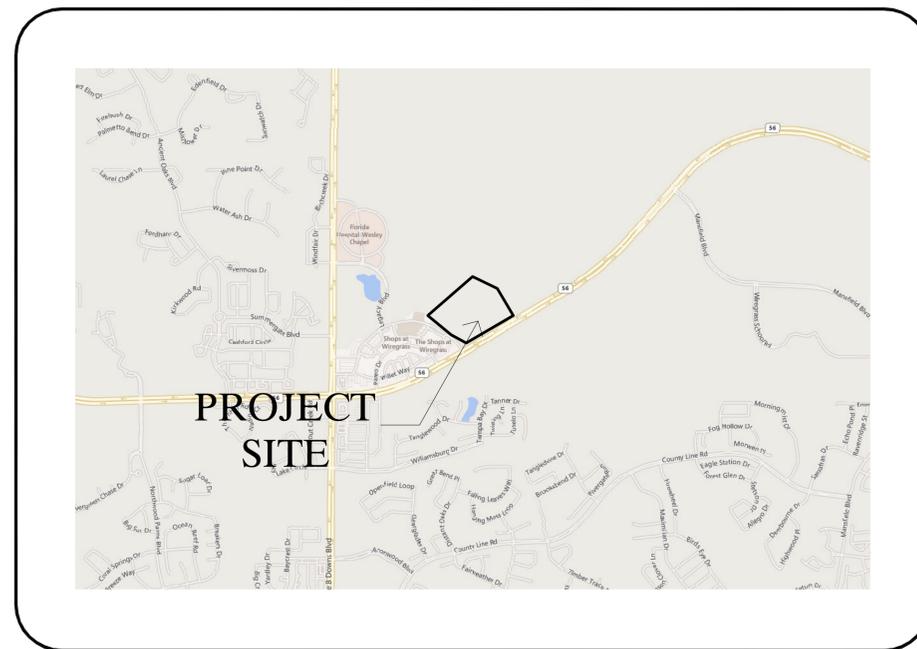


WIREFRASS PARCEL C5

PRELIMINARY SITE PLAN

SECTION 30, TOWNSHIP 26 S, RANGE 20 E
PASCO COUNTY, FLORIDA



LOCATION MAP

FOR:

FC WEBSTER LLC
C/O FOREST CITY ENTERPRISES, INC
50 PUBLIC SQUARE, SUITE 1000B
CLEVELAND, OHIO 44113-2267

BY:

King
ENGINEERING ASSOCIATES, INC.

4921 Memorial Highway, One Memorial Center, Suite 300
Tampa, Florida 33634
Phone: (813) 880-8881, Fax: (813) 880-8882
www.kingengineering.com
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PARCEL ID#'s
30 26 20 0000 00100 0050

Sheet List Table

Sheet Number	Sheet Title
C1.00	COVER
C1.01	NOTES AND LEGENDS
C1.50	OVERALL SITE PLAN
C1.51	PRELIMINARY SITE PLAN
C1.52	PRELIMINARY SITE PLAN
C2.00	EASEMENT PLAN
L1.01	CODE LANDSCAPE PLAN
L1.02	CODE LANDSCAPE PLAN
L1.03	CODE LANDSCAPE PLAN

Permit Type	Permit No.	Status
PASCO COUNTY PSP		SUBMITTED NOVEMBER 3, 2015
PASCO COUNTY SITE PLAN		
A.C.O.E.		SUBMITTED SEPTEMBER 24, 2015
S.W.F.W.M.D.		
F.D.E.P. (WATER)		
F.D.E.P. (SEWER)		
N.P.D.E.S.		

NO.	DATE	REVISION	BY

JOB NO:	3511-001-003
DATE:	08/24/2015
SCALE:	AS SHOWN
C1.00	
PASCO COUNTY PSP SUBMITTAL NOVEMBER 3, 2015	

MISCELLANEOUS LEGEND

Table with 2 columns: Symbol/Line Style and Description. Includes entries for PROPERTY LINE, RIGHT-OF-WAY LINE, CENTER LINE, EASEMENT LINE, BUFFER LINE, SETBACK LINE, WETLAND LINE, TOP OF BANK LINE, OVERHEAD UTILITY, FIBER OPTIC, NATURAL GAS, CABLE TV, UNDERGROUND POWER, TELEPHONE, SILT FENCE, CONTOUR LINE, SPOT ELEVATION, SLOPE DIRECTION, SWALE, FLOW DIRECTION, BARRICADE, TEMPORARY BARRICADE, DISABLED PARKING, SIGN, PROPOSED CAR COUNT, WHEEL STOP, EXISTING PHOTO LOCATION, BUILDING LIMITS, HEAVY DUTY PAVEMENT LIMITS, POND LIMITS, CONCRETE LIMITS, WETLAND LIMITS.

