

EROSION CONTROL NOTES

THE EROSION AND TURBIDITY CONTROL MEASURES SHOWN HEREON ARE THE MINIMUM REQUIRED FOR REGULATORY AGENCY PLANS APPROVAL. ADDITIONAL CONTROL AND EROSION MEASURES MAY BE REQUIRED DUE TO REGULATORY AGENCY RULES, CONSTRUCTION SEQUENCING AND WEATHER CONDITIONS. ANY ADDITIONAL MEASURES DEMED NECESSARY BY THE REGULATORY AGENCIES OR BY THE SITE CONTRACTOR BEFORE OR DURING CONSTRUCTION SHALL BE IMPLEMENTED AND MAINTAINED.

THE APPROPRIATE TURBIDITY AND EROSION CONTROL METHODOLOGIES SELECTED BY THE SITE CONTRACTOR FOR THIS PROJECT SHOULD BE MADE FOLLOWING REVIEW OF THE PLANS AND PROJECT SITE SPECIFIC FACTORS AND AFTER CONSULTATIONS AS NEEDED WITH THE PROJECT ENGINEER AND REGULATORY AGENCIES. SEVERAL FACTORS TO CONSIDER ARE DURATION OF CONSTRUCTION ACTIVITIES; DEPTH OF CUT AND SEPARATION DISTANCE FOR PONDS, TRENCHES, AND UTILITY LINES; CLAY CONTENT IN EXCAVATED MATERIALS; FILL HEIGHT RELATIVE TO NATURAL GRADE AND LENGTH AND STEEPNESS OF THE PROPOSED SLOPES; GROUND WATER LEVELS; TIME OF YEAR RELATIVE TO THE RAINY SEASON; PROXIMITY TO WETLANDS, WATER BODIES OR OFFSITE PROPERTIES; EXISTING TOPOGRAPHY AND DIRECTIONS OF SURFACE FLOW.

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 MAY REQUIRE SOLID SEDIMENT BARRIERS TO PREVENT TURBID WATER DISCHARGE, WHILE SANDY MATERIAL MAY NEED ONLY SILT SCREENS OR HAY BALES TO PREVENT EROSION. FLOATING TURBIDITY CURTAINS SHOULD GENERALLY BE USED IN OPEN WATER SITUATIONS. DIVERSION DITCHES OR SWALES MAY BE NECESSARY 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.

THE SITE CONTRACTOR IS RESPONSIBLE FOR HAVING THEIR Dewatering PLAN AND TURBIDITY CONTROL PLAN APPROVED BY THE APPLICABLE REGULATORY AGENCIES, PRIOR TO CONSTRUCTION, AS NECESSARY. REFER TO THE SITE PERMIT CONDITIONS FOR AGENCIES REQUIRING SUCH REVIEW, APPROVAL AND/OR SEPARATE PERMITS. WHERE PUMPS ARE TO BE USED TO REMOVE WATER FROM CONSTRUCTION AREAS, THE WATER SHALL BE TREATED PRIOR TO DISCHARGE TO WETLANDS. TREATMENT METHODS INCLUDE, FOR EXAMPLE, TURBID WATER BEING PUMPED INTO GRASSED SWALES OR APPROPRIATE UPLAND VEGETATED AREAS (OTHER THAN UPLAND PRESERVATION AREAS AND WETLAND BUFFERS), SEDIMENT BASINS, OR CONFINED BY AN APPROPRIATE ENCLOSURE SUCH AS TURBIDITY BARRIERS OR LOW BERMS, AND KEPT CONFINED UNTIL TURBIDITY LEVELS MEET STATE WATER QUALITY STANDARDS.

HAY BALES OR SILT SCREENS SHALL BE INSTALLED PRIOR TO LAND CLEARING TO PROTECT WATER QUALITY AND TO IDENTIFY AREAS TO BE PROTECTED FROM CLEARING ACTIVITIES AND MAINTAINED FOR THE DURATION OF THE PROJECT UNTIL ALL SOIL IS STABILIZED. FLOATING TURBIDITY BARRIERS SHALL BE IN PLACE IN OPEN WATER SYSTEMS PRIOR TO INITIATION OF EARTHWORK AND MAINTAINED FOR THE DURATION OF THE PROJECT UNTIL ALL SOIL IS STABILIZED. 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 EFFECTIVE AND CONTINUOUS CONTROL OF EROSION AND WATER QUALITY THROUGHOUT THE DURATION OF THE PROJECT.

THE SITE CONTRACTOR SHALL SCHEDULE THEIR OPERATIONS SUCH THAT THE AREA OF UNPROTECTED ERODIBLE EARTH EXPOSED AT ANY ONE TIME IS NOT LARGER THAN THE MINIMUM AREA NECESSARY FOR EFFICIENT CONSTRUCTION OPERATION, AND THE DURATION OF EXPOSED UNCOMPLETED CONSTRUCTION TO THE ELEMENTS SHALL BE AS SHORT AS PRACTICABLE. CLEARING AND GRUBBING SHALL BE SO SCHEDULED AND PERFORMED SUCH THAT GRADING OPERATIONS CAN FOLLOW IMMEDIATELY THEREAFTER. GRADING OPERATIONS SHALL BE SO SCHEDULED AND PERFORMED THAT PERMANENT EROSION CONTROL FEATURES CAN FOLLOW IMMEDIATELY THEREAFTER IF CONDITIONS ON THE PROJECT PERMIT. EXPOSED SOILS SHOULD BE STABILIZED AS SOON AS POSSIBLE, ESPECIALLY SLOPES LEADING TO WETLANDS. STABILIZATION METHODS INCLUDE SOLID SOIL, SEEDING AND MULCHING OR HYDROMULCHING TO PROVIDE A TEMPORARY OR PERMANENT GRASS COVER. MULCH BLANKETS, FILTER FABRICS, ETC., CAN BE EMPLOYED TO PROVIDE VEGETATIVE COVER. SHEET FLOW OF NEWLY FILLED OR SCARPED AREAS MAY BE CONTROLLED OR CONTAINED BY THE USE OF BRUSH BARRIERS, DIVERSION SWALES, INTERCEPTOR DITCHES OR LOW BERMS. FLOW SHOULD BE DIRECTED TOWARD AREAS WHERE SEDIMENTS CAN SUFFICIENTLY SETTLE OUT. SPREADER SWALES MAY HELP DISSIPATE CLOUDY WATER PRIOR TO CONTACT WITH WETLANDS.

WATER DERIVED FROM VARIOUS Dewatering METHODS SHOULD BE PASSED THROUGH SUFFICIENTLY WIDE AREAS OF EXISTING UPLAND VEGETATION TO FILTER OUT EXCESS TURBIDITY. IF THIS IS NOT SUFFICIENT, THE WATER SHALL BE RETAINED IN PREVIOUSLY CONSTRUCTED PERMANENT STORMWATER PONDS OR ELSE RETAINED IN TEMPORARY SEDIMENTATION BASINS UNTIL THE CLARITY IS SUITABLE TO ALLOW FOR ITS DISCHARGE. PLUGGING THE OUTFALLS FROM COMPLETED STORMWATER PONDS MAY BE NEEDED TO AVOID DISCHARGE. HOWEVER, SUCH SITUATIONS SHOULD BE MONITORED CLOSELY TO PRECLUDE BERM FAILURE IF WATER LEVELS RISE TOO HIGH.

IF THE ABOVE CONTROLS REMAIN INEFFECTIVE IN PRECLUDING RELEASE OF TURBID WATER, ESPECIALLY DURING POND OR UTILITY LINE Dewatering, THEN THE CONTRACTOR MAY BE COMPELLED TO USE A VERTICAL Dewatering SYSTEM SUCH AS WELL POINTS OR SOCK DRAINS TO WITHDRAW GROUNDWATER WHICH MAY ALREADY BE CLEAR ENOUGH TO ALLOW FOR DIRECT DISCHARGE TO WETLANDS.

ENERGY DISSIPATORS (SUCH AS RIP RAP, A GRAVEL BED, HAY BALES, ETC.) SHALL BE INSTALLED AT THE DISCHARGE POINT OF PIPES OR SWALES IF SCOURING IS OBSERVED. ATTEMPT TO INSTALL ROADWAY CURBS AND GUTTERS AS SOON AS POSSIBLE TO REDUCE THE SURFACE AREA FOR EROSION TO OCCUR. IMPLEMENT STORM DRAIN INLET PROTECTION (HAY BALES OR GRAVEL) TO LIMIT SEDIMENTATION WITHIN THE STORMWATER SYSTEM. PERFORM INSPECTIONS AND PERIODIC CLEANING OF SEDIMENTS WHICH WASH OUT INTO THE STREETS UNTIL ALL SOIL IS STABILIZED. VEHICLE OR EQUIPMENT WASHDOWN AREAS WILL BE SUFFICIENTLY REMOVED FROM WETLANDS OR OFFSITE AREAS. FUGITIVE DISCHARGES (PRIMARILY BY USING WATER SPRAY TRUCKS) SHALL BE EMPLOYED AS NEEDED TO CONTROL WINDBORNE EMISSIONS.

NO CLAY MATERIAL SHALL BE LEFT EXPOSED IN ANY STORMWATER STORAGE FACILITY. IF CLAY OR SANDY-CLAYS ARE ENCOUNTERED DURING STORMWATER STORAGE EXCAVATION, THE SITE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY BEFORE PROCEEDING WITH FURTHER EXCAVATION. IF THE ENGINEER HAS DETERMINED THAT SUCH SOILS ARE NON-COMFORMING AND MUST BE EXCAVATED TO MEET PERMIT AND DESIGN CONDITIONS, EXCAVATION MAY PROCEED AFTER OBTAINING WRITTEN AUTHORIZATION FROM THE APPROPRIATE LOCAL REGULATORY AGENCY. IF SAID SOILS ARE LEFT EXPOSED AT THE PERMITTED AND DESIGNED DEPTH, THE SITE CONTRACTOR SHALL OVER-EXCAVATE THE POND'S BOTTOM AND SIDE SLOPES BY A MINIMUM OF TWELVE (12") INCHES AND BACKFILL WITH CLEAN SANDS TO HELP PREVENT SUSPENSION OF THE PARTICLES IN THE WATER COLUMN.

DISCHARGES WHICH EXCEED 29 N.T.U.'S OVER THE BACKGROUND LEVELS ARE IN VIOLATION OF STATE WATER QUALITY STANDARDS. DISCHARGES OF WATER QUANTITIES WHICH AFFECT OFFSITE PROPERTIES OR MAY DAMAGE WETLANDS ARE ALSO PROHIBITED BY REGULATING AGENCIES. WATER DISCHARGE VELOCITIES FROM IMPOUNDED AREAS AND TEMPORARY SEDIMENTATION BASINS SHALL BE RESTRICTED TO AVOID SCOURING IN RECEIVING AREAS. IF WATER CLARITY DOES NOT REDUCE TO STATE STANDARDS RAPIDLY ENOUGH IN HOLDING PONDS, IT MAY BE POSSIBLE TO USE CHEMICAL AGENTS SUCH AS ALUM TO FLOCCULATE OR COAGULATE THE SEDIMENT PARTICLES.

ONGOING INSPECTIONS AND PERIODIC MAINTENANCE BY THE SITE CONTRACTOR SHALL OCCUR THROUGHOUT CONSTRUCTION AS NECESSARY TO INSURE THE ABOVE METHODS ARE WORKING SUITABLY. THIS MAY BE NEEDED DAILY, IF CONDITIONS SO WARRANT. SITE CONTRACTORS ARE ENCOURAGED TO OBTAIN AND STUDY THE FLORIDA DEVELOPMENT MANUAL, A GUIDE TO SOUND LAND AND WATER MANAGEMENT, WHICH WAS DEVELOPED BY THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION IN 1988. THIS PROVIDES FAIRLY IN DEPTH DISCUSSIONS OF RECOMMENDED TECHNIQUES AND ALSO PROVIDES SPECIFIC DESIGN AND TECHNICAL STANDARDS.

PASCO COUNTY DEVELOPMENT REVIEW -- STANDARD SITE PLAN NOTES

- ALL ON-SITE WATER AND SEWER FACILITIES SHALL BE OWNED AND MAINTAINED BY THE OWNER-DEVELOPER.
- 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.
- 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.
- THE ARCHITECT/ENGINEER CERTIFIES THAT THE SITE HAS BEEN DESIGNED IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT.
- 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/DEVELOPERS' RESPONSIBILITY TO PROPERLY SIGN AND STRIPE THE SITE IN ACCORDANCE WITH APPLICABLE STANDARDS.
- 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.
- 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.
- 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.
- THE OWNER/DEVELOPER ACKNOWLEDGES THAT THE SITE AND ITS SUBSEQUENT BUILDING PERMITS SHALL COMPLY WITH ALL REZONING/MPUD/PUD CONDITIONS.
- ALL STRUCTURES, INCLUDING BUFFER WALLS, RETAINING WALLS, SIGNAGE, ETC. REQUIRE SEPARATE BUILDING PERMITS.
- FLORIDA STATUTE 316.0745 REQUIRES THAT ALL TRAFFIC CONTROL SIGNING AND MARKINGS ON PRIVATE PROPERTY OPEN TO THE GENERAL PUBLIC BE IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS.
- PRIOR TO CONSTRUCTION, A BUILDING PERMIT SHALL BE OBTAINED FOR ALL STRUCTURES THAT HAVE A FOOTER, REGARDLESS OF SIZE, THROUGH PASCO COUNTY CENTRAL PERMITTING (IE. INCLUDING BUT NOT INCLUSIVE BUILDINGS, ACCESSORIES, AND RETAINING WALLS) (LDC 200.306)
- ANY OFFSITE DISTURBANCE SHALL BE RESTORED TO THE PRE OR BETTER CONDITION (LDC 605.3.D & P)
- AS APPLICABLE, THE OWNER/DEVELOPER WILL PROVIDE COPIES OF THE REQUIRED PERMITS FROM THEIR RESPECTIVE GOVERNING AGENCIES, PRIOR TO ISSUANCE OF THE SDP (LDC 605.3.CC)

WATER AND SEWER CONSTRUCTION NOTES

WATER MAINS SHALL MEAN MAINS, INCLUDING TREATMENT PLANT PROCESS PIPING, CONVEYING EITHER RAW, PARTIALLY TREATED, OR FINISHED DRINKING WATER; FIRE HYDRANT LEADS; AND SERVICE LINES THAT ARE UNDER THE CONTROL OF A PUBLIC WATER SYSTEM AND THAT HAVE AN INSIDE DIAMETER OF THREE INCHES OR GREATER.

(1) HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.

(A) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

(B) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.

(C) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.

(D) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE 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" AS DEFINED IN SECTION 381.0065(2), F.S., AND RULE 64E-6.002, F.A.C.

(2) VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, AND RECLAIMED WATER PIPELINES.

(A) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY- OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES, AND PREFERABLY 12 INCHES, ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

(B) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

(C) AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS (A) AND (B) ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER 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, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

(3) SEPARATION BETWEEN WATER MAINS AND SANITARY OR STORM SEWER MANHOLES.

(A) NO WATER MAIN SHALL PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A SANITARY SEWER MANHOLE.

(B) EFFECTIVE AUGUST 28, 2003, WATER MAINS SHALL NOT BE CONSTRUCTED OR ALTERED TO PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A STORM SEWER MANHOLE OR INLET STRUCTURE. WHERE IT IS NOT TECHNICALLY FEASIBLE OR ECONOMICALLY SENSIBLE TO COMPLY WITH THIS REQUIREMENT (I.E., WHERE THERE IS A CONFLICT IN THE ROUTING OF A WATER MAIN AND A STORM SEWER AND WHERE ALTERNATIVE ROUTING OF THE WATER MAIN OR THE STORM SEWER IS NOT TECHNICALLY FEASIBLE OR IS NOT ECONOMICALLY SENSIBLE), THE DEPARTMENT SHALL ALLOW EXCEPTIONS TO THIS REQUIREMENT (I.E., THE DEPARTMENT SHALL ALLOW CONSTRUCTION OF CONFLICT MANHOLES), BUT SUPPLIERS OF WATER OR PERSONS PROPOSING TO CONSTRUCT CONFLICT MANHOLES MUST FIRST OBTAIN A SPECIFIC PERMIT FROM THE DEPARTMENT IN ACCORDANCE WITH PART V OF THIS CHAPTER AND MUST PROVIDE IN THE PRELIMINARY DESIGN REPORT OR DRAWINGS, SPECIFICATIONS, AND DESIGN DATA ACCOMPANYING THEIR PERMIT APPLICATION THE FOLLOWING INFORMATION:

- TECHNICAL OR ECONOMIC JUSTIFICATION FOR EACH CONFLICT MANHOLE.
- A STATEMENT IDENTIFYING THE PARTY RESPONSIBLE FOR MAINTAINING EACH CONFLICT MANHOLE.
- ASSURANCE OF COMPLIANCE WITH THE DESIGN AND CONSTRUCTION REQUIREMENTS IN SUB-SUBPARAGRAPHS A THROUGH D. BELOW.

A. EACH WATER MAIN PASSING THROUGH A CONFLICT MANHOLE SHALL HAVE A FLEXIBLE, WATER-TIGHT JOINT ON EACH SIDE OF THE MANHOLE TO ACCOMMODATE DIFFERENTIAL SETTLING BETWEEN THE MAIN AND THE MANHOLE.

B. WITHIN EACH CONFLICT MANHOLE, THE WATER MAIN PASSING THROUGH THE MANHOLE SHALL BE INSTALLED IN A WATER-TIGHT CASING PIPE HAVING HIGH IMPACT STRENGTH (I.E., HAVING AN IMPACT STRENGTH AT LEAST EQUAL TO THAT OF 0.25-INCH-THICK DUCTILE IRON PIPE).

C. EACH CONFLICT MANHOLE SHALL HAVE AN ACCESS OPENING, AND SHALL BE SIZED, TO ALLOW FOR EASY CLEANING OF THE MANHOLE.

D. GRATING SHALL BE INSTALLED AT ALL STORM SEWER INLETS UPSTREAM OF EACH CONFLICT MANHOLE TO PREVENT LARGE OBJECTS FROM ENTERING THE MANHOLE.

(4) SEPARATION BETWEEN FIRE HYDRANT DRAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.

NEW OR RELOCATED FIRE HYDRANTS WITH UNDERGROUND DRAINS SHALL BE LOCATED SO THAT THE DRAINS ARE AT LEAST THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; AT LEAST THREE FEET, AND PREFERABLY TEN FEET, FROM ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER, STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; AND AT LEAST TEN FEET FROM ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2), F.S., AND RULE 64E-6.002, F.A.C.

(5) EXCEPTIONS. WHERE IT IS NOT TECHNICALLY FEASIBLE OR ECONOMICALLY SENSIBLE TO COMPLY WITH THE REQUIREMENTS IN SUBSECTION (1) OR (2) ABOVE, THE DEPARTMENT SHALL ALLOW EXCEPTIONS TO THESE REQUIREMENTS IF SUPPLIERS OF WATER OR CONSTRUCTION PERMIT APPLICANTS PROVIDE TECHNICAL OR ECONOMIC JUSTIFICATION FOR EACH EXCEPTION AND PROVIDE ALTERNATIVE CONSTRUCTION FEATURES THAT AFFORD A SIMILAR LEVEL OF RELIABILITY AND PUBLIC HEALTH PROTECTION. ACCEPTABLE ALTERNATIVE CONSTRUCTION FEATURES INCLUDE THE FOLLOWING:

(A) WHERE AN UNDERGROUND WATER MAIN IS BEING LAID LESS THAN THE REQUIRED MINIMUM HORIZONTAL DISTANCE FROM ANOTHER PIPELINE AND WHERE AN UNDERGROUND WATER MAIN IS CROSSING ANOTHER PIPELINE AND JOINTS IN THE WATER MAIN ARE BEING LOCATED LESS THAN THE REQUIRED MINIMUM DISTANCE FROM JOINTS IN THE OTHER PIPELINE:

- USE OF PRESSURE-RATED PIPE CONFORMING TO THE AMERICAN WATER WORKS ASSOCIATION STANDARDS INCORPORATED INTO RULE 62-555.330, F.A.C., FOR THE OTHER PIPELINE IF IT IS A GRAVITY- OR VACUUM-TYPE PIPELINE.
- USE OF WELDED, FUSED, OR OTHERWISE RESTRAINED JOINTS FOR EITHER THE WATER MAIN OR THE OTHER PIPELINE; OR
- USE OF PIPE, OR CASING PIPE, HAVING HIGH IMPACT STRENGTH (I.E., HAVING AN IMPACT STRENGTH AT LEAST EQUAL TO THAT OF 0.25-INCH-THICK DUCTILE IRON PIPE) OR CONCRETE ENCASEMENT AT LEAST FOUR INCHES THICK FOR EITHER THE WATER MAIN OR THE OTHER PIPELINE.

