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INTEGRA JUNCTION

A TRADITIONAL NEIGHBORHOOD DEVELOPMENT

PRELIMINARY, STORMWATER AND CONSTRUCTION PLANS

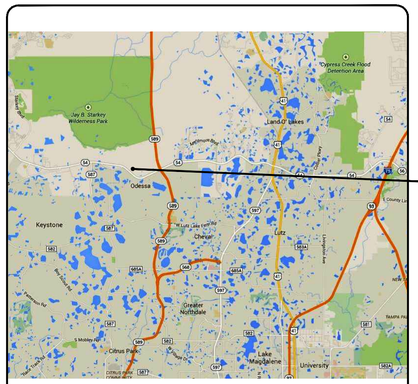
for

INTEGRA JUNCTION, LLC
1525 INTERNATIONAL PARKWAY
SUITE 2001
LAKE MARY, FLORIDA 32746

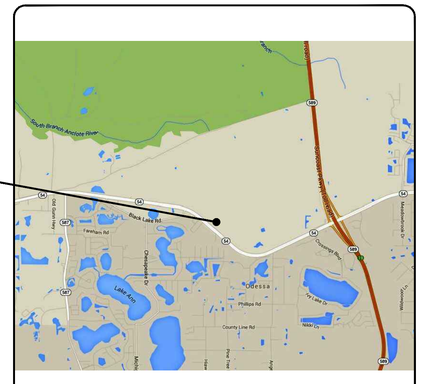
SR 54 AND BLACK LAKE ROAD
SEC. 25, TWN. 26S, RGE. 17E
ODESSA, PASCO, FLORIDA

JUNE, 2015

Project Number: 215612506



VICINITY MAP



LOCATION MAP

Call Sunshine One-Call for FREE 800.432.4770 or Visit www.callsunshine.com

LOCAL UTILITY PROVIDERS

POTABLE WATER, SANITARY SEWER, AND RECLAIMED WATER TO BE PROVIDED BY PASO COUNTY UTILITIES

FIRE PROTECTION AND EMS SERVICES WILL BE PROVIDED BY PASCO COUNTY, STATION 15

ELECTRICAL SERVICE TO BE PROVIDED BY DUKE ENERGY

TELEPHONE SERVICE CAN BE PROVIDED BY VERIZON FLORIDA, INC.
1909 US HWY. 301 N.
TAMPA, FL. 33619
DAVID WYNNS
813-627-8343

DATA AND CABLE TELEVISION CAN BE PROVIDED BY BRIGHT HOUSE NETWORKS, LLC.
4145 S. FAULKENBURG ROAD
RIVERVIEW, FL. 33578
RANDY LYLE
813-684-6100 EXT. 32143

LEGAL DESCRIPTION

See Sheet : C-103

"These plans have been prepared in accordance with the current version of the *Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways, State of Florida* and are in compliance with the standards therein except as noted on the plans. Any deviations noted on the plans substantially comply with the intent of the standards."

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REVISIONS

NO.	DATE	DESCRIPTION	BY

Project Surveyors Florida Design Consultants Stantec, INC	PROJECT MANAGER Lee H. Harwell, P.E.	PROJECT DESIGNER David E. Ureña, E.I.

CHECKED BY _____ DATE _____

ENGINEER OF RECORD

Lee H. Harwell, P.E.
Florida License No. 50134

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GENERAL CONSTRUCTION NOTES

1. UNLESS OTHERWISE NOTED HEREIN, THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH THE FOLLOWING DOCUMENTS

   A. PASCO COUNTY PUBLIC UTILITIES – WATER, WASTEWATER, AND RECLAIMED WATER TECHNICAL MANUAL AND TECHNICAL SPECIFICATIONS
   B. PASCO COUNTY TRANSPORTATION TECHNICAL MANUAL
   C. PASCO COUNTY CONSTRUCTION CODE
   D. FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
   E. FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY AND TRAFFIC DESIGN STANDARDS

   THE ABOVE NOTED DOCUMENTS SHALL BE THE TECHNICAL SPECIFICATIONS FOR THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR SHALL OBTAIN AND FULLY FAMILIARIZE HIMSELF WITH THE CONTENTS OF SAID SPECIFICATIONS. IN THE EVENT THAT A DISCREPANCY OCCURS BETWEEN THESE PLANS AND THE AFOREMENTIONED SPECIFICATIONS, THE SPECIFICATIONS SHALL TAKE PRECEDENCE, UNLESS OTHERWISE DIRECTED BY THE ENGINEER IN WRITING. THE CONTRACTOR SHALL HAVE A SET OF THESE PLANS MARKED "APPROVED FOR CONSTRUCTION" ALONG WITH A COPY OF ALL THE DOCUMENTS NOTED ABOVE ON THE PROJECT SITE AT ALL TIMES.

2. ALL SPECIFICATIONS AND DOCUMENTS REFERRED TO IN THESE PLANS SHALL BE OF THE LATEST REVISION.

3. ALL WORK PERFORMED SHALL COMPLY WITH THE REGULATIONS AND ORDINANCES OF THE VARIOUS GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK.

4. PRIOR TO CONSTRUCTION COMMENCEMENT, THE CONTRACTOR SHALL OBTAIN FROM THE ENGINEER AND/OR THE DEVELOPER COPIES OF ALL PERTINENT PERMITS AND APPROVALS RELATED TO THIS PROJECT. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE PERMIT CONDITIONS AND INSPECTION REQUIREMENTS SPECIFIED BY THE PERMITS AND VARIOUS GOVERNMENTAL AGENCIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROPERLY POST ALL PERMITS ON–SITE AND TO ASSURE ALL CONSTRUCTION ACTIVITIES ARE IN COMPLIANCE WITH THE CONDITIONS OF ALL PERMITS AND APPROVALS. THE CONTRACTOR SHALL SCHEDULE ANY NECESSARY INSPECTIONS ACCORDING TO AGENCY INSTRUCTIONS.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES WHETHER OR NOT THEY ARE INDICATED ON THESE PLANS, AND SHALL NOTIFY ALL UTILITY OWNERS A MINIMUM OF 48 HOURS IN ADVANCE OF CONSTRUCTION COMMENCEMENT. THE CONTRACTOR SHALL NOTIFY AND COORDINATE WITH ALL UTILITY COMPANIES AND GOVERNING AGENCIES NECESSARY FOR CONSTRUCTION OF THE PROJECT, INCLUDING BUT NOT LIMITED TO PASCO COUNTY PUBLIC UTILITIES DEPARTMENT, TAMPA ELECTRIC COMPANY, TECO PEOPLES GAS, VERIZON, AND BRIGHTHOUSE NETWORKS. CALL SUNSHINE ONE (1–800–432–4770) PRIOR TO ANY EXCAVATION.

6. THE CONTRACTOR SHALL ASSURE AND BE RESPONSIBLE FOR THE PROPER PLACEMENT AND MAINTENANCE OF ALL TRAFFIC CONTROL DEVICES REQUIRED FOR THE CONSTRUCTION OF THIS PROJECT.

7. AREAS DISTURBED BY THE CONTRACTOR OUTSIDE OF THE CONSTRUCTION SITE SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN THE PRE–CONSTRUCTION CONDITION; THIS INCLUDES LANDS OWNED BY THE DEVELOPER.

8. THE CONTRACTOR SHALL NOT UNDERTAKE ANY WORK HE FEELS WILL CONSTITUTE A CHANGE ORDER WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER AND THE OWNER.

9. THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER, FOR HIS REVIEW, ALL SHOP DRAWINGS A MINIMUM OF 2 WEEKS IN ADVANCE OF THE CONTRACTOR'S NEED FOR SAME. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.

10. ALL EXISTING WELLS TO BE ABANDONED SHALL BE PROPERLY ABANDONED BY A LICENSED WATER WELL CONTRACTOR IN ACCORDANCE WITH SWFWMD RULES 40D–3 AND 17–21.10(4) F.A.C.

11. PRIOR TO BIDDING, CONTRACTOR SHALL VERIFY THE TOPOGRAPHICAL INFORMATION AS SHOWN ON THE CONSTRUCTION DRAWINGS AND ACCEPT THE SITE (ACCURATE TO 0.5 FEET OF THE CONTOUR INTERVAL AND 0.2 FEET OVERALL) AS REPRESENTED. COMMENCEMENT OF SITE IMPROVEMENTS SHALL BE INTERPRETED AS ACCEPTANCE BY CONTRACTOR OF ALL REPRESENTATIONS IN CONTRACT DOCUMENTS.

12. THE CONTRACTOR SHALL MAINTAIN A SET OF FIELD "AS BUILTS" FOR ALL IMPROVEMENTS NOTING ANY FIELD ADJUSTMENTS. THE "AS BUILT" SHALL INCLUDE VERTICAL AND HORIZONTAL LOCATIONS OF ALL GRAVITY UTILITY SYSTEMS INCLUDING SLOPE OF PIPES; TYPES OF PIPE FOR UTILITY SYSTEMS IF DIFFERENT FROM DESIGN; TOP OF BANK AND TOE OF SLOPE FOR ALL STORMWATER PONDS, STORMWATER CONTROL STRUCTURE AND OUTFALL PIPE DATA (WEIR WIDTHS AND ELEVATIONS, ORIFICE SIZES AND ELEVATIONS, TOP OF STRUCTURE ELEVATIONS, INVERT ELEVATION OF OUTFALL PIPE, ETC.); UTILITY CROSSING DETAILS IF DIFFERENT FROM DESIGN; HORIZONTAL LOCATION OF PRESSURE PIPE SYSTEMS IF DIFFERENT FROM DESIGN LOCATIONS; AND ALL OTHER DATA INDICATING DEVIATIONS FROM DESIGN AS APPLICABLE. PRIOR TO FINAL PAYMENT, THE CONTRACTOR SHALL BE RESPONSIBLE TO SUBMIT A CERTIFIED SET OF "AS BUILTS", PREPARED IN ACCORDANCE WITH F.A.C. RULE 5J–17.052(1), TO THE ENGINEER. EACH SHEET OF THE PLANS SHALL BE SIGNED, SEALED AND DATED BY A PROFESSIONAL LAND SURVEYOR LICENSED TO PERFORM LAND SURVEYING SERVICES IN THE STATE OF FLORIDA. THE ENGINEER SHALL REVIEW THE "AS BUILTS" AND CONVERT THEM INTO RECORD DRAWINGS.

13. CONTRACTOR TO OBTAIN ALL REQUIRED PERMITS FOR BURNING ON SITE, IF ALLOWED.

14. DEVELOPER SHALL PROVIDE SOILS AND MATERIALS TESTING SERVICES FROM A LICENSED GEOTECHNICAL ENGINEER AT HIS OWN EXPENSE. CONTRACTOR SHALL COOPERATE WITH THE OWNER'S GEOTECHNICAL ENGINEER AND SHALL NOTIFY THE GEOTECHNICAL ENGINEER AT LEAST 24 HOURS PRIOR TO ANY TESTING REQUIRED BY THE PLANS, SPECIFICATIONS, REPORTS, AND/OR GOVERNMENTAL AGENCIES, OR AS RECOMMENDED BY GEOTECHNICAL ENGINEER. IF A FAILURE IN ANY OF THE CONTRACTOR'S ACTIVITIES RELATED TO SOILS OR MATERIALS TESTING OCCURS, THE CONTRACTOR SHALL IMMEDIATELY REMEDY THE FAILURE AT HIS EXPENSE AND RE–SCHEDULE THE RE–TESTING AS NECESSARY. ALL RE–TESTING FEES FROM THE GEOTECHNICAL ENGINEER RESULTING FROM THE AFORESAID FAILURES SHALL BE AT THE CONTRACTOR'S EXPENSE.

15. WORK PERFORMED BY THE CONTRACTOR SHALL INTERFACE SMOOTHLY WITH OTHER WORK BEING PERFORMED ON SITE OR ADJACENT TO THE SITE, BY OTHER CONTRACTORS AND UTILITY COMPANIES. IT WILL BE NECESSARY FOR THE CONTRACTOR TO COORDINATE AND SCHEDULE HIS ACTIVITIES, WHERE NECESSARY, WITH OTHER CONTRACTORS AND UTILITY COMPANIES, INCLUDING BUT NOT LIMITED TO COUNTY SUBCONTRACTORS AND UTILITY COMPANIES LISTED IN NOTE 5 ABOVE.

16. OVERALL CLEANUP SHALL BE ACCOMPLISHED BY THE CONTRACTOR IN ACCORDANCE WITH STATE AND COUNTY STANDARDS, OR AS DIRECTED BY THE ENGINEER AND OWNER.

17. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ACCESS TO PRIVATE PROPERTY. ANY DAMAGE CAUSED BY THE CONTRACTOR IN THE PERFORMANCE OF HIS WORK SHALL BE CORRECTED TO THE SATISFACTION OF THE ENGINEER AND THE OWNER AT THE CONTRACTOR'S EXPENSE.

18. ANY DAMAGE TO STATE, COUNTY, OR LOCAL ROADS CAUSED BY THE CONTRACTOR'S HAULING OR EXCAVATION EQUIPMENT SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE ENGINEER, THE OWNER, AND THE APPLICABLE GOVERNMENTAL AGENCY.

19. ANY U.S.C. & G.S. MONUMENT WITHIN LIMITS OF CONSTRUCTION IS TO BE PROTECTED BY THE CONTRACTOR.

LAND SURVEYING

1. BOUNDARY INFORMATION SHOWN ON THESE PLANS IS BASED ON A SURVEY ENTITLED ALTA/ACSM LAND TITLE SURVEY AND BOUNDARY SURVEY, CONDUCTED BY FLORIDA DESIGN CONSULTANTS, INC.. ANY DISCREPANCIES BETWEEN THE INFORMATION SHOWN ON THESE PLANS AND CONDITIONS EXISTING IN THE FIELD SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION.

2. TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS IS BASED ON A SURVEY ENTITLED TOPOGRAPHIC SURVEY ASTURIA MULTI–FAMILY TRACT, CONDUCTED BY STANTEC CONSULTING SERVICES, INC., LAST DATE OF FIELD WORK 3/5/2015. ANY DISCREPANCIES BETWEEN THE INFORMATION SHOWN ON THESE PLANS AND CONDITIONS EXISTING IN THE FIELD SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION.

3. ALL BENCHMARKS USED FOR CONSTRUCTION LAYOUT SHALL BE VERIFIED BY A PROFESSIONAL SURVEYOR AND MAPPER, PRIOR TO USE, TO VERIFY THEIR ACCURACY. ANY DISCREPANCIES DISCOVERED MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN WRITING.

4. MONUMENTS AND OTHER SURVEY CONTROL POINTS SHALL BE PROTECTED FROM DAMAGE AND DISTURBANCE. IF ANY CONTROL POINTS ARE DAMAGED OR DISTURBED, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPLACE THE CONTROL POINTS TO THEIR ORIGINAL CONDITION AT HIS OWN EXPENSE.

5. ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC SURVEY MONUMENT "Y 668" HAVING A PUBLISHED ELEVATION OF 50.82 FEET AND "Z 668" HAVING A PUBLISHED ELEVATION OF 49.75 FEET, BOTH REFERENCED TO THE NORTH AMERICAN DATUM OF 1988.

6. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES AFFECTING THIS WORK PRIOR TO CONSTRUCTION OR ORDERING STRUCTURES.

SAFETY

1. DURING THE CONSTRUCTION AND MAINTENANCE OF THIS PROJECT, ALL SAFETY REGULATIONS ARE TO BE ENFORCED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL AND SAFETY OF THE TRAVELING PUBLIC AND THE SAFETY OF HIS PERSONNEL.

2. LABOR SAFETY SHALL CONFORM TO THE PROVISIONS SET FORTH BY THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA).

3. CONTRACTOR SHALL PROVIDE AND MAINTAIN ITS OWN SAFETY EQUIPMENT IN ACCORDANCE WITH ITS HEALTH & SAFETY PROGRAM AND ALL OTHER APPLICABLE LEGAL AND HEALTH AND SAFETY REQUIREMENTS. THE CONTRACTOR IS ALSO RESPONSIBLE FOR PROVIDING ITS EMPLOYEES AND SUBCONTRACTORS WITH ADEQUATE INFORMATION AND TRAINING TO ENSURE THAT ALL EMPLOYEES AND SUBCONTRACTORS AND SUBCONTRACTORS' EMPLOYEES COMPLY WITH ALL APPLICABLE REQUIREMENTS. CONTRACTOR SHALL REMAIN IN COMPLIANCE WITH ALL OCCUPATIONAL 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.

4. ALL EXCAVATIONS BY THE CONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF THE DEPARTMENT OF LABOR'S OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS. PARTICULAR ATTENTION MUST BE PAID TO THE CONSTRUCTION STANDARDS FOR EXCAVATIONS, 29 CFR PART 1926, SUBPART P. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRACING, SHEETING OR SHORING AS NECESSARY. DEWATERING METHODS SHALL BE USED AS REQUIRED TO KEEP TRENCHES DRY WHILE PIPE AND APPURTENANCES ARE BEING PLACED. ALL SUBSURFACE CONSTRUCTION SHALL COMPLY WITH THE STATE OF FLORIDA'S TRENCH SAFETY ACT (F.S. 553.60).

5. DURING CONSTRUCTION, ALL SAFETY REGULATIONS OF THE FDOT SHALL BE OBSERVED AND THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY IN ORDER TO SAFELY CONDUCT THE PUBLIC, AND WORKMEN, THROUGH THE PROJECT AREA AND PUBLIC RIGHT–OF–WAYS. THE DESIGN, APPLICATION, INSTALLATION, MAINTENANCE AND REMOVAL OF ALL TRAFFIC CONTROL DEVICES, WARNING DEVICES AND BARRIERS SHALL BE PROVIDED IN ACCORDANCE WITH THE FDOT'S MANUAL OF MINIMUM UNIFORM STANDARDS FOR DESIGN, CONSTRUCTION, AND MAINTENANCE FOR STREETS AND HIGHWAYS.

6. ALL TRAFFIC CONTROL DEVICES AND MARKINGS SHALL CONFORM TO THE FEDERAL HIGHWAY ADMINISTRATION'S MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND FDOT'S DESIGN STANDARDS, INDEXES 600–670.

7. 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.

8. 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 SUNSHINE ONE (1–800–432–4770) TO ARRANGE FIELD LOCATIONS.

CLEARING / DEMOLITION

1. PRIOR TO ANY SITE CLEARING, ALL TREES SHOWN TO REMAIN AS INDICATED ON THE CONSTRUCTION PLANS SHALL BE PROTECTED IN ACCORDANCE WITH LOCAL TREE ORDINANCES AND DETAILS CONTAINED IN THESE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THESE TREES IN GOOD CONDITION. NO TREE SHOWN TO REMAIN SHALL BE REMOVED WITHOUT WRITTEN APPROVAL FROM THE AUTHORITIES HAVING JURISDICTION (CITY OR COUNTY) AND THE OWNER.

2. DURING LAND ALTERATION AND CONSTRUCTION ACTIVITIES, IT SHALL BE UNLAWFUL TO REMOVE VEGETATION BY GRUBBING OR TO PLACE SOIL DEPOSITS, DEBRIS, SOLVENTS, CONSTRUCTION MATERIAL, MACHINERY OR OTHER EQUIPMENT OF ANY KIND WITHIN THE DRIPLINE OF A TREE TO REMAIN ON THE SITE UNLESS OTHERWISE APPROVED BY THE COUNTY.

3. AREAS APPROVED FOR IMPROVEMENTS WITHIN THE DRIPLINE OF A TREE TO BE PROTECTED, THE TREE ROOTS SHALL BE PRUNED. GRUBBING IS NOT ALLOWED. ROOT PRUNING SHALL BE UNDERTAKEN IN ACCORDANCE WITH THE STANDARDS SET FORTH UNDER THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300.

4. ALL TRIMMING UNDERTAKEN ON A TREE PROTECTED BY THE PROVISIONS OF THE LAND DEVELOPMENT CODE SHALL BE IN ACCORDANCE WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A–300 PRUNING STANDARDS.

5. RESIDUAL MATERIAL THAT RESULTS FROM CLEARING AND GRUBBING, OR SITE EXCAVATION, IS TO BE UTILIZED ON–SITE AS NECESSARY, PROVIDED THAT THE MATERIAL IS DEEMED SUITABLE FOR CONSTRUCTION BY THE OWNER'S GEOTECHNICAL/SOILS TESTING COMPANY. EXCESS SUITABLE MATERIAL IS TO BE EITHER STOCKPILED ON THE SITE AS DIRECTED BY THE OWNER OR OWNER'S ENGINEER, OR REMOVED FROM THE SITE. THE CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING EXCESS EARTHWORK FROM THE SITE.

6. ALL CONSTRUCTION DEBRIS AND OTHER WASTE MATERIALS SHALL BE DISPOSED OF OFF–SITE BY THE CONTRACTOR IN ACCORDANCE WITH APPLICABLE STATE AND LOCAL REGULATIONS.

EARTHWORK / GRADING

1. ALL DELETERIOUS SUBSURFACE MATERIAL (I.E. MUCK, PEAT, BURIED DEBRIS) IS TO BE EXCAVATED IN ACCORDANCE WITH THESE PLANS OR AS DIRECTED BY THE OWNER OR THE OWNER'S GEOTECHNICAL CONSULTANT / SOIL TESTING COMPANY. DELETERIOUS MATERIAL IS TO BE REMOVED FROM THE SITE, UNLESS OTHERWISE DIRECTED BY THE OWNER. EXCAVATED AREAS TO BE BACKFILLED WITH SUITABLE MATERIALS AND COMPACTED AS SHOWN ON THESE PLANS, OR AS DIRECTED BY THE OWNER'S GEOTECHNICAL CONSULTANT / SOIL TESTING COMPANY. CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING DELETERIOUS MATERIAL FROM THE SITE.

2. ALL NECESSARY FILL AND EMBANKMENT THAT IS PLACED DURING CONSTRUCTION SHALL CONSIST OF SUITABLE MATERIAL SPECIFIED BY THE OWNER'S GEOTECHNICAL CONSULTANT / SOIL TESTING COMPANY, OR ENGINEER, AND BE PLACED AND COMPACTED ACCORDING TO THESE PLANS OR THE REFERENCED SOILS REPORT.

3. A QUALIFIED TESTING LABORATORY SHALL PERFORM ALL MATERIAL TESTING NECESSARY TO ASSURE COMPLIANCE WITH THE PLANS AND SPECIFICATIONS AND PERMITS GOVERNING THE WORK. SHOULD RETESTING BE REQUIRED DUE TO FAILURE TO MEET REQUIREMENTS, THE CONTRACTOR WILL BEAR ALL COSTS FOR RETESTING.

4. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING NECESSARY TESTING WITH THE OWNER'S SOILS TESTING COMPANY. TESTS WILL BE REQUIRED, AT A MINIMUM, PURSUANT TO THE AUTHORITY HAVING JURISDICTION'S TESTING SCHEDULE (CITY OR COUNTY). UPON COMPLETION OF PROPOSED CONSTRUCTION, THE SOILS TESTING COMPANY WILL SUBMIT CERTIFICATIONS TO THE OWNER'S ENGINEER STATING THAT ALL REQUIREMENTS HAVE BEEN MET.

5. NO EXCAVATION SHALL EXTEND BELOW THE PERMITTED DESIGN DEPTHS/ELEVATIONS SHOWN ON THE DRAWINGS, UNLESS ADDITIONAL TESTING SUPPORTS OTHERWISE; AND NO LOWER SEMI–CONFINING UNIT SOIL MATERIAL (LIMESTONE / CLAY) SHALL BE EXCAVATED, REGARDLESS IF THESE MATERIALS ARE ENCOUNTERED WITHIN THE PERMITTED EXCAVATION DEPTHS/ELEVATIONS. IF ANY LOWER SEMI–CONFINING UNIT SOIL MATERIALS ARE ENCOUNTERED ABOVE THE PERMITTED DEPTHS/ELEVATIONS, THEN EXCAVATION OPERATIONS SHALL CEASE IN THE GENERAL AREA. THE GEOTECHNICAL ENGINEER SHALL BE CONTACTED PRIOR TO ANY EXCAVATION OF CLAYS OR SEMI–CONFINING UNIT MATERIALS.

6. THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD AND THE GEOTECHNICAL ENGINEER IF CLAY LAYERS ARE ENCOUNTERED DURING POND EXCAVATION. POND EXCAVATION DEPTHS MAY BE RAISED TO ELIMINATE OR MINIMIZE EXCAVATION OF CLAY MATERIAL. IF THE EXCAVATION EXPOSES CLAYS OR VERY CLAYEY SANDS AT THE FINAL POND SURFACES, THE EXPOSED CLAY AND CLAYEY AREAS SHALL BE COVERED WITH ONE FOOT OF CLEAN SANDY SOILS.

7. POND BERMS ADJACENT TO WETLANDS, WHERE SHOWN, SHALL BE CONSTRUCTED AS EARLY AS PRACTICAL IN THE RELATED POND EXCAVATION OPERATION. THE PURPOSE IS TO PREVENT TURBID WATER DISCHARGE TO THE WETLAND DURING POND EXCAVATION. CONTROL STRUCTURES ARE TO BE TEMPORARILY BLOCKED IF NECESSARY TO PREVENT DISCHARGE OF TURBID WATERS.

8. STORMWATER RUNOFF SHALL BE TREATED PRIOR TO DISCHARGE TO ANY WETLANDS AND TO PROTECTED UPLANDS. TREATMENT METHODS INCLUDE, FOR EXAMPLE, TURBID WATER BEING PUMPED INTO GRASSED SWALES OR APPROPRIATE VEGETATED AREAS (OTHER THAN UPLAND PRESERVATION AREAS AND WETLAND BUFFERS), SEDIMENT BASINS, OR CONFINED BY AN APPROPRIATE ENCLOSURE SUCH AS TURBIDITY BARRIERS, AND KEPT CONFINED UNTIL ITS TURBIDITY LEVEL MEETS STATE WATER QUALITY STANDARDS. POND TURBIDITY LEVELS MUST BE VISUALLY EVALUATED UPON CONSTRUCTION COMPLETION. ADDITIONAL MEASURES SUCH AS TEMPORARY LOWERING OF POND WATER LEVELS BY PUMPING TURBID WATER TO OVERLAND FILTRATION MAY BE NECESSARY TO PREVENT DIRECT DISCHARGE OF TURBID WATER TO ADJACENT WETLANDS.

STORMWATER SYSTEM OPERATION & MAINTENANCE

THE OPERATION AND MAINTENANCE ENTITY FOR THE DEVELOPMENT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PONDS, SURFACE AND SUBSURFACE DRAINAGE SYSTEMS. THIS WILL REQUIRE INSPECTION, ON AT LEAST AN ANNUAL BASIS, OF THE ON–SITE DRAINAGE SYSTEM, INCLUDING BUT NOT LIMITED TO INLETS, STORM MANHOLES, STORM PIPES, DITCHES, SWALES, DETENTION AREAS, AND CONTROL STRUCTURES, MAKING SURE THAT THE SYSTEM IS FREE FROM EXCESS SILT, DEBRIS AND SEDIMENTATION BUILD–UP. THIS MAY REQUIRE PERIODIC MAINTENANCE AS DESCRIBED BELOW AND AS NEEDED TO MAINTAIN THE VIABILITY OF THE ORIGINAL DESIGN INTENT. THE WORK SPECIFIED CONSISTS OF THE OPERATION AND MAINTENANCE ACTIVITIES REQUIRED TO INSURE CONTINUED AND PROPER PERFORMANCE OF THE STORMWATER MANAGEMENT SYSTEM. THE OPERATION AND MAINTENANCE ENTITY SHOULD PERFORM THE FOLLOWING OPERATION AND MAINTENANCE PROCEDURES:

1. PONDS & SWALES SHALL BE PERIODICALLY MOWED AND CLEANED. DURING THE MOWING OPERATION, PONDS & SWALES SHALL BE INSPECTED FOR BARE SPOTS, DAMAGE, AND EROSION. ANY BARE SPOTS GREATER THAN ONE SQUARE FOOT IN AREA SHALL BE SODDED TO REPLACE THE GRASS COVER. IN CASE OF EROSION OR DAMAGE WHERE UNDERLYING SOIL IS MISSING, THE MISSING SOIL SHALL BE REPLACED AND THE AREA BROUGHT TO GRADE, COMPACTED, THEN SODDED AS REQUIRED.

2. INLET GRATES WILL BE CHECKED MONTHLY FOR DAMAGE OR BLOCKAGE. ANY DAMAGED GRATES WILL BE REPLACED OR REPAIRED. ANY DEBRIS BLOCKING FULL FLOW THROUGH THE GRATE WILL BE REMOVED.

3. PIPES & INLETS WILL BE INSPECTED YEARLY FOR DAMAGE OR BLOCKAGE. ANY DAMAGED PIPES OR INLETS WILL BE REPAIRED OR REPLACED. ANY TRASH, DEBRIS, OR SAND DEPOSITS WILL BE REMOVED.

4. DRY DETENTION AND RETENTION AREAS SHOULD BE MAINTAINED OPERATIONAL BY REMOVING SEDIMENTS, TRASH AND INVADER VEGETATION WHICH CAN HINDER PROPER FUNCTIONING. THE INSPECTION SHOULD BE CONDUCTED QUARTERLY. ADDITIONAL MONITORING AND MAINTENANCE SHOULD BE CONDUCTED AFTER SEVERE RAINFALL EVENTS.

STORMWATER SYSTEM OPERATION & MAINTENANCE (CONT'D)

5. ALL GRASS IN THE DRY POND AREA SHOULD BE MOWED PERIODICALLY AND ALL CLIPPINGS RECOVERED AND DISPOSED OF OFF–SITE. IF PERCOLATION BECOMES RESTRICTED DUE TO A BUILD UP OF FINES THE BOTTOM SHOULD BE SCARIFIED TO A DEPTH OF 12 INCHES. IF PERCOLATION CONTINUES TO BE RESTRICTED THEN THE TOP 12 INCHES OF SOIL SHALL BE REMOVED, REPLACED, AND GRADED TO THE PERMITTED DESIGN ELEVATIONS.

6. ADDITIONAL PERIODIC OPERATION AND MAINTENANCE INSPECTIONS WILL BE DICTATED BY THE CONDITIONS OF THE PERMIT ASSOCIATED WITH THIS PROJECT AND PERMIT REQUIREMENTS SHALL BE ADHERED TO.

PAVING

1. PROPOSED SPOT ELEVATIONS REPRESENT TOP OF FINISHED PAVEMENT OR GROUND SURFACE GRADE UNLESS OTHERWISE NOTED ON DRAWINGS.

2. CONTRACTOR SHALL TRIM, TACK AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT.

3. ALL UNDERGROUND UTILITIES, INCLUDING UTILITY SLEEVES, AND CONDUITS SHALL BE INSTALLED PRIOR TO BASE & PAVEMENT CONSTRUCTION.

4. ALL PAVEMENT MARKINGS, ON FACILITIES TO BE DEDICATED TO THE STATE OR LOCAL MUNICIPALITY, SHALL BE MADE WITH PERMANANET, LEAD FREE, NON–SOLVENT BASED THERMOPLASTIC AND SHALL CONFORM TO APPLICABLE FDOT STANDARD SPECIFICATIONS. BICYCLE MARKINGS MAY BE PAINT. CONTRACTOR TO PROVIDE OWNER WITH MANUFACTURER'S CERTIFICATION THAT THE THERMOPLASTIC IS LEAD FREE.

5. ALL PAVEMENT MARKINGS ON PRIVATE FACILITIES MAY BE PAINT, IN ACCORDANCE WITH APPLICABLE FDOT SPECIFICATIONS. PARKING STALL STRIPING TO BE 6" WIDE PAINTED STRIPES. ON–SITE STRIPE COLOR SHALL BE WHITE EXCEPT AS SHOWN ON THE ENGINEERING PLANS. PARKING STALL STRIPING SHALL BE COMPATIBLE WITH THE PAVEMENT TYPE (IE CONCRETE, ASPHALT) AND SPECIFICATIONS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL.

6. A QUALIFIED TESTING LABORATORY SHALL PERFORM ALL MATERIAL TESTING NECESSARY TO ASSURE COMPLIANCE WITH THE PLANS AND SPECIFICIATIONS AND PERMITS GOVERNING THE WORK. SHOULD RETESTING BE REQUIRED DUE TO FAILURE TO MEET REQUIREMENTS, THE CONTRACTOR WILL BEAR ALL COSTS FOR RETESTING.

WATER, WASTEWATER, AND REUSE WATER SYSTEM

GENERAL

1. ALL REFERENCES IN THIS SECTION TO "PASCO COUNTY STANDARDS" MEAN THE PASCO COUNTY PUBLIC UTILITIES DEPARTMENT'S "WATER, WASTEWATER, AND RECLAIMED WATER TECHNICAL MANUAL AND TECHNICAL SPECIFICATIONS", LATEST EDITION.

2. ALL WATER, RECLAIMED WATER, AND SANITARY SEWER SYSTEM CONSTRUCTION SHALL MEET OR EXCEED PASCO COUNTY STANDARDS.

SEPARATION OF UTILITIES

1. HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON–SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.

   (A) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET (3') 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 REGULATED UNDER PART III OF CHAPTER 62–610, F.A.C.

   (B) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET (3'), AND PREFERABLY TEN FEET (10'), BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM–TYPE SANITARY SEWER.

   (C) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET (6'), AND PREFERABLY TEN FEET (10'), BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY– OR PRESSURE–TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62–610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY–TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET (3') WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES (6") ABOVE THE TOP OF THE SEWER.

   (D) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN FEET (10') BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON–SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2), F.S., AND RULE 64E–6.002, F.A.C.

2. VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, AND RECLAIMED WATER PIPELINES.

   (A) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY– OR VACUUM–TYPE SANITARY SEWER OR STORM SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES (6"), AND PREFERABLY TWELVE INCHES (12"), ABOVE OR AT LEAST TWELVE INCHES (12") BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

   (B) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE–TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST TWELVE INCHES (12") ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

   (C) AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS (A) AND (B) ABOVE, 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. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET (3') FROM ALL JOINTS IN VACUUM–TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62–610, F.A.C., AND AT LEAST SIX FEET (6') FROM ALL JOINTS IN GRAVITY– OR PRESSURE–TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62–610, F.A.C.

3. SEPARATION BETWEEN WATER MAINS AND SANITARY OR STORM SEWER MANHOLES.

   (A) NO WATER MAIN SHALL PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A SANITARY SEWER MANHOLE.

   (B) WATER MAINS SHALL NOT BE CONSTRUCTED OR ALTERED TO PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A STORM SEWER MANHOLE OR INLET STRUCTURE. WHERE IT IS NOT TECHNICALLY FEASIBLE OR ECONOMICALLY SENSIBLE TO COMPLY WITH THIS REQUIREMENT (I.E., WHERE THERE IS A CONFLICT IN THE ROUTING OF A WATER MAIN AND A STORM SEWER AND WHERE ALTERNATIVE ROUTING OF THE WATER MAIN OR THE STORM SEWER IS NOT TECHNICALLY FEASIBLE OR IS NOT ECONOMICALLY SENSIBLE), THE DEPARTMENT SHALL ALLOW EXCEPTIONS TO THIS REQUIREMENT (I.E., THE DEPARTMENT SHALL ALLOW CONSTRUCTION OF CONFLICT MANHOLES), BUT SUPPLIERS OF WATER OR PERSONS PROPOSING TO CONSTRUCT CONFLICT MANHOLES MUST FIRST OBTAIN A SPECIFIC PERMIT FROM THE FDEP

4. EXCEPTIONS. WHERE IT IS NOT TECHNICALLY FEASIBLE OR ECONOMICALLY SENSIBLE TO COMPLY WITH THE REQUIREMENTS IN SUBSECTION (1) OR (2) ABOVE, THE FDEP SHALL ALLOW EXCEPTIONS TO THESE REQUIREMENTS UNDER CERTAIN CONDITIONS.

WATER, WASTEWATER, AND REUSE WATER SYSTEM (CONT'D)

MATERIALS

1. ALL UTILITY MATERIALS IN THE PUBLIC RIGHT–OF–WAY MUST COMPLY, AT A MINIMUM, WITH PASCO COUNTY STANDARDS.

2. ALL PVC WATER AND RECLAIMED WATER (RCW) MAINS 4 – 12 INCHES SHALL BE IN ACCORDANCE WITH AWWA C–900. PIPE SHALL BE CLASS 235 (DR–18). POTABLE WATER PIPE SHALL BE BLUE, RCW: PANTONE PURPLE 522C. ALL WATER MAINS 3 INCHES IN SIZE SHALL BE PVC AND SHALL MEET THE REQUIREMENTS OF ASTM D–2241 AND BE RATED AT 200 PSI (SDR–21). ALL WATER MAINS 2–INCH AND SMALLER IN SIZE SHALL BE POLYETHYLENE TUBING MEET THE REQUIREMENTS OF ASTM D2737, CLASS 200 (SDR 9), COPPER TUBE SIZE, AND MANUFACTURED WITH PE3408 RESIN. WATER MAIN PIPE FOR SIZES 1–INCH AND 2–INCH SHALL BE DRISCOPLEX 5100, ENDOT ENDOPURE, CHARTER PLASTICS, OR EQUAL IN ACCORDANCE WITH AWWA C–901.

3. ALL PVC FIRE MAINS 4 – 12 INCHES SHALL BE IN ACCORDANCE WITH AWWA C–900. PIPE SHALL BE CLASS 235 (DR–18). ALL PVC FIRE MAINS SMALLER THAN 4 INCHES SHALL MEET THE REQUIREMENTS OF ASTM D–2241 AND BE RATED AT 200 PSI (SDR–21).

4. WATER AND FIRE MAIN PIPE FITTINGS, SIZE 4 –12 INCHES, SHALL BE DUCTILE IRON CONFORMING TO THE LATEST VERSION OF AWWA/ANSI C110/A21.10 WITH GASKETS IN ACCORDANCE WITH AWWA/ANSI C111/A21.11. WATER MAIN PIPE FITTINGS 3–INCH IN SIZE SHALL BE PVC (SCH 80) IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN ASTM STANDARD D–2467. WATER MAIN PIPE FITTINGS 1–INCH AND 2–INCH IN SIZE SHALL IN ACCORDANCE WITH AWWA C–901, ASTM D–3350, AND ASTM D–3140.

5. JOINTS FOR PVC PIPE 4–12 INCHES SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN ASTM STANDARD D–3139.

6. ALL DUCTILE IRON WATER, SANITARY SEWER, AND REUSE WATER MAINS 12 INCHES AND SMALLER IN DIAMETER, SHALL BE PRESSURE CLASS 350 AND BE MANUFACTURED IN ACCORDANCE WITH ANSI/AWWA A 21.51/C151. MECHANICAL AND PUSH ON JOINTS AND GASKETS SHALL BE MANUFACTURED IN ACCORDANCE WITH ANSI/AWWA A21.11/C111. PIPE USED FOR POTABLE WATER DISTRIBUTION SHALL BE STRIPED (OR TAPE INDENTIFIED) IN BLUE IN ACCORDANCE WITH PASCO COUNTY STANDARDS AND 62–555.302(21)(b)(3) F.A.C. PIPE USED FOR SANITARY SEWER FORCEMAINS SHALL BE MARKED WITH ADHESIVE BACKED TAPE IN ACCORDANCE WITH PASCO COUNTY STANDARDS. PIPE USED FOR REUSE WATER SHALL BE STRIPED (OR TAPE IDENTIFIED) IN ACCORDANCE WITH PASCO COUNTY STANDARDS AND 62–610(7)(f) F.A.C.

7. DUCTILE IRON FITTINGS SHALL BE MANUFACTURED IN ACCORDANCE WITH ANSI/AWWA A21.10/C110 OR ANSI/AWWA A21.53/C153 AND ANSI/AWWA A21.11/C111. ALL DUCTILE IRON WATER MAIN AND PIPE FITTINGS SHALL HAVE A CEMENT MORTAR LINING AND BITUMINOUS SEAL COAT ON THE INSIDE IN ACCORDANCE WITH ANSI/AWWA A21.4/C104 AND BE COATED ON THE EXTERIOR WITH A 1.0 MIL THICK BITUMINOUS COAT IN ACCORDANCE WITH ANSI/AWWA A21.51/C151.

8. ALL DUCTILE IRON SEWER MAINS AND FITTINGS SHALL BE LINED WITH PROTECTO 401 CERAMIC EPOXY. THE LINING SHALL BE APPLIED BY A CERTIFIED FIRM TO A 40 MILS NOMINAL DRY FILM THICKNESS.

9. ALL GRAVITY SANITARY SEWER PIPE SHALL BE PVC (GREEN COLOR) AND MEET THE REQUIREMENTS OF ASTM D–3034, SDR 26. PIPE JOINTS SHALL BE PUSH ON IN ACCORDANCE WITH ASTM D3212. FOR INVERTS DEEPER THAN 18', DUCTILE IRON PIPE SHALL BE USED.

10. ALL PVC SANITARY FORCEMAINS 4 – 12 INCHES SHALL BE IN ACCORDANCE WITH AWWA C–900 (COLOR GREEN). PIPE SHALL BE CLASS 235 (DR–18). PIPE JOINTS SHALL BE PUSH ON IN ACCORDANCE WITH ASTM D3139. FITTINGS SHALL BE MECHANICAL JOINT COMPACT DUCTILE IRON IN ACCORDANCE WITH ANSI/AWWA A21.53/C153. ALL PVC SANITARY FORCEMAINS 2 – 3 INCHES SHALL MEET THE REQUIREMENTS OF ASTM D–2241 AND BE RATED AT 200 PSI (SDR–21).

11. ALL HDPE PRESSURE MAINS 4–INCH THRU 48 INCHES, SHALL BE HIGH DENSITY POLYETHYLENE PIPE MEETING THE REQUIREMENTS OF AWWA C901/C906, ASTM D2239, ASTM D2737, ASTM D3035, ASTM F714, CELL CLASS PER ASTM D3350, PPI LISTED MATERIAL (TR–4) PE 4710, AND ANSI/NSF–14. PIPING SHALL BE DR–11 AND DUCTILE IRON PIPE SIZE OUTSIDE DIAMETER (DIPS O.D.)

12. ALL FIRE WATER SYSTEM COMPONENTS SHALL BE UL LISTED AND/OR FM APPROVED.

INSTALLATION

1. ALL PVC GRAVITY SANITARY SEWER PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN ASTM STANDARD D 2321. ALL PVC PRESSURE PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN ASTM D 2774. JOINTS FOR PVC PIPE 3 INCHES AND SMALLER SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN ASTM STANDARD D–2855 AND/OR D–2672, AS APPLICABLE. ALL ASTM STANDARDS SHALL BE OF THE LATEST EDITIONS. JOINTS FOR POLYETHYLENE TUBING SHALL BE MADE BY BUTT FUSION METHODS PER THE MANUFACTURERS RECOMMENDATIONS.

2. IN ADDITION, ALL FIRE DISTRIBUTION SYSTEM MAINS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARD 24 AND TESTED IN ACCORDANCE WITH THE THE REQUIREMENTS SET FORTH IN NFPA STANDARD 25.

3. HDPE PIPE, INSTALLED BY DIRECTIONAL DRILLING METHODS, SHALL BE INSTALLED IN ACCORDANCE WITH THE GUIDELINES FOR USE OF MINI–HORIZONTAL DIRECTIONAL DRILLING FOR THE PLACEMENT OF HIGH DENSITY POLYETHYLENE PIPE, TR–46, PUBLISHED BY THE PLASTIC PIPE INSTITUTE (PPI). BUTT FUSION OF PIPE SHALL BE DONE IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS. BUTT FUSION SHALL BE PERFORMED BY PERSONNEL HAVING BEEN TRAINED IN A PROGRAM COMPARABLE TO THE PPI'S DOCUMENT TN–42.

4. ALL DUCTILE IRON MAINS SHALL BE INSTALLED IN ACCORDANCE WITH DUCTILE IRON PIPE RESEARCH ASSOCIATION'S (DIPRA) INSTALLATION GUIDE FOR DUCTILE IRON PIPE.

5. ALL WATER MAINS AND RECLAIMED WATER MAINS SHALL HAVE A MINIMUM OF 36 INCHES OF COVER. SANITARY SEWER FORCEMAINS SHALL HAVE A MINIMUM OF 36 INCHES OF COVER WHEN LOCATED ON PRIVATE PROPERTY, OTHERWISE 48 INCHES OF COVER SHALL BE PROVIDED WITHIN EASEMENTS AND RIGHTS–OF–WAYS.

6. PRIOR TO COMMENCING NEW WORK WHICH REQUIRES CONNECTING TO EXISTING LINES OR APPURTENANCES, THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY AND SHALL VERIFY THE LOCATION AND ELEVATION OF THE EXISTING CONNECTION POINT AND NOTIFY THE DEVELOPER'S ENGINEER OF ANY CONFLICTS OR DISCREPANCIES.

7. CONNECTIONS INTO EXISTING LOCAL MUNICIPALITY–OWNED SYSTEMS SHALL BE VIA WET TAP. WET TAPS FOR THIS PROJECT SHALL BE PERFORMED BY THE COUNTY. THE TAPPING SLEEVE AND VALVE SHALL BE FURNISHED, INSTALLED, AND TESTED BY THE CONTRACTOR AND WITNESSED BY THE COUNTY. EXCAVATION, BACKFILL, AND SURFACE RESTORATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

8. CONFLICTS BETWEEN REUSE WATER AND STORM, SANITARY SEWER OR WATER MAIN TO BE RESOLVED BY ADJUSTING THE REUSE WATER LINES AS NECESSARY.

9. GRAVITY SANITARY SEWER LINE TERMINATIONS AT PHASE BOUNDARIES SHALL BE IN ACCORDANCE WITH THE MUNICIPALITY HAVING JURISDICTION OVER THE WORK.

10. JOINT RESTRAINTS FOR ALL PRESSURE MAINS SHALL BE PROVIDED AT ALL FITTINGS, JOINTS AND BENDS AS SHOWN ON DETAILS.

11. ALL NON–METALLIC PRESSURE PIPE SHALL BE LAID WITH COPPER LOCATING WIRE, INSTALLED IN ACCORDANCE WITH PASCO COUNTY STANDARDS.

12. ALL PIPE AND FITTINGS SHALL BE CLEARLY MARKED WITH THE NAME OR TRADEMARK OF THE MANUFACTURER, THE BATCH NUMBER, THE LOCATION OF THE PLANT AND STRENGTH DESIGNATION, AS APPLICABLE . ALL PIPE SHALL BE LAID WITH WARNING TAPE. THE TAPE SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH PASCO COUNTY STANDARDS. THE TAPE COLOR CODES ARE AS FOLLOWS:

    GREEN — SANITARY FORCE MAIN
    BLUE — POTABLE AND FIRE WATER
    PURPLE — TREATED EFFLUENT FOR REUSE

13. THE CONTRACTOR SHALL INSPECT / TEST ALL SANITARY SEWERS, AT A MINIMUM, IN ACCORDANCE WITH PASCO COUNTY STANDARDS. GRAVITY SEWER INSPECTION SHALL BE BY MANDREL TESTING. GRAVITY SEWER TESTING SHALL BE DONE BY A LOW–PRESSURE AIR TEST. SEWER FORCEMAIN TESTING SHALL BE BY HYDROSTATIC PRESSURE TESTING IN ACCORDANCE WITH THE REQUIREMENTS OF AWWA C600. AIR TESTING SHALL NOT BE ALLOWED. SANITARY SEWER MANHOLE TESTING (IF APPLICABLE) SHALL BE DONE BY A WATER LEAKAGE TEST.

14. PIPE DEFLECTION SHALL BE IN ACCORDANCE WITH AWWA STANDARD C600, LATEST EDITION.

15. THRUST BLOCKS ARE NOT ALLOWED! RESTRAINED JOINTS SHALL BE USED ON ALL PRESSURIZED PIPING.

16. ALL DUCTILE IRON WATER MAINS AND RECLAIMED WATER MAINS SHALL BE HYDROSTATICALLY PRESSURE TESTED IN ACCORDANCE WITH SECTION 4 OF AWWA C600, LATEST EDITION. ALL PVC WATER MAINS AND RECLAIMED WATER MAINS SHALL BE HYDROSTATICALLY PRESSURE TESTED IN ACCORDANCE WITH AWWA C605, LATEST EDITION. REFER TO PASCO COUNTY STANDARDS FOR TEST PRESSURES AND DURATIONS.

17. ALL POTABLE WATER MAINS SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA C651, LATEST EDITION. LOCATION OF CHLORINATION AND SAMPLING POINTS WILL BE ESTABLISHED BY THE ENGINEER. BACTERIOLOGICAL SAMPLING AND TESTING SHALL BE DONE BY AT AT THE EXPENSE OF THE CONTRACTOR.

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2015/06/29 1:21 PM By: Arnold, Jeremy

Revision	By	Appd.	YY.MM.DD

Issued	By	Appd.	YY.MM.DD

Permit-Seal

DATE: 6.29.2015
ENGINEER OF RECORD: LEE H. HARWELL, P.E.
FL REG. NO. : 50134

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Client/Project
INTEGRA JUNCTION, LLC

INTEGRA JUNCTION
Pasco County, Florida

File Name: FILE	DEU	LHH	LHH/DEU	2015-06-29
	Dwn.	Chkd.	Dsgn.	YY.MM.DD

Title
GENERAL NOTES

Project No.	Scale	
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Drawing No.	**Sheet**	**Revision**
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ABBREVIATION LEGEND

- CONC. = CONCRETE
- ELEV. = ELEVATION
- P.V.C. = POLYVINYL CHLORIDE
- R.C.P. = REINFORCED CONCRETE PIPE
- C.M.P. = CORRUGATED METAL PIPE
- M.E.S. = MITERED END SECTION
- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
- L.B. = LICENSED BUSINESS NUMBER
- L.P. = LICENSED SURVEYOR
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- (D) = DEED MEASUREMENT
- (C) = CALCULATED
- (M) = VALUE FROM FIELD MEASUREMENTS
- (P) = PLAT MEASUREMENT
- ##.## = INVERT ELEVATION
- S.I.R. = SET IRON ROD
- F.I.R. = FOUND IRON ROD

SYMBOL LEGEND

- GUY ANCHOR
- CONCRETE UTILITY POLE
- FLOOD LIGHT
- ELECTRIC HAND HOLE
- LIGHT POLE
- ELECTRIC MANHOLE
- METER POLE
- PEDESTRIAN CROSSING POLE
- ELECTRIC RISER
- TRAFFIC CONTROL BOX
- TRAFFIC SIGNAL POLE
- ELECTRIC TRANSFORMER
- WOOD UTILITY POLE
- CABLE RISER
- GAS RISER/METER
- TELEPHONE MANHOLE
- TELEPHONE UTILITY BOX/RISER
- MITERED END SECTION
- IRRIGATION CONTROL BOX
- SPRINKLER HEAD
- SANITARY CLEAN-OUT
- SANITARY MANHOLE
- FIRE HYDRANT
- WATER GATE VALVE
- FIRE DEPARTMENT CONNECTION
- WATER WELL
- WATER METER
- WATER RISER
- STORM MANHOLE
- YARD DRAIN
- MAILBOX
- SIGN
- MONITOR WELL
- BOLLARD/POST
- OVERHEAD LINE
- FLARED END SECTION
- IRON ROD

SPOT ELEVATIONS

- x 6.1 = GROUND SPOT ELEVATION
- x 6.13 = PAVEMENT SPOT ELEVATION
- x 6.13 = TOP OF CURB / 5.63 = EDGE OF PAVEMENT
- x 6.13 = TOP OF CURB / 5.63 = FLOW LINE / 5.76 = EDGE OF PAVEMENT

LINE TABLE

LINE	BEARING	LENGTH
L27(L1,F)	N48°21'18"W	806.21'
L28(L1,F)	N22°19'40"E	39.12'
L29(L1,F)	S81°01'18"E	56.66'
L30(L1,F)	N87°00'18"E	43.86'
L31(L1,F)	N77°38'16"E	61.02'
L32(L1,F)	N80°15'33"E	68.72'
L33(L1,F)	S82°27'13"E	77.01'
L34(L1,F)	S84°11'21"E	61.23'
L35(L1,F)	S81°17'32"E	82.61'
L36(L1,F)	N75°13'03"E	56.10'
L37(L1,F)	N76°27'34"E	33.69'
L38(L1,F)	N54°27'23"E	35.68'
L39(L1,F)	N39°03'47"E	57.81'
L40(L1,F)	N28°44'55"E	49.49'
L41(L1,F)	N12°16'18"E	82.81'
L42(L1,F)	N04°36'11"W	72.59'
L43(L1,F)	N19°11'53"W	102.51'
L44(L1,F)	N35°56'28"E	66.49'
L45(L1,F)	S54°03'32"E	355.76'
L46(L1,F)	S22°55'16"E	335.02'
L47(L1,F)	S41°38'42"W	38.09'
L48(L1,F)	N48°21'18"W	484.00'
L49(L1,F)	S41°38'42"W	276.00'

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C7(L1)	2634.51	67.96'	67.95'(F)	N49°05'38"W(F)	1°28'40"
C8(L1)	625.00	339.66'	335.49'(F)	S38°29'24"E(F)	31°08'15"
C9(L1)	330.00	371.87'	352.51'(F)	S09°21'43"W(F)	64°33'58"

LEGAL DESCRIPTION

LEGAL DESCRIPTION:

A parcel of land being a portion of the Southwest 1/4 of Section 25, Township 26 South, Range 17 East, Pasco County, Florida, being more particularly described as follows:

COMMENCE at the East 1/4 corner of Section 24, Township 26 South, Range 17 East, Pasco County, Florida; thence S00°12'05"W along the East Line of the Southeast 1/4 of Section 24, Township 26 South, Range 17 East (being the basis of bearings for this legal description), for 428.33 feet to the point of intersection with the Northerly line of the former Seaboard Coastline Railroad Right of Way; thence S72°52'02"W along said Northerly line of the former Seaboard Coastline Railroad Right of Way, for 3463.77 feet; thence the following three (3) courses, along a line 3,309.55 feet West of and parallel with the East line of Section 25, Township 26, Range 17 East Pasco County, Florida; (1) thence leaving said Northerly line of the former Seaboard Coastline Railroad Right of Way, S00°23'37"W, for 274.78 feet; (2) thence S00°23'37"W, for 3550.24 feet; (3) thence S00°16'14"W, for 3277.64 feet to the point of intersection with the Southerly line of the former Tract 2 according to the plat of "Revised Map of Keystone Park Colony", as recorded in Plat Book 1, page 64, as vacated by Resolution dated April 25, 2006 and recorded at Official Records Book 6985, page 2, all of the Public Records of Pasco County Florida; thence leaving said line 3309.55 feet West of and parallel with the East boundary of said Section 25, N89°08'18"W along said Southerly line of the former Tract 2, for 133.59 feet to the point of intersection with the Northerly Right of Way line of State Road 54, according to that certain State of Florida Department of Transportation Right of Way Map for State Road 54, w.p. item/seg.: 256337-1, prepared by Cumby and Fair, Inc., dated 10-13-1999, same being the point of intersection with a non-tangent curve concave Northeasterly; thence Northwesterly along the arc of said curve from a radial bearing of S40°19'04"W, having a radius of 1785.19 feet, a central angle of 01°20'58", an arc length of 42.04 feet, and a chord bearing N49°00'27"W for 42.04 feet to the point of tangent; thence N48°21'18"W along said Northerly Right of Way line of State Road 54, for 640.78 feet to the point of intersection with the Westerly line of said former Tract 2; thence leaving said Northerly Right of Way line of State Road 54 N00°21'12"E along said Westerly line of former Tract 2, for 222.14 feet to the point of intersection with the Northerly line of Tract 3 according to said plat of "Revised Map of Keystone Park Colony"; thence N89°02'24"W along said Northerly Line of Tract 3, for 256.03 feet to the point of intersection with the Northerly Right of Way line of State Road 54 as described in Official Records Book 4926, page 1228 of the public records of Pasco County Florida; thence N48°21'18"W, along said Northerly Right of Way line of State Road 54, for 790.60 feet to the POINT OF BEGINNING; thence continue N48°21'18"W, along said Northerly right of way line of State Road 54, for 806.21 feet to the point of curvature of a curve concave Southwesterly; thence Northwesterly along the arc of said curve, having a radius of 2,634.51 feet, a central angle of 01°28'40", an arc length of 67.96 feet, and a chord bearing N49°05'38"W for 67.95 feet to the point of intersection with a non-tangent line; thence leaving said Northerly Right of Way line of State Road 54, N22°19'40"E, for 39.12 feet; thence S81°01'18"E, for 56.66 feet; thence N87°00'18"E, for 43.86 feet; thence N77°38'16"E, for 61.02 feet; thence N80°15'33"E, for 68.72 feet; thence S82°27'13"E, for 77.01 feet; thence S84°11'21"E, for 61.23 feet; thence S81°17'32"E, for 82.61 feet; thence N75°13'03"E, for 56.10 feet; thence N76°27'34"E, for 33.69 feet; thence N54°27'23"E, for 35.68 feet; thence N39°03'47"E, for 57.81 feet; thence N28°44'55"E, for 49.49 feet; thence N12°16'18"E, for 82.81 feet; thence N04°36'11"W, for 72.59 feet; thence N19°11'53"W, for 102.51 feet; thence N35°56'28"E, for 66.49 feet to the point of intersection with a line 10.00 feet South of and parallel with the South right of way line of proposed PROMENADE PARKWAY; thence the following five (5) courses along said line 10.00 feet South of and parallel with the South right of way line of proposed PROMENADE PARKWAY; (1) thence S54°03'32"E, for 355.76 feet to the point of curvature of a curve concave Southwesterly; (2) thence Southeasterly along the arc of said curve, having a radius of 625.00 feet, a central angle of 31°08'15", an arc length of 339.66 feet, and a chord bearing S38°29'24"E for 335.49 feet to the point of tangent; (3) thence S22°55'16"E, for 335.02 feet to the point of curvature of a curve concave Westerly; (4) thence Southerly along the arc of said curve, having a radius of 330.00 feet, a central angle of 64°33'58", an arc length of 371.87 feet, and a chord bearing S09°21'43"W for 352.51 feet to the point of tangent; (5) thence S41°38'42"W, for 38.09 feet; thence leaving said line 10.00 feet South of and parallel with the South Right of Way line of proposed PROMENADE PARKWAY, N48°21'18"W, for 484.00 feet; thence S41°38'42"W, for 276.00 feet to the POINT OF BEGINNING.

Containing 675,094 square feet or 15.498 acres, more or less.

Revision	By	Appd.	YY.MM.DD

Issued	By	Appd.	YY.MM.DD

Permit-Seal

DATE: 6.29.2015
ENGINEER OF RECORD: LEE H. HARWELL, P.E.
FL REG. NO. : 50134

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Client/Project
INTEGRA JUNCTION, LLC

INTEGRA JUNCTION

Pasco County, Florida

File Name: FILE

DEU	LHH	LHH/DEU	2015-06-29
Dwn.	Chkd.	Dsgn.	YY.MM.DD

Title
EXISTING CONDITIONS AND DEMOLITION PLAN

Project No. 215612506
Scale AS SHOWN
Drawing No. C-103
Sheet of
Revision 0

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2015/06/29 1:21 PM By: Arnold, Jeremy

EROSION AND SEDIMENTATION CONTROL NOTES

1. PROVIDE ALL DISTURBED AREA WITHIN THE LIMITS OF THE WORK WITH TEMPORARY SOIL EROSION CONTROL AND SEDIMENT CONTROLS, UTILIZING EARTH DAMS & PONDS, GRADE TO DRAIN SWALES, SETTLING BASINS, SILT FENCES, STONE FILTERS, HAY BALE FILTERS, ETC.
2. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE OR IN THEIR PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
3. CONSTRUCTION OPERATION SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND AIR AND WATER POLLUTION WILL BE MINIMIZED. MINIMIZE THE AMOUNT OF BARE SOIL EXPOSED AT ONE TIME AND INSTALL SOIL EROSION CONTROL FENCES AS SHOWN AND IN SUCH A MANNER AS TO CAPTURE AND FILTER SURFACE WATER DURING CONSTRUCTION. STATE AND LOCAL LAWS SHALL BE COMPLIED WITH AT ALL TIMES.
   A. STRIPPED TOPSOIL WILL BE STOCKPILED IN APPROVED AREAS. STOCKPILES NOT ANTICIPATED TO BE USED FOR 7 DAYS, AND DISTURBED AREAS WHERE CONSTRUCTION ACTIVITIES WILL TEMPORARILY CEASE FOR A MINIMUM OF 7 DAYS WILL BE STABILIZED USING SEED AND MULCH OR AN EROSION CONTROL BLANKET NO LATER THAN 7 DAYS FROM THE LAST CONSTRUCTION ACTIVITY. TURF ESTABLISHMENT SHALL BE IN ACCORDANCE WITH SECTION 570 OF THE FDOT ROAD AND BRIDGE SPECIFICATION, LATEST EDITION. SEED SHALL BE BAHIA, BERMUDA, RYEGRASS, OR BROWN TOP MILLET. RATE OF APPLICATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATION FOR THE AREA TO BE COVERED. PRIOR TO SEEDING, AGRICULTURAL LIMESTONE AND SLOW RELEASE 10-20-20 FERTILIZER SHALL BE APPLIED TO EACH ACRE TO BE STABILIZED. RATE OF APPLICATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATION FOR THE AREA TO BE COVERED. MULCHING SHALL BE STRAW OR HAY, APPLIED AT A RATE OF 70-90 LBS./1,000 SQ.FT., IN A LOOSE THICKNESS OF 2 INCHES, AND CUT INTO THE SOIL TO PRODUCE A LOOSE MULCHED THICKNESS OF 3 TO 4 INCHES OR, ANCHORED DOWN BY STRING NETTING. IF THE SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY COVER, THE DISTURBED AREAS SHALL BE MULCHED WITH STRAW OR EQUIVALENT MATERIAL.
   B. PROVIDES HAY BALES AT SURFACE DRAINAGE WAYS AND INLETS IN SUCH A MANNER THAT WATER WILL PASS THROUGH THE HAY BALES AND FILTER THE SEDIMENT WITHIN THEM. EMBED HAY BALES IN GROUND 4 INCHES DEEP AND ANCHOR EACH BALE WITH AT LEAST 2 STAKES. HAY BALES SHOWN DO NOT CONSTITUTE THE QUANTITY OF BALES NOR EXACT LOCATIONS. THE QUANTITY AND POSITION OF HAY BALES SHALL BE ADEQUATE TO FILTER THE SEDIMENT FROM ALL DRAINAGE THROUGH THE NEW CONSTRUCTION AREA.
   C. WHERE SPACE REQUIREMENTS PROHIBIT THE USE OF HAY BALES AROUND STORM DRAINAGE STRUCTURES, USE GRAVEL FILTERS UNDERLAYED WITH FILTER FABRIC.
4. CONTROL THE RATE OF WATER RUNOFF BY DIVERSION DITCHES, BENCHES, BERMS AND OTHER EARTH-FORMED SHAPING SO THAT THE RATE OF FLOW IS RETARDED AND SILTING WILL BE MINIMIZED. RESHAPE AND RESTORE CONDITIONS SHOWING EVIDENCE OF EARTH EROSION WITHOUT DELAY. MAINTAIN TEMPORARY CONTROLS UNTIL PERMANENT WORK IS ESTABLISHED AND ASSUMES THIS FUNCTION.
5. PERMANENT VEGETATION SHALL BE BY SEEDING OR SODDING ALL EXPOSED AREAS WITHIN THREE DAYS AFTER FINAL GRADING. MULCH SHALL BE USED AS NECESSARY FOR PROTECTION UNTIL 75% GROWTH IS ESTABLISHED.
   A. ALL DISTURBED AREAS WITHIN THE LIMITS OF CONSTRUCTION, NOT DESIGNATED WITH A SURFACE TYPE ON THE CONSTRUCTION PLANS, SHALL BE VEGETATED AS FOLLOWS:
      - FOR AREAS WITH SLOPES 4H:1V OR GREATER, BAHIA SOD, OR SEED OVERLAYED WITH A SUITABLE EROSION CONTROL BLANKET, INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS. FOR AREAS WITH SLOPES LESS THAN 4H:1V (I.E. 5H:1V:), USE SEED WITH MULCH, OR HYDROSEED.
   B. AT THE TIME WHEN THE SITE PREPARATION FOR PERMANENT VEGETATIVE STABILIZATION IS GOING TO BE ACCOMPLISHED, ANY SOIL WHICH WILL NOT PROVIDE A SUITABLE ENVIRONMENT TO SUPPORT ADEQUATE VEGETATIVE GROUND COVER SHALL BE REMOVED OR TREATED IN SUCH A WAY AS TO PERMANENTLY ADJUST THE SOIL CONDITIONS AND RENDER IT SUITABLE FOR VEGETATIVE GROUND COVER.
6. ALL NEW EROSION AND SILT CONTROL METHODS AND LOCATIONS INDICATED ON THIS DRAWING ARE FOR START-UP AND GENERAL REFERENCE AND SHALL BE ADJUSTED, AS REQUIRED, TO SUIT THE PROCESS OF THE CONSTRUCTION.
7. A COPY OF THE STORMWATER POLLUTION PREVENTION PLAN (IF APPLICABLE) SHALL BE KEPT AT THE PROJECT SITE AT ALL TIMES.
8. THE CONSTRUCTION SHALL BE STAGED IN PHASES WHENEVER POSSIBLE TO MINIMIZE SOIL LOSS AND CONTROL EROSION.
9. ALL CONSTRUCTION DEWATERING SHALL BE CONTAINED ONSITE, (AT SPECIFIC LOCATIONS IF SHOWN ON THE PLANS), AND EITHER DIRECTED TO A TEMPORARY SEDIMENTATION BASIN OR ALLOWED TO INFILTRATE THE SOIL. SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT OVERSEES THE REQUIREMENTS OF DEWATERING PERMITTING AND METHODS. IF IT IS NECESSARY TO DISCHARGE DEWATERING EFFLUENT OFF SITE, ALL DEWATERING EFFLUENT SHALL BE PRETREATED SO THAT THE OFFSITE DISCHARGE MEETS STATE WATER QUALITY STANDARDS.
10. DEWATERING MAY ALSO OCCUR, AS REQUIRED, FOR ALL EXCAVATION ACTIVITY INCLUDING, BUT NOT LIMITED TO, STORM SEWERS, SANITARY SEWERS, WATER LINES AND OTHER UTILITIES.
11. THE CONTRACTOR SHALL IMPLEMENT OTHER BEST MANAGEMENT PRACTICES IF DIRECTED BY REGULATORY AGENCIES OR OWNER.
12. THE CONTRACTOR SHALL ABIDE BY ALL APPLICABLE REQUIREMENTS AND CONDITIONS OF THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD) PERMIT AND HAVE A COPY ON SITE.
13. CONTRACTOR SHALL SPRINKLE OR OTHERWISE APPLY WATER TO AFFECTED CONSTRUCTION AREAS AS NEEDED TO CONTROL BOTH SIGNIFICANT WIND EROSION AND FUGITIVE DUST.
14. IN GENERAL, FOR DRAINAGE BASINS WITH 10 OR MORE DISTURBED ACRES AT ONE TIME, A TEMPORARY (OR PERMANENT) SEDIMENT BASIN PROVIDING 3,600 CUBIC FEET OF STORAGE PER ACRE DRAINED, OR EQUIVALENT CONTROL MEASURES, SHALL BE PROVIDED WHERE ATTAINABLE UNTIL FINAL STABILIZATION OF THE SITE. THE 3,600 CUBIC FEET OF STORAGE AREA PER ACRE DRAINED DOES NOT APPLY TO FLOWS FROM OFFSITE AREAS AND FLOWS FROM ONSITE AREAS THAT ARE EITHER UNDISTURBED OR HAVE UNDERGONE FINAL STABILIZATION WHERE SUCH FLOWS ARE DIVERTED AROUND BOTH THE DISTURBED AREA AND THE SEDIMENT BASIN. FOR DRAINAGE BASINS WITH 10 OR MORE DISTURBED ACRES AT ONE TIME AND WHERE A TEMPORARY SEDIMENT BASIN PROVIDING 3,600 CUBIC FEET OF STORAGE PER ACRE DRAINED, OR EQUIVALENT CONTROLS IS NOT ATTAINABLE, A COMBINATION OF SMALLER SEDIMENT BASINS AND/OR SEDIMENT TRAPS AND OTHER BMPS SHOULD BE USED. AT A MINIMUM, SILT FENCES, OR EQUIVALENT SEDIMENT CONTROLS ARE REQUIRED FOR ALL SIDESLOPE AND DOWNSLOPE BOUNDARIES OF THE CONSTRUCTION AREA.
15. SEDIMENT BASINS TO BE INSPECTED REGULARLY FOR DEPTH OF SEDIMENT. BUILT UP SEDIMENT TO BE REMOVED WHEN IT REACHES 10 PERCENT OF THE DESIGN CAPACITY AND/OR AT THE END OF THE JOB.
16. AREAS THAT ARE DESIGNATED FOR PERMANENT STORMWATER TREATMENT SYSTEMS (E.G., STORMWATER RETENTION PONDS) SHALL NOT BE USED FOR TEMPORARY SEDIMENT BASINS UNLESS APPROPRIATE MEASURES ARE TAKEN TO ASSURE REMOVAL OF ACCUMULATED FINE SEDIMENTS, WHICH MAY CAUSE PREMATURE CLOGGING AND LOSS OF INFILTRATION CAPACITY, AND TO AVOID EXCESSIVE COMPACTION OF SOILS BY CONSTRUCTION MACHINERY OR EQUIPMENT.
17. STABILIZED CONSTRUCTION ENTRANCES SHALL BE PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEPT AS NECESSARY, OR AS REQUIRED BY THE LOCAL JURISDICTION, TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE ONTO THE PUBLIC STREETS. DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE WILL BE COVERED WITH A TARPAULIN. VEHICLES LEAVING THE SITE ARE TO HAVE WHEELS CLEANED PRIOR TO ENTERING THE RIGHT OF WAY.
18. INSPECT SILT FENCE REGULARLY FOR DEPTH OF SEDIMENT, TEARS, TO SEE IF THE FABRIC IS SECURELY ATTACHED TO THE FENCE POSTS, AND TO SEE THAT THE FENCE POSTS ARE FIRMLY IN THE GROUND. SILTATION ACCUMULATIONS GREATER THAN THE LESSER OF 12 INCHES OR ONE-HALF OF THE DEPTH OF THE SILTATION CONTROL BARRIER OR CONTROL DEVICES SHALL BE IMMEDIATELY REMOVED AND PLACED IN UPLAND AREAS. ALL SILTATION BARRIERS SHALL THEN BE RESTORED TO THEIR ORIGINAL CONDITIONS.
19. TEMPORARY STOCKPILES SHALL BE LOCATED AS SHOWN ON THE DRAWINGS (IF SHOWN). ALTERNATE LOCATIONS MAY BE ALLOWED AFER CONSULTATION WITH THE OWNER'S REPRESENTATIVE. IN NO CASE SHALL THEY BE PLACED SUCH THAT THEY BLOCK OFFSITE RUNOFF OR INTERFERE WITH UPSTREAM FLOWS. IN ADDITION, TEMPORARY STOCKPILES SHALL BE LOCATED SUCH THAT A SUFFICIENT BUFFER IS PROVIDED BETWEEN OFFSITE PROPERTIES IN ORDER TO PROTECT AGAINST EROSION, INCLUDING WIND EROSION. TEMPORARY STOCKPILE AREAS SHALL HAVE A MAXIMUM HEIGHT OF 10' WITH A MAXIMUM SIDE SLOPE EQUAL TO 3:1.
20. TEMPORARY STOCKPILE LOCATIONS ADJACENT TO OFFSITE PROPERTIES, WHETHER THEY BE PUBLIC RIGHTS-OF-WAY OR PRIVATE PROPERTY, SHALL BE PROTECTED WITH A DOUBLE ROW OF SILT FENCE AND AN OUTER SINGLE ROW OF STAKED HAY BALES.
21. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES PERMANENTLY CEASE SHALL BE STABILIZED WITH SOD IN ACCORDANCE WITH THE SPECIFICATIONS CONTAINED IN THESE PLANS, OR SEEDED AND MULCHED AS SOON AS PRACTICAL, BUT IN NO CASE MORE THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY. PERMANENT STABILIZATION USING SEED AND MULCH SHALL BE IN ACCORDANCE WITH SECTION 570 OF THE FDOT ROAD AND BRIDGE SPECIFICATIONS. RATE OF APPLICATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATION.
22. ANY EXPORT AND DISPOSAL OF UNSUITABLE MATERIALS SHALL BE IN ACCORDANCE WITH THE LOCAL AGENCIES HAVING JURISDICTION.

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Revision	By	Appd.	YY.MM.DD

Issued	By	Appd.	YY.MM.DD

Permit-Seal

DATE: 6.29.2015
ENGINEER OF RECORD: LEE H. HARWELL, P.E.
FL REG. NO. : 50134

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Client/Project
INTEGRA JUNCTION, LLC

INTEGRA JUNCTION

Pasco County, Florida

File Name: FILE	DEU	LHH	LHH/DEU	2015-06-29
	Dwn.	Chkd.	Dsgn.	YY.MM.DD

Title
EROSION AND SEDIMENTATION CONTROL PLAN

Project No. 215612506
Scale AS SHOWN
Drawing No. C-104
Sheet of
Revision 0

ALL DIRECTIONAL ARROWS SHOWN ON THIS PLAN ARE FOR INFORMATIONAL/REVIEW PURPOSES ONLY, AND WILL NOT BE PLACED ON PAVEMENT AS PART OF REQUIRED SIGNAGE AND STRIPPING.

SEE SHEET C-106 FOR PRELIMINARY SITE PLAN DATA AND ADDITIONAL INFORMATION

0 60' 120'

LEGEND

C COMPACT PARKING SPACE

HANDICAPPED PARKING SPACE

GARAGE STRUCTURES

BUILDING STRUCTURE LEGEND

BUILDING NUMBER — NO. OF UNITS — F.F.E. — FINISHED FLOOR ELEVATION — BUILDING TYPE

CARRIAGE STRUCTURE LEGEND

BUILDING NUMBER — F.F.E. — FINISHED FLOOR ELEVATION — BUILDING TYPE

WETLAND L BEING FILLED UNDER SWFWMD ERP APPLICATION NO. 713558 AND PASCO COUNTY APPLICATION NO. LRG15-024

WETLAND L CATEGORY II IMPACT: 1.42 AC. ONSITE 0.01 AC. OFFSITE

WETLAND M CATEGORY II 8.45 AC. SHW = 50.02' (NAVD 88) NP = 49.07' (NAVD 88)

PROPOSED PROMENADE PARKWAY

25-26-17-0000-00100-0021 ZONING: MPUD FLU: PD

10' TYPE D LANDSCAPE BUFFER

20' BUILDING SETBACK

PROPERTY LINE (TYP.)

STORMWATER POND SHW ELEV. 50.02 DHW 25 ELEV. 52.27 DHW 100 ELEV. 52.56

CLUB HOUSE TYPE 5

POOL DECK

F.F.E. 54.80

ROAD A

ROAD B

ROAD C

ROAD D

1 | 66 | F.F.E. TYPE 1 | 54.85

5 | 66 | F.F.E. TYPE 1 | 54.20

4 | 53 | F.F.E. TYPE 4 | 54.30

1 | 57 | F.F.E. TYPE 1 | 52.65

11 | 53 | F.F.E. TYPE 4 | 54.90

9 | 37 | F.F.E. TYPE 3 | 54.65

DOG PARK

PLAY GROUND

MAIL KIOSK

TRASH COMPACTER

MAINTENANCE BUILDING

4600LF 4'HIGH RAILROAD TIE RETAINING WALL

SWFWMD WETLAND JURISDICTIONAL LINE AND PROPERTY LINE

25' WETLAND SETBACK

15' WETLAND SETBACK

15' TYPE B LANDSCAPE BUFFER

PROPERTY LINE (TYP.)

PRIOR DEVELOPMENT ACTIVITY IN ASTURIA (aka LEGACY) MPUD 6668

- Asturia Preliminary Plan Phases 1-4 & Construction Plan/Stormwater Plan Phase 1 under construction (RSD-14-014). Proposed 248 single-family lots (Phase 1)
- Promenade Parkway Extension plans currently under review (LRG15-024). Proposing one-half mile of 2-lane roadway extension.
- Asturia Amenity Center under review (Project # and Square Footage Proposed is unknown)

STREET NAME EQUIVALENTS
ROAD A = INTEGRA JUNCTION
ROAD B = DEPOT AVENUE
ROAD C = VIRGINIA STATION
ROAD D = CABOOSE LANE

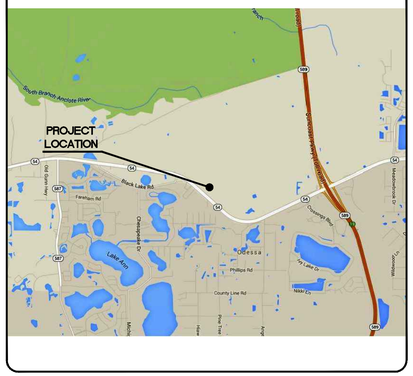
DITCH

STATE ROAD 54

STATE ROAD 54 WEST BOUND LANES

18" RCP MES

RCP W/MES



LOCATION MAP

LEGAL DESCRIPTION

SEE DRAWING NO. C-106

Revision	By	Appd.	YY.MM.DD

Issued	By	Appd.	YY.MM.DD

Permit-Seal

DATE: 6.29.2015
ENGINEER OF RECORD: LEE H. HARWELL, P.E.
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Client/Project
INTEGRA JUNCTION, LLC

INTEGRA JUNCTION
Pasco County, Florida

File Name: FILE	DEU Dwn.	LHH Chkd.	LHH/DEU Dsgn.	2015-06-09 YY.MM.DD

Title
PRELIMINARY SITE PLAN

Project No.	Scale	
215612506	AS SHOWN	
Drawing No.	Sheet	Revision
C-105	of	0

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2015.06.29 1:22 PM By: Arnold, Jeremy

SITE DATA:

TOTAL ACREAGE: 15.498 ACRES

CATEGROY II WETLANDS 0.01 AC. (TO BE FILLED)
UPLANDS 15.488 AC.
DEVELOPABLE ACREAGE: 15.498 ACRES

TAX PARCEL ID(S): 25-26-17-0000-00100-0020

ZONING: MPUD (LEGACY 6668)

DEVELOPMENT STANDARDS: MF-2 / MF-3

CURRENT LAND USE: VACANT

FUTURE LAND USE: PD / CON

DEVELOPMENT TYPE: MULTI-FAMILY RESIDENTIAL

NO. OF UNITS: 322

OVERALL DENSITY: 20.78 UNITS / ACRE

IMPERVIOUS AREA (BUILDING/PAVING/SIDEWALKS): 408,152 S.F. (9.37 AC) (60.46%)

OPEN SPACE (PONDS/GREEN SPACE): 266,936 S.F. (6.128 AC) (39.54%)

BUILDING DATA SUMMARY

TOTAL FLOOR AREA
(RESIDENTIAL LIVING UNITS): 405,609 S.F.
F.A.R.: 0.600

TOTAL FLOOR AREA
(NON-RESIDENTIAL BUILDINGS): 22,434 S.F.
F.A.R.: 0.033

TOTAL NUMBER
OF RESIDENTIAL UNITS: 322

1-BEDROOM 124
2-BEDROOM 162
3-BEDROOM 36

BUILDING HEIGHTS (TO HIGHEST ROOF PEAK):

TYPE I = 44'-11"
TYPE II = 44'-11"
TYPE III = 44'-11"
TYPE IV = 28'-3"
TYPE V = 44'-11"
CLUBHOUSE = 32'-10"

PARKING DATA SUMMARY

REQUIRED (TND):

RESIDENTIAL LIVING: 1SP / UNIT = 322 SPACES

CLUBHOUSE: 0.5 SP / 200S.F.
CALCULATION: 5,965S.F. / 200 X 0.5 = 15 SPACES

PROVIDED:

TOTAL NUMER OF
PARKING SPACES: 630

REGULAR SPACES (9'x20'): 385
COMPACT SPACES (8'x18'): 90
GARAGE SPACES: 102
HANDICAP (SURFACE): 12
HANDICAP (GARAGE): 2
OFF STREET (PARALLEL): 39

RATIO: 1.96 SPACES/UNIT

SETBACK SUMMARY

REQUIRED (TND):

PRIMARY STRUCTURE:

FRONT YARD: 5' MIN. / 20' MAX.
REAR YARD: 10'
SIDE YARD: 0' INTERNAL / 5' CORNER

ACCESSORY STRUCTURE:

FRONT: 5' MIN.
REAR: 4' MIN.

BUILDING TYPE I

KEY PLAN - BUILDING I

BUILDING MIX

BUILDING TYPE I	1st LEVEL	2nd LEVEL	3rd LEVEL	4th LEVEL		TOTAL PER BLDG.	NO.OF BLDGS.	TOTAL
UNIT S1	–	–	–	–		–	2	–
UNIT S2	–	–	–	–		–	2	–
UNIT A1	4	5	5	5		19	2	38
UNIT A2	2	2	2	2		8	2	16
UNIT A3	–	–	–	–		–	2	–
UNIT A4	–	–	–	–		–	2	–
UNIT B1	3	4	4	4		15	2	30
UNIT B1–ALT1	1	1	1	1		4	2	8
UNIT B2	–	–	–	–		–	2	–
UNIT B3	2	–	–	–		2	2	4
UNIT C1	–	2	2	2		6	2	12
UNIT C2	3	3	3	3		12	2	24
TOTALS	15	17	17	17		(66)	2	(132)

BUILDING AREA

BUILDING TYPE I
A/C AREA
1ST FLOOR - 14,669 SF
2ND FLOOR - 16,705 SF
3RD FLOOR - 16,705 SF
4TH FLOOR - 16,705 SF
TOTAL: 64,784 SF
TOTAL AREA
1ST FLOOR - 20,543 SF
2ND FLOOR - 20,419 SF
3RD FLOOR - 20,419 SF
4TH FLOOR - 20,419 SF
BUILDING TOTAL: 81,800 SF

BUILDING TYPE IV - CARRIAGE BUILDING

KEY PLAN - CARRIAGE

BUILDING MIX

CARRIAGE BUILDING	1st LEVEL	2nd LEVEL	3rd LEVEL	4th LEVEL		TOTAL PER BLDG.	NO.OF BLDGS.	TOTAL
UNIT S1	–	–	–	–		–	5	–
UNIT S2	–	–	–	–		–	5	–
UNIT A1	–	–	–	–		–	5	–
UNIT A2	–	–	–	–		–	5	–
UNIT A3	–	2	–	–		2	5	10
UNIT A4	–	–	–	–		–	5	–
UNIT B1	–	–	–	–		–	5	–
UNIT B1–ALT1	–	–	–	–		–	5	–
UNIT B2	–	–	–	–		–	5	–
UNIT B3	–	–	–	–		–	5	–
UNIT C1	–	–	–	–		–	5	–
UNIT C2	–	–	–	–		–	5	–
TOTALS	–	2	–	–		(2)	5	(10)

BUILDING AREA

BUILDING TYPE IV
A/C AREA
1ST FLOOR - - SF
2ND FLOOR - 1,472 SF
3RD FLOOR - - SF
4TH FLOOR - - SF
TOTAL: 1,472 SF
TOTAL AREA
1ST FLOOR - 1,726 SF
2ND FLOOR - 1,701 SF
3RD FLOOR - - SF
4TH FLOOR - - SF
BUILDING TOTAL: 3,427 SF

BUILDING TYPE II

KEY PLAN - BUILDING II

BUILDING MIX

BUILDING TYPE II	1st LEVEL	2nd LEVEL	3rd LEVEL	4th LEVEL		TOTAL PER BLDG.	NO.OF BLDGS.	TOTAL
UNIT S1	–	–	–	–		–	2	–
UNIT S2	–	1	1	1		3	2	6
UNIT A1	4	4	4	4		16	2	32
UNIT A2	–	–	–	–		–	2	–
UNIT A3	–	–	–	–		–	2	–
UNIT A4	1	1	1	1		4	2	8
UNIT B1	2	4	4	4		14	2	28
UNIT B1–ALT1	–	–	–	–		–	2	–
UNIT B2	4	4	4	4		16	2	32
UNIT B3	–	–	–	–		–	2	–
UNIT C1	–	–	–	–		–	2	–
UNIT C2	–	–	–	–		–	2	–
TOTALS	11	14	14	14		(53)	2	(106)

BUILDING AREA

BUILDING TYPE II
A/C AREA
1ST FLOOR - 10,133 SF
2ND FLOOR - 13,081 SF
3RD FLOOR - 13,081 SF
4TH FLOOR - 13,081 SF
TOTAL: 49,376 SF
TOTAL AREA
1ST FLOOR - 15,729 SF
2ND FLOOR - 15,582 SF
3RD FLOOR - 15,582 SF
4TH FLOOR - 15,582 SF
BUILDING TOTAL: 62,475 SF

BUILDING TYPE V - CLUB/ LEASING CENTER

KEY PLAN - LEASING CENTER

BUILDING AREA

BUILDING TYPE V
A/C AREA
1ST FLOOR - 5,965 SF
2ND FLOOR - - SF
3RD FLOOR - - SF
4TH FLOOR - - SF
TOTAL: 5,965 SF
TOTAL AREA
1ST FLOOR - 8,738 SF
2ND FLOOR - - SF
3RD FLOOR - - SF
4TH FLOOR - - SF
BUILDING TOTAL: 8,738 SF

BUILDING TYPE III

KEY PLAN - BUILDING III

BUILDING MIX

BUILDING TYPE III	1st LEVEL	2nd LEVEL	3rd LEVEL	4th LEVEL		TOTAL PER BLDG.	NO.OF BLDGS.	TOTAL
UNIT S1	–	–	–	–		–	2	–
UNIT S2	–	1	1	1		3	2	6
UNIT A1	–	–	–	–		–	2	–
UNIT A2	–	–	–	–		–	2	–
UNIT A3	–	–	–	–		–	2	–
UNIT A4	1	1	1	1		4	2	8
UNIT B1	2	4	4	4		14	2	28
UNIT B1–ALT1	–	–	–	–		–	2	–
UNIT B2	4	4	4	4		16	2	32
UNIT B3	–	–	–	–		–	2	–
UNIT C1	–	–	–	–		–	2	–
UNIT C2	–	–	–	–		–	2	–
TOTALS	7	10	10	10		(37)	2	(74)

BUILDING AREA

BUILDING TYPE III
A/C AREA
1ST FLOOR - 7,589 SF
2ND FLOOR - 10,529 SF
3RD FLOOR - 10,529 SF
4TH FLOOR - 10,529 SF
TOTAL: 39,176 SF
TOTAL AREA
1ST FLOOR - 12,618 SF
2ND FLOOR - 12,448 SF
3RD FLOOR - 12,448 SF
4TH FLOOR - 12,448 SF
BUILDING TOTAL: 49,962 SF

GARAGE BLDG. TYPE I

1,369 SF

GARAGE BLDG. TYPE II

1,023 SF

GARAGE BLDG. TYPE III

MAINTENANCE

POOL MAINTENANCE

400 SF

TRASH COMPACTOR

160 SF

MAIL KIOSK

593 SF

THESE WOOD FRAME BUILDINGS, AS WITH ALL STRUCTURES, ONCE COMPLETED WILL REQUIRE CONTINUOUS AND ONGOING MAINTENANCE AND REPAIR TO KEEP THEM IN GOOD CONDITION AND PREVENT DETERIORATION OVER TIME. THE DEVELOPER IN CONJUNCTION WITH THE CONTRACTOR TO DEVELOP A MAINTENANCE PROGRAM BASED UPON THE MATERIALS AND SYSTEMS INCORPORATED INTO THE BUILDINGS. THE OWNER OR THE LEASING MANAGEMENT COMPANY WILL PROVIDE FOR A QUALIFIED MAINTENANCE STAFF TO PROVIDE CONTINUED MAINTENANCE, RE-PAINTING, RE-APPLICATION OF SEALANTS AND OTHER REPAIR WORK AS REQUIRED BY THE MAINTENANCE PROGRAM FOR THE PROJECT. IF THE PROJECT IS SOLD TO A THIRD PARTY, THE THIRD PARTY MUST CONTINUE TO PROVIDE THIS MAINTENANCE PROGRAM FROM THE OWNER. THE THIRD PARTY, LIKE ALL BUILDING OWNERS, IS REQUIRED TO MAINTAIN AND REPAIR THE BUILDING TO THE MINIMUM LEVEL ESTABLISHED IN THE MAINTENANCE PROGRAM.

PROJECT DATA

UNIT TOTALS

TOTALS	TYPE I	TYPE II	TYPE III	TYPE IV	TOTAL ALL BDGS	% UNITS
UNIT S1	–	–	–	–	–	
UNIT S2	–	6	6	–	12	
UNIT A1	38	32	–	–	70	
UNIT A2	16	–	–	–	16	39%
UNIT A3	–	–	–	10	10	
UNIT A4	–	8	8	–	16	
UNIT B1	30	28	28	–	86	
UNIT B1–ALT1	8	–	–	–	8	
UNIT B2	–	32	32	–	64	
UNIT B3	4	–	–	–	4	50%
UNIT C1	12	–	–	–	12	
UNIT C2	24	–	–	–	24	11%
TOTAL UNITS	132	106	74	10	(322)	100%

BUILDING TOTALS

BUILDING TYPE	TOTAL BUILDINGS
BUILDING TYPE I	2
BUILDING TYPE II	2
BUILDING TYPE III	2
BUILDING TYPE IV	5
TOTAL NUMBER APARTMENT BUILDINGS	(11)

SQUARE FOOTAGE TOTALS

BUILDING TYPE I AREA CALC'S
A/C AREA TOTAL: 64,784 x 2 = 129,568 SQ.FT.
TOTAL AREA: 81,800 x 2 = 163,600 SQ.FT.

BUILDING TYPE II AREA CALC'S
A/C AREA TOTAL: 49,376 x 2 = 98,752 SQ.FT.
TOTAL AREA: 62,475 x 2 = 124,950 SQ.FT.

BUILDING TYPE III AREA CALC'S
A/C AREA TOTAL: 39,176 x 2 = 78,352 SQ.FT.
TOTAL AREA: 49,962 x 2 = 99,924 SQ.FT.

BUILDING TYPE V AREA CALC'S
A/C AREA TOTAL: 1,472 x 5 = 7,360 SQ.FT.
TOTAL AREA: 3,427 x 5 = 17,135 SQ.FT.

APARTMENT PROJECT TOTALS
A/C AREA TOTAL: 314,032 SQ.FT.
TOTAL AREA: 405,609 SQ.FT.

LEASING CENTER AREA CALC'S
A/C AREA TOTAL: 5,965 x 1 = 5,965 SQ.FT.
TOTAL AREA: 8,738 x 1 = 8,738 SQ.FT.

GARAGE BLDG TYPE I (1 HC, 5 BAYS) AREA CALC'S
AREA TOTAL: 1,369 x 1 = 1,369 SQ.FT.

GARAGE BLDG TYPE II (4 BAYS) AREA CALC'S
AREA TOTAL: 1,023 x 4 = 4,092 SQ.FT.

GARAGE BLDG TYPE III (6 BAYS) AREA CALC'S
AREA TOTAL: 1,535 x 5 = 7,675 SQ.FT.

MAINTENANCE BUILDING CALC'S
AREA TOTAL: 400 x 1 = 400 SQ.FT.

MAIL KIOSK AREA CALC'S
AREA TOTAL: ~~1,728 x 1 = 1,728 SQ.FT.~~

POOL EQUIP. MAINTENANCE AREA CALC'S
AREA TOTAL: 160 x 1 = 160 SQ.FT.

AUXILIARY BUILDING TOTALS
A/C AREA TOTAL: 5,965 SQ.FT.
TOTAL AREA: ~~24,162 SQ.FT.~~

GRAND TOTALS
A/C AREA TOTAL: 319,997 SQ.FT.
TOTAL AREA: ~~429,771 SQ.FT.~~

REZONING HISTORY AND PROPERTY USE:

1. Asturia is part of an approved Master Planned Unit Development (MPUD). The original Legacy MPUD Master Planned Unit Development conditions of approval and Master Development Plan Rezoning Petition No. 6668 as approved by the Pasco County Commissioners on December 12, 2010, with revisions on September 23, 2013 and October 18, 2013
2. Behnke Ranch Master Roadway Plan and Master Park & Pedestrian Plan were approved on May 22, 2014
3. Present use - Pasture, Vacant.
4. Future Land Use - RES-3.

BOUNDARY AND TOPOGRAPHIC INFORMATION:

5. Boundary information based on that certain ALTA/ACSM land title survey and boundary survey of "Asturia multi family tract (Integra Junction)" prepared by Florida Design Consultants.
   - Coordinates are reported by said survey to be State Plane, Florida West Zone, North American Datum of 1983, 1990 adjustment (NAD 83/1990).
6. Topographic information based on that certain topographic survey of "Austria multi-family tract" prepared by Stantec consulting Services Inc. Having a last date of survey: 3-5-2015.
   - Elevations based on the North American Vertical Datim of 1988, (NAVD 88)
   - To convert the (NAVD 88) elevations to the National Geodetic Vertical Datum of 1929 (NGVD 29) elevations, add 0.83 feet to (NAVD 88) for (NGVD 29) elevation.

UTILITIES INFORMATION:

7. Electrical service will be provided by Duke Energy
8. Telephone service will be provided by Verizon
9. Cable television services can be provided by Bright House, Inc.
10. Water service and sanitary sewer service will be provided by Pasco County Utilities Services
11. Fire protection and EMS services will be provided by Pasco County, Station 15.
12. Fire protection for the proposed development will be provided through sprinklered buildings and/or from fire hydrants, with locations shown on construction plans
13. Confirmation of available service and ability to provide service from respective providers will be forwarded to Pasco County Development Review Division upon request
14. Street lighting will be provided with the proposed development by a street lighting taxing district or other approved entity. Street lighting shall be provided, designed, and constructed in accordance with the Pasco County Land Development Code, Section 901.11, Street Lighting.
15. All water and wastewater facilities will be installed in compliance with Pasco County's "Standard for Design and Construction of Water, Wastewater, Reclaimed Water Facilities" manual.

FLOOD PLAIN AND DRAINAGE INFORMATION:

16. According to the National Flood Insurance Program, Flood Insurance Rate Map (FIRM) Map Number 12101C0380F for Pasco County dated September 26, 2014, this property lies in zone X. Zone X is described as being outside of the 0.2% annual chance floodplain.
17. Drainage run off (post development) will be collected and directed via pipes and swales to stormwater management areas. Stormwater management areas will discharge to the existing wetland drainage system. Other portions of the site will discharge via pipes and tie-in to a privately owned and maintained piped stormwater collection system.
18. Conservation areas, stormwater management areas, parks, buffer easements and specific landscaping tracts will be owned and maintained by a Homeowners Association or some other approved entity.

WETLANDS:

19. All wetlands are classified according to the classification assigned under the Legacy MPUD 6668.

ROADWAYS:

19. All proposed roadways are to be privately owned and maintained.
20. All roadway construction is to comply with the Manual of Uniform Minimum Standards, State of Florida, pursuant to 366.045 F.S.

BUFFERING, LANDSCAPE CODE COMPLIANCE AND TREE PROTECTION/REPLACEMENT:

21. Development will comply with the Tree Protection and Landscaping ordinances as set forth in the Land Development Code except where relief from the Code has been provided by alternate standards or variance request.
22. No buffer shall encroach into the clear sight triangle as defined in Section 200 of the Pasco County Land Development Code.
23. Tree replacement date and landscape plan are provided as part of this plan set submittal.

HISTORIC RESOURCES:

24. No known historic resources or sites exist on the subject property and none are identified by the Pasco County Comprehensive Plan. However, **If during construction activities** any evidence of historic resources, including by not limited to aboriginal or historic pottery, prehistoric stone tools, bone or shell tools, historic trash pits, or historic building foundation, are discovered, work shall come to an immediate stop and the Florida Department of Historic Resources (State Historic Preservation Officer) and Pasco County shall be notified within two working days of the resources found on the site.

DEVELOPMENT STANDARDS:

25. Phasing - Multiple construction phases are not anticipated.
26. Park(s) are not required to be provided within the boundary of this development. Reference shall be made to the Park Master Plan approval (File PDD14-943 dated 5/22/14.
27. 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.
28. The site does not lie within a hurricane excavation zone.
29 If during construction activities any evidence of the presences of State or Federally protected plant and/or animal species is discovered, work shall come to an immediate stop and Pasco County shall be notified within two working days of the plant and/or animal species found on site.