TREE LEGEND

Table with 2 columns: UNKNOWN TYPE and Tree Name. Lists various tree species like AUSTRALIAN PINE, BAY, BIRCH, CAMPHOR, CHINA BERRY, CEDAR, CITRUS, CHERRY LAUREL, CYPRESS, DEAD, EMB, ELM, EUCALYPTUS, GUM, HICKORY, HOLLY, JACARANDA, MAGNOLIA, MAPLE, MULBERRY, WAX MYRTLE, OAK, PINE, PALM, PECAN, PLUM, SYCAMORE, TALLOW, WILLOW, and TREE WITH DIAMETER AT BREAST HEIGHT.

SITE DATA

Table with 2 columns: Category and Value. Includes SITE ADDRESS, TOTAL PARCEL AREA, TOTAL SITE AREA (TSA), ONSITE WETLANDS (CATEGORY I, II, III), TOTAL WETLAND AREA, SURFACE WATER AREA, CONSERVATION LANDS, TOTAL PONDS, DEVELOPABLE ACREAGE, PARCEL ID / ACREAGE, PROJECT SITE ACREAGE, DRI NO., FUTURE LAND USE, EXISTING ZONING, CURRENT LAND USE, HURRICANE EVACUATION ZONE, MAX. BUILDING HEIGHT, PROPOSED BUILDING HEIGHT, FLOOR AREA RATIO (FAR), BUILDING SETBACKS (FRONT, REAR, SIDE), COMMERCIAL PARCEL PARKING SPACES (REQUIRED, PROVIDED), RESIDENTIAL PARCEL PARKING SPACES (REQUIRED, PROVIDED).

GENERAL NOTES:

- 1. ALL PRACTICABLE AND NECESSARY EFFORT SHALL BE TAKEN DURING CONSTRUCTION TO CONTROL AND PREVENT EROSION AND TRANSPORT OF SEDIMENT MATERIAL TO INLETS, SURFACE DRAINS, WETLANDS AND LAKE AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RESTORATION EFFORTS THAT MAY BE REQUIRED.
2. THE CONTRACTOR IS TO CONTROL ALL FUGITIVE DUST ORIGINATING ON THIS PROJECT BY WATERING OR OTHER METHODS AS REQUIRED AND/OR ACCEPTED BY THE OWNER AND/OR AUTHORIZED REPRESENTATIVE.
3. THE CONTRACTOR SHALL NOT ENTER UPON OR IN ANY WAY ALTER THE WETLAND CONSERVATION AREAS THAT ARE DESIGNATED TO REMAIN. ALL WORK IN THE VICINITY OF OPEN WATER AND/OR WETLANDS IS TO BE PERFORMED IN COMPLIANCE WITH THE ENVIRONMENTAL PERMITS FOR THE SITE. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY FINE RESULTING FROM HIS VIOLATION OF PERMIT CONDITIONS.
4. SPECIAL CARE SHALL BE TAKEN TO ENSURE THAT EXISTING TREES TO BE SAVED REMAIN UNDAMAGED DURING CONSTRUCTION. REFERENCE LANDSCAPE AND LAND ALTERATION ORDINANCE. DEVELOPMENT SHALL COMPLY WITH THE TREE AND LANDSCAPE CODES AS SET FORTH IN THE LAND DEVELOPMENT CODE UNLESS PERMITTED OTHERWISE.
5. PRIOR TO BEGINNING WORK, THE CONTRACTOR SHALL EXPOSE ALL EXISTING UTILITIES TO BE EXTENDED OR CROSSED AND CONTACT THE ENGINEER AT (813) 880-8881 FOR RESOLUTION OF ANY CONFLICTS BETWEEN FIELD CONDITIONS AND CONSTRUCTION DOCUMENTS.
6. IT IS THE ENGINEER OF RECORD RESPONSIBILITY TO FIELD LOCATE ALL VISIBLE UTILITIES AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF THE UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION IN THEIR VICINITY. THE CONTRACTOR SHALL NOTIFY 'SUNSHINE' (1-800-432-4770) AND ALL UTILITY COMPANIES IN THE AREA FIVE (5) DAYS IN ADVANCE OF BEGINNING CONSTRUCTION.
7. CONTRACTOR TO REMOVE AND LEGALLY DISPOSE OF ALL EXISTING OCCUPATION AS NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS. THE OWNER RETAINS THE RIGHT TO KEEP ANY OCCUPATION DEEMED VALUABLE.
8. DIGITAL OR ELECTRONIC REPRESENTATION OF THESE CONSTRUCTION PLANS DOES NOT CONSTITUTE A COORDINATE CONTROL MAP OR MATHEMATICALLY CONTROLLED INFORMATION FOR THE USE OF CONSTRUCTION STAKEOUT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND/OR CONSTRUCTION SURVEYOR TO ENSURE THAT ANY DIGITAL OR ELECTRONIC REPRESENTATION OF THESE PLANS IS IN COMPLETE CONFORMANCE WITH ALL OF THE NOTATIONS, SPECIFICATIONS, DETAILS AND OTHER DATA APPEARING ON OR AS MAY BE DERIVED FROM THESE CONSTRUCTION PLANS.
9. CONTRACTOR IS RESPONSIBLE FOR PREPARING AND IMPLEMENTING MAINTENANCE OF TRAFFIC PLANS AS REQUIRED.
10. EXISTING WELL(S) WITHIN THE LIMITS OF DISTURBANCE SHALL BE SEALED AND ABANDONED BY A LICENSED WELL CONTRACTOR IN ACCORDANCE WITH ALL APPLICABLE ORDINANCES. THE OWNER RESERVES THE RIGHT TO TRANSFER ANY EXISTING WATER USE RIGHTS TO OTHER EXISTING OR PROPOSED WELL(S).
11. CONTRACTOR RESPONSIBLE FOR REPAIR AND REPLACEMENT OF INFRASTRUCTURE / FACILITIES WITHIN THE RIGHT-OF-WAY THAT ARE DAMAGED DURING CONSTRUCTION ACTIVITY.
12. BURN AREAS, IF REQUIRED, WILL BE OBTAINED FROM THE DIVISION OF FORESTRY BY THE CONTRACTOR.
13. SIDEWALKS ARE TO BE PROVIDED AS REQUIRED WITHIN THE LAND DEVELOPMENT CODE. SIDEWALKS SHALL BE CONSTRUCTED OF NATURAL OR COLORED CONCRETE AT 3,000 PSI IN STRENGTH, FIBER REINFORCED, AND A MINIMUM OF FOUR INCHES (4") IN THICKNESS. AT DRIVEWAY CROSSINGS, THE THICKNESS SHALL BE A MINIMUM OF SIX INCHES (6").
14. SIDEWALK CROSSINGS TO PROVIDE STRIPING AND SIGNAGE PER FDOT INDEX NUMBERS 17346 AND 17355. THE DETECTABLE WARNING SHALL BE ALIGNED TO THE DIRECTION OF PEDESTRIAN TRAVEL.
15. GRASS OR OTHER LOW GROWING VEGETATION THAT IS EASILY MAINTAINED SHALL BE USED IN CLEAR ZONES.
16. UTILITY LINES OF ALL KINDS, INCLUDING, BUT NOT LIMITED TO, ELECTRIC POWER AND LIGHT, TELEPHONE AND TELEGRAPH, CABLE TELEVISION, WATER, SEWER, AND GAS SHALL BE CONSTRUCTED AND INSTALLED BENEATH THE SURFACE OF THE GROUND.
17. THERE ARE NO KNOWN HISTORIC RESOURCES ON SITE. HOWEVER, IF, DURING CONSTRUCTION ACTIVITIES, ANY EVIDENCE OF HISTORIC RESOURCES INCLUDING, BUT NOT LIMITED TO, ABORIGINAL OR HISTORIC POTTERY, PREHISTORIC STONE TOOLS, BONE OR SHELL TOOLS, HISTORIC TRASH PITS, OR HISTORIC BUILDING FOUNDATIONS ARE DISCOVERED, WORK SHALL COME TO AN IMMEDIATE STOP, AND THE LOCAL MUNICIPALITY AND THE FLORIDA DIVISION OF HISTORICAL RESOURCES (STATE HISTORIC PRESERVATION OFFICER) SHALL BE NOTIFIED WITHIN TWO WORKING DAYS.
18. IF, DURING CONSTRUCTION ACTIVITIES, ANY EVIDENCE OF THE PRESENCE OF STATE AND FEDERALLY PROTECTED PLANT AND/OR ANIMAL SPECIES ARE DISCOVERED, WORK SHALL COME TO AN IMMEDIATE STOP AND THE LOCAL MUNICIPALITY SHALL BE NOTIFIED WITHIN TWO WORKING DAYS.
19. SITE TRIANGLES SHALL BE UNOBSTRUCTED, AND SHALL BE INSPECTED AND MAINTAINED IN CONFORMANCE WITH FDOT INDEX 546.
20. PROPOSED TREES THAT ARE PLANTED SHALL BE SELECTED FROM THE PASCO COUNTY APPROVED TREE LIST TO SATISFY REQUIREMENTS.
21. AS APPLICABLE, ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF:
A. PASCO COUNTY LAND DEVELOPMENT CODE (IN EFFECT AT THE TIME THE PLANS WERE PREPARED)
B. PASCO COUNTY STANDARDS FOR DESIGN AND CONSTRUCTION OF WATER, WASTEWATER AND RECLAIMED WATER FACILITIES
C. PASCO COUNTY ENGINEERS SERVICES DEPARTMENT TESTING SPECIFICATIONS FOR CONSTRUCTION OF ROADS, STORM DRAINAGE AND UTILITIES
D. PASCO COUNTY LAND DEVELOPMENT CODE, CHAPTER 300, SECTION 309, CONSTRUCTION AND INSPECTION IMPROVEMENTS, AND CHAPTER 900, SECTION 902, STORMWATER MANAGEMENT REQUIREMENTS, PART D, PERFORMANCE AND DESIGN STANDARDS
E. FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY AND TRAFFIC DESIGN STANDARDS
F. FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
22. CONSTRUCTION OF THE RESIDENTIAL PARCEL IS TO OCCUR AS A SEPARATE PHASE THAN THAT OF THE COMMERCIAL PARCEL.