(B) WHERE AN UNDERGROUND WATER MAIN IS BEING LAID LESS THAN THREE FEET HORIZONTALLY FROM ANOTHER PIPELINE AND WHERE AN UNDERGROUND WATER MAIN IS CROSSING ANOTHER PIPELINE AND IS BEING LAID LESS THAN THE REQUIRED MINIMUM VERTICAL DISTANCE FROM THE OTHER PIPELINE:

- USE OF PIPE, OR CASING PIPE, HAVING HIGH IMPACT STRENGTH (I.E., HAVING AN IMPACT STRENGTH AT LEAST EQUAL TO THAT OF 0.25-INCH-THICK DUCTILE IRON PIPE) OR CONCRETE ENCASEMENT AT LEAST FOUR INCHES THICK FOR THE WATER MAIN; AND
- USE OF PIPE, OR CASING PIPE, HAVING HIGH IMPACT STRENGTH (I.E., HAVING AN IMPACT STRENGTH AT LEAST EQUAL TO THAT OF 0.25-INCH-THICK DUCTILE IRON PIPE) OR CONCRETE ENCASEMENT AT LEAST FOUR INCHES THICK FOR THE OTHER PIPELINE IF IT IS NEW AND IS CONVEYING WASTEWATER OR RECLAIMED WATER.

ALL WATER MAINS SHALL HAVE A MINIMUM OF 36 INCHES OF COVER.

ALL ON-SITE PVC WATER MAINS 4 INCHES THROUGH 12 INCHES SHALL BE IN ACCORDANCE WITH ANWA C-900 STANDARDS. ALL ON-SITE PVC WATER MAINS 2" TO 3" SHALL BE CLASS 1120 OR 1220 (C900 DR18) AND MEET REQUIREMENTS OF ASTM D-2241. WATER MAINS SMALLER THAN 2" SHALL BE CLASS 1120 OR 1220 SCHEDULE 80 AND MEET REQUIREMENTS OF ASTM D1785.

FE PIPE 2" OR SMALLER SHALL MEET THE REQUIREMENTS OF ASTM D-1248.

ALL DUCTILE IRON PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANSI STANDARD A21.51, MINIMUM CLASS 50. IN AREAS WHERE THE SOIL IS DETERMINED TO BE CORROSIVE OR HIGH GROUND WATER IS EXPECTED, THE PIPE SHALL BE INSTALLED IN LOOSE POLYETHYLENE ENCASEMENT NOT LESS THAN 8 MILS THICK AND INSTALLED IN ACCORDANCE WITH ANSI SPECIFICATION A21.51.

SITE DATA

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| TOTAL SITE AREA | 415777 SF/ | 9.54 ACRES |
| PROJECT SITE AREA | 68275 SF/ | 1.54 ACRES |
| EXISTING IMPERVIOUS AREA | 105382 SF/ | 2.42 ACRES |
| PROPOSED IMPERVIOUS AREA | 39923 SF/ | 0.92 ACRES |
| EXISTING "GREEN" AREA | 142603 SF/ | 3.27 ACRES |
| PROPOSED "GREEN" AREA | 2082 SF/ | 0.05 ACRES |
| ONSITE WETLANDS AREA | 35325 SF/ | 0.81 ACRES |
| TOTAL WATER BODIES AREA | 0.0 SF/ | 0.00 ACRES |
| CONSERVATION LANDS AREA | 35325 SF/ | 0.81 ACRES |
| DEVELOPABLE AREA | 380452 SF/ | 8.73 ACRES |
| BUILDING HEIGHT | 55' | |

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| TOTAL F.A.R. - FLU: ROR | 0.025 (4,694 S.F. / 188,238 S.F.) |
| TOTAL F.A.R. - FLU: RES-6 | 0.12 (23,094 S.F. / 192,214 S.F.) |

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| TOTAL F.A.R. (PH I) | 0.08 (31,942 S.F. / 380,452 S.F.) |
| TOTAL F.A.R. (PH III) | 0.07 (27,788 S.F. / 380,452 S.F.) |
| TOTAL F.A.R. (PH I & III) | 0.16 (59,730 S.F. / 380,452 S.F.) |
| TOTAL F.A.R. (PH IV) | 0.04 (14,940 S.F. / 380,452 S.F.) |
| TOTAL F.A.R. (PH I,PH III & PH IV) | 0.20 (74,670 S.F. / 380,452 S.F.) |

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| PARKING REQUIRED | MEDICAL; DENTAL OFFICES AND CLINIC(S) - 1/200 S.F. OF GFA (74,670 S.F.) = 374 TOTAL SPACES |
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| TOTAL PARKING PROVIDED | 404 SPACES |
| STANDARD PARKING REQUIRED | 281 (75% OF TOTAL SPACES) |
| STANDARD PARKING PROVIDED | 291 SPACES |
| COMPACT PARKING REQUIRED | 94 (25% OF TOTAL SPACES) |
| COMPACT PARKING PROVIDED | 94 SPACES |

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| H/C PARKING REQUIRED | 8 SPACES |
| H/C PARKING PROVIDED | 19 SPACES |
| BICYCLE PARKING REQUIRED | 11 SPACES (0.02 SPACES/PROVIDED SPACES) |
| BICYCLE PARKING PROVIDED | 12 SPACES |

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| POTABLE WATER | FGUA |
| SANITARY SEWER | FGUA |
| FIRE PROTECTION | PASCO COUNTY FIRE RESCUE, FIRE HYDRANTS |
| REFUSE COLLECTION | DUMPSTER PICK-UP |
| CURRENT ZONING | C2 |
| LAND USE | COMMERCIAL |
| PARCEL ID | 29-26-19-0000-00100-0070 |

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| REZONING | PENNAR PROPERTY REZONING (RZ5930, DATED 08-20-02) CHANGE FROM R-1 TO C-2, R-4, AND MF-2 |
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| APPROVALS | DRC APPROVAL FOR VARIANCE 9/25/08 (SEC 306.10 MEMO DR089-1916), DRC APPROVAL FOR SUBDIVISION 4/27/08 (MEMO DR01-1314), DRC APPROVAL FOR VARIANCE 9/28/08 (MEMO DR06-2324) |
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UTILITY PROVIDERS

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| WATER | FGUA 2348 RADEN DRIVE LAND O'LAKES, FLORIDA 34639 PHONE (813) 949-2167 |
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| SEWER | FGUA 2348 RADEN DRIVE LAND O'LAKES, FLORIDA 34639 PHONE (813) 949-2167 |
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| ELECTRIC | PROGRESS ENERGY FLORIDA, INC. 4121 SAINT LAWRENCE DRIVE NEW PORT RICHEY, FLORIDA 34653 PHONE (727) 372-5144 |
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| CABLE | BRIGHT HOUSE NETWORKS 30432 SR54, WESLEY CHAPEL, FL 33543 PHONE (813) 862-0262 |
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| TELEPHONE | VERIZON FLORIDA, INC. 146 ORANGE PLACE, MAITLAND, FL 32751 PHONE (407) 539-0644 |
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| GAS | TECO: PEOPLES GAS 1400 CHANNELSIDE DR., TAMPA, FL 33605 PHONE (813) 275-3742 |
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GENERAL NOTES

- THESE DRAWINGS ARE TO BE CONSIDERED PRELIMINARY AND NOT FOR CONSTRUCTION UNTIL ALL PERMIT APPROVALS ARE CONFIRMED RECEIVED BY THE ENGINEER OF RECORD (EOR).
- WHenever a conflict occurs between any specification and/or regulatory requirement, the more stringent requirement shall apply.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ASSURE THE STAKEOUT SURVEYOR HAS THE MOST CURRENT SET OF PLANS, INCLUDING ALL RECENT REVISIONS MADE BY ADDENDUM OR REQUEST FOR INFORMATION (RFI), AND REGARDLESS IF STAKEOUT IS CONTRACTED THROUGH HAMILTON ENGINEERING & SURVEYING'S SURVEY DEPARTMENT.
- THESE DRAWINGS SHALL NOT BE UTILIZED FOR CONSTRUCTION PRIOR TO OBTAINING REQUIRED PERMITS FROM ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK. THE CONTRACTOR SHALL OBTAIN ALL PERMITS FROM WORK WITHIN PUBLIC EASEMENTS AND RIGHTS-OF-WAY AND INSURE THAT ALL OTHER REQUIRED PERMITS ARE APPROVED PRIOR TO COMMENCING THE WORK.
- UNLESS OTHERWISE NOTED, ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION.
- CONTRACTOR IS TO COORDINATE ALL WORK WITH UTILITY COMPANIES IN ORDER TO PREVENT DAMAGE TO UTILITY LINES AND THE MAKING OF ADJUSTMENTS TO SAME, IF REQUIRED. THE CONTRACTOR SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE VARIOUS UTILITY OWNERS PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL LOCATE PROPERTY LINES AS REQUIRED TO AVOID ENCROACHMENT ONTO ADJACENT PROPERTY. CONTRACTOR SHALL INVESTIGATE FOR EXISTING UTILITIES PRIOR TO CONSTRUCTION. NOTIFY A/E IN THE EVENT OF CONFLICT.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL TEMPORARY CONSTRUCTION TRAFFIC RELATED ACCESS POINTS TO THE PROJECT SITE AND/OR SPECIFIC AREAS OF WORK ON THE PROJECT SITE AS NECESSARY.
- ALL FILL SHALL CONSIST OF SATISFACTORY SOIL MATERIALS, DEFINED AS THOSE COMPLYING WITH ASTM D2487 SOIL CLASSIFICATION GROUPS GW, GP, GM, SW, AND SP FREE OF RUBBLE, ORGANICS, CLAY, DEBRIS AND OTHER SIMILAR UNSUITABLE MATERIALS. UNSATISFACTORY SOIL MATERIALS ARE DEFINED AS THOSE COMPLYING WITH ASTM D2487 SOIL CLASSIFICATION GROUPS GC, SM, SC, ML, MH, CL, CH, OL, OH, AND PT. UNLESS OTHERWISE NOTED, ALL FILL SHALL BE COMPACTED TO A MINIMUM OF 95% AASHTO T-180, METHOD D.
- ALL PEDESTRIAN ROUTES, SIDEWALKS AND RAMPS, AS WELL AS ALL HANDICAPPED SIGNS, SYMBOLS, PARKING SPACES, ETC. SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH LOCAL, STATE AND FEDERAL ADA REQUIREMENTS WHETHER OR NOT SHOWN HEREON. CONTRACTOR SHALL VERIFY REQUIREMENTS WITH LOCAL INSPECTORS PRIOR TO POURING SIDEWALKS AND RAMPS.
- WATER AND SANITARY SEWER SYSTEMS SHALL NOT BE PLACED INTO SERVICE UNTIL INSPECTED AND APPROVED BY THE DEP AND OTHER PERTINENT REGULATORY AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING AND OBTAINING THE FOLLOWING ITEMS:
 - INSPECTOR APPROVALS
 - LIFT STATION START-UP TEST
 - CURRENT BACTERIOLOGICAL TEST RESULTS
 - PRESSURE, EXFILTRATION AND OTHER APPROPRIATE TEST RESULTS
 - LOCATING WIRE CONTINUITY TESTS
 - AS-BUILT SURVEYSALL APPLICABLE ITEMS SHALL BE PROVIDED TO HAMILTON ENGINEERING & SURVEYING A MINIMUM OF 60 DAYS PRIOR TO FINAL ACCEPTANCE AND PLACEMENT INTO OPERATION.
- CONTRACTOR SHALL SECURE ALL OPENINGS UNDER CONSTRUCTION AT THE END OF EACH WORKING DAY.

PASCO COUNTY GEOLOGIC NOTES

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

- IF THE SLUMPING OR SINKHOLE FORMATION BECOMES EVIDENT BEFORE OR DURING CONSTRUCTION ACTIVITIES, STOP ALL WORK (EXCEPT FOR MITIGATION ACTIVITIES) IN THE AFFECTED AREA AND REMAIN STOPPED UNTIL THE COUNTY AND SWFWMD APPROVE RESUMING CONSTRUCTION ACTIVITIES.
- 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.
- DISCHARGE OF STORM-WATER INTO DEPRESSIONS WITH DIRECT OR DEMONSTRATED HYDROLOGIC CONNECTION TO THE FLORIDIAN AQUIFER SHALL BE PROHIBITED.

GEOTECH REPORT RECOMMENDATIONS / FINDINGS

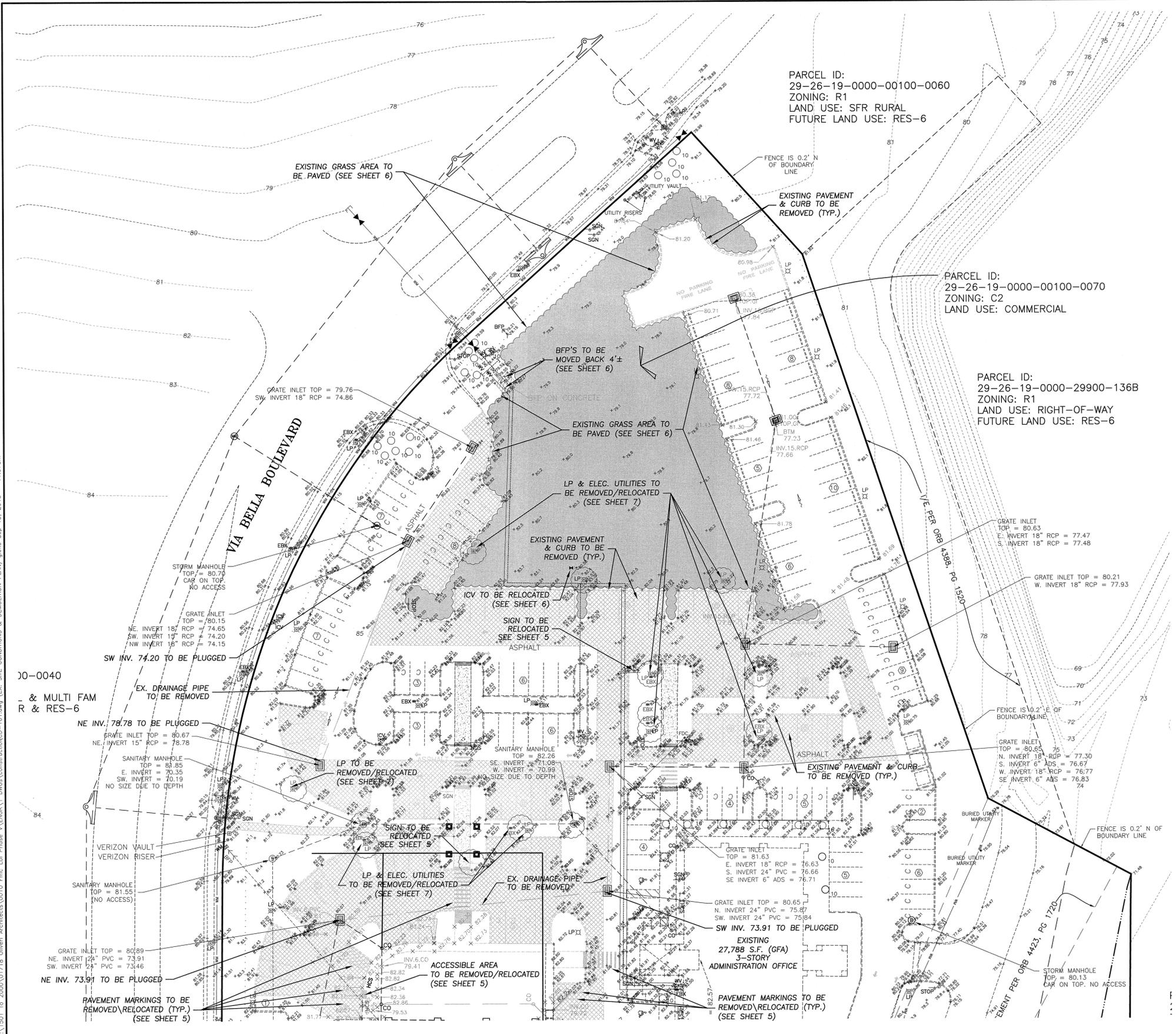
- A GEOTECHNICAL ENGINEER/OR HIS REPRESENTATIVE SHALL MONITOR THE UNDERCUTTING AND BACKFILL PROCESS IN THE BUILDING AREA.
- PRIOR TO COMMENCING FOUNDATION, A LETTER SIGNED AND SEALED BY A GEOTECHNICAL ENGINEER REGISTERED IN THE STATE OF FLORIDA WILL BE REQUIRED. THE LETTER, AS A MINIMUM, SHALL STATE THAT APPROXIMATE UNDERCUT DEPTH AND COMPACTION OF THE SUBGRADE MATERIAL AFTER UNDERCUTTING AND FILL MATERIALS EQUAL OR EXCEED THE COMPACTION RECOMMENDATIONS AND THE FILL MATERIAL PROPERTIES COMPLY WITH THE "FILL REQUIREMENTS" SECTION OF THE GEOTECHNICAL REPORT.
- THE SITE IS UNDERLAIN BY LIMESTONE BEDROCK THAT IS SUSCEPTIBLE TO DISSOLUTION AND THE SUBSEQUENT DEVELOPMENT OF KARST FEATURES SUCH AS VOIDS AND SINKHOLES IN THE NATURAL SOIL OVERBURDEN. CONSTRUCTION IN A SINKHOLE PRONE AREA IS THEREFORE ACCOMPANIED BY SOME RISK THAT INTERNAL EROSION AND GROUND SUBSIDENCE COULD AFFECT THE STRUCTURES IN FUTURE. IN ANY EVENT, THE OWNER MUST UNDERSTAND AND ACCEPT THIS RISK.

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 RECOMMENDATION OF THE GEOTECHNICAL/GEOLOGICAL ENGINEERING REPORT

LEGEND OF SYMBOLS

| DESCRIPTION | EXISTING | NEW |
|---------------------------|----------|-----|
| PROPERTY LINE | --- | --- |
| TEMPORARY EROSION CONTROL | --- | --- |
| FENCE | --- | --- |
| FIRE HYDRANT | | |
| WATER | | |
| FORCE MAIN | | |
| GATE VALVE | | |
| GRAVITY SANITARY SEWER | | |
| CLEANOUT | | |
| SANITARY MANHOLE | | |
| GRATE INLET | | |
| MITERED END SECTION | | |
| SPOT ELEVATION | | |
| GRADE CONTOUR | | |
| CONCRETE | | |
| ASPHALT | | |
| BACKFLOW PREVENTOR | | |
| WATER METER | | |
| DCDVA | | |
| DETECT | | |

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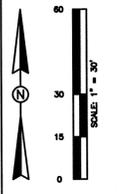
PARCEL ID:
29-26-19-0000-00100-0060
ZONING: R1
LAND USE: SFR RURAL
FUTURE LAND USE: RES-6

PARCEL ID:
29-26-19-0000-00100-0070
ZONING: C2
LAND USE: COMMERCIAL

PARCEL ID:
29-26-19-0000-29900-136B
ZONING: R1
LAND USE: RIGHT-OF-WAY
FUTURE LAND USE: RES-6

DEMOLITION NOTES

- DEMOLITION WORK SHALL NOT BE LIMITED TO THESE DOCUMENTS. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND EXTENT OF REMOVAL OF ITEMS SHOWN PRIOR TO USING THIS INFORMATION FOR BID PURPOSES.
- ANY STRUCTURE NOT SHOWN TO BE REMOVED IS TO REMAIN UNLESS OTHERWISE INSTRUCTED BY THE OWNER OR ARCHITECT, OR REQUIRED BY FIELD CONDITIONS.
- CONTRACTOR TO COMPLETELY REMOVE EXISTING ITEMS ON SITE INCLUDING CURBS, ASPHALT, BASE COURSE, AND CONCRETE AS SHOWN AND NECESSARY TO ALLOW FOR NEW CONSTRUCTION.
- LOCAL CODES APPLY FOR ANY DEMOLITION SHOWN HEREON.
- CONTRACTOR TO COORDINATE WITH LOCAL UTILITY COMPANIES, FOR ANY UTILITIES SHOWN TO BE REMOVED OR RELOCATED HEREON, EARLY IN CONSTRUCTION PROCESS, AS TO AVOID ANY DELAYS.
- CONTRACTOR TO COORDINATE THE REMOVAL OR RELOCATION OF THE EXISTING POWER POLES WITH TECO/FLORIDA POWER PRIOR TO CONSTRUCTION AS NECESSARY.
- CONTRACTOR TO FIELD COORDINATE PHASING OF ALL DEMOLITION AND CONSTRUCTION TO LIMIT INTERRUPTION OF TRAFFIC FLOW AND DAILY OPERATIONS.
- CONTACT ENGINEER IMMEDIATELY IF ANY UNDERGROUND STRUCTURES, FOUND DURING EXCAVATION, IMPEDE THE COMPLETION OF CONSTRUCTION AS SHOWN.
- CONTRACTOR SHALL ASSUME UTILIZATION OF THE EXISTING BASE COURSE UNDER NEW ASPHALT WHERE GRADE ALLOWS FOR BID PURPOSES.
- IN AREAS WHERE ASPHALT IS SHOWN TO BE REMOVED, BASE MAY REMAIN IF AREA IS PROPOSED TO BE COVERED WITH CONCRETE (WALKS, PAVEMENT, ETC.)
- ADDITIONAL ASPHALT AREAS, NOT SHOWN HEREON, MAY REQUIRE REMOVAL IF REGRADING NEEDS TO OCCUR FOR PROPER DRAINAGE. SEE PROPOSED GRADING PLAN FOR DETAILS.
- SOME ITEMS SHOWN TO BE REMOVED MAY NEED TO BE RELOCATED TO OTHER AREAS ON SITE AT THE REQUEST OF THE OWNER. CONTRACTOR TO FIELD COORDINATE.
- THERE MAY BE EXISTING IRRIGATION LINES IN THE AREA OF WORK THAT NEED TO BE REMOVED AND/OR RELOCATED, THAT ARE NOT SHOWN HEREON. CONTRACTOR TO FIELD VERIFY THE EXTENT OF IRRIGATION WORK TO BE PERFORMED PRIOR TO BID OR PROVIDE A REASONABLE ALLOWANCE AS NECESSARY. CONTRACTOR TO COORDINATE RELOCATION WITH OWNER OR LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.



