

CONCORD STATION PHASE 3, UNIT C CONSTRUCTION AND STORMWATER MANAGEMENT PLANS

SECTIONS 22 & 27, TOWNSHIP 26 S, RANGE 18 E PASCO COUNTY, FLORIDA

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

AMENDMENT

Pasco County

By: Cindy Zatorski

Date: April 10, 2015

PDD#: 15-879

File#: RSD14-015

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

LEGAL DESCRIPTION

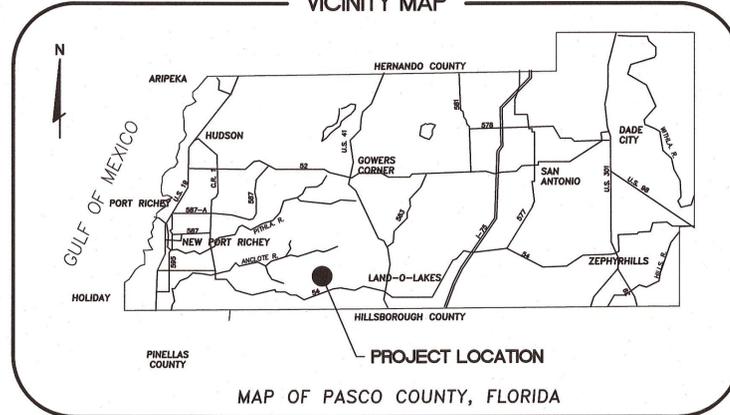
PARCEL 3C LEGAL DESCRIPTION:

A SUBDIVISION OF LAND BEING A PORTION OF SECTIONS 22 & 27, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH 1/4 CORNER OF SECTION 27, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA; THENCE N89°27'49"W, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 27 (BEING THE BASIS OF BEARINGS FOR THIS LEGAL DESCRIPTION), FOR 1,330.92 FEET, TO THE POINT OF INTERSECTION WITH THE WEST LINE OF OAKSTEAD PARCEL 8, AS RECORDED IN PLAT BOOK 48, PAGES 127 THROUGH 136 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, SAME BEING THE POINT OF BEGINNING; THENCE LEAVING SAID NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 27, S00°16'03"W, ALONG SAID WEST LINE OF OAKSTEAD PARCEL 8, FOR 2,306.17 FEET, TO THE POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 54, ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP STATE ROAD 54, SECTION 14570-2521, DATED 05/29/97, SAME BEING THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY; THENCE SOUTHWESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE OF STATE ROAD 54, ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF S32°29'39"E, HAVING A RADIUS OF 2,740.12 FEET, A CENTRAL ANGLE OF 09°06'20", AN ARC LENGTH OF 435.47 FEET, AND A CHORD BEARING S62°03'31"W FOR 435.01 FEET, TO THE POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE OF STATE ROAD 54, N13°10'00"W, FOR 289.23 FEET; THENCE N00°02'00"W, FOR 905.00 FEET; THENCE N36°54'48"E, FOR 115.37 FEET; THENCE N27°26'00"W, FOR 182.38 FEET; THENCE N79°38'00"W, FOR 333.20 FEET, TO THE POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF MENTMORE BOULEVARD, ACCORDING TO CONCORD STATION PHASE 1 - UNITS "A" AND "B", AS RECORDED IN PLAT BOOK 54, PAGES 30 THROUGH 49 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA SAME BEING THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE WESTERLY; THENCE THE FOLLOWING FOUR (4) COURSES ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID MENTMORE BOULEVARD AND THE SOUTHERLY RIGHT-OF-WAY LINE OF MANASSAS DRIVE ACCORDING TO SAID CONCORD STATION PHASE 1 - UNITS "A" AND "B": (1) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF S67°10'09"E, HAVING A RADIUS OF 750.00 FEET, A CENTRAL ANGLE OF 70°17'42", AN ARC LENGTH OF 920.16 FEET, AND A CHORD BEARING N12°19'00"W FOR 863.52 FEET, TO THE POINT OF TANGENT; (2) THENCE N47°27'51"W, FOR 74.96 FEET, TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY; (3) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°24'20", AN ARC LENGTH OF 39.45 FEET, AND A CHORD BEARING N02°15'41"W FOR 35.48 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY; (4) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,430.00 FEET, A CENTRAL ANGLE OF 47°02'51", AN ARC LENGTH OF 1,174.22 FEET, AND A CHORD BEARING N66°27'56"E FOR 1,141.51 FEET, TO THE POINT OF INTERSECTION WITH A NON-TANGENT LINE, SAME BEING THE POINT OF INTERSECTION WITH SAID WEST LINE OF OAKSTEAD PARCEL 8; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE OF MANASSAS DRIVE, S00°16'01"W ALONG SAID WEST LINE OF OAKSTEAD PARCEL 8, FOR 376.32 FEET TO THE POINT OF BEGINNING.

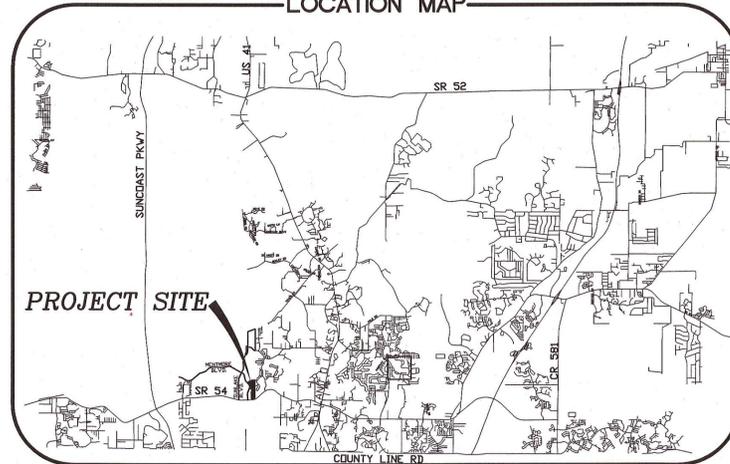
CONTAINING 1,728,334 SQUARE FEET OR 39.677ACRES, MORE OR LESS.

VICINITY MAP



MAP OF PASCO COUNTY, FLORIDA

LOCATION MAP



PREPARED FOR:

CONCORD STATION, LLP
4600 W. CYPRESS STREET, SUITE 200
TAMPA, FLORIDA 33607

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PREPARED BY:

**FLORIDA DESIGN
CONSULTANTS, INC.**
— THINK IT. ACHIEVE IT. —

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* NOT INCLUDED IN SWFWMD SUBMITTAL



FLA. STATUTE 553.851 (1979) REQUIRES
A MIN. OF 2 DAYS AND A MAX. OF 5
DAYS NOTICE BEFORE YOU EXCAVATE.

ALL ELEVATIONS ARE BASED ON NGVD-1929 DATUM. SUBTRACT 0.83 FEET TO CONVERT TO NAVD-1988 DATUM.



THE PLAN HAS BEEN CERTIFIED BY THE DESIGN ENGINEER TO BE IN SUBSTANTIAL CONFORMANCE WITH THE UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE OF STREETS AND HIGHWAYS AS REQUIRED BY SECTION 336.045 FLORIDA STATUTES.

- △ 12/22/14 UPDATE LEGAL DESCRIPTION
- △ 11/7/14 ADDED ELEVATION DATUM AND CONVERSION PER COUNTY COMMENTS.

JOB NO. 0595-0221
DATE: 03-18-2014

GENERAL NOTES

- 1. ALL ELEVATIONS ARE BASED ON NAVD-1929 DATUM. SUBTRACT 0.83 FEET TO CONVERT TO NAVD-1988 DATUM.
2. ALL OPEN/DISTURBED AREAS TO BE SOODED. AREAS WHERE SOD IS REQUIRED SHALL BE SAND GROWN AND STAKED AS NECESSARY TO PREVENT DISPLACEMENT. SODED SLOPES GREATER THAN A 4:1 SLOPE SHALL BE PEGGED.
3. ELECTRICAL SERVICE WILL BE PROVIDED BY DUKE ENERGY.
4. TELEPHONE SERVICE WILL BE PROVIDED BY VERIZON.
5. STREET LIGHTING WILL BE PROVIDED BY DUKE ENERGY.
6. PROPOSED DRAINAGE EASEMENTS AND UTILITY EASEMENTS SHALL BE GRANTED ON THE PLAT WHEN RECORDED. PONDS SHALL BE WITHIN DRAINAGE EASEMENTS. THE WETLANDS SHALL BE WITHIN WETLAND CONSERVATION EASEMENTS.
7. THE SITE IS LOCATED WITHIN FLOOD ZONE "X" WITH LIMITED AREAS IN FLOOD ZONE "A". FIRST FLOOR ELEVATIONS SHALL BE AT OR ABOVE THE 100-YEAR FLOOD ELEVATION (REFERENCE: FLOOD INSURANCE RATE MAP PANEL NO. 12023004000 AND 12023004205, REVISED SEPTEMBER 30, 1992).
8. CONSERVATION AREAS, DETENTION PONDS AND BUFFER EASEMENTS SHALL BE OWNED AND MAINTAINED BY A HOME OWNERS ASSOCIATION, COMMUNITY DEVELOPMENT DISTRICT OR SOME OTHER APPROVED ENTITY OTHER THAN PASCO COUNTY.
9. THE CONTRACTOR SHALL NOT ENTER UPON OR IN ANY WAY ALTER ANY WETLAND AREAS, EXCEPT AS AUTHORIZED BY THE APPROPRIATE ENVIRONMENTAL PERMIT. ALL WORK IN THE VICINITY OF OPEN WATER OR WETLANDS SHALL BE PERFORMED IN COMPLIANCE WITH ANY AND ALL PERMITS.
10. ALL TREES WITHIN PROPOSED INGRESS/EGRESS EASEMENT, RIGHT OF WAYS AND DRAINAGE EASEMENTS MAY BE REMOVED.
11. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN THE VICINITY OF TREES TO REMAIN AND IS RESPONSIBLE FOR ANY DAMAGE RESULTING FROM HIS WORK.
12. BURN AREAS, IF PERMISSIBLE, SHALL BE LIMITED TO PROPOSED PONDS AS DIRECTED BY THE OWNER OR HIS AUTHORIZED REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING AND BEING IN COMPLIANCE WITH THE APPROPRIATE BURN PERMIT(S).
13. EXCESS FILL MATERIAL IS NOT ANTICIPATED ON THIS PROJECT.
14. NO BUFFER SHALL ENROACH INTO THE CLEAR SITE TRIANGLE, AS DEFINED IN SECTION 200 OF THE PASCO COUNTY LAND DEVELOPMENT CODE, SO AS TO BLOCK CLEAR SITE VISIBILITY. ALL CLEAR-SITE AREAS SHALL BE KEPT FREE OF ANY SIGNAGE, PLANTINGS, TREES, ETC. IN EXCESS OF THREE-AND-A-HALF (3 1/2) FEET IN HEIGHT.
15. THE LOCATION OF EXISTING UTILITIES ARE APPROXIMATE AS SHOWN AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF THE UTILITIES PRIOR TO CONSTRUCTION IN THEIR VICINITY. THE CONTRACTOR SHALL NOTIFY ALL CONCERNED PUBLIC AGENCIES AND UTILITY COMPANIES IN THE AREA BEFORE BEGINNING CONSTRUCTION, INCLUDING "SUNSHINE" AT 811.
16. PRIOR TO BEGINNING WORK, THE CONTRACTOR SHALL EXPOSE ALL EXISTING UTILITIES TO BE EXTENDED, CONNECTED TO THEIR LOCATION OR THEIR LOCATION AND ELEVATION. ANY CUTOFFS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION AND BE SATISFACTORILY RESOLVED BY THE CONTRACTOR.
17. BUILDING SETBACKS ARE PER THE CONCORD STATION PRODUCT TYPE SCHEDULE APPROVED IN THE MPUD, AND VARY PER PRODUCT TYPE AND SIZE.
18. ALLOWABLE PAVEMENT WIDTHS:
TYPE 1B 20' FEET MIN.
TYPE 2 24'
TYPE 3 24'
TYPE 4 20'
19. IN ACCORDANCE WITH SECTION 905.2.2.6 OF THE PASCO COUNTY LAND DEVELOPMENT CODE, DRAINAGE AREAS THAT ABUT ROAD RIGHT-OF-WAYS SHALL BE PLANTED WITH TREES SELECTED FROM THE TREE LIST AT A RATE OF (1) ONE TREE PER (50') LINEAR FEET OF POND BANK. TREES MAY BE PLANTED IN GROUPS IN ACCORDANCE WITH THE APPROVED TREE PLAN.
20. 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, IMMEDIATE TRASH PITS, OR HISTORIC BUILDING FOUNDATIONS ARE DISCOVERED, WORK SHALL STOP AND AN IMMEDIATE STOP AND WATER THE FLORIDA DEPARTMENT OF HISTORIC RESOURCES (STATE HISTORIC PRESERVATION OFFICER) AND PASCO COUNTY SHALL BE NOTIFIED WITHIN TWO WORKING DAYS OF THE RESOURCES BEING FOUND ON THE SITE.
21. ALL ROADS WITHIN THIS SUBDIVISION WILL BE MAINTAINED BY PASCO COUNTY. THE ROADWAY DESIGN SPEED OF THIS PROJECT IS 25 MPH UNLESS OTHERWISE NOTED.
22. IF, DURING CONSTRUCTION ACTIVITIES, ANY EVIDENCE OF STATE AND FEDERALLY PROTECTED PLANT AND/OR ANIMAL SPECIES, OTHER THAN THOSE SUBJECT TO ALREADY ISSUED PERMITS, ARE DISCOVERED, WORK SHALL COME TO AN IMMEDIATE STOP, AND PASCO COUNTY SHALL BE NOTIFIED WITHIN TWO WORKING DAYS OF THE PLANT AND/OR ANIMAL SPECIES BEING FOUND.
23. 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.
24. THE ARCHITECT/ENGINEER CERTIFIES THAT THE SITE HAS BEEN DESIGNED IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT.
25. 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.
26. THE OWNER/DEVELOPER ACKNOWLEDGES THAT THE SITE AND ITS SUBSEQUENT BUILDING PERMITS SHALL COMPLY WITH ALL REZONING/MPUD CONDITIONS.
27. ALL STRUCTURES, INCLUDING BUFFER WALLS, RETAINING WALLS, SIGNAGE, ETC. REQUIRE SEPARATE BUILDING PERMITS.
28. THE CONTRACTOR SHALL CHECK PLANS FOR CONFLICTS AND DISCREPANCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE OWNER'S ENGINEER OF ANY CONFLICT BEFORE PERFORMING ANY WORK IN THE AFFECTED AREA.
29. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND, THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED BY THE CONTRACTOR CALLED FOR IN CONTRACT.
30. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS OF THE VARIOUS GOVERNMENTAL AGENCIES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, AND SCHEDULE INSPECTIONS ACCORDING TO AGENCY INSTRUCTION.
31. ALL WORK PERFORMED SHALL COMPLY WITH THE REGULATIONS AND ORDINANCES OF THE VARIOUS GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK.
32. CONTRACTOR SHALL SUBMIT FOR REVIEW TO THE OWNER'S ENGINEER SHOP DRAWINGS ON ALL PRECAST AND MANUFACTURED ITEMS. FAILURE TO OBTAIN ENGINEERS COMMENTS BEFORE INSTALLATION MAY RESULT IN REMOVAL AND CONTRACTOR'S EXPENSE.
33. REPAIR AND REPLACEMENT OF ALL PRIVATE AND PUBLIC PROPERTY AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING CONDITIONS UNLESS SPECIFICALLY EXEMPTED BY THE PLANS.
34. CONTRACTOR SHALL VERIFY THE LENGTHS OF ALL PIPE PRIOR TO BIDDING AND INSTALLATION. NO EXTRAS WILL BE APPROVED FOR ADDITIONAL PIPE LUMP SUM CONTRACTS EXCEPT AS A RESULT FROM PLAN CHANGES.
35. ADJUSTMENTS OF INLETS, JUNCTION BOXES, MANHOLE TOPS, WATER VALVES, WATER METERS, ECT. SHALL BE INCLUDED IN THE CONTRACTOR'S BID AND NO CLAIM SHALL BE MADE AGAINST THE OWNER OR ENGINEER FOR THESE ADJUSTMENTS, IF REQUIRED.
36. IT WILL BE NECESSARY TO EXAMINE, COORDINATE AND ADJUST ACCORDINGLY THE PROPOSED LOCATIONS OF THE VARIOUS COMPONENTS OF THE SITE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SUBMIT COORDINATION DRAWINGS SHOWING PIPE SIZES, STRUCTURES, AND ELEVATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SCHEDULING AND COORDINATION OF THE ALL UNDERGROUND WORK ASSOCIATED WITH THIS PROJECT.
37. 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.

SAFETY

- 1. DURING THE CONSTRUCTION AND MAINTENANCE OF THIS PROJECT, ALL SAFETY REGULATIONS ARE TO BE ENFORCED. THE CONTRACTOR OR HIS HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE CONTROL AND SAFETY OF THE TRAVELING PUBLIC AND THE SAFETY OF HIS PERSONNEL.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRACING, SHORING OR SHIELDING AS NECESSARY. DEWATERING TRENCHES SHALL BE KEPT DRY WHILE PIPE AND APPURTENANCES ARE BEING PLACED.
3. LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY OSHA IN THE FEDERAL REGISTER OF THE DEPARTMENT OF TRANSPORTATION.
4. CONTRACTOR SHALL PROVIDE AND MAINTAIN ITS OWN SAFETY EQUIPMENT IN ACCORDANCE WITH ITS HEALTH & SAFETY PROGRAM AND ALL OTHER APPLICABLE LEGAL AND HEALTH AND SAFETY REQUIREMENTS. THE CONTRACTOR IS ALSO RESPONSIBLE FOR PROVIDING ITS EMPLOYEES AND SUB CONTRACTORS WITH ADEQUATE INFORMATION AND TRAINING TO ENSURE THAT ALL EMPLOYEES AND SUB CONTRACTORS AND SUB CONTRACTOR'S EMPLOYEES COMPLY WITH ALL APPLICABLE REQUIREMENTS. CONTRACTOR SHALL REMAIN IN COMPLIANCE WITH ALL OCCUPATION SAFETY AND HEALTH REGULATIONS AS WELL AS THE ENVIRONMENTAL PROTECTION LAWS. THE FOLLOWING IS NOT TO BE PERCEIVED AS THE ENTIRE SAFETY PROGRAM BUT JUST BASIC REQUIREMENTS.
5. ALL EXCAVATIONS BY THE CONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF THE DEPARTMENT OF LABOR'S OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION RULES AND REGULATIONS. PARTICULAR ATTENTION MUST BE PAID TO THE CONSTRUCTION STANDARDS FOR EXCAVATIONS, 29 CFR PART 1926, SUBPART P.
6. THE MINIMUM STANDARDS AS SET FORTH IN THE CURRENT EDITION OF "THE STATE OF FLORIDA, MANUAL ON TRAFFIC CONTROL, AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS" SHALL BE FOLLOWED IN THE DESIGN APPLICATION, INSTALLATION, MAINTENANCE AND REMOVAL OF ALL TRAFFIC CONTROL DEVICES, WARNING DEVICES AND BARRIERS NECESSARY TO PROTECT THE PUBLIC AND WORKMEN FROM HAZARDS WITHIN THE PROJECT LIMITS.

- 7. ALL TRAFFIC CONTROL MARKINGS AND DEVICES SHALL CONFORM TO THE PROVISIONS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES PREPARED BY THE U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION.
8. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY AND ENFORCE ALL APPLICABLE SAFETY REGULATIONS. THE ABOVE INFORMATION HAS BEEN PROVIDED FOR THE CONTRACTOR'S INFORMATION ONLY AND DOES NOT IMPLY THAT THE OWNER OR ENGINEER WILL INSPECT AND/OR ENFORCE SAFETY REGULATIONS.
9. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES AND SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE UTILITY COMPANIES PRIOR TO CONSTRUCTION TO OBTAIN FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES. CALL SUBSUNINE ONE AT 811.
10. THE CONTRACTOR'S MAINTENANCE OF TRAFFIC PLAN MUST BE SUBMITTED TO AND APPROVED BY THE APPROPRIATE GOVERNMENTAL AGENCIES PRIOR TO BEGINNING ANY CONSTRUCTION.

EROSION/TURBIDITY CONTROL

- 1. ALL COSTS ASSOCIATED WITH ADDITIONAL TURBIDITY EROSION CONTROL ARE INCIDENTAL TO THE DEWATERING COSTS OF THE ITEM THAT REQUIRES THE DEWATERING.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REQUIREMENTS CONTAINED IN NPDES EROSION AND SEDIMENTATION CONTROLS INCLUDING ALL REPORTING AND MAINTENANCE REQUIREMENTS UNTIL SUCH TIME AS THE PROJECT INFRASTRUCTURE IS ACCEPTED BY HILLSBOROUGH COUNTY.
3. 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 ECONOMICALLY EFFECTIVE AND CONTINUOUS CONTROL OF EROSION AND WATER POLLUTION THROUGHOUT THE LIFE OF THE CONSTRUCTION.
4. 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 USUALLY REQUIRE SOFT SEDIMENT BARRIERS TO PREVENT TURBID WATER DISCHARGE, WHILE SANDY MATERIAL MAY NEED ONLY SILT SOCKS. FIBERGLASS HAY BALES SHALL BE USED IN OPEN WETLANDS. 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.
5. CONSTRUCTION OPERATIONS IN OR ADJACENT TO WETLANDS SHALL BE RESTRICTED TO THOSE AREAS IDENTIFIED IN THE PLANS AND IN THE SPECIFICATIONS.
6. EXCEPT AS NECESSARY FOR CONSTRUCTION, EXCAVATED MATERIAL SHALL NOT BE DEPOSITED IN THE WETLANDS OR IN A POSITION CLOSE ENOUGH THERETO TO BE WASHED AWAY BY HIGH WATER OR RUNOFF.
7. 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 AND ARE NOT LIMITED TO: TURBID WATER BEING PUMPED INTO GRASSED SWALES OR APPROPRIATE VEGETATED AREAS, SEDIMENT BASINS, OR CONFINED BY AN APPROPRIATE ENCLOSURE SUCH AS TURBIDITY BARRIERS, AND KEPT CONTAINED UNTIL ITS TURBIDITY LEVEL MEETS STATE WATER QUALITY STANDARDS.
8. THE CONTRACTOR 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 OPERATIONS, AND THE AMOUNT OF EXPOSED UNCOMPLETED CONSTRUCTION TO THE ELEMENTS SHALL BE AS SHORT AS PRACTICABLE. CLEARING AND GRUBBING SHALL BE SO SCHEDULED AND PERFORMED THAT GRADING OPERATIONS CAN FOLLOW IMMEDIATELY THEREAFTER, AND GRADING OPERATIONS SHALL BE SCHEDULED AND PERFORMED THAT PERMANENT EROSION CONTROL FEATURES CAN FOLLOW IMMEDIATELY THEREAFTER IF CONDITIONS ON THE PROJECT PERMIT.
9. THE CONTRACTOR AND/OR OWNER'S REPRESENTATIVE SHALL PROVIDE ROUTINE MAINTENANCE OF PERMANENT AND TEMPORARY EROSION CONTROL FEATURES UNTIL THE PROJECT IS COMPLETE AND ALL BARED SOILS ARE STABILIZED.
10. THE CONTRACTOR SHALL CONTROL ALL FUGITIVE DUST ORIGINATING ON THIS PROJECT BY WATERING OR OTHER METHODS AS APPROVED BY THE OWNER OR HIS AUTHORIZED REPRESENTATIVE.
11. ALL PRACTICABLE AND NECESSARY EFFORT, INCLUDING BUT NOT LIMITED TO THE USE OF STAKED HAY BALES OR STAKED SILT SCREEN BARRIERS, SHALL BE TAKEN DURING CONSTRUCTION TO CONTROL AND PREVENT EROSION AND TRANSPORT OF SEDIMENT MATERIALS TO INLETS, SURFACE DRAINS, WETLANDS AND POND AREAS. STAKED HAY BALES AND STAKED SILT SCREEN BARRIERS SHALL BE INSTALLED PRIOR TO AND MAINTAINED THROUGH CONSTRUCTION COMPLETENESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RESTORATION EFFORTS THAT MAY BE REQUIRED.
12. THE CONTRACTOR SHALL RETAIN ALL EFFLUENT FROM DEWATERING ACTIVITIES ON-SITE WITHIN ISOLATED PONDS OR WETLANDS. NO WATER FROM DEWATERING ACTIVITIES SHALL BE PERMITTED TO LEAVE THE SITE WITHOUT PRIOR WRITTEN APPROVAL FROM SWFWMD. ALL WATER FROM DEWATERING ACTIVITIES SHALL PASS THROUGH DEWATERING BAGS (EQUIVALENT TO ULTRA DEWATERING BAGS AS PRODUCED BY ULTRA TECH INTERNATIONAL, INC.) OR APPROVED ALTERNATE.

