

* INDICATES CURRENTLY UNDER CONSTRUCTION BY OTHERS

LEGEND

- LIMITS OF CONSTRUCTION LINE
- UTILITY ESMT. LINE
- 25' BUFFER LINE
- LANDSCAPE ESMT. LINE
- DRAINAGE ESMT. LINE
- RIGHT-OF-WAY LINE
- WETLAND BUFFER LINE
- LOT LINE/ PROPERTY LINE

NOTE:
PROPOSED SITE AREA: 6.98 ACRES

EXISTING STORMWATER STRUCTURES

- | | | | | |
|---|--|--|---|--|
| EXISTING D-40
RIM= 33.3 (MES)
INV. EL.= 28.03 (E) | EXISTING D-41
RIM= 39.4
INV. EL.= 28.7 (E)
INV. EL.= 28.3 (W) | EXISTING D-42
RIM= 39.3
INV. EL.= 28.4 (S)
INV. EL.= 28.4 (W) | EXISTING D-43
RIM= 40.14
INV. EL.= 29.1 (E)
INV. EL.= 28.8 (N) | EXISTING D-46
RIM= 34.11
INV. EL.= 31.3 (NW)
INV. EL.= 29.2 (E)
INV. EL.= 31.2 (S)
INV. EL.= 29.2 (W) |
|---|--|--|---|--|

DRAINAGE STRUCTURES PROPOSED BY OTHERS:

- | | | | | | | |
|---|---|---|---|--|---|---|
| STRUCTURE #11
RIM EL. = 39.5
INV. EL. = 34.0 (SW)
INV. EL. = 31.7 (NE)
INV. EL. = 31.5 (W)
INV. EL. = 31.7 (E) | STRUCTURE #12
RIM EL. = 39.5
INV. EL. = 32.8 (W)
INV. EL. = 35.1 (SW)
INV. EL. = 32.8 (E) | STRUCTURE #13
RIM EL. = 39.8
INV. EL. = 31.0 (W)
INV. EL. = 31.0 (SE)
INV. EL. = 31.0 (E) | STRUCTURE #14
RIM EL. = 39.3
INV. EL. = 31.6 (NW)
INV. EL. = 31.6 (E)
INV. EL. = 31.6 (W) | STRUCTURE #22 (J.B.)
RIM EL. = 40.68
INV. EL. = 30.7 (E)
INV. EL. = 30.7 (SW) | STRUCTURE #23 (J.B.)
RIM EL. = 39.9
INV. EL. = 30.2 (NE)
INV. EL. = 30.2 (W) | STRUCTURE S-25 (MES)
RIM= 34.7
INV. EL.= 29.9 (E) |
|---|---|---|---|--|---|---|

NOTE:
CONTRACTOR TO VERIFY INVERT OF EXISTING PIPE PRIOR TO ORDERING OR INSTALLING NEW STRUCTURE

PROJECT AERIAL
OSCOR
TRINITY CORPORATE CENTER
PASCO COUNTY, FLORIDA

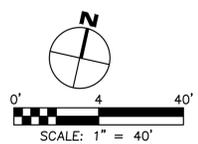
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9400 RIVER CROSSING BOULEVARD, SUITE 104, NEW PORT RICHEY, FLORIDA 34655
727-375-1156 EXT. 4 - FAX 727-375-1156
CERTIFICATE OF AUTHORIZATION NO. 28366

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NOTES:
 HORIZONTAL COORDINATES FOR THIS SURVEY (IN U.S. SURVEY FEET) FOR THIS SURVEY ARE BASED ON THE NATIONAL GEODETIC SURVEY (NGS), STATE PLANE COORDINATES, FLORIDA WEST ZONE, NORTH AMERICAN DATUM 1983/1990 ADJUSTMENT. CONTROL MONUMENTS UTILIZED ARE: (a) A FOUND 3/4" ROD INSIDE A METAL CASING WITH A PASCO COUNTY LOGO COVER STAMPED "213-034 1991", DESIGNATED BY NGS AS "213 034", PID = AL8153 (NORTHING = 1,399,711.9602, EASTING = 465,283.7650); (b) A FOUND 3/4" ROD INSIDE A METAL CASING WITH A PASCO COUNTY LOGO COVER STAMPED "209-019 1991", DESIGNATED BY NGS AS "209 019", PID = AL8150 (NORTHING = 1,396,427.0240, EASTING = 445,426.9698); AND (c) A FOUND 3/4" ROD INSIDE A METAL CASING WITH A NGS LOGO COVER STAMPED "RICHEYPORT 1989", DESIGNATED BY NGS AS "RICHEYPORT", PID = AL7874 (NORTHING = 1,401,954.9880, EASTING = 455,171.4099); ALL AS PUBLISHED BY THE NATIONAL GEODETIC SURVEY WEB SITE. (HTTP://WWW.NGS.NOAA.GOV)

ELEVATIONS FOR THIS SURVEY ARE BASED UPON THE NATIONAL GEODETIC SURVEY (NGS), NATIONAL GEODETIC VERTICAL DATUM, 1929 ADJUSTMENT (NGVD 29). CONTROL BENCHMARK UTILIZED IS DESIGNATED "Q 102 RESET" BY NGS, PID-AL6179, A FOUND CONCRETE MONUMENT, 12" DIAMETER WITH A BRASS DISK STAMPED "Q 102 RESET", ELEVATION = 54.71 FEET, AS PUBLISHED BY THE NATIONAL GEODETIC SURVEY WEB SITE AT WWW.NGS.NOAA.GOV. (CONVERSION FACTOR: SUBTRACT 0.837 FEET FROM ELEVATIONS TO CONVERT TO THE NORTH AMERICAN VERTICAL DATUM, 1988.)

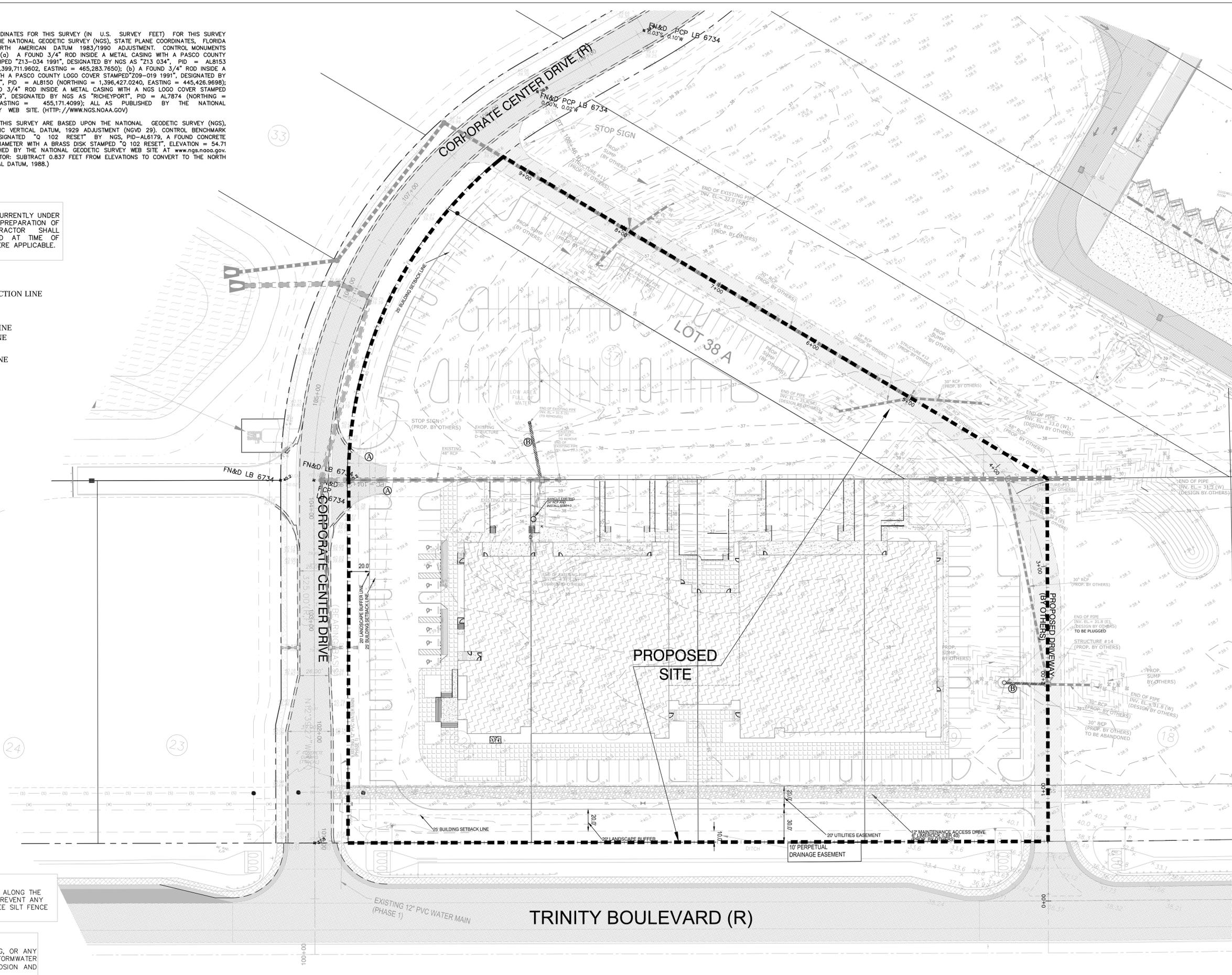
NOTE:
 SERVICE DRIVE FOR LOTS 18 THRU 38 IS CURRENTLY UNDER DESIGN BY OTHERS AT THE TIME OF THE PREPARATION OF THESE CONSTRUCTION PLANS. CONTRACTOR SHALL COORDINATE WITH ENGINEER OF RECORD AT TIME OF BIDDING TO COORDINATE CONNECTIONS, WHERE APPLICABLE.

LEGEND

- LIMITS OF CONSTRUCTION LINE
- UTILITY ESMT. LINE
- 25' BUFFER LINE
- LANDSCAPE ESMT. LINE
- DRAINAGE ESMT. LINE
- RIGHT-OF-WAY LINE
- WETLAND BUFFER LINE
- LOT LINE/ PROPERTY LINE

- NOTES:**
- SAW-CUT AND REMOVE EXISTING CONCRETE CURB.
 - ABANDONED EXISTING PIPE BY CAPPED END OF PIPE.