LEGEND

- | | |
|--|-----------------------------------|
| | EXISTING STORM DRAINAGE STRUCTURE |
| | SPOT ELEVATION |
| | CONTOUR |
| | CURB/EOP TO REMAIN |
| | CURB/EOP TO BE REMOVED |
| | ASPHALT/CONC. TO BE REMOVED |
| | STAKED EROSION CONTROL |
| | EXISTING TREES |
| | EXISTING PARKING COUNT NUMBER |

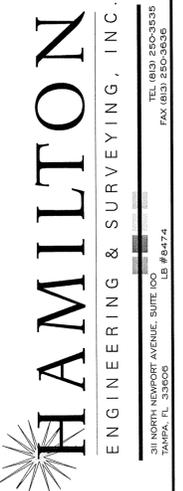
Description: (AS FURNISHED)

A PARCEL OF LAND LOCATED IN SECTIONS 28 AND 29, T26S, R19E, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SE 1/4 OF SAID SECTION 29; THENCE N00° 35'13"E, ALONG THE WEST LINE OF THE SE 1/4 OF SAID SECTION 29, A DISTANCE OF 199.76 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 54; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING SIX COURSES: S88° 41'16"E, A DISTANCE OF 310.00 FEET TO A POINT; THENCE S89° 27'45"E, A DISTANCE OF 113.33 FEET TO A POINT; THENCE N00° 32'15"E, A DISTANCE OF 9.84 FEET TO A POINT; THENCE S89° 27'45"E, A DISTANCE OF 164.04 FEET TO A POINT; THENCE S00° 32'15"W, A DISTANCE OF 9.84 FEET TO A POINT; THENCE S89° 27'45"E, A DISTANCE OF 730.15 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE PROPOSED ACCESS ROAD (A 90.00-FOOT WIDE RIGHT OF WAY) AND THE POINT OF BEGINNING, THENCE LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD 54 NORTHERLY ALONG THE EASTERLY RIGHT-OF-WAY LINE OF ACCESS ROAD FOR THE NEXT THREE COURSES: N00° 32'17"E, A DISTANCE OF 497.65 FEET TO A POINT OF CURVATURE; THENCE N07° 57'34"E, A DISTANCE OF 184.08 FEET TO A POINT; THENCE LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF THE ACCESS ROAD, S42° 02'28"E, A DISTANCE OF 100.00 FEET TO A POINT; THENCE S18° 33'50"E, A DISTANCE OF 347.89 FEET TO A POINT; THENCE S61° 45'13"E, A DISTANCE OF 87.67 FEET TO A POINT; THENCE S00° 32'15"W, A DISTANCE OF 505.78 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD 54; THENCE, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, N89° 27'45"W, A DISTANCE OF 549.05 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 9.55 ACRES OF LAND, MORE OR LESS.

PROJECT IS LOCATED IN FLOOD ZONE X & ACCORDING TO FEMA FIRM COMMUNITY PANEL NO: 120230 0410E & NO: 120230 0425E DATED 9/30/1992

Elevations based on National Geodetic Vertical Datum 1929 (NGVD 29) Conversion from NGVD 29 to NAVD 88 = -0.82 Feet

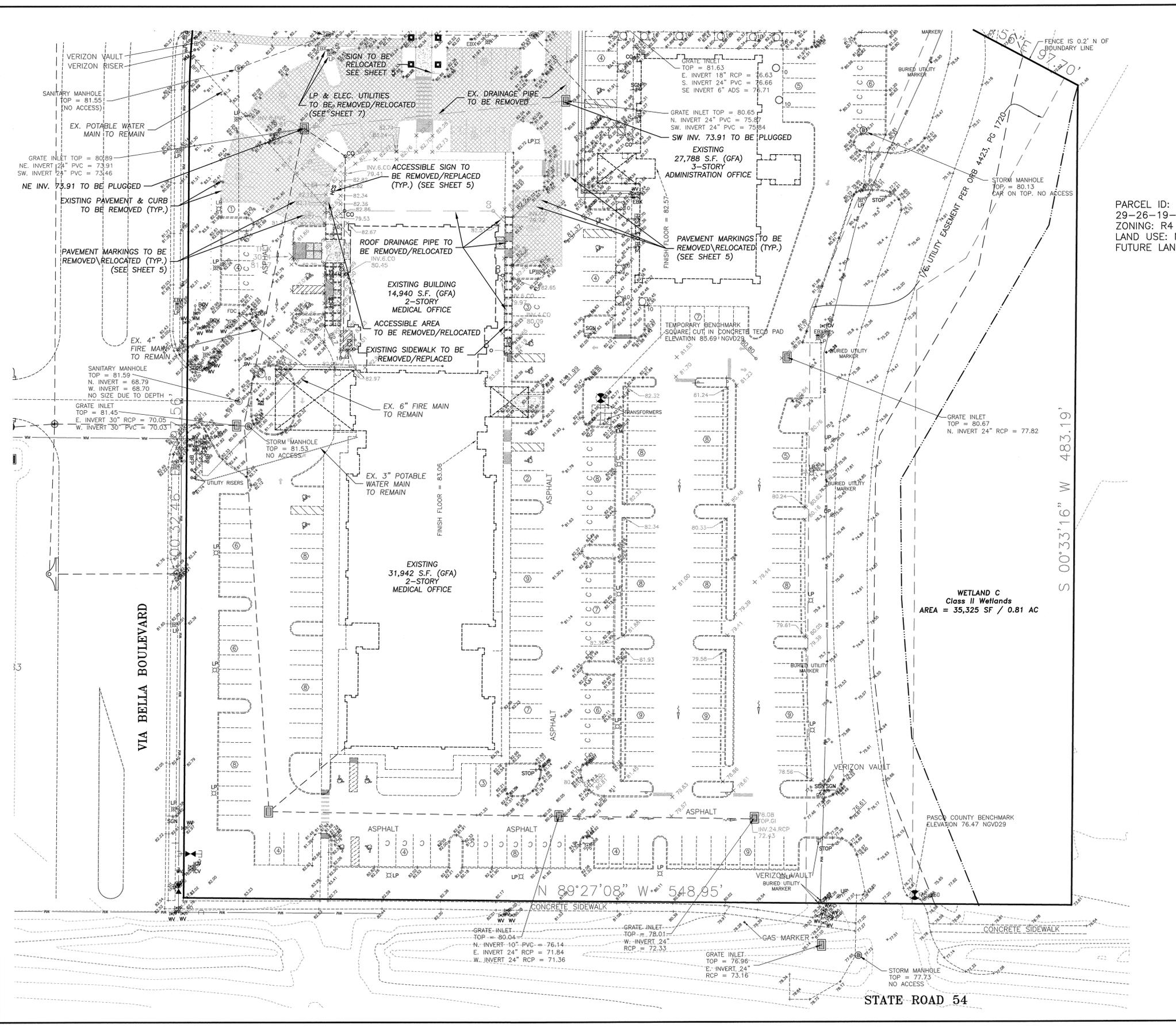


EX. SITE CONDITIONS & DEMOLITION PLAN
FLORIDA MEDICAL-PHASE V
200 VIA BELLA BOULEVARD
PASCO COUNTY

| NO. | DATE | REVISION |
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DRAWN BY: SANDOVAL
 CHECKED BY: BURBANK
 JOB #: 01718.0010
 SEC TWP RNC: 29-26S-19E
 DATE: 07-22-15
 SHEET NO: 3

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LEGEND

| | |
|--|-----------------------------------|
| | EXISTING STORM DRAINAGE STRUCTURE |
| | SPOT ELEVATION |
| | CONTOUR |
| | CURB/EOP TO REMAIN |
| | CURB/EOP TO BE REMOVED |
| | ASPHALT/CONC. TO BE REMOVED |
| | STAKED EROSION CONTROL |
| | EXISTING TREES |
| | EXISTING PARKING COUNT NUMBER |

SCALE: 1" = 50'

PARCEL ID: 29-26-19-0000-00100-0080
 ZONING: R4 & AR
 LAND USE: NON AG
 FUTURE LAND USE: ROR & RES-6

DEMOLITION NOTES

- DEMOLITION WORK SHALL NOT BE LIMITED TO THESE DOCUMENTS. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND EXTENT OF REMOVAL OF ITEMS SHOWN PRIOR TO USING THIS INFORMATION FOR BID PURPOSES.
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Description: (AS FURNISHED)

A PARCEL OF LAND LOCATED IN SECTIONS 28 AND 29, T26S, R19E, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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PROJECT IS LOCATED IN FLOOD ZONE X & A ACCORDING TO FEMA FIRM COMMUNITY PANEL NO: 120230 0410E & NO: 120230 0425E DATED 9/30/1992

Elevations based on National Geodetic Vertical Datum 1929 (NGVD 29)
 Conversion from NGVD 29 to NAVD 88 = -0.82 Feet

HAMILTON

ENGINEERING & SURVEYING, INC.

311 NORTH NEWPORT AVENUE, SUITE 100
 TAMPA, FL 33606
 TEL: (813) 250-3635
 FAX: (813) 250-3636

EX. SITE CONDITIONS & DEMOLITION PLAN

FLORIDA MEDICAL-PHASE V
 200 VIA BELLA BOULEVARD
 PASCO COUNTY

| NO. | DATE | REVISION |
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HEATHER E. WEAVER, PE
 LICENSE NO. 12518
 STATE OF FLORIDA
 PROFESSIONAL ENGINEER

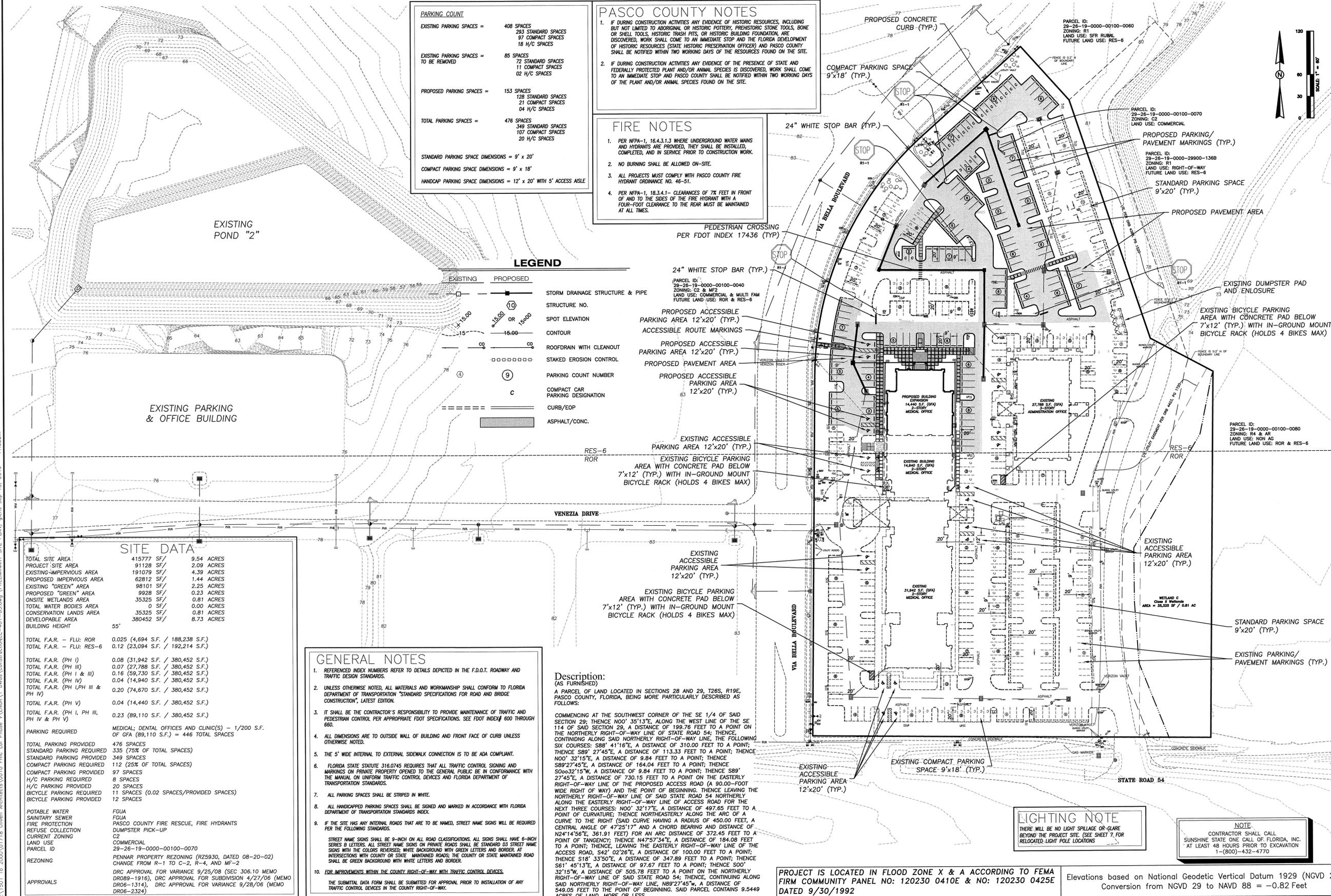
DRAWN BY: SANDOVAL | BURBANK
 JOB NO: 01718.0010
 SEC TWP RING: 29-26S-19E
 DATE: 07-22-15

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| NO. | DATE | REVISION |
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| | | |

DATE: 07-22-15

5



PARKING COUNT

| | |
|---|------------|
| EXISTING PARKING SPACES = | 408 SPACES |
| 283 STANDARD SPACES | |
| 97 COMPACT SPACES | |
| 18 H/C SPACES | |
| EXISTING PARKING SPACES TO BE REMOVED = | 85 SPACES |
| 72 STANDARD SPACES | |
| 11 COMPACT SPACES | |
| 02 H/C SPACES | |
| PROPOSED PARKING SPACES = | 153 SPACES |
| 128 STANDARD SPACES | |
| 21 COMPACT SPACES | |
| 04 H/C SPACES | |
| TOTAL PARKING SPACES = | 476 SPACES |
| 348 STANDARD SPACES | |
| 107 COMPACT SPACES | |
| 20 H/C SPACES | |

STANDARD PARKING SPACE DIMENSIONS = 9' x 20'
COMPACT PARKING SPACE DIMENSIONS = 9' x 18'
HANDICAP PARKING SPACE DIMENSIONS = 12' x 20' WITH 5' ACCESS AISLE

PASCO COUNTY NOTES

- IF DURING CONSTRUCTION ACTIVITIES ANY EVIDENCE OF HISTORIC RESOURCES, INCLUDING BUT NOT LIMITED TO AGRICULTURAL OR HISTORIC POTTERY, PREHISTORIC STONE TOOLS, BONE OR SHELL TOOLS, HISTORIC TRASH PITS, OR HISTORIC BUILDING FOUNDATIONS, ARE DISCOVERED, WORK SHALL COME TO AN IMMEDIATE STOP AND THE FLORIDA DEVELOPMENT OF HISTORIC RESOURCES (STATE HISTORIC PRESERVATION OFFICER) AND PASCO COUNTY SHALL BE NOTIFIED WITHIN TWO WORKING DAYS OF THE RESOURCES FOUND ON THE SITE.
- IF DURING CONSTRUCTION ACTIVITIES ANY EVIDENCE OF THE PRESENCE OF STATE AND FEDERALLY PROTECTED PLANT AND/OR ANIMAL SPECIES IS DISCOVERED, WORK SHALL COME TO AN IMMEDIATE STOP AND PASCO COUNTY SHALL BE NOTIFIED WITHIN TWO WORKING DAYS OF THE PLANT AND/OR ANIMAL SPECIES FOUND ON THE SITE.

FIRE NOTES

- PER NFPA-1, 16.4.3.1.3 WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE PROVIDED, THEY SHALL BE INSTALLED, COMPLETED, AND IN SERVICE PRIOR TO CONSTRUCTION WORK.
- NO BURNING SHALL BE ALLOWED ON-SITE.
- ALL PROJECTS MUST COMPLY WITH PASCO COUNTY FIRE HYDRANT ORDINANCE NO. 46-51.
- PER NFPA-1, 18.3.4.1—CLEARANCES OF 7 FEET IN FRONT OF AND TO THE SIDES OF THE FIRE HYDRANT WITH A FOUR-FOOT CLEARANCE TO THE REAR MUST BE MAINTAINED AT ALL TIMES.

LEGEND

| EXISTING | PROPOSED | DESCRIPTION |
|----------|----------|---------------------------------|
| — | — | STORM DRAINAGE STRUCTURE & PIPE |
| — | — | STRUCTURE NO. |
| — | — | SPOT ELEVATION |
| — | — | CONTOUR |
| — | — | ROOFDRAIN WITH CLEANOUT |
| — | — | STAKED EROSION CONTROL |
| — | — | PARKING COUNT NUMBER |
| — | — | COMPACT CAR PARKING DESIGNATION |
| — | — | CURB/EOP |
| — | — | ASPHALT/CONC. |

SITE DATA

| | |
|--------------------------|------------------------|
| TOTAL SITE AREA | 415777 SF / 9.54 ACRES |
| PROJECT SITE AREA | 91128 SF / 2.09 ACRES |
| EXISTING IMPERVIOUS AREA | 191079 SF / 4.39 ACRES |
| PROPOSED IMPERVIOUS AREA | 62812 SF / 1.44 ACRES |
| EXISTING "GREEN" AREA | 98101 SF / 2.25 ACRES |
| PROPOSED "GREEN" AREA | 9928 SF / 0.23 ACRES |
| ONSITE WETLANDS AREA | 35325 SF / 0.81 ACRES |
| TOTAL WATER BODIES AREA | 0 SF / 0.00 ACRES |
| CONSERVATION LANDS AREA | 35325 SF / 0.81 ACRES |
| DEVELOPABLE AREA | 380452 SF / 8.73 ACRES |
| BUILDING HEIGHT | 55' |

GENERAL NOTES

- REFERENCED INDEX NUMBERS REFER TO DETAILS DEPICTED IN THE F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS.
- UNLESS OTHERWISE NOTED, ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE MAINTENANCE OF TRAFFIC AND PEDESTRIAN CONTROL PER APPROPRIATE FDOT SPECIFICATIONS. SEE FDOT INDEX# 600 THROUGH 680.
- ALL DIMENSIONS ARE TO OUTSIDE WALL OF BUILDING AND FRONT FACE OF CURB UNLESS OTHERWISE NOTED.
- THE 5' WIDE INTERNAL TO EXTERNAL SIDEWALK CONNECTION IS TO BE ADA COMPLIANT.
- FLORIDA STATE STATUTE 316.0745 REQUIRES THAT ALL TRAFFIC CONTROL SIGNING AND MARKINGS ON PRIVATE PROPERTY OPENED TO THE GENERAL PUBLIC BE IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS.
- ALL PARKING SPACES SHALL BE STRIPED IN WHITE.
- ALL HANDICAPPED PARKING SPACES SHALL BE SIGNED AND MARKED IN ACCORDANCE WITH FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS INDEX.
- IF THE SITE HAS ANY INTERNAL ROADS THAT ARE TO BE NAMED, STREET NAME SIGNS WILL BE REQUIRED PER THE FOLLOWING STANDARDS.
STREET NAME SIGNS SHALL BE 9-INCH ON ALL ROAD CLASSIFICATIONS. ALL SIGNS SHALL HAVE 6-INCH SERIES B LETTERS. ALL STREET NAME SIGNS ON PRIVATE ROADS SHALL BE STANDARD D3 STREET NAME SIGNS WITH THE COLORS REVERSED; WHITE BACKGROUND WITH GREEN LETTERS AND BORDER AT INTERSECTIONS WITH COUNTY OR STATE MAINTAINED ROADS; THE COUNTY OR STATE MAINTAINED ROAD SHALL BE GREEN BACKGROUND WITH WHITE LETTERS AND BORDER.
- FOR IMPROVEMENTS WITHIN THE COUNTY RIGHT-OF-WAY WITH TRAFFIC CONTROL DEVICES.
THE SUBMITTAL DATA FORM SHALL BE SUBMITTED FOR APPROVAL PRIOR TO INSTALLATION OF ANY TRAFFIC CONTROL DEVICES IN THE COUNTY RIGHT-OF-WAY.

