PRELIMINARY PLAN SET

FOR

RETAIL CENTER @ S.R. 54

SECTION 7, TOWNSHIP 26 SOUTH, RANGE 20 EAST
PASCO COUNTY, FLORIDA

Prepared For:

SCHERER DEVELOPMENT, LLC

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Prepared By:

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R E V I S I O N S

LOCATION MAP

NTS

MAP REFERENCES

BOUNDARY AND TOPOGRAPHIC SURVEY

INFORMATION TAKEN FROM "BOUNDARY & TOPO SURVEY" FOR SR 54, LLC PREPARED BY DENNIS J. LEEK, PSM, OF DJL SURVEYING COMPANY, INC., DATED 02/28/15.

PROFESSIONAL TEAM

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

POWER:
WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE
30461 COMMERCE DRIVE
SAN ANTONIO, FL 33576
PHONE: (352) 588-5115

WATER/SEWER:
PASCO COUNTY UTILITIES
7536 STATE ST. SUITE 213
NEW PORT RICHEY, FL 34654
PHONE: (727) 847-8145

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SITE DATA

RICHARD J. JOUDREY
LICENSE
NO. 60132
STATE OF FLORIDA
08/06/2015
PROFESSIONAL ENGINEER

PROPERTY OWNER:
SR 54, LLC
4500 140TH AVENUE NORTH SUITE 209
CLEARWATER, FL 33762

PROPERTY LOCATION:
0.15 MILES EAST OF BRUCE B. DOWNS & SR 54,
NORTH SIDE OF SR 54

PROPERTY PARCEL I.D. NUMBER:
07-26-20-0000-00100-0111

LEGAL DESCRIPTION:
SEE BOUNDARY SURVEY

PROPERTY ZONING:
C2

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

PROPERTY USE:

	EXISTING	PROPOSED
USE:	VACANT	RESTAURANT W/ DRIVE THRU RETAIL

MAXIMUM BUILDING HEIGHT:

	ALLOWED	PROPOSED
HEIGHT:	60 FT	< 35 FT (ONE STORY)

LOT COVERAGE CALCULATIONS:

	EXISTING	PERCENT	PROPOSED	PERCENT
BUILDING AREA	0 SF	0.00%	10,100 SF	11.23%
PARKING & SIDEWALK AREA	908 SF	1.06%	32,984 SF	36.69%
TOTAL IMPERVIOUS AREA	908 SF	1.06%	43,084 SF	47.92%
TOTAL PERVIOUS AREA	84,997 SF	98.94%	46,821 SF	52.08%
TOTAL SITE AREA	85,905 SF	100.00%	89,905 SF	100.00%

PARKING (REQUIRED):
RESTAURANT
1 PARKING SPACE PER 150 SF OF GROSS FLOOR AREA
2,100 SF / 150 = 14 SPACES REQUIRED
RETAIL
1 PARKING SPACE PER 300 SF OF GROSS FLOOR AREA
8,000 SF / 300 = 27 SPACES REQUIRED

41 TOTAL SPACES REQUIRED

1 BICYCLE PARKING PER 0.02 VEHICULAR SPACES
43 SPACES PROVIDED X 0.02 = 1 BICYCLES REQUIRED

HC SPACES REQUIRED: 3

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

PARKING (PROPOSED):
STANDARD PARKING SPACES = 40
+ HC SPACES = 3
TOTAL PARKING SPACES = 43

5 BICYCLE PARKING PROVIDED

FLOOD ZONE:
THIS PROPERTY LIES IN FLOOD ZONE "AE", AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP; COMMUNITY PANEL No. 12101C 0426 F, DATED 09/26/14; (BASE FLOOD ELEVATION = 79.5')

Always call 811 two full business days before you dig
Sunshine811.com

S.R. 54 RETAIL CENTER
AVID GROUP JOB # 610-003
DATE: 08/03/15

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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.
13. 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".
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."

STANDARD FIRE PROTECTION NOTES:

1. ALL PROJECTS MUST COMPLY WITH PASCO COUNTY FIRE HYDRANT ORDINANCE NO. 46-51.
2. FIRE HYDRANTS MUST BE IN INSTALLED AND IN SERVICE PRIOR TO THE ACCUMULATION OF COMBUSTIBLES.
3. PER 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.
4. PER NFPA-1, 18.3.4.1: CLEARANCES OF 7 ½ FEET IN FRONT OF AND TO THE SIDES OF THE FIRE HYDRANT WITH A 4 FOOT CLEARANCE TO THE REAR MUST BE MAINTAINED AT ALL TIMES.
5. GATED ENTRIES REQUIRE A SIREN OPERATING SYSTEM OR A 3M OPTICOM SYSTEM FOR EMERGENCY ACCESS.

GENERAL CONSTRUCTION NOTES (11/29/12)

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

TESTING SCHEDULE GUIDE (12/11/09)

ITEM	TEST TYPE	TEST I.D.	REQUIREMENT	FREQUENCY
EMBANKMENT	MAXIMUM DENSITY OPTIMUM MOISTURE FIELD DENSITY	AASHTO T180 ASTM D1557 AASHTO T191, T204 T238 ASTM D1556, D2937 D2922	N/A 95% OF MAXIMUM DENSITY	PER SOIL TYPE ONE PER 2,500 S.F. HORIZONTALLY; ALTERNATING LIFTS (12 INCHES)
UTILITY TRENCH BACKFILL UNDER ROADWAYS AND STRUCTURES	MAXIMUM DENSITY OPTIMUM MOISTURE FIELD DENSITY	AASHTO T180 ASTM D1557 AASHTO T191, T204 T238 ASTM D1556, D2937 D2922	N/A 95% OF MAXIMUM DENSITY	PER SOIL TYPE ONE PER 2,500 S.F. HORIZONTALLY; EVERY 12" VERTICALLY D2922 AT LEAST ONE FOR EACH PIPE RUN
BACKFILL OF STRUCTURES	MAXIMUM DENSITY OPTIMUM MOISTURE FIELD DENSITY	AASHTO T180 ASTM D1557 AASHTO T191, T204 T238 ASTM D1556, D2937 D2922	N/A 95% OF MAXIMUM DENSITY	PER SOIL TYPE EVERY 12" VERTICALLY
SUBGRADE	BEARING VALUES MAXIMUM DENSITY OPTIMUM MOISTURE FIELD DENSITY & THICKNESS	LBR - FLA. D.O.T. AASHTO T180 ASTM D1557 AASHTO T191, T238 ASTM D1556, D2922	SEE TYPICAL PAVEMENT SECTION	ONE PER SOIL TYPE CHECK POINT LBR AT 500 L.F. HORIZONTALLY ONE PER SOIL TYPE ONE PER 2,500 S.F. HORIZONTALLY
BASE	BEARING VALUES MAXIMUM DENSITY OPTIMUM MOISTURE THICKNESS FIELD DENSITY GRADATION ATTERBERG LIMITS	LBR - FLA. D.O.T. AASHTO T180 ASTM D1557 AASHTO T191, T238 ASTM D1556, D2922 AASHTO T27, T98 AASHTO T90 ASTM C136, D423, D424	SEE TYPICAL PAVEMENT SECTION	ONE PER SOURCE OR AS MTL. CHANGES CHECK POINT LBR AT 500 L.F. HORIZ. ONE PER SOURCE ONE PER 2,500 S.F. HORIZONTALLY ONE PER SOURCE
SOIL CEMENT BASE MIX DESIGN (TO BE USED IF SEPARATION BETWEEN SHWT & BOTTOM OF BASE IS <1.5')	MAXIMUM DENSITY OPTIMUM MOISTURE COMPRESSIVE STRENGTH SPECIMENS TEST CORES FIELD DENSITY & THICKNESS	PORTLAND CEMENT ASSOC. SPECIFICATIONS AASHTO T134 (STANDARD) PORTLAND CEMENT ASSOC. SPECIFICATIONS PORTLAND CEMENT ASSOC. SPECIFICATIONS AASHTO T191, T238 ASTM D1556, D2922	SEE TYPICAL PAVEMENT SECTION	ONE PER SOIL TYPE ONE PER SOIL TYPE DAILY ONE SET OF 3 PER SOIL ONE SET OF 3 PER SOIL ONE PER 2,500 S.F. HORIZONTAL
ASPHALTIC CONCRETE	MATERIALS QUALITY BITUMEN CONTENT, GRADATION FIELD DENSITY LOS ANGELES ABRASION THICKNESS	AASHTO T164 ASTM D2172 ASTM 02950-81 AASHTO T96-77 ASTM C131-81 N/A	PER SPECIFICATIONS 95% OF LAB DENSITY PER SPECIFICATIONS PER SPECIFICATIONS	ONE PER DAY ONE PER 2,500 S.F. HORIZONTAL ONE PER SOURCE ONE PER 2,500 S.F.

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

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

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

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

1. ALL DELETERIOUS SUBSTANCES (I.E. MUCK, PEAT, BURIED DEBRIS) SHALL BE EXCAVATED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS, OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER OR OWNER. DELETERIOUS MATERIAL IS TO BE STOCKPILED OR REMOVED FROM THE SITE AS DIRECTED BY THE OWNER. EXCAVATED AREAS SHALL BE BACKFILLED WITH APPROVED MATERIALS AND COMPACTED AS SPECIFIED BY THE GEOTECHNICAL ENGINEER OR OWNER.
2. IT MAY BE NECESSARY TO FIELD ADJUST PAVEMENT ELEVATIONS TO PRESERVE THE ROOT SYSTEMS OF TREES TO BE SAVED. THE CONTRACTOR SHALL COORDINATE WITH OWNER'S ENGINEER PRIOR TO ANY GRADE CHANGE.
3. THE CONTRACTOR IS TO SUBMIT A PROPOSED JOINTING PATTERN TO THE OWNER FOR APPROVAL PRIOR TO CONSTRUCTING CONCRETE PAVEMENT.
4. THE CONTRACTOR SHALL PROVIDE AN EXPANSION JOINT AT ABUTMENT OF CONCRETE AND ANY STRUCTURE.
5. ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS OF WAY SHALL BE MADE WITH PERMANENT THERMOPLASTIC, AND SHALL CONFORM TO FDOT STANDARD INDEX NO. 17346 UNLESS INDICATED OTHERWISE ON THE DRAWINGS. PARKING STALL STRIPING SHALL BE 6" WIDE PAINTED WHITE STRIPES UNLESS INDICATED OTHERWISE ON THE DRAWINGS.
6. THE CONTRACTOR SHALL INSTALL EXTRA BASE MATERIAL WHEN THE DISTANCE BETWEEN THE PAVEMENT ELEVATION AND THE TOP OF THE PIPE EXCEEDS THE MINIMUM DIMENSIONS SHOWN IN FDOT INDEX 205.
7. STANDARD INDICES REFER TO THE LATEST EDITION OF FDOT "ROADWAY AND TRAFFIC DESIGN STANDARDS".
8. ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE CLASS III (ASTM C-76) UNLESS OTHERWISE INDICATED IN THE DRAWINGS AND SPECIFICATIONS.
9. PVC STORM PIPE, 12" AND SMALLER, SHALL CONFORM TO AWWA C-900, SDR-18, CLASS 150, UNLESS OTHERWISE INDICATED IN THE DRAWINGS AND SPECIFICATIONS.
10. PIPE LENGTHS SHOWN ARE APPROXIMATE.
11. ALL DRAINAGE STRUCTURE FRAMES, GRATES AND COVERS WITHIN TRAFFIC AREAS SHALL BE TRAFFIC RATED FOR H-20 LOADINGS.
12. THE CONTRACTOR IS TO GRASS THE RETENTION/DETENTION POND AS INDICATED ON PLANS WITHIN ONE-WEEK FOLLOWING CONSTRUCTION OF THE POND.
13. MATERIALS AND CONSTRUCTION METHODS FOR STREETS AND STORM DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH LOCAL REGULATIONS AND THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST REVISION THEREOF AND SUPPLEMENTAL SPECIFICATIONS THERETO.
14. THE CONTRACTOR SHALL PROVIDE CERTIFIED RECORD DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR. THE RECORD DRAWINGS SHALL SHOW FINAL GRADES, INVERTS, AND LOCATIONS OF ALL STORMWATER FACILITIES INCLUDING THE STORMWATER POND, DRAINAGE STRUCTURES, BERMS & SWALES. THE CONTRACTOR SHALL PROVIDE TEN COPIES OF THE CERTIFIED RECORD DRAWINGS TO THE ENGINEER FOR THE PURPOSE OF CERTIFYING THE STORMWATER MANAGEMENT SYSTEM.

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

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

SANITARY SEWER NOTES (12/24/09)

1. ALL SANITARY SEWER MAINS AND LATERALS SHALL HAVE A MINIMUM OF 36 INCHES OF COVER.
2. ALL SANITARY SEWER WORK SHALL CONFORM TO LOCAL REGULATORY STANDARDS AND SPECIFICATIONS.
3. PRIOR TO COMMENCING WORK WHICH REQUIRES CONNECTING NEW WORK TO EXISTING LINES OR APPURTENANCES, THE CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF EXISTING CONNECTION POINT AND NOTIFY ENGINEER OF ANY CONFLICTS OR DISCREPANCIES.
4. SANITARY SEWER PIPES SHALL MEET THE FOLLOWING MINIMUM CRITERIA;
   3' - 12' DEPTH SDR-35
   12' - 18' DEPTH SDR-26
   > 18' DEPTH DIP
5. ALL SANITARY SEWER PIPELINES SHALL BE SOLID GREEN IN COLOR.
6. ALL PVC FORCE MAINS SHALL BE PRESSURE CLASS 200, SDR 21, COLOR GREEN, WITH A GREEN MAGNETIC TAPE A MINIMUM OF 2" WIDE PLACED 1 FOOT BELOW THE PROPOSED GRADE. THE PRINTING ON THE MAGNETIC TAPE SHALL READ "FORCE MAIN"
7. ALL DUCTILE IRON PIPE SHALL BE PRESSURE CLASS 350 IN ACCORDANCE WITH ANSI A 21.51-91 (AWWA C151) AND PIPE SHALL RECEIVE EXTERIOR BITUMINOUS COATING IN ACCORDANCE WITH ANSI A 21.51 (AWWA C151) AND SHALL BE CEMENT MORTAR LINED, STANDARD THICKNESS IN ACCORDANCE WITH ANSI A 21.4 (AWWA C104).
8. ALL SANITARY SEWER GRAVITY MAINS OR SANITARY SEWER FORCE MAINS THAT REQUIRE DIP ARE TO BE POLYLINED OR EPOXY LINED.
9. ALL SANITARY SEWER RIMS AND COVERS SHALL BE TRAFFIC RATED FOR H-20 LOADING.
10. THE CONTRACTOR SHALL PROVIDE CERTIFIED UTILITY RECORD DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR. THE RECORD DRAWINGS SHALL SHOW FINAL GRADES AND LOCATIONS ON ALL SANITARY SEWER MAINS, STRUCTURES AND SERVICES. ALL RESTRAINED JOINTS SHALL BE SHOWN ON THE RECORD DRAWINGS. THE CONTRACTOR SHALL PROVIDE TEN COPIES OF THE CERTIFIED RECORD DRAWINGS TO THE ENGINEER.