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NOTE
 CONTRACTOR SHALL INSTALL STAKED SILT FENCE ALONG THE CONSTRUCTION LIMITS AND USE HAY BALES TO PREVENT ANY OBSTRUCTION OF EXISTING STORM STRUCTURE. SEE SILT FENCE DETAIL AT SHEET 10.

NOTE
 PRIOR TO START OF ANY CLEARING OR GRUBBING, OR ANY SOIL DISTURBANCE, CONTACT PASCO COUNTY STORMWATER MANAGEMENT AT (727) 834-3611 FOR SOIL EROSION AND SEDIMENT CONTROL PRE-INSPECTION MEETING.

EXISTING CONDITIONS AND DEMOLITION PLAN
 OSCOR
 TRINITY CORPORATE CENTER
 PASCO COUNTY, FLORIDA

DRAWING INVALID UNLESS SIGNED, DATED & SEALED BY REGISTERED PROFESSIONAL
 JAMES P. GRADY, P.E. # 9312

REGENCY
 Design & Engineering, Inc.
 9400 RIVER CROSSING BOULEVARD, SUITE 104, NEW PORT RICHEY, FLORIDA 34665
 727-375-1155 EXT. 4 - FAX 727-375-1156
 CERTIFICATE OF AUTHORIZATION NO. 28366

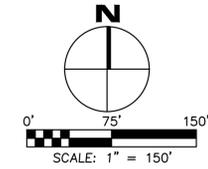
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SHEET
3
 OF SHEET
 JOB NO.

MASTER PLAN NOTE:

THE LOCATION AND ALIGNMENT OF MASTER FRONTAGE ROAD AND UTILITY EASEMENTS CAN BE REALIGNED TO SERVE FUTURE, INDIVIDUAL LOT DEVELOPMENT WITHOUT DRC APPROVAL (STAFF REVIEW ONLY).



ONSITE PROJECT AREA = 72.97 ACRES
(NOT INCLUDING 0.77 AC FDOT R/W DEDICATIONS)

TRAFFIC CONCURRENCY CHART				
DATE	PARCEL	USE	BUILDING S.F.	VPH
	MASTER PLAN LOTS 1-40	N/A	N/A	1,082
	1			
	2			
	3			
	4			
3/1/2012	5	OFFICE		
3/1/2012	6	OFFICE	21,500	74
3/1/2012	7	OFFICE		
	8			
5/3/2007	9	GAS/RETAIL	12,688	77
7-20-12	10	RETAIL	11,500	57
7-20-12	11	RETAIL	15,000	75
5-15-12	12	RETAIL	9,100	46
	13			
	14			
	15			
	16			
	17			
	18			
12-21-15	19	WAREHOUSE	54,000	17
12-21-15	20	CORP HEADQUART	25,000	35
12-21-15	21	GENERAL OFFICE	5,000	8
12-21-15	22	SEE LOTS 19-21		
	23			
	24			
	25			
	26			
	27			
	28			
3/10/2015	29	MEDICAL	7,000	25
	30			
3/7/2011	31	DAY CARE	9,000	112
3/7/2011	32	DAY CARE	8,771	109
	33			
	34			
9/3/2014	35	HOTEL	24,500 (43 ROOMS)	26
9/3/2014	36	HOTEL	24,500 (43 ROOMS)	26
12-21-15	37	SEE LOTS 19-21		
	38			
	39			
	40			
TRIPS REMAINING	MASTER PLAN LOTS 1-40	N/A	N/A	395

NOTES:
1. BASED ON TRIP GENERATION TABLE PREPARED BY AVID ENGINEERING, INC. DATED 1-3-06
2. PM PEAK HOUR TRIPS CALCULATED FOR: LOTS 19-22, 37 & A PORTION OF LOT 38 USING THE ITE TRIP GENERATION MANUAL, 9th EDITION.

RATES USED AS FOLLOWS:

- ITE CODE 150 WAREHOUSE @ 0.32/ 1,000 S.F.
- ITE CODE 710 GENERAL OFFICE BUILDING @ 1.49/ 1,000 S.F.
- ITE CODE 714 CORPORATE HEADQUARTERS BUILDING @ 1.41/ 1,000 S.F.

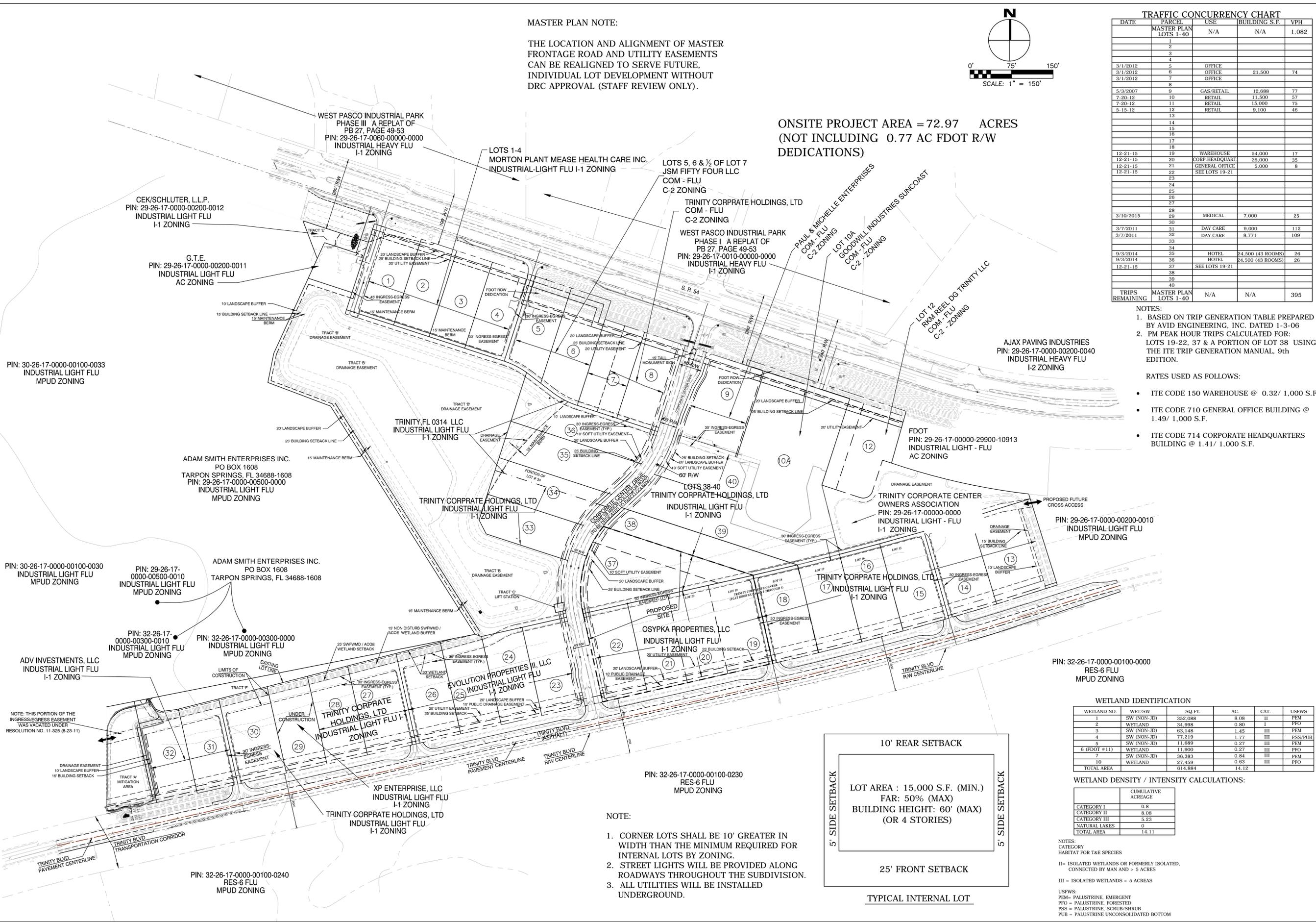


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CERTIFICATE OF AUTHORIZATION NO. 282566

DATE	REV. BY	REV. NO.	REVISION

SHEET
4
OF SHEET

JOB NO.