EARTHWORK OPERATIONS:

30. All excavated material on-site will be used a fill on-site. Excavated soil will be not be hauled off-site.

PROJECT TEAM

OWNER:

SR 54 LAND ASSOCIATES, LLC
2800 POST OAK BLVD., SUITE 4800
HOUSTON, TEXAS 77056
PHONE: 904-810-0500

DEVELOPER:

INTEGRA JUNCTION, LLC
1525 INTERNATIONAL DRIVE, SUITE 200
LAKE MARY, FLORIDA 32746
PHONE: 407-833-3927

SURVEYORS:

FLORIDA DESIGN CONSULTANTS, INC.
(BOUNDARY SURVEY)
3030 STARKEY BOULEVARD
NEW PORT RICHEY, FLORIDA 34655
PHONE: 800-532-1047

STANTEC CONSULTING SERVICES, INC.
(TOPOGRAPHICAL SURVEYING)
2205 NORTH 20TH STREET
TAMPA, FL 33605-3921
PHONE: (813) 223-9500

ENGINEER:

STANTEC CONSULTING SERVICES, INC.
2205 NORTH 20TH STREET
TAMPA, FL 33605-3921
PHONE: (813) 223-9500

LEGAL DESCRIPTION

LEGAL DESCRIPTION:

A parcel of land being a portion of the Southwest 1/4 of Section 25, Township 26 South, Range 17 East, Pasco County, Florida, being more particularly described as follows:

COMMENCE at the East 1/4 corner of Section 24, Township 26 South, Range 17 East, Pasco County, Florida; thence S00°12'05"W along the East Line of the Southeast 1/4 of Section 24, Township 26 South, Range 17 East (being the basis of bearings for this legal description), for 428.33 feet to the point of intersection with the Northerly line of the former Seaboard Coastline Railroad Right of Way; thence S72°52'02"W along said Northerly line of the former Seaboard Coastline Railroad Right of Way, for 3463.77 feet; thence the following three (3) courses, along a line 3,309.55 feet West of and parallel with the East line of Section 25, Township 26, Range 17 East Pasco County, Florida; (1) thence leaving said Northerly line of the former Seaboard Coastline Railroad Right of Way, S00°23'37"W, for 274.78 feet; (2) thence S00°23'37"W, for 3550.24 feet; (3) thence S00°16'14"W, for 3277.64 feet to the point of intersection with the Southerly line of the former Tract 2 according to the plat of "Revised Map of Keystone Park Colony", as recorded in Plat Book 1, page 64, as vacated by Resolution dated April 25, 2006 and recorded at Official Records Book 6985, page 2, all of the Public Records of Pasco County Florida; thence leaving said line 3309.55 feet West of and parallel with the East boundary of said Section 25, N89°08'18"W along said Southerly line of the former Tract 2, for 133.59 feet to the point of intersection with the Northerly Right of Way line of State Road 54, according to that certain State of Florida Department of Transportation Right of Way Map for State Road 54, w.p. item/seg.: 256337–1, prepared by Cumby and Fair, Inc., dated 10–13–1999, same being the point of intersection with a non–tangent curve concave Northeasterly; thence Northwesterly along the arc of said curve from a radial bearing of S40°19'04"W, having a radius of 1785.19 feet, a central angle of 01°20'58", an arc length of 42.04 feet, and a chord bearing N49°00'27"W for 42.04 feet to the point of tangent; thence N48°21'18"W along said Northerly Right of Way line of State Road 54, for 640.78 feet to the point of intersection with the Westerly line of said former Tract 2; thence leaving said Northerly Right of Way line of State Road 54 N00°21'12"E along said Westerly line of former Tract 2, for 222.14 feet to the point of intersection with the Northerly line of Tract 3 according to said plat of "Revised Map of Keystone Park Colony"; thence N89°02'24"W along said Northerly Line of Tract 3, for 256.03 feet to the point of intersection with the Northerly Right of Way line of State Road 54 as described in Official Records Book 4926, page 1228 of the public records of Pasco County Florida; thence N48°21'18"W, along said Northerly Right of Way line of State Road 54, for 790.60 feet to the POINT OF BEGINNING; thence continue N48°21'18"W, along said Northerly right of way line of State Road 54, for 806.21 feet to the point of curvature of a curve concave Southwesterly; thence Northwesterly along the arc of said curve, having a radius of 2,634.51 feet, a central angle of 01°28'40", an arc length of 67.96 feet, and a chord bearing N49°05'38"W for 67.95 feet to the point of intersection with a non–tangent line; thence leaving said Northerly Right of Way line of State Road 54, N22°19'40"E, for 39.12 feet; thence S81°01'18"E, for 56.66 feet; thence N87°00'18"E, for 43.86 feet; thence N77°38'16"E, for 61.02 feet; thence N80°15'33"E, for 68.72 feet; thence S82°27'13"E, for 77.01 feet; thence S84°11'21"E, for 61.23 feet; thence S81°17'32"E, for 82.61 feet; thence N75°13'03"E, for 56.10 feet; thence N76°27'34"E, for 33.69 feet; thence N54°27'23"E, for 35.68 feet; thence N39°03'47"E, for 57.81 feet; thence N28°44'55"E, for 49.49 feet; thence N12°16'18"E, for 82.81 feet; thence N04°36'11"W, for 72.59 feet; thence N19°11'53"W, for 102.51 feet; thence N35°56'28"E, for 66.49 feet to the point of intersection with a line 10.00 feet South of and parallel with the South right of way line of proposed PROMENADE PARKWAY; thence the following five (5) courses along said line 10.00 feet South of and parallel with the South right of way line of proposed PROMENADE PARKWAY; (1) thence S54°03'32"E, for 355.76 feet to the point of curvature of a curve concave Southwesterly; (2) thence Southeasterly along the arc of said curve, having a radius of 625.00 feet, a central angle of 31°08'15", an arc length of 339.66 feet, and a chord bearing S38°29'24"E for 335.49 feet to the point of tangent; (3) thence S22°55'16"E, for 335.02 feet to the point of curvature of a curve concave Westerly; (4) thence Southerly along the arc of said curve, having a radius of 330.00 feet, a central angle of 64°33'58", an arc length of 371.87 feet, and a chord bearing S09°21'43"W for 352.51 feet to the point of tangent; (5) thence S41°38'42"W, for 38.09 feet; thence leaving said line 10.00 feet South of and parallel with the South Right of Way line of proposed PROMENADE PARKWAY, N48°21'18"W, for 484.00 feet; thence S41°38'42"W, for 276.00 feet to the POINT OF BEGINNING.

Containing 675,094 square feet or 15.498 acres, more or less.

Revision	By	Appd.	YY.MM.DD

Issued	By	Appd.	YY.MM.DD

Permit-Seal

DATE: 6.29.2015
ENGINEER OF RECORD: LEE H. HARWELL, P.E.
FL REG. NO. : 50134

Consultants

Stantec
Stantec Consulting Services Inc.
2205 North 20th Street
Tampa, Florida 33605 Tel. 813.223.9500
www.stantec.com Fax. 813.223.0009
Certificate of Authorization #27013
FL Lic. # LC-C000170

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Client/Project
INTEGRA JUNCTION, LLC

INTEGRA JUNCTION

Pasco County, Florida

File Name: FILE	DEU	LHH	LHH/DEU	2015-06-29
	Dwn.	Chkd.	Dsgn.	YY.MM.DD

Title
PRELIMINARY SITE PLAN DATA

Project No. 215612506
Scale AS SHOWN
Drawing No. C-106
Sheet of
Revision 0

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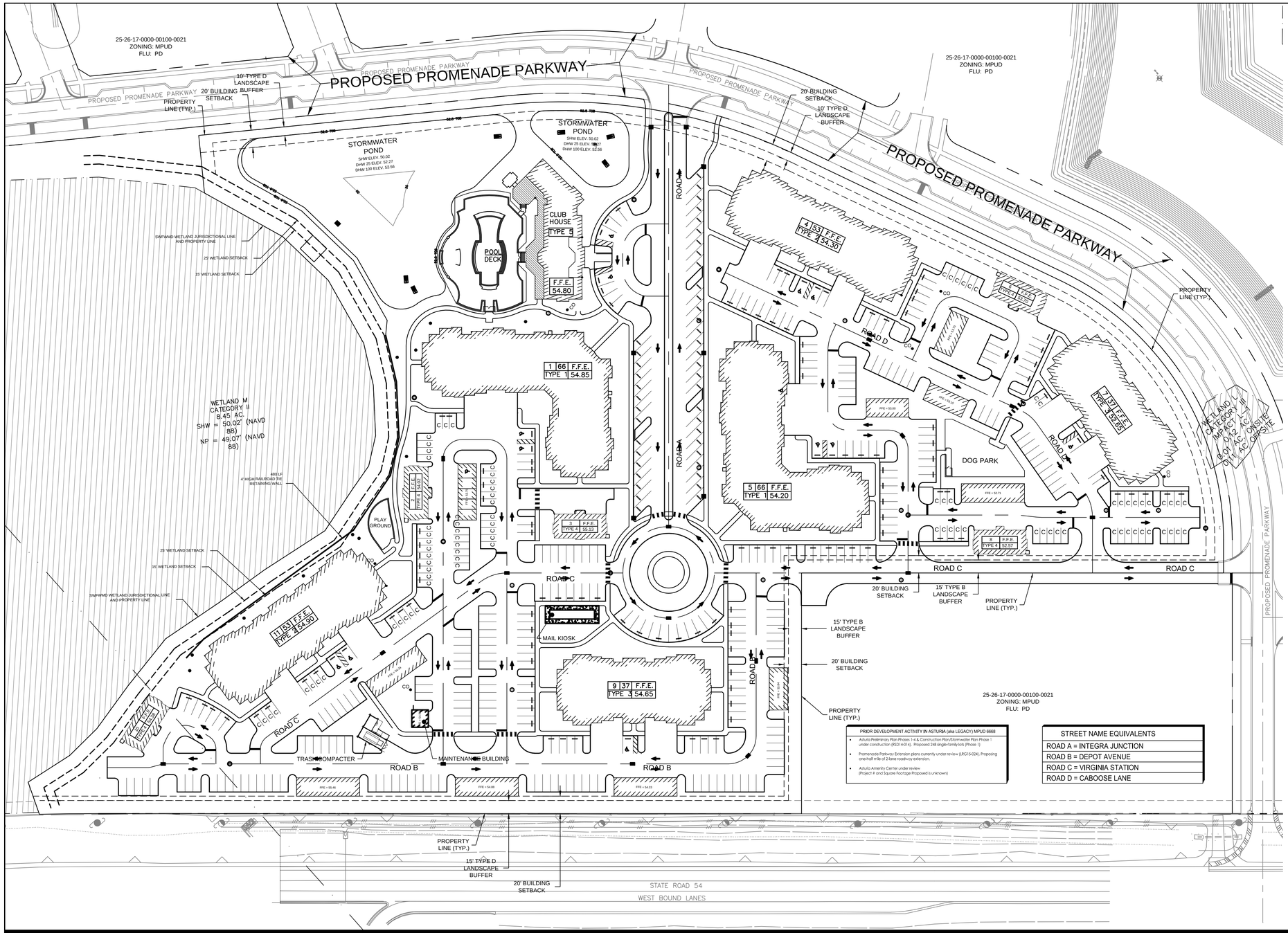
2015/06/29 1:22 PM By: Arnold, Jeremy



PRIOR DEVELOPMENT ACTIVITY IN ASTURIA (aka LEGACY) MPUD 6668

- Asturia Preliminary Plan Phases 1-4 & Construction Plan/Stormwater Plan Phase 1 under construction (RSD14-014). Proposed 248 single-family lots (Phase 1)
- Promenade Parkway Extension plans currently under review (LRG15-024). Proposing one-half mile of 2-lane roadway extension.
- Asturia Amenity Center under review (Project # and Square Footage Proposed is unknown)

STREET NAME EQUIVALENTS
ROAD A = INTEGRA JUNCTION
ROAD B = DEPOT AVENUE
ROAD C = VIRGINIA STATION
ROAD D = CABOOSE LANE

0 60' 120'

ALL DIRECTIONAL ARROWS SHOWN ON THIS PLAN ARE FOR INFORMATIONAL/REVIEW PURPOSES ONLY, AND WILL NOT BE PLACED ON PAVEMENT AS PART OF REQUIRED SIGNAGE AND STRIPPING.

LEGEND

C COMPACT PARKING SPACE

HANDICAPPED PARKING SPACE

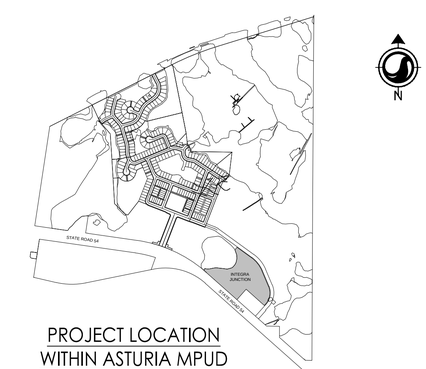
GARAGE STRUCTURES

BUILDING STRUCTURE LEGEND

BUILDING NUMBER — NO. OF UNITS — F.F.E. — FINISHED FLOOR ELEVATION — BUILDING TYPE

CARRIAGE STRUCTURE LEGEND

BUILDING NUMBER — F.F.E. — FINISHED FLOOR ELEVATION — BUILDING TYPE



PROJECT LOCATION WITHIN ASTURIA MPUD

SCALE: Not To Scale

Revision	By	Appd.	YY.MM.DD

Issued	By	Appd.	YY.MM.DD

Permit-Seal

DATE: 6.29.2015
ENGINEER OF RECORD: LEE H. HARWELL, P.E.
FL REG. NO. : 50134

Consultants

Stantec
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Client/Project

INTEGRA JUNCTION, LLC

INTEGRA JUNCTION

Pasco County, Florida

File Name: FILE	DEU	LHH	LHH/DEU	2015-06-29
	Dwn.	Chkd.	Dsgn.	YY.MM.DD

Title

GENERAL SITE PLAN

Project No.	Scale
215612506	AS SHOWN

Drawing No.	Sheet	Revision
C-107	of	0

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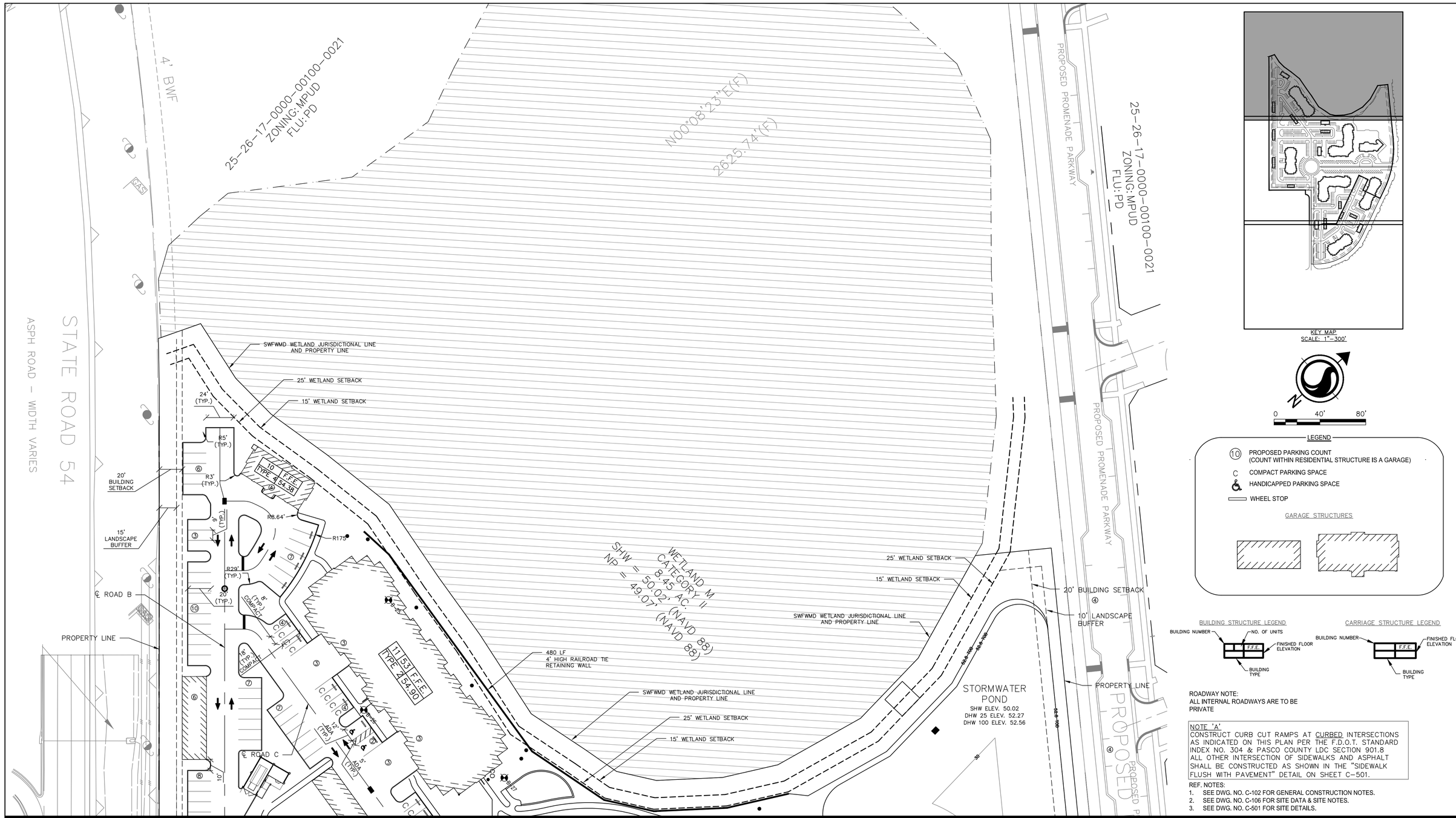

KEY MAP
SCALE: 1"=300'

N

0 40' 80'

LEGEND

- (10) PROPOSED PARKING COUNT (COUNT WITHIN RESIDENTIAL STRUCTURE IS A GARAGE)
- C COMPACT PARKING SPACE
- HANDICAPPED PARKING SPACE
- WHEEL STOP

GARAGE STRUCTURES

BUILDING STRUCTURE LEGEND

BUILDING NUMBER — NO. OF UNITS — F.F.E. — FINISHED FLOOR ELEVATION — BUILDING TYPE

CARRIAGE STRUCTURE LEGEND

BUILDING NUMBER — F.F.E. — FINISHED FLOOR ELEVATION — BUILDING TYPE

ROADWAY NOTE:
ALL INTERNAL ROADWAYS ARE TO BE PRIVATE

NOTE 'A'
CONSTRUCT CURB CUT RAMPS AT CURBED INTERSECTIONS AS INDICATED ON THIS PLAN PER THE F.D.O.T. STANDARD INDEX NO. 304 & PASCO COUNTY LDC SECTION 901.8 ALL OTHER INTERSECTION OF SIDEWALKS AND ASPHALT SHALL BE CONSTRUCTED AS SHOWN IN THE "SIDEWALK FLUSH WITH PAVEMENT" DETAIL ON SHEET C-501.

REF. NOTES:
1. SEE DWG. NO. C-102 FOR GENERAL CONSTRUCTION NOTES.
2. SEE DWG. NO. C-106 FOR SITE DATA & SITE NOTES.
3. SEE DWG. NO. C-501 FOR SITE DETAILS.

Revision	By	Appd.	YY.MM.DD

Issued	By	Appd.	YY.MM.DD

Permit-Seal

DATE: 6.29.2015
ENGINEER OF RECORD: LEE H. HARWELL, P.E.
FL REG. NO. : 50134

Consultants

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Client/Project
INTEGRA JUNCTION, LLC

INTEGRA JUNCTION

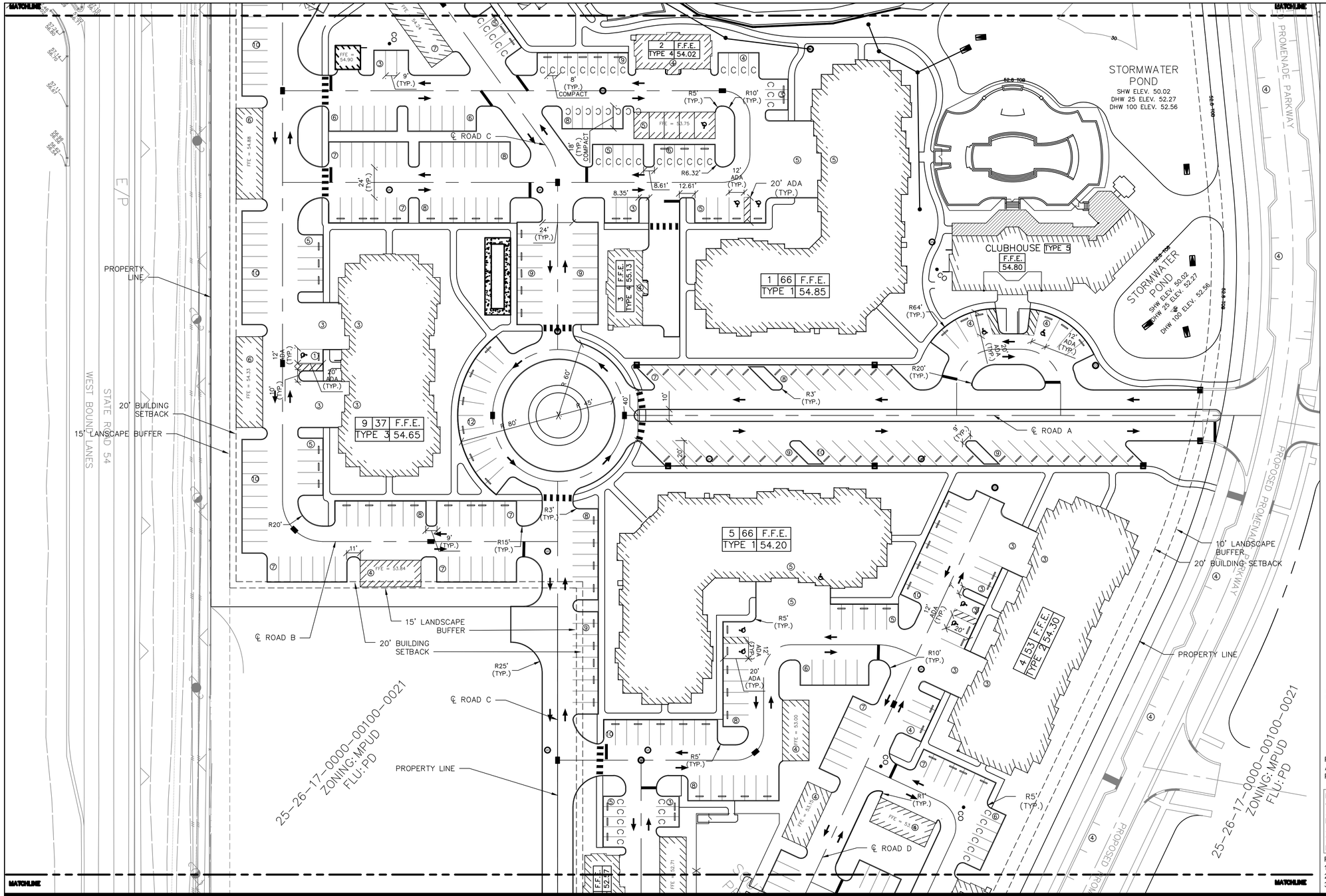
Pasco County, Florida

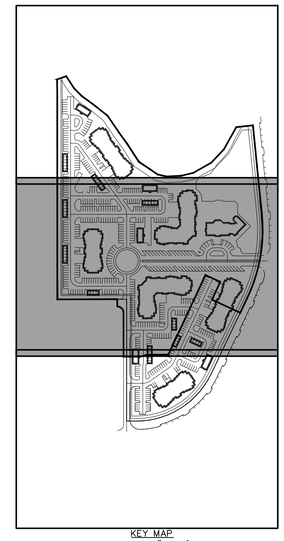
File Name: FILE | #### Dwn. | #### Chkd. | #### Dsgn. | 2015-06-29 YY.MM.DD

Title
SITE PLAN A

Project No. 215612506 | Scale SCALE
Drawing No. C-108 | Sheet #### of #### | Revision 0

\\Us1245401.wvdsprgrun\215612506\active\215612506 civil\drawing\002_Miscellaneous\sheet_files\215612506_02C_SP01.dwg
2015/06/29 1:23 PM By: Arnold, Jeremy





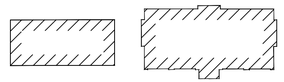
KEY MAP
SCALE: 1"=300'

0 40' 80'

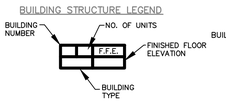
LEGEND

- (10) PROPOSED PARKING COUNT (COUNT WITHIN RESIDENTIAL STRUCTURE IS A GARAGE)
- C COMPACT PARKING SPACE
- HANDICAPPED PARKING SPACE
- WHEEL STOP

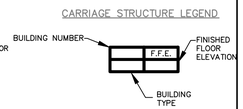
GARAGE STRUCTURES



BUILDING STRUCTURE LEGEND



CARRIAGE STRUCTURE LEGEND



ROADWAY NOTE:
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Revision	By	Appd.	YY.MM.DD

Issued	By	Appd.	YY.MM.DD

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DATE: 6.29.2015
ENGINEER OF RECORD: LEE H. HARWELL, P.E.
FL REG. NO. : 50134

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Client/Project
INTEGRA JUNCTION, LLC

INTEGRA JUNCTION

Pasco County, Florida

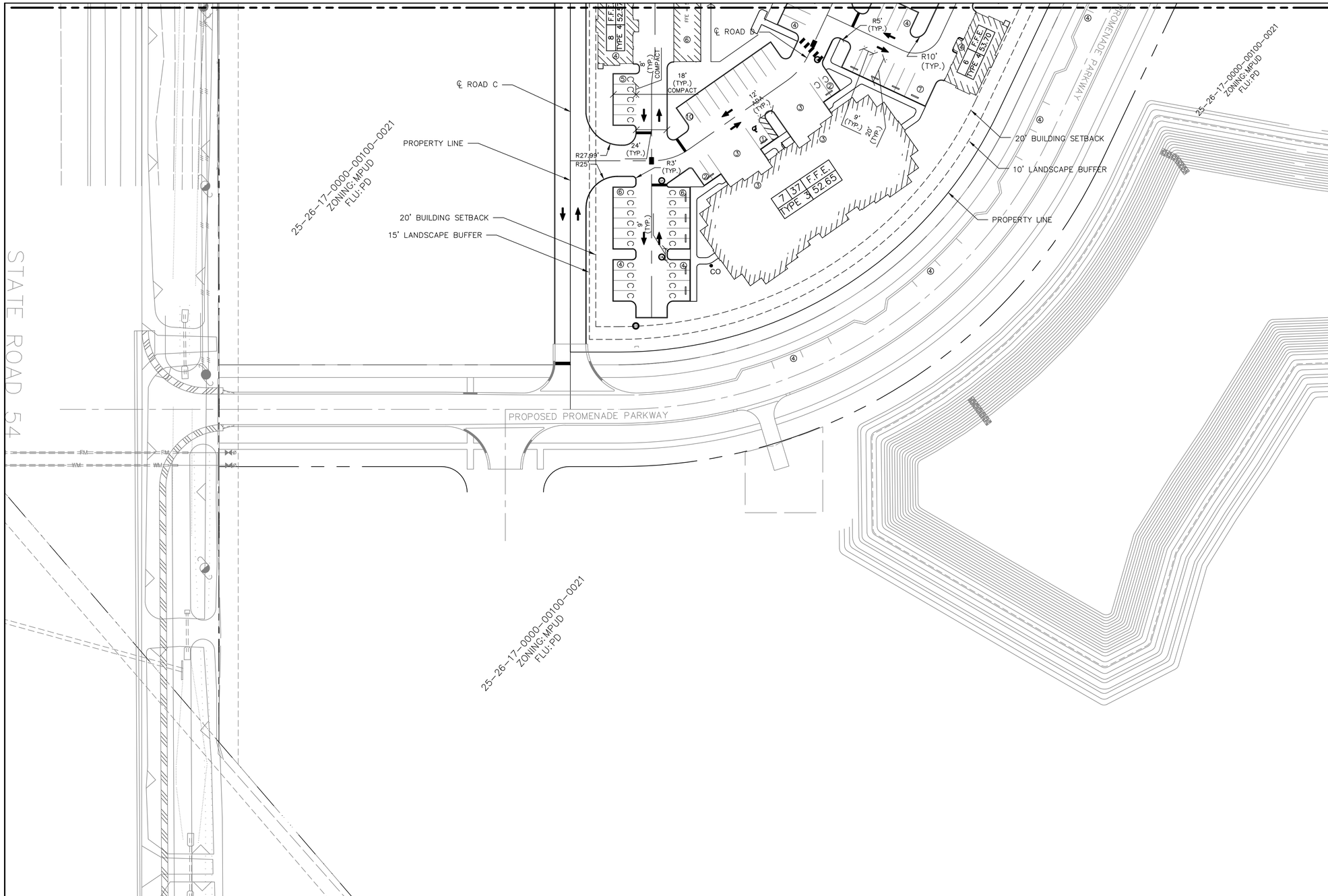
File Name: FILE

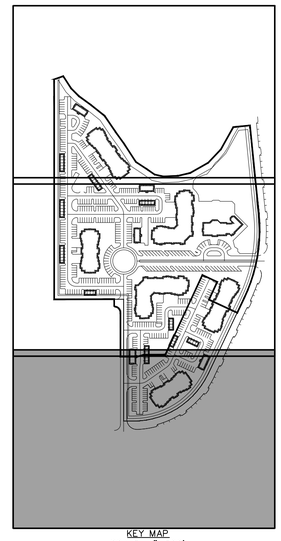
DEU	LHH	LHH/DEU	2015-06-25
Dwn.	Chkd.	Dsgn.	YY.MM.DD

Title
SITE PLAN B

Project No. 215612506
Scale AS SHOWN
Drawing No. C-109
Sheet #### of ####
Revision 0

\\US1262-F01\WORKGROUP\2156\active\215612506\civil\drawing\002_Simultaneous\sheet_files\215612506_02C_SP02.dwg
2015/06/29 1:23 PM By: Arnold, Jeremy





KEY MAP
SCALE: 1"=300'

0 40' 80'

LEGEND

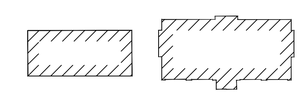
(10) PROPOSED PARKING COUNT (COUNT WITHIN RESIDENTIAL STRUCTURE IS A GARAGE)

C COMPACT PARKING SPACE

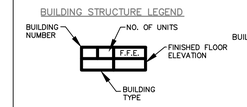
HANDICAPPED PARKING SPACE

WHEEL STOP

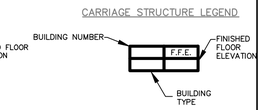
GARAGE STRUCTURES



BUILDING STRUCTURE LEGEND



CARRIAGE STRUCTURE LEGEND



ROADWAY NOTE:
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NOTE 'A'
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3. SEE DWG. NO. C-501 FOR SITE DETAILS.

Revision	By	Appd.	YY.MM.DD

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Permit-Seal

DATE: 6.29.2015
ENGINEER OF RECORD: LEE H. HARWELL, P.E.
FL REG. NO. : 50134

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Client/Project
INTEGRA JUNCTION, LLC

INTEGRA JUNCTION

Pasco County, Florida

File Name: FILE	DEU	LHH	LHH/DEU	2015-06-20
	Dwn.	Chkd.	Dsgn.	YY.MM.DD

Title
SITE PLAN C

Project No.	Scale	
215612506	AS SHOWN	
Drawing No.	Sheet	Revision
C-110	#### of ####	0

\\US1262-F01\WORKGROUP\2156\active\215612506\civil\drawing\002_Simultaneous\sheet_files\215612506_02C_SP03.dwg
2015/06/29 1:23 PM By: Arnold, Jeremy

ITEM NO.	DESCRIPTION	UNIT	QUANTITY
1	D3-1, 9 INCH, 6" SERIES B LETTERS - REVERSE COLORS - PRIVATE	EA	26
2	R1-1, STOP SIGN	EA	22
3	R1-2, YIELD SIGN	EA	3
4	R2-1, SPEED LIMIT SIGN	EA	10
5	R4-7, KEEP RIGHT SIGN	EA	2
6	R5-1, DO NOT ENTER SIGN	EA	1
7	R6-1, ONE WAY SIGN	EA	3
8	W-11-2, PEDESTRIAN CROSSING SIGN	EA	16
9	W16-7P, SUPPLEMENTAL ARROW SIGN	EA	16
10	CASE 2 RED REFLECTORS, PER FDOT INDEX #17349	EA	3
11	REFLECTIVE STRIPE SOLID (WHITE) (24")	LF	264

D3-1

R1-1

R1-2

R2-1

R4-7

R5-1

R6-1

W11-2

W16-7p

STATE ROAD 54

SWFWMD WETLAND JURISDICTIONAL LINE AND PROPERTY LINE

(3) CASE 2 RED REFLECTORS

25' WETLAND SETBACK

15' WETLAND SETBACK

20' BUILDING SETBACK

15' LANDSCAPE BUFFER

℄ ROAD B

R2-1 "SPEED LIMIT" SIGN

PROPERTY LINE

R1-1 "STOP" SIGN

24" WHITE STOP BAR

(2) D3-1 "STREET NAME" SIGN
(1) R1-1 "STOP" SIGN

24" WHITE STOP BAR

COMPACT SPACES TO BE MARKED IN ACCORDANCE WITH PASCO COUNTY STANDARDS, MUTCD, AND FDOT APPLICABLE INDEXES, LATEST EDITIONS (TYP.)

6" WHITE STRIPE (TYP.)

HANDICAPPED PARKING STALL (TYP.) SEE SHEET C-501 FOR DETAIL

SWFWMD WETLAND JURISDICTIONAL LINE AND PROPERTY LINE

25' WETLAND SETBACK

15' WETLAND SETBACK

SHW = 8.45 NP = 50.02 (NAVD 88)
49.07 (NAVD 88)

WETLAND M
CATEGORY II
0.25± AC.

N00°08'23"E 1035.74'(M)

25' WETLAND SETBACK

15' WETLAND SETBACK

SWFWMD WETLAND JURISDICTIONAL LINE AND PROPERTY LINE

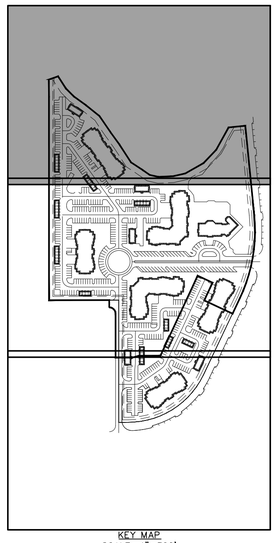
20' BUILDING SETBACK

10' LANDSCAPE BUFFER

PROPERTY LINE

STORMWATER POND

PROPOSED



KEY MAP
SCALE: 1"=300'

0 40' 80'

NOTES:

1. ALL SIGNAGE SHALL CONFORM TO PASCO COUNTY STANDARDS, FHA, MUTCD, AND FDOT APPLICABLE INDEXES, LATEST EDITIONS.
2. REFER TO FDOT INDEX 17352 FOR REFLECTIVE PAVEMENT MARKER DETAILS.
3. REFER TO FDOT INDEX 17346 FOR STRIPING DETAILS.
4. ALL CROSS-WALKS SHALL BE SPECIAL EMPHASIS CROSS-WALKS PER FDOT INDEX #17346, SHEET 8 OF 14.
5. ALL PROPOSED ROADWAY DESIGN SPEED LIMITS ARE 15 MPH.
6. ALL TRAFFIC CONTROL DEVICES SHALL BE INSTALLED IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS.
7. STREET NAME SIGNS SHALL BE 9-INCH ON ALL ROAD CLASSIFICATIONS. ALL SIGNS SHALL HAVE A 6-INCH SERIES B LETTERS. ALL STREET NAME SIGNS ON PRIVATE ROADS SHALL BE STANDARD D3 STREET NAME SIGNS WITH THE COLORS REVERSED; WHITE BACKGROUND WITH GREEN LETTERS AND BORDER. AT INTERSECTIONS WITH COUNTY, STATE, OR CITY MAINTAINED ROADS; THE COUNTY OR STATE MAINTAINED ROAD SHALL BE GREEN BACKGROUND WITH WHITE LETTERS AND BORDER. THE CITY MAINTAINED ROAD SHALL BE GREEN BACKGROUND WITH WHITE LETTERS AND BORDER UNLESS THE CITY HAS ADOPTED OTHER COLORS.
8. ANY TRAFFIC CONTROL DEVICE FOR A PRIVATE ROADWAY PLACED IN A COUNTY OR STATE RIGHT-OF-WAY SHALL BE INSTALLED ON THE APPROPRIATE BREAKAWAY POST ASSEMBLY.

ALL DIRECTIONAL ARROWS SHOWN ON THIS PLAN ARE FOR INFORMATIONAL/ REVIEW PURPOSES ONLY, AND WILL NOT BE PLACED ON PAVEMENT AS PART OF REQUIRED SIGNAGE AND STRIPING.

NOTE 'A':
CROSSWALK STRIPING PER "F.D.O.T STANDARD INDEX" NO. 17346 ALL SIGNS SHALL BE MANUFACTURED AND INSTALLED IN ACCORDANCE WITH FDOT INDEX NOS. 11860, 11861 AND SHALL BE FLUORESCENT YELLOW-GREEN IN COLOR, LATEST EDITIONS.

REF. NOTES:
1. SEE DWG. NO. C-102 FOR GENERAL CONSTRUCTION NOTES.
2. SEE DWG. NO. C-106 FOR SITE DATA & SITE NOTES.
3. SEE DWG. NO. C-501 FOR SITE DETAILS.

Revision	By	Appd.	YY.MM.DD

Issued	By	Appd.	YY.MM.DD

Permit-Seal

DATE: 6.29.2015
ENGINEER OF RECORD: LEE H. HARWELL, P.E.
FL REG. NO. : 50134

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Client/Project
INTEGRA JUNCTION, LLC

INTEGRA JUNCTION

Pasco County, Florida

File Name: FILE | #### Dwn. | #### Chkd. | #### Dsgn. | 2015-06-28 YY.MM.DD

Title
SIGNING AND MARKING PLANS A

Project No. 215612506
Scale AS SHOWN
Drawing No. C-111
Sheet #### of ####
Revision 0

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2015/06/29 1:24 PM By: Arnold, Jeremy

KEY MAP
SCALE: 1"=300'

0 40' 80'

NOTES:

1. ALL SIGNAGE SHALL CONFORM TO PASCO COUNTY STANDARDS, FHA, MUTCD, AND FDOT APPLICABLE INDEXES, LATEST EDITIONS.
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3. REFER TO FDOT INDEX 17346 FOR STRIPING DETAILS.
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NOTE 'A'
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REF. NOTES:
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2. SEE DWG. NO. C-106 FOR SITE DATA & SITE NOTES.
3. SEE DWG. NO. C-501 FOR SITE DETAILS.

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2015/06/29 1:24 PM By: Arnold, Jeremy

Revision	By	Appd.	YY.MM.DD

Issued	By	Appd.	YY.MM.DD

Permit-Seal

DATE: 6.29.2015
ENGINEER OF RECORD: LEE H. HARWELL, P.E.
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Client/Project
INTEGRA JUNCTION, LLC

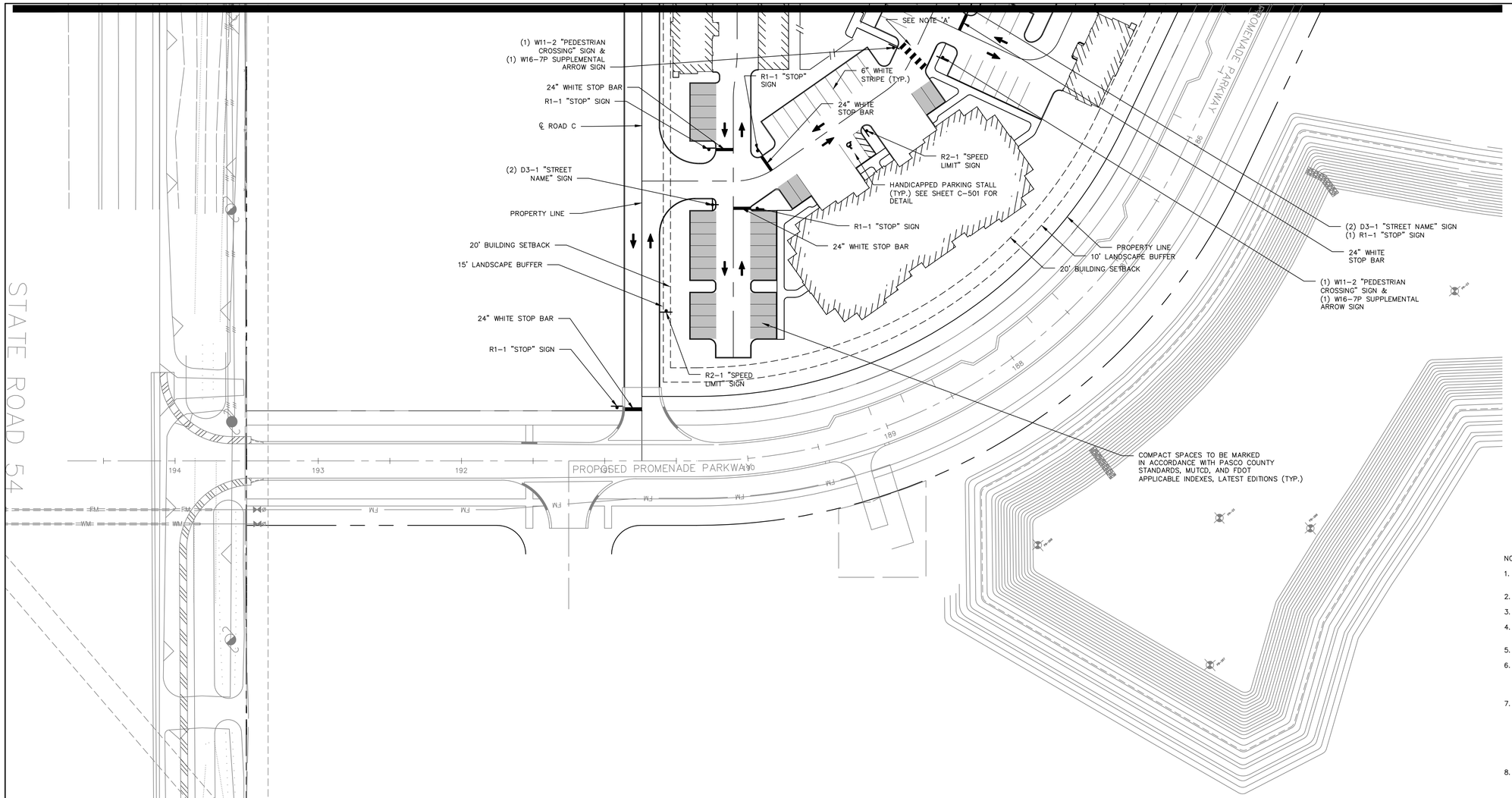
INTEGRA JUNCTION
Pasco County, Florida

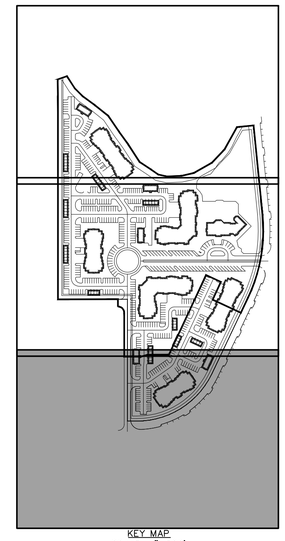
File Name: FILE	DEU	LHH	LHH/DEU	2015-06-28
	Dwn.	Chkd.	Dsgn.	YY.MM.DD

Title
SIGNING AND MARKING PLANS B

Project No. 215612506
Scale AS SHOWN

Drawing No.	Sheet	Revision
C-112	#### of ####	0





KEY MAP
SCALE: 1"=300'

0 40' 80'

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3. SEE DWG. NO. C-501 FOR SITE DETAILS.

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Client/Project
INTEGRA JUNCTION, LLC

INTEGRA JUNCTION
Pasco County, Florida

File Name: FILE	DEU	LHH	LHH/DEU	2015-06-23
	Dwn.	Chkd.	Dsgn.	YY.MM.DD

Title
SIGNING AND MARKING PLANS C

Project No.	Scale	
215612506	AS SHOWN	
Drawing No.	Sheet	Revision
C-113	#### of ####	0

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2015/06/29 1:24 PM By: Arnold, Jeremy

STORM STRUCTURE SCHEDULE *

SD-1
TYPE F GI
RIM ELEV=53.50'
15" (SE)INV=49.75'

SD-2
MANHOLE
RIM ELEV=54.20'
15" (NW)INV=49.37'
15" (E)INV=49.37'

SD-3
TYPE F GI
RIM ELEV=53.50'
15" (W)INV=48.29'
18" (E)INV=48.04'

SD-4
MANHOLE
RIM ELEV=53.59'
18" (W)INV=47.33'
30" (S)INV=43.90'
36" (NE)INV=43.40'
15" (SW)INV=47.48'

SD-5
TYPE F GI
RIM ELEV=53.10'
36" (SW)INV=42.94'
42" (N)INV=42.44'

SD-6
MANHOLE W/ INLET TOP
RIM ELEV=53.99'
42" (S)INV=42.07'
42" (NE)INV=42.07'
12" (SW)INV=46.14'

SD-7
TYPE F GI
RIM ELEV=53.55'
24" (SE)INV=44.79'
30" (N)INV=44.29'

SD-8
MANHOLE
RIM ELEV=54.20'
24" (NW)INV=45.37'
24" (S)INV=45.37'
15" (E)INV=49.38'
15" (NE)INV=47.94'

SD-9
TYPE F GI
RIM ELEV=53.55'
15" (W)INV=49.80'

SD-10
TYPE F GI
RIM ELEV=53.55'
24" (N)INV=45.78'
18" (S)INV=47.78'

SD-11
TYPE F GI
RIM ELEV=53.00'
18" (N)INV=48.32'
18" (SW)INV=48.32'

SD-12
TYPE F GI
RIM ELEV=53.00'
18" (NE)INV=48.84'
15" (NW)INV=49.09'

SD-13
TYPE F GI
RIM ELEV=53.68'
15" (SE)INV=49.73'

SD-14
MANHOLE
RIM ELEV=53.72'
24" (SWINV=46.22'
24" (SE)INV=45.13
36" (N)INV=44.13'

SD-15
TYPE 9 CI
RIM ELEV=52.20'
18" (SE)INV=47.60'
24" (NE)INV=47.10'

SD-16
TYPE 9 CI
RIM ELEV=52.20'
18" (NW)INV=48.00'

SD-17
TYPE F GI
RIM ELEV=52.90'
18" (SE)INV=47.20'
24" (NW)INV=46.70'

SD-18
TYPE F GI
RIM ELEV=52.20'
18" (SW)INV=48.00'

SD-19
MANHOLE
RIM ELEV=52.85'
18" (NE)INV=47.55'
18" (SW)INV=47.98'
24" (SE)INV=47.05'

SD-20
TYPE F GI
RIM ELEV=52.50'
18" (NE)INV=48.30'

SD-21
TYPE F GI
RIM ELEV=52.30'
18" (NW)INV=48.10

SD-22
TYPE F GI
RIM ELEV=50.50'
24" (N)INV=46.11'
30" (SE)INV=45.50'

SD-23
TYPE F GI
RIM ELEV=54.00'
15" (NE)INV=48.75'

SD-24
TYPE 9 CI
RIM ELEV=52.32'
18" (NW)INV=47.90'

SD-25
TYPE 9 CI
RIM ELEV=52.32'
24" (NW)INV=47.20'
18" (SE)INV=47.70'
15" (S)INV=47.95'

SD-26
24" M.E.S.
INV=46.00'

SD-27
24" M.E.S.
INV=45.00'

SD-28
42" M.E.S.
INV=41.40'

SD-29
24" M.E.S.
INV=46.00'

SD-30
24" M.E.S.
INV=46.00'

SD-31
MANHOLE
RIM ELEV=52.11'
30" (NW)INV=44.86'
36" (SE)INV=42.15'

SD-32
TYPE 9 CI
RIM ELEV=52.83'
15" (SE)INV=48.55'
18" (W)INV=48.30'

SD-33
TYPE 9 CI
RIM ELEV=52.90'
15" (NW)INV=48.95'

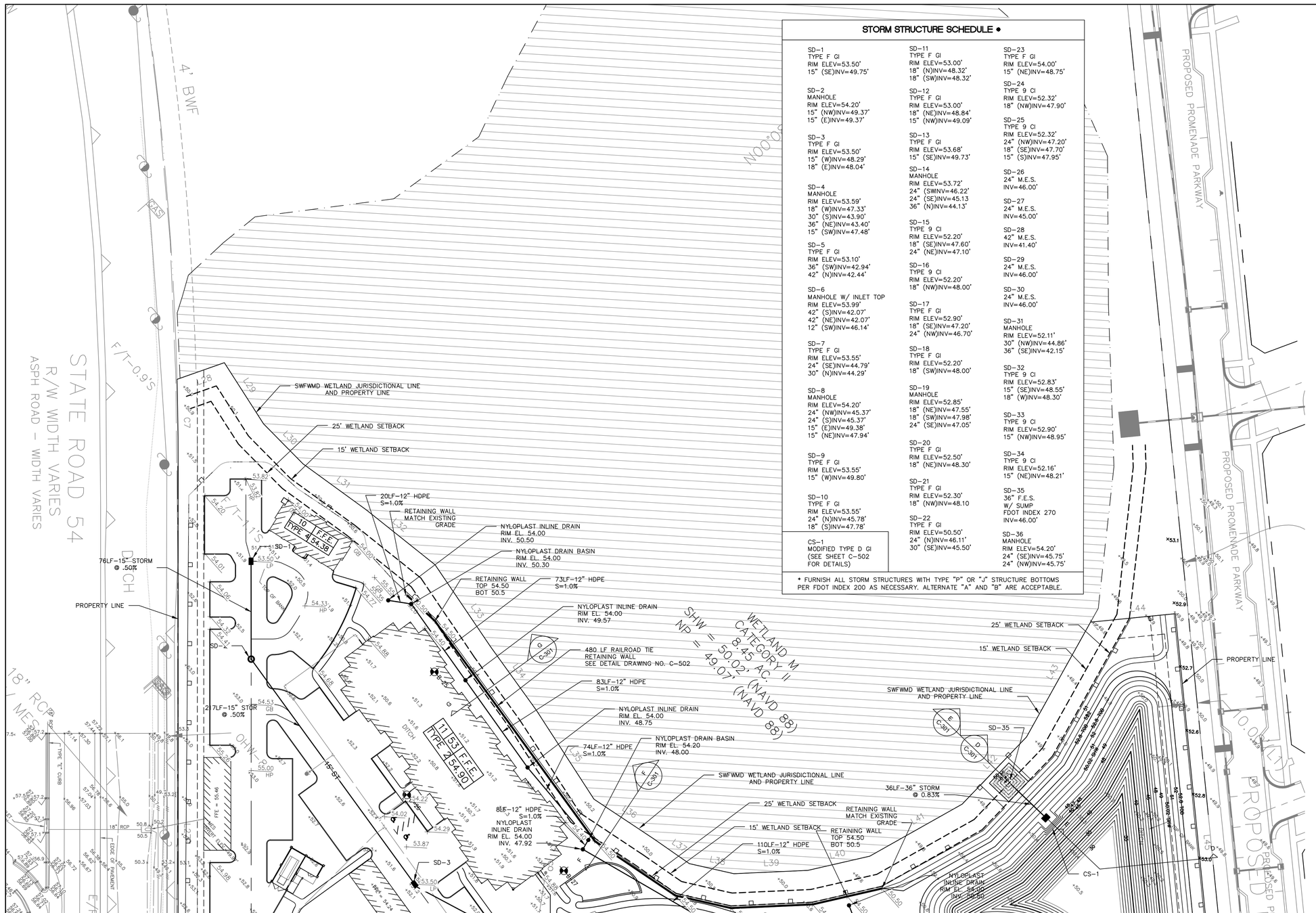
SD-34
TYPE 9 CI
RIM ELEV=52.16'
15" (NE)INV=48.21'

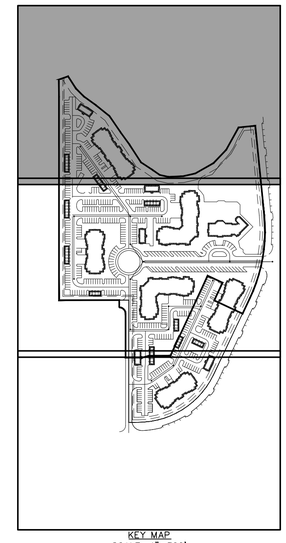
SD-35
36" F.E.S.
W/ SUMP
FDOT INDEX 270
INV=46.00'

SD-36
MANHOLE
RIM ELEV=54.20'
24" (SE)INV=45.75'
24" (NW)INV=45.75'

CS-1
MODIFIED TYPE D GI
(SEE SHEET C-502
FOR DETAILS)

* FURNISH ALL STORM STRUCTURES WITH TYPE "P" OR "J" STRUCTURE BOTTOMS PER FDOT INDEX 200 AS NECESSARY. ALTERNATE "A" AND "B" ARE ACCEPTABLE.





