

# SECTION 30, TOWNSHIP 26 S, RANGE 18 E PASCO COUNTY, FLORIDA

PARCEL ID# 30-26-18-0000-00400-0081,  
PARCEL ID# 30-26-18-0000-00400-0091

## DESIGN PROFESSIONALS

**CIVIL ENGINEER/PLANNER:**  
NORTHSIDE ENGINEERING INC.  
300 SOUTH BELCHER ROAD  
CLEARWATER, FLORIDA 33765  
727-443-2869  
HOUSH@NORTHSIDEENGINEERING.NET

**SURVEYOR:**  
SUNCOAST LAND SURVEYING, Inc.  
111 FOREST LAKES BOULEVARD  
OLDSMAR, FLA. 34677  
PH: (813) 854-1342 FAX: (813) 855-6890

## OWNER/CONTACT

ANTHONY MENNA  
MENNA DEVELOPMENT & MANAGEMENT INC.  
P.O. BOX 4189  
CLEARWATER, FL. 33758  
PH: (727) 796-0021 FAX: (727) 797-8504  
www.mdmhotels.com

## UTILITIES PROVIDERS

**WATER:** PASCO COUNTY  
**SEWER:** PASCO COUNTY  
**FIRE:** PASCO COUNTY  
**ELECTRIC:** WITHLACOOCHIE RIVER ELEC. CO-OP  
**GAS:** CLEARWATER GAS  
**CABLE:** BRIGHHOUSE / VERIZON

## FLOOD ZONE INFORMATION

COMMUNITY PANEL No.: 400  
FLOOD ZONE: ZONE "x" (EL.54.0)  
REVISED MAP DATE: SEPTEMBER 09/30/1992



SITE DATA				
	EXISTING	PROPOSED	ALLOWED	
DRI: SUNCOAST CRSSG RZ6196 - JAN. 11, 2005 COMM. DISTRICT: ③				
ZONING:	MPUD	MPUD	MPUD	
FUTURE LAND USE:	ROR	ROR	ROR	
USAGE:	VACANAT	110 UNITS HOTEL	PER REVISED MPUD	
LOT AREA:	104,425 S.F. 2.40 ACRES	104,425 S.F. 2.40 ACRES	15,000 S.F. MIN.	
DENSITY	N/A	110 HOTEL UNITS	110 UNITS HOTEL (OFFICE SPACE WAS CONVERTED TO HOTEL DENSITY)	
BUILDING SETBACKS:	(NORTH): FRONT	-	122'	25'
	(EAST): FRONT	-	25'	25'
	(SOUTH): SIDE	-	10'	0
	(WEST): REAR	-	46'	0
BLDG. HEIGHT:	-	75'	75' PER REVISED MPUD	
VEHICULAR USE AREA (V.U.A.)	5,899 S.F.	45,648 S.F.	-----	
IMPERVIOUS SURFACE RATIO: (I.S.R.)	6,210 S.F. (0.06)	78,328 S.F.(0.75)	-----	
OPEN SPACE: (S.F. & % OF GROSS SITE)	98,215 S.F. 94.0%	26,097 S.F. 24.99%	-----	
PARKING:	0	121 SPACES	110	
PARKING CALCULATIONS : 110 ROOMS @ 1 SPACE PER ROOM = 110				

## LEGAL DESCRIPTION:

NORTHPOINTE VILLAGE LOT 8:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 30-26-18; THENCE N.00°19'12"E. ALONG THE EAST BOUNDARY OF SAID SECTION 30, A DISTANCE OF 2,312.31 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 54; THENCE ALONG SAID RIGHT-OF-WAY 5.65°12'35"W., A DISTANCE OF 2,771.99 FEET TO ITS INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 589; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES; (1) 5.06°34'28"W., A DISTANCE OF 72.74 FEET; (2) THENCE S.27°25'02"E., A DISTANCE OF 335.80 FEET; (3) THENCE S.31°10'15"E., A DISTANCE OF 97.66 FEET; (4) THENCE S.27°25'02"E., A DISTANCE OF 126.84 FEET; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, N.52°48'12"E., A DISTANCE OF 311.54 FEET; THENCE N.28°47'23"W., A DISTANCE OF 9.60 FEET; THENCE N.62°37'09"E., A DISTANCE OF 14.38 FEET; THENCE N.28°28'09"E., A DISTANCE OF 16.32 FEET; THENCE N.32°28'13"W., A DISTANCE OF 30.71 FEET; THENCE N.65°12'35"E., A DISTANCE OF 52.14 FEET; THENCE N.80°10'22"E., A DISTANCE OF 7.75 FEET; THENCE N.65°12'35"E., A DISTANCE OF 48.90 FEET FOR A POINT OF BEGINNING; THENCE N.65°12'35"E., A DISTANCE OF 89.57 FEET; THENCE S.76°47'39"E., A DISTANCE OF 19.59 FEET; THENCE N.24°47'25"W., A DISTANCE OF 226.29 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE TO THE LEFT; THENCE 19.52 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 33.50 FEET, A CENTRAL ANGLE OF 33°23'30" AND A CHORD OF 19.25 FEET WHICH BEARS N.48°30'50"E.; THENCE N.65°12'35"E., A DISTANCE OF 36.29 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE TO THE RIGHT; THENCE 13.87 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 22.26 FEET, A CENTRAL ANGLE OF 35°42'10" AND A CHORD OF 13.65 FEET WHICH BEARS N.89°15'36"E.; THENCE S.76°47'39"E., A DISTANCE OF 250.28 FEET; THENCE S.13°12'07"W., A DISTANCE OF 101.65 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE TO THE LEFT; THENCE 196.29 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,120.00 FEET, A CENTRAL ANGLE OF 10°02'30" AND A CHORD OF 196.04 FEET WHICH BEARS S.08°11'08"W.; THENCE N.86°47'05"W., A DISTANCE OF 90.15 FEET; THENCE N.04°56'04"E., A DISTANCE OF 70.14 FEET; THENCE N.76°47'39"W., A DISTANCE OF 46.34 FEET; THENCE N.13°12'21"E., A DISTANCE OF 22.50 FEET; THENCE N.76°47'39"E., A DISTANCE OF 15.35 FEET; THENCE S.65°12'35"W., A DISTANCE OF 120.58 FEET; THENCE N.24°47'25"W., A DISTANCE OF 25.49 FEET TO THE POINT OF BEGINNING. CONTAINING 65,110.56 SQUARE FEET OR 1.4947 ACRES, MORE OR LESS.

AND:

NORTHPOINTE VILLAGE LOT 9:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 30-26-18; THENCE N.00°19'12"E. ALONG THE EAST BOUNDARY OF SAID SECTION 30, A DISTANCE OF 2,312.31 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 54; THENCE ALONG SAID RIGHT-OF-WAY 5.65°12'35"W., A DISTANCE OF 2,771.99 FEET TO ITS INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 589; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES; (1) 5.06°34'28"W., A DISTANCE OF 72.74 FEET; (2) THENCE S.27°25'02"E., A DISTANCE OF 335.80 FEET; (3) THENCE S.31°10'15"E., A DISTANCE OF 97.66 FEET; (4) THENCE S.27°25'02"E., A DISTANCE OF 126.84 FEET; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, N.52°48'12"E., A DISTANCE OF 311.54 FEET; THENCE N.28°47'23"W., A DISTANCE OF 9.60 FEET; THENCE N.62°37'09"E., A DISTANCE OF 14.38 FEET FOR A POINT OF BEGINNING; THENCE N.28°28'09"E., A DISTANCE OF 16.32 FEET; THENCE N.32°28'13"W., A DISTANCE OF 30.71 FEET; THENCE N.65°12'35"E., A DISTANCE OF 52.14 FEET; THENCE N.80°10'22"E., A DISTANCE OF 7.75 FEET; THENCE N.65°12'35"E., A DISTANCE OF 48.90 FEET; THENCE S.24°47'25"E., A DISTANCE OF 25.49 FEET; THENCE N.65°12'35"E., A DISTANCE OF 120.58 FEET; THENCE S.76°47'39"E., A DISTANCE OF 15.35 FEET; THENCE S.13°12'21"W., A DISTANCE OF 22.50 FEET; THENCE S.76°47'39"E., A DISTANCE OF 46.34 FEET; THENCE S.04°56'04"W., A DISTANCE OF 70.14 FEET; THENCE S.86°47'05"E., A DISTANCE OF 90.15 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE TO THE LEFT; THENCE 111.09 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,120.00 FEET, A CENTRAL ANGLE OF 05°40'59" AND A CHORD OF 111.04 FEET WHICH BEARS S.00°01'24"W.; THENCE S.88°46'28"W., A DISTANCE OF 18.04 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT; THENCE 9.18 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 10.00 FEET AND A CENTRAL ANGLE OF 52°35'26"; A CHORD DISTANCE OF 8.86 FEET WHICH BEARS S.62°28'45"W. TO A POINT OF REVERSE CURVE TO THE RIGHT; THENCE 64.39 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 32.67 FEET AND A CENTRAL ANGLE OF 112°55'43" AND A CHORD OF 54.46 FEET WHICH BEARS N.87°21'06"W. TO THE POINT OF REVERSE CURVE TO THE LEFT; THENCE 8.62 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 49°22'57" AND A CHORD OF 8.35 FEET WHICH BEARS N.55°34'43"W.; THENCE N.80°01'6"12"W., A DISTANCE OF 121.78 FEET; THENCE N.28°04'55"W., A DISTANCE OF 20.43 FEET; THENCE S.89°27'40"W., A DISTANCE OF 27.07 FEET; THENCE 28°47'23"W., A DISTANCE OF 84.30 FEET; THENCE S.1°47'16"W., A DISTANCE OF 33.50 FEET; THENCE N.26°46'36"W., A DISTANCE OF 26.30 FEET; THENCE S.62°37'09"W., A DISTANCE OF 26.13 FEET TO THE POINT OF BEGINNING. CONTAINING 46,725 SQUARE FEET OR 1.07 ACRES, MORE OR LESS.

## INDEX OF SHEETS

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## AGENCY RESPONSE STAMPS

**Northside**  
Engineering, Inc.  
300 South Belcher Road, Clearwater, Florida 33765  
Tel: 727-443-2869 Fax: 727-446-8036  
tech@northsideengineering.net  
Est. 1989

Civil - Land Planning - Traffic Studies - Landscape  
Due Diligence Reports - Land Use - Re-Zoning  
Stormwater Management - Utility Design  
Construction Administration

MITCH RILEY, P.E. #44748  
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Project # 1501		
Issue Date: 04/23/15		
Revisions:		
No.	Date	Description

CIVIL SITE DATA  
**HILTON GARDEN INN**  
SUNCOAST PARKWAY & S.R. 54  
HUDSON, FLORIDA

**Northside**  
Engineering, Inc.  
C1.1

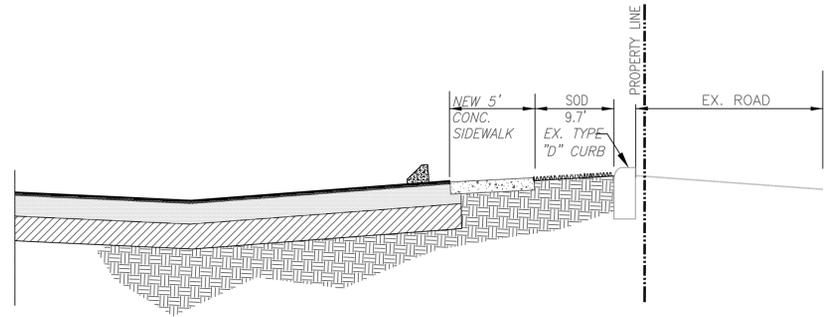




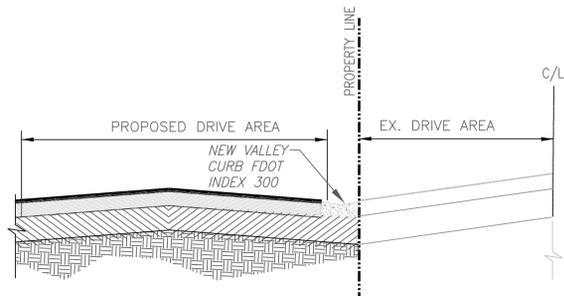




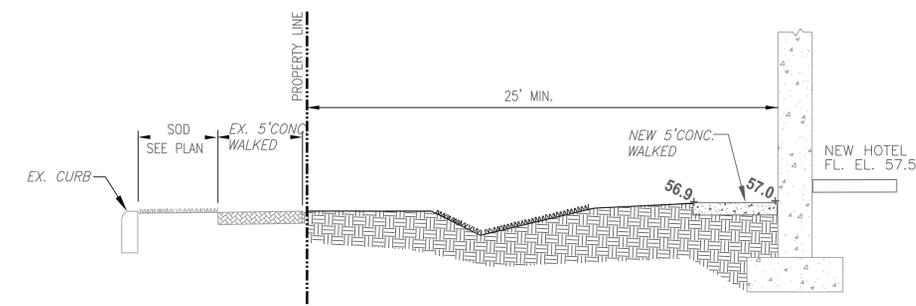




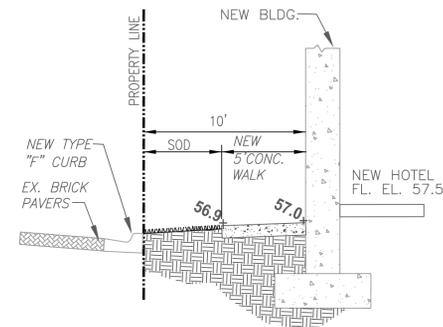
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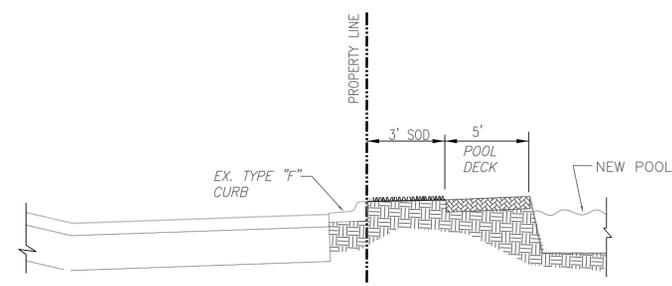
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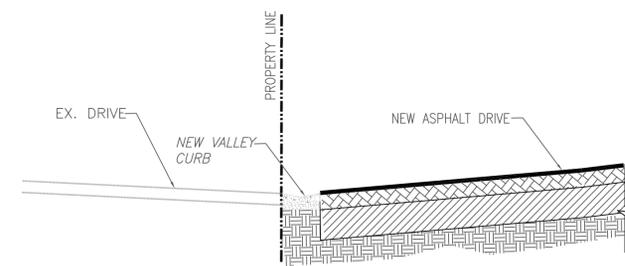
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NOT TO SCALE



**SECTION D-D**  
NOT TO SCALE



**SECTION E-E**  
NOT TO SCALE



**SECTION F-F**  
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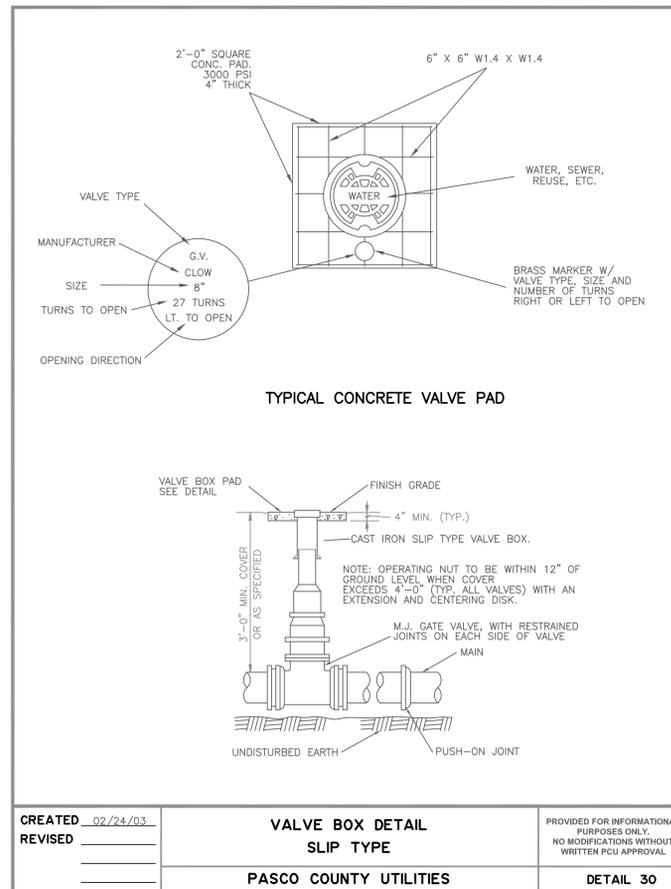
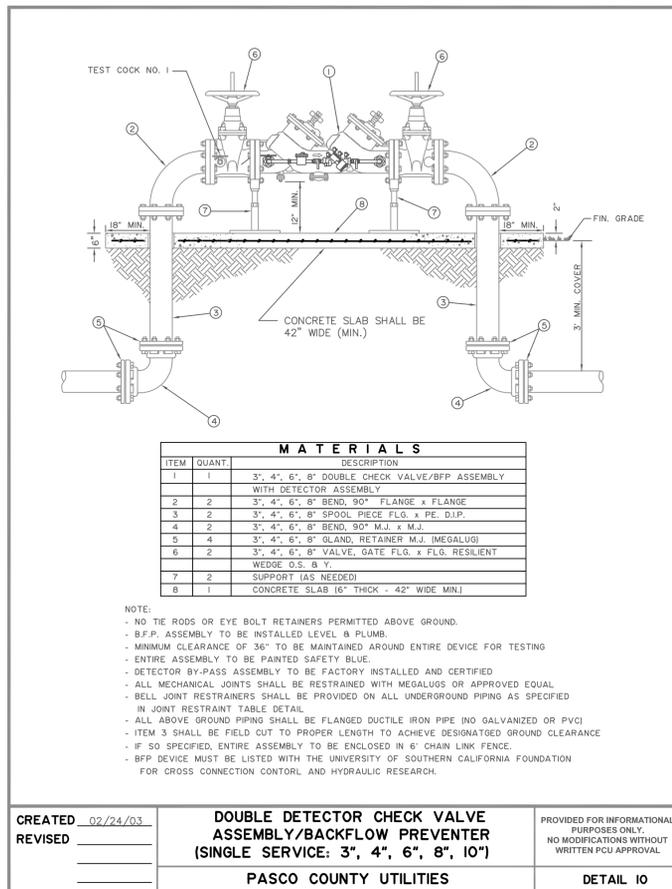
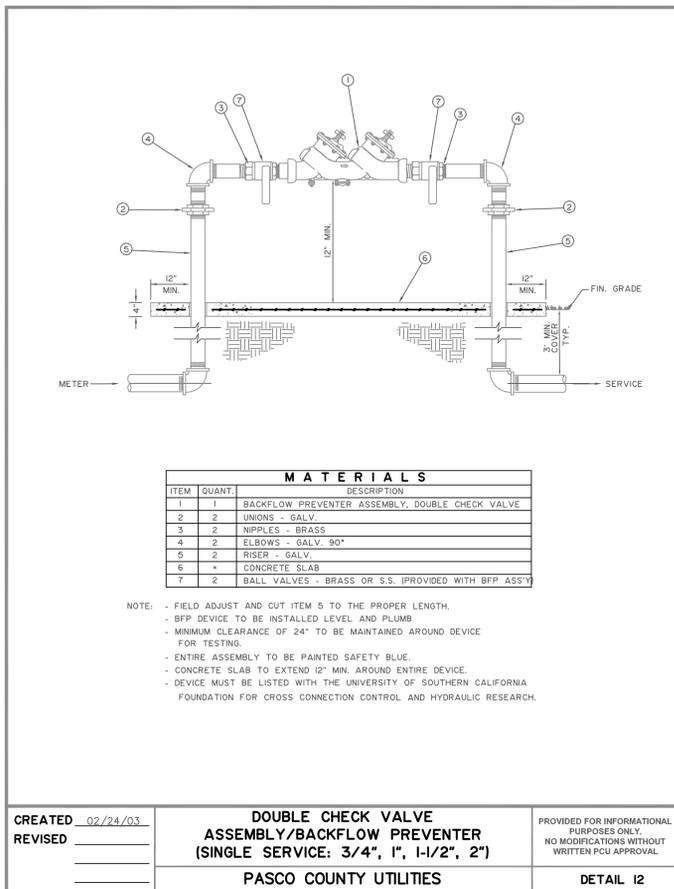
**CIVIL SITE CROSS SECTIONS**

**HILTON GARDEN INN**  
**SUNCOAST PARKWAY & S.R. 54**  
**HUDSON, FLORIDA**

Z:\2015 AutoCAD Projects\1501 - Hilton Garden Inn A. Menard\Current Site Plan\DETAILS 08-05-15.dwg, 9/9/2015 11:29:40 AM, C:\cadd\p\white







### PIPE RESTRAINT LENGTHS IN FEET COMMON FITTINGS

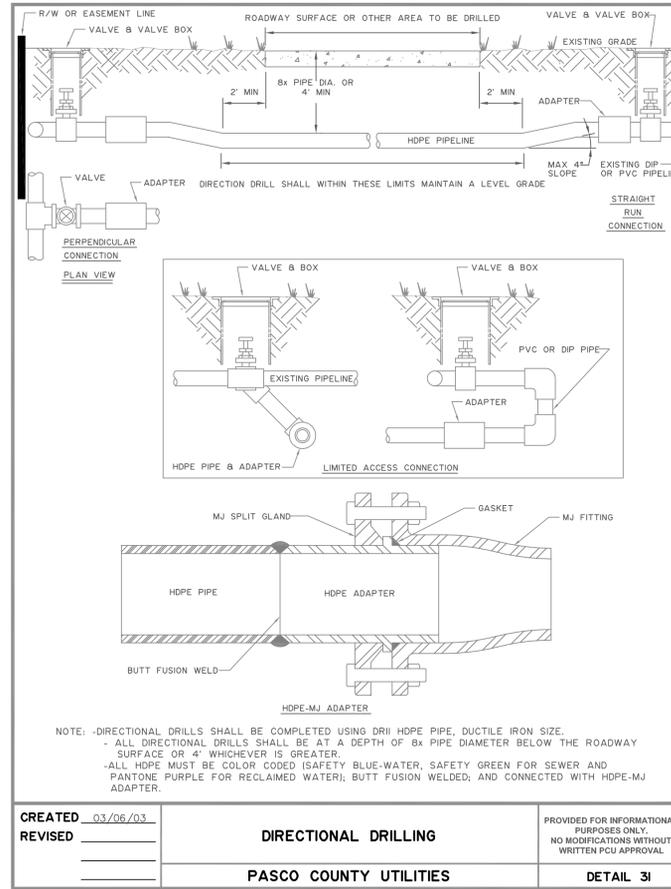
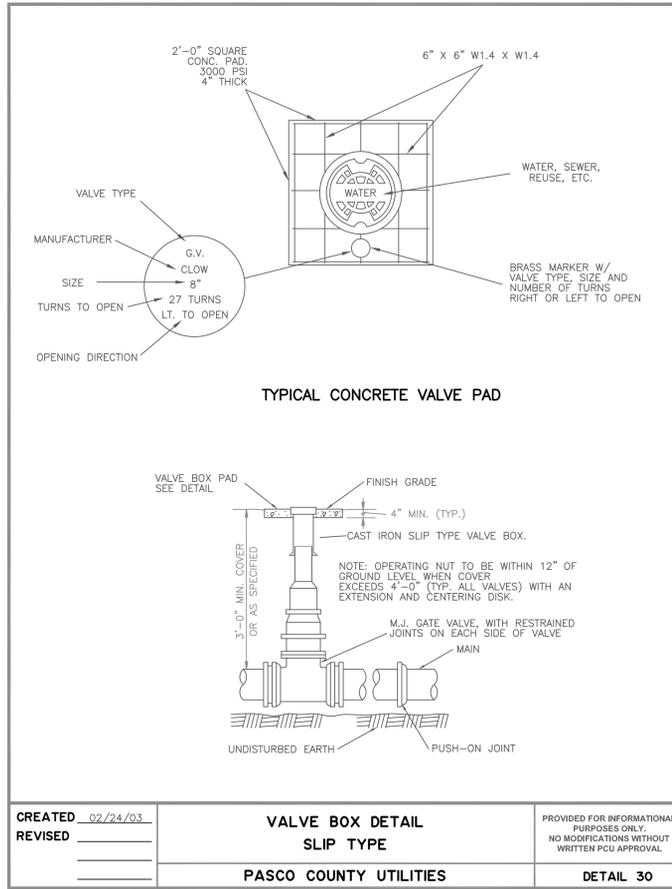
WATER MAINS - TEST PRESSURE 150 PSI						
PIPE SIZE	FITTING TYPE					DEAD END
	11-1/4°	22-1/2°	45°	90°		
4"	2'	4'	8'	20'	45'	
6"	3'	6'	12'	28'	63'	
8"	4'	7'	15'	36'	82'	
10"	4'	9'	18'	43'	98'	
12"	5'	10'	21'	50'	116'	
16"	6'	13'	26'	63'	148'	
20"	7'	15'	31'	76'	179'	
24"	9'	17'	36'	87'	208'	

FORCE MAINS - TEST PRESSURE 100 PSI						
PIPE SIZE	FITTING TYPE					DEAD END
	11-1/4°	22-1/2°	45°	90°		
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  
 REVISIONS  
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 RESTRAINED JOINT TABLE COMMON FITTINGS  
 PASCO COUNTY UTILITIES  
 DETAIL 31



# Northside

Engineering, Inc.

300 South Belcher Road, Clearwater, Florida 33765  
 Tel: 727-443-2869 Fax: 727-446-8036  
 tech@northsideengineering.net  
 Est. 1989

Civil - Land Planning - Traffic Studies - Landscape  
 Due Diligence Reports - Land Use - Re-Zoning  
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Project # 1501  
 Issue Date: 04/23/15

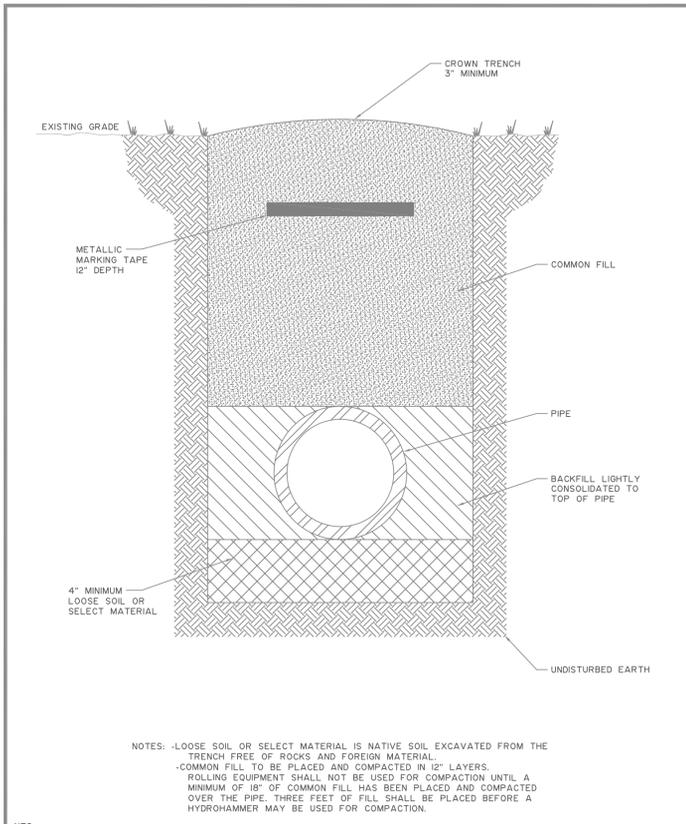
Revisions:		
No.	Date	Description

CIVIL SITE DETAILS

HILTON GARDEN INN  
 SUNCOAST PARKWAY & S.R. 54  
 HUDSON, FLORIDA

Northside  
 Engineering, Inc.

C6.4



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\"/>

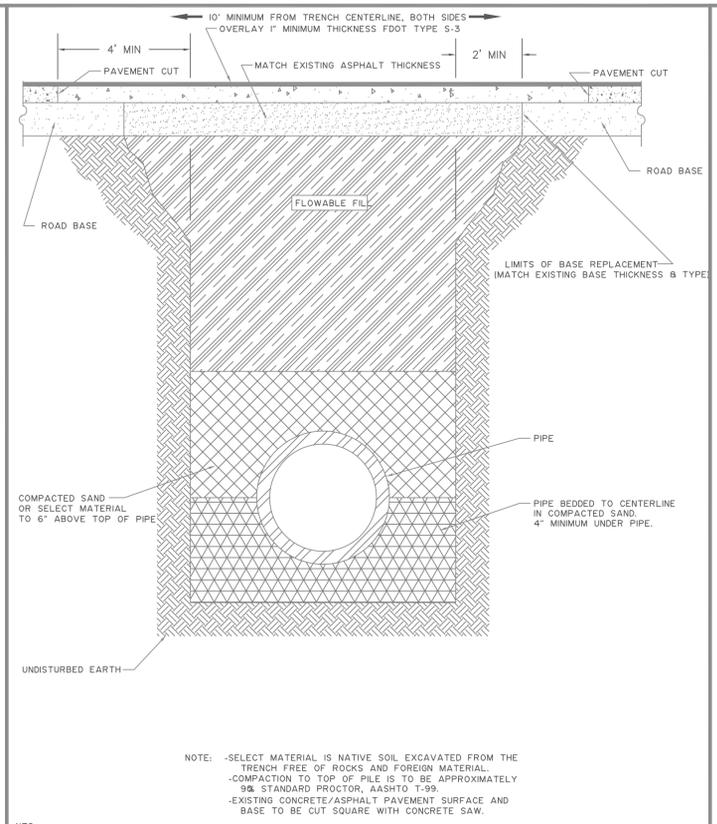
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CREATED 02/24/03  
 REVISED \_\_\_\_\_

**PIPE LAYING CONDITIONS  
 STANDARD UNPAVED AREAS**

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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 PIPE IS TO BE APPROXIMATELY 98% STANDARD PROCTOR, AASHTO T-99.  
 -EXISTING CONCRETE/ASPHALT PAVEMENT SURFACE AND BASE TO BE CUT SQUARE WITH CONCRETE SAW.

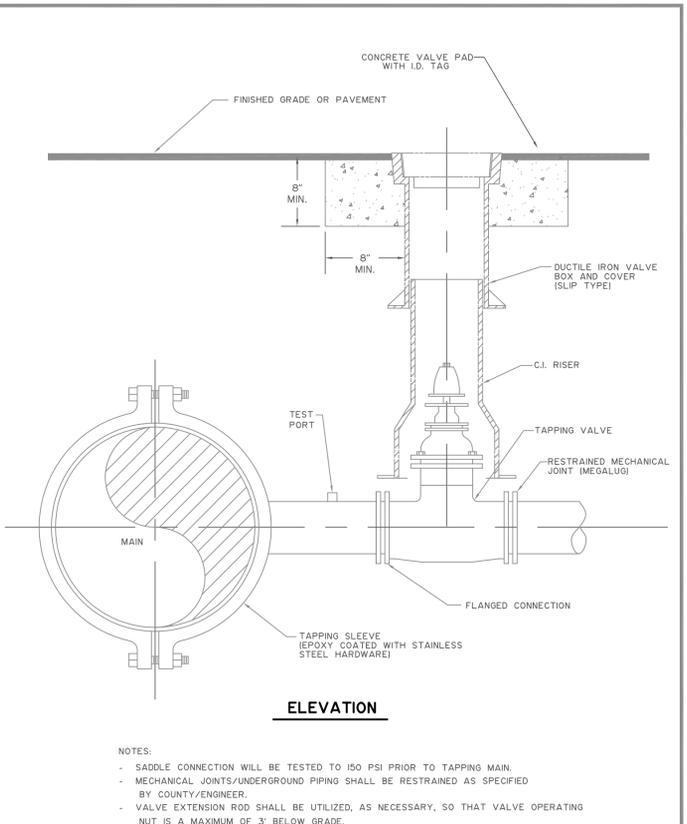
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CREATED 03/06/03  
 REVISED \_\_\_\_\_

**PIPE LAYING CONDITIONS  
 FLOWABLE FILL BACKFILL  
 STANDARD EXISTING PAVED AREAS & ROADWAYS**

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PASCO COUNTY UTILITIES      DETAIL 36



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

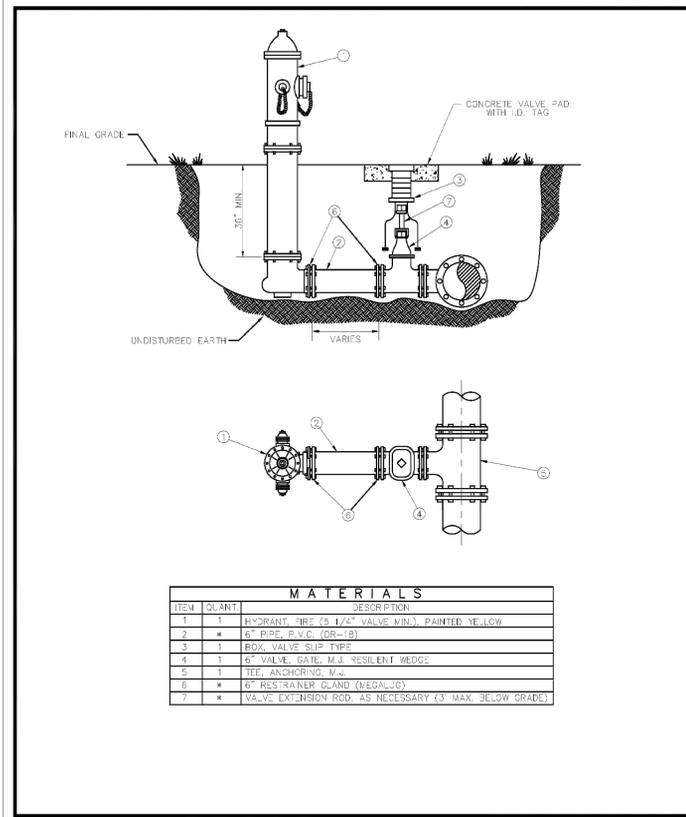
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CREATED 02/24/03  
 REVISED \_\_\_\_\_

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

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PASCO COUNTY UTILITIES      DETAIL 37

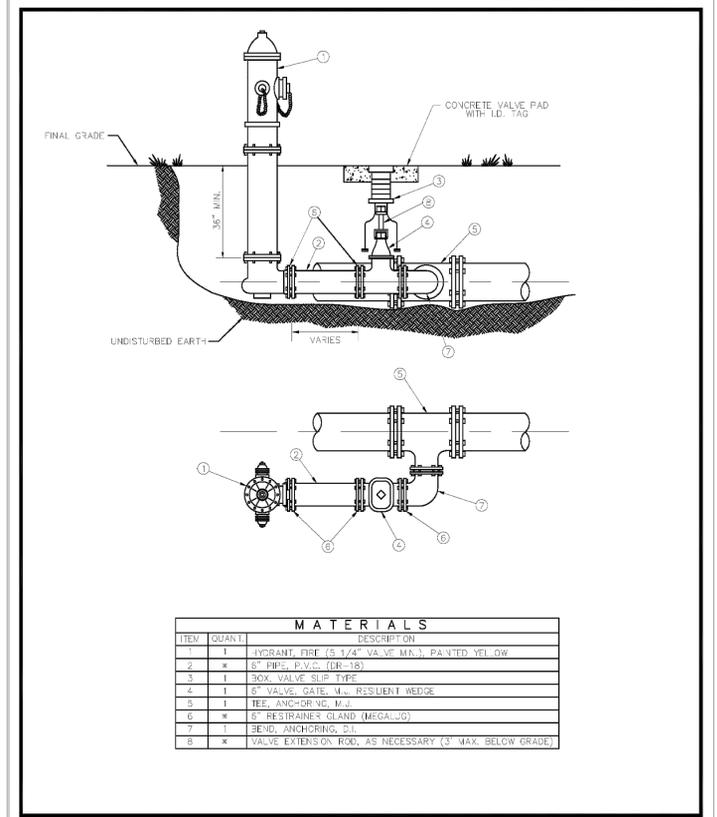


CREATED 02/24/03  
 REVISED \_\_\_\_\_

**FIRE HYDRANT  
 PERPENDICULAR TO THE MAIN**

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PASCO COUNTY UTILITIES      DETAIL 27



CREATED 02/24/03  
 REVISED \_\_\_\_\_

**FIRE HYDRANT  
 PARALLEL TO THE MAIN**

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PASCO COUNTY UTILITIES      DETAIL 26

ITEM	QUANT.	DESCRIPTION
1	1	HYDRANT, FIRE (3 1/4\"/>

ITEM	QUANT.	DESCRIPTION
1	1	HYDRANT, FIRE (3 1/4\"/>

MITCH RILEY, P.E. #44748

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CAN 31306

**Project # 1501**  
**Issue Date: 04/23/15**

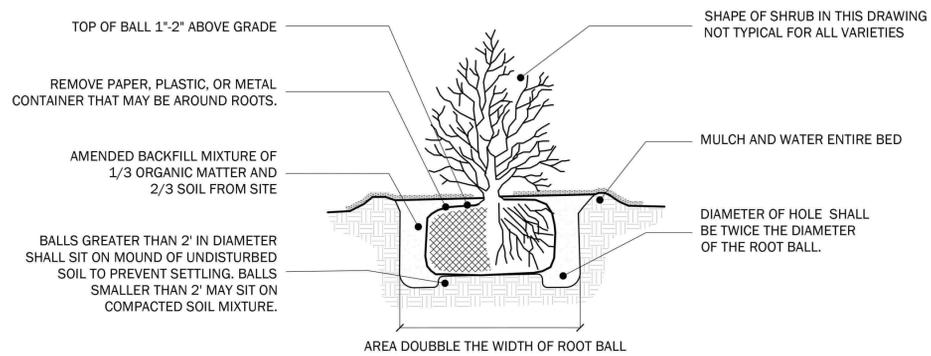
Revisions:

No.	Date	Description

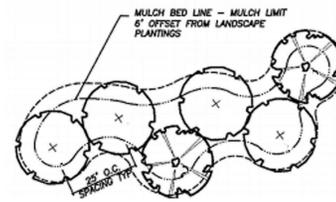
CIVIL SITE DETAILS

**HILTON GARDEN INN**  
 SUNCOAST PARKWAY & S.R. 54  
 HUDSON, FLORIDA

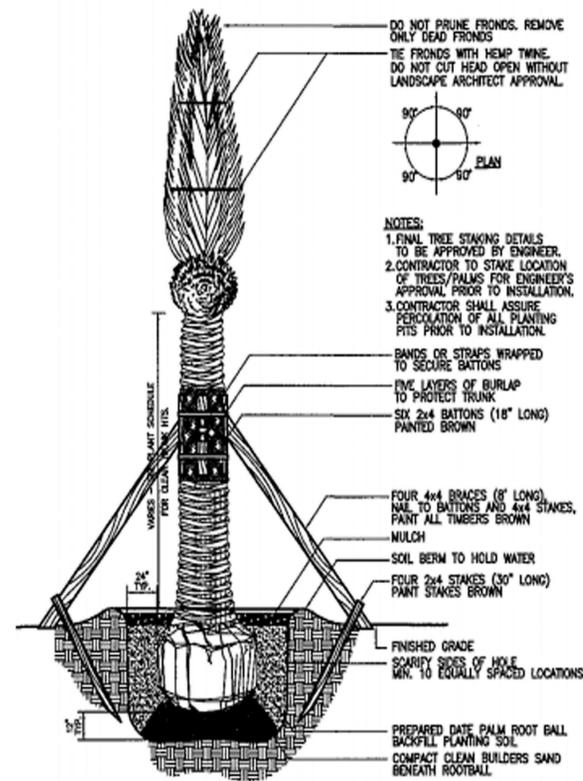
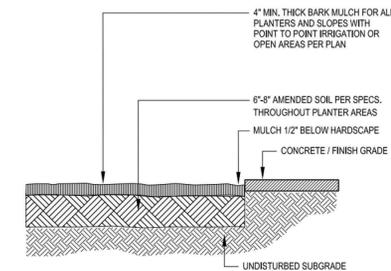




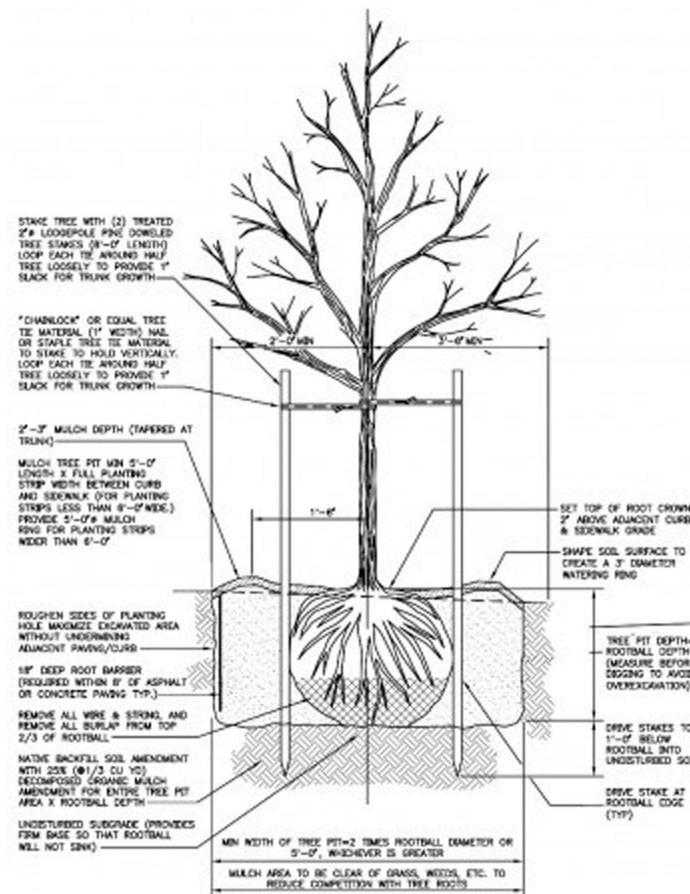
SHRUB PLANTING DETAIL



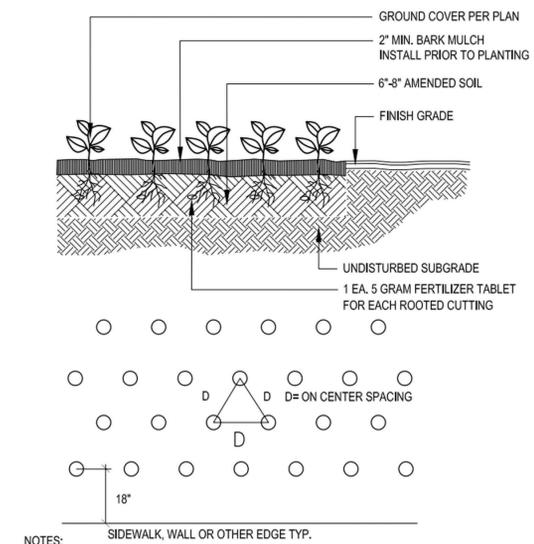
MULCH AREA DETAIL



PALM PLANTING DETAIL



TREE PLANTING DETAIL



GROUNDCOVER DETAIL

DEBRA ROMAN, RLA  
LAW#666762

Project # 1501  
Issue Date: 8/26/15

Revisions:	No.	Date	Description
	1		
	2		
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	10		

LANDSCAPE PLAN - PLANTING DETAILS  
**HILTON GARDEN INN**  
SUNCOAST PARKWAY & S.R. 54  
PASCO COUNTY, FLORIDA