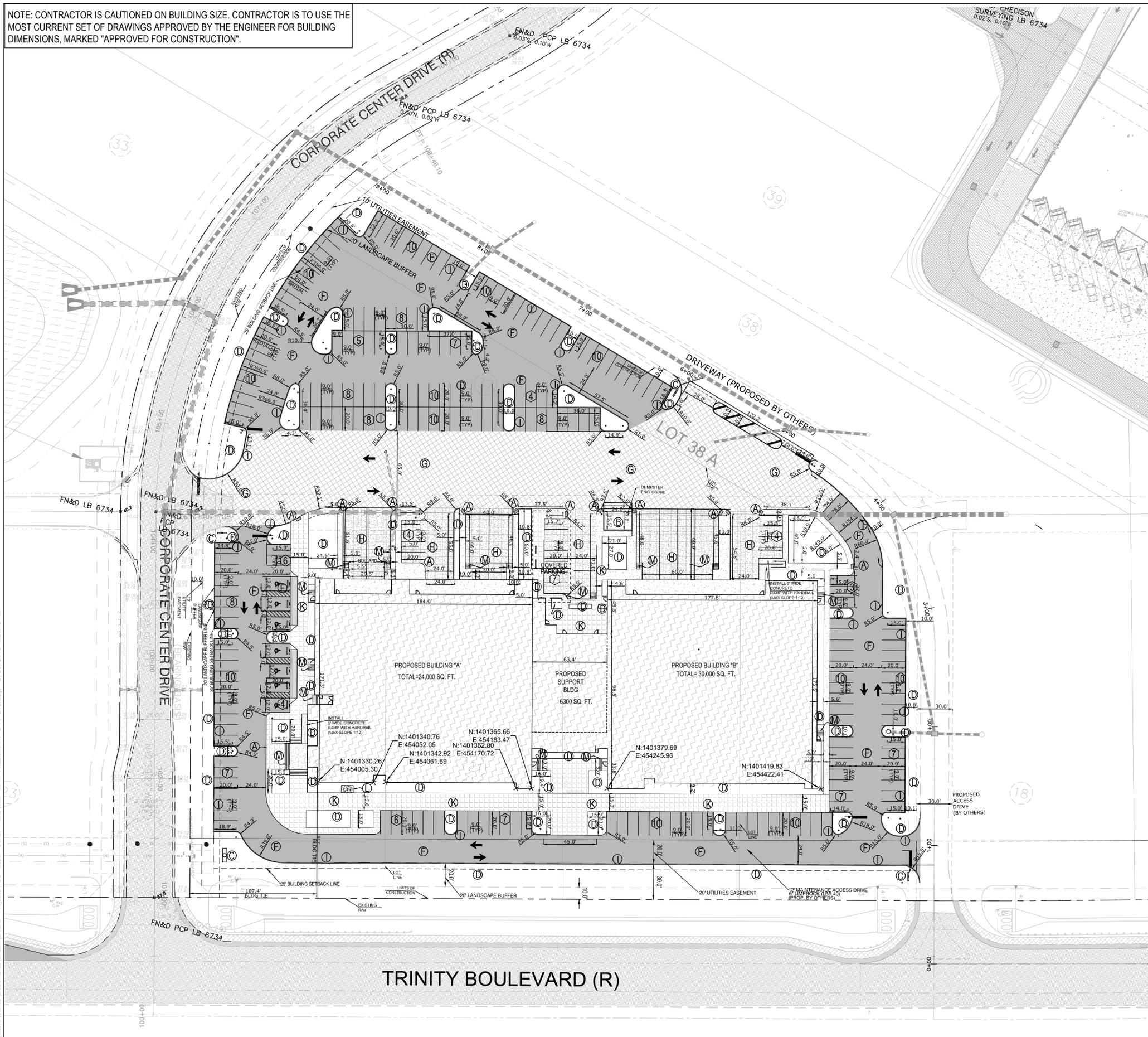
WETLAND IDENTIFICATION					
WETLAND NO.	WET/SW	SQ.FT.	AC.	CAT.	USFWS
2	SW (NON-JD)	352,088	8.08	II	PEM
3	WETLAND	34,998	0.80	I	PFO
4	SW (NON-JD)	63,148	1.45	III	PEM
5	SW (NON-JD)	77,219	1.77	III	PSS/PUB
6 (FDOT #11)	WETLAND	11,989	0.27	III	PEM
7	SW (NON-JD)	11,900	0.27	III	PFO
10	WETLAND	36,383	0.84	III	PEM
10	WETLAND	27,459	0.63	III	PFO
TOTAL AREA		614,884	14.12		

WETLAND DENSITY / INTENSITY CALCULATIONS:	
CATEGORY	CUMULATIVE ACREAGE
CATEGORY I	0.8
CATEGORY II	8.08
CATEGORY III	5.23
NATURAL LAKES	0
TOTAL AREA	14.11

NOTES:
CATEGORY HABITAT FOR THE SPECIES
II = ISOLATED WETLANDS OR FORMERLY ISOLATED, CONNECTED BY MAN AND > 5 ACRES
III = ISOLATED WETLANDS < 5 ACRES
USFWS:
PEM = PALUSTRINE, EMERGENT
PFO = PALUSTRINE, FORESTED
PSS = PALUSTRINE, SCRUB/SHRUB
PUB = PALUSTRINE UNCONSOLIDATED BOTTOM

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NOTE: CONTRACTOR IS CAUTIONED ON BUILDING SIZE. CONTRACTOR IS TO USE THE MOST CURRENT SET OF DRAWINGS APPROVED BY THE ENGINEER FOR BUILDING DIMENSIONS, MARKED "APPROVED FOR CONSTRUCTION".



SITE LEGEND

	HANDICAP PARKING
	PROPOSED CURB
	SITE BOUNDARY LINE
	CENTER LINE OF ROAD
	RIGHT-OF-WAY
	EXISTING EDGE OF PAVEMENT
	PROPOSED CONCRETE SIDEWALK (SEE SHEET 10 FOR DETAILS)
	PROPOSED CONCRETE PAVEMENT (SEE SHEET 10 FOR DETAILS)
	PROPOSED SIDEWALK PAVERS (SEE ARCHITECTURAL PLANS)
	PROPOSED "LIGHT ASPHALT PAVEMENT" FOR PARKING LOT AND DRIVE AISLE (SN=2.74)
	PROPOSED "HEAVY DUTY PAVEMENT" FOR ENTRANCES AND LATERAL DRIVE (SN=3.63)
	PROPOSED ACCESS DRIVE PAVEMENT (BY OTHERS)
TYP	TYPICAL
HC	HANDICAP
35	LOT NUMBER
10	10 PARKING SPACES
LF	LINEAR FEET
SF	SQUARE FEET
S/W	SIDEWALK
	UTILITY ESMT. LINE
	25' BUFFER LINE
	LANDSCAPE ESMT. LINE
	DRAINAGE ESMT. LINE
	RIGHT-OF-WAY LINE
	WETLAND BUFFER LINE
	LOT LINE/ PROPERTY LINE

NOTES:

- (A) INSTALL ACCESSIBLE CURB RAMP PER FDOT INDEX #304. SEE SHEET 10 FOR DETAIL.
- (B) DUMPSTER ENCLOSURE. SEE ARCHITECTURAL PLANS. INSTALL CONCRETE DUMPSTER PAD (23' WIDE x 24' LONG x 8" THICKNESS) PER DETAIL ON SHEET 10.
- (C) MONUMENT SIGN. REFER TO ARCHITECTURAL PLANS.
- (D) LANDSCAPE AREAS. SEE LANDSCAPE PLAN.
- (E) INSTALL CONCRETE WHEEL STOP. SEE SHEET 9 FOR DETAIL.
- (F) INSTALL "LIGHT ASPHALT PAVEMENT". SEE SHEET 10 FOR DETAIL AND SPECIFICATION.
- (G) INSTALL "HEAVY DUTY ASPHALT PAVEMENT". SEE SHEET 10 PER DETAIL AND SPECIFICATION.
- (H) INSTALL "CONCRETE PAVEMENT". SEE SHEET 10 PER DETAIL AND SPECIFICATION.
- (I) INSTALL TYPE "D" CURB PER FDOT INDEX #300. SEE SHEET 10 PER DETAIL.
- (J) INSTALL CONCRETE SIDEWALK. SEE SHEET 10 FOR DETAIL.
- (K) INSTALL PAVERS SIDEWALK. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
- (L) INSTALL BIKE RACK ON 10'X6'X 4" THICKNESS CONCRETE SLAB. 5 SPACES. SEE SHEET 10 FOR DETAIL.
- (M) SPECIFICATIONS AND DETAILS FOR ALL REQUIRED STAIRS AND HANDRAILS SHALL BE PROVIDED BY ARCHITECT AS PART OF THEIR BUILDING PLANS/PERMIT.

- PASCO COUNTY DEVELOPMENT REVIEW 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 ON 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 ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION. PARKING SPACES, DIRECTIONAL ARROWS, AND STOP BARS SHALL BE STRIPED IN WHITE. IT SHALL BE THE OWNER/DEVELOPER'S RESPONSIBILITY TO PROPERLY SIGN AND STRIPE IN ACCORDANCE WITH APPLICABLE STANDARDS.
 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 PASCO RIGHT-OF-WAY USE PERMIT.
 9. ALL CLEAR-SIGHT AREAS SHALL BE KEPT FREE OF ANY SIGNAGE PLANTINGS, TREES, ETC. IN EXCESS OF THE 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 ZONING/MPUD/PUD CONDITIONS.
 12. ALL STRUCTURES, INCLUDING BUFFER WALLS, RETAINING WALLS, SIGNAGE, ETC. REQUIRE BUILDING PERMITS.

PARKING REQUIREMENTS:
REQUIRED: 170 SPACES

PROPOSED: 238 SPACES (7 H/C SPACES)

- CONSTRUCTION NOTES:**
1. INSTALLING FULL LANDSCAPE BUFFER WITH THIS LANDSCAPE LAYOUT.
 2. ALL DIMENSIONS ARE TO FACE OF CURB, UNLESS NOTED OTHERWISE.
 3. CONTRACTOR SHALL RESOD ALL DISTURBED AREAS.

SEE SHEETS 9,10 & 11 FOR SECTIONS AND DETAILS

PRELIMINARY AND FINAL SITE PLAN
OSCOR
TRINITY CORPORATE CENTER
PASCO COUNTY, FLORIDA

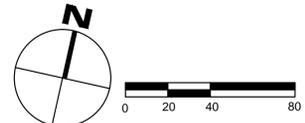
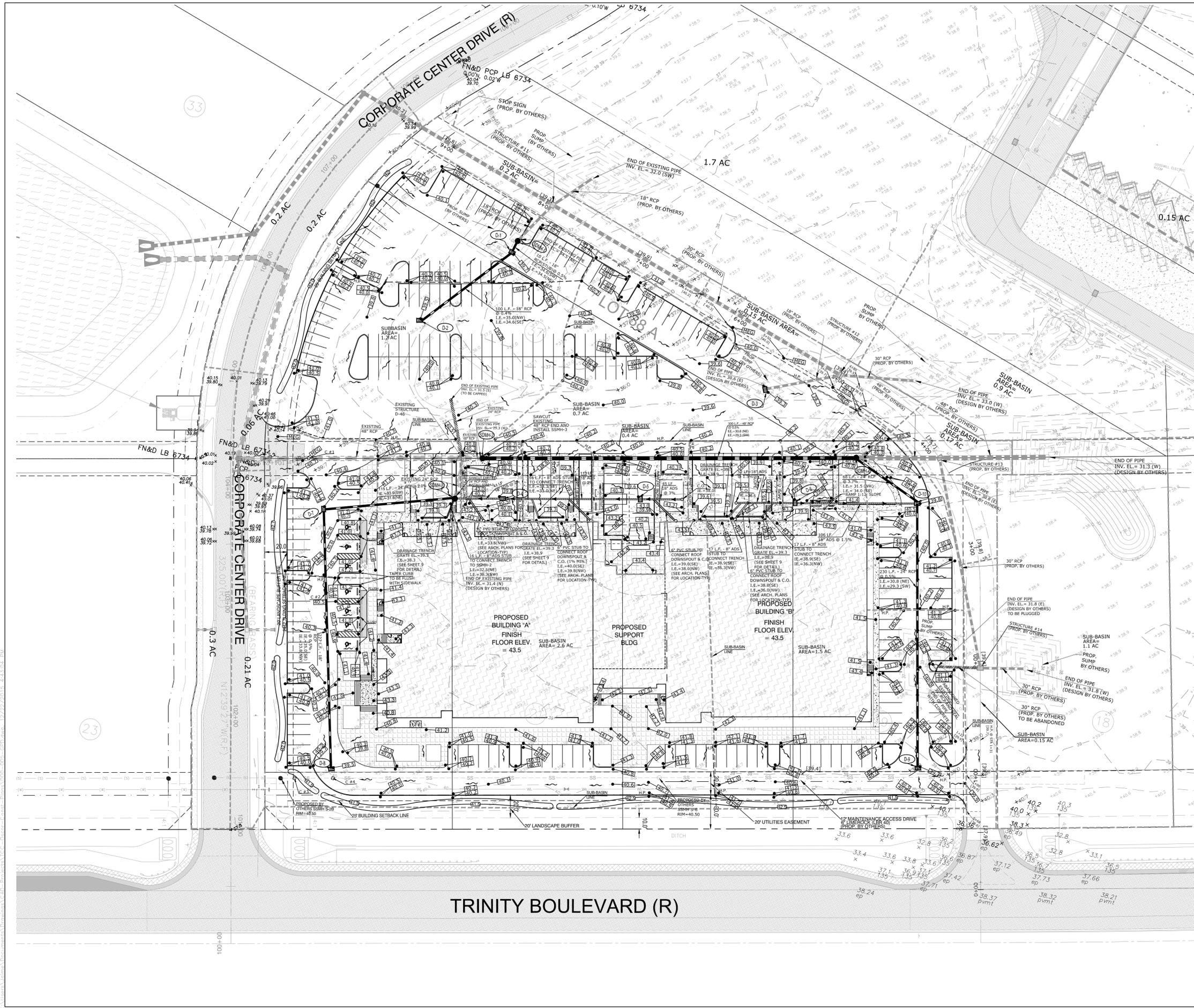
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JANE F. GRANOLD, P.E. # 59332

