



PASCO COUNTY, FLORIDA

"Bringing Opportunities Home"

WEST PASCO GOVERNMENT CENTER
PLANNING AND DEVELOPMENT DEPARTMENT
8731 CITIZENS DRIVE, SUITE 230
NEW PORT RICHEY, FL 34654
TELEPHONE: (727) 847-8142
FAX: (727) 847-8901
sfothergill@pascocountyfl.net

September 21, 2015

Bruce Moia, P. E.
MBV Engineering, Inc.
1250 W. Eau Gallie Boulevard, Suite L
Melbourne, FL 32935
brucem@mbveng.com

RE: New Bethel AME Church Expansion, SML15-007
Preliminary Site Plan Submittal

Dear Mr. Lee:

Please be advised that on September 18, 2015, the Planning and Development Department reviewed and **approved** the above-referenced project as noted on the enclosed agenda memorandum PDD15-1677. This approval is issued under the provisions of Section 300, [Development Review Procedures](#), of the Pasco County Land Development Code.

The owner/developer is hereby notified that no activity shall commence on-site until both the completed notarized acknowledgment portion of the above-referenced agenda memorandum and receipt for payment of Pasco County utility impact fees (if applicable) are received by the Planning and Development Department. Any site specific conditions listed as requiring completion prior to Site Development Permit issuance must also be completed.

The owner's/developer's acceptance of the enclosed conditions constitutes a notice of authorization to perform all related work as allowed by Section 300, [Development Review Procedures](#), of the Land Development Code, but **shall not** include the structure, septic tanks, signs, construction within County/State right-of-way, and all other construction activities requiring separate governmental permits. Should the owner/developer object to any condition of approval as stated on the attached, a written notice of appeal shall be submitted within 30 days of this decision in accordance with Section 407.1, [Appeals](#), of the Pasco County Land Development Code. The owner/developer may contact this office for information regarding corresponding application and fee requirements.

The Owner/developer shall obtain a hard-copy Site Development Permit prior to commencing any activity. **A stamped copy of the approved site plan shall be kept on the job site at all times.** No Certificate of Occupancy shall be issued until compliance with all requirements, including building and/or site inspection finals, are completed. **Deviations from the approved plan shall be approved by Pasco County prior to commencing construction.**

Any person failing to implement or carry out developments in accordance with all applicable requirements, conditions, or approved plans shall be subject to penalties as stated in the Development Review Procedures.

With regard to the Pasco County National Pollutant Discharge Elimination System program, the Applicant shall notify the Stormwater Management Division at least two days prior to commencing any site preparation for a pre-inspection of the sediment and erosion control devices. Information on Erosion and Sedimentation Control is available on the following web site: www.dep.state.fl.us/water/stormwater/erosion.

By issuance of this permit, Pasco County, its employees, and representatives, assume no responsibility and/or liability in regard to the design, construction, or performance of the permitted facilities.

Should you have any questions, please feel free to contact this office.

Sincerely,

Sue Fothergill

Sue Fothergill
Development Review Technician II

Pamela Shaw

Pamela Shaw
Planner

cc: mulberryflash56@aol.com
hegemanharris@aol.com

PASCO COUNTY, FLORIDA
INTEROFFICE MEMORANDUM

TO: Joaquin Servia
Development Review Manager

DATE: 9/18/2015 FILE: PDD15-1677

SUBJECT: SML - Commercial
Development Review – New
Bethel AME Church –
Preliminary/Construction Plan
and Stormwater Management
Plan and Report (Project No.
SML15-007)
Recommendation: Approval
with Conditions (Attachment
No. 1)


FROM: Sue Fothergill
Sr. Development Review
Technician

REFERENCES: Land Development Code,
Sections 300, Procedures;
403, Site Development;
and 900, Development
Standards; Comm. Dist. 1

PROJECT DESCRIPTION:

Commission District:	The Honorable Ted Schrader
Project Name:	New Bethel AME Church
Engineer's Name:	MBV Engineering, Inc.
Location:	East Pasco County, on the north side of Cummer Road, on the west side of Pine Products Road and both sides of Floyd Road, south of Moss Town Road, and approximately 1,600 feet east of U.S. Highway 301 (Attachment No. 2)
Parcel ID No.:	26-23-21-002A-00000-0330; 26-23-21-0000-01900-0000
Land Use Classification:	Res-5 (Residential-6 du/ga)
Zoning District:	R3 (Medium Density Residential)
Acreage:	4.26 Acres, m.o.l.
Use/Square Feet:	Church Addition/2,821 Square Feet
Flood Zone:	X
Water/Sewage:	Pasco/Septic
Mobility Fee Assessment District:	B
Mobility Fee Collection/Benefit District:	3
Roads:	Floyd Road - Public Pine Products Road - Private
Certificate of Capacity:	Initial

ENGINEER'S REQUEST:

The applicant/owner of New Bethel AME Church is requesting approval for a preliminary/construction plan and stormwater management plan and report for a 2,821 square-foot addition to the church (Attachment No. 3).

BACKGROUND AND FINDINGS OF FACT:

See Attachment No. 4

CONCURRENCY ANALYSIS:

An Initial Certificate of Capacity is being issued for a 2,821 square-foot addition to the existing 2,303 square-foot church and 2,400 square-foot existing fellowship hall, for a total of 7,524 square feet. Any conditions required pursuant to the issuance of the certificate are attached to the Initial Certificate of Capacity.

RECOMMENDATION:

The Planning and Development Department recommends approval of the preliminary/construction plan and stormwater management plan and report request with the attached conditions.

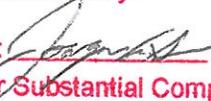
ATTACHMENTS:

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

PLANNING AND DEVELOPMENT DEPARTMENT ACTION:

APPROVED B.C.C.
 D.R.C.
 P.D.D.

Pasco County

By:  Date 9-18-15

For Substantial Compliance With
The Applicable Provisions of Pasco County
Land Development Regulations
And Their Intent

ATTACHMENT NO. 1 – CONDITIONS OF APPROVAL
New Bethel AME Church Expansion

Hard-Copy Site Development Permit

1. Before commencing approved construction activities, the applicant/developer or project contractor shall obtain from the Planning and Development Department an authorization to commence approved construction, a.k.a. "a hard copy Site Development Permit." To obtain said authorization the following must be submitted to the Planning and Development Department:
 - a. The completed notarized acknowledgment portion of the attached agenda memorandum. The applicant is hereby notified that the effective date of this development approval shall be the date of the final County action; however, no activity shall commence on site until such time as the acknowledgment portion of this document is completed (including notarization) and received by the Planning and Development Department.
 - b. A copy of all required State and Federal permits from the appropriate agencies, including drawings, plans, etc.
 - c. National Pollutant Discharge Elimination System Permit/permit application.

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

Specific Conditions

2. The owner/developer acknowledges that approval of the Utilities Service Connection Application is required prior to the start of any activities to construct water, wastewater, or reclaimed water as applicable.

General Conditions

3. The developer acknowledges that approval of this Preliminary Site Plan (PSP) does not establish vested rights with respect to construction of the project. Further, the developer acknowledges that no permit shall be issued or plat approved without the issuance of a Final Certificate of Capacity.
4. All construction work, including roads, drainage, and utilities, shall be constructed in accordance with County design standards and tested in compliance with the Engineering Services Department's *Testing Specifications for Construction of Roads, Storm Drainage, and Utilities*.
5. The applicant/developer shall acknowledge that should the County collect funds under a guarantee document, the developer shall authorize the County or its designee access to the property in question to complete the required work.

6. The applicant/developer shall acknowledge that should the County be required to institute legal proceedings in order to collect any funds under a guarantee document, the developer shall be responsible for attorney's fees and court costs incurred by the County in such action.
7. The developer acknowledges that an appeal may be filed against the decision of the Planning and Development Department within 30 days of the date of this approval. Any development that takes place within the 30-day-appeal deadline shall not establish vested rights with respect to construction of the project.
8. Site plans approved by the Planning and Development Department are the final approved documents. Changes/additions/ deletions to approved site plans; i.e., building size, location, loading zones, etc., require revised site plan submittal, review fee, and approval in accordance with the Land Development Code (LDC), Sections 300, 403, and 900.
9. The applicant/developer or project contractor shall notify the Project Management Division at least five working days prior to commencing any activity on the site.
10. The applicant/developer acknowledges that the PSP shall expire within six years of the original approval date of the PSP if Building Permits for the entire development have not been issued. In the event that the applicant/developer does not comply with this provision, all plans related to the uncompleted portion of the PSP approval shall be deemed void, and approval shall be deemed withdrawn, unless an extension has been obtained from the County Administrator or designee prior to expiration of any of the time limits provided above. Any extension shall be applied for at least 60 days prior to expiration of any of the above time limits.

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

Construction Plan

11. All handicapped parking spaces shall be signed and marked in accordance with the Florida Department of Transportation (FDOT) standards index. All regular/standard parking spaces shall be striped in white.
12. In consideration of the County's agreement to provide potable water and/or reclaimed water to the subject property, the applicant/developer and its their successors and assigns agree to the following:
 - a. In the event of production failure or shortfall by Tampa Bay Water (TBW), as set forth in Section 3.19 of the Interlocal Agreement creating TBW, the applicant/developer shall temporarily transfer to the County any and all water-use permits or water-use rights the applicant/developer may have to use or consume surface water or groundwater within the County for the duration of the production failure or shortfall.

- b. Prior to the applicant/developer selling water, water-use permits, or water-use rights, the applicant/developer shall notify the County, and the County shall have a right of first refusal to purchase such water or water-use permits or water-use rights.
13. Prior to any construction activity, the developer shall ensure that proper erosion and sediment control measures are in place. The applicant/developer or project contractor shall notify the Stormwater Management Division at least two working days prior to commencing any site preparation, including clearing and grubbing work, for a preinspection of the sediment and erosion-control devices. The developer shall control all fugitive dust originating from the project site and shall indicate on the construction drawings the manner in which fugitive dust is to be controlled. Further, all retention pond side slopes and associated swales shall be sodded to prevent soil erosion.
14. The applicant/developer acknowledges, in accordance with the LDC, Section 905.2, Landscaping and Buffering, wooden fences are not allowed as a visual screen in any of the buffer areas. If the applicant/developer proposes the use of a fence for a visual screen within any buffer area, vinyl fencing or chain-link fencing with black-out fabric or slats shall be used.
15. The applicant/developer acknowledges, in accordance with the LDC, Section 905.2, Landscaping and Buffering, any plant materials of whatsoever type and kind required by the Landscape and Buffering regulations and this approval, shall be replaced within thirty days of their demise and/or removal.
16. If, during construction activities, any evidence of historic resources including, but not limited to, aboriginal or historic pottery, prehistoric stone tools, bone or shell tools, historic trash pits, or historic building foundation, are discovered, work shall come to an immediate stop, and the Florida Department of Historic Resources (State Historic Preservation Officer) and the County shall be notified within two working days of the resources found on the site.
17. 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 the County shall be notified within two working days of the plant and/or animal species found on the site.

Development Standards

18. The commercial dimensional standards are in accordance with the appropriate zoning district regulations and uses contained within the LDC for the specific parcel.

Record Plat/Building Permit/Certificate of Occupancy

19. Site plans submitted with Building Permit applications are invalid as to final site approval unless stamped approved by the Planning and Development Department. These plans are submitted to show building location in regard to property line, other buildings, etc.,

only. The site must conform to those plans submitted and/or approved by the Planning and and Development Department in accordance with the LDC, Sections 300 and 403.

20. The applicant/developer acknowledges that a Building Permit shall be obtained for all structures that have a footer, regardless of size, through the Central Permitting Division; i.e., including, but not inclusive of, buildings, accessories, dumpster walls, and retaining walls.
21. A Registered Landscape Architect or other person as authorized by Chapter 481, Florida Statutes, as amended or other type of professional as approved by the County Administrator or designee shall conduct a final field inspection. A Certificate of Compliance shall be provided to the County prior to platting, or where platting is not required, prior to issuance of the Certificate of Occupancy (CO) or Certificate of Completion (CC).
22. The owner/developer shall arrange for a final site inspection approval by the Engineering Services Department prior to the occupancy/use of the permitted facilities.

DEVELOPER'S ACKNOWLEDGMENT:

The developer acknowledges that he has read, understood, and accepted the conditions of approval.