CLEARING AND SITE PREPARATION NOTES

- 1. PRIOR TO ANY SITE CLEARING, ALL TREES SHOWN TO REMAIN ON THE CONSTRUCTION PLANS SHALL BE PROTECTED IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY'S TREE ORDINANCE, AND DETAILS CONTAINED IN THESE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THESE TREES IN GOOD CONDITION.
2. CONTRACTOR SHALL CLEAR AND GRUB ONLY THOSE PORTIONS OF THE SITE NECESSARY FOR CONSTRUCTION. DISPOSED MATERIAL WILL BE SEDED, MULCHED, OR PLANTED WITH OTHER APPROVED LANDSCAPE MATERIAL IMMEDIATELY FOLLOWING CONSTRUCTION.
3. ALL CONSTRUCTION DEBRIS AND OTHER WASTE MATERIAL SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH APPLICABLE REGULATIONS.
4. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR/SUBCONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY. IT SHALL BE THE CONTRACTOR'S/SUBCONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATION OF THESE UTILITIES WITH THE OWNERS AND THE CONTRACTOR/SUBCONTRACTOR SHALL COOPERATE WITH THE UTILITY COMPANIES DURING RELOCATION OPERATIONS. ANY DELAY OR INCONVENIENCE CAUSED TO THE CONTRACTOR/SUBCONTRACTOR BY THE VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED.
5. ALL TREE ROOTS EXISTING WITHIN APPROVED AREAS AND ORIGINATING FROM A PROTECTED TREE, SHALL BE SEVERED CLEAN AT THE LIMITS OF THE PRESERVED AREA AS SHOWN ON THE TREE REMOVAL PLAN.
6. ALL TRIMMING UNDERTAKEN ON A TREE PROTECTED BY THE PROVISIONS OF THE LAND DEVELOPMENT CODE SHALL BE PRUNED IN ACCORDANCE WITH THE NATIONAL ARBORIST ASSOCIATION (NAA) PRUNING STANDARDS.
7. NO GRADE CHANGES SHOULD OCCUR WITHIN THE DRIP LINE OF TREES TO REMAIN.
8. ALL TREES TO REMAIN MUST BE PROTECTED BY TREE PROTECTION BARRICADES MEETING THE MINIMUM CODE STANDARDS. PROTECTIVE BARRICADES SHALL REMAIN IN PLACE UNTIL LAND ALTERATION AND CONSTRUCTION ACTIVITIES ARE COMPLETED.
9. DURING LAND ALTERATION AND CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL NOT REMOVE VEGETATION BY GRUBBING OR TO PLACE SOIL DEPOSITS, DEBRIS, SOLVENTS, CONSTRUCTION MATERIAL, MACHINERY OR OTHER EQUIPMENT OF ANY KIND WITHIN THE DRIP LINE OF A TREE TO REMAIN ON THE SITE UNLESS OTHERWISE APPROVED BY THE COUNTY.
10. CONTRACTOR IS TO PROVIDE EROSION CONTROL/SEDIMENTATION BARRIER (HAY BALES OR SILTATION CURTAIN) TO PREVENT SILTATION OF ADJACENT PROPERTY, STREETS, STORM SEWERS, WATERWAYS, AND EXISTING WETLANDS. IN ADDITION, CONTRACTOR SHALL PLACE STRAW MULCH OR OTHER SUITABLE MATERIAL ON GROUND IN AREAS WHERE CONSTRUCTION RELATED TRAFFIC IS TO ENTER AND EXIT THE SITE. IF, IN THE OPINION OF THE ENGINEER AND / OR LOCAL AUTHORITIES, EXCESSIVE QUANTITIES OF EARTH ARE TRANSPORTED OFF-SITE EITHER BY NATURAL DRAINAGE OR BY VEHICULAR TRAFFIC, THE CONTRACTOR IS TO REMOVE SAID EARTH TO THE SATISFACTION OF THE ENGINEER AND/OR AUTHORITIES.

SANITARY SEWER AND WATER DISTRIBUTION NOTES

- 1. ALL SEWER AND WATER PIPE MATERIAL AND INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE PASCO COUNTY STANDARDS FOR DESIGN AND CONSTRUCTION OF WATER, WASTEWATER, AND RECLAIMED WATER FACILITIES. LATEST EDITION. SANITARY SEWER PIPE SHALL BE PVC (SDR-35) UP TO DEPTHS OF 12 FEET, DEPTHS BETWEEN 12 FEET AND 18 FEET SHALL BE PVC (SDR-26) AND DEPTHS EXCEEDING 18 FEET SHALL BE PVC (C-900). ALL SANITARY SEWER SHALL BE COLORED GREEN. WATER PIPE 2" THROUGH 3" SHALL BE PVC (SDR-21) AND 4" THROUGH 12" SHALL BE PVC AWWA C-900, DR-18. ALL WATER PIPE SHALL BE COLORED BLUE.
2. ALL SANITARY SEWER AND POTABLE WATER SERVICE LATERALS SHALL BE MARKED WITH PAINT ON THE EDGE OF PAVEMENT AND WITH WOOD STAKES AT THE END OF SERVICE LATERALS (BLUE PAINT FOR WATER AND GREEN PAINT FOR SEWER) OR SOME OTHER APPROVED METHOD.
3. CONFLICTS OF WATER LINES WITH SANITARY SEWER AND STORM SEWER SYSTEMS SHALL BE RESOLVED BY ADJUSTING WATER LINES AS NECESSARY.
4. POTABLE WATER LINE AND SANITARY SEWER LINES SHALL HAVE A MINIMUM OF 36-INCHES OF COVER FROM PROPOSED GRADE. (UNLESS APPROVED IN WRITING BY THE PROJECT ENGINEER).
5. APPROXIMATE POTABLE WATER LINE DISTANCES ARE SHOWN BETWEEN CENTERS OF MAIN FITTINGS. THE CONTRACTOR SHALL PROVIDE ALL FITTINGS REQUIRED FOR COMPLETE SYSTEMS IN ACCORDANCE WITH GOOD CONSTRUCTION PRACTICES.
6. SEWAGE DISPOSAL SHALL BE PROVIDED BY PASCO COUNTY UTILITIES VIA AN EXISTING SANITARY SEWER SYSTEM.
7. POTABLE WATER SHALL BE PROVIDED BY PASCO COUNTY FROM AN EXISTING WATER MAIN SYSTEM.
8. FIRE PROTECTION WILL BE PROVIDED FROM HYDRANTS BY THE EXISTING PASCO COUNTY FIRE STATION NO. 26.
9. AT THE TERMINATION OF EACH WATER MAIN, A GATE VALVE THE SAME SIZE AS THE WATER MAIN AND 2" TEMPORARY BLOW-OFF SHALL BE INSTALLED. VALVES AND BLOW-OFFS SHALL BE RESTRAINED AND CONSTRUCTED IN ACCORDANCE WITH THE CURRENT PASCO COUNTY STANDARDS.
10. TYPICAL-ALL WATER LINES AND FOREMANS DIRECTING AROUND INLETS, TREES OR OTHER OBSTRUCTIONS SHALL USE THE PIPE DEFLECTION METHOD AS REQUIRED BY P.C.U.D.
11. CONTRACTOR SHALL PREVENT FLOATION OF STRUCTURES DURING ALL PHASES OF CONSTRUCTION.
12. RAISED PAVEMENT MARKINGS INDICATING THE FIRE HYDRANT LOCATIONS SHALL BE PROVIDED IN ACCORDANCE WITH PASCO COUNTY CODE.

- 13. FIRE HYDRANTS SHALL BE INSTALLED AND IN SERVICE PRIOR TO THE ACCUMULATION OF COMBUSTIBLES.
14. FIRE HYDRANTS MUST BE FLOW TESTED AND COLOR-CODED, BASED ON FLOW RESULTS, THE CAPS (TOP AND 3 SIDES) ARE TO BE COLOR CODED: 0-500 GPM ORANGE CLASS A, 500-1000 GPM ORANGE CLASS B, 1000-1500 GPM GREEN CLASS A, AND 1500+ GPM BLUE CLASS AA. ALL HYDRANT BODIES ARE TO BE COLOR CODED YELLOW.
15. THE SANITARY SEWER PLUGS SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND SHALL REMAIN IN PLACE UNTIL CERTIFICATION HAS BEEN COMPLETED FOR FACILITIES TO BE PLACED INTO SERVICE.
16. ALL WATER METERS ARE TO BE LOCATED OUTSIDE OF DRIVEWAYS.
17. CONTRACTOR TO PERFORM CHLORINATING AND BACTERIOLOGICAL SAMPLING AND OBTAIN CLEARANCE OF DOMESTIC WATER SYSTEM. COPIES OF ALL BACTERIOLOGICAL TESTS TO BE SUBMITTED TO OWNER'S ENGINEER.
18. SANITARY SEWERS, FORCE MAINS AND STORM SEWERS CROSSING WATER MAIN SHALL BE LAYED 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.
19. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE LEAK FREE AND MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OVER EACH JOINT MUST BE MAINTAINED AT THE CROSSING.
20. ALL CROSSINGS SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS AND THE WATER MAIN JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING (PIPES CENTERED ON THE CROSSING).
21. 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.
22. IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A 10-FOOT HORIZONTAL SEPARATION, THE WATER MAIN MUST BE LAID IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER 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.
23. ALL ON-SITE PVC WATER MAINS 4-12 INCHES SHALL BE IN ACCORDANCE WITH AWWA C-900 STANDARDS. ALL ON-SITE PVC WATER MAINS 2-3 INCHES SHALL BE CLASS 1120 OR 1220 (SDR 21) AND MEET REQUIREMENTS OF ASTM D-2241. WATER MAINS SMALLER THAN 2 INCHES SHALL BE CLASS 1120 OR 1220 SCHEDULE 80 AND MEET REQUIREMENTS OF ASTM D-1785.
24. PE PIPE 2 INCHES OR SMALLER SHALL MEET THE REQUIREMENTS OF ASTM D-1248.
25. ALL DUCTILE IRON PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANS STANDARDS A21.51, MINIMUM CLASS 50. IN AREAS WHERE THE SOIL IS DETERMINED TO BE CORROSIVE OR HIGH GROUND WATER IS EXPECTED, THE PIPE SHALL BE INSTALLED IN LOOSE POLYETHYLENE ENCASEMENT NOT LESS THAN 8 MILS THICK AND INSTALLED IN ACCORDANCE WITH ANSI SPECIFICATION A21.51.
26. ALL WATER SYSTEM WORK SHALL CONFORM WITH LOCAL REGULATORY STANDARDS AND SPECIFICATIONS.
27. ALL UNDERGROUND UTILITIES MUST BE IN PLACE AND TESTED OR INSPECTED PRIOR TO BASE AND PAVEMENT CONSTRUCTION.
28. ALL SANITARY SEWER WORK SHALL CONFORM WITH LOCAL REGULATORY STANDARDS AND SPECIFICATIONS.
29. ALL SANITARY SEWER MANHOLE COVERS SHALL BE TRAFFIC RATED FOR H-20 LOADING.
30. SANITARY SEWER MAINS AND LATERALS SHALL HAVE A MINIMUM COVER OF THREE (3) FEET.
31. JOINTING OF PVC PIPE USING SOLVENT CEMENTING IS NOT PERMITTED.
32. NON-METALIC FORCEMAIN PIPE WILL BE INSTALLED WITH TWO PAIR, 10 GAUGE COPPER TRACER WIRE.
33. THE CONTRACTOR SHALL PERFORM AT HIS OWN EXPENSE AN INFILTRATION OR EXFILTRATION TEST, A TELEVISION INSPECTION WITH VIDEO-TAPE RECORDING AND A MANHOLE AND (OR) TEST ON ALL GRAVITY SEWERS IN ACCORDANCE WITH THE REQUIREMENTS OF THE REGULATORY AGENCY HAVING JURISDICTION. SAID TEST ARE TO BE CERTIFIED BY THE ENGINEER OF RECORD AND SUBMITTED TO THE REGULATORY AGENCY FOR APPROVAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COSTS OF TESTING AND NOTIFICATION OF ALL AGENCIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE MUNICIPALITY WILL PERFORM THE T.V. INSPECTION OF THE GRAVITY SEWER. A TESTING AGENCY APPROVED BY THE ENGINEER SHALL PERFORM THE MANDREL TESTING.
34. ALL COMPONENTS OF THE POTABLE AND RECLAIMED WATER SYSTEM (IF ANY), INCLUDING FITTINGS, HYDRANTS, CONNECTIONS AND VALVES SHALL REMAIN UNCOVERED UNTIL REVIEWED BY OWNER'S ENGINEER AND PROPERLY INSPECTED AND ACCEPTED BY THE MUNICIPALITY. PRESSURE TESTS TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPALITIES' UTILITY DEPARTMENT SPECIFICATIONS. CONTRACTOR TO NOTIFY OWNER'S ENGINEER AND MUNICIPALITIES INSPECTOR FROM MUNICIPALITY 72 HOURS IN ADVANCE OF PERFORMING TEST.
35. CONTRACTOR TO CLEAN AND FLUSH WATER SERVICE CONNECTION PRIOR TO PLACING INTO SERVICE.
36. NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER. THE MINIMUM HORIZONTAL DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.
37. NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY SEWER OR STORM SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE AND PREFERABLY AT LEAST 12 INCHES ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
38. NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAINS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
39. AT UTILITY CROSSINGS, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE. SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE.
40. SEWERS AND FORCE MAINS SHALL BE LAID AT LEAST TEN FEET (OUTSIDE TO OUTSIDE) HORIZONTALLY FROM WATER MAINS PROVIDED THE APPLICANT DEMONSTRATES THERE IS NO REASONABLE ALTERNATIVE. THE DEPARTMENT SHALL APPROVE SMALLER HORIZONTAL SEPARATION DISTANCES FOR SEWERS IF ONE OF THE FOLLOWING CONDITIONS IS MET:
40.a. THE TOP OF THE SEWER IS INSTALLED AT LEAST 18 INCHES BELOW THE BOTTOM OF THE POTABLE WATER LINE.
40.b. THE SEWER IS ENCASED IN WATERTIGHT CARRIER PIPE OR CONCRETE.
40.c. BOTH THE SEWER AND THE WATER MAIN ARE CONSTRUCTED OF SLIP-ON OR MECHANICAL JOINT PIPE COMPLYING WITH PUBLIC WATER SUPPLY DESIGN STANDARDS AND PRESSURE TESTED TO 150 PSI TO ASSURE WATERTIGHTNESS.
40.d. THE APPLICANT PROVIDES DOCUMENTATION ACCOMPANYING THE PERMIT APPLICATION SHOWING THAT ANOTHER ALTERNATIVE WILL RESULT IN AN EQUIVALENT LEVEL OF RELIABILITY AND PUBLIC HEALTH PROTECTION.
41. SEWERS AND FORCE MAINS SHALL BE LAID AT LEAST THREE FEET (OUTSIDE TO OUTSIDE) HORIZONTALLY FROM ANY EXISTING OR PROPOSED RECLAIMED WATER LINE.
42. SEWER PIPES AND FORCE MAINS SHALL CROSS UNDER WATER MAINS, UNLESS THERE IS NO ALTERNATIVE. SEWERS AND FORCE MAINS CROSSING WATER MAINS OR RECLAIMED WATER LINES SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL SEPARATION DISTANCE OF 18 INCHES BETWEEN THE TOP OF THE SEWER AND THE CROWN OF THE LOWER PIPE. THE MINIMUM VERTICAL SEPARATION SHALL BE MAINTAINED WHETHER THE WATER MAIN IS ABOVE OR BELOW THE SEWER. FOR SEWER CROSSINGS, THE CROSSING SHALL BE ARRANGED SO THAT THE SEWER JOINTS ARE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS. FOR SEWERS, PROVIDED THE APPLICANT DEMONSTRATES THERE IS NO REASONABLE ALTERNATIVE, THE DEPARTMENT SHALL APPROVE SMALLER VERTICAL SEPARATION DISTANCES IF ONE OF THE FOLLOWING CONDITIONS IS MET:
42.a. THE SEWER IS ENCASED IN A WATERTIGHT CARRIER PIPE OR CONCRETE.
42.b. THE SEWER IS DESIGNED AND CONSTRUCTED EQUAL TO WATER PIPE AND PRESSURE TESTED TO 150 PSI TO ASSURE WATERTIGHTNESS.
42.c. THE APPLICANT PROVIDES DOCUMENTATION ACCOMPANYING THE PERMIT APPLICATION SHOWING THAT ANOTHER ALTERNATIVE WILL RESULT IN AN EQUIVALENT LEVEL OF RELIABILITY AND PUBLIC HEALTH PROTECTION.
43. ALL OF THE ABOVE NOTES APPLY TO ALL SANITARY SEWER AND WATER DISTRIBUTION PLAN SHEETS.

PAVING, GRADING, AND DRAINAGE NOTES

- 1. ALL UNDERGROUND UTILITIES INCLUDING CONDUIT FOR ELECTRICAL, CABLE, IRRIGATION AND TELEPHONE CROSSINGS SHALL BE INSTALLED PRIOR TO PAVEMENT CONSTRUCTION.
2. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH PASCO COUNTY STANDARDS AND/OR FDOT STANDARDS AS REQUIRED.
3. ALL ROADWAY CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE SECTIONS OF THE CURRENT VERSION OF THE "MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS", STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION.
4. PIPE MEASUREMENTS ARE TO CENTER OF STRUCTURES FOR INLETS AND STORM MANHOLES. WETTERED END SECTIONS AND FLARED END SECTIONS ARE PART OF PIPE LENGTHS. CURB INLET STATIONS AND OFFSETS ARE CALCULATED TO EDGE OF PAVEMENT, CENTER OF BOX. ALL PIPE LENGTHS ARE APPROXIMATE.
5. DRAINAGE RUNOFF (POST DEVELOPMENT) SHALL BE COLLECTED AND DIRECTED TO PONDS VIA PIPES AND SWALES AS INDICATED ON THE MASTER DRAINAGE PLAN.
6. STAKED SILT FENCE SHALL BE INSTALLED AT LOCATIONS SHOWN ON THE PLANS PRIOR TO ANY CONSTRUCTION ACTIVITIES IN THE VICINITY OF ADJACENT WETLAND AREAS AND SHALL BE MAINTAINED THROUGHOUT THE PROJECT COMPLETION.
7. FOR CONTROL STRUCTURE DATA, SEE POND & DRAINAGE STRUCTURE DETAIL SHEETS AND PAVING, GRADING AND DRAINAGE PLANS.
8. AFTER CONSTRUCTION OF EACH POND CONTROL STRUCTURE IS COMPLETED, A PERMANENT BENCHMARK SHALL BE ESTABLISHED ADJACENT TO OR ON THE OUTFALL STRUCTURE.
9. CONTRACTOR SHALL PREVENT FLOATION OF STRUCTURES DURING ALL PHASES OF CONSTRUCTION.
10. A GEOTECHNICAL TESTING COMPANY SHALL BE PRESENT DURING POND EXCAVATION TO OBSERVE POND EXCAVATION AND RECORD LATERAL AND VERTICAL LATERAL AND VERTICAL EXCAVATION IN THIS AREA. STOP AND A MINIMUM OF 2 FEET OF CLAY SHALL BE BACKFILLED AND COMPACTED TO THE GEOTECH'S SATISFACTION.
11. CONTRACTOR TO PROVIDE A 3" BITUMINOUS EXPANSION JOINT MATERIAL WITH SEALER AT ABUTMENT OF CONCRETE AND ANY STRUCTURE.

- 12. ALL PAVEMENT MARKINGS SHALL CONFORM TO FDOT STANDARD INDEX NO. 17346, SHEETS 1-7.
13. CONTRACTOR SHALL TRIM, TACK AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT.
14. PAD ELEVATION IS FINISHED FLOOR ELEVATION MINUS 0.70 FT.
15. STANDARD INDEXES REFER TO THE LATEST EDITION OF FDOT "ROADWAY AND TRAFFIC DESIGN STANDARDS".
16. ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE CLASS III (ASTM C-78) WITH RUBBER GASKET JOINTS UNLESS OTHERWISE NOTED ON PLANS. ALL INLETS, MANHOLES AND JUNCTION BOXES SHALL CONFORM TO THE FLORIDA DOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION LATEST EDITION. ALL INLETS ARE TO HAVE MANHOLE LIDS FOR MAINTENANCE ACCESS. ALL PIPE ARE TO BE CUT FLUSH WITH THE INSIDE WALLS OF MANHOLES AND JUNCTION BOXES.
17. ALL DRAINAGE STRUCTURE GRATES AND COVERS WITHIN TRAFFIC AREAS SHALL BE TRAFFIC RATED FOR H-20 LOADINGS.
18. CONTRACTOR TO SOD ANY SUMPS AS INDICATED ON PLANS WITHIN ONE WEEK FOLLOWING CONSTRUCTION OF THE SUMPS.
19. ALL STORM DRAINAGE STRUCTURES DEEPER THAN TEN (10) FEET TO HAVE LADDER BARS.
20. CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE NECESSARY DEWATERING PERMITS FROM THE LOCAL WATER MANAGEMENT DISTRICT OR OTHER REGULATORY AGENCY.
21. PROTECTION OF EXISTING STORM SEWERS SYSTEMS: DURING CONSTRUCTION, ALL STORM SEWER INLETS IN THE VICINITY OF THE PROJECT SHALL BE PROTECTED BY SEDIMENT TRAPS SUCH AS SECURED HAY BALES, SOD, STONE, ETC., WHICH SHALL BE MAINTAINED AND MODIFIED AS REQUIRED BY CONSTRUCTION PROGRESS.
22. MATERIALS AND CONSTRUCTION METHODS FOR STREETS AND STORM DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY AND THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 1996, OR LATEST REVISION THEREOF AND SUPPLEMENTAL SPECIFICATIONS.
23. ALL RELOCATION OR MODIFICATION OF PROPOSED STORM SEWER SYSTEM SHALL NOT BE MADE WITHOUT THE APPROVAL OF THE ENGINEER OF RECORD.
24. ALL BACKFILL OVER STORM SEWER PIPE THAT IS TO BE INSTALLED UNDER ROADWAYS OR WITHIN THE EMBANKMENT, ETC. OF THE ROADWAY IS TO BE COMPACTED TO 98% DENSITY AS DETERMINED BY AASHTO T-180 PER PASCO COUNTY ENGINEERING SERVICES DEPARTMENT TESTING SPECIFICATIONS FOR CONSTRUCTION OF STORM, STORM DRAINAGE, AND UTILITY STRUCTURES.
25. IF LIMESTONE BEDROCK IS ENCOUNTERED DURING CONSTRUCTION OF THE SURFACE WATER MANAGEMENT SYSTEM, THE DISTRICT MUST BE NOTIFIED AND CONSTRUCTION IN THE AFFECTED AREA SHALL CEASE.
26. NO EXCAVATIONS SHALL EXTEND BELOW THE PERMITTED DEPTHS/ELEVATIONS SHOWN ON THE PLANS. NO CONFINING UNIT OF CLAYEY MATERIAL SHALL BE BREACHED AND/OR LIME/ROCK MATERIAL SHALL BE EXCAVATED, REGARDLESS IF THESE MATERIALS ARE ENCOUNTERED ABOVE THE PERMITTED EXCAVATION DEPTHS/ELEVATIONS. IF SUCH ARE DISCOVERED DURING EXCAVATION, THEN THE GEOTECHNICAL ENGINEER SHALL BE NOTIFIED AND EXCAVATION CEASE IN THAT AREA. IF IT IS DETERMINED THAT SUCH MATERIAL IS NON-CONFINING AND IS WITHIN THE LIMITS OF THE PERMITTED PLANS, THEN EXCAVATION MAY CONTINUE. NO MATERIAL SHALL BE LEFT EXPOSED IN ANY POND. WHEN CLAY OR SANDY CLAY ARE EXPOSED AT THE BOTTOM OR SIDE LIMITS OF THE EXCAVATION, THE CONTRACTOR SHALL OVER-EXCAVATE BY A MINIMUM OF TWELVE (12) INCHES ABOVE BACKFILL WITH CLEAN SANDS TO PREVENT SUSPENSION OF FINE PARTICLES IN THE WATER COLUMN. IN NO INSTANCE SHALL THE CONTRACTOR OVER-EXCAVATE THE BOTTOM OF THE POND IN A WAY TO COMPROMISE A CONFINING LAYER OF CLAY.
27. THE STORM DRAINAGE PIPING AND FILTRATION SYSTEM SHALL BE SUBJECT TO A VISUAL OBSERVATION BY THE OWNER'S ENGINEER PRIOR TO THE PLACEMENT OF BACKFILL. CONTRACTOR TO NOTIFY THE ENGINEER 48 HOURS IN ADVANCE TO SCHEDULE.
28. THE CONTRACTOR SHALL MAINTAIN THE STORM DRAINAGE SYSTEMS UNTIL FINAL ACCEPTANCE OF THE PROJECT. THE STORM SYSTEM WILL BE REVIEWED BY THE ENGINEER PRIOR TO FINAL ACCEPTANCE.
29. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPLICABLE TESTING WITH THE SOILS ENGINEER. TEST WILL BE REQUIRED FOR EMBANKMENT, SUBGRADE, SOIL CEMENT BASE COURSE, AND ASPHALT SURFACE COURSE. ALL TESTING SHALL BE IN ACCORDANCE WITH THE PASCO COUNTY SPECIFICATIONS.
30. SOIL ENGINEER TO SUPPLY THE ENGINEER WITH A PHOTOCOPY OF ALL RESULTS. THE SOILS ENGINEER IS TO VERIFY TO THE ENGINEER OF RECORD IN WRITING THAT ALL TESTING REQUIREMENTS REQUIRED BY LOCAL REGULATORY AGENCY AND THE FLORIDA DEPARTMENT OF TRANSPORTATION(FDOT) FOR THE IMPROVEMENTS AS REQUIRED BY THE CONSTRUCTION DRAWINGS HAVE BEEN SATISFIED.
31. CONTRACTOR TO REVIEW SOILS REPORTS AND BORINGS PRIOR TO BIDDING THE PROJECT AND COMMENCING CONSTRUCTION.
32. THE DEVELOPER MAY PROVIDE SIDEWALKS IN EXCESS OF THE MINIMUM COUNTY REQUIREMENTS. THE SIDEWALKS, AS DEPICTED IN THESE DOCUMENTS, MAY BE CONSTRUCTED SIMILAR TO WHAT IS DEPICTED, BUT IN NO CASE SHALL THE CONSTRUCTED SIDEWALKS BE LESS THAN WHAT IS REQUIRED BY CODE.
33. ALL OF THE ABOVE NOTES APPLY TO ALL PAVING, GRADING AND DRAINAGE PLAN SHEETS.

