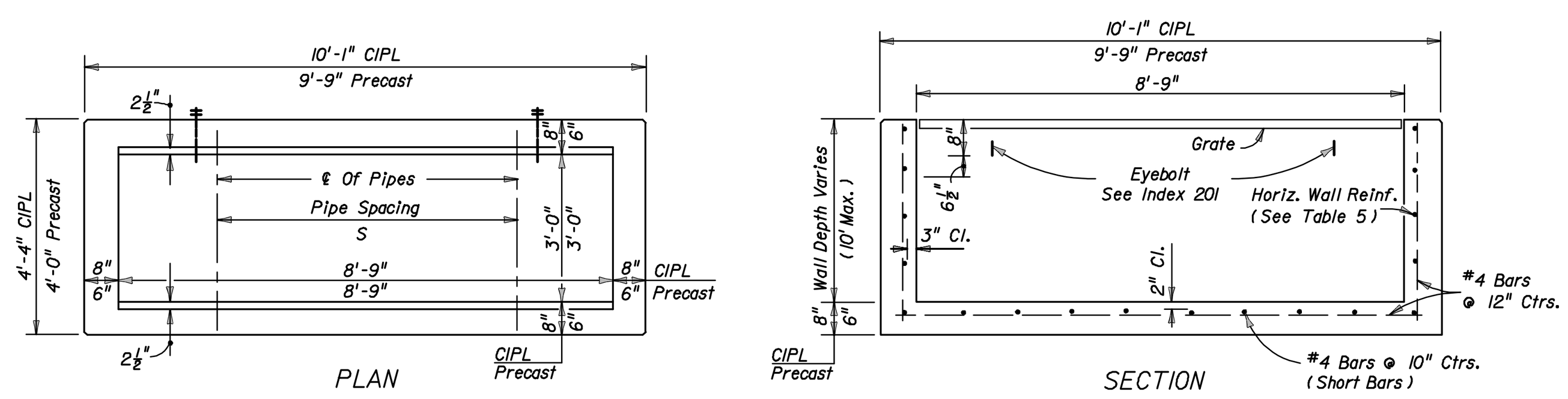
Recommended Maximum Pipe Size:
3'-0" Wall - 24" Pipe
4'-6" Wall - 36" Pipe

HORIZONTAL WALL REINFORCING SCHEDULES (TABLE 4)

WALL DEPTH	SCHEDULE	AREA (in^2/ft)	MAX. SPACING BARS	MAX. SPACING WWF
0'-5'	B5.5	0.24	5½"	5"
5'-7'	C6.5	0.37	6½"	6"
7'-15'	D4.5	0.53	4½"	4"

TYPE H (2 & 3-GRATE INLET)

Recommended Maximum Pipe Size:
3'-0" Wall - 24" Pipe
6'-7" Wall - 1-60" Pipe
Or 2-24" Pipe (S=3'-5")

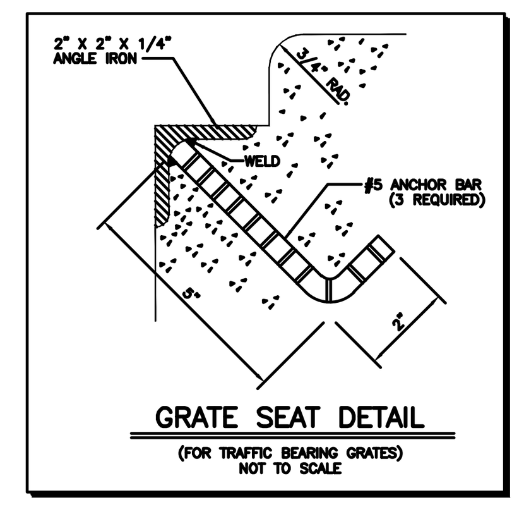


HORIZONTAL WALL REINFORCING SCHEDULES (TABLE 5)

WALL DEPTH	SCHEDULE	AREA (in^2/ft)	MAX. SPACING BARS	MAX. SPACING WWF
0'-5'	C3.5	0.37	3½"	3"
5'-10'	D4.5	0.53	4½"	4"

TYPE H (4-GRATE INLET)

Recommended Maximum Pipe Size:
3'-0" Wall - 24" Pipe
8'-9" Wall - 1-78" Pipe
Or 2-30" Pipe (S=4'-3")



GRATE SEAT DETAIL
(FOR TRAFFIC BEARING GRATES)
NOT TO SCALE

GENERAL NOTES
See Sheet 2 of 6.

DITCH BOTTOM INLET
TYPES C, D, E & H

Sheet No. 1 of 6
Index No. 232

DIMENSIONS AND QUANTITIES

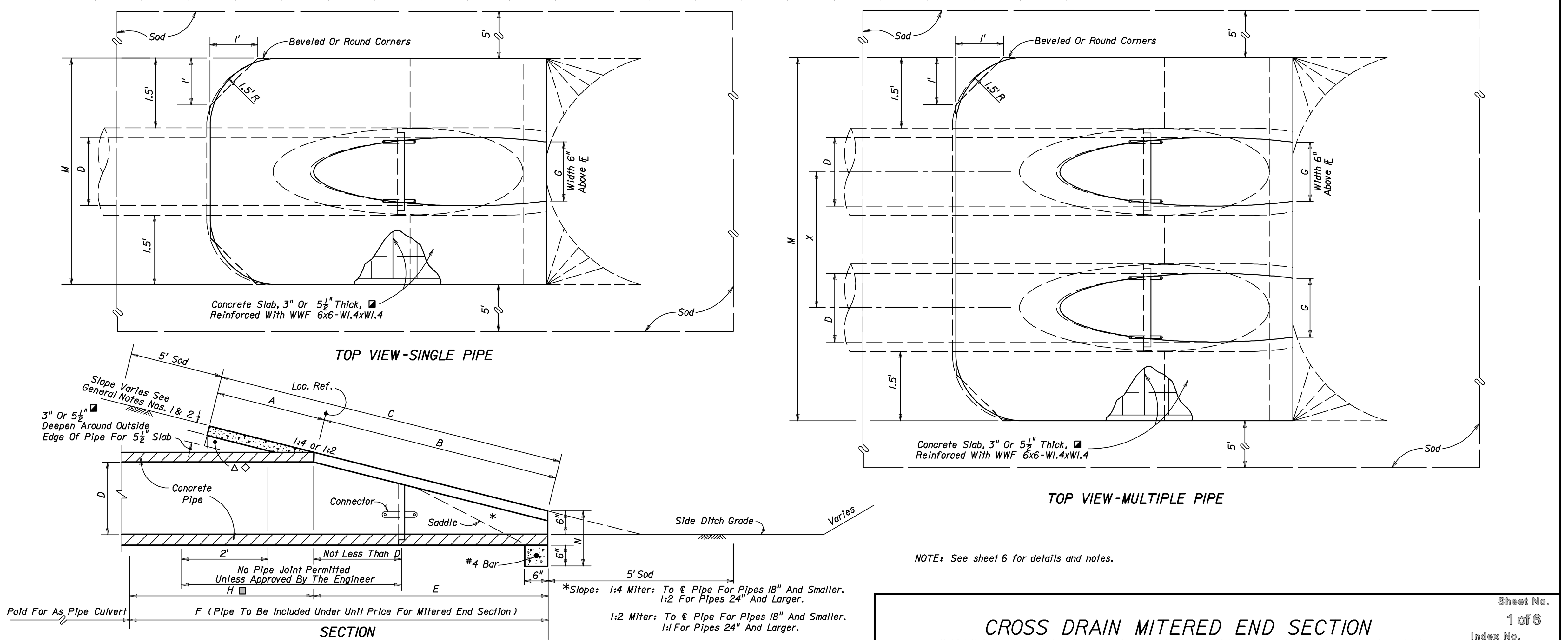
	D	X	A	B	C	E	F	G	H ■	M Single Pipe	M Double Pipe	M Triple Pipe	M Quad. Pipe	N	5½" CONCRETE SLAB (CY) ◪ Single Pipe	Double Pipe	Triple Pipe	Quad. Pipe	SODDING (SQ. YDS.) Single Pipe	Double Pipe	Triple Pipe	Quad. Pipe
1:2 Slope	15"	2'-7"	1.92'	2.18'	4.10'	2.06'	5'	1.22'	2.9'	4.63'	7.21'	9.79'	12.37'	1.19'	0.38	0.58	0.77	0.96	21	24	27	30
	18"	2'-10"	1.97'	2.74'	4.71'	2.56'	6'	1.41'	3.4'	4.92'	7.75'	10.58'	13.42'	1.21'	0.44	0.65	0.87	1.09	22	25	28	31
	24"	3'-5"	2.06'	3.85'	5.91'	3.56'	7'	1.73'	3.4'	5.50'	8.92'	12.33'	15.75'	1.25'	0.54	0.83	1.12	1.42	24	28	32	35
	30"	4'-3"	2.15'	4.95'	7.10'	4.56'	8'	2.00'	3.4'	6.08'	10.33'	14.58'	18.83'	1.29'	0.66	1.09	1.50	1.91	26	31	35	40
	36"	5'-1"	2.25'	6.08'	8.33'	5.56'	9'	2.24'	3.4'	6.67'	11.75'	16.83'	21.92'	1.33'	0.81	1.38	1.95	2.51	28	34	39	45
	42"	6'-0"	2.34'	7.21'	9.55'	6.56'	10'	2.45'	3.4'	7.25'	13.25'	19.25'	25.25'	1.38'	0.97	1.70	2.45	3.19	30	37	43	50
	48"	6'-9"	2.43'	8.33'	10.76'	7.56'	11'	2.65'	3.4'	7.83'	14.58'	21.33'	28.08'	1.42'	1.13	2.04	2.93	3.84	32	39	47	54
	54"	7'-8"	2.52'	9.44'	11.96'	8.56'	12'	2.83'	3.4'	8.42'	16.08'	23.75'	31.42'	1.46'	1.31	2.44	3.58	4.72	34	42	51	59
	60"	8'-6"	2.62'	10.56'	13.18'	9.56'	14'	3.00'	4.4'	9.00'	17.50'	26.00'	34.50'	1.50'	1.51	2.89	4.28	5.68	36	45	55	64
	66"	9'-2"	2.71'	11.68'	14.39'	10.56'	15'	3.18'	4.4'	9.58'	18.75'	27.92'	37.08'	1.54'	1.68	3.25	4.84	6.43	38	48	58	68
	72"	10'-0"	2.80'	12.80'	15.60'	11.56'	16'	3.30'	4.4'	10.16'	20.16'	30.16'	40.16'	1.58'	1.89	3.74	5.59	7.45	40	51	62	73
1:4 Slope	15"	2'-7"	2.27'	4.09'	6.36'	4.03'	8'	1.22'	4.0'	4.63'	7.21'	9.79'	12.37'	1.19'	0.57	0.87	1.15	1.44	23	26	29	32
	18"	2'-10"	2.36'	5.12'	7.48'	5.03'	9'	1.41'	4.0'	4.92'	7.75'	10.58'	13.42'	1.21'	0.66	0.99	1.31	1.65	25	28	31	35
	24"	3'-5"	2.53'	7.18' △	9.71'	7.03' △	11'	1.73'	4.0'	5.50'	8.92'	12.33'	15.75'	1.25'	0.85	1.30	1.75	2.20	28	32	36	40
	30"	4'-3"	2.70'	9.25'	11.95'	9.03'	13'	2.00'	4.0'	6.08'	10.33'	14.58'	18.83'	1.29'	1.10	1.74	2.39	3.05	31	36	41	46
	36"	5'-1"	2.87'	11.31' ◇	14.18'	11.03' ◇	15'	2.24'	4.0'	6.67'	11.75'	16.83'	21.92'	1.33'	1.32	2.21	3.08	3.96	34	40	46	52
	42"	6'-0"	3.05'	13.37'	16.42'	13.03'	17'	2.45'	4.0'	7.25'	13.25'	19.25'	25.25'	1.38'	1.58	2.76	3.91	5.09	38	44	51	58
	48"	6'-9"	3.22'	15.43'	18.65'	15.03'	19'	2.65'	4.0'	7.83'	14.58'	21.33'	28.08'	1.42'	1.85	3.30	4.73	6.17	41	48	56	63
	54"	7'-8"	3.39'	17.49'	20.88'	17.03'	21'	2.83'	4.0'	8.42'	16.08'	23.75'	31.42'	1.46'	2.14	3.95	5.77	7.58	44	52	61	69
	60"	8'-6"	3.56'	19.55'	23.11'	19.03'	23'	3.00'	4.0'	9.00'	17.50'	26.00'	34.50'	1.50'	2.45	4.66	6.87	9.07	47	56	66	75
	66"	9'-2"	3.73'	21.62'	25.35'	21.03'	25'	3.18'	4.0'	9.58'	18.75'	27.92'	37.08'	1.54'	2.88	5.54	8.18	10.84	49	59	69	80
	72"	10'-0"	3.91'	23.68'	27.59'	23.03'	27'	3.30'	4.0'	10.16'	20.16'	30.16'	40.16'	1.58'	3.54	6.61	9.87	13.13	52	63	74	85

◪ See General Note No. 3.
See Sheet 5 Of 6 For 3" Slab Quantities

■ Values shown for estimating pipe quantities and are for information only.