Description:
(AS FURNISHED)
A PARCEL OF LAND LOCATED IN SECTIONS 28 AND 29, T26S, R19E, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF THE SE 1/4 OF SAID SECTION 29; THENCE N00° 35'13"E, ALONG THE WEST LINE OF THE SE 1/4 OF SAID SECTION 29, A DISTANCE OF 199.78 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 54; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING SIX COURSES: S88° 41'16"E, A DISTANCE OF 310.00 FEET TO A POINT; THENCE S89° 27'45"E, A DISTANCE OF 113.33 FEET TO A POINT; THENCE N00° 32'15"E, A DISTANCE OF 9.84 FEET TO A POINT; THENCE S89°27'45"E, A DISTANCE OF 164.04 FEET TO A POINT; THENCE S00°32'15"W, A DISTANCE OF 9.84 FEET TO A POINT; THENCE S89° 27'45"E, A DISTANCE OF 730.15 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE PROPOSED ACCESS ROAD (A 90.00-FOOT WIDE RIGHT OF WAY) AND THE POINT OF BEGINNING; THENCE LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD 54 NORTHERLY ALONG THE EASTERLY RIGHT-OF-WAY LINE OF ACCESS ROAD FOR THE NEXT THREE COURSES: N00° 32'17"E, A DISTANCE OF 497.65 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 450.00 FEET, A CENTRAL ANGLE OF 47°25'17" AND A CHORD BEARING AND DISTANCE OF N24°14'56"E, 361.91 FEET) FOR AN ARC DISTANCE OF 372.45 FEET TO A POINT OF TANGENCY; THENCE N47°57'34"E, A DISTANCE OF 184.08 FEET TO A POINT; THENCE LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF THE ACCESS ROAD, S42° 02'26"E, A DISTANCE OF 100.00 FEET TO A POINT; THENCE S18° 33'50"E, A DISTANCE OF 347.89 FEET TO A POINT; THENCE S81° 45'13"E, A DISTANCE OF 97.67 FEET TO A POINT; THENCE S00° 32'15"W, A DISTANCE OF 505.78 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD 54; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, N89°27'45"W, A DISTANCE OF 549.05 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINS 9.5449 ACRES OF LAND, MORE OR LESS.

PROJECT IS LOCATED IN FLOOD ZONE X & A ACCORDING TO FEMA FIRM COMMUNITY PANEL NO: 120230 0410E & NO: 120230 0425E DATED 9/30/1992

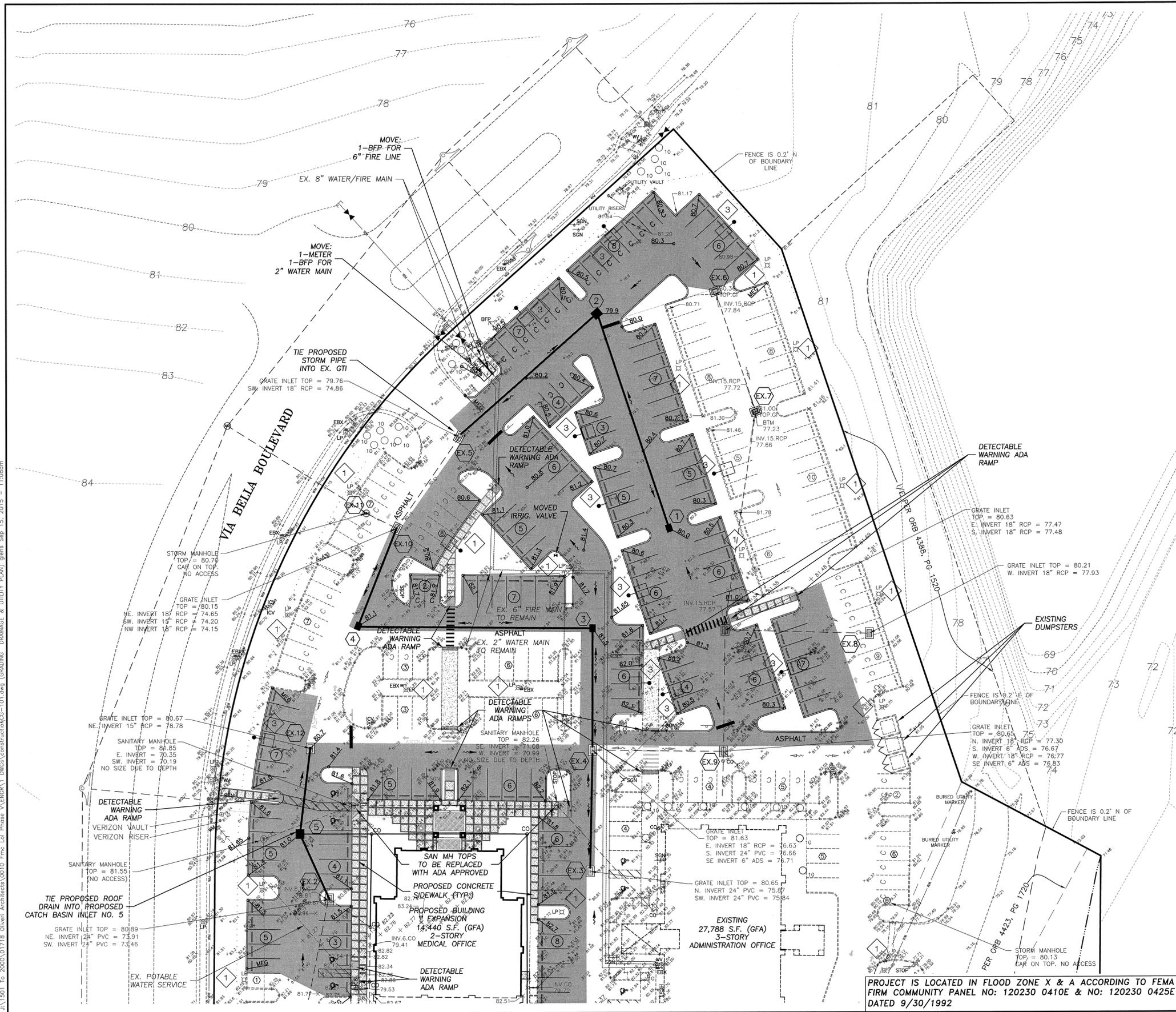
LIGHTING NOTE
THERE WILL BE NO LIGHT SPILLAGE OR GLARE BEYOND THE PROJECT SITE. (SEE SHEET 7 FOR RELOCATED LIGHT POLE LOCATIONS)

NOTE
CONTRACTOR SHALL CALL SUNSHINE STATE ONE CALL OF FLORIDA, INC. AT LEAST 48 HOURS PRIOR TO EXCAVATION 1-(800)-432-4770

Elevations based on National Geodetic Vertical Datum 1929 (NGVD 29)
Conversion from NGVD 29 to NAVD 88 = -0.82 Feet

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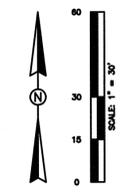
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DRAINAGE & GRADING LEGEND

- | EXISTING | PROPOSED | DESCRIPTION |
|----------|----------|--|
| | | STORM DRAINAGE STRUCTURE & PIPE |
| | | STRUCTURE NO. |
| | | SPOT ELEVATION |
| | | CONTOUR |
| | | DIRECTION OF SURFACE FLOW |
| | | ROOFDRAIN WITH CLEANOUT |
| | | STAKED EROSION CONTROL |
| | | LIGHTING PLAN CALLOUT (SEE ARCHITECTURAL ELECTRICAL PLAN SH. E1) |
| | | COMPACT CAR PARKING DESIGNATION |

NOTE: SEE SHEET 9 FOR STRUCTURE DATA TABLE



GRADING, DRAINAGE & UTILITY PLAN
FLORIDA MEDICAL-PHASE V
200 VIA BELLA BOULEVARD
PASCO COUNTY

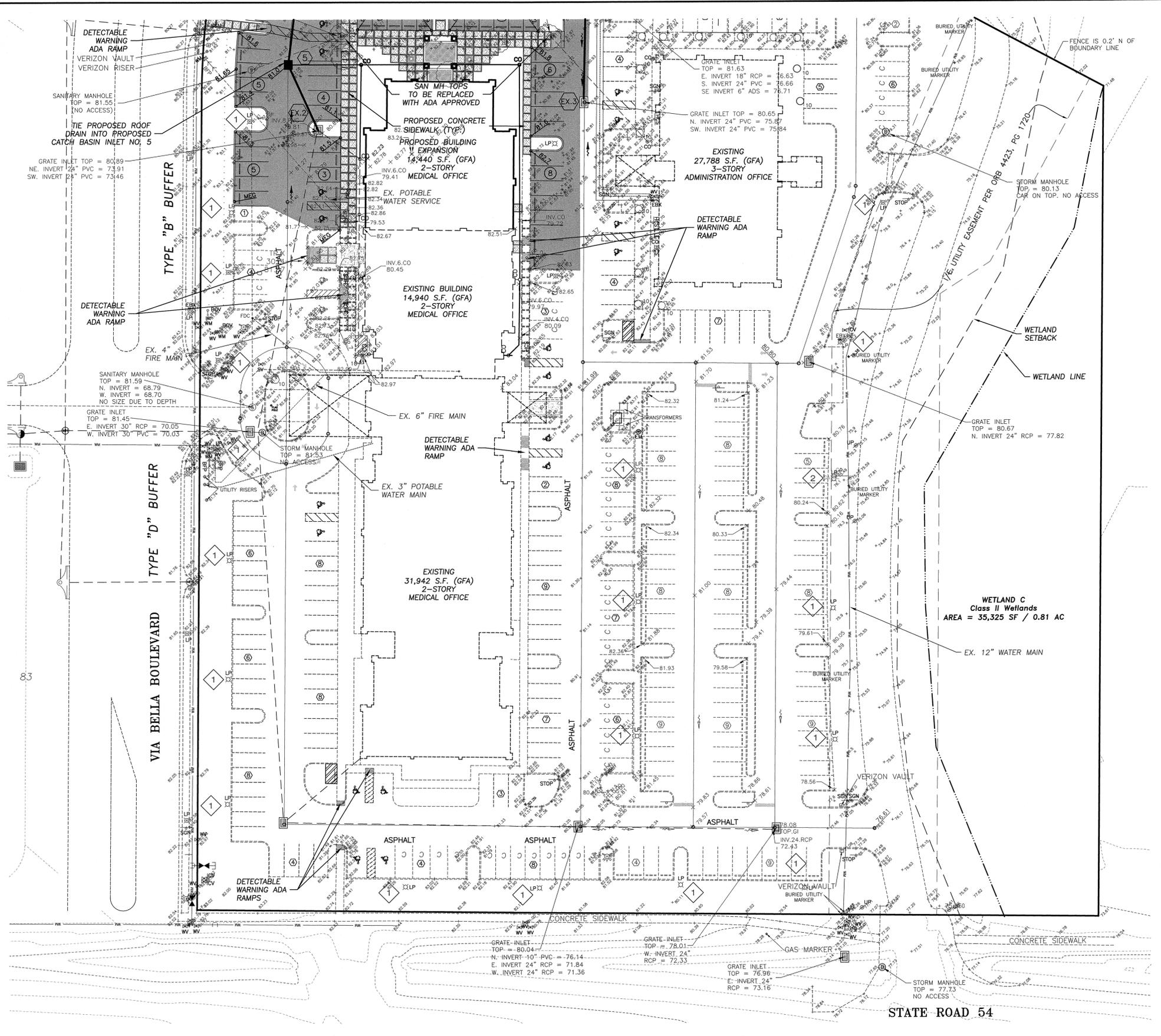
| NO. | DATE | REVISION |
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DATE: 07-22-15

PROJECT IS LOCATED IN FLOOD ZONE X & A ACCORDING TO FEMA FIRM COMMUNITY PANEL NO: 120230 0410E & NO: 120230 0425E DATED 9/30/1992

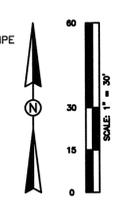
Elevations based on National Geodetic Vertical Datum 1929 (NGVD 29) Conversion from NGVD 29 to NAVD 88 = -0.82 Feet

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DRAINAGE & GRADING LEGEND

- | EXISTING | PROPOSED | |
|----------|----------|--|
| | | STORM DRAINAGE STRUCTURE & PIPE |
| | | STRUCTURE NO. |
| | | SPOT ELEVATION |
| | | CONTOUR |
| | | DIRECTION OF SURFACE FLOW |
| | | ROOF DRAIN WITH CLEANOUT |
| | | STAKED EROSION CONTROL |
| | | LIGHTING PLAN CALLOUT (SEE ARCHITECTURAL ELECTRICAL PLAN SH. E1) |
| | | COMPACT CAR PARKING DESIGNATION |



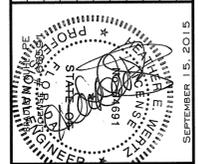
ROOF DRAINS TO BE 12"

NOTE: SEE SHEET 9 FOR STRUCTURE DATA TABLE

HAMILTON
ENGINEERING & SURVEYING, INC.
311 NORTH NEWPORT AVENUE, SUITE 100
TAMPA, FL 33606
TEL (813) 250-3535
FAX (813) 250-3536
LIC # 04574

GRADING AND DRAINAGE PLAN
FLORIDA MEDICAL—PHASE V
200 VIA BELLA BOULEVARD
PASCO COUNTY

| NO. | DATE | REVISION |
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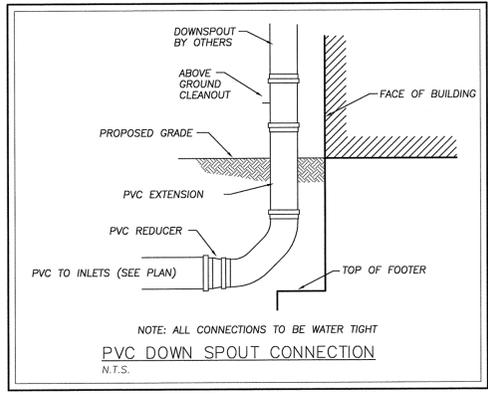
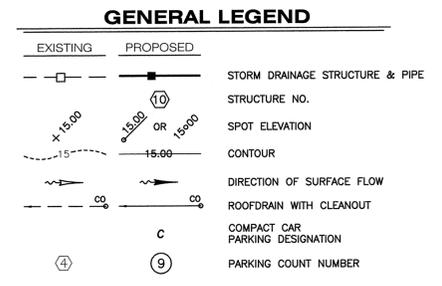
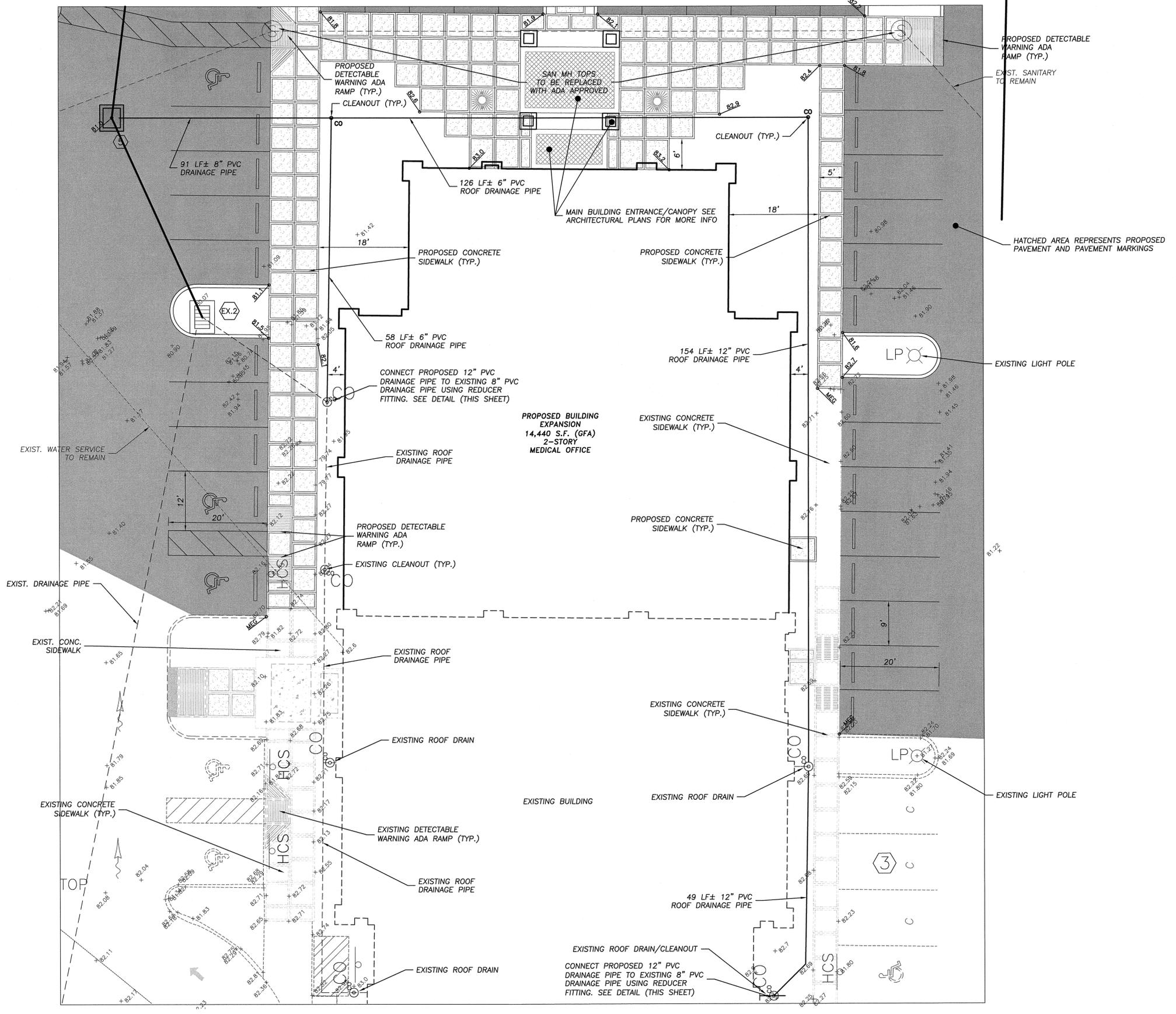
PROJECT IS LOCATED IN FLOOD ZONE X & A ACCORDING TO FEMA FIRM COMMUNITY PANEL NO: 120230 0410E & NO: 120230 0425E DATED 9/30/1992

Elevations based on National Geodetic Vertical Datum 1929 (NGVD 29)
Conversion from NGVD 29 to NAVD 88 = -0.82 Feet

DATE: 07-22-15

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PROJECT IS LOCATED IN FLOOD ZONE X & A ACCORDING TO FEMA FIRM COMMUNITY PANEL NO: 120230 0410E & NO: 120230 0425E DATED 9/30/1992

Elevations based on National Geodetic Vertical Datum 1929 (NGVD 29)
Conversion from NGVD 29 to NAVD 88 = -0.82 Feet

HAMILTON
ENGINEERING & SURVEYING, INC.
311 NORTH NEWPORT AVENUE, SUITE 100
TAMPA, FL 33606
TEL: (813) 250-3835
FAX: (813) 250-3836

BUILDING SITE PLAN
FLORIDA MEDICAL-PHASE V
200 VIA BELLA BOULEVARD
PASCO COUNTY

| NO. | DATE | REVISION |
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| | | |