LEGAL DESCRIPTION:

SECTION 30, TOWNSHIP 26 S, RANGE 20 E PASCO COUNTY, FLORIDA

THAT PORTION OF SEC 30 DESC AS COM AT SW COR OF SW1/4 OF SEC 30 TH S89°58'40"E ALG SOUTH LN OF SW1/4 OF SEC 30 99.24 FT TO ELY R/W OF CR 581 TH N00°29'34"E ALG ELY R/W LN OF CR 581 125.00 FT TO INTERSECTION OF PROPOSED NLY R/W OF SR56 TH S89°58'40"E 222.16 FT TH ALG ARC CV L RAD 3255.00 FT CHD BKGADIST N74°50'03"E 1705.56 FT TH N59°38'45"E 1150.12 FT FOR POB TH N61°39'12"W 380.67 FT TH N50°22'10"W 651.40 FT TH N48°49'28"E 1300.74 FT TH S63°21'14"E 596.94 FT TH S31°22'45"E 681.00 FT TO NLY R/W OF SR 56 TH S59°38'45"W ALG R/W 1194.19 FT TO POBAKA PARCEL C-5 & SUBJ TO ESMT AGREEMENT PER OR 7751 PG 1240 OR 8986 PG 3923

PASCO COUNTY STANDARD FIRE PROTECTION NOTES:

- 1. ALL PROJECTS MUST COMPLY WITH PASCO COUNTY FIRE HYDRANT ORDINANCE NO. 46-51.
2. FIRE HYDRANTS SHALL BE INSTALLED AND IN SERVICE PRIOR TO THE ACCUMULATION OF COMBUSTIBLES.
3. PER THE NATIONAL FIRE PROTECTION ASSOCIATION, NFPA-1, 16.4.3.1.3: WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED, COMPLETED, AND IN SERVICE PRIOR TO CONSTRUCTION WORK.
4. PER NFPA-1, 18.3.4.1: CLEARANCES OF 7.5 FEET IN FRONT OF AND TO THE SIDES OF THE FIRE HYDRANT WITH A 4-FOOT CLEARANCE TO THE REAR MUST BE MAINTAINED AT ALL TIMES.
5. GATED ENTRIES REQUIRE A SIREN OPERATING SYSTEM OR A 3M OPTICOM SYSTEM FOR EMERGENCY ACCESS.
6. THE FIRE PROTECTION SYSTEM WILL BE INSTALLED IN ACCORDANCE WITH THE PASCO COUNTY CODE OF ORDINANCES, CHAPTER 46, ARTICLE III AND ANY SUBSEQUENT AMENDMENTS. RAISED PAVEMENT MARKINGS WILL BE INSTALLED TO INDICATE THE LOCATION OF EACH FIRE HYDRANT AND WILL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS APPROVED BY THE COUNTY ENGINEER.
7. CONTRACTOR SHALL FLOW TEST AND COLOR CODE FIRE HYDRANT(S) PER FLOW TEST RESULTS FOR NFPA 291.
8. FIRE PROTECTION SHALL BE PROVIDED BY THE USE OF ON SITE FIRE HYDRANTS PROVIDED IN ACCORDANCE WITH THE SBCCI STANDARD FIRE PROTECTION CODE, LATEST EDITION. THE PROJECT WILL COMPLY WITH PASCO COUNTY HYDRANT ORDINANCE.
9. IF APPLICABLE, DYNATORQUE GPI POSITION INDICATOR TO BE INSTALLED ON FIRE MAIN AT FIRST UPSTREAM GATE VALVE FROM EACH HABITABLE BUILDING.

PASCO COUNTY DEVELOPMENT REVIEW NOTES:

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

GENERAL INFORMATION:

PROJECT OWNER/DEVELOPER:

F C WEBSTER LLC
C/O FOREST CITY ENTERPRISES, INC :
50 PUBLIC SQUARE, SUITE 1000B :
CLEVELAND, OHIO 44113-2267
PHONE (216) 416-3721
CONTACT: ABBAS HASAN

PROJECT SURVEYOR:

KING ENGINEERING ASSOCIATES, INC.
4921 MEMORIAL HIGHWAY
ONE MEMORIAL CENTER, SUITE 300
TAMPA, FLORIDA 33634
PHONE (813) 880-8881
FAX (813) 880-8882
CONTACT: J. DAVID GREER (jdgreer@kingengineering.com)

