

DEVELOPMENT PLANS FOR CYPRESS CREEK TOWN CENTER NORTH INFRASTRUCTURE IMPROVEMENTS (EAST EXTENSION)

PROJECT INFORMATION

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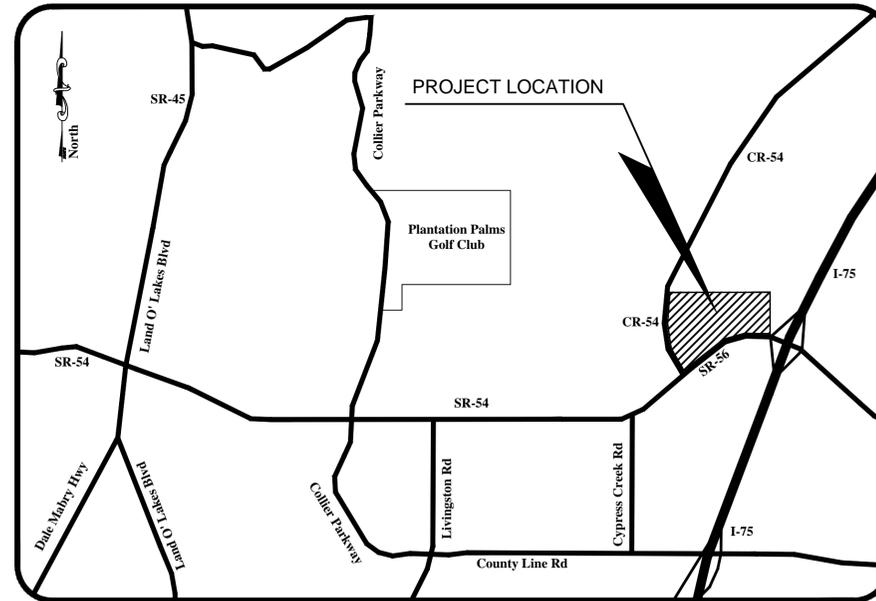
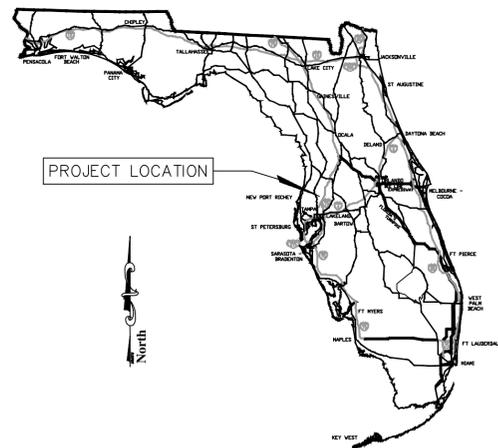
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WATER AND SEWER

STR: 27-26S-19E, PASCO COUNTY FLORIDA
PARCEL ID: 27-26-19-0010-0000-0010; 27-26-19-0010-0000-0012

PREPARED FOR OWNER / DEVELOPER:

Pasco Properties of Tampa Bay, Inc.
509 Guisando De Avila, Suite 200
Tampa, Florida 33613
(813) 963-5856
brentwhitley@Sierra-Properties.com

ISSUED FOR:
COUNTY RE-SUBMITTAL
10-02-2015



VICINITY MAP

FDOT DRAINAGE	CONSTRUCTION	FDPE UTILITIES	SWFWMD ERP	PASCO COUNTY	SHEET NUMBER	SHEET TITLE
*		*	*	*	G-100	COVER SHEET
*		*	*	*	G-101	GENERAL NOTES
*		*	*	*	G-102	EXISTING CONDITIONS
*		*	*	*	G-103	BORING LOCATION PLAN
		*	*	*	C-100	OVERALL SITE PLAN
		*	*	*	C-101	HORIZONTAL CONTROL PLAN
		*	*	*	C-102	HORIZONTAL CONTROL PLAN
		*	*	*	C-103	TYPICAL ROADWAY SECTIONS
			*	*	C-200	OVERALL SIGNING AND PAVEMENT MARKING PLAN
			*	*	C-201	SIGNING AND PAVEMENT MARKING NOTES
*			*	*	C-202	SIGNING AND PAVEMENT MARKING PLAN
*			*	*	C-203	SIGNING AND PAVEMENT MARKING PLAN
*			*	*	C-300	OVERALL GRADING AND DRAINAGE PLAN
*			*	*	C-301	GRADING AND DRAINAGE PLAN
*			*	*	C-302	GRADING AND DRAINAGE PLAN
*			*	*	C-303	ROADWAY DETAILS
			*	*	C-304	DRAINAGE DETAILS
			*	*	C-305	DRAINAGE DETAILS
		*	*	*	C-401	EROSION CONTROL DETAILS
		*	*	*	C-402	SWPPP NOTES
		*	*	*	C-500	OVERALL WATER AND SEWER PLAN
		*	*	*	C-501	WATER AND SEWER PLAN
*		*	*	*	C-502	WATER AND SEWER PLAN
*		*	*	*	C-503	UTILITY DETAILS
*		*	*	*	C-504	LIFT STATION DETAILS
*		*	*	*	C-505	LIFT STATION DETAILS
*		*	*	*	C-506	NORTH UTILITY CONNECTION
*		*	*	*	C-600	PLAN AND PROFILE KEY SHEET
*		*	*	*	C-601	PLAN AND PROFILE
*		*	*	*	C-602	PLAN AND PROFILE
*		*	*	*	C-603	PLAN AND PROFILE
*		*	*	*	C-604	PLAN AND PROFILE
*		*	*	*	C-700	FEMA FLOODZONE MAP

Drawing Index

MAINTENANCE OF COMMON FACILITIES

"COMMON AREA" INCLUDING BUT NOT LIMITED TO: OPEN SPACE AND LANDSCAPED AREAS, DRAINAGE AREAS, ROADWAYS AND ENTRANCEWAYS SHALL BE OPERATED AND MAINTAINED BY PASCO RANCH, INC. A FLORIDA GENERAL PARTNERSHIP, BY: PASCO 54, INC. A FLORIDA CORPORATION. ALL AREAS WHICH RESIDE WITHIN AN EASEMENT ON SAID PARCEL SHALL CONTINUE TO BE MAINTAINED BY THE PARTY UNTIL SAID EASEMENT HAS BEEN GRANTED TO THE RESPONSIBLE MAINTENANCE ENTITY.

STATEMENT OF OWNERSHIP AND UNIFIED CONTROL:
CURRENT PARCEL OWNER: PASCO PROPERTIES OF TAMPA BAY, INC.

ENGINEER'S CERTIFICATION

I HEREBY CERTIFY THAT THE DESIGN OF THIS PROJECT, AS PREPARED UNDER MY PERSONAL DIRECTION AND CONTROL, COMPLIES WITH ALL APPLICABLE STANDARDS, INCLUDING THE "MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS" AS ADOPTED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION PURSUANT TO 334.044(10)(a) AND 336.045, FLORIDA STATUTE.

CALL 48 HOURS BEFORE YOU DIG
811
IT'S THE LAW! DIAL 811
Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.



**Engineering ~ Environmental
Water Resource**
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REVISIONS		DATE	DESCRIPTION	BY
6	RESPONSE TO COUNTY COMMENTS	10/2/2015		
5	RESPONSE TO COUNTY COMMENTS	9/22/2015		
4				
3				
2				
1				

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COVER SHEET

CYPRESS CREEK TOWN
CENTER NORTH
(EAST EXTENSION)

ISSUED FOR: PERMITTING
JOB #: 0967
SEC: 27
TWN: 26S
RNG: 19E
DESIGNED: JLR
DRAWN: JLR
APPROVED: JAC

Plot Date: 10/02/2015
Datum: NGVD 1929

G-100

2015 WRA Plot Date: 10/2/2015 1:48:52 PM CAD FILE Path: S:\PROJECT FILES\9967 - PASCO 54 INC. - CTE NORTH CADD PLAN EAST EXTENSION PLAN COVER.DWG

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Dir. Date: 10/22/15 15:03:03 PM
CAD File Path: S:\PROJECT FILES\0667 - PASCO SH INC - CCTC NORTH/CADD/PLANS/EAST/EXTENSION/PLAN NOTES.DWG

REVISIONS
RESPONSE TO COUNTY COMMENTS
6 8/7/2015
5 9/22/2015
4
3
2
1
NO. DATE

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GENERAL NOTES
CYPRUS CREEK TOWN
CENTER NORTH
(EAST EXTENSION)
ISSUED FOR: PERMITTING
JOB # 0267
SEC. 27
TWN. 26S
RNG. 19E
DESIGNED: ELR, DRAWN: ELR, APPROVED: JAC

BY
DESCRIPTION
NO. DATE

Plot Date: 10/02/2015
Datum: NGVD 1929

G-101

GENERAL CONSTRUCTION NOTES
1. UNLESS OTHERWISE NOTED HEREIN, THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH THE FOLLOWING DOCUMENTS:
A. PASCO COUNTY LAND DEVELOPMENT CODE (JAN 31, 2012)
B. CURRENT WATER AND WASTEWATER STANDARDS OF PASCO COUNTY. THE WATER AND WASTEWATER SYSTEMS SHALL BE DEDICATED TO PASCO COUNTY FOR OWNERSHIP AND MAINTENANCE.
C. THE STORMWATER DRAINAGE COLLECTION SYSTEM AND PROPOSED ROADWAY SHALL MEET PASCO COUNTY CURRENT SPECIFICATION FOR DESIGN. WHERE INDICATED ON THE PLANS, THE RIGHT-OF-WAY SHALL BE DEDICATED TO THE COUNTY FOR OWNERSHIP AND MAINTENANCE. ACCORDINGLY, THE ABOVE NOTED DOCUMENTS SHALL BE THE TECHNICAL SPECIFICATIONS FOR THE CONSTRUCTION OF THIS PROJECT AND THE CONTRACTOR SHALL OBTAIN AND FULLY FAMILIARIZE HIMSELF WITH THE CONTENTS OF SAID SPECIFICATIONS. IN THE EVENT THAT A DISCREPANCY OCCURS BETWEEN THESE PLANS AND THE AFOREMENTIONED SPECIFICATIONS, THE SPECIFICATIONS SHALL TAKE PRECEDENCE, UNLESS OTHERWISE DIRECTED BY THE ENGINEER IN WRITING. THE CONTRACTOR SHALL HAVE A SET OF THESE PLANS MARKED "APPROVED FOR CONSTRUCTION" ALONG WITH A COPY OF ALL THE DOCUMENTS NOTED ABOVE ON THE PROJECT SITE AT ALL.
2. ALL SUBSURFACE CONSTRUCTION SHALL COMPLY WITH THE "TRENCH SAFETY ACT". IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT ALL CONSTRUCTION IS IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS.
3. PRIOR TO CONSTRUCTION COMMENCEMENT, THE CONTRACTOR SHALL OBTAIN FROM THE ENGINEER AND/OR THE DEVELOPER COPIES OF ALL PERTINENT PERMITS AND APPROVALS RELATED TO THIS PROJECT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROPERLY POST ALL PERMITS ON-SITE AND TO ASSURE ALL CONSTRUCTION ACTIVITIES ARE IN COMPLIANCE WITH THE CONDITIONS OF ALL PERMITS AND APPROVALS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES WHETHER OR NOT THEY ARE INDICATED ON THESE PLANS AND SHALL NOTIFY ALL UTILITY OWNERS A MINIMUM OF 48 HOURS IN ADVANCE OF CONSTRUCTION COMMENCEMENT. THE CONTRACTOR SHALL NOTIFY AND COORDINATE WITH ALL UTILITY COMPANIES AND GOVERNING AGENCIES NECESSARY FOR THE CONSTRUCTION OF THIS PROJECT OF THE PROJECT, INCLUDING BUT NOT LIMITED TO PASCO COUNTY UTILITIES, TECO, WREC, BRIGHTHOUSE NETWORKS, CALL SUNSHINE ONE (1-800-432-4770) PRIOR TO ANY EXCAVATION.
5. THE CONTRACTOR SHALL ASSURE AND BE RESPONSIBLE FOR THE PROPER PLACEMENT AND MAINTENANCE OF ALL TRAFFIC CONTROL DEVICES, REQUIRED FOR THE CONSTRUCTION OF THIS PROJECT.
6. THE CONTRACTOR SHALL ASSURE AND BE RESPONSIBLE FOR THE PROPER PLACEMENT OF TREE BARRICADES PRIOR TO COMMENCING CONSTRUCTION AND SHALL MAINTAIN THE TREE BARRICADES THROUGHOUT THE DURATION OF CONSTRUCTION. TREE BARRICADES SHALL BE PLACED IN ACCORDANCE WITH PASCO COUNTY REQUIREMENTS AND THE SITE SPECIFIC PERMIT ISSUED BY THE COUNTY.
7. DURING OPERATION AND CONSTRUCTION ACTIVITIES, IT SHALL BE UNLAWFUL TO REMOVE OR DESTROY VEGETATION BY GRUBBING OR TO PLACE SOIL, DEBRIS, SOLVENTS, CONSTRUCTION MATERIAL, MACHINERY OR OTHER EQUIPMENT OF ANY KIND WITHIN THE DRIFLINE OF TREES TO REMAIN ON THE SITE UNLESS OTHERWISE APPROVED BY PASCO COUNTY.
8. AREAS DISTURBED BY CONSTRUCTION ON THE SIDE OF THE CONSTRUCTION SITE SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN THE PRE-CONSTRUCTION CONDITION, THIS INCLUDES LANDS OWNED BY THE DEVELOPER.
9. THE CONTRACTOR SHALL TAKE ALL REASONABLE MEASURES TO GUARD AGAINST FUGITIVE DUST DURING CONSTRUCTION.
10. ALL PRAGICAL AND NECESSARY EFFORTS SHALL BE TAKEN DURING CONSTRUCTION TO CONTROL AND PREVENT EROSION AND TRANSPORT OF SEDIMENT TO SURFACE DRAINS, SURFACE WATERS OR ONTO ADJACENT PROPERTIES. THESE EFFORTS SHALL INCLUDE THE PLACEMENT AND MAINTENANCE OF SILT SCREENS AS INDICATED ON THESE PLANS AND/OR AS REQUIRED BY CONSTRUCTION PERMITS AND APPROVALS. RE-VEGETATION AND RESTORATION OF SURFACES SHALL BE ACCOMPLISHED AS RAPIDLY AS POSSIBLE TO PREVENT EROSION FROM OCCURRING AND TO REDUCE SEDIMENTATION IN RUN-OFF.
11. THE CONTRACTOR SHALL NOT UNDERTAKE ANY WORK HE FEELS WILL CONSTITUTE A CHANGE ORDER WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER AND THE DEVELOPER.
12. THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER, FOR HIS REVIEW, ALL SHOP DRAWINGS A MINIMUM OF SEVEN (7) WORKING DAYS IN ADVANCE OF THE CONTRACTOR'S NEED FOR SAME.
13. ALL EXISTING WELLS TO BE ABANDONED SHALL BE PROPERLY ABANDONED BY A LICENSED WATER WELL CONTRACTOR IN ACCORDANCE WITH SWFWMD RULES 40D-3 AND 17-21.10(4) F.A.C.
14. PRIOR TO BIDDING, CONTRACTOR SHALL VERIFY THE TOPOGRAPHIC INFORMATION AS SHOWN ON THE CONSTRUCTION DRAWINGS AND ACCEPT THE SITE (ACCURATE TO 0.5 FEET OF THE CONTOUR INTERVAL AND 0.2 FEET OVERALL) AS REPRESENTED. COMMENCEMENT OF SITE IMPROVEMENTS SHALL BE INTERPRETED AS ACCEPTANCE BY CONTRACTOR OF ALL REPRESENTATIONS IN CONTRACT DOCUMENTS.
15. CONTRACTOR SHALL PERFORM ALL CLEARING AND GRUBBING OPERATIONS IN ACCORDANCE WITH STANDARD CONSTRUCTION PROCEDURES AS REQUIRED TO CONSTRUCT ALL FACILITIES SHOWN ON THE CONSTRUCTION DRAWINGS.
16. ALL UNSUITABLE MATERIAL SHALL BE REMOVED BY CONTRACTOR FROM STRUCTURAL AREAS AND PLACED ON SITE IN AN APPROPRIATE AREA, OR AS SPECIFIED BY THE DEVELOPER. ALL EXCESS FILL MATERIAL EXCAVATED FROM THE SITE SHALL BE STOCKPILED ON SITE AS DIRECTED BY THE DEVELOPER AND SHALL REMAIN THE PROPERTY OF THE DEVELOPER.
17. THE DEVELOPER SHALL PROVIDE 2 BENCH MARKS AND A COORDINATE CONTROL SHEET FROM THE ENGINEER FOR THE CONTRACTOR'S USE. ALL FIELD SURVEY LAYOUT FOR THE FACILITIES SHOWN ON THE CONSTRUCTION DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL MAINTAIN A SET OF FIELD "AS BUILT" FOR ALL IMPROVEMENTS NOTING ANY FIELD ADJUSTMENTS. THE "AS BUILT" SHALL ALSO INCLUDE LOT, POND AND MITIGATION AREA GRADING, PRIOR TO FINAL PAYMENT. THE CONTRACTOR SHALL BE RESPONSIBLE TO SUBMIT A CERTIFIED SET OF "AS BUILT" TO THE ENGINEER AND DEVELOPER. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN A PROFESSIONAL SURVEYOR LICENSED TO PERFORM LAND SURVEYING SERVICES IN THE STATE OF FLORIDA. THE ENGINEER SHALL REVIEW THE "AS BUILT" AND CONVERT THEM INTO RECORD DRAWINGS.
18. CONTRACTOR TO CONSTRUCT ALL BUILDING PADS IN A LINEAR GRADING FASHION AS SHOWN ON THE CONSTRUCTION DRAWINGS. ALL BUILDINGS SHALL BE COMPACTED TO 95% OF THE MODIFIED PROCTOR VALUE (ASTM D 1557) AS REQUIRED UNDER PARAGRAPH 18 ABOVE. THE CONTRACTOR SHALL ALSO AS BUILT THE BUILDING PADS AS SHOWN ON THE CONSTRUCTION DRAWINGS.
19. CONTRACTOR TO OBTAIN ALL REQUIRED PERMITS FOR BURNING ON SITE.
20. DEVELOPER SHALL PROVIDE SOILS AND MATERIALS TESTING SERVICES FROM A LICENSED GEOTECHNICAL ENGINEER AT HIS OWN EXPENSE. CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST 24 HOURS PRIOR TO ANY TESTING REQUIRED BY THE DEVELOPER, GOVERNMENTAL AGENCY OR AS RECOMMENDED BY GEOTECHNICAL ENGINEER. IF A FAILURE IN ANY OF THE CONTRACTOR'S ACTIVITIES RELATED TO SOILS OR MATERIALS TESTING OCCURS, THE CONTRACTOR SHALL IMMEDIATELY REMEDY THE FAILURE AT HIS OWN EXPENSE AND RE-SCHEDULE THE RE-TESTING AS NECESSARY. ALL RE-TESTING FEES FROM THE GEOTECHNICAL ENGINEER RESULTING FROM THE AFORESAID FAILURES SHALL BE AT THE CONTRACTOR'S EXPENSE.
21. WORK PERFORMED BY THE CONTRACTOR SHALL INTERFACE SMOOTHLY WITH OTHER WORK BEING PERFORMED ON SITE OR ADJACENT TO THE SITE BY OTHER CONTRACTORS AND UTILITY COMPANIES. IT WILL BE NECESSARY FOR THE CONTRACTOR TO COORDINATE AND SCHEDULE HIS ACTIVITIES, WHERE NECESSARY, WITH OTHER CONTRACTORS AND UTILITY COMPANIES, INCLUDING BUT NOT LIMITED TO TECO, WREC & VERIZON.
22. OVERALL CLEAN-UP SHALL BE ACCOMPLISHED BY THE CONTRACTOR IN ACCORDANCE WITH PASCO COUNTY STANDARDS AS DIRECTED BY THE ENGINEER AND OWNER.
23. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ACCESS TO PRIVATE PROPERTY. ANY DAMAGE CAUSED BY THE CONTRACTOR IN THE PERFORMANCE OF HIS WORK SHALL BE CORRECTED TO THE SATISFACTION OF THE ENGINEER AND THE OWNER AT THE CONTRACTOR'S EXPENSE.
24. ANY DAMAGE TO STATE, COUNTY, OR LOCAL ROADS CAUSED BY THE CONTRACTOR'S HALLING OR EXCAVATION EQUIPMENT SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE ENGINEER, THE OWNER, AND THE APPLICABLE GOVERNMENTAL AGENCY.
25. ANY U.S.C. & G.S. MONUMENT WITHIN LIMITS OF CONSTRUCTION IS TO BE PROTECTED BY THE CONTRACTOR.
26. GATED ENTRIES REQUIRE SIREN OPENING SYSTEM, (SOS), OR 3M OPTICOM SYSTEM FOR EMERGENCY ACCESS.

CONSTRUCTION SEQUENCE & MAINTENANCE SCHEDULE OF EROSION CONTROL
1. SEE BMP PLAN FOR SILT SCREEN BARRIER DETAILS & NOTES.
2. ALL EROSION CONTROL DEVICES AS INDICATED ON THESE PLANS SHALL BE INSTALLED PRIOR TO THE START OF ANY CONSTRUCTION.
3. DAILY INSPECTION OF THE EROSION CONTROL WILL BE REQUIRED BY THE CONTRACTOR. ANY DISTURBANCE OF THESE DEVICES SHALL BE REPAIRED IMMEDIATELY.
4. SILTATION ACCUMULATIONS GREATER THAN THE LESSER OF 12 INCHES OR ONE HALF THE DEPTH OF THE SILTATION CONTROL BARRIER SHALL BE IMMEDIATELY REMOVED AND PLACED IN UPLAND AREAS.
5. JURISDICTIONAL LINES SHALL BE MARKED IN THE FIELD FOR IDENTIFICATION AND LIMITS OF CONSTRUCTION.
6. MAINTENANCE OF ALL EROSION CONTROL DEVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR FOR THE LIFE OF THE PROJECT OR UNTIL APPROVED FOR REMOVAL BY THE ENGINEER.
7. SEE NOTE 9 & 10 OF THE GENERAL NOTES THIS DWG.

EROSION PROTECTION
THE CONTRACTOR IS RESPONSIBLE FOR SITE CONDITIONS FROM THE DATE OF NOTICE TO PROCEED, UNTIL THE PROJECT IS ACCEPTED BY THE OWNER, ENGINEER AND PASCO COUNTY. ACCORDINGLY, THE CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL FUGITIVE DUST AND EROSION. PROTECTION FROM EROSION INTO EXISTING WETLANDS, DRAINAGE WAYS, CONSERVATION AREAS, NATURAL AREAS AND OFFSITE AREAS, AS WELL AS NEWLY CONSTRUCTED ROADWAYS, STORMWATER FACILITIES AND MITIGATION AREAS, IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL MANAGE HIS WORK SO AS TO PREVENT EROSION. THIS MAY REQUIRE ADDITIONAL MEASURES FROM THOSE SHOWN ON THE CONSTRUCTION PLANS, SUCH AS WINDROWS, DIVERSION SWALES, SEED & MULCH, STACKED HAY BALES, OR OTHER EROSION CONTROL MEASURES NECESSARY TO REACT TO VARYING SITE CONDITIONS OR INCIDENT WEATHER. IF EROSION OCCURS, THE CONTRACTOR SHALL IMMEDIATELY REMEDY THE DAMAGE CAUSED BY SUCH EROSION BY CONTROLLED REMOVAL OF SEDIMENTS, REPLANTING IF NECESSARY AND RE-ESTABLISHMENT OF EROSION PROTECTION DEVICES, AT THE CONTRACTOR'S SOLE EXPENSE.

HISTORICAL PRESERVATION NOTE
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 POTTERY, 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 THE SITE.

PROTECTED PLANT/ANIMAL NOTE
IF DURING CONSTRUCTION ACTIVITIES, ANY EVIDENCE OF THE PRESENCE OF STATE AND/OR FEDERALLY PROTECTED PLANT AND/OR ANIMAL SPECIES ARE 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.

OPERATION/MAINTENANCE SCHEDULE
THE DEVELOPER OR HIS ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DETENTION AREA AND SUBSURFACE DRAINAGE SYSTEM. THIS WILL REQUIRE INSPECTION, ON AT LEAST AN ANNUAL BASIS, OF THE ON-SITE DRAINAGE SYSTEM, INCLUDING BUT NOT LIMITED TO, INLETS, STORM MANHOLES, DETENTION AREAS, AND CONTROL STRUCTURES, MAKING SURE THAT THE SYSTEM IS FREE FROM EXCESS SILT, DEBRIS AND SEDIMENTATION BUILDUP. THIS MAY REQUIRE THE USE OF THE SUBSURFACE DRAINAGE SYSTEM, CUTTING AND REMOVAL OF VEGETATION FROM AROUND STRUCTURES, AND REMOVAL OF ACCUMULATED SEDIMENTS FROM THE BOTTOM OF THE DETENTION AREAS AND STRUCTURES AS NEEDED TO MAINTAIN THE VIABILITY OF THE ORIGINAL DESIGN INTENT. THE DESIGNATED LITTORAL ZONE SHALL BE MAINTAINED AS A FUNCTIONAL BIOLOGICAL FILTRATION AREA (I.E. VEGETATED ZONE) AND SHALL NOT BE LESS THAN 35% OF THE POND SURFACE.

GENERAL MAINTENANCE
1. ALL STORM WATER PIPES, INLETS, CATCH BASINS, MANHOLES, FLUMES, POND INFLOW AND OUTFALL STRUCTURES (INCLUDING OIL SKIMMERS) AND DISCHARGE PIPES SHOULD BE INSPECTED ON A REGULAR BASIS (MONTHLY OR QUARTERLY) AND AFTER MAJOR RAINFALLS. THEY SHOULD BE MAINTAINED BY REMOVING BUILT-UP DEBRIS AND VEGETATION AND REPAIRING DETERIORATING STRUCTURES.
2. CHEMICALS, OILS, GREASES, OR SIMILAR WASTES ARE NOT TO BE DISPOSED OF DIRECTLY TO THE STORMWATER FACILITY OR THROUGH STORM SEWERS. TREATMENT PONDS ARE DESIGNED TO TREAT NORMAL ROAD, PARKING LOT, ROOF AND YARD RUNOFF ONLY. SOME CHEMICALS MAY INTERFERE WITH A TREATMENT POND'S FUNCTIONS OR KILL VEGETATION AND WILDLIFE. DISPOSE OF THESE POTENTIALLY DANGEROUS MATERIALS PROPERLY BY TAKING THEM TO RECYCLING FACILITIES OR TO LOCAL "AMNESTY DAYS" SPONSORED BY MANY LOCAL GOVERNMENTS. ALSO, DO NOT DISPOSE OF GRASS CLIPPINGS IN GRASS OR TURF AREAS. GRASS CLIPPINGS AND PONDS SHOULD BE DISPOSED OF AT AN APPROVED FACILITY (CHECK WITH THE COUNTY SOLID WASTE DEPARTMENT OR THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR DISPOSAL FACILITIES APPROVED TO ACCEPT TREATMENT POND SEDIMENT).
3. ACCUMULATED POND SEDIMENTS MAY CONTAIN HEAVY METALS SUCH AS LEAD, CADMIUM AND MERCURY, AS WELL AS OTHER POTENTIALLY HAZARDOUS MATERIALS. THEREFORE, SEDIMENTS REMOVED FROM STORM SEWERS, INLETS, PIPES AND PONDS SHOULD BE DISPOSED OF AT AN APPROVED FACILITY (CHECK WITH THE COUNTY SOLID WASTE DEPARTMENT OR THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR DISPOSAL FACILITIES APPROVED TO ACCEPT TREATMENT POND SEDIMENT).
4. DURING ANY REPAIR OR MAINTENANCE ACTIVITY USE CARE TO AVOID CAUSING EROSION OR SILTATION TO ADJACENT OR OFF-SITE AREAS.
5. REMEMBER, ALTERATIONS (FILLING, ENLARGING, ETC.) OF ANY PART OF THE STORMWATER FACILITY IS NOT PERMITTED WITHOUT PRIOR APPROVAL FROM ALL APPLICABLE GOVERNING AGENCIES.
6. THE APPROVED OPERATION AND MAINTENANCE PERMIT AND AS-BUILT DRAWINGS ARE AVAILABLE AT YOUR LOCAL DISTRICT SERVICE OFFICE. REFER TO THOSE PLANS AND PERMITS FOR ADDITIONAL RESTRICTIONS, INSTRUCTIONS AND CONDITIONS.
7. IT IS USUALLY MORE COST EFFECTIVE TO MONITOR AND PERFORM ROUTINE MAINTENANCE ON A SWMS, REMEMBER, ALTERATIONS TO REPAIR OR RECONSTRUCT THE ENTIRE SYSTEM.
8. MOSQUITO GROWTH CAN BE MINIMIZED IN A SWMS BY THE FOLLOWING MEASURES:
A. DO NOT DUMP GRASS CLIPPINGS OR OTHER ORGANIC DEBRIS INTO SWMS - DECAYING GRASS CLIPPINGS AND OTHER DECOMPOSING VEGETATION CREATE IDEAL CONDITIONS FOR BREEDING MOSQUITOS.
B. CLEAN OUT ANY OBSTRUCTIONS WHICH GET INTO THE SYSTEM. DEBRIS CAN OBSTRUCT FLOW AND ATTRACT MOSQUITOES AND LARVAE.
C. REMOVE WATER LETTUCE AND WATER HYACINTH, WHICH NOURISH AND SHELTER MOSQUITO LARVAE.
D. STOCK PONDS WITH PREDATORY "MOSQUITOFISH" - GAMBUSIA MINNOWS

WET DETENTION POND MAINTENANCE
1. ALL SODDED SIDE SLOPES AND BERMS SHOULD BE MAINTAINED BY THE PROCEDURE OUTLINED FOR THE WET DETENTION POND. THE INLETS AND OUTFALL STRUCTURES SHOULD BE MAINTAINED BY THE PROCEDURES OUTLINED UNDER "GENERAL MAINTENANCE".
2. MAINTAIN, RATHER THAN REMOVE, WETLAND VEGETATION THAT BECOMES ESTABLISHED IN THE LITTORAL ZONE. DO NOT CUT, MOW, USE HERBICIDE OR GRASS CURE TO REMOVE ANY OF THE VEGETATION IN THE LITTORAL ZONE WITHOUT PRIOR APPROVAL FROM THE DISTRICT. REFER TO THE CONDITIONS OF THE PERMIT AND CONSTRUCTION NOTES FOR FURTHER INFORMATION.
3. WHEN WET DETENTION POND LITTORAL ZONES ARE INTENTIONALLY PLANTED FOR AESTHETIC PURPOSES OR TO OFFSET WETLANDS IMPACTS, REMOVAL OF WEEDY OR EXOTIC VEGETATION MAY BE REQUIRED AND ACCOMPANIED BY REPLANTING OF DESIRABLE VEGETATION. CHECK WITH THE LOCAL DISTRICT SERVICE OFFICE TO DETERMINE SPECIFIC REQUIREMENTS.
4. ON A MONTHLY OR QUARTERLY BASIS AND AFTER SEVERE RAINFALL EVENTS, CHECK THE AREA IN FRONT OF THE OUTFALL CONTROL STRUCTURE FOR BUILT-UP SEDIMENTS AND VEGETATION THAT IMPAIR THE OPERATION OF THE STRUCTURE. REMOVE SEDIMENT AND VEGETATION TO AN APPROVED DISPOSAL SITE.
5. WHEN LITTORAL ZONE VEGETATION AND SEDIMENT ACCUMULATE TO SUCH AN EXTENT THAT WATER DEPTH DECREASES, THE LITTORAL ZONE MAY NEED TO BE REGRADED AND REVEGETATED. WHEN IT APPEARS THAT A POND HAS REACHED THIS STATE, IT IS BEST TO CONTACT A DISTRICT REPRESENTATIVE PRIOR TO LARGE SCALE MAINTENANCE.

DITCH & SWALE MAINTENANCE
SOME MSSW AND ERP PERMITS REQUIRE THAT THE VEGETATION IN SOME DITCHES BE PROTECTED TO OFFSET WETLAND IMPACTS. PERMITTED DURING CONSTRUCTION OR FOR WATER QUALITY TREATMENT, THE PERMIT OR APPROVED CONSTRUCTION SHOULD CLEARLY IDENTIFY WHICH DITCH VEGETATION MUST BE PRESERVED. IF YOU'RE UNSURE, CONTACT THE LOCAL DISTRICT SERVICE OFFICE. IF VEGETATION IS NOT REQUIRED TO BE PROTECTED, DITCHES AND SWALES SHOULD BE PERIODICALLY MOWED AND CLEANED OF ACCUMULATED REFUSE. DURING THE MOWING OPERATIONS, DITCHES AND SWALES SHOULD BE INSPECTED FOR BARE SPOTS, DAMAGE OR EROSION. BARE AREAS SHOULD BE SODDED OR SEEDED TO REPLACE THE GRASS COVER. IN THE CASE OF EROSION, REPLACE THE MISSING SOILS AND BRING THE AREA BACK TO GRADE. SOME DITCHES ARE DESIGNED TO STORE RUNOFF FOR SHORT PERIODS OF TIME UTILIZING DITCH BLOCKS OR RAISED INLETS. THESE DITCH BLOCKS OR INLETS SHOULD NOT BE REMOVED OR ALTERED. IF YOU ARE UNABLE TO IDENTIFY WHAT TYPE OF TREATMENT METHOD SERVES YOUR DEVELOPMENT, CONTACT THE DISTRICT SERVICE OFFICE.

HOW TO OPERATE AND MAINTAIN THE STORMWATER MANAGEMENT SYSTEM
YOUR STORMWATER MANAGEMENT SYSTEM (SWMS) IS DESIGNED AND CONSTRUCTED TO COMPLY WITH CERTAIN ENVIRONMENTAL PROTECTION CRITERIA. STORMWATER PONDS AND THEIR ASSOCIATED SURFACE WATER MANAGEMENT FACILITIES ARE DESIGNED TO CAPTURE AND REMOVE POLLUTANTS FROM SPECIFIC VOLUMES OF STORMWATER RUNOFF THROUGH PROCESSES SUCH AS PERCOLATION, FILTERING AND/OR DETENTION. AS LONG AS THEY ARE CONSTRUCTED PROPERLY AND MAINTAINED IN AN EFFECTIVE STATE, WATER QUALITY STANDARDS ARE PRESUMED TO BE MET. STORMWATER MANAGEMENT SYSTEMS SHOULD BE INSPECTED ON A ROUTINE BASIS TO INSURE THAT THEY ARE FUNCTIONING PROPERLY. INSPECTIONS SHOULD BE SCHEDULED ON A MONTHLY OR QUARTERLY BASIS PRIOR TO ANY MAJOR RAIN EVENT. MORE FREQUENT INSPECTIONS MAY BE NECESSARY DURING THE RAINY SEASON. KEEPING DETAILED NOTES ON MAINTENANCE ACTIVITIES WILL HELP WHEN PROVIDING A REPORT TO THE DISTRICT AT THE TIME OF YOUR 18 OR 24 MONTH INSPECTION. YOUR MANAGEMENT AND STORAGE OF SURFACE WATERS (MSSW) PERMIT OR ENVIRONMENTAL RESOURCES PERMIT (ERP) INCLUDES A CONDITION THAT SPECIFIES HOW OFTEN THE INSPECTION REPORTS ARE DUE. IT SHOULD BE THE RESPONSIBILITY OF THE INDIVIDUAL AS THE PERSON RESPONSIBLE FOR OVERSEEING OPERATION AND MAINTENANCE ACTIVITIES, MONITORING AND REPORTING. THIS WILL ALLOW THAT INDIVIDUAL TO BECOME WELL-ACQUAINTED WITH THE SWMS. A COPY OF THE PERMIT AND DISTRICT APPROVED CONSTRUCTION DRAWINGS SHOULD BE MADE AVAILABLE TO THE RESPONSIBLE PERSON IF QUESTIONS OR ISSUES DEVELOP.

DRAINAGE
1. STANDARD INDICES REFER TO THE LATEST EDITION OF PASCO COUNTY A FOOT SPECIFICATIONS.
2. ALL STORM SEWER PIPES SHALL BE REINFORCED CONCRETE CLASS 4 (ASTM 9-76/72A) UNLESS OTHERWISE NOTED ON PLANS. ALL DRAINAGE STRUCTURES SHALL BE IN ACCORDANCE WITH PASCO COUNTY AND FOOT DESIGN STANDARDS UNLESS OTHERWISE NOTED ON PLANS.
3. PIPE LENGTHS SHOWN ARE APPROXIMATE AND TO CENTER OF DRAINAGE STRUCTURE WITH THE EXCEPTION OF MITERED AND FLARED END SECTIONS, WHICH ARE NOT INCLUDED IN LENGTHS.
4. ALL DRAINAGE STRUCTURE TOPS AND COVERS SHALL BE TRAFFIC RATED FOR H20 LOADINGS.
5. ALL STORM DRAINAGE PIPING SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S ENGINEER PRIOR TO THE PLACEMENT OF BACKFILL. CONTRACTOR TO NOTIFY THE ENGINEER 48 HOURS IN ADVANCE TO SCHEDULE INSPECTION.
6. THE CONTRACTOR SHALL MAINTAIN AND PROTECT FROM MUD, DIRT, DEBRIS, ETC. THE STORM DRAINAGE SYSTEM UNTIL FINAL ACCEPTANCE OF THE PROJECT. THE CONTRACTOR MAY BE REQUIRED TO CLEAN PIPES AND INLETS PRIOR TO FINAL ACCEPTANCE.

National Pollution Discharge Elimination System (NPDES) Requirements
THE ENGINEER WILL COMPLETE APPROPRIATE SECTIONS OF THE NOTICE OF INTENT (NOI) AND NOTICE OF TERMINATION (NOT) APPLICATIONS AVAILABLE FROM FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP). THE ENGINEER WILL SUBMIT THE NOI AND THE NOT TO THE OWNER OR THE CONTRACTOR FOR COMMENT, SIGNATURE AND TRANSMITTAL TO THE DEP. THE ENGINEER WILL ALSO PREPARE A SUGGESTED DRAFT STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE SITE. THE ENGINEER WILL SUBMIT THE SUGGESTED DRAFT SWPPP TO THE OWNER OR THE CONTRACTOR FOR USE ONLY AS A GUIDE IN PREPARING THE FINAL SWPPP. THE FINAL SWPPP, AS PREPARED BY THE OWNER OR THE CONTRACTOR, WILL BE LOCATED ON SITE AND MONITORED AS DESCRIBED IN THE NOI.
THE OWNER OR THE CONTRACTOR WILL ALSO BE RESPONSIBLE FOR THE FOLLOWING:
1. SIGNING THE NOI, NOT, AND THE FINAL SWPPP AS THE "OPERATOR AND/OR RESPONSIBLE AUTHORITY" FOR THE PROJECT.
2. IMPLEMENTING THE "BEST MANAGEMENT PRACTICES" AS SHOWN IN THE FINAL SWPPP PREPARED BY OTHERS.
3. MAINTAINING THE "BEST MANAGEMENT PRACTICES" AS SHOWN IN THE SWPPP PREPARED BY OTHERS AS REQUIRED TO ACCOMMODATE CONDITIONS IN THE FIELD.
4. MONITORING THE SITE CONDITIONS AND PREPARING ALL REPORTS AS REQUIRED BY THE CONDITIONS OF THE GENERAL NPDES PERMIT.