Date

Signature

Print Name

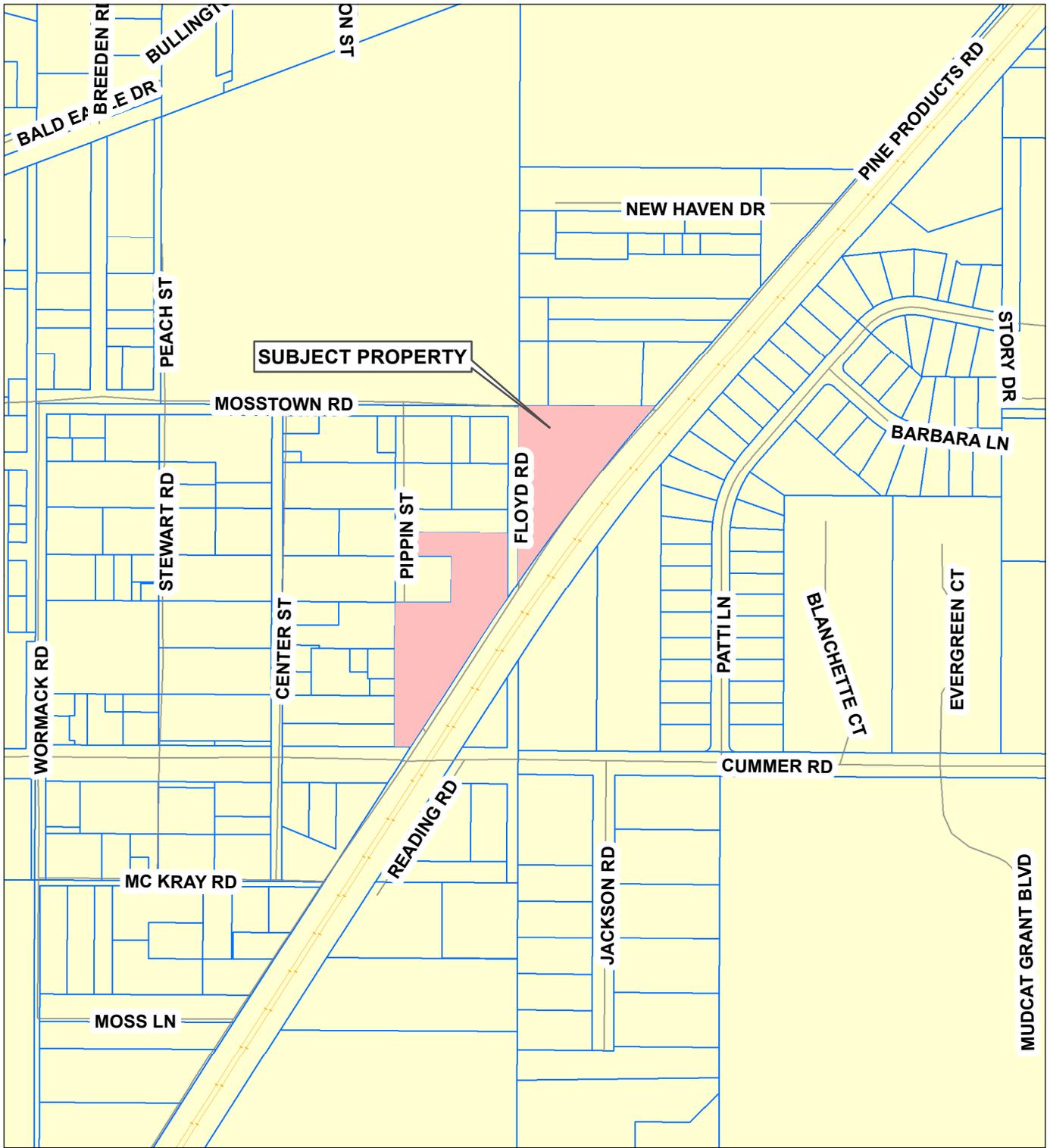
Title

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me the _____
(date), by _____ (name of person
acknowledging), who is personally known to me or who has produced
_____ (type of identification) as identification.

Seal:

NOTARY



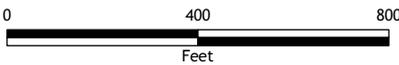
**SML15-007
New Bethel AME Church**

26 23 21 002A 0000 0330
26 23 21 0000 01900 0000

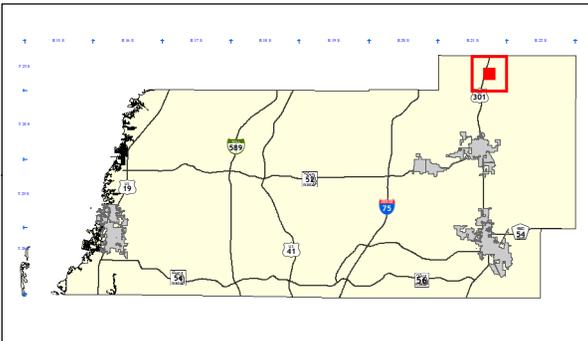
**PHYSICAL ADDRESS:
20641 FLOYD RD**

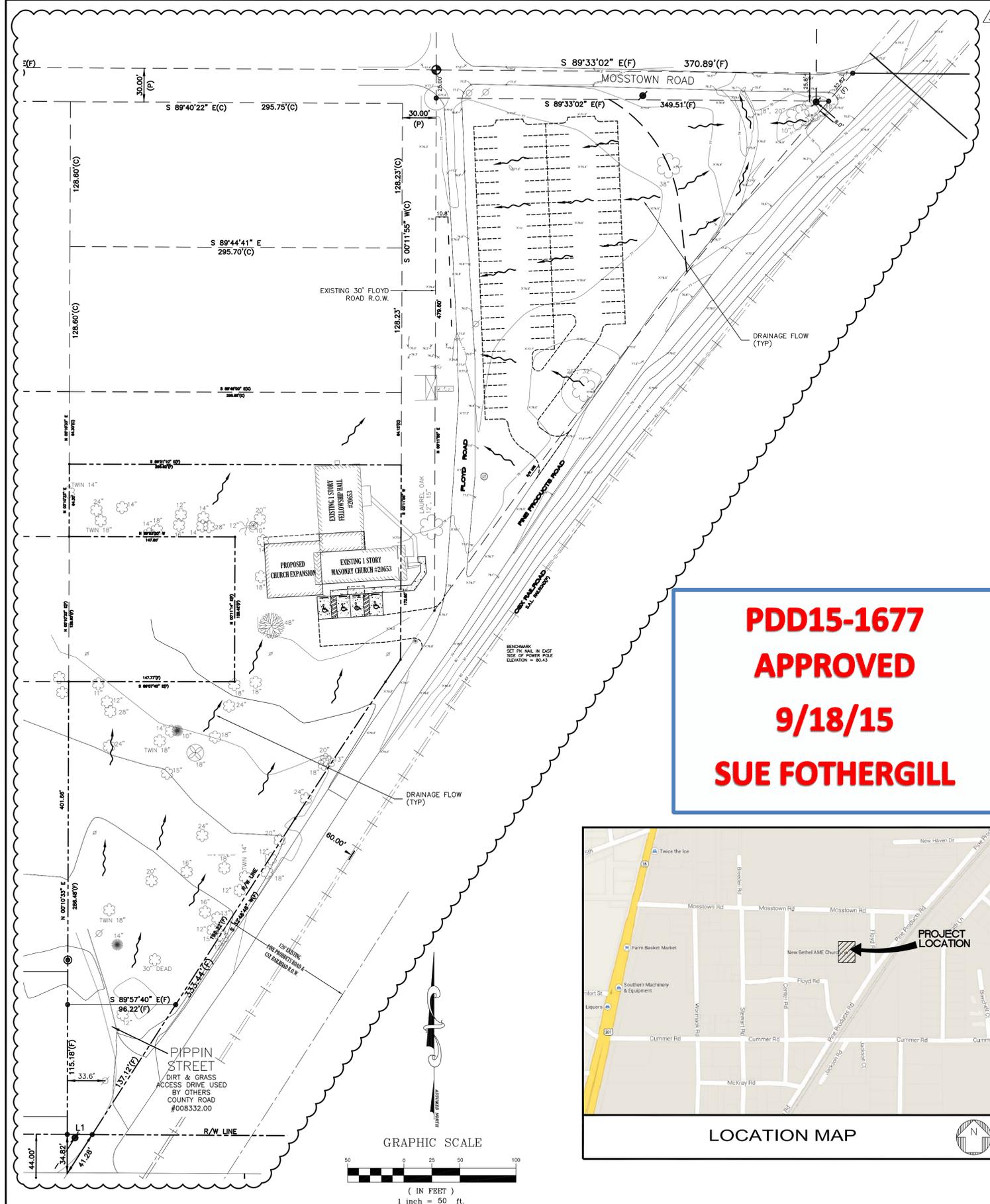
**TAZ - 57
COMMISSION DISTRICT: 1**

 **SUBJECT PROPERTY**

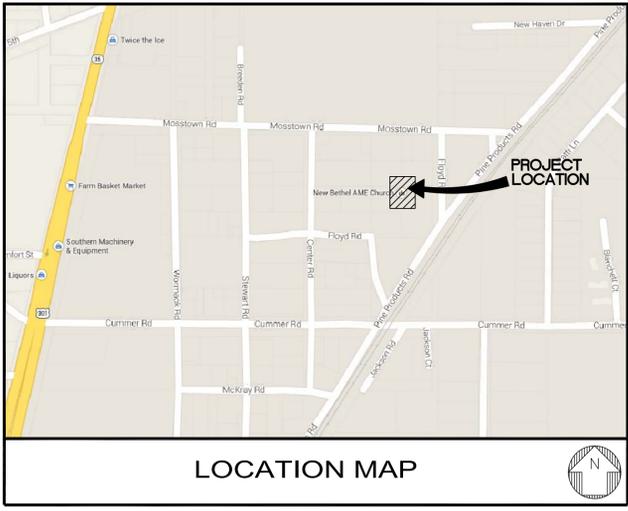


Pasco County GIS | 6/11/2015 | aikhuoria





**PDD15-1677
APPROVED
9/18/15
SUE FOTHERGILL**



SITE INFORMATION

- UTILITY NOTES:**
- ALL PROPOSED WATER SYSTEM DESIGN, MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH PASCO COUNTY UTILITY DEPARTMENT "STANDARD FOR DESIGN AND CONSTRUCTION OF WATER, WASTEWATER, AND RECLAIMED WATER FACILITIES." LATEST EDITION.
 - FIRE HYDRANTS SHALL BE FLOW TESTED AND COLOR CODED BASED ON FLOW RESULTS.
 - CONNECTIONS INTO AN EXISTING COUNTY OWNED SYSTEM SHALL BE VIA WET TAP. WET TAPS SHALL BE PERFORMED EXCLUSIVELY BY THE UTILITIES SERVICES BRANCH AT THE DEVELOPER'S EXPENSE. EXCAVATION, BACKFILL, AND SURFACE RESTORATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY. MATERIAL FOR WET TAPS LARGER THEN TWO INCHES SHALL BE PROVIDED AND INSTALLED BY THE PROJECT CONTRACTOR.
 - THE UTILITIES SERVICES BRANCH SHALL NOT OWN OR MAINTAIN ON-SITE WATERLINES, SEWER LINES, OR FACILITIES, UNLESS OTHERWISE APPROVED BY THE UTILITIES SERVICES BRANCH.
 - IN CONSIDERATION OF PASCO COUNTY'S AGREEMENT TO PROVIDE POTABLE WATER AND/OR RECLAIMED WATER TO THE SUBJECT PROPERTY, THE DEVELOPER/OWNER AND ITS SUCCESSORS AND ASSIGNS AGREE TO THE FOLLOWING:
(A) IN THE EVENT OF PRODUCTION FAILURE OR SHORTFALL BY TAMPA BAY WATER, AS SET FORTH IN SECTION 3.19 OF THE INTERLOCAL AGREEMENT CREATING TAMPA BAY WATER, THE DEVELOPER/OWNER SHALL TRANSFER TO PASCO COUNTY ANY AND ALL WATER USE PERMITS OR WATER USE RIGHTS IF THE DEVELOPER/OWNER MAY HAVE TO USE OR CONSUME SURFACE OR GROUND WATER WITHIN PASCO COUNTY.
(B) PRIOR TO DEVELOPER/OWNER SELLING WATER OR WATER USE RIGHTS, THE DEVELOPER/OWNER SHALL NOTIFY PASCO COUNTY, AND PASCO COUNTY SHALL HAVE THE RIGHT OF FIRST REFUSAL TO PURCHASE SUCH WATER USE PERMITS AND WATER USE RIGHTS.

SITE DESCRIPTION:
THIS PROPOSED PROJECT INVOLVES CONSTRUCTION AND DEVELOPMENT A COMMERCIAL FACILITY. INFRASTRUCTURE IMPROVEMENTS CONSIST OF STORMWATER TRACT, PARKING AREA, AND WATER AND SEPTIC SERVICE. CONSTRUCTION OF THE FACILITIES WILL INVOLVE CLEARING, GRUBBING, FILLING, EXCAVATION, GRADING AND STABILIZATION POTENTIAL POLLUTION SOURCES INCLUDE SOIL EROSION AND SILTATION, TEMPORARY DEWATERING, AND DISCHARGES FROM CONSTRUCTION EQUIPMENT (I.E. OIL, GAS).

- STORMWATER POLLUTION PREVENTION NOTES:**
- THIS PROJECT IS BELOW THE THRESHOLD FOR PERMITTING FOR FDEP NPDES STANDARDS.
 - CONTRACTOR SHALL INCORPORATE BEST MANAGEMENT PRACTICES AND EROSION CONTROLS AS SHOWN OR NOTED ON THIS PLAN TO MINIMIZE OR ELIMINATE THE POTENTIAL FOR POLLUTION DISCHARGES.
 - CONTRACTOR SHALL BE RESPONSIBLE TO PERFORM ALL WORK AND MAINTAIN ALL DEVICES.
 - CONTRACTOR SHALL PERFORM ALL REQUIRED INSPECTIONS AND REPORTING.
 - CONTRACTOR SHALL PROVIDE ADDITIONAL EROSION CONTROL DEVICES, AS MAY BE NECESSARY, TO PREVENT OFF-SITE POLLUTION DISCHARGES.
 - CONTRACTOR SHALL MAINTAIN UPDATED AND REVISED SWPP TO MATCH SITE CONDITIONS THROUGHOUT CONSTRUCTION.
 - CONTRACTOR SHALL REMOVE EROSION CONTROL DEVICES ONLY AFTER ALL DISTURBED AREAS ARE ADEQUATELY STABILIZED AS ACKNOWLEDGED BY APPLICABLE AGENCY INSPECTIONS.
 - CONTRACTOR SHALL PERFORM ALL WORK TO MEET PASCO COUNTY STANDARDS.

- SOIL/GEOTECHNICAL REPORTS:**
- SOIL BORINGS/GEOTECHNICAL REPORT PROVIDED BY FLORIDA GEOTECHNICAL ENGINEERING, INC. DATED JUNE 24, 2014, DECEMBER 4, 2014, AND MAY 12, 2015.

- SITE LIGHTING:**
- NO SITE LIGHTING IS PROPOSED.

- IRRIGATION:**
- IRRIGATION OF PROPOSED LANDSCAPING WILL BE PROVIDED BY ON-SITE WELL AND PUMP SYSTEM.

- STANDARD FIRE PROTECTION NOTES:**
- ALL PROJECTS MUST COMPLY WITH PASCO COUNTY FIRE HYDRANT ORDINANCE NO. 46-51
 - FIRE HYDRANTS SHALL BE INSTALLED AND IN SERVICE PRIOR TO THE ACCUMULATION OF COMBUSTIBLES.
 - PER THE NATIONAL FIRE PROTECTION ASSOCIATION, NFPA-1, 16.4.3.1.3: WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED, COMPLETED, AND IN SERVICE PRIOR TO CONSTRUCTION WORK.
 - PER NFPA-1, 18.3.4.1: CLEARANCES OF 7.5' IN FRONT OF AND TO THE SIDES OF THE FIRE HYDRANT WITH A 4' CLEARANCE TO THE REAR MUST BE MAINTAINED AT ALL TIMES.
 - GATED ENTRIES REQUIRE A SIREN OPERATING SYSTEM OR A 3M OPTICOM SYSTEM FOR EMERGENCY ACCESS.