STANDARD FIRE PROTECTION NOTES:

- 1. ALL PROJECTS MUST COMPLY WITH PASCO COUNTY FIRE HYDRANT ORDINANCE NO. 46-51.
2. FIRE HYDRANTS SHALL BE INSTALLED AND IN SERVICE PRIOR TO THE ACCUMULATION OF COMBUSTIBLES.
3. PER THE NATIONAL FIRE 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.
4. PER NFPA-1, 18.3.4.1, CLEARANCES OF 1.5 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.
5. GATED ENTRIES REQUIRE A SIREN OPERATING SYSTEM OR A 3M OPTICON SYSTEM FOR EMERGENCY ACCESS.

PASCO COUNTY DEVELOPMENT REVIEW - STANDARD SITE PLAN NOTES

- 1. ALL UTILITY CONSTRUCTION SHALL COMPLY WITH THE PASCO COUNTY STANDARDS FOR DESIGN AND CONSTRUCTION OF WATER AND WASTEWATER FACILITIES SPECIFICATIONS, LATEST EDITION.
2. OMITTED.
3. OMITTED.
4. ALL PROPOSED SIGNS MUST BE APPLIED FOR, APPROVED, AND PERMITTED ON AN INDIVIDUAL BASIS APART FROM ANY ULTIMATELY APPROVED SITE PLAN. APPROVAL OF THIS SITE PLAN DOES NOT CONSTITUTE APPROVAL OF ANY SIGNAGE.
5. OMITTED.
6. THE ARCHITECT/ENGINEER CERTIFIES THAT THE SITE HAS BEEN DESIGNED IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT.
7. OMITTED.
8. THE OWNER/DEVELOPER ACKNOWLEDGES THAT THIS APPROVAL DOES NOT INCLUDE ANY WORK IN THE COUNTY RIGHT-OF-WAY. ALL RIGHT-OF-WAY WORK SHALL BE A FUNCTION OF AN APPROVED PASCO RIGHT-OF-WAY USE PERMIT.
9. ALL CLEAR-SITE AREAS SHALL BE KEPT FREE OF ANY SIGNAGE PLANTINGS, TREES, ETC. IN EXCESS OF THREE-AND-A-HALF (3-1/2) FEET IN HEIGHT.
10. NO IRRIGATION SYSTEM OR LANDSCAPING SHALL BE INSTALLED IN ANY COUNTY OR STATE RIGHT-OF-WAY WITHOUT ISSUANCE OF APPROPRIATE RIGHT-OF-WAY USE PERMIT.
11. THE OWNER/DEVELOPER ACKNOWLEDGES THAT THE SITE AND ITS SUBSEQUENT BUILDING PERMITS SHALL COMPLY WITH ALL REZONING/MPUD CONDITIONS.
12. ALL STRUCTURES, INCLUDING BUFFER WALLS, RETAINING WALLS, SIGNAGE, ETC. REQUIRE BUILDING PERMITS.

CONSTRUCTION TRAFFIC

CONSTRUCTION AND HEAVY TRAFFIC FOR THE DEVELOPMENT IS RESTRICTED TO THE ROADWAYS WITHIN CONCORD STATION MPUD AND ARE NOT TO USE ADJACENT SUBDIVISION ROADWAYS FOR THIS PURPOSE.

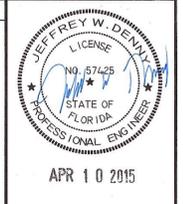


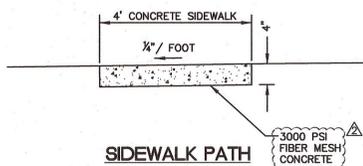
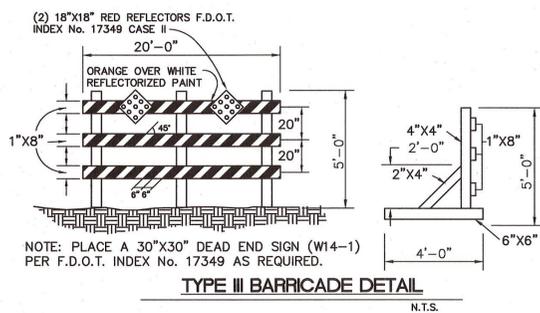
Table with project details: Project Name: Concord Station Phase 3, Unit C; Date: 03-18-2014; Drawn by: JD; Checked by: TR; Scale: 1/8" = 1'-0"; Date: 11/7/14.

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LAND USE DATA TABLE				
NEIGHBORHOOD NAME	PHASE	ALLOWABLE LOTS	PROVIDED LOTS	STATUS
A	1A & 1B	148	139	Platted
B	3A	130	93	Platted
C	5A	163	152	Plat Under Review
D	2C	172	172	Platted
D-1	1G	106	106	Platted
E & E-1	2A, 2B, & 4C	343	343	Platted
F	4A	168	154	Platted
F-1	4B	119	114	Platted
G	1C & 1F	83	83	Platted
G-1	1D & 1E	82	81	Platted
H	3C	30	27	Plat Being Prepared
I	3B	55	52	Platted
TOTAL		1,599	1,516	

NOTES: 1. THE ALLOWABLE LOTS ARE PURSUANT TO THE CONCORD STATION MPUD DOCUMENTS.
2. THE PHASE 5A PLAT IS CURRENTLY UNDER REVIEW AT PASCO COUNTY.
3. PHASE 3C IS THE FINAL PROPOSED PHASE OF THE CONCORD STATION MPUD.



*** LOT DRAINAGE CONDITIONS PER LDC SECTION 902.2.K.2**

a. THE FOLLOWING CONDITIONS MAY BE MODIFIED AS APPROVED BY THE COUNTY ENGINEER AND PUBLIC WORKS DIRECTOR OR DESIGNEES.

- PRIOR TO CONSTRUCTION ON THE LOT, PROPER EROSION AND SEDIMENTATION CONTROLS SHALL BE INSTALLED.
- LOTS THAT BACK UP TO DRAINAGE-RETENTION AREAS AND/OR WETLAND AREAS DESIGNED AND PERMITTED TO RECEIVE DISCHARGE SHALL BE "TYPE B" OR "TYPE C" GRADED. A MINIMUM FIFTEEN (15) FOOT-WIDE DRAINAGE AND ACCESS EASEMENT SHALL BE PROVIDED ALONG ALL REAR LOT-LINES WHERE THERE IS A PIPE OR SWALE. DRAINAGE AND ACCESS EASEMENTS SHALL EXTEND TO THE ROAD RIGHT-OF-WAY AT BLOCK ENDS. SIDE-YARD CROSS ACCESS EASEMENTS SHALL BE PROVIDED CONNECTING THE REAR-YARD EASEMENT TO THE FRONT RIGHT-OF-WAY.
- LOTS GRADED AS "TYPE A," WHICH BACK UP TO OTHER LOTS, SHALL REQUIRE THE INSTALLATION OF GUTTERS ON THE SIDES AND BACKS CONNECTING TO ROOF LEADERS AND DISCHARGING TO THE FRONT OF THE LOT. THESE LOTS DO NOT REQUIRE A DRAINAGE EASEMENT AT THE REAR OF THE LOTS.
- LOTS GRADED AS "TYPE B" OR "TYPE C," WHICH BACK UP TO OTHER LOTS OR ADJACENT PROPERTY, SHALL REQUIRE THAT TRAFFIC-BEARING GRATES BE INSTALLED UPON A FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) INLET PLACED WITHIN EACH REAR LOT-LINE EASEMENT. CULVERTS CONNECTING REAR-YARD INLETS TO ACCEPTABLE OUTFALLS SHALL BE INSTALLED AND SHALL BE REINFORCED CONCRETE PIPE WITH PREMIUM SEALED JOINTS DESIGNED TO SUSTAIN AN H-20 LOADING. MINIMUM 7.5-FOOT-WIDE DRAINAGE AND ACCESS EASEMENT SHALL BE PROVIDED ALONG ALL REAR LOT-LINES FOR A TOTAL OF FIFTEEN (15) FEET. DRAINAGE AND ACCESS EASEMENTS SHALL EXTEND TO THE ROAD RIGHT-OF-WAY AT BLOCK ENDS. SIDE-YARD CROSS-ACCESS EASEMENTS SHALL BE PROVIDED CONNECTING THE REAR-YARD EASEMENT TO THE FRONT RIGHT-OF-WAY.
- SIDE-YARD SWALES SHALL BE SLOPED TO CREATE POSITIVE OUTFALL TO THE FRONT AND/OR REAR OF EACH LOT WITH VELOCITIES NO GREATER THAN ALLOWABLE FOR GRASSED STABILIZATION, AS IN THE FDOT DRAINAGE MANUAL.
- A MAINTENANCE ENTITY, OTHER THAN AND ACCEPTABLE TO THE COUNTY, SHALL BE DESIGNATED TO PROVIDED PERPETUAL MAINTENANCE TO ALL DRAINAGE AND ACCESS EASEMENTS. THE APPROVED MAINTENANCE ENTITY SHALL PROVIDED ANNUAL INSPECTIONS OF SIDE AND REAR-YARD EASEMENTS AND DRAINAGE FACILITIES TO VERIFY THAT NO MODIFICATIONS HAVE BEEN MADE TO THE GRADING AND GROUND COVER AND TO INSPECT ANY INLETS AND PIPES TO VERIFY THAT NO FLOW RESTRICTIONS EXIST. ANY MODIFICATION OR FLOW RESTRICTION OBSERVED AT ANY TIME SHALL BE CORRECTED. ADDITIONAL INSPECTIONS SHALL BE PERFORMED IF REQUESTED BY AN ADJOINING RESIDENT OR THE COUNTY. THE MAINTENANCE ENTITY SHALL HAVE THE RIGHT TO FILE A LIEN TO CHARGE PROPERTY OWNERS FOR CORRECTIONS OR MODIFICATIONS AND COLLECT SUFFICIENT FUNDS TO PERFORM REQUIRED MAINTENANCE.

(7) GUTTER NAD/OR ROOF STRUCTURES SHALL NOT DISCHARGE TO SIDE LOT-LINES.
b. FOR THOSE APPROVALS WITH A SIDE-YARD SETBACK OF LESS THAN 7.5 FEET, THE FOLLOWING ADDITIONAL CRITERIA SHALL APPLY:

- A MINIMUM FIVE (5) FOOT WIDE DRAINAGE/ACCESS EASEMENT SHALL BE PROVIDED ON ALL SIDE LOT-LINES FOR A MINIMUM TOTAL OF TEN (10) FEET.
- NO OBSTRUCTIONS SHALL BE PERMITTED IN THE SIDE-YARD EASEMENTS. THIS INCLUDES BUT IS NOT LIMITED TO, AIR CONDITIONING SYSTEMS, WATER SOFTENERS, PUMPS, FENCES, ETC.
- REFER TO 601.6.F.1, EXTERNAL COMPATIBILITY SETBACKS.
- HEIGHT RANGES ARE EXPLAINED IN SECTION 601.7.E.

CONCORD STATION PHASE 3C QUALIFICATIONS

- THERE ARE NO LOTS THAT HAVE PIPES OR SWALES ALONG THE REAR LOT LINES; THEREFORE, LDC SECTION 902.2.K.2.a.(2) IS NOT APPLICABLE.
- ALL LOTS GRADED AS "TYPE B" DO NOT BACK UP TO OTHER LOTS OR ADJACENT PROPERTY; THEREFORE LDC SECTION 902.2.K.2.a.(4) IS NOT APPLICABLE. THERE ARE NO "TYPE C" GRADED LOTS.
- LDC SECTIONS 902.2.K.2.b.(3) & 902.2.K.2.b.(4) DO NOT APPLY BECAUSE THOSE PARAGRAPHS APPLY TO NON-RESIDENTIAL, MULTI-FAMILY, & TND PROJECTS.

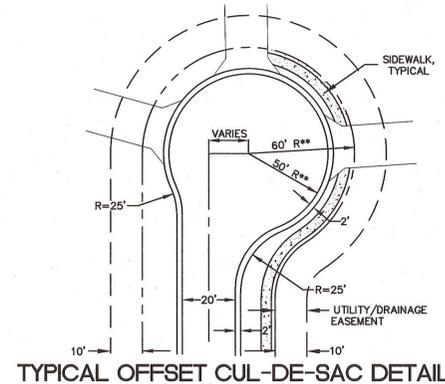
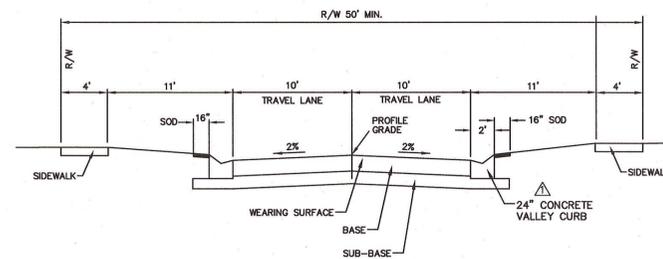
NOTE:
ALL STREETS ARE PUBLIC ROADWAYS.
SIDEWALKS/BIKE PATH LOCATIONS ARE SHOWN ON THE SIDEWALK LOCATION AND BUFFER PLAN.

TYPE 4 PAVEMENT SECTION

OPTION 1
1.5" ASPHALT @ 0.44 = 0.66
6" SOIL CEMENT @ 0.15 (300 PSI) = 0.90
12" STABILIZED SUBGRADE LBR 40 @ 0.08 = 0.96
TOTAL PROVIDED = 2.52

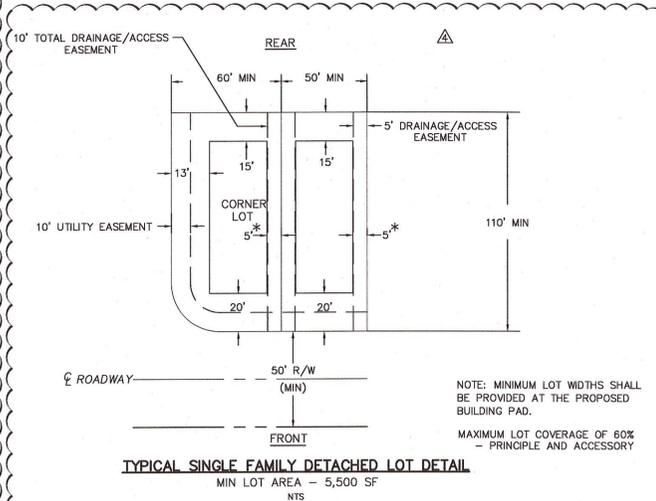
OPTION 2
1.5" ASPHALT @ 0.44 = 0.66
6" CRUSHED CONCRETE @ 0.15 (MIN. LBR 150) = 0.90
12" STABILIZED SUBGRADE LBR 40 @ 0.08 = 0.96
TOTAL PROVIDED = 2.52

CONTRACTOR TO SUPPLY SAMPLES OF CRUSHED CONCRETE PRIOR TO PLACEMENT

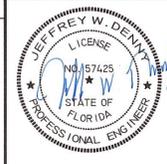


** LENGTHS/RADI FOR CUL-DE-SACS IN EXCESS OF 150' IN LENGTH. CUL-DE-SACS THAT ARE LESS THAN 150' IN LENGTH WILL CONFORM WITH EXISTING LAND DEVELOPMENT CODE.

RZ PETITION 5976-CONDITIONS OF APPROVAL #34.b.2
THE MINIMUM LOT DEPTH FOR LOTS THAT FRONT ON CUL-DE-SACS MAY BE REDUCED TO 100 FEET IN ORDER TO COMPLY WITH THE NATIONAL FIRE PROTECTION ASSOCIATION CODE (NFPA-1) REQUIREMENTS IMPOSED BY THE FIRE MARSHALL. WHERE THE LOT DEPTH IS REDUCED TO 100 FEET, THE MINIMUM LOT AREA AND MAXIMUM LOT COVERAGE WILL BE ADJUSTED ACCORDINGLY.



NOTE: MINIMUM LOT WIDTHS SHALL BE PROVIDED AT THE PROPOSED BUILDING PAD.
MAXIMUM LOT COVERAGE OF 60% - PRINCIPLE AND ACCESSORY



APR 10 2015

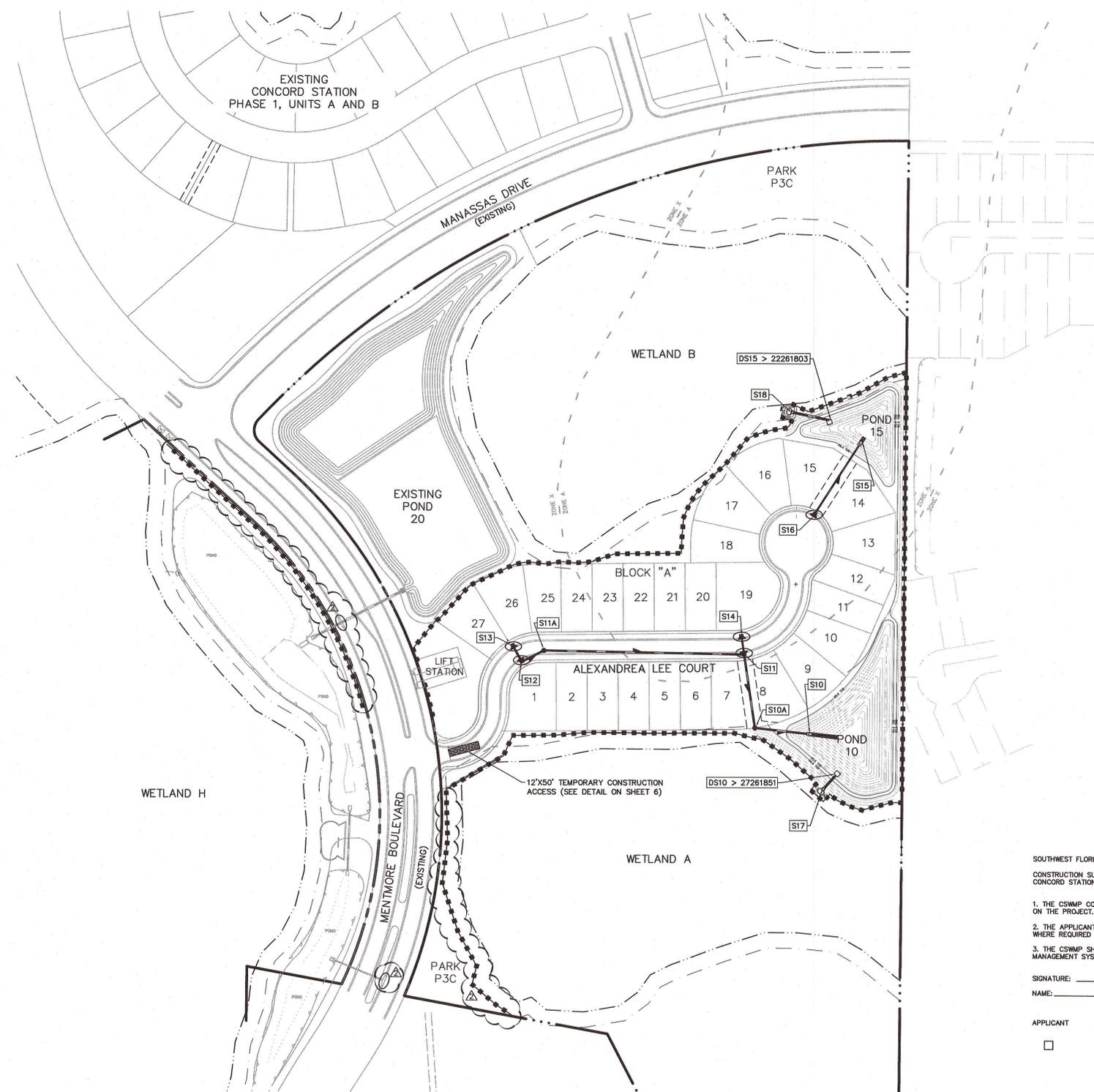
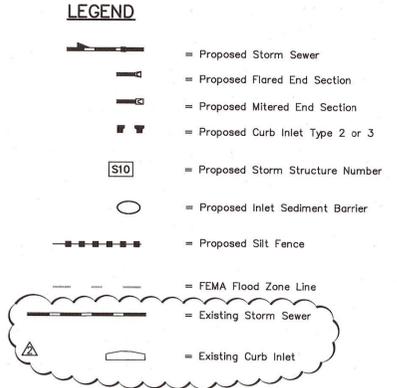
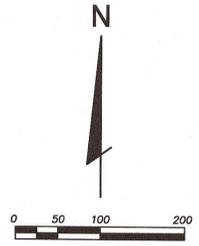
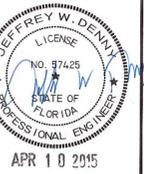
PROJECT NO.	0595-0221
DATE	241
DATE	03-18-2014
DESIGNER	JD
TR	TR
CHECKED	AB
DATE	03/18/14

DESIGNED FOR
CONCORD STATION, LLP
4600 TAMPA, FLORIDA 33607
PHONE: (813) 674-6700 FAX: (813) 674-6701

PROJECT NAME
CONCORD STATION PHASE 3, UNIT C

SHEET NAME
TYPICAL SECTIONS AND DETAILS

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SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT CERTIFICATION
 CONSTRUCTION SURFACE WATER MANAGEMENT PLAN (CSWMP)
 CONCORD STATION - PHASE 3, UNITS C

1. THE CSWMP CONSISTS OF PLAN SHEETS 5 AND 6 SHOWING EROSION PROTECTION DEVICES TO BE UTILIZED ON THE PROJECT.
 2. THE APPLICANT/OWNER OR AUTHORIZED AGENT HAS REVIEWED THE CSWMP AND HAS SIGNED THE CSWMP WHERE REQUIRED BELOW.
 3. THE CSWMP SHALL BE PART OF THE FINAL CONSTRUCTION PLANS FOR THE PERMITTED SURFACE WATER MANAGEMENT SYSTEM.