DRAWN BY: SANDOVAL
CHECKED BY: BURBANK
JOB #: 01718.0007
SEC TWP RING: 29-26S-19E
DATE: 07-22-15

REGISTERED PROFESSIONAL ENGINEER
STATE OF FLORIDA
NO. 12581
EXPIRES: SEPTEMBER 15, 2015

8

| | |
|---|---|
| DESCRIBE THE NATURE OF THE CONSTRUCTION ACTIVITY | CONSTRUCTION OF A MEDICAL CENTER WITH ASSOCIATED WATER, SANITARY SEWER PARKING AND STORMWATER COLLECTION SYSTEM. |
| DESCRIBE THE SEQUENCE OF MAJOR EVENTS | 1. CONSTRUCT SILT FENCE 2. BEGIN BUILDING CONSTRUCTION 3. CONSTRUCT INSTALL STORM SEWER SYSTEM 4. COMPLETE FINAL GRADING AND PAVING 5. CONSTRUCT LANDSCAPING, AND FINAL STABILIZATION (GRASS SOD, SEED & MULCH, ETC) |
| TOTAL AREA OF THE SITE: | 9.54 ACRES TOTAL AREA OF SITE TO BE DISTURBED: 1.53 ACRES |
| EXISTING DATA DESCRIBING SOIL AND STORMWATER DISCHARGE QUALITY: | NA |
| ESTIMATE DRAINAGE AREA FOR EACH DISCHARGE POINT: | 2.20 ACRES |
| LATITUDE AND LONGITUDE OF EACH DISCHARGE POINT AND IDENTITY OF EACH RECEIVING WATER OR MSA: | LATITUDE: 28° 11' 16" LONGITUDE: 82° 25' 25" NAME: N/A |
| WASTE DISPOSAL, THIS MAY INCLUDE CONSTRUCTION DEBRIS, CHEMICALS, LITTER, AND SANITARY WASTES: | ALL CONSTRUCTION MATERIALS AND DEBRIS WILL BE PLACED IN A DUMPSTER AND HAULED OFF SITE TO A LANDFILL OR OTHER PROPER DISPOSAL SITE. THE DUMPSTER SHALL BE LOCATED AS SHOWN ON THE SITE MAP. NO MATERIALS WILL BE BURIED ON SITE. |
| OFFSITE VEHICLE TRACKING FROM CONSTRUCTION ENTRANCES/EXITS: | OFF SITE VEHICLE TRACKING OF SEDIMENTS AND DUST GENERATION WILL BE MINIMIZED VIA A ROCK CONSTRUCTION ENTRANCE PER FOOT NUMBER 100, JULY STREET SWEEPING AND THE USE OF WATER TO KEEP DUST DOWN. |
| THE PROPER APPLICATION RATES OF ALL FERTILIZERS, HERBICIDES AND PESTICIDES USED AT THE CONSTRUCTION SITE: | FERTILIZERS AND PESTICIDES WILL BE USED AT A MINIMUM AND IN ACCORDANCE WITH THE MANUFACTURER'S SUGGESTED APPLICATION RATES. |
| THE STORAGE, APPLICATION, GENERATION AND MIGRATION OF ALL TOXIC SUBSTANCES: | AT A MINIMUM A DOUBLE WALLED FUEL TANK WILL BE PLACED ON A DRIP PAN TO CONTAIN AND PREVENT ANY DROPS OR LEAKS FROM BEING DISCHARGED IN STORMWATER RUNOFF. ALL PAINTS AND OTHER CHEMICALS WILL BE STORED IN A LOCKED COVERED SHED. |
| OTHER: | PORT-O-LETS WILL BE PLACED AWAY FROM STORM SEWER SYSTEMS, STORM INLET(S), SURFACE WATERS AND WETLANDS. NO VEHICLE MAINTENANCE SHALL BE CONDUCTED ON-SITE. A WASHDOWN AREA SHALL BE DESIGNATED AT ALL TIMES AND WILL NOT BE LOCATED IN ANY AREA THAT WILL ALLOW FOR THE DISCHARGE OF POLLUTED RUNOFF. A SMALL-VEGETATED BERM SHALL BE PLACED AROUND THE WASHDOWN AREA. A CONCRETE WASHDOWN SHALL BE CONSTRUCTED AND MAINTAINED AT ALL TIMES TO CONTAIN CONCRETE AND LIQUIDS WHEN THE CHUTES OF CONCRETE MIXERS AND HOPPERS OF CONCRETE PUMPS ARE RINSED OUT AFTER DELIVERY. |
| DESCRIPTION OF CONTROLS BMPs, AND MEASURES TO BE IMPLEMENTED FOR EACH SOIL DISTURBING ACTIVITY: | SILT FENCE WILL BE CONSTRUCTED AROUND THE ENTIRE PERIMETER OF THE SITE AND THE WETLAND. |
| TEMPORARY STABILIZATION PRACTICES: | TOP OF SOIL STOCK PILES AND DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR AT LEAST 21 DAYS SHALL BE STABILIZED WITH TEMPORARY GRASS AND MULCH NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY. AREAS OF THE SITE WHICH ARE TO BE PAVED WILL BE TEMPORARILY STABILIZED BY APPLYING STABILIZATION AND BASE. |
| PERMANENT STABILIZATION PRACTICES: | ALL DISTURBED AREAS WILL BE STABILIZED WITH SOD AND / OR SEED & MULCH |
| STRUCTURAL CONTROLS IMPLEMENTED TO DIVERT STORMWATER FLOW FROM EXPOSED SOILS, STORE FLOWS, RETAIN SEDIMENT AND LIMIT STORMWATER RUNOFF: | SILT FENCE WILL BE CONSTRUCTED AROUND THE ENTIRE PERIMETER OF THE SITE AND THE FLOW FROM EXPOSED SOILS, STORE FLOWS, RETAIN SEDIMENT AND LIMIT STORMWATER RUNOFF. NA |
| SEDIMENT BASINS IMPLEMENTED FOR DISTURBANCE AREAS GREATER THAN 10 ACRES: | NA |
| PERMANENT STORMWATER MANAGEMENT CONTROL SYSTEMS TO BE INSTALLED DURING CONSTRUCTION PROCESS (SUCH AS DETENTION/RETENTION SYSTEMS AND VEGETATED SWALES): | STORMWATER INLETS WILL BE INSTALLED AND PIPE SYSTEM WILL BE CONSTRUCTED AND TIED INTO EXISTING MASTER STORMWATER SYSTEM. |
| DESCRIPTION OF MAINTENANCE PLAN FOR ALL STRUCTURAL AND NON-STRUCTURAL CONTROLS: | CONTRACTOR SHALL PROVIDE ROUTINE MAINTENANCE OF PERMANENT AND TEMPORARY SEDIMENT AND EROSION CONTROL FEATURES IN ACCORDANCE WITH THE TECHNICAL SPECIFICATIONS OR AS FOLLOWS, WHICHEVER IS MORE STRINGENT: 1. SILT FENCE SHALL BE INSPECTED AT LEAST WEEKLY ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY. SEDIMENT DEPOSITS SHALL BE REMOVED WHEN THEY REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER. 2. MAINTENANCE SHALL BE PERFORMED ON THE ROCK ENTRANCE WHEN ANY VOID SPACES ARE FULL OF SEDIMENT. 3. HAY BALES SHALL BE USED IN AREAS WHERE EFFECTIVENESS IS REQUIRED FOR LESS THAN 3 MONTHS. INSPECTION OF THE HAY BALES SHALL TAKE PLACE IMMEDIATELY AFTER EACH RAINFALL AND ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY. 4. INLET(S)/OUTFALL(S) SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAIN EVENT AND ANY REQUIRED REPAIRS TO THE HAY BALES, SILT FENCE, OR FILTER FABRIC SHALL BE PERFORMED IMMEDIATELY. 5. BARE AREAS OF THE SITE THAT WERE PREVIOUSLY SEEDED SHALL BE RESEED PER MANUFACTURER'S INSTRUCTIONS. 6. MULCH AND SOD THAT HAS BEEN WASHED OUT SHALL BE REPLACED IMMEDIATELY. 7. MAINTAIN ALL OTHER AREAS OF THE SITE WITH PROPER CONTROLS AS NECESSARY. |
| DESCRIPTION OF INSPECTION PROCEDURES AND INSPECTION DOCUMENTATION PROCEDURES (MUST OCCUR WEEKLY AND WITHIN 24 HOURS OF STORM EVENT OF OVER 0.5"): | 1. ALL CONTROL MEASURES SHALL BE INSPECTED AT LEAST ONCE EACH WEEK AND FOLLOWING ANY STORM EVENT OF 0.5-INCHES OR GREATER BY A CONTRACTOR'S REPRESENTATIVE. 2. ALL MEASURES SHALL BE MAINTAINED IN GOOD WORKING ORDER. IF A REPAIR IS NECESSARY, IT SHALL BE INITIATED WITHIN 24 HOURS OF REPORT. 3. SILT UP SEDIMENT SHALL BE REMOVED FROM SILT FENCE WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF THE SILT FENCE. 4. SILT FENCE SHALL BE INSPECTED REGULARLY FOR DEPTH OF SEDIMENT AND TEARS TO SEE IF THE FABRIC IS SECURELY ATTACHED TO THE FENCE POSTS AND TO SEE THAT THE FENCE POSTS ARE FIRMLY IN THE GROUND. 5. THE SEDIMENT BASINS SHALL BE INSPECTED DEPTH OF SEDIMENT AND BUILD UP OF SEDIMENT SHALL BE REMOVED WHEN IT REACHES 10% OF THE DESIGN CAPACITY OR AT THE END OF THE JOB. 6. TEMPORARY AND PERMANENT GRASSING AND MULCHING AND SODDING SHALL BE INSPECTED FOR BARE SPOTS AND WASHOUTS. 7. A MAINTENANCE INSPECTION REPORT SHALL BE MADE AFTER EACH INSPECTION BY THE CONTRACTOR AND SHALL BE KEPT IN AN ACTIVE LOG READILY AVAILABLE AT THE JOB SITE. 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTIONS, MAINTENANCE, REPAIR ACTIVITIES AND COMPLETING THE INSPECTION AND MAINTENANCE REPORT. |
| IDENTIFICATION AND DESCRIPTION OF ALL SOURCES OF NON-STORMWATER DISCHARGES: | IT IS EXPECTED THAT THE FOLLOWING NON-STORM WATER DISCHARGES WILL OCCUR FROM THE SITE DURING THE CONSTRUCTION PERIOD: 1. WATER FROM WATER LINE FLUSHING. 2. PAVEMENT WASH WATERS (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED). 3. UNCONTAMINATED GROUNDWATER (FROM Dewatering EXCAVATION). ALL NON-STORM WATER DISCHARGES SHALL BE DIRECTED TO THE SEDIMENT BASIN PRIOR TO DISCHARGE. |

EROSION CONTROL NOTES

THE EROSION AND TURBIDITY CONTROL MEASURES SHOWN HEREON ARE THE MINIMUM REQUIRED FOR REGULATORY AGENCY PLANS APPROVAL. ADDITIONAL CONTROL AND MEASURES MAY BE REQUIRED DUE TO REGULATORY AGENCY RULES, CONSTRUCTION COORDINATING AND/OR WEATHER CONDITIONS. ANY ADDITIONAL MEASURES DEEMED NECESSARY BY THE REGULATORY AGENCIES OR BY THE SITE CONTRACTOR BEFORE OR DURING CONSTRUCTION SHALL BE IMPLEMENTED AND MAINTAINED.

THE APPROPRIATE TURBIDITY AND EROSION CONTROL METHODOLOGIES SELECTED BY THE SITE CONTRACTOR FOR THIS PROJECT SHOULD BE MADE FOLLOWING REVIEW OF THE PLANS AND PROJECT SITE SPECIFIC FACTORS AND AFTER CONSULTATIONS AS NEEDED WITH THE PROJECT ENGINEER AND REGULATORY AGENCIES. SEVERAL FACTORS TO CONSIDER ARE DURATION OF CONSTRUCTION ACTIVITIES; DEPTH OF CUT AND SEPARATION DISTANCE FOR PONDS, TRENCHES, AND UTILITY LINES; CLAY CONTENT IN EXCAVATED MATERIALS; FILL HEIGHT RELATIVE TO NATURAL GRADE AND LENGTH AND STEEPNESS OF THE PROPOSED SLOPES; GROUND WATER LEVELS; TIME OF YEAR RELATIVE TO THE RAINY SEASON; PROXIMITY TO WETLANDS, WATER BODIES OR OFFSITE PROPERTIES; EXISTING TOPOGRAPHY AND DIRECTIONS OF SURFACE FLOW.

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 MAY REQUIRE SOLID SEDIMENT BARRIERS TO PREVENT TURBID WATER DISCHARGE, WHILE SANDY MATERIAL MAY NEED ONLY SILT SCREENS OR HAY BALES TO PREVENT EROSION. FLOATING TURBIDITY CURTAINS SHOULD GENERALLY 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.

THE SITE CONTRACTOR IS RESPONSIBLE FOR HAVING THEIR Dewatering PLAN AND TURBIDITY CONTROL PLAN APPROVED BY THE APPLICABLE REGULATORY AGENCIES, PRIOR TO CONSTRUCTION, AS NECESSARY. REFER TO THE SITE PERMIT CONDITIONS FOR AGENCIES REQUIRING SUCH REVIEW, APPROVAL AND/OR SEPARATE PERMITS. WHERE PUMPS ARE TO BE USED TO REMOVE WATER FROM CONSTRUCTION AREAS, THE WATER SHALL BE TREATED PRIOR TO DISCHARGE TO 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 OR LOW BERMS, AND KEPT CONFINED UNTIL TURBIDITY LEVELS MEET STATE WATER QUALITY STANDARDS.

HAY BALES OR SILT SCREENS SHALL BE INSTALLED PRIOR TO LAND CLEARING TO PROTECT WATER QUALITY AND TO IDENTIFY AREAS TO BE PROTECTED FROM CLEARING ACTIVITIES AND MAINTAINED FOR THE DURATION OF THE PROJECT UNTIL ALL SOIL IS STABILIZED. FLOATING TURBIDITY BARRIERS SHALL BE IN PLACE IN OPEN WATER SYSTEMS PRIOR TO INITIATION OF EARTHWORK AND MAINTAINED FOR THE DURATION OF THE PROJECT UNTIL ALL SOIL IS STABILIZED. 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 EFFECTIVE AND CONTINUOUS CONTROL OF EROSION AND WATER QUALITY THROUGHOUT THE DURATION OF THE PROJECT.

THE SITE CONTRACTOR SHALL SCHEDULE THEIR OPERATIONS SUCH THAT THE AREA OF UNPROTECTED ERODIBLE EARTH EXPOSED AT ANY ONE TIME IS NOT LARGER THAN THE MINIMUM AREA NECESSARY FOR EFFICIENT CONSTRUCTION OPERATION, AND THE DURATION OF EXPOSED, UNCOMPLETED CONSTRUCTION TO THE ELEMENTS SHALL BE AS SHORT AS PRACTICABLE. CLEARING AND GRUBBING SHALL BE SO SCHEDULED AND PERFORMED SUCH THAT GRADING OPERATIONS CAN FOLLOW IMMEDIATELY THEREAFTER. GRADING OPERATIONS SHALL BE SO SCHEDULED AND PERFORMED THAT PERMANENT EROSION CONTROL FEATURES CAN FOLLOW IMMEDIATELY THEREAFTER IF CONDITIONS ON THE PROJECT PERMIT. EXPOSED SOILS SHOULD BE STABILIZED AS SOON AS POSSIBLE, ESPECIALLY SLOPES LEADING TO WETLANDS. STABILIZATION METHODS INCLUDE SOLID SOD, SEEDING AND MULCHING OR HYDROMULCHING TO PROVIDE A TEMPORARY OR PERMANENT GRASS COVER MULCH BLANKETS, FILTER FABRICS, ETC. CAN BE EMPLOYED TO PROVIDE VEGETATIVE COVER. SHEET FLOW OF NEWLY FILLED OR SCRAPED AREAS MAY BE CONTROLLED OR CONTAINED BY THE USE OF BRUSH BARRIERS, DIVERSION SWALES, INTERCEPTOR DITCHES OR LOW BERMS. FLOW SHOULD BE DIRECTED TOWARD AREAS WHERE SEDIMENTS CAN SUFFICIENTLY SETTLE OUT. SPREADER SWALES MAY HELP DISSIPATE CLOUDY WATER PRIOR TO CONTACT WITH WETLANDS.

WATER DERIVED FROM VARIOUS Dewatering METHODS SHOULD BE PASSED THROUGH SUFFICIENTLY WIDE AREAS OF EXISTING UPLAND VEGETATION TO FILTER OUT EXCESS TURBIDITY. IF THIS IS NOT SUFFICIENT, THE WATER SHALL BE RETAINED IN PREVIOUSLY CONSTRUCTED PERMANENT STORMWATER PONDS OR ELSE RETAINED IN TEMPORARY SEDIMENTATION BASINS UNTIL THE CLARITY IS SUITABLE TO ALLOW FOR ITS DISCHARGE. PLUGGING THE OUTFALLS FROM COMPLETED STORMWATER PONDS MAY BE NEEDED TO AVOID DISCHARGE. HOWEVER, SUCH SITUATIONS SHOULD BE MONITORED CLOSELY TO PRECLUDE BERM FAILURE IF WATER LEVELS RISE TOO HIGH.

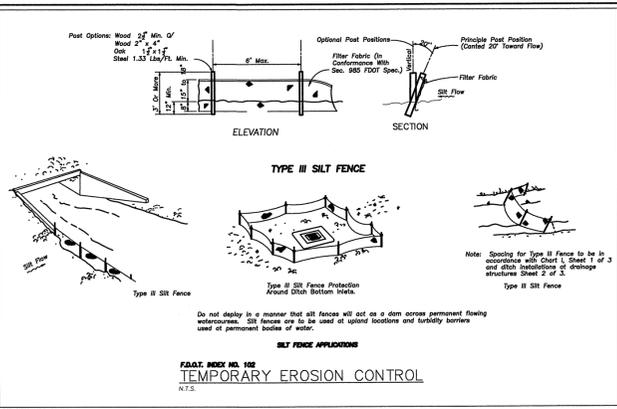
IF THE ABOVE CONTROLS REMAIN INEFFECTIVE IN PRECLUDING RELEASE OF TURBID WATER, ESPECIALLY DURING POND OR UTILITY LINE Dewatering, THEN THE CONTRACTOR MAY BE COMPELLED TO USE A VERTICAL Dewatering SYSTEM SUCH AS WELL POINTS OR SOCK DRAINS TO WITHDRAW GROUNDWATER WHICH MAY ALREADY BE CLEAR ENOUGH TO ALLOW FOR DIRECT DISCHARGE TO WETLANDS.

ENERGY DISSIPATORS (SUCH AS RIP RAP, A GRAVEL BED, HAY BALES, ETC.) SHALL BE INSTALLED AT THE DISCHARGE POINT OF PIPES OR SWALES IF SCOURING IS OBSERVED. ATTEMPT TO INSTALL ROADWAY CURBS AND GUTTERS AS SOON AS POSSIBLE TO REDUCE THE SURFACE AREA FOR EROSION TO OCCUR. IMPLEMENT STORM DRAIN INLET PROTECTION (HAY BALES OR GRAVEL) TO LIMIT SEDIMENTATION WITHIN THE STORMWATER SYSTEM. PERFORM INSPECTIONS AND PERIODIC CLEANING OF SEDIMENTS WHICH WASH OUT INTO THE STREETS UNTIL ALL SOIL IS STABILIZED. VEHICLE OR EQUIPMENT WASHDOWN AREAS WILL BE SUFFICIENTLY REMOVED FROM WETLANDS OR OFFSITE AREAS. FUGITIVE DUST CONTROLS (PRIMARILY BY USING WATER SPRAY TRUCKS) SHALL BE EMPLOYED AS NEEDED TO CONTROL WINDBORN EMISSIONS.

NO CLAY MATERIAL SHALL BE LEFT EXPOSED IN ANY STORMWATER STORAGE FACILITY. IF CLAY OR SANDY-CLAYS ARE ENCOUNTERED DURING STORMWATER STORAGE EXCAVATION, THE SITE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY BEFORE PROCEEDING WITH FURTHER EXCAVATION. IF THE ENGINEER HAS DETERMINED THAT SUCH SOILS ARE NON-COMFORMING AND MUST BE EXCAVATED TO MEET PERMIT AND DESIGN CONDITIONS, EXCAVATION MAY PROCEED AFTER OBTAINING WRITTEN AUTHORIZATION FROM THE APPROPRIATE LOCAL REGULATORY AGENCY. IF SAID SOILS ARE LEFT EXPOSED AT THE PERMITTED AND DESIGNED DEPTH, THE SITE CONTRACTOR SHALL OVER-EXCAVATE THE POND'S BOTTOM AND SIDE SLOPES BY A MINIMUM OF TWELVE (12") INCHES AND BACKFILL WITH CLEAN SANDS TO HELP PREVENT SUSPENSION PARTICLES IN THE WATER COLUMN.