- PASCO COUNTY DEVELOPMENT REVIEW - STANDARD SITE PLAN NOTES:**
- ALL UTILITY CONSTRUCTION SHALL COMPLY WITH THE PASCO COUNTY STANDARDS FOR DESIGN AND CONSTRUCTION OF WATER AND WASTEWATER FACILITIES SPECIFICATIONS, LATEST EDITION.
 - ALL ON-SITE WATER AND SEWER FACILITIES SHALL BE OWNED AND MAINTAINED BY THE OWNER-DEVELOPER.
 - INSTALLATION OF FUEL STORAGE TANKS REQUIRES REVIEW AND APPROVAL BY THE FIRE MARSHAL AND THE ISSUANCE OF A SEPARATE BUILDING PERMIT. APPROVAL OF THE SITE PLAN DOES NOT CONSTITUTE APPROVAL OF THE LOCATION OF THE FUEL TANKS.
 - 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, LATEST EDITION. PARKING SPACES, DIRECTIONAL ARROWS, AND STOP BARS SHALL BE STRIPED IN WHITE. IT SHALL BE THE OWNER/DEVELOPER'S RESPONSIBILITY TO PROPERLY SIGN AND STRIPE IN ACCORDANCE WITH APPLICABLE STANDARDS.
 - THE ARCHITECT/ENGINEER CERTIFIES THAT THE SITE HAS BEEN DESIGNED IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT.
 - ALL SIGNS AND MARKINGS SHALL BE IN ACCORDANCE WITH M.U.T.C.D. STANDARDS.
 - THE OWNER/DEVELOPER ACKNOWLEDGES THAT THIS APPROVAL DOES NOT INCLUDE ANY WORK IN THE COUNTY RIGHT-OF-WAY. ALL RIGHT-OF-WAY WORK SHALL BE A FUNCTION OF AN APPROVED PASCO RIGHT-OF-WAY USE PERMIT. 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 BUILDING PERMITS.
 - IF DURING CONSTRUCTION ACTIVITIES ANY EVIDENCE OF HISTORIC RESOURCES, INCLUDING BUT NOT LIMITED TO ABORIGINAL OR HISTORIC POTTERY, PREHISTORIC STONE TOOLS, BONE OR SHELL TOOLS, HISTORIC TRASH PITS, OR HISTORIC BUILDING FOUNDATION, ARE DISCOVERED, WORK SHALL COME TO AN IMMEDIATE STOP AND THE FLORIDA DEPARTMENT OF HISTORIC RESOURCES (STATE HISTORIC PRESERVATION OFFICER) AND PASCO COUNTY SHALL BE NOTIFIED WITHIN TWO WORKING DAYS OF THE RESOURCES FOUND ON THIS 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.

GENERAL STATEMENT

SITE IMPROVEMENTS CONSIST OF PARTIAL DEMOLITION AND NEW ADDITION TO THE EXISTING 5,983 SQ.FT. CHURCH FACILITY. APPROX. 827 SQ.FT. WILL BE DEMOLISHED AND A 2,821 SQ.FT. ADDITION WILL BE CONSTRUCTED. THE COMPLETED BUILDING WILL BE A TOTAL OF 7,524 SQ.FT. AND WILL CONSIST OF 234 SEATS.

OWNER
PASTOR GENE A. BROWN
NEW BETHEL AFRICAN METHODIST EPISCOPAL CHURCH,
LACOOCHIE, FL, INC.
P.O. BOX 818
LACOOCHIE, FL 33537
(352) 583-2500
MULBERRYFLASH56@AOL.COM

ENGINEER
MBV ENGINEERING, INC
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(321) 253-1510
MBVENGBMVBENG.COM

SURVEYOR
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DADE CITY, FL 33526
(352) 567-0048
MWB@BEALL@TAMPABAY.RR.COM

SURVEYOR
D.C. JOHNSON ASSOCIATES
11911 SOUTH CURLEY ST.
SAN ANTONIO, FL 33576
(352) 588-2768
ANDYGETZ@DCJOHNSON.COM

LAND USE
RES-6

ZONING
R-3 (SPECIAL EXCEPTION)
#PDD15-7142 (APPROVED 2/11/15)
PREVIOUS SITE PLAN #DRP57-086 (APPROVED 1987)

SITE DATA

TOTAL SITE AREA (BOTH PARCELS)	=	4.26 Ac	=	100.0%
SITE AREA (WEST PARCEL)	=	2.26 Ac	=	4.9%
EXISTING BUILDINGS	=	4,927 SF	=	0.11 Ac
EXIST. BLDG. (TO BE DEMOLISHED)	=	817 SF	=	0.02 Ac
PROPOSED BUILDING (TOTAL)	=	7,524 SF	=	0.17 Ac
PAVEMENT	=	1,475 SF	=	0.03 Ac
TOTAL IMPERVIOUS AREA	=	8,999 SF	=	0.20 Ac
TOTAL PERVIOUS AREA	=	89,614 SF	=	2.06 Ac
FLOOR AREA RATIO	=	7,524 SF/98,613 SF = 0.076		
REQUIRED		PROVIDED		
MAXIMUM BUILDING COVERAGE	45%	4.7%		
FRONT BLDG SETBACK	20 FEET	-5.61 FEET		
SIDE BLDG SETBACK	8.5 FEET	-0.90 FEET		
REAR BLDG SETBACK	15 FEET	70 FEET		

CONSTRUCTION SCHEDULE

START CONSTRUCTION	AUGUST 2015	26-23-21-002A-00000-0330
END CONSTRUCTION	JANUARY 2016	26-23-21-002A-00000-0340
		26-23-21-002A-00000-0342
		26-23-21-0000-01900-0000

PERMITS REQUIRED
PASCO COUNTY SITE PLAN APPROVAL

FLOOD ZONE
THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE 'X'
PER F.L.R.M. PANEL No. 12101 C 0108 F, DATED SEPTEMBER 26, 2014

SANITARY SEWER SOURCE
ON-SITE SEPTIC

TRAFFIC STATEMENT
CHURCH (ITE CODE 560)
ADT = 9.11 TRIPS x 7.524 KSF = 69 TRIPS
AM PEAK = 0.56 TRIPS x 7.524 KSF = 5 PEAK TRIPS
PM PEAK = 0.55 TRIPS x 7.524 KSF = 5 PEAK TRIPS

BUILDING HEIGHT
MAXIMUM BUILDING HEIGHT PER CODE = 35'
PROPOSED BUILDING HEIGHT = 12'-0"

PARKING DATA

CHURCH	= 234 SEATS	= 1 SPACE/3 SEATS	REQUIRED = 78 SPACES	PROVIDED = 85 SPACES (4 H/C PAVED, 81 REGULAR GRASSED SPACES)
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POTABLE WATER SOURCE
PASCO COUNTY UTILITIES

FIRE SERVICE PROVIDER
PASCO COUNTY (LACOOCHIE)

ELECTRIC SERVICE PROVIDER
REA (DADE CITY)

LEGAL DESCRIPTION
PARCEL 26-23-21-002A-00000-0330
THE EAST 1/2 OF LOT 33 AND THE SOUTH 1/2 OF LOT 32 OF CHARLES JENSEN'S SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 23 SOUTH, RANGE 21 EAST, AS SHOWN ON MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 44 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. LESS AND EXCEPT THE SOUTH 150.00 FEET THEREOF.
PARCEL 26-23-21-002A-00000-0340
LOT 34 OF CHARLES JENSEN'S SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 23 SOUTH, RANGE 21 EAST, AS SHOWN ON MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 44 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. LESS AND EXCEPT THE SOUTH 150.00 FEET THEREOF.
PARCEL 26-23-21-002A-00000-0342
THE SOUTH 150.00 FEET OF LOT 34 OF CHARLES JENSEN'S SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 23 SOUTH, RANGE 21 EAST, AS SHOWN ON MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 44 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
PARCEL 26-23-21-0000-01900-0000
THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 23 SOUTH, RANGE 21 EAST, LYING WEST OF THE CSX RAILROAD RIGHT-OF-WAY.

SEPTIC SYSTEM REQUIREMENTS
PROPOSED FLOW = 36PD/SEAT x 234 SEATS + 2 EMPLOYEES x 15 GPD/EMP. = 732 GPD
REQUIRED SEPTIC TANK SIZE = 1,650 GAL
DRAINFIELD SIZE = 732 GPD/0.80 GAL/SF/DAY = 915 SF
DRAINFIELD AREA PROVIDED = 920 SF
GREEN AREA REQUIRED = 920 SF x 1.5 = 1,380 SF
GREEN AREA PROVIDED = 3,120 SF

DRAINAGE NOTES:

- ROUTE ALL BUILDING ROOF DRAINS TO PROPOSED RETENTION AREA
- GRADE IMPROVEMENTS TO DRAIN TO PROPOSED RETENTION AREA
- RETENTION AREA SHALL PROVIDE REQUIRED TREATMENT VOLUME ONLY. OUTFALL WILL OCCUR WHEN TOP OF BANK IS EXCEEDED AND OUTFALL WILL FLOW NORTH AS PER THE EXISTING CONDITION. RECOVERY OF RETENTION AREA SHALL BE VIA PERCOLATION. PERCOLATION RATE IS 81.9 F/FT/DAY PER GEOTECH REPORT.

DATUM
ELEVATIONS BASED ON N.G.V.D. 1929 DATUM
EQUIVALENCY FACTOR OF 0.84' TO 1988 NAVD

MBV ENGINEERING, INC.
MOA, BOBILES, WILANZAR & ASSOCIATES
CONSULTING ENGINEERING

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MELBOURNE, FL 32935
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SITE PLAN

FLORIDA

NEW BETHEL AME CHURCH EXPANSION

PASCO COUNTY

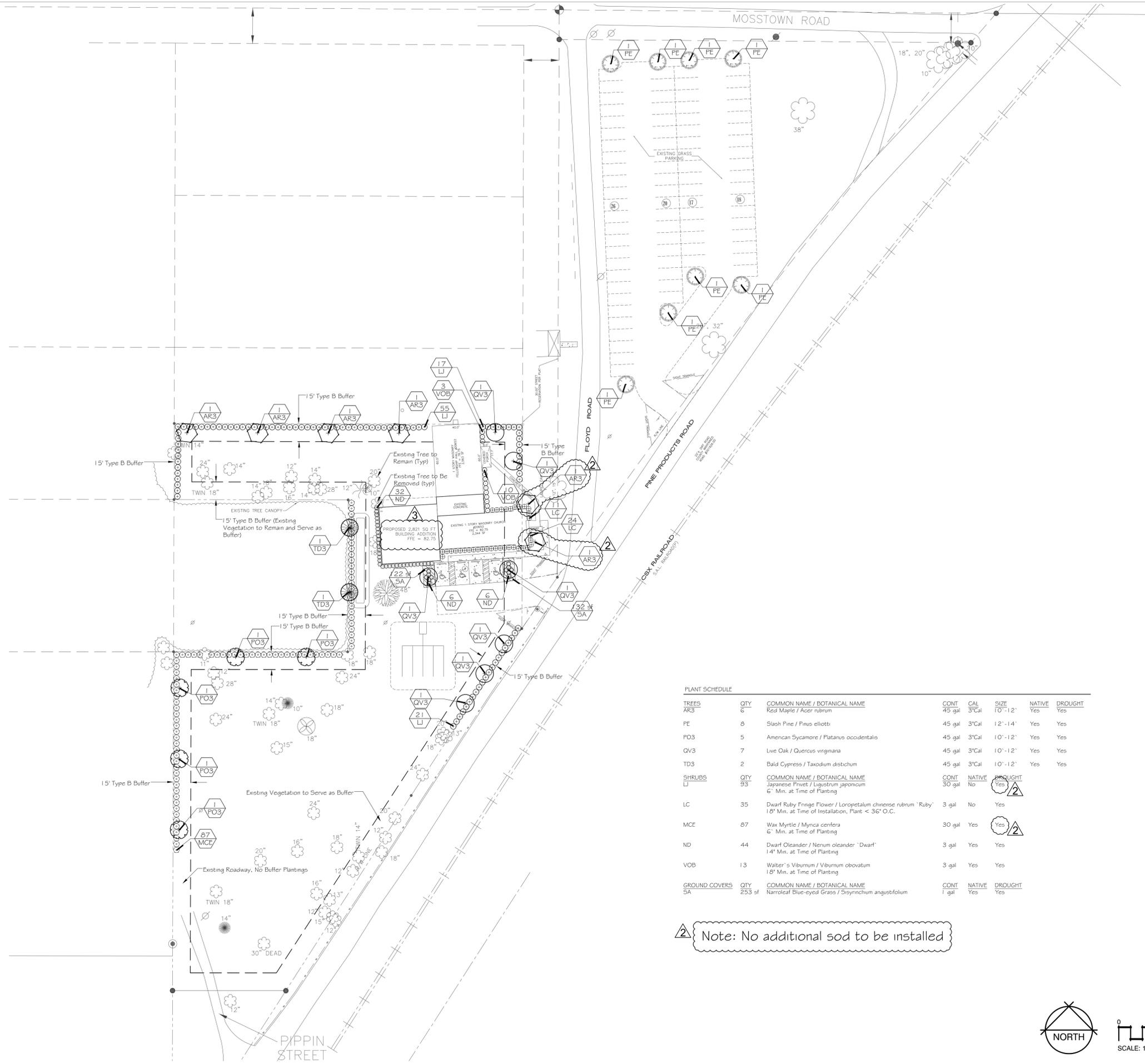
BRUCE A. MOIA
FL. P.E. #47529

DATE:

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C-1
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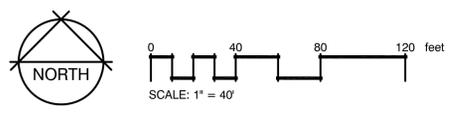
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PLANT SCHEDULE

