

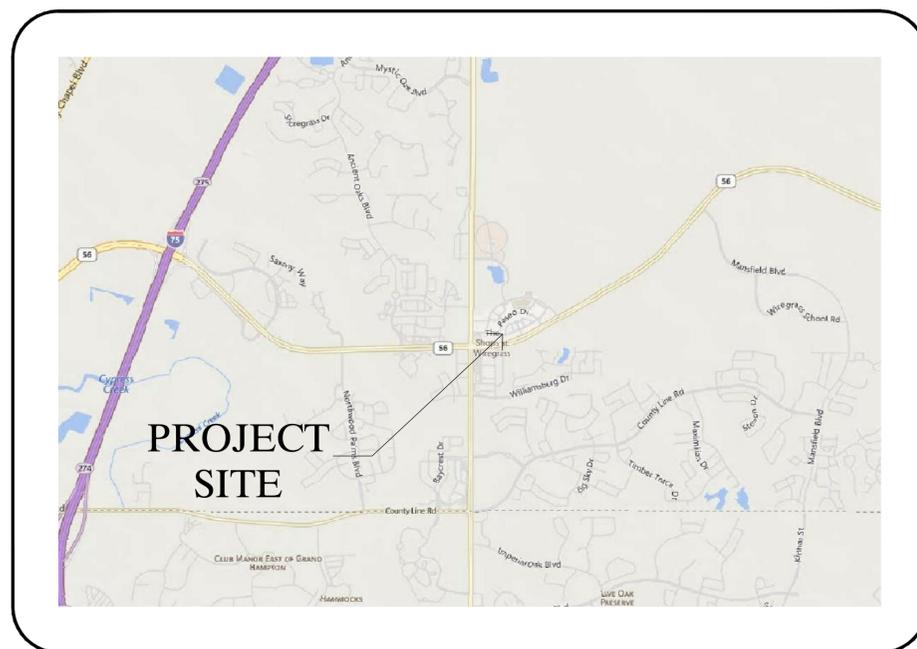
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THE SHOPS AT WIREGRASS

LOTS 19 & 23

PRELIMINARY SITE PLAN AND CONSTRUCTION PLANS

SECTION 30, TOWNSHIP 26 S, RANGE 20 E
CLEVELAND, OHIO



LOCATION MAP

FOR:

HERSCHMAN ARCHITECTS, INC.

25001 EMERY ROAD, SUITE 400
CLEVELAND, OHIO 44128
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BY:

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*	*	IR1.01	CODE IRRIGATION PLAN
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Permit Type	Permit No.	Status
PASCO COUNTY		
S.W.F.W.M.D.		

NO.	DATE	REVISION	BY

MICHAEL E. ROSS, P.E.
SEPT. 21, 2015
FL P.E. NO. 47112

JOB NO: 10095-00-01
DATE: 06/25/2015
SCALE: AS SHOWN
C1.01
PASCO COUNTY SUBMITTAL
SEPT. 21 2015

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EROSION AND SEDIMENTATION CONTROL NOTES:

1. 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.
2. 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 SYNTHETIC BALES TO PREVENT EROSION. FLOATING TURBIDITY CURTAINS SHOULD 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.
3. WHERE PUMPS ARE TO BE USED TO REMOVE TURBID WATERS FROM THE CONSTRUCTION AREA, THE WATER SHALL BE TREATED TO REDUCE TURBIDITY TO STATE WATER QUALITY STANDARDS PRIOR TO DISCHARGE TO THE WETLANDS. TREATMENT METHODS INCLUDE, FOR EXAMPLE, TURBID WATER BEING PUMPED INTO GRASSED SWALES OR APPROPRIATE VEGETATED AREAS (OTHER THAN UPLAND PRESERVATION AREAS AND WETLAND BUFFERS), SEDIMENT BASINS, OR CONFINED BY AN APPROPRIATE ENCLOSURE SUCH AS TURBIDITY BARRIERS, AND KEPT CONFINED UNTIL ITS TURBIDITY LEVEL MEETS STATE WATER QUALITY STANDARDS.
4. THE CONTRACTOR SHALL PROVIDE ROUTINE MAINTENANCE OF PERMANENT AND TEMPORARY EROSION CONTROL FEATURES UNTIL THE PROJECT IS COMPLETE AND OVERSICED SOIL STABILIZED. SILTATION ACCUMULATIONS GREATER THAN 12 INCHES OR ONE-HALF THE DEPTH OF THE SILTATION CONTROL BARRIER SHALL BE IMMEDIATELY REMOVED AND PLACED IN UPLAND AREAS.
5. WATER REMAINING IN THE EXCAVATIONS AFTER CONSTRUCTION MUST BE KEPT CONFINED WITHIN THE EXCAVATIONS PRIOR TO DISCHARGE (IF APPLICABLE), UNTIL THE TURBIDITY LEVEL OF THE POND WATER MEETS STATE WATER QUALITY STANDARDS.
6. NO CLAY MATERIAL SHALL BE LEFT EXPOSED IN THE EXCAVATIONS. IF CLAY OR SANDY CLAYS ARE LEFT EXPOSED AT THE PERMITTED DEPTH, THE CONTRACTOR SHALL COVER AND EXCAVATE THE POND'S BOTTOM AND SIDE SLOPES BY A MINIMUM OF 12 INCHES AND BACKFILL WITH CLEAN SANDS.
7. PROVIDE ALL DISTURBED AREAS WITHIN THE LIMITS OF THE WORK WITH TEMPORARY SOIL EROSION CONTROL AND SEDIMENT CONTROL, UTILIZING EARTH DAMS & PONDS, GRADE TO DRAIN SWALES, SETTLING BASINS, SILT FENCES, STONE FILLS, SYNTHETIC BALE FILTERS, ETC., TREATING ALL SOIL SURFACES WITH SEEDED TOPSOIL AND / OR MULCH AFTER GRADING.
8. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE OR IN THEIR PROPER SEQUENCE, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
9. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND AIR AND WATER POLLUTION WILL BE MINIMIZED. STATE AND LOCAL LAWS SHALL BE COMPLIED WITH AT ALL TIMES.
10. TO MINIMIZE SOIL EROSION, PROPOSED LAND ALTERATION ACTIVITIES SHALL NOT UNNECESSARILY REMOVE EXISTING VEGETATION AND ALTER EXISTING TOPOGRAPHY. ADEQUATE PROTECTION MEASURES (I.E. SYNTHETIC BALES, BARRIERS, SODDING AND SANDBAGGING) SHALL BE PROVIDED, AS NECESSARY, TO MINIMIZE EROSION AND DOWNSTREAM SEDIMENTATION CAUSED BY SURFACE WATER RUN-OFF ON EXPOSED LAND SURFACES.
11. PERMANENT VEGETATION SHALL BE BY SEEDING OR SODDING ALL EXPOSED AREAS WITHIN THREE DAYS AFTER FINAL GRADING. MULCH SHALL BE USED AS NECESSARY FOR PROTECTION UNTIL 75% GROWTH IS ESTABLISHED. AT THE TIME WHEN THE SITE PREPARATION FOR PERMANENT VEGETATIVE STABILIZATION IS GOING TO BE ACCOMPLISHED, ANY SOIL WHICH WILL NOT PROVIDE A SUITABLE ENVIRONMENT TO SUPPORT ADEQUATE VEGETATIVE GROUND COVER SHALL BE REMOVED OR TREATED IN SUCH A WAY AS TO PERMANENTLY ADJUST THE SOIL CONDITIONS AND RENDER IT SUITABLE FOR VEGETATIVE GROUND COVER.
12. ALL NEW EROSION AND SILT CONTROL METHODS AND LOCATIONS INDICATED ON THIS DRAWING ARE FOR START-UP AND GENERAL REFERENCE ONLY AND SHALL BE ADJUSTED, AS REQUIRED, TO SUIT THE PROCESS OF THE CONSTRUCTION.
13. ANY AREAS SUBJECT TO EROSION MUST BE ADEQUATELY STABILIZED WITH VEGETATIVE MATERIAL THAT WILL, WITHIN THE FRAME, DETER SOIL DISTURBANCE, SODDING, PLUGGING, SPRIGGING, OR SEEDING IS ACCEPTABLE FOR STABILIZATION; HOWEVER, SODDING MAY BE REQUIRED IN AREAS OF EROSION-PRONE SOILS OR WHERE SLOPES ARE GREATER THAN 5:1. VEGETATION OTHER THAN GRASS IS ACCEPTABLE UNLESS OTHERWISE SPECIFIED.

FOR COMMERCIAL SITE DEVELOPMENT PROJECTS, NO MORE THAN 50% OF THE LANDSCAPED AREA MAY BE PLANTED WITH SHALLOW-ROOTED (I.E., ST AUGUSTINE) TURF GRASS VARIETIES. THESE TURF GRASS VARIETIES SHALL BE CONSOLIDATED IN AND LIMITED TO AREAS THAT ARE PROVIDED WITH CENTRAL AUTOMATIC IRRIGATION SYSTEMS. A METHOD OF STABILIZATION MUST BE SHOWN ON THE SITE DEVELOPMENT CONSTRUCTION PLANS.
14. SEE PGD PLANS FOR ADDITIONAL EROSION CONTROL LOCATION INFORMATION AND DETAILS.
15. CONTRACTOR TO COMPLY WITH ALL REGULATIONS AS SET FORTH BY THE FDEP NPDES STORMWATER REGULATORY PROGRAM.
16. CONTRACTOR TO CONSTRUCT PROPOSED STORMWATER PONDS IN EITHER CELLS OR SEQUENCED SO THAT THE FIRST POND'S FUNCTION AS SEDIMENT BASINS TO SEPARATE SUSPENDED SOLIDS FROM PRODUCED GROUNDWATER. ALL PRODUCED GROUNDWATER OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION GENERAL PERMIT FOR THE DISCHARGE OF PRODUCED GROUNDWATER FROM ANY NON-CONTAMINATED SITE ACTIVITY" EFFECTIVE DATE FEBRUARY 14, 2000; DOCUMENT NUMBER 62-621.300(2).
17. DURING LAND ALTERATION AND CONSTRUCTION ACTIVITIES, IT SHALL BE UNLAWFUL TO REMOVE VEGETATION BY GRUBBING OR TO PLACE SOIL DEPOSITS, DEBRIS, SOLVENTS, CONSTRUCTION MATERIAL, MACHINERY OR OTHER EQUIPMENT OF ANY KIND WITHIN THE DRIPLINE OF A TREE TO REMAIN ON THE SITE UNLESS OTHERWISE APPROVED BY THE COUNTY.

PASCO COUNTY SIGNING & PAVEMENT MARKING NOTES:

1. PAVEMENT MARKINGS SHOULD BE PLACED AS SHOWN IN THE PLANS AND THE APPROPRIATE FDOT DESIGN STANDARD INDEX.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LENGTH OF COLUMN SUPPORTS IN THE FIELD PRIOR TO FABRICATION.
3. REFER TO FDOT DESIGN STANDARDS INDEX NO 17352 FOR RETRO-REFLECTIVE PAVEMENT MARKER PLACEMENT.
4. PAINT ALL MEDIAN NOSES AND RAISED ISLAND NOSES REFLECTIVE WHITE OR REFLECTIVE YELLOW AS INDICATED IN THE PLANS.
5. ANY EXISTING SIGNS WITHIN THE PROJECT LIMITS SHALL REMAIN UNLESS OTHERWISE NOTED IN THE PLANS.
6. CAUTION SHOULD BE EXERCISED WHILE RELOCATING EXISTING SIGNS SO LONG AS TO PREVENT DAMAGE TO THE SIGNS. IF THE SIGNS ARE DAMAGED BEYOND USE, AS DETERMINED BY THE ENGINEER, THEY SHALL BE REPLACED BY THE CONTRACTOR AT HIS EXPENSE.
7. THE SIGN LOCATIONS SHOWN ARE APPROXIMATE AND MAY REQUIRE FIELD ADJUSTMENT AS DIRECTED BY THE ENGINEER.
8. ANY EXISTING SIGN TO REMAIN THAT IS DISTURBED DURING CONSTRUCTION OR RELOCATED SHALL BE RESET TO CURRENT STANDARDS FOR HEIGHT, OFFSET, AND METHOD OF INSTALLATION.
9. CAUTION SHOULD BE EXERCISED WHILE RELOCATING EXISTING SIGNS TO PREVENT DAMAGE TO THE SIGNS. IF THE SIGNS ARE DAMAGED BEYOND USE, AS DETERMINED BY THE ENGINEER, THE CONTRACTOR SHALL REPLACE THEM AT HIS EXPENSE.
10. ON CONCRETE SURFACE, INCLUDING BRIDGE DECKS, ALL SKIP STRIPE PAVEMENT MARKINGS SHALL ALTERNATE WHITE (THERMOPLASTIC) AND BLACK (PAINT) (20" WHITE/20" BLACK/20" SKIP).
11. ALL SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE U.S. DEPARTMENT OF TRANSPORTATION'S "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", 2009 EDITION.
12. STREET SIGNAGE IS TO MEET MINIMUM PASCO COUNTY AND FDOT STANDARDS FOR DESIGN, AND CONTRACTOR SHALL PREPARE AND SUBMIT SHOP DRAWINGS TO THE ENGINEER OF RECORD AND THE DEVELOPER FOR APPROVAL. CONTRACTOR SHALL USE W-SHAPED STEEL POSTS FOR ROADWAY SIGNS.
13. ALL PAVEMENT MARKINGS SHALL BE LEAD-FREE, NON-SOLVENT BASED PAINT. THERMOPLASTIC ONLY WHERE NOTED.
14. ALL PAVEMENT MARKINGS TO BE REMOVED SHALL BE PERFORMED BY HYDRO BLASTING (EXCEPT WITHIN FDOT R/W)
15. ALL ROUTE MARKERS AUXILIARIES SHALL MATCH THE COLOR COMBINATION OF THE RESPECTIVE MARKER WHICH THEY SUPPLEMENT.
16. LOCATION OF STOP BARS IS TO BE PER SECTION 3B.16 OF THE MUTCD.
17. LOCATION OF SIGNS IS TO BE PER SECTION 2A.18 THROUGH 2A.20 OF THE MUTCD.
18. ALL LOCAL ROADS ARE PRIVATE.

PASCO COUNTY SANITARY SEWER & WATER DISTRIBUTION NOTES:

1. NEW OR RELOCATED, UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT WILL 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 VACUUM-TYPE SANITARY SEWER, STORM SEWER, OR STORMWATER FORCE MAIN REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; A HORIZONTAL DISTANCE OF AT LEAST SIX FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER (OR A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER IF THE BOTTOM OF THE WATER MAIN WILL BE LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER); A HORIZONTAL DISTANCE OF AT LEAST SIX FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, OR WASTEWATER FORCE MAIN NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; AND A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM." [FAC 62-555.314(1); EXCEPTIONS ALLOWED UNDER FAC 62-555.314(5)]
2. NEW OR RELOCATED, UNDERGROUND WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL CROSS ANY EXISTING OR PROPOSED GRAVITY- OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OTHER PIPELINE OR AT LEAST 12 INCHES BELOW THE OTHER PIPELINE; AND NEW OR RELOCATED, UNDERGROUND WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL CROSS ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OTHER PIPELINE. [FAC 62-555.314(2); EXCEPTIONS ALLOWED UNDER FAC 62-555.314(5)]
3. AT THE UTILITY CROSSINGS DESCRIBED IN NOTE #1 ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE WILL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE. IF THE WATER MAIN JOINTS WILL AS FAR AS POSSIBLE FROM THE OTHER PIPELINE OR THE PIPES WILL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS OR STORMWATER FORCE MAINS REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY- OR PRESSURE-TYPE SANITARY SEWERS OR WASTEWATER FORCE MAINS NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. [FAC62-555.314(2); EXCEPTIONS ALLOWED UNDER FAC 62-555.314(5)]
4. ALL SEWER AND WATER SERVICE LATERALS ARE TO BE MARKED WITH PAINT ON THE EDGE OF PAVEMENT AND WITH WOOD STAKES AT THE END OF SERVICE LATERALS (BLUE PAINT FOR WATER, GREEN PAINT FOR SEWER).
5. CONFLICTS OF WATER LINES WITH SANITARY SEWER AND STORM SEWER SYSTEMS TO BE RESOLVED BY ADJUSTING WATER LINES AS NECESSARY.
6. WATER LINES ARE TO HAVE A MINIMUM OF 36-INCHES OF COVER FROM PROPOSED GRADE.
7. APPROXIMATE 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 PRACTICE.
8. 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.
9. THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES IN THE AREA BEFORE BEGINNING CONSTRUCTION.
10. ALL UNDERGROUND UTILITIES MUST BE INSTALLED BEFORE SUB-BASE, BASE & SURFACE ARE CONSTRUCTED.
11. SPECIAL CARE IS TO BE TAKEN SO TREES THAT ARE TO REMAIN ARE UNHARMED DURING CONSTRUCTION.
12. ALL WATER MAINS ARE TO BE PVC OR AS NOTED ON PLANS.
A. PIPE SIZES FROM 2" TO 3" SHALL CONFORM TO ASTM DESIGNATION D- 1784 AND D-2241, CLASS 1120 OR 1220 (SDR 21).
B. PIPE SIZES FROM 4" TO 12" SHALL CONFORM TO AWWA C-900 SPECIFICATIONS (DR-18).
13. SANITARY PIPE MATERIAL SHALL BE AS FOLLOWS:
SDR 35 FOR PIPES 3'-12" DEEP
SDR 26 FOR PIPES 12'-18" DEEP
C900 FOR PIPES GREATER THAN 18" DEEP WITH FENCO ADAPTERS.
14. SANITARY SEWER PIPE MEASUREMENTS ARE TO THE CENTER OF MANHOLES.
15. WATER MAINS WILL NOT BE INSTALLED PRIOR TO INSTALLATION OF THE SANITARY AND STORM SEWER SYSTEMS UNLESS WATER MAIN IS TO BE BELOW UTILITIES OR STORM SEWER AS SHOWN ON THE PLANS.
WATER MAIN: ALL INSTALLED UNDERGROUND WATER MAINS SHALL BE MARKED WITH A CONTINUOUS TAPE LOCATED DIRECTLY OVER THE PIPE 12 INCHES TO 18 INCHES BELOW GRADE. SAID TAPE SHALL BE A MINIMUM OF TWO INCHES IN WIDTH AND SHALL BE METALLIC-BACKED, BLUE, AND MARKED "WATER MAIN BURIED BELOW".
16. CONNECTIONS INTO EXISTING COUNTY-OWNED SYSTEMS SHALL BE VIA WET TAP. WET TAPS SHALL BE PERFORMED BY THE PASCO COUNTY UTILITIES SERVICES BRANCH AT THE OWNER'S EXPENSE. EXCAVATION, BACKFILL, AND SURFACE RESTORATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY. MATERIAL FOR WET TAPS LARGER THAN 2" SHALL BE PROVIDED AND INSTALLED BY THE PROJECT CONTRACTOR.
17. WATER MAIN DEFLECTIONS SHALL NOT EXCEED MANUFACTURER'S RECOMMENDATION.
18. TYPICAL-ALL WATER AND SANITARY SEWER PIPE LINES-CONSTRUCT USING PIPE DEFLECTION METHOD AS REQUIRED BY P.C.U.D.
19. ALL UTILITY SYSTEM DESIGN MATERIALS AND WORKMANSHIP SHALL COMPLY WITH "STANDARDS FOR DESIGN AND CONSTRUCTION OF WATER, WASTEWATER AND RECLAIMED WATER FACILITIES SPECIFICATIONS," LATEST EDITION
20. CONTRACTOR SHALL HAVE ALL FIRE HYDRANTS FLOW-TESTED AND COLOR-CODED BASED ON FLOW RESULTS.
21. IN CONSIDERATION OF PASCO COUNTY'S AGREEMENT TO PROVIDE POTABLE WATER AND/OR RECLAIMED WATER TO THE SUBJECT PROPERTY, DEVELOPER/OWNER, AND ITS SUCCESSORS AND ASSIGNS, AGREE TO THE FOLLOWING:
(a) IN THE EVENT OF PRODUCTION FAILURE OR SHORTFALL BY TAMPA BAY WATER, AS SET FORTH IN SECTION 3.19 OF THE INTERLOCAL AGREEMENT CREATING TAMPA BAY WATER, DEVELOPER/OWNER SHALL TRANSFER TO PASCO COUNTY ANY AND ALL WATER USE PERMITS OR WATER USE RIGHTS THE DEVELOPER/OWNER MAY HAVE TO USE OR CONSUME SURFACE OR GROUNDWATER WITHIN PASCO COUNTY.
(b) PRIOR TO DEVELOPER/OWNER SELLING WATER OR WATER USE PERMITS OR WATER USE RIGHTS, DEVELOPER/OWNER SHALL NOTIFY PASCO COUNTY, AND PASCO COUNTY SHALL HAVE A RIGHT OF FIRST REFUSAL TO PURCHASE SUCH WATER OR WATER USE PERMITS OR WATER USE RIGHT
22. CONTRACTOR'S RESPONSIBILITIES:
A. 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.
B. 3" AND LARGER - THE CONTRACTOR WILL SUPPLY A TAPPING SADDLE BEING EPOXY COATED, A TAPPING VALVE WITH MECHANICAL JOINT AND THE EQUIPMENT TO PROVIDE, AND CONDUCT A PRESSURE TEST. COUNTY PERSONNEL WILL WITNESS THE PRESSURE TEST WHICH MUST BE AT 150 PSI FOR A DURATION OF THIRTY MINUTES.
C. 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.
D. 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.
E. NOTE: IF THE CONTRACTOR HAS NOT FULFILLED HIS RESPONSIBILITIES, AS STATED ABOVE, PRIOR TO THE ARRIVAL OF PASCO COUNTY UTILITIES OPERATIONS AND MAINTENANCE TAPPING CREW, THERE WILL BE AN ADDITIONAL CHARGE OF \$92.00.

PASCO COUNTY 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 PROTECTION ASSOCIATION, NFPA-1, 16.4.3.1.3: WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED, COMPLETED, AND IN SERVICE PRIOR TO CONSTRUCTION WORK.
4. PER NFPA-1, 18.3.4.1: CLEARANCES OF 7.5 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.
6. THE FIRE PROTECTION SYSTEM WILL BE INSTALLED IN ACCORDANCE WITH THE PASCO COUNTY CODE OF ORDINANCES, CHAPTER 46, ARTICLE III AND ANY SUBSEQUENT AMENDMENTS. RAISED PAVEMENT MARKINGS WILL BE INSTALLED TO INDICATE THE LOCATION OF EACH FIRE HYDRANT AND WILL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS APPROVED BY THE COUNTY ENGINEER.
7. CONTRACTOR SHALL FLOW TEST AND COLOR CODE FIRE HYDRANT(S) PER FLOW TEST RESULTS FOR NFPA 291.
8. FIRE PROTECTION SHALL BE PROVIDED BY THE USE OF ON SITE FIRE HYDRANTS PROVIDED IN ACCORDANCE WITH THE SBCCI STANDARD FIRE PROTECTION CODE, LATEST EDITION. THE PROJECT WILL COMPLY WITH PASCO COUNTY HYDRANT ORDINANCE.
9. IF APPLICABLE, DYNAMOTORQUE GPI POSITION INDICATOR TO BE INSTALLED ON FIRE MAIN AT FIRST UPSTREAM GATE VALVE FROM EACH HABITABLE BUILDING.

PAVING, GRADING, AND DRAINAGE NOTES:

1. ALL UNDERGROUND UTILITIES INCLUDING CONDUIT FOR ELECTRICAL, IRRIGATION, CABLE TV AND TELEPHONE CROSSINGS SHALL BE INSTALLED PRIOR TO PAVEMENT CONSTRUCTION. CONTRACTOR TO COORDINATE INSTALLATION OF ANY ADDITIONAL CONDUIT LOCATIONS WITH OWNER.
2. PIPE MEASUREMENTS ARE TO CENTER OF STRUCTURES FOR INLETS AND MANHOLES. STATION OFFSETS (LT OR RT) REFER TO CENTER OF STRUCTURES FOR MANHOLES. ALL PIPE LENGTHS ARE PLUS OR MINUS. ALL PIPE LENGTHS INCLUDE END TREATMENT.
3. ALL CURB CUT RAMP TO BE CONSTRUCTED PER FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS (FDOT INDEX 304) AND BE ADA COMPLIANT INCLUDING USE OF TRUNCATED DOME TACTILE SURFACE
4. ALL EARTHWORK, PLACEMENT OF FILL AND PAVEMENT PREPARATION TO CONFORM TO THE MORE STRICT OF THE PASCO COUNTY TECHNICAL SPECIFICATIONS OR THE GEOTECHNICAL REPORT.
5. TERMINATION OF BOTH FDOT TYPE "F" AND "6" VERTICAL CURB SHALL INCLUDE A 3' TRANSITION TO FLUSH UNLESS OTHERWISE NOTED ON THE CONSTRUCTION DRAWINGS.
6. EXTRA MATERIAL IS REQUIRED PER FDOT INDEX 205 (SHEET 1 OF 5) AROUND STORM PIPE MEETING COVER CRITERIA OF SAID INDEX.
7. JOINTS OF STORM SEWER SHALL BE STAGGERED FOR CROSSINGS OF THE SANITARY SEWER WITH LESS THAN 18 INCHES OF VERTICAL CLEARANCE SO THAT THE PIPE BELL IS NOT LOCATED AT THE CROSSING.
8. AS A COST SAVINGS MEASURE STORM STRUCTURES WITH MULTIPLE PIPE CONNECTIONS MAY BE OFFSET FROM THE CENTER OF THE STRUCTURE TO REDUCE THE OVERALL STRUCTURE SIZE. CONTRACTOR IS TO COORDINATE OFFSET CONNECTIONS WITH APPROPRIATE SUB CONTRACTORS INCLUDING PROJECT SURVEYOR.
9. DURING LAND ALTERATION AND CONSTRUCTION ACTIVITIES, IT SHALL BE UNLAWFUL TO REMOVE VEGETATION BY GRUBBING OR TO PLACE SOIL DEPOSITS, DEBRIS, SOLVENTS, CONSTRUCTION MATERIAL, MACHINERY OR OTHER EQUIPMENT OF ANY KIND WITHIN THE DRIPLINE OF A TREE REMAINING ON SITE UNLESS APPROVED BY THE COUNTY.
10. ALL TRIMMING UNDERTAKEN ON A TREE PROTECTED BY PROVISIONS OF LAND DEVELOPMENT CODE SHALL BE PRUNED IN ACCORDANCE WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A-300 PRUNING STANDARDS.
11. ALL STORM DRAIN STRUCTURES TO CONFORM THE "FLORIDA DEPARTMENT OF TRANSPORTATION DESIGN STANDARDS FOR CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS ON THE STATE HIGHWAY SYSTEM" MANUAL DATED JANUARY 2010 OR LATEST EDITION, OR THE HILLSBOROUGH COUNTY TRANSPORTATION TECHNICAL MANUAL DATED SEPTEMBER 2009. ALL STORM PIPES TO STRUCTURES ARE TO BE WRAPPED PER FDOT INDEX 201.
12. ALL PROPOSED STORM GRATES, RING & COVERS AND SANITARY SEWER RING & COVERS TO MEET H-20 LOADING RATING. ALL STORM GRATES SHALL BE GALVANNEAL OR GALVANIZED. ALL EXISTING STRUCTURES TO BE MODIFIED AS REQUIRED TO MEET H-20 LOAD RATING AND ADJUSTED TO MEET PROPOSED GRADE.
13. THE STAKED SILT FENCE SHALL BE INSTALLED PRIOR TO EARTHWORK OPERATIONS COMMENCING AND IS TO BE MAINTAINED THROUGH PROJECT COMPLETION.
14. ALL SWALES SHALL BE SODDED AS SHOWN ON THE SECTIONS.
15. STORM SEWER PIPE LINES WILL NOT BE INSTALLED PRIOR TO PLACEMENT AND ALIGNMENT OF INLET STRUCTURES.
16. NO EXCAVATION SHALL EXTEND BELOW THE PERMITTED DESIGN DEPTHS/ELEVATIONS SHOWN ON THE DRAWINGS, UNLESS ADDITIONAL TESTING SUPPORTS OTHERWISE; AND NO LOWER SEMI-CONFINING UNTIL CLAYEY SOIL MATERIAL AND/OR LIMESTONE MATERIALS SHALL BE EXCAVATED, REGARDLESS IF THESE MATERIALS ARE ENCOUNTERED WITHIN THE PERMITTED DESIGN DEPTHS/ELEVATIONS. IF ABOVE THE PERMITTED DEPTHS/ELEVATIONS, THEN EXCAVATION OPERATIONS SHALL CEASE IN THE GENERAL AREA. EPC WETLANDS MANAGEMENT STAFF MUST BE CONTACTED PRIOR TO ANY EXCAVATION OF CLAYS. * IN THE ABSENCE OF ANY CONFINING OR SEMI-CONFINING UNTIL CLAYEY SOILS, A MINIMUM OF FIVE FEET OF UNDISTURBED SOILS SHALL REMAIN ABOVE THE UNDERLYING LIMESTONE.
17. PRUNING OF A GRAND OAK, WITH THE EXCEPTION OF MINOR PRUNING, IS PROHIBITED UNLESS CONDUCTED IN ACCORDANCE WITH THE ANSI A-300 PRUNING STANDARDS, AND PERFORMED BY AN ARBORIST CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) OR A REGISTERED CONSULTING ARBORIST WITH THE AMERICAN SOCIETY OF CONSULTING ARBORISTS (ASCA). MINOR PRUNING IS THE PRUNING OF A TREE BY THE REMOVAL OF BRANCHES NO GREATER THAN 4 INCHES IN DIAMETER AT THE POINT OF CONNECTION TO A SUPPORTING BRANCH AND SHALL BE IN ACCORDANCE WITH THE ANSI A-300 PRUNING STANDARDS. A NOTARIZED AFFIDAVIT (ATTACHED) AFFIRMING AN ISA CERTIFIED ARBORIST OR AN ASCA REGISTERED CONSULTING ARBORIST WILL CONDUCT OR PROVIDE ONSITE SUPERVISION OF THE PRUNING SHALL BE SUBMITTED TO THE COUNTY PRIOR TO THE PRUNING OF A GRAND OAK. AN ISA CERTIFIED ARBORIST OR AN ASCA REGISTERED CONSULTING ARBORIST CONTRACTED BY A PROPERTY OWNER TO PRUNE A GRAND OAK SHALL ASSUME FULL RESPONSIBILITY FOR ALL PRUNING ACTIVITIES DETERMINED IN COMPLIANCE WITH STANDARDS SPECIFIED WITHIN THE LAND DEVELOPMENT CODE.
18. IN ACCORDANCE WITH SECTION 603.2.C.8 OF THE PASCO COUNTY LAND DEVELOPMENT CODE, DRAINAGE AREAS THAT ADJUT ROAD RIGHTS-OF-WAY SHALL BE PLANTED WITH TREES AT THE POINT OF CONNECTION TO A SUPPORTING BRANCH AND SHALL BE IN ACCORDANCE WITH THE ANSI A-300 PRUNING STANDARDS. A NOTARIZED AFFIDAVIT (ATTACHED) AFFIRMING AN ISA CERTIFIED ARBORIST OR AN ASCA REGISTERED CONSULTING ARBORIST WILL CONDUCT OR PROVIDE ONSITE SUPERVISION OF THE PRUNING SHALL BE SUBMITTED TO THE COUNTY PRIOR TO THE PRUNING OF A GRAND OAK. AN ISA CERTIFIED ARBORIST OR AN ASCA REGISTERED CONSULTING ARBORIST CONTRACTED BY A PROPERTY OWNER TO PRUNE A GRAND OAK SHALL ASSUME FULL RESPONSIBILITY FOR ALL PRUNING ACTIVITIES DETERMINED IN COMPLIANCE WITH STANDARDS SPECIFIED WITHIN THE LAND DEVELOPMENT CODE.
19. ANY OFF SITE DISTURBANCE SHALL BE RESTORED TO THE PRE OR BETTER CONDITION PER LDC 902.2.D.15-16.
20. PRIOR TO THE START OF CLEARING AND GRUBBING, OR ANY SOIL DISTURBANCE, THE CONTRACTOR SHALL CONTACT PASCO COUNTY STORMWATER MANAGEMENT AT (727) 834-3611 FOR A SOIL EROSION AND SEDIMENT CONTROL PRE INSPECTION MEETING.
21. ALL FIRST FLOOR ELEVATIONS (FFE) SHALL BE A MINIMUM OF ONE (1) FOOT ABOVE BASE FLOOD ELEVATION OR AS STRIPPED BY PASCO COUNTY LDC 1104, AND/OR SIXTEEN INCHES (16") ABOVE THE HIGHEST CROWN LINE OF THE STREET LYING BETWEEN THE PROJECTION OF THE SIDE BUILDING LINES PER LDC 902.2M.
22. THE DEVELOPER SHALL PROVIDE COPIES OF REQUIRED PERMITS FROM THE RESPECTIVE GOVERNING AGENCIES PRIOR TO ISSUANCE OF THE SITE DEVELOPMENT PERMIT PER LDC 902.2.C.
23. THE SITE SHALL BE GRADED TO WITHIN TWELVE INCHES (12") OF THE FINAL GRADE. WHERE FILL IS PROPOSED, IT SHALL BE PLACED IN COMPLIANCE WITH THE GEOTECHNICAL/GEOLOGICAL ENGINEERING REPORT RECOMMENDATIONS (INCLUDING ANY LIFT DEPTHS RECOMMENDED) AND COMPACTED TO A MINIMUM 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 PER LDC 807.5.5.

PASCO COUNTY DEVELOPMENT REVIEW NOTES:

1. ALL UTILITY CONSTRUCTION SHALL COMPLY WITH THE PASCO COUNTY STANDARDS FOR DESIGN AND CONSTRUCTION OF WATER AND WASTEWATER FACILITIES SPECIFICATIONS, LATEST EDITION.
2. ALL ON-SITE WATER AND SEWER FACILITIES SHALL BE OWNED AND MAINTAINED BY THE OWNER-DEVELOPER.
3. INSTALLATION OF FUEL STORAGE TANKS REQUIRES REVIEW AND APPROVAL BY THE FIRE MARSHAL AND THE ISSUANCE OF A SEPARATE BUILDING PERMIT. APPROVAL OF THE SITE PLAN DOES NOT CONSTITUTE APPROVAL OF THE LOCATION OF THE FUEL TANKS.
4. ALL PROPOSED SIGNS MUST BE APPLIED FOR, APPROVED, AND PERMITTED ON AN INDIVIDUAL BASIS APART FROM ANY ULTIMATELY-APPROVED SITE PLAN. APPROVAL OF THIS SITE PLAN DOES NOT CONSTITUTE APPROVAL OF ANY SIGNAGE.
5. HANDICAP PARKING SPACES WILL BE PROPERLY SIGNED AND STRIPED IN ACCORDANCE WITH FLORIDA STATUTE 316, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, OR OTHER APPLICABLE STANDARDS.
6. THE ARCHITECT/ENGINEER CERTIFIES THAT THE SITE HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2012 FLORIDA ACCESSIBILITY CODE.
7. ALL ON-SITE PARKING SPACES WILL BE STRIPED AND SIGNED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION. PARKING SPACES, DIRECTIONAL ARROWS, AND STOP BARS SHALL BE STRIPED IN WHITE. IT SHALL BE THE OWNER/DEVELOPER'S RESPONSIBILITY TO PROPERLY SIGN AND STRIPE THE SITE IN ACCORDANCE WITH APPLICABLE STANDARDS.
8. THE OWNER/DEVELOPER ACKNOWLEDGES THAT THIS APPROVAL DOES NOT INCLUDE ANY WORK IN COUNTY RIGHT-OF-WAY. ALL RIGHT-OF-WAY WORK SHALL BE A FUNCTION OF AN APPROVED PASCO COUNTY RIGHT-OF-WAY USE PERMIT.
9. ALL CLEAR-SITE AREAS SHALL BE KEPT FREE OF ANY SIGNAGE, PLANTINGS, TREES, ETC. IN EXCESS OF THREE-AND-A-HALF (3-1/2) FEET IN HEIGHT.
10. NO IRRIGATION SYSTEM OR LANDSCAPING SHALL BE INSTALLED IN ANY COUNTY OR STATE RIGHT-OF-WAY WITHOUT ISSUANCE OF APPROPRIATE RIGHT-OF-WAY USE PERMIT.
11. THE OWNER/DEVELOPER ACKNOWLEDGES THAT THE SITE AND ITS SUBSEQUENT BUILDING PERMITS SHALL COMPLY WITH ALL REZONING/MPUD/PUID CONDITIONS.
12. ALL STRUCTURES, INCLUDING BUFFER WALLS, RETAINING WALLS, SIGNAGE ETC. REQUIRE SEPARATE BUILDING PERMITS THROUGH PASCO COUNTY CENTRAL PERMITTING.
13. PRIOR TO THE START OF CLEARING AND GRUBBING, OR ANY SOIL DISTURBANCE CONTACT PASCO COUNTY STORMWATER MANAGEMENT AT 727-834-3611 FOR A SOIL EROSION AND SEDIMENT CONTROL, PRE-INSPECTION MEETING.

GENERAL NOTES:

1. ALL PRACTICABLE AND NECESSARY EFFORT SHALL BE TAKEN DURING CONSTRUCTION TO CONTROL AND PREVENT EROSION AND TRANSPORT OF SEDIMENT MATERIAL TO INLETS, SURFACE DRAINS, WETLANDS AND LAKE AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RESTORATION EFFORTS THAT MAY BE REQUIRED.
2. THE CONTRACTOR IS TO CONTROL ALL FUGITIVE DUST ORIGINATING ON THIS PROJECT BY WATERING OR OTHER METHODS AS REQUIRED AND/OR ACCEPTED BY THE OWNER AND/OR AUTHORIZED REPRESENTATIVE.
3. THE CONTRACTOR SHALL NOT ENTER UPON OR IN ANY WAY ALTER THE WETLAND CONSERVATION AREAS THAT ARE DESIGNATED TO REMAIN. ALL WORK IN THE VICINITY OF OPEN WATER AND/OR WETLANDS IS TO BE PERFORMED IN COMPLIANCE WITH THE ENVIRONMENTAL PERMITS FOR THE SITE. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY FINE RESULTING FROM HIS VIOLATION OF PERMIT CONDITIONS.
4. SPECIAL CARE SHALL BE TAKEN TO ENSURE THAT EXISTING TREES TO BE SAVED REMAIN UNDAMAGED DURING CONSTRUCTION. REFERENCE LANDSCAPE AND LAND ALTERATION ORDINANCE. DEVELOPMENT SHALL COMPLY WITH THE TREE AND LANDSCAPE CODES AS SET FORTH IN THE LAND DEVELOPMENT CODE UNLESS PERMITTED OTHERWISE.
5. PRIOR TO BEGINNING WORK, THE CONTRACTOR SHALL EXPOSE ALL EXISTING UTILITIES TO BE EXTENDED OR CROSSED AND CONTACT THE ENGINEER AT (813) 880-8881 FOR RESOLUTION OF ANY CONFLICTS BETWEEN FIELD CONDITIONS AND CONSTRUCTION DOCUMENTS.
6. IT IS THE ENGINEER OF RECORD RESPONSIBILITY TO FIELD LOCATE ALL VISIBLE UTILITIES AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF THE UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION AND CONTACT THE ENGINEER IN THEIR VICINITY. THE CONTRACTOR SHALL NOTIFY "SUNSHINE" (1-800-432-4770) AND ALL UTILITY COMPANIES IN THE AREA FIVE (5) DAYS IN ADVANCE OF BEGINNING CONSTRUCTION.
7. CONTRACTOR TO REMOVE AND LEGALLY DISPOSE OF ALL EXISTING OCCUPATION AS NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS. THE OWNER RETAINS THE RIGHT TO KEEP ANY OCCUPATION DEEMED VALUABLE.
8. DIGITAL OR ELECTRONIC REPRESENTATION OF THESE CONSTRUCTION PLANS DOES NOT CONSTITUTE A COORDINATE CONTROL MAP OR MATHEMATICALLY CONTROLLED INFORMATION FOR THE USE OF CONSTRUCTION STAKEOUT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND/OR CONTRACTOR'S SURVEYOR TO ENSURE THAT ANY DIGITAL OR ELECTRONIC REPRESENTATION OF THESE PLANS IS IN COMPLETE CONFORMANCE WITH ALL OF THE NOTATIONS, SPECIFICATIONS, DETAILS AND OTHER DATA APPEARING ON OR AS MAY BE DERIVED FROM THESE CONSTRUCTION PLANS.
9. CONTRACTOR IS RESPONSIBLE FOR PREPARING AND IMPLEMENTING MAINTENANCE OF TRAFFIC PLANS AS REQUIRED.
10. EXISTING WELL(S) WITHIN THE LIMITS OF DISTURBANCE SHALL BE SEALED AND ABANDONED BY A LICENSED WELL CONTRACTOR IN ACCORDANCE WITH RULE 600.3.531. OWNER RESERVES THE RIGHT TO TRANSFER ANY EXISTING WATER USE RIGHTS TO OTHER EXISTING OR PROPOSED WELL(S).
11. CONTRACTOR RESPONSIBLE FOR REPAIR AND REPLACEMENT OF INFRASTRUCTURE / FACILITIES WITHIN THE RIGHT-OF-WAY THAT ARE DAMAGED DURING CONSTRUCTION ACTIVITY.
12. BURN AREAS, IF REQUIRED, WILL BE OBTAINED FROM THE DIVISION OF FORESTRY BY THE CONTRACTOR.
13. SIDEWALKS ARE TO BE PROVIDED AS REQUIRED WITHIN THE LAND DEVELOPMENT CODE. SIDEWALKS SHALL BE CONSTRUCTED OF 4" MINIMUM STRENGTH FIBER REINFORCED CONCRETE AT 3,000 PSI IN THICKNESS. AT DRIVEWAY CROSSINGS, THE THICKNESS SHALL BE A MINIMUM OF SIX INCHES (6").
14. SIDEWALK CROSSINGS TO PROVIDE STRIPING AND SIGNAGE PER FDOT INDEX NUMBERS 17346 AND 17355. THE DETECTABLE WARNING SHALL BE ALIGNED TO THE DIRECTION OF PEDESTRIAN TRAVEL.
15. GRASS OR OTHER LOW GROWING VEGETATION THAT IS EASILY MAINTAINED SHALL BE USED IN CLEAR ZONES.
16. UTILITY LINES OF ALL KINDS, INCLUDING, BUT NOT LIMITED TO, ELECTRIC POWER AND LIGHT, TELEPHONE AND TELEGRAPH, CABLE TELEVISION, WATER, SEWER, AND GAS SHALL BE CONSTRUCTED AND INSTALLED BENEATH THE SURFACE OF THE GROUND.
17. THERE ARE NO KNOWN HISTORIC RESOURCES ON SITE. HOWEVER, 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 LOCAL MUNICIPALITY AND THE FLORIDA DIVISION OF HISTORICAL RESOURCES (STATE HISTORIC PRESERVATION OFFICER) SHALL BE NOTIFIED WITHIN TWO WORKING DAYS.
18. IF, DURING CONSTRUCTION ACTIVITIES, ANY EVIDENCE OF THE PRESENCE OF STATE AND FEDERALLY PROTECTED PLANT AND/OR ANIMAL SPECIES ARE DISCOVERED, WORK SHALL COME TO AN IMMEDIATE STOP AND THE LOCAL MUNICIPALITY SHALL BE NOTIFIED WITHIN TWO WORKING DAYS.
19. SITE TRIANGLES SHALL BE UNOBSTRUCTED, AND SHALL BE INSPECTED AND MAINTAINED IN CONFORMANCE WITH FDOT INDEX 546.
20. PROPOSED TREES THAT ARE PLANTED SHALL BE SELECTED FROM THE PASCO COUNTY APPROVED TREE LIST TO SATISFY REQUIREMENTS.
21. AS APPLICABLE, ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF:
A. PASCO COUNTY LAND DEVELOPMENT CODE (IN EFFECT AT THE TIME THE PLANS WERE PREPARED)
B. PASCO COUNTY STANDARDS FOR DESIGN AND CONSTRUCTION OF WATER, WASTEWATER AND RECLAIMED WATER FACILITIES
C. PASCO COUNTY ENGINEERS SERVICES DEPARTMENT TESTING SPECIFICATIONS FOR CONSTRUCTION OF ROADS, STORM DRAINAGE AND UTILITIES
D. PASCO COUNTY LAND DEVELOPMENT CODE, CHAPTER 300, SECTION 309, CONSTRUCTION AND INSPECTION IMPROVEMENTS, AND CHAPTER 902, STORMWATER MANAGEMENT REQUIREMENTS, PART D, PERFORMANCE AND DESIGN STANDARDS
E. FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY AND TRAFFIC DESIGN STANDARDS
F. FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION

GENERAL INFORMATION:

PROJECT OWNER/DEVELOPER:
FC WIREGRASS SPE, LLC 116 GODOFF FOREST, 1100 WEST PASCO COUNTY GOVERNMENT STREET PASCO COUNTY GOVERNMENT WEST PASCO COUNTY GOVERNMENT 7536 STATE STREET, SUITE 228 NEW PORT RICHEY, FLORIDA 34654
CONTACT PHONE/EMAIL: 216-416-9291 DUANE@SHOP@FORESTCITY.NET

PROJECT SURVEYOR:
KING ENGINEERING ASSOCIATES, INC. 4921 MEMORIAL HIGHWAY ONE MEMORIAL CENTER, SUITE 300 TAMPA, FLORIDA 33634 PHONE (813) 880-8881 FAX (813) 880-8882

PROJECT ENGINEER:
KING ENGINEERING ASSOCIATES, INC. 4921 MEMORIAL HIGHWAY ONE MEMORIAL CENTER, SUITE 300 TAMPA, FLORIDA 33634 PHONE (813) 880-8881 FAX (813) 880-8882

WATER SUPPLY:
PASCO COUNTY UTILITIES DEPARTMENT WEST PASCO COUNTY GOVERNMENT 7536 STATE STREET, SUITE 228 NEW PORT RICHEY, FLORIDA 34654

SEWER SUPPLY:
PASCO COUNTY UTILITIES DEPARTMENT WEST PASCO COUNTY GOVERNMENT 7536 STATE STREET, SUITE 228 NEW PORT RICHEY, FLORIDA 34654

FIRE DEPARTMENT:
PASCO COUNTY EMERGENCY SERVICES 530 SUNSET ROAD NEW PORT RICHEY, FLORIDA 33552

ELECTRICAL SUPPLY:
WILKACOTT/COTCHIE RIVER ELECTRIC CO-OP ONE PACO CENTER DISTRICT PO BOX 1278 SAN ANTONIO, FLORIDA 33576

SURVEY NOTES:

PERFORMED BY: KING ENGINEERING

DATE OF SURVEY: OCT. 2015

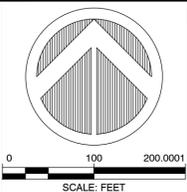
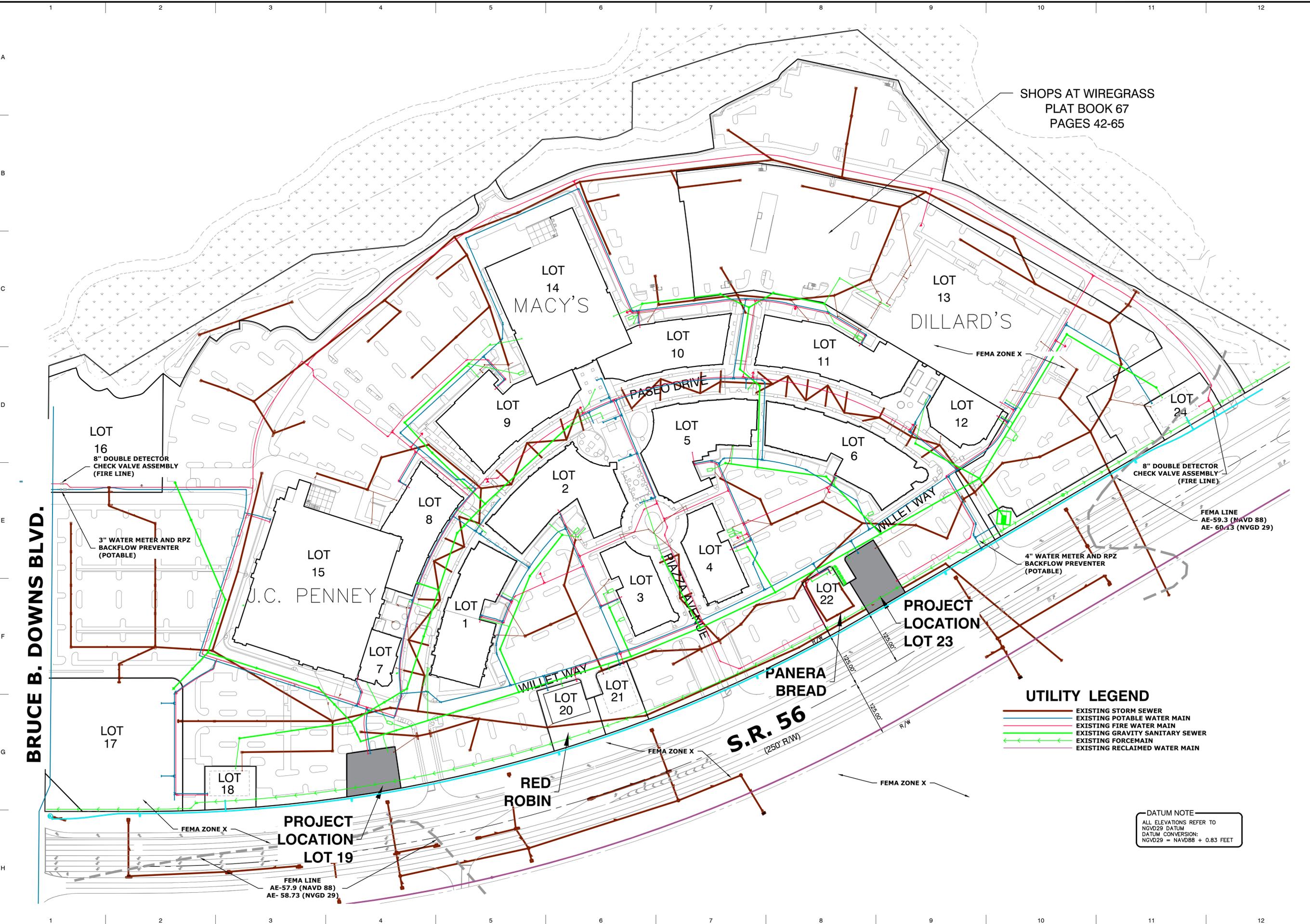
VERTICAL DATUM: ELEVATIONS SHOWN HEREON ARE BASED ON THE NGVD 1929.
DATUM CONVERSION: NGVD 29 = NAVD + 0.83 FEET

HORIZONTAL DATUM: BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED UPON A NETWORK ADJUSTMENT OF G.P.S. OBSERVATIONS ORIGINATING FROM NATIONAL GEODETIC SURVEY CONTROL STATIONS "BRANCH", "W27-106" AND "STANLEY" UTILIZING THEIR POSITIONS AS PUBLISHED BY THE NATIONAL GEODETIC SURVEY.

BENCHMARK: ELEVATIONS SHOWN HEREON ARE IN FEET AND ARE BASED ON BENCHMARK "581-03", A FLORIDA DEPARTMENT OF TRANSPORTATION DISK SET IN CONCRETE, 1.55 MILES NORTH OF THE INTERSECTION OF COUNTY LINE ROAD AND 103.1 FEET LEFT OF THE CENTERLINE OF SURVEY OF C.R. 581. THE ELEVATION IS 60.70 FEET NGVD 1929/A ND BENCHMARK "581-05", A FLORIDA DEPARTMENT OF TRANSPORTATION DISK SET IN CONCRETE,

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 www.kingengineering.com
 Engineering License #2010

NO.	DATE	REVISION	BY

THE SHOPS AT WIREGRASS
 LOTS 19 & 23
 HERSCHMAN ARCHITECTS, INC.
 CLEVELAND, OHIO
 OVERALL SITE PLAN WITH UTILITIES

MICHAEL E. ROSS, P.E.
 SEPT. 21, 2015
 FL P.E. NO. 47112

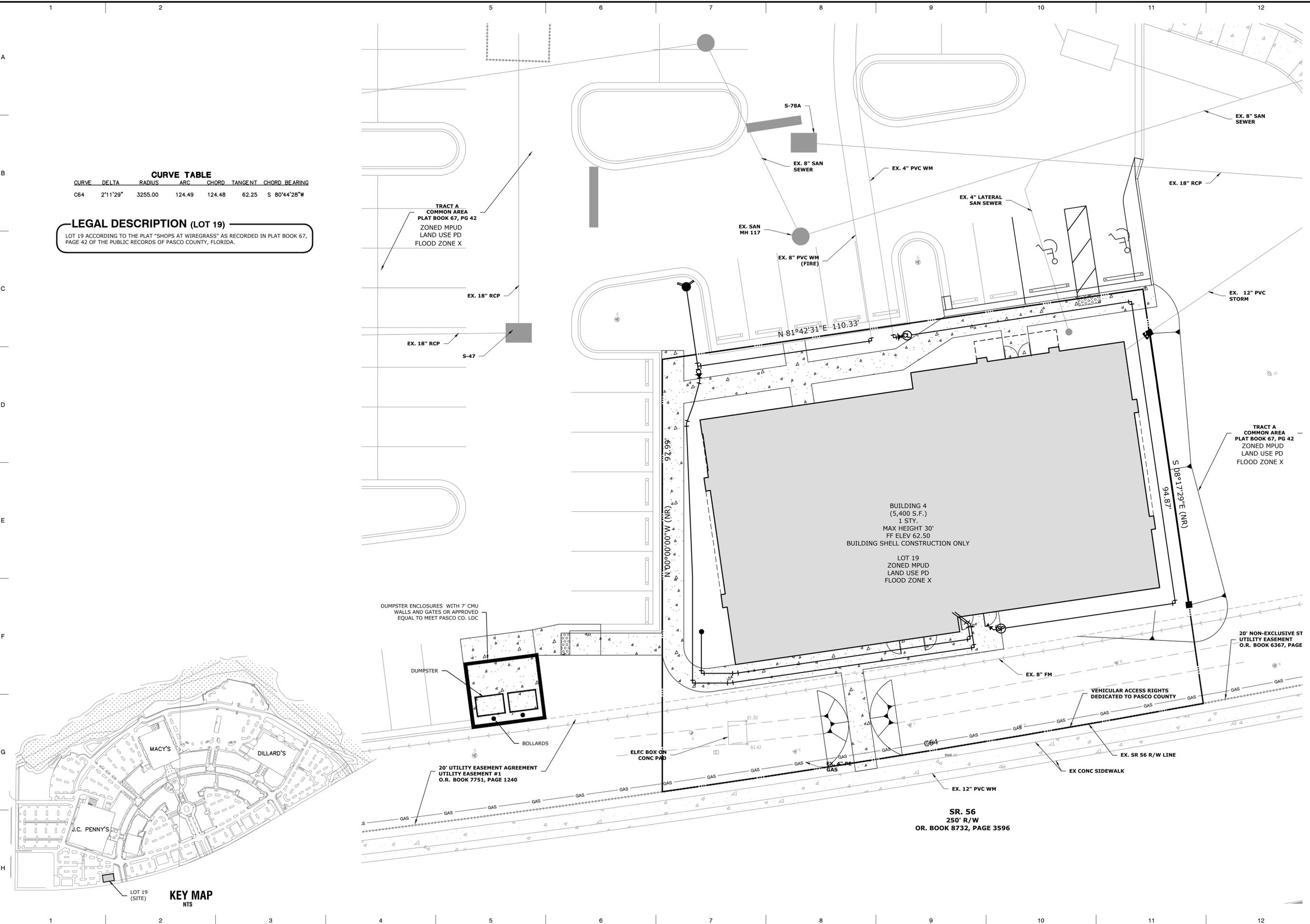
JOB NO: 10095-00-01
 DATE: 06/25/2015
 SCALE: AS SHOWN

C1.51
 PASCO COUNTY SUBMITTAL
 SEPT. 21 2015

DATUM NOTE
 ALL ELEVATIONS REFER TO
 NAVD29 DATUM
 DATUM CONVERSION:
 NAVD29 = NAVD88 + 0.83 FEET

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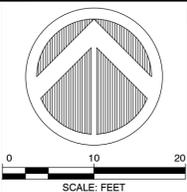
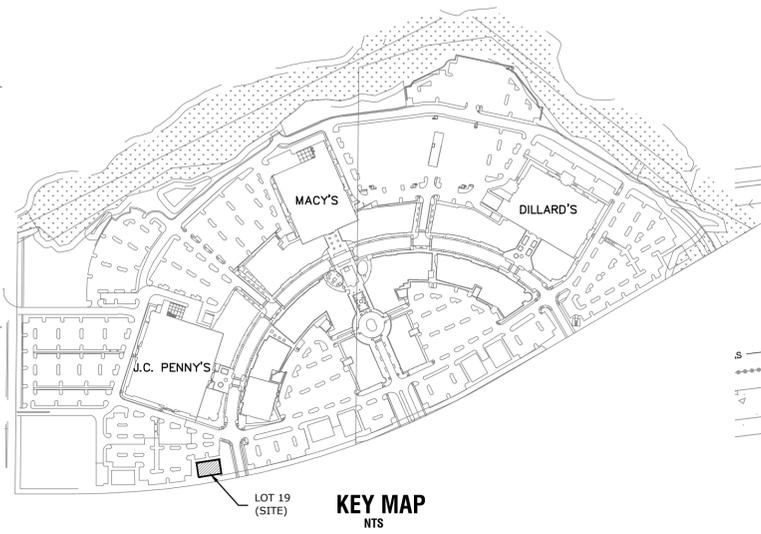
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CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
C64	2°11'29"	3255.00	124.49	124.48	62.25	S 80°44'28"W

LEGAL DESCRIPTION (LOT 19)
 LOT 19 ACCORDING TO THE PLAT "SHOPS AT WIREGRASS" AS RECORDED IN PLAT BOOK 67, PAGE 42 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.



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NO.	DATE	REVISION	BY

THE SHOPS AT WIREGRASS
 LOTS 19 & 23
 HERSCHMAN ARCHITECTS, INC.
 CLEVELAND, OHIO
 PRELIMINARY SITE PLAN (1)

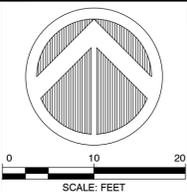
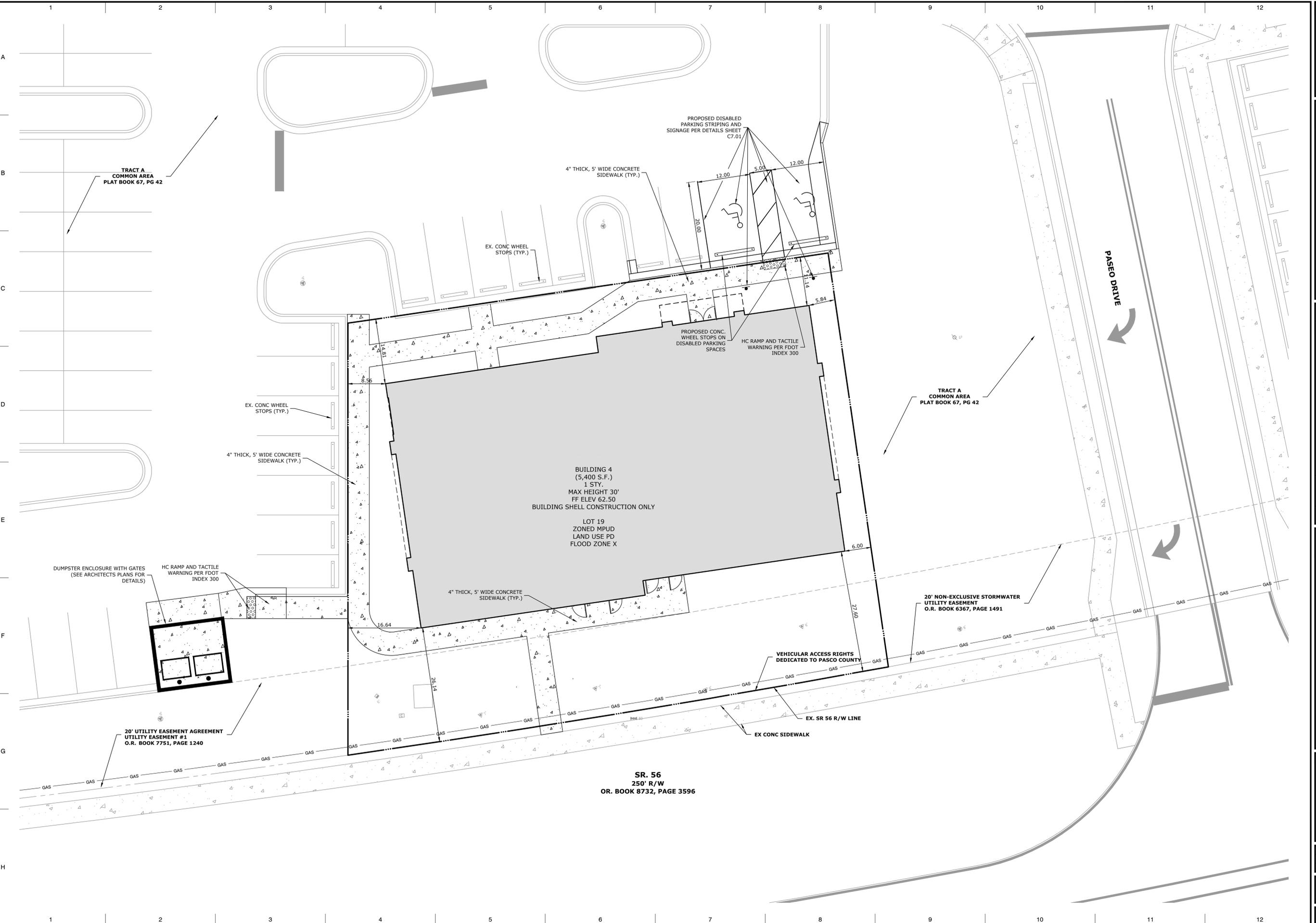
MICHAEL E. ROSS, P.E.
 SEPT. 21, 2015
 FL P.E. NO. 47112

JOB NO: 10095-00-01
 DATE: 06/25/2015
 SCALE: AS SHOWN

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NO.	DATE	REVISION	BY

THE SHOPS AT WIREGRASS
LOTS 19 & 23
HERSCHMAN ARCHITECTS, INC.
CLEVELAND, OHIO
SIGNING, PAVEMENT MARKING AND
DIMENSION PLAN (1)

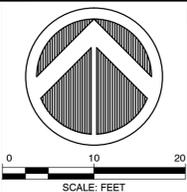
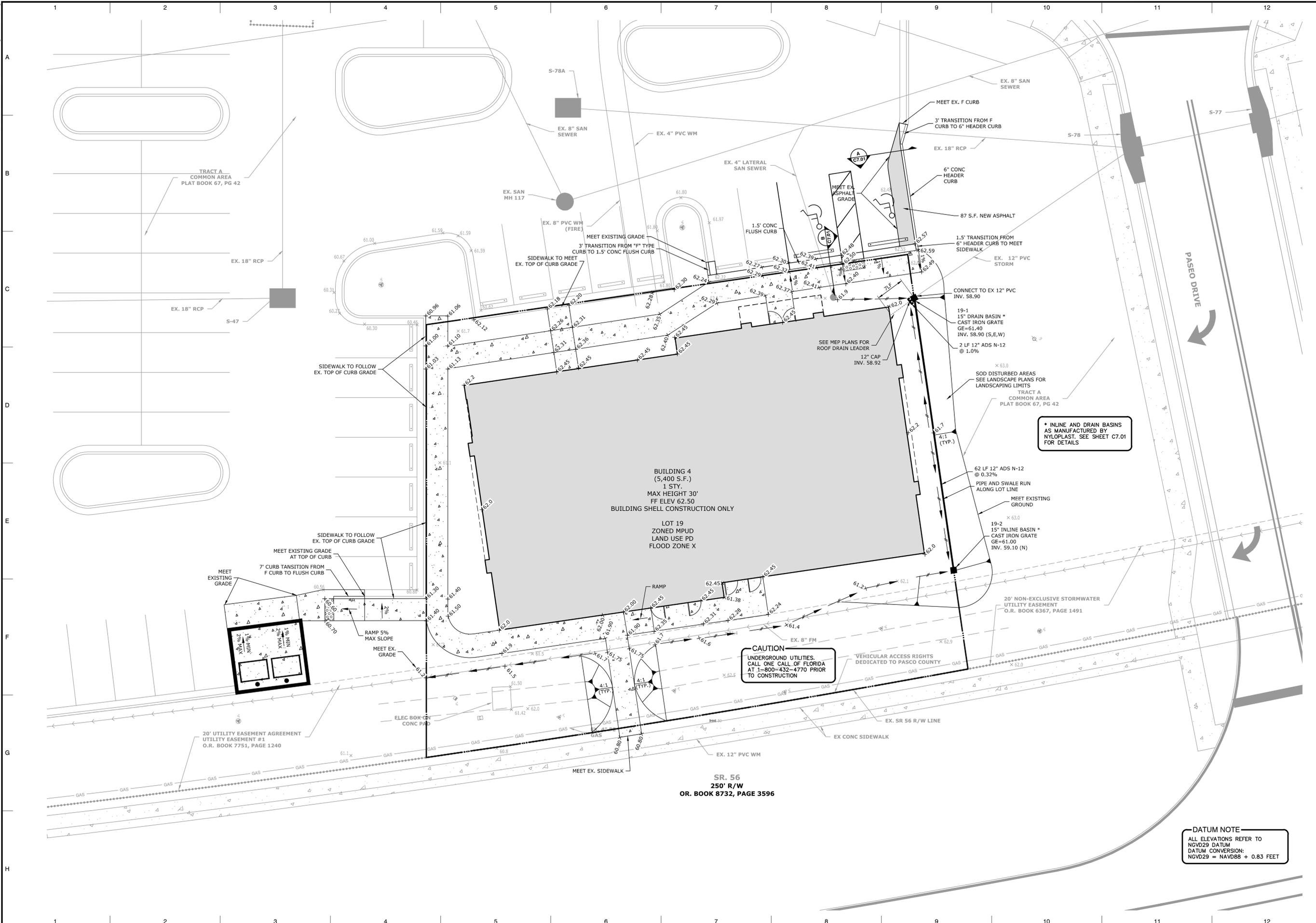
MICHAEL E. ROSS, P.E.
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FL P.E. NO. 47112

JOB NO:	10095-00-01
DATE:	06/25/2015
SCALE:	AS SHOWN

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PASCO COUNTY SUBMITTAL
SEPT. 21 2015

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NO.	DATE	REVISION	BY

THE SHOPS AT WIREGRASS
LOTS 19 & 23
HERSCHMAN ARCHITECTS, INC.
CLEVELAND, OHIO
PAVING, GRADING AND DRAINAGE PLAN (1)

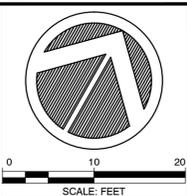
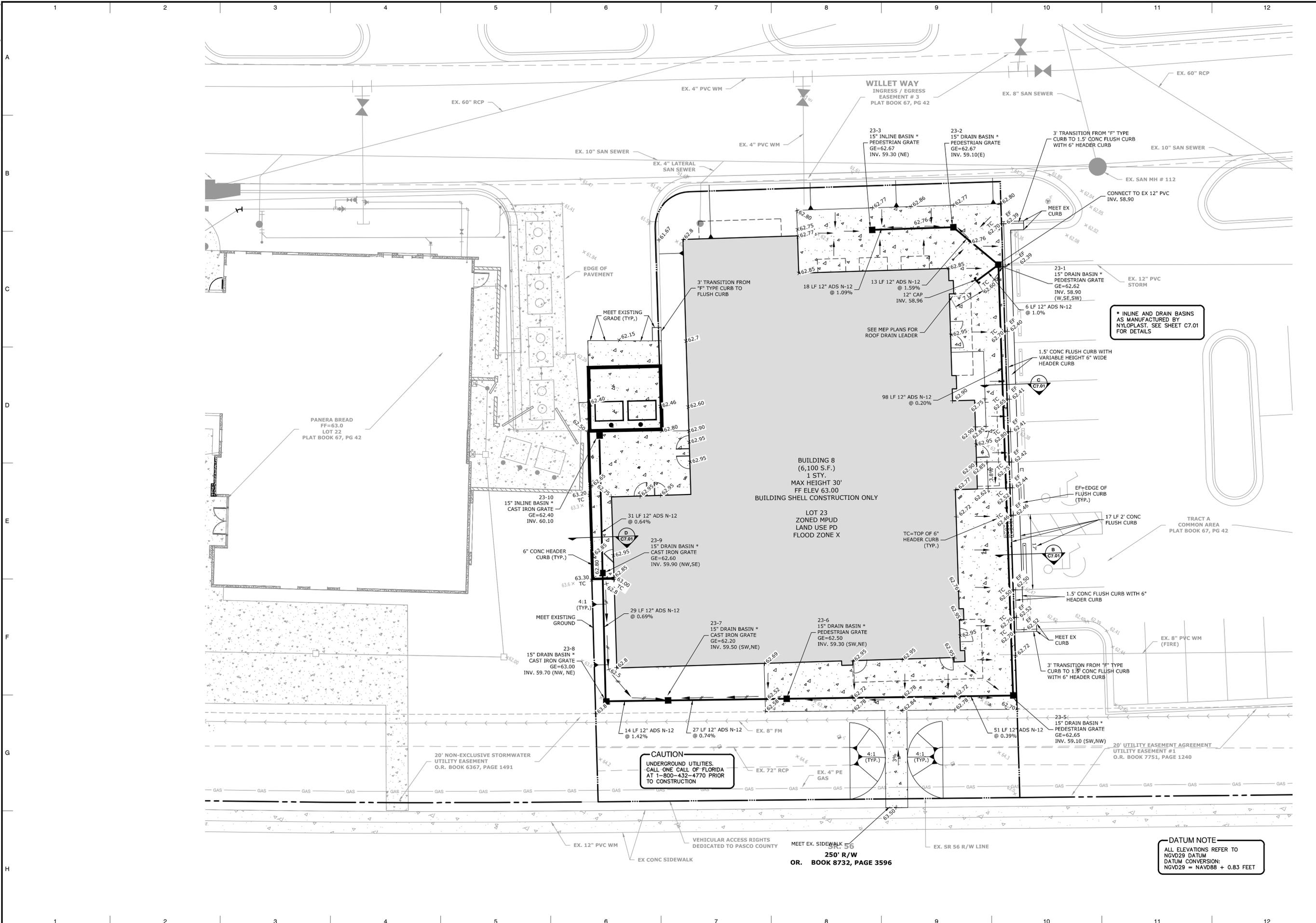
MICHAEL E. ROSS, P.E.
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DATE: 06/25/2015
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SEPT. 21 2015

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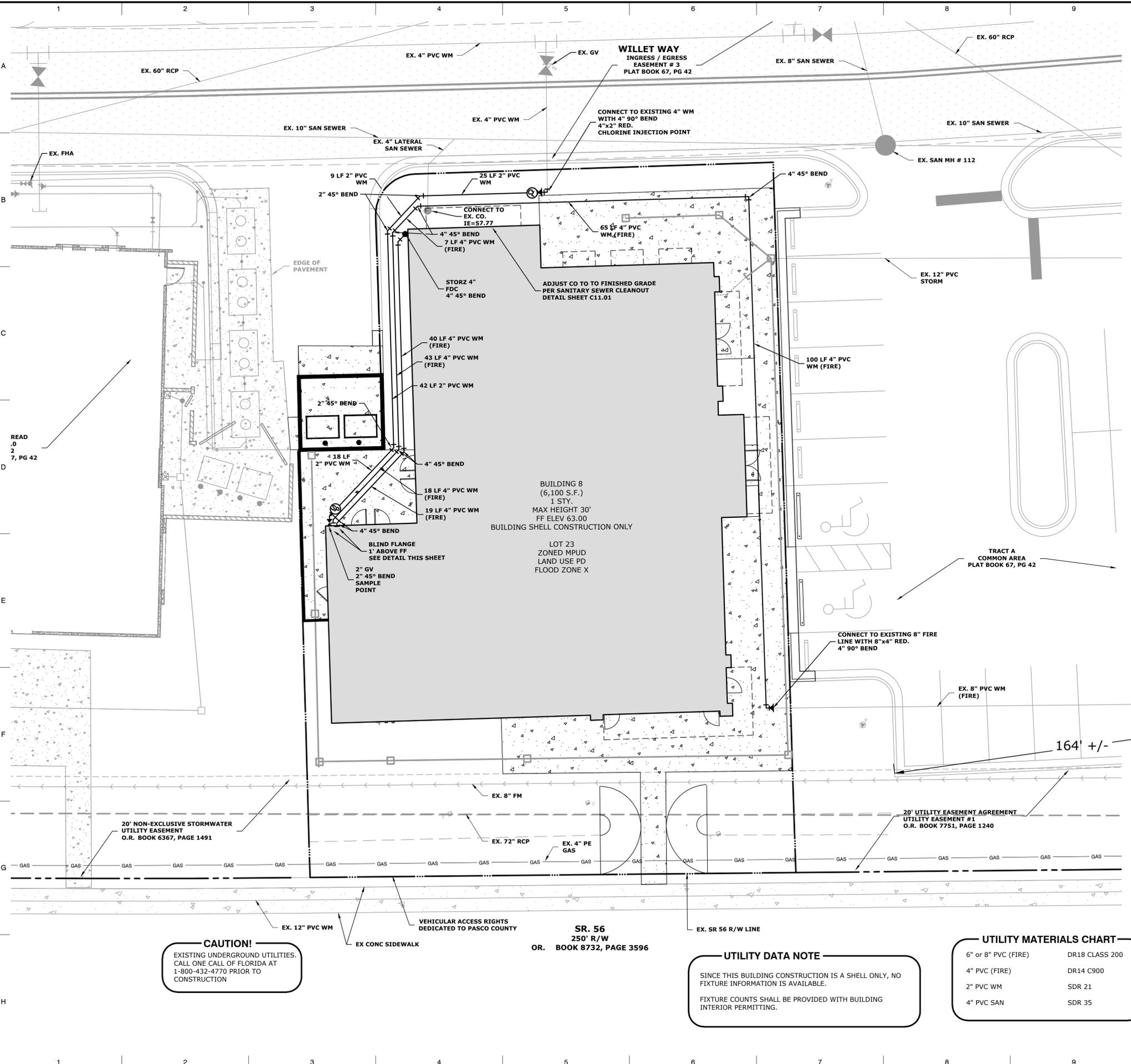
THE SHOPS AT WIREGRASS
LOTS 19 & 23
HERSCHMAN ARCHITECTS, INC.
CLEVELAND, OHIO
PAVING, GRADING AND DRAINAGE PLAN (2)

MICHAEL E. ROSS,
P.E.
SEPT. 21, 2015
FL P.E. NO. 47112

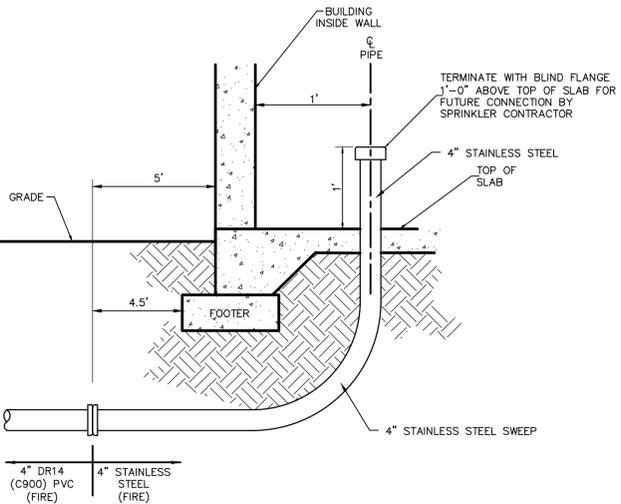
JOB NO: 10095-00-01
DATE: 06/25/2015
SCALE: AS SHOWN

C4.02
PASCO COUNTY SUBMITTAL
SEPT. 21 2015

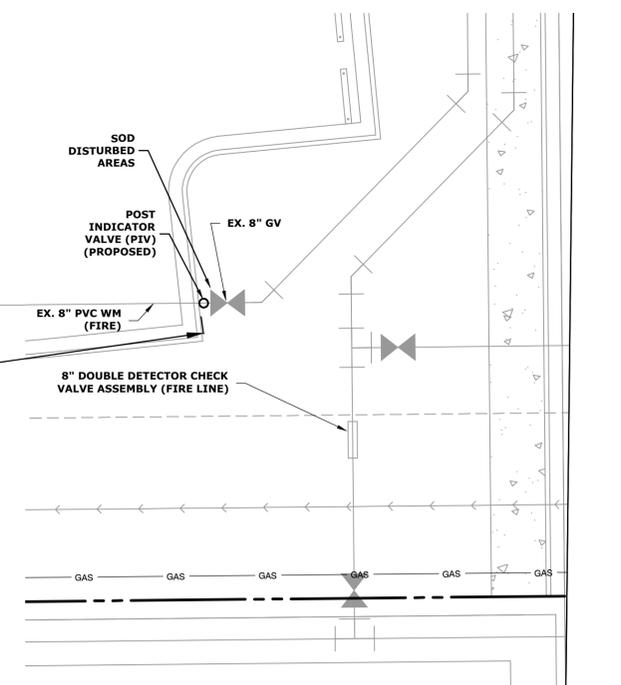
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- STANDARD FIRE PROTECTION NOTES**
- ALL PROJECTS MUST COMPLY WITH PASCO COUNTY FIRE HYDRANT ORDINANCE NO. 46.51
 - FIRE HYDRANTS SHALL BE INSTALLED AND IN SERVICE PRIOR TO THE ACCUMULATION OF COMBUSTIBLES.
 - PER THE NATIONAL FIRE PROTECTION ASSOCIATION, NFPA-1, 16.4.3.1.3: WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED, COMPLETED AND IN SERVICE PRIOR TO CONSTRUCTION WORK.
 - PER NFPA-1, 18.3.4.1: CLEARANCES OF 7½ FEET IN FRONT OF AND TO THE SIDES OF THE FIRE MAIN HYDRANT WITH A 4-FOOT CLEARANCE TO THE REAR MUST BE MAINTAINED AT ALL TIMES.
 - GATED ENTRIES REQUIRE A SIREN OPERATING SYSTEM OR A 3M OPTICOM SYSTEM FOR EMERGENCY ACCESS
 - A SEPARATE PLAN AND PERMIT, ISSUED TO A CONTRACTOR LICENSED BY THE FLORIDA STATE FIRE MARSHAL'S OFFICE, IS REQUIRED FOR THE INSTALLATION OF UNDERGROUND FIRE LINES.



RISER FOUNDATION PENETRATION DETAIL
N.T.S.



METER & DCVA NOTE

THE SHOPS AT WIREGRASS HAS A MASTER METER & RPZ BACKFLOW PREVENTER FOR POTABLE WATER. SEE SHEET C1.51 FOR LOCATION.

THE SHOPS AT WIREGRASS HAS AN 8\"/>

UTILITY DATA NOTE

SINCE THIS BUILDING CONSTRUCTION IS A SHELL ONLY, NO FIXTURE INFORMATION IS AVAILABLE.

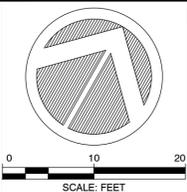
FIXTURE COUNTS SHALL BE PROVIDED WITH BUILDING INTERIOR PERMITTING.

UTILITY MATERIALS CHART

6" or 8" PVC (FIRE)	DR18 CLASS 200
4" PVC (FIRE)	DR14 C900
2" PVC WM	SDR 21
4" PVC SAN	SDR 35

CAUTION!

EXISTING UNDERGROUND UTILITIES. CALL ONE CALL OF FLORIDA AT 1-800-432-4770 PRIOR TO CONSTRUCTION



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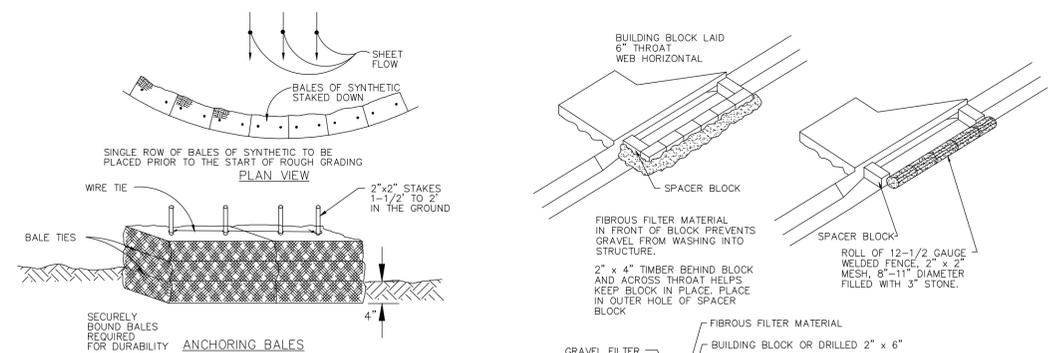
NO.	DATE	BY	REVISION

THE SHOPS AT WIREGRASS
LOTS 19 & 23
HERSCHMAN ARCHITECTS, INC.
CLEVELAND, OHIO
SANITARY SEWER AND WATER DISTRIBUTION
PLAN (2)

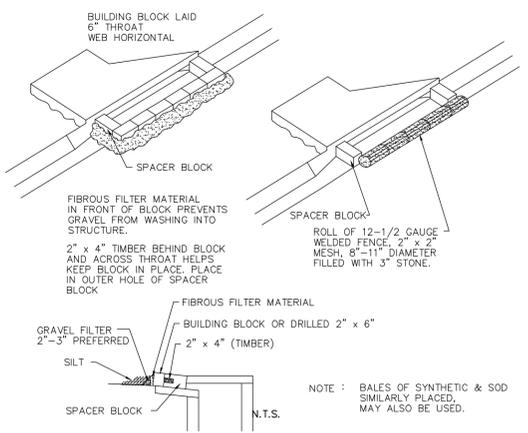
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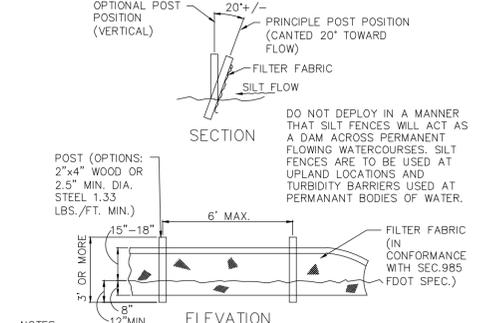
C5.02
PASCO COUNTY SUBMITTAL
SEPT. 21 2015



TEMPORARY SYNTHETIC BALE SEDIMENT BARRIER
N.T.S.

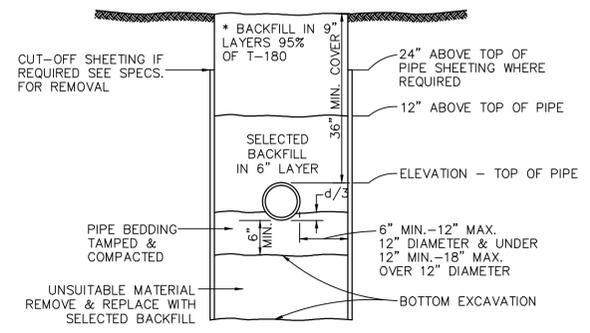


TEMPORARY SEDIMENT TRAP AT CURB INLET
N.T.S.



TYPE III SILT FENCE
N.T.S.

- NOTES:
- FOR ADDITIONAL INFORMATION AND DETAILS, SEE F.D.O.T. EROSION AND SEDIMENT CONTROL MANUAL.
 - ADDITIONAL POSTS AND RAILS MAY BE NECESSARY TO SECURE AND SUPPORT BARRIERS.
 - ADDITIONAL FENCE LENGTHS MAY BE REQUIRED BY THE COUNTY ENGINEER OR BY REGULATORY AGENCIES.



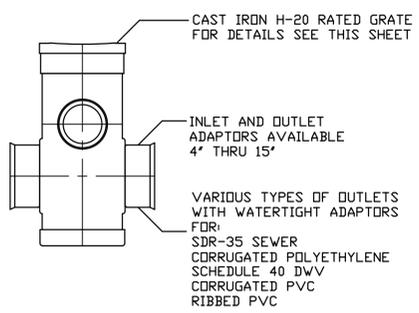
* - BACKFILL IN 12" LAYERS TO 100% OF AASHTO T-99 TO BOTTOM OF BASE COURSE FOR TRENCHES IN EXISTING OR PROPOSED TRAFFIC AREAS.

WHERE BACKFILL IS PLACED BELOW NATURAL WATER TABLE, RAM IN PLACE IN UNIFORM LAYERS. NO SPECIFIED DENSITY REQUIRED ABOVE WATER TABLE, ALL BACKFILL SHALL BE COMPACTED AS SPECIFIED.

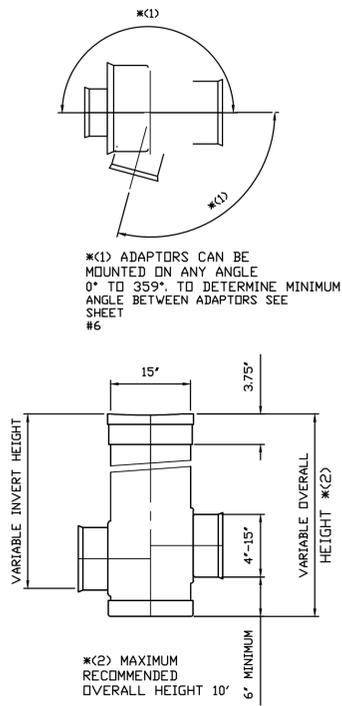
TYPICAL EROSION CONTROL DETAILS

TYPICAL TRENCH SECTION
N.T.S.

15" DRAIN BASIN

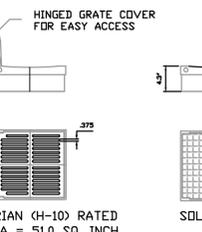
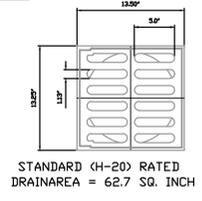


NOTE:
NYLOPLAST DRAIN BASINS ARE MANUFACTURED BY NYLOPLAST AMERICA INC.
3130 VERONA AVENUE
BUFORD, GA. 30518
(770) 932-2443

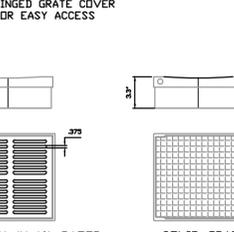
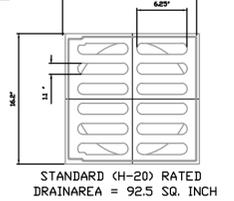


NYLOPLAST DRAIN BASINS
N.T.S.

12" CAST IRON GRATE



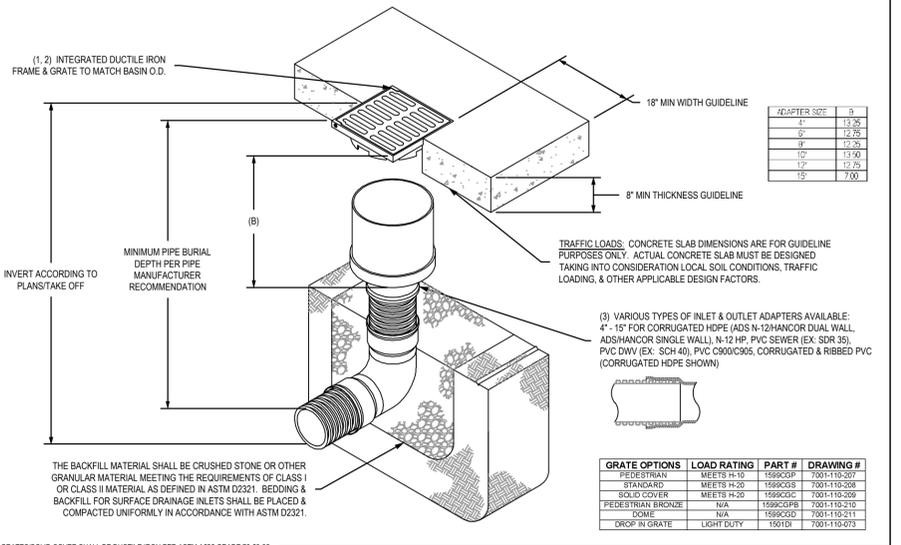
15" CAST IRON GRATE



MATERIAL: CAST IRON
QUALITY: MATERIAL SHALL CONFORM TO ASTM A48 - CLASS 30B
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT

MATERIAL: CAST IRON
QUALITY: MATERIAL SHALL CONFORM TO ASTM A48 - CLASS 30B
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT

NYLOPLAST 15" INLINE DRAIN: 2715AG __ X



GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
PEDESTRIAN	MEETS F-10	1599GCP	7001110-207
STANDARD	MEETS F-20	1599GCS	7001110-208
SOLID COVER	MEETS F-20	1599GSC	7001110-209
PEDESTRIAN BRONZE	N/A	1599GCPB	7001110-210
DOMES	N/A	1599GSD	7001110-211
DROP IN GRATE	LIGHT DUTY	1501DI	7001110-073

1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05 WITH THE EXCEPTION OF THE BRONZE GRATE.
2 - FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
3 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D2122 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL, N-12 HP, & PVC SEWER).
4 - DIMENSIONS ARE FOR REFERENCE ONLY. ACTUAL DIMENSIONS MAY VARY.
5 - DIMENSIONS ARE IN INCHES.
6 - SEE DRAWING NO. 7001-110-275 FOR ADS N-12 & HANCOR DUAL WALL BELL INFORMATION AND DRAWING NO. 7001-110-364 FOR N-12 HP BELL INFORMATION.

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DRWN BY	EBG	MATERIAL	3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2488 www.nyloplast.us.com
DATE	04-03-06	PROJECT NO./NAME	
REVISED BY	CCA	TITLE	15 IN INLINE DRAIN QUICK SPEC INSTALLATION DETAIL
DATE	06-19-12	DWG NO.	7003-110-026
DWG SIZE	A	SCALE	1:20
SHEET	1 OF 1	REV	D

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THE SHOPS AT WIREGRASS
LOTS 19 & 23
HERSCHMAN ARCHITECTS, INC.
CLEVELAND, OHIO
DRAINAGE AND EROSION CONTROL DETAILS

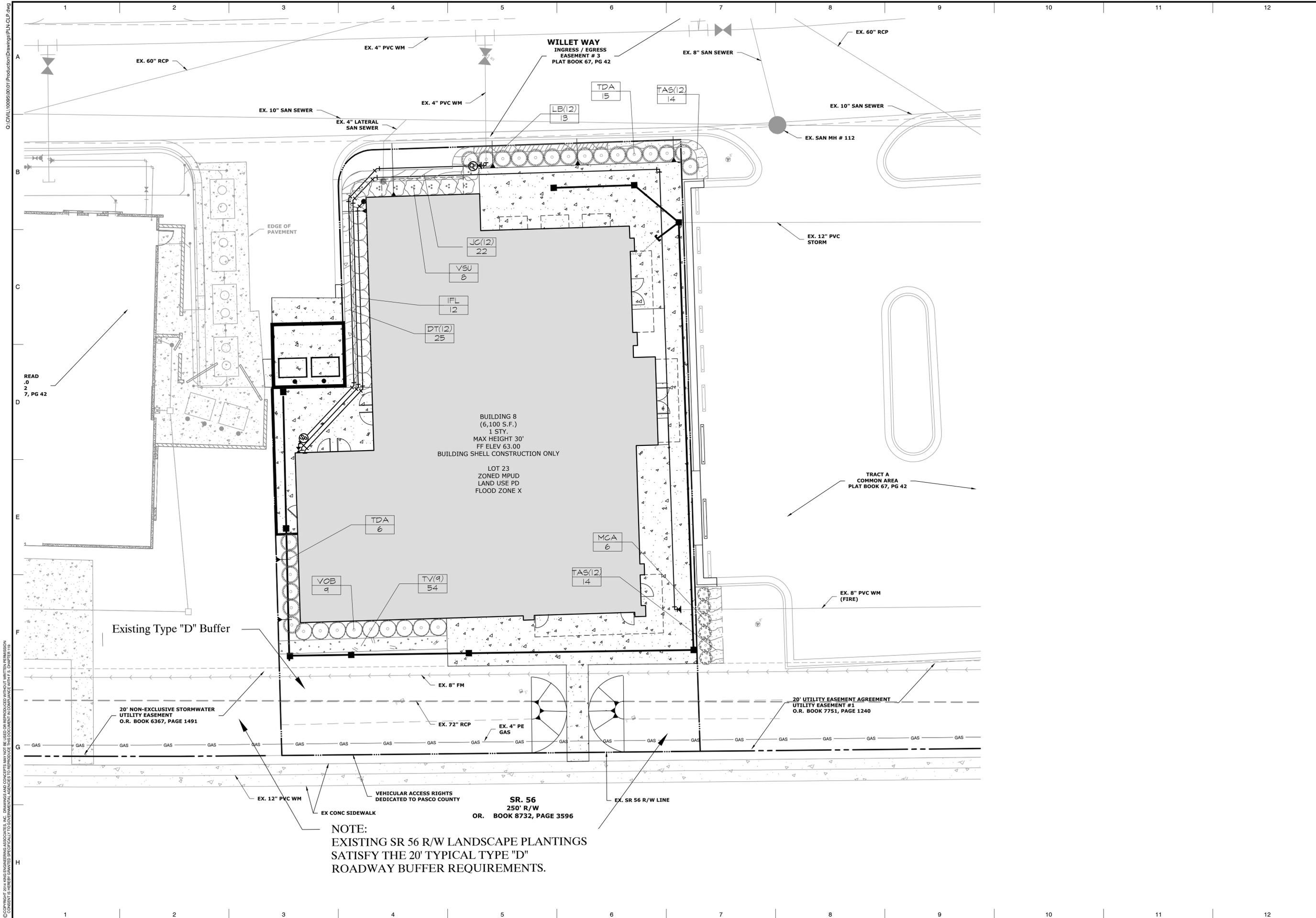
MICHAEL E. ROSS, P.E.
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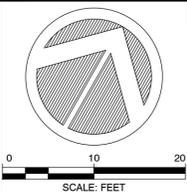
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PASCO COUNTY SUBMITTAL
SEPT. 21 2015

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NOTE:
 EXISTING SR 56 R/W LANDSCAPE PLANTINGS
 SATISFY THE 20' TYPICAL TYPE "D"
 ROADWAY BUFFER REQUIREMENTS.



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THE SHOPS AT WIREGRASS
 LOTS 19 & 23
 HERSCHMAN ARCHITECTS, INC.
 CLEVELAND, OHIO
 CODE LANDSCAPE PLAN

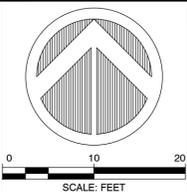
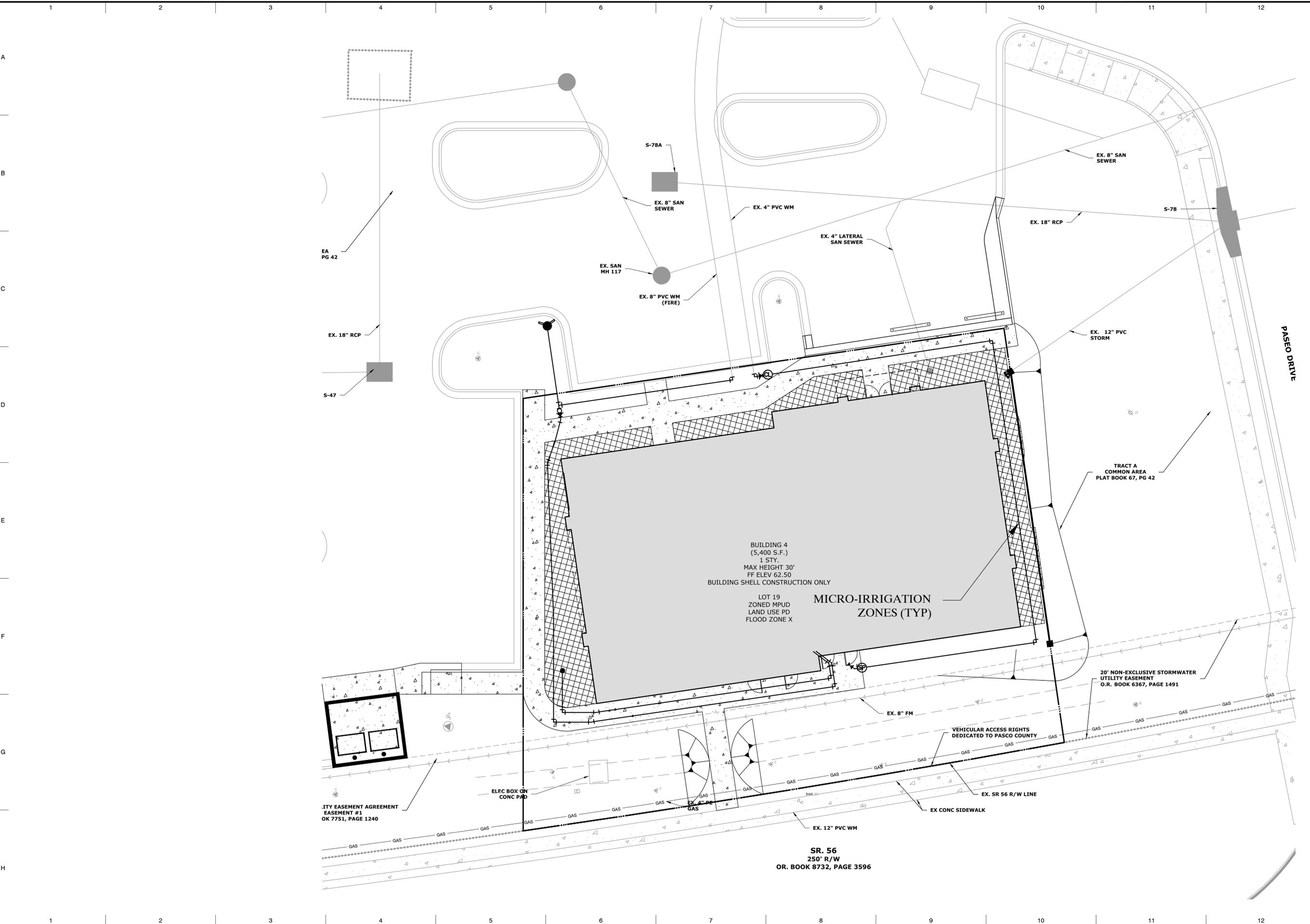
CLARK C. LOHMILLER
 SEPT. 21, 2015
 FL L.A. NO. 6667167

JOB NO: 10095-00-01
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 SEPT. 21 2015

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THE SHOPS AT WIREGRASS
 LOTS 19 & 23
 HERSCHMAN ARCHITECTS, INC.
 CLEVELAND, OHIO
 CODE IRRIGATION PLAN

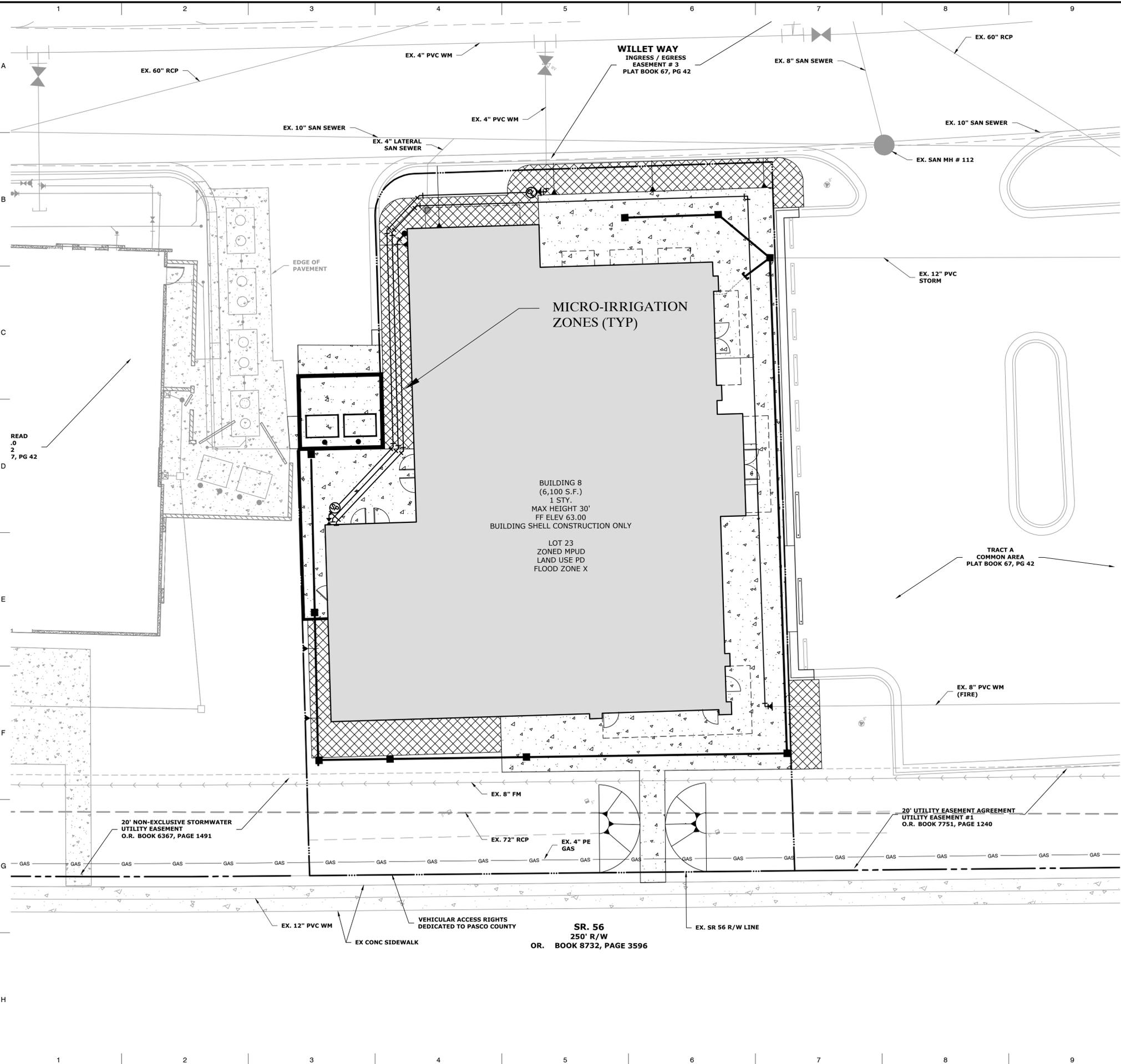
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IRRIGATION NOTES:

ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH AN IRRIGATION SYSTEM THAT SUPPLIES 100% COVERAGE TO ALL REQUIRED LANDSCAPING MATERIAL. THE IRRIGATION SYSTEM MAY CONSIST OF AN AUTOMATIC OR MANUAL UNDERGROUND SYSTEM, DRIP SYSTEM, QUICK COUPLING VALVES, OR HOSE BIBS WITHIN 50 FEET OF ALL REQUIRED LANDSCAPING PLANT MATERIAL. A LOW VOLUME IRRIGATION SYSTEM SHALL BE USED WHEREVER POSSIBLE.

THE IRRIGATION SYSTEM WILL BE DESIGNED TO MINIMIZE ROOT DISTURBANCE TO EXISTING TREES AND OTHER VEGETATION TO BE RETAINED. NO IRRIGATION IS REQUIRED WITHIN THESE AREAS.

IRRIGATION ZONES ARE DELINEATED AS MICRO-IRRIGATION OR WITH IRRIGATION TECHNIQUES OTHER THAN MICRO-IRRIGATION. TURF AREAS ARE TO BE ON SEPARATE IRRIGATION ZONES FROM OTHER LANDSCAPE PLANT ZONES. IRRIGATION SPRAYS AND ROTORS ARE NOT TO BE COMBINED ON THE SAME CONTROL VALVE CIRCUIT.

THE IRRIGATION SYSTEM WILL AVOID OVER-SPRAY AND RUNOFF ONTO WALKWAYS, ROADWAYS, STRUCTURES OR OTHER NON-LANDSCAPED AREAS. FOUR FEET WIDE OR LESS LANDSCAPE AREAS SHALL CONTAIN MICRO-IRRIGATION ONLY. SPRINKLER SPACING SHALL NOT EXCEED 55% OF THE SPRINKLER'S DIAMETER OF COVERAGE.

THE IRRIGATION CONTROL EQUIPMENT WILL INCLUDE AN AUTOMATIC IRRIGATION CONTROLLER WITH PROGRAM FLEXIBILITY. UNLESS MECHANICAL, THE AUTOMATIC IRRIGATION CONTROLLER MUST CONTAIN A BATTERY BACKUP TO RETAIN IRRIGATION PROGRAMS. AN OPERABLE RAIN SENSOR DEVICE MUST BE INSTALLED EXPOSED TO UNOBSTRUCTED RAINFALL.

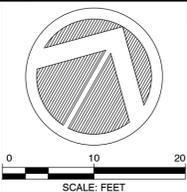
THE IRRIGATION SYSTEM WILL BE DESIGNED TO STANDARDS AND SPECIFICATIONS FOR TURF AND LANDSCAPE IRRIGATION SYSTEMS, FOURTH EDITION, 2000, FLORIDA IRRIGATION SOCIETY.

THE "HILLSBOROUGH COUNTY INSTALLATION CERTIFICATION FOR LANDSCAPE IRRIGATION SYSTEMS ON COMMERCIAL PROPERTIES" SHALL BE FILLED OUT AND SUBMITTED BY THE IRRIGATION CONTRACTOR ASSERTING THAT ALL OF THE ABOVE CONDITIONS HAVE BEEN MET. THIS FORM WILL BE SUBMITTED WITH THE IRRIGATION PLAN BY THE IRRIGATION CONTRACTOR TO THE NATURAL RESOURCE TEAM OF THE PLANNING AND GROWTH MANAGEMENT DEPARTMENT UPON REQUEST FOR A FINAL LANDSCAPE INSPECTION TO OBTAIN A BUILDING CERTIFICATE OF OCCUPANCY.

THE UNDERGROUND IRRIGATION PIPES PROPOSED THAT ARE NEAR EXISTING TREES THAT ARE TO REMAIN MUST BE HAND DUG TO AVOID ROOT DISTURBANCE.

LEGEND:

-  MICRO-IRRIGATION ZONES (DRIP IRRIGATION)
-  NON MICRO-IRRIGATION ZONES (ALL SOD AREAS)



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THE SHOPS AT WIREGRASS
LOTS 19 & 23
HERSCHMAN ARCHITECTS, INC.
CLEVELAND, OHIO
CODE IRRIGATION PLAN

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