WATER, WASTEWATER & REUSE WATER SYSTEM NOTES
1. HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS SHALL BE AS FOLLOWS:
A. NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610.
B. NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.
C. NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.
D. NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.006(2), F.S., AND RULE 64E-6.002, F.A.C.
2. VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, AND RECLAIMED WATER PIPELINES SHALL BE AS FOLLOWS:
A. NEW OR RELOCATED UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
B. NEW OR RELOCATED UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
C. AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS (A) AND (B) ABOVE, ONE FULL LENGTH OF WATER MAIN SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY- OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
3. SEPARATION BETWEEN WATER MAINS AND SANITARY OR STORM SEWER MANHOLES.
A. NO WATER MAIN SHALL PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A SANITARY SEWER MANHOLE, STORM SEWER MANHOLE OR INLET STRUCTURE.
4. ALL UTILITY MATERIAL AND WORKMANSHIP MUST COMPLY WITH "PASCO COUNTY STANDARDS FOR DESIGN AND CONSTRUCTION OF WATER, WASTEWATER, AND RECLAIMED WATER FACILITIES," JUNE 1995 EDITION T 1.
5. ALL PVC WATER MAINS 4 - 12 INCHES SHALL BE IN ACCORDANCE WITH AWWA C-900. PIPE SHALL BE CLASS 200 AND MEET THE REQUIREMENTS OF DR-14.
6. ALL PVC WATER MAIN SMALLER THAN 4 INCHES SHALL BE CLASS 200 AND MEET THE REQUIREMENTS OF SDR 21 IN ACCORDANCE WITH ASTM D-2241.
7. ALL PVC SANITARY SEWER PIPE SHALL MEET THE REQUIREMENTS OF ASTM D-3034 WITH THICKNESS AS FOLLOWS: (A) INVERTS FROM 0' - 12' SHALL BE SDR-35, INVERT DEPTHS FROM 12' - 18' SHALL BE SDR 26. FOR INVERTS DEEPER THAN 18', DUCTILE IRON PIPE SHALL BE USED.
8. ALL DUCTILE IRON UTILITY WATER MAIN, SANITARY SEWER PIPE AND REUSE WATER MAINS SHALL BE CLASS 90 IN ACCORDANCE WITH ANSI A 21.52.
9. RIGID POLYMER WATER MAINS 12 INCHES SHALL BE IN ACCORDANCE WITH AWWA C-900, DR18. RECLAIMED WATER MAINS 14 - 24 INCHES SHALL BE IN ACCORDANCE WITH AWWA C-905, DR25. ALL PIPE SHALL BE CLASS 150.
10. ALL PVC REUSE WATER MAINS SMALLER THAN 4" SHALL BE CLASS 200 AND MEET THE REQUIREMENTS OF SDR 21 IN ACCORDANCE WITH ASTM D-2241.
11. ALL WATER MAINS, SANITARY SEWER MAINS AND RECLAIMED WATER MAINS SHALL HAVE A MINIMUM OF 36 INCHES OF COVER, EXCEPT AS NOTED.
12. PRIOR TO COMMENCING NEW WORK WHICH REQUIRES CONNECTING TO EXISTING LINES OR APPURTENANCES, THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY AND SHALL VERIFY THE LOCATION AND ELEVATION OF THE EXISTING CONNECTION POINT AND NOTIFY THE DEVELOPER'S ENGINEER OF ANY CONFLICTS OR DISCREPANCIES.
13. CONNECTIONS INTO EXISTING COUNTY OWNED SYSTEMS SHALL BE VIA WET TAP. WET TAPS SHALL BE PERFORMED BY THE PASCO COUNTY UTILITIES SERVICES BRANCH AT THE OWNER'S EXPENSE. MATERIALS FOR WET TAPS LARGER THAN 2" SHALL BE PROVIDED AND INSTALLED BY THE PROJECT CONTRACTOR. EXCAVATION, BACKFILL, AND SURFACE RESTORATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
14. LOCATION OF THE SANITARY SEWER SERVICE LATERALS, IF INDICATED ON THE PLANS ARE A DISTANCE FROM THE DOWNSTREAM MANHOLE.
15. LOCATION OF THE WATER SERVICE SLEEVE, IF INDICATED ON THE PLANS, ARE PER THE CENTERLINE ROAD STATIONING.
16. CONFLICTS BETWEEN REUSE WATER AND STORM, SANITARY SEWER OR WATER MAIN TO BE RESOLVED BY ADJUSTING THE REUSE WATER LINES AS NECESSARY.
17. ALL WATER MAINS, SANITARY SEWER MAINS AND RECLAIMED WATER MAINS SHALL BE CLEARLY MARKED WITH THE NAME OR TRADEMARK OF THE MANUFACTURER, THE BATCH NUMBER, THE LOCATION OF THE PLANT AND STRENGTH DESIGNATION, AS APPLICABLE. ALL PIPE SHALL BE LAID WITH A TWO INCH METALLIC TAPE APPROPRIATELY COLOR CODED AND IMPRINTED WITH THE TYPE OF SERVICE 12 INCHES TO 18 INCHES BELOW FINAL GRADE. DIRECTLY ABOVE THE UTILITY FOR IDENTIFICATION AND EASE OF LOCATION. THE APPROPRIATE TAPE COLOR CODES ARE AS FOLLOWS:
GREEN SANITARY FORCE MAIN
BLUE POTABLE WATER
PURPLE TREATED EFFLUENT FOR REUSE
18. THE CONTRACTOR SHALL TEST ALL GRAVITY SEWERS IN ACCORDANCE WITH PASCO COUNTY STANDARDS. IF ACCEPTABLE, SAID TESTS WILL BE CERTIFIED BY THE ENGINEER OF RECORD AS REQUIRED.
19. PIPE DEFLECTION SHALL BE IN ACCORDANCE WITH AWWA STANDARD C-600, LATEST EDITION.
20. THRUST BLOCKS ARE NOT ALLOWED! RESTRAINED JOINTS SHALL BE USED ON ALL PRESSURIZED PIPING.
21. FIRE HYDRANTS WILL REQUIRE FLOW TESTING AND COLOR-CODING BASED ON TEST RESULTS.

PAVING AND GRADING
1. ALL DELETERIOUS SUBSURFACE MATERIAL (I.E. MUCK, PEAT, BURIED DEBRIS) IS TO BE EXCAVATED IN ACCORDANCE WITH THESE PLANS OR AS DIRECTED BY THE OWNER, THE OWNER'S ENGINEER, OR OWNER'S SOIL TESTING COMPANY. DELETERIOUS MATERIAL IS TO BE STOCKPILED OR REMOVED FROM THE SITE AS DIRECTED BY THE OWNER. EXCAVATED AREAS TO BE BACKFILLED WITH APPROVED MATERIALS AND COMPACTED AS SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING DELETERIOUS MATERIAL FROM THE SITE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRACING, SHEETING OR SHORING AS NECESSARY. DEWATERING METHODS SHALL BE USED AS REQUIRED TO KEEP TRENCHES DRY WHILE PIPE AND APPURTENANCES ARE BEING PLACED.
3. ALL NECESSARY FILL AND EMBANKMENT THAT IS PLACED DURING CONSTRUCTION SHALL CONSIST OF MATERIAL SPECIFIED BY THE OWNER'S SOIL TESTING COMPANY OR ENGINEER AND BE PLACED AND COMPACTED ACCORDING TO THESE PLANS OR THE REFERENCED SOILS REPORT.
4. PROPOSED SPOT ELEVATIONS REPRESENT TOP OF FINISHED PAVEMENT OR GROUND SURFACE GRADE UNLESS OTHERWISE NOTED ON DRAWINGS.
5. CONTRACTOR SHALL TRIM, TACK AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT.
6. CONCRETE CURBING WILL BE PLACED AS SHOWN ON THE PLANS.
7. THE CONTRACTOR WILL STABILIZE BY SEED AND MULCH, SOD OR OTHER APPROVED MATERIALS ANY DISTURBED AREAS WITHIN ONE WEEK FOLLOWING CONSTRUCTION OF THE PAVEMENT AREAS. CONTRACTOR SHALL MAINTAIN SUCH AREAS UNTIL FINAL ACCEPTANCE BY THE OWNER.
8. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPLICABLE TESTING WITH THE SOILS ENGINEER. TESTS WILL BE REQUIRED PURSUANT TO PASCO COUNTY. UPON COMPLETION OF PROPOSED CONSTRUCTION, SOILS ENGINEER WILL SUBMIT CERTIFICATIONS TO THE OWNER'S ENGINEER STATING THAT ALL REQUIREMENTS HAVE BEEN MET.
9. ALL UNDERGROUND UTILITIES, INCLUDING UTILITY SLEEVES, AND CONDUITS SHALL BE INSTALLED PRIOR TO BASE & PAVEMENT CONSTRUCTION.

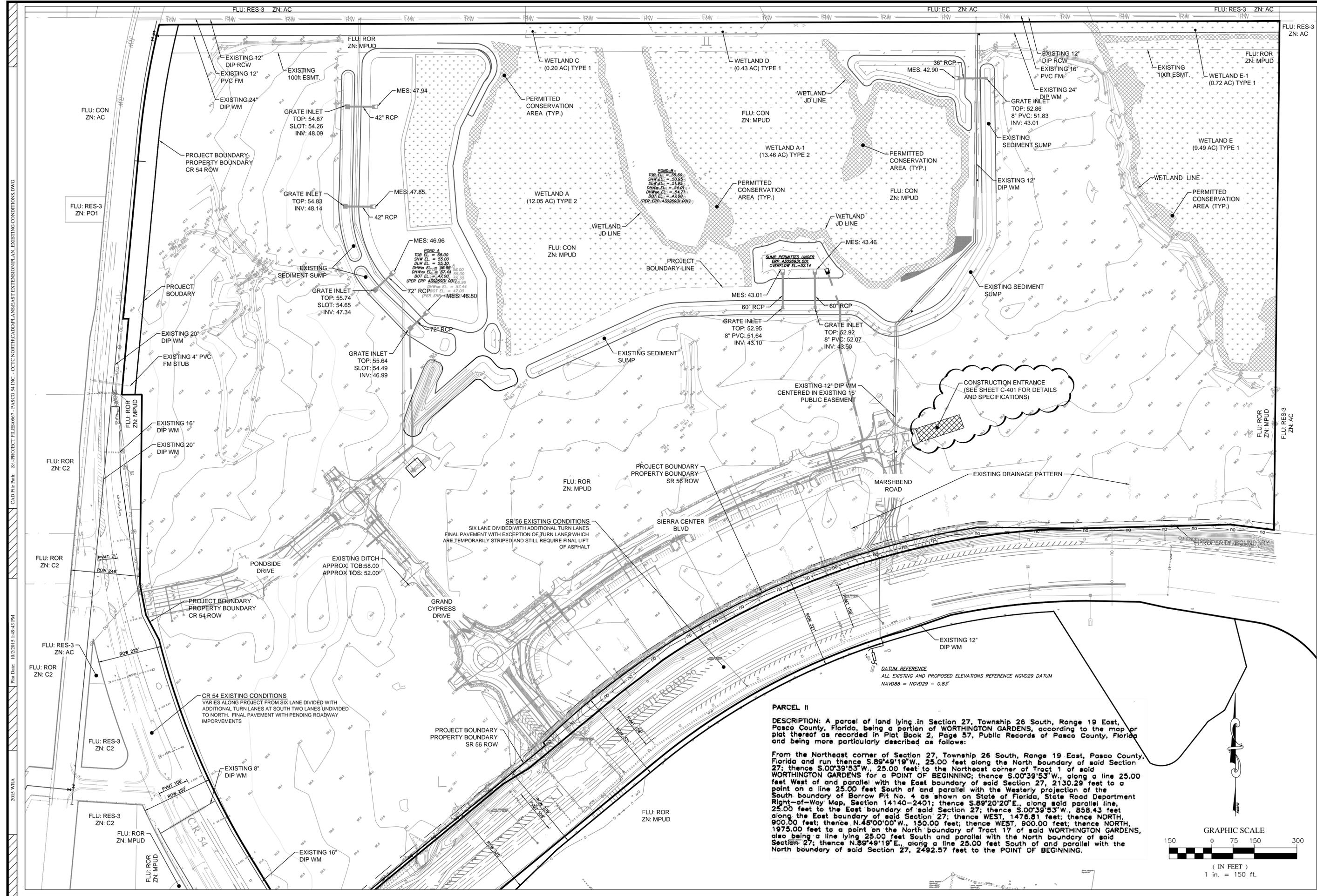
CLEARING/DEMOLITION
1. PRIOR TO ANY SITE CLEARING, ALL TREES SHOWN TO REMAIN AS INDICATED ON THE CONSTRUCTION PLANS SHALL BE PROTECTED AND TRANSMITTAL TO THE DEP. THE ENGINEER WILL ALSO PREPARE A SUGGESTED DRAFT STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE SITE. THE ENGINEER WILL SUBMIT THE SUGGESTED DRAFT SWPPP TO THE OWNER OR THE CONTRACTOR FOR USE ONLY AS A GUIDE IN PREPARING THE FINAL SWPPP. THE FINAL SWPPP, AS PREPARED BY THE OWNER OR THE CONTRACTOR, WILL BE LOCATED ON SITE AND MONITORED AS DESCRIBED IN THE NOI.
2. THE CONTRACTOR SHALL CLEAR AND GRUB THE SITE NECESSARY FOR CONSTRUCTION. DISTURBED AREAS NOT OTHERWISE STABILIZED, WILL BE SEED AND MULCHED, SODDED OR PLANTED WITH OTHER APPROVED LANDSCAPE MATERIAL IMMEDIATELY FOLLOWING CONSTRUCTION.
3. REMAINING MATERIAL THAT RESULTS FROM CLEARING AND GRUBBING OR SITE EXCAVATION IS TO BE UTILIZED ON-SITE IF REQUIRED, PROVIDED THAT THE MATERIAL IS DEEMED SUITABLE FOR CONSTRUCTION BY THE OWNER'S SOILS TESTING COMPANY. EXCESS MATERIAL IS TO BE EITHER STOCKPILED ON THE SITE AS DIRECTED BY THE OWNER OR OWNER'S ENGINEER, OR RELOCATED TO ANOTHER SITE. THE CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING EXCESS EARTHWORK FROM THE SITE.
4. ALL CONSTRUCTION DEBRIS AND OTHER WASTE MATERIALS SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR IN ACCORDANCE WITH APPLICABLE REGULATORY AGENCY REQUIREMENTS.

SAFETY
1. DURING THE CONSTRUCTION AND MAINTENANCE OF THIS PROJECT, ALL SAFETY REGULATIONS ARE TO BE ENFORCED. THE CONTRACTOR SHALL BE TOTALLY RESPONSIBLE FOR THE CONTROL AND SAFETY OF THE TRAVELING PUBLIC AND THE SAFETY OF HIS PERSONNEL AND EQUIPMENT.
2. NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610.
3. CONTRACTOR SHALL PROVIDE AND MAINTAIN ITS OWN SAFETY EQUIPMENT IN ACCORDANCE WITH ITS HEALTH & SAFETY PROGRAM AND ALL OTHER APPLICABLE LEGAL AND HEALTH AND SAFETY REQUIREMENTS. THE CONTRACTOR IS ALSO RESPONSIBLE FOR PROVIDING ITS EMPLOYEES AND SUBCONTRACTORS WITH ADEQUATE INFORMATION AND TRAINING TO ENSURE THAT ALL EMPLOYEES AND SUBCONTRACTORS AND SUBCONTRACTORS' EMPLOYEES COMPLY WITH ALL APPLICABLE REQUIREMENTS. CONTRACTOR SHALL REMAIN IN COMPLIANCE WITH ALL OCCUPATION SAFETY AND HEALTH REGULATIONS AS WELL AS THE ENVIRONMENTAL PROTECTION LAWS. THE FOLLOWING IS NOT TO BE PERCEIVED AS THE ENTIRE SAFETY PROGRAM BUT JUST BASIC REQUIREMENTS.
4. ALL EXCAVATIONS BY THE CONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF THE DEPARTMENT OF LABOR'S OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION RULES AND REGULATIONS. PARTICULAR ATTENTION MUST BE PAID TO THE CONSTRUCTION STANDARDS FOR EXCAVATIONS, 29 CFR PART 1926, SUBPART P.
5. THE MINIMUM STANDARDS AS SET FORTH IN THE CURRENT EDITION OF "THE STATE OF FLORIDA, MANUAL ON TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS" SHALL BE FOLLOWED IN THE DESIGN APPLICATION, INSTALLATION, MAINTENANCE AND REMOVAL OF ALL TRAFFIC CONTROL DEVICES, WARNING DEVICES AND BARRIERS NECESSARY TO PROTECT THE PUBLIC AND WORKMEN FROM HAZARDS WITHIN THE PROJECT LIMITS.
6. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY AND ENFORCE ALL APPLICABLE SAFETY REGULATIONS. THE ABOVE INFORMATION HAS BEEN PROVIDED FOR THE CONTRACTOR'S INFORMATION ONLY AND DOES NOT IMPLY THAT THE OWNER OR ENGINEER WILL INSPECT AND/OR ENFORCE SAFETY REGULATIONS.
7. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES AND SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE UTILITY COMPANIES PRIOR TO CONSTRUCTION TO OBTAIN FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES. CALL SUNSHINE ONE (1-800-432-4770) TO ARRANGE FIELD LOCATIONS.

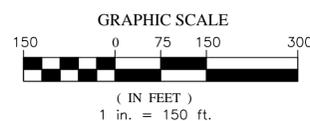
PASCO COUNTY FIRE PROTECTION NOTES
1. ALL PROJECTS MUST COMPLY WITH PASCO COUNTY FIRE HYDRANT ORDINANCE NO. 46-51
2. FIRE HYDRANTS SHALL BE INSTALLED AND IN SERVICE PRIOR TO THE ACCUMULATION OF COMBUSTIBLES
3. PER THE NATIONAL FIRE PROTECTION ASSOCIATION, NFPA-1 16.4.3.1.3. WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED, COMPLETED, AND IN SERVICE PRIOR TO LOCALITIES OF EXISTING UNDERGROUND UTILITIES.
4. PER NFPA-1 18.3.4.1.1. CLEARANCES OF 7.5 FT IN FRONT 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 3M OPTICOM SYSTEM FOR EMERGENCY ACCESS.
6. FIRE HYDRANTS SHALL BE FLOW TESTED AND COLOR CODED BASED ON FLOW RESULTS.

GENERAL LDC NOTES
1. THE SOIL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED PRIOR TO CONSTRUCTION, MAINTAINED THROUGHOUT CONSTRUCTION AND UNTIL THE SITE IS PERMANENTLY STABILIZED. (LDC 902.2)
2. PRIOR TO CONSTRUCTION, A BUILDING PERMIT SHALL BE OBTAINED FOR ALL STRUCTURES THAT HAVE FOOTING FOUNDATIONS AND ARE SUBJECT TO ANY CENTRAL PERMITTING, (IE. INCLUDING BUT NOT INCLUSIVE BUILDINGS, ACCESSORIES, AND RETAINING WALLS).
3. IT IS THE OWNER'S RESPONSIBILITY OR (CURRENT PARCEL OWNER: PASCO SA, INC.) TO INSPECT AND MAINTAIN THE WATER RETENTION SYSTEM ON A REGULAR BASIS. (LDC 902.2.M)
4. ALL SODDED SLOPES OVER 4 TO 1, SHALL BE INSTALLED WITH SOD PEGS. (LDC 902.2)
5. THE FIRST FLOOR ELEVATION OF EXISTING BUILDINGS SHALL BE 1' ABOVE THE BASE FLOOD ELEVATION OR AS REQUIRED BY THE LDC1104.16' ABOVE THE HIGHEST CROWN LINE OF THE STREET LYING BETWEEN THE PROJECTION OF THE 1" SIDE BUILDING LINES (LDC902.2.K).
6. ANY OFF SITE DISTURBANCE SHALL BE RESTORED TO THE PRE OR BETTER CONDITION. (LDC 902.2)
7. AS APPLICABLE, THE OWNER/DEVELOPER WILL PROVIDE COPIES OF THE REQUIRED PERMITS FROM THE RESPECTIVE GOVERNING AGENCIES, PRIOR TO ISSUANCE OF THE SDP. (LDC 902.2.C)
8. ALL WORK WITHIN THE ROW WILL REQUIRE A ROW USE PERMIT. (LDC 406.5) DRIVEWAY CONNECTION PERMIT.
9. THE SITE SHALL BE GRADED TO WITHIN 12 INCHES OF THE FINAL GRADE. WHERE FILL IS PROPOSED IT SHALL BE PLACED IN COMPLIANCE WITH THE GEOTECHNICAL/GEOLOGICAL ENGINEERING REPORT RECOMMENDATIONS (INCLUDING ANY LIFT DEPTHS RECOMMENDED) AND CONNECTED TO A MINIMUM DEPTH OF 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY. DENSITY TESTS TO CONFIRM COMPACTION SHALL BE REQUIRED WITHIN THE BUILDING PAD AREA, BEFORE THE NEXT LIFT IS PLACED. UPON COMPLETION OF THE LAND DEVELOPMENT CONSTRUCTION, A PROFESSIONAL ENGINEER SHALL PROVIDE A CERTIFICATION TO PASCO COUNTY THAT THE PROJECT, INCLUDING EACH PAD AREA, COMPLIES WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL/GEOLOGICAL ENGINEERING REPORT.

PASCO COUNTY STANDARD SITE PLAN 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 UNIFORM TRAFFIC CONTROL DEVICES, OR OTHER APPLICABLE STANDARDS. 6. THE ARCHITECT/ENGINEER CERTIFIES THAT THE SITE HAS BEEN DESIGNED IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT.
7. ALL ON-SITE PARKING SPACES WILL BE STRIPED AND SIGNED IN ACCORDANCE WITH THE MANUAL UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION. PARKING SPACES, DIRECTIONAL ARROWS, AND STOP SIGNS SHALL BE INSTALLED AND MAINTAINED BY THE OWNER'S RESPONSIBILITY TO PROPERLY SIGN AND STRIPE IN ACCORDANCE WITH APPLICABLE STANDARDS.
8. 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 PAVEMENT 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/MAPLAND CONDITIONS.
12. ALL STRUCTURES, INCLUDING BUFFER WALLS



PARCEL II
DESCRIPTION: A parcel of land lying in Section 27, Township 26 South, Range 19 East, Pasco County, Florida, being a portion of WORTHINGTON GARDENS, according to the map or plat thereof as recorded in Plat Book 2, Page 57, Public Records of Pasco County, Florida and being more particularly described as follows:
 From the Northeast corner of Section 27, Township 26 South, Range 19 East, Pasco County, Florida and run thence S.89°49'19"W., 25.00 feet along the North boundary of said Section 27; thence S.00°39'53"W., 25.00 feet to the Northeast corner of Tract 1 of said WORTHINGTON GARDENS for a POINT OF BEGINNING; thence S.00°39'53"W., along a line 25.00 feet West of and parallel with the East boundary of said Section 27, 2130.29 feet to a point on a line 25.00 feet South of and parallel with the Westerly projection of the South boundary of Borrow Pit No. 4 as shown on State of Florida, State Road Department Right-of-Way Map, Section 14140-2401; thence S.89°20'20"E., along said parallel line, 25.00 feet to the East boundary of said Section 27; thence S.00°39'53"W., 858.43 feet along the East boundary of said Section 27; thence WEST, 1478.81 feet; thence NORTH, 900.00 feet; thence N.45°00'00"W., 150.00 feet; thence WEST, 900.00 feet; thence NORTH, 1975.00 feet to a point on the North boundary of Tract 17 of said WORTHINGTON GARDENS, also being a line lying 25.00 feet South and parallel with the North boundary of said Section 27; thence N.89°49'19"E., along a line 25.00 feet South of and parallel with the North boundary of said Section 27, 2492.57 feet to the POINT OF BEGINNING.



NO.	DATE	DESCRIPTION	BY
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5	9/22/2015	RESPONSE TO COUNTY COMMENTS	ELR
6	8/7/2015	RESPONSE TO COUNTY COMMENTS	ELR

ISSUED FOR: PERMITTING
JOB #: 0967
SEC: 27
TWN: 26S
RNG: 19E
DESIGNED: ELR
DRAWN: ELR
APPROVED: JAC

JOSEPH A. CIMINO
 FL P.E. # 67540

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 Tampa, Florida 33624
 8043 Cooper Creek Blvd., Suite 210
 University Park, Florida 34201
 www.wraengineering.com CA 0000762
 Phone: 813.265.3130 941.275.9721

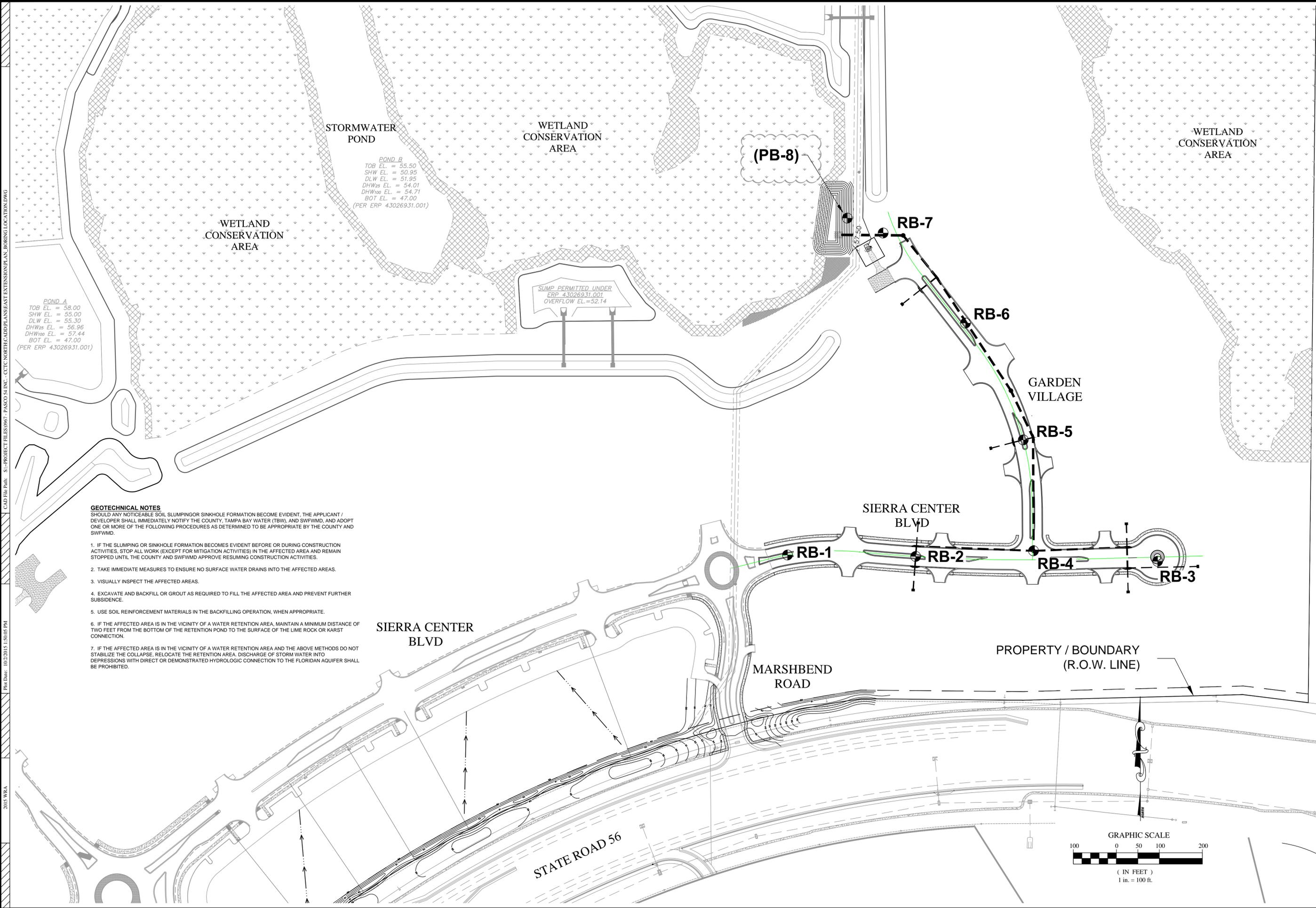
WRA

CYPRESS CREEK TOWN CENTER NORTH (EAST EXTENSION)

EXISTING CONDITIONS

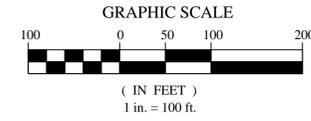
Plot Date: 10/02/2015
 Datum: NGVD 1929

G-102



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

1. IF THE SLUMPING OR SINKHOLE FORMATION BECOMES EVIDENT BEFORE OR DURING CONSTRUCTION ACTIVITIES, STOP ALL WORK (EXCEPT FOR MITIGATION ACTIVITIES) IN THE AFFECTED AREA AND REMAIN STOPPED UNTIL THE COUNTY AND SWFWMD APPROVE RESUMING CONSTRUCTION ACTIVITIES.
2. TAKE IMMEDIATE MEASURES TO ENSURE NO SURFACE WATER DRAINS INTO THE AFFECTED AREAS.
3. VISUALLY INSPECT THE AFFECTED AREAS.
4. EXCAVATE AND BACKFILL OR GROUT AS REQUIRED TO FILL THE AFFECTED AREA AND PREVENT FURTHER SUBSIDENCE.
5. USE SOIL REINFORCEMENT MATERIALS IN THE BACKFILLING OPERATION, WHEN APPROPRIATE.
6. IF THE AFFECTED AREA IS IN THE VICINITY OF A WATER RETENTION AREA, MAINTAIN A MINIMUM DISTANCE OF TWO FEET FROM THE BOTTOM OF THE RETENTION POND TO THE SURFACE OF THE LIME ROCK OR KARST CONNECTION.
7. IF THE AFFECTED AREA IS IN THE VICINITY OF A WATER RETENTION AREA AND THE ABOVE METHODS DO NOT STABILIZE THE COLLAPSE, RELOCATE THE RETENTION AREA. DISCHARGE OF STORM WATER INTO DEPRESSIONS WITH DIRECT OR DEMONSTRATED HYDROLOGIC CONNECTION TO THE FLORIDAN AQUIFER SHALL BE PROHIBITED.



REVISIONS		NO.	DATE	DESCRIPTION	BY
ELR	RESPONSE TO COUNTY COMMENTS				
6	8/7/2015				
5	9/22/2015				
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WRA

BORING LOCATION PLAN

CYPRESS CREEK TOWN CENTER NORTH (EAST EXTENSION)

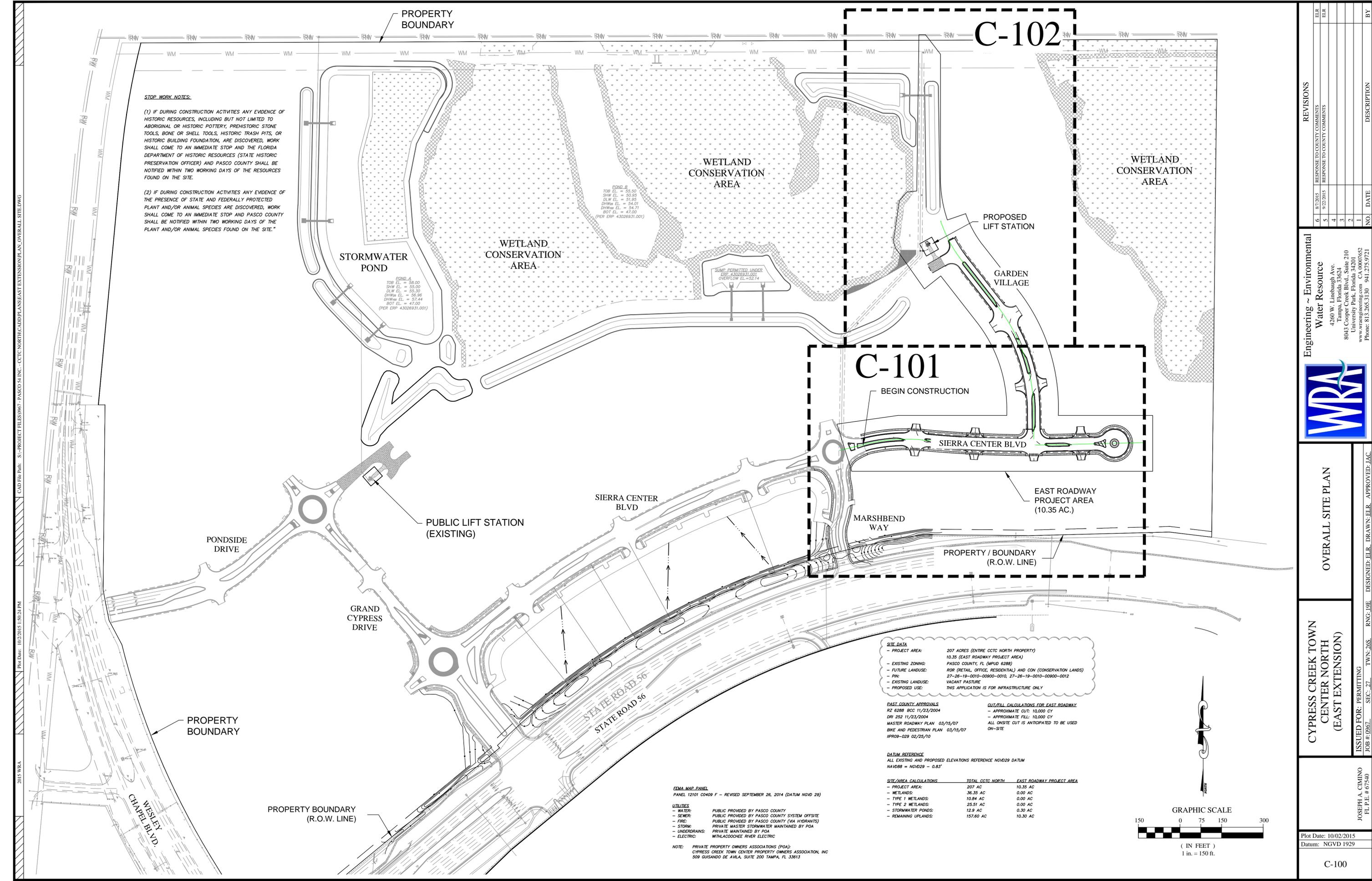
ISSUED FOR: PERMITTING
 JOB #: 0967 SEC.: 27 TOWN: 265 RING: 19E
 DESIGNED: ELR. DRAWN: ELR. APPROVED: JAC.

JOSEPH A. CIMINO
 FL P.E. # 67540

Plot Date: 10/02/2015
 Datum: NGVD 1929

G-103

2015 WRA
 Plot Date: 10/02/2015 1:50:05 PM
 CAD File Path: S:\PROJECT FILES\0967 - PASCO 54 INC - CCTC NORTH CADD PLANS\EAST EXTENSION PLAN BORING LOCATION.DWG



STOP WORK NOTES:

(1) 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 THE SITE.

(2) 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 PASCO COUNTY SHALL BE NOTIFIED WITHIN TWO WORKING DAYS OF THE PLANT AND/OR ANIMAL SPECIES FOUND ON THE SITE."

