

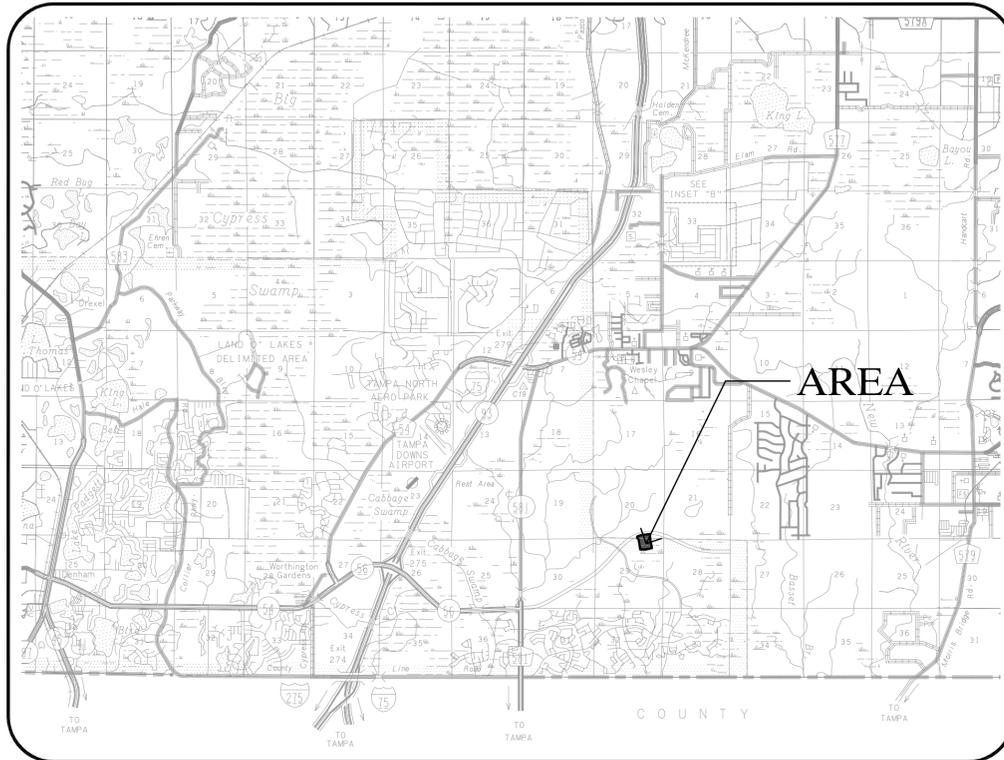
TEN BROECK WESLEY CHAPEL EXPANSION

Preliminary Site Plans

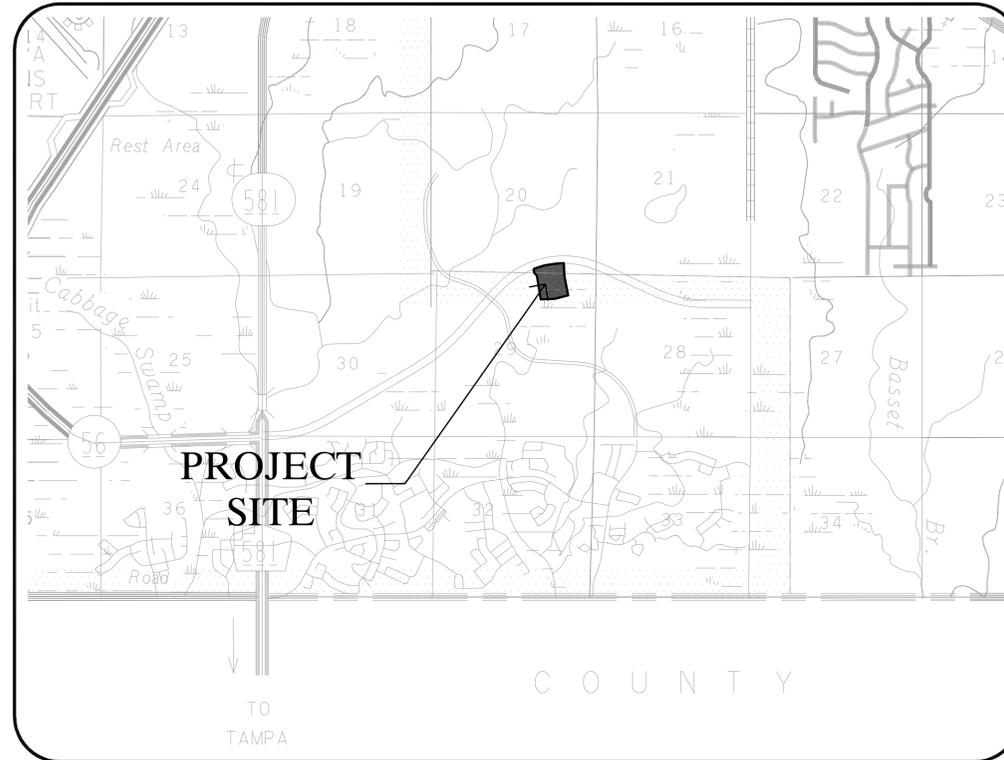
SECTION 20 & 29, TOWNSHIP 26 S, RANGE 20 E
PASCO COUNTY, FLORIDA

PARCEL ID#'s

20-26-20-0000-00100-0070
29-26-20-0000-00100-0060
29-26-20-0000-00100-0000



LOCATION MAP



VICINITY MAP

Sheet List Table	
Sheet Number	Sheet Title
C1.00	COVER SHEET
C2.51	PRELIMINARY SITE PLAN
C2.52	PRELIMINARY SITE PLAN
C2.53	PRELIMINARY SITE PLAN
L1.01	CODE LANDSCAPE PLAN

FOR:

TEN BROECK TAMPA, INC.