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

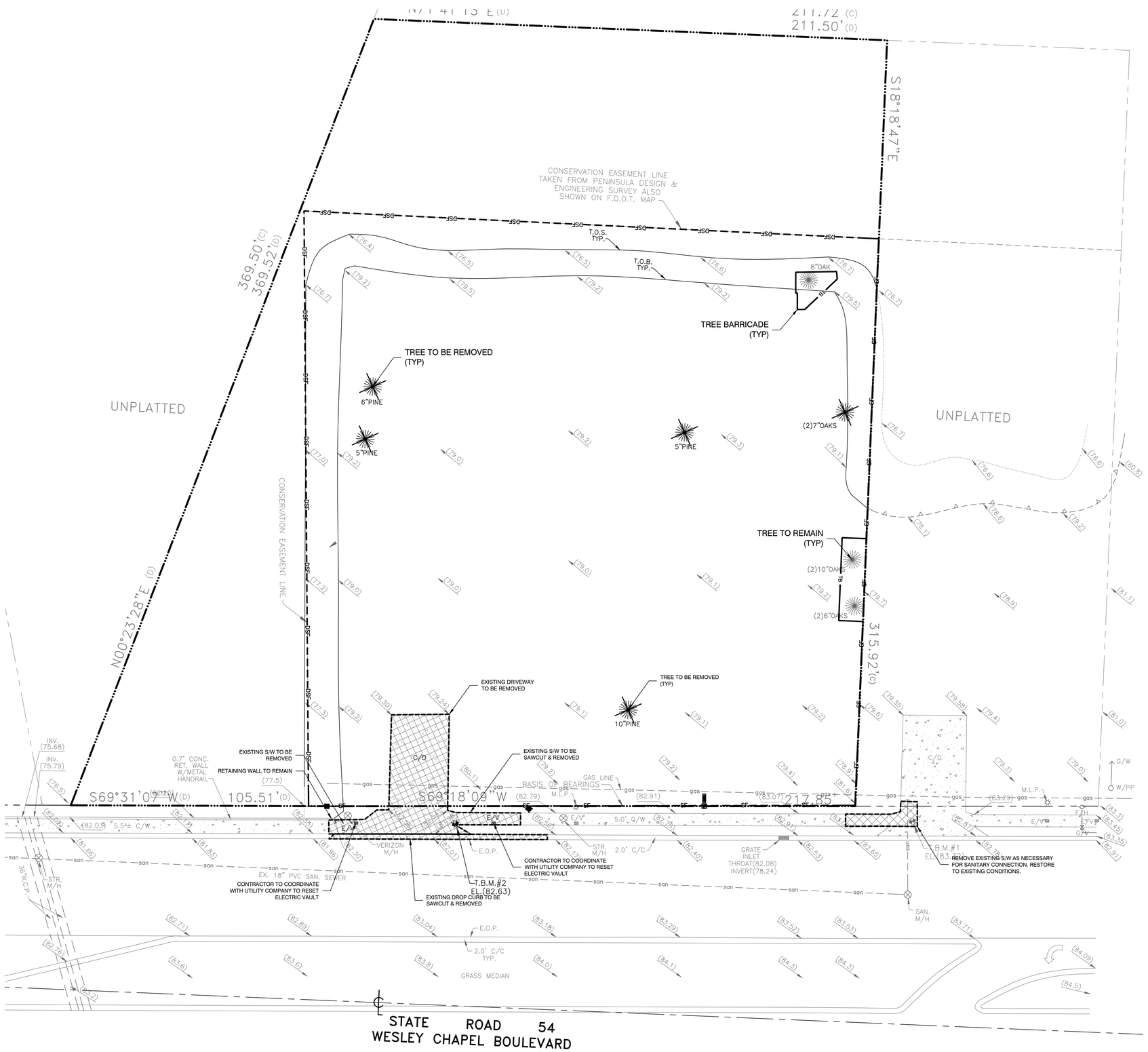
1. ALL GRAVITY SEWER PIPING SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE ENGINEER. CONTRACTOR SHALL NOTIFY THE ENGINEER 48 HOURS IN ADVANCE TO SCHEDULE INSPECTION.
2. ALL GRAVITY SEWER PIPING SHALL BE VIDEO TAPED AND RESULTS FURNISHED TO THE LOCAL UTILITY AND THE ENGINEER.
3. THE GRAVITY SANITARY SEWER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

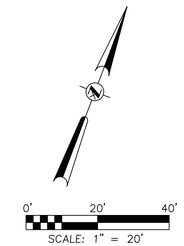
WATER SYSTEM NOTES (12/24/09)

1. ALL WATER MAINS SHALL HAVE A MINIMUM OF 36 INCHES OF COVER.
2. ALL WATER SYSTEM WORK SHALL CONFORM TO LOCAL REGULATORY STANDARDS AND SPECIFICATIONS.
3. CONFLICTS BETWEEN WATER AND STORM OR SANITARY SEWER SHALL BE RESOLVED BY ADJUSTING THE WATER LINES AS REQUIRED.
4. ALL DUCTILE IRON PIPE SHALL BE PRESSURE CLASS 350 IN ACCORDANCE WITH ANSI A 21.51 (AWWA C151) AND PIPE SHALL RECEIVE EXTERIOR BITUMINOUS COATING IN ACCORDANCE WITH ANSI A 21.51 (AWWA C151) AND SHALL BE CEMENT MORTAR LINED, STANDARD THICKNESS IN ACCORDANCE WITH ANSI A 21.4 (AWWA C104).
5. ALL FITTINGS 3" OR LARGER SHALL BE MECHANICAL JOINT, DUCTILE IRON PRESSURE CLASS 350 IN ACCORDANCE WITH ANSI A 21.10 AND A 21.11 (AWWA C110 AND AWWA C111 RESPECTIVELY). FITTINGS SHALL BE CEMENT MORTAR LINED AND BITUMINOUS COATED IN ACCORDANCE WITH AWWA C104 AND AWWA C151 RESPECTIVELY.
6. THE CONTRACTOR SHALL INSTALL TEMPORARY BLOW-OFFS AT THE END OF WATER SERVICE LATERALS TO ASSURE ADEQUATE FLUSHING AND DISINFECT ION.
7. ALL PVC WATER MAINS 4" THROUGH 12" SHALL BE IN ACCORDANCE WITH AWWA C900. PIPE SHALL BE CLASS 150 AND MEET THE REQUIREMENTS OF SDR 18 IN ACCORDANCE WITH ASTM D-2241.
8. WATER MAIN PIPING LARGER THAN 2" AND SMALLER THAN 4" SHALL BE PRESSURE CLASS 200 AND MEET THE REQUIREMENTS OF SDR 21 IN ACCORDANCE WITH ASTM D2241 UNLESS SPECIFIED OTHERWISE.
9. ALL PIPE AND FITTINGS 2" AND SMALLER SHALL BE SCHEDULE 40 PVC WITH SOLVENT WELDED SLEEVE TYPE JOINTS.
10. ALL GATE VALVES 2" OR LARGER SHALL BE RESILIENT SEAT OR RESILIENT WEDGE MEETING THE REQUIREMENTS OF AWWA C509
11. ALL FIRE HYDRANTS SHALL MEET THE REQUIREMENTS OF AWWA C502 AND SHALL BE APPROVED BY THE LOCAL UTILITY AND FIRE MARSHAL.
12. MATERIALS AND CONSTRUCTION METHODS FOR WATER DISTRIBUTION SYSTEMS SHALL BE IN ACCORDANCE WITH ALL LOCAL REGULATIONS, PLANS, AND SPECIFICATIONS FOR CONSTRUCTION, LATEST REVISION THEREOF, AND SUPPLEMENTAL SPECIFICATIONS THERETO. APPROVAL AND CONSTRUCTION OF ALL POTABLE WATER SERVICE MAIN EXTENSIONS AND CONNECTIONS MUST BE COORDINATED THROUGH THE LOCAL REGULATORY AGENCY.
13. THE CONTRACTOR SHALL PROVIDE CERTIFIED UTILITY RECORD DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR. THE RECORD DRAWINGS SHALL SHOW THE LOCATIONS, DIMENSIONS AND ELEVATIONS OF ALL WATER MAINS, SERVICES, MANHOLES, GRAVITY SEWER MAINS, SERVICE LATERALS, PUMP STATIONS AND FORCE MAINS. ALL RESTRAINED JOINTS SHALL BE SHOWN ON THE RECORD DRAWINGS. THE CONTRACTOR SHALL PROVIDE TEN COPIES OF THE CERTIFIED RECORD DRAWINGS TO THE ENGINEER.

FDEP NOTES (04/02/04)

1. ALL PIPE, PIPE FITTINGS, PIPE JOINT PACKING AND JOINTING MATERIALS, VALVES, FIRE HYDRANTS, AND METERS INSTALLED UNDER THIS PROJECT WILL CONFORM TO APPLICABLE AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARDS.
2. ALL PUBLIC WATER SYSTEM COMPONENTS, EXCLUDING FIRE HYDRANTS, THAT WILL BE INSTALLED UNDER THIS PROJECT AND THAT WILL COME INTO CONTACT WITH DRINKING WATER WILL CONFORM TO NSF INTERNATIONAL STANDARD 61.
3. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL CONTAIN NO MORE THAN 8.0% LEAD, AND ANY SOLDER OR FLUX USED IN THIS PROJECT WILL CONTAIN NO MORE THAN 0.2% LEAD.
4. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL BE COLOR CODED OR MARKED IN ACCORDANCE WITH SUBPARAGRAPH 62-555.320(21)(B)3, F.A.C., USING BLUE AS A PREDOMINANT COLOR. (UNDERGROUND PLASTIC PIPE WILL BE SOLID-WALL BLUE PIPE, WILL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN, OR WILL BE WHITE OR BLACK PIPE WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL; AND UNDERGROUND METAL OR CONCRETE PIPE WILL HAVE BLUE STRIPES APPLIED TO THE PIPE WALL. PIPE STRIPED DURING MANUFACTURING OF THE PIPE WILL H





DEMOLITION LEGEND

	SITE BOUNDARY LINE
	CENTER LINE OF ROAD
	RIGHT-OF-WAY
	EXISTING EDGE OF PAVEMENT
EF EF EF EF	ENVIRO FENCE / TREE BARRICADE
SF	EROSION CONTROL
	EXISTING PAVEMENT TO BE REMOVED
	TREE REMOVAL
TYP	TYPICAL
S/W	SIDEWALK
LF	LINEAR FEET
SF	SQUARE FEET

DEMOLITION NOTES:

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

SILT FENCE NOTE:

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

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COA-8139, LB-7945
PROJ. MANAGER: JOU DREY
PROJ. # 610-003
DATE: 4/28/15

RICHARD J. JOUDREY
STATE OF FLORIDA
NO. 60132
08/06/2015
PROFESSIONAL ENGINEER

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PASCO COUNTY, FLORIDA

DEMOLITION PLAN

SHEET NO. 3

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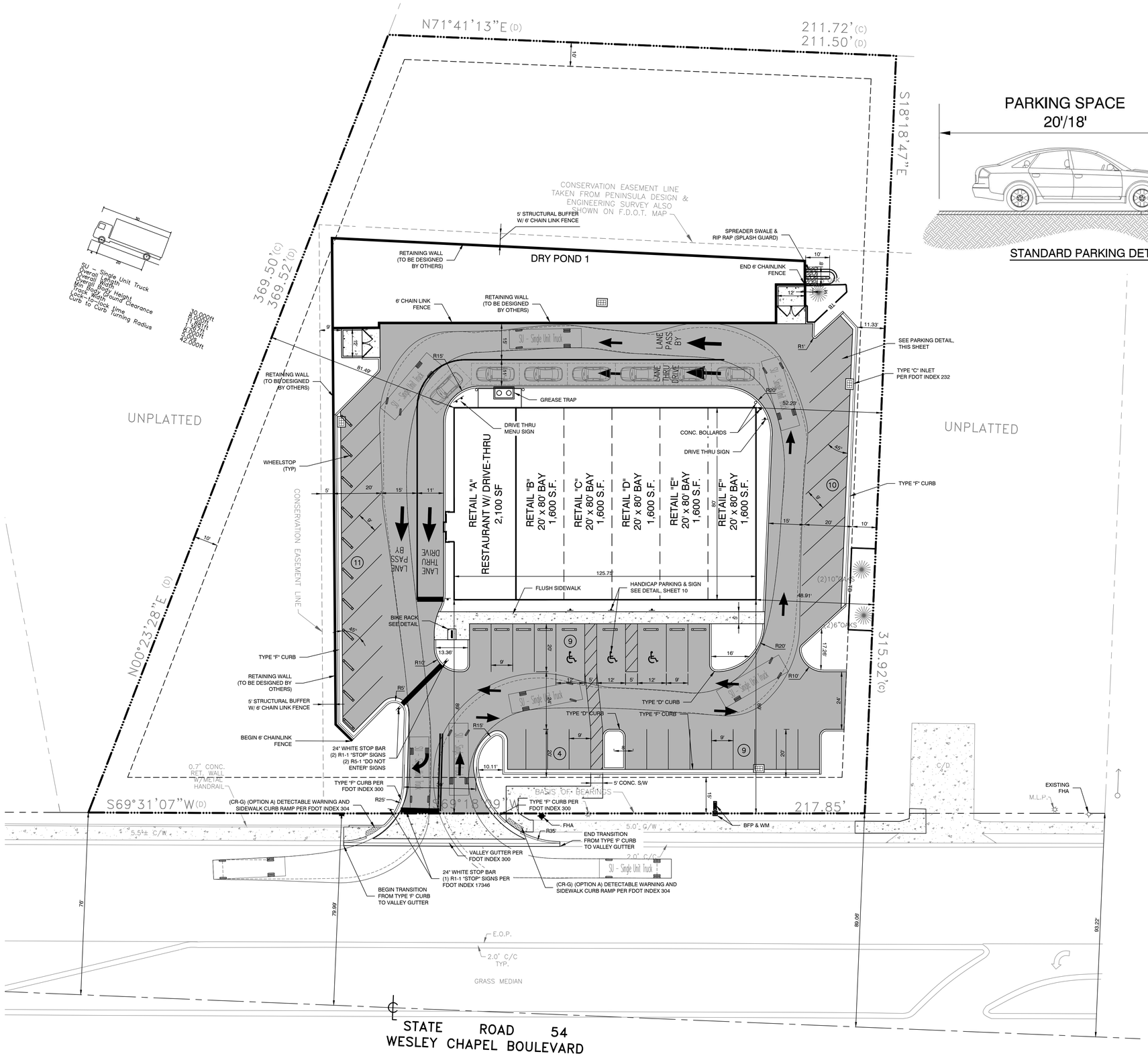

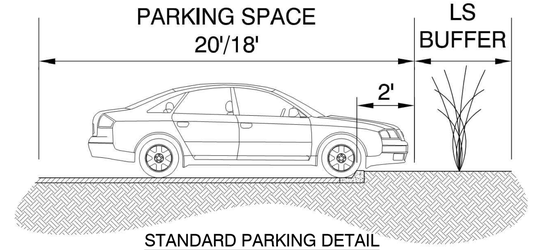

STANDARD PARKING DETAIL

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

SITE LEGEND

- HANDICAP PARKING
- SITE BOUNDARY LINE
- CENTER LINE OF ROAD
- PROPOSED CURB
- EXISTING EDGE OF PAVEMENT
- PROPOSED CONCRETE PAVEMENT

TYP	TYPICAL
HC	HANDICAP
(11)	11 PARKING SPACES
S/W	SIDEWALK
R5'	5' RADIUS
LF	LINEAR FEET
SF	SQUARE FEET

SIGN LEGEND

NO	TEXT OR SYMBOL	SIZE
R1-1	STOP	30"x30"
R3-1	NO RIGHT TURN	24"x24"
R3-7	LEFT LANE MUST TURN LEFT	30"x30"
R5-1	DO NOT ENTER	30"x30"
R6-1	ONE WAY	36"x12"

ALL SIGNS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

STRIPING NOTES:

1. TYPICAL PARKING SPACE SHALL BE STRIPED WITH A 6" WHITE STRIPE.
2. SEE DETAILS FOR HANDICAP PARKING.
3. STRIPING AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

PROPOSED CONSTRUCTION NOTES:

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

FDOT NOTES:

1. ALL WORK WITHIN THE FDOT R/W (SR-54) SHALL BE IN ACCORDANCE TO THE FOLLOWING DOCUMENTS;

   FDOT DESIGN STANDARDS FOR DESIGN, CONSTRUCTION,MAINTENANCE AND UTILITY OPERATIONS ON THE STATE HIGHWAY SYSTEM, 2010 (STANDARD INDEXES)

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

BUILDING REFERENCE:

BUILDING OUTLINE BASED UPON PLANS PROVIDED BY ARCHITECT, WITH AN ISSUE DATE OF DATE

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PROJ. MANAGER: JOU DREY
PROJ. # 610-003
DATE: 4/28/15

RICHARD J. JOUDREY LICENSE NO. 60132 STATE OF FLORIDA 08/06/2015 PROFESSIONAL ENGINEER

SCHERER DEVELOPMENT, LLC

CIVIL ENGINEERING
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HORIZONTAL CONTROL PLAN

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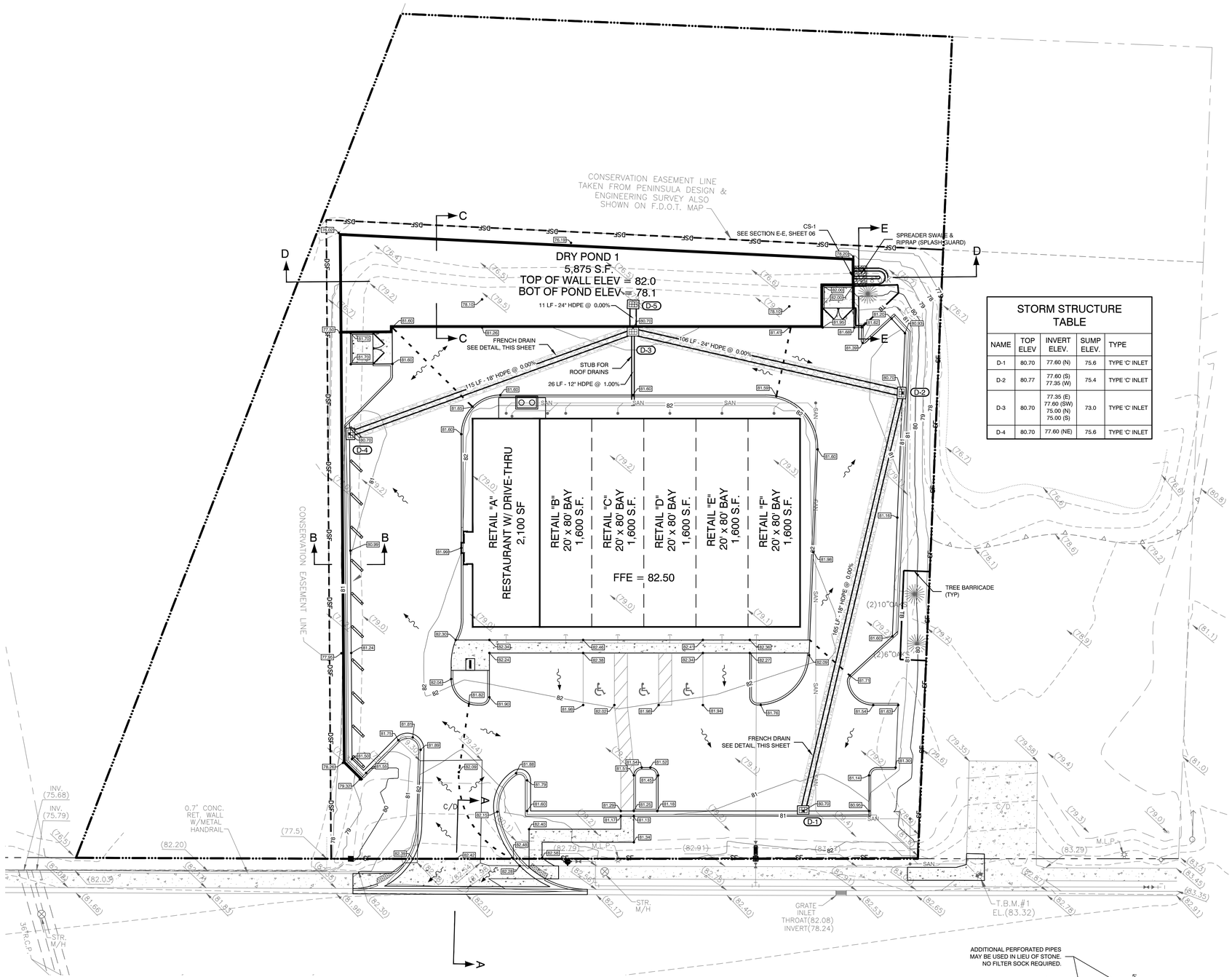
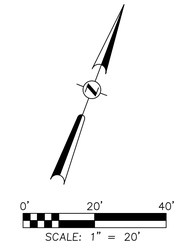


STORM STRUCTURE TABLE				
NAME	TOP ELEV	INVERT ELEV.	SUMP ELEV.	TYPE
D-1	80.70	77.60 (N)	75.6	TYPE 'C' INLET
D-2	80.77	77.60 (S) 77.35 (W)	75.4	TYPE 'C' INLET
D-3	80.70	77.35 (E) 77.60 (SW) 75.00 (N) 75.00 (S)	73.0	TYPE 'C' INLET
D-4	80.70	77.60 (NE)	75.6	TYPE 'C' INLET



GRADING LEGEND

EL	ELEVATION
TYP	TYPICAL
CO	CLEANOUT
IE	INVERT ELEVATION
(80.00)	EXISTING ELEVATION
12.52	PROPOSED SPOT ELEVATION
MEG	MATCH EXISTING GRADE
	DRAINAGE INLET
	MITERED END SECTION
	SURFACE STORMWATER FLOW
FFE	FINISH FLOOR ELEVATION
S/W	SIDEWALK
D-50	STORM SEWER STRUCTURE NUMBER
SF	EROSION CONTROL
	CONCRETE PAVEMENT

ALTERNATIVE PIPE MATERIALS NOTES:

ALTERNATIVE PIPE MATERIALS MAY BE USED AS STORM PIPE MATERIAL UNDER THE FOLLOWING CONDITIONS:

1. OUTSIDE THE LIMITS OF THE ROADWAY OR PAVED AREAS
2. WITHIN THE PRIVATE ROADWAY OR PAVED AREAS WHEN DEPTH OF COVER MEETS THE REQUIREMENTS OF FDOT INDEX # 205
3. ALTERNATIVE PLASTIC PIPE TYPES INCLUDE:
   a.) ADS N-12 WT IB HDPE
   b.) CONTECH A-2000 PVC
   c.) HANCOR SURE-LOK WT HDPE
4. ALTERNATIVE CONCRETE PIPE INCLUDES ERCP CLASS III.
5. FINAL APPROVAL FOR PIPE MATERIAL SHALL BE AUTHORIZED BY ENGINEER OF RECORD PRIOR TO CONTRACTOR PURCHASING MATERIALS FOR INSTALLATION.
6. MANUFACTURER'S PIPE BEDDING REQUIREMENTS, OR LOCAL JURISDICTIONAL CODE STANDARDS, WHICHEVER ARE GREATER, ARE TO BE INCORPORATED WITH ALTERNATIVE PIPE SELECTION.
7. LOCAL JURISDICTION PIPE MATERIAL RESTRICTIONS WILL GOVERN.

NPDES NOTES:

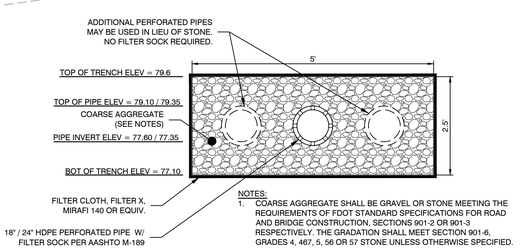
1. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL PLACE SILT FABRIC FENCE AT THE UPSTREAM END OF ALL STORM SEWER PIPES UNTIL INLETS ARE COMPLETED.
2. WHEN THE CONSTRUCTION OF INLETS ARE COMPLETED THE CONTRACTOR SHALL PLACE SILT FABRIC FENCE IN PLACE AS PER DETAIL.
3. THE CONTRACTOR SHALL SEED AND MULCH OR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

DATUM NOTE:

ELEVATIONS ARE BASED ON NAVD 1988, AS PROVIDED BY DJL SURVEYING COMPANY, INC.

DRAINAGE STRUCTURE NOTE:

SOME DRAINAGE STRUCTURES MAY REQUIRE A TYPE "J" OR "P" BOTTOM IN ACCORDANCE TO FDOT INDEX 200.



NOTES:
1. COARSE AGGREGATE SHALL BE GRAVEL OR STONE MEETING THE REQUIREMENTS OF FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, SECTIONS 901-2 OR 901-3 RESPECTIVELY. THE GRADATION SHALL MEET SECTION 901-6, GRADES 4, 467, 5, 56 OR 57 STONE UNLESS OTHERWISE SPECIFIED.
2. THE CONTRACTOR SHALL SUBMIT TEST REPORTS TO THE ENGINEER TO VERIFY THE SUPPLIED MATERIAL MEETS THESE REQUIREMENTS.

FRENCH DRAIN DETAIL

NTS

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PROJ. MANAGER: JOU DREY
PROJ. # 610-003
DATE: 4/28/15

RICHARD J. JOUDREY
LICENSE
NO. 60132
STATE OF FLORIDA
08/06/2015
PROFESSIONAL ENGINEER

SCHERER DEVELOPMENT, LLC

CIVIL ENGINEERING
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PAVING, GRADING & DRAINAGE PLAN

SHEET NO 5

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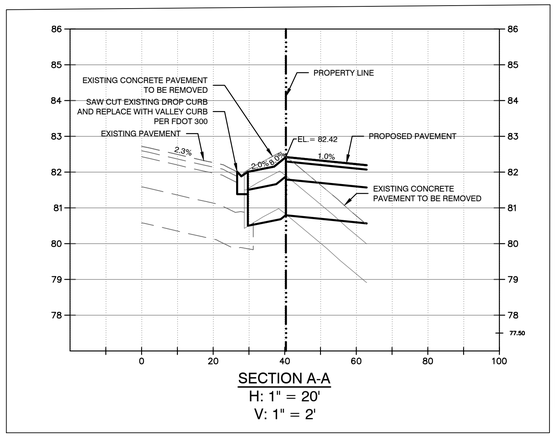
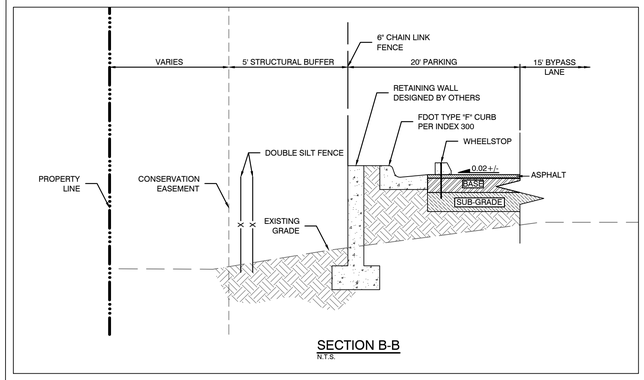


SECTION A-A
H: 1" = 20'
V: 1" = 2'



SECTION B-B
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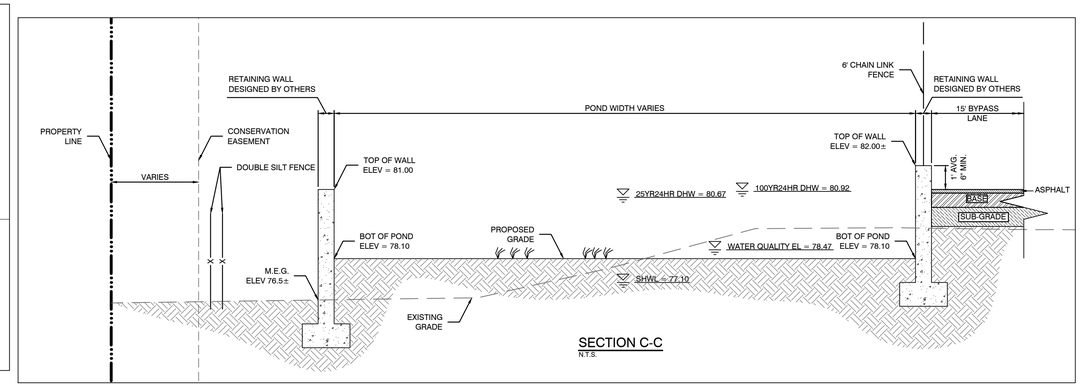

SECTION C-C
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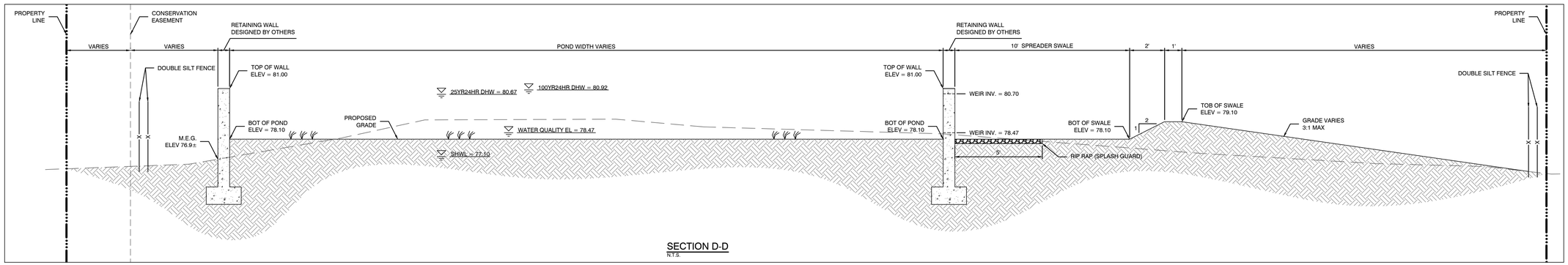
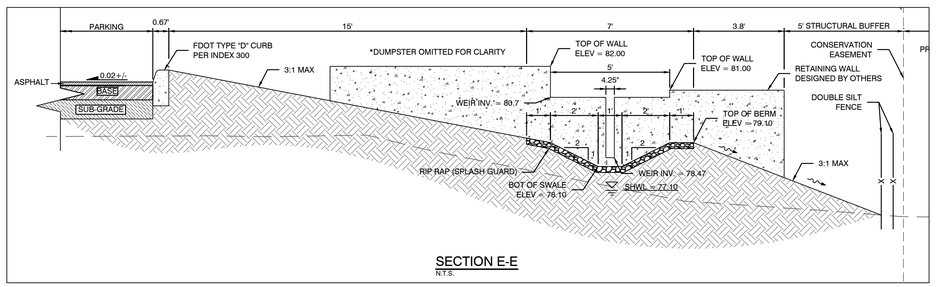


SECTION D-D
N.T.S.