PROJECT ENGINEER:

KING ENGINEERING ASSOCIATES, INC.
4921 MEMORIAL HIGHWAY
ONE MEMORIAL CENTER, SUITE 300
TAMPA, FLORIDA 33634
PHONE (813) 880-8881
FAX (813) 880-8882
CONTACT: NICOLE LYNN (nlynn@kingengineering.com)

WATER SUPPLY:

PASCO COUNTY UTILITIES DEPARTMENT
WEST PASCO COUNTY GOVERNMENT
19420 CENTRAL BOULEVARD
LAND O' LAKES, FLORIDA 34637
PHONE (727) 847-8145

SEWER SUPPLY:

PASCO COUNTY UTILITIES DEPARTMENT
WEST PASCO COUNTY GOVERNMENT
19420 CENTRAL BOULEVARD
LAND O' LAKES, FLORIDA 34637
PHONE (727) 847-8145

FIRE DEPARTMENT:

PASCO COUNTY EMERGENCY SERVICES
4111 LAND O' LAKES BOULEVARD, SUITE 208
LAND O' LAKES, FLORIDA 34639
PHONE (727) 847-8102

ELECTRICAL SUPPLY:

WITHLACOOCHEE RIVER ELECTRIC CO-OP, INC.
ONE PASCO CENTER DISTRICT
PO BOX 1278
SAN ANTONIO, FLORIDA 33576
PHONE (352) 588-5115
CONTACT: COREY LITTLEFIELD

SURVEY NOTES:

PERFORMED BY: KING ENGINEERING ASSOCIATES, INC.

DATE OF SURVEY: 08/13/2015

VERTICAL DATUM: ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

HORIZONTAL DATUM: HORIZONTAL COORDINATES ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM FL83-WF.

BENCHMARK: SEE DRAWING FOR TBM

FLOOD INFORMATION: THE PROJECT LIES WITHIN FLOOD ZONES "X", "A" AND "AE" PER F.E.M.A. FIRM COMMUNITY PANELS 12101C0428F AND 12101C0429F, DATED SEPTEMBER 26, 2014.

PREVIOUS ZONING ACTIONS

Table with 2 columns: PETITION # and DATE. Lists zoning actions from RZ6976 to RZ-7073.

Table with 3 columns: NO., DATE, REVISION. Includes a 'BY' column for the first row.

WIREGRASS PARCEL C5
FC WEBSTER LLC
PASCO COUNTY, FLORIDA

NOTES AND LEGENDS

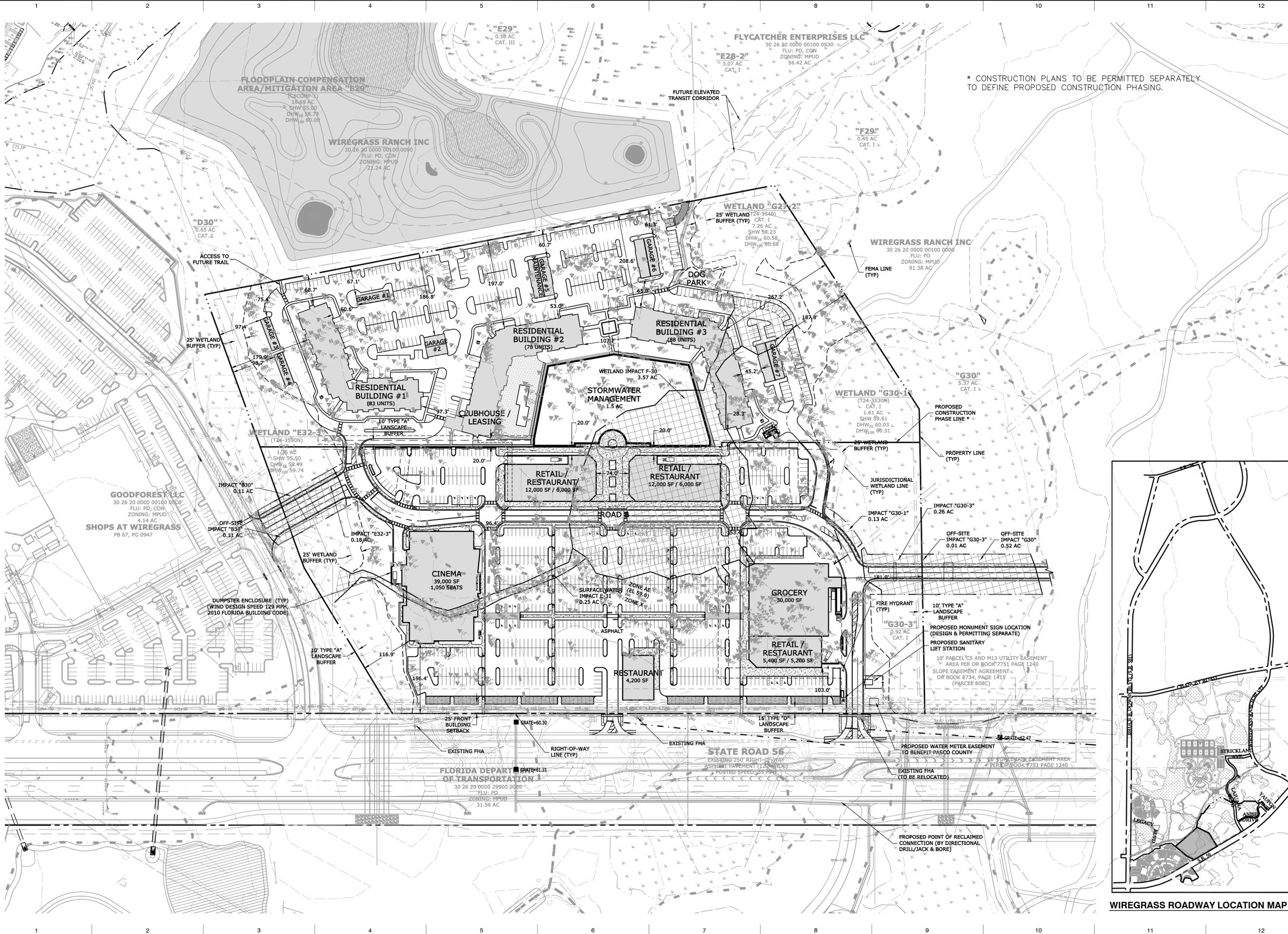
JOB NO: 3511-001-003
DATE: 08/24/2015
SCALE: AS SHOWN