TREES	QTY	COMMON NAME / BOTANICAL NAME	CONT	CAL	SIZE	NATIVE	DROUGHT
AR3	6	Red Maple / <i>Acer rubrum</i>	45 gal	3"Cal	10'-12'	Yes	Yes
PE	8	Slash Pine / <i>Pinus elliotii</i>	45 gal	3"Cal	12'-14'	Yes	Yes
PO3	5	American Sycamore / <i>Platanus occidentalis</i>	45 gal	3"Cal	10'-12'	Yes	Yes
QV3	7	Live Oak / <i>Quercus virginiana</i>	45 gal	3"Cal	10'-12'	Yes	Yes
TD3	2	Bald Cypress / <i>Taxodium distichum</i>	45 gal	3"Cal	10'-12'	Yes	Yes
SHRUBS	QTY	COMMON NAME / BOTANICAL NAME	CONT	NATIVE	DROUGHT		
LI	93	Japanese Privet / <i>Ligustrum japonicum</i>	30 gal	No	Yes	Yes	Yes
LC	35	Dwarf Ruby Fringe Flower / <i>Loropetalum chinense rubrum</i> 'Ruby'	3 gal	No	Yes	Yes	Yes
MCE	87	Wax Myrtle / <i>Mycna cerifera</i>	30 gal	Yes	Yes	Yes	Yes
ND	44	Dwarf Oleander / <i>Nerium oleander</i> 'Dwarf'	3 gal	Yes	Yes	Yes	Yes
VOB	13	Walter's Viburnum / <i>Viburnum obovatum</i>	3 gal	Yes	Yes	Yes	Yes
GROUND COVERS	QTY	COMMON NAME / BOTANICAL NAME	CONT	NATIVE	DROUGHT		
SA	253 sf	Narrowleaf Blue-eyed Grass / <i>Sisyrinchium angustifolium</i>	1 gal	Yes	Yes	Yes	Yes

Note: No additional sod to be installed



REV	DATE	DESCRIPTION
A	8/26/15	Rev. Addition Square Footage
A	8/5/15	Rev. Per County Comments: Entire Sheet Revision
A	7/9/15	Rev. Per County Comments: Entire Sheet Revision

New Bethel AME Church

Pasco County, FL

Prepared for:
Hegeman-Harris

Prepared by:



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 Landscape Architecture
 Land Planning
 Hardscape Design
 FL Reg #26000316

SCALE: AS SHOWN
 DATE: 7-9-15
 PIN: DC523
 PROJ MGR: MAW

LANDSCAPE PLAN

L101

LANDSCAPE DATA

INTERNAL LANDSCAPE AREA REQUIREMENT

TOTAL VEHICLE USE AREA = 1160 SF
 INTERNAL LANDSCAPE AREA REQUIRED (10% of VUA) = 116 SF
 INTERNAL LANDSCAPE AREA PROVIDED (31%) = 359 SF

INTERNAL LANDSCAPE AREA TREE REQUIREMENT

359 SF @ 1 TREE PER 200 SF = 2 TREES REQUIRED
 = 2 TREES PROVIDED

PERIMETER PLANTING AREA CALCULATIONS

TOTAL BUILDING AREA = 7275 SF
 10% PLANTING AREA REQUIRED = 728 SF
 16% PLANTING AREA PROVIDED = 1172 SF
 TOTAL BUILDING PERIMETER = 483 LF
 50% OF PERIMETER REQUIRED TO BE LANDSCAPED = 242 LF
 BUILDING PERIMETER LANDSCAPING PROVIDED = 293 LF (61%)

NATIVE SHRUB & GROUND COVER REQUIREMENT

OVERALL SITE: 30% OF REQ'D SHRUBS AND GROUND COVER ARE TO BE NATIVE
 397 OF 525 SHRUBS AND GROUND COVER ARE NATIVE = 76%

BUFFERS

TYPE "B" BUFFER ALONG ALL PROPERTY BOUNDARIES

REQUIRED:
 15' BUFFER WIDTH
 1 TREE PER 60 LINEAR FEET
 SCREENING A MINIMUM OF SIX (6) FEET IN HEIGHT AT THE TIME OF INSTALLATION.
 SCREENING SHALL INCLUDE ONE (1) OR MORE OF THE FOLLOWING:
 • OPAQUE FENCE
 • WALL
 • BERM
 • HEDGE

PROVIDED:

1326 LINEAR FEET @ 1 TREE PER 60 FEET = 22 TREES REQUIRED
 16 TREES AND THE REMAINDER ARE EXISTING TO REMAIN; 6' HEDGE ADDED

DROUGHT TOLERANT REQUIREMENT

OVERALL SITE: MAX 50% PLANT MATERIAL OTHER THAN TREES ARE ALLOWED TO BE NON-DROUGHT TOLERANT; 525 OF 525 SHRUBS AND G.C. ARE DROUGHT TOLERANT = 100%

TREE REMOVAL, REPLACEMENT AND MITIGATION

Total Live Oaks On-Site

Size (Inches)	No.	Total Inches-Oak Onsite
10	1	10
14	1	14
48	1	48
		0
		0
Total Oak:	3	72

Total Other Species On-Site

Water Oaks			Palms			Unknown Species			Cherry		
Size (Inches)	No.	Total Inches-Other Onsite	Size (Inches)	No.	Total Inches-Other Onsite	Size (Inches)	No.	Total Inches-Other Onsite	Size (Inches)	No.	Total Inches-Other Onsite
10	2	20	12	1	12	10	1	10	10	2	20
11	1	11				18	1	18	14	1	14
12	9	108	Total Palms	12	12	Total Unknown Species	28	28	Total Cherry	34	34
13	2	26									
14	10	140									
15	4	60									
16	3	48									
18	14	252									
20	5	100									
24	5	120									
26	1	26									
28	2	56									
32	1	32									
38	1	38									
Total Water Oaks	1037										

TOTAL OTHER INCHES ON-SITE: 1111

TREE INCHES TO BE REMOVED-10" DBA & Larger

Live Oaks			Other Trees		
Size (inches)	No.	Total Inches	Type	Size (inches)	Total Inches
			Water Oak	14	14
			Water Oak	18	18
Total Oak:	0	0			32

Total Live Oaks Saved

Size (Inches)	No.	Total Inches-Oak Onsite
10	1	10
14	1	14
48	1	48
		0
		0
Total Oak:	3	72

Total Other Species Saved

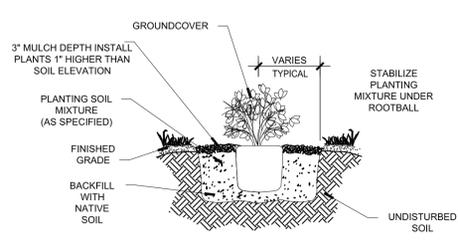
Water Oaks Saved			Palms			Unknown Species			Cherry		
Size (Inches)	No.	Total Inches-Other Onsite	Size (Inches)	No.	Total Inches-Other Onsite	Size (Inches)	No.	Total Inches-Other Onsite	Size (Inches)	No.	Total Inches-Other Onsite
10	2	20	12	1	12	10	1	10	10	2	20
11	1	11				18	1	18	14	1	14
12	9	108	Total Palms	12	12	Total Unknown Species	28	28	Total Cherry	34	34
13	2	26									
14	9	126									
15	4	60									
16	3	48									
18	13	234									
20	5	100									
24	5	120									
26	1	26									
28	2	56									
32	1	32									
38	1	38									
Total Water Oaks	1005										

TOTAL OTHER INCHES SAVED: 1079

TOTAL TREE INCHES TO BE REPLACED (Landscape Plan)

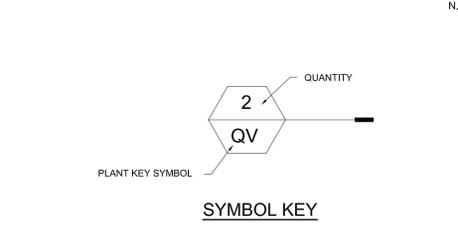
Live Oaks to be replaced inch for inch.			Others to be replaced inch for 1/3 inch.		
Live Oaks	Other Trees (32" / 3 = 12")	Total Inches	Tree Caliper	Qty	Total Inches
		100	3	26	78
inch for inch	100				78
			12" Req'd, 78" Provided = + 66"		

GROUND COVER PLANTING DETAIL



GROUND COVER PLANTING DETAIL

N.T.S.



SYMBOL KEY

N.T.S.