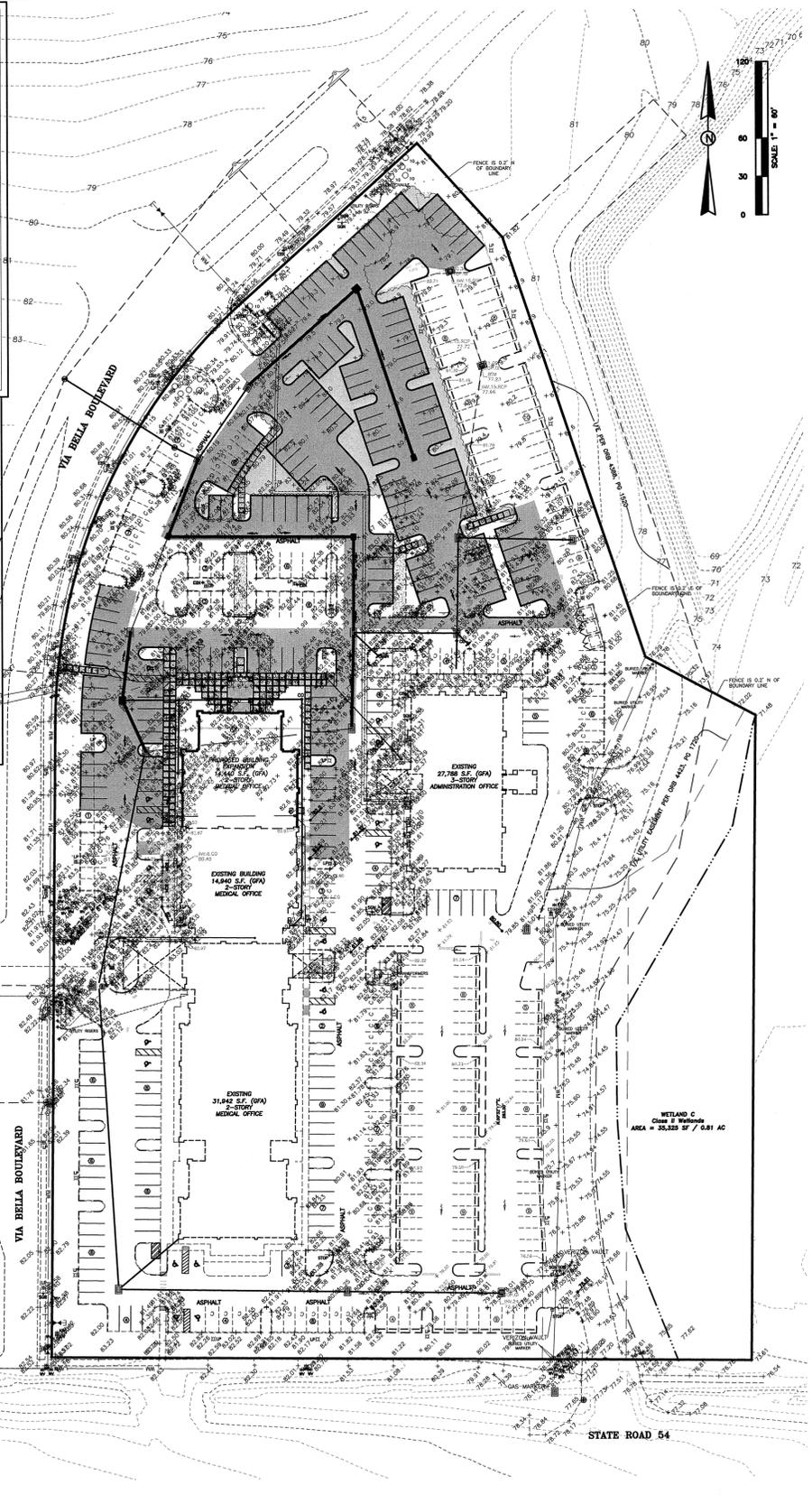
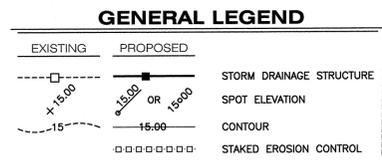
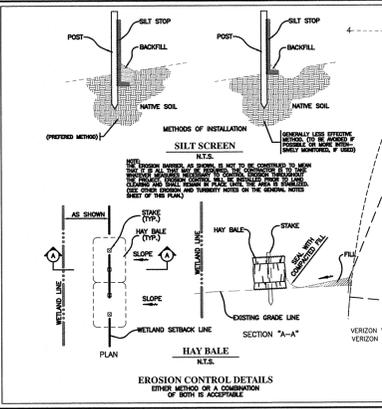
DISCHARGES WHICH EXCEED 29 NTU'S OVER THE BACKGROUND LEVELS ARE IN VIOLATION OF STATE WATER QUALITY STANDARDS. DISCHARGES OF WATER QUANTITIES WHICH AFFECT OFFSITE PROPERTIES OR MAY DAMAGE WETLANDS ARE ALSO PROHIBITED BY REGULATING AGENCIES. WATER DISCHARGE VELOCITIES FROM IMPOUNDED AREAS AND TEMPORARY SEDIMENTATION BASINS SHALL BE RESTRICTED TO AVOID SCOURING IN RECEIVING AREAS. IF WATER CLARITY DOES NOT REDUCE TO STATE STANDARDS RAPIDLY ENOUGH IN HOLDING PONDS, IT MAY BE POSSIBLE TO USE CHEMICAL AGENTS SUCH AS ALUM TO FLOCCULATE OR COAGULATE THE SEDIMENT PARTICLES.

ONGOING INSPECTIONS AND PERIODIC MAINTENANCE BY THE SITE CONTRACTOR SHALL OCCUR THROUGHOUT CONSTRUCTION AS NECESSARY TO INSURE THE ABOVE METHODS ARE WORKING SUITABLY. THIS MAY BE NEEDED DAILY, IF CONDITIONS SO WARRANT. SITE CONTRACTORS ARE ENCOURAGED TO OBTAIN AND THOROUGHLY REVIEW THE FLORIDA DEVELOPMENT MANUAL, A GUIDE TO SOUND LAND AND WATER MANAGEMENT, WHICH WAS DEVELOPED BY THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION IN 1988. THIS PROVIDES FAIRLY IN DEPTH DISCUSSIONS OF RECOMMENDED TECHNIQUES AND ALSO PROVIDES SPECIFIC DESIGN AND TECHNICAL STANDARDS.



GENERAL NOTES

- THE SOIL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED PRIOR TO CONSTRUCTION, MAINTAINED THROUGHOUT CONSTRUCTION AND UNTIL THE SITE IS PERMANENTLY STABILIZED.
- DURING CONSTRUCTION SOMETHING IS UNCOVERED, PARTICULARLY OF AN ARCHEOLOGICAL NATURE, THAT ALL WORK SHALL STOP AND THAT THE STATE ARCHEOLOGICAL OFFICE AND THE COUNTY ARE NOTIFIED.
- IT IS THE OWNER'S RESPONSIBILITY TO INSPECT AND MAINTAIN THE WATER RETENTION SYSTEM ON A REGULAR BASIS.
- ALL SLOTTED SLOPES OVER 4 TO 1, SHALL BE INSTALLED WITH SOD FEES
- ALL DEMOLITION DEBRIS SHALL BE REMOVED FROM THE SITE LEGALLY DISPOSED OF.
- ALL FIRST FLOOR ELEVATIONS (FF) SHALL BE A MINIMUM OF 1' ABOVE THE BASE FLOOD ELEVATION OR AS REQUIRED BY THE LCO SECTION 701
- TOP OF SOIL STOCK PILES AND DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR AT LEAST 21 DAYS SHALL BE STABILIZED WITH TEMPORARY GRASS AND MULCH NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY. GRASS SEED SHALL BE BAWA.
- DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY PERMANENTLY CEASES SHALL BE STABILIZED WITH SOD NO LATER THAN 14 DAYS AFTER LAST CONSTRUCTION ACTIVITY.
- AREAS WHERE CONSTRUCTION OPERATIONS WILL BE CONTINUOUS, FUGITIVE DUST SHALL BE MANAGED BY APPLYING A WATER SPRAY TO SATURATE THE SURFACE SOILS ON A DAILY BASIS (OR AS NEEDED) TO MAINTAIN MINIMAL DUST TRANSPORT. FUGITIVE DUST SHALL BE MONITORED CONTINUOUSLY AND ADDITIONAL MEASURES MAY NEED TO BE TAKEN TO CONTROL OFF SITE TRANSPORT OF UNACCEPTABLE LEVELS OF DUST.



HAMILTON
ENGINEERING & SURVEYING, INC.

311 NORTH NEWPORT AVENUE, SUITE 100
TAMPA, FL 33606
TEL: (813) 240-5835
FAX: (813) 240-3636
LIC # 64774

CONSTRUCTION SURFACE WATER MANAGEMENT PLAN

FLORIDA MEDICAL—PHASE V
200 VIA BELLA BOULEVARD
PASCO COUNTY

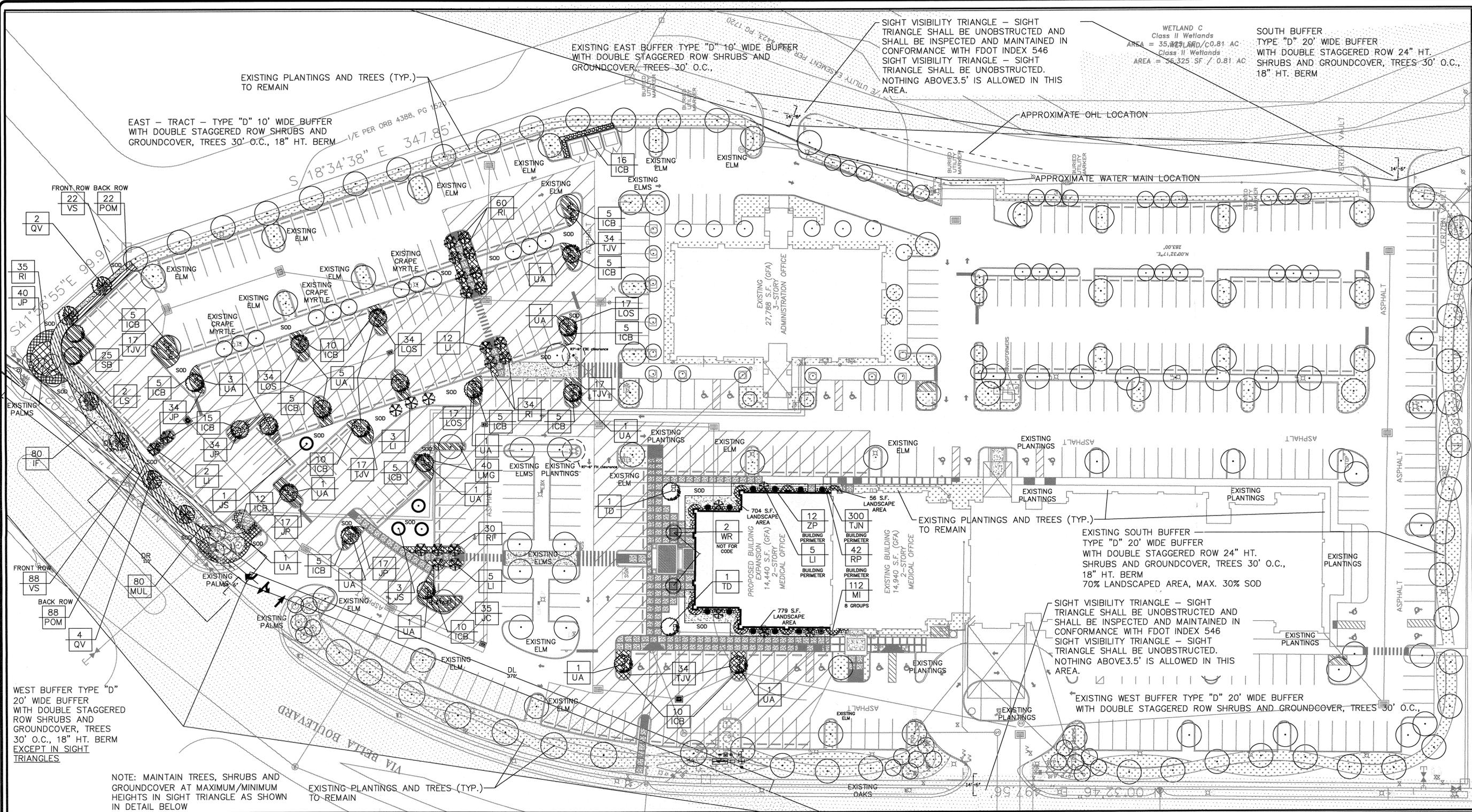
| | | |
|-----|------|----------|
| NO. | DATE | REVISION |
| | | |
| | | |
| | | |

PROJECT NO: 01718-010
DATE: 07-22-15

APPLICANT NAME:
APPLICANT SIGNATURE:

PROJECT IS LOCATED IN FLOOD ZONE X & A ACCORDING TO FEMA FIRM COMMUNITY PANEL NO: 120230 0410E & NO: 120230 0425E DATED 9/30/1992

Elevations based on National Geodetic Vertical Datum 1929 (NGVD 29) Conversion from NGVD 29 to NAVD 88 = -0.82 Feet



WETLAND C
Class II Wetlands
AREA = 35,421.640 / 0.81 AC
Class II Wetlands
AREA = 35,325 SF / 0.81 AC

APPROXIMATE OHL LOCATION
APPROXIMATE WATER MAIN LOCATION

EXISTING PLANTINGS AND TREES (TYP.) TO REMAIN

EAST - TRACT - TYPE "D" 10' WIDE BUFFER WITH DOUBLE STAGGERED ROW SHRUBS AND GROUND COVER, TREES 30' O.C., 18" HT. BERM

FRONT ROW BACK ROW
22 VS 22 POM
2 QV

35 RI 40 JP

5 ICB 17 TJV 10 ICB 34 LOS 12 LI

80 IF

FRONT ROW BACK ROW
88 VS 88 POM
4 QV

80 MUL

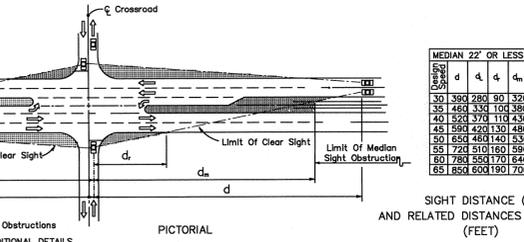
WEST BUFFER TYPE "D" 20' WIDE BUFFER WITH DOUBLE STAGGERED ROW SHRUBS AND GROUND COVER, TREES 30' O.C., 18" HT. BERM EXCEPT IN SIGHT TRIANGLES

NOTE: MAINTAIN TREES, SHRUBS AND GROUND COVER AT MAXIMUM/MINIMUM HEIGHTS IN SIGHT TRIANGLE AS SHOWN IN DETAIL BELOW

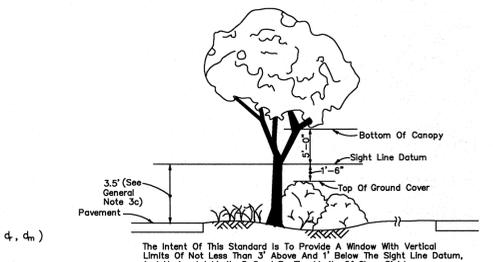
EXISTING PLANTINGS AND TREES (TYP.) TO REMAIN

NOTE: MAINTAIN TREES, SHRUBS AND GROUND COVER AT MAXIMUM/MINIMUM HEIGHTS IN SIGHT TRIANGLE AS SHOWN IN DETAIL BELOW

EXISTING PLANTINGS AND TREES (TYP.) TO REMAIN

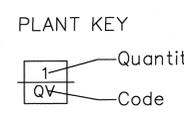


NOTE: ERECTING OR GROWING AN OBSTRUCTION OVER THREE AND ONE HALF FEET IN HEIGHT ABOVE THE ELEVATION OF THE LOWEST POINT ON THE CROWN OF THE ADJACENT ROADWAY WITHIN THE SIGHT VISIBILITY TRIANGLE SHALL BE PROHIBITED



PICTORIAL WINDOW DETAIL

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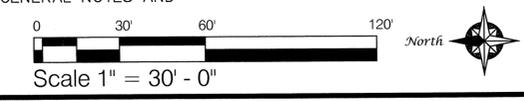


Plant Key

| Code | Common Name | Code | Common Name | Code | Common Name |
|------|-------------------|------|-------------------|------|---------------------|
| JS | Red Cedar | ICB | Simpson's Stopper | JP | Parson's Juniper |
| LI | Crape Myrtle | IF | Florida Anise | IF | Emerald Goddess |
| LS | Sweet Gum | POM | Podocarpus | LOS | Honeysuckle |
| QV | Live Oak | RI | Indian Hawthorn | MI | African Iris |
| TD | Bald Cypress | RP | Myrsine | MUL | Pink Muhly Grass |
| UA | Elm | SB | Cordgrass | TJV | Var. Conf. Jasmine |
| WR | Washingtonia Palm | VS | Walter's Viburnum | TJN | Dwarf Conf. Jasmine |
| | | ZP | Coontie | | |

NOTE: TREES IN ISLANDS SHALL BE SET BACK FROM DRIVE AISLES A MINIMUM OF 4' PER CODE.

NOTE: SEE SHEET D-1 AND D-2 FOR PLANT MATERIAL SCHEDULE, GENERAL NOTES AND DETAILS

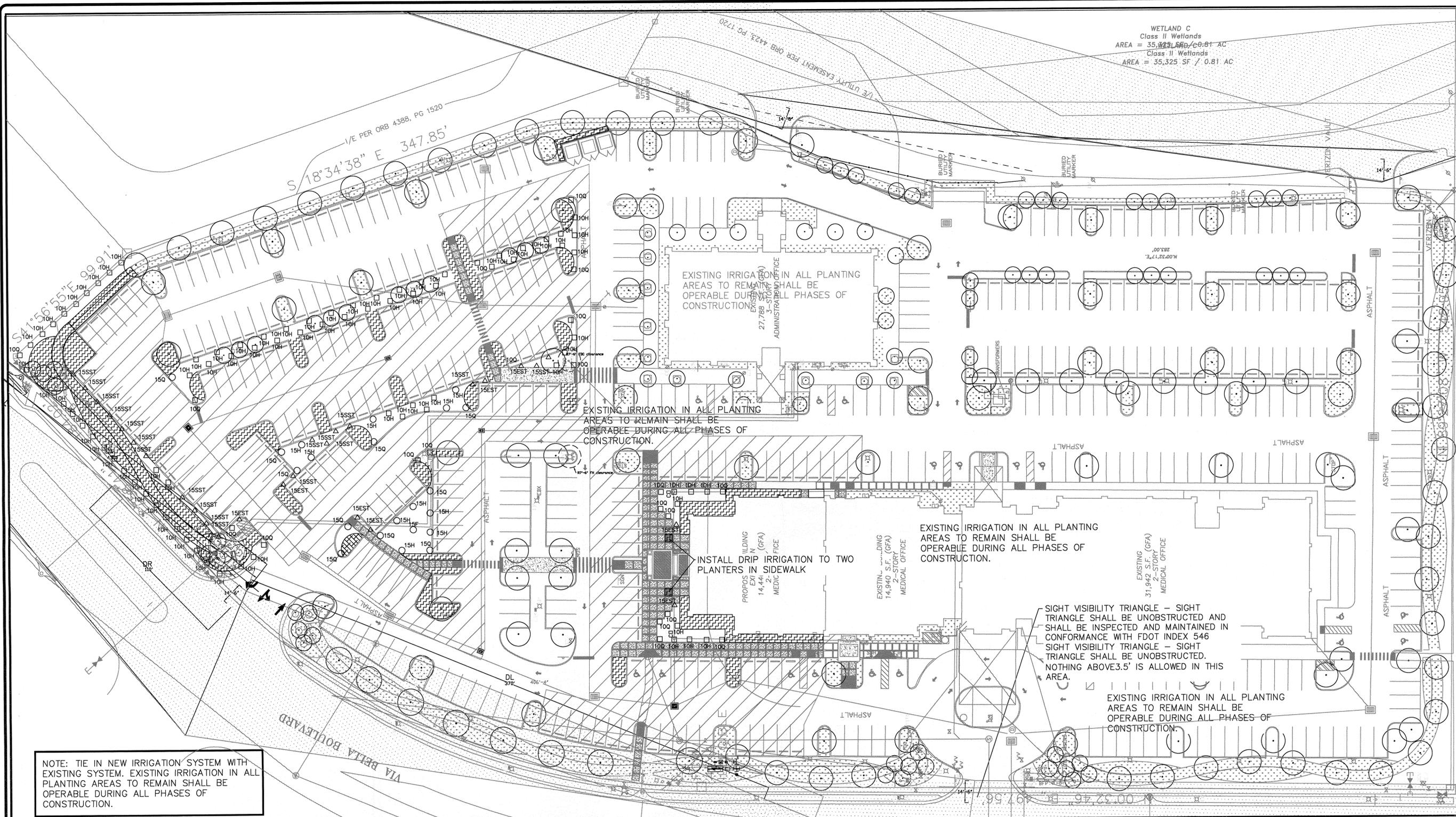


CDA COPLEY DESIGN ASSOCIATES, INC.
P.O. Box 822 • Palm Harbor, Florida 34682-0822 • Phone 727-787-2840