B	E	
△ 6.42'	△ 6.25'	Dimensions permitted to allow use of 8' standard pipe lengths.
◇ 10.40'	◇ 10.10'	Dimensions permitted to allow use of 12' standard pipe lengths.

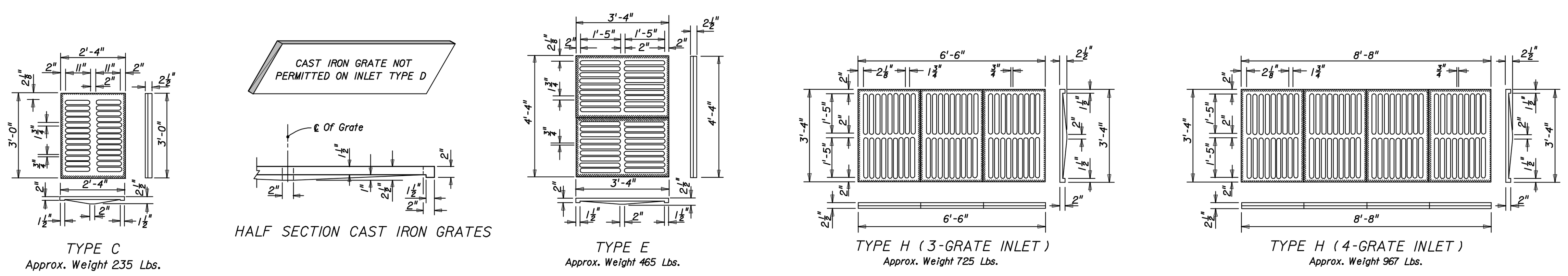
△◇ Concrete slab shall be deepened to form bridge across crown of pipe. See section below.



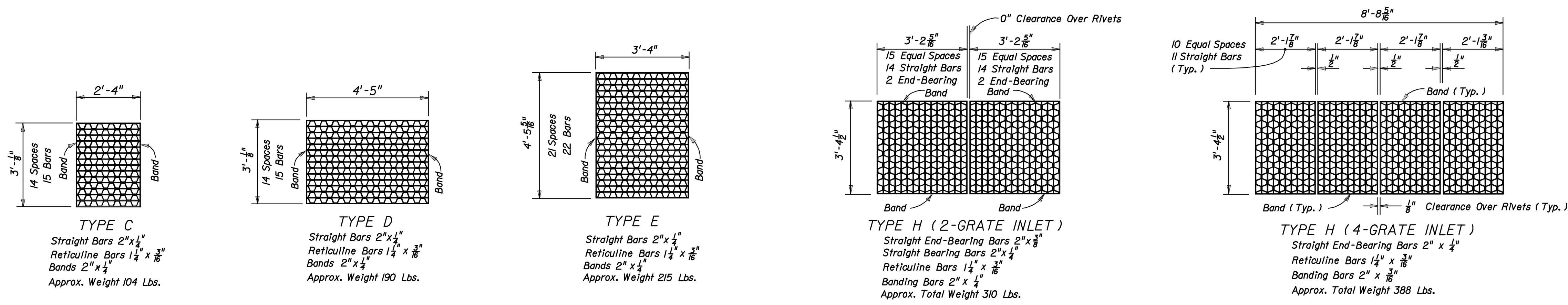
NOTE: See sheet 6 for details and notes.

CROSS DRAIN MITERED END SECTION
SINGLE AND MULTIPLE ROUND CONCRETE PIPE

Sheet No. 1 of 6
Index No. 272



CAST IRON GRATES



STEEL GRATES

NOTE: Steel Grates Are Required On Inlets With Traversable Slots And On Inlets where Bicycle Traffic Is Anticipated.

GENERAL NOTES

1. These inlets are suitable for bicycle traffic and are to be used in ditches, medians and other areas subject to infrequent traffic loadings but are not to be placed in areas subject to any heavy wheel loads. These inlets may be placed in areas subject to occasional pedestrian traffic such as landscaped areas and pavement areas where pedestrians can walk around the inlet.

2. Inlets subject to minimal debris should be constructed without slots. Where debris is a problem inlets should be constructed with slots. Slotted inlets located within roadway clear zones and areas subject to bicycles and/or pedestrians shall have traversable slots. The traversable slot modification is not adaptable to inlet Type H. Slots may be constructed at either or both ends as shown on plans.

3. Steel grates are to be used on all inlets where bicycle traffic is anticipated. Steel grates are to be used on all inlets with traversable slots. Either cast iron or steel grates may be used on inlets without slots where bicycle traffic is not anticipated. Either cast iron or steel grates may be used on all inlets with non-traversable slots. Subject to the selection described above, when Alternate G grate is specified in the plans, either the steel grate, hot dipped galvanized after fabrication, or the cast iron grate may be used, unless the plans stipulate the particular type.

4. Recommended maximum pipe sizes shown are for concrete pipe. Size for other types of pipe must be checked for fit.

5. All exposed corners and edges of concrete are to be chamfered ¾".

6. Concrete inlet pavement to be used on inlets without slots and inlets with non-traversable slots only when called for in the plans; but required on all traversable slot inlets. Cost to be included in contract unit price for inlets. Quantities shown are for information only.

7. Traversable slots constructed in existing inlets shall be paid for as inlets partial. For conversion work and method of payment see 'TRAVERSABLE SLOT INLETS (PARTIAL) FOR EXISTING INLETS'.

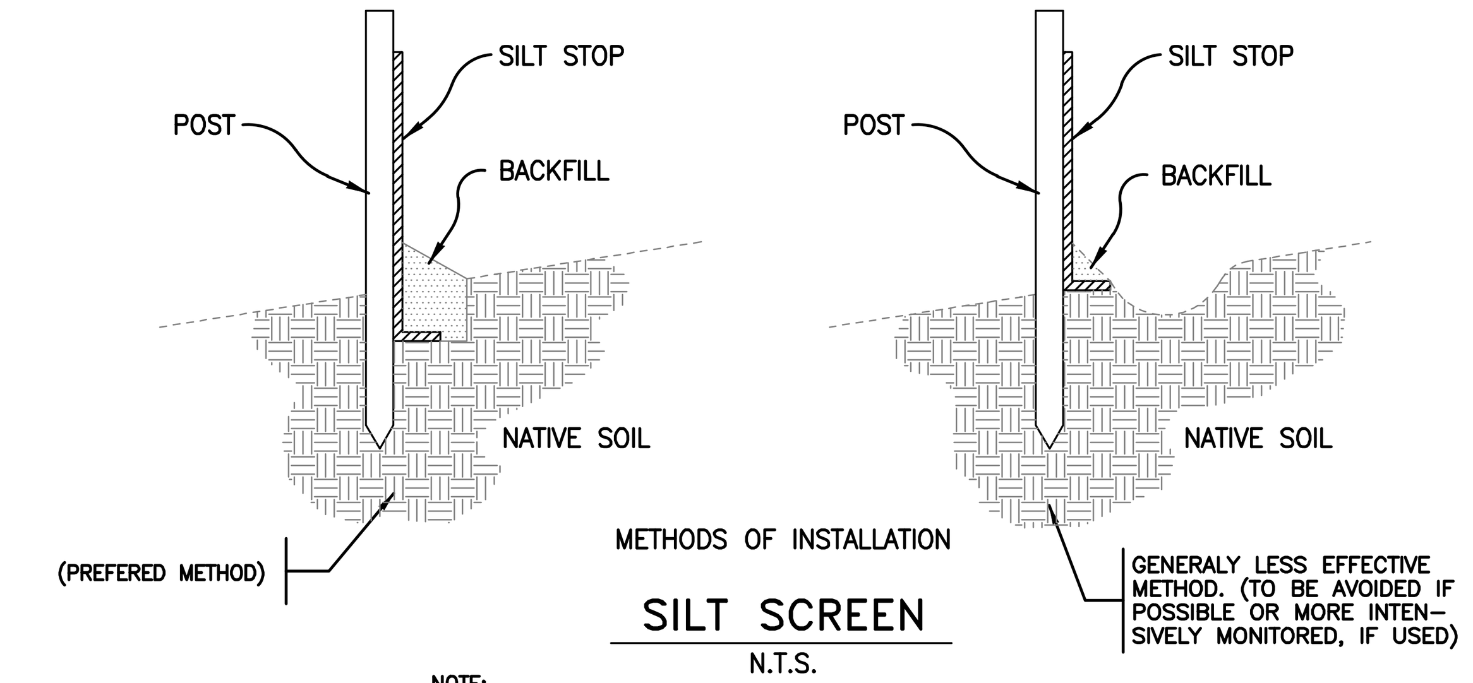
8. Sodding to be used on all inlets not located in paved areas and paid for under contract concrete inlet pavement unit price for Sodding, SY.

9. For supplementary details see Index No. 201.

10. All reinforcing Grade 60 bars with 2" min. cover unless otherwise noted. Bars to be cut or bent for 1½" clearance around pipe opening. Provide one additional #4 bar above and at each side of pipe opening.

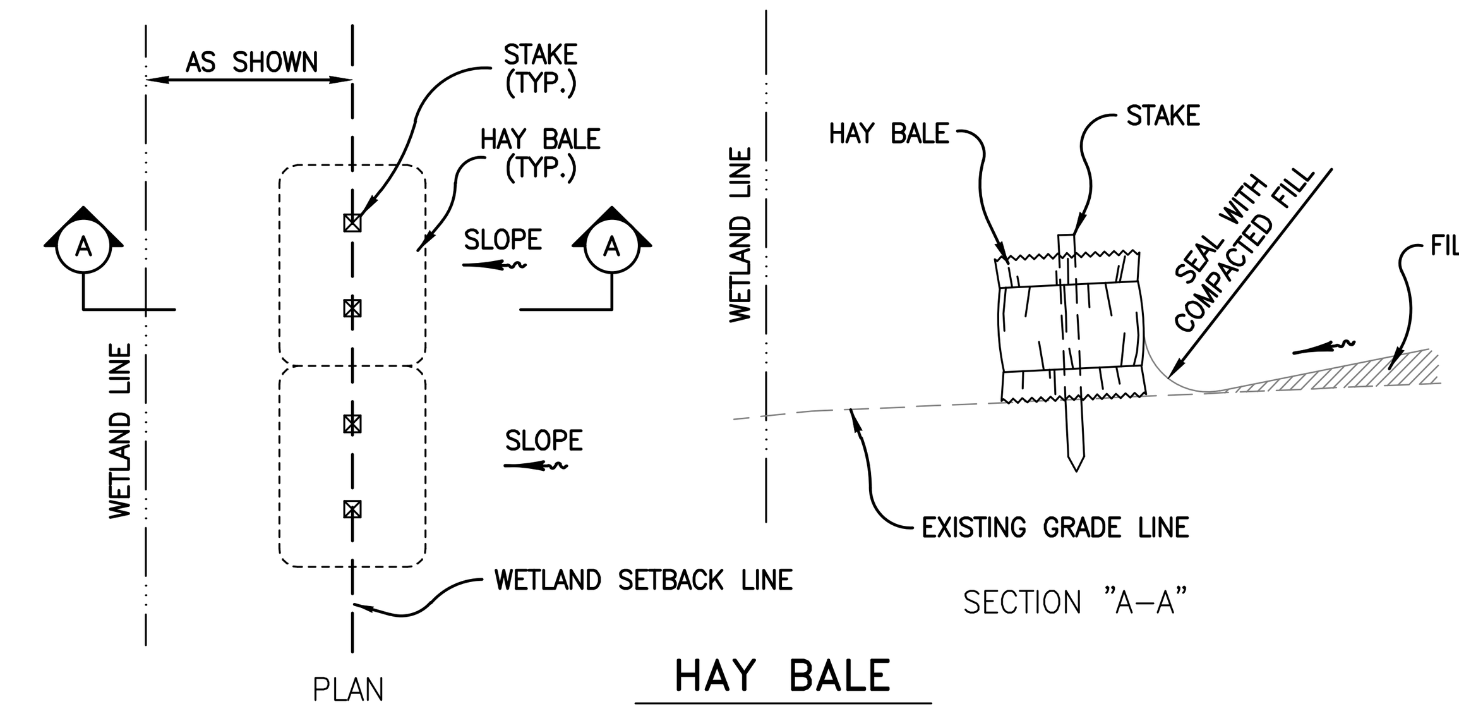
DITCH BOTTOM INLET
TYPES C, D, E & H

Sheet No. 2 of 6
Index No. 232



SILT SCREEN
N.T.S.

NOTE:
THE EROSION BARRIER, AS SHOWN, IS NOT TO BE CONSTRUED TO MEAN THAT IT IS ALL THAT MAY BE REQUIRED. THE CONTRACTOR IS TO TAKE WHATEVER MEASURES NECESSARY TO CONTROL EROSION THROUGHOUT THE PROJECT. EROSION CONTROL WILL BE INSTALLED PRIOR TO LAND CLEARING AND SHALL REMAIN IN PLACE UNTIL THE AREA IS STABILIZED. (SEE OTHER EROSION AND TURBIDITY NOTES ON THE GENERAL NOTES SHEET OF THIS PLAN.)