830 CRESCENT CENTRE DRIVE, SUITE 610
FRANKLIN, TENNESSEE 37067

BY:

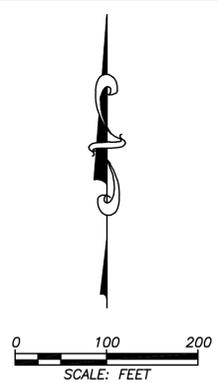
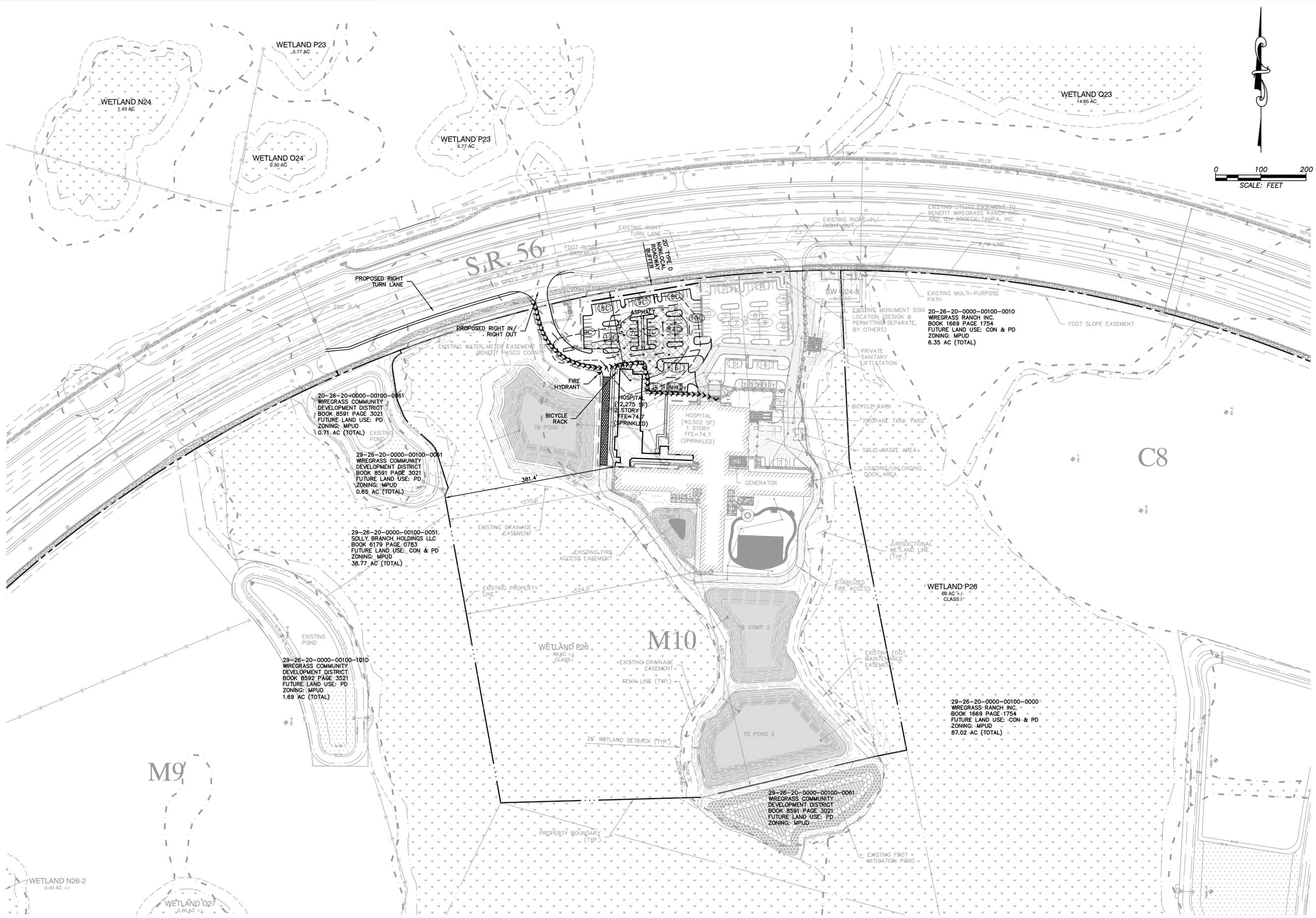
King
ENGINEERING ASSOCIATES, INC.

4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone 813 880-8881
Fax 813 880-8882
www.kingengineering.com
Engineering License #2610

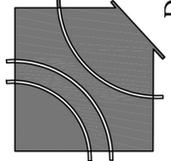
Permit Type	Permit No.	Status
ACOE		
PASCO COUNTY PSP		SUBMITTED AUGUST 5, 2015

NO.	DATE	DESCRIPTION	APPD BY	JOB NO. 4801-000-001	DATE 08/05/2015	SCALE AS SHOWN	SHEET NO. C1.00
PASCO COUNTY PSP SUBMITTAL AUGUST 5, 2015							

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DEJA



David E. Johnson
Architect
4551 Trousdale Drive
Nashville, TN 37204
tel. 615.837.0656
fax. 615.837.0657

Ten Brock Wesley Chapel - Hospital Expansion for:
TEN BROECK TAMPA, INC.
Pasco County, Florida

AHCA No.
23/23960114-101

King
ENGINEERING ASSOCIATES, INC.
4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone 813 880-8881
Fax 813 880-8882
www.kingengineering.com
Engineering License #2610

PROJECT NUMBER
4801-000-001
DATE
AUG. 5, 2015
C2.51
PRELIMINARY SITE
PLAN

>>> HANDICAP ROUTE TO BUILDING

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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.
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.
4. THE CONTRACTOR SHALL PROVIDE ROUTINE MAINTENANCE OF PERMANENT AND TEMPORARY EROSION CONTROL FEATURES UNTIL THE PROJECT IS COMPLETE AND ALL BARED SOIL STABILIZED.
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.
7. PROVIDE ALL DISTURBED AREAS WITHIN THE LIMITS OF THE WORK WITH TEMPORARY SOIL EROSION CONTROL AND SEDIMENT CONTROL.
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.
10. TO MINIMIZE SOIL EROSION, PROPOSED LAND ALTERATION ACTIVITIES SHALL NOT UNNECESSARILY REMOVE EXISTING VEGETATION AND ALTER EXISTING TOPOGRAPHY.
11. PERMANENT VEGETATION SHALL BE BY SEEDING OR SODDING ALL EXPOSED AREAS WITHIN THREE DAYS AFTER FINAL GRADING.
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 FORESEEN TIME 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 PONDS FUNCTION AS SEDIMENT BASINS TO SEPARATE SUSPENDED SOLIDS FROM PRODUCED GROUNDWATER.
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 DRIFLINE 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 BEHIND THE OTHER PIPELINE SO THE JOINTS WILL BE 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 SEWER 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 FERRO 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