SIGNATURE: _____ DATE: _____

APPLICANT OWNER AUTHORIZED AGENT

PROJECT NO.	0595-0221
DATE	241
ISSUE DATE	03-18-2014
DESIGNER	JD
TRACER	TR
SCALE	AS SHOWN
DATE	11/7/14
NO.	1
REV.	
DATE	
BY	
CHKD	
DATE	
BY	
CHKD	
DATE	

DESIGNED FOR
CONCORD STATION, LLP
 4600 TAMPA, FLORIDA 33607
 PHONE: (813) 674-5700 • FAX: (813) 674-5701

PROJECT NAME
**CONCORD STATION
 PHASE 3, UNIT C**

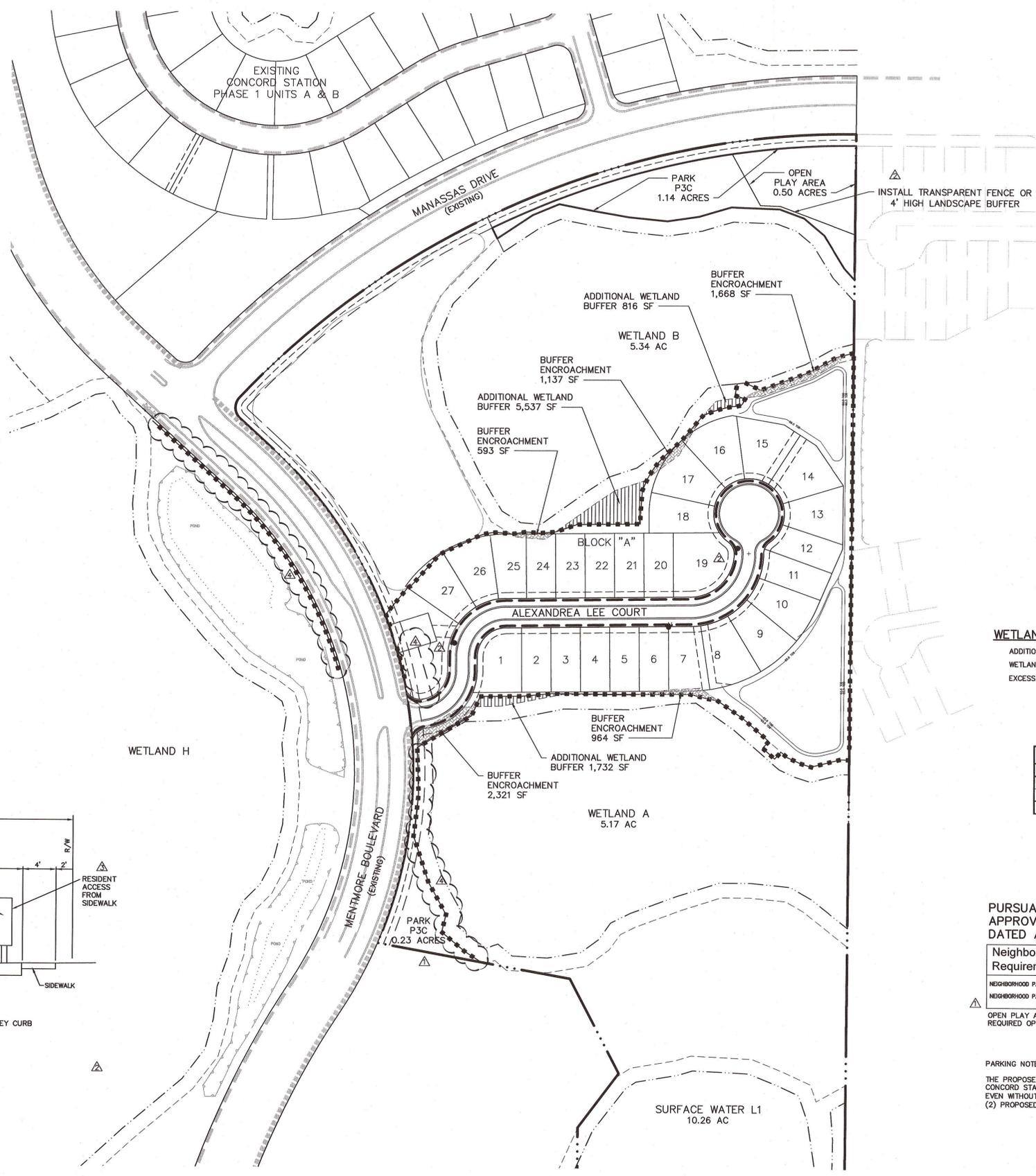
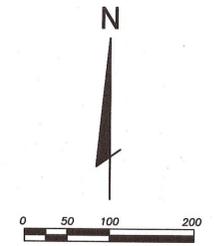
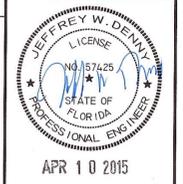
SHEET NAME
**OVERALL DRAINAGE AND STORM
 WATER POLLUTION PREVENTION PLAN**

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 CONSULTANTS, INC.**
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- LEGEND**
- = Proposed Silt Fence
 - = Proposed 4' Sidewalk
 - = Existing 4' Sidewalk
 - = Existing 5' Sidewalk
 - = Existing 8' Sidewalk
 - = ACOE & SWFWMD Jurisdictional Line
 - = Wetland Buffer
 - = Project Area
 - ▭ = Additional Wetland Buffer
 - ▭ = Wetland Buffer Encroachment
 - = Proposed Mailbox Kiosk Locations

WETLAND BUFFER AND ENCROACHMENT COMPUTATIONS

ADDITIONAL WETLAND BUFFER	8,085 SF
WETLAND BUFFER ENCROACHMENT	6,883 SF
EXCESS ADDITIONAL WETLAND BUFFER	1,402 SF

WETLAND CATEGORY DATA

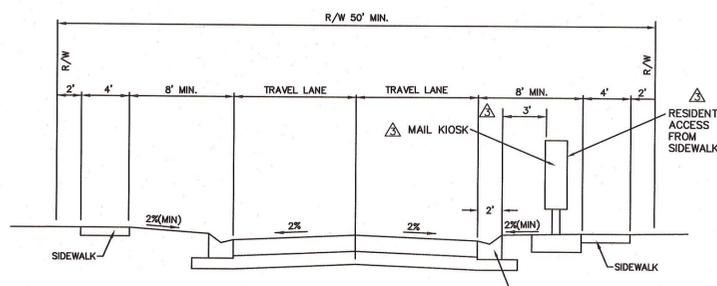
WETLAND ID	CATEGORY	ACRES
A	III	5.34
B	III	5.17
TOTAL WETLAND ACRES		10.51

PURSUANT TO PRELIMINARY PLANS,
APPROVED BY PASCO COUNTY,
DATED APRIL 3, 2014

Neighborhood Park Requirement Calculations

NEIGHBORHOOD PARK REQUIRED:	27 LOTS X 0.01 AC/LOT = 0.27 AC. - MINIMUM 1.0 AC.
NEIGHBORHOOD PARK PROVIDED:	PARK P3C: 1.14 AC. + 0.23 AC. = TOTAL 1.37 AC.
OPEN PLAY AREA CALCULATION:	1.37 X 25% = 0.34 AC. < 0.50 AC.
REQUIRED OPEN PLAY AREA:	0.50 AC.

PARKING NOTE:
THE PROPOSED PRODUCT TYPES THAT WILL BE CONSTRUCTED WITHIN CONCORD STATION PHASE 3C WILL INCLUDE A STANDARD TWO-CAR GARAGE. EVEN WITHOUT THESE TWO (2) GARAGE SPACES, THERE WILL STILL BE TWO (2) PROPOSED PARKING SPACES AVAILABLE IN THE DRIVEWAY.



TYPICAL ROAD SECTION MAIL KIOSK LOCATION
NTS

DATE	DESCRIPTION
2/27/15	ADD SILT FENCE TO MENTMORE PER R/W USE COMMENT; ADDED UTILITY EASEMENT PER PASCO UTILITIES
1/5/15	ADJUSTMENTS TO MAIL KIOSK DETAIL
12/22/14	ADJUSTMENTS TO MAIL KIOSK DETAIL; ADD FENCE CALL-OUT AT PLAY AREA; ADD MAILBOX KIOSK LOCATIONS AND DETAIL; ADD PARKING NOTE
11/7/14	REVISED LEGEND HATCH TO MATCH PLAN; REMOVE PARK AREAS NOTE; ADDED ADDITIONAL PARK AREA AND REVISE PARK CALCULATIONS PER COUNTY COMMENTS; ADDED OPEN PLAY AREA FENCE/LANDSCAPE BUFFER

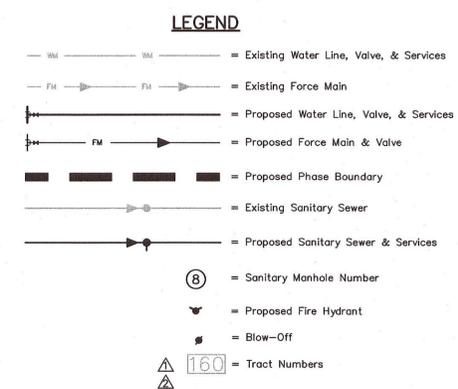
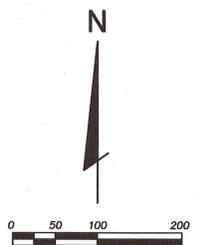
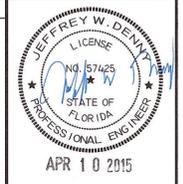
DESIGNED FOR
CONCORD STATION, LLP
4000 CYPRESS STREET, SUITE 200
TAMPA, FLORIDA 33607
PHONE: (813) 974-0700 • FAX: (813) 974-5701

PROJECT NAME
**CONCORD STATION
PHASE 3, UNIT C**

SHEET NAME
**SIDEWALK LOCATION, PARK
AND WETLAND BUFFER PLAN**

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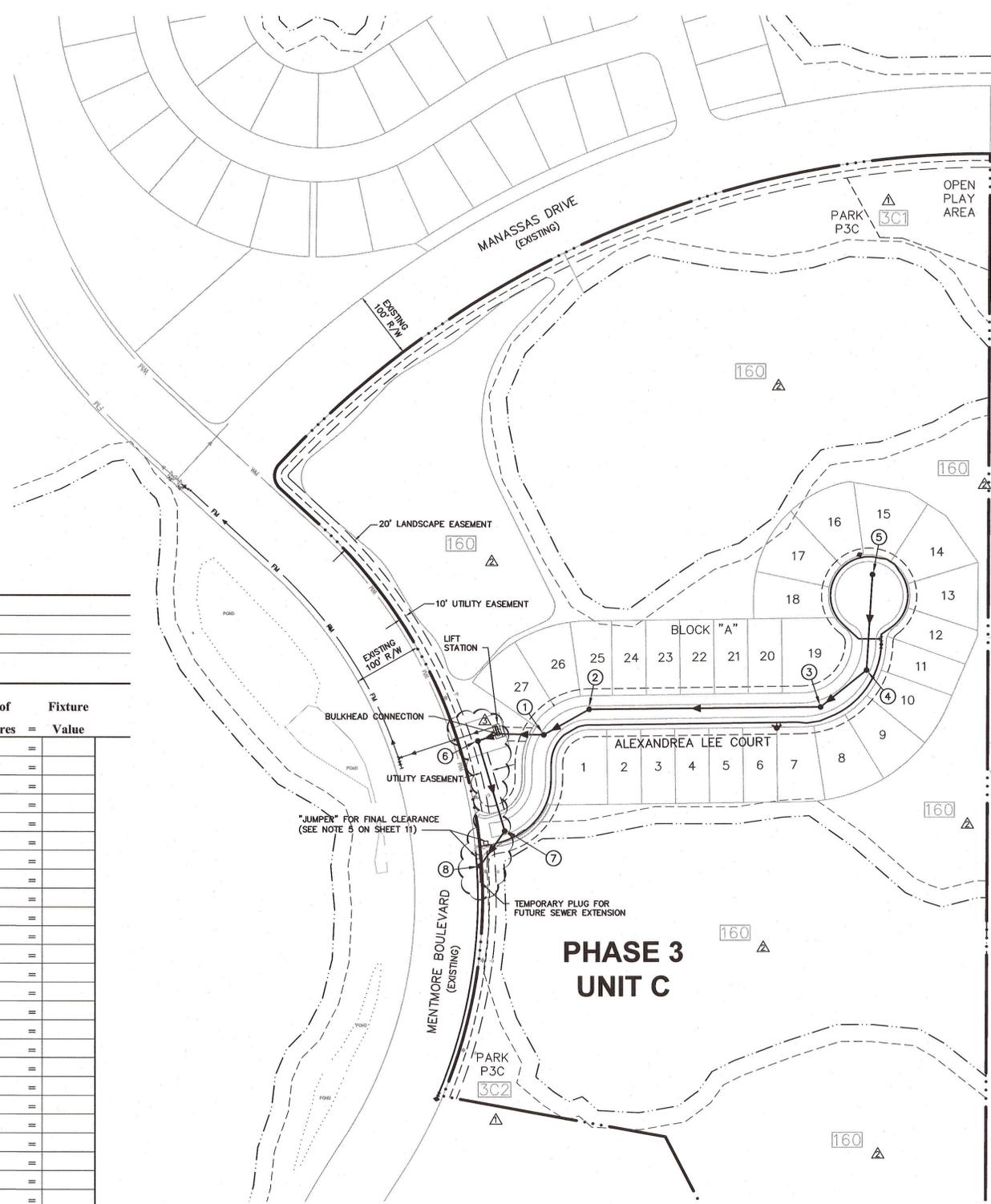
FORM NO.	0595-0221
DATE	2/1
DATE	03-18-2014
DESIGNED BY	JD
TRACED BY	TR
CHECKED BY	AS
DATE	

PASCO COUNTY UTILITIES DATA SHEET FOR SIZING WATER METERS

Customer: **Concord Station, LLP**

Type of Occupancy: **Single Family Residential - 27 Lots**
 Property Identification No. **22-26-18-0000-00300-0000 & 27-26-18-0000-00400-0000**

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



NOTES:

1. THE CONTRACTOR SHALL FIELD VERIFY THE EXISTING FACILITIES PRIOR TO THE START OF CONSTRUCTION.
2. ALL WATER AND SEWER TO CONFORM TO PASCO COUNTY SPECIFICATIONS.
3. ALL SANITARY SEWER TO BE 8" PVC (SDR-35), UNLESS OTHERWISE NOTED.
4. ALL WATER MAIN AND FORCE MAIN TO BE PVC (C-900), UNLESS OTHERWISE NOTED.
5. ALL BACKFILL OVER ANY PIPE INSTALLED UNDER ROADWAYS OR WITHIN THE EMBANKMENT OF THE ROADWAYS SHALL BE COMPACTED PER FDOT SPECIFICATIONS, SECTION 125-8.3 (100% MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99).
6. THE LOCATION OF EXISTING UTILITIES ARE BASED UPON FIELD LOCATION OF VISIBLE, ABOVE-GROUND FACILITIES AND INFORMATION OBTAINED FROM PASCO COUNTY AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF THE UTILITIES PRIOR TO CONSTRUCTION IN THEIR VICINITY. THE CONTRACTOR SHALL NOTIFY ALL CONCERNED PUBLIC AGENCIES AND UTILITY COMPANIES IN THE AREA BEFORE BEGINNING CONSTRUCTION, INCLUDING SUNSHINE STATE ONE CALL AT 1-800-432-4770.
7. PRIOR TO BEGINNING WORK, THE CONTRACTOR SHALL EXPOSE ALL EXISTING UTILITIES TO BE EXTENDED OR CROSSED AND CONTACT THE ENGINEER AT 727-849-7588 FOR VERIFICATION OF THEIR LOCATION AND ELEVATION. ANY CONFLICTS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION FOR RESOLUTION.
8. ALL NON-METALLIC PIPE WILL BE INSTALLED WITH 2 PAIR, 10 GAUGE, COPPER TRACER WIRE.
9. THE LOCATION OF ALL NEWLY INSTALLED FIRE HYDRANTS SHALL BE IDENTIFIED WITH A BLUE REFLECTIVE PAVEMENT MARKER INSTALLED ON THE ROADWAY, PERPENDICULAR TO THE FIRE HYDRANT. THE REFLECTIVE MARKER WILL BE LOCATED IN THE CENTER OF THE LANE CLOSEST TO THE HYDRANT.

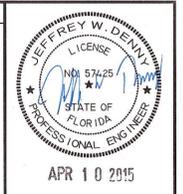
DESIGNED FOR: **CONCORD STATION, LLP**
 4600 CYRENS COURT, SUITE 200
 PHONE: (813) 874-5700 - FAX: (813) 874-5701

PROJECT NAME: **CONCORD STATION PHASE 3, UNIT C**

SHEET NAME: **OVERALL UTILITY PLAN**

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DATE	03-18-2014	BY	JD
DATE	03-18-2014	BY	TR
DATE	03-18-2014	BY	JD
DATE	03-18-2014	BY	TR
DATE	03-18-2014	BY	JD
DATE	03-18-2014	BY	TR

DESIGNED FOR: CONCORD STATION, LLP
 4600 CHIMNEY STREET, SUITE 200
 PHONE: (813) 874-6700 • FAX: (813) 874-6701

PROJECT NAME: CONCORD STATION PHASE 3, UNIT C

SHEET NAME: PAVING, GRADING, AND DRAINAGE PLAN

DESIGNED BY: FLORIDA DESIGN CONSULTANTS, INC.
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 PHONE: (800) 532-1047 • FAX: (727) 848-3848 • WWW.FLDESIGN.COM • C.A. NO. 7421

DS15 > 22261803

INLET TYPE	TYPE C
GRATE ELEV.	65.65
WEIR SIZE	15"(L) X 3"(H)
WEIR ELEV.	63.75
WATER QUALITY ORIFICE	0.80" DIA
WATER QUALITY ORIFICE ELEV.	62.85
PIPE INVERT	61.00

POND 15

NODE / POND	
T.O.B.	= 66.2
DHW(100)	= 65.91
DHW(25)	= 65.62
N.W.L.	= 62.85
BOTT	= 58.0

POND 10

NODE / POND	
T.O.B.	= 65.60
DHW(100)	= 65.08
DHW(25)	= 64.76
N.W.L.	= 62.5
BOTT	= 53.0

DS10 > 27261851

INLET TYPE	TYPE C
GRATE ELEV.	64.80
WEIR WIDTH	30"
WEIR ELEV.	63.45
WATER QUALITY ORIFICE	1.25" DIA
WATER QUALITY ORIFICE ELEV.	62.50
PIPE INVERT	60.00

- LEGEND**
- Overland Flow Direction
 - Concentrated Flow Direction
 - Hard Surface Drainage Flow Direction
 - Proposed Grading Pad Contour
 - Proposed Storm Structure Number
 - Proposed Spot Elevation
 - Existing Spot Elevation
 - Existing Storm Structure & Pipe
 - Proposed Storm Structure & Pipe
 - Existing Tree to be Removed
 - Existing Tree to Remain
 - Future Sidewalk by Home Builder
 - Sidewalk/Path Constructed by Developer
 - Proposed Silt Fence
 - Buffer Encroachment
 - Outfall Rip Rap
 - Wetland/Surface Water Jurisdictional Limit
 - Turbidity Barrier
 - FEMA
 - Soil Boring Location & Designation
 - Tract Designation (See Sheet 4)

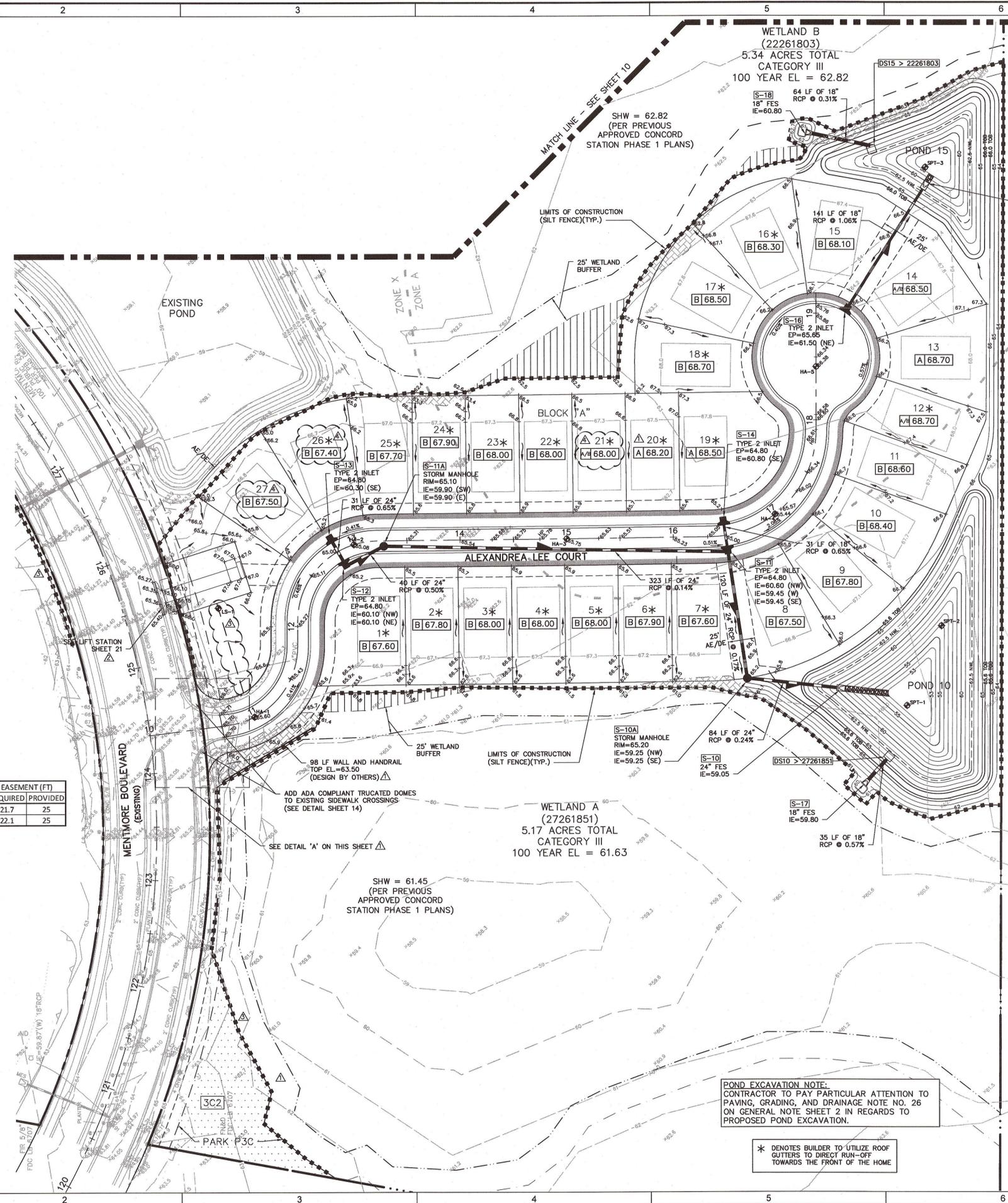
GEOTECHNICAL DATA PURSUANT TO REPORT OF GEOTECHNICAL INVESTIGATION CONCORD STATION PHASE 3C, AS PREPARED BY FAULKNER ENGINEERING SERVICES, INC., DATED MARCH 18, 2014.

ALL ELEVATIONS ARE BASED ON NGVD-1929 DATUM. SUBTRACT 0.83 FEET TO CONVERT TO NAVD-1988 DATUM.

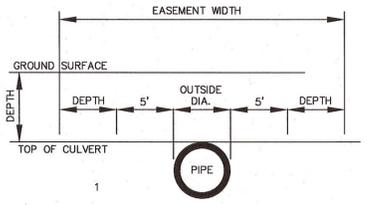
FOR ALEXANDREA LEE COURT PROFILE SEE SHEET 12

POND EXCAVATION NOTE:
 CONTRACTOR TO PAY PARTICULAR ATTENTION TO PAVING, GRADING, AND DRAINAGE NOTE NO. 26 ON GENERAL NOTE SHEET 2 IN REGARDS TO PROPOSED POND EXCAVATION.