GENERAL LANDSCAPE NOTES

- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING PROJECT SITE CONDITIONS AND QUANTITIES INDICATED ON THESE PLANS, BEFORE PRICING WORK.
- ALL PLANT MATERIAL SHALL BE FLORIDA GRADE NO. 1 OR BETTER AS SPECIFIED IN "GRADES AND STANDARDS FOR NURSERY PLANTS PARTS I AND II" 1998 EDITION DIVISION OF PLANT INDUSTRY, FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, AND SHALL CONFORM TO CURRENT AMERICAN ASSOCIATION OF NURSERYMAN STANDARDS FOR NURSERY STOCK. ALL SIZES SHOWN FOR PLANT MATERIAL ON THE PLAN ARE TO BE CONSIDERED MINIMUM. ALL PLANT MATERIAL MUST MEET OR EXCEED THESE MINIMUM REQUIREMENTS FOR BOTH HEIGHT AND SPREAD. ANY OTHER REQUIREMENTS FOR SPECIFIC SHAPE OR EFFECT AS NOTED ON THE PLAN SHALL ALSO BE REQUIRED FOR ACCEPTANCE. ALL TREES TO BE SINGLE TRUNKED, UNLESS OTHERWISE NOTED ON PLANS. 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.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING THE CONDITION OF UNDERGROUND UTILITIES THAT EFFECT PLANTING PROCEDURES OR IRRIGATION SYSTEM INSTALLATION. IF ANY CONFLICTS OCCUR BETWEEN PROPOSED LOCATION OF TREES FOR ON THE DRAWING AND ANY UNDERGROUND UTILITIES OR SUBSURFACE STRUCTURES, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT. IF THE LANDSCAPE CONTRACTOR DAMAGES ANY STAKED OR IN PLACE UTILITIES BY HIS OWN NEGLIGENCE, THEY SHALL BE REPAIRED AT THE LANDSCAPE CONTRACTOR'S EXPENSE.
- LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY CONDITIONS THAT WOULD PREVENT THE HEALTHY GROWTH OF PLANT SPECIES CALLED FOR ON THE DRAWINGS. THIS NOTIFICATION MUST OCCUR PRIOR TO CONTRACT AWARD.
- IF ANY DISCREPANCIES OCCUR BETWEEN QUANTITIES CALLED FOR ON THE PLANT LIST AND THOSE INDICATED ON THE DRAWINGS, THE GREATER QUANTITY SHALL GOVERN.
- PLANT MATERIAL SHALL BE SOUND, HEALTHY AND VIGOROUS, WELL-BRANCHED AND DENSELY FOLIATED WHEN IN LEAF. THEY SHALL BE FREE OF DISEASE, INSECTS, EGGS, OR LARVAE, AND SHALL HAVE HEALTHY, WELL DEVELOPED ROOT SYSTEMS. THEY SHALL BE FREE FROM PHYSICAL DAMAGE OR ADVERSE CONDITIONS THAT WOULD PREVENT THRIVING GROWTH.
- PLANT MATERIAL SHALL CONFORM TO THE VARIETIES INDICATED IN THE PLANT LIST.
- SUBSTITUTION OF PLANT MATERIALS WILL NOT BE PERMITTED UNLESS AUTHORIZED BY THE LANDSCAPE ARCHITECT. IF PROOF IS SUBMITTED THAT ANY PLANT SPECIFIED IS NOT OBTAINABLE, A PROPOSAL WILL BE CONSIDERED FOR USE OF THE NEAREST EQUIVALENT SIZE OR VARIETY WITH CORRESPONDING ADJUSTMENT OF CONTRACT PRICES.
- PLANT MATERIAL LOCATIONS AND BED OUTLINES SHALL BE STAKED OR FLAGGED ON SITE BY THE LANDSCAPE CONTRACTOR AND SHALL BE ADJUSTED IF REQUIRED TO FIT ACTUAL AS-BUILT CONDITIONS ON SITE AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. PROPOSED PLANTINGS SHALL NOT BE PLACED IN THE FLOWLINE OF SWALES OR LOCATED WHERE THEY WILL IMPEDE WATER FLOW.
- A CRISP LINE, EITHER STRAIGHT OR CURVING, SHALL SEPARATE PLANT BEDS FROM SODDED OR SEEDED AREAS.
- LANDSCAPE CONTRACTOR SHALL EXCAVATE PLANT PITS ACCORDING TO THE DRAWINGS.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING HOISTING EQUIPMENT NECESSARY FOR THE PLACEMENT OF PLANT MATERIAL. NEW PLANT MATERIAL TO BE INSTALLED WILL BE FIELD ADJUSTED TO ACCOMMODATE EXISTING PLANT MATERIAL SUCH AS OVERHEAD CANOPY TREES, UNDERSTORY TREES AND SHRUBS OR GROUND COVER. THIS WILL INSURE EXISTING PLANT MATERIAL TO REMAIN IN ITS NATURAL STATE. THEREFORE, NO EXISTING PLANT MATERIAL WILL BE ALTERED BY REMOVING, CUTTING, TRIMMING OR DESTROYING IN ORDER TO INSTALL NEW PLANT MATERIAL.
- LANDSCAPE CONTRACTOR SHALL BEAR FINAL RESPONSIBILITY FOR PROPER SURFACE DRAINAGE OF PLANTED AREAS. ANY DISCREPANCY IN THE DRAWINGS, OBSTRUCTION ON THE SITE, OR PRIOR WORK DONE BY ANOTHER PARTY WHICH THE LANDSCAPE CONTRACTOR FEELS PRECLUDES ESTABLISHING PROPER DRAINAGE SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE FINAL GRADE AND SOIL (THE LAST 6") SHALL BE PROVIDED BY THE LANDSCAPE CONTRACTOR.
- 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)
- PLANTING AREAS SHALL BE PREPPED AND COMPLETELY FREE OF VEGETATION PRIOR TO INSTALLING NEW PLANT MATERIAL. ALL VEGETATIVE DEBRIS SHALL BE REMOVED AND PROPERLY DISPOSED OFF SITE.
- AFTER PLANT MATERIAL HAS BEEN INSTALLED AND APPROVED, PLANTING BEDS SHALL BE RAKED TO AN EVEN GRADE TO CONFORM TO PRE-MULCHING FINISH GRADES. PLANTING BEDS AND PLANT SAUCERS SHALL THEN BE UNIFORMLY COVERED WITH A MINIMUM 3 INCH LAYER OF PINE STRAW.
- ALL TREE STAKING TO BE DONE AS DETAILED. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES THAT OCCUR AS THE RESULT OF THE FAILURE TO STAKE TREES THAT ARE NOT AN ACT OF GOD AND THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR STRAIGHTENING TREES DURING THE GUARANTEE PERIOD.
- IN NEW PLANTED AREAS, GRADES SHALL BE ESTABLISHED BY THE LANDSCAPE CONTRACTOR AT APPROXIMATELY 3 INCHES BELOW CURBS, SIDEWALKS, HARDSCAPE AMENITIES, MOWING STRIPS, AND ABUTMENTS TO ALLOW FOR MULCH.
- THE LANDSCAPE CONTRACTOR SHALL COORDINATE CONSTRUCTION OF PLANTING AREAS WITH INSTALLATION OF IRRIGATION SYSTEM AND HARDSCAPE WORK.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING APPLICABLE PERMITS BEFORE COMMENCING CONSTRUCTION, INCLUDING PERMITS TO WORK IN HILLSBOROUGH COUNTY RIGHT-OF-WAY.
- INSTALLED PLANT MATERIAL SHALL BE FERTILIZED WITH THE FOLLOWING APPLICATIONS:
 TREES AND SHRUBS: OSMOCOTE (14-14-14)
 SHRUBS/GROUND COVER: 1/3 LB. PER 3-GALLON POT, 1/4 LB. PER 1-GALLON POT
 TREES AND SHRUBS (OVER 5 FT. HT.): 1 LB. PER 1 INCH OF TRUNK DIAMETER
 SOD (16-4-8) COMMERCIAL FERTILIZER - 18 LBS. PER 1,000 SQFT
- THE LANDSCAPE CONTRACTOR SHALL MAINTAIN PLANT MATERIAL ON SITE DURING AND BEFORE PLANTING, UNTIL THE WORK IS ACCEPTED BY THE OWNER AND/OR OWNER'S REPRESENTATIVE.
- THE OWNER AND/OR OWNER'S REPRESENTATIVE HAS THE RIGHT TO REJECT ANY AND ALL WORK WHICH IN HIS OPINION DOES NOT MEET WITH THE REQUIREMENTS OF THE SPECIFICATIONS AT ANY STAGE OF THE PROJECT.
- IN GENERAL, THE WORK SHALL PROCEED AS RAPIDLY AS THE SITE BECOMES AVAILABLE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE CLEANUP OF PREMISES AND REMOVAL OF DISCARDED AND SURPLUS MATERIALS AND RUBBISH.
- SOLID SOD SHALL BE INSTALLED IN THE AREAS AS INDICATED ON THE PLAN. VERIFY EXACT LOCATION AND AMOUNT OF SOD AS SHOWN TO FIT CONDITIONS.
- SOD AREAS FOR SHALL BE BAHIA SOD UNLESS OTHERWISE NOTED. SOD SHALL BE HEALTHY, FREE OF INSECTS AND WEEDS AND IN NATURALLY FLOURISHING CONDITION. DRY, BROWN, AND UNFRESH SOD WILL BE REJECTED.
- SOD SHALL BE LAID END-TO-END AND SIDE-TO-SIDE IN A STAGGERED LINE TO FORM A UNIFORM LAYER. UNEVEN EDGES SHALL BE SQUARELY TRIMMED TO ALLOW CLOSE AND FIRM FITTING OF EACH PIECE.
- AFTER SODDING IS COMPLETED, THE ENTIRE SOD AREAS SHALL BE ROLLED AND WATERED BY HAND OR IRRIGATION SYSTEM EACH DAY FOR TWO WEEKS. SODDED AREAS SHALL THEN BE TOP-DRESSED WITH A COMMERCIAL FERTILIZER AS DIRECTED BELOW IN AN EVENLY BROADCAST PATTERN.
- LANDSCAPE CONTRACTOR TO PROVIDE PHOTOS OR SAMPLES OF ALL PLANT MATERIAL NOTED ON PLANT LIST TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
- ANY IRRIGATION ADJUSTMENTS, ADDITIONS OR REPAIRS ARE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- CLEAR-SIGHT TRIANGLE: WHERE A DRIVEWAY/ACCESSWAY INTERSECTS A ROAD OR 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 THE PASCO COUNTY LDC OR THE FLORIDA DEPARTMENT OF TRANSPORTATION, MANUAL OF UNIFORM MINIMUM STANDARDS, MOST RECENT EDITION (GREEN BOOK), WHICHEVER IS MORE RESTRICTIVE.
- SHRUBS WILL BE IN AN APPROPRIATELY SIZED CONTAINER, A MINIMUM OF 18" TALL AT INSTALLATION (DWARF SPECIES MAY BE INSTALLED AT A MINIMUM OF 14" HEIGHT), AND PLANTED SPACED AT A DISTANCE APPROPRIATE TO THE SPECIES TO CREATE A CONTINUOUS APPEARANCE WITHIN ONE (1) YEAR, BUT NO MORE THAN THIRTY-SIX (36) INCHES ON CENTER.
- GROUND-COVER PLANTS SHALL BE SPACED TO PRESENT A FINISHED APPEARANCE AND OBTAIN A REASONABLY COMPLETE COVERAGE WITHIN ONE (1) YEAR. NON-LIVING GROUND COVER, SUCH AS MULCH, GRAVEL, ROCKS, ETC., SHALL BE USED IN CONJUNCTION WITH LIVING PLANTS TO SUPPRESS FUGITIVE DUST.
- LANDSCAPING SHALL BE PLANTED IN SUCH A MANNER AS NOT TO IMPEDE THE ACCESS FOR MAINTENANCE AND STORM-WATER RUN-OFF FLOW TO OR IN A DITCH, SWALE, OR POND.
- ALL TREES THAT OVERHANG THE PUBLIC RIGHT OF WAY OR TREES WITHIN THE ROW SHALL BE TRIMMED AND PRUNED TO MAINTAIN A MINIMUM VERTICAL CLEAR HEIGHT OF 8' FROM THE FINISHED GROUND SURFACE OF THE SIDEWALK TO THE BOTTOM OF CANOPY/ 16.6' CLEAR HEIGHT ABOVE THE ROADWAY PATHS.
- THE COUNTY IS NOT RESPONSIBLE FOR MAINTENANCE OF ANY LANDSCAPING UNLESS APPROVED THROUGH A COUNTY MAINTENANCE AGREEMENT. (LDC 905.2-C.1.A) NEW BETHEL AME CHURCH SHALL BE RESPONSIBLE FOR LANDSCAPE MAINTENANCE.
- 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)
- 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)
- 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)
- ANY PLANT MATERIALS OF WHATSOEVER TYPE AND KIND REQUIRED BY THESE REGULATIONS SHALL BE REPLACED WITHIN THIRTY (30) DAYS OF THEIR DEMISE AND/OR REMOVAL.
- THE PLANTING OF SPECIES LISTED IN RULE 5B 57.007, FLORIDA ADMINISTRATIVE CODE, AS AMENDED, OR CLASSIFIED AS INVASIVE BY THE FLORIDA EXOTIC PEST PLANT COUNCIL, IS PROHIBITED.
- ALL HEIGHT REQUIREMENTS SHALL BE BASED ON THE FINISHED GRADE OF THE LANDSCAPED AREA AND MEASURED AT THE MAIN STEM.

REV	DATE	DESCRIPTION
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2		
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10		

Prepared for:
Hegeman-Harris

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 Land Planning
 Hardscape Design
 FL Reg. #20000316

SCALE: AS SHOWN
 DATE: 7-9-15
 PIN: DC523
 PROJ MGR: MAW

LANDSCAPE
 DETAILS

LANDSCAPE PLAN
L501

11 September 2015 10:26am P:\Design Center\Design Project\DC523 New Bethel AME\Sheets\L501 New Bethel AME.dwg Layout = L501
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ATTACHMENT NO. 4 - BACKGROUND AND FINDINGS OF FACT
New Bethel AME Church Expansion

BACKGROUND:

1. According to the Pasco County Property Appraiser records, the church was built in 1960.
2. On April 21, 1987, the Planning and Development Department approved DPR87-96 for a one-story addition to the church to be used as a Fellowship Hall.
3. On February 11, 2015, the Planning Commission approved [PDD15-7142](#), a Special Exception to bring the church use of the property into compliance for R3 Medium Density Residential zoning and to allow a 2,368 square-foot addition to the church building.

FINDINGS OF FACT:

1. Presently, the subject site contains a 5,983 square-foot church building and a 2,400 square-foot fellowship hall.
2. The preliminary/construction plan and stormwater management plan and report has been reviewed by the Planning and Development Department, and it has been determined that the proposed use is consistent with the above-referenced zoning district's permitted uses and with the Pasco County applicable provisions of the Comprehensive Plan, as submitted.
3. The preliminary/construction plan and stormwater management plan and report for the above-subject project was prepared for New Bethel African Methodist Episcopal Church by MBV Engineering, Inc. and consists of three sheets dated May 27, 2015; the sheets were last revised on September 11, 2015. The plans were originally received by the Planning and Development Department on December 19, 2014, and final revisions were received on September 15, 2015.
4. Pasco County and the applicant have been pursuing the correction of an encroachment of the existing church building into a platted road right-of-way (per Plat Book 2, Page 44 dated November 15, 1923) and Mosstown Road which exists along the northern portion of the applicant's property without deed or dedication to the County. Further, on November 15, 2011, the Board of County Commissioners agreed to provide the fees and costs associated with processing the application to vacate, and to prepare and accept, at no cost, the deeds for roadway right-of-way for Floyd Road and Mosstown Road (REA12-026).
5. The applicant has fulfilled the Special Exception PDD15-7142 Condition of Approval Number 3 to convey the revised right-of-way for Floyd Road and Mosstown Road to the satisfaction of the Pasco County Engineering Services Department and Real Estate Division.

The Planning and Development Department's approval of this preliminary/construction plan and stormwater management plan and report constitutes a finding by the Planning and Development Department that the preliminary/construction plan and stormwater management plan and report, as conditioned, is consistent with those Goals, Objectives, and Policies of the Comprehensive Plan and those provisions of the LDC that are applicable to preliminary/construction plan and

stormwater management plan and report approvals. This action is based on the office review of the plans, supporting documentation, and certifications of the Engineer of Record.

INITIAL CERTIFICATE OF CAPACITY

REQUIRED FOR PRELIMINARY SITE PLANS, PRELIMINARY DEVELOPMENT PLANS,
NONRESIDENTIAL SUBDIVISION, RESIDENTIAL SUBDIVISION INTO MORE THAN ONE DWELLING UNIT
PER LOT, AND PUBLIC SCHOOL COMPREHENSIVE PLAN CONSISTENCY REVIEW
To Be Completed By Department Responsible for Approval Sought;
Completed Certificate Must Be Attached to the Agenda Item and Approval Document

Complete Application (Date):	1-6-2015	Certificate Completed by:	D.Huber for Sue F
Parcel ID No(s):	26-23-21-002A-00000-0330, 26-23-21-0000-01900-0000		(attach survey if project includes portion of parcel)
Project Name:	New Bethel AME Church Expansion		No: SML15-007
Applicant Name, Address, and Telephone Number:	MBV Engineering, Inc. 1250 W. Eau Gallie Blvd Unit L Melbourne FL 32935 (321) 253-1510		
Job Site Address:	Floyd Rd - 421, Moss Town Rd - S, US 301 - E		
Does the applicant want to opt out of the mobility fee system pursuant to LDC 1302? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, then transportation concurrency will apply and TIS application is required.)			
Project subject to Development of Regional Impact (DRI) Development Order or to a Development Agreement? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Approval Sought (Check All that apply):			
<input type="checkbox"/>	Preliminary Development Plan	<input type="checkbox"/>	Nonresidential Subdivision
<input checked="" type="checkbox"/>	Preliminary Site Plan	<input type="checkbox"/>	Residential Subdivision into more than one dwelling unit
<input type="checkbox"/>		<input type="checkbox"/>	Public School (Comprehensive Plan Consistency Review)

TYPE OF DEVELOPMENT

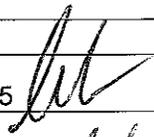
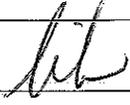
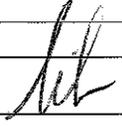
Number of Units	Unit Measure	Description
2821 new	sq ft	Church exp
2303 existing	sq ft	Church
2400 existing	sq ft	fellowship hall
7524 total	sq ft	

Expiration (1300 LDC)		
All facilities (other than roads and schools) expire on:	9/18/2021	(6 yrs from issuance)
Roads(Only applies if project subject to transportation concurrency) Certificate of Capacity expires or is subject to additional review on: (click N/A if transportation concurrency does not apply)		or N/A <input type="checkbox"/>
Schools: Certificate of Capacity expires or is subject to additional review on:		or N/A <input type="checkbox"/>
Issuance Date:	SEPT. 18, 2015	<i>S.T. Jethers</i>

Completed Certificate of Capacity which has been issued to be distributed as follows:

- 1) Applicant 2) Shared Directory: 1-LOS, and 3) Project File.

INITIAL CERTIFICATE OF CAPACITY

	Yes	No	Conditional Approval	Review Standards	Reviewed By & Authorized Signature/Date
Roads <input type="checkbox"/> N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	LDC 1301.6.D and Chapter 7 Transportation Analysis	
Water/Water Supply (Utilities) or <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	LDC 1301.6.A and Chapter 10 Public Facilities Element	Mike Kirkpatrick 1-9-15 
Sewer (Utilities) or <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	LDC 1301.6.A and Chapter 10 Public Facilities Element	Mike Kirkpatrick 1-9-15 
Parks/Recreation(Parks) <input checked="" type="checkbox"/> N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	LDC 1301.6.B and Chapter 5 Recreation and Open Space Element	
Solid Waste (Utilities) Or <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	LDC 1301.6.A and Chapter 10 Public Facilities Element	Mike Kirkpatrick 1-9-15 
School or <input checked="" type="checkbox"/> N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	LDC 1301.6.C & Chapter 8 Public School Facilities Element and School District Concurrency Implementation Procedures Manual	

[Type or Copy and Paste Below]

**New Bethel AMC Church Expansion Parcel #26-23-21-002A-00000-0330, PCU #15-103.04
26-23-21-0000-01900-0000**

Conditions of Approval for Water:

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

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

Conditions of Approval for Wastewater:

The provision of solid waste service is contingent upon the County receiving all permits and approvals necessary to implement and construct the County's planned disposal system improvements and facility expansions needed to serve the development; and the Developer's, and

Completed Certificate of Capacity which has been issued to be distributed as follows:

- 1) Applicant 2) Shared Directory: 1-LOS, and 3) Project File.

its successors or assigns, compliance with conditions of Pasco County Code Chapter 90 and other applicable regulatory requirements.