POND A
 TOP EL. = 58.00
 SHW EL. = 55.00
 DLW EL. = 55.30
 DHWS EL. = 56.95
 DHWS EL. = 57.44
 BOT EL. = 47.00
 (PER ERP 43026931.001)

POND B
 TOP EL. = 55.50
 SHW EL. = 50.95
 DLW EL. = 51.95
 DHWS EL. = 54.01
 DHWS EL. = 54.71
 BOT EL. = 47.00
 (PER ERP 43026931.001)

SUMP PERMITTED UNDER
 ERP 43026931.001
 OVERFLOW EL. = 52.14

SITE DATA

- PROJECT AREA: 207 ACRES (ENTIRE CCTC NORTH PROPERTY) 10.35 (EAST ROADWAY PROJECT AREA)
- EXISTING ZONING: PASCO COUNTY, FL (MPUD 6288)
- FUTURE LANDUSE: ROR (RETAIL, OFFICE, RESIDENTIAL) AND CON (CONSERVATION LANDS)
- PIN: 27-26-19-0010-00900-0010, 27-26-19-0010-00900-0012
- EXISTING LANDUSE: VACANT PASTURE
- PROPOSED USE: THIS APPLICATION IS FOR INFRASTRUCTURE ONLY

PASCO COUNTY APPROVALS

- RE 6288 RSC 11/23/2004
- DRY 252 11/23/2004
- MASTER ROADWAY PLAN 03/15/07
- BIKE AND PEDESTRIAN PLAN 03/15/07
- IPR09-029 02/25/10

CUT/FILL CALCULATIONS FOR EAST ROADWAY

- APPROXIMATE CUT: 10,000 CY
- APPROXIMATE FILL: 10,000 CY
- ALL ON-SITE CUT IS ANTICIPATED TO BE USED ON-SITE

DATUM REFERENCE

ALL EXISTING AND PROPOSED ELEVATIONS REFERENCE NGVD29 DATUM
 NAVD88 = NGVD29 - 0.83'

SITE/AREA CALCULATIONS	TOTAL CCTC NORTH	EAST ROADWAY PROJECT AREA
- PROJECT AREA:	207 AC	10.35 AC
- WETLANDS:	36.35 AC	0.00 AC
- TYPE 1 WETLANDS:	10.84 AC	0.00 AC
- TYPE 2 WETLANDS:	25.51 AC	0.00 AC
- STORMWATER PONDS:	12.9 AC	0.30 AC
- REMAINING UPLANDS:	157.60 AC	10.30 AC

FEMA MAP PANEL
 PANEL 12101 C0409 F - REVISED SEPTEMBER 26, 2014 (DATUM NGVD 29)

UTILITIES

- WATER: PUBLIC PROVIDED BY PASCO COUNTY
- SEWER: PUBLIC PROVIDED BY PASCO COUNTY SYSTEM OFFSITE
- FIRE: PUBLIC PROVIDED BY PASCO COUNTY (MA HYDRANTS)
- STORM: PRIVATE MASTER STORMWATER MAINTAINED BY POA
- UNDERDRAINS: PRIVATE MAINTAINED BY POA
- ELECTRIC: WITHLACOOCHIEE RIVER ELECTRIC

NOTE: PRIVATE PROPERTY OWNERS ASSOCIATIONS (POA):
 CYPRESS CREEK TOWN CENTER PROPERTY OWNERS ASSOCIATION, INC
 509 GUSANDE DE AVILA, SUITE 200 TAMPA, FL 33613

REVISIONS

NO.	DATE	DESCRIPTION	BY
6	8/7/2015	RESPONSE TO COUNTY COMMENTS	ELR
5	9/22/2015	RESPONSE TO COUNTY COMMENTS	ELR
4			
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OVERALL SITE PLAN

**CYPRESS CREEK TOWN
 CENTER NORTH
 (EAST EXTENSION)**

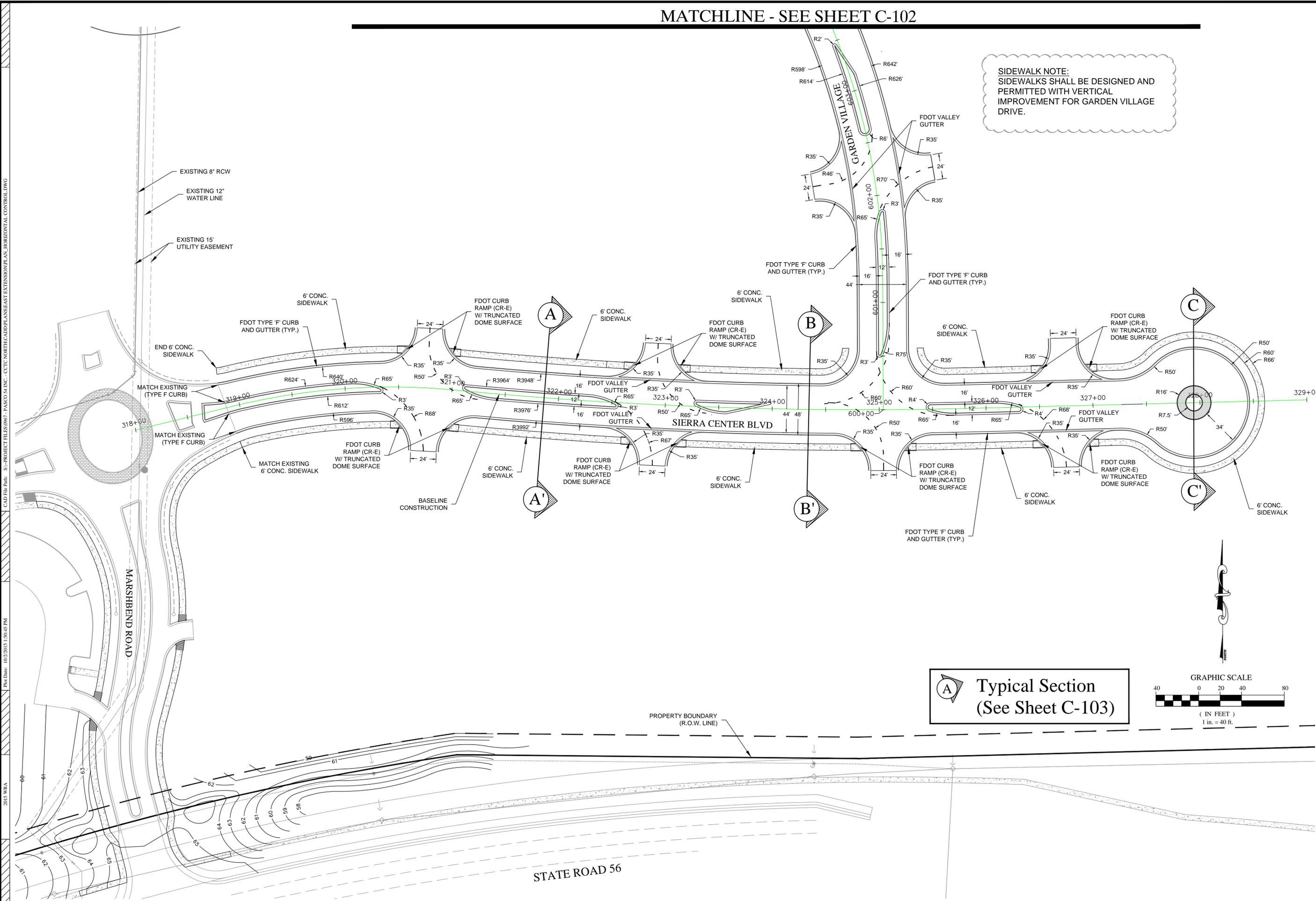
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 JOB #: 0967 SEC: 27 TOWN: 265 RING: 19E
 DESIGNED: ELR DRAWN: ELR APPROVED: JAC

JOSEPH A. CIMINO
 FL P.E. # 67540

Plot Date: 10/02/2015
 Datum: NGVD 1929

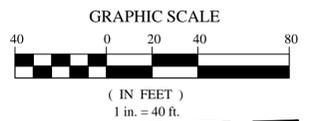
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2015 WRA CAD File Path: S:\PROJECT FILES\0967 - PASCO 54 INC - CCTC NORTH CADD PLANS\EXTENSION PLAN OVERALL SITE.DWG Plot Date: 10/22/2015 1:50:24 PM



SIDEWALK NOTE:
SIDEWALKS SHALL BE DESIGNED AND PERMITTED WITH VERTICAL IMPROVEMENT FOR GARDEN VILLAGE DRIVE.

A Typical Section
(See Sheet C-103)



REVISIONS		NO.	DATE	DESCRIPTION	BY
6	8/7/2015			RESPONSE TO COUNTY COMMENTS	ELR
5	9/22/2015			RESPONSE TO COUNTY COMMENTS	ELR
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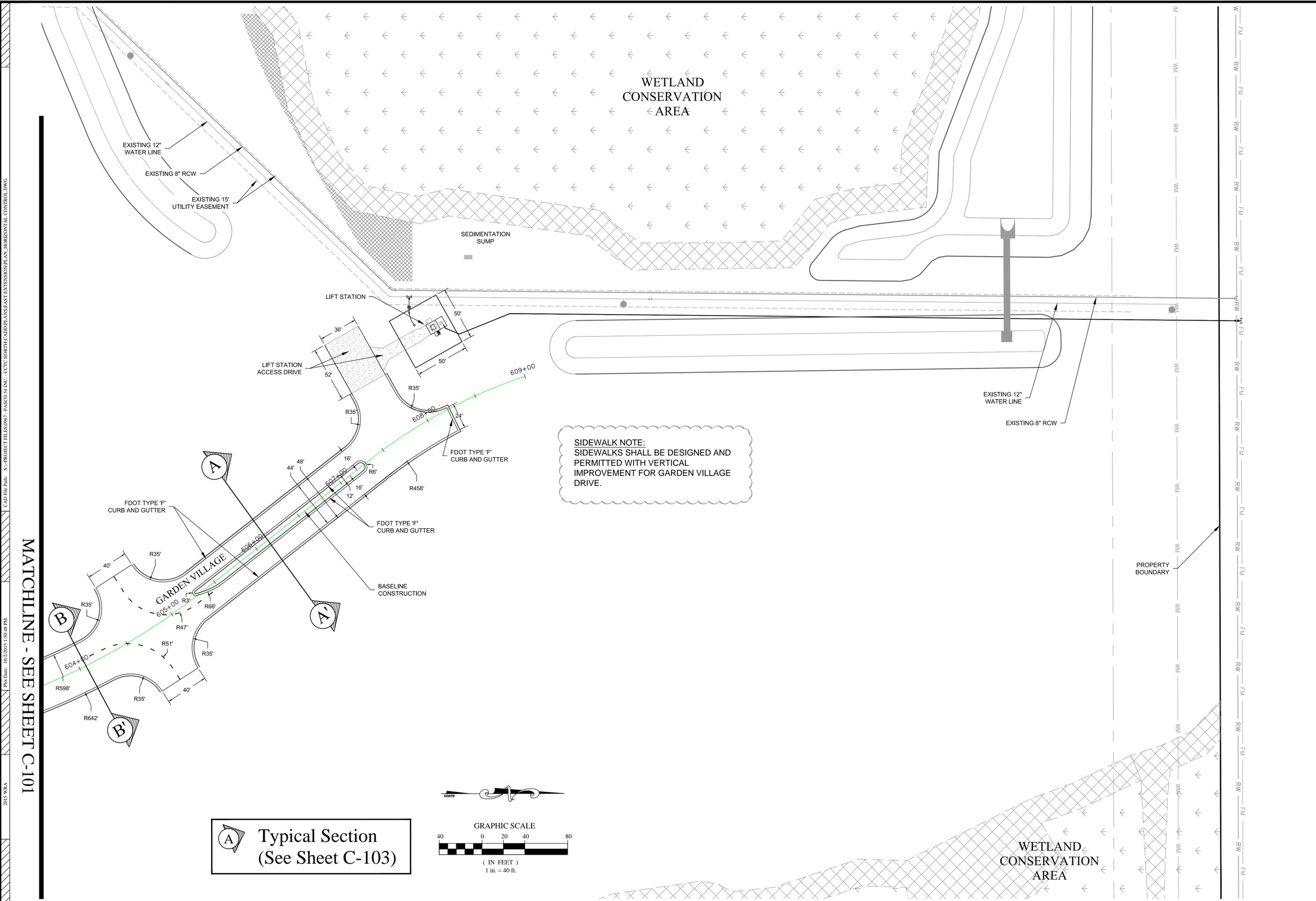
HORIZONTAL CONTROL PLAN

CYPRESS CREEK TOWN CENTER NORTH (EAST EXTENSION)

ISSUED FOR: PERMITTING
JOB #: 0967 SEC.: 27 TOWN: 265 RING: 19E
DESIGNED: ELR DRAWN: ELR APPROVED: JAC

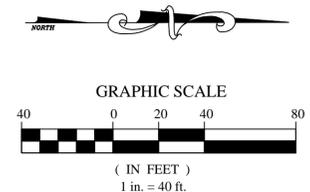
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SIDEWALK NOTE:
 SIDEWALKS SHALL BE DESIGNED AND PERMITTED WITH VERTICAL IMPROVEMENT FOR GARDEN VILLAGE DRIVE.

Typical Section
 (See Sheet C-103)



2015 WRA
 Plot Date: 10/22/2015 1:50:48 PM
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MATCHLINE - SEE SHEET C-101

REVISIONS		BY	
NO.	DATE	DESCRIPTION	
6	8/7/2015	RESPONSE TO COUNTY COMMENTS	ELR
5	9/22/2015	RESPONSE TO COUNTY COMMENTS	ELR
4			
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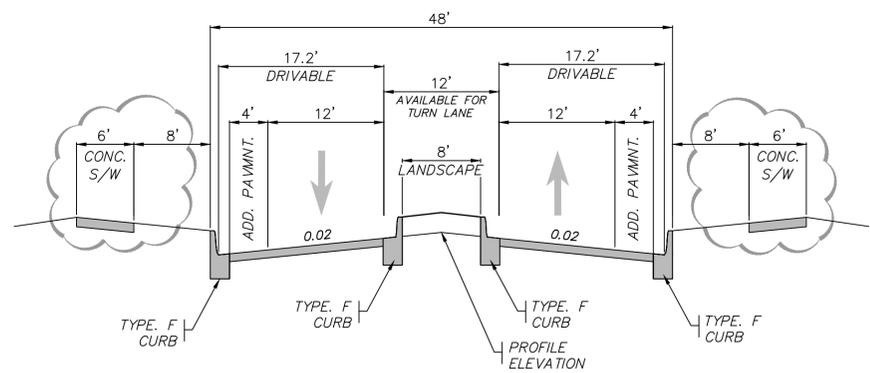
**HORIZONTAL CONTROL
 PLAN**

**CYPRESS CREEK TOWN
 CENTER NORTH
 (EAST EXTENSION)**

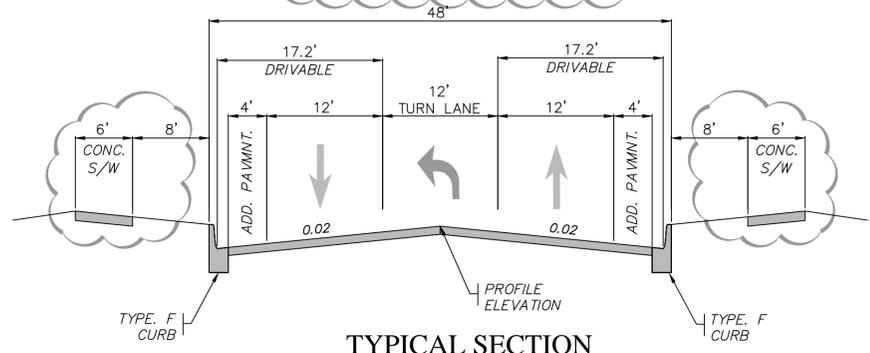
ISSUED FOR: PERMITTING
 JOB #: 0967 SEC.: 27 TOWN: 265 RING: 19E
 DESIGNED: ELR DRAWN: ELR APPROVED: JAC

JOSEPH A. CIMINO
 FL P.E. # 67540
 Plot Date: 10/02/2015
 Datum: NGVD 1929
C-102

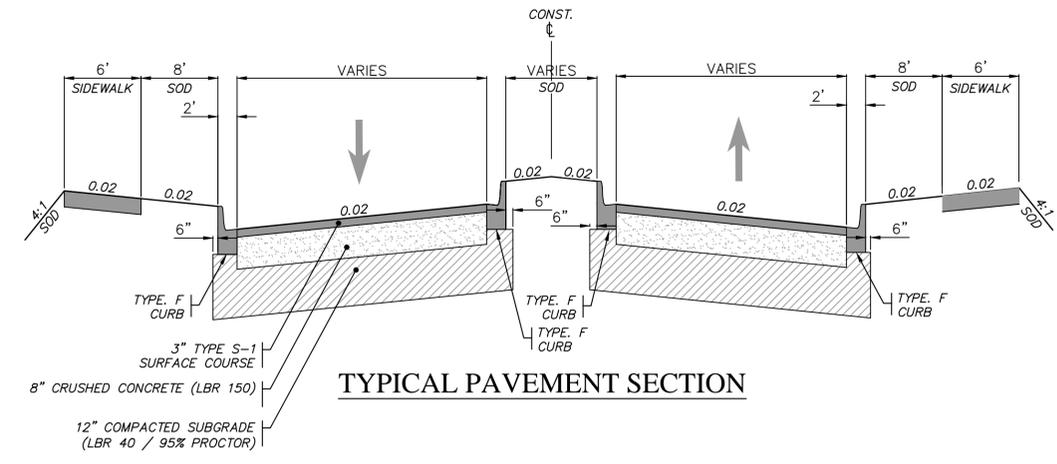
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**TYPICAL SECTION
A-A'**
 POSTED SPEED 25 MPH
 DESIGN SPEED 30 MPH



**TYPICAL SECTION
B-B'**
 POSTED SPEED 25 MPH
 DESIGN SPEED 30 MPH



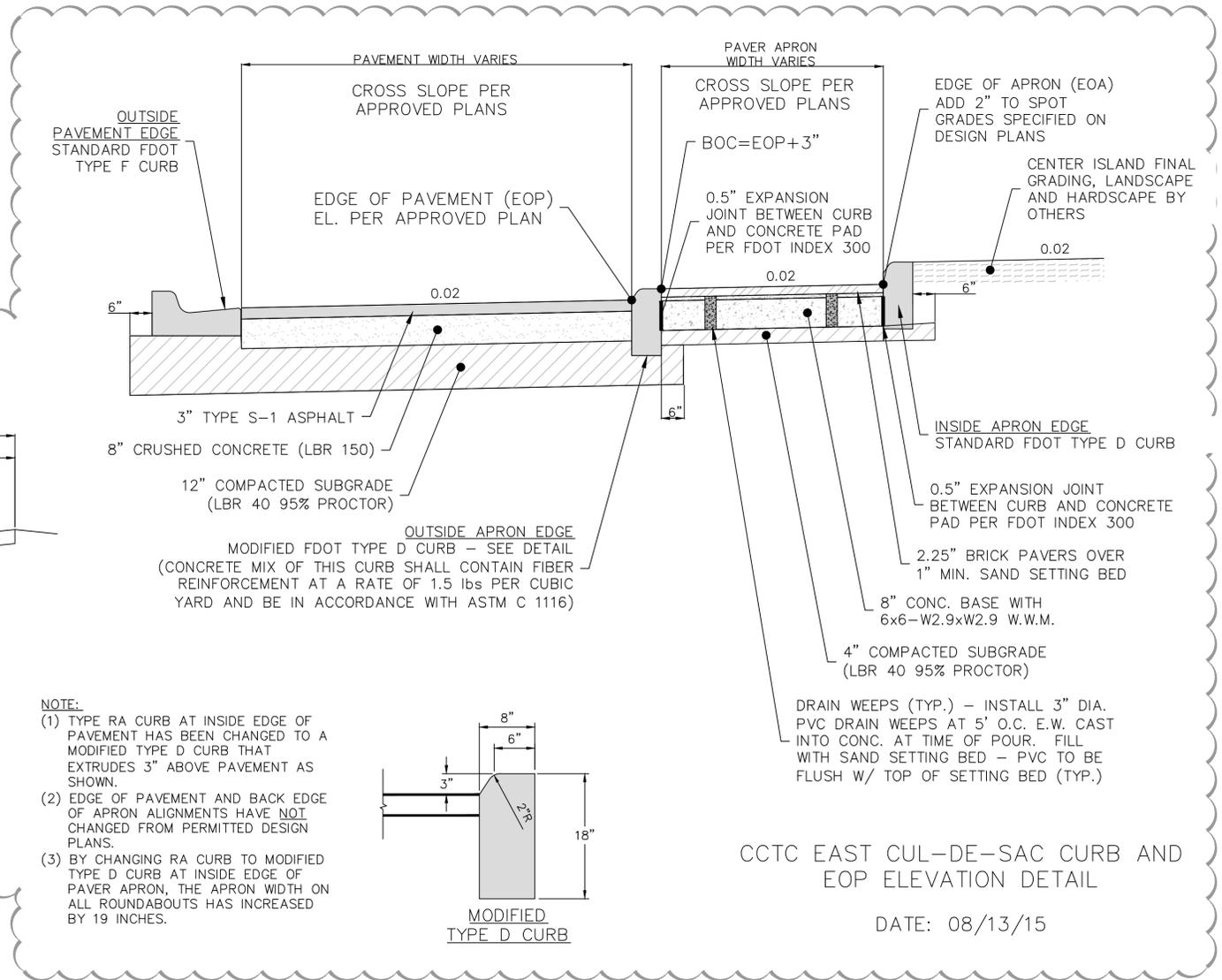
TYPICAL PAVEMENT SECTION

PAVEMENT SN CALCULATIONS

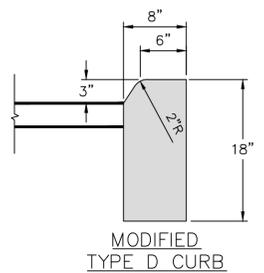
3" TYPE S-1 @ SN: 0.44 = 1.32
 8" CRUSHED CONCRETE LBR 150 @ SN: 0.15 = 1.20
 12" TYPE B STAB. SUBGRADE LBR 40 @ SN: 0.08 = 0.96
 TOTAL SN = 3.48

TYPICAL ROADWAY SECTION NOTES

- BELOW THE STABILIZED SUBGRADE A MINIMUM OF TWO FEET OF SELECT MATERIAL, CONSISTING OF A-3 (SP) SOIL WITH A MAXIMUM 15 PERCENT PASSING NUMBER 200 SIEVE, SHALL BE PROVIDED.
- THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY TO THE COUNTY ENGINEERING SERVICES DIRECTOR (THRU PC ENGINEERING INSPECTIONS) THAT THE SELECT MATERIAL MEETS THESE STANDARDS PRIOR TO INSTALLATION OF THE BASE. CERTIFICATION SHALL STRICTLY COMPLY WITH THE SUBGRADE CERTIFICATION FORM AVAILABLE IN "ENGINEERING SERVICES DEPARTMENT: A PROCEDURAL GUIDE FOR THE PREPARATION OF ASSURANCES OF COMPLETION AND MAINTENANCE."
- CRUSHED CONCRETE (LBR 150) SHALL BE COMPACTED TO 100% T-180. THE CRUSHED CONCRETE BASE MATERIAL GRADATION SHALL CONFORM TO FDOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION SECTIONS 204 AND 901. THE CRUSHED CONCRETE SHALL ALSO CONFORM TO THE CRUSHED CONCRETE SPECIFICATIONS CONTAINED IN THE PASCO COUNTY TRANSPORTATION TECHNICAL MANUAL.
- THESE PLANS SHALL CERTIFY THAT THE ROADWAY SYSTEM IS IN SUBSTANTIAL CONFORMANCE WITH THE "MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION, AND MAINTENANCE OF STREET AND HIGHWAYS, STATE OF FLORIDA", IN EFFECT AT THE TIME THE PLANS WERE PREPARED.



- NOTE:**
- TYPE RA CURB AT INSIDE EDGE OF PAVEMENT HAS BEEN CHANGED TO A MODIFIED TYPE D CURB THAT EXTRUDES 3" ABOVE PAVEMENT AS SHOWN.
 - EDGE OF PAVEMENT AND BACK EDGE OF APRON ALIGNMENTS HAVE NOT CHANGED FROM PERMITTED DESIGN PLANS.
 - BY CHANGING RA CURB TO MODIFIED TYPE D CURB AT INSIDE EDGE OF PAVEMENT APRON, THE APRON WIDTH ON ALL ROUNDABOUTS HAS INCREASED BY 19 INCHES.



CCTC EAST CUL-DE-SAC CURB AND EOP ELEVATION DETAIL

DATE: 08/13/15

REVISIONS		ELR	BY
6	8/7/2015	RESPONSE TO COUNTY COMMENTS	
5	9/22/2015	RESPONSE TO COUNTY COMMENTS	
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NO.	DATE	DESCRIPTION	

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WRA
 WRA ENGINEERING

TYPICAL ROADWAY SECTIONS
 CYPRESS CREEK TOWN CENTER NORTH (EAST EXTENSION)

ISSUED FOR: PERMITTING
 JOB #: 0967 SEC.: 27 TOWN: 205 RNG.: 19E DESIGNED: ELR DRAWN: ELR APPROVED: JAC

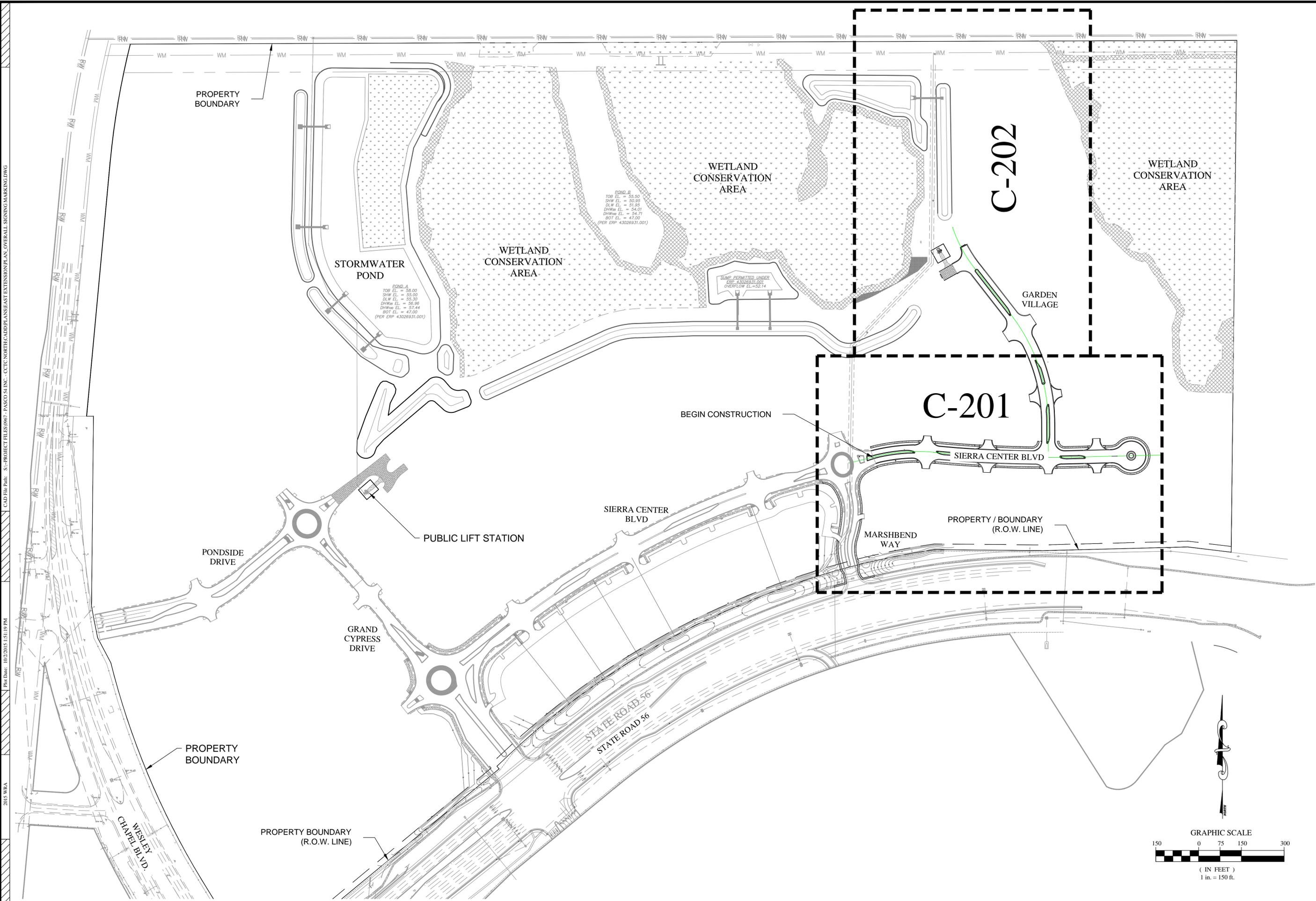
JOSEPH A. CIMINO
 FL P.E. # 67540

Plot Date: 10/02/2015
 Datum: NGVD 1929

C-103

2015 WRA CAD File Path: S:\PROJECT FILES\0967 - PASCO 54 INC - CCTC NORTH CADD PLANS\EXTENSION PLAN - OVERALL SIGNING MARKING.DWG

Plot Date: 10/22/2015 1:51:19 PM



REVISIONS		NO.	DATE	DESCRIPTION	BY
6	8/7/2015	RESPONSE TO COUNTY COMMENTS			
5	9/22/2015	RESPONSE TO COUNTY COMMENTS			
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OVERALL SIGNING AND PAVEMENT MARKING PLAN

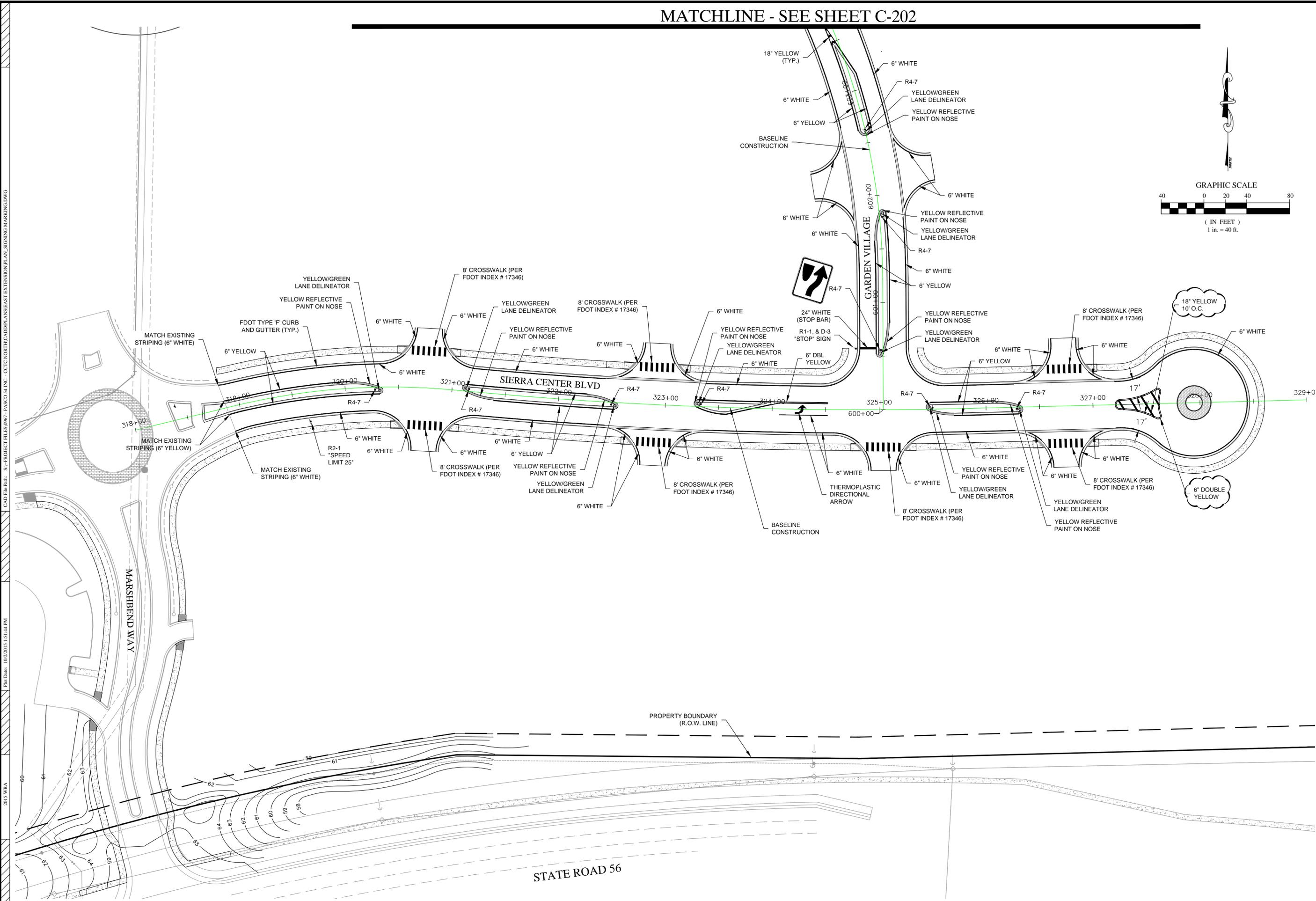
CYPRESS CREEK TOWN CENTER NORTH (EAST EXTENSION)

ISSUED FOR: PERMITTING
 JOB #: 0967 SEC.: 27 TOWN: 265 RING: 19E
 DESIGNED: ELR. DRAWN: ELR. APPROVED: JAC.
 JOSEPH A. CIMINO
 FL P.E. # 67540

Plot Date: 10/02/2015
 Datum: NGVD 1929

C-200

MATCHLINE - SEE SHEET C-202



NO.	DATE	DESCRIPTION	BY
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5	9/22/2015	RESPONSE TO COUNTY COMMENTS	ELR
6	8/7/2015	RESPONSE TO COUNTY COMMENTS	ELR

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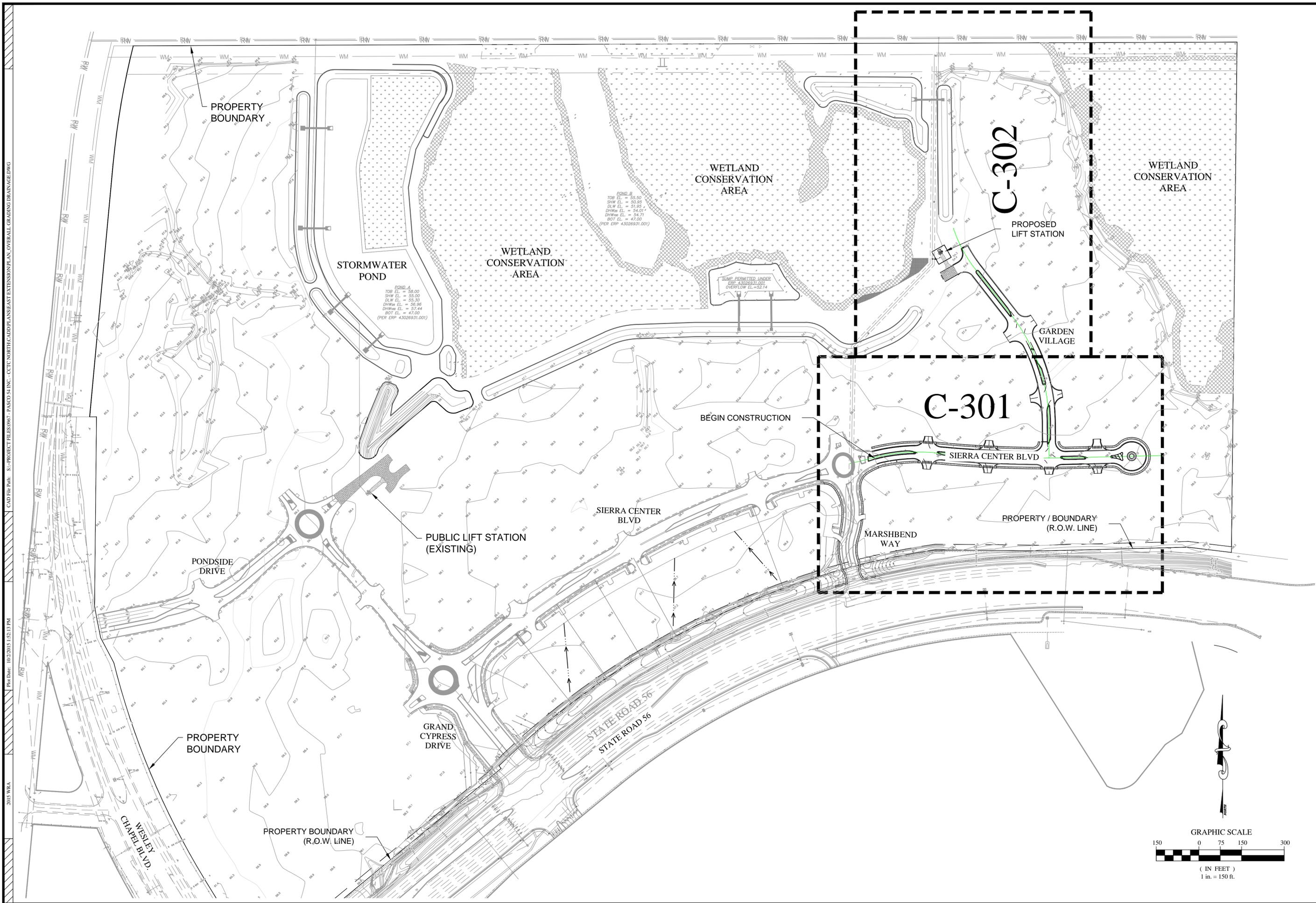
SIGNING AND PAVEMENT
 MARKING PLAN

CYPRESS CREEK TOWN
 CENTER NORTH
 (EAST EXTENSION)

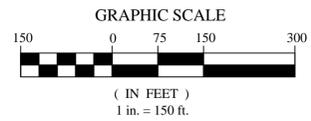
ISSUED FOR: PERMITTING
 JOB #: 0967 SEC.: 27 TOWN: 265 RING: 19E
 DESIGNED: ELR DRAWN: ELR APPROVED: JAC

Plot Date: 10/02/2015
 Datum: NGVD 1929

2015 WRA Plot Date: 10/22/2015 1:51:44 PM CAD File Path: S:\PROJECT FILES\0967 - PASCO 54 INC - CCTC NORTH/CADD/PLANS/EAST EXTENSION/PLAN_SIGNING MARKING.DWG



2015 WRA
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 CAD File Path: S:\PROJECT FILES\0967 - PASCO 54 INC. - CCTC NORTH CADD PLANS\EXTENSION PLAN - OVERALL GRADING DRAINAGE.DWG



REVISIONS	
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OVERALL GRADING AND
 DRAINAGE PLAN

CYPRESS CREEK TOWN
 CENTER NORTH
 (EAST EXTENSION)

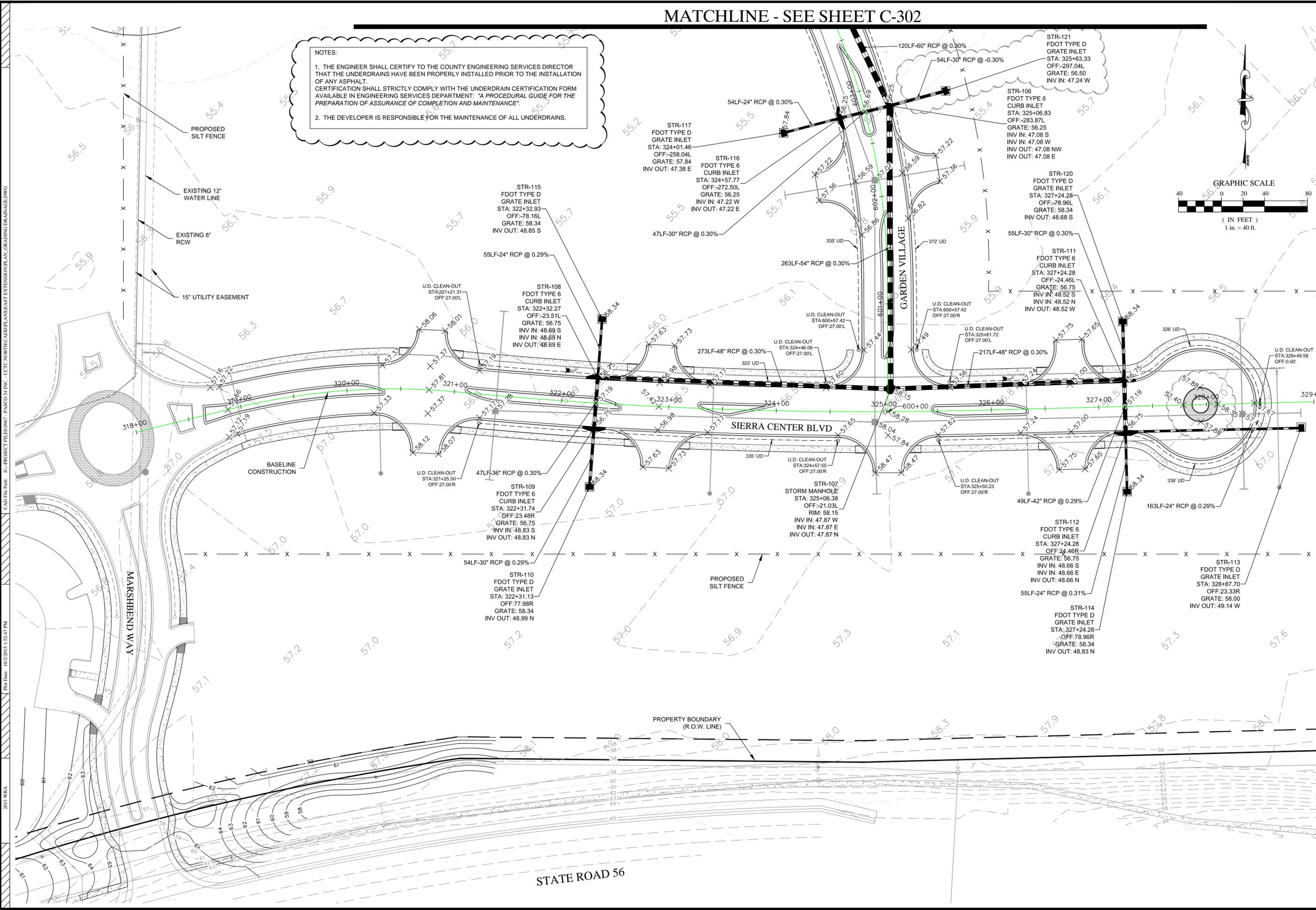
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 JOB #: 0967 SEC.: 27 TOWN: 265 RING: 19E
 DESIGNED: ELR. DRAWN: ELR. APPROVED: JAC.

