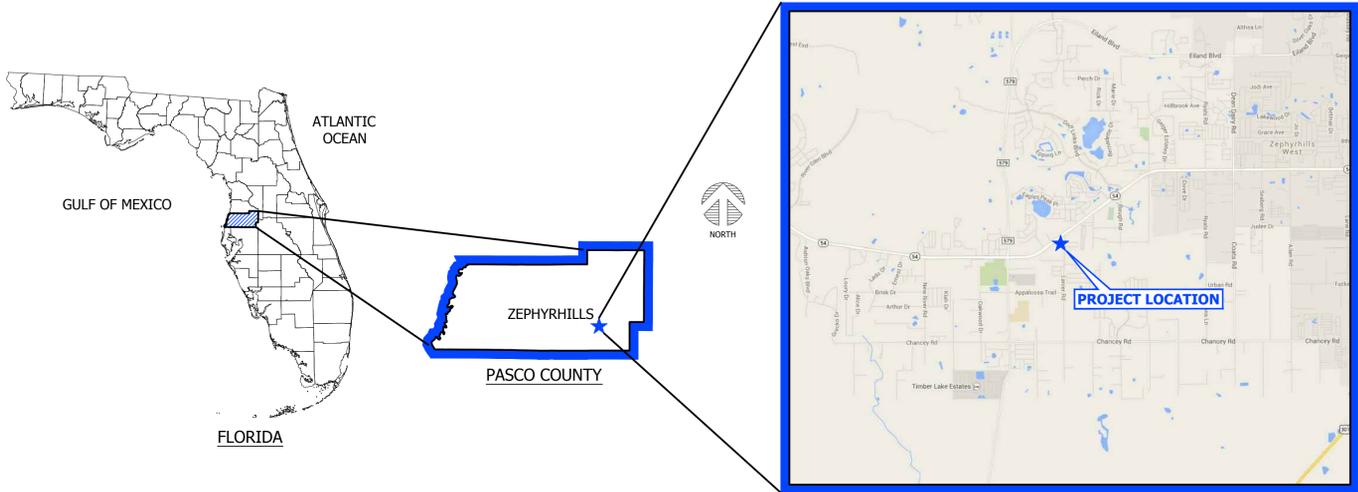


DOLLAR GENERAL®

STORE #16584

LOCATION

Section 18, Township 26S, Range 21E
PASCO COUNTY, FLORIDA



VICINITY MAP

PREPARED FOR



PALMETTO ZEPHYRHILLS - SR 54, LLC
P.O. BOX 1615
THOMASVILLE, GA 31799

PREPARED BY



475 SOUTH FIRST AVENUE, BARTOW, FL 33830 PHONE: (863) 533-9095 FAX: (863) 534-1464
FLORIDA CERTIFICATE OF AUTHORIZATION (FLCA) #26247

SHEET INDEX

No.	DESCRIPTION	SWFWMD	COUNTY	HEALTH DEPT	FDEP
1	COVER SHEET	✓	✓	✓	✓
2	EROSION CONTROL & DEMOLITION PLAN	✓	✓	✓	✓
3	SITE PLAN	✓	✓	✓	✓
4	GRADING & DRAINAGE PLAN	✓	✓	✓	✓
5	CROSS SECTIONS & PROFILES	✓	✓	✓	✓
6	UTILITY PLAN		✓		
7	LANDSCAPE PLAN	✓	✓		
8	SITE & DRAINAGE DETAILS		✓	✓	✓
9	UTILITY DETAILS	✓	✓	✓	✓
INS	SURVEY	✓	✓	✓	✓

No.	DATE	DESCRIPTION
0	06/25/2015	INITIAL SUBMITTAL TO PASCO COUNTY & SWFWMD

UTILITY SERVICE PROVIDERS:

WATER & SEWER PASCO COUNTY UTILITIES KEVIN BROTHERTON (727) 847-8019	ELECTRIC WITHLACOCHEE RIVER ELECTRIC COOPERATIVE COREY LITTLEFIELD (352) 588-5115 EXT. 1131	FIBER & CABLE BRIGHT HOUSE NETWORKS HELEN FIFE (813) 862-0522 EXT. 84266	FIBER, CABLE & PHONE VERIZON FLORIDA, INC. ROBIN ARNOLD (813) 892-9654
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SURVEYOR:
ALPHA ENGINEERING GROUP, INC.
P.O. BOX 5229
LAKELAND, FL 33807
(863) 646-4077
CERTIFICATE OF AUTHORIZATION #7729

CONSTRUCTION MATERIALS QUALITY AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH PASCO COUNTY AND FDOT SPECIFICATIONS AND STANDARDS, AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES [(S704.4M) (S804)(A)3K] (SSMREV3).

SANTOS MEDINA III, P.E.
 FL REG. #74539
 NOT VALID UNLESS SIGNED
 AND DRESSED SEALED

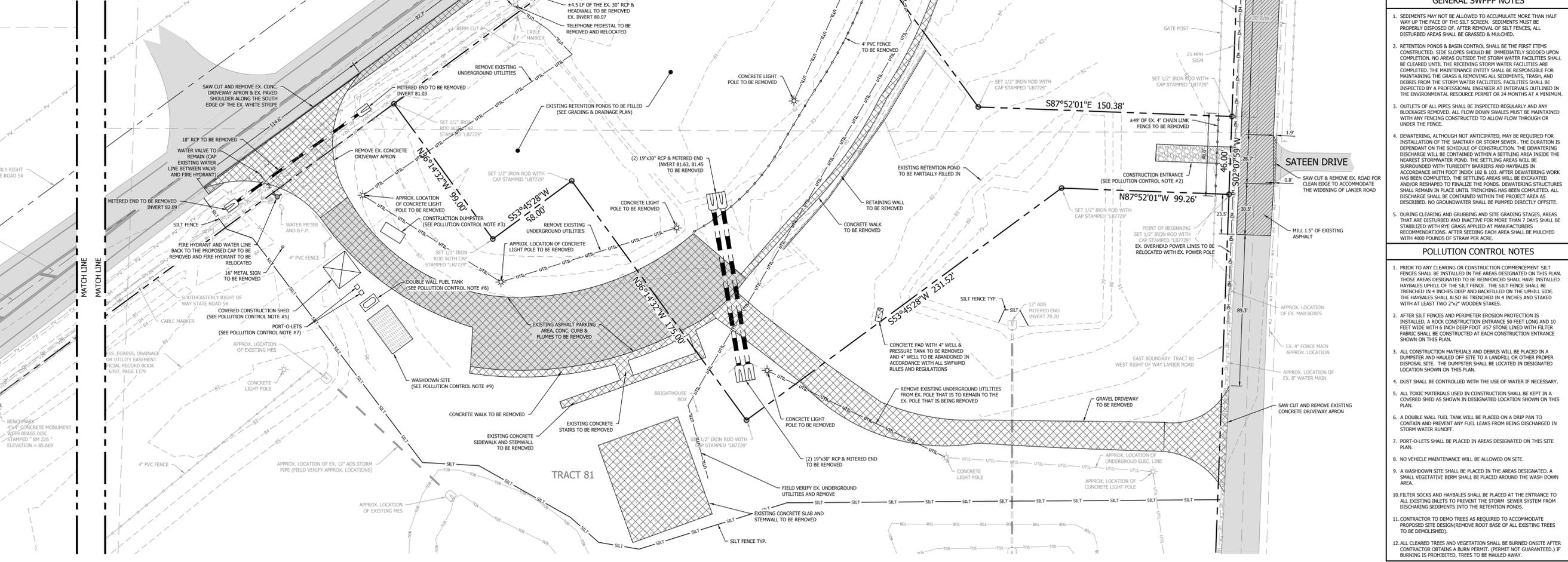
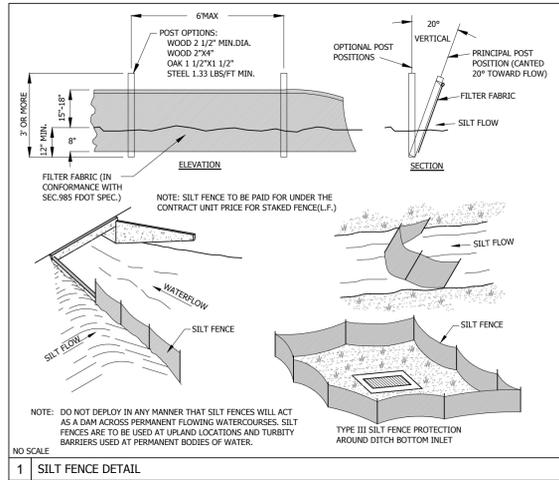


- ### MAINTENANCE PLAN AFTER CONSTRUCTION
- ALL STORMWATER PIPES, INLETS, CATCH BASINS, MANHOLES, FLUMES, POND INFLOW AND OUTFLOW STRUCTURES (INCLUDING OIL SKIMMERS), AND DISCHARGE PIPES SHOULD BE INSPECTED ON A REGULAR BASIS (MONTHLY OR QUARTERLY) AND AFTER MAJOR RAINFALLS. THEY SHOULD BE MAINTAINED BY REMOVING BUILT-UP DEBRIS AND VEGETATION AND REPAIRING DETERIORATING STRUCTURES.
 - CHEMICALS, OILS, GREASES OR SIMILAR WASTES ARE NOT TO BE DISPOSED OF DIRECTLY TO THE STORMWATER FACILITY OR THROUGH STORM SEWERS. TREATMENT PONDS ARE DESIGNED TO TREAT NORMAL ROAD, PARKING LOT, ROOF AND YARD RUNOFF ONLY. SOME CHEMICALS MAY INTERFERE WITH A TREATMENT POND'S FUNCTIONS OR KILL VEGETATION AND WILDLIFE. DISPOSE OF THESE POTENTIALLY DANGEROUS MATERIALS PROPERLY BY TAKING THEM TO RECYCLING FACILITIES OR TO COLLECTION LOCATIONS SPONSORED BY MANY LOCAL GOVERNMENTS. ALSO, DO NOT DISPOSE OF GRASS CLIPPINGS IN A SWIMS. GRASS CLIPPINGS CAN PROBLEMS BY SMOTHERING DESIRABLE VEGETATION, CLOGGING OUTFLOW STRUCTURES AND, WHEN THEY DECOMPOSE, MAY CAUSE UNSIGHTLY ALGAL BLOOMS THAT CAN KILL FISH.
 - ACCUMULATED POND SEDIMENTS MAY CONTAIN HEAVY METALS SUCH AS LEAD, CADMIUM AND MERCURY, AS WELL AS OTHER POTENTIALLY HAZARDOUS MATERIALS. THEREFORE, SEDIMENTS REMOVED FROM STORM SEWERS, INLETS, PIPES AND POND SHOULD BE DISPOSED OF AT AN APPROVED FACILITY (CHECK WITH YOUR COUNTY SOLID WASTE DEPARTMENT OR THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR DISPOSAL FACILITIES APPROVED TO ACCEPT TREATMENT POND SEDIMENT).
 - DURING ANY REPAIR OR MAINTENANCE ACTIVITY, USE CARE TO AVOID CAUSING EROSION OR SILTATION TRANSFER TO ADJACENT OR OFF-SITE AREAS.
 - REMEMBER, ALTERATIONS (FILLING, ENLARGING, ETC.) OF ANY PART OF THE STORMWATER FACILITY IS NOT PERMITTED WITHOUT PRIOR APPROVAL FROM ALL APPLICABLE GOVERNING AGENCIES.
 - THE APPROVED OPERATION AND MAINTENANCE PERMIT AND AS-BUILT DRAWINGS ARE AVAILABLE AT YOUR LOCAL WATER MANAGEMENT DISTRICT SERVICE OFFICE. REFER TO THOSE PLANS AND PERMITS FOR ADDITIONAL RESTRICTIONS, INSTRUCTIONS AND CONDITIONS.
 - IT IS USUALLY MORE COST-EFFECTIVE TO MONITOR AND PERFORM ROUTINE MAINTENANCE ON A SWIMS, RATHER THAN LET IT FAIL AND HAVE TO RECONSTRUCT THE ENTIRE SYSTEM.
 - MOSQUITO GROWTH CAN BE MINIMIZED IN A SWIMS BY THE FOLLOWING MEASURES:
 - DO NOT DUMP GRASS CLIPPINGS OR OTHER ORGANIC DEBRIS INTO A SWIMS
 - DECAYING GRASS CLIPPINGS AND OTHER DECOMPOSING VEGETATION CREATE IDEAL CONDITIONS FOR BREEDING MOSQUITOES.
 - CLEAN OUT ANY OBSTRUCTIONS THAT GET INTO THE SYSTEM. DEBRIS CAN OBSTRUCT FLOW AND HARBOR MOSQUITO EGGS AND LARVAE.
 - REMOVE WATER LETTUCE AND WATER HYACINTH, WHICH NOURISH AND SHELTER MOSQUITO LARVAE.

- ### MAINTENANCE PLAN DURING CONSTRUCTION
- SILT FENCES SHALL BE INSPECTED AT LEAST WEEKLY. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY. SEDIMENT DEPOSITS SHALL BE REMOVED WHEN THEY REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
 - MAINTENANCE SHALL BE PERFORMED ON THE ROCK ENTRANCE WHEN ANY VOID SPACES ARE FULL OF SEDIMENT.
 - HAYBALES SHALL BE USED IN AREAS WHERE EFFECTIVENESS IS REQUIRED FOR LESS THAN 3 MONTHS. INSPECTION OF HAYBALES SHALL BE ON THE SAME SCHEDULE AS SILT FENCES.
 - BARE AREAS OF THE SITE THAT WERE PREVIOUSLY SEEDED SHALL BE RESEED PER MANUFACTURERS INSTRUCTIONS.
 - MULCH AND SOIL THAT HAS WASHED OUT SHALL BE REPLACED IMMEDIATELY.
 - ANY WASH OUTS GOING INTO RETENTION PONDS SHALL BE CORRECTED BY INSTALLING A TEMPORARY BERM UPHILL AND ADJACENT TO THE RETENTION POND. ONE JOINT OF 12 INCH PVC PIPE SHALL BE INSTALLED AT THE UPHILL TOE OF BERM AND THROUGH THE BERM INTO THE RETENTION POND. PIPE AND BERM SHALL BE REMOVED WHEN SURROUNDING GROUND IS PERMANENTLY STABILIZED.
 - THE CONTRACTOR OWNER MUST FURNISH A LIST OF WHO WILL BE IMPLEMENTING THE ABOVE PROCEDURES OR HIS / THEIR BEHALF. EACH PERSON MUST SIGN A CERTIFICATION THAT CERTIFIES THAT THEY UNDERSTAND AND SHALL COMPLY WITH THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERIC PERMIT FOR STORM WATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORM WATER POLLUTION PREVENTION PLAN.
 - INSPECTIONS SHALL BE PERFORMED AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A RAIN EVENT THAT IS 0.5 INCHES OR GREATER.
 - THE INSPECTOR SHALL INSPECT ALL POINTS OF DISCHARGE. ALL DISTURBED AREAS OF CONSTRUCTION THAT HAVE NOT BEEN STABILIZED, AREAS WHERE VEHICLES ENTER AND EXIT THE SITE.
 - THE INSPECTOR SHALL FURNISH A STORM WATER POLLUTION PREVENTION PLAN INSPECTION REPORT FORM IN THE FORMAT DESCRIBED IN THE "SAMPLE COPY OF THE STORM WATER POLLUTION PREVENTION PLAN" AS OUTLINED ON THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION WEBSITE.

FDOT CONSTRUCTION NOTE

CONTRACTOR TO REFER TO APPROVED FDOT PLANS FOR ALL WORK CONDUCTED WITHIN STATE RIGHT OF WAY.



LEGEND

[Symbol]	EXISTING PAVEMENT
[Symbol]	EXISTING CONCRETE
[Symbol]	MILL EXISTING PAVEMENT
[Symbol]	REMOVE EXISTING PAVEMENT
[Symbol]	REMOVE EXISTING CONCRETE
[Symbol]	PROPERTY LINE
[Symbol]	EXISTING RIGHT OF WAY
[Symbol]	EXISTING CENTERLINE
[Symbol]	EXISTING FENCE
[Symbol]	EXISTING POTABLE WATER LINE
[Symbol]	EXISTING UNDERGROUND UTILITY LINE
[Symbol]	EXISTING OVERHEAD UTILITY LINE
[Symbol]	EXISTING VERIZON UTILITY LINE
[Symbol]	EXISTING BRIGHTHOUSE UTILITY LINE
[Symbol]	EXISTING FORCE MAIN
[Symbol]	UTILITY EASEMENT
[Symbol]	EXISTING STORM SEWER PIPE
[Symbol]	SILT FENCE
[Symbol]	EXISTING FIRE HYDRANT

- ### SEQUENCE OF ACTIVITIES
- INSTALL SILT BARRIERS AS SHOWN ON PLANS & REMOVE ALL EXISTING VEGETATION WITHIN THE PROJECT PARCEL.
 - CLEAR AND GRUB POND AREA(S).
 - ROUGH GRADE THE STORMWATER RETENTION (DETENTION) POND(S) AS WELL AS TEMPORARY SWALES TO FORCE DELIVERY OF RUNOFF TO THE POND(S). THE POND WILL ACT AS SEDIMENTATION BASIN(S).
 - STABILIZE CLEARED AREAS WITHIN 7 DAYS OF LAST DISTURBANCE IF RUNOFF IS NOT CAPTURED BY STORMWATER POND.
 - INSTALL STORM SEWER CONVEYANCE SYSTEMS, UTILITIES, AND BUILDINGS.
 - COMPLETE GRADING AND INSTALL PERMANENT SOODING OR OTHER PERMANENT STABILIZATION FEATURES.
 - CONSTRUCT ENTRANCE(S) AND PAVEMENT.
 - WHEN ALL CONSTRUCTION IS COMPLETE, STABILIZE ANY REMAINING DISTURBED AREAS.
 - REMOVE INSTALLED SILT BARRIERS AFTER ALL DISTURBED AREAS ARE STABILIZED.

