PASCO COUNTY, FLORIDA
INTEROFFICE MEMORANDUM

TO: Joaquin Servia
Development Review Manager

DATE: 8/7/15 FILE: PDD15-1537

SUBJECT: Small Commercial Development Review – Bexley Amenity Center Preliminary Site Plan/Construction Plan, Stormwater Management Plan and Report (Project No. SML15-015) Recommendation: Approval with Conditions (Attachment No. 1)

FROM: Brad Tippin
Senior Development Review Technician

REFERENCES: Land Development Code, Sections 300, Procedures; 403, Site Development; and 900, Development Standards; RZ 7109 (Bexley South MPUD) Comm. Dist.4

The following is presented to the Development Review Manager for consideration.

PROJECT DESCRIPTION:

Commission District:	The Honorable Mike Wells
Project Name:	Bexley Amenity Center
Developer's Name:	NNP-Bexley, LLC
Location:	North of S.R. 54, East of Suncoast Parkway, North of Tower Road Sections 18 and 19, Township 26, Range 18 (Attachment No. 2)
Parcel ID Nos.:	19-26-18-0000-00100-0000 (A Portion Of) 18-26-18-0000-00100-0000 (A Portion Of)
Land Use Classification:	PD (Planned Development)
Zoning District:	MPUD Master Planned Unit Development
Acreage:	15.96 acres m.o.l. (Project Area Only)
Number of Units:	4 Buildings totaling 10,802 square feet
Type of Unit:	Amenity Center with Retail
Water/Sewage:	Pasco/Pasco
Mobility Fee Assessment District:	A
Mobility Fee Collection/Benefit District:	2
Roads:	Private
Certificate of Capacity:	Initial (For Bicycle Shop)

DEVELOPER'S REQUEST:

The applicant/developer of Bexley Amenity Center is requesting approval of a Preliminary Site Plan/Construction Plan, Stormwater Management Plan and Report for a 10,802 square foot amenity center (four buildings total) to include a 1,364 square foot retail bicycle shop, within the Bexley South MPUD development (Attachment No. 3).

BACKGROUND AND FINDINGS OF FACT:

See Attachment No. 4

CONCURRENCY ANALYSIS:

This is a new construction project with no prior Certificates of Capacity. Concurrency for a subdivision amenity center is considered part of the overall subdivision concurrency. However, an Initial Certificate of Capacity is being issued for 1,364 square foot retail bicycle shop within the amenity center. (Attachment No. 5).

RECOMMENDATION:

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

ATTACHMENTS:

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

PLANNING AND DEVELOPMENT DEPARTMENT ACTION:

APPROVED ☐ B.C.C. ☐ D.R.C. ☑ P.D.D.

Pasco County

By: _____ Date 4-12-15

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

ATTACHMENT NO. 1 – CONDITIONS OF APPROVAL
Bexley Amenity Center

Hard-Copy Site Development Permit

1. Before commencing approved construction activities, the applicant/ developer or project contractor shall obtain from the Planning and Development Department an authorization to commence approved construction, a.k.a. "a hard copy Site Development Permit." To obtain said authorization, the following, as applicable, must be submitted to the Planning and Development Department:

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

   b. A copy of the Southwest Florida Water Management District (SWFWMD) Permit and Plan if applicable. In the event the SWFWMD Permit and Plan require any changes to the County-approved plan, an amendment to the County-approved plan shall be submitted for review and approval prior to the issuance of the Site Development Permit.

   c. A copy of all required State and Federal permits from the appropriate agencies, including drawings, plans, etc.

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

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

Specific Conditions

2. Before beginning any construction activities, including site preparation, the applicant shall clearly field demarcate both the wetland jurisdictional line and the twenty-five (25) foot offset upland buffer line as shon on the final, approved site plans.

3. All construction activities, including but not limited to, clearing, digging, ditching, grading, grubbing, trenching or installing erosion or sediment controls, shall occur upslope from the clearly field demarcated twenty-five (25) foot offset upland buffer line; no construction activities shall occur within the twenty-five (25) foot offset upland buffer.

4. The owner/developer acknowledges that approval of the Utilities Service Connection Application is required prior to the start of any activities to construct water, wastewater, or reclaimed water as applicable.

5. Provisions and conditions of approval for the Bexley South MPUD Rezoning Petition No. 7109 as approved by the Board of County Commissioners on April 21, 2015 and any subsequent approved amendments remain in full force and effect unless specifically modified and approved herein.

General Conditions

6. The applicant/developer acknowledges that approval of the Preliminary Site Plan does not establish vested rights with respect to construction of the project.

7. The applicant/developer acknowledges that approval of the Preliminary Site Plan/Construction Plan as stated is based upon representation as set forth in the Preliminary Site Plan/Construction Plan submittal. In the event that the Preliminary Site Plan (PSP) or Construction Plan is deemed void and/or approval is withdrawn, then any alternative standards request(s) shall be considered void and all future development shall thereafter comply with all regulations currently in effect and shall be reviewed and approved as provided therein.

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

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

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

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

9. All construction work, including roads, drainage, and utilities, shall be constructed in accordance with County design standards and tested in compliance with the Engineering Services Department's *Testing Specifications for Construction of Roads, Storm Drainage, and Utilities*.

10. The applicant/developer shall acknowledge that should the County collect funds under a guarantee document, the developer shall authorize the County or its designee access to the property in question to complete the required work.

11. The applicant/developer shall acknowledge that should the County be required to institute legal proceedings in order to collect any funds under a guarantee document, the

applicant/developer shall be responsible for attorney's fees and court costs incurred by the County in such action.

12. The applicant/developer acknowledges that an appeal may be filed against the decision of the Planning and Development Department within 30 days of the date of this approval. Any development that takes place within the 30-day-appeal deadline shall not establish vested rights with respect to construction of the project.

13. Site plans approved by the Planning and Development Department are the final approved documents. Changes/additions/deletions to approved site plans; i.e., building size, location, loading zones, etc., require revised site plan submittal, review fee, and approval in accordance with the Land Development Code (LDC), Sections 300, 403, and 900.

14. The applicant/developer or project contractor shall notify the Project Management Division at least five working days prior to commencing any activity on the site.

15. The developer shall convey in fee simple to the association or the Community Development District (CDD), for ownership and maintenance, all open space, drainage areas, common areas, landscape areas, wetland areas, buffer areas, preservation/conservation areas, and other special purpose areas unless the said area(s) is/are required to be dedicated to another governmental entity. Recreation areas and neighborhood parks shall be conveyed to the association as well, but only to the CDD if such special power pursuant to Section 190.012(2), Florida Statutes, is consented to by the County. All such conveyances shall be for a value that does not exceed the fair market value of the land.

16. Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to combustibles being brought on site (National Fire Protection Association, NFPA-1, 16.4.3.1.3).

17. The applicant/developer acknowledges that the Preliminary Site Plan/Construction Plan, Stormwater Plan and Report, as well as any associated alternative standards requests shall expire within six years of the approval date if Building Permits for the site have not been issued. In the event that the applicant/developer does not comply with this provision, all plans related to the uncompleted portion of the approval shall be deemed void, and approval shall be deemed withdrawn, unless an extension has been obtained from the County Administrator or designee prior to expiration of any of the time limits provided above. Any extension shall be applied for at least 60 days prior to expiration of any of the above time limits.

Construction Plan

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

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

20. Section 316.0745, Florida Statutes, requires that all traffic-control signing and markings on private property opened to the general public be in conformance with the Florida Department of Transportation's (FDOT) *Manual on Uniform Traffic Control Devices* and FDOT standards.

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

22. All handicapped parking spaces shall be signed and marked in accordance with the Florida Department of Transportation (FDOT) standards index. All regular/standard parking spaces shall be striped in white.

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

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

25. Prior to any construction activity, the applicant/developer shall ensure that proper erosion and sediment control measures are in place. The applicant/developer or project contractor shall notify the Stormwater Management Division at least two working days prior to commencing any site preparation, including clearing and grubbing work, for a preinspection of the sediment and erosion-control devices. The applicant/developer shall control all fugitive dust originating from the project site and shall indicate on the construction drawings the manner in which fugitive dust is to be controlled. Further, all retention pond side slopes and associated swales shall be sodded to prevent soil erosion.

26. The applicant/developer acknowledges, in accordance with the LDC, Section 905.2, Landscaping and Buffering, wooden fences are not allowed as a visual screen in any of the buffer areas. If the applicant/developer proposes the use of a fence for a visual screen within any buffer area, vinyl fencing or chain-link fencing with black-out fabric or slats shall be used.

27. The applicant/developer acknowledges, in accordance with the LDC, Section 905.2, Landscaping and Buffering, any plant materials of whatsoever type and kind required by

the Landscape and Buffering regulations and this approval, shall be replaced within thirty days of their demise and/or removal.

28. If, during construction activities, any evidence of historic resources including, but not limited to, aboriginal or historic pottery, prehistoric stone tools, bone or shell tools, historic trash pits, or historic building foundation, are discovered, work shall come to an immediate stop, and the Florida Department of Historic Resources (State Historic Preservation Officer) and the County shall be notified within two working days of the resources found on the site.

29. If, during construction activities, any evidence of the presence of State and Federally protected plant and/or animal species is discovered, work shall come to an immediate stop, and the County shall be notified within two working days of the plant and/or animal species found on the site.

Building Permit/Certificate of Occupancy

30. Unless otherwise approved by the Emergency Services Director, when the development is record platted, or where a plat is not required, prior to the issuance of the first Building Permit, the development shall be included into a Pasco County Municipal Fire Service Taxing Unit to provide fire protection. The developer shall submit a petition for inclusion into the Pasco County Municipal Fire Service Taxing Unit at the time of record plat submission, or when no plat is required, prior to the issuance of the first Building Permit. In no case shall a Building Permit be issued until such a petition has been received by the Emergency Services Director.

31. Site plans submitted with Building Permit applications are invalid as to final site approval unless stamped approved by the Planning and Development Department or the Development Review Committee (DRC). These plans are submitted to show building location in regard to property line, other buildings, etc., only. The site must conform to those plans submitted and/or approved by the Planning and Development Departmentin accordance with the Land Development Code (LDC), Sections 300 and 403.

32. The applicant/developer acknowledges that a Building Permit shall be obtained for all structures that have a footer, regardless of size, through the Central Permitting Division; i.e., including, but not limited to, buildings, accessories, dumpster walls, and retaining walls.

33. A Registered Landscape Architect or other person as authorized by Chapter 481, Florida Statutes, as amended or other type of professional as approved by the County Administrator or designee shall conduct a final field inspection of landscape features. A Certificate of Compliance shall be provided to the County prior to platting, or where platting is not required, prior to issuance of the Certificate of Occupancy (CO).

34. The applicant/developer shall arrange for a final site inspection by the Engineering Services Department prior to the issuance of the Certificate of Occupancy.

35. Unless otherwise approved by the DRC or BCC, the applicant/developer agrees to complete construction of all improvements required as a condition of platting within one year from the date that the plat is approved by the DRC or BCC. If the applicant/developer fails to complete construction of the improvements within such time period, the County may exercise any of the following nonexclusive remedies: (1) enforce the assurance of completion of improvements guarantee document, (2) revoke the Final Certificate of Capacity or concurrency exemption issued for the platted entitlements, (3) vacate the plat, or (4) immediately cease the issuance of Building Permits within the plat. The applicant's/developer's signature of the acknowledgment form shall be considered an application for and consent to County vacation of the plat pursuant to Section 177.101, Florida Statutes, in the event of a default pursuant to this condition. Until such time that construction of such improvements is complete, the applicant/developer agrees to include the following disclosure in all sales literature and sales documents for lots within the plat:

"CONSTRUCTION OF THE REQUIRED IMPROVEMENTS FOR THE LOT(S) IS NOT YET COMPLETE. COUNTY ISSUANCE OF CERTIFICATES OF OCCUPANCY AND OTHER COUNTY APPROVALS FOR VERTICAL IMPROVEMENTS MAY BE DELAYED OR WITHHELD UNTIL THE REQUIRED IMPROVEMENTS ARE COMPLETE."

For the purposes of this condition, the term "complete" shall mean that (1) the improvements have been completed in accordance with the standards set forth in the LDC, and in accordance with approved plans and specifications; (2) a Certificate of Completion has been issued by the County Administrator or designee(s) and other appropriate departments of the County; and (3) the assurance of completion guarantee has been released by the BCC.

OWNER/DEVELOPER'S ACKNOWLEDGMENT:

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

8.24.15
Date

Signature

Thomas J. Panaseny
Print Name Vice President

Title

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me the 24th OF AUGUST, 2015 (date), by THOMAS J. PANASENY (name of person acknowledging), who is personally known to me or who has produced _____ (type of identification) as identification.

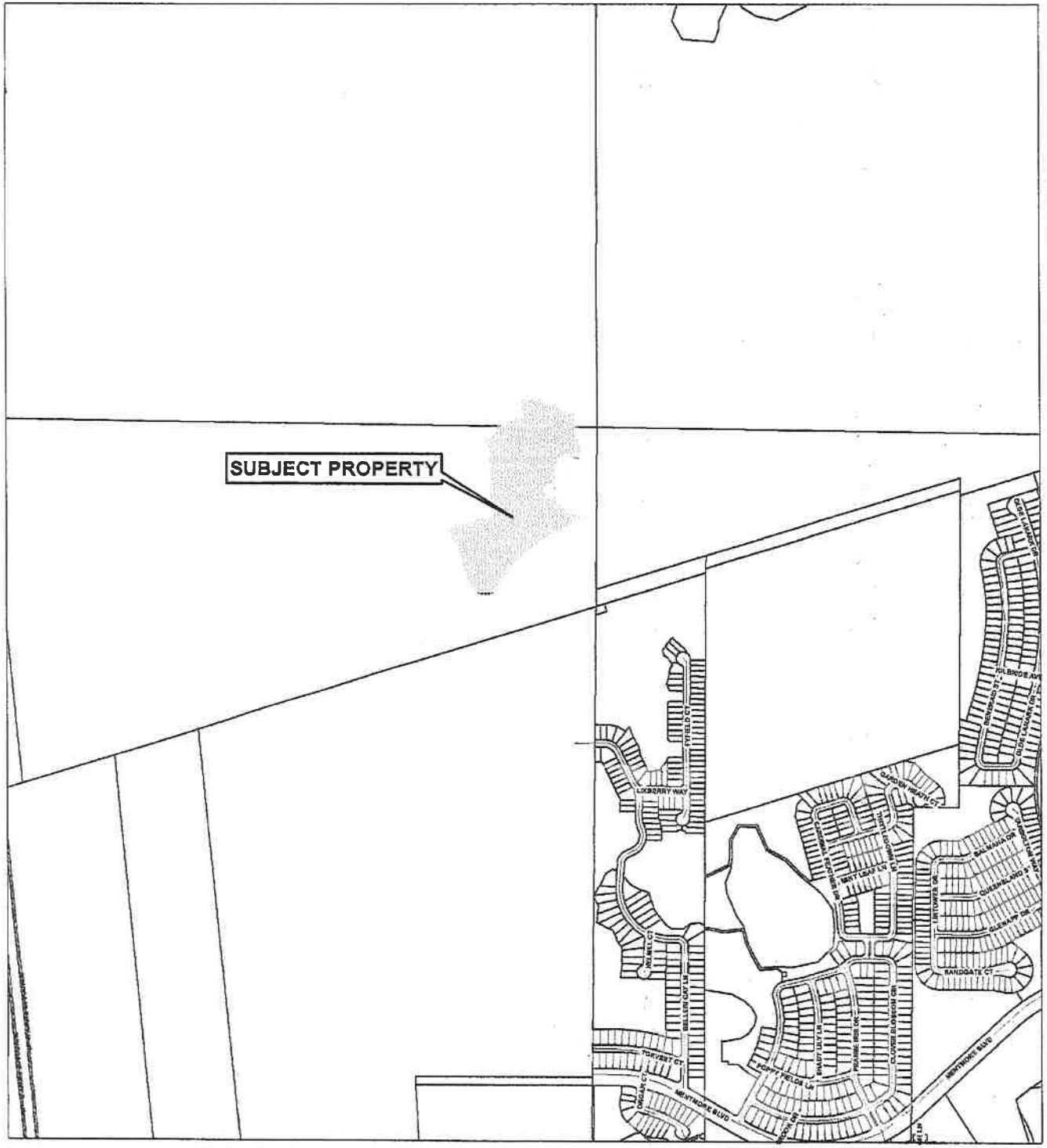
Seal:

NOTARY

CORI BOWDEN
Notary Public - State of Florida
My Comm. Expires Jun 18, 2018
Commission # FF 134058

Cori A. Bowden

Cori A. Bowden



SML15-015
Bexley Amenity Center

19 26 18 0000 00100 0000

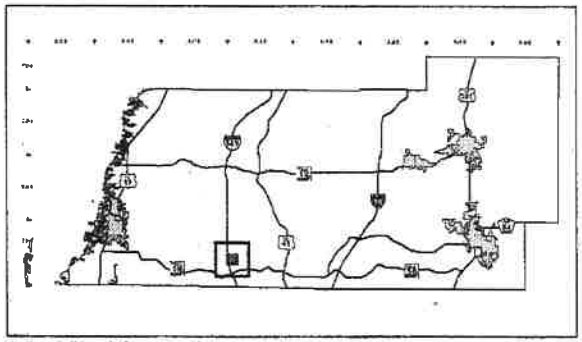
PHYSICAL ADDRESS:
16950 VIBRANT WAY

TAZ - 228
COMMISSION DISTRICT: 4

SUBJECT PROPERTY

0 800 1,600
Feet

Pasco County GIS | 8/7/2015 | aikhuoria



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PRELIMINARY PLAN NOTES:

1. Owner/Developer: NNP-Bexley, LLC
777 S. Harbour Island Boulevard, Suite 350
Tampa, FL. 33602
(813) 680-3868

2. Engineer: Clearview Land Design, P.L.
1213 E. 9th Ave.
Tampa, Florida 33605
(813) 223-3919

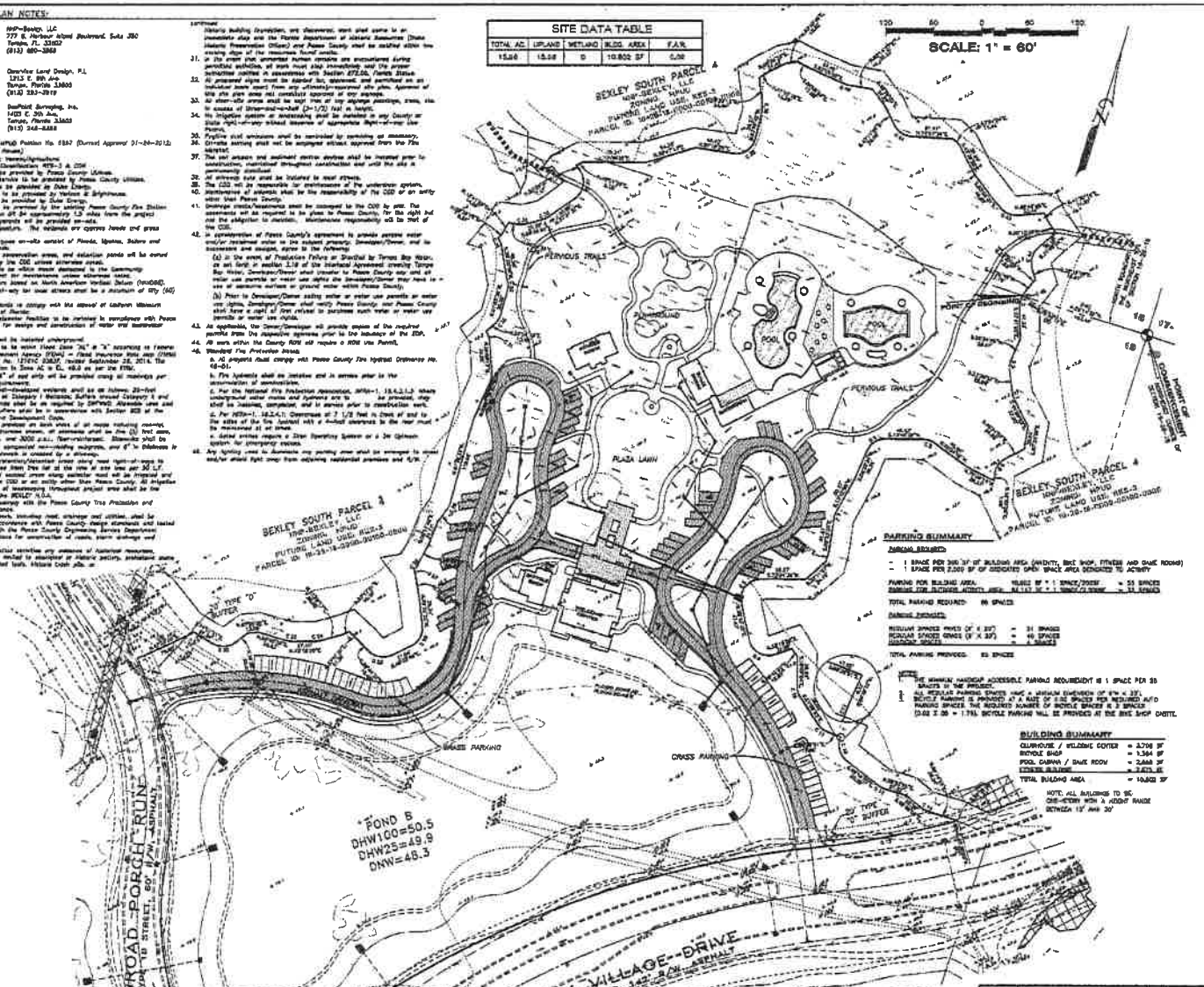
3. Surveyor: SunPoint Surveying, Inc.
14123 E. 30th Ave.
Tampa, Florida 33613
(813) 248-8888

4. Existing Zoning: MPUD Position No. 6B&7 (Current Approval 01-24-2012)
Currently Pending Review)
5. Existing Land Use: Vacant/Agriculture
6. Future Land Use Classification: MPD-3 & CON
7. Water service to be provided by Pasco County Utilities.
8. Sewage disposal service to be provided by Pasco County Utilities.
9. Electrical power to be provided by Duke Energy.
10. Telephone service to be provided by Verizon & Brightspeed.
11. Street lighting to be provided by Duke Energy.
12. Fire protection to be provided by the existing Pasco County Fire Station No. 27, located on SR 54 approximately 1.3 miles from the project entrance. Fire hydrants will be provided on-site.
13. The animals are pasture. The animals are cypress ponds and grass marshes.
14. Development will have on-site control of Florida, Upland, Solano and Exogolia Fire Ants.
15. Recreation areas, conservation areas, and retention ponds will be owned and maintained by the CDD unless otherwise noted.
16. Retention ponds to be within tracts maintained by the Community Development District for maintenance unless otherwise noted.
17. Contours shown are based on North American Vertical Datum (NAVD88).
18. Proposed rights-of-way for local streets shall be a minimum of fifty (50) feet.
19. All roadway standards to comply with the approval of Uniform Minimum Standards, State of Florida.
20. All water and wastewater facilities to be installed in compliance with Pasco County Standards for design and construction of water and wastewater facilities.
21. All utility lines shall be installed underground.
22. The site appears to be within Flood Zone "AE" & "X" according to Federal Emergency Management Agency (FEMA) on Flood Insurance Rate Map (Flood Community-Panel No. 12101C 0383F, revised September 26, 2014. The base flood elevation in Zone AE is 51.0, NAVD as per the FIRM.
23. a minimum of 14" of sod with soil be provided along all roadways per Pasco County requirements.
24. Sidewalks from pedestrian/bicycle walkways shall be as follows: 20-foot minimum ground at Category I Wetlands; Buffers around Category II and Category III Wetlands shall be as required by SWFWMD Applicable rules and restrictions for buffers shall be in accordance with Section 403 of the Pasco County Land Development Code.
25. Stairwells will be provided on both sides of all ponds including recovery areas. Stairs will have a minimum width of two (2) feet and, 4" thick concrete, and 3000 p.s.i. fiber-reinforced. Stairwells shall be constructed on a compacted non-shifting subgrade, over 6" to thickness in required stone sidewalk in accordance with detail.
26. Buffering for all retention/detention areas along road right-of-ways to have trees spaced less than 30' at the time of site less per 30 L.F.
27. All subdivision and roadway cross along collector road will be protected and maintained by the CDD or an entity other than Pasco County. All irrigation and maintenance of landscaping throughout project area shall be the responsibility of the BEXLEY H.O.A.
28. This project will comply with the Pasco County Tree Protection and Preservation Ordinance.
29. All construction work, including road, drainage and utilities, shall be constructed in accordance with Pasco County design standards and tested in compliance with the Pasco County Engineering Services Department Testing Manual/Policies for construction of roads, storm drainage and utilities.
30. If during construction activities any instances of historical resources, including but not limited to occurrence of historic pottery, prehistoric stone tools, bone or shell tools, Historic Cash jobs or historic building foundation, are discovered, work shall cease in an immediate area 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 onsite.
31. In the event that unmarked human remains are encountered during permitted activities, all work must stop immediately and the proper authorities notified in accordance with Section 872.05, Florida Statute.
32. All proposed signs must be applied for, approved, and permitted on an individual basis apart from any previously-approved site plan. Approval of this site plan does not constitute approval of any signage.
33. All clear-site areas shall be kept free of any signage paintings, trees, etc. in excess of three-and-a-half (3-1/2) feet in height.
34. No irrigation system or landscaping shall be installed in any County or State right-of-way without issuance of appropriate Right-of-way Use Permit.
35. Fugitive dust emissions shall be controlled by watering as necessary.
36. Off-site earthing shall not be assigned without approval from the Fire Marshal.
37. The soil erosion and sediment control devices shall be installed prior to construction, maintained throughout construction and until the site is permanently stabilized.
38. All driveway cuts shall be installed to road grade.
39. The CDD will be responsible for maintenance of the underdrain system.
40. Maintenance of sidewalk shall be the responsibility of the CDD or an entity other than Pasco County.
41. Drainage easements/access shall be conveyed to the CDD by plat. The easements will be required to be given to Pasco County, for the right but not the obligation to maintain. Maintenance responsibility will be that of the CDD.
42. As a precondition of Pasco County's agreement to provide sanitary water and/or reclaimed water to the subject property, Developer/Owner, and its successors and assigns, agree to the following:
(a) In the event of Production Failure or Shortfall by Tampa Bay Water, as set forth in section 3.18 of the Interlocal Agreement creating Tampa Bay Water, Developer/Owner shall cooperate in Pasco County any and all water use permits or water use rights that Developer/Owner may have in use of saltwater surface or ground water within Pasco County;
(b) Prior to Developer/Owner selling water or water use permits or water use rights, Developer/Owner shall notify Pasco County, and Pasco County shall have a right of first refusal to purchase such water or water use permits or water use rights.
43. As applicable, the Owner/Developer will provide copies of the required permits from the respective agencies prior to the issuance of the ROP.
44. All lots within the County ROW will require a ROW Use Permit.
45. Standard Fire Protection Notes:
a. All projects must comply with Pasco County Fire Hydrant Ordinance No. 98-01.
b. Fire hydrants shall be installed and in service prior to the construction of combustibles.
c. For the NFPA-1, 18.2.4.1: Dimensions of 7 1/2 feet in front of and to the sides of the fire hydrant with a 4-foot clearance to the rear must be maintained at all times.
d. Gated entries require a Knox Operating System or a 3m Optimum system for emergency access.
46. Any lighting used to illuminate any parking area shall be arranged to reflect away from adjoining residential premises and R/W.

SITE DATA TABLE

TOTAL AC.	UPLAND	WETLAND	BLDG. AREA	F.A.R.
15.88	15.38	0	10,822 SF	0.09

SCALE: 1" = 60'



PARKING SUMMARY

PARKING REQUIRED:
- 1 SPACE PER 300 SF OF BUILDING AREA (AMENITY, BIKE SHOP, FITNESS AND SAUNA ROOMS)
- 1 SPACE PER 2,000 SF OF DEDICATED OPEN SPACE AREA DEDICATED TO ACTIVITY

PARKING FOR BUILDING AREA: 10,822 SF * 1 SPACE/300SF = 36 SPACES
PARKING FOR OUTDOOR ACTIVITY AREA: 84,163 SF * 1 SPACE/2,000SF = 42 SPACES

TOTAL PARKING REQUIRED: 78 SPACES

PARKING PROVIDED:
REGULAR SPACES PROVIDED (9' X 20') = 34 SPACES
REGULAR SPACES GRASS (9' X 20') = 46 SPACES
HANDICAP SPACES = 4 SPACES

TOTAL PARKING PROVIDED: 84 SPACES

THE MINIMUM HANDICAP ACCESSIBLE PARKING REQUIREMENT IS 1 SPACE PER 25 SPACES IN THE PARKING LOT.
ALL REGULAR PARKING SPACES HAVE A MINIMUM DIMENSION OF 9'w x 20'L.
BICYCLE PARKING IS PROVIDED AT A RATE OF 0.05 SPACES PER REQUIRED AUTO PARKING SPACES. THE REQUIRED NUMBER OF BICYCLE SPACES IS 3 SPACES (0.05 X 36 = 1.75). BICYCLE PARKING WILL BE PROVIDED AT THE BIKE SHOP ENTRY.

BUILDING SUMMARY

CLUBHOUSE / WELCOME CENTER	= 3,706 SF
BICYCLE SHOP	= 1,364 SF
POOL CABANA / SAUNA ROOM	= 2,666 SF
FITNESS BUILDING	= 3,671 SF
TOTAL BUILDING AREA	= 10,822 SF

NOTE: ALL BUILDINGS TO BE ONE-STORY WITH A HEIGHT RANGE BETWEEN 15' AND 20'

DEVELOPMENT SUMMARY

BUILDING AREA (FOOTPRINT) =	0.25 AC. (1.5%)
ROADWAY/PARKING AREA =	1.36 AC. (8.5%)
BIOSWALE AREA =	0.03 AC. (0.2%)
POOL AREA =	0.61 AC. (3.8%)
POND AREA =	4.90 AC. (30.7%)
GREEN/OPEN SPACE =	8.31 AC. (52.1%)
TOTAL PROJECT AREA =	15.88 AC.

DATE	DESCRIPTION	BY
2019.03.19	PER AGENCY COMMENTS	RM
2019.04.16	SHEET INDEX, PLAN NOTES, 4th BUFFER	RM
2019.06.14	NOTES 4, 27, 30 & 31, PLNC MEDIAN	LCV

REVISIONS

PASCO COUNTY STANDARD SITE PLAN NOTES

1. All utility construction shall comply with the Pasco County Ordinance for Design and Construction of Water and Wastewater Facilities, latest edition.
2. All on-site water and sewer facilities shall be owned and maintained by the owner-developer.
3. Installation of fire storage tanks requires review and approval by the Fire Marshal and the issuance of a separate building permit. Approval of the site plan does not constitute approval of any member of the fire/ service.
4. All proposed signs must be applied for, approved, and permitted as an individual basis apart from any previously-approved site plan. Approval of this site plan does not constitute approval of any signage.
5. Handicap parking spaces will be properly signed and striped in accordance with Florida Statute 316, the Manual on Uniform Traffic Control Devices, or other applicable standards.
6. The architect/engineer certifies that the site has been designed in accordance with the provisions with Chapter 553, Fla. Stat.
7. All on-site parking spaces will be striped and marked in accordance with the manual on Uniform Traffic Control Devices, latest edition. Parking spaces, directional arrows, and stop bars shall be striped in WHITE. It shall be the owner/developer's responsibility to properly mark and stripe in accordance with applicable standards.
8. The owner/developer acknowledges that this approved does not include any work in the County right-of-way. All right-of-way work shall be a subject of an approved Pasco Right-of-way Use Permit.
9. All clear-site areas shall be kept free of any signage paintings, trees, etc. in excess of three-and-a-half (3-1/2) feet in height.
10. No irrigation system or landscaping shall be installed in any County or State right-of-way without issuance of appropriate Right-of-way Use Permit.
11. The owner/developer acknowledges that the site and its subsequent building permits shall comply with all rezoning/MPUD/PUD conditions.
12. All structures, including buffer walls, retaining walls, signage, etc. require building permits.
13. The soil erosion and sediment control devices shall be installed prior to construction, maintained throughout construction and until the site is permanently stabilized.
14. If during construction activities any instances of historic resources, including but not limited to occurrence of historic pottery, prehistoric stone tools, bone or shell tools, historic Cash jobs or historic building foundation are discovered, work shall cease in an immediate area 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.
15. All disabled slopes over 4 to 1, shall be installed with sod pegs.

PASCO COUNTY STANDARD LANDSCAPE NOTES

1. Maintenance Responsibility. The County is not responsible for maintenance of any landscaping unless approved through a County maintenance agreement. (LDC 606.8-C.1.a)
2. Clear-Sight Triangle. Where a driveway/roadway intersects a road right-of-way or where two (2) road rights-of-way intersect, vegetation, structures, and non-vegetative visual screens shall not be located so as to interfere with the clear-sight triangle as defined in this Code or the Florida Department of Transportation, Manual of Uniform Minimum Standards, most recent edition (Green Book), whichever is more restrictive. (LDC 606.2-C.1.b)
3. Sustainable Practices. Landscaping used to maximize or limit encroaching radiation meet the success of night luminary/light poles. Installed trees and plants shall be grouped into zones according to water, soil, climate, and light requirements. Plant groupings zones or water requirements are drought tolerant, natural, and local. (LDC 606.3-C.1.a)
4. Diversity. A maximum of 75 percent of the plant materials used, other than trees, may be used drought tolerant. A minimum of 25 percent of the plant materials, other than trees and turfgrass, used to fulfill the requirements of this subsection shall be native Floridian species, suitable for growth in the county. (LDC 606.3-C.1.d)
5. Diversity. No one plant species of shrubs or ground cover plants, excluding turfgrass, shall constitute more than 25 percent coverage of the overall landscape area. (LDC 606.3-C.1.d.5)
6. Quality. All plant materials shall be Florida No. 1 grade per "Grades and Standards for Nursery Plants," Florida Department of Agriculture and Consumer Services (FDACS), which is incorporated herein by reference. (LDC 606.3-C.2.a)
7. Invasive Exotics. Trees shall not be planted within any easement so as to interfere with the use of that easement, not under any present or planned overhead utility, nor any rights-of-way without County approval through the associated review process. (LDC 606.3-C.3.c)
8. Mulch shall be used in conjunction with living plant materials so as to cover exposed soil. Mulch shall be installed to a minimum depth of three (3) inches. The mulch should not be placed directly against the main stem or trunk. Mulch shall not be required for annual beds. Stone or gravel may be used to cover a maximum of 20 percent of the landscaped area. (LDC 606.3-C.3.d)
9. Quality Practices. All landscaping shall be installed in accordance with standards and practices of the Florida Nursery, Growers, and Landscape Association and the Florida Chapter of the International Society of Arboriculture. (LDC 606.3-C.3.e)
10. All portions of a lot upon which development has commenced, and not continued for a period of 30 days, shall be planted with a grass species or ground cover to prevent erosion and blowings and sedimentation. Adequate coverage so as to suppress fugitive dust, shall be achieved within 45 days. (LDC 606.3-C.3.g)
11. All required landscaping shall be maintained in a healthy condition in perpetuity in accordance with this Code. (LDC 606.3-E.2)
12. Ongoing maintenance to prevent the establishment of prohibited exotic species is required. (LDC 606.E-E.4)

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW!
DIAL 811
811 Know what's below. Call before you dig.

DATE:	BRIAN D. SURAK PE NO. 58964 FLORIDA PROFESSIONAL ENGINEER

CLEARVIEW LAND DESIGN, P.L.
Engineering Business CA No. 28528
1213 E. 9th Avenue, Tampa, Florida 33605
Office: 813-223-3919 Fax: 813-873-3972

PRELIMINARY SITE PLAN

BEXLEY
AMENITY CENTER

JOB NO.	NLD-26-344
DESIGN	BRS
DRAWN	BJS
CHECKED	BJS
PREPARED FOR:	NNP-BEXLEY LLC
DATE	01-25-2019
FILE	Elevations based on NAVD American Vertical Datum 1988 (GEOID 18) Conversion from NAVD 88 to NGVD 29 = +0.83 Feet

SHEET 5 OF 17 SHEETS

ATTACHMENT NO. 4 – BACKGROUND AND FINDINGS OF FACT
Bexley Amenity Center

BACKGROUND:

1. On March 28, 2006, the Board of County Commissioners (BCC) approved a development order (Resolution No. 06-181) for the Bexley Ranch Development of Regional Impact No. 255 (GM06-383). The DRI consisted of 6,000 single-family dwelling units; 1,000 multiple-family dwelling units; 400,000 square feet of commercial; 250,000 square feet of office; and an 80-acre district park collocated with a combined elementary and middle school; one elementary school; and an optional 18-hole golf course on 6,872 acres.

2. On April 21, 2015, the BCC approved rescission of The Bexley Ranch DRI.

3. On April 21, 2015, the BCC approved the Bexley South MPUD (Master Planned Unit Development), Rezoning Petition No. 7109, which supersedes the prior MPUD, Rezoning Petition No. 6997, approved by the BCC on January 24, 2012, and Rezoning Petition No. 6669, approved by the BCC on December 19, 2006.

FINDINGS OF FACT:

1. Presently, the subject site is unimproved/vacant.

2. Newland Communities, the applicant, acquired the southwestern portion of the Bexley Ranch DRI in 2007. Newland Communities also acquired the Ashley Glen and Wells Fargo (aka Suncoast Commercial) properties at a later date. Ashley Glen received entitlements through a DRI approval and an MPUD rezoning. On January 23, 2012, the Board of County Commissioners (BCC) approved a rescission for the Ashley Glen DRI, but left in place the Ashley Glen MPUD. The Ashley Glen MPUD zoning will be superseded by the MPUD rezoning for Bexley South. The Suncoast Commercial site is currently zoned C-1 and C-2, and received a preliminary plan approval on April 24, 2008, and later received an approval to modified plans on November 8, 2012. The C-1 and C-2 zoning for the Suncoast Commercial site will also be superseded by the MPUD rezoning for Bexley South.

3. The Bexley South MPUD includes entitlements of 1,720 dwelling units (1200 single family, 520 multi-family), 94,500 square feet of commercial/retail, and 562,950 square feet of office (that may be increased up to 1,800,000 square feet based on the Land Use Equivalency Matric trade-off table.)

4. The subject site will be developed pursuant to the approved Bexley South MPUD rezoning (Rezoning Petition No. 7109).

5. The proposed development is located within the Urban Service Area and is going to be developed as a mixed-use compact, high density/intensity development (MUTRM).

6. The proposed development includes 7.8 acres of neighborhood parks and the 15.96 acre Bexley Amenity Center site. Other amenity centers and features of the neighborhood parks will be submitted under separate review.

7. The Preliminary Site Plan/Construction Plan, Stormwater Management Plan and Report for the above-subject project was prepared for NNP-Bexley, LLC, by Clearview Land Design, P.L., and consists of 26 sheets dated January 23, 2015; the sheets were last revised on May 15, 2015. The plans were originally received by the Planning and Development Department on January 23, 2015, and final revisions were received on May 20, 2015.

8. Primary access to the subject site is from Bexley Village Drive with secondary access from Tower Road and Broad Porch Run.

9. The Preliminary Development Plan/Construction Plan, Stormwater Management Plan and Report have been found consistent with the Bexley South MPUD, Bexley South Master MUTRM Plan, Bexley South MUTRM Neighborhood Plan and applicable provisions of the Land Development Code and Comprehensive Plan.

INITIAL CERTIFICATE OF CAPACITY

REQUIRED FOR PRELIMINARY SITE PLANS, PRELIMINARY DEVELOPMENT PLANS, NONRESIDENTIAL SUBDIVISION, RESIDENTIAL SUBDIVISION INTO MORE THAN ONE DWELLING UNIT PER LOT, AND PUBLIC SCHOOL COMPREHENSIVE PLAN CONSISTENCY REVIEW
To Be Completed By Department Responsible for Approval Sought;
Completed Certificate Must Be Attached to the Agenda Item and Approval Document

Complete Application (Date):	8-17-15	Certificate Completed by:	MC
Parcel ID No(s):	19-26-18-0000-00100-0000		(attach survey if project includes portion of parcel)
Project Name:	Bexley Amenity Center		No:
Applicant Name, Address, and Telephone Number:	NNP-Bexley, LLC c/o Clearview Land Design, P.L. - 813-223-3919		
Job Site Address:	North of Future Tower Rd - 5,000 ft. E of Suncoast Parkway		

Does the applicant want to opt out of the mobility fee system pursuant to LDC 1302? ☐ Yes ☐ No (If Yes, then transportation concurrency will apply and TIS application is required.)

Project subject to Development of Regional Impact (DRI) Development Order or to a Development Agreement? ☐ Yes ☐ No

Approval Sought (Check All that apply):

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

TYPE OF DEVELOPMENT

Number of Units	Unit Measure	Description
1364	sf	Retail Bike Shop in Amenity Center

Expiration (1300 LDC)			
All facilities (other than roads and schools) expire on:		8/18/2021	(6 yrs from issuance)
Roads (Only applies if project subject to transportation concurrency) Certificate of Capacity expires or is subject to additional review on: (click N/A if transportation concurrency does not apply)			or N/A ☒
Schools: Certificate of Capacity expires or is subject to additional review on:			or N/A ☒
Issuance Date:	8/18/2015		

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

Revised 9-20-13

INITIAL CERTIFICATE OF CAPACITY

	Yes	No	Conditional Approval	Review Standards	Reviewed By & Authorized Signature/Date
Roads ☒ N/A	☐	☐	☐	LDC 1301.6.D and Chapter 7 Transportation Analysis	
Water/Water Supply (Utilities) or ☐	☐	☐	☒	LDC 1301.6.A and Chapter 10 Public Facilities Element	Mike Kirkpatrick 08-18-2015
Sewer (Utilities) or ☐	☐	☐	☒	LDC 1301.6.A and Chapter 10 Public Facilities Element	Mike Kirkpatrick 08-18-2015
Parks/Recreation(Parks) ☒ N/A	☐	☐	☐	LDC 1301.6.B and Chapter 5 Recreation and Open Space Element	
Solid Waste (Utilities) Or ☐	☐	☐	☒	LDC 1301.6.A and Chapter 10 Public Facilities Element	Mike Kirkpatrick 08-18-2015
School or ☒ N/A	☐	☐	☐	LDC 1301.6.C & Chapter 8 Public School Facilities Element and School District Concurrency Implementation Procedures Manual	

[Type or Copy and Paste Below]

BEXLEY - AMENITY CENTER PARCEL ID#19-26-18-0000-00100-0000 PCU#02-218.11

Conditions of Approval for Water:

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

The provision water service is contingent upon the County obtaining adequate water supply from Tampa Bay Water; receiving all the necessary permits and approvals to implement and construct the County's planned system improvements and facility expansions needed to serve the development; and the Developer's, and its successors or assigns, compliance with the conditions of Pasco County Code Chapters 46 and 110, (including but not limited to the obligation to execute and implement, as applicable, a Utilities Service Agreement and a Utilities Service Plan, both acceptable to the County, and the payment of water impact fees.)

Conditions of Approval for Wastewater:

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

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

Revised 9-20-13

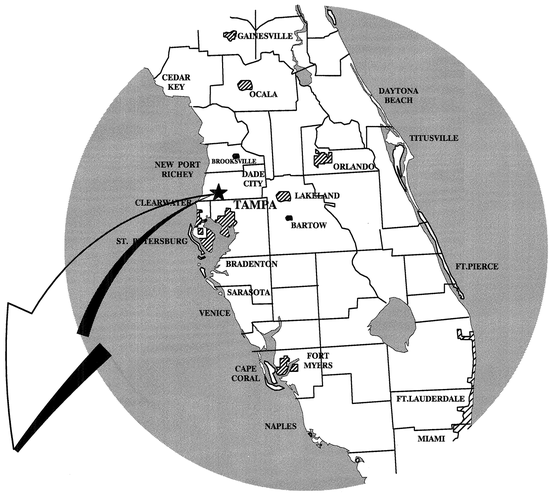
The provision wastewater service is contingent upon the County receiving all the necessary permits and approvals to implement and construct the County's planned system improvements and facility expansions needed to serve the development; and the Developer's, and its successors or assigns, compliance with the conditions of Pasco County Code Chapter 110, (including but not limited to the obligation to execute and implement, as applicable, a Utilities Service Agreement and a Utilities Service Plan, both acceptable to the County, and the payment of wastewater impact fees.)

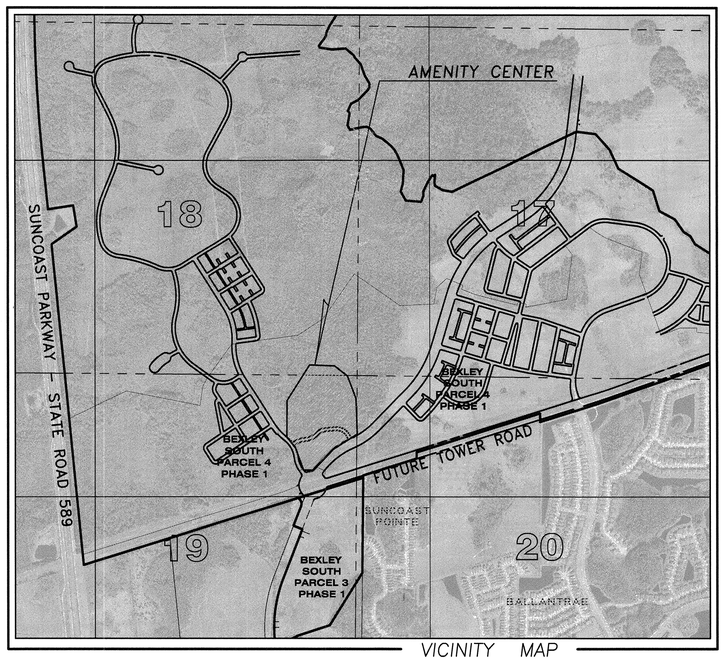
Conditions of Approval for Solid Waste:

Pasco county Utilities has reviewed the referenced parcel and has determined that this parcel is within the existing area where solid waste services are provided by Pasco County Utilities. The provision of solid waste service is contingent upon the County receiving all the necessary permits and approvals to implement and construct the County's planned disposal system improvements and facility expansions needed to serve the development; and the Developer's and its successors or assigns, compliance with the conditions of Pasco County Code Chapter 90 and other applicable regulatory requirements.

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

Revised 9-20-13





VICINITY MAP
PASCO COUNTY, FLORIDA
SECTION 18 & 19, TOWNSHIP 26 SOUTH, RANGE 18 EAST

BEXLEY
AMENITY CENTER

PRELIMINARY SITE PLAN - NR/MU
CONSTRUCTION & STORMWATER MANAGEMENT PLAN
SIMULTANEOUS SUBMITTAL (PDPCPSW - NR/MU)

NOTICE
All Construction within County R/W requires a R/W use permit from the Development Review Division Lab test results are Required Telephone 847-8142

NOTICE:

EROSION AND SEDIMENT BEST MANAGEMENT PRACTICES SHALL BE INSPECTED BY THE STORMWATER MANAGEMENT DIVISION (SMD) PRIOR TO COMMENCING ANY SITE PREPARATION.

TO REQUEST AN INSPECTION, PLEASE CALL SMD (727-834-3611) AT LEAST TWO WORKING DAYS IN ADVANCE.

INDEX OF CONSTRUCTION PLANS

PREPARED FOR:
NNP-BEXLEY LLC
777 S. Harbour Island Blvd.
Tampa, Florida 33602
Phone: (813) 620-3555

NOTICE
Development Permits issued by Pasco County do not waive requirements for obtaining any other permits issued by any other agency. Do NOT rely solely upon this document.

NOTICE
CALL ENGINEERING DEPARTMENT FOR FINAL SITE INSPECTION PRIOR TO C/O ISSUANCE
TELEPHONE (727) 847-8142

PREPARED BY:
CLEARVIEW LAND DESIGN, P.L.
Engineering Business C.A. No.: 28858
1213 E. 6th Avenue, Tampa, Florida 33605
Office: 813-223-3919 Fax: 813-223-3975

APPROVED
PDD15-1537
DRC
D.R.C.
P.D.D.
Pasco County
By: BDT Date 8/12/15
For Substantial Compliance With
The Applicable Provisions of Pasco County
Land Development Regulations
And Their Intent SML15-015

BRIAN G. SURAK LICENSE No. 59064 STATE OF FLORIDA PROFESSIONAL ENGINEER

PERMIT / FILE NOS.	
PASCO PDD PROJECT NO.	
PASCO COUNTY UTILITIES PROJECT NO.	
SWFWMD ERP/APPLICATION ID NO.	
WATER DEP	
SEWER DEP	
RECLAIMED WATER DEP	
PARCEL ID NO.	

THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH THE MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS, STATE OF FLORIDA IN EFFECT AT THE TIME OF PASCO COUNTY APPROVAL, 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.

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

DATE	SHEET NO.	BY
2015-05-15	1, 3, 5-10, 13, 17	KM
2015-04-14	ALL SHEETS RE-NUMBER ADD 2, 7	KM

REVISIONS

BEXLEY AMENITY CENTER

DATE: 9/10/15
BRIAN G. SURAK PE NO. 59064
FLORIDA PROFESSIONAL ENGINEER

DATE: 01-23-15 JOB NO. NLC-BX-044

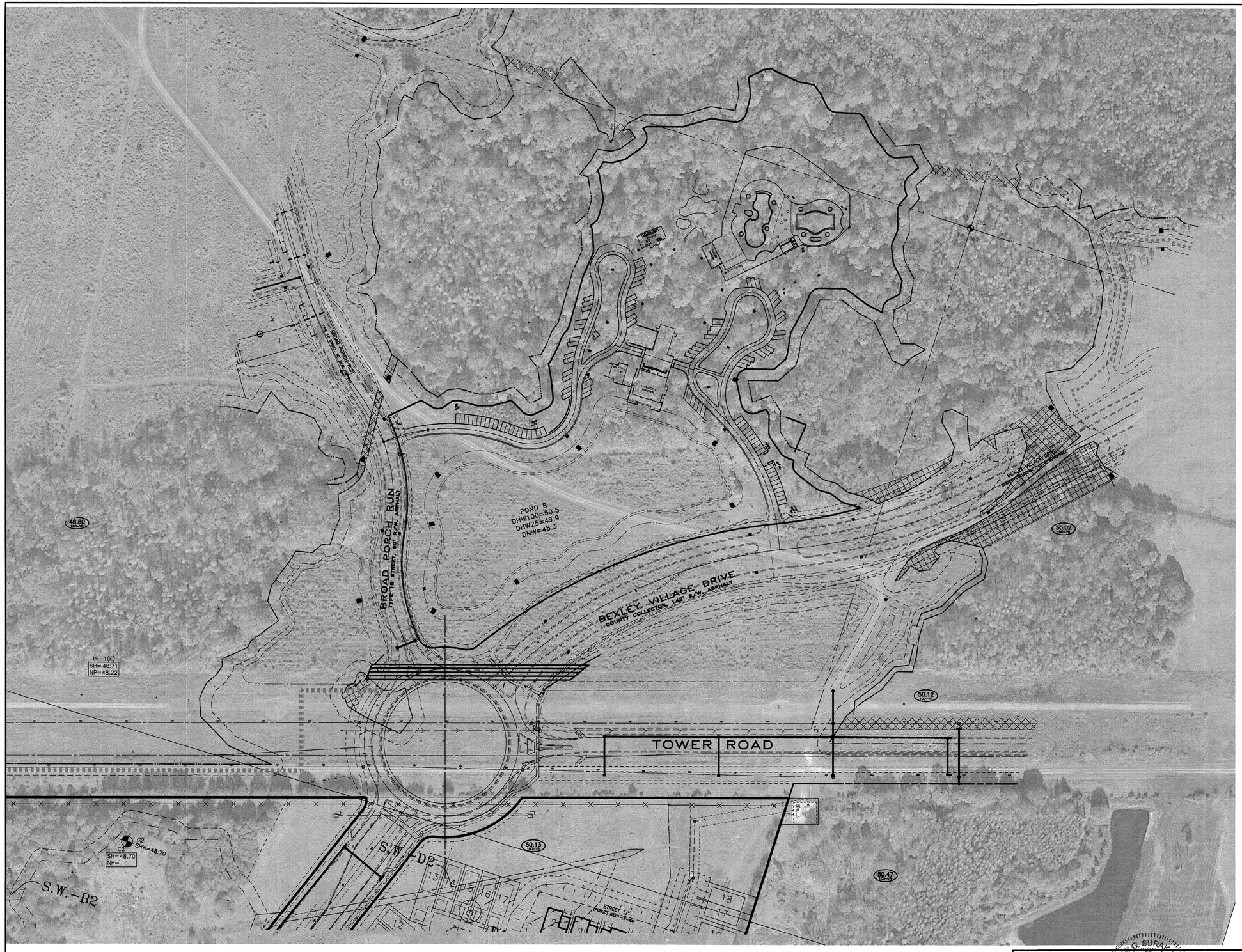
Elevations based on North American Vertical Datum 1988 (NAVD 88)
Conversion from NAVD 88 to NGVD 29 = +0.83 Feet

STREET & DRAINAGE	WATER & SANITARY SEWER
DESIGNED BY: BGS	DESIGNED BY: BGS
DRAWN BY: BGS	DRAWN BY: BGS

FILE: CV SHEET 1 OF 17

RECEIVED
SEP 11 2015
PDD ZONING & INTAKE

P:\BEXLEY RANCH\AMENITY CENTER\DRAWING\CONDOC\CV\DWG-COVER SHEET 2015/05/15 1:17 PM KEN MILLER



THIS EXHIBIT WAS PREPARED FOR ILLUSTRATIVE PURPOSES ONLY. THE LATEST SUITABLE DIGITAL AERIAL IMAGES HAVE BEEN USED, HOWEVER, THIS MAY NOT ACCURATELY DEPICT CURRENT SITE CONDITIONS. ADDITIONAL ENGINEERING, ENVIRONMENTAL REVIEWS, FIELD SURVEYING AND DATA COLLECTION ARE NECESSARY TO CORRECTLY PORTRAY ACTUAL SITE CONDITIONS. THIS EXHIBIT IS SUBJECT TO CHANGE WITHOUT NOTICE.

DATE OF PHOTOGRAPH: 2011

DATE	DESCRIPTION	BY
2015.04.14	SHEET ADDED	KM

REVISIONS

BRIAN G. SURAK LICENSE No. 59064 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: 9/10/15

BRIAN G. SURAK PE NO. 59064
FLORIDA PROFESSIONAL ENGINEER

CLEARVIEW LAND DESIGN, P.L.
Engineering Business C.A. No.: 28858
1213 E. 6th Avenue, Tampa, Florida 33605
Office: 813-223-3919 Fax: 813-223-3975

AERIAL SITE PLAN

JOB NO.	NLC-BX-044
DESIGN	BGS
DRAWN	KM
DATE	01-23-2015
FILE	ASP

BEXLEY AMENITY CENTER

PREPARED FOR: NNP-BEXLEY LLC

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

STORM WATER POLLUTION PREVENTION PLAN

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

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

CLEARVIEW LAND DESIGN, P.L.

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

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

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

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

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

Contractor

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

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

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

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

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

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

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

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

C. Maintenance procedures.

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

E. Inspections and maintenance forms.

F. The personnel assigned to each task.

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

- Stabilization measures (once a month if fully stabilized).
- Structural controls.
- Discharge points.
- Construction entrances and exits.
- Areas used for storage of exposed materials.

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

1. Has successfully completed the Florida Stormwater, Erosion and Sediment Control Inspector Training Program.
2. Successfully completed a similar training program.
3. Has enough practical on the job training to be qualified to perform the inspections.

Retain inspection reports and certifications for at least three years.

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

H. Releases in Excess of Reportable Quantities.

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

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

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

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

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

Developer

A. Notify Clearview of your intent to commence construction. Sign the Notice of Intent form as operator of the storm water discharge facility and permittee and return to Clearview Land Design, P.L.

B. Sign a Certification of Storm Water Pollution Prevention Plan and return to Clearview Land Design, P.L.

C. Notify Clearview when it is time to submit a Notice of Termination as defined under Part E of the Clearview Land Design section of the SWPPP. Sign and return to Clearview Land Design, P.L. for submittal to FDEP a Notice of Termination form and certification.

PRE-DEVELOPED SITE INFORMATION:

1. Total site acreage: 16.0 Ac.±
2. Land use: VACANT – WOODS
3. Vegetation: WOODS
4. Receiving waters or municipal separate storm water system: SANDY BRANCH/ ANCLOTE RIVER
5. 2 Year/24 Hour rainfall depth: 4.5"
6. Soil types: PINEDA, MYAKKA, SELLERS, EAUGALLIE FINE SANDS

PROJECT INFORMATION:

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

   The BMP's listed in Part D of the Contractor section of the SWPPP shall be considered during all phases of construction.
3. Anticipated start date: 6/15/2015
4. Anticipated completion date: 6/15/2016
5. Total acres disturbed: 14 Ac. ± (SILT FENCE LIMITS)
6. Pre-developed "C" factor: 0.20
7. Post-developed "C" factor: 0.45
8. The storm water management system, upon completion of construction and appropriate certification and as-built submittals will be operated and maintained by CDD (UNLESS OTHERWISE NOTED).
9. The potential source of pollution from this project is on-site development and construction activity.

OWNER'S INSTRUCTIONS FOR MAINTENANCE AND INSPECTION OF STORMWATER FACILITIES

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

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

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

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

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

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

Pond/Lake Excavation Note:
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 clayey soil material and/or no limestone materials shall be excavated, regardless if these materials are encountered within the permitted excavation depths/elevations. If any lower semi-confining unit clayey soil materials or limestone materials are encountered above the permitted depths/elevations, then excavation operations shall cease in the general area and the Engineer of Record shall be notified immediately.

NOTE: CONTRACTOR SHALL INSPECT EROSION CONTROL DAILY (INCLUDING BUT NOT LIMITED TO TYPICAL OUTFALLS). CORRECTIVE ACTION SHALL BE TAKEN IMMEDIATELY TO REPAIR OR REPLACE AS NEEDED.

LEGAL DESCRIPTION: SEE PRELIMINARY DEVELOPMENT PLAN

GENERAL EROSION AND TURBIDITY CONTROL NOTES

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

GENERAL CONSTRUCTION NOTES:

1. Prior to construction, the Contractor shall obtain from the Engineer or Owner a copy of all pertinent permits related to this project. It is the Contractor's responsibility to assure that all construction activities are in compliance with the conditions of all permits and approvals. Contractor is also responsible for having his dewatering plan approved by SWFWMD.
2. All construction, materials and workmanship are to be in accordance with Pasco County Land Development Code and DOT Specifications, latest editions.
3. Grass and mulch, or solid sod, all areas in existing rights- of-way disturbed by construction. In the proposed rights-of- way a 16" wide area behind the back of curb shall be solid sodded. The remainder of the proposed rights-of-way shall be stabilized with Sod or Seed & Mulch in accordance with applicable County standards. On slopes 4:1 and flatter, seed & mulch may be used. On slopes steeper than 4:1, sod shall be used. Sod slopes steeper than 4:1 shall be installed with sod pegs per County standards.
4. Contractor is to coordinate all work within, but not limited to Pasco County rights-of-way with utility companies in order to prevent damage to utility lines and making of adjustments to same, if required.
5. Suitable fill obtained through excavation of streets and detention ponds shall be placed on lots and adjacent land in accordance with the Master Drainage and Grading Plan as directed by the Engineer.
6. Sod/Seed & Mulch shall be placed in accordance with applicable City/County standards as well as in accordance with standard and specific conditions in the SWFWMD permit, if applicable. At a minimum this shall include sodding of all pond embankments of a slope 4:1 or greater to the NW (SHWL) line, as well as seeding and mulching of the balance of the pond tracts (including pond berms, excluding the area below NW (SHWL)), sodding a minimum of 16" from the back of curb, and stabilizing all other areas within the project using sod or seed & mulch per County standards. On slopes 4:1 and flatter, seed & mulch may be used. On slopes steeper than 4:1, sod shall be used. Sod slopes steeper than 4:1 shall be installed with sod pegs per County standards.
7. Site clearing shall be performed per the approved construction plans and in accordance with Pasco County Land Development Code. Installation and maintenance of the required barricading and erosion control shall be the responsibility of the site development contractor unless otherwise designated.
8. Prior to beginning construction, Contractor shall expose all existing utility inverts to which a tie-in is proposed and have Engineer verify the elevation and adequacy of these inverts.
9. All subsurface construction shall comply with the "Trench Safety Act." The Contractor shall ensure that the method of trench protection and construction is in compliance with the Occupational Safety and Health Administration (OSHA)regulations.
10. Siltation accumulations greater than the lesser of 12 inches or one-half the depth of the siltation barrier shall be immediately removed and placed in upland areas.
11. 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.
12. All erosion control installation and installation coordination shall be the responsibility of the Contractor. Clearview Land Design, if contracted by the Owner, will stake the alignment of the proposed erosion control and shall limit its responsibility and coordination at that point. Be advised that the construction approval and maintenance of the erosion control shall be the sole responsibility of the Site Contractor.
13. Building downspouts to be directed to the on-site storm drainage system.
14. Future expansion areas, if disturbed, to be seeded and mulched or sodded to prevent erosion to existing pavement surfaces.
15. Should any noticeable soil slumping or sinkhole formation become evident, the applicant/developer shall immediately notify the County, Tampa Bay Water (TBW), and SWFWMD, and adopt one or more of the following procedures as determined to be appropriate by the County and SWFWMD:
   - 15.1. If the slumping or sinkhole formation becomes evident before or during construction activities, stop all work (except for mitigation activities) in the affected area and remain stopped until the County and SWFWMD approve resuming construction activities.
   - 15.2. Take immediate measures to ensure no surface water drains into the affected areas.
   - 15.3. Visually inspect the affected area.
   - 15.4. Excavate and backfill or grout as required to fill the affected area and prevent further subsidence.
   - 15.5. Use soil reinforcement materials in the backfilling operation,when appropriate.
   - 15.6. If the affected area is in the vicinity of a water-retention area,maintain a minimum distance of two feet from the bottom of the retention pond to the surface of the lime-rock or karst connection.
   - 15.7. If the affected area is in the vicinity of a water-retention area and the above methods do not Stabilize the collapse, relocate the retention area.
   - 15.8. Discharge of storm-water into depressions with direct or demonstrated hydrologic connection to the Floridan Aquifer shall be prohibited.
16. The site shall be graded to within 12 inches of the final grade. Where fill is proposed it shall be placed in compliance with the geotechnical/geological engineering report recommendations (including any lift depths recommended) and compacted to a minimum density of 95% of the modified Proctor maximum dry density. Density tests to confirm compaction shall be required within the building pad area, before the next lift is placed. Upon completion of the land development construction, a professional engineer shall provide a certification to Pasco County that the project, including each pad area, complies with the recommendations of the geotechnical/geological engineering report.
17. The engineer responsible for the project shall certify to the County Engineering Services Director (thru PC Engineering Inspections) that the select material below the stabilized subgrade meets these standards prior to installation of the Base. Certification shall strictly comply with the subgrade certification form available in "Engineering Services Department: A Procedural Guide for the Preparation of Assurances of Completion and Maintenance.
18. The engineer responsible for the project shall certify to County Engineering Services Director that the underdrains have been properly installed prior to the installation of any asphalt. Certification shall strictly comply with the underdrain certification form available in Engineering Services Department: A procedural Guide for the Preparation of Assurance of Completion and Maintenance.
19. If during construction activities any evidence of the presence of State and Federally protected plant and/or animal species is discovered, work shall come to an immediate stop and Pasco County shall be notified within two working days of the plant and/or animal species found on the site.
20. If during construction activities any evidence of historic resources, including but not limited to aboriginal or historic pottery, prehistoric stone tools, bone or shell tools, 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.
21. Prior to construction, a Building Permit shall be obtained for all structures that have a footer, regardless of size, through the Central Permitting Division; i.e.,including, but not inclusive of, buildings, accessories, dumpster walls, and retaining walls.
22. All first floor elevations (FF) shall be a minimum of one (1) foot above the base flood elevation (and meet the requirements of Pasco County LDC 1104) and be at least sixteen (16) inches above the highest crown line of the street lying between the projection of the side-building lines, unless otherwise approved by the County Administrator (per LDC 902).

ESTIMATED EARTHWORK QUANTITIES (UNADJUSTED)*:

VOLUME:
CUT = 0 CY (CUT FROM ONSITE POND CALC. IN BEXLEY PARCEL 4 PLANS)
FILL = 56,000 CY

NET = 56,000 CY (FILL – TO BE PROVIDED FROM EXCAVATIONS IN BEXLEY PARCEL 4 – NO OFFSITE IMPORT REQUIRED.)

* PROVIDED AS AN ESTIMATE PER PASCO COUNTY REQUIREMENTS – NOT INTENDED AS A BID QUANTITY

GEOTECHNICAL REPORT
THESE PLANS REFERENCE THE GEOTECHNICAL REPORT BY MORTENSEN ENGINEERING, DATED JANUARY 21, 2015. CONTRACTOR TO REFERENCE THIS REPORT FOR SITE PREPARATION RECOMMENDATIONS.

SOIL REUSE REQUIREMENTS

At least the following six (6) types of materials are present on-site that require proper handling/treatment by the Contractor, during the course of site development/construction activities, in accordance with the noted reuse requirements for each type. Although some soil material quality control testing will be randomly and periodically performed by the project Geotechnical Consultant, as required, working for the Owner, it is the Contractors sole responsibility to reuse onsite soil materials as described and specified below. All discovered or future filling or material reuse work onsite not in accordance or compliance with these notes, or any future adverse impacts or consequences resulting from the Contractors failure to properly reuse soil materials onsite as specifically described below, will be the Contractors sole responsibility for remedy and repair at his cost. If the Contractor has any questions regarding any of the soil materials onsite, the project Geotechnical reports (which he needs to obtain from the Owner or Geotechnical Consultant/ Engineer), or any questions associated with the notes below, it is presumed that the Contractor will satisfactorily resolve such questions/concerns prior to site demolition, clearing, grubbing, stripping and excavation operations begin.

Please note, local, state and federal rules, laws, and regulations prohibiting soil reuse as described below shall take precedence and shall be followed to the fullest extent.

1. Site Demolition Debris (Site demolition debris, not generally considered an environmental/contamination hazard, includes such items as wood pieces, concrete pieces, plastic pipe pieces,certain metal/steel pieces, or similar. If any such debris or other demolition debris is considered an environmental/contamination hazard, or if burial onsite of such materials is prohibited by the governing environmental agency, then all such materials shall be hauled off site by the Contractor for proper disposal, in accordance with all applicable governing environmental agency requirements. In no case, shall any such debris materials remain, or be placed by the Contractor, beneath any type of structure, pavement, roadway, house, building, pipeline, slab, etc.)All Site Demolition Debris shall be removed from the site development and disposed of properly in accordance with all applicable governing environmental agency requirements.

2. Clearing and Grubbing Debris (Site clearing and grubbing debris includes all larger organic materials, such items as trees, stumps, limbs, brush, vegetation, or similar; all such materials must be either "burned" or "mulched" by the Contractor prior to reuse or disposal onsite.)If acceptable to the governing environmental agency, then all such "burned" or "mulched" site clearing/grubbing debris, if approved in writing first by the Owner/Geotechnical Consultant/Engineer, could be:
   - 2.1.1. placed as "mulch" material surface dressing in future landscape areas, stockpiling of such "mulched" materials (amounts/locations), if acceptable, will be directed by the Owner/Geotechnical Consultant//Landscape Architect/Engineer;
   - 2.1.2. placed in temporarily excavated littoral shelf areas in selected stormwater ponds, or in temporarily excavated selected wetland mitigation ponds, in either case not in side banks and not below the permitted design depth of the pond, or such debris could be buried in temporarily excavated passive recreation/park areas (at least 30 feet from any structure) at approved depths/locations, but all these disposal areas will require adequate soil mixing (mix soil with the mulch) and then refilling (with compaction) to required design grades;
   - 2.1.3. placed along the bottom of selected floodplain mitigation ponds (not in side banks), not below the permitted excavation depth of the pond, but will require adequate soil cover;
   - 2.1.4. placed along the bottom of selected deeper stormwater ponds (not in side banks), not below the permitted design depth, but will require adequate soil cover.
   - 2.2. In all instances, the minimum pond depth (including floodplain and wetland mitigation areas) shall be no less than required by the Engineer.
   - 2.3. All organic debris burial areas in stormwater pond areas and floodplain mitigation pond areas will require adequate soil cover of 18 – 24 inches (with compaction) by the Contractor, meaning at least an adequate weight/thickness of soil material overtop the buried organic debris, such that there will be no future floating up of debris; and for all organic debris burial areas in littoral shelf areas, wetland mitigation pond areas, and passive recreation/park areas, adequate soil/mulch mixing (with compaction) will be necessary by the Contractor, such that no significant future unacceptable settlement of a littoral shelf area, created wetland area, or park/grassed area will occur. If any of these procedures are contemplated by the Contractor, then the Contractor shall notify the owner/Geotechnical Consultant/Engineer in writing, at the start of construction, with some specific information, including the estimated quantity and types of materials, to which stormwater ponds, floodplain mitigation ponds, wetland mitigation ponds, or passive recreation/park areas they propose to use for this type of organic debris disposal, and what approximate elevations will be the top and bottom of the organic debris.

3. Muck/Peat Organic Materials (Typically generated from wetland or lowland areas, or similar areas, permitted for impact or displacement, including excavation of unsuitable organic materials and refilling with suitable sandy soils to accommodate development; includes significant organic peat materials, organic sandy muck materials, and mucky or organic sand materials, designated either Pt or A-8, per the Unified and AASHTO Soil Classification Systems, respectively; those organic materials whose presence, or placement by the Contractor, is unacceptable beneath any type of structure, pavement, roadway, house, building, pipeline, slab, etc.) If acceptable to the governing environmental agency, then all such muck/peat (significant) organic materials, if approved in writing first by the Owner/Geotechnical Consultant/Engineer, could be:
   - 3.0.1. placed as "peat/muck/organic matter" surface layer in new or created wetland mitigation areas, stockpiling of such "significant organic" materials (amounts/locations), if acceptable, will be directed by the Owner/Wetland Consultant;
   - 3.0.2. placed in temporarily excavated littoral shelf areas in selected stormwater ponds, or in temporarily excavated selected wetland mitigation ponds, in either case not in side banks and not below the permitted design depth of the pond, or such organic materials could be buried in temporarily excavated passive recreation/park areas (at least 30 feet from any structure) at approved depths/locations, but all these disposal areas will require adequate soil mixing (mix soil with the organic materials) and then refilling (with compaction) to required design grades;
   - 3.0.3. placed along the bottom of selected floodplain mitigation ponds (not in side banks), not below the permitted excavation depth of the pond, but will require adequate soil cover;
   - 3.0.4. placed along the bottom of selected deeper stormwater ponds (not in side banks), not below the permitted design depth, but will require adequate soil cover.
   - 3.1. All organic debris burial areas in stormwater pond areas and floodplain mitigation pond areas will require adequate soil cover (with compaction) by the Contractor, meaning at least an adequate weight/thickness of soil material overtop the buried organic debris, such that there will be no future floating up of debris; and for all organic debris burial areas in littoral shelf areas, wetland mitigation pond areas, and passive recreation/park areas, adequate soil/organics mixing (with compaction) will be necessary by the Contractor, such that no significant future unacceptable settlement of a littoral shelf area, created wetland area, or park/grassed area will occur.
   - 3.2. If any of these procedures are contemplated by the Contractor, then the Contractor shall notify the Owner/Geotechnical Consultant/Engineer in writing, at the start of construction, with some specific information, including the estimated quantity and types of materials, to which stormwater ponds, floodplain mitigation ponds, wetland mitigation ponds, or passive recreation/park/landscape berm areas they propose to use for this type of organic material disposal, and what approximate elevations will be the top and bottom of the organic materials.

4. Topsoils/Site Strippings (Typically generated from upland areas, after demolition/clearing/grubbing/discing operations; stripping of surficial organics/topsoils being a requirement over at least all structure, building, concrete slab and pavement areas prior to filling to accommodate development; includes topsoils and organic laden sands; those topsoils/organic sand materials whose presence, or placement by the Contractor, is unacceptable beneath any type of structure, pavement, roadway, house, building, pipeline, slab, etc.)
   - 4.1. If acceptable to the governing environmental agency, all such topsoils/organic laden sand materials, if approved in writing first by the Owner/Geotechnical Consultant/Engineer, could be:
   - 4.1.1. placed as fill in new (larger) landscape/grass common areas or landscape berm areas (with compaction), stockpiling of such "topsoils/organic laden sand materials" (amounts/locations), if acceptable, will be directed by the Owner/Landscape Consultant;
   - 4.1.2. placed in temporarily excavated littoral shelf areas in selected stormwater ponds, or in temporarily excavated selected wetland mitigation ponds, in either case not in side banks and not below the permitted design depth of the pond, or such topsoils/organic laden sand materials could be buried in temporarily excavated passive recreation/park areas (at least 30 feet from any structure) at approved depths/locations, but all these disposal areas will require refilling (with compaction) to required design grades;
   - 4.1.3. placed along the bottom of selected floodplain mitigation ponds (not in side banks), not below the permitted excavation depth of the pond;
   - 4.1.4. placed along the bottom of selected deeper stormwater ponds (not in side banks), not below the permitted design depth.
   - 4.2. All topsoil/organic laden sand disposal areas in littoral shelf areas, wetland mitigation pond areas, passive recreation/park areas, or landscape/berm areas will require adequate compaction by the Contractor, such that no significant future unacceptable settlement of a littoral shelf area, created wetland area, park/grassed area, or landscape berm will occur.
   - 4.3. If any of these procedures are contemplated by the Contractor, then the Contractor shall notify the Owner/Geotechnical Consultant/Engineer in writing, at the start of construction, with some specific information, including the estimated quantity and types of materials, to which stormwater ponds, floodplain mitigation ponds, wetland mitigation ponds, passive recreation/park areas, or landscape berm areas they propose to use for this type of organic debris disposal, and what approximate elevations will be the top and bottom of the organic debris.

5. Non-Structural Clayey Sand/Clay Materials (Typically generated from pond/lake excavations or from utility pipeline/manhole excavations; such clayey sand/clay materials, with typically 40% fines or more passing the No. 200 sieve, designated either SC, CL, CH or A-4 to A-7, per the Unified and AASHTO Soil Classification Systems, respectively; such clayey sand/clay materials being unsuitable or unacceptable for reuse by the Contractor as building pad fill, structural fill, roadway embankment fill, and pipeline or manhole excavation backfill.)
   - 5.1. If acceptable to the governing environmental agency, all such clayey sand/clay materials, if approved in writing first by the Owner/Geotechnical Consultant/Engineer, could be:
   - 5.1.1. placed as fill in new (larger) landscape/grass common areas or landscape berm areas (with compaction), provide some surface drainage relief, use where infiltration and drainage is not an important issue, provide some surface sandy soils (min. of 18-inches) as directed by the Landscape Consultant for planting; stockpiling of such "clayey sand/clay materials" (amounts/locations), if acceptable, will be directed by the Owner/Landscape Consultant;
   - 5.1.2. placed in temporarily excavated littoral shelf areas in selected stormwater ponds, or in temporarily excavated selected wetland mitigation ponds, in either case not in side banks and not below the permitted design depth of the pond, or such clayey sand/clay materials could be buried in temporarily excavated passive recreation/park areas (at least 30 feet from any structure) at approved depths/locations, but all these disposal areas will require refilling (with compaction) to required design grades, and the top 2 feet (min.) being sand materials (not clayey materials) for turbidity control and planting;
   - 5.1.3. placed along the bottom of selected floodplain mitigation ponds (not in side banks), not below the permitted excavation depth of the pond; however, a 12-inch layer (min.) of sand material overtop the clayey materials will be necessary for turbidity control.
   - 5.1.4. placed along the bottom of selected deeper stormwater ponds (not in side banks), not below the permitted design depth, however, a 12-inch layer (min.) of sand material overtop the clayey materials will be necessary for turbidity control.
   - 5.2. All clayey sand/clay disposal areas in littoral shelf areas, wetland mitigation pond areas, passive recreation/park areas, or landscape/berm areas will require adequate compaction by the Contractor, such that no significant future unacceptable settlement of a littoral shelf area, created wetland area, park/grassed area, or landscape berm will occur.
   - 5.3. If any of these procedures are contemplated by the Contractor, then the Contractor shall notify the Owner/Geotechnical Consultant/Engineer in writing, at the start of construction, with some specific information, including the estimated quantity and types of materials, to which stormwater ponds, floodplain mitigation ponds, wetland mitigation ponds, passive recreation/park areas, or landscape berm areas they propose to use for this type of clayey sand/clay disposal, and what approximate elevations will be the top and bottom of the clayey materials.

6. Structural Sand Fill Materials (Typically generated from pond/lake excavations, cut from higher elevation areas, or from utility pipeline/manhole excavations; such sand materials, with typically 35% fines or less passing the No. 200 sieve, designated either SP, SP-SM, SM or A-2-4, A-2-6 or A-3, per the Unified and AASHTO Soil Classification Systems, respectively; such sand materials being suitable or acceptable for reuse by the Contractor as building pad fill, structural fill, roadway embankment fill, and pipeline or manhole excavation backfill.)
   - 6.1. All such sand materials shall be reused onsite by the Contractor, per the Geotechnical reports, as building pad fill, structural fill, roadway embankment fill, and pipeline or manhole excavation backfill; placed by the Contractor in loose lifts not exceeding 12-inches, compacted to at least 95% or 98% modified Proctor (per ASTM D-1557 or AASHTO T-180), whichever is applicable depending upon the future use of the filled area (see Geotechnical reports); with density testing of each fill lift for acceptance by the Geotechnical Consultant, upon Contractor request, prior to the next fill lift being placed.

DATE	DESCRIPTION	BY
2015.04.14	RENUMBERED SHEETS	KM

REVISIONS

BRIAN G. SURAK LICENSE No. 59064 STATE OF FLORIDA PROFESSIONAL ENGINEER

CLEARVIEW LAND DESIGN, P.L.
Engineering Business C.A. No.: 28858
1213 E. 6th Avenue, Tampa, Florida 33605
Office: 813-223-3919 Fax: 813-223-3975

DATE: 9/10/15
BRIAN G. SURAK PE NO. 59064
FLORIDA PROFESSIONAL ENGINEER

GENERAL NOTES

JOB NO. NLC-BX-044
DESIGN BGS
DRAWN BGS
DATE 01-23-2015
FILE GN

BEXLEY AMENITY CENTER

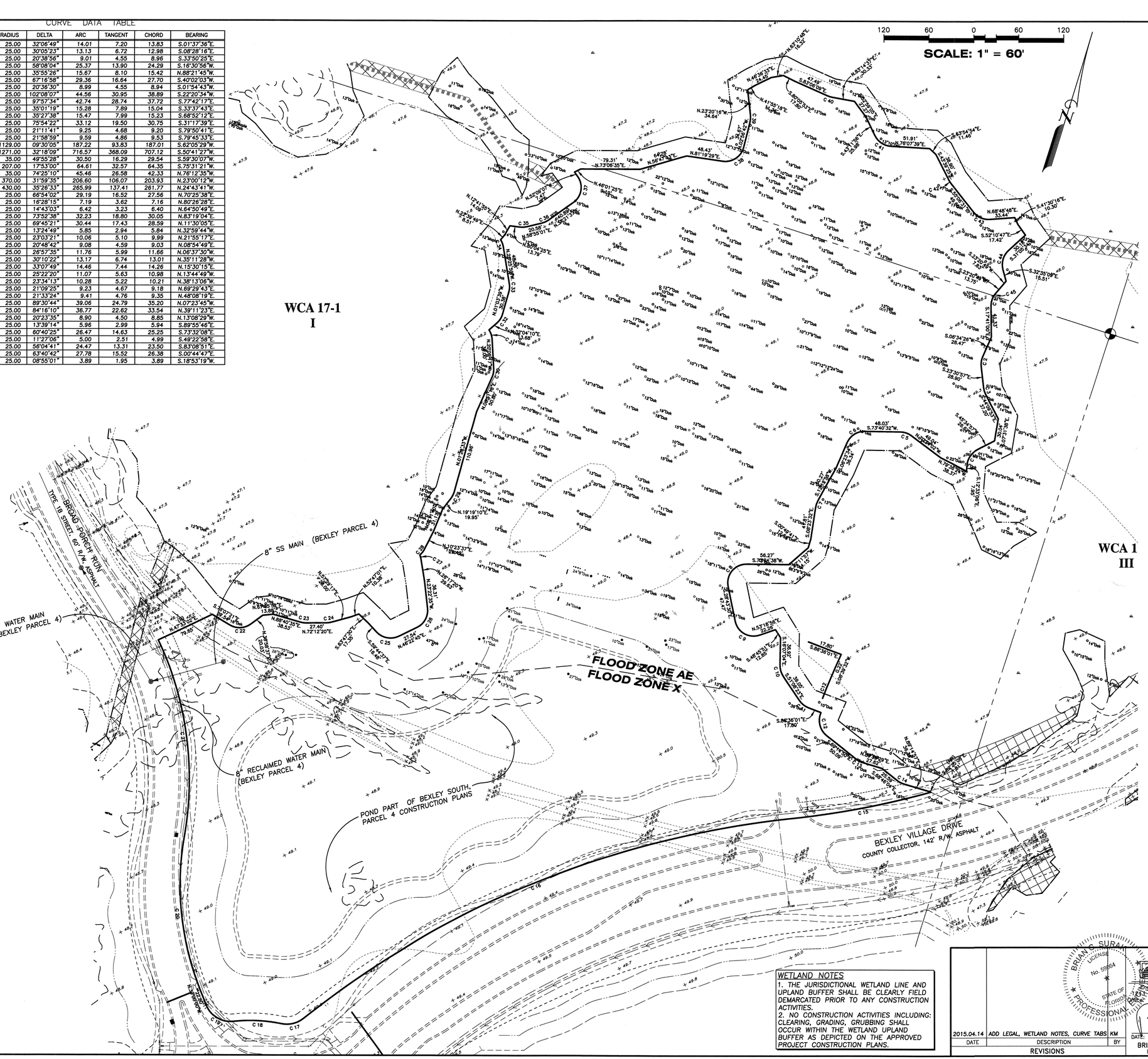
PREPARED FOR: NNP-BEXLEY LLC

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

SHEET 3 OF 17 SHEETS

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
1	25.00	32°06'49"	14.01	7.20	13.83	S.01°37'36"E.
2	25.00	30°05'23"	13.13	6.72	12.98	S.08°28'16"E.
3	25.00	20°38'56"	9.01	4.55	8.96	S.33°50'25"E.
4	25.00	58°08'04"	25.37	13.90	24.29	S.16°30'56"W.
5	25.00	35°55'26"	15.67	8.10	15.42	N.88°21'45"W.
6	25.00	67°16'58"	29.36	16.64	27.70	S.40°02'03"W.
7	25.00	20°36'30"	8.99	4.55	8.94	S.01°54'43"W.
8	25.00	102°08'07"	44.56	30.95	38.89	S.22°20'34"W.
9	25.00	97°57'34"	42.74	28.74	37.72	S.77°42'17"E.
10	25.00	35°01'19"	15.28	7.89	15.04	S.33°37'43"E.
11	25.00	35°27'38"	15.47	7.99	15.23	S.68°52'12"E.
12	25.00	75°54'22"	33.12	19.50	30.75	S.31°17'39"E.
13	25.00	21°11'41"	9.25	4.68	9.20	N.79°50'41"E.
14	25.00	21°58'59"	9.59	4.86	9.53	S.79°45'33"E.
15	1129.00	09°30'05"	187.22	93.83	187.01	S.62°05'29"W.
16	1271.00	32°18'09"	716.57	368.09	707.12	S.50°41'27"W.
17	35.00	49°55'28"	30.50	16.29	29.54	S.59°30'07"W.
18	207.00	17°53'00"	64.61	32.57	64.35	S.75°31'21"W.
19	35.00	74°25'10"	45.46	26.58	42.33	N.76°12'35"W.
20	370.00	31°59'35"	206.60	106.07	203.93	N.23°00'12"W.
21	430.00	35°26'33"	265.99	137.41	261.77	N.24°43'41"W.
22	25.00	66°54'02"	29.19	16.52	27.56	N.70°25'38"E.
23	25.00	16°28'15"	7.19	3.62	7.16	N.80°26'28"E.
24	25.00	14°43'03"	6.42	3.23	6.40	N.64°50'49"E.
25	25.00	73°52'38"	32.23	18.80	30.05	N.83°19'04"E.
26	25.00	69°45'21"	30.44	17.43	28.59	N.11°30'05"E.
27	25.00	13°24'49"	5.85	2.94	5.84	N.32°59'44"W.
28	25.00	23°03'21"	10.06	5.10	9.99	N.21°55'17"E.
29	25.00	20°48'42"	9.08	4.59	9.03	N.08°54'49"E.
30	25.00	26°57'35"	11.76	5.99	11.66	N.06°37'30"W.
31	25.00	30°10'22"	13.17	6.74	13.01	N.35°11'28"W.
32	25.00	33°07'49"	14.46	7.44	14.26	N.15°30'15"E.
33	25.00	25°22'20"	11.07	5.63	10.98	N.13°44'49"W.
34	25.00	23°34'13"	10.28	5.22	10.21	N.38°13'06"W.
35	25.00	21°09'25"	9.23	4.67	9.18	N.69°29'43"E.
36	25.00	21°33'24"	9.41	4.76	9.35	N.48°08'19"E.
37	25.00	89°30'44"	39.06	24.79	35.20	N.07°23'45"W.
38	25.00	84°16'10"	36.77	22.62	33.54	N.39°11'23"E.
39	25.00	20°23'35"	8.90	4.50	8.85	N.13°08'29"W.
40	25.00	13°39'14"	5.96	2.99	5.94	S.89°55'46"E.
41	25.00	60°40'25"	26.47	14.63	25.25	S.73°32'08"E.
42	25.00	11°27'06"	5.00	2.51	4.99	S.49°22'58"E.
43	25.00	56°04'41"	24.47	13.31	23.50	S.83°08'51"E.
44	25.00	63°40'42"	27.78	15.52	26.38	S.00°44'47"E.
45	25.00	08°55'01"	3.89	1.95	3.89	S.18°53'19"W.