Plot Date: 10/02/2015
 Datum: NGVD 1929

C-300

MATCHLINE - SEE SHEET C-302

NOTES:
 1. THE ENGINEER SHALL CERTIFY TO THE COUNTY ENGINEERING SERVICES DIRECTOR THAT THE UNDERDRAINS HAVE BEEN PROPERLY INSTALLED PRIOR TO THE INSTALLATION OF ANY ASPHALT.
 CERTIFICATION SHALL STRICTLY COMPLY WITH THE UNDERDRAIN CERTIFICATION FORM AVAILABLE IN ENGINEERING SERVICES DEPARTMENT: "A PROCEDURAL GUIDE FOR THE PREPARATION OF ASSURANCE OF COMPLETION AND MAINTENANCE".
 2. THE DEVELOPER IS RESPONSIBLE FOR THE MAINTENANCE OF ALL UNDERDRAINS.



NO.	DATE	DESCRIPTION	BY
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5	9/22/2015	RESPONSE TO COUNTY COMMENTS	ELR
6	8/7/2015	RESPONSE TO COUNTY COMMENTS	ELR

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GRADING AND DRAINAGE PLAN

CYPRESS CREEK TOWN CENTER NORTH (EAST EXTENSION)

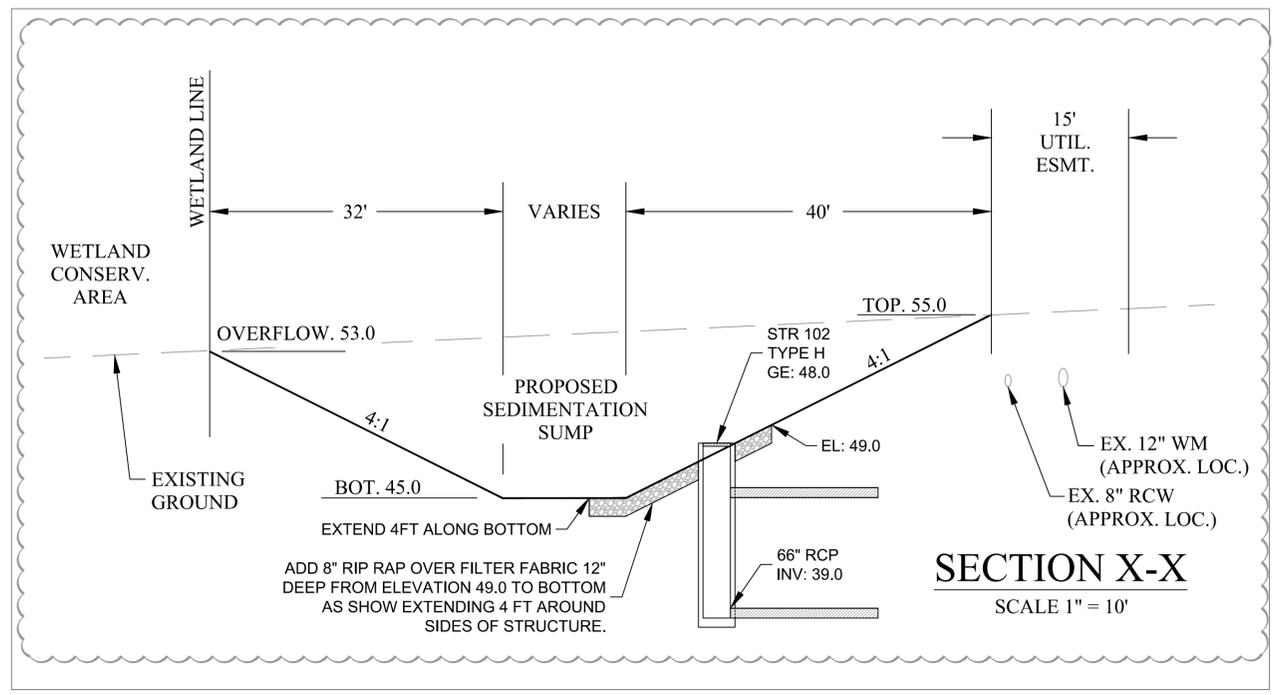
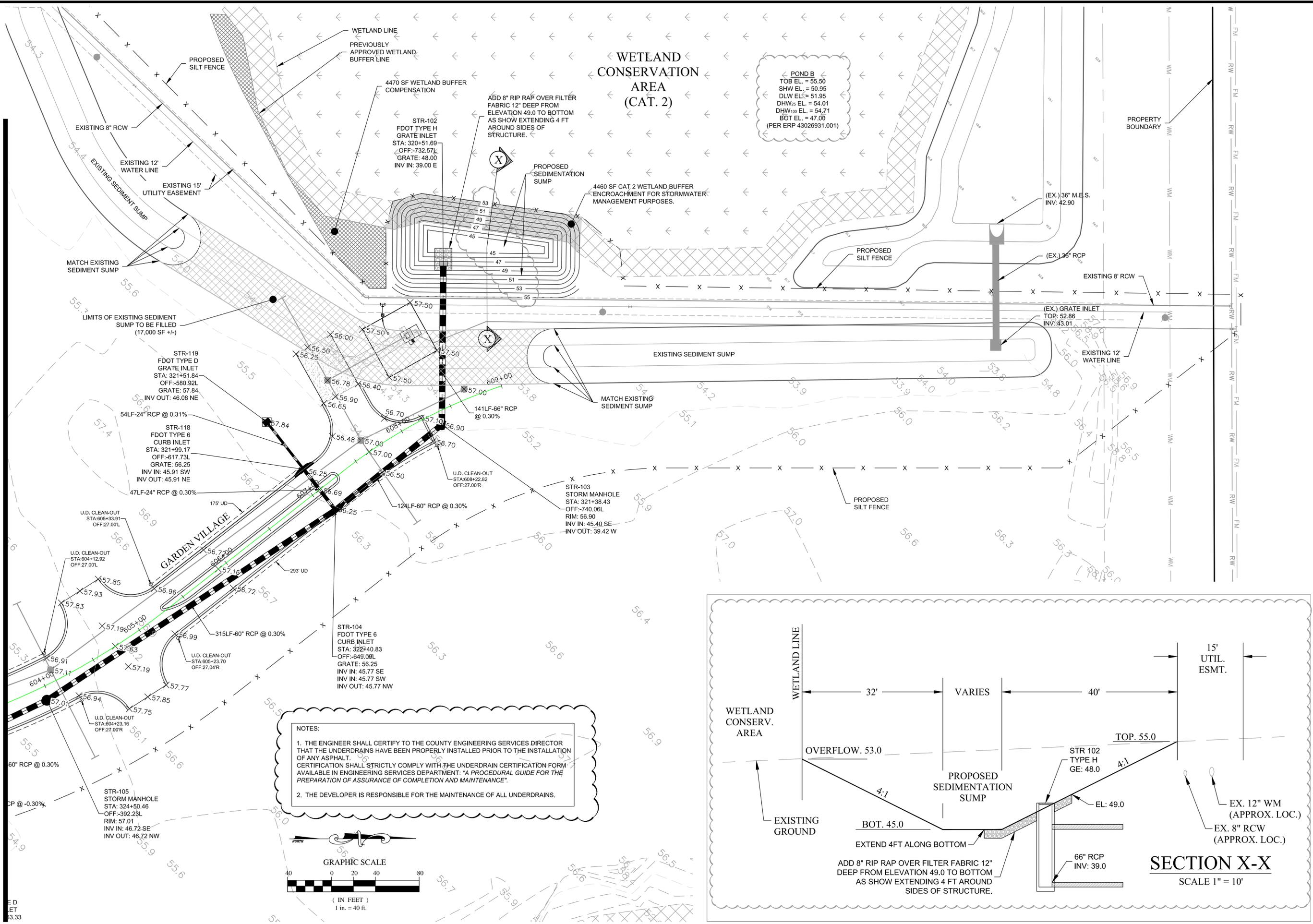
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Plot Date: 10/02/2015
 Datum: NGVD 1929

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MATCHLINE - SEE SHEET C-301

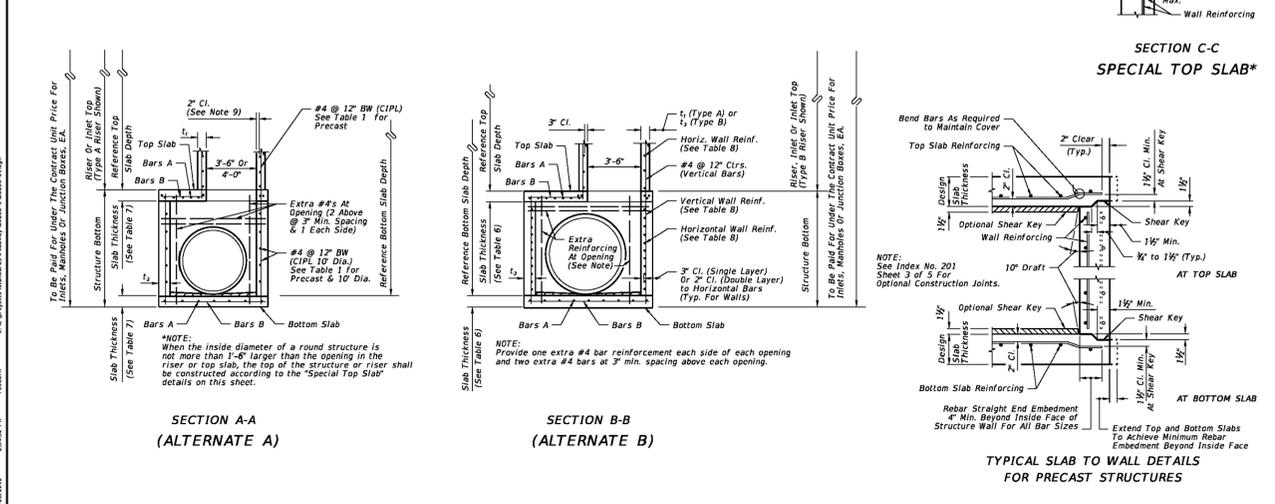
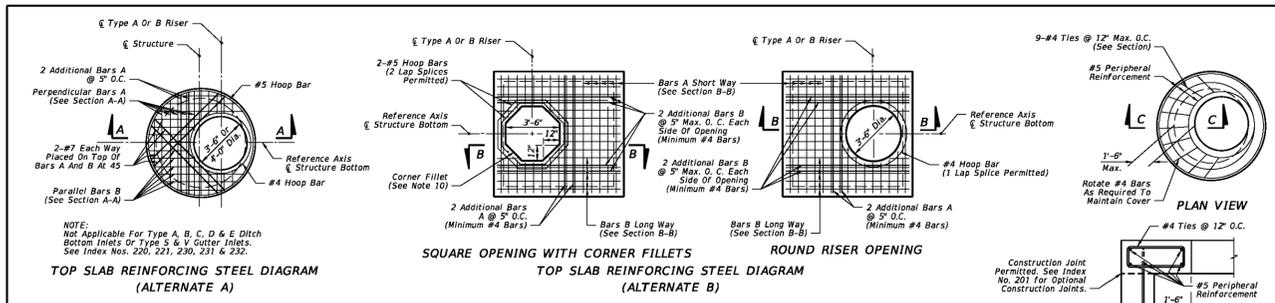


REVISIONS		NO.	DATE	DESCRIPTION	BY
ELR	RESPONSE TO COUNTY COMMENTS				
6	8/7/2015				
5	9/2/2015				
4					
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2					
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 Phone: 813.265.3130 941.275.9721

WRA

GRADING AND DRAINAGE PLAN
 CYPRESS CREEK TOWN CENTER NORTH (EAST EXTENSION)
 ISSUED FOR: PERMITTING
 JOB #: 0967 SEC: 27 TOWN: 265 RING: 19E
 DESIGNED: ELR. DRAWN: ELR. APPROVED: JAC.
 JOSEPH A. CIMINO
 FL P.E. # 67540
 Plot Date: 10/02/2015
 Datum: NGVD 1929
 C-302

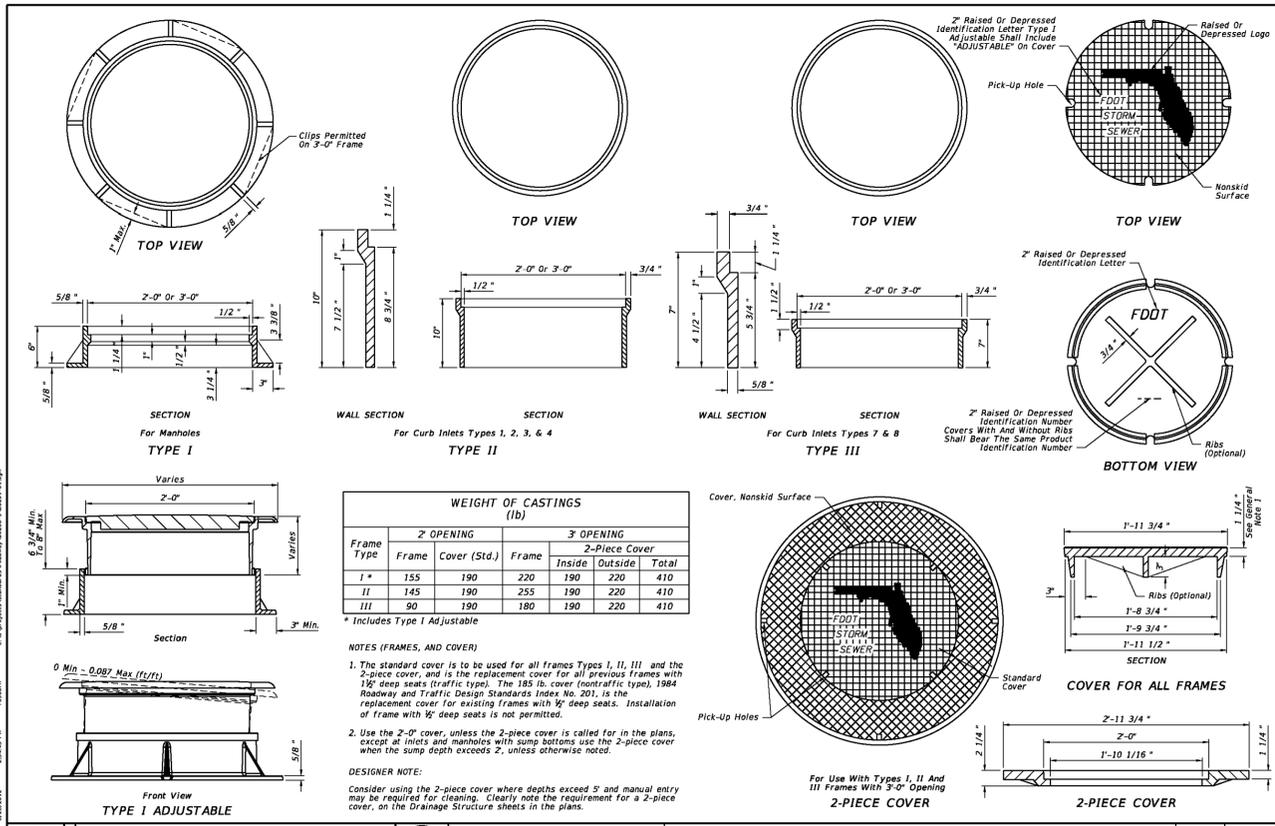


LAST REVISION	DESCRIPTION:	FDOT DESIGN STANDARDS	STRUCTURE BOTTOMS TYPE J AND P	INDEX NO.	SHEET NO.
01/01/10		2013		200	1

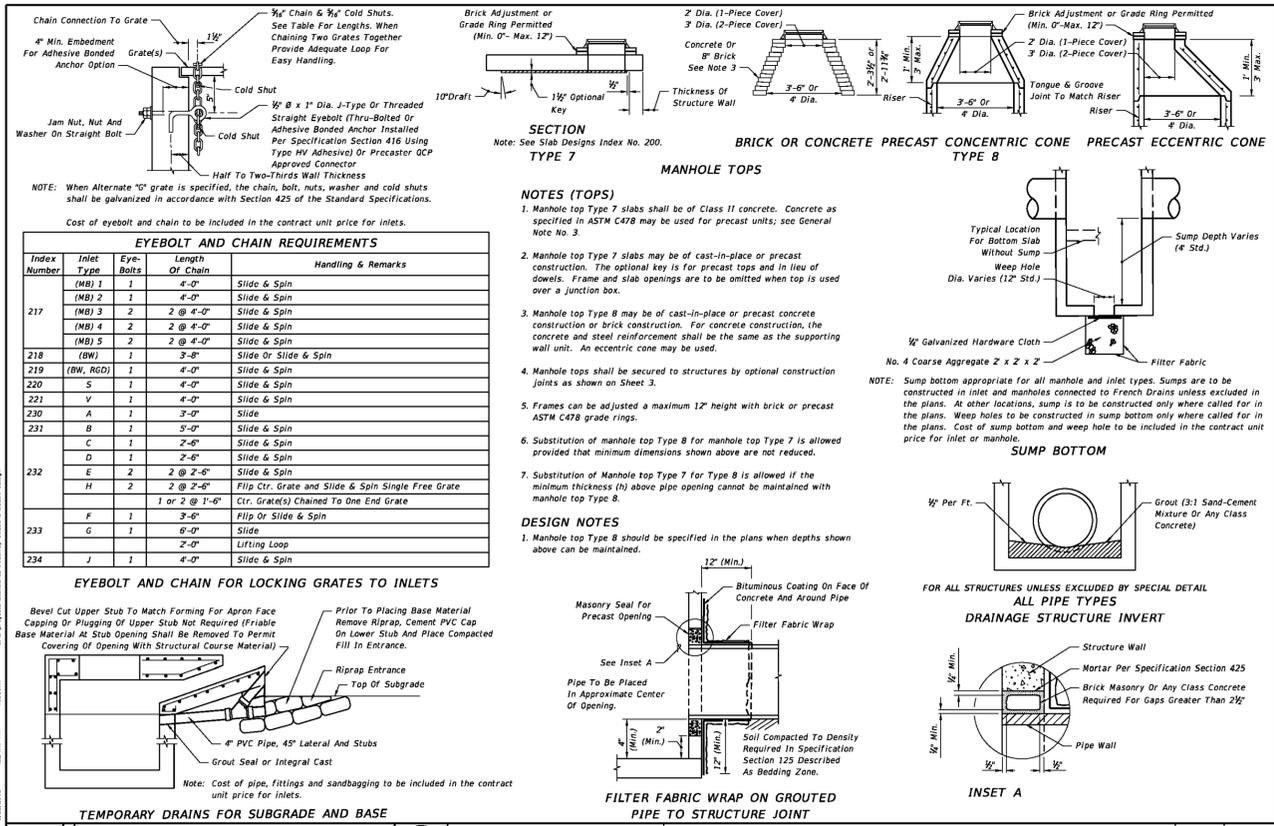
SLAB DESIGNS - SQUARE AND RECTANGULAR STRUCTURES (TABLE 6)
(ALL SLABS 8" THICK EXCEPT AS NOTED - REINFORCING PARALLEL TO SHORT WAY AND LONG WAY)

SHORT-WAY		LONG-WAY	
SLAB DEPTH	SCHEDULE (Bars A)	SLAB DEPTH	SCHEDULE (Bars B)
SIZE: 3'-6" x UNLIMITED			
8.0' < B	B10	8.0' < B	B10
8 < B < 12	B5.5	24-40	B5.5
13 < B < 31	C6.5		
31-40	D7		
SIZE: 4' x UNLIMITED			
8.0' < B	B5.5	8.0' < B	B10
8 < B < 19	C6.5	19 < B < 29	B5.5
19 < B < 31	D7	29-40	C6.5
31-40	E5		
SIZE: 5' x 5'			
8.0' < B	C6.5	8.0' < B	C6.5
8 < B < 7	B5.5	7 < B < 12	C6.5
7 < B < 22	C6.5	12 < B < 22	D7
22 < B < 29	D7	22 < B < 29	D4.5
29-40	E5	29-40	E5
SIZE: 5' x 6'			
8.0' < B	C6.5	8.0' < B	C6.5
8 < B < 12	D7	8 < B < 9	B5.5
12 < B < 26	D7	9 < B < 9	B5.5
26-40	E5	9 < B < 23	C3.5
		23 < B < 35	D4.5
		35-40	E5
SIZE: 5' x 7'			
8.0' < B	C6.5	8.0' < B	B5.5
8 < B < 14	D7	8 < B < 11	C6.5
14 < B < 22	E5	11 < B < 17	C6.5
22 < B < 35	F5	17 < B < 22	D4.5
35-40	G5	22 < B < 32	E5
		32-40	F3
SIZE: 6' x 6'			
8.0' < B	D7	8.0' < B	B5.5
8 < B < 14	E5	8 < B < 14	C6.5
14 < B < 24	F5	14 < B < 21	C3.5
24-34	G5	21 < B < 29	D4.5
		29-34	E5
SIZE: 6' x 7'			
8.0' < B	D7	8.0' < B	B5.5
8 < B < 15	E5	8 < B < 11	C6.5
15 < B < 25	F5	11 < B < 17	C3.5
25-34	G5	17 < B < 25	D4.5
		25-34	E5
SIZE: 6' x 8'			
8.0' < B	D7	8.0' < B	B5.5
8 < B < 15	E5	8 < B < 7	C6.5
15 < B < 25	F5	7 < B < 11	C3.5
25-34	G5	11 < B < 17	D4.5
		17 < B < 22	E3
		22 < B < 32	F3.5
		32-40	G3.5
SIZE: 7' x 7'			
8.0' < B	C6.5	8.0' < B	C6.5
8 < B < 11	D7	8 < B < 7	C3.5
11 < B < 19	E5	7 < B < 11	D4.5
19 < B < 30	F5	11 < B < 17	E3
30-40	G5	17 < B < 22	F3.5
		22 < B < 32	G3.5
		32-40	G3.5
SIZE: 7' x 8'			
8.0' < B	C6.5	8.0' < B	C6.5
8 < B < 14	D7	8 < B < 7	C3.5
14 < B < 25	E5	7 < B < 11	D4.5
25-34	F5	11 < B < 17	E3
		17 < B < 22	F3.5
		22 < B < 32	G3.5
		32-40	G3.5

LAST REVISION	DESCRIPTION:	FDOT DESIGN STANDARDS	STRUCTURE BOTTOMS TYPE J AND P	INDEX NO.	SHEET NO.
07/01/09		2013		200	4



LAST REVISION	DESCRIPTION:	FDOT DESIGN STANDARDS	SUPPLEMENTARY DETAILS FOR MANHOLES & INLETS	INDEX NO.	SHEET NO.
01/01/12		2013		201	1



LAST REVISION	DESCRIPTION:	FDOT DESIGN STANDARDS	SUPPLEMENTARY DETAILS FOR MANHOLES & INLETS	INDEX NO.	SHEET NO.
07/01/12		2013		201	2

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REVISIONS

NO.	DATE	DESCRIPTION
6	8/7/2015	RESPONSE TO COUNTY COMMENTS
5	9/22/2015	RESPONSE TO COUNTY COMMENTS
4		
3		
2		
1		

ISSUED FOR: PERMITTING
JOB #: 0967 SEC.: 27 TOWN: 265
DESIGNED: E.L.R. DRAWN: E.L.R. APPROVED: J.A.C.

Plot Date: 10/02/2015
Datum: NGVD 1929

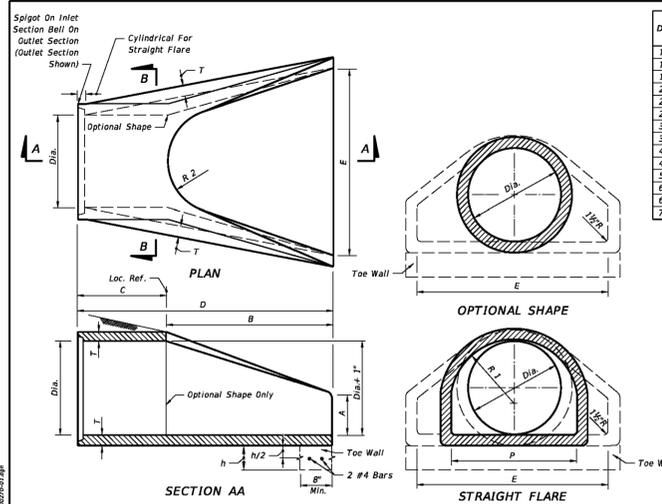
DRAINAGE DETAILS

CYPRESS CREEK TOWN
CENTER NORTH
(EAST EXTENSION)

ISSUED FOR: PERMITTING
JOB #: 0967 SEC.: 27 TOWN: 265
DESIGNED: E.L.R. DRAWN: E.L.R. APPROVED: J.A.C.

Plot Date: 10/02/2015
Datum: NGVD 1929

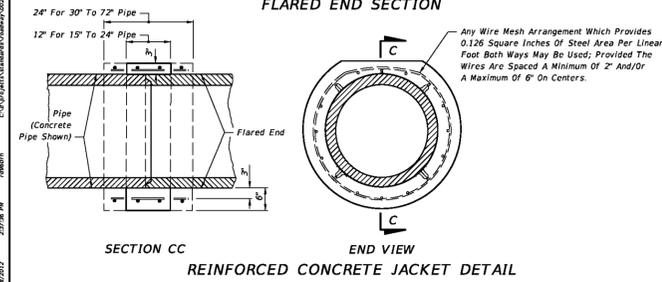
C-304



DIA.	T	REINF. (in/ft)	BELL OR SPIGOT	A	B	C	D	E	P	R 1	R 2	FLAT	WEIGHT (lb)	h	TOE WALL CLASS 'C' CONC (CY)
12"	2"	0.07	1 1/2"	4"	2-0"	4-0 1/2"	6-0 1/2"	2-0"	19 1/2"	10 1/2"	9"	3 1/2"	530	12"	.06
15"	2 1/2"	0.07	2"	6"	2-3"	3-10"	6-1"	2-6"	24 1/2"	12 1/2"	11"	3 1/2"	740	12"	.07
18"	2 1/2"	0.07	2 1/2"	8"	2-3"	3-10"	6-1"	2-6"	24 1/2"	12 1/2"	11"	3 1/2"	890	12"	.11
21"	2 1/2"	0.07	2 1/2"	9"	2-11"	3-2"	6-1"	3-6"	31 1/2"	16 1/2"	13"	4"	1280	15"	.12
24"	3"	0.07	2 1/2"	9 1/2"	3-7 1/2"	2-6"	6-1 1/2"	4-0"	33 1/2"	16 1/2"	14"	4 1/2"	1520	18"	.17
27"	3 1/2"	0.148	2 1/2"	10 1/2"	4-0"	2-1 1/2"	6-1 1/2"	4-6"	36"	18 1/2"	14 1/2"	4 1/2"	1930	18"	.19
30"	3 1/2"	0.148	3"	11-0"	4-6"	1-7 1/2"	6-1 1/2"	5-0"	37"	18 1/2"	15"	5"	2190	21"	.24
36"	4"	0.148	3 1/2"	11-3"	5-3"	2-10 1/2"	6-1 1/2"	6-0"	47 1/2"	24 1/2"	20"	5 1/2"	4100	21"	.29
42"	4 1/2"	0.148	3 1/2"	11-9"	5-3"	2-11"	6-2"	6-6"	53 1/2"	27 1/2"	22"	5 1/2"	5380	24"	.36
48"	5"	0.148	4 1/2"	2-0"	6-0"	2-2"	8-2"	7-0"	56 1/2"	28 1/2"	22"	5 1/2"	6550	24"	.39
54"	5 1/2"	0.174	4 1/2"	2-3"	5-5"	2-11"	8-4"	7-6"	65 1/2"	33 1/2"	24"	6 1/2"	8040	24"	.42
60"	6"	0.174	5"	2-6"	5-0"	3-2"	8-3"	8-0"	72 1/2"	38 1/2"	24"	6 1/2"	8750	24"	.44
66"	6 1/2"	0.174	5 1/2"	2-0"	6-6"	1-9"	8-3"	8-6"	72"	36 1/2"	24"	7 1/2"	10630	24"	.47
72"	7"	0.174	6"	2-0"	6-6"	1-9"	8-3"	9-0"	77 1/2"	38 1/2"	24"	7 1/2"	12520	24"	.50

- GENERAL NOTES**
- Flared end sections shall conform to the requirements of ASTM C76 with the exception that dimensions and reinforcement shall be as prescribed in the table above. Circumferential reinforcement may consist of either one cage or two cages of steel. Compressive strength of concrete shall be 4000 psi. Shop drawings for flared end sections having dimensions other than above must be submitted for approval to the State Drainage Engineer.
 - Connections between the flared end section and the pipe culvert may be any of the following types unless otherwise shown on the plans.
 - Joints meeting the requirements of Section 449 of the Standard Specifications (O-Ring Gasket). Flared end section joint dimensions and tolerances shall be identical or compatible to those used in the pipe culvert joint. When pipe culvert and flared end section manufacturers are different, the compatibility of joint designs shall be certified by the manufacturer of the flared end sections.
 - Joints sealed with preformed plastic gaskets. The gaskets shall meet the requirements of Section 942-2 of the Standard Specifications and the minimum sizes for gaskets shall be as that specified for equivalent sizes of elliptical pipe.
 - Reinforced concrete jackets, as detailed on this drawing. Cost of the reinforced concrete jacket to be included in the contract unit price for the flared end section. When non-coated corrugated metal pipe is called for in the plans, the pipe shall be bituminous coated in the jacketed area as specified on Index No. 280. Bituminous coating to be included in the contract unit price for the pipe culvert. Concrete jacket shall be as specified on Index No. 280. Cost of concrete and reinforcement shall be included in the contract unit price for the pipe culvert.
 - Toe walls shall be constructed when shown on the plans or at locations designated by the Engineer. Toe walls are to be cast-in-place with Class I Concrete and paid for under the contract unit price for Flared End Section (Concrete), EA. Reinforcing steel shall also be included in the cost of the Flared End Section (Concrete), EA.
 - On skewed pipe culverts the flared end sections shall be placed in line with the pipe culvert. Side slopes shall be warped as required to fit the flared end sections.
 - Flared End Section to be paid for under the contract unit price for Flared End Section (Concrete), EA. Soding shall be in accordance with Index No. 281, and paid for under the contract unit price for Performance Turf, SY.

- DESIGN NOTES**
- Flared end sections are intended for use outside the clear zone on median drain and cross drain installation, except that flared end sections for pipe sizes 12" and 15" are permitted within the clear zone. When the slope intersection permits, 12" and 15" flared end sections may be located with the culvert opening as close as 8' beyond the outside edge of the shoulder. Flared end sections are not intended for side drain installations.
 - Reinforced concrete jackets shall be used at all locations where high velocities and/or highly erosive soils may cause disjoints. These locations are to be shown on the plans.
 - Toe walls shall be used whenever the anticipated velocity of discharge and soil type are such that erosive action would occur. Toe walls are not required where ditch pavement is provided, except when disjoints would occur if the ditch pavement should fail.

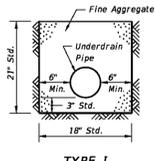


LAST REVISION	DESCRIPTION:	FDOT DESIGN STANDARDS	INDEX NO.	SHEET NO.
07/01/09		2013	270	1

- GENERAL NOTES**
- The underdrain pipe shall be either 4" smooth or 5" corrugated tubing unless otherwise shown in the plans. The size to be furnished will be based on the nominal internal diameter of a pipe with a smooth interior wall. Except when prohibited by the plans, the special provisions of this standard, pipe with a corrugated interior wall may be provided based on the following size equivalency.
 - 4" smooth interior equivalent to 5" corrugated interior
 - 5" smooth interior equivalent to 6" corrugated interior
 - 6" smooth interior equivalent to 8" corrugated interior
 - 8" smooth interior equivalent to 10" corrugated interior
 - Fine aggregate shall be quartz sand meeting the requirements of Sections 902-4 of the Standard Specifications.
 - Coarse aggregate shall be gravel or stone meeting the requirements of Sections 901-2 or 901-3. The gradation shall meet Section 901, Grades 4, 467, 5, 56 or 57 stone unless otherwise shown restricted in the plans.
 - Underdrain Type I, II, III and V shall be in accordance with Section 440.
 - Filter fabric shall be Type D-3 (See Index No. 199). The internal filter fabric of Type V underdrain shall have a permeability of 0.7/sec. and an AOS of #40 sieve.
 - When Type I is used, a filter fabric sock meeting Section 948 is required.
 - See Index No. 500 for the standard location of Type I, II, and III underdrain. The location of Type V underdrain and nonstandard locations of Type I, II, and III underdrain will be as detailed in the plans.
 - All filter fabric joints shall overlap a minimum of 1'. The internal filter fabric of Type V underdrain shall overlap into the coarse aggregate or the fine aggregate a minimum of 1'.
 - Underdrain outlet pipes shall be nonperforated and all bends shall be made using 1/4 (45 deg) elbows. 90 deg. bends shall be constructed with two 1/4 elbows separated by at least 1' of straight pipe. Outlet pipes stubbed into inlets or other drainage structures shall be not less than 8" above the structure flow line. Outlet pipes discharging to grassed areas shall have concrete aprons, hardware cloth, and bordering sod as shown in Index No. 287 for Edgedrain outlets.
 - Pay item shall be based on the size of the smooth interior products. The contract unit price for Underdrain, LF, shall include the cost of pipe, fittings, aggregate, sock, filter fabric, underdrain cleansouts, and concrete aprons.

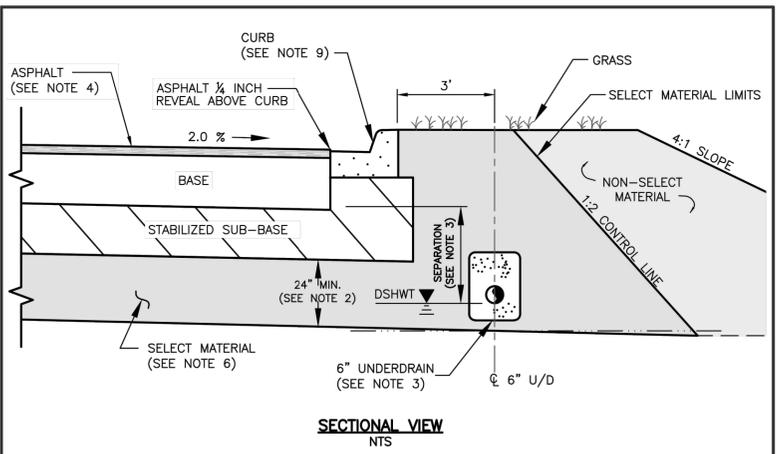
The contract unit price for Underdrain Outlet Pipe, LF, shall be full compensation for trench excavation, pipe and fittings, concrete aprons, hardware cloth for concrete aprons, stubbing into drainage structures, backfill in place, and disposal of excess materials.

The contract unit price for Underdrain Inspection Box, EA, shall be for the number completed and accepted.



- DESIGN NOTES**
- The type of underdrain should be selected to meet design water removal rate and soil conditions. Caution is prescribed in the use of these typical sections since special designs may be required to satisfy project conditions.
 - Type I underdrain is intended for minimum water removal conditions.
 - Type II underdrain is intended for moderate water removal conditions. Where reactive conditions may create chemical clogging, the use of an inert material and/or elimination of the filter fabric may be necessary.
 - Type III underdrain is intended for maximum water removal conditions. Filter fabric is required between the coarse aggregate or fine aggregate including those described in general notes 2 and 3. Design note 3 applies for reactive conditions.
 - Type V underdrain is intended for use in detention basins and other locations which require a filtration system. The standard fine aggregate specified for Type V underdrain conforms to filtration gradation requirements of Chapter 62-25 FAC.
 - The designer should detail in the plans, the location of:
 - Type V underdrain, (b) nonstandard locations of Type I, II, and III underdrain, (c) underdrain inspection boxes, (d) cleansouts for Type V underdrain, and (e) underdrain outlet pipes.
 - The designer should specify the flow line elevations at the beginning, bends, junctions and ends of underdrain pipes and outlet pipes.
 - The designer should evaluate whether an external filter fabric envelope is required around underdrain Types I and III. When required, fabric shall be specified in the plans.