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REVISION	DATE	BY	REV. NO.

SHEET
4A
OF SHEET
JOB NO.



- LEGEND**
- HANDICAP PARKING
 - PROPOSED DITCH BOTTOM INLET
 - FLARED END SECTION
 - PROPOSED STORM PIPE (ADS)
 - PROPOSED STORM PIPE (RCP)
 - PROPOSED CURB
 - SITE BOUNDARY LINE
 - CENTER LINE OF ROAD
 - RIGHT-OF-WAY
 - FEMA FLOOD ZONE
 - EXISTING EDGE OF PAVEMENT
 - PROPOSED CONCRETE
 - PROPOSED "LIGHT ASPHALT PAVEMENT" FOR PARKING LOT AND DRIVE AISLE (SN=2.82)
 - PROPOSED "HEAVY DUTY PAVEMENT" FOR ENTRANCES AND LATERAL DRIVE (SN=3.83)
 - 12' MAINTENANCE ACCESS DRIVE (PROPOSED BY OTHERS)
 - FEMA FLOOD MAP-ZONE 'AE'
 - TYPICAL HIGH POINT
 - LOT NUMBER
 - FINISH GRADE ELEVATION
 - MATCH EXISTING GRADE
 - EXISTING GRADE ELEVATION
 - SURFACE DRAINAGE FLOW DIRECTION
 - STANDARD PENETRATION TEST (APPROX. LOC.)
 - ROADWAY BORING (APPROX. LOCATION)
 - UTILITY CROSSING LOCATIONS (SEE SHEET 9 FOR CLEARANCE DTLS)
 - UTILITY ESMT. LINE
 - 25' BUFFER LINE
 - LANDSCAPE ESMT. LINE
 - DRAINAGE ESMT. LINE
 - RIGHT-OF-WAY LINE
 - WETLAND BUFFER LINE
 - LOT LINE
 - PROPERTY LINE
 - PROPOSED CONTOUR LINE

PROPOSED STORMWATER STRUCTURES

- D-1** GRATE INLET
FOOT TYPE 'D'
GRATE ELEV. = 39.7
INV. EL. = 34.6(SW)(18")
INV. EL. = 34.5(NW)(18")
- D-2** GRATE INLET
FOOT TYPE 'D'
GRATE ELEV. = 39.5
INV. EL. = 35.0(NW)(18" RCP)
- D-3** GRATE INLET
FOOT TYPE 'D'
GRATE ELEV. = 39.3
INV. EL. = 30.0(NW) *
*CONNECT TO 24" RCP
PROPOSED BY OTHERS
- D-4** GRATE INLET
FOOT TYPE 'D'
GRATE ELEV. = 39.8
INV. EL. = 34.3(NW)(18" ADS)
INV. EL. = 34.3(SW)(18" ADS)
- D-5** GRATE INLET
FOOT TYPE 'D'
GRATE ELEV. = 39.6
INV. EL. = 35.7(NW)(18" ADS)
- D-6** GRATE INLET
FOOT TYPE 'D'
GRATE ELEV. = 39.7
INV. EL. = 34.6(SW)(18")
INV. EL. = 34.5(NW)(18")
- D-7** GRATE INLET
FOOT TYPE 'D'
GRATE ELEV. = 40.2
INV. EL. = 34.5(SW)(18")
INV. EL. = 33.8(NW)(24")
- D-8** GRATE INLET
FOOT TYPE 'D'
GRATE ELEV. = 39.5
INV. EL. = 35.0(NW)(18" RCP)
- D-9** GRATE INLET
FOOT TYPE 'D'
GRATE ELEV. = 39.7
INV. EL. = 30.3(NW) *
*CONNECT TO 48" RCP
PROPOSED BY OTHERS
- D-10** GRATE INLET
FOOT TYPE 'D'
GRATE ELEV. = 39.8
INV. EL. = 34.3(NW)(18" ADS)
INV. EL. = 34.3(SW)(18" ADS)
- D-11** GRATE INLET
FOOT TYPE 'D'
GRATE ELEV. = 39.8
INV. EL. = 34.3(NW)(18" ADS)
INV. EL. = 34.3(SW)(18" ADS)
- D-12** GRATE INLET
FOOT TYPE 'D'
GRATE ELEV. = 39.6
INV. EL. = 35.7(NW)(18" ADS)
- SDMH-1** STORM MANHOLE
FOOT TYPE 'D'
RIM EL. = 39.8
INV. EL. = 34.5(SW)(18")
INV. EL. = 33.8(NW)(24")
- SDMH-2** STORM MANHOLE
FOOT TYPE 'D'
RIM EL. = 40.7
INV. EL. = 29.3(NW) (48")
INV. EL. = 29.3(SW) (48") *
*CONNECT TO 48" RCP
PROPOSED BY OTHERS
- SDMH-3** STORM MANHOLE
FOOT TYPE 'D'
RIM EL. = 39.3
INV. EL. = 31.4(NW) (EXISTING 24" RCP)
INV. EL. = 35.3(NW) (FROM TRENCH CONN.)
INV. EL. = 33.4(NW) (IF ADS)
INV. EL. = 31.6(SE) (24" RCP)
- SDMH-4** STORM MANHOLE
FOOT TYPE 'D'
RIM EL. = 40.8
INV. EL. = 30.8(NW) (48" RCP)
INV. EL. = 31.6(SE) (48" RCP)
INV. EL. = 30.8(SW) (48" RCP)

NOTES:

1. THE SITE IS ESTIMATED TO REQUIRE APPROXIMATELY 12,000 CY OF IMPORT FILL MATERIAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CALCULATION OF THIS NUMBER FOR BIDDING AND INVOICING PURPOSES. THE SOURCE OF THIS FILL MATERIAL IS TO BE DETERMINED BY THE CONTRACTOR, BUT SHALL MEET THE REQUIREMENTS OUTLINED IN THE BTL GEOTECHNICAL REPORT DATED DECEMBER 23, 2014. HOWEVER, PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE PLANNING AND DEVELOPMENT DEPARTMENT OF THE SOURCE OF THIS FILL MATERIAL AND THE PROPOSED HAUL ROUTE.
2. 8-INCH SDR 35 PVC OR 12" ADS PIPE TO BE PROVIDED FOR ROOF DRAINS AROUND THE BUILDING. CONNECTIONS POINTS TO BE PROVIDED FOR EACH DOWNSPOUT SHOWN ON THE ARCHITECTURAL PLANS AND SHOULD BE LOCATED 3' UNDERGROUND MINIMUM.
3. POINT OF DISCHARGE WILL BE CONVEYED AS PERMITTED UNDER ERP NO. 44001223.005. CONVEYANCE WILL BE TO EXISTING STRUCTURES AS SHOWN.
4. CONTRACTOR SHALL PROVIDE A TEMPORARY SOIL TRACKING PREVENTION DEVICE (STPD) PER FDOT INDEX NO. 106. THE STPD SHALL REMAIN IN PLACE UNTIL THE SITE IS STABILIZED. NO RUNOFF IS LEAVE THE SITE TO THE
5. SEE ARCHITECTURAL PLANS FOR DOWNSPOUT LOCATIONS. ALL DOWNSPOUTS TO BE CONNECTED TO THE PROVIDED STORM DRAINAGE SYSTEM PROVIDED.

NOTES:

- SEE SHEET 2 FOR EXISTING AND /OR PROPOSED BY OTHERS STORMWATER STRUCTURES INFORMATION
- SEE SHEETS 9-11 FOR DETAILS AND SECTIONS
- ALL ELEVATIONS ARE BASED ON 1929 NGVD.

PAVING, GRADING &
DRAINAGE PLAN

OSCOR
TRINITY CORPORATE CENTER
PASCO COUNTY, FLORIDA

DRAWING WAIVED UNLESS SHOWN, DATED
& SCALED BY REGISTERED PROFESSIONAL

JANE P. GERRARD, P.E. # 9332

REGENCY
Design & Engineering, Inc.

9400 RIVER CROSSING BOULEVARD, SUITE 104, NEW PORT RICHEY, FLORIDA 34655
727-775-1155 EXT. 4 - FAX 727-775-1156
CERTIFICATE OF AUTHORIZATION NO. 28366

REVISION OF DOCUMENT

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DATE	REV. BY	REV. NO.	DESCRIPTION

GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL PERFORM ALL CONSTRUCTION IN ACCORDANCE WITH THE LINES AND GRADES SHOWN ON THE PLANS AND TO TOLERANCES STATED HEREIN OR IN THE SPECIFICATIONS. REFER TO THE BOUNDARY AND TOPOGRAPHIC SURVEY FOR ADDITIONAL INFORMATION ON HORIZONTAL AND VERTICAL CONTROL.

2. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL HORIZONTAL AND VERTICAL CONTROL MARKERS AND PROPERTY CORNERS (MONUMENTS, PIPES, ETC.) FOR THE DURATION OF CONSTRUCTION. MARKERS SHALL BE CONTINUOUSLY FLAGGED AND SHALL BE RESET IMMEDIATELY BY A FLORIDA LICENSED LAND SURVEYOR IF ANY SHOULD BECOME DISTURBED.

3. LOCATIONS, ELEVATIONS AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE DRAWINGS AND DO NOT PURPORT TO BE ABSOLUTELY CORRECT. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES, ETC. AFFECTING HIS WORK PRIOR TO CONSTRUCTION.

4. THE CONTRACTOR SHALL SATISFY HIMSELF AS TO POSSIBLE INCIDENTAL CONFLICTS WITH EXISTING STRUCTURES SUCH AS MAIL BOXES, SIGNS, FENCES, BILLBOARDS, ETC. AND SHALL INCLUDE IN HIS OVERALL COSTS THE REMOVAL AND OR REPLACEMENT AND PROTECTION OF SUCH INCIDENTAL ITEMS.

5. THE CONTRACTOR, PRIOR TO BIDDING THIS WORK, SHALL APPRAISE HIMSELF AS TO ALL ABOVE GROUND FEATURES, AND TO THE EXTENT POSSIBLE WITHOUT EXCAVATING, BELOW GROUND FEATURES. THAT HE MAY ENCOUNTER DURING CONSTRUCTION AND INCLUDE INTO HIS OVERALL BID ALL COSTS FOR SPECIFIC CONSTRUCTION METHODS AND PROCEDURES THAT NEED TO BE TAKEN TO WORK AROUND SUCH APPURTENANCES.

6. THE CONTRACTOR SHALL REPLACE ALL PAVING, STABILIZED EARTH, DRIVEWAYS, SIDEWALKS, RETAINING WALLS, MAIL BOXES, SOD, LANDSCAPING, ETC. REMOVED OR DAMAGED DURING CONSTRUCTION WITH THE SAME MATERIAL REMOVED OR DAMAGED OR AS DIRECTED BY THE ENGINEER.

7. THE CONTRACTOR SHALL CONTACT THE ENGINEER PRIOR TO PROCEEDING WITH ANY SITE WORK WITH WHICH A CONFLICT HAS ARISEN DURING CONSTRUCTION OF ANY IMPROVEMENTS SHOWN ON THESE DRAWINGS.

8. CONSTRUCTION SHALL BE CARRIED OUT "IN THE DRY". THE CONTRACTOR SHALL REVIEW SITE CONDITIONS AND DETERMINE METHODS AND EXTENT OF DEWATERING NECESSARY AND SHALL INCLUDE COSTS OF DEWATERING IN THE BID. NO ADDITIONAL COMPENSATION SHALL BE PROVIDED FOR CONTROL OF GROUND OR SURFACE WATER OR FOR ADDITIONAL MATERIALS OR REWORK REQUIRED AS A RESULT OF INADEQUATE OR INSUFFICIENT DEWATERING.

9. ALL WORK TO BE PERFORMED FOR THE COMPLETION OF THIS PROJECT SHALL BE CONSTRUCTED ACCORDING TO THE BEST PRACTICES OF THE INDUSTRY AND IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, COUNTY AND/OR COUNTY CODES, ORDINANCES, STANDARDS AND PERMIT CONDITIONS.

10. ALL AREAS DISTURBED BY THIS CONSTRUCTION SHALL BE SEEDED AND MULCHED EXCEPT AS NOTED BELOW: ALL AREAS WITH SLOPES GREATER THAN 4:1 OR WITHIN 2' OF ANY PAVEMENT OR CURB SHALL BE SODDED. ALL AREAS WITHIN 5' OF ANY DRAINAGE STRUCTURE OR WITHIN FDOT OR COUNTY R/W SHALL BE SODDED.

11. ALL AREAS DISTURBED WITHIN EXISTING COUNTY AND FDOT RIGHTS-OF-WAY SHALL BE SODDED UNLESS OTHERWISE NOTED. ALL LANDSCAPING WITHIN RIGHT-OF-WAY SHALL CONFORM TO PASCO COUNTY AND F.D.O.T. STANDARDS.

12. THE CONTRACTOR SHALL PROVIDE FOR SAFE AND EFFICIENT MAINTENANCE OF TRAFFIC, INCLUDING PEDESTRIANS, VIA ADHERENCE TO THE F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARD INCLUDES 600-680 (LATEST ED.), THE U.S.D.O.T. MANUAL OF UNIFORM TRAFFIC DEVICES (MUTCD), AND THE REQUIREMENTS OF PASCO COUNTY.

13. ALL DIMENSIONS SHOWN, WHERE CURB IS APPLICABLE, ARE TO THE FACE OF CURB. PIPE LENGTHS SHOWN, WHERE MITERED ENDS ARE CALLED FOR, INCLUDE IN THE PIPE LENGTH PLUS THE LENGTH OF THE MITERED END SECTION PIPE.

ROAD, DRAINAGE AND GRADING CONSTRUCTION NOTES

1. ALL PAVEMENT AREAS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS AND THE LATEST EDITION OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. IMPROVEMENTS WITHIN PUBLIC RIGHTS-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE OR PASCO COUNTY DEPARTMENT HAVING JURISDICTION OVER THE ROAD.

2. PAVEMENT AND GRADING SHALL BE SLOPED TO THE PROPOSED ELEVATIONS AND CONTOURS SHOWN ON THE DRAWINGS. SMOOTH, CONSTANT SLOPES SHALL BE MAINTAINED BETWEEN PROPOSED ELEVATIONS AND CONTOURS. PROPOSED CONTOUR OR ELEVATIONS, SPOT ELEVATIONS AND FINISHED GRADE ELEVATIONS IN NON-PAVED AREAS REFER TO FINISHED SURFACE ELEVATION ONCE SODDING OR SEEDING IS COMPLETE.

3. FINISHED GRADE ADJACENT TO BUILDING WALLS SHALL BE 4-INCHES BELOW FINISHED FLOOR WITH A MINIMUM OF 2 PERCENT DOWNWARD SLOPE AWAY FROM BUILDING. FINISHED GRADES ADJACENT TO WALLS, CURBS OR SLABS SHALL BE 2-INCHES BELOW ADJACENT SURFACE FOR DRAINAGE AWAY OR FLUSH WITH SURFACE FOR DRAINAGE TOWARD PAVEMENT OR CURB.

4. ALL STORM SEWER PIPES SHALL BE CLASS II REINFORCED CONCRETE PIPE (RCP) (ASTM C-76) UNLESS OTHERWISE NOTED AND INSTALLED AT THE LOCATIONS AND GRADES SHOWN ON THE DRAWINGS. PRECAST INLETS SHALL BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH THE FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS. ALL CROSS DRAINS SHALL BE STEEL REINFORCED CONCRETE PIPE (SRCP) NO EXCEPTION.

5. STRIPING, SIGNS, POSTS AND HARDWARE SHALL BE CERTIFIED BY FDOT AND INSTALLED IN ACCORDANCE WITH FDOT SPECIFICATIONS AND MUTCD OR GOVERNING AUTHORITY HAVING JURISDICTION OVER ROADS.

6. THE SOIL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED PRIOR TO CONSTRUCTION, MAINTAINED THROUGHOUT CONSTRUCTION AND UNTIL THE SITE IS PERMANENTLY STABILIZED.

7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSPECT AND MAINTAIN THE WATER RETENTION SYSTEM ON A REGULAR BASIS.

8. ALL SODDED SLOPES OVER 4:1 SHALL IN INSTALLED WITH SOD PEGS.

9. ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF 1-FOOT ABOVE THE BASE FLOOD ELEVATION, OR AS REQUIRED BY THE LAND DEVELOPMENT CODE SECTION 902.

10. ANY OFF SITE DISTURBANCE SHALL BE RESTORED TO THE PRE-DEVELOPMENT CONDITION OR BETTER.

11. ALL DRAINAGE AND MAINTENANCE EASEMENTS MUST CONTAIN CLEAR OPERABLE ACCESSIBILITY.

GEOTECHNICAL NOTES:

- PROJECT DESIGN IS BASED ON THE GEOTECHNICAL / SUBSURFACE INVESTIGATION COMPLETED BY BTL ENGINEERING SERVICES, INC. (REPORT DATED JUNE 30, 2015).

SITE PREPARATION

1. INITIAL SITE PREPARATION SHOULD CONSIST OF PERFORMING CLEARING, GRUBBING AND REMOVAL OF TOPSOIL IN ORDER TO REMOVE TREES, VEGETATION, AND ASSOCIATED ROOT SYSTEMS TO A DEPTH OF THEIR VERTICAL REACH. THIS SHOULD BE DONE WITHIN AND TO A MINIMUM DISTANCE OF 5 FEET BEYOND THE PERIMETER OF THE PROPOSED BUILDING FOOTPRINTS. THE STRIPPED TOPSOIL SHOULD BE STOCKPILED ON-SITE FOR LATER USAGE IN LANDSCAPE (NON-STRUCTURAL) AREAS ONLY.

2. UPON COMPLETION OF THE CLEARING, GRUBBING AND REMOVAL OF TOPSOIL AS NOTED ABOVE, PERFORM PROOFROLLING WITH A VIBRATORY ROLLER. WE RECOMMEND A MODERATE WEIGHT VIBRATORY DRUM ROLLER HAVING A TOTAL OPERATING STATIC WEIGHT (INCLUDING FUEL AND WATER) OF AT LEAST 10 TONS AND A DRUM DIAMETER OF 3.5 TO 4.5 FEET. REGARDLESS OF THE DEGREE OF COMPACTION ACHIEVED, A MINIMUM OF 8 PERPENDICULAR OVERLAPPING PASSES SHOULD BE MADE IN THE BUILDING AREAS WITH THE COMPACTION EQUIPMENT IN ORDER TO INCREASE THE DENSITY AND IMPROVE THE UNIFORMITY OF THE UNDERLYING LOOSE SANDY SOILS. UPON COMPLETION OF THE PROOFROLLING, DENSITY TESTS SHALL BE PERFORMED TO CONFIRM A MINIMUM COMPACTION COMPLIANCE OF 98 PERCENT OF MODIFIED PROCTOR MAXIMUM DENSITY (ASTM D-1557). THE ROLLER COVERAGES SHOULD BE DIVIDED EVENLY INTO TWO PERPENDICULAR DIRECTIONS, WHERE POSSIBLE. ADDITIONAL PASSES MAY BE NECESSARY IF COMPLIANCE COMPACTION IS NOT ACHIEVED.