- ### GENERAL SWPPP NOTES
- SEDIMENTS MAY NOT BE ALLOWED TO ACCUMULATE MORE THAN HALF WAY UP THE FACE OF THE SILT SCREEN. SEDIMENTS MUST BE PROPERLY DISPOSED OF. AFTER REMOVAL OF SILT FENCES, ALL DISTURBED AREAS SHALL BE GRASSED & MULCHED.
 - RETENTION POND(S) & BASIN CONTROL SHALL BE THE FIRST ITEMS CONSTRUCTED. SLOPES SHOULD BE IMMEDIATELY SOODED UPON COMPLETION. NO AREAS OUTSIDE THE STORM WATER FACILITIES SHALL BE CLEARED UNTIL THE RECEIVING STORM WATER FACILITIES ARE COMPLETED. THE MAINTENANCE ENTITY SHALL BE RESPONSIBLE FOR MAINTAINING THE GRASS & REMOVING ALL SEDIMENTS, TRASH, AND DEBRIS FROM THE STORM WATER FACILITIES. FACILITIES SHALL BE INSPECTED BY A PROFESSIONAL ENGINEER AT INTERVALS OUTLINED IN THE ENVIRONMENTAL RESOURCE PERMIT OR 24 MONTHS AT A MINIMUM.
 - OUTLETS OF ALL PIPES SHALL BE INSPECTED REGULARLY AND ANY BLOCKAGES REMOVED. ALL FLOW DOWN SWALES MUST BE MAINTAINED WITH ANY FENCING CONSTRUCTED TO ALLOW FLOW THROUGH OR UNDER THE FENCE.
 - DEWATERING, ALTHOUGH NOT ANTICIPATED, MAY BE REQUIRED FOR INSTALLATION OF THE SANITARY OR STORM SEWER. THE DURATION IS DEPENDANT ON THE SCHEDULE OF CONSTRUCTION. THE DOWATERING DISCHARGE WILL BE CONTAINED WITHIN A SETTLING AREA INSIDE THE NEAREST STORMWATER POND. THE SETTLING AREAS WILL BE SURROUNDED WITH TURBIDITY BARRIERS AND HAYBALES IN ACCORDANCE WITH FOOT INDEX 102 & 103. AFTER DEWATERING WORK HAS BEEN COMPLETED, THE SETTLING AREAS WILL BE DITCHED AND/OR RESHAPED TO FINALIZE THE POND(S). DEWATERING STRUCTURES SHALL REMAIN IN PLACE UNTIL TRENCHING HAS BEEN COMPLETED. ALL DISCHARGE SHALL BE CONTAINED WITHIN THE PROJECT AREA AS DESCRIBED. NO GROUNDWATER SHALL BE PUMPED DIRECTLY OFFSITE.
 - DURING CLEARING AND GRUBBING AND SITE GRADING STAGES, AREAS THAT ARE DISTURBED AND INACTIVE FOR MORE THAN 7 DAYS SHALL BE STABILIZED WITH RYE GRASS APPLIED AT HANDLERS RECOMMENDATIONS. AFTER SEEDING EACH AREA SHALL BE MULCHED WITH 4000 POUNDS OF STRAW PER ACRE.

- ### POLLUTION CONTROL NOTES
- PRIOR TO ANY CLEARING OR CONSTRUCTION COMMENCEMENT SILT FENCES SHALL BE INSTALLED IN THE AREAS DESIGNATED ON THIS PLAN. THOSE AREAS DESIGNATED TO BE REINFORCED SHALL HAVE INSTALLED HAYBALES UPHILL OF THE SILT FENCE. THE SILT FENCE SHALL BE TRENCHED 14 INCHES DEEP AND BACKFILLED ON THE UPHILL SIDE. THE HAYBALES SHALL ALSO BE TRENCHED IN 4 INCHES AND STAKED WITH AT LEAST TWO 2"x2" WOODEN STAKES.
 - AFTER SILT FENCES AND PERIMETER EROSION PROTECTION IS INSTALLED, A ROCK CONSTRUCTION ENTRANCE 50 FEET LONG AND 10 FEET WIDE WITH 6 INCH DEEP FOOT #57 STONE LINED WITH FILTER FABRIC SHALL BE CONSTRUCTED AT EACH CONSTRUCTION ENTRANCE SHOWN ON THIS PLAN.
 - ALL CONSTRUCTION MATERIALS AND DEBRIS WILL BE PLACED IN A DUMPSTER AND HALLED OFF SITE TO A LANDFILL OR OTHER PROPER DISPOSAL SITE. THE DUMPSTER SHALL BE LOCATED IN DESIGNATED LOCATION SHOWN ON THIS PLAN.
 - DUST SHALL BE CONTROLLED WITH THE USE OF WATER IF NECESSARY.
 - ALL TOXIC MATERIALS USED IN CONSTRUCTION SHALL BE KEPT IN A COVERED SHED AS SHOWN IN DESIGNATED LOCATION SHOWN ON THIS PLAN.
 - A DOUBLE WALL FUEL TANK WILL BE PLACED ON A DRIP PAN TO CONTAIN AND PREVENT ANY FUEL LEAKS FROM BEING DISCHARGED IN STORM WATER RUNOFF.
 - PORT-O-LETS SHALL BE PLACED IN AREAS DESIGNATED ON THIS SITE PLAN.
 - NO VEHICLE MAINTENANCE WILL BE ALLOWED ON SITE.
 - A WASHDOWN SITE SHALL BE PLACED IN THE AREAS DESIGNATED. A SMALL VEGETATIVE BERM SHALL BE PLACED AROUND THE WASH DOWN AREA.
 - FILTER SOCKS AND HAYBALES SHALL BE PLACED AT THE ENTRANCE TO ALL EXISTING INLETS TO PREVENT THE STORM SEWER SYSTEM FROM DISCHARGING SEDIMENTS INTO THE RETENTION PONDS.
 - CONTRACTOR TO DEMO TREES AS REQUIRED TO ACCOMMODATE PROPOSED SITE DESIGN/REMOVE ROOT BASE OF ALL EXISTING TREES TO BE DEMOLISHED).
 - ALL CLEARED TREES AND VEGETATION SHALL BE BURNED ONSITE AFTER CONTRACTOR OBTAINS A BURN PERMIT. PERMIT NOT GUARANTEED IF BURNING IS PROHIBITED. TREES TO BE HAULED AWAY.

CLIENT: PALMETTO ZEPHYRHILLS - SR 54, LLC.
 PROJECT: DOLLAR GENERAL STORE #16584

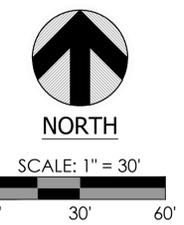
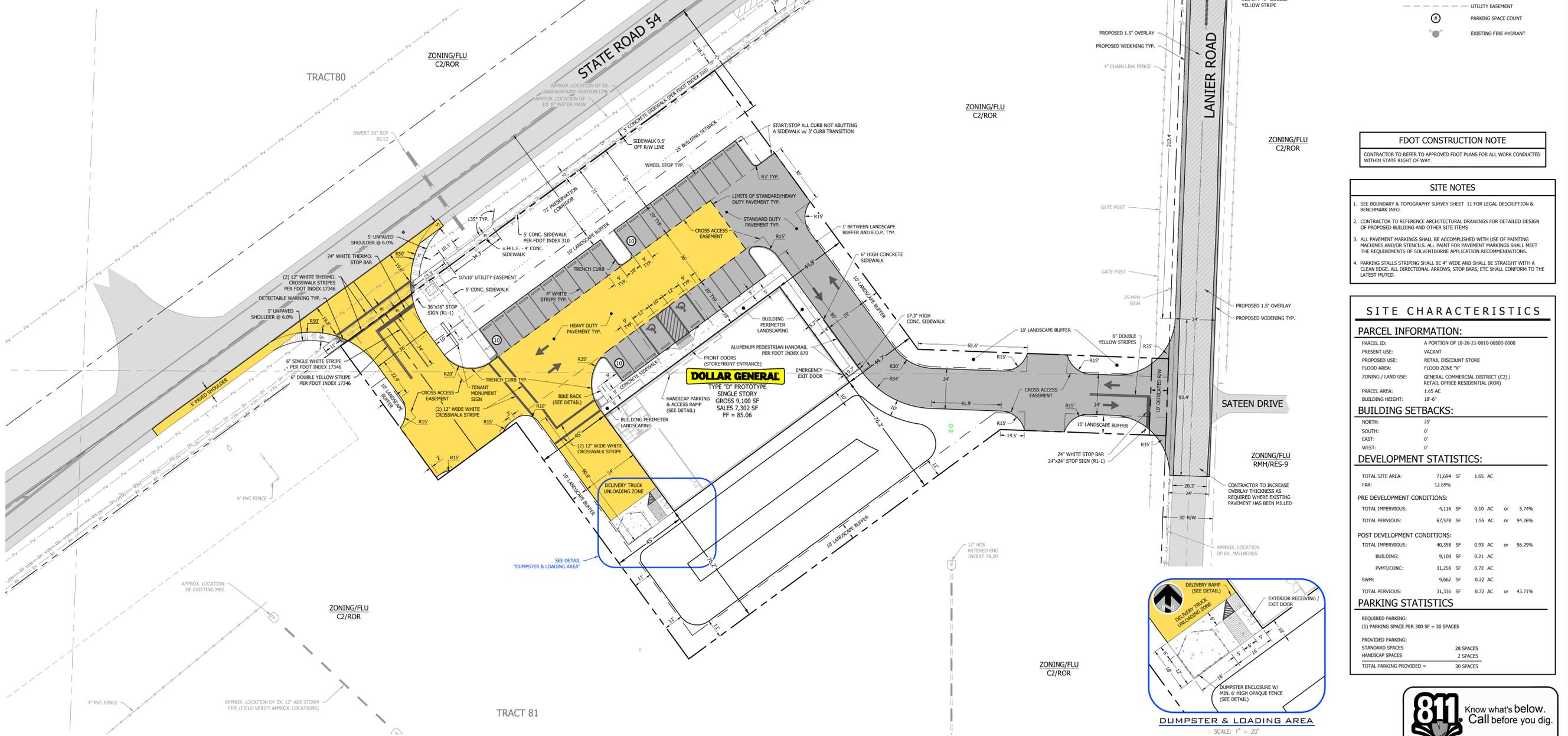
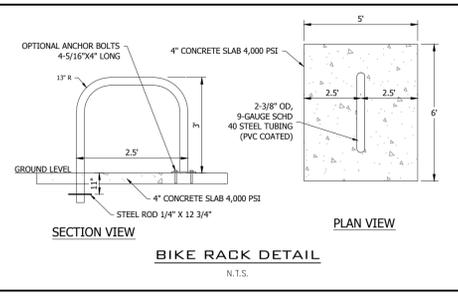
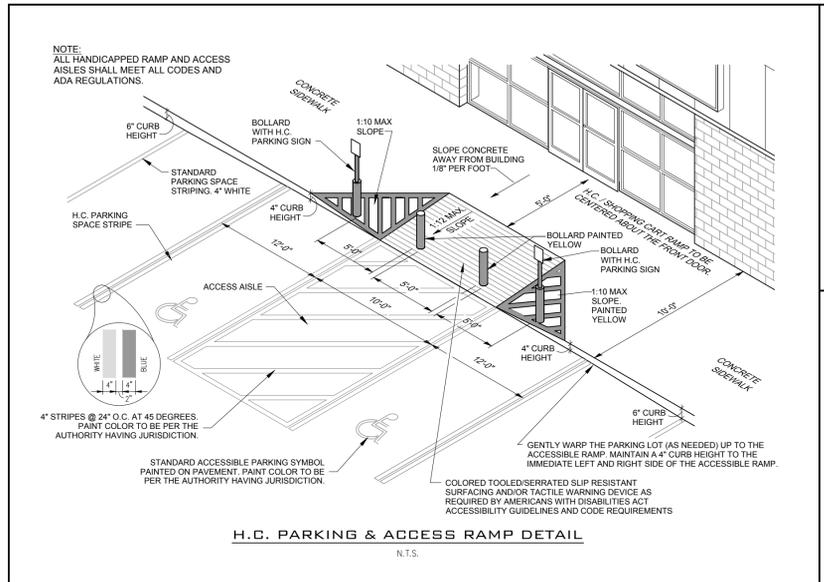
PROJECT NO. 1412
 SHEET 2 OF 9

DESIGNED BY: SM
 DRAWN BY: DH
 CHECKED BY: SM

NOT VALID UNLESS SIGNED AND DATED

475 SOUTH FIRST AVENUE, BARTON, FL 32909
 PHONE: (888) 353-9966 FAX: (888) 534-1464
 FLORIDA CERTIFICATE OF AUTHORIZATION (FLCA) #2227

EROSION CONTROL & DEMOLITION PLAN



LEGEND

[Symbol]	EXISTING PAVEMENT
[Symbol]	PROPOSED PAVEMENT
[Symbol]	PROPOSED HEAVY DUTY PAVEMENT
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[Symbol]	EXISTING VERIZON UTILITY LINE
[Symbol]	EXISTING BRIGHTHOUSE UTILITY LINE
[Symbol]	LANDSCAPE BUFFER
[Symbol]	BUILDING SETBACK
[Symbol]	UTILITY EASEMENT
[Symbol]	PARKING SPACE COUNT
[Symbol]	EXISTING FIRE HYDRANT

FDOT CONSTRUCTION NOTE
CONTRACTOR TO REFER TO APPROVED FDOT PLANS FOR ALL WORK CONDUCTED WITHIN STATE RIGHT OF WAY.

- SITE NOTES**
- SEE BOUNDARY & TOPOGRAPHY SURVEY SHEET 11 FOR LEGAL DESCRIPTION & BENCHMARK INFO.
 - CONTRACTOR TO REFERENCE ARCHITECTURAL DRAWINGS FOR DETAILED DESIGN OF PROPOSED BUILDING AND OTHER SITE ITEMS.
 - ALL PAVEMENT MARKINGS SHALL BE ACCOMPLISHED WITH USE OF PAINTING MACHINES AND/OR STENCILS. ALL PAINT FOR PAVEMENT MARKINGS SHALL MEET THE REQUIREMENTS OF SOLVENTBORNE APPLICATION RECOMMENDATIONS.
 - PARKING STALLS STRIPING SHALL BE 4" WIDE AND SHALL BE STRAIGHT WITH A CLEAN EDGE. ALL DIRECTIONAL ARROWS, STOP BARS, ETC SHALL CONFORM TO THE LATEST MUTCD.

SITE CHARACTERISTICS

PARCEL INFORMATION:

PARCEL ID:	A PORTION OF 18-26-21-0010-06500-0000
PRESENT USE:	VACANT
PROPOSED USE:	RETAIL DISCOUNT STORE
FLOOD AREA:	FLOOD ZONE "X"
ZONING / LAND USE:	GENERAL COMMERCIAL DISTRICT (C2) / RETAIL OFFICE RESIDENTIAL (ROR)
PARCEL AREA:	1.65 AC
BUILDING HEIGHT:	18'-6"

BUILDING SETBACKS:

NORTH:	25'
SOUTH:	0'
EAST:	0'
WEST:	0'

DEVELOPMENT STATISTICS:

TOTAL SITE AREA:	71,694 SF	1.65 AC
FAR:	12.69%	

PRE DEVELOPMENT CONDITIONS:

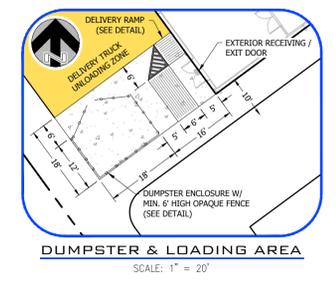
TOTAL IMPERVIOUS:	4,116 SF	0.10 AC	or	5.74%
TOTAL PERVIOUS:	67,578 SF	1.55 AC	or	94.26%

POST DEVELOPMENT CONDITIONS:

TOTAL IMPERVIOUS:	40,358 SF	0.93 AC	or	56.29%
BUILDING:	9,100 SF	0.21 AC		
PMT/CONC:	31,258 SF	0.72 AC		
SWM:	9,662 SF	0.22 AC		
TOTAL PERVIOUS:	31,336 SF	0.72 AC	or	43.71%

PARKING STATISTICS

REQUIRED PARKING:	(1) PARKING SPACE PER 300 SF = 30 SPACES
PROVIDED PARKING:	STANDARD SPACES: 28 SPACES
	HANDICAP SPACES: 2 SPACES
TOTAL PARKING PROVIDED =	30 SPACES



DESIGNED BY: SM
DRAWN BY: DH
CHECKED BY: SM

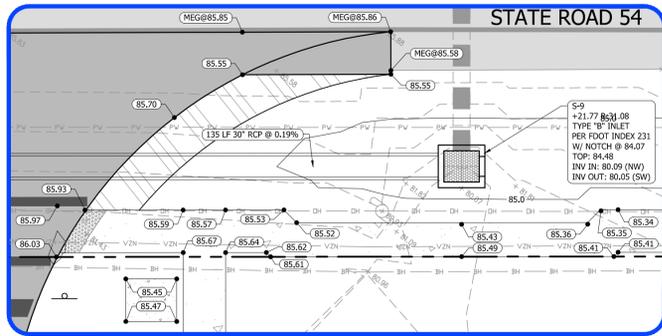
RE Pickett engineering

475 SOUTH FIRST AVENUE, BAYDOW, FL 33606 PHONE: (863) 553-9966 FAX: (863) 534-1464
FLORIDA CERTIFICATE OF AUTHORIZATION (FLCA) #22247

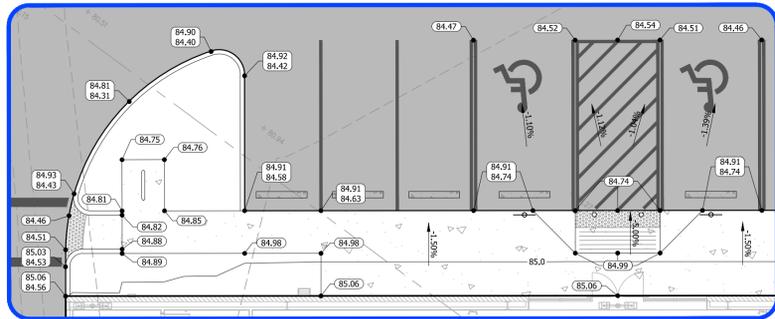
CLIENT: PALMETTO ZEPHYRHILLS - SR 54, LLC
PROJECT: DOLLAR GENERAL STORE #16584

SITE PLAN

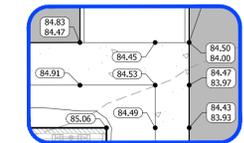
PROJECT NO. 1412 SHEET 9 OF 9



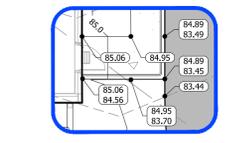
SIDEWALK DETAIL No. 1
SCALE: 1" = 10'



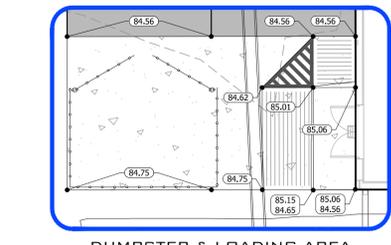
PARKING & SIDEWALK DETAIL
SCALE: 1" = 10'



SIDEWALK DETAIL No. 2
SCALE: 1" = 10'



SIDEWALK DETAIL No. 3
SCALE: 1" = 10'



DUMPSTER & LOADING AREA
SCALE: 1" = 10'

PIPE REQUIREMENTS

- PRE-CAST INLETS AND JUNCTION BOXES SHALL BE IN ACCORDANCE WITH FOOT STANDARD SPECIFICATIONS.
- ALL PIPE SHALL BE CAREFULLY LAID, TRUE TO THE LINES AND GRADES AS SHOWN ON THE PLANS. ALL PIPE SHALL BE LAID "IN THE DRY" UNLESS SPECIFICALLY AUTHORIZED OTHERWISE BY THE COUNTY ENGINEER.
- BACKFILLING SHALL PROGRESS AS RAPIDLY AS THE CONSTRUCTION AND TESTING OF THE WORK WILL PERMIT. ALL BACKFILL MATERIAL SHALL BE SUITABLE AND FREE OF DELETERIOUS MATERIAL. THE INITIAL BACKFILL SHALL BE CAREFULLY DEPOSITED ON BOTH SIDES OF THE PIPE AT THE SAME TIME AND UNIFORMLY COMPACTED AROUND THE BARREL OF THE PIPE UNTIL ENOUGH HAS BEEN PLACED TO PROVIDE A COVER OF ONE FOOT ABOVE THE CROWN OF THE PIPE. IN NO CASE SHALL BACKFILL MATERIAL BE PLACED IN A MANNER THAT WILL CAUSE SHOCK TO OR UNEQUAL PRESSURE ON THE PIPE. THE BACKFILL SHALL BE PLACED AND COMPACTED TO 100 PERCENT OF MAXIMUM DENSITY AS DETERMINED BY ASTM D 1557 TO THE BOTTOM OF THE STABILIZED SUBGRADE AND 98 PERCENT OF THE STABILIZED SUBGRADE AND BASE UNDER AND WITHIN SIX FEET OF THE TRAVELED WAY AND UNDER EXISTING HARD SURFACED OR PREVIOUSLY COMPACTED AREAS. IN ALL AREAS EXCEPT FOR THOSE STATED, COMPACTATION MUST EQUAL A FIRMNESS APPROXIMATELY EQUAL TO THAT OF THE SOIL ADJACENT, OR AS DIRECTED BY THE COUNTY ENGINEER.
- FLOWABLE FILL IS AN ACCEPTABLE METHOD.
- TESTS SHALL BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING:
 - COMPACTION TESTS SHALL BE IN ACCORDANCE WITH SECTION 125-8 OF THE FOOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. THE COUNTY ENGINEER MAY DETERMINE THAT MORE COMPACTION TESTS ARE REQUIRED TO CERTIFY THE INSTALLATION DEPENDING ON FIELD CONDITIONS. THE LOCATIONS OF COMPACTION TESTS WITHIN THE TRENCH SHALL BE IN CONFORMANCE WITH THE FOLLOWING SCHEDULE:
 - ONE TEST AT 6' INTERVALS FROM THE BOTTOM OF THE PIPE TO AN ELEVATION ONE FOOT ABOVE THE CROWN OF THE PIPE (CONTRACTOR MAY USE 12" LIFTS IF DENSITIES CAN BE OBTAINED IN 12" LIFTS);
 - ONE TEST FOR EACH ONE FOOT OF BACKFILL PLACED ONE FOOT ABOVE THE CROWN OF THE PIPE TO SUBGRADE ELEVATION; AND,
 - CROSS DRAIN CULVERTS SHALL HAVE A MINIMUM OF TWO DENSITY TESTS PER LIFT.
 - CONTRACTOR TO TV ALL STORM PIPES AND PROVIDE ENGINEER WITH VIDEO.

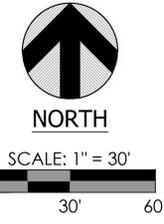
FDOT CONSTRUCTION NOTE

CONTRACTOR TO REFER TO APPROVED FOOT PLANS FOR ALL WORK CONDUCTED WITHIN STATE RIGHT OF WAY.

CUT AND FILL NOTE

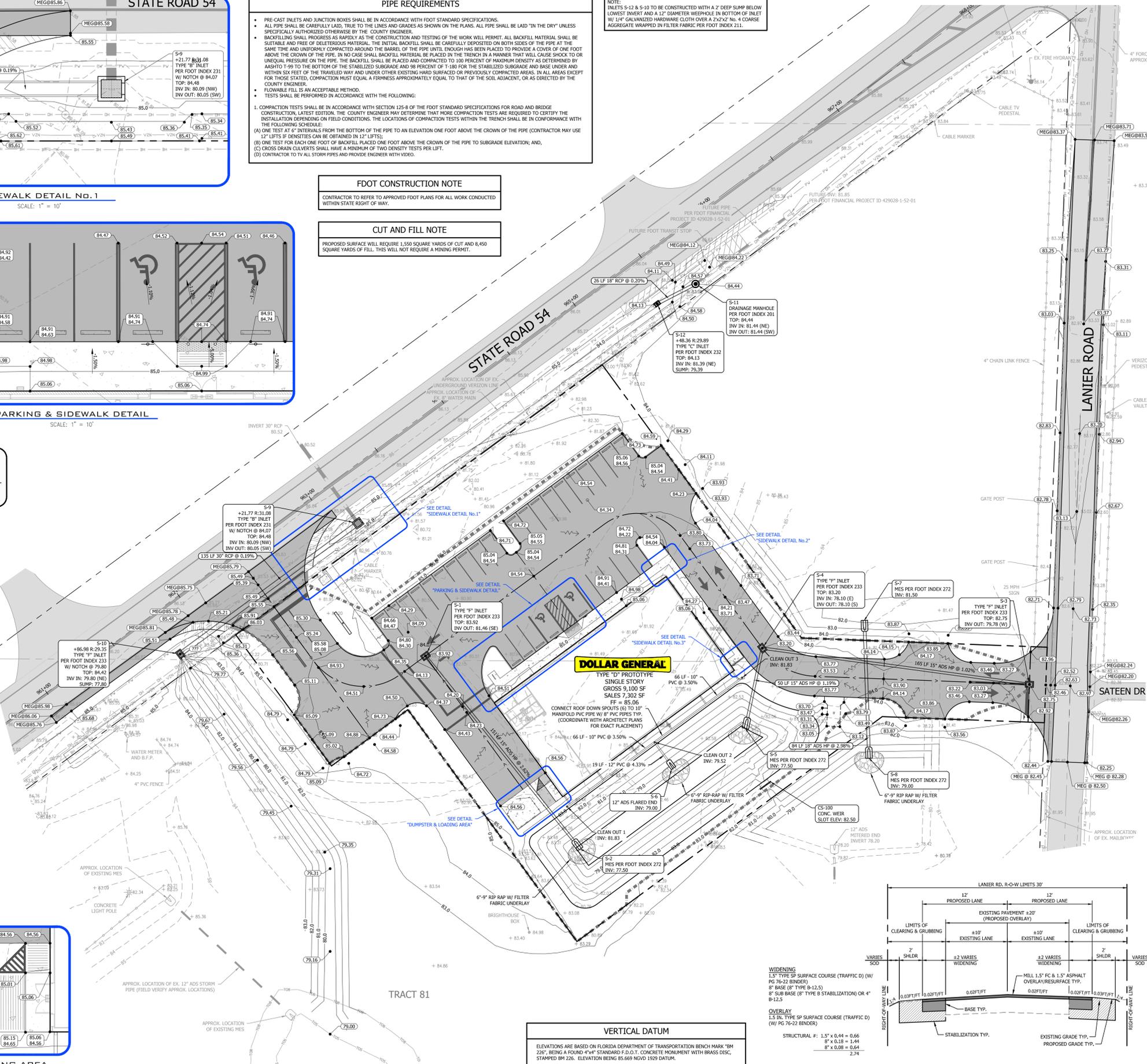
PROPOSED SURFACE WILL REQUIRE 1,550 SQUARE YARDS OF CUT AND 8,450 SQUARE YARDS OF FILL. THIS WILL NOT REQUIRE A MINING PERMIT.

NOTE:
INLETS S-12 & S-10 TO BE CONSTRUCTED WITH A 2" DEEP SLUMP BELOW LOWEST INVERT AND A 12" DIAMETER WEEHOLE IN BOTTOM OF INLET W/ 1/4" GALVANIZED HARDWARE CLOTH OVER A 2"x2"x2" NO. 4 COARSE AGGREGATE WRAPPED IN FILTER FABRIC PER FOOT INDEX 211.



LEGEND

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[Symbol]	PROPOSED PAVEMENT
[Symbol]	PROPOSED CONCRETE
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[Symbol]	EXISTING CENTERLINE
[Symbol]	EXISTING WATER LINE
[Symbol]	EXISTING FORCE MAIN
[Symbol]	EXISTING OVERHEAD UTILITY LINE
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[Symbol]	EXISTING CONTOUR
[Symbol]	PROPOSED CONTOUR
[Symbol]	POST-DEVELOPMENT DRAINAGE BASIN
[Symbol]	EXISTING STORM SEWER PIPE
[Symbol]	PROPOSED STORM SEWER PIPE
[Symbol]	EXISTING SPOT GRADE
[Symbol]	PROPOSED SPOT GRADE
[Symbol]	SURFACE WATER FLOW DIRECTION
[Symbol]	HIGH POINT



COMPACTION AND TESTING REQUIREMENTS

FILL LIFT THICKNESS:
12 INCHES OR LESS IN LOOSE THICKNESS WHEN HEAVY VIBRATORY COMPACTION EQUIPMENT IS USED. MAXIMUM PARTICLE SIZE SHOULD NOT EXCEED 2 INCHES IN A 12-INCH LIFT. 4 TO 6 INCHES IN LOOSE THICKNESS WHEN HAND-GUIDED EQUIPMENT (I.E. JUMPING JACK OR PLATE COMPACTOR) IS USED. MAXIMUM PARTICLE SIZE SHOULD NOT EXCEED 1 1/2 INCHES IN A 4- TO 6-INCH LIFT.

COMPACTION REQUIREMENTS:
BENEATH THE BUILDING FOOTPRINT AND MORE THAN ONE FOOT BELOW PAVEMENT SUBGRADE ELEVATION SHOULD BE COMPACTED TO AT LEAST 98 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE MODIFIED PROCTOR TEST (ASTM D 1557). THE UPPER ONE FOOT OF PAVEMENT SUBGRADES SHOULD BE COMPACTED TO AT LEAST 98 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE MODIFIED PROCTOR TEST (ASTM D 1557).

MOISTURE CONTENT 1:
WITHIN ±3 PERCENT OF OPTIMUM MOISTURE CONTENT AS DETERMINED BY THE MODIFIED PROCTOR TEST, AT THE TIME OF PLACEMENT AND COMPACTION.

MINIMUM TESTING FREQUENCY:
ONE FIELD DENSITY TEST PER 2,500 SQUARE FEET ZONE OF BUILDING FOOTPRINT (OR FRACTION THEREOF) PER LIFT AND ONE TEST PER 5,000 SQUARE FEET ZONE OF PARKING/DRIVE AREA.

IF DEFICIENCY IN THE DENSITY OCCURS, THE BASE/SUB BASE SHALL BE REWORKED IN THE ENTIRE ZONE AND RE-COMPACTED UNTIL THE DENSITY TESTS CONFORM TO THESE SPECIFICATIONS.

"ZONE" SHALL BE DEFINED AS A 70' X 70' AREA CENTERED ON THE DEFICIENCY.

****CONTRACTOR TO COORDINATE W/ PASCO COUNTY INSPECTORS FOR A SPECIFIC TESTING SCHEDULE THAT MAY OR MAY NOT DEVIATE FROM ABOVE****

GRADING & DRAINAGE NOTES

- A PERMANENT BENCHMARK IS TO BE SET FOR THE OUTCALL STRUCTURE BY THE GC AND INCLUDED ON AS BUILT DRAWINGS. GC TO PROVIDE A STAMPED DISK RATHER THAN A MARK ETCHED IN STRUCTURE.
- CONTRACTOR TO SAW CUT EXISTING PAVEMENT AT PROPOSED DRIVEWAY TIE IN'S TO PROVIDE A CLEAN EDGE FOR NEW PAVEMENT AND BASE CONNECTION.
- CONTRACTOR TO BECOME FAMILIAR WITH AND ADHERE TO ALL ADA STANDARDS.
- CONTRACTOR TO CONSTRUCT SIDEWALKS WITH A MAXIMUM 2% CROSS SLOPE AND A MAXIMUM 5% LINEAR SLOPE UNLESS OTHERWISE SPECIFIED ON THE CONSTRUCTION DOCUMENTS. ANY SIDEWALKS CONSTRUCTED FOUND TO BE IN EXCESS OF THESE SLOPES WILL BE REQUIRED TO BE RECONSTRUCTED AT CONTRACTORS EXPENSE.
- CONTRACTOR TO PROVIDE HANDICAP RAMPS AT EACH DRIVEWAY PER ADA STANDARDS.
- CONTRACTOR TO PROVIDE SMOOTH TRANSITION AT LOCATIONS WHERE EXISTING FEATURES MEET PROPOSED FEATURES (CONCRETE, ASPHALT, ETC.).
- SILTATION RUNOFF TO THE PROPOSED SWM POND SHALL BE PREVENTED VIA SILT FENCE, HAY BALES, OR OTHER METHODS UNTIL ALL DISTURBED SURFACES ARE STABILIZED VIA SOO, BUILDINGS, OR PAVING. ANY ACCUMULATION OF UNDESIRABLE MATERIALS ON POND BOTTOM ARE TO BE REMOVED BY CONTRACTOR PRIOR TO OWNER'S ACCEPTANCE OF WORK.
- ALL "MEG" (MATCH EXISTING GRADE) ELEVATIONS AT ROADWAY SURFACES OR EDGES AND UNDERGROUND STORM/UTILITY PIPES SHOWN ARE APPROXIMATE.
- ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE SOGGED WITH BAYHA BY CONTRACTOR. SOO SHALL BE STAKED AS REQUIRED IN SLOPED AREAS AND MONITORED FOR WASHOUTS. ONCE THE SOO IN SLOPED AREAS IS ESTABLISHED AND IS STABILIZED, GC MAY REMOVE STAKES.
- CONTRACTOR SHALL OBTAIN THE LATEST EDITION OF THE SOIL REPORT FOR THIS PROJECT. REFERS TO REPORT BY CARNO A TO DATED 4/27/15. GC SHALL ADHERE TO ALL RECOMMENDATIONS AND INSTRUCTIONS INCLUDED IN SOIL REPORT.
- SEE SHEET 5 FOR CROSS SECTIONS AND PROFILES.

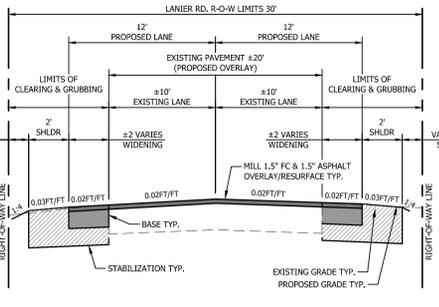
SWM SYSTEM OPERATION & MAINTENANCE PROCEDURE

THE STORMWATER FACILITY MUST BE MAINTAINED CORRECTLY IF IT IS TO PERFORM IN THE MANNER IT WAS DESIGNED. THE STATEMENTS BELOW ARE INTENDED TO BE A GUIDE TO THE CORRECT WAYS TO MAINTAIN THIS FACILITY. THIS IS ONLY A GUIDE AND SHOULD BE REVERSED AS FIELD CONDITIONS REQUIRE.

- INSPECT INLET OPENINGS MONTHLY TO INSURE THAT NO CLOGGING IS OCCURRING.
- VISUALLY INSPECT ALL PIPES FOR OBSTRUCTIONS AND EXCESSIVE SEDIMENT BUILD UP EVERY THREE MONTHS. HAVE ALL LINES PROPERLY FLUSHED AS REQUIRED.
- MOW ANY GRASS (WEEKLY DURING THE SUMMER MONTHS AND BI-WEEKLY DURING THE REMAINDER OF THE YEAR) WITHIN THE STORMWATER RETENTION AREAS. GRASS CLIPPINGS SHALL BE COLLECTED AND PROPERLY DISPOSED OF.

VERTICAL DATUM

ELEVATIONS ARE BASED ON FLORIDA DEPARTMENT OF TRANSPORTATION BENCH MARK "BM 226" BEING A FOUND 4"X4" STANDARD F.D.O.T. CONCRETE MONUMENT WITH BRASS DISC, STAMPED BM 226. ELEVATION BEING 85.669 NGVD 1929 DATUM.