HAY BALE
N.T.S.

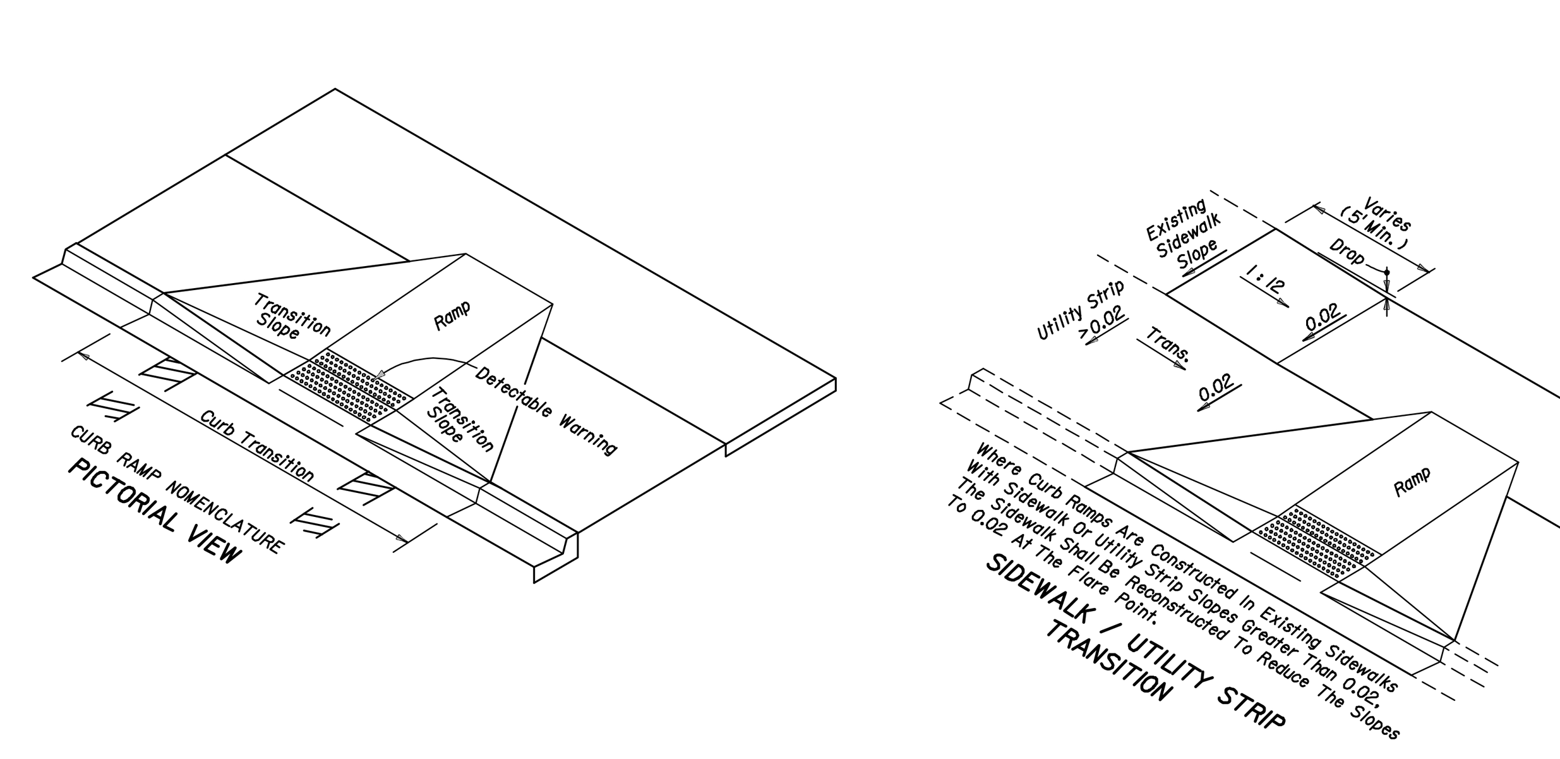
EROSION CONTROL DETAILS
EITHER METHOD OR A COMBINATION
OF BOTH IS ACCEPTABLE

DATE	DESCRIPTION	BY
	REVISIONS	

Engineering Business Certificate of Authorization No.: 26548
Fuxan Engineering, Inc.
15018 Maurine Cove Ln.
Odessa, Florida 33556
Phone: 813-244-6194
DATE:
DAVID G. FUXAN P.E. NO. 33133
FLORIDA PROFESSIONAL ENGINEER

DRAINAGE DETAILS

JOB NO. 2015-CW-01	Creative World School Oakstead Tract 5
DESIGN FUXAN	
DRAWN MIDDLETON	PREPARED FOR: SMC Oakstead LLC
DATE 01-16-2015	Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +0.83 Feet
FILE DD	SHEET 8 OF 14 SHEETS



GENERAL NOTES

1. Public sidewalk curb ramps shall be constructed in the public right of way at locations that will provide continuous unobstructed pedestrian circulation paths to pedestrian areas, elements and facilities in the public right of way and to accessible pedestrian routes on adjacent sites. Curbed facilities with sidewalks and those without sidewalks are to have curb ramps constructed at all street intersections and at turnouts that have curbed returns. Partial curb returns shall extend to the limit prescribed by Index No. 515 to accommodate curb ramps. Ramps constructed at locations without sidewalks shall have a landing constructed at the top of each ramp, see Sheet 5.

2. The location and orientation of curb ramps shall be as shown in the plans.

3. Curb ramp running slopes at unrestrained sites shall not be steeper than 1 : 12 and cross slope shall be 0.02 or flatter. Transition slopes shall not be steeper than 1 : 12.

   When altering existing pedestrian facilities where existing site development precludes the accommodation of a ramp slope of 1 : 12, a running slope between 1 : 12 and 1 : 10 is permitted for a rise of 6" maximum and a running slope of between 1 : 10 and 1 : 8 is permitted for a rise of 3" maximum. Where compliance with the requirements for cross slope cannot be fully met, the minimum feasible cross slope shall be provided.

   Ramp running slope is not required to exceed 8' in length, except at sites where the plans specify a greater length.

4. If a curb ramp is located where pedestrians must walk across the ramp, then the walk shall have transition slopes to the ramp; the maximum slope of the transitions shall be 1 : 12. Ramps with curb returns may be used at locations where other improvements provide guidance away from that portion of curb perpendicular to the sidewalk; improvements for guidance are not required at curb ramps for linear pedestrian traffic.

5. Curb ramp detectable warning surfaces shall extend the full width of the ramp and in the direction of travel 24" from the back of curb. Detectable warning surfaces shall be constructed in accordance with Specification 527. See Sheet 6 of 6 for detectable warning layouts. Transition slopes are not to have detectable warnings.

6. Where a curb ramp is constructed within existing curb, curb and gutter and/or sidewalk, the existing curb or curb and gutter shall be removed to the nearest joint beyond the curb transitions or to the extent that no remaining section of curb or curb and gutter is less than 5' long. The existing sidewalk shall be removed to the nearest joint beyond the transition slope or walk around or to the extent that no remaining section of sidewalk is less than 5' long. For details of Concrete Sidewalk See Index 310.

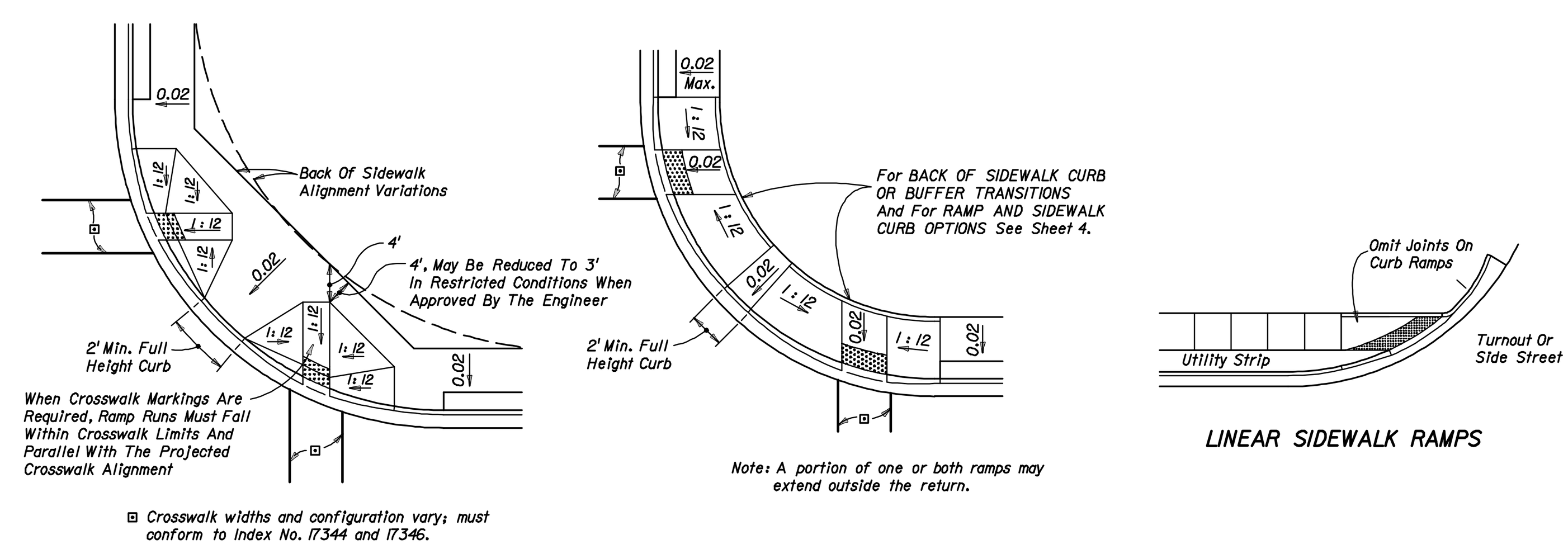
7. Alpha-numeric identifications are for reference (plans, permits, etc.).

8. Public sidewalk curb ramps are to be paid for as follows:
   Ramps, reconstructed sidewalks, walk around sidewalks, sidewalk landings and sidewalk curbs are to be paid for under the contract unit price for Sidewalk Concrete, (__" Thick), SY. Curb transitions and reconstructed curbs are to be paid for under the contract unit price for the parent curb, i.e., Curb Conc., (Type __), LF or Curb and Gutter Conc., (Type __), LF.

   When a separate pay item for the removal and disposal of existing curb, curb and gutter, and/or sidewalk is not provided in the plans, the cost of removal and disposal of these features shall be included in the contract unit price for new curb, curb and gutter and/or sidewalk respectively.

9. Acceptance Criteria for Detectable Warnings:
   (a) The ramp detectable warning surface shall be complete and uniform in color and texture
   (b) 90% of the individual truncated domes must comply with the design criteria
   (c) There may be no more than 4 non-complying domes in any one square foot of surface
   (d) No two adjacent domes may be non-compliant
   (e) Surface may not deviate more than 0.10" from a true plane

10. All sidewalk surfaces, ramp surfaces, and landings with a cross slope shown in this Index to be 0.02 shall be 0.02 maximum. All ramp surfaces and ramp transition slopes with a slope shown in this Index to be 1:12 shall be 1:12 maximum.

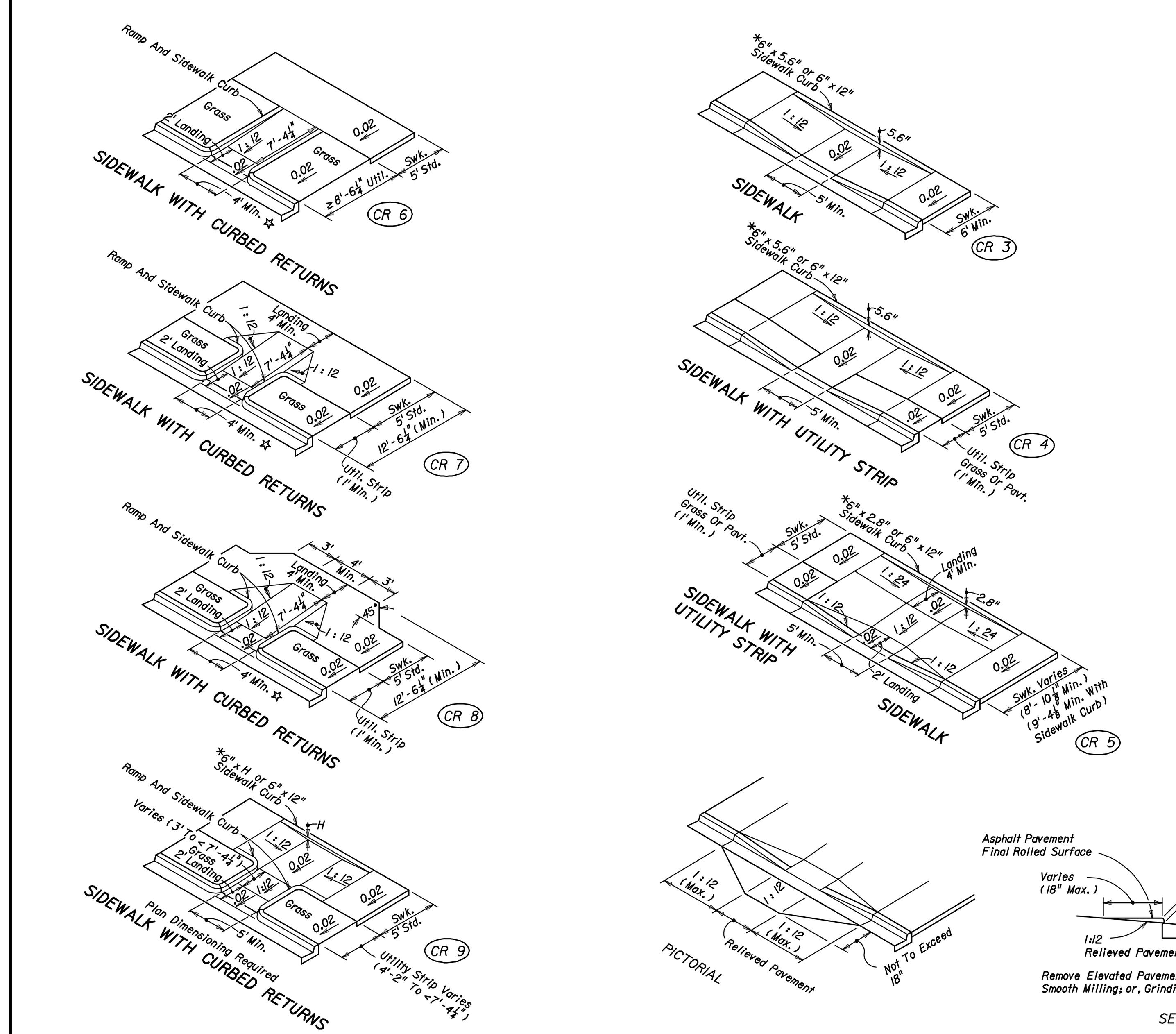


⊠ Crosswalk widths and configuration vary, must conform to Index No. 17344 and 17346.

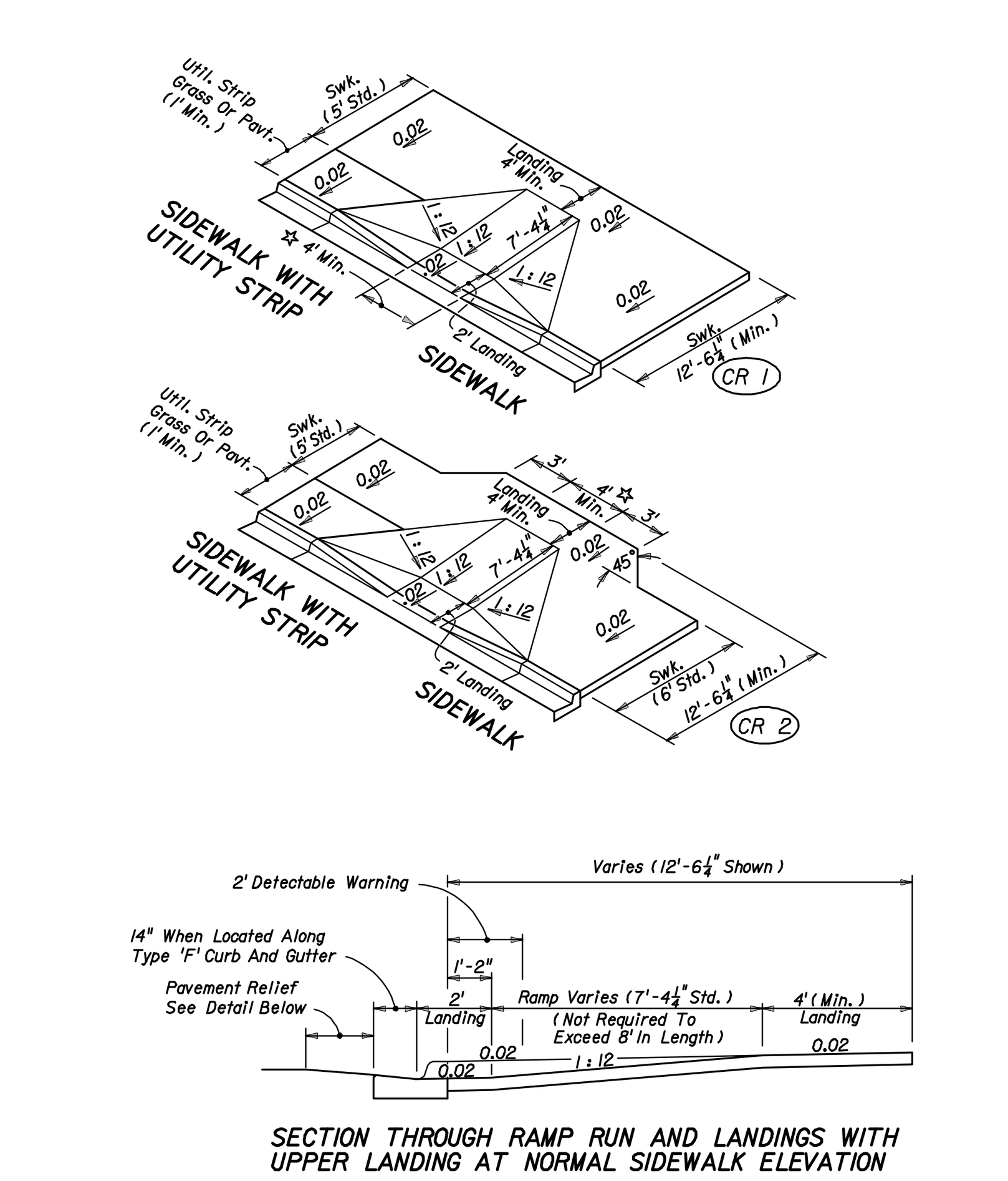
TYPICAL PLACEMENT OF PUBLIC SIDEWALK CURB RAMPS AT CURBED RETURNS

PUBLIC SIDEWALK CURB RAMPS

Sheet No. 1 of 6
Index No. 304



PAVEMENT RELIEF AT LIP OF CURB



SECTION THROUGH RAMP RUN AND LANDINGS WITH UPPER LANDING AT NORMAL SIDEWALK ELEVATION

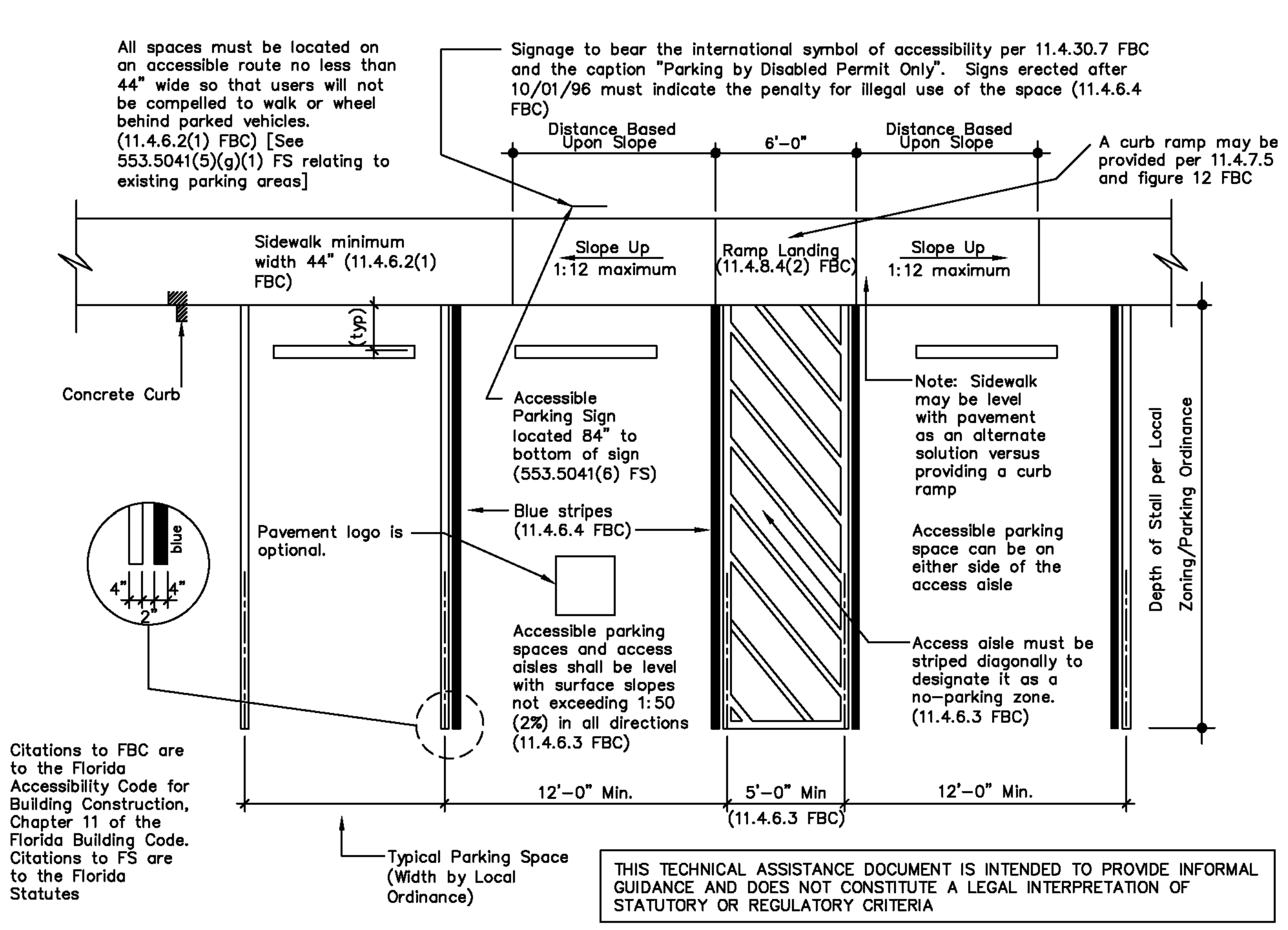
* For BACK OF SIDEWALK CURB OR BUFFER TRANSITION And For RAMP AND SIDEWALK CURB OPTIONS See Sheet 4.

☆ Ramp Widths For Curb Ramps CR 1, CR 2, CR 6, CR 7, And CR 8 May Be Reduced To 3' Min. In Restricted Conditions When Approved By The Engineer.

DIMENSIONAL FEATURES FOR PUBLIC SIDEWALK CURB RAMPS WHERE RAMP AND LANDING DEPTH ARE NOT RESTRICTED BY RIGHT OF WAY

PUBLIC SIDEWALK CURB RAMPS

Sheet No. 2 of 6
Index No



Citations to FBC are to the Florida Accessibility Code for Building Construction, Chapter 11 of the Florida Building Code. Citations to FS are to the Florida Statutes

THIS TECHNICAL ASSISTANCE DOCUMENT IS INTENDED TO PROVIDE INFORMAL GUIDANCE AND DOES NOT CONSTITUTE A LEGAL INTERPRETATION OF STATUTORY OR REGULATORY CRITERIA

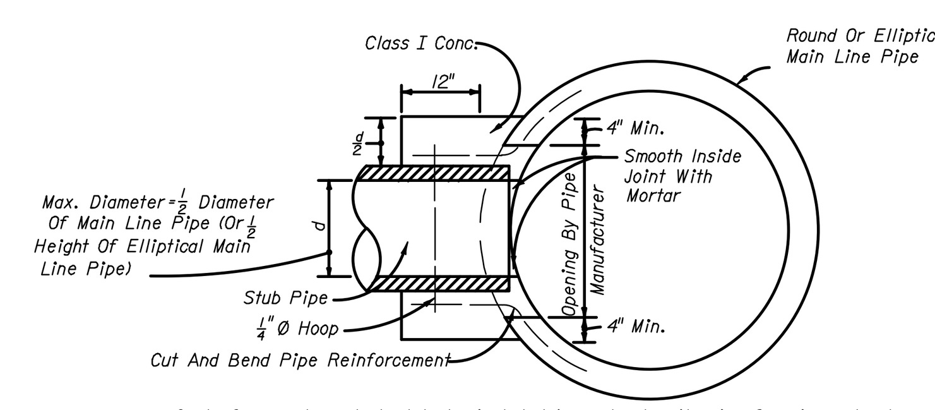
Recommended Accessible Parking Space(s) Design for Single Line Requirements

N.T.S.