KEY MAP
SCALE: 1"=300'

N

0 40' 80'

BUILDING STRUCTURE LEGEND

BUILDING NUMBER — NO. OF UNITS
F.F.E. — FINISHED FLOOR ELEVATION
BUILDING TYPE

CARRIAGE STRUCTURE LEGEND

BUILDING NUMBER — FINISHED FLOOR ELEVATION
F.F.E.
BUILDING TYPE

LEGEND

x 50.0 EXISTING SPOT GRADE
x 50.0 PROPOSED SPOT GRADE
GB = GRADE BREAK
HP = HIGH POINT
LP = LOW POINT

NOTES:
1. ALL ELEVATIONS REFER TO THE NATIONAL GEODETIC VERTICAL DATUM (NAVD 1988).
2. ALL ROOFS AND/OR IMPERVIOUS SURFACES STORMWATER RUNOFF SHALL BE DIRECTED TO THE STREET OR PROPOSED LAKES.

REF. NOTES:
1. SEE DWG. NO. C-102 FOR CONSTRUCTION NOTES.
2. SEE DWG. NO. C-501 FOR PAVEMENT SECTION DETAILS.
3. SEE DWG. NO. C-502 THRU 503 FOR DRAINAGE STRUCTURE INFORMATION.
4. SEE DWG. NO. C-114 FOR STRUCTURE INFORMATION.
5. SEE DWG. NO. C-301 FOR CROSS SECTIONS.
6. SEE DWG. NO. C-104 FOR EROSION CONTROL PLACEMENT WITHIN CONSTRUCTION SITE.

STORM DRAIN PIPE MATERIALS APPROVED
1. REINFORCED CONCRETE PIPE
2. A2000 PVC
3. ADS N-12 HIGH DENSITY POLYETHYLENE

Revision	By	Appd.	YY.MM.DD

Issued	By	Appd.	YY.MM.DD

Permit-Seal

DATE: 6.29.2015
ENGINEER OF RECORD: LEE H. HARWELL, P.E.
FL REG. NO. : 50134

Consultants

Stantec
Stantec Consulting Services Inc.
2205 North 20th Street
Tampa, Florida 33605 Tel. 813.223.9500
www.stantec.com Fax. 813.223.0009
Certificate of Authorization #27013
FL Lic. # LC-C000170

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Client/Project
INTEGRA JUNCTION, LLC

INTEGRA JUNCTION

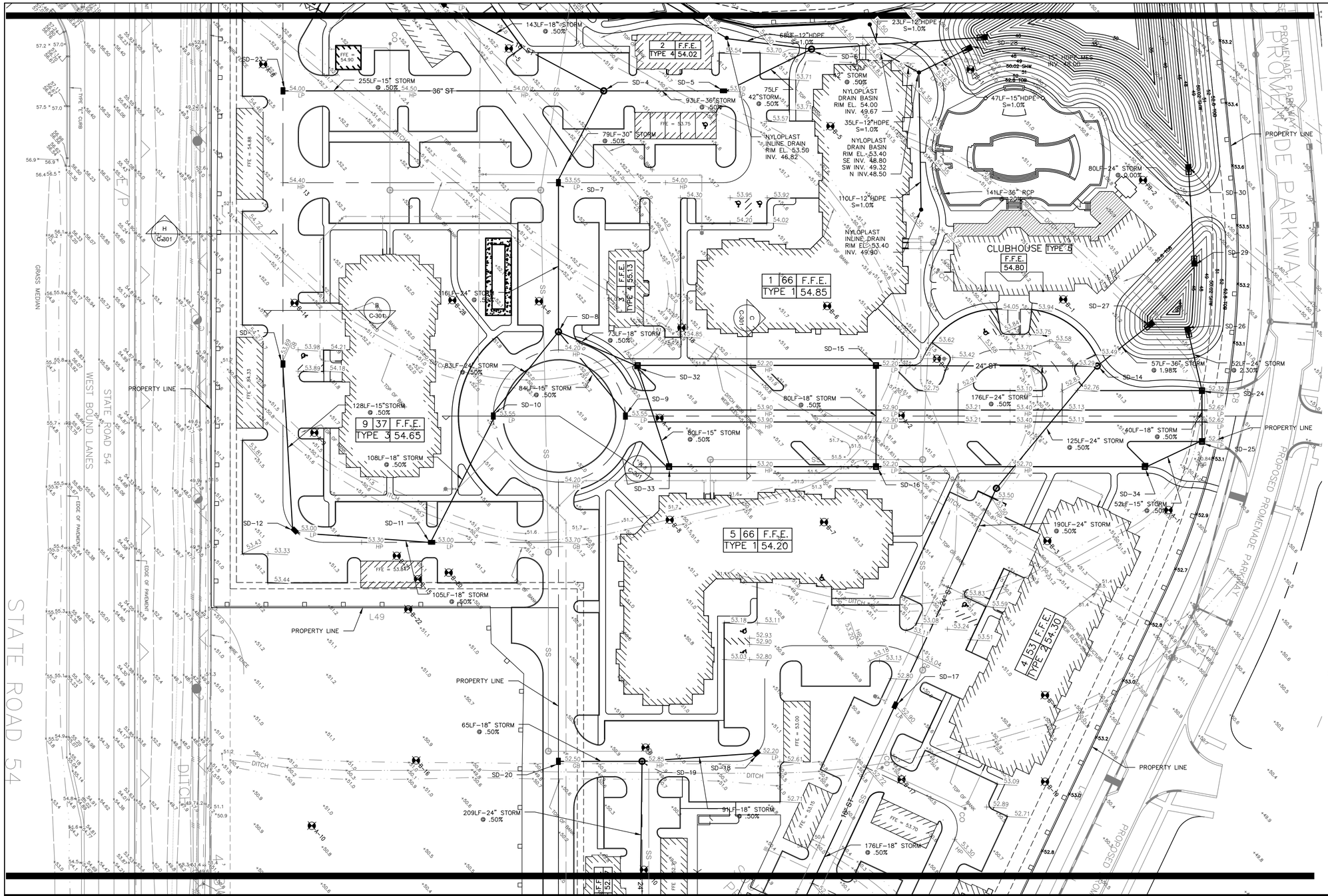
Pasco County, Florida

File Name: FILE | #### Dwn. | #### Chkd. | #### Dsgn. | 2015-06-29 YY.MM.DD

Title
GRADING AND DRAINAGE PLAN A

Project No. 215612506 | Scale SCALE
Drawing No. C-114 | Sheet #### of #### | Revision 0

\\US1262-F01\WORKGROUP_215\active\215612506\civil\drawing\002_Simultaneous\sheet_files\215612506_02C_GD01.dwg
2015/06/29 1:25 PM By: Arnold, Jeremy



NOTES:
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REF. NOTES:
1. SEE DWG. NO. C-102 FOR CONSTRUCTION NOTES.
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3. SEE DWG. NO. C-502 THRU 503 FOR DRAINAGE STRUCTURE INFORMATION.
4. SEE DWG. NO. C-114 FOR STRUCTURE INFORMATION.
5. SEE DWG. NO. C-301 FOR CROSS SECTIONS.
6. SEE DWG. NO. C-104 FOR EROSION CONTROL PLACEMENT WITHIN CONSTRUCTION SITE.

STORM DRAIN PIPE MATERIALS APPROVED
1. REINFORCED CONCRETE PIPE
2. A2000 PVC
3. ADS N-12 HIGH DENSITY POLYETHYLENE

Revision	By	Appd.	YY.MM.DD

Issued	By	Appd.	YY.MM.DD

Permit-Seal

DATE: 6.29.2015
ENGINEER OF RECORD: LEE H. HARWELL, P.E.
FL REG. NO. : 50134

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Client/Project
INTEGRA JUNCTION, LLC

INTEGRA JUNCTION
Pasco County, Florida

File Name: FILE	DEU Dwn.	LHH Chkd.	LHH/DEU Dsgn.	2015-06-29 YY.MM.DD

Title
GRADING AND DRAINAGE PLAN B

Project No.	Scale	
215612506	AS SHOWN	
Drawing No.	Sheet	Revision
C-115	#### of ####	0

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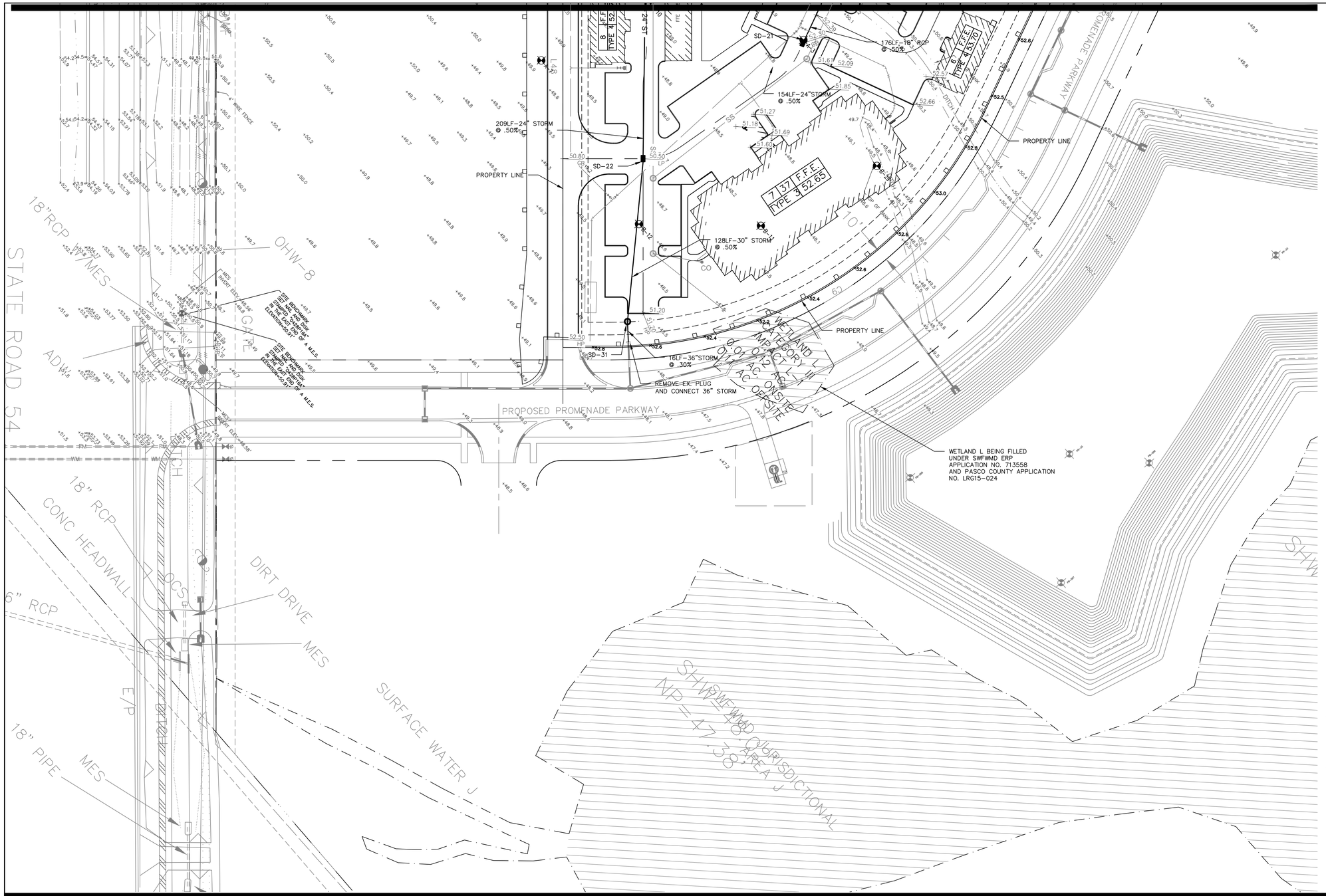
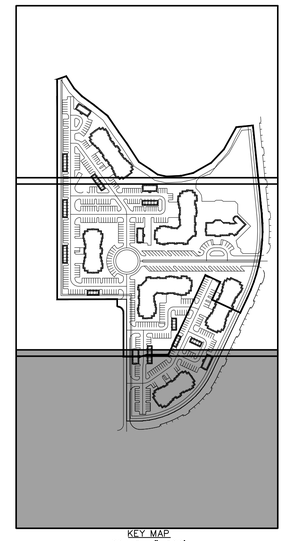
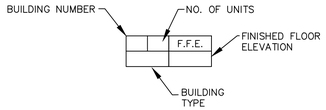




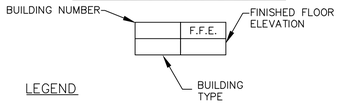
KEY MAP
SCALE: 1"=300'

0 40' 80'

BUILDING STRUCTURE LEGEND



CARRIAGE STRUCTURE LEGEND



LEGEND

x 50.0 EXISTING SPOT GRADE
x 50.0 PROPOSED SPOT GRADE
GB = GRADE BREAK
HP = HIGH POINT
LP = LOW POINT

NOTES:
1. ALL ELEVATIONS REFER TO THE NATIONAL GEODETIC VERTICAL DATUM (NAVD 1988).
2. ALL ROOFS AND/OR IMPERVIOUS SURFACES STORMWATER RUNOFF SHALL BE DIRECTED TO THE STREET OR PROPOSED LAKES.

REF. NOTES:
1. SEE DWG. NO. C-102 FOR CONSTRUCTION NOTES.
2. SEE DWG. NO. C-501 FOR PAVEMENT SECTION DETAILS.
3. SEE DWG. NO. C-502 THRU 503 FOR DRAINAGE STRUCTURE INFORMATION.
4. SEE DWG. NO. C-114 FOR STRUCTURE INFORMATION.
5. SEE DWG. NO. C-301 FOR CROSS SECTIONS.
6. SEE DWG. NO. C-104 FOR EROSION CONTROL PLACEMENT WITHIN CONSTRUCTION SITE.

STORM DRAIN PIPE MATERIALS APPROVED
1. REINFORCED CONCRETE PIPE
2. A2000 PVC
3. ADS N-12 HIGH DENSITY POLYETHYLENE

Revision	By	Appd.	YY.MM.DD

Issued	By	Appd.	YY.MM.DD

Permit-Seal

DATE: 6.29.2015
ENGINEER OF RECORD: LEE H. HARWELL, P.E.
FL REG. NO. : 50134

Consultants

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Client/Project
INTEGRA JUNCTION, LLC

INTEGRA JUNCTION

Pasco County, Florida

File Name: FILE	DEU	LHH	LHH/DEU	2015-06-28
	Dwn.	Chkd.	Dsgn.	YY.MM.DD

Title
GRADING AND DRAINAGE PLAN C

Project No.	Scale
215612506	AS SHOWN

Drawing No.	Sheet	Revision
C-116	#### of ####	0

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2015/06/29 1:26 PM By: Arnold, Jeremy

PROJECT FLOWS *						
UNIT TYPE	NO. OF BEDROOMS EACH BUILDING	NO. OF UNITS PER BUILDING	FLOW/UNIT (GPD)	ADF (GPD) PER BUILDING	NO. OF BUILDINGS	TOTAL FLOW (GPD)
TYPE 1	1	27	100	2,700		
	2	21	200	4.200		
	3	18	300	5,400		
			TOTAL	12,300	2	24,600
TYPE II	1	23	100	2,300		
	2	30	200	6.000		
	3	0	300	0		
			TOTAL	8,3000	2	16,600
TYPE III	1	7	100	700		
	2	30	200	6.000		
	3	0	300	0		
			TOTAL	6,700	2	13,400
CARRIAGE	1	2	100	200	5	1,000
	BLDG. SQUARE FOOTAGE					
CLUBHOUSE **	5,965		15/PERSON		1	2,085
MAINTENANCE	400		15 / 100 SF		1	60
					TOTAL PROJECT	57,745

*PROJECT FLOWS FOR RESIDENTIAL UNITS ARE BASED ON FLORIDA ADMINISTATIVE CODE CHAPTER 64E-6

** THE BUILDING IS CLASSIFIED AS A BUSINESS (B) /ASSEMBLY (A-3) MIXED-USE OCCUPANCY. THE TOTAL OCCUPANT LOAD FOR THE CLUBHOUSE IS 131 PEOPLE. THE OCCUPANT LOAD OF THE BUSINESS AREA IS 21. THE OCCUPANT LOAD OF THE ASSEMBLY AREA IS 110. ESTIMATED # OF EMPLOYEES IS 6-8 TOTAL.

PASCO COUNTY UTILITIES DATA SHEET FOR SIZING WATER METERS

Customers: INTEGRA JUNCTION, LLC
Address: SR 54 PASCO COUNTY, FLORIDA
Type of Occupancy: MULTI-FAMILY DEVELOPMENT
Building Identification No.: CLUBHOUSE

		Fixture Value at 35 psi		No. of Fixtures		Fixture Values	
Drinking Foutain-Cooler		1	x		=	0	
Drinking Foutain-Public		2	x		=	0	
Kitchen Sink	-1/2" connection	3	x	3	=	9	
Service Sink	-1/2" connection	3	x	1	=	3	
Lavatory (Restroom Handsink)	-3/8 connection	2	x	7	=	14	
Urinal	-Pedistal Flush	10	x		=	0	
	-Wall Flush	10	x	1	=	10	
	-Trough (2 ft./unit)	2	x		=	0	
Water Closet (Toilet)	-Flust Valve	10	x		=	0	
	-Tank Type	3	x	6	=	18	
Dishwasher	-1/2" connection	5	x	1	=	5	
	-3/4" connection	10	x		=	0	
Hose (50 ft)	-1/2" connection	6	x	4	=	24	
	-3/4" connection	9	x		=	0	
	-1" connection	12	x		=	0	
Combined Fixture Value					=	83	
Customer Peak demand From Curves					=	48	gpm
Enter Line Pressure and Pressure Factor							
Customer Peak Demand From Curves X Pressure Factor					=	48	gpm
Additional Equipment Peak Usage (gpm)							
1. Booster Pump not will be used for domestic system					=		
2. There will not be any special water usage or process water					=		
3.					=		
Total Additional Units					=	0	gpm
Irrigation Largest Zone or Combination of Zones					=		gpm
TOTAL OF CUSTOMER USAGE, EQUIPMENT & IRRIGATION					=	48	gpm

VALVE SIZING CHART

LEGEND

250' FIRE HYDRANT RADIUS

NOTES:

1. ALL WATER MAIN BENDS, TEES, ETC. SHALL BE RESTRAINED AS PER THE RESTRAINING JOINT DETAILS ON DWG. NO. C-504.
2. ALL UTILITY MATERIAL AND WORKMANSHIP MUST, AT A MINIMUM, COMPLY WITH "PASCO COUNTY STANDARDS FOR DESIGN AND CONSTRUCTION OF WATER, WASTEWATER, AND RECLAIMED WATER FACILITIES", 2006 EDITION OR LATEST EDITION.
3. ALL PROJECTS MUST COMPLY WITH PASCO COUNTY FIRE HYDRANT ORDINANCE NO. 46_51.
4. FIRE HYDRANTS SHALL BE INSTALLED AND IN SERVICE PRIOR TO THE ACCUMULATION OF COMBUSTIBLES.
5. PER THE NATIONAL FIRE PROTECTION ASSOCIATION, NFPA_1, 16.4.3.1.3: WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED, COMPLETED, AND IN SERVICE PRIOR TO CONSTRUCTION WORK.
6. PER NFPA_1, 18.3.4.1: CLEARANCES OF 7½ 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.
7. GATED ENTRIES REQUIRE A SIREN OPERATING SYSTEM OR A 3M OPTICOM SYSTEM FOR EMERGENCY ACCESS.
8. THE SANITARY SEWER PLUGS SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION BY THE CONTRACTOR AND SHALL REMAIN IN PLACE UNTIL THE SYSTEM HAS BEEN CLEANED, INSPECTED, AND APPROVED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF PLUGS.
9. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE FLOW TESTING AND COLOR CODING OF ALL NEWLY INSTALLED FIRE HYDRANTS IN ACCORDANCE WITH N.F.P.A. STANDARDS PRIOR TO THE FINAL INSPECTION OF THE PROJECT.
10. PASCO COUNTY UTILITY SERVICES BRANCH BRANCH SHALL NOT OWN OR MAINTAIN WATER AND SEWER LINES OR FACILITIES ON-SITE

PASCO COUNTY UTILITIES DATA SHEET FOR SIZING WATER METERS

Customers: INTEGRA JUNCTION, LLC
Address: SR 54 PASCO COUNTY, FLORIDA
Type of Occupancy: MULTI-FAMILY DEVELOPMENT
Building Identification No.: BUILDING TYPE I

		Fixture Value at 35 psi		No. of Fixtures		Fixture Values	
Bathtub		8	x	94	=	752	
Drinking Foutain-Cooler		1	x		=	0	
Drinking Foutain-Public		2	x		=	0	
Kitchen Sink	-1/2" connection	3	x	66	=	198	
Lavatory	-3/8" connection	2	x	94	=	188	
Shower Head (shower only)		4	x		=	0	
Water Closet (Toilet)	-Flust Valve	10	x		=	0	
	-Tank Type	3	x	94	=	282	
Dishwasher	-1/2" connection	5	x	66	=	330	
Washing Machine	-1/2" connection	5	x	66	=	330	
Hose (50 ft)	-1/2" connection	6	x	5	=	30	
Combined Fixture Value					=	2110	
Customer Peak demand From Curves					=	76	gpm
Enter Line Pressure and Pressure Factor							
Customer Peak Demand From Curves X Pressure Factor					=	76	gpm
Additional Equipment Peak Usage (gpm)							
1. Booster Pump will be used for domestic system					=		
2. There will not be any special water usage or process water					=		
3.					=		
TOTAL OF CUSTOMER USAGE, EQUIPMENT & IRRIGATION					=	76	gpm

PASCO COUNTY UTILITIES DATA SHEET FOR SIZING WATER METERS

Customers: INTEGRA JUNCTION, LLC
Address: SR 54 PASCO COUNTY, FLORIDA
Type of Occupancy: MULTI-FAMILY DEVELOPMENT
Building Identification No.: BUILDING TYPE II

		Fixture Value at 35 psi		No. of Fixtures		Fixture Values	
Bathtub		8	x	83	=	664	
Drinking Foutain-Cooler		1	x		=	0	
Drinking Foutain-Public		2	x		=	0	
Kitchen Sink	-1/2" connection	3	x	53	=	159	
Lavatory (Restroom Handsink)	-3/8" connection	2	x	83	=	166	
Shower Head (shower only)		4	x		=	0	
Water Closet (Toilet)	-Flust Valve	10	x		=	0	
	-Tank Type	3	x	83	=	249	
Dishwasher	-1/2" connection	5	x	53	=	265	
Washing Machine	-1/2" connection	5	x	53	=	265	
Hose (50 ft)	-1/2" connection	6	x	4	=	24	
Combined Fixture Value					=	1792	
Cstomer Peak demand From Curves					=	74	gpm
Enter Line Pressure and Pressure Factor							
Customer Peak Demand From Curves X Pressure Factor					=	74	gpm
Additional Equipment Peak Usage (gpm)							
1. Booster Pump will be used for domestic system					=		
2. There will not be any special water usage or process water					=		
3.					=		
TOTAL OF CUSTOMER USAGE, EQUIPMENT & IRRIGATION					=	74	gpm

PASCO COUNTY UTILITIES DATA SHEET FOR SIZING WATER METERS

Customers: INTEGRA JUNCTION, LLC
Address: SR 54 PASCO COUNTY, FLORIDA
Type of Occupancy: MULTI-FAMILY DEVELOPMENT
Building Identification No.: BUILDING TYPE II

		Fixture Value at 35 psi		No. of Fixtures		Fixture Values	
Bathtub		8	x	67	=	536	
Drinking Foutain-Cooler		1	x		=	0	
Drinking Foutain-Public		2	x		=	0	
Kitchen Sink	-1/2" connection	3	x	37	=	111	
Lavatory (Restroom Handsink)	-3/8" connection	2	x	67	=	134	
Shower Head (shower only)		4	x		=	0	
Water Closet (Toilet)	-Flust Valve	10	x		=	0	
	-Tank Type	3	x	67	=	201	
Dishwasher	-1/2" connection	5	x	37	=	185	
Washing Machine	-1/2" connection	5	x	37	=	185	
Hose (50 ft)	-1/2" connection	6	x	4	=	24	
Combined Fixture Value					=	1376	
Customer Peak demand From Curves					=	71	gpm
Enter Line Pressure and Pressure Factor							
Customer Peak Demand From Curves X Pressure Factor					=	71	gpm
Additional Equipment Peak Usage (gpm)							
1. Booster Pump will be used for domestic system					=		
2. There will not be any special water usage or process water					=		
3.					=		
TOTAL OF CUSTOMER USAGE, EQUIPMENT & IRRIGATION					=	71	gpm

PASCO COUNTY UTILITIES DATA SHEET FOR SIZING WATER METERS

Customers: INTEGRA JUNCTION, LLC
Address: SR 54 PASCO COUNTY, FLORIDA
Type of Occupancy: MULTI-FAMILY DEVELOPMENT
Building Identification No.: CARRIAGE UNIT - EACH BLDG (2 UNITS)

		Fixture Value at 35 psi		No. of Fixtures		Fixture Values	
Bathtub		8	x	2	=	16	
Drinking Foutain-Cooler		1	x		=	0	
Drinking Foutain-Public		2	x		=	0	
Kitchen Sink	-1/2" connection	3	x	2	=	6	
Lavatory	-3/8" connection	2	x	2	=	4	
Shower Head (shower only)		4	x		=	0	
Water Closet (Toilet)	-Flust Valve	10	x		=	0	
	-Tank Type	3	x	2	=	6	
Dishwasher	-1/2" connection	5	x	2	=	10	
Washing Machine	-1/2" connection	5	x	2	=	10	
Hose (50 ft)	-1/2" connection	6	x	1	=	6	
Combined Fixture Value					=	58	
Customer Peak demand From Curves					=	22	gpm
Enter Line Pressure and Pressure Factor							
Customer Peak Demand From Curves X Pressure Factor					=	22	gpm
Additional Equipment Peak Usage (gpm)							
1. Booster Pump will be used for domestic system					=		
2. There will not be any special water usage or process water					=		
3.					=		
TOTAL OF CUSTOMER USAGE, EQUIPMENT & IRRIGATION					=	22	gpm

PASCO COUNTY UTILITIES DATA SHEET FOR SIZING WATER METERS

Customers: INTEGRA JUNCTION, LLC
Address: SR 54 PASCO COUNTY, FLORIDA
Type of Occupancy: MULTI-FAMILY DEVELOPMENT
Building Identification No.: MAINTENANCE BLDG.

		Fixture Value at 35 psi		No. of Fixtures		Fixture Values	
Service Sink	-1/2" connection	3	x	1	=	3	
Hose (50 ft)	-1/2" connection	6	x	1	=	6	
	-3/4" connection	9	x		=	0	
	-1" connection	12	x		=	0	
Combined Fixture Value					=	9	
Customer Peak demand From Curves					=	10	gpm
Enter Line Pressure and Pressure Factor							
Customer Peak Demand From Curves X Pressure Factor					=	10	gpm
Additional Equipment Peak Usage (gpm)							
1. Booster Pump not will be used for domestic system					=		
2. There will not be any special water usage or process water					=		
3.					=		
TOTAL OF CUSTOMER USAGE, EQUIPMENT & IRRIGATION					=	10	gpm

\\US1262-F01\WORKGROUP\2156\active\215612506\civil\drawing\002_Simultaneous\sheet_files\215612506_02C_MUP01.dwg
2015/06/29 1:27 PM By: Arnold, Jeremy

Revision	By	Appd.	YY.MM.DD

Issued	By	Appd.	YY.MM.DD

Permit-Seal

DATE: 6.29.2015
ENGINEER OF RECORD: LEE H. HARWELL, P.E.
FL REG. NO. : 50134

Consultants

Stantec
Stantec Consulting Services Inc.
2205 North 20th Street
Tampa, Florida 33605
Tel. 813.223.9500
www.stantec.com
Fax. 813.223.0009
Certificate of Authorization #27013
FL Lic. # LC-C000170

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Client/Project
INTEGRA JUNCTION, LLC

INTEGRA JUNCTION
Pasco County, Florida

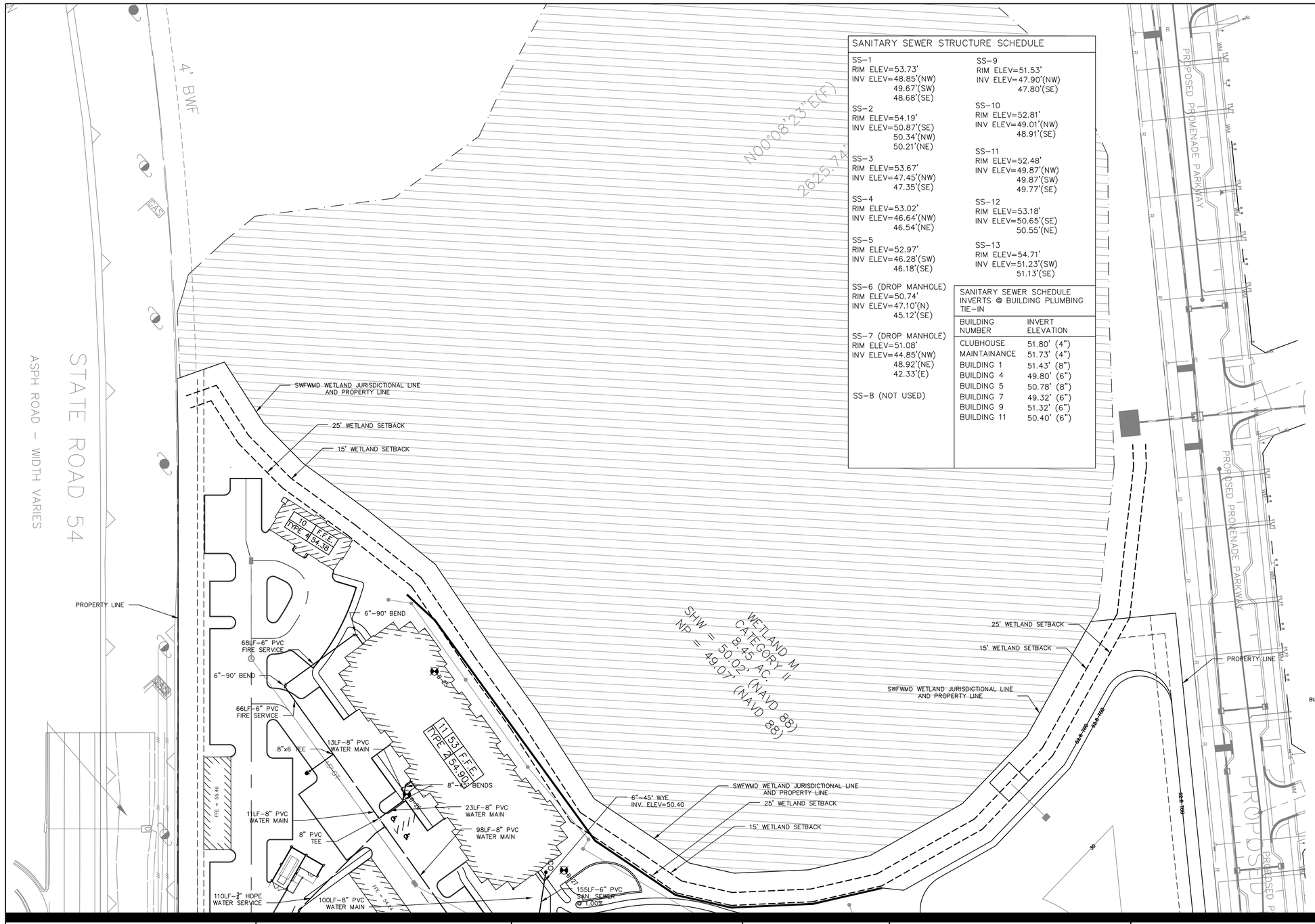
File Name: FILE	DEU	LHH	LHH/DEU	2015-06-28
	Dwn.	Chkd.	Dsgn.	YY.MM.DD

Title

MASTER UTILITY PLAN

Project No. 215612506
Scale AS SHOWN

Drawing No.	Sheet	Revision
C-117	#### of ####	0



SANITARY SEWER STRUCTURE SCHEDULE

SS-1
RIM ELEV=53.73'
INV ELEV=48.85'(NW)
49.67'(SW)
48.68'(SE)

SS-2
RIM ELEV=54.19'
INV ELEV=50.87'(SE)
50.34'(NW)
50.21'(NE)

SS-3
RIM ELEV=53.67'
INV ELEV=47.45'(NW)
47.35'(SE)

SS-4
RIM ELEV=53.02'
INV ELEV=46.64'(NW)
46.54'(NE)

SS-5
RIM ELEV=52.97'
INV ELEV=46.28'(SW)
46.18'(SE)

SS-6 (DROP MANHOLE)
RIM ELEV=50.74'
INV ELEV=47.10'(N)
45.12'(SE)

SS-7 (DROP MANHOLE)
RIM ELEV=51.08'
INV ELEV=44.85'(NW)
48.92'(NE)
42.33'(E)

SS-8 (NOT USED)

SS-9
RIM ELEV=51.53'
INV ELEV=47.90'(NW)
47.80'(SE)

SS-10
RIM ELEV=52.81'
INV ELEV=49.01'(NW)
48.91'(SE)

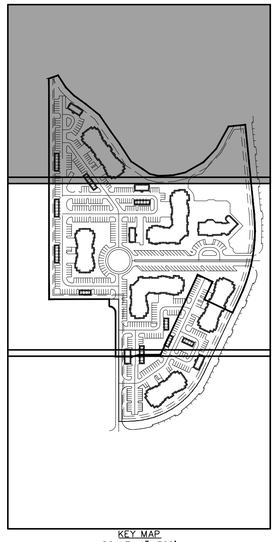
SS-11
RIM ELEV=52.48'
INV ELEV=49.87'(NW)
49.87'(SW)
49.77'(SE)

SS-12
RIM ELEV=53.18'
INV ELEV=50.65'(SE)
50.55'(NE)

SS-13
RIM ELEV=54.71'
INV ELEV=51.23'(SW)
51.13'(SE)

SANITARY SEWER SCHEDULE INVERTS @ BUILDING PLUMBING TIE-IN

BUILDING NUMBER	INVERT ELEVATION
CLUBHOUSE	51.80' (4")
MAINTAINANCE	51.73' (4")
BUILDING 1	51.43' (8")
BUILDING 4	49.80' (6")
BUILDING 5	50.78' (8")
BUILDING 7	49.32' (6")
BUILDING 9	51.32' (6")
BUILDING 11	50.40' (6")



KEY MAP
SCALE: 1"=300'

0 40' 80'

FIRE LINE NOTE

1. THE WATER / PRIVATE FIRE SERVICE MAIN HEREON IS PART OF A FIRE PROTECTION SYSTEM. THE SIZE OF THE MAIN AND CONFIGURATION OF THE SYSTEM (I.E. LOOP, DEAD END, ETC.) IS SUBJECT TO DESIGN AND PERFORMANCE CRITERIA FOUND IN CHAPTER 61G15-32 FLORIDA ADMINISTARTIVE CODE (F.A.C.). THE SYSTEM LAYOUT AS SHOWN HEREON, FROM THE POINT OF CONNECTION (AS DEFINED IN SECTION 633.102(24) OF THE FLORIDA STATUTES), TO THE POINT OF TERMINATION AS SHOWN ON THESE PLANS, SHALL BE VERIFIED BY THE FIRE PROTECTION ENGINEER WHO WILL PREPARE THE FIRE PROTECTION SYSTEM ENGINEERING DOCUMENTS IN ACCORDANCE WITH CHAPTER 61G15-32.003 F.A.C. AND SUBMIT THEM TO THE AUTHORITY HAVING JURISDICTION FOR REVIEW AND APPROVAL AS PART OF THE BUILDING PERMITTING PROCESS.

LEGEND

- XX" WATER SERVICE WITH CURB STOP
- GATE VALVE
- FIRE HYDRANT ASSEMBLY
- BLOW OFF ASSEMBLY
- CO CLEAN OUT

BUILDING STRUCTURE LEGEND

BUILDING NUMBER — NO. OF UNITS — F.F.E. — FINISHED FLOOR ELEVATION — BUILDING TYPE

CARRIAGE STRUCTURE LEGEND

BUILDING NUMBER — F.F.E. — FINISHED FLOOR ELEVATION — BUILDING TYPE

NOTES:

1. ALL WATER MAIN BENDS, TEES, ETC. SHALL BE RESTRAINED AS PER THE RESTRAINING JOINT DETAILS ON SHT. NO. 24.
2. FIRE HYDRANTS WILL REQUIRE FLOW TESTING AND COLOR-CODING BASED ON FLOW TEST RESULTS.
3. ALL UTILITY MATERIAL AND WORKMANSHIP MUST, AT A MINIMUM, COMPLY WITH "PASCO COUNTY STANDARDS FOR DESIGN AND CONSTRUCTION OF WATER, WASTEWATER, AND RECLAIMED WATER FACILITIES", JUNE 1995 OR LATEST EDITION.
4. IRRIGATION PROVIDED BY RECLAIMED WATER.

REF. NOTES:

1. SEE DWG. NO. C-102 FOR CONSTRUCTION NOTES.
2. SEE DWG. NO. C-114 THRU 116 FOR STORM DATA.
3. SEE DWG. NO. C-504 THRU C-507 FOR UTILITY DETAILS.

Revision	By	Appd.	YY.MM.DD

Issued	By	Appd.	YY.MM.DD

Permit-Seal

DATE: 6.29.2015
ENGINEER OF RECORD: LEE H. HARWELL, P.E.
FL REG. NO. : 50134

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Client/Project
INTEGRA JUNCTION, LLC

INTEGRA JUNCTION

Pasco County, Florida

File Name: FILE

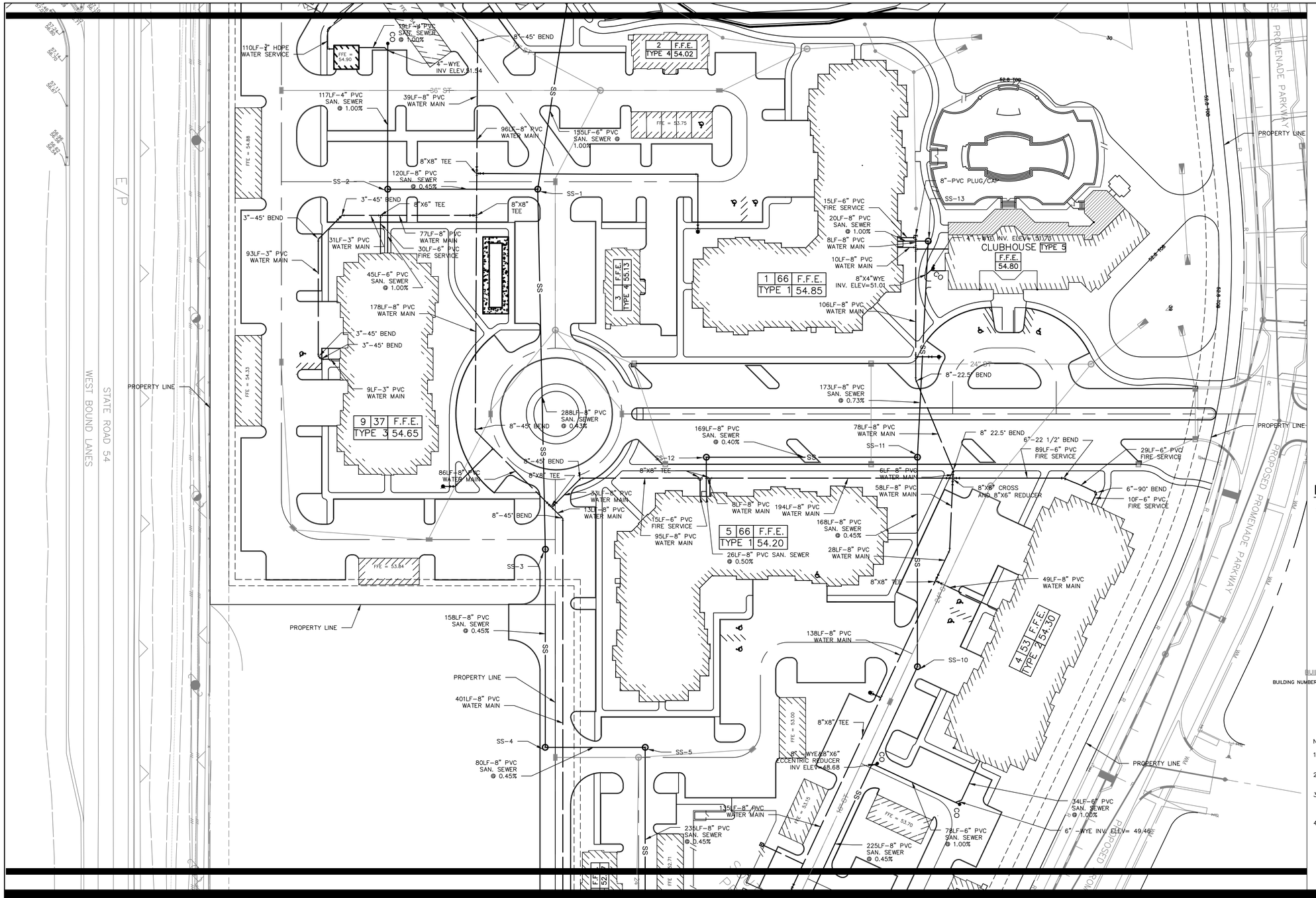
#### Dwn.	#### Chkd.	#### Dsgn.	2015-06-26 YY.MM.DD

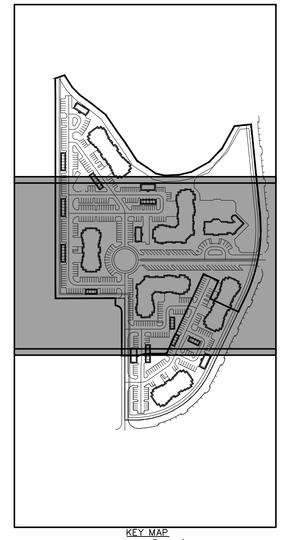
Title
WATER DISTRIBUTION AND WASTEWATER COLLECTION PLAN A

Project No.	Scale
215612506	SCALE

Drawing No.	Sheet	Revision
C-118	#### of ####	0

\\US1265-F01\WORKGROUP\215\active\215612506\civil\drawings\002_SiteEngineering\Sheet_files\215612506_02C_WDWC01.dwg
2015/06/29 1:27 PM By: Arnold, Jeremy





KEY MAP
SCALE: 1"=300'

0 40' 80'

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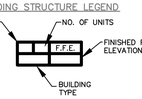
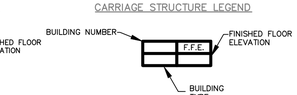
LEGEND

- XX" WATER SERVICE WITH CURB STOP
- GATE VALVE
- FIRE HYDRANT ASSEMBLY
- BLOW OFF ASSEMBLY
- CO CLEAN OUT

BUILDING STRUCTURE LEGEND



CARRIAGE STRUCTURE LEGEND



NOTES:

1. ALL WATER MAIN BENDS, TEES, ETC. SHALL BE RESTRAINED AS PER THE RESTRAINING JOINT DETAILS ON SHT. NO. 24.
2. FIRE HYDRANTS WILL REQUIRE FLOW TESTING AND COLOR-CODING BASED ON FLOW TEST RESULTS.
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4. IRRIGATION PROVIDED BY RECLAIMED WATER.

REF. NOTES:

1. SEE DWG. NO. C-102 FOR CONSTRUCTION NOTES.
2. SEE DWG. NO. C-114 THRU 116 FOR STORM DATA.
3. SEE DWG. NO. C-504 THRU C-507 FOR UTILITY DETAILS.

Revision	By	Appd.	YY.MM.DD

Issued	By	Appd.	YY.MM.DD

Permit-Seal

DATE: 6.29.2015
ENGINEER OF RECORD: LEE H. HARWELL, P.E.
FL REG. NO. : 50134

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Client/Project
INTEGRA JUNCTION, LLC

INTEGRA JUNCTION

Pasco County, Florida

File Name: FILE	DEU Dwn.	LHH Chkd.	LHH/DEU Dsgn.	2015-06-26 YY.MM.DD

Title
WATER DISTRIBUTION AND WASTEWATER COLLECTION PLAN B

Project No.	Scale	
215612506	AS SHOWN	
Drawing No.	Sheet	Revision
C-119	#### of ####	0

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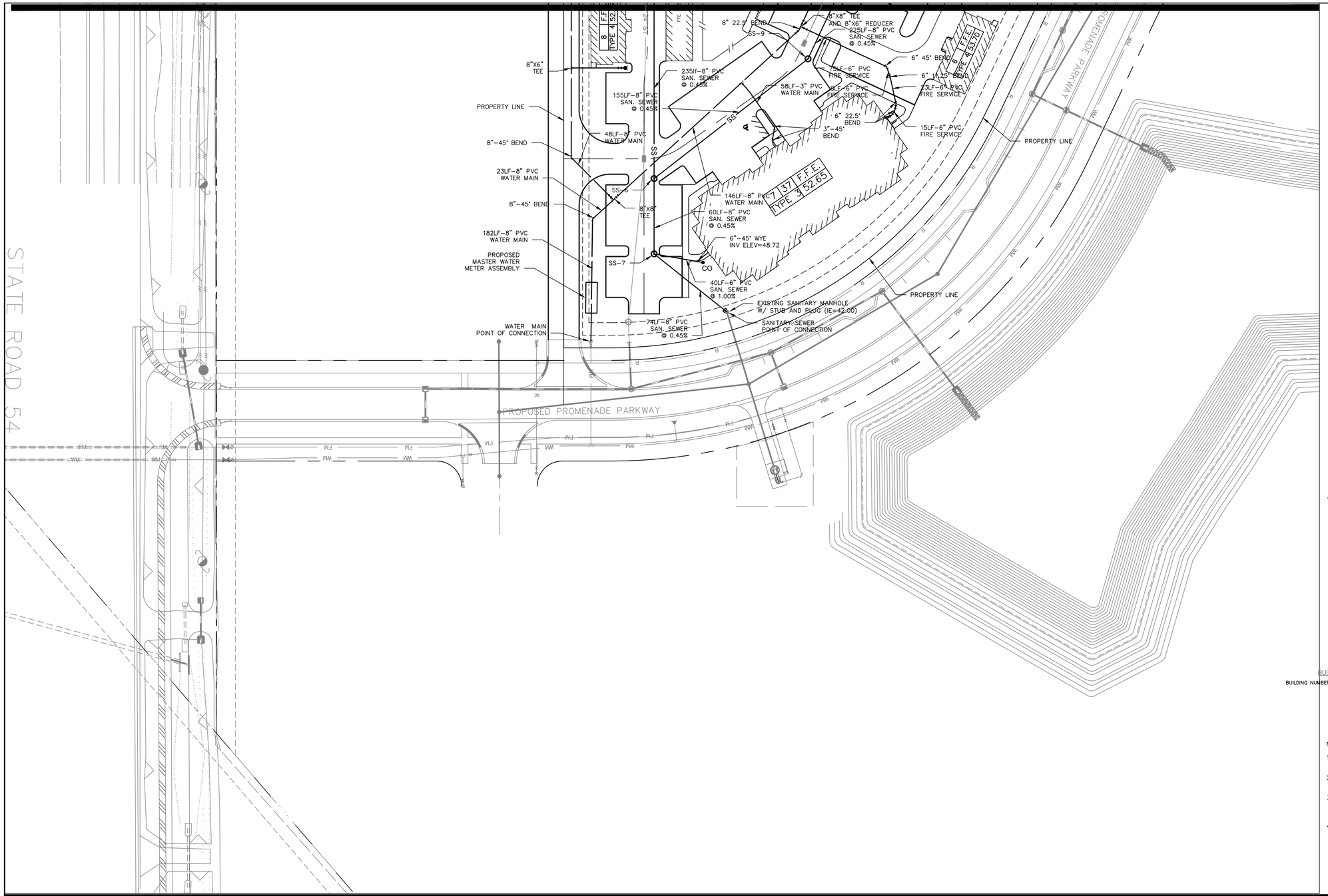
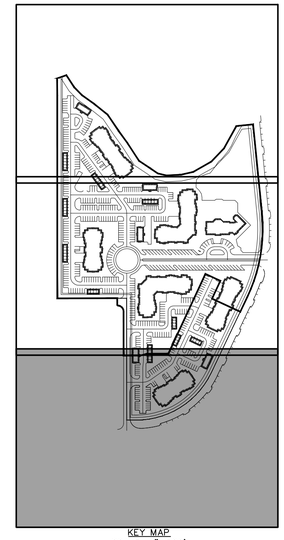
2015/06/29 1:58 PM By: Arnold, Jeremy





KEY MAP
SCALE: 1"=300'

0 40' 80'

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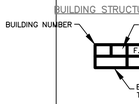
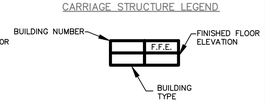
LEGEND

- XX" WATER SERVICE WITH CURB STOP
- GATE VALVE
- FIRE HYDRANT ASSEMBLY
- BLOW OFF ASSEMBLY
- CO CLEAN OUT

BUILDING STRUCTURE LEGEND



CARRIAGE STRUCTURE LEGEND



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4. IRRIGATION PROVIDED BY RECLAIMED WATER.

REF. NOTES:

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3. SEE DWG. NO. C-504 THRU C-507 FOR UTILITY DETAILS.

Revision	By	Appd.	YY.MM.DD

Issued	By	Appd.	YY.MM.DD

Permit-Seal

DATE: 6.29.2015
ENGINEER OF RECORD: LEE H. HARWELL, P.E.
FL REG. NO. : 50134

Consultants

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Client/Project
INTEGRA JUNCTION, LLC

INTEGRA JUNCTION

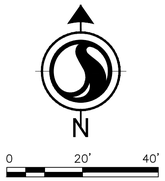
Pasco County, Florida

File Name: FILE	DEU Dwn.	LHH Chkd.	LHH/DEU Dsgn.	2015-06-29 YY.MM.DD

Title
WATER DISTRIBUTION AND WASTEWATER COLLECTION PLAN C

Project No.	Scale	
215612506	AS SHOWN	
Drawing No.	Sheet	Revision
C-120	#### of ####	0

\\NS1726-F01\WORKGROUP\215\215612506\civil drawing\002_Simultaneous\sheet_files\215612506_02C_WDWC03.dwg
2015.06.29 1:28 PM By: arnold_jeremy



Revision By Appd. YY.MM.DD

Issued By Appd. YY.MM.DD

Permit-Seal

DATE: 6.29.2015
LANDSCAPE ARCHITECT: LEA DEL TOSTO
FL REG. NO. LA0001133

Consultants

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Client/Project
INTEGRA JUNCTION, LLC

INTEGRA JUNCTION

Pasco County, Florida

File Name: FILE #### #### #### 2015-06-29
Dwn. Chkd. Dsgn. YY.MM.DD

Title
OVER ALL LANDSCAPE PLAN

Project No. 215612506
Scale SCALE
Drawing No. L-110
Sheet #### of ####
Revision 0

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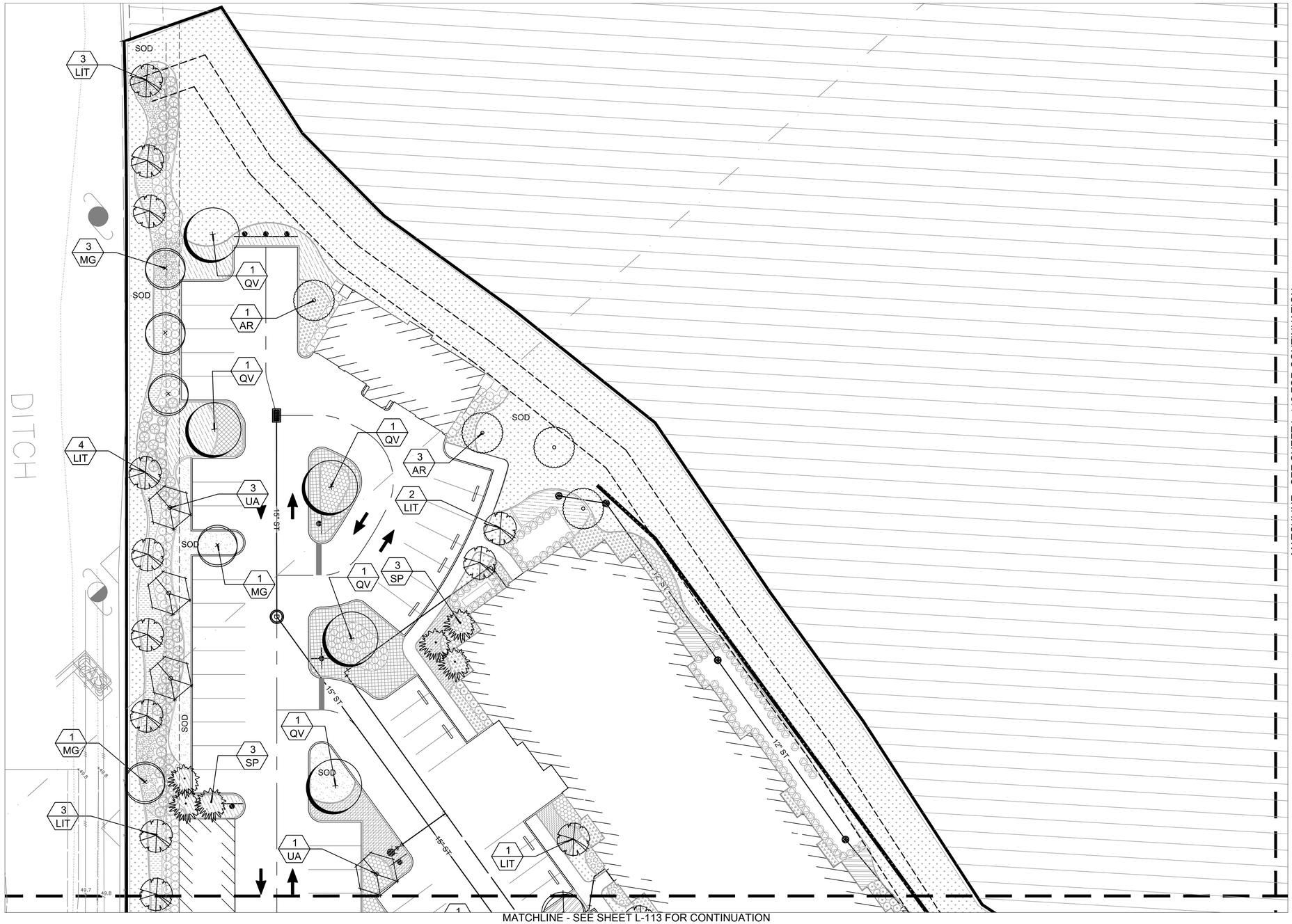
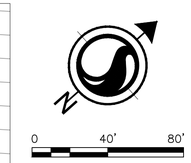
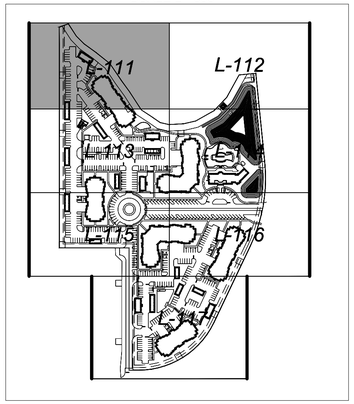
2015/06/29 1:48 PM By: Arnold, Jeremy





KEY MAP
SCALE 1"=300'



LEGEND

- Live Oak
- Bald Cypress
- Sweetgum
- Southern Magnolia
- Red Maple
- Winged Elm
- Magenta Crape Myrtle
- Little Gem Magnolia
- Medjool Date Palm
- Washington Palm
- Sabal Palm
- Senegal Date Palm
- Pygmy Date Palm

Revision	By	Appd.	YY.MM.DD

Issued	By	Appd.	YY.MM.DD

Permit-Seal

DATE: 6.29.2015
LANDSCAPE ARCHITECT: LEA DEL TOSTO
FL REG. NO. LA0001133

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Client/Project
INTEGRA JUNCTION, LLC

INTEGRA JUNCTION
Pasco County, Florida

File Name: FILE	GDP	LDT	GDP	2015-06-29
	Dwn.	Chkd.	Dsgn.	YY.MM.DD

Title
PASCO CO. SIMULTANEOUS SUBMITTAL
LANDSCAPE PLAN - TREES

Project No.	Scale	
215612506	1" = 20'-0"	
Drawing No.	Sheet	Revision
L-111	of	0

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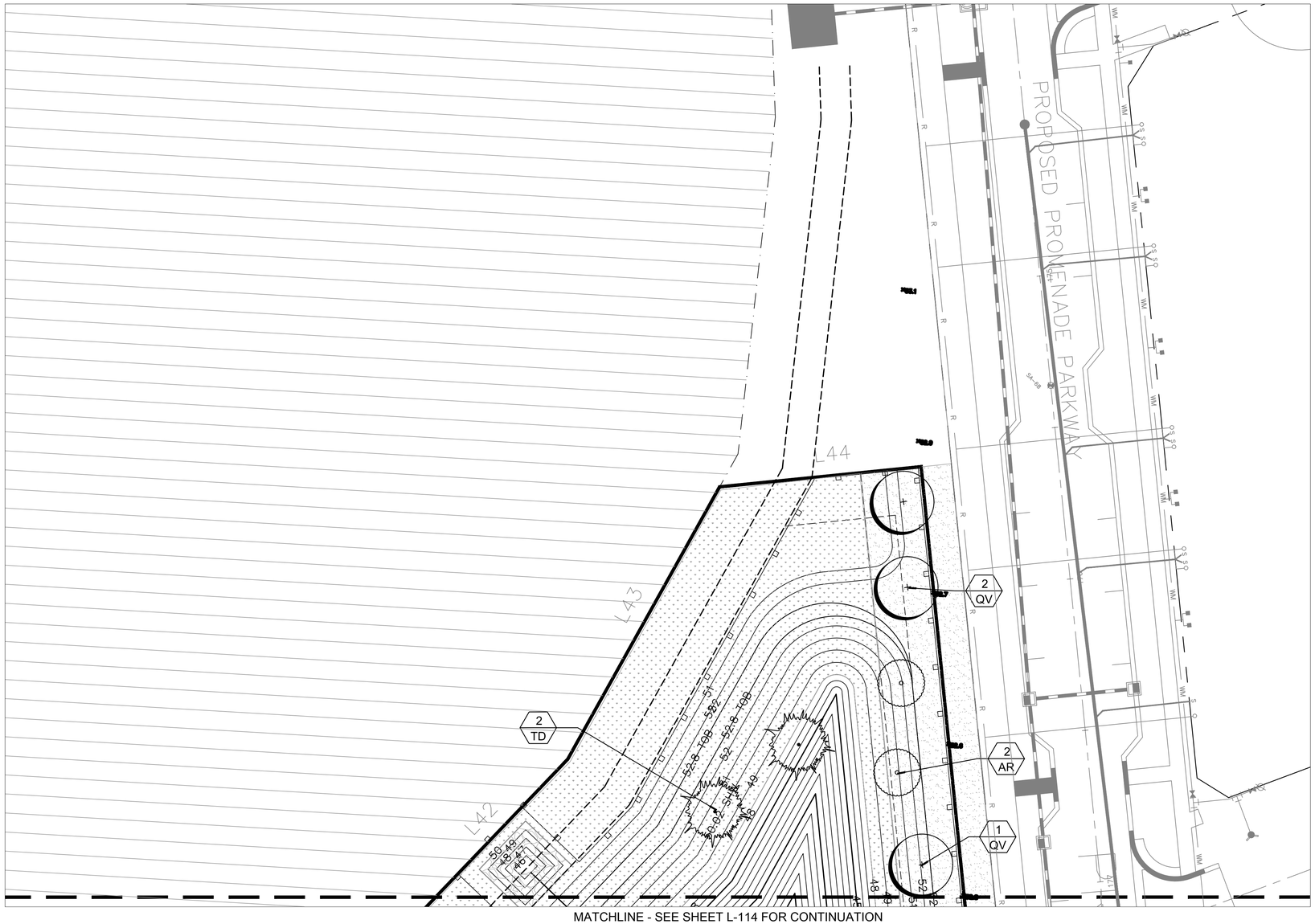
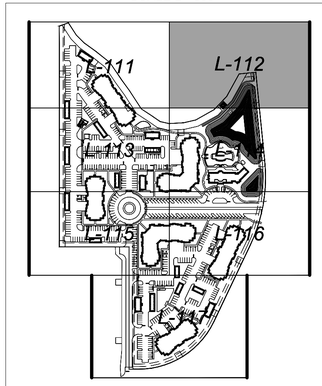
2015/06/29 1:49 PM By: Arnold, Jeremy



MATCHLINE - SEE SHEET L-114 FOR CONTINUATION

KEY MAP
SCALE 1"=300'



0 40' 80'

LEGEND

- Live Oak
- Bald Cypress
- Sweetgum
- Southern Magnolia
- Red Maple
- Winged Elm
- Magenta Crape Myrtle
- Little Gem Magnolia
- Medjool Date Palm
- Washington Palm
- Sabal Palm
- Senegal Date Palm
- Pygmy Date Palm

Revision	By	Appd.	YY.MM.DD

Issued	By	Appd.	YY.MM.DD

Permit-Seal

DATE: 6.29.2015
LANDSCAPE ARCHITECT: LEA DEL TOSTO
FL REG. NO. LA0001133

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Client/Project
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INTEGRA JUNCTION

Pasco County, Florida

File Name: FILE	#### Dwn.	#### Chkd.	#### Dsgn.	2015-06-29 YY.MM.DD

Title
PASCO CO. SIMULTANEOUS SUBMITTAL
#################
LANDSCAPE PLAN - TREES

Project No.	Scale	
215612506	1" = 20'-0"	
Drawing No.	Sheet	Revision
L-112	of 52	0

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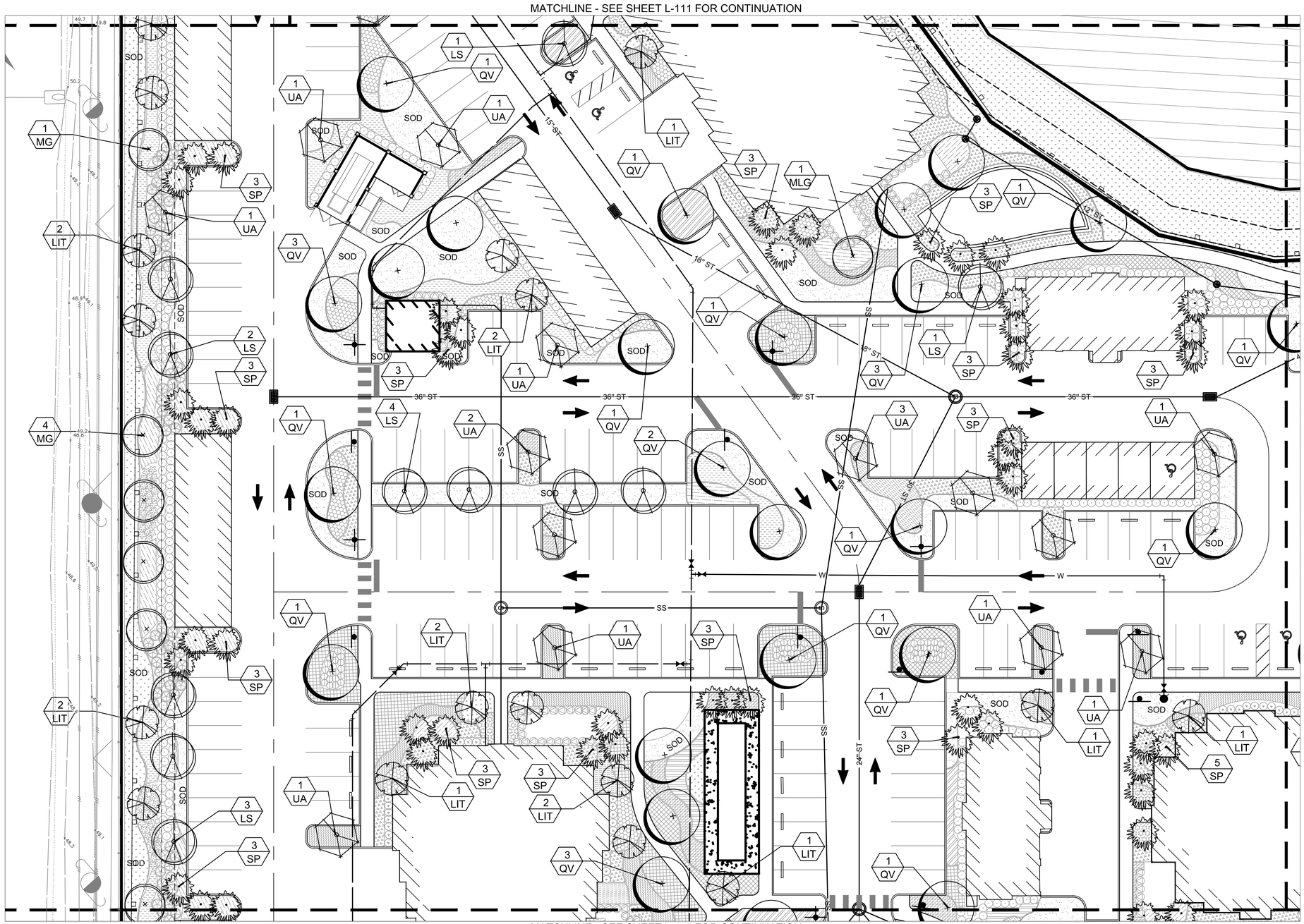
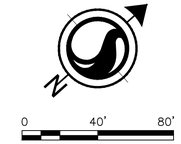
2015/06/29 1:50 PM By: Arnold, Jeremy





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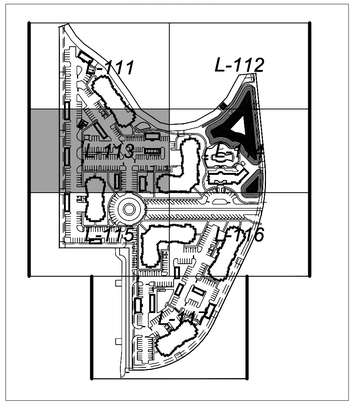

LEGEND

- Live Oak
- Bald Cypress
- Sweetgum
- Southern Magnolia
- Red Maple
- Winged Elm
- Magenta Crape Myrtle
- Little Gem Magnolia
- Medjool Date Palm
- Washington Palm
- Sabal Palm
- Senegal Date Palm
- Pygmy Date Palm

Revision	By	Appd.	YY.MM.DD

Issued	By	Appd.	YY.MM.DD

Permit-Seal

DATE: 6.29.2015
LANDSCAPE ARCHITECT: LEA DEL TOSTO
FL REG. NO. LA0001133

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Client/Project
INTEGRA JUNCTION, LLC

INTEGRA JUNCTION

Pasco County, Florida

File Name: FILE

####	####	####	2015-06-29
Dwn.	Chkd.	Dsgn.	YY.MM.DD

Title
PASCO CO. SIMULTANEOUS SUBMITTAL
################
LANDSCAPE PLAN - TREES

Project No.	Scale
215612506	1" = 20'-0"

Drawing No.	Sheet	Revision
L-113	#### of ####	0

\\US1262-F01\WORKGROUP\2156\active\215612506\landscape_architecture\design_drawing\001_CD\sheet\215612506-01L-113tree.dwg
2015/06/29 1:50 PM By: Arnold, Jeremy

MATCHLINE - SEE SHEET L-112 FOR CONTINUATION

MATCHLINE - SEE SHEET L-113 FOR CONTINUATION

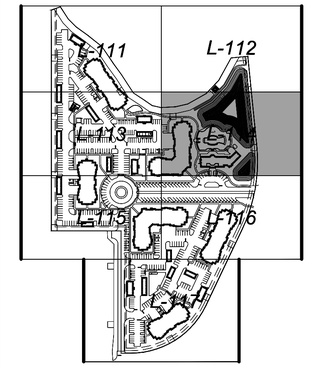
MATCHLINE - SEE SHEET L-116 FOR CONTINUATION

PROPOSED PROMENADE PARKWAY

PROPOSED PROMENADE AVENUE

0 40' 80'

KEY MAP
SCALE 1"=300'



LEGEND

- Live Oak
- Bald Cypress
- Sweetgum
- Southern Magnolia
- Red Maple
- Winged Elm
- Magenta Crape Myrtle
- Little Gem Magnolia
- Medjool Date Palm
- Washington Palm
- Sabal Palm
- Senegal Date Palm
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Revision	By	Appd.	YY.MM.DD

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INTEGRA JUNCTION

Pasco County, Florida

File Name: FILE | #### Dwn. | #### Chkd. | #### Dsgn. | 2015-06-29 YY.MM.DD

Title
PASCO CO. SIMULTANEOUS SUBMITTAL
################
LANDSCAPE PLAN - TREES

Project No.	Scale	
215612506	1" = 20'-0"	
Drawing No.	Sheet	Revision
L-114	#### of ####	0

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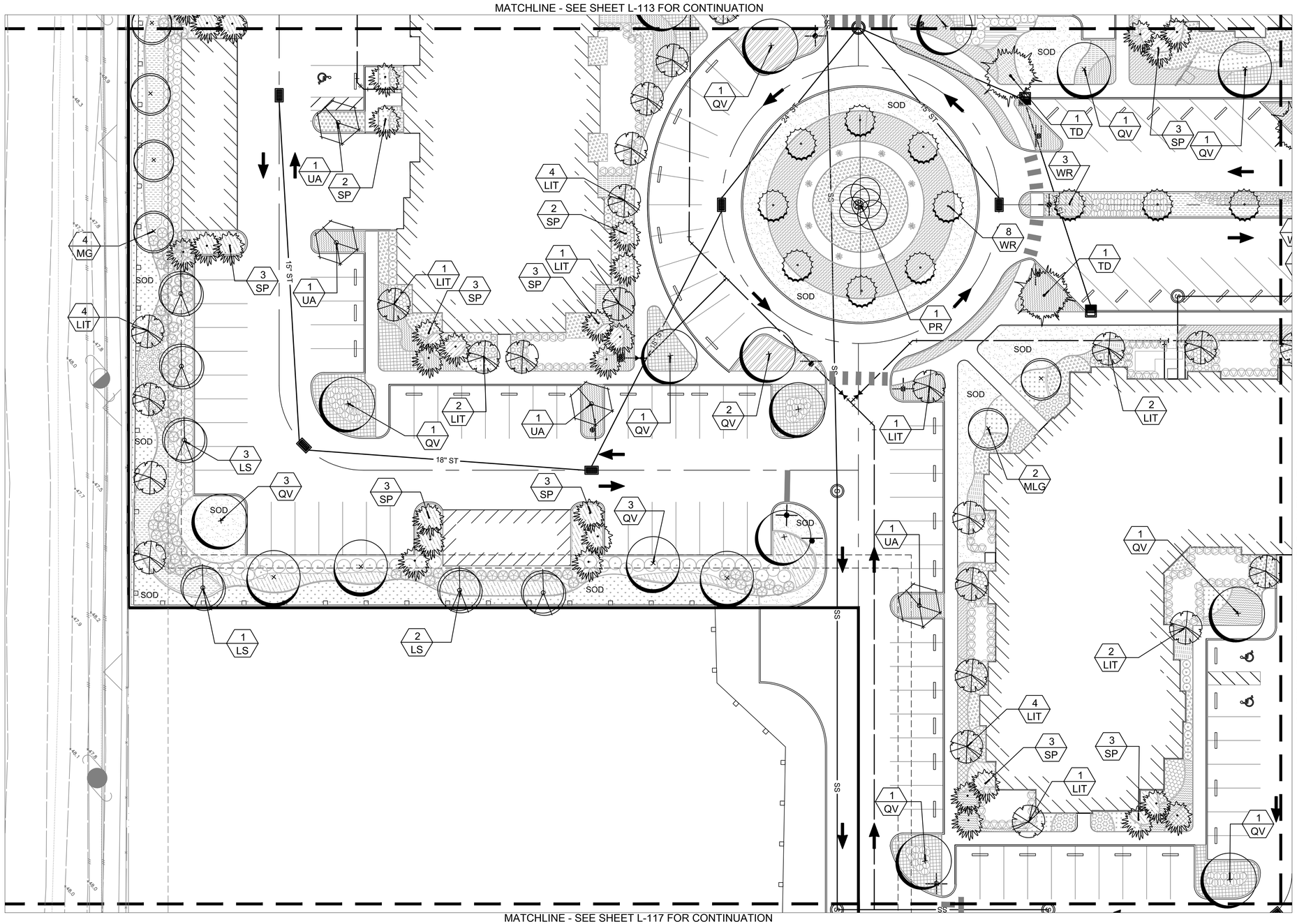
2015/06/29 1:51 PM By: Arnold, Jeremy



KEY MAP
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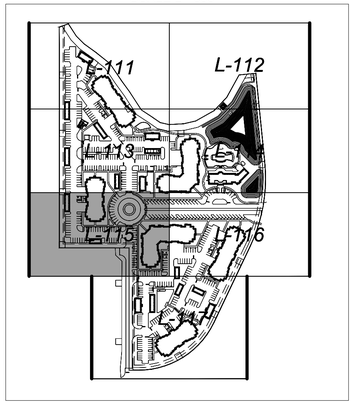

LEGEND

- Live Oak
- Bald Cypress
- Sweetgum
- Southern Magnolia
- Red Maple
- Winged Elm
- Magenta Crape Myrtle
- Little Gem Magnolia
- Medjool Date Palm
- Washington Palm
- Sabal Palm
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Pasco County, Florida

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Title
PASCO CO. SIMULTANEOUS SUBMITTAL
################
LANDSCAPE PLAN - TREES

Project No.	Scale
215612506	1"= 20'-0"

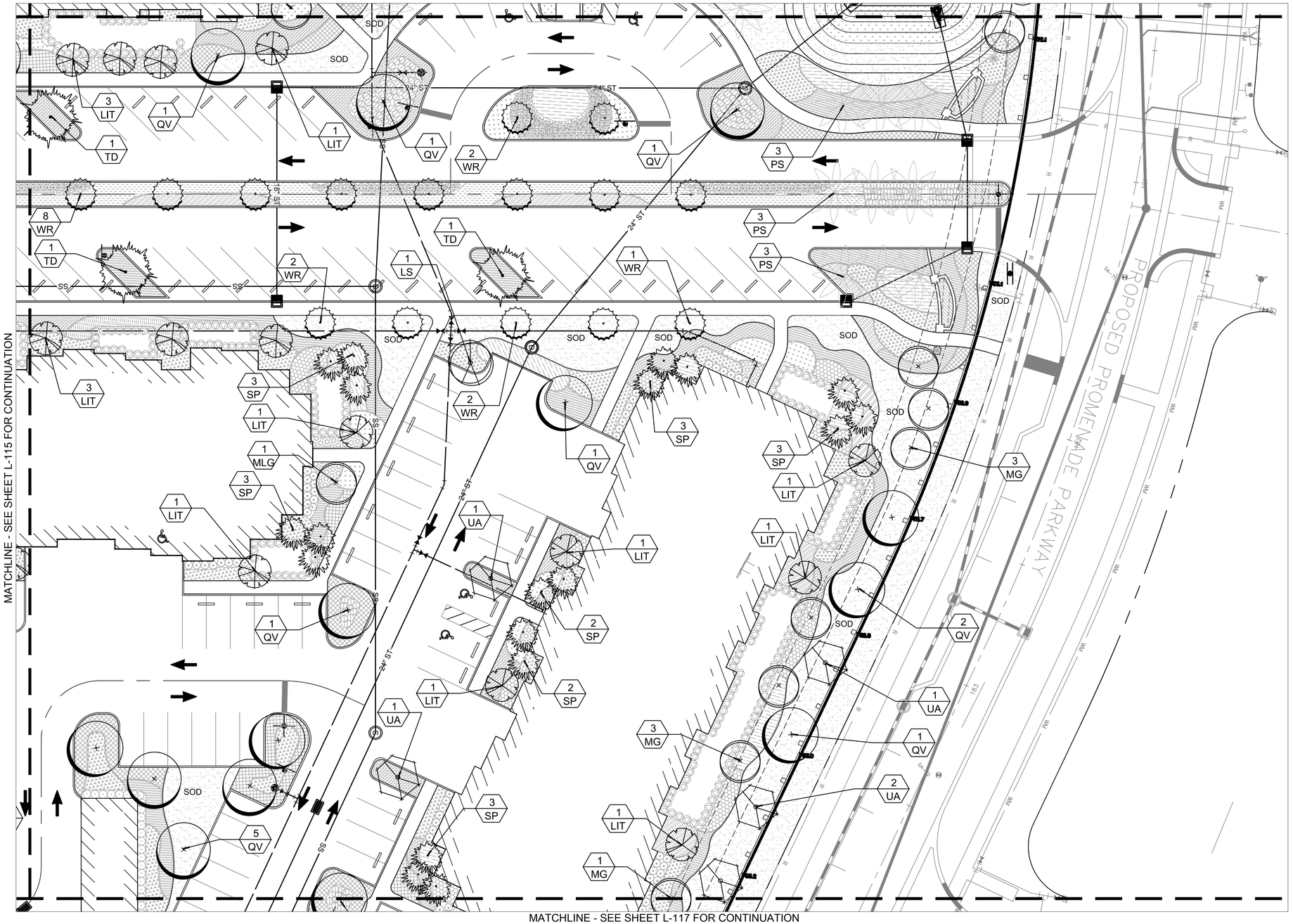
Drawing No.	Sheet	Revision
L-115	#### of ####	0

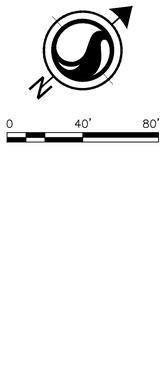
\\US1262-F01\WORKGROUP\2156\active\215612506\landscape_architecture\design_drawing\001_CD\sheet\215612506-01L-115tree.dwg
2015/06/29 1:52 PM By: Arnold, Jeremy

MATCHLINE - SEE SHEET L-114 FOR CONTINUATION

MATCHLINE - SEE SHEET L-115 FOR CONTINUATION

MATCHLINE - SEE SHEET L-117 FOR CONTINUATION





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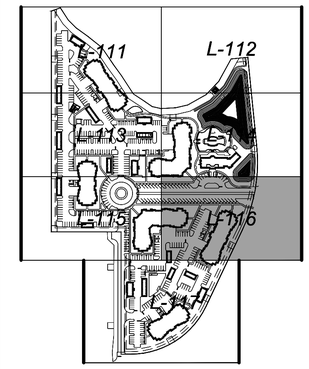

LEGEND

- Live Oak
- Bald Cypress
- Sweetgum
- Southern Magnolia
- Red Maple
- Winged Elm
- Magenta Crape Myrtle
- Little Gem Magnolia
- Medjool Date Palm
- Washington Palm
- Sabal Palm
- Senegal Date Palm
- Pygmy Date Palm

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LANDSCAPE ARCHITECT: LEA DEL TOSTO
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INTEGRA JUNCTION

Pasco County, Florida

File Name: FILE	#### Dwn.	#### Chkd.	#### Dsgn.	2015-06-29 YY.MM.DD

Title
PASCO CO. SIMULTANEOUS SUBMITTAL
################
LANDSCAPE PLAN - TREES

Project No.	Scale	
215612506	1"=20'-0"	
Drawing No.	Sheet	Revision
L-116	#### of ####	0

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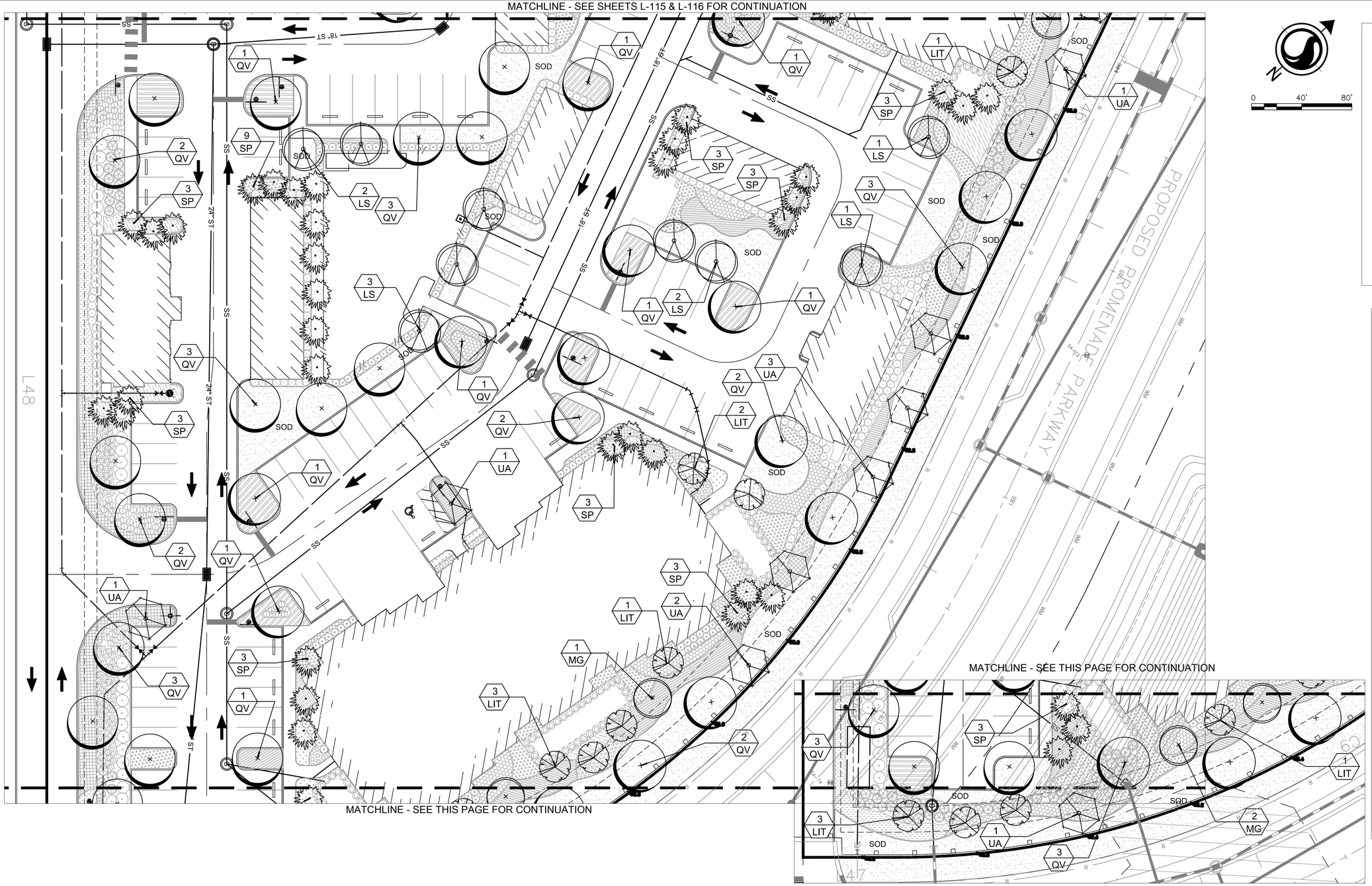
2015/06/29 1:52 PM By: Arnold, Jeremy

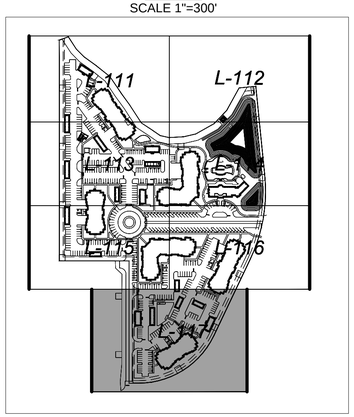
MATCHLINE - SEE SHEETS L-115 & L-116 FOR CONTINUATION



MATCHLINE - SEE THIS PAGE FOR CONTINUATION

MATCHLINE - SEE THIS PAGE FOR CONTINUATION

KEY MAP
SCALE 1"=300'



LEGEND

- Live Oak
- Bald Cypress
- Sweetgum
- Southern Magnolia
- Red Maple
- Winged Elm
- Magenta Crape Myrtle
- Little Gem Magnolia
- Medjool Date Palm
- Washington Palm
- Sabal Palm
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Title
PASCO CO. SIMULTANEOUS SUBMITTAL
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LANDSCAPE PLAN - TREES

Project No. 215612506
Scale 1" = 20'-0"
Drawing No. L-117
Sheet #### of ####
Revision 0

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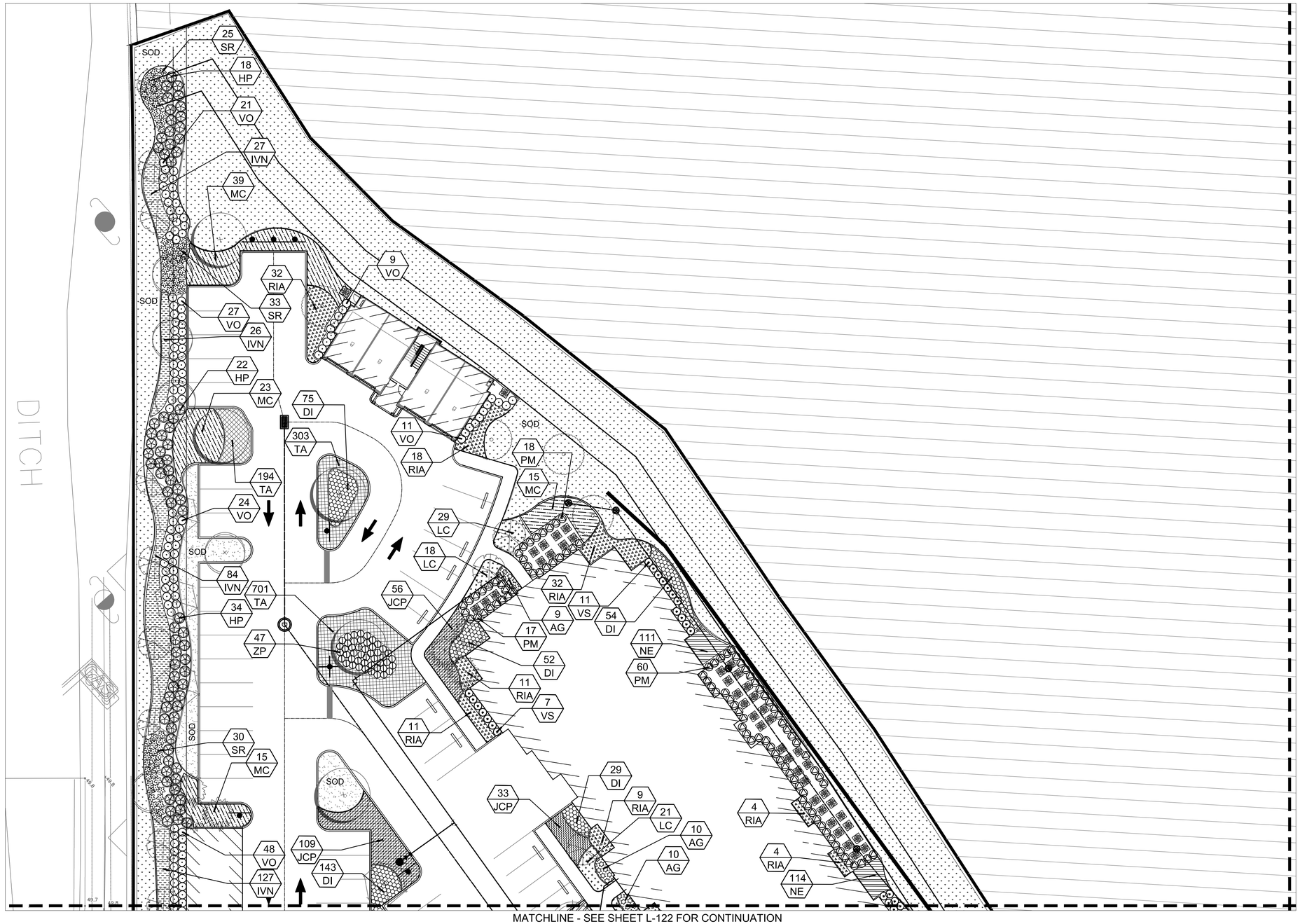
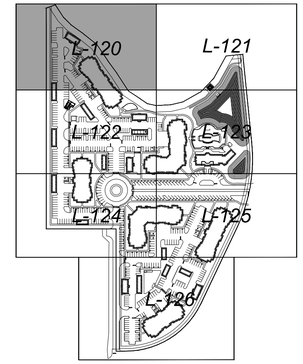
2015/06/29 1:53 PM By: Arnold, Jeremy



N

0 40' 80'

KEY MAP
SCALE 1"=300'



LEGEND

- Green Dwarf Asian Jasmine
- Parsonii Juniper
- Annuals
- Yellow Lantana
- Society Garlic
- Wild Boston Fern
- White African Iris
- Variegated Flax Lily
- Blue Lily of the Nile
- Pink Muhly Grass
- Dwarf Yaupon Holly
- White Indian Hawthorn
- Zoysia Sod
- Bahia Sod
- Sandakwa Viburnum
- Podocarpus
- Walter's Viburnum
- Wax Myrtle
- Saw Palmetto
- Firebush
- Coontie
- Bear Grass
- Soft Leaved Agave
- Coral Honeysuckle

Revision	By	Appd.	YY.MM.DD

Issued	By	Appd.	YY.MM.DD

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LANDSCAPE ARCHITECT: LEA DEL TOSTO
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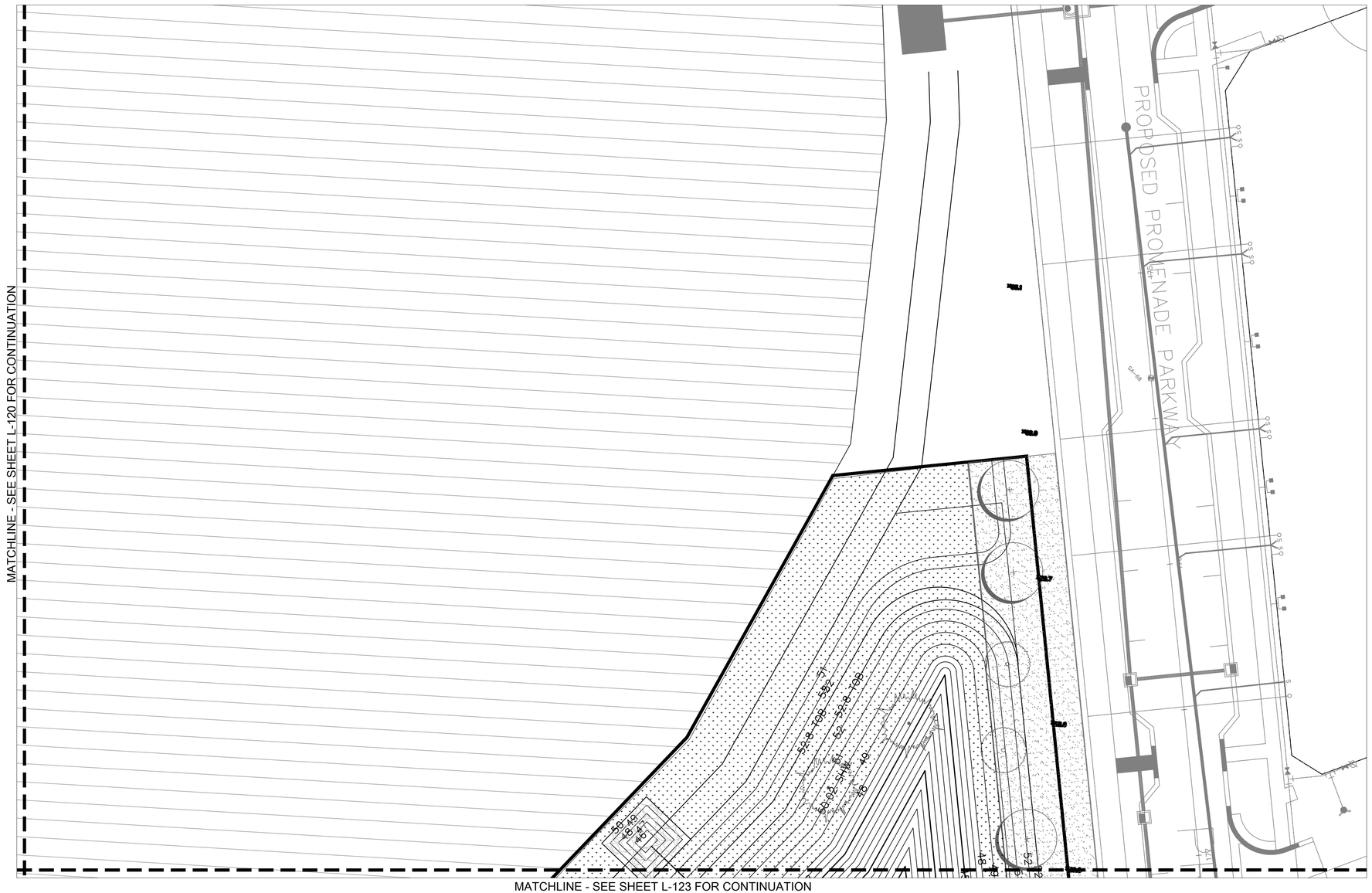
Pasco County, Florida

File Name: FILE | Dwn. #### | Chkd. #### | Dsgn. #### | 2015-06-29 YY.MM.DD

Title
LANDSCAPE PLAN - PLANT BEDS

Project No.	Scale	
215612506	1" = 20'-0"	
Drawing No.	Sheet	Revision
L-120	#### of ####	0

\\US1262-F01\WORKGROUP_2150\active\215612506\landscape_architecture\design_drawing\001_CD\sheet\215612506-01L-120cp.dwg
2015/06/29 1:54 PM By: Arnold, Jeremy



KEY MAP
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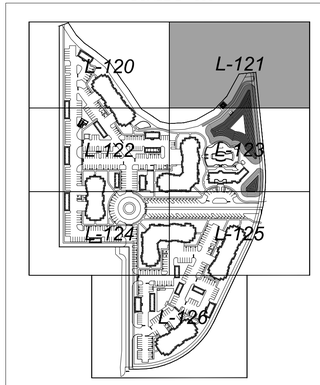

0 40' 80'

LEGEND

- Green Dwarf Asian Jasmine
- Parsonii Juniper
- Annuals
- Yellow Lantana
- Society Garlic
- Wild Boston Fern
- White African Iris
- Variegated Flax Lily
- Blue Lily of the Nile
- Pink Muhly Grass
- Dwarf Yaupon Holly
- White Indian Hawthorn
- Zoysia Sod
- Bahia Sod
- Sandakwa Viburnum
- Podocarpus
- Walter's Viburnum
- Wax Myrtle
- Saw Palmetto
- Firebush
- Coontie
- Bear Grass
- Soft Leaved Agave
- Coral Honeysuckle

Revision	By	Appd.	YY.MM.DD

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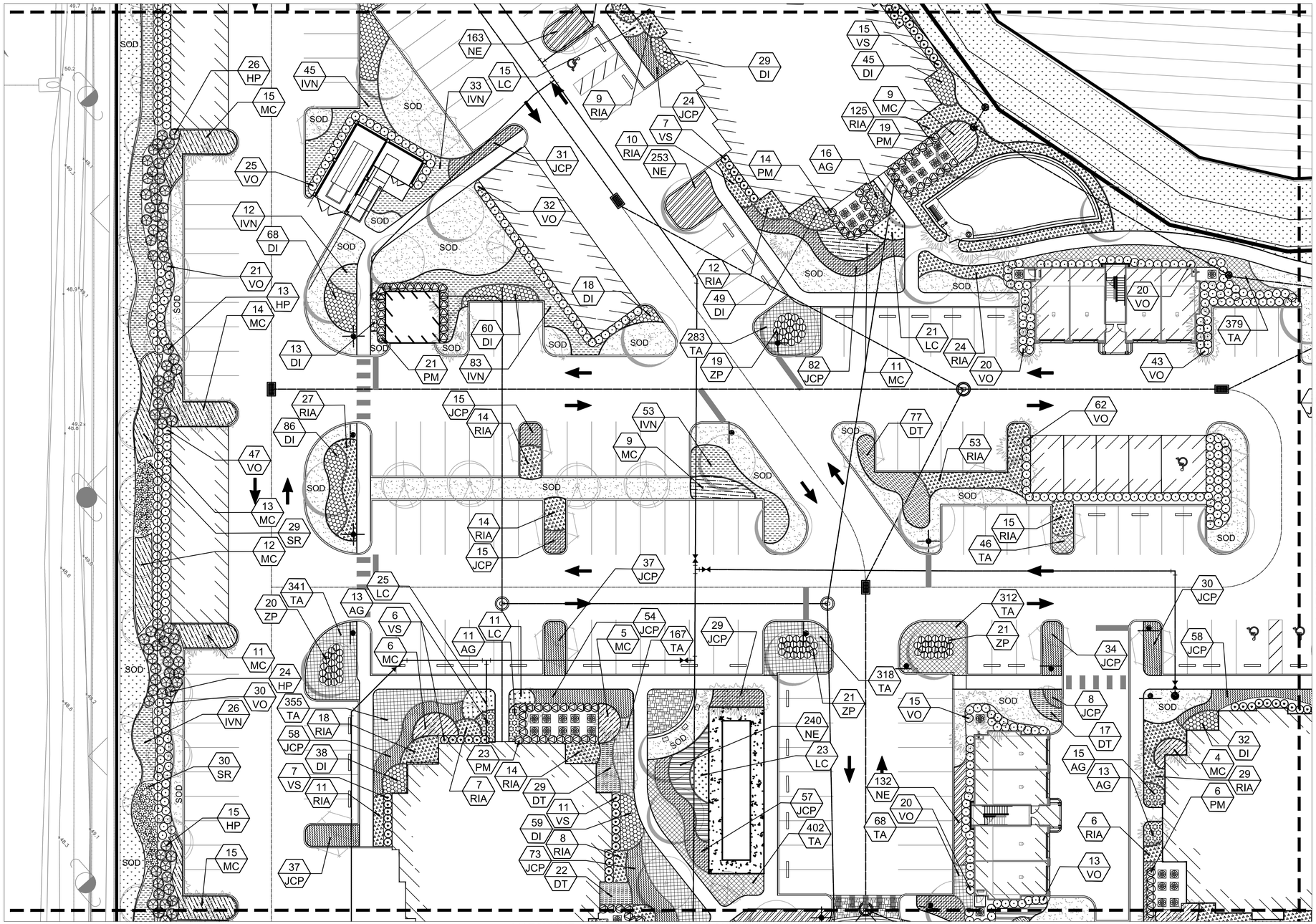
Pasco County, Florida

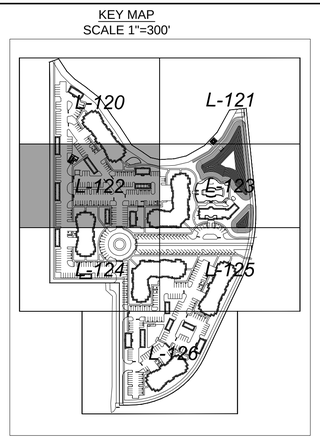
File Name: FILE	#### Dwn.	#### Chkd.	#### Dsgn.	2015-06-29 YY.MM.DD

Title
LANDSCAPE PLAN - PLANT BEDS

Project No.	Scale	
215612506	1" = 20'-0"	
Drawing No.	Sheet	Revision
L-121	#### of ####	0

\\US1262-F01\WORKGROUP\215\active\215612506\landscape_architecture\design_drawing\001_CD\sheet\215612506-011-121lcp.dwg
2015/06/29 1:54 PM By: Arnold, Jeremy





LEGEND

- Green Dwarf Asian Jasmine
- Parsonii Juniper
- Annuals
- Yellow Lantana
- Society Garlic
- Wild Boston Fern
- White African Iris
- Variegated Flax Lily
- Blue Lily of the Nile
- Pink Muhly Grass
- Dwarf Yaupon Holly
- White Indian Hawthorn
- Zoysia Sod
- Bahia Sod
- Sandakwa Viburnum
- Podocarpus
- Walter's Viburnum
- Wax Myrtle
- Saw Palmetto
- Firebush
- Coontie
- Bear Grass
- Soft Leaved Agave
- Coral Honeysuckle

Revision	By	Appd.	YY.MM.DD

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Pasco County, Florida

File Name: FILE

####	####	####	2015-06-29
Dwn.	Chkd.	Dsgn.	YY.MM.DD

Title
LANDSCAPE PLAN - PLANT BEDS

Project No.	Scale
215612506	1" = 20'-0"

Drawing No.	Sheet	Revision
L-122	#### of ####	0

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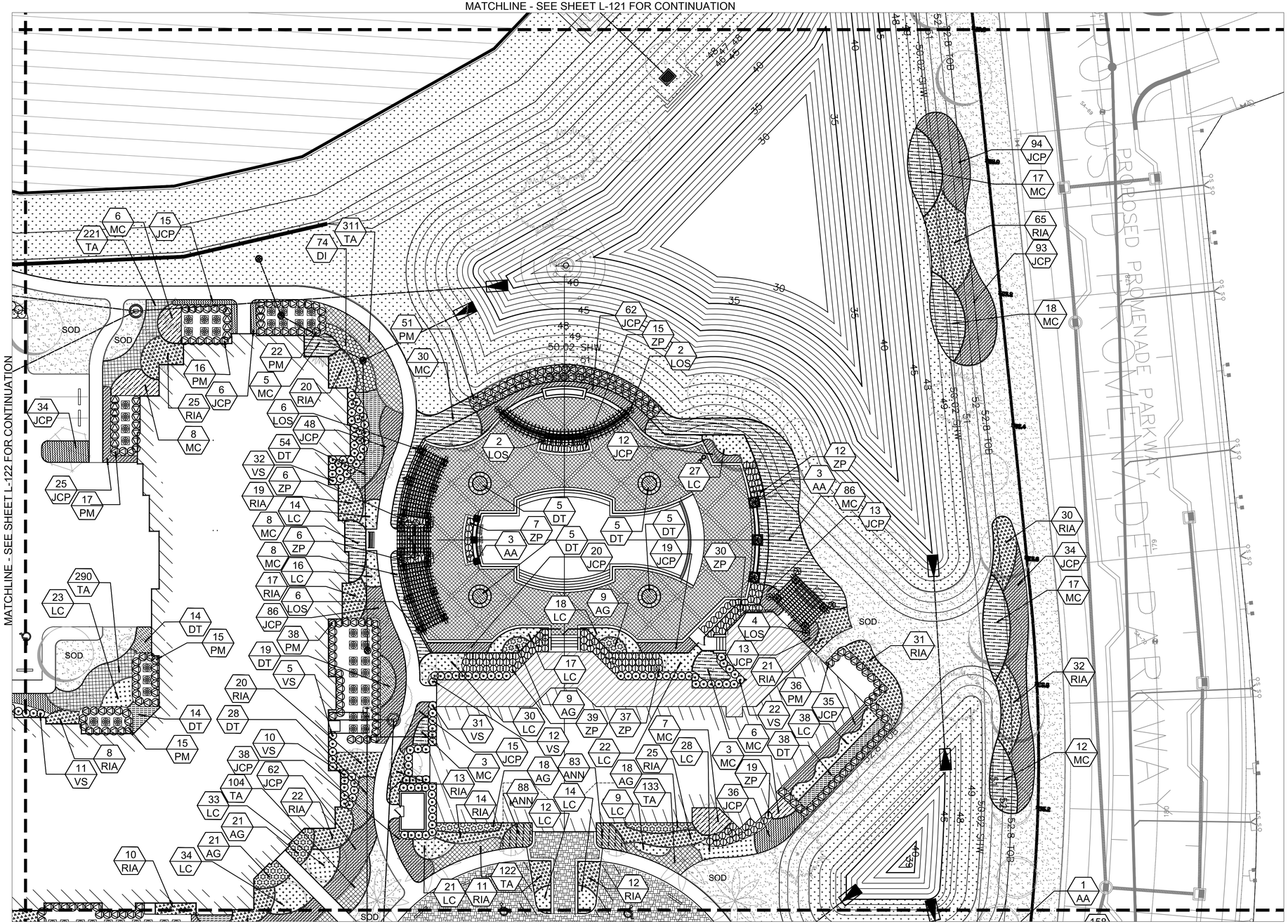
2015/06/29 1:55 PM By: Arnold, Jeremy

MATCHLINE - SEE SHEET L-121 FOR CONTINUATION

MATCHLINE - SEE SHEET L-122 FOR CONTINUATION

MATCHLINE - SEE SHEET L-125 FOR CONTINUATION



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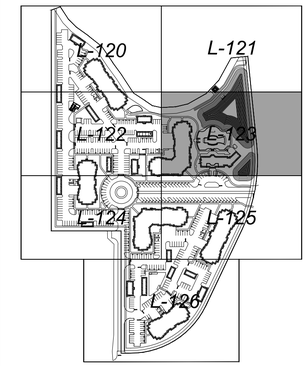

0 40' 80'

LEGEND

- Green Dwarf Asian Jasmine
- Parsonii Juniper
- Annuals
- Yellow Lantana
- Society Garlic
- Wild Boston Fern
- White African Iris
- Variegated Flax Lily
- Blue Lily of the Nile
- Pink Muhly Grass
- Dwarf Yaupon Holly
- White Indian Hawthorn
- Zoysia Sod
- Bahia Sod
- Sandakwa Viburnum
- Podocarpus
- Walter's Viburnum
- Wax Myrtle
- Saw Palmetto
- Firebush
- Coontie
- Bear Grass
- Soft Leaved Agave
- Coral Honeysuckle

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INTEGRA JUNCTION

Pasco County, Florida

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Title
LANDSCAPE PLAN - PLANT BEDS

Project No. 215612506 | Scale 1" = 20'-0"
Drawing No. L-123 | Sheet #### of #### | Revision 0

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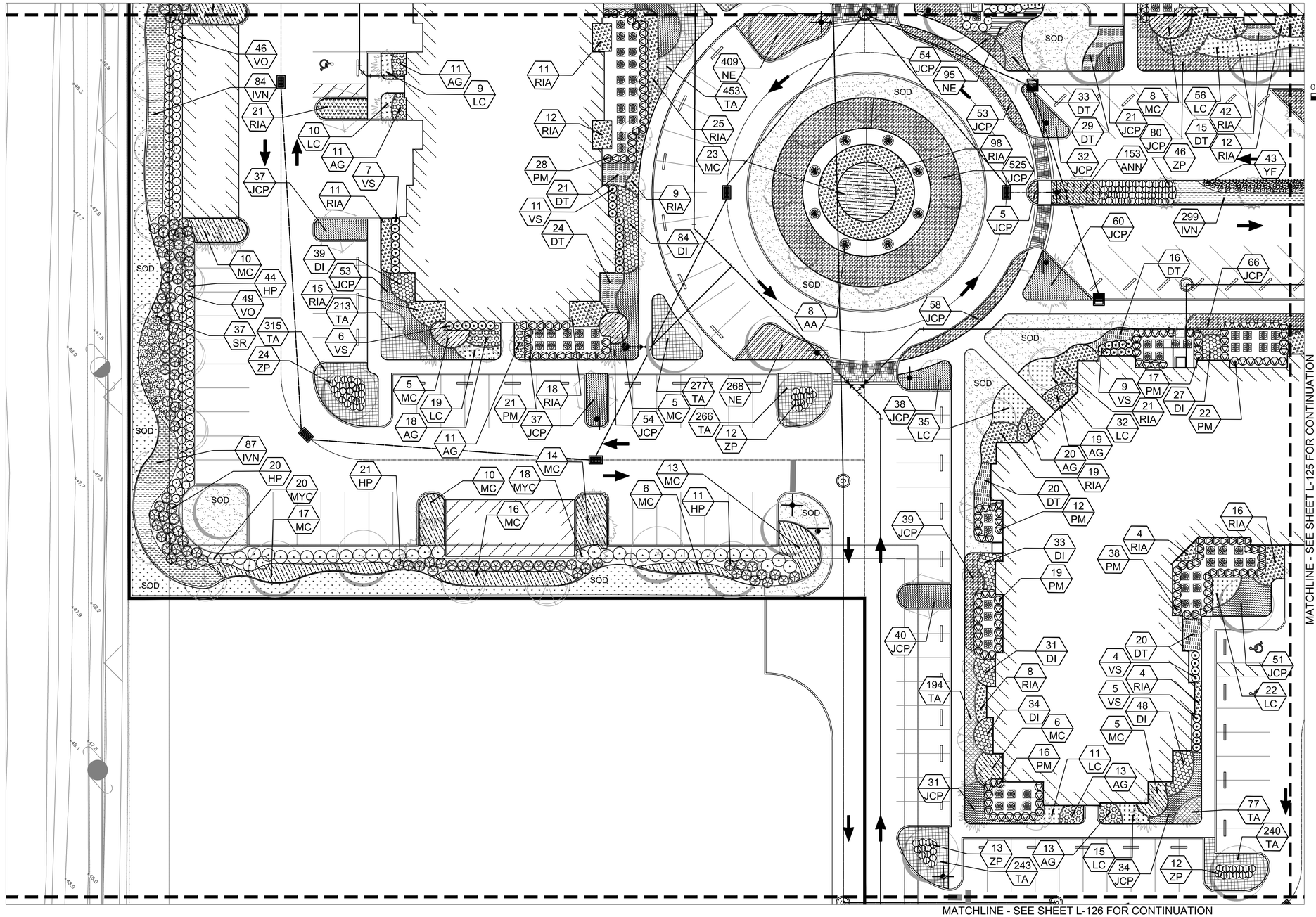
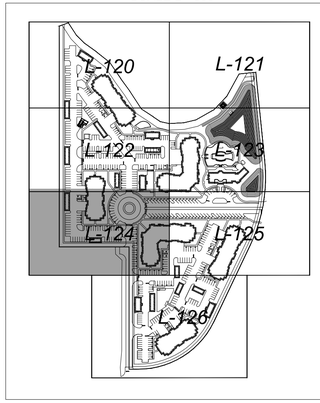
2015/06/29 1:56 PM By: Arnold, Jeremy

MATCHLINE - SEE SHEET L-122 FOR CONTINUATION



KEY MAP
SCALE 1"=300'



LEGEND

- Green Dwarf Asian Jasmine
- Parsonii Juniper
- Annuals
- Yellow Lantana
- Society Garlic
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- Variegated Flax Lily
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DATE: 6.29.2015
LANDSCAPE ARCHITECT: LEA DEL TOSTO
FL REG. NO. LA0001133

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Client/Project
INTEGRA JUNCTION, LLC

INTEGRA JUNCTION

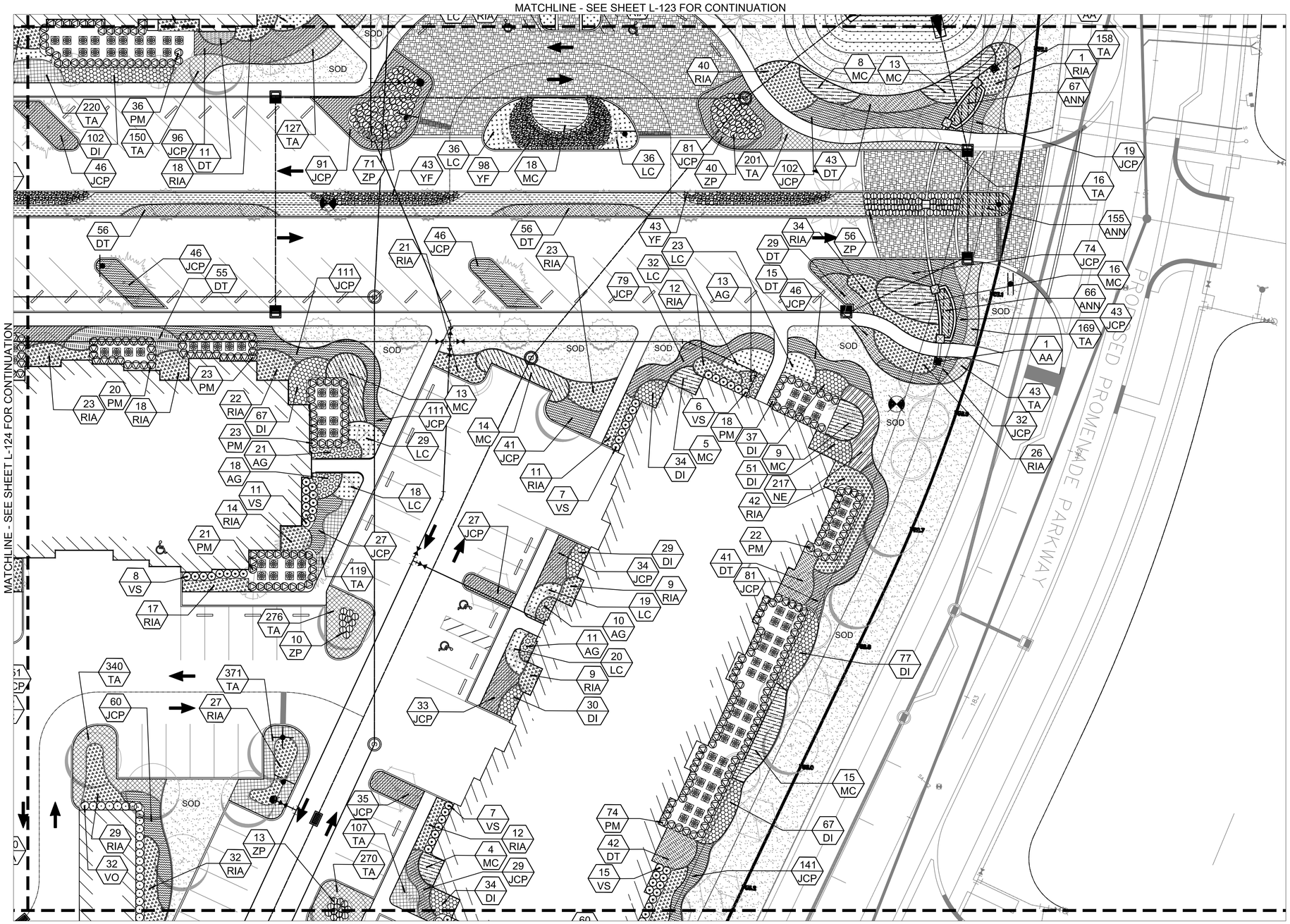
Pasco County, Florida

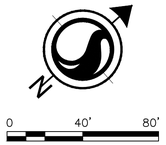
File Name: FILE | #### Dwn. | #### Chkd. | #### Dsgn. | 2015-06-29 YY.MM.DD

Title
LANDSCAPE PLAN - PLANT BEDS

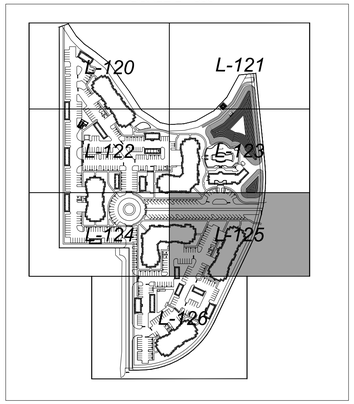
Project No.	Scale	
215612506	1" = 20'-0"	
Drawing No.	Sheet	Revision
L-124	#### of ####	0

\\US1262-F01\WORKGROUP\215612506\active\215612506\landscape_architecture\design_drawing\001_CD\sheet\215612506-01L-124lcp.dwg
2015/06/29 1:57 PM By: Arnold, Jeremy





KEY MAP
SCALE 1"=300'



LEGEND

- Green Dwarf Asian Jasmine
- Parsonii Juniper
- Annuals
- Yellow Lantana
- Society Garlic
- Wild Boston Fern
- White African Iris
- Variegated Flax Lily
- Blue Lily of the Nile
- Pink Muhly Grass
- Dwarf Yaupon Holly
- White Indian Hawthorn
- Zoysia Sod
- Bahia Sod
- Sandakwa Viburnum
- Podocarpus
- Walter's Viburnum
- Wax Myrtle
- Saw Palmetto
- Firebush
- Coontie
- Bear Grass
- Soft Leaved Agave
- Coral Honeysuckle

Revision	By	Appd.	YY.MM.DD

Issued	By	Appd.	YY.MM.DD

Permit-Seal

DATE: 6.29.2015
LANDSCAPE ARCHITECT: LEA DEL TOSTO
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INTEGRA JUNCTION

Pasco County, Florida

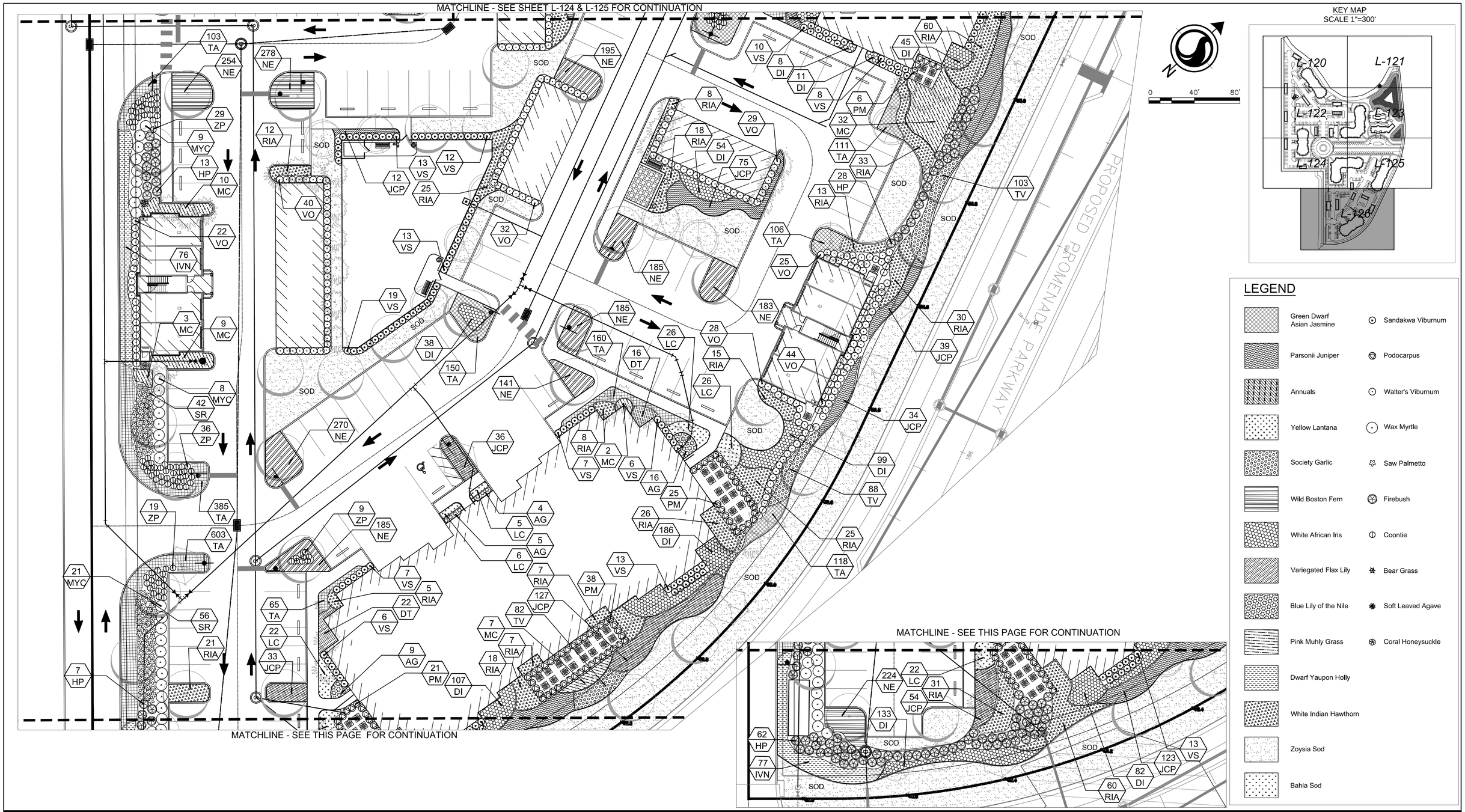
File Name: FILE	#### Dwn.	#### Chkd.	#### Dsgn.	2015-06-29 YY.MM.DD

Title
LANDSCAPE PLAN - PLANT BEDS

Project No.	Scale
215612506	1" = 20' - 0"

Drawing No.	Sheet	Revision
L-125	#### of ####	0

\\US1262-F01\WORKGROUP\2156\active\215612506\landscape_architecture\design_drawing\001_CD\sheet\215612506-01L-125lcp.dwg
2015/06/29 1:58 PM By: Arnold, Jeremy



Revision	By	Appd.	YY.MM.DD

Issued	By	Appd.	YY.MM.DD

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DATE: 6.29.2015
LANDSCAPE ARCHITECT: LEA DEL TOSTO
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Pasco County, Florida

File Name: FILE

####	####	####	2015-06-29
Dwn.	Chkd.	Dsgn.	YY.MM.DD

Title
LANDSCAPE PLAN - PLANT BEDS

Project No.	Scale
215612506	1" = 20'-0"

Drawing No.	Sheet	Revision
L-126	#### of ####	0

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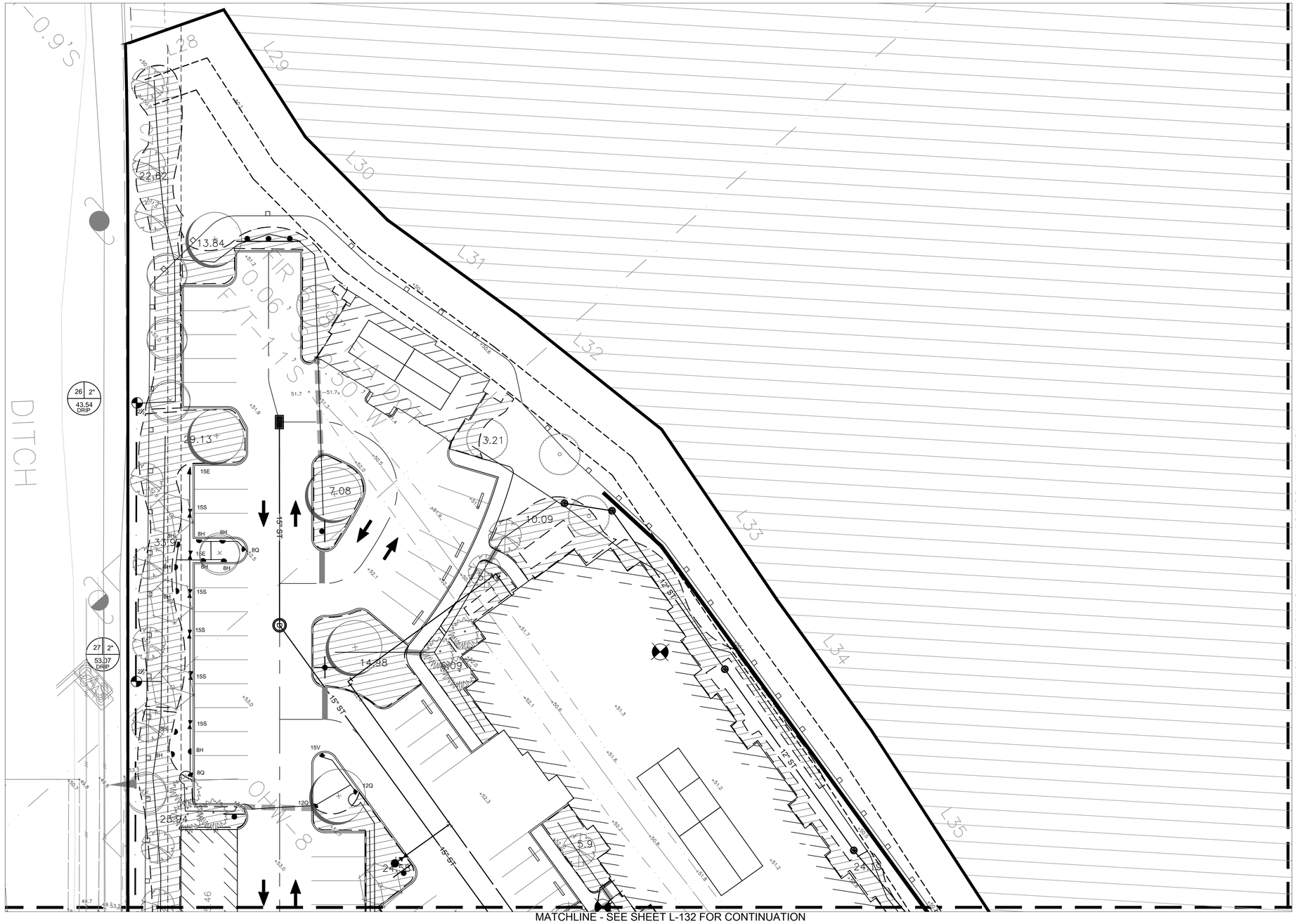
2015/06/29 1:58 PM By: Arnold, Jeremy



0 40' 80'

KEY MAP
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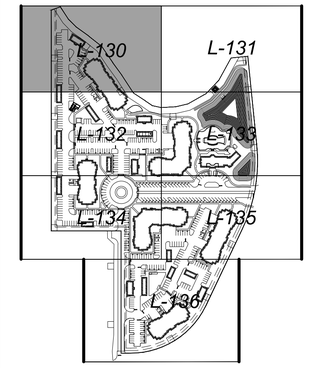

Revision	By	Appd.	YY.MM.DD

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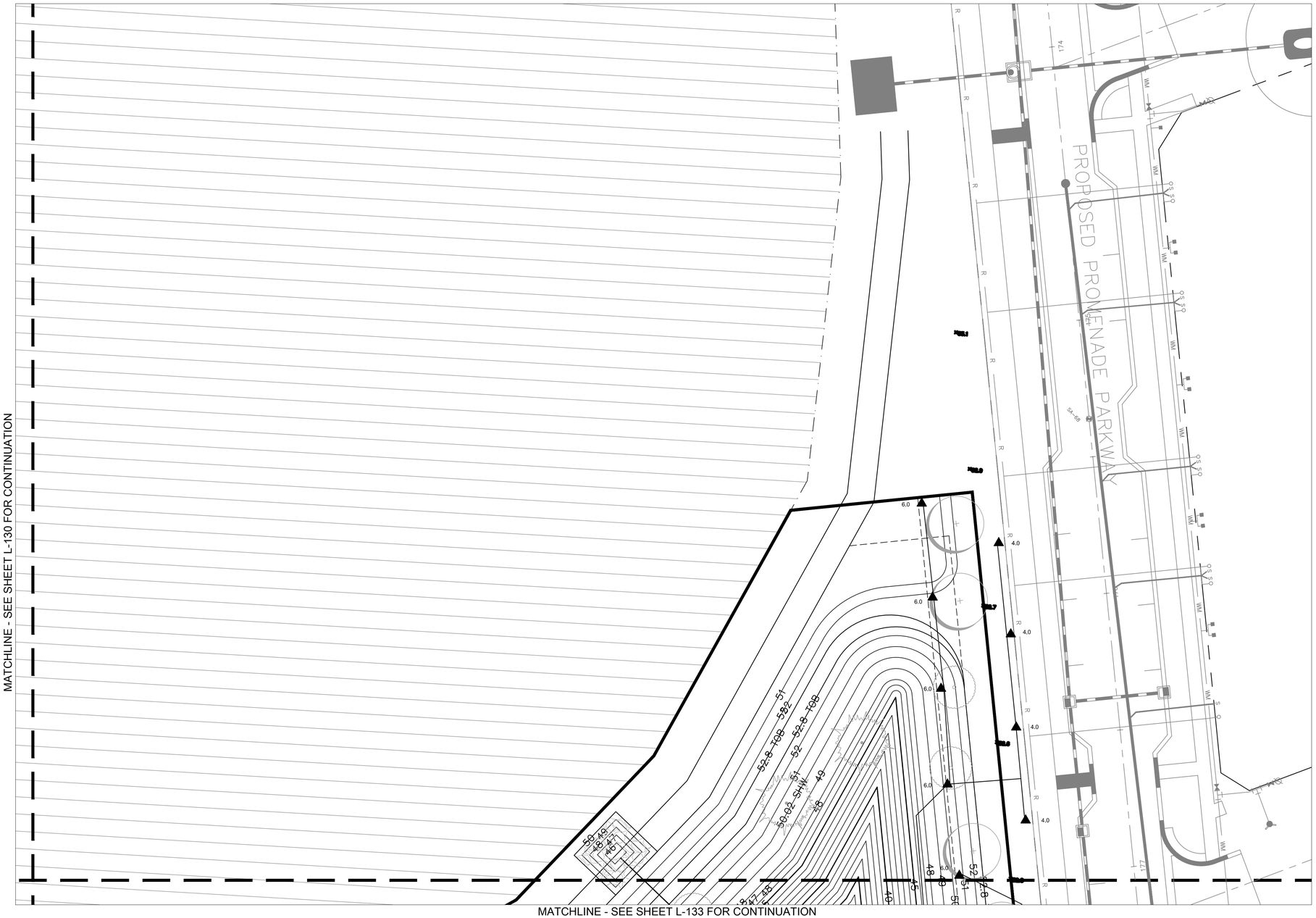
File Name: FILE

#### Dwn.	#### Chkd.	#### Dsgn.	2015-06-29 YY.MM.DD

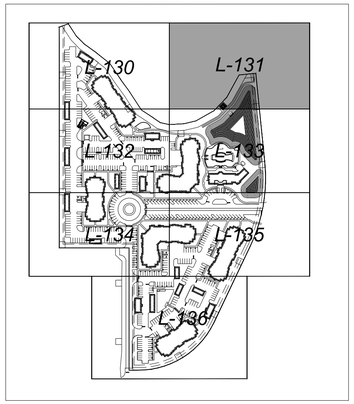
Title
IRRIGATION PLAN

Project No.	Scale	
215612506	1" = 20'-0"	
Drawing No.	Sheet	Revision
L-130	#### of ####	0

\\US1262-F01\WORKGROUP_215\active\215612506\landscape_architecture\design_drawing\001_CD\sheet\215612506-01L-130irrig.dwg
2015/06/29 2:29 PM By: Arnold, Jeremy



KEY MAP
SCALE 1"=300'



Revision	By	Appd.	YY.MM.DD

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LANDSCAPE ARCHITECT: LEA DEL TOSTO
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Pasco County, Florida

File Name: FILE

####	####	####	2015-06-29
Dwn.	Chkd.	Dsgn.	YY.MM.DD

Title
IRRIGATION PLAN

Project No.	Scale
215612506	1" = 20'-0"

Drawing No.	Sheet	Revision
L-131	#### of ####	0

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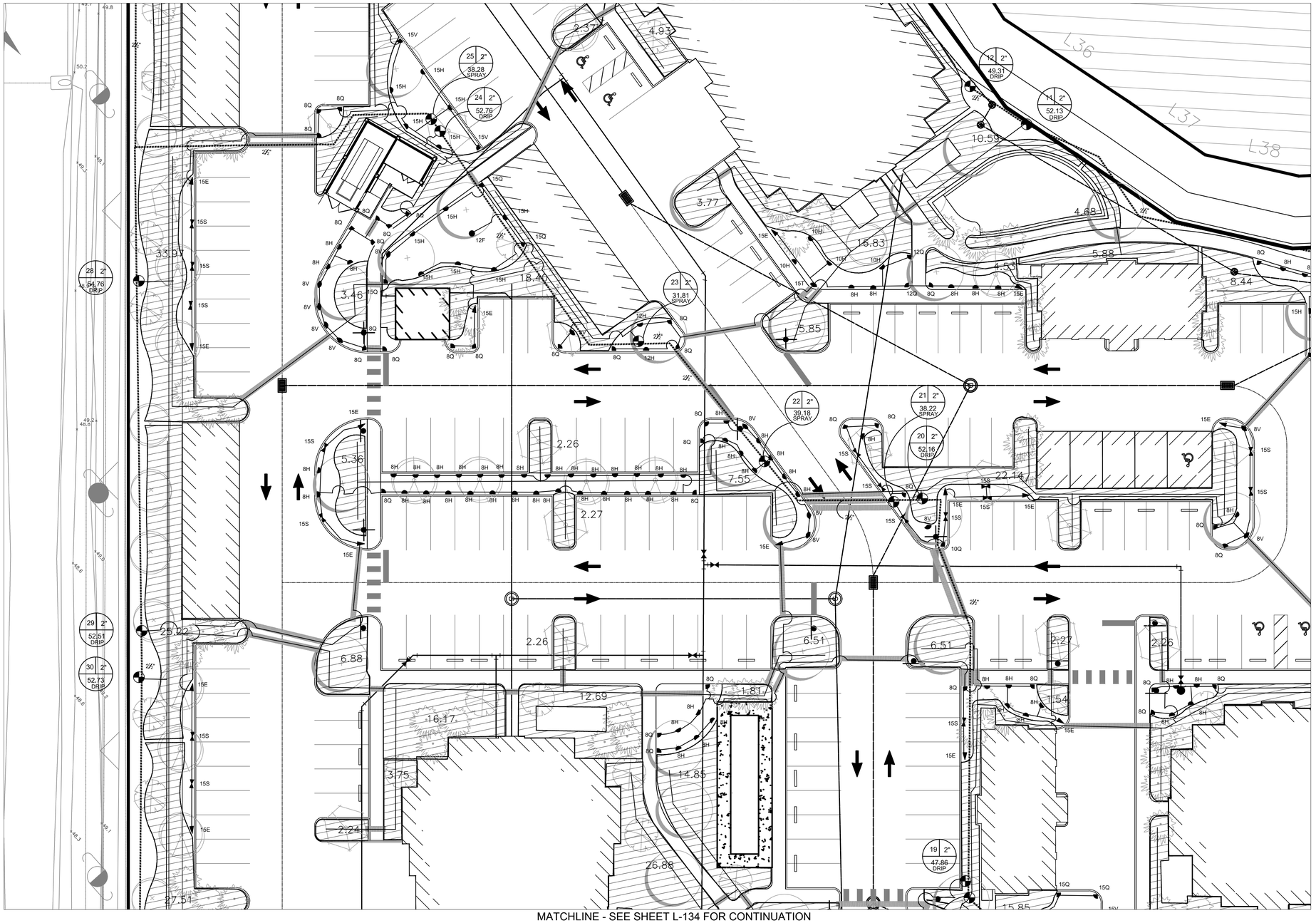
2015/06/29 2:29 PM By: Arnold, Jeremy

MATCHLINE - SEE SHEET L-130 FOR CONTINUATION



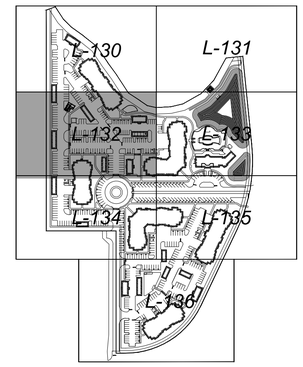
MATCHLINE - SEE SHEET L-134 FOR CONTINUATION

MATCHLINE - SEE SHEET L-133 FOR CONTINUATION

N

0 40' 80'

KEY MAP
SCALE 1"=300'



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Pasco County, Florida

File Name: FILE | #### Dwn. | #### Chkd. | #### Dsgn. | 2015-06-29 YY.MM.DD

Title
IRRIGATION PLAN

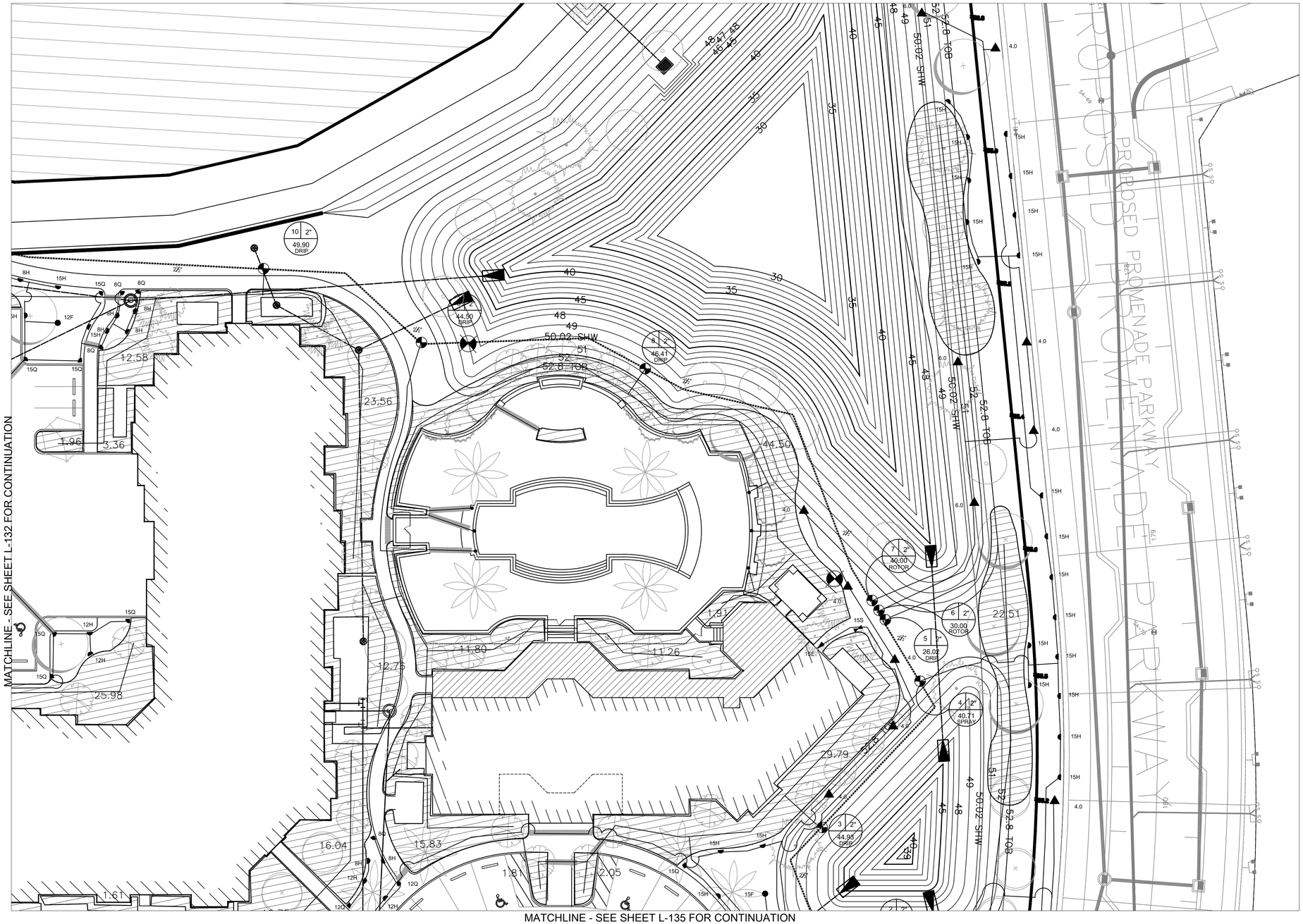
Project No.	Scale	
215612506	1" = 20'-0"	
Drawing No.	Sheet	Revision
L-132	#### of ####	0

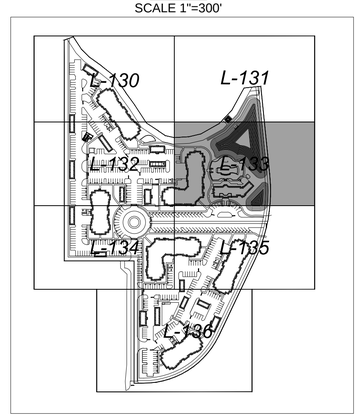
\\US1262-F01\WORKGROUP\215\215612506\landscape_architecture\design_drawing\001_CD\sheet\215612506-011-132drg.dwg
2015/06/29 2:30 PM By: Arnold, Jeremy

MATCHLINE - SEE SHEET L-131 FOR CONTINUATION

MATCHLINE - SEE SHEET L-132 FOR CONTINUATION

MATCHLINE - SEE SHEET L-135 FOR CONTINUATION





0 40' 80'

Revision | By | Appd. | YY.MM.DD

Issued | By | Appd. | YY.MM.DD

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File Name: FILE | #### Dwn. | #### Chkd. | #### Dsgn. | 2015-06-29 YY.MM.DD

Title
IRRIGATION PLAN

Project No. 215612506
Scale 1" = 20'-0"
Drawing No. L-133
Sheet #### of ####
Revision 0

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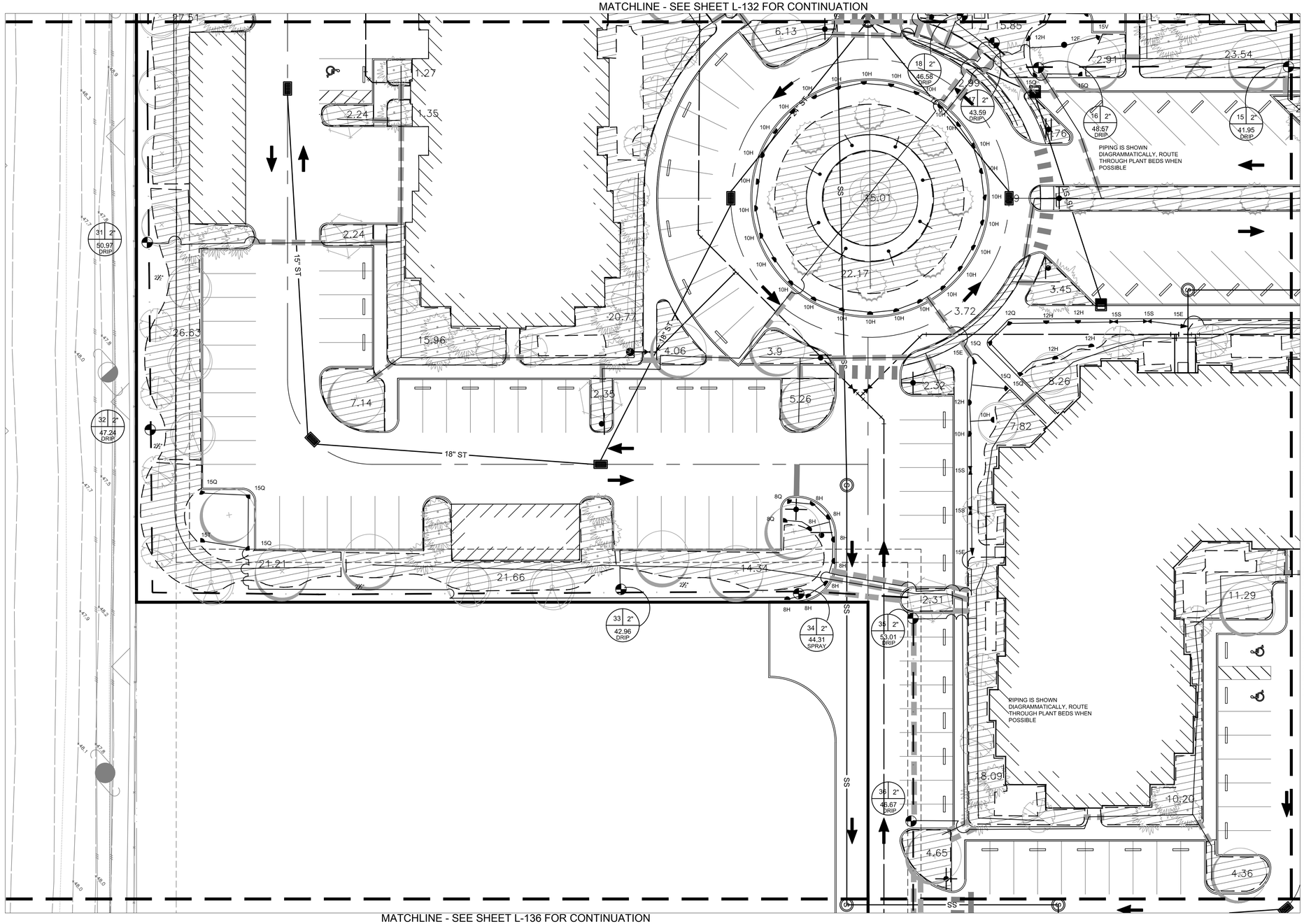
2015/06/29 2:31 PM By: Arnold, Jeremy

MATCHLINE - SEE SHEET L-132 FOR CONTINUATION



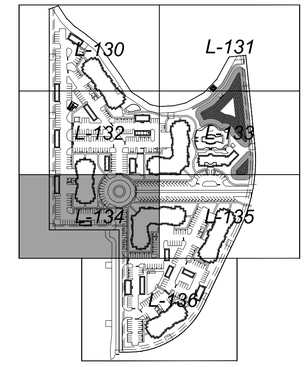
MATCHLINE - SEE SHEET L-135 FOR CONTINUATION

MATCHLINE - SEE SHEET L-136 FOR CONTINUATION

N

0 40' 80'

KEY MAP
SCALE 1"=300'



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2015/06/29 2:31 PM By: Arnold, Jeremy

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File Name: FILE | #### Dwn. | #### Chkd. | #### Dsgn. | 2015-06-29 YY.MM.DD

Title
IRRIGATION PLAN

Project No. 215612506 | Scale 1" = 20'-0"
Drawing No. L-134 | Sheet #### of #### | Revision 0

MATCHLINE - SEE SHEET L-133 FOR CONTINUATION

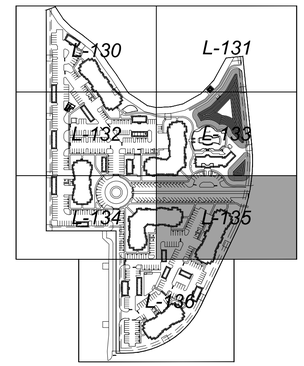
MATCHLINE - SEE SHEET L-134 FOR CONTINUATION

MATCHLINE - SEE SHEET L-136 FOR CONTINUATION

PROPOSED PROMENADE PARKWAY

0 40' 80'

KEY MAP
SCALE 1"=300'



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Title
IRRIGATION PLAN

Project No.	Scale	
215612506	1" = 20'-0"	
Drawing No.	Sheet	Revision
L-135	#### of ####	0

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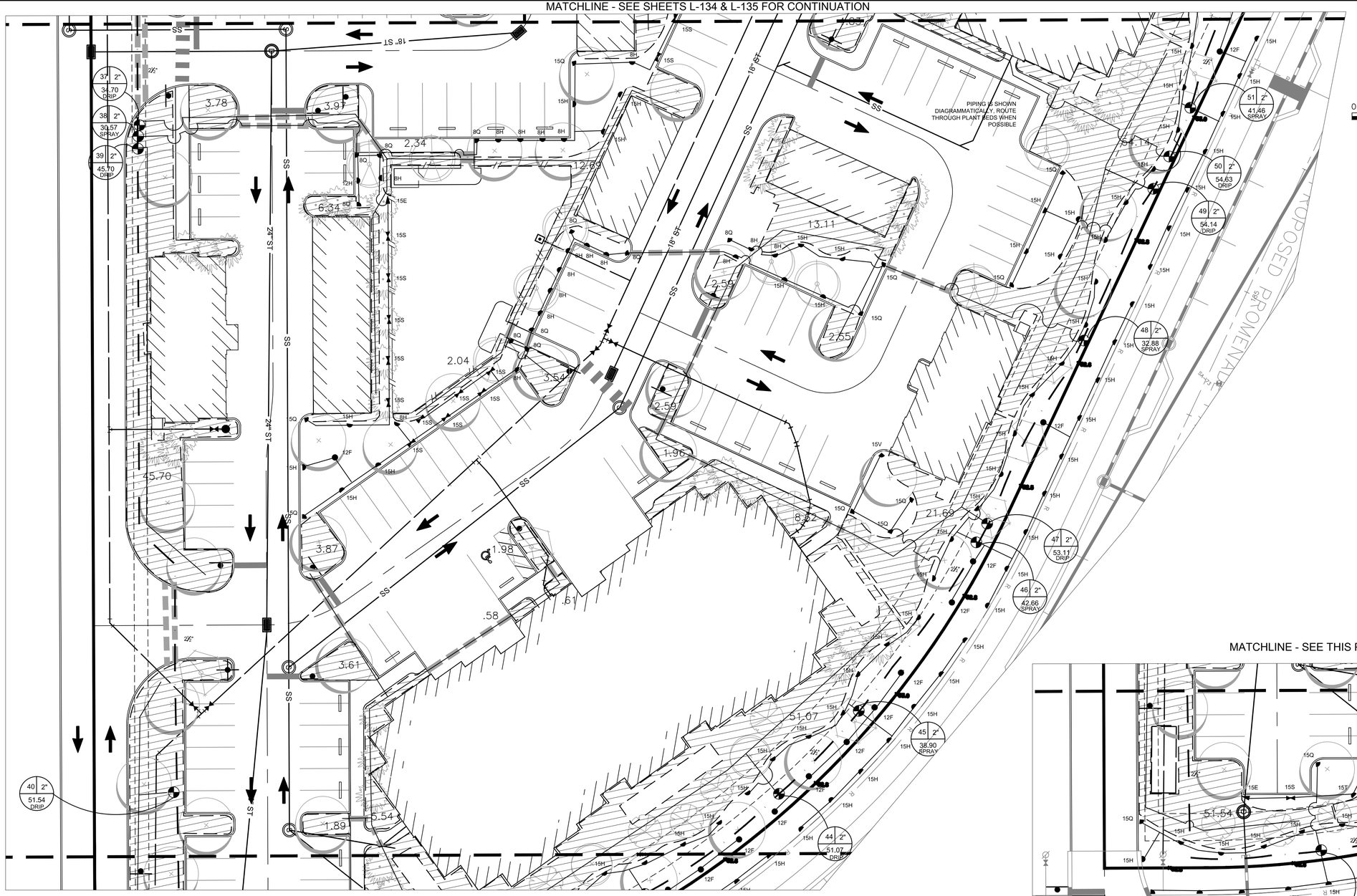
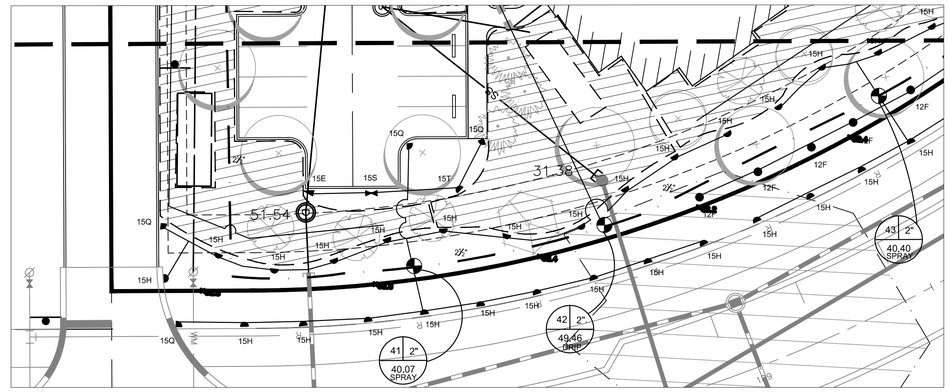
2015/06/29 2:32 PM By: Arnold, Jeremy

MATCHLINE - SEE SHEETS L-134 & L-135 FOR CONTINUATION



MATCHLINE - SEE THIS PAGE FOR CONTINUATION

MATCHLINE - SEE THIS PAGE FOR CONTINUATION



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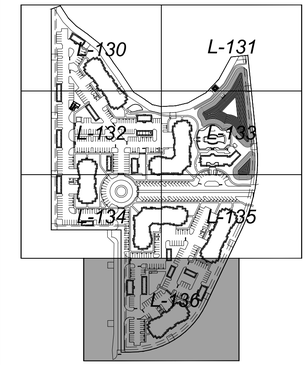
SCALE 1"=300'



0 40' 80'

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Issued	By	Appd.	YY.MM.DD

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Title
IRRIGATION PLAN

Project No.	Scale	
215612506	1" = 20'-0"	
Drawing No.	Sheet	Revision
L-136	#### of ####	0

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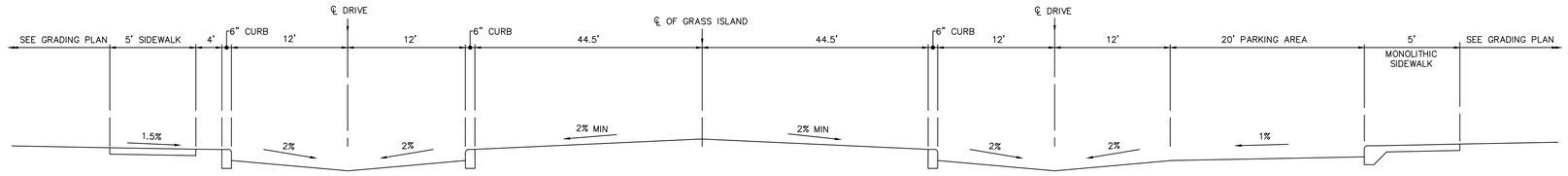
2015/06/29 2:32 PM By: Arnold, Jeremy



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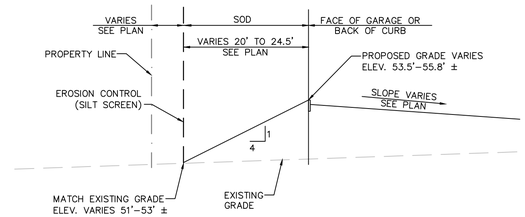

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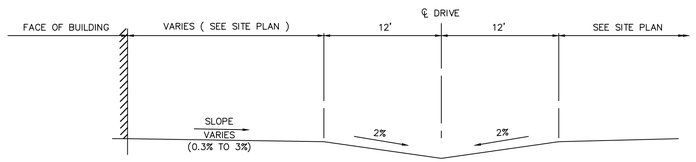
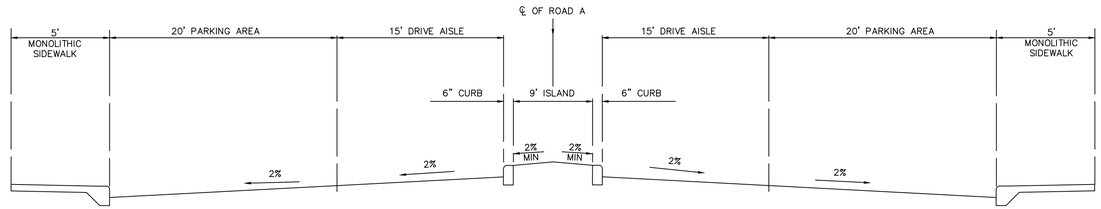
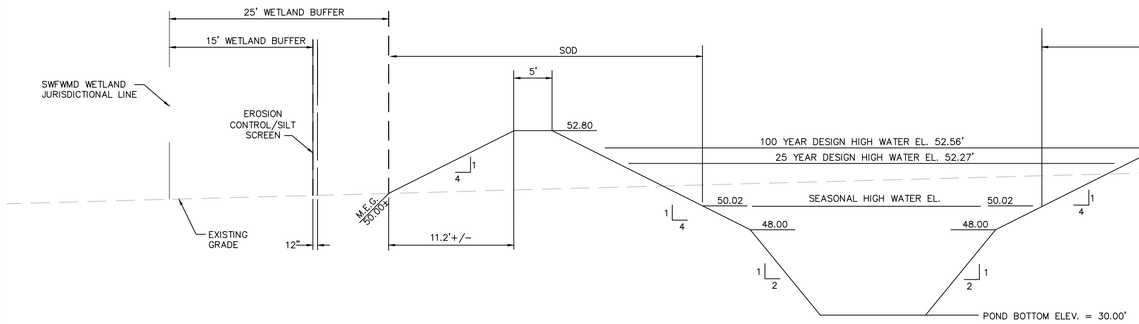
SCALE: Not To Scale



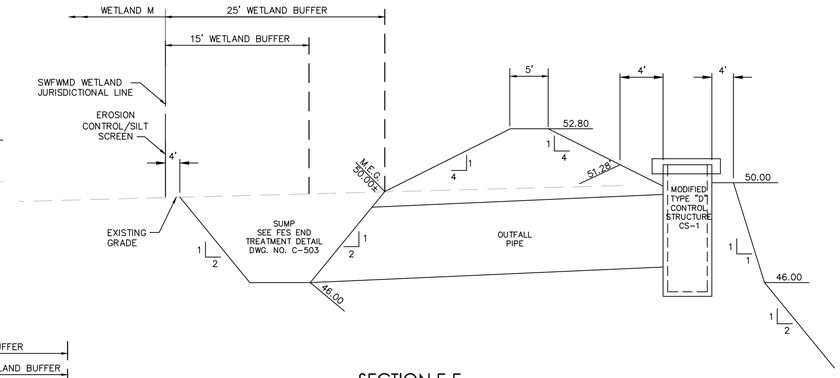
SECTION B-B
SCALE: Not To Scale



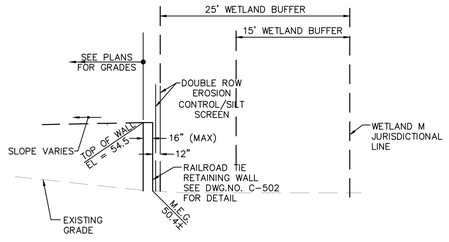
SECTION C-C
SCALE: Not To Scale



SECTION D-D
SCALE: Not To Scale



SECTION E-E
SCALE: Not To Scale



SECTION F-F
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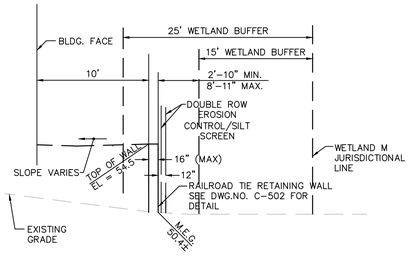

SECTION G-G
SCALE: Not To Scale

Revision	By	Appd.	YY.MM.DD

Issued	By	Appd.	YY.MM.DD

Permit-Seal

DATE: 6.29.2015
ENGINEER OF RECORD: LEE H. HARWELL, P.E.
FL REG. NO. : 50134

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www.stantec.com Fax. 813.223.0009
Certificate of Authorization #27013
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Client/Project
INTEGRA JUNCTION, LLC

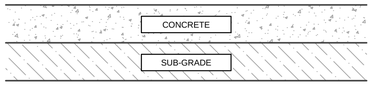
INTEGRA JUNCTION
Pasco County, Florida

File Name: FILE	#### Dwn.	#### Chkd.	#### Dsgn.	2015-06-28 YY.MM.DD

Title
CROSS SECTIONS

Project No.	Scale	
215612506	SCALE	
Drawing No.	Sheet	Revision
C-301	#### of ####	0

\\US1262-F01\WORKGROUP\215\active\215612506\civil\drawings\002_SiteRelated\sheet_files\215612506_02C_CS01.dwg
2015/06/29 1:28 PM By: Arnold, Jeremy



CONCRETE	8" THICKNESS 4,000 PSI WITH FIBERMESH. FIBERMESH TO BE FRC INDUSTRIES HPS-900 PC OR APPROVED EQUAL. DOSAGE RATE @ 5.0 LBS. PER CUBIC YARD. MIXING, PLACING, AND FINISHING SHALL BE IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.
SUB-GRADE	12" COMPACTED SUB-GRADE LBR 40 COMPACTED TO 98% AASHTO T-180

TYPICAL CONCRETE PAVEMENT SECTION

N.T.S.

SECTION 2—PRODUCTS

2.1—Concrete

2.1.1 Comply with ASTM C 94 and the following requirements.

2.1.2 *Cement type*—Type I cement, unless otherwise specified.

2.1.3 *Strength*—Specified compressive strength shall be 4000 psi (28 MPa) at 28 days, unless otherwise specified.

2.1.4 *Total air content*—Comply with Table 2.1, unless otherwise specified.

2.1.5 *Aggregates*—Nominal maximum aggregate size shall not exceed 1/3 of the specified pavement thickness.

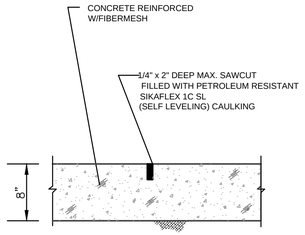
2.1.6 *Slump*—Slump shall not exceed 4 in. (100 mm) for pavements placed by other than slipform equipment or 1-1/2 in. (40 mm) for concrete placed with slipform equipment. Concrete with different slumps may be permitted when accepted.

2.1.7 Submit documentation describing concrete mixture proportions in accordance with ACI 301.

Table 2.1—Required total air content*

Nominal maximum aggregate size, in. (mm)	Total air content†, %		
	Mild exposure	Moderate exposure	Severe exposure
3/8 (10)	4.5	6.0	7.5
1/2 (13)	4.0	5.5	7.0
3/4 (19)	3.5	5.0	6.0
1 (25)	3.0	4.5	6.0
1-1/2 (40)	2.5	4.5	5.5

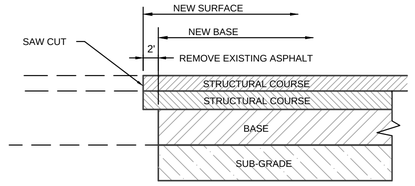
*Measured in accordance with ASTM C 138, C 173, and C 231.
†Air content tolerance is ±1.5%



CONCRETE PAVEMENT JOINT DETAIL

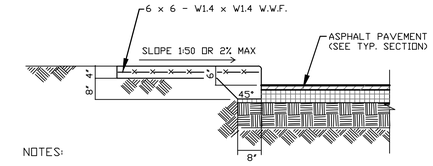
N.T.S.

LOCATE SAW CUT JOINTS AS SHOWN ON THE SITE PLANS



CONNECTION DETAIL AT EXISTING ASPHALT ROADS

N.T.S.

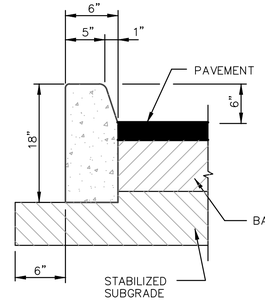


NOTES:

1. ALL CONCRETE IS TO BE 3000 P.S.I.
2. GROUND IS TO BE COMPACTED PRIOR TO POURING (TOP 6" @ 95% MOD. PROCTOR).
3. ALL EXPOSED EDGES TO BE CHAMFERED.
4. WHERE SIDEWALK ABUTS PAVEMENT THICKEN TO 1' OVER 8' AS SHOWN.
5. FIBER MESH REINFORCEMENT MAY BE USED IN LIEU OF WIRE MESH. USE 1.5 POUNDS PER CUBIC YARD TYPE III SYNTHETIC FIBER (ASTM C1116-95).
6. PROVIDE 4' MINIMUM BASE COURSE UNDER THICKENED SIDEWALK EDGE.

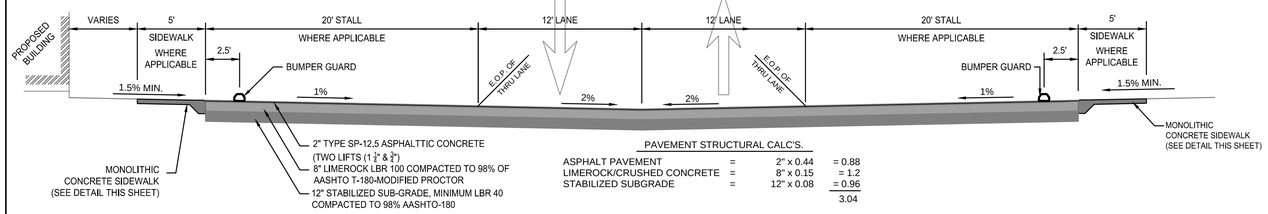
MONOLITHIC CONCRETE SIDEWALK DETAIL

N.T.S.



MODIFIED TYPE 'D' CURB

N.T.S.

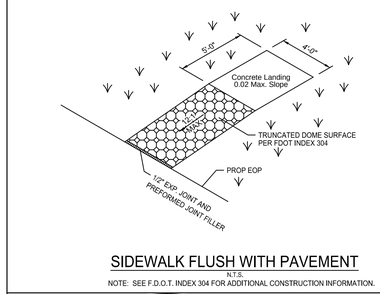


PAVEMENT STRUCTURAL CALC'S.

ASPHALT PAVEMENT	=	2" x 0.44	= 0.88
LIMEROCK/CRUSHED CONCRETE	=	8" x 0.15	= 1.2
STABILIZED SUBGRADE	=	12" x 0.08	= 0.96
			3.04

TYPICAL INVERTED CROWN DRIVE

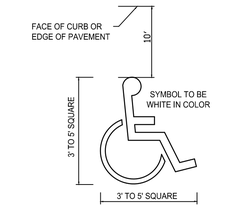
N.T.S.



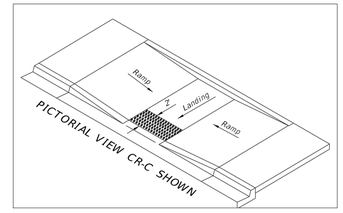
SIDEWALK FLUSH WITH PAVEMENT

N.T.S.

NOTE: SEE F.D.O.T. INDEX 304 FOR ADDITIONAL CONSTRUCTION INFORMATION.



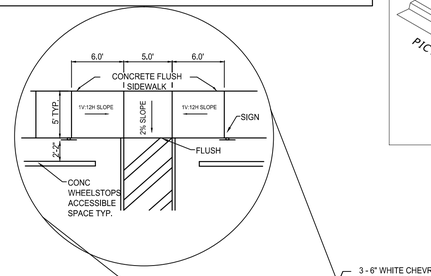
ACCESSIBLE SYMBOL DIMENSIONS

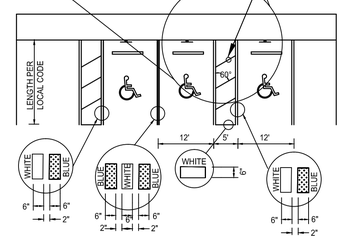


FDOT INDEX 304 CR-C

DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS

N.T.S.

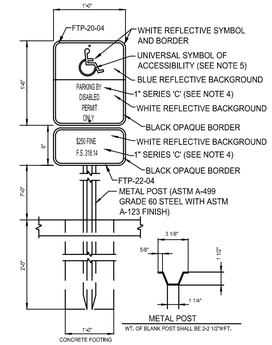




ACCESSIBLE PARKING SPACE DETAIL

N.T.S.

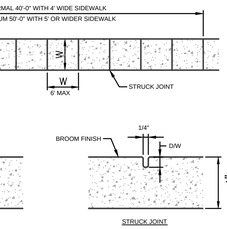
TYP. ACCESSIBLE SPACE LAYOUT



NOTES:

1. METAL POST TO BE GALVANIZED. ALL BOLTS, NUTS, WASHERS AND SCREWS MUST BE RUSTPROOF.
2. CONCRETE FOR FOOTING SHALL BE PORTLAND CEMENT AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 P.S.I.
3. SIGNS WILL BE FABRICATED BY USING REFLECTING COATING IN THE SYMBOL, MESSAGE AND BORDER APPLIED TO A SHEET ALUMINUM BACKING (.080) IN THICKNESS. MESSAGE LETTERING SHALL BE UPPER CASE (BLACK)(SERIES C) 1" HIGH IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
4. THE SYMBOL IS COMPOSED OF TWO ELEMENTS, A WHITE WHEELCHAIR FIGURE (WHICH SHOULD ALWAYS FACE RIGHT) ON A BACKGROUND, UNIVERSAL BLUE (SHADE 15180 OF FED. STD. 595A) IN COLOR.
5. SIGN POST SHALL BE MIN. 2'-2" CLEAR FROM BACK OF WHEEL STOP.

ACCESSIBLE SIGN & POST DETAIL



NOTES

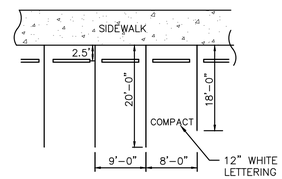
1. SIDEWALK EXPANSION JOINTS TO BE AT ALL TIES TO CONCRETE OTHER THAN DRIVEWAYS. MAXIMUM SPACING SHALL BE 60'.
2. EXPANSION JOINT MATERIAL SHALL BE ASPHALT FIBER IMPREGNATED PREFORMED JOINT FILLER, TO FULL DEPTH OF CONCRETE.

TYPICAL ONSITE SIDEWALK

N.T.S.

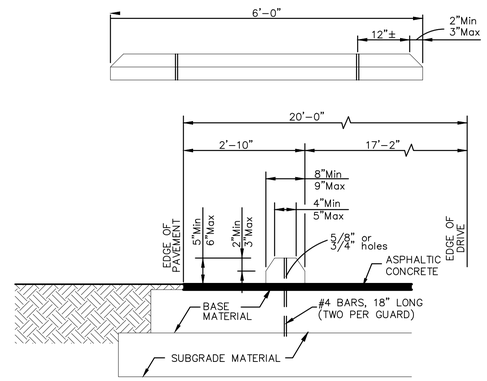
** FOR SIDEWALK CONSTRUCTED IN THE PUBLIC RIGHT-OF-WAY, SEE DETAILS ON SHEET RF-3

THE CENTERLINE OF WHEEL STOPS TO BE 30" FROM THE EDGE OF PAVEMENT. WHEEL STOPS ARE REQUIRED FOR PARKING SPACES ABUTTING THE SIDEWALK.



STANDARD/COMPACT PARKING DETAIL

N.T.S.



WHEEL STOP DETAIL

N.T.S.

Revision	By	Appd.	YY.MM.DD

Issued	By	Appd.	YY.MM.DD

Permit-Seal

DATE: 6.29.2015
ENGINEER OF RECORD: LEE H. HARWELL, P.E.
FL REG. NO. : 50134

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Client/Project
INTEGRA JUNCTION, LLC

INTEGRA JUNCTION

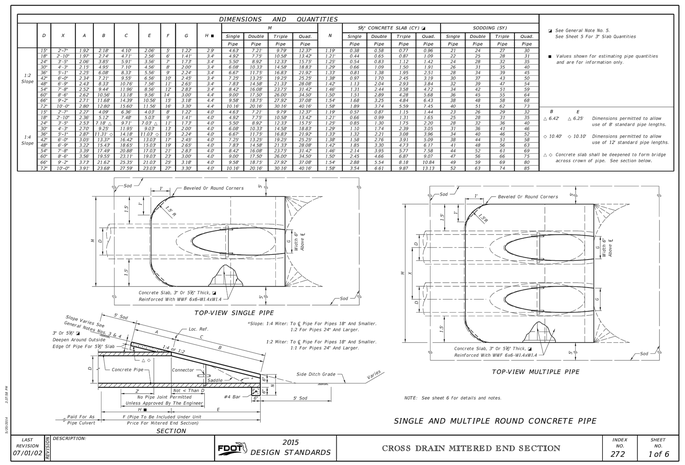
Pasco County, Florida

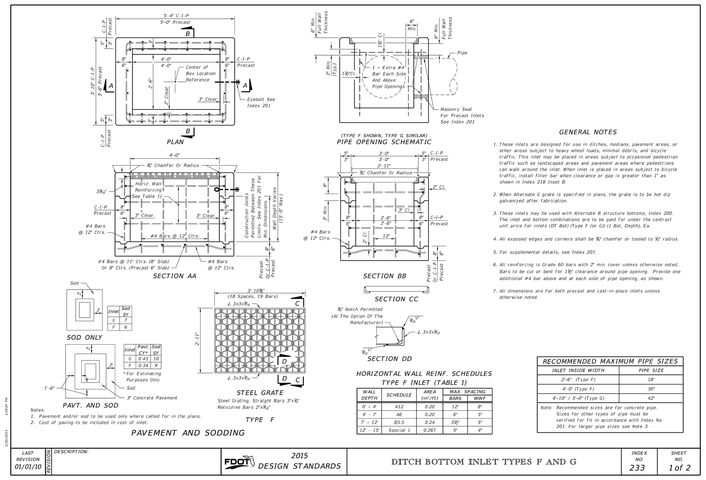
File Name: RLE	DEU Dwn.	LHH Chkd.	LHH/DEU Dsgn.	2015-03-24 YY.MM.DD

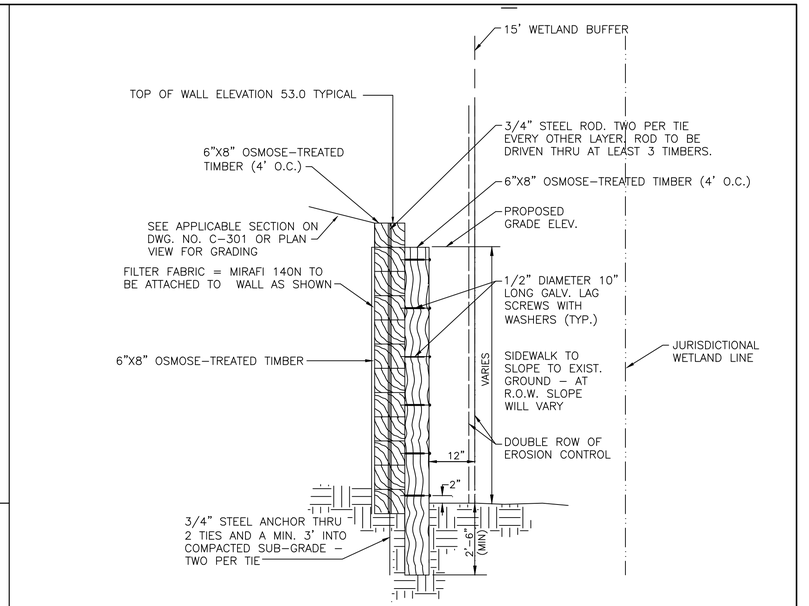
Title
DETAILS-SITE

Project No. 215612506
Scale SCALE
Drawing No. C-501
Sheet #### of ####
Revision 0

\\JS12\GD1\WORKGROUP\215\215612506\civil\drawing\002_Simultaneous\sheet_files\215612506_02C_D01.dwg
2015/06/29 1:28 PM By: Arnold, Jeremy

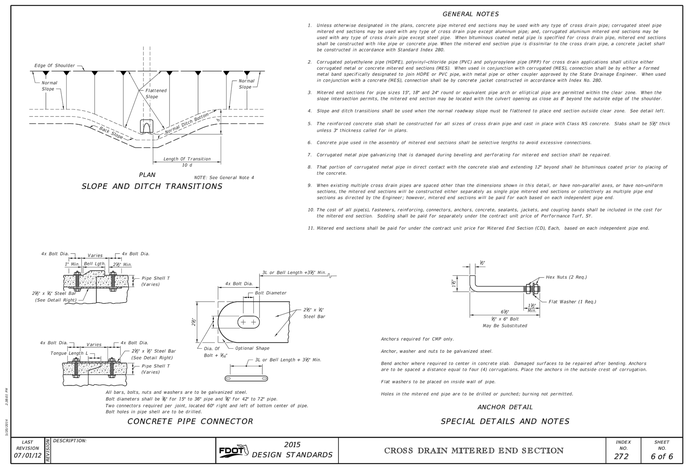


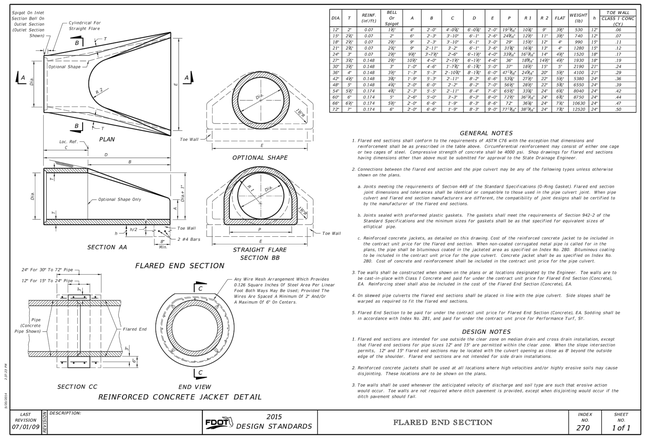


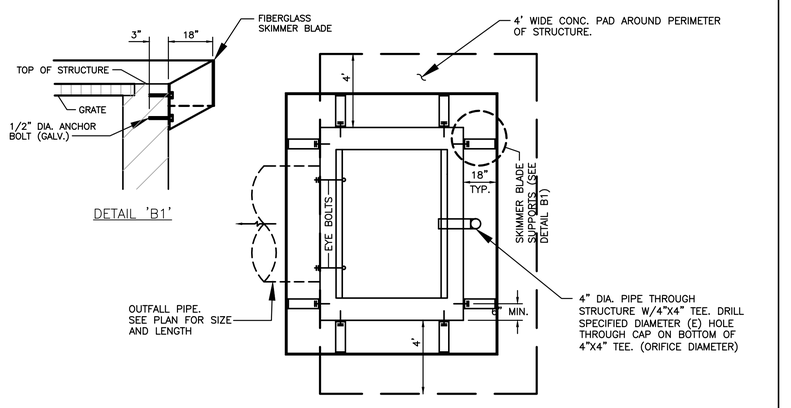


DETAIL - RAILROAD TIE RETAINING WALL

SCALE: Not To Scale

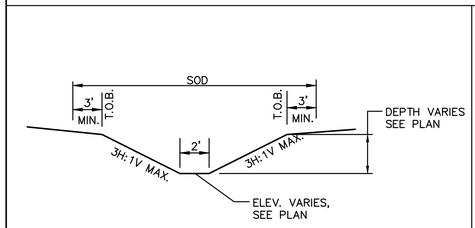






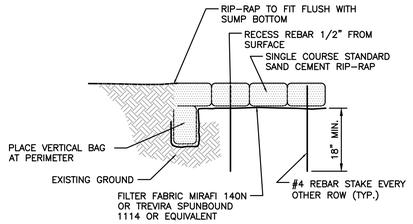
DETAIL - CONTROL STRUCTURE CS-1

SCALE: Not To Scale



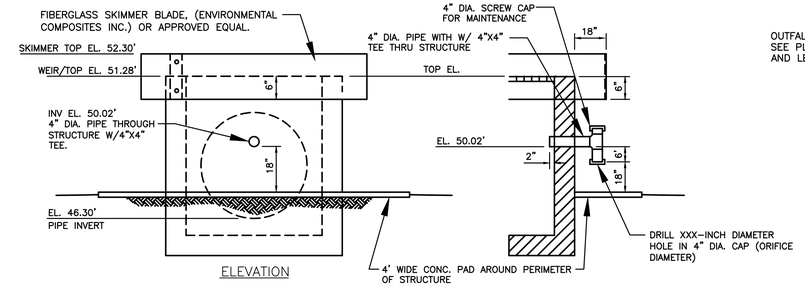
DETAIL - TYPICAL DRAINAGE SWALE

SCALE: Not To Scale



DETAIL
RIP-RAP EROSION PROTECTION

SCALE: Not To Scale



DETAIL - CONTROL STRUCTURE CS-1

SCALE: Not To Scale

\\US1262-F911\WORKGROUP\215\active\215612506\civil\drawings\002_SimultaneousUsheet_files\215612506_02C_D001.dwg
2015/06/29 1:28 PM By: Arnold, Jeremy

Revision	By	Appd.	YY.MM.DD

Issued	By	Appd.	YY.MM.DD

Permit-Seal

DATE: 6.29.2015
ENGINEER OF RECORD: LEE H. HARWELL, P.E.
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Client/Project
INTEGRA JUNCTION, LLC

INTEGRA JUNCTION
Pasco County, Florida

File Name: FILE

DEU	LHH	LHH/DEU	2015-06-29
Dwn.	Chkd.	Dsgn.	YY.MM.DD

Title
DETAILS-DRAINAGE

Project No.	Scale	
215612506	AS SHOWN	
Drawing No.	Sheet	Revision
C-502	#### of ####	0

WHEN ARE INLINE DRAINS USED?

2708AG _ _ X
2710AG _ _ X
2712AG _ _ X
2715AG _ _ X
2718AG _ _ X
2724AG _ _ X
2730AG _ _ X

TYPICAL INSTALLATIONS

TYPICAL INSTALLATION OF NYLOPLAST DRAIN BASIN AND INLINE DRAIN

WHEN ARE DRAIN BASINS USED?

2808AG _ _ X
2810AG _ _ X
2812AG _ _ X
2815AG _ _ X
2818AG _ _ X
2824AG _ _ X
2830AG _ _ X

1 - STRUCTURES & ADAPTERS AVAILABLE IN SIZES 8" - 30"
2 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°, TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS SEE DRAWING NO. 7001-110-065

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DRAWN BY AWA	MATERIAL	Nyloplast	3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com
DATE 8-10-00			
REVISED BY EBC	PROJECT NO./NAME	TITLE 8 IN - 30 IN TYPICAL INSTALLATION OPTIONS	
DATE 1-6-10			
DWG SIZE A	SCALE 1:40 SHEET 1 OF 1	DWG NO. 7001-110-042	REV D

NYLOPLAST 15" DRAIN BASIN: 2815AG _ _ X

GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
~~PEDESTRIAN~~	~~MEETS H-10~~	~~1599CGP~~	~~7001-110-207~~
STANDARD	MEETS H-20	1599CGS	7001-110-208
~~SOLID COVER~~	~~MEETS H-20~~	~~1599CGC~~	~~7001-110-209~~
~~PEDESTRIAN BRONZE~~	~~N/A~~	~~1599CGPB~~	~~7001-110-210~~
~~DOME~~	~~N/A~~	~~1599CGD~~	~~7001-110-211~~
DROP IN GRATE	LIGHT DUTY	1501DI	7001-110-073

1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05, WITH THE EXCEPTION OF THE BRONZE GRATE.
2 - FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER.
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.

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DRAWN BY EBC	MATERIAL	Nyloplast	3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com
DATE 03-30-06			
REVISED BY CCA	PROJECT NO./NAME	TITLE 15 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL	
DATE 08-27-13			
DWG SIZE A	SCALE 1:25 SHEET 1 OF 1	DWG NO. 7001-110-190	REV D

1599CGS

APPROX. DRAIN AREA = 92.70 SQ IN
APPROX. WEIGHT WITH FRAME = 59.62 LBS

DIMENSIONS ARE FOR REFERENCE ONLY
ACTUAL DIMENSIONS MAY VARY
DIMENSIONS ARE IN INCHES
GRATE MEETS H-20 LOAD RATING
QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT
LOCKING DEVICE AVAILABLE UPON REQUEST SEE DRAWING NO. 7001-110-032

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DRAWN BY EBC	MATERIAL DUCTILE IRON	Nyloplast	3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com
DATE 3-7-06			
REVISED BY EBC	PROJECT NO./NAME	TITLE 15 IN STANDARD GRATE ASSEMBLY	
DATE 3-7-06			
DWG SIZE A	SCALE 1:8 SHEET 1 OF 1	DWG NO. 7001-110-208	REV C

NYLOPLAST 15" INLINE DRAIN: 2715AG _ _ X

ADAPTER SIZE	B
4"	13.25
6"	12.75
8"	12.25
10"	13.50
12"	12.75
15"	7.00

GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
~~PEDESTRIAN~~	~~MEETS H-10~~	~~1599CGP~~	~~7001-110-207~~
STANDARD	MEETS H-20	1599CGS	7001-110-208
~~SOLID COVER~~	~~MEETS H-20~~	~~1599CGC~~	~~7001-110-209~~
~~PEDESTRIAN BRONZE~~	~~N/A~~	~~1599CGPB~~	~~7001-110-210~~
~~DOME~~	~~N/A~~	~~1599CGD~~	~~7001-110-211~~
DROP IN GRATE	LIGHT DUTY	1501DI	7001-110-073

1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05, WITH THE EXCEPTION OF THE BRONZE GRATE.
2 - FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
3 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER.
4 - DIMENSIONS ARE FOR REFERENCE ONLY. ACTUAL DIMENSIONS MAY VARY.
5 - DIMENSIONS ARE IN INCHES
6 - SEE DRAWING NO. 7001-110-275 FOR ADS N-12 & HANCOR DUAL WALL BELL INFORMATION & DRAWING NO. 7001-110-364 FOR N-12 HP BELL INFORMATION.

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DRAWN BY EBC	MATERIAL	Nyloplast	3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com
DATE 04-03-06			
REVISED BY CCA	PROJECT NO./NAME	TITLE 15 IN INLINE DRAIN QUICK SPEC INSTALLATION DETAIL	
DATE 08-19-13			
DWG SIZE A	SCALE 1:20 SHEET 1 OF 1	DWG NO. 7003-110-026	REV D

NON TRAFFIC INSTALLATION

DRAIN BASIN / INLINE DRAIN

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DRAWN BY CJA	MATERIAL	Nyloplast	3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com
DATE 9-30-99			
REVISED BY CCA	PROJECT NO./NAME	TITLE DRAIN BASIN & INLINE DRAIN NON TRAFFIC INSTALLATION	
DATE 12-29-11			
DWG SIZE A	SCALE 1:25 SHEET 1 OF 1	DWG NO. 7001-110-111	REV D

1501DI

APPROX. DRAIN AREA = 62.03 SQ IN
APPROX. WEIGHT = 26.42 LBS

DIMENSIONS ARE FOR REFERENCE ONLY
ACTUAL DIMENSIONS MAY VARY
DIMENSIONS ARE IN INCHES
GRATE HAS LIGHT DUTY RATING
QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT
SIZE OF OPENING MEETS REQUIREMENTS OF AMERICAN DISABILITY ACT AS STATED IN FEDERAL REGISTER PART III, DEPARTMENT OF JUSTICE, 28 CFR PART 36.

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DRAWN BY CJA	MATERIAL	Nyloplast	3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com
DATE 7-5-01			
REVISED BY JJC	PROJECT NO./NAME	TITLE 15 IN DROP IN	
DATE 8-14-12			
DWG SIZE A	SCALE 1:6 SHEET 1 OF 1	DWG NO. 7001-110-073	REV D

FLARED END PIPE TREATMENT W/ SUMP
SCALE: Not To Scale

\\US1262-F01\WORKGROUP\2156\active\215612506\civil\drawing\002_Simultaneous\sheet_files\215612506_02C_DD02.dwg
2015/06/29 1:29 PM By: Arnold, Jeremy

Revision	By	Appd.	YY.MM.DD

Issued	By	Appd.	YY.MM.DD

Permit-Seal

DATE: 6.29.2015
ENGINEER OF RECORD: LEE H. HARWELL, P.E.
FL REG. NO. : 50134

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Client/Project
INTEGRA JUNCTION, LLC

INTEGRA JUNCTION
Pasco County, Florida

File Name: FILE	DEU	LHH	LHH/DEU	2015-06-20
	Dwn.	Chkd.	Dsgn.	YY.MM.DD

Title
DETAILS-DRAINAGE

Project No.	Scale	
215612506	AS SHOWN	
Drawing No.	Sheet	Revision
C-503	#### of ####	0

NOTE:
PASCO COUNTY SHALL HAVE OPTION OF REQUIRING THE AIR RELEASE VALVE ASSEMBLY WITH ODOR CONTROL SYSTEM (DETAIL 5) TO BE INSTALLED WHERE ODOR MAY BE A CONCERN

NOTE:

VENTED ENCLOSURE TO BE COLOR CODED AS FOLLOWS:

WATER MAIN – BLUE
FORCE MAIN – GREEN
REUSE MAIN – PURPLE

MATERIALS		
ITEM	QUANT.	DESCRIPTION
1	1	VENTED ENCLOSURE, WATER PLUS CORP. MODEL #131632
2	1	AIR RELEASE VALVE 2" NPT (SEE BELOW)
		SEWER AIR RELEASE VALVES SHALL BE ARI MODEL D–025
		WATER AIR RELEASE VALVES SHALL BE VALMATIC OR EQUAL
3	1	1" CURB STOP, S.S.
4	1	2" x 4" NIPPLE, S.S.
5	1	2" BALL VALVE, S.S.
6	1	2" TEE, S.S.
7	1	2" X 1" REDUCER, S.S.
8	1	1" SHORT NIPPLE, S.S.
9	1	2" PIPE, S.S. LENGTH AS REQUIRED
10	1	2" DOUBLE STRAP TAPPING SADDLE, S.S.
11	1	4" & LARGER PIPE, D.I. OR PVC (DR–18)
12	1	2" CORPORATION BRASS
13	2	1–1/2" PIPE, PVC, LENGTH AS REQUIRED
14	1	1–1/2" x 90° ELBOW, PVC
15	1	CONCRETE SLAB AROUND ENCLOSURE
16	1	#57 WHITE ROCK

CREATED 02/24/03
REVISED

STANDARD AIR RELEASE VALVE ASSEMBLY
(VERTICAL PIPE LAYOUT)

PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN PCU APPROVAL

PASCO COUNTY UTILITIES — DETAIL 4

NOTE:
PASCO COUNTY SHALL HAVE OPTION OF REQUIRING THE AIR RELEASE VALVE ASSEMBLY WITH ODOR CONTROL SYSTEM (DETAIL 5a) TO BE INSTALLED WHERE ODOR MAY BE A CONCERN

NOTE:

VENTED ENCLOSURE TO BE COLOR CODED AS FOLLOWS:

WATER MAIN – BLUE
FORCE MAIN – GREEN
REUSE MAIN – PURPLE

MATERIALS		
ITEM	QUANT.	DESCRIPTION
1	1	ENCLOSURE, WATER PLUS CORPORATION MODEL #131632
2	1	AIR RELEASE VALVE 2" NPT, ARI MODEL D–025
		SEWER AIR RELEASE VALVES SHALL BE ARI MODEL D–025
		WATER AIR RELEASE VALVES SHALL BE VALMATIC OR EQUAL
3	1	1" CURB STOP, S.S.
4	1	2" x 4" NIPPLE, S.S.
5	1	2" BALL VALVE, S.S.
6	1	2" TEE, S.S.
7	1	2" X 1" REDUCER, S.S.
8	1	1" SHORT NIPPLE, S.S.
9	4	2" x 90° ELBOW, S.S.
10	2	2" SHORT NIPPLE, S.S.
11	2	2" PIPE, S.S. LENGTH AS REQUIRED
12	1	2" DOUBLE STRAP TAPPING SADDLE, S.S.
13	1	4" & LARGER PIPE, D.I. OR PVC (DR–18)
14	1	2" CORPORATION BRASS
15	2	1–1/2" PIPE, PVC, LENGTH AS REQUIRED
16	1	1–1/2" x 90° ELBOW, PVC
17	1	CONCRETE SLAB AROUND ENCLOSURE

CREATED 02/24/03
REVISED

STANDARD AIR RELEASE VALVE ASSEMBLY
ABOVE GROUND VERTICAL PIPE LAYOUT

PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN PCU APPROVAL

PASCO COUNTY UTILITIES — DETAIL 07

MATERIALS		
ITEM	QUANT.	DESCRIPTION
1	*	PIPE, PVC (DR–18) OR D.I.P.
2	1	SADDLE, SERVICE W/ 1" F.I.P. THREAD
3	1	1" CORPORATION (M.I.P. x COMP.)
4	1	1" INSERT (STAINLESS STEEL)
5	*	1" TUBING, POLYETHYLENE
6	1	3/4" WATER OR 1" REUSE CURB STOP BALL
		VALVE W/ LOCK WINGS (F.I.P. x COMP.)
7	1	2" x 4" P.T. MARKER STAKE
8	1	1" x 3/4" COUPLING (COMP. x COMP.) WATER ONLY
9	1	3/4" WATER OR 1" REUSE TUBING, POLYETHYLENE 4'

NOTES:
- ALL FITTINGS FOR POLYETHYLENE TUBING ARE BRASS COMPRESSION TYPE.
- A VALVE BOX MAY BE REQUIRED AS SPECIFIED BY THE ENGINEER.
- CURB STOP TO TERMINATE 24" ABOVE GROUND AT R/W LINE.
- REUSE CURB STOPS = 1" / WATER CURB STOPS = 3/4"
- TUBING TO BE YARDLEY 3406 OR EQUAL.
- SADDLES 2" – 3" TO BE BRASS FULL CIRCLE TYPE.
- SADDLES 4" AND LARGER TO BE D.I. DUAL STRAP TYPE.
- CURB STOPS TO BE TIED TO MARKER STAKE.
- SADDLE MAY BE INSTALLED AT ANGLE (WITHIN 45° OF HORIZONTAL).
- MARKER STAKES PAINTED SAFETY BLUE FOR WATER, PURPLE FOR REUSE.

CREATED 02/24/03
REVISED

SINGLE NEAR SIDE WATER SERVICE – 3/4"
SINGLE NEAR SIDE REUSE SERVICE – 1"
POLYETHYLENE TUBING

PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN PCU APPROVAL

PASCO COUNTY UTILITIES — DETAIL 17

MATERIALS		
ITEM	QUANT.	DESCRIPTION
1	*	PIPE, PVC (DR–18) OR D.I.P.
2	1	SADDLE, SERVICE W/ 1" F.I.P. THREAD
3	1	1" CORPORATION (M.I.P. x COMP.)
4	1	1" INSERT (STAINLESS STEEL)
5	*	1" TUBING, POLYETHYLENE
6	1	3/4" WATER OR 1" REUSE CURB STOP BALL
		VALVE W/ LOCK WINGS (F.I.P. x COMP.)
7	*	2" CASING, PVC OR HDPE – 2' BEYOND EDGE PAVEMENT
8	*	SEALER, RAM–NEK
9	1	2" x 4" P.T. MARKER STAKE
10	1	1" x 3/4" COUPLING (COMP. x COMP.) WATER ONLY
11	1	3/4" WATER OR 1" REUSE TUBING, POLYETHYLENE 4'

NOTES:
- ALL FITTINGS FOR POLYETHYLENE TUBING ARE BRASS COMPRESSION TYPE.
- A VALVE BOX MAY BE REQUIRED AS SPECIFIED BY THE ENGINEER.
- CURB STOP TO TERMINATE 24" ABOVE GROUND AT R/W LINE.
- REUSE CURB STOPS = 1" / WATER CURB STOPS = 3/4"
- TUBING TO BE YARDLEY 3406 OR EQUAL.
- SADDLES 2" – 3" TO BE BRASS FULL CIRCLE TYPE.
- SADDLES 4" AND LARGER TO BE D.I. DUAL STRAP TYPE.
- CURB STOPS TO BE TIED TO MARKER STAKE.
- SADDLE MAY BE INSTALLED AT ANGLE (WITHIN 45° OF HORIZONTAL).
- MARKER STAKES PAINTED SAFETY BLUE FOR WATER, PURPLE FOR REUSE.

CREATED 02/24/03
REVISED

SINGLE FAR SIDE WATER SERVICE – 3/4"
SINGLE FAR SIDE REUSE SERVICE – 1"
POLYETHYLENE TUBING

PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN PCU APPROVAL

PASCO COUNTY UTILITIES — DETAIL 18

FIRE HYDRANT LOCATION DETAIL

NOTE: NOZZEL TO FACE MAIN ROADWAY

GATE VALVE LOCATION DETAIL

PIPE RESTRAINT LENGTHS IN FEET
COMMON FITTINGS

WATER MAINS - TEST PRESSURE 200 PSI													
		FITTING TYPE											
		11-1/4°			22-1/2°			45°			90°		
		H-B	VU-B	VD-B	H-B	VU-B	VD-B	H-B	VU-B	VD-B	H-B	VU-B	VD-B
PIPE SIZE	4"	3'	3'	6'	5'	5'	11'	11'	11'	23'	27'	27'	56'
	6"	4'	4'	8'	8'	8'	16'	16'	16'	33'	38'	38'	79'
	8"	5'	5'	10'	10'	10'	20'	20'	20'	42'	49'	49'	102'
	10"	6'	6'	12'	12'	12'	25'	24'	24'	51'	59'	59'	124'
	12"	7'	7'	14'	14'	14'	29'	28'	28'	60'	68'	68'	144'
	16"												
	20"												
	24"												

PIPE RESTRAINT LENGTHS IN FEET
TEES (BRANCH SIDE)

WATER MAINS - TEST PRESSURE 200 PSI										
		BRANCH SIZE								
		3"	4"	6"	8"	10"	12"	16"	20"	24"
RUN SIZE	3"	—	—	—	—	—	—	—	—	—
	4"	—	—	—	—	—	—	—	—	—
	6"	—	—	—	—	—	—	—	—	—
	8"	—	13'	50'	80'	—	—	—	—	—
	10"	—	2'	43'	75'	102'	—	—	—	—
	12"	—	—	—	—	—	122'	—	—	—
	16"	—	—	—	—	—	—	—	—	—
	20"	—	—	—	—	—	—	—	—	—
	24"	—	—	—	—	—	—	—	—	—

MATERIALS		
ITEM	QUANT.	DESCRIPTION
1	1	HYDRANT, FIRE (5 1/4" VALVE MIN.), PAINTED YELLOW
2	1	6" VALVE, GATE, MJ RESILIENT WEDGE
3	1	BOX, VALVE SLIP TYPE
4	1	6" BEND, ANCHORING, D.I.
5	1	TEE, ANCHORING, MJ
6	*	VALVE EXTENSION ROD, AS NECESSARY (3' MAX. BELOW GRADE)

CREATED 02/24/03
REVISED

FIRE HYDRANT
PARALLEL TO THE MAIN

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PASCO COUNTY UTILITIES — DETAIL 25

MATERIALS		
ITEM	QUANT.	DESCRIPTION
1	1	HYDRANT, FIRE (5 1/4" VALVE MIN.), PAINTED YELLOW
2	*	6" PIPE, P.V.C. (DR–18)
3	1	BOX, VALVE SLIP TYPE
4	1	6" VALVE, GATE, M.J. RESILIENT WEDGE
5	1	TEE, ANCHORING, M.J.
6	*	6" RESTRAINER GLAND (MEGALUG)
7	*	VALVE EXTENSION ROD, AS NECESSARY (3' MAX. BELOW GRADE)

CREATED 02/24/03
REVISED

FIRE HYDRANT
PERPENDICULAR TO THE MAIN

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PASCO COUNTY UTILITIES — DETAIL 27

\\US1262-F01\WORKGROUP\2156\active\215612506\civil\drawing\002_Simultaneous\sheet_files\215612506_02C_WD01.dwg
2015/06/29 1:29 PM By: Arnold, Jeremy

Revision — By — Appd. — YY.MM.DD

Issued — By — Appd. — YY.MM.DD

Permit-Seal

DATE: 6.29.2015
ENGINEER OF RECORD: LEE H. HARWELL, P.E.
FL REG. NO. : 50134

Consultants

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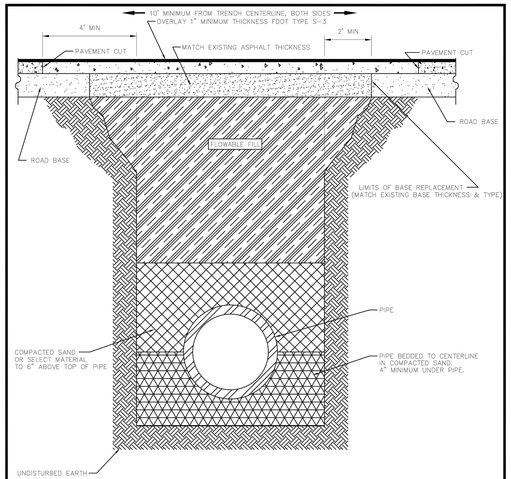
Client/Project
INTEGRA JUNCTION, LLC

INTEGRA JUNCTION
Pasco County, Florida

File Name: FILE — DEU (Dwn.) — LHH (Chkd.) — LHH/DEU (Dsgn.) — 2015-06-12 (YY.MM.DD)

Title
DETAILS-WATER DISTRIBUTION

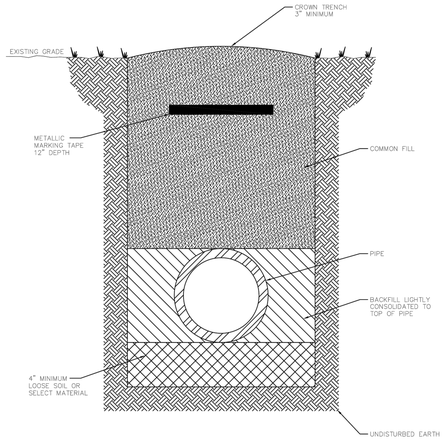
Project No. 215612506
Scale AS SHOWN
Drawing No. C-504
Sheet 52
Revision 0



NOTE: –SELECT MATERIAL IS NATIVE SOIL EXCAVATED FROM THE TRENCH FREE OF ROCKS AND FOREIGN MATERIAL.
–COMPACTION TO TOP OF PILE IS TO BE APPROXIMATELY 90% STANDARD PROCTOR, AASHTO T–99.
–EXISTING CONCRETE/ASPHALT PAVEMENT SURFACE AND BASE TO BE CUT SQUARE WITH CONCRETE SAW.

NTS

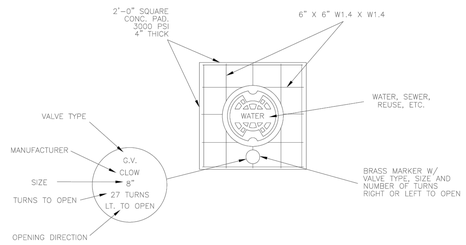
CREATED 03/06/03	PIPE LAYING CONDITIONS	PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN PCU APPROVAL
REVISED	FLOWABLE FILL BACKFILL	
	STANDARD EXISTING PAVED AREAS & ROADWAYS	
	PASCO COUNTY UTILITIES	DETAIL 36



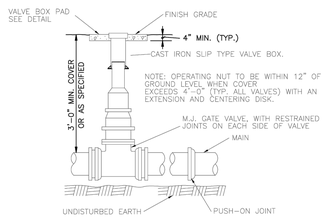
NOTES: –LOOSE SOIL OR SELECT MATERIAL IS NATIVE SOIL EXCAVATED FROM THE TRENCH FREE OF ROCKS AND FOREIGN MATERIAL.
–COMMON FILL TO BE PLACED AND COMPACTED IN 12" LAYERS. ROLLING EQUIPMENT SHALL NOT BE USED FOR COMPACTION UNTIL A MINIMUM OF 18" OF COMMON FILL HAS BEEN PLACED AND COMPACTED OVER THE PIPE. THREE FEET OF FILL SHALL BE PLACED BEFORE A HYDROHAMMER MAY BE USED FOR COMPACTION.

NTS

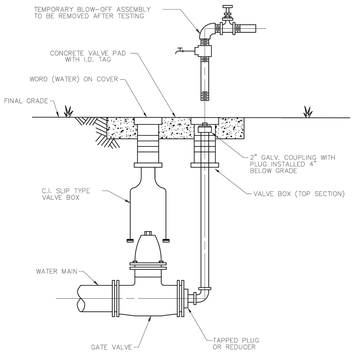
CREATED 02/24/03	PIPE LAYING CONDITIONS	PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN PCU APPROVAL
REVISED	STANDARD UNPAVED AREAS	
	PASCO COUNTY UTILITIES	DETAIL 35



TYPICAL CONCRETE VALVE PAD



CREATED 02/24/03	VALVE BOX DETAIL	PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN PCU APPROVAL
REVISED	SLIP TYPE	
	PASCO COUNTY UTILITIES	DETAIL 30



NOTES:
– MECHANICAL JOINTS/UNDERGROUND PIPING SHALL BE RESTRAINED AS SPECIFIED IN JOINT RESTRAINT TABLE (DETAIL 46)
– VALVE EXTENSION ROD SHALL BE UTILIZED, AS NECESSARY, SO THAT VALVE OPERATING NUT IS A MAXIMUM OF 3' BELOW GRADE.

CREATED 02/24/03	PERMANENT	PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN PCU APPROVAL
REVISED	BLOW–OFF DETAIL	
	PASCO COUNTY UTILITIES	DETAIL 28

Revision	By	Appd.	YY.MM.DD

Issued	By	Appd.	YY.MM.DD

Permit-Seal

DATE: 6.29.2015
ENGINEER OF RECORD: LEE H. HARWELL, P.E.
FL REG. NO. : 50134

Consultants

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Client/Project
INTEGRA JUNCTION, LLC

INTEGRA JUNCTION

Pasco County, Florida

File Name: FILE | DEU Dwn. | LHH Chkd. | LHH/DEU Dsgn. | 2015-06-12 YY.MM.DD

Title
DETAILS-WATER DISTRIBUTION

Project No.	Scale	
215612506	AS SHOWN	
Drawing No.	Sheet	Revision
C-505	52	0

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2015/06/29 1:29 PM By: Arnold, Jeremy

CREATED 02/24/03 REVISED	STANDARD MANHOLE (BENCH AND INVERTS)	PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN PCU APPROVAL	
	PASCO COUNTY UTILITIES	DETAIL 39	

NOTE:
DROP MANHOLE TO BE USED WHEN THE DIFFERENCE BETWEEN INVERTS IS 2' OR MORE.

CREATED 02/24/03 REVISED	DROP MANHOLE (BENCH AND INVERTS)	PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN PCU APPROVAL	
	PASCO COUNTY UTILITIES	DETAIL 40	

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

CREATED 02/24/03 REVISED	SEWER LATERAL CONNECTION	PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN PCU APPROVAL	
	PASCO COUNTY UTILITIES	DETAIL 44	

NTS

CREATED 02/24/03 REVISED	SANITARY SEWER – SINGLE WYE CONNECTION AND TYPICAL CLEAN-OUT	PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN PCU APPROVAL	
	PASCO COUNTY UTILITIES	DETAIL 45	

NOTE:
PRECAST CONCRETE SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 4,000 p.s.i. AT 28 DAYS.

NOTE:
1. WRAPID SEAL MUST BE USED ON ALL JOINTS, CASTINGS AND RISER RINGS: ON ALL JOINTS ON AIR RELEASES, MANHOLES, GREASE/WATER, OIL/WATER SEPARATORS, AND WETWELLS.
2. WRAPID SEAL MUST BE USED IN ACCORDANCE WITH MANUFACTURES RECOMMENDATIONS.
3. PASCO COUNTY SHALL HAVE THE OPTION OF SPECIFYING THE TYPE OF INTERIOR LINING TO BE INSTALLED FOR EACH INDIVIDUAL MANHOLE.
4. PASCO COUNTY SHALL HAVE THE OPTION OF REQUIRING A NEGATIVE PRESSURE TEST PER ASTM C-1244
5. LIFT HOLES MUST NOT PENETRATE THE WALLS

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

NOTE:
ECCENTRIC CONES ARE ACCEPTABLE, SET IN LINE WITH FLOW.

EXTERIOR COATING, KOPPERS BITUMASTIC BLACK SOLUTION, 2 COATS. OR TYPE II PORTLAND CEMENT MUST BE USED IN THE MANUFACTURING PROCESS

NOTE:
PRECAST CONCRETE SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 4,000 p.s.i. AT 28 DAYS.

NOTE:
1. WRAPID SEAL MUST BE USED ON ALL JOINTS, CASTINGS AND RISER RINGS: ON ALL JOINTS ON AIR RELEASES, MANHOLES, GREASE/WATER, OIL/WATER SEPARATORS, AND WETWELLS.
2. WRAPID SEAL MUST BE USED IN ACCORDANCE WITH MANUFACTURES RECOMMENDATIONS.
3. PASCO COUNTY SHALL HAVE THE OPTION OF SPECIFYING THE TYPE OF INTERIOR LINING TO BE INSTALLED FOR EACH INDIVIDUAL MANHOLE.
4. PASCO COUNTY SHALL HAVE THE OPTION OF REQUIRING A NEGATIVE PRESSURE TEST PER ASTM C-1244
5. LIFT HOLES MUST NOT PENETRATE THE WALLS

CREATED 02/24/03 REVISED	DROP MANHOLE	PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN PCU APPROVAL	
	PASCO COUNTY UTILITIES	DETAIL 42	

NOTE:
PRECAST CONCRETE SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 4,000 p.s.i. AT 28 DAYS.

NOTE:
- A BEDDING OF CLASS I, CLASS II, OR CLASS III MATERIAL SHALL BE REQUIRED WHEN THE MANHOLE BOTTOM CANNOT BE INSTALLED ON UNDISTURBED SOIL OR IF THE NATIVE SOIL IS CLASS IV OR CLASS V MATERIAL.
- THIS TYPE OF CONSTRUCTION SHALL BE LIMITED TO DEPTHS OF (0-5) FEET.
- EXTERIOR COATING SHALL BE KOPPERS BITUMASTIC BLACK SOLUTION, 2 COATS.
- WRAPID SEAL MUST BE USED ON ALL JOINTS, CASTINGS AND RISER RINGS. WRAPID SEAL MUST BE USED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- PASCO COUNTY SHALL HAVE THE OPTION OF SPECIFYING THE TYPE OF INTERIOR LINING TO BE INSTALLED FOR EACH INDIVIDUAL MANHOLE.
- PASCO COUNTY SHALL HAVE THE OPTION OF REQUIRING A NEGATIVE PRESSURE TEST PER ASTM C-1244
- LIFT HOLES MUST NOT PENETRATE THE WALLS

CREATED 02/24/03 REVISED	MANHOLE SHALLOW CONSTRUCTION (CLOSED BOTTOM)	PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN PCU APPROVAL	
	PASCO COUNTY UTILITIES	DETAIL 43	

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2015/06/29 1:29 PM By: Arnold, Jeremy

Revision	By	Appd.	YY.MM.DD

Issued	By	Appd.	YY.MM.DD

Permit-Seal

DATE: 6.29.2015
ENGINEER OF RECORD: LEE H. HARWELL, P.E.
FL REG. NO. : 50134

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Certificate of Authorization #27013
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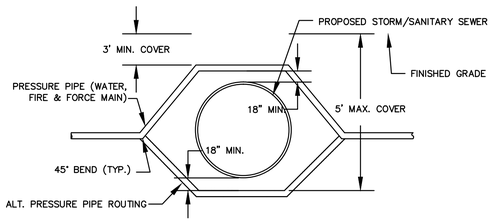
Client/Project
INTEGRA JUNCTION, LLC

INTEGRA JUNCTION
Pasco County, Florida

File Name: FILE	DEU	LHH	LHH/DEU	2015-06-10
	Dwn.	Chkd.	Dsgn.	YY.MM.DD

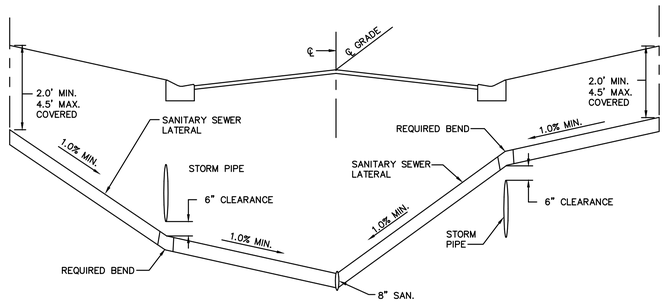
Title
DETAILS- RECLAIMED WATER AND WASTEWATER COLLECTION

Project No.	Scale	
215612506	AS SHOWN	
Drawing No.	**Sheet**	**Revision**
C-506	52 of	0



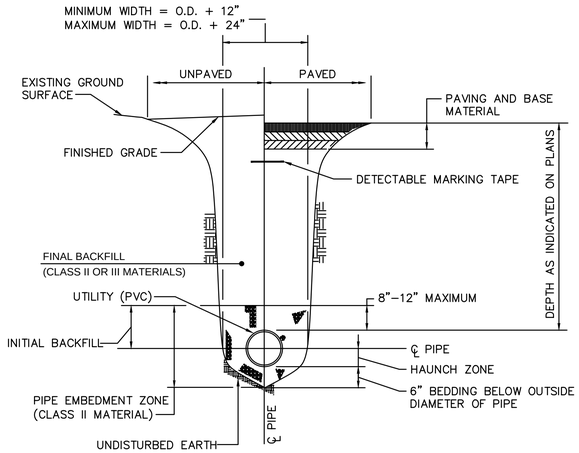
TYPICAL UTILITY CROSSING DETAIL

SCALE: Not To Scale



SANITARY SEWER/STORM PIPE CONFLICT DETAIL

SCALE: Not To Scale



TYPICAL TRENCH DETAIL FOR SINGLE UTILITY LINES

SCALE: Not To Scale

NOTES:

1. UTILITY INSTALLATION SHALL BE IN ACCORDANCE WITH ASTM D 2321, LATEST EDITION, FOR GRAVITY SYSTEMS. UTILITY INSTALLATION SHALL BE IN ACCORDANCE WITH ASTM D 2774, LATEST EDITION, FOR PRESSURE SYSTEMS. EMBEDMENT ZONE COMPACTION SHALL BE A MINIMUM OF 85% STANDARD PROCTOR FOR CLASS 1 AND 2 MATERIALS, AND MINIMUM 90% STANDARD PROCTOR FOR CLASS 3 MATERIALS. FREQUENCY OF TESTING AND COMPACTION REQUIREMENTS (FOR FINAL BACKFILL) SHALL BE IN ACCORDANCE WITH THE CITY OF TALLAHASSEE TESTING SPECIFICATIONS.

Revision	By	Appd.	YY.MM.DD

Issued	By	Appd.	YY.MM.DD

Permit-Seal

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Client/Project
INTEGRA JUNCTION, LLC

INTEGRA JUNCTION

Pasco County, Florida

File Name: FILE	DEU	LHH	LHH/DEU	2015-06-29
	Dwn.	Chkd.	Dsgn.	YY.MM.DD

Title
DETAILS-RECLAIMED WATER AND WASTEWATER COLLECTION

Project No.	Scale	
215612506	AS SHOWN	
Drawing No.	Sheet	Revision
C-507	52	0

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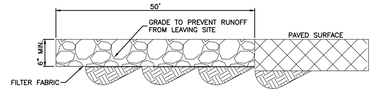
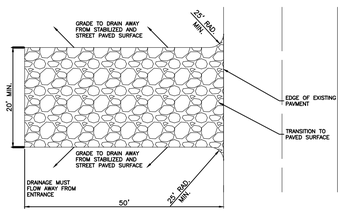


PROFILE VIEW



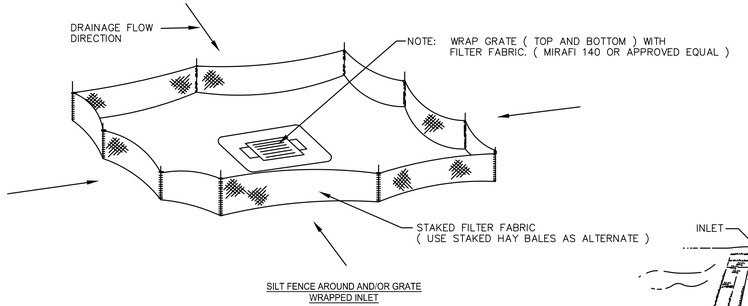
PLAN VIEW

STABILIZED CONSTRUCTION ENTRANCE NOTES

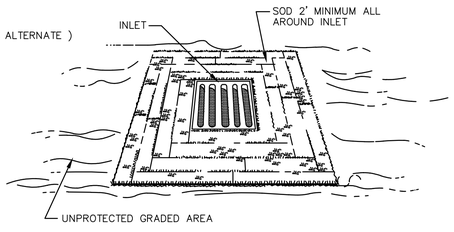
1. STONE SHALL BE FDOT No.1 COARSE AGGREGATE OR ACCEPTABLE CRUSHED PORTLAND CEMENT CONCRETE.
2. WHEN NECESSARY, VEHICLES SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WITH DRAINAGE FLOWING AWAY FROM BOTH THE STREET AND THE STABILIZED ENTRANCE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.
3. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION, WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PAVED SURFACES. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PAVED SURFACES, MUST BE REMOVED IMMEDIATELY.
4. THE ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

STABILIZED CONSTRUCTION ENTRANCE

N.T.S.



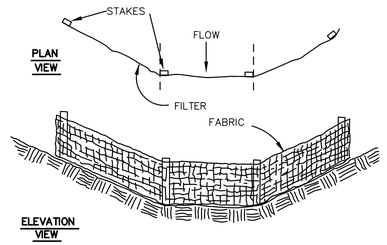
SILT FENCE AROUND AND/OR GRATE WRAPPED INLET



SOD AROUND INLET

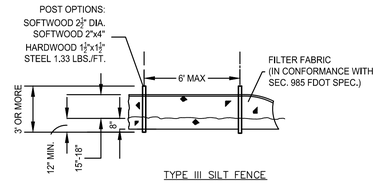
PROTECTION OF INLETS

N.T.S.

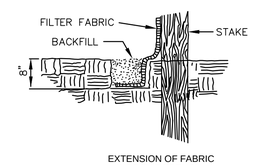


PLAN VIEW

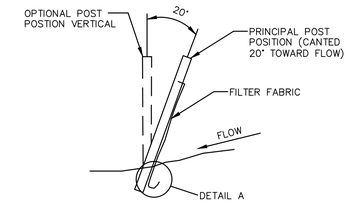
ELEVATION VIEW



TYPE III SILT FENCE



EXTENSION OF FABRIC INTO THE TRENCH



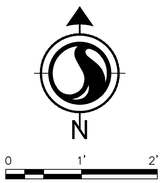
SECTION

NOTES:

1. FILTER BARRIERS MUST BE INSTALLED, AS INDICATED HEREIN, PRIOR TO CONSTRUCTION.
2. FILTER BARRIERS SHALL NOT BE INSTALLED IN ANY CONFIGURATION THAT BLOCKS THE THROAT OF ANY STORMWATER INLET.
3. INSPECTIONS AND REPAIRS TO BARRIERS SHALL BE MADE DAILY.
4. FILTER BARRIERS SHALL NOT BE REMOVED UNTIL ALL DISTURBED AREAS HAVE BEEN STABILIZED.

STAKED SILT BARRIER

N.T.S.



Revision	By	Appd.	YY.MM.DD

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Client/Project
INTEGRA JUNCTION, LLC

INTEGRA JUNCTION

Pasco County, Florida

File Name: FILE	Dwn.	Chkd.	Dsgn.	YY.MM.DD
	####	####	####	2015-06-24

Title
DETAILS-
EROSION AND SEDIMENTATION CONTROL

Project No.	Scale	
215612506	SCALE	
Drawing No.	Sheet	Revision
C-508	#### of ####	0

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2015/06/29 1:29 PM By: Arnold, Jeremy

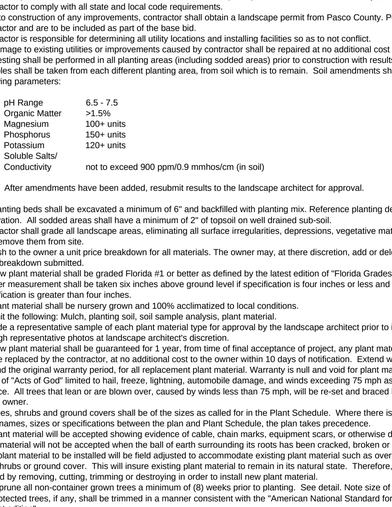
LANDSCAPE NOTES

1. All landscape construction shall conform to the minimum landscape requirements of The Pasco County Land Development Code.
2. Contractor to comply with all state and local code requirements.
3. Prior to construction of any improvements, contractor shall obtain a landscape permit from Pasco County. Permits are the responsibility of the contractor and are to be included as part of the base bid.
4. Contractor is responsible for determining all utility locations and installing facilities so as to not conflict.
5. All damage to existing utilities or improvements caused by contractor shall be repaired at no additional cost to the owner.
6. Soil testing shall be performed in all planting areas (including sodded areas) prior to construction with results submitted to landscape architect. Samples shall be taken from each different planting area, from soil which is to remain. Soil amendments shall be added as necessary to meet the following parameters:
7.

pH Range	6.5 - 7.5
Organic Matter	>1.5%
Magnesium	100+ units
Phosphorus	150+ units
Potassium	120+ units
Soluble Salts/ Conductivity	not to exceed 900 ppm/0.9 mmhos/cm (in soil)

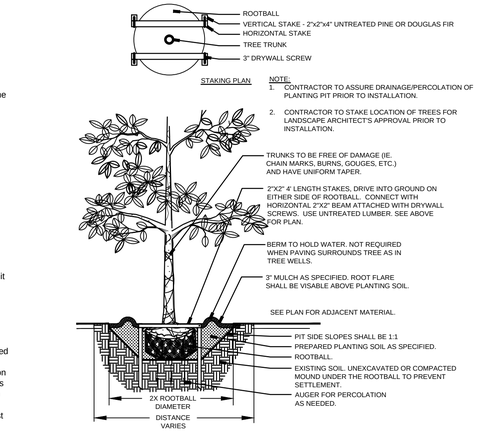
After amendments have been added, resubmit results to the landscape architect for approval.

8. All planting beds shall be excavated a minimum of 6" and backfilled with planting mix. Reference planting details for actual depth of required excavation. All sodded areas shall have a minimum of 2" of topsoil on well drained sub-soil.
9. Contractor shall grade all landscape areas, eliminating all surface irregularities, depressions, vegetative matter, sticks, stones, and other debris, and remove them from site.
10. Furnish to the owner a unit price breakdown for all materials. The owner may, at there discretion, add or delete from the materials utilizing the unit price breakdown submitted.
11. All new plant material shall be graded Florida #1 or better as defined by the latest edition of "Florida Grades and Standards for Nursery Stock".
12. Caliper measurement shall be taken six inches above ground level if specification is four inches or less and twelve inches above ground level if specification is greater than four inches.
13. All plant material shall be nursery grown and 100% acclimatized to local conditions.
14. Submit the following: Mulch, planting soil, soil sample analysis, plant material.
15. Provide a representative sample of each plant material type for approval by the landscape architect prior to installation. Approvals may be granted through representative photos at landscape architect's discretion.
16. All new plant material shall be guaranteed for 1 year, from time of final acceptance of project, any plant material not in a healthy growing condition will be replaced by the contractor, at no additional cost to the owner within 10 days of notification. Extend warranty period an additional 6 months beyond the original warranty period, for all replacement plant material. Warranty is null and void for plant material which is damaged or dies as a result of "Acts of God" limited to hail, freeze, lightning, automobile damage, and winds exceeding 75 mph as defined by the National Weather Service. All trees that lean or are blown over, caused by winds less than 75 mph, will be re-set and braced by the contractor at no additional cost to the owner.
17. All trees, shrubs and ground covers shall be of the sizes as called for in the Plant Schedule. Where there is a discrepancy either in quantities, plant names, sizes or specifications between the plan and Plant Schedule, the plan takes precedence.
18. No plant material will be accepted showing evidence of cable, chain marks, equipment scars, or otherwise damaged.
19. Plant material will not be accepted when the ball of earth surrounding its roots has been cracked, broken or otherwise damaged.
20. New plant material to be installed will be field adjusted to accommodate existing plant material such as overhead canopy trees, under-story trees and shrubs or ground cover. This will insure existing plant material to remain in its natural state. Therefore, no existing plant material will be altered by removing, cutting, trimming or destroying in order to install new plant material.
21. Root-prune all non-container grown trees a minimum of (8) weeks prior to planting. See detail. Note size of planting pits on planting details.
22. All protected trees, if any, shall be trimmed in a manner consistent with the "American National Standard for Tree Care Operations, ANSI, A300, current edition".
23. Protective barricades shall remain in place until land alteration and construction activities are completed.
24. During land alteration and construction activities, it shall be unlawful to remove vegetation by grubbing or to place soil deposits, debris, solvents, construction material, machinery or other equipment of any kind within the drip line of a tree to remain on the site unless otherwise approved by the City.
25. All planting holes to be hand dug except where machine dug holes will not adversely effect or damage utilities or improvements.
26. Planting soil to be a weed free mixture of 50% coarse native sand and 50% peat, pH between 6.5 and 7.5. All plant material to receive planting soil as per details.
27. Use 21 gram Agriform 20-10-5 planting fertilizer tablets per manufacturer's specifications for all plant material.
28. Apply pre-emergent weed killer over grade prior to mulching. Use rates recommended for specified product.
29. Mulch tree rings and shrub and ground cover beds with required mulching material a minimum of 2" deep or as otherwise noted on plans immediately after planting. Thoroughly water mulched areas. After watering, rake mulch to provide a uniform finished surface. Mulched areas shall not exceed 3" in depth. Hold mulch back from the base of trees and shrubs a minimum of 3".
30. Contractor shall stake & guy all trees and palms per City specifications and per the appropriate detail. Contractor is responsible for the maintenance and/or repair of all staking and guying during warranty period.
31. All waste, objectionable material, and excess fill shall be removed and disposed of on a daily basis off-site in a legal manner.
32. Any areas subject to erosion must be adequately stabilized with vegetation material that will, within a reasonable time frame, deter soil disturbance.
33. Coordinate the removal of erosion control fencing with site contractor while performing final planting.
34. Sodding, plugging sprigging or seeding is acceptable for stabilization; however, sodding may be required in areas of erosion-prone soils or where slopes are greater than 5:1. Vegetation other than grass is acceptable unless otherwise specified.



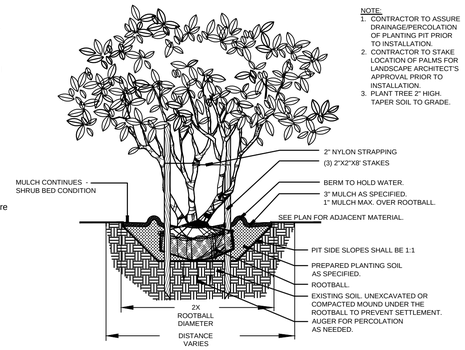
SABAL PALM PLANTING PIT AND BRACING

1 SCALE: NOT TO SCALE



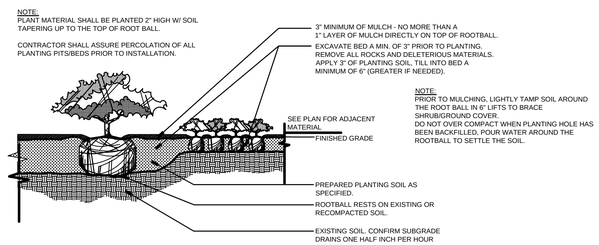
TREE PLANTING PIT AND STAKING

2 SCALE: NOT TO SCALE



MULTI-TRUNK TREE PIT AND BRACING

3 SCALE: NOT TO SCALE

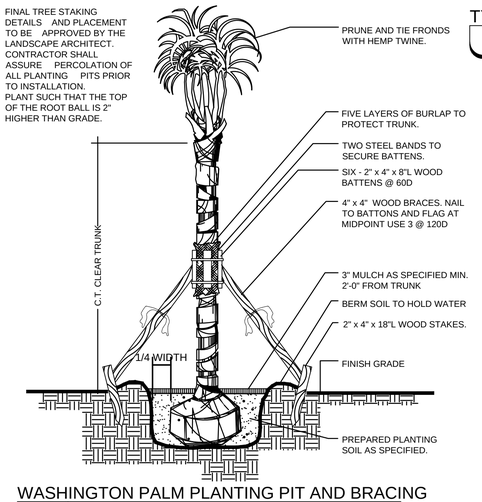


SHRUB AND GROUNDCOVER

4 SCALE: NOT TO SCALE

NOTES:

1. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
3. PLANT SUCH THAT THE TOP OF THE ROOT BALL IS 2" HIGHER THAN GRADE.

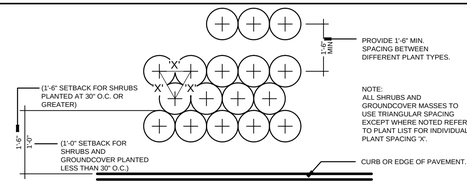


WASHINGTON PALM PLANTING PIT AND BRACING

5 SCALENOT TO SCALE

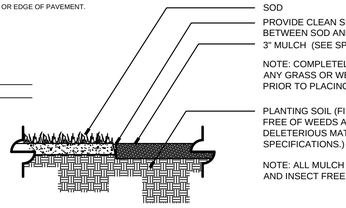
DATE PALM PLANTING PIT

6 SCALENOT TO SCALE



TYPICAL PLANT SPACING

7 SCALE:NOT TO SCALE



MULCH APPLICATION

8 SCALE: NOT TO SCALE

PLANT SCHEDULE

Est. Qty.	Sym.	Botanical Name	Common Name	Size / Root Ball / Container	Spacing	Comments	Drought Tolerance	Native
SHADE TREES								
21	AR	Acer rubrum	Red Maple	2.5" Cal., 10-12' Height x 5' Spread, 30 Gal.	As shown		High	Yes
27	LS	Liquidambar styraciflua	Sweetgum	2.5" Cal., 10-12' Height x 5' Spread, 30 Gal.	As shown		High	Yes
104	QV	Quercus virginiana	Live Oak	2.5" Cal., 10-12' Height x 5' Spread, 30 Gal.	As shown		High	Yes
14	TD	Taxodium distichum	Bald Cypress	2.5" Cal., 8-10' Height x 4-5' Spread, 30 Gal.	As shown		High	Yes
37	UA	Ulmus alata	Winged Elm	2.5" Cal., 8-10' Height x 4-6' Spread, 30 Gal.	As shown		High	Yes
ACCENT TREES								
102	LIT	Lagerstroemia indica 'Tuscarora'	Magenta Crape Myrtle	2.5" Cal., 10-12' Height x 4-6' Spread, 45 Gal	As shown	Multitrunk	High	No
27	MG	Magnolia grandiflora D.D. Blanchard	Southern Magnolia	3" Cal., 12-14' Height x 6' Spread, 45 Gal.	As shown		Moderate	Yes
6	MLG	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	3" Cal., 10' Height x 5' Spread, 45 Gal.	As shown		Moderate	Yes
PALM TREES								
17	PD	Phoenix dactylifera 'Medjool'	Medjool Date Palm	14' C.T., Matched, B&B	As shown		Moderate	No
145	SP	Sabal palmetto	Sabal Palm	12-16' C.T., B&B, Staggerin groupings.	As shown		High	Yes
36	WR	Washingtonia robusta	Washingtonia Palm	14' C.T., Matched, B&B	As shown		High	No
3	PRO	Phoenix roebellini	Pygmy Date Palm	3', 5', 8' C.T., FG.	As shown	Triple trunk	High	No
1	PR	Phoenix reclinata	Senegal Date Palm	7-10' C.T. each, FG., Full	As shown	5 Trunks min.	High	No
SHRUBS								
16	AA	Agave attenuata	Soft Leaved Agave	12-14" Height x 12-14" Spread, 7 Gal.	As shown	In Pots.	High	No
358	HP	Hamelia patens	Firebush	18-24" Height x 18-24" Spread, 3 Gal.	48" O.C.		Moderate	Yes
1139	IVN	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	15-18" Height x 15-18" Spread, 3 Gal.	30" O.C.		High	Yes
76	MYC	Myrica cerifera	Wax Myrtle	6' Height x 4' Spread, FG.	5' O.C.	Full to ground.	High	Yes
888	PM	Podocarpus macrophyllus	Podocarpus	24-30" Height x 18" Spread, 3 Gal.	36" O.C.	Full to ground.	High	No
2141	RIA	Raphiolepis indica 'Alba'	White Indian Hawthorn	12" Height x 12-14" Spread, 3 Gal.	30" O.C.		Moderate	No
282	SR	Serenoa repens	Saw Palmetto	14-16" Height x 14-16" Spread, 3 Gal.	36" O.C.		High	Yes
410	VS	Viburnum suspensum	Sandakwa Viburnum	24" Height x 24" Spread, 3 Gal.	36" O.C.		High	No
838	VO	Viburnum obovatum 'Walters'	Walter's Viburnum	24" Height x 24" Spread, 3 Gal.	36" O.C.		High	Yes
227	YF	Yucca filamentosa	Bear Grass	18-20" Height x 18-20" Spread, 3 Gal.	30" O.C.		High	Yes
689	ZP	Zamia pumila	Coontie	20" O.A., 3 Gal.	30" O.C.		High	Yes
VINES								
20	LOS	Lonicera sempervirens	Coral Honeysuckle	18" Height., 3 Gal.	As shown	On Trellises.	High	Yes
GROUNDCOVERS								
411	AG	Agapanthus africanus	Blue Lily of the Nile	18" O.A., 3 Gal.	24" O.C.		Moderate	No
612	ANN	Annuals	To be selected by the owner	4" Pot	12" O.C.			
2511	DI	Dietes iridioides	White African Iris	12-18" Height., 1 Gal.	18" O.C.		Moderate	No
896	DT	Dianella tasmanica variegata	Variegated Flax Lily	12" Height x 12" Spread, 1 Gal.	24" O.C.		Moderate	No
5021	JCP	Juniperus chinensis 'Parsonii'	Parsonii Juniper	8" Height, x 12" Spread, 1 Gal.	24" O.C.		High	No
1048	LC	Lantana camara 'New Gold'	Yellow Lantana	12-18" Height., 1 Gal.	24" O.C.		High	No
4102	NE	Nephrolepis exaltata	Wild Boston Fern	12-18" Height., 1 Gal.	12" O.C.		High	Yes
11696	TA	Trachelospermum asiaticum 'Green Dwarf'	Green Dwarf Asian Jasmine	Mn. 3 ppp, 1 Gal.	12" O.C.	5 runners min.	Moderate	No
273	TV	Tulbaghia violacea	Society Garlic	12-18" Height, 1 Gal.	18" O.C.		High	No
GRASSES								
766	MC	Muhlenbergia capillaris	Pink Muhly Grass	24" Height x 24" Spread, 3 Gal.	48" O.C.		High	Yes
ADDITIONAL ITEMS:								
55,200 SF	SOD	Paspalum notatum	Bahia Sod	Full Coverage		Per Details	High	Yes
62,000 SF	SOD	Zoysia 'Emerald'	Emerald Zoysia Sod	Full Coverage		Per Details	Moderate	No
1,245 CY	MULCH	Shredded Hardwood Mulch				3" Depth in planting beds.		
As Req.		Estimated Planting soil mix, 6" depth (Groundcover Beds), 12" depth (Shrub Beds)	To be estimated by contractor; contractor shall provide a unit price for each as part of his/her bid.	50% Course native sand, 50% Peat, pH between 5.5 & 6.5	50% Course native sand, 50% Peat, pH between 5.5 & 6.5			

Revision	By	Appd.	YY.MM.DD

Issued	By	Appd.	YY.MM.DD

Permit-Seal

DATE: 6.29.2015
LANDSCAPE ARCHITECT: LEA DEL TOSTO
FL REG. NO. LA0001133

Consultants

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Client/Project
INTEGRA JUNCTION, LLC

INTEGRA JUNCTION

Pasco County, Florida

File Name: FILE | #### Dwn. | #### Chkd. | #### Dsgn. | 2015-06-29 YY.MM.DD

Title
DETAILS-LANDSCAPE DETAILS

Project No. 215612506 | Scale N.T.S
Drawing No. L-501 | Sheet #### of #### | Revision 0

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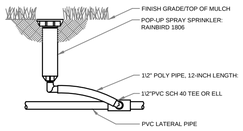
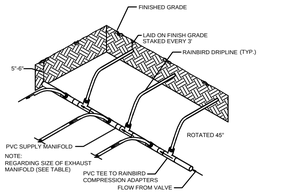
2015/06/29 2:02 PM By: Arnold, Jeremy



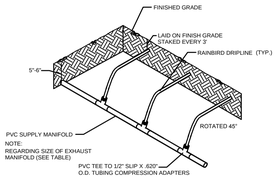
6" POP-UP SPRAY SPRINKLER

1 SCALE: 3" = 1'-0"



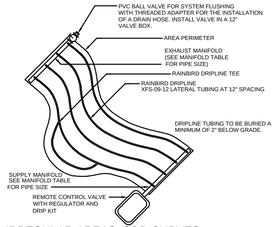
CENTER FEED SUPPLY MANIFOLD

2 SCALE: NTS



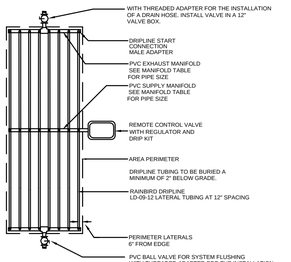
SUPPLY/EXHAUST MANIFOLD

3 SCALE: NTS



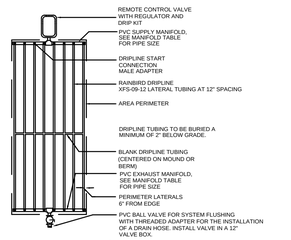
IRREGULAR AREAS: ODD CURVES

4 SCALE: NTS



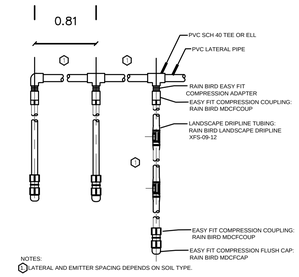
CENTER FEED LAYOUT

5 SCALE: NTS



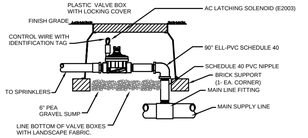
END FEED LAYOUT

6 SCALE: NTS



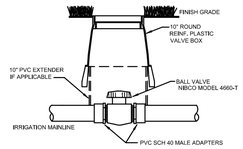
RAINBIRD XFS DRIP LINE

7 SCALE: NTS



IRRITROL 200B SERIES CONTROL VALVE

9 SCALE: NTS



ISOLATION BALL VALVE

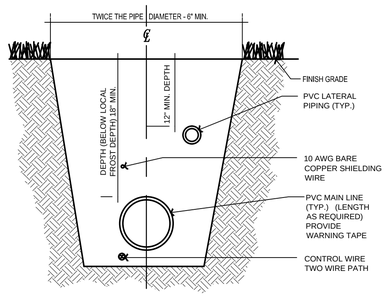
8 SCALE: NTS

IRRIGATION ZONE DEMAND GALLONS PER MINUTE (GPM)	SUPPLY MANIFOLD PIPE SIZE END AND CENTER FEED	EXHAUST MANIFOLD PIPE SIZE W/END FEED SUPPLY LINE	EXHAUST MANIFOLD PIPE SIZE W/END FEED SUPPLY LINE (TWO EXHAUST MANIFOLDS REQ'D)
0 - 6	3/4"	3/4"	3/4"
7 - 11	1"	1"	3/4"
12 - 19	1 1/4"	1 1/4"	1"
20 - 26	1 1/2"	1 1/2"	1 1/4"
27- 42	2"	2"	1 1/4"
43 - 60	2 1/2"	2 1/2"	2"
61 - 90	3"	3"	2"

REFER TO EACH DRIPLINE IRRIGATION ZONE ON PLAN DRAWINGS FOR ZONE GPM

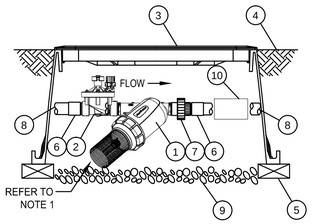
DRIPLINE SUPPLY AND EXHAUST PIPE SIZE TABLE

9 SCALE: NTS



TRENCH WITH TWO WIRE PATH

10 SCALE: NTS

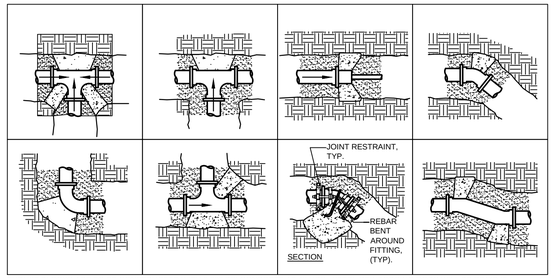


NOTE:
1. FILTER ASSEMBLY TO BE INSTALLED WITH SCREEN DIRECTION FACING A 45° DOWNWARD ANGLE WITH ENOUGH SPACE TO REMOVE SCREEN FOR MAINTENANCE. SOME APPLICATIONS MAY REQUIRE RAIN BIRD VALVE BOX EXTENSIONS TO ACHIEVE ACCEPTABLE SCREEN CLEARANCE.

2" LARGE CAPACITY FILTER WITH VALVE

11 SCALE: NTS

1. 2" RAIN BIRD LARGE CAPACITY FILTER WITH DISC: LCRBY200D SCREEN: LCRBY200S
2. 2" RAIN BIRD REMOTE CONTROL VALVE
3. VALVE BOX WITH COVER: RAIN BIRD VB-SPR-H
4. FINISH GRADE/TOP OF MULCH
5. BRICK (1 OF 4)
6. PVC SCH 40 MALE ADAPTER
7. PVC SCH 40 THREADED UNION
8. PVC LATERAL PIPE
9. 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL
10. INLINE PRESSURE REGULATOR



THRUST BLOCKS ARE TO BE CONSTRUCTED WITH 3,000 PSI CONCRETE AT 48 HRS. STEEL REINFORCING RODS WILL BE REQ'D IF SURROUNDING SOIL HAS A BEARING VALUE OF LESS THAN 2,000 PSF. THRUST BLOCKS REQUIRED AT ALL FITTINGS AND DIRECTION CHANGES ON MAIN LINES. NOTE THRUST BLOCK LOCATIONS ON AS-BUILT DRAWINGS. ARROWS INDICATE PRIMARY DIRECTION OF FLOW.

THRUST BLOCK DETAIL

12 SCALE: NTS

1. All irrigation installation shall conform to applicable local codes.
2. Turf, plant material and trees shall be designed on separate zones.
3. Any piping or valves shown outside the property line or outside of a landscape area area shown there for design clarity only. All piping and valves shall be installed on the property and within landscape areas.
4. Do not willfully install the sprinkler system as shown on the drawings when it is obvious in the field that unknown obstructions, grade differences or differences in area dimensions exist that might not have been considered in the engineering. such obstructions or differences should be brought to the attention of the owner's authorized representative. In the event this notification is not performed, the irrigation contractor shall assume full responsibility for any revisions.
5. All mainline piping shall be schedule 40 PVC and be buried to have a minimum cover of 18".
6. All lateral zone piping shall be Class 200 PVC and be buried to have a minimum cover of 12".
7. All sleeving shall be Schedule 40 PVC or HDPE. Sleeve size shall be a minimum of 2 times irrigation pipe size minimum. All wire shall be in its own conduit.
8. All pipe connections 4" and less shall be Weld-On PC-64 purple primer and Weld-On PVC 702 Clear Cement.
9. Contractor shall install flush caps on each zone.
10. Install check valves as needed to prevent low head drainage and puddling.
11. For Subsurface (Drip) Irrigation all drip lines shall be placed no more than 12" apart. Compression fittings shall be used and each zone shall have an in-line pressure reducer matched to the system and a filter with at least 200 mesh or better.
12. All valve boxes shall be black or green in color (body and lid). Sizes shall be ten (10") inches by fourteen (14") inches (rectangular) for remote control valves and nine (9") inches (round) for gate and quick coupler valves. Place min. 2" of pea gravel in base of valve box.
13. Contractor shall make adjustments to system layout in field to ensure positive drainage of lateral lines and main lines.
14. All wiring from the irrigation controller to the remote control valves shall be ut-14/1 direct burial cable. All wire splices shall be made in valve boxes only, using Rain Bird Snap-Tite connectors and sealant or equal. Provide sleeves for wire under paved areas as required.
15. Install tracer tape on mainlines and laterals to permit easier location.
16. Contractor shall perform pressure and volume test on irrigation water source over a continuous 24 hour period prior to the commencement of any construction work. Should the available supply not be adequate to meet the demands of the irrigation system as designed the contractor shall contact the landscape architect prior to construction for design modifications.
17. Irrigation contractor shall maintain a residual pressure of 20-25 psi at the last head for bubbler heads (add pressure regulation at the valve as needed).
18. Irrigation contractor to verify location of all utilities prior to digging. And is responsible for any damage caused by his/her negligence.
19. Irrigation system shall be adjusted to avoid run off on hard surfaces.
20. Rain switches or other approved devices shall be incorporated in order to prevent unnecessary irrigation.
21. All irrigation equipment shall be as specified on drawings or equal. Submit to owner for approval prior to installation.
22. Final location of the automatic controller shall be approved by the owner.
23. Electrical service to all equipment shall be provided to a junction box at the equipment location. (by others. not a part of this contract) the irrigation contractor shall be responsible for the final connection from the junction box to all equipment.
24. Submit shop drawings to landscape architect for approval prior to construction indicating any changes to the system. Drawings shall show heads, piping, zoning, pipe sizes, valves, gallons per zone, zone numbers, controller, etc. For approval by owner prior to installation.
25. Submit as-built drawings to the owner following installation showing heads, piping, zoning, pipe sizes, valves, gallons per zone, zone numbers, controller, etc.
26. Contractor shall provide owner with operating instructions for the system including controller operation, zone timing and precipitation rates

IRRIGATION ZONE CHART

STATION	GPM	TYPE	RUN TIME/WK. (Min.)
1	47.20	Drip	60
2	36.00	Rotor	60
3	44.93	Drip	60
4	40.71	Spray	45
5	26.02	Drip	60
6	30.00	Rotor	60
7	40.00	Rotor	60
8	46.41	Drip	60
9	44.50	Drip	60
10	49.90	Drip	60
11	52.13	Drip	60
12	49.31	Drip	60
13	53.00	Drip	60
14	26.09	Spray	45
15	41.95	Drip	60
16	48.57	Drip	60
17	43.59	Drip	60
18	46.58	Drip	60
19	47.86	Drip	60
20	52.16	Drip	60
21	38.22	Spray	45
22	39.18	Spray	45
23	31.81	Spray	45
24	52.76	Drip	60
25	38.28	Spray	45
26	43.54	Drip	60
27	53.07	Drip	60
28	54.76	Drip	60
29	52.51	Drip	60
30	52.73	Drip	60
31	50.97	Drip	60
32	47.24	Drip	60
33	42.96	Drip	60
34	44.31	Spray	45
35	53.01	Drip	60
36	46.67	Drip	60
37	34.70	Drip	60
38	30.57	Spray	45
39	45.70	Drip	60
40	51.54	Drip	60
41	40.07	Spray	45
42	49.46	Drip	60
43	40.40	Spray	45
44	51.07	Drip	60
45	38.90	Spray	45
46	42.66	Spray	45
47	53.11	Drip	60
48	32.88	Spray	45
49	54.14	Drip	60
50	54.63	Drip	60
51	41.46	Spray	45
52	41.50	Spray	45
53	50.46	Drip	60
54	40.85	Spray	45
55	50.96	Drip	60
56	46.16	Spray	45
57	54.93	Drip	60

IRRIGATION MATERIALS LIST

- CLASS 200 LATERAL LINE (SIZE AS NOTED)
- SCHEDULE 40 MAINLINE (SIZE AS NOTED)
- DRIP ZONE — RAIN BIRD XFS IN LINE TUBING WITH ALL ASSOCIATED SYSTEM COMPONENTS FOR PRESSURE REDUCTION AND FILTRATION (DRIP KITS). SEE DETAIL SHEET.
- RAIN BIRD XERI-BUG EMITTER ON 1/4" DISTRIBUTION TUBING WITH 1/4" STAKE INCLUDE SHUT OFF VALVE FOR EACH POT.
- RAIN BIRD 1806 SPRAY HEAD, 6" POP-UP WITH 1/2" FLEX PIPE CONNECTION
- IRRITROL 200B 24 VAC ELECTRIC REMOTE CONTROL VALVES IN AMETEK VP10 VALVE BOX.
- C — RAIN BIRD ESP-LXD-SM75, 75 STATION DECODER CONTROLLER. PROVIDE DECODERS AS REQUIRED FOR TWO WIRE SYSTEM. PEDESTAL MOUNT. PROVIDE ALL REQUIRED SOFTWARE AND HARDWARE.
- R — RECLAIMED PIPE CONNECTION
- SIZE SLEEVE TWO SIZES LARGER THAN IRRIGATION PIPE. SLEEVES SHALL BE SCHEDULE 40.
- STATION NUMBER / VALVE SIZE / GPM (APPROX.)

NOZZLE LEGEND

SYMBOL/SPECIFICATION	PATTERN
RAIN BIRD 1800 SERIES MPR NOZZLES:	
15V	Variable
15F	Full
15TQ	Three Quarter
15TT	Two Third
15H	Half
15T	Third
15Q	Quarter
15E	End Strip
15S	Side Strip
12F	Full
12TQ	Three Quarter
12TT	Two Third
12H	Half
12T	Third
12Q	Quarter

SYMBOL/SPECIFICATION	PATTERN
RAIN BIRD 1800 SERIES MPR NOZZLES:	
10F	Full
10H	Half
10T	Third
10Q	Quarter
8F	Full
8H	Half
8T	Third
8Q	Quarter

Revision	By	Appd.	YY.MM.DD

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Client/Project

INTEGRA JUNCTION, LLC

INTEGRA JUNCTION

Pasco County, Florida

File Name: FILE	#### Dwn.	#### Chkd.	#### Dsgn.	2015-06-29 YY.MM.DD

Title

DETAILS-IRRIGATION DETAILS

Project No. 215612506 | Scale N.T.S

Drawing No. C-510 | Sheet #### of #### | Revision 0

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2015/06/29 2:02 PM By: Arnold, Jeremy