3. DUE TO THE PRESENCE OF VERY LOOSE SANDY SOIL ESPECIALLY WITHIN THE VICINITY OF SPT-7, HEAVY SOIL DENSIFICATION SHALL BE PERFORMED TO DENSIFY THE SOIL WITHIN THIS AREA.

4. PLACE FILL MATERIAL IN UNIFORM LIFTS OF 12 INCHES, TO REACH FINISHED GRADE. THE FILL MATERIAL SHOULD BE INORGANIC (CLASSIFIED AS SP, SW, GP, GW, SP-SM, SW-SM, GP-GM, GW-GM) CONTAINING NOT MORE THAN 5 PERCENT (BY WEIGHT) ORGANIC MATERIALS. FILL MATERIALS WITH SILT-SIZE SOIL FINES IN EXCESS OF 12% SHOULD NOT BE USED. PLACE FILL IN MAXIMUM 12-INCH LIFTS AND COMPACT EACH LIFT TO A MINIMUM DENSITY OF 95 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D-1557) WITH A VIBRATORY ROLLER AS MENTIONED IN ITEM #2.

5. PERFORM COMPLIANCE TESTS WITHIN THE FILL AT A FREQUENCY OF NOT LESS THAN ONE TEST PER 2,500 SQUARE FEET PER LIFT, OR AT A MINIMUM OF 3 TESTS PER LIFT, WHICHEVER IS GREATER.

6. UPON COMPLETION OF THE BUILDING FOOTING EXCAVATION AND PRIOR TO PLACEMENT OF REINFORCING STEEL AND CONCRETE, WE RECOMMEND COMPACTION OF THE BOTTOM OF THE FOOTINGS WITH THE VIBRATORY COMPACTOR OVER EACH FOOTING. THE BOTTOM OF FOOTINGS SHALL BE EXAMINED BY THE ENGINEER OR HIS REPRESENTATIVE TO DETERMINE IF THE SOIL IS VERTICALLY FREE OF ALL ORGANIC AND/OR DELETERIOUS MATERIAL, AND IF THE COMPACTION AND SOIL PRESSURES ARE ACHIEVED OR IF ADDITIONAL COMPACTION IS REQUIRED. PERFORM COMPLIANCE TESTS WITHIN THE FOOTINGS AS NOTED IN SECTION 8.4 OF THE BTL ENGINEERING SERVICES, INC. REPORT.

7. THE CONTRACTOR SHALL TAKE INTO ACCOUNT THE FINAL CONTOURS AND GRADES AS ESTABLISHED BY THE PLAN WHEN EXECUTING HIS BACKFILLING AND COMPACTION OPERATIONS.

SITE PREPARATION (CONTINUATION)

8. USING VIBRATORY COMPACTION EQUIPMENT AT THIS SITE MAY DISTURB ADJACENT STRUCTURES. CARE SHALL BE TAKEN DURING THE EXCAVATION, PROOFROLLING AND COMPACTION OPERATIONS TO INSURE ANY ADJACENT STRUCTURES AND UTILITIES ARE NOT ADVERSELY AFFECTED. WE RECOMMEND THAT YOU MONITOR NEARBY STRUCTURES BEFORE AND DURING PROOFROLLING COMPACTION OPERATIONS.

9. ADDITIONAL FOUNDATION REQUIREMENTS (OPTIONS) ARE INCLUDED IN THE GEOTECHNICAL REPORT. BTL ENGINEERING SERVICES, INC. SHOULD BE CONSULTED BY CONTRACTOR PRIOR TO THE FINAL SELECTION OF THE FINAL ALTERNATIVE.

PAVEMENT SITE PREPARATION

1. THE PROPOSED CONSTRUCTION LIMITS SHOULD BE CLEARED, STRIPPED AND GRUBBED OF ALL CONSTRUCTION DEBRIS, VEGETATION AND ASSOCIATED ROOT SYSTEMS TO A DEPTH OF THEIR VERTICAL REACH. THIS SHOULD BE DONE WITHIN AND TO A DISTANCE OF 5 FEET BEYOND THE ROAD PERIMETER AND PARKING LOT.

2. PRIOR TO ANY FILL OPERATIONS, THE EXISTING GROUND SURFACE SHOULD BE COMPACTED. WE RECOMMEND A MEDIUM WEIGHT ROLLER BE USED TO PREPARE THE SITE FOR THE PROPOSED PAVEMENT SECTION. UPON COMPLETION OF THE PROOF-ROLLING, DENSITY TESTS SHOULD BE PERFORMED AT A FREQUENCY OF ONE TEST PER 300 LINEAR FEET TO CONFIRM A MINIMUM COMPACTION COMPLIANCE OF 98 PERCENT OF MODIFIED PROCTOR MAXIMUM DENSITY (AASHTO T-180).

3. PLACE FILL MATERIAL, AS REQUIRED, THE SUBGRADE SHOULD HAVE AT LEAST 12 INCHES OF STABILIZED SUBGRADE MATERIAL WITH A MINIMUM LIME/ROCK BEARING RATIO (LBR) OF 40. THE FILL MATERIAL SHOULD BE INORGANIC (CLASSIFIED AS SP/GW) CONTAINING NOT MORE THAN 5 PERCENT (BY WEIGHT) ORGANIC MATERIALS. FILL MATERIALS WITH SILT-SIZE SOIL FINES IN EXCESS OF 12% SHOULD NOT BE USED. PLACE FILL IN MAXIMUM 12-INCH LIFTS AND COMPACT EACH LIFT TO A MINIMUM DENSITY OF 98 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (AASHTO T-180) WITH A ROLLER AS MENTIONED PREVIOUSLY.

4. PERFORM COMPLIANCE TESTS WITHIN THE FILL AT A FREQUENCY OF ONE TEST PER 300 LINEAR FEET PER LIFT IN THE PAVEMENT AREAS, OR AT A MINIMUM OF TWO TEST LOCATIONS, WHICHEVER IS GREATER.

5. THE APPROPRIATE PAVEMENT SECTION SHOULD BE CONSTRUCTED IN ACCORDANCE TO SPECIFICATION PRESENTED EARLIER IN THIS REPORT. THE CONTRACTOR SHALL TAKE INTO ACCOUNT THE FINAL CONTOURS AND GRADES AS ESTABLISHED BY THE PAVING AND DRAINAGE PLAN WHEN EXECUTING ANY BACKFILLING AND / OR COMPACTION OPERATIONS.

ENVIRONMENTAL PROTECTION NOTES

1. CONSTRUCTION EQUIPMENT SHALL NOT BE OPERATED IN WETLAND AREAS UNLESS SUCH CONSTRUCTION PRACTICES ARE APPROVED IN A PLAN OF OPERATION SUBMITTED TO THE ENGINEER & THE APPROPRIATE REGULATORY AGENCIES. WHERE CONSTRUCTION IS NECESSARY ACROSS OR ADJACENT TO WETLAND JURISDICTIONAL AREAS, SILT BARRIERS SHALL BE INSTALLED AS SHOWN ON THE PLANS. SILT BARRIERS SHALL BE CONSIDERED LIMITS OF CONSTRUCTION WITHIN OR ADJACENT TO JURISDICTIONAL AREAS.

2. CONSTRUCTION SHALL PROCEED SUCH THAT ALL STORM WATER FACILITIES WITHIN A WATERSHED AREA ARE IN PLACE AND OPERATIONAL PRIOR TO CONSTRUCTION OF IMPERVIOUS SURFACES WITHIN THAT AREA.

3. STAKED OR FLOATING SILT SCREENS OR HAY BALES, AS APPROPRIATE, SHALL BE UTILIZED AS SILT BARRIERS AND PLACED IN LOCATIONS SHOWN ON THE PLANS AND AT OTHER LOCATIONS AS REQUIRED TO KEEP SEDIMENT FROM REACHING WATER BODIES OR WETLAND AREAS. THESE BARRIERS SHALL BE INSTALLED PRIOR TO COMMENCING WORK ON ADJACENT JURISDICTIONAL AREAS. THE CONTRACTOR SHALL MONITOR AND MAINTAIN ALL SILT BARRIERS INCLUDING DAILY INSPECTIONS TO CHECK THEIR INTEGRITY. ANY LOOSE OR DAMAGED SILT BARRIERS SHALL BE IMMEDIATELY REPAIRED OR REPLACED, AS NECESSARY. ONCE CONSTRUCTION IS COMPLETE AND FINISH GRADING / STABILIZATION HAS BEEN ACHIEVED, SILT BARRIERS SHALL BE COMPLETELY REMOVED TO THE SATISFACTION OF THE OWNER AND PRIOR TO FINAL ACCEPTANCE.

4. ALL FUGITIVE DUST SHALL BE CONTROLLED ON SITE. ONLY AREAS SCHEDULED FOR IMMEDIATE CONSTRUCTION SHALL BE CLEARED OR STRIPPED OF VEGETATION. WATERING, APPLICATION OF APS 605 SILT STOP OR OTHER PRIOR APPROVED MEANS OF DUST CONTROL SHALL BE EMPLOYED TO PREVENT THE EMANATION OF DUST FROM THE SITE. PERMANENT GRASSING, LANDSCAPING AND OTHER SITE WORK SHALL BE INITIATED AS SOON AS POSSIBLE.

5. ALL WATER COLLECTED AND PUMPED DURING TRENCH DEWATERING ACTIVITIES SHALL BE DISPOSED OF IN ON-SITE UPLAND AREAS INTO DOUBLE STAKED HAY BALES. DISCHARGE LOCATIONS SHALL BE A MINIMUM OF 75 FEET FROM THE NEAREST SURFACE WATER BODY OR WETLAND AREA, TO ALLOW FOR MAXIMUM OVERLAND FILTRATION OF SOIL PARTICLES. CONTRACTOR SHALL SUBMIT A DEWATERING PLAN TO THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT FOR APPROVAL PRIOR TO DEWATERING.