SECTION E-E
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PROJ. MANAGER: JOU DREY
PROJECT: 610-003
DATE: 4/28/15

RICHARD J. JOUDREY
LICENSE
NO. 60132
STATE OF FLORIDA
08/06/2015
PROFESSIONAL ENGINEER

SCHERER DEVELOPMENT, LLC

CIVIL ENGINEERING
LAND PLANNING
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PASCO COUNTY, FLORIDA

PAVING, GRADING & DRAINAGE SECTIONS

SHEET NO. 6

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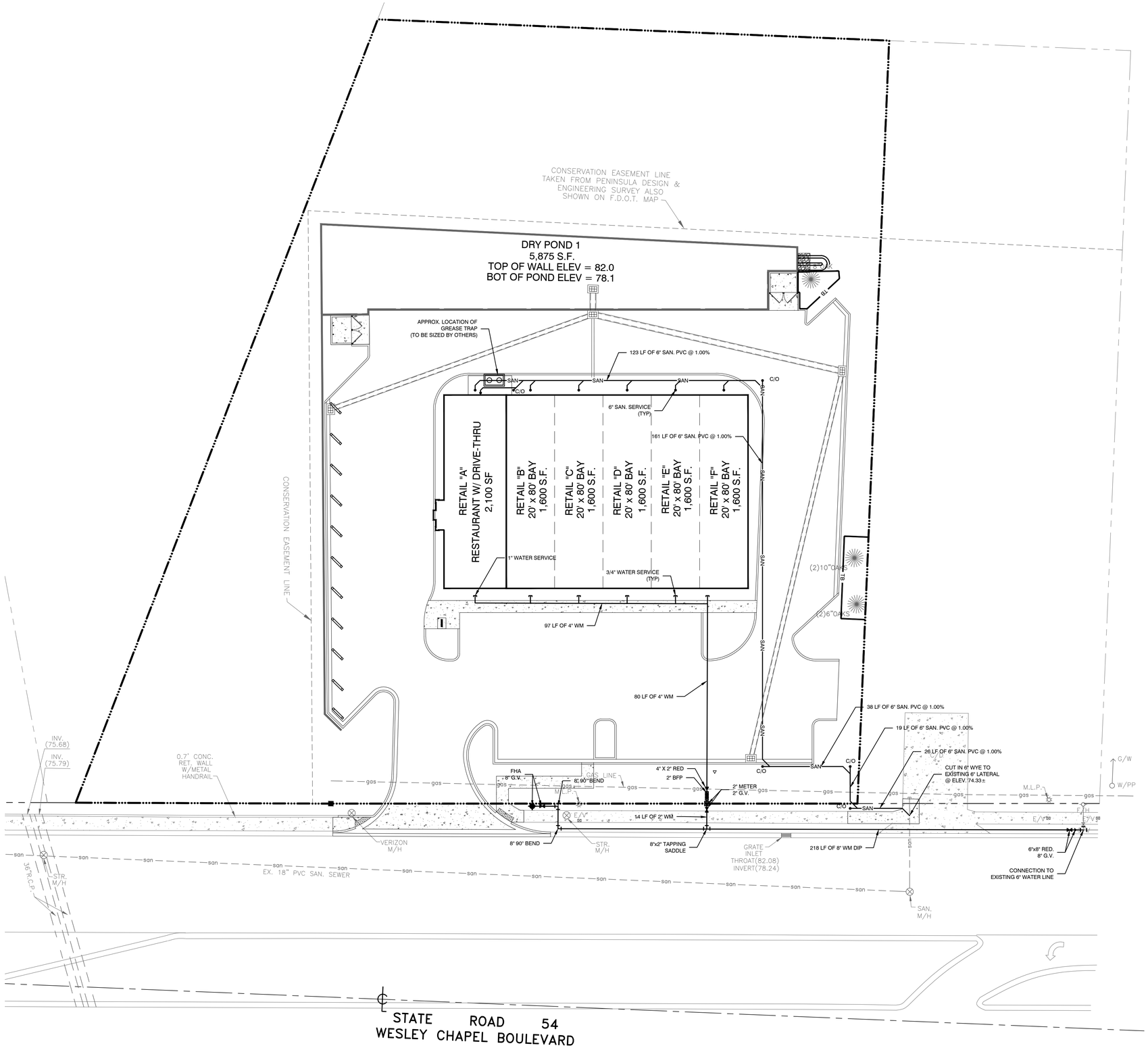

0' 20' 40'
SCALE: 1" = 20'

UTILITY LEGEND

SS	SANITARY SEWER
•	CLEANOUT - CO
	GATE VALVE
	FIRE HYDRANT
	REDUCER
●	BLOWOFF
W	WATER METER
	BACKFLOW PREVENTER
WL	WATER LINE

SERVICE LATERAL NOTE:

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

EXISTING UTILITIES NOTE:

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

DATUM NOTE:

ELEVATIONS FOR THIS PROJECT ARE BASED ON NAVD 1988.

UTILITY NOTES:

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

NOTE TO CONTRACTORS:

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

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REVISIONS

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UTILITY PLAN

SHEET NO. 7

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DESCRIPTION OF PURPOSE AND TYPES OF SOIL DISTURBING ACTIVITIES:

SOIL DISTURBING ACTIVITIES WILL INCLUDE: CLEARING AND GRUBBING; INSTALLING A STABILIZED CONSTRUCTION ENTRANCE, PERIMETER AND OTHER EROSION AND SEDIMENT CONTROLS THROUGHOUT THE SITE; GRADING; STORM SEWER, UTILITIES AND BUILDING FOUNDATIONS; CONSTRUCTION OF CURB AND PARKING LOT; PREPARATION FOR FINAL PLANTING AND SEEDING.

SEQUENCE OF MAJOR EVENTS:

1. INSTALL STAKED SILT FENCE AS INDICATED ON THE CONSTRUCTION PLANS.
2. EXCAVATE PONDS FOR SEDIMENT TRAPS FOR SITE RUNOFFS.
3. BEGIN BUILDING CONSTRUCTION.
4. CONSTRUCT DIVERSION SWALES AROUND PERIMETER OF SITE TO PONDS, AS NECESSARY.
5. INSTALL STORM SEWER SYSTEM AND ITS SILTATION PROTECTION, UTILITIES AND OUT FALL STRUCTURES.
6. STABILIZE PARKING LOT.
7. CONSTRUCT CURB, BASE AND ASPHALT.
8. COMPLETE FINAL SITE GRADING.
9. INSTALL PERMANENT LANDSCAPING ON SITE. REPAIR ANY WASHED OUT AREAS.
10. WHEN CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, REMOVE EROSION PROTECTION DEVICES AND PLACE SOD AS NECESSARY.

NAME OF RECEIVING WATERS:

POLLUTION REDUCTION CONTROLS

EROSION AND SEDIMENT CONTROLS

STABILIZATION PRACTICES

WIND EROSION STABILIZATION – THE CONTRACTOR SHALL DENUDE ONLY AREAS WHERE IT IS EXPECTED TO BE GRADED OR ALTERED WITHIN A REASONIABLE TIME FRAME. ALL PERVIOUS AREAS OF THE SITE INCLUDED IN GRADING THAT ARE DISTURBED DURING CONSTRUCTION SHALL BE GRADED AND PREPARED WITH A COMBINATION OF SOD AND/OR SEEDING AND MULCHING. PAD AREAS WITHIN FUTURE UNITS WHERE EARTHWORK IS COMPLETED SHALL BE COMPLETELY SEEDED AND MULCHED. AREAS WHERE CONSTRUCTION OPERATIONS WILL BE CONTINUOUS, FUGITIVE DUST SHALL BE MANAGED BY APPLYING A WATER SPRAY TO SATURATE THE SURFACE SOILS ON A DAILY BASIS (OR AS NEEDED) TO MAINTAIN MINIMAL DUST TRANSPORT. FUGITIVE DUST SHALL BE MONITORED CONTINUOUSLY AND ADDITIONAL MEASURES MAY NEED TO BE TAKEN TO CONTROL OFF SITE TRANSPORT OF UNACCEPTABLE LEVELS OF DUST.

TEMPORARY STABILIZATION – TOP OF SOIL STOCK PILES AND DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR AT LEAST 21 DAYS SHALL BE STABILIZED WITH TEMPORARY GRASS AND MULCH OR OTHER APPROVED MEANS, NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY. GRASS SEED SHALL BE A MIXTURE OF 20 PARTS OF BERMUDA AND 80 PARTS OF PENSACOLA BAHIA. THE SEPARATE TYPES OF SEED USED SHALL BE THOROUGHLY DRY MIXED IMMEDIATELY BEFORE SOWING. SEED WHICH HAS BECOME WET SHALL NOT BE USED. THE MULCH MATERIAL USED SHALL NORMALLY BE DRY MULCH. DRY MULCH SHALL BE STRAW OR HAY CONSISTING OF OAT, RYE OR WHEAT STRAW, OR OF PANGOLA, PEANUT, COASTAL BERMUDA OR BAHIA GRASS HAY. ONLY UNDETERIORATED MULCH WHICH CAN BE READILY CUT INTO THE SOIL SHALL BE USED. AREAS OF THE SITE WHICH ARE TO BE PAVED WILL BE TEMPORARILY STABILIZED BY APPLYING STABILIZATION AND BASE.

PERMANENT STABILIZATION – DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY PERMANENTLY CEASES SHALL BE STABILIZED WITH SOD NO LATER THAN 14 DAYS AFTER LAST CONSTRUCTION ACTIVITY.

STRUCTURAL PRACTICES

EROSION PROTECTION – DURING THE CONSTRUCTION PHASES, APPROPRIATE PRACTICES INCLUDING, BUT NOT LIMITED TO SILT FENCE BARRIERS, HAY BALES AND WATERING OR OTHER METHODS NECESSARY WILL BE IMPLEMENTED TO CONTROL FUGITIVE DUST. SEDIMENT BASINS – THE STORM WATER MANAGEMENT AREAS (RETENTION AREAS) WILL SERVE AS SEDIMENT BASINS DURING THE CONSTRUCTION PERIOD. AT THE CONTRACTOR' DISCRETION, THE SEDIMENT BASINS WILL BE CONSTRUCTED TO THE DESIGN CROSS–SECTION OR A MINIMUM OF 2–FEET BELOW EXISTING GROUND TO ALLOW THE SILT TO BE COLLECTED AND REMOVED PRIOR TO COMPLETION OF THE GRADING.

STORM WATER MANAGEMENT

STORM WATER DRAINAGE WILL BE PROVIDED BY A CURB, STORM WATER AND CATCH BASIN SYSTEM FOR THE DEVELOPED AREAS. THE AREAS NOT DEVELOPED SHALL BE GRADED TO LESS THAN 2% SLOPES AND HAVE PERMANENT SEEDING OR PLANTINGS. WHEN CONSTRUCTION IS COMPLETE THE SITE WILL DRAIN TO STORM WATER PONDS THAT WERE UTILIZED AS THE TEMPORARY SEDIMENT BASINS DURING THE CONSTRUCTION PROCESS. ANY ACCUMULATED SEDIMENT SHALL BE REMOVED FROM THE SEDIMENT BASINS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONSTRUCT AL RETENTION/DETENTION AREAS IN ACCORDANCE WITH THE APPROVED CONSTRUCTION PLANS.

SPECIFIED OTHER CONTROLS

WASTE DISPOSAL

WASTE MATERIALS – ALL WASTE MATERIAL SHALL BE COLLECTED AND CONTAINED IN A CONTROLLED AREA PURSUANT TO STATE AND LOCAL SOLID WASTE REGULATIONS. ALL TRASH AND CONSTRUCTION DEBRIS GENERATED FROM CONSTRUCTION IS TO BE REMOVED FROM THE SITE AND DISPOSED OF APPROPRIATELY. NO CONSTRUCTION MATERIALS SHALL BE BURIED ON SITE. ALL PERSONNEL SHALL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL. NOTICES STATING THESE PRACTICES SHALL BE POSTED IN THE ON SITE OFFICE TRAILER AND THE CONSTRUCTION MANAGER RESPONSIBLE FOR THE DAY TO DAY SITE OPERATIONS SHALL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.

HAZARDOUS WASTE – IF ENCOUNTERED, ALL WASTE MATERIALS SHALL BE DISPOSED OF IN THE MANNER SPECIFIED BY STATE AND/LOCAL REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SEEING THAT THESE PRACTICES ARE FOLLOWED.

SANITARY WASTE – ALL SANITARY WASTE SHALL BE COLLECTED FROM PORTABLE UNITS BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR AS REQUIRED BY STATE AND LOCAL CODES AND REGULATIONS.

OFF SITE VEHICLE TRACKING

STABILIZED CONSTRUCTION ENTRANCES SHALL BE PROVIDED TO HELP REDUCE OFF SITE VEHICLE TRACKING OF SEDIMENTS. THE PAVED STREETS SHALL BE CLEANED AS NEEDED TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE. DUMP TRUCKS HAULING MATERIAL FROM THE SITE SHALL BE COVERED WITH A TARPAULIN AT ALL TIMES.

TIMING OF CONTROL MEASURES

AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES, STAKED SILT FENCE, STABILIZED CONSTRUCTION ENTRANCES AND SEDIMENT BASINS SHALL BE CONSTRUCTED PRIOR TO CLEARING OR GRADING OF ANY OTHER PORTIONS OF THE SITE. AREAS WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR MORE THAN 21 DAYS SHALL BE STABILIZED WITH A TEMPORARY GRASS AND MULCH WITHIN 14 DAYS OF THE LAST DISTURBANCE. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY THAT AREA SHALL BE STABILIZED WITH PERMANENT SOD. AFTER THE ENTIRE SITE IS STABILIZED, THE ACCUMULATED SEDIMENT SHALL BE REMOVED FROM THE TRAPS AND THE STAKED SILT FENCES SHALL BE REMOVED.

CERTIFICATION OF COMPLIANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS

THE STORM WATER POLLUTION PREVENTION PLAN REFLECTS THE SOUTH WEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD) REQUIREMENTS FOR STORM WATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL AS ESTABLISHED BY SWFWMD STORM WATER MANAGEMENT PRACTICES MANUAL AND THE FLORIDA ADMINISTRATIVE CODE, CHAPTER 40D –4 AND 40D–40. TO ENSURE COMPLIANCE, THIS PLAN WAS PREPARED IN ACCORDANCE WITH SWFWMD'S "BASIS OF REVIEW FOR SURFACE WATER MANAGEMENT PERMIT APPLICATIONS WITHIN THE SOUTH WEST FLORIDA WATER MANAGEMENT DISTRICT".

MAINTENANCE INSPECTION PROCEDURES

EROSION AND SEDIMENT CONTROL INSPECTION AND MAINTENANCE PRACTICES

THESE ARE THE INSPECTION AND MAINTENANCE PRACTICES THAT SHALL BE USED TO MAINTAIN EROSION AND SEDIMENT CONTROL:

1. ALL CONTROL MEASURES SHALL BE INSPECTED AT LEAST ONCE EACH WEEK AND FOLLOWING ANY STORM EVENT OF 0.5–INCHES OR GREATER BY A CONTRACTORS REPRESENTATIVE.
2. ALL MEASURES SHALL BE MAINTAINED IN GOOD WORKING ORDER; IF A REPAIR IS NECESSARY, IT SHALL BE INITIATED WITHIN 24 HOURS OF REPORT.
3. BUILT UP SEDIMENT SHALL BE REMOVED FROM SILT FENCE WHEN IT HAS REACHED ONE–THIRD THE HEIGHT OF THE SILT FENCE.
4. SILT FENCE SHALL BE INSPECTED REGULARLY FOR DEPTH OF SEDIMENT AND TEARS TO SEE IF THE FABRIC IS SECURELY ATTACHED TO THE FENCE POSTS AND TO SEE THAT THE FENCE POSTS ARE FIRMLY IN THE GROUND.
5. THE SEDIMENT BASINS SHALL BE INSPECTED DEPTH OF SEDIMENT AND BUILD UP OF SEDIMENT SHALL BE REMOVED WHEN IT REACHES 10% OF THE DESIGN CAPACITY OR AT THE END OF THE JOB.
6. TEMPORARY AND PERMANENT GRASSING AND MULCHING AND SODDING SHALL BE INSPECTED FOR BARE SPOTS, WASHOUTS AND HEALTHY GROWTH.
7. A MAINTENANCE INSPECTION REPORT SHALL BE MADE AFTER EACH INSPECTION BY THE CONTRACTOR AND SHALL BE KEPT IN AN ACTIVE LOG READILY AVAILABLE AT THE JOB SITE.
8. EITHER THE SITE SUPERINTENDENT OR HIS DESIGNEES SHALL BE RESPONSIBLE FOR INSPECTIONS, MAINTENANCE, REPAIR ACTIVITIES AND COMPLETING THE INSPECTION AND MAINTENANCE REPORT.
9. PERSONNEL SELECTED FOR INSPECTION AND MAINTENANCE RESPONSIBILITIES SHALL RECEIVE TRAINING FROM THE SITE SUPERINTENDENT. THEY SHALL BE TRAINED IN ALL THE INSPECTION AND MAINTENANCE PRACTICES NECESSARY FOR KEEPING THE EROSION AND SEDIMENT CONTROLS USED ON SITE IN GOOD WORKING ORDER.

NON–STORM WATER DISCHARGE

IT IS EXPECTED THAT THE FOLLOWING NON–STORM WATER DISCHARGES WILL OCCUR FROM THE SITE DURING THE CONSTRUCTION PERIOD:

1. WATER FROM WATER LINE FLUSHING.
2. PAVEMENT WASH WATERS (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED).
3. UNCONTAMINATED GROUNDWATER (FROM DEWATERING EXCAVATION). ALL NON–STORM WATER DISCHARGES SHALL BE DIRECTED TO THE SEDIMENT BASIN PRIOR TO DISCHARGE.

NON–STORM WATER DISCHARGE

IT IS EXPECTED THAT THE FOLLOWING NON–STORM WATER DISCHARGES SHALL OCCUR FROM THE SITE DURING THE CONSTRUCTION PERIOD:

CONCRETE	FERTILIZERS
DETERGENTS	PETROLEUM BASED
PAINTS (ENAMEL AND LATEX) METAL STUDS	PRODUCTS AND FUELS
GLASS	CLEANING SOLVENTS
TAR	WOOD
SAND	MASONRY BLOCK
	ROOFING SHINGLES
	STONE

SPILL PREVENTION

MATERIAL MANAGEMENT PRACTICES

THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT SHALL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORM WATER RUNOFF.

GOOD HOUSEKEEPING
THE FOLLOWING GOOD HOUSEKEEPING PRACTICES SHALL BE FOLLOWED ON SITE DURING THE CONSTRUCTION PROJECT. AN EFFORT SHALL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO COMPLETE THE PROJECT. ALL MATERIALS STORED ON SITE SHALL BE STORED IN A NEAT ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND IF POSSIBLE, UNDER A ROOF OR OTHER CONTAINED ENCLOSURE. PRODUCTS SHALL BE KEPT IN THEIR ORIGINAL MANUFACTURE'S LABELED CONTAINERS. SUBSTANCES SHALL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURE. WHENEVER POSSIBLE, ALL OF THE PRODUCT SHALL BE USED BEFORE DISPOSING OF THE CONTAINER. MANUFACTURE'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL SHALL BE FOLLOWED. THE SITE SUPERINTENDENT SHALL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS ON SITE.

HAZARDOUS PRODUCTS
THESE PRACTICES ARE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS. PRODUCTS SHALL BE KEPT IN ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE. ORIGINAL LABELS AND MATERIAL SAFETY DATA SHALL BE RETAINED; THEY CONTAIN IMPORTANT PRODUCT INFORMATION. IF SURPLUS PRODUCT MUST BE DISPOSED OF, MANUFACTURE'S OR LOCAL AND STATE RECOMMENDED METHODS OF PROPER DISPOSAL SHALL BE FOLLOWED.

PETROLEUM PRODUCTS
ALL ON SITE VEHICLES SHALL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTATIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. PETROLEUM PRODUCTS SHALL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT SUBSTANCES USED ON SITE SHALL BE APPLIED ACCORDINGLY TO THE MANUFACTURER'S RECOMMENDATIONS.

FERTILIZERS
FERTILIZERS USED SHALL BE APPLIED ONLY IN THE MINIMUM AMOUNT RECOMMENDED BY THE MANUFACTURER. ONCE APPLIED, FERTILIZER SHALL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORM WATER. STORAGE SHALL BE IN A COVERED SHED. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER SHALL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.

PAINTS
ALL CONTAINERS SHALL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT SHALL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM BUT SHALL BE PROPERLY DISPOSED OF ACCORDING TO MANUFACTURES' INSTRUCTIONS OR STATE AND LOCAL REGULATIONS. CONCRETE TRUCKS: CONTRACTOR SHALL DESIGNATE AN AREA FOR DISCHARGE OF SURPLUS CONCRETE OR DRUM WASH WATER AND SHALL INSTALL A CONTAINMENT BERM AROUND THIS AREA TO PREVENT RUNOFF TO THE REMAINDER OF THE SITE. HARD DEBRIS SHALL BE DISPOSED OF BY CONTRACTOR UPON COMPLETION OF THE PROJECT.

SPILL CONTROL PRACTICES

IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS PLAN, THE FOLLOWING PRACTICES SHALL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

MANUFACTURES' RECOMMENDED METHODS FOR SPILL CLEAN UP SHALL BE CLEARLY POSTED AND SITE PERSONNEL SHALL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEAN UP SUPPLIES.

MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEAN UP SHALL BE KEPT IN THE MATERIAL STORAGE AREA ON SITE. EQUIPMENT AND MATERIALS SHALL INCLUDE, BUT NOT BE LIMITED TO, BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, KITTY LITTER, SAND, SAWDUST AND PLASTIC AND METAL TRASH CONTAINERS.

ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.

THE SPILL SHALL BE KEPT WELL VENTILATED AND PERSONNEL SHALL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH HAZARDOUS SUBSTANCE.

SPILLS OF TOXIC OR HAZARDOUS MATERIAL SHALL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE.

THE SPILL PREVENTION PLAN SHALL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM REOCCURRING AND THE CLEAN UP PROCEDURES FOR FUTURE USE. A DESCRIPTION OF THE SPILL, ITS CAUSE AND THE CLEAN UP MEASURES SHALL ALSO BE INCLUDED.

THE SITE SUPERINTENDENT RESPONSIBLE FOR THE DAY TO DAY SITE OPERATIONS SHALL BE THE SPILL PREVENTION AND CLEAN UP COORDINATOR. HE OR SHE SHALL DESIGNATE OTHER SITE PERSONNEL WHO WILL RECEIVE SPILL PREVENTION AND CLEAN UP TRAINING. THESE INDIVIDUALS SHALL EACH BECOME RESPONSIBLE FOR A PARTICULAR PHASE OF PREVENTION AND CLEAN UP. THE NAMES OF THE RESPONSIBLE SPILL PERSONNEL SHALL BE POSTED IN THE MATERIAL STORAGE AREA OR IN THE OFFICE TRAILER ON SITE, IF APPLICABLE.

NOTICE OF TERMINATION

A NOTICE OF TERMINATION SHALL BE SUBMITTED TO THE FDEP AFTER THE CONSTRUCTION HAS BEEN COMPLETED AND THE SITE HAS UNDERGONE FINAL STABILIZATION.

POLLUTION PREVENTION PLAN CERTIFICATION

TO THE BEST OF MY KNOWLEDGE, I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINES AND IMPRISONMENT FOR KNOWING VIOLATIONS.

OWNER:_____

NAME:_____ TITLE:_____

SIGNATURE:_____ DATE:_____

CONTRACTOR'S CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY FROM THE SITE IDENTIFIED AS PART OF THIS CERTIFICATION.

SIGNATURE	COMPANY NAME AND ADDRESS	RESPONSIBLE FOR
SIGNATURE: NAME: DATE:	COMPANY: ADDRESS: PHONE:	GENERAL CONTRACTOR
SIGNATURE: NAME: DATE:	COMPANY: ADDRESS: PHONE:	TEMPORARY AND PERMANENT STABILIZATION
SIGNATURE: NAME: DATE:	COMPANY: ADDRESS: PHONE:	STABILIZED CONSTRUCTION ENTRANCE, EARTH DIKES, SEDIMENT BASIN

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08/06/2015
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N.P.D.E.S. NOTES

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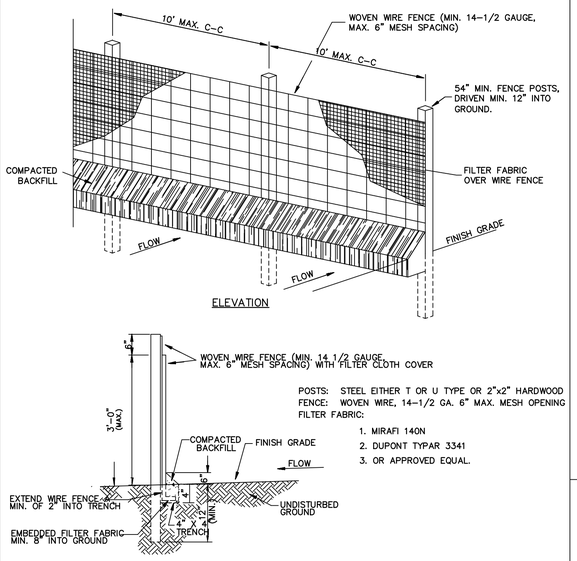


POSTS: STEEL EITHER T OR U TYPE OR 2"x2" HARDWOOD
FENCE: WOVEN WIRE, 14-1/2 GA. 6" MAX. MESH OPENING
FILTER FABRIC:

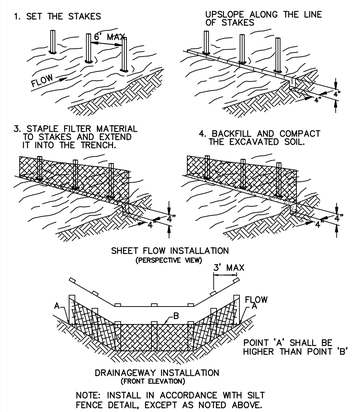
1. MIRAFI 140N
2. DUPONT TYPAR 3341
3. OR APPROVED EQUAL.

CROSS-SECTION

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NOTED IN THE EROSION CONTROL PLAN. COLLECTED MATERIAL SHALL BE REMOVED WHEN SEDIMENT ACCUMULATES TO HALF THE HEIGHT OF THE SILT FENCE.

SEDIMENTATION/SILT FENCE W/ WIRE SUPPORT

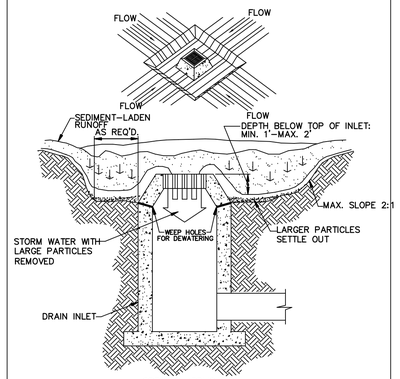
N.T.S.



NOTE: INSTALL IN ACCORDANCE WITH SILT FENCE DETAIL, EXCEPT AS NOTED ABOVE.

SEDIMENTATION/SILT FENCE WITHOUT WIRE SUPPORT

N.T.S.

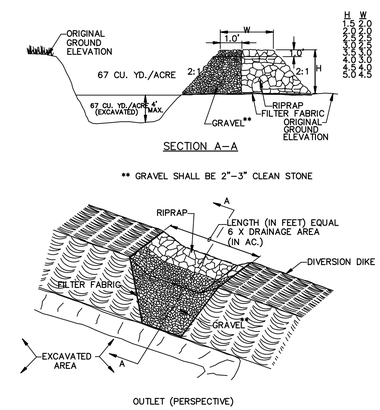


SPECIFIC APPLICATION

THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE HEAVY FLOWS ARE EXPECTED AND WHERE AN OVERFLOW CAPABILITY AND EASE OF MAINTENANCE ARE DESIRABLE.

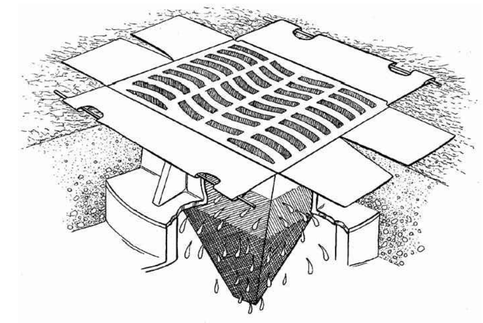
EXCAVATED INLET SEDIMENT TRAP

N.T.S.



TEMPORARY SEDIMENT TRAP

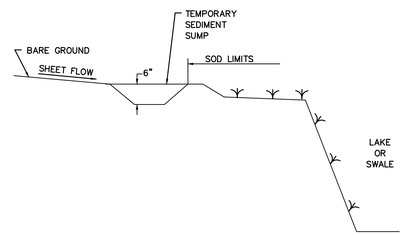
N.T.S.



AN ACF ENVIRONMENTAL PRODUCT (INSTALATION PER MANUFACTURER'S SPEC)

SILTSACK

N.T.S.



TEMPORARY SEDIMENT SUMP

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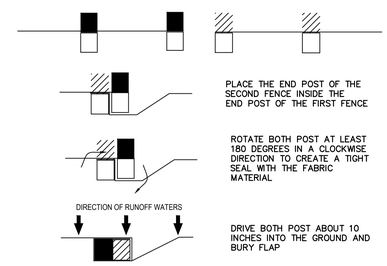
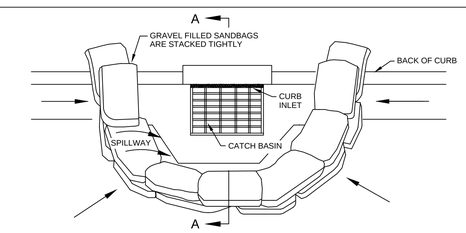
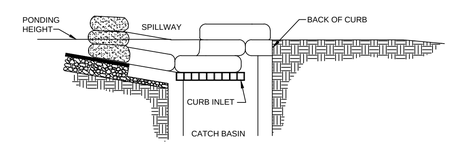


ATTACHING TWO SILT FENCES



PLAN VIEW



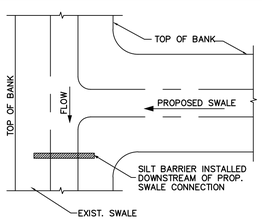
SECTION A-A

NOTES:

1. PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREET SEGMENTS WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF
2. SANDBAGS OF EITHER BURLAP OR WOVEN GEOTEXTILE FABRIC, ARE FILLED WITH GRAVEL, LAYERED AND PACKED TIGHTLY
3. LEAVE ONE SANDBAG GAP IN THE TOP ROW TO PROVIDE A SPILLWAY FOR OVERFLOW
4. INSPECT BARRIERS AND REMOVE SEDIMENT AS NECESSARY. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY

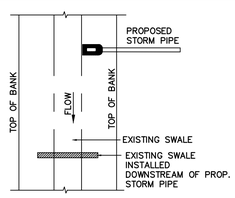
CURB INLET PROTECTION DETAIL

N.T.S.



SILT BARRIER AT CONNECTION OF SWALE TO EXISTING SWALE

N.T.S.



SILT BARRIER AT CONNECTION OF STORM PIPE TO EXISTING SWALE

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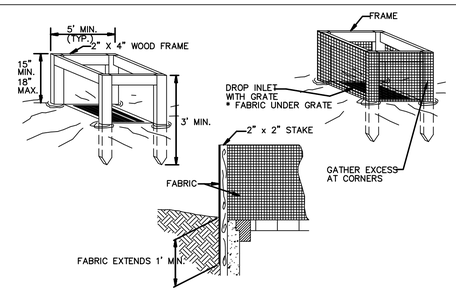
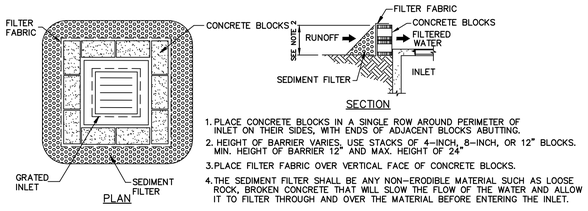


SILT FENCE INLET PROTECTION

N.T.S.

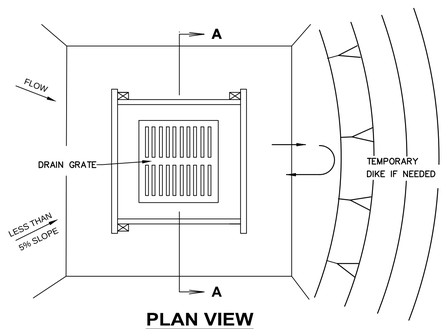


1. PLACE CONCRETE BLOCKS IN A SINGLE ROW AROUND PERIMETER OF INLET ON THEIR SIDES, WITH ENDS OF ADJACENT BLOCKS ABUTTING.
2. HEIGHT OF BARRIER VARIES. USE STACKS OF 4-INCH, 8-INCH, OR 12" BLOCKS. MIN. HEIGHT OF BARRIER 12" AND MAX. HEIGHT OF 24"
3. PLACE FILTER FABRIC OVER VERTICAL FACE OF CONCRETE BLOCKS.
4. THE SEDIMENT FILTER SHALL BE ANY NON-ERODIBLE MATERIAL SUCH AS LOOSE ROCK, BROKEN CONCRETE THAT WILL SLOW THE FLOW OF THE WATER AND ALLOW IT TO FILTER THROUGH AND OVER THE MATERIAL BEFORE ENTERING THE INLET.