LAST REVISION	DESCRIPTION:	FDOT DESIGN STANDARDS	INDEX NO.	SHEET NO.
07/01/07		2013	286	1



- NOTES:**
- THE MINIMUM VERTICAL SEPARATION BETWEEN THE DESIGN SEASONAL HIGH WATER TABLE (DSHWT) AND THE BOTTOM OF THE BASE AT THE LOWEST EDGE OF PAVEMENT SHALL BE AS FOLLOWS:

A. LIMEROCK BASE	24 INCH
B. SOIL CEMENT BASE	12 INCH
C. CRUSHED CONCRETE BASE (IF APPROVED)	12 INCH
D. ASPHALT BASE COURSE (ABC)	12 INCH
 - A MINIMUM TWO (2) FEET OF SELECT MATERIAL CONSISTING OF A-1, A-3 OR A-2-4 WITH A MAXIMUM 15% PASSING THE #200 SIEVE BELOW THE STABILIZED SUB-BASE.
 - IF THE VERTICAL SEPARATION BETWEEN DSHWT AND BOTTOM OF BASE IS LESS THAN 2 FEET, UNDERDRAINS SHALL BE CONSTRUCTED ALONG BOTH SIDES OF THE ROAD. IF 2-3 FEET, UNDERDRAINS SHALL BE CONSTRUCTED ALONG ONE SIDE. THE INVERT OF A SIX (6) INCH UNDERDRAIN SHALL BE TWO (2) FEET MINIMUM BELOW THE BOTTOM OF THE BASE.
 - TYPE 2 THRU TYPE 5 ROADWAYS SHALL CONTAIN A MINIMUM OF 1.5 INCH OF SP ASPHALTIC CONCRETE. COLLECTOR ROADWAYS SHALL HAVE A MINIMUM OF THREE (3) INCHES OF SP ASPHALTIC CONCRETE. TYPE 1 ROADWAYS MAY BE COMPLETED IN STAGES, INITIALLY 2.25 INCHES OF SP 12.5 (S-1) ASPHALT COURSE WITH REQUIRED PAVEMENT MARKINGS AND 0.75 INCHES OF SP 9.5 (S-3) COURSE INSTALLED WITH ANY THERMOPLASTIC STRIPES, PRIOR TO RELEASE OF THE ASSURANCE FOR MAINTENANCE.
 - THE ROAD DESIGN DRAWINGS SHALL CONTAIN SOIL BORING LOCATIONS WITH EXISTING SOIL DATA, OBSERVED WATER LEVEL AND DSHWT SURFACE. UNDERDRAIN OUTFALL POND DATA AND PROXIMATE WETLAND HYDRO PERIOD ELEVATIONS SHALL ALSO BE IDENTIFIED.
 - SELECT MATERIAL SHALL BE PLACED PER FDOT INDEX DRAWINGS 500 & 505.
 - THE REQUIRED MINIMUM STRUCTURAL NUMBER (SN) SHALL BE:

2.34 MIN. TYPE 2 ROADWAY
3.50 MIN. TYPE 1 ROADWAYS
3.70 MIN. COUNTY COLLECTOR
4.00 MIN. COUNTY ARTERIAL
 - SOIL CEMENT BASE SHALL NOT BE CONSTRUCTED OVER STABILIZED SUBGRADE EXCEEDING LBR 20. THE COUNTY ASSIGNED LAYER COEFFICIENT FOR A MAXIMUM 12 INCH DEPTH, LBR 20 SHALL BE 0.04 PER INCH.
 - CURB DESIGN IS SITE SPECIFIC AND SHALL BE IDENTIFIED ON PLANS.

UNDERDRAIN NOTE:
THE CYPRESS CREEK TOWN CENTER PROPERTY OWNERS ASSOCIATION (POA) WILL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF THE UNDERDRAIN SYSTEM

PASCO COUNTY ENGINEERING SERVICES	ROADWAY DESIGN CRITERIA	Sheet No.
DESIGN STANDARDS	APPROVED BY JCW	1 of 1
	BCC APPROVAL	Index No.
	REVISED	100

REVISIONS

NO.	DATE	DESCRIPTION	BY
6	8/7/2015	RESPONSE TO COUNTY COMMENTS	ELR
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4			
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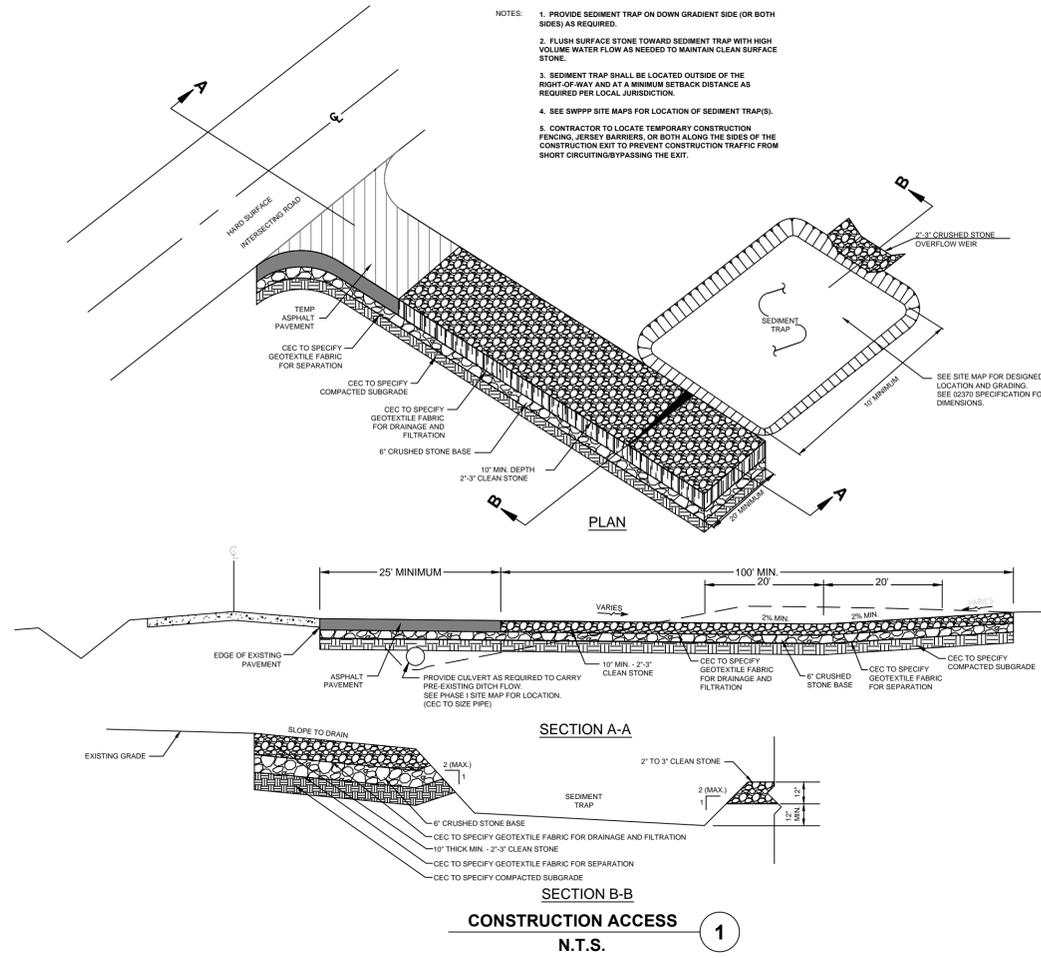


CYPRESS CREEK TOWN CENTER NORTH (EAST EXTENSION)
DRAINAGE DETAILS

ISSUED FOR: PERMITTING
JOB #: 0967
SEC.: 27
TWN.: 26S
RNG.: 19E
DESIGNED: ELR
DRAWN: ELR
APPROVED: JAC

JOSEPH A. CIMINO
FL P.E. # 67540
Plot Date: 10/02/2015
Datum: NGVD 1929

2014 WRA
 Plot Date: 10/22/2015 1:53:42 PM
 CAD File Path: S:\PROJECT FILES\0967 - PASCO 54 INC - CCTC NORTH CADD PLANS/EAST EXTENSION/DETAILS/EROSION CONTROL DWG

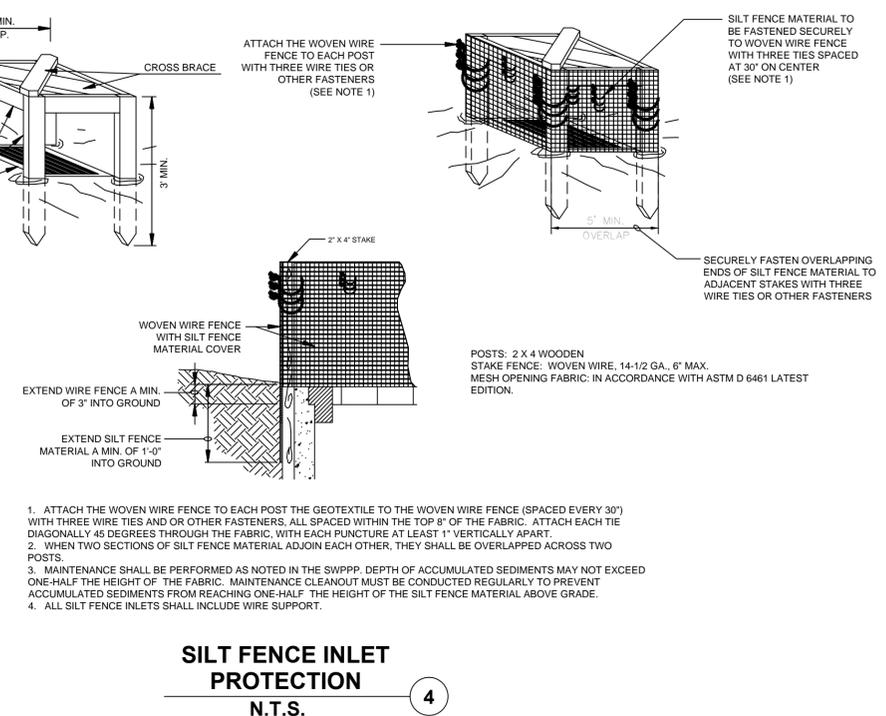


EROSION AND SEDIMENTATION

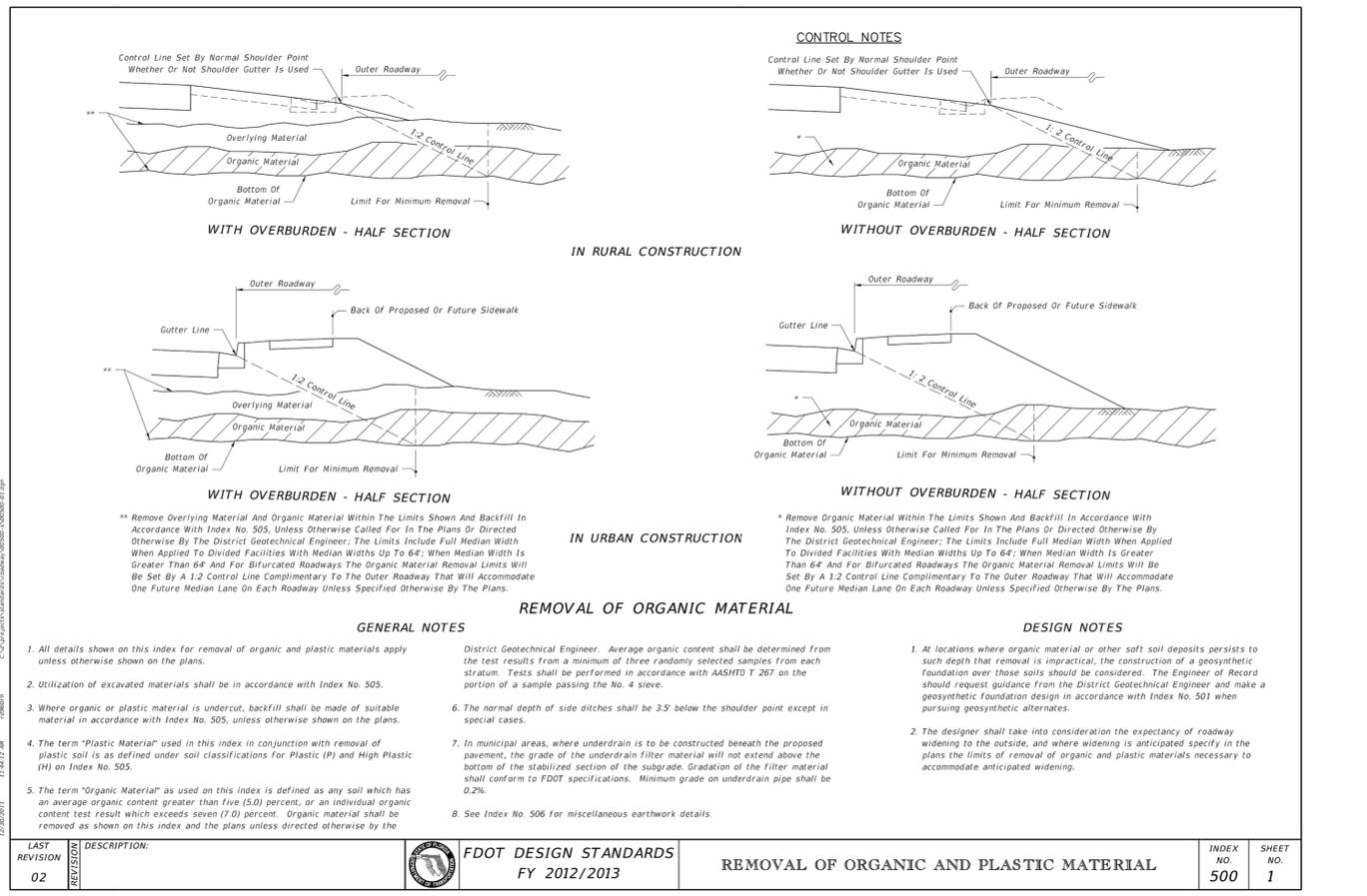
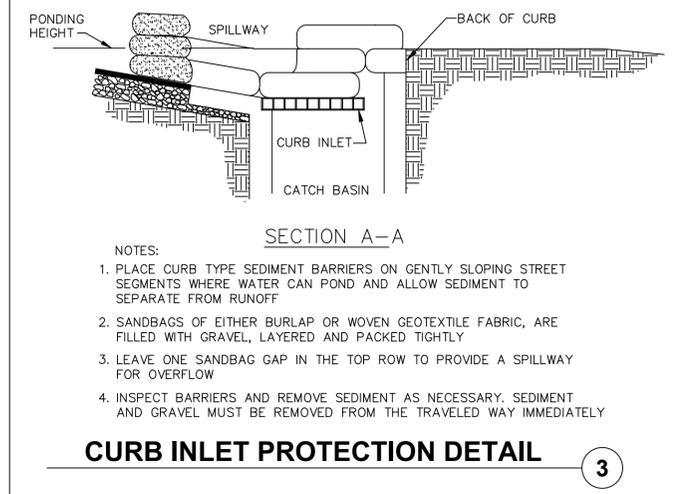
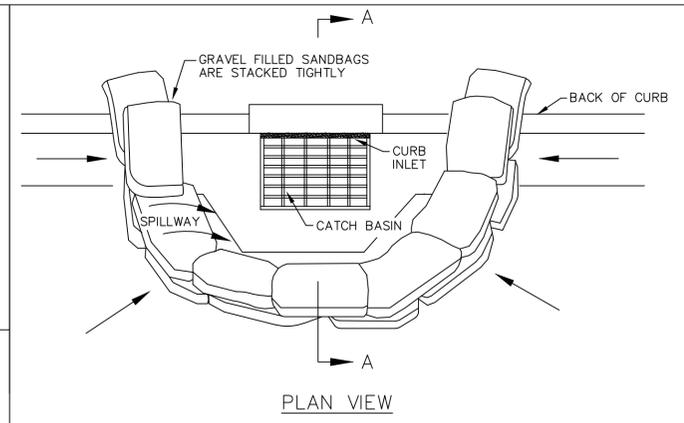
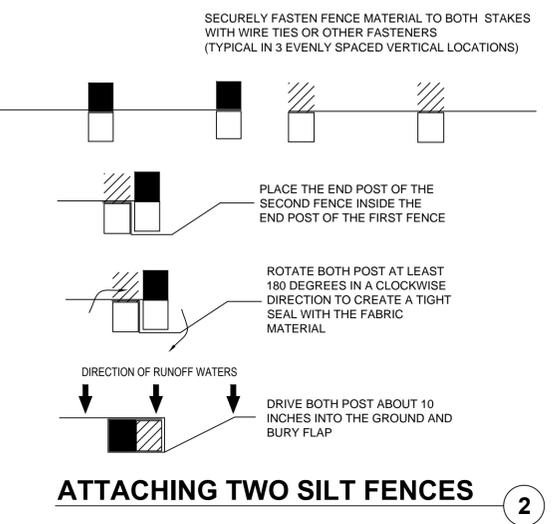
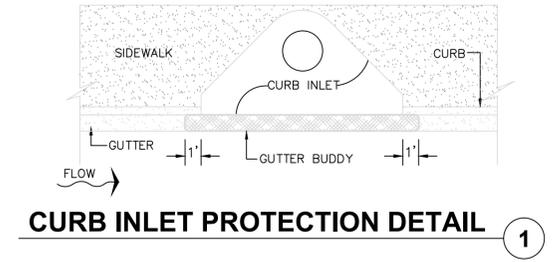
PRIOR TO ANY CONSTRUCTION ACTIVITY THE CONTRACTOR SHALL INSTALL EROSION AND SEDIMENTATION CONTROL MEASURES SHOWN ON THE PLANS AND PROVIDED FOR IN FDOT INDEX NO. 102. AS CONSTRUCTION PROGRESSES, THE CONTRACTOR SHALL PERIODICALLY CHECK THE SEDIMENTATION CONTROLS AND REPAIR THEM AS NECESSARY TO KEEP THEM IN GOOD FUNCTIONING ORDER. THE CONTRACTOR SHALL ALSO PROTECT INLETS AND OTHER SITE APPURTENANCES FROM SEDIMENTATION USING PROTECTION AS DETAILED IN FDOT INDEX NO. 102.

THE CONTRACTOR SHALL CONDUCT GROUND STABILIZING MEASURES (PAVING, GRASSING, MULCHING AND SODDING) AS SOON AS PRACTICABLE FOLLOWING FINAL GRADING OF THE SITE.

FOLLOWING COMPLETION OF CONSTRUCTION AND COMPLETED STABILIZATION OF POTENTIAL EROSION AREAS, THE CONTRACTOR SHALL REMOVE SEDIMENTATION CONTROL MEASURES AND CLEAN AND REPAIR ANY AREAS AFFECTED BY THE CONSTRUCTION ACTIVITIES.



1. ATTACH THE WOVEN WIRE FENCE TO EACH POST THE GEOTEXTILE TO THE WOVEN WIRE FENCE (SPACED EVERY 30") WITH THREE WIRE TIES AND OR OTHER FASTENERS. ALL SPACED WITHIN THE TOP 8" OF THE FABRIC. ATTACH EACH TIE DIAGONALLY 45 DEGREES THROUGH THE FABRIC, WITH EACH PUNCTURE AT LEAST 1" VERTICALLY APART.
2. WHEN TWO SECTIONS OF SILT FENCE MATERIAL ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED ACROSS TWO POSTS.
3. MAINTENANCE SHALL BE PERFORMED AS NOTED IN THE SWPPP. DEPTH OF ACCUMULATED SEDIMENTS MAY NOT EXCEED ONE-HALF THE HEIGHT OF THE FABRIC. MAINTENANCE CLEANOUT MUST BE CONDUCTED REGULARLY TO PREVENT ACCUMULATED SEDIMENTS FROM REACHING ONE-HALF THE HEIGHT OF THE SILT FENCE MATERIAL ABOVE GRADE.
4. ALL SILT FENCE INLETS SHALL INCLUDE WIRE SUPPORT.



REVISIONS
 RESPONSE TO COUNTY COMMENTS
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 NO. DATE DESCRIPTION
 6 8/7/2015
 5 9/22/2015
 4
 3
 2
 1
 NO. DATE DESCRIPTION

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 Phone: 813.265.3130 941.275.9721

WRA

EROSION CONTROL
 DETAILS
 CYPRESS CREEK TOWN
 CENTER NORTH
 (EAST EXTENSION)

ISSUED FOR: PERMITTING
 JOB #: 0967
 SEC: 27
 TOWN: 265
 RING: 19E
 DESIGNED: ELR
 DRAWN: ELR
 APPROVED: JAC

JOSEPH A. CIMINO
 FL P.E. # 67540

Plot Date: 10/02/2015
 Datum: NGVD 1929

C-401

STORM WATER POLLUTION PREVENTION PLAN

The following notes constitute a Storm Water Pollution Prevention Plan (SWPPP) in accordance with the Florida Department of Environmental Protection's (FDEP) "National Pollutant Discharge Elimination System" (NPDES) Generic Permit for Stormwater Discharge from Large and Small Construction Activities.

The following entities are identified as team members of "SWPPP": Water Resource Associates, the Developer, and the site contractor and his sub-contractors. Each team member has specific responsibilities and obligations. In general, all team members, with regard to their involvement and responsibilities on the project, are to implement all necessary storm water management controls to assure compliance with the NPDES Generic Permit for Storm Water Discharges from Construction Activities, the Southwest Florida Water Management District Permit, the applicable local governing agency (i.e. Pasco County) and the guidelines listed in the SWPPP. The duties and responsibilities of the team members as they pertain to the SWPPP are as follows.

Water Resource Associates, Inc.

- A. Develop SWPPP including, but not limited to, retention/detention ponds, control structures, erosion control methods and locations and stabilization criteria. This design is included within these construction plans and the following notes and instructions.
- B. Submit and obtain the necessary design related storm water permits from the Florida Department of Environmental Protection, the Southwest Florida Water Management District and other applicable governmental bodies.
- C. Upon notification by the developer of his intent to commence construction, submit a Notice of Intent to the FDEP on behalf of the developer and copy the contractor including SWPPP certification and copy of the permit.
- D. Submit to SWFWMD and the operator of the municipal separate storm water system, if applicable, a letter of construction commencement.
- E. Complete and submit a Notice of Termination and certification for developer. The NOT's shall be submitted no more than 30 days after (a) completion of the project and final stabilization of the site or (b) when responsibility for the site has ended. Final stabilization as defined by EPA is when all soil disturbing activities at the site have been completed and a uniform (e.g. evenly distributed, without large bare areas) perennial vegetative cover with a density of 70% of the native background vegetative cover for the area has been established on all unpaved areas and areas not covered by permanent structures. As an alternative, equivalent permanent stabilization measures (such as riprap, gabions, or geotextiles) may be employed. The client shall notify Water Resource Associates when one of these criteria has been met.

Contractor

- A. **RIPA AND ASSOCIATES LLC** is the designated SWPPP contractor for these construction activities. See SWPPP Map for applicable certifications A copy of this SWPPP and certification shall be maintained onsite throughout the duration of construction.
- B. During construction, assure compliance with the designed Storm Water Pollution Prevention Plans prepared by Water Resource Associates and the NPDES Generic Permit for Storm Water Discharges from Large and Small Construction Activities.
- C. Maintain a copy of the construction plans, which include the Storm Water Pollution Prevention Plan, the NOT, and all inspections reports and certifications on site.
- D. Undertake all reasonable Best Management Practices (BMP's) to assure that sited or otherwise polluted storm water is not allowed to discharge from the site during all phases of construction. Stabilization BMP's that may be used include: straw bale dikes, silt fences, earth dikes, brush barriers, drainage swales, check dams, subsurface drain, pipe slope drain, level spreaders, storm drain inlet protection, outlet protection, sediment traps, and temporary sediment basins. Detention ponds may also be used as temporary sediment basins. Additional BMP's that may need to be implemented include: providing protected storage areas for chemicals, paints, solvents, fertilizers, and other potentially toxic materials. Providing waste receptacles at convenient locations and providing regular collection of wastes, including building material wastes. Minimizing off-site tracking of sediments. Making adequate preparations, including training and equipment to contain spills of oil and hazardous materials. Complying with applicable state or local waste disposal, sanitary sewer or septic system regulations and the use of appropriate pollution prevention measures for allowable non-storm water components of discharge.
- E. Notify Water Resource Associates and the developer in writing of any non-storm water pollution sources which are being stored, or otherwise used during the construction of the project, i.e., fertilizers, fuels, pesticides, other chemicals. The notification should be accompanied with the contractor's design and methods to prevent pollution run-off from these sources.
- F. Develop a maintenance and inspection plan which includes, but is not limited to the following:
 - A. The specific areas to be inspected and maintained that includes all the disturbed areas and material storage areas of the site.
 - B. The erosion and sediment controls identified in the SWPPP to be maintained and inspected and those additional controls that the contractor deems necessary.
 - C. Maintenance procedures.
 - D. The procedure to follow if additional work is required or whom to call.
 - E. Inspections and maintenance forms.
 - F. The personnel assigned to each task.

The following shall be inspected a minimum of once a week or within 24 hours after 0.50 inches of rainfall:

- Stabilization measures (once a month if fully stabilized).
- Structural controls.
- Discharge points.
- Construction entrances and exits.
- Areas used for storage of exposed materials.

An inspection form shall be completed for each inspection. Any permit violations should be noted and corrective measures shall be conducted as soon as practicable before the next anticipated storm event to ensure all facilities remain in good and effective operating condition, and no later than 7 days after the inspection occurred. If revisions to the SWPPP are needed, a report form for changes in the SWPPP shall be completed and a copy sent to Water Resource Associates. The original shall be kept on-site as documentation of the change. If the inspection passes, a certification that the facility is in compliance with the SWPPP and the NPDES permit must be signed by a duly authorized representative of the principal executive official of the operator of the SWPPP with one of the following qualifications:

- 1. Has successfully completed the Florida Stormwater, Erosion and Sediment Control Inspector Training Program.
- 2. Successfully completed a similar training program.
- 3. Has enough practical on the job training to be qualified to perform the inspections.

Retain inspection reports and certifications for at least three years.

- G. Site stabilization measures shall be initiated as soon as practical but in no case more than 7 days, in portions of the site where construction activities have temporarily or permanently ceased.
- H. Releases in Excess of Reportable Quantities.
 - 1. The discharge of hazardous substances or oil in the stormwater discharge(s) from a facility or activity shall be prevented or minimized in accordance with the applicable stormwater pollution prevention plan for the facility or activity. This permit does not relieve the operator of the reporting requirements of 40 CFR part 117 and 40 CFR part 302. Where a release containing a hazardous substance in amount equal to or in excess of a reporting quantity established under either 40 CFR 117 or 40 CFR 302, occurs during a 24 hour period:
 - a. The operator is required to notify the State Warning Point (800-210-0519 or 850-413-9911) as soon as he or she has knowledge of the discharge;
 - b. The operator shall submit within 14 calendar days of knowledge of the release a written description of the release (including the type and estimate of the amount of material released), the date that such release occurred, the circumstances leading to the release, and remedial steps to be taken, to the Florida Department of Environmental Protection, NPDES Stormwater Section, Mail Station 2500, 2600 Blair Stone Road, Tallahassee, Florida 32399-2400; and
 - c. The stormwater pollution prevention plan required under Part V of this permit must be modified within 14 calendar days of knowledge of the release: to provide a description of the release, the circumstances leading to the release, and the date of the release. In addition, the plan must be reviewed to identify measures to prevent the recurrence of such releases and to respond to such releases, and the plan must be modified where appropriate.
 - 2. This permit does not authorize the discharge of hazardous substances or oil resulting from an on-site spill.

Developer

- A. Notify WRA of your intent to commence construction. Sign the Notice of Intent form as operator of the storm water discharge facility and permittee and return to Water Resource Associates, Inc.
- B. Sign a Certification of Storm Water Pollution Prevention Plan and return it to Water Resource Associates, Inc.
- C. Notify WRA when it is time to submit a Notice of Termination as defined under Part E of the Water Resource Associates section of the SWPPP. Sign and return to Water Resource Associates, Inc. for submittal to FDEP a Notice of Termination form and certification.

PRE-DEVELOPED SITE INFORMATION:

- 1. Total site acreage: 15 ac. +/-
- 2. Land use: Vacant Pasture
- 3. Vegetation: Native grasses and other ground cover
- 4. Receiving waters or municipal separate storm water system: Master stormwater system that discharges to Cypress Creek
- 5. 25 Year/24 Hour rainfall depth: 8.5"
- 6. Soil types: FINE SANDS, DEPRESSIONAL MUCK AND CLEAN FILL

PROJECT INFORMATION:

- 1. Project type: Roadway, sidewalk and utility infrastructure
- 2. Anticipated construction sequence is as follows:
 - 1. Complete erosion control installation
 - 2. Clearing and grubbing
 - 3. Earthwork activities
 - 4. Storm water system construction
 - 5. Utility construction
 - 6. Base and pavement construction
 - 7. Final stabilization

The BMP's listed in Part D of the Contractor section of the SWPPP shall be considered during all phases of construction.

- 3. Anticipated start date: NOVEMBER 2015
- 4. Anticipated completion date: JULY 2016
- 5. Total acres disturbed: 15 ac. +/-
- 6. Pre-developed "CN" number: 80
- 7. Post-developed "CN" number: 98 for roadway and sidewalks
- 8. The storm water management system, upon completion and appropriate certification and as-built submittals will be operated and maintained by: CYPRESS CREEK TOWN CENTER POA, INC.
- 9. The potential source of pollution from this project is on-site development and construction activity.

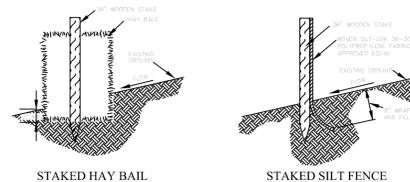
GENERAL EROSION AND TURBIDITY CONTROL NOTES

- 1. The Site Subcontractor shall be responsible for installation and maintenance of all erosion and turbidity controls and the quality and quantity of offsite or wetland discharges.
- 2. Prior to construction, the Site Subcontractor is responsible for having his dewatering plan and turbidity control plan approved by the applicable reviewing agencies. Refer to the project's permit approvals and permit conditions for agencies requiring such review and approval. Questions concerning appropriate techniques should be addressed to those agencies and/or discussed with the project engineer and owner.
- 3. The appropriate turbidity and erosion control methodologies selected by the Site Subcontractor for this project should be made following assessment of the plans and project site specific factors and after consultations as needed with the project engineer and appropriate agencies. The Site Subcontractor will be responsible for obtaining any and all necessary permits for such activity; several factors to consider are listed below:
 - A. Clay content in excavated materials and/or permeabilities rates
 - B. Depth of cut in ponds, trenches, or utility lines
 - C. Ambient ground water levels
 - D. Actual rainfall amounts and time of year relative to normal rainy seasons
 - E. Proximity to wetlands, water bodies or offsite properties
 - F. 'Class' designation of receiving water bodies (i.e., Outstanding Florida Waters, shellfish harvest areas, etc.)
 - G. Density, type, and proximity of upland vegetation to be retained during construction (for use as possible filtration areas)
 - H. Fill height relative to natural grade and length and steepness of the proposed slopes
 - I. Existing topography and directions of surface flow
 - J. Type of equipment used
 - K. Project type
 - L. Duration of construction activities
 - M. Separation distance of onsite ponds
 - N. Ambient quality of surface and groundwater
 - O. Temporary stockpile locations and heights
- 4. At the onset of construction, the Site Subcontractor, as the party responsible for implementation of the erosion and sediment control plan, shall assess the above described conditions and factors with respect to relative cost effectiveness and select the appropriate methods of protection. A fairly extensive list of techniques are presented below but it must be stressed that any or all of the following may be necessary to maintain water quality and quantity standards. The construction sequencing should be thought out in advance of initiation to provide adequate protection of water quality.
- 5. Discharges which exceed 29 N.T.U.'s over the background levels are in violation of state water quality standards. Discharges of water quantities which affect offsite properties or may damage wetlands are also prohibited by regulating agencies.
- 6. The erosion and turbidity control measures shown herein are the minimum required for agency approval. Additional control and measures may be required due to the Site Subcontractor's construction sequence & unforeseen weather conditions. Any additional measures deemed necessary by the Site Subcontractor shall be included in the lump sum bid with no extras for materials and labor allowed.
- 7. Hay bales or silt screens shall be installed prior to land clearing to protect water quality areas to be protected from clearing activities and maintained for the duration of the project until all soil is stabilized.
- 8. Floating turbidity barriers shall be in place in flowing systems or in open water lake edges prior to initiation of earthwork and maintained for the duration of the project until all soil is stabilized.
- 9. No clay material shall be left exposed in any stormwater facility. If clay or sandy-clays are encountered during stormwater storage excavation, the Site Subcontractor shall notify the Engineer immediately before proceeding with further excavation. If the Engineer of Record has determined that such soils are non-confining and must be excavated to meet permit and design conditions, excavation may proceed after obtaining written authorization from the appropriate governing agency. If said soils are left exposed at the permitted and designed depth, the Site Subcontractor shall over-excavate the pond's bottom and side slopes by a minimum of twelve (12") inches and backfill with clean sands to help prevent suspension of fine particles in the water column.
- 10. The installation of temporary erosion control barriers shall be coordinated with the construction of the permanent erosion control features to the extent necessary to assure effective and continuous control of erosion and water pollution throughout the life of the construction phase.
- 11. The type of erosion control barriers used shall be governed by the nature of the construction operation and soil type that will be exposed. Silty and clayey material may require solid sediment barriers to prevent turbid water discharge, while sandy material may need only silt screens or hay bales to prevent erosion. Floating turbidity curtains should generally be used in open water situations. Diversion ditches or swales may be required to prevent turbid stormwater runoff from being discharged to wetlands or other water bodies. It may be necessary to employ a combination of barriers, ditches and other erosion/turbidity control measures if conditions warrant.
- 12. Where pumps are to be used to remove turbid waters from construction areas, the water shall be treated prior to discharge to the wetlands. Treatment methods include, for example, turbid water being pumped into grassed swales or appropriate upland vegetated areas (other than upland preservation areas and wetland buffers), sediment basins, or confined by an appropriate enclosure such as turbidity barriers or low berms, and kept confined until turbidity levels meet State Water Quality Standards.
- 13. The Permittee shall schedule his operations such that the are unprotected erodible earth exposed at any one time is not larger than the minimum area necessary for efficient construction operation, and the duration of exposed, uncompleted construction to the elements shall be as short as practicable. Clearing and grubbing shall be so scheduled and performed such that grading operations can follow immediately thereafter. Grading operations shall be so scheduled and performed that permanent erosion control features can follow immediately thereafter if conditions on the project permit.
- 14. Water derived from various dewatering methods should be passed through sufficiently wide areas of existing upland vegetation to filter out excess turbidity. If this is not sufficient, the water shall be retained in previously constructed stormwater ponds or else retained in temporary sedimentation basins until clarity is suitable to allow for its discharge. Plugging the outfalls from completed stormwater ponds may be needed to avoid discharge. However, such situations should be monitored closely to preclude berm failure if water levels rise too high.
- 15. Water can be transported around the site by the use of internal swales or by pumps and pipes.
- 16. Sheet flow of newly filled or scraped areas may be controlled or contained by the use of brush barriers, diversion swales, interceptor ditches or low berms. Flow should be directed toward areas where sediments can sufficiently settle out.
- 17. Exposed soils shall be stabilized as soon as possible, especially slopes leading to wetlands. Stabilization methods include solid sod, seeding and mulching or hydromulching to provide a temporary or permanent grass cover mulch blankets, filter fabrics, etc., can be employed to provide vegetative cover.
- 18. Energy dissipaters (such as rip rap, a gravel bed, hay bales, etc.) shall be installed at the discharge point of pipes or swales if scouring is observed. Attempt to install roadway curb and gutters as soon as possible to reduce the surface area for erosion to occur.
- 19. Implement storm drain inlet protection (hay bales or gravel) to limit sedimentation within the stormwater system. Perform inspections and periodic cleaning of sediments which wash out into the streets until all soil is stabilized.

- 21. Water discharge velocities from impounded areas and temporary sedimentation basins shall be restricted to avoid scouring in receiving areas.
- 22. If water clarity does not reduce to state standards rapidly enough in holding ponds, it may be possible to use chemical agents such as alum to flocculate or coagulate the sediment particles.
- 23. Hay bales, silt screens, or gravel beds can be added around the pipe or swale discharge points to help clarify discharges. Spreader swales may help dissipate cloudy water prior to contact with wetlands.
- 24. All fuel storage areas or other hazardous storage areas shall conform to accepted state or federal criteria for such containment areas.
- 25. Vehicle or equipment washdown areas will be sufficiently removed from wetlands or offsite areas.
- 26. Non-potable water shall be sprayed on all exposed earth surfaces during clearing grading, earth moving, and other site preparation activities. The exposed earth shall be watered throughout the day to minimize dust.
- 27. If the above controls remain ineffective in precluding release of turbid water, especially during pond or utility line dewatering, then the well points or sock drains to withdraw groundwater which may already be clear enough to allow for direct discharge to wetlands.
- 28. Ongoing inspections and periodic maintenance by the Site Subcontractor shall occur throughout construction as necessary to insure the above methods are working suitably. This may be needed daily, if conditions so warrant. Site Subcontractors are encouraged to obtain and thoroughly review The Florida Development Manual: A Guide to Sound Land and Water Management, which was developed by the State of Florida Department of Environmental Protection in 1988. This provides fairly in-depth discussions of recommended techniques and also provides specific design and technical standards. A copy of this document is available for review at Water Resource Associates, Inc.
- 29. Spoil disposal locations are to be located outside of all wetland JD lines and buffer lines shown on the plan. Spoil disposal locations must be self-contained, in that erosion control measures such as silt fence and/or hay bails must be installed and maintained around each disposal area to prevent sediment runoff beyond the limits of construction.
- 29. Fill stockpiles are to be located outside of all wetland JD lines and buffer lines shown on the plan. Fill stockpiles must be self-contained, in that erosion control measures such as silt fence and/or hay bails must be installed and maintained around each stockpile to prevent sediment runoff beyond the limits of construction.

Pond/Lake Excavation Note

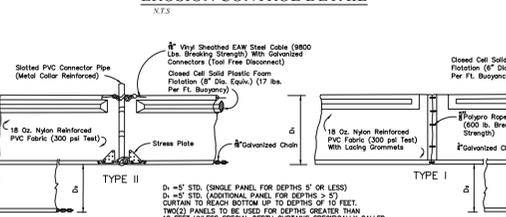
No excavation shall extend below the permitted design depths/elevations shown on the drawings, unless additional testing supports otherwise; and no lower semi-confining unit clayey soil material and/or no limestone materials shall be excavated, regardless if these materials are encountered within the permitted excavation depths/elevations. If any lower semi-confining unit clayey soil materials or limestone materials are encountered above the permitted depths/elevations, then excavation operations shall cease in the general area and the Engineer of Record shall be notified immediately.



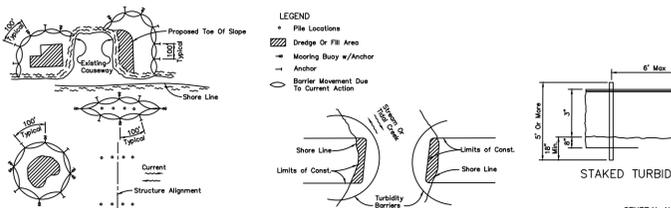
EROSION CONTROL NOTES:

- 1. TO PREVENT SEDIMENTARY RUNOFF DURING CONSTRUCTION, STAKED HAY BAILS OR SILT FENCES MUST BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITIES. THE CONSTRUCTION OPERATIONS SHALL BE SCHEDULED TO BE COMPLETED IN A MANNER THAT THE DURATION OF CONSTRUCTION AND SHOULD BE CHECKED DAILY FOR SUFFICIENT PROTECTION OF THE SENSITIVE AREAS. THE DEPTH OF THE SEDIMENTATION BARRIERS SHALL BE IMMEDIATELY REMOVED AND REPAIRED UPON WEAR. IN ADDITION TO THE EROSION CONTROL LOCATIONS, THE CONTRACTOR SHALL PERFORM DAILY SITE INSPECTIONS FOR POTENTIAL EROSION PROBLEMS. IF PROBLEMS OCCUR, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF RECORD AND SHALL BE RESPONSIBLE FOR REMEDIATING ANY EROSION CONTROL LOCATIONS. THE CONTRACTOR SHALL PERFORM DAILY SITE INSPECTIONS FOR POTENTIAL EROSION PROBLEMS. IF PROBLEMS OCCUR, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF RECORD AND SHALL BE RESPONSIBLE FOR REMEDIATING ANY EROSION CONTROL LOCATIONS. THE CONTRACTOR SHALL PERFORM DAILY SITE INSPECTIONS FOR POTENTIAL EROSION PROBLEMS. IF PROBLEMS OCCUR, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF RECORD AND SHALL BE RESPONSIBLE FOR REMEDIATING ANY EROSION CONTROL LOCATIONS.
- 2. CONTRACTOR TO MAINTAIN CONSTRUCTION ACTIVITIES AND EQUIPMENT TO A MINIMUM AT DUSTY LOCATIONS WHICH DISCHARGE TO EXISTING JURISDICTIONAL AREAS. ALTHOUGH STAKED TURBIDITY BARRIERS MAY BE USED IN PLACE OF STAKED HYDRAULIC SCREENS WHERE WARRANTED.
- 3. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN PLACE UNTIL THE SITE HAS BEEN FULLY STABILIZED AND RESTORED TO ORIGINAL OR BETTER CONDITION.
- 4. CONSTRUCTION METHOD AND MATERIALS TO BE IN ACCORDANCE WITH SECTION 1046 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD CONSTRUCTION SPECIFICATIONS. ALL MATERIALS MUST BE BOTTLED TOGETHER AND HAVE NO CAPS TO ALLOW FLOW TO PASS THROUGH WITHOUT BEING FILTERED TO JOINTS OF THE SILT FENCING MUST BE DISAPPLIED AND PROPERLY CONNECTED TO PREVENT ANY OPENINGS FROM OCCURRING.
- 5. SILT SCREENS MAY ALSO BE USED TO PROTECT SENSITIVE AREAS. THEY SHALL BE ERECTED PRIOR TO INITIATION OF SITE CLEARING OPERATIONS NEAR WETLANDS, BERM AREAS AND ANY OTHER AREAS SHOWN AS PRESERVED OR PROTECTED FROM CONSTRUCTION ACTIVITIES. FAILURE TO INSTALL AND MAINTAIN BARRIERS SHALL BE CONSIDERED A VIOLATION OF THE PERMIT. FINANCIAL PENALTIES FOR FAILURE TO INSTALL AND MAINTAIN BARRIERS SHALL BE DEDUCTED FROM SUBSEQUENT PAYMENT REQUESTS.

EROSION CONTROL DETAIL



NOTICE: COMPONENTS OF TYPES I AND II MAY BE SIMILAR OR IDENTICAL TO PROPRIETARY DESIGNS. ANY INFRINGEMENT OF THE PROPRIETARY RIGHTS OF THE DEVELOPER SHALL BE THE SOLE RESPONSIBILITY OF THE USER. SUBSTITUTIONS FOR TYPES I AND II SHALL BE AS APPROVED BY THE DEVELOPER.



- LEGEND:
 - File Locations
 - ▨ Dredge Or Fill Area
 - Mooring Buoy w/Anchor
 - Anchor
 - Barrier Movement Due To Current Action
- NOTE: Turbidity barriers are to be used to all permanent bodies of water regardless of water depth.
 - 2. Number and spacing of anchors depend on current velocities.
 - 3. Deployment of barrier around pile locations may vary to accommodate construction operations.
 - 4. Navigation may require segmenting barrier during construction operations.
 - 5. For additional information see Section 104 of the Standard Specifications.
- GENERAL NOTES:
 - 1. Floating turbidity barriers are to be paid for under the contract unit price for Floating Turbidity Barrier, LF.
 - 2. Staked turbidity barriers are to be paid for under the contract unit price for Floating Turbidity Barrier, LF.

TURBIDITY BARRIER DETAIL (FDOT INDEX 103)



REVISIONS		DATE	DESCRIPTION
5	RESPONSE TO COUNTY COMMENTS	8/7/2015	
6	RESPONSE TO COUNTY COMMENTS	9/22/2015	
4			
3			
2			
1			
NO.		DATE	

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WRA

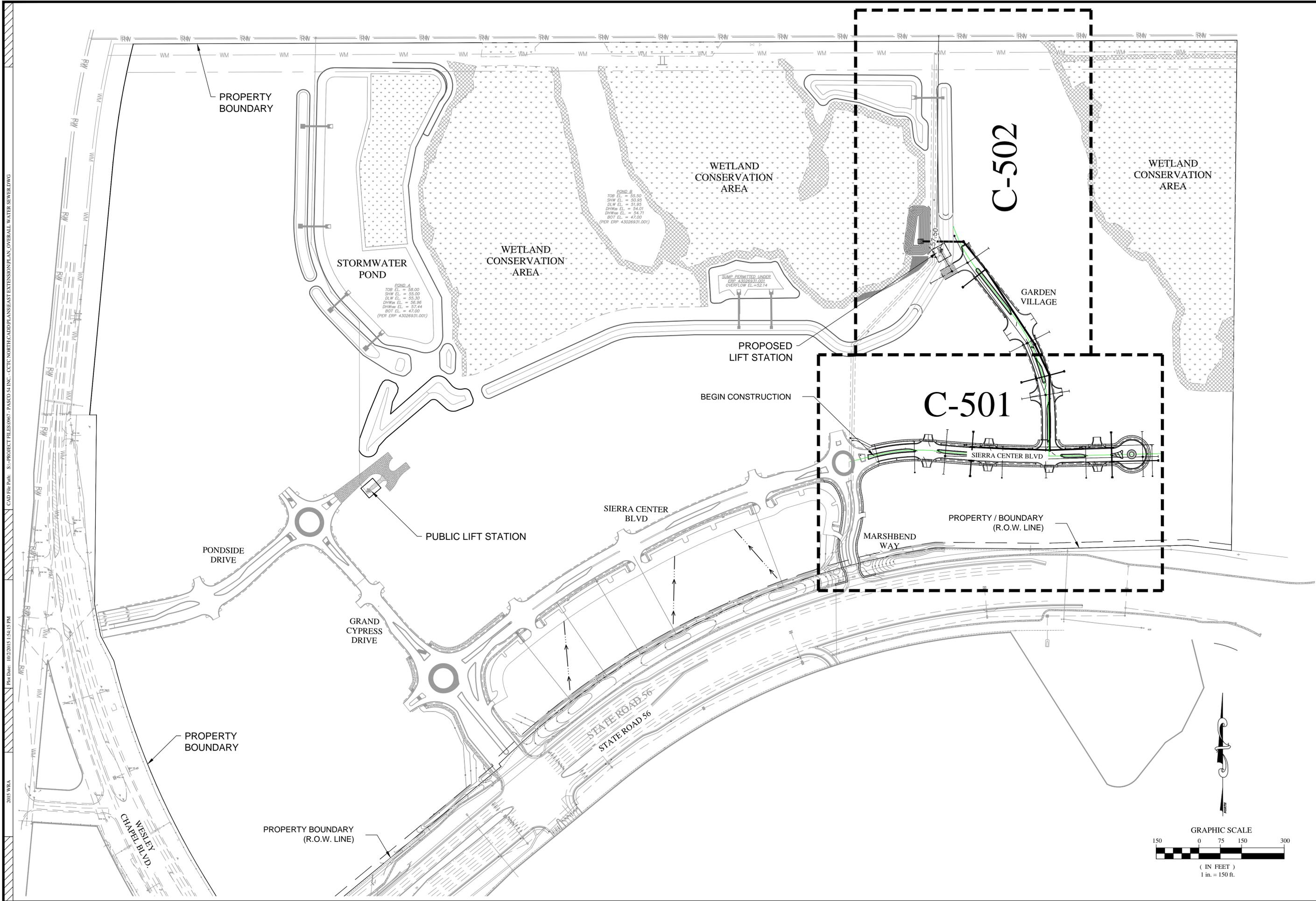
SWPPP NOTES
 CYPRESS CREEK TOWN CENTER NORTH (EAST EXTENSION)

ISSUED FOR: PERMITTING
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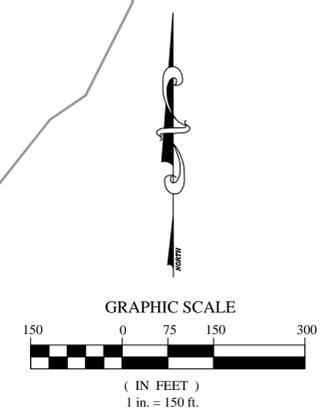
JOSEPH A. CIMINO
 FL P.E. # 67540

Plot Date: 10/02/2015
 Datum: NGVD 1929

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6	8/7/2015			RESPONSE TO COUNTY COMMENTS	
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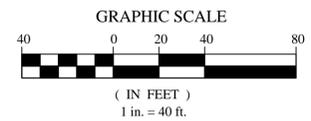
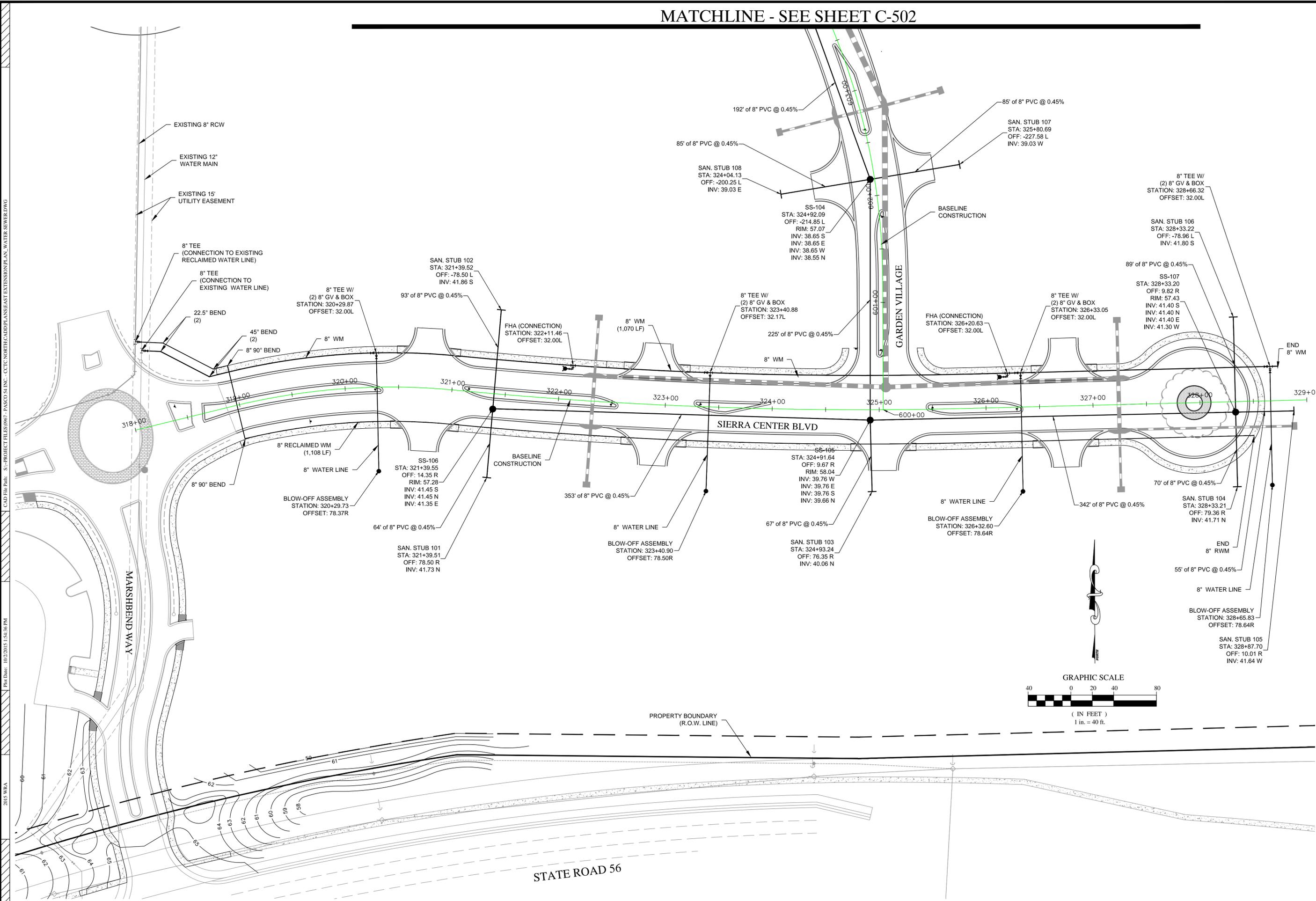


OVERALL WATER AND
 SEWER PLAN

CYPRESS CREEK TOWN
 CENTER NORTH
 (EAST EXTENSION)

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 FL P.E. # 67540
 Plot Date: 10/02/2015
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 C-500

MATCHLINE - SEE SHEET C-502



NO.	DATE	DESCRIPTION	BY
1			
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3			
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5	9/22/2015	RESPONSE TO COUNTY COMMENTS	ELR
6	8/7/2015	RESPONSE TO COUNTY COMMENTS	ELR

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WATER AND SEWER PLAN

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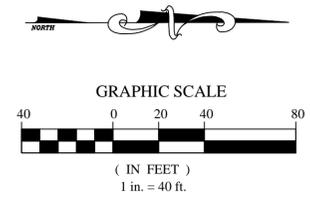
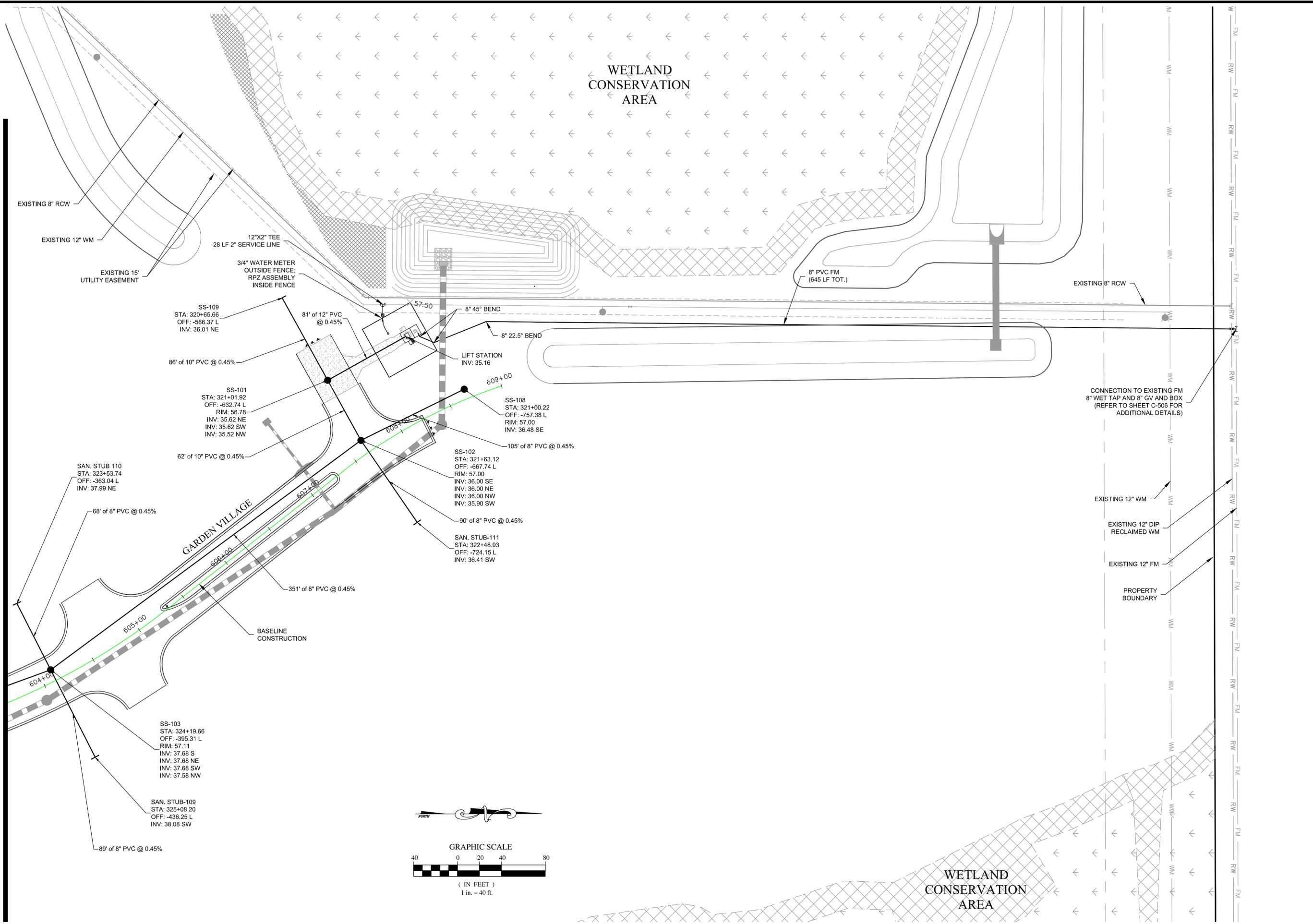
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MATCHLINE - SEE SHEET C-501



WETLAND
CONSERVATION
AREA

WETLAND
CONSERVATION
AREA

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C-502	

REVISIONS	
NO.	DATE
6	8/7/2015
5	9/22/2015
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BY	DESCRIPTION
ELR	RESPONSE TO COUNTY COMMENTS
ELR	RESPONSE TO COUNTY COMMENTS

CAD File Path: S:\PROJECT FILES\0667 - PASCO 54 INC. - CCTC NORTH/CADD/PLANS/EAST EXTENSION/DETAILS/UTILITY.DWG

Plot Date: 10/22/2015 15:45:57 PM

2015 WRA

PIPE RESTRAINT LENGTHS IN FEET COMMON FITTINGS

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

FORCE MAINS - TEST PRESSURE 100 PSI					
PIPE SIZE	FITTING TYPE				
	11-1/4"	22-1/2"	45"	90"	DEAD END
4"	1'	3'	6'	13'	30'
6"	2'	4'	8'	19'	42'
8"	2'	5'	10'	24'	55'
10"	3'	6'	12'	29'	66'
12"	3'	7'	14'	34'	77'
16"	4'	8'	18'	42'	99'
20"	5'	10'	21'	50'	119'
24"	6'	11'	24'	58'	139'

RESTRAINT LENGTHS ARE MEASURED FROM THE CENTER LINE OF THE FITTING ALONG THE PIPE IN BOTH DIRECTIONS (EXCEPT DEAD ENDS).

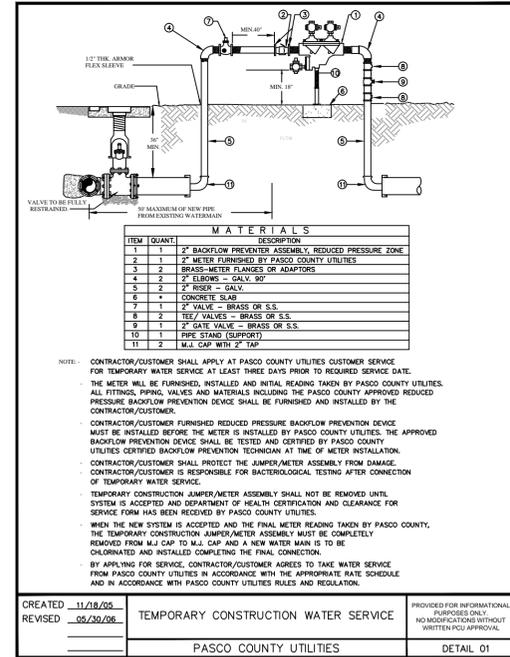
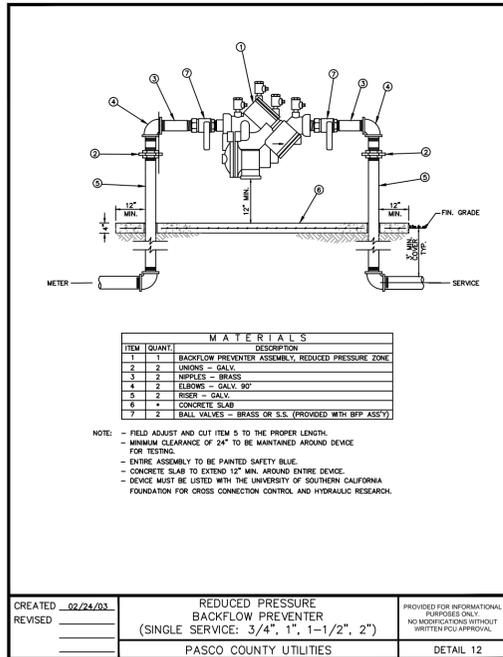
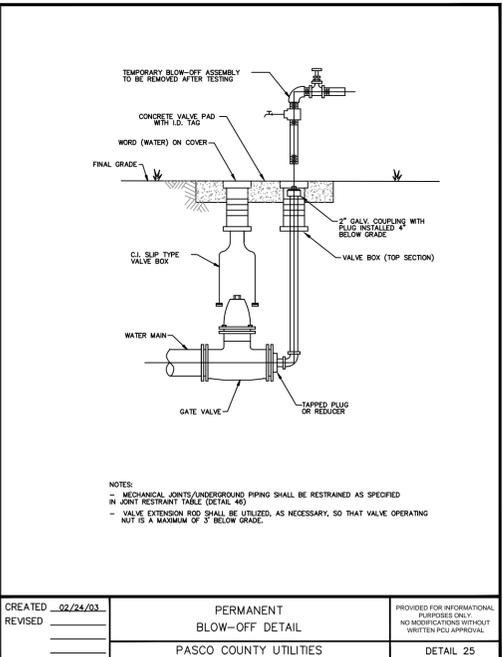
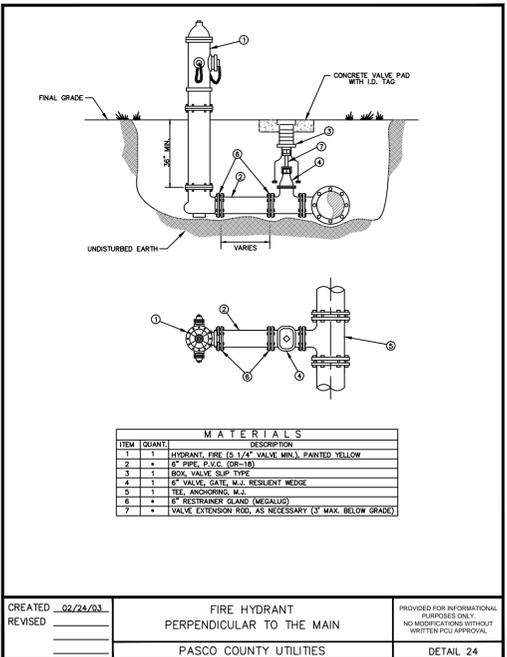
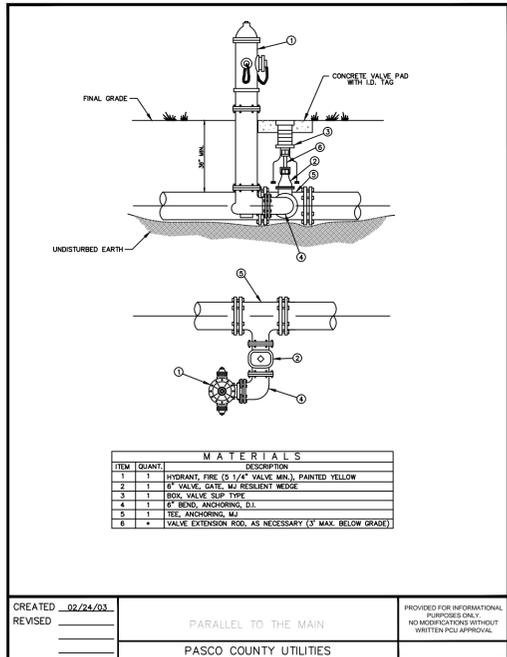
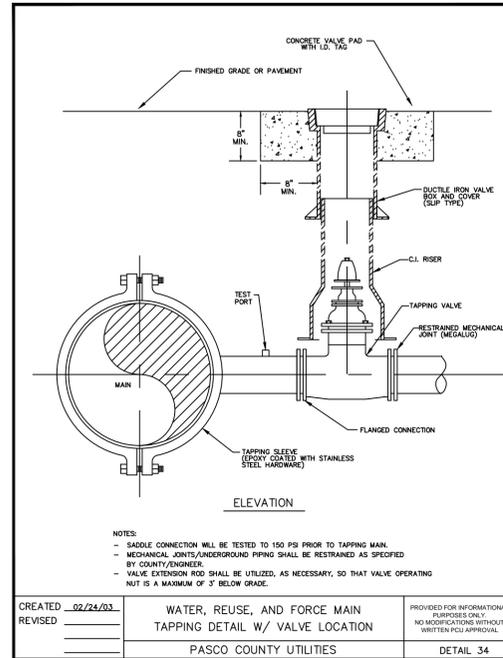
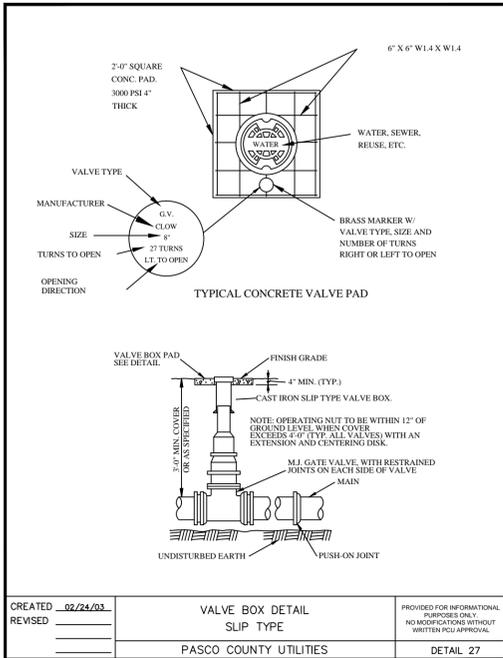
CREATED 02/24/03	RESTRAINED JOINT TABLE COMMON FITTINGS	PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN PCD APPROVAL.
REVISED	PASCO COUNTY UTILITIES	DETAIL 28

PIPE RESTRAINT LENGTHS IN FEET TEES (BRANCH SIDE)

RUN SIZE	WATER MAINS - TEST PRESSURE 150 PSI										
	BRANCH SIZE										
	3"	4"	6"	8"	10"	12"	16"	20"	24"		
3"	6'	14'	30'	—	—	—	—	—	—	—	—
4"	2'	11'	28'	44'	—	—	—	—	—	—	—
6"	1'	2'	22'	40'	52'	—	—	—	—	—	—
8"	1'	1'	16'	35'	48'	62'	—	—	—	—	—
10"	1'	1'	10'	30'	44'	58'	83'	—	—	—	—
12"	1'	1'	3'	25'	40'	55'	80'	103'	—	—	—
16"	1'	1'	1'	14'	31'	48'	75'	98'	119'	—	—
20"	1'	1'	1'	2'	22'	40'	69'	94'	116'	—	—
24"	1'	1'	1'	1'	11'	31'	63'	89'	111'	—	—

RESTRAINT LENGTHS ARE MEASURED FROM THE CENTER LINE OF THE TEE ALONG THE BRANCH FOR THE DISTANCE INDICATED. A MINIMUM OF 5 FEET OF RESTRAINED PIPE MUST BE INSTALLED ON BOTH RUNS OF THE TEE. MEGALUG TYPE RESTRAINERS ARE REQUIRED ON ALL JOINTS.

CREATED 02/24/03	RESTRAINED JOINT TABLE TEES (BRANCH SIDE)	PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN PCD APPROVAL.
REVISED	PASCO COUNTY UTILITIES	DETAIL 29



NO.	DATE	DESCRIPTION
6	8/7/2015	RESPONSE TO COUNTY COMMENTS
5	9/22/2015	RESPONSE TO COUNTY COMMENTS
4		
3		
2		
1		

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www.wraengineering.com CA 00007652
Phone: 813.265.3130 941.275.9721



UTILITY DETAILS

CYPRESS CREEK TOWN
CENTER NORTH
(EAST EXTENSION)

ISSUED FOR: PERMITTING
JOB #: 0967 SEC: 27 TOWN: 265 RING: 99E
DESIGNED: ELR DRAWN: ELR APPROVED: JAC

Plot Date: 10/02/2015
Datum: NGVD 1929
C-503

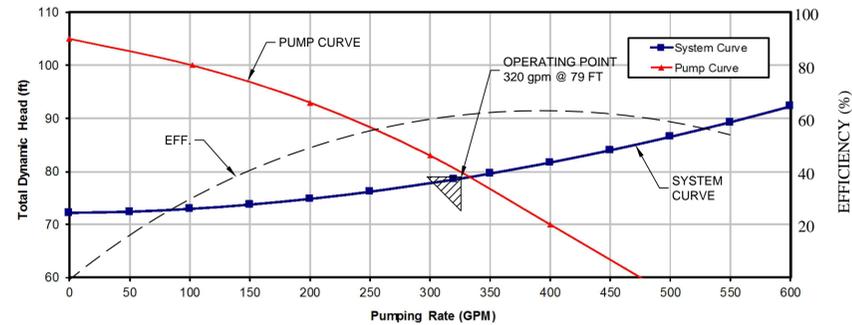
JOSEPH A. CIMINO
FL P.E. # 67540

MANUFACTURER-SPECIFIC INFORMATION

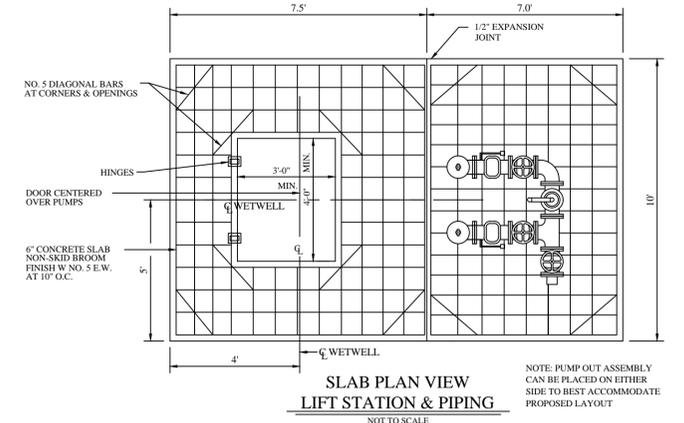
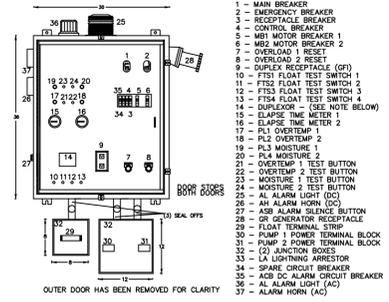
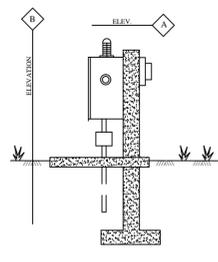
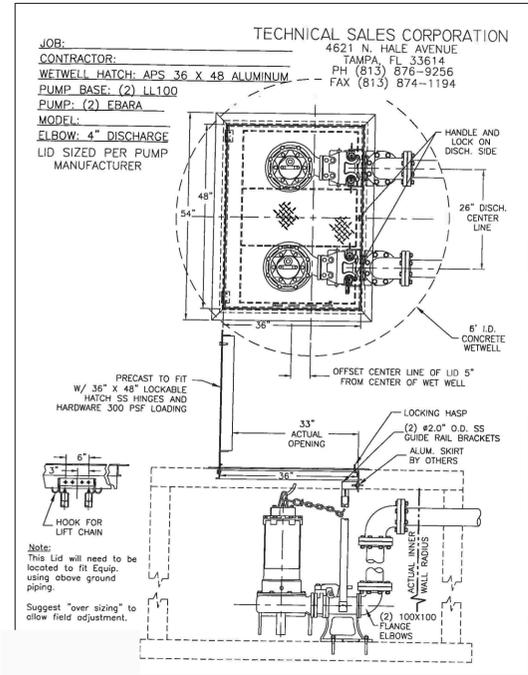
TECHNICAL SALES CORPORATION

4621 N. HALE AVENUE
TAMPA, FL 33614
813 876-9256 FAX 813 874-1194

CYPRESS CREEK TOWN CENTER
SYSTEM CURVE VS. PUMP PERFORMANCE CURVE

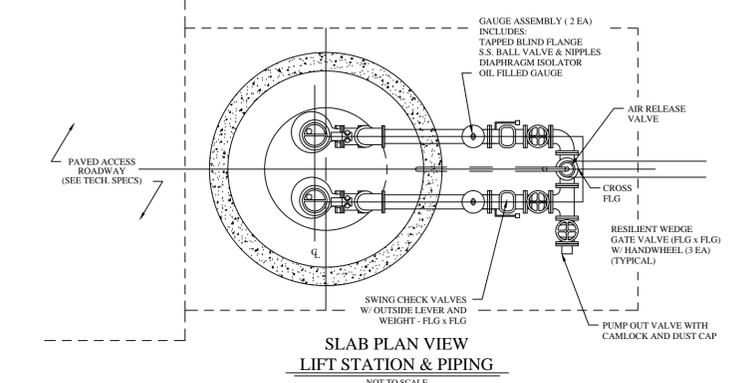
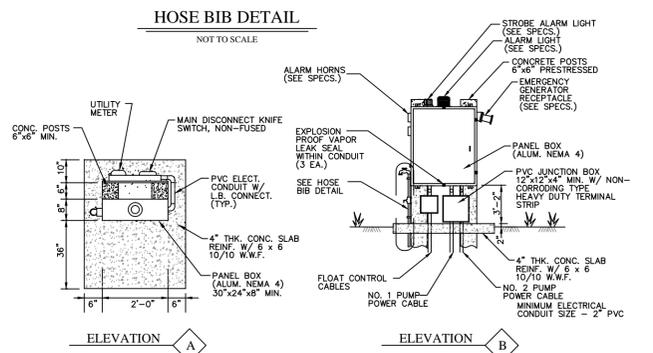


Ebara Quotation System 13.3.0.42			
Customer	Cypress # 3a	Quote number	80DLCMFU611
Customer reference		Size	1
Item number	Default	Stages	1
Service		Based on curve number	DLM-C606-9203
Quantity	1	Date last saved	08 Jan 2014 2:30 PM
Operating Conditions		Liquid	
Flow, rated	374.0 USgpm	Liquid type	Water
Differential head / pressure, rated (requested)	75.00 ft	Additional liquid description	
Differential head / pressure, rated (actual)	75.55 ft	Solids diameter, max	3 inch
Suction pressure, rated / max	0.00 / 0.00 psi.g	Solids concentration, by volume	0.00 %
NPSH available, rated	Ample	Temperature, max	68.00 deg F
Frequency	60 Hz	Fluid density, rated / max	1.000 / 1.000 SG
Performance		Material	
Speed, rated	1,760 rpm	Material selected	Cast Iron
Impeller diameter, rated	10.79 in	Maximum working pressure	47.42 psi.g
Impeller diameter, maximum	11.06 in	Maximum allowable working pressure	N/A
Impeller diameter, minimum	10.12 in	Maximum allowable suction pressure	N/A
Efficiency	62.66 %	Hydrostatic test pressure	N/A
NPSH required / margin required	- / 0.00 ft	Driver & Power Data	
Ns (imp. eye flow) / Nss (mp. eye flow)	N/A US Units	Driver sizing specification	Rated power
MCSF	81.86 USgpm	Margin over specification	0.00 %
Head, maximum, rated diameter	109.5 ft	Service factor	1.00
Head rise to shutoff	48.05 ft	Power, hydraulic	7.08 hp
Flow, best eff. point (BEP)	417.6 USgpm	Power, rated	11.30 hp
Flow rate (rated / BEP)	89.55 %	Power, maximum, rated diameter	12.07 hp
Diameter ratio (rated / max)	97.51 %	Minimum recommended motor rating	15.00 hp / 11.19 kW (Fixed)
Head ratio (rated dia / max dia)	90.32 %		
Cq/Ch/Ce/Cn (ANSI/HI 9.6.7-2010)	1.00 / 1.00 / 1.00 / 1.00		
Selection status	Acceptable		

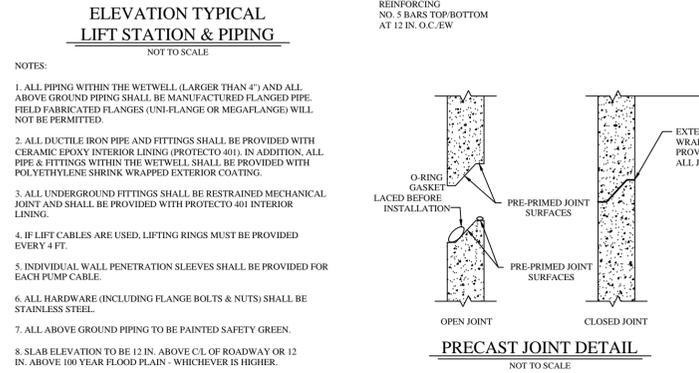
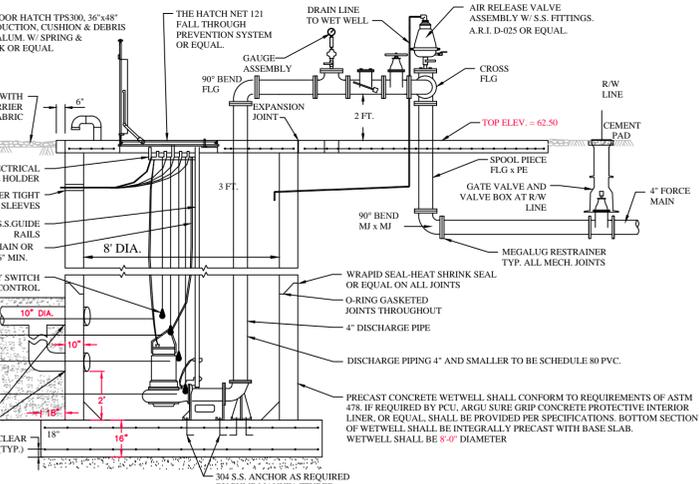
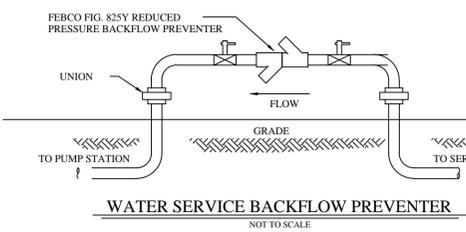


NOTE: BREAKER, MODULAR CONTROL UNIT & RESETS MOUNTED FOR OPERATION THROUGH INNER SAFETY DOOR.
HOUR METERS G.F.I. RECEPTACLE TO BE MOUNTED ON INNER SAFETY DOOR.
SEE TECHNICAL SPECIFICATION FOR DETAILS.