* DENOTES BUILDER TO UTILIZE ROOF GUTTERS TO DIRECT RUN-OFF TOWARDS THE FRONT OF THE HOME



DETAIL 'A'
 SCALE: 1"=20'

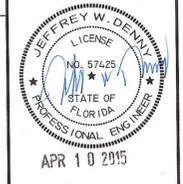
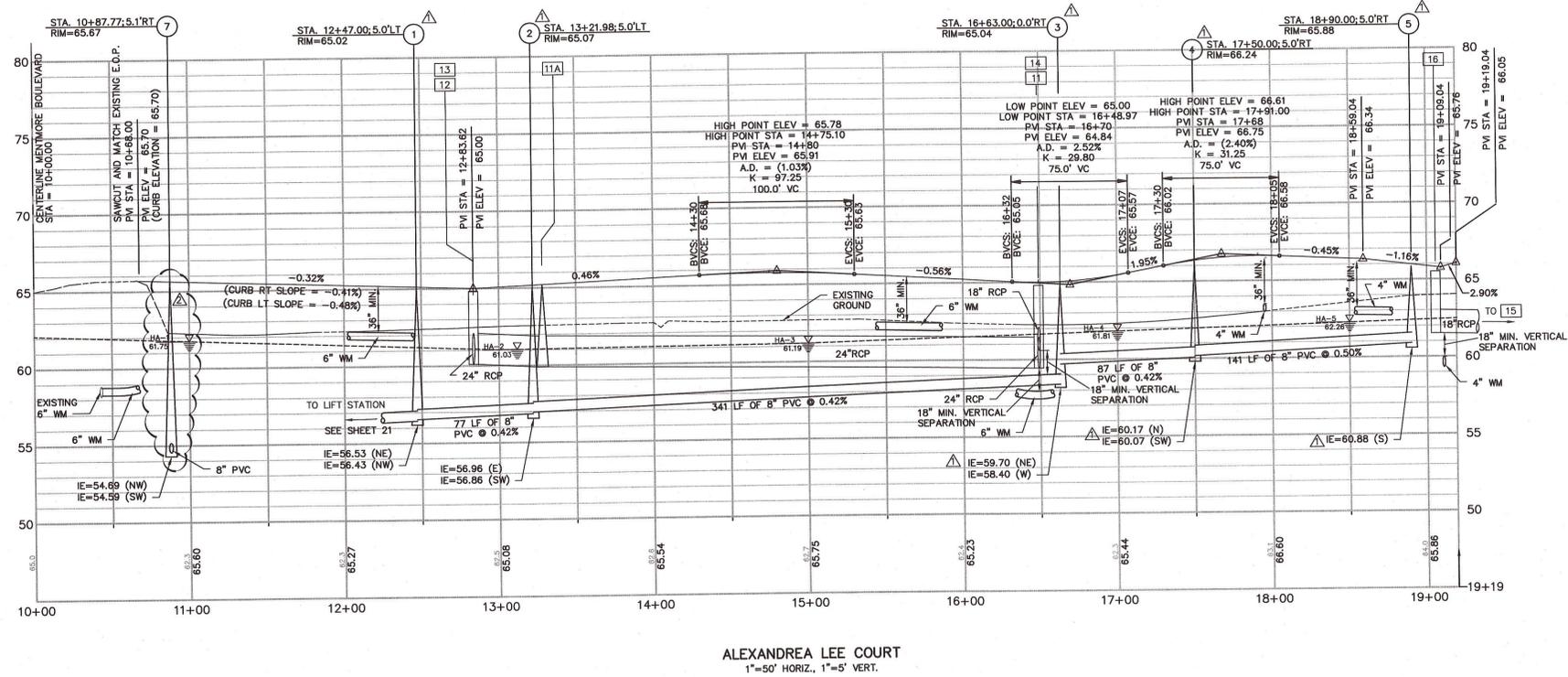


STRUCTURE #	HIGHEST FROM	LOWEST TO	DEPTH (FT)	OUTSIDE PIPE DIA. (FT)	EASEMENT REQUIRED (FT)	EASEMENT PROVIDED (FT)
S-11	S-10A	66.1	61.5	4.6	21.7	25
S-16	S-15	66.8	61.71	5.09	22.1	25

EASEMENT WIDTH TABLE

K:\241\Phase 3\Drawings\Concord\Phase 3\04_Paving\04_Paving.dwg - Apr 03, 2015 @ 11:57am - chb/jmm

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DATE	03/18/2014	BY	JD
ISSUED FOR	TR	DATE	
REVISION		DATE	
NO.		DATE	
1	2/27/15	ADDED MANHOLE #7	
2	11/17/14	REVISE SANITARY MANHOLE NUMBERS AND INVERT ELEVATIONS BETWEEN MANHOLES 3 AND 5 PER COUNTY COMMENTS.	

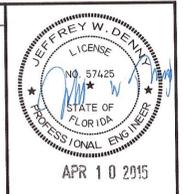
DESIGNED FOR
CONCORD STATION, LLP
 4609 CYPRESS STREET, SUITE 200
 TAMPA, FLORIDA 33607
 PHONE: (813) 574-5700 - FAX: (813) 574-9701

PROJECT NAME
**CONCORD STATION
 PHASE 3, UNIT C**

SHEET NAME
PROFILES

**FLORIDA DESIGN
 CONSULTANTS, INC.**
 THINK IT. ACHIEVE IT.

707 N. FRANKLIN STREET, 6TH FLOOR, TAMPA, FLORIDA 34655
 PHONE: (800) 532-1047 FAX: (727) 848-3648 WWW.FLDESIGN.COM C.A. NO. 1421



PROJECT NO.	0695-0221
DATE	03-18-2014
DESIGNED BY	TR
CHECKED BY	AB
DATE	11/7/14
REVISIONS	
NO.	DATE
1	11/7/14
2	12/22/14
3	2/27/15

DESIGNED FOR
CONCORD STATION, LLP
 4608 CORPORATE CENTER, SUITE 200
 TAMPA, FLORIDA 33607
 PHONE: (813) 874-7700 - FAX: (813) 874-8701

PROJECT NAME
**CONCORD STATION
 PHASE 3, UNIT C**

SHEET NAME
**PAVEMENT MARKING AND
 SIGNAGE PLAN**

FLORIDA DESIGN CONSULTANTS, INC.
 THINK IT. ACHIEVE IT.
 707 N. FRANKLIN STREET, 8TH FLOOR, TAMPA, FLORIDA 34655
 PHONE: (800) 532-1047 WWW.FLDESIGN.COM C.A. NO. 7421

TABULATION OF QUANTITIES

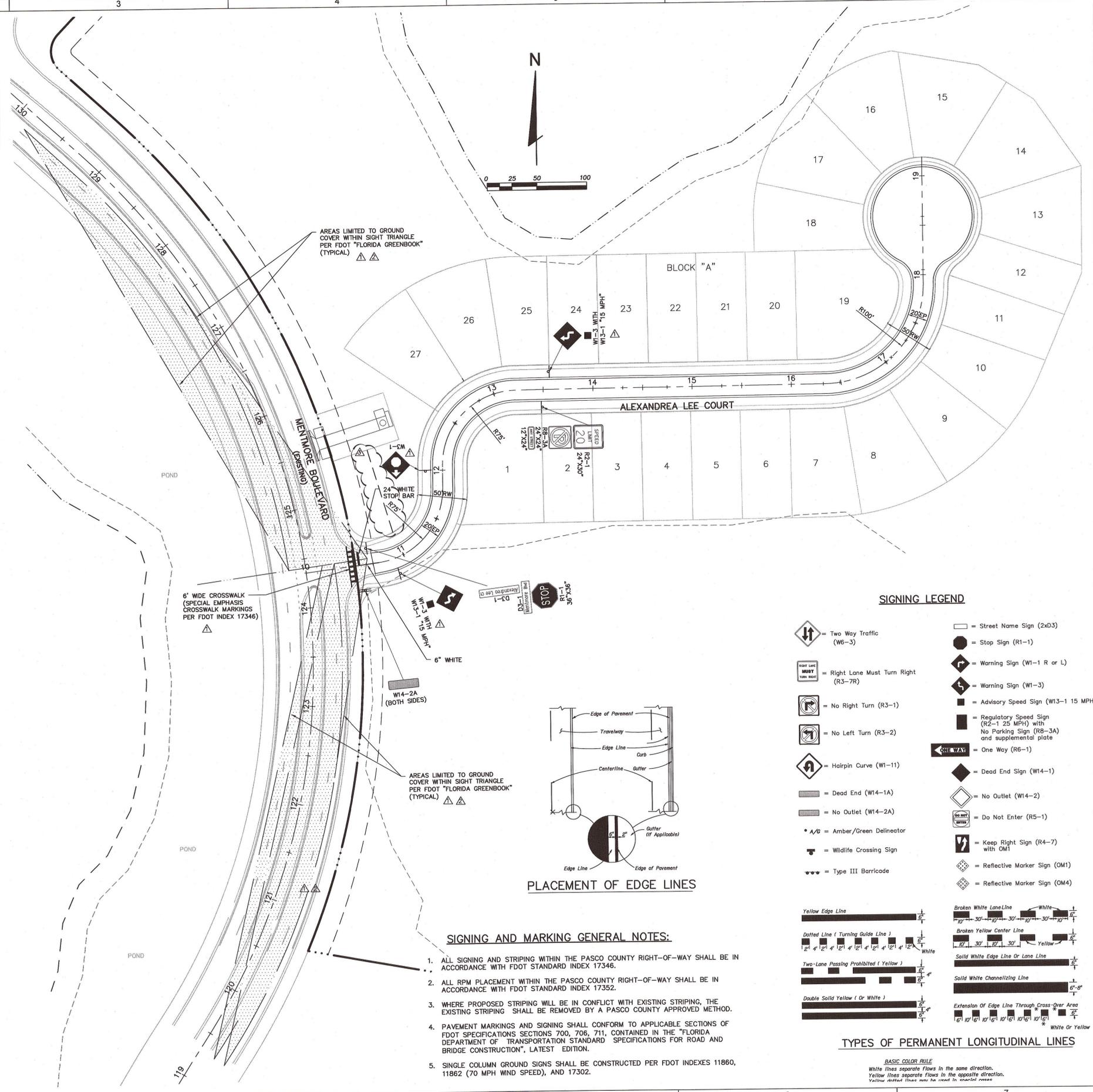
PAY ITEM NO.	DESCRIPTION	UNIT	SHEET NUMBERS						TOTAL	REF. SHEET
			13	14	15	16	17	18		
700-40-1	SIGN SINGLE POST (LESS THAN 12 SQ. FT.)	AS	3						3	
706-3	RPM, AMBER/AMBER	EA								
711-11-111	TRAFFIC STRIPE SOLID (THERMOPLASTIC) (WHITE) (6")	LF								
711-11-125	TRAFFIC STRIPE SOLID (THERMOPLASTIC) (WHITE) (24")	LF								
711-11-170	DIRECTIONAL ARROWS (THERMOPLASTIC)	EA								
711-11-211	TRAFFIC STRIPE SOLID (THERMOPLASTIC) (YELLOW) (6")	LF								
711-11-224	TRAFFIC STRIPE SOLID (THERMOPLASTIC) (YELLOW) (18")	LF								

SIGNAGE AND PAVEMENT MARKING NOTES:

- Purpose: These specifications have been developed to provide developers with a uniform system for installation of traffic control devices on the County road system. A uniform system provides for reduced maintenance costs and a high standard of visibility for drivers. All required traffic control devices shall be installed by the developer of the project.
- Florida State Statute 316.0745:
 - Any and all traffic control devices installed on the County road system shall conform to Florida State Statute 316.0745, Uniform signals and devices.
 - This statute requires that all devices conform to Florida Department of Transportation (FDOT) Specifications. The FDOT has adopted the Federal Manual on Uniform Traffic Control Devices as the standards to be used in the State of Florida.
- Pavement Markings
 - All pavement markings shall be thermoplastic; raised pavement markers shall be class "B".
 - Pavement markings and raised pavement markers shall be installed on all roads classified other than residential with an ADT greater than 500 vehicles or if other conditions exist that require pavement markings, (see MUTCD section 3B-1).
- Traffic Control Signs:
 - All sign blanks shall be of a type currently certified by the FDOT for use in the State of Florida.
 - All sign faces shall be High Intensity grade and of a type currently certified by the FDOT for use in the State of Florida.
 - All signs shall be no less than the standard size as specified by the Federal Manual on Uniform Traffic Control Devices. No minimum size signing shall be accepted. Larger signs shall be used where required by design speed etc.
 - Street name signs shall be 9" on collector and arterial roads and all signs shall have 6" series B letters. All street name signs on private roads shall be standard D3 street name signs with the colors reversed. White background with green letters and border. At intersections with county maintained roads, the county maintained road shall be green background with white letters and border. Street name sign brackets for 6" signs 30" long or less, or 9" signs 24" long or less, shall have a Sincelodge cross. All other street name signs shall be mounted with brackets with a 1/2 inch blade or inchcross. All street name sign brackets shall be supplied with bolts, set screws will not be accepted.
 - On roads to be maintained by Pasco County, all signs other than street names shall be delineated with a yellow reflective label affixed to the back of the sign. It will be punched to show month, day, and year of installation (See Sample Label). Alternate label designs providing the date code information may be used if a sample is submitted and approved by Pasco County prior to installation.
- Warning:

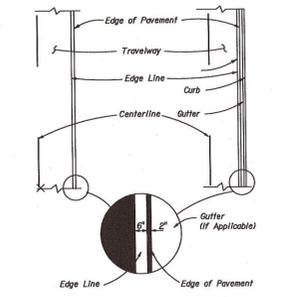
WARNING	
REMOVAL OF, OR DEFACING ANY TRAFFIC CONTROL DEVICE IS PUNISHABLE BY FINE AND/OR IMPRISONMENT. REPORT DAMAGE BY CALLING (813) 847-2411	
INSTALLED	
J	F
10%	20%
12	13
14	15
16	17
18	19
- All post systems, mounting brackets and hardware shall be of a type currently in use by the Pasco County Public Works Department and currently certified by the Florida Department of Transportation for use in the state of Florida. Alternative systems etc. shall only be used if approved by the County Engineer.
- Certification of Materials:
 - All traffic control devices and materials shall be on the current FDOT APPROVED PRODUCTS LIST. Proof of certification is required for all traffic control devices.
 - A Traffic Control Devices Submittal Data Form shall be submitted for approval prior to installation of any traffic control devices. No traffic control device shall be installed until the certification submittal has been approved by the Traffic Operations Division. These forms are available from the Traffic Operations Division. Copies of the approved Traffic Control Devices Submittal Data Form shall be sent to the contractor and the Engineering Inspections Division.
- Traffic Control Devices Plan:
 - All pavement markings shall be thermoplastic; raised pavement markers shall be class "B".
 - Pavement markings and raised pavement markers shall be installed on all roads classified other than residential with an ADT greater than 500 vehicles or if other conditions exist that require pavement markings, (see MUTCD section 3B-1).
- Cost Estimate: An engineer's cost estimate shall be required for all proposed traffic control devices. The estimates shall be provided in conjunction with the Traffic Control Devices Submittal Data Form. (See Section 5.2)
- Inspection and acceptance:
 - Upon completion of the installation of the traffic control devices, the contractor shall call the Engineering Inspections Division for an inspection at (813) 847-8154.
 - The inspection shall be made by the Engineering Inspections Division within 48 hours (two working days) of the request.
 - An inspection report shall be made by the Engineering Inspections Division. Copies of the report shall be sent to the Engineer and the Developer.
 - No roadway shall be open to the Public until all traffic control devices have been inspected and accepted by Pasco County.

WARNING	
REMOVAL OF, OR DEFACING ANY TRAFFIC CONTROL DEVICE IS PUNISHABLE BY FINE AND/OR IMPRISONMENT. REPORT DAMAGE BY CALLING (813) 847-2411	
INSTALLED	
J	F
10%	20%
12	13
14	15
16	17
18	19



SIGNING LEGEND

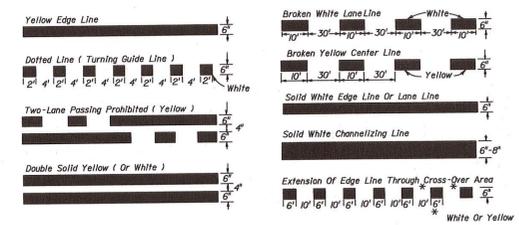
- Two Way Traffic (W6-3)
- Right Lane Must Turn Right (R3-7R)
- No Right Turn (R3-1)
- No Left Turn (R3-2)
- Hairpin Curve (W1-11)
- Dead End (W14-1A)
- No Outlet (W14-2A)
- Amber/Green Delineator
- Wildlife Crossing Sign
- Type III Barricade
- Street Name Sign (2x03)
- Stop Sign (R1-1)
- Warning Sign (W1-1 R or L)
- Warning Sign (W1-3)
- Advisory Speed Sign (W13-1 15 MPH)
- Regulatory Speed Sign (R2-1 25 MPH) with No Parking Sign (R8-3A) and supplemental plate
- One Way (R6-1)
- Dead End Sign (W14-1)
- No Outlet (W14-2)
- Do Not Enter (R5-1)
- Keep Right Sign (R4-7) with OM1
- Reflective Marker Sign (OM1)
- Reflective Marker Sign (OM4)



PLACEMENT OF EDGE LINES

SIGNING AND MARKING GENERAL NOTES:

- ALL SIGNING AND STRIPING WITHIN THE PASCO COUNTY RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH FDOT STANDARD INDEX 17346.
- ALL RPM PLACEMENT WITHIN THE PASCO COUNTY RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH FDOT STANDARD INDEX 17352.
- WHERE PROPOSED STRIPING WILL BE IN CONFLICT WITH EXISTING STRIPING, THE EXISTING STRIPING SHALL BE REMOVED BY A PASCO COUNTY APPROVED METHOD.
- PAVEMENT MARKINGS AND SIGNING SHALL CONFORM TO APPLICABLE SECTIONS OF FDOT SPECIFICATIONS SECTIONS 700, 706, 711, CONTAINED IN THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
- SINGLE COLUMN GROUND SIGNS SHALL BE CONSTRUCTED PER FDOT INDEXES 11860, 11862 (70 MPH WIND SPEED), AND 17302.