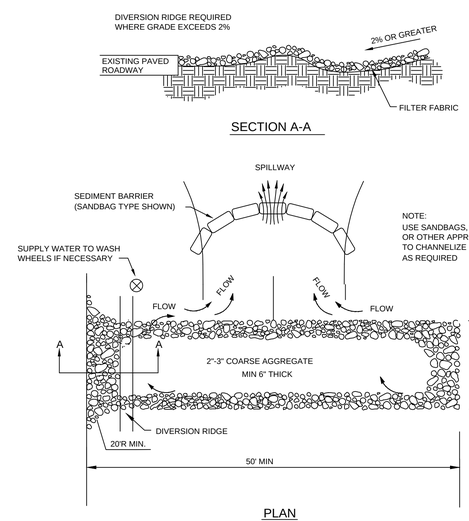
BLOCK AND AGGREGATE INLET SEDIMENT FILTER

N.T.S.

NOTES:
1. DROP INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL DRAINAGE AREAS. (LESS THAN 5%)
2. THE TOP OF THE FRAME (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BYPASSING THE INLET. A TEMPORARY DIKE MAY BE NECESSARY ON THE DOWNSLOPE SIDE OF THE STRUCTURE.



PLAN VIEW



NOTE:

USE SANDBAGS, SILT FENCE, OR OTHER APPROVED METHODS TO CHANNELIZE RUNOFF TO BASIN AS REQUIRED

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

TEMPORARY CONSTRUCTION ACCESS DETAIL

N.T.S.

NO.	DATE	DESCRIPTION	BY
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REVISIONS

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PROJ. MANAGER: JOUDREY
PROJ. #: 610-003
DATE: 4/28/15

RICHARD J. JOUDREY
LICENSE NO. 60132
STATE OF FLORIDA
08/06/2015
PROFESSIONAL ENGINEER

SCHERER DEVELOPMENT, LLC

CIVIL ENGINEERING
LAND PLANNING
TRAFFIC/TRANSPORTATION
SURVEYING
GIS

2300 CURLEW ROAD STE 201
PALM HARBOR, FLORIDA
34683

PHONE (727) 789-8500
FAX (727) 784-6662
AVIDGROUP.COM

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PASCO COUNTY, FLORIDA

N.P.D.E.S. DETAILS

SHEET NO. 9

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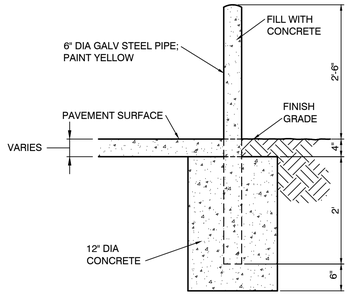
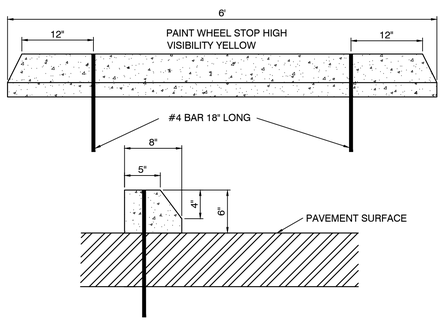


TYPICAL BOLLARD

NTS



PRECAST CONCRETE WHEEL STOP

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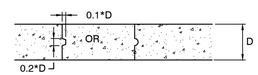
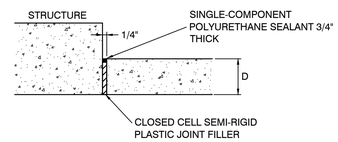
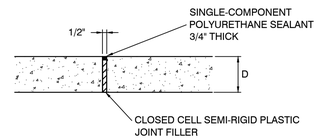


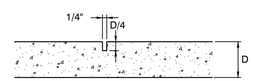
CONSTRUCTION JOINT



1/4" EXPANSION JOINT



1/2" EXPANSION JOINT



CONTROL JOINT

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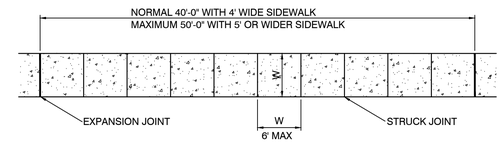
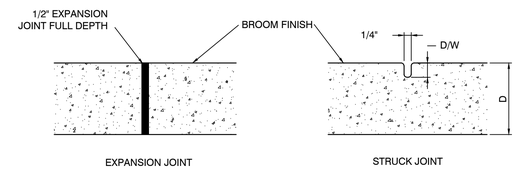


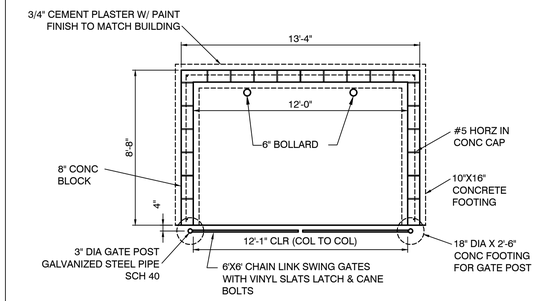


NOTES:

1. SIDEWALK EXPANSION JOINTS TO BE AT ALL TIES TO CONCRETE OTHER THAN DRIVEWAYS. MAXIMUM SPACING SHALL BE 50'.
2. EXPANSION JOINT MATERIAL SHALL BE ASPHALT FIBER IMPREGNATED PRE FORMED JOINT FILLER, TO FILL DEPTH OF CONCRETE.

TYPICAL SIDEWALK

NTS



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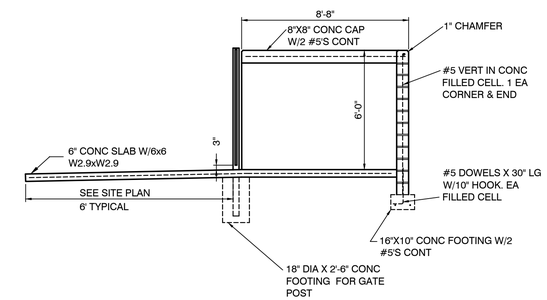

SECTION

TRASH ENCLOSURE

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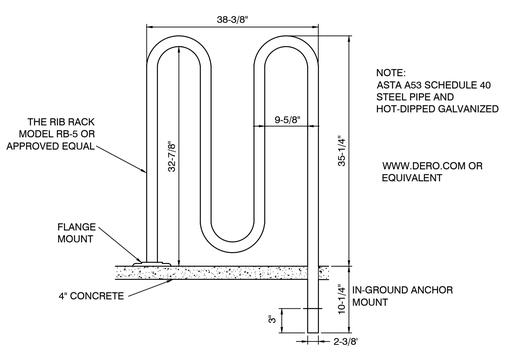

BICYCLE RACK DETAILS

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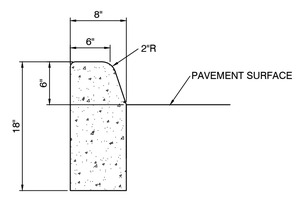
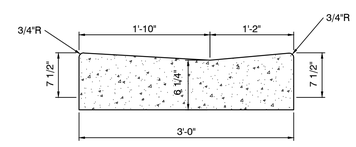


FOR MORE NOTES AND DETAILS SEE FDOT INDEX NO. 300

TYPE "D" CURB



VALLEY CURB

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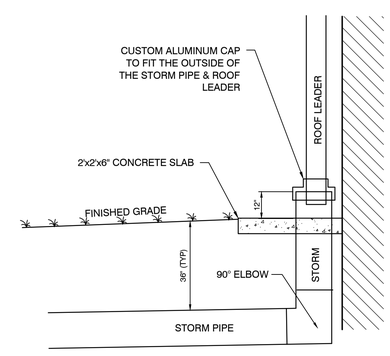

ROOF LEADER CONNECTION

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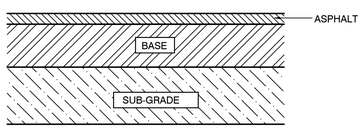

	NORMAL	HEAVY DUTY	
ASPHALT	1.5" T-III	2.0" S-1	USE TYPE III ASPHALTIC CONCRETE SURFACE COURSE FOR NORMAL AND TYPE S-1 ASPHALTIC CONCRETE SURFACE COURSE FOR HEAVY DUTY
BASE	6"	8"	LIMEROCK LBR-100, COMPACTED TO 98% OF AASHTO T-180 OR CRUSHED CONCRETE, LBR-100, PER FDOT STANDARD SPEC 204-2.2, COMPACTED TO 100% OF AASHTO T-180
SUB-GRADE	12"	12"	LBR 40, COMPACTED TO 98% AASHTO T-180

TYPICAL PAVEMENT SECTION

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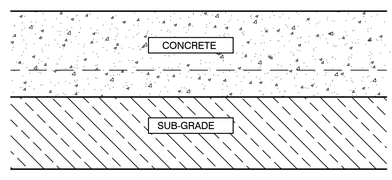

CONCRETE	6" THICKNESS, 4,000 PSI CONC SLAB W/6x6 W2.9xW2.9
SUB-GRADE	12" COMPACTED SUB-GRADE LBR 20 COMPACTED TO 98% AASHTO T-180

CONCRETE SLAB DETAIL

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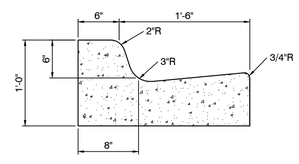
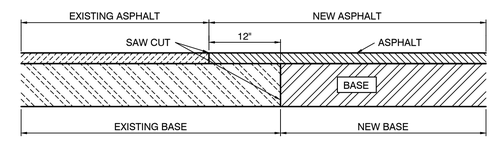


FOR MORE NOTES AND DETAILS SEE FDOT INDEX NO. 300

TYPE "F" CURB

NTS



PAVEMENT CONNECTION

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REVISIONS

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AVID GROUP®
COA-6126, LB 7545

PROJ. MANAGER: JOUDREY
PROJ. NO.: 610-003
DATE: 4/28/15

RICHARD J. JOUDREY
NO. 60132
STATE OF FLORIDA
08/06/2015
PROFESSIONAL ENGINEER

SCHERER DEVELOPMENT, LLC

CIVIL ENGINEERING
LAND PLANNING
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2300 CURLEW ROAD STE 201
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PASCO COUNTY, FLORIDA

SITE DETAILS

SHEET NO. 10

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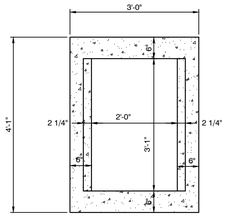
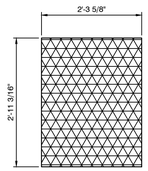
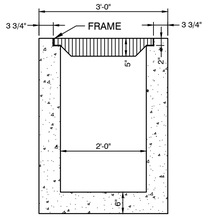


PLAN



STEEL GRATE H-20 LOADING
ALTERNATE CAST IRON GRATE H-20 LOADING

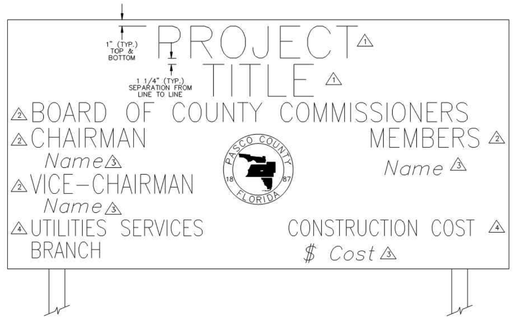


SECTION

NOTES:
FOR ADDITIONAL DETAILS SEE FDOT INDEX NO 201 & 232. MODIFIED FOR H-20 LOADING

FDOT INLET TYPE "C"

NTS



THE SIGNS SHALL BE 8' WIDE x 4' HIGH, CONSTRUCTED OF HIGH DENSITY 3/4" EXTERIOR PLYWOOD. IT SHALL BE MOUNTED AND BRACED WITH PRESSURE TREATED LUMBER AS NECESSARY AND MAINTAINED AND KEPT IN PRESENTABLE CONDITION FOR THE DURATION OF THE PROJECT. THE SIGNS SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF WORK.

THE SIGNS WILL BE PLACED IN ACCORDANCE WITH PASCO COUNTY ZONING ORDINANCE SECTION 23.6, SIGNS.

THE PAINT SHALL BE EXTERIOR TYPE ENAMEL, WHITE BACKGROUND WITH BLACK LETTERING.

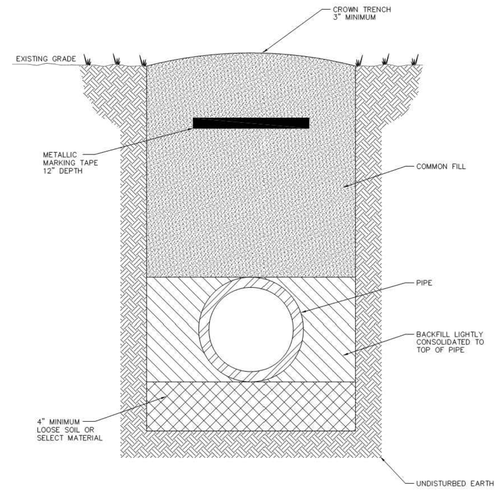
PASCO COUNTY DECALS MAY BE OBTAINED FROM THE PASCO COUNTY PUBLIC WORKS / UTILITIES DEPT., CONSTRUCTION MANAGEMENT OFFICE.

LETTERS (PROFESSIONALLY DONE) SHALL BE:

1. 6" NEWS GOTHIC (BOLD)
2. 4" NEWS GOTHIC
3. 3" BRUSH SCRIPT
4. 3" NEWS GOTHIC

IN ORDER TO PREVENT THE CREATION OF A TRAFFIC HAZARD BY LIMITING VISIBILITY AT A STREET INTERSECTION, OR INTERSECTION OF A STREET AND RAILROAD CROSSING. NO SIGNS SHALL BE ERECTED WITHIN THE CLEAR SIGHT TRIANGLE ON CORNER LOTS. THE BOTTOMMOST PART OF THE SIGN SHALL NOT EXCEED 4' ABOVE GROUND.

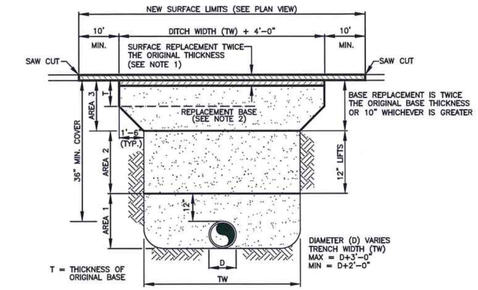
CREATED 02/24/03	PROJECT SIGN	PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN PCU APPROVAL
REVISED	PASCO COUNTY UTILITIES	DETAIL 58



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 STANDARD UNPAVED AREAS	PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN PCU APPROVAL
REVISED	PASCO COUNTY UTILITIES	DETAIL 35



NOTES

1. REPLACEMENT ASPHALT SHALL BE TWICE THE ORIGINAL PAVEMENT THICKNESS WITH A MINIMUM OF TWO (2) INCHES AND SHALL BE SP 12.5 OR TYPE S–3 ASPHALT, AND FC–3 IF REQUIRED.
2. REPLACEMENT BASE SHALL BE NEW MATERIAL NOT REUSED FROM EXCAVATION. ACCEPTABLE BASE ALTERNATIVE SHALL BE TYPE ABC OR BETTER ASPHALT PLACED AT A TOTAL THICKNESS OF SIX (6) INCHES.
3. AREA 1 – BACKFILL SHALL BE PLACED IN SIX (6) INCH LIFT WITH EACH LIFT COMPACTED TO 98% OF ASTM FM5–521 USING MECHANICAL TAMPERS.
4. AREA 2 – BACKFILL SHALL BE PLACED IN TWELVE (12) INCH LIFTS WITH EACH LIFT COMPACTED TO 98% OF FM5–521 USING APPROPRIATE COMPACTING EQUIPMENT.
5. AREA 3 – LIMEROCK (LBR 100) BASE SHALL BE CONSTRUCTED IN LIFTS NOT GREATER THAN SIX (6) INCHES COMPACTED THICKNESS, AND HAVE A DENSITY EQUAL TO 98% OF FM5–521.
6. FLOWABLE FILL MAY BE PLACED ABOVE AREA 1 UP TO THE BOTTOM OF THE RESTORED BASE. MIX DESIGN SHALL CONFORM TO FDOT STANDARD SPECIFICATIONS SECTION 121. IF FLOWABLE FILL IS USED FOR TRENCH BACKFILL, THE AMOUNT OF COVER ABOVE TOP OF PIPE TO AREA 2 MAY BE REDUCED TO 6 INCHES.