SEE NOTE NO. 12 FOR INFORMATION PERTAINING TO BATTERY BACK-UP FOR ALARM



- LIFT STATION NOTES
- ALL CONSTRUCTION MATERIALS AND EQUIPMENT SHALL BE IN ACCORDANCE WITH PASCO COUNTY STANDARDS FOR DESIGN AND CONSTRUCTION OF "WATER, WASTEWATER & RECLAIMED WATER FACILITIES, JUNE 1995 EDITION". PUMP MANUFACTURER AND SPECIFICATIONS ARE SHOWN FOR REFERENCE ONLY. ANY LIFT STATION PACKAGE MEETING "FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION" REQUIREMENTS AND THE DESIGN CONDITIONS MAY BE SUBMITTED TO THE ENGINEER FOR APPROVAL.
 - ALL PUMPING STATION PIPING SHALL BE FLANGED CAST OR DUCTILE IRON PIPE UNLESS OTHERWISE NOTED.
 - ALL WALL OPENINGS IN PUMPING STATION FOR PIPES, ETC. SHALL BE THOROUGHLY GROUTED AND MADE WATERTIGHT.
 - THE CONTRACTOR SHALL PROVIDE A 3/4" WATER SERVICE, CURB STOP AND 3/4" HOSE BIBB TO POINT INDICATED ON PLANS, TOGETHER WITH A BACK FLOW PREVENTER.
 - THE CONTRACTOR SHALL INSURE THAT A NAME PLATE SHALL BE FURNISHED FOR EACH PUMP INDICATING THE CAPACITY, TDH, SPEED AND EFFICIENCY. PUMPS SHALL BE CAPABLE OF PASSING MINIMUM 3" SOLIDS.
 - INFLUENT PIPE CONNECTION TO WET WELL SHALL CONSIST OF AT LEAST ONE FULL LENGTH OF DUCTILE IRON PIPE AND EXTEND 4" INSIDE WETWELL.
 - PIPE FOR WATER SERVICE SHALL BE SCHEDULE 40 GALVANIZED STEEL PIPE.
 - THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO PURCHASING EQUIPMENT OR COMMENCING CONSTRUCTION.
 - FORCE MAIN TO HAVE 36" MINIMUM COVER.
 - ASPHALT DRIVE TO LIFT STATION SHALL CONSIST OF 9" COMPACTED SUBGRADE (98% T-180), 6" SOIL CEMENT (300 PSI) AND 1" OF TYPE S ASPHALT.
 - CONTRACTOR SHALL PROVIDE AND INSTALL A BATTERY BACK-UP SYSTEM FOR THE PUMP STATION ALARM CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR HIS APPROVAL AS WELL AS PASCO COUNTY APPROVAL.
 - WASTEWATER PUMP STATION START-UP TEST, WHETHER COUNTY-OWNED OR PRIVATELY-OWNED, MUST BE SCHEDULED THREE BUSINESS DAYS IN ADVANCE BY THE CONTRACTOR OR HIS REPRESENTATIVE BY CONTACTING GEORGEANN BENNETT, ENGINEERING RECORDS TECHNICIAN AT (727) 847-8145, EXTENSION 8621. THE PASCO COUNTY UTILITIES INSPECTOR AND OPERATION AND SEWER MAINTENANCE STAFF MUST BE PRESENT AS PART OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) CERTIFICATION/CLEARANCE PROCESS.



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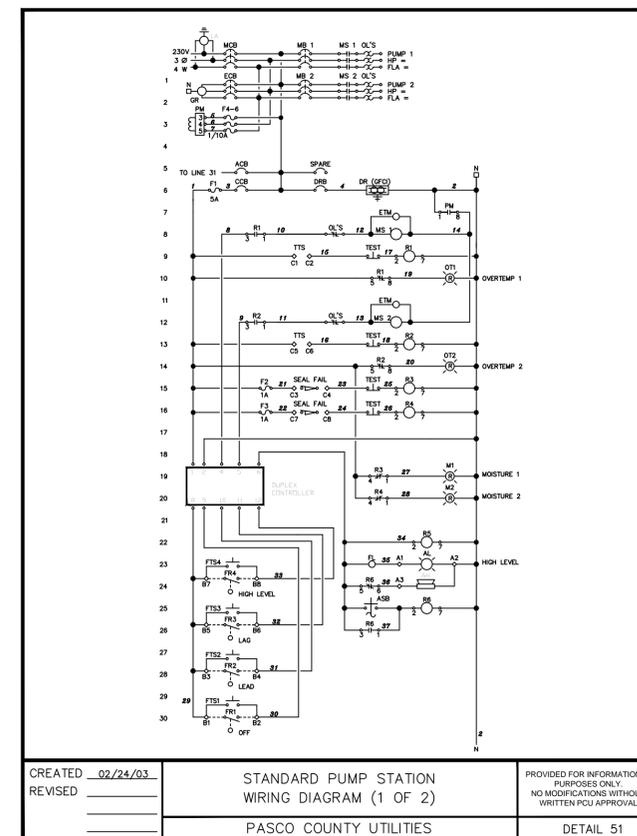
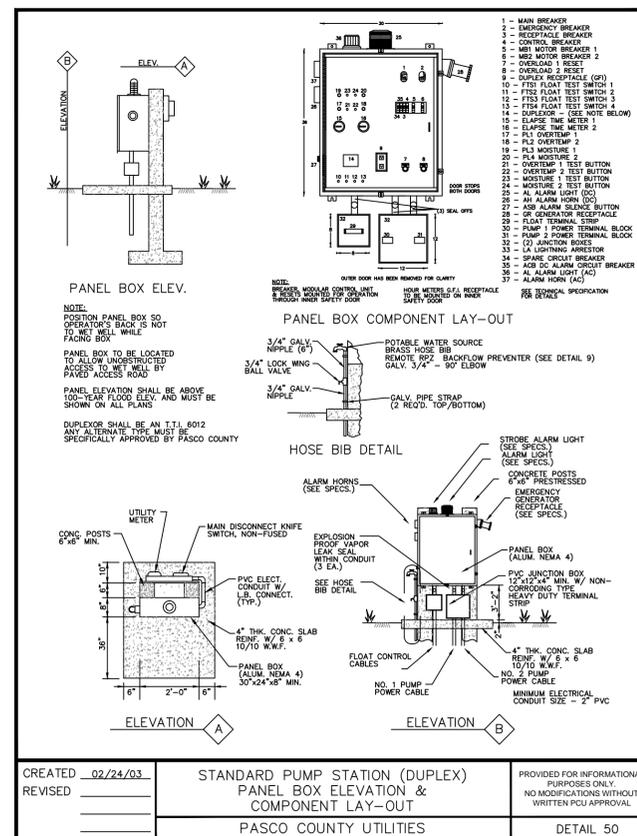
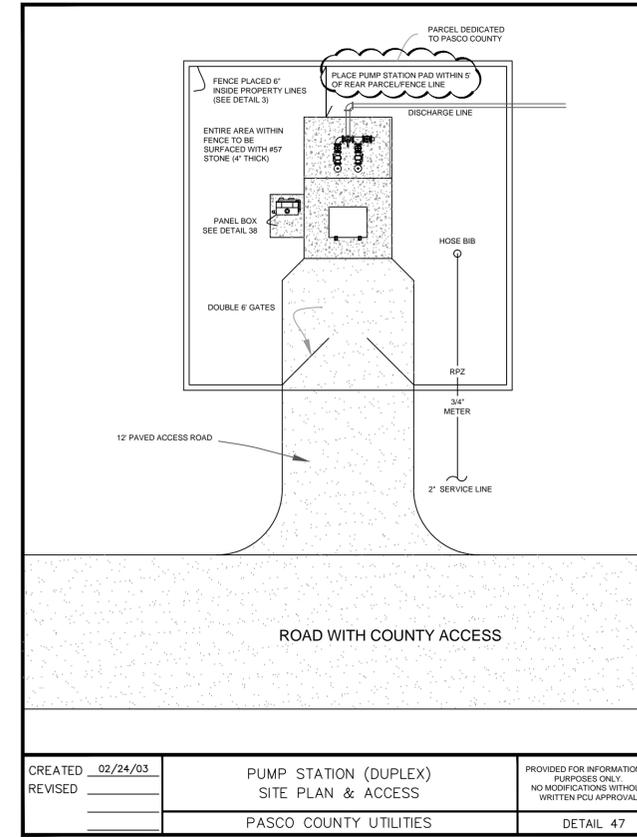
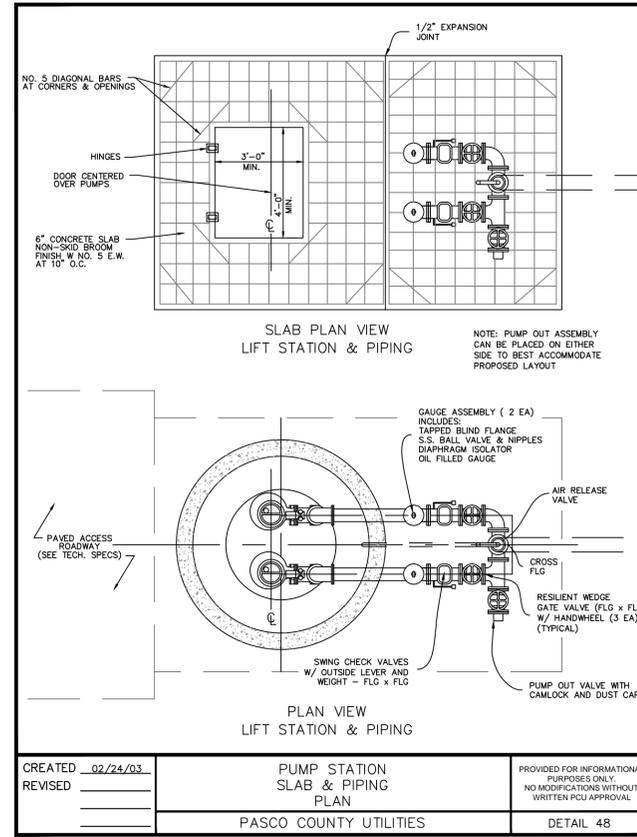
ISSUED FOR: PERMITTING
JOB #: 0967
SEC: 27
TWN: 26S
RNG: 19E
DESIGNED: ELR
DRAWN: ELR
APPROVED: JAC

CYPRESS CREEK TOWN CENTER NORTH (EAST EXTENSION)

Plot Date: 10/02/2015
Datum: NGVD 1929

C-504

2015 WRA
 Plot Date: 10/22/2015 1:55:18 PM
 CAD File Path: S:\PROJECT FILES\0967 - PASCO 54 INC - CCTC NORTH CADD PLANS/EAST EXTENSION/DETAILS/LIFT STATION.DWG



REVISIONS		NO.	DATE	DESCRIPTION
6	8/7/2015	RESPONSE TO COUNTY COMMENTS		
5	9/22/2015	RESPONSE TO COUNTY COMMENTS		
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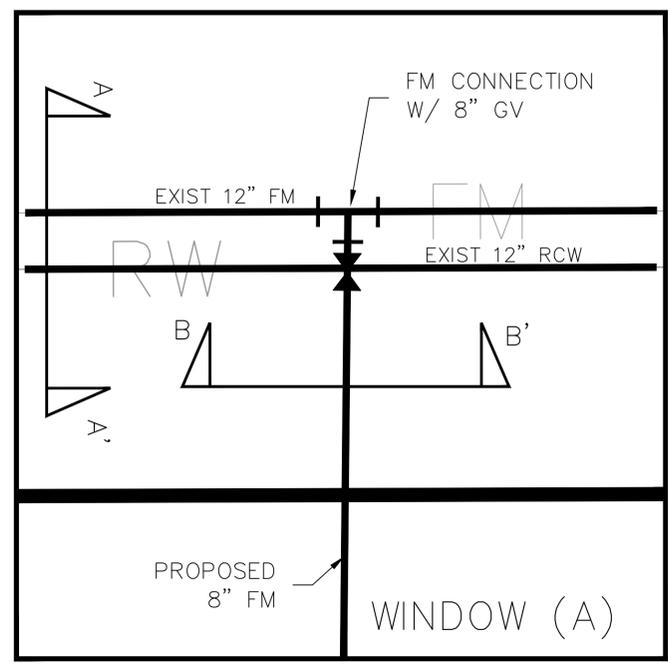
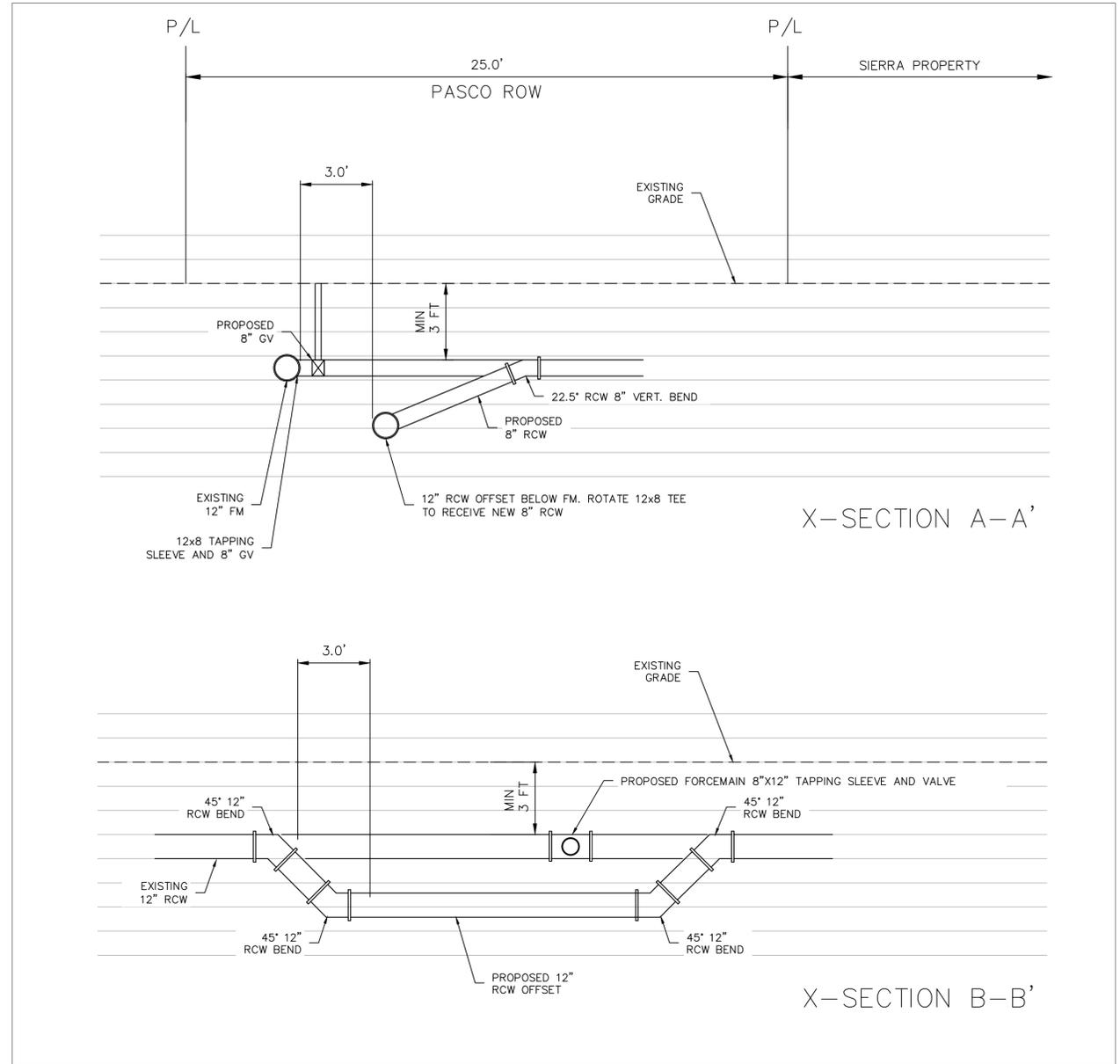
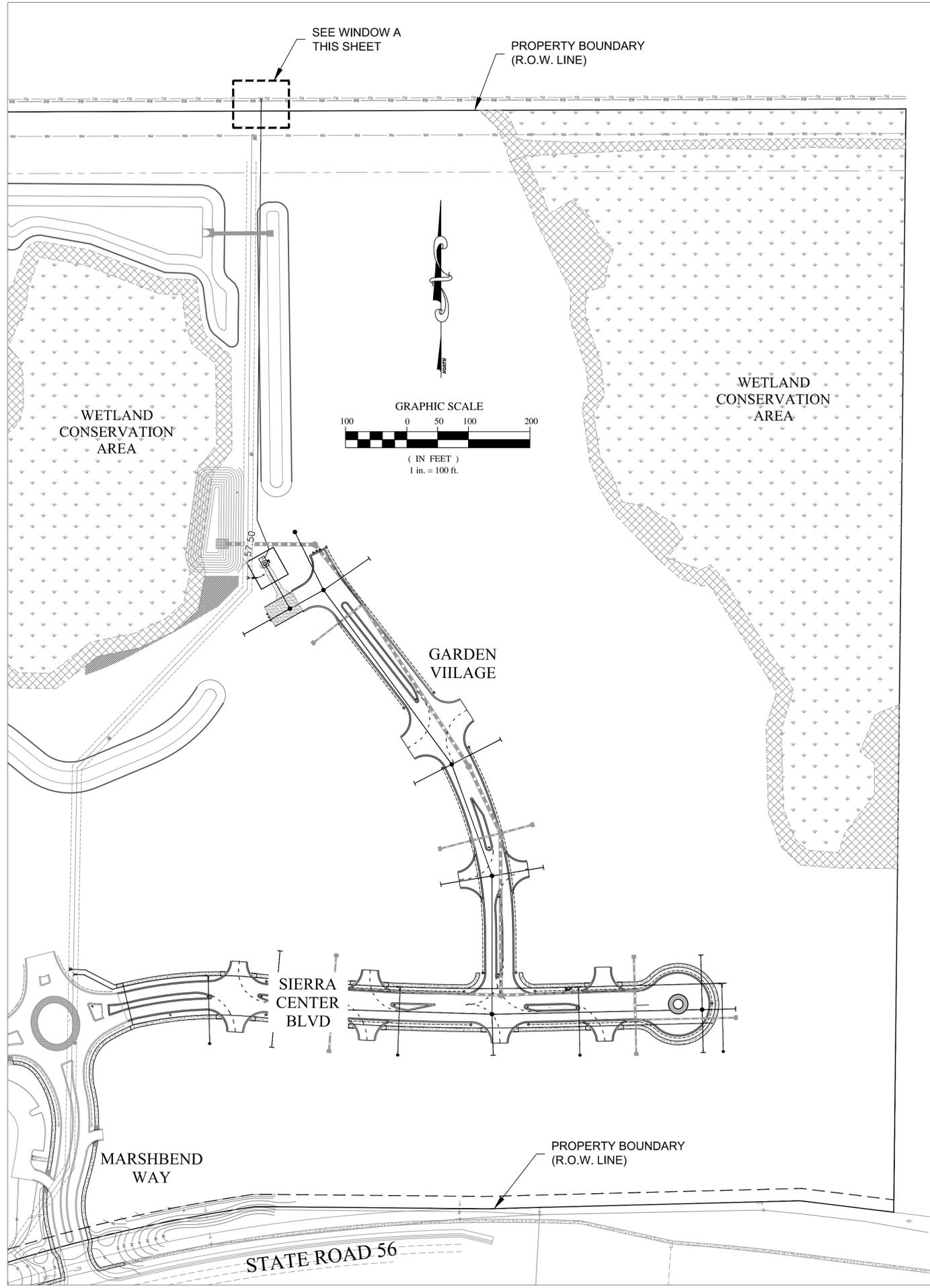
LIFT STATION DETAILS

CYPRESS CREEK TOWN
 CENTER NORTH
 (EAST EXTENSION)

ISSUED FOR: PERMITTING
 JOB #: 0967 SEC: 27 TOWN: 265 RING: 99E
 DESIGNED: ELR DRAWN: ELR APPROVED: JAC

Plot Date: 10/02/2015
 Datum: NGVD 1929

2015 WRA
 Plot Date: 10/22/2015 1:55:47 PM
 CAD File Path: S:\PROJECT FILES\0967 - PASCO 54 INC - CCTC NORTH CADD PLANS\EXTENSION PLAN_NORTH UTILITY_CONN.DWG



REVISIONS		NO.	DATE	DESCRIPTION	BY
ELR	COMMENTS				
6	8/7/2015			RESPONSE TO COUNTY COMMENTS	
5	9/22/2015			RESPONSE TO COUNTY COMMENTS	
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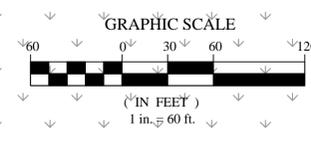
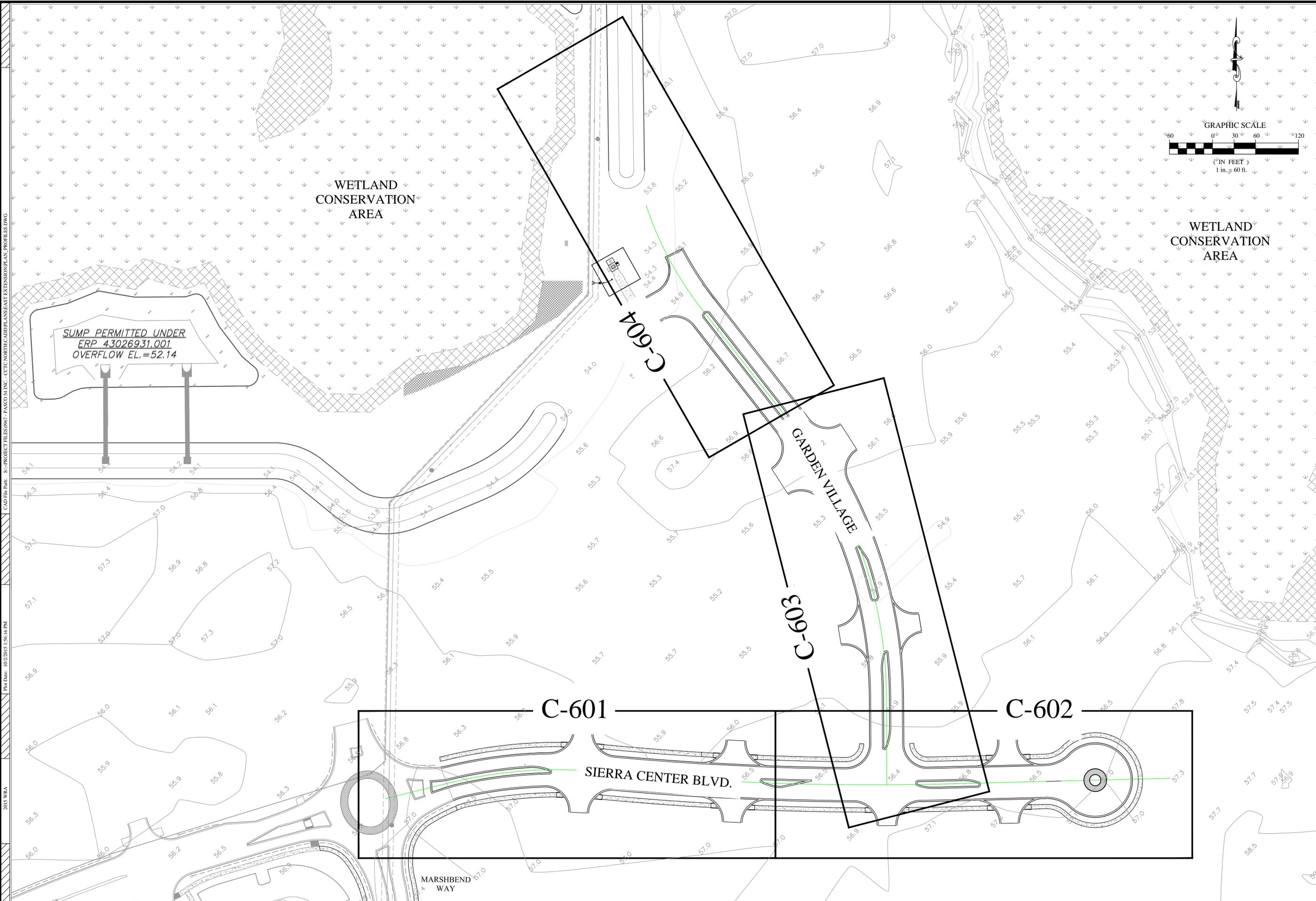
WRA

NORTH UTILITY CONNECTION
 CYPRESS CREEK TOWN CENTER NORTH (EAST EXTENSION)
 ISSUED FOR: PERMITTING
 JOB #: 0967 SEC: 27 TOWN: 265 RING: 19E
 DESIGNED: ELR DRAWN: ELR APPROVED: JAC
 JOSEPH A. CIMINO
 FL P.E. # 67540

Plot Date: 10/02/2015
 Datum: NGVD 1929

C-506

CAD File Path: S:\PROJECT FILES\0967 - PASCO 54 INC - CCTC NORTH CADD PLANS\EXTENSION PLAN PROFILES.DWG
Plot Date: 10/22/2015 1:56:16 PM
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REVISIONS	
NO.	DATE
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Phone: 813.265.3130 941.275.9721



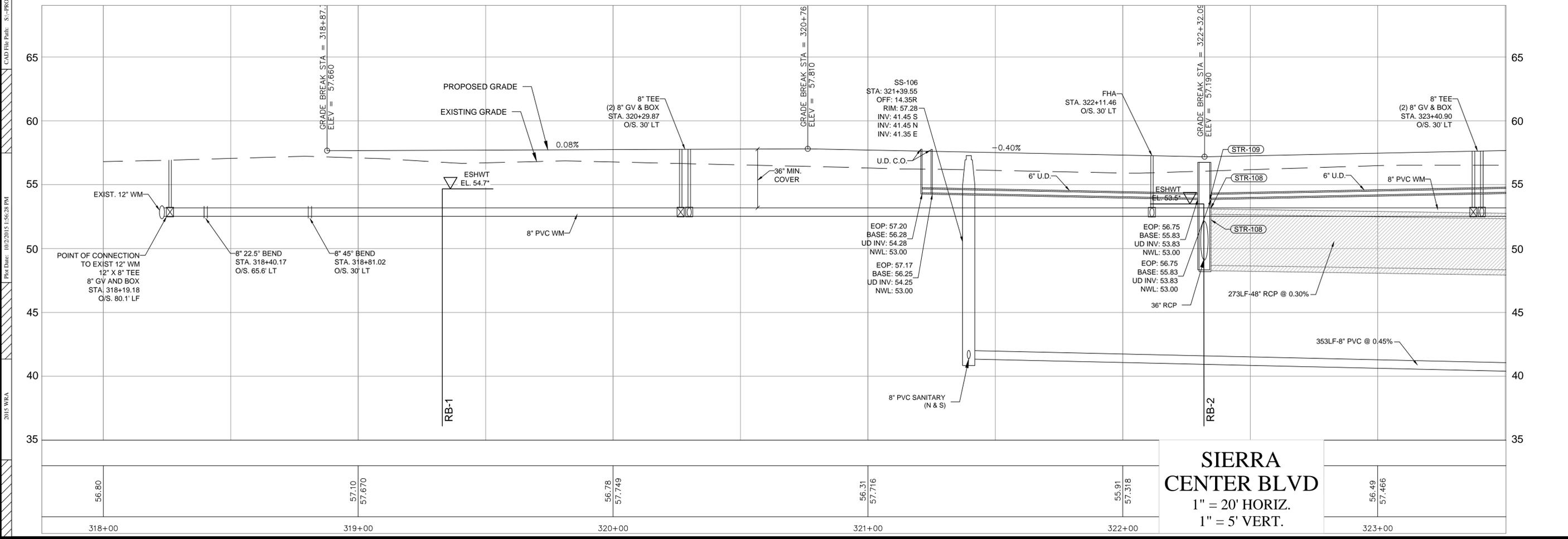
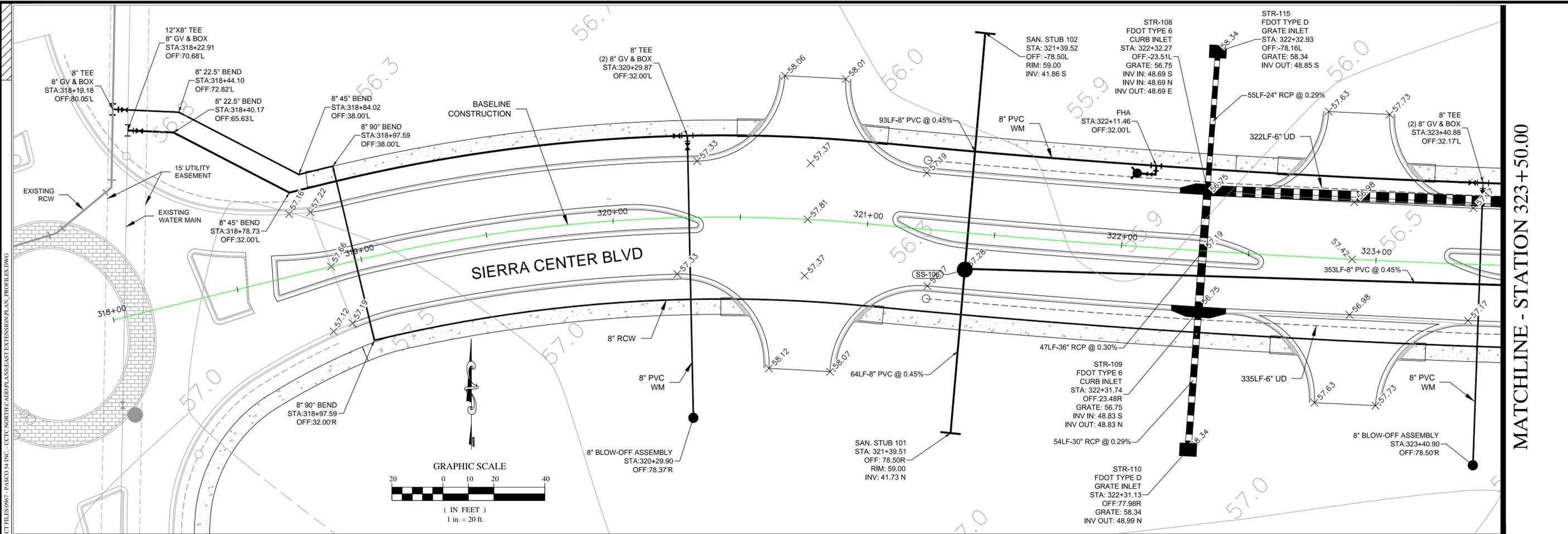
PLAN AND PROFILE
KEY SHEET

CYPRESS CREEK TOWN
CENTER NORTH
(EAST EXTENSION)

ISSUED FOR: PERMITTING
JOB #: 0967 SEC: 27 TOWN: 265 RING: 19E
DESIGNED: ELR. DRAWN: ELR. APPROVED: JAC.

Plot Date: 10/02/2015
Datum: NGVD 1929
C-600

JOSEPH A. CIMINO
FL P.E. # 67540



MATCHLINE - STATION 323+50.00

NO.	DATE	DESCRIPTION	BY
6	8/7/2015	RESPONSE TO COUNTY COMMENTS	ELR
5	9/22/2015	RESPONSE TO COUNTY COMMENTS	ELR
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2			
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8043 Cooper Creek Blvd., Suite 210
University Park, Florida 34201
www.wraengineering.com CA 00007652
Phone: 813.265.3130 941.275.9721



PLAN AND PROFILE

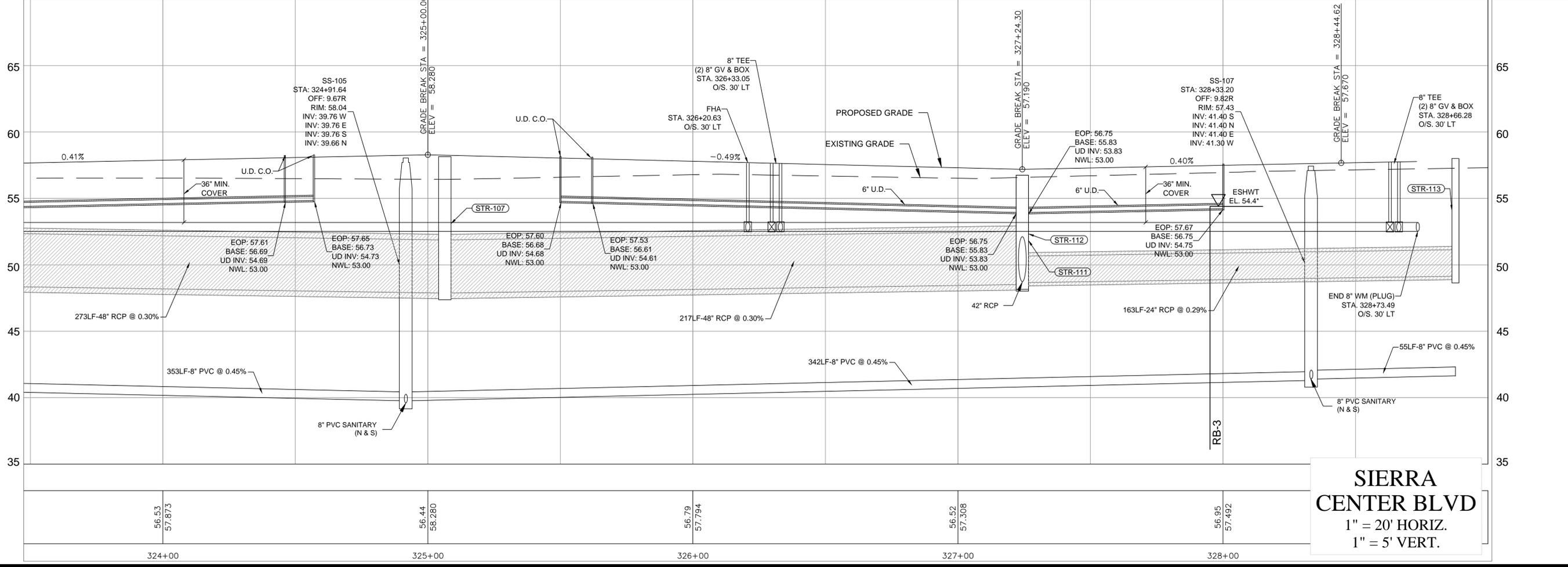
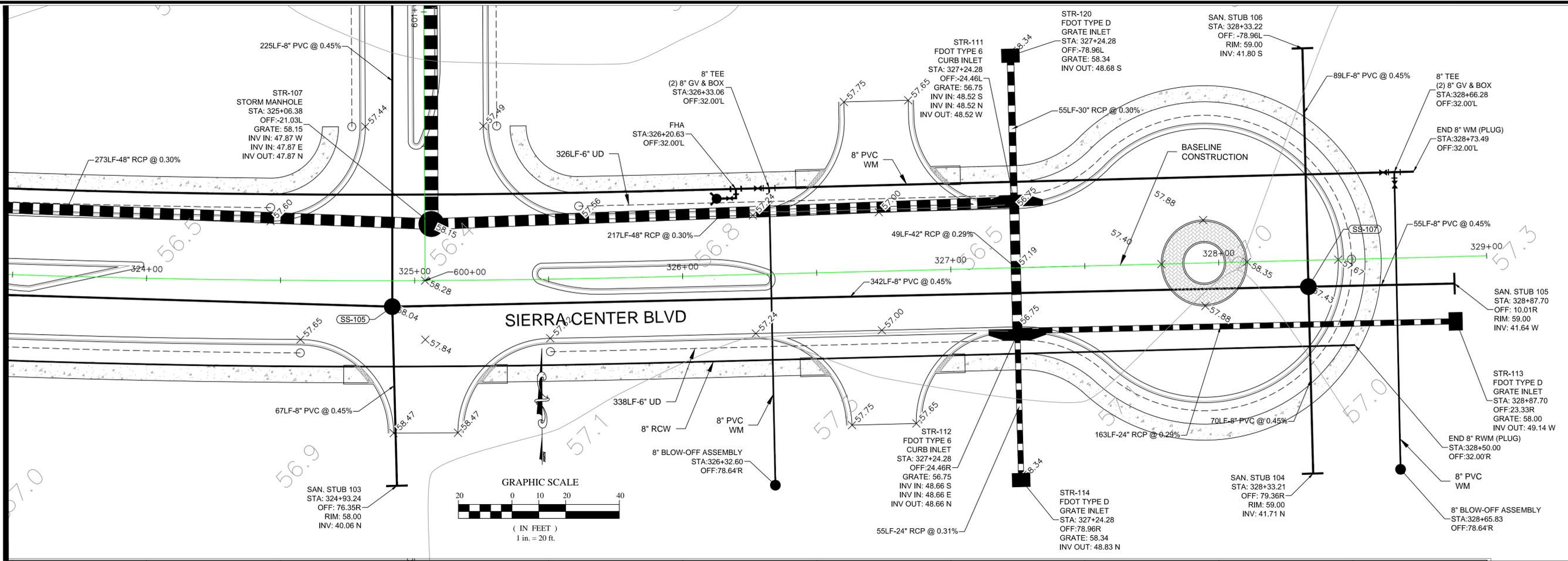
CYPRESS CREEK TOWN CENTER NORTH (EAST EXTENSION)

ISSUED FOR: PERMITTING
JOB #: 0967 SEC.: 27 TOWN: 265 RING: 9E
DESIGNED: ELR DRAWN: ELR APPROVED: JAC
JOSEPH A. CIMINO
FL P.E. # 67540
Plot Date: 10/02/2015
Datum: NGVD 1929
C-601

2015 WRA CAD File Path: S:\PROJECT FILES\0967 - PASCO 54 INC - CCTC NORTH CADD PLANS\EXTENSION PLAN PROFILES.DWG Plot Date: 10/22/2015 1:56:28 PM

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 CAD File Path: S:\PROJECT FILES\0967 - PASCO 54 INC - CCTC NORTH/CADD/PLANS/EAST EXTENSION/PLAN PROFILES.DWG
 2015 WRA

MATCHLINE - STATION 323+50.00



SIERRA CENTER BLVD
 1" = 20' HORIZ.
 1" = 5' VERT.