C1.01

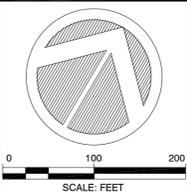
PASCO COUNTY PSP SUBMITTAL
NOVEMBER 3, 2015

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Tampa, Florida 33634
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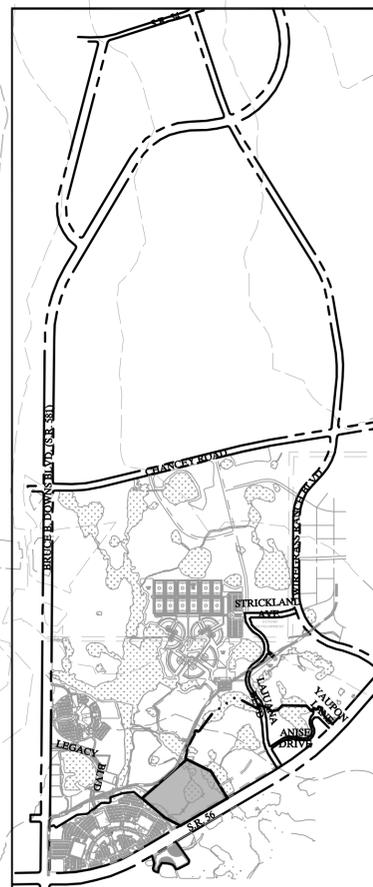
* CONSTRUCTION PLANS TO BE PERMITTED SEPARATELY TO DEFINE PROPOSED CONSTRUCTION PHASING.



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NO.	DATE	REVISION	BY

WIREGRASS
PARCEL C5
 FC WEBSTER LLC
 PASCO COUNTY, FLORIDA
OVERALL SITE PLAN

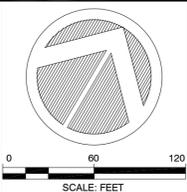
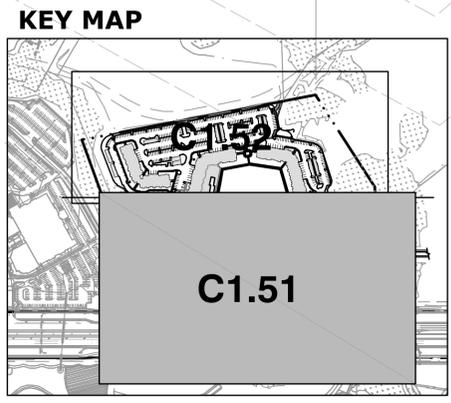
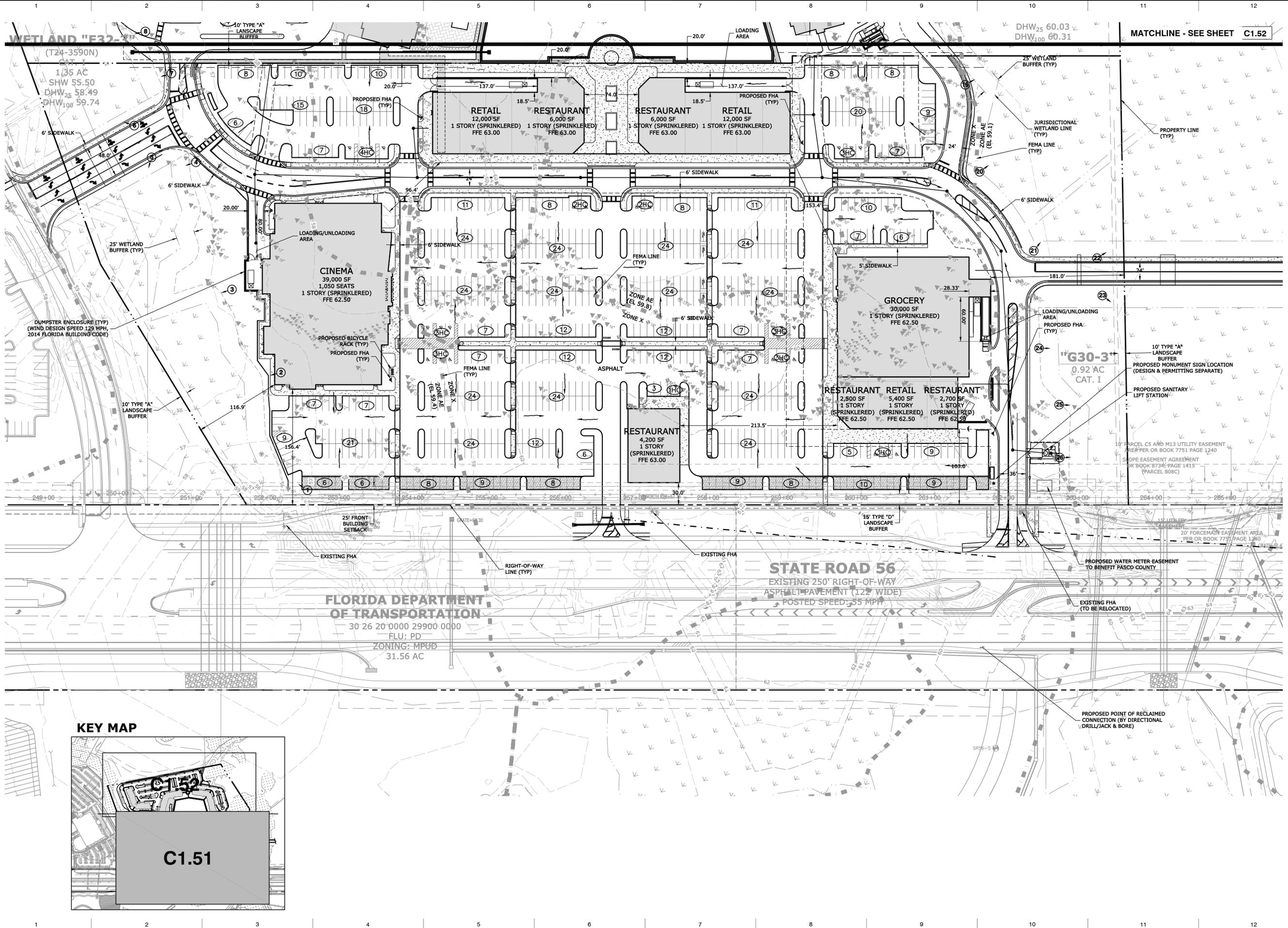


WIREGRASS ROADWAY LOCATION MAP

JOB NO: 3511-001-003
 DATE: 08/24/2015
 SCALE: AS SHOWN

C1.50
 PASCO COUNTY PSP SUBMITTAL
 NOVEMBER 3, 2015

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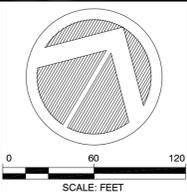
WIREGRASS
 PARCEL C5
 FC WEBSTER LLC
 PASCO COUNTY, FLORIDA
 PRELIMINARY SITE PLAN

JOB NO:	3511-001-003
DATE:	08/24/2015
SCALE:	AS SHOWN

C1.51
 PASCO COUNTY PSP SUBMITTAL
 NOVEMBER 3, 2015

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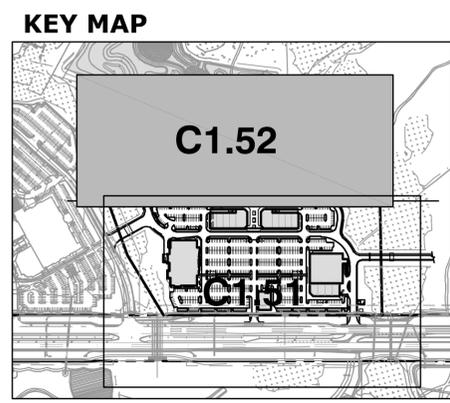
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NO.	DATE	REVISION	BY