Tests shall be submitted to Pasco County Engineering Inspections verifying open cut restoration is per general notes before release of permit or guarantee, if applicable. Material and thickness verification shall be required. All testing shall be Pasco County Services Department Testing Specifications for Construction of Roads, Storm Drainage and Utilities; October 2006.

NOTE:
NO DEVIATIONS TO THIS DETAIL WILL BE PERMITTED UNLESS APPROVED BY THE COUNTY ENGINEER.
ANY PROPOSED ALTERATIONS SHALL BE CLEARLY IDENTIFIED AND HIGHLIGHTED ON DETAIL.

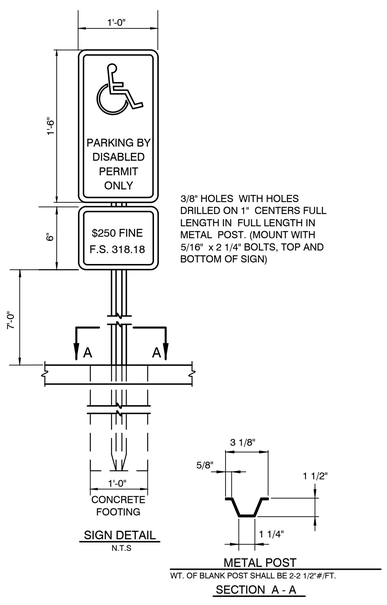
PASCO COUNTY ENGINEERING SERVICES DESIGN STANDARDS	OPEN CUT RESTORATION	Sheet No. 1 of 1
	APPROVED BY MICHAEL J. GARRETT, P.E. / BCC APPROVAL / REVISED	Index No. 102

*SEE FRENCH DRAIN DETAIL, PAGE 5 - PAVING, GRADING & DRAINAGE PLAN

FRENCH DRAIN DETAIL

*SEE STANDARD PARKING DETAIL, PAGE 4 - HORIZONTAL CONTROL PLAN

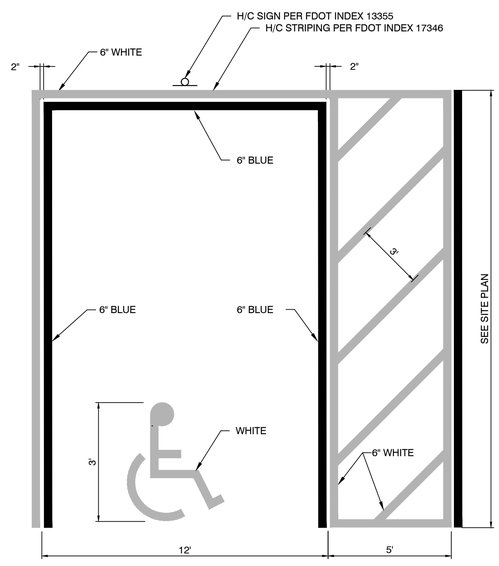
STANDARD PARKING DETAIL



H/C SIGN PER FDOT INDEX 17355, FTP-20-06 & FTP-22-06

HANDICAP PARKING SIGN DETAIL

NTS



HANDICAP PARKING PAVEMENT MARKING

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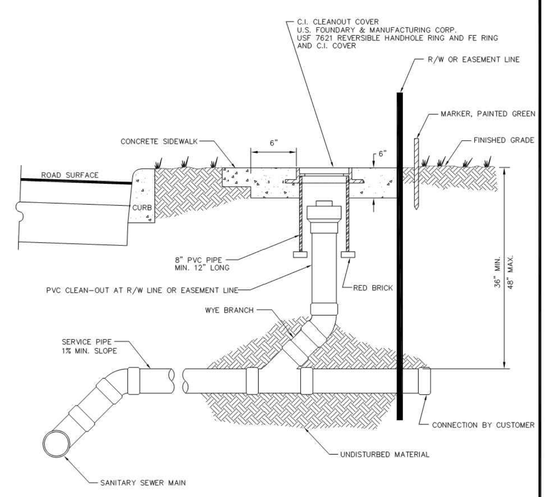

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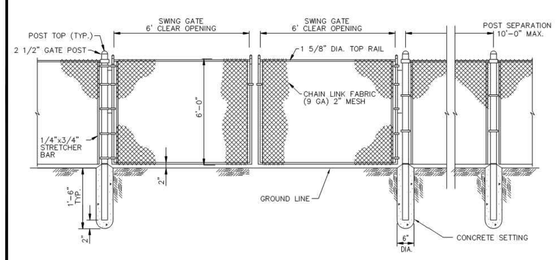
CREATED 02/24/03	SANITARY SEWER – SINGLE WYE CONNECTION AND TYPICAL CLEAN–OUT	PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN PCU APPROVAL
REVISED	PASCO COUNTY UTILITIES	DETAIL 45



MATERIALS	
ITEM	DESCRIPTION
TYPE	CHAIN LINK
HEIGHT	4', 6', 8' – AS SPECIFIED BY COUNTY
FABRIC	9 GAUGE
POST	2–1/2" DIA. – .085 WALL THICKNESS (MINIMUM)
TOP RAILS	1–5/8" DIA. – .080 WALL THICKNESS (MINIMUM)
GATE	4' x 6' SWING TYPE W/ 2" DIA. – .085 WALL THICKNESS (MINIMUM)
	FRAMEWORK (LOCATED AS INDICATED ON METER SPEC. SHEET)
LATCH	FORK TYPE – PADLOCK COMPATIBLE

CREATED 02/24/03	FENCE SPECIFICATIONS	PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN PCU APPROVAL
REVISED	PASCO COUNTY UTILITIES	DETAIL 04

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PROJ. MANAGER: JOUDREY
PROJ. NO. 610-03
DATE: 4/28/15

RICHARD J. JOUDREY
LICENSE NO. 60132
STATE OF FLORIDA
08/06/2015
PROFESSIONAL ENGINEER

SCHERER DEVELOPMENT, LLC

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SITE & DRAINAGE DETAILS

SHEET NO. 11

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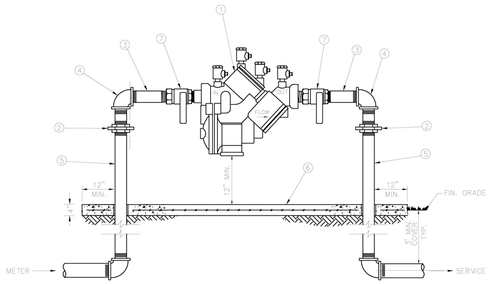

MATERIALS		
ITEM	QUANT.	DESCRIPTION
1	1	BACKFLOW PREVENTER ASSEMBLY, REDUCED PRESSURE ZONE
2	2	UNIONS – GALV.
3	2	NIPPLES – BRASS
4	2	ELBOWS – GALV. 90°
5	2	RISER – GALV.
6	*	CONCRETE SLAB
7	2	BALL VALVES – BRASS OR S.S. (PROVIDED WITH BFP ASS'Y)

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.

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REDUCED PRESSURE BACKFLOW PREVENTER (SINGLE SERVICE: 3/4", 1", 1-1/2", 2")

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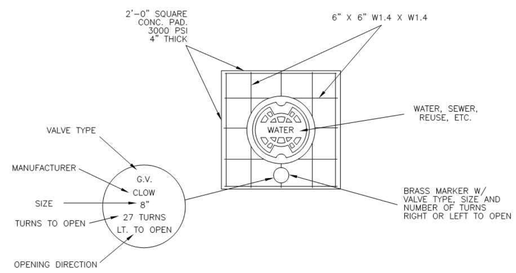
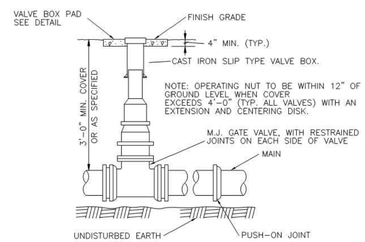
DETAIL 12



TYPICAL CONCRETE VALVE PAD



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VALVE BOX DETAIL SLIP TYPE

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DETAIL 30

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).

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RESTRAINED JOINT TABLE COMMON FITTINGS

PASCO COUNTY UTILITIES

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DETAIL 31

PIPE RESTRAINT LENGTHS IN FEET TEES (BRANCH SIDE)

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

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

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RESTRAINED JOINT TABLE TEES (BRANCH SIDE)

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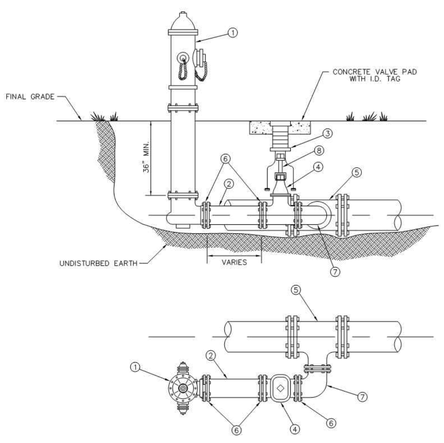
DETAIL 32



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

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FIRE HYDRANT PARALLEL TO THE MAIN

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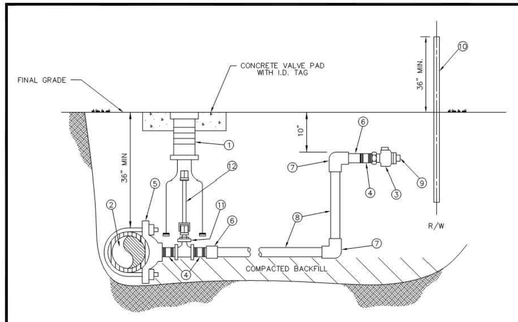
DETAIL 26



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

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

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WATER AND REUSE LATERAL SERVICE 1 1/2" OR 2" SERVICE LATERAL PVC (SCHEDULE 40)

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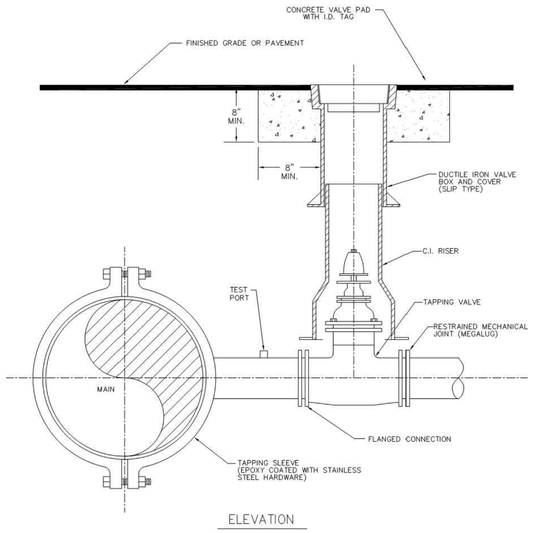
DETAIL 21



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.

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WATER, REUSE, AND FORCE MAIN TAPPING DETAIL W/ VALVE LOCATION

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DETAIL 37

LOCATION OF PUBLIC WATER SYSYEM MAINS IN ACCORDANCE WITH F.A.C. RULE 62-555.314

	Horizontal Separation	Crossings (1)	Joint Spacing @ Crossings (Full Joint Centered)
Storm Sewer, Stormwater Force Main, Reclaimed Water (2)	3 ft. minimum	12 inches is the minimum, except for storm sewer, then 6 inches is the minimum and 12 inches is preferred	Alternate 3 ft. minimum
Vacuum Sanitary Sewer	10 ft. preferred 3 ft. minimum	12 inches preferred 6 inches minimum	Alternate 3 ft. minimum
Gravity or Pressure Sanitary Sewer, Sanitary Sewer Force Main, Reclaimed Water (4)	10 ft. preferred 6 ft. minimum (3)	12 inches is the minimum, except for gravity sewer, then 6 inches is the minimum and 12 inches is preferred	Alternate 6 ft. minimum
On-Site Sewage Treatment & Disposal System	10 ft. minimum	---	---

(1) Water mains should cross above other pipe. When water main must be below other pipe, the minimum separation is 12 inches.
(2) Reclaimed water regulated under Part III of Chapter 62-610, F.A.C.
(3) 3 ft. allowable when approval of the utility is obtained and the water main is laid at least 6 inches above the top of the gravity sanitary sewer.
(4) Reclaimed water not regulated under Part III of Chapter 62-610, F.A.C.

Disclaimer – This document is provided for your convenience only. Please refer to F.A.C. Rule 62-555.314 for additional construction requirements.

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PROJ. MANAGER: JOUDREY
PROJ. NO.: 610-003
DATE: 4/28/15

RICHARD J. JOUDREY
LICENSE NO. 60132
STATE OF FLORIDA
08/06/2015
PROFESSIONAL ENGINEER

SCHERER DEVELOPMENT, LLC

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UTILITY DETAILS

SHEET NO. 12

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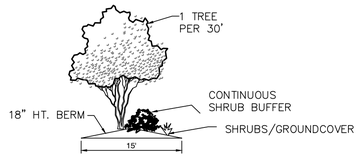
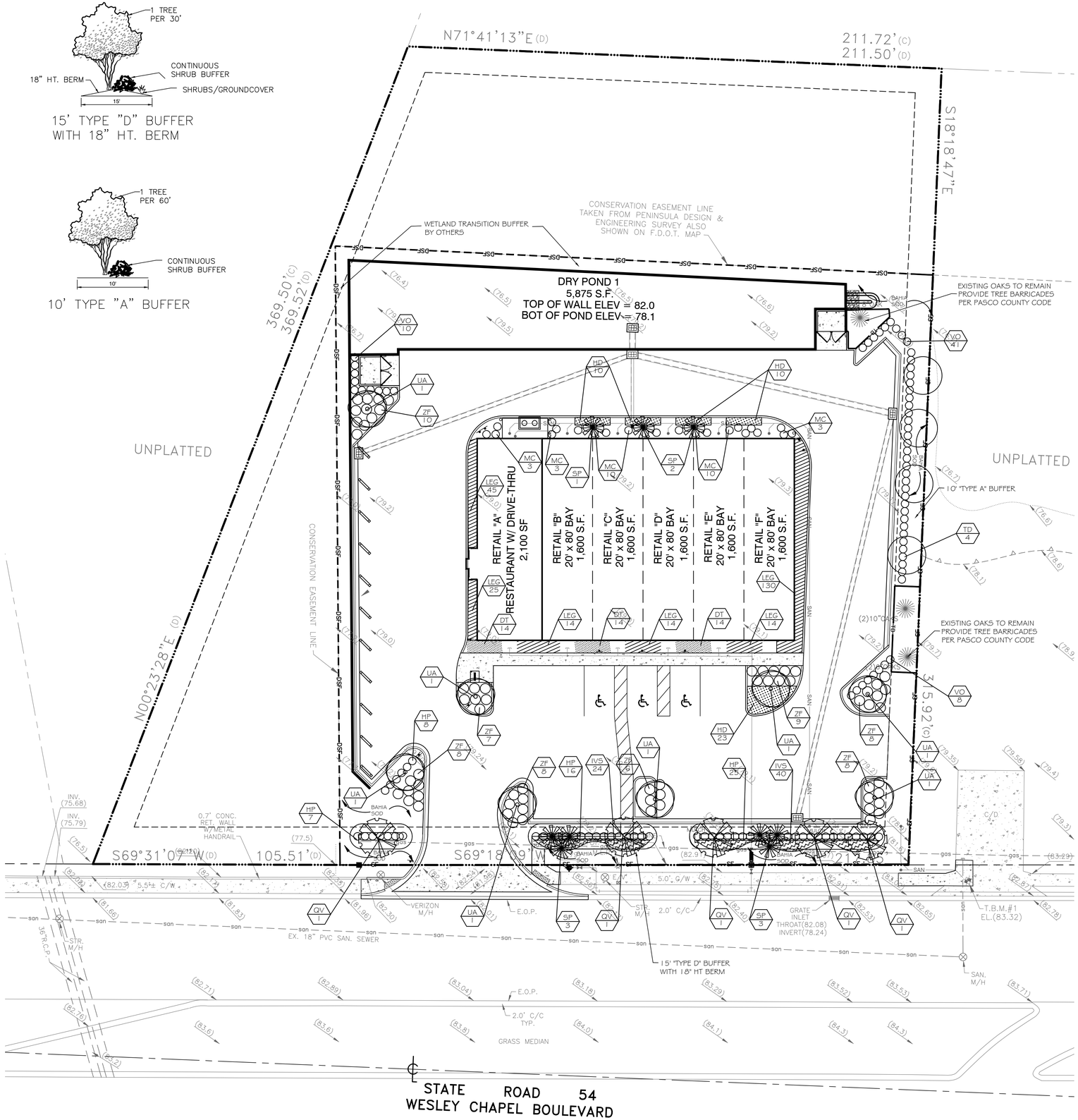
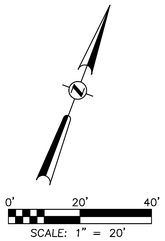


15' TYPE "D" BUFFER WITH 18" HT. BERM

10' TYPE "A" BUFFER





BUFFER REQUIREMENTS

BUFFER ALONG S.R.54 TYPE "D" – 15' WIDE MINIMUM
1 TREE PER 30 L.F. WITH 5 SHRUBS REQUIRED PER TREE
BUFFER PLANTS TO BE ATOP 18" EARTHEN BERM WHERE ADJACENT TO V.U.A.
217.85 L.F. @ 1 TREE PER 30' = 7 TREES
TREES PROVIDED = 7
7 X 5 = 35 SHRUBS REQUIRED
SHRUBS PROVIDED = 35+

EAST BUFFER TYPE "A" – 10' WIDE MINIMUM
1 TREE PER 60 L.F. WITH CONTINUOUS SHRUBS
315 L.F. @ 1 TREE PER 60' = 5 TREES
TREES PROVIDED = 4 EXISTING, 1 PROPOSED

WEST BUFFER – WETLAND TRANSITION ZONE (BY OTHERS)

NORTH BUFFER – WETLAND TRANSITION ZONE (BY OTHERS)

DROUGHT TOLERANT REQUIREMENT

OVERALL SITE: MAX 50% PLANT MATERIAL OTHER THAN TREES ARE ALLOWED TO BE NON–DROUGHT TOLERANT
243 OF 601 SHRUBS AND G.C. ARE NON–DROUGHT TOLERANT = 40%

INTERNAL LANDSCAPE AREA REQUIREMENT

TOTAL VEHICLE USE AREA = 24,919 S.F.
INTERNAL LANDSCAPE AREA REQUIRED (24,919 X 10%) = 2,492 S.F.
INTERNAL LANDSCAPE AREA PROVIDED = 2,492 S.F.

INTERNAL LANDSCAPE AREA TREE REQUIREMENT

2,492 S.F./200 = 12 VUA TREES REQUIRED
VUA TREES PROVIDED = 24

PERIMETER PLANTING AREA CALCULATIONS

TOTAL BUILDING AREA = 11,700 S.F.
PLANTING AREA REQUIRED (11,700 X 10%) = 1,170 S.F.
PLANTING AREA PROVIDED = 1,170 S.F.
BUILDING PERIMETER LENGTH = 411.5'
PERIMETER PLANTING AREA REQUIRED (411.5' X 50%) = 206'
PERIMETER PLANTING PROVIDED = 206'+

NATIVE SHRUB & GROUNDCOVER REQUIREMENT

SITE: 30%SHRUBS AND GROUNDCOVER ARE REQUIRED TO BE NATIVE
TOTAL SHRUBS AND GC = 601
316 NATIVE = 53%

GRASSED AREA

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

PALM TREES

SITE: PALM TREES MAY BE SUBSTITUTED FOR TREES UP TO 30%
AT 3 PALMS= 1 TREE
3 OF 20 TREES ARE PALMS =15% PALMS

TREE REMOVAL & REPLACEMENT & MITIGATION

TREES ON SITE – TOTAL # OF INCHES

Live Oaks				Other Trees	
Size (Inches)	No.	Total Inches		No.	Total Inches
5"	0			2	10"
6"	2	12"		1	6"
7"	2	14"		0	
8"	1	8"		0	
10"	2	20"		1	10"
Total Oak:		54"			26"

Total Other at 1/3 7"

TREE INCHES TO BE REMOVED

Live Oaks				Other Trees	
Size (Inches)	No.	Total Inches		No.	Total Inches
5"	0			2	10"
6"	0			1	6"
7"	2	14"		0	
8"	0			0	
10"	0			1	10"
Total Oak:		14"			26"

TREE INCHES TO BE SAVED

Live Oaks				Other Trees	
Size (Inches)	No.	Total Inches		No.	Total Inches
5"	0			0	
6"	2	12"		0	
7"	0			0	
8"	1	8"		0	
10"	2	20"		0	
Total Oak:		40"			0"

PLANT LIST

SYM.	QTY.	BOTANICAL/COMMON NAME	SIZE	FL. NATIVE	SROUGHT TOLERANT
SHADE TREES palms may be substituted 3:1 for shade trees max 30% 10' c.t. ht.					
QV	5	QUERCUS VIRGINIANA/LIVE OAK	3' CAL. 8' HT. X 4' SPD.	Y	Y
SP	9	SABAL PALMETTO/SABAL PALM	10' C.T. HT.	Y	Y
TD	4	TAXODIUM DISTICHUM	2" CAL. 6' HT. X 2.5' SPD.	Y	Y
UA	8	ULMUS ALATA/WINGED ELM	2" CAL. 6' HT. X 2.5' SPD.	Y	Y
MULTI TRUNK TREES 3 trunk min. 3" cal. total trunks 6' ht.					
SMALL TREE 6' ht. min.					
SHRUBS max 25% coverage of landscape area max 36" o.c. spacing					
HP	57	HAMELIA PATENS/DWARF FIREBUSH	3 GAL. 30." HT. 36" O.C.	Y	Y
VO	59	VIBURNUM OBOVATUM 'WALTERS'/WALTER'S VIBURNUM	3 GAL. 18" HT. 36" O.C.	Y	Y
GROUNDCOVER max 25% coverage of landscape area spaced to obtain reasonable coverage within 1 year.					
DT	42	DIANELLA TASMANICA 'VARIEGATA'/VAR. FLAX LILY	1 GAL. FULL, 24" O.C.	N	Y
HD	43	HELIANTHUS DEBILIS/BEACH SUNFLOWER	1 GAL. FULL, 24" O.C.	Y	Y
IVS	64	ILEX VOMITORIA 'SCHILLINGS'/DWARF YAUPON HOLLY	3 GAL. FULL, 24" O.C.	Y	Y
LEG	243	LIRIOPE 'EVERGREEN GIANT'/LIRIOPE	1 GAL. FULL, 24" O.C.	N	N
MC	29	MUHLENBERGIA CAPILLARIS/MUHLY GRASS	1 GAL. FULL, 30" O.C.	Y	Y
ZP	64	ZAMIA PUMILA/COONTIE	3 GAL. FULL, 36" O.C.	Y	Y
SOD max 30% of landscape area					
SOD	TBD	ARGENTINE BAHIA	ARGENTINE BAHIA		

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PROJ. MANAGER: JOU DREY
PROJECT: 610-003
DATE: 4/28/15

RICHARD J. JOUDREY
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PASCO COUNTY, FLORIDA

LANDSCAPE PLANS

SHEET NO. L1

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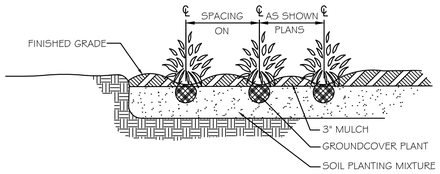
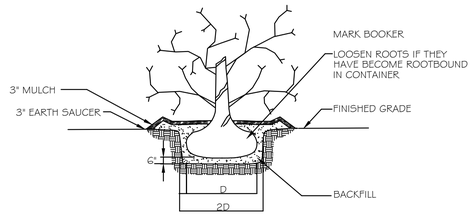
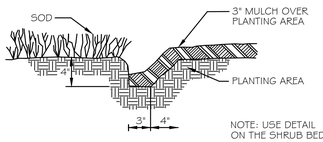


GROUNDCOVER PLANTING DETAIL

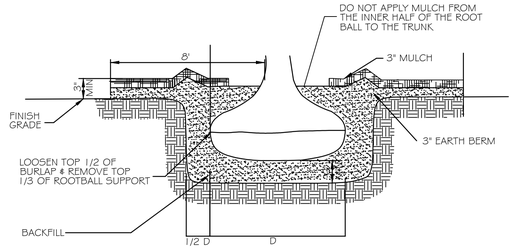


TYPICAL SHRUB PLANTING DETAIL



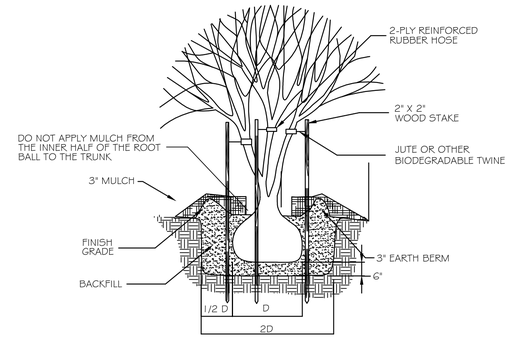
NOTE: USE DETAIL ON THE SHRUB BEDS NEXT TO GRASSED AREAS

LAWN/PLANTING AREA EDGE DETAIL



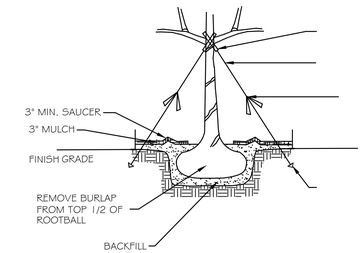
NOTE: PLANT TREE SLIGHTLY ABOVE ORIGINAL GRADE TO ALLOW FOR SETTLEMENT. WATER TREE IMMEDIATELY AFTER PLANTING.

TREE PIT DETAIL



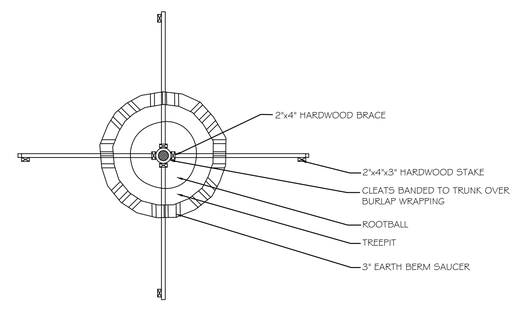
MULTI TRUNK TREE PLANTING DETAIL

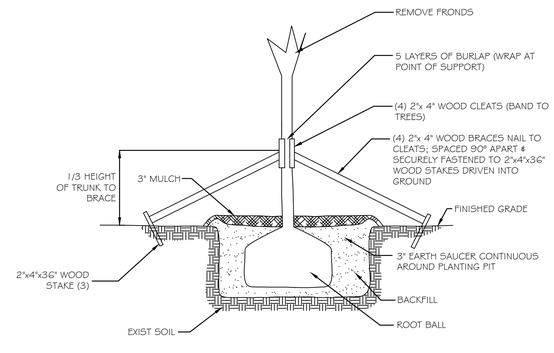
NOTE: STAKE TREES ONLY AS NEEDED



TREE STAKING DETAIL

NOTE: STAKE TREES ONLY AS NEEDED





PALM TREE PLANTING DETAIL

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REVISIONS

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AVID GROUP®
COA # 1391, LB 7945

PROJ. MANAGER: JOU DREY
PROJ. # 610-003
DATE: 4/28/15

RICHARD J. JOUDREY
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STATE OF FLORIDA
08/06/2015
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LANDSCAPE DETAILS

SHEET NO.

L2

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PART 1.0 GENERAL

1.1 DESCRIPTION OF WORK

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

1.2 DEFINITIONS

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

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

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

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

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

1.3 QUALITY ASSURANCE

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

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

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

D. PLANT SELECTION SHALL COMPLY WITH SIZING AND GRADING STANDARDS OF THE MOST CURRENT EDITION OF THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES ***GRADES AND STANDARDS FOR NURSERY PLANTS***. ALL PLANT MATERIAL SHALL BE "FLORIDA FANCY" OR "FLORIDA #1".

E. SUBSTITUTIONS SHALL NOT BE ACCEPTED AND WILL CONSTITUTE AN UNRESPONSIVE BID.
F. TREES, SHRUBS AND GROUNDCOVERS: PROVIDE TREES, SHRUBS AND GROUNDCOVERS OF QUANTITY, SIZE, GENUS, SPECIES AND VARIETY SHOWN AND SCHEDULED FOR LANDSCAPE WORK AND COMPLYING WITH RECOMMENDATIONS AND REQUIREMENTS OF THE LOCAL GOVERNMENT. PROVIDE HEALTHY, VIGOROUS STOCK, GROWN IN A RECOGNIZED NURSERY IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE AND FREE OF DISEASE, INSECTS, EGGS, LARVAE AND DEFECTS SUCH AS KNOTS, SUN-SCALD, INJURIES, ABRASIONS, OR DISFIGUREMENT.

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

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

1.4 SUBMITTALS

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

B. AWARDED BIDDER MUST SUBMIT THE FOLLOWING MATERIAL SAMPLES:

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

1.5 JOB CONDITIONS

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

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

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

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

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

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

PART 2.0 SHIPPING & HANDLING

2.1 TRANSPORTATION

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

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

2.2 UNLOADING AND HANDLING

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

2.3 HOLDING TREES AND SHRUBS AT THE PLANTING SITE

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

PART 3.0 MATERIALS

3.1 PLANT MATERIALS

TREES

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

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

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

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

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

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

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

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

SHRUBS

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

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

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

GROUND COVER

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

SOD

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

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

3.2 ACCESSORY MATERIALS

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

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

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

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

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

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

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

PART 4.0 EXECUTION

4.1 GENERAL

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

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

4.2 INSTALLATION

TREES, PALMS AND SHRUBS

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

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

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

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

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

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

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

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

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

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

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

GROUNDCOVER

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

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

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

GENERAL

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

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

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

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

4.3 ACCEPTANCE

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

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

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

4.4 MAINTENANCE

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

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

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

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

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

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

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

NOTES ON IRRIGATION

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

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

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

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

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REVISIONS

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COA 6139, LB 7245
PROJ. MANAGER: JOU DREY
PROJECT NO. 610-03
DATE: 4/28/15

RICHARD J. JOUDREY
LICENSE
NO. 60132
STATE OF FLORIDA
08/06/2015
PROFESSIONAL ENGINEER

SCHERER DEVELOPMENT, LLC

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LAND PLANNING PALM HARBOR, FLORIDA
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PASCO COUNTY, FLORIDA

LANDSCAPE NOTES

SHEET NO. **L3**

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