Conditions of Approval for Solid Waste:

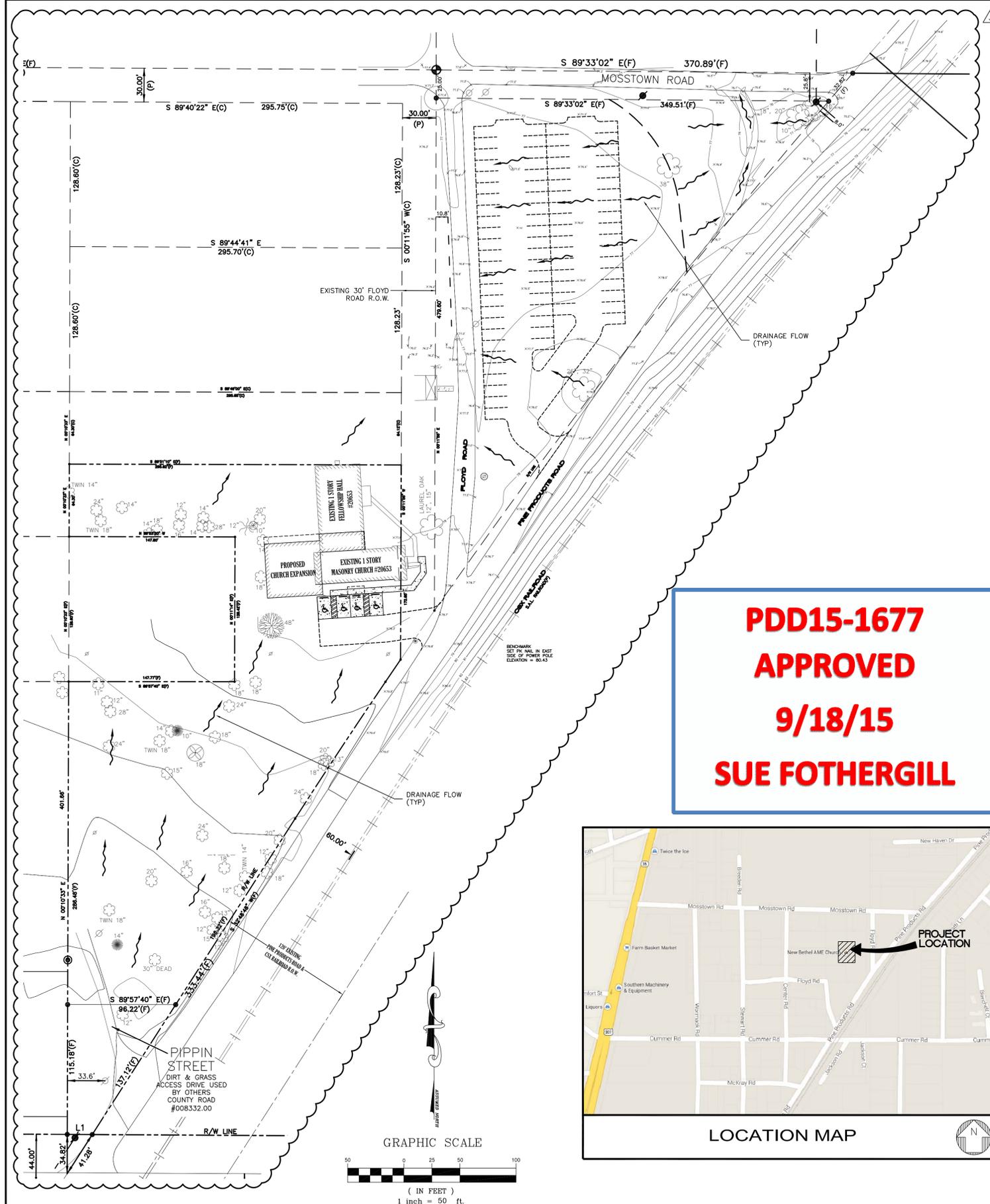
Pasco County Utilities has reviewed the referenced parcel and has determined that this parcel is within the existing area where solid waste services are provided by Pasco County Utilities.

The provision of solid waste service is contingent upon the County receiving all the necessary permits and approvals to implement and construct the County's planned disposal system improvements and facility expansions needed to serve the development; and the Developer's, and its successors or assigns, compliance with the conditions of Pasco County Code Chapter 90 and other applicable regulatory requirements.

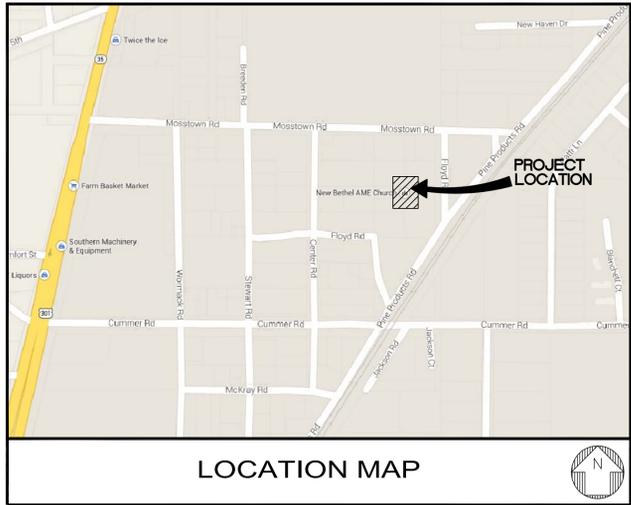
Completed Certificate of Capacity which has been issued to be distributed as follows:

- 1) Applicant
- 2) Shared Directory: 1-LOS, and
- 3) Project File.

Revised 9-20-13



**PDD15-1677
APPROVED
9/18/15
SUE FOTHERGILL**



SITE INFORMATION

- UTILITY NOTES:**
- ALL PROPOSED WATER SYSTEM DESIGN, MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH PASCO COUNTY UTILITY DEPARTMENT "STANDARD FOR DESIGN AND CONSTRUCTION OF WATER, WASTEWATER, AND RECLAIMED WATER FACILITIES." LATEST EDITION.
 - FIRE HYDRANTS SHALL BE FLOW TESTED AND COLOR CODED BASED ON FLOW RESULTS.
 - CONNECTIONS INTO AN EXISTING COUNTY OWNED SYSTEM SHALL BE VIA WET TAP. WET TAPS SHALL BE PERFORMED EXCLUSIVELY BY THE UTILITIES SERVICES BRANCH AT THE DEVELOPER'S EXPENSE. EXCAVATION, BACKFILL, AND SURFACE RESTORATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY. MATERIAL FOR WET TAPS LARGER THEN TWO INCHES SHALL BE PROVIDED AND INSTALLED BY THE PROJECT CONTRACTOR.
 - THE UTILITIES SERVICES BRANCH SHALL NOT OWN OR MAINTAIN ON-SITE WATERLINES, SEWER LINES, OR FACILITIES, UNLESS OTHERWISE APPROVED BY THE UTILITIES SERVICES BRANCH.
 - IN CONSIDERATION OF PASCO COUNTY'S AGREEMENT TO PROVIDE POTABLE WATER AND/OR RECLAIMED WATER TO THE SUBJECT PROPERTY, THE DEVELOPER/OWNER AND ITS SUCCESSORS AND ASSIGNS AGREE TO THE FOLLOWING:
(A) IN THE EVENT OF PRODUCTION FAILURE OR SHORTFALL BY TAMPA BAY WATER, AS SET FORTH IN SECTION 3.19 OF THE INTERLOCAL AGREEMENT CREATING TAMPA BAY WATER, THE DEVELOPER/OWNER SHALL TRANSFER TO PASCO COUNTY ANY AND ALL WATER USE PERMITS OR WATER USE RIGHTS IF THE DEVELOPER/OWNER MAY HAVE TO USE OR CONSUME SURFACE OR GROUND WATER WITHIN PASCO COUNTY.
(B) PRIOR TO DEVELOPER/OWNER SELLING WATER OR WATER USE RIGHTS, THE DEVELOPER/OWNER SHALL NOTIFY PASCO COUNTY, AND PASCO COUNTY SHALL HAVE THE RIGHT OF FIRST REFUSAL TO PURCHASE SUCH WATER USE PERMITS AND WATER USE RIGHTS.

SITE DESCRIPTION:
THIS PROPOSED PROJECT INVOLVES CONSTRUCTION AND DEVELOPMENT A COMMERCIAL FACILITY. INFRASTRUCTURE IMPROVEMENTS CONSIST OF STORMWATER TRACT, PARKING AREA, AND WATER AND SEPTIC SERVICE. CONSTRUCTION OF THE FACILITIES WILL INVOLVE CLEARING, GRUBBING, FILLING, EXCAVATION, GRADING AND STABILIZATION POTENTIAL POLLUTION SOURCES INCLUDE SOIL EROSION AND SILTATION, TEMPORARY DEWATERING, AND DISCHARGES FROM CONSTRUCTION EQUIPMENT (I.E. OIL, GAS).

- STORMWATER POLLUTION PREVENTION NOTES:**
- THIS PROJECT IS BELOW THE THRESHOLD FOR PERMITTING FOR FDEP NPDES STANDARDS.
 - CONTRACTOR SHALL INCORPORATE BEST MANAGEMENT PRACTICES AND EROSION CONTROLS AS SHOWN OR NOTED ON THIS PLAN TO MINIMIZE OR ELIMINATE THE POTENTIAL FOR POLLUTION DISCHARGES.
 - CONTRACTOR SHALL BE RESPONSIBLE TO PERFORM ALL WORK AND MAINTAIN ALL DEVICES.
 - CONTRACTOR SHALL PERFORM ALL REQUIRED INSPECTIONS AND REPORTING.
 - CONTRACTOR SHALL PROVIDE ADDITIONAL EROSION CONTROL DEVICES, AS MAY BE NECESSARY, TO PREVENT OFF-SITE POLLUTION DISCHARGES.
 - CONTRACTOR SHALL MAINTAIN UPDATED AND REVISED SWPP TO MATCH SITE CONDITIONS THROUGHOUT CONSTRUCTION.
 - CONTRACTOR SHALL REMOVE EROSION CONTROL DEVICES ONLY AFTER ALL DISTURBED AREAS ARE ADEQUATELY STABILIZED AS ACKNOWLEDGED BY APPLICABLE AGENCY INSPECTIONS.
 - CONTRACTOR SHALL PERFORM ALL WORK TO MEET PASCO COUNTY STANDARDS.

- SOIL/GEOTECHNICAL REPORTS:**
- SOIL BORINGS/GEOTECHNICAL REPORT PROVIDED BY FLORIDA GEOTECHNICAL ENGINEERING, INC. DATED JUNE 24, 2014, DECEMBER 4, 2014, AND MAY 12, 2015.

- SITE LIGHTING:**
- NO SITE LIGHTING IS PROPOSED.

- IRRIGATION:**
- IRRIGATION OF PROPOSED LANDSCAPING WILL BE PROVIDED BY ON-SITE WELL AND PUMP SYSTEM.

- STANDARD FIRE PROTECTION NOTES:**
- ALL PROJECTS MUST COMPLY WITH PASCO COUNTY FIRE HYDRANT ORDINANCE NO. 46-51
 - FIRE HYDRANTS SHALL BE INSTALLED AND IN SERVICE PRIOR TO THE ACCUMULATION OF COMBUSTIBLES.
 - PER THE NATIONAL FIRE PROTECTION ASSOCIATION, NFPA-1, 16.4.3.1.3: WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED, COMPLETED, AND IN SERVICE PRIOR TO CONSTRUCTION WORK.
 - PER NFPA-1, 18.3.4.1: CLEARANCES OF 7.5' IN FRONT OF AND TO THE SIDES OF THE FIRE HYDRANT WITH A 4' CLEARANCE TO THE REAR MUST BE MAINTAINED AT ALL TIMES.
 - GATED ENTRIES REQUIRE A SIREN OPERATING SYSTEM OR A 3M OPTICOM SYSTEM FOR EMERGENCY ACCESS.

- PASCO COUNTY DEVELOPMENT REVIEW - STANDARD SITE PLAN NOTES:**
- ALL UTILITY CONSTRUCTION SHALL COMPLY WITH THE PASCO COUNTY STANDARDS FOR DESIGN AND CONSTRUCTION OF WATER AND WASTEWATER FACILITIES SPECIFICATIONS, LATEST EDITION.
 - ALL ON-SITE WATER AND SEWER FACILITIES SHALL BE OWNED AND MAINTAINED BY THE OWNER-DEVELOPER.
 - INSTALLATION OF FUEL STORAGE TANKS REQUIRES REVIEW AND APPROVAL BY THE FIRE MARSHAL AND THE ISSUANCE OF A SEPARATE BUILDING PERMIT. APPROVAL OF THE SITE PLAN DOES NOT CONSTITUTE APPROVAL OF THE LOCATION OF THE FUEL TANKS.
 - 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, LATEST EDITION. PARKING SPACES, DIRECTIONAL ARROWS, AND STOP BARS SHALL BE STRIPED IN WHITE. IT SHALL BE THE OWNER/DEVELOPER'S RESPONSIBILITY TO PROPERLY SIGN AND STRIPE IN ACCORDANCE WITH APPLICABLE STANDARDS.
 - THE ARCHITECT/ENGINEER CERTIFIES THAT THE SITE HAS BEEN DESIGNED IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT.
 - ALL SIGNS AND MARKINGS SHALL BE IN ACCORDANCE WITH M.U.T.C.D. STANDARDS.
 - THE OWNER/DEVELOPER ACKNOWLEDGES THAT THIS APPROVAL DOES NOT INCLUDE ANY WORK IN THE COUNTY RIGHT-OF-WAY. ALL RIGHT-OF-WAY WORK SHALL BE A FUNCTION OF AN APPROVED PASCO RIGHT-OF-WAY USE PERMIT. 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 BUILDING PERMITS.
 - IF DURING CONSTRUCTION ACTIVITIES ANY EVIDENCE OF HISTORIC RESOURCES, INCLUDING BUT NOT LIMITED TO ABORIGINAL OR HISTORIC POTTERY, PREHISTORIC STONE TOOLS, BONE OR SHELL TOOLS, HISTORIC TRASH PITS, OR HISTORIC BUILDING FOUNDATION, ARE DISCOVERED, WORK SHALL COME TO AN IMMEDIATE STOP AND THE FLORIDA DEPARTMENT OF HISTORIC RESOURCES (STATE HISTORIC PRESERVATION OFFICER) AND PASCO COUNTY SHALL BE NOTIFIED WITHIN TWO WORKING DAYS OF THE RESOURCES FOUND ON THIS 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.