NO.	DATE	APPROVED	DESCRIPTION

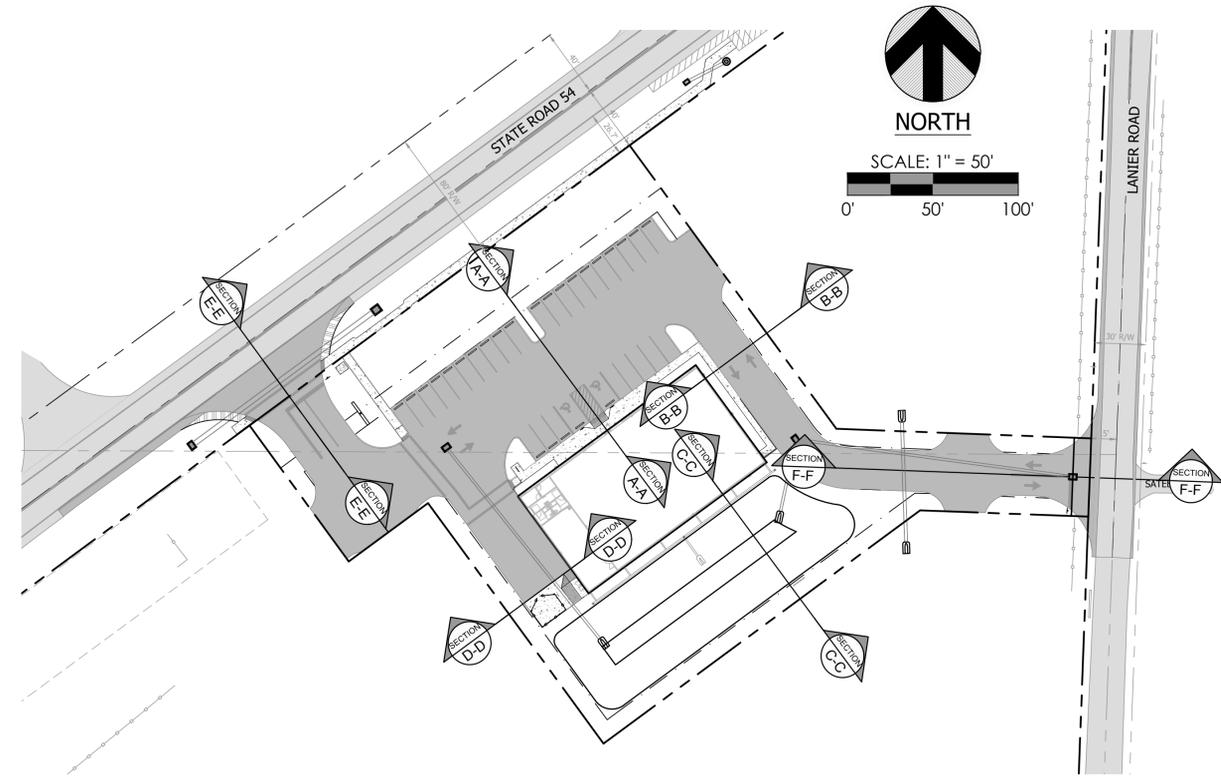
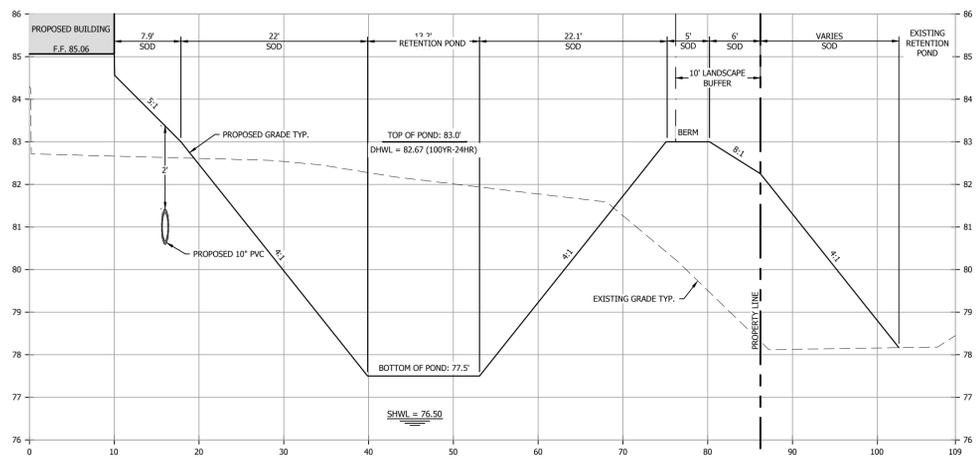
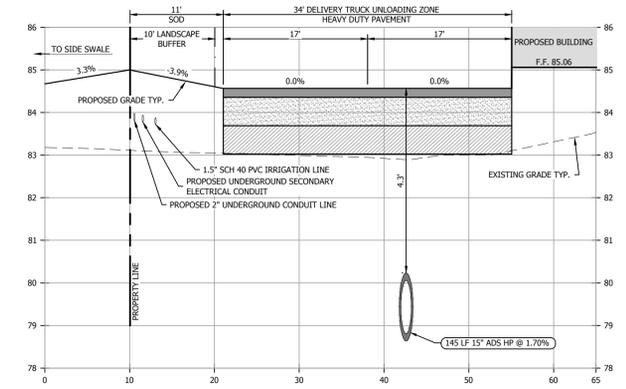
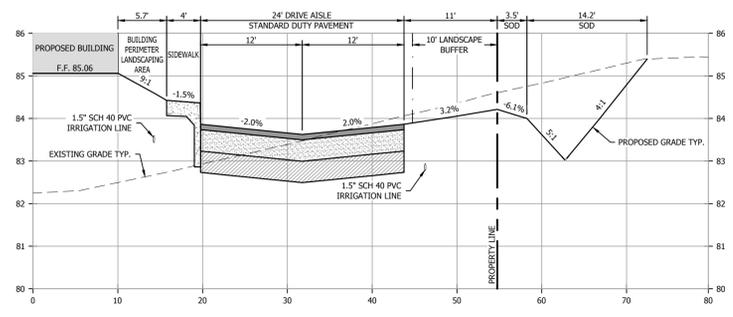
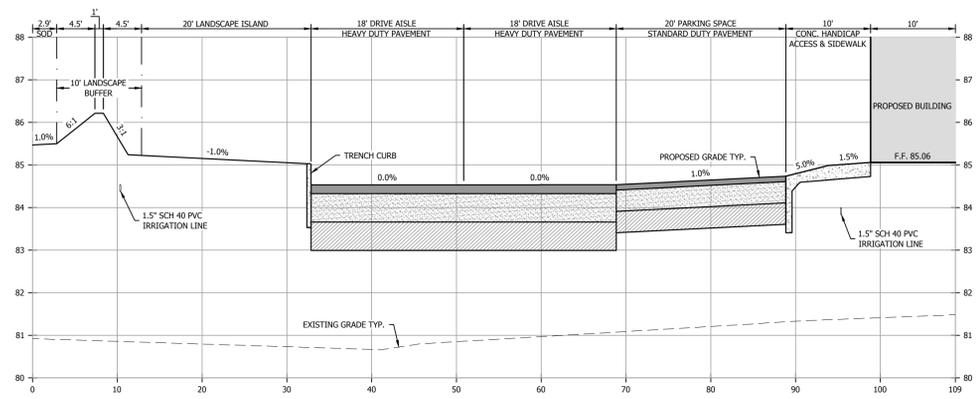
PR Pickett engineering

DESIGNED BY: SANTOS MEDINA, P.E. (FL REG. #1459)
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 CHECKED BY: [Blank]
 SM

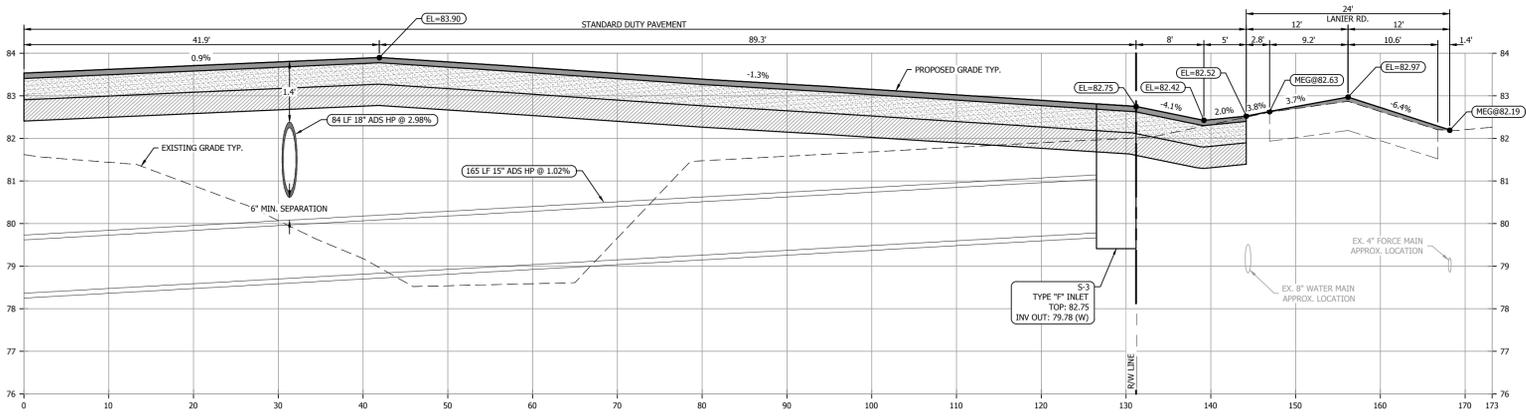
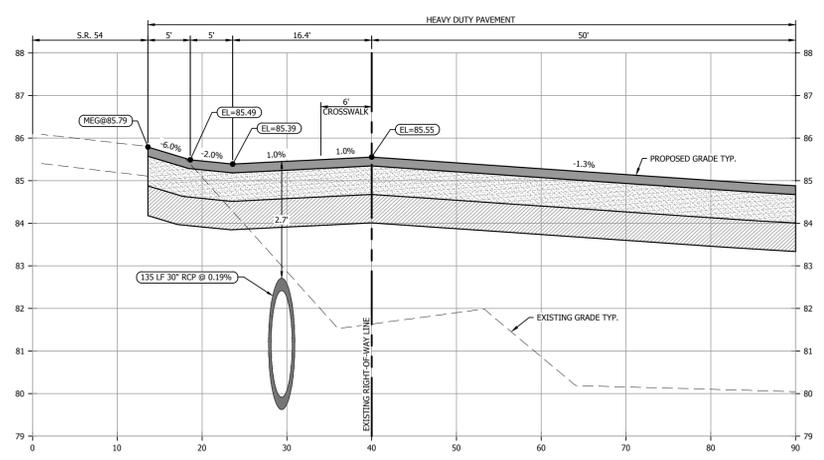
CLIENT: PALMETTO ZEPHYRHILLS - SR 54, LLC.
PROJECT: DOLLAR GENERAL STORE #16584

GRADING & DRAINAGE PLAN

PROJECT NO: 1412
 SHEET: 4 of 9

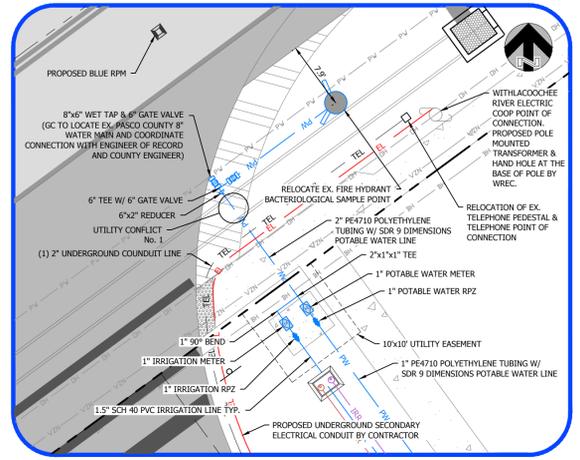
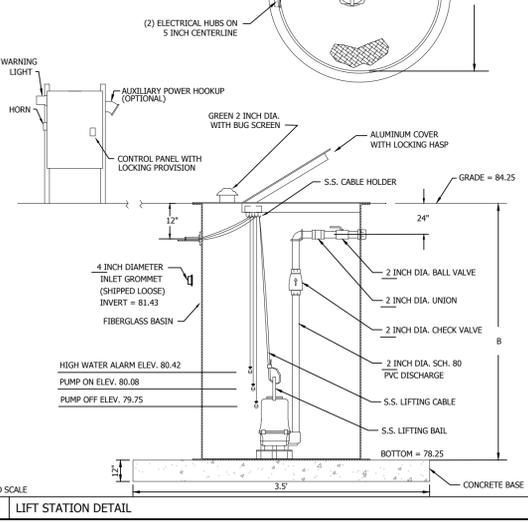


FDOT CONSTRUCTION NOTE
CONTRACTOR TO REFER TO APPROVED FDOT PLANS FOR ALL WORK CONDUCTED WITHIN STATE RIGHT OF WAY.

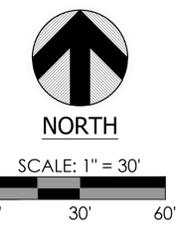


NO.	DATE	APPROVED	DESCRIPTION
DESIGNED BY:	SM	SANTOS MEDINA III P.E. FL REG. #14599	
DRAWN BY:	DH		
CHECKED BY:	SM		
PE Pickett engineering			
475 SOUTH FIRST AVENUE, BARTON, FL 32835 PHONE: (863) 553-9966 FAX: (863) 534-1464 FLORIDA CERTIFICATE OF AUTHORIZATION (TLC#) #22247			
CLIENT:	PALMETTO ZEPHYRHILLS - SR 54, LLC.		
PROJECT:	DOLLAR GENERAL STORE #16584		
CROSS SECTIONS & PROFILES			
SR 54, ZEPHYRHILLS, FLORIDA			
PROJECT NO.	1412	SHEET	9 OF 9

PUMP SPECIFICATIONS	
PUMPS REQUIRED	1
MANUFACTURER	HYDROMATIC
MODEL NUMBER	HFG
PUMP SIZE	1 1/4"
CAPACITY EACH (GPM)	33
TOTAL HEAD (FEET)	32
IMPELLER DIAMETER	4.0
MOTOR HP REQUIRED	2
SPEED (RPM)	3450
ELECTRICAL	3PH / 230V



FDOT CONSTRUCTION NOTE
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LEGEND

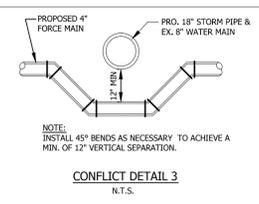
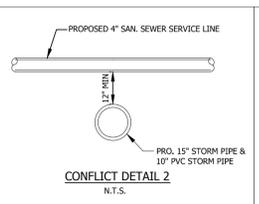
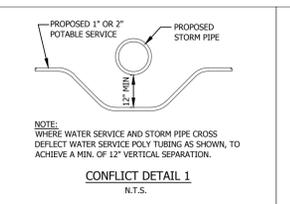
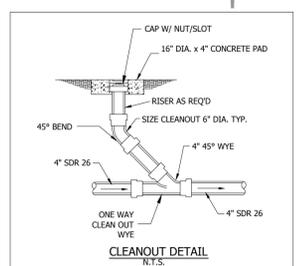
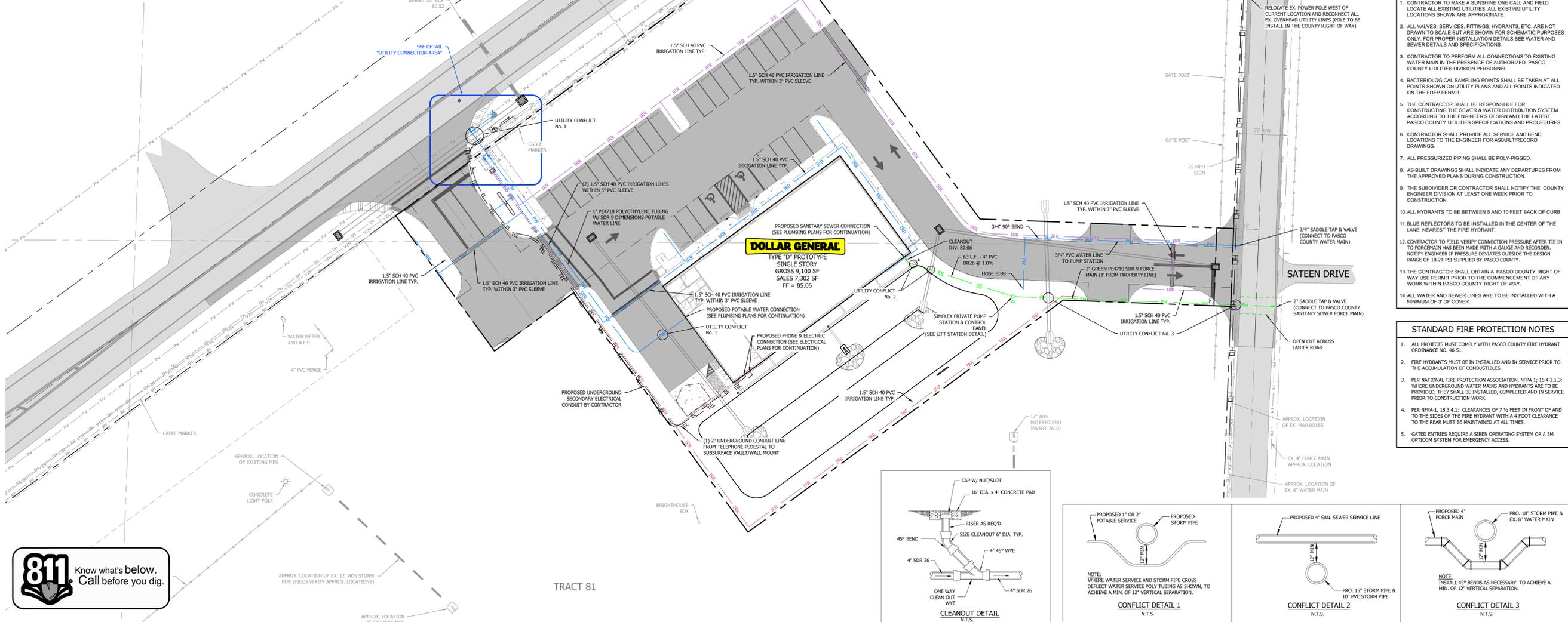
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[Symbol]	PROPOSED PAVEMENT
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[Symbol]	PROPERTY LINE
[Symbol]	EXISTING RIGHT OF WAY
[Symbol]	PROPOSED RIGHT OF WAY
[Symbol]	PROPOSED CENTERLINE
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[Symbol]	EXISTING POTABLE WATER LINE
[Symbol]	EXISTING UNDERGROUND UTILITY LINE
[Symbol]	EXISTING OVERHEAD UTILITY LINE
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[Symbol]	EXISTING BRIGHOUSE UTILITY LINE
[Symbol]	EXISTING FORCE MAIN
[Symbol]	UTILITY EASEMENT
[Symbol]	PROPOSED STORM SEWER PIPE
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[Symbol]	PROPOSED IRRIGATION LINE
[Symbol]	PROPOSED SAN. SEWER GRAVITY LINE
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[Symbol]	PROPOSED OVERHEAD UTILITY LINE
[Symbol]	PROPOSED ELECTRIC LINE
[Symbol]	PROPOSED TELEPHONE LINE
[Symbol]	EXISTING FIRE HYDRANT

UTILITY NOTES

- CONTRACTOR TO MAKE A SUNSHINE ONE CALL AND FIELD LOCATE ALL EXISTING UTILITIES. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE.
- ALL VALVES, SERVICES, FITTINGS, HYDRANTS, ETC. ARE NOT DRAWN TO SCALE BUT ARE SHOWN FOR SCHEMATIC PURPOSES ONLY. FOR PROPER INSTALLATION DETAILS SEE WATER AND SEWER DETAILS AND SPECIFICATIONS.
- CONTRACTOR TO PERFORM ALL CONNECTIONS TO EXISTING WATER MAIN IN THE PRESENCE OF AUTHORIZED PASCO COUNTY UTILITIES DIVISION PERSONNEL.
- BACTERIOLOGICAL SAMPLING POINTS SHALL BE TAKEN AT ALL POINTS SHOWN ON UTILITY PLANS AND ALL POINTS INDICATED ON THE FDEP PERMIT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTING THE SEWER & WATER DISTRIBUTION SYSTEM ACCORDING TO THE ENGINEER'S DESIGN AND THE LATEST PASCO COUNTY UTILITIES SPECIFICATIONS AND PROCEDURES.
- CONTRACTOR SHALL PROVIDE ALL SERVICE AND BEND LOCATIONS TO THE ENGINEER FOR AS-BUILT/RECORD DRAWINGS.
- ALL PRESSURIZED PIPING SHALL BE POLY-PIGGED.
- AS-BUILT DRAWINGS SHALL INDICATE ANY DEPARTURES FROM THE APPROVED PLANS DURING CONSTRUCTION.
- THE SUBDIVIDER OR CONTRACTOR SHALL NOTIFY THE COUNTY ENGINEER DIVISION AT LEAST ONE WEEK PRIOR TO CONSTRUCTION.
- ALL HYDRANTS TO BE BETWEEN 5 AND 10 FEET BACK OF CURB.
- BLUE REFLECTORS TO BE INSTALLED IN THE CENTER OF THE LANE, NEAREST THE FIRE HYDRANT.
- CONTRACTOR TO FIELD VERIFY CONNECTION PRESSURE AFTER TIE IN TO FORCE MAIN HAS BEEN MADE WITH A GAUGE AND RECORDER. NOTIFY ENGINEER IF PRESSURE DEVIATES OUTSIDE THE DESIGN RANGE OF 10-24 PSI SUPPLIED BY PASCO COUNTY.
- THE CONTRACTOR SHALL OBTAIN A PASCO COUNTY RIGHT OF WAY USE PERMIT PRIOR TO THE COMMENCEMENT OF ANY WORK WITHIN PASCO COUNTY RIGHT OF WAY.
- ALL WATER AND SEWER LINES ARE TO BE INSTALLED WITH A MINIMUM OF 3' OF COVER.

STANDARD FIRE PROTECTION NOTES

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



PE Pickett engineering
 475 SOUTH FIRST AVENUE, SUITE B, BARON, FL 32809 PHONE: (863) 553-9966 FAX: (863) 534-1464
 FLORIDA CERTIFICATE OF AUTHORIZATION (FLCA) #22247

CLIENT: PALMETTO ZEPHYRHILLS - SR 54, LLC.
 PROJECT: DOLLAR GENERAL STORE #16584

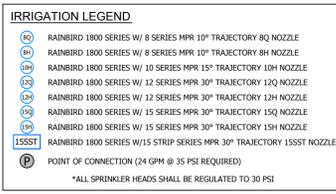
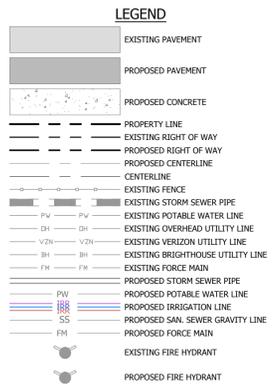
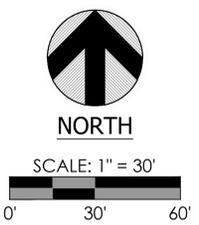
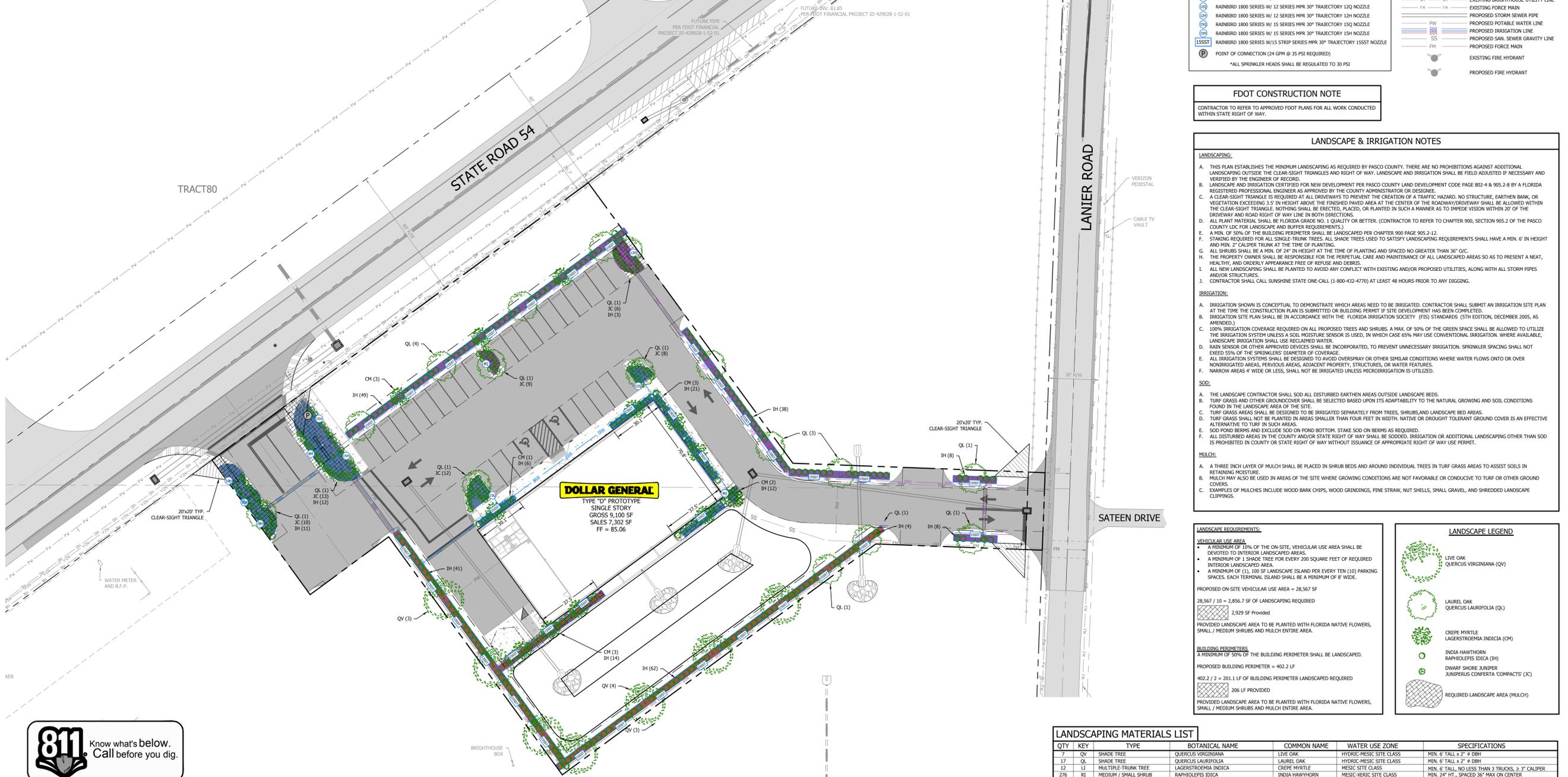
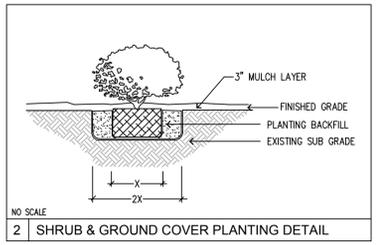
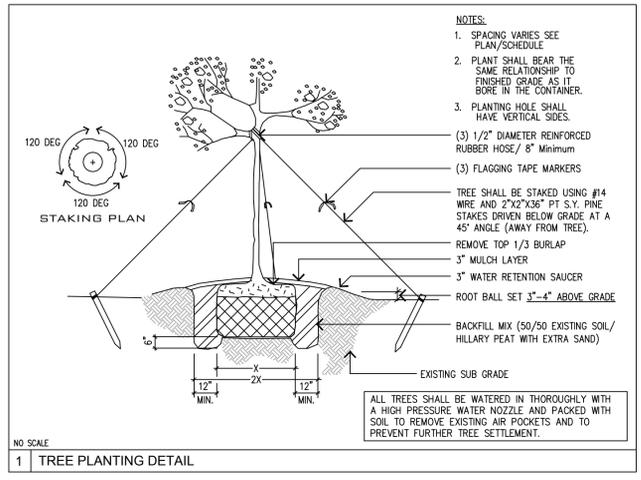
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NO. DATE APPROVED DESCRIPTION

PROJECT NO. 1412 SHEET 0 OF 9

UTILITY PLAN

SR 54, ZEPHYRHILLS, FLORIDA



FDOT CONSTRUCTION NOTE

CONTRACTOR TO REFER TO APPROVED FDOT PLANS FOR ALL WORK CONDUCTED WITHIN STATE RIGHT OF WAY.

LANDSCAPE & IRRIGATION NOTES

LANDSCAPING:

- THIS PLAN ESTABLISHES THE MINIMUM LANDSCAPING AS REQUIRED BY PASCO COUNTY. THERE ARE NO PROHIBITIONS AGAINST ADDITIONAL LANDSCAPING OUTSIDE THE CLEAR-SIGHT TRIANGLES AND RIGHT OF WAY. LANDSCAPE AND IRRIGATION SHALL BE FIELD ADJUSTED IF NECESSARY AND VERIFIED BY THE ENGINEER OF RECORD.
- LANDSCAPE AND IRRIGATION CERTIFIED FOR NEW DEVELOPMENT PER PASCO COUNTY LAND DEVELOPMENT CODE PAGE 802-4 & 905.2-8 BY A FLORIDA REGISTERED PROFESSIONAL ENGINEER AS APPROVED BY THE COUNTY ADMINISTRATOR OR DESIGNEE.
- A CLEAR-SIGHT TRIANGLE IS REQUIRED AT ALL DRIVEWAYS TO PREVENT THE CREATION OF A TRAFFIC HAZARD. NO STRUCTURE, EARTHEN BANK, OR VEGETATION EXCEEDING 3' IN HEIGHT ABOVE THE FINISHED GRADE AREA AT THE CENTER OF THE ROADWAY DRIVEWAY SHALL BE ALLOWED WITHIN THE CLEAR-SIGHT TRIANGLE. NOTHING SHALL BE ERRECTED, PLACED, OR PLANTED IN SUCH A MANNER AS TO IMPEDE VISION WITHIN 20' OF THE DRIVEWAY AND ROAD RIGHT OF WAY LINE IN BOTH DIRECTIONS.
- ALL PLANT MATERIAL SHALL BE FLORIDA GRADE NO. 1 QUALITY OR BETTER. CONTRACTOR TO REFER TO CHAPTER 900, SECTION 905.2 OF THE PASCO COUNTY LDC FOR LANDSCAPE AND BUFFER REQUIREMENTS.
- A MIN. OF 50% OF THE BUILDING PERIMETER SHALL BE LANDSCAPED PER CHAPTER 900 PAGE 905.2-12.
- STAKING REQUIRED FOR ALL SINGLE-TRUNK TREES. ALL SHADE TREES USED TO SATISFY LANDSCAPING REQUIREMENTS SHALL HAVE A MIN. 6" IN HEIGHT AND MIN. 2" CALIPER TRUNK AT THE TIME OF PLANTING.
- ALL SHRUBS SHALL BE A MIN. OF 24" IN HEIGHT AT THE TIME OF PLANTING AND SPACED NO GREATER THAN 36" O/C.
- THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PERPETUAL CARE AND MAINTENANCE OF ALL LANDSCAPED AREAS SO AS TO PRESENT A NEAT, HEALTHY, AND ORDERLY APPEARANCE FREE OF REFUSE AND DEBRIS.
- ALL NEW LANDSCAPING SHALL BE PLANTED TO AVOID ANY CONFLICT WITH EXISTING AND/OR PROPOSED UTILITIES, ALONG WITH ALL STORM PIPES AND/OR STRUCTURES.
- CONTRACTOR SHALL CALL SUNSHINE STATE ONE-CALL (1-800-432-4770) AT LEAST 48 HOURS PRIOR TO ANY DIGGING.

IRRIGATION:

- IRRIGATION SHOWN IS CONCEPTUAL TO DEMONSTRATE WHICH AREAS NEED TO BE IRRIGATED. CONTRACTOR SHALL SUBMIT AN IRRIGATION SITE PLAN AT THE TIME THE CONSTRUCTION PLAN IS SUBMITTED OR BUILDING PERMIT IF SITE DEVELOPMENT HAS BEEN COMPLETED.
- IRRIGATION SITE PLAN SHALL BE IN ACCORDANCE WITH THE FLORIDA IRRIGATION SOCIETY (FIS) STANDARDS (5TH EDITION, DECEMBER 2005, AS AMENDED).
- 100% IRRIGATION COVERAGE REQUIRED ON ALL PROPOSED TREES AND SHRUBS. A MAX. OF 50% OF THE GREEN SPACE SHALL BE ALLOWED TO UTILIZE THE IRRIGATION SYSTEM UNLESS A SOIL MOISTURE SENSOR IS USED, IN WHICH CASE 65% MAY USE CONVENTIONAL IRRIGATION. WHERE AVAILABLE, LANDSCAPE IRRIGATION SHALL USE RECLAIMED WATER.
- RAIN SENSOR OR OTHER APPROVED DEVICES SHALL BE INCORPORATED, TO PREVENT UNNECESSARY IRRIGATION. SPRINKLER SPACING SHALL NOT EXCEED 55% OF THE SPRINKLERS DIAMETER OF COVERAGE.
- ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO AVOID OVERSPRAY OR OTHER SIMILAR CONDITIONS WHERE WATER FLOWS ONTO OR OVER NONIRRIGATED AREAS, ADJACENT PROPERTY, STRUCTURES, OR WATER FEATURES.
- NARROW AREAS 4' WIDE OR LESS, SHALL NOT BE IRRIGATED UNLESS MICROIRRIGATION IS UTILIZED.

SOD:

- THE LANDSCAPE CONTRACTOR SHALL SOD ALL DISTURBED EARTHEN AREAS OUTSIDE LANDSCAPE BEDS.
- TURF GRASS AND OTHER GROUNDCOVER SHALL BE SELECTED BASED UPON ITS ADAPTABILITY TO THE NATURAL GROWING AND SOIL CONDITIONS FOUND IN THE LANDSCAPE AREA OF THE SITE.
- TURF GRASS AREAS SHALL BE DESIGNED TO BE IRRIGATED SEPARATELY FROM TREES, SHRUBS, AND LANDSCAPE BED AREAS.
- TURF GRASS SHALL NOT BE PLANTED IN AREAS SMALLER THAN FOUR FEET IN WIDTH. NATIVE OR DROUGHT TOLERANT GROUND COVER IS AN EFFECTIVE ALTERNATIVE TO TURF IN SUCH AREAS.
- SOD POND BERMS AND EXCLUDE SOD ON POND BOTTOM. STAKE SOD ON BERMS AS REQUIRED.
- ALL DISTURBED AREAS IN THE COUNTY AND/OR STATE RIGHT OF WAY SHALL BE SODDED. IRRIGATION OR ADDITIONAL LANDSCAPING OTHER THAN SOD IS PROHIBITED IN COUNTY OR STATE RIGHT OF WAY WITHOUT ISSUANCE OF APPROPRIATE RIGHT OF WAY PERMIT.

MULCH:

- A THREE INCH LAYER OF MULCH SHALL BE PLACED IN SHRUB BEDS AND AROUND INDIVIDUAL TREES IN TURF GRASS AREAS TO ASSIST SOILS IN RETAINING MOISTURE.
- MULCH MAY ALSO BE USED IN AREAS OF THE SITE WHERE GROWING CONDITIONS ARE NOT FAVORABLE OR CONDUCTIVE TO TURF OR OTHER GROUND COVERS.
- EXAMPLES OF MULCHES INCLUDE WOOD BARK CHIPS, WOOD GRINDINGS, PINE STRAW, NUT SHELLS, SMALL GRAVEL, AND SHREDDED LANDSCAPE CLIPPINGS.

LANDSCAPE REQUIREMENTS:

VEHICULAR USE AREA:

- A MINIMUM OF 10% OF THE ON-SITE VEHICULAR USE AREA SHALL BE DEVOTED TO INTERIOR LANDSCAPED AREAS.
- A MINIMUM OF 1 SHADE TREE FOR EVERY 200 SQUARE FEET OF REQUIRED INTERIOR LANDSCAPED AREA.
- A MINIMUM OF (1), 100 SF LANDSCAPE ISLAND PER EVERY TEN (10) PARKING SPACES. EACH TERMINAL ISLAND SHALL BE A MINIMUM OF 8' WIDE.

PROPOSED ON-SITE VEHICULAR USE AREA = 28,567 SF

28,567 / 10 = 2,856.7 SF OF LANDSCAPING REQUIRED

2,929 SF PROVIDED

PROVIDED LANDSCAPE AREA TO BE PLANTED WITH FLORIDA NATIVE FLOWERS, SMALL / MEDIUM SHRUBS AND MULCH ENTIRE AREA.

BUILDING PERIMETERS:

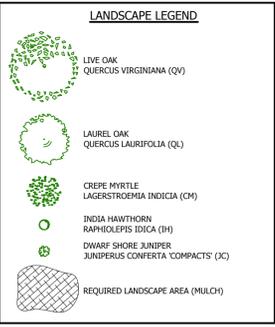
A MINIMUM OF 50% OF THE BUILDING PERIMETER SHALL BE LANDSCAPED.

PROPOSED BUILDING PERIMETER = 402.2 LF

402.2 / 2 = 201.1 LF OF BUILDING PERIMETER LANDSCAPED REQUIRED

206 LF PROVIDED

PROVIDED LANDSCAPE AREA TO BE PLANTED WITH FLORIDA NATIVE FLOWERS, SMALL / MEDIUM SHRUBS AND MULCH ENTIRE AREA.



LANDSCAPING MATERIALS LIST

QTY	KEY	TYPE	BOTANICAL NAME	COMMON NAME	WATER USE ZONE	SPECIFICATIONS
7	QV	SHADE TREE	QUERCUS VIRGINIANA	LIVE OAK	HYDRIC-MESIC SITE CLASS	MIN. 6" TALL x 2" @ DBH
17	QL	SHADE TREE	QUERCUS LAURIFOLIA	LAUREL OAK	HYDRIC-MESIC SITE CLASS	MIN. 6" TALL x 2" @ DBH
12	LI	MULTIPLE-TRUNK TREE	LAGERSTROEMIA INDICA	CREPE MYRTLE	MESIC SITE CLASS	MIN. 6" TALL, NO LESS THAN 3 TRUNKS, ≥ 3" CALIPER
276	RI	MEDIUM / SMALL SHRUB	RAPHANOLEPIS INDICA	INDIA HAWTHORN	HYDRIC-MESIC SITE CLASS	MIN. 24" HT., SPACED 36" MAX ON CENTER
50	JC	SMALL SHRUB	JUNIPERUS CONVERTA 'COMPACTS'	DWARF SHORE JUNIPER	MESIC-MERIC SITE CLASS	MIN. 24" HT., SPACED 36" MAX ON CENTER
TBD	SOD	GRASS	PASPALUM NOTATUM	BAHIA GRASS	-	WELL ROOTED, NO WOOD INTRUSION
TBD	M	MULCH	ORGANIC MULCH	WOOD CHIP MULCH	N/A	COMPACTED 3" DEEP AT TIME OF INSTALLATION

EQUALITY: PLANT MATERIAL SHOULD CONFORM TO THE STANDARDS FOR FLORIDA NO. 1 OR BETTER BASED ON THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES PUBLICATIONS - GRADES & STANDARDS FOR NURSERY PLANTS, PART 1 AND 2.



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DRAWN BY: DH
CHECKED BY: SM

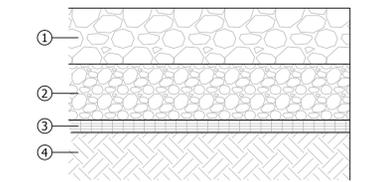
PE Pickett engineering

475 SOUTH FIRST AVENUE, SUITE 200, PALMETTO, FL 34109
PHONE: (813) 553-9966 FAX: (813) 534-1464
FLORIDA CERTIFICATE OF AUTHORIZATION (FLCA) #22247

CLIENT: PALMETTO ZEPHYRHILLS - SR 54, LLC.
PROJECT: DOLLAR GENERAL STORE #16584

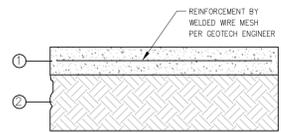
LANDSCAPE PLAN

PROJECT NO: 1412
SHEET: 7 OF 9



- 8" LAYER OF RIP RAP RUBBLE (FOOT DESIGN STANDARD FOR ROAD AND BRIDGE CONSTRUCTION SECTION 530)
- 4" LAYER OF BEDDING STONE (FOOT DESIGN STANDARD FOR ROAD AND BRIDGE CONSTRUCTION SECTION 530)
- GEOTEXTILE FILTER FABRIC (FOOT DESIGN STANDARD FOR ROAD AND BRIDGE CONSTRUCTION SECTION 514 AND STANDARD INDEX 199)
- STABILIZED SUBGRADE

TYPICAL RUBBLE RIP-RAP SECTION
NTS



- 6" (STANDARD DUTY) 4,000 PSI CONCRETE PER PORTLAND CEMENT ENGINEERING SPECS
- 6" TYPE "B" STABILIZATION, LBR 40 (MINIMUM), FDOT SPEC #160, COMPACTED TO 98% AASHTO - T180.

CONCRETE PAVEMENT SECTIONS SHOULD INCLUDE ADEQUATE SAWCUTS, EXPANSION JOINTS, AND REINFORCEMENT IN ACCORDANCE WITH PORTLAND CEMENT ASSOCIATION (PCA) DESIGN GUIDELINES FOR ROAD PAVEMENTS. SAWCUT PATTERNS SHOULD GENERALLY BE SQUARE OR RECTANGULAR BUT NEARLY SQUARE, AND EXTEND TO A DEPTH EQUAL TO A QUARTER OF THE SLAB THICKNESS.

TYPICAL CONCRETE SECTION
LIGHT DUTY
NTS



- 1.5" TYPE "SP-12.5" ASPHALTIC CONCRETE
- 8" LIME ROCK (LBR 100), COMPACTED 98% AASHTO T180 METHOD "D"
- 6" TYPE "B" STABILIZATION, LBR 40 (MINIMUM), FDOT SPEC #160, COMPACTED TO 98% AASHTO - T180.

STRUCTURAL # : $1.5" \times 0.44 = 0.66$
 $6" \times 0.18 = 1.08$
 $6" \times 0.08 = 0.48$
2.22

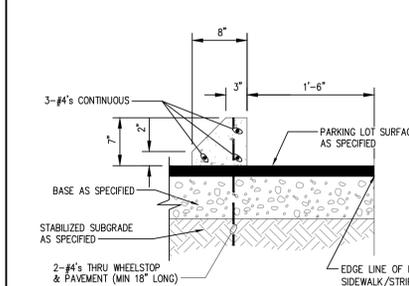
TYPICAL PAVEMENT SECTION
STANDARD DUTY
NTS



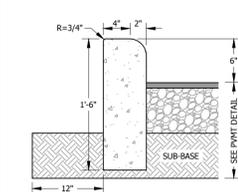
- 2.5" TYPE "SP-12.5" ASPHALTIC CONCRETE
- 8" LIME ROCK (LBR 100), COMPACTED 98% AASHTO T180 METHOD "D"
- 8" TYPE "B" STABILIZATION, LBR 40 (MINIMUM), FDOT SPEC #160, COMPACTED TO 98% AASHTO - T180.

STRUCTURAL # : $2.5" \times 0.44 = 1.10$
 $8" \times 0.18 = 1.44$
 $8" \times 0.08 = 0.64$
3.18

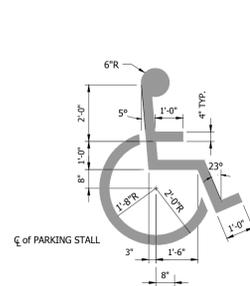
TYPICAL PAVEMENT SECTION
HEAVY DUTY
NTS



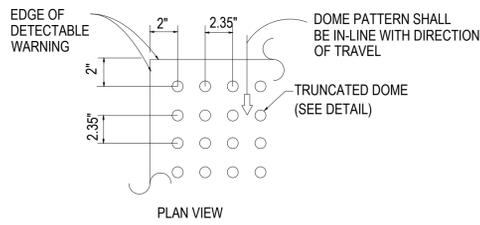
CONCRETE WHEELSTOP DETAIL
NTS



TRENCH CURB DETAIL
N.T.S.

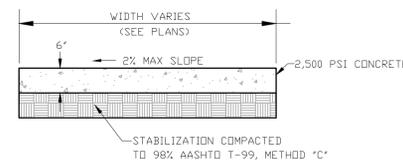


ACCESSIBLE PARKING SYMBOL
N.T.S.

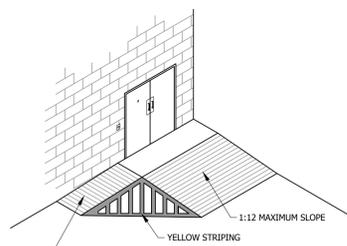


TRUNCATED DOME
DETECTABLE WARNING DETAIL
NTS

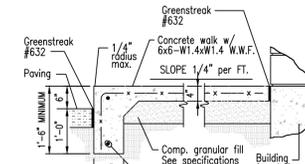
NOTES:
 1. WHERE METAL TEMPLATES ARE USED FOR JOINT CONSTRUCTION, THE CURB AND CURB AND GUTTER SHALL BE CONSTRUCTED IN UNIFORM SECTIONS TEN FEET IN LENGTH, EXCEPT WHERE SHORTER SECTIONS ARE NECESSARY FOR CLOSURES, BUT NO SECTION SHALL BE LESS THAN FOUR FEET.
 2. AT THE OPTION OF THE CONTRACTOR, THE SECTIONS MAY BE FORMED BY THE USE OF DUMMY JOINTS (EITHER FORMED OR SAWED) OR BY THE USE OF SHEET METAL TEMPLATES. IF SHEET METAL TEMPLATES ARE USED, THEY SHALL BE OF THE DIMENSIONS AND SHALL BE SET TO THE LINES SHOWN ON THE PLANS. THE TEMPLATES SHALL BE HELD FIRMLY DURING THE PLACING OF THE CONCRETE AND SHALL BE LEFT IN PLACE UNTIL THE CONCRETE HAS SET SUFFICIENTLY TO HOLD ITS SHAPE, BUT SHALL BE REMOVED WHILE THE FORMS ARE STILL IN PLACE.
 3. DUMMY JOINTS SHALL BE SPACED AT INTERVALS OF FIVE FEET FOR SIDEWALKS. THEY SHALL BE 1/4 THE DEPTH OF THE CONCRETE. EXPANSION JOINTS SHALL BE PLACED IN SIDEWALKS AT A MAXIMUM OF 30 FEET AT DRIVEWAYS, SIDEWALK INTERSECTIONS, ALL INLETS, ALL RADIUS POINTS, ALL POINTS WHERE OPERATIONS CEASE FOR ANY CONSIDERABLE TIME (SUCH AS THE END OF THE DAY'S RUN).



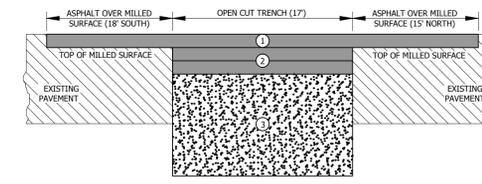
STANDARD DETAIL
NTS



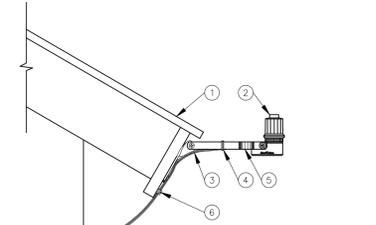
DELIVERY RAMP DETAIL
N.T.S.



SIDEWALK
W/ THICKENED EDGE DETAIL
N.T.S.

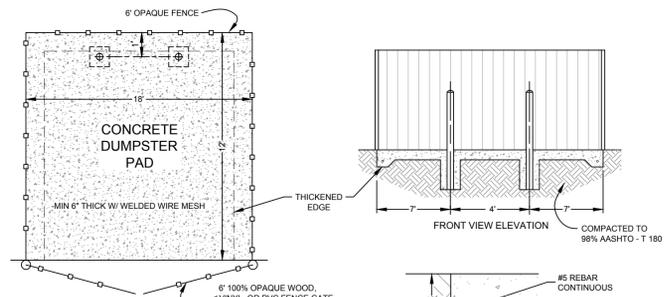


OPEN CUT DETAIL
NTS



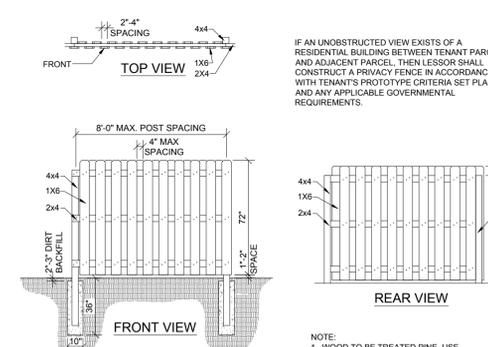
- EAVE OF BUILDING
- RAIN SENSOR: RAIN BIRD RSD-BEx
- WIRE TO IRRIGATION CONTROLLER
- PLASTIC TIE DOWN STRAP
- MOUNTING BRACKET
- SECURE WIRE WITH CABLE TIE BRACKET (1 OF 2)

RAIN SENSOR
RSD-BEx ROOF BRACKET
NTS

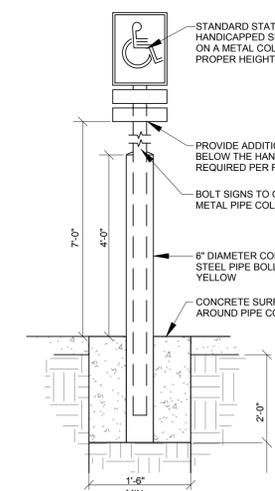


- NOTES:
 1. (2) GATES WITH MIN. CLEAR OPENING OF 12' REQUIRED.
 2. GATES SHALL BE CONSTRUCTED WITH AN OPAQUE MATERIAL FOR SCREENING PURPOSES.

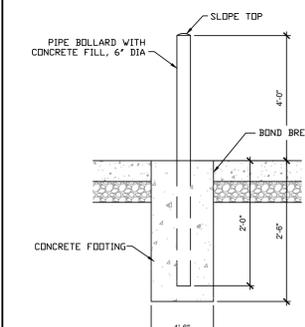
DUMPSTER PAD & ENCLOSURE DETAIL
NTS



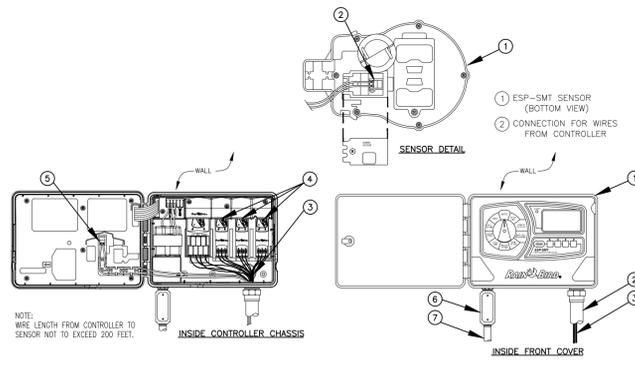
WOOD FENCE DETAIL
NTS



H.C. PARKING SIGN DETAIL
N.T.S.

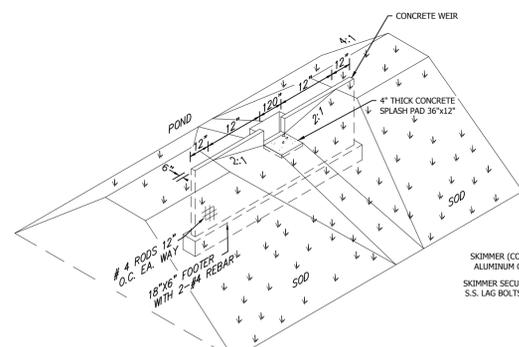


TYPICAL BOLLARD DETAIL
N.T.S.

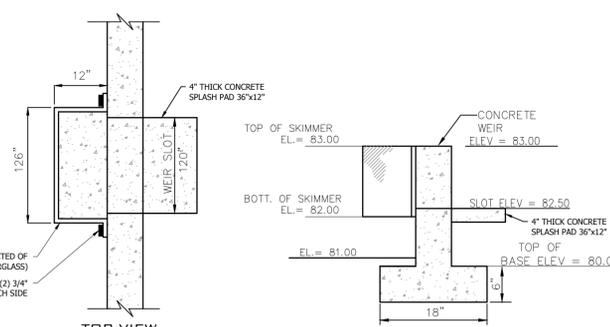


- RAIN BIRD ESP-SMT4 OUTSIDE WALL MOUNT
- 1/2-INCH PVC SCH 40 CONDUIT AND FITTINGS
- WIRES TO REMOTE CONTROL VALVES AND SENSOR
- OPTIONAL MODULES FOR 13-STATION CONTROLLER
- CONNECTION FOR WIRES FROM SENSOR
- JUNCTION BOX
- CONNECTION FOR WIRES TO POWER SUPPLY

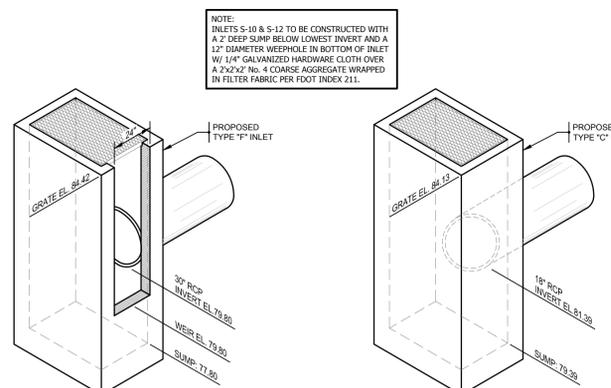
ESP-SMT SMART CONTROL SYSTEM
(OUTDOOR)
NTS



ISOMETRIC VIEW



CS-100 WEIR DETAIL
NTS



STRUCTURE S-10 DETAIL
NTS

STRUCTURE S-12 DETAIL
NTS

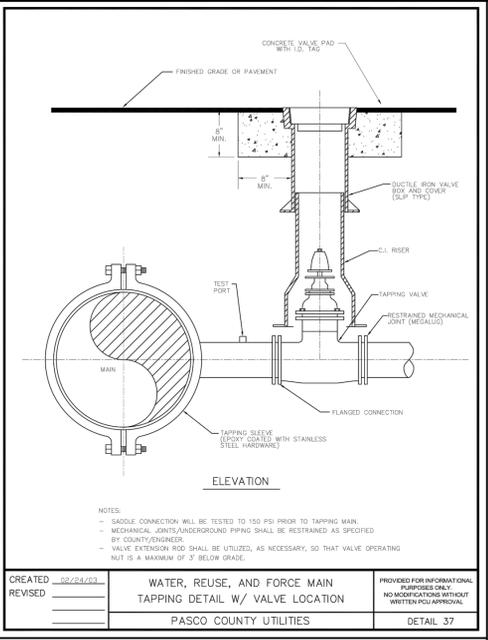
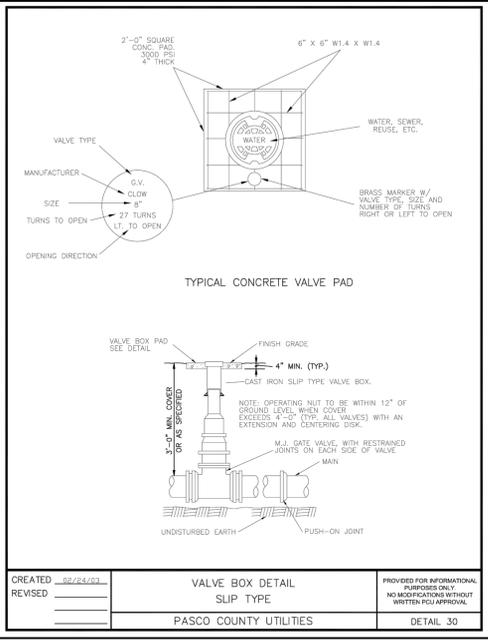
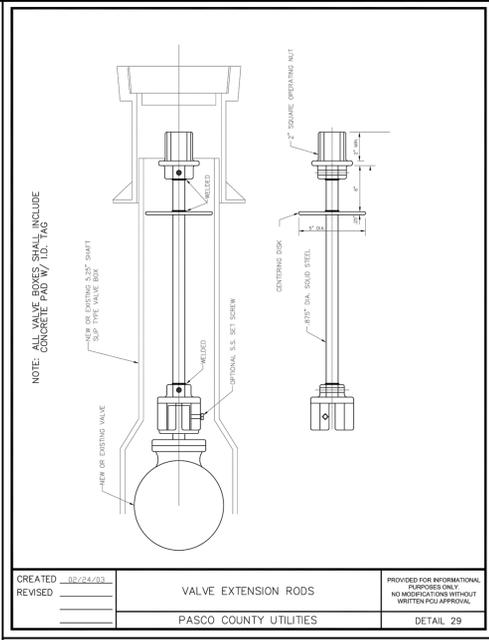
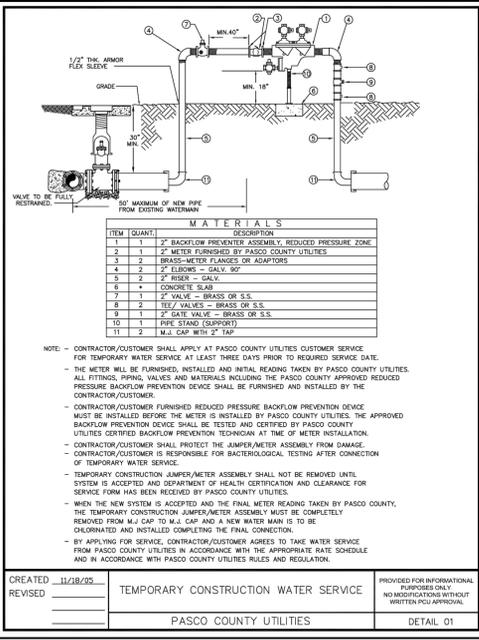
NO.	DATE	APPROVED	DESCRIPTION

DESIGNED BY:	SM
DRAWN BY:	DH
CHECKED BY:	SM

PE Pickett engineering
 475 SOUTH FIRST AVENUE, BARTOW, FL 33600 PHONE: (863) 553-9966 FAX: (863) 534-1464
 FLORIDA CERTIFICATE OF AUTHORIZATION (T.C.A.) #22247

CLIENT: PALMETTO ZEPHYRHILLS - SR 54, LLC.
 PROJECT: DOLLAR GENERAL STORE #16584
SITE & DRAINAGE DETAILS

PROJECT NO.	1412
SHEET	8 OF 9



FRP PRODUCTS

1. SCOPE
The specification covers glass fiber reinforced polymer basins/wetwells for use in sanitary and non-sanitary applications.

2. MATERIALS
RESIN - The resin used shall be a commercial grade unsaturated polyester resin.
REINFORCING MATERIALS - The reinforcing materials shall be commercial grade "E" type glass in the form of mat, chopped string or roving fabric, having a coupling agent that will provide a reliable bond between the glass reinforcement and the resin matrix.

3. REQUIREMENTS
EXTERIOR SURFACE - The exterior surface shall be relatively smooth with no sharp protrusions. Hand-work finish shall be utilized to ensure that rough resin is present to eliminate exposed fibers. The exterior surface shall be free of delamination, exposed fibers and blisters larger than 1/2" in diameter.

4. PACKAGING AND MARKING
Insulation instructions shall be furnished with each basin/wetwell.

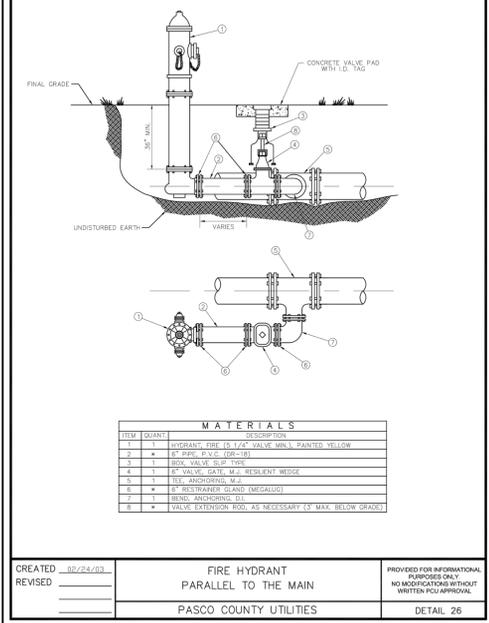
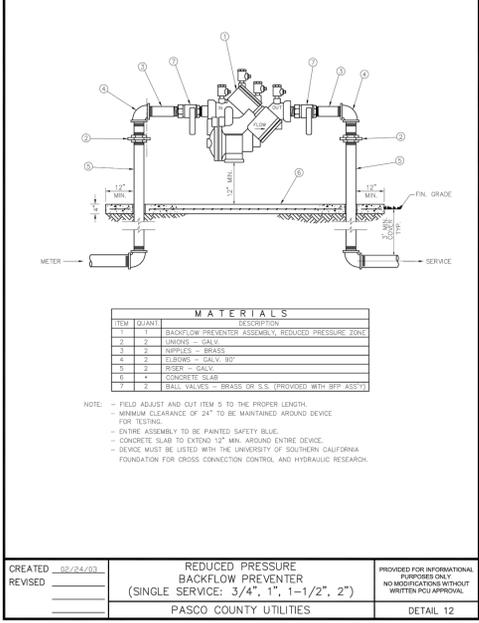
5. WORKMANSHIP AND EXPERIENCE
All workmanship and materials throughout shall be of the highest quality. The basin/wetwell(s) shall be the product of a supplier who has been actively engaged in research, development and has supplied proven field installations of fiberglass basins/wetwells for not less than five (5) years.

6. PRE-BID QUALIFICATIONS
These specifications describe FRP basins/wetwells as supplied by FRP Products, Inc. FRP basins/wetwells of other suppliers of equal design and materials may be allowed. To receive consideration on any alternate, the following must be submitted to the Engineer at least fourteen (14) days before the scheduled bid opening to allow sufficient time for issuance of addenda.

MATERIAL PROPERTIES - The following properties shall be established for each type of construction used in the basin/wetwell.

BASIN/WETWELL DEPTH (IN FT)	THICKNESS
5	1/2"
6.5-12	1 1/8"
12.5-20	2.0"

DESIGNED BY: SANTOS MEDINA, P.E. (REG. #4599)
DRAWN BY: SM
CHECKED BY: SM



PIPE RESTRAINT LENGTHS IN FEET COMMON FITTINGS

PIPE SIZE	FITTING TYPE			
	11-1/4"	22-1/2"	45"	90"
4"	2'	4'	8'	20'
6"	3'	6'	12'	28'
8"	4'	7'	15'	36'
10"	4'	9'	18'	43'
12"	5'	10'	21'	50'
16"	6'	13'	28'	63'
20"	7'	15'	31'	76'
24"	9'	17'	36'	87'

PIPE SIZE	FITTING TYPE			
	11-1/4"	22-1/2"	45"	90"
4"	1'	3'	6'	13'
6"	2'	4'	8'	19'
8"	2'	5'	10'	24'
10"	3'	6'	12'	29'
12"	3'	7'	14'	34'
16"	4'	8'	18'	42'
20"	5'	10'	21'	50'
24"	6'	11'	24'	58'

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

CREATED: 02/24/03
REVISED: _____

RESTRAINED JOINT TABLE COMMON FITTINGS
PASCO COUNTY UTILITIES
DETAIL 31

anchor scientific inc.
Box 378, Long Lake, MN 55355
952-472-7110 • FAX 952-473-6002 • www.anchorscientific.com

mini-float
Form 2950-D

DESCRIPTION
Mini-floats are pilot duty devices designed for small diameter pumps and places where space is a determining factor in the selection of a level control device. Mini-floats control the function of motor lead devices, such as contactors, motor starters, and power relays, to automatically cycle a pump or pumps. They can also be used for alarm signaling devices. Two Mini-floats are needed for a one-pump operation; three for a two-pump operation.

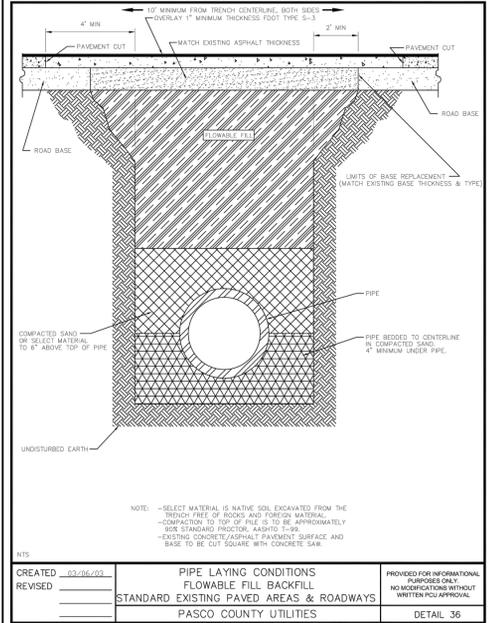
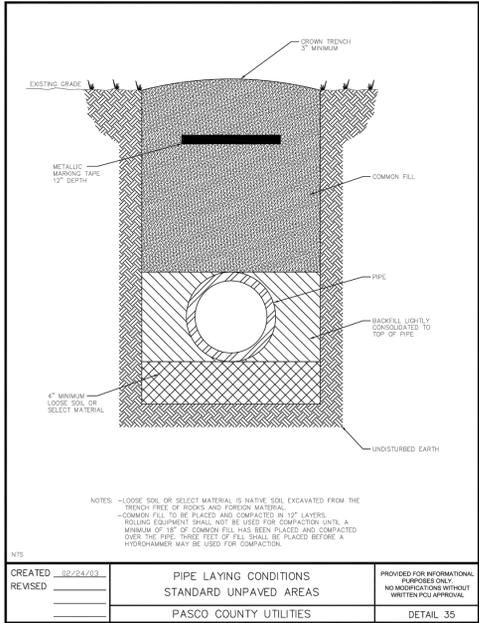
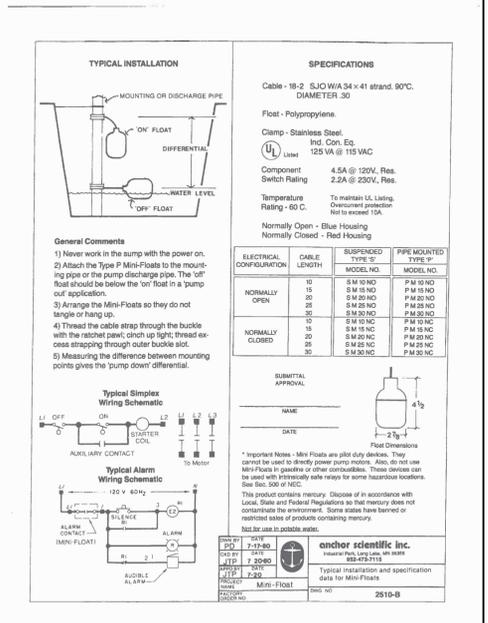
SPECIFICATIONS
Cable: 18-2 SJO WIA
Housing: Polypropylene
Clamp: Adjustable 1/4"
Temperature Rating: 60° C.

MODELS
Mini-floats are available in a combination of mounting styles, cable lengths, and circuit configurations. Mounting styles are shown in right pipe mounted (Type P), and suspended (Type S), 10, 15, and 25-foot cable lengths are standard, but other lengths can be special ordered. Electrical configurations must be specified normally open (NO) for pump out applications and normally closed (NC) for pump in applications.

EXAMPLE:

ELECTRICAL CONFIGURATION	CABLE LENGTH	SUSPENDED TYPE S	PIPE MOUNTED TYPE P
NORMALLY OPEN	10	SM 10 NO	PM 10 NO
	15	SM 15 NO	PM 15 NO
	20	SM 20 NO	PM 20 NO
	25	SM 25 NO	PM 25 NO
	30	SM 30 NO	PM 30 NO
NORMALLY CLOSED	10	SM 10 NC	PM 10 NC
	15	SM 15 NC	PM 15 NC
	20	SM 20 NC	PM 20 NC
	25	SM 25 NC	PM 25 NC
	30	SM 30 NC	PM 30 NC

CREATED: 02/24/03
REVISED: _____



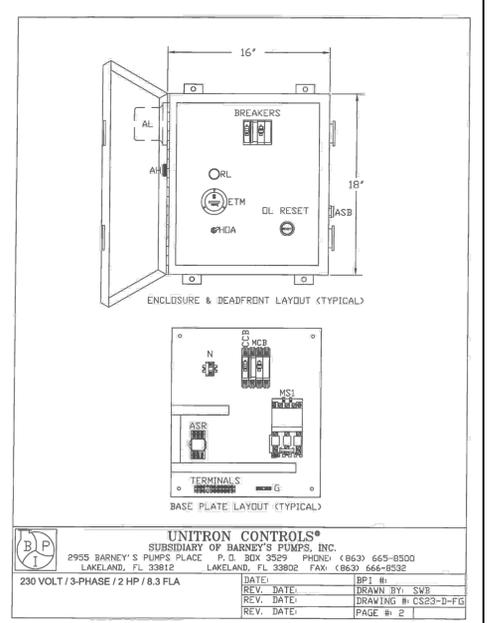
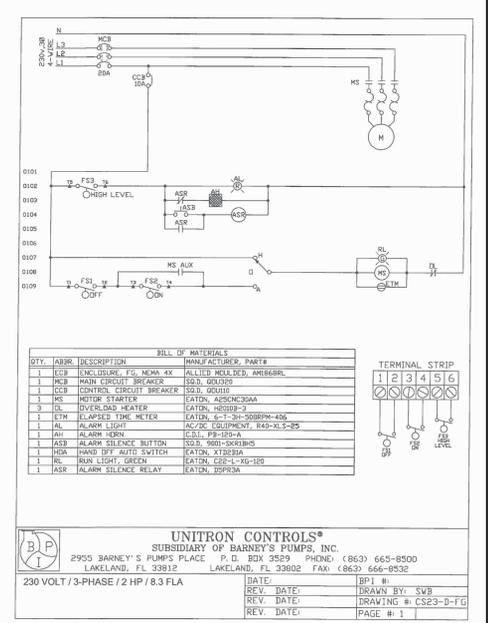
PIPE RESTRAINT LENGTHS IN FEET TEES (BRANCH SIDE)

RUN SIZE	BRANCH SIZE							
	3"	4"	6"	8"	10"	12"	16"	20"
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'
20"	1'	1'	1'	2'	22'	40'	69'	94'
24"	1'	1'	1'	1'	11'	31'	63'	89'

RESTRAINT LENGTHS ARE MEASURED FROM THE CENTER LINE OF THE TEE ALONG THE BRANCH FOR THE DISTANCE INDICATED. A MINIMUM OF 8 FEET OF RESTRAINED PIPE MUST BE INSTALLED ON BOTH RUNS OF THE TEE. MEGALUG TYPE RESTRAINERS ARE REQUIRED ON ALL JOINTS.

CREATED: 02/24/03
REVISED: _____

RESTRAINED JOINT TABLE TEES (BRANCH SIDE)
PASCO COUNTY UTILITIES
DETAIL 32



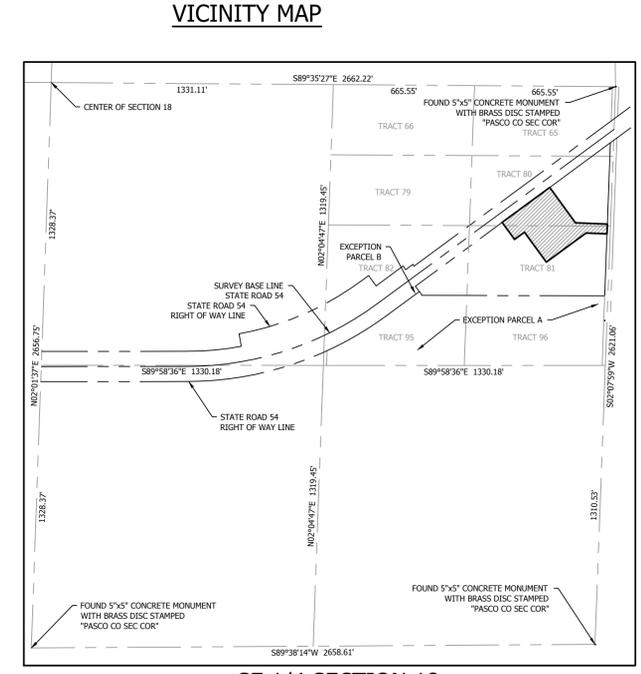
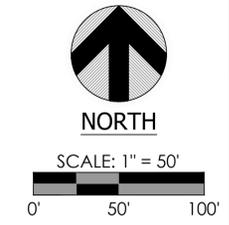
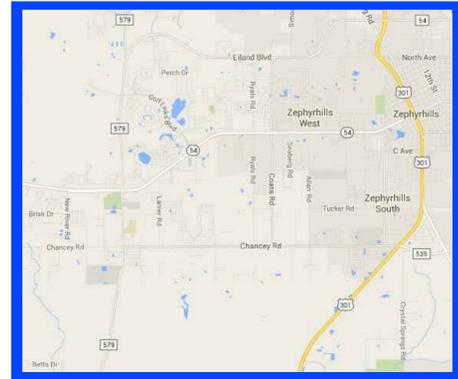
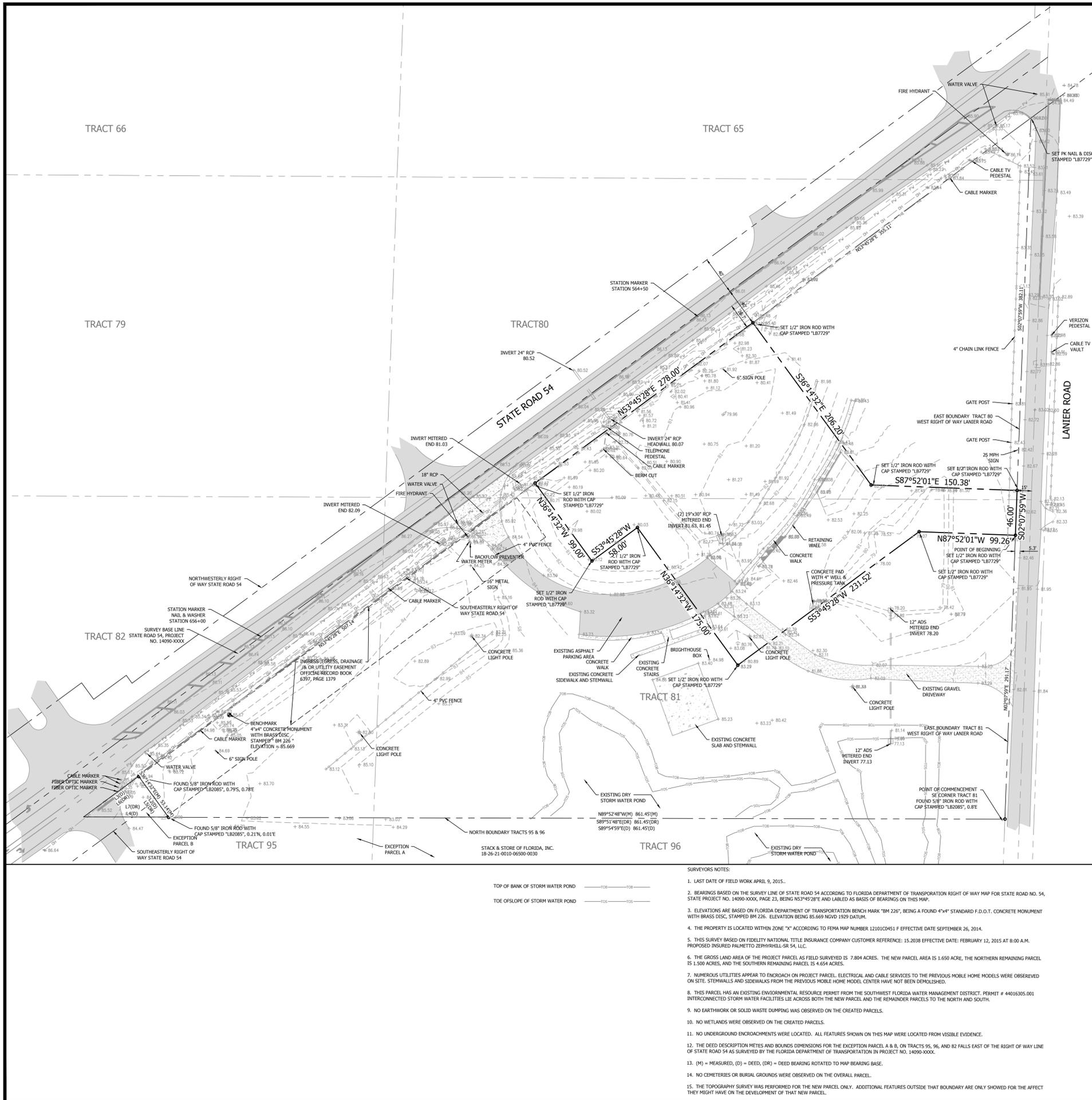
DESIGNED BY: SANTOS MEDINA, P.E. (REG. #4599)
DRAWN BY: SM
CHECKED BY: SM

Pickett engineering

475 SOUTH FIRST AVENUE, BARTON, FL 33606
FLORIDA CERTIFICATE OF AUTHORIZATION (FLCA) #2247

CLIENT: PALMETTO ZEPHYRHILLS - SR 54, LLC.
PROJECT: DOLLAR GENERAL STORE #16584
UTILITY DETAILS

PROJECT NO: 1412
SHEET: 9 OF 9



PARENT PARCEL LEGAL DESCRIPTION:
 THAT PORTION OF TRACTS 65, 80, 81, 82 AND 95, LYING SOUTH OF STATE ROAD NO. 54, AND ALL OF TRACT 96, IN SECTION 18, TOWNSHIP 26 SOUTH, RANGE 21 EAST, ZEPHYRHILLS COLONY COMPANY LANDS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 1, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING PARCELS:
 PARCEL "A" TRACT 96 AND A PORTION OF TRACT 95, SECTION 18, TOWNSHIP 26 SOUTH, RANGE 21 EAST, ZEPHYRHILLS COLONY COMPANY LANDS, AS RECORDED IN PLAT BOOK 2, PAGE 1 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID TRACT 96 AND RUN S89°59'12"W, ALONG THE SOUTH BOUNDARY LINE OF SAID TRACTS 95 AND 96, 1300.22 FEET TO THE SOUTHWEST CORNER OF TRACT 95; THENCE LEAVING SAID SOUTH BOUNDARY LINE, N02°10'43"E, ALONG THE WEST BOUNDARY LINE OF TRACT 95, 90.79 FEET TO THE SOUTHEASTLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 54; THENCE LEAVING THE WEST BOUNDARY LINE OF TRACT 95, ALONG SAID SOUTHEASTLY RIGHT-OF-WAY LINE, ALONG A CURVE TO THE LEFT WITH A RADIUS OF 1577.89, AN ARC LENGTH OF 289.40, A CHORD LENGTH OF 288.99 FEET AND A CHORD BEARING N59°49'23"E; THENCE CONTINUE ALONG THE SOUTHEASTLY RIGHT-OF-WAY LINE, N53°52'52"W, 10.00 FEET; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 1567.89 FEET, AN ARC LENGTH OF 23.83 FEET AND A CHORD BEARING N54°08'00"E; THENCE CONTINUE ALONG SAID SOUTHEASTLY RIGHT-OF-WAY LINE, S89°54'59"E, ALONG THE NORTH BOUNDARY LINE OF SAID TRACTS 95 AND 96, 948.80 FEET TO THE NORTHEAST CORNER OF TRACT 95 AND THE WEST RIGHT-OF-WAY LINE OF LANIER ROAD; THENCE LEAVING SAID NORTH BOUNDARY LINE, S02°07'59"W, ALONG SAID WEST RIGHT-OF-WAY LINE, 327.65 FEET TO THE POINT OF BEGINNING.

AND
 PARCEL "B" A PORTION OF TRACT 82, SECTION 18, TOWNSHIP 26 SOUTH, RANGE 21 EAST, ZEPHYRHILLS COLONY COMPANY LANDS, AS RECORDED IN PLAT BOOK 2, PAGE 1 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF TRACT 96, ZEPHYRHILLS COLONY COMPANY LANDS, AND RUN N02°10'43"E, ALONG THE EAST BOUNDARY LINE OF SAID TRACT 96, 327.65 FEET TO THE NORTHEAST CORNER OF SAID TRACT 96; THENCE LEAVING SAID EAST BOUNDARY LINE, N89°54'59"W, ALONG THE NORTH BOUNDARY LINE OF TRACTS 95 AND 96, 861.45 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE N89°54'59"W ALONG THE NORTH BOUNDARY LINE OF TRACT 95, 87.45 FEET TO THE SOUTHEASTLY RIGHT-OF-WAY LINE OF STATE ROAD 54; THENCE LEAVING SAID NORTH BOUNDARY LINE, N53°41'53"E, ALONG SAID SOUTHEASTLY RIGHT-OF-WAY LINE, 70.40 FEET; THENCE LEAVING SAID SOUTHEASTLY RIGHT-OF-WAY LINE, S36°18'07"E, 51.87 FEET TO THE POINT OF BEGINNING.

NEW PARCEL LEGAL DESCRIPTION:
 COMMENCE AT THE NORTHEAST CORNER LOT 17 TRACT 96 AND THE SOUTHEAST CORNER OF TRACT 81, ZEPHYRHILLS COLONY COMPANY LANDS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 1, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, AND RUN THENCE N02°10'43"E ALONG THE EAST BOUNDARY OF SAID TRACT 81, ALSO BEING THE WEST RIGHT-OF-WAY LINE OF LANIER ROAD, A DISTANCE OF 291.17 FEET TO THE POINT OF BEGINNING. THENCE LEAVING SAID EAST BOUNDARY AND SAID WEST RIGHT-OF-WAY LINE, RUN N87°52'01"W A DISTANCE OF 99.26 FEET; THENCE S53°45'28"W A DISTANCE OF 231.52 FEET; THENCE N87°42'21"W A DISTANCE OF 175.00 FEET; THENCE S53°45'28"W A DISTANCE OF 58.00 FEET; THENCE N03°14'32"W A DISTANCE OF 99.00 FEET TO A POINT OF THE SOUTHEASTLY RIGHT-OF-WAY LINE OF STATE ROAD 54 ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP STATE PROJECT NO. 14090-XXXX, PAGE 23. RUN THENCE N53°45'28"E ALONG SAID SOUTHEASTLY RIGHT-OF-WAY LINE A DISTANCE OF 278.00 FEET; THENCE LEAVING SAID SOUTHEASTLY RIGHT-OF-WAY LINE, RUN S89°54'59"E A DISTANCE OF 206.20 FEET; THENCE S87°52'01"E A DISTANCE OF 150.38 FEET TO THE EAST BOUNDARY OF TRACT 81 OF SAID ZEPHYRHILLS COLONY COMPANY LANDS AND SAID WEST RIGHT-OF-WAY LINE OF LANIER ROAD, RUN THENCE S02°07'59"W ALONG SAID EAST BOUNDARIES OF TRACTS 80 AND 81, AND SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 46.00 FEET TO THE POINT OF BEGINNING.

SCHEDULE B SECTION II
 TITLE EXCEPTIONS
 EXCEPTIONS 1, 2, 3, BCD, 4, 5, AND 8 CAN NOT BE PLOTTED.
 EXCEPTION 3A NUMEROUS ENCROACHMENTS OF EXISTING IMPROVEMENTS FROM PARENT PARCEL ENCRDACH INTO NEW PARCEL.
 EXCEPTION 4 EASEMENT FOR RIGHT OF WAYS AS SHOWN ON THE PLAT OF ZEPHYRHILLS COLONY COMPANY LANDS, PLAT BOOK 1, PAGE 2, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA ARE SHOWN ON THIS MAP.
 EXCEPTION 7 A INGRESS, EGRESS, DRAINAGE / & OR UTILITY EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 8397, PAGE 1370, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, IS SHOWN ON THIS MAP. THE EASEMENT LIES ON THE PARENT PARCEL AND DOES NOT ENCRDACH INTO THE NEW PARCEL.

CERTIFICATION:
 TO PALMETTO ZEPHYRHILLS - SR 54, LLC,
 GARDNER, BEST, WIENER, WADSWORTH, POWDEN, BUSH, DEE, LAVIA & WRIGHT, P.A.,
 FIDELITY NATIONAL TITLE INSURANCE COMPANY,
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2012 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, NO ITEMS FROM TABLE A THEREOF WERE REQUESTED. THE FIELD WORK WAS COMPLETED ON APRIL 9, 2015.

- SURVEYORS NOTES:
1. LAST DATE OF FIELD WORK APRIL 9, 2015.
 2. BEARINGS BASED ON THE SURVEY LINE OF STATE ROAD 54 ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR STATE ROAD NO. 54, STATE PROJECT NO. 14090-XXXX, PAGE 23, BEING N53°45'28"E AND LABELED AS BASIS OF BEARINGS ON THIS MAP.
 3. ELEVATIONS ARE BASED ON FLORIDA DEPARTMENT OF TRANSPORTATION BENCH MARK "BM 226", BEING A FOUND 4"x4" STANDARD F.D.O.T. CONCRETE MONUMENT WITH BRASS DISC, STAMPED BM 226. ELEVATION BEING 85.669 MGD. DATUM.
 4. THE PROPERTY IS LOCATED WITHIN ZONE "X" ACCORDING TO FEMA MAP NUMBER 12101C0451 F EFFECTIVE DATE SEPTEMBER 26, 2014.
 5. THIS SURVEY BASED ON FIDELITY NATIONAL TITLE INSURANCE COMPANY CUSTOMER REFERENCE: 15.2038 EFFECTIVE DATE: FEBRUARY 12, 2015 AT 8:00 A.M. PROPOSED INSURED PALMETTO ZEPHYRHILLS-SR 54, LLC.
 6. THE GROSS LAND AREA OF THE PROJECT PARCEL AS FIELD SURVEYED IS 7.804 ACRES. THE NEW PARCEL AREA IS 1.650 ACRES, THE NORTHERN REMAINING PARCEL IS 1.500 ACRES, AND THE SOUTHERN REMAINING PARCEL IS 4.654 ACRES.
 7. NUMEROUS UTILITIES APPEAR TO ENCRDACH ON PROJECT PARCEL. ELECTRICAL AND CABLE SERVICES TO THE PREVIOUS MOBILE HOME MODELS WERE OBSERVED ON SITE. STEMMALLS AND SIDEWALKS FROM THE PREVIOUS MOBILE HOME MODELS CENTER HAVE NOT BEEN DEMOLISHED.
 8. THIS PARCEL HAS AN EXISTING ENVIRONMENTAL RESOURCE PERMIT FROM THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT. PERMIT # 44016305.001 INTERCONNECTED STORM WATER FACILITIES LIE ACROSS BOTH THE NEW PARCEL AND THE REMAINING PARCELS TO THE NORTH AND SOUTH.
 9. NO EARTHWORK OR SOLID WASTE DUMPING WAS OBSERVED ON THE CREATED PARCELS.
 10. NO WETLANDS WERE OBSERVED ON THE CREATED PARCELS.
 11. NO UNDERGROUND ENCROACHMENTS WERE LOCATED. ALL FEATURES SHOWN ON THIS MAP WERE LOCATED FROM VISIBLE EVIDENCE.
 12. THE DEED DESCRIPTION METES AND BOUNDS DIMENSIONS FOR THE EXCEPTION PARCEL A & B, ON TRACTS 95, 96, AND 82 FALLS EAST OF THE RIGHT OF WAY LINE OF STATE ROAD 54 AS SURVEYED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION IN PROJECT NO. 14090-XXXX.
 13. (M) = MEASURED, (D) = DEED, (DR) = DEED BEARING ROTATED TO MAP BEARING BASE.
 14. NO CEMETERIES OR BURIAL GROUNDS WERE OBSERVED ON THE OVERALL PARCEL.
 15. THE TOPOGRAPHY SURVEY WAS PERFORMED FOR THE NEW PARCEL ONLY. ADDITIONAL FEATURES OUTSIDE THAT BOUNDARY ARE ONLY SHOWN FOR THE AFFECT THEY MIGHT HAVE ON THE DEVELOPMENT OF THAT NEW PARCEL.

CLIENT: PALMETTO-ZEPHYRHILLS-SR54, LLC	PROJECT:	SR 54 - ZEPHYRHILLS
	PROJECT NO.	1412
PROJECT:	BOUNDARY & TOPOGRAPHIC	SHEET
	ALTA/ACSM LAND TITLE SURVEY	1 OF 1
34832 STATE ROAD 54, ZEPHYRHILLS, FLORIDA 33541		
ALPHA ENGINEERING GROUP, INC. P.O. BOX 5229 LANTANA, FLORIDA 33462-8571 PHONE: (863) 646-8571 FAX: (863) 646-4977 CERTIFICATE OF AUTHORIZATION #7729		
DATE: 04/09/15	NO. 1	DESCRIPTION: REVISED BOUNDARY AT ENTRANCE & CHANGED LEGAL DESCRIPTION
DRAWN BY: REL4	APPROVED:	
CHECKED BY: REL3	DATE: 6/3/15	
SECTION: 18		
TOWNSHIP: 26 S		
RANGE: 21 E		