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, DYNATORQUE 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 BAMS 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. POND T.O.B. LINE INDICATES TOP OF BANK; I.E., THE POINT AT WHICH THE SLOPE BEGINS. T.O.F. INDICATES TOP OF FLOODPLAIN.
10. 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 DRIFLINE OF A TREE REMAINING ON SITE UNLESS APPROVED BY THE COUNTY.
11. 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.
12. ALL STORM DRAIN STRUCTURES TO CONFORM TO 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 PASCO COUNTY DEVELOPMENT CODE. ALL STORM PIPES TO STRUCTURES ARE TO BE WRAPPED PER FDOT INDEX 201.
13. ALL PROPOSED STORM GRATES, RING & COVERS AND SANITARY SEWER RING & COVERS TO MEET H-20 LOADING RATING. ALL STORM GRATES TO BE HOT DIPPED GALVANIZED RETICULINE STEEL GRATES. ALL EXISTING STRUCTURES TO BE MODIFIED AS REQUIRED TO MEET H-20 LOAD RATING AND ADJUSTED TO MEET PROPOSED GRADE.
14. THE STAKED SILT FENCE SHALL BE INSTALLED PRIOR TO EARTHWORK OPERATIONS COMMENCING AND IS TO BE MAINTAINED THROUGH PROJECT COMPLETION.
15. ALL SWALES SHALL BE SODDED AS SHOWN ON THE SECTIONS.
16. STORM SEWER PIPE LINES WILL NOT BE INSTALLED PRIOR TO PLACEMENT AND ALIGNMENT OF INLET STRUCTURES.
17. NO EXCAVATION SHALL EXTEND BELOW THE PERMITTED DESIGN DEPTHS/ELEVATIONS SHOWN ON THE DRAWINGS, UNLESS ADDITIONAL TESTING SUPPORTS OTHERWISE; AND NO LOWER SEMI-CONFINING UNIT CLAYEY SOIL MATERIAL AND/OR LIMESTONE MATERIALS SHALL BE EXCAVATED, REGARDLESS IF THESE MATERIALS ARE ENCOUNTERED WITHIN THE PERMITTED EXCAVATION 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 UNIT CLAYEY SOILS, A MINIMUM OF FIVE FEET OF UNDISTURBED SOILS SHALL REMAIN ABOVE THE UNDERLYING LIMESTONE.
18. 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 THREE 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.
19. IN ACCORDANCE WITH SECTION 603.2.C.8 OF THE PASCO COUNTY LAND DEVELOPMENT CODE, DRAINAGE AREAS THAT ABUT ROAD RIGHTS-OF-WAY SHALL BE PLANTED WITH TREES SELECTED FROM THE TREE LIST AT A RATE OF ONE (1) TREE PER FIFTY (50) LINEAR FEET OF POND BANK. SEE LANDSCAPE PLAN.
20. ANY OFF SITE DISTURBANCE SHALL BE RESTORED TO THE PRE OR BETTER CONDITION PER LDC 902.2.D.15-16.
21. 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.
22. ALL FIRST LYING ELEVATIONS (FFE) SHALL BE A MINIMUM OF ONE (1) FOOT ABOVE BASE FLOOD ELEVATION OR AS REQUIRED 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.
23. 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.
24. 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.
25. ALL FLARED END SECTIONS TO HAVE TOE WALLS PER INDEX 270.

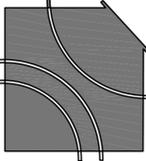
PASCO COUNTY DEVELOPMENT REVIEW NOTES:

- 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 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/MP/UD/PUD 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 IN THE 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 WELLS (S) WITHIN THE LIMITS OF DISTURBANCE SHALL BE SEALED AND ABANDONED BY A LICENSED WELL CONTRACTOR IN ACCORDANCE WITH RULE 400-3.531. OWNER RESERVES THE RIGHT TO TRANSFER ANY EXISTING WATER USE RIGHTS TO OTHER EXISTING OR PROPOSED WELLS(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 WITH A MINIMUM OF 3,000 PSI OR COLORED CONCRETE AT 3,000 PSI OR CURED GROUT WITH A MINIMUM OF FOUR INCHES (4") 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, STORMWATER AND UTILITIES
D. PASCO COUNTY LAND DEVELOPMENT CODE, CHAPTER 309, CONSTRUCTION AND INSPECTION IMPROVEMENTS, AND CHAPTER 900, SECTION 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

DEJA



David E. Johnson Architect

4551 Trousdale Drive Nashville, TN 37204 tel: 615.837.0656 fax: 615.837.0657

Ten Brock Wesley Chapel - Hospital Expansion for:

TEN BROECK TAMPA, INC.

Pasco County, Florida

AHCA No. 23/23960114-101

GENERAL INFORMATION:

PROJECT OWNER/DEVELOPER: TEN BROECK TAMPA, INC. 830 CRESCENT CENTRE DRIVE, SUITE 610 FRANKLIN, TENNESSEE 37067 PHONE (615) 861-7303 CONTACT: CHRIS HOWARD (chris.howard@acadiahealthcare.com)

PROJECT SURVEYOR: KING ENGINEERING ASSOCIATES, INC. 4921 MEMORIAL HIGHWAY ONE MEMORIAL CENTER, SUITE 300 TAMPA, FLORIDA 33634 PHONE (813) 880-8881 CONTACT: DAVID GREER (dgreer@kingengineering.com)

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 CONTACT: NICOLE LYNN (nlynn@kingengineering.com)

SURVEY NOTES:

PERFORMED BY: KING ENGINEERING

DATE OF SURVEY: FEBRUARY 13, 2012

VERTICAL DATUM: ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29). (NAVD 88 = NGVD 29 - 0.82)

BENCHMARK: ELEVATIONS SHOWN HEREON ARE BASED ON BENCHMARK "581-03", A FLORIDA DEPARTMENT OF TRANSPORTATION DISK SET IN CONCRETE, HAVING A PUBLISHED ELEVATION OF 60.70 FEET (NGVD 1929), AND BENCHMARK "581-05", A FLORIDA DEPARTMENT OF TRANSPORTATION DISK SET IN CONCRETE, HAVING A PUBLISHED ELEVATION IS 61.01 FEET (NGVD 1929)

FLOOD INFORMATION: THE PROJECT LIES WITHIN FLOOD ZONES X & A & E PER F.E.M.A. FIRM COMMUNITY PANEL12101C0429F, DATED SEPTEMBER 26, 2014. BASE FLOOD ELEVATION VARIES FROM 59.5' TO 60.9' PER WIREGRASS MODEL (AS SUBMITTED UNDER SWFWMD ERP #43024538.001).

King ENGINEERING ASSOCIATES, INC. 4921 Memorial Highway One Memorial Center, Suite 300 Tampa, Florida 33634 Phone (813) 880-8881 Fax (813) 880-8882 www.kingengineering.com Engineering License #2610

PROJECT NUMBER 4801-000-001 DATE AUG. 5, 2015 C2.52 PRELIMINARY SITE PLAN

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN SECTIONS 20 & 29, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE COMMON CORNER OF SECTIONS 20, 21, 28 AND 29, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE SOUTH 89°58'06" WEST, ALONG THE SOUTH LINE OF SAID SECTION 20, SAID LINE ALSO BEING THE NORTH LINE OF SAID SECTION 29, A DISTANCE OF 2,194.13 FEET TO THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 56 AND A POINT OF CURVATURE OF A NON TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID RIGHT OF WAY LINE, NORTHEASTERLY 452.33 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,775.00 FEET, A CENTRAL ANGLE OF 09°20'21", AND A CHORD BEARING AND DISTANCE OF NORTH 64°47'44" EAST 451.83 FEET TO A POINT ON A CURVE TO THE RIGHT AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 56, EASTERLY 994.05 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,775.00 FEET, A CENTRAL ANGLE OF 20°31'27", AND A CHORD BEARING AND DISTANCE OF NORTH 79°43'39" EAST 988.74 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE, SOUTH 02°39'10" EAST, A DISTANCE OF 422.06 FEET; THENCE SOUTH 11°15'34" EAST, A DISTANCE OF 649.69 FEET; THENCE SOUTH 78°44'28" WEST, A DISTANCE OF 74.22 FEET; THENCE SOUTH 76°40'23" WEST, A DISTANCE OF 388.33 FEET; THENCE SOUTH 88°26'08" WEST, A DISTANCE OF 446.46 FEET; THENCE NORTH 10°18'37" WEST, A DISTANCE OF 688.57 FEET; THENCE NORTH 23°20'38" EAST, A DISTANCE OF 18.48 FEET; THENCE NORTH 17°49'11" WEST, A DISTANCE OF 81.64 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE NORTHWESTERLY 26.32 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 30°09'47", AND A CHORD BEARING AND DISTANCE OF NORTH 32°54'05" WEST 26.02 FEET; THENCE NORTH 47°58'59" WEST, A DISTANCE OF 62.85 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE NORTHWESTERLY 22.29 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 25°32'15", AND A CHORD BEARING AND DISTANCE OF NORTH 35°12'50" WEST 22.10 FEET; THENCE NORTH 22°26'43" WEST, A DISTANCE OF 36.80 FEET; THENCE NORTH 08°40'06" WEST, A DISTANCE OF 70.77 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE NORTHEASTERLY 36.43 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 69°34'46", AND A CHORD BEARING AND DISTANCE OF NORTH 26°07'17" EAST 34.23 FEET; THENCE NORTH 60°54'40" EAST, A DISTANCE OF 5.08 FEET; THENCE NORTH 20°32'05" WEST, A DISTANCE OF 7.43 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 56 AND THE POINT OF BEGINNING.

CONTAINING 23.128 ACRES, MORE OR LESS.

SITE DATA

PARCEL ID#s: 20-26-20-0000-00100-0070
29-26-20-0000-00100-0080
29-26-20-0000-00100-0000

FUTURE LAND USE: PD & CON

PRESENT ZONING: MPUD
EXISTING LAND USE: HOSPITAL

PROPOSED PERMITTED USE: HOSPITAL

CONSTRUCTION AREA: 2.21 AC
HOSPITAL PROPERTY AREA: 23.1 AC
IMPERVIOUS AREA: 7.22 AC (INCLUDES PONDS)
OPEN SPACE: 19.80 AC
WETLAND AREA: 10.90 AC
WETLAND IMPACT AREA WITHIN PROPERTY BOUNDARY (SEE TABLE BELOW): 0.52 AC

ONSITE WETLANDS:
CATEGORY I: 10.38 AC
CATEGORY II: 0.00 AC
CATEGORY III: 0.52 AC
WATER BODIES: 0.00 AC
CONSERVATION LANDS: 10.38 AC
DEVELOPABLE AREA: 12.20 AC

BUILDING AREA (GROSS FOOTPRINT):
EXISTING: 52,365 SF
PROPOSED: 12,275 SF
TOTAL: 64,640 SF

BUILDING HEIGHT:
15'-0" MAX (ALLOWABLE)
30' (PROPOSED)

NUMBER OF STORIES:
HOSPITAL: 2

MINIMUM F.F.E.: 74.5

FLOOR AREA RATIO (FAR): $\frac{\text{TOTAL BUILDING AREA}}{\text{DEVELOPABLE AREA}} = \frac{64640}{43560} = 0.12$

FLOODPLAIN:
ENCROACHMENT: 0 AC-FT (PREVIOUSLY PERMITTED)
COMPENSATION: 0 AC-FT (PREVIOUSLY PERMITTED)

PARKING TABLE

EXISTING:	
REGULAR	117
COMPACT	0
HANDICAP	7
TOTAL:	124
BICYCLE:	2
PROPOSED:	
REGULAR	96
COMPACT	84
HANDICAP	9
TOTAL:	189
BICYCLE:	4

EARTHWORK

9000 CY NET (FILL)

NOTE: EARTHWORK IS AN APPROXIMATION FOR PERMITTING PURPOSES ONLY, AND ASSUMES A 30% COMPACTION FACTOR.

PREVIOUS ZONING ACTIONS

PETITION #	DATE
R26976	07/12/2011
R26080	10/21/2003
CU05-17	06/21/2005
RZ6461	10/25/2005
ORIGINAL	NOVEMBER 1975
RZ6177	04/27/2004
CU13-21	11/05/13
RZ5827	09/18/2001
CU11-16	07/26/2011
CU10-17	February 2010
RZ5908	MAY 2002
SE5029	07/10/96
RZ5907	MAY 2002
CU08-36 THRU 49	8/12/08
RZ6712	July 2007
CU11-13	05/10/11
CU09-14	April 2009
CU09-14	April 2009
RZ6079	OCTOBER 2003
RZ6914	04/27/10
CU10-18	February 2010
CU13-01	11/20/12
CU11-04	11/03/2010
CU13-04	02/05/13
RZ-7073	02/25/14

EXISTING LEGEND

UNDERGROUND CABLE	CATV	
TELEVISION MARKER	CATV	
CABLE TELEVISION UTILITY BOX	UTM	
UNDERGROUND TELEPHONE	TUB	
CABLE ROUTE SIGN		
TELEPHONE UTILITY BOX		
FIRE HYDRANT	FH	
FIRE DEPARTMENT CONNECTION	FDC	
UTILITY POLE	UP	
LIGHT POLE	LP	
UTILITY & LIGHT POLE	LP	
GUY POLE	GP	
METER POLE	MP	
GUY WIRE		
ELECTRIC TRANSFORMER		
ELECTRIC HAND-HOLE	EH	
UNDERGROUND GAS LINE MARKER	UGG	
TRAFFIC SIGN	TS	
TRAFFIC SIGNAL UTILITY BOX	TSB	
TRAFFIC SIGNAL POLE	TSP	
CONCRETE		
CONCRETE CURB INLETS		
CONCRETE CURB INLETS		
CONCRETE MITERED END SECTION		
CONCRETE FLARED END SECTION		
GRATE INLET		
STORM SEWER CLEANOUT, PIPE & MANHOLE		
CONTOUR LINE		
BEARING/DISTANCE PER RECORDED PLAT	(P)	
BEARING/DISTANCE PER DEED DESCRIPTION	(D)	
BEARING/DISTANCE PER FIELD MEASUREMENT	(M)	
BEARING/DISTANCE PER CALCULATION	(C)	
6' CHAIN LINK FENCE UNLESS OTHERWISE NOTED		
MAIL BOX	MB	
FOUND IRON ROD (SIZE AND TYPE AS INDICATED)	F.I.R.	
FOUND IRON PIPE (SIZE AND TYPE AS INDICATED)	S.I.R.	
SET 1/2" IRON ROD & CAP L.B.#2610		
FOUND CONCRETE MONUMENT (SIZE AND TYPE AS INDICATED)	F.C.M.	
SET 4"x4" CONCRETE MONUMENT "PRM LB#2610"	S.C.M.	
FORCEMAIN	FM	
SECTION LINE		
SECTION NUMBER		

HATCH DESCRIPTION

SWFWM JURISDICTIONAL WETLAND	
SWFWM JURISDICTIONAL SURFACE WATER IMPACT	

PASCO COUNTY 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 SWFWM, AND ADOPT ONE MORE OF THE FOLLOWING PROCEDURES AS DETERMINED TO BE APPROPRIATE BY THE COUNTY AND SWFWM.

- 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 SWFWM APPROVE RESUMING CONSTRUCTION ACTIVITIES.
- TAKE IMMEDIATE MEASURES TO ENSURE NO SURFACE WATER DRAINS INTO THE AFFECTED AREAS.
- VISUALLY INSPECT THE AFFECTED AREA.
- EXCAVATE AND BACKFILL OR GROUT AS REQUIRED TO FILL THE AFFECTED AREA AND PREVENT FURTHER SUBSIDENCE.
- USE SOIL REINFORCEMENT MATERIALS IN THE BACKFILLING OPERATION, WHEN APPROPRIATE.
- 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.
- 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.

B. DISCHARGE OF STORM WATER INTO DEPRESSIONS WITH DIRECT OR DEMONSTRATES HYDROLOGIC CONNECTION TO THE FLORIDIAN AQUIFER SHALL BE PROHIBITED.

C. THE SITE SHALL BE GRADED TO WITHIN 12 INCHES 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 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 BUILDING PAD AREA, COMPLIES WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEERING REPORT.

TEMPORARY SURFACE WATER IMPACT REGRADING NOTES

- THERE SHALL BE NO NET PLACEMENT OF PERMANENT FILL ASSOCIATED WITH THE INSTALLATION OF THE PROPOSED PIPELINE;
- FOR TRENCH EXCAVATION ASSOCIATED WITH THE TEMPORARY WETLAND IMPACT AREA, THE UPPER LAYER OF THE SOIL HORIZON SHALL INITIALLY BE SCRAPED AND SEGREGATED INTO A SPOIL BANK THAT IS KEPT SEPARATED FROM OTHER EXCAVATED SPOILS. THE UNDERLYING SOILS SHALL THEN BE EXCAVATED TO COMPLETE THE PIPELINE TRENCH. THE UNDERLYING SOILS WILL BE BANKED IN A SEPARATE ROW OF SPOIL;
- TEMPORARY SPOIL BANKS SHALL CONTAIN BREACHES THAT PREVENT IMPOUNDMENT OR RESTRICTION OF SURFACE WATER FLOWS;
- FOLLOWING THE PLACEMENT AND COMPACTION OF ANY NECESSARY BEDDING MATERIALS, THE PIPELINE SECTIONS WILL BE INSTALLED WITHIN THE TRENCH. THE SPOIL BANK ASSOCIATED WITH THE FORMERLY UNDERLYING SOIL PROFILE WILL BE BACKFILLED INTO THE PIPE TRENCH.
- THE UPPER LAYER OF THE SOIL HORIZON THAT WAS INITIALLY SCRAPED AND SEPARATED FROM OTHER SOILS SHALL BE REPLACED AS THE LAST STEP IN RESTORING THE GRADES TO FACILITATE NATURAL REVEGETATION;
- THE CONTRACTOR SHALL ENSURE THAT THE POST CONSTRUCTION GRADING MATCHES THE PRE CONSTRUCTION, NATURAL GRADE BY PROVIDING ASBUILT DRAWINGS.
- THE PRE CONSTRUCTION GROUND ELEVATIONS AND CONTOURS OF ALL DISTURBED SOILS, INCLUDING CONSTRUCTION VEHICLE RUTS IN WETLANDS AND SURFACE WATERS, SHALL BE RESTORED WITHIN 30 DAYS OF COMPLETING THE PIPELINE INSTALLATION FOR A GIVEN SECTION OF THE PROJECT. TO MINIMIZE THE POTENTIAL FOR EROSION, THE CONTRACTOR SHALL STABILIZE THE RESTORED GRADES, AS SHOWN IN THESE CONSTRUCTION PLANS, WITHIN 72 HOURS FOLLOWING FINISHED GRADING OF THE TEMPORARY IMPACT AREA.
- FOLLOWING STABILIZATION OF THE DISTURBED AREA, THE CONTRACTOR SHALL REMOVE THE SPECIFIED EROSION CONTROL MEASURES;

FIRE HYDRANT NOTES

- 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 SPECIFICATIONS APPROVED BY THE COUNTY ENGINEER.
- CONTRACTOR SHALL FLOW TEST AND COLOR CODE FIRE HYDRANT(S) PER FLOW TEST RESULTS FOR NFPA 291.

PROPOSED LEGEND

SPOT ELEVATIONS	x27.5	DIRECTION OF SLOPE	
SWALE		UTILITY CAP	
DIRECTION OF FLOW		SIGN	
TOP OF BANK		WHEELSTOP	
STORM SEWER	XXX LF OF XX" RCP X.XXX	HANDICAP SPACE	
STORM SEWER INLET		BARRICADE	
FLARED/MITERED END SECTION		TEMPORARY BARRICADE	
SANITARY SEWER	XXX LF OF XX" PVC X.XXX	AIR RELEASE VALVE	(A)
SANITARY SEWER SERVICE		BLOW-OFF ASSEMBLY	(B)
WATER MAIN	XXX LF OF XX" WM	CHLORINE INJECTION POINT	(C)
REDUCER		SAMPLE POINT	(S)
GATE VALVE		WELL LOCATION	(W)
WATER MAIN SERVICE	(DOUBLE) (SINGLE)	BORING ELEVATION BORING NUMBER	27.83 BH06
CONSTRUCTION BLOW-OFF		WETLAND SHW/NP LOCATION	G14 SHW 69.28 NP 68.92
FIRE HYDRANT ASSEMBLY		SECTION NAME	A
FORCEMAIN		SECTION LOCATED ON SHEET NO.	50
RECLAIMED WATER MAIN	ROW (DOUBLE) (SINGLE)	SECTION NAME	A
RECLAIMED WATER SERVICE		SECTION TAKEN ON SHEET NO.	28
OVERHEAD UTILITY	OHW	HATCH DESCRIPTION	
FIBER OPTIC	BFO	CONCRETE LIMITS	
RAW WATER MAIN	RWM	LIMITS OF CLEARING/GRUBBING	
GAS LINE	GAS	POND LIMITS	
CABLE TV	CTV	HEAVY DUTY PAVEMENT LIMITS	
ELECTRIC LINE	ELC	BUILDING LIMITS	
PHONE LINE	TEL	LITTORAL ZONE	
PROPERTY LINE		FLOODPLAIN COMPENSATION	
EXTERIOR BUILDING WALL		DETECTABLE WARNING SURFACE	
CONTOUR LINE (MAJOR)	10	ASPHALT (PEDESTRIAN PATH)	OR
CONTOUR LINE (MINOR)	1	GEOWEB	
WETLAND LINE		GRAVEL	
SETBACK LINE		SALT ROCK TEXTURE	
BUFFER LINE		FLUSH SIDEWALK	
EASEMENT LINE		STAINED CONCRETE	
CENTERLINE		2012 FLORIDA ACCESSIBLE ROUTE TO BUILDING	>>>>>>>>
RIGHT OF WAY LINE			
PHASE LINE			
TREE BARRICADE			
SILT FENCE			
DOUBLE SILT FENCE			
SILT FENCE - MITIGATION			
FLOATING TURBIDITY BARRIER			
FEMA FLOOD ZONE LINE			
FENCE LINE	o		
GRADE BREAK			
PROPOSED CAR COUNT	#		

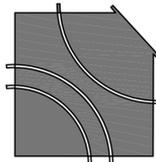
FEMA FLOOD ZONE LEGEND

ZONE	DESCRIPTION
ZONE A	NO BASE FLOOD ELEVATIONS DETERMINED
ZONE AE	BASE FLOOD ELEVATIONS DETERMINED
ZONE X	AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN
ZONE X ₁	AREAS OF 500-YEAR FLOOD PLAIN

TREE LEGEND

12" = 12" UNKNOWN TYPE TREE
12" = 12" LIVE OAK TREE
12" = 12" PALM TREE
12" = 12" PINE TREE
12" = TREE HAVING ONE TRUNK AT BREAST HEIGHT, 12" IN DIAMETER
12" = TREE HAVING MULTIPLE TRUNKS AT BREAST HEIGHT, 12", 13" AND 5" IN DIAMETER
12" = TREE TO BE PROTECTED
12" = TREE TO BE REMOVED

DEJA



Ten Broeck Wesley Chapel - Hospital Expansion for:
TEN BROECK TAMPA, INC.
Pasco County, Florida

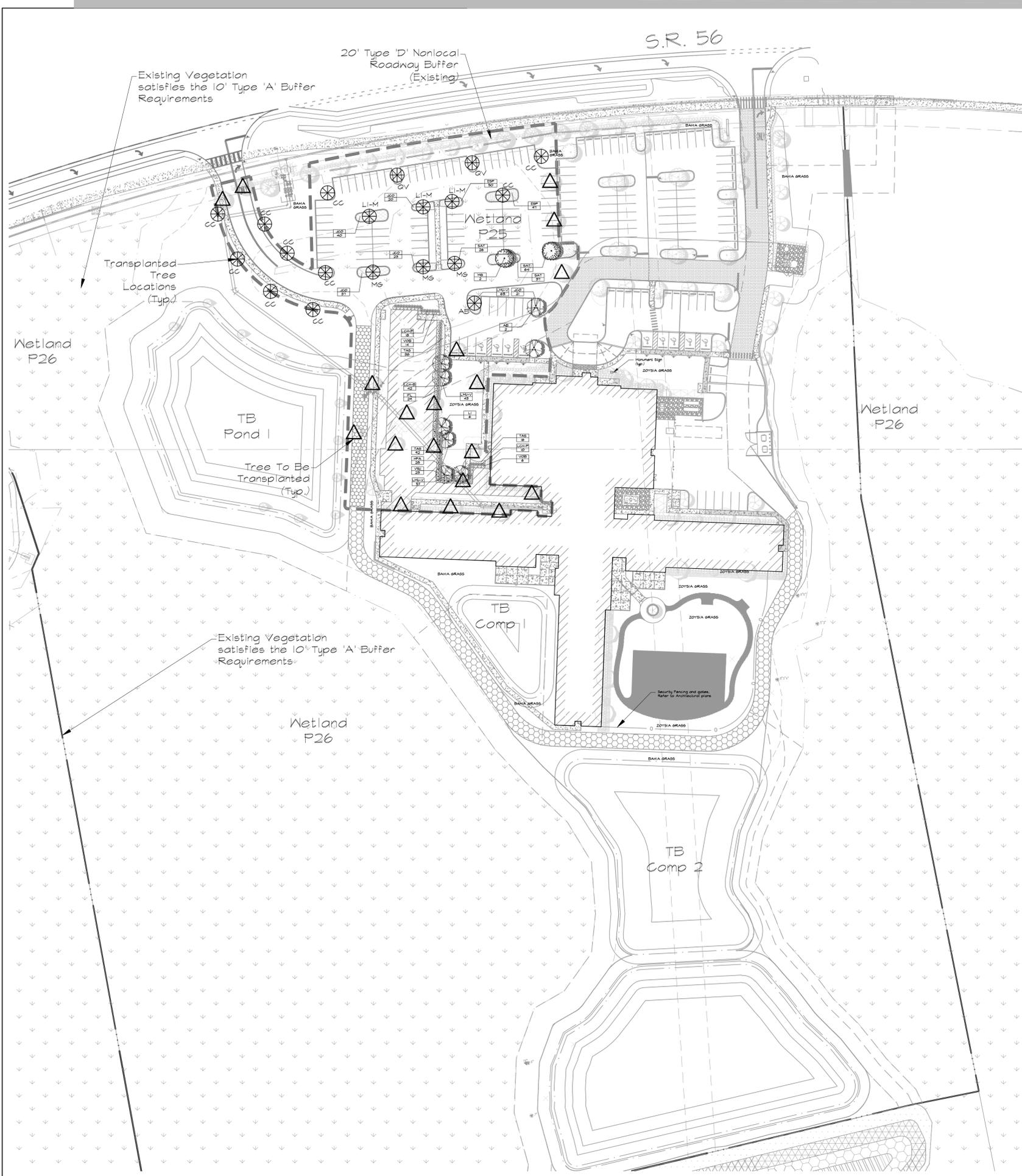
AHCA No.
23/23960114-101

4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone 813 880-8881
Fax 813 880-8882
www.kingengineering.com
Engineering License #2610