WIREGRASS
PARCEL C5
FC WEBSTER LLC
PASCO COUNTY, FLORIDA
PRELIMINARY SITE PLAN

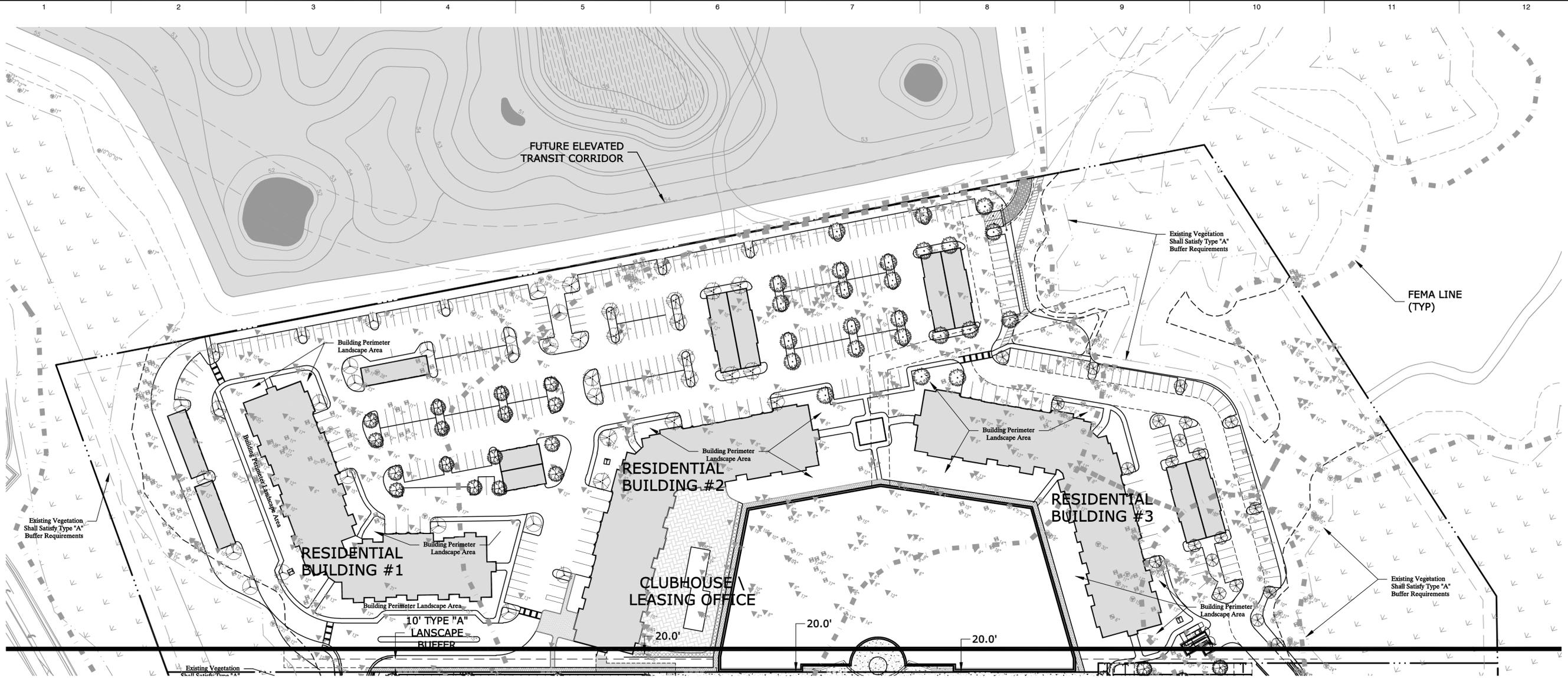


JOB NO:	3511-001-003
DATE:	08/24/2015
SCALE:	AS SHOWN

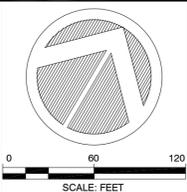
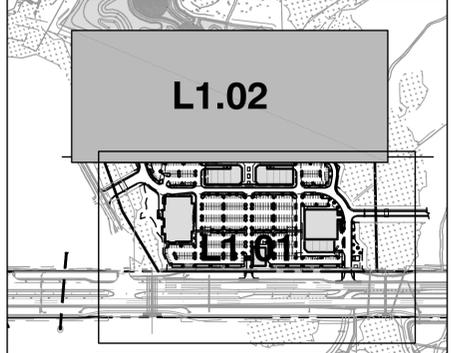
C1.52
PASCO COUNTY PSP SUBMITTAL
NOVEMBER 3, 2015

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KEY MAP



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Engineering License #25010

NO.	DATE	REVISION	BY

WIREFRASS
PARCEL C5
FC WEBSTER LLC
PASCO COUNTY, FLORIDA
CODE LANDSCAPE PLAN

Clark C Lohmiller
Nov 04, 2015
L.A. 6667167

JOB NO: 3511-001-003
DATE: 08/24/2015
SCALE: AS SHOWN

L1.02
PASCO COUNTY PSP
SUBMITTAL
NOVEMBER 3, 2015