GENERAL STATEMENT

SITE IMPROVEMENTS CONSIST OF PARTIAL DEMOLITION AND NEW ADDITION TO THE EXISTING 5,983 SQ.FT. CHURCH FACILITY. APPROX. 827 SQ.FT. WILL BE DEMOLISHED AND A 2,821 SQ.FT. ADDITION WILL BE CONSTRUCTED. THE COMPLETED BUILDING WILL BE A TOTAL OF 7,524 SQ.FT. AND WILL CONSIST OF 234 SEATS.

OWNER PASTOR GENE A. BROWN NEW BETHEL AFRICAN METHODIST EPISCOPAL CHURCH, LACOOCHIE, FL, INC. P.O. BOX 818 LACOOCHIE, FL 33537 (352) 583-2500 MULBERRYFLASH56@AOL.COM	ENGINEER MBV ENGINEERING, INC 1250 W. EAU GALIE BLVD - UNIT L MELBOURNE, FL 32935 (321) 253-1510 MBVENGBMVBENG.COM
SURVEYOR SIMMONS & BEALL, INC. P.O. BOX 1297 DADE CITY, FL 33526 (352) 567-0048 MWB@ALL@TAMPABAY.RR.COM	SURVEYOR D.C. JOHNSON ASSOCIATES 11911 SOUTH CURLEY ST. SAN ANTONIO, FL 33576 (352) 588-2768 ANDYGETZ@DCJOHNSON.COM
SITE ADDRESS 20641 FLOYD ROAD DADE CITY, FL 33523	ZONING R-3 (SPECIAL EXCEPTION) #PDD15-7142 (APPROVED 2/11/15) PREVIOUS SITE PLAN #DRP57-086 (APPROVED 1987)
LAND USE RES-6	SITE DATA

TOTAL SITE AREA (BOTH PARCELS) = 4.26 Ac	TOTAL IMPERVIOUS AREA = 8,999 SF = 0.20 Ac = 9.1%
SITE AREA (WEST PARCEL) = 2.26 Ac = 100.0%	TOTAL PERVIOUS AREA = 89,614 SF = 2.06 Ac = 90.9%
EXISTING BUILDINGS = 4,927 SF = 0.11 Ac = 4.9%	FLOOR AREA RATIO = 7,524 SF/98,613 SF = 0.076
EXIST. BLDG. (TO BE DEMOLISHED) = 817 SF = 0.02 Ac = 0.8%	REQUIRED = 45%
PROPOSED BUILDING (TOTAL) = 7,524 SF = 0.17 Ac = 7.6%	PROVIDED = 4.7%
PAVEMENT = 1,475 SF = 0.03 Ac = 1.5%	FRONT BLDG SETBACK = 20 FEET = -5.61 FEET
	SIDE BLDG SETBACK = 8.5 FEET = -0.90 FEET
	REAR BLDG SETBACK = 15 FEET = 70 FEET

CONSTRUCTION SCHEDULE	TAX PARCEL I.D. NUMBER(S)
START CONSTRUCTION: AUGUST 2015	26-23-21-002A-0000-0330
END CONSTRUCTION: JANUARY 2016	26-23-21-002A-0000-0340
	26-23-21-002A-0000-0342
	26-23-21-0000-01900-0000

PERMITS REQUIRED	FLOOD ZONE
PASCO COUNTY SITE PLAN APPROVAL	THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE 'X' PER F.L.R.M. PANEL No. 12101 C 0108 F, DATED SEPTEMBER 26, 2014

SANITARY SEWER SOURCE	BUILDING HEIGHT
ON-SITE SEPTIC	MAXIMUM BUILDING HEIGHT PER CODE = 35' PROPOSED BUILDING HEIGHT = 12'-0"

TRAFFIC STATEMENT	PARKING DATA
CHURCH (ITE CODE 560) ADT = 9.11 TRIPS x 7.524 KSF = 69 TRIPS AM PEAK = 0.56 TRIPS x 7.524 KSF = 5 PEAK TRIPS PM PEAK = 0.55 TRIPS x 7.524 KSF = 5 PEAK TRIPS	CHURCH = 234 SEATS = 1 SPACE/3 SEATS REQUIRED = 78 SPACES PROVIDED = 85 SPACES (4 H/C PAVED, 81 REGULAR GRASSED SPACES)

POTABLE WATER SOURCE	FIRE SERVICE PROVIDER	ELECTRIC SERVICE PROVIDER
PASCO COUNTY UTILITIES	PASCO COUNTY (LACOOCHIE)	REA (DADE CITY)

LEGAL DESCRIPTION
PARCEL 26-23-21-002A-0000-0330
THE EAST 1/2 OF LOT 33 AND THE SOUTH 1/2 OF LOT 32 OF CHARLES JENSEN'S SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 23 SOUTH, RANGE 21 EAST, AS SHOWN ON MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 44 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. LESS AND EXCEPT THE SOUTH 150.00 FEET THEREOF.
PARCEL 26-23-21-002A-0000-0340
LOT 34 OF CHARLES JENSEN'S SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 23 SOUTH, RANGE 21 EAST, AS SHOWN ON MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 44 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. LESS AND EXCEPT THE SOUTH 150.00 FEET THEREOF.
PARCEL 26-23-21-002A-0000-0342
THE SOUTH 150.00 FEET OF LOT 34 OF CHARLES JENSEN'S SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 23 SOUTH, RANGE 21 EAST, AS SHOWN ON MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 44 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
PARCEL 26-23-21-0000-01900-0000
THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 23 SOUTH, RANGE 21 EAST, LYING WEST OF THE CSX RAILROAD RIGHT-OF-WAY.

SEPTIC SYSTEM REQUIREMENTS
PROPOSED FLOW = 36PD/SEAT x 234 SEATS + 2 EMPLOYEES x 15 GPD/EMP. = 732 GPD
REQUIRED SEPTIC TANK SIZE = 1,650 GAL
DRAINFIELD SIZE = 732 GPD/0.80 GAL/SF/DAY = 915 SF
DRAINFIELD AREA PROVIDED = 920 SF
GREEN AREA REQUIRED = 920 SF x 1.5 = 1,380 SF
GREEN AREA PROVIDED = 3,120 SF

DRAINAGE NOTES:

- ROUTE ALL BUILDING ROOF DRAINS TO PROPOSED RETENTION AREA
- GRADE IMPROVEMENTS TO DRAIN TO PROPOSED RETENTION AREA
- RETENTION AREA SHALL PROVIDE REQUIRED TREATMENT VOLUME ONLY. OUTFALL WILL OCCUR WHEN TOP OF BANK IS EXCEEDED AND OUTFALL WILL FLOW NORTH AS PER THE EXISTING CONDITION. RECOVERY OF RETENTION AREA SHALL BE VIA PERCOLATION. PERCOLATION RATE IS 81.9 F/FT/DAY PER GEOTECH REPORT.

DATUM
ELEVATIONS BASED ON N.G.V.D. 1929 DATUM
EQUIVALENCY FACTOR OF 0.84' TO 1988 NAVD

REVISIONS	DATE
1. REVISED PER COUNTY COMMENTS	12/10/14
2. REVISED PER COUNTY COMMENTS	07/21/15
3. REVISED PER COUNTY COMMENTS	07/21/15
4. REVISED PER COUNTY COMMENTS	07/21/15
5. REVISED PER COUNTY COMMENTS	07/21/15
6. REVISED PER COUNTY COMMENTS	07/21/15
7. REVISED PER COUNTY COMMENTS	07/21/15

1250 W. EAU GALIE BLVD., UNIT L
MELBOURNE, FL 32935
PH. (321) 253-1510
FX. (321) 253-0911
VERO BEACH, FL. PH. (772) 569-0035
FT. PIERCE, FL. PH. (772) 468-9055

EMBV ENGINEERING, INC
MOA, BOBLES, WILANZAR & ASSOCIATES
CONSULTING ENGINEERING CA #37728

SITE PLAN

NEW BETHEL AME CHURCH EXPANSION

FLORIDA
PASCO COUNTY

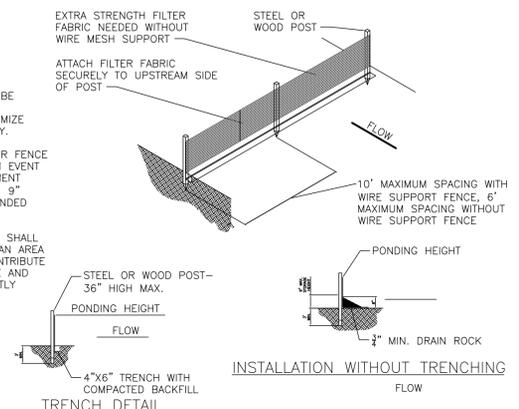
BRUCE A. MOIA
FL. P.E. #47529

DATE:

SHEET
C-1
OF 2

14-1610

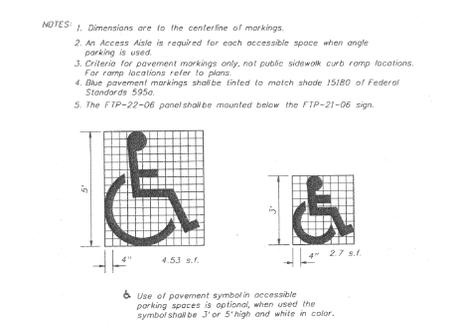
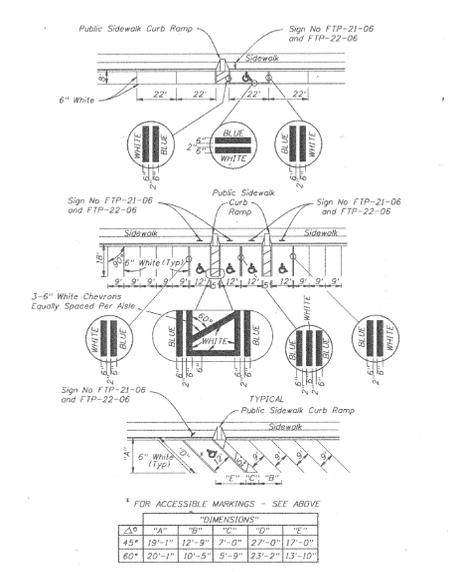
- NOTES:
1. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
 2. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 9" MAXIMUM RECOMMENDED STORAGE HEIGHT.
 3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.



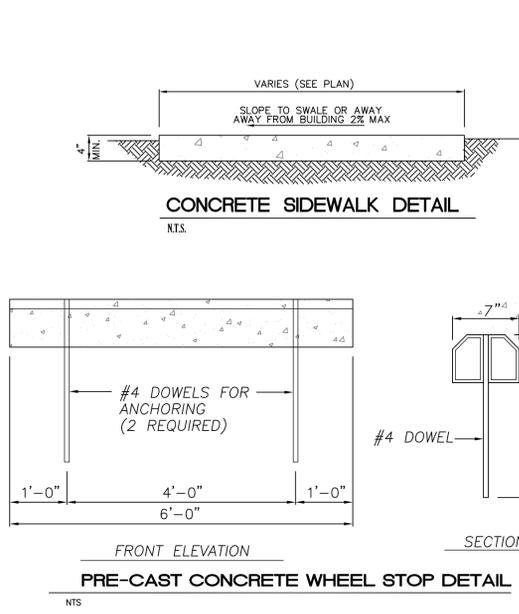
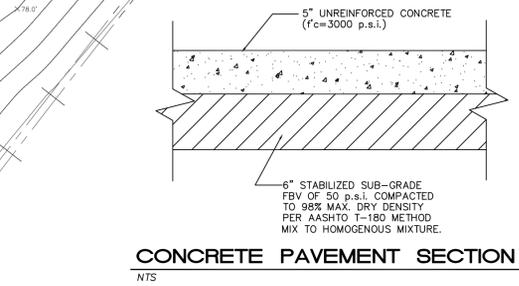
TYPE IV SILT FENCE-N.T.S.