6. TEMPORARY STOCKPILES SHALL NOT BE LOCATED ADJACENT TO UNDISTURBED WETLANDS. ADDITIONALLY, STOCKPILES TO REMAIN FOR LONGER THAN 24 HOURS SHALL BE COVERED BY SILT BARRIERS WHICH PREVENT RUNOFF SEDIMENTATION FROM ENCRoACHING UPON WETLAND AREAS OR SURFACE WATER BODIES.

7. ALL TRASH AND CONSTRUCTION DEBRIS PRODUCED FROM THIS PROJECT SHALL BE COLLECTED BY THE CONTRACTOR DAILY. THESE MATERIALS SHALL BE STAGED OR CONTAINERIZED AS NECESSARY TO PREVENT ACCIDENTAL RELEASE. DISPOSAL OF SOLID WASTE MATERIALS SHALL BE IN ACCORDANCE WITH APPLICABLE MUNICIPAL, COUNTY AND STATE REGULATIONS.

8. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND MAINTAINING PORTABLE SANITARY WASTE UNITS ON-SITE FOR USE BY HIS EMPLOYEES DURING CONSTRUCTION.

9. THE CONTRACTOR SHALL MAINTAIN CONTROL OF ANY HAZARDOUS MATERIALS UTILIZED ON-SITE FOR CONSTRUCTION. STORAGE CONTAINERS, VEHICLES, ETC. WILL BE INSPECTED REGULARLY FOR LEAKAGE. A SPILL PREVENTION PLAN SHALL BE ESTABLISHED WHICH COVERS CLEANUP AND NOTIFICATION OF APPROPRIATE GOVERNMENT AGENCIES.

10. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING SITE EROSION AND SHALL NOT UNNECESSARILY REMOVE EXISTING VEGETATION OR ALTER EXISTING TOPOGRAPHY. THE CONTRACTOR SHALL PROVIDE ADDITIONAL SOD, HAY BALES, SAND BAGS OR SEED & MULCH, AS NECESSARY, TO ACHIEVE AN EROSION-FREE SITE (FREE FROM RUTTING, ETC.) TO THE LINES AND GRADES SHOWN IN THE PLANS UNTIL FINAL ACCEPTANCE. ALL SWALES AND SURFACES 4:1 OR STEEPER SHALL BE SODDED. ALL OTHER UNPAVED SURFACES WHICH EXPERIENCE UNDUPE EROSION THAT CANNOT BE CONTROLLED BY OTHER MEASURES SHALL BE SODDED. ALL SOD SHALL BE ARGENTINE BAHIA UNLESS SPECIFICALLY SHOWN OTHERWISE IN THE CONTRACT DOCUMENTS.

11. PRIOR TO THE START OF THE CLEARING OR GRUBBING, OR ANY SOIL DISTURBANCE, CONTACT PASCO COUNTY STORMWATER MANAGEMENT AT (727) 834-3611 FOR A SOIL EROSION AND SEDIMENT CONTROL PRE-INSPECTION MEETING.

12. THE CROSS-SLOPE OF THE SHOULDERS SHALL NOT BE STEEPER THAT 0.06 FEET PER FOOT.

13. THE SLOPE OF THE AREA WITHIN THE ROADSIDE CLEAR ZONE SHALL NOT BE STEEPER THAN SIX FEET HORIZONTAL TO ONE FOOT VERTICAL (6:1).

14. ALL SLOPES WITHIN THE COUNT RIGHT-OF-WAY (OUTSIDE THE CLEAR ZONE) SHALL BE A MINIMUM OF 4:1.

MINIMUM REQUIRED UTILITY AS-BUILTS

PASCO COUNTY REQUIREMENTS

UPON THE COMPLETION OF THIS PROJECT, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE THE COUNTY WITH A COMPLETE SET OF "RECORD DRAWINGS" OF STORM DRAINAGE, UTILITIES, AND OTHER SITE IMPROVEMENTS AS FURTHER HEREIN NOTED. THE CONTRACTOR SHALL MAINTAIN A LEGIBLY MARKED SET OF PLANS, DURING CONSTRUCTION, SHOWING THE ACTUAL CONSTRUCTION, LOCATION, AND LAYOUT OF THE PIPELINES AND APPURTENANCES AS THEY WERE INSTALLED. THE MARKED UP PLAN SHALL SHOW ALL VALVES, TAPS AND FITTINGS USED, PIPE CUTS, DIMENSIONS, MATERIAL TYPES, CLASS, COLOR, PIPE BEDDING MATERIAL AND INDICATE THE PROXIMITY OF THE INSTALLED PIPELINE TO ANY CROSSING OR OTHER PIPELINE, CONDUIT OR CABLE EXCAVATED DURING THE INSTALLATION. THE CONTRACTOR SHALL ALSO PROVIDE A SURVEY OF THE PIPELINE SHOWING THE LOCATION AND ELEVATION OF THE TOP OF PIPE AT EACH END AND AT 100 FT. STATIONING IN REFERENCE TO BOTH MEAN SEA LEVEL AND FINISH GRADE. THE SURVEY SHALL BE SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED WITH THE STATE OF FLORIDA. SIX COPIES OF THE AS-BUILTS ARE REQUIRED. FINAL PAYMENT TO THE CONTRACTOR SHALL NOT BE MADE WITHOUT THESE SUBMITTED AND APPROVED BY THE DESIGN ENGINEER.

ADDITIONAL REQUIREMENTS

1. ALL DIMENSIONS SHALL BE IN FEET DIMENSIONED OFF CENTERLINE OF ROADS OR OTHER PERMANENT STRUCTURES. IF ONLY ONE DIMENSION CAN BE TAKEN OFF THE CENTERLINE OF ROAD, THE SECOND SHALL BE OFF A PERMANENT MARKER OR REFERENCE POINT.

2. AS-BUILTS SHALL BE SUBMITTED TO THE ENGINEER, SIGNED & SEALED BY A PROFESSIONAL SURVEYOR REGISTERED IN THE STATE OF FLORIDA.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING A RECORD SURVEY(S) PREPARED AND SUBMITTED BY A LICENSED PROFESSIONAL SURVEYOR AND MAPPER INCLUDING, BUT NOT LIMITED TO, LOCATION AND FINISHED GRADE ELEVATIONS IN PAVED AND NON-PAVED AREAS SUFFICIENT TO DETERMINE DIRECTION OF SITE DRAINAGE AND ELEVATIONS OF RETENTION/DETENTION AREAS, MITIGATION AREAS AND DITCH/CHANNEL CONVEYANCES INCLUDING TOPS OF BANKS, TOES OF SLOPES, POND BOTTOMS AND WATER LEVELS; ELEVATIONS AND DIMENSIONS OF POND CONTROL STRUCTURES, SPILLWAYS AND UNDERDRAINS; DRAINAGE STRUCTURE GRATE/INLET/RIM ELEVATIONS, STORM PIPE SIZES, PIPE MATERIALS, AND PIPE INVERTS, PLUS LOCATIONS, DIMENSIONS AND ELEVATIONS OF ALL OTHER CONSTRUCTION COMPONENTS WHICH VARY FROM THE DESIGN. UTILITY INFORMATION SHALL INCLUDE LOCATION OF WATER LINE CONNECTIONS, VALVES, BENDS, METERS AND ELEVATIONS OF PIPES WHERE DEPTH OF COVER VARIES FROM DESIGN TO SANITARY SEWER LINES. MANHOLE RIM AND INVERT ELEVATIONS, CLEANOUTS AND SERVICE CONNECTIONS; FOUR COPIES OF THE SIGNED AND SEALED RECORD SURVEY AND ONE COPY OF THE SURVEY IN AUTOCAD DIGITAL FORMAT.

- SHOW ACTUAL ELEVATIONS (TOP AND ALL INVERTS) FOR ALL NEW AND EXISTING MANHOLES.
- SHOW ACTUAL GRAVITY SEWER SLOPE PERCENTAGES.
- INDICATE ALL LOCATIONS WHERE SEWER LINE WAS ENCASED OR WHERE DUCTILE IRON WAS UTILIZED.
- SHOW SIZE, SDR, CLASS OR TYPE OF MATERIAL IF DIFFERENT THAN PLANS.
- SHOW LOCATIONS OF ALL SERVICE WYES BY DIMENSION FROM MANHOLES.
- DIMENSION SERVICE LATERAL TERMINATION POINTS AND DEPTH FROM FINISH GRADE.
- FITTINGS, VALVES, TAPS, ETC. SHALL BE DIMENSIONED (SEE NOTE NO. 1 UNDER "GENERAL") USING DESCRIPTIVE NOTES INDICATING THEIR EXACT LOCATION.

PUMP STATIONS

- SHOW BOTTOM, INFLUENT INVERT AND TOP ELEVATIONS OF WETWELL.
- ACTUAL ELEVATIONS OF BOTTOM OF CONTROL PANEL.
- ELEVATIONS OF LIQUID LEVEL SENSORS FOR PUMP OFF, FIRST AND SECOND PUMPS ON (THIRD IF PROVIDED), AND ALARM ON.
- SHOW ALL WETWELL AND VALVE VAULT PIPING AND VALVE CHANGES.

GENERAL UTILITY NOTES

1. ALL UTILITY CONSTRUCTION SHALL MEET OR EXCEED PASCO COUNTY STANDARDS AND CONFORM WITH PASCO COUNTY UTILITY DEPARTMENT (HCU) WATER, RECLAIMED WATER AND WASTEWATER CONSTRUCTION SPECIFICATIONS MANUAL, LATEST EDITION(JULY 2006).

2. CONTRACTOR SHALL CONTACT THE PASCO COUNTY UTILITY DEPARTMENT 24 HOURS PRIOR TO EXCAVATION OR OF CONNECTION TO COUNTY UTILITIES.

3. ALL UNPAVED AREAS DISTURBED BY THIS CONSTRUCTION SHALL BE SODDED UNLESS DIRECTED OTHERWISE BY THE COUNTY UTILITIES DEPT.