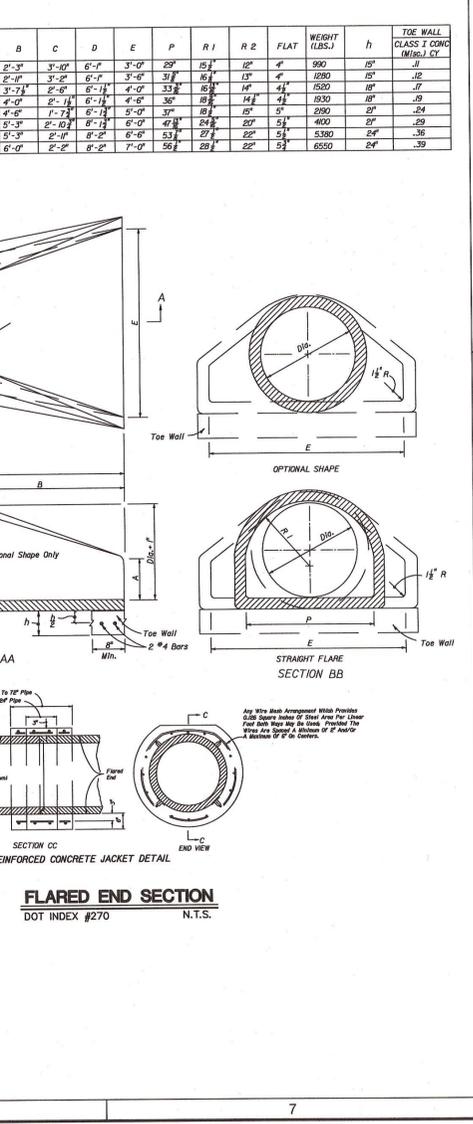
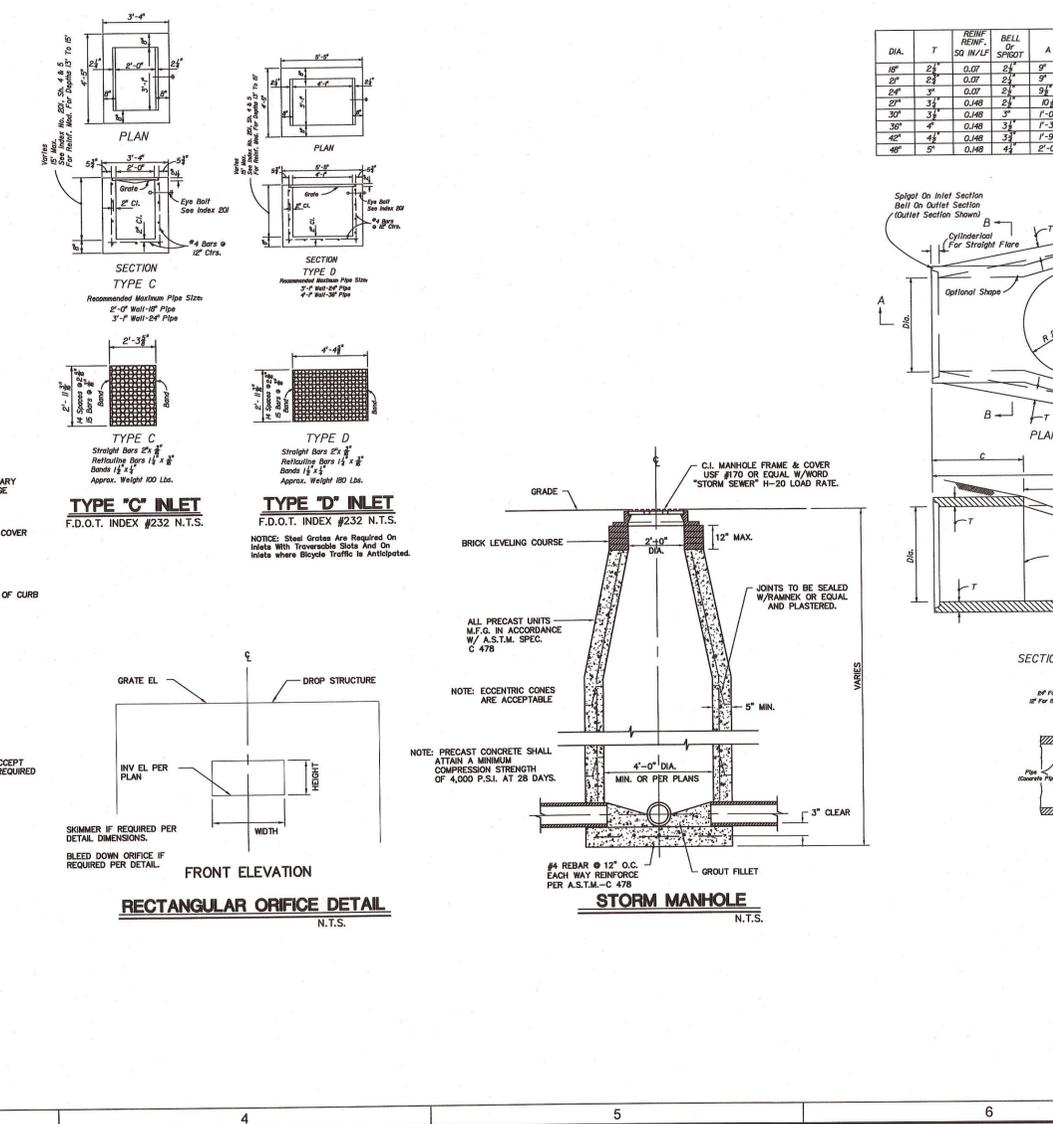
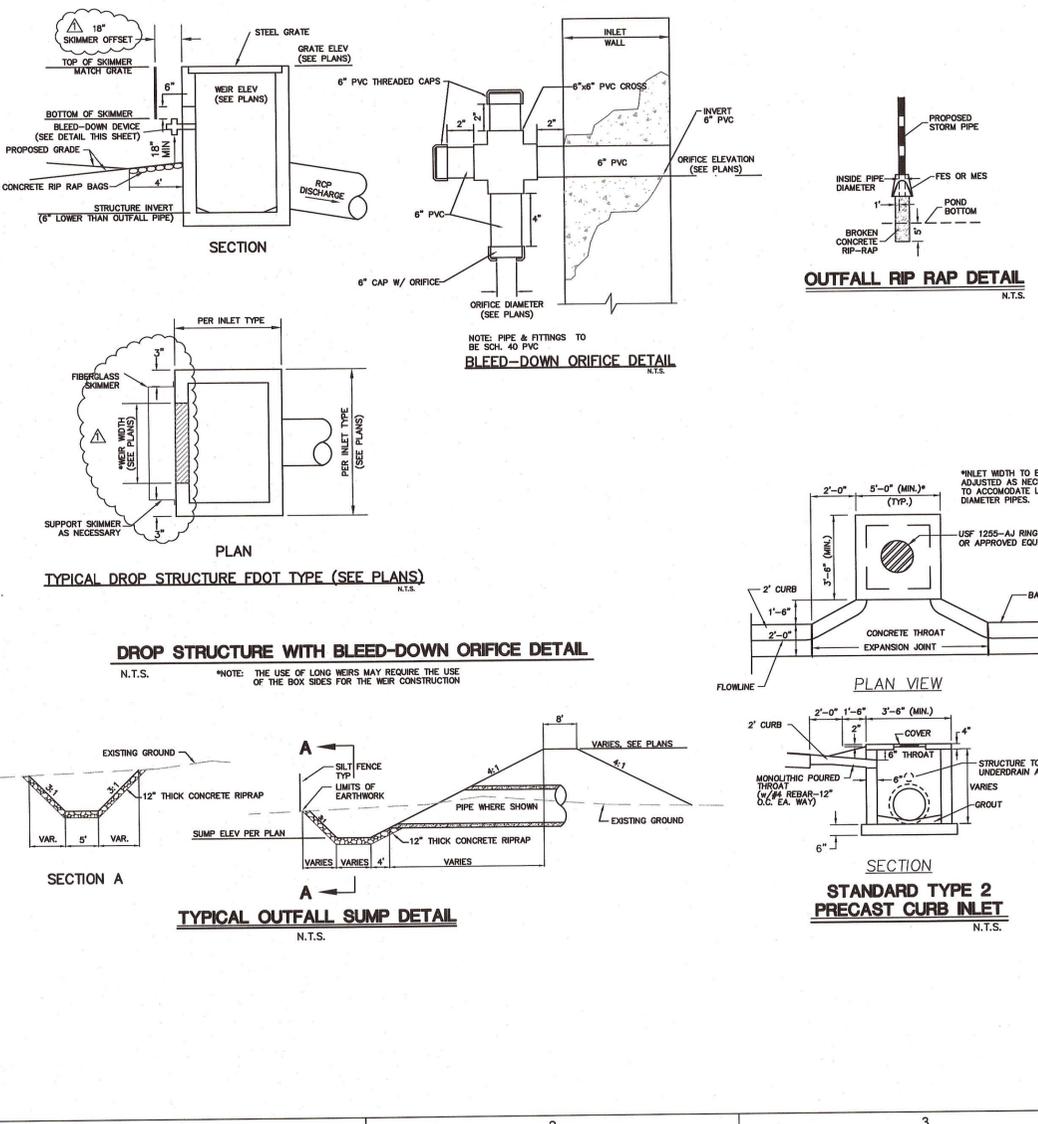
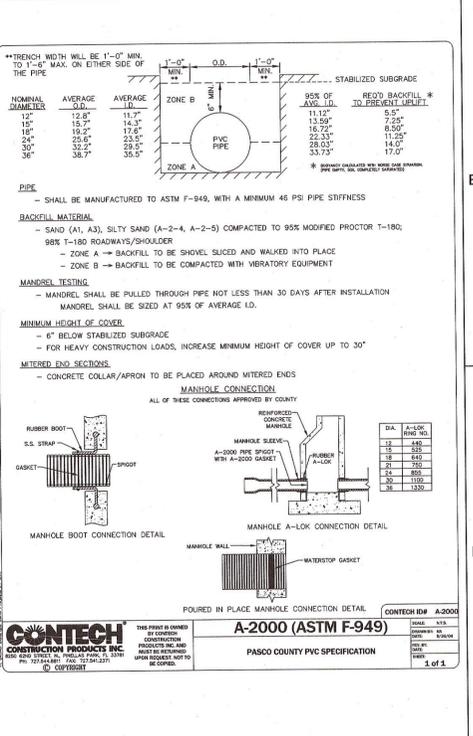
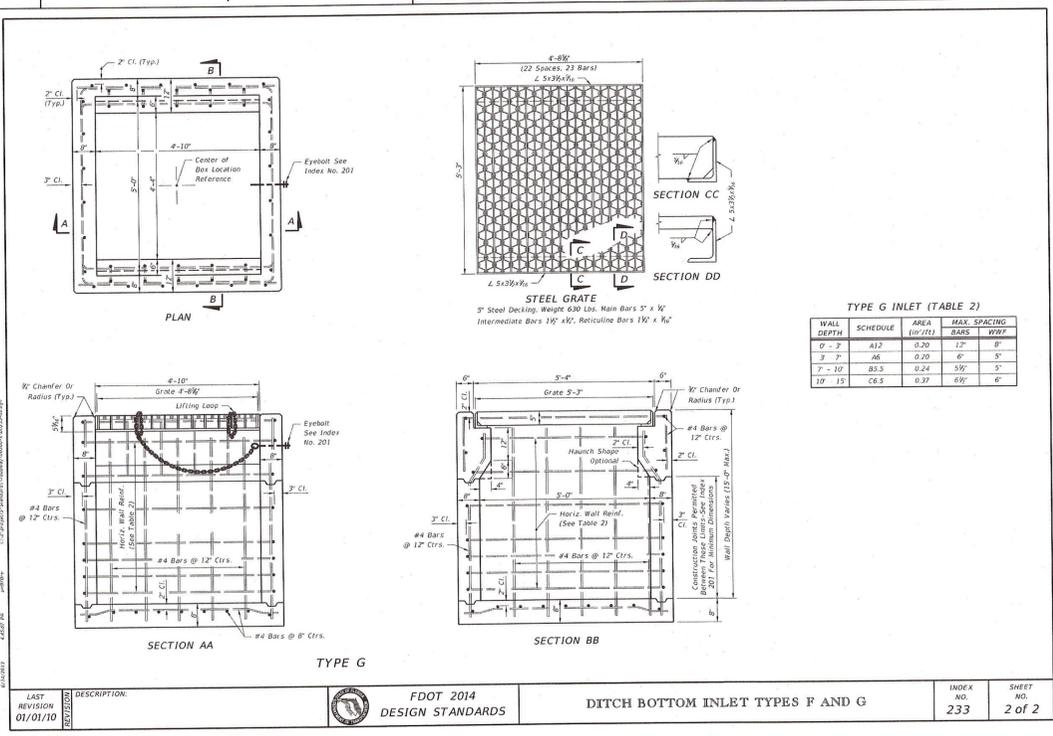
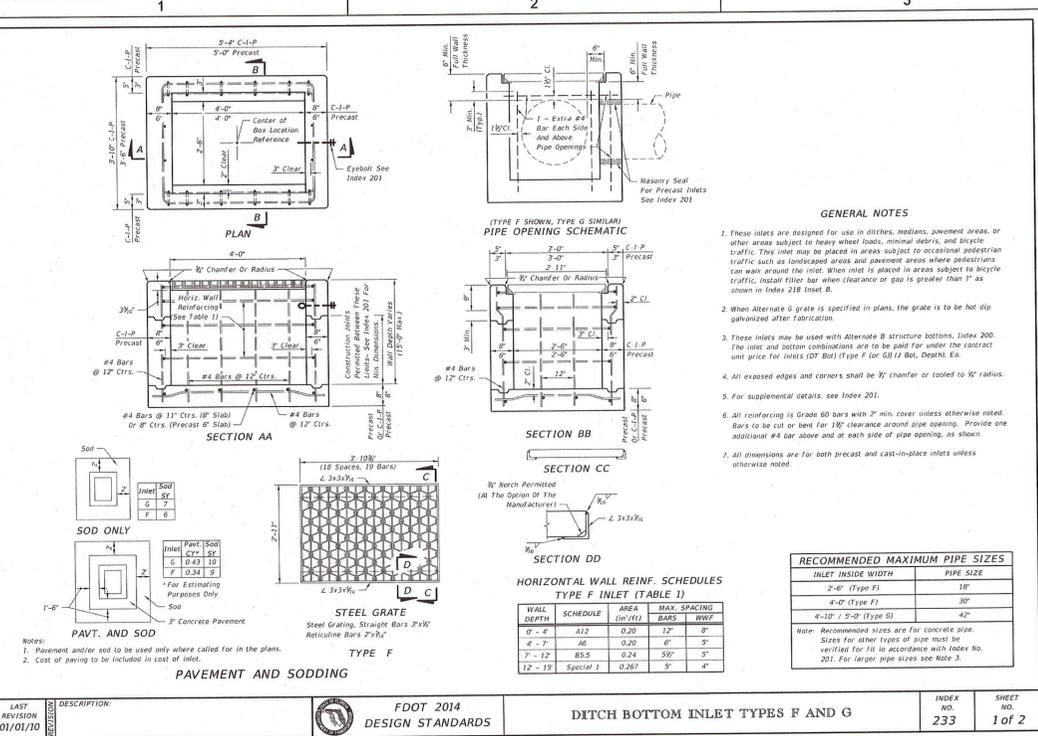


TYPES OF PERMANENT LONGITUDINAL LINES

BASIC COLOR RULE
 White lines separate flows in the same direction.
 Yellow lines separate flows in the opposite direction.
 Yellow dotted lines may be used to channelize.

K:\241\Phase 3\Drawings\Concord\Plan\241_Plan_3C_Signage - Apr 03, 2015 @ 11:58am - cbenj@min

0595-0221	241	03-18-2014	JD	TR	AB
0595-0221	241	03-18-2014	JD	TR	AB



DESIGNED FOR: **CONCORD STATION, LLP**
4650 CORPORATE CENTER, SUITE 200
TAMPA, FLORIDA 33607
PHONE: (813) 574-8700 - FAX: (813) 874-2071

PROJECT NAME: **CONCORD STATION PHASE 3, UNIT C**

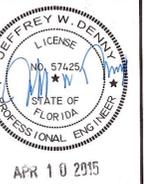
SHEET NAME: **PAVING, GRADING, AND DRAINAGE DETAILS**

DATE: 11/7/14

REVISIONS: 11/7/14 REVISED DROP STRUCTURE SKIMMER DESIGN PER COUNTY COMMENTS.

FLORIDA DESIGN CONSULTANTS, INC.
— THINK IT. ACHIEVE IT. —
707 N. FRANKLIN STREET, 6TH FLOOR, TAMPA, FLORIDA 34655
PHONE: (800) 532-1047 - FAX: (772) 848-3848 - WWW.FLDESIGN.COM C.A. NO. 1421

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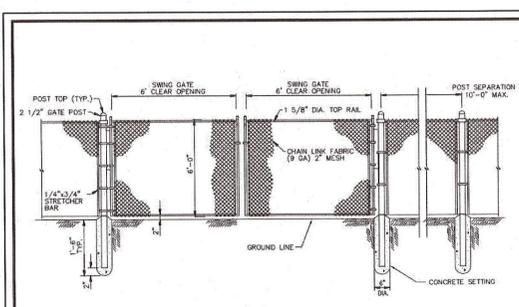
PROJECT NO.	0595-0221
DATE	2/1
ISSUE DATE	03-18-2014
ISSUED BY	J.D.
TR	TR
DATE	
NO.	

DESIGNED FOR
CONCORD STATION, LLP
4605 CYPRUS STREET, SUITE 200
TAMPA, FLORIDA 33607
PHONE: (813) 574-6700 - FAX: (813) 574-6701

PROJECT NAME
**CONCORD STATION
PHASE 3, UNIT C**

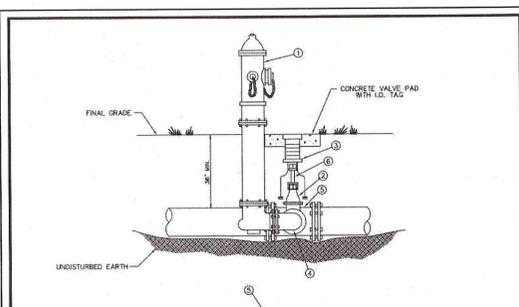
SHEET NAME
UTILITY DETAILS

FLORIDA DESIGN CONSULTANTS, INC.
— THINK IT. ACHIEVE IT. —
707 N. FRANKLIN STREET, 6TH FLOOR, TAMPA, FLORIDA 33605
PHONE: (800) 532-1047 FAX: (727) 948-3648 WWW.FLORIDACONSULTANTS.COM C.A. NO. 7421



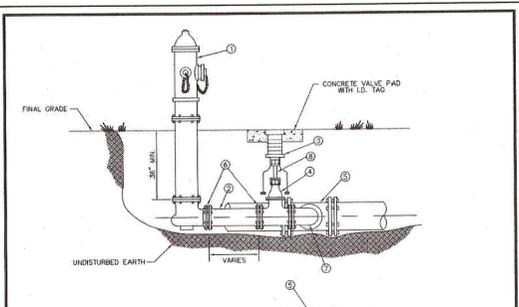
ITEM	QUANTITY	DESCRIPTION
1	1	CHAIN LINK
2	1	4\"/>

CREATED 02/24/03
REVISED _____
FENCE SPECIFICATIONS
PASCO COUNTY UTILITIES
DETAIL 04



ITEM	QUANTITY	DESCRIPTION
1	1	HYDRANT, FIRE (5 1/2\"/>

CREATED 02/24/03
REVISED _____
FIRE HYDRANT PARALLEL TO THE MAIN
PASCO COUNTY UTILITIES
DETAIL 25



ITEM	QUANTITY	DESCRIPTION
1	1	HYDRANT, FIRE (5 1/2\"/>

CREATED 02/24/03
REVISED _____
FIRE HYDRANT PARALLEL TO THE MAIN
PASCO COUNTY UTILITIES
DETAIL 26

PIPE RESTRAINT LENGTHS IN FEET COMMON FITTINGS

PIPE SIZE	WATER MAINS - TEST PRESSURE 150 PSI				
	11-1/4"	22-1/2"	45"	90"	DEAD END
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'

PIPE SIZE	FORCE MAINS - TEST PRESSURE 100 PSI				
	11-1/4"	22-1/2"	45"	90"	DEAD END
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).

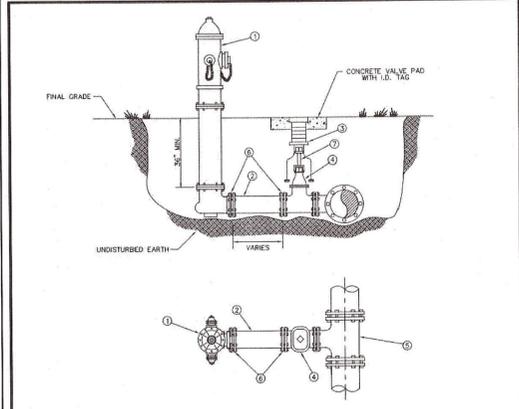
CREATED 02/24/03
REVISED _____
RESTRAINED JOINT TABLE COMMON FITTINGS
PASCO COUNTY UTILITIES
DETAIL 31

PIPE RESTRAINT LENGTHS IN FEET TEES (BRANCH SIDE)

RUN SIZE	WATER MAINS - TEST PRESSURE 150 PSI								
	3"	4"	6"	8"	10"	12"	16"	20"	24"
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
REVISED _____
RESTRAINED JOINT TABLE TEES (BRANCH SIDE)
PASCO COUNTY UTILITIES
DETAIL 32



ITEM	QUANTITY	DESCRIPTION
1	1	HYDRANT, FIRE (5 1/2\"/>

CREATED 02/24/03
REVISED _____
FIRE HYDRANT PERPENDICULAR TO THE MAIN
PASCO COUNTY UTILITIES
DETAIL 27

POTABLE WATER/SANITARY SEWER CLEARANCE REQUIREMENTS

Vertical Clearance at Crossings:
Gravity sewers or force mains crossing under 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. The crossing shall be arranged so that the sewer joints and water joints will be equidistant from the point of crossing with no less than 10 feet between any two joints. Where the minimum 18-in. separation cannot be maintained, one of the following methods of protection shall be utilized:

- the sewer shall be encased in concrete for 20 feet centered on the crossing (10-ft. linear separation between joints);
- the sewer shall be installed as D.I.P. for 20 feet centered on the crossing (10-ft. linear separation between joints);
- the sewer shall be designed and constructed to the same specifications as water pipe, and shall be pressure tested at 150 psi to assure watertightness prior to backfilling; or
- either the water main or the sewer line may be encased in a watertight carrier pipe which extends 10 feet on both sides of the crossing, measured perpendicular to the water main. The carrier pipe shall be of materials approved by the Department for use in water main construction.

One of the above described methods shall also be utilized when there is no alternative to sewers crossing over water mains. In such instances, adequate structural support shall be provided for the sewer to maintain line and grade.

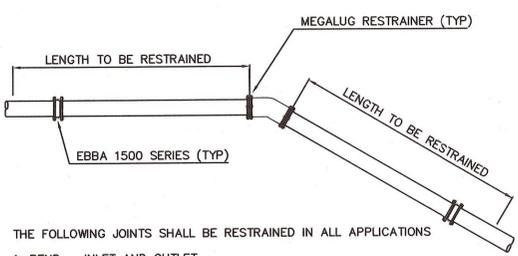
Horizontal Separation Between Parallel Lines:

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

If it is impossible to obtain proper horizontal and vertical separation as described above, both the water main and sewer must be constructed of slip-on or mechanical joint pipe complying with public water supply design standards of the Florida Department of Environmental Protection and be pressure tested to 150 psi to assure watertightness before backfilling.

P.V.C. PIPE RESTRAINT

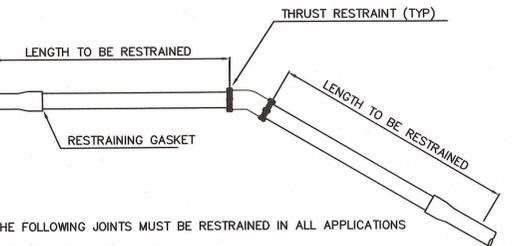
NOTE: THRUST RESTRAINT AT FITTINGS AND VALVES SHALL BE BY USE OF EBBA IRON MEGALUG RESTRAINERS. THRUST RESTRAINT BETWEEN PIPE JOINTS SHALL BE BY EBBA IRON SERIES 1500 RESTRAINERS.



- THE FOLLOWING JOINTS SHALL BE RESTRAINED IN ALL APPLICATIONS
- BEND - INLET AND OUTLET
 - TEE - OUTLET BRANCH
 - OFFSETS - INLET AND OUTLET
 - CAPS
 - PLUGS
 - LAST TWO (2) JOINTS ON A DEAD END RUN (MIN 36')
 - LAST TWO (2) JOINTS ON A HYDRANT RUNOUT (MIN 36')

DUCTILE IRON PIPE RESTRAINT

THRUST RESTRAINT ON SLIPJOINT DUCTILE IRON PIPE SHALL BE U.S. PIPE FIELD LOCK GASKETS FOR TYTON JOINT PIPE OR AMERICAN FAST-GRIP GASKETS FOR AMERICAN FASTITE PIPE. THRUST RESTRAINT ON DUCTILE IRON FITTINGS SHALL BE PROVIDED BY THE USE OF MEGALUG RETAINERS AND MECHANICAL JOINT FITTINGS.



- THE FOLLOWING JOINTS MUST BE RESTRAINED IN ALL APPLICATIONS
- BEND - INLET AND OUTLET
 - TEE - OUTLET BRANCH
 - OFFSETS - INLET AND OUTLET
 - CAPS
 - PLUGS
 - DEAD END RUN
 - HYDRANT RUNOUT

ANGULAR DEFLECTION:

NOTE: NO DEFLECTION SHALL BE ALLOWED AT THE JOINT. PIPE CURVATURE SHOULD BE ACCOMPLISHED BY BENDING THE PIPE RATHER THAN DEFLECTING THE JOINTS. THE BENT PIPE IS ASSUMED TO FORM A TRUE ARC, I.E. THE PIPE IS CURVED UNIFORMLY THROUGHOUT ITS LENGTH AS FOLLOWS:

PIPE SIZE (INCHES)	MINIMUM ALLOWABLE RADIUS (FEET)
4	100*
6	150*
8	200*
10	250*
12	300*

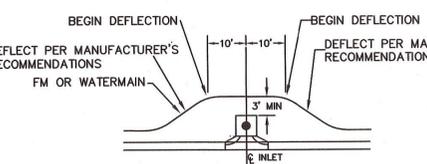
*VERIFY WITH PIPE MANUFACTURER

POTABLE WATER/STORM SEWER CLEARANCE REQUIREMENTS

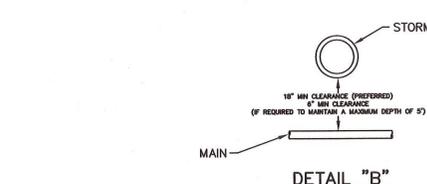
PARALLEL INSTALLATION
Water mains shall be laid at least 10 feet horizontally from any existing or proposed storm sewer. The distance shall be measured edge to edge. In cases where it is not practical to maintain a 10-ft. separation the water main shall be installed in a separate trench or on an undisturbed earth shelf located on one side of the storm sewer and at an elevation so that the bottom of the water main is at least 18 inches above the top of the storm sewer.

CROSSINGS
Water mains crossing storm sewers shall be laid to provide a minimum vertical distance of 18 inches between the outside of the water main and the outside of the storm sewer. This shall be the case where the water main is either above or below the storm sewer. At crossings, one full length of water pipe shall be located so both joints will be as far from the storm as possible. Special structural support for the water and storm sewer pipes may be required.

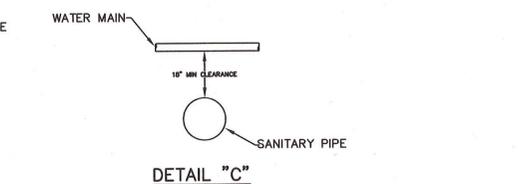
STORM SEWER MANHOLES
No water pipe shall pass through or come in contact with any part of a storm sewer manhole.



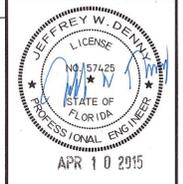
DETAIL "A"



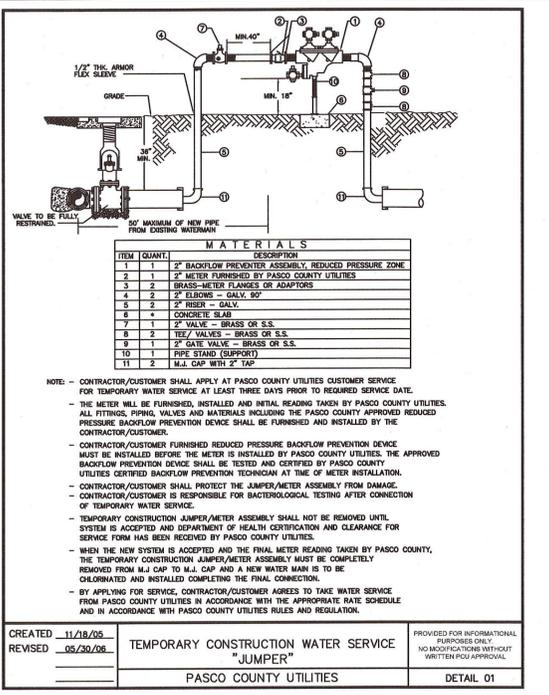
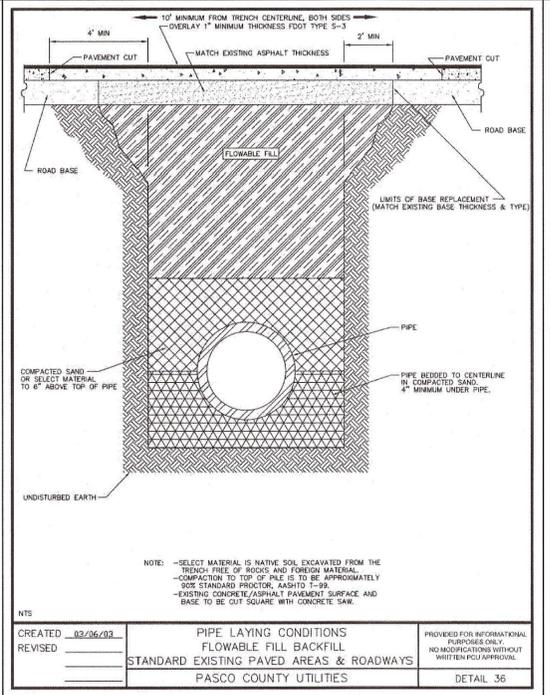
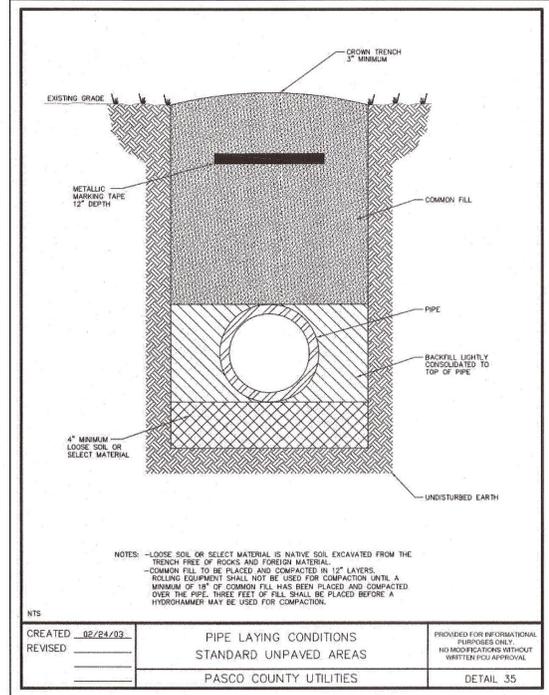
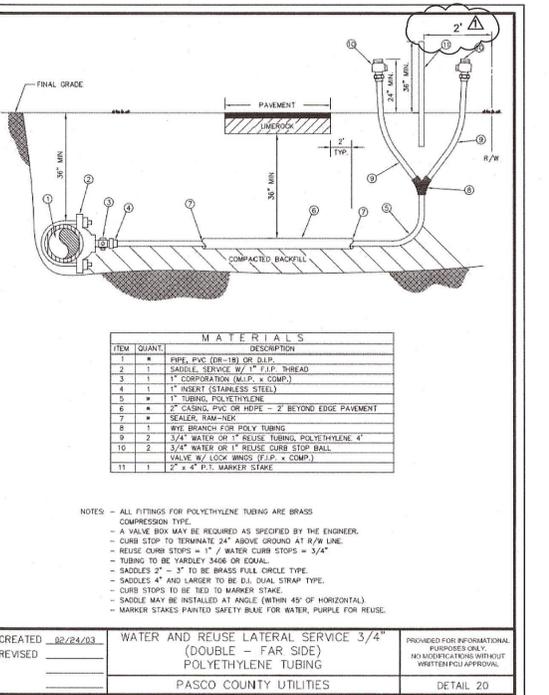
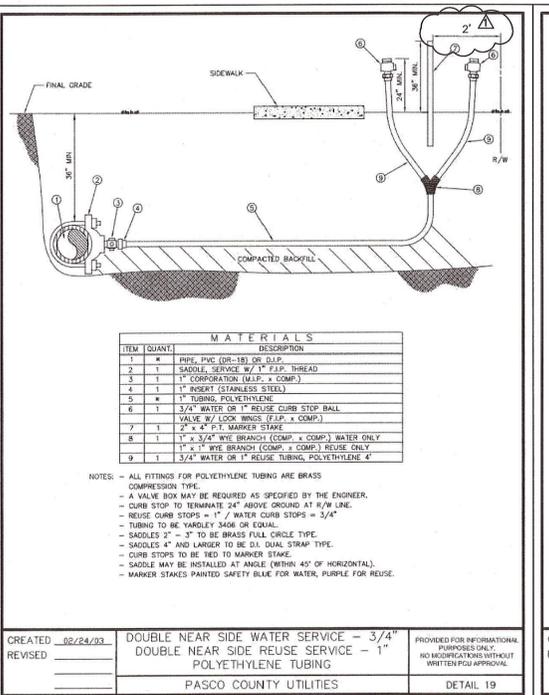
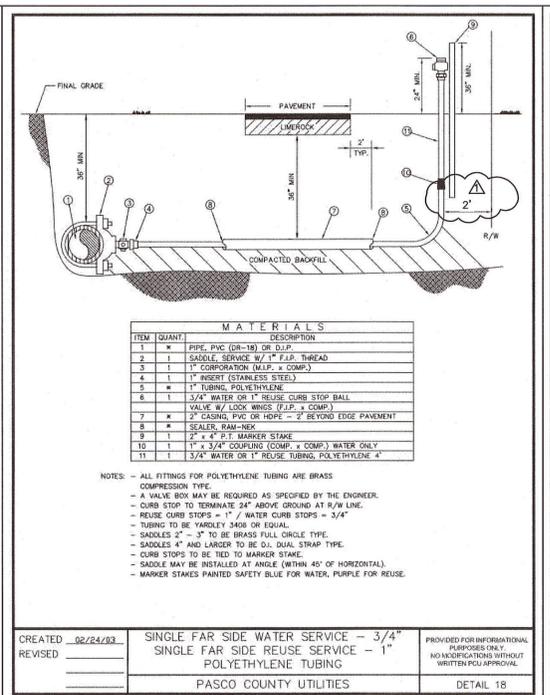
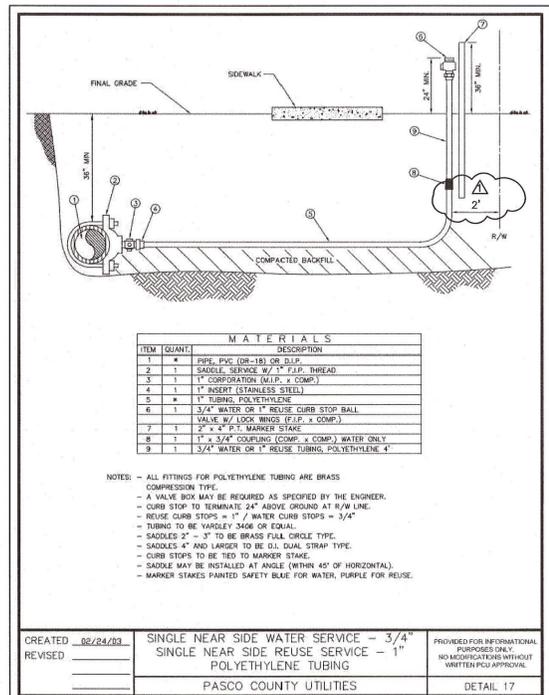
DETAIL "B"



DETAIL "C"



PROJECT NO.	0595-0221
DATE	03-18-2014
DESIGNED BY	JD
CHECKED BY	TR
SCALE	AS SHOWN
DATE	1/25/15
NO.	1
REVISED	DETAILS 17-20 WATER SERVICE WHIP LOCATIONS PER PASCO COUNTY.



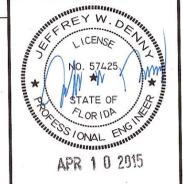
DESIGNED FOR
CONCORD STATION, LLP
4000 CYPRESS STREET, SUITE 200
PHOENIX, AZ 85018
PHONE: (602) 974-8700 - FAX: (602) 974-8701

PROJECT NAME
**CONCORD STATION
PHASE 3, UNIT C**

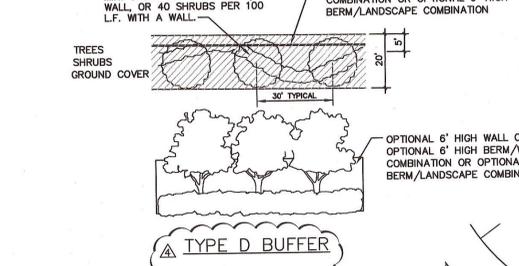
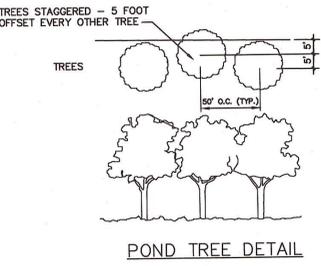
SHEET NAME
UTILITY DETAILS

FLORIDA DESIGN CONSULTANTS, INC.
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707 N. FRANKLIN STREET, 6TH FLOOR, TAMPA, FLORIDA 34605
PHONE: (800) 832-1047 - FAX: (727) 848-3648 WWW.FLDDESIGN.COM C.A. NO. 7421

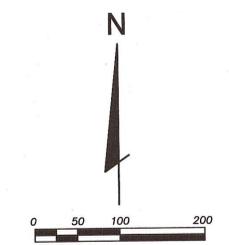
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PLANT LIST:		BOTANICAL NAME	COMMON NAME	MIN. HEIGHT	MIN. SIZE	NATIVE FLORIDA	DROUGHT TOLERANT	NOTES
LOT TREES—BUILDER PROVIDED								
76	ULMUS ALATA	WINGED ELM	6'	2" CAL.	YES	YES		
	CERIS CANADENSIS	EASTERN RED BUD	6'	2" CAL.	YES	NO		
	ACER RUBRUM	RED MAPLE	6'	2" CAL.	YES	NO		
	LIQUIDAMBAR STYRACIFLUA	SWEET GUM	6'	2" CAL.	YES	NO		
	QUERCUS SHUMARDII	SHUMARD OAK	6'	2" CAL.	YES	YES		
	CORNUS FLORIDA	FLOWERING DOGWOOD	6'	2" CAL.	YES	NO		
CELTIS LAEVIGATA	SUGARBERRY	6'	2" CAL.	YES	YES			
POND TREES—DEVELOPER PROVIDED								
27-5	ACER RUBRUM	RED MAPLE	6'	2" CAL.	YES	NO		
	FRAXINUS PENNSYLVANICA	GREEN ASH	6'	2" CAL.	YES	NO		
	QUERCUS VIRGINIANA	LIVE OAK	6'	2" CAL.	YES	YES		
	TAXODIUM DISTICHUM	BALD CYPRESS	6'	2" CAL.	YES	YES		
BUFFER TREES—DEVELOPER PROVIDED								
40	ACER RUBRUM	RED MAPLE	6'	2" CAL.	YES	NO		
	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	6'	2" CAL.	YES	NO		
	ULMUS ALATA	WINGED ELM	6'	2" CAL.	YES	YES		
	QUERCUS SHUMARDII	SHUMARD OAK	6'	2" CAL.	YES	YES		
	ULMUS AMERICANA 'FLORIDANA'	FLORIDA ELM	6'	2" CAL.	YES	YES		
BUFFER SHRUBS—DEVELOPER PROVIDED								
200	MYRTANTHES FRAGANS	SIMPSON'S STOPPER	6'	36" HT.	YES	YES	36" SPACING	
	VIBURNUM ODOBATISSIMUM	AWABUKI VIBURNUM	6'	36" HT.	YES	NO	36" SPACING	
	VIBURNUM OBOVATUM	WALTERS VIBURNUM	6'	36" HT.	YES	YES	36" SPACING	
	PITTIOSPORUM TOBIRA	PITTIOSPORUM	6'	36" HT.	NO	YES	36" SPACING	
BUFFER GROUND COVERS								
	TRACHELOSPERMUM ASIATICUM	ASIATIC JASMINE	-	4" HT.	NO	YES	24" SPACING	
	MIMOSA STRIGILLOSA	POWDERPUFF	-	4" HT.	YES	YES	24" SPACING	
	LIRIOPE 'BIG BLUE'	BIG BLUE LIRIOPE	-	4" HT.	NO	YES	24" SPACING	
	VINCA MINOR 'PERIWINKLE'	PERIWINKLE/VINCA	-	4" HT.	NO	YES	24" SPACING	



NOTE: THE MAINTENANCE RESPONSIBILITY FOR THE PROPOSED LANDSCAPING SHALL BE WITH THE DEVELOPER OR SUBSEQUENT HOMEOWNER'S ASSOCIATION OR COMMUNITY DEVELOPMENT DISTRICT.



TREES REQUIRED

BUILDER PROVIDED TREES					
SITE TYPICAL LOT SIZE-SF	NUMBER OF LOTS	NUMBER OF TREES REQUIRED BY CODE PER LOT	DIAMETER OF TREES REQUIRED (INCHES)	TOTAL INCHES REQUIRED	MINIMUM HEIGHT OF TREES AT INSTALLATION
3500-6000	14	②	2	56"	6'
6001-7500	5	③	2	30"	6'
7501-9500	8	④	2	64"	6'
9501-16000	-	⑥	2	-	6'
16001 +	-	⑧	2	-	6'
TOTALS	27	75		150"	

DEVELOPER PROVIDED TREES

SITE AREAS	TOTAL TREES PROVIDED	DIAMETER OF TREES REQUIRED (INCHES)	TOTAL INCHES PROVIDED	MINIMUM HEIGHT OF TREES AT INSTALLATION
PONDS	27-5	2	54-10"	6'
TYPE D BUFFER	40	2	80"	6'
PARK / COMMON	0	2	0	6'
ADD'N'L COMMON **	0	2	0	6'
TOTALS	67-45		134-90"	

TOTAL INCHES OF TREES REQUIRED FOR THE BUILDER OR DEVELOPER, AS SHOWN ABOVE, SHALL BE PROVIDED BY THE UTILIZATION OF PROPOSED TREES AS INDICATED ON THE PLANT LIST OR BY PRESERVING EXISTING TREES ON SITE, BY LEAVING IN PLACE OR TRANSPLANTING. FINAL LOCATIONS OF PROPOSED TREES TO BE PER DETAILED CONSTRUCTION PLANS.

CALCULATIONS

LANDSCAPE BUFFER REQUIREMENT
 TYPE "D" BUFFER - 20' WIDE MINIMUM ALONG EAST SIDE OF MENTMORE BLVD. 540 LF
 1 TREE PER 30 LF = 18 TREES
 5 SHRUBS PER TREE = 90 SHRUBS (REQUIRED AND PROVIDED)

ALONG SOUTH SIDE OF MANASSAS DR. 660 LF
 1 TREE PER 30 LF = 22 TREES
 5 SHRUBS PER TREE = 110 SHRUBS (REQUIRED AND PROVIDED)

POND TREE REQUIREMENT
 ALONG EAST SIDE OF POND 10 ALONG EXISTING R/W 250 LF
 1 TREE PER 50 LF = 5 TREES (REQUIRED AND PROVIDED)
 SHRUBS NOT REQUIRED

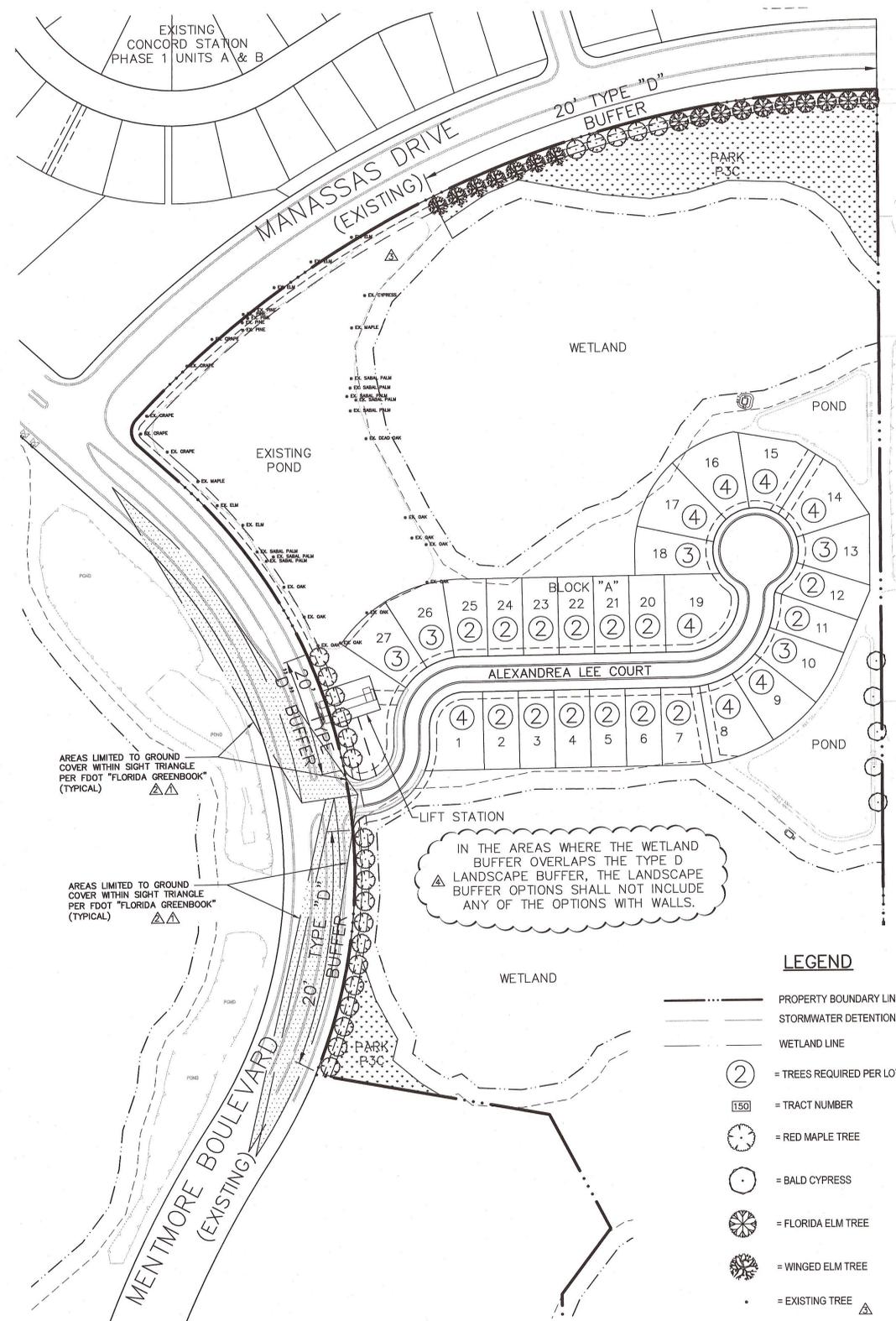
PARKS: N/A

PASCO COUNTY LANDSCAPING STANDARD NOTES (PASCO LDC 905.2)

- MAINTENANCE RESPONSIBILITY. THE COUNTY IS NOT RESPONSIBLE FOR MAINTENANCE OF ANY LANDSCAPING UNLESS APPROVED THROUGH A COUNTY MAINTENANCE AGREEMENT. (LDC 905.2-C.1.A)
- CLEAR-SIGHT TRIANGLE. WHERE A DRIVEWAY/ACCESSWAY INTERSECTS A ROAD RIGHT-OF-WAY OR WHERE TWO (2) ROAD RIGHTS-OF-WAY INTERSECT, VEGETATION, STRUCTURES, AND NON-VEGETATIVE VISUAL SCREENS SHALL NOT BE LOCATED SO AS TO INTERFERE WITH THE CLEAR-SIGHT TRIANGLE AS DEFINED IN THIS CODE OR THE FLORIDA DEPARTMENT OF TRANSPORTATION, MANUAL OF UNIFORM MINIMUM STANDARDS, MOST RECENT EDITION (GREEN BOOK), WHICHEVER IS MORE RESTRICTIVE. (LDC 905.2-C.1.B)
- SUSTAINABLE PRACTICES. LANDSCAPING SHALL BE INSTALLED SO THAT LANDSCAPING MATERIALS MEET THE CONCEPT OF RIGHT MATERIAL/RIGHT PLACE. INSTALLED TREES AND PLANTS SHALL BE GROUPED INTO ZONES ACCORDING TO WATER, SOIL, CLIMATE, AND LIGHT REQUIREMENTS. PLANT GROUPINGS BASED ON WATER REQUIREMENTS ARE DROUGHT TOLERANT, NATURAL, AND OASIS. (LDC 905.2-C.1.C)
- DIVERSITY. A MAXIMUM OF 90 PERCENT OF THE PLANT MATERIALS USED, OTHER THAN TREES, MAY BE NON-DROUGHT TOLERANT; A MINIMUM OF 30 PERCENT OF THE PLANT MATERIALS, OTHER THAN TREES AND TURFGRASS, USED TO FULFILL THE REQUIREMENTS OF THIS SUBSECTION SHALL BE NATIVE FLORIDIAN SPECIES, SUITABLE FOR GROWTH IN THE COUNTY. (LDC 905.2-C.1.D)
- DIVERSITY. NO ONE PLANT SPECIES OF SHRUBS OR GROUND COVER PLANTS, EXCLUDING TURFGRASS, SHALL CONSTITUTE MORE THAN 25 PERCENT COVERAGE OF THE OVERALL LANDSCAPE AREA. (LDC 905.2-C.1.D.5)
- QUALITY. ALL PLANT MATERIALS SHALL BE FLORIDA NO. 1 GRADE PER "GRADES AND STANDARDS FOR NURSERY PLANTS," FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES (FDACS), WHICH IS INCORPORATED HEREIN BY REFERENCE. (LDC 905.2-C.2.A)
- AVOID EASEMENTS. TREES SHALL NOT BE PLANTED WITHIN ANY EASEMENT SO AS TO INTERFERE WITH THE USE OF THAT EASEMENT, NOR UNDER ANY PRESENT OR PLANNED OVERHEAD UTILITY, NOR IN ANY RIGHTS-OF-WAY WITHOUT COUNTY APPROVAL THROUGH THE ASSOCIATED REVIEW PROCESS. (LDC 905.2-C.3.C)
- MULCH SHALL BE USED IN CONJUNCTION WITH LIVING PLANT MATERIALS SO AS TO COVER EXPOSED SOIL. MULCH SHALL BE INSTALLED TO A MINIMUM DEPTH OF THREE (3) INCHES. THE MULCH SHOULD NOT BE PLACED DIRECTLY AGAINST THE PLANT STEM OR TREE TRUNK. MULCH SHALL NOT BE REQUIRED FOR ANNUAL BEDS. STONE OR GRAVEL MAY BE USED TO COVER A MAXIMUM OF 20 PERCENT OF THE LANDSCAPED AREA. (LDC 905.2-C.3.D)
- QUALITY PRACTICES. ALL LANDSCAPING SHALL BE INSTALLED IN ACCORDANCE WITH STANDARDS AND PRACTICES OF THE FLORIDA NURSERY, GROWERS, AND LANDSCAPE ASSOCIATION AND THE FLORIDA CHAPTER OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE. (LDC 905.2-C.3.E)
- ALL PORTIONS OF A LOT UPON WHICH DEVELOPMENT HAS COMMENCED, BUT NOT CONTINUED FOR A PERIOD OF 30 DAYS, SHALL BE PLANTED WITH A GRASS SPECIES OR GROUND COVER TO PREVENT EROSION AND ENCOURAGE SOIL STABILIZATION. ADEQUATE COVERAGE, SO AS TO SUPPRESS FUGITIVE DUST, SHALL BE ACHIEVED WITHIN 45 DAYS. (LDC 905.2-C.3.G)
- ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY CONDITION IN PERPETUITY IN ACCORDANCE WITH THIS CODE. (LDC 905.2-E.2)
- ONGOING MAINTENANCE TO PREVENT THE ESTABLISHMENT OF PROHIBITED EXOTIC SPECIES IS REQUIRED. (LDC 905.2-E.4)

GENERAL LANDSCAPE PLAN NOTES:

- LANDSCAPE PLAN REQUIREMENTS ASSOCIATED WITH THE TREE PLAN PROVIDE 1 TREE PER 30 L.F. OF TYPE "D" LANDSCAPE BUFFER ALONG RIGHT OF WAY.
- MINIMUM OF 8 TREE SPECIES ARE REQUIRED WHEN 40 OR MORE TREES ARE REQUIRED.
- MINIMUM TREE SIZE: 2" CALIPER, MEASURED 6' FROM GROUND.
- THE OWNER OR OWNER'S DESIGNATED ENTITY SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE TREES WITHIN COMMON AREAS.
- INTENTIONALLY OMITTED.
- TREES SHALL BE FLORIDA NO. 1 OR BETTER GRADE AS DESCRIBED IN THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF PLANT INDUSTRY, "GRADES AND STANDARDS FOR NURSERY PLANT", LATEST EDITION.
- IRRIGATION FOR THE TREES SHALL BE PROVIDED BY EITHER A MASTER IRRIGATION SYSTEM OR INDIVIDUAL RESIDENTIAL LOT IRRIGATION SYSTEM. THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS OF PASCO COUNTY LANDSCAPE AND IRRIGATION ORDINANCE, 02-04. THE CONTRACTOR SHALL SUPPLY SUPPLEMENTAL WATER, OVER THE AMOUNT OF WATER SUPPLIED BY THE IRRIGATION SYSTEM, FOR THE ESTABLISHMENT OF ALL NEWLY INSTALLED TREES FOR 90 DAYS, COMMENCING IMMEDIATELY AFTER INSTALLATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ADJUST WATERING AMOUNTS AND FREQUENCY TO ENSURE PROPER ESTABLISHMENT OF ALL PLANT MATERIAL.
- TREES FOR USE ON LOTS, STREET TREES, ALONG PONDS AND WITHIN BUFFERS ARE TO BE NATIVE TREE SPECIES AS LISTED IN THE PLANT LIST.
- TREES ALONG POND AREAS SHALL BE PLACED TO CREATE A NATURAL APPEARANCE AND PROVIDE AN AVERAGE OF 1 TREE PER 50 L.F. OF POND FRONTAGE, FOR PONDS VISIBLE FROM PUBLIC RIGHT OF WAY.
- THE FINAL PLACEMENT OF LOT TREES SHALL BE BASED ON THE FINAL DEVELOPMENT OF THE INDIVIDUAL LOT WITH CONSIDERATIONS FOR DRIVES, SIDEWALKS, BUILDINGS, UTILITIES AND OTHER FINAL SITE/LOT CONDITIONS.
- ALL LANDSCAPE CONSTRUCTION AND PLACEMENT SHALL CONFORM TO THE MINIMUM REQUIREMENTS OF THE PASCO COUNTY LANDSCAPE CODE.
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES, BEFORE PERFORMING ANY WORK. CONTRACTOR SHALL NOTIFY SUNSHINE STATE ONE CALL TO VERIFY LOCATION OF ANY UTILITIES AND THE CONTRACTOR SHALL REVIEW THE ENGINEERING DRAWINGS FOR THIS PROJECT FOR ADDITIONAL INFORMATION ON POSSIBLE UTILITY LOCATIONS, HOWEVER, ALL UTILITIES MAY NOT BE SHOWN ON PLANS. CONFLICTS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE FOR RESOLUTION.
- EXISTING TREES, PALMS, SHRUBS AND GROUNDCOVERS WITHIN AND ADJACENT TO THE LIMITS OF CONSTRUCTION AND SPECIFIED TO REMAIN ARE TO BE PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS WITH TREE BARRICADES.
- ALL LANDSCAPE AREAS AND AROUND EXISTING TREES SHALL BE MULCHED UTILIZING SHREDDED PINE BARK NUGGETS (100% ORGANIC). MULCH SHALL BE INSTALLED TO A WETTED DEPTH OF 3". MULCH SHALL BE FREE OF EXTRANEOUS DEBRIS. MULCH SHALL NOT BE PLACED DIRECTLY AGAINST THE PLANT STEM OR TREE TRUNK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED DAMAGE OR CUTTING OF EXISTING TREES TO REMAIN ON SITE. DAMAGE MAY BE CAUSED BY OPERATION OF EQUIPMENT, STOCKPILING OF MATERIALS, ETC. DAMAGE ALSO INCLUDES THE COMPACTION OF THE ROOT ZONE BY DRIVING OR PARKING INSIDE THE DRIP-LINE OF TREES OR THE SPILLAGE OF DELETERIOUS CHEMICALS, OILS, DIESEL, ETC. WITHIN THE DRIP-LINE OF TREES.
- PLANTING AREAS SHALL BE FREE OF EXTRANEOUS MATERIALS AND CAPABLE OF PERCOLATION PRIOR TO PLANTING AND PREPARED SOIL BACKFILL.
- SHRUBS WITHIN BUFFERS SHALL BE A MINIMUM OF 2' IN HEIGHT AND FULL TO THE BASE, PLANTED ON 2' ON CENTER.
- TREES SHOWN DO NOT INCLUDE TREES ON INDIVIDUAL LOTS. THESE WILL BE HANDLED WITH THE INDIVIDUAL BUILDING PERMIT DRAWINGS.
- ALL WALLS ERRECTED IN RELATION TO REQUIRED BUFFERS SHALL BE OF UNIFORM CONSTRUCTION AND APPEARANCE, AND SHALL BE ERRECTED AND MAINTAINED IN GOOD REPAIR SO AS TO NOT POSE A HAZARD OR EYESORE.



LEGEND

- PROPERTY BOUNDARY LINE
- STORMWATER DETENTION AREA
- WETLAND LINE
- ② = TREES REQUIRED PER LOT
- 150 = TRACT NUMBER
- = RED MAPLE TREE
- = BALD CYPRESS
- = FLORIDA ELM TREE
- = WINGED ELM TREE
- = EXISTING TREE

DESIGNED FOR	CONCORD STATION, LLP		
PROJECT NAME	CONCORD STATION PHASE 3, UNIT C		
SHEET NAME	TREE PLANTING PLAN		
DATE	11/17/14		
SCALE	AS SHOWN		
REVISIONS			
NO.	DATE	BY	DESCRIPTION
1	11/17/14	JD	OPTION AND ADDITIONAL PARK AREA PER COUNTY COMMENTS.
2	12/22/14	JD	REDESIGNED SIGHT TRIANGLES
3	1/26/15	JD	ADDED LOCATION OF EXISTING TREES AROUND EXISTING POND BUFFER
4	2/27/15	JD	REMOVE NOTE INDICATING WALL CONSTRUCTION FROM TYPE D BUFFER DETAIL. ADD NOTE EXCLUDING WALL CONSTRUCTION WITHIN WETLAND BUFFER

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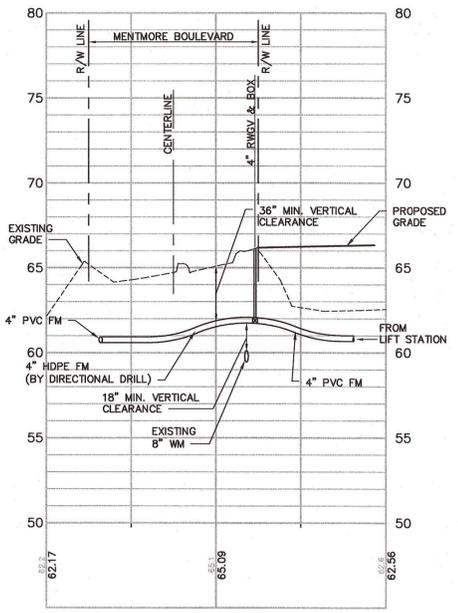
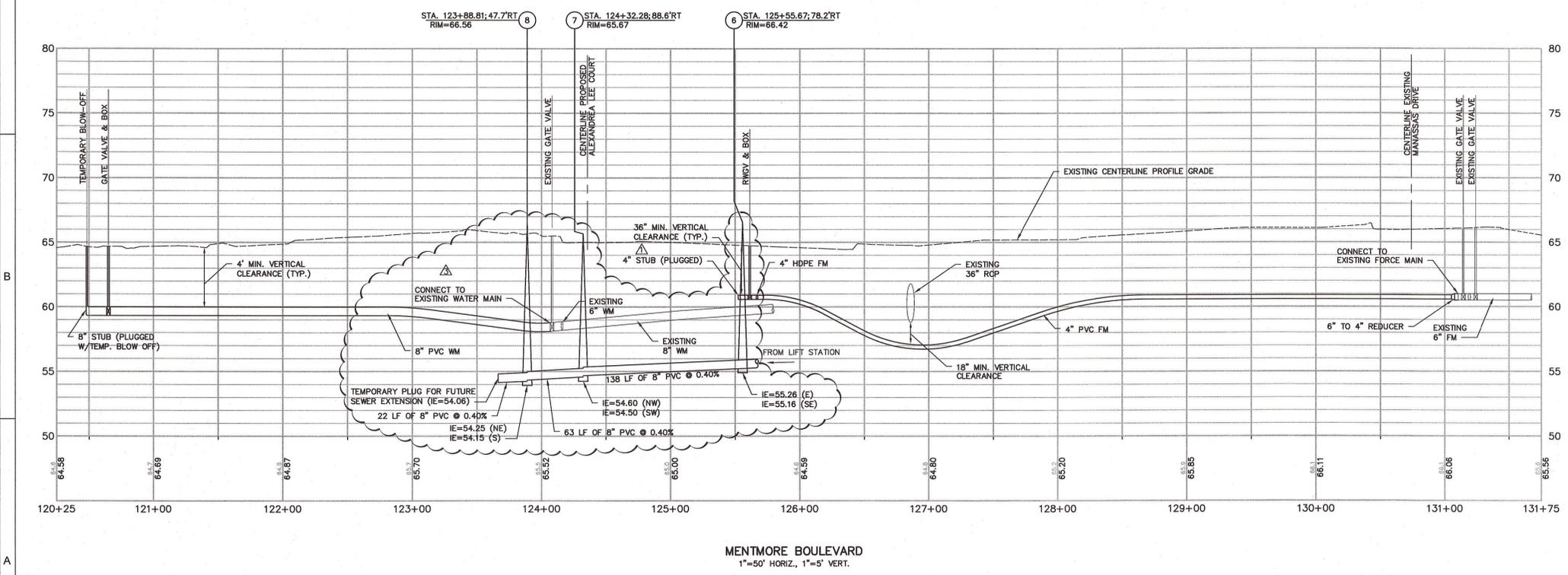
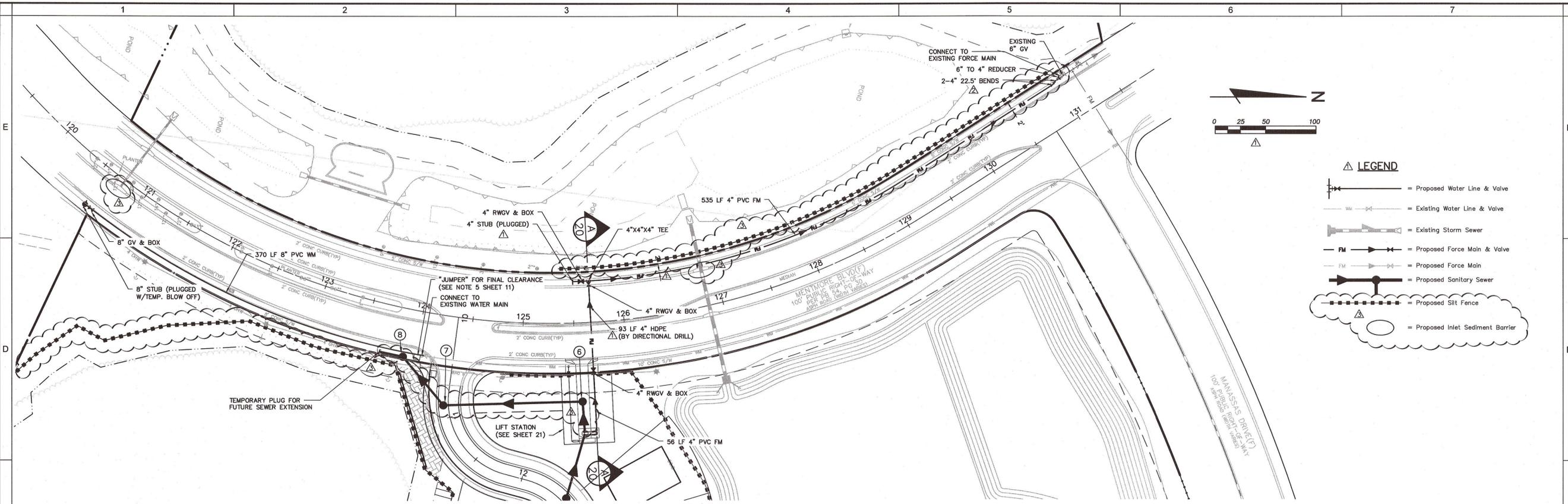
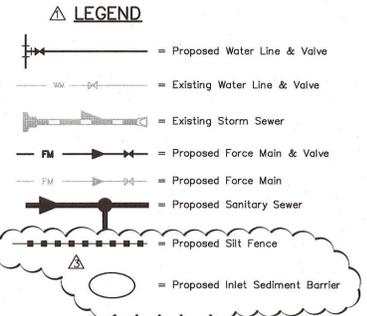
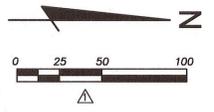
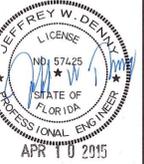
CONCORD STATION
 PHASE 3, UNIT C

TREE PLANTING PLAN

FLORIDA DESIGN CONSULTANTS, INC.
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19 OF 21



PROJECT NO.	0595-0221
DATE	2/27/15
DESIGNED BY	241
CHECKED BY	03-18-2014
DATE	11/7/14
PROJECT NAME	ADD FUTURE GRAVITY SANITARY CONNECTION PER PASCO COUNTY UTILITIES. ADD SILT FENCE & SEDIMENT BARRIER TO MENTMORE PER R.W. USE COMMENT; ADD SILT FENCE & SEDIMENT BARRIER TO LEGEND. SHIFT PROPOSED FM FROM UNDER EXISTING SIDEWALK
SHEET NAME	PHASE 3, UNIT C
PROJECT LOCATION	OFFSITE UTILITY
PROJECT DESCRIPTION	COMMENTS: RELOCATED PROPOSED FORCE MAIN 2' FROM EDGE OF SIDEWALK AND ADJUST HDPE PIPE LENGTH.

DESIGNED FOR
CONCORD STATION, LLP
 4900 CYPRESS STREET, SUITE 200
 TAMPA, FLORIDA 33607
 PHONE: (813) 674-0700 • FAX: (813) 674-0701

PROJECT NAME
CONCORD STATION

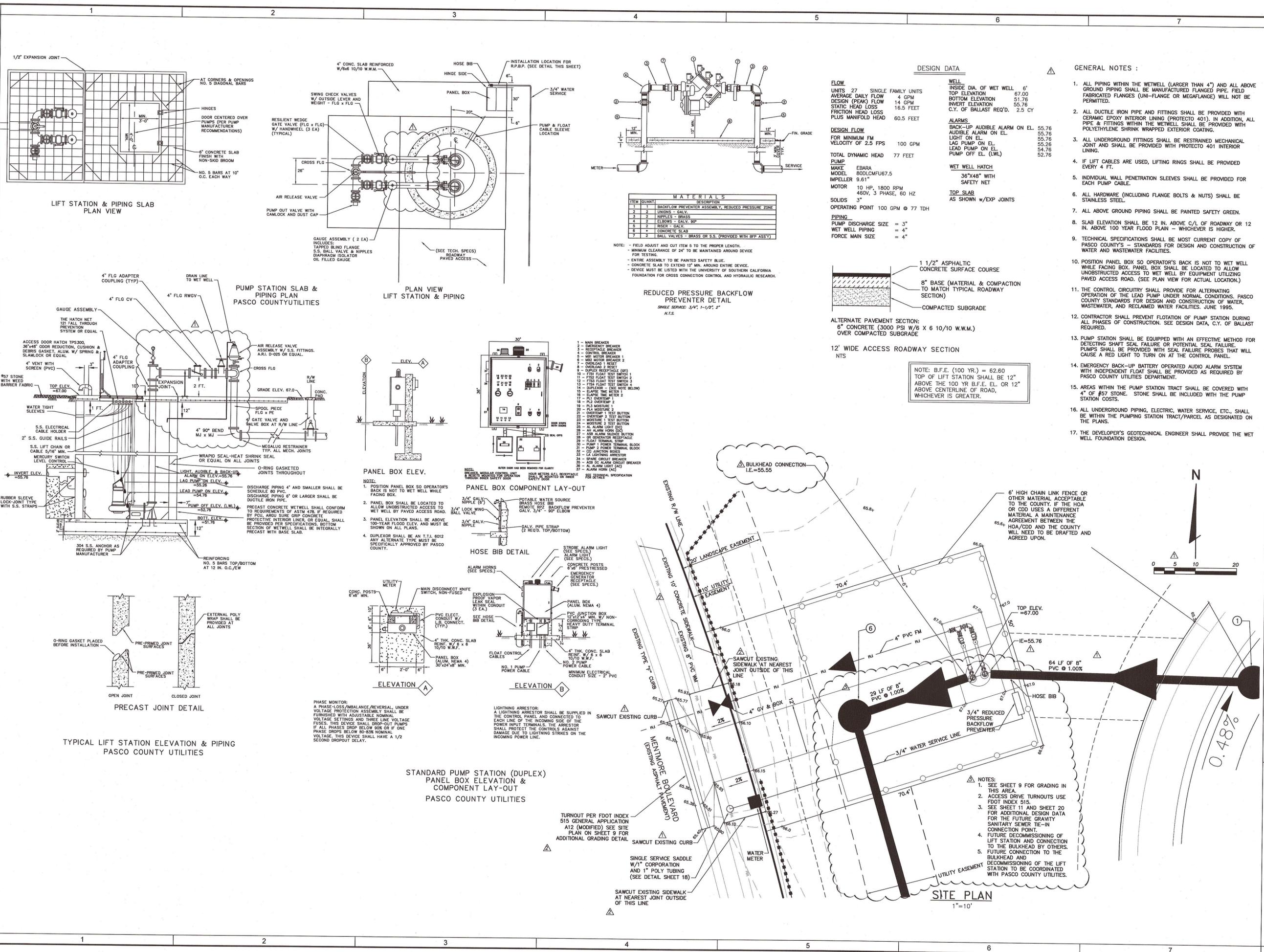
SHEET NAME
PHASE 3, UNIT C

PROJECT LOCATION
OFFSITE UTILITY

PROJECT DESCRIPTION
PLAN AND PROFILE

FLORIDA DESIGN CONSULTANTS, INC.
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 PHONE: (800) 632-1047 FAX: (727) 848-3648 WWW.FLDESIGN.COM C.A. NO. 7421





DESIGN DATA

WELL	INSIDE DIA. OF WET WELL	6'
	TOP ELEVATION	67.00
	BOTTOM ELEVATION	51.76
	INVERT ELEVATION	55.76
	C.Y. OF BALLAST REQ'D.	2.5 CY
ALARMS	BACK-UP AUDIBLE ALARM ON EL.	55.76
	AUDIBLE ALARM ON EL.	55.76
	LAO PUMP ON EL.	55.26
	LEAD PUMP ON EL.	54.76
	PUMP OFF EL. (LWL)	52.76
WET WELL HATCH	36"x48" WITH SAFETY NET	
TOP SLAB	AS SHOWN w/EXP JOINTS	

FLOW

UNITS	27 SINGLE FAMILY UNITS
AVERAGE DAILY FLOW	4 GPM
DESIGN (PEAK) FLOW	14 GPM
STATIC HEAD LOSS	16.5 FEET
FRICITION HEAD LOSS PLUS MANIFOLD HEAD	60.5 FEET

DESIGN FLOW

FOR MINIMUM FM VELOCITY OF 2.5 FPS	100 GPM
TOTAL DYNAMIC HEAD	77 FEET

PUMP

MAKE	EBARA
MODEL	800LCMFU67.5
IMPELLER	9.61"
MOTOR	10 HP, 1800 RPM, 460V, 3 PHASE, 60 HZ
SOLIDS	3"
OPERATING POINT	100 GPM @ 77 TDH

PIPING

PUMP DISCHARGE SIZE	= 3"
WET WELL PIPING	= 4"
FORCE MAIN SIZE	= 4"

- GENERAL NOTES :**
- ALL PIPING WITHIN THE WETWELL (LARGER THAN 4") AND ALL ABOVE GROUND PIPING SHALL BE MANUFACTURED FLANGED PIPE. FIELD FABRICATED FLANGES (UNI-FLANGE OR MEGFLANGE) WILL NOT BE PERMITTED.
 - ALL DUCTILE IRON PIPE AND FITTINGS SHALL BE PROVIDED WITH CERAMIC EPOXY INTERIOR LINING (PROTECTO 401). IN ADDITION, ALL PIPE & FITTINGS WITHIN THE WETWELL SHALL BE PROVIDED WITH POLYETHYLENE SHRINK WRAPPED EXTERIOR COATING.
 - ALL UNDERGROUND FITTINGS SHALL BE RESTRAINED MECHANICAL JOINT AND SHALL BE PROVIDED WITH PROTECTO 401 INTERIOR LINING.
 - IF LIFT CABLES ARE USED, LIFTING RINGS SHALL BE PROVIDED EVERY 4 FT.
 - INDIVIDUAL WALL PENETRATION SLEEVES SHALL BE PROVIDED FOR EACH PUMP CABLE.
 - ALL HARDWARE (INCLUDING FLANGE BOLTS & NUTS) SHALL BE STAINLESS STEEL.
 - SLAB ELEVATION SHALL BE 12 IN. ABOVE C/L OF ROADWAY OR 12 IN. ABOVE 100 YEAR FLOOD PLAIN - WHICHEVER IS HIGHER.
 - TECHNICAL SPECIFICATIONS SHALL BE MOST CURRENT COPY OF PASCO COUNTY'S - STANDARDS FOR DESIGN AND CONSTRUCTION OF WATER AND WASTEWATER FACILITIES.
 - POSITION PANEL BOX SO OPERATOR'S BACK IS NOT TO WET WELL. FACING BOX. PANEL BOX SHALL BE LOCATED TO ALLOW UNOBSTRUCTED ACCESS TO WET WELL BY EQUIPMENT UTILIZING PAVED ACCESS ROAD. (SEE PLAN VIEW FOR ACTUAL LOCATION.)
 - THE CONTROL CIRCUITRY SHALL PROVIDE FOR ALTERNATING OPERATION OF THE LEAD PUMP UNDER NORMAL CONDITIONS. PASCO COUNTY STANDARDS FOR DESIGN AND CONSTRUCTION OF WATER, WASTEWATER, AND RECLAIMED WATER FACILITIES. JUNE 1995.
 - CONTRACTOR SHALL PREVENT FLOTATION OF PUMP STATION DURING ALL PHASES OF CONSTRUCTION. SEE DESIGN DATA, C.Y. OF BALLAST REQUIRED.
 - PUMP STATION SHALL BE EQUIPPED WITH AN EFFECTIVE METHOD FOR DETECTING SHAFT SEAL FAILURE OR POTENTIAL SEAL FAILURE. PUMPS SHALL BE PROVIDED WITH SEAL FAILURE PROBES THAT WILL CAUSE A RED LIGHT TO TURN ON AT THE CONTROL PANEL.
 - EMERGENCY BACK-UP BATTERY OPERATED AUDIO ALARM SYSTEM WITH INDEPENDENT FLOAT SHALL BE PROVIDED AS REQUIRED BY PASCO COUNTY UTILITIES DEPARTMENT.
 - AREAS WITHIN THE PUMP STATION TRACT SHALL BE COVERED WITH 4" OF #57 STONE. STONE SHALL BE INCLUDED WITH THE PUMP STATION COSTS.
 - ALL UNDERGROUND PIPING, ELECTRIC, WATER SERVICE, ETC., SHALL BE WITHIN THE PUMPING STATION TRACT/PARCEL AS DESIGNATED ON THE PLANS.
 - THE DEVELOPER'S GEOTECHNICAL ENGINEER SHALL PROVIDE THE WET WELL FOUNDATION DESIGN.

PROJECT NO.	0586-0221
DATE	2/11/15
DESIGNED BY	JD
CHECKED BY	AB
DATE	03-18-2014
PROJECT NAME	CONCORD STATION PHASE 3, UNIT C LIFT STATION
PROJECT ADDRESS	4600 CYPRESS STREET, SUITE 200, FORT WORTH, TX 76107
CLIENT	CONCORD STATION, LLC
SCALE	AS SHOWN

DESIGNED FOR: **CONCORD STATION, LLP**
 4600 CYPRESS STREET, SUITE 200
 FORT WORTH, TEXAS 76107
 PHONE: (817) 544-7300 FAX: (817) 544-7301

PROJECT NAME: **CONCORD STATION PHASE 3, UNIT C**

SHEET NAME: **LIFT STATION**

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