ITEM	QUANTITY	DESCRIPTION
1	1	BACKFLOW PREVENTER ASSEMBLY, REDUCED PRESSURE ZONE
2	2	WROUGHT-IRON VALVE
3	2	WROUGHT-IRON BRASS
4	2	WROUGHT-IRON BRASS
5	2	WROUGHT-IRON BRASS
6	2	WROUGHT-IRON BRASS
7	2	WROUGHT-IRON BRASS
8	2	WROUGHT-IRON BRASS
9	2	WROUGHT-IRON BRASS
10	2	WROUGHT-IRON BRASS
11	2	WROUGHT-IRON BRASS
12	2	WROUGHT-IRON BRASS
13	2	WROUGHT-IRON BRASS
14	2	WROUGHT-IRON BRASS
15	2	WROUGHT-IRON BRASS
16	2	WROUGHT-IRON BRASS
17	2	WROUGHT-IRON BRASS
18	2	WROUGHT-IRON BRASS
19	2	WROUGHT-IRON BRASS
20	2	WROUGHT-IRON BRASS
21	2	WROUGHT-IRON BRASS
22	2	WROUGHT-IRON BRASS
23	2	WROUGHT-IRON BRASS
24	2	WROUGHT-IRON BRASS
25	2	WROUGHT-IRON BRASS
26	2	WROUGHT-IRON BRASS
27	2	WROUGHT-IRON BRASS
28	2	WROUGHT-IRON BRASS
29	2	WROUGHT-IRON BRASS
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31	2	WROUGHT-IRON BRASS
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33	2	WROUGHT-IRON BRASS
34	2	WROUGHT-IRON BRASS
35	2	WROUGHT-IRON BRASS
36	2	WROUGHT-IRON BRASS
37	2	WROUGHT-IRON BRASS
38	2	WROUGHT-IRON BRASS
39	2	WROUGHT-IRON BRASS
40	2	WROUGHT-IRON BRASS
41	2	WROUGHT-IRON BRASS
42	2	WROUGHT-IRON BRASS
43	2	WROUGHT-IRON BRASS
44	2	WROUGHT-IRON BRASS
45	2	WROUGHT-IRON BRASS
46	2	WROUGHT-IRON BRASS
47	2	WROUGHT-IRON BRASS
48	2	WROUGHT-IRON BRASS
49	2	WROUGHT-IRON BRASS
50	2	WROUGHT-IRON BRASS

CREATED: 02/24/11
REVISED: _____
PASCO COUNTY UTILITIES
DETAIL 12



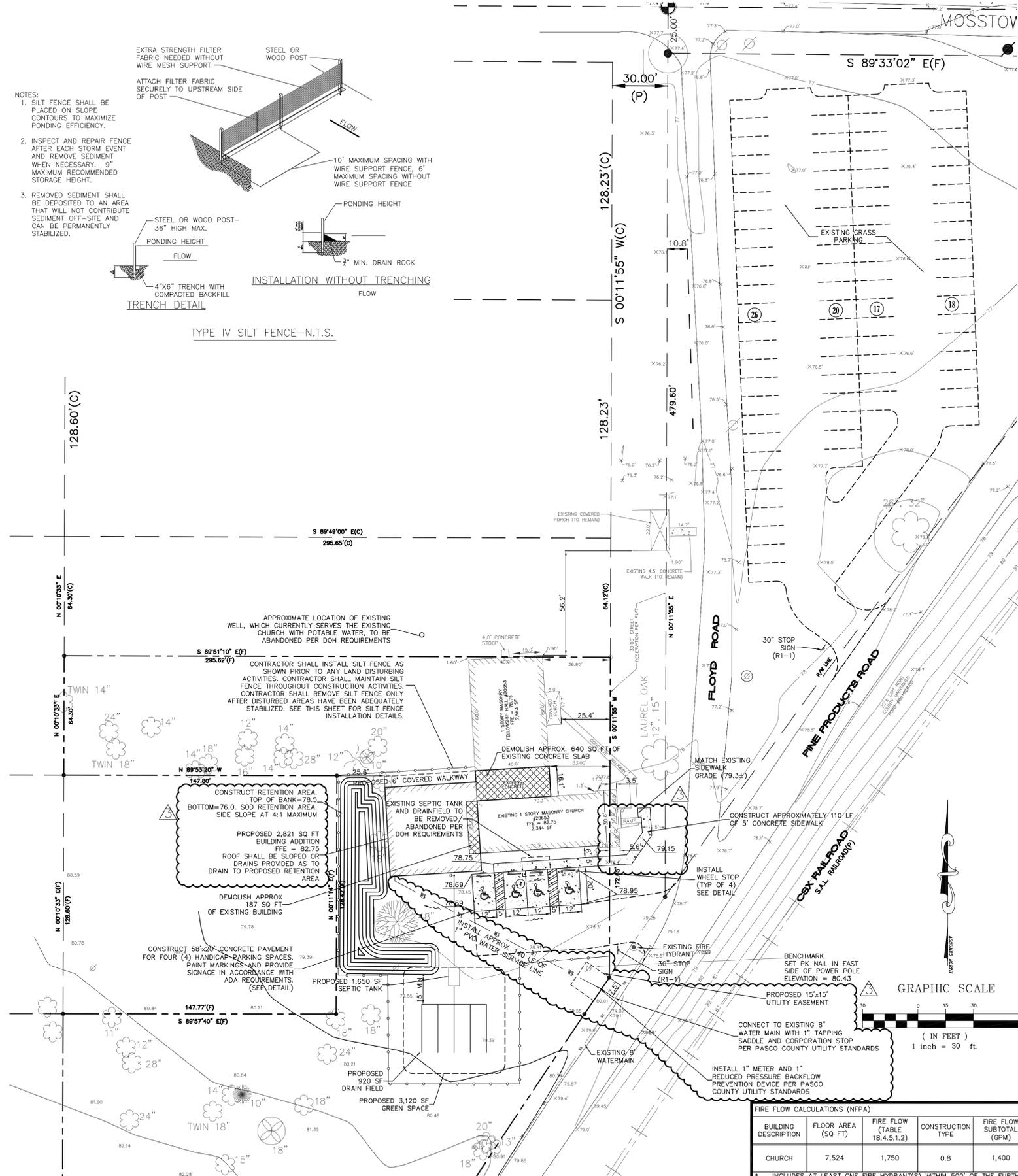
CONCRETE PAVEMENT SECTION
CONCRETE SIDEWALK DETAIL
HANDICAP PARKING DETAILS



PRE-CAST CONCRETE WHEEL STOP DETAIL

BUILDING DESCRIPTION	FLOOR AREA (SQ FT)	FIRE FLOW (TABLE 18.4.5.1.2)	CONSTRUCTION TYPE	FIRE FLOW SUBTOTAL (GPM)	HAZARD CLASSIF. %	FIRE FLOW SUBTOTAL (GPM)	EXPOSURE %	REQUIRED FIRE FLOW (GPM)	HYDRANTS REQUIRED	HYDRANTS SUPPLIED
CHURCH	7,524	1,750	0.8	1,400	-25%	1,050	15%	1,208	2.0	1+

* INCLUDES AT LEAST ONE FIRE HYDRANT(S) WITHIN 500' OF THE FURTHER BUILDING CORNER AND REMAINDER WITHIN 100' OF THE BUILDING.
+ PASCO COUNTY CODE REQUIRES ONLY 1,000 GPM, THEREFORE ONE (1) HYDRANT IS ADEQUATE TO MEET THE REQUIREMENTS.
CONSTRUCTION TYPE: TYPE II-000
HAZARD CLASSIFICATION: ORDINARY
STRUCTURE OCCUPANCY: ASSEMBLY IN ACCORDANCE WITH NFPA 1, SECTION 3.3.1.7.0 OCCUPANCY (2009 EDITION)



72 HOURS BEFORE DIGGING
CALL TOLL FREE
811
SUNSHINE STATE ONE CALL
OF FLORIDA, INC.

SITE PLAN

1" = 30'

EMBY ENGINEERING INC.
MOA, BOULEVARD WILANZAR & ASSOCIATES
CONSULTING ENGINEERING

1250 W. EAU GALLEE BLVD., UNIT L
MELBOURNE, FL 32955
PH. (321) 253-1510
FX. (321) 253-0911
VERO BEACH, FL PH. (772) 569-0035
FT. PIERCE, FL PH. (772) 468-9055

SITE PLAN

FLORIDA
NEW BETHEL AME CHURCH EXPANSION
PASCO COUNTY

BRUCE A. MOA
FL. P.E. #47529

DATE: _____

SHEET
C-2
OF 2

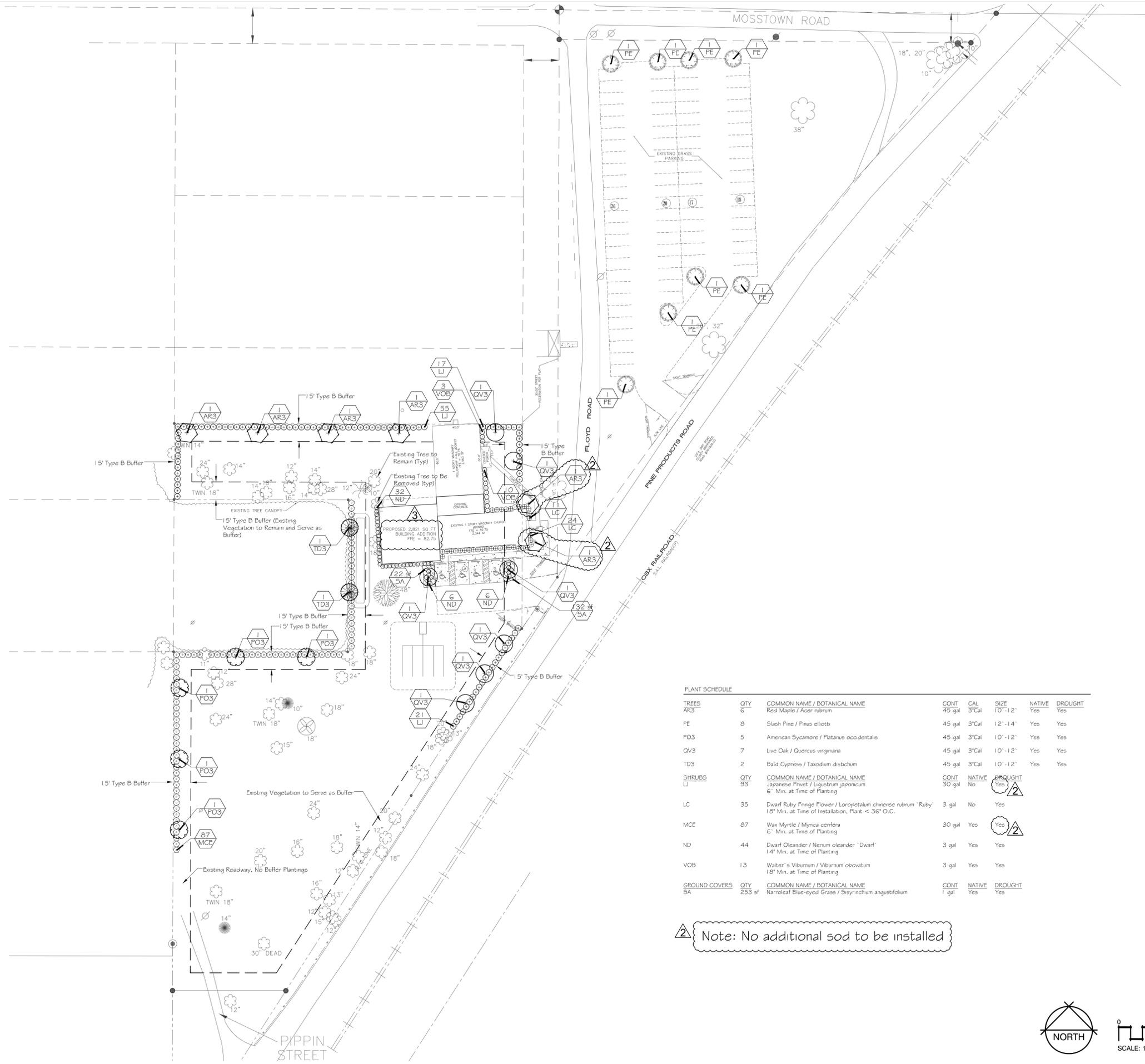
14-1610

LEGEND

- EXISTING BUILDING TO BE DEMOLISHED
- PROPOSED CONCRETE
- EXISTING POWER POLE

DATUM
ELEVATIONS BASED ON N.C.T.D. 1929 DATUM
EQUVALENCY FACTOR OF -0.84' TO 1988 NAVD

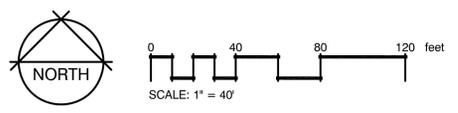
11 September 2015 10:24am P:\Design Center\Design Projects\DC523 New Bethel AME\Drawings\101 New Bethel AME.dwg Layout = L101
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PLANT SCHEDULE

TREES	QTY	COMMON NAME / BOTANICAL NAME	CONT	CAL	SIZE	NATIVE	DROUGHT
AR3	6	Red Maple / <i>Acer rubrum</i>	45 gal	3"Cal	10'-12'	Yes	Yes
PE	8	Slash Pine / <i>Pinus elliotii</i>	45 gal	3"Cal	12'-14'	Yes	Yes
PO3	5	American Sycamore / <i>Platanus occidentalis</i>	45 gal	3"Cal	10'-12'	Yes	Yes
QV3	7	Live Oak / <i>Quercus virginiana</i>	45 gal	3"Cal	10'-12'	Yes	Yes
TD3	2	Bald Cypress / <i>Taxodium distichum</i>	45 gal	3"Cal	10'-12'	Yes	Yes
SHRUBS	QTY	COMMON NAME / BOTANICAL NAME	CONT	NATIVE	DROUGHT		
LI	93	Japanese Privet / <i>Ligustrum japonicum</i>	30 gal	No	Yes	Yes	Yes
LC	35	Dwarf Ruby Fringe Flower / <i>Loropetalum chinense rubrum</i> 'Ruby'	3 gal	No	Yes	Yes	Yes
MCE	87	Wax Myrtle / <i>Mycna cerifera</i>	30 gal	Yes	Yes	Yes	Yes
ND	44	Dwarf Oleander / <i>Nerium oleander</i> 'Dwarf'	3 gal	Yes	Yes	Yes	Yes
VOB	13	Walter's Viburnum / <i>Viburnum obovatum</i>	3 gal	Yes	Yes	Yes	Yes
GROUND COVERS	QTY	COMMON NAME / BOTANICAL NAME	CONT	NATIVE	DROUGHT		
SA	253 sf	Narrowleaf Blue-eyed Grass / <i>Syntherisma angustifolium</i>	1 gal	Yes	Yes	Yes	Yes

Note: No additional sod to be installed



REV	DATE	DESCRIPTION
A	8/26/15	Rev. Addition Square Footage
A	8/5/15	Rev. Per County Comments: Entire Sheet Revision
A	7/9/15	Rev. Per County Comments: Entire Sheet Revision

New Bethel AME Church

Pasco County, FL

Prepared for:
Hegeman-Harris

Prepared by:

Cornerstone

14820 Balfour Brothers Blvd
 Dale City, Florida 33525
 ph 866.617.2235
 fx 866.929.8998
 Landscape Architecture
 Land Planning
 Hardscape Design
 FL Reg #26000316

SCALE: AS SHOWN
 DATE: 7-9-15
 PIN: DC523
 PROJ MGR: MAW

LANDSCAPE PLAN

L101