4. ALL UTILITY LINES SHALL HAVE AN "EARLY WARNING" PROTECTION TAPE INSTALLED CONTINUOUSLY ALONG THE PIPE ALIGNMENT. IN THE CASE OF GRAVITY SEWERS, THE TAPE SHALL BE SECURED TO EACH MANHOLE. THE PROTECTION TAPE SHALL BE INSTALLED DURING BACK FILING 18" DIRECTLY OVER THE PIPE. THE TAPE SHALL HAVE A METAL DETECTABLE STRIP SANDWICHED BETWEEN 2 LAYERS OF POLYETHYLENE, 2" WIDE STRIPING WITH A THICKNESS OF 5.5 MILS. FOR WATER LINES, THE TAPE SHALL BE CONTINUOUSLY MARKED "CAUTION, WATER LINES BELOW". FOR FORCE MAINS, THE TAPE SHALL BE CONTINUOUSLY MARKED "CAUTION, SEWER MAIN BELOW". FOR SANITARY SEWER, THE TAPE SHALL BE CONTINUOUSLY MARKED "CAUTION, SEWER MAIN BELOW". BOTH WATER MAINS AND SANITARY SEWER FORCE MAINS SHALL ALSO HAVE A "LOCATOR DETECTOR WIRE" - UL TYPE AWG #10 SOLID STRAND COPPER WIRE W/60MM PVC WALL INSTALLED ALONG THE ENTIRE LENGTH OF PIPE.

5. THE CONTRACTOR IS CAUTIONED THAT THE LOCATION OF EXISTING UTILITIES, WHETHER OR NOT SHOWN, ARE APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ACTUAL FIELD LOCATIONS FROM THE RESPECTIVE UTILITY COMPANY AND TO COORDINATE WITH AFFECTED UTILITY COMPANY 48 HOURS BEFORE BEGINNING ANY WORK.

SUNSHINE STATE ONE CALL 1-800-432-4770

DUKE ENERGY 1-(727) 372-5184

BRIGHTHOUSE NETWORKS 1-(877)-897-7333

VERIZON 1-(727) 562-1178

CLEARWATER GAS 1-(727) 638-0763

PASCO COUNTY PUBLIC UTILITIES 1-(727) 847-8040

16. ALL PVC FORCE MAINS, UNLESS SPECIFIED OTHERWISE, SHALL BE AWMA C-909, CLASS 200, AWMA C900, CLASS 150, DR18 PVC WITH AWMA APPROVED DUCTILE IRON MECHANICAL JOINT FITTINGS AND SHALL BE BROWN PIPE (WHITE OR BLACK LETTERING).

17. ALL PVC WATER MAINS, UNLESS SPECIFIED OTHERWISE, SHALL BE AWMA C-900, DR 18 PVC WITH AWMA APPROVED DUCTILE IRON MECHANICAL JOINT FITTINGS AND SHALL BE BLUE (WHITE OR BLACK LETTERING).

18. SANITARY SEWER (GRAVITY) PIPE SHALL CONFORM TO ASTM 3034 SDR35 PVC BELL AND SPIGOT GASKETED JOINTS FOR DEPTHS LESS THAN 12'. FOR DEPTHS GREATER THAN 12', ASTM 3034, SDR 26.

9. ADDITIONAL REQUIREMENTS FOR PVC, DUCTILE IRON AND HDPE PIPING ARE CONTAINED IN THE CONTRACT DOCUMENTS AND TECHNICAL SPECIFICATIONS FOR THIS PROJECT.

10. ALL PVC PIPE SHALL HAVE LETTERING APPEARING ON THREE SIDES OF THE PIPE, SHALL RUN THE ENTIRE LENGTH OF THE PIPE AND SHALL BE 3/4" IN HEIGHT WITH THE APPROXIMATE WORDING APPEARING ONE OR MORE TIMES EVERY 21 INCHES ALONG THE LENGTH OF THE PIPE. THE LETTERING MUST BE PERMANENTLY STENCILED TO THE PIPE SURFACE. LETTERING SHALL READ AS IS ACCEPTABLE FOR THE INTENDED USE. ALL LETTERING SHALL BE APPLIED BY THE PIPE MFG. DURING PRODUCTION.

11. THE CONTRACTOR SHALL PERFORM LEAK TESTING LAMPING AND VIDEO TAPING ON ALL GRAVITY SEWERS AND A PRESSURE TEST ON ALL WATER, REUSE AND FORCE MAINS (AS APPLICABLE) IN ACCORDANCE WITH THE UTILITY HAVING JURISDICTION AND/OR AS STATED IN THE SPECIFICATIONS OR AS DIRECTED BY THE ENGINEER. TESTS ARE TO BE CERTIFIED BY THE ENGINEER OF RECORD. THE SCHEDULING, COORDINATION AND NOTIFICATION OF ALL PARTIES IS THE CONTRACTOR'S RESPONSIBILITY.

12. WATER AND WASTEWATER SYSTEMS SHALL NOT BE PLACED IN SERVICE (FOR TEMPORARY OR PERMANENT USE) UNTIL ALL TESTING AND INSPECTIONS HAVE BEEN COMPLETED, TEST REPORTS AND "AS-BUILTS" FOR THOSE SYSTEMS SUBMITTED, AND CLEARANCE HAS BEEN OBTAINED FROM THE APPLICABLE UTILITIES AND PERMITTING AGENCIES. NO WATER SYSTEM SHALL BE PLACED IN SERVICE BEFORE SEWER SYSTEM HAS BEEN CLEARED FOR USE.

13. DISINFECTION AND BACTERIOLOGICAL TESTING OF ALL WATER LINES SHALL BE PERFORMED IN ACCORDANCE WITH FDEP REGULATION 62-555.340.

14. DEFLECTION TESTING FOR GRAVITY SEWER LINES SHALL BE PERFORMED IN ACCORDANCE WITH SECTION 33.85 OF "RECOMMENDED STANDARDS FOR WASTEWATER FACILITIES (10 STATE STANDARDS)", 1997 EDITION.

15. TESTING OF SUB AQUEOUS LINES SHALL COMPLY WITH FAC 62-604.400(2).

16. THE CONTRACTOR SHALL COMPLY WITH LOCAL CROSS-CONNECTION CONTROL POLICY FOR CONSTRUCTION OF ALL POTABLE, SANITARY AND RECLAIMED UTILITIES.

17. ALL WATER MAINS SHALL HAVE A MINIMUM OF 36" COVER. FORCE MAINS SHALL HAVE A MINIMUM OF 48" COVER. INCREASED DEPTH MAY BE REQUIRED TO AVOID STORM DRAINAGE OR OTHER UTILITY SYSTEMS.

18. CONTRACTOR TO PROVIDE THRUST BLOCKING AND/OR JOINT RESTRAINTS TO FULLY RESTRAIN PRESSURE PIPES AGAINST FAILURE UP TO A TEST PRESSURE OF 150 PSI. CONTRACTOR SHALL PROVIDE A RESTRAINING PLAN FOR THE ENGINEER'S REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

19. WARNING SIGNS SHALL BE INSTALLED AT ANY SURFACE WATER CROSSING IN ACCORDANCE WITH FAC 62-604.400(2).

20. ALL UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE DOCUMENTS REFERENCED HEREIN. ANY METHODS, PROCEDURES, STANDARDS, EQUIPMENT, OR MATERIALS WHICH ARE NOT COVERED OR SPECIFIED BY THE APPLICABLE PROVISIONS OF PASCO COUNTY UTILITIES DEPARTMENT WATER AND WASTEWATER CONSTRUCTION SPECIFICATIONS MANUAL SHALL BE CONSTRUCTED TO BE IN ACCORDANCE WITH THE F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND F.D.O.T. UTILITIES ACCOMMODATION GUIDE UNLESS SPECIFICALLY APPROVED BY THE ENGINEER OF RECORD. IN THE CASE OF CONFLICTING SPECIFICATIONS, THE MOST STRINGENT SHALL APPLY.

21. ALL UTILITIES SHALL BE KEPT IN OPERATION EXCEPT WITH THE EXPRESS WRITTEN CONSENT OF THE UTILITY OWNER. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PRESERVE EXISTING UTILITIES. ANY AND ALL DAMAGE TO EXISTING UTILITIES AS A RESULT OF THE CONTRACTOR'S ACTIONS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

22. WHERE WATER AND SEWER LINE INSTALLATION ARE IN CONFLICT WITH EXISTING UTILITY POLES, GUY WIRES OR SIMILAR STRUCTURES, THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY TO DETERMINE WHETHER THE STRUCTURES WILL REQUIRE RESTRAINT. THE FINAL DECISION AS TO WHETHER RESTRAINT IS REQUIRED WHILE EXCAVATION OCCURS SHALL BE THAT OF THE UTILITY OWNER. THE COST FOR THIS COORDINATION AND RESTRAINT SHALL BE INCLUDED IN THE CONTRACTOR'S OVERALL COSTS.

23. CONTRACTOR SHALL PROVIDE TEMPORARY CONNECTIONS AS NECESSARY FOR FLUSHING, DECONTAMINATION AND PRESSURE TESTING.

24. CONTRACTOR SHALL CONTACT THE PASCO COUNTY DEPARTMENT OF PUBLIC WORKS 24 HOURS PRIOR TO THE START OF ANY CONSTRUCTION WITHIN THE COUNTY RIGHT-OF-WAY.

FIRE PROTECTION NOTES:

1. PROJECT MUST COMPLY WITH PASCO COUNTY FIRE HYDRANT ORDINANCE

2. FIRE HYDRANTS SHALL BE INSTALLED AND IN SERVICE PRIOR TO THE ACCUMULATION OF COMBUSTIBLES.

3. PER THE NATIONAL FIRE PROTECTION ASSOCIATION, NFPA-1, 16.4.3.1.3: WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED, COMPLETED AND IN SERVICE PRIOR TO CONSTRUCTION WORK.

4. PER NFPA-1, 18.3.4.1 - CLEARANCES OF 7.5 FEET IN FRONT OF AND TO THE SIDES OF THE FIRE HYDRANT WITH A FOUR FOOT CLEARANCE TO THE REAR MUST BE MAINTAINED AT ALL TIMES.

5. THE INSTALLATION OF UNDERGROUND FIRE LINES REQUIRES SEPARATE PLANS AND PERMITS, ISSUED BY THE BUILDING DEPARTMENT, TO A CONTRACTOR AS LICENSED BY THE FLORIDA STATE FIRE MARSHALS OFFICE.

UTILITY SEPARATION NOTES

1. NEW OR RELOCATED, UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT WILL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER OR STORM SEWER. STORM WATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; A HORIZONTAL DISTANCE OF AT LEAST SIX FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER (OR A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.) AND A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM." [FAC 62-555.314(1); EXCEPTIONS ALLOWED UNDER FