PASCO COUNTY, FLORIDA
INTEROFFICE MEMORANDUM

TO: Joaquin Servia
Development Review Manager

DATE: 08/10/15 FILE: PDD15-1552

SUBJECT: Subdivision Development Review – Preliminary Development Plan/Construction Plan, Stormwater Management Plan and Report – Modification - Park Place Phase 1 (Project No. RSD14-018) Recommendation: Approval with Conditions (Attachment No. 1)

FROM: Brad Tippin
Senior Development
Review Technician

REFERENCES: Land Development Code, Sections 300, Procedures; 403, Site Development; and 900, Development Standards; Comm. Dist.2; PDD15-1217

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

PROJECT DESCRIPTION:

Commission District:	The Honorable Theodore J. Schrader
Project Name:	Park Place Phase 1 (Epperson Ranch South MPUD)
Developer's Name:	Epperson Ranch, LLC
Location:	Southeast Pasco County, South of Overpass Road, North of Curley Road, Sections 27, 34 and 35, Township 25, Range 20 (Attachment No. 2)
Parcel ID Nos.:	34-25-20-0000-00100-0010 34-25-20-0000-00100-00A0 34-25-20-0000-00100-00B0 34-25-20-0000-00100-0000 27-25-20-0000-00200-0010 27-25-20-0000-00200-0020 35-25-20-0000-00300-0020 35-25-20-0000-00300-00B0
Land Use Classification:	RES-3 (Residential - 3 du/ga)
Zoning District:	MPUD Master Planned Unit Development

Acreage:	165.157 acres m.o.l. less 21.383 acres m.o.l. of roadway (Separate Submittal)
Number of Units:	368 Lots
Type of Unit:	Single-Family Detached
Water/Sewage:	Pasco/Pasco
Mobility Fee Assessment District:	B
Mobility Fee Collection/Benefit District:	3
Roads:	Public
Certificate of Capacity:	Initial - Previously Issued

DEVELOPER'S REQUEST:

The applicant/developer of Park Place Phase 1 is requesting approval of a modification to the Preliminary Development Plan/Construction Plan, Stormwater Management Plan and Report (Attachment No. 3). The modifications requested by the applicant/developer are as follows:

> "The requested modification pertains to the stormwater management design only. This modification is the result of the U.S. Army Corps of Engineers (USACE) ruling, where the USACE will no longer allow for the water quality treatment of stormwater runoff within the on-site wetlands. In order to comply with the USACE request, we have made the following modifications:
>
> 1. Convert Wetland WL-15 sump to Pond P-415.
> 2. Revise the alignment of Overpass Road west of the Phase 1 entrance road and adjust Ponds P-360 and P-410 accordingly.
> 3. Adjust the Pre- and Post-Developed ICPR model north boundary condition, near Elam Road, to more closely match the published Cypress Creek Watershed Study. This change was requested by Pasco County.

BACKGROUND AND FINDINGS OF FACT:

See Attachment No. 4

CONCURRENCY ANALYSIS:

An Initial Certificate of Capacity was issued for 371 single-family detached lots. School Concurrency expires June 10, 2018. All other facilities expire June 10, 2021. Any conditions required pursuant to the issuance of the certificate are attached to the Initial Certificate of Capacity (Attachment No. 5).

RECOMMENDATION:

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

ATTACHMENTS:

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

PLANNING AND DEVELOPMENT DEPARTMENT ACTION:

APPROVED

☐ B.C.C.
☐ D.R.C.
☐ ZSD

AMENDMENT ☑ P. D. D.

Pasco County

By: [signature] Date 8-12-15
For Substantial Compliance With
The Applicable Provisions of Pasco County
Land Development Regulations
And Their Intent

ATTACHMENT NO. 1 – Conditions of Approval
PARK PLACE PHASE 1 Modification
(F.K.A. EPPERSON RANCH PHASE 1)

Hard-Copy Site Development Permit

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

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

   b. A copy of the Southwest Florida Water Management District (SWFWMD) Permit and Plan. In the event the SWFWMD Permit and Plan require any changes to the County-approved plan, an amendment to the County-approved plan shall be submitted for review and approval prior to the issuance of the Site Development Permit. Any issued and approved modifications to SWFWMD ERP 43026769.003, ERP 43026736.004, ERP 43026736.005 shall be sent to the Planning and Development Department.

   c. Per section CON 1.3.11, Pasco County requires that all wetland encroachments be permitted and mitigated according to Chapters 62 and 40D-4 and Section 404 Clean Water Act and monitored by FDEP, SWFWMD and Army Corp of Engineers. Provide a copy of the permit(s) from the jurisdictions having authority for the removal of the wetland.

   d. The developer shall provide a copy of the issued gopher tortoise relocation permit and a copy of the after action report to Planning and Development and the County Biologist.

   e. A copy of all required State and Federal permits from the appropriate agencies, including drawings, plans, to include the ERP etc.

   f. National Pollutant Discharge Elimination System Permit/permit application. For projects over one (1) acre, the NPDES permit must be filed with FDEP.

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

Specific

2. All provisions and conditions of Rezoning Petition RZ7103, and any subsequent amendments, remain in full force and effect. It is the developer's responsibility to ensure that all conditions of RZ7103 applicable to this project are fully met.

3. Conditions of approval contained in Memorandum No. PDD15-1217 are hereby superseded by this approval.

4. Landscape buffers where Park Place Phase 1 abuts Overpass Road shall be installed by the applicant/developer during construction of Park Place Phase 1. Other landscape buffers are to be installed as shown in the approved construction plans.

5. Prior to the start of any activities to construct water, wastewater, or reclaimed water, as applicable, the owner/developer shall have approved by the Utilities Services Branch a Service Connection Application.

6. No fill material will be transported off-site.

7. The owner/developer shall extend the stormwater pipe connecting Ditch 163 and wetland 15 outside the right-of-way with the future Overpass Road extension.

8. Street names for the entire development have not been reserved. The owner/developer shall submit the appropriate documentation to Street Addressing for the approval of street names prior to the first record plat.

9. The jurisdictional wetland line and the upland buffer line shall be clearly field demarcated prior to any construction activities.

10. If construction activities are to begin within the Florida Sand Hill breeding season (January-July), preconstruction breeding season surveys shall be conducted at all appropriate/suitable wetland for the Florida Sandhill crane just prior to anticipated construction activities.

11. Preconstruction surveys for Sherman's fox squirrels shall be conducted during their breeding seasons (May to August and November through January). If nests are found, the FFWCC and the County Biologist shall be contacted for review and consultation to determine appropriate preconstruction conservation and mitigation measures.

12. Preconstruction surveys shall be conducted for southeastern American kestrels. If any are found, preservation and mitigation measures shall be proposed for impacts to habitats potentially utilized by southeastern American kestrels. All survey and habitat delineation methods as well as associated mitigation requirements should follow procedures as described in "Ecology and habitat protection needs of the southeastern American kestrel (Falco sparverius paulus) on large-scale development sites in Florida" (Stys, B. 1993, Florida Game and Fresh Water Fish Commission, Nongame Wildlife

Program, Technical Report No. 13). FFWCC and the Pasco County Biologist shall be contacted for review and consultation.

13. Preconstruction surveys for wood storks shall be conducted of the wetlands within the Epperson Ranch South project boundary. If any nesting/roosting is observed, a protection plan with be coordinated with USFWS, FFWCC, and the County Biologist.

14. 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. If any other listed species are observed on-site during construction activities all construction activities shall cease immediately and the FFWCC and the County Biologist shall be contacted to determine conservation and mitigation measures.

General

15. There shall be no driveway connections to Type 1 subdivision streets. All driveway cuts shall be installed to local streets and not collector streets.

16. The developer acknowledges that Pasco County will not be responsible for maintaining sidewalks and multiuse paths even if such sidewalks and multiuse paths are associated with a county maintained road. Maintenance of sidewalks and multiuse paths shall be the responsibility of Epperson Ranch LLC or its designee, or another entity other than Pasco County.

17. Prior to construction within areas designated as model/sales centers, recreational areas, and commercial areas, a detailed site plan conforming to all applicable requirements must be approved by the Planning and Development Department.

18. The developer acknowledges that any provisions of Pasco County ordinances and any rezoning conditions of approval not specifically waived shall be in full force and effect, including all impact/mobility fee ordinances. In the event ordinances/resolutions are adopted by the BCC including, but not limited to, solid waste, public safety, or wildlife, the developer shall be required to comply with such ordinances/resolutions.

19. The developer acknowledges that approval of this Preliminary Development Plan - Residential (PDP-R) does not establish vested rights with respect to construction of the project. Further, the developer acknowledges that no permit shall be issued or plat approved without the issuance of a Final Certificate of Capacity.

20. The developer acknowledges that per the Epperson Ranch South MPUD (RZ7103), in the absence of an approved pedestrian/bike path plan, pedestrian and bicycle facilities must be in compliance with the LDC.

21. The developer acknowledges that in accordance with the LDC, Section 1301, Concurrency, the Initial Certificate of Capacity shall expire as approved on the attached Concurrency Certificate.

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

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

24. The applicant/developer shall acknowledge that should Pasco County be required to institute legal proceedings in order to collect any funds under a guarantee document, the developer shall be responsible for attorney's fees and court costs incurred by the County in such action.

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

26. The developer(s) shall create a mandatory homeowners'/merchants' association/ Community Development District (CDD) in the form of a nonprofit corporation registered with the Secretary of State, State of Florida, or, where such association currently exists, proof of good standing shall be submitted and shall provide for the maintenance of all sidewalks, open space, drainage areas, common areas, buffer areas, preservation areas, recreation areas, under-drains, and other special purpose areas by the said association. Prior to platting the first unit or phase, homeowners'/merchants'/CDD documents, including Articles of Incorporation with proof of being filed with the Secretary of State, State of Florida, the bylaws, restrictive covenants and conditions, and all exhibits, shall be recorded in the Clerk and Comptroller's Office, Pasco County, Florida, and submitted to the Engineering Services Department, Survey Division, for review along with copies of instruments to be used to convey the above-mentioned areas to the said association.

27. All drainage areas, retention and detention ponds, flood mitigation areas, and preservation areas shall be shown on the construction plans as tracts and/or easements and shall be conveyed to the Epperson Ranch CDD. Maintenance responsibility will be that of the Epperson Ranch CDD. In the event the Epperson Ranch CDD fails to properly maintain any of these drainage easements/facilities, the County shall have the reasonable right, but not the obligation, to access and enter upon any drainage easement for the purpose of performing maintenance.

28. Neighborhood parks shall be maintained by the developer, a nonprofit homeowners' association, a Community Development District, or an open-space trust in accordance with Ordinance No. 02-26 as amended.

29. The total Park Place Phase 1 Neighborhood Park acreage (8.42 acres m.o.l.), Open Play acreage (0.92 acres m.o.l.), and Open Play dimension requirements (100' by 100' minimum) as designated on the approved Park Place Phase 1 plans are to be

maintained when planning/constructing future Neighborhood Park amenities and mail facilities within the Park Place Phase 1 project area.

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

31. The developer shall be required to comply with all applicable provisions of the adopted School Concurrency Ordinance and the requirements to provide for school capacity as mandated.

32. The applicant/developer acknowledges that the project must be platted within ten years of the original PDP-R approval. In the event that the applicant/developer does not comply with this provision, all plans related to the uncompleted portion of the PDP-R approval shall be deemed void, and approval shall be deemed withdrawn, unless an extension has been obtained from the County Administrator or designee prior to expiration of any of the time limits provided above. Any extension shall be applied for at least 60 days prior to expiration of any of the above time limits.

    In the event the PDP-R is voided, all subsequent submittals shall comply with regulations in effect at the time of the said resubmittals.

Construction Plan

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

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

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

36. No construction activities including: clearing, grading, grubbing shall occur within the Wetland Upland Buffer as depicted on the approved project Construction Plans.

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

38. Street name signs shall be nine inches on all road classifications. All signs shall have six-inch Series B letters. All street name signs on private roads shall be standard D3 street name signs with the colors reversed: white background with green letters and border. At intersections with County- or State-maintained roads, the County- or State-maintained road shall be green background with white letters and border.

39. For improvements within the County right-of-way with traffic-control devices, the applicant/developer shall submit to the Traffic Operations Division, "the submittal data form" for approval prior to the installation of any traffic-control devices within the County right-of-way.

40. All construction within Pasco County right-of-way will require a Right-of-Way Use Permit. The review and issuance of the Right-of-Way Use Permit shall be conducted in accordance with the LDC, Section 406.5, Right-of-Way Use Permit, and must be obtained prior to commencement of construction. The developer shall ensure that any improvements installed in rights-of-way are constructed to County standards.

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

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

43. A disclosure statement regarding the construction of all future roadways abutting and through the development shall be included in all sales contracts for residential and nonresidential sales within the development. This disclosure shall include the future roadway number of lanes, construction timing, and a map depicting the limits of the future roadway, if applicable.

44. The timing and phasing analysis previously submitted with the MPUD Master Planned Unit Development rezoning assumes the following land use:

    1,516 Single-Family detached, attached and multifamily units.

    Any development of land use that generates greater traffic impacts than those assumed shall require an updated traffic study utilizing a methodology approved by Pasco County. The DRC, BCC, or County Administrator or his designee, may impose additional conditions on the applicant or development based on the updated County-approved timing and phasing analysis. In the event the County eliminates its transportation concurrency requirements Countywide, and the developer relinquishes any right to opt-out of the County's mobility fee/timing and phasing system, this condition shall be eliminated administratively by the County.

43. Prior to approval of the first record plat containing any of the following improvements, or where platting is not required, prior to approval of the first construction plan for the

associated parcel or phase, the developer shall construct or bond in accordance with the LDC, the following site-access improvements, unless determined otherwise at the time of preliminary development plan review based on a subsequent access management analyses at the time of the associated preliminary development plan for that specific parcel or phase:

a. Curley Road and Residential Project Driveway A: Developer shall construct a full access connection to Project Driveway A with a northbound-to-westbound left-turn lane on Curley Road.

b. Overpass Road and Residential Project Driveway B/D: Developer shall construct a full access connection to Project Driveway B with an eastbound-to-southbound right-turn lane on Overpass Road.

c. Developer shall construct a full access connection to Project Driveway D with an eastbound-to-northbound left-turn lane on Overpass Road.

d. Overpass Road and Project Driveway C: Developer shall construct a full access connection to Project Driveway C and an eastbound-to-southbound right-turn lane on Overpass Road.

e. Elam Road and Project Driveway E: Developer shall construct a full access connection to Project Driveway E and an eastbound-to-southbound right-turn lane on Elam Road.

44. The Park Place Entrance Road (LRG14-022) was submitted under separate review. The faux bridge portion of Park Place Entrance Road, including pavers and approach slab(s), are to remain accessible to the general public and shall be maintained by Epperson Ranch CDD, HOA, or another entity other than Pasco County. All other road rights-of-way are to be public (owned and maintained by Pasco County) at the developer's request and acceptance by Pasco County. All sidewalks and roadway underdrains shall be maintained by Epperson Ranch CDD, HOA or another entity other than Pasco County.

45. 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.

Development Standards

46. The residential dimensional standards are as follows:

a. Minimum Lot Width of 45 Feet

b. Minimum Lot Depth of 115 Feet

c. Minimum Front-Yard Setback of 20 Feet

d. Minimum Front Facing Garage Setback of 25 Feet

e. Minimum Side-Yard Setback of 7.5 Feet

f. Minimum Rear-Yard Setback of 15 Feet

g. Maximum Total Lot Coverages (Principal and Accessory Structure) are as follows:

(1) 45 Foot Wide Lots: 80%

(2) 55, 65 and 75 Foot Wide Lots: 65%

h. Maximum Height of 35 Feet

Building Permit/Record Plat/Certificate of Occupancy

47. Unless required elsewhere within the conditions of approval, all conveyances shall occur at record plat or where record platting is not required, then construction site plan/construction plan approval, or within 90 days of the County's request, whichever occurs first. All conveyances shall include access easements, be in a form acceptable to the Real Estate Division, and be free and clear of all liens and encumbrances, including exemption from all covenants and deed restrictions.

48. Pursuant to Epperson Ranch South MPUD Condition of Approval number 19, "The County shall have the right to require specific deadlines for completion of construction for any portion of Overpass Road required to provide safe access to any increment at the time of PDP/PSP review and approval." Prior to the first record plat, construction of Overpass Road Phase 1 (LRG14-019, under separate review) is to be completed to county standards, and open to free flowing public traffic.

49. All open space, drainage areas, retention and detention ponds, recreation areas, common areas, buffer areas, and preservation areas shall be record platted as tracts and/or easements and shall be conveyed to a mandatory homeowners'/merchants'/ property owners' association/Community Development District (CDD). Maintenance responsibility will be that of the association.

50. The developer shall provide streetlights along all streets in accordance with the Land Development Code (LDC), Section 901.11, and the Pasco County Code of Ordinances, Chapter 94, Article II. Streetlight agreements for service from the serving utility shall be provided to the Engineering Services Department for review and acceptance prior to record platting. The streetlight plans shall include a certification by the engineer of record, electrical utility company, or other entity acceptable to the Engineering Services Department, that the streetlights will be in conformance with the American National Standard Practice for Roadway Lighting in accordance with the provisions of the Pasco

County Code of Ordinances, Chapter 94, Article II. Unless otherwise approved by the Utilities Services Branch, when the development is record platted, the development shall be included into a street lighting area. The street lighting plan shall be submitted in both hard copy and digital drawing file (formatted in AutoCAD, Arc/Info, or DXF drawing file format).

51. Per LDC 901.8.D, sidewalks shall be constructed prior to the issuance of a Certificate of Occupancy for the abutting dwelling unit. Along non-lot areas, sidewalks shall be constructed with the abutting infrastructure improvements or common areas, such as roads, utilities, drainage areas, landscape tracts, and neighborhood parks.

52. The following language will be added to the plat: Owner further does hereby grant, convey, warrant and dedicate to the County a Non-Exclusive Flow-Through Easement and reasonable right of access to ensure the free flow of water for general public drainage purposes over, through and under all private drainage easements or commonly owned property shown on this plat. In the event the Owner, the District or the Association [use the one(s) applicable] fails to properly maintain any private drainage easements/facilities preventing the free flow of water, the County shall have the reasonable right, but not the obligation, to access and enter upon any private drainage easement for the purpose of performing maintenance to ensure the free flow of water.

53. Unless otherwise approved by the Emergency Services Director, when the development is record platted, prior to the issuance of the first Building Permit, the development shall be included into a Pasco County Municipal Fire Service Taxing Unit to provide fire protection. The developer shall submit a petition for inclusion into the Pasco County Municipal Fire Service Taxing Unit at the time of record plat submission. In no case shall a Building Permit be issued until such a petition has been received by the Emergency Services Director.

54. The Engineer of Record shall provide to Pasco County signed and sealed, design calculations for each typical lot demonstrating compliance with Pasco County's drainage criteria. The typical site-grading plan shall identify elevations, grades, ground cover, allowable tolerances, and a quality-control plan addressing construction and post-construction phases. In addition, the Engineer of Record shall inspect the lot upon completion and complete the "as-built" certification prior to the issuance of the Certificate of Occupancy (CO) for the associated unit.

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

56. Prior to the issuance of the CO, the applicant/developer shall plant a minimum of two trees for lots of 6,050 square feet, three trees for lots of 7,475 square feet, and four trees on lots of 8,625 square feet.

57. A Registered Landscape Architect or other person as authorized by Chapter 481, Florida Statutes, as amended or other type of professional as approved by the County Administrator or designee shall conduct a final field inspection. A Certificate of Compliance shall be provided to the County and the owner prior to issuance of the CO.

58. Vehicular-access rights along the rear of all double frontage lots that abut roads within or adjoining the project shall be dedicated to Pasco County concurrent with final record platting for each phase of any increment or where no plat is required, prior to final site plan approval.

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

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

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

OWNER/DEVELOPER'S ACKNOWLEDGMENT:

The owner/developer acknowledges that he/she has read, understood, and accepted the above-listed conditions of approval.

_____ _____
Date Signature

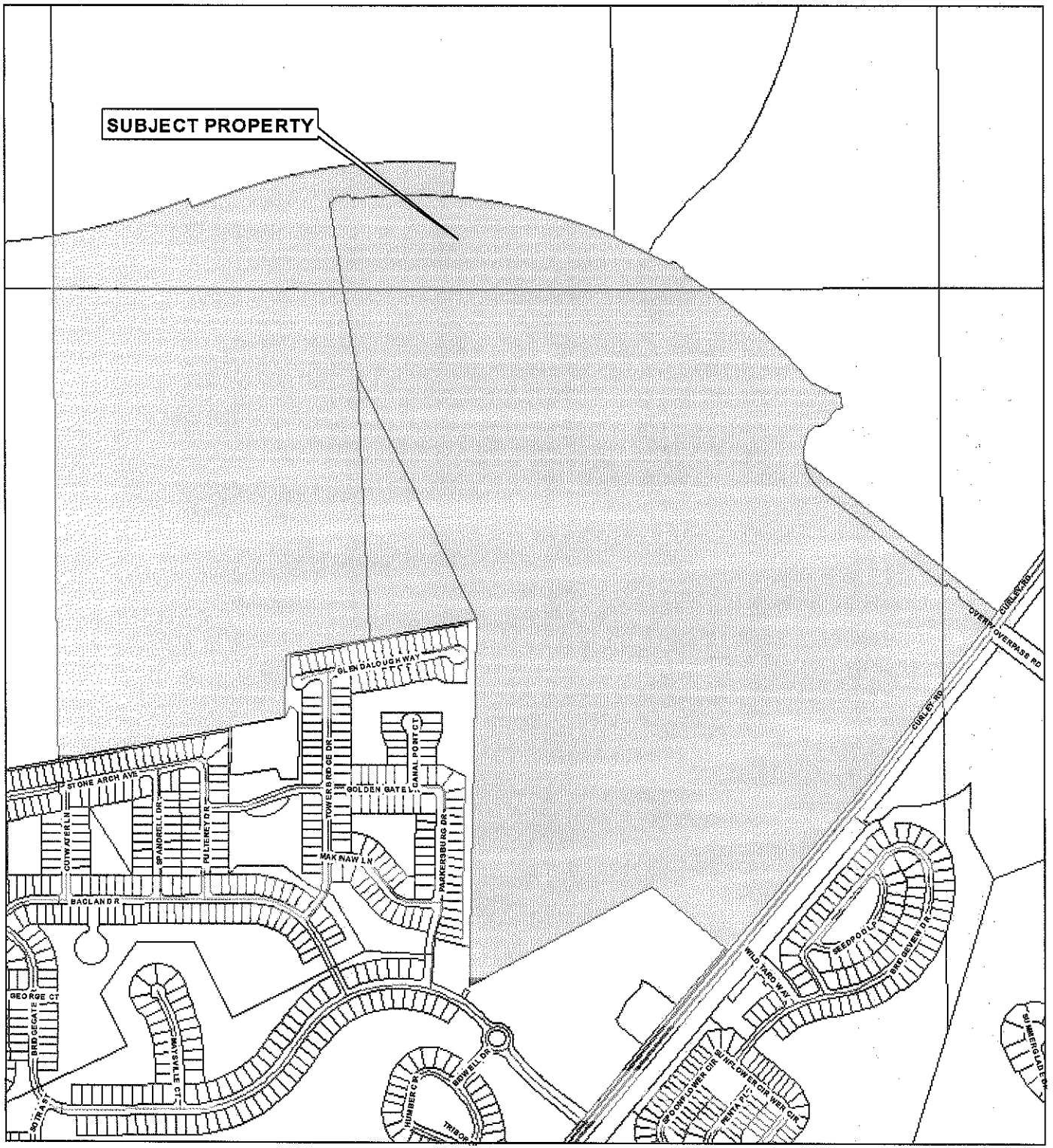
_____
Print Name

_____
Title

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ (date), by _____ (name of corporation acknowledging) a _____ (State or place of incorporation) corporation, on behalf of the corporation. He/she is personally known to me or who has produced _____ (type of identification) as identification.

Seal: _____
Notary



RSD14-018
Park Place Phase 1
(f.k.a. Epperson Ranch South Phase 1)
Epperson Ranch South MPUD
(RZ7103)

34 25 20 0000 00100 0010
34 25 20 0000 00100 00A0
34 25 20 0000 00100 00B0
34 25 20 0000 00100 0000
27 25 20 0000 00200 0010
27 25 20 0000 00200 0020
35 25 20 0000 00300 0020
35 25 20 0000 00300 00B0

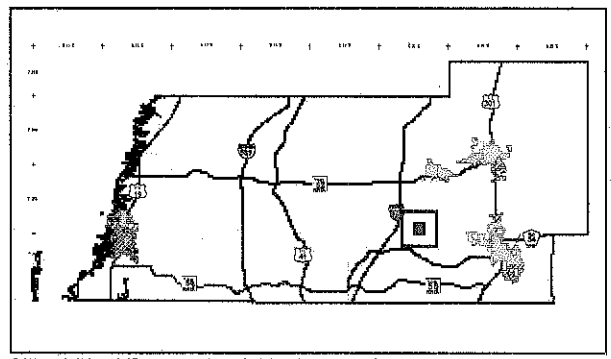
PHYSICAL ADDRESS:
NONE

TAZ - 269
COMMISSION DISTRICT: 1

SUBJECT PROPERTY

0 400 800
Feet

Pasco County GIS | 2/27/2015 | alkhuoria



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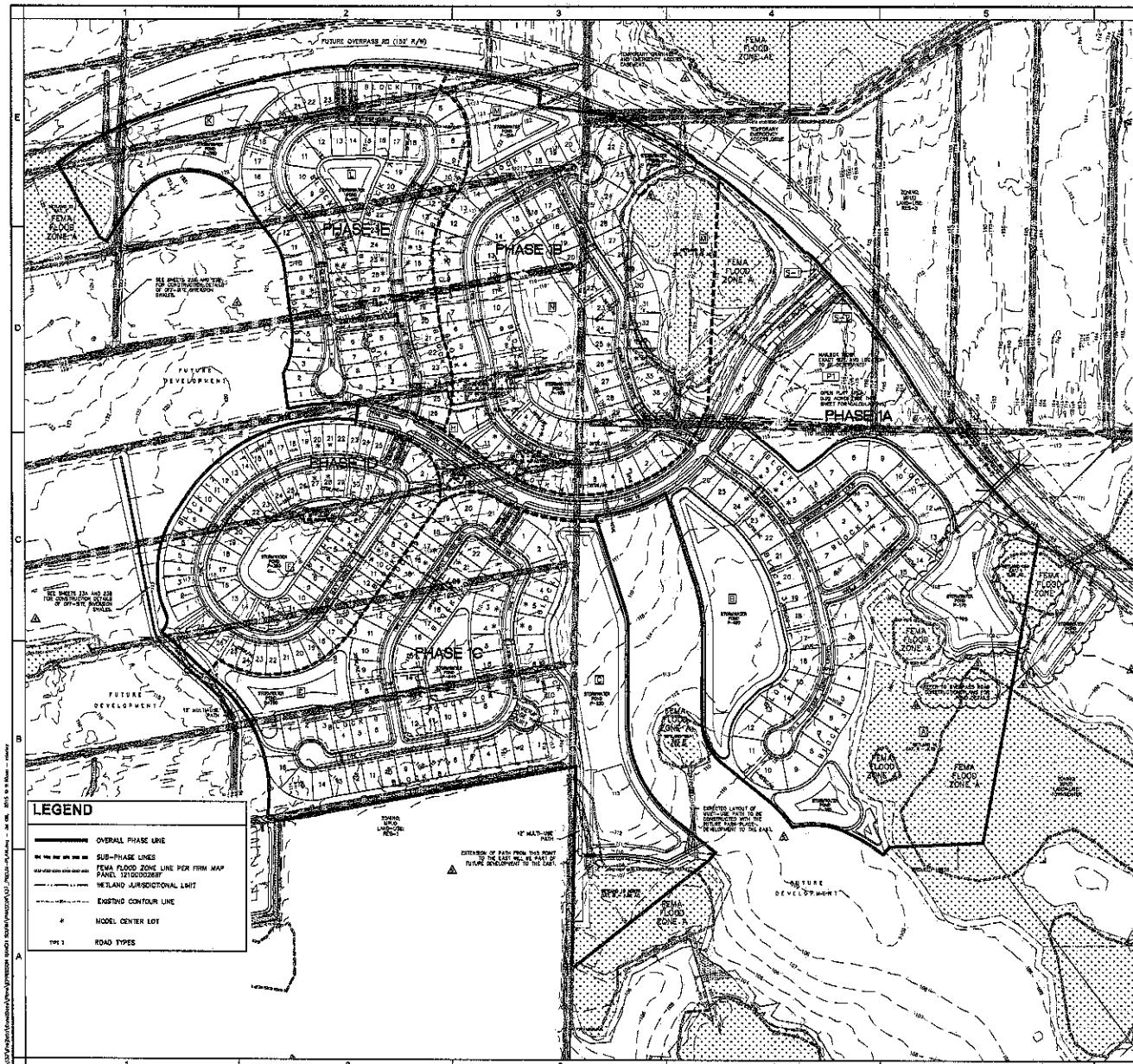

MODEL CENTER LOTS
389 LOTS X .10 = 38 LOTS

36 LOTS PROVIDED

PARK CALCULATIONS
388 LOTS X .01 = 3.88 ACRES REQUIRED
8.42 ACRES PROVIDED

OPEN PLAY AREA
3.88 ACRES X 0.25 = 0.92 ACRES

LAND USE SUMMARY (PHASE 1)	
TOTAL AREA:	199.092 AC
UPLAND AREA:	149.012 AC
WETLAND AREA:	18.06 AC
TOTAL UNITS:	388
GROSS DENSITY:	388/199.10 AC = 2.22 UN/AC
NET DENSITY:	388/147.93 AC = 2.49 UN/AC

N

0 100 200 400
SCALE FEET

PRELIMINARY PLAN GENERAL NOTES

REZONING HISTORY AND PROPERTY USE:

1. Epperson Ranch South is part of an approved Master Planned Unit Development (MPUD). The original Epperson Ranch MPUD Master Planned Unit Development conditions of approval and Master Development Plan Rezoning Petition No. 0859 as approved by the Pasco County Board of County Commissioners on July 14, 2009, is superseded by the Epperson Ranch South Rezoning Petition No. 7103, approved on November 11, 2014 by the Pasco County Board of County Commissioners.

TOPOGRAPHIC INFORMATION:

2. Elevations are based upon NAVD 88. Conversion from NGVD 29 to NAVD 88 = -0.03 ft.

UTILITIES INFORMATION:

3. Electrical service will be provided by Withlacoochee River Electric Cooperative (WREC).
4. Telephone and Cable television services will be provided by Bright House, Inc.
5. Water service and sanitary sewer service will be provided by Pasco County Utilities Services.
6. Fire protection and EMS services will be provided by Pasco County.
7. Fire protection for the proposed development will be from hydrants, with locations shown on construction plans.
8. Confirmation of available service and ability to provide service from respective providers will be forwarded to Pasco County Development Review Division upon receipt.
9. Street lighting will be provided within the proposed development by a street lighting taxing district or other approved entity. Plans shall be provided by the appropriate utility company.
10. A 10' utility easement will be provided adjacent to internal roadways.
11. All water and wastewater facilities will be installed in compliance with the County's "Standards for Design and Construction of Water, Wastewater, Reclaimed Water Facilities" manual.
12. Final locations of proposed utility easements are shown on the construction drawings and granted on the plat, when recorded. The minimum easement for water and sewer to be accepted by Pasco County is 15' or the utilities must be located within the right-of-way.

FLOOD PLAIN AND DRAINAGE INFORMATION:

13. Per the published FEMA Flood Insurance Rate Maps (FIRM), Community Panel Number 12101C0226F, dated September 26, 2014, the site lies within Floor Zone X (areas determined by FEMA to be outside the 0.2% annual chance floodplain), Flood Zone "AE" (areas determined by FEMA to be within the 1% annual chance floodplain – base flood elevations determined) and Flood Zone "A" (areas determined by FEMA to be within the 1% annual chance floodplain – base flood elevations not determined).
14. Stormwater management areas will be within dedicated drainage easements and will be shown on future construction plans and granted on the plat, when recorded. On-site wetlands and buffers will be within dedicated wetland conservation/drainage/buffer easements and will be granted on plats or by separate instruments.
15. Drainage non-net (post development) will be collected and directed via pipes and swales to stormwater management areas. Stormwater management areas will discharge to the existing wetland drainage system.
16. Conservation areas, stormwater management areas, parks, buffer easements and specific landscaping tracts will be owned and maintained by the Epperson Ranch C.D.D.
17. All stormwater pipes between lots shall be in storm drainage easements, which will be a 15'-wide minimum easement.

ROADWAYS:

18. All proposed roadways are to be public. No existing streets are within 200 feet of the project.
19. All road rights-of-way will be public (to be owned and maintained by Pasco County). All sidewalks and roadway underdrains will be maintained by Epperson Ranch CDD. All water and wastewater facilities within the public rights-of-way will be public and owned/maintained by Pasco County.
20. All roadway construction is to comply with the Manual of Uniform Minimum Standards, State of Florida, pursuant to 336.045 F.S.
21. Sidewalks are to be provided on both sides of all streets, as required in Section 901.8. of the County Land Development Code.

BUFFERING, LANDSCAPE CODE COMPLIANCE AND TREE PROTECTION/REPLACEMENT:

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

HISTORIC RESOURCES:

25. No known historic resources or sites exist on the subject property and none are identified by the Pasco County Comprehensive Plan. However, should any evidence of significant historic resources be discovered during construction activities, work shall cease and Pasco County and the State Department of Historic Resources will be promptly notified.

DEVELOPMENT STANDARDS:

26. Residential – refer to the Typical Lot Detail for all required min. lot sizes, building setbacks, etc.
27. Phasing – general development phasing is illustrated on the preliminary plan. Multiple construction phases are anticipated. Construction may be permitted out of numbered sequence provided that the appropriate infrastructure is made available by the Developer.
28. The developer may provide sidewalks in excess of the minimum County requirements. The sidewalks, as depicted in these documents, may be constructed similar to what is depicted, but in no case shall be constructed sidewalks be less than what is required by Code.
29. No existing stormwater/water/sewer facilities, easements, right-of-way or structures are on the site. The site does not lie within a hurricane evacuation zone.
30. There are no known existing structures on the site.
31. The total neighborhood park acreage (8.42 acres m.o.l.), open play dimension requirements (100' x 100' minimum) as designated on the approved plan are to be maintained when planning/constructing future Neighborhood Park amenities and mail facilities within Park Place Phase 1.

ALFONSO A. BELLUCCO
LICENSE
NO. 40844
STATE OF FLORIDA
PROFESSIONAL ENGINEER

DATE	DESCRIPTION
5-7-2015	THINGS/ADD TO PONDS #35, 100, 109
4-21-2015	REVISED PHASE 1B AND 2A, ADDED NOTE FOR EXTENSION OF MUTU-USE PATH
1-30-2015	REVISING PER PASCO CNTY COMMENTS
12-12-2014	REVISED PLAN PER PASCO COUNTY
02-25-2014	REVISED LOT PRELIMINARY CONFIGURATION

ISSUED FOR: EPPERSON RANCH, LLC
2958 PONCE DE LEON BLVD., SUITE 1000
CORAL GABLES, FL 33134
PHONE: (305) 285-8000

PROJECT NAME: PARK PLACE, PHASE 1
(aka EPPERSON RANCH SOUTH, PHASE 1)

SHEET NAME: PRELIMINARY PLAN

FLORIDA DESIGN CONSULTANTS, INC.
THINK IT. ACHIEVE IT.
707 N. FRANKLIN STREET, 6TH FLOOR, TAMPA, FLORIDA 33606
PHONE: (813) 252-1047 FAX: (727) 548-3548 WWW.FLDESIGN.COM C.A. NO. 7421

DATE	0207-0025
SCALE	1:57
DATE	MAY 2015
DRAWN BY	JD
REVIEW BY	TR
REVISION NO.	2
FIELD BOOK NO.	AG

SHEET 2 OF 63

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ATTACHMENT NO. 4 – BACKGROUND AND FINDINGS OF FACT
PARK PLACE PHASE 1
(F.K.A. EPPERSON RANCH PHASE 1)

BACKGROUND:

1. On November 6, 2014, the Board of County Commissioners (BCC) approved the abandonment of the Epperson Ranch DRI and approved rezoning of the previous Epperson Ranch DRI area into three Master Planned Unit Developments (MPUDs), EPCO North MPUD (RZ7104), Epperson Ranch South MPUD (RZ7103), and Epperson Ranch Town Center MPUD (RZ7102).

2. On June 10, 2015, the Planning and Development Department (PDD) approved with conditions the Preliminary Site Plan/Construction Plan, Stormwater Management Plan and Report for Park Place Phase 1 (PDD15-1217).

FINDINGS OF FACT:

3. Presently Epperson Ranch South MPUD site is under construction.

4. Presently the proposed Park Place Phase 1 project site is characterized as unimproved agricultural land.

5. The proposed Park Place Phase 1 project will be contained entirely within the Epperson Ranch South MPUD boundaries.

6. Park Place Phase 1 will be accessed via an extension of Overpass Road currently under separate review and Park Place Entrance Road currently under separate review.

7. The Epperson Ranch South MPUD has proposed 1,516 dwelling units with a mix of single-family detached and single-family attached (villas, tri-plexes, and townhouses).

8. The Park Place Phase 1 project proposes 368 single family detached lots.

9. The proposed Modification to the Park Place Phase 1 Preliminary Development Plan/Construction Plan and Stormwater Management Plan and Report was prepared by Florida Design Consultants, Inc., and consists of 64 sheets (numbered 1 through 63B) dated "May 2015." The sheets were last revised on July 8, 2015. The Plans were originally submitted to the Planning and Development Department on May 20, 2015 and final revisions were received on July 20, 2015.

10. The proposed Modification to the Park Place Phase 1 Preliminary Development Plan/Construction Plan and Stormwater Management Plan and Report was reviewed by the Planning and Development Department, and as conditioned has been determined to be consistent with the Pasco County Land Development Code, Sections 300, Procedures; 403, Site Development; and 900, Development Standards.

PCU# 04-102.06

INITIAL CERTIFICATE OF CAPACITY

REQUIRED FOR PRELIMINARY SITE PLANS, PRELIMINARY DEVELOPMENT PLANS, NONRESIDENTIAL SUBDIVISION, RESIDENTIAL SUBDIVISION INTO MORE THAN ONE DWELLING UNIT PER LOT, AND PUBLIC SCHOOL COMPREHENSIVE PLAN CONSISTENCY REVIEW
To Be Completed By Department Responsible for Approval Sought;

Complete Application (Date):	9/19/14	Certificate Completed by:	LAP/BEV
Parcel ID No(s):	34-25-20-0000-00100-0010; 00A0, 00B0, 0000; 27-25-20-0000-00200-0010; 0020; 35-25-20-0000-00300-0020-00B0		(attach survey if project includes portion of parcel)
Project Name:	EPPERSON RANCH SOUTH - PHASE 1	No:	RSD14-018
Applicant Name, Address, and Telephone Number:	EPPERSON RANCH, LLC C/O FLORIDA DESIGN CONSULTANTS, INC. - 813-414-5661 - ALFONSO A. BELLUCCIA, P.E.		
Job Site Address:	CURLEY RD-W. SIDE; SR54 - N. SIDE; I-75 - E. SIDE		

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

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

Approval Sought (Check All that apply):

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

Completed Certificate Must Be Attached to the Agenda Item and Approval Document

TYPE OF DEVELOPMENT

Number of Units	Unit Measure	Description
371	LOTS	S.F. DETACHED

Expiration (1300 LDC)		
All facilities (other than roads and schools) expire on:	6/10/2021	(6 yrs from issuance)
Roads(Only applies if project subject to transportation concurrency) Certificate of Capacity expires or is subject to additional review on: (click N/A if transportation concurrency does not apply)		or N/A ☑

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

Team B – Bev Trudell – 9/23/14 -lp

PCU# 04-102.06

Schools: Certificate of Capacity expires or is subject to additional review on:		6/10/18	or N/A ☐
Issuance Date:	6/10/15		

INITIAL CERTIFICATE OF CAPACITY

	Yes	No	Conditional Approval	Review Standards	Reviewed By & Authorized Signature/Date
Roads ☒ N/A	☐	☐	☐	LDC 1301.6.D and Chapter 7 Transportation Analysis	
Water/Water Supply (Utilities) or ☐	☐	☐	☒	LDC 1301.6.A and Chapter 10 Public Facilities Element	Mike Kirkpatrick 9/23/14
Sewer (Utilities) or ☐	☐	☐	☒	LDC 1301.6.A and Chapter 10 Public Facilities Element	Mike Kirkpatrick 9/23/14
Parks/Recreation(Parks) ☒ N/A	☐	☐	☐	LDC 1301.6.B and Chapter 5 Recreation and Open Space Element	
Solid Waste (Utilities) Or ☐	☐	☐	☒	LDC 1301.6.A and Chapter 10 Public Facilities Element	Mike Kirkpatrick 9/23/14
School or ~~☒ N/A~~	☐	☐	☐	LDC 1301.6.C & Chapter 8 Public School Facilities Element and School District Concurrency Implementation Procedures Manual	SEE ATTACHED

EPPERSON RANCH SOUTH - PHASE 1 Parcel ID # 34-25-20-0000-00100-0010; 00A0, 00B0, 0000; 27-25-20-0000-00200-0010; 0020; 35-25-20-0000-00300-0020-00B0 PCU# 04-102.06

Conditions of Approval for Water:

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

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

Conditions of Approval for Wastewater:

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

Team B – Bev Trudell – 9/23/14 -lp

PCU# 04-102.06

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

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

Conditions of Approval for Solid Waste:

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

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

Team B – Bev Trudell – 9/23/14 -lp

Pasco County Schools

Kurt S. Browning, Superintendent of Schools
7227 Land O' Lakes Boulevard • Land O' Lakes, Florida 34638

Department of Planning
Chris Williams, Director
11815 Tree Breeze Dr.
New Port Richey, FL 34654
727-774-7970 Fax: 727/ 794-7993
cwilliam@pasco.k12.fl.us

LETTER
PL-CDL-007-14/15

Concurrency Determination Letter

Project Information	
Project Name	Park Place Phase 1 (fka Epperson Ranch South Phase 1)
Project Location	South of Overpass Road and west of Curly Road
Parcel ID Numbers	34-25-20-0000-00100-0000, 34-25-20-0000-00100-0010, 34-25-20-0000-00100-00A0, 27-25-20-0000-00200-0010, 27-25-20-0000-00200-0020 (383 acres)
Property Owner/Developer	Epperson Ranch, LLC c/o Florida Design Consultants, Inc.
Applicant	Mike Lawson

School Concurrency Reservation			
CSA	Elementary CSA #2	Middle CSA #2	High CSA #2
Reserved Students	64	30	41
Comments:	371 Single Family Detached units		

The School District has determined that the Level of Service Standard for Public School Facilities has been met subject to the following condition(s). None

This School Concurrency Determination Letter shall reserve capacity for the above referenced project and shall confirm said project meets the School Concurrency requirements of Florida Statute 163.3180.

The School Concurrency Reservation shall expire three (3) years from date of issuance of the Initial Certificate of Capacity issued by the local government.

Chris Williams, Director of Planning

5/29/15
Date

cc: Ray Bonti, Executive Director for Support Services
Pasco County Planning and Development Department
File

Pasco County Schools

Kurt S. Browning, Superintendent of Schools
7227 Land O' Lakes Boulevard • Land O' Lakes, Florida 34638

Concurrency Determination Analysis

Project Name	Park Place Phase 1 (fka Epperson Ranch South Phase 1)	**Date**	29-May-15
Project Location	South of Overpass Road and west of Curly Road		
Parcel ID Numbers	34-25-20-0000-00100-0000, 34-25-20-0000-00100-0010, 34-25-20-0000-00100-00A0, 27-25-20-0000-00200-0010, 27-25-20-0000-00200-0020 (383 acres)		
Property Owner/Developer	Epperson Ranch, LLC c/o Florida Design Consultants, Inc.		
Applicant	Mike Lawson		

Student Impacts		**Student Generation Rates**			**Students Generated**			
Housing Unit Type	**# Units**	**Elementary School**	**Middle School**	**High School**	**Elementary School**	**Middle School**	**High School**	**Totals**
Single Family Detached	371	0.17	0.08	0.11	64	30	41	135
Single Family Attached	0	0.09	0.04	0.05	0	0	0	0
Multi-Family	0	0.09	0.04	0.05	0	0	0	0
Totals	371				64	30	41	135

Level Of Service Impacts							
Concurrency Service Area	**Total CSA Capacity***	**2016-2017 Total Demand**	**LOS**	**Student Impact**	**Enrollment with impact**	**LOS w/ impact**	**Available/Deficit of Capacity**
Elementary CSA 2	10,090	7,937	78.7%	64	8,001	79.3%	2,153
Middle CSA 2	9,731	7,936	81.6%	30	7,966	81.9%	1,795
High CSA 2	13,477	10,810	80.2%	41	10,851	80.5%	2,667

***CSA Capacity Based on LOS of 115% for Elementary and Middle Schools and 105% for High Schools**

School Impacts					
School	**Capacity**	**2016-2017 Projected Enrollment**	**Percent of Capacity**	**Enrollment with Proposed Development**	**Percent of Capacity with Proposed Development**
Wesley Chapel Elementary	613	527	86%	591	96%
Weightman Middle	974	1,170	120%	1,200	123%
Wesley Chapel High	1,482	1,612	109%	1,653	112%

PARK PLACE, PHASE 1

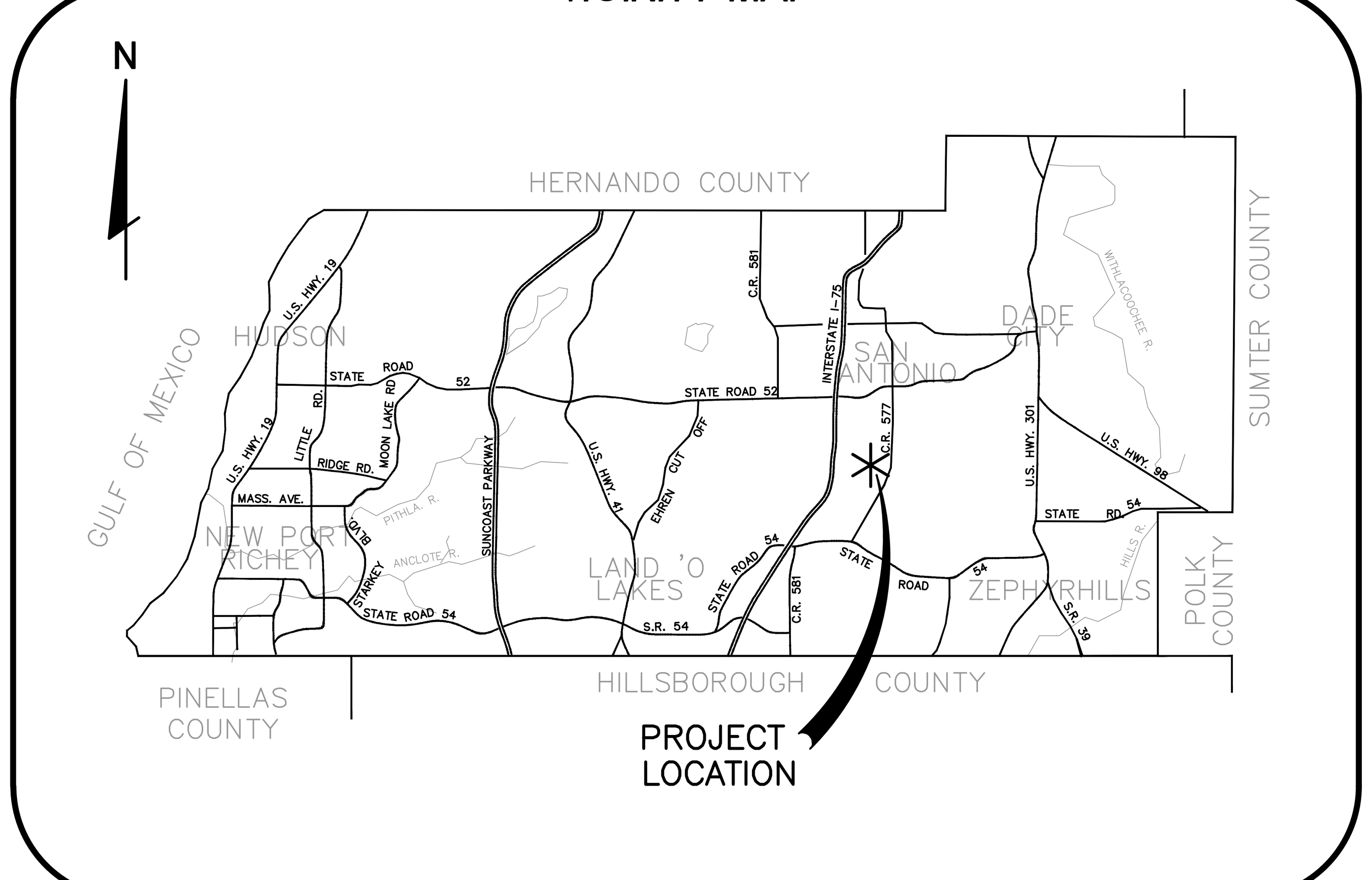
(aka EPPERSON RANCH SOUTH, PHASE 1)

PRELIMINARY, CONSTRUCTION AND STORMWATER MANAGEMENT PLANS

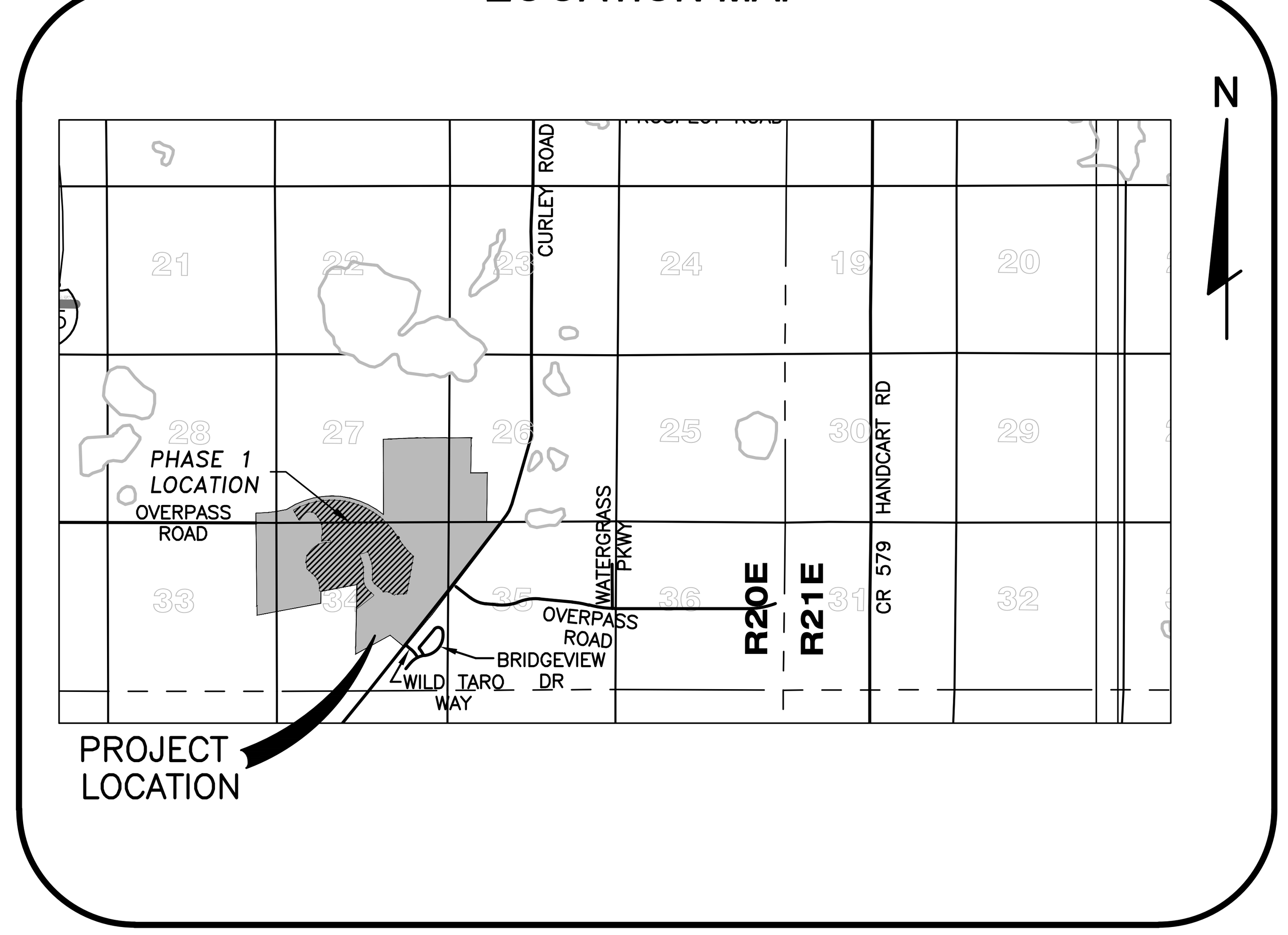
SECTIONS 27 & 34, TOWNSHIP 25 SOUTH, RANGE 20 EAST

PASCO COUNTY, FLORIDA

VICINITY MAP



LOCATION MAP



DRAWING INDEX

SHEET	TITLE
1	COVER SHEET
2	PRELIMINARY PLAN
2A	TRACT BOUNDARY LIMITS
3	GENERAL NOTES
4	ROADWAY SECTIONS AND LOT DETAILS
5	OVERALL PLAN WITH AERIAL
6	EXISTING CONDITIONS AND DEMOLITION
7	HORIZONTAL CONTROL PLAN
8	OVERALL CONCEPTUAL ROADWAY PLAN
9-10	OVERALL DRAINAGE AND STORMWATER POLLUTION PREVENTION PLAN
* 11	OVERALL UTILITY PLAN
12-23B	PAVING, GRADING, AND DRAINAGE PLAN
24	EMERGENCY ACCESS ROAD PLAN
* 25-34	UTILITY PLAN
35-36	INTENTIONALLY OMITTED
37-42	ROADWAY PROFILES
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56	INTENTIONALLY OMITTED
* 57-59	UTILITY DETAILS
60	INTENTIONALLY OMITTED
61-62	LANDSCAPE PLAN AND DETAILS
63	WETLAND IMPACT AREA PLAN
63A-63B	MITIGATION PLAN AND DETAILS

* SHEETS OMITTED FROM SWFWMD SUBMITTAL

ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 1988 DATUM. TO CONVERT TO NGVD 1929 DATUM, ADD 0.83'.

REVISION NOTE:
THE PROJECT GRADES (INCLUDING ALL PROPOSED INFRASTRUCTURE) HAS BEEN LOWERED APPROXIMATELY ONE FOOT. FOR CLARITY PURPOSES, THESE CHANGES TO THE PHASE 1 PLANS ARE NOT CLOUDED.

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

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

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

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF THOSE CERTAIN PROPERTIES AS DESCRIBED IN OFFICIAL RECORDS BOOK 7697, PAGE 1396 AND OFFICIAL RECORDS BOOK 7767, PAGE1467, BOTH OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, LYING WITHIN SECTIONS 27 AND 34, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE S89°50'27"E, ALONG THE SOUTH LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 26 (BEING THE BASIS OF BEARINGS FOR THIS LEGAL DESCRIPTION), FOR 1,310.64 FEET TO THE SOUTHEAST CORNER OF SAID WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 26; THENCE S89°40'12"E, ALONG THE SOUTH LINE OF THE EAST 1/2 OF SAID SOUTHWEST 1/4 OF SECTION 26, FOR 526.47 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF CURLEY ROAD (COUNTY ROAD 577); THENCE LEAVING SAID SOUTH LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 26, S37°33'31"W, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF CURLEY ROAD (COUNTY ROAD 577), FOR 2,600.17 FEET; THENCE LEAVING SAID WESTERLY RIGHT- OF-WAY LINE OF CURLEY ROAD (COUNTY ROAD 577), N52°26'10"W, FOR 1,385.85 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,564.00 FEET, A CENTRAL ANGLE OF 04°09'03", AN ARC LENGTH OF 185.75 FEET, AND A CHORD BEARING N50°21'38"W FOR 185.70 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT LINE, SAME BEING THE POINT OF BEGINNING; THENCE S10°22'13"W, FOR 1,200.23 FEET; THENCE S87°29'43"W, FOR 359.65 FEET; THENCE S38°47'49"W, FOR 38.51 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, WITH A RADIAL BEARING OF S38°47'49"W, HAVING A RADIUS OF 661.00 FEET, A CENTRAL ANGLE OF 14°09'54", AN ARC LENGTH OF 163.42 FEET, AND A CHORD BEARING N58°17'08"W FOR 163.00 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHERLY; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 317.00 FEET, A CENTRAL ANGLE OF 38°41'32", AN ARC LENGTH OF 214.07 FEET, AND A CHORD BEARING N84°42'51"W FOR 210.03 FEET, TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, WITH A RADIAL BEARING OF S57°45'18"W, HAVING A RADIUS OF 392.00 FEET, A CENTRAL ANGLE OF 18°38'07", AN ARC LENGTH OF 127.50 FEET, AND A CHORD BEARING N41°33'46"W FOR 126.94 FEET, TO THE POINT OF TANGENT; THENCE N50°52'49"W, FOR 247.92 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 195.00 FEET, A CENTRAL ANGLE OF 51°07'20", AN ARC LENGTH OF 173.99 FEET, AND A CHORD BEARING N25°19'09"W FOR 168.27 FEET TO THE POINT OF TANGENT; THENCE N00°14'31"E, FOR 349.36 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 567.00 FEET, A CENTRAL ANGLE OF 18°03'40", AN ARC LENGTH OF 178.73 FEET, AND A CHORD BEARING N08°47'19"W FOR 177.99 FEET TO THE POINT OF TANGENT; THENCE N17°49'09"W, FOR 368.66 FEET, TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE WITH A RADIAL BEARING OF S30°50'43"E, HAVING A RADIUS OF 630.00 FEET, A CENTRAL ANGLE OF 26°03'09", AN ARC LENGTH OF 286.46 FEET, AND A CHORD BEARING S72°10'51"W, FOR 284.00 FEET, TO THE POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE S17°49'09"E, FOR 368.66 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 283.00 FEET, A CENTRAL ANGLE OF 18°03'40", AN ARC LENGTH OF 89.21 FEET, AND A CHORD BEARING S08°47'19"E FOR 88.84 FEET TO THE POINT OF TANGENT; THENCE S00°14'31"W, FOR 349.36 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 479.00 FEET, A CENTRAL ANGLE OF 51°07'20", AN ARC LENGTH OF 427.39 FEET, AND A CHORD BEARING S25°19'09"E FOR 413.35 FEET TO THE POINT OF TANGENT; THENCE S50°52'49"E, FOR 203.62 FEET; THENCE S39°07'11"W, FOR 39.24 FEET; THENCE S51°54'58"W, FOR 669.97 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY LINE OF BRIDGEWATER PHASE 4, AS RECORDED IN PLAT BOOK 51, PAGE 1 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE N01°13'33"E, ALONG SAID EASTERLY LINE OF BRIDGEWATER PHASE 4, FOR 774.88 FEET TO THE NORTHEAST CORNER OF BRIDGEWATER PHASE 4; THENCE S79°27'51"W, ALONG THE NORTHERLY LINE OF SAID BRIDGEWATER PHASE 4, FOR 1,158.23 FEET TO THE NORTHWEST CORNER OF SAID BRIDGEWATER PHASE 4; THENCE LEAVING SAID NORTHERLY LINE OF BRIDGEWATER PHASE 4, N80°01'49"W, FOR 48.49 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE WESTERLY; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, WITH A RADIAL BEARING OF N80°01'49"W, HAVING A RADIUS OF 551.00 FEET, A CENTRAL ANGLE OF 57°39'48", AN ARC LENGTH OF 554.54 FEET, AND A CHORD BEARING N18°51'43"W FOR 531.43 FEET, TO THE POINT OF TANGENT; THENCE N47°41'37"W, FOR 192.37 FEET; THENCE N50°03'12"W, FOR 113.52 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE EASTERLY; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, WITH A RADIAL BEARING OF N73°27'15"E, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 53°58'05", AN ARC LENGTH OF 23.55 FEET, AND A CHORD BEARING N10°26'17"E FOR 22.69 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 63°21'04", AN ARC LENGTH OF 66.34 FEET, AND A CHORD BEARING N05°44'48"E FOR 63.01 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 25°28'28", AN ARC LENGTH OF 133.38 FEET, AND A CHORD BEARING N13°11'30"W FOR 132.29 FEET, TO THE POINT OF TANGENT; THENCE N00°27'16"W, FOR 27.87 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 395.00 FEET, A CENTRAL ANGLE OF 35°00'49", AN ARC LENGTH OF 241.38 FEET, AND A CHORD BEARING N17°03'08"E FOR 237.65 FEET TO THE POINT OF TANGENT; THENCE N34°33'32"E, FOR 75.32 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 690.00 FEET, A CENTRAL ANGLE OF 62°33'41", AN ARC LENGTH OF 753.41 FEET, AND A CHORD BEARING N65°50'22"E FOR 716.54 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE N07°07'13"E, FOR 60.00 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, WITH A RADIAL BEARING N07°07'13"E, HAVING A RADIUS OF 750.00 FEET, A CENTRAL ANGLE OF 20°48'14", AN ARC LENGTH OF 272.32 FEET, AND A CHORD BEARING S86°43'05"W, FOR 270.83 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE N06°49'09"W, FOR 136.94 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE WESTERLY; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, WITH A RADIAL BEARING OF N63°21'46"W, HAVING A RADIUS OF 332.00 FEET, A CENTRAL ANGLE OF 33°48'28", AN ARC LENGTH OF 195.90 FEET, AND A CHORD BEARING N09°44'00"E FOR 193.07 FEET, TO THE POINT OF TANGENT; THENCE N07°10'14"W, FOR 215.17 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 273.00 FEET, A CENTRAL ANGLE OF 36°02'18", AN ARC LENGTH OF 171.71 FEET, AND A CHORD BEARING N25°11'23"W FOR 168.90 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 337.00 FEET, A CENTRAL ANGLE OF 16°47'01", AN ARC LENGTH OF 98.72 FEET, AND A CHORD BEARING N34°49'01"W FOR 98.36 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 267.00 FEET, A CENTRAL ANGLE OF 120°57'40", AN ARC LENGTH OF 563.68 FEET, AND A CHORD BEARING N86°54'21"W FOR 464.68 FEET TO THE POINT OF TANGENT; THENCE S32°36'49"W, FOR 175.49 FEET; THENCE N57°23'11"W, FOR 33.74 FEET; THENCE N29°37'31"W, FOR 325.45 FEET; THENCE N57°14'50"E, FOR 44.10 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,214.00 FEET, A CENTRAL ANGLE OF 07°18'29", AN ARC LENGTH OF 282.40 FEET, AND A CHORD BEARING N60°54'04"E, FOR 282.21 FEET TO THE POINT OF INTERSECTION WITH A NON TANGENT LINE; THENCE S19°00'00"E, FOR 4.06 FEET; THENCE N71°00'00"E, FOR 273.42 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 3,283.00 FEET, A CENTRAL ANGLE OF 07°19'11", AN ARC LENGTH OF 419.42 FEET, AND A CHORD BEARING N74°39'36"E, FOR 419.14 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,214.00 FEET, A CENTRAL ANGLE OF 23°51'26", AN ARC LENGTH OF 921.88 FEET, AND A CHORD BEARING S85°31'27"E, FOR 915.24 FEET TO THE POINT OF INTERSECTION WITH A NON TANGENT LINE; THENCE S04°07'10"W, FOR 70.34 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE WITH A RADIAL BEARING OF S04°30'57"W, HAVING A RADIUS OF 3,083.00 FEET, CENTRAL ANGLE OF 05°31'34", AN ARC LENGTH OF 297.35 FEET, AND A CHORD BEARING S82°43'16"E, FOR 297.24 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE WITH A RADIAL BEARING OF S24°24'46"W, HAVING A RADIUS OF 2,214.00 FEET, A CENTRAL ANGLE OF 19°41'17", AN ARC LENGTH OF 760.77 FEET, AND A CHORD BEARING S55°44'36"E, FOR 757.04 FEET TO THE POINT OF TANGENT; THENCE S45°53'58"E, FOR 144.84 FEET; THENCE N44°06'02"E, FOR 8.00 FEET TO THE POINT OF INTERSECTION WITH A NON TANGENT CURVE, CONCAVE SOUTHWESTERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE WITH A RADIAL BEARING OF S44°06'02"W, HAVING A RADIUS OF 2,436.00 FEET, A CENTRAL ANGLE OF 14°56'08", AN ARC LENGTH OF 635.00 FEET, AND A CHORD BEARING S38°25'54"E, FOR 633.20 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,564.00 FEET, A CENTRAL ANGLE OF 17°19'17", AN ARC LENGTH OF 775.14 FEET, AND A CHORD BEARING S39°37'28"E FOR 772.19 FEET, TO THE POINT OF BEGINNING.

CONTAINING 7,234,982 SQUARE FEET OR 166.092 ACRES, MORE OR LESS. *

* NOTE: THIS ACREAGE INCLUDES THE 21.383 ACRES OF THE PARK PLACE ENTRANCE ROAD (PASCO COUNTY PERMIT APPLICATION No. LRG14-022) PLANS.

ALFONSO A. BELLUCCIA — LICENSE NO. 40044 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

NO.	DATE	REVISIONS	APP'D BY
6	5-19-2015	REVISED DESCRIPTION AND DRAINAGE BASIN AREAS, STRUCTURES PER USACE COMMENTS	
5	2-3-2015	REVISED DRAINAGE STRUCTURE SUMMARY PER SWFWMD COMMENTS	
4	1-23-2015	REVISED SHEET TITLE PER PASCO CNTY COMMENTS	
3	12-12-2014	REVISED SHEET TITLE AND GREENBOOK REFERENCE.	
2	12-12-2014	REVISED SHEET TITLE.	
1	12-12-2014	REVISED - SEE NOTE THIS SHEET	AB

JOB NO. 0597-0025
EPN 137
DATE May 2015
DESIGNED JD — DRAWN TR
CHECKED AB — Q.C.

DESIGNED FOR
EPPERSON RANCH, LLC
2502 ROCKY POINT DRIVE, SUITE 1050
TAMPA, FLORIDA 33607
PHONE: (813) 288-8078

PROJECT NAME
PARK PLACE, PHASE 1 (aka EPPERSON RANCH SOUTH, PHASE 1)

SHEET NAME
COVER SHEET

FLORIDA DESIGN CONSULTANTS, INC.
— THINK IT. ACHIEVE IT. —
707 N. FRANKLIN STREET, 6TH FLOOR, TAMPA, FLORIDA 34655
PHONE: (800) 532 - 1047 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM C.A. NO. 7421

APPROVED by the Planning and Development Department 08/10/2015 PDD15-1552

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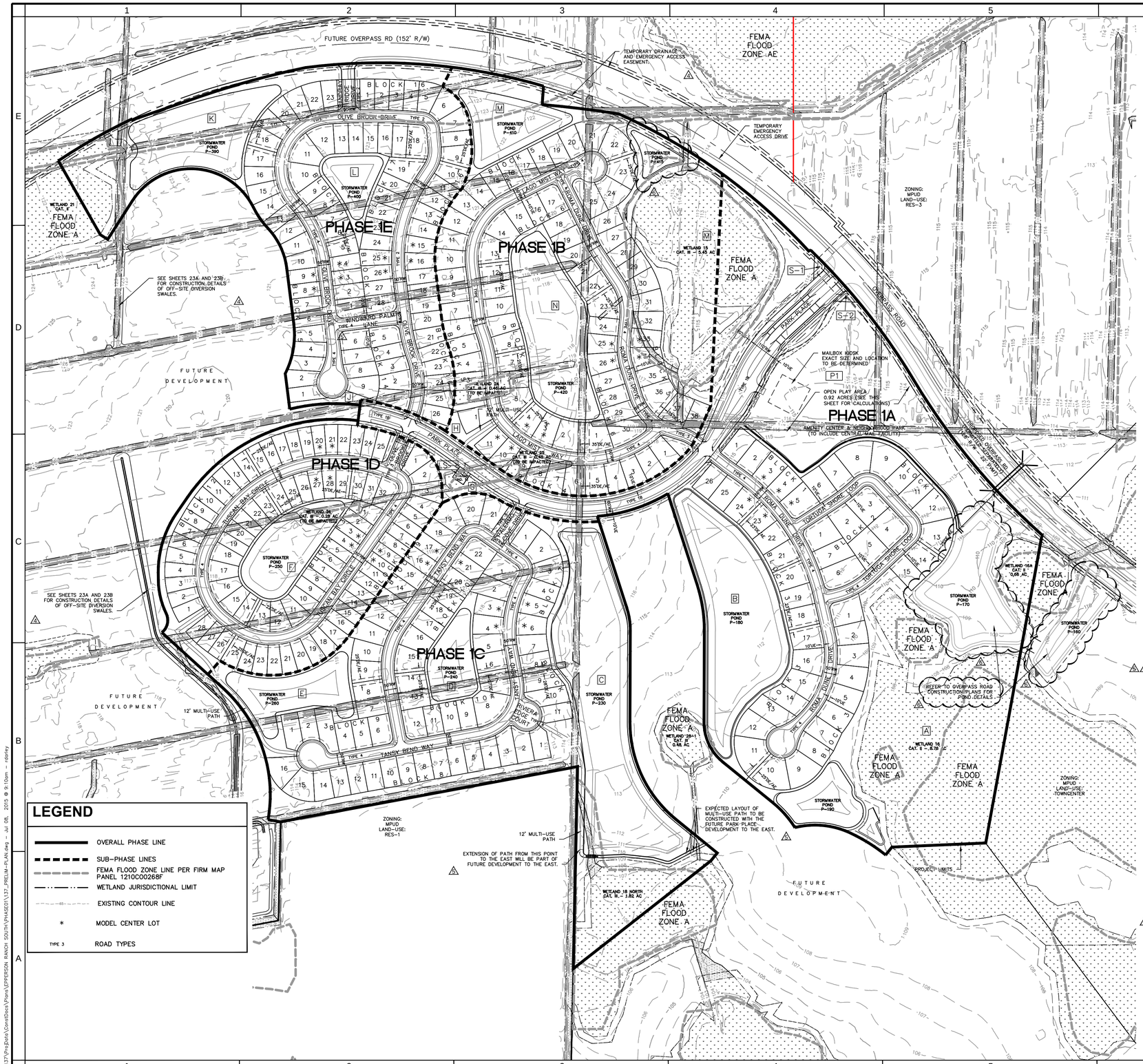

MODEL CENTER LOTS
368 LOTS X .10 = 36 LOTS

36 LOTS PROVIDED

PARK CALCULATIONS
368 LOTS X .01 = 3.68 ACRES REQUIRED
8.42 ACRES PROVIDED

OPEN PLAY AREA
3.68 ACRES X 0.25 = 0.92 ACRES

LAND USE SUMMARY (PHASE 1)	
TOTAL AREA:	166.092 AC
UPLAND AREA:	148.012 AC
WETLAND AREA:	18.08 AC
TOTAL UNITS:	368
GROSS DENSITY:	368/166.10 AC = 2.22 UN/AC
NET DENSITY:	368/147.23 AC = 2.49 UN/AC

N

0 100 200 400 FEET

PRELIMINARY PLAN GENERAL NOTES

REZONING HISTORY AND PROPERTY USE:

1. Epperson Ranch South is part of an approved Master Planned Unit Development (MPUD). The original Epperson Ranch MPUD Master Planned Unit Development conditions of approval and Master Development Plan Rezoning Petition No. 6859 as approved by the Pasco County Board of County Commissioners on July 14, 2009, is superceded by the Epperson Ranch South Rezoning Petition No. 7103, approved on November 11, 2014 by the Pasco County Board of County Commissioners.

TOPOGRAPHIC INFORMATION:

2. Elevations are based upon NAVD 88. Conversion from NGVD 29 to NAVD 88 = −0.83 ft.

UTILITIES INFORMATION:

3. Electrical service will by provided by Withlacoochee River Electric Cooperative (WREC).

4. Telephone and Cable television services will be provided by Bright House, Inc.

5. Water service and sanitary sewer service will be provided by Pasco County Utilities Services.

6. Fire protection and EMS services will be provided by Pasco County.

7. Fire protection for the proposed development will be from hydrants, with locations shown on construction plans.

8. Confirmation of available service and ability to provide service from respective providers will be forwarded to Pasco County Development Review Division upon receipt.

9. Street lighting will be provided within the proposed development by a street lighting taxing district or other approved entity. Plans shall be provided by the appropriate utility company.

10. A 10' utility easement will be provided adjacent to internal roadways.

11. All water and wastewater facilities will be installed in compliance with the County's "Standard for Design and Construction of Water, Wastewater, Reclaimed Water Facilities" manual.

12. Final locations of proposed utility easements are shown on the construction drawings and granted on the plat, when recorded. The minimum easement for water and sewer to be accepted by Pasco County is 15' or the utilities must be located within the right-of-way.

FLOOD PLAIN AND DRAINAGE INFORMATION:

13. Per the published FEMA Flood Insurance Rate Maps (FIRM), Community Panel Number 12101C0268F, dated September 26, 2014, the site lies within Flood Zone X (areas determined by FEMA to be outside the 0.2% annual chance floodplain), Flood Zone "AE" (areas determined by FEMA to be within the 1% annual chance floodplain – base flood elevations determined) and Flood Zone "A" (areas determined by FEMA to be within the 1% annual chance floodplain – base flood elevations not determined).

14. Stormwater management areas will be within dedicated drainage easements and will be shown on future construction plans and granted on the plat, when recorded. On-site wetlands and buffers will be within dedicated wetland conservation/drainage/buffer easements and will be granted on plats or by separate instruments.

15. Drainage run-off (post development) will be collected and directed via pipes and swales to stormwater management areas. Stormwater management areas will discharge to the existing wetland drainage system.

16. Conservation areas, stormwater management areas, parks, buffer easements and specific landscaping tracts will be owned and maintained by the Epperson Ranch C.D.D.

17. All stormwater pipes between lots shall be in storm drainage easements, which will be a 15'-wide minimum easement.

ROADWAYS:

18. All proposed roadways are to be public. No existing streets are within 200 feet of the project.

19. All road rights-of-way will be public (to be owned and maintained by Pasco County). All sidewalks and roadway underdrains will be maintained by Epperson Ranch CDD. All water and wastewater facilities within the public rights-of-way will be public and owned/maintained by Pasco County.

20. All roadway construction is to comply with the Manual of Uniform Minimum Standards, State of Florida, pursuant to 336.045 F.S.

21. Sidewalks are to be provided on both sides of all streets, as required in Section 901.8. of the County Land Development code.

BUFFERING, LANDSCAPE CODE COMPLIANCE AND TREE PROTECTION/REPLACEMENT:

22. Development will comply with the Tree Protection and Landscaping ordinances as set forth in the Land Development Code except where relief from the Code has been provided by alternate standards or variance request.

23. No buffer shall encroach into the clear sight triangle as defined in Section 200 of the Pasco County Land Development Code.

24. Tree replacement data and landscape plan are provided as part of this plan set submittal.

HISTORIC RESOURCES:

25. No known historic resources or sites exist on the subject property and none are identified by the Pasco County Comprehensive Plan. However, should any evidence of significant historic resources be discovered during construction activities, work shall cease and Pasco County and the State Department of Historic Resources will be promptly notified.

DEVELOPMENT STANDARDS:

26. Residential – refer to the Typical Lot Detail for all required min. lot sizes, building setbacks, etc.

27. Phasing – general development phasing is illustrated on the preliminary plan. Multiple construction phases are anticipated. Construction may be permitted out of numerical sequence provided that the appropriate infrastructure is made available by the Developer.

28. The developer may provide sidewalks in excess of the minimum County requirements. The sidewalks, as depicted in these documents, may be constructed similar to what is depicted, but in no case shall the constructed sidewalks be less than what is required by Code.

29. No existing stormwater/water/sewer facilities, easements, right-of-way or structures are on the site. The site does not lie within a hurricane excavation zone.

30. There are no known existing structures on the site.

31. The total neighborhood park acreage (8.42 acres m.o.l.), open play dimension requirements (100' x 100' minimum) as designated on the approved plan are to be maintained when planning/constructing future Neighborhood Park amenities and mail facilities within Park Place Phase 1.

ALFONSO A. BELLUCCI
LICENSE NO. 40044
STATE OF FLORIDA
PROFESSIONAL ENGINEER

JOB NO.	0597-0025
SITE	137
DATE	May 2015
DESIGNED	JD
DRAWN	TR
CHECKED	AB

NO.	DATE	REVISIONS
1	5-17-2015	REVISIONS TO PONDS 415, 160, 170
2	4-17-2015	REVISED NOTE 19 AND 31, ADDED NOTE FOR EXTENSION OF MUTI-USE PATH
3	1-23-2015	REVISIONS PER PASCO CNTY COMMENTS
4	12-12-2014	REVISED PLANS PER PASCO COUNTY COMMENTS.
5	12-12-2014	REVISED LOT AND ROADWAY CONFIGURATION PER CLIENT.

DESIGNED FOR
EPPERSON RANCH, LLC
2502 ROCKY POINT DRIVE, SUITE 1050
TAMPA, FLORIDA 33607
CONTACT: (813) 273-8003

PROJECT NAME
PARK PLACE, PHASE 1
(aka EPPERSON RANCH SOUTH, PHASE 1)

SHEET NAME
PRELIMINARY PLAN

FLORIDA DESIGN CONSULTANTS, INC.
— THINK IT. ACHIEVE IT. —
707 N. FRANKLIN STREET, 6TH FLOOR, TAMPA, FLORIDA 33655
PHONE: (800) 532 - 1047 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM C.A. NO. 7421

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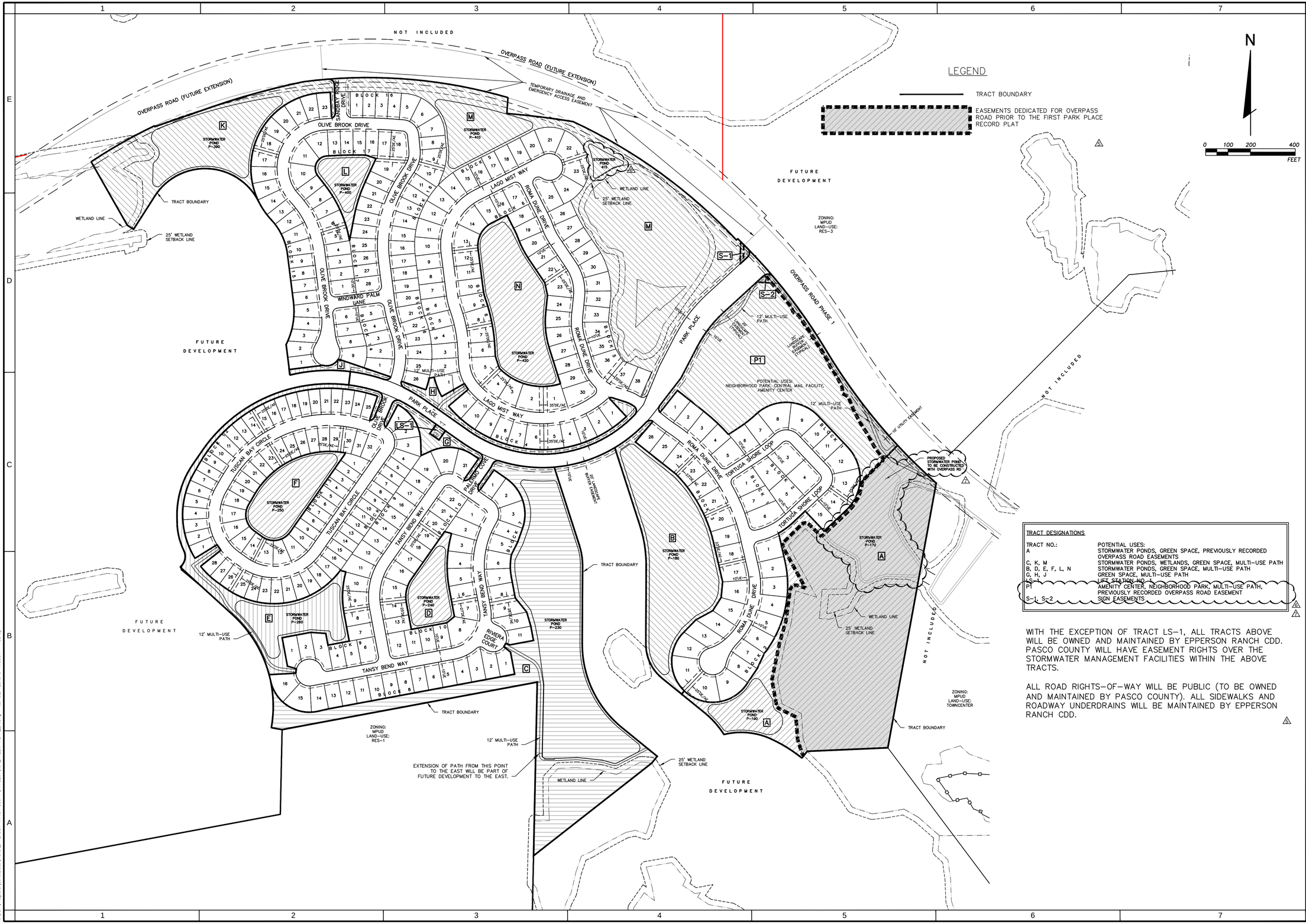

TRACT DESIGNATIONS	
TRACT NO.:	POTENTIAL USES:
A	STORMWATER PONDS, GREEN SPACE, PREVIOUSLY RECORDED OVERPASS ROAD EASEMENTS
C, K, M	STORMWATER PONDS, WETLANDS, GREEN SPACE, MULTI-USE PATH
B, D, E, F, L, N	STORMWATER PONDS, GREEN SPACE, MULTI-USE PATH
G, H, J	GREEN SPACE, MULTI-USE PATH
LS-1	LIFT STATION NO. 1
P1	AMENITY CENTER, NEIGHBORHOOD PARK, MULTI-USE PATH, PREVIOUSLY RECORDED OVERPASS ROAD EASEMENT
S-1, S-2	SIGN EASEMENTS

WITH THE EXCEPTION OF TRACT LS-1, ALL TRACTS ABOVE WILL BE OWNED AND MAINTAINED BY EPPERSON RANCH CDD. PASCO COUNTY WILL HAVE EASEMENT RIGHTS OVER THE STORMWATER MANAGEMENT FACILITIES WITHIN THE ABOVE TRACTS.

ALL ROAD RIGHTS-OF-WAY WILL BE PUBLIC (TO BE OWNED AND MAINTAINED BY PASCO COUNTY). ALL SIDEWALKS AND ROADWAY UNDERDRAINS WILL BE MAINTAINED BY EPPERSON RANCH CDD.

A. TONSOA BELLUCCI
LICENSE NO. 40044
STATE OF FLORIDA
PROFESSIONAL ENGINEER

JOB NO.	SCALE	DRAWN	CHECKED
0597-0025	137	JD	AB
DATE	DESIGNED	TR	
May 2015			

NO.	DATE	REVISIONS
1	7-08-2015	REVISED TRACT BOUNDARY FOR TRACT A AND P1
2	5-19-2015	REVISED TRACT DESIGNATION P1, PONDS 170 AND 415 UPDATED
3	4-17-2015	REVISED TRACT DESIGNATION NOTES AND SHOW OVERPASS ROAD EASEMENTS, ADD (PUBLIC) ROAD DESIGNATIONS
4	1-23-2015	ADDED SHEET PER PASCO CNTY COMMENTS

DESIGNED FOR
EPPERSON RANCH, LLC
2502 ROCKY POINT DRIVE, SUITE 1050
TAMPA, FLORIDA 33607
PHONE: (813) 289-0200

PROJECT NAME
PARK PLACE, PHASE 1
(aka EPPERSON RANCH SOUTH, PHASE 1)

SHEET NAME
TRACT BOUNDARY LIMITS

FLORIDA DESIGN CONSULTANTS, INC.
THINK IT. ACHIEVE IT.
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GENERAL NOTES

1. ALL ELEVATIONS ARE BASED ON NAVD–1988 DATUM.
2. ALL OPEN/DISTURBED AREAS TO BE SODDED. AREAS WHERE SOD IS REQUIRED SHALL BE SAND GROWN AND STAKED AS NECESSARY TO PREVENT DISPLACEMENT. SODDED SLOPES GREATER THAN A 4:1 SLOPE SHALL BE PEGGED.
3. ELECTRICAL SERVICE WILL BE PROVIDED BY WITHLACOOCHEE RIVER ELECTRIC COOP., INC. (WREC).
4. TELEPHONE SERVICE WILL BE PROVIDED BY VERIZON.
5. THE DEVELOPER SHALL PROVIDE STREETLIGHTS ALONG ALL STREETS IN ACCORDANCE WITH THE LAND DEVELOPMENT CODE (LDC), SECTION 610, AND THE PASCO COUNTY CODE OF ORDINANCES, CHAPTER 94, ARTICLE II. STREETLIGHT AGREEMENTS FOR SERVICE FROM THE SERVING UTILITY SHALL BE PROVIDED TO THE ENGINEERING SERVICES DEPARTMENT FOR REVIEW AND ACCEPTANCE PRIOR TO RECORD PLATTING. THE STREETLIGHT PLANS SHALL INCLUDE A CERTIFICATION BY THE ENGINEER OF RECORD, ELECTRICAL UTILITY COMPANY, OR OTHER ENTITY ACCEPTABLE TO THE ENGINEERING SERVICES DEPARTMENT, THAT THE STREET LIGHTS WILL BE IN CONFORMANCE WITH THE AMERICAN NATIONAL STANDARD PRACTICE FOR ROADWAY LIGHTING IN ACCORDANCE WITH THE PROVISIONS OF THE PASCO COUNTY CODE OF ORDINANCES, CHAPTER 94, ARTICLE II. UNLESS OTHERWISE APPROVED BY THE UTILITIES SERVICES BRANCH, WHEN THE DEVELOPMENT IS RECORD PLATTED, THE DEVELOPMENT SHALL BE INCLUDED INTO A STREET LIGHTING AREA. THE STREET LIGHTING PLAN SHALL BE SUBMITTED IN BOTH HARD COPY AND DIGITAL DRAWING FILE (FORMATTED IN AUTOCAD, ARC/INFO, OR DXF DRAWING FILE FORMAT). (6)
6. PROPOSED DRAINAGE EASEMENTS AND UTILITY EASEMENTS SHALL BE GRANTED ON THE PLAT WHEN RECORDED. PONDS SHALL BE WITHIN DRAINAGE EASEMENTS. THE WETLANDS SHALL BE WITHIN WETLAND CONSERVATION EASEMENTS.
13. PER THE PUBLISHED FEMA FLOOD INSURANCE RATE MAPS (FIRM), COMMUNITY PANEL NUMBER 12101C0268F, DATED SEPTEMBER 26, 2014, THE SITE LIES WITHIN FLOOD ZONE X (AREAS DETERMINED BY FEMA TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), FLOOD ZONE "AE" (AREAS DETERMINED BY FEMA TO BE WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN – BASE FLOOD ELEVATIONS DETERMINED) AND FLOOD ZONE "A" (AREAS DETERMINED BY FEMA TO BE WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN – BASE FLOOD ELEVATIONS NOT DETERMINED).
14. CONSERVATION AREAS, DETENTION PONDS AND BUFFER EASEMENTS SHALL BE OWNED AND MAINTAINED BY A HOME OWNERS ASSOCIATION, COMMUNITY DEVELOPMENT DISTRICT OR SOME OTHER APPROVED ENTITY OTHER THAN PASCO COUNTY.
15. THE CONTRACTOR SHALL NOT ENTER UPON OR IN ANY WAY ALTER ANY WETLAND AREAS, EXCEPT AS AUTHORIZED BY THE APPROPRIATE ENVIRONMENTAL PERMIT. ALL WORK IN THE VICINITY OF OPEN WATER OR WETLANDS SHALL BE PERFORMED IN COMPLIANCE WITH ANY AND ALL PERMITS.
16. ALL TREES WITHIN PROPOSED INGRESS/EGRESS EASEMENT, RIGHT OF WAYS AND DRAINAGE EASEMENTS MAY BE REMOVED.
17. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN THE VICINITY OF TREES TO REMAIN AND IS RESPONSIBLE FOR ANY DAMAGE RESULTING FROM HIS WORK.
18. BURN AREAS, IF PERMITTABLE, SHALL BE LIMITED TO PROPOSED PONDS AS DIRECTED BY THE OWNER OR HIS AUTHORIZED REPRESENTATIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING AND BEING IN COMPLIANCE WITH THE APPROPRIATE BURN PERMIT(S).
19. EXCESS FILL MATERIAL IS NOT ANTICIPATED ON THIS PROJECT.
20. NO BUFFER SHALL ENCROACH INTO THE CLEAR SITE TRIANGLE, AS DEFINED IN SECTION 200 OF THE PASCO COUNTY LAND DEVELOPMENT CODE, SO AS TO BLOCK CLEAR SITE VISIBILITY. ALL CLEAR–SITE AREAS SHALL BE KEPT FREE OF ANY SIGNAGE, PLANTINGS, TREES, ETC. IN EXCESS OF THREE–AND–A–HALF (3 1/2) FEET IN HEIGHT.
21. THE LOCATION OF EXISTING UTILITIES ARE APPROXIMATE AS SHOWN AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF THE UTILITIES PRIOR TO CONSTRUCTION IN THEIR VICINITY. THE CONTRACTOR SHALL NOTIFY ALL CONCERNED PUBLIC AGENCIES AND UTILITY COMPANIES IN THE AREA BEFORE BEGINNING CONSTRUCTION, INCLUDING "SUNSHINE" AT 811.
22. PRIOR TO BEGINNING WORK, THE CONTRACTOR SHALL EXPOSE ALL EXISTING UTILITIES TO BE EXTENDED, CONNECTED TO, OR CROSSED FOR VERIFICATION OF THEIR LOCATION AND ELEVATION. ANY CONFLICTS SHALL BE BROUGHT TO THE ENGINEERS ATTENTION AND BE SATISFACTORILY RESOLVED BY THE CONTRACTOR.
23. BUILDING SETBACKS ARE PER THE EPPERSON RANCH PRODUCT TYPE SCHEDULE APPROVED IN THE MPUD, AND VARY PER PRODUCT TYPE AND SIZE.

55'/65'/75' SINGLE FAMILY DETACHED	
FRONT	20 FEET MIN. (25' GARAGE)
REAR	15' FEET MIN.
SIDE	7.5' FEET MIN.

24. ALLOWABLE PAVEMENT WIDTHS IN PASCO COUNTY:

TYPE	PAVEMENT WIDTH
TYPE 1B	24'
TYPE 2	24'
TYPE 3	22'
TYPE 4	20'

25. IN ACCORDANCE WITH SECTION 905.2.D.6 OF THE PASCO COUNTY LAND DEVELOPMENT CODE, DRAINAGE AREAS THAT ABUT ROAD RIGHT–OF–WAYS SHALL BE PLANTED WITH TREES SELECTED FROM THE TREE LIST AT A RATE OF(1) ONE TREE PER (50) FIFTY LINEAR FEET OF POND BANK. TREES MAY BE PLANTED IN GROUPS IN ACCORDANCE WITH THE APPROVED TREE PLAN.
26. 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 FOUNDATIONS 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 BEING FOUND ON THE SITE.
27. THE ROADWAY DESIGN SPEED OF THIS PROJECT IS 25 MPH UNLESS OTHERWISE NOTED.
28. IF, DURING CONSTRUCTION ACTIVITIES, ANY EVIDENCE OF STATE AND FEDERALLY PROTECTED PLANT AND/OR ANIMAL SPECIES, OTHER THAN THOSE SUBJECT TO ALREADY ISSUED PERMITS, ARE DISCOVERED, WORK SHALL COME TO AN IMMEDIATE STOP, AND PASCO COUNTY SHALL BE NOTIFIED WITHIN TWO WORKING DAYS OF THE PLANT AND/OR ANIMAL SPECIES BEING FOUND.
29. 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.
30. THE ARCHITECT/ENGINEER CERTIFIES THAT THE SITE HAS BEEN DESIGNED IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT.
31. 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.
32. THE OWNER/DEVELOPER ACKNOWLEDGES THAT THE SITE AND ITS SUBSEQUENT BUILDING PERMITS SHALL COMPLY WITH ALL REZONING/MPUD CONDITIONS.
33. ALL STRUCTURES, INCLUDING BUFFER WALLS, RETAINING WALLS, SIGNAGE, ETC. REQUIRE SEPARATE BUILDING PERMITS.
34. THE CONTRACTOR SHALL CHECK PLANS FOR CONFLICTS AND DISCREPANCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE OWNER'S ENGINEER OF ANY CONFLICT BEFORE PERFORMING ANY WORK IN THE AFFECTED AREA.
35. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND, THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED BY THE CONTRACTOR CALLED FOR IN CONTRACT.
36. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS OF THE VARIOUS GOVERNMENTAL AGENCIES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, AND SCHEDULE INSPECTIONS ACCORDING TO AGENCY INSTRUCTION.
37. ALL WORK PERFORMED SHALL COMPLY WITH THE REGULATIONS AND ORDINANCES OF THE VARIOUS GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK.
38. 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. (4) (6)
39. CONTRACTOR SHALL SUBMIT FOR REVIEW TO THE OWNER'S ENGINEER SHOP DRAWINGS ON ALL PRECAST AND MANUFACTURED ITEMS. FAILURE TO OBTAIN ENGINEERS COMMENTS BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT CONTRACTOR'S EXPENSE.
40. REPAIR AND REPLACEMENT OF ALL PRIVATE AND PUBLIC PROPERTY AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING CONDITIONS UNLESS SPECIFICALLY EXEMPTED BY THE PLANS.
41. (4) CONTRACTOR SHALL VERIFY THE LENGTHS OF ALL PIPE PRIOR TO BIDDING AND INSTALLATION. NO EXTRAS WILL BE APPROVED FOR ADDITIONAL PIPE LUMP SUM CONTRACTS EXCEPT AS A RESULT FROM PLAN CHANGES.
42. ADJUSTMENTS OF INLETS, JUNCTION BOXES, MANHOLE TOPS, WATER VALVES, WATER METERS, ECT. SHALL BE INCLUDED IN THE CONTRACTOR'S BID AND NO CLAIM SHALL BE MADE AGAINST THE OWNER OR ENGINEER FOR THESE ADJUSTMENTS, IF REQUIRED.
43. IT WILL BE NECESSARY TO EXAMINE, COORDINATE AND ADJUST ACCORDINGLY THE PROPOSED LOCATIONS OF THE VARIOUS COMPONENTS OF THE SITE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SUBMIT COORDINATION DRAWINGS SHOWING PIPE SIZES, STRUCTURES, AND ELEVATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SCHEDULING AND COORDINATION OF THE ALL UNDERGROUND WORK ASSOCIATED WITH THIS PROJECT
44. UPON COMPLETION OF THE LAND DEVELOPMENT CONSTRUCTION, A PROFESSIONAL ENGINEER SHALL PROVIDE A CERTIFICATION TO PASCO COUNTY THAT THE PROJECT, INCLUDING EACH PAD AREA, COMPLIES WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL/GEOLOGICAL ENGINEERING REPORT.

SAFETY

1. DURING THE CONSTRUCTION AND MAINTENANCE OF THIS PROJECT, ALL SAFETY REGULATIONS ARE TO BE ENFORCED. THE CONTRACTOR OR HIS HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE CONTROL AND SAFETY OF THE TRAVELING PUBLIC AND THE SAFETY OF HIS PERSONNEL.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRACING, SHEETING OR SHORING AS NECESSARY. DEWATERING TRENCHES SHALL BE KEPT DRY WHILE PIPE AND APPURTENANCES ARE BEING PLACED.
3. LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY OSHA IN THE FEDERAL REGISTER OF THE DEPARTMENT OF TRANSPORTATION.
4. CONTRACTOR SHALL PROVIDE AND MAINTAIN ITS OWN SAFETY EQUIPMENT IN ACCORDANCE WITH ITS HEALTH & SAFETY PROGRAM AND ALL OTHER APPLICABLE LEGAL AND HEALTH AND SAFETY REQUIREMENTS. THE CONTRACTOR IS ALSO RESPONSIBLE FOR PROVIDING ITS EMPLOYEES AND SUB CONTRACTORS WITH ADEQUATE INFORMATION AND TRAINING TO ENSURE THAT ALL EMPLOYEES AND SUB CONTRACTORS AND SUB CONTRACTOR'S EMPLOYEES COMPLY WITH ALL APPLICABLE REQUIREMENTS. CONTRACTOR SHALL REMAIN IN COMPLIANCE WITH ALL OCCUPATION SAFETY AND HEALTH REGULATIONS AS WELL AS THE ENVIRONMENTAL PROTECTION LAWS. THE FOLLOWING IS NOT TO BE PERCEIVED AS THE ENTIRE SAFETY PROGRAM BUT JUST BASIC REQUIREMENTS.
5. ALL EXCAVATIONS BY THE CONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF THE DEPARTMENT OF LABOR'S OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION RULES AND REGULATIONS. PARTICULAR ATTENTION MUST BE PAID TO THE CONSTRUCTION STANDARDS FOR EXCAVATIONS, 29 CFR PART 1926, SUBPART P.
6. THE MINIMUM STANDARDS AS SET FORTH IN THE CURRENT EDITION OF "THE STATE OF FLORIDA, MANUAL ON TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS" SHALL BE FOLLOWED IN THE DESIGN APPLICATION, INSTALLATION, MAINTENANCE AND REMOVAL OF ALL TRAFFIC CONTROL DEVICES, WARNING DEVICES AND BARRIERS NECESSARY TO PROTECT THE PUBLIC AND WORKMEN FROM HAZARDS WITHIN THE PROJECT LIMITS.
7. ALL TRAFFIC CONTROL MARKINGS AND DEVICES SHALL CONFORM TO THE PROVISIONS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES PREPARED BY THE U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION.
8. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY AND ENFORCE ALL APPLICABLE SAFETY REGULATIONS. THE ABOVE INFORMATION HAS BEEN PROVIDED FOR THE CONTRACTOR'S INFORMATION ONLY AND DOES NOT IMPLY THAT THE OWNER OR ENGINEER WILL INSPECT AND/OR ENFORCE SAFETY REGULATIONS.
9. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES AND SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE UTILITY COMPANIES PRIOR TO CONSTRUCTION TO OBTAIN FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES. CALL SUNSHINE ONE AT 811.
10. THE CONTRACTOR'S MAINTENANCE OF TRAFFIC PLAN MUST BE SUBMITTED TO AND APPROVED BY, THE APPROPRIATE GOVERNMENTAL AGENCIES PRIOR TO BEGINNING ANY CONSTRUCTION.

EROSION/TURBIDITY CONTROL

1. ALL COSTS ASSOCIATED WITH ADDITIONAL TURBIDITY EROSION CONTROL ARE INCIDENTAL TO THE DEWATERING COSTS OR THE ITEM THAT REQUIRES THE DEWATERING.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REQUIREMENTS CONTAINED IN NPDES EROSION AND SEDIMENTATION CONTROLS INCLUDING ALL REPORTING AND MAINTENANCE REQUIREMENTS UNTIL SUCH TIME AS THE PROJECT INFRASTRUCTURE IS ACCEPTED BY PASCO COUNTY.
3. THE INSTALLATION OF TEMPORARY EROSION CONTROL BARRIERS SHALL BE COORDINATED WITH THE CONSTRUCTION OF THE PERMANENT EROSION CONTROL FEATURES TO THE EXTENT NECESSARY TO ASSURE ECONOMICAL, EFFECTIVE AND CONTINUOUS CONTROL OF EROSION AND WATER POLLUTION THROUGHOUT THE LIFE OF THE CONSTRUCTION PHASE.
4. THE TYPE OF EROSION CONTROL BARRIERS USED SHALL BE GOVERNED BY THE NATURE OF THE CONSTRUCTION OPERATION AND SOIL TYPE THAT WILL BE EXPOSED. SILTY AND CLAYEY MATERIAL USUALLY REQUIRE SOLID SEDIMENT BARRIERS TO PREVENT TURBID WATER DISCHARGE, WHILE SANDY MATERIAL MAY NEED ONLY SILT SCREENS OR HAY BALES TO PREVENT EROSION. FLOATING TURBIDITY CURTAINS SHALL BE USED IN OPEN WATER SITUATIONS. DIVERSION DITCHES OR SWALES MAY BE REQUIRED TO PREVENT TURBID STORMWATER RUNOFF FROM BEING DISCHARGED TO WETLANDS OR OTHER WATER BODIES. IT MAY BE NECESSARY TO EMPLOY A COMBINATION OF BARRIERS, DITCHES AND OTHER EROSION/TURBIDITY CONTROL MEASURES IF CONDITIONS WARRANT.
5. CONSTRUCTION OPERATIONS IN OR ADJACENT TO WETLANDS SHALL BE RESTRICTED TO THOSE AREAS IDENTIFIED IN THE PLANS AND IN THE SPECIFICATIONS.
6. EXCEPT AS NECESSARY FOR CONSTRUCTION, EXCAVATED MATERIAL SHALL NOT BE DEPOSITED IN THE WETLANDS OR IN A POSITION CLOSE ENOUGH THERETO TO BE WASHED AWAY BY HIGH WATER OR RUNOFF.
7. WHERE PUMPS ARE TO BE USED TO REMOVE TURBID WATERS FROM CONSTRUCTION AREAS, THE WATER SHALL BE TREATED PRIOR TO DISCHARGE TO THE WETLANDS. TREATMENT METHODS INCLUDE AND ARE NOT LIMITED TO, TURBID WATER BEING PUMPED INTO GRASSED SWALES OR APPROPRIATE VEGETATED AREAS, SEDIMENT BASINS, OR CONFINED BY AN APPROPRIATE ENCLOSURE SUCH AS TURBIDITY BARRIERS, AND KEPT CONFINED UNTIL ITS TURBIDITY LEVEL MEETS STATE WATER QUALITY STANDARDS.
8. THE CONTRACTOR SHALL SCHEDULE HIS OPERATIONS SUCH THAT THE AREA OF UNPROTECTED ERODIBLE EARTH EXPOSED AT ANY ONE TIME IS NOT LARGER THAN THE MINIMUM AREA NECESSARY FOR EFFICIENT CONSTRUCTION OPERATIONS, AND THE DURATION OF EXPOSED, UNCOMPLETED CONSTRUCTION TO THE ELEMENTS SHALL BE AS SHORT AS PRACTICABLE. CLEARING AND GRUBBING SHALL BE SO SCHEDULED AND PERFORMED THAT GRADING OPERATIONS CAN FOLLOW IMMEDIATELY THEREAFTER, AND GRADING OPERATIONS SHALL BE SCHEDULED AND PERFORMED THAT PERMANENT EROSION CONTROL FEATURES CAN FOLLOW IMMEDIATELY THEREAFTER IF CONDITIONS ON THE PROJECT PERMIT.
9. THE CONTRACTOR AND/OR OWNER'S REPRESENTATIVE SHALL PROVIDE ROUTINE MAINTENANCE OF PERMANENT AND TEMPORARY EROSION CONTROL FEATURES UNTIL THE PROJECT IS COMPLETE AND ALL BARED SOILS ARE STABILIZED.
10. THE CONTRACTOR SHALL CONTROL ALL FUGITIVE DUST ORIGINATING ON THIS PROJECT BY WATERING OR OTHER METHODS AS APPROVED BY THE OWNER OR HIS AUTHORIZED REPRESENTATIVE.
11. ALL PRACTICABLE AND NECESSARY EFFORT, INCLUDING BUT NOT LIMITED TO THE USE OF STAKED HAY BALES OR STAKED SILT SCREEN BARRIERS, SHALL BE TAKEN DURING CONSTRUCTION TO CONTROL AND PREVENT EROSION AND TRANSPORT OF SEDIMENT MATERIALS TO INLETS, SURFACE DRAINS, WETLANDS AND POND AREAS. STAKED HAY BALES AND STAKED SILT SCREEN BARRIERS SHALL BE INSTALLED PRIOR TO AND MAINTAINED THROUGH CONSTRUCTION COMPLETENESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RESTORATION EFFORTS THAT MAY BE REQUIRED.
12. THE CONTRACTOR SHALL RETAIN ALL EFFLUENT FROM DEWATERING ACTIVITIES ON–SITE WITHIN ISOLATED PONDS OR WETLANDS. NO WATER FROM DEWATERING ACTIVITIES SHALL BE PERMITTED TO LEAVE THE SITE WITHOUT PRIOR WRITTEN APPROVAL FROM SWFWMD. ALL WATER FROM DEWATERING ACTIVITIES SHALL PASS THROUGH DEWATERING BAGS (EQUIVALENT TO ULTRA DEWATERING BAGS AS PRODUCED BY ULTRA TECH INTERNATIONAL, INC.) OR APPROVED ALTERNATE.

CLEARING AND SITE PREPARATION NOTES

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

SANITARY SEWER AND WATER DISTRIBUTION NOTES

1. (5) ALL SEWER AND WATER PIPE MATERIAL AND INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE PASCO COUNTY "STANDARDS FOR DESIGN AND CONSTRUCTION OF WATER, WASTEWATER, AND RECLAIMED WATER FACILITIES", LATEST EDITION. SANITARY SEWER PIPE SHALL BE PVC (SDR–26) UP TO DEPTHS OF 12 FEET, DEPTHS EXCEEDING 12 FEET SHALL BE PVC (C–900). ALL SANITARY SEWER SHALL BE COLORED GREEN. WATER PIPE 2" THROUGH 3" SHALL BE PVC (SDR–21) AND 4" THROUGH 12" SHALL BE PVC AWWA C–900, DR–18. ALL WATER PIPE SHALL BE COLORED BLUE.
2. ALL SANITARY SEWER AND POTABLE WATER SERVICE LATERALS SHALL BE MARKED WITH PAINT ON THE EDGE OF PAVEMENT AND WITH WOOD STAKES AT THE END OF SERVICE LATERALS (BLUE PAINT FOR WATER AND GREEN PAINT FOR SEWER) OR SOME OTHER APPROVED METHOD.
3. CONFLICTS OF WATER LINES WITH SANITARY SEWER AND STORM SEWER SYSTEMS SHALL BE RESOLVED BY ADJUSTING WATER LINES AS NECESSARY.
4. POTABLE WATER LINE AND SANITARY SEWER LINES SHALL HAVE A MINIMUM OF 36–INCHES OF COVER FROM PROPOSED GRADE. (UNLESS APPROVED IN WRITING BY THE PROJECT ENGINEER).
5. APPROXIMATE POTABLE WATER LINE DISTANCES ARE SHOWN BETWEEN CENTERS OF MAIN FITTINGS. THE CONTRACTOR SHALL PROVIDE ALL FITTINGS REQUIRED FOR COMPLETE SYSTEMS IN ACCORDANCE WITH GOOD CONSTRUCTION PRACTICES.
6. SEWAGE DISPOSAL SHALL BE PROVIDED BY PASCO COUNTY UTILITIES VIA AN EXISTING SANITARY SEWER SYSTEM.
7. POTABLE WATER SHALL BE PROVIDED BY PASCO COUNTY FROM AN EXISTING WATER MAIN SYSTEM.
8. FIRE PROTECTION WILL BE PROVIDED FROM HYDRANTS BY THE EXISTING PASCO COUNTY FIRE STATION NO 26.
9. AT THE TERMINATION OF EACH WATER MAIN, A GATE VALVE THE SAME SIZE AS THE WATER MAIN AND 2" TEMPORARY BLOW–OFF SHALL BE INSTALLED. VALVES AND BLOW–OFFS SHALL BE RESTRAINED AND CONSTRUCTED IN ACCORDANCE WITH THE CURRENT PASCO COUNTY STANDARDS.
10. TYPICAL–ALL WATER LINES AND FORCEMAINS DEFLECTING AROUND INLETS, TREES OR OTHER OBSTRUCTIONS SHALL USE THE PIPE DEFLECTION METHOD AS REQUIRED BY P.C.U.D.
11. CONTRACTOR SHALL PREVENT FLOATATION OF STRUCTURES DURING ALL PHASES OF CONSTRUCTION.
12. RAISED PAVEMENT MARKINGS INDICATING THE FIRE HYDRANT LOCATIONS SHALL BE PROVIDED IN ACCORDANCE WITH PASCO COUNTY CODE.
13. FIRE HYDRANTS SHALL BE INSTALLED AND IN SERVICE PRIOR TO THE ACCUMULATION OF COMBUSTIBLES.
14. FIRE HYDRANTS MUST BE FLOW TESTED AND COLOR–CODED. BASED ON FLOW RESULTS, THE CAPS (TOP AND 3 SIDES) ARE TO BE COLOR CODED: 0–500 GPM RED CLASS A, 500–1000 GPM ORANGE CLASS B, 1000–1500 GPM GREEN CLASS A, AND 1500+ GPM BLUE CLASS AA. ALL HYDRANT BODIES ARE TO BE BASE COLORED YELLOW.
15. THE SANITARY SEWER PLUGS SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND SHALL REMAIN IN PLACE UNTIL CERTIFICATION HAS BEEN COMPLETED FOR FACILITIES TO BE PLACED INTO SERVICE.
16. ALL WATER METERS ARE TO BE LOCATED OUTSIDE OF DRIVEWAYS.
17. CONTRACTOR TO PERFORM CHLORINATING AND BACTERIOLOGICAL SAMPLING AND OBTAIN CLEARANCE OF DOMESTIC WATER SYSTEM. COPIES OF ALL BACTERIOLOGICAL TESTS TO BE SUBMITTED TO OWNER'S ENGINEER.
18. SANITARY SEWERS, FORCE MAINS AND STORM SEWERS CROSSING WATER MAIN SHALL BE LAYED TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE WHENEVER POSSIBLE.
19. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE LEAK FREE AND MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT THE CROSSING.
20. ALL CROSSINGS SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS AND THE WATER MAIN JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING (PIPES CENTERED ON THE CROSSING).
21. WHERE A NEW PIPE CONFLICTS WITH AN EXISTING PIPE, THE NEW PIPE SHALL BE CONSTRUCTED OF DIP AND THE CROSSING SHALL BE ARRANGED TO MEET THE REQUIREMENTS ABOVE.
22. IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A 10–FOOT HORIZONTAL SEPARATION, THE WATER MAIN MUST BE LAID IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER OR FORCE MAIN AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER.
23. ALL ON–SITE PVC WATER MAINS 4–12 INCHES SHALL BE IN ACCORDANCE WITH AWWA C–900 STANDARDS. ALL ON–SITE PVC WATER MAINS 2–3 INCHES SHALL BE CLASS 1120 OR 1220 (SDR 21) AND MEET REQUIREMENTS OF ASTM D–2241. WATER MAINS SMALLER THAN 2 INCHES SHALL BE CLASS 1120 OR 1220 SCHEDULE 80 AND MEET REQUIREMENTS OF ASTM D–1785.
24. PE PIPE 2 INCHES OR SMALLER SHALL MEET THE REQUIREMENTS OF ASTM D–1248.
25. ALL DUCTILE IRON PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANSI STANDARDS A21.51, MINIMUM CLASS 50. IN AREAS WHERE THE SOIL IS DETERMINED TO BE CORROSIVE OR HIGH GROUND WATER IS EXPECTED, THE PIPE SHALL BE INSTALLED IN LOOSE POLYETHYLENE ENCASEMENT NOT LESS THAN 8 MILS THICK AND INSTALLED IN ACCORDANCE WITH ANSI SPECIFICATION A21.51.
26. ALL WATER SYSTEM WORK SHALL CONFORM WITH LOCAL REGULATORY STANDARDS AND SPECIFICATIONS.
27. ALL UNDERGROUND UTILITIES MUST BE IN PLACE AND TESTED OR INSPECTED PRIOR TO BASE AND PAVEMENT CONSTRUCTION.
28. ALL SANITARY SEWER WORK SHALL CONFORM WITH LOCAL REGULATORY STANDARDS AND SPECIFICATIONS.
29. ALL SANITARY SEWER MANHOLE COVERS SHALL BE TRAFFIC RATED FOR H–20 LOADING.
30. SANITARY SEWER MAINS AND LATERALS SHALL HAVE A MINIMUM COVER OF THREE (3) FEET.
31. JOINTING OF PVC PIPE USING SOLVENT CEMENTING IS NOT PERMITTED.
32. NON–METALIC FORCEMAIN PIPE WILL BE INSTALLED WITH TWO PAIR, 10 GAUGE COPPER TRACER WIRE.
33. THE CONTRACTOR SHALL PERFORM AT HIS OWN EXPENSE AN INFILTRATION OR EXFILTRATION TEST, A TELEVISION INSPECTION WITH VIDEO–TAPE RECORDS, AND A MANDREL (GO, NO GO) TEST ON ALL GRAVITY SEWERS IN ACCORDANCE WITH THE REQUIREMENTS OF THE REGULATORY AGENCY HAVING JURISDICTION. SAID TEST ARE TO BE CERTIFIED BY THE ENGINEER OF RECORD AND SUBMITTED TO THE REGULATORY AGENCY FOR APPROVAL. COORDINATION OF TESTING AND NOTIFICATION OF ALL PARITIES IS THE CONTRACTOR'S RESPONSIBILITY. THE MUNICIPALITY WILL PERFORM THE T.V. INSPECTION OF THE GRAVITY SEWER. A TESTING AGENCY APPROVED BY THE ENGINEER SHALL PERFORM THE MANDREL TESTING.
34. ALL COMPONENTS OF THE POTABLE AND RECLAIMED WATER SYSTEM (IF ANY), INCLUDING FITTINGS, HYDRANTS, CONNECTIONS AND VALVES SHALL REMAIN UNCOVERED UNTIL REVIEWED BY OWNER'S ENGINEER AND PROPERLY INSPECTED AND ACCEPTED BY THE MUNICIPALITY. PRESSURE TESTS TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPALITIES. UTILITY DEPARTMENT SPECIFICATIONS. CONTRACTOR TO NOTIFY OWNER'S ENGINEER AND MUNICIPALITIES INSPECTOR FROM MUNICIPALITY 72 HOURS IN ADVANCE OF PERFORMING TEST.
35. CONTRACTOR TO CLEAN AND FLUSH WATER SERVICE CONNECTION PRIOR TO PLACING INTO SERVICE.
36. NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY–TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.
37. NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY SEWER OR STORM SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES, AND PREFERABLY 12 INCHES, ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
38. NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE–TYPE SANITARY SEWER, WASTEWATER, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
39. AT UTILITY CROSSINGS, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE.
40. SEWERS AND FORCE MAINS SHALL BE LAID AT LEAST TEN FEET (OUTSIDE TO OUTSIDE) HORIZONTALLY FROM WATER MAINS. PROVIDED THE APPLICANT DEMONSTRATES THERE IS NO REASONABLE ALTERNATIVE, THE DEPARTMENT SHALL APPROVE SMALLER HORIZONTAL SEPARATION DISTANCES FOR SEWERS IF ONE OF THE FOLLOWING CONDITIONS IS MET:
    - 40.a. THE TOP OF THE SEWER IS INSTALLED AT LEAST 18 INCHES BELOW THE BOTTOM OF THE POTABLE WATER LINE.
    - 40.b. THE SEWER IS ENCASED IN WATERTIGHT CARRIER PIPE OR CONCRETE.
    - 40.c. BOTH THE SEWER AND THE WATER MAIN ARE CONSTRUCTED OF SLIP–ON OR MECHANICAL JOINT PIPE COMPLYING WITH PUBLIC WATER SUPPLY DESIGN STANDARDS AND PRESSURE TESTED TO 150 PSI TO ASSURE WATERTIGHTNESS.
    - 40.d. THE APPLICANT PROVIDES DOCUMENTATION ACCOMPANYING THE PERMIT APPLICATION SHOWING THAT ANOTHER ALTERNATIVE WILL RESULT IN AN EQUIVALENT LEVEL OF RELIABILITY AND PUBLIC HEALTH PROTECTION.
41. SEWERS AND FORCE MAINS SHALL BE LAID AT LEAST THREE FEET (OUTSIDE TO OUTSIDE) HORIZONTALLY FROM ANY EXISTING OR PROPOSED RECLAIMED WATER LINE.
42. SEWER PIPES AND FORCE MAINS SHALL CROSS UNDER WATER MAINS, UNLESS THERE IS NO ALTERNATIVE. SEWERS AND FORCE MAINS CROSSING WATER MAINS OR RECLAIMED WATER LINES SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE. THE MINIMUM VERTICAL SEPARATION SHALL BE MAINTAINED WHETHER THE WATER MAIN IS ABOVE OR BELOW THE SEWER. FOR SEWER CROSSINGS, THE CROSSING SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS ARE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS. FOR SEWERS, PROVIDED THE APPLICANT DEMONSTRATES THERE IS NO REASONABLE ALTERNATIVE, THE DEPARTMENT SHALL APPROVE SMALLER VERTICAL SEPARATION DISTANCES IF ONE OF THE FOLLOWING CONDITIONS IS MET:
    - 42.a. THE SEWER IS ENCASED IN A WATERTIGHT CARRIER PIPE OR CONCRETE.
    - 42.b. THE SEWER IS DESIGNED AND CONSTRUCTED EQUAL TO WATER PIPE AND PRESSURE TESTED TO 150 PSI TO ASSURE WATERTIGHTNESS.
    - 42.c. THE APPLICANT PROVIDES DOCUMENTATION ACCOMPANYING THE PERMIT APPLICATION SHOWING THAT ANOTHER ALTERNATIVE WILL RESULT IN AN EQUIVALENT LEVEL OF RELIABILITY AND PUBLIC HEALTH PROTECTION.
43. ALL OF THE ABOVE NOTES APPLY TO ALL SANITARY SEWER AND WATER DISTRIBUTION PLAN SHEETS.

PAVING, GRADING, AND DRAINAGE NOTES

1. ALL UNDERGROUND UTILITIES INCLUDING CONDUIT FOR ELECTRICAL, CABLE, IRRIGATION AND TELEPHONE CROSSINGS SHALL BE INSTALLED PRIOR TO PAVEMENT CONSTRUCTION.
2. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH PASCO COUNTY STANDARDS AND/OR FDOT STANDARDS AS REQUIRED.
3. ALL ROADWAY CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE SECTIONS OF THE CURRENT VERSION OF THE "MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS", STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION.
4. PIPE MEASUREMENTS ARE TO THE CENTER OF STRUCTURES FOR INLETS AND STORM MANHOLES. MITERED END SECTIONS AND FLARED END SECTIONS ARE NOT INCLUDED AS PART OF PIPE LENGTHS. CURB INLET STATIONS AND OFFSETS ARE CALCULATED TO EDGE OF PAVEMENT, CENTER OF BOX. ALL PIPE LENGTHS ARE APPROXIMATE.
5. DRAINAGE RUNOFF (POST DEVELOPMENT) SHALL BE COLLECTED AND DIRECTED TO PONDS VIA PIPES AND SWALES AS INDICATED ON THE MASTER DRAINAGE PLAN.
6. STAKED SILT FENCE SHALL BE INSTALLED AT LOCATIONS SHOWN ON THE PLANS PRIOR TO ANY CONSTRUCTION ACTIVITIES IN THE VICINITY OF ADJACENT WETLAND AREAS AND SHALL BE MAINTAINED THROUGH THE PROJECT COMPLETION.
7. FOR CONTROL STRUCTURE DATA, SEE POND & DRAINAGE STRUCTURE DETAIL SHEETS AND PAVING, GRADING AND DRAINAGE PLANS.
8. AFTER CONSTRUCTION OF EACH POND CONTROL STRUCTURE IS COMPLETED, A PERMANENT BENCHMARK SHALL BE ESTABLISHED ADJACENT TO OR ON THE OUTFALL STRUCTURE.
9. CONTRACTOR SHALL PREVENT FLOATATION OF STRUCTURES DURING ALL PHASES OF CONSTRUCTION.
10. A GEOTECHNICAL TESTING COMPANY SHALL BE PRESENT DURING POND EXCAVATION TO OBSERVE POND EXCAVATION ACTIVITIES. IF LIMEROCK IS ENCOUNTERED DURING EXCAVATION, EXCAVATION IN THIS AREA WILL STOP AND A MINIMUM OF 2 FEET OF CLAY SHALL BE BACKFILLED AND COMPACTED TO THE GEOTECH'S SATISFACTION.
11. CONTRACTOR TO PROVIDE A ½" BITUMINOUS EXPANSION JOINT MATERIAL WITH SEALER AT ABUTMENT OF CONCRETE AND ANY STRUCTURE.
12. ALL PAVEMENT MARKINGS SHALL CONFORM TO FDOT STANDARD INDEX NO. 17346, SHEETS 1–7.
13. CONTRACTOR SHALL TRIM, TACK AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT.
14. PAD ELEVATION IS FINISHED FLOOR ELEVATION MINUS 6".
15. STANDARD INDEXES REFER TO THE LATEST EDITION OF FDOT "ROADWAY AND TRAFFIC DESIGN STANDARDS".
16. ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE CLASS III (ASTM C–76) WITH RUBBER GASKET JOINTS UNLESS OTHERWISE NOTED ON PLANS. ALL INLETS, MANHOLES AND JUNCTION BOXES SHALL CONFORM TO THE FLORIDA DOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION LATEST EDITION. ALL INLETS ARE TO HAVE MANHOLE LIDS FOR MAINTENANCE ACCESS. ALL PIPE ARE TO BE CUT FLUSH WITH THE INSIDE WALLS OF MANHOLES AND JUNCTION BOXES.
17. ALL DRAINAGE STRUCTURE GRATES AND COVERS WITHIN TRAFFIC AREAS SHALL BE TRAFFIC RATED FOR H–20 LOADINGS.
18. CONTRACTOR TO SOD ANY SUMPS AS INDICATED ON PLANS WITHIN ONE WEEK FOLLOWING CONSTRUCTION OF THE SUMPS.
19. ALL STORM DRAINAGE STRUCTURES DEEPER THAN TEN (10) FEET TO HAVE LADDER BARS.
20. CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE NECESSARY DEWATERING PERMITS FROM THE LOCAL WATER MANAGEMENT DISTRICT OR OTHER REGULATORY AGENCY.
21. PROTECTION OF EXISTING STORM SEWERS SYSTEMS: DURING CONSTRUCTION, ALL STORM SEWER INLETS IN THE VICINITY OF THE PROJECT SHALL BE PROTECTED BY SEDIMENT TRAPS SUCH AS SECURED HAY BALES, SOD, STONE, ETC., WHICH SHALL BE MAINTAINED AND MODIFIED AS REQUIRED BE CONSTRUCTION PROGRESS.
22. MATERIALS AND CONSTRUCTION METHODS FOR STREETS AND STORM DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY AND THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 1996, OR LATEST REVISION THEREOF AND SUPPLEMENTAL SPECIFICATIONS THERETO.
23. ALL RELOCATION OR MODIFICATION OF PROPOSED STORM SEWER SYSTEM SHALL NOT BE MADE WITHOUT THE APPROVAL OF THE ENGINEER OF RECORD.
24. ALL BACKFILL OVER STORM SEWER PIPE THAT IS TO BE INSTALLED UNDER ROADWAYS OR WITHIN THE EMBANKMENT, ETC. OF THE ROADWAY IS TO BE COMPACTED TO 98% DENSITY AS DETERMINED BY AASHTO T–180 PER PASCO COUNTY ENGINEERING SERVICES DEPARTMENT TESTING SPECIFICATIONS FOR CONSTRUCTION OF ROADS, STORM DRAINAGE, AND UTILITIES, OCTOBER 2006.
25. IF LIMESTONE BEDROCK IS ENCOUNTERED DURING CONSTRUCTION OF THE SURFACE WATER MANAGEMENT SYSTEM. THE DISTRICT MUST BE NOTIFIED AND CONSTRUCTION IN THE AFFECTED AREA SHALL CEASE.
26. NO EXCAVATION SHALL EXTEND BELOW THE PERMITTED DESIGN DEPTHS/ELEVATIONS SHOWN ON THE DRAWINGS, UNLESS ADDITIONAL TESTING SUPPORTS OTHERWISE; NO LOWER SEMI–CONFINING UNIT CLAYEY SOIL MATERIAL AND/OR NO LIMESTONE MATERIALS SHALL BE EXCAVATED REGARDLESS IF THEY ARE ENCOUNTERED WITHIN THE PERMITTED DEPTHS/ELEVATIONS. IF ANY LOWER SEMI–CONFINING UNIT CLAYEY SOIL MATERIALS OR LIMESTONE MATERIALS ARE ENCOUNTERED ABOVE THE PERMITTED DEPTHS/ELEVATIONS, THEN EXCAVATION OPERATIONS SHALL CEASE IN THE GENERAL LOCATION AND THE ENGINEER OF RECORD AND THE GEOTECHNICAL ENGINEER SHALL BE NOTIFIED IMMEDIATELY TO ADDRESS AND PROVIDE RECOMMENDATIONS FOR FURTHER ACTION(S).
27. THE STORM DRAINAGE PIPING AND FILTRATION SYSTEM SHALL BE SUBJECT TO A VISUAL OBSERVATION BY THE OWNER'S ENGINEER PRIOR TO THE PLACEMENT OF BACKFILL. CONTRACTOR TO NOTIFY THE ENGINEER 48 HOURS IN ADVANCE TO SCHEDULE.
28. THE CONTRACTOR SHALL MAINTAIN THE STORM DRAINAGE SYSTEMS UNTIL FINAL ACCEPTANCE OF THE PROJECT. THE STORM SYSTEM WILL BE REVIEWED BY THE OWNER'S ENGINEER PRIOR TO FINAL ACCEPTANCE. ALL STORM LINES ARE TO BE TV INSPECTED BY THE CONTRACTOR.
29. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPLICABLE TESTING WITH THE SOILS ENGINEER. TEST WILL BE REQUIRED FOR EMBANKMENT, SUBGRADE, SOIL CEMENT BASE COURSE, AND ASPHALT SURFACE COURSE. ALL TESTING SHALL BE IN ACCORDANCE WITH THE PASCO COUNTY SPECIFICATIONS.
30. SOIL ENGINEER TO SUPPLY THE ENGINEER WITH A PHOTOCOPY OF ALL RESULTS. THE SOILS ENGINEER IS TO VERIFY TO THE ENGINEER OF RECORD IN WRITING THAT ALL TESTING REQUIREMENTS REQUIRED BY LOCAL REGULATORY AGENCY AND THE FLORIDA DEPARTMENT OF TRANSPORTATION(FDOT) FOR THE IMPROVEMENTS AS REQUIRED BY THE CONSTRUCTION DRAWINGS HAVE BEEN SATISFIED.
31. CONTRACTOR TO REVIEW SOILS REPORTS AND BORINGS PRIOR TO BIDDING THE PROJECT AND COMMENCING CONSTRUCTION.
32. THE DEVELOPER MAY PROVIDE SIDEWALKS IN EXCESS OF THE MINIMUM COUNTY REQUIREMENTS. THE SIDEWALKS, AS DEPICTED IN THESE DOCUMENTS, MAY BE CONSTRUCTED SIMILAR TO WHAT IS DEPICTED, BUT IN NO CASE SHALL THE CONSTRUCTED SIDEWALKS BE LESS THAN WHAT IS REQUIRED BY CODE.
33. ALL OF THE ABOVE NOTES APPLY TO ALL PAVING, GRADING AND DRAINAGE PLAN SHEETS.

STANDARD FIRE PROTECTION NOTES

1. ALL PROJECTS MUST COMPLY WITH PASCO COUNTY FIRE HYDRANT ORDINANCE NO. 46–51.
2. FIRE HYDRANTS SHALL BE INSTALLED AND IN SERVICE PRIOR TO THE ACCUMULATION OF COMBUSTIBLES.
3. PER THE NATIONAL FIRE ASSOCIATION, NFPA–1, 16.4.3.1.3: WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED, COMPLETED, AND IN SERVICE PRIOR TO CONSTRUCTION WORK.
4. PER NFPA–1, 18.3.4.1: CLEARANCES OF 1.5 FEET IN FRONT OF AND TO THE SIDES OF THE FIRE HYDRANT WITH A 4 FOOT CLEARANCE TO THE REAR MUST BE MAINTAINED AT ALL TIMES.
5. GATED ENTRIES REQUIRE A SIREN OPERATING SYSTEM OR A 3M OPTICOM SYSTEM FOR EMERGENCY ACCESS.

ALFONSO A. BELLUCCIA — LICENSE NO. 40044 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

JOB NO.	0597-0025
EPN	137
DATE	May 2015
DESIGNED	JD
DRAWN	TR
CHECKED	AB
Q.C.	

NO.	DATE	REVISIONS	APP'D BY
6	4-13-2015	REVISED STREET LIGHTING NOTE AND NEED FOR RIGHT-OF-WAY USE PERMIT	
5	01-28-2014	REVISED SANITARY SEWER AND WATER DISTRIBUTION NOTE 1, PER PASCO COUNTY	
4	1-23-2015	REVISED NOTE 13 & 38 PER PASCO CNTY COMMENT	
2	12-12-2014	REVISED PAVING, GRADING AND DRAINAGE NOTE 26 PER COUNTY COMMENTS.	

DESIGNED FOR: **EPPERSON RANCH, LLC**
2502 ROCKY POINT DRIVE, SUITE 1050
TAMPA, FLORIDA 33607
PHONE: (813) 288-8078

PROJECT NAME: **PARK PLACE, PHASE 1 (aka EPPERSON RANCH SOUTH, PHASE 1)**

SHEET NAME: **GENERAL NOTES**

FLORIDA DESIGN CONSULTANTS, INC.
— THINK IT. ACHIEVE IT. —
707 N. FRANKLIN STREET, 6TH FLOOR, TAMPA, FLORIDA 34655
PHONE: (800) 532 - 1047 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM C.A. NO. 7421

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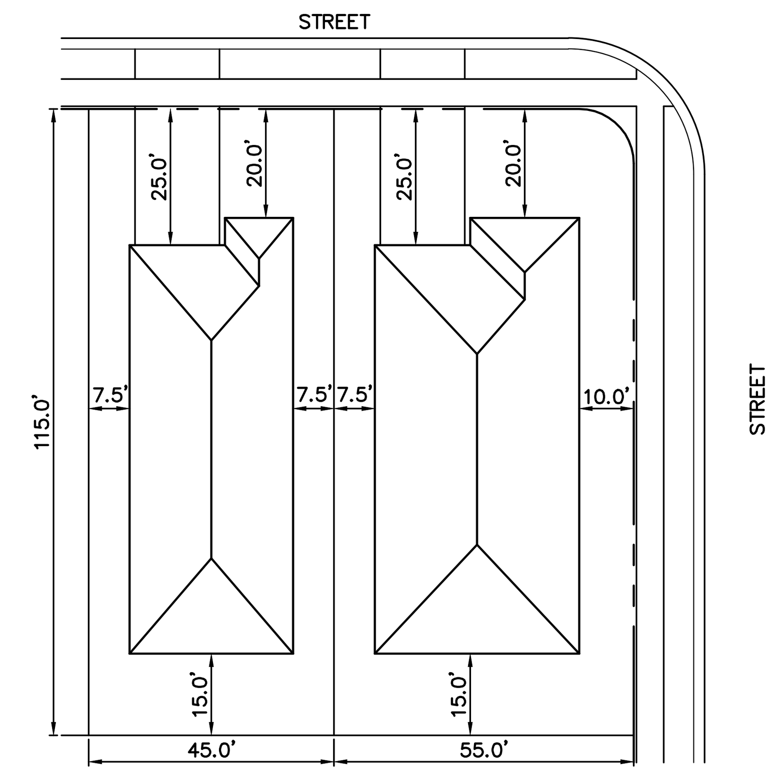
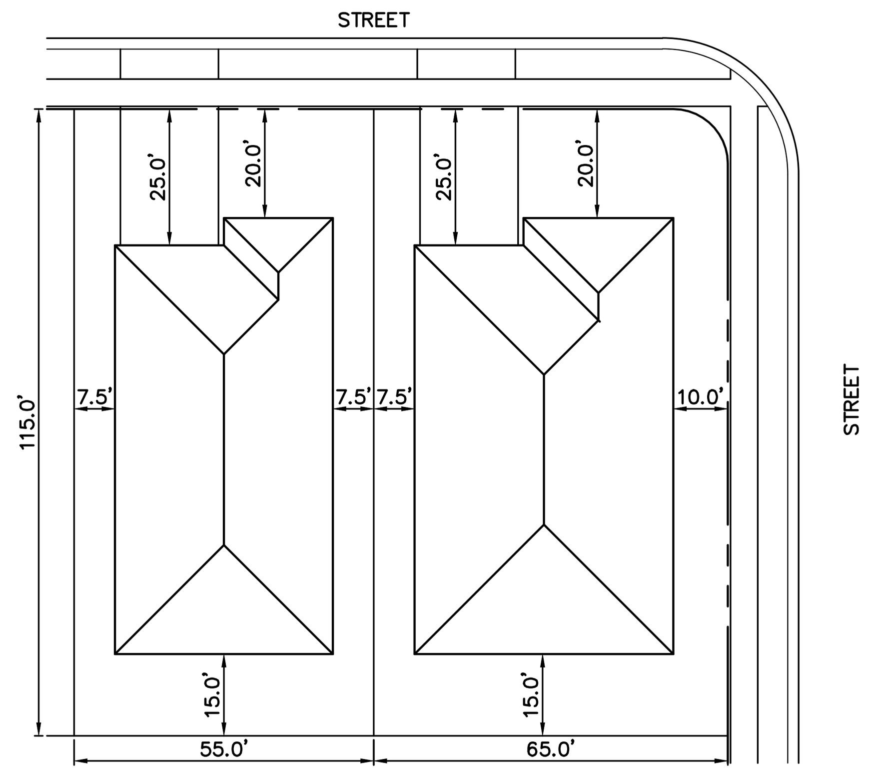
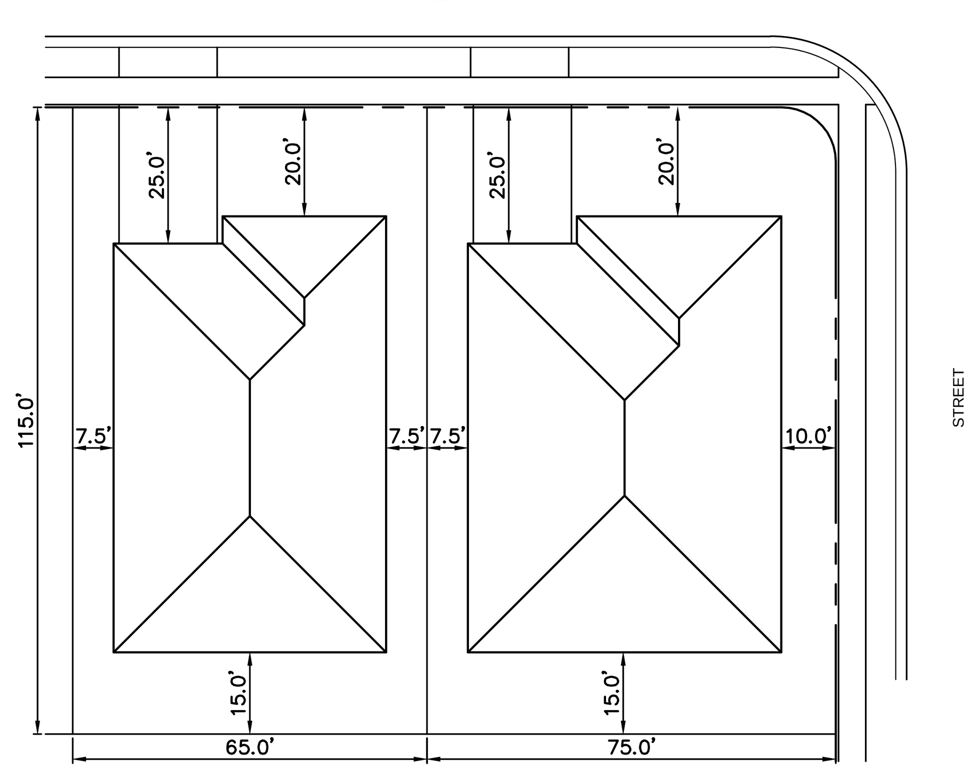


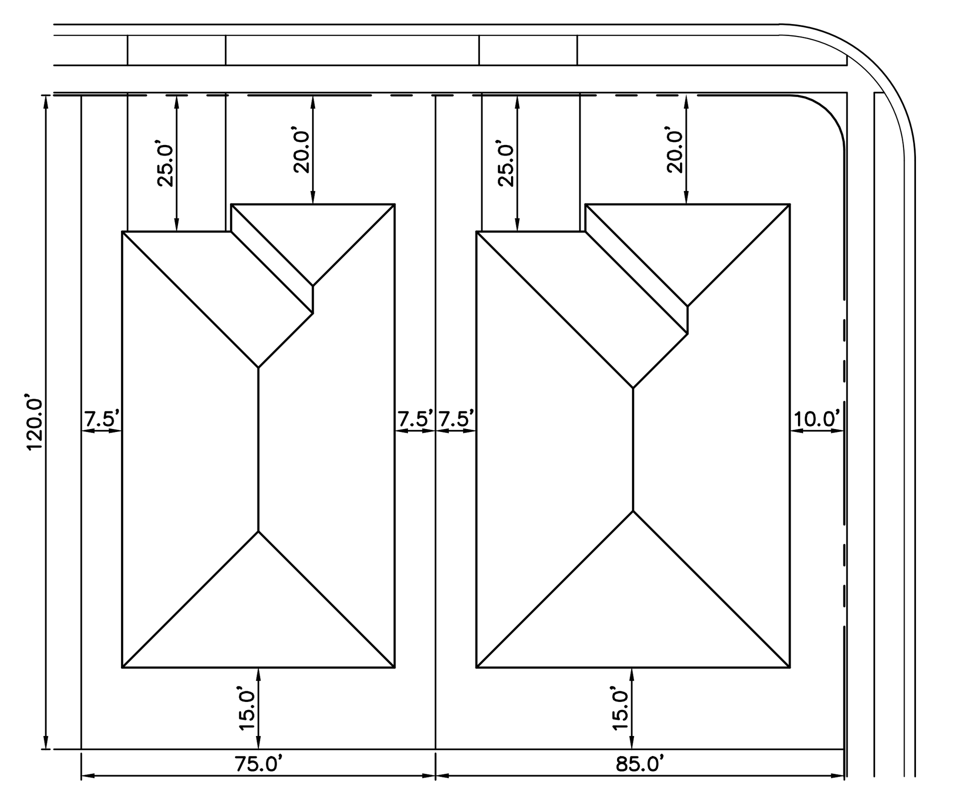
TYPICAL BUILDING ARRANGEMENT
45'x115' LOT (4,500 SF MIN.)
NTS



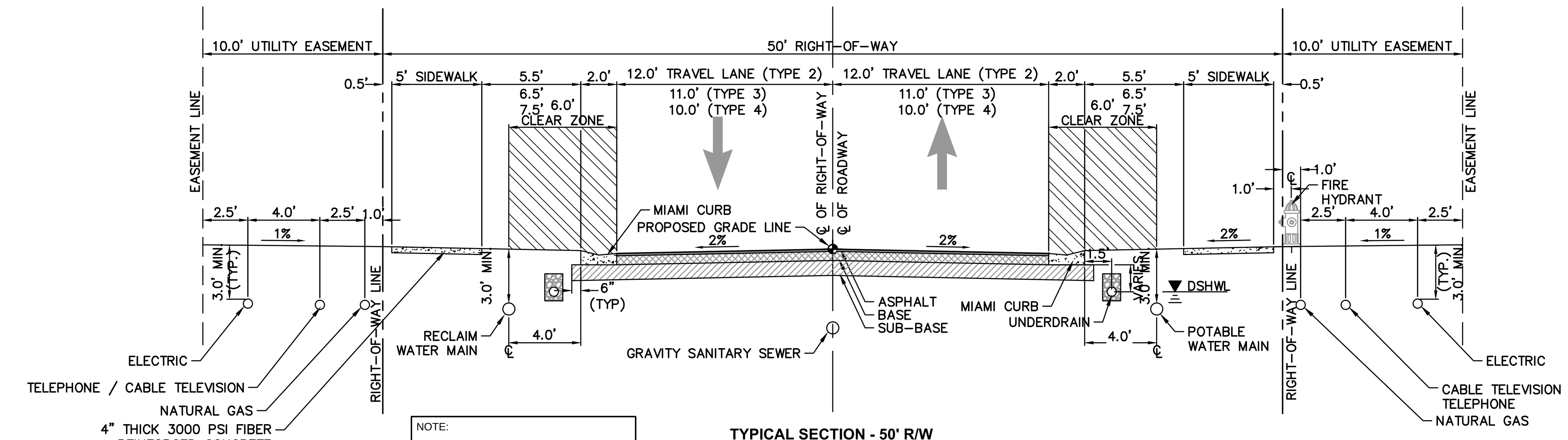
TYPICAL BUILDING ARRANGEMENT
55'x115' LOT (5,500 SF MIN.)
NTS



TYPICAL BUILDING ARRANGEMENT
65'x115' LOT (6,500 SF MIN.)
NTS



TYPICAL BUILDING ARRANGEMENT
75'x120' LOT (7,500 SF MIN.)
NTS



NOTE:
ALL SIDEWALK & MULTI USE PATH SHALL BE 6" THICK AT ALL DRIVEWAYS.

TYPICAL SECTION - 50' R/W
TYPE 2, 3, & 4 ROADWAY
DESIGN SPEED / POSTED SPEED 25 MPH

TYPE 2, 3, & 4 STRUCTURAL NUMBER CALCULATION

LAYER DESCRIPTION	COEFF	DEPTH	SN
1.5" TYPE SP-12.5 ASPHALT	0.44	1.5	0.66
6" CRUSHED CONCRETE BASE (LBR-150)	0.15	6.0	0.90
10" STABILIZED SUB-BASE (LBR-40)	0.08	10.0	0.80
TOTAL PROVIDED			2.36

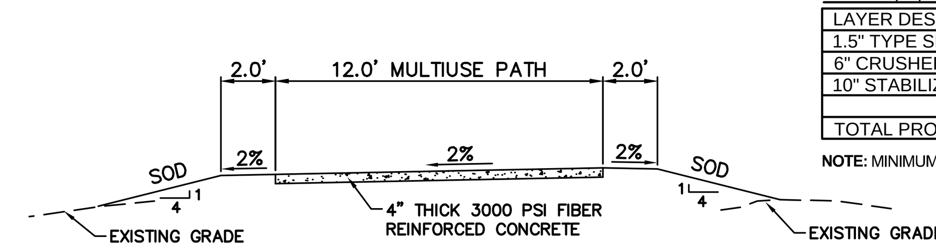
> 2.34 (MIN)

ALTERNATIVE TYPE 2, 3 & 4 PAVEMENT SECTION

LAYER DESCRIPTION	COEFF	DEPTH	SN
1.5" TYPE SP-12.5 ASPHALT	0.44	1.5	0.66
8" SOIL CEMENT (300 PSI)	0.15	8.0	1.20
12" STABILIZED SUB-BASE (LBR-20)	0.04	12.0	0.48
TOTAL PROVIDED			2.34

> 2.34 (MIN)

NOTE: MINIMUM ROADWAY STRUCTURAL COEFFICIENTS AND DESIGN STANDARDS WERE BASED ON PASCO COUNTY LAND DEVELOPMENT CODE.



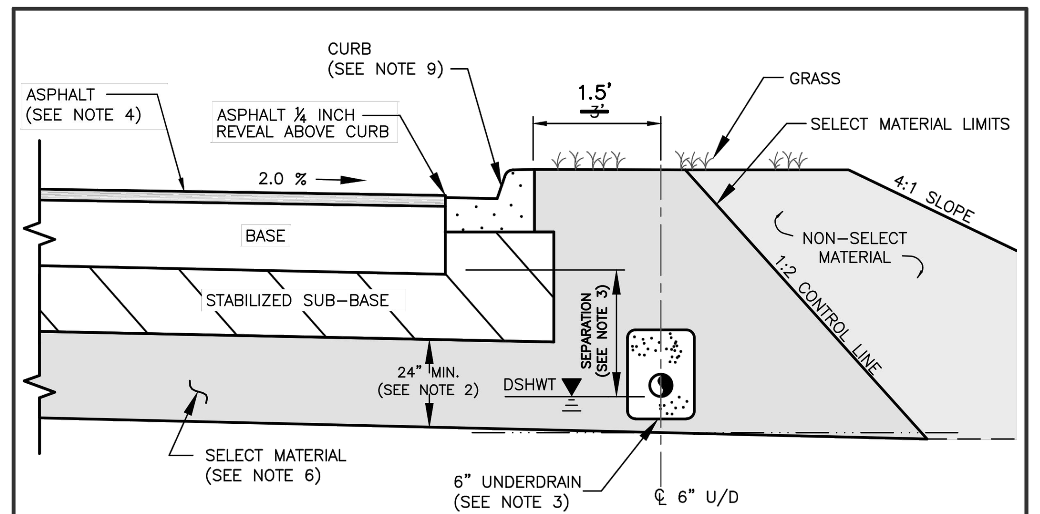
TYPICAL SECTION - MULTIUSE PATH

TYPICAL LOTS – GENERAL NOTES

1. FRONT-YARD SETBACK 20 FEET.
2. FORWARD FACING GARAGES WILL BE SETBACK A MINIMUM OF 25 FEET FROM THE BACK OF THE SIDEWALK.
3. LOT WIDTH IS MEASURED HORIZONTALLY AT THE FRONT OF THE BUILDING LINE.
4. MAXIMUM LOT COVERAGE FOR SINGLE FAMILY DETACHED UNITS IS:
   - 80% FOR 45' WIDE LOTS
   - 65% FOR 55' WIDE LOTS
   - 65% FOR 65' WIDE LOTS
   - 65% FOR 75' WIDE LOTS
5. LAND CONSIDERED FOR THE NEIGHBORHOOD PARK REQUIREMENTS OR USED FOR STORMWATER RETENTION/DETENTION SHALL BE A MINIMUM OF 20 FEET FROM THE REAR OF THE STRUCTURE AND A MINIMUM OF 15' FROM THE SIDE OF THE STRUCTURE.
6. ON CORNER LOTS WHERE THERE IS MORE THAN ONE FRONT, ONE FRONT-YARD SETBACK WILL BE REDUCED BY 10 FEET.

ROADWAY TYPICAL SECTION – GENERAL NOTES

1. THE REMOVAL OF ORGANIC MATERIAL SHALL BE BASED ON FDOT INDEX 500 AND SHALL BE NOTED ON THE PLANS.
2. FOR ROADWAYS, BELOW THE STABILIZED SUBGRADE A MINIMUM OF TWO FEET OF SELECT MATERIAL, CONSISTING OF A-3 (SP) SOIL AND/OR A-2-4 WITH A MAXIMUM 15 PERCENT PASSING NUMBER 200 SIEVE, SHALL BE PROVIDED.
3. THE GEOTECHNICAL ENGINEER SHALL CERTIFY TO THE COUNTY ENGINEERING SERVICES DIRECTOR (THRU PC ENGINEERING INSPECTIONS) THAT THE SELECT MATERIAL MEETS THESE STANDARDS PRIOR TO INSTALLATION OF THE BASE. CERTIFICATION SHALL STRICTLY COMPLY WITH THE SUBGRADE CERTIFICATION FORM AVAILABLE IN "ENGINEERING SERVICES DEPARTMENT: A PROCEDURAL GUIDE FOR THE PREPARATION OF ASSURANCES OF COMPLETION AND MAINTENANCE."
4. THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY TO COUNTY ENGINEERING SERVICES DIRECTOR THAT THE UNDERDRAINS HAVE BEEN PROPERLY INSTALLED PRIOR TO THE INSTALLATION OF ANY ASPHALT. CERTIFICATION SHALL STRICTLY COMPLY WITH THE UNDERDRAIN CERTIFICATION FORM AVAILABLE IN "ENGINEERING SERVICES DEPARTMENT: A PROCEDURAL GUIDE FOR THE PREPARATION OF ASSURANCES OF COMPLETION AND MAINTENANCE."
5. SIDEWALKS SHALL BE CONSTRUCTED ON A COMPACTED AND NON-YIELDING SUBGRADE.
6. SIDEWALK/MULTIUSE PATH CLEAR ZONE SHALL BE FREE OF OBSTACLES, INCLUDING BUT NOT LIMITED TO SHRUBS, TREES, FENCES, ABOVE GROUND UTILITIES I.E. POWER POLES, STREET LIGHTS, GUY ANCHORS, FIRE HYDRANTS, MAIL BOXES, STREET SIGNS AND UTILITY MARKERS ETC.
7. ALL THE TREES OVERHANG TO THE PUBLIC RIGHT OF WAY/OR TREES WITHIN THE ROW SHALL BE TRIMMED AND PRUNED TO MAINTAIN A MINIMUM VERTICAL CLEAR HEIGHT OF 8' FROM THE FINISHED GROUND SURFACE OF THE SIDEWALK TO THE BOTTOM OF CANOPY/ 16.6' CLEAR HEIGHT ABOVE THE ROADWAY PATHS



SECTIONAL VIEW
NTS

NOTES:

1. THE MINIMUM VERTICAL SEPARATION BETWEEN THE DESIGN SEASONAL HIGH WATER TABLE (DSHWT) AND THE BOTTOM OF THE BASE AT THE LOWEST EDGE OF PAVEMENT SHALL BE AS FOLLOWS:
   A. LIMEROCK BASE 24 INCH
   B. SOIL CEMENT BASE 12 INCH
   C. CRUSHED CONCRETE BASE (IF APPROVED) 12 INCH
   D. ASPHALT BASE COURSE (ABC) 12 INCH
2. A MINIMUM TWO (2) FEET OF SELECT MATERIAL CONSISTING OF A-1, A-3 OR A-2-4 WITH A MAXIMUM 15% PASSING THE #200 SIEVE BELOW THE STABILIZED SUB-BASE.
3. IF THE VERTICAL SEPARATION BETWEEN DSHWT AND BOTTOM OF BASE IS LESS THAN 2 FEET, UNDERDRAINS SHALL BE CONSTRUCTED ALONG BOTH SIDES OF THE ROAD. IF 2-3 FEET, UNDERDRAINS SHALL BE CONSTRUCTED ALONG ONE SIDE. THE INVERT OF A SIX (6) INCH UNDERDRAIN SHALL BE TWO (2) FEET MINIMUM BELOW THE BOTTOM OF THE BASE.
4. TYPE 2 THRU TYPE 5 ROADWAYS SHALL CONTAIN A MINIMUM OF 1.5 INCH OF SP ASPHALTIC CONCRETE. COLLECTOR ROADWAYS SHALL HAVE A MINIMUM OF THREE (3) INCHES OF SP ASPHALTIC CONCRETE. TYPE 1 ROADWAYS MAY BE COMPLETED IN STAGES, INITIALLY 2.25 INCHES OF SP 12.5 (S-1) ASPHALT COURSE WITH REQUIRED PAVEMENT MARKINGS AND 0.75 INCHES OF SP 9.5 (S-3) COURSE INSTALLED WITH ANY THERMOPLASTIC STRIPES, PRIOR TO RELEASE OF THE ASSURANCE FOR MAINTENANCE.
5. THE ROAD DESIGN DRAWINGS SHALL CONTAIN SOIL BORING LOCATIONS WITH EXISTING SOIL DATA, OBSERVED WATER LEVEL AND DSHWT SURFACE. UNDERDRAIN OUTFALL POND DATA AND PROXIMATE WETLAND HYDRO PERIOD ELEVATIONS SHALL ALSO BE IDENTIFIED.
6. SELECT MATERIAL SHALL BE PLACED PER FDOT INDEX DRAWINGS 500 & 505.
7. THE REQUIRED MINIMUM STRUCTURAL NUMBER (SN) SHALL BE;
   2.34 MIN. TYPE 2 ROADWAY
   3.50 MIN. TYPE I ROADWAYS
   3.70 MIN. COUNTY COLLECTOR
   4.00 MIN. COUNTY ARTERIAL
8. SOIL CEMENT BASE SHALL NOT BE CONSTRUCTED OVER STABILIZED SUBGRADE EXCEEDING LBR 20. THE COUNTY ASSIGNED LAYER COEFFICIENT FOR A MAXIMUM 12 INCH DEPTH, LBR 20 SHALL BE 0.04 PER INCH.
9. CURB DESIGN IS SITE SPECIFIC AND SHALL BE IDENTIFIED ON PLANS.

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 — **ROADWAY DESIGN CRITERIA** — APPROVED BY JCW — BCC APPROVAL — REVISED — Sheet No. 1 of 1 — Index No. 100

EQUIPMENT, PLACEMENT AND SPREADING OF MATERIAL

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

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

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

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

COMPACTING, FINISHING AND TESTING REQUIREMENTS

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

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

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

TESTING OF BASE COURSE

THE MINIMUM **FREQUENCY** OF SAMPLING AND TESTING OF CRUSHED CONCRETE MATERIAL, LAB DENSITY, FIELD DENSITY AND THICKNESS SHALL ADHERE TO THE FREQUENCY OF TESTING FOR LIMEROCK BASE IN THE MOST CURRENT EDITION OF "**PASCO COUNTY ENGINEERING SERVICES DEPARTMENT TESTING SPECIFICATIONS FOR CONSTRUCTION OF ROADS, STORM DRAINAGE AND UTILITIES**". ONE PLANT MIX DESIGN, ONE PLANT GRADATION TEST FOR SIEVE ANALYSIS OF FINE AND COARSE AGGREGATES (AASHTO T-27) (FM1-T027) INCLUDING A PLASTICITY INDEX (FM-T090) (AASHTO T-90) FROM THE APPROVED SOURCE SHALL BE SUBMITTED AT ONE PER DAY OR CHANGE OF MATERIAL. ONE ROADWAY FIELD TEST FOR SIEVE ANALYSIS OF FINE AND COARSE AGGREGATES (ASTM C-136) SHALL BE SUBMITTED PER 500 FEET OF ROAD PER DAY PER MIX DESIGN; MINIMUM ONE PER ROAD.

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

CORRECTION OF DEFECTS

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

PRIMING AND MAINTENANCE

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

PASCO COUNTY TESTING SPECIFICATIONS ON CRUSHED CONCRETE BASE

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

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

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 — **CRUSHED - CONCRETE BASE SPECIFICATIONS** — APPROVED BY JCW — BCC APPROVAL — REVISED — Sheet No. 2 of 2 — Index No. 104

PASCO COUNTY CRUSHED CONCRETE BASE SPECIFICATIONS

THE WORK SPECIFIED UNDER THIS SECTION CONSISTS OF THE CONSTRUCTION OF ROADWAY BASE UTILIZING CRUSHED CONCRETE (RECLAIMED CONCRETE AGGREGATE BASE MATERIAL) ON A PREPARED STABILIZED SUBGRADE OF LBR 40 WITH A DENSITY OF 98% OF THE MODIFIED PROCTOR MAXIMUM DENSITY AS DETERMINED BY FM 1-T 180, METHOD D, IN CONFORMITY WITH THE LINES, GRADES NOTES AND TYPICAL CROSS SECTIONS SHOWN IN THE PLANS, AND AS DIRECTED BY THE COUNTY ENGINEER.

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

MATERIALS

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

COMPOSITION

BASE MATERIAL SHALL CONFORM TO THE FOLLOWING **GRADATION REQUIREMENTS**:

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

BASE MATERIAL SHALL CONFORM TO THE FOLLOWING **PLASTICITY REQUIREMENTS**:

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

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

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

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

BITUMINOUS CONCRETE........1% BY WEIGHT
BRICKS........1% BY WEIGHT
WOOD AND OTHER ORGANIC SUBSTANCES........0.5% BY WEIGHT
HEAVY METALS (EXCEPT LEAD)........0.1% BY WEIGHT
LEAD........5 PARTS PER MILLION
REINFORCED STEEL AND WELDED WIRE FABRIC........0.1% BY WEIGHT
PLASTER AND GYPSUM BOARD........0.1% BY WEIGHT

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

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 — **CRUSHED - CONCRETE BASE SPECIFICATIONS** — APPROVED BY JCW — BCC APPROVAL — REVISED — Sheet No. 1 of 2 — Index No. 104

SOIL – CEMENT BASE SPECIFICATIONS

DESCRIPTION
CONSTRUCT A BASE COURSE COMPOSED OF A COMBINATION OF SOIL, PORTLAND CEMENT, AND WATER.

MATERIALS
MEET THE FOLLOWING REQUIREMENTS:

CEMENT: PORTLAND CEMENT, TYPE I, II, III, OR TYPE I-P OR TYPE I-S........SECTION 921

WATER: USE WATER THAT IS FREE FROM SUBSTANCES DELETERIOUS TO HARDENING OF THE SOIL-CEMENT MIXTURE.
CURING MATERIAL: 916-4

USE EMULSIFIED ASPHALT GRADE SS, RS, OR MS AS APPROVED BY THE ENGINEER. DILUTE THESE AS RECOMMENDED BY MANUFACTURER.

SOIL: FOR BASE COURSE CONSTRUCTION, USE EITHER THE MATERIAL EXISTING IN THE LOCATION TO BE OCCUPIED BY BASE, A SUITABLY FRIABLE MATERIAL FURNISHED BY THE CONTRACTOR, OR A COMBINATION OF THESE. IF THE MATERIAL EXISTING IN THE LOCATION TO BE OCUPIED BY THE BASE DOES NOT MEET THE REQUIREMENTS SPECIFIED BELOW, REMOVE AND REPLACED WITH SUITABLE SOIL.

OBTAIN APPROVAL OF THE MATERIAL PITS PRIOR TO USE. EXCAVATE MATERIAL PITS TO ACHIEVE A UNIFORMLY MIXED MATERIAL WITH REASONABLY CONSISTENT CHARACTERISTICS. BLEND STRATA OR DIFFERING MATERIALS IN ACCORDANCE WITH A PROCEDURE APPROVED BY THE ENGINEER. THE COUNTY WILL CONSIDER PROPOSED RECYCLED MATERIALS ON A CASE BY CASE BASIS.

SPECIFIC REQUIREMENTS FOR SOIL:
ORGANIC MATERIAL (AS PER FM 1-T267)........MAXIMUM 5%
TOTAL CLAY AND SILT CONTENT (MINUS NO. 200 [75 µΩ SIEVE](AS PER FM 1-T088, NO HYDROMETER TEST) ....MAXIMUM 25%
PLASTIC INDEX (AS PER FM 1-T090)........MAXIMUM 10%
LIQUID LIMIT (AS PER FM 1-T089)........MAXIMUM 25%
GRADATION:
PASSING 2 INCH [50 MM] SIEVE........MINIMUM 100%
PASSING NO. 4 [4.75 MM] SIEVE........MINIMUM 55%
PASSING NO. 10 [2.00 MM] SIEVE........MINIMUM 37%
(AS PER FM 1-T088)

AS AN EXCEPTION TO THE ABOVE REQUIRMENTS, THE CONTRACTOR MAY USE ANY MATERIAL MEETING THE REQUIREMENTS FOR LIMEROCK.

NOTE:

THE ABOVE SOIIL CEMENT BASE SPECIFICATIONS WERE TAKEN FROM FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION 2002 MANUAL – SECTION 270. AS SUCH, THE REFERENCED MATERIALS FOR SOIL CEMENT BASE SHALL CONFORM TO THE REQUIREMENTS SPECIFIED IN DIVISION III (MATERIALS) OF THIS FDOT MANUAL AS WELL.

SOIL CEMENT SHALL BE PLANT MIXED. DESIGN MIX SHALL BE 300 PSI AND CONSTRUCTED BASE SHALL NOT EXCEED 350 PSI.

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 — **SOIL - CEMENT BASE SPECIFICATIONS** — APPROVED BY JCW — BCC APPROVAL — REVISED — Sheet No. 1 of 1 — Index No. 105

ALFONSO A. BELLUCCIA — LICENSE NO. 40044 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

JOB NO.	EPN	DATE	DESIGNED	DRAWN	CHECKED	Q.C.
0597-0025	137	May 2015	JD	TR	AB	

REVISIONS

NO.	DATE	REVISIONS	APP'D BY
4	1-23-2015	ADDITION OF ROADWAY DETAIL 100	
1	12-11-2014	REMOVED UNUSED TYPICAL SECTIONS, ADDED ROADWAY NOTES & DETAILS. ADDED LOT DETAILS & NOTES.	

DESIGNED FOR
EPPERSON RANCH, LLC
2502 ROCKY POINT DRIVE, SUITE 1050
TAMPA, FLORIDA 33607
PHONE: (813) 288-8078

PROJECT NAME
PARK PLACE, PHASE 1
(aka EPPERSON RANCH SOUTH, PHASE 1)

SHEET NAME
ROADWAY SECTIONS AND LOT DETAILS

FLORIDA DESIGN CONSULTANTS, INC.
— THINK IT. ACHIEVE IT. —
707 N. FRANKLIN STREET, 6TH FLOOR, TAMPA, FLORIDA 34655
PHONE: (800) 532 - 1047 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM C.A. NO. 7421

SHEET 4 OF 63

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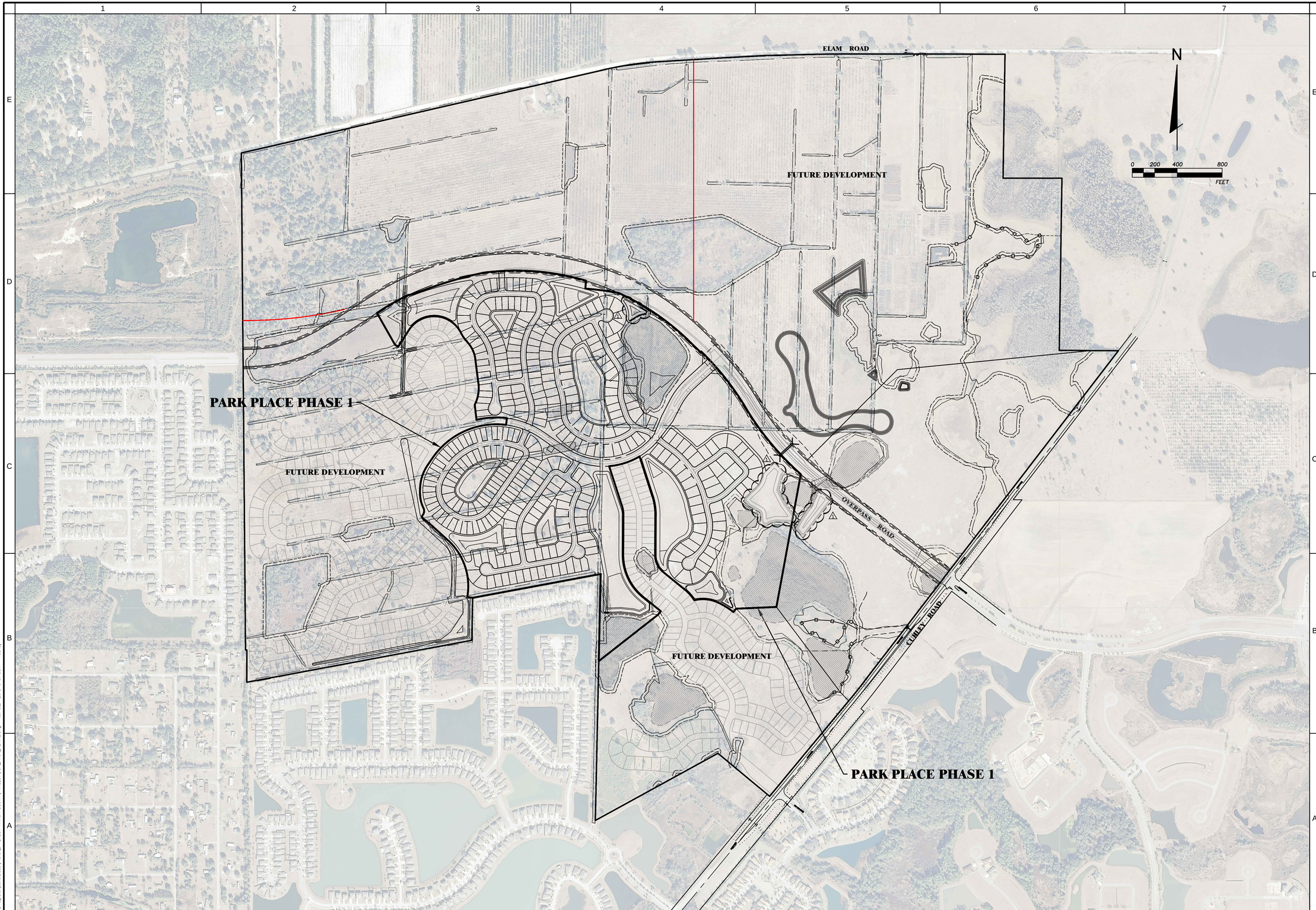

ALFONSO A. BELLUCCI
LICENSE NO. 40044
STATE OF FLORIDA
PROFESSIONAL ENGINEER

JOB NO.	0597-0025
SHT.	137
DATE	May 2015
DESIGNED	JD
DRAWN	TR
CHECKED	AB
QC	

NO.	DATE	REVISIONS	APP'D
1	5-19-2015	REVISED PONDS 160, 170 AND 415 PER USACE COMMENTS	

DESIGNED FOR
EPPERSON RANCH, LLC
2502 ROCKY POINT DRIVE, SUITE 1050
TAMPA, FLORIDA 33607
PHONE: (813) 289-0010

PROJECT NAME
PARK PLACE, PHASE 1
(aka EPPERSON RANCH SOUTH, PHASE 1)

SHEET NAME
OVERALL PLAN WITH AERIAL

FLORIDA DESIGN CONSULTANTS, INC.
THINK IT. ACHIEVE IT.
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PHONE: (800) 532 - 1047 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM C.A. NO. 7421

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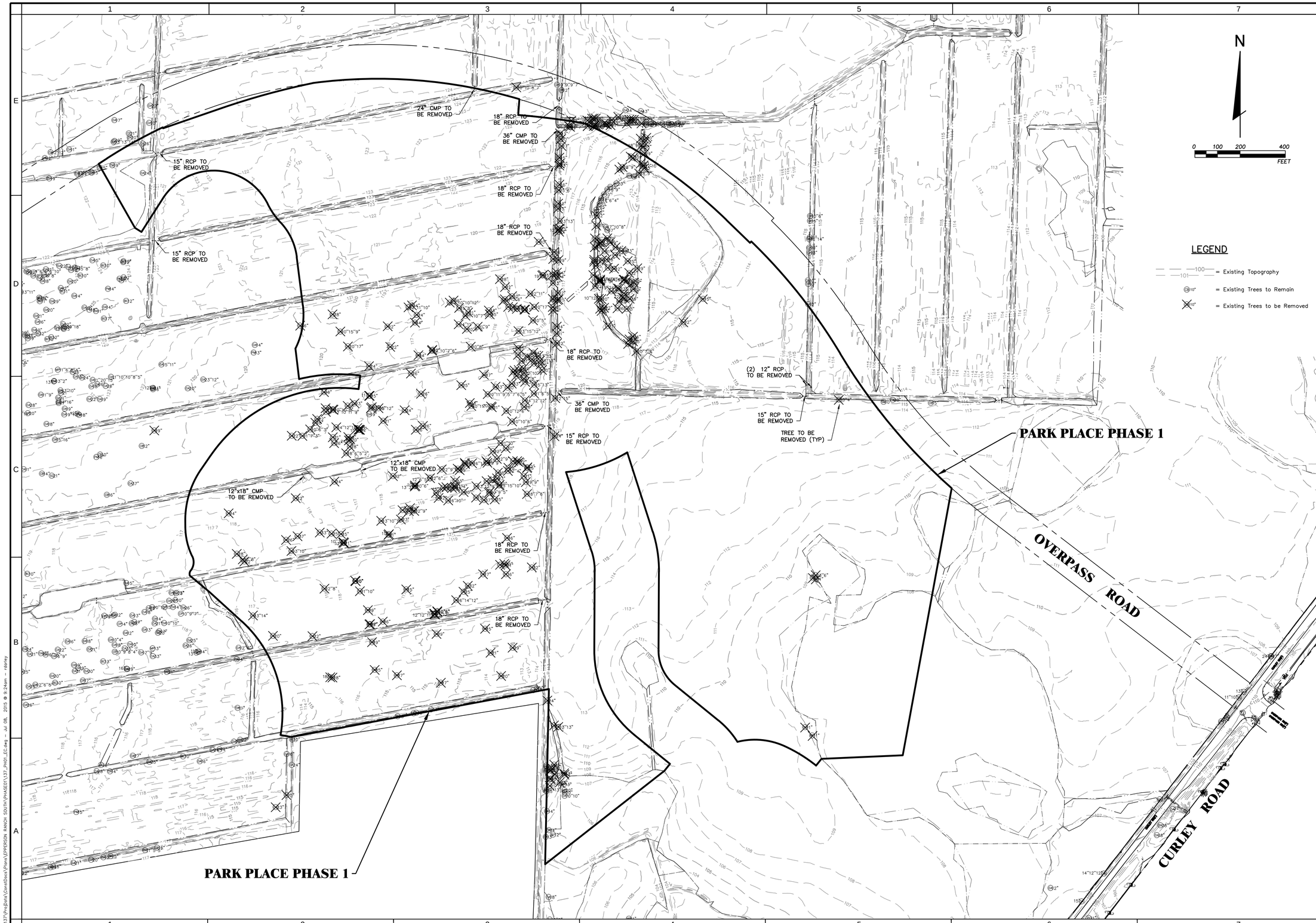

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ALFONSO A. BELLUCCI
LICENSE NO. 40044
STATE OF FLORIDA
PROFESSIONAL ENGINEER

JOB NO.	0597-0025
SPN	137
DATE	May 2015
DESIGNED	JD
DRAWN	TR
CHECKED	AB
QC	

NO.	DATE	REVISIONS	APP'D

DESIGNED FOR
EPPERSON RANCH, LLC
2502 ROCKY POINT DRIVE, SUITE 1050
TAMPA, FLORIDA 33607
PHONE: (813) 290-6025

PROJECT NAME
PARK PLACE, PHASE 1
(aka EPPERSON RANCH SOUTH, PHASE 1)

SHEET NAME
EXISTING CONDITIONS AND DEMOLITION

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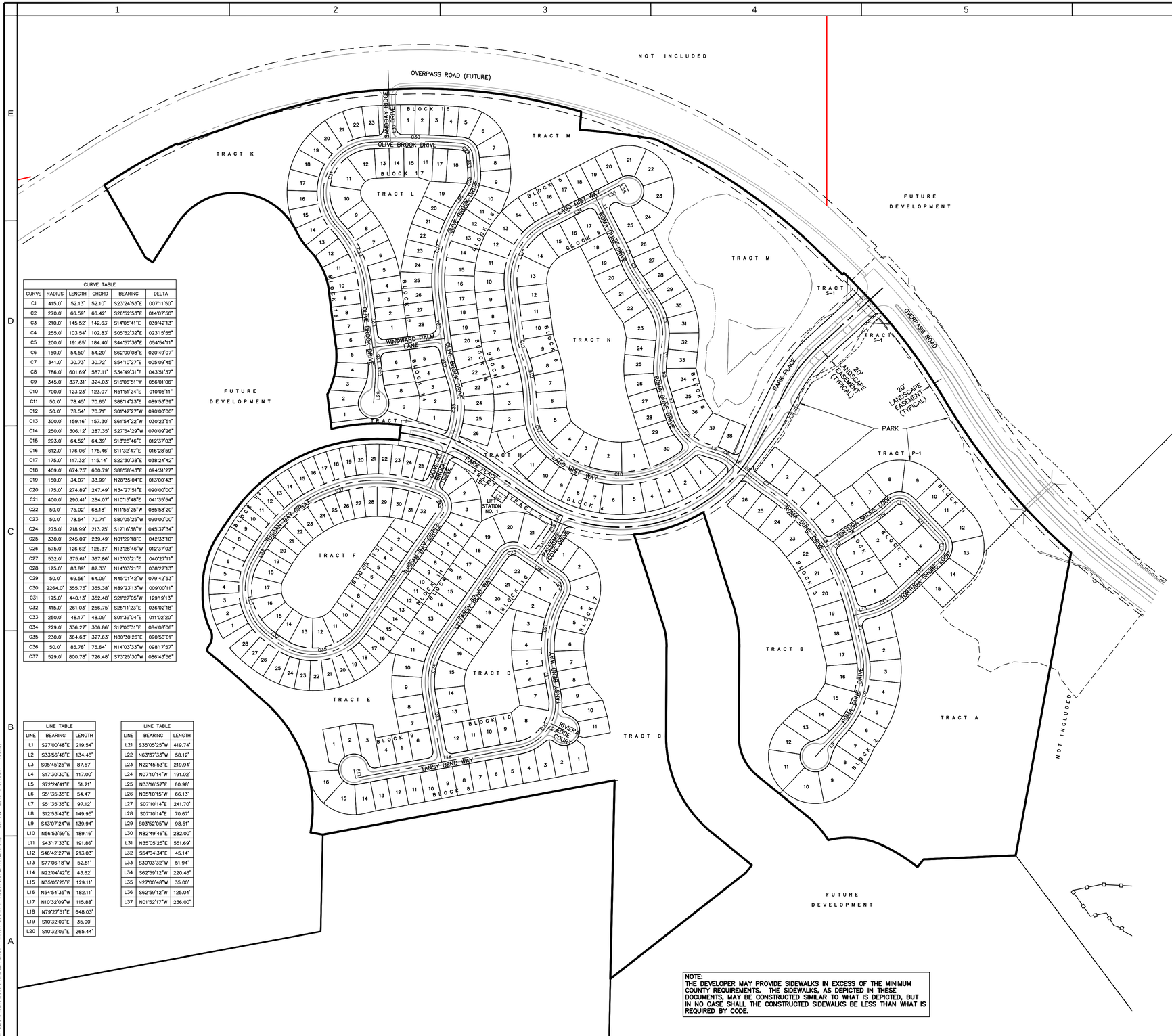


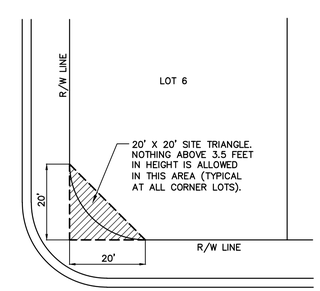
CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	415.0'	52.13'	52.10'	S23°24'53"E	007°11'50"
C2	270.0'	66.59'	66.42'	S26°52'53"E	014°07'50"
C3	210.0'	145.52'	142.63'	S14°05'41"E	039°42'13"
C4	255.0'	103.54'	102.83'	S05°52'32"E	023°15'55"
C5	200.0'	191.65'	184.40'	S44°57'36"E	054°54'11"
C6	150.0'	54.50'	54.20'	S62°00'08"E	020°49'07"
C7	341.0'	30.73'	30.72'	S54°10'27"E	005°09'45"
C8	786.0'	601.69'	587.11'	S34°49'31"E	043°51'37"
C9	345.0'	337.31'	324.03'	S15°06'51"W	056°01'06"
C10	700.0'	123.23'	123.07'	N51°51'24"E	010°05'11"
C11	50.0'	78.45'	70.65'	S88°14'23"E	089°53'39"
C12	50.0'	78.54'	70.71'	S01°42'27"W	090°00'00"
C13	300.0'	159.16'	157.30'	S61°54'22"W	030°23'51"
C14	250.0'	306.12'	287.35'	S27°54'29"W	070°09'26"
C15	293.0'	64.52'	64.39'	S13°28'46"E	012°37'03"
C16	612.0'	176.06'	175.46'	S11°32'47"E	016°28'59"
C17	175.0'	117.32'	115.14'	S22°30'38"E	038°24'42"
C18	409.0'	674.75'	600.79'	S88°58'43"E	094°31'27"
C19	150.0'	34.07'	33.99'	N28°35'04"E	013°00'43"
C20	175.0'	274.89'	247.49'	N34°27'51"E	090°00'00"
C21	400.0'	290.41'	284.07'	N10°15'48"E	041°35'54"
C22	50.0'	75.02'	68.18'	N11°55'25"W	085°58'20"
C23	50.0'	78.54'	70.71'	S80°05'25"W	090°00'00"
C24	275.0'	218.99'	213.25'	S12°16'38"W	045°37'34"
C25	330.0'	245.09'	239.49'	N01°29'18"E	042°33'10"
C26	575.0'	126.62'	126.37'	N13°28'46"W	012°37'03"
C27	532.0'	375.61'	367.86'	N13°03'21"E	040°27'11"
C28	125.0'	83.89'	82.33'	N14°03'21"E	038°27'13"
C29	50.0'	69.56'	64.09'	N45°01'42"W	079°42'53"
C30	2264.0'	355.75'	355.38'	N89°23'13"W	009°00'11"
C31	195.0'	440.13'	352.48'	S21°27'05"W	129°9'13"
C32	415.0'	261.03'	256.75'	S25°11'23"E	036°02'18"
C33	250.0'	48.17'	48.09'	S01°39'04"E	011°02'20"
C34	229.0'	336.27'	306.86'	S12°00'31"E	084°08'06"
C35	230.0'	364.63'	327.63'	N80°30'26"E	090°50'01"
C36	50.0'	85.78'	75.64'	N14°03'33"W	098°17'57"
C37	529.0'	800.78'	726.48'	S73°25'30"W	086°43'56"

LINE TABLE		
LINE	BEARING	LENGTH
L1	S27°00'48"E	219.54'
L2	S33°56'48"E	134.48'
L3	S05°45'25"W	87.57'
L4	S17°30'30"E	117.00'
L5	S72°24'41"E	51.21'
L6	S51°35'35"E	54.47'
L7	S51°35'35"E	97.12'
L8	S12°53'42"E	149.95'
L9	S43°07'24"W	139.94'
L10	N56°53'59"E	189.16'
L11	S43°17'33"E	191.86'
L12	S46°42'27"W	213.03'
L13	S77°06'18"W	52.51'
L14	N22°04'42"E	43.62'
L15	N35°05'25"E	129.11'
L16	N54°54'35"W	182.11'
L17	N10°32'09"W	115.88'
L18	N79°27'51"E	648.03'
L19	S10°32'09"E	35.00'
L20	S10°32'09"E	265.44'

LINE TABLE		
LINE	BEARING	LENGTH
L21	S35°05'25"W	419.74'
L22	N63°37'33"W	58.12'
L23	N22°45'53"E	219.94'
L24	N07°10'14"W	191.02'
L25	N33°16'57"E	60.98'
L26	N05°10'15"W	66.13'
L27	S07°10'14"E	241.70'
L28	S07°10'14"E	70.67'
L29	S03°52'05"W	98.51'
L30	N82°49'46"E	282.00'
L31	N35°05'25"E	551.69'
L32	S54°04'34"E	45.14'
L33	S30°03'32"W	51.94'
L34	S62°59'12"W	220.46'
L35	N27°00'48"W	35.00'
L36	S62°59'12"W	125.04'
L37	N01°52'17"W	236.00'

MISCELLANEOUS PASCO COUNTY NOTES:

1. PER SECTION 610.10.G, THE RADII AT INTERSECTIONS SHALL BE A MINIMUM OF 25 FEET, UNLESS NOTED OTHERWISE.
2. ALL DRIVEWAY CUTS SHALL BE INSTALLED TO LOCAL STREETS AND NOT TO COLLECTOR STREETS.
3. ROAD SIDE CLEAR ZONES SHALL BE FREE OF ANY OBSTRUCTIONS (BASED ON THE CROSS-SECTIONS CLEAR ZONE TYPE 1 ROADWAY IS FOUR FEET AND ALL OTHER ROADWAYS ARE SIX FEET.
4. TO AID IN EROSION CONTROL, A 16 INCH WIDE STRIP OF SOD SHALL BE PLACED ADJACENT TO THE STREET PAVEMENT/BACK OF CURB. ON SLOPES OF FOUR FEET HORIZONTAL TO ONE FOOT VERTICAL (4:1) OR FLATTER, SEED AND MULCH MAY BE USED. ON SLOPES STEEPER THAN FOUR FEET HORIZONTAL TO ONE FOOT VERTICAL (4:1), SOD SHALL BE USED.
5. THE SIDEWALK THAT IS TO BE INSTALLED BY THE INDIVIDUAL SHALL BE CONSTRUCTED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY TO THE CORRESPONDING DWELLING UNIT. ALONG NON LOT AREAS, SIDEWALKS SHALL BE CONSTRUCTED WITH INFRASTRUCTURE IMPROVEMENTS TO PROVIDE AN UNINTERRUPTED SIDEWALK THROUGHOUT THE SUBDIVISION. MAINTENANCE OF SIDEWALK SHALL BE THE RESPONSIBILITY OF HOMEOWNERS ASSOCIATION OR AN ENTITY OTHER THAN PASCO COUNTY.
6. BUILDING SETBACKS ARE PER THE EPPERSON RANCH PRODUCT TYPE SCHEDULE APPROVED IN THE MPUD, AND VARY PER PRODUCT TYPE AND SIZE. SEE SHEET 4 FOR SPECIFIC SETBACKS.
7. SITE TRIANGLES SHALL BE UNOBSTRUCTED AND SHALL BE INSPECTED AND MAINTAINED IN CONFORMANCE WITH FDOT INDEX 546.



CLEAR SITE TRIANGLE DETAIL 1/7

N.T.S.

NOTE:
THE DEVELOPER MAY PROVIDE SIDEWALKS IN EXCESS OF THE MINIMUM COUNTY REQUIREMENTS. THE SIDEWALKS, AS DEPICTED IN THESE DOCUMENTS, MAY BE CONSTRUCTED SIMILAR TO WHAT IS DEPICTED, BUT IN NO CASE SHALL THE CONSTRUCTED SIDEWALKS BE LESS THAN WHAT IS REQUIRED BY CODE.

A. FONSO A. BELLUCCI
LICENSE NO. 40044
STATE OF FLORIDA
PROFESSIONAL ENGINEER

JOB NO.	SHEET	DATE	DESIGNED	DRAWN	CHECKED
0597-0025	137	May 2015	JD	TR	AB

NO.	DATE	REVISIONS	BY	APP

DESIGNED FOR
EPPERSON RANCH, LLC
2502 ROCKY POINT DRIVE, SUITE 1050
TAMPA, FLORIDA 33607
PHONE: (813) 289-8925

PROJECT NAME
PARK PLACE, PHASE 1
(aka EPPERSON RANCH SOUTH, PHASE 1)

SHEET NAME
HORIZONTAL CONTROL PLAN

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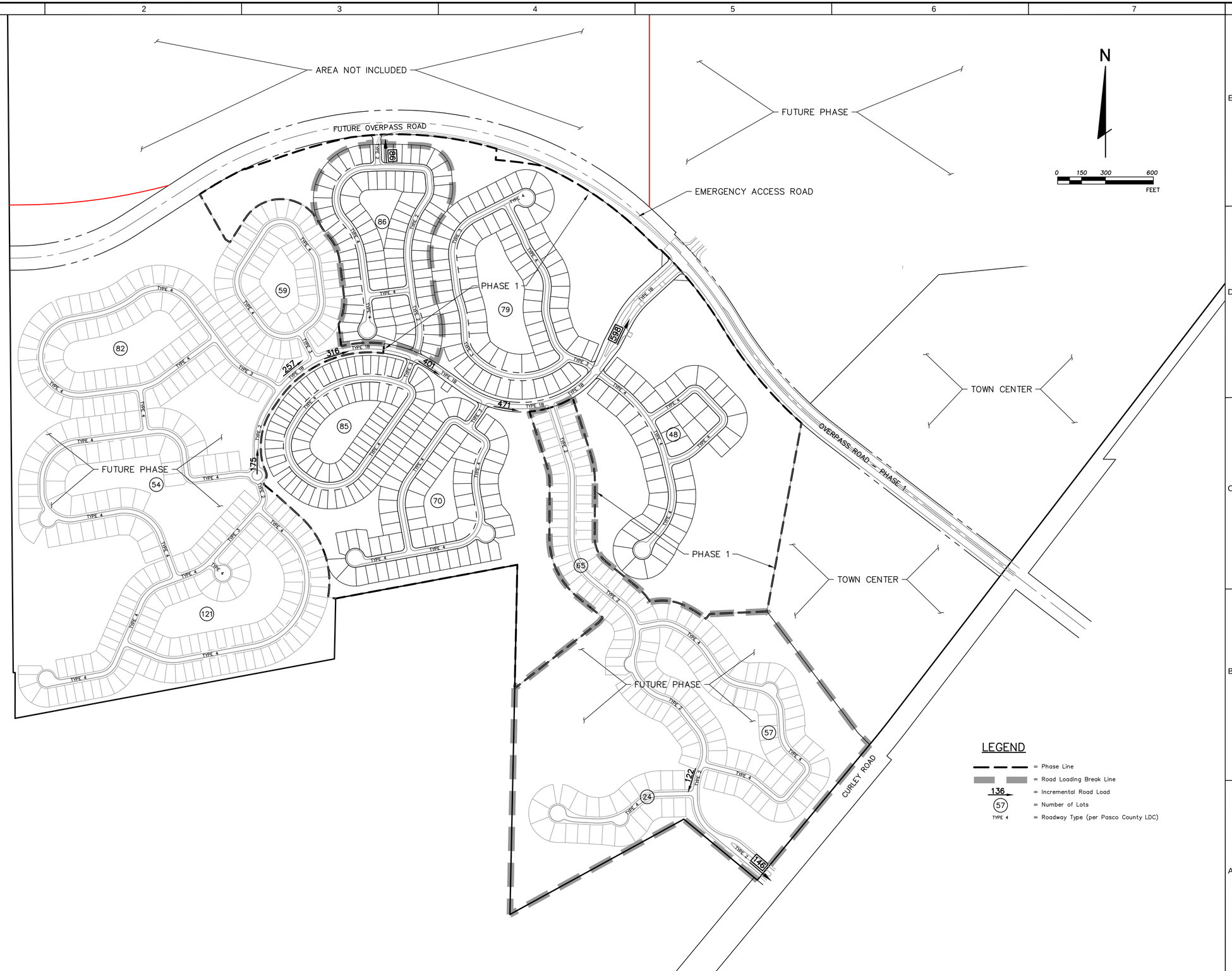

DESIGNED FOR
EPPERSON RANCH, LLC
2302 ROCKY POINT DRIVE, SUITE 1050
TAMPA, FLORIDA 33607
PHONE: (813) 289-0505

PROJECT NAME
PARK PLACE, PHASE 1
(aka EPPERSON RANCH SOUTH, PHASE 1)

SHEET NAME
OVERALL CONCEPTUAL ROADWAY PLAN

FLORIDA DESIGN CONSULTANTS, INC.
THINK IT. ACHIEVE IT.
707 N. FRANKLIN STREET, 6TH FLOOR, TAMPA, FLORIDA 34655
PHONE: (800) 532 - 1047 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM C.A. NO. 7421

JOB NO.	SFR	DATE	DESIGNED	DRAWN	CHECKED	QC
0597-0025	137	May 2015	JD	TR	AB	

NO.	DATE	REVISIONS	BY	APP'D

ALFONSO A. BELLUCCI
LICENSE NO. 40044
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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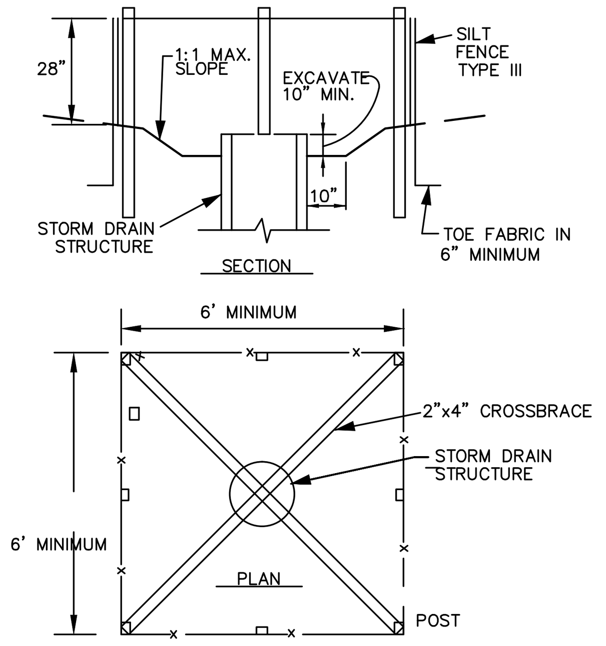
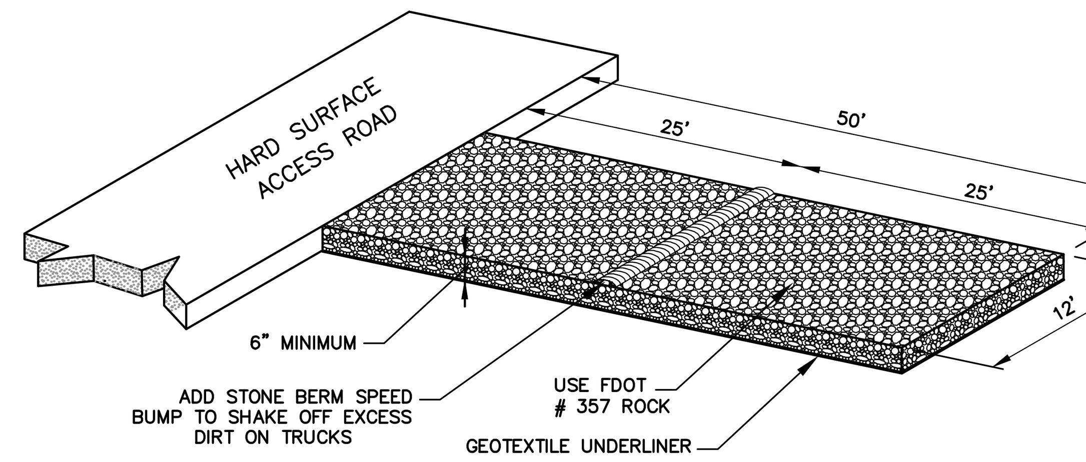


INSTALLATION:
TYPE III SILT FENCE SUPPORTED BY STEEL POST SHALL BE USED. THE STAKES SHALL BE SPACED EVENLY AROUND THE PERIMETER OF THE INLET A MAXIMUM OF 3 FEET APART, AND SECURELY DRIVEN INTO THE GROUND, APPROXIMATELY 18 INCHES DEEP. THE FABRIC SHALL BE ENTRENCHED 12 INCHES AND BACKFILLED WITH CRUSHED STONE OR COMPACTED SOIL. FABRIC AND WIRE SHALL BE SECURELY FASTENED TO THE POST, AND FABRIC ENDS MUST BE OVERLAPPED A MINIMUM OF 18 INCHES OR WRAPPED TOGETHER AROUND A POST TO PROVIDE A CONTINUOUS FABRIC BARRIER AROUND THE INLET.

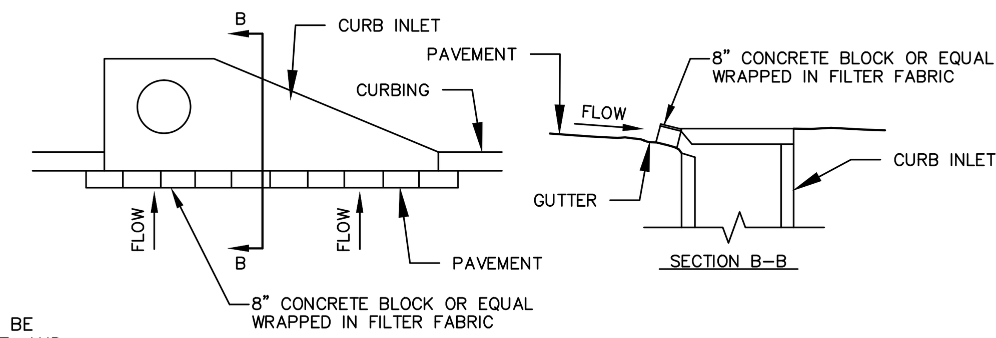
MAINTENANCE:
THE BARRIER SHALL BE INSPECTED DAILY AND AFTER EACH RAIN AND REPAIRS MADE AS NEEDED. SEDIMENT SHALL BE REMOVED WHEN THE SEDIMENT HAS ACCUMULATED TO ONE–HALF THE HEIGHT OF THE BARRIER. SEDIMENT SHALL NOT BE WASHED INTO THE INLET. IT SHALL BE REMOVED FROM THE SEDIMENT BARRIER AND DISPOSED OF AND STABILIZED SO THAT IT WILL NOT ENTER THE INLET, AGAIN.

INLET SEDIMENT BARRIER FILTER FABRIC WITH SUPPORTING FRAME



TEMPORARY CONSTRUCTION ACCESS

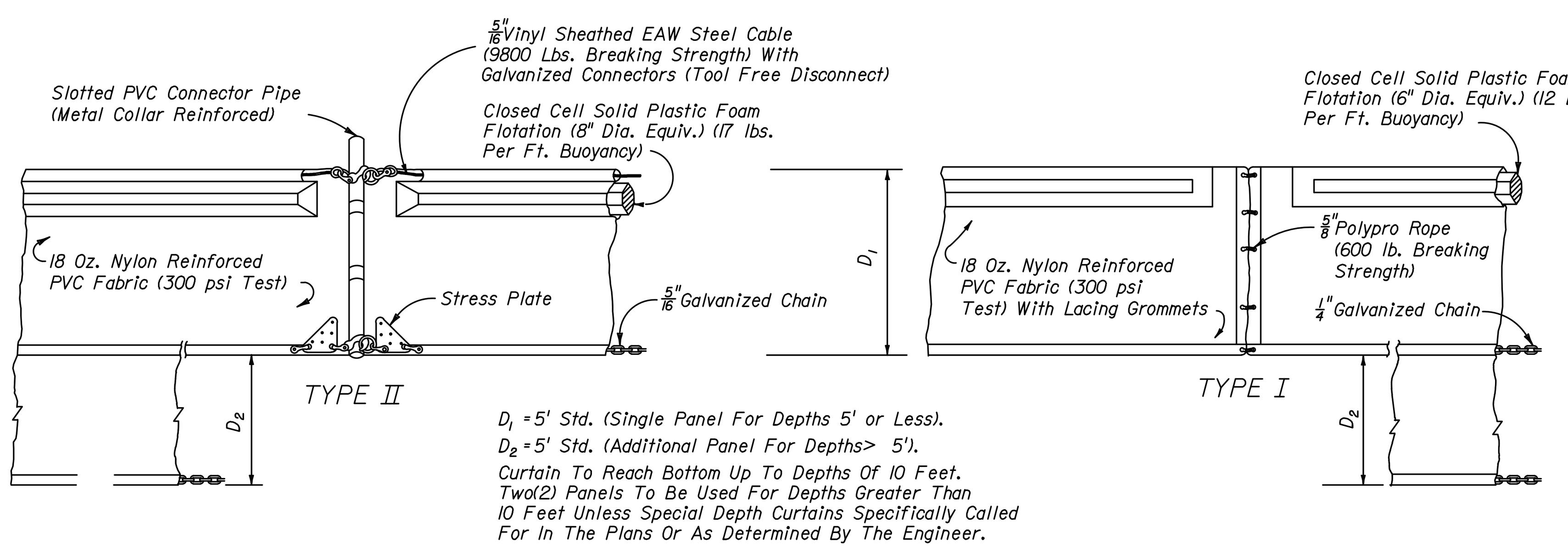
N.T.S.



INSTALLATION:
INSTALL CURB INLET SEDIMENT BARRIER IMMEDIATELY AFTER PAVING. USE 8" CONCRETE BLOCK OR EQUAL WRAPPED IN FILTER FABRIC. PROVIDE A 4" GAP BETWEEN BARRIER AND INLET TO ALLOW OVERFLOW.

MAINTENANCE:
THE BARRIER SHALL BE INSPECTED DAILY AND AFTER EACH RAIN AND REPAIRS MADE AS NEEDED. SEDIMENT SHALL BE REMOVED WHEN THE SEDIMENT HAS ACCUMULATED TO ONE–HALP THE HEIGHT OF THE BARRIER. SEDIMENT SHALL NOT BE WASHED INTO THE INLET. IT SHALL BE REMOVED FROM THE SEDIMENT BARRIER AND DISPOSED OF AND STABILIZED SO THAT IT WILL NOT ENTER THE INLET, AGAIN.

CURB INLET SEDIMENT BARRIER



D_1 +5' Std. (Single Panel For Depths 5' or Less).
D_2 +5' Std. (Additional Panel For Depths> 5').
Curtain To Reach Bottom Up To Depths Of 10 Feet.
Two(2) Panels To Be Used For Depths Greater Than 10 Feet Unless Special Depth Curtains Specifically Called For In The Plans Or As Determined By The Engineer.

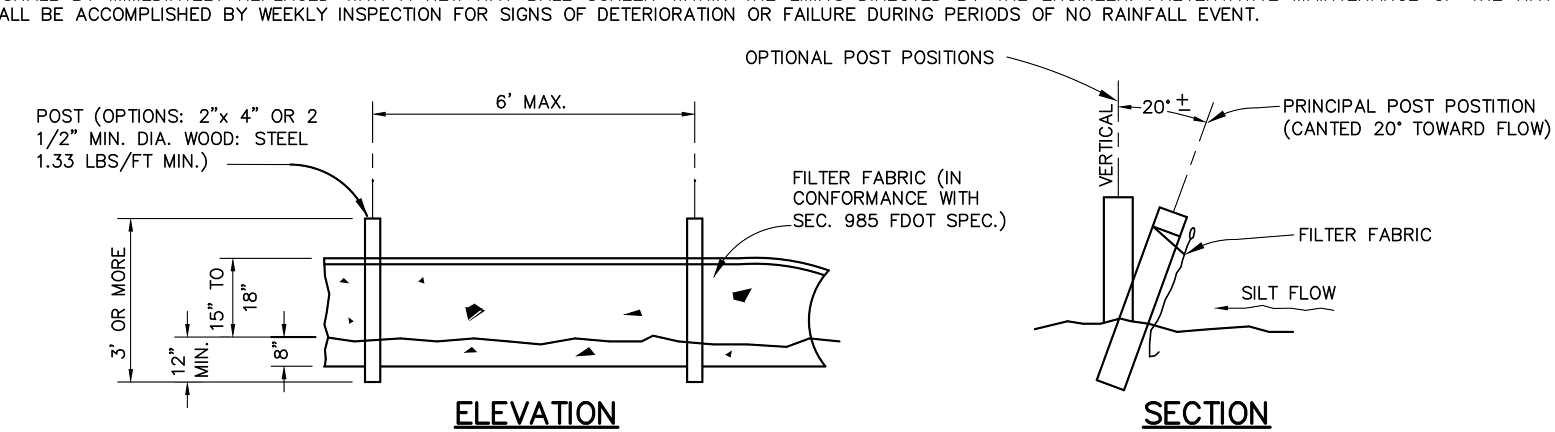
NOTICE: COMPONENTS OF TYPES I AND II MAY BE SIMILAR OR IDENTICAL TO PROPRIETARY DESIGNS. ANY INFRINGEMENT ON THE PROPRIETARY RIGHTS OF THE DESIGNER SHALL BE THE SOLE RESPONSIBILITY OF THE USER. SUBSTITUTIONS FOR TYPES I AND II SHALL BE AS APPROVED BY THE ENGINEER.

FLOATING TURBIDITY BARRIERS

D.O.T. INDEX #103 N.T.S.

MAINTENANCE OF SILT SCREENS:
SILT SCREENS SHALL BE INSPECTED AFTER EACH RAINFALL EVENT FOR SIGNS OF DETERIORATION OR FAILURE. DETERIORATION OF A SILT SCREEN SHALL BE CONSTRUED TO MEAN THAT THE SILT SCREEN HAS LIMITED EFFECTIVENESS OR CAPACITY FOR THE FUNCTION OF TRAPPING SEDIMENT, DUE TO PROBLEMS SUCH AS, BUT NOT LIMITED TO, EXCESSIVE BUILDUP OF SEDIMENT OR CONSTRUCTION ACCIDENT. WHEN A SILT SCREEN BECOMES DETERIORATED, IT SHALL BE IMMEDIATELY REMEDIED AT THE DIRECTION OF THE ENGINEER BY SUCH MEANS AS REMOVAL OF THE EXCESSIVE BUILDUP OF SILT, STRAIGHTENING AND TIGHTENING OF THE SCREEN, OR ANY OTHER SUCH MEASURE DEEMED NECESSARY. FAILURE OF A SILT SCREEN SHALL BE CONSTRUED TO MEAN THAT THE SILT SCREEN IS NO LONGER CAPABLE OF FUNCTIONING TO TRAP SEDIMENT DUE TO A RIP, TEAR, OVERTOPPING BY SEDIMENT, BIODEGRADATION, CONSTRUCTION ACCIDENT, OR ANY OTHER SUCH MEANS. WHEN A SILT SCREEN IS DEEMED BY THE ENGINEER TO HAVE FAILED, IT SHALL BE IMMEDIATELY REPLACED WITH NEW SILT SCREEN WITHIN THE LIMITS DIRECTED BY THE ENGINEER. PREVENTATIVE MAINTENANCE OF THE SLIT SCREEN SHALL BE ACCOMPLISHED BY WEEKLY INSPECTION FOR SIGNS OF DETERIORATION OR FAILURE DURING PERIODS OF NO RAINFALL EVENT.

MAINTENANCE OF HAY BALES:
HAY BALES SHALL BE INSPECTED AFTER EACH RAINFALL EVENT FOR SIGNS OF DETERIORATION OR FAILURE. DETERIORATION OF A HAY BALE SCREEN SHALL BE CONSTRUED TO MEAN THAT THE HAY BALE SCREEN HAS LIMITED EFFECTIVENESS OR CAPACITY FOR THE FUNCTION OF TRAPPING SEDIMENT, DUE TO PROBLEMS SUCH AS, BUT NOT LIMITED TO, EXCESSIVE BUILDUP OF SEDIMENT OR CONSTRUCTION ACCIDENT. WHEN A HAY BALE SCREEN BECOMES DETERIORATED, IT SHALL BE IMMEDIATELY REMEDIED AT THE DIRECTION OF THE ENGINEER BY SUCH MEANS AS REMOVAL OF THE EXCESSIVE BUILDUP OF SILT, STRAIGHTENING AND REALIGNING OF THE SCREEN, OR ANY OTHER SUCH MEASURE DEEMED NECESSARY. FAILURE OF A HAY BALE SCREEN SHALL BE CONSTRUED TO MEAN THAT THE HAY BALE SCREEN IS NO LONGER CAPABLE OF FUNCTIONING TO TRAP SEDIMENT DUE TO OVERTOPPING BY SEDIMENT, BIODEGRADATION, CONSTRUCTION ACCIDENT, OR ANY OTHER SUCH MEANS. WHEN A HAY BALE SCREEN IS DEEMED BY THE ENGINEER TO HAVE FAILED, IT SHALL BY IMMEDIATELY REPLACED WITH A NEW HAY BALE SCREEN WITHIN THE LIMITS DIRECTED BY THE ENGINEER. PREVENTATIVE MAINTENANCE OF THE HAY BALE SCREEN SHALL BE ACCOMPLISHED BY WEEKLY INSPECTION FOR SIGNS OF DETERIORATION OR FAILURE DURING PERIODS OF NO RAINFALL EVENT.



TYPE III SILT FENCE

D.O.T. INDEX #102 N.T.S.

MISCELLANEOUS GEOTECHNICAL NOTES:

A. SHOULD ANY NOTICEABLE SOIL SLUMPING OR SINKHOLE FORMATION BECOME EVIDENT, THE APPLICANT/DEVELOPER SHALL IMMEDIATELY NOTIFY THE COUNTY, TAMPA BAY WATER (TBW), AND SWFWMD, AND ADOPT ONE OR MORE OF THE FOLLOWING PROCEDURES AS DETERMINED TO BE APPROPRIATE BY THE COUNTY AND SWFWMD:

1. IF THE SLUMPING OR SINKHOLE FORMATION BECOMES EVIDENT BEFORE OR DURING CONSTRUCTION ACTIVITIES, STOP ALL WORK (EXCEPT FOR MITIGATION ACTIVITIES) IN THE AFFECTED AREA AND REMAIN STOPPED UNTIL THE COUNTY AND SWFWMD APPROVE RESUMING CONSTRUCTION ACTIVITIES.
2. TAKE IMMEDIATE MEASURES TO ENSURE NO SURFACE WATER DRAINS INTO THE AFFECTED AREAS.
3. VISUALLY INSPECT THE AFFECTED AREA.
4. EXCAVATE AND BACKFILL OR GROUT AS REQUIRED TO FILL THE AFFECTED AREA AND PREVENT FURTHER SUBSIDENCE.
5. USE SOIL REINFORCEMENT MATERIALS IN THE BACKFILLING OPERATION, WHEN APPROPRIATE.
6. IF THE AFFECTED AREA IS IN THE VICINITY OF A WATER–RETENTION AREA, MAINTAIN A MINIMUM DISTANCE OF TWO FEET FROM THE BOTTOM OF THE RETENTION POND TO THE SURFACE OF THE LIME–ROCK OR KARST CONNECTION.
7. IF THE AFFECTED AREA IS IN THE VICINITY OF A WATER–RETENTION AREA AND THE ABOVE METHODS DO NOT STABILIZE THE COLLAPSE, RELOCATE THE RETENTION AREA.
8. DISCHARGE OF STORM–WATER INTO DEPRESSIONS WITH DIRECT OR DEMONSTRATED HYDROLOGIC CONNECTION TO THE FLORIDAN AQUIFER SHALL BE PROHIBITED.
9. SOIL BORINGS SHOWN ON THE PLANS WERE DONE BY FAULKNER ENGINEERING SERVICES, INC. AND ARE FOUND IN THE FOLLOWING SOIL REPORTS:
   - 9.1. REPORT OF STORMWATER POND AND ROADWAY SOILS STUDY DATED NOVEMBER, 2006.
   - 9.2. REPORT OF ADDITIONAL STORMWATER POND SOILS STUDY DATED DECEMBER, 2009.
   - 9.3. REPORT OF GEOTECHNICAL INVESTIGATION––EPPERSON RANCH SOUTH OF OVERPASS DATED AUGUST 8, 2014.
   - 9.4. REPORT OF GEOTECHNICAL INVESTIGATION––PARK PLACE CRYSTAL LAGOON DATED NOVEMBER 13, 2014.

(4) 10. WHERE FILL IS PROPOSED IT SHALL BE PLACED IN COMPLIANCE WITH THE GEOTECHNICAL/GEOLOGICAL ENGINEERING REPORT RECOMMENDATIONS (INCLUDING ANY LIFT DEPTHS RECOMMENDED) AND COMPACTED TO A MINIMUM DENSITY OF 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY. DENSITY TESTS TO CONFIRM COMPACTION SHALL BE REQUIRED WITHIN THE BUILDING PAD AREA, BEFORE THE NEXT LIFT IS PLACED. UPON COMPLETION OF THE LAND DEVELOPMENT CONSTRUCTION, A PROFESSIONAL ENGINEER SHALL PROVIDE A CERTIFICATION TO PASCO COUNTY THAT THE PROJECT, INCLUDING EACH PAD AREA, COMPLIES WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL/GEOLOGICAL ENGINEERING REPORT.

SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT CERTIFICATION

CONSTRUCTION SURFACE WATER MANAGEMENT PLAN (CSWMP)
PARK PLACE (aka EPPERSON RANCH SOUTH) – PHASE 1.

1. THE CSWMP CONSISTS OF PLAN SHEETS 9 – 10 SHOWING EROSION PROTECTION DEVICES TO BE UTILIZED ON THE PROJECT.

2. THE APPLICANT/OWNER OR AUTHORIZED AGENT HAS REVIEWED THE CSWMP AND HAS SIGNED THE CSWMP WHERE REQUIRED BELOW.

3. THE CSWMP SHALL BE PART OF THE FINAL CONSTRUCTION PLANS FOR THE PERMITTED SURFACE WATER MANAGEMENT SYSTEM.

SIGNATURE: ____________________________

NAME: ____________________________ DATE: ______________

☐ APPLICANT ☐ OWNER ☐ AUTHORIZED AGENT

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 GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, 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 FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

NAME (OPERATOR AND/OR RESPONSIBLE AUTHORITY) DATE

NAME	TITLE	COMPANY NAME, ADDRESS AND PHONE NUMBER	DATE
*			

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND, AND SHALL COMPLY WITH, THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORMWATER POLLUTION PREVENTION PLAN PREPARED THEREUNDER.

* NPDES CONTRACTOR AND SUBCONTRACTOR CERTIFICATION TO BE COMPLETED AFTER CONTRACTORS HAVE BEEN SELECTED.

1. SITE DESCRIPTION

A. PROJECT DESCRIPTION:

THE DEVELOPER / APPLICANT PROPOSES TO CONSTRUCT A NEW SUBDIVISION LOCATED IN PASCO COUNTY, FLORIDA. CONSTRUCTION WILL CONSIST OF CLEARING, GRUBBING, EARTHWORK, INSTALLATION OF THE INFRASTRUCTURE, BACK FILLING, PAVING AND GRADING.

B. MAJOR SOIL DISTURBING ACTIVITIES:

SOIL DISTURBING ACTIVITIES FOR THIS PROJECT WILL INCLUDE CLEARING, GRUBBING, EARTHWORK, INSTALLATION OF PAVING, DRAINAGE AND SANITARY STRUCTURES, WATER MAIN INSTALLATION BACK FILLING AND GRADING.

THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING TEMPORARY OR PERMANENT STABILIZATION AS SOON AS POSSIBLE FOR AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE CEASED, BUT IN NO CASE SHALL THE TIME BE GREATER THAN FOURTEEN (14) CALENDAR DAYS.

(5) C. TOTAL PROJECT AREA: 166.1 ACRES

THE PROJECT CONSISTS OF THE CONSTRUCTION OF APPROXIMATELY 140 RESIDENTIAL LOTS, ASPHALT PAVEMENT, CURB AND GUTTER, DRIVEWAY CONNECTIONS AND ACCESS ROADS, A CLOSED SANITARY SEWER SYSTEM, WATER MAINS FOR POTABLE WATER, AND FIRE PROTECTION AND A STORMWATER COLLECTION SYSTEM, AND CONVEYANCE PIPES TO THE SURFACE WATER MANAGEMENT SYSTEM LOCATED ONSITE.

D. TOTAL AREA TO BE DISTURBED: 158.27± ACRES

IT SHALL BE THE INTENT OF THE CONTRACTOR TO MINIMIZE THE ACREAGES OF DISTURBED SOIL IN THE PROJECT AREA AT ALL TIMES.

E. (1) RUNOFF COEFFICIENTS BEFORE CW(B), DURING CW(D) AND AFTER CW(A) CONSTRUCTION:

RUNOFF COEFFICIENT FOR:
OPEN SPACE: C = 0.20
IMPERVIOUS SURFACES: C = 0.95
DISTURBED AREAS, EXPOSED SOIL ETC. DURING CONST.: C = 0.40

WEIGHTED RUNOFF COEFFICIENT:
CW(B): 0.20
CW(D): 0.40
CW(A): 0.60

THE SITE CONSISTS OF NATURAL TREED AREAS.

2. CONTROLS
NARRATIVE – SEQUENCE OF SOIL DISTURBING ACTIVITIES AND IMPLEMENTATION OF CONTROLS:

CONSTRUCTION ACTIVITIES – GENERAL

CONSTRUCTION ACTIVITIES ON THIS PROJECT CONSIST OF CLEARING, GRUBBING, EARTHWORK, INSTALLATION OF THE INFRASTRUCTURE, BACK FILLING AND GRADING. ALL ITEMS REPRESENTED IN THE FOLLOWING DISCUSSION ARE TREATED IN DETAIL IN THE CONSTRUCTION DRAWINGS AND PROJECT SPECIFICATIONS, "FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", OR WILL BE IMPLEMENTED BY THE CONTRACTOR'S REPRESENTATIVE IN A MANNER APPROPRIATE TO ENVIRONMENTALLY SENSITIVE CONSTRUCTION PRACTICES AND AS APPROVED BY THE OWNER.

THE CONTRACTOR WILL BE REQUIRED TO PREPARE A SITE SPECIFIC EROSION CONTROL PLAN. THE CONTRACTOR WILL ALSO BE REQUIRED TO MODIFY THE PLAN OR MATERIALS DURING CONSTRUCTION TO ADAPT TO SEASONAL VARIATIONS.

OFF–SITE RUNOFF SHOULD BE DIVERTED AWAY OR THROUGH THE CONSTRUCTION AREA. THIS ADDITIONAL FLOW IF NOT DIVERTED, CAN ADD VOLUME AND SIZE TO STRUCTURAL PRACTICES, REQUIRING MORE FREQUENT MAINTENANCE AND LIMITING EFFECTIVENESS OF EROSION AND SEDIMENT CONTROLS.

COMPLIANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN IS A REQUIREMENT OF THE PROJECT CONTRACT DOCUMENTS. CONSTRUCTION–RELATED INFORMATION REQUIRED BY THE NPDES PERMIT BUT NOT SPECIFICALLY INDICATED IN THE STORMWATER POLLUTION PREVENTION PLAN CAN BE FOUND IN THE CONTRACT DOCUMENTS.

THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A STABILIZED CONSTRUCTION ENTRANCE FOR VEHICLES ENTERING OR EXITING ONTO PUBLIC ROADS. THE CONTRACTOR'S REPRESENTATIVE SHALL BE RESPONSIBLE FOR MONITORING THE SYSTEM AND MODIFYING THE SYSTEM OR PROCEDURES AS NEEDED.

CONSTRUCTION ACTIVITIES

PRIOR TO COMMENCEMENT, THE CONTRACTOR SHALL PROVIDE A DETAILED CONSTRUCTION SCHEDULE TO INDICATE DATES OF MAJOR GRADING ACTIVITIES AND DETERMINE SEQUENCING OF TEMPORARY AND PERMANENT SOIL DISTURBING ACTIVITIES ON ALL PORTIONS OF THE SITE.

PRIOR TO THE BEGINNING OF ANY PHASE, THE CONTRACTOR SHALL INSTALL EROSION AND SEDIMENT CONTROL ITEMS AS DESCRIBED IN THE CONSTRUCTION DRAWINGS.

THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING SEEDING, MULCHING AND WATER AS SOON AS POSSIBLE FOR AREAS OF THE SITE WHERE CONSTRUCTION HAS TEMPORARILY CEASED BUT IN NO CASE SHALL THE TIME BE GREATER THAN FOURTEEN (14) DAYS.

INSTALLATION OF THE INFRASTRUCTURE AND EARTHWORK, AS SHOWN ON THE PLANS MAY REQUIRE DEWATERING PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISCHARGING THE DEWATERING FLOW TO A TEMPORARY SETTLINGS BASIN SUCH AS AREAS CREATED BY STAKED HAY BALES IN DRY GRASSED SWALES OR OTHER SIMILAR SETTLING AREAS, HOWEVER, AT NO TIME SHALL THE CONTRACTOR DISCHARGE DEWATERING FLOW DIRECTLY TO WETLAND AREAS.

EROSION AND SEDIMENT CONTROLS SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND MAY BE REMOVED ONLY WHEN PERMANENT STABILIZATION IS ESTABLISHED AND THE OWNER APPROVES THE REMOVAL.

A. EROSION AND SEDIMENT CONTROLS:

(1) STABILIZATION PRACTICES TO BE IMPLEMENTED:

STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE SHALL THE TIME BE GREATER THAN FOURTEEN (14) DAYS AFTER THE CONSTRUCTION ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED. ALL DISTURBED AREAS WILL BE SEEDED AND MULCHED OR SODDED FOLLOWING CONSTRUCTION.

(2) STRUCTURAL PRACTICES WILL INCLUDE:

ROCK BEDDING AT CONSTRUCTION EXIT
STAKED SILT FENCES

B. OTHER CONTROLS:

(1) WASTE DISPOSAL:

THE CONTRACTOR WILL PROVIDE LITTER CONTROL AND COLLECTION WITHIN THE PROJECT BOUNDARIES DURING CONSTRUCTION ACTIVITIES. ALL FERTILIZER, HYDROCARBON, OR OTHER CHEMICAL CONTAINERS SHALL BE DISPOSED OF BY THE CONTRACTOR ACCORDING TO EPA'S STANDARD PRACTICES AS DETAILED BY THE MANUFACTURER. NO SOLID MATERIALS INCLUDING BUILDING AND CONSTRUCTION MATERIALS SHALL BE DISCHARGED TO WETLANDS OR BURIED ON–SITE.

(2) OFF–SITE VEHICLE TRACKING:

OFF–SITE VEHICLE TRACKING WILL BE CONTROLLED BY THE FOLLOWING METHODS:

LOADED HAUL TRUCKS TO BE COVERED WITH TARPAULIN.
EXCESS DIRT ON ROAD REMOVED DAILY.
STABILIZED CONSTRUCTION ENTRANCE.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTING AND MAINTAINING STABILIZED CONSTRUCTION ENTRANCES WHEN ENTERING OR EXITING ONTO PUBLIC ROAD. THE CONTRACTOR'S REPRESENTATIVE SHALL BE RESPONSIBLE FOR MODIFYING THE SYSTEM OR PROCEDURES AS NEEDED AND AS APPROVED BY THE OWNER.

(3) SANITARY WASTE:

ALL SANITARY WASTE WILL BE COLLECTED FROM PORTABLE UNITS BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR AS REQUIRED BY STATE REGULATION.

(4) FERTILIZERS AND PESTICIDES:

FERTILIZERS AND SOIL STERILIZERS WILL BE USED ON THIS PROJECT IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AT THE DISCRETION OF THE CONTRACTOR WITH COORDINATION OF THE OWNER.

(5) NON–STORMWATER DISCHARGE (INCLUDING SPILL REPORTING):

A. THE CONTRACTOR WILL PROVIDE THE DEVELOPER / APPLICANT WITH AN EROSION CONTROL PLAN THAT WILL INCLUDE SPILL REPORTING AND RESPONSE.

B. APPROVED STATE, LOCAL PLANS, OR STORMWATER PERMITS:
SEE ATTACHED PERMITS.

(6) STORAGE, APPLICATION, GENERATION, AND MITIGATION OF TOXIC SUBSTANCES:

(A) ALL TOXIC SUBSTANCES ARE TO BE STORED, APPLIED, GENERATED, OR MITIGATED IN ACCORDANCE WITH THE CRITERIA OF THE APPROPRIATE REGULATORY AGENCIES.

3. MAINTENANCE:

GENERAL

THE CONTRACTOR WILL BE RESPONSIBLE FOR MAINTENANCE AND REPAIRS OF EROSION AND SEDIMENT CONTROL DEVICES AND REMOVAL OF EROSION AND SEDIMENT CONTROL DEVICES AFTER THE NOTICE OF TERMINATION.

MAINTENANCE AND REPAIR REQUIRED FOR THE CONTROL AND ABATEMENT OF EROSION AND WATER POLLUTION SHALL BE INCLUDED IN THE COST OF PAY ITEMS FOR THIS PROJECT.

THE CONTRACTOR SHALL MAINTAIN RAIN GAUGES ON THE PROJECT SITE AND RECORD WEEKLY RAINFALL. ALL CONTROL MEASURES WILL BE MAINTAINED DAILY BY THE CONTRACTOR.

ALL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER. IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF REPORT.

STRUCTURAL PRACTICES AND CONTROLS:

THE FOLLOWING PRACTICES WILL BE USED TO MAINTAIN EROSION AND SEDIMENT CONTROLS:

BUILT–UP SEDIMENT WILL BE REMOVED FROM SILT FENCE WHEN IT HAS REACHED ONE–THIRD THE HEIGHT OF THE FENCE.

TEMPORARY AND PERMANENT SEEDING AND PLANTING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH.

STABILIZED CONSTRUCTION ENTRANCES SHALL BE MAINTAINED TO PREVENT CLOGGING OF ROCK BEDDING WHICH MAY IMPEDE THE USEFULNESS OF THE STRUCTURE.

4. INSPECTION:

THE CONTRACTOR'S DAILY INSPECTIONS REQUIRED FOR THE CONTROL AND ABATEMENT OF EROSION AND WATER POLLUTION SHALL BE INCLUDED IN THE COST OF THE PAY ITEMS FOR THIS PROJECT.

ALL EROSION AND WATER POLLUTION ABATEMENT AND CONTROL MEASURES WILL BE INSPECTED DAILY BY THE CONTRACTOR.

THE CONTRACTOR SHALL USE A CONSTRUCTION INSPECTION REPORT FORM FOR DAILY INSPECTIONS.

5. TRACKING AND REPORTING:

REQUIRED INSPECTIONS MUST OCCUR AT LEAST ONCE PER WEEK AND WITHIN 24 HOURS OF THE END OF A STORM EVENT THAT IS 0.50 INCHES OR GREATER. AN INSPECTION REPORTING FORM HAS BEEN PROVIDED TO THE OWNER/DEVELOPER.

THE CONTRACTOR SHALL SUBMIT A WEEKLY REPORT TO THE DEVELOPER / APPLICANT DOCUMENTING THE DAILY INSPECTIONS AND MAINTENANCE OR REPAIRS TO THE EROSION AND SEDIMENT CONTROL DEVICES.

THE DEVELOPER / APPLICANT OR ITS REPRESENTATIVES SHALL MAINTAIN ALL REQUIRED RECORDS SUBMITTED BY THE CONTRACTOR AND COMPLETE ALL SWPPP INSPECTION REPORT FORMS REQUIRED FOR THE NPDES PERMIT.

PREPARATION OF THE CONTRACTOR'S WEEKLY REPORTS OF INSPECTIONS, MAINTENANCE AND REPAIRS, REQUIRED FOR THE CONTROL AND ABATEMENT OF EROSION AND WATER POLLUTION, SHALL BE INCLUDED IN THE COST OF THE PAY ITEMS FOR THIS PROJECT.

ALFONSO A. BELLUCCIA — LICENSE NO. 40044 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

JOB NO.	EPN	DATE	DESIGNED	DRAWN	CHECKED
0597-0025	137	May 2015	JD	TR	AB

NO.	DATE	REVISIONS
5	5-19-2015	REVISED TOTAL PROJECT AREA
4	1-23-2015	ADDED NAMES AND DATES OF APPLICABLE GEOTECHNICAL REPORTS
3	12-12-2014	ADDED GEOTECHNICAL NOTES PER COUNTY COMMENTS.

DESIGNED FOR: EPPERSON RANCH, LLC
2502 ROCKY POINT DRIVE, SUITE 1050
TAMPA, FLORIDA 33607
PHONE: (813) 288-8078

PROJECT NAME: PARK PLACE, PHASE 1 (aka EPPERSON RANCH SOUTH, PHASE 1)

SHEET NAME: OVERALL DRAINAGE AND STORMWATER POLLUTION PREVENTION PLAN

FLORIDA DESIGN CONSULTANTS, INC.
THINK IT. ACHIEVE IT.
707 N. FRANKLIN STREET, 6TH FLOOR, TAMPA, FLORIDA 34655
PHONE: (800) 532-1047 FAX: (727) 848-3648 WWW.FLDESIGN.COM C.A. NO. 7421

SHEET 9 OF 63

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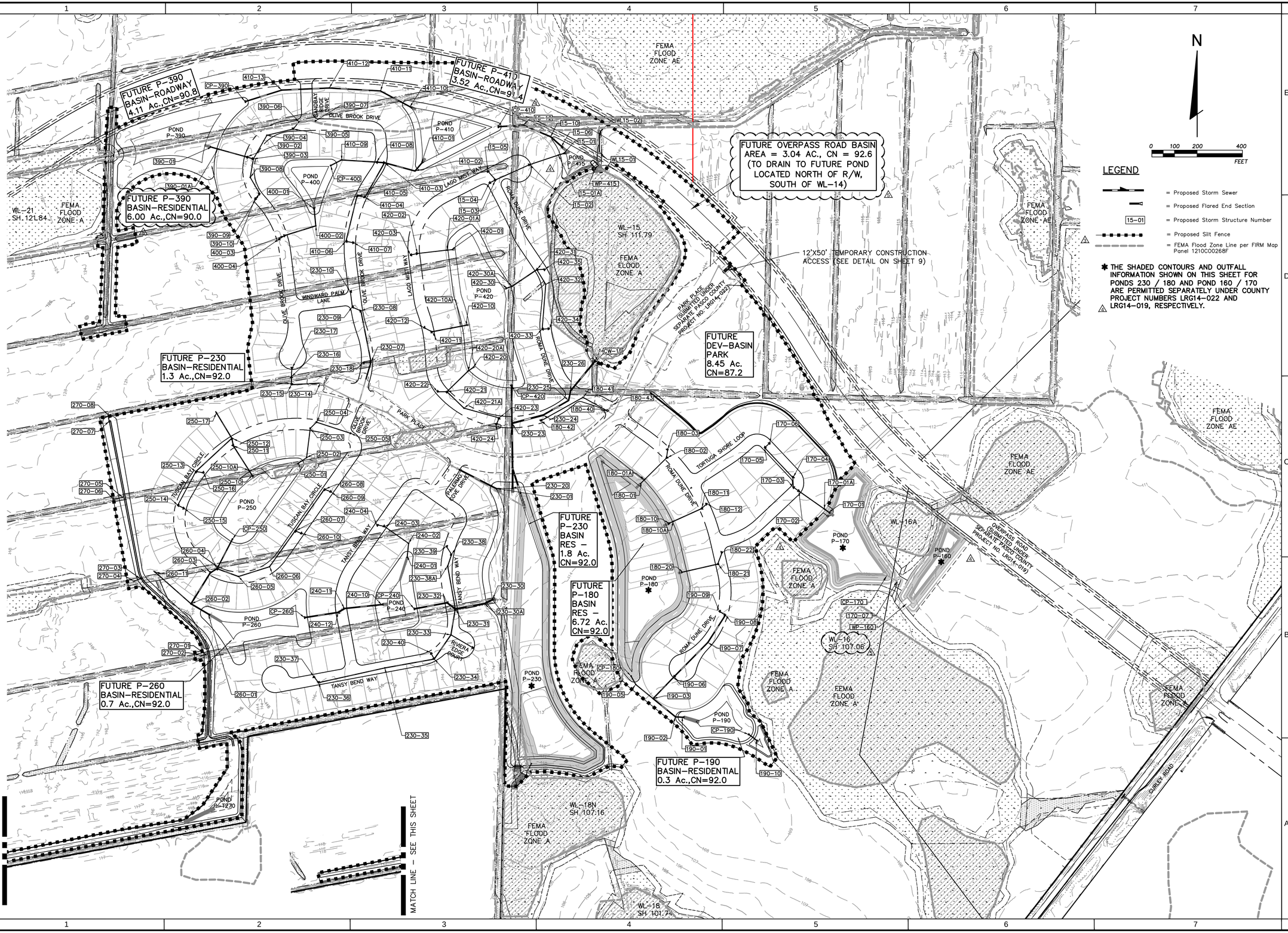

N

0 100 200 400 FEET

LEGEND

- = Proposed Storm Sewer
- = Proposed Flared End Section
- 15-01 = Proposed Storm Structure Number
- = Proposed Silt Fence
- = FEMA Flood Zone Line per FIRM Map Panel 12101C0026F

✱ THE SHADED CONTOURS AND OUTFALL INFORMATION SHOWN ON THIS SHEET FOR PONDS 230 / 180 AND POND 160 / 170 ARE PERMITTED SEPARATELY UNDER COUNTY PROJECT NUMBERS LRG14-022 AND LRG14-019, RESPECTIVELY.

NO.	DATE	REVISIONS
4	7-07-2015	REVISED BASIN P-390, SHWL FOR WL-16
3	5-19-2015	REVISED PONDS P-160, P-170 AND P-415, BASINS P-390, P-410 PER USACE COMMENTS.
2	1-22-2015	REVISED PLANS PER PASCO COUNTY COMMENTS.
1	12-12-2014	REVISED PLANS PER PASCO COUNTY COMMENTS.
0	12-12-2014	REVISED LOT AND ROADWAY CONFIGURATION PER CLIENT.

JOB NO. 0597-0025
SCALE 137
DATE May 2015
DESIGNED JD
DRAWN TR
CHECKED AB

DESIGNED FOR
EPPERSON RANCH, LLC
2502 ROCKY POINT DRIVE, SUITE 1050
TAMPA, FLORIDA 33607
PHONE: (813) 258-0303

PROJECT NAME
PARK PLACE, PHASE 1
(aka EPPERSON RANCH SOUTH, PHASE 1)

SHEET NAME
OVERALL DRAINAGE AND STORMWATER POLLUTION PREVENTION PLAN

FLORIDA DESIGN CONSULTANTS, INC.
THINK IT. ACHIEVE IT.
707 N. FRANKLIN STREET, 6TH FLOOR, TAMPA, FLORIDA 34655
PHONE: (800) 532 . 1047 FAX: (727) 848 . 3648 WWW.FLDESIGN.COM C.A. NO. 7421

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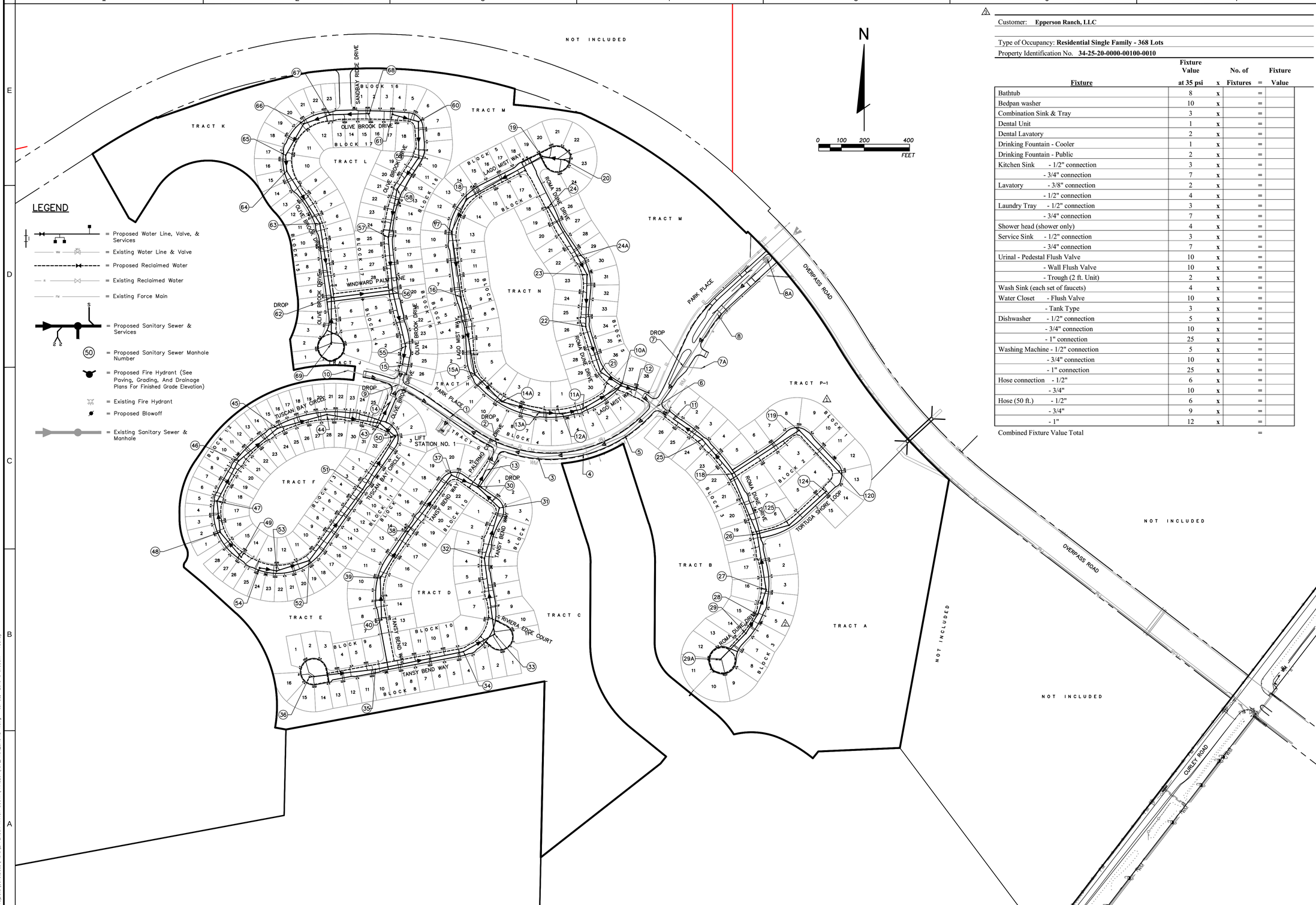

Customer: **Epperson Ranch, LLC**

Type of Occupancy: **Residential Single Family - 368 Lots**

Property Identification No. **34-25-20-0000-00100-0010**

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

ALFONSO A. BELLUCCI
LICENSE NO. 40044
STATE OF FLORIDA
PROFESSIONAL ENGINEER

JOB NO.	0597-0025
SHTS	137
DATE	May 2015
DESIGNED	JD
DRAWN	TR
CHECKED	AB

NO.	DATE	REVISIONS	BY
1	01-23-2015	ADDED SERVICE CONNECTION APPLICATION	
2	12-09-2014	ADDED CUL-DE-SAC ON ROMA DUNE DRIVE	
3	12-09-2014	ADDED TORTUGA SHORE LOOP	

DESIGNED FOR
EPPERSON RANCH, LLC
2302 ROCKY POINT DRIVE, SUITE 1050
TAMPA, FLORIDA 33607
PHONE: (813) 289-8925

PROJECT NAME
PARK PLACE, PHASE 1
(aka EPPERSON RANCH SOUTH, PHASE 1)

SHEET NAME
OVERALL UTILITY PLAN

FLORIDA DESIGN CONSULTANTS, INC.
THINK IT. ACHIEVE IT.
707 N. FRANKLIN STREET, 6TH FLOOR, TAMPA, FLORIDA 34655
PHONE: (800) 532 - 1047 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM C.A. NO. 7421

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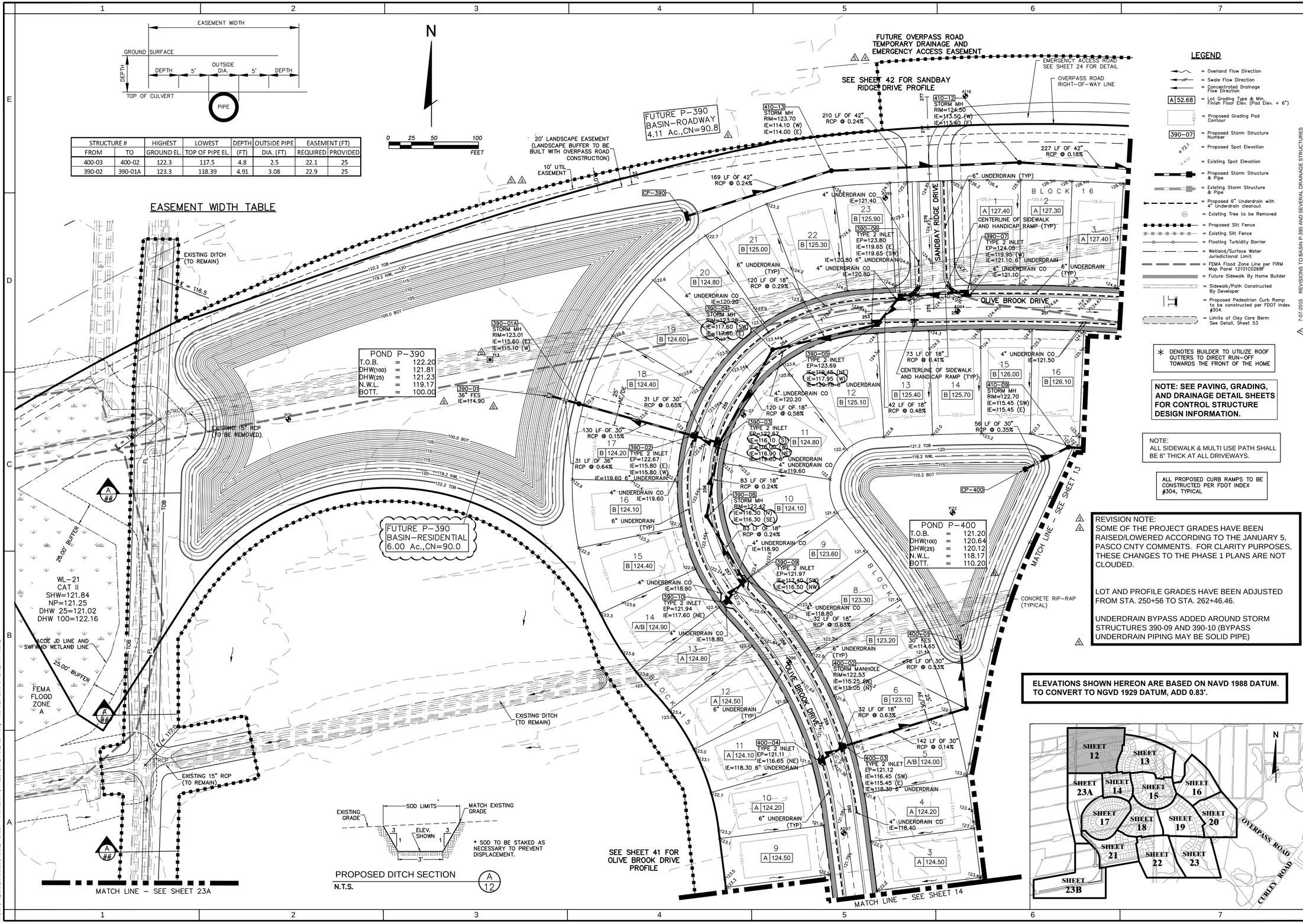

STRUCTURE #		HIGHEST	LOWEST	DEPTH	OUTSIDE PIPE	EASEMENT (FT)	
FROM	TO	GROUND EL.	TOP OF PIPE EL.	(FT)	DIA. (FT)	REQUIRED	PROVIDED
400-03	400-02	122.3	117.5	4.8	2.5	22.1	25
390-02	390-01A	123.3	118.39	4.91	3.08	22.9	25

REV.	DATE	DESCRIPTION
1	5-19-2015	REVISIONS TO BASIN P-390 AND POND P-390. P-400 PER USACE COMMENTS
2	4-17-2015	REVISIONS PER PASCO CNTY COMMENTS
3	1-23-2015	REVISIONS PER PASCO CNTY COMMENTS
4	12-12-2014	REVISED - SEE NOTE THIS SHEET
5	12-12-2014	REVISED PLANS PER PASCO COUNTY COMMENTS.
6	12-12-2014	REVISED LOT AND ROADWAY CONFIGURATION PER CLIENT.
7	7-07-2015	REVISIONS TO BASIN P-390 AND SEVERAL DRAINAGE STRUCTURES

ANTONIO A. BELLUCCI LICENSE NO. 40044 STATE OF FLORIDA PROFESSIONAL ENGINEER

JOB NO.	0597-0025
SHT.	137
DATE	May 2015
DESIGNED	JD
DRAWN	TR
CHECKED	AB

DESIGNED FOR: EPPERSON RANCH, LLC
2502 ROCKY POINT DRIVE, SUITE 1050
TAMPA, FLORIDA 33607
PHONE: (813) 884-4929

PROJECT NAME: PARK PLACE, PHASE 1 (aka EPPERSON RANCH SOUTH, PHASE 1)

SHEET NAME: PAVING, GRADING, AND DRAINAGE PLAN

FLORIDA DESIGN CONSULTANTS, INC.
THINK IT. ACHIEVE IT.
707 N. FRANKLIN STREET, 6TH FLOOR, TAMPA, FLORIDA 34655
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SHEET 12 OF 63

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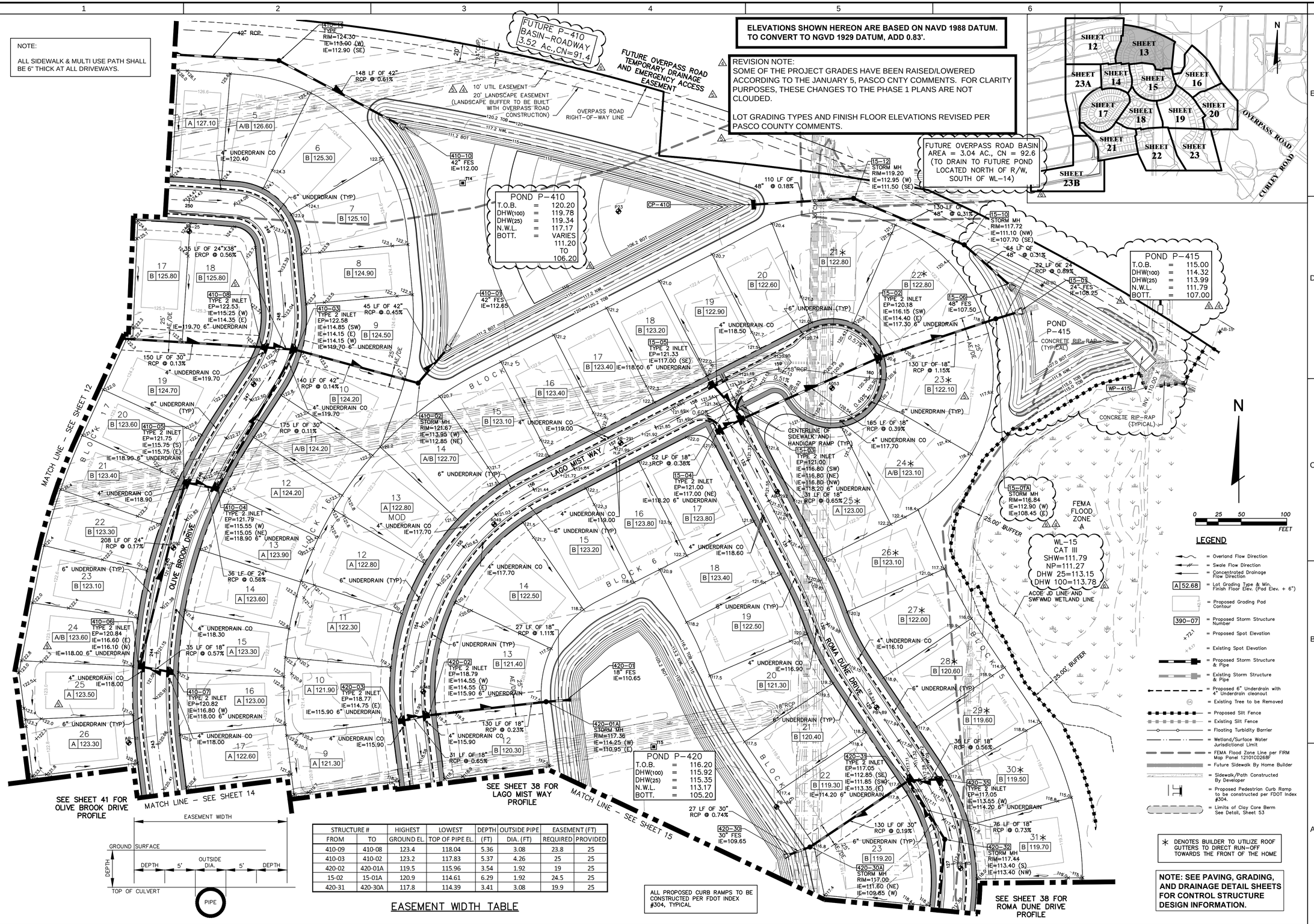
NOTE:

ALL SIDEWALK & MULTI USE PATH SHALL BE 6" THICK AT ALL DRIVEWAYS.

ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 1988 DATUM. TO CONVERT TO NGVD 1929 DATUM, ADD 0.83'.

REVISION NOTE:
SOME OF THE PROJECT GRADES HAVE BEEN RAISED/LOWERED ACCORDING TO THE JANUARY 5, PASCO CNTY COMMENTS. FOR CLARITY PURPOSES, THESE CHANGES TO THE PHASE 1 PLANS ARE NOT CLOUDED.

LOT GRADING TYPES AND FINISH FLOOR ELEVATIONS REVISED PER PASCO COUNTY COMMENTS.



STRUCTURE #		HIGHEST	LOWEST	DEPTH	OUTSIDE PIPE	EASEMENT (FT)	
FROM	TO	GROUND EL.	TOP OF PIPE EL.	(FT)	DIA. (FT)	REQUIRED	PROVIDED
410-09	410-08	123.4	118.04	5.36	3.08	23.8	25
410-03	410-02	123.2	117.83	5.37	4.26	25	25
420-02	420-01A	119.5	115.96	3.54	1.92	19	25
15-02	15-01A	120.9	114.61	6.29	1.92	24.5	25
420-31	420-30A	117.8	114.39	3.41	3.08	19.9	25

EASEMENT WIDTH TABLE

ALL PROPOSED CURB RAMPS TO BE CONSTRUCTED PER FDOT INDEX #304, TYPICAL

LEGEND

- = Overland Flow Direction
- = Swale Flow Direction
- = Concentrated Drainage Flow Direction
- A 52.68 = Lot Grading Type & Min. Finish Floor Elev. (Pad Elev. + 6")
- = Proposed Grading Pad Contour
- 390-07 = Proposed Storm Structure Number
- +72.1 = Proposed Spot Elevation
- = Existing Spot Elevation
- = Proposed Storm Structure & Pipe
- = Existing Storm Structure & Pipe
- = Proposed 6" Underdrain with 4" Underdrain cleanout
- = Existing Tree to be Removed
- = Proposed Silt Fence
- = Existing Silt Fence
- = Floating Turbidity Barrier
- = Wetland/Surface Water Jurisdictional Limit
- = FEMA Flood Zone Line per FIRM Map Panel 12101C0268F
- = Future Sidewalk By Home Builder
- = Sidewalk/Path Constructed By Developer
- = Proposed Pedestrian Curb Ramp to be constructed per FDOT Index #304.
- = Limits of Clay Core Berm See Detail, Sheet 53

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

NOTE: SEE PAVING, GRADING, AND DRAINAGE DETAIL SHEETS FOR CONTROL STRUCTURE DESIGN INFORMATION.

ALFONSO A. BELLUCCI
LICENSE NO. 40044
STATE OF FLORIDA
PROFESSIONAL ENGINEER

FLORIDA DESIGN CONSULTANTS, INC.
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PHONE: (800) 532-1047 FAX: (727) 848-3648 WWW.FLDESIGN.COM C.A. NO. 7421

NO.	DATE	REVISIONS	BY	APP'D
3	5-19-2015	REVISED POND'S P-410 AND P-415, STRUCTURES 15-01, 15-01A, 15-06, 15-10, WP-415		
2	4-17-2015	REVISED PLANS PER PASCO CNTY COMMENTS		
1	1-15-2015	REVISED SUMP (WL-15) BOTTOM ELEVATION. PIPE LENGTH, INVERT ELEVS		
2	12-12-2014	REVISED PLANS PER PASCO COUNTY COMMENTS.		
1	12-12-2014	REVISED LOT AND ROADWAY CONFIGURATION PER CLIENT.		

JOB NO. 0597-0025
SCALE 1"=137'
DATE May 2015
DESIGNED JD
DRAWN TR
CHECKED AB

DESIGNED FOR: EPPERSON RANCH, LLC
2502 ROCKY POINT DRIVE, SUITE 1050
TAMPA, FLORIDA 33607
PHONE: (813) 289-8925

PROJECT NAME: PARK PLACE, PHASE 1 (aka EPPERSON RANCH SOUTH, PHASE 1)

SHEET NAME: PAVING, GRADING, AND DRAINAGE PLAN

SHEET 13 OF 63

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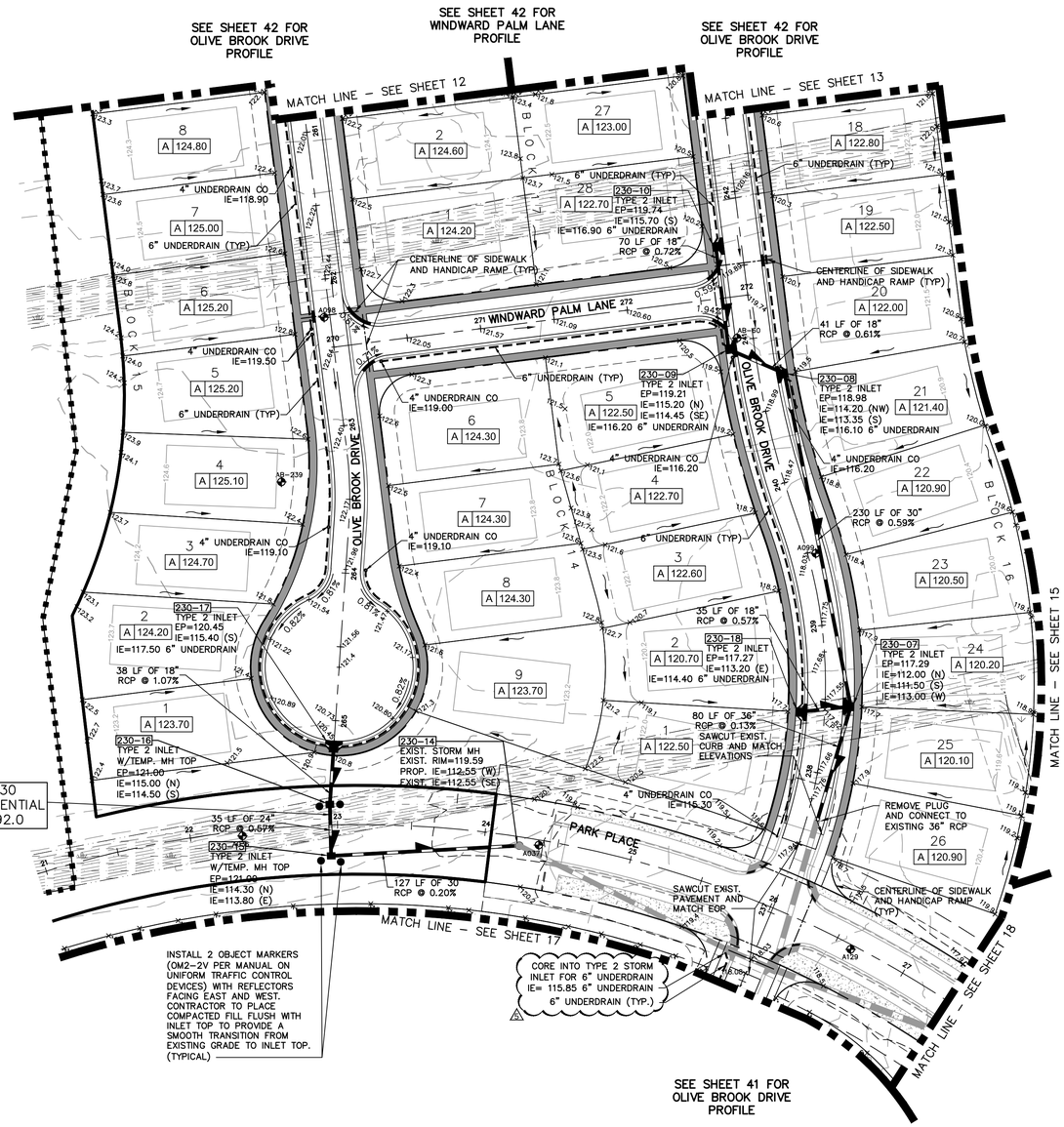

N

0 25 50 100 FEET

LEGEND

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- = Concentrated Drainage Flow Direction
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- = Proposed Grading Pad Contour
- 390-07 = Proposed Storm Structure Number
- +72.1 = Proposed Spot Elevation
- +67.7 = Existing Spot Elevation
- = Proposed Storm Structure & Pipe
- = Existing Storm Structure & Pipe
- = Proposed 6" Underdrain with 4" Underdrain cleanout
- = Existing Tree to be Removed
- = Proposed Silt Fence
- = Existing Silt Fence
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- = Limits of Clay Core Berm See Detail, Sheet 53

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

NOTE: SEE PAVING, GRADING, AND DRAINAGE DETAIL SHEETS FOR CONTROL STRUCTURE DESIGN INFORMATION.

REVISION NOTE:
SOME OF THE PROJECT GRADES HAVE BEEN RAISED/LOWERED ACCORDING TO THE JANUARY 5, PASCO CNTY COMMENTS. FOR CLARITY PURPOSES, THESE CHANGES TO THE PHASE 1 PLANS ARE NOT CLOUDED.

LOT AND PROFILE GRADES HAVE BEEN ADJUSTED FROM STA. 250+56 TO STA. 262+46.46.

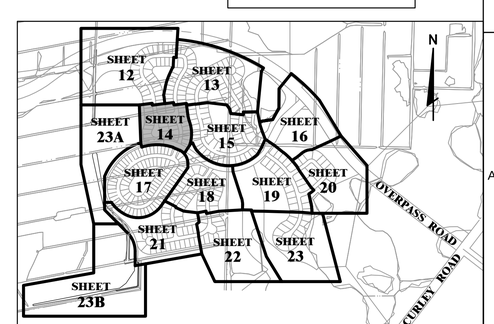
UNDERDRAIN BYPASS ADDED AROUND STORM STRUCTURES 390-09 AND 390-10 (BYPASS UNDERDRAIN PIPING MAY BE SOLID PIPE)

NOTE:

ALL SIDEWALK & MULTI USE PATH SHALL BE 6" THICK AT ALL DRIVEWAYS.

ALL PROPOSED CURB RAMPS TO BE CONSTRUCTED PER FDOT INDEX #304, TYPICAL

ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 1988 DATUM. TO CONVERT TO NGVD 1929 DATUM, ADD 0.83'.



ALFONSO A. BELLUCCI LICENSE NO. 40044 STATE OF FLORIDA PROFESSIONAL ENGINEER

JOB NO.	0597-0025
SHEET	137
DATE	May 2015
DESIGNED	JD
DRAWN	TR
CHECKED	AB
QC	

NO.	DATE	REVISIONS	APP'D
3	4-17-2015	REVISIONS PER PASCO CNTY COMMENTS	
2	1-23-2015	REVISIONS PER PASCO CNTY COMMENTS	
1	12-12-2014	REVISED - SEE NOTE THIS SHEET.	
	12-12-2014	REVISED PLANS PER PASCO COUNTY COMMENTS.	
1	12-12-2014	REVISED LOT AND ROADWAY CONFIGURATION PER CLIENT.	

DESIGNED FOR: EPPERSON RANCH, LLC
2502 ROCKY POINT DRIVE, SUITE 1050
TAMPA, FLORIDA 33607
PHONE: (813) 282-0025

PROJECT NAME: PARK PLACE, PHASE 1 (aka EPPERSON RANCH SOUTH, PHASE 1)

SHEET NAME: PAVING, GRADING, AND DRAINAGE PLAN

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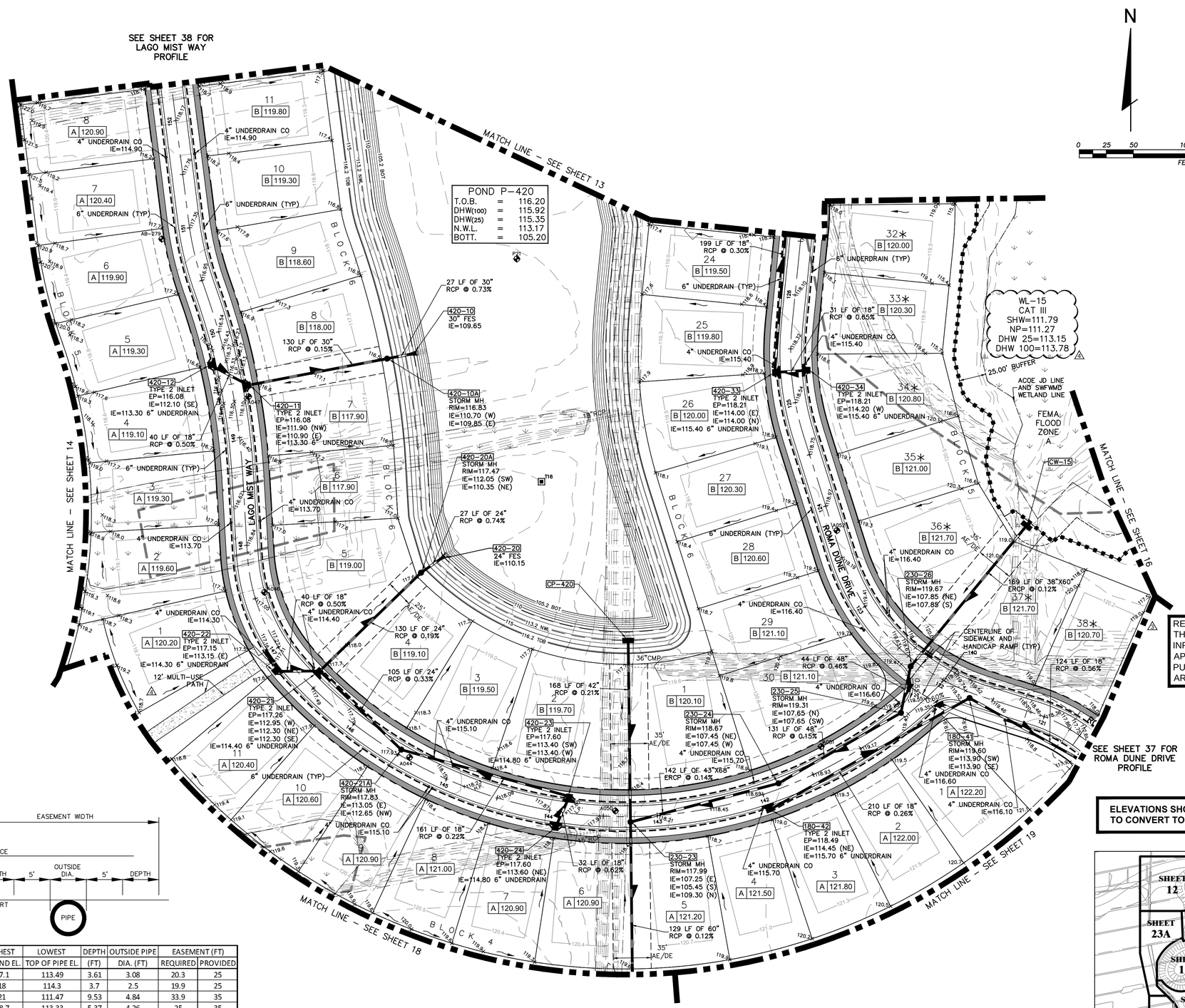

LEGEND

- = Overland Flow Direction
- = Swale Flow Direction
- = Concentrated Drainage Flow Direction
- A 52.68 = Lot Grading Type & Min. Finish Floor Elev. (Pad Elev. + 6")
- = Proposed Grading Pad Contour
- 390-07 = Proposed Storm Structure Number
- +72.1 = Proposed Spot Elevation
- +6.17 = Existing Spot Elevation
- = Proposed Storm Structure & Pipe
- = Existing Storm Structure & Pipe
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- = Existing Silt Fence
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- = Sidewalk/Path Constructed By Developer
- = Proposed Pedestrian Curb Ramp to be constructed per FDOT Index #304.
- = Limits of Clay Core Berm See Detail, Sheet 53

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

NOTE: SEE PAVING, GRADING, AND DRAINAGE DETAIL SHEETS FOR CONTROL STRUCTURE DESIGN INFORMATION.

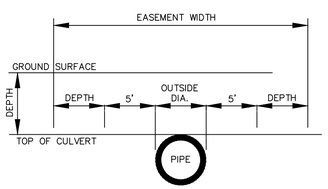
REVISION NOTE:
THE PROJECT GRADES (INCLUDING ALL PROPOSED INFRASTRUCTURE) HAS BEEN LOWERED APPROXIMATELY ONE FOOT. FOR CLARITY PURPOSES, THESE CHANGES TO THE PHASE 1 PLANS ARE NOT CLOUDED.

NOTE:

ALL SIDEWALK & MULTI USE PATH SHALL BE 6" THICK AT ALL DRIVEWAYS.

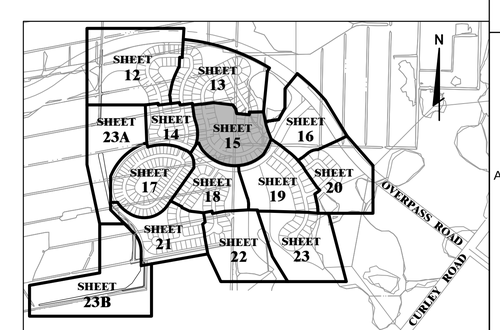
ALL PROPOSED CURB RAMPS TO BE CONSTRUCTED PER FDOT INDEX #304, TYPICAL

ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 1988 DATUM. TO CONVERT TO NGVD 1929 DATUM, ADD 0.83'.



STRUCTURE #		HIGHEST	LOWEST	DEPTH	OUTSIDE PIPE	EASEMENT (FT)	
FROM	TO	GROUND EL.	TOP OF PIPE EL.	(FT)	DIA. (FT)	REQUIRED	PROVIDED
420-11	420-10A	117.1	113.49	3.61	3.08	20.3	25
420-21	420-20A	118	114.3	3.7	2.5	19.9	25
CW-15	230-26	121	111.47	9.53	4.84	33.9	35
CP-420	230-23	118.7	113.33	5.37	4.26	25	35
230-23	230-22	119.6	110.75	8.85	6	33.7	35

EASEMENT WIDTH TABLE



ALFONSO A. BELLUCCI
LICENSE NO. 40044
STATE OF FLORIDA
PROFESSIONAL ENGINEER

JOB NO.	SCALE	DESIGNED	CKD.
0597-0025	137	JD	AB
DATE		DRAWN	QC
May 2015		TR	

NO.	DATE	REVISIONS	BY
3	5-19-2015	UPDATE WL-15	
2	12-12-2014	REVISED - SEE NOTE THIS SHEET.	
1	12-12-2014	REVISED PLANS PER PASCO COUNTY COMMENTS.	
0	12-12-2014	REVISED LOT AND ROADWAY CONFIGURATION PER CLIENT.	

DESIGNED FOR
EPPERSON RANCH, LLC
2502 ROCKY POINT DRIVE, SUITE 1050
TAMPA, FLORIDA 33607
PHONE: (813) 289-8000

PROJECT NAME
PARK PLACE, PHASE 1 (aka EPPERSON RANCH SOUTH, PHASE 1)

SHEET NAME
PAVING, GRADING, AND DRAINAGE PLAN

FLORIDA DESIGN CONSULTANTS, INC.
— THINK IT. ACHIEVE IT. —
707 N. FRANKLIN STREET, 6TH FLOOR, TAMPA, FLORIDA 34655
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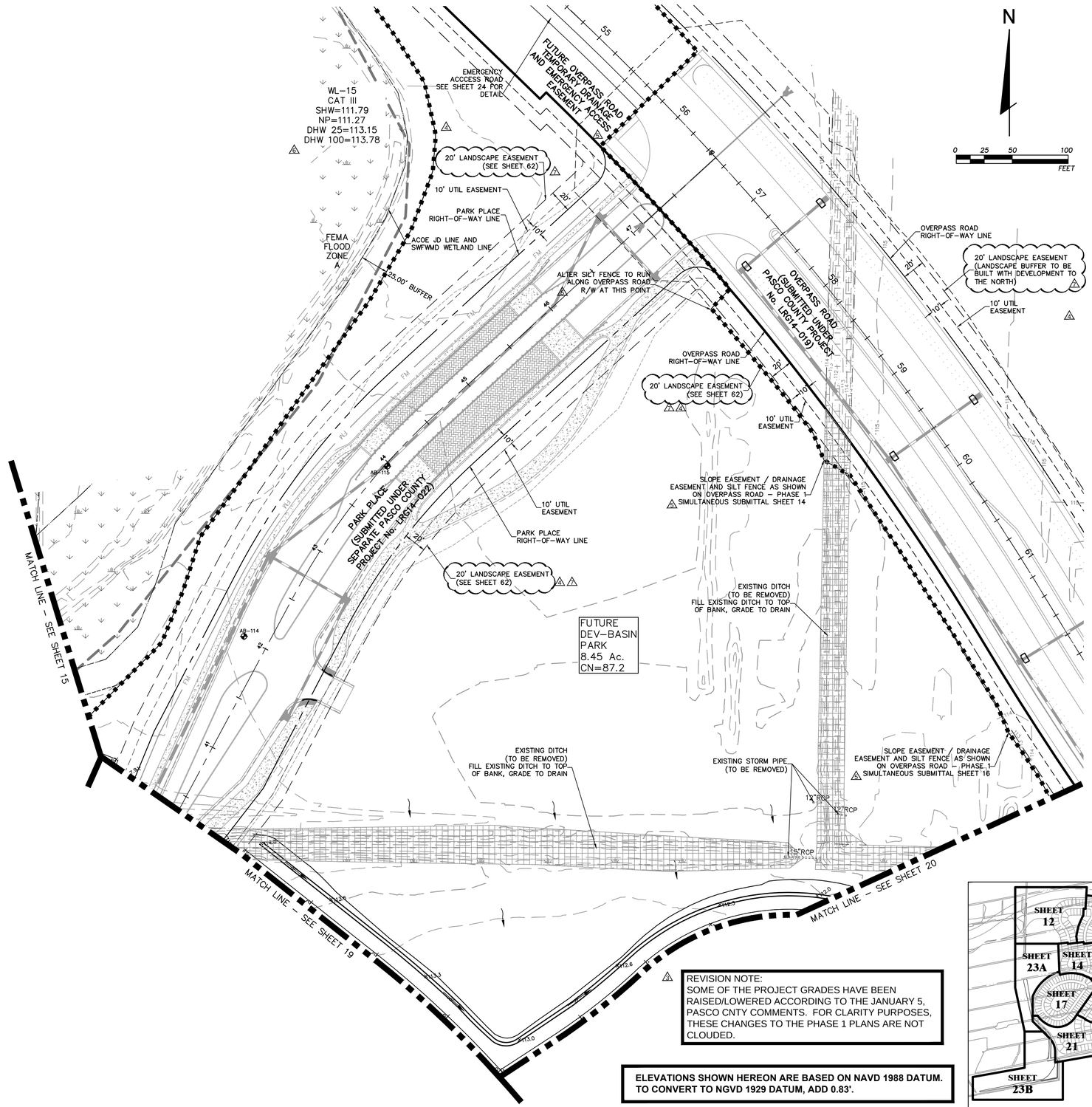

LEGEND

- = Overland Flow Direction
- = Swale Flow Direction
- = Concentrated Drainage Flow Direction
- A 52.68 = Lot Grading Type & Min. Finish Floor Elev. (Pad Elev. + 6")
- = Proposed Grading Pad Contour
- 390-07 = Proposed Storm Structure Number
- +72.1 = Proposed Spot Elevation
- + 6.17 = Existing Spot Elevation
- = Proposed Storm Structure & Pipe
- = Existing Storm Structure & Pipe
- = Proposed 6" Underdrain with 4" Underdrain cleanout
- = Existing Tree to be Removed
- = Proposed Silt Fence
- = Existing Silt Fence
- = Floating Turbidity Barrier
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- = FEMA Flood Zone Line per FIRM Map Panel 12101C0268F
- = Future Sidewalk By Home Builder
- = Sidewalk/Path Constructed By Developer
- = Proposed Pedestrian Curb Ramp to be constructed per FDOT Index #304.
- = Limits of Clay Core Berm See Detail, Sheet 53

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

NOTE: SEE PAVING, GRADING, AND DRAINAGE DETAIL SHEETS FOR CONTROL STRUCTURE DESIGN INFORMATION.

NOTE:
OVERPASS ROAD INFRASTRUCTURE SHOWN AS EXISTING IS UNDER PERMITTING REVIEW.

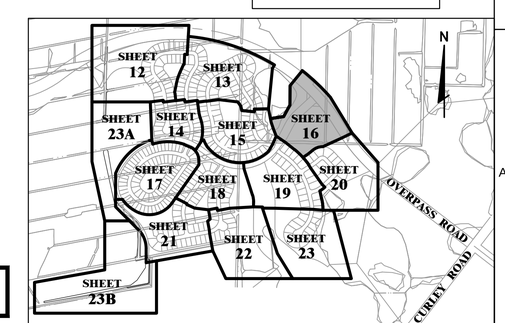
NOTE:

ALL SIDEWALK & MULTI USE PATH SHALL BE 6" THICK AT ALL DRIVEWAYS.

ALL PROPOSED CURB RAMPS TO BE CONSTRUCTED PER FDOT INDEX #304, TYPICAL

REVISION NOTE:
SOME OF THE PROJECT GRADES HAVE BEEN RAISED/LOWERED ACCORDING TO THE JANUARY 5, PASCO CNTY COMMENTS. FOR CLARITY PURPOSES, THESE CHANGES TO THE PHASE 1 PLANS ARE NOT CLOUDED.

ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 1988 DATUM. TO CONVERT TO NGVD 1929 DATUM, ADD 0.83'.



NO.	DATE	REVISIONS
1	7-30-2015	REVISE NOTE FOR OVERPASS ROAD LANDSCAPE EASEMENT
2	5-19-2015	UPDATE WL-15
3	4-17-2015	COORDINATED SLOPE/DRAINAGE EASEMENT ON OVERPASS ROAD, TEMP. DRAINAGE/ACCESS ESMT
4	1-22-2015	REVISIONS PER PASCO CNTY COMMENTS
5	12-12-2014	REVISED - SEE NOTE THIS SHEET.
6	12-12-2014	REVISED PLANS PER PASCO COUNTY COMMENTS.
7	12-12-2014	REVISED LOT AND ROADWAY CONFIGURATION PER CLIENT.

A. FONSO A. BELLUCCI
LICENSE NO. 40044
STATE OF FLORIDA
PROFESSIONAL ENGINEER

JOB NO.	0597-0025
SHT.	137
DATE	May 2015
DESIGNED	JD
DRAWN	TR
CHECKED	AB

DESIGNED FOR: **EPPERSON RANCH, LLC**
2502 ROCKY POINT DRIVE, SUITE 1050
TAMPA, FLORIDA 33607
PHONE: (813) 282-0600

PROJECT NAME: **PARK PLACE, PHASE 1**
(aka EPPERSON RANCH SOUTH, PHASE 1)

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

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707 N. FRANKLIN STREET, 6TH FLOOR, TAMPA, FLORIDA 33602
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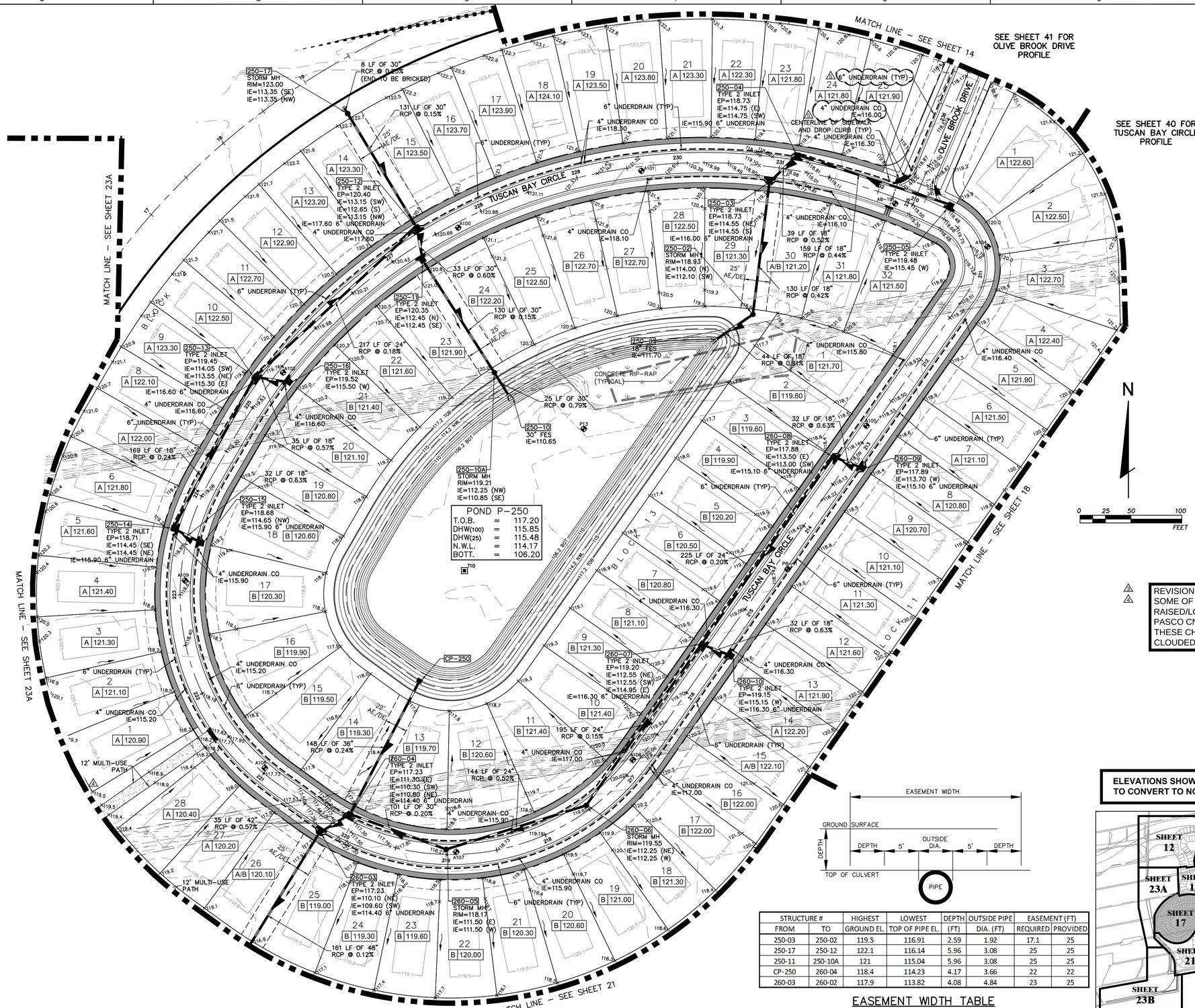

LEGEND

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NOTE: SEE PAVING, GRADING, AND DRAINAGE DETAIL SHEETS FOR CONTROL STRUCTURE DESIGN INFORMATION.

REVISION NOTE:
SOME OF THE PROJECT GRADES HAVE BEEN RAISED/LOWERED ACCORDING TO THE JANUARY 5, PASCO CNTY COMMENTS. FOR CLARITY PURPOSES, THESE CHANGES TO THE PHASE 1 PLANS ARE NOT CLOUDED.

NOTE:

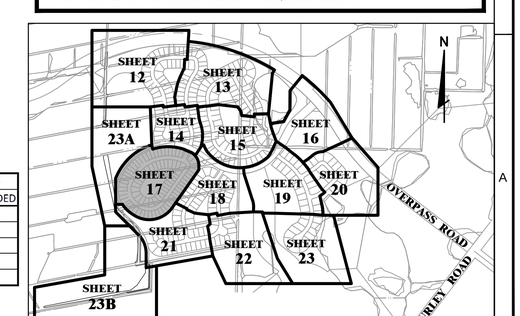
ALL SIDEWALK & MULTI USE PATH SHALL BE 6" THICK AT ALL DRIVEWAYS.

ALL PROPOSED CURB RAMPS TO BE CONSTRUCTED PER FDOT INDEX #304, TYPICAL

ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 1988 DATUM. TO CONVERT TO NGVD 1929 DATUM, ADD 0.83'.

STRUCTURE #		HIGHEST	LOWEST	DEPTH	OUTSIDE PIPE	EASEMENT (FT)	
FROM	TO	GROUND EL.	TOP OF PIPE EL.	(FT)	DIA. (FT)	REQUIRED	PROVIDED
250-03	250-02	119.5	116.91	2.59	1.92	17.1	25
250-17	250-12	122.1	116.14	5.96	3.08	25	25
250-11	250-10A	121	115.04	5.96	3.08	25	25
CP-250	260-04	118.4	114.23	4.17	3.66	22	22
260-03	260-02	117.9	113.82	4.08	4.84	23	25

EASEMENT WIDTH TABLE



DESIGNED FOR
EPPERSON RANCH, LLC
2502 ROCKY POINT DRIVE, SUITE 1050
TAMPA, FLORIDA 33607
PHONE: (813) 289-8225

PROJECT NAME
PARK PLACE, PHASE 1
(aka EPPERSON RANCH SOUTH, PHASE 1)

SHEET NAME
PAVING, GRADING, AND DRAINAGE PLAN

FLORIDA DESIGN CONSULTANTS, INC.
— THINK IT. ACHIEVE IT. —
707 N. FRANKLIN STREET, 6TH FLOOR, TAMPA, FLORIDA 34655
PHONE: (800) 532 - 1047 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM C.A. NO. 7421

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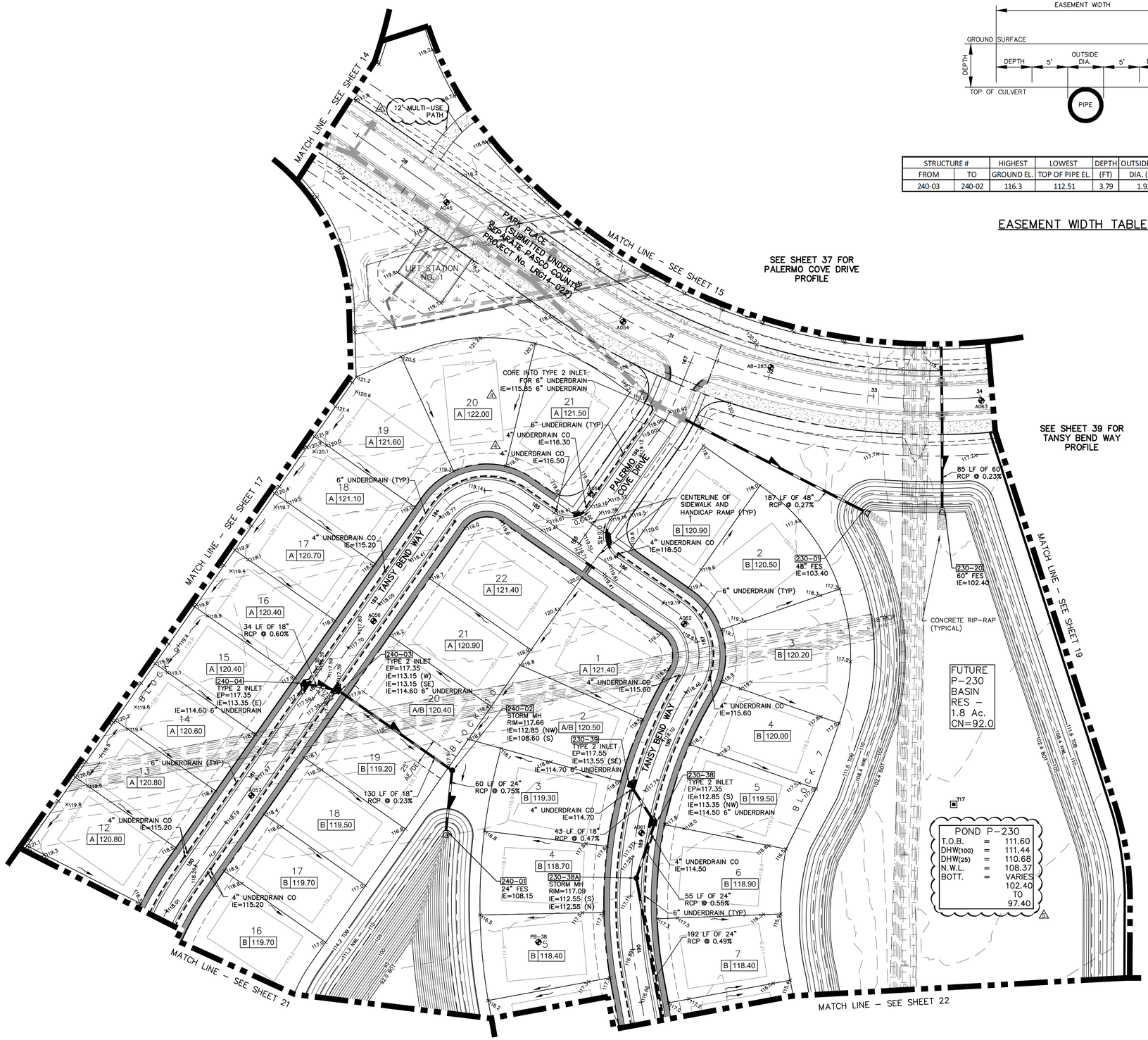
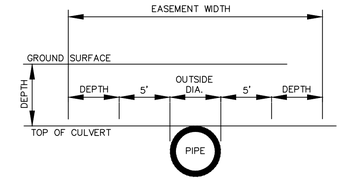
NO.	DATE	REVISIONS	BY	APP'D
1	4-17-2015	ADDED UNDERDRAIN ALONG WEST EDP OF OLIVE BROOK DRIVE.		
2	1-23-2015	REVISIONS PER PASCO CNTY COMMENTS		
3	12-12-2014	REVISED - SEE NOTE THIS SHEET.		
4	12-12-2014	REVISED PLANS PER PASCO COUNTY COMMENTS.		
5	12-12-2014	REVISED LOT AND ROADWAY CONFIGURATION PER CLIENT.		

JOB NO.	0597-0025
SPK	137
DATE	May 2015
DESIGNED	JD
DRAWN	TR
CHECKED	AB





STRUCTURE #		HIGHEST	LOWEST	DEPTH	OUTSIDE PIPE	EASEMENT (FT)	
FROM	TO	GROUND EL.	TOP OF PIPE EL.	(FT)	DIA. (FT)	REQUIRED	PROVIDED
240-03	240-02	116.3	112.51	3.79	1.92	19.5	25

EASEMENT WIDTH TABLE

LEGEND

- = Overland Flow Direction
- = Swale Flow Direction
- = Concentrated Drainage Flow Direction
- A 52.68 = Lot Grading Type & Min. Finish Floor Elev. (Pad Elev. + 6")
- = Proposed Grading Pad Contour
- 390-07 = Proposed Storm Structure Number
- +72.1 = Proposed Spot Elevation
- + 6.17 = Existing Spot Elevation
- = Proposed Storm Structure & Pipe
- = Existing Storm Structure & Pipe
- = Proposed 6" Underdrain with 4" Underdrain cleanout
- = Existing Tree to be Removed
- = Proposed Silt Fence
- = Existing Silt Fence
- = Floating Turbidity Barrier
- = Wetland/Surface Water Jurisdictional Limit
- = FEMA Flood Zone Line per FIRM Map Panel 12101C0268F
- = Future Sidewalk By Home Builder
- = Sidewalk/Path Constructed By Developer
- = Proposed Pedestrian Curb Ramp to be constructed per FDOT Index #304.
- = Limits of Clay Core Berm See Detail, Sheet 53

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

NOTE: SEE PAVING, GRADING, AND DRAINAGE DETAIL SHEETS FOR CONTROL STRUCTURE DESIGN INFORMATION.

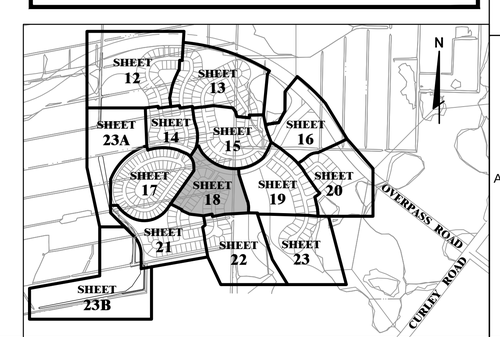
REVISION NOTE:
SOME OF THE PROJECT GRADES HAVE BEEN RAISED/LOWERED ACCORDING TO THE JANUARY 5, PASCO CNTY COMMENTS. FOR CLARITY PURPOSES, THESE CHANGES TO THE PHASE 1 PLANS ARE NOT CLOUDED.

NOTE:

ALL SIDEWALK & MULTI USE PATH SHALL BE 6" THICK AT ALL DRIVEWAYS.

ALL PROPOSED CURB RAMPS TO BE CONSTRUCTED PER FDOT INDEX #304, TYPICAL

ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 1988 DATUM. TO CONVERT TO NGVD 1929 DATUM, ADD 0.83'.



AL FONSO A. BELLUCCI
LICENSE NO. 40044
STATE OF FLORIDA
PROFESSIONAL ENGINEER

JOB NO.	0597-0025
SHTS	137
DATE	May 2015
DESIGNED	JD
DRAWN	TR
CHECKED	AB

NO.	DATE	REVISIONS	BY
3	5-19-2015	UPDATE WL-15	
2	4-17-2015	ADDED UNDERDRAIN ALONG THE WEST EOP OF PALERMO COVE DRIVE	
1	12-12-2014	REVISED - SEE NOTE THIS SHEET.	
1	12-12-2014	REVISED PLANS PER PASCO COUNTY COMMENTS.	
1	12-12-2014	REVISED LOT AND ROADWAY CONFIGURATION PER CLIENT.	

DESIGNED FOR
EPPERSON RANCH, LLC
2502 ROCKY POINT DRIVE, SUITE 1050
TAMPA, FLORIDA 33607
PHONE: (813) 289-0000

PROJECT NAME
PARK PLACE, PHASE 1 (aka EPPERSON RANCH SOUTH, PHASE 1)

SHEET NAME
PAVING, GRADING, AND DRAINAGE PLAN

FLORIDA DESIGN CONSULTANTS, INC.
THINK IT. ACHIEVE IT.
707 N. FRANKLIN STREET, 6TH FLOOR, TAMPA, FLORIDA 33655
PHONE: (800) 532 - 1047 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM C.A. NO. 7421

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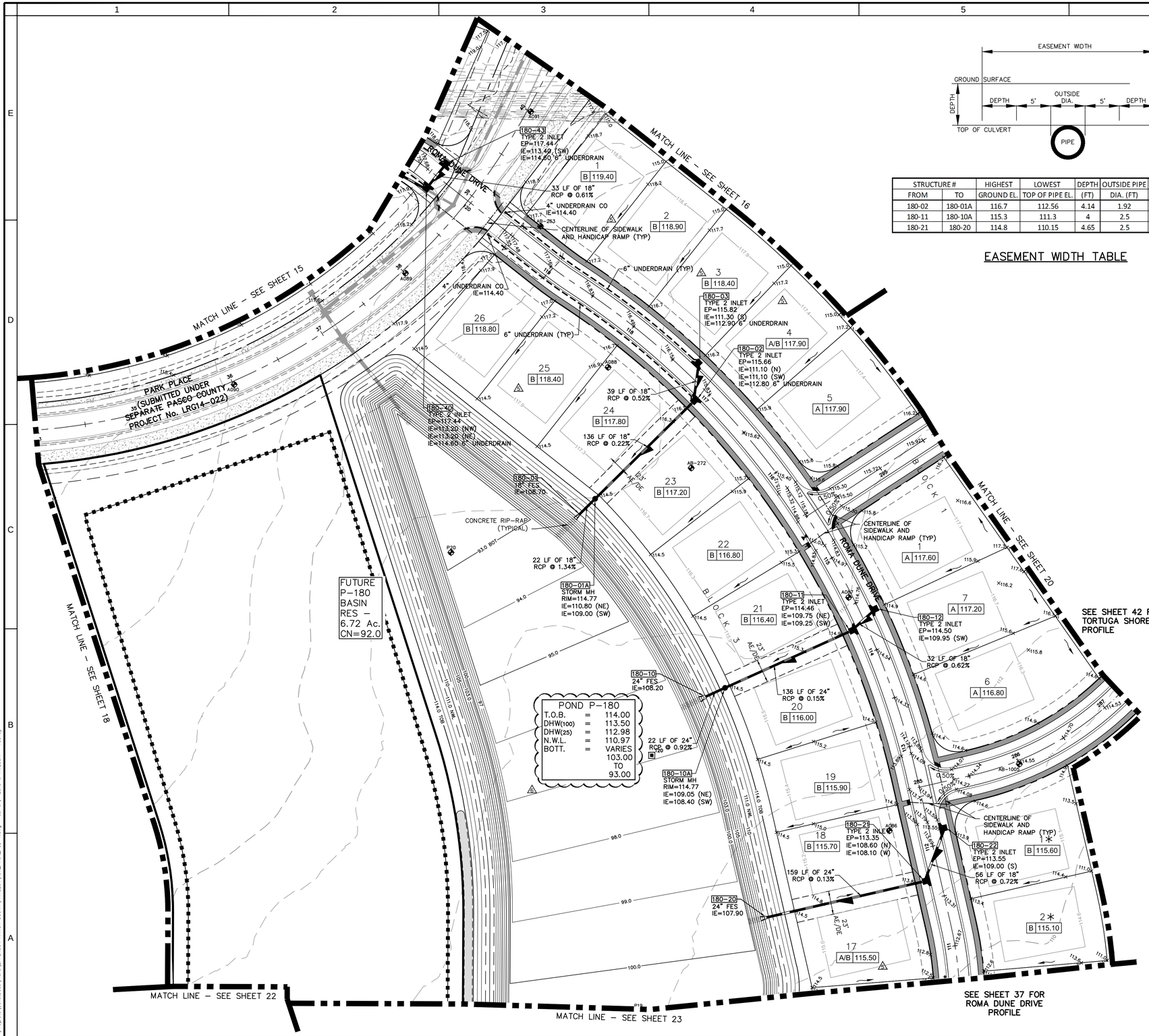

STRUCTURE #		HIGHEST	LOWEST	DEPTH	OUTSIDE PIPE	EASEMENT (FT)	
FROM	TO	GROUND EL.	TOP OF PIPE EL.	(FT)	DIA. (FT)	REQUIRED	PROVIDED
180-02	180-01A	116.7	112.56	4.14	1.92	20.2	23
180-11	180-10A	115.3	111.3	4	2.5	20.5	23
180-21	180-20	114.8	110.15	4.65	2.5	21.8	23

EASEMENT WIDTH TABLE

N

0 25 50 100 FEET

LEGEND

- = Overland Flow Direction
- = Swale Flow Direction
- = Concentrated Drainage Flow Direction
- A 52.68 = Lot Grading Type & Min. Finish Floor Elev. (Pad Elev. + 6")
- = Proposed Grading Pad Contour
- 390-07 = Proposed Storm Structure Number
- +72.1 = Proposed Spot Elevation
- + 6.17 = Existing Spot Elevation
- = Proposed Storm Structure & Pipe
- = Existing Storm Structure & Pipe
- = Proposed 6" Underdrain with 4" Underdrain cleanout
- = Existing Tree to be Removed
- = Proposed Silt Fence
- = Existing Silt Fence
- = Floating Turbidity Barrier
- = Wetland/Surface Water Jurisdictional Limit
- = FEMA Flood Zone Line per FIRM Map Panel 12101C0268F
- = Future Sidewalk By Home Builder
- = Sidewalk/Path Constructed By Developer
- = Proposed Pedestrian Curb Ramp to be constructed per FDOT Index #304.
- = Limits of Clay Core Berm See Detail, Sheet 53

REVISION NOTE:
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NOTE:

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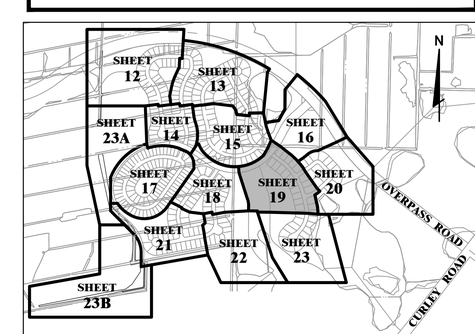
ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 1988 DATUM. TO CONVERT TO NGVD 1929 DATUM, ADD 0.83'.



5-19-2015 UPDATE POND P-180

NO.	DATE	REVISIONS
4	4-17-2015	REMOVAL AND ADDITION OF UNDERDRAIN ALONG PORTIONS OF ROMA DUNE DRIVE, LOT GRADING
		CHANGES PER PASCO CNTY COMMENTS
3	1-16-2015	REVISED POND P-180 DHWS
2	12-12-2014	REVISED - SEE NOTE THIS SHEET
1	12-12-2014	REVISED PLANS PER PASCO COUNTY COMMENTS.
0	12-12-2014	REVISED LOT AND ROADWAY CONFIGURATION PER CLIENT.

JOB NO. 0597-0025
SCALE 137
DATE May 2015
DESIGNED JD
DRAWN TR
CHECKED AB

DESIGNED FOR
EPPERSON RANCH, LLC
2502 ROCKY POINT DRIVE, SUITE 1050
TAMPA, FLORIDA 33607
PHONE: (813)289-8670

PROJECT NAME
PARK PLACE, PHASE 1
(aka EPPERSON RANCH SOUTH, PHASE 1)

SHEET NAME
PAVING, GRADING, AND DRAINAGE PLAN

FLORIDA DESIGN CONSULTANTS, INC.
— THINK IT. ACHIEVE IT. —
707 N. FRANKLIN STREET, 6TH FLOOR, TAMPA, FLORIDA 34655
PHONE: (800) 532 - 1047 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM C.A. NO. 7421

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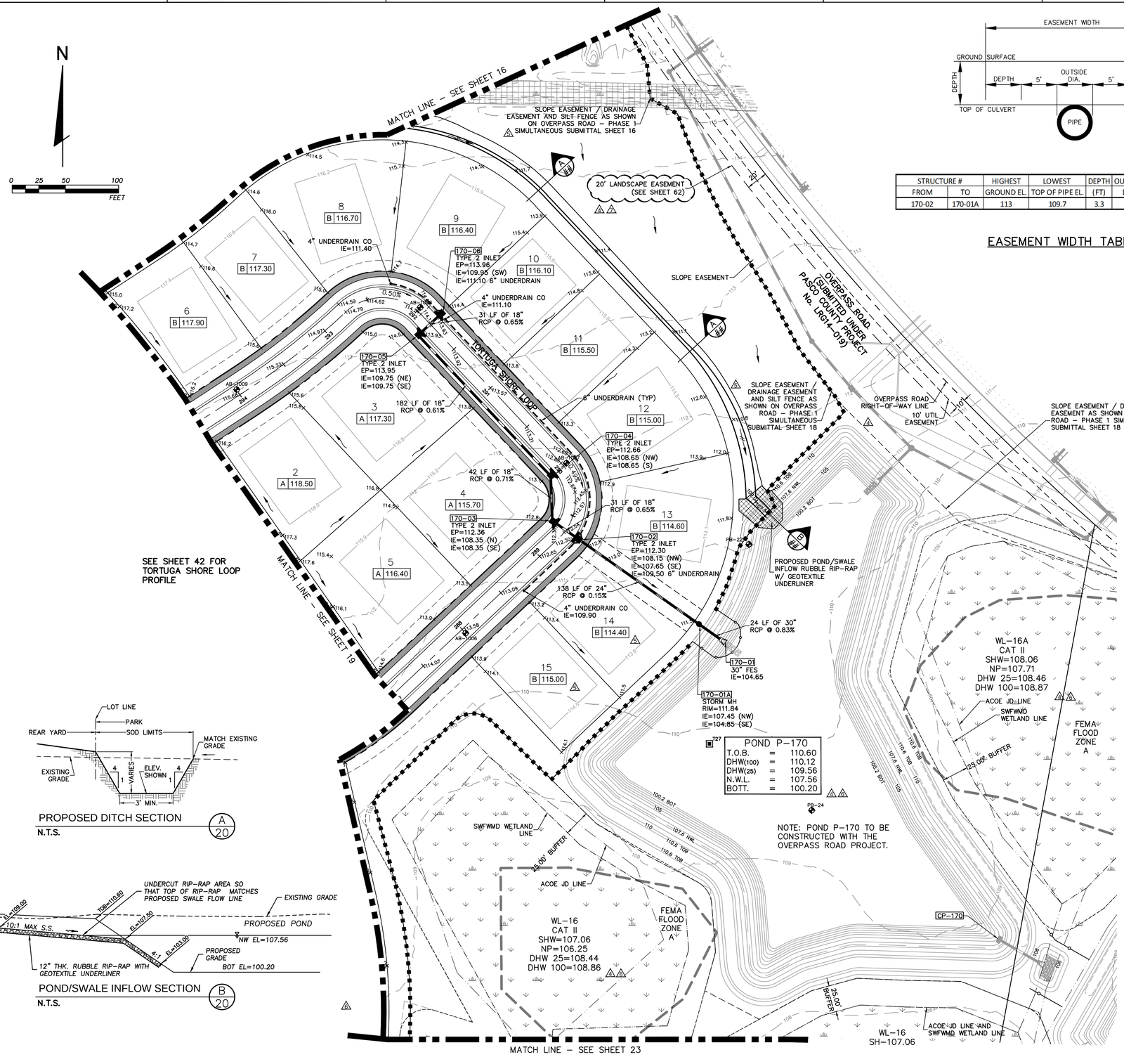

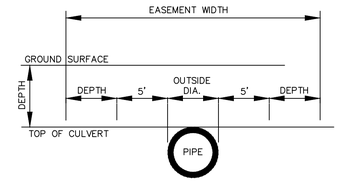

STRUCTURE #		HIGHEST	LOWEST	DEPTH	OUTSIDE PIPE	EASEMENT (FT)	
FROM	TO	GROUND EL.	TOP OF PIPE EL.	(FT)	DIA. (FT)	REQUIRED	PROVIDED
170-02	170-01A	113	109.7	3.3	2.5	19.1	25

EASEMENT WIDTH TABLE

LEGEND

- = Overland Flow Direction
- = Swale Flow Direction
- = Concentrated Drainage Flow Direction
- A 52.68 = Lot Grading Type & Min. Finish Floor Elev. (Pad Elev. + 6")
- 42.1 = Proposed Grading Pad Contour
- 390-07 = Proposed Storm Structure Number
- +72.1 = Proposed Spot Elevation
- + 67.1 = Existing Spot Elevation
- = Proposed Storm Structure & Pipe
- = Existing Storm Structure & Pipe
- = Proposed 6" Underdrain with 4" Underdrain cleanout
- = Existing Tree to be Removed
- = Proposed Silt Fence
- = Existing Silt Fence
- = Floating Turbidity Barrier
- = Wetland/Surface Water Jurisdictional Limit
- = FEMA Flood Zone Line per FIRM Map Panel 12101C0268F
- = Future Sidewalk By Home Builder
- = Sidewalk/Path Constructed By Developer
- = Proposed Pedestrian Curb Ramp to be constructed per FDOT Index #304.
- = Limits of Clay Core Berm See Detail, Sheet 53

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

NOTE: SEE PAVING, GRADING, AND DRAINAGE DETAIL SHEETS FOR CONTROL STRUCTURE DESIGN INFORMATION.

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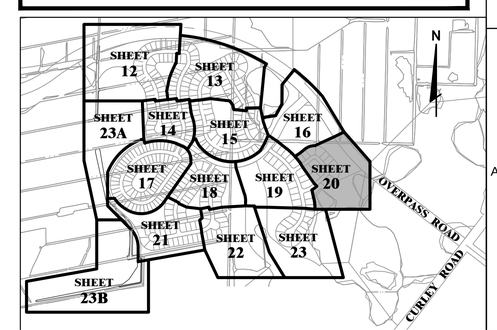

PROPOSED DITCH SECTION (A / 20)
N.T.S.

POND/SWALE INFLOW SECTION (B / 20)
N.T.S.

NO.	DATE	REVISIONS
1	4-17-2015	COORDINATE SLOPE/DRAINAGE EASEMENT FOR OVERPASS ROAD, REVISED FINISHED FLOOR ELEVATION
2	1-22-2015	REVISIONS PER PASCO CNTY COMMENTS
3	12-12-2014	REVISED - SEE NOTE THIS SHEET.
4	12-12-2014	REVISED PLANS PER PASCO COUNTY COMMENTS.
5	12-12-2014	REVISED LOT AND ROADWAY CONFIGURATION PER CLIENT.
6	7-30-2015	REVISE NOTE FOR OVERPASS ROAD LANDSCAPE EASEMENT
7	5-19-2015	REVISED POND P-170, WL-16A, WL-16 AND POND/SWALE INFLOW SECTION

ANTONIO A. BELLUCCI
LICENSE NO. 40044
STATE OF FLORIDA
PROFESSIONAL ENGINEER

JOB NO. 0597-0025
SCALE 137
DATE May 2015
DESIGNED JD
DRAWN TR
CHECKED AB

DESIGNED FOR
EPPERSON RANCH, LLC
2502 ROCKY POINT DRIVE, SUITE 1050
TAMPA, FLORIDA 33607
PHONE: (813) 289-0778

PROJECT NAME
PARK PLACE, PHASE 1
(aka EPPERSON RANCH SOUTH, PHASE 1)

SHEET NAME
PAVING, GRADING, AND DRAINAGE PLAN

FLORIDA DESIGN CONSULTANTS, INC.
— THINK IT. ACHIEVE IT. —
707 N. FRANKLIN STREET, 6TH FLOOR, TAMPA, FLORIDA 34655
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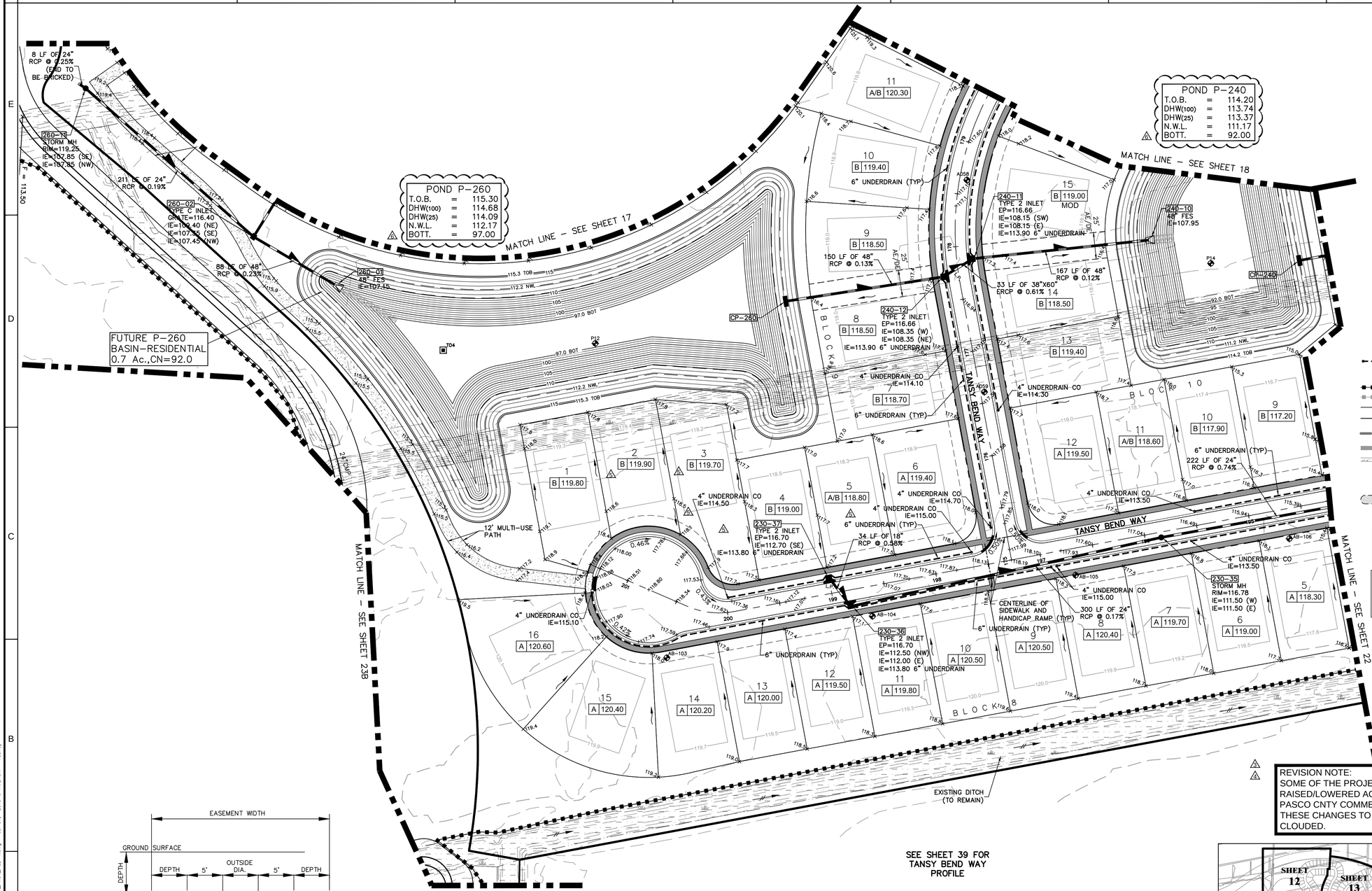

N

0 25 50 100 FEET

LEGEND

- = Overland Flow Direction
- = Swale Flow Direction
- = Concentrated Drainage Flow Direction
- A 52.68 = Lot Grading Type & Min. Finish Floor Elev. (Pad Elev. + 6")
- = Proposed Grading Pad Contour
- 390-07 = Proposed Storm Structure Number
- +72.1 = Proposed Spot Elevation
- +67.1 = Existing Spot Elevation
- = Proposed Storm Structure & Pipe
- = Existing Storm Structure & Pipe
- = Proposed 6" Underdrain with 4" Underdrain cleanout
- = Existing Tree to be Removed
- = Proposed Silt Fence
- = Existing Silt Fence
- = Floating Turbidity Barrier
- = Wetland/Surface Water Jurisdictional Limit
- = FEMA Flood Zone Line per FIRM Map Panel 12101C0226F
- = Future Sidewalk By Home Builder
- = Sidewalk/Path Constructed By Developer
- = Proposed Pedestrian Curb Ramp to be constructed per FDOT Index #304.
- = Limits of Clay Core Berm See Detail, Sheet 53

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

NOTE: SEE PAVING, GRADING, AND DRAINAGE DETAIL SHEETS FOR CONTROL STRUCTURE DESIGN INFORMATION.

REVISION NOTE:
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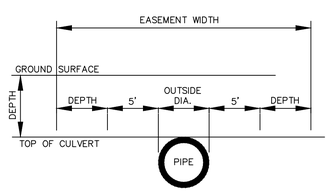


STRUCTURE #		HIGHEST	LOWEST	DEPTH	OUTSIDE PIPE	EASEMENT (FT)	
FROM	TO	GROUND EL.	TOP OF PIPE EL.	(FT)	DIA. (FT)	REQUIRED	PROVIDED
CP-260	CP-260	117.4	112.37	5.03	4.84	24.9	25
240-11	240-10	117.4	112.37	5.03	4.84	24.9	25

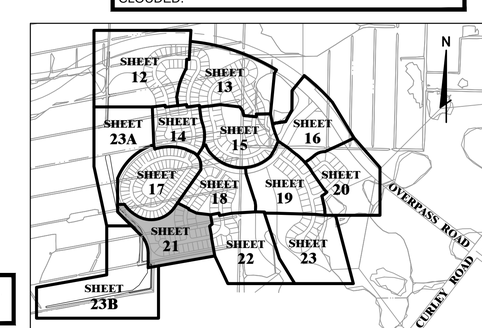
EASEMENT WIDTH TABLE

NOTE:

ALL SIDEWALK & MULTI USE PATH SHALL BE 6" THICK AT ALL DRIVEWAYS.

ALL PROPOSED CURB RAMPS TO BE CONSTRUCTED PER FDOT INDEX #304, TYPICAL

ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 1988 DATUM. TO CONVERT TO NGVD 1929 DATUM, ADD 0.83'.



AL PONSO A. BELLUCCI
LICENSE NO. 40044
STATE OF FLORIDA
PROFESSIONAL ENGINEER

NO.	DATE	REVISIONS
3	5-19-2015	UPDATE PONDS P-240 AND P-260
2	4-17-2015	ADDED UNDERDRAIN ALONG NORTH EOP OF TANSY BEND WAY. REVISED FINISHED FLOOR ELEVATIONS
1	12-12-2014	REVISED - SEE NOTE THIS SHEET.
1	12-12-2014	REVISED PLANS PER PASCO COUNTY COMMENTS.
1	12-12-2014	REVISED LOT AND ROADWAY CONFIGURATION PER CLIENT.

JOB NO. 0597-0025
SCALE 137
DATE May 2015
DESIGNED JD
DRAWN TR
CHECKED AB
APPR

DESIGNED FOR
EPPERSON RANCH, LLC
2502 ROCKY POINT DRIVE, SUITE 1050
TAMPA, FLORIDA 33607
PHONE: (813) 282-0003

PROJECT NAME
PARK PLACE, PHASE 1
(aka EPPERSON RANCH SOUTH, PHASE 1)

SHEET NAME
PAVING, GRADING, AND DRAINAGE PLAN

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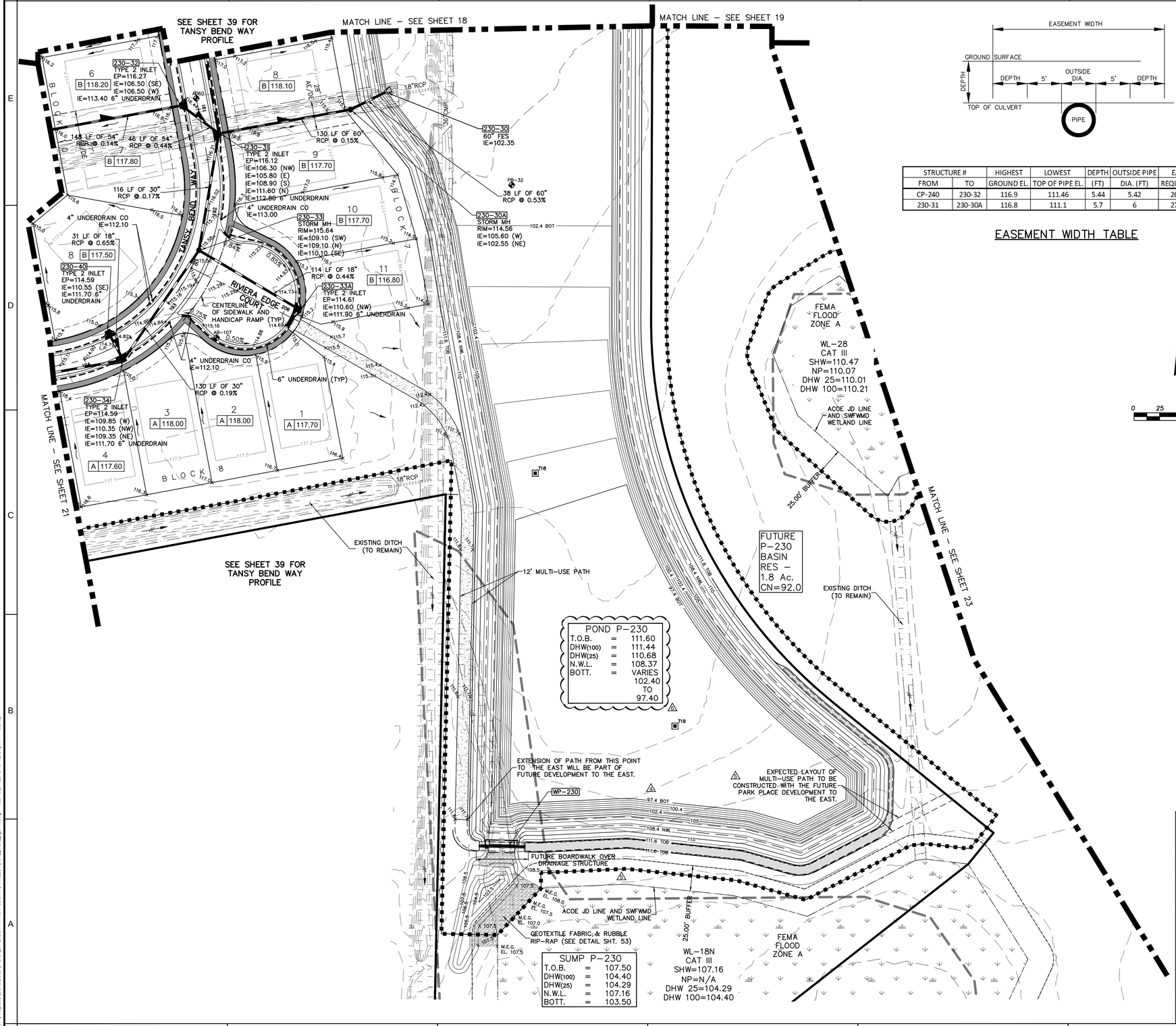

STRUCTURE #		HIGHEST	LOWEST	DEPTH	OUTSIDE PIPE	EASEMENT (FT)	
FROM	TO	GROUND EL.	TOP OF PIPE EL.	(FT)	DIA. (FT)	REQUIRED	PROVIDED
CP-240	230-32	116.9	111.46	5.44	5.42	26.3	27
230-31	230-30A	116.8	111.1	5.7	6	27.4	28

EASEMENT WIDTH TABLE

N

0 25 50 100 FEET

LEGEND

- = Overland Flow Direction
- = Swale Flow Direction
- = Concentrated Drainage Flow Direction
- A 52.68 = Lot Grading Type & Min. Finish Floor Elev. (Pad Elev. + 6")
- = Proposed Grading Pad Contour
- 390–07 = Proposed Storm Structure Number
- +72.1 = Proposed Spot Elevation
- +6.17 = Existing Spot Elevation
- = Proposed Storm Structure & Pipe
- = Existing Storm Structure & Pipe
- = Proposed 6" Underdrain with 4" Underdrain cleanout
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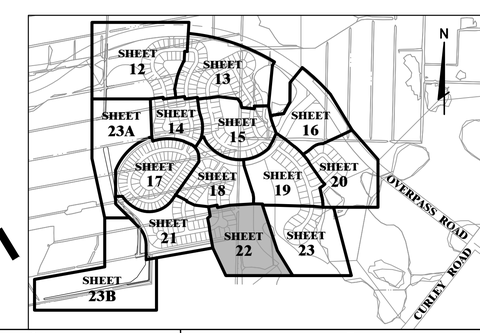

ALFONSO A. BELLUCCI
LICENSE NO. 40044
STATE OF FLORIDA
PROFESSIONAL ENGINEER

NO.	DATE	REVISIONS
1	5-19-2015	UPDATE POND P-230
2	4-17-2015	ADDED CALL-OUTS FOR FUTURE MULTI-USE PATH TO THE EAST
3	1-16-2014	REVISED RUBBLE RIP-RAP SUMP P-230
4	12-12-2014	REVISED - SEE NOTE THIS SHEET
5	12-12-2014	REVISED PLANS PER PASCO COUNTY COMMENTS.
6	12-12-2014	REVISED LOT AND ROADWAY CONFIGURATION PER CLIENT.

JOB NO. 0597-0025
SCALE 137
DATE May 2015
DESIGNED JD
DRAWN TR
CHECKED AB

DESIGNED FOR
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PHONE: (813) 289-8225

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SHEET NAME
PAVING, GRADING, AND DRAINAGE PLAN

FLORIDA DESIGN CONSULTANTS, INC.
— THINK IT. ACHIEVE IT. —
707 N. FRANKLIN STREET, 6TH FLOOR, TAMPA, FLORIDA 33602
PHONE: (800) 532 - 1047 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM C.A. NO. 7421

SHEET 22 OF 63

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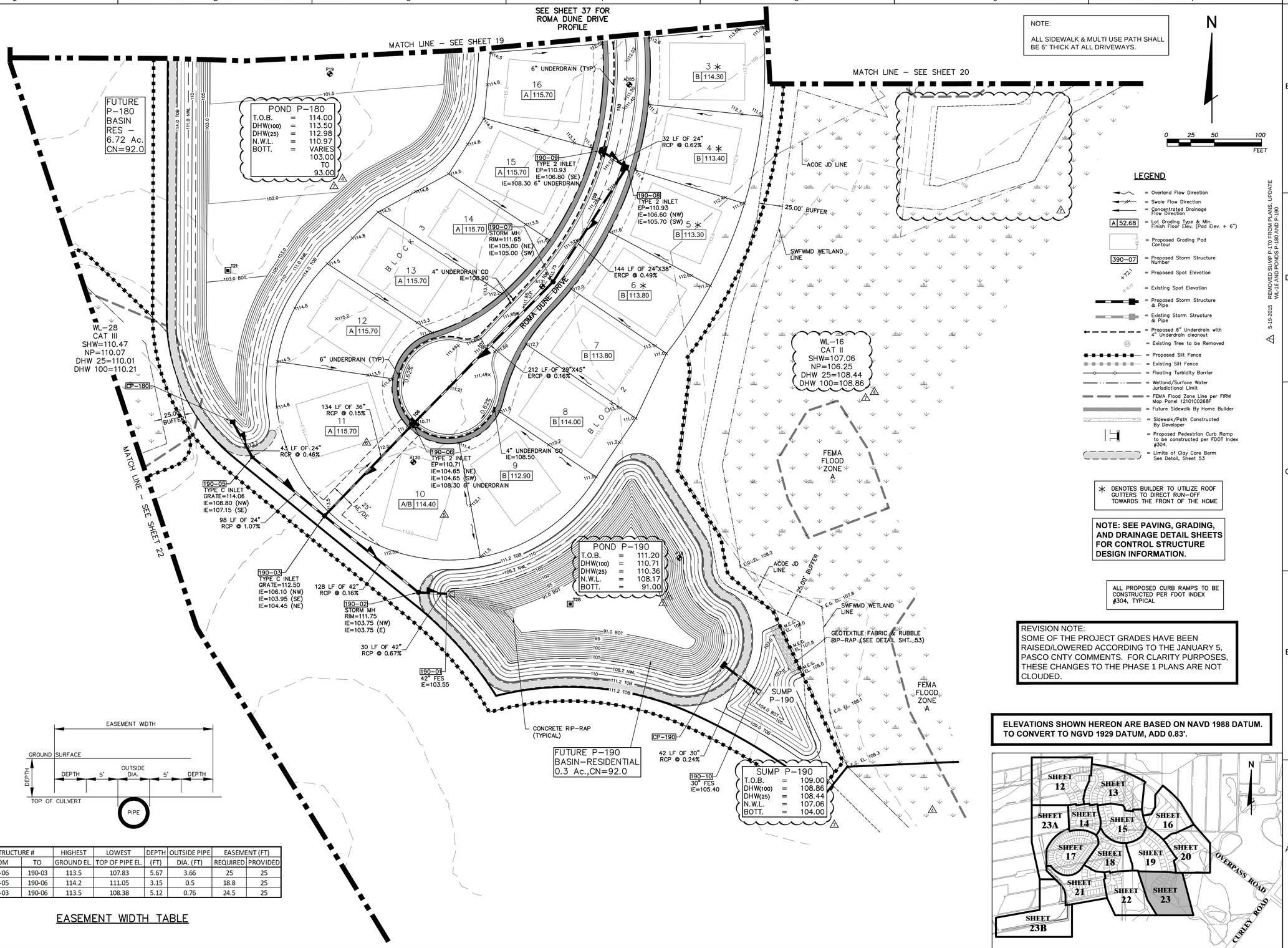

STRUCTURE #		HIGHEST	LOWEST	DEPTH	OUTSIDE PIPE	EASEMENT (FT)	
FROM	TO	GROUND EL.	TOP OF PIPE EL.	(FT)	DIA. (FT)	REQUIRED	PROVIDED
190-06	190-03	113.5	107.83	5.67	3.66	25	25
190-05	190-06	114.2	111.05	3.15	0.5	18.8	25
190-03	190-06	113.5	108.38	5.12	0.76	24.5	25

EASEMENT WIDTH TABLE

NO.	DATE	REVISIONS	ADDR.
1	5-04-2015	REVISED LOT GRADING TYPE ON LOT 11	
2	4-17-2015	REVISED LOT GRADING TYPE ON LOT 10	
3	1-16-2015	REVISED DHW'S FOR POND P-180, P-190 & WL-16	
4	12-12-2014	REVISED - SEE NOTE THIS SHEET	
5	12-12-2014	REVISED PLANS PER PASCO COUNTY COMMENTS.	
6	12-12-2014	REVISED LOT AND ROADWAY CONFIGURATION PER CLIENT.	
7	5-19-2015	REMOVED SUMP P-170 FROM PLANS, UPDATE WL-16 AND PONDS P-180 AND P-190	

JOB NO. 0597-0025
SCALE 137
DATE May 2015
DESIGNED JD
DRAWN TR
CHECKED AB

DESIGNED FOR
EPPERSON RANCH, LLC
2502 ROCKY POINT DRIVE, SUITE 1050
TAMPA, FLORIDA 33607
PHONE: (813) 289-8929

PROJECT NAME
PARK PLACE, PHASE 1
(aka EPPERSON RANCH SOUTH, PHASE 1)

SHEET NAME
PAVING, GRADING, AND DRAINAGE PLAN

FLORIDA DESIGN CONSULTANTS, INC.
THINK IT. ACHIEVE IT.
707 N. FRANKLIN STREET, 6TH FLOOR, TAMPA, FLORIDA 34655
PHONE: (800) 532 - 1047 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM C.A. NO. 7421

SHEET 23 OF 63

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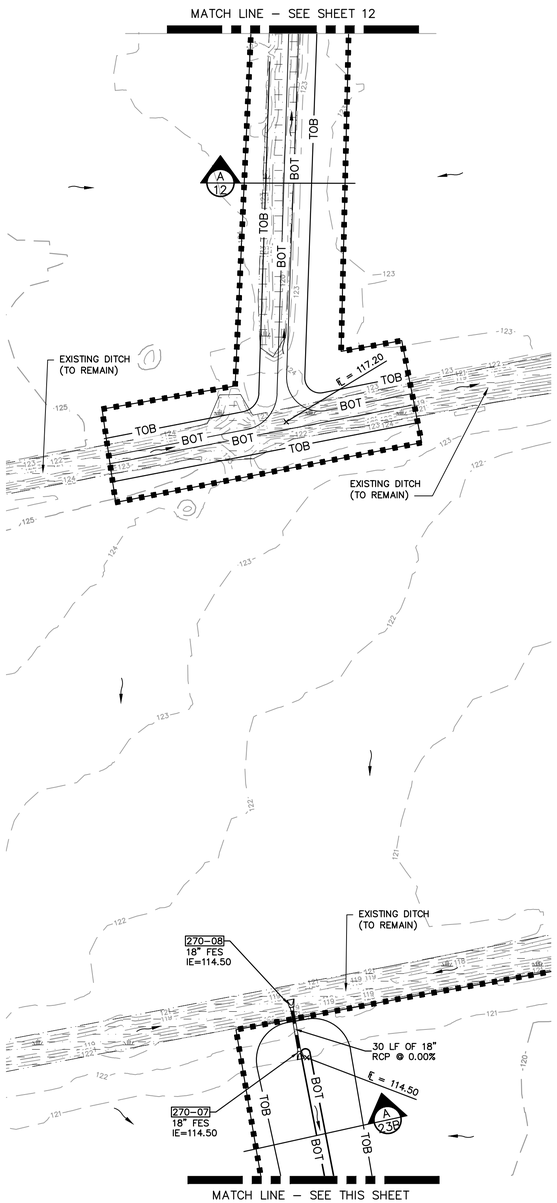
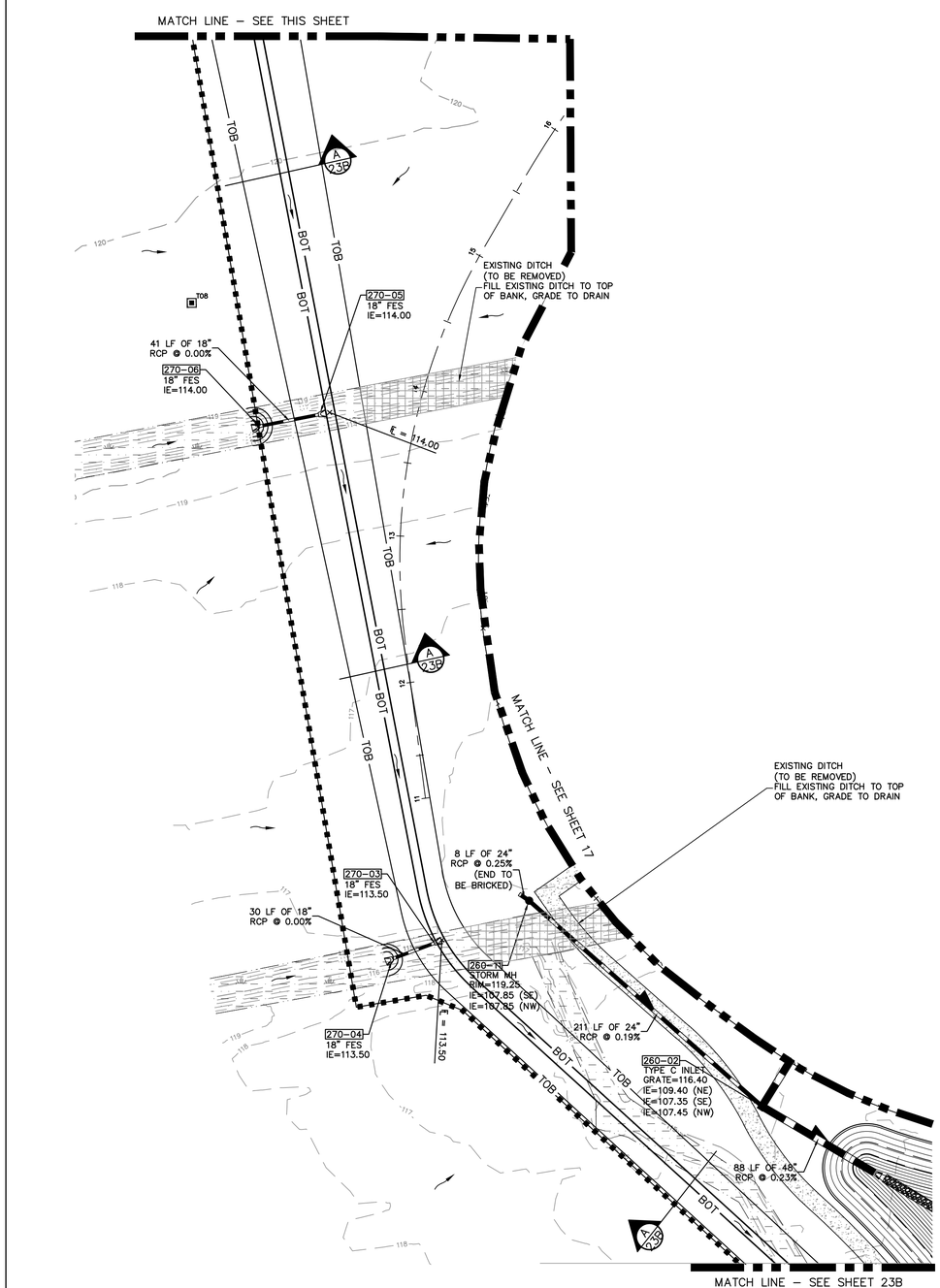




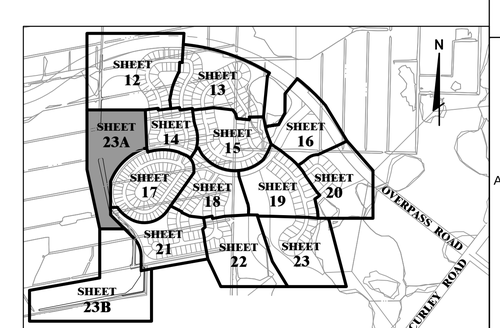
N

0 25 50 100

LEGEND

- = Overland Flow Direction
- = Swale Flow Direction
- = Concentrated Drainage Flow Direction
- A 52.68 = Lot Grading Type & Min. Finish Floor Elev. (Pad Elev. + 6")
- = Proposed Grading Pad Contour
- 390–07 = Proposed Storm Structure Number
- +72.1 = Proposed Spot Elevation
- +67.7 = Existing Spot Elevation
- = Proposed Storm Structure & Pipe
- = Existing Storm Structure & Pipe
- = Existing Tree to be Removed
- = Proposed Silt Fence
- = Existing Silt Fence
- = Floating Turbidity Barrier
- = Wetland/Surface Water Jurisdictional Limit
- = FEMA Flood Zone Line per FIRM Map Panel 12101C0268F
- = Future Sidewalk By Home Builder
- = Sidewalk/Path Constructed By Developer

ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 1988 DATUM. TO CONVERT TO NGVD 1929 DATUM, ADD 0.83'.



ALFONSO A. BELLUCCI
LICENSE NO. 40044
STATE OF FLORIDA
PROFESSIONAL ENGINEER

JOB NO.	SHEET	DATE	DESIGNED	DRAWN	CHECKED	QC
0597-0025	137	May 2015		JD	TR	AB

NO.	DATE	REVISIONS	BY	APP'D
1	12-12-2014	REVISED PLANS PER PASCO COUNTY COMMENTS.		
2	12-12-2014	REVISED LOT AND ROADWAY CONFIGURATION PER CLIENT.		

DESIGNED FOR
EPPERSON RANCH, LLC
2502 ROCKY POINT DRIVE, SUITE 1050
TAMPA, FLORIDA 33607
PHONE: (813) 290-6025

PROJECT NAME
PARK PLACE, PHASE 1
(aka EPPERSON RANCH SOUTH, PHASE 1)

SHEET NAME
PAVING, GRADING, AND DRAINAGE PLAN

FLORIDA DESIGN CONSULTANTS, INC.
— THINK IT. ACHIEVE IT. —
707 N. FRANKLIN STREET, 6TH FLOOR, TAMPA, FLORIDA 34655
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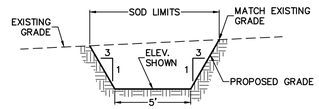

PROPOSED DITCH SECTION (A / 23B)

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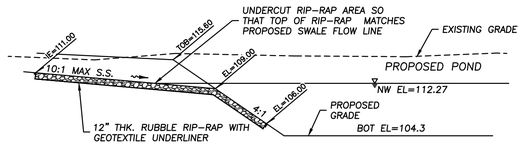

POND/SWALE INFLOW SECTION (B / 23B)

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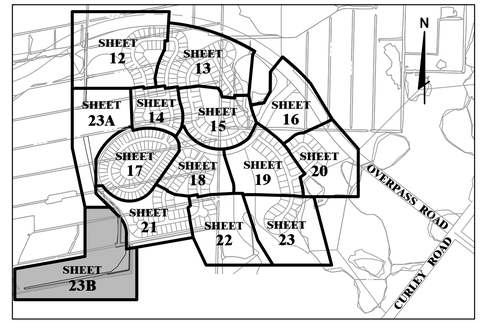
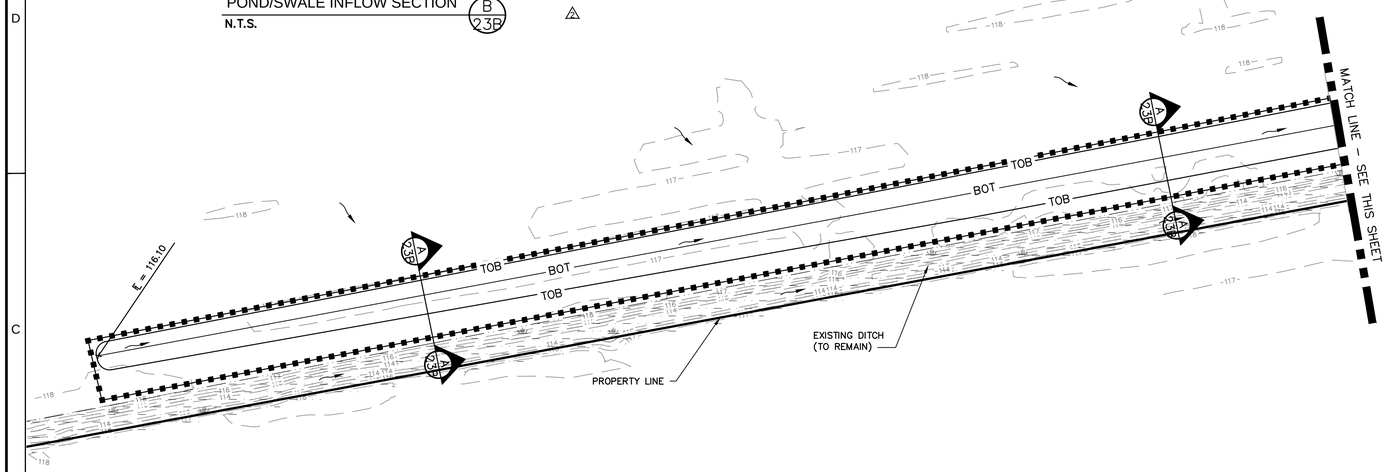
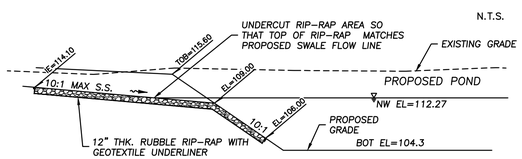
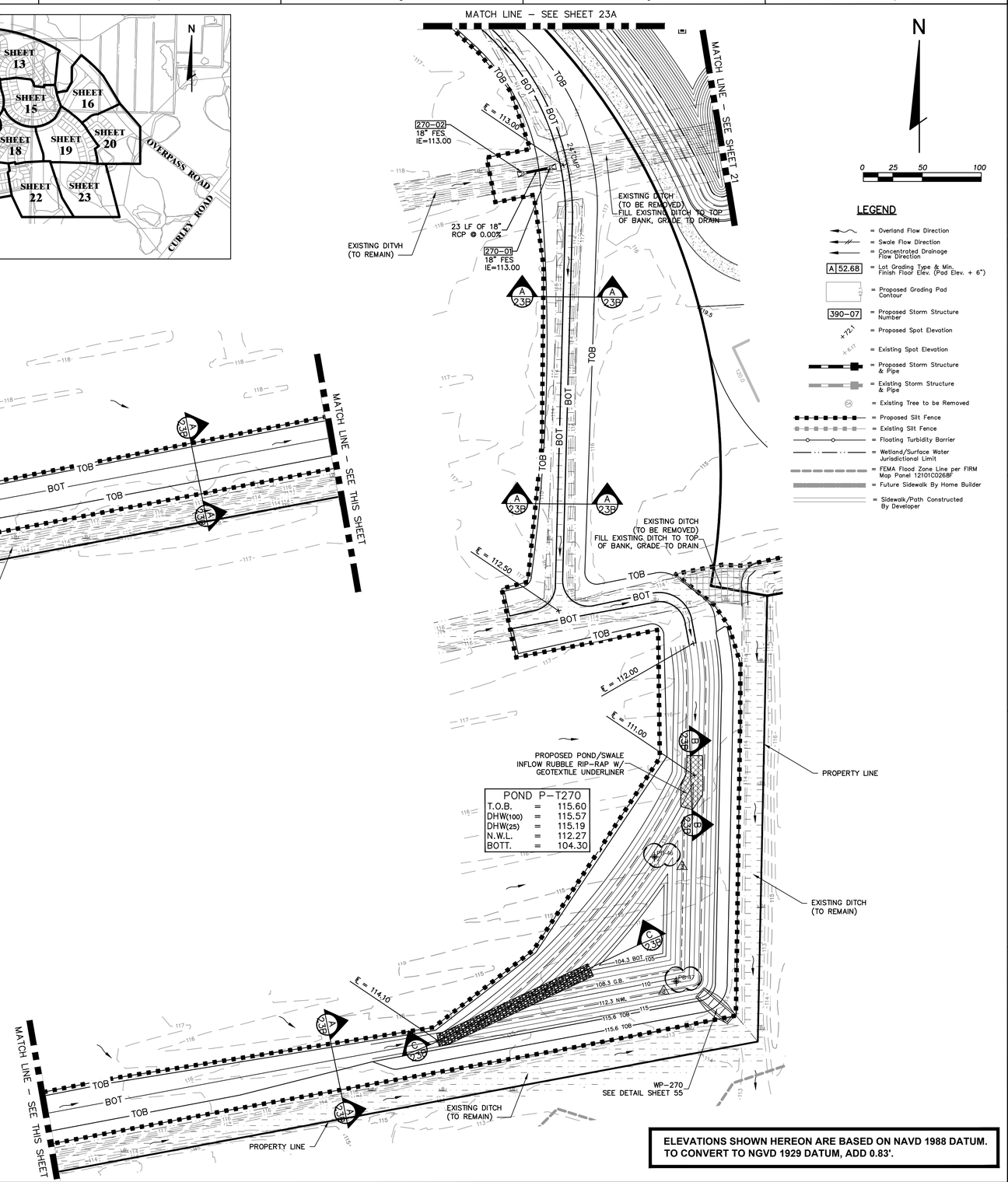






POND/SWALE INFLOW SECTION (C / 23B)

N.T.S.



POND P–T270

T.O.B.	=	115.60
DHW(100)	=	115.57
DHW(25)	=	115.19
N.W.L.	=	112.27
BOTT.	=	104.30

LEGEND

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- = Swale Flow Direction
- = Concentrated Drainage Flow Direction
- A 52.68 = Lot Grading Type & Min. Finish Floor Elev. (Pad Elev. + 6")
- = Proposed Grading Pad Contour
- 390–07 = Proposed Storm Structure Number
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- = Floating Turbidity Barrier
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- = FEMA Flood Zone Line per FIRM Map Panel 12101C0268F
- = Future Sidewalk By Home Builder
- = Sidewalk/Path Constructed By Developer

ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 1988 DATUM. TO CONVERT TO NGVD 1929 DATUM, ADD 0.83'.

ALFONSO A. BELLUCCI — LICENSE NO. 40044 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

JOB NO.	0597-0025
SHTS.	137
DATE	May 2015
DESIGNED	JD
DRAWN	TR
CHECKED	AB

NO.	DATE	REVISIONS	BY/CHK
3	4-17-2015	ADDED BORING LOCATIONS IN POND P-T270	
2	12-12-2014	REVISED PLANS PER PASCO COUNTY COMMENTS.	
1	12-12-2014	REVISED LOT AND ROADWAY CONFIGURATION PER CLIENT.	

DESIGNED FOR: EPPERSON RANCH, LLC
2302 ROCKY POINT DRIVE, SUITE 1050
TAMPA, FLORIDA 33607
PHONE: (813)289-8670

PROJECT NAME: PARK PLACE, PHASE 1 (aka EPPERSON RANCH SOUTH, PHASE 1)

SHEET NAME: PAVING, GRADING, AND DRAINAGE PLAN

FLORIDA DESIGN CONSULTANTS, INC.
— THINK IT. ACHIEVE IT. —
707 N. FRANKLIN STREET, 6TH FLOOR, TAMPA, FLORIDA 34655
PHONE: (800) 532 - 1047 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM C.A. NO. 7421

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SHEET 23B OF 63

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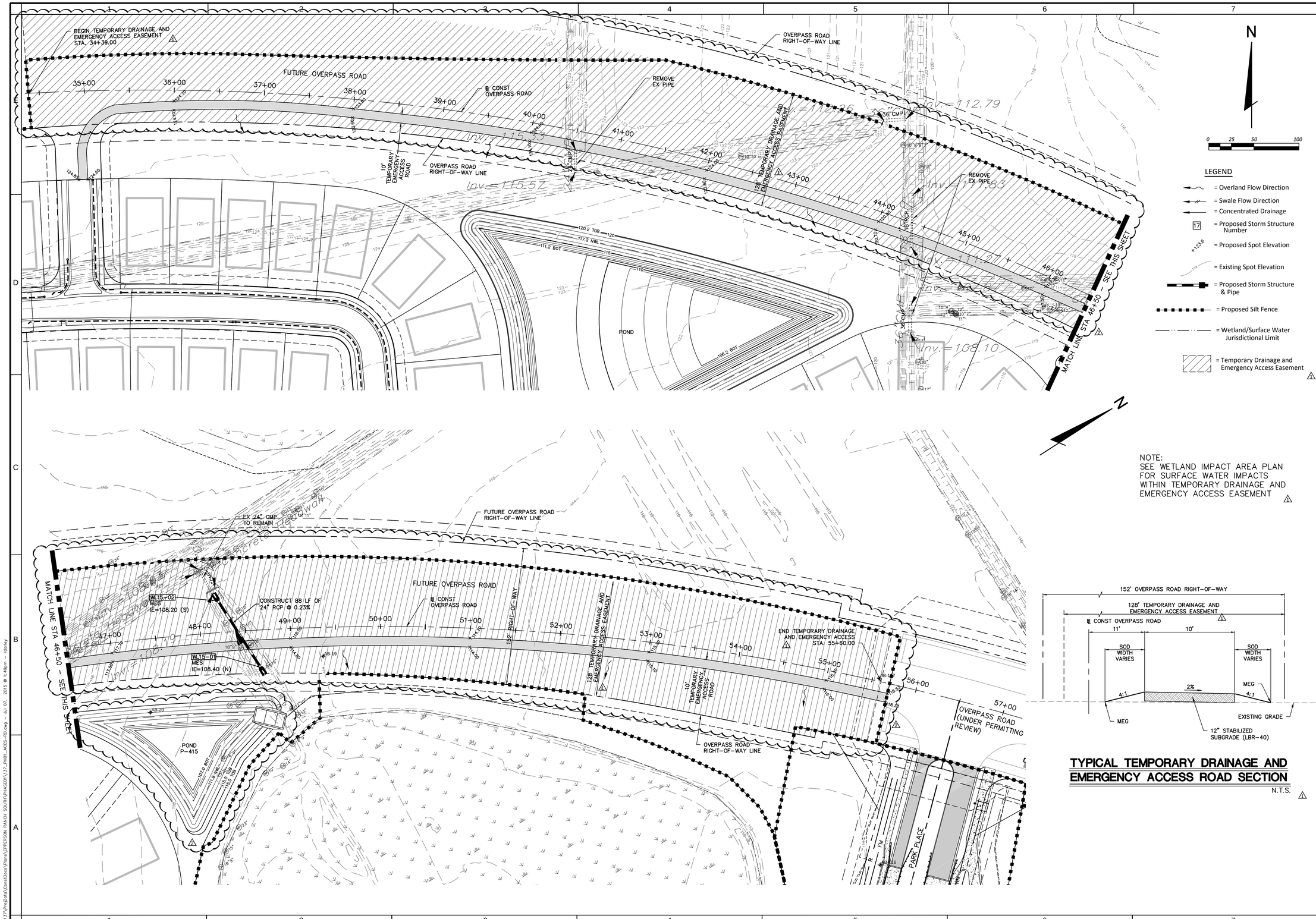

TYPICAL TEMPORARY DRAINAGE AND EMERGENCY ACCESS ROAD SECTION

N.T.S.

ALFONSO A. BELLUCCI
LICENSE NO. 40044
STATE OF FLORIDA
PROFESSIONAL ENGINEER

JOB NO.	0597-0025
EPR.	137
DATE	May 2015
DESIGNED	JD
DRAWN	TR
CHECKED	AB
QC	

NO.	DATE	REVISIONS	BY	APP'D
3	5-19-2015	UPDATE FUTURE OVERPASS ROAD RW, REVISE 128' TEMP. DRAINAGE AND ACCESS ESMT., POND P-415		
2	4-17-2015	REVISED CALL-OUTS FOR TEMPORARY DRAINAGE AND EMERGENCY ACCESS EASEMENT		
1				

DESIGNED FOR
EPPERSON RANCH, LLC
2502 ROCKY POINT DRIVE, SUITE 1050
TAMPA, FLORIDA 33607
PHONE: (813) 282-8019

PROJECT NAME
PARK PLACE, PHASE 1
(aka EPPERSON RANCH SOUTH, PHASE 1)

SHEET NAME
EMERGENCY ACCESS ROAD PLAN

FLORIDA DESIGN CONSULTANTS, INC.
— THINK IT. ACHIEVE IT. —
707 N. FRANKLIN STREET, 6TH FLOOR, TAMPA, FLORIDA 33602
PHONE: (800) 532 - 1047 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM C.A. NO. 7421

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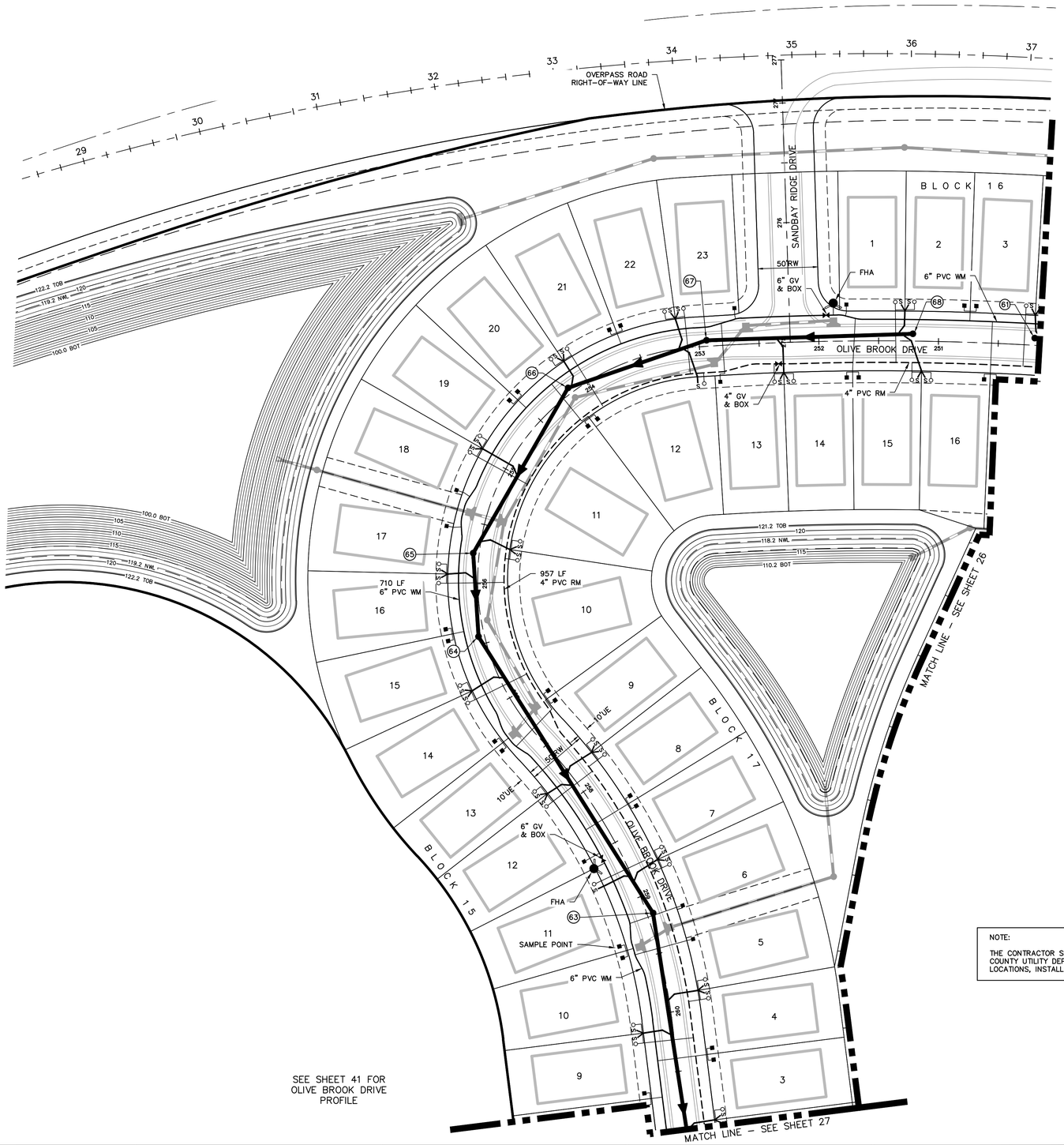


LEGEND

- = Proposed Water Line, Valve, & Services
- = Proposed Reclaimed Water Line, Valve, & Services
- = Existing Water Line & Valve
- = Proposed Storm Sewer
- FM = Existing Force Main
- FM = Proposed Force Main
- = Proposed Sanitary Sewer & Services
- (50) = Proposed Sanitary Sewer Manhole Number
- = Proposed Fire Hydrant Assembly (See Paving, Grading, And Drainage Plans For Finished Grade Elevation)
- = Proposed Blowoff Assembly

N

0 25 50 100

UTILITY NOTES:

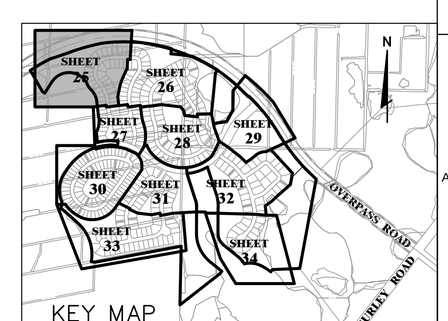
1. THE SANITARY–SEWER PLUGS SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION BY THE CONTRACTOR AND SHALL REMAIN IN PLACE UNTIL THE SYSTEM HAS BEEN CLEANED, TV (IF REQUIRED), INSPECTED, AND APPROVED BY THE UTILITIES SERVICES BRANCH. WHEN THE SYSTEM HAS BEEN APPROVED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF THE PLUGS.
2. CONNECTIONS INTO AN EXISTING COUNTY–OWNED SYSTEM SHALL BE VIA WET TAP. WET TAPS SHALL BE PERFORMED EXCLUSIVELY BY THE UTILITIES SERVICES BRANCH AT THE DEVELOPER'S EXPENSE. EXCAVATION, BACKFILL, AND SURFACE RESTORATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY. MATERIAL FOR WET TAPS LARGER THAN TWO INCHES SHALL BE PROVIDED AND INSTALLED BY THE PROJECT CONTRACTOR.
3. CONTRACTOR'S RESPONSIBILITIES" REGARDING WET TAPS TWO INCHES AND LARGER SHALL BE AS FOLLOWS:
   - 2" ONLY – THIS EXCAVATED TRENCH MUST BE DRY OR THE TRENCH WILL REQUIRE ROCK AND A PUMP TO BE IN PLACE. THE MINIMUM DISTANCE FROM THE FACE OF THE VALVE TO THE WALL OF THE TRENCH IS TO BE SIX FEET.
   - 3" AND LARGER – THE CONTRACTOR WILL SUPPLY A TAPPING SADDLE BEING EPOXY COATED, A TAPPING VALVE WITH MECHANICAL JOINT AND THE EQUIPMENT TO PROVIDE, AND CONDUCT A PRESSURE TEST. COUNTY PERSONNEL WILL WITNESS THE PRESSURE TEST WHICH MUST BE AT 150 PSI FOR DURATION OF THIRTY MINUTES.
   - THE CONTRACTOR IS RESPONSIBLE FOR THE EXCAVATION BEFORE ANY COUNTY PERSONNEL WILL ENTER AN EXCAVATED AREA. IF THE TRENCH IS FOUR FEET IN DEPTH OR DEEPER, IT WILL REQUIRE A TRENCH BOX OR SLOPING, AND A LADDER ACCORDING TO OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS.
   - THE TAPPING VALVE WILL REQUIRE A BLOCKING DEVICE MADE OF SUITABLE MATERIAL OR DEVICE. THIS BLOCKING DEVICE OR MATERIAL WILL BE PLACED UNDER THE VALVE AND REMAIN IN PLACE UNTIL THE TAP MACHINE IS REMOVED AND THE TAP IS COMPLETED.
   - NOTE: IF THE CONTRACTOR HAS NOT FULFILLED HIS RESPONSIBILITIES, AS STATED ABOVE, PRIOR TO THE ARRIVAL OF PASCO COUNTY UTILITIES OPERATIONS AND MAINTENANCE TAPPING CREW, THERE WILL BE AN ADDITIONAL CHARGE OF $95.00.

IF YOU HAVE ANY QUESTIONS REGARDING THIS INFORMATION, CONTACT NELSON D. HOLT, FIELD SUPERVISOR, UTILITIES SERVICES BRANCH, AT (727) 847–8145, OR E–MAIL NHOLT@PASCOCOUNTYFL.NET.

4. JUMPER TO BE REMOVED AFTER PARTIAL CLEARANCE OF THE WATER MAIN FOR THE MODEL CENTER.
5. JUMPER TO REMAIN UNTIL FINAL CLEARANCE OF THE WATER MAIN.
6. PLUG TO BE REMOVED AFTER PARTIAL CLEARANCE OF THE SANITARY SEWER MAIN FOR THE MODEL CENTER.
7. PLUG TO REMAIN UNTIL FINAL CLEARANCE OF THE SANITARY SEWER MAIN.

NOTE:

THE CONTRACTOR SHALL COORDINATE WITH PASCO COUNTY UTILITY DEPARTMENT FOR JUMPER LOCATIONS, INSTALLATIONS, AND REMOVALS.



ALFONSO A. BELLUCCI
LICENSE NO. 40044
STATE OF FLORIDA
PROFESSIONAL ENGINEER

JOB NO.	SCALE	DATE	DESIGNED	DRAWN	CHECKED	QC
0597-0025	137	May 2015	JD	TR	AB	

NO.	DATE	REVISIONS	APP'D

DESIGNED FOR
EPPERSON RANCH, LLC
2502 ROCKY POINT DRIVE, SUITE 1050
TAMPA, FLORIDA 33607
PHONE: (813) 289-0503

PROJECT NAME
PARK PLACE, PHASE 1
(aka EPPERSON RANCH SOUTH, PHASE 1)

SHEET NAME
UTILITY PLAN

FLORIDA DESIGN CONSULTANTS, INC.
THINK IT. ACHIEVE IT.
707 N. FRANKLIN STREET, 6TH FLOOR, TAMPA, FLORIDA 34655
PHONE: (800) 532 - 1047 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM C.A. NO. 7421

SHEET 25 OF 63

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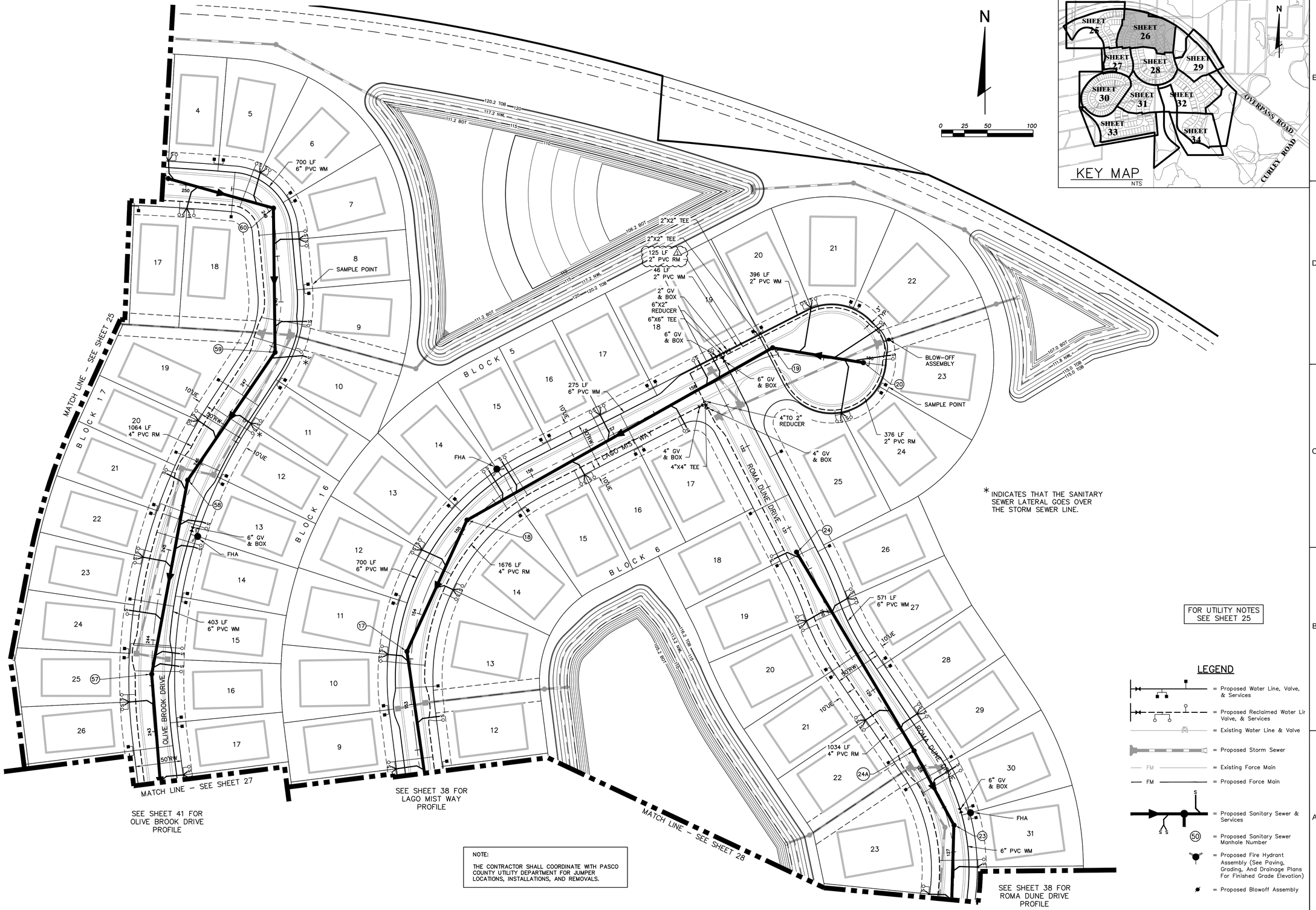

NOTE:

THE CONTRACTOR SHALL COORDINATE WITH PASCO COUNTY UTILITY DEPARTMENT FOR JUMPER LOCATIONS, INSTALLATIONS, AND REMOVALS.

ALFONSO A. BELLUCCI
LICENSE NO. 40044
STATE OF FLORIDA
PROFESSIONAL ENGINEER

JOB NO.	0597-0025
EPR	137
DATE	May 2015
DESIGNED	JD
DRAWN	TR
CHECKED	AB

NO.	DATE	REVISIONS	BY	APP'D
1	01-28-2014	REVISED RM QUANTITY		

DESIGNED FOR
EPPERSON RANCH, LLC
2502 ROCKY POINT DRIVE, SUITE 1050
TAMPA, FLORIDA 33607
PHONE: (813) 289-8925

PROJECT NAME
PARK PLACE, PHASE 1
(aka EPPERSON RANCH SOUTH, PHASE 1)

SHEET NAME
UTILITY PLAN

FLORIDA DESIGN CONSULTANTS, INC.
— THINK IT. ACHIEVE IT. —
707 N. FRANKLIN STREET, 6TH FLOOR, TAMPA, FLORIDA 34655
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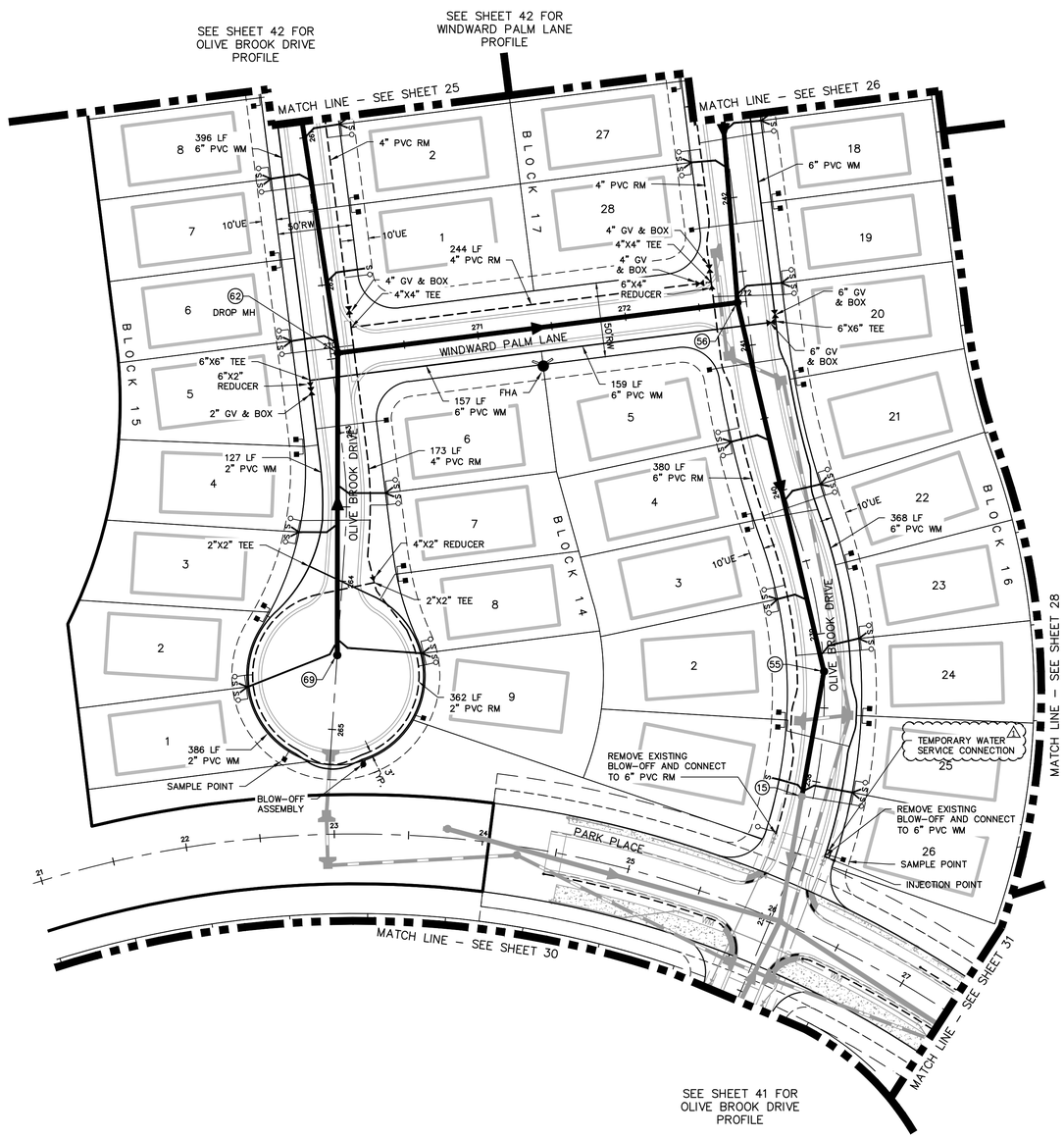


N

0 25 50 100

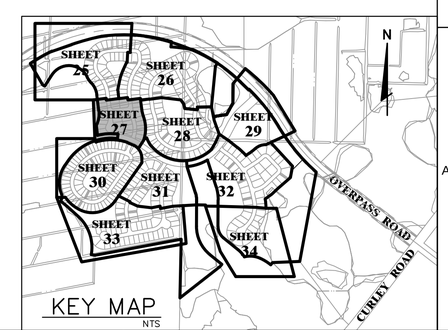
LEGEND

- = Proposed Water Line, Valve, & Services
- = Proposed Reclaimed Water Lir Valve, & Services
- = Existing Water Line & Valve
- = Proposed Storm Sewer
- FM = Existing Force Main
- FM = Proposed Force Main
- S = Proposed Sanitary Sewer & Services
- (50) = Proposed Sanitary Sewer Manhole Number
- = Proposed Fire Hydrant Assembly (See Paving, Grading, And Drainage Plans For Finished Grade Elevation)
- = Proposed Blowoff Assembly

FOR UTILITY NOTES SEE SHEET 25

NOTE:

THE CONTRACTOR SHALL COORDINATE WITH PASCO COUNTY UTILITY DEPARTMENT FOR JUMPER LOCATIONS, INSTALLATIONS, AND REMOVALS.



KEY MAP
NTS

A. PONSO A. BELLUCCI
LICENSE NO. 40044
STATE OF FLORIDA
PROFESSIONAL ENGINEER

JOB NO.	0597-0025
SHTS.	137
DATE	May 2015
DESIGNED	JD
DRAWN	TR
CHECKED	AB
QC	

NO.	DATE	REVISIONS	BY
1	01-28-2015	ADDED TEMPORARY SERVICE CONNECTION, PER PASCO COUNTY	AB

DESIGNED FOR
EPPERSON RANCH, LLC
2502 ROCKY POINT DRIVE, SUITE 1050
TAMPA, FLORIDA 33607
PHONE: (813) 290-6025

PROJECT NAME
PARK PLACE, PHASE 1
(aka EPPERSON RANCH SOUTH, PHASE 1)

SHEET NAME
UTILITY PLAN

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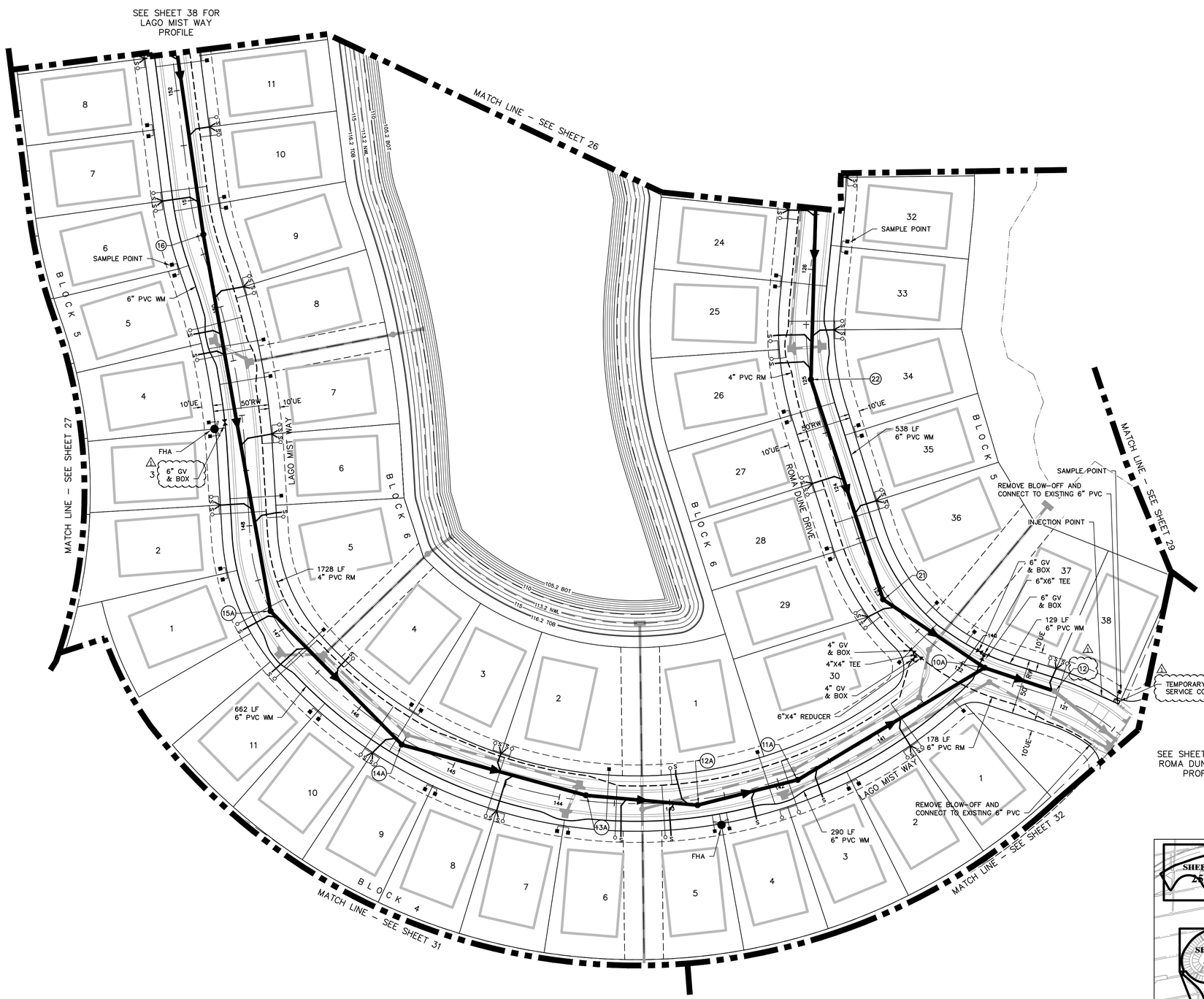

N

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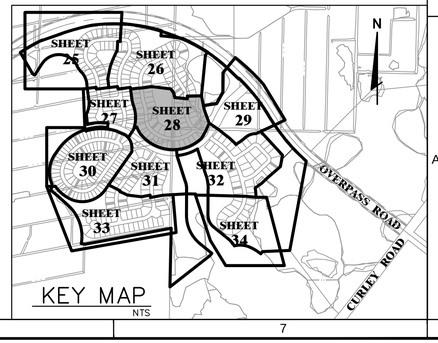
FOR UTILITY NOTES SEE SHEET 25

NOTE:

THE CONTRACTOR SHALL COORDINATE WITH PASCO COUNTY UTILITY DEPARTMENT FOR JUMPER LOCATIONS, INSTALLATIONS, AND REMOVALS.



KEY MAP
NTS

ALFONSO A. BELLUCCI
LICENSE NO. 40044
STATE OF FLORIDA
PROFESSIONAL ENGINEER

JOB NO.	0597-0025
SHTS.	137
DATE	May 2015
DESIGNED	JD
DRAWN	TR
CHECKED	AB
QC	

NO.	DATE	REVISIONS	BY
1	01-28-2014	REVISED SAN MH NUMBER, REVISED GV SIZE, ADDED TEMPORARY SERVICE CONNECTION, PER PASCO COUNTY	

DESIGNED FOR
EPPERSON RANCH, LLC
2502 ROCKY POINT DRIVE, SUITE 1050
TAMPA, FLORIDA 33607
PHONE: (813) 289-8925

PROJECT NAME
PARK PLACE, PHASE 1
(aka EPPERSON RANCH SOUTH, PHASE 1)

SHEET NAME
UTILITY PLAN

FLORIDA DESIGN CONSULTANTS, INC.
THINK IT. ACHIEVE IT.
707 N. FRANKLIN STREET, 6TH FLOOR, TAMPA, FLORIDA 33602
PHONE: (800) 532 - 1047 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM C.A. NO. 7421

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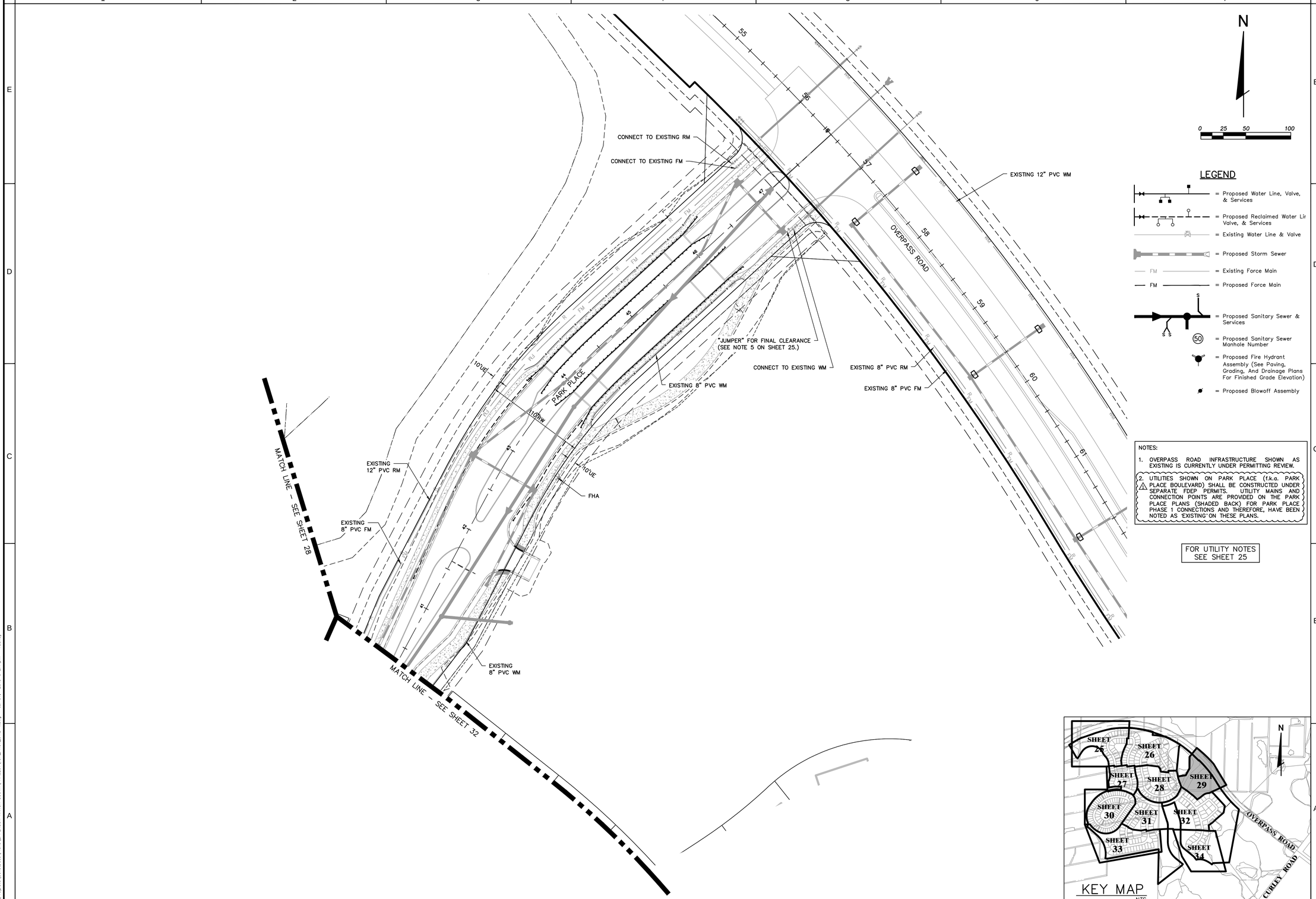

LEGEND

- = Proposed Water Line, Valve, & Services
- = Proposed Reclaimed Water Lin Valve, & Services
- = Existing Water Line & Valve
- = Proposed Storm Sewer
- FM = Existing Force Main
- FM = Proposed Force Main
- = Proposed Sanitary Sewer & Services
- (50) = Proposed Sanitary Sewer Manhole Number
- = Proposed Fire Hydrant Assembly (See Paving, Grading, And Drainage Plans For Finished Grade Elevation)
- = Proposed Blowoff Assembly

NOTES:

1. OVERPASS ROAD INFRASTRUCTURE SHOWN AS EXISTING IS CURRENTLY UNDER PERMITTING REVIEW.
2. UTILITIES SHOWN ON PARK PLACE (f.k.a. PARK PLACE BOULEVARD) SHALL BE CONSTRUCTED UNDER SEPARATE FDEP PERMITS. UTILITY MAINS AND CONNECTION POINTS ARE PROVIDED ON THE PARK PLACE PLANS (SHADED BACK) FOR PARK PLACE PHASE 1 CONNECTIONS AND THEREFORE, HAVE BEEN NOTED AS "EXISTING" ON THESE PLANS.

A. FONSO A. BELLUCCI
LICENSE NO. 40044
STATE OF FLORIDA
PROFESSIONAL ENGINEER

JOB NO.	SFR	DATE	DESIGNED	DRAWN	CHECKED	QC
0597-0025	137	May 2015	JD	TR	AB	

NO.	DATE	REVISIONS	APP'D
1	01-28-2015	ADDED NOTE 2, PER PASCO COUNTY	

DESIGNED FOR
EPPERSON RANCH, LLC
2502 ROCKY POINT DRIVE, SUITE 1050
TAMPA, FLORIDA 33607
PHONE: (813) 289-0505

PROJECT NAME
PARK PLACE, PHASE 1
(aka EPPERSON RANCH SOUTH, PHASE 1)

SHEET NAME
UTILITY PLAN

FLORIDA DESIGN CONSULTANTS, INC.
THINK IT. ACHIEVE IT.
707 N. FRANKLIN STREET, 6TH FLOOR, TAMPA, FLORIDA 34655
PHONE: (800) 532 - 1047 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM C.A. NO. 7421

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MATCH LINE – SEE SHEET 27

SEE SHEET 41 FOR OLIVE BROOK DRIVE PROFILE

INJECTION POINT

SAMPLE POINT

TEMPORARY WATER SERVICE CONNECTION

REMOVE EXISTING BLOW-OFF AND CONNECT TO 6" PVC RM

135 LF 6" PVC RM

47 LF 6" PVC WM

6" GV & BOX

662 LF 6" PVC WM

TUSCAN BAY CIRCLE

OLIVE BROOK DRIVE

50'RW

REMOVE EXISTING BLOW-OFF AND CONNECT TO 6" PVC RM

114 LF 6" PVC WM

1 6"TEE

6" GV & BOX

4" GV & BOX

6"X4" TEE

4" GV & BOX

1199 LF 1 4" PVC RM

288 LF 6" PVC WM

FHA

6" GV & BOX

687 LF 6" PVC WM

SAMPLE POINT

BLOCK 12

BLOCK 13

BLOCK 11

10'UE

SAMPLE POINT

6" GV & BOX

FHA

662 LF 6" PVC WM

934 LF 4" PVC RM

4" GV & BOX

FHA

6" GV & BOX

* INDICATES THAT THE SANITARY SEWER LATERAL GOES OVER THE STORM SEWER LINE.

MATCH LINE – SEE SHEET 31

MATCH LINE – SEE SHEET 33

SEE SHEET 40 FOR TUSCAN BAY CIRCLE PROFILE

N

0 25 50 100

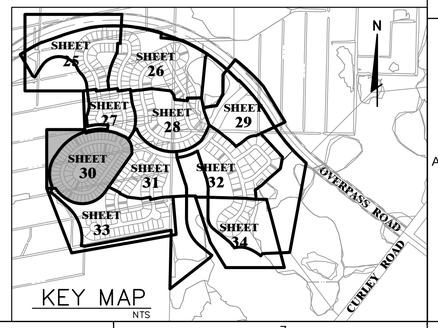
LEGEND

- = Proposed Water Line, Valve, & Services
- = Proposed Reclaimed Water Lir Valve, & Services
- = Existing Water Line & Valve
- = Proposed Storm Sewer
- FM = Existing Force Main
- FM = Proposed Force Main
- S = Proposed Sanitary Sewer & Services
- (50) = Proposed Sanitary Sewer Manhole Number
- = Proposed Fire Hydrant Assembly (See Paving, Grading, And Drainage Plans For Finished Grade Elevation)
- = Proposed Blowoff Assembly

FOR UTILITY NOTES SEE SHEET 25

NOTE:

THE CONTRACTOR SHALL COORDINATE WITH PASCO COUNTY UTILITY DEPARTMENT FOR JUMPER LOCATIONS, INSTALLATIONS, AND REMOVALS.



KEY MAP
NTS

ALFONSO A. BELLUCCI
LICENSE NO. 40044
STATE OF FLORIDA
PROFESSIONAL ENGINEER

JOB NO.	0597-0025
SHTS	137
DATE	May 2015
DESIGNED	JD
DRAWN	TR
CHECKED	AB

NO.	DATE	REVISIONS	BY
1	01-28-2014	ADDED GV LABEL & TEMPORARY SERVICE CONNECTION PER PASCO COUNTY	AB

DESIGNED FOR:

EPPERSON RANCH, LLC

2502 ROCKY POINT DRIVE, SUITE 1050
TAMPA, FLORIDA 33607
PHONE: (813) 289-8925

PROJECT NAME

PARK PLACE, PHASE 1
(aka EPPERSON RANCH SOUTH, PHASE 1)

SHEET NAME

UTILITY PLAN

FLORIDA DESIGN CONSULTANTS, INC.
THINK IT. ACHIEVE IT.
707 N. FRANKLIN STREET, 6TH FLOOR, TAMPA, FLORIDA 33602
PHONE: (800) 532 - 1047 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM C.A. NO. 7421

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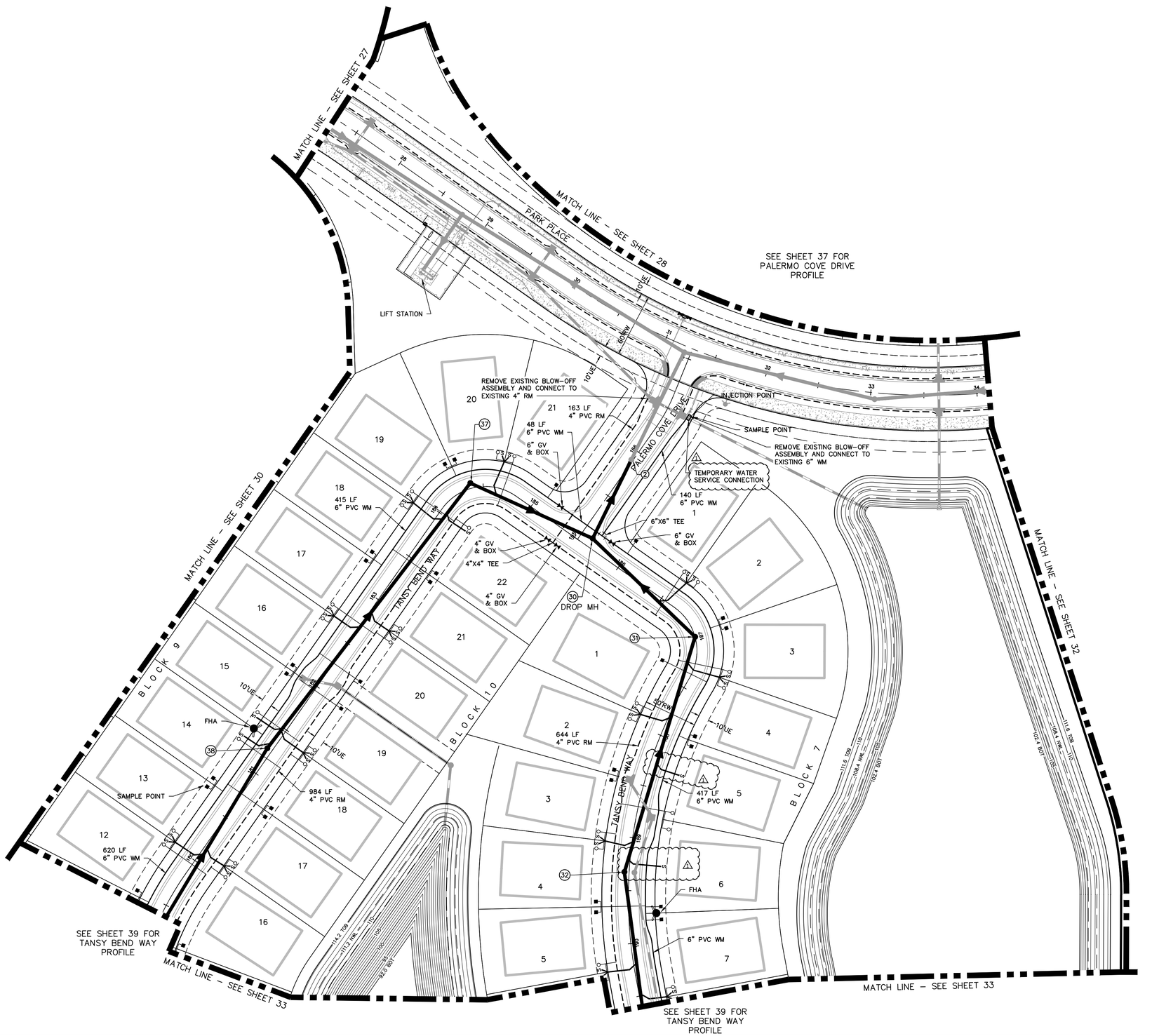

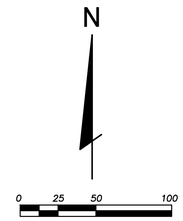

LEGEND

- = Proposed Water Line, Valve, & Services
- = Proposed Reclaimed Water Lir Valve, & Services
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- = Proposed Storm Sewer
- FM = Existing Force Main
- FM = Proposed Force Main
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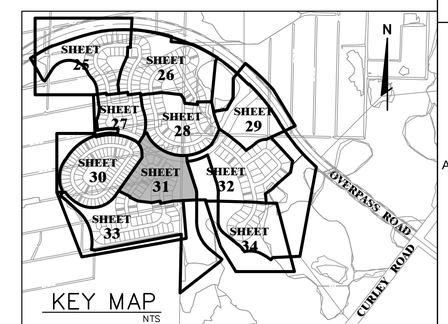
- (50) = Proposed Sanitary Sewer Manhole Number
- = Proposed Fire Hydrant Assembly (See Paving, Grading, And Drainage Plans For Finished Grade Elevation)
- = Proposed Blowoff Assembly

FOR UTILITY NOTES SEE SHEET 25

NOTE:

THE CONTRACTOR SHALL COORDINATE WITH PASCO COUNTY UTILITY DEPARTMENT FOR JUMPER LOCATIONS, INSTALLATIONS, AND REMOVALS.



KEY MAP
NTS

ALFONSO A. BELLUCCI
LICENSE NO. 40044
STATE OF FLORIDA
PROFESSIONAL ENGINEER

JOB NO.	DATE	DESIGNED	DRAWN	CHECKED	QC
0597-0025	137	May 2015	JD	AB	TR

NO.	DATE	REVISIONS	BY
1	01-28-2015	REVISED SANITARY SERVICE @ STA 189+ TO AVOID STORM CONFLICT, ADDED TEMPORARY SERVICE CONNECTION, PER PASCO COUNTY	

DESIGNED FOR
EPPERSON RANCH, LLC
2502 ROCKY POINT DRIVE, SUITE 1050
TAMPA, FLORIDA 33607
PHONE: (813)289-8225

PROJECT NAME
PARK PLACE, PHASE 1
(aka EPPERSON RANCH SOUTH, PHASE 1)

SHEET NAME
UTILITY PLAN

FLORIDA DESIGN CONSULTANTS, INC.
THINK IT. ACHIEVE IT.
707 N. FRANKLIN STREET, 6TH FLOOR, TAMPA, FLORIDA 34655
PHONE: (800) 532 - 1047 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM C.A. NO. 7421

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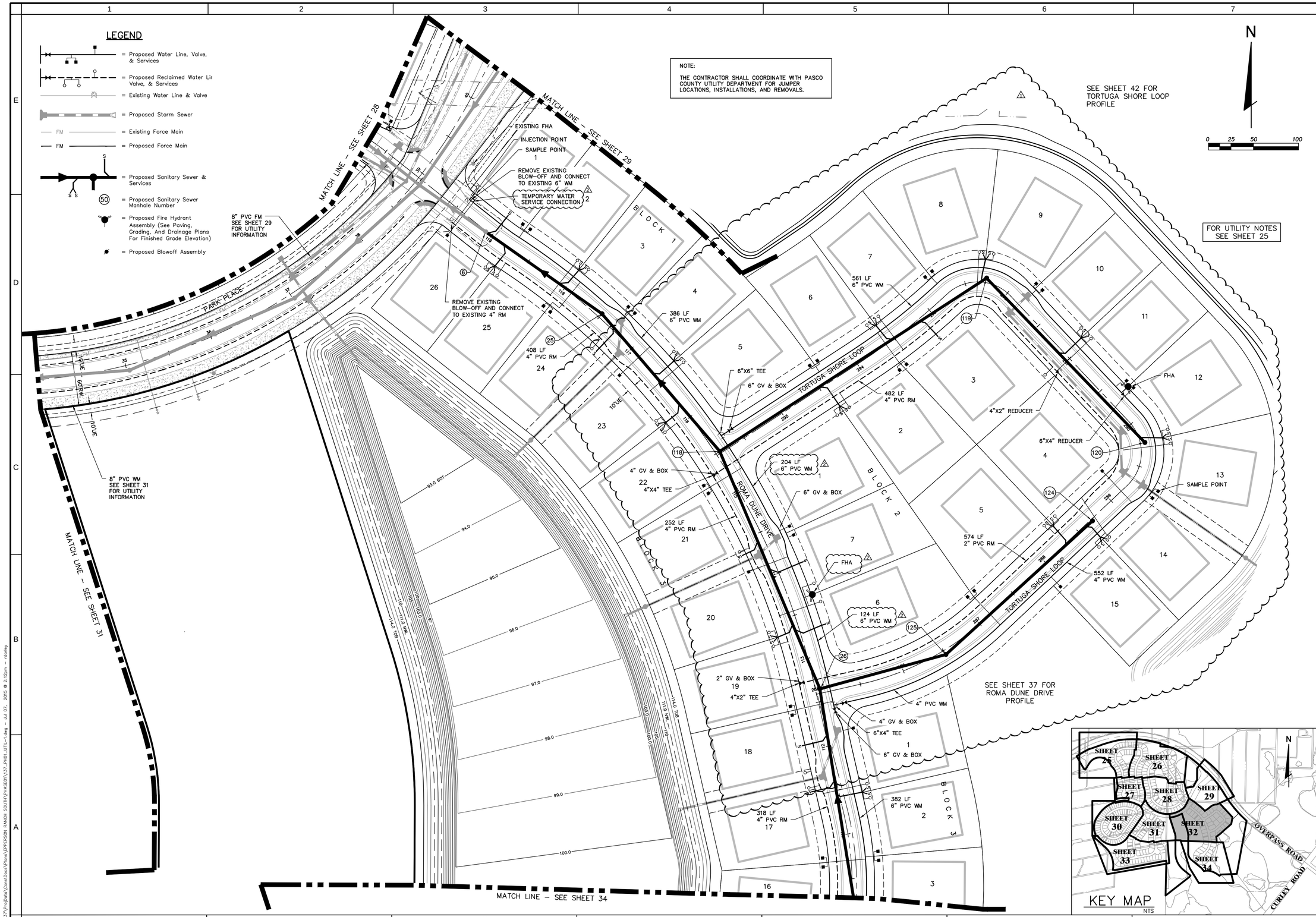

EPPERSON RANCH, LLC
2502 ROCKY POINT DRIVE, SUITE 1050
TAMPA, FLORIDA 33607
PHONE: (813) 290-6025

PROJECT NAME: PARK PLACE, PHASE 1
(aka EPPERSON RANCH SOUTH, PHASE 1)

SHEET NAME: UTILITY PLAN

DESIGNED FOR

FLORIDA DESIGN CONSULTANTS, INC.
— THINK IT. ACHIEVE IT. —
707 N. FRANKLIN STREET, 6TH FLOOR, TAMPA, FLORIDA 34655
PHONE: (800) 532 - 1047 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM C.A. NO. 7421

ALFONSO A. BELLUCCI
LICENSE NO. 40044
STATE OF FLORIDA
PROFESSIONAL ENGINEER

JOB NO.	SCALE	DATE	DESIGNED	DRAWN	CHECKED	QC
0597-0025	137	May 2015	JD	TR		AB

NO.	DATE	REVISIONS	BY	APP'D
1	01-28-2014	REVISED WM QUANTITY; ADDED FHA LABEL; ADDED TEMPORARY SERVICE CONNECTION. PER PASCO COUNTY		
2	12-11-2014	ADDED TORTUGA SHORE LOOP		

SHEET 32 OF 63

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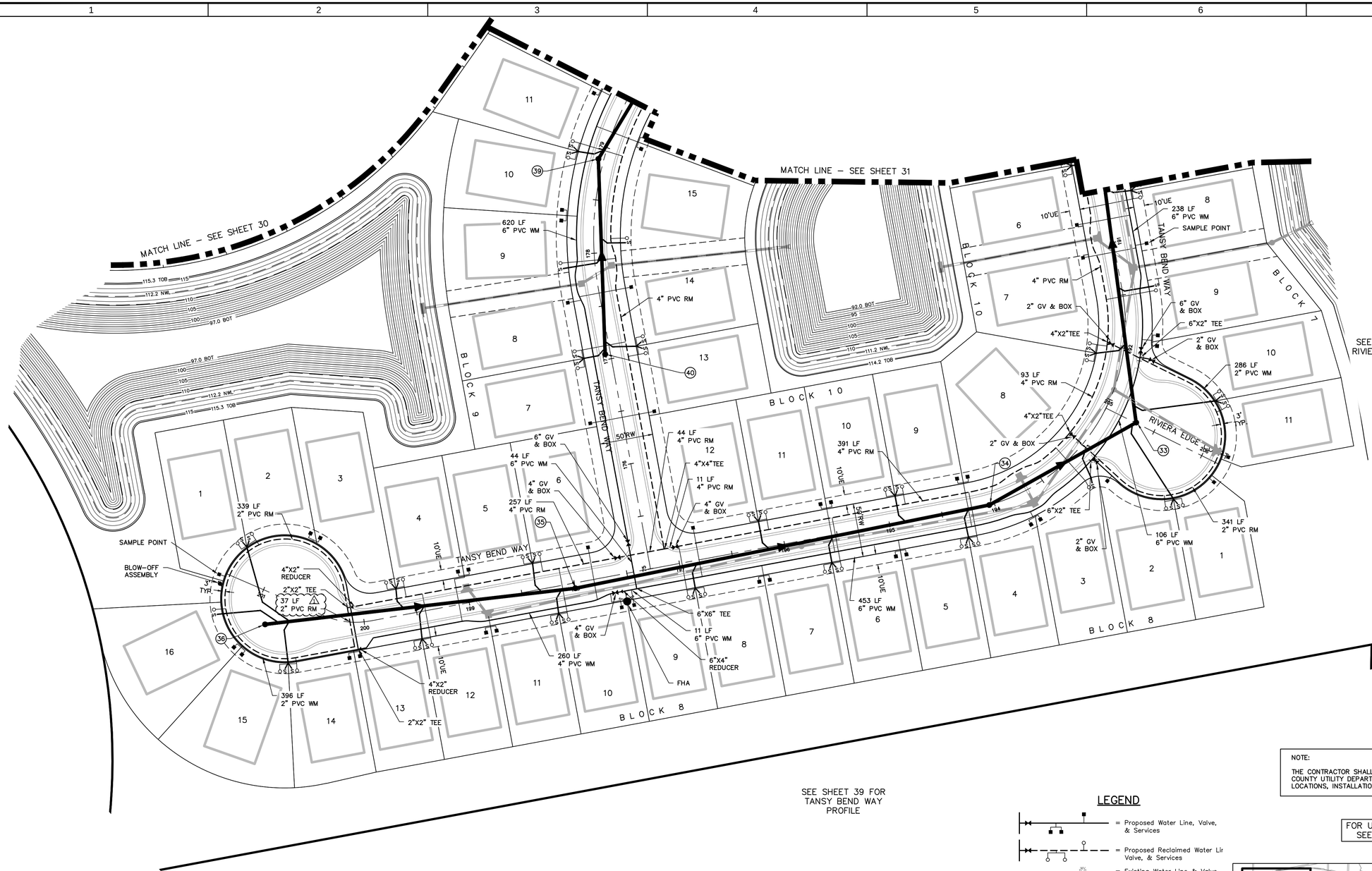

NOTE:

THE CONTRACTOR SHALL COORDINATE WITH PASCO COUNTY UTILITY DEPARTMENT FOR JUMPER LOCATIONS, INSTALLATIONS, AND REMOVALS.

FOR UTILITY NOTES SEE SHEET 25

LEGEND

- = Proposed Water Line, Valve, & Services
- = Proposed Reclaimed Water Lir Valve, & Services
- = Existing Water Line & Valve
- = Proposed Storm Sewer
- FM = Existing Force Main
- FM = Proposed Force Main
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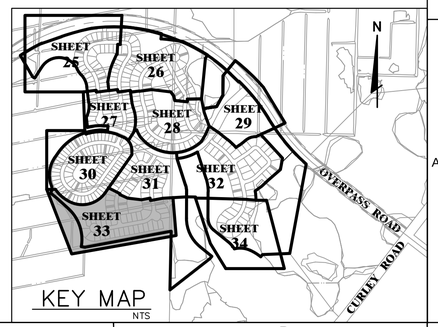
- 50 = Proposed Sanitary Sewer Manhole Number
- = Proposed Fire Hydrant Assembly (See Paving, Grading, And Drainage Plans For Finished Grade Elevation)
- = Proposed Blowoff Assembly



KEY MAP
NTS

ALFONSO A. BELLUCCI
LICENSE NO. 40044
STATE OF FLORIDA
PROFESSIONAL ENGINEER

JOB NO.	0597-0025
EFN	137
DATE	May 2015
DESIGNED	JD
DRAWN	TR
CHECKED	AB
QC	

NO.	DATE	REVISIONS	BY
1	01-28-2014	REVISED RM SIZE	

DESIGNED FOR
EPPERSON RANCH, LLC
2502 ROCKY POINT DRIVE, SUITE 1050
TAMPA, FLORIDA 33607
PHONE: (813) 289-8825

PROJECT NAME
PARK PLACE, PHASE 1
(aka EPPERSON RANCH SOUTH, PHASE 1)

SHEET NAME
UTILITY PLAN

FLORIDA DESIGN CONSULTANTS, INC.
THINK IT. ACHIEVE IT.
707 N. FRANKLIN STREET, 6TH FLOOR, TAMPA, FLORIDA 33602
PHONE: (800) 532 - 1047 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM C.A. NO. 7421

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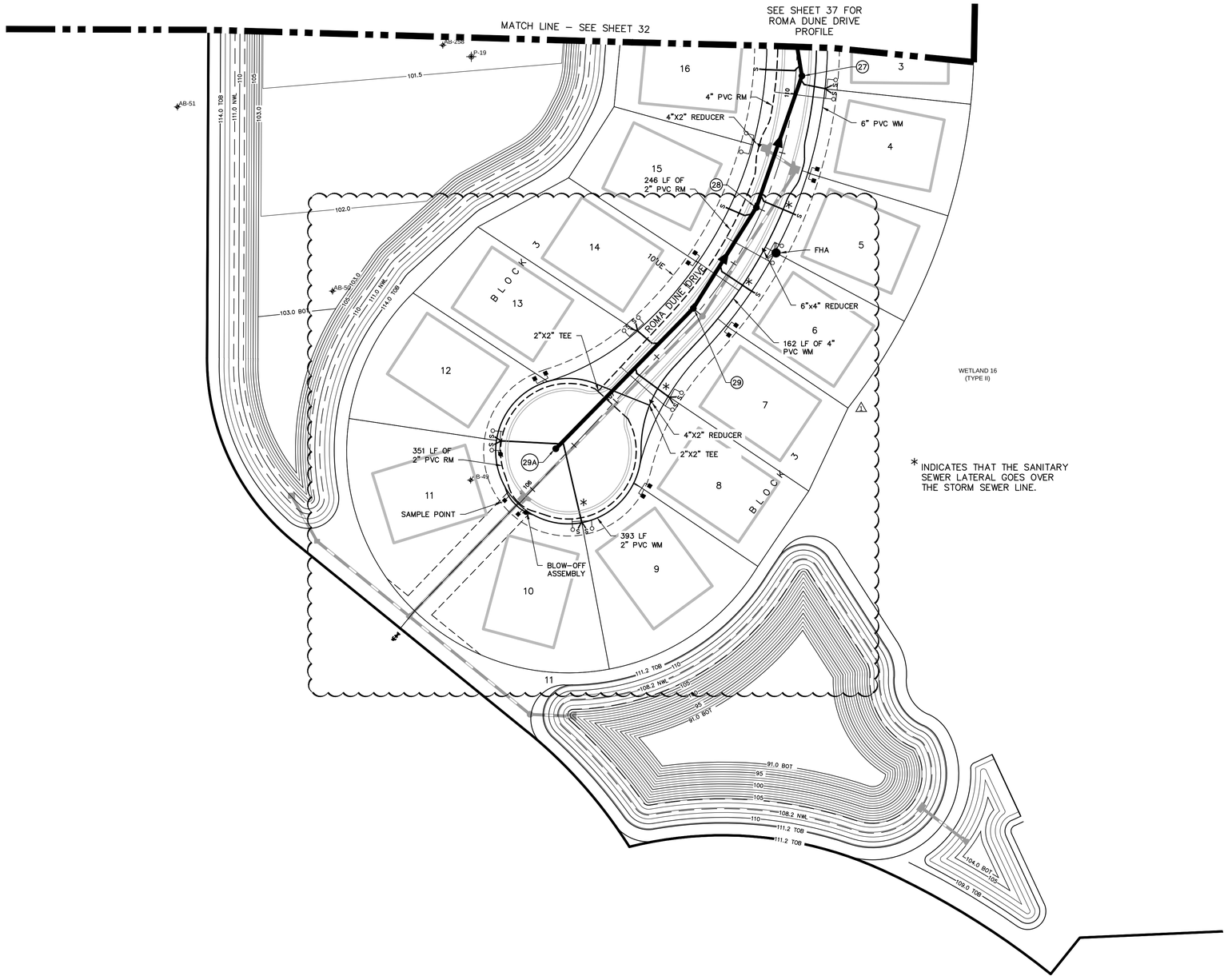

N

0 25 50 100

LEGEND

- = Proposed Water Line, Valve, & Services
- = Proposed Reclaimed Water Lir Valve, & Services
- = Existing Water Line & Valve
- = Proposed Storm Sewer
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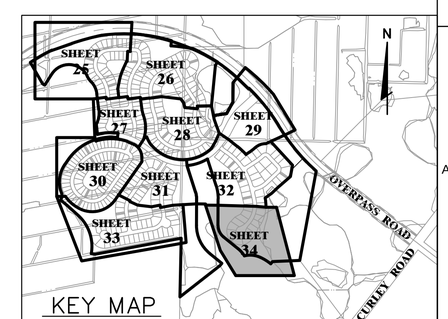
FOR UTILITY NOTES SEE SHEET 25

NOTE:

THE CONTRACTOR SHALL COORDINATE WITH PASCO COUNTY UTILITY DEPARTMENT FOR JUMPER LOCATIONS, INSTALLATIONS, AND REMOVALS.



KEY MAP
NTS

ALFONSO A. BELLUCCI
LICENSE NO. 40044
STATE OF FLORIDA
PROFESSIONAL ENGINEER

JOB NO.	0597-0025
SHTS.	137
DATE	May 2015
DESIGNED	JD
DRAWN	TR
CHECKED	AB
QC	

NO.	DATE	REVISIONS	BY
1	12-11-2014	ADDED CUL-DE-SAC ON ROMA DUNE DR	

DESIGNED FOR
EPPERSON RANCH, LLC
2502 ROCKY POINT DRIVE, SUITE 1050
TAMPA, FLORIDA 33607
PHONE: (813) 289-0200

PROJECT NAME
PARK PLACE, PHASE 1
(aka EPPERSON RANCH SOUTH, PHASE 1)

SHEET NAME
UTILITY PLAN

FLORIDA DESIGN CONSULTANTS, INC.
THINK IT. ACHIEVE IT.
707 N. FRANKLIN STREET, 6TH FLOOR, TAMPA, FLORIDA 33655
PHONE: (800) 532 - 1047 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM C.A. NO. 7421

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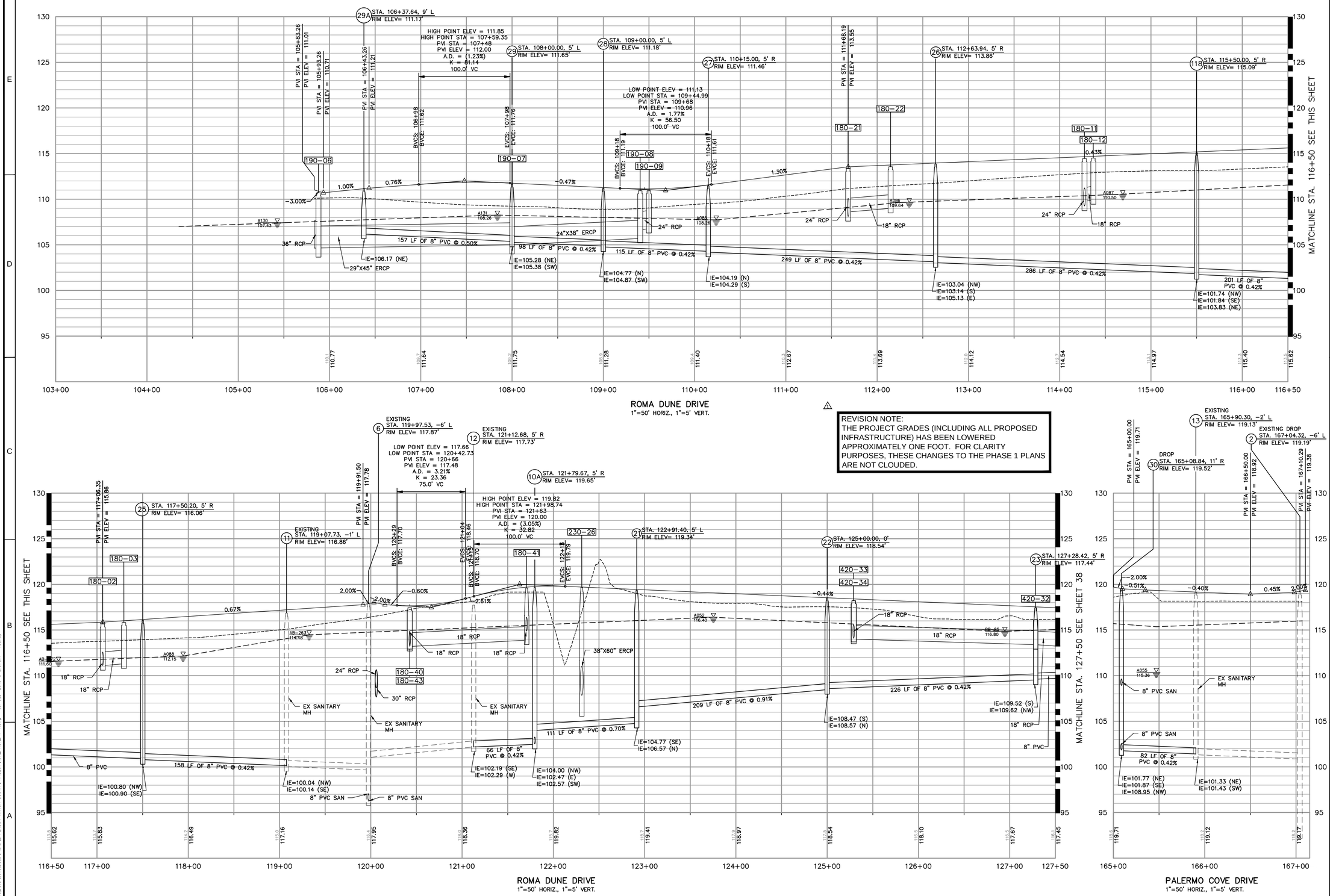

REVISION NOTE:
THE PROJECT GRADES (INCLUDING ALL PROPOSED INFRASTRUCTURE) HAS BEEN LOWERED APPROXIMATELY ONE FOOT. FOR CLARITY PURPOSES, THESE CHANGES TO THE PHASE 1 PLANS ARE NOT CLOUDED.

ALFONSO A. BELLUCCI
LICENSE NO. 40044
STATE OF FLORIDA
PROFESSIONAL ENGINEER

JOB NO.	SHT.	DATE	DESIGNED	DRAWN	CHECKED	QC
0597-0025	137	May 2015	JD	TR	AB	

NO.	DATE	REVISIONS	BY	APP'D
1	12-12-2014	REVISED - SEE NOTE THIS SHEET		

DESIGNED FOR
EPPERSON RANCH, LLC
2502 ROCKY POINT DRIVE, SUITE 1050
TAMPA, FLORIDA 33607
TELEPHONE: (813) 289-0008

PROJECT NAME
PARK PLACE, PHASE 1
(aka EPPERSON RANCH SOUTH, PHASE 1)

SHEET NAME
ROADWAY PROFILES

FLORIDA DESIGN CONSULTANTS, INC.
THINK IT. ACHIEVE IT.
707 N. FRANKLIN STREET, 6TH FLOOR, TAMPA, FLORIDA 33602
PHONE: (800) 532 - 1047 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM C.A. NO. 7421

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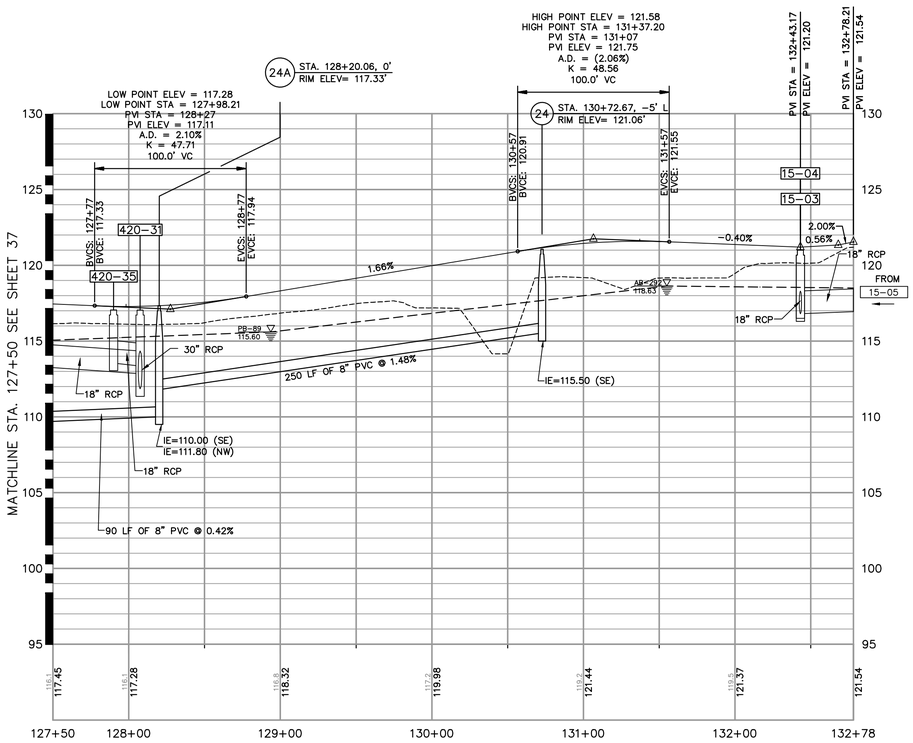
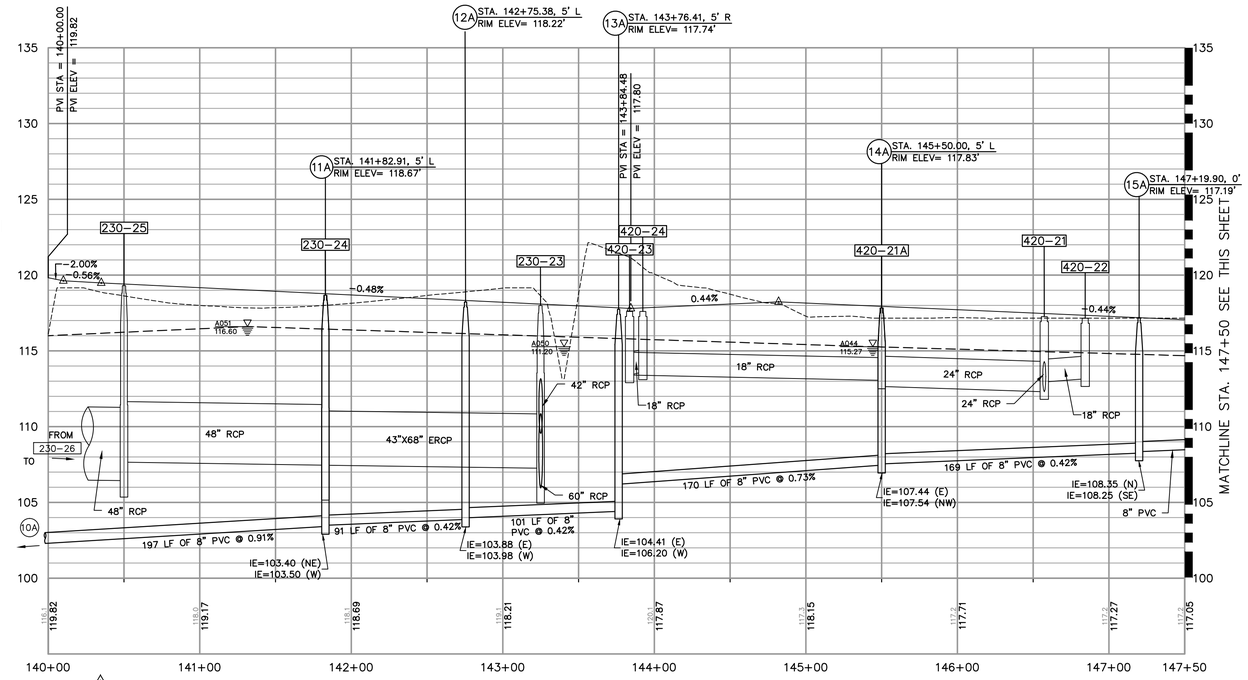
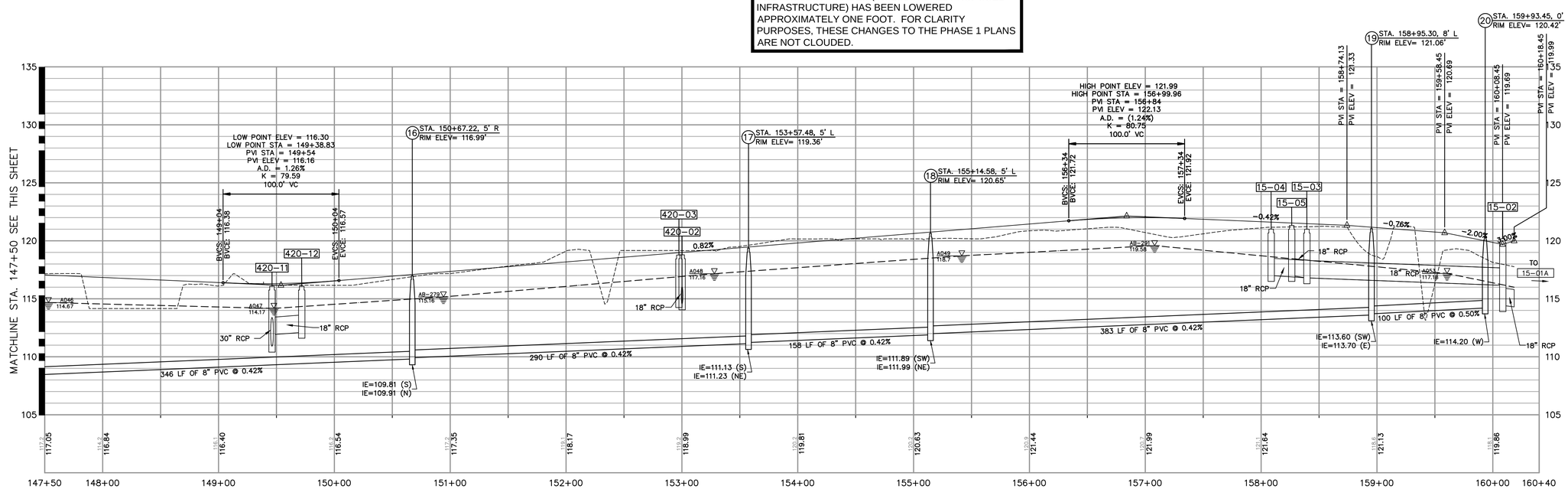


ROMA DUNE DRIVE
1"=50' HORIZ., 1"=5' VERT.



LAGO MIST WAY
1"=50' HORIZ., 1"=5' VERT.

REVISION NOTE:
THE PROJECT GRADES (INCLUDING ALL PROPOSED INFRASTRUCTURE) HAS BEEN LOWERED APPROXIMATELY ONE FOOT. FOR CLARITY PURPOSES, THESE CHANGES TO THE PHASE 1 PLANS ARE NOT CLOUDED.



LAGO MIST WAY
1"=50' HORIZ., 1"=5' VERT.

FLORIDA DESIGN CONSULTANTS, INC.
— THINK IT. ACHIEVE IT. —
707 N. FRANKLIN STREET, 6TH FLOOR, TAMPA, FLORIDA 34655
PHONE: (800) 532 - 1047 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM C.A. NO. 7421

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A. TONSOA BELLUCCI
LICENSE NO. 40044
STATE OF FLORIDA
PROFESSIONAL ENGINEER

JOB NO.	SHT.	DATE	DESIGNED	DRAWN	CHECKED	QC
0597-0025	137	May 2015	JD	TR	AB	

NO.	DATE	REVISIONS	BY	APP'D
1	12-12-2014	REVISED - SEE NOTE THIS SHEET		

DESIGNED FOR
EPPERSON RANCH, LLC
2502 ROCKY POINT DRIVE, SUITE 1050
TAMPA, FLORIDA 33607
PHONE: (813) 289-8925

PROJECT NAME
PARK PLACE, PHASE 1
(aka EPPERSON RANCH SOUTH, PHASE 1)

SHEET NAME
ROADWAY PROFILES

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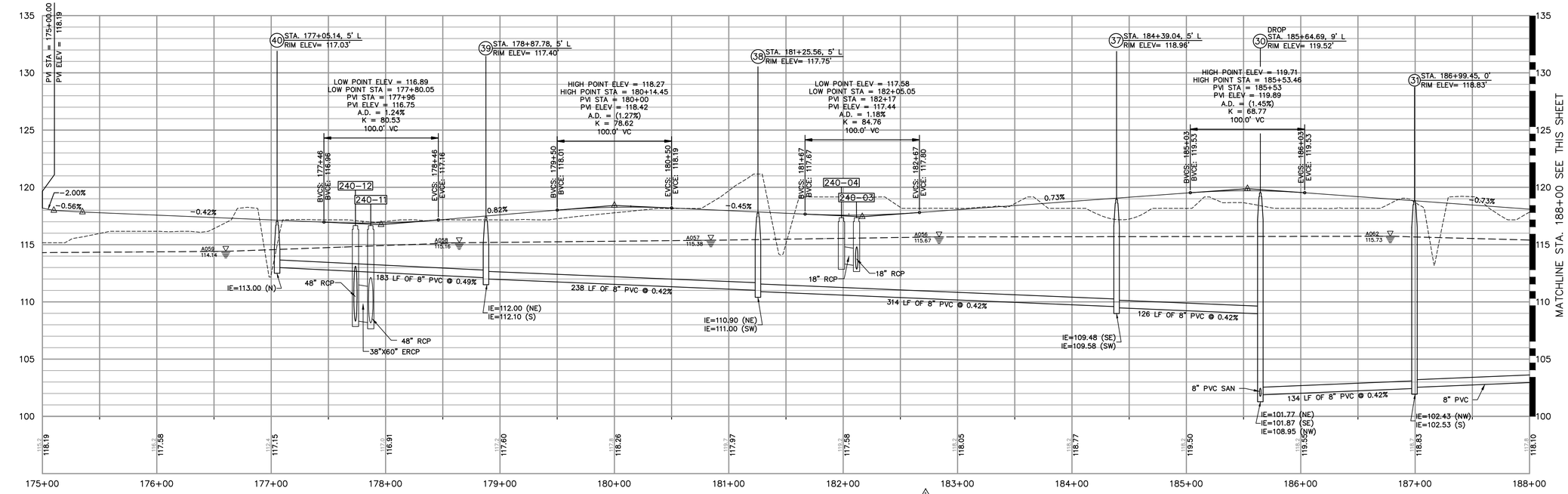
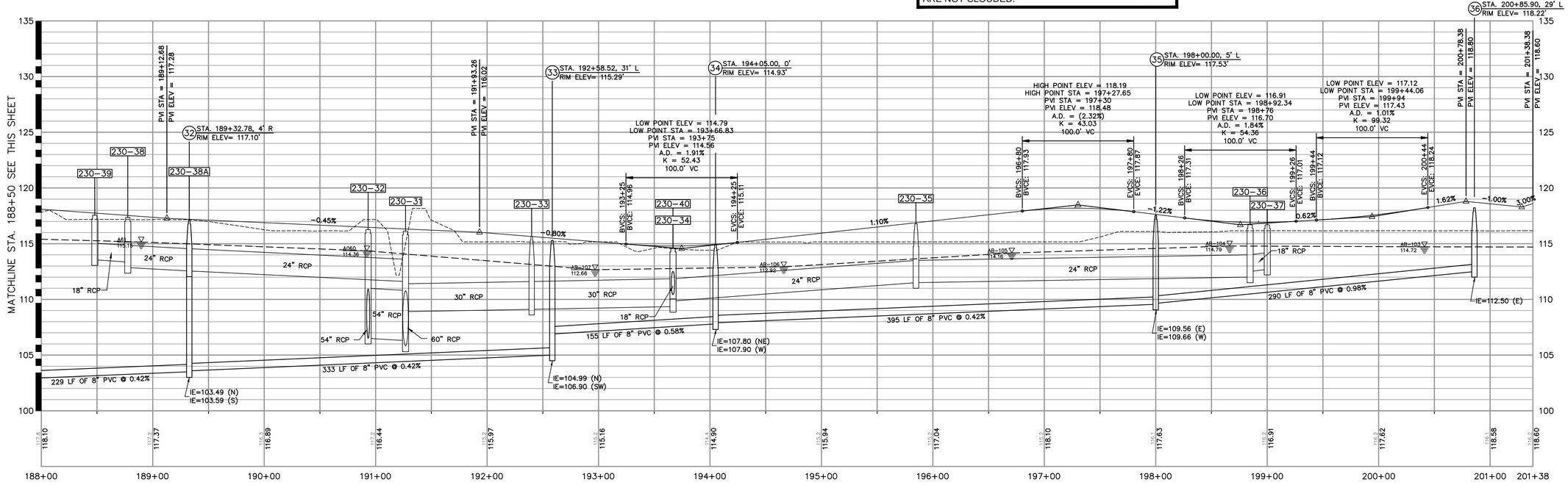


TANSY BEND WAY
1"=50' HORIZ., 1"=5' VERT.

REVISION NOTE:
THE PROJECT GRADES (INCLUDING ALL PROPOSED INFRASTRUCTURE) HAS BEEN LOWERED APPROXIMATELY ONE FOOT. FOR CLARITY PURPOSES, THESE CHANGES TO THE PHASE 1 PLANS ARE NOT CLOUDED.



TANSY BEND WAY
1"=50' HORIZ., 1"=5' VERT.

ALFONSO A. BELLUCCI
LICENSE NO. 40044
STATE OF FLORIDA
PROFESSIONAL ENGINEER

JOB NO.	0597-0025
SPN	137
DATE	May 2015
DESIGNED	JD
DRAWN	TR
CHECKED	AB
QC	

NO.	DATE	REVISIONS	BY	APP'D
1	12-12-2014	REVISED - SEE NOTE THIS SHEET		

DESIGNED FOR
EPPERSON RANCH, LLC
2502 ROCKY POINT DRIVE, SUITE 1050
TAMPA, FLORIDA 33607
PHONE: (813) 289-8010

PROJECT NAME
PARK PLACE, PHASE 1
(aka EPPERSON RANCH SOUTH, PHASE 1)

SHEET NAME
ROADWAY PROFILES

FLORIDA DESIGN CONSULTANTS, INC.
— THINK IT. ACHIEVE IT. —
707 N. FRANKLIN STREET, 6TH FLOOR, TAMPA, FLORIDA 34655
PHONE: (800) 532-1047 FAX: (727) 848-3648 WWW.FLDESIGN.COM C.A. NO. 7421

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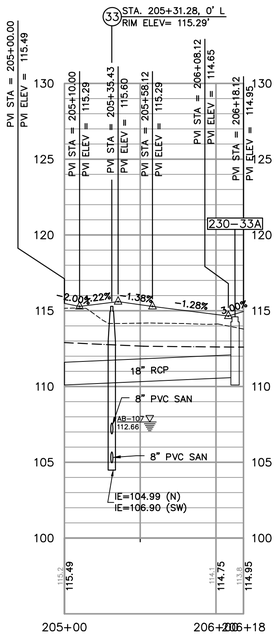
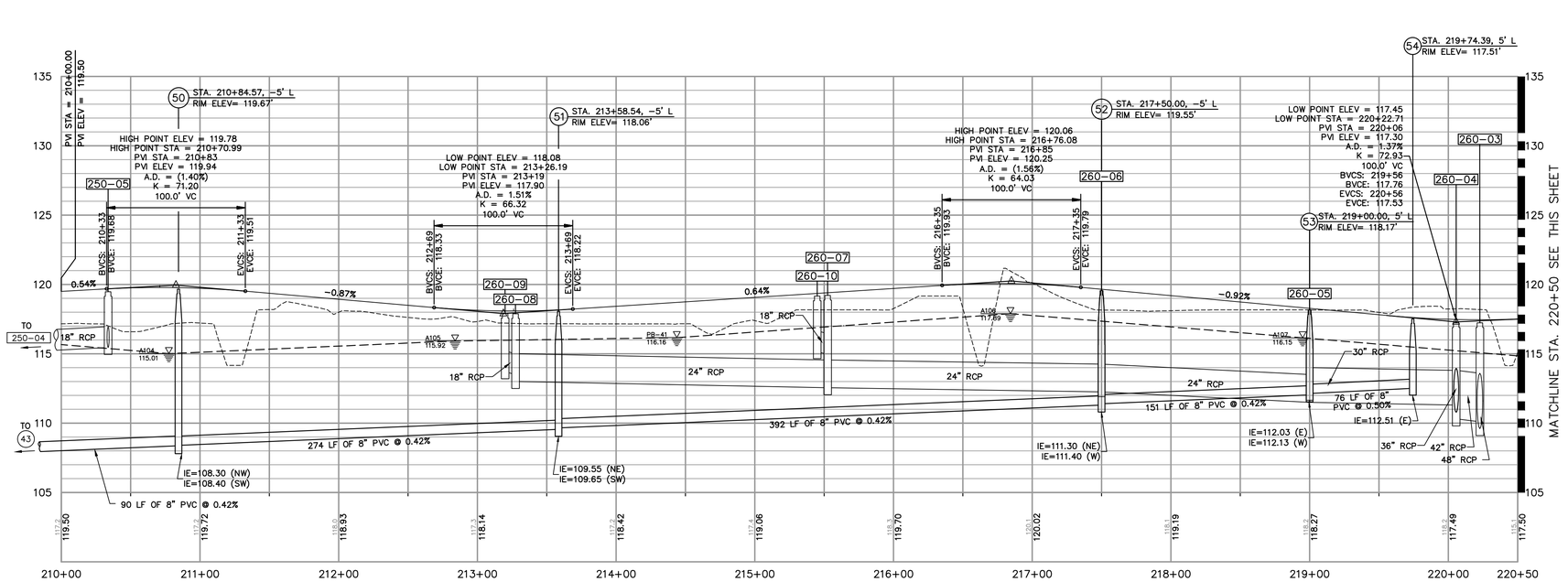
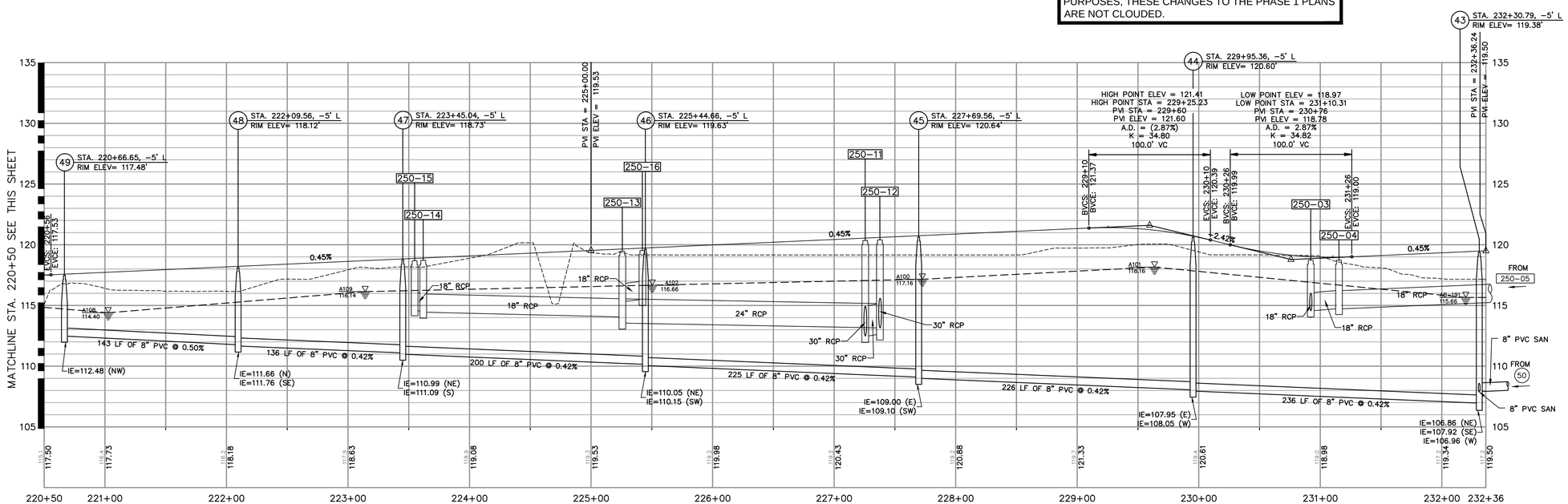


RIVIERA EDGE COURT
1"=50' HORIZ., 1"=5' VERT.



TUSCAN BAY CIRCLE
1"=50' HORIZ., 1"=5' VERT.

REVISION NOTE:
THE PROJECT GRADES (INCLUDING ALL PROPOSED INFRASTRUCTURE) HAS BEEN LOWERED APPROXIMATELY ONE FOOT. FOR CLARITY PURPOSES, THESE CHANGES TO THE PHASE 1 PLANS ARE NOT CLOUDED.



TUSCAN BAY CIRCLE
1"=50' HORIZ., 1"=5' VERT.

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A. FONSO A. BELLUCCI
LICENSE NO. 40044
STATE OF FLORIDA
PROFESSIONAL ENGINEER

JOB NO.	DATE	DATE	DESIGNED	DRAWN	CHECKED
0597-0025	137	May 2015	JD	TR	AB

NO.	DATE	REVISIONS	BY	APP'D
1	12-12-2014	REVISED - SEE NOTE THIS SHEET		

DESIGNED FOR
EPPERSON RANCH, LLC
2502 ROCKY POINT DRIVE, SUITE 1050
TAMPA, FLORIDA 33607
PHONE: (813) 289-8000

PROJECT NAME
PARK PLACE, PHASE 1
(aka EPPERSON RANCH SOUTH, PHASE 1)

SHEET NAME
ROADWAY PROFILES

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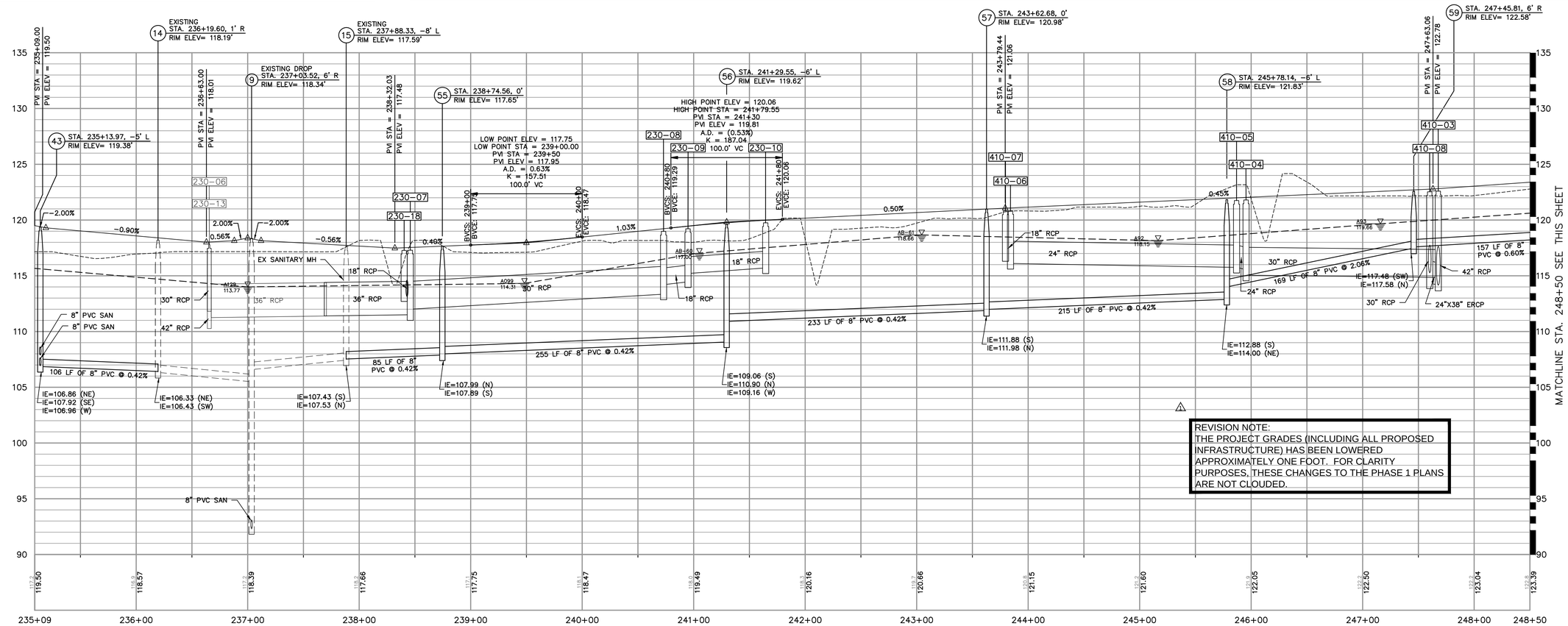
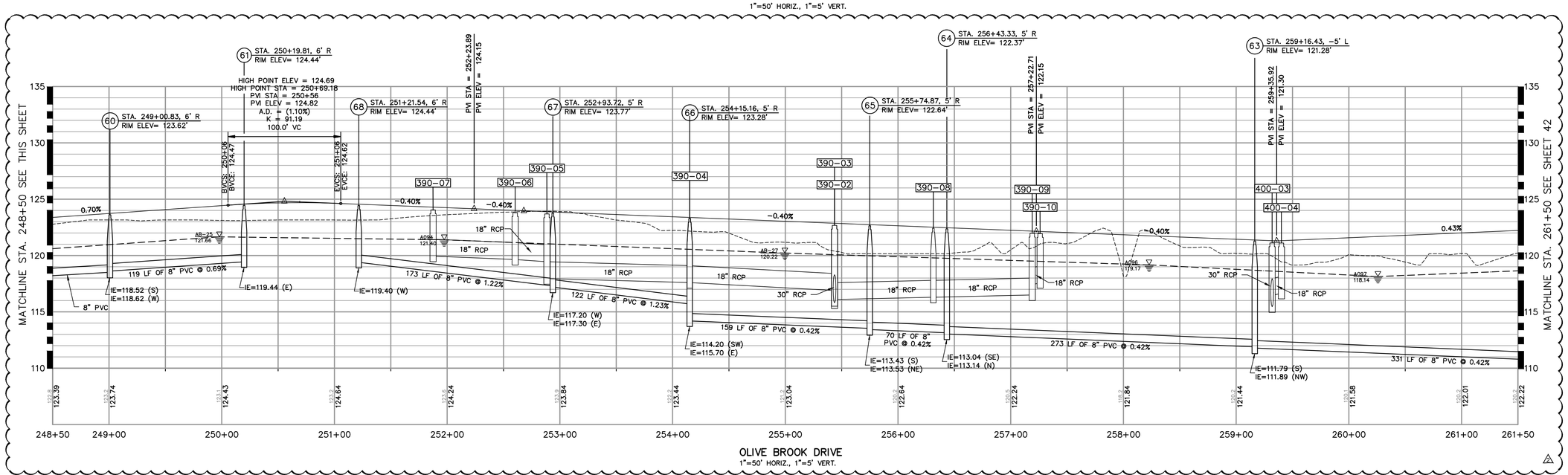


OLIVE BROOK DRIVE
1"=50' HORIZ., 1"=5' VERT.



OLIVE BROOK DRIVE
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DESIGNED FOR
EPPERSON RANCH, LLC
2302 ROCKY POINT DRIVE, SUITE 1050
TAMPA, FLORIDA 33607
PHONE: (813) 289-0778

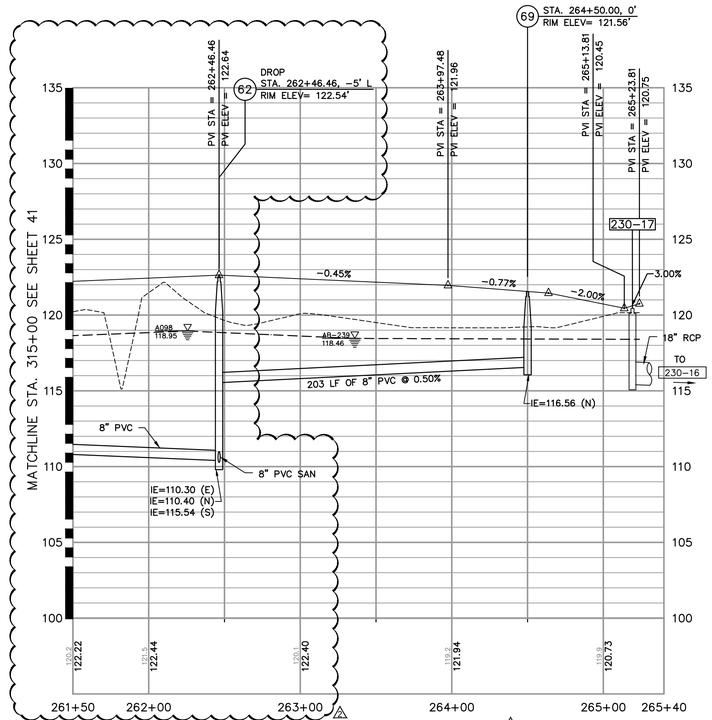
PROJECT NAME
PARK PLACE, PHASE 1
(aka EPPERSON RANCH SOUTH, PHASE 1)

SHEET NAME
ROADWAY PROFILES

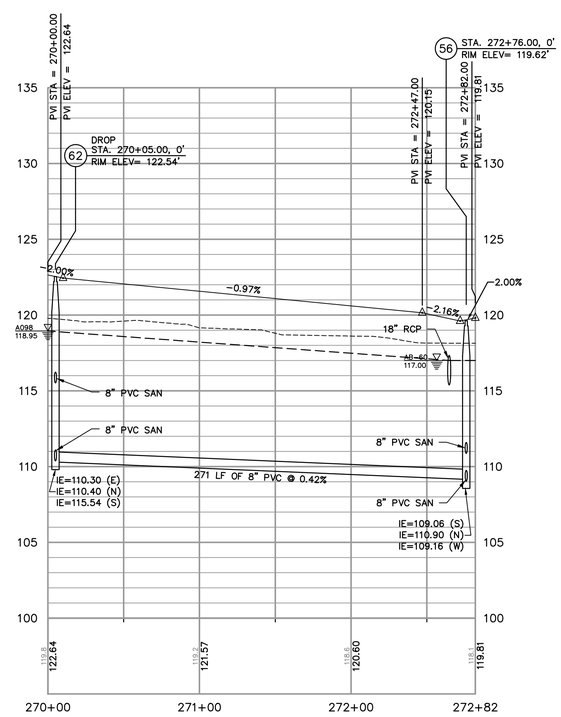
JOB NO.	SCALE	DATE	DESIGNED	DRAWN	CHECKED	QC
0597-0025	137	May 2015	JD	TR		AB

NO.	DATE	REVISIONS	APP'D
1	4-17-2015	ADJUSTED PGL FROM STA. 250+56 TO STA. 262+46.48	
1	12-12-2014	REVISED - SEE NOTE THIS SHEET	

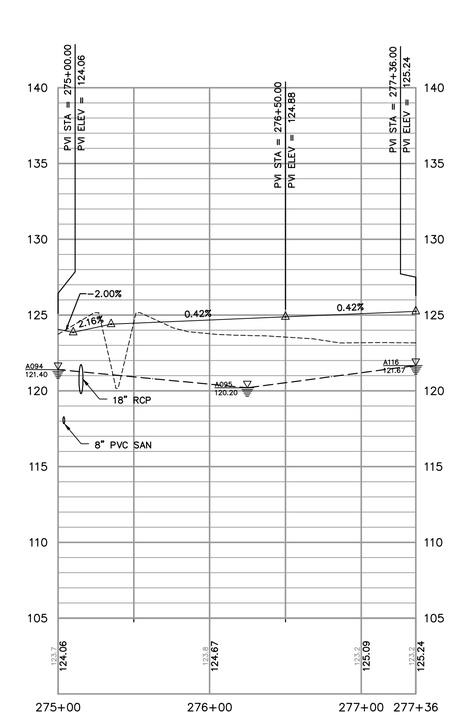
A. FONSO A. BELLUCCI
LICENSE
NO. 40044
STATE OF FLORIDA
PROFESSIONAL ENGINEER



OLIVE BROOK DRIVE
1"=50' HORIZ., 1"=5' VERT.



WINDWARD PALM LANE
1"=50' HORIZ., 1"=5' VERT.



SANDBAY RIDGE DRIVE
1"=50' HORIZ., 1"=5' VERT.

REVISION NOTE:
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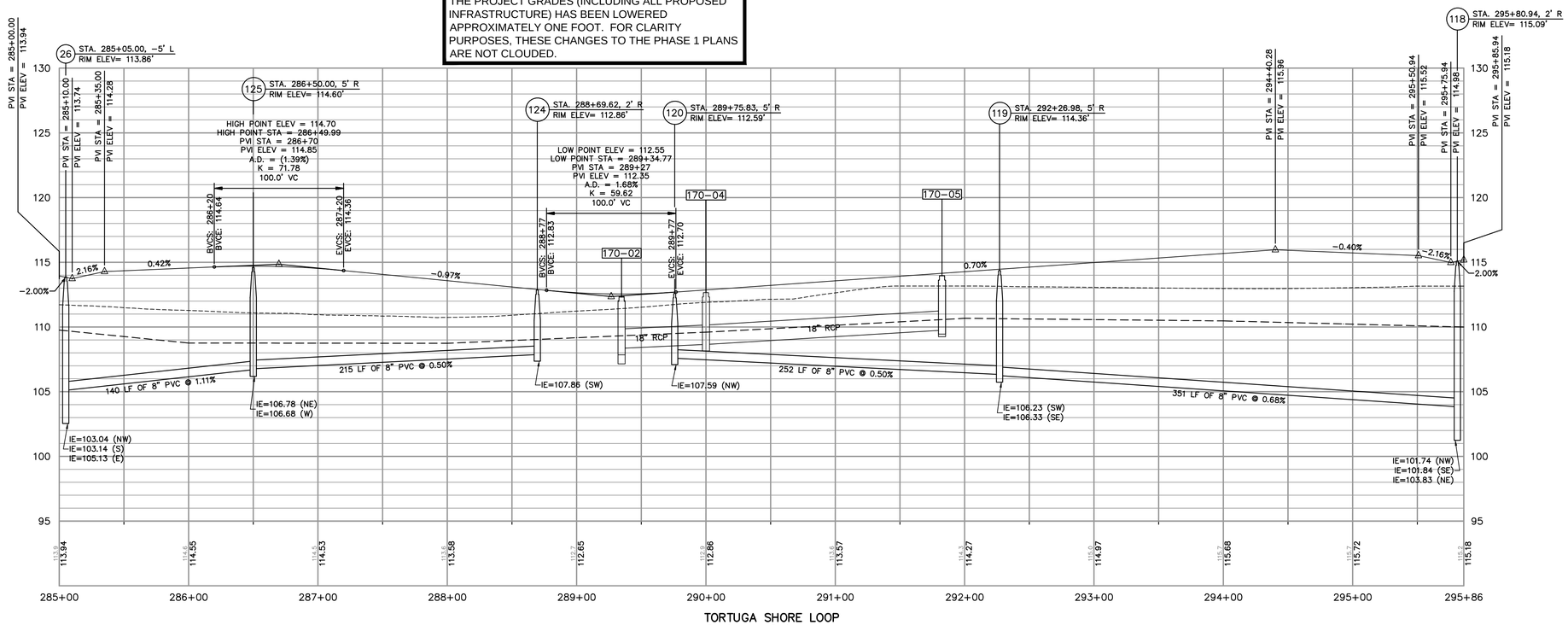

TORTUGA SHORE LOOP
1"=50' HORIZ., 1"=5' VERT.

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DESIGNED FOR
EPPERSON RANCH, LLC
2502 ROCKY POINT DRIVE, SUITE 1050
TAMPA, FLORIDA 33607
PHONE: (813) 289-0778

PROJECT NAME
PARK PLACE, PHASE 1
(aka EPPERSON RANCH SOUTH, PHASE 1)

SHEET NAME
ROADWAY PROFILES

JOB NO.	SITE	DATE	DESIGNED	DRAWN	CHECKED	QC
0597-0025	137	May 2015	JD	TR	AB	

NO.	DATE	REVISIONS	BY	APP'D
1	4-17-2015	ADJUSTED PGL FROM STA. 250+56 TO STA. 262+46.46		
1	12-12-2014	REVISED - SEE NOTE THIS SHEET		

ANTONIO A. BELLUCCI
LICENSE NO. 40044
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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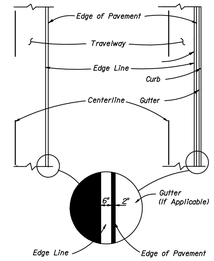
SIGNAGE LEGEND

- = Two Way Traffic (W6-3)
- = Right Lane Must Turn Right (R3-7R)
- = No Right Turn (R3-1)
- = No Left Turn (R3-2)
- = Hairpin Curve (W1-11)
- = Dead End (W14-1A)
- = Yellow/Yellow Delineator
- = Wildlife Crossing Sign
- = Reflective Marker Sign (OM4)
- = Type III Barricade
- = Detectable Warning Strip
- = Street Name Sign (2xD3)
- = Stop Sign (R1-1)
- = Warning Sign (W1-1 R or L) with W13-1
- = Regulatory Speed Sign (R2-1 20 MPH) with No Parking Sign (R8-3A) and supplemental plate (ANY STREET)
- = One Way (R6-1)
- = Dead End Sign (W14-1)
- = No Outlet (W14-2)
- = Reflective Marker Sign (OM1)
- = Do Not Enter (R5-1)
- = Keep Right Sign (R4-7) with OM1

6"/4"/G/W = 6" Sign / 4" Letters / Green Background / White Letters (County)
9"/6"/G/W = 9" Sign / 6" Letters / Green Background / White Letters (County)



PLACEMENT OF EDGE LINES

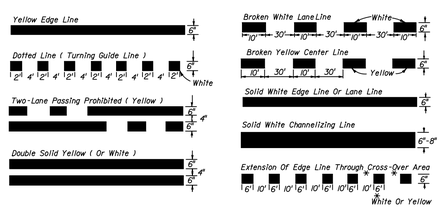
TRAFFIC NOTES:

1. ALL TRAFFIC CONTROL DEVICES SHALL BE INSTALLED IN CONFORMANCE WITH THE FEDERAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS.

2. STREET NAME SIGNS SHALL BE 6" ON LOCAL ROAD AND 9" ON COLLECTOR AND ARTERIAL ROADS. SIX-INCH SIGNS SHALL HAVE 4" SERIES C LETTERS AND 9" SIGNS SHALL HAVE 6" SERIES B LETTERS. ALL STREET NAME SIGNS ON PRIVATE STREETS (NON-COUNTY MAINTAINED) SHALL BE STANDARDS D3 STREET NAME SIGNS WITH THE COLORS REVERSED; WHITE BACKGROUND WITH GREEN LETTERS AND BORDER. AT INTERSECTIONS WITH COUNTY MAINTAINED ROADS, THE COUNTY MAINTAINED ROAD SHALL BE GREEN BACKGROUND WITH WHITE LETTERS AND BORDER.

3. ANY TRAFFIC CONTROL DEVICE FOR A PRIVATE ROADWAY PLACED IN A COUNTY OR STATE RIGHT- OF-WAY SHALL BE INSTALLED ON THE APPROPRIATE BREAKAWAY POST ASSEMBLY.

PAY ITEM NO.	DESCRIPTION	UNIT	GRAND TOTAL	
			PLAN	FINAL
700-40-1	SIGN SINGLE POST (LESS THAN 12 SQ. FT)			
	D3-1 STREET NAME SIGN	AS	32	
	R1-1 STOP SIGN	AS	16	
	R2-1 REGULATORY SPEED LIMIT SIGN	AS	5	
	W1-1 (R) CURVE WARNING SIGN	AS	6	
	W1-1 (L) CURVE WARNING SIGN	AS	6	
	W11-2 PEDESTRIAN WARNING SIGN	AS	10	
	W13-1 ADVISORY SPEED LIMIT SIGN	AS	12	
	W14-1 DEAD END SIGN	AS	7	
	W14-2A NO OUTLET SIGN	AS	3	
	W16-7P DIAGONAL ARROW PLAQUE	AS	6	
	W16-9P AHEAD PLAQUE	AS	4	
710-11-123	PAINTED PAVT MARK, STD., WHITE, 12"	LF	350	
710-11-125	PAINTED PAVT MARK, STD., WHITE, 24"	LF	343	
102-98-2	TYPE III BARRICADE	EA	4	



TYPES OF PERMANENT LONGITUDINAL LINES

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

WARNING
REMOVAL OF, OR DEFACING ANY TRAFFIC CONTROL DEVICE IS PUNISHABLE BY FINE AND/OR IMPRISONMENT REPORT DAMAGE BY CALLING (813) 847-2411
INSTALLED
J F M A M J J A S O N D
10's 20's 30's - 1 2 3 4 5 6 7 8 9
12 13 14 15 16 17 18 19

SIGNAGE AND PAVEMENT MARKING NOTES:

1. Purpose:
These specifications have been developed to provide developers with a uniform system for installation of traffic control devices on the County road system. A uniform system provides for reduced maintenance costs and a high standard of visibility for drivers. All required traffic control devices shall be installed by the developer of the project.

2. Florida State Statute 316.0745:
2.1) Any and all traffic control devices installed on the County road system shall conform to Florida State Statute 316.0745, Uniform signals and devices.
2.2) This statute requires that all devices conform to Florida Department of Transportation (FDOT) Specifications. The FDOT has adopted the Federal Manual on Uniform Traffic Control Devices as the standards to be used in the State of Florida.

3. Pavement Markings
3.1) All pavement markings shall be thermoplastic; raised pavement makers shall be class "B".
3.2) Pavement markings and raised pavement markers shall be installed on all roads classified other than residential with an ADT greater than 500 vehicles or if other conditions exist that require pavement markings, (see MUTCD section 3B-1).

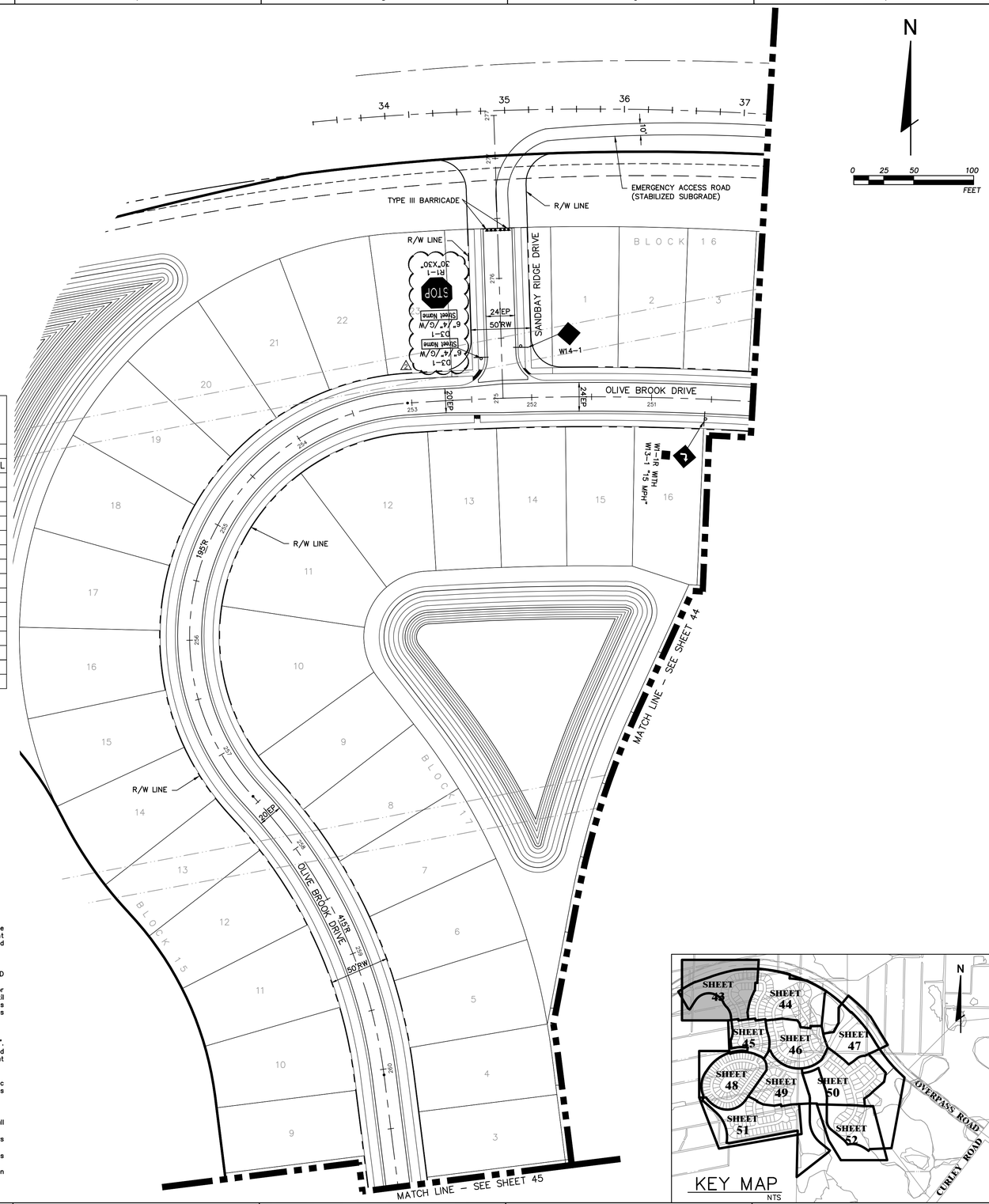
4. Traffic Control Signs:
4.1) All sign blanks shall be of a type currently certified by the FDOT for use in the State of Florida.
4.2) All sign faces shall be High Intensity grade and of a type currently certified by the FDOT for use in the State of Florida.
4.3) All signs shall be no less than the standard size as specified by the Federal Manual on Uniform Traffic Control Devices. No minimum size signing shall be accepted. Larger signsshall be used when required by design speed etc.
4.4) Street name signs shall be 9" on collector and arterial roads and all signs shall have 6" series B letters. All street name signs on private roads shall be standard D3 street name signs with the colors reversed. White background with green letters and border. At intersections with county maintained roads, the county maintained road shall be green background with white letters and border.Street name sign brackets for 6" signs 30" long or less, or 9" signs 24" long or less, shall have a 5inchbladeor cross. All other street name signs shall be mounted with brackets with a 12 inch blade or8 inchcross. All street name sign brackets shall be supplied with bolts, set screws will not be accepted.
4.5) On roads to be maintained by Pasco County, all signs other than street names shall be datecoded with a yellow reflective label affixed to the back of the sign. It will be punched to show month, day, and year of installation (See Sample Label). Alternate label designs providing the date code information may be used if a sample is submitted and approved by Pasco County prior to installation.
4.6) All post systems, mounting brackets and hardware shall be of a type currently in use by the Pasco County Public Works Department and currently certified by the Florida Department of Transportation for use in the state of Florida. Alternative systems etc. shall only be used if approved by the County Engineer.

5. Certification of Materials:
5.1) All traffic control devices and materials shall be on the current FDOT APPROVED PRODUCTS LIST. Proof of certification is required for all traffic control devices
5.2) A Traffic Control Devices Submittal Data Form shall be submitted for approval prior to installation of any traffic control devices. No traffic control device shall be installed until the certification submittal has been approved by the Traffic Operations Division. These forms are available from the Traffic Operations Division. Copies of the approved Traffic Control Devices Submittal Data Form shall be sent to the contractor and the Engineering Inspections Division.

6. Traffic Control Devices Plan:
6.1) All pavement markings shall be thermoplastic; raised pavement makers shall be class "B".
6.2) Pavement markings and raised pavement markers shall be installed on all roads classified other than residential with an ADT greater than 500 vehicles or if other conditions exist that require pavement markings, (see MUTCD section 3B-1).

7. Cost Estimate: An engineer's cost estimate shall be required for all proposed traffic control devices. The estimates shall be provided in conjunction with the Traffic Control Devices Submittal Data Form. (See Section 5.2)

8. Inspection and acceptance:
8.1) Upon completion of the installation of the traffic control devices, the contractor shall call the Engineering Inspections Division for an inspection at (813) 847-8154.
8.2) The inspection shall be made by the Engineering Inspections Division within 48 hours (two working days) of the request.
8.3) An inspection report shall be made by the Engineering Inspections Division. Copies of the report shall be sent to the Engineer and the Developer.
8.4) No roadway shall be open to the Public until all traffic control devices have been inspected and accepted by Pasco County.



KEY MAP
NTS

ALFONSO A. BELLUCCI
LICENSE NO. 40044
STATE OF FLORIDA
PROFESSIONAL ENGINEER

JOB NO.	SHEET	DATE	DESIGNED	DRAWN	CHECKED
0597-0025	137	May 2015	JD	TR	AB

NO.	DATE	REVISIONS
1	4-17-2015	REMOVED NOTATION FOR PRIVATE ROADWAYS; ADDED D3-1 TO R1-1, CHANGED R1-1 SIGN SIZE
2	1-20-2015	ADDITIONAL CALL-OUTS FOR STREET SIGN SIZE / COLOR; NOTES UPDATED PER COUNTY REQUEST; UPDATED QUANTITIES

DESIGNED FOR
EPPERSON RANCH, LLC
2502 ROCKY POINT DRIVE, SUITE 1050
TAMPA, FLORIDA 33607
PHONE: (813) 289-0928

PROJECT NAME
PARK PLACE, PHASE 1
(aka EPPERSON RANCH SOUTH, PHASE 1)

SHEET NAME
SIGNAGE AND PAVEMENT MARKING PLAN

FLORIDA DESIGN CONSULTANTS, INC.
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SIGNAGE LEGEND

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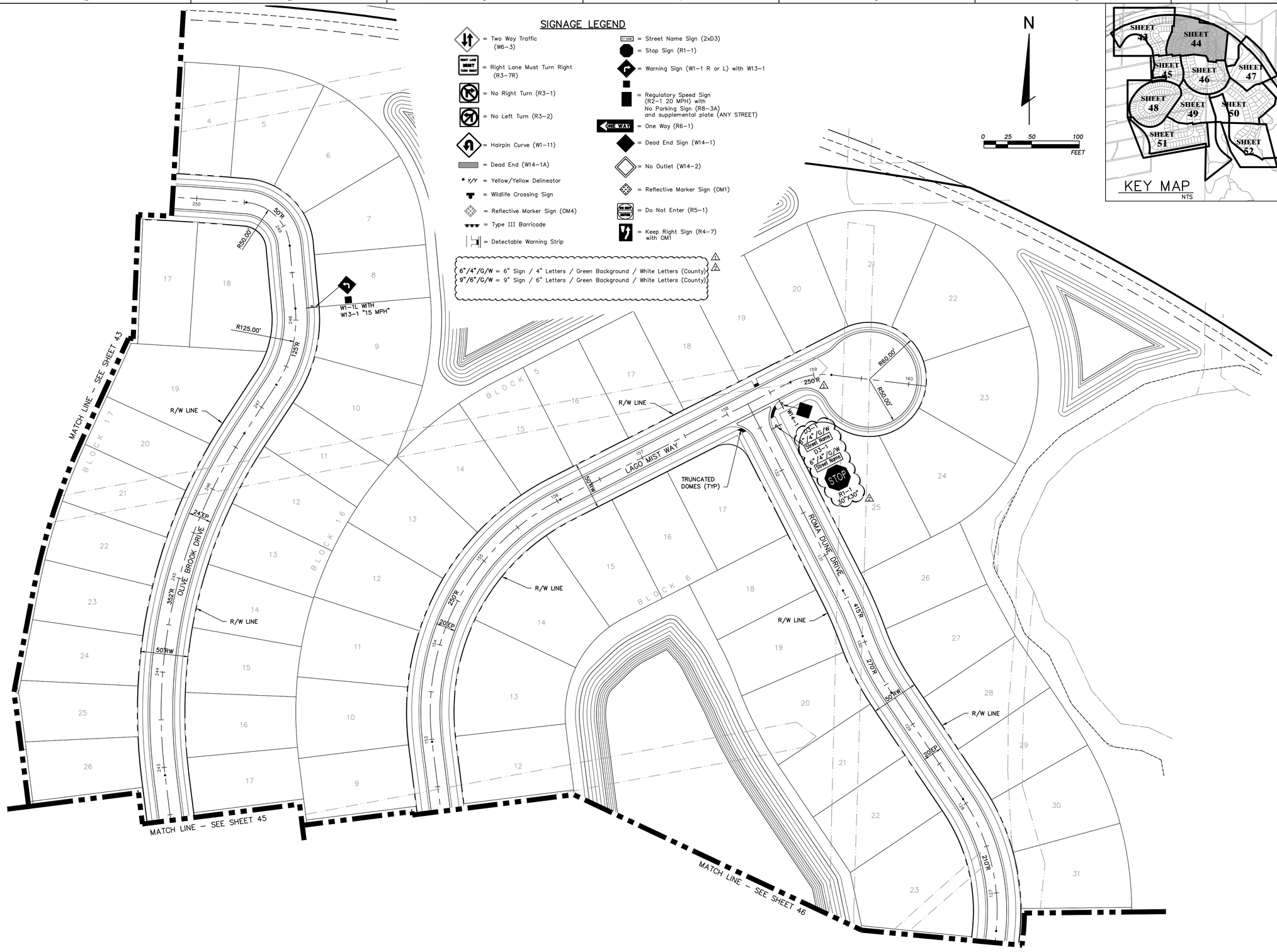
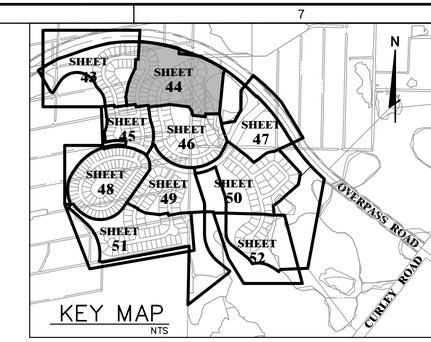
- = No Outlet (W14-2)
- = Reflective Marker Sign (OM1)
- = Do Not Enter (R5-1)
- = Keep Right Sign (R4-7) with OM1

6"/4"/G/W = 6" Sign / 4" Letters / Green Background / White Letters (County) 1
9"/6"/G/W = 9" Sign / 6" Letters / Green Background / White Letters (County) 2





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JOB NO.	SHT.	DATE	DESIGNED	DRAWN	DESIGNED	QC
0597-0025	137	May 2015		JD	TR	AB

NO.	DATE	REVISIONS	BY
4-17-2015		REMOVED NOTATION FOR PRIVATE ROADWAYS; ADDED D3-1 TO R1-1; CHANGED R1-1 SIGN SIZE	
1-20-2015		ADDITIONAL CALL-OUTS FOR STREET SIGN SIZE / COLOR; ADDED CENTERLINE RADIUS DATA	

DESIGNED FOR
EPPERSON RANCH, LLC
2302 ROCKY POINT DRIVE, SUITE 1050
TAMPA, FLORIDA 33607
PHONE: (813) 289-0505

PROJECT NAME
PARK PLACE, PHASE 1
(aka EPPERSON RANCH SOUTH, PHASE 1)

SHEET NAME
SIGNAGE AND PAVEMENT MARKING PLAN

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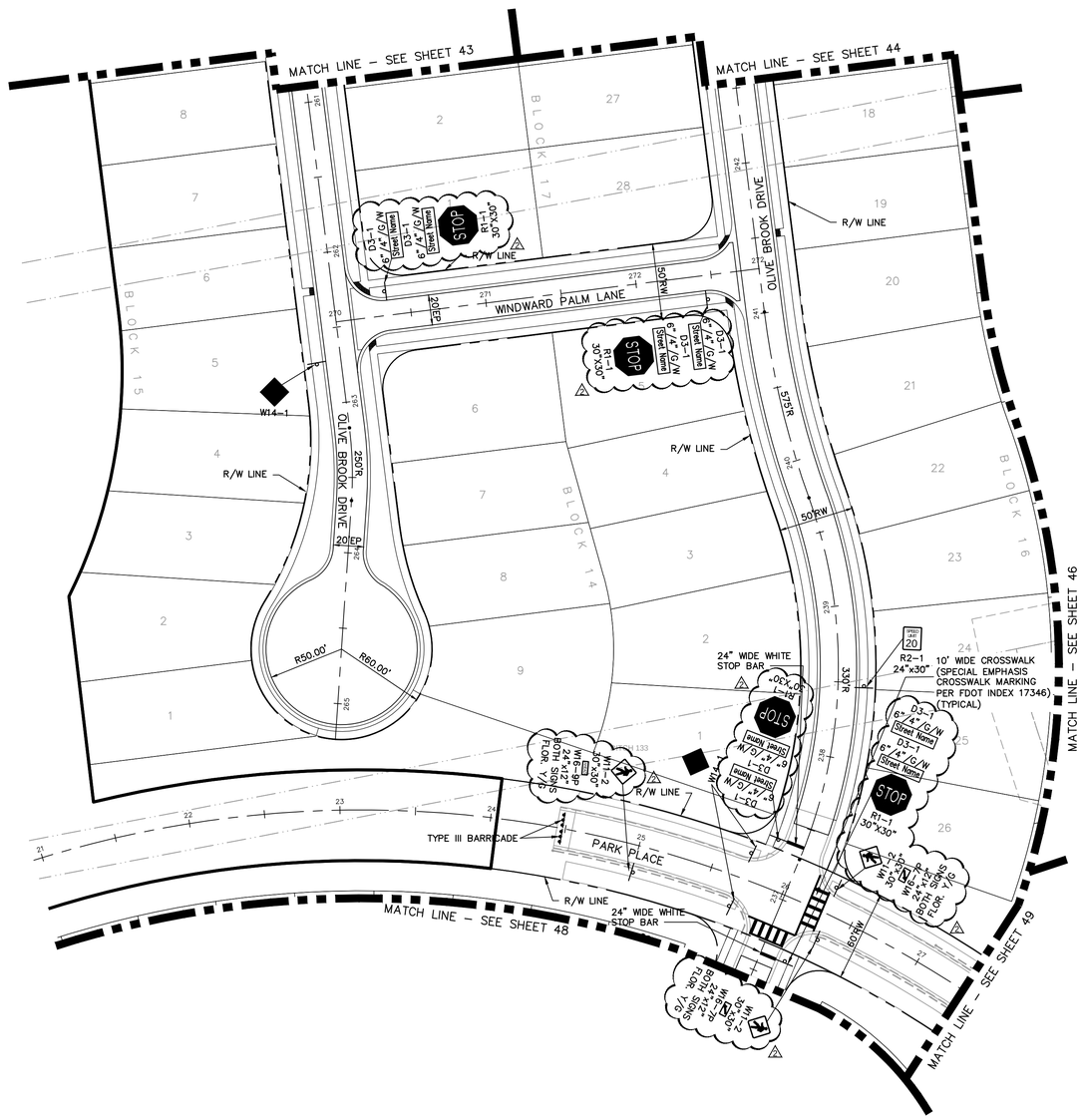

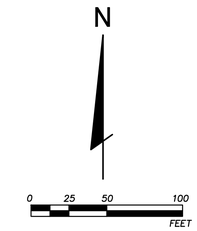

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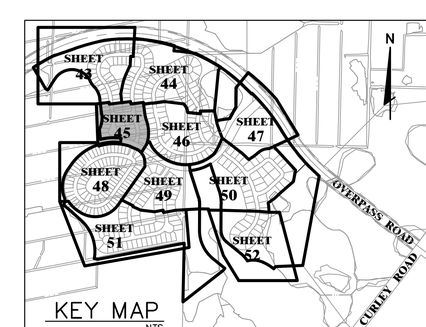

JOB NO.	0597-0025
SHTS.	137
DATE	May 2015
DESIGNED	JD
DRAWN	TR
CHECKED	AB

NO.	DATE	REVISIONS	BY	APP'D
3	4-17-2015	REMOVED NOTATION FOR PRIVATE ROADWAYS; ADDED D3-1 TO R1-1; CHANGED R1-1 SIGN SIZE		
2	1-20-2015	CHANGED PED CROSSING SIGNS TO FLOR. Y/G; ADDITIONAL CALL-OUTS FOR STREET SIGN SIZE / COLOR		

DESIGNED FOR
EPPERSON RANCH, LLC
2502 ROCKY POINT DRIVE, SUITE 1050
TAMPA, FLORIDA 33607
PHONE: (813) 289-8000

PROJECT NAME
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SHEET NAME
SIGNAGE AND PAVEMENT MARKING PLAN

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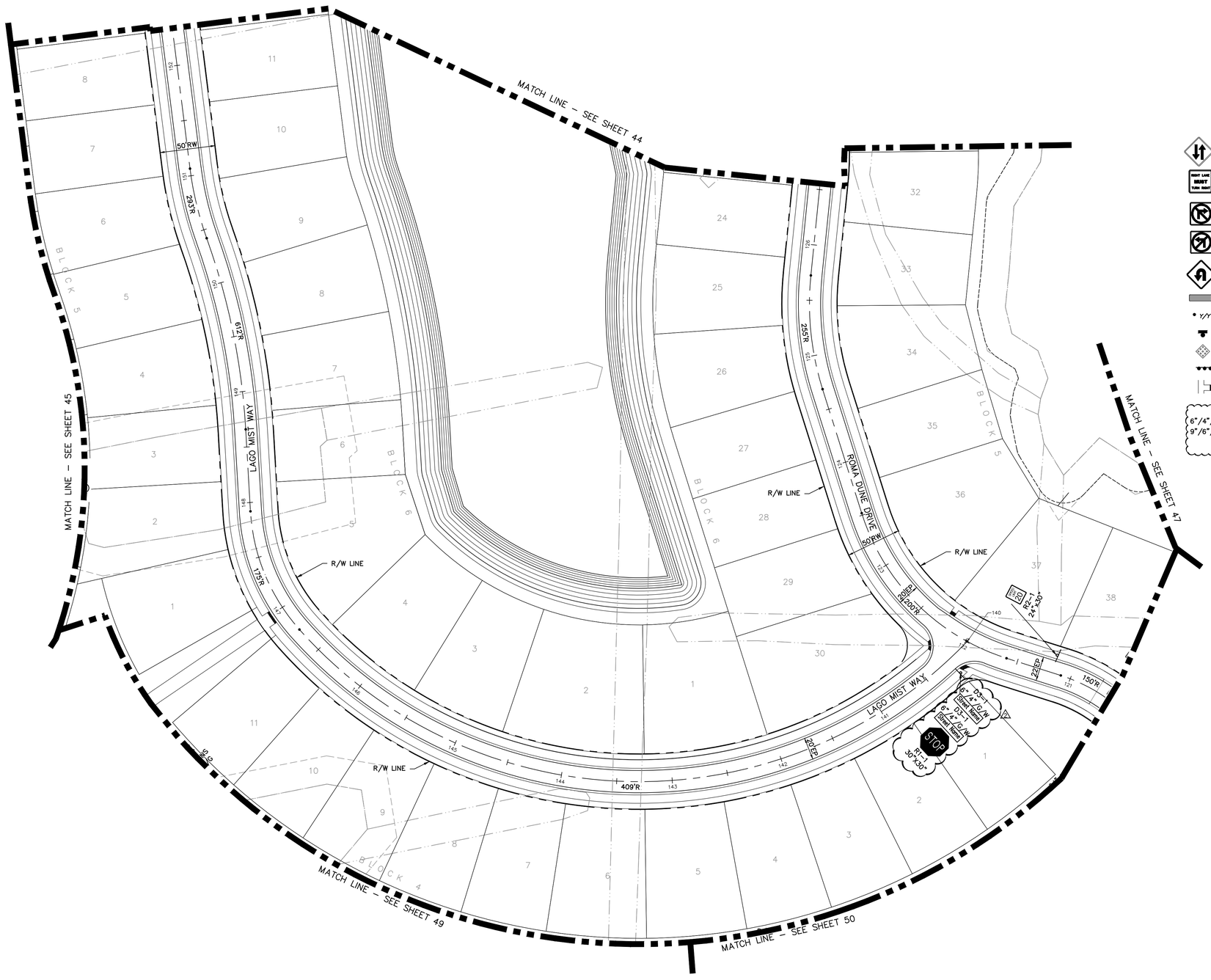

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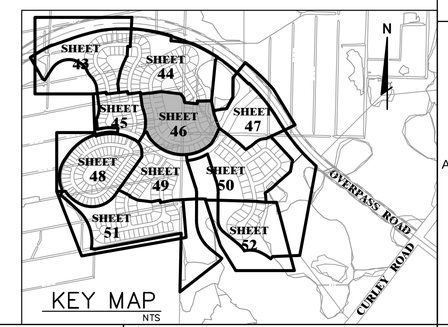
- = Do Not Enter (R5-1)
- = Keep Right Sign (R4-7) with OM1

6"/4"/G/W = 6" Sign / 4" Letters / Green Background / White Letters (County) △2
9"/6"/G/W = 9" Sign / 6" Letters / Green Background / White Letters (County) △3



KEY MAP
NTS

NO.	DATE	REVISIONS
3	4-17-2015	REMOVED NOTATION FOR PRIVATE ROADWAYS
2	1-20-2015	ADDED D3-1 TO R1-1; CHANGED R2-1 SIGN SIZE
1		ADDITIONAL CALL-OUTS FOR STREET SIGN SIZE / COLOR

JOB NO. 0597-0025 | SHTS. 137 | DATE May 2015 | DESIGNED JD | DRAWN TR | CHECKED AB | QC

DESIGNED FOR
EPPERSON RANCH, LLC
2502 ROCKY POINT DRIVE, SUITE 1050
TAMPA, FLORIDA 33607
PHONE: (813) 289-8670

PROJECT NAME
PARK PLACE, PHASE 1
(aka EPPERSON RANCH SOUTH, PHASE 1)

SHEET NAME
SIGNAGE AND PAVEMENT MARKING PLAN

FLORIDA DESIGN CONSULTANTS, INC.
THINK IT. ACHIEVE IT.
707 N. FRANKLIN STREET, 6TH FLOOR, TAMPA, FLORIDA 34655
PHONE: (800) 532 - 1047 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM C.A. NO. 7421

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SIGNAGE LEGEND

- = Two Way Traffic (W6-3)
- = Right Lane Must Turn Right (R3-7R)
- = No Right Turn (R3-1)
- = No Left Turn (R3-2)
- = Hairpin Curve (W1-11)
- = Dead End (W14-1A)
- Y/Y = Yellow/Yellow Delineator
- = Wildlife Crossing Sign
- = Reflective Marker Sign (OM4)
- = Type III Barricade
- = Detectable Warning Strip
- = Street Name Sign (2xD3)
- = Stop Sign (R1-1)
- = Warning Sign (W1-1 R or L) with W13-1
- = Regulatory Speed Sign (R2-1 20 MPH) with No Parking Sign (R8-3A) and supplemental plate (ANY STREET)
- = One Way (R6-1)
- = Dead End Sign (W14-1)
- = No Outlet (W14-2)
- = Reflective Marker Sign (OM1)
- = Do Not Enter (R5-1)
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KEY MAP
NTS

ALFONSO A. BELLUCCI
LICENSE NO. 40044
STATE OF FLORIDA
PROFESSIONAL ENGINEER

JOB NO.	0597-0025
EPR	137
DATE	May 2015
DESIGNED	JD
DRAWN	TR
CHECKED	AB
QC	

NO.	DATE	REVISIONS	BY/ APP
1	4-17-2015	REMOVED NOTATION FOR PRIVATE ROADWAYS.	
2	1-20-2015	ADDITIONAL CALL-OUTS FOR STREET SIGN SIZE / COLOR	

DESIGNED FOR
EPPERSON RANCH, LLC
2502 ROCKY POINT DRIVE, SUITE 1050
TAMPA, FLORIDA 33607
PHONE: (813) 289-8925

PROJECT NAME
PARK PLACE, PHASE 1
(aka EPPERSON RANCH SOUTH, PHASE 1)

SHEET NAME
SIGNAGE AND PAVEMENT MARKING PLAN

FLORIDA DESIGN CONSULTANTS, INC.
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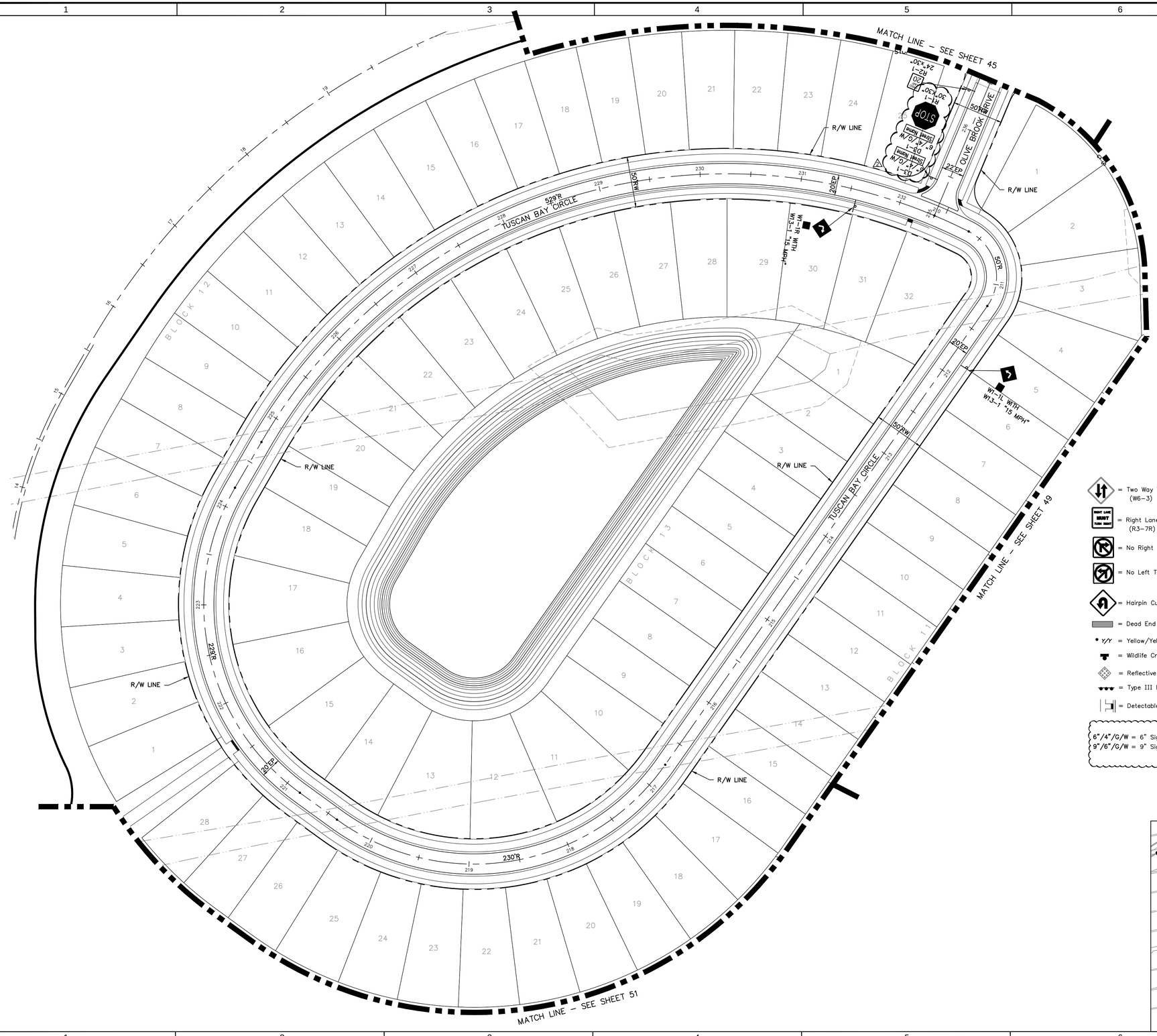

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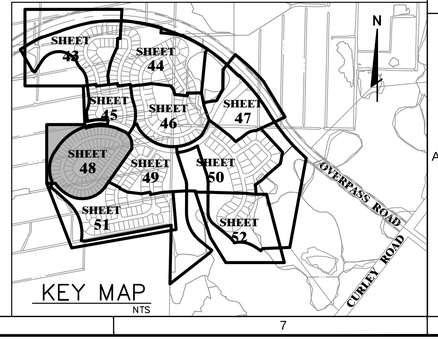

KEY MAP
NTS

ALFONSO A. BELLUCCI
LICENSE NO. 40044
STATE OF FLORIDA
PROFESSIONAL ENGINEER

JOB NO.	SHEET	DATE	DESIGNED	DRAWN	CHECKED	QC
0597-0025	137	May 2015	JD	TR	AB	

NO.	DATE	REVISIONS	SIZE / COLOR	ADDED 03-1 TO R1-1; CHANGED R1-1 SIGN SIZE	REMOVED NOTATION FOR PRIVATE ROADWAYS
1	1-20-2015	ADDITIONAL CALL-OUTS FOR STREET SIGN			
2	4-17-2015				

DESIGNED FOR
EPPERSON RANCH, LLC
2502 ROCKY POINT DRIVE, SUITE 1050
TAMPA, FLORIDA 33607
PHONE: (813) 289-8825

PROJECT NAME
PARK PLACE, PHASE 1
(aka EPPERSON RANCH SOUTH, PHASE 1)

SHEET NAME
SIGNAGE AND PAVEMENT MARKING PLAN

FLORIDA DESIGN CONSULTANTS, INC.
THINK IT. ACHIEVE IT.
707 N. FRANKLIN STREET, 6TH FLOOR, TAMPA, FLORIDA 34655
PHONE: (800) 532 - 1047 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM C.A. NO. 7421

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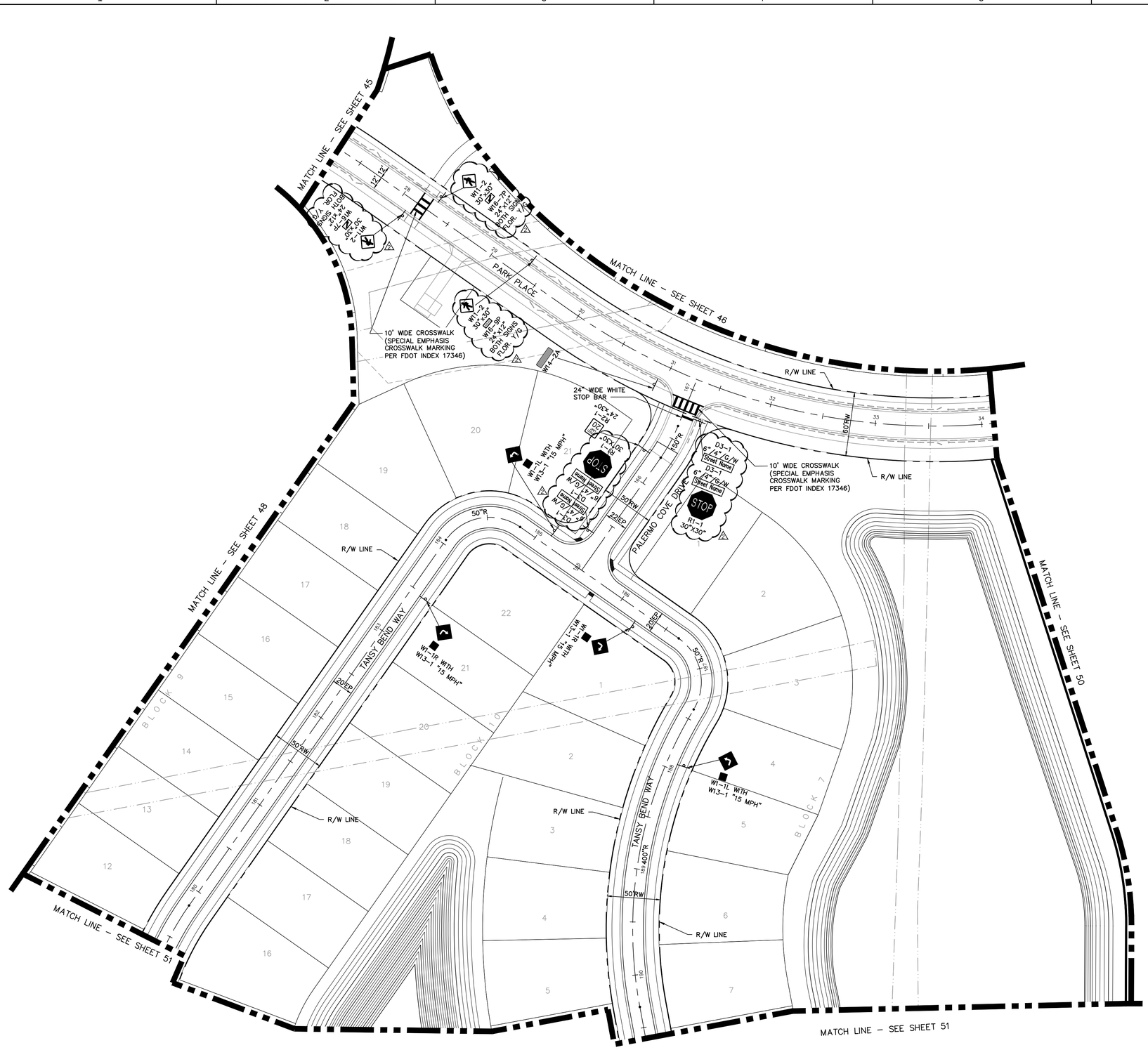

N

0 25 50 100 FEET

SIGNAGE LEGEND

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- = No Outlet (W14-2)
- = Reflective Marker Sign (OM1)
- = Do Not Enter (R5-1)
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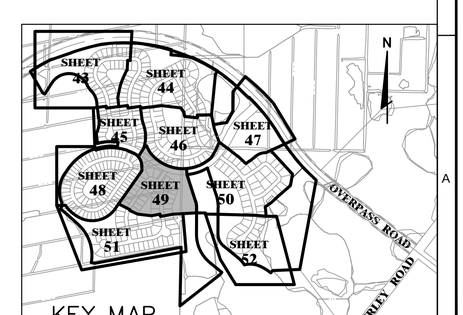

KEY MAP
NTS

NO.	DATE	REVISIONS
1	4-17-2015	REMOVED NOTATION FOR PRIVATE ROADWAYS; ADDED D3-1 TO R1-1, CHANGED R1-1 SIGN SIZE
2	1-20-2015	CHANGED PED CROSSING SIGNS TO FLOR. Y/G; ADDITIONAL CALL-OUTS FOR STREET SIGN SIZE / COLOR

JOB NO. 0597-0025 | SHTS. 137 | DATE May 2015 | DESIGNED JD | DRAWN TR | CHECKED AB | QC

DESIGNED FOR: EPPERSON RANCH, LLC
2302 ROCKY POINT DRIVE, SUITE 1050
TAMPA, FLORIDA 33607
PHONE: (813) 289-0503

PROJECT NAME: PARK PLACE, PHASE 1 (aka EPPERSON RANCH SOUTH, PHASE 1)

SHEET NAME: SIGNAGE AND PAVEMENT MARKING PLAN

FLORIDA DESIGN CONSULTANTS, INC.
— THINK IT. ACHIEVE IT. —
707 N. FRANKLIN STREET, 6TH FLOOR, TAMPA, FLORIDA 34655
PHONE: (800) 532 - 1047 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM C.A. NO. 7421

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SIGNAGE LEGEND

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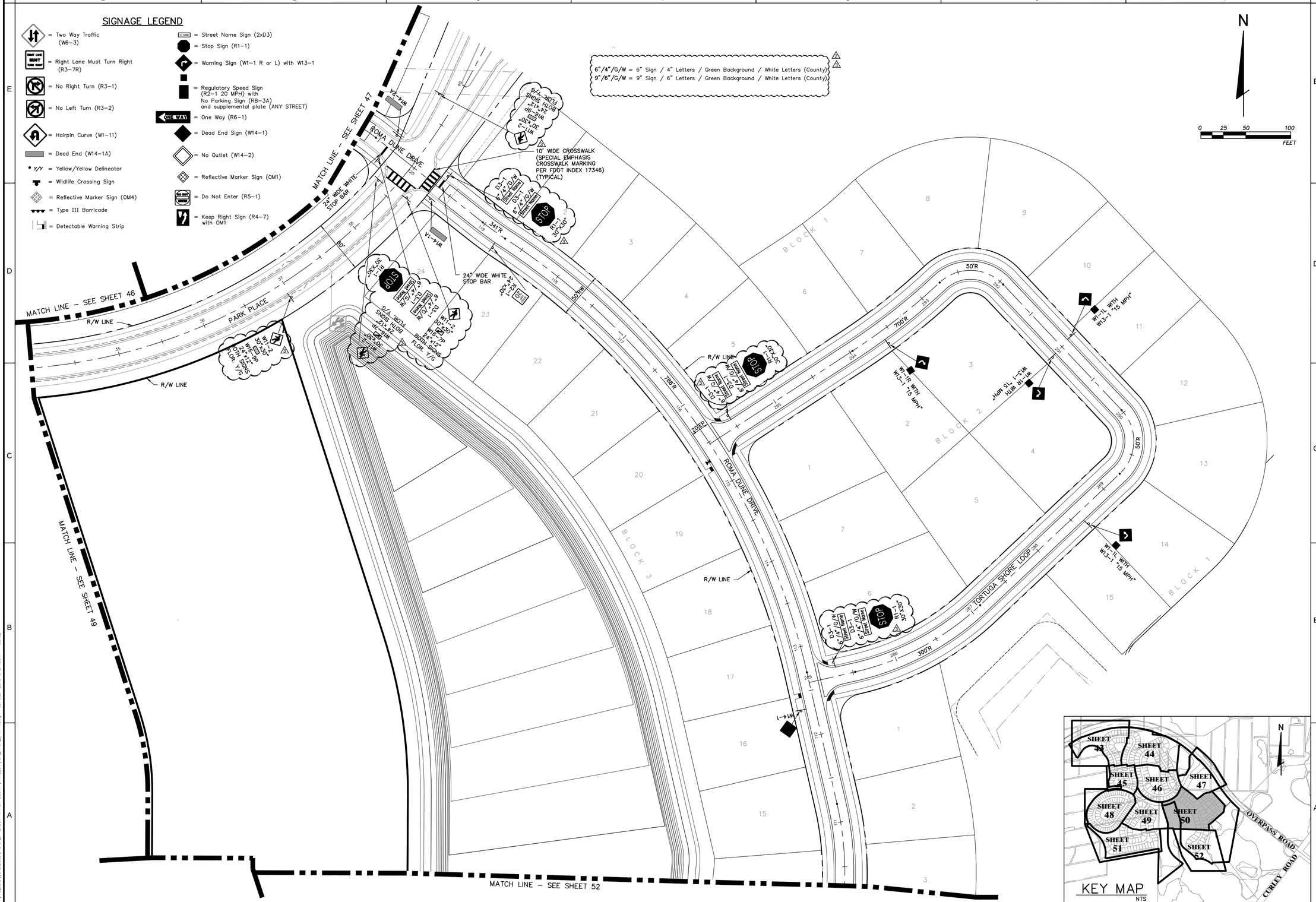

ALFONSO A. BELLUCCI
LICENSE NO. 40044
STATE OF FLORIDA
PROFESSIONAL ENGINEER

JOB NO.	0597-0025
SHTS	137
DATE	May 2015
DESIGNED	JD
DRAWN	TR
CHECKED	AB

NO.	DATE	REVISIONS	BY/CHK
4	4-17-2015	REMOVED NOTATION FOR PRIVATE ROADWAYS; ADDED D3-1 TO RL-1; CHANGED RL-1 SIGN SIZE	
3	1-20-2015	CHANGED PED CROSSING SIGNS TO FLOR. Y/G; ADDITIONAL CALL-OUTS FOR STREET SIGN SIZE / COLOR	
2	12-11-2014	ADDED TORTUGA SHORE LOOP	

DESIGNED FOR
EPPERSON RANCH, LLC
2302 ROCKY POINT DRIVE, SUITE 1050
TAMPA, FLORIDA 33607
PHONE: (813)289-0778

PROJECT NAME
PARK PLACE, PHASE 1
(aka EPPERSON RANCH SOUTH, PHASE 1)

SHEET NAME
SIGNAGE AND PAVEMENT MARKING PLAN

FLORIDA DESIGN CONSULTANTS, INC.
— THINK IT. ACHIEVE IT. —
707 N. FRANKLIN STREET, 6TH FLOOR, TAMPA, FLORIDA 34655
PHONE: (800) 532 - 1047 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM C.A. NO. 7421

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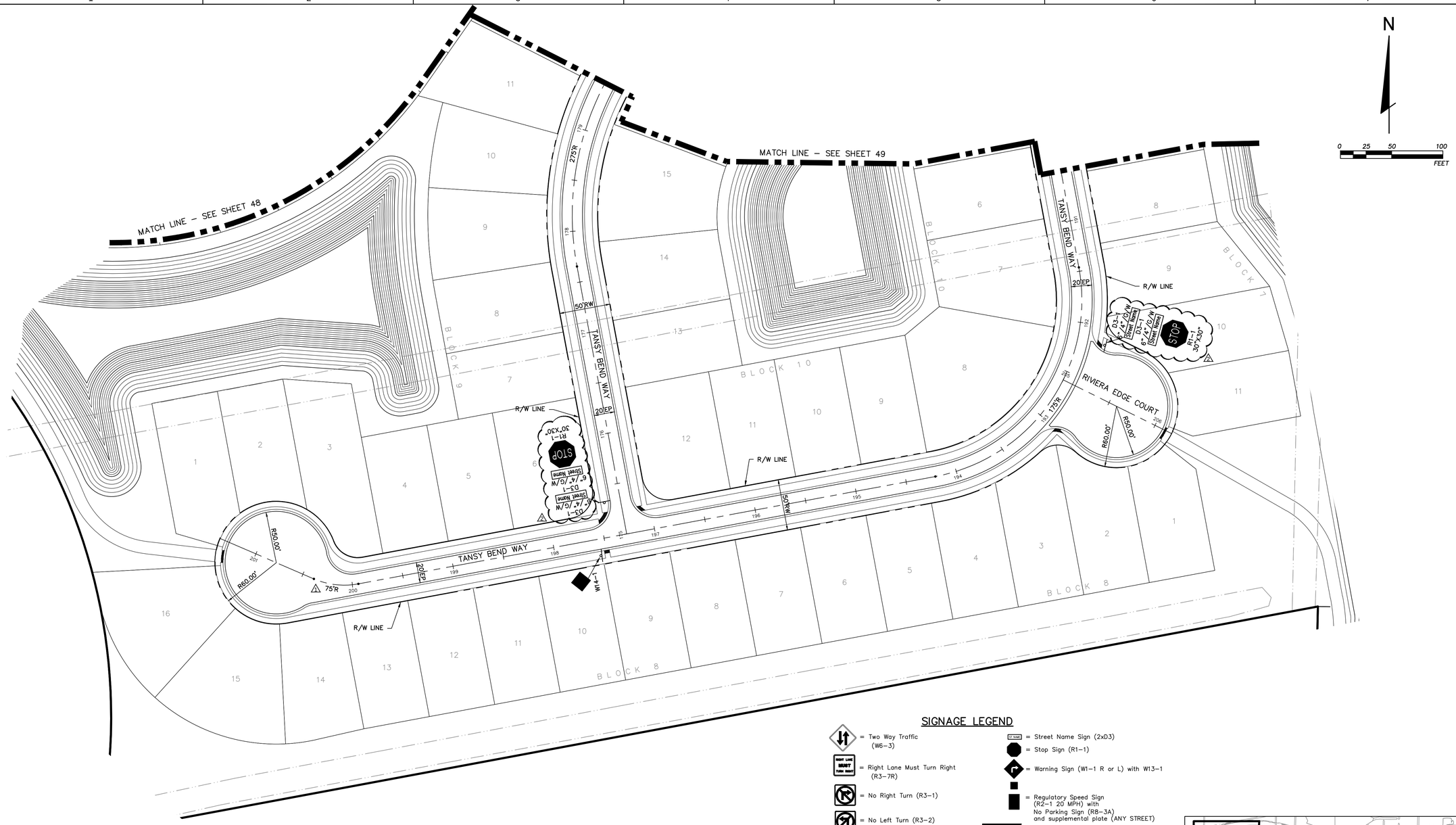

SIGNAGE LEGEND

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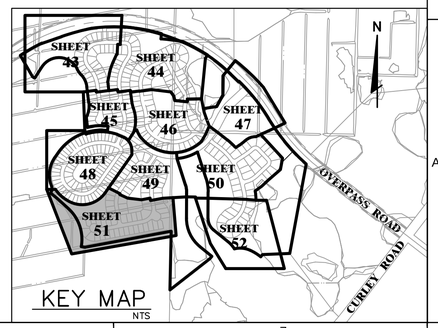

KEY MAP
NTS

ALFONSO A. BELLUCCI
LICENSE NO. 40044
STATE OF FLORIDA
PROFESSIONAL ENGINEER

JOB NO.	0597-0025
SHEET	137
DATE	May 2015
DESIGNED	JD
DRAWN	TR
CHECKED	AB

NO.	DATE	REVISIONS	BY
3	4-17-2015	REMOVED NOTATION FOR PRIVATE ROADWAYS. ADDED D3-1 TO R1-1, CHANGED R1-1 SIGN SIZE	JD
2	1-20-2015	ADDITIONAL CALL-OUTS FOR STREET SIGN SIZE / COLOR; ADDED CENTERLINE RADIUS DATA	JD

DESIGNED FOR
EPPERSON RANCH, LLC
2502 ROCKY POINT DRIVE, SUITE 1050
TAMPA, FLORIDA 33607
PHONE: (813) 289-8925

PROJECT NAME
PARK PLACE, PHASE 1
(aka EPPERSON RANCH SOUTH, PHASE 1)

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SIGNAGE AND PAVEMENT MARKING PLAN

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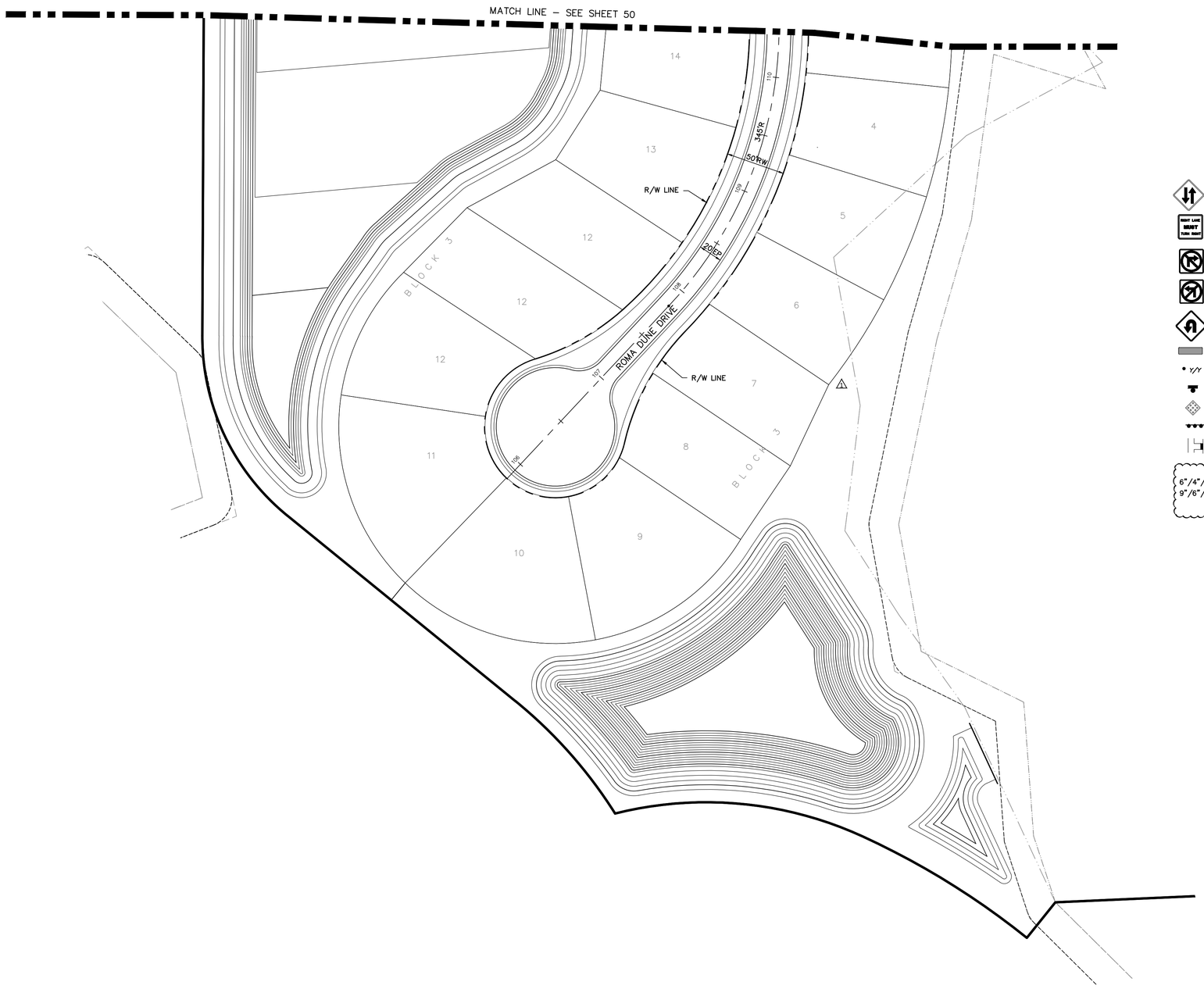

N

0 25 50 100 FEET

SIGNAGE LEGEND

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- = Right Lane Must Turn Right (R3–7R)
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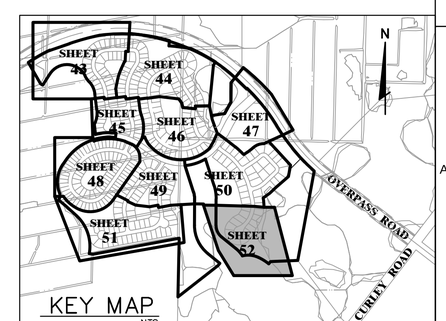

KEY MAP
NTS

ALFONSO A. BELLUCCI
LICENSE NO. 40044
STATE OF FLORIDA
PROFESSIONAL ENGINEER

JOB NO.	EPR	DATE	DESIGNED	DRAWN	CHECKED	QC
0597-0025	137	May 2015	JD	TR	AB	

NO.	DATE	REVISIONS	APP'D
4	4-17-2015	REMOVED NOTATION FOR PRIVATE ROADWAYS.	
3	1-20-2015	ADDITIONAL CALL-OUTS FOR STREET SIGN SIZE / COLOR	
1	12-11-2014	ADDED CUL-DE-SAC ON ROMA DUNE DR	

DESIGNED FOR
EPPERSON RANCH, LLC
2502 ROCKY POINT DRIVE, SUITE 1050
TAMPA, FLORIDA 33607
PHONE: (813) 289-0591

PROJECT NAME
PARK PLACE, PHASE 1
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SHEET NAME
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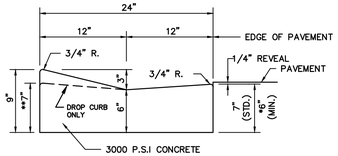
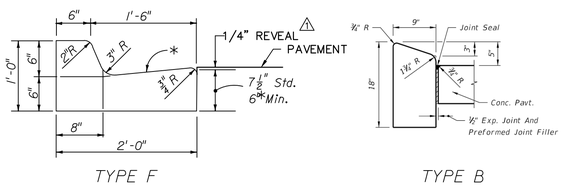


* WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT. THE THICKNESS OF THE LIP SHALL BE 6", UNLESS OTHERWISE SHOWN SHOWN ON PLANS.

** DROP CURB AT HANDICAP RAMP LOCATIONS AS INDICATED ON PAVING, GRADING & DRAINAGE PLAN SHEETS.

24" CONCRETE VALLEY CURB

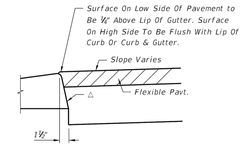
N.T.S.



Note: For use adjacent to concrete or flexible pavement, concrete shown. Expansion joint, preformed joint filler and joint seal are required between curbs and concrete pavement only, see diagram right.

CONCRETE CURB

N.T.S.

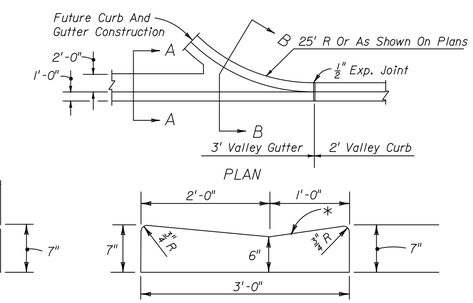


△ Applies to both high and low sides of pavement, low side shown. Applies to shoulder gutter only where adjoining traffic lanes.

CURB AND GUTTER AND TYPE A CURB ADJACENT TO FLEXIBLE PAVEMENT

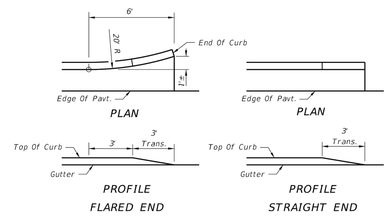
GENERAL NOTES

1. For curb, gutter and curb & gutter provide 1/2" - 1" contraction joints at 10' centers (max.). Contraction joints adjacent to concrete pavement on tangents and flat curves are to match the pavement joints, with intermediate joints not to exceed 10' centers. Curb, gutter and curb & gutter expansion joints shall be located in accordance with Section 520 of the Standard Specifications.
2. Ends of Curbs Types B and D shall transition from full to zero heights in 3'.



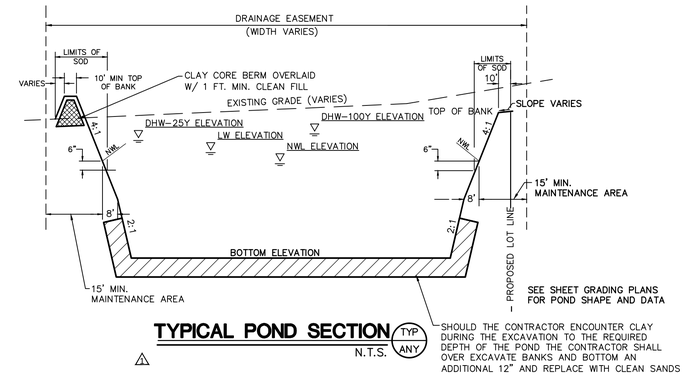
VALLEY GUTTER

N.T.S.



CURB AND GUTTER TYPES E & F

CURB AND GUTTER ENDINGS



TYPICAL POND SECTION (TYP ANY)

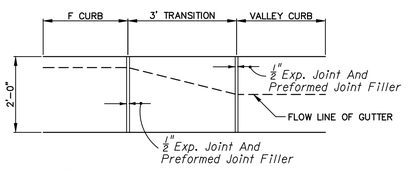
N.T.S.

△ SHOULD THE CONTRACTOR ENCOUNTER CLAY DURING THE EXCAVATION TO THE REQUIRED DEPTH OF THE POND THE CONTRACTOR SHALL OVER EXCAVATE BANKS AND BOTTOM AN ADDITIONAL 12" AND REPLACE WITH CLEAN SANDS

POND DATA TABLE

Pond #	Min. T.O.B. El.	D.H.W.-100 El.	D.H.W.-25 El.	L.W. El.	N.W. El.	*Bottom El.
P-170**	110.6	110.12	109.56	108.00	107.56 △	100.2
P-180	114.0	113.50 △	112.98	111.20	110.97	Varies (103.0 - 93.0)
P-190	111.2	110.71 △	110.36	108.50	108.17	91.0
P-230	111.6	111.44	110.68 △	108.60	108.37	Varies (102.4 - 97.4)
P-240	114.2	113.74	113.37 △	111.60	111.17	92.0
P-250	117.2	115.85	115.48	114.45	114.17	106.2
P-260	115.3	114.68 △	114.09	112.55	112.17	97.0
P-390	122.2	121.81	121.23 △	119.50	119.17	100.0
P-400	121.2	120.64	120.12 △	118.55	118.17	110.2
P-410	120.2	119.78	119.34	117.55 △	117.17	Varies (111.2 - 106.2)
P-415	115.0	114.32	113.99	112.95	111.79	107.0 △
P-420	116.2	115.92	115.35	113.45	113.17	105.2
P-T270	115.6	115.57	115.19	112.70	112.27	104.3

* Pond Bottom elevations shown are approximate and can be adjusted to minimize excavation of clays material.
Coordinate with geotechnical engineer to determine suitability of material and total depth of ponds.
** Permitted with Overpass Road



CURB TRANSITION DETAIL

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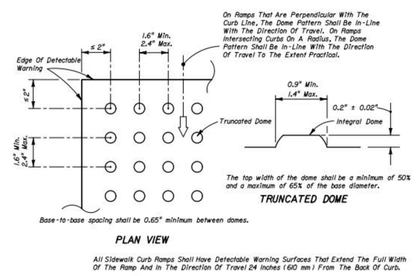
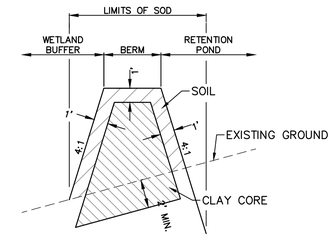


CURB RAMP DETECTABLE WARNING DETAIL



CLAY CORE BERM DETAIL

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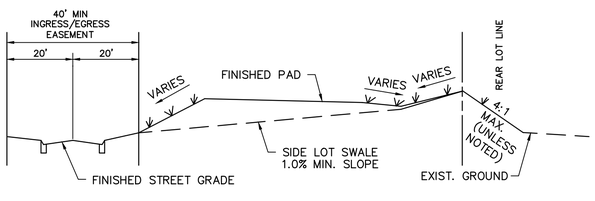
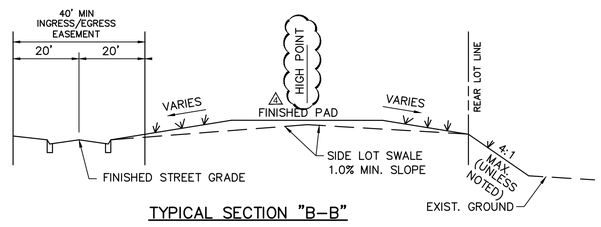


TYPICAL SECTION "A-A"



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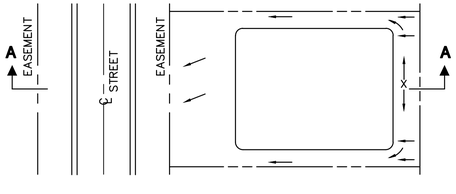
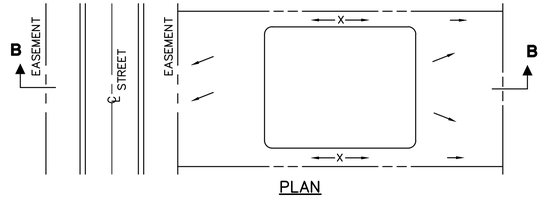


PLAN

TYPE "A" LOT GRADING

N.T.S.



PLAN

TYPE "B" LOT GRADING

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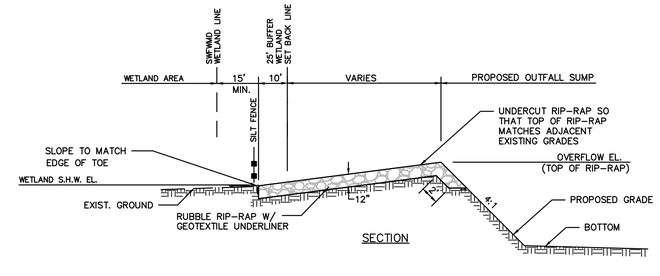

GEOTEXTILE FABRIC & RUBBLE RIP-RAP OUTFALL SUMP DISCHARGE STABILIZATION

N.T.S.

A. FONSO A. BELLUCCI
LICENSE NO. 40044
STATE OF FLORIDA
PROFESSIONAL ENGINEER

JOB NO.	DATE	DESIGNED	DRAWN	CHECKED	QC
0597-0025	137	May 2015	JD	TR	AB

NO.	DATE	REVISIONS	BY	APP'D
3	5-19-2015	REVISED POND DATA TABLE PER USACE COMMENTS		
2	1-23-2015	REVISIONS PER PASCO CNTY COMMENTS		
1	12-12-2014	REVISED PER PASCO COUNTY COMMENTS		

DESIGNED FOR
EPPERSON RANCH, LLC
2502 ROCKY POINT DRIVE, SUITE 1050
TAMPA, FLORIDA 33607
PHONE: (813) 884-7168

PROJECT NAME
PARK PLACE, PHASE 1
(aka EPPERSON RANCH SOUTH, PHASE 1)

SHEET NAME
PAVING, GRADING, AND DRAINAGE DETAILS

FLORIDA DESIGN CONSULTANTS, INC.
THINK IT. ACHIEVE IT.
707 N. FRANKLIN STREET, 6TH FLOOR, TAMPA, FLORIDA 34655
PHONE: (800) 532 - 1047 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM C.A. NO. 7421

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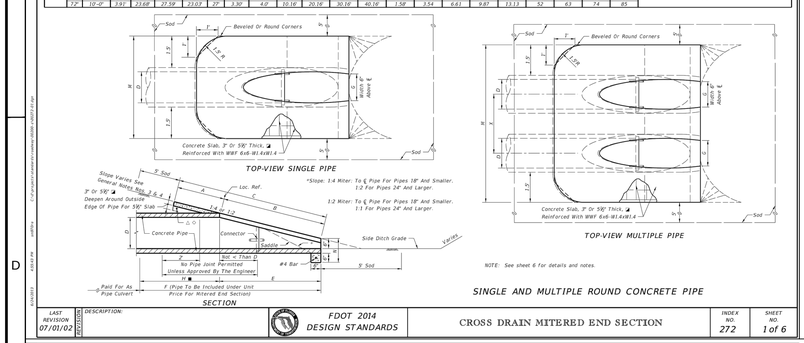
K:\137\ProData\ConstDocs\Plans\EPPERSON RANCH SOUTH\PHASE01\137_PH01_DTPA-1.dwg - Jul 08, 2015 @ 8:44am - rdarley

DIMENSIONS AND QUANTITIES

		D	X	A	B	C	E	F	G	H ■	M Single Pipe	M Double Pipe	M Triple Pipe	M Quad. Pipe	N	90° CONCRETE SLAB (CY) ◪ Single Pipe	Double Pipe	Triple Pipe	Quad. Pipe	SODDING (SY) Single Pipe	Double Pipe	Triple Pipe	Quad. Pipe
1:2 Slope	15"	2'-1"	1.92	2.18	4.10	2.50	5	1.22	2.9	4.63	7.51	9.79	12.37	1.19	0.38	0.58	0.73	0.96	21	24	27	30
	18"	2'-10"	1.80	2.54	4.33	2.58	6	1.41	3.4	4.92	7.75	10.58	13.42	1.25	0.44	0.65	0.87	1.09	22	25	28	31
	24"	3'-5"	2.06	3.85	5.91	3.56	7	1.73	3.4	5.50	8.92	12.33	15.75	1.25	0.54	0.83	1.12	1.42	24	28	32	35
	30"	4'-2"	2.15	4.95	7.10	4.58	8	2.00	3.4	6.08	10.33	14.58	18.83	1.25	0.66	1.09	1.50	1.92	26	31	35	40
	36"	5'-1"	2.29	6.08	8.33	5.56	9	2.24	3.4	6.67	11.75	16.83	21.92	1.33	0.81	1.38	1.95	2.51	28	34	39	45
	42"	6'-0"	2.34	7.21	9.55	6.56	10	2.45	3.4	7.25	13.25	19.25	25.25	1.38	0.97	1.70	2.45	3.18	30	37	43	50
1:3 Slope	48"	6'-9"	2.43	8.33	10.76	7.56	11	2.65	3.4	7.83	14.50	21.17	28.00	1.42	1.13	2.04	2.93	3.84	32	39	47	54
	54"	7'-9"	2.52	9.44	11.96	8.56	12	2.83	3.4	8.42	16.08	23.75	31.42	1.46	1.33	2.44	3.58	4.73	34	42	51	59
	60"	8'-6"	2.62	10.56	13.18	9.56	14	3.00	4.4	9.00	17.50	26.00	34.50	1.50	1.51	2.89	4.28	5.68	36	45	55	64
	66"	9'-3"	2.69	11.67	14.39	10.56	15	3.16	4.4	9.58	18.92	28.25	37.58	1.54	1.70	3.34	5.00	6.65	38	48	58	68
	72"	10'-0"	2.82	12.80	15.60	11.56	16	3.30	4.4	10.16	20.16	30.16	40.16	1.58	1.89	3.74	5.58	7.43	40	51	62	73
1:4 Slope	15"	2'-2"	2.09	6.30	4.83	8	1.22	2.9	4.63	7.51	9.79	12.37	1.19	0.53	0.85	1.15	1.44	23	26	29	32	35
	18"	2'-10"	2.36	5.12	7.48	5.03	9	1.41	4.0	4.92	7.75	10.58	13.42	1.25	0.66	0.99	1.33	1.63	25	28	31	35
	24"	3'-5"	2.53	7.18	9.71	7.03	11	1.73	4.0	5.50	8.92	12.33	15.75	1.25	0.85	1.30	1.75	2.20	28	32	36	40
	30"	4'-2"	2.70	9.29	11.95	9.03	13	2.00	4.0	6.08	10.33	14.58	18.83	1.25	1.10	1.74	2.39	3.05	31	36	41	46
	36"	5'-1"	2.87	11.31	14.18	11.03	15	2.24	4.0	6.67	11.75	16.83	21.92	1.33	1.32	2.21	3.08	3.96	34	40	46	52
	42"	6'-0"	3.03	13.37	16.42	13.03	17	2.45	4.0	7.25	13.25	19.25	25.25	1.38	1.58	2.76	3.95	5.09	37	44	52	59
	48"	6'-9"	3.22	15.48	18.65	15.03	19	2.65	4.0	7.83	14.50	21.17	28.00	1.42	1.85	3.30	4.73	6.17	41	48	56	63
	54"	7'-9"	3.38	17.69	20.88	17.03	21	2.83	4.0	8.42	16.08	23.75	31.42	1.46	2.14	3.95	5.77	7.58	44	52	61	69
	60"	8'-6"	3.56	19.55	23.11	19.03	23	3.00	4.0	9.00	17.50	26.00	34.50	1.50	2.45	4.66	6.87	9.07	47	56	66	75
	66"	9'-3"	3.73	21.62	24.92	21.03	25	3.16	4.0	9.58	18.92	28.25	37.58	1.54	2.88	5.54	8.19	10.84	49	59	69	80
	72"	10'-0"	3.91	23.68	27.59	23.03	27	3.30	4.0	10.16	20.16	30.16	40.16	1.58	3.34	6.61	9.87	13.13	52	63	74	85

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

■ Values shown for estimating pipe quantities and are for information only.



SINGLE AND MULTIPLE ROUND CONCRETE PIPE

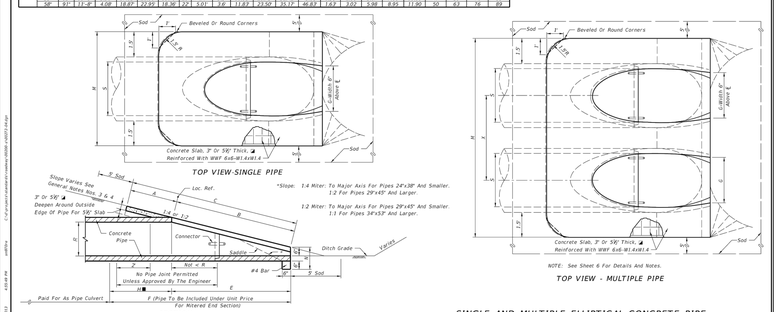
LAST REVISION 07/01/02	REVISION	DESCRIPTION:	FDOT 2014 DESIGN STANDARDS	CROSS DRAIN MITERED END SECTION	INDEX NO. 272	SHEET NO. 1 of 6

DIMENSIONS & QUANTITIES

	Rise R	Span S	X	A	B	C	E	F	G	H ■	M Single Pipe	M Double Pipe	M Triple Pipe	M Quad. Pipe	N	90° CONC. SLAB (CY) ◪ Single Pipe	Double Pipe	Triple Pipe	Quad. Pipe	SODDING (SY) Single Pipe	Double Pipe	Triple Pipe	Quad. Pipe
1:2 Slope	14"	23"	1.92	2.01	1.99	4.00	1.90	4	1.50	2.4	4.92	7.75	10.58	13.42	1.31	0.35	0.49	0.67	0.83	21	24	27	30
	19"	29"	2.36	2.51	2.49	5.00	2.37	5	1.87	3.2	5.50	8.83	12.17	15.50	1.37	0.37	0.59	0.81	1.02	22	26	29	33
	19"	38"	4-0"	2.11	2.92	5.03	2.73	6	2.37	3.2	6.04	10.04	14.04	18.04	1.37	0.50	0.80	1.09	1.39	24	29	33	37
	24"	38"	3'-7"	2.51	3.09	6.03	3.56	7	2.37	3.2	6.67	11.67	16.79	21.79	1.37	0.61	1.03	1.45	1.86	25	31	36	41
	27"	43"	3'-11"	2.34	4.27	7.11	4.29	8	2.75	3.8	7.25	13.42	19.59	25.75	1.38	0.75	1.26	1.78	2.29	26	32	38	44
	30"	48"	4'-3"	2.51	4.66	8.11	4.89	9	3.00	3.8	7.83	14.92	22.00	29.08	1.38	0.89	1.49	2.09	2.69	27	34	41	47
	36"	60"	5'-0"	2.92	5.66	8.98	5.84	11	3.66	3.8	8.50	16.25	24.00	31.75	1.40	1.03	1.89	2.75	3.60	30	38	46	53
	43"	68"	6'-11"	3.52	7.19	10.03	6.73	13	4.28	3.8	9.67	18.58	27.50	36.42	1.50	1.19	2.26	3.33	4.40	33	43	53	63
	48"	76"	7'-9"	3.93	8.33	11.04	7.56	15	4.79	3.8	10.42	20.33	30.25	40.17	1.54	1.38	2.65	3.93	5.21	35	46	57	68
	53"	83"	8'-8"	4.30	9.26	12.06	8.29	16	5.27	3.8	11.08	22.42	33.75	45.08	1.58	1.55	3.03	4.50	5.96	37	49	61	73
	60"	94"	9'-8"	4.89	10.48	13.09	9.39	18	5.97	3.8	11.83	24.50	37.17	49.83	1.63	1.75	3.42	5.09	6.76	40	53	66	79
1:4 Slope	14"	23"	2'-2"	1.49	3.00	5.00	3.00	6	1.50	2.4	4.92	7.75	10.58	13.42	1.31	0.35	0.49	0.67	0.83	21	24	27	30
	19"	29"	2'-9"	1.79	3.49	5.19	3.70	6	1.90	2.9	5.38	8.17	12.04	15.58	1.33	0.53	0.83	1.13	1.42	24	28	32	35
	19"	38"	4'-6"	2.42	4.98	5.36	6.37	11	2.37	2.9	6.04	10.04	14.04	18.04	1.37	0.74	1.15	1.57	1.98	25	31	36	40
	24"	38"	5'-0"	2.79	7.18	9.89	7.03	13	2.85	3.5	6.79	11.79	16.79	21.79	1.37	0.93	1.57	2.19	2.81	30	36	41	47
	27"	43"	5'-11"	3.05	8.00	11.93	8.07	15	3.19	3.7	7.50	13.92	19.33	25.75	1.37	1.12	2.12	3.12	4.12	32	40	48	55
	30"	53"	7'-0"	3.29	10.62	13.84	10.38	17	3.57	3.6	8.25	15.00	22.00	29.25	1.42	1.48	2.82	3.77	4.90	36	44	52	59
	36"	60"	8'-0"	3.66	12.18	15.03	12.03	19	3.95	3.6	9.00	16.50	24.00	31.50	1.46	1.70	3.23	4.77	6.30	38	47	56	65
	43"	68"	9'-11"	3.98	13.97	16.39	13.97	21	4.38	3.6	9.67	18.58	27.50	36.42	1.50	2.00	3.84	5.67	7.50	41	51	61	71
	48"	76"	11'-2"	4.23	15.43	18.16	15.03	23	4.59	4.0	10.42	20.33	30.25	40.17	1.54	2.34	4.49	6.64	8.79	44	55	66	77
	53"	83"	12'-8"	4.59	17.13	20.06	17.03	25	4.97	4.0	11.08	22.42	33.75	45.08	1.58	2.66	5.17	7.68	10.19	47	59	71	83
	60"	94"	14'-0"	5.08	19.07	22.03	19.36	28	5.56	4.0	11.83	24.50	37.17	49.83	1.63	3.02	5.98	8.95	11.90	50	63	76	89

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

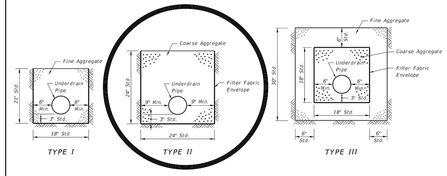
■ Values shown for estimating pipe quantities and are for information only.



SINGLE AND MULTIPLE ELLIPTICAL CONCRETE PIPE

LAST REVISION 07/01/02	REVISION	DESCRIPTION:	FDOT 2014 DESIGN STANDARDS	CROSS DRAIN MITERED END SECTION	INDEX NO. 272	SHEET NO. 4 of 6

THE CIRCLED UNDERDRAIN TYPE IS TO BE USED FOR THIS PROJECT



B	E
△ 6.42	△ 6.29
◇ 10.40	◇ 10.30

Dimensions permitted to allow use of 18" standard pipe lengths.

Dimensions permitted to allow use of 12" standard pipe lengths.

△ Concrete slab shall be deepened to form bridge across crown of pipe. See section below.

GENERAL NOTES

1. The underdrain pipe shall be either 4" smooth or 3" corrugated tubing unless otherwise shown in the plans. The size to be furnished will be based on the nominal internal diameter of a pipe with a smooth interior wall. Except when prohibited by the plans, the special provisions or this standard, pipe with a corrugated interior wall may be provided based on the following size equivalency:

   4" smooth interior equivalent to 3" corrugated interior
   5" smooth interior equivalent to 4" corrugated interior
   6" smooth interior equivalent to 6" corrugated interior
   8" smooth interior equivalent to 10" corrugated interior

2. Fine aggregate shall be quartz sand meeting the requirements of Sections 902-4 of the Standard Specifications.

3. Coarse aggregate shall be gravel or stone meeting the requirements of Sections 901-2 or 901-3. The gradation shall meet Section 901, Grades 4, 467, 5, 56 or 57 stone unless otherwise shown restricted in the plans.

4. Underdrain Type I, II, III and V shall be in accordance with Section 440.

5. Filter fabric shall be Type D-3 (See Index No. 199). The internal filter fabric of Type V underdrain shall have a permittivity of 0.7 (sec. and an AOS of #40 sieve.

6. When Type I is used, a filter fabric sock meeting Section 948 is required.

7. See Index No. 500 for the standard location of Type I, II, and III underdrain. The location of Type V underdrain and nonstandard locations of Type I, II, and III underdrain will be as detailed in the plans.

8. All filter fabric joints shall overlap a minimum of 3'. The internal filter fabric of Type V underdrain shall overlap into the coarse aggregate or the fine aggregate a minimum of 3'.

9. Underdrain outlet pipes shall be nonperforated and all bends shall be made using ⅛ (45 deg.) elbows, 90 deg. bends shall be constructed with two ⅛ elbows separated by at least 3' of straight pipe. Outlet pipes stubbed into inlets or other drainage structures shall be not less than 6" above the structure flow line. Outlet pipes discharging to grassed areas shall have concrete aprons, hardware cloth, and bordering sod as shown in Index No. 287 for Edgedrain outlets.

10. Pay Item shall be based on the size of the smooth interior products. The contract unit price for Underdrain, LF, shall include the cost of pipe, fittings, aggregate, sock, filter fabric, underdrain cleanouts, and concrete aprons.

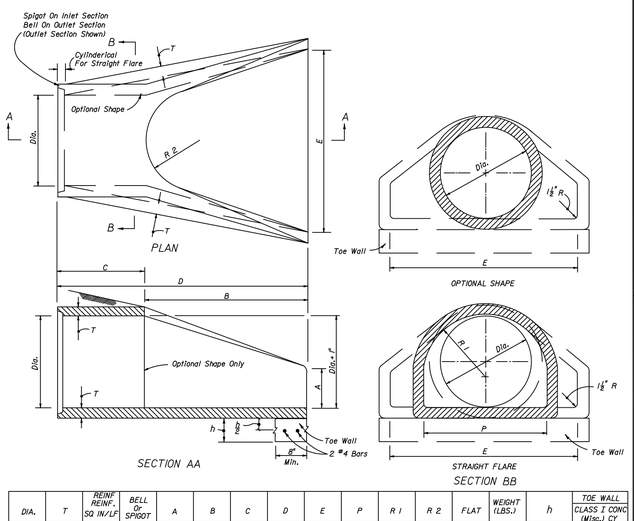
    The contract unit price for Underdrain Outlet Pipe, LF, shall be full compensation for trench excavation, pipe and fittings, concrete aprons, hardware cloth for concrete aprons, stubbing into drainage structures, backfill in place, and disposal of excess materials.

    The contract unit price for Underdrain Inspection Box, EA, shall be for the number completed and accepted.

DESIGN NOTES

1. The type of underdrain should be selected to meet design water removal rate and soil conditions. Caution is prescribed in the use of these typical sections since special designs may be required to satisfy project conditions.
2. Type I underdrain is intended for minimum water removal conditions.
3. Type II underdrain is intended for moderate water removal conditions. Where reactive conditions may create chemical clogging, the use of an inert material and/or elimination of the filter fabric may be necessary.
4. Type III underdrain is intended for maximum water removal conditions. Filter fabric is required between the coarse aggregate or fine aggregate including those described in general notes 2 and 3. Design note 3 applies for reactive conditions.
5. Type V underdrain is intended for use in detention basins and other locations which require a filtration system. The standard fine aggregate specified for Type V underdrain conforms to filtration gradation requirements of Chapter 62-25 FAC.
6. The designer should detail in the plans, the location of:
   (a) Type V underdrain, (b) nonstandard locations of Type I, II, and III underdrain, (c) underdrain inspection boxes, (d) cleanouts for Type V underdrain, and (e) underdrain outlet pipes.
7. The designer should specify the flow line elevations at the beginning, bends, junctions and ends of underdrain pipes and outlet pipes.
8. The designer should evaluate whether an external filter fabric envelope is required around underdrain Types I and III. When required, fabric shall be specified in the plans.

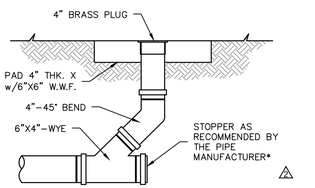
LAST REVISION 07/01/07	REVISION	DESCRIPTION:	FDOT 2014 DESIGN STANDARDS	UNDERDRAIN	INDEX NO. 286	SHEET NO. 1 of 2



DIA.	T	REINF. REINF. SD IN/LF	BELL Or SPIGOT	A	B	C	D	E	P	R 1	R 2	FLAT	WEIGHT (LBS.)	h	TOE WALL CLASS I CONC (M/sc.) CY
18"	2¼"	0.07	2½"	9"	2'-3"	3'-10"	6'-1"	3'-0"	29"	15½"	12"	4"	990	15"	.11
21"	2½"	0.07	2¾"	9"	2'-11"	3'-2"	6'-1"	3'-6"	31⅝"	16½"	13"	4"	1280	15"	.12
24"	3"	0.07	2¾"	9½"	3'-7½"	2'-6"	6'-1½"	4'-0"	33⅞"	16⅞"	14"	4½"	1520	18"	.17
27"	3½"	0.148	2¾"	10½"	4'-0"	2'- 11"	6'-1½"	4'-6"	36"	18½"	14½"	4½"	1930	18"	.19
30"	3½"	0.148	3"	1'-0"	4'-6"	1'- 7½"	6'-1½"	5'-0"	37"	18½"	15"	5"	2190	21"	.24
36"	4"	0.148	3½"	1'-3"	5'-3"	2'- 10½"	8'-1½"	6'-0"	40⅞"	24⅞"	20"	5½"	4400	27"	.29
42"	4½"	0.148	3½"	1'-9"	5'-3"	2'-11"	8'-2"	6'-6"	53⅞"	27½"	22"	5½"	5380	24"	.36
48"	5"	0.148	4½"	2'-0"	6'-0"	2'-2"	8'-2"	7'-0"	56½"	28½"	22"	5½"	6550	24"	.39

FLARED END SECTION

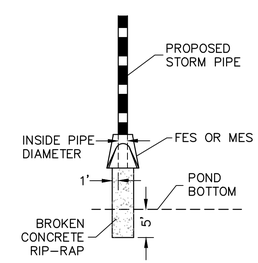
DOT INDEX #270 N.T.S.



*CONNECT PIPES FOR DOUBLE CLEANOUT, OMIT STOPPER.

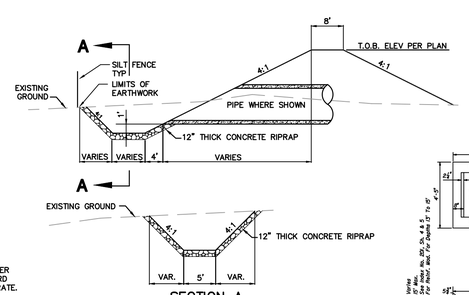
TYPICAL UNDERDRAIN CLEAN-OUT DETAIL

N.T.S.



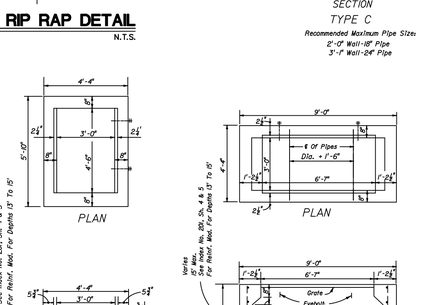
OUTFALL RIP RAP DETAIL

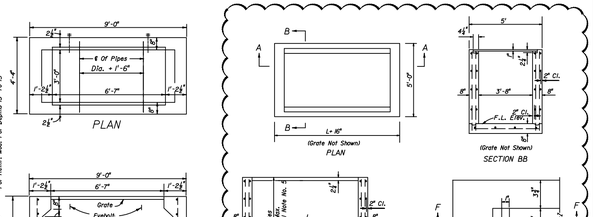
N.T.S.



TYPICAL OUTFALL SUMP DETAIL

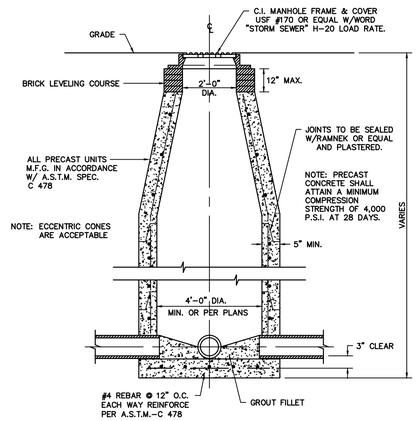
N.T.S.





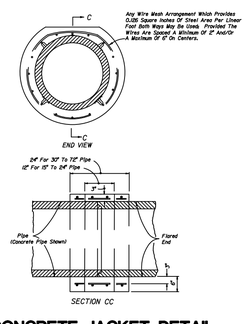
STANDARD TYPE 2 PRECAST CURB INLET

N.T.S.



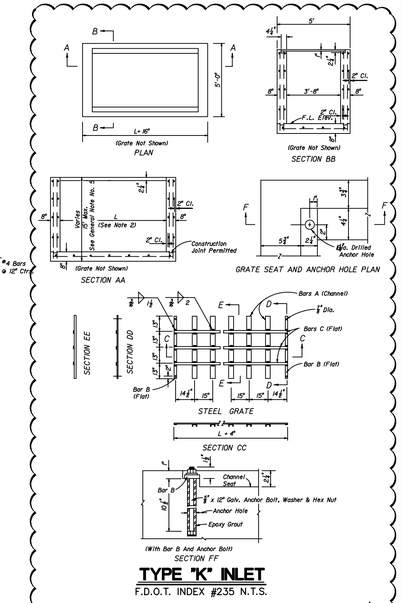
STORM MANHOLE

N.T.S.



CONCRETE JACKET DETAIL

N.T.S.



TYPE "C" INLET

F.D.O.T. INDEX #232 N.T.S.

NOTE: ALL GRATES ARE TO BE CHAINED VIA THE EYE BOLT.

TYPE "D" INLET

F.D.O.T. INDEX #232 N.T.S.

NOTICE: Steel Grates Are Required On Inlets With Traversable Slots And On Inlets where Bicycle Traffic Is Anticipated.

NOTE: ALL GRATES ARE TO BE CHAINED VIA THE EYE BOLT.

TYPE "E" INLET

F.D.O.T. INDEX #232 N.T.S.

NOTES: 1. TYPE "E" (MODIFIED) – ADJUST AS REQUIRED TO ACCEPT PIPE INSTALLATION AS INDICATED

2. ALL GRATES ARE TO BE CHAINED VIA THE EYE BOLT.

TYPE "H" INLET

F.D.O.T. INDEX #232 N.T.S.

NOTE: ALL GRATES ARE TO BE CHAINED VIA THE EYE BOLT.

TYPE "K" INLET

F.D.O.T. INDEX #235 N.T.S.

NOTE: ALL GRATES ARE TO BE CHAINED VIA THE EYE BOLT.

A. FONSO A. BELLUCCI
LICENSE NO. 40044
STATE OF FLORIDA
PROFESSIONAL ENGINEER

JOB NO. 0597-0025 | SCALE 137 | DATE May 2015 | DESIGNED JD | DRAWN TR | CHECKED AB

NO.	DATE	REVISIONS	APP'D
1	5-19-2015	ADDED TYPE K INLET DETAIL	
2	12-12-2014	ADDED UNDERDRAIN C.O. AND DETAILS	
3	12-12-2014	REVISED LOT AND ROADWAY CONFIGURATION PER CLIENT.	

DESIGNED FOR: EPPERSON RANCH, LLC
2502 ROCKY POINT DRIVE, SUITE 1050
TAMPA, FLORIDA 33607
PHONE: (813) 298-6015

PROJECT NAME: PARK PLACE, PHASE 1 (aka EPPERSON RANCH SOUTH, PHASE 1)

SHEET NAME: PAVING, GRADING, AND DRAINAGE DETAILS

FLORIDA DESIGN CONSULTANTS, INC.
THINK IT. ACHIEVE IT.
707 N. FRANKLIN STREET, 6TH FLOOR, TAMPA, FLORIDA 34655
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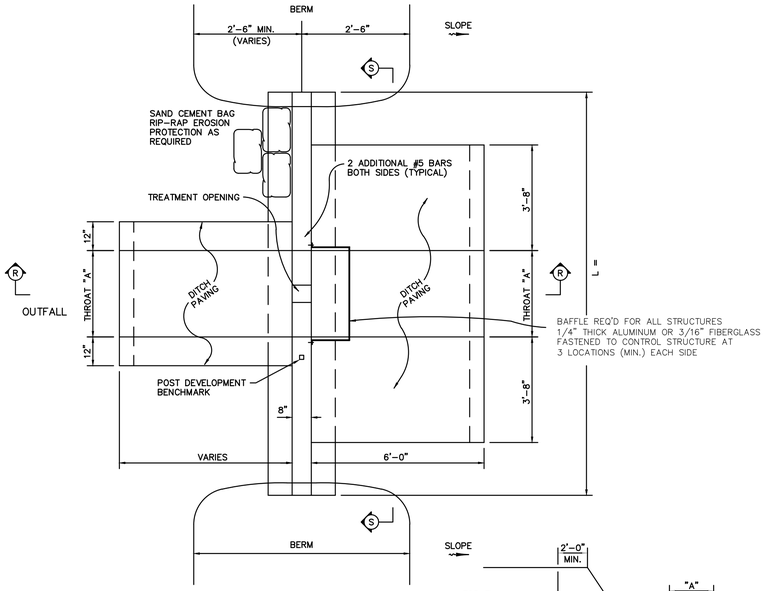
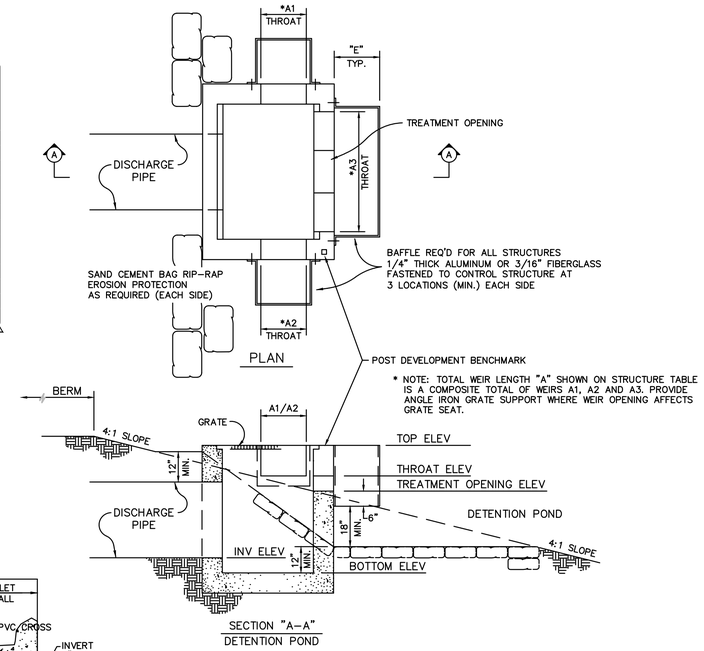


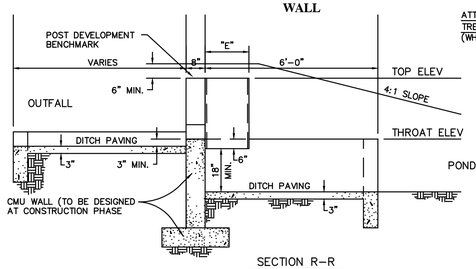
TYPE "CS-1"
WALL

CONTROL STRUCTURE DATA

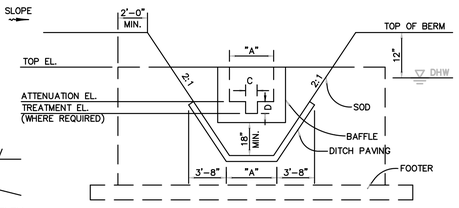
STR. NO.	FDOT BOX TYPE	TOP EL. (FT.)	DISCHARGE PIPE			ATTENUATION AND TREATMENT CONTROLS								REMARKS
			TYPE	SIZE (IN.)	INV. EL. (FT.)	STR. TYPE	ATTENUATION OPENING A	ATTENUATION OPENING B	EL. (FT.)	TREATMENT OPENING C	TREATMENT OPENING D	TREATMENT OPENING E	EL. (FT.)	
CP-180	D	112.90	RCP	24	109.00	CS-6	N/A	N/A	N/A	60"	2-3/4"	12"	110.97	
CP-190	H	110.40	RCP	30	105.50	CS-4	24"	TO TOP	108.50	12"	4"	24"	108.17	BOX SIZE 3'-0" X 6'-7"
CP-240	H	113.50	RCP	54	106.70	CS-4	84"	TO TOP	111.60	13-1/5"	5-1/6"	24"	111.17	BOX SIZE 3'-0" X 6'-7"
CP-250	D	115.60	RCP	36	111.15	CS-4	60"	TO TOP	114.45	20-2/5"	3-2/5"	18"	114.17	
CP-260	H	114.30	RCP	48	108.55	CS-4	120"	TO TOP	112.55	19"	4-1/2"	24"	112.17	BOX SIZE 3'-0" X 6'-7"
CP-390	H	121.50	RCP	42	114.50	CS-3	33-5/8"	TO TOP	119.17	N/A	N/A	30"	N/A	BOX SIZE 3'-0" X 6'-7"
CP-400	D	120.30	RCP	30	115.65	CS-7	30"	10"	118.55	9"	4-1/2"	24"	118.17	
CP-410	H	119.35	RCP	48	113.15	CS-4	78"	TO TOP	117.55	19-1/5"	4-1/2"	24"	117.17	BOX SIZE 3'-0" X 6'-7"
CP-420	H	115.50	RCP	42	109.65	CS-6	N/A	N/A	N/A	39-5/8	8"	24"	113.17	BOX SIZE 3'-0" X 6'-7"
CW-15	H	113.85	RCP	38 X 60	108.05	CS-5	72"	TO TOP	111.79	2-1/2"	2-1/2"	30"	111.27	BOX SIZE 3'-0" X 8'-9" W/ORIFICE
WP-230	WALL	111.60	N/A	N/A	N/A	CS-1	10'-0"	TO TOP	108.60	78"	2-3/4"	36"	108.37	WEIR WALL
WP-270	PAVED	115.60	N/A	N/A	N/A	CS-2	8'-0"	TO TOP	112.70	N/A	N/A	N/A	N/A	
WP-415	PAVED	115.00	N/A	N/A	N/A	CS-2	15'-0"	TO TOP	112.95	1"	1"	36"	111.79	2" PVC w/ CAP AND 1" DIA. ORIFICE



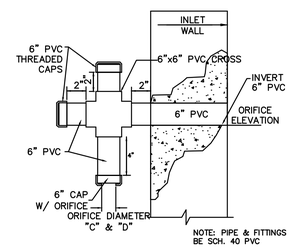
TYPICAL CONTROL STRUCTURE
MODIFIED



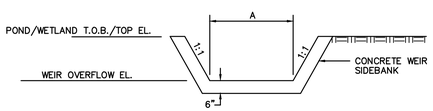
SECTION R-R
DETENTION POND



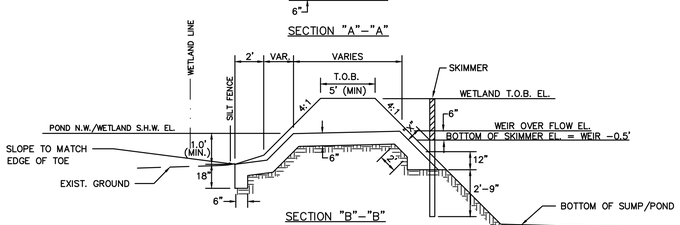
SECTION S-S
NOT TO SCALE



BLEED-DOWN ORIFICE DETAIL
N.T.S.



SECTION "A"-"A"



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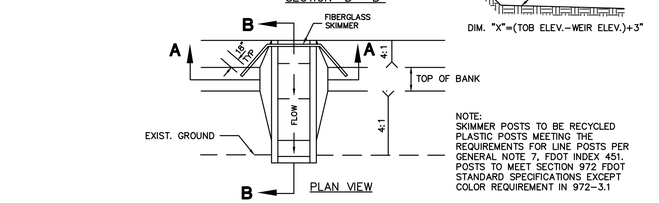
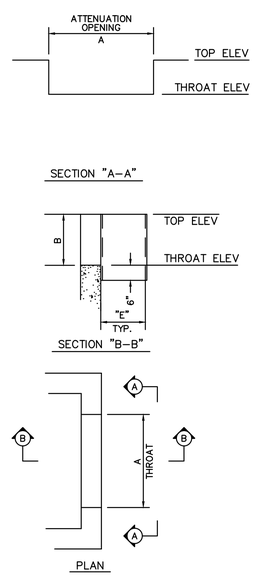
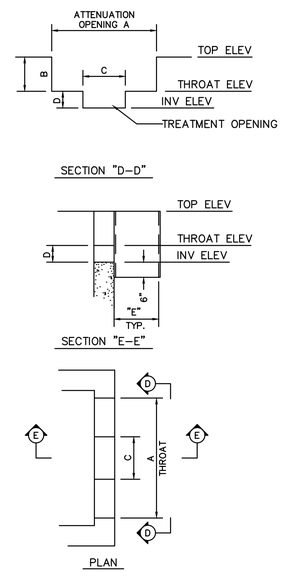


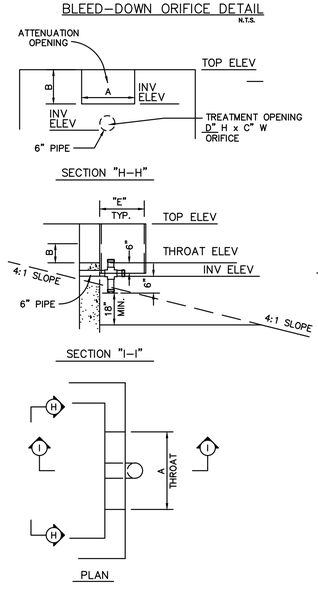
TYPE "CS-2"
CONCRETE DISCHARGE WEIR



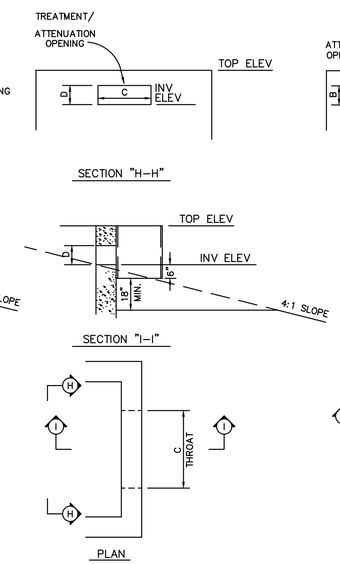
TYPE "CS-3"
OPENING



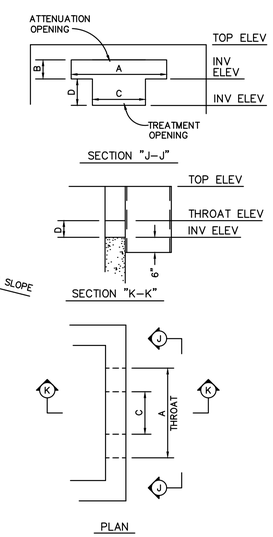
TYPE "CS-4"
OPENING



TYPE "CS-5"
OPENING



TYPE "CS-6"
OPENING



TYPE "CS-7"
OPENING

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A. FONSO A. BELLUCCI
LICENSE NO. 40044
STATE OF FLORIDA
PROFESSIONAL ENGINEER

JOB NO.	DATE	DESIGNED	DRAWN	CHECKED	QC
0597-0025	137	May 2015	JD	TR	AB

NO.	DATE	REVISIONS
1	5-19-2015	REVISED STRUCTURES CP-260 AND CP-410, ADD WP-415 TO CONTROL STRUCTURE TABLE
2	4-17-2015	REVISED CP-420 ATTENUATION OPENING ELEV. TO N/A
3	2-3-2015	REVISIONS PER SWFWMD COMMENTS
4	1-23-2015	REVISIONS PER PASCO CNTY COMMENTS

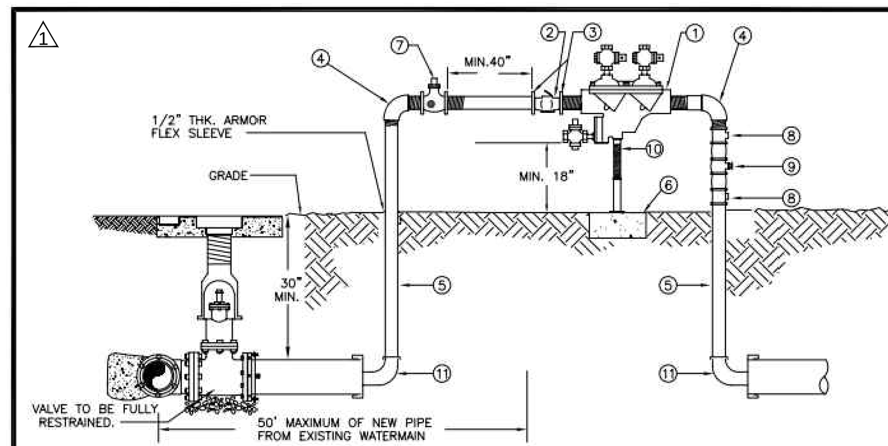
DESIGNED FOR: EPPERSON RANCH, LLC
2502 ROCKY POINT DRIVE, SUITE 1050
TAMPA, FLORIDA 33607
PHONE: (813) 289-8825

PROJECT NAME: PARK PLACE, PHASE 1
(aka EPPERSON RANCH SOUTH, PHASE 1)

SHEET NAME: PAVING, GRADING, AND DRAINAGE DETAILS

K:\137\Proj\Data\ConstDocs\Plans\EPPERSON RANCH SOUTH\PHASE01\137_PH01_DTP4-3.dwg - Jul 08, 2015 @ 8:44am - rdavey

DETAIL 01 — TEMPORARY CONSTRUCTION WATER SERVICE

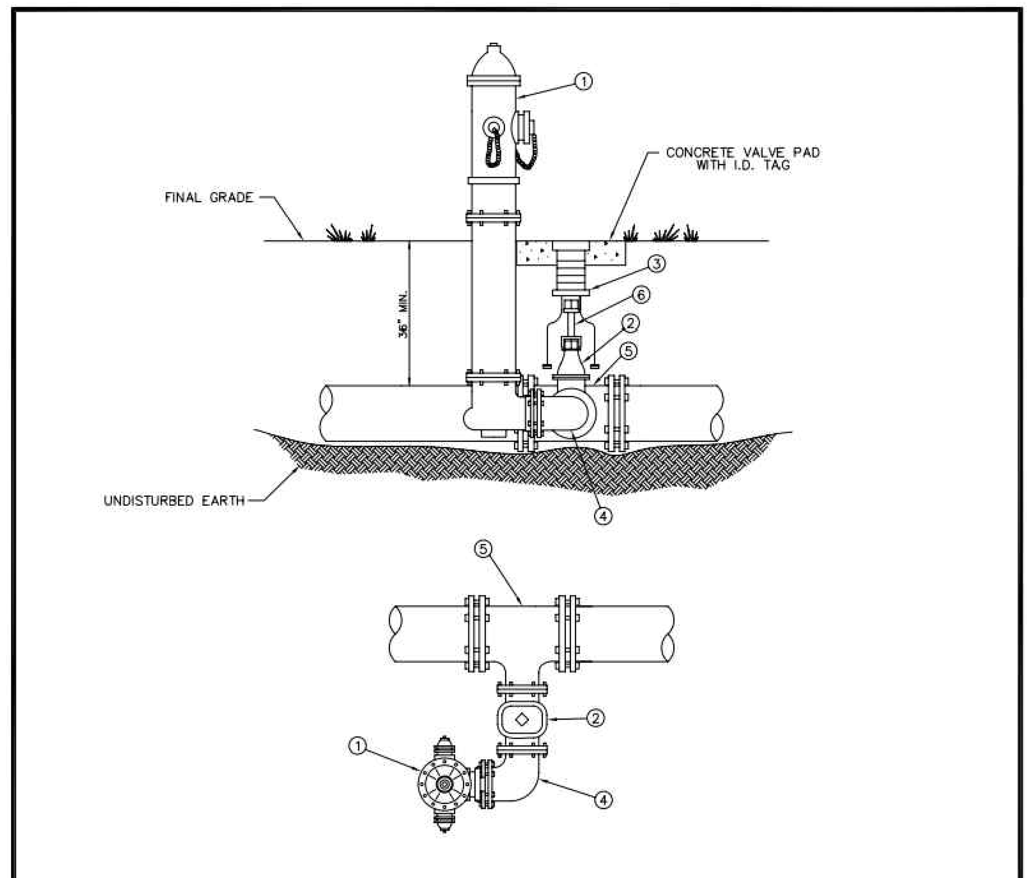


MATERIALS		
ITEM	QUANT.	DESCRIPTION
1	1	2" BACKFLOW PREVENTER ASSEMBLY, REDUCED PRESSURE ZONE
2	1	2" METER FURNISHED BY PASCO COUNTY UTILITIES
3	2	BRASS–METER FLANGES OR ADAPTORS
4	2	2" ELBOWS – GALV. 90°
5	2	2" RISER – GALV.
6	*	CONCRETE SLAB
7	1	2" VALVE – BRASS OR S.S.
8	2	TEE/ VALVES – BRASS OR S.S.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

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

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

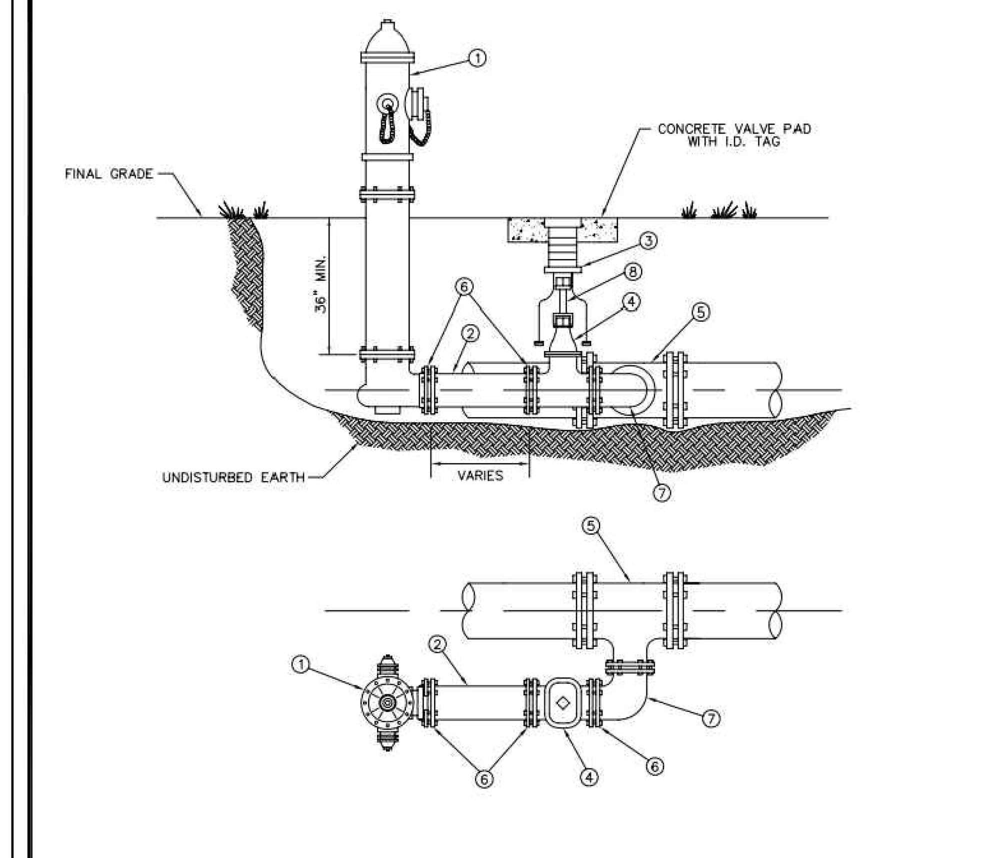
DETAIL 25 — FIRE HYDRANT PARALLEL TO THE MAIN



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

CREATED 02/24/03 REVISED
FIRE HYDRANT PARALLEL TO THE MAIN
PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN PCU APPROVAL
PASCO COUNTY UTILITIES — DETAIL 25

DETAIL 26 — FIRE HYDRANT PARALLEL TO THE MAIN

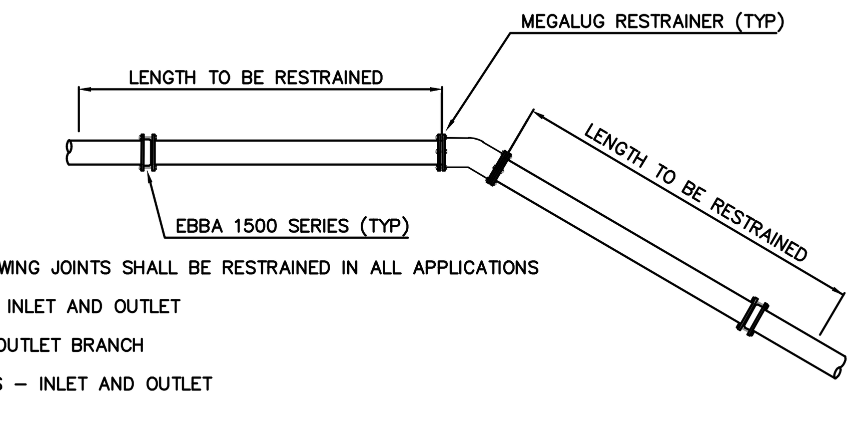


MATERIALS		
ITEM	QUANT.	DESCRIPTION
1	1	HYDRANT, FIRE (5 1/4" VALVE MIN.), PAINTED YELLOW
2	*	6" PIPE, P.V.C. (DR–18)
3	1	BOX, VALVE SLIP TYPE
4	1	6" VALVE, GATE, M.J. RESILIENT WEDGE
5	1	TEE, ANCHORING, M.J.
6	*	6" RESTRAINER GLAND (MEGALUG)
7	1	BEND, ANCHORING, D.I.
8	*	VALVE EXTENSION ROD, AS NECESSARY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

CREATED 02/24/03 REVISED
FIRE HYDRANT PARALLEL TO THE MAIN
PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN PCU APPROVAL
PASCO COUNTY UTILITIES — DETAIL 26

P.V.C. PIPE RESTRAINT

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

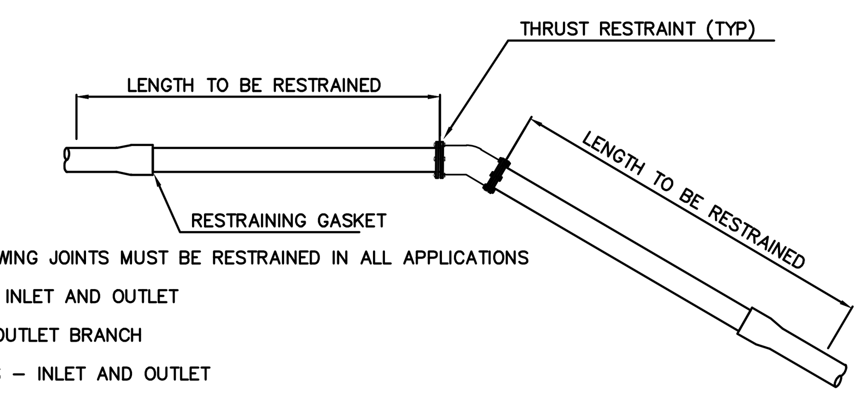


THE FOLLOWING JOINTS SHALL BE RESTRAINED IN ALL APPLICATIONS

1. BEND – INLET AND OUTLET
2. TEE – OUTLET BRANCH
3. OFFSETS – INLET AND OUTLET
4. CAPS
5. PLUGS
6. LAST TWO (2) JOINTS ON A DEAD END RUN (MIN 36')
7. LAST TWO (2) JOINTS ON A HYDRANT RUNOUT (MIN 36')

DUCTILE IRON PIPE RESTRAINT

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



THE FOLLOWING JOINTS MUST BE RESTRAINED IN ALL APPLICATIONS

1. BEND – INLET AND OUTLET
2. TEE – OUTLET BRANCH
3. OFFSETS – INLET AND OUTLET
4. CAPS
5. PLUGS
6. DEAD END RUN
7. HYDRANT RUNOUT

PIPE RESTRAINT LENGTHS IN FEET COMMON FITTINGS

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

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

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

CREATED 02/24/03 REVISED
RESTRAINED JOINT TABLE COMMON FITTINGS
PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN PCU APPROVAL
PASCO COUNTY UTILITIES — DETAIL 31

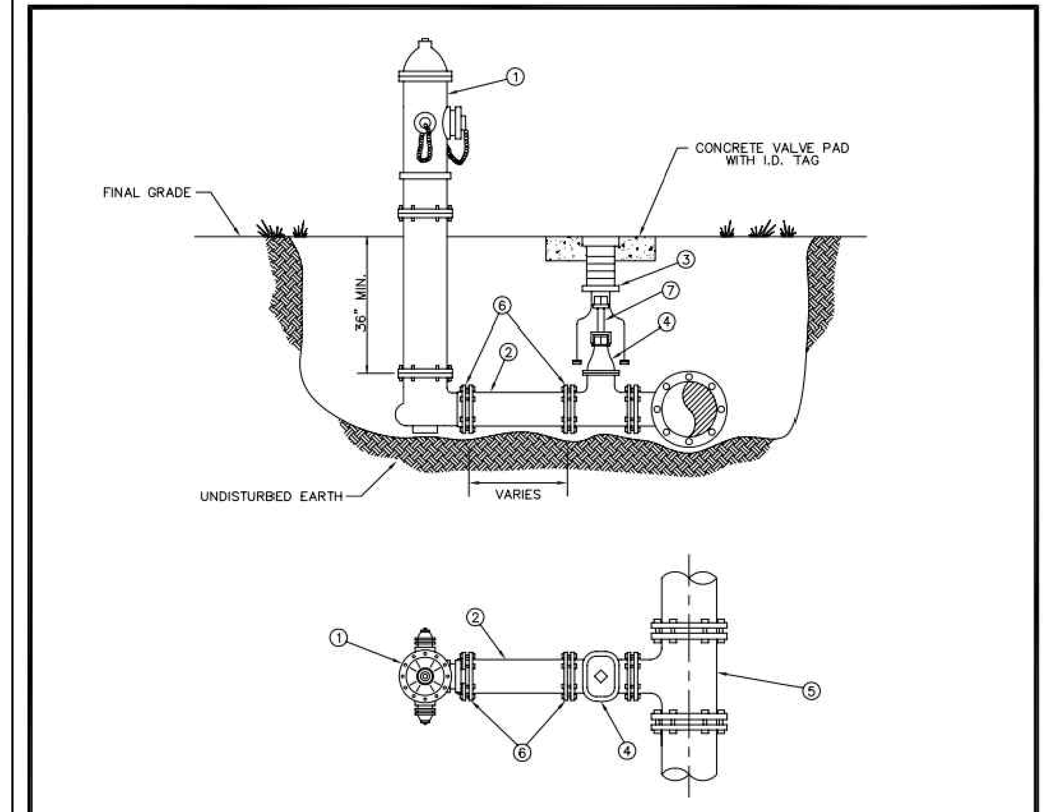
PIPE RESTRAINT LENGTHS IN FEET TEES (BRANCH SIDE)

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

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

CREATED 02/24/03 REVISED
RESTRAINED JOINT TABLE TEES (BRANCH SIDE)
PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN PCU APPROVAL
PASCO COUNTY UTILITIES — DETAIL 32

DETAIL 27 — FIRE HYDRANT PERPENDICULAR TO THE MAIN



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

CREATED 02/24/03 REVISED
FIRE HYDRANT PERPENDICULAR TO THE MAIN
PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN PCU APPROVAL
PASCO COUNTY UTILITIES — DETAIL 27

⚠1 POTABLE WATER/SANITARY SEWER CLEARANCE REQUIREMENTS

Vertical Clearance at Crossings:

Gravity sewers or force mains crossing under water mains shall be laid to provide a minimum vertical distance of 18 inches between the invert of the upper pipe and the crown of the lower pipe. The crossing shall be arranged so that the sewer joints and water joints will be equidistant from the point of crossing with no less than 10 feet between any two joints. Where the minimum 18–in. separation cannot be maintained, one of the following methods of protection shall be utilized:

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

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

Horizontal Separation Between Parallel Lines:

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

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

POTABLE WATER/STORM SEWER CLEARANCE REQUIREMENTS

PARALLEL INSTALLATION

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

CROSSINGS

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

STORM SEWER MANHOLES

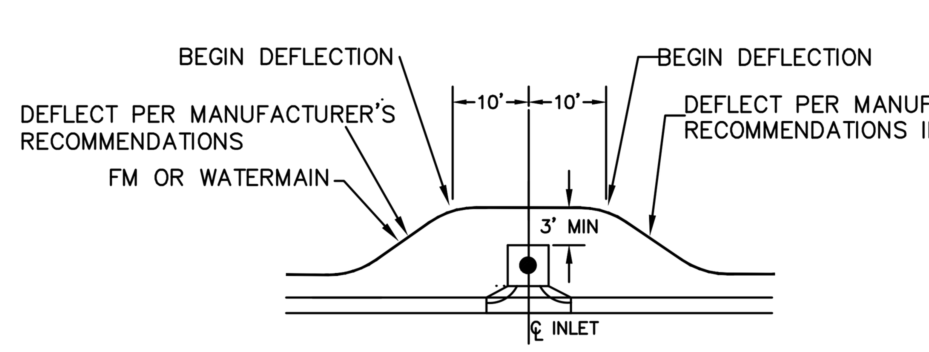
No water pipe shall pass through or come in contact with any part of a storm sewer manhole.

ANGULAR DEFLECTION:

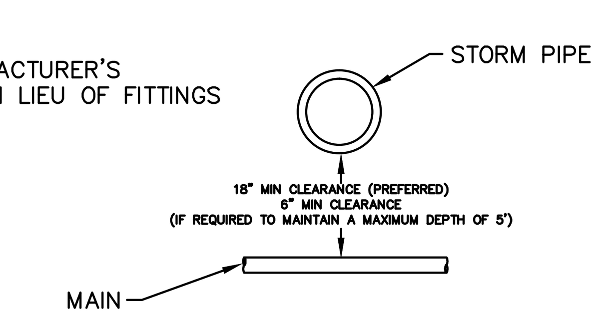
NOTE: NO DEFLECTION SHALL BE ALLOWED AT THE JOINT. PIPE CURVATURE SHOULD BE ACCOMPLISHED BY BENDING THE PIPE RATHER THAN DEFLECTING THE JOINTS. THE BENT PIPE IS ASSUMED TO FORM A TRUE ARC, I.E. THE PIPE IS CURVED UNIFORMLY THROUGHOUT ITS LENGTH AS FOLLOWS:

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

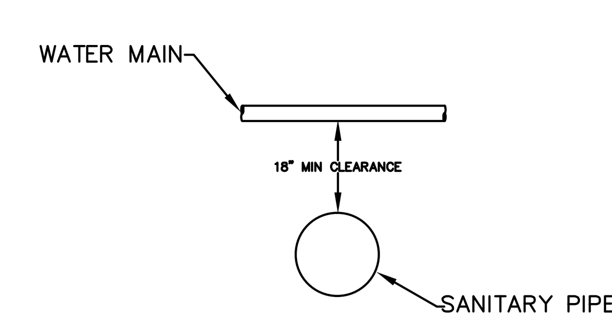
*VERIFY WITH PIPE MANUFACTURER



DETAIL "A"



DETAIL "B"



DETAIL "C"

STATE OF FLORIDA PROFESSIONAL ENGINEER — ALFONSO A. BELLUCCIA — LICENSE NO. 40044

JOB NO.	0597-0025
EPN	137
DATE	May 2015
DESIGNED	JD
DRAWN	TR
CHECKED	AB
Q.C.	

NO.	DATE	REVISIONS	APP'D BY
⚠1	12-3-2014	ADDED TEMP. CONNECTION WATER SERVICE DETAIL AND CLEARANCE REQUIREMENTS.	

DESIGNED FOR: EPPERSON RANCH, LLC
2502 ROCKY POINT DRIVE, SUITE 1050
TAMPA, FLORIDA 33607
PHONE: (813) 288-8078

PROJECT NAME: PARK PLACE, PHASE 1 (aka EPPERSON RANCH SOUTH, PHASE 1)

SHEET NAME: UTILITY DETAILS

FLORIDA DESIGN CONSULTANTS, INC.
— THINK IT. ACHIEVE IT. —
707 N. FRANKLIN STREET, 6TH FLOOR, TAMPA, FLORIDA 34655
PHONE: (800) 532 - 1047 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM C.A. NO. 7421

SHEET 57 OF 63

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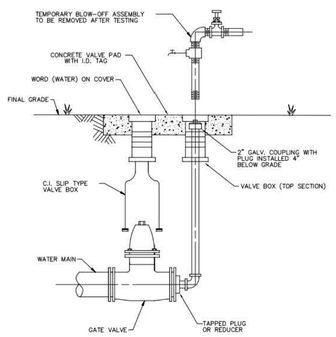
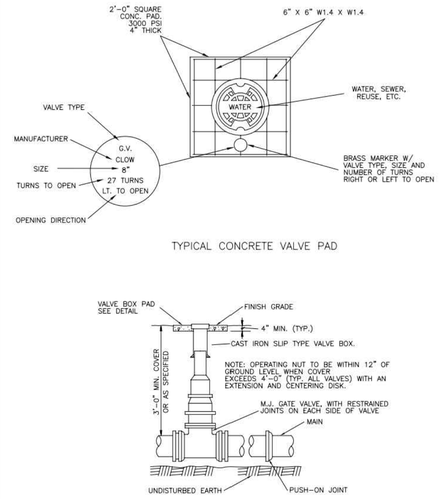


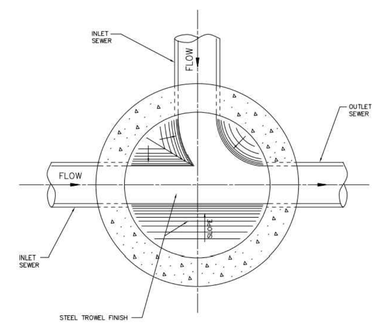
NOTES:
- MECHANICAL JOINTS/UNDERGROUND PIPING SHALL BE RESTRAINED AS SPECIFIED IN JOINT RESTRAINT TABLE (DETAIL 46)
- VALVE EXTENSION ROD SHALL BE UTILIZED, AS NECESSARY, SO THAT VALVE OPERATING NUT IS A MAXIMUM OF 3' BELOW GRADE.

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

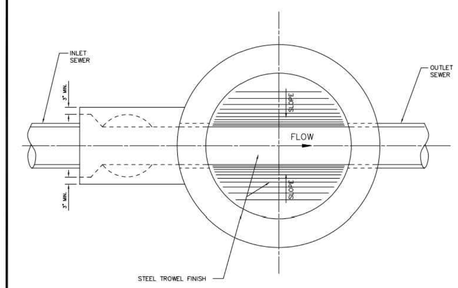


TYPICAL CONCRETE VALVE PAD

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



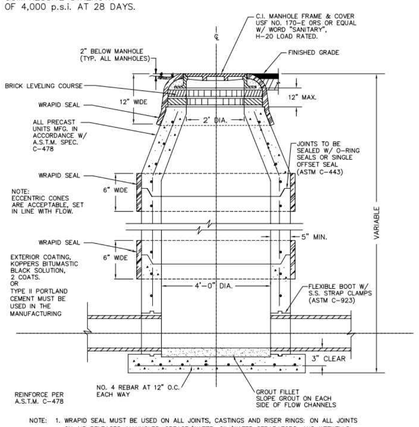
CREATED 02/24/03 REVISED	STANDARD MANHOLE (BENCH AND INVERTS)	PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN PCU APPROVAL
	PASCO COUNTY UTILITIES	DETAIL 39



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

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

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



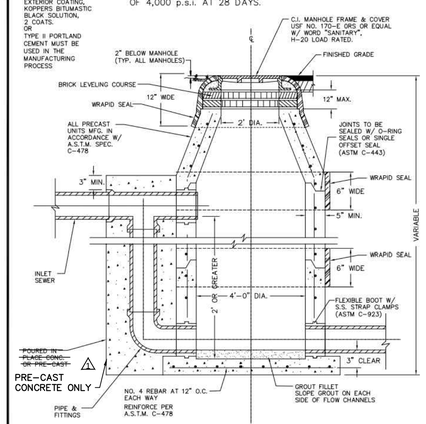
NOTE:
1. WRAPID SEAL MUST BE USED ON ALL JOINTS, CASTINGS AND RISER RINGS: ON ALL JOINTS ON AIR RELEASES, MANHOLES, GREASE/WATER, OIL/WATER SEPARATORS, AND WETWELLS.
2. WRAPID SEAL MUST BE USED IN ACCORDANCE WITH MANUFACTURES RECOMMENDATIONS.
3. PASCO COUNTY SHALL HAVE THE OPTION OF SPECIFYING THE TYPE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

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

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

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

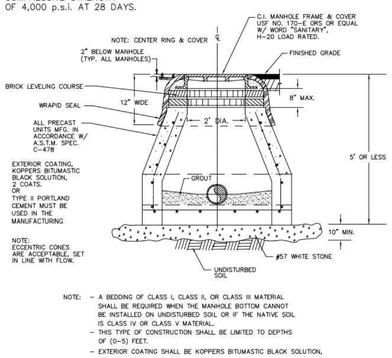
NOTE:
PRECAST CONCRETE SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 4,000 p.s.i. AT 28 DAYS.



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

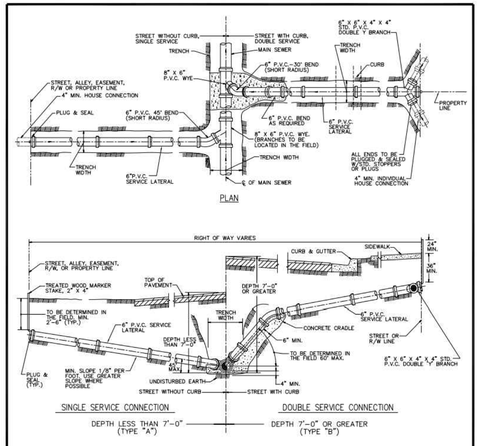
CREATED 02/24/03 REVISED	DROP MANHOLE	PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN PCU APPROVAL
	PASCO COUNTY UTILITIES	DETAIL 42

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



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

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



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

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

ANTONIO A. BELLUCCI
LICENSE NO. 40044
STATE OF FLORIDA
PROFESSIONAL ENGINEER

JOB NO.	0597-0025
SPN	137
DATE	May 2015
DESIGNED	JD
DRAWN	TR
CHECKED	AB
QC	

NO.	DATE	REVISIONS	APP'D
1	01-28-2015	REVISED DETAIL 42, PER PASCO COUNTY	

DESIGNED FOR: EPPERSON RANCH, LLC
2502 ROCKY POINT DRIVE, SUITE 1050
TAMPA, FLORIDA 33607
PHONE: (813) 289-8670

PROJECT NAME: PARK PLACE, PHASE 1 (aka EPPERSON RANCH SOUTH, PHASE 1)

SHEET NAME: UTILITY DETAILS

FLORIDA DESIGN CONSULTANTS, INC.
THINK IT. ACHIEVE IT.
707 N. FRANKLIN STREET, 6TH FLOOR, TAMPA, FLORIDA 34655
PHONE: (800) 532-1047 FAX: (727) 848-3648 WWW.FLDESIGN.COM C.A. NO. 7421

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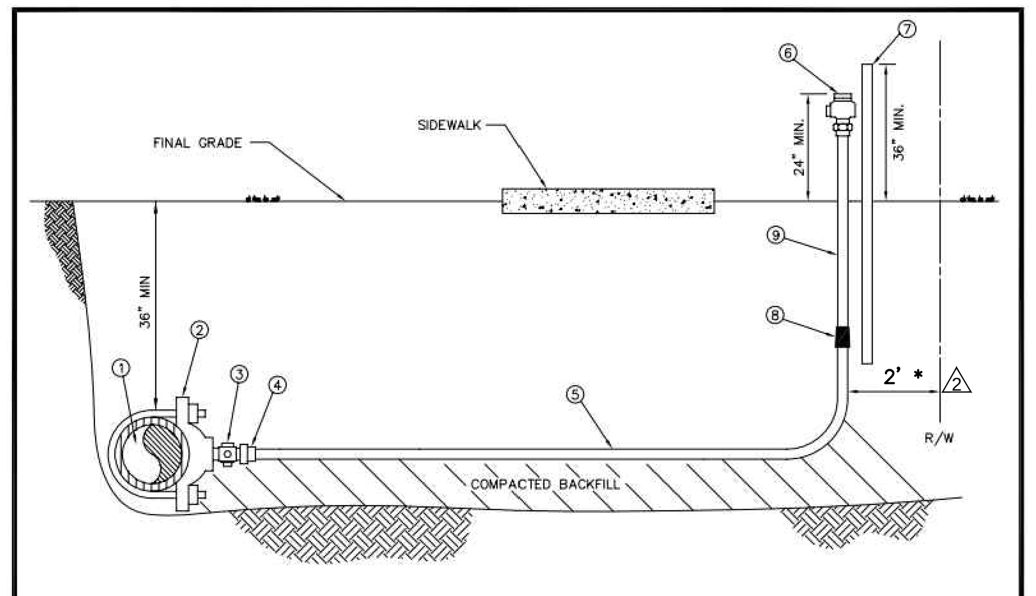


MATERIALS		
ITEM	QUANT.	DESCRIPTION
1	*	PIPE, PVC (DR-18) OR D.I.P.
2	1	SADDLE, SERVICE W/ 1" F.I.P. THREAD
3	1	1" CORPORATION (M.I.P. x COMP.)
4	1	1" INSERT (STAINLESS STEEL)
5	*	1" TUBING, POLYETHYLENE
6	1	3/4" WATER OR 1" REUSE CURB STOP BALL
		VALVE W/ LOCK WINGS (F.I.P. x COMP.)
7	1	2" x 4" P.T.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

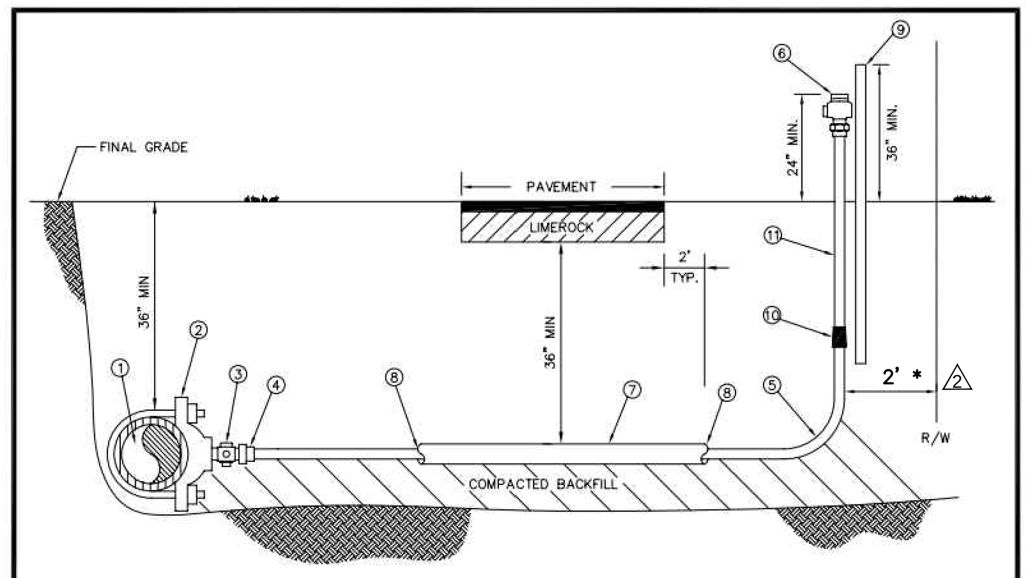
NOTES:
- ALL FITTINGS FOR POLYETHYLENE TUBING ARE BRASS COMPRESSION TYPE.
- A VALVE BOX MAY BE REQUIRED AS SPECIFIED BY THE ENGINEER.
- CURB STOP TO TERMINATE 24" ABOVE GROUND AT R/W LINE.
- REUSE CURB STOPS = 1" / WATER CURB STOPS = 3/4"
- TUBING TO BE YARDLEY 3406 OR EQUAL.
- SADDLES 2" – 3" TO BE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

CREATED 02/24/03
REVISED

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

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

PASCO COUNTY UTILITIES — DETAIL 17



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

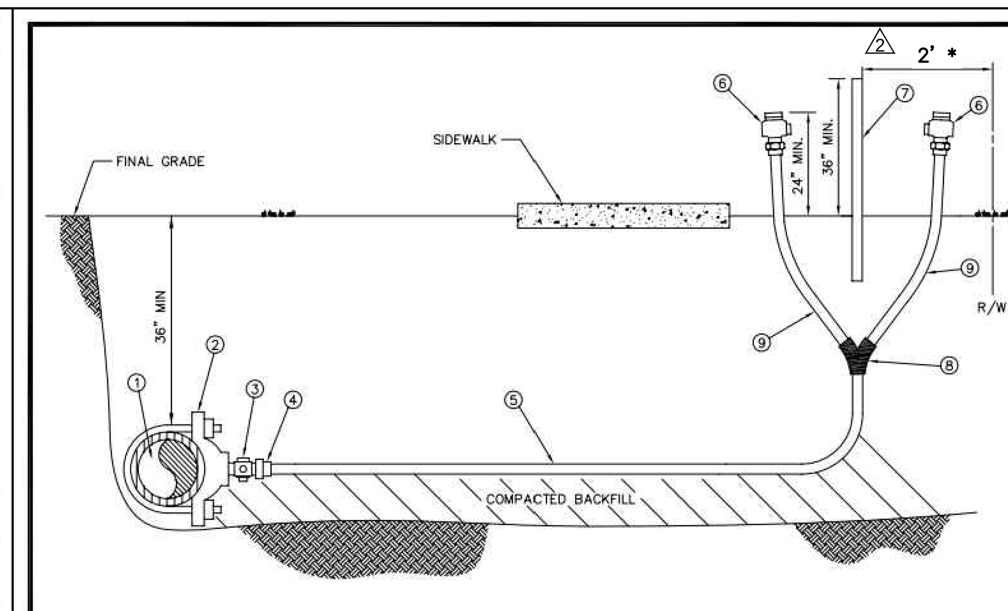
NOTES:
- ALL FITTINGS FOR POLYETHYLENE TUBING ARE BRASS COMPRESSION TYPE.
- A VALVE BOX MAY BE REQUIRED AS SPECIFIED BY THE ENGINEER.
- CURB STOP TO TERMINATE 24" ABOVE GROUND AT R/W LINE.
- REUSE CURB STOPS = 1" / WATER CURB STOPS = 3/4"
- TUBING TO BE YARDLEY 3406 OR EQUAL.
- SADDLES 2" – 3" TO BE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

CREATED 02/24/03
REVISED

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

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

PASCO COUNTY UTILITIES — DETAIL 18



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

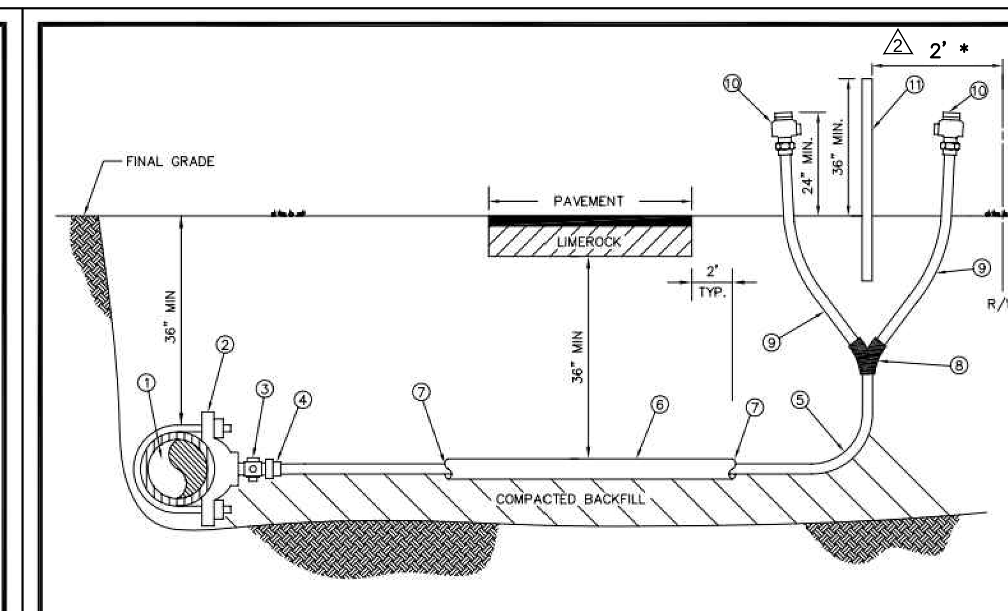
NOTES:
- ALL FITTINGS FOR POLYETHYLENE TUBING ARE BRASS COMPRESSION TYPE.
- A VALVE BOX MAY BE REQUIRED AS SPECIFIED BY THE ENGINEER.
- CURB STOP TO TERMINATE 24" ABOVE GROUND AT R/W LINE.
- REUSE CURB STOPS = 1" / WATER CURB STOPS = 3/4"
- TUBING TO BE YARDLEY 3406 OR EQUAL.
- SADDLES 2" – 3" TO BE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

CREATED 02/24/03
REVISED

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

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

PASCO COUNTY UTILITIES — DETAIL 19



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

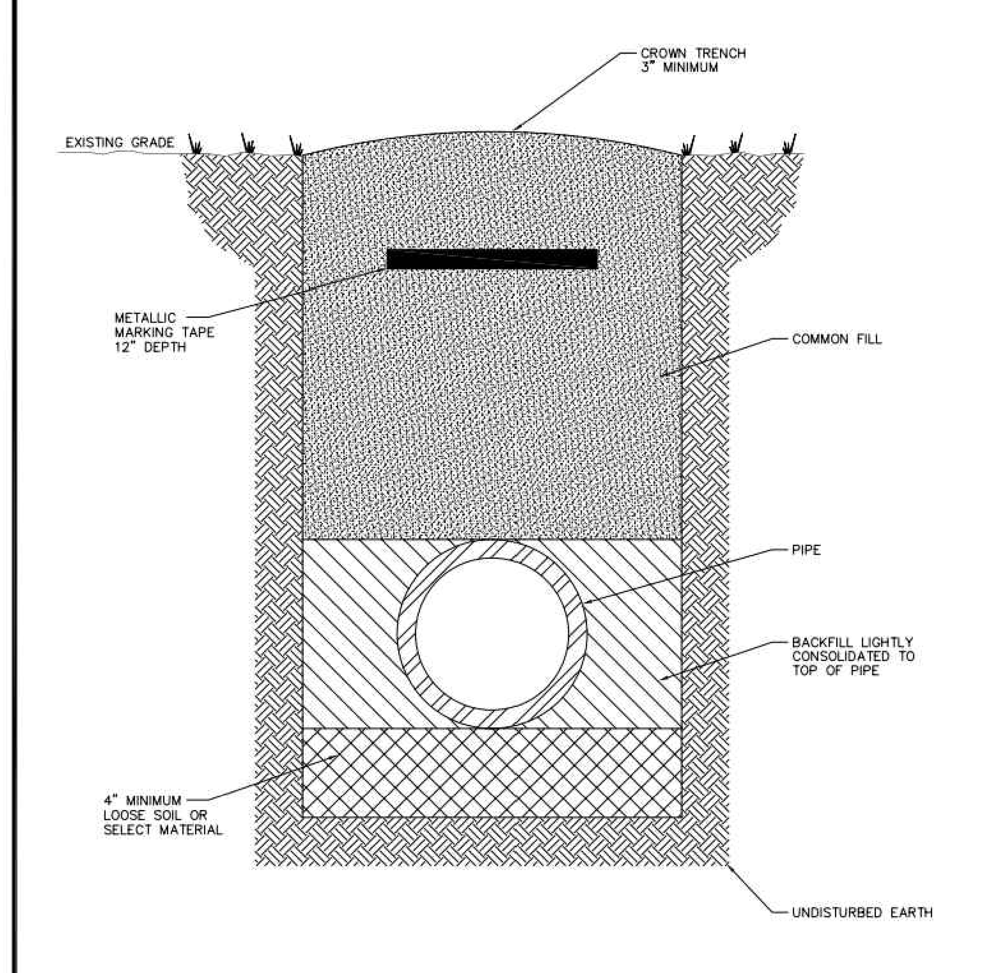
NOTES:
- ALL FITTINGS FOR POLYETHYLENE TUBING ARE BRASS COMPRESSION TYPE.
- A VALVE BOX MAY BE REQUIRED AS SPECIFIED BY THE ENGINEER.
- CURB STOP TO TERMINATE 24" ABOVE GROUND AT R/W LINE.
- REUSE CURB STOPS = 1" / WATER CURB STOPS = 3/4"
- TUBING TO BE YARDLEY 3406 OR EQUAL.
- SADDLES 2" – 3" TO BE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

CREATED 02/24/03
REVISED

WATER AND REUSE LATERAL SERVICE 3/4"
(DOUBLE – FAR SIDE)
POLYETHYLENE TUBING

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

PASCO COUNTY UTILITIES — DETAIL 20



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.

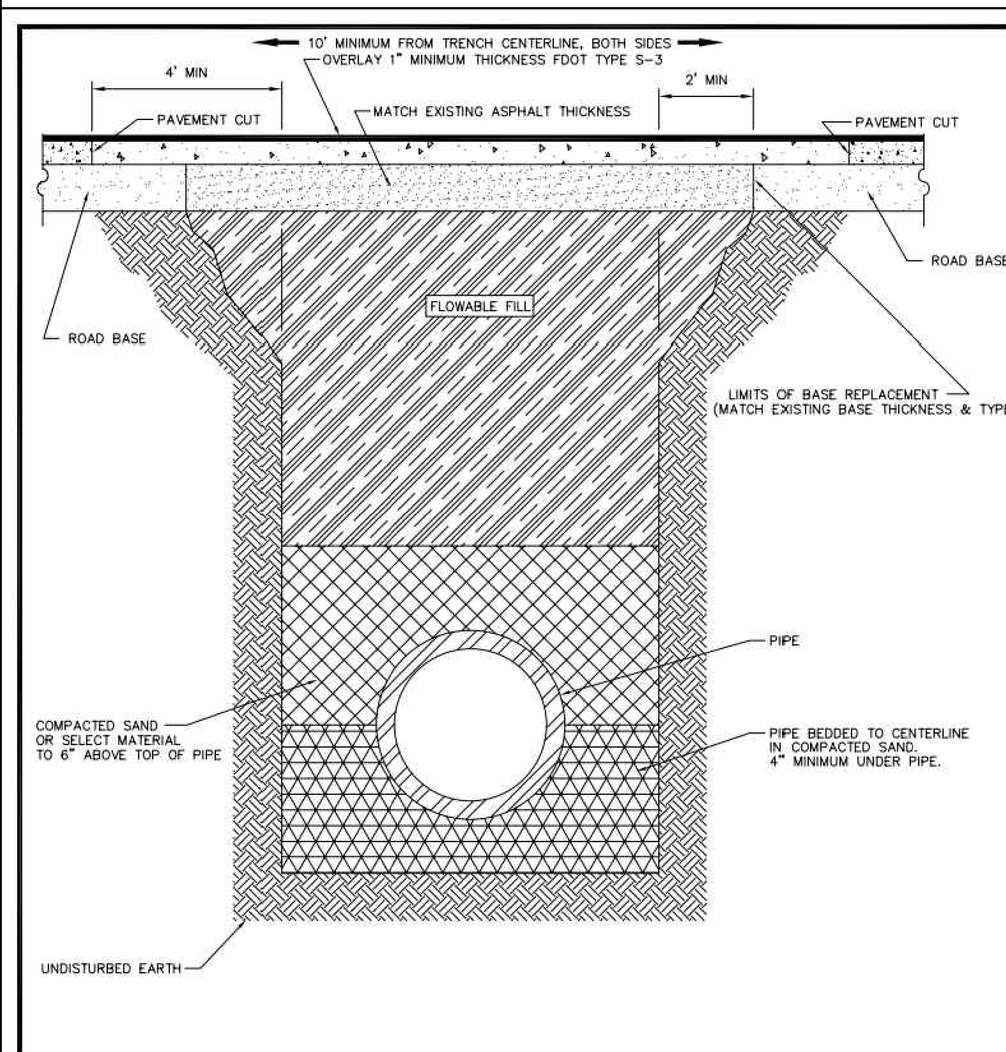
NTS

CREATED 02/24/03
REVISED

PIPE LAYING CONDITIONS
STANDARD UNPAVED AREAS

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

PASCO COUNTY UTILITIES — DETAIL 35



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

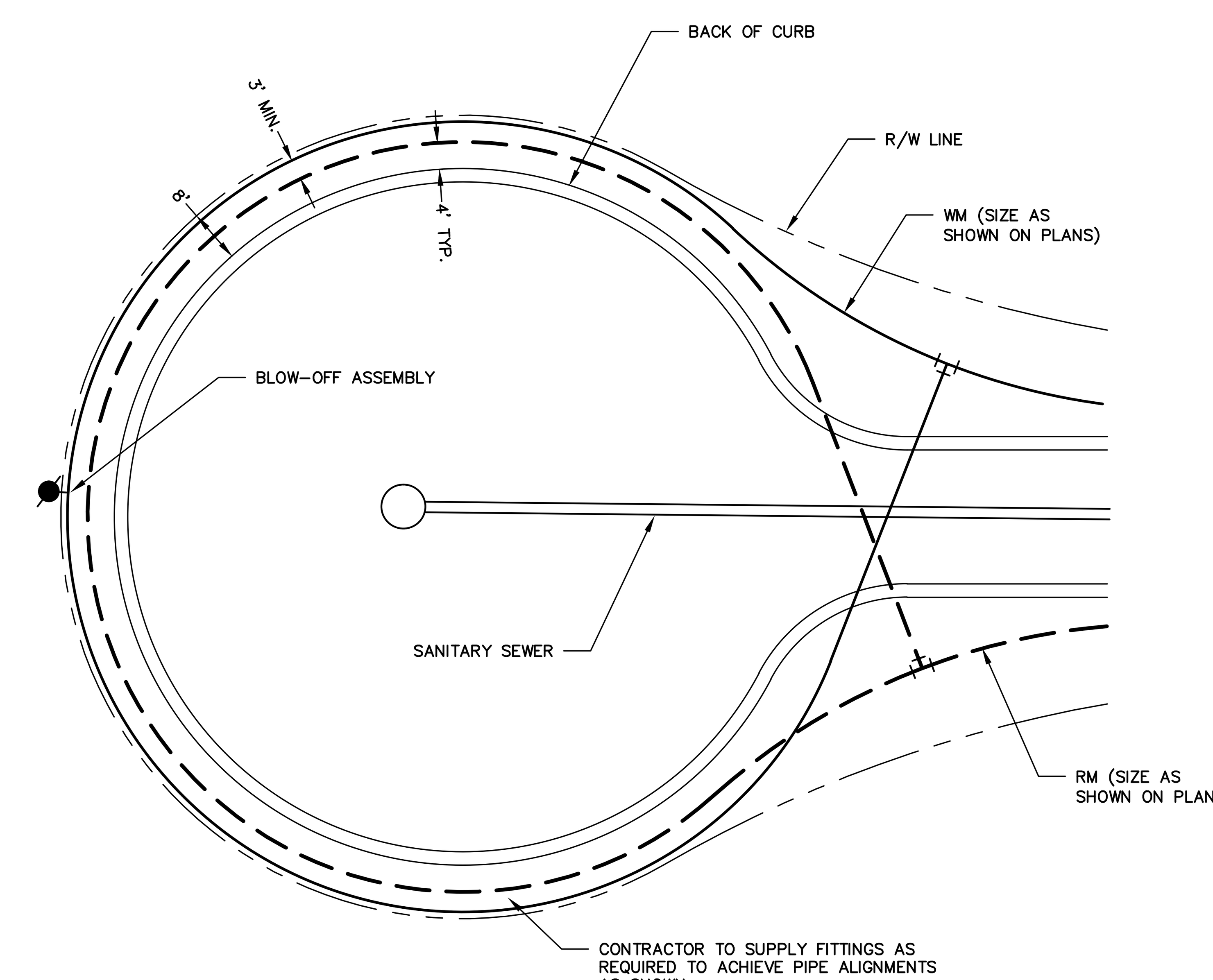
NTS

CREATED 03/06/03
REVISED

PIPE LAYING CONDITIONS
FLOWABLE FILL BACKFILL
STANDARD EXISTING PAVED AREAS & ROADWAYS

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

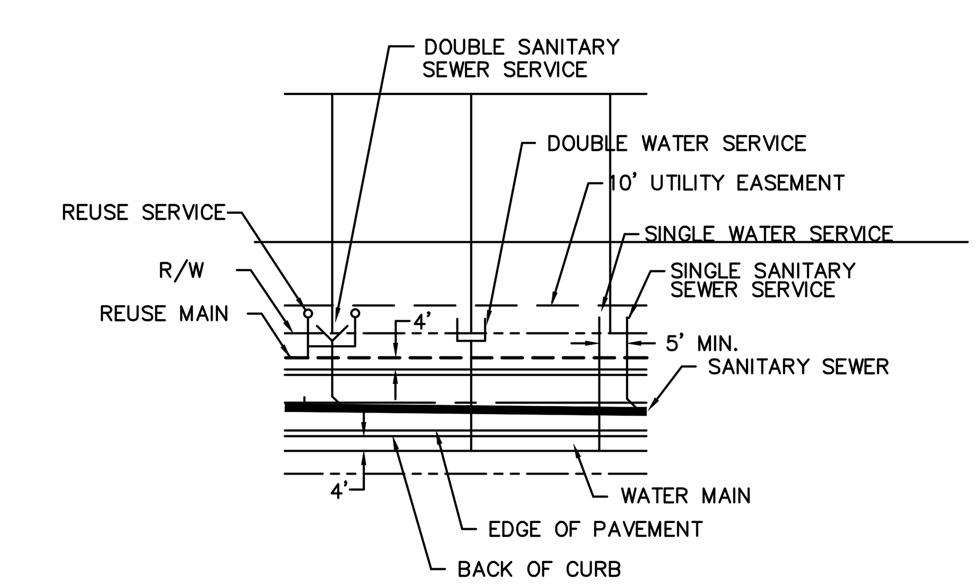
PASCO COUNTY UTILITIES — DETAIL 36



TYPICAL CUL-DE-SAC DETAIL

N.T.S.

* – 3' REDUCED TO 2' IN ORDER TO ENSURE THAT THE METER IS WITHIN THE EASEMENT.



TYPICAL UTILITY SERVICES

N.T.S.

NOTE:
SANITARY SEWER SERVICES: THE "Y" FOR DOUBLE SANITARY SEWER SERVICES LOCATED AT LOT LINES SHALL BE PLACED 4.0 FEET (TYPICAL) INTO THE RIGHT-OF-WAY TO ALLOW FOR POTENTIAL POWER COMPANY APPURTENANCES THAT WILL BE CONSTRUCTED JUST OUTSIDE THE RIGHT-OF-WAY LINE WITHIN THE 10.0 FOOT UTILITY EASEMENT.

ALFONSO A. BELLUCCIA — LICENSE NO. 40044 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

JOB NO.	EPN	DATE	DESIGNED	DRAWN	CHECKED	Q.C.
0597-0025	137	May 2015	JD	TR	AB	

NO.	DATE	REVISIONS	APP'D BY
2	12-12-2014	REVISED PER PASCO COUNTY COMMENTS	
1	12-3-2014	ADDED CUL-DE-SAC DETAIL.	

DESIGNED FOR: **EPPERSON RANCH, LLC**
2502 ROCKY POINT DRIVE, SUITE 1050
TAMPA, FLORIDA 33607
PHONE: (813) 288-8078

PROJECT NAME: **PARK PLACE, PHASE 1 (aka EPPERSON RANCH SOUTH, PHASE 1)**

SHEET NAME: **UTILITY DETAILS**

FLORIDA DESIGN CONSULTANTS, INC.
THINK IT. ACHIEVE IT.
707 N. FRANKLIN STREET, 6TH FLOOR, TAMPA, FLORIDA 34655
PHONE: (800) 532-1047 FAX: (727) 848-3648 WWW.FLDESIGN.COM C.A. NO. 7421

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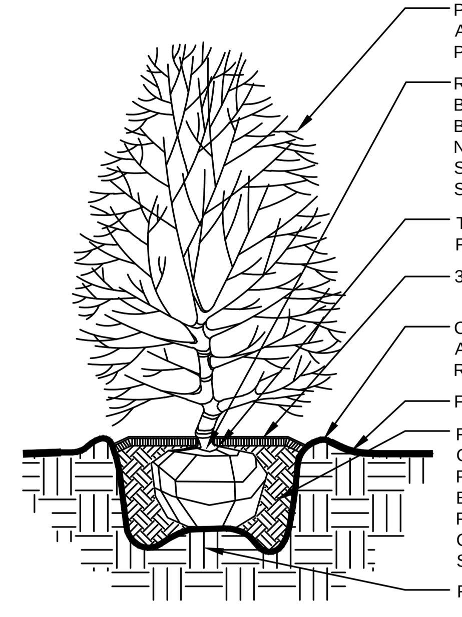
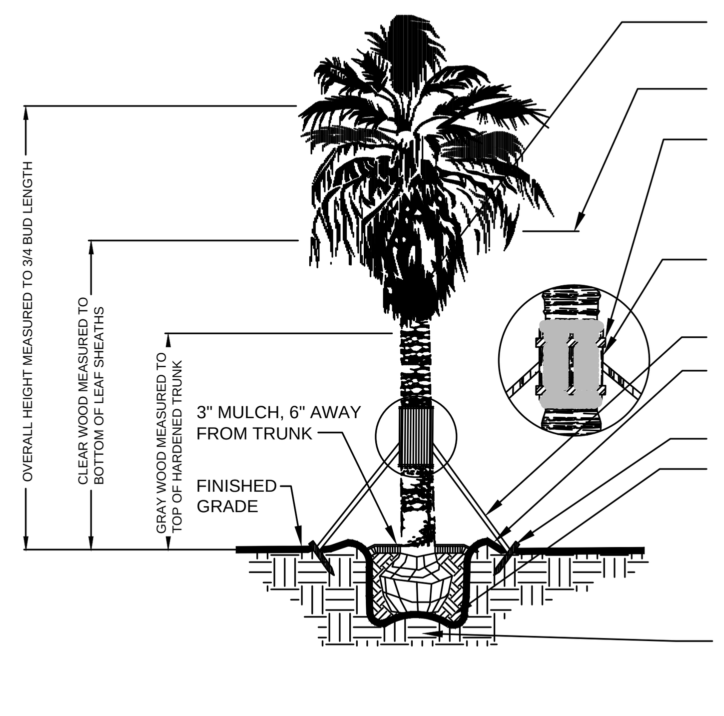
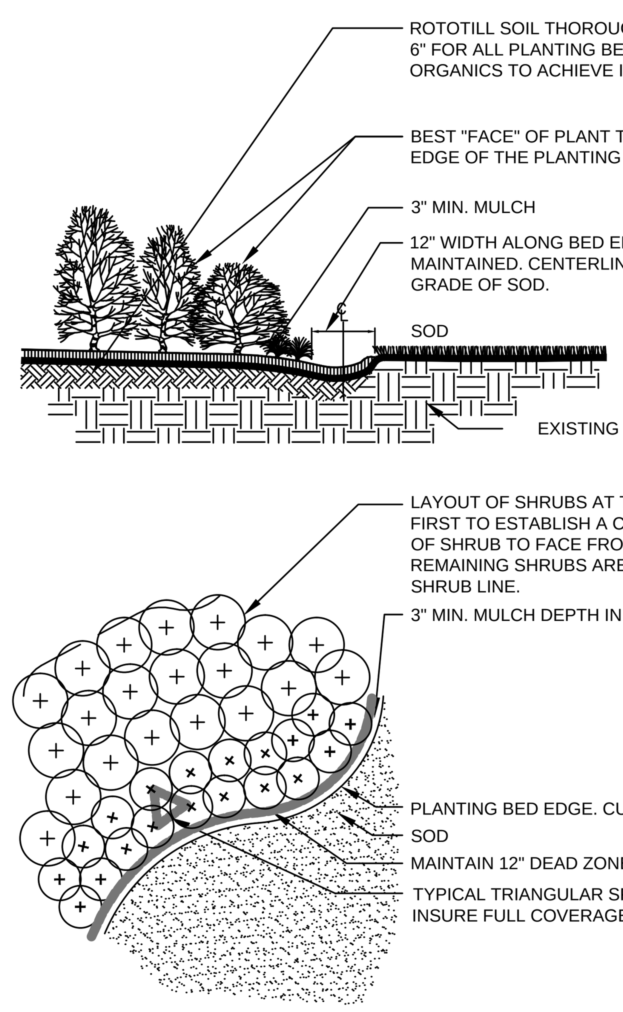


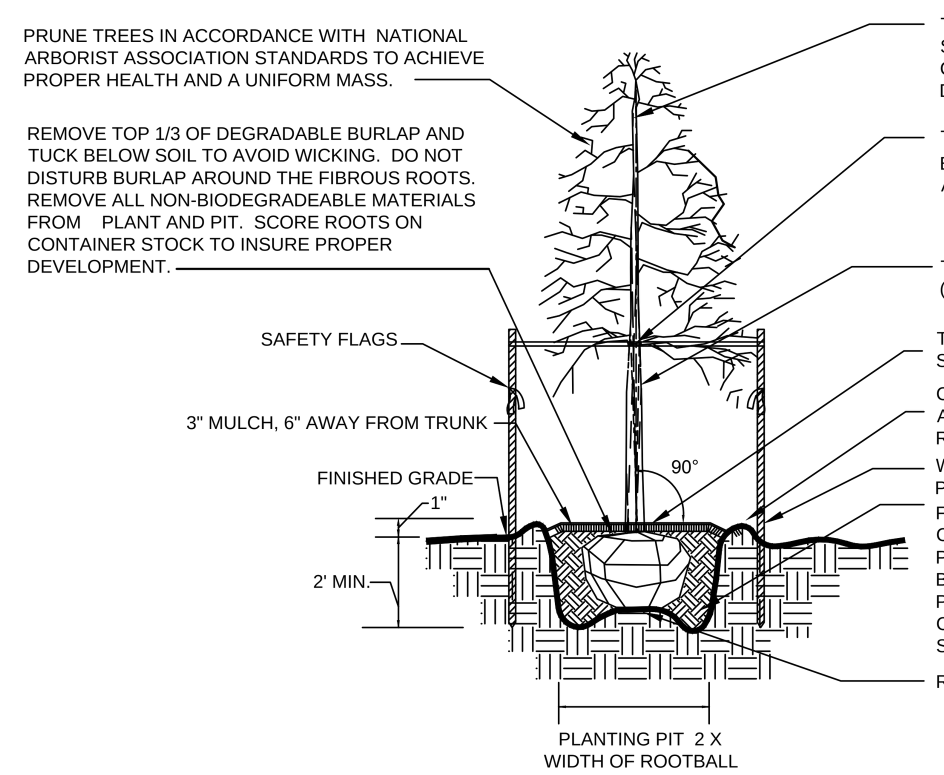
1 TYPICAL SHRUB PIT PLANTING
N.T.S.



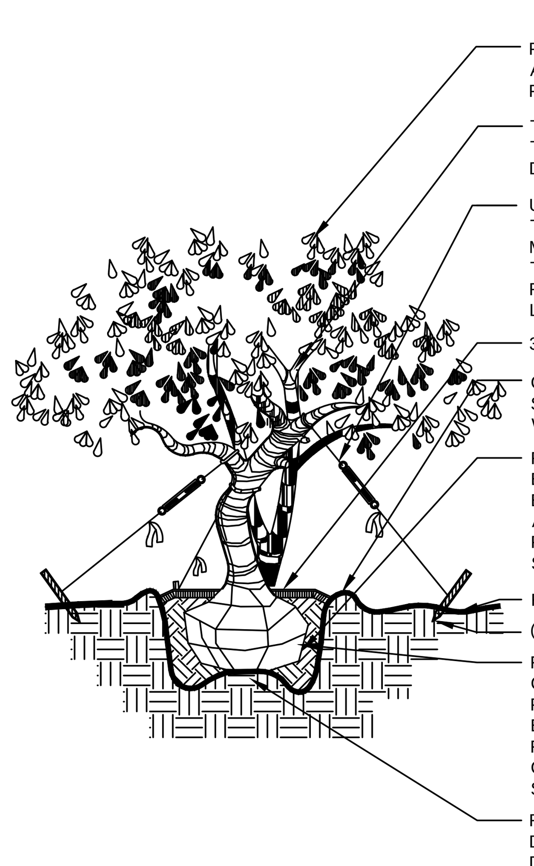
2 TYPICAL PALM TREE PLANTING
N.T.S.



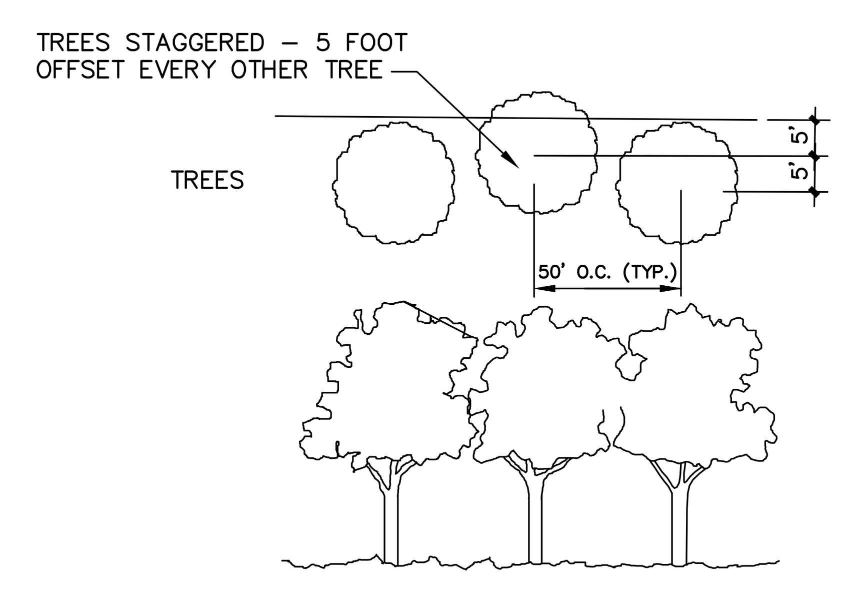
3 TYPICAL SHRUB BED PLANTING
N.T.S.



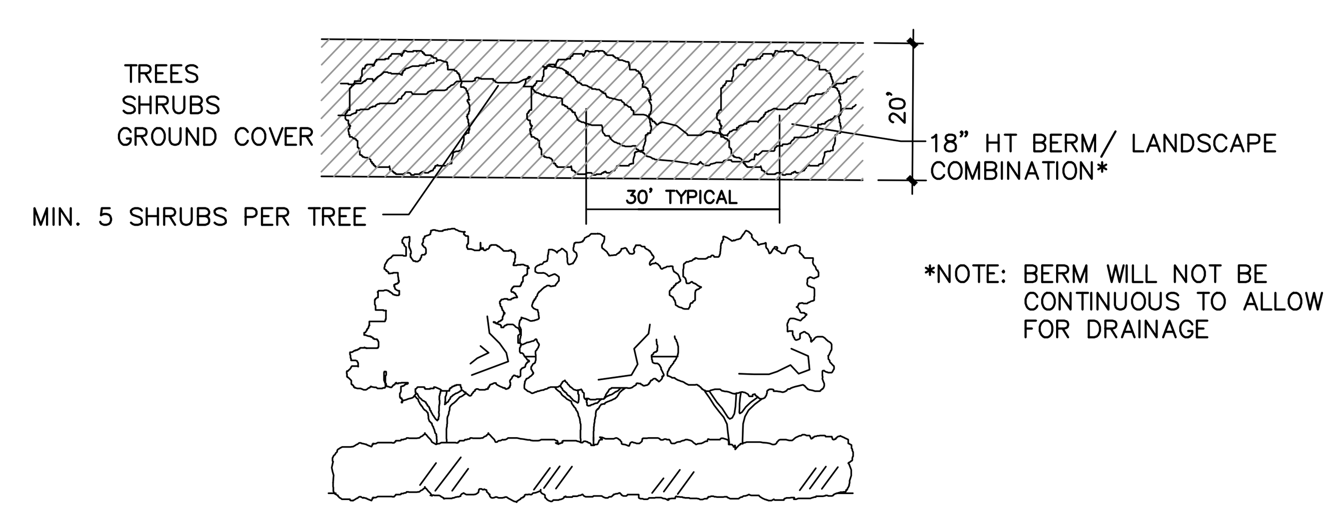
4 TYPICAL SINGLE TRUNK TREE PLANTING FOR TREE WITH A DBH 1" -4 1/2" DBH
N.T.S.



5 TYPICAL MULTI-TRUNK TREE PLANTING
N.T.S.



POND TREE DETAIL



TYPE D BUFFER

SPECIFICATIONS

PLANT MATERIALS: ALL TREES, PALMS, SHRUBS, GROUNDCOVERS, LITTORALS, WATER PLANTS, SOD AND VINES SHALL CONFORM TO THOSE SPECIES AND SIZES INDICATED ON THE DRAWINGS. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS AS DETERMINED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, UNLESS SPECIFIED OTHERWISE, ALL PLANTS SHALL BE FLORIDA GRADE NUMBER 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. SPECIMEN MEANS A PLANT THAT IS TRAINED IN ITS DEVELOPMENT TO POSSESS UNQUESTIONABLE AND OUTSTANDINGLY SUPERIOR IN FORM, BRANCHING, COMPACTNESS AND SYMMETRY. TREES FOR PLANTING ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. SINGLE TRUNK TREES SHALL HAVE A STRAIGHT, CENTRAL LEADER. MULTI-TRUNK TREES ARE TO HAVE 3-5 EQUAL SIZED TRUNKS UNLESS OTHERWISE SPECIFIED. PLANTS WITH MARRED OR BURNED TRUNKS WILL NOT BE ACCEPTED. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY IN ACCORDANCE WITH INTERNATIONAL SOCIETY OF ARBORIST GUIDELINES TO INSURE PROPER HEALTH AND VIGOROUS GROWTH. ALL MATERIALS SHALL BE SUBJECT TO FLORIDA DESIGN CONSULTANTS INC.'S APPROVAL.

BALLED & BURLAPPED: ALL BALLED & BURLAPPED STOCK SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL-BRANCHED, FREE FROM DISEASE AND INSECTS, SECURE IN THE ROOTBALL, AND POSSESS ADEQUATE ROOT SYSTEMS. ALL BURLAP SHALL BE REMOVED FROM THE TOP ONE-THIRD OF THE BALL TO PREVENT WICKING. ANY BURLAP THAT IS NOT BIODEGRADABLE SHALL BE CAREFULLY REMOVED TO PROTECT DAMAGE TO FEEDER ROOTS. GROW BAGS SHALL BE REMOVED IN THEIR ENTIRETY. ALL BALLED & BURLAPPED STOCK THAT IS NOT IMMEDIATELY PLANTED, SHALL BE HEALED IN AND THOROUGHLY WATERED UNTIL PLANTING. LIFTING, MOVING, OR ADJUSTING THE PLANT MATERIAL BY THE TRUNK IS PROHIBITED.

CONTAINER GROWN STOCK: ALL CONTAINER GROWN STOCK SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED (NOT ROOT BOUND), AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS OF GOOD QUALITY AND BE IN A HEALTHY GROWING CONDITION. ALL CONTAINER GROWN STOCK THAT IS NOT IMMEDIATELY PLANTED, SHALL BE STORED IN A MANNER TO SHADE THE CONTAINERS FROM DIRECT SUNLIGHT TO MINIMIZE ROOT DAMAGE. ALL CONTAINER STOCK SHALL BE THOROUGHLY WATERED PRIOR TO PLANTING AND DURING STORAGE UNTIL PLANTING. LIFTING AND MOVING OF THE PLANT MATERIAL SHALL BE BY THE CONTAINER ONLY.

MEASUREMENTS: TREES HEIGHTS SHALL BE MEASURED FROM GROUND TO THE AVERAGE BRANCH HEIGHT OF CANOPY. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK. MEASUREMENTS SHALL NOT INCLUDE ANY TERMINAL GROWTH. SHRUBS HEIGHT SHALL BE MEASURED FROM THE GROUND TO THE AVERAGE POINT WHERE MATURE PLANT GROWTH STOPS. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE SHRUB MASS. MEASUREMENT SHALL NOT INCLUDE ANY TERMINAL GROWTH. PALMS SHALL BE MEASURED BY THREE HEIGHT CLASSIFICATIONS: OVERALL HEIGHT, CLEAR WOOD, AND GRAY WOOD. OVERALL HEIGHT SHALL BE MEASURED FROM THE FROM THE GROUND TO THE AVERAGE FROND HEIGHT AT TIME OF INSTALLATION. CLEAR WOOD SHALL BE MEASURED FROM THE GROUND AT TIME OF INSTALLATION TO THE BOTTOM OF THE FROND SHEATH. GRAY WOOD SHALL BE MEASURED FROM THE GROUND AT TIME OF INSTALLATION TO THE TOP OF HARDENED WOOD.

PLANTING SOIL AND BACKFILL: PLANTING SOIL FOR USE IN PREPARING BACKFILL FOR PLANT PITS SHALL BE A FERTILE, FRIABLE, NATIVE SOIL WITHOUT MIXTURE OF SUBSOIL MATERIALS. IT SHALL BE FREE FROM HEAVY CLAY, STONES, LIME, LUMPS, PLANTS, ROOTS OR OTHER FOREIGN MATERIALS, NOXIOUS GRASSES OR WEEDS. IT SHALL NOT CONTAIN TOXIC SUBSTANCES WHICH MAY BE HARMFUL TO PLANT GROWTH. AMEND BEDS WITH 3" MINIMUM OF ORGANICS TO ACHIEVE OPTIMAL PH LEVELS AND SOIL AERATION. ROTOTILL TO A DEPTH OF 6" AND INCORPORATE A COMPLETE SLOW RELEASE FERTILIZER AT A 3-1-2 RATIO. THE RESULTS OF POST SOIL MODIFICATION TESTING, BASED ON LIKE PLANTING CONDITIONS AND AREA PROXIMITY, SHALL BE SUBMITTED TO FLORIDA DESIGN CONSULTANTS INC.'S FOR APPROVAL PRIOR TO PLANTING.

COMMERCIAL FERTILIZER: FERTILIZERS SHALL BE UNIFORM IN COMPOSITION, DRY, AND FREE FLOWING AND DELIVERED TO THE SITE IN ORIGINAL UNOPENED BAGS BEARING ALL THE MANUFACTURER'S LABELS. ALL FERTILIZER IS TO BE SLOW RELEASE AND COMPLETE WITH NECESSARY MICRONUTRIENTS. AFTER INSTALLATION, FERTILIZER SHALL BE CLEANED FROM ALL HARDSCAPE SURFACES AND WATERED IN THOROUGHLY PER MANUFACTURER'S SPECIFICATIONS. TREES AND SHRUBS MIXTURE SHALL CONSIST OF A SLOW RELEASE THE FORMULATION OF 3 PARTS NITROGEN TO 1 PART PHOSPHOROUS TO 2 PARTS POTASSIUM (3-1-2 RATIO). ALL TREES AND SHRUBS SHALL BE FERTILIZED BI MONTHLY DURING THE GROWING SEASON AT A RATE OF 4-6 LBS. OF A PER 100 SQ. FT. OF BEDS / TREE CANOPY (3' FORM BASE TO DRIPLINE) OR PER MANUFACTURE'S RECOMMENDATION. SOD FERTILIZER SHALL BE TURF SPECIFIC FOR ESTABLISHING NEW LAWNS AND APPLIED PER MANUFACTURE'S RECOMMENDATION. UPON ESTABLISHMENT, THE TURF SHALL BE FERTILIZED AT A RATE OF 1 LB OF ACTUAL NITROGEN PER 1000 FT. SQ. OR PER MANUFACTURE'S RECOMMENDATION. (NOTE: BAHIA TURF SHALL RECEIVE FERTILIZATION AT A HALF RATE OF THE ABOVE TURF RECOMMENDATIONS.) APPLY A 1/2 LBS. OF A PALM SPECIFIC (1 PART NITROGEN TO 1 PART POTASSIUM WITH 0.3 PARTS MAGNESIUM) FERTILIZER QUARTERLY FOR ALL ESTABLISHED PALMS PER 2' OF HEIGHT OR PER MANUFACTURE'S RECOMMENDATION.

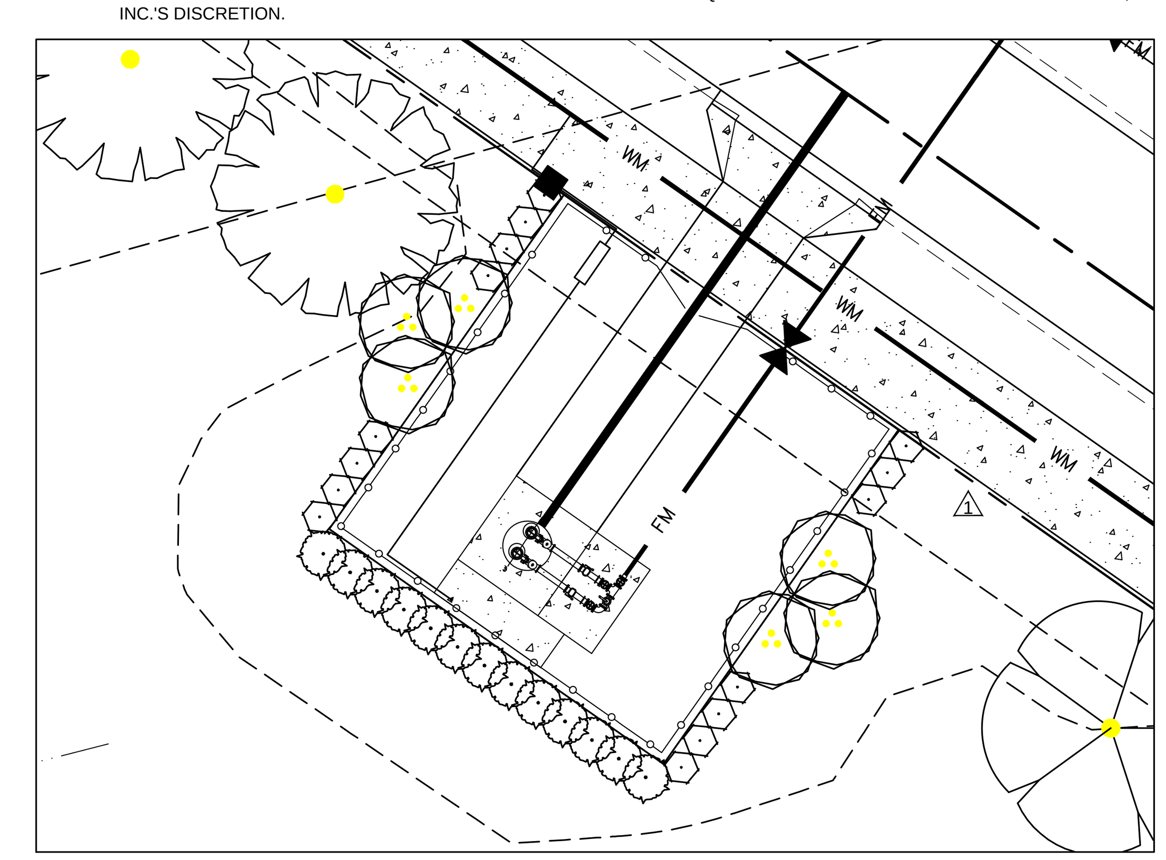
MULCH: MATERIAL SHALL BE DARK BROWN CYPRESS MULCH, FREE FROM WEED SEEDS, AND APPLIED TO A MINIMUM 3" DEPTH.

SEED: ALL SEED SHALL MEET FLORIDA STATE PLANT BOARD. SEED SHALL BE INSTALLED AND WATERED WITHIN 24 HOURS AFTER HARVESTING.

SUBSTITUTIONS: NO SUBSTITUTION OF ANY MATERIALS' VARIETIES, GRADES, OR SIZES SHALL BE ALLOWED WITHOUT WRITTEN AUTHORIZATION FROM THE LANDSCAPE ARCHITECT. ANY / ALL UNAUTHORIZED SUBSTITUTIONS MAY REQUIRE REPAIRING / REPLACING AT THE CONTRACTOR'S EXPENSE AND AT FLORIDA DESIGN CONSULTANTS, INC.'S DISCRETION.

WARRANTY: THE CONTRACTOR SHALL WARRANTY ALL WORKMANSHIP FOR THE PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE FROM THE OWNER AND FLORIDA DESIGN CONSULTANTS, INC. ANY DEAD, UNHEALTHY, NON-CONFORMING PLANT MATERIAL SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITHIN 7 DAYS OF NOTICE FROM THE OWNER OR FLORIDA DESIGN CONSULTANTS, INC. THE CONTRACTOR SHALL NOT BE LIABLE FOR "ACTS OF GOD" AND VANDALISM, NEGLIGENCE AND THEFT BY OTHERS.

QUALITY ASSURANCE: THE CONTRACTOR SHALL PROVIDE SUBSTANTIAL PROOF TO FLORIDA DESIGN CONSULTANTS, INC. THAT HE / SHE HAS A MINIMUM OF 5 YEARS EXPERIENCE IN THE FIELD OF LANDSCAPE CONTRACTING WITH PROJECTS OF SIMILAR SCOPE. THE CONTRACTOR MUST SUPPLY AT ALL TIMES ON SITE WHEN WORK IS BEING PERFORMED A QUALIFIED SUPERVISOR WITH A MINIMUM OF 18 MONTHS FIELD EXPERIENCE. ALCA LANDSCAPE CERTIFICATIONS CAN SUBSTITUTE IN LIEU OF THE EXPERIENCE REQUIREMENT AT FLORIDA DESIGN CONSULTANTS, INC.'S DISCRETION.



ENLARGED VIEW OF UTILITY SCREENING
1"=20'

PASCO COUNTY LANDSCAPING STANDARD NOTES

1. MAINTENANCE RESPONSIBILITY. THE COUNTY IS NOT RESPONSIBLE FOR MAINTENANCE OF ANY LANDSCAPING UNLESS APPROVED THROUGH A COUNTY MAINTENANCE AGREEMENT. (LDC 905.2-C.1.A). THE EPPERSON RANCH CDD OR THE PARK PLACE HOMEOWNER ASSOCIATION WILL BE RESPONSIBLE FOR ALL POND AND ROAD BUFFERING LANDSCAPE AND IRRIGATION.

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

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

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

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

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

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

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

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

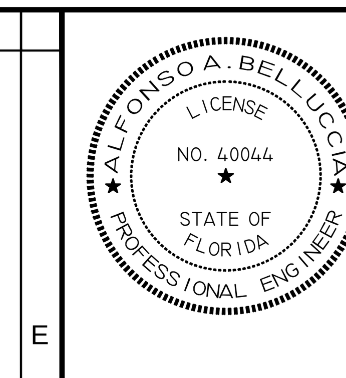
10. ALL PORTIONS OF A LOT UPON WHICH DEVELOPMENT HAS COMMENCED, BUT NOT CONTINUED FOR A PERIOD OF 30 DAYS, SHALL BE PLANTED WITH A GRASS SPECIES OR GROUND COVER TO PREVENT EROSION AND ENCOURAGE SOIL STABILIZATION. ADEQUATE COVERAGE, SO AS TO SUPPRESS FUGITIVE DUST, SHALL BE ACHIEVED WITHIN 45 DAYS. (LDC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

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

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

GENERAL NOTES

1. LANDSCAPE PLAN REQUIREMENTS ASSOCIATED WITH THE TREE PLAN PROVIDE 1 TREE PER 30 L.F. OF TYPE "D" LANDSCAPE BUFFER ALONG RIGHT OF WAY.
2. MINIMUM OF 8 TREE SPECIES ARE REQUIRED WHEN 40 OR MORE TREES ARE REQUIRED.
3. MINIMUM TREE SIZE: 2" CALIPER, MEASURED 6' FROM GROUND.
4. THE OWNER OR OWNER'S DESIGNATED ENTITY SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE TREES WITHIN COMMON AREAS.
5. ALL PORTIONS OF SITE , WHICH ARE NOT DEVOTED TO BUILDINGS, SIDEWALK, PAVING , OR SPECIAL LANDSCAPE FEATURES SHALL BE GRASS
6. TREES SHALL BE FLORIDA NO. 1 OR BETTER GRADE AS DESCRIBED IN THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF PLANT INDUSTRY, "GRADES AND STANDARDS FOR NURSERY PLANT", LATEST EDITION.
7. IRRIGATION FOR THE TREES SHALL BE PROVIDED BY EITHER A MASTER IRRIGATION SYSTEM OR INDIVIDUAL RESIDENTIAL LOT IRRIGATION SYSTEM. THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS OF PASCO COUNTY LANDSCAPE AND IRRIGATION ORDINANCE, 02-04. THE CONTRACTOR SHALL SUPPLY SUPPLEMENTAL WATER; OVER THE AMOUNT OF WATER SUPPLIED BY THE IRRIGATION SYSTEM, FOR THE ESTABLISHMENT OF ALL NEWLY INSTALLED TREES FOR 90 DAYS, COMMENCING IMMEDIATELY AFTER INSTALLATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ADJUST WATERING AMOUNTS AND FREQUENCY TO ENSURE PROPER ESTABLISHMENT OF ALL PLANT MATERIAL.
8. TREES FOR USE ON LOTS, STREET TREES, ALONG PONDS AND WITHIN BUFFERS ARE TO BE NATIVE TREE SPECIES AS LISTED IN THE PLANT LIST.
9. TREES ALONG POND AREAS SHALL BE PLACED TO CREATE A NATURAL APPEARANCE AND PROVIDE AN AVERAGE OF 1 TREE PER 50 L.F. OF POND FRONTAGE, FOR PONDS VISIBLE FROM PUBLIC RIGHT OF WAY.
10. THE FINAL PLACEMENT OF LOT TREES SHALL BE BASED ON THE FINAL DEVELOPMENT OF THE INDIVIDUAL LOT WITH CONSIDERATIONS FOR DRIVES, SIDEWALKS, BUILDINGS, UTILITIES AND OTHER FINAL SITE/LOT CONDITIONS.
11. ALL LANDSCAPE CONSTRUCTION AND PLACEMENT SHALL CONFORM TO THE MINIMUM REQUIREMENTS OF THE PASCO COUNTY LANDSCAPE CODE.
12. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES, BEFORE PERFORMING ANY WORK. CONTRACTOR SHALL NOTIFY SUNSHINE STATE ONE CALL TO VERIFY LOCATION OF ANY UTILITIES AND THE CONTRACTOR SHALL REVIEW THE ENGINEERING DRAWINGS FOR THIS PROJECT FOR ADDITIONAL INFORMATION ON POSSIBLE UTILITY LOCATIONS, HOWEVER, ALL UTILITIES MAY NOT BE SHOWN ON PLANS. CONFLICTS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE FOR RESOLUTION.
13. EXISTING TREES, PALMS, SHRUBS AND GROUNDCOVERS WITHIN AND ADJACENT TO THE LIMITS OF CONSTRUCTION AND SPECIFIED TO REMAIN ARE TO BE PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS WITH TREE BARRICADES.
14. ALL LANDSCAPE AREAS AND AROUND EXISTING TREES SHALL BE MULCHED UTILIZING SHREDDED PINE BARK NUGGETS (100% ORGANIC). MULCH SHALL BE INSTALLED TO A WETTED DEPTH OF 3". MULCH SHALL BE FREE OF EXTRANEOUS DEBRIS. MULCH SHALL NOT BE PLACED DIRECTLY AGAINST THE PLANT STEM OR TREE TRUNK.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED DAMAGE OR CUTTING OF EXISTING TREES TO REMAIN ON SITE. DAMAGE MAY BE CAUSED BY OPERATION OF EQUIPMENT, STOCKPILING OF MATERIALS, ETC. DAMAGE ALSO INCLUDES THE COMPACTION OF THE ROOT ZONE BY DRIVING OR PARKING INSIDE THE DRIP-LINE OF TREES OR THE SPILLAGE OF DELETERIOUS CHEMICALS, OILS, DIESEL, ETC. WITHIN THE DRIP-LINE OF TREES.
16. PLANTING AREAS SHALL BE FREE OF EXTRANEOUS MATERIALS AND CAPABLE OF PERCOLATION PRIOR TO PLANTING AND PREPARED SOIL BACKFILL.
17. SHRUBS WITHIN BUFFERS SHALL BE A MINIMUM OF 2' IN HEIGHT AND FULL TO THE BASE, PLANTED ON 6 ON CENTER.
18. TREES SHOWN DO NOT INCLUDE TREES ON INDIVIDUAL LOTS. THESE WILL BE HANDLED WITH THE INDIVIDUAL BUILDING PERMIT DRAWINGS.
18. ALL WALLS ERECTED IN RELATION TO REQUIRED BUFFERS SHALL BE OF UNIFORM CONSTRUCTION AND APPEARANCE, AND SHALL BE ERECTED AND MAINTAINED IN GOOD REPAIR SO AS TO NOT POSE A HAZARD OR EYESORE
19. BANKS OF DRY RETENTION AREAS SHALL BE SODDED TO THE POND BOTTOM. WET RETENTION AREAS SHALL BE SODDED TO THE SEASONAL HIGH WATER LINE.
20. STORMWATER RETENTION AND DETENTION AREAS THAT ARE VISIBLE FROM THE PUBLIC RIGHT-OF-WAY OR LOCATED WITHIN A REQUIRED BUFFER AND, IF REQUIRED TO BE FENCED IN ACCORDANCE WITH THE SWFWMD REQUIREMENTS, SHALL BE ENCLOSED WITH A NON-OPAQUE, SIX (6') FOOT DECORATIVE METAL OR VINYL- COATED CHAIN-LINK FENCE
21. LANDSCAPING SHALL BE PLANTED IN SUCH A MANNER AS NOT TO IMPEDE THE ACCESS FOR MAINTENANCE AND STORMWATER RUN-OFF FLOW TO; A DITCH , SWALE OR POND.
22. ALL THE TREES OVERHANGING THE PUBLIC RIGHT-OR-WAY, OR TREES WITHIN THE -RIGHT-OF-WAY, SHALL BE TRIMMED OR PRUNED TO; MAINTAIN A MIN. VERTICAL CLEAR HEIGHT OR EIGHT (8') FEET FROM THE FINISH GRADE OF THE ADJACENT SIDEWALK ; AND MAINTAIN A MIN. VERTICAL CLEARANCE OF SIXTEEN FEET AND SIX TENTH INCHES (16.6') FROM ROADWAYS TO BOTTOM OF TREE CANOPY



JOB NO.	0597-0025
EPN	137
DATE	May 2015
DESIGNED	JD
DRAWN	TR
CHECKED	AB
Q.C.	

NO.	DATE	REVISIONS	APP'D BY
1	12-12-2014	REVISED AS PER COUNTY COMMENTS DATED DATED 11-20-14	

DESIGNED FOR
EPPERSON RANCH, LLC
2502 ROCKY POINT DRIVE, SUITE 1050
TAMPA, FLORIDA 33607
PHONE: (813) 288-8078

PROJECT NAME
PARK PLACE, PHASE 1 (aka EPPERSON RANCH SOUTH, PHASE 1)

SHEET NAME
LANDSCAPE PLAN AND DETAILS

FLORIDA DESIGN CONSULTANTS, INC.
THINK IT. ACHIEVE IT.
707 N. FRANKLIN STREET, 6TH FLOOR, TAMPA, FLORIDA 34655
PHONE: (800) 532 - 1047 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM C.A. NO. 7421

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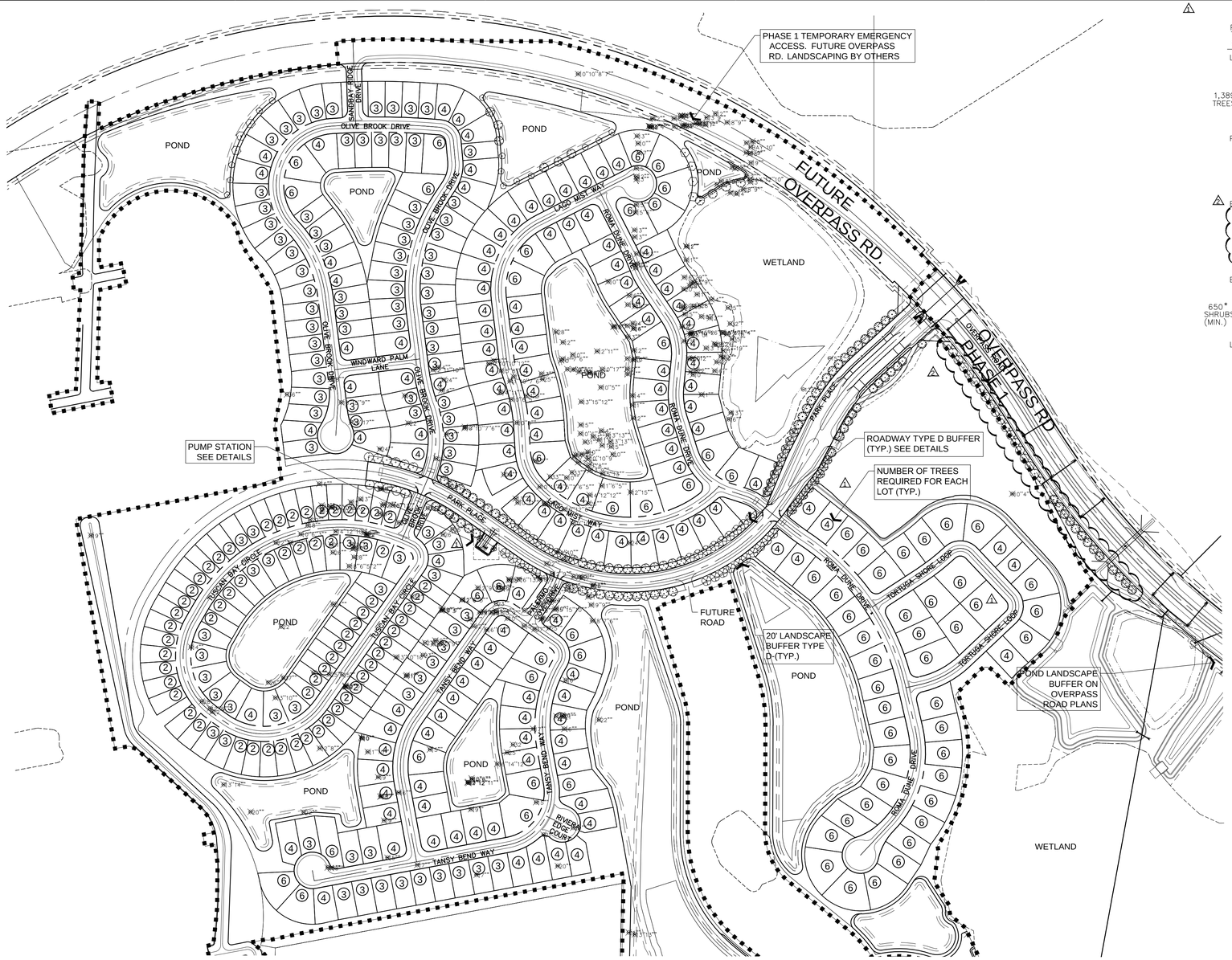

PLANT LIST:

QTY	BOTANICAL NAME	COMMON NAME	MIN. HEIGHT	MIN. SIZE	NATIVE FLORIDA	DROUGHT TOLLERANT	NOTES
LOT TREES–BUILDER PROVIDED (100% NATIVE)							
1,389 TREES	ULMUS ALATA	WINGED ELM	6'	2" CAL.	YES	YES	
	CERCIS CANADENSIS	EASTERN RED BUD	6'	2" CAL.	YES	NO	
	ACER RUBRUM	RED MAPLE	6'	2" CAL.	YES	NO	
	LIQUIDAMBAR STYRACIFLUA	SWEET GUM	6'	2" CAL.	YES	NO	
	QUERCUS SHUMARDII	SHUMARD OAK	6'	2" CAL.	YES	YES	
	CORNUS FLORIDA	FLOWERING DOGWOOD	6'	2" CAL.	YES	NO	
	CELTIS LAEVIGATA	SUGARBERRY	6'	2" CAL.	YES	YES	
POND TREES–DEVELOPER PROVIDED (100% NATIVE)							
6	ACER RUBRUM	RED MAPLE	6'	2" CAL.	YES	NO	
7	FRAXINUS PENNSYLVANICA	GREEN ASH	6'	2" CAL.	YES	NO	
4	QUERCUS VIRGINIANA***	LIVE OAK	6'	2" CAL.	YES	YES	
14	TAXODIUM DISTICHUM	BALD CYPRESS	6'	2" CAL.	YES	YES	
BUFFER TREES–DEVELOPER PROVIDED (100% NATIVE)							
24	ACER RUBRUM	RED MAPLE	6'	2" CAL.	YES	NO****	
59	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	6'	2" CAL.	YES	NO****	
33	ULMUS ALATA	WINGED ELM	6'	2" CAL.	YES	YES	
16	QUERCUS SHUMARDII	SHUMARD OAK	6'	2" CAL.	YES	YES	
30	ULMUS AMERICANA	FLORIDA ELM 'FLORIDANA'	6'	2" CAL.	YES	YES	
BUFFER SHRUBS–DEVELOPER PROVIDED (75% NATIVE)							
650* SHRUBS (MIN.)	MYRCIANTHES FRAGANS	SIMPSON'S STOPPER		36" HT.	YES	YES	36–72" SPACING
	VIBURNUM ODORATISSIMUM	AWABUKI VIBURNUM		36" HT.	YES	NO****	36–72" SPACING
	VIBURNUM OBOVATUM	WALTERS VIBURNUM		36" HT.	YES	YES	36–72" SPACING
	PITTOSPORUM TOBIRA	PITTOSPORUM		36" HT.	NO**	YES	36–72" SPACING
LIFT STATION SCREENING (66% NATIVE)							
6	LAGERSTROMEIA INDICIA	DYNAMITE CRAPE MYRTLE		15 GAL.	NO**	YES	
13	MYRICA CERIFERA	WAX MYRTLE		36" HT.	YES	YES	36–72" SPACING
15	VIBURNUM OBOVATUM	WALTERS VIBURNUM		36" HT.	YES	YES	36–72" SPACING

* BASED ON 5 SHRUBS PER TREE @ 6' O.C.
** NO MORE THAN 50% OF SHRUBS ARE TO BE NON NATIVE
*** LIVE OAKS ARE NOT TO BE PLANTED WITHIN 30' OF DRIVEWAYS, ROADWAYS, SIDEWALKS, MUTIUSE PATHS AND OTHER CONCRETE ASPHALT SURFACES, AS WELL AS UTILITY EASMENTS
**** NO MORE THAN 50% OF SHRUBS MAY BE NON–DROUGHT TOLERANT

TREE LEGEND

TREES	BOTANICAL NAME / COMMON NAME
	ACER RUBRUM / RED MAPLE
	FRAXINUS PENNSYLVANICA / GREEN ASH
	QUERCUS SHUMARDII / SHUMARD RED OAK
	ULMUS AMERICANA FLORIDANA / FLORIDA ELM
DECIDUOUS TREES	BOTANICAL NAME / COMMON NAME
	TAXODIUM DISTICHUM / BALD CYPRESS
	ULMUS ALATA / WINGED ELM
EVERGREEN TREES	BOTANICAL NAME / COMMON NAME
	QUERCUS VIRGINIANA 'HIGH RISE' / HIGH RISE LIVE OAK
FLOWERING TREES	BOTANICAL NAME / COMMON NAME
	LAGERSTROEMIA INDICA 'DYNAMITE' / DYNAMITE CRAPE MYRTLE MUTI TRUNK
	MAGNOLIA GRANDIFLORA / SOUTHERN MAGNOLIA
SHRUBS	BOTANICAL NAME / COMMON NAME
	MYRICA CERIFERA / WAX MYRTLE
	VIBURNUM OBOVATUM / WALTER'S VIBURNUM

REQUIRED BUILDER PROVIDED TREES

LOT SIZE (SF)	NUMBER OF LOTS	NUMBER OF TREES REQUIRED BY CODE	TREE DIAMETER REQUIRED (INCHES)	TOTAL INCHES REQUIRED	MINIMUM HEIGHT OF TREES AT INSTALLATION
3500–6000	63	2	2	252"	6'
6001–7500	101	3	2	606"	6'
7501–9500	132	4	2	1,056"	6'
9501–16000	72	6	2	864"	6'
16001 +	–	8	2	–	6'
TOTALS	368			2,778"	

REQUIRED DEVELOPER PROVIDED TREES

SITE AREAS	TOTAL TREES PROVIDED	TREE DIAMETER REQUIRED (INCHES)	TOTAL INCHES PROVIDED	MINIMUM HEIGHT OF TREES AT INSTALLATION
PONDS	31	2	62"	6'
TYPE D BUFFER	162	2	324"	6'
PARK / COMMON	0	2	0	
TOTALS	161		386"	

BUILDER AND DEVELOPER REQUIRED TREES CAN BE SATISFIED BY INSTALLATION OF NEW TREES (AS SHOWN HERE ON) OR BY THE PRESERVATION/ TRANSPLANTING OF EXISTING TREES.

MASTER SITE TREE REPLACEMENT TABLE

OVERALL EPPERSON RANCH SOUTH (PARK PLACE) TREE REMOVAL DEFICIT (in inches)			* 13,462
Per 10/08/14 Tree Removal Permit			
Credits for Tree Replacment: (in inches)			
Overpass Road			93
Crystal Lagoon (Mass Grading)			104
Park Place, Phase 1			3,164
Park Place Entrance Road			15
Total Credits for Overpass Road, Crystal Lagoon and Park Place, Phase 1			** 3,376
Remaining Tree Removal Deficit (in inches)			10,086

* BECAUSE OF THE SIZE AND PHASING OF THE PROJECT, THE COUNTY ALLOWS EACH PHASE TO SHOW A RUNNING TOTAL OF HOW INCREMENTAL TREE PLANTINGS ARE CONTRIBUTING TO THE OVERALL TREE REMOVAL DEFICIT OF THE ENTIRE PROJECT. A "TRUE UP" WILL BE PERFORMED WITH THE FINAL PARK PLACE PHASE, ANY DEFICIT WILL BE CORRECTED WITH ADDITIONAL PLANTINGS OR PAYMENT INTO THE COUNTY TREE FUND.
** INCLUDES DEVELOPER AND BUILDER PROVIDED INCHES

NOTE: ALL PORTIONS OF SITE , WHICH ARE NOT DEVOTED TO BUILDINGS, SIDEWALK, PAVING , OR SPECIAL LANDSCAPE FEATURES SHALL BE GRASS

N

0 100 200 400 FEET

ROBERT HAUGHT
LANDSCAPE ARCHITECT
LA-6666815

JOB NO.	0597-0025
DWN	137
DATE	May 2015
DESIGNED	JD
REVIEWED	TR
CHECKED	AB

NO	DATE	REVISIONS	APPD BY
1	07-30-2015	ADD TREES ALONG OVERPASS ROAD PHASE 1	
2	12-12-2014	REVISED AS PER COUNTY COMMENTS DATED DATED 11-20-14	

DESIGNED FOR
EPPERSON RANCH, LLC
2502 ROCKY POINT DRIVE, SUITE 1050
TAMPA, FLORIDA 33607
PHONE: (813) 289-9919

PROJECT NAME
PARK PLACE, PHASE 1
(aka EPPERSON RANCH SOUTH, PHASE 1)

SHEET NAME
LANDSCAPE PLAN & DETAILS

FLORIDA DESIGN CONSULTANTS, INC.
— THINK IT. ACHIEVE IT. —
707 N. FRANKLIN STREET, 6TH FLOOR, TAMPA, FLORIDA 34655
PHONE: (800) 532-1047 FAX: (727) 848-3648 WWW.FLDESIGN.COM C.A. NO. 7421

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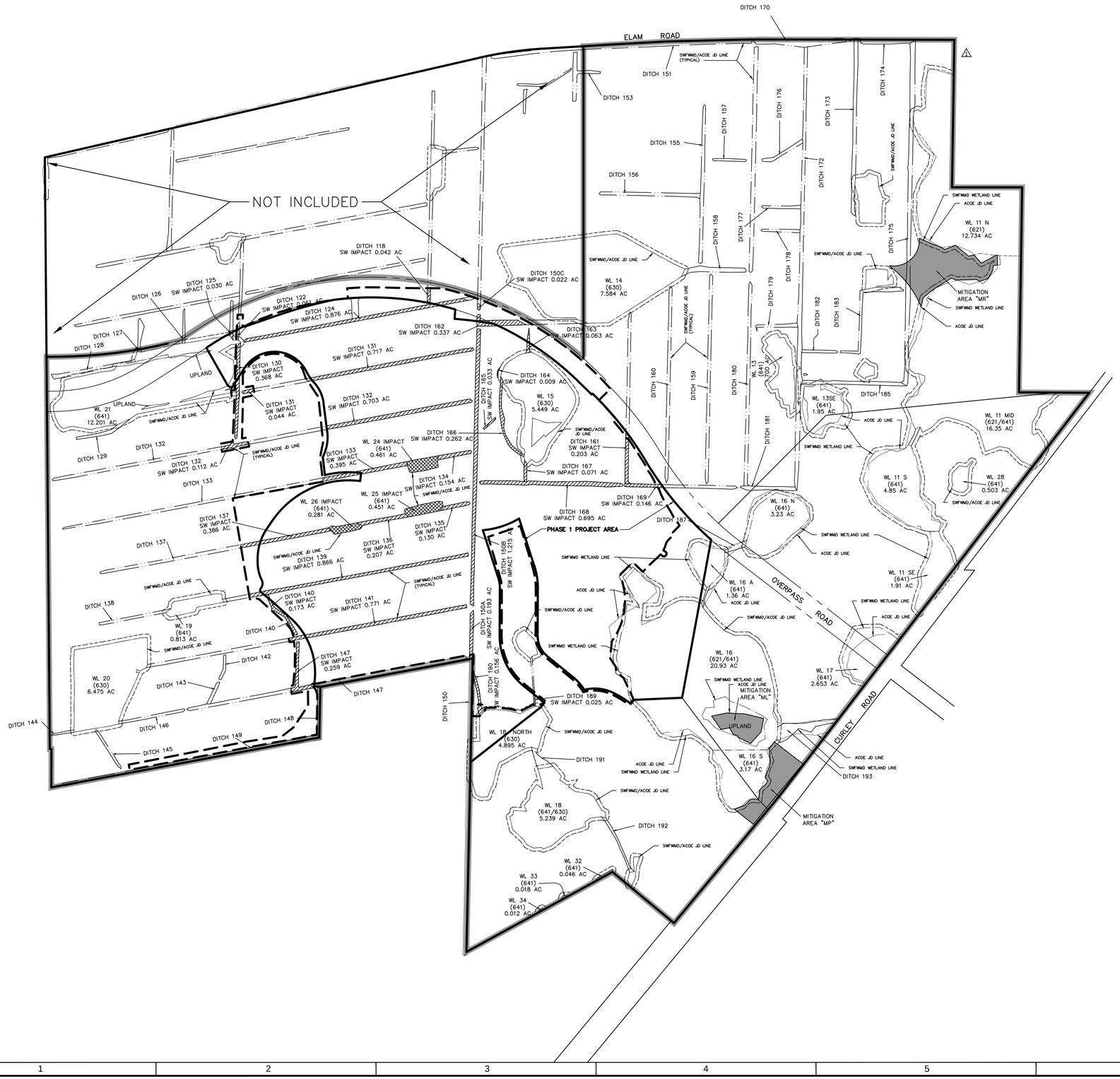

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0 200 400 800

LEGEND

- = Wetland Impact
- = Surface Water Impact
- WL = Wetland
- SW = Surface Water
- (641) = FLUCCS Code
- = Phase 1 Limits of Work (164.046 Acres ±)
- = Phase 1 Project Area (166.092 Acres ±)
- = Mitigation Areas (to be constructed with the Overpass Road project)
- = Overall Project Area Boundary (696.29 Acres ±)

Note:
Mitigation areas ML, MP and MR are to be constructed with the Overpass Road project.

WETLAND CATEGORY DATA

WETLAND IDENTIFICATION	AREA IN ACRES CAT I	CAT II	CAT III	IMPACTED	NOT IMPACTED
WL 15	–	–	5.449	–	5.449
WL 24	–	–	0.461	0.451	–
WL 25	–	–	0.451	0.281	–
WL 26	–	–	0.281	0.281	–
TOTAL SITE WETLANDS	–	–	6.642	1.193	5.449

NO.	DATE	REVISIONS
3	5-19-2015	REVISED PHASE 1 LIMITS OF WORK AND PROJECT AREA, DITCH 188 IMPACT
2	4-17-2015	ADDED NOTE ABOUT MITIGATION AREAS TO BE CONSTRUCTED WITH OVERPASS ROAD
1	12-11-2014	ADDED WETLAND CATEGORY DATA, REVISED LEGEND & AREAS, REMOVED MITIGATION "MQ"

JOB NO. 0597-0025
SPN 137
DATE May 2015
DESIGNED JD
DRAWN TR
CHECKED AB

DESIGNED FOR
EPPERSON RANCH, LLC
2502 ROCKY POINT DRIVE, SUITE 1050
TAMPA, FLORIDA 33607
PHONE: (813) 289-8070

PROJECT NAME
PARK PLACE, PHASE 1 (aka EPPERSON RANCH SOUTH, PHASE 1)

SHEET NAME
WETLAND IMPACT AREA PLAN

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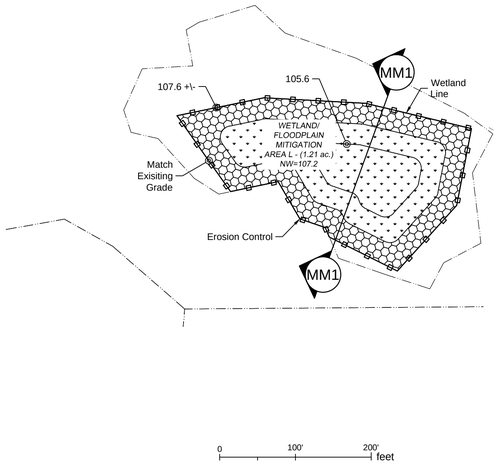
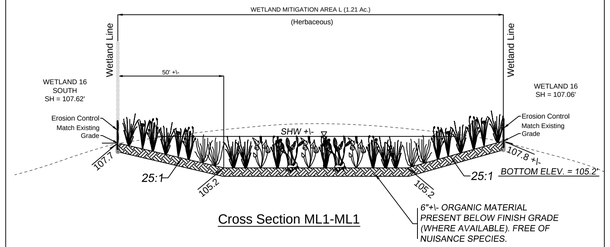


Mitigation Area ML Grading Plan

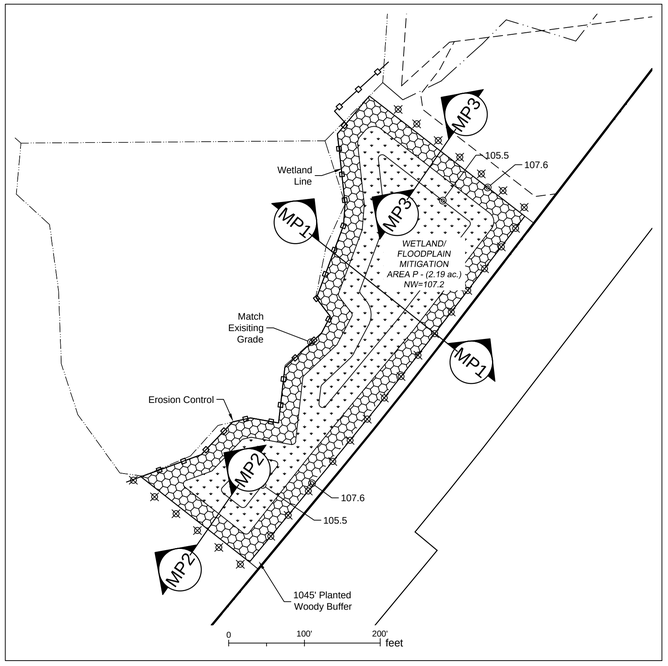


Cross Section ML1-ML1

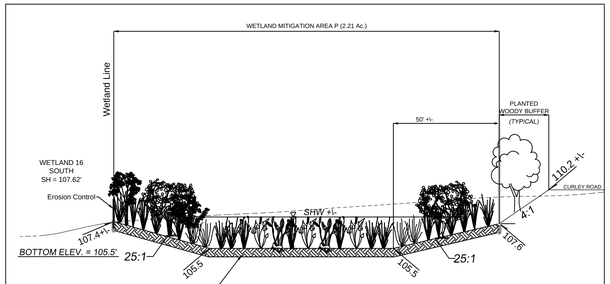
Mitigation Area ML Cross Section

Epperson Project, Mitigation Area - ML (1.21 ac.) (Herbaceous)							
Zone	Elevation	Scientific Name	Common Name	Acres	Quantity	Size	Spacing
UPPER RANGE	107.6 to 106.6	*Pontederia cordata*	pickerelweed	0.57	268	4" containerized stock or bare root equivatent	3' o.c.
		Sagittaria lancifolia	lance-leaved arrowhead		268		
		Eleocharis interstincta	knotted spikerush		268		
		Panicum hemitomon	maidencane		643		
		Iris hexagona	prairie iris		80		
		Canna flaccida	golden canna		80		
		Spartina bakeri	sand cordgrass		1073		
		Viburnum obovatum	small viburnum		17	1 gal	
		Hypericum fasciculatum	sandweed		8		
		Itea virginica	Virginia-willow		8		
		Acer rubrum	red maple		17		
		Quercus laurifolia	laurel oak		8		
		Ilex cassine	dahoon holly		8		
		Ulmus americana	American elm		17		
Upper Range Plant Totals:					2,763		
LOWER RANGE	106.6 to 105.6	*Pontederia cordata*	pickerelweed	0.64	1121	4" containerized stock or bare root equivatent	3' o.c.
		Sagittaria lancifolia	lance-leaved arrowhead		1087		
		Eleocharis interstincta	knotted spikerush		300		
		Panicum hemitomon	maidencane		465		
		Nymphaea odorata	white water-lily		31	1 gal	
		Cephalanthus occidentalis	buttonbush		9		
		Nyssa sylvatica var. biflora	swamp black gum		9		
		Taxodium distichum	bald cypress		65		
		Fraxinus caroliniana	water ash		9		
Lower Range Plant Totals:					3,096		
Total Plant Nubmers:					5,859		

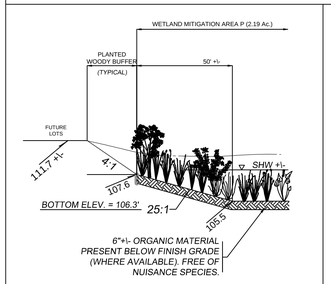
Mitigation Area ML Plant Legend



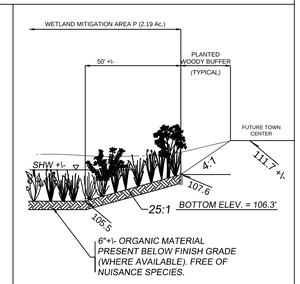
Mitigation Area MP Grading Plan



Cross Section MP1-MP1



Cross Section MP2-MP2



Cross Section MP3-MP3

Mitigation Area MP Cross Section

Epperson Project, Mitigation Area - MP (2.19 ac.)							
Zone	Elevation	Scientific Name	Common Name	Acres	Quantity	Size	Spacing
UPPER RANGE	107.6 to 106.5	*Pontederia cordata*	pickerelweed	0.93	450	4" containerized stock or bare root equivatent	3' o.c.
		Sagittaria lancifolia	lance-leaved arrowhead		450		
		Eleocharis interstincta	knotted spikerush		450		
		Panicum hemitomon	maidencane		1080		
		Iris hexagona	prairie iris		14		
		Canna flaccida	golden canna		14		
		Spartina bakeri	sand cordgrass		1800		
		Viburnum obovatum	small viburnum		113	1 gal	12' o.c.
		Lyonia lucida	fetterbush, shiny lyonia		56		
		Cephalanthus occidentalis	buttonbush		42		
		Hypericum fasciculatum	sandweed		28		
		Itea virginica	Virginia-willow		42		
		Nyssa sylvatica var. biflora	swamp black gum		50	3 gal	9' o.c.
		Acer rubrum	red maple		125		
		Quercus laurifolia	laurel oak		100		
		Ilex cassine	dahoon holly		100		
		Ulmus americana	American elm		125		
Upper Range Plant Totals:					5,281		
LOWER RANGE	106.5 to 105.5	*Pontederia cordata*	pickerelweed	1.26	2134	4" containerized stock or bare root equivatent	3' o.c.
		Sagittaria lancifolia	lance-leaved arrowhead		2134		
		Eleocharis interstincta	knotted spikerush		610		
		Panicum hemitomon	maidencane		1220		
		Cephalanthus occidentalis	buttonbush		324	1 gal	12' o.c.
		Hypericum fasciculatum	sandweed		38		
		Iris virginica	Virginia iris, southern blue-flag		191		
Lower Range Plant Totals:					6,651		
Total Plant Numbers:					11,932		

Mitigation Area MP Plant Legend

ALFONSO A. BELLUCCI
LICENSE NO. 40044
STATE OF FLORIDA
PROFESSIONAL ENGINEER

JOB NO. 0597-0025
SHTS. 137
DATE May 2015
DESIGNED JD
DRAWN TR
CHECKED AB
QC

NO. | DATE | REVISIONS | BY | APP'D

DESIGNED FOR
EPPERSON RANCH, LLC
2502 ROCKY POINT DRIVE, SUITE 1050
TAMPA, FLORIDA 33607
PHONE: (813) 289-8000

PROJECT NAME
PARK PLACE, PHASE 1
(aka EPPERSON RANCH SOUTH, PHASE 1)

SHEET NAME
MITIGATION PLAN AND DETAILS

FLORIDA DESIGN CONSULTANTS, INC.
THINK IT. ACHIEVE IT.
707 N. FRANKLIN STREET, 6TH FLOOR, TAMPA, FLORIDA 34655
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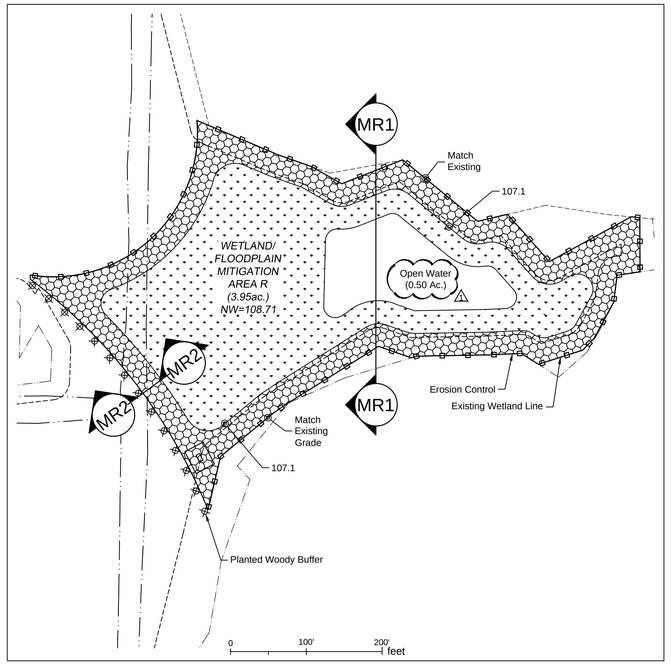
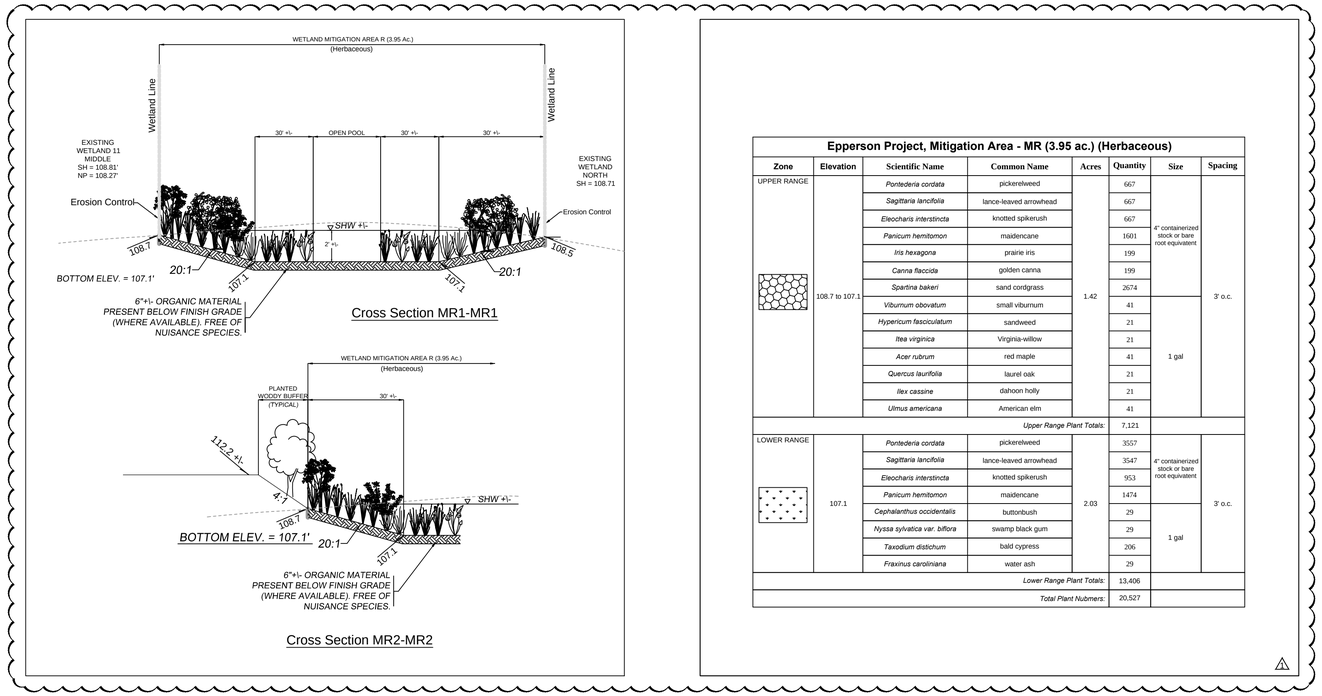


Mitigation Area MR Grading Plan



Mitigation Area MR Cross Section

Epperson Project, Mitigation Area - MR (3.95 ac.) (Herbaceous)

Zone	Elevation	Scientific Name	Common Name	Acres	Quantity	Size	Spacing
UPPER RANGE	108.7 to 107.1	*Pontederia cordata*	pickerelweed	1.42	667	4" containerized stock or bare root equivalent	3' o.c.
		Sagittaria lancifolia	lance-leaved arrowhead		667		
		Eleocharis interstincta	knotted spikerush		667		
		Panicum hemitomon	maidencane		1601		
		Iris hexagona	prairie iris		199		
		Canna flaccida	golden canna		199		
		Spartina bakeri	sand cordgrass		2674		
		Viburnum obovatum	small viburnum		41	1 gal	
		Hypericum fasciculatum	sandweed		21		
		Itea virginica	Virginia-willow		21		
		Acer rubrum	red maple		41		
		Quercus laurifolia	laurel oak		21		
		Ilex cassine	dahoon holly		21		
		Ulmus americana	American elm		41		
			Upper Range Plant Totals:		7,121		
LOWER RANGE	107.1	*Pontederia cordata*	pickerelweed	2.03	3557	4" containerized stock or bare root equivalent	3' o.c.
		Sagittaria lancifolia	lance-leaved arrowhead		3547		
		Eleocharis interstincta	knotted spikerush		953		
		Panicum hemitomon	maidencane		1474		
		Cephalanthus occidentalis	buttonbush		29	1 gal	
		Nyssa sylvatica var. biflora	swamp black gum		29		
		Taxodium distichum	bald cypress		206		
		Fraxinus carolinsiana	water ash		29		
			Lower Range Plant Totals:		13,406		
			Total Plant Nubmers:		20,527		

Mitigation Area MR Plant Legend

A. FONSO A. BELLUCCI
LICENSE
NO. 40044
STATE OF FLORIDA
PROFESSIONAL ENGINEER

JOB NO.	0597-0025
SHTS	137
DATE	May 2015
DESIGNED	JD
DRAWN	TR
CHECKED	AB

NO.	DATE	REVISIONS	BY/CK
1	5-19-2015	REVISED MITIGATION AREA MR	

DESIGNED FOR
EPPERSON RANCH, LLC
2302 ROCKY POINT DRIVE, SUITE 1050
TAMPA, FLORIDA 33607
PHONE: (813) 289-8825

PROJECT NAME
PARK PLACE, PHASE 1
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SHEET NAME
MITIGATION PLAN AND DETAILS

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