LANDSCAPE ARCHITECTURE • SITE PLANNING
FLORIDA PENNSYLVANIA KENTUCKY TEXAS

Landscape Development Plan
FMC PARKING LOT ADDITION
SR 54, Pasco County, Florida

JOB NO. 15019
SHEET 1-1



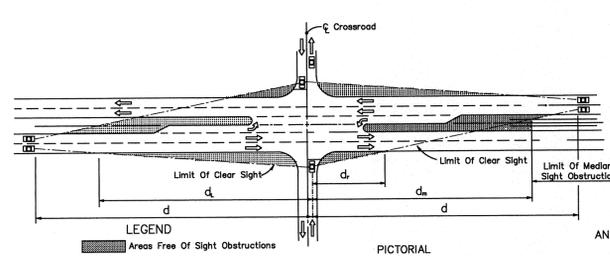
| Date | Revision | Description |
|---------------|----------|---|
| 06.01.15 | 1 | Issue Date |
| 1" = 30' - 0" | | Scale |
| | | Drawn: J. C. Copley |
| | | Checked: J. C. Copley |
| | | Registered Professional Engineer Florida License No. 12000 |
| | | Copyright © 2015 |

Irrigation Development Plan
FMC PARKING LOT ADDITION
SR 54, Pasco County, Florida

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P.O. Box 822 • Palm Harbor, Florida 34682-0822 • Phone 727 787-2840

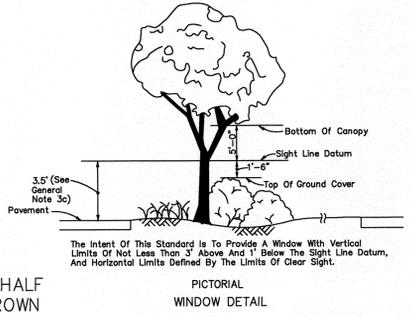
LANDSCAPE ARCHITECTURE • SITE PLANNING
FLORIDA PENNSYLVANIA TEXAS KENTUCKY

NOTE: TIE IN NEW IRRIGATION SYSTEM WITH EXISTING SYSTEM. EXISTING IRRIGATION IN ALL PLANTING AREAS TO REMAIN SHALL BE OPERABLE DURING ALL PHASES OF CONSTRUCTION.



| MEDIAN 22' OR LESS | | | |
|--------------------|-----|-----|-----|
| Height (ft) | d | d1 | d2 |
| 30 | 390 | 280 | 90 |
| 35 | 465 | 335 | 100 |
| 40 | 525 | 370 | 110 |
| 45 | 580 | 420 | 130 |
| 50 | 655 | 485 | 150 |
| 55 | 720 | 510 | 160 |
| 60 | 780 | 550 | 170 |
| 65 | 850 | 600 | 190 |

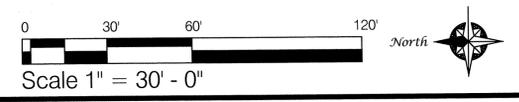
SIGHT DISTANCE (d)
AND RELATED DISTANCES (d1, d2, d3)
(FEET)

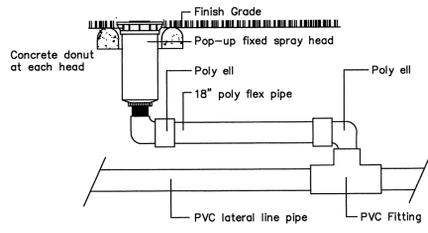


IRRIGATION LEGEND

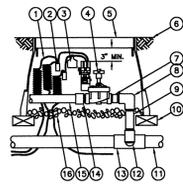
| Symbol | Specification |
|----------|--|
| □10F | Rainbird 10' Radius Full Circle Sprayhead |
| □10T | Rainbird 10' Radius Three Quarter Circle |
| □10H | Rainbird 10' Radius Half Circle Sprayhead |
| □10Q | Rainbird 10' Radius Quarter Circle Sprayhead |
| □15F | Rainbird 15' Radius Full Circle Sprayhead |
| □15TQ | Rainbird 15' Radius Three Quarter Circle |
| □15H | Rainbird 15' Radius Half Circle Sprayhead |
| □15Q | Rainbird 15' Radius Quarter Circle Sprayhead |
| △15EST | Rainbird 15' Radius End Strip Sprayhead |
| △15SST | Rainbird 15' Radius Side Strip Sprayhead |
| △15CST | Rainbird 15' Radius Center Strip Sprayhead |
| ○I-25F | Hunter I-25 Full Circle Gear Driven Head |
| ○I-25ADJ | Hunter I-25 Adj. Radius Gear Driven Head |
| ⊗ | Water Source - Existing 4" deep well with 2 h.p. pump, pump start and blow-off valve |
| ▨ | NETAFIM DRIP IRRIGATION 12" emitter spacing - 12" tech line spacing |
| ■ | Controller: Expand Existing Dual program controller with rain sensor |

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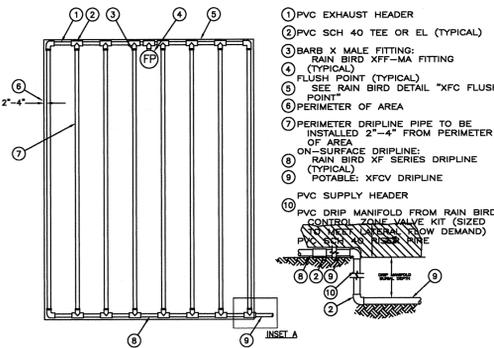




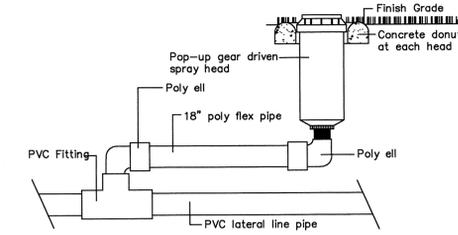
IRRIGATION SPRAY HEAD DETAIL



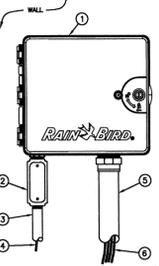
ELECTRIC REMOTE-CONTROL VALVE



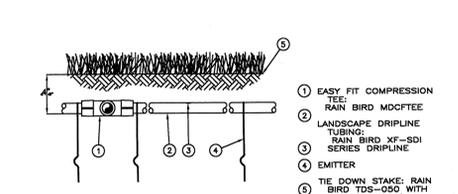
DRIPLINE LAYOUT



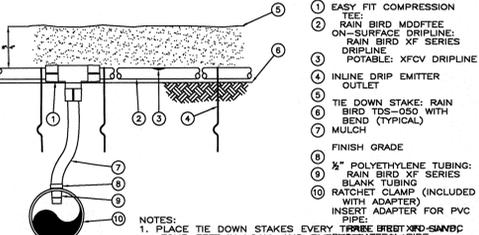
GEAR DRIVEN HEAD DETAIL



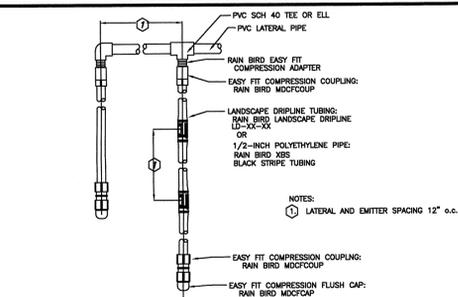
CONTROLLER DETAIL



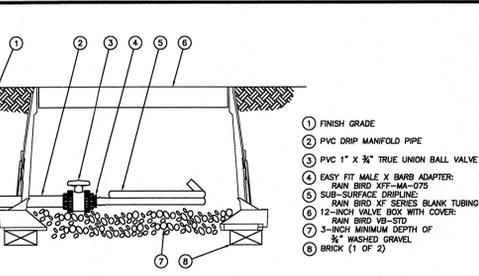
DRIPLINE BURIAL DETAIL



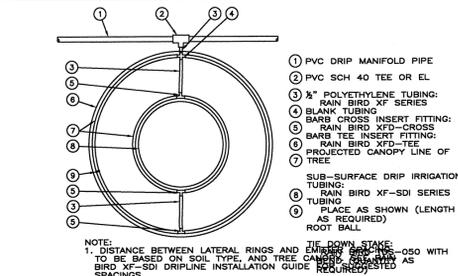
DRIPLINE INSERT ADAPTER



DRIPLINE LATERAL DETAIL



FLUSH POINT DETAIL



DRIPLINE FOR TREES DETAIL

| VOLUME | MAXIMUM FLOW | PIPE SIZE |
|-----------|-------------------|-----------------|
| 0-5 GPM | 5 FEET PER SECOND | 1/2" PVC PIPE |
| 6-10 GPM | 5 FEET PER SECOND | 3/4" PVC PIPE |
| 11-15 GPM | 5 FEET PER SECOND | 1" PVC PIPE |
| 16-25 GPM | 5 FEET PER SECOND | 1 1/4" PVC PIPE |
| 26-35 GPM | 5 FEET PER SECOND | 1 1/2" PVC PIPE |
| 36-50 GPM | 5 FEET PER SECOND | 2" PVC PIPE |
| 50+ GPM | 5 FEET PER SECOND | 2 1/2" PVC PIPE |

PIPE SIZING CHART

NOTES:

- DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE INSTALLATION SPECIFICATIONS ON RAIN BIRD WEB SITE (WWW.RAINBIRD.COM) FOR SUGGESTED SPACING.
- LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLE.
- WHEN USING 1/2" INSERT FITTINGS WITH DESIGN PRESSURE OVER 50 PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH

| Inlet Pressure (psi) | XFCV Dripline Maximum Lateral Lengths (Feet) | | | |
|----------------------|--|-------------|-------------|-------------|
| | 12" Spacing | 18" Spacing | 24" Spacing | 30" Spacing |
| 20 | 192 | 136 | 254 | 215 |
| 30 | 289 | 205 | 402 | 337 |
| 40 | 350 | 248 | 495 | 418 |
| 50 | 397 | 291 | 573 | 477 |
| 60 | 436 | 309 | 637 | 529 |

IRRIGATION LEGEND

| Symbol | Specification |
|---------|---|
| □ 10F | Rainbird 10' Radius Full Circle Sprayhead |
| □ 10TQ | Rainbird 10' Radius Three Quarter Circle |
| □ 10H | Rainbird 10' Radius Half Circle Sprayhead |
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| ○ 15H | Rainbird 15' Radius Half Circle Sprayhead |
| ○ 15Q | Rainbird 15' Radius Quarter Circle Sprayhead |
| △ 15EST | Rainbird 4' X 26' End Strip Sprayhead |
| △ 15SST | Rainbird 4' X 26' Side Strip Sprayhead |
| △ 15CST | Rainbird 4' X 26' Center Strip Sprayhead |
| ○ 12F | Rainbird 12' Radius Full Circle Sprayhead |
| ○ 12H | Rainbird 12' Radius Half Circle Sprayhead |
| ○ 12Q | Rainbird 12' Radius Quarter Circle Sprayhead |
| ● I-25F | Hunter I-25 Full Circle Gear Driven Head 6 GPM |
| ● I-25A | Hunter I-25 Adj. Radius Gear Driven Head 3 GPM |
| ⊗ | Water Source - 4" deep well and 2 h.p. submersible pump |
| ⊙ | Zone # GPM/PSI |
| ▨ | 150 PESB-R 1.5" Electric Remote Control Valve |
| ▧ | Netafim Underground Drip Irrigation with pressure regulator and filter Emitter flow = .9 GPH Emitter spacing = 12" Techline spacing = 12" Burial depth = 4" Application Rate = 1.11"/hour INSTALL FILTER AND PRESSURE REGULATOR KIT |
| ▩ | Irrigation Controller: Rain Bird ESP-LXME controller in plastic cabinet with wall mount. Coordinate controller location with owner. |
| ▬ | Schedule 40 PVC sleeves. Size two sizes larger than pipe to be sleeved or as noted |
| ▬ | Schedule 40 PVC 2" Mainline |
| ▬ | Class 160 PVC lateral line size as noted |

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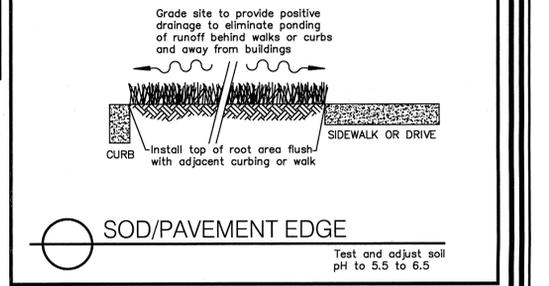
GENERAL IRRIGATION NOTES

- Install a new automatic irrigation system to provide 100% coverage of all landscape areas.
- Shrub risers shall only be used in hedges or mass plantings. Risers shall not extend more than 2' above installed height of the plant. All risers shall be schedule 40 pipe, painted black. In no case shall shrub risers be installed adjacent to walkways, driveways or other areas where they may be damaged.
- All heads installed in planting areas along walks, drives and parking lots shall be 12" pop-up fixed spray heads. All heads shall be installed with the top of the spray body flush with finish grade. All groundcover areas shall be irrigated with 12" pop-up fixed spray heads and extensions as required.
- All sodded areas shall be irrigated with 4" pop-up spray heads or pop-up gear driven heads unless otherwise specified.
- Pipe, valves and other irrigation equipment may be shown in drives, walks or buildings for clarity only. Install all valves and other equipment in landscape beds for best accessibility and concealment.
- Valves shall be installed in a manifold within a valve box of sufficient size to service all valves within the box. Valve boxes shall be free from any debris which may cover valves. Provide a 3" depth gravel sump at the bottom of the valve pit.
- All irrigation equipment and installation techniques shall meet federal, state and local codes, regulations and ordinances.
- All gear driven heads and all heads along walks, curbs, drives and parking areas shall be installed on flexible polyethylene swing joints.
- Gear driven heads and fixed spray heads shall be installed on separate zones where possible. Precipitation rates and head type should be compatible within each zone.
- Gear driven heads shall not be installed in shrub areas or be installed on risers where possible.
- Controller shall be mounted as shown on plan.
- All sleeves shall be schedule 40 pipe installed a minimum of 18" below grade. Sleeves shall be used only to install lateral irrigation lines through. Sleeves shall not be used as a method to convey water through the system.
- Adjust all heads to provide maximum coverage and efficiency and minimize overwatering. Irrigation heads shall not spray over walks, drives or any other non-irrigated areas.
- Equipment shall be manufactured by Toro, Rainbird or Hunter or as otherwise stated on the plans.
- Contractor shall field verify water source to deliver the proper pressure, pounds per square inch (PSI) and water flow, gallons per minute (GPM) as required by the Irrigation system. Notify the Landscape Architect if there is any discrepancy prior to installation. Discrepancies reported after installation shall be the responsibility of the contractor.
- All permits required for installation shall be provided by the contractor.
- Refer to the Landscape Plans when locating all irrigation equipment. Allow ample room near irrigation equipment for the proper installation of trees, shrub, sod, and other work shown on drawings to be installed.
- All wires shall be installed in wire sleeves.
- Contractor shall be responsible for all items on the plan and irrigation specification.
- Contractor shall instruct the owner on the full operation and maintenance of the irrigation system.
- Contractor shall be responsible for all final repairs or adjustments to provide proper coverage to all landscape areas.
- All questions regarding irrigation specifications shall be directed to the Landscape Designer at (727) 787-2840.
- Contractor is responsible for all items on plans and within written specifications booklet.
- Piping may be shown in pavement areas and/or through tree root areas for clarity only. Install all piping within sod or planting areas. HAND DIG ONLY UNDER THE CANOPIES OF EXISTING TREES. Re-route pipe layout as necessary to avoid roots from existing trees and plantings to remain.

GENERAL SOD NOTES

- During periods of drought, sod shall be watered sufficiently at its origin to moisten the soil adequately to the depth to which it is to be cut.
- An application of 6-6-6, 40% organic, slow or controlled release fertilizer shall be made to lawn areas just prior to the laying of the sod at a rate of one (1) pound of nitrogen per 1,000 square feet. The ground shall be wet down before the sod is laid in place.
- Solid sod shall be laid tightly with closely abutting staggered joints with an even surface edge and sod edge, in a neat clean manner to the edge of all the paving and shrub bed areas. Cut down soil to level to 1 inch to 1-1/2 inches below top of walks and drives prior to laying sod.
- Within 2 hours after installing sod and prior to rolling, irrigate the sod. Sufficient water shall be applied to wet the sod thoroughly and to wet the sub-soil to a depth of 1 inch. Watering shall be done in a manner that will avoid erosion due to the application of excessive quantities, and the watering equipment shall be of a type that will prevent damage to the finished sod surface. Water shall be repeated as necessary to keep sod moist until rooted to sub-grade.
- The sod shall be pressed firmly in contact with the sod bed using a turf roller or other approved equipment so as to eliminate air pockets, providing a true and even surface and insure knitting without any displacement of the sod or deformation of the surfaces of sodded areas. After the sodding operation has been completed, the edges of the area shall be smooth and shall conform to the grades indicated.
- If, in the opinion of the Landscape Architect, top dressing is necessary after rolling, clean silica sand shall be used to fill voids. Evenly apply sand over the entire surface to be leveled, filling-in dips and voids and thoroughly washing into the sod areas.
- On slopes steeper than 2:1 and as required, the sod shall be fastened in place with suitable wooden pins or by other approved method.

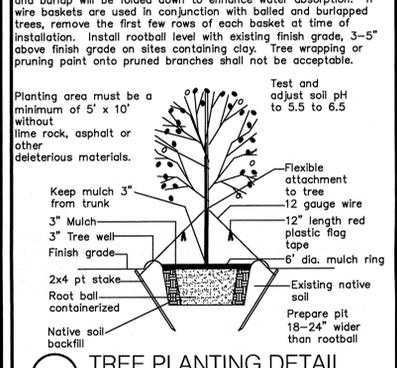
NOTE: CONTRACTOR SHALL SCALP AND RE-GRADE ALL AREAS TO RECEIVE SOD. REMOVE EXCESS SOIL, UN-WANTED PLANTINGS, DEBRIS AND OTHER DELETERIOUS MATERIALS AND HAIL FROM SITE. PROVIDE A FLAT, LEVEL SURFACE PROVIDING POSITIVE DRAINAGE AWAY FROM BUILDINGS AND FROM BEHIND WALKS, CURBS, PAVEMENT AND STRUCTURES TO ELIMINATE ALL PONDING OF WATER.



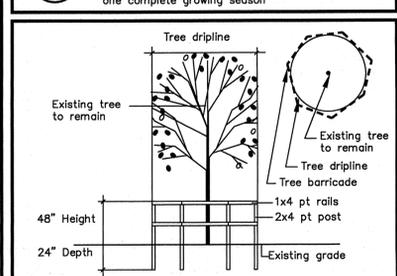
SOD/PAVEMENT EDGE

Test and adjust soil pH to 5.5 to 6.5

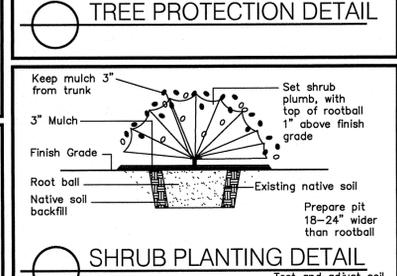
Bare root trees are not acceptable. If balled and burlapped trees are installed, all non-biodegradable wrappings will be removed and burrap will be folded down to enhance water absorption. If wire baskets are used in conjunction with balled and burlapped trees, remove the first few wires of each basket at time of installation. Install rootball level with existing finish grade, 3-5" above finish grade on sites containing clay. Tree wrapping or pruning paint onto pruned branches shall not be acceptable.



TREE PLANTING DETAIL



TREE PROTECTION DETAIL

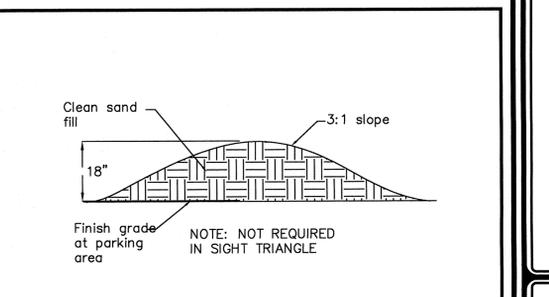


SHRUB PLANTING DETAIL

NOTE: IRRIGATION CONTRACTOR SHALL INSTALL NETAFIM UNDERGROUND DRIP AT THE BASE OF EACH INSTALLED TREE. PROVIDE A MINIMUM OF 6 EMITTERS PER TREE. INSTALL TREE IRRIGATION ON SEPARATE IRRIGATION ZONE AT CONTROLLER. SEE SHEET L-1 FOR TREE LOCATIONS.