Drawing by Larry M. Schneider, AIA for the Florida Building Commission

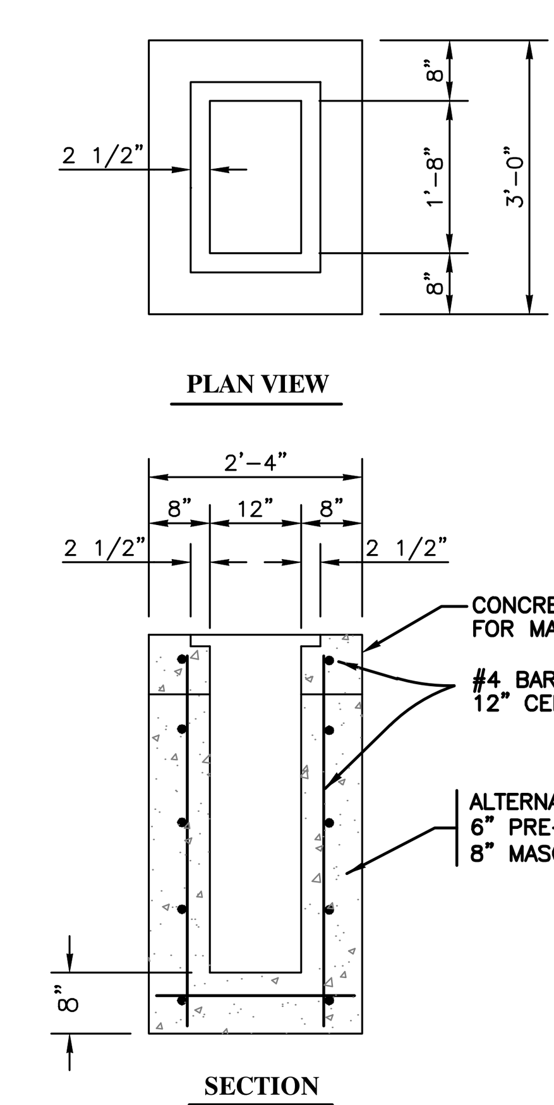
04-01-02

CONTRACTOR TO EXTEND PIPE TO ℄ AND CONTINUE YARD DRAIN THROUGH TOWNHOME AREA



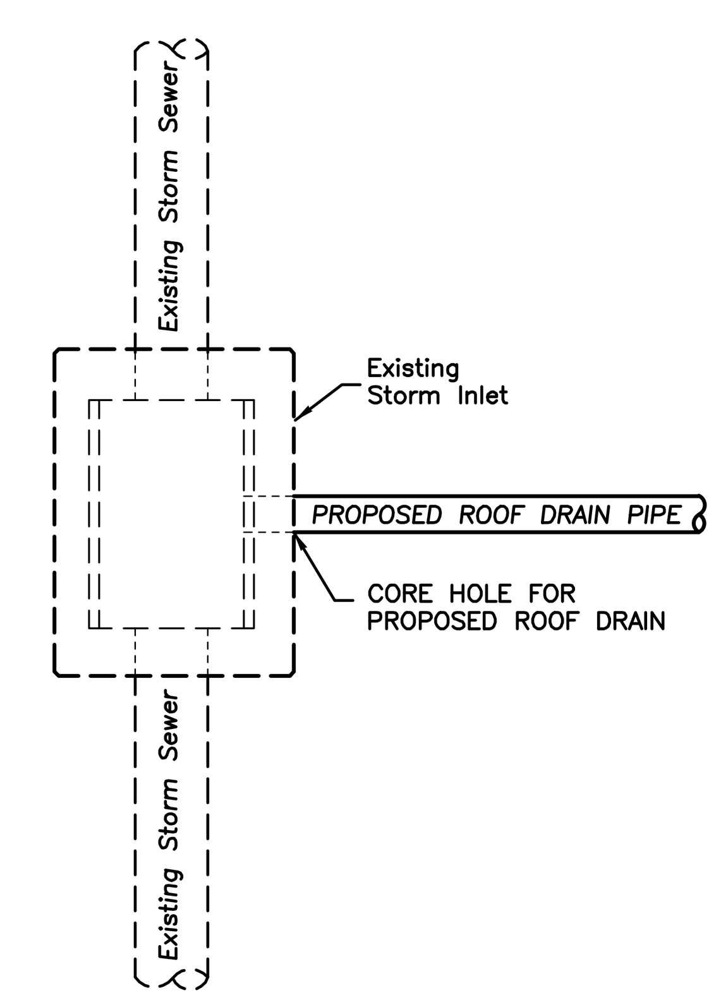
Cost of concrete and steel to be included in contract unit price for pipe culvert.

CONCRETE COLLAR FOR JOINING MAINLINE PIPE AND STUB PIPE



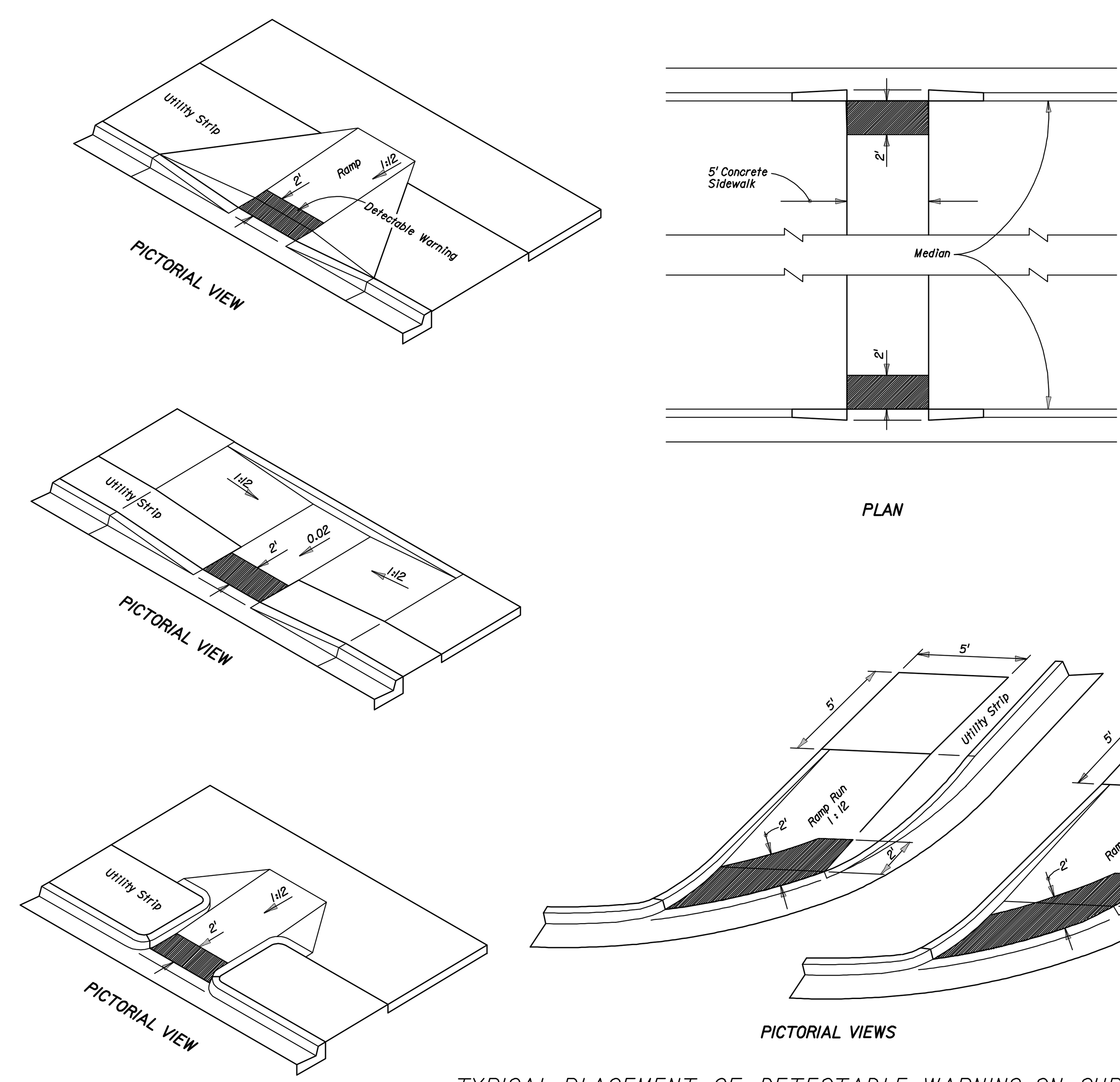
YARD DRAIN DETAIL

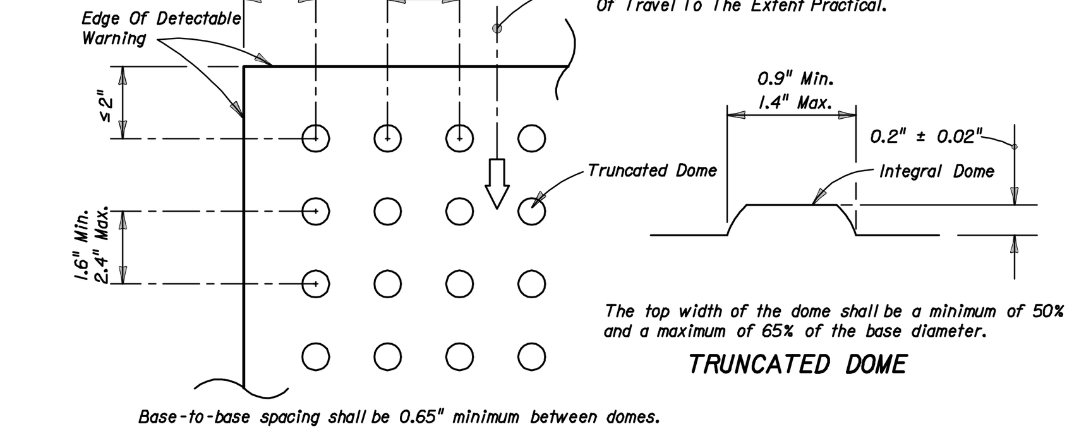
GRATE TYPE U.S.F. NO. 6145 OR APPROVED EQUAL



ROOF DRAIN CONNECTION DETAIL

N.T.S.





The top width of the dome shall be a minimum of 50% and a maximum of 65% of the base diameter.

TRUNCATED DOME

All Sidewalk Curb Ramps Shall Have Detectable Warning Surfaces That Extend The Full Width Of The Ramp And In The Direction Of Travel 24 Inches (610 mm) From The Back Of Curb.

CURB RAMP DETECTABLE WARNING DETAIL

TYPICAL PLACEMENT OF DETECTABLE WARNING ON CURB RAMPS

PUBLIC SIDEWALK CURB RAMPS

Sheet No. 6 of 6
Index No. 304

DATE	DESCRIPTION	BY
REVISIONS		

Engineering Business Certificate of Authorization No.: 26548

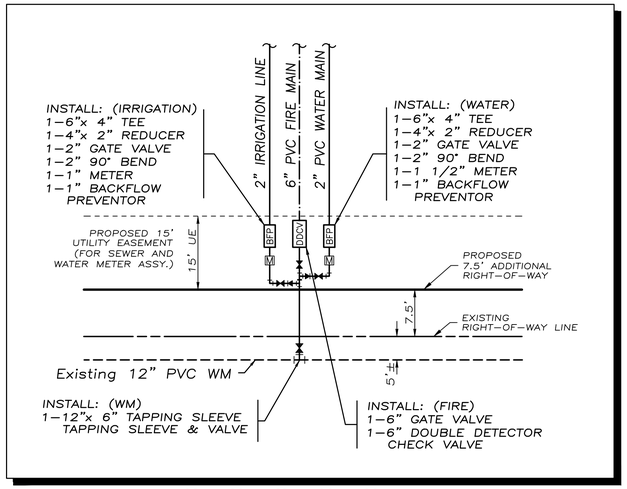
Fuxan Engineering, Inc.
15018 Maurine Cove Ln.
Odessa, Florida 33556
Phone: 813-244-6194

DATE:

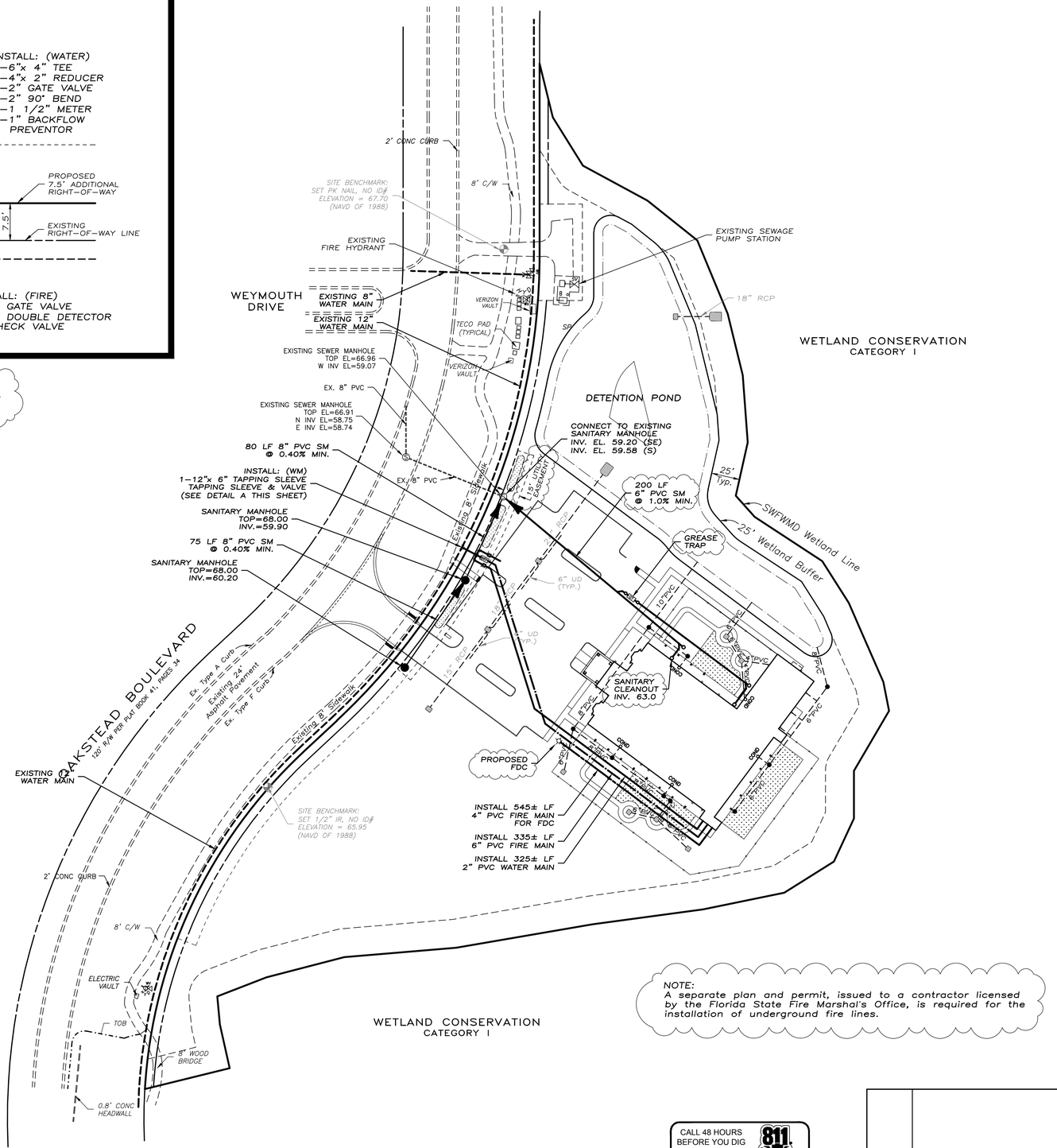
DAVID G. FUXAN P.E. NO. 33133
FLORIDA PROFESSIONAL ENGINEER

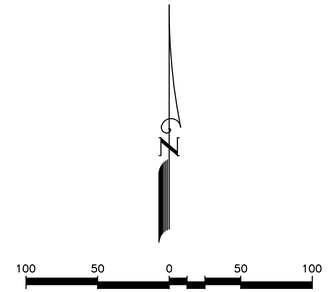
DRAINAGE DETAILS

JOB NO. 2015-CW-01	Creative World School Oakstead Tract 5
DESIGN FUXAN	
DRAWN MIDDLETON	PREPARED FOR: SMC Oakstead LLC
DATE 01-16-2015	Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +0.83 Feet
FILE DD	SHEET 9 OF 14 SHEETS



DETAIL "A"
N.T.S.





LEGEND

- WATER MAIN (WM)
- FIRE HYDRANT
- VALVE & BOX
- REDUCER
- PLUG
- BLOW-OFF
- BENDS
- SANITARY SEWER (SM)
- PROPOSED BERM

Fixture	Fixture Value at 35 psi	x	No. of Fixtures	=	Fixture Value
Bathtub	8	x	0	=	
Bedpan washer	10	x	0	=	
Combination Sink & Tray	3	x	0	=	
Dental Unit	1	x	0	=	
Dental Lavatory	2	x	0	=	
Drinking Fountain - Cooler	1	x	0	=	
Drinking Fountain - Public	2	x	15	=	30
Kitchen Sink - 1/2" connection	3	x	4	=	12
- 3/4" connection	7	x	0	=	
Lavatory - 3/8" connection	2	x	0	=	
- 1/2" connection	4	x	0	=	
Laundry Tray - 1/2" connection	3	x	0	=	
- 3/4" connection	7	x	0	=	
Shower head (shower only)	4	x	0	=	
Service Sink - 1/2" connection	3	x	1	=	3
- 3/4" connection	7	x	0	=	
Urinal - Pedestal Flush Valve	10	x	0	=	
- Wall Flush Valve	10	x	0	=	
- Trough (2 ft. Unit)	2	x	0	=	
Wash Sink (each set of faucets)	4	x	31	=	124
Water Closet - Flush Valve	10	x	0	=	
- Tank Type	3	x	16	=	48
Dishwasher - 1/2" connection	5	x	0	=	
- 3/4" connection	10	x	1	=	10
- 1" connection	25	x	0	=	
Washing Machine - 1/2" connection	5	x	0	=	
- 3/4" connection	10	x	1	=	10
- 1" connection	25	x	0	=	
Hose connection - 1/2"	6	x	0	=	
- 3/4"	10	x	3	=	30
Hose (50 ft.) - 1/2"	6	x	0	=	
- 3/4"	9	x	0	=	
- 1"	12	x	0	=	

Peak Domestic Demand 9 GPM
Irrigation Peak Demand 38 GPM

NOTE:
A separate plan and permit, issued to a contractor licensed by the Florida State Fire Marshal's Office, is required for the installation of underground fire lines.

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

DATE	DESCRIPTION	BY
03/03/15	PER COMMENTS	DM

REVISIONS

Engineering Business Certificate of Authorization No.: 26548

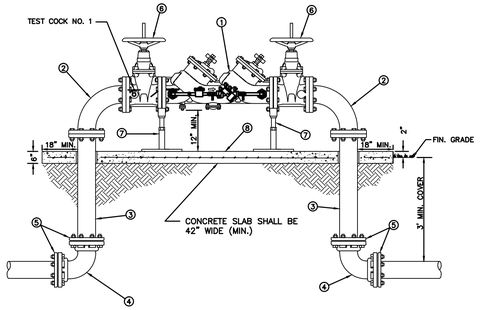
Fuxan Engineering, Inc.
15018 Maurine Cove Ln.
Odessa, Florida 33556
Phone: 813-244-6194

DAVID G. FUXAN P.E. NO. 33133
FLORIDA PROFESSIONAL ENGINEER

DATE:

WATER & SEWER PLAN

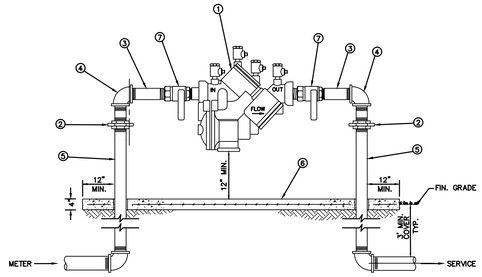
JOB NO. 2015-CW-01	Creative World School Oakstead Tract 5
DESIGN FUXAN	
DRAWN MIDDLETON	PREPARED FOR: SMC Oakstead LLC
DATE 01-16-2015	Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +0.83 Feet
FILE WSP	SHEET 10 OF 14 SHEETS



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

NOTE:
- NO TIE RODS OR EYE BOLT RETAINERS PERMITTED ABOVE GROUND.
- B.F.P. ASSEMBLY TO BE INSTALLED LEVEL & PLUMB.
- MINIMUM CLEARANCE OF 36" TO BE MAINTAINED AROUND ENTIRE DEVICE FOR TESTING
- ENTIRE ASSEMBLY TO BE PAINTED SAFETY BLUE.
- DETECTOR BY–PASS ASSEMBLY TO BE FACTORY INSTALLED AND CERTIFIED
- ALL MECHANICAL JOINTS SHALL BE RESTRAINED WITH MEGALUGS OR APPROVED EQUAL
- BELL JOINT RESTRAINERS SHALL BE PROVIDED ON ALL UNDERGROUND PIPING AS SPECIFIED IN JOINT RESTRAINT TABLE DETAIL
- ALL ABOVE GROUND PIPING SHALL BE FLANGED DUCTILE IRON PIPE (NO GALVANIZED OR PVC)
- ITEM 3 SHALL BE FIELD CUT TO PROPER LENGTH TO ACHIEVE DESIGNATGED GROUND CLEARANCE
- IF SO SPECIFIED, ENTIRE ASSEMBLY TO BE ENCLOSED IN 6' CHAIN LINK FENCE.
- BFP DEVICE MUST BE LISTED WITH THE UNIVERSITY OF SOUTHERN CALIFORNIA FOUNDATION FOR CROSS CONNECTION CONTORL AND HYDRAULIC RESEARCH.

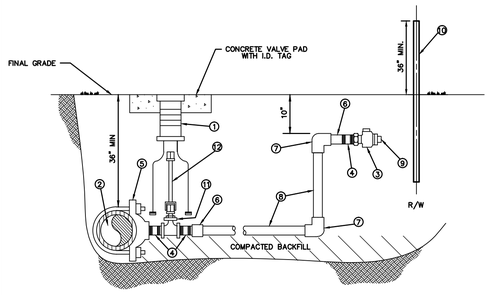
CREATED 02/24/03	DOUBLE DETECTOR CHECK VALVE ASSEMBLY/BACKFLOW PREVENTER (SINGLE SERVICE: 3", 4", 6", 8", 10")	PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN PCU APPROVAL
REVISED	PASCO COUNTY UTILITIES	DETAIL 9



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

NOTE:
- FIELD ADJUST AND CUT ITEM 5 TO THE PROPER LENGTH.
- MINIMUM CLEARANCE OF 24" TO BE MAINTAINED AROUND DEVICE FOR TESTING.
- ENTIRE ASSEMBLY TO BE PAINTED SAFETY BLUE.
- CONCRETE SLAB TO EXTEND 12" MIN. AROUND ENTIRE DEVICE.
- DEVICE MUST BE LISTED WITH THE UNIVERSITY OF SOUTHERN CALIFORNIA FOUNDATION FOR CROSS CONNECTION CONTROL AND HYDRAULIC RESEARCH.

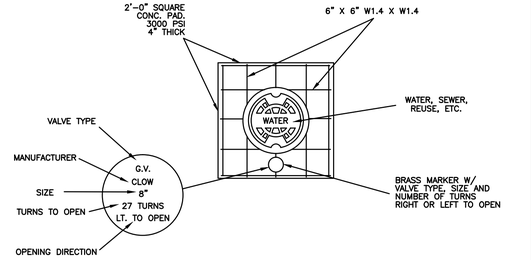
CREATED 02/24/03	REDUCED PRESSURE BACKFLOW PREVENTER (SINGLE SERVICE: 3/4", 1", 1–1/2", 2")	PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN PCU APPROVAL
REVISED	PASCO COUNTY UTILITIES	DETAIL 11



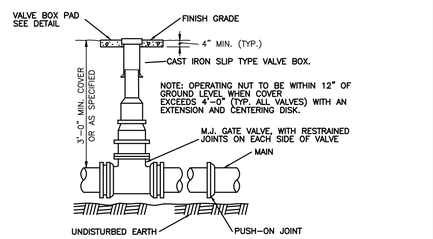
MATERIALS		
ITEM	QUANT.	DESCRIPTION
1	1	BOX, VALVE CAST IRON SLIP TYPE
2	*	4" & LARGER PIPE, PVC (DR–18) OR D.I.P. (CLASS 50)
3	2	1 1/2", 2" CURB STOP BALL VALVE W/ LOCK WINGS (FIP x FIP OR FIP x CTS)
4	3	1 1/2", 2" NIPPLE, BRASS OR STAINLESS STEEL
5	1	1 1/2", 2" SADDLE, SERVICE (I.P. THREADS)
6	2	1 1/2", 2" ADAPTER (PVC SCH 40 / SLIP x FPT OR BRASS MIP x CTS)
7	2	1 1/2", 2" 90° ELBOW (SLIP x SLIP) SCH 40 (NOT REQUIRED FOR HDPE)
8	*	1 1/2", 2" PIPE, PVC (SCH 40) OR HDPE (3408) – LENGTH VARIES
9	1	1 1/2", 2" PLUG, THREADED (W/ TEFLON TAPE)
10	1	2" x 4" P.T. MARKER PLANK
11	1	2" GATE VALVE, IRON BODY W/ SQUARE NUT
12	1	VALVE EXTENSION ROD, AS REQUIRED (3' MAX. BELOW GRADE)

NOTE:
- A VALVE BOX SHALL BE REQUIRED ON ALL GATE VALVES.
- SERVICE SADDLES SHALL BE INSTALLED ON ALL TAPS TO P.V.C. (DR–18) WATER MAINS.
- 2" GATE VALVE TO BE RESILIENT WEDGE IRON BODY TYPE WITH 2" OPERATING UNIT.
- SADDLES 4" AND LARGER TO BE DUCTILE IRON DUAL STRAP TYPE.
- 1 1/2" BRASS REDUCER BUSHING REQUIRED WITH ITEM NO. 11 FOR 1 1/2" SERVICE.
- MARKER STAKES PAINTED SAFETY BLUE FOR WATER, PURPLE FOR REUSE.
- 4" DIAMETER CASING REQUIRED FOR ROAD CROSSINGS

CREATED 02/24/03	WATER AND REUSE LATERAL SERVICE 1 1/2" OR 2" SERVICE LATERAL PVC (SCHEDULE 40)	PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN PCU APPROVAL
REVISED	PASCO COUNTY UTILITIES	DETAIL 20



TYPICAL CONCRETE VALVE PAD



CREATED 02/24/03	VALVE BOX DETAIL SLIP TYPE	PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN PCU APPROVAL
REVISED	PASCO COUNTY UTILITIES	DETAIL 27

PIPE RESTRAINT LENGTHS IN FEET COMMON FITTINGS

WATER MAINS - TEST PRESSURE 150 PSI						
		FITTING TYPE				
		11-1/4°	22-1/2°	45°	90°	DEAD END
PIPE SIZE	4"	2'	4'	8'	20'	45'
	6"	3'	6'	12'	28'	63'
	8"	4'	7'	15'	36'	82'
	10"	4'	9'	18'	43'	98'
	12"	5'	10'	21'	50'	116'
	16"	6'	13'	26'	63'	148'
	20"	7'	15'	31'	76'	179'
	24"	9'	17'	36'	87'	208'

FORCE MAINS - TEST PRESSURE 100 PSI						
		FITTING TYPE				
		11-1/4°	22-1/2°	45°	90°	DEAD END
PIPE SIZE	4"	1'	3'	6'	13'	30'
	6"	2'	4'	8'	19'	42'
	8"	2'	5'	10'	24'	55'
	10"	3'	6'	12'	29'	66'
	12"	3'	7'	14'	34'	77'
	16"	4'	8'	18'	42'	99'
	20"	5'	10'	21'	50'	119'
	24"	6'	11'	24'	58'	139'

RESTRAINT LENGTHS ARE MEASURED FROM THE CENTER LINE OF THE FITTING ALONG THE PIPE IN BOTH DIRECTIONS (EXCEPT DEAD ENDS).

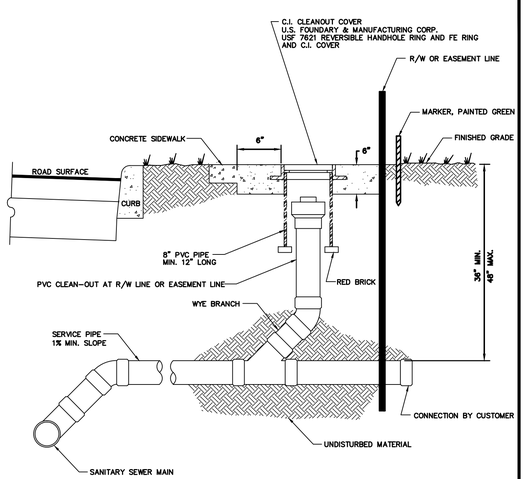
CREATED 02/24/03	RESTRAINED JOINT TABLE COMMON FITTINGS	PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN PCU APPROVAL
REVISED	PASCO COUNTY UTILITIES	DETAIL 28

PIPE RESTRAINT LENGTHS IN FEET TEES (BRANCH SIDE)

WATER MAINS - TEST PRESSURE 150 PSI									
		BRANCH SIZE							
		3"	4"	6"	8"	10"	12"	16"	20"	24"
RUN SIZE	3"	6'	14'	30'	—	—	—	—	—	—
	4"	2'	11'	28'	44'	—	—	—	—	—
	6"	1'	2'	22'	40'	52'	—	—	—	—
	8"	1'	1'	16'	35'	48'	62'	—	—	—
	10"	1'	1'	10'	30'	44'	58'	83'	—	—
	12"	1'	1'	3'	25'	40'	55'	80'	103'	—
	16"	1'	1'	1'	14'	31'	48'	75'	98'	119'
	20"	1'	1'	1'	2'	22'	40'	69'	94'	116'
	24"	1'	1'	1'	1'	11'	31'	63'	89'	111'

RESTRAINT LENGTHS ARE MEASURED FROM THE CENTER LINE OF THE TEE ALONG THE BRANCH FOR THE DISTANCE INDICATED. A MINIMUM OF 5 FEET OF RESTRAINED PIPE MUST BE INSTALLED ON BOTH RUNS OF THE TEE. MEGALUG TYPE RESTRAINERS ARE REQUIRED ON ALL JOINTS.

CREATED 02/24/03	RESTRAINED JOINT TABLE TEES (BRANCH SIDE)	PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN PCU APPROVAL
REVISED	PASCO COUNTY UTILITIES	DETAIL 29



NTS

CREATED 02/24/03	SANITARY SEWER – SINGLE WYE CONNECTION AND TYPICAL CLEAN–OUT	PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN PCU APPROVAL
REVISED	PASCO COUNTY UTILITIES	DETAIL 42

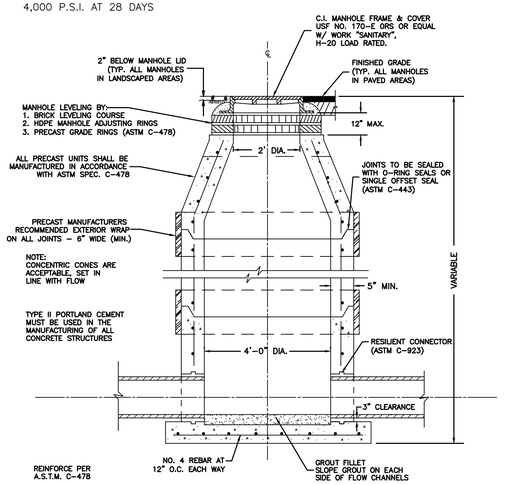
DATE	DESCRIPTION	BY
	REVISIONS	

Engineering Business Certificate of Authorization No.: 26548
Fuxan Engineering, Inc.
No. 33133
15018 Maurine Cove Ln.
Odessa, Florida 33556
Phone: 813-244-6194
DAVID G. FUXAN STATE OF FLORIDA PROFESSIONAL ENGINEER
DATE:
DAVID G. FUXAN P.E. NO. 33133
FLORIDA PROFESSIONAL ENGINEER

POTABLE WATER SYSTEM DETAILS

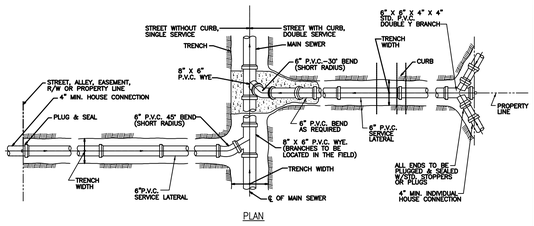
JOB NO. 2015–CW–01	Creative World School Oakstead Tract 5
DESIGN FUXAN	
DRAWN MIDDLETON	PREPARED FOR: SMC Oakstead LLC
DATE 01–16–2015	Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +0.83 Feet
FILE WD	SHEET 11 OF 14 SHEETS

NOTE:
PRECAST CONCRETE
COMPRESSIVE STRENGTH OF
4,000 P.S.I. AT 28 DAYS

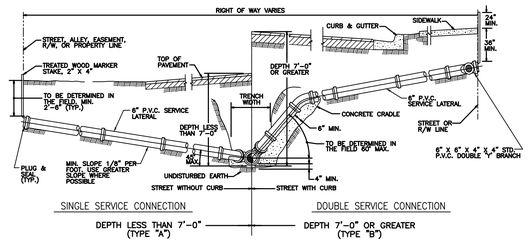


NOTES:
1. MANUFACTURERS RECOMMENDED EXTERNAL WRAP MUST BE USED ON ALL MANHOLE JOINTS AND RISER RINGS.
2. PASCO COUNTY WILL HAVE THE OPTION OF SPECIFYING THE TYPE OF INTERIOR LINING/COATING TO BE INSTALLED FOR EACH INDIVIDUAL MANHOLE.
3. PASCO COUNTY SHALL HAVE THE OPTION OF REQUIRING A NEGATIVE PRESSURE TEST FOR ANY MANHOLE PER ASTM C-1244.
4. LIFT HOLES MUST NOT PENETRATE WALLS. LIFT INSERTS AND LIFT BARS MUST BE USED WHEN LIFTING MANHOLES.

CREATED 02/24/03	STANDARD MANHOLE	PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN PCU APPROVAL.
REVISED 10/06/03	PASCO COUNTY UTILITIES	DETAIL 38



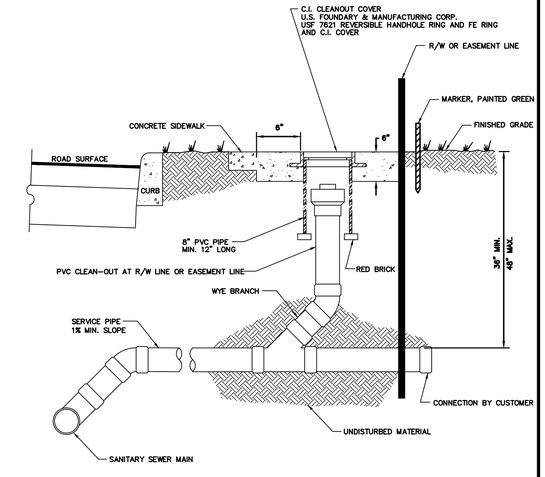
PLAN



SECTION

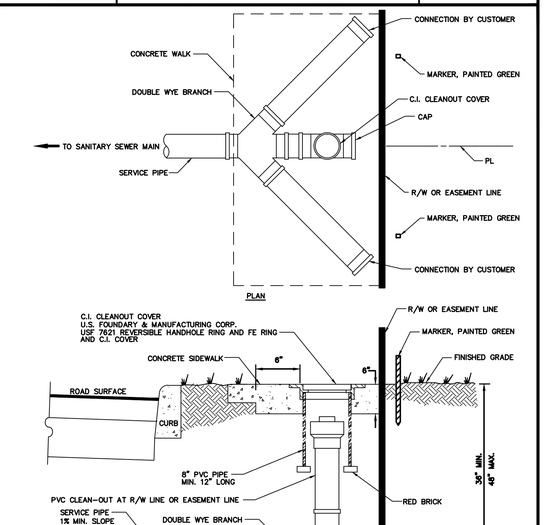
NOTE:
- CONTRACTOR SHALL MAKE, ON A CLEAN SET OF PLANS, THE FINAL STATIONING OR DISTANCE AND DIRECTION FROM MANHOLE OF EACH SERVICE LATERAL AND THEN GIVE TO ENGINEER FOR RECORD PURPOSES.
- PROVIDE 2" x 4" PRESSURE TREATED WOOD MARKER STAKE AT ALL SANITARY SERVICES (INCLUDE IN PIPE PRICE), TOP OF STAKE TO BE PAINTED WITH GREEN PAINT.
- THE MINIMUM DIAMETER OF ALL SERVICE LATERALS SHALL BE 6 INCHES.

CREATED 02/24/03	SEWER LATERAL CONNECTION	PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN PCU APPROVAL.
REVISED	PASCO COUNTY UTILITIES	DETAIL 41



NTS

CREATED 02/24/03	SANITARY SEWER - SINGLE WYE CONNECTION AND TYPICAL CLEAN-OUT	PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN PCU APPROVAL.
REVISED	PASCO COUNTY UTILITIES	DETAIL 42



NTS

CREATED 02/24/03	SANITARY SEWER - DOUBLE WYE CONNECTION AND TYPICAL CLEAN-OUT	PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN PCU APPROVAL.
REVISED	PASCO COUNTY UTILITIES	DETAIL 43

DATE	DESCRIPTION	BY
03/03/15	REMOVED DETAIL 39	DM

REVISIONS

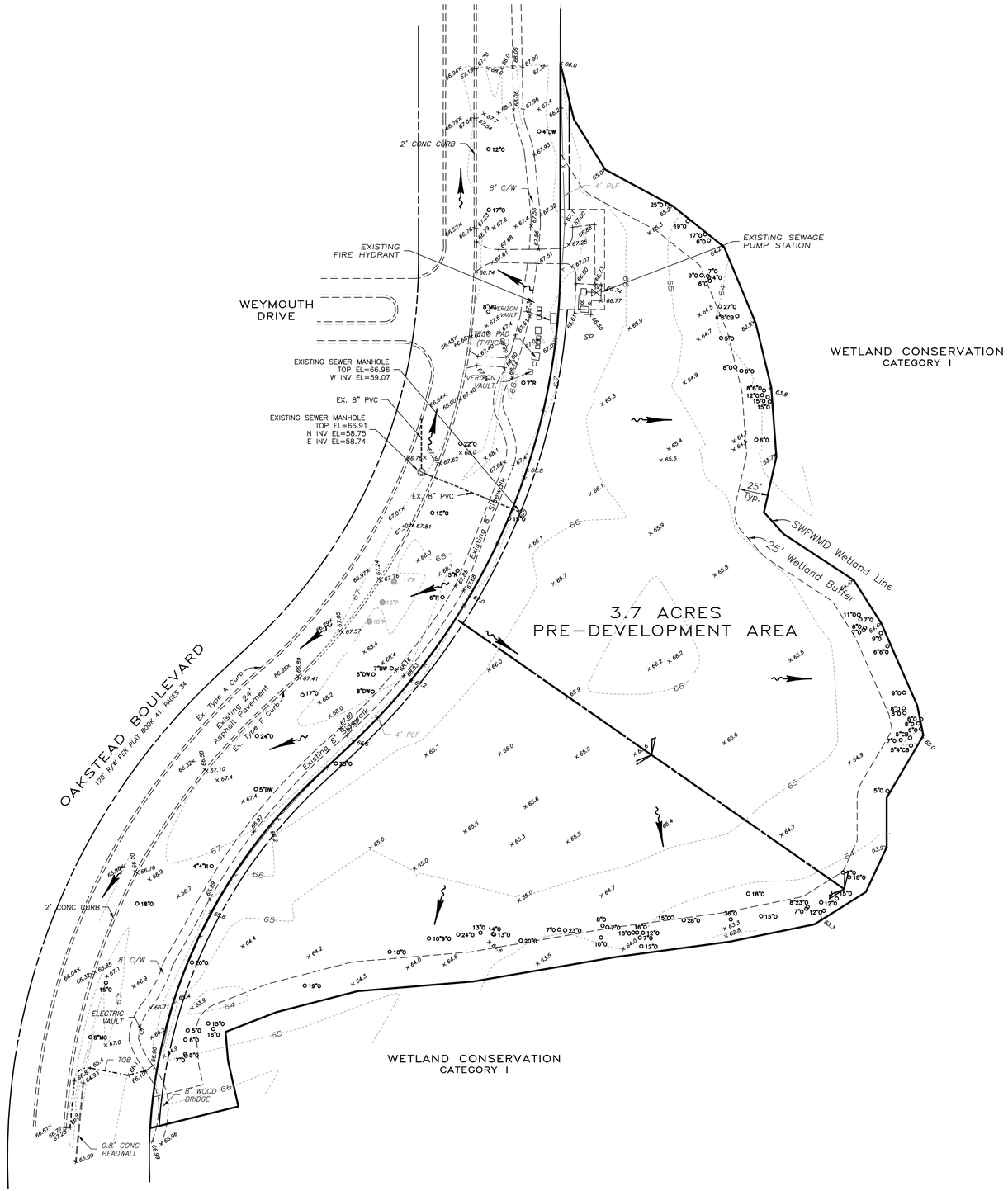
Engineering Business Certificate of Authorization No.: 26548
Fuxan Engineering, Inc.
15018 Maurine Cove Ln.
Odessa, Florida 33556
Phone: 813-244-6194

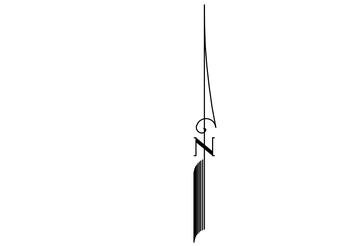
DATE:

DAVID G. FUXAN P.E. NO. 33133
FLORIDA PROFESSIONAL ENGINEER

SANITARY SEWER SYSTEM DETAILS

JOB NO. 2015-CW-01	Creative World School Oakstead Tract 5
DESIGN FUXAN	
DRAWN MIDDLETON	PREPARED FOR: SMC Oakstead LLC
DATE 01-16-2015	Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +0.83 Feet
FILE SD	SHEET 12 OF 14 SHEETS





LEGEND

- EXISTING GRADE (+ 15.0)
- DIRECTION OF SLOPE
- PRE-DEVELOPMENT DRAINAGE BASIN
- TC FLOW PATH

DATE	DESCRIPTION	BY
	REVISIONS	

Engineering Business Certificate of Authorization No.: 26548

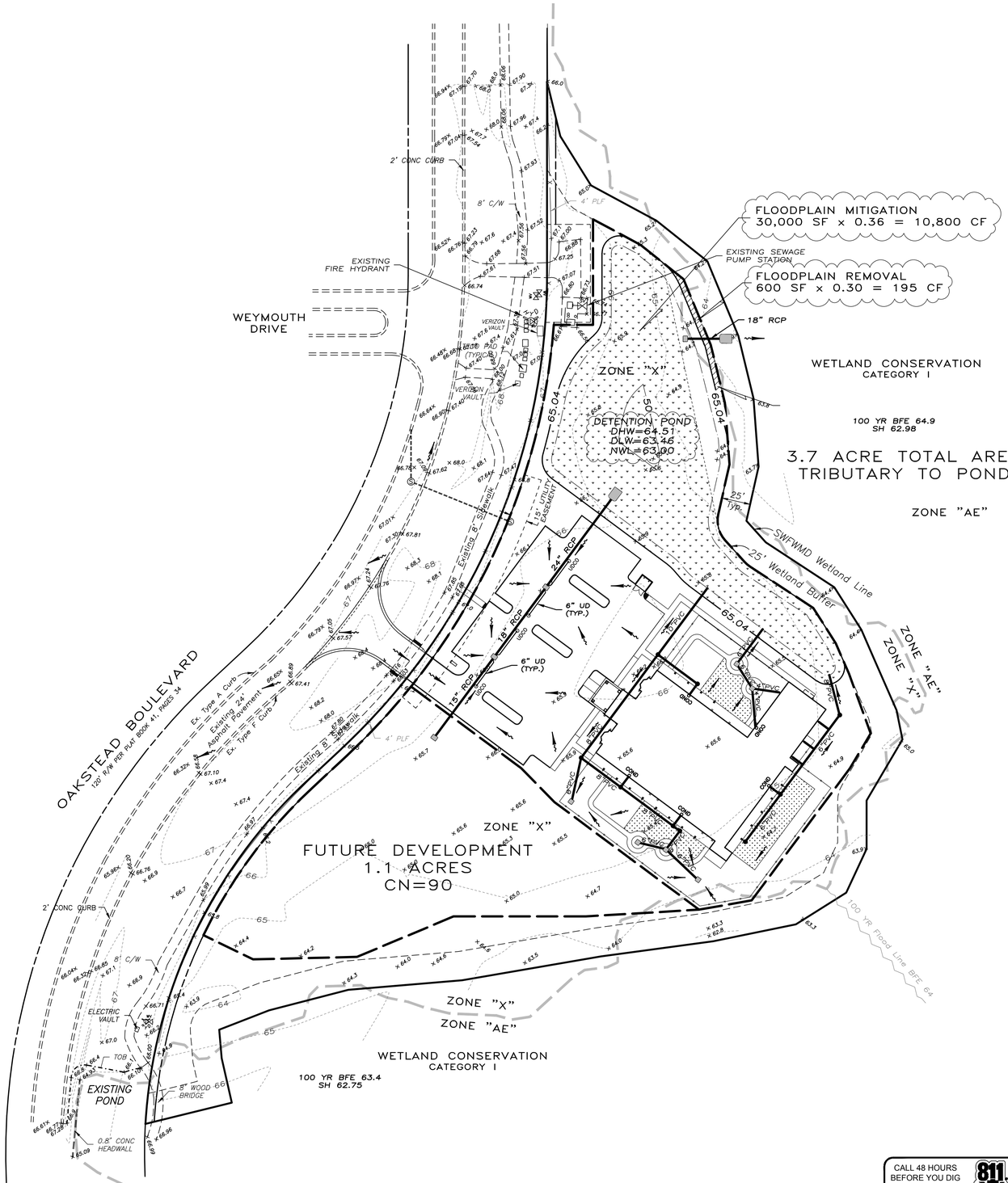
Fuxan Engineering, Inc.
15018 Maurine Cove Ln.
Odessa, Florida 33556
Phone: 813-244-6194

DATE:

DAVID G. FUXAN P.E. NO. 33133
FLORIDA PROFESSIONAL ENGINEER

PRE-DEVELOPMENT DRAINAGE AREA MAP

JOB NO. 2015-CW-01	Creative World School Oakstead Tract 5
DESIGN FUXAN	
DRAWN MIDDLETON	PREPARED FOR: SMC Oakstead LLC
DATE 01-16-2015	Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +0.83 Feet
FILE DRAPRE	SHEET 13 OF 14 SHEETS



N

100 50 0 50 100

SCALE: 1" = 50'

LEGEND

35.1	EXISTING GRADE
	STORM DRAINAGE STRUCTURE
(3)	PROPOSED STRUCTURE NO.
	DIRECTION OF SLOPE
	DRAINAGE BASIN
0.80 Ac.	DRAINAGE AREA
	2014 FEMA FLOOD BOUNDARY

Project lies within Flood Zones "X & AE" as shown on FIRM Panel No. 12101C0403F, dated September 26, 2014

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

DATE	DESCRIPTION	BY
03/24/15	POND DHW	DM
03/03/15	PER COMMENTS	DM

REVISIONS

Engineering Business Certificate of Authorization No.: 26548
Fuxan Engineering, Inc.
15018 Maurine Cove Ln.
Odessa, Florida 33556
Phone: 813-244-6194
DAVID G. FUXAN P.E. NO. 33133
FLORIDA PROFESSIONAL ENGINEER

DATE:

POST-DEVELOPMENT DRAINAGE AREA MAP

JOB NO. 2015-CW-01	Creative World School Oakstead Tract 5
DESIGN FUXAN	
DRAWN MIDDLETON	PREPARED FOR: SMC Oakstead LLC
DATE 01-16-2015	Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +0.83 Feet
FILE DRA	SHEET 14 OF 14 SHEETS

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):	1/20/2015	Certificate Completed by:	D.H. for Bev
Parcel ID No(s):	22-26-18-0000-00100-0051		(attach survey if project includes portion of parcel)
Project Name:	Creative World School - Oakstead Tract 5	No:	SML15-012
Applicant Name, Address, and Telephone Number:	SMC Oakstead, LLC Shama Colquhoun 3119 Mossvale Lane Tampa, FL 33618		
Job Site Address:	Oakstead Blvd - E side, Lake Patience Rd - S side		

Does the applicant want to opt out of the mobility fee system pursuant to LDC 1302? ☐Yes ☐ 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? ☐Yes ☒ No

Approval Sought (Check All that apply):

☐	Preliminary Development Plan	☐	Nonresidential Subdivision
☒	Preliminary Site Plan	☐	Residential Subdivision into more than one dwelling unit
		☐	Public School (Comprehensive Plan Consistency Review)

TYPE OF DEVELOPMENT

Number of Units	Unit Measure	Description
15,308	sq ft	Daycare

Expiration (1300 LDC)			
All facilities (other than roads and schools) expire on:	3/25/2021	(6 yrs from issuance)	
Roads(Only applies if project subject to transportation concurrency) Certificate of Capacity expires or is subject to additional review on: (click N/A if transportation concurrency does not apply)			or N/A ☑
Schools: Certificate of Capacity expires or is subject to additional review on:			or N/A ☑
Issuance Date:	3/25/15		

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

INITIAL CERTIFICATE OF CAPACITY

	Yes	No	Conditional Approval	Review Standards	Reviewed By & Authorized Signature/Date
Roads ☐ N/A	☐	☐	☐	LDC 1301.6.D and Chapter 7 Transportation Analysis	
Water/Water Supply (Utilities) or ☐	☐	☐	☒	LDC 1301.6.A and Chapter 10 Public Facilities Element	Mike Kirkpatrick 1/26/15
Sewer (Utilities) or ☐	☐	☐	☒	LDC 1301.6.A and Chapter 10 Public Facilities Element	Mike Kirkpatrick 1/26/15
Parks/Recreation(Parks) ☒ N/A	☐	☐	☐	LDC 1301.6.B and Chapter 5 Recreation and Open Space Element	
Solid Waste (Utilities) Or ☐	☐	☐	☒	LDC 1301.6.A and Chapter 10 Public Facilities Element	Mike Kirkpatrick 1/26/15
School or ☐ N/A	☐	☐	☐	LDC 1301.6.C & Chapter 8 Public School Facilities Element and School District Concurrency Implementation Procedures Manual	

[Type or Copy and Paste Below]

Creative World School - Oakstead Tract 5 Parcel #22-26-18-0000-00100-0051 PCU#99-184.27

Conditions of Approval for Water:

Pasco County Utilities has reviewed the referenced parcel and has determined that this parcel is within the existing area where water services are provided by Pasco County Utilities. A Service Connection Application, per County codes and ordinances, for water service to this property must be submitted and will be subject to the following conditions:

The provision water service is contingent upon the County obtaining adequate water supply from Tampa Bay Water; 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 successors or assigns, compliance with the conditions of Pasco County Code Chapters 46 and 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 water impact fees).

Conditions of Approval for 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 wastewater service to this

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

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 successors 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).

Conditions of Approval for 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