NO.	DATE	DESCRIPTION	BY
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3			
4			
5	9/22/2015	RESPONSE TO COUNTY COMMENTS	ELR
6	8/7/2015	RESPONSE TO COUNTY COMMENTS	ELR

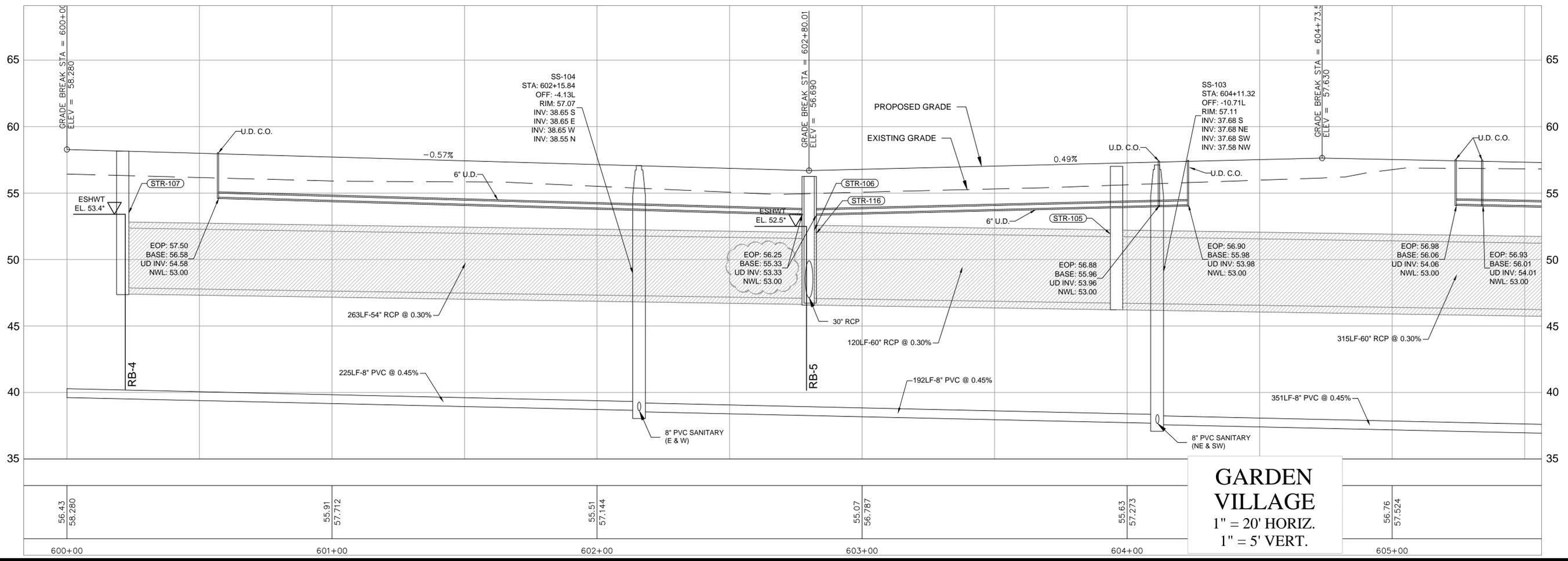
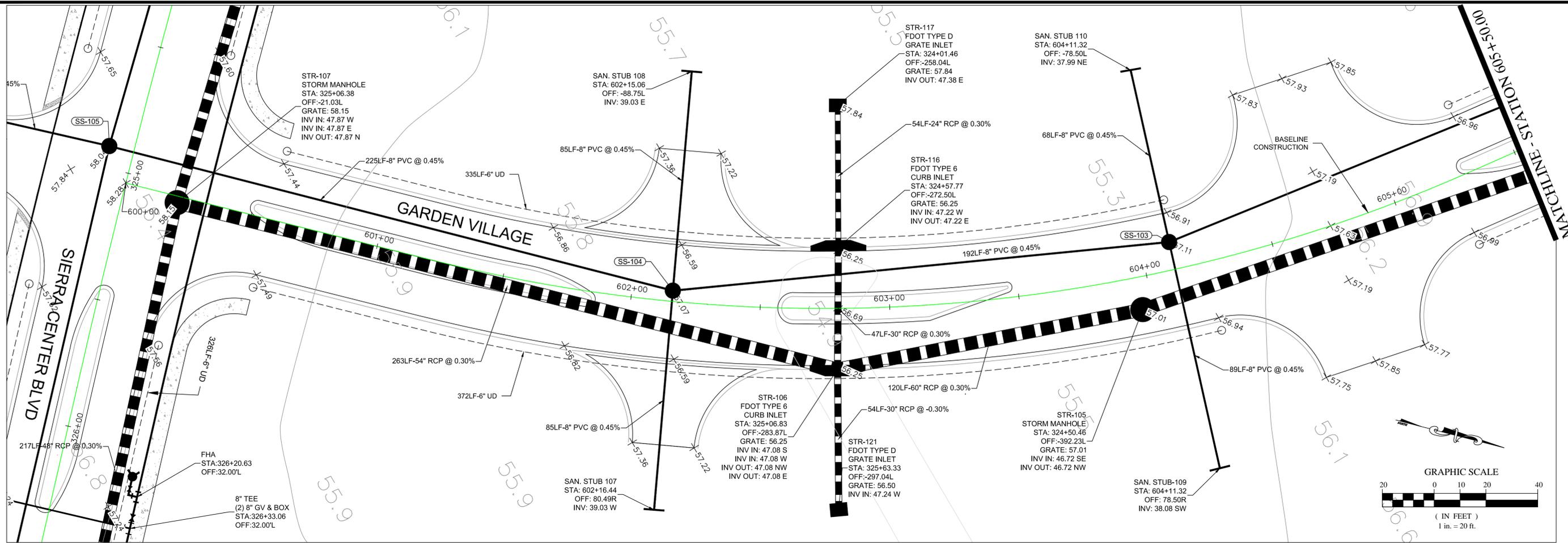
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 www.wraengineering.com CA 00007652
 Phone: 813.265.3130 941.275.9721

WRA
 PLAN AND PROFILE

CYPRESS CREEK TOWN
 CENTER NORTH
 (EAST EXTENSION)

ISSUED FOR: PERMITTING
 JOB #: 0967 SEC.: 27 TOWN: 265 RING: 9E
 DESIGNED: ELR DRAWN: ELR APPROVED: JAC
 JOSEPH A. CIMINO
 FL P.E. # 67540
 Plot Date: 10/02/2015
 Datum: NGVD 1929
 C-602

2018 WRA
 Plot Date: 10/22/2015 1:56:47 PM
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NO.	DATE	DESCRIPTION	BY
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5	9/22/2015	RESPONSE TO COUNTY COMMENTS	
6	8/7/2015	RESPONSE TO COUNTY COMMENTS	

ISSUED FOR: PERMITTING
 JOB #: 0967 SEC: 27 TOWN: 26S RING: 9E
 DESIGNED: ELR. DRAWN: ELR. APPROVED: JAC.

JOSEPH A. CIMINO
 FL P.E. # 67540

CYPRESS CREEK TOWN
 CENTER NORTH
 (EAST EXTENSION)

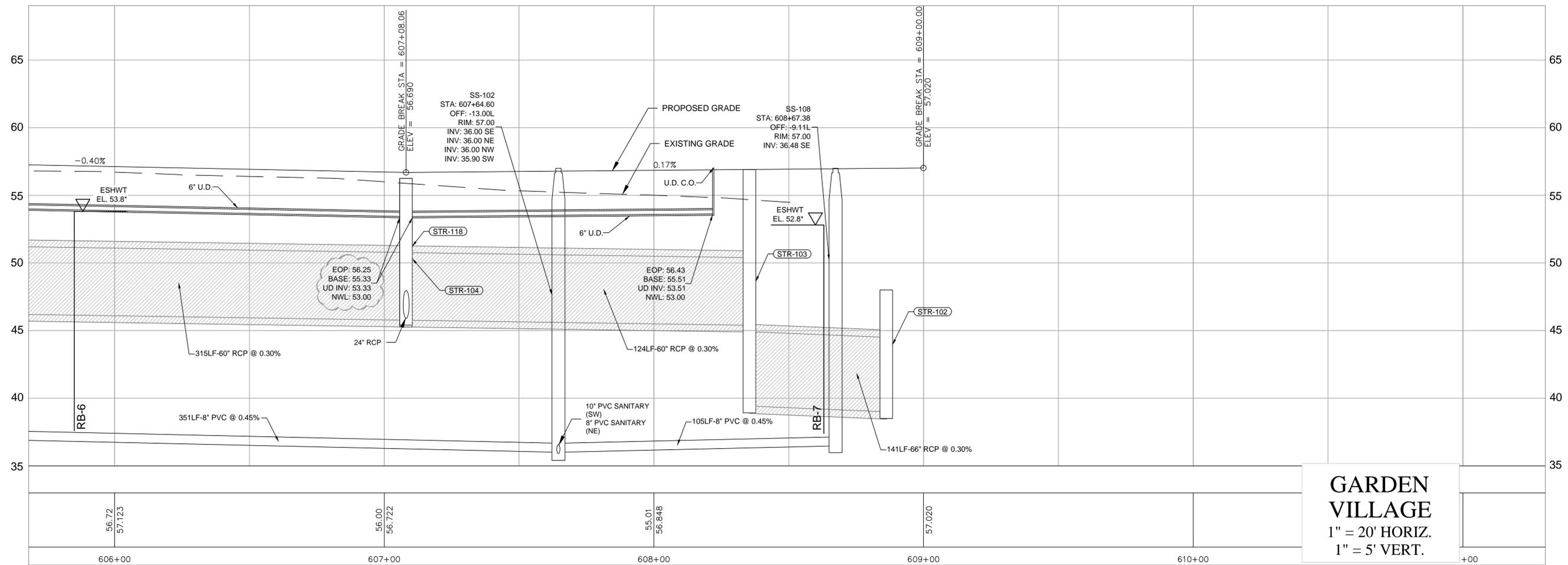
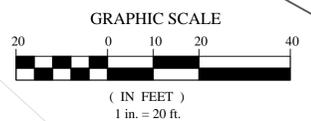
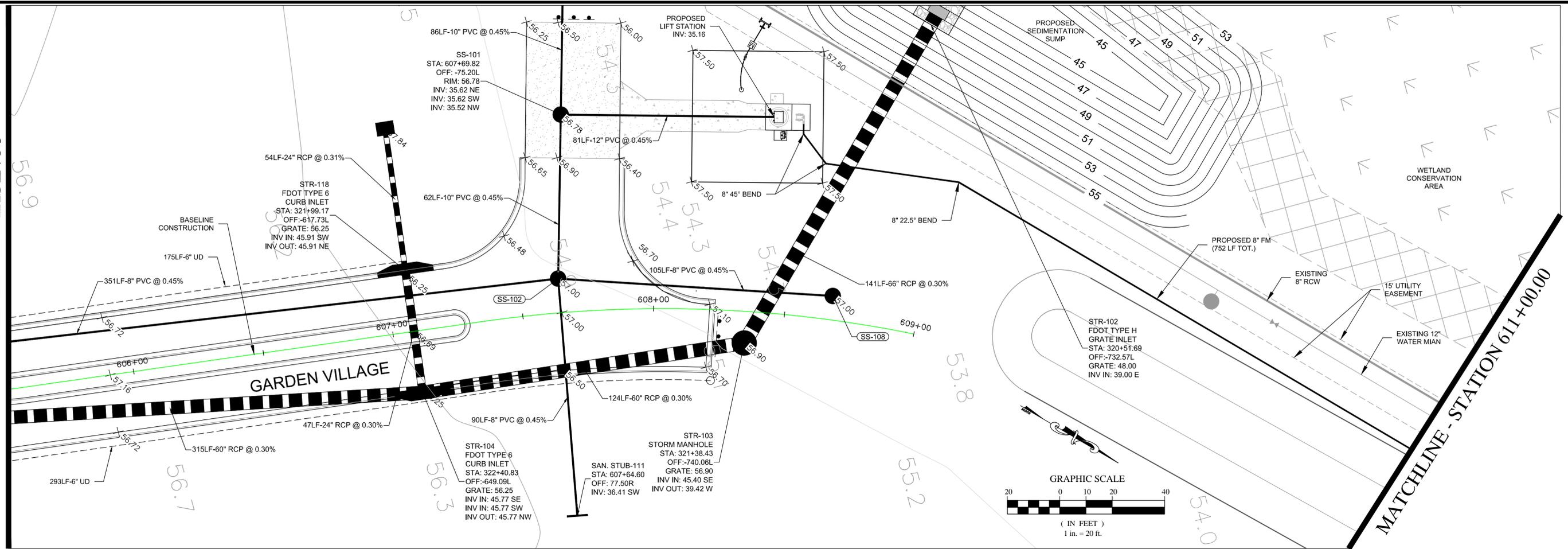
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Plot Date: 10/02/2015
 Datum: NGVD 1929

C-603

2018 WRA
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 CAD File Path: S:\PROJECT FILES\9667 - PASCO 54 INC - CCTC NORTH/CADD/PLANS/EAST EXTENSION/PLAN PROFILES.DWG

MATCHLINE - STATION 605+550.00



GARDEN VILLAGE
 1" = 20' HORIZ.
 1" = 5' VERT.

REVISIONS		NO.	DATE	DESCRIPTION	BY
6	8/7/2015			RESPONSE TO COUNTY COMMENTS	
5	9/22/2015			RESPONSE TO COUNTY COMMENTS	
4					
3					
2					
1					

Engineering ~ Environmental
 Water Resource
 4260 W. Linebaugh Ave.
 Tampa, Florida 33624
 8043 Cooper Creek Blvd., Suite 210
 University Park, Florida 34201
 www.wraengineering.com CA 00007652
 Phone: 813.265.3130 941.275.9721



PLAN AND PROFILE
 CYPRESS CREEK TOWN
 CENTER NORTH
 (EAST EXTENSION)

ISSUED FOR: PERMITTING
 JOB #: 0967 SEC: 27 TOWN: 265 RING: 19E
 DESIGNED: ELR. DRAWN: ELR. APPROVED: JAC.

JOSEPH A. CIMINO
 FL P.E. # 67540
 Plot Date: 10/02/2015
 Datum: NGVD 1929
 C-604



4260 West Linebaugh Avenue
 Tampa, Florida 33624
 813-265-3130 phone
 813-265-6610 fax
www.wraengineering.com

Engineering ♦ Planning ♦ Environmental Science

LETTER OF TRANSMITTAL

To: Michele L. Crary	Date: 10/02/15
Pasco County, Development Services	Cypress Creek Town Center North – East
8731 Citizens Drive, Suite 230	Roadway Infrastructure Only (LRG15-023)
New Port Richey, FL 34654	Third Submittal

We Transmit:

- Herewith
- By Separate Cover
- As Requested
- Via Overnight Delivery

The Following:

- Drawings/Prints
- Correspondence
- Disk(s)
- Other

For Your:

- Use
- Review & Comment
- Reference/Files
- Please Return

Action Needed/Taken:

- Your Signature
- Revise & Resubmit
- Call Upon Receipt
- For Distribution

<i>DESCRIPTION</i>
(1) Resubmittal Application Form
(1) Comment Responses
(8) Signed and Sealed Revised Plans
(1) \$600 Review fee for 3 rd Submittal
(1) CD with complete application documents in PDF format and drawings in CAD

Dear Michele,

Please find the above referenced items for our third submittal of a **Construction Plan** for **Cypress Creek Town Center North – East Roadway Infrastructure Improvements.** Should you have any questions or need any additional information, please do not hesitate to contact met at 813-265-3130.

Thank you,

Joe Cimino, P.E.
 Vice President

ZONING & SITE DEVELOPMENT PLAN REVIEW COMMENTS

PROJECT: Cypress Creek Town Center North Infrastructure Improvements- East extension

PROJECT NO.: LRG15-023 DATE: 6/26/15,8/20/15

REVIEWER Mary Thomas Engineer II

NUMBER	REFERENCE	COMMENTS
1.	General	All changes to plan are to be “bubbled” or “clouded” for easy identification and state the plan sheet the changes have been made on in the RAI response letter.
2.	Pasco County LDC Section LDC 902.2.C 8/20/15 Resolved w/ COA	Prior to Site Development permit, provide a copy of the SWFWMD letter of modification and a copy of the stamped plans that corresponds to the permit provided - Condition of approval
3.	FDEP NPDES & LDC 902.1.D.2.b,& 902.1.E.2 8/20/15 Resolved w/ COA	<p>a) Prior to the issuance of the Site Development Permit, provide a copy of the NPDES permit/application. For disturbances one or over 1 ac, the NPDES permit must be filed with FDEP- condition of approval. Based on the response, the current NOI applies to the proposed activities since the disturbed area of construction (i.e. all of CCTC North) has not changed, not has the discharge point to Cypress Creek. resolved</p> <p>b) Prior to the start of the clearing and grubbing, or any soil disturbance contact PC Stormwater Mgmt at 727-834-3611 for a soil erosion and sediment control, pre-inspection meeting.- Condition of approval</p> <p>c) Please provide an erosion and sedimentation control plan showing all of the placement locations (existing and proposed), and add details as necessary. Since ‘CCTC North Infrastructure improvements East extension’ is not constructed simultaneously with previously approved infrastructure improvements, show the location of the tracking pad at the construction egress. RESPONSE: Tracking pad show as requested. Refer to sheets G-102 and C-401.</p> <p>d) Based on submittal, the roadway drainage is directed towards to a proposed sump. There is already an existing temporary sediment sump surrounding the wetland. Please define the ultimate use of the ditch/ sump and revise the plan sheets as required.</p>

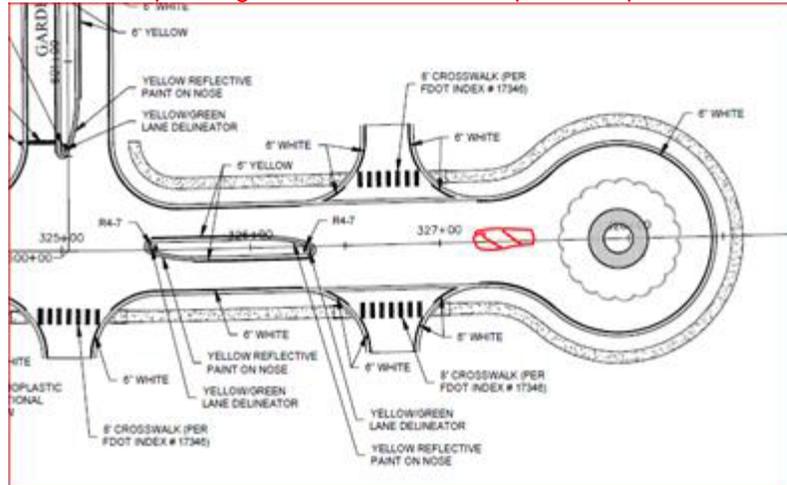
<p>4.</p>	<p>LDC 807 8/20/15 To be addressed</p>	<p>1. Based on LDC 807, min one boring is required under retention/detention area. It appears that there are no borings under the proposed sump. Please provide a supplemental signed and sealed geotechnical report with details of additional borings and show the location of borings overlaid with the proposed development plan.</p> <p>RESPONSE: A supplemental Signed and Sealed Report has been provided under a separate cover to Mary Thomas via a submittal to Michele Crary on 09-24-15.</p> <p>2. Either add the geotechnical recommendations to the plans <u>or</u> reference the geotechnical report, date of report and the geotechnical engineering firm on sheet G-103</p> <p>RESPONSE: Notes have been added to G-101 and G-103 to ensure consistency with the BTL Geotech recommendations.</p> <p>3. Have the Geotechnical Engineer provide a certification per section 807. See attached sample. (please give certification after comments are adequately addressed)</p> <p></p> <p>RESPONSE: All applicable Geotechnical Certifications have been provided under a separate cover to Mary Thomas via a submittal to Michele Crary on 09-24-15.</p>
	<p>8/20/15 resolved</p>	<p>4. Please add the following Geotechnical notes to the plan.</p> <p>Should any noticeable soil slumping or sinkhole formation become evident, the applicant/developer shall immediately notify the County, Tampa Bay Water (TBW), and SWFWMD, and adopt one or more of the following procedures as determined to be appropriate by the County and SWFWMD:</p> <ol style="list-style-type: none"> 1. If the slumping or sinkhole formation becomes evident before or during construction activities, stop all work (except for mitigation activities) in the affected area and remain stopped until the County and SWFWMD approve resuming construction activities. 2. Take immediate measures to ensure no surface water drains into the affected areas. 3. Visually inspect the affected area. 4. Excavate and backfill or grout as required to fill the affected area and prevent further subsidence. 5. Use soil reinforcement materials in the backfilling operation, when appropriate. 6. If the affected area is in the vicinity of a water-retention area, maintain a minimum distance of two feet from the bottom of the retention pond to the surface of the lime-rock or karst connection. 7. If the affected area is in the vicinity of a water-retention area and the above methods do not Stabilize the collapse, relocate the retention area. Discharge of storm-water into depressions with direct or demonstrated hydrologic connection to the Floridan Aquifer shall be prohibited
<p>5.</p>	<p>LDC 901.3 8/20/15 resolved</p>	<p>Provide wheel tracking diagram for the largest vehicle (minimum 38' long with a 32' wheel base) to assure that they can safely turnaround at the cul-de-sac.</p>

6.

LDC 901.6
FDOT standards

1. The alignment of the roadway to the north appears to be different from what was submitted for the pre-application meeting. Is there plan to extend this roadway to the north in future? Please see Sam's/ Jennifer comments for interconnect requirements.
2. Please show the control radius at the intersections along the proposed roadway.
3. It appears that raised median or pavement marking is required between the sta 327+ and cul-de-sac. Please coordinate with traffic Operations Department.

In my opinion a painted island may be required as shown below. But the decision is up to engineer of record. No response required.



RESPONSE: A striped island has been proposed at the area in question. Refer to sheet C-202.

4. Please remove the 'Typical roundabout cross-section detail from sheet C-103 as it is not applicable for segment of the roadway.

RESPONSE: Typical section removed as requested.

5. Please note that 'The engineer responsible for the project shall certify to County Engineering Services Director that the underdrains have been properly installed prior to the installation of any asphalt. Certification shall strictly comply with the underdrain certification form available in Engineering Services Department: A procedural Guide for the Preparation of Assurance of Completion and Maintenance'

RESPONSE: Note added to the plans as requested. Refer to sheet C-302 and C-303.

6. Please name the entity responsible for the maintenance of underdrains.

RESPONSE: Note added to the plans as requested. Refer to sheets C-302 and C-303.

7. The underdrain is connected to the Stormwater system which discharges through a pop structure to the sump. The underdrain will not function since it is not freely flowing to the pond. Please address.
8. It appears that invert elevations of the underdrain is lower than NWL of the pond at sta 602+ on sheet C-603 and sta 607+ on sheet C-604.

RESPONSE: Invert elevations have been revised at the noted locations.

9. Please note the design/ posted speed of the roadway on the plan.

7.	LDC 902.2 8/20/15 resolved	<ol style="list-style-type: none"> 1. Please show the location of bubble up structure in the pond cross-section X_X on sheet C-302. 2. Please show line 19 and details of the structures on sheet C-301. 3. The grate elevation given in the storm tab appears to be different from the details shown on the construction plans. 4. Please note the contour elevation of the sump in planview.
8.	LDC 901.8/ MPUD Condition 8/20/15 Resolved w/ COA	Sidewalk along the 'Cypress Creek Town Center North East Extension roadway' shall be constructed with future vertical improvements.- Condition of approval

- The following comments and/or recommendations are not intended to be inclusive of all errors and omissions that may be within the subject plans. It remains the design engineer's responsibility to thoroughly review the plans and make necessary corrections.
- Pasco County, its employees, and representatives assume no responsibility and/or liability in regard to either the design, construction, or performance of the permitted facilities.
- This review does not constitute the subdivision of real property as defined in Section 201 of the Pasco County Land Development Regulations.
- All Zoning Conditions shall remain in full force and effect.

FIRE SERVICES PLAN REVIEW COMMENTS

PROJECT: Cypress Creek Town Center N. East roadway MEMO #: _____
 PROJECT NO.: LRG15-023 DATE: 6/22/15;8/20/15
 BY: Don Campbell ENGINEER: _____

NUMBER	REFERENCE	COMMENTS
1.	LDC 904, FFPC1;18	<p>Must provide fire hydrants capable of 1500 gpm 500' apart.</p> <p>Hydrants are required on Garden Village Dr. 8/20/15</p> <p>RESPONSE: Per a phone discussion with Chief Campbell we clarified that there is no water main required up Garden Village Drive based on the ability to tap other surrounding water lines. Therefore no hydrants are required along this roadway. Any future vertical development will provide their own intern fire hydrants as necessary.</p>
2.		
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14.		

This is from the DO: "Transportation: The Project supports transit use and will work with Pasco County or other appropriate entities to make transit service available to the site at such time as service becomes available. All primary access points and major internal-circulation roadways will be designed and constructed to provide sufficient geometry to accommodate transit vehicles".

Please consider this my comment for Cypress Creek Town Center North.

Thanks

Ahsan Khalil
Public Transportation Program Coordinator
Pasco County Public Transportation (PCPT)
8620 Galen Wilson Boulevard
Port Richey, Florida 34668
(727) 834-3200
(727) 859-0589 (fax)
akhalil@pascocountyfl.net



PLANNING & DEVELOPMENT PLAN REVIEW COMMENTS

PROJECT: Cypress Creek Town Center North Infrastructure Improvements – East Extension

PROJECT NO.: LRG15-023 **DATE:** Sept. 3, 2015

REVIEWER: Cindy Zatorski **ROUND:** 2

NUMBER	REFERENCE	COMMENTS
1.	Parcel I.D. Number	27-26-19-0010-00000-0010; 27-26-19-0010-00000-0012
2.	FLU	R-O-R- (Retail-Office-Residential); CON (Conservation Lands)
3.	Zoning District	MPUD (Master Planned Unit Development)
4.	Corridor	State Road 56
5.	Proposed Development Type	Road Infrastructure
6.	Acreage	10.35 Acres
7.	RZ/SE/CU Petition #	RZ-6288
8.	MPUD	Cypress Creek Town Center

Notes and Policy

9.	Note: Changes to Plan Acknowledged	All changes to plan are to be “bubbled” or “clouded” for easy identification. A cover letter itemizing all comments along with response must also be submitted.
10.	Note: Changes to Plan Resolved	Revise Cover Sheet G-100 to change the Current Parcel Owner under State of Ownership and Unified Control from “Pasco 54, Inc.” to “Pasco Ranch, Inc.”

Procedures – Public Meetings & Public Notice

11.	LDC 306.1 Neighborhood Notice	<p>This project requires a neighborhood notice.</p> <p>Please submit a copy of the mailed neighborhood notices sent to the property owners along with the mailing list and proof of mailing to the Planning & Development Department at least thirty (30) days prior to plan approval.</p> <p>Staff received the Affidavit Attesting to Providing Public Notice, copies of the mailing list and proof of mailing BUT did NOT receive a copy of the actual notice (letter) sent to the neighbors; please provide a copy.</p> <p>RESPONSE: A copy of the letter is provided with this resubmittal package.</p> 
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Site Plans

12.	LDC 403.5.B LDC 901.7.C & D RZ No. 6288 ZN10-37 (IIPR09-029) Resolved as COA	Revise Sheet C-100 Overall Site Plan to show the ten-foot concrete sidewalk continuation of a multi-use path from the southwest corner of the Sierra East roundabout south the State Road 56 and on the remainder of East Roadway Project (Sierra Center and Garden Village). Resolved as a Condition of Approval.
13.	LDC 403.5.B LDC 901.7.C & D RZ No. 6288 ZN10-37 (IIPR09-029) Resolved	Revise Sheet C-103 Typical Sections “A-A”, “B-B” and “C-C” to include the ten-foot sidewalk as shown in the “Typical Pavement Section” on the same sheet.
14.	LDC 403.5.B LDC 901.7.C & D RZ No. 6288 ZN10-37 (IIPR09-029) Resolved	Revise Sheets C-600 thru C-604 Plan and Profile Sheets to show the ten-foot concrete sidewalk on all roads within the East Roadway Project portion of the plans.

15.	LDC 403.3.B-4.i Preliminary Site Plans FLU & Zoning Classification <i>Resolved</i>	Revise Sheet C-100 to change Future Land Use (FLU) Classification from "R-O-R (Retail, Office, Residential)" to "R-O-R (Retail, Office, Residential) and CON (Conservation Lands)".
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July 28, 2015

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**Neighborhood Notice
Cypress Creek Town Center**

ADAMS ANTHONY C & CHRISTINA L
3025 JULES VERNE CT
LAND O LAKES FL 34639-6313

ALEXANDER MIGUEL JR & ELIZABETH
3021 JULES VERNE CT
LAND O LAKES FL 34639-6313

BROOKS JOSEPH R & STEPHANIE D
18975 CROOKED LN
LUTZ FL 33548-4411

CARDONA LUIS A JR
3031 JULES VERNE CT
LAND O LAKES FL 34639-6313

COLLINS PHILIP D & YI PO AE
24747 STATE ROAD 54 LOT 6
LUTZ FL 33559-6284

COPE ROSE L REVOCABLE TRUST
COPE ROSE L TRUSTEE
C/O ROGER COPE
PO BOX 75045
FAIRBANKS AK 99707-5045

CYPRESS CORNER LLC
8815 MISTY MORNING TRL
ODESSA FL 33556-4539

ENCLAVE OF PASCO COUNTY
HOMEOWNERS ASSOCIATION INC
C/O CONDOMINIUM ASSOCIATES
23548 STATE ROAD 54
LUTZ FL 33559-6753

FL DEPT OF TRANSPORTATION
BUREAU OF RIGHT OF WAY
11201 N MCKINLEY DR
TAMPA FL 33612-6456

GULF COAST HARLEY DAVIDSON INC
1306 W KENNEDY BLVD
TAMPA FL 33606-1849

HERNANDEZ ROBERT & MICHELLE
3014 JULES VERNE CT
LAND O LAKES FL 34639-6313

HIGHWAY 54/56 LLC
19235 N US HIGHWAY 41
LUTZ FL 33549-7205

HOGAN HOWARD B & ELIZABETH L
3035 JULES VERNE CT
LAND O LAKES FL 34639-6313

HOPKINS DWIGHT REVOC TRUST &
HOPKINS JOYCE REVOCABLE TRUST
29010 TUPPER RD
WESLEY CHAPEL FL 33545-4310

JEREZ HENRY & CLAUDIA I
25217 HYDE PARK BLVD
LAND O LAKES FL 34639-6310

JG CYPRESS CREEK LLC
25425 CENTER RIDGE RD
WESTLAKE OH 44145-4122

MELLENDEZ LUIS A
PO BOX 961
LAND O LAKES FL 34639-0961

MOORE MARK D
25221 HYDE PARK BLVD
LAND O LAKES FL 34639-6310

MOORHEAD LOUISE COPE &
TROUPE CC TR & COPE RP TR &
PHONECIA LP
5666 SEMINOLE BLVD STE 7
SEMINOLE FL 33772-7328

PASCO 54 LTD
509 GUISSANDO DE AVILA STE 200
TAMPA FL 33613-5235

PASCO COUNTY
FACILITIES MANAGEMENT DEPT
7220 OSTEEN RD
NEW PORT RICHEY FL 34653-2359

4260 W. Linebaugh Avenue
Tampa, Florida 33624
Phone: 813-265-3130 Fax: 813-265-6610

8043 Cooper Creek Boulevard, Suite 210
University Park, Florida 34201
Phone: 941-275-9721 Fax: 941-275-9729

www.wraengineering.com

PASCO PROPERTIES OF TAMPA BAY
INC.
509 GUI SANDO DE AVILA STE 200
TAMPA FL 33613-5235

PASCO RANCH INC
509 GUI SANDO DE AVILA STE 200
TAMPA FL 33613-5235

SERRANO MICHAEL A & EVELYN B
2115 CARROLL LANDING DR
TAMPA FL 33612-6567

SOUTHWEST FLORIDA WATER
MANAGEMENT DISTRICT
2379 BROAD ST
BROOKSVILLE FL 34604-6899

STEVENS LORA & STEVENS POOLS 2ND GEN
INC & JOHN HILL CONCRETE PUMPING INC
2734 LAND O LAKES BLVD
LAND O LAKES FL 34639-4912

TAMPA PREMIUM OUTLETS LLC
C/O SIMON PREMIUM OUTLETS
60 COLUMBIA RD STE 300
MORRISTOWN NJ 07960-4534

URADCO INC
PO BOX 278
DADE CITY FL 33526-0278

VELLA RYAN C
3022 JULES VERNE CT
LAND O LAKES FL 34639-6313

VOWELS BRIAN & JENNIFER
2913 POINTER PL
SEFFNER FL 33584-5908

WEEKS JOHN III
6301 ERINWOOD DR
BROOKSVILLE FL 34601-7744

WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE INC
PO BOX 278
DADE CITY FL 33526-0278

COPE RW FAMILY TR COPE RW TTE &
MOOREHEAD LA & TROUPE CC TR & COPE
RP TR & COPE RP & PHONECIA LP
5666 SEMINOLE BLVD STE 7
SEMINOLE FL 33772-7328



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WRA

4260 W. Wakebaugh Ave.
Tampa, FL 33624
812-5105-3130

8043 Cooper Creek Blvd. Suite
University Park, FL 210
911-775 2771 34701

CARROLLWOOD
12651 N DALE MABRY HWY
TAMPA
FL

07/29/2015 336189998 (800)275-8777 12:22 PM

Product Description	Sale Qty	Final Price
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Cert of Mail	21	\$7.98
Total		\$12.54
Personl/Bus Check		\$12.54

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YOUR OPINION COUNTS

Bill #: 840-53350050-1-56687-2
Clerk: 06

AFFIDAVIT ATTESTING TO PROVIDING PUBLIC NOTICE

STATE OF FLORIDA
COUNTY OF PASCO

Joseph A. Cimino

Joseph A. Cimino

Owner and Record Title Holder(s) or Authorized Representative Name(s)

That I am (we are) the owner(s) and record title holder(s) or the authorized representative for same of the following described property:

Parcel Identification Number(s) (List All): 27-26-19-0010-00000-0010, 27-26-19-0010-00000-0012

That this property constitutes the property for which an approval is requested according to project name (or owner name) and project number (if associated with a site plan) and variance(s) if listed below:

Project Name: Cypress Creek Town Center (CCTC) North Infrastructure Improvements - East Extension

Project Number: LRG15-023

Request: _____

That attached is the following:

_____ Proof of publication from the _____ (newspaper name, if applicable).

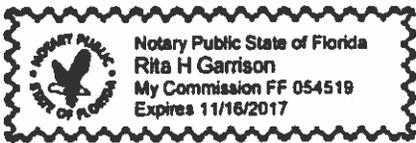
Certificate of mailing for the notices, which were mailed on July 29, 2015 (Date)

_____ Photos showing the placement of and language on the signage, which was posted on _____ (Date)

FURTHER AFFIANT SAYETH NOT

The foregoing instrument was acknowledged before me the 29th day of July 2015 (date), by Joseph Cimino (name of person acknowledging), who is personally known to me or who has produced _____ (type of identification) as identification.

Seal:



Rita H Garrison
NOTARY PUBLIC



July 28, 2015

Dear Property Owner:

Notice is hereby given that Pasco County Government intends to issue a Development Permit to:

Project: Cypress Creek Town Center (CCTC) North Infrastructure Improvements – East Extension

Developer: Sierra Properties for the construction of (Road Infrastructure or “R-O-R (Retail, Office, Residential)” and CON (Conservation Lands)”, 10.35 Acres.

Date of content completeness: 06/01/16

Location: State Road 56

PARCEL I.D.: 27-26-19-0010-00000-0010; 27-26-19-0010-00000-0012

The **MPUD Master Planned Unit Development** plan is available for public inspection during normal business hours 8:00 to 5:00 p.m., Monday through Friday, except legal holidays, at the following location:

Planning and Development Department
West Pasco Government Center S-230
8731 Citizens Drive
New Port Richey, FL 34654

To view development plans at the following offices, please call (727) 847-8142:

Pasco County Central Permitting Division
4111 Land O’ Lakes Boulevard
Land O’Lakes, FL 34639

Pasco County Central Permitting Division
14236 6th Street, Suite 203
Dade City, FL 33525

4260 W. Linebaugh Avenue
Tampa, Florida 33624
Phone: 813-265-3130

8043 Cooper Creek Boulevard, Suite 210
University Park, Florida 34201
Phone: 941-275-9721

www.wraengineering.com

You may provide any comments/concerns you may have directly to the Zoning and Site Development Department within 15 days of receipt of this letter. All comments will be forwarded to the developer/engineer of record and will be taken into consideration during the review process.

Aggrieved persons whose interests are substantially affected by the permit issuance may appeal the permit in accordance with Section 407, Appeals, of the Pasco County Land Development Code.

If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provisions of certain assistance. Within two working days of your receipt of this notice, please contact the Consumer Affairs Section, West Pasco Government Center, 7530 Little Rd, Suite 140, New Port Richey, FL 34654; (727) 847-8110 (v) in New Port Richey; (352) 521-4274, Ext. 8110 (v) Dade City; via (727) 847-8949 if you are hearing impaired.



PLANNING & DEVELOPMENT TECHNICAL REVIEW COMMENTS

PROJECT: Cypress Creek Town Center North

PROJECT NO.: LRG15-023 DATE: 07/24/2015
09/04/2015

REVIEWER: Sam Beneck ROUND: 1

Access Management – LDC 901.3

1.	M: Cross Access	<p>Please provide interconnection to the north property boundary from Garden Village</p> <p>RESPONSE: The exact development intent of the areas north and east of the lift station are not definitive at this time, therefore the roadway must terminate as shown until such time when future development dictates the final alignment and northern extent of the roadway. Design for a future extension will be provided under a subsequent application if it is determined that a north road extension is required based on the ultimate use and configuration of future development north and east of the lift station.</p> <p>Please provide an access easement to allow for the extension of Garden Village to the north property line. Condition of approval: The extension of Garden Village to the north property line shall be completed prior to the construction of any vertical development north and east of the lift station located along Garden Village.</p> <p>RESPONSE: The applicant will not provide an access easement at this time as the ultimate configuration of development is not defined at this time. They are under no obligation to encumber the property or account in their land planning for the north parcel which is not tied to their site as part of any DRI, DO, DA, MPUD or Master Roadway Plan.</p>
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These comments are based on currently accepted FDOT, AASHTO, and/or SWFWMD criteria, good engineering practice, and the opinions of this reviewer. These comments and/or recommendations are not intended to be inclusive of all errors or omissions within the subject plans. It remains the responsibility of the consulting engineer to thoroughly check the plans and make necessary corrections. All comments and/or recommendations are subject to revision/modification by/at the professional discretion of the County Engineer. Until all final development approvals have been issued for the project, compliance with the County's access management regulations may be reviewed again, and additional access related improvements may be required if the applicant has supplied inaccurate or incomplete information, surrounding traffic conditions have substantially changed or if the applicant is required to provide additional collectors or arterials in accordance with the County's adopted collector or arterial spacing. Accordingly, these comments shall not be considered a final determination that the project has complied with the County's access management regulations or create any vested rights to proceed with development of the project. Any subsequent changes or revisions to the construction plans are subject to review and additional comments.