WETLAND NOTES

1. THE JURISDICTIONAL WETLAND LINE AND UPLAND BUFFER SHALL BE CLEARLY FIELD DEMARCATED PRIOR TO ANY CONSTRUCTION ACTIVITIES.
2. NO CONSTRUCTION ACTIVITIES INCLUDING: CLEARING, GRADING, GRUBBING SHALL OCCUR WITHIN THE WETLAND UPLAND BUFFER AS DEPICTED ON THE APPROVED PROJECT CONSTRUCTION PLANS.

BEXLEY AMENITY CENTER LEGAL DESCRIPTION

DESCRIPTION: A parcel of land lying in Sections 18 and 19, Township 26 South, Range 18 East, Pasco County, Florida and being more particularly described as follows:

COMMENCE at the Northeast corner of said Section 19, run thence along the North boundary of the Northeast 1/4 of said Section 19, N.89°14'22"W., 163.49 feet to a point on a curve, also being the POINT OF BEGINNING; thence Southerly, 14.01 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 32°06'49" (chord bearing S.01°37'36"E., 13.83 feet) to a point of tangency; thence S.17°41'00"E., 41.33 feet; thence S.08°34'26"W., 28.47 feet to a point of curvature; thence Southerly, 13.13 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 30°05'23" (chord bearing S.08°28'16"E., 12.98 feet) to a point of tangency; thence S.23°30'57"E., 28.90 feet to a point of curvature; thence Southeasterly, 9.01 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 20°38'56" (chord bearing S.33°50'25"E., 8.96 feet) to a point of tangency; thence S.44°09'53"E., 37.20 feet; thence S.07°31'38"E., 30.04 feet; thence S.45°34'57"W., 26.62 feet to a point of curvature; thence Southerly, 25.37 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 58°08'04" (chord bearing S.16°30'56"W., 24.29 feet) to a point of tangency; thence S.12°33'06"E., 7.95 feet; thence N.79°36'24"W., 38.37 feet; thence N.70°24'02"W., 49.04 feet to a point of curvature; thence Westerly, 15.67 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 35°55'26" (chord bearing N.88°21'45"W., 15.42 feet) to a point of tangency; thence S.73°40'32"W., 48.03 feet to a point of curvature; thence Southwesterly, 29.36 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 67°16'58" (chord bearing S.40°02'03"W., 27.70 feet) to a point of tangency; thence S.06°23'34"W., 36.34 feet; thence S.12°12'58"W., 50.27 feet to a point of curvature; thence Southerly, 8.99 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 20°36'30" (chord bearing S.01°54'43"W., 8.94 feet) to a point of tangency; thence S.08°23'32"E., 41.81 feet; thence S.00°49'41"E., 12.56 feet; thence S.32°11'57"W., 34.15 feet; thence S.73°24'38"W., 56.27 feet to a point of curvature; thence Southerly, 44.56 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 102°08'07" (chord bearing S.22°20'34"W., 38.89 feet) to a point of tangency; thence S.28°43'30"E., 47.47 feet to a point of curvature; thence Easterly, 42.74 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 97°57'34" (chord bearing S.77°42'17"E., 37.72 feet) to a point of tangency; thence N.53°18'56"E., 22.26 feet; thence S.48°45'51"E., 12.85 feet; thence S.16°07'04"E., 36.92 feet to a point of curvature; thence Southeasterly, 15.28 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 35°01'19" (chord bearing S.33°37'43"E., 15.04 feet) to a point of tangency; thence S.51°08'23"E., 39.05 feet to a point of curvature; thence Easterly, 15.47 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 35°27'38" (chord bearing S.68°52'12"E., 15.23 feet) to a point of tangency; thence S.86°36'01"E., 17.80 feet; thence S.06°39'32"W., 0.22 feet to a point of curvature; thence Southeasterly, 33.12 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 75°54'22" (chord bearing S.31°17'39"E., 30.75 feet) to a point of tangency; thence S.69°14'50"E., 50.09 feet to a point of curvature; thence Easterly, 9.25 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 21°11'41" (chord bearing S.79°50'41"E., 9.20 feet) to a point of tangency; thence N.89°33'29"E., 27.62 feet; thence S.68°46'04"E., 25.59 feet to a point of curvature; thence Easterly, 9.59 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 21°58'59" (chord bearing S.79°45'33"E., 9.53 feet) to a point of tangency; thence N.89°14'57"E., 36.34 feet; thence S.82°25'08"E., 1.81 feet to a point on a curve; thence Southwesterly, 187.22 feet along the arc of a curve to the right having a radius of 1129.00 feet and a central angle of 09°30'05" (chord bearing S.62°05'29"W., 187.01 feet) to a point of reverse curvature; thence Southwesterly, 716.57 feet along the arc of a curve to the left having a radius of 1271.00 feet and a central angle of 32°18'09" (chord bearing S.50°41'27"W., 707.12 feet) to a point of reverse curvature; thence Southwesterly, 30.50 feet along the arc of a curve to the right having a radius of 35.00 feet and a central angle of 49°55'28" (chord bearing S.59°30'07"W., 29.54 feet) to a point of reverse curvature; thence Westerly, 64.61 feet along the arc of a curve to the left having a radius of 207.00 feet and a central angle of 17°53'00" (chord bearing S.75°31'21"W., 64.35 feet) to a point of reverse curvature; thence Westerly, 45.46 feet along the arc of a curve to the right having a radius of 35.00 feet and a central angle of 74°25'10" (chord bearing N.76°12'35"W., 42.33 feet) to a point of tangency; thence N.39°00'00"W., 22.80 feet to a point of curvature; thence Northwesterly, 206.60 feet along the arc of a curve to the right having a radius of 370.00 feet and a central angle of 31°59'35" (chord bearing N.23°00'12"W., 203.93 feet) to a point of reverse curvature; thence Northwesterly, 265.99 feet along the arc of a curve to the left having a radius of 430.00 feet and a central angle of 35°26'33" (chord bearing N.24°43'41"W., 261.77 feet); thence N.47°03'02"E., 79.65 feet; thence S.76°07'21"E., 27.54 feet to a point of curvature; thence Easterly, 29.19 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 66°54'02" (chord bearing N.70°25'38"E., 27.56 feet) to a point of tangency; thence N.36°58'37"E., 20.03 feet; thence N.67°05'52"E., 13.88 feet; thence N.88°40'35"E., 38.53 feet to a point of curvature; thence Easterly, 7.19 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 16°28'15" (chord bearing N.80°26'28"E., 7.16 feet) to a point of tangency; thence N.72°12'20"E., 27.40 feet to a point of curvature; thence Northeasterly, 6.42 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 14°43'03" (chord bearing N.64°50'49"E., 6.40 feet) to a point of tangency; thence N.57°29'17"E., 28.00 feet; thence N.52°47'01"E., 10.38 feet; thence S.63°47'30"E., 17.35 feet; thence S.59°44'37"E., 16.48 feet to a point of curvature; thence Easterly, 32.23 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 73°52'38" (chord bearing N.83°19'04"E., 30.05 feet) to a point of tangency; thence N.46°22'45"E., 27.54 feet to a point of curvature; thence Northerly, 30.44 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 69°45'21" (chord bearing N.11°30'05"E., 28.59 feet) to a point of tangency; thence N.23°22'35"W., 36.31 feet; thence N.26°17'20"W., 29.63 feet to a point of curvature; thence Northwesterly, 5.85 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 13°24'49" (chord bearing N.32°59'44"W., 5.84 feet) to a point on a curve; thence Northerly, 10.06 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 23°03'21" (chord bearing N.21°55'17"E., 9.99 feet) to a point of tangency; thence N.10°23'37"E., 26.42 feet; thence N.05°11'40"E., 31.17 feet; thence N.19°19'10"E., 19.95 feet to a point of curvature; thence Northerly, 9.08 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 20°48'42" (chord bearing N.08°54'49"E., 9.03 feet) to a point of tangency; thence N.01°29'33"W., 110.96 feet; thence N.06°51'18"E., 50.80 feet to a point of curvature; thence Northerly, 11.76 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 26°57'35" (chord bearing N.06°37'30"W., 11.66 feet) to a point of tangency; thence N.20°06'17"W., 39.00 feet to a point of curvature; thence Northwesterly, 13.17 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 30°10'22" (chord bearing N.35°11'28"W., 13.01 feet) to a point of tangency; thence N.50°16'39"W., 0.24 feet; thence N.32°04'10"E., 13.68 feet to a point of curvature; thence Northerly, 14.46 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 33°07'49" (chord bearing N.15°30'15"E., 14.26 feet) to a point of tangency; thence N.01°03'39"W., 30.38 feet to a point of curvature; thence Northerly, 11.07 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 25°22'20" (chord bearing N.13°44'49"W., 10.98 feet) to a point of tangency; thence N.26°25'59"W., 48.58 feet to a point of curvature; thence Northwesterly, 10.28 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 23°34'13" (chord bearing N.38°13'06"W., 10.21 feet); thence N.22°39'49"E., 8.51 feet; thence N.12°41'55"E., 14.09 feet; thence N.80°04'25"E., 13.79 feet to a point of curvature; thence Easterly, 9.23 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 21°09'25" (chord bearing N.69°29'43"E., 9.18 feet) to a point of tangency; thence N.58°55'01"E., 20.58 feet to a point of curvature; thence Northeasterly, 9.41 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 21°33'24" (chord bearing N.48°08'19"E., 9.35 feet) to a point of tangency; thence N.37°21'37"E., 40.89 feet to a point of curvature; thence Northerly, 39.06 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 89°30'44" (chord bearing N.07°23'45"W., 35.20 feet) to a point of tangency; thence N.52°09'07"W., 7.47 feet; thence N.46°01'25"E., 9.19 feet; thence N.73°06'35"E., 79.31 feet; thence N.56°47'13"E., 64.78 feet; thence N.81°19'29"E., 48.43 feet to a point of curvature; thence Northeasterly, 36.77 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 84°16'10" (chord bearing N.39°11'23"E., 33.54 feet) to a point of tangency; thence N.02°56'42"W., 34.67 feet to a point of curvature; thence Northerly, 8.90 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 20°23'35" (chord bearing N.13°08'29"W., 8.85 feet) to a point of tangency; thence N.23°20'16"W., 34.64 feet; thence N.41°55'18"E., 11.36 feet; thence N.46°36'33"E., 24.45 feet; thence N.63°10'48"E., 16.32 feet; thence S.80°05'53"E., 17.80 feet; thence S.83°06'09"E., 47.49 feet to a point of curvature; thence Easterly, 5.96 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 13°39'14" (chord bearing S.89°55'46"E., 5.94 feet) to a point of tangency; thence N.83°14'37"E., 30.33 feet; thence S.52°59'05"E., 27.27 feet; thence S.43°11'56"E., 25.98 feet to a point of curvature; thence Easterly, 26.47 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 60°40'25" (chord bearing S.73°32'08"E., 25.25 feet) to a point of tangency; thence N.76°07'39"E., 51.91 feet; thence S.63°54'54"E., 11.46 feet; thence S.43°39'25"E., 38.90 feet to a point of curvature; thence Southeasterly, 5.00 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 11°27'06" (chord bearing S.49°22'58"E., 4.99 feet) to a point of tangency; thence S.55°06'31"E., 49.60 feet to a point of curvature; thence Easterly, 24.47 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 56°04'41" (chord bearing S.83°08'51"E., 23.50 feet) to a point of tangency; thence N.68°48'48"E., 33.44 feet; thence S.41°30'16"E., 10.30 feet; thence S.52°10'47"E., 17.42 feet; thence S.31°05'34"W., 30.18 feet to a point of curvature; thence Southerly, 27.78 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 63°40'42" (chord bearing S.00°44'47"E., 26.38 feet) to a point of tangency; thence S.32°35'09"E., 15.51 feet; thence S.23°20'49"W., 7.83 feet; thence S.23°20'49"W., 13.75 feet to a point of curvature; thence Southerly, 3.89 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 08°55'01" (chord bearing S.18°53'19"W., 3.89 feet) to the POINT OF BEGINNING.

Containing 15.957 acres, more or less.

DATE	DESCRIPTION	BY
2015.04.14	ADD LEGAL, WETLAND NOTES, CURVE TABS	KM

REVISIONS

BRIAN G. SURAK LICENSE No. 59064 STATE OF FLORIDA PROFESSIONAL

DATE: 4/10/15

BRIAN G. SURAK PE NO. 59064
FLORIDA PROFESSIONAL ENGINEER

CLEARVIEW LAND DESIGN, P.L.
Engineering Business C.A. No.: 28858
1213 E. 6th Avenue, Tampa, Florida 33605
Office: 813-223-3919 Fax: 813-223-3975

EXISTING CONDITIONS PLAN

BEXLEY AMENITY CENTER

JOB NO.	NLC-BX-044
DESIGN	BGS
DRAWN	BGS
PREPARED FOR:	NNP-BEXLEY LLC
DATE	01-23-2015
	Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +0.83 Feet
FILE	EC

SHEET 4 OF 17 SHEETS

PRELIMINARY PLAN NOTES:

1. Owner/Developer: NNP–Bexley, LLC
   777 S. Harbour Island Boulevard, Suite 320
   Tampa, FL. 33602
   (813) 620–3555
2. Engineer: Clearview Land Design, P.L.
   1213 E. 6th Ave.
   Tampa, Florida 33605
   (813) 223–3919
3. Surveyor: GeoPoint Surveying, Inc.
   1403 E. 5th Ave.
   Tampa, Florida 33605
   (813) 248–8888
4. Existing Zoning: MPUD Petition No. 6997 (Current Approval 01–24–2012; Currently Pending Review)
5. Existing Land Use: Vacant/Agricultural
6. Future Land Use Classification: RES–3 & CON
7. Water service to be provided by Pasco County Utilities.
8. Sewage disposal service to be provided by Pasco County Utilities.
9. Electrical power to be provided by Duke Energy.
10. Telephone service to be provided by Verizon & Brighthouse.
11. Street lighting to be provided by Duke Energy.
12. Fire protection to be provided by the existing Pasco County Fire Station No. 37. located on SR 54 approximately 1.5 miles from the project entrance. Fire Hydrants will be provided on–site.
13. The uplands are pasture. The wetlands are cypress heads and grass marshes.
14. Predominant soil types on–site consist of Pineda, Myakka, Sellers and Eaugallie Fine Sands.
15. Recreation areas, conservation areas, and detention ponds will be owned and maintained by the CDD unless otherwise noted.
16. Detention ponds to be within tracts dedicated to the Community Development District for maintenance unless otherwise noted.
17. Contours shown are based on North American Vertical Datum (NAVD88).
18. Proposed rights–of–way for local streets shall be a minimum of fifty (50) feet.
19. All roadway standards to comply with the Manual of Uniform Minimum Standards, State of Florida.
20. All water and wastewater facilities to be installed in compliance with Pasco County Standards for design and construction of water and wastewater facilities.
21. All utility lines shall be installed underground.
22. The site appears to lie within Flood Zone "AE" & "X" according to Federal Emergency Management Agency (FEMA) – Flood Insurance Rate Map (FIRM) Community–Panel No. 12101C 0383F, revised September 26, 2014. The base flood elevation in Zone AE is EL. 49.0 as per the FIRM.
23. A minimum of 18" of sod strip will be provided along all roadways per Pasco County requirements.
24. Setbacks from post–developed wetlands shall be as follows: 25–foot minimum around all Category I Wetlands; Buffers around Category II and Category III Wetlands shall be as required by SWFWMD. Allowable uses and restrictions for buffers shall be in accordance with Section 805 of the Pasco County Land Development Code.
25. Sidewalks will be provided on both sides of all roads including non–lot areas. Unless otherwise shown, all sidewalks shall be five (5) feet wide, 4" thick concrete, and 3000 p.s.i., fiber–reinforced. Sidewalks shall be constructed on a compacted non–yielding subgrade, and 6" in thickness is required where sidewalk is crossed by a driveway.
26. Buffering for all retention/detention areas along road right–of–ways to have trees selected from tree list at the rate of one tree per 50 L.F.
27. All landscape and sodded areas along collector road will be irrigated and maintained by the CDD or an entity other than Pasco County. All irrigation and maintenance of landscaping throughout project area shall be the responsibility of the BEXLEY H.O.A.
28. This project will comply with the Pasco County Tree Protection and Restoration Ordinance.
29. All construction work, including road, drainage and utilities, shall be constructed in accordance with Pasco County design standards and tested in compliance with the Pasco County Engineering Service Department Testing Specifications for construction of roads, storm drainage and utilities.
30. If during construction activities any evidence of historical resources, including but not limited to aboriginal or historic pottery, prehistoric stone tools, bone or shell tools, historic trash pits, or

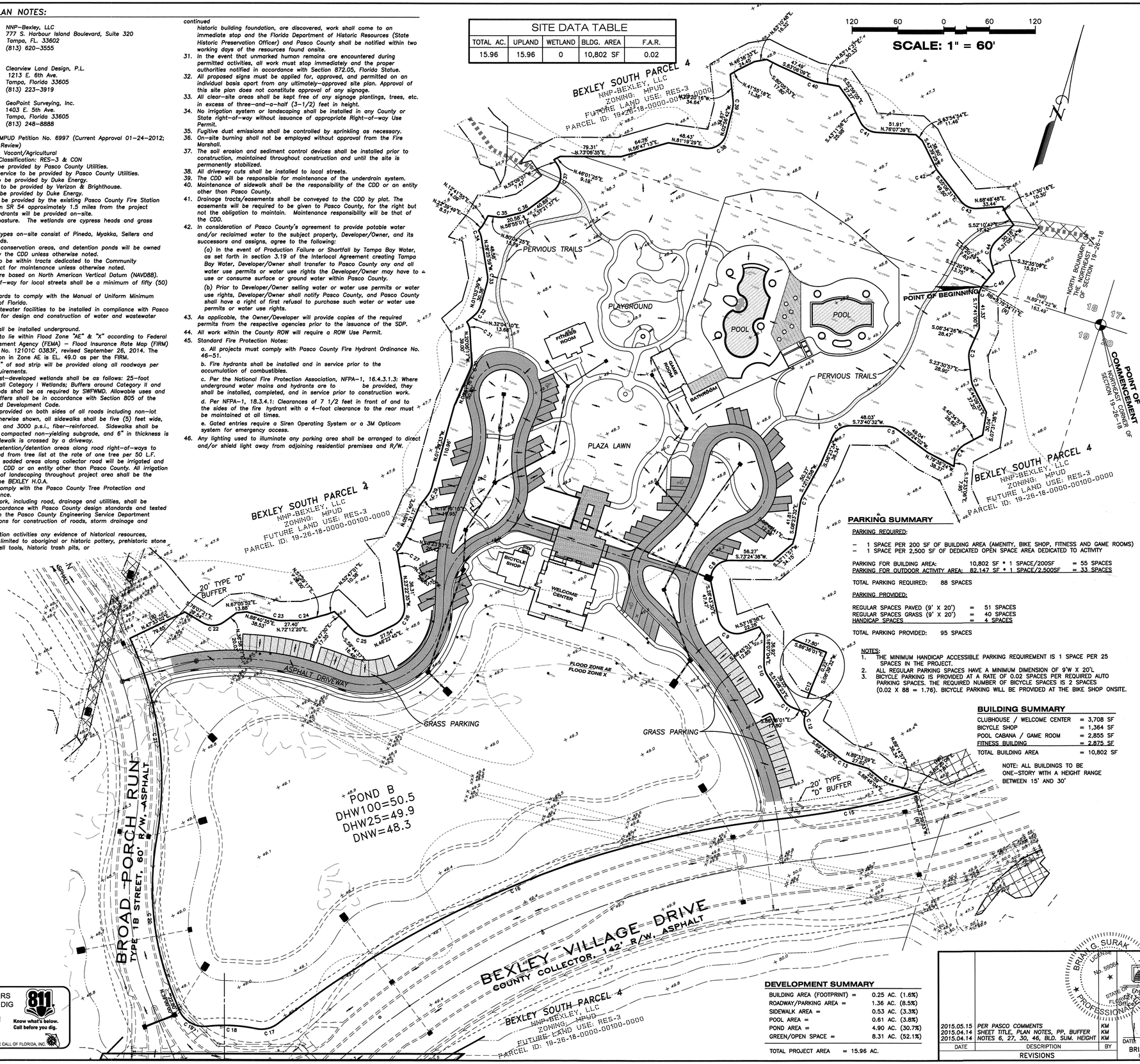
continued

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 onsite.

31. In the event that unmarked human remains are encountered during permitted activities, all work must stop immediately and the proper authorities notified in accordance with Section 872.05, Florida Statue.
32. All proposed signs must be applied for, approved, and permitted on an individual basis apart from any ultimately–approved site plan. Approval of this site plan does not constitute approval of any signage.
33. All clear–site areas shall be kept free of any signage plantings, trees, etc. in excess of three–and–a–half (3–1/2) feet in height.
34. No irrigation system or landscaping shall be installed in any County or State right–of–way without issuance of appropriate Right–of–way Use Permit.
35. Fugitive dust emissions shall be controlled by sprinkling as necessary.
36. On–site burning shall not be employed without approval from the Fire Marshall.
37. The soil erosion and sediment control devices shall be installed prior to construction, maintained throughout construction and until the site is permanently stabilized.
38. All driveway cuts shall be installed to local streets.
39. The CDD will be responsible for maintenance of the underdrain system.
40. Maintenance of sidewalk shall be the responsibility of the CDD or an entity other than Pasco County.
41. Drainage tracts/easements shall be conveyed to the CDD by plat. The easements will be required to be given to Pasco County, for the right but not the obligation to maintain. Maintenance responsibility will be that of the CDD.
42. In consideration of Pasco County's agreement to provide potable water and/or reclaimed water to the subject property, Developer/Owner, and its successors and assigns, agree to the following:
    (a) In the event of Production Failure or Shortfall by Tampa Bay Water, as set forth in section 3.19 of the Interlocal Agreement creating Tampa Bay Water, Developer/Owner shall transfer to Pasco County any and all water use permits or water use rights the Developer/Owner may have to use or consume surface or ground water within Pasco County.
    (b) Prior to Developer/Owner selling water or water use permits or water use rights, Developer/Owner shall notify Pasco County, and Pasco County shall have a right of first refusal to purchase such water or water use permits or water use rights.
43. As applicable, the Owner/Developer will provide copies of the required permits from the respective agencies prior to the issuance of the SDP.
44. All work within the County ROW will require a ROW Use Permit.
45. Standard Fire Protection Notes:
    a. All projects must comply with Pasco County Fire Hydrant Ordinance No. 46–51.
    b. Fire hydrants shall be installed and in service prior to the accumulation of combustibles.
    c. Per the National Fire Protection Association, NFPA–1, 16.4.3.1.3: Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work.
    d. Per NFPA–1, 18.3.4.1: Clearances of 7 1/2 feet in front of and to the sides of the fire hydrant with a 4–foot clearance to the rear must be maintained at all times.
    e. Gated entries require a Siren Operating System or a 3M Opticom system for emergency access.
46. Any lighting used to illuminate any parking area shall be arranged to direct and/or shield light away from adjoining residential premises and R/W.

SITE DATA TABLE				
TOTAL AC.	UPLAND	WETLAND	BLDG. AREA	F.A.R.
15.96	15.96	0	10,802 SF	0.02

SCALE: 1" = 60'



PARKING SUMMARY

PARKING REQUIRED:

- 1 SPACE PER 200 SF OF BUILDING AREA (AMENITY, BIKE SHOP, FITNESS AND GAME ROOMS)
- 1 SPACE PER 2,500 SF OF DEDICATED OPEN SPACE AREA DEDICATED TO ACTIVITY

PARKING FOR BUILDING AREA:	10,802 SF * 1 SPACE/200SF	= 55 SPACES
PARKING FOR OUTDOOR ACTIVITY AREA:	82,147 SF * 1 SPACE/2,500SF	= 33 SPACES

TOTAL PARKING REQUIRED: 88 SPACES

PARKING PROVIDED:

REGULAR SPACES PAVED (9' X 20')	=	51 SPACES
REGULAR SPACES GRASS (9' X 20')	=	40 SPACES
HANDICAP SPACES	=	4 SPACES

TOTAL PARKING PROVIDED: 95 SPACES

NOTES:
1. THE MINIMUM HANDICAP ACCESSIBLE PARKING REQUIREMENT IS 1 SPACE PER 25 SPACES IN THE PROJECT.
2. ALL REGULAR PARKING SPACES HAVE A MINIMUM DIMENSION OF 9'W X 20'L
3. BICYCLE PARKING IS PROVIDED AT A RATE OF 0.02 SPACES PER REQUIRED AUTO PARKING SPACES. THE REQUIRED NUMBER OF BICYCLE SPACES IS 2 SPACES (0.02 X 88 = 1.76). BICYCLE PARKING WILL BE PROVIDED AT THE BIKE SHOP ONSITE.

BUILDING SUMMARY

CLUBHOUSE / WELCOME CENTER	= 3,708 SF
BICYCLE SHOP	= 1,364 SF
POOL CABANA / GAME ROOM	= 2,855 SF
FITNESS BUILDING	= 2,875 SF
TOTAL BUILDING AREA	= 10,802 SF

NOTE: ALL BUILDINGS TO BE ONE–STORY WITH A HEIGHT RANGE BETWEEN 15' AND 30'

DEVELOPMENT SUMMARY

BUILDING AREA (FOOTPRINT) =	0.25 AC. (1.6%)
ROADWAY/PARKING AREA =	1.36 AC. (8.5%)
SIDEWALK AREA =	0.53 AC. (3.3%)
POOL AREA =	0.61 AC. (3.8%)
POND AREA =	4.90 AC. (30.7%)
GREEN/OPEN SPACE =	8.31 AC. (52.1%)
TOTAL PROJECT AREA	= 15.96 AC.

PASCO COUNTY STANDARD SITE PLAN NOTES

1. All utility construction shall comply with the Pasco County Standards for Design and Construction of Water and Wastewater Facilities Specifications, latest edition.
2. All on–site water and sewer facilities shall be owned and maintained by the owner–developer.
3. Installation of fuel storage tanks requires review and approval by the Fire Marshal and the issuance of a separate building permit. Approval of the site plan does not constitute approval of the location of the fuel tanks.
4. All proposed signs must be applied for, approved, and permitted on an individual basis apart from any ultimately approved site plan. Approval of this site plan does not constitute approval of any signage.
5. Handicap parking spaces will be properly signed and striped in accordance with Florida Statute 316, the Manual on Uniform Traffic Control Devices, or other applicable standards.
6. The architect/engineer certifies that the site has been designed in accordance with the Americans with Disabilities Act.
7. All on–site parking spaces will be striped and signed in accordance with the Manual on Uniform Traffic Control Devices, latest edition. Parking spaces, directional arrows, and stop bars shall be striped in WHITE. It shall be the owner/developer's responsibility to properly sign and stripe in accordance with applicable standards.
8. The owner/developer acknowledges that this approval does not include any work in the County right–of–way. All right–of–way work shall be a function of an approved Pasco Right–of–way Use Permit.
9. All clear–site areas shall be kept free of any signage plantings, trees, etc. in excess of three–and–a–half (3–1/2) feet in height.
10. No irrigation system or landscaping shall be installed in any County or State right–of–way without issuance of appropriate Right–of–Way Use Permit.
11. The owner/developer acknowledges that the site and its subsequent building permits shall comply with all rezoning/MPUD/PUD conditions.
12. All structures, including buffer walls, retaining signage, etc. require building permits.
13. The soil erosion and sediment control devices shall be installed prior to construction, maintained throughout construction and until the site is permanently stabilized.
14. If during construction activities any evidence of historic resources, including but not limited to aboriginal or historic pottery, prehistoric stone tools, bone or shell tools, historic trash pits, or historic building foundation, are discovered, work shall come to an immediate stop and the Florida department of historic resources (state historic preservation officer) and Pasco county shall be notified within two working days of the resources found on the site.
15. All sodded slopes over 4 to 1, shall be installed with sod pegs.

PASCO COUNTY STANDARD LANDSCAPE NOTES

1. Maintenance Responsibility. The County is not responsible for maintenance of any landscaping unless approved through a County maintenance agreement. (LDC 905.2–C.1.a)
2. Clear–Sight Triangle. Where a driveway/accessway intersects a road right–of–way or where two (2) road rights–of–way intersect, vegetation, structures, and non–vegetative visual screens shall not be located so as to interfere with the clearsight triangle as defined in this Code or the Florida Department of Transportation, Manual of Uniform Minimum Standards, most recent edition (Green Book), whichever is more restrictive. (LDC 905.2–C.1.b)
3. Sustainable Practices. Landscaping shall be installed so that landscaping materials meet the concept of right material/right place. Installed trees and plants shall be grouped into zones according to water, soil, climate, and light requirements. Plant groupings based on water requirements are drought tolerant, natural, and oasis. (LDC 905.2–C.1.c)
4. Diversity. A maximum of 50 percent of the plant materials used, other than trees, may be non–drought tolerant. A minimum of 30 percent of the plant materials, other than trees and turfgrass, used to fulfill the requirements of this subsection shall be native Floridian species, suitable for growth in the county. (LDC 905.2–C.1.d)
5. Diversity. No one plant species of shrubs or ground cover plants, excluding turfgrass, shall constitute more than 25 percent coverage of the overall landscape area. (LDC 905.2–C.1.d.5)
6. Quality. All plant materials shall be Florida No. 1 grade per "Grades and Standards for Nursery Plants," Florida Department of Agriculture and Consumer Services (FDACS), which is incorporated herein by reference. (LDC 905.2–C.2.a)
7. Avoid Easements. Trees shall not be planted within any easement so as to interfere with the use of that easement, nor under any present or planned overhead utility, nor in any rights–of–way without County approval through the associated review process. (LDC 905.2–C.3.c)
8. Mulch shall be used in conjunction with living plant materials so as to cover exposed soil. Mulch shall be installed to a minimum depth of three (3) inches. The mulch should not be placed directly against the plant stem or tree trunk. Mulch shall not be required for annual beds. Stone or gravel may be used to cover a maximum of 20 percent of the landscaped area. (LDC 905.2–C.3.d)
9. Quality Practices. All landscaping shall be installed in accordance with standards and practices of the Florida Nursery, Growers, and Landscape Association and the Florida Chapter of the International Society of Arboriculture. (LDC 905.2–C.3.e)
10. All portions of a lot upon which development has commenced, but not continued for a period of 30 days, shall be planted with a grass species or ground cover to prevent erosion and encourage soil stabilization. Adequate coverage, so as to suppress fugitive dust, shall be achieved within 45 days. (LDC 905.2–C.3.g)
11. All required landscaping shall be maintained in a healthy condition in perpetuity in accordance with this Code. (LDC 905.2–E.2)
12. Ongoing maintenance to prevent the establishment of prohibited exotic species is required. (LDC 905.2–E.4)

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

DATE	DESCRIPTION	BY
2015.05.15	PER PASCO COMMENTS	KM
2015.04.14	SHEET TITLE, PLAN NOTES, PP, BUFFER	KM
2015.04.14	NOTES 6, 27, 30, 46, BLD. SUM. HEIGHT	KM

REVISIONS

BRIAN G. SURAK LICENSE No. 59064 STATE OF FLORIDA PROFESSIONAL

BRIAN G. SURAK PE NO. 59064
FLORIDA PROFESSIONAL ENGINEER
DATE 9/16/15

CLEARVIEW LAND DESIGN, P.L.
Florida Engineering Business C.A. No.: 28858
1213 E. 6th Avenue, Tampa, Florida 33605
Office: 813–223–3919 Fax: 813–223–3975

PRELIMINARY SITE PLAN

JOB NO. NLC–BX–044	BEXLEY AMENITY CENTER
DESIGN BGS	
DRAWN BGS	PREPARED FOR: NNP-BEXLEY LLC
DATE 01–23–2015	Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +0.83 Feet
FILE PP	SHEET 5 OF 17 SHEETS

SIDEWALK NOTES

1. SIDEWALKS SHALL BE CONSTRUCTED OF NATURAL OR COLORED CONCRETE WITH A MINIMUM 3,000 PSI AND 4" MINIMUM THICKNESS. SIDEWALK IN PASCO R/W SHALL BE FIBER-REINFORCED.
2. ALL 4' WIDE SIDEWALK SHALL HAVE A 5' X 5' PASSING AREA AT INTERVALS NOT TO EXCEED 200 FEET PER ADA GUIDELINES.
3. THE SIDEWALK/MULTI-USE PATH CLEAR ZONE SHALL BE FREE OF OBSTACLES, INCLUDING BUT NOT LIMITED TO SHRUBS, TREES, FENCES, ABOVE GROUND UTILITIES, MAIL BOXES, STREET SIGNS, ETC.
4. CURB RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FDOT INDEX 304.
5. DETECTABLE WARNING "DOMES" WITHIN HANDICAP RAMPS SHALL BE ALIGNED IN THE DIRECTION OF PEDESTRIAN TRAVEL.

STANDARD NOTES (PRIVATE ROADWAYS):

1. ALL TRAFFIC CONTROL DEVICES SHALL BE INSTALLED IN CONFORMANCE WITH THE FEDERAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS.
2. STREET NAME SIGNS SHALL BE 6" ON LOCAL ROADS AND 9" ON COLLECTOR AND ARTERIAL ROADS. SIX-INCH SIGNS SHALL HAVE 4" SERIES C LETTERS AND 9" SIGNS SIGNS SHALL HAVE 6" SERIES B LETTERS. ALL STREET NAME SIGNS ON PRIVATE STREETS (NON-COUNTY MAINTAINED) SHALL BE STANDARD D3 STREET NAMES WITH THE COLORS REVERSED, WHITE BACKGROUND WITH GREEN LETTERS AND BORDER. AT INTERSECTIONS WITH COUNTY MAINTAINED ROADS, THE COUNTY MAINTAINED ROAD SHALL BE GREEN BACKGROUND WITH WHITE LETTERS.
3. CONTRACTOR MUST CONTACT ENGINEER OF RECORD PRIOR TO ORDERING STREET NAME SIGNS. APPROVED STREET NAMES CAN NOT BE DETERMINED UNTIL RECORDING OF THE PLAT.
4. EXISTING STRIPING AND OTHER PAVEMENT MARKINGS TO BE REMOVED SHALL BE DONE AS NECESSARY BY HYDROBLASTING. GRINDING IS NOT PERMITTED.

PAVEMENT LEGEND

- ASPHALT PAVEMENT
- STABILIZED GRASS PARKING AREA
- BRICK PAVERS
- CONCRETE PAVEMENT

WCA 17-1
I

WCA 17-1
III

FITNESS ROOM
GAME ROOM
BATHROOM
FINAL POOL /PLAY AREA DESIGN BY OTHERS
93.85'
233.24'
150.23'
GUARDRAIL
SWFWMD WETLAND LINE
25' WETLAND BUFFER
WETLAND CONSERVATION AREA
MINIMUM PARKING DIMENSION: 9' x 20' ALL REGULAR SPACES
6" RIBBON CURB ADJACENT TO PARKING STALLS (TYP.)
12" RIBBON CURB
ADA RAMP W/ DET. WARNING DOMES (TYP.)
5' WIDE CONCRETE SIDEWALK
7' WIDE SIDEWALK
RETAINING WALL DESIGN BY OTHERS
PLAZA AREA W/ BRICK PAVERS
DUMPSTER ENCLOSURE
12'X50' LOADING AREA
STEM WALL
BICYCLE SHOP
WELCOME CENTER
CROSSWALK PER FDOT INDEX
WELCOME CENTER AND BIKE SHOP CONNECTED VIA COVERED WALKWAY
EXISTING POND (PART OF BEXLEY PARCEL 4 CONSTRUCTION)
CROSSWALK
DO NOT ENTER
R5-1
DO NOT ENTER
ONE WAY
R6-1R
W11-2
18"x18"
R4-7
R1-1
30" x 30"
W/ D3 STREET NAME SIGNS
STOP
RIGHT TURN ONLY
FTP-52-04
24"x 30"
RIGHT TURN ONLY
R1-1
30" x 30"
W/FTP-52-04
RIGHT TURN ONLY
STABILIZED GRASS PARKING AREAS
WHEELSTOP (TYP.)
2' TYPE "A" CURB
ASPHALT ENTRANCE DRIVEWAY
TIE INTO EXISTING SIDEWALK
PROJECT SIGN
BROAD PORCH RUN
BEXLEY VILLAGE DR.
STA. 0+25.00
STA. 0+42.58

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
116	375.00	40°33'00"	265.40	138.53	259.89	N.74°16'30"E.
117	100.00	109°33'00"	191.20	141.63	163.38	N.39°46'30"E.
118	242.00	19°00'00"	80.25	40.50	79.88	N.05°30'00"W.
119	111.00	37°00'00"	71.68	37.14	70.44	N.14°30'00"W.
120	39.00	218°00'00"	148.39	113.26	73.75	N.76°00'00"E.
121	121.00	33°15'00"	70.22	36.13	69.24	S.11°37'30"E.
122	67.00	80°11'09"	93.77	56.41	86.30	S.11°50'35"W.
123	88.00	66°56'09"	102.81	58.18	97.06	S.18°28'05"W.
124	425.00	37°47'19"	280.30	145.46	275.25	N.42°51'21"W.
125	52.00	91°45'00"	83.27	53.61	74.65	N.15°52'30"W.
126	140.00	34°00'00"	83.08	42.80	81.86	N.13°00'00"E.
127	38.00	150°00'00"	99.48	141.82	73.41	N.71°00'00"E.
128	50.00	88°09'11"	76.93	48.41	69.56	S.10°04'35"W.
129	113.00	111°30'35"	219.92	165.99	186.82	S.01°36'07"E.
130	52.00	26°05'07"	23.67	12.05	23.47	S.16°57'26"W.
131	113.00	51°48'14"	102.17	54.87	98.72	N.28°15'03"E.
132	52.00	04°41'08"	4.25	2.13	4.25	S.01°34'19"W.

60 30 0 30 60
SCALE: 1" = 30'

DATE	DESCRIPTION	BY
2015.05.15	GUARDRAILS, STOP W/RT TURNS	KM
2015.04.14	COMMENTS, DIMENSIONS	KM

REVISIONS

BRIAN G. SURAK LICENSE No. 59064 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: 4/01/15
BRIAN G. SURAK PE NO. 59064
FLORIDA PROFESSIONAL ENGINEER

CLEARVIEW LAND DESIGN, P.L.
Engineering Business C.A. No.: 28858
1213 E. 6th Avenue, Tampa, Florida 33605
Office: 813-223-3919 Fax: 813-223-3975

DIMENSIONAL SITE PLAN

JOB NO. NLC-BX-044
DESIGN BGS
DRAWN BGS
DATE 01-23-15
FILE SITE1

BEXLEY AMENITY CENTER

PREPARED FOR: NNP-BEXLEY LLC

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

SHEET 6 OF 17 SHEETS

OFFSITE TRAIL INCLUDED IN BEXELY, PARCEL 4, PHASE 1 PLANS

OFFSITE TRAIL INCLUDED IN BEXELY, PARCEL 4, PHASE 1 PLANS

FENCE – DESIGN/FINAL ALIGNMENT BY OTHERS

132.64'

262.86'

383.17'

118.22'

111.50'

5.00'

5.00'

5.00'

5.00'

5' PERVIOUS TRAIL

5' PERVIOUS TRAIL

166.62'

96.62'

100.53'

3.00'

5.00'

150.23'

6.00'

6.00'

6.00'

POOL

POOL

PLAY GROUND

FITNESS ROOM

GAME ROOM

BATHROOM

N

60 30 0 30 60

SCALE: 1" = 30'

PAVEMENT LEGEND

- ASPHALT PAVEMENT
- STABILIZED GRASS PARKING AREA
- BRICK PAVERS
- CONCRETE PAVEMENT

DATE	DESCRIPTION	BY
2015.05.15	GUARDRAIL	KM
2015.04.14	SHEET ADDED	KM

REVISIONS

BRIAN G. SURAK LICENSE No. 59064 STATE OF FLORIDA PROFESSIONAL ENGINEER

CLEARVIEW LAND DESIGN, P.L.
Engineering Business C.A. No.: 28858
1213 E. 6th Avenue, Tampa, Florida 33605
Office: 813-223-3919 Fax: 813-223-3975

DATE: 9/10/15

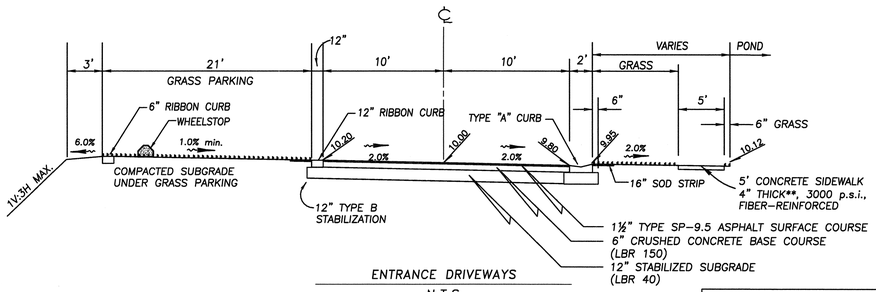
BRIAN G. SURAK PE NO. 59064
FLORIDA PROFESSIONAL ENGINEER

DIMENSIONAL SITE PLAN

BEXLEY AMENITY CENTER

JOB NO.	NLC-BX-044
DESIGN	BGS
DRAWN	KM
PREPARED FOR:	NNP-BEXLEY LLC
DATE	01-23-2015
	Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +0.83 Feet
FILE	SITE2

SHEET 7 OF 17 SHEETS

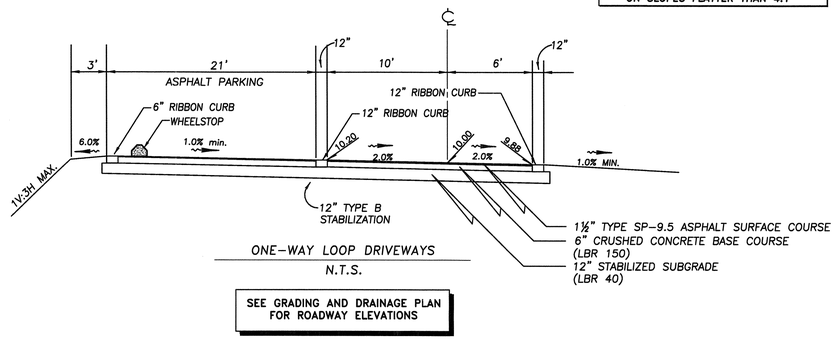


ENTRANCE DRIVEWAYS
N.T.S.

SEE GRADING AND DRAINAGE PLAN FOR ROADWAY ELEVATIONS

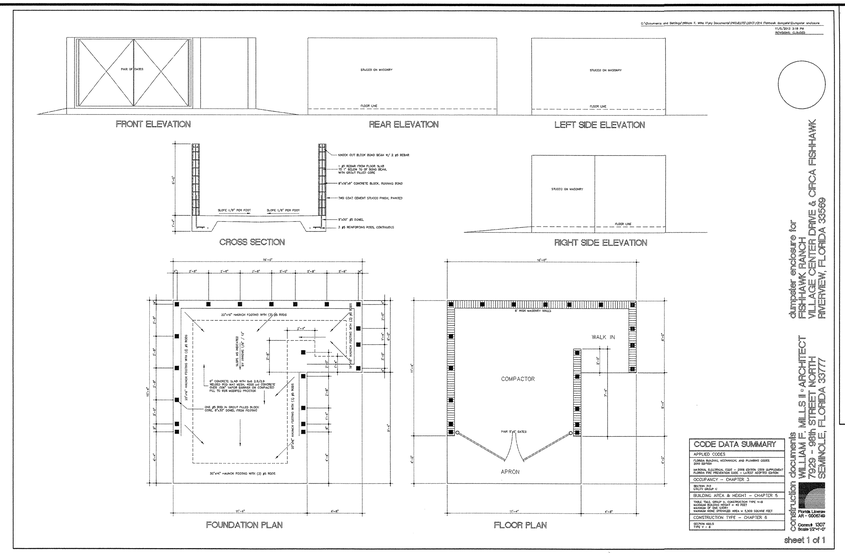
GRASSING NOTES:

- ***16" STRIP OF SOD REQUIRED ON ALL BACK OF CURBS;***
- ***REMAINING GRASS AREAS WITHIN R/W MAY BE SEEDED AND MULCHED ON SLOPES FLATTER THAN 4:1***



ONE-WAY LOOP DRIVEWAYS
N.T.S.

SEE GRADING AND DRAINAGE PLAN FOR ROADWAY ELEVATIONS



CODE DATA SUMMARY

APPLIED CODES	
BUILDING OCCUPANCY CLASSIFICATION AND OCCUPANT LOAD	
OCCUPANCY – CHAPTER 3	
BUILDING AREA	
BUILDING HEIGHT & HEIGHT – CHAPTER 5	
TYPE OF CONSTRUCTION – CHAPTER 6	
FIRE PROTECTION REQUIREMENTS	

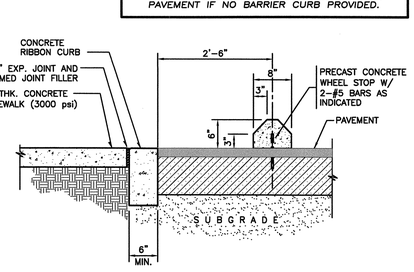
sheet 1 of 1

SIDEWALK DETAIL

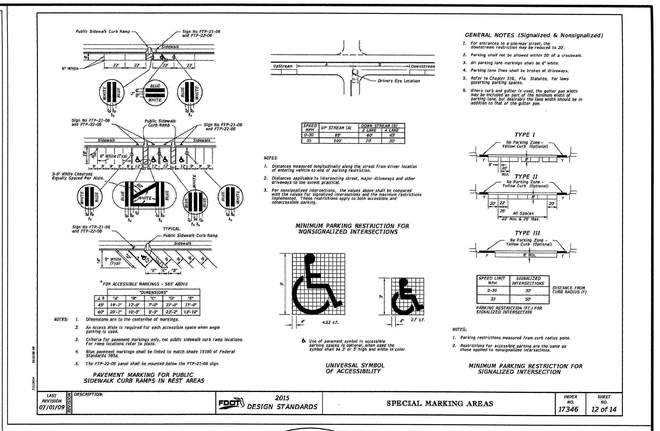
ALL CLEAR ZONES SHALL BE FREE OF ANY OBSTRUCTIONS. SEE CLEAR ZONE WIDTHS PER PASCO COUNTY LDC 901.6(D)(6) IN THE FOLLOWING TABLE:

STREET TYPE	FDOT TYPE F & D CURB	FDOT TYPE A, E, & MIAMI CURB
2	4'	6'
3	4'	6'
4	1½'	6'

1. *FOR PRIVATE STREETS, ENTRANCE AND EXIT GATE EQUIPMENT, GUARDHOUSE, OR OTHER LIKE STRUCTURE MAY BE SET BACK 1½ FEET FROM THE FDOT TYPE F AND D CURB.*
2. *WIDTHS IN ABOVE CHART ARE MEASURED FROM FACE OF BARRIER CURB OR EDGE OF PAVEMENT IF NO BARRIER CURB PROVIDED.*



SIDEWALK, CURB & WHEEL STOP DETAIL



GENERAL NOTES (Signalized & Nonsignalized)

1. *For entrances to a one-way street, the downstream restriction may be reduced to 20'.*
2. *Parking shall not be allowed within 20' of a crosswalk.*
3. *All parking lane markings shall be 4" white.*
4. *Parking lane lines shall be broken at driveways.*
5. *Refer to Chapter 316, Fla. Statutes, For laws governing parking.*
6. *Where curb and gutter is used, the gutter pan width may be included as part of the minimum width of parking lane, but laterally the lane width should be in addition to that of the gutter pan.*

NOTES:

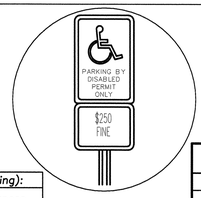
1. *Distances measured longitudinally along the street from driver location of entering vehicle to end of parking restriction.*
2. *Distances applicable to intersecting street, major driveways and other driveways of the access practice.*
3. *For nonsignalized intersections, the values above shall be conserved. Engineering judgment, however, sometimes will call for additional restrictions implemented. These restrictions apply to both accessible and unaccessible parking.*

NOTES:

1. *Parking restrictions measured from curb radius points.*
2. *Restrictions for accessible parking are the same as those applied to nonsignalized intersections.*

LAST REVISION	DESCRIPTION:		INDEX NO.	SHEET NO.
07/01/09		2015 DESIGN STANDARDS	17346	12 of 14

SPECIAL MARKING AREAS



PASCO COUNTY PAVEMENT DESIGN CRITERIA

MINIMUM SN*	ROADWAY CLASSIFICATION
2.34	LOCAL
3.50	TYPE 1
3.50	SUBDIVISION COLLECTOR

* FROM PASCO COUNTY LDC SECTION 901

Proposed Pavement Structure (All driveways and asphalt parking):	
Layer Coefficients	*Thickness*
0.44 – Type SP-9.5 Asphalt Surface	1 1/2"
0.15 – Crushed Concrete Base (LBR 150 min.)	6"
0.08 – Stabilized Subgrade (LBR 40 min.)	12"

SN = (0.44) (1.50) + (0.15) (6) + (0.08) (12) = 2.52

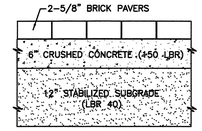
Use: 6" Crushed Concrete Base with 1 1/2" Type SP-9.5 Asphalt Surface and 12" Stabilized Subgrade (LBR 40 Min)

Alternate Pavement Structure (All driveways and asphalt parking):	
Layer Coefficients	*Thickness*
0.44 – Type SP-9.5 Asphalt Surface Course	1 3/4"
0.15 – Soil Cement Base Course (300 p.s.i. min.)	8"
0.04 – Stabilized Subgrade (LBR 20)	12"

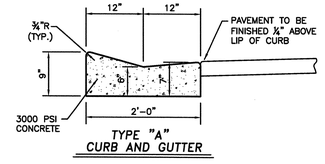
SN = (0.44) (1.75) + (0.15) (8) + (0.04) (12) = 2.45

Use: 8" Soil Cement Base with 1 3/4" Type SP-9.5 Asphalt Surface Course and 12" Stabilized Subgrade (LBR 20)

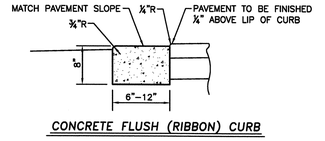
CONTRACTOR MAY PROPOSE ALTERNATE PAVEMENT DESIGNS. CONTRACTOR SHALL SUBMIT ANY PAVEMENT ALTERNATIVES TO ENGINEER FOR APPROVAL PRIOR TO FINAL SUBGRADE PREPARATIONS.



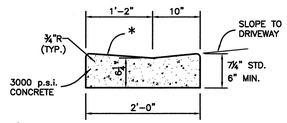
BRICK PAVER DETAIL



TYPE "A" CURB AND GUTTER



CONCRETE FLUSH (RIBBON) CURB



* WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT. THE THICKNESS OF THE LIP SHALL BE 6", UNLESS OTHERWISE SHOWN.

DROP CURB

DROP CURBS SHALL BE USED AT ALL SIDEWALK CONNECTIONS TO DRIVEWAY

ALTERNATE PAVEMENT CONSTRUCTION NOTES (SOIL CEMENT)

1. *SUBGRADE UNDER A SOIL-CEMENT BASE SHALL BE PROOF-ROLLED TO GRADE, AS DIRECTED BY THE ENGINEER AND APPROVED BY THE ENGINEER WITH SUITABLE COMPACTION EQUIPMENT TO ACHIEVE A DENSITY OF NINETY-EIGHT (98%) PERCENT MODIFIED PROCTOR FOR A DEPTH OF TWELVE (12) INCHES PRIOR TO PLACING SOIL-CEMENT BASE.*
2. *SOIL-CEMENT MIX DESIGN SHALL BE PROVIDED A MINIMUM 30 DAYS IN ADVANCE OF PLACEMENT OF BASE MATERIAL FOR APPROVAL BY THE ENGINEER. THE SOIL-CEMENT PRODUCT SHALL BE IN ACCORDANCE WITH PCA STANDARDS. 300 P.S.I. MINIMUM.*
3. *SOIL-CEMENT SURFACE SHALL BE INSPECTED AND APPROVED BY THE ENGINEER PRIOR TO ANY PAVING OPERATION.*

PASCO COUNTY SUBDIVISION PAVEMENT CONSTRUCTION NOTES (CRUSHED CONCRETE)

1. *PAVEMENT WEARING SURFACE SHALL BE ASPHALTIC CONCRETE OF TYPE AND THICKNESS SHOWN IN DETAIL AND SHALL MEET CURRENT FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) SPECIFICATIONS.*
2. *PAVEMENT BASE SHALL BE CRUSHED CONCRETE, AS DESIGNATED IN PLANS, AND SHALL BE COMPACTED TO A MINIMUM THICKNESS AS SHOWN.*
3. *CRUSHED CONCRETE ROAD BASE MATERIAL SHALL MEET THE FOLLOWING CONDITIONS:*

THE WORK SPECIFIED UNDER THIS SECTION CONSISTS OF THE CONSTRUCTION OF ROADWAY BASE UTILIZING CRUSHED CONCRETE (RECLAIMED CONCRETE AGGREGATE BASE MATERIAL) ON A PREPARED STABILIZED SUBGRADE OF LBR 40 WITH A DENSITY OF 98% OF THE MODIFIED PROCTOR MAXIMUM DENSITY AS DETERMINED BY FM1-T 180, METHOD D, IN CONFORMITY WITH THE LINES, GRADES NOTES AND TYPICAL CROSS SECTIONS SHOWN IN THE PLANS, AND AS DIRECTED BY THE COUNTY ENGINEER.

THE CONSTRUCTION OF CRUSHED CONCRETE BASE SHALL CONFORM TO THE REQUIREMENTS OF THIS SECTION, OR, IN LIEU THEREOF, SUCH REQUIREMENTS AS MAY BE ESTABLISHED BY THE COUNTY ENGINEER DURING CONSTRUCTION. THE COUNTY ENGINEER SHALL HAVE FULL AUTHORITY TO MODIFY THE PROVISIONS OF THIS SECTION AS DEEMED NECESSARY, IN HIS OPINION, TO MEET FIELD CONDITIONS AND REQUIREMENTS.

3.1. MATERIALS

3.1.1. CRUSHED CONCRETE MUST BE PRODUCED FROM A SOURCE APPROVED BY FLORIDA DEPARTMENT OF TRANSPORTATION OR THE COUNTY ENGINEER. THE SUPPLIER SHALL HAVE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) PERMIT REQUIREMENTS SECTION 62-701.730 OR BE QUALIFIED AS A CLEAN DEBRIS SOURCE UNDER DEP RULES. THE RECLAIMED CONCRETE AGGREGATE SHALL CONSIST OF CRUSHED CONCRETE MATERIAL DERIVED FROM THE CRUSHING OF HARD PORTLAND CEMENT CONCRETE.

3.2. COMPOSITION

3.2.1. BASE MATERIAL SHALL CONFORM TO THE FOLLOWING GRADATION REQUIREMENTS:

SIEVE SIZE	% BY WEIGHT PASSING
2 INCH	100
3/4 INCH	65 TO 95
3/8 INCH	40 TO 85
NO. 4	25 TO 65
NO. 10	20 TO 50
NO. 50	5 TO 25
NO. 200	0 TO 10

3.2.2. CRUSHED CONCRETE BASE SHALL NOT CONTAIN PLASTIC SOILS SUCH THAT THE NO. 40 SIEVE MATERIAL SHALL BE NON-PLASTIC.

3.2.3. LIQUID LIMIT (AS DETERMINED BY AASHTO T80) (LESS THAN 25) PER MATERIAL TYPE

3.2.4. THE FINISHED IN-PLACE CRUSHED CONCRETE BASE LIMEROCK BEARING RATIO SHALL HAVE A MINIMUM (LBR) OF 150.

3.2.5. CRUSHED CONCRETE BASE SHALL BE FREE OF ALL MATERIALS THAT FALL UNDER THE CATEGORY OF SOLID WASTE OR HAZARD MATERIALS AS DEFINED BY THE STATE OR LOCAL JURISDICTION AND SHALL MEET ALL DEP PERMIT REQUIREMENTS WHICH PERTAIN TO CONSTRUCTION, DEMOLITION AND RECYCLING OF THESE MATERIALS. CRUSHED CONCRETE BASE SHALL BE ASBESTOS FREE. THE FOLLOWING LIMITS SHALL NOT BE EXCEEDED:

BITUMINOUS CONCRETE	1.0% BY WEIGHT
BRICKS	1.0% BY WEIGHT
WOOD & OTHER ORGANIC SUBSTANCES	0.5% BY WEIGHT
HEAVY METALS (EXCEPT LEAD)	0.1% BY WEIGHT
LEAD	5 PARTS PER MILLION
REINFORCED STEEL AND WELDED FABRIC	0.1% BY WEIGHT
PLASTER AND GYPSUM BOARD	0.1% BY WEIGHT

3.2.6. THE MATERIAL FOR CRUSHED CONCRETE BASE SHALL CONSIST ONLY OF CRUSHED CONCRETE PAVEMENT AND SUCH ADDITIVE MATERIAL AS MAY BE APPROVED BY THE COUNTY ENGINEER FOR THE PURPOSE OF FACILITATING CONSTRUCTION AND ACHIEVING THE DESIRED CHARACTERISTICS OF THE FINISHED IN-PLACED PRODUCT. APPROVAL FROM THE COUNTY ENGINEER IS REQUIRED BEFORE PLACING MATERIAL FROM MORE THAN ONE SOURCE. ONCE APPROVED, A CHANGE IN THE SOURCE OF BASE MATERIAL SHALL REQUIRE ADDITIONAL ACCEPTANCE TESTING. THE MATERIAL SHALL NOT CONTAIN LUMPS, BALLS OR POCKETS OF SAND OR CLAY MATERIAL IN SIZE OR QUANTITY SUFFICIENT TO BE DETRIMENTAL TO THE PROPER BONDING, FINISHING, STRENGTH OF THE CONCRETE BASE. EXISTING BASE IS TO BE REMOVED TO CONSTRUCT THE NEW BASE.

3.3 EQUIPMENT, PLACEMENT AND SPREADING OF MATERIAL

3.3.1. USE MECHANICAL ROCK SPREADERS, EQUIPPED WITH A DEVICE THAT STRIKES OFF THE ROCK UNIFORMLY TO LAYING THICKNESS AND CAPABLE OF PRODUCING EVEN DISTRIBUTION. FOR ROADWAY WIDTHS OF 20 FEET OR LESS, CROSSOVERS, INTERSECTIONS, RAMP AREAS OR WHERE THE USE OF A MECHANICAL SPREADER IS NOT PRACTICABLE, THE CONTRACTOR MAY SPREAD THE CRUSHED CONCRETE BASE USING BULLDOZERS OR BLADE GRADERS.

3.3.2. TRANSPORT CRUSHED CONCRETE TO THE POINT OF USE, OVER THE BASE PREVIOUSLY PLACED, AND DUMP IT ON THE END OF THE PRECEDING SPREAD. HAULING ON SUBGRADE TO DUMP CRUSHED CONCRETE BASE WILL BE PERMITTED ONLY WHEN, IN THE ENGINEER'S OPINION, THESE OPERATIONS WILL NOT BE DETRIMENTAL TO THE BASE AND SUBGRADE.

3.3.3. CRUSHED CONCRETE SHALL BE SPREAD UNIFORMLY WITHOUT SEGREGATION OF FINE OR COURSE MATERIALS. SEGREGATED AREAS SHALL BE REPLACED WITH PROPERLY GRADED CRUSHED CONCRETE AFTER REMOVAL.

3.3.4. THE MINIMUM THICKNESS OF THE CRUSHED CONCRETE BASE SHALL BE INDICATED ON THE PLANS. WHEN THE SPECIFIED COMPACTED THICKNESS OF THE CRUSHED CONCRETE BASE IS GREATER THAN SIX INCHES, CONSTRUCT THE BASE IN MULTIPLE COURSES OF EQUAL THICKNESS. INDIVIDUAL COURSES SHALL NOT BE LESS THAN THREE INCHES. PLACE CRUSHED CONCRETE MATERIAL TO ENSURE THE TOTAL THICKNESS SINGLE SOURCE INTEGRITY AT ANY STATION LOCATION OF THE BASE.

3.4 COMPACTING, FINISHING AND TESTING REQUIREMENTS

3.4.1. AFTER SPREADING IS COMPLETED THE CRUSHED CONCRETE SHALL BE UNIFORMLY COMPACTED, WITH WATER BEING ADDED AS REQUIRED TO A DENSITY OF NOT LESS THAN ONE HUNDRED PERCENT (100%) OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180. DURING FINAL COMPACTION OPERATIONS, IF THE BLADING OF ANY AREAS IS NECESSARY TO OBTAIN THE TRUE GRADE AND CROSS SECTION, FREE OF SCABS AND LAMINATIONS, THE COMPACTING OPERATIONS FOR SUCH AREAS SHALL BE COMPLETED PRIOR TO THE PERFORMANCE OF DENSITY TESTS ON THE FINISHED BASE.

3.4.2. MULTIPLE COURSE BASE: CLEAN THE FIRST COURSE OF FOREIGN MATERIAL, THEN BLADE AND BRING IT TO A SURFACE CROSS-SECTION APPROXIMATELY PARALLEL TO THE FINISHED BASE. BEFORE SPREADING ANY MATERIAL FOR THE UPPER COURSES, OBTAIN DENSITY TESTS FOR THE LOWER COURSES TO DETERMINE THAT THE REQUIRED COMPACTION (NOT LESS THAN ONE HUNDRED PERCENT (100%) OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180 HAS BEEN OBTAINED. AFTER SPREADING THE CRUSHED CONCRETE FOR THE TOP COURSE, FINISH AND SHAPE ITS SURFACE TO PRODUCE THE REQUIRED GRADE AND CROSS-SECTION, FREE OF SCABS AND LAMINATIONS, AFTER COMPACTION.

3.4.3. THE MINIMUM DENSITY THAT WILL BE ACCEPTED AT ANY LOCATION OUTSIDE THE TRAVELED ROADWAY (SUCH AS INTERSECTIONS, CROSSOVERS, TURNOUTS, ETC.) SHALL BE 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180.

3.5. TESTING OF BASE COURSE

3.5.1. THE MINIMUM FREQUENCY OF SAMPLING AND TESTING OF CRUSHED CONCRETE MATERIAL, LAB DENSITY, FIELD DENSITY AND THICKNESS SHALL ADHERE TO THE FREQUENCY OF TESTING FOR LIMEROCK BASE IN THE MOST CURRENT EDITION OF "PASCO COUNTY ENGINEERING SERVICES DEPARTMENT TESTING SPECIFICATIONS FOR CONSTRUCTION OF ROADS, STORM DRAINAGE AND UTILITIES". ONE PLANT MIX DESIGN, ONE PLANT GRADATION TEST FOR SIEVE ANALYSIS OF FINE AND COARSE AGGREGATES (AASHTO T-27) (FM1-1027) INCLUDING A PLASTICITY INDEX (FM-T090) (AASHTO T-90) FROM THE APPROVED SOURCE SHALL BE SUBMITTED AT ONE PER DAY OR CHANGE OF MATERIAL. ONE ROADWAY FIELD TEST FOR SIEVE ANALYSIS OF FINE AND COARSE AGGREGATES (ASTM C-136) SHALL BE SUBMITTED PER 500 FEET OF ROAD PER DAY PER MIX DESIGN; MINIMUM ONE PER ROAD.

3.5.2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TESTING PERFORMED IN CONNECTION WITH CONSTRUCTION OF THE BASE.

3.6. CORRECTION OF DEFECTS

3.6.1. ALL SEGREGATED AREAS OF FINE OR COURSE CRUSHED CONCRETE SHALL BE REMOVED AND REPLACED WITH PROPERLY GRADED RECLAIMED CONCRETE AGGREGATE BASE MATERIAL. ALL DEFECTS IN MATERIALS AND CONSTRUCTION SHALL BE CORRECTED BY THE CONTRACTOR, AT HIS EXPENSE, AND TO THE SATISFACTION OF THE COUNTY ENGINEER.

3.7. PRIMING AND MAINTENANCE

3.7.1. APPLY THE PRIME COAT ONLY WHEN THE BASE MEETS THE SPECIFIED DENSITY REQUIREMENTS AND WHEN THE MOISTURE CONTENT, AT THE TIME OF PRIMING, ENSURE THAT THE BASE IS FIRM, UNYIELDING AND IN SUCH CONDITION THAT NO UNDUE DISTORTION WILL OCCUR. MAINTAIN THE TRUE CROWN AND TEMPLATE, WITH NO RUTTING OR DISTORTION, WHILE APPLYING THE SURFACE COURSE.

3.8 PASCO COUNTY TESTING SPECIFICATIONS ON CRUSHED CONCRETE BASE

3.8.1. TESTS FOR BASE THICKNESS, AND DENSITY SHALL BE LOCATED NO MORE THAN THREE HUNDRED (300) FEET APART AND SHALL BE STAGGERED TO THE LEFT, RIGHT, AND ON THE CENTERLINE OF ROADWAY. THERE SHALL BE NO LESS THAN ONE (1) TEST PER STREET. BEARING VALUE, GRADATION AND FIELD TEST FOR SIEVE ANALYSIS OF FINE AND COARSE AGGREGATES (ASTM C-136) SHALL BE NO MORE THAN FIVE HUNDRED (500) FEET.

3.8.2. EXAMPLE: A SEVEN HUNDRED FEET ROAD WOULD REQUIRE TWO FIELD LBR AND GRADATION TESTS, THREE FIELD DENSITY AND THICKNESS TESTS ALONG WITH THE APPROPRIATE LAB TESTING.

4. *SUBGRADE SHALL BE PREPARED IN ACCORDANCE WITH FDOT INDEX NO. 505, LATEST EDITION. EMBANKMENT FILLS OR NATURAL SANDS TO 24-INCHES BELOW THE BOTTOM OF THE PAVEMENT BASE (IF NO STABILIZED SUBGRADE), OR TO 24-INCHES BELOW THE BOTTOM OF STABILIZED SUBGRADE, SHALL BE SANDY SOILS (A-3 OR SP/SP-SM) WITH TYPICALLY 15% FINES OR LESS PASSING THE NO. 200 SIEVE.*
5. *A TYPE "B" STABILIZED SUBGRADE WITH A MINIMUM LBR OF 40 AND TESTED AT A FREQUENCY REQUIRED BY FDOT IS REQUIRED BENEATH CRUSHED CONCRETE BASE COURSES.*
6. *SUBGRADE UNDER A CRUSHED CONCRETE BASE SHALL BE PROOF-ROLLED TO GRADE, AS DIRECTED AND APPROVED BY THE ENGINEER WITH SUITABLE COMPACTION EQUIPMENT TO ACHIEVE A MINIMUM DENSITY OF NINETY-EIGHT (98) PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY AASHTO T-180 FOR A MINIMUM DEPTH OF TWELVE (12) INCHES.*
7. *THE SUBGRADE SHALL BE INSPECTED AND APPROVED BY THE ENGINEER PRIOR TO PLACEMENT OF ANY BASE MATERIAL.*
8. *THE BASE COURSE SHALL BE INSPECTED AND APPROVED BY THE ENGINEER PRIOR TO PLACEMENT OF ANY ASPHALT MATERIAL.*
9. *CRUSHED CONCRETE SURFACE SHALL BE INSPECTED AND APPROVED BY THE ENGINEER PRIOR TO ANY PAVING OPERATION.*
10. *ALL CURBS AND GUTTERS SHALL BE PLACED ON A FOUNDATION OF TYPE "B" STABILIZED SUBGRADE WITH A MINIMUM LBR OF 40 AND WHICH HAS BEEN COMPACTED TO A MINIMUM DENSITY OF NINETY-EIGHT (98) PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY AASHTO T 180 FOR A MINIMUM DEPTH OF TWELVE (12) INCHES.*
11. *ROADWAY UNDERDRAIN HAS BEEN LOCATED ON THESE PLANS TO MEET THE MINIMUM STANDARDS OF PASCO COUNTY. PRIOR TO CURB CONSTRUCTION, THE GEOTECHNICAL ENGINEER SHALL REVIEW THE PREDESIGN BORINGS AND, ALONG WITH THEIR FIELD INSPECTION, MAKE A RECOMMENDATION REGARDING ADDITIONAL UNDERDRAIN REQUIREMENTS.*
12. *SHOULD NO UNDERDRAIN BE SPECIFIED ON THE PLANS THE CONTRACTOR IS TO INCLUDE 1,000 LINEAR FEET OF UNDERDRAIN AT UNIT PRICES FOR BID PURPOSES.*
13. *ALL PORTLAND CEMENT CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 P.S.I. UNLESS OTHERWISE SPECIFIED.*

DATE	DESCRIPTION	BY
2015.05.15	SW,CURB/WHL STOP DETAIL, DEL. 6" UP,CRB	KM
2015.04.14	ADD HC, PAVERS, NOTES, ENCLOSURE	KM

REVISIONS

BRIAN G. SURAK LICENSE No. 59064 STATE OF FLORIDA PROFESSIONAL ENGINEER

CLEARVIEW LAND DESIGN, P.L.
Engineering Business C.A. No.: 28858
1213 E. 6th Avenue, Tampa, Florida 33605
Office: 813-223-3919 Fax: 813-223-3975

DATE

BRIAN G. SURAK PE NO. 59064
FLORIDA PROFESSIONAL ENGINEER

SITE DETAILS

JOB NO.	NLC-BX-044
DESIGN	BGS
DRAWN	BGS
DATE	01-23-2015
FILE	RS

BEXLEY AMENITY CENTER

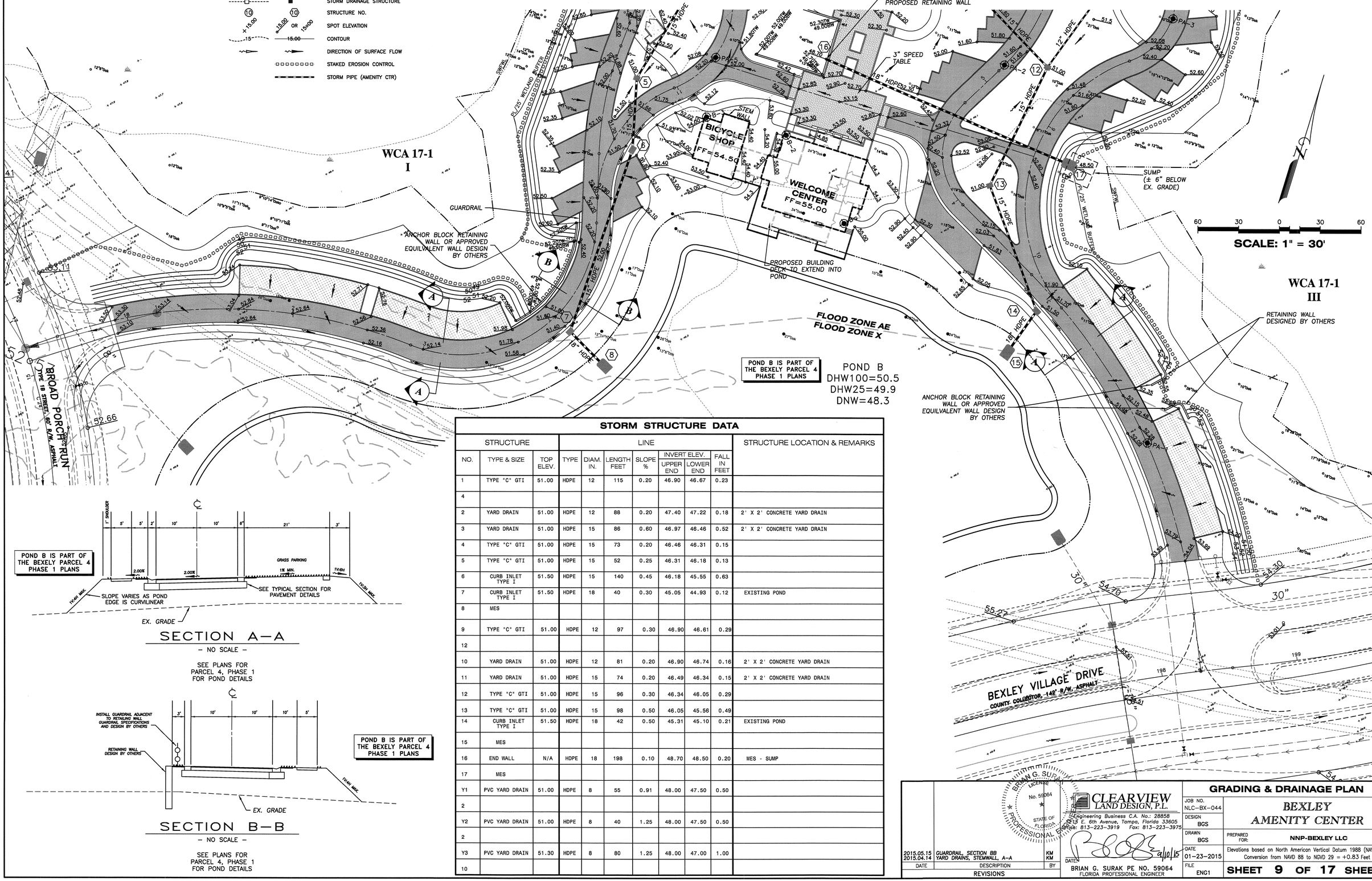
PREPARED FOR: **NNP-BEXLEY LLC**

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

SHEET 8 OF 17 SHEETS

LEGEND

EXISTING	PROPOSED	
⑩	⑩	STORM DRAINAGE STRUCTURE
+ 15.00	15.00 OR 15.00	STRUCTURE NO.
15	15.00	SPOT ELEVATION
		CONTOUR
		DIRECTION OF SURFACE FLOW
		STAKED EROSION CONTROL
		STORM PIPE (AMENITY CTR)



STORM STRUCTURE DATA

STRUCTURE NO.	STRUCTURE TYPE & SIZE	STRUCTURE TOP ELEV.	LINE TYPE	LINE DIAM. IN.	LINE LENGTH FEET	LINE SLOPE %	INVERT ELEV. UPPER END	INVERT ELEV. LOWER END	LINE FALL IN FEET	STRUCTURE LOCATION & REMARKS
1	TYPE "C" GTI	51.00	HDPE	12	115	0.20	46.90	46.67	0.23	
4										
2	YARD DRAIN	51.00	HDPE	12	88	0.20	47.40	47.22	0.18	2' X 2' CONCRETE YARD DRAIN
3	YARD DRAIN	51.00	HDPE	15	86	0.60	46.97	46.46	0.52	2' X 2' CONCRETE YARD DRAIN
4	TYPE "C" GTI	51.00	HDPE	15	73	0.20	46.46	46.31	0.15	
5	TYPE "C" GTI	51.00	HDPE	15	52	0.25	46.31	46.18	0.13	
6	CURB INLET TYPE I	51.50	HDPE	15	140	0.45	46.18	45.55	0.63	
7	CURB INLET TYPE I	51.50	HDPE	18	40	0.30	45.05	44.93	0.12	EXISTING POND
8	MES									
9	TYPE "C" GTI	51.00	HDPE	12	97	0.30	46.90	46.61	0.29	
12										
10	YARD DRAIN	51.00	HDPE	12	81	0.20	46.90	46.74	0.16	2' X 2' CONCRETE YARD DRAIN
11	YARD DRAIN	51.00	HDPE	15	74	0.20	46.49	46.34	0.15	2' X 2' CONCRETE YARD DRAIN
12	TYPE "C" GTI	51.00	HDPE	15	96	0.30	46.34	46.05	0.29	
13	TYPE "C" GTI	51.00	HDPE	15	98	0.50	46.05	45.56	0.49	
14	CURB INLET TYPE I	51.50	HDPE	18	42	0.50	45.31	45.10	0.21	EXISTING POND
15	MES									
16	END WALL	N/A	HDPE	18	198	0.10	48.70	48.50	0.20	MES - SUMP
17	MES									
Y1	PVC YARD DRAIN	51.00	HDPE	8	55	0.91	48.00	47.50	0.50	
2										
Y2	PVC YARD DRAIN	51.00	HDPE	8	40	1.25	48.00	47.50	0.50	
2										
Y3	PVC YARD DRAIN	51.30	HDPE	8	80	1.25	48.00	47.00	1.00	
10										

POND B IS PART OF THE BEXELY PARCEL 4 PHASE 1 PLANS

SECTION A–A

– NO SCALE –

SEE PLANS FOR PARCEL 4, PHASE 1 FOR POND DETAILS

POND B IS PART OF THE BEXELY PARCEL 4 PHASE 1 PLANS

SECTION B–B

– NO SCALE –

SEE PLANS FOR PARCEL 4, PHASE 1 FOR POND DETAILS

DATE	DESCRIPTION	BY
2015.05.15	GUARDRAIL, SECTION BB	KM
2015.04.14	YARD DRAINS, STEMWALL, A–A	KM

REVISIONS

BRIAN G. SURAK LICENSE No. 59064 STATE OF FLORIDA PROFESSIONAL ENGINEER

CLEARVIEW LAND DESIGN, P.L.
Engineering Business C.A. No.: 28858
3313 E. 6th Avenue, Tampa, Florida 33605
Office: 813-223-3919 Fax: 813-223-3975

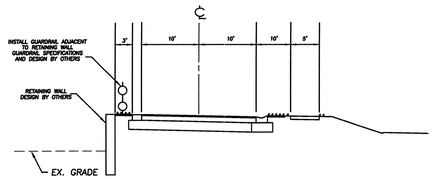
DATE 4/10/15

BRIAN G. SURAK PE NO. 59064
FLORIDA PROFESSIONAL ENGINEER

GRADING & DRAINAGE PLAN

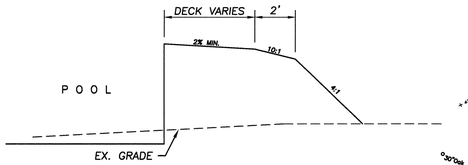
BEXLEY AMENITY CENTER

JOB NO.	NLC–BX–044
DESIGN	BGS
DRAWN	BGS
PREPARED FOR:	NNP-BEXLEY LLC
DATE	01–23–2015
	Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +0.83 Feet
FILE	ENG1



SECTION D–D

– NO SCALE –



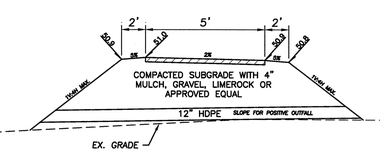
SECTION C–C

– NO SCALE –

60 30 0 30 60

SCALE: 1" = 30'

THE HATCHED AREA REPRESENTS A PERVIOUS TRAIL. THE FINISHED GRADE OF THE PATH SHOULD BE +/–EL.50.0. THE FINAL ALIGNMENT OF THIS TRAIL SHALL BE DETERMINED IN THE FIELD AND SHOULD AVOID TREE IMPACTS. ALL LOW POINTS SHALL HAVE A TIMBER "BRIDGE" TO ALLOW DRAINAGE FLOW. LOCATIONS OF THESE BRIDGE POINTS SHALL BE DETERMINED DURING CONSTRUCTION



PERVIOUS TRAIL SECTION

– NO SCALE –

TRAIL TO CONNECT TO BOARDWALK THAT IS PART OF BEXLEY PARCEL 4 PHASE 1 CONSTRUCTION PLANS

PROPOSED FENCE LINE – FINAL ALIGNMENT TO BE DETERMINED IN FIELD

20 LF 12" HDPE TO BE FIELD LOCATED IN LOW AREAS TO PROVIDE POSITIVE DRAINAGE (SEE PERVIOUS TRAIL SECTION AT RIGHT)

FINAL POOL AREA DESIGN BY OTHERS

NON–HATCHED PORTIONS OF SIDEWALK SHOWN ON THIS PLAN SHALL BE 5' WIDE CONCRETE

PLAYGROUND AREA

FITNESS ROOM FF=52.50

GAME ROOM FF=52.50

BATHROOM FF=52.50

BEAM=52.00

ANCHOR BLOCK RETAINING WALL OR APPROVED EQUIVALENT WALL DESIGN BY OTHERS

ROOF DRAINAGE FOR FITNESS, GAMEROOM & BATHROOM BLDGS. TO CONNECT TO YARD DRAIN SYSTEM

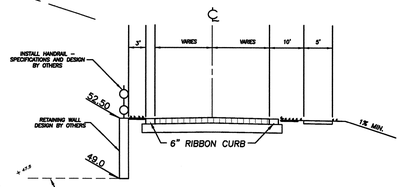
PLAZA LAWN AREA

ANCHOR BLOCK RETAINING WALL OR APPROVED EQUIVALENT WALL DESIGN BY OTHERS

20 LF 12" HDPE TO BE FIELD LOCATED IN LOW AREAS TO PROVIDE POSITIVE DRAINAGE (SEE PERVIOUS TRAIL SECTION AT RIGHT)

TRAIL TO CONNECT TO BOARDWALK THAT IS PART OF BEXLEY PARCEL 4 PHASE 1 CONSTRUCTION PLANS

ANCHOR BLOCK RETAINING WALL OR APPROVED EQUIVALENT WALL DESIGN BY OTHERS



SECTION E–E

– NO SCALE –

LEGEND

EXISTING	PROPOSED	
---□---	■	STORM DRAINAGE STRUCTURE
⑩	⑩	STRUCTURE NO.
+15.00	15.00 OR 15<00	SPOT ELEVATION
15	15.00	CONTOUR
~~	~~~	DIRECTION OF SURFACE FLOW
□□□□□□□		STAKED EROSION CONTROL
═══	═══	STORM PIPE (AMENITY CTR)

DATE	DESCRIPTION	BY
2015.05.15	SECTIONS DD, EE, GUARD, HAND RAILS	KM
2015.04.14	YARD DRAINS, SECTIONS	KM

REVISIONS

BRIAN G. SURAK LICENSE No. 59064 STATE OF FLORIDA PROFESSIONAL ENGINEER

CLEARVIEW LAND DESIGN, P.L.
Engineering Business C.A. No.: 28858
1213 E. 6th Avenue, Tampa, Florida 33605
Office: 813-223-3919 Fax: 813-223-3975

DATE 4/10/15

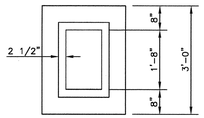
BRIAN G. SURAK PE NO. 59064
FLORIDA PROFESSIONAL ENGINEER

GRADING & DRAINAGE PLAN

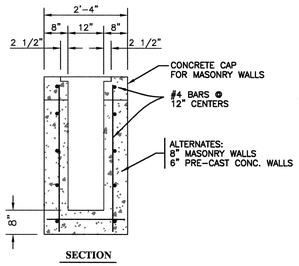
BEXLEY AMENITY CENTER

JOB NO.	NLC–BX–044
DESIGN	BGS
DRAWN	BGS
DATE	01–23–2015
FILE	ENG2
PREPARED FOR:	NNP-BEXLEY LLC
	Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +0.83 Feet

SHEET 10 OF 17 SHEETS



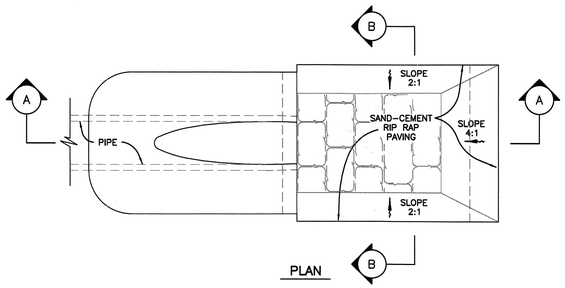
PLAN VIEW



SECTION

YARD DRAIN DETAIL

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



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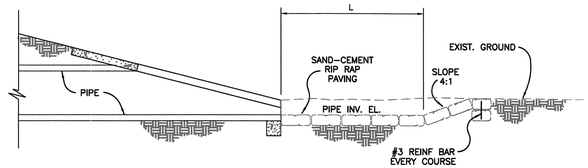
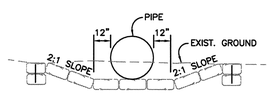


SECTION "A-A"

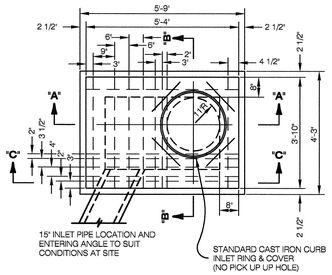


SECTION "B-B"

TYPICAL OUTFALL SUMP DETAIL

SAND-CEMENT BAG

NOTE:
DRAWING NOT TO SCALE



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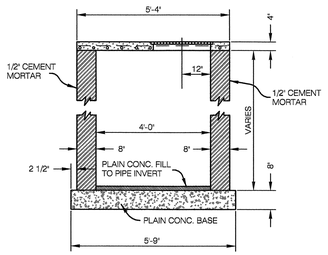

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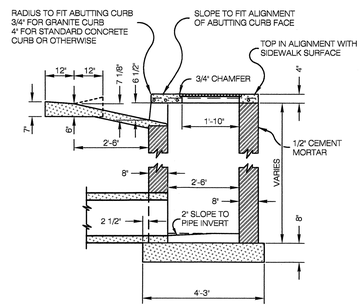

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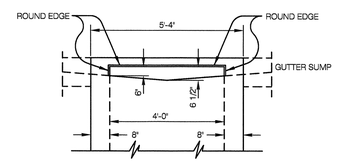
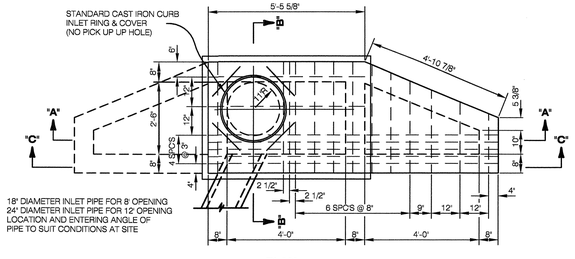


SECTION "C-C"

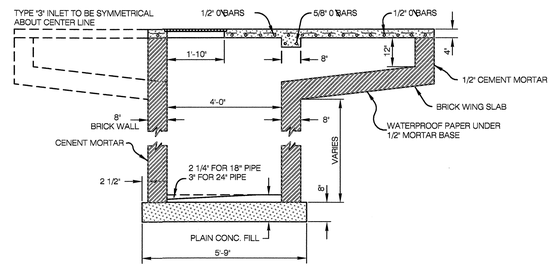
STANDARD STORM WATER CURB INLET TYPE 1

NOTES:
1) STRUCTURES LARGER THAN 4x6 (INSIDE) SHALL BE PRECAST OR CAST-IN-PLACE.
2) ALL INSIDE BRICK WALLS TO BE PLASTERED WITH 1/2" MIN. OF 1:2 CEMENT MORTAR.

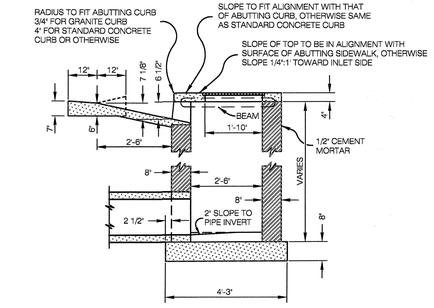
BAR SCHEDULE FOR TOP SLAB			
NO.	SIZE	LOCATION	LENGTH
8	1/2"	TRANSVERSE BARS	3'-6"
6	1/2"	LONGITUDINAL BARS	5'-1"
1	1/2"	LONGITUDINAL BARS	2'-8"
5	5/8"	TRAFFIC BEARING ONLY	2'-4"



PLAN



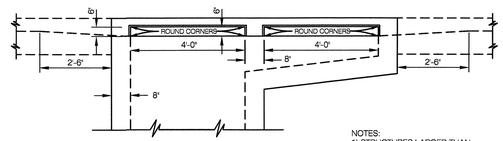
SECTION "A-A"



SECTION "B-B"

TYPE "2" - SINGLE WING WITH 8' LENGTH OF THROAT OPENING

TYPE "3" - DOUBLE WING WITH 12' LENGTH OF THROAT OPENING



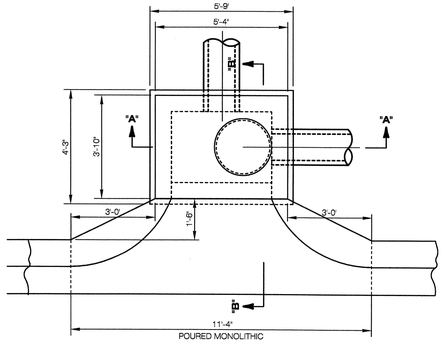
SECTION "C-C"

STANDARD STORM WATER CURB INLET TYPE 2 & 3

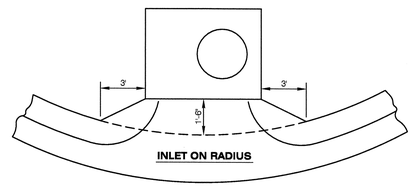
BAR SCHEDULE FOR TOP SLAB			
NO.	SIZE	LOCATION	LENGTH
8	1/2" ⌀	TRANSVERSE BARS - STRAIGHT	3'-6"
1	1/2" ⌀	TRANSVERSE BARS - STRAIGHT	3'-4"
1	1/2" ⌀	TRANSVERSE BARS - STRAIGHT	3'-0"
1	1/2" ⌀	TRANSVERSE BARS - STRAIGHT	2'-8"
1	1/2" ⌀	TRANSVERSE BARS - STRAIGHT	2'-5"
1	1/2" ⌀	TRANSVERSE BARS - STRAIGHT	2'-0"
2	5/8" ⌀	TRANSVERSE BARS - W/ HOOKED ENDS	3'-6"
5	1/2" ⌀	LONGITUDINAL BARS - STRAIGHT	9'-9"
1	1/2" ⌀	LONGITUDINAL BARS - STRAIGHT	6'-3"
1	1/2" ⌀	LONGITUDINAL BARS - STRAIGHT	5'-9"

NOTES:
1) STRUCTURES LARGER THAN 4x6 (INSIDE) SHALL BE PRECAST OR CAST-IN-PLACE.
2) PAVE WITH BRICK AND MORTAR UP TO SPRING LINE WHEREVER TWO OR MORE PIPES ENTER ONE INLET TO PROVIDE A CHANNEL FOR FLOW OF WATER THROUGH INLET.

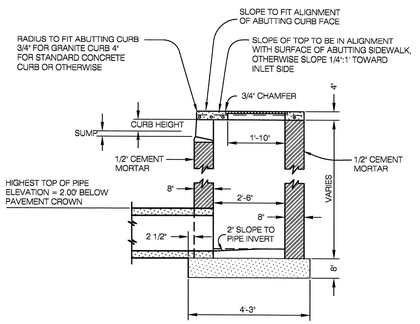
MUMS NOTE:
THIS CURB INLET HAS BEEN APPROVED BY PASCO COUNTY FOR USE ON NON-FUNCTIONALLY CLASSIFIED ROADWAYS, SUCH AS LOCAL STREETS AND SUBDIVISION COLLECTOR ROADWAYS. IT DOES NOT CONFORM TO THE FLORIDA DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION, AND MAINTENANCE FOR STREETS AND HIGHWAYS, THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, OR THE DESIGN STANDARDS FOR DESIGN, CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS ON THE STATE HIGHWAY SYSTEM. HOWEVER, WE HEREBY CERTIFY THAT IT IS SUITABLE FOR USE AT THE LOCATIONS DEPICTED HEREIN.



PLAN



STANDARD INLET FOR MIAMI GUTTER



SECTION "B-B"
TYPE "F" CURB ONLY

CLEARVIEW LAND DESIGN, P.L.
Engineering Business C.A. No.: 28858
1213 E. 6th Avenue, Tampa, Florida 33605
Office: 813-223-3919 Fax: 813-223-3975

BRIAN G. SURAK LICENSE No. 59064 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: 4/10/15
BRIAN G. SURAK PE NO. 59064
FLORIDA PROFESSIONAL ENGINEER

DATE	DESCRIPTION	BY
2015.04.14	ADD SUMP, DELETE UD	KM

REVISIONS

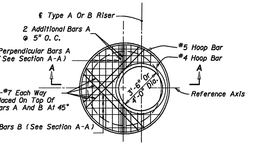
DRAINAGE DETAILS-

BEXLEY AMENITY CENTER

JOB NO. NLC-BX-044
DESIGN BGS
DRAWN BGS
DATE 01-23-2015
FILE DD

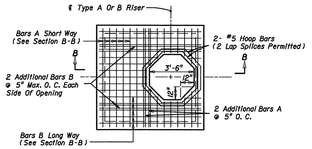
PREPARED FOR: NNP-BEXLEY LLC

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

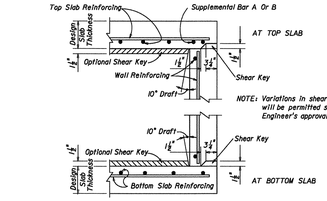


Note: Not Applicable For Type C, D & E Ditch Bottom Inlets. See Index No. 232.

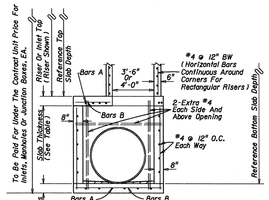
TOP SLAB REINFORCING STEEL DIAGRAM



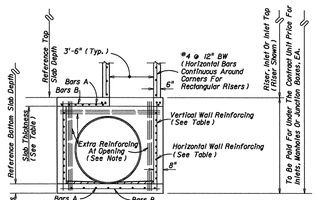
TOP SLAB REINFORCING STEEL DIAGRAM



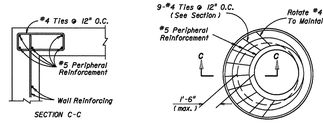
SLAB TO WALL DETAILS FOR PRECAST ALTERNATE WITH 8" WALLS



ALTERNATE A
SECTION A-A



ALTERNATE B
SECTION B-B



SPECIAL TOP SLAB *

* NOTE: When the inside diameter of a round structure is not more than 1'-6" larger than the opening in the riser or top slab, the top of the structure or riser shall be constructed according to the "Special Top Slab" details on this sheet.

NOTE: Provide extra reinforcement each side of each opening at 3" maximum spacing equal to half the area of vertical reinforcement removed by the opening and provide the same area of reinforcement above each opening at 3" maximum spacing as removed by the opening.

GENERAL NOTES

1. Standard structure bottoms 4'-0" diameter and smaller (Alt. A) and 3'-6" square (Alt. B) are designated Type P. Larger standard structure bottoms are designated Type J. Risers are permitted for all structures.
2. Walls of circular structures (Alternate A) constructed in place may be of non-reinforced concrete or brick or reinforced concrete. Precast and rectangular structures (Alternate B) shall be constructed of reinforced concrete only.
3. Wall thickness and reinforcement are for either reinforced cast-in-place or precast concrete units except that precast circular units may be furnished with walls in accordance with either ASTM C478 (up to 96" diameter) or ASTM C76, Class III, B Wall, modified where the elliptical steel cage area is placed in the center one-third of the wall.
4. Top and floor slab thickness and reinforcement are for precast and cast in place construction. Top and floor slabs shall be of Class II concrete. Concrete as specified in ASTM C478 (4000 psi) may be used in lieu of Class I and Class II concrete in precast items manufactured in plants which are under the 'Standard Operating Procedures' for the inspection of precast drainage products.
5. All reinforcement shown is ASTM A615/A615M Grade 60 steel, either smooth or deformed. Equivalent area Grade 40 steel or Grade 65KSI welded wire fabric may be substituted according to Index No. 200.
6. Structure bottoms may be used in conjunction with curb inlet Tops Types 1, 2, 3, 4, 5, 6, 9, and 10, and any manhole or junction box unless otherwise shown in the plans or other standard drawings. Alt. B structure bottoms may be used in conjunction with curb inlet Types 7 & 8, or any ditch bottom inlet unless otherwise shown in the plans or other standard drawings.
7. Rectangular structures may be rotated as directed by the Engineer in order to facilitate connections between the structure walls and storm sewer pipes.
8. Except when ACI hooks are specifically required, reinforcement top and slab shall be straight embedment.
9. All steel bars shall have 1½" minimum cover unless otherwise shown except for precast circular units manufactured under ASTM C76 or ASTM C478. Horizontal steel in rectangular structures shall be lapped a minimum of 24 bar diameters at corners.
10. The corner fillets shown are necessary for rectangular structures used with circular risers and inlet throats and used on skew with rectangular risers. Inlet and inlet throats. Fillets will be required in lieu of the bottom slab of the Alt. B riser when used with the Alt. A box. Each fillet shall be reinforced with 2-*5 bars.
11. Inlet throats, riser or manhole tops shall be secured to structures as shown on Index No. 201.
12. Structures with depths over 14' are to be checked for flotation by designer of project drainage.
13. Units larger than specified standard may be substituted at the contractor's option when these units will not cause or increase the severity of utility conflicts. Such larger units shall be furnished at no additional cost to the Department. Larger Alternate A units cannot replace Alternate B units without approval of the Engineer. This note applies to this Index only.
14. For manhole and junction box tops, for frames and covers, and, for supplementary details see Index No. 201.

STRUCTURE BOTTOMS TYPE J AND P

1 of 2

SLAB DESIGNS - SQUARE AND RECTANGULAR STRUCTURES

(ALL SLABS 8" THICK - REINFORCING PARALLEL TO SHORT WAY AND LONG WAY)

SHORT-WAY SLAB DEPTH	SHORT-WAY SCHEDULE	LONG-WAY SLAB DEPTH	LONG-WAY SCHEDULE
SIZE: 3'-6" x UNLIMITED			
≥ 0.5' < 29'	B	≥ 0.5' - 40'	B
29' - 40'	C		
SIZE: 4'-0" x UNLIMITED			
≥ 0.5' < 19'	B	≥ 0.5' < 34'	B
19' < 29'	C	34' - 40'	C
29' - 40'	D		
SIZE: 5' x 5'			
≥ 0.5' < 3'	C	≥ 0.5' < 3'	C
3' < 19'	B	3' < 19'	B
19' < 28'	C	19' < 28'	C
28' < 38'	D	28' < 38'	D
38' - 40'	F	38' - 40'	F
SIZE: 5' x 6'			
≥ 0.5' < 3'	C	≥ 0.5' < 3'	C
3' < 16'	B	3' < 20'	B
16' < 24'	C	20' < 29'	C
24' < 34'	D	29' - 40'	D
34' - 40'	F		
SIZE: 5' x 7'			
≥ 0.5' < 3'	C	≥ 0.5' < 3'	C
3' < 14'	B	3' < 22'	B
14' < 21'	C	22' < 33'	C
21' < 39'	D	33' - 40'	D
39' - 40'	F		
SIZE: 5' x 8'			
≥ 0.5' < 3'	C	≥ 0.5' < 39'	B
3' < 8'	B	39' - 40'	C
8' < 17'	C		
17' < 23'	D		
23' - 40'	F		
SIZE: 5' x 9'			
≥ 0.5' < 3'	C	≥ 0.5' < 32'	B
3' < 6'	B	32' - 40'	C
6' < 17'	C		
17' < 23'	D		
23' - 40'	F		

SHORT-WAY SLAB DEPTH	SHORT-WAY SCHEDULE	LONG-WAY SLAB DEPTH	LONG-WAY SCHEDULE
SIZE: 6' x 6'			
≥ 0.5' < 3'	D	≥ 0.5' < 3'	D
3' < 4'	C	3' < 4'	C
4' < 14'	B	4' < 14'	B
14' < 21'	C	14' < 21'	C
21' < 28'	D	21' < 28'	D
28' - 40'	F	28' - 40'	F
SIZE: 6' x 7'			
≥ 0.5' < 3'	D	≥ 0.5' < 3'	D
3' < 4'	C	3' < 4'	C
4' < 12'	B	4' < 15'	B
12' < 19'	C	15' < 21'	C
19' < 26'	D	21' < 30'	D
26' - 40'	F	30' - 40'	F
SIZE: 6' x 8'			
≥ 0.5' < 3'	D	≥ 0.5' < 3'	D
3' < 4'	C	3' < 4'	C
4' < 7'	B	4' < 16'	B
7' - 16'	C	16' < 23'	C
16' < 23'	D	23' < 32'	D
23' - 40'	F	32' - 40'	F
SIZE: 6' x 9'			
≥ 0.5' < 3'	D	≥ 0.5' < 3'	D
3' < 15'	C	3' < 4'	C
15' < 21'	D	4' < 18'	B
21' < 27'	E	18' < 27'	C
27' - 40'	G	27' < 37'	D
		37' - 40'	E
SIZE: 7' x 7'			
≥ 0.5' < 3'	E	≥ 0.5' < 3'	E
3' < 4'	D	3' < 4'	D
4' < 15'	C	4' < 16'	C
15' < 22'	D	16' < 22'	D
22' < 28'	E	22' < 28'	E
28' - 40'	G	28' - 40'	G
SIZE: 7' x 8'			
≥ 0.5' < 3'	E	≥ 0.5' < 3'	E
3' < 4'	D	3' < 4'	D
4' < 15'	C	4' < 17'	C
15' < 21'	D	17' < 23'	D
21' < 27'	E	23' < 29'	E
27' - 40'	G	29' - 40'	G
SIZE: 7' x 9'			
≥ 0.5' < 3'	E	≥ 0.5' < 3'	E
3' < 4'	D	3' < 4'	D
4' < 12'	C	4' < 18'	C
12' < 18'	D	18' < 24'	D
18' < 24'	E	24' < 32'	E
24' - 40'	G	32' - 40'	G

SHORT-WAY SLAB DEPTH	SHORT-WAY SCHEDULE	LONG-WAY SLAB DEPTH	LONG-WAY SCHEDULE
SIZE: 8' x 8'			
≥ 0.5' < 3'	D	≥ 0.5' < 3'	D
3' < 4'	C	3' < 4'	C
4' < 9'	B	4' < 9'	B
9' < 17'	C	9' < 17'	C
17' < 31'	D	17' < 31'	D
31' - 40'	G	31' - 40'	G
SIZE: 8' x 9'			
≥ 0.5' < 3'	D	≥ 0.5' < 3'	E
3' < 4'	C	3' < 4'	D
4' < 16'	B	4' < 18'	C
16' < 22'	C	18' < 26'	D
22' < 29'	D	26' < 32'	F
29' - 40'	F	32' - 40'	G
SIZE: 9' x 9'			
≥ 0.5' < 3'	F	≥ 0.5' < 3'	F
3' < 14'	C	3' < 14'	C
14' < 20'	D	14' < 20'	D
20' < 26'	E	20' < 26'	E
26' - 40'	G	26' - 40'	G

GENERAL NOTES

1. Size is the inside dimensional s) of a structure.
2. Slab reinforcement is appropriate for top, intermediate, and bottom slabs.
3. Slab depth is measured from finished grade to top of slab.
4. Wall design depth is measured to the top of the bottom slab for boxes and to the top of the intermediate slab for risers.
5. Wall height is the distance between top of lower slab to bottom of upper slab.
6. Wall sizes exceeding 9'-0" require a special design.

REINFORCING SCHEDULE

SCHEDULE	GRADE 60 STEEL OR 65 KSI WIRE FABRIC) In²/ft
A	0.20
B	0.24
C	0.37
D	0.53
E	0.73
F	1.06
G	1.45

SLAB DESIGNS - ROUND STRUCTURES

SLAB DEPTH	SLAB THICKNESS	REINFORCING (2 WAYS) SCHEDULE
SIZE: 3'-6"		
≥ 0.5' - 40'	8"	C
SIZE: 4'-0"		
≥ 0.5' - 40'	8"	C
SIZE: 5'-0"		
≥ 0.5' < 30'	8"	C
30' - 40'	8"	D
SIZE: 6'-0"		
≥ 0.5' < 8'	8"	B
8' < 18'	8"	C
18' < 30'	8"	D
30' < 37'	8"	E
37' - 40'	8"	G
SIZE: 8'-0"		
≥ 0.5' < 9'	10"	C
9' < 15'	10"	D
15' < 23'	10"	E
23' < 33'	10"	F
33' - 40'	12"	G
SIZE: 10'-0"		
≥ 0.5' < 6'	10"	C
6' < 11'	10"	D
11' < 17'	10"	E
17' < 23'	12"	E
23' - 40'	12"	G
SIZE: 12'-0"		
≥ 0.5' < 6'	12"	C
6' < 11'	12"	D
11' < 18'	12"	E
18' < 20'	14"	E
20' - 40'	14"	G

WALL DESIGNS - RECTANGULAR STRUCTURES

VERTICAL REINFORCING WALL DEPTH	VERTICAL REINFORCING SCHEDULE	HORIZONTAL REINFORCING WALL DEPTH	HORIZONTAL REINFORCING SCHEDULE
SIZE: 3'-6" * SEE NOTE BELOW			
≥ 1.17' - 40'	A	≥ 1.17' - 40'	B
SIZE: 4'-0"			
≥ 1.17' - 40'	A	≥ 1.17' - 40'	B
SIZE: 5'-0"			
≥ 1.17' - 40'	A	≥ 1.17' < 33'	B
		33' - 40'	C
SIZE: 6'-0"			
≥ 1.17' - 40'	A	≥ 1.17' < 22'	B
		22' - 40'	C
SIZE: 7'-0"			
≥ 1.17' - 40'	A	≥ 1.17' < 15'	B
		15' < 25'	C
		25' - 40'	D
SIZE: 8'-0"			
≥ 1.17' - 40'	A	≥ 1.17' < 11'	B
		11' < 19'	C
		19' < 29'	D
		29' - 40'	F
SIZE: 9'-0"			
≥ 1.17' - 40'	A	≥ 1.17' < 15'	C
		15' < 22'	D
		22' - 40'	F

* Precast structures 3'-6" x 3'-6" maybe cast with 6" walls to depths of 15'. See Index No. 201.

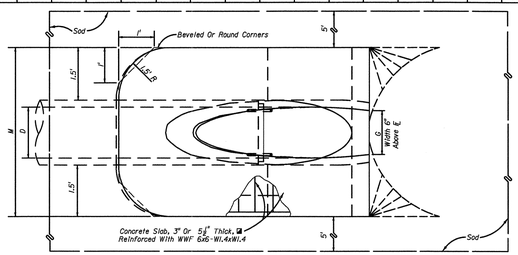
STRUCTURE BOTTOMS TYPE J AND P

2 of 2

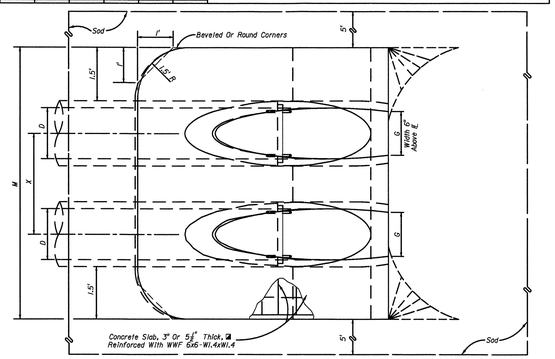
DIMENSIONS AND QUANTITIES																					
								M					5½" CONCRETE SLAB (CY) ■				SODDING (SQ. YDS.)				
	D	X	A	B	C	E	F	G	Single Pipe	Double Pipe	Triple Pipe	Quad. Pipe	N	Single Pipe	Double Pipe	Triple Pipe	Quad. Pipe	Single Pipe	Double Pipe	Triple Pipe	Quad. Pipe
2d Slope	15"	2'-7"	1.92'	2.18'	4.10'	2.06'	5"	1.28'	4.63'	1.82'	9.19'	16.30'	1.19'	0.38	0.58	0.77	0.96	21	24	29	30
	18"	2'-10"	1.91'	2.74'	4.71'	2.42'	5"	1.41'	4.92'	1.75'	10.58	15.46'	1.19'	0.44	0.65	0.87	1.09	22	26	28	31
	24"	3'-5"	2.06'	3.80'	5.91'	3.06'	5"	1.71'	5.20'	1.90'	10.93	15.70'	1.20'	0.54	0.83	1.12	1.42	24	28	32	35
	30"	4'-1"	2.15'	4.95'	7.10'	4.50'	6"	2.00'	6.08'	2.31'	14.58'	18.83'	1.29'	0.66	1.09	1.50	1.91	26	31	35	40
	36"	4'-11"	2.28'	6.09'	8.37'	5.94'	6"	2.34'	6.49'	2.79'	15.81'	21.39'	1.33'	0.81	1.39	1.98	2.57	28	34	39	45
	42"	6'-0"	2.54'	7.39'	9.93'	6.98'	10"	2.45'	7.25'	3.15'	19.25'	25.50'	1.38'	0.99	1.70	2.45	3.19	30	37	43	50
	48"	6'-10"	2.63'	8.53'	10.76'	7.50'	11"	2.53'	7.61'	3.53'	19.93	26.06'	1.42'	1.13	2.04	2.93	3.84	32	39	47	54
	54"	7'-10"	2.72'	9.44'	11.96'	8.50'	12"	2.61'	8.42'	3.90'	20.60	27.15'	1.46'	1.31	2.44	3.58	4.72	34	45	51	59
	60"	8'-6"	2.82'	10.56'	13.18'	9.56'	14"	3.00'	9.00'	11.50'	26.00'	34.50'	1.50'	1.51	2.89	4.28	5.68	36	46	55	64
	66"	9'-2"	2.91'	11.68'	14.39'	10.50'	15"	3.18'	9.58'	12.25'	27.58'	37.08'	1.54'	1.68	3.25	4.84	6.42	38	49	58	68
	72"	10'-0"	2.80'	12.80'	15.60'	11.56'	16"	3.30'	10.16'	20.16'	30.16'	40.16'	1.58'	1.89	3.74	5.59	7.45	40	51	62	73
4d Slope	15"	2'-7"	2.27'	4.09'	6.36'	4.03'	6"	1.22'	4.63'	1.69'	9.19'	16.30'	1.19'	0.57	0.87	1.15	1.44	23	26	29	32
	18"	2'-10"	2.26'	5.18'	7.45'	5.03'	6"	1.40'	4.92'	1.74'	10.58	15.46'	1.19'	0.66	0.98	1.30	1.62	25	29	33	36
	24"	3'-5"	2.63'	7.18'	9.77'	7.03'	8"	1.71'	5.20'	2.52'	10.93	15.70'	1.20'	0.85	1.30	1.75	2.20	28	33	38	43
	30"	4'-1"	2.70'	9.28'	11.35'	9.03'	10"	2.00'	6.08'	3.03'	14.58'	18.83'	1.29'	1.01	1.74	2.39	3.05	31	38	46	53
	36"	4'-11"	2.79'	11.37'	14.16'	11.03'	12"	2.34'	6.49'	3.43'	15.81'	21.39'	1.33'	1.16	2.00	2.83	3.68	33	42	50	59
	42"	6'-0"	3.05'	13.39'	16.48'	13.03'	14"	2.45'	7.25'	3.53'	19.25'	25.50'	1.38'	1.58	2.76'	3.91	5.09	38	48	57	68
	48"	6'-10"	3.22'	15.43'	18.65'	15.03'	16"	2.53'	7.61'	3.63'	19.93	26.06'	1.42'	1.85	3.30	4.73	6.17	41	53	65	77
	54"	7'-10"	3.39'	17.49'	20.88'	17.03'	18"	2.61'	8.42'	15.00'	27.75'	40.50'	1.46'	2.14	3.95	5.77	7.58	44	58	72	86
	60"	8'-6"	3.50'	19.50'	23.11'	19.03'	20"	3.00'	9.00'	17.50'	29.00'	54.50'	1.50'	2.45	4.66	6.87	9.07	47	66	85	104
	66"	9'-2"	3.73'	21.62'	25.35'	21.03'	22"	3.18'	9.58'	18.75'	29.58'	54.08'	1.54'	2.86	5.54	8.18	10.84	49	70	93	80
	72"	10'-0"	3.91'	23.68'	28.59'	23.03'	24"	3.30'	10.16'	20.16'	30.16'	40.16'	1.58'	3.34	6.61	9.87	13.13	52	63	74	85

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

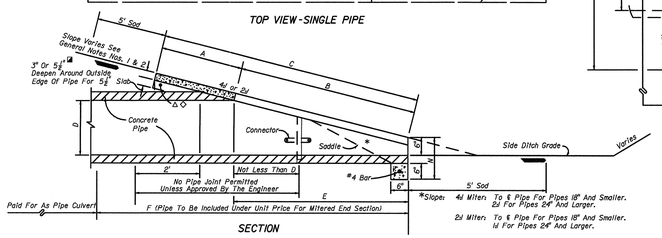
B E
△ 6.42' △ 6.25' Dimensions permitted to allow use of 8' standard pipe lengths.
◇ 10.40 ◇ 10.0' Dimensions permitted to allow use of 12' standard pipe lengths.
△◇ Concrete slab shall be deepened to form bridge across crown of pipe. See section below.



TOP VIEW-SINGLE PIPE



TOP VIEW-MULTIPLE PIPE



SECTION

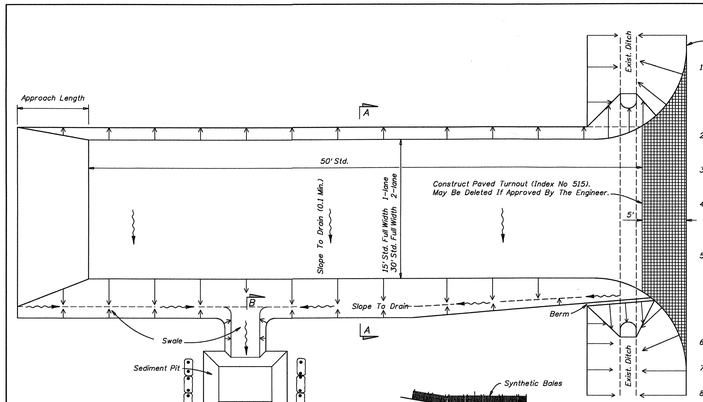
NOTES: See sheet 6 for details and notes.

CROSS DRAIN
MITERED END SECTION
SINGLE AND MULTIPLE ROUND CONCRETE PIPE
FDOT INDEX #272

*Slopes: 4d Miter: To ℄ Pipe For Pipes 18" And Smaller. 2d For Pipes 24" And Larger.
2d Miter: To ℄ Pipe For Pipes 18" And Smaller. 1d For Pipes 24" And Larger.

GENERAL NOTES

1. Mitered end sections for pipe sizes 15", 18" and 24" round or equivalent pipe arch or elliptical pipe are permitted within the clear zone. When the slope intersection permits, the mitered end section may be located with the culvert opening as close as 8' beyond the outside edge of the shoulder.
2. Slope and ditch transitions shall be used when the normal roadway slope must be flattened to place end section outside clear zone. See detail left.
3. The reinforced concrete slab shall be constructed for all sizes of cross drain pipe and cast in place with Class I concrete. Slabs shall be 5½" thick unless 3" thickness called for in plans.
4. Concrete pipe used in the assembly of mitered end sections shall be selective lengths to avoid excessive connections.
5. Corrugated metal pipe galvanizing that is damaged during bevelling and perforating for mitered end section shall be repaired.
6. That portion of corrugated metal pipe in direct contact with the concrete slab shall be bituminous coated prior to placing of the concrete.
7. Unless otherwise designated in the plans, concrete pipe mitered end sections may be used with any type of cross drain pipe; corrugated steel pipe mitered end sections may be used with any type of cross drain pipe except aluminum pipe; and, corrugated aluminum mitered end sections may be used with any type of cross drain pipe except steel pipe. When bituminous coated metal pipe is specified for cross drain pipe, mitered end sections shall be constructed with like pipe or concrete pipe.
8. When the mitered end section pipe is dissimilar to the cross drain pipe, a concrete jacket shall be constructed in accordance with Standard Index 280.
9. When existing multiple cross drain pipes are spaced other than the dimensions shown in this detail, or have non-parallel axes, or have non-uniform sections, the mitered end sections will be constructed either separately as single pipe mitered end sections or collectively as multiple pipe end sections as directed by the Engineer; however, mitered end sections will be paid for each based on each independent pipe end.
10. The cost of all pipe(s), fasteners, reinforcing, connectors, anchors, concrete, sealants, jackets, and coupling bands shall be included in the cost for the mitered end section. Sodding shall be paid for separately under the contract unit price of Sodding, SY.
11. Mitered end sections shall be paid for under the contract unit price for Mitered End Section (CD), Each, based on each independent pipe end. Mitered end sections use for detention/retention basin outlets are to be paid for under the contract unit price for Mitered End Section, (BD), Each.



GENERAL NOTES

1. A Soil Tracking Prevention Device (STPD) shall be constructed at locations designated by the engineer for points of egress from unstabilized areas of the project to public roads where off-site tracking of mud could occur. Traffic from unstabilized areas of the construction project shall be directed thru a STPD. Barriers, flagging, or other positive means shall be used as required to limit and direct vehicular egress across the STPD.
2. The Contractor may propose an alternative technique to minimize off-site tracking of sediment. The alternative must be reviewed and approved by the Engineer prior to its use.
3. All materials spilled, dropped, or tracked onto public roads (including the STPD aggregate and construction mud) shall be removed daily, or more frequently if so directed by the Engineer.
4. Aggregates shall be as described in Section 901 excluding 901-2.3. Aggregates shall be FDOT size #1. If this size is not available, the next available smaller size aggregate may be substituted with the approval of the Engineer. Sizes containing excessive small aggregate will track off the project and are unsuitable.
5. The sediment pit should provide a retention volume of 3600 cubic feet/acre of surface area draining to the pit. When the STPD is isolated from other drainage areas, the following pit volumes will satisfy this requirement:
   15' x 50'=100 ft.³ 30' x 50'=200 ft.³
   As an option to the sediment pit, the width of the swale bottom can be increased to obtain the volume. When the sediment pit or swale volume has been reduced to one half, it shall be cleaned. When a swale is used, synthetic bales or silt fence shall be placed along the entire length.
6. The swale ditch draining the STPD shall have a 0.02% minimum and a 1.0% maximum grade along the STPD and to the sediment pit.
7. Mitered end sections are not required when the sidedrain pipe satisfies the clear zone requirements.
8. The STPD shall be maintained in a condition that will allow it to perform its function. To prevent off-site tracking, the STPD shall be rinsed (daily when in use) to move accumulated mud downward thru the stone. Additional stabilization of the vehicular route leading to the STPD may be required to limit the mud tracked.
9. A STPD shall be paid for under the contract unit price for Soil Tracking Prevention Device, EA. The unit price shall constitute full compensation for construction, maintenance, replacement of materials, removal, and restoration of the area utilized for the STPD including but not limited to excavation, grading, temporary pipe (including MES when required), filter fabric, aggregate, paved turnout (including asphalt and base construction), ditch stabilization, approach route stabilization, sediment removal and disposal, water, rinsing and cleaning of the STPD and cleaning of public roads, grassing and sod. Synthetic Bale or Bale Type Barrier shall be paid for under the contract unit price for Synthetic Bales, LF. Silt fence shall be paid for under the contract unit price for Staked Silt Fence, LF.
10. The nominal size of a standard STPD is 15' x 50' unless otherwise shown in the plans. If the volume of entering and existing vehicles warrant, a 30' width STPD may be used if approved by the Engineer. When a double width (30') STPD is used, the pay quantity shall be 2 for each location.

SOIL TRACKING PREVENTION DEVICE TYPE A

Last Revision 07/01/07 | Sheet No. 1 of 1 | Index No. 106

BRIAN G. SURAK LICENSE No. 59064 STATE OF FLORIDA PROFESSIONAL ENGINEER

CLEARVIEW LAND DESIGN, P.L.
Engineering Business C.A. No.: 28858
3213 E. 6th Avenue, Tampa, Florida 33605
Office: 813-223-3919 Fax: 813-223-3975

DATE	DESCRIPTION	BY
2015.04.14	RENUMBERED SHEETS	KM

REVISIONS

DATE 4/10/15
BRIAN G. SURAK PE NO. 59064
FLORIDA PROFESSIONAL ENGINEER

DRAINAGE DETAILS

JOB NO.	NLC-BX-044
DESIGN	BGS
DRAWN	BGS
DATE	01-23-2015
FILE	DD

BEXLEY AMENITY CENTER

PREPARED FOR: NNP-BEXLEY LLC

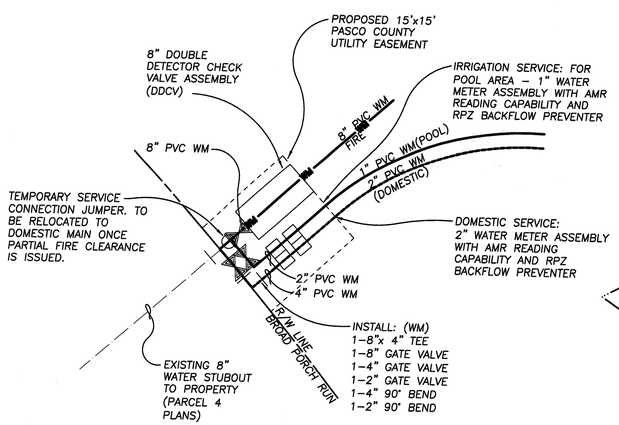
Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +0.83 Feet

SHEET 12 OF 17 SHEETS

LEGEND

- SWFWMD WETLAND LINE
- 25' OFFSET FROM WETLAND LINE (SHOWN FOR INFORMATIONAL PURPOSES)
- A2
- SANITARY SEWER (SM)
- 6" SINGLE SERVICE
- 6" DOUBLE SERVICE
- FORCE MAIN (FM)
- IRRIGATION & LIGHTING SLEEVE
- RECLAIMED MAIN (RM)
- DOUBLE SERVICE (RM) SHORTSIDE
- SINGLE SERVICE (RM) SHORTSIDE
- SINGLE SERVICE (RM) LONGSIDE W/SERVICE SLEEVE
- DOUBLE SERVICE (RM) LONGSIDE W/SERVICE SLEEVE
- VALVE & BOX
- REDUCER
- PLUG
- BLOW-OFF
- BENDS
- WATER MAIN (WM)
- FIRE HYDRANT
- DOUBLE SERVICE (WM) SHORTSIDE
- SINGLE SERVICE (WM) SHORTSIDE
- SINGLE SERVICE (WM) LONGSIDE W/SERVICE SLEEVE
- DOUBLE SERVICE (WM) LONGSIDE W/SERVICE SLEEVE
- WDSP — WATER DISTRIBUTION SAMPLING POINT
- WM — 8" WATER MAIN FIRE (WM)
- 1" WATER MAIN POOL SERVICE (WM)
- 2" WATER MAIN DOMESTIC SERVICE (WM)

WATER METER DETAIL



SLEEVING NOTES

2"L — DENOTES SLEEVE SIZE & LOCATION (SLEEVE LOCATIONS DEPICTED ON WATER, REUSE & SANITARY SEWER PLANS)

- 2"I IRRIGATION
- 2"L LIGHTING
- 2"T TELECOMMUNICATION
- 2" ADDITIONAL SLEEVE (ADD)

ALL SLEEVING TO BE SCHEDULE 40 PVC MINIMUM THICKNESS. BURY ALL SLEEVES A MINIMUM OF 24" BELOW TOP OF CURB. NO SLEEVES SHALL BE DEEPER THAN 40" BELOW FINISH GRADE.

WHERE SEVERAL SLEEVES ARE REQUIRED, MAINTAIN 6" HORIZONTAL SEPARATION BETWEEN EACH SLEEVE. DO NOT STACK ONE ON TOP OF ANOTHER.

ALL SLEEVES ARE REQUIRED TO BE AT LEAST 2" DIA.

LOCATE ALL SLEEVES WITH PVC ELBOWS ABOVE GRADE. WHEN THERE ARE MULTIPLE SLEEVES ONLY (1) 2" SLEEVE NEEDS TO BE ELBOWED. STAKE WITH A 2 BY 4 AND MARK WITH PAINT.

ENSURE ALL SLEEVES EXTEND 24" MINIMUM BEYOND ALL CURBING OR WALKS AS REQUIRED.

CURBS AT AREA OF CROSSING TO BE MARKED USING CONCRETE SAW TO CREATE A TRIANGLE PATTERN ON THE TOP OF CURB.

ADDITIONAL SLEEVING MAY BE REQUIRED FOR ADDITIONAL UTILITIES. SITE CONTRACTOR TO COORDINATE ADDITIONAL SLEEVING ONSITE.

SEAL THE END OF ALL SLEEVES WITH DUCT TAPE.

FIELD LOCATE SLEEVES TO ENSURE THEY DO NOT LINE UP WITH SIDEWALKS.

WATER & SANITARY SEWER CONSTRUCTION NOTES:

1. Prior to construction, the Contractor shall obtain from the Engineer or Owner a copy of all pertinent permits related to this project. It is the Contractor's responsibility to assure that all construction activities are in compliance with the conditions of all permits and approvals.
2. Grass and mulch, or solid sod, all areas in existing rights–of–way disturbed by construction.
3. Contractor is to coordinate all work within, but not limited to, Pasco County rights–of–way with utility companies in order to prevent damage to utility lines and the making of adjustments to same, if required.
4. All utility materials and workmanship must comply with Standards for Design and Construction of Water, Wastewater and Reclaimed Water Facilities Specs., June 1995 Edition.
5. Contractor shall be responsible for obtaining any and all road crossing or utility permits.
6. The existing underground utility lines shown hereon were taken from documents furnished by others and not field verified, therefore the Engineer cannot guarantee the accuracy of same nor that all are shown. The Contractor shall expose all underground utility lines in coordination with the Owners to his satisfaction and make adjustments to same in the event there are conflicts with new construction.
7. Contractor shall verify locations and depths of existing water and sewer lines prior to beginning construction.
8. The locations and elevation of all service lines are to be determined in the field by Owner and/or Contractor prior to construction of same.
9. Fire hydrant, gate valve and blow–off valve assemblies shall consist of all pipe, valves, tees, fittings, and any and all other appurtenances comprising a complete, working unit.
10. All fire hydrants shall be flow tested and color coded based on flow results.
11. Per 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.
12. Fire hydrants shall be installed and in service prior to the accumulation of combustibles.
13. All 4"–12" PVC water main pipe shall be C–900 DR 18, conforming to the requirements found in AWWA Standard, latest edition at the time of plan approval. 16" water main shall be C–905 DR 25 PVC. All service pipe less than 4" in diameter shall be PVC Pressure Pipe; Pressure Rate 200; DR 21 per ASTM Standard D–2241. Water mains smaller than 2" in diameter shall be Class 1120 or 1220 ; Schedule 80 and meet the requirements of ASTM D–1785.
14. All water main pipe and fittings installed under this project shall be color coded or marked in accordance with subparagraph 62–555.320(21)(b)3, Florida Administrative Codes, using blue as the predominant color.
15. All 8" sanitary sewer pipe shall be constructed at a 0.40% minimum slope unless otherwise noted.
16. Force mains shall be constructed of C–900 DR 18 PVC pigmented green.
17. Adjusting manhole tops to match grade and slope of the finish paving shall be included in the respective contract unit price for manholes, payment of which will constitute full compensation for the construction and completion of the manhole, and no additional payment will be allowed or made for adjusting manhole tops.
18. Bends shall be installed in force main or water main to avoid unforeseen conflicts in existing or proposed structures.
19. The joint deflection method shall be used where practical in lieu of installing bends.
20. All valve box assemblies located within roadways or parking areas shall be protected from truck traffic by use of 6" thick reinforced concrete pads poured around valve boxes (see detail).
21. Connections into existing county–owned systems shall be via wet tap. Wet taps shall be performed by the Pasco County Utilities Services Branch at the developer's expense. Material for wet taps larger than 2" shall be provided and installed by the project contractor. Excavation, backfill and surface restoration shall be the contractor's responsibility.
22. Gate valves installed for phasing shall be restrained per current Pasco County standards.
23. Off–road utility easements shall be "stabilized" for access by maintenance vehicles.
24. Stub–out lines on the water main and force main shall have restrained joints from the main line to the stub–out.
25. All PVC pressure pipe shall have a minimum 36" cover.
26. Maintain 5' minimum horizontal separation between reclaimed mains and water mains or force mains.
27. All water mains shall be deflected vertically where crossing storm sewer pipe to obtain a minimum vertical distance of 18 inches between the outside of the water main and the outside of the storm sewer. Joints shall be located such that the distance from the storm sewer and water main joint is as far as practical.
28. Water mains should be laid at least 10 feet horizontally from any existing or proposed storm sewer.
29. At no time should vertical clearance between force main or gravity sewer and water main be less than 18" at crossing of same.
30. At no time should horizontal clearance between force main or gravity sewer and water main be less than 10' when same are paralleling each other.
31. Sanitary sewers, force and reclaimed mains and storm sewers should cross under water mains. Sanitary sewers, force and reclaimed mains and storm sewers crossing water mains shall be laid to provide a minimum vertical distance of 18 inches between the invert of the upper pipe and the crown of the lower pipe whenever possible.
32. When sanitary sewers, force and reclaimed mains and storm sewers must cross a water main with less than 18 inches vertical distance, both the sewer and the water main shall be constructed of ductile iron pipe (DIP) at the crossing. (DIP is not required for storm sewers if it is not available in the size proposed). Sufficient lengths of DIP must be used to provide a minimum separation of 10 feet between any two joints. All joints on the water main within 20 feet of the crossing must be leak free and mechanically restrained. A minimum vertical clearance of 6 inches must be maintained at the crossing.
33. Where there is no alternative to sewer and reclaimed pipes crossing over a water main, the criteria for minimum separation of 18 inches between lines and 10 feet between joints shall be required.
34. All crossings shall be arranged so that the sewer and reclaimed pipes joints and the water main pipe joints are equidistant from the point of crossing (pipes centered on the crossing).
35. Where a new pipe conflicts with an existing pipe, the new pipe shall be constructed of DIP and the crossing shall be arranged to meet the requirements above.
36. A minimum 10–foot horizontal separation shall be maintained in parallel installations between any type of sewer (including drainage inlets) and water main whenever possible. A minimum 5–foot horizontal separation shall be maintained in parallel installation between reclaimed water mains and water mains, and between reclaimed water mains and sanitary sewers whenever possible.
37. In cases where it is not possible to maintain a 10–foot horizontal separation between any type of parallel sewer and water main, or a 5–foot separation between reclaimed main and water main, the water main must be laid in a separate trench or on an undisturbed earth shelf located on one side of the sewer, reclaimed main, or force main at such an elevation that the bottom of the water main is at least 18 inches above the top of the sewer.
38. Where it is not possible to maintain a vertical distance of 18 inches or a horizontal distance of 10 feet in parallel installations, the water main shall be constructed of DIP and the sewer, reclaimed main or the force main shall be constructed of DIP (if available in the size proposed) with a minimum vertical distance of 6 inches. The water main should be above the sewer, reclaimed main, or force main. Joints on the water main shall be located as far apart as possible from joints on the sewer, reclaimed main, or force main (staggered joints).
39. All subsurface construction shall comply with the "Trench Safety Act." The Contractor shall ensure that the method of trench protection and construction is in compliance with the Occupational Safety and Health Administration (OSHA) Regulations.
40. Fire protection shall meet the requirements of the Pasco County Code, Chapter 46, Fire Prevention and Protection, and plans shall comply with referenced requirements.
41. "Contractor's Responsibilities" regarding wet taps two inches and larger shall be as follows:
    - 2" Only – This excavated trench must be dry or the trench will require rock and a pump to be in place. The minimum distance from the face of the valve to the wall of the trench is to be six feet.
    - 3" and Larger – The contractor will supply a tapping saddle being epoxy coated, a tapping valve with mechanical joint and the equipment to provide, and conduct a pressure test. County personnel will witness the pressure test which must be at 150 psi for a duration of thirty minutes.
    - The contractor is responsible for the excavation before any County personnel will enter an excavated area. If the trench is four feet in depth or deeper, it will require a trench box or sloping, and a ladder according to Occupational Safety and Health (OSHA) standards.
    - The tapping valve will require a blocking device made of suitable material or device. This blocking device will be placed under the valve and remain in place until the tap machine is removed and the tap is completed.
    - Note: if the contractor has not fulfilled his responsibilities, as stated above, prior to the arrival of Pasco County Utilities Operations and Maintenance tapping crew, there will be an additional charge of $92.00.

If you have any questions regarding this information, contact Nelson D. Holt, Field Supervisor, Utilities Services Branch, at (727) 847–8145, or e–mail nholt@pascocountyfl.net.

60 30 0 30 60

SCALE: 1" = 30'

DATE	DESCRIPTION	BY
2015.05.15	IRRIGATION LINE LABELS	KM
2015.04.14	RENUMBERED SHEETS, LINES	KM

REVISIONS

BRIAN G. SURAK LICENSE No. 59064 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: 9/10/15

BRIAN G. SURAK PE NO. 59064
FLORIDA PROFESSIONAL ENGINEER

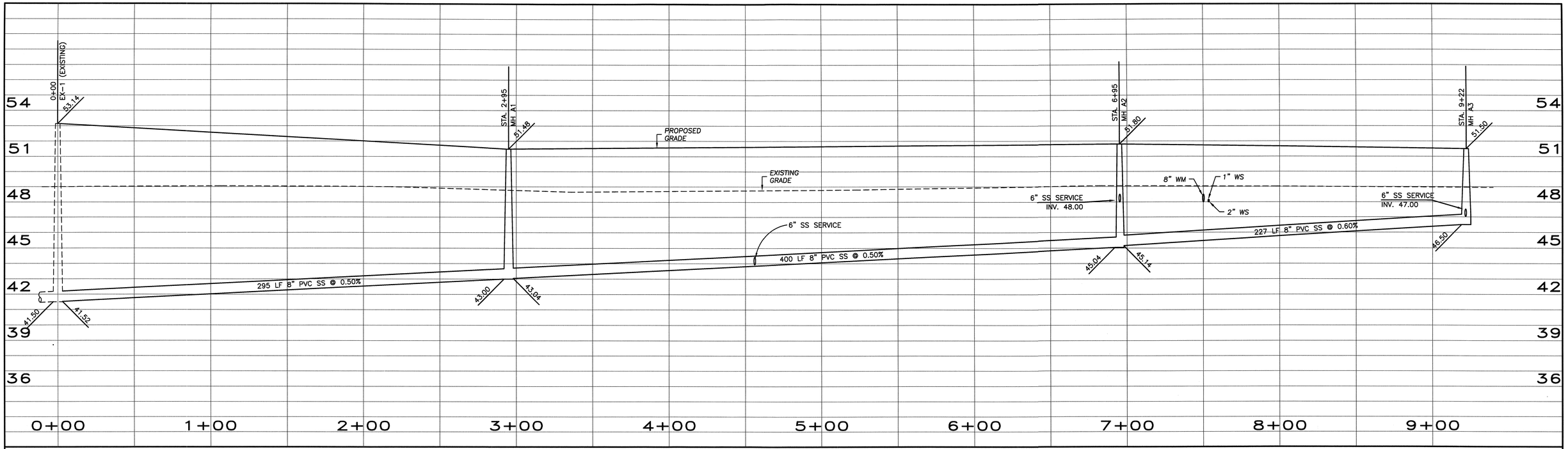
CLEARVIEW LAND DESIGN, P.L.
Engineering Business C.A. No.: 28858
1213 E. 6th Avenue, Tampa, Florida 33605
Office: 813–223–3919 Fax: 813–223–3975

WATER AND SEWER PLAN

BEXLEY AMENITY CENTER

JOB NO.	NLC–BX–044
DESIGN	BGS
DRAWN	BGS
PREPARED FOR:	NNP-BEXLEY LLC
DATE	01–23–15
	Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +0.83 Feet
FILE	UTIL

SHEET 13 OF 17 SHEETS



SCALE: 1" = 3' VERTICAL
1" = 30' HORIZONTAL

DATE	DESCRIPTION	BY
2015.04.14	RENUMBERED SHEETS	KM

REVISIONS

BRIAN G. SURAK LICENSE No. 59064 STATE OF FLORIDA PROFESSIONAL ENGINEER

CLEARVIEW LAND DESIGN, P.L.
Engineering Business C.A. No.: 28858
1213 E. 6th Avenue, Tampa, Florida 33605
Office: 813-223-3919 Fax: 813-223-3975

DATE

BRIAN G. SURAK PE NO. 59064
FLORIDA PROFESSIONAL ENGINEER

SANITARY SEWER PROFILES

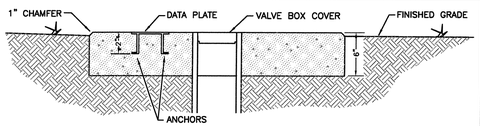
BEXLEY AMENITY CENTER

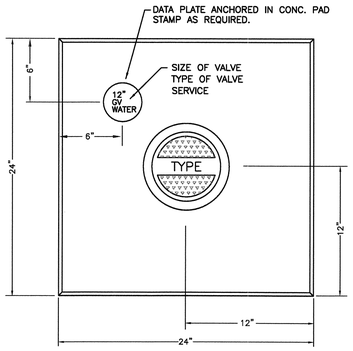
JOB NO.	NLC-BX-044
DESIGN	BGS
DRAWN	BGS
DATE	01-23-15
FILE	SP

PREPARED FOR: **NNP-BEXLEY LLC**

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

SHEET 14 OF 17 SHEETS



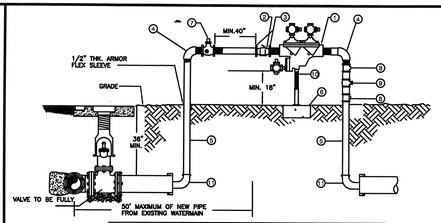


CONCRETE VALVE PAD
(FOR UNPAVED AREAS)

NOTES:

CONCRETE TO BE TYPE I GENERAL PORTLAND CEMENT WITH 3/4" TOP SIZE AGGREGATE AND SHALL DEVELOP A 28-DAY STRENGTH OF 3000 P.S.I.

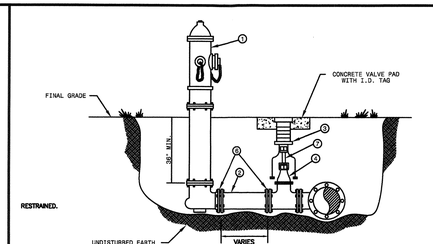
CONCRETE VALVE PAD SHALL BE POURED IN PLACE AND SHALL BE SET 1/2" ABOVE FINISHED GRADE



MATERIALS		
ITEM	QUANT.	DESCRIPTION
1	1	2" BACKFLOW PREVENTER ASSEMBLY, REDUCED PRESSURE ZONE
2	1	2" METER FURNISHED BY PASCO COUNTY UTILITIES
3	2	BRASS-METER FLANGES OR ADAPTORS
4	2	2" ELBOWS - GALV. 90°
5	2	2" RISER - GALV.
6	*	CONCRETE SLAB
7	1	2" VALVE - BRASS OR S.S.
8	2	TEE/ VALVES - BRASS OR S.S.
9	1	2" GATE VALVE - BRASS OR S.S.
10	1	PIPE STAND (SUPPORT)
11	2	M.J. CAP WITH 2" TAP

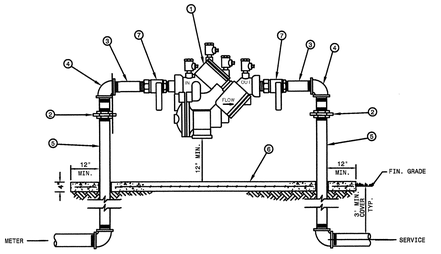
NOTE:
- CONTRACTOR/CUSTOMER SHALL APPLY AT PASCO COUNTY UTILITIES CUSTOMER SERVICE FOR TEMPORARY WATER SERVICE AT LEAST THREE DAYS PRIOR TO REQUIRED SERVICE DATE.
- THE METER WILL BE FURNISHED, INSTALLED AND INITIAL READING TAKEN BY PASCO COUNTY UTILITIES. ALL FITTINGS, PIPING, VALVES AND MATERIALS INCLUDING THE PASCO COUNTY APPROVED REDUCED PRESSURE BACKFLOW PREVENTION DEVICE SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR/CUSTOMER.
- CONTRACTOR/CUSTOMER FURNISHED REDUCED PRESSURE BACKFLOW PREVENTION DEVICE MUST BE INSTALLED BEFORE THE METER IS INSTALLED BY PASCO COUNTY UTILITIES. THE APPROVED BACKFLOW PREVENTION DEVICE SHALL BE TESTED AND CERTIFIED BY PASCO COUNTY UTILITIES CERTIFIED BACKFLOW PREVENTION TECHNICIAN AT TIME OF METER INSTALLATION.
- CONTRACTOR/CUSTOMER SHALL PROTECT THE JUMPER/METER ASSEMBLY FROM DAMAGE.
- CONTRACTOR/CUSTOMER IS RESPONSIBLE FOR BACTERIOLOGICAL TESTING AFTER CONNECTION OF TEMPORARY WATER SERVICE.
- TEMPORARY CONSTRUCTION JUMPER/METER ASSEMBLY SHALL NOT BE REMOVED UNTIL SYSTEM IS ACCEPTED AND DEPARTMENT OF HEALTH CERTIFICATION AND CLEARANCE FOR SERVICE FORM HAS BEEN RECEIVED BY PASCO COUNTY UTILITIES.
- WHEN THE NEW SYSTEM IS ACCEPTED AND THE FINAL METER READING TAKEN BY PASCO COUNTY, THE TEMPORARY CONSTRUCTION JUMPER/METER ASSEMBLY MUST BE COMPLETELY REMOVED FROM M.J. CAP TO M.J. CAP AND A NEW WATER MAIN IS TO BE CHLORINATED AND INSTALLED COMPLETING THE FINAL CONNECTION.
- BY APPLYING FOR SERVICE, CONTRACTOR/CUSTOMER AGREES TO TAKE WATER SERVICE FROM PASCO COUNTY UTILITIES IN ACCORDANCE WITH THE APPROPRIATE RATE SCHEDULE AND IN ACCORDANCE WITH PASCO COUNTY UTILITIES RULES AND REGULATION.

11/18/05 05/30/06	TEMPORARY CONSTRUCTION WATER SERVICE	PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN PCU APPROVAL
	PASCO COUNTY UTILITIES	DETAIL 01



MATERIALS		
ITEM	QUANT.	DESCRIPTION
1	1	HYDRANT, FIRE (6 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	PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN PCU APPROVAL
	PASCO COUNTY UTILITIES	DETAIL 24



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

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

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

PASCO COUNTY UTILITIES DATA SHEET FOR SIZING WATER METERS

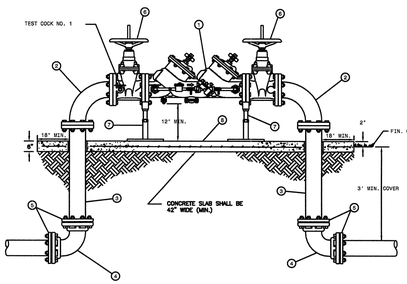
Customer:

Type of Occupancy:

Property Identification No.

Fixture	Fixture Value at 35 psi	x	No. of Fixtures	=	Fixture Value
Bathtub	8	x		=	
Bedpan washer	10	x		=	
Combination Sink & Tray	3	x	1	=	3
Dental Unit	1	x		=	
Dental Lavatory	2	x		=	
Drinking Fountain - Cooler	1	x	3	=	3
Drinking Fountain - Public	2	x		=	
Kitchen Sink - 1/2" connection	3	x		=	
- 3/4" connection	7	x		=	
Lavatory - 3/8" connection	2	x	11	=	22
- 1/2" connection	4	x		=	
Laundry Tray - 1/2" connection	3	x		=	
- 3/4" connection	7	x		=	
Shower head (shower only)	4	x	2	=	8
Service Sink - 1/2" connection	3	x	6	=	18
- 3/4" connection	7	x		=	
Urinal - Pedestal Flush Valve	10	x		=	
- Wall Flush Valve	10	x	2	=	20
- Trough (2 ft. Unit)	2	x		=	
Wash Sink (each set of faucets)	4	x		=	
Water Closet - Flush Valve	10	x	10	=	100
- Tank Type	3	x	3	=	9
Dishwasher - 1/2" connection	5	x		=	
- 3/4" connection	10	x		=	
- 1" connection	25	x		=	
Washing Machine - 1/2" connection	5	x		=	
- 3/4" connection	10	x		=	
- 1" connection	25	x		=	
Hose connection - 1/2"	6	x	7	=	42
- 3/4"	10	x		=	
Hose (50 ft.) - 1/2"	6	x		=	
- 3/4"	9	x		=	
- 1"	12	x		=	
Combined Fixture Value Total				=	225
Customer Peak demand from Curves				=	65 gpm

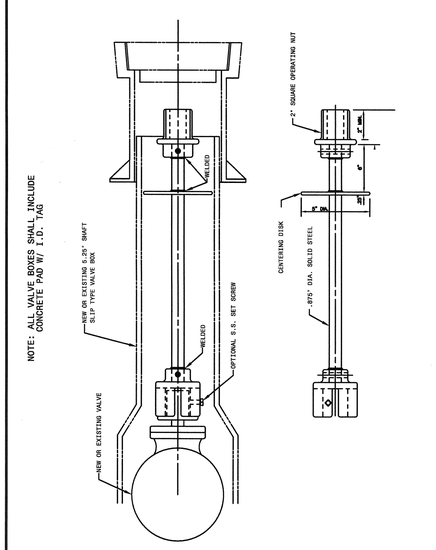
PROPOSED IRRIGATION FLOWS: 10,000 GPD, 50 GPM PEAK FLOW



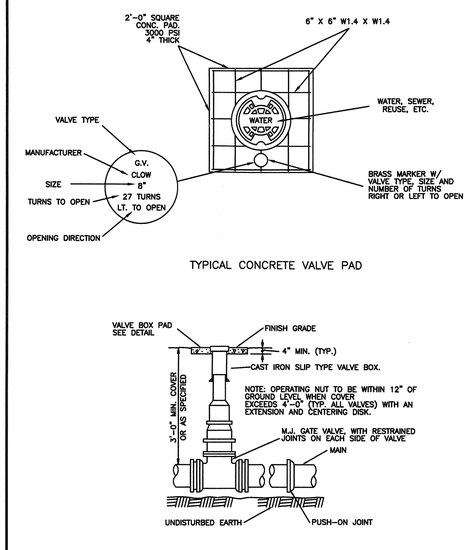
MATERIALS		
ITEM	QUANT.	DESCRIPTION
1	1	3", 4", 6", 8" DOUBLE CHECK VALVE/BFP ASSEMBLY WITH DETECTOR ASSEMBLY
2	2	3", 4", 6", 8" BEND, 90° FLANGE x FLANGE
3	2	3", 4", 6", 8" SPOOL PIECE FLG. x PE; O.L.F.
4	2	3", 4", 6", 8" BEND, 90° M.J. x M.J.
5	4	3", 4", 6", 8" GLAND, RETAINER M.J. (MEGALUG)
6	2	3",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

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

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



CREATED 02/24/03 REVISED	VALVE EXTENSION RODS	PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN PCU APPROVAL
	PASCO COUNTY UTILITIES	DETAIL 26



TYPICAL CONCRETE VALVE PAD

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

PIPE RESTRAINT LENGTHS IN FEET
COMMON FITTINGS

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

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

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

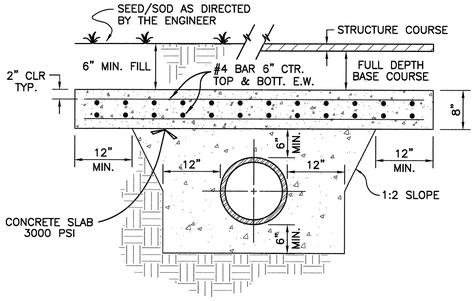
CREATED 02/24/03 REVISED	RESTRAINED JOINT TABLE COMMON FITTINGS	PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN PCU APPROVAL
	PASCO COUNTY UTILITIES	DETAIL 28

PIPE RESTRAINT LENGTHS IN FEET
TEES (BRANCH SIDE)

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

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

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



CONCRETE SHOCK PAD

NOTE:
ALL PRESSURIZED PIPE WILL BE INSTALLED AT A MAXIMUM DEPTH OF FIVE FEET. TO MEET THIS REQUIREMENT, AT CROSSINGS WITH STORM SEWER OR SANITARY SEWER PIPING, PRESSURIZED PIPE MAY NEED TO BE CONSTRUCTED ON TOP. IF A MINIMUM THREE FEET OF COVER IS NOT ACHIEVABLE, A CONCRETE SHOCK PAD WILL BE INSTALLED (SEE DETAIL BELOW).

DATE	DESCRIPTION	BY
2015.04.14	*RENUMBERED SHEETS, RETITLE*	KM
REVISIONS		

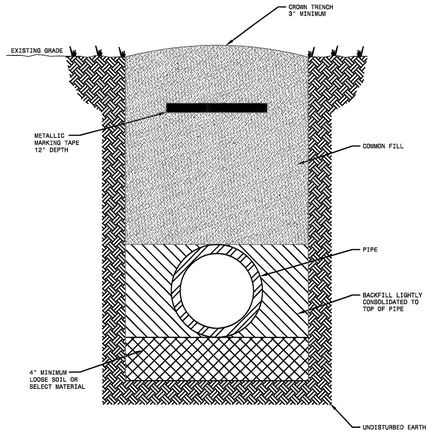
BRIAN G. SURAK LIC. No. 59064 STATE OF FLORIDA PROFESSIONAL ENGINEER

CLEARVIEW LAND DESIGN, P.L.
Engineering Business C.A. No.: 28858
1213 E. 6th Avenue, Tampa, Florida 33605
Office: 813-223-3919 Fax: 813-223-3975

DATE: 4/10/15
BRIAN G. SURAK PE NO. 59064
FLORIDA PROFESSIONAL ENGINEER

WATER AND SEWER DETAILS

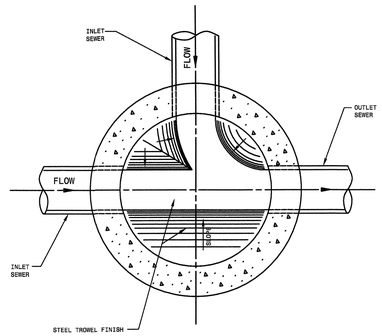
JOB NO. NLC-BX-044	*BEXLEY AMENITY CENTER*
DESIGN BGS	
DRAWN BGS	PREPARED FOR: NNP-BEXLEY LLC
DATE 01-23-2015	Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +0.83 Feet
FILE WD	**SHEET 15 OF 17 SHEETS**



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.

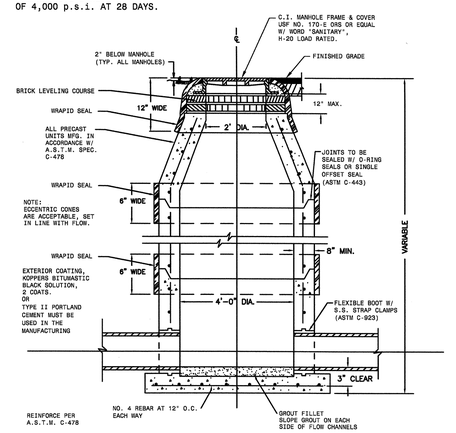
NTS

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 32



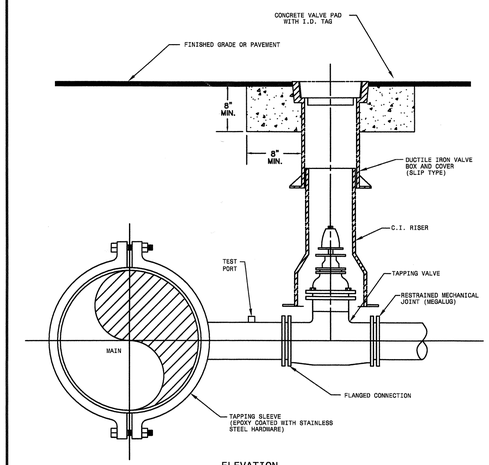
CREATED 02/24/03	STANDARD MANHOLE (BENCH AND INVERTS)	PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN PCU APPROVAL
REVISED		
	PASCO COUNTY UTILITIES	DETAIL 36

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

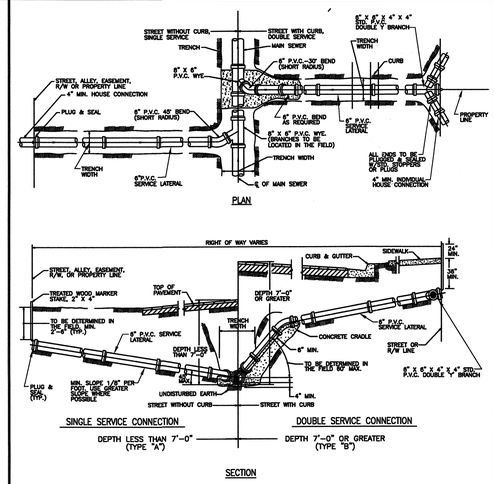
CREATED 02/24/03	STANDARD MANHOLE	PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN PCU APPROVAL
REVISED		
	PASCO COUNTY UTILITIES	DETAIL 38



ELEVATION

NOTES:
- SADDLE CONNECTION WILL BE TESTED TO 150 PSI PRIOR TO TAPPING MAIN.
- MECHANICAL JOINTS/UNDERGROUND PIPING SHALL BE RESTRAINED AS SPECIFIED BY COUNTY/ENGINEER.
- VALVE EXTENSION ROD SHALL BE UTILIZED, AS NECESSARY, SO THAT VALVE OPERATING NUT IS A MAXIMUM OF 3' BELOW GRADE.

CREATED 02/24/03	WATER, REUSE, AND FORCE MAIN TAPPING DETAIL W/ VALVE LOCATION	PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN PCU APPROVAL
REVISED		
	PASCO COUNTY UTILITIES	DETAIL 34



PLAN

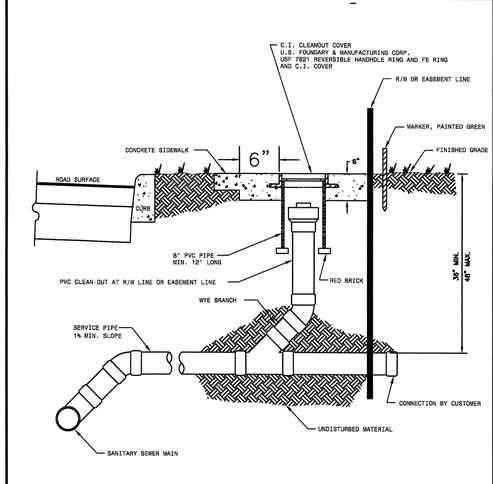
SINGLE SERVICE CONNECTION
DEPTH LESS THAN 7'-0" (TYPE "A")

DOUBLE SERVICE CONNECTION
DEPTH 7'-0" OR GREATER (TYPE "B")

SECTION

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

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



NTS

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

BRIAN G. SURAK LICENSE No. 59064 STATE OF FLORIDA PROFESSIONAL ENGINEER

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WATER AND SEWER DETAILS

JOB NO.	NLC-BX-044
DESIGN	BGS
DRAWN	BGS
DATE	01-23-2015
FILE	SD

BEXLEY AMENITY CENTER

PREPARED FOR: NNP-BEXLEY LLC

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

STORM WATER POLLUTION PREVENTION PLAN

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

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

Clearview Land Design, P.L.

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

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

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

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

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

Contractor

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

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

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

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

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

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

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

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

   C. *Maintenance procedures.*

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

   E. *Inspections and maintenance forms.*

   F. *The personnel assigned to each task.*

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

   - *Stabilization measures (once a month if fully stabilized).*
   - *Structural controls.*
   - *Discharge points.*
   - *Construction entrances and exits.*
   - *Areas used for storage of exposed materials.*

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

   1. *Has successfully completed the Florida Stormwater, Erosion and Sediment Control Inspector Training Program.*
   2. *Successfully completed a similar training program.*
   3. *Has enough practical on the job training to be qualified to perform the inspections.*

   Retain inspection reports and certifications for at least three years.

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

H. *Releases in Excess of Reportable Quantities.*

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

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

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

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

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

Developer

A. *Notify Clearview of your intent to commence construction. Sign the Notice of Intent form as operator of the storm water discharge facility and permittee and return to Clearview Land Design, P.L.*

B. *Sign a Certification of Storm Water Pollution Prevention Plan and return to Clearview Land Design, P.L.*

C. *Notify Clearview when it is time to submit a Notice of Termination as defined under Part E of the Clearview Land Design section of the SWPPP. Sign and return to Clearview Land Design, P.L. for submittal to FDEP a Notice of Termination form and certification.*

PRE-DEVELOPED SITE INFORMATION:

1. *Total site acreage:* 18.0 Ac.±
2. *Land use:* VACANT-WOODS
3. *Vegetation:* WOODS
4. *Receiving waters or municipal separate storm water system:* SANDY BRANCH/ ANCLOTE RIVER
5. *2 Year/24 Hour rainfall depth:* 4.5"
6. *Soil types:* PINEDA, MYAKKA, SELLERS, EAUGALLIE FINE SANDS

PROJECT INFORMATION:

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

   The BMP's listed in Part D of the Contractor section of the SWPPP shall be considered during all phases of construction.
3. *Anticipated start date:* 6/15/2015
4. *Anticipated completion date:* 6/15/2020
5. *Total acres disturbed:* 14 Ac. ± (SILT FENCE LIMITS)
6. *Pre-developed "C" factor:* 0.20
7. *Post-developed "C" factor:* 0.45
8. *The storm water management system, upon completion of construction and appropriate certification and as-built submittals will be operated and maintained by:* CDD (UNLESS OTHERWISE NOTED)
9. *The potential source of pollution from this project is on-site development and construction activity.*

OWNER'S INSTRUCTIONS FOR MAINTENANCE AND INSPECTION OF STORMWATER FACILITIES

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

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

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

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

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

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

NOTE: CONTRACTOR SHALL INSPECT EROSION CONTROL DAILY (INCLUDING BUT NOT LIMITED TO TYPICAL OUTFALLS TO OFWs). CORRECTIVE ACTION SHALL BE TAKEN IMMEDIATELY TO REPAIR OR REPLACE AS NEEDED.

GENERAL EROSION AND TURBIDITY CONTROL NOTES

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

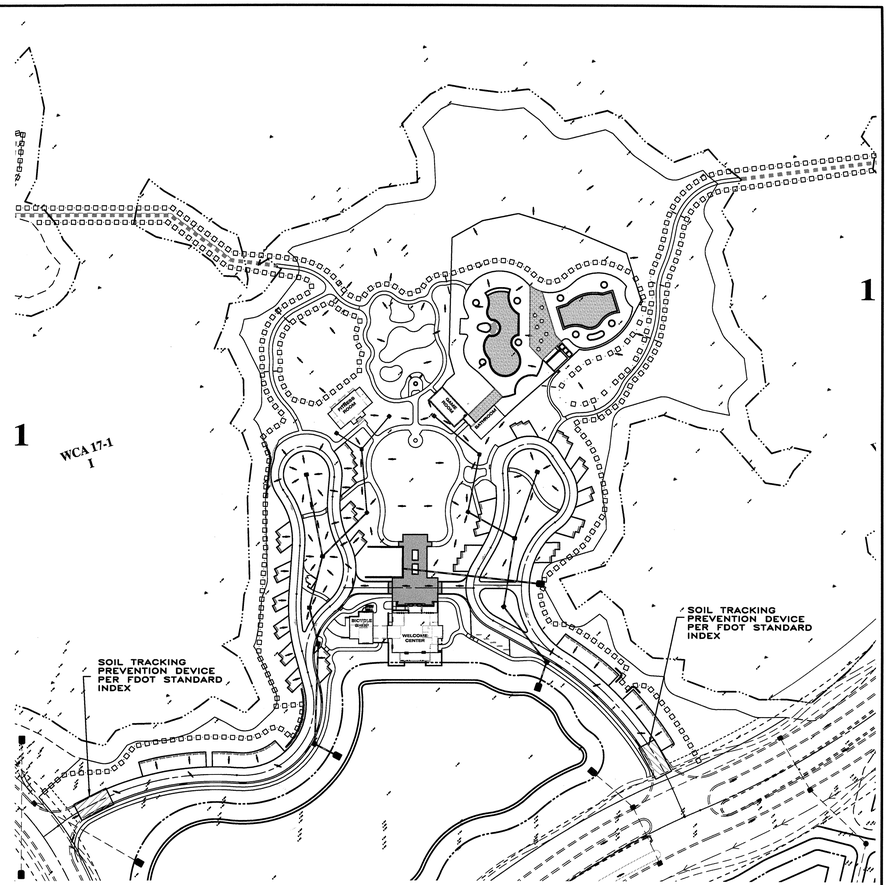
CSWMP SEQUENCING NOTES

CSWMP PHASE 1 – PERIMETER CONTROLS

1. *Install silt fence(s) pertinent to the current limits of construction. Clear only those areas necessary to install silt fence(s).*
2. *Prepare temporary parking and storage area.*
3. *Stop all activities and contact the Civil Engineer and Agency Representatives to perform an inspection.*

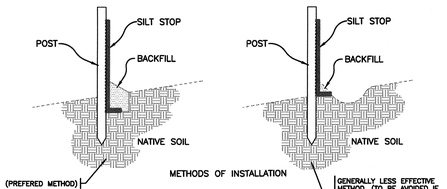
CSWMP PHASE 2 – SITE CONSTRUCTION

4. *Begin clearing and grubbing the site in those areas pertinent to the current limits of construction.*
5. *Begin grading the site in those areas pertinent to the current limits of construction.*
6. *Proceed with site work. Install utilities, underdrains, storm sewers, curb and gutter, etc. pertinent to the limits of construction. Exposed soils shall be stabilized as soon as possible.*
7. *All disturbed areas shall be permanently stabilized. Stabilization methods include solid sod, seeding and mulching or hydromulching to provide a temporary or permanent grass cover. Mulch blankets, filter fabrics, etc., can be employed to provide vegetative cover.*



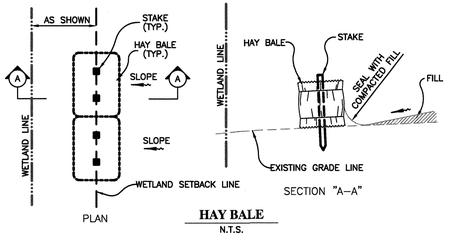
200 100 0 100 200

SCALE: 1" = 100'



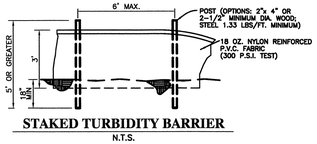
SILT SCREEN
N.T.S.

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



HAY BALE
N.T.S.

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



STAKED TURBIDITY BARRIER
N.T.S.

Applicant Name: THOMAS J. PANASENY
Director of Land Development
*, LLC

Applicant Signature: _____

BRIAN G. SURAK
LICENSE
No. 59064
STATE OF FLORIDA
PROFESSIONAL ENGINEER

CLEARVIEW LAND DESIGN, P.L.
Engineering Business C.A. No.: 28858
5213 E. 6th Avenue, Tampa, Florida 33605
Office: 813-223-3919 Fax: 813-223-3975

DATE: 7/10/15
BRIAN G. SURAK PE NO. 59064
FLORIDA PROFESSIONAL ENGINEER

DATE	DESCRIPTION	BY
2015.04.14	RENUMBERED SHEETS, "SOIL TRACKING"	KM

REVISIONS

CONSTRUCTION SURFACE WATER MANAGEMENT PLAN

JOB NO. NLC-BX-044	**BEXLEY AMENITY CENTER**
DESIGN BGS	
DRAWN BGS	PREPARED FOR: **NNP-BEXLEY LLC**
DATE 01-23-2015	Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +0.83 Feet
FILE CSWMP	**SHEET 17 OF 17 SHEETS**

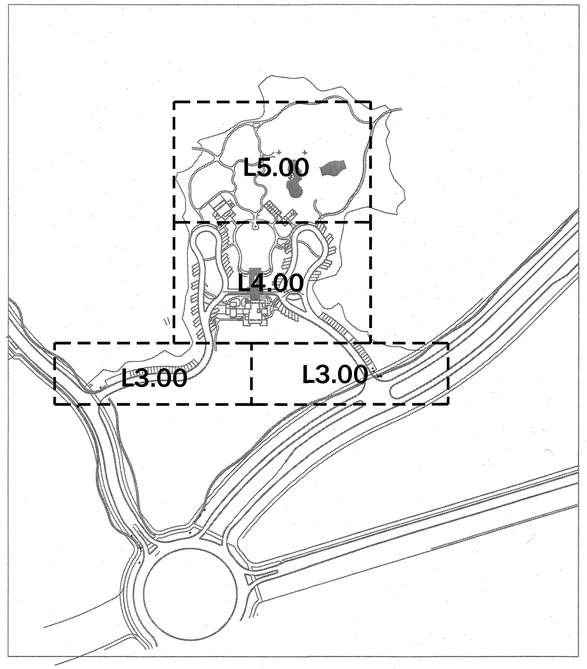
BEXLEY AMENITY

LANDSCAPE PLANS

PASCO COUNTY, FL

PROJECT SITE VICINITY MAP

LANDSCAPE SITE KEY



INDEX OF DRAWINGS

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BDG BOOTH DESIGN GROUP
146 Second St. N. Ste. 310
St. Petersburg, FL 33701
T/ 727.821.5699

BALLENGER & COMPANY INC.
IRRIGATION SERVICES
Design • Consulting • Management • Technical Support
3840 68th Avenue North Pinellas Park Florida 33781
(727) 520-1082 (727) 520-1082 mark_ballenco@verizon.net

CLEARVIEW LAND DESIGN, P.L.
Engineering Business C.A. No.: 28858
1213 E. 6th Avenue, Tampa, Florida 33605
Office: 813-223-3919 Fax: 813-223-3975

811 Know what's below. Call before you dig.

BEXLEY AMENITY
LANDSCAPE PLANS
PROJECT NUMBER: 14008.05 BID SET 05 / 15 / 2015

PASCO COUNTY DEVELOPMENT REVIEW - STANDARD SITE PLAN NOTES

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

PASCO COUNTY LANDSCAPING STANDARD NOTES (PASCO LDC 905.2)

MAINTENANCE RESPONSIBILITY. THE COUNTY IS NOT RESPONSIBLE FOR MAINTENANCE OF ANY LANDSCAPING UNLESS APPROVED THROUGH A COUNTY MAINTENANCE AGREEMENT. (LDC 905.2-C.1.A)

CLEAR-SIGHT TRIANGLE. WHERE A DRIVEWAY/ACCESSWAY INTERSECTS A ROAD RIGHT-OF-WAY OR WHERE TWO (2) ROAD RIGHTS-OF-WAY INTERSECT, VEGETATION, STRUCTURES, AND NON-VEGETATIVE VISUAL SCREENS SHALL NOT BE LOCATED SO AS TO INTERFERE WITH THE CLEARSIGHT TRIANGLE AS DEFINED IN THIS CODE OR THE FLORIDA DEPARTMENT OF TRANSPORTATION, MANUAL OF UNIFORM MINIMUM STANDARDS, MOST RECENT EDITION (GREEN BOOK), WHICHEVER IS MORE RESTRICTIVE. (LDC 905.2-C.1.B)

SUSTAINABLE PRACTICES. LANDSCAPING SHALL BE INSTALLED SO THAT LANDSCAPING MATERIALS MEET THE CONCEPT OF RIGHT MATERIAL/RIGHT PLACE. INSTALLED TREES AND PLANTS SHALL BE GROUPED INTO ZONES ACCORDING TO WATER, SOIL, CLIMATE, AND LIGHT REQUIREMENTS. PLANT GROUPINGS BASED ON WATER REQUIREMENTS ARE DROUGHT TOLERANT, NATURAL, AND OASIS. (LDC 905.2-C.1.C)

DIVERSITY. A MAXIMUM OF 50 PERCENT OF THE PLANT MATERIALS USED, OTHER THAN TREES, MAY BE NON-DROUGHT TOLERANT. A MINIMUM OF 30 PERCENT OF THE PLANT MATERIALS, OTHER THAN TREES AND TURFGRASS, USED TO FULFILL THE REQUIREMENTS OF THIS SUBSECTION SHALL BE NATIVE FLORIDIAN SPECIES, SUITABLE FOR GROWTH IN THE COUNTY.
(LDC 905.2-C.1.D)

DIVERSITY. NO ONE PLANT SPECIES OF SHRUBS OR GROUND COVER PLANTS, EXCLUDING TURFGRASS, SHALL CONSTITUTE MORE THAN 25 PERCENT COVERAGE OF THE OVERALL LANDSCAPE AREA. (LDC 905.2-C.1.D.5)

QUALITY. ALL PLANT MATERIALS SHALL BE FLORIDA NO. 1 GRADE PER "GRADES AND STANDARDS FOR NURSERY PLANTS," FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES (FDACS), WHICH IS INCORPORATED HEREIN BY REFERENCE. (LDC 905.2-C.2.A)

AVOID EASEMENTS. TREES SHALL NOT BE PLANTED WITHIN ANY EASEMENT SO AS TO INTERFERE WITH THE USE OF THAT EASEMENT, NOR UNDER ANY PRESENT OR PLANNED OVERHEAD UTILITY, NOR IN ANY RIGHTS-OF-WAY WITHOUT COUNTY APPROVAL THROUGH THE ASSOCIATED REVIEW PROCESS. (LDC 905.2-C.3.C)

MULCH SHALL BE USED IN CONJUNCTION WITH LIVING PLANT MATERIALS SO AS TO COVER EXPOSED SOIL. MULCH SHALL BE INSTALLED TO A MINIMUM DEPTH OF THREE (3) INCHES. THE MULCH SHOULD NOT BE PLACED DIRECTLY AGAINST THE PLANT STEM OR TREE TRUNK. MULCH SHALL NOT BE REQUIRED FOR ANNUAL BEDS. STONE OR GRAVEL MAY BE USED TO COVER A MAXIMUM OF 20 PERCENT OF THE LANDSCAPED AREA. (LDC 905.2-C.3.D)

QUALITY PRACTICES. ALL LANDSCAPING SHALL BE INSTALLED IN ACCORDANCE WITH STANDARDS AND PRACTICES OF THE FLORIDA NURSERY, GROWERS, AND LANDSCAPE ASSOCIATION AND THE FLORIDA CHAPTER OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE. (LDC 905.2-C.3.E)

ALL PORTIONS OF A LOT UPON WHICH DEVELOPMENT HAS COMMENCED, BUT NOT CONTINUED FOR A PERIOD OF 30 DAYS, SHALL BE PLANTED WITH A GRASS SPECIES OR GROUND COVER TO PREVENT EROSION AND ENCOURAGE SOIL STABILIZATION. ADEQUATE COVERAGE, SO AS TO SUPPRESS FUGITIVE DUST, SHALL BE ACHIEVED WITHIN 45 DAYS. (LDC 905.2-C.3.G)

ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY CONDITION IN PERPETUITY IN ACCORDANCE WITH THIS CODE. (LDC 905.2-E.2)

ONGOING MAINTENANCE TO PREVENT THE ESTABLISHMENT OF PROHIBITED EXOTIC SPECIES IS REQUIRED. (LDC 905.2-E.4)

GENERAL NOTES:

- **NO STREET TREES ARE TO BE PLACED WITHIN 10' OF STREET LIGHTS.**
- **LANDSCAPE CONTRACTOR TO VERIFY ALL SOD WORK LIMITS AROUND STORMWATER PONDS PRIOR TO BIDDING. POND BANKS WILL HAVE BEEN STABILIZED WITH SOD BY THE SITE CONTRACTOR PRIOR TO CONSTRUCTION.**
- **SITE LANDSCAPE WILL BE IRRIGATED WITH RECLAIMED WATER WITH 100% COVERAGE**

LANDSCAPE DISCRETIONARY BUDGET

- **DUE TO THE LOCATION OF THE PROJECT SITE WITHIN THE EXISTING VEGETATION, LANDSCAPE CONTRACTOR IS TO BUDGET AN ADDITIONAL $10,000 DISCRETIONARY LANDSCAPE PLANTING BUDGET.**
- **LANDSCAPE ARCHITECT WILL DETERMINE LOCATIONS OF ANY ADDITIONAL REQUIRED PLANT MATERIAL NECESSARY TO MEET THE DESIGN INTENT OF THE OVERALL PROJECT.**

PLANT MATERIAL SCHEDULE

QTY	CODE	BOTANICAL NAME	COMMON NAME	SPECIFICATION	TOTAL CAL. INCHES	NATIVE	DROUGHT TOLERANCE
TREE/ PALMS							
6	ARF	ACER RUBRUM 'FLORIDA FLAME'	FLORIDA FLAME RED MAPLE	STEWARTS, 12'-14' HT. X 6' SPD., 3" CAL.	18" CAL	YES	YES
7	BB	BAUHINIA BLAKEANA	HONG KONG ORCHID	10' HT. X 5-6' SPD. 2" CAL.	14" CAL	NO	NO
4	BN	BETULA NIGRA 'DURA HEAT'	RIVER BIRCH	10-12' HT., MULTI-TRUNK, 3" CAL.	12" CAL	NO	YES
2	CV	CALLISTEMON VIMINALIS	WEEPING BOTTLEBRUSH	10-12' HT. x 5-6' SPR. 2.5"CAL.	5" CAL	NO	NO
4	ED	ELAEOCARPUS DECIPIENS	JAPANESE BLUEBERRY	8'-10' HT. FULL TO BASE, 2" CAL.	8" CAL	NO	NO
8	IAE	ILEX ATTENUATA 'EAGLESTON'	EAGLESTON HOLLY	8-10' HT. X 4-5' SPD., 2" CAL.	16" CAL	YES	YES
4	LC	LIVISTONIA CHINENSIS	CHINESE FAN PALM	7' C.T. 18' O.A. HT.	N/A	NO	YES
11	LD	LIVISTONA DECIPIENS	RIBBON PALM	7' C.T. 18' O.A. HT.	N/A	NO	YES
10	LIM	LAGERSTROEMIA INDICA "MUSKOGEE"	CRAPE MYRTLE "LAVENDER"	7' HT. CLEAR TRUNK, STANDARD, 2" CAL.	20" CAL	NO	YES
4	LIN	LAGERSTROEMIA INDICA "NATCHEZ"	CRAPE MYRTLE "WHITE"	7' HT. CLEAR TRUNK, STANDARD, 2" CAL.	8" CAL	NO	YES
2	MGB	MAGNOLIA GRANDIFLORA 'BRACKENS'	BRACKENS BROWN BEAUTY MAGNOLIA	10' O.A. 2.5" CAL.	5" CAL	NO	YES
22	PE	PINUS ELLIOTII "DENSA"	SLASH PINE	10-12' HT. x 4' SPR., FULL, 2.5" CAL.	55" CAL	YES	YES
3	PO	PLATANUS OCCIDENTALIS	STEWARTS AMERICAN SYCAMORE	10' HT. x 5' SPD. 2" CAL.	6" CAL	YES	YES
21	QV	QUERCUS VIRGINIANA	LIVE OAK	15' HT. x 6' SPD, 3" CAL.	63" CAL	YES	YES
17	QV10	QUERCUS VIRGINIANA	STEWARTS LIVE OAK	22'-24' HT. x 12' SPD., 10" CAL,	170" CAL	YES	YES
1	SB	SALIX BABYLONICA	WEEPING WILLOW	12' HT. x 4-5' SPD., 3" CAL.	3" CAL	NO	YES
79	SP	SABAL PALMETTO	CABBAGE PALM	SEE PLAN FOR CLEAR TRUNK HEIGHTS	N/A	YES	YES
7	TD	TAXODIUM DISTICHUM	BALD CYPRESS	5-6' HT. x 30" SPD., 2.5" CAL	17.5" CAL	YES	YES
				TOTAL CAL. INCHES	420.5" CAL		
SHRUBS/ GROUNDCOVERS							
30	A	ANNUALS	ANNUALS	1 GAL., FULL		NO	YES
68	AG	ABELIA 'EDWARD GOUCHER'	GOUCHER ABELIA	3 GAL., 24" HT. X 18" SPD		NO	YES
150	AGA	AGAPANTHUS AFRICANUS	LILY OF THE NILE	1 GAL. FULL		NO	YES
80	BF	BULBINE FRUTESCENS	DESERT CANDLES	1 GAL., 10-12" HT.		NO	YES
45	BOU	BOUGAINVILLEA 'HELEN JOHNSON'	DWARF BOUGAINVILLEA	3 GAL., 12" HT. X 12" SPD.		NO	YES
80	CAA	CALLICARPA AMERICANA	BEAUTYBERRY	3 GAL., 24" X 18" 3 STEMS		YES	YES
35	DGM	DURANTA ERECTA 'GOLD MOUND'	GOLD MOUND DURANTA	3 GAL. 12-14" HT. X 12-14" SPD.		NO	YES
189	DTV	DIANELLA TASMANICA	BLUEBERRY FLAX LILY	1 GAL., 10-12" HT. FULL		NO	YES
105	FS	FEIJOA SELLOWIANA	PINEAPPLE GUAVA	3 GAL., 18-24" HT., DENSE		NO	YES
97	GG	GALPHIMIA GRACILIS	THRYALLIS	3 GAL., 24" HT.		NO	YES
32	HPD	HAMELLIA NODOSA	DWARF FIREBUSH	3 GAL., 16"-18" HT. X 14" SPD.		YES	YES
30	IVS	ILEX VOMITORIA 'STOKES DWARF'	DWARF YAUPON HOLLY	3 GAL., 14-16" SPD.		YES	YES
203	JM	JASMINUM MULTIFLORUM	DOWNY JASMINE	3 GAL., 16" HT. x 18" SPR., DENSE		NO	YES
285	JP	JUNIPERUS PARSONII	PARSON'S JUNIPER	1 GAL., 12" SPR.		NO	YES
466	MAF	NEPHROLEPIS FALCATA	MACHO FERN	3 GAL., 24" HT. x 12" SPD.		NO	NO
70	MC	MYRICA CERIFERA	WAX MYRTLE	7 GAL. 30" HT. X 18" SPD., SHRUB FORM		YES	YES
693	MUH	MUHLENBERGIA CAPILLARIS	MUHLY GRASS	3 GAL., 18-24" SPD.		YES	NO
185	PEN	PENNISETUM SETACEUM 'ALBA'	FOUNTAIN GRASS "WHITE"	3 GAL., 24-30" HT., FULL		NO	YES
185	PLC	PLUMBAGO 'IMPERIAL BLUE'	IMPERIAL BLUE PLUMBAGO	3 GAL., 22" HT. X 16" SPD.		NO	YES
16	POM	PODOCARPUS MACROPHYLLA	PODOCARPUS	7 GAL., 28" HT. x 16" SPD., DENSE		NO	YES
32	POP	PODOCARPUS MACROPHYLLA 'PRINGLES'	DWARF PODOCARPUS	3 GAL., 16" HT. x 12" SPD., DENSE		NO	YES
85	PX	PHILODENDRON XANADU	XANADU PHILODENDRON	3 GAL., 16" HT. X 12" SPD., FULL		NO	YES
122	RFG	RHODODENDRON 'MRS. G.G. GERBING'	G.G. GERBING AZALEA	3 GAL., 16" HT. x 12" SPD., DENSE		YES	YES
55	RFR	RHODODENDRON 'RED FORMOSA'	RED FORMOSA AZALEA	3 GAL., 16" HT. x 12" SPD., DENSE		YES	YES
70	RI	RAPHIOLEPIS INDICA "WHITE"	DWARF INDIAN HAWTHORN	3 GAL., 16" HT. x 18" SPR., DENSE		NO	YES
32	RU	RHAPHIOLEPIS UMBELLATA	YEDDA HAWTHORNE	7 GAL., 30" HT. x 18" SPD., DENSE		NO	YES
26	SER	SERENOA REPENS	SAW PALMETTO	7 GAL., 18" HT. x 12-14" SPR., DENSE		YES	YES
85	SES	SERENOA REPENS	SLIVER SAW PALMETTO	7 GAL., 18" HT. x 12-14" SPR., DENSE		YES	YES
260	SPB	SPARTINA BAKERI	SAND CORDGRASS	3 GAL., 18" HT. x 12" SPD.		YES	YES
4	SR	STRELITZIA REGINAE	BIRD OF PARADISE	7 GAL., 36" HT. x 24" SPD., FULL		NO	NO
1170	TJV	TRACHELOSPERMUM JAS. VARIEGATED	VARIEGATED CONFEDERATE JASMINE	1 GAL., 10-12" SPD.		NO	YES
80	TV	TULBAGHIA VIOLACEA	SOCIETY GARLIC	1 GAL., 10" HT.		NO	YES
83	VOB	VIBURNUM OBOVATUM	WALTER'S VIBURNUM	3 GAL., 20" HT. x 16" SPD., FULL		YES	YES
42	VS	VIBURNUM SUSPENSUM	SANDANKWA VIBURNUM	3 GAL., 20" HT. x 16" SPD., FULL		NO	NO
40	ZP	ZAMIA PUMILA	COONTIE	3 GAL., 18" HT. X 14" SPD.		YES	YES

PERIMETER LANDSCAPE REQUIREMENTS

BUILDING	BLDG. PERIMETER	BLDG. PERIMETER LANDSCAPED	PERCENT LANDSCAPED	FLOOR PLAN	PERCENT LANDSCAPED
WELCOME CENTER/ BIKE SHOP	425 L.F.	221 L.F.	53%	5076 S.F.	22%
GAMEROOM/ RESTROOMS	305 L.F.	260 L.F.	85%	2513 S.F.	52%
FITNESS ROOM	204 L.F.	108 L.F.	53%	1792 S.F.	30%

CODE REQUIREMENTS:
1) SHALL BE PLACED SUCH THAT A MINIMUM OF FIFTY (50) PERCENT OF THE BUILDING PERIMETER IS LANDSCAPED.
2) PERIMETER BUILDING LANDSCAPED BEDS AT A MINIMUM EQUAL TEN (10) PERCENT OF THE PROPOSED BUILDING GROUND-LEVEL FLOOR AREA.

LANDSCAPE MATERIAL QUANTITIES

	PINE STRAW	2,100 BALES
	PINE BARK NUGGETS	270 C.Y.
SOD	ZOYSIA SOD	26,468 S.F.
SOD 2	BAHIA SOD	13,094 S.F.
SOD 3	ST. AUGUSTINE FLORATAM	7,900 S.F.

*QUANTITIES ARE PROVIDED AS A COURTESY, CONTRACTOR TO VERIFY ALL QUANTITIES. TREES NOT INCLUDED IN PLANT BEDS TO HAVE A MIN. 4' DIA. MULCH RING

TREE REMOVAL TABLE

	TOTAL INCHES	REQUIRED REPLACEMENT
LIVE OAKS	8	8
LAUREL OAKS	1980	660
TOTAL EXISTING TREES EXCLUDES SLASH PINES & TREES UNDER 10" CALIPER	1988	TOTAL 668 OF REPLACEMENT

TREE REPLACEMENT DEFICIT OF 279" WILL BE PULLED FROM THE PROPOSED TREES IN BEXLEY PARCEL 4. A SURPLUS OF 1760.5" WAS SUBMITTED ON 01-14-15 FOR THE BEXLEY PARCEL 4 LANDSCAPE PLAN. THEREFORE NO TREE DEFICIT WILL EXIST FOR THE BEXLEY AMENITY PROJECT.

BEXLEY PARCEL 4 TREE SURPLUS	1760.5"	TOTAL 1,481.5" OF REPLACEMENT INCHES REMAINING

DROUGHT TOLERANT SHRUBS/GROUNDCOVERS

DESCRIPTION	QTY.	PERCENT
DROUGHT TOLERANT VARIETIES	32	88.9%
NON-DROUGHT TOLERANT VARIETIES	4	11.1%
TOTAL:	36	100%

NATIVE SHRUBS/GROUNDCOVERS

DESCRIPTION	QTY.	PERCENT
NATIVE SHRUB/GC VARIETIES	12	33.3%
NON-NATIVE SHRUB/GC VARIETIES	24	66.6%
TOTAL:	36	100%

BOOTH DESIGN GROUP
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TAMPA | FL
813-223-3919

IRRIGATION DESIGN
BALLENGER AND COMPANY
3840 60TH AVE N.
PINELLAS PARK | FL
727-620-1082

OWNER

NNP-BEXLEY, LLC
777 S. HARBOUR ISLAND BLVD. STE 320
TAMPA | FL
813-620-3555

BEXLEY AMENITY

S.R. 54
PASCO COUNTY | FL

SIGNATURE BLOCK
STATE OF FLORIDA
JAMES N BEATTY
LICENSE NO. 0667077
REGISTERED LANDSCAPE ARCHITECT
FL Registration: LC26000471

CONSTRUCTION DOC.

ISSUE DATE

1	PERMIT SET	01-22-15
2	PRICING SET	02-09-15
3	VE PRICING SET	03-11-15
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NO.	COMMENTS	DATE

SHEET INFORMATION

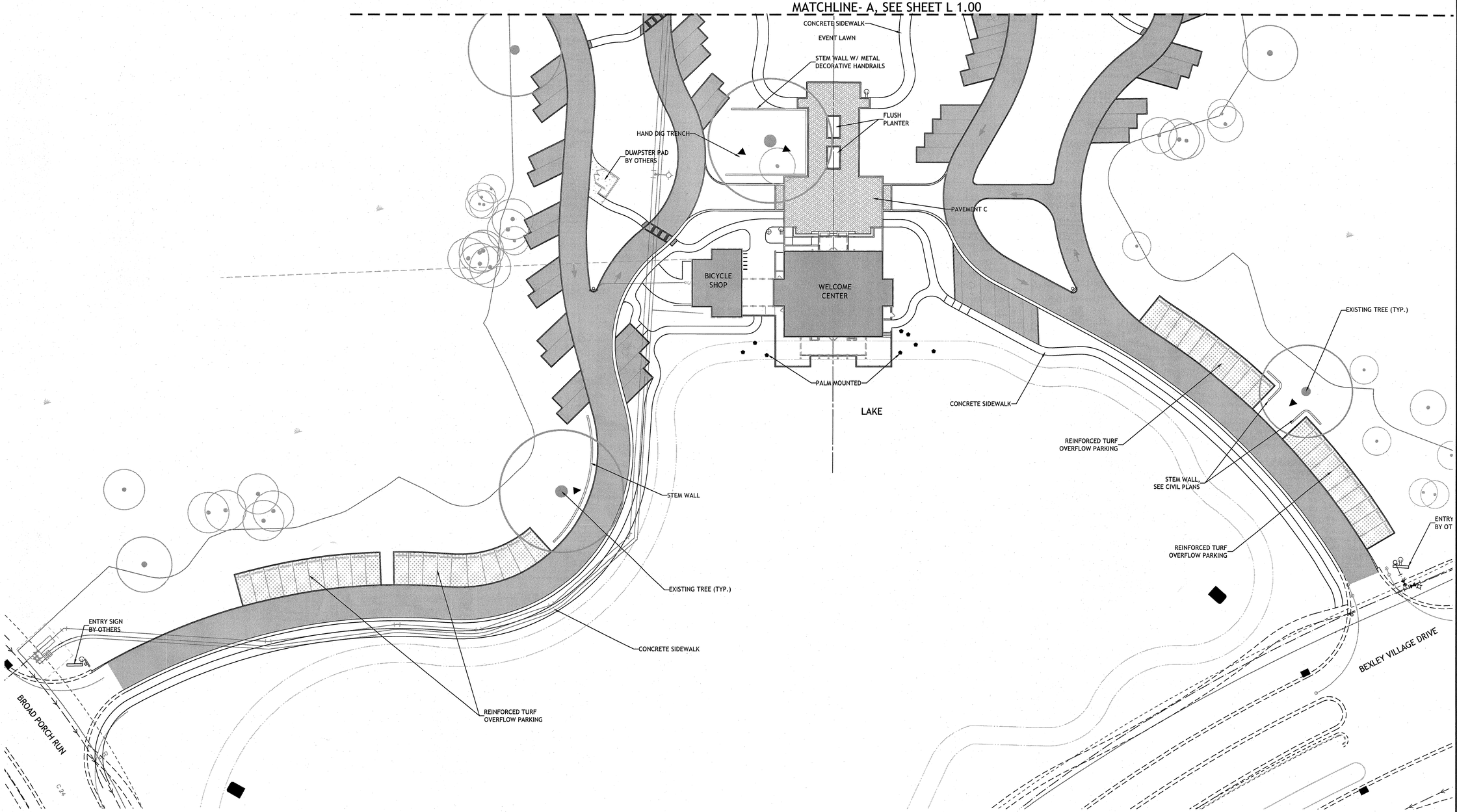
JOB NUMBER	14008
DRAWN BY	HAB / JB
CHECKED BY	HAB / JB

SCALE: N/A
0

LANDSCAPE PLANT INDEX

LC 1.00

MATCHLINE- A, SEE SHEET L 1.00



MASTER PAVING SCHEDULE

TYPE	SPECIFICATION
PAVEMENT A	ARTISTIC PAVERS: SHELLOCK 8"x8", COLOR: IVORY, CONTACT SCOTT HIGH FOR ORDERING INFORMATION 813-389-8011
PAVEMENT B	TREMRON: TUSCANY 4" PAVERS, COLOR: OAK RUN,BORDER WITH OLD TOWNE 6x9 PAVER COLOR T.B.D., CONTACT JO ANN THOMPSON FOR ORDERING INFORMATION 813-299-3088
PAVEMENT C	TREMRON: 4"x8" PAVERS, COLOR: OAK RUN, CONTACT JO ANN THOMPSON FOR ORDERING INFORMATION 813-299-3088
SIDEWALKS	STANDARD GREY CONRETE WITH BROOM FINISH, ALT. SALT ROCK FINISH
REINFORCED TURF	INVISIBLE STRUCTURES: GRASS PAVE 2, CONTACT INVISIBLE STRUCTURES FOR ORDERING INFORMATION 1-800-233-1510
POOL COPING	ARTISTIC PAVERS: 4"x8" SHELLOCK BULLNOSE COPING, COLOR: BUFF, CONTACT SCOTT HIGH FOR ORDERING INFORMATION 813-389-8011

NOTES:
-ALL CONCRETE IS TO HAVE A MIN. OF 3000 P.S.I. -CONTRACTOR TO PROVIDE 5'x5' MOCK-UP OF ALL PAVING TYPES PRIOR TO CONSTRUCTION FOR OWNER/ LA APPROVAL.

MASTER LIGHTING SCHEDULE

QTY.	SYM.	TYPE	SPECIFICATION
12	◀	GROUND MOUNTED TREE LIGHT	LUMENPULSE: LBS-120-30K-NF-BK-NO-SK, CONTACT KRISTEN CONROY WITH ORDERING QUESTIONS: 813-777-1304
14	⬟	GROUND MOUNTED PALM LIGHT	VISTA LIGHTING: (8 LIGHTS)-GR-3013-DZ-W-SP-M, (8 LIGHTS) TR-3013-DZ-W-FL-M CONTACT KRISTEN CONROY WITH ORDERING QUESTIONS: 813-777-1304
4	⏚	GFIC OUTLET	STANDARD GFIC OUTLET WITH WEATHERPROOF COVER

NOTES:
-ALL PROPOSED LIGHTING LOCATIONS ARE SCHEMATIC. LANDSCAPE ARCH. TO APPROVE ALL LIGHT LOCATIONS PRIOR TO INSTALLATION. NO LIGHTS SHALL BE INSTALLED WITHOUT APPROVAL. ANY LIGHTS INSTALLED WITHOUT APPROVAL WILL BE REQUIRED TO BE MOVED AT THE CONTRACTORS COST IF CONFLICTS ARE PRESENT IN THE INSTALLED LOCATION.
-PROVIDE MINIMUM PHOTOCELL ON CONTROLS AND TIMER OFF WITH A MANUAL OVERRIDE SWITCH. ALL TRANSFORMERS TO BE MAGNETIC.
-CONTRACTOR TO VERIFY ELECTRICAL SOURCE LOCATION
-CONTRACTOR TO COMPLY WITH ALL STATE AND LOCAL ELECTRICAL BUILDING CODES

SITE FURNISHING SCHEDULE

QTY.	SYM.	TYPE	SPECIFICATION
4	▭	BENCH	LANDSCAPE FORMS: MELVILLE BACKED BENCH W/ WOOD SLATS, FRAME COLOR: STONE, CONTACT KELLIE MOORE FOR ORDERING 407-754-6214
4	⊕	TRASH RECEPTACLE	LANDSCAPE FORMS: POE SIDE OPENING COLOR: STONE, CONTACT KELLIE MOORE FOR ORDERING 407-754-6214
1	◯	FIREPIT	TREMRON: PALAZZO FIRE PIT COLOR: OAKRUN, CONTACT JOANN THOMPSON FOR ORDERING 813-299-3088
13	▬	BIKE RACKS	LANDSCAPE FORMS: EMERSON BIKE RACK, FRAME COLOR: STONE, CONTACT KELLIE MOORE FOR ORDERING 407-754-6214

NOTES:

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0 15' 30' 60'

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L 1.00

MATCHLINE- A, SEE SHEET L 1.00

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SIGNATURE & SEAL
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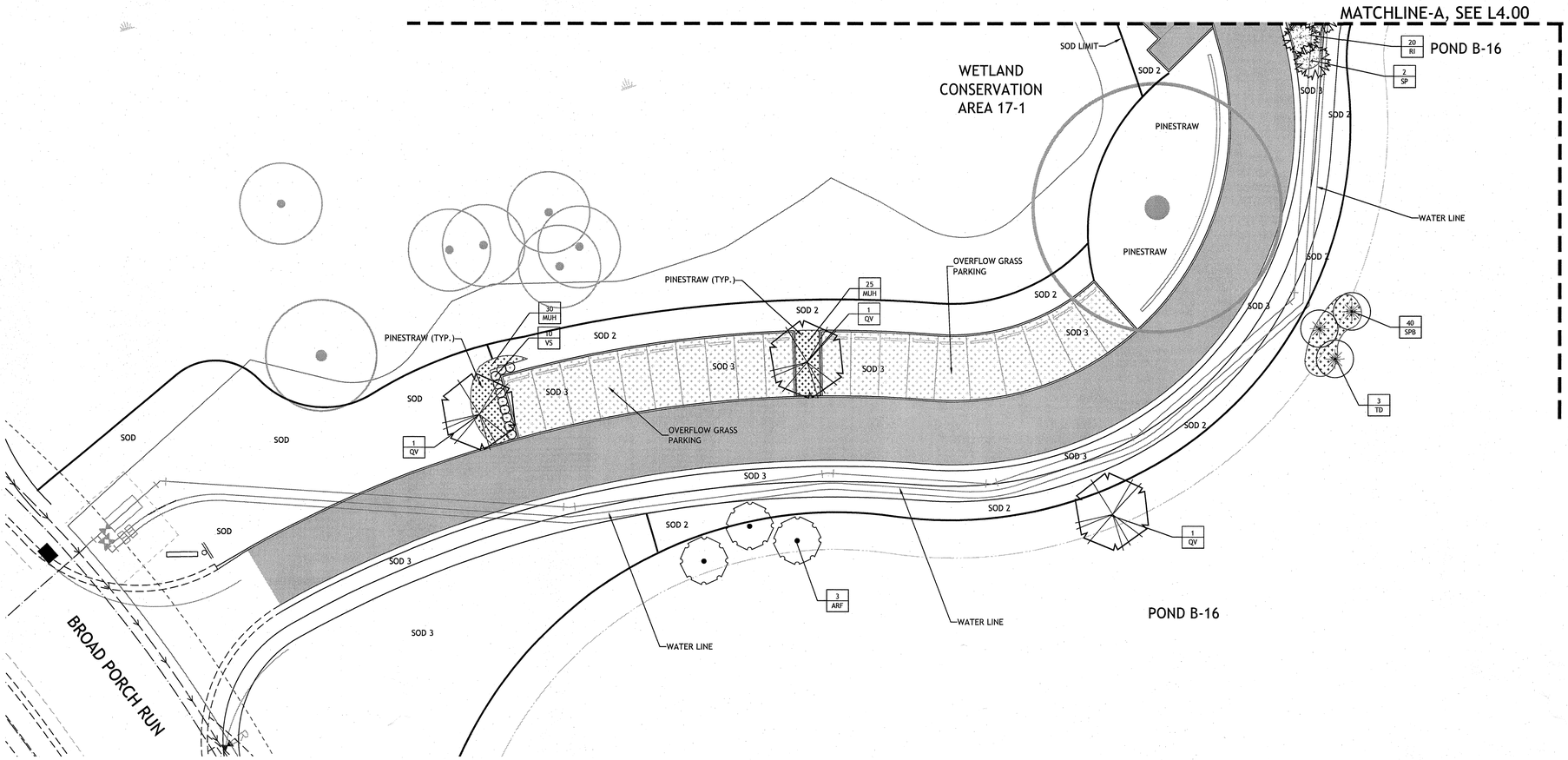
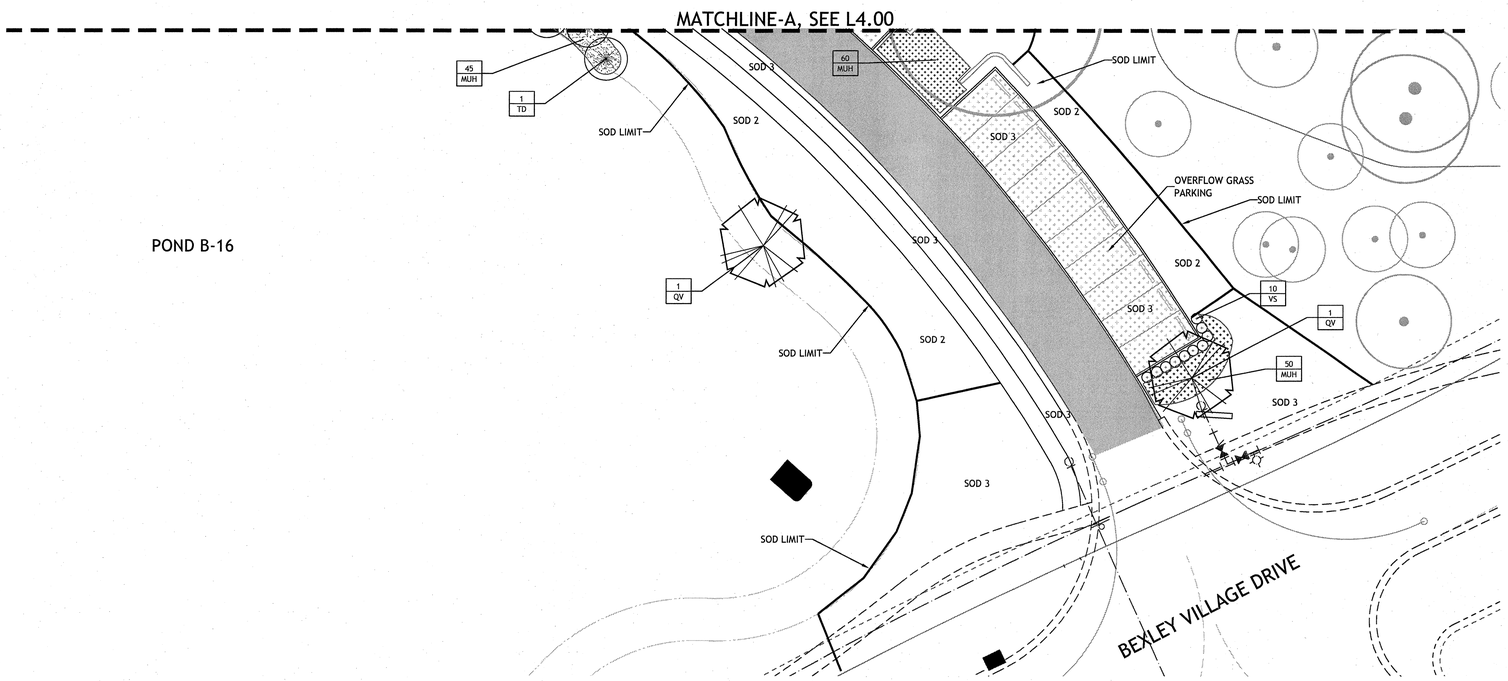
LANDSCAPE SITE PLAN

L 2.00





BDG BOOTH DESIGN GROUP
146 Second St. N. Ste. 310
St. Petersburg, FL 33701
T/ 727.821.5699

CONSULTANTS

CIVIL ENGINEER
CLEARVIEW LAND DESIGN
1213 E. 6TH AVE.
TAMPA | FL
813-223-3919

IRRIGATION DESIGN
BALLENGER AND COMPANY
3840 60TH AVE N.
PINELLAS PARK | FL
727-620-1082

OWNER
NNP-BEXLEY, LLC
777 S. HARBOUR ISLAND BLVD. STE 320
TAMPA | FL
813-620-3555

BEXLEY AMENITY

S.R. 54
PASCO COUNTY | FL

SIGNATURE & SEAL
STATE OF FLORIDA · JAMES N BEATTY · REGISTERED LANDSCAPE ARCHITECT
FL Registration #: LC26000471

CONSTRUCTION DOCS

ISSUE	DATE	
1	PERMIT SET	01-22-15
2	PRICING SET	02-09-15
3	VE PRICING SET	03-11-15
4	PERMIT SET COMMENTS	04-24-15
5	PERMIT SET COMMENTS	05-15-15

REVISIONS

NO.	COMMENTS	DATE

SHEET INFORMATION

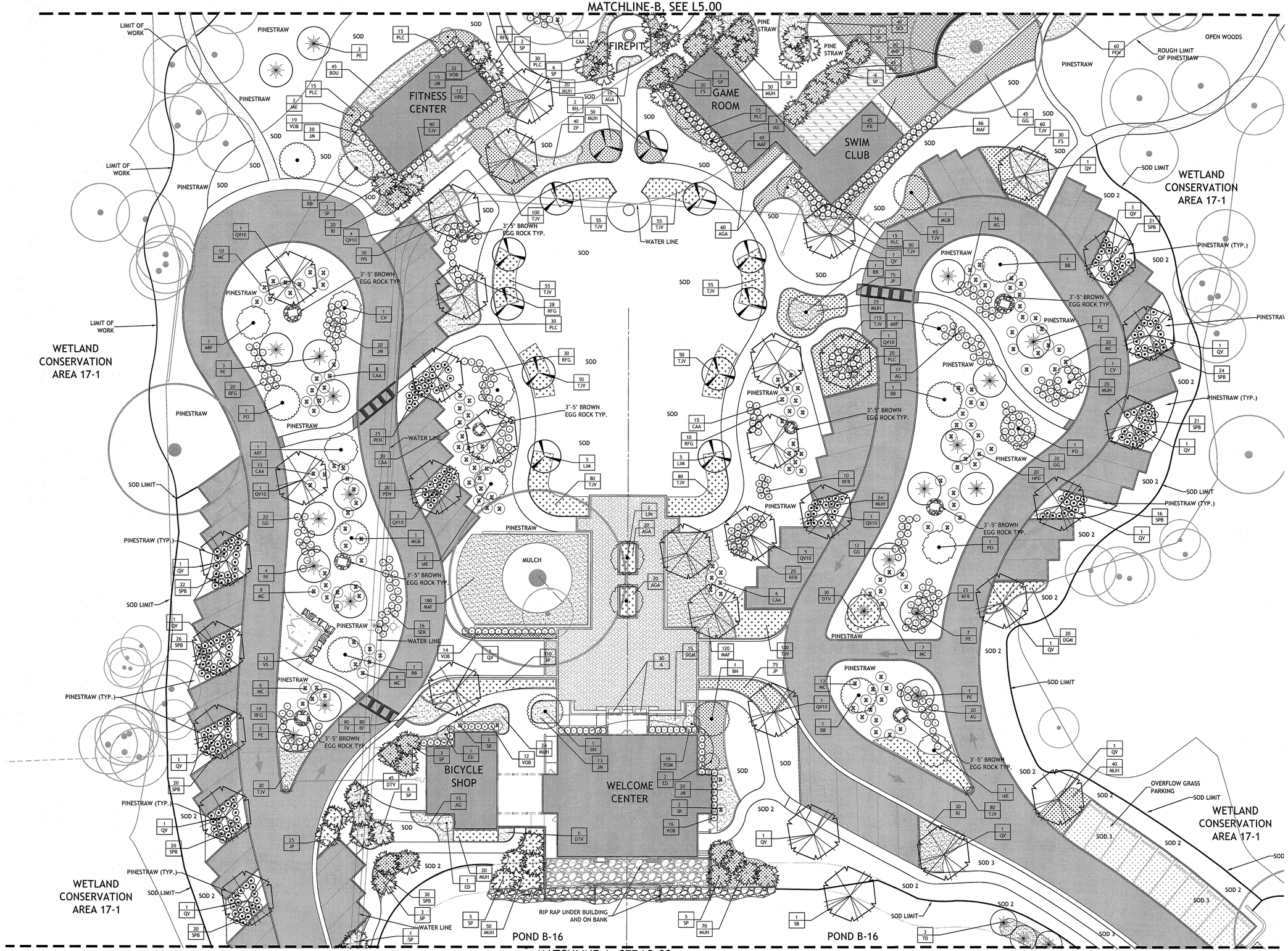
JOB NUMBER	14008
DRAWN BY	HAB / JB
CHECKED BY	HAB / JB

SCALE: 1"=20'-0"
0 10' 20' 40'

LANDSCAPE DEVELOPMENT PLAN

L 3.00

MATCHLINE-B, SEE L5.00



MATCHLINE-A, SEE L3.00

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146 Second St. N. Ste. 310
St. Petersburg, FL 33701
T/ 727.821.5699

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CHECKED BY	HAB / JB

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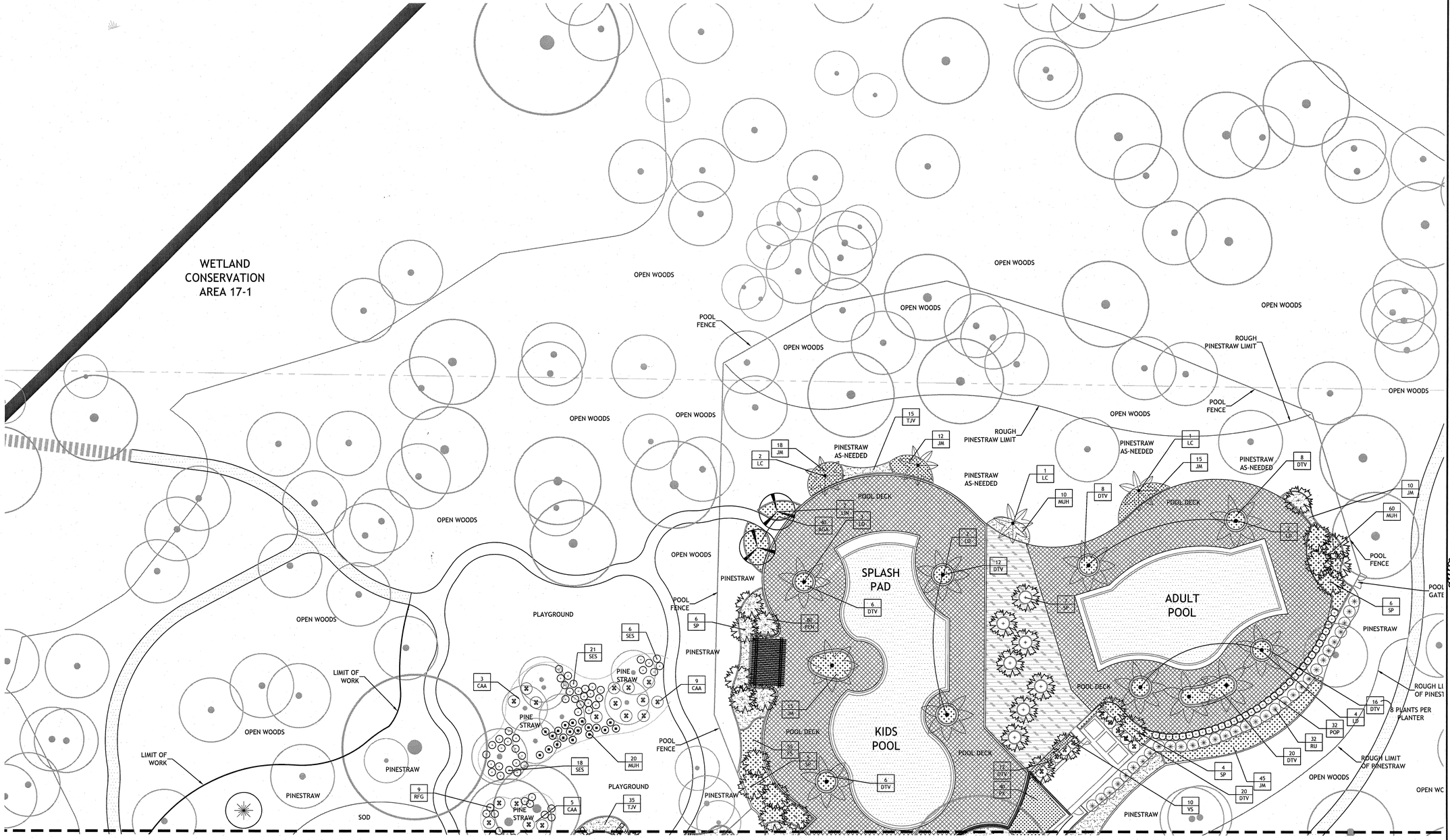
LANDSCAPE DEVELOPMENT PLAN

L 4.00



MATCHLINE-B, SEE L4.00

BDG BOOTH DESIGN GROUP
146 Second St. N. Ste. 310
St. Petersburg, FL 33701
T/ 727.821.5699

CONSULTANTS

CIVIL ENGINEER
CLEARVIEW LAND DESIGN
1213 E. 6TH AVE.
TAMPA | FL
813-223-3919

IRRIGATION DESIGN
BALLENGER AND COMPANY
3840 60TH AVE N.
PINELLAS PARK | FL
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OWNER

NNP-BEXLEY, LLC
777 S. HARBOUR ISLAND BLVD. STE 320
TAMPA | FL
813-620-3555

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S.R. 54
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STATE OF FLORIDA · JASON BEATTY · 9/9/15 · LA6667077 · REGISTERED LANDSCAPE ARCHITECT

FL REGISTRATION NUMBER 0001471

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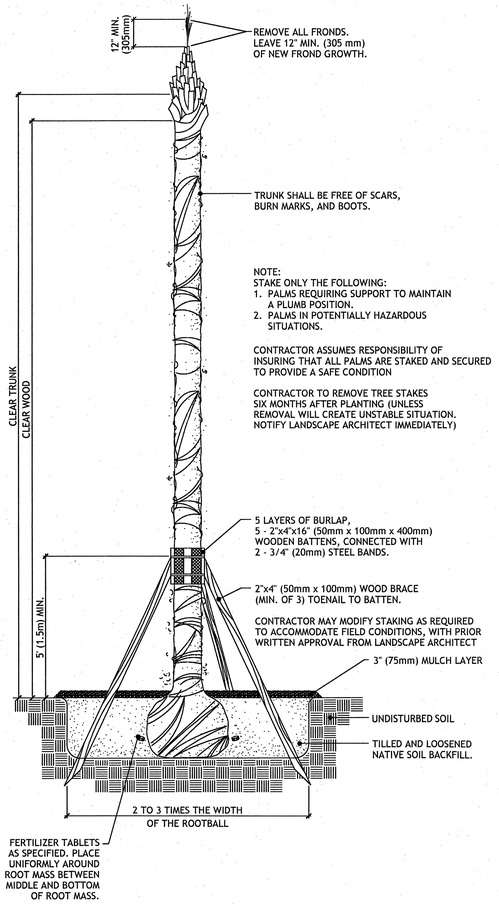
DRAWN BY	HAB / JB
CHECKED BY	HAB / JB

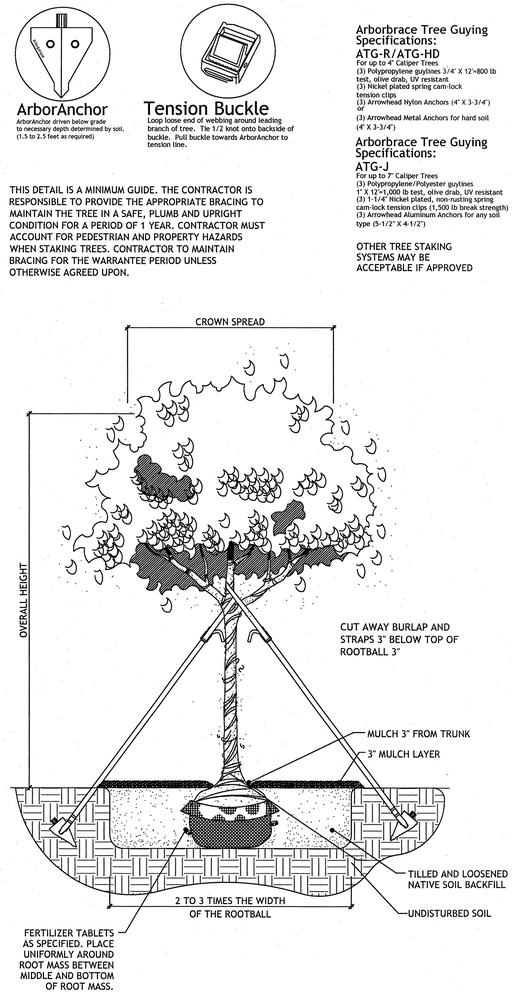
SCALE: 1"=20'-0"
0 10' 20' 40'

LANDSCAPE DEVELOPMENT PLAN

L 5.00



1 LD-2 **SABAL PALM PLANTING DETAIL**



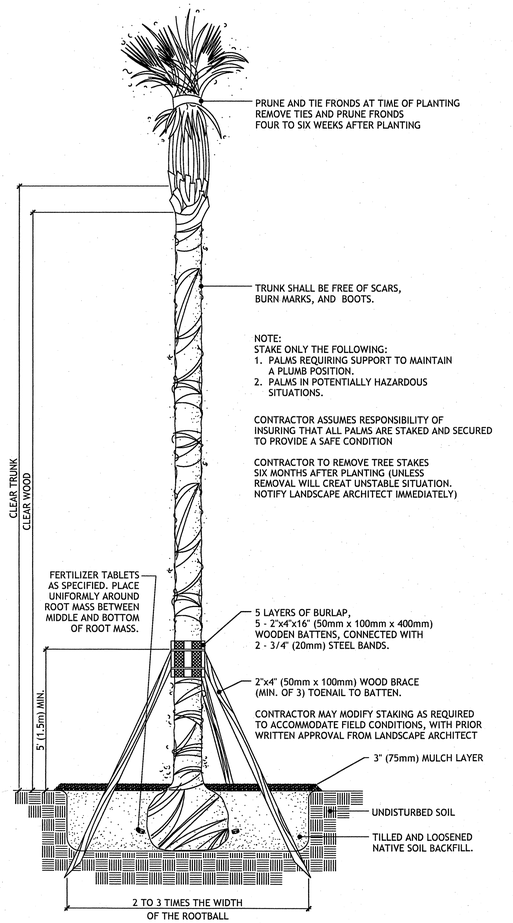
Arborbrace Tree Guying Specifications:
ATG-R/ATG-HD
For up to 4" Caliper Trees
(3) Polypropylene guylines 3/4" X 12'=800 lb test, olive drab, UV resistant
(3) Nickel plated spring cam-lock tension clips
(3) Arrowhead Nylon Anchors (4" X 3-3/4") or
(3) Arrowhead Metal Anchors for hard soil (4" X 3-3/4")

Arborbrace Tree Guying Specifications:
ATG-J
For up to 7" Caliper Trees
(3) Polypropylene/Polyester guylines 1" X 12'=1,000 lb test, olive drab, UV resistant
(3) 1-1/4" Nickel plated, non-rusting spring cam-lock tension clips (1,500 lb break strength)
(3) Arrowhead Aluminum Anchors for any soil type (5-1/2" X 4-1/2")

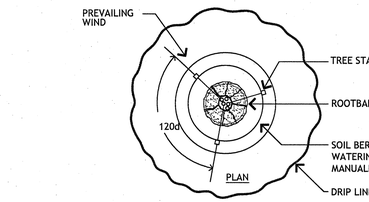
THIS DETAIL IS A MINIMUM GUIDE. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE BRACING TO MAINTAIN THE TREE IN A SAFE, PLUMB AND UPRIGHT CONDITION FOR A PERIOD OF 1 YEAR. CONTRACTOR MUST ACCOUNT FOR PEDESTRIAN AND PROPERTY HAZARDS WHEN STAKING TREES. CONTRACTOR TO MAINTAIN BRACING FOR THE WARRANTEE PERIOD UNLESS OTHERWISE AGREED UPON.

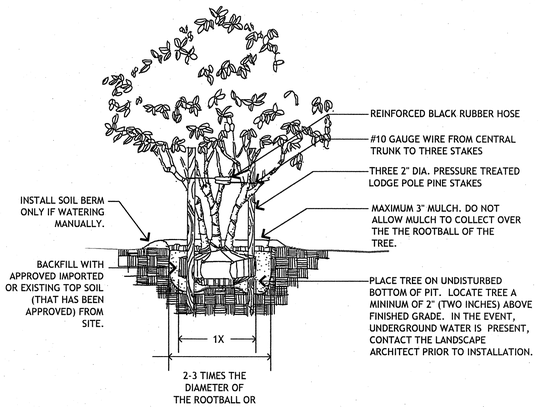
OTHER TREE STAKING SYSTEMS MAY BE ACCEPTABLE IF APPROVED

2 LD-2 **ARBOR BRACE TREE PLANTING DETAIL**
SCALE: N.T.S.



3 LD-2 **PALM PLANTING DETAIL (EXCEPT SABAL PALMS)**





4 LD-2 **MULTI-TRUNK TREE PLANTING DETAIL**

GENERAL LANDSCAPE NOTES

1. All plant materials to be Florida #1 or better quality, installed to highest nursery standards.
2. Mulch to be PINE BARK MULCH / PINESTRAW, SEE PLAN
   Mulch shall be installed to a minimum of 3" thick in all planting areas.
3. Sod to be 95% weed free: SEE PLAN FOR DIFFERENT VARIETIES
   Sod to be installed with tight joints, rolled and fertilized at time of installation. All areas of the project site disturbed during construction shall be sodded with matching turf, unless specifically labeled otherwise. All areas within the project limits shall be provided with sod or other specified groundcover.
4. All dimensions to be field-checked by the Landscape Contractor prior to construction, with any discrepancies reported immediately to the Landscape Architect.
5. All materials must be as specified on the landscape plan. If materials or labor do not adhere to specifications, they will be rejected by the Landscape Architect with proper installation carried out by the Landscape Contractor at no additional cost.
6. No substitutions or changes of any kind will be made at time of bidding, so as to provide for equal and fair comparisons.
7. All permits necessary are to be provided by the installing Contractor unless otherwise specifically stated in the specifications.
8. No contractor identification signs shall be permitted on the project.
9. All questions concerning the plans and specifications are to be directed to the Landscape Architect, (727) 821-5699.
10. Carefully review the Landscape Specifications. The installing Contractor will be held responsible for all items contained therein.
11. All plant material shall be planted with TERRA-SORB AG, in accordance with the manufacturer's recommendations for the rate of application.
12. The contractor shall be responsible to provide storm water pollution prevention plans and appropriate construction site runoff controls to meet EPA's Natural Pollutant Discharge Elimination System rule on construction sites where more than one acre of land is disturbed.
13. Bexley CDD South is responsible for irrigation and maintenance of the landscaping throughout the project area.

FERTILIZATION

SHRUBS AND TREES

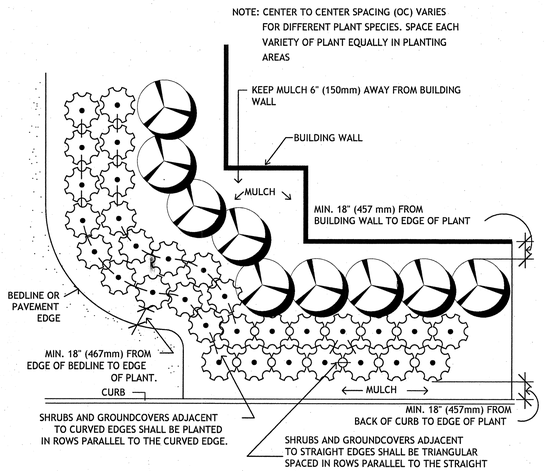
All trees and shrubs shall be fertilized with "Agriform" 20-10-5 planting tablets at time of installation and prior to completion of pit backfilling. Tablets shall be placed uniformly around the root mass at a depth that is between the middle and bottom of the root mass.

APPLICATION RATE:

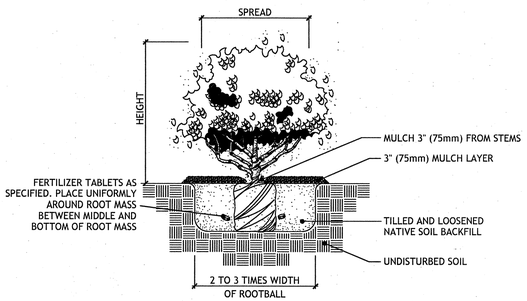
1 Gallon can:	1 - 21 gram tablet
3 Gallon can:	2 - 21 gram tablets
5 Gallon can:	3 - 21 gram tablets
7 Gallon can:	4 - 21 gram tablets
Trees:	3 - 21 gram tablets each 1/2" of caliper
Palms:	7 - 21 gram tablets

GROUNDCOVER AREAS

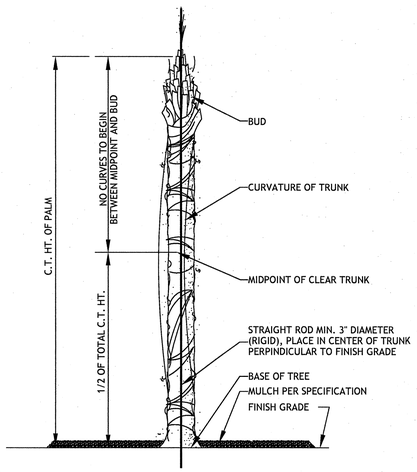
All groundcover areas shall receive fertilization with "Osmocote" time release fertilizer as per manufacturer's specifications.



5 LD-2 **SHRUB AND GROUNDCOVER LAYOUT DETAIL**



6 LD-2 **SHRUB PLANTING DETAIL**



7 LD-2 **SABAL PALM ACCEPTABLE CURVATURE DETAIL**

BDG BOOTH DESIGNGROUP
146 Second St. N. Ste. 310
St. Petersburg, FL 33701
T/ 727.821.5699

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CHECKED BY	HAB / JB

SCALE: N/A
0

LANDSCAPE DETAILS

LD-2

1.00 GENERAL

1.01 RELATED DOCUMENTS

A. The Contract Documents shall include the Plans, Details, Specifications, Bid Proposal, Contract Agreement, all Addenda, Special Conditions, and Installation Schedule (when required).

1.02 REQUIREMENTS OF REGULATORY AGENCIES

A. Comply with Federal, State, Local, and other duly constituted authorities and regulatory agencies, without additional cost to the Owner in matters pertaining to codes, safety, and environmental matters.

B. Any permits for the installation or construction of any of the work included under the contract, which are required by any of the legally constituted authorities having jurisdiction, shall be arranged for by the Contractor and paid for directly by the Contractor, unless otherwise agreed upon in writing.

1.03 SCOPE OF WORK

A. All provisions of Contract, including General and Special Provisions and Plans, apply to the work specified in this Section. The Scope of Work includes everything for and incidental to executing and completing all landscape work shown on the Plans, Schedules, Notes and as specified herein.

B. Furnish and provide all labor, plants and materials, tools and equipment necessary to prepare the soil for plantings, to install and care for all plant materials (including finish grading if necessary); to remove and/or transplant existing plants if indicated; to furnish, plant, fertilize, guy and brace, water, mulch and prune all new plant materials; and to execute all other Work as described herein or indicated on the Plans.

C. Work under this Section shall include labor and materials for final grading and raking to prepare the site for sodding, sprigging, or seeding, so finished lawn or playing field will appear even and uniform, will drain adequately, and will comply with the intent of the landscape drawings.

D. Initial maintenance of landscape materials as specified in this document.

1.04 QUALITY ASSURANCE

A. Landscape work shall be contracted to a single firm specializing in landscape work, who shall in turn subcontract no more than 40% of the work specified. All subcontractors under the control of the Contractor involved in the completion of the landscape work, shall be made known to the Owner and the Landscape Architect prior to their commencement of work on the project.

B. All work of this Section shall conform to the highest standard of landscape practices.

C. The Plant Material Schedule included with these Plans is provided only for the Contractor's convenience; it shall not be construed as to conflict or predominate over the Plans. If conflict between the Plans and the Specifications exists, the Plan shall predominate and be considered the controlling document.

D. During this work, the Contractor shall be responsible for maintaining safety among persons in his employ in accordance with the standards set by The Occupational Safety and Health Act of 1970 (and all subsequent amendments). Owner and Landscape Architect shall be held harmless from any accident, injury or any other incident resulting from compliance or non-compliance with these standards.

E. The Contractor shall cooperate with and coordinate with all other trades whose work is built into or affects the work in this Section.

F. All appropriate utility companies and agencies shall be contacted 72 hours prior to excavation. Call "Sunshine" at 811.

G. The Contractor shall carefully examine the site and all existing conditions affecting the work, such as: soils, obstructions, existing trees, utilities, etc. Report any conditions in conflict with the work to the Landscape Architect .

1.05 SUBMITTALS

A. The Contractor is required to submit two copies of typewritten instructions recommending procedures to be established by the Owner for maintenance of landscape work. These instructions must be submitted prior to the expiration of the required maintenance period and must cover maintenance procedures over a one year period.

B. Furnish unit prices for all plant and inert materials, including labor for all specified work.

1.06 ALTERNATES, ADDITIONS, DELETIONS, SUBSTITUTIONS

A. If there are additions/alternates included in these Plans and Specifications, the Contractor must propose prices to accomplish the work stated as additions/alternates at the time of bidding.

B. The Owner, through his Project Representative, reserves the right to add or deduct any of the work stated herein without rendering the Contract void.

C. The Contractor must have written approval by the Project Representative for any substitutions not previously agreed to in the purchase agreement: installation without approval is entirely at the Contractor's risk.

D. All material acquired through additions or substitutions shall be subject to all conditions and warranties stated herein.

1.07 ABBREVIATIONS/DEFINITIONS

A. O.A. or HT.: The over-all height of the plant measured from the ground to the natural, untied state of the majority of the foliage, not including extreme leaves, branches or fronds.

B. C.T.: Clear trunk is measured from the ground to the bottom of the first leaf or frond stem with no foliage from ground to specified height. For example, on Canary Island Date Palms or similar, the clear trunk measurement includes the "nut" at the base of the fronds.

C. C.W.: Clear wood is measured from the ground to the bottom of the base of the lowest leaf sheath or boot, trimmed in a natural manner. For example, on Canary Island Date Palms or similar, the clear wood measurement does not include the "nut" at the base of the fronds.

D. SP.: Spread, branches measured in natural untied position to the average crown diameter, not including extreme leaves, branches, or fronds.

E. ST.TR.: Straight trunk.

F. MIN.: Minimum.

G. GAL.: Gallon container size, i.e., 1 gallon (3.8 liters), 3 gallon (11.4 liters), 7 gallon (26.5 liters), etc.

I. O.C.: On center, distance between plant centers.

J. DIA.: Diameter.

K. LVS.: Leaves.

L. D.B.H.: Diameter or caliper of main trunk of tree as measured at breast height at 4 – 1/2 feet (1.37 meters) above grade.

M. CAL.: Caliper, the outside diameter of up to a four inch (100 millimeters) tree is measured six inches (150 millimeters) above grade, larger trees are measured at 12 inches (300 millimeters) above grade.

N. B&B: Balled and burlapped in accordance with horticultural standards of the American Association of Nurserymen.

O. PPP: Plants per pot.

P. FG: Field grown

Q. STD.: Standard, single, straight trunk.

R. Owner: To be known as that entity which holds title or control to the premises on which the work is performed.

S. Owner's Representative: Owner's on-site representative shall be responsible for approval of quantity and quality of materials specified and execution of installation.

T. Contractor: Shall refer to that person or enterprise commonly known as the Landscape Contractor.

U. Landscape Architect: This person or firm is the responsible representative of the Owner who produces the landscape Plans and Specifications.

1.08 PRODUCT DELIVERY, STORAGE, AND HANDLING

A. Plant Materials:

1. Provide container grown or, if appropriate, freshly dug trees and shrubs. Do not prune prior to delivery. Do not bend or bind trees or shrubs in such a manner as to damage bark, break branches or destroy natural shape. Provide protective covering during delivery. If plant delivery is made in open vehicles, the entire load shall be suitably covered.

2. All plants are to be handled at all times so that roots or root balls are adequately protected from sun, cold or drying winds. No root balls for trees and container plants that have been cracked or broken shall be planted except upon special approval. Plants shall not be pulled by the tops or stems, nor handled in a rough or careless manner at any time.

3. Balled and burlapped plants shall be moved with firm, natural, balls of soil, not less than 1 foot diameter of ball to every 1 inch (25 millimeter) caliper of trunk; root ball depth shall not be less than 2/3 of root ball diameter. B & B plants which cannot be planted upon delivery shall have their root balls covered with moist soil or mulch.

4. Trees shall be dug with adequate balls, burlapped, and wire bound if needed. Root pruning to be done a minimum of 4 weeks before removal from the field and planting at the site. Root balls may not be encased in "grow bags" or other synthetic material, except plastic shrink wrap for transport only.

5. Remove all fronds from sabal palms prior to planting, but leave a minimum of 12 inches (300 millimeters) of new frond growth above the bud. Do not damage bud. On all other palms, only a minimum of palm fronds shall be removed from crown to facilitate moving and handling. Clear trunk shall be determined after minimum fronds have been removed. Boots shall be removed from trunk unless otherwise specified. Palms shall be planted within 24 hours of delivery.

6. Deliver trees and shrubs after preparations for planting have been completed and plant immediately. If planting is delayed more than 6 hours after delivery, set trees and shrubs in shade, protect from weather and mechanical damage, and cover to keep roots moist.

7. Label at least one tree and one shrub of each variety with a securely attached waterproof tag bearing legible designation of botanical and common name.

8. Sod: Time delivery so that sod will be placed within twenty four (24) hours after stripping. Protect sod against drying and breaking by covering palettes of sod or placing in a shaded area.

1.09 JOB CONDITIONS

A. Acceptance of Job Conditions

1. The Contractor shall examine the sub-grade, verify elevations, observe the conditions under which work is to be performed and notify the Landscape Architect or Project Representative in writing of unsatisfactory conditions prior to beginning work. Do not proceed with the work until unsatisfactory conditions have been corrected in a manner acceptable to the Landscape Architect. Start of work shall indicate acceptance of conditions and full responsibility for the completed work.

2. Proceed with and complete the landscape work as rapidly as portions of the site become available, working within the seasonal limitations for each kind of landscape work and following the approved schedule. If seasonal limitations apply, notify the Landscape Architect for adjustments to the Schedule.

3. Determine locations of all underground utilities and review for conflicts with planting procedures.

4. When adverse conditions to plant growth are encountered, such as rubble fill, drainage conditions or obstruction, the Contractor shall notify the Landscape Architect in writing prior to planting.

5. Plant trees and shrubs after final grades are established and prior to the planting of lawns, protecting lawn areas and promptly repairing damages from planting operations.

B. Scheduling of Work

1. The work shall be carried out to completion with the utmost speed. Immediately upon award of contract, the Contractor shall prepare a construction schedule and furnish a copy to the Owner's Representative and/or the Landscape Architect for approval. The Contractor shall carry out the work in accordance with the approved schedule.

2. If the Contractor incurs unforeseen costs, such as overtime hours, holidays, etc. in order to complete the work within the time stated in the Contract, and/or to maintain the progress schedule, all said costs shall be borne by the Contractor at no additional cost to the Owner.

3. The Owner's Representative's, may request work stoppage. Upon written request from the Owner's Representative, the Landscape Contractor shall suspend delivery of material and stop all work for such a period as deemed necessary by the Owner's Representative. Upon receipt of such notice, the Landscape Contractor shall immediately confer with the Owner, the Owner's Representative, or the General Contractor with respect to any additional costs which may result from work stoppage.

C. Utilities

1. The Contractor shall perform work in a manner which will avoid conflicts with utilities. Hand excavate, as required, to minimize possibility of damage to underground utilities. Maintain grade stakes set by others until removal is mutually agreed upon by all parties concerned.

2.00 PRODUCTS

2.01 MATERIALS

A. Plant Materials: Nomenclature

1. Plant species, sizes, etc. shall be per Plans and Specifications on Plant Material Schedule. Nomenclature is per Hortus Third, L.H. Bailey and E.Z. Bailey, 1976 (or latest edition), or Standardized Plant Names as adopted by the latest edition of the American Joint Committee of Horticultural Nomenclature, and as conforms with names accepted in the nursery trade.

B. Plant Materials: Quality Assurance

1. Provide healthy, vigorous stock grown under climatic conditions similar to conditions in the locality of the project. Plants shall have a habit of growth that is normal for the species and be sound, healthy, vigorous and free from insect pests or their eggs, plant diseases, defects, and injuries. Plants shall be well-branched and densely foliated when in leaf and shall have healthy, well-developed root systems.

2. Trees shall be heavily branched or, in the case of palms, be heavily leafed. Some plant materials may be collected stock with the approval of the Landscape Architect. Provide tree species that have a single main trunk (central leader), unless otherwise stated. Trees that have the main trunk forming a "Y" shape or parallel branching are not acceptable.

3. Plant materials shall be as specified and shall be Florida #1 or better as to shape and quality for the species as outlined in Grades and Standards for Nursery Plants Parts I and II, Florida Department of Agriculture and Consumer Services (latest edition).

4. The Owner or Landscape Architect reserves the right to inspect plant materials either at the place of growth or at the project site prior to planting for compliance with requirements for name variety, size, quality, or designated area.

5. Landscape materials shall be shipped with certificates of inspection as required by governmental authorities. The Contractor shall comply with all governing regulations that are applicable to landscape materials.

6. Do not make substitutions. If specified landscape material is not available, submit Landscape Architect proof of it being non-available. In such event, if the Landscape Architect designates an available source, such shall be acquired from designated source. When authorized, a written change order for substitute material will be prepared, as well as any required adjustments to the Contract amount.

7. Height and/or width of trees shall be measured from ground up; width measurement shall be normal crown spread of branches with plants in the normal position. This measurement shall not include immediate terminal growth. All measurements shall be taken after pruning for specified sizes. All trees and shrubs shall conform to measurements specified in the plant material schedule, except that plant material larger than specified may be used with the approval of the Owner or Landscape Architect; with no increase to the Contract price. Plant materials shall not be pruned prior to delivery.

8. Plant Material shall be symmetrical, typical for variety and species. Plants used where symmetry is required shall be matched as nearly as possible.

9. Balled and burlapped plants shall have firm, natural balls of earth of sufficient diameter and depth to encompass the feeding root system necessary for full development of the plant and to conform with the standards of the American Association of Nurserymen. Root balls and tree trunks shall not be damaged by improper binding and/or balling & burlapping procedures.

10. Container-grown plants may be substituted for balled and burlapped plants or vice-versa provided the quality is equal or better than specified and the Landscape Architect approves of the substitution.

11. Container grown stock shall have been grown in containers for at least four months, but not over two years. If requested, samples must be shown to prove no root bound condition exists.

C. Grasses: Sod or Seed

1. Sod or seed (as/if specified) shall be of a species as stated on the Plan. Solid sod shall be of even thickness and with a good root structure, 95% free of noxious weed, freshly mowed before cutting, and in healthy condition when laid. It must not be stacked more than 24 hours before laying and it must be grown in soil compatible to that in which it will be installed. Sod must be kept moist prior to and after installation.

2. Seed shall be delivered to the site in unopened bags with certification tags in place. Purity, germination and weed content shall be as certification requirements.

D. Mulch:

1. Mulch shall be 100% recycled wood mulch, thoroughly mixed with a pre-emergence weed killer according to the label directions. If recycled mulch is not specified, the Contractor shall install pine bark, or other as specified on the plans

2. Install mulch to an even depth of 3 inches (75 millimeters) before compaction.

E. Fertilizer:

1. Granular fertilizer shall be uniform in composition; free flowing and suitable for application with approved equipment; received at the site in full, labeled, unopened bags bearing the name, trade name or trademark and warranty of the producer; fully conforming to State of Florida fertilizer laws.

2. All fertilizer shall bear the manufacturer's statement of analysis and shall contain the appropriate minimum amounts of elements for the type of use specified herein.

3. Agriform 20-10-5 fertilizer tablets or approved equal, shall be placed in planting pit for all plant materials at time of installation and prior to completion of pit backfilling.

4. Ground cover and annual areas shall receive fertilization with Osmocote Time Release Fertilizer according to product instructions and rate.

5. For sod and seeded areas, fertilize with a complete granular fertilizer on Bahia and St. Augustine grass at the rate of one (1) pound (.4536 kilogram) of nitrogen per one thousand (1,000) square feet (92.9 square meters). Fertilizer shall be commercial grade, mixed granules, with 30%- 50% of the nitrogen being in slow or controlled release form. The ratio of nitrogen to potash will be 1:1 or 2:1 for complete fertilizer formulations. Phosphorus shall be no more than 1/4 the nitrogen level. They shall also contain magnesium and micronutrients (i.e. manganese, iron, zinc, copper, etc.).

F. Tree Staking Materials

1. For hardwood trees, approved below-grade staking shall be used at the rootball. per the planting detail. Metal strand guy wire shall not be used.

2. For single trunk palms, stakes shall be cut from 2 inch (50 millimeter) x 4 inch (100 millimeter) pressure treated (p.t.) stock, with a minimum of 3 stakes per palm. Batten consisting of 5 layers of burlap and 5 – 2 inch (50 millimeter) x 4 inch (100 millimeter) by 16 inch (400 millimeter) wood connected with two – 3/4 inch (19 millimeter) steel bands shall be used around the palm trunk.

3. Other tree staking systems may be acceptable if approved.

G. Planting Soil

1. Unless stated on the plans or in the specifications, install plant material in tilled and loosened native soil backfill. It is the responsibility of the Landscape Contractor to test, prior to planting and at no additional cost to the Contract, any soils which may be unsuitable for the vigorous growth of plants. Unsuitable conditions shall be reported to the Landscape Architect immediately in writing.

2. When required, planting soil media shall be provided by the Contractor and shall consist of 1/3 peat and 2/3 sandy loam, with no lumps over 1 inch (25 millimeters).

3. Backfill and clean fill dirt provided by the Contractor shall be in a loose, friable soil. There must be slight acid reaction to the soil with no excess of calcium or carbonate, and it shall be free from excess weeds, clay lumps, stones, stumps, roots and toxic substances or any other materials that might be harmful to plant growth or a hindrance to grading, planting, and maintenance procedures and operations.

4. Bed preparation for annual beds under 1 gallon (3.785 liters) container size shall consist of 3 inches (75 millimeters) of Florida peat or other approved organic soil amendment spread over full length and width of planting area. Rototill organic layer 6 inches (150 millimeters) to 8 inches (200 millimeters) into native soil.

H. Soil Amendments:

1. Terra-Sorb AG or approved equal, soil amendment shall be mixed with native or planting soil for all trees, shrubs, ground cover, and annuals according to manufacturer's recommended application rates and methods, if specified on the Plans.

I. Tree Protection

1. Wood fencing shall be 2 inch (50 millimeters) x 4 inch (100 millimeters) pressure treated (p.t.) stock with flagging on horizontal members. Space vertical members 6 feet (1.83 meters) to 8 feet (2.44 meters) on center. The barricade shall be placed so as to protect the critical protection zone area, which is the area surrounding a tree within a circle described by a radius of one foot for each inch (25 millimeter) of the tree's diameter at breast height DBH at 4 –1/2 feet (1.37 meters) above grade.

J. Root Barrier System

1. Root barrier fabric shall be installed when specified in the plans and/or specifications for protection of adjacent paved surfaces according to specific product name or equal. Install as directed by the manufacturer.

K. Packaged Materials:

1. Deliver packaged materials in containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored at the site.

L. Pesticides

1. Pesticides shall be only approved, safe brands applied according to manufacturer's directions.

3.00 EXECUTION

3.01 PREPARATION

A. Obstructions Below Ground:

1. It shall be the responsibility of the Contractor to locate and mark all underground utilities, irrigation lines and wiring prior to commencement of the work.

2. If underground construction, utilities or other obstructions are encountered in excavation of planting areas or pits, the Landscape Architect shall be immediately notified to select a relocated position for any materials necessary.

B. Grading and Preparation for Plant Materials

1. All proposed landscape areas containing existing turf grass or weeds shall be treated with Monsanto's "Round-Up" per manufacturer's specifications. All proposed landscape areas adjacent to water bodies shall be treated with Monsanto's "Rodeo" per the manufacturer's specifications.

2. New plant materials will not be installed until a 98% weed/turf eradication has been achieved. More than one application may be required to produce an acceptable planting bed.

3. A pre-emergent herbicide may be applied, but it is not a substitute for spray treatment of "Round-Up" or "Rodeo".

4. Should any plant material in the same, or adjacent beds be damaged by these chemicals, the same size, quantity and quality of plants shall be immediately replaced by the Contractor at no cost to the Owner.

5. Any necessary corrections or repairs to the finish grades shall be accomplished by the Contractor. All planting areas shall be carefully graded and raked to smooth, even finish grade, free from depressions, lumps, stones, sticks or other debris and such that they will conform to the finish grades and provide uniform and satisfactory surface drainage without puddling.

6. The contractor shall remove debris (sticks, stones, rubbish) over 1 – 1/2 inches (38 millimeters) in any dimension from individual tree, shrub and hedge pits and dispose of the excavated material off the site.

C. Preparation for Annual Bed Planting

1. Prepare native subgrade by rototilling or loosening by hand methods. Spread 3 inches of Florida peat (1/3), sandy loam (1/3), or other approved organic soil amendment over the full length and width of planting area for annuals. Rototill organic layer 6 inches (150 millimeters) to 8 inches (200 millimeters) into the native soil. Grade the planting bed by "crowning" to insure that surface drainage, percolation, and aeration occur at rapid rates. Add Osmocote time release fertilizer according to product instructions and rate.

D. Preparation for Seeding and Sod Areas

1. All proposed sod areas containing existing turf grass or weeds shall be treated with Monsanto's "Round-Up" per manufacturer's specifications. All proposed sod areas adjacent to water bodies shall be treated with "Rodeo" per the manufacturer's specifications.

2. Limit preparation to areas which will be planted promptly after preparation. Loosen sub-grade of seed and sod areas to a minimum depth of 4 inches (100 millimeters).

3. Immediately prior to any turf Work, the Contractor shall finish grade the soil to a smooth, even surface assuring positive drainage away from buildings and the subsequent turf flush to the tops of adjacent curbs and sidewalks. The surface shall be sloped to existing yard drains.

4. A complete fertilizer shall be applied to St. Augustine or Bahia grass at a rate of one (1) pound (.4536 kilogram) of nitrogen per 1000 square feet (92.9 square meters). Fertilizer shall be commercial grade, mixed granules, with 30%-50% of the nitrogen being in slow or controlled release form. Thoroughly work fertilizer into the top 4 inches (100 millimeters) of soil.

5. Moisten prepared seed and sod areas before planting if soil is dry. Water thoroughly and allow surface moisture to dry before planting lawns. Do not create a muddy soil condition.

3.02 INSTALLATION

A. Berm Construction (if specified)

1. Install berms at location and design shown on Plans and at the height and slope indicated. Height stated is for finished berm with soil at natural compaction.

2. Exact location and configuration of berms may require modification to allow proper drainage; such changes will be coordinated with the Landscape Architect.

3. If shown on the Plan, construct berms using clean sandy loam fill dirt which is well-drained, free of rocks, roots, or other debris, with a soil pH of an acid nature (about 6.5 to 7.0). No heavily organic soil, such as muck or peat shall be used in berm construction.

B. Layout of Plant Materials:

1. Unless otherwise stipulated, plant materials shall be approximately located per the plans by scale measurements using established building, columns, curbs, screen walls, etc. as the measuring reference point. Slight shifting may be required to clear wires, prevent blockage of signage, etc.

2. Shrubs and ground covers shall be located and spaced as noted on the plant material schedule (if provided), otherwise plants will be placed in the planting beds at the normally accepted spacing for each species.

3. Leave a minimum 18 inch (450 millimeters) border of mulched space between outer leaves of installed plant material and the bed line, curb, or building foundation wall for all plant sizes.

4. Any necessary "minor" adjustments in the layout of planting shall be made by the Contractor with the approval of the Landscape Architect in order to conform as nearly as possible to the intent of the plans.

C. Planting Procedures:

1. All shrubs, trees and ground covers or vines shall be planted in pits having vertical sides and being circular in outline. Planting pit shall be 3 to 5 times the width of the root ball and no deeper than the height of the root ball.

2. Plants shall be set straight or plumb, in the locations shown, at such level that after settlement normal or natural relationship of the top of the root ball with the ground surface will be established. With regards to proper nursery practices, plants under certain conditions (i.e. low and wet areas) will benefit from being planted "high" with the root ball about 1 inch (25 millimeters) higher than the surrounding grade.

3. All plant materials shall be fertilized with Agriform 20-10-5 planting tablets, or approved equal, at time of installation and prior to completion of pit backfilling. Agriform planting tablets shall be placed uniformly around the root mass at a depth that is between the middle and the bottom of the root mass.

a. Application rate:	
1 gallon (3.8 liter)	1 – 21 gram tablet
3 gallon (11.4 liter)	2 – 21 gram tablet
7 gallon (26.5 liter)	3 – 21 gram tablet
7 gallon (26.5 liter) Trees	4 – 21 gram tablet 3 tablets each 1/2 inch (12 millimeters) caliper

4. Native soil shall be used in back-filling plant pits or as specified. The Contractor shall be responsible for providing additional soil for building tree saucers.

5. When balled and burlapped plants are set, undisturbed native soil shall be left under the base of the root ball to prevent voids. Backfill tilled and loosened native soil around the sides of the root ball. Remove the top 4 inches (100 millimeters) of burlap, wire, and all tie-down material from the root ball. Do not remove these materials from the bottom of the root ball. Thoroughly water-in before bringing the back-fill up to the proper grade. Roots of bare plants shall be properly spread out, and planting soil carefully worked in among them. Failure to comply is cause for rejection.

6. Containerized plants shall be installed with undisturbed native soil left under the base of the root ball to prevent voids. Planting pit shall be 3 to 5 times the width of the root ball and no deeper than the height of the root ball. Backfill tilled and loosened native soil around the sides of the root ball. Thoroughly water-in before bringing the backfill up to the proper grade.

7. Plant spacing shall be "on center" and varies with the different plant species. Space each variety of plant equally in the planting areas. Shrubs and ground covers adjacent to straight or curved edges shall be triangular-spaced in rows parallel to those edges. Plant a minimum of 18 inches (450 millimeters) from the back of the curb to the outside edge of the plant.

8. All azaleas shall be placed into a prepared bed of amended soil containing 50% weed-free Florida peat or approved equivalent. Root balls shall be scarified vertically at 120 degree angles in a triangular pattern.

9. Sabal palms may be planted deeper than normal if conditions warrant and if approved.

D. Sodding

1. During periods of drought, sod shall be watered sufficiently at its origin to moisten the soil adequately to the depth to which it is to be cut.

2. An application of 6-6-6, 40% organic, slow or controlled release fertilizer shall be made to all lawn areas just prior to the laying of the sod at a rate of one (1) pound of nitrogen (.4530 kilogram) per 1,000 square feet (92.9 square meters). The ground shall be wet down before the sod is laid in place.

3. Solid sod shall be laid tightly with closely abutting staggered joints with an even surface edge and sod edge, in a neat and clean manner to the edge of all the paving and shrub areas. Cut down soil level to 1 inch (25 millimeters) to 1 – 1/2 (38 millimeters) inches below top of walks prior to laying sod.

4. Within 2 hours after installing sod and prior to rolling, irrigate the sod. Sufficient water shall be applied to wet the sod thoroughly and to wet the sod to a depth of 2 inches (50 millimeters). Watering shall be done in a manner that will avoid erosion due to the application of excessive quantities, and the watering equipment shall be of a type that will prevent damage to the finished sod surface. Watering shall be repeated as necessary to keep sod moist until rooted to subgrade.

5. The sod shall be pressed firmly into contact with the sod bed using a turf roller or other approved equipment so as to eliminate air pockets, provide a true and even surface and insure knitting without any displacement of the sod or deformation of the surfaces of sodded areas. After the sodding operation has been completed, the edges of the area shall be smooth and shall conform to the grades indicated.

6. If, in the opinion of the Landscape Architect, top dressing is necessary after rolling, clean silica sand shall be used to fill voids. Evenly apply sand over the entire surface to be leveled, filling-in dips and voids, and thoroughly washing into the sod areas.

7. On slopes steeper than 2:1 and as required, the sod shall be fastened in place with suitable wooden pins or by other approved method.

E. Seeding

1. Seed shall be installed per the specifications of the State of Florida Department of Transportation. See plan for type of seed.

F. Tree Guying, Bracing and Staking:

1. Tree guying, staking and bracing shall be the responsibility of the Contractor per sound nursery practices, and shall be done per details shown on the Plans. For trees, a minimum of 2 stakes per tree or an optional 3 to 4 stakes per tree at equal spacing shall be used. Stakes shall be installed per the manufacturer's directions. All hardwood trees shall be staked with below-grade staking.

2. For single trunk palms, a minimum of 3 stakes per palm at 120 degree spacing shall be used. Toenail the stakes to batten consisting of 5 layers of burlap and 3 – 2 inch (50 millimeters) x 4 inch (100 millimeter) by 16 inch (400 millimeter) wood connected with two – 3/4 inch (19 millimeter) steel bands. Palms shall be staked with a minimum of 5 feet (1.5 meters) of stake above grade.

3. Contractor shall remove all palm guying, staking, and bracing from trees six (6) months after the date of final acceptance of the landscape work.

4. Contractor shall not remove below-grade staking and bracing from hardwood trees after the date of final acceptance of the landscape work.

5. Stake only trees that require support to maintain a plumb position or are in potentially hazardous areas.

G. Mulching

1. All planting beds shall be weed-free prior to mulching.

2. All curb, roadway, and bed line edges will be "trenched" to help contain the applied mulch.

3. All plant beds and tree rings shall be mulched evenly with a 3 inch (75 mm) layer (before compaction) of 100% recycled wood mulch, or other mulch as specified on the Plans or General Notes.

4. Mulch shall not be placed against the trunks of plant materials or foundations of buildings. Maintain a minimum 3 inch (75 millimeters) clearance for trees and shrub trunks and a minimum 6 inch (150 millimeters) clearance for the walls of buildings.

5. For beds of annual flowers, a 12 inch wide (300 millimeter) x 3 inch (75 mm) deep band of mulch shall be installed in front of the first row of annuals. Maintain a minimum 6 inches (150 millimeters) of non-mulched clearance from the outside edge of annuals.

H. Pruning

1. General pruning to maintain the natural shape and form of the plant shall be done by experienced personnel. Complex pruning operations or treatment of diseased tree members shall be done by a licensed arborist.

2. Upon acceptance by the Owner, prune any broken branches, remove crossed branches, and branches hanging below the clear trunk of the tree.

I. Clean-up

1. During landscape work, store materials and equipment where directed by the Owner.

2. The Contractor shall promptly remove any materials and equipment used on the job, keeping the area neat at all times. Upon completion of all planting, dispose of all excess soil and debris leaving pavements and work areas in a safe and orderly condition.

3. The clean-up of the site shall include the removal and proper disposal of the tree guying, staking, and bracing materials as described in these specifications.

J. Protection

1. The Contractor shall provide safeguards for the protection of workmen and others on, about, or adjacent to the work, as required under the parameters of the Occupational Safety and Health Administration (O.S.H.A.) standards.

2. The Contractor shall protect the Owner's and adjacent property from damage.

3. The Contractor shall protect the landscape work and materials from damage due to landscape operations. Maintain protection during installation and maintenance periods.

4. The Contractor shall provide protection (tree barricades) for all existing trees and palms as specified.

K. Repair of Damages

1. The Contractor shall repair all damage caused by his operations to other materials,property, or trades to a level equal in quality to the existing condition prior to damage.

2. The Contractor shall be held responsible for all damage done by his work or employees to other materials or trades' work. Patching and replacement of damaged work may be done by others, at the Owner's direction, but the cost of same shall be paid by the Contractor who is responsible for the damage.

J. Stolen Plant Materials and Other Materials Pertinent to the Project Installation

1. The Landscape Contractor shall be responsible for the entire replacement of plant materials and other materials pertinent to the project installation that are missing or stolen prior to the first final landscape inspection.

2. Plant materials that have been documented as installed and accepted by a landscape inspection performed by the Owner or the Owner's Representative shall not require replacement by the Landscape Contractor.

3. The Landscape Contractor shall be responsible for retaining the proper insurance coverage to protect against theft of plant materials and other materials pertinent to the project installation.

3.03 MAINTENANCE

A. The Contractor shall maintain all plant materials in a first class condition from the beginning of landscape construction until final acceptance. Cost of maintenance until final acceptance to be included in bid, no change orders for maintenance will be accepted.

B. Operations:

1. Maintenance shall include, but not be limited to, watering of turf and planting beds, mowing, fertilizing, cultivation, weeding, pruning, disease and pest control, replacement of dead materials, straightening, turf or planter settlement corrections, replacement of rejected materials, staking and guying repair and tightening, wash-out repairs and regarding, and any other procedures consistent with the good horticultural practice necessary to insure normal, vigorous and healthy growth of all work under the Contract. Mowing shall be consistent with the recommended height per the University of Florida Cooperative Extension Service.

2. Within the warranty period, the Contractor shall notify the Owner of any maintenance practices being followed or omitted which would be detrimental to the healthy vigorous growth of the landscape.

3. The Contractor shall be responsible for the final watering of not less than one inch of water for all planted materials before leaving the site.

3.04 INSPECTION, REJECTION, AND ACCEPTANCE

A. Inspection

1. Contractor.

1. Upon completion of the installation, the Contractor will notify the Owner or the Owner's Representative that the job is ready for inspection. Within 15 days of notification, the installation will be inspected by the Landscape Architect. A written and/or graphic inspection report will be sent to the Owner and/or Landscape

2. If the Landscape Contractor's work is not completed and a final landscape inspection is requested by the Landscape Contractor, then all subsequent landscape inspections after the first inspection, including written and/or graphic inspection reports shall be charged to the Landscape Contractor at a rate of $80.00 per hour. The Landscape Contractor shall be responsible for compensation to the Landscape Architect for all final inspections and reports under the above-mentioned circumstances.

B. Rejection and Replacement

1. The Landscape Architect shall be the final judge as to the suitability and acceptability of any part of the work. Plant material will be rejected if it does not meet the requirements set forth in the Plans and Specifications.

2. Replace any rejected materials immediately or not later than 20 days, and notify the Landscape Architect in writing that the correction has been made.

C. Acceptance

1. After replacement of rejected plant material (if any) have been made, and completion of all other correction items, the Owner or Owner's Representative will accept the project in writing.

2. Upon final acceptance, the Owner assumes responsibility for maintenance within the terms of the Contract. Acceptance will in no way invalidate the Contractor's warranty period.

3. The Contractor's warranty period will begin after final acceptance of the project by the Owner.

3.05 OWNER'S OPTIONS

A. If evidence exists of any lien or claim arising out of or in connection with default in performance of this Contract, the Owner shall have the right to retain any payment sufficient to discharge such claim and all costs in connection with discharging such claim.

B. Where the Specifications call for any stipulated item or on "approved equivalent", or in words to that effect, the Contractor shall indicate the price of the type and species specified in the proposal, giving the price to be added or deducted from his contract price. The final selection rests with the Owner or Owner's Representative.

C. Where plants installed do not meet Specifications, the Owner reserves the right to request plant replacement or an appropriate deduction from the Contract amount to compensate for the value not received from the under-specified plant materials. No additional compensation will be made to the Contractor for plants installed that exceed Specifications.

3.06 WARRANTY

A. The Contractor shall warranty all trees furnished under this contract for a period of 1 year and all shrubs for a period of 4 months. Material which is either dead or in poor health during this period or at completion will be replaced at no charge to the Owner. Should any of the plant materials show 50% or more defoliation during the Warranty Period, due to the Contractor's use of poor quality or improper materials or workmanship, the Contractor, upon notice shall replace without delay same with no additional cost to the Owner. Should any plant require replacing, the new plant shall be given the equal amount of warranty.

4.00 – MEASUREMENT AND PAYMENT

4.01 MEASUREMENT

A. The quantity of Landscape for which payment will be made shall be the actual number of units measured in place and accepted. The units measured shall be as listed in the Bid Schedule. If a payment item for Landscape is not specifically included in the Bid Schedule, the quantity for which payment will be made shall be the quantity required to complete the work.

4.02 PAYMENT

A. Payment for Landscape shall be made at the prices stated in the Bid Schedule. If a payment item for Landscape is not specifically included in the Bid Schedule, payment for the work specified in this Section shall be included in the several unit and lump sum prices for all applicable items of work.

END OF SECTION

BDG BOOTH DESIGNGROUP
146 Second St. N. Ste. 310
St. Petersburg, FL 33701
T/ 727.821.5699

CONSULTANTS

CIVIL ENGINEER
CLEARVIEW LAND DESIGN
1213 E. 6TH AVE.
TAMPA | FL
813-223-3919

IRRIGATION DESIGN
BALLENGER AND COMPANY
3840 60TH AVE N.
PINELLAS PARK | FL
727-620-1082

OWNER
NNP-BEXLEY, LLC
777 S. HARBOUR ISLAND BLVD. STE 320
TAMPA | FL
813-620-3555

BEXLEY AMENITY

S.R. 54
PASCO COUNTY | FL

SIGNATURE

STATE OF FLORIDA
JESSE N BEATTY
LA6667077
REGISTERED LANDSCAPE ARCHITECT

FL Registration No. LA6667077

CONSTRUCTION DOCS.

ISSUE DATE		
1	PERMIT SET	01-22-15
2	PRICING SET	02-09-15
3	VE PRICING SET	03-11-15
4	PERMIT SET COMMENTS	04-24-15
5	PERMIT SET COMMENTS	05-15-15

REVISIONS		
NO.	COMMENTS	DATE

SHEET INFORMATION	
JOB NUMBER	14008
DRAWN BY	HAB / JB
CHECKED BY	HAB / JB

SCALE: N/A
0

LANDSCAPE SPECIFICATIONS

LD-3