GENERAL LANDSCAPE NOTES

- All plant materials shall be Florida #1 or better and installed to highest nursery standards. Plants shall be healthy, free of pest and disease.
 - All plants shall be container grown except as noted on plans.
 - All palms and trees shall have straight trunks with no twists, knotting or other defective characteristics.
 - Mulch shall be 100% Pine Bark, installed to a minimum thickness of 3". Use 3" compost mulch where shown.
 - Sod shall be 95% weed free Bahia as shown on plans, installed with tight joints.
 - All dimensions shall be field checked by the Landscape Contractor prior to construction with any discrepancies reported to the Landscape Architect.
 - All materials shall be as specified on the plans. If materials, labor or installation techniques do not adhere to the specifications, they will be rejected by the Landscape Architect with specified materials and installation carried out by the Landscape Contractor at no additional cost.
 - No substitutions of materials or changes to the drawings or specifications shall be made.
 - All required permits are to be provided by the installing contractor unless specifically stated otherwise in the specifications.
 - Contractor identification signs shall not be allowed on the project.
 - Contractor shall be responsible for all items as shown or described on this plan and specifications.
 - All proposed landscape and sod areas containing turf or weeds shall be treated with "Round-up" per manufacturer's specifications. Follow - up with an application of pre-emergent after installation.
 - Landscape Contractor shall provide all necessary site preparation required to ready the site for planting as specified.
 - The landscape Contractor shall warrant and guarantee all materials and labor for a period of 1 year for shrubs and groundcover, palms and trees. Warranty and guarantee period shall begin upon date of final acceptance.
 - All repairs and/or replacements shall be made by the Landscape Contractor within 10 working days upon notification of any deficiencies by the owner or their representative.
 - All questions regarding the Landscape Plans and Specifications shall be directed to the Landscape Architect at (727) 787-2840.
- SOILS/PLANTING SOIL
Contractor shall inspect and test soil prior to installation of plant materials to determine soil quality in regards to pH, drainage, nutrients and texture. Contractor shall modify existing soils to provide a growing media suitable for proper horticultural plant growth. Additional soil amendments, fertilization, pH adjustments, and proper drainage shall be provided prior to installation of any materials.
- TREE PROTECTION/MAINTENANCE NOTES
Protective barriers and the use of other measures to prevent tree damage (pesticide application, root pruning, intensive mulching to reduce soil compaction, etc) will be required as necessary. Any staking of soils, debris, construction materials, vehicles, and et cetera within the required barricades is strictly prohibited. Any tree losses incurred during construction may be subject to replacement penalties.
- Trees shall be trimmed or pruned in such a manner so as not to alter their natural form, growth habit or character and shall not be pruned into unnatural shapes, including circles, ovals, squares and other hard-edged geometric shapes. Not more than one-third of the tree canopy shall be trimmed or pruned in any year unless it is dead. Tree topping is not allowed under any circumstances.



BERM DETAIL

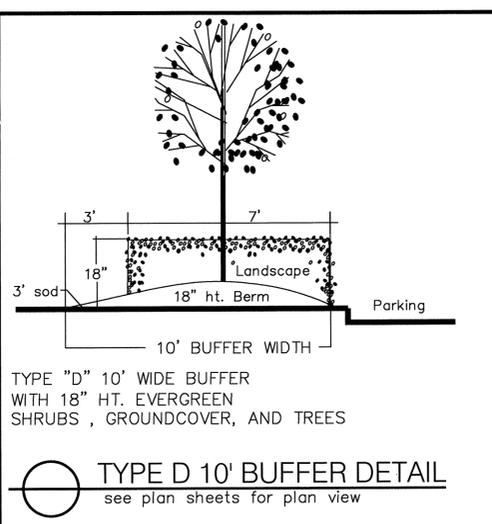
CDLA Copley Design Associates, Inc.
P.O. Box 822 • Palm Harbor, Florida 34682-0822 • Phone 727 787-2840

LANDSCAPE ARCHITECTURE • SITE PLANNING
FLORIDA KENTUCKY PENNSYLVANIA TEXAS

GENERAL NOTES AND DETAILS
FMC PARKING LOT ADDITION
SR 54, Pasco County, Florida

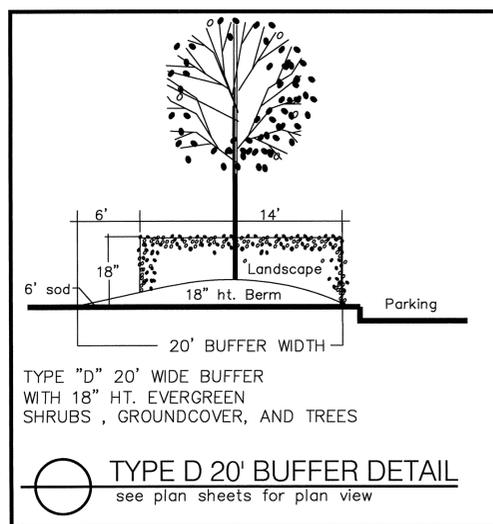
DATE: 08.01.15
SCALE: AS SHOWN
DESIGNER: JDC
CHECKER: JDC
CONTRACT NO.: 15019

JOB NO. 15019
SHEET D-1



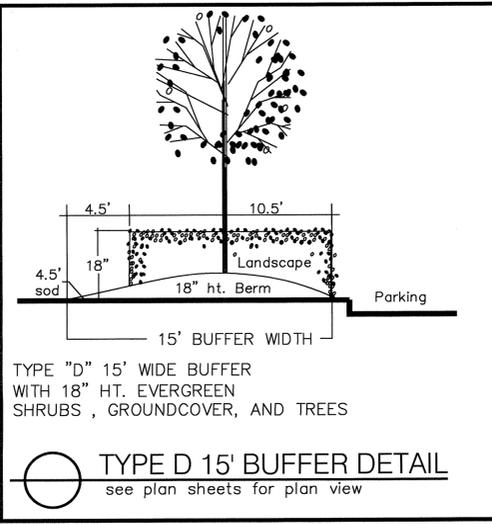
TYPE "D" 10' WIDE BUFFER WITH 18" HT. EVERGREEN SHRUBS, GROUND COVER, AND TREES

TYPE D 10' BUFFER DETAIL
see plan sheets for plan view



TYPE "D" 20' WIDE BUFFER WITH 18" HT. EVERGREEN SHRUBS, GROUND COVER, AND TREES

TYPE D 20' BUFFER DETAIL
see plan sheets for plan view



TYPE "D" 15' WIDE BUFFER WITH 18" HT. EVERGREEN SHRUBS, GROUND COVER, AND TREES

TYPE D 15' BUFFER DETAIL
see plan sheets for plan view

REQUIRED INTERIOR OPEN AREAS
PROPOSED VEHICULAR USE AREA = 59,746 S.F.
PROPOSED VUA 59,746 X 10% = 5,974.6 S.F.
REQUIRED OPEN SPACE
SPACE PROVIDED 7,606 S.F.
REQUIRED TREES - ONE TREE PER 200 S.F.
REQUIRED OPEN SPACE
5,974.6 / 200 = 30 TREES
TREES PROVIDED = 37 CANOPY TREES:
26 CANOPY TREES
22 UNDERSTORY (22 / 2 = 11 CANOPY)
REQUIRED BUILDING LANDSCAPE
50% BUILDING PERIMETER AND 10% BLDG. FLOOR AREA REQUIRED TO BE LANDSCAPED.
BUILDING AREA = 14,440 S.F. X 10% = 1,444 S.F.
LANDSCAPE REQUIRED
1,539 S.F. PROVIDED
BUILDING PERIMETER = 265 L.F. X 50% = 132.5 L.F.
REQUIRED LANDSCAPE PERIMETER
228 L.F. OF LANDSCAPE PROVIDED

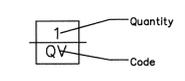
TREE REMOVAL/REPLACEMENTS

TREES TO BE REMOVED

| SIZE INCH | OTHER OAK | TOTAL INCHES | OTHER | TOTAL INCHES |
|-----------|-----------|--------------|-------|--------------|
| 10 | - | - | - | - |
| 11 | - | - | - | - |
| 12 | - | - | - | - |
| 13 | - | - | - | - |
| 14 | - | - | - | - |
| 15 | - | - | - | - |
| 16 | - | - | - | - |
| 17 | - | - | - | - |
| 18 | - | - | - | - |
| 19 | - | - | - | - |
| 20 | - | - | - | - |
| 22 | - | - | - | - |

TOTALS: OAK = - OTHER = -
REQUIRED REPLACEMENTS = NONE
NO TREES 10" OR ABOVE REMOVED FROM SITE

REQUIRED BUFFERS
EAST - TYPE "D" 10' WIDE BUFFER WITH DOUBLE STAGGERED ROW SHRUBS AND GROUND COVER, TREES 30' O.C., 18" HT. BERM
WEST - TYPE "D" 20' WIDE BUFFER WITH DOUBLE STAGGERED ROW SHRUBS AND GROUND COVER, TREES 30' O.C., 18" HT. BERM
NORTH - TYPE "D" 10' WIDE BUFFER WITH DOUBLE STAGGERED ROW SHRUBS AND GROUND COVER, TREES 30' O.C., 18" HT. BERM
SOUTH BUFFER - TYPE "D" 15' WIDE BUFFER WITH DOUBLE STAGGERED ROW 24" HT. SHRUBS AND GROUND COVER, TREES 30' O.C., 18" HT. BERM



PLANT MATERIALS SCHEDULE

| Quant. | Code | Botanical Name | Common Name | Specification | Native | Brought |
|---|------|-----------------------------|---------------------|------------------------------------|--------|---------|
| TREES: | | | | | | |
| 4 | US | Luniperus siliacola | Red Cedar | 12-14' ht. x 4-5' spr. 3" cal. | Y | Y |
| 27 | I | agerstromia indica | Crape Myrtle | 8' ht. x 4-5' spr. 3" cal. 5 stems | N | Y |
| 2 | S | liquidambar styraciflua | Sweet Gum | 12-14' ht. x 4-5' spr. 3" cal. | Y | Y |
| 5 | QV | Quercus virginiana | Live Oak | 12-14' ht. x 4-5' spr. 3" cal. | Y | Y |
| 2 | IT | taxodium distichum | Bald Cypress | 12-14' ht. x 4-5' spr. 3" cal. | Y | Y |
| 19 | IA | Juniperus sibirica | Juniper | 12-14' ht. x 4-5' spr. 3" cal. | Y | Y |
| 2 | WR | Washingtonia robusta | Washingtonia Palm | 12' c.t. - NOT FOR CODE | N | N |
| SHRUBS: Minimum 3 gal. container | | | | | | |
| 117 | CB | Myrciophyes fragrans | Simpson's Stopper | 3 gal., 18" ht. x 18" spr. | Y | Y |
| 96 | F | Illicium floridanum | Florida Anise | 3 gal., 18" ht. x 18" spr. | Y | Y |
| 110 | EDM | Podocarpus spp. | Podocarpus | 3 gal., 18" ht. x 18" spr. | Y | Y |
| 159 | RI | Raphiolepis indica | Indian Hawthorn | 18" ht. x 18" spr. | N | Y |
| 42 | RP | Myrsine guianensis | Myrsine | 18" ht. x 18" spr. | Y | Y |
| 25 | SR | Spartina bakerii | Cordgrass | 18" ht. x 18" spr. | Y | Y |
| 110 | VS | Viburnum rhavatum | Walter's Viburnum | 3 gal., 18" ht. x 18" spr. | Y | Y |
| 12 | ZP | Zamia pumila | Coontie | 3 gal., 24" ht. x 24" spr. | Y | Y |
| TOTAL PLANTS 671 / 4 = 167.75 MAXIMUM ONE SPECIES | | | | | | |
| GROUND COVER: | | | | | | |
| 177 | IP | Juniperus parsonii | Parson's Juniper | 3 gal., 12" ht. x 18" spr. | N | Y |
| 40 | MG | iriope spp. | Emerald Goddess | 1 gal., 12" ht. x 12" spr. | N | Y |
| 102 | OS | onocera sempervirens | Honeyuckie | 3 gal., 12" ht. x 18" spr. | Y | Y |
| 112 | MI | iriope spp. | African Iris | 1 gal., 12" ht. x 12" spr. | N | Y |
| 30 | MU | Muhlenbergia capillaris | Pink Muhly Grass | 3 gal., 18" ht. x 18" spr. | Y | Y |
| 119 | JV | Trachelospermum jasminoides | Var. Conf. Jasmine | 3 gal., 12" ht. x 18" spr. | N | Y |
| 150 | JN | Trachelospermum asiaticum | Dwarf Conf. Jasmine | 3 gal., 6" ht. x 12" spr. | N | Y |
| TOTAL PLANTS 780 / 4 = 195 MAXIMUM ONE SPECIES | | | | | | |

NOTE: Multi trunk trees shall have no less than 3 trunks. each stem shall be at least 1" in caliper and 6" in height at time of installation.
1,451 PLANTS PROPOSED, 584 NATIVE / 867 NON-NATIVE = 40% NATIVE PLANTS
1,451 PLANTS PROPOSED, 1,339 DROUGHT TOLERANT (92%), 112 NON DROUGHT TOLERANT (8%)
REFERENCE: IFIS DROUGHT TOLERANT PLANTS FOR NORTH AND CENTRAL FLORIDA BY GARY KNOX

Pasco County Landscaping Standard Notes (Pasco LDC 905.2)

Maintenance Responsibility. The County is not responsible for maintenance of any landscaping unless approved through a County maintenance agreement. (LDC 905.2-C.1.a)
Clear-Sight Triangle. Where a driveway/accessway intersects a road right-of-way or where two (2) road rights-of-way intersect, vegetation, structures, and non-vegetative visual screens shall not be located so as to interfere with the clear-sight triangle as defined in this Code or the Florida Department of Transportation, Manual of Uniform Minimum Standards, most recent edition (Green Book), whichever is more restrictive. (LDC 905.2-C.1.b)
Sustainable Practices. Landscaping shall be installed so that landscaping materials meet the concept of right material/right place. Installed trees and plants shall be grouped into zones according to water, soil, climate, and light requirements. Plant groupings based on water requirements are drought tolerant, natural, and oasis. (LDC 905.2-C.1.c)

Diversity. A maximum of 50 percent of the plant materials used, other than trees, may be non-drought tolerant. A minimum of 30 percent of the plant materials, other than trees and turfgrass, used to fulfill the requirements of this subsection shall be native Floridian species, suitable for growth in the county. (LDC 905.2-C.1.d)

Diversity. No one plant species of shrubs or ground cover plants, excluding turfgrass, shall constitute more than 25 percent coverage of the overall landscape area. (LDC 905.2-C.1.d.5)

Quality. All plant materials shall be Florida No. 1 grade per "Grades and Standards for Nursery Plants," Florida Department of Agriculture and Consumer Services (FDACS), which is incorporated herein by reference. (LDC 905.2-C.2.a)

Avoid Easements. Trees shall not be planted within any easement so as to interfere with the use of that easement, nor under any present or planned overhead utility, nor in any rights-of-way without County approval through the associated review process. (LDC 905.2-C.3.c)

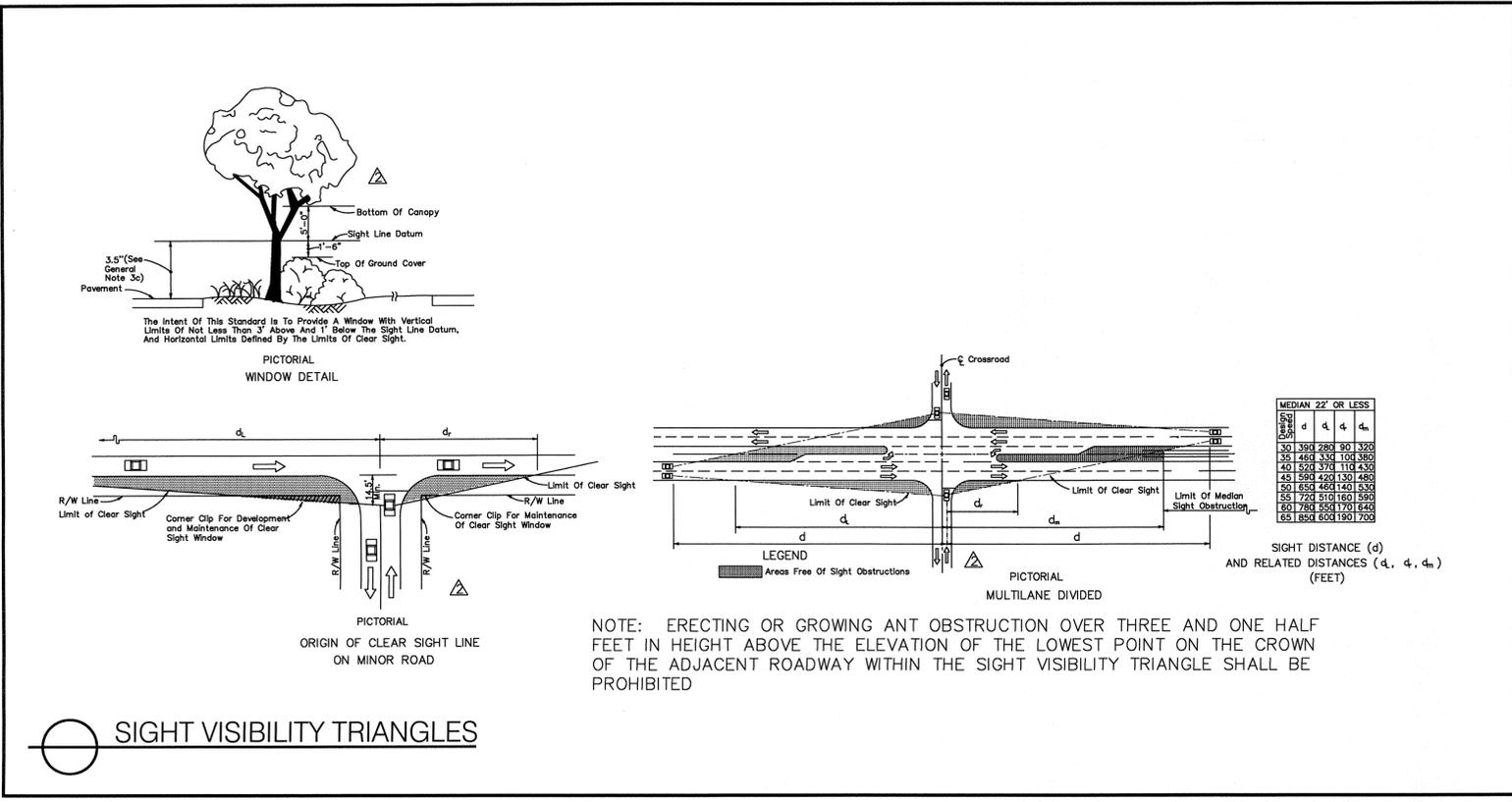
Mulch shall be used in conjunction with living plant materials so as to cover exposed soil. Mulch shall be installed to a minimum depth of three (3) inches. The mulch should not be placed directly against the plant stem or tree trunk. Mulch shall not be required for annual beds. Stone or gravel may be used to cover a maximum of 20 percent of the landscaped area. (LDC 905.2-C.3.d)

Quality Practices. All landscaping shall be installed in accordance with standards and practices of the Florida Nursery, Growers, and Landscape Association and the Florida Chapter of the International Society of Arboriculture. (LDC 905.2-C.3.e)

All portions of a lot upon which development has commenced, but not continued for a period of 30 days, shall be planted with a grass species or ground cover to prevent erosion and encourage soil stabilization. Adequate coverage, so as to suppress fugitive dust, shall be achieved within 45 days. (LDC 905.2-C.3.g)

All required landscaping shall be maintained in a healthy condition in perpetuity in accordance with this Code. (LDC 905.2-E.2)

Ongoing maintenance to prevent the establishment of prohibited exotic species is required. (LDC 905.2-E.4)



SIGHT VISIBILITY TRIANGLES

9/1/15

Richard D. Copley
Registered Landscape Architect
Pennsylvania License # 0001984

Date: Revision: Description

Issue Date: 08/01/15
Design: DC
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General Notes and Details

FMC PARKING LOT ADDITION

SR 54, Pasco County, Florida

CDA COPLEY DESIGN ASSOCIATES, INC.
P.O. Box 822 • Palm Harbor, Florida 34682-0822 • Phone 727 787-2840

LANDSCAPE ARCHITECTURE • SITE PLANNING
FLORIDA KENTUCKY PENNSYLVANIA TEXAS

JOB NO. 15019

SHEET
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