PROJECT NUMBER
4801-000-001

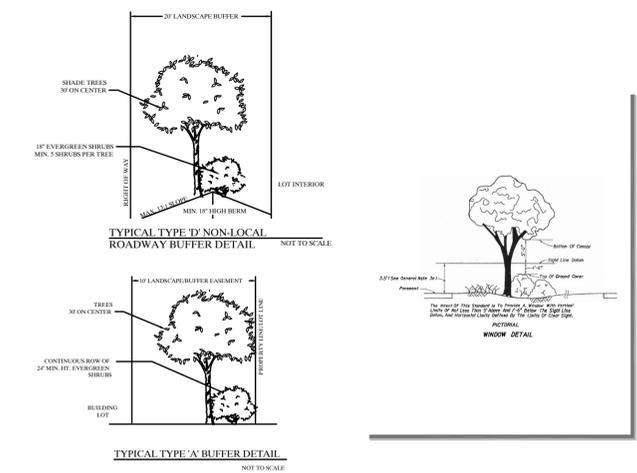
DATE
AUG. 5, 2015

C2.53
PRELIMINARY SITE
PLAN



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	GAL.	SIZE	NATIVE	DROUGHT TOLERANCE
	AB	2	Acer barbatum 'Floridanum'	Florida Maple	25 gal	2'Gal	6' H. x 42" Spd.	Yes	High
	LI	6	Lagerstroemia indica	Crape Myrtle	25 gal	Multi-trunk	6' H. x 30" Spd.	No	High
	MS	2	Magnolia grandiflora	Southern Magnolia	25 gal	2'Gal	6' H. x 42" Spd.	Yes	Medium
	TR		Transplanted Trees						
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SPACING	SIZE	NATIVE	DROUGHT TOLERANCE
	HPA	25	Hamelia patens	Flame Bush	3 gal, 3' OC		18-24" HT x 18-24" SPD	Yes	Medium
	IFL	24	Illicium floridanum	Florida Anise	3 gal, 4' OC		18-24" HT x 18-24" SPD	Yes	Medium
	LCH-B	42	Loropetalum chinense rubrum 'Blue'	Red Fringe Flower	3 gal, 3' OC		18-24" HT x 18-24" SPD	Yes	Medium
	LCH-P	25	Loropetalum chinense 'Paez'	Red Loropetalum	3 gal, 3' OC		18-24" HT x 18-24" SPD	No	Medium
	VGB	20	Viburnum coccineum	Walter's Viburnum	3 gal, 4' OC		24" HT x 24" SPD	Yes	High
	VBU	25	Viburnum suspensum	Sandwich Viburnum	3 gal, 3' OC		24" HT x 24" SPD	No	Low
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SPACING	SIZE	NATIVE	DROUGHT TOLERANCE
	ESP	47	Eragrostis spectabilis	Purple Love Grass	1 gal	12" o.c.		Yes	High
	JCO	141	Juniperus conferta	Shore Juniper	1 gal	18" o.c.		No	High
	LMS-V	163	Liriope muscari 'Variegata'	Variegated Lily Turf	1 gal	12" o.c.			
	SAT	121	Syntherisma bellum	Blue Eyed Grass	1 gal	18" o.c.		Yes	Medium
	TAS	146	Trachelospermum asiaticum	Star Jasmine	1 gal	12" o.c.		No	High



TREE DATA

NOTE: ALL TREES SHOWN ARE PROPOSED FOR REMOVAL

TREE SPECIES	INCHES REMOVED	REPLACEMENT REQ.	INCHES REQUIRED
LIVE OAK	0"	1 : 1	0"
OTHER	0"	1/3 : 1	0"
TOTAL REPLACEMENT INCHES REQUIRED:			0"

NOTES:
 VEHICULAR USE REQUIREMENTS:
 ± 42,384 S.F. VEHICULAR USE AREA
 10% LANDSCAPE AREA = 4,238 S.F. REQUIRED AREA
 ± 4,357 S.F. INTERIOR LANDSCAPE AREA PROPOSED

1 SHADE TREE PER 200 S.F. OF REQUIRED AREA
 4,238 / 200 = 21 SHADE TREES REQUIRED
 29 SHADE TREES PROPOSED

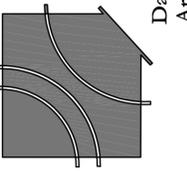
BUILDING PERIMETER REQUIREMENTS:
 10% LANDSCAPE AREA = 1,272 S.F. REQUIRED AREA
 ± 2,141 S.F. PERIMETER LANDSCAPE AREA PROPOSED

MISCELLANEOUS REQUIREMENTS:
 1 TREE SPECIES PER 5 REQUIRED TREES UP TO 8 TREE SPECIES MINIMUM
 6 SPECIES PROPOSED

BUFFER REQUIREMENTS:
 NORTH: 20' TYPE 'D' NON-LOCAL ROADWAY BUFFER
 EAST: PHASE 1 DEVELOPMENT (NO BUFFER REQUIRED)

- NOTES:**
- All trees shall be grade Florida No. 1 or better.
 - All single trunk replacement trees to be minimum of 2" caliper. All multiple trunk replacement trees to have a minimum of 3-1" caliper trunks.
 - All trees to be planted in accordance with the Florida Chapter, International Society of Arboriculture standards and also in accordance with standards and practices of Florida Nursery Growers and Landscape Association.
 - Developer shall replace any tree which dies within 1 year to County acceptance.
 - No trees shall be planted closer than 30 feet to a stop sign within the R.O.W.
 - All trees shall be planted a minimum of 6 feet off the back of curb.
 - Final onsite planting locations may vary from the plan in order to accommodate lot improvements and utilities (i.e. driveways, fire hydrants, transformers, etc.).
 - No trees shall be planted closer than 10 feet to any fire hydrant.
 - Landscape and irrigation shall be in conformance with the Land Development Code in effect at the time of preliminary plan site approval.
 - No more than 30% of landscape area may be grass; The balance must be shrubs or ground cover.
 - Erecting or growing any obstructions over three and one-half feet in height above the elevation of the lowest point on the crown of the adjacent roadway within the sight triangle shall be prohibited.
 - Landscape shall be planted in such a manner as not to impede the stormwater runoff flow to or in a ditch, swale, or pond.
 - All grasses shown are sodded all other disturbed areas are to be seeded.
 - All portions of lot upon which development has commenced, but not continued for a period of 30 days, shall be planted with a grass species or groundcover to prevent erosion and encourage soil stabilization. Adequate coverage, so as to suppress fugitive dust, shall be achieved within 45 days.
 - Certification: 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 with the requirements of this section shall be provided to the County and the property owner prior to obtaining a Certificate of Occupancy (CO). If the property owner installs the landscaping and irrigation, the owner shall act as the certifying agent.
 - Installation Prior to CO: Prior to the issuance of any CO, or where no CO is required, prior to final inspection or the use of the lot, all required landscaping shall be installed and in place as set out in the approved landscape plans. In cases where timely installation of landscaping is not practicable due to the season or shortage, as determined by the County Administrator or designee, a bond satisfactory to the Engineering Services Department shall be posted until the planting occurs.
 - A layer of mulch to a minimum depth of three (3) inches shall be specified on the site plan in plant beds and around individual trees in turf areas. Organic mulches are preferred. The mulch should not be placed directly against the plant stem or tree trunk. Mulch shall not be required to annual beds.

DEJA



Ten Brock Wesley Chapel - Hospital Expansion for:
TEN BROECK TAMPA, INC.
 Pasco County, Florida

AHCA No.
 23/23960114-101

Clark C Lohmiller
 Aug 06, 2015
 L.A. 6667167

King
 ENGINEERING ASSOCIATES, INC.
 4921 Memorial Highway
 One Memorial Center, Suite 300
 Tampa, Florida 33634
 Phone 813 880-8881
 Fax 813 880-8882
 www.kingeng.com
 Engineering License #2610

PROJECT NUMBER
4801-000-001
 DATE
AUG. 5, 2015
L1.01
 CODE LANDSCAPE PLAN

David E. Johnson
 Architect

4551 Trousdale Drive
 Nashville, TN 37204
 Tel: 615.837.0656
 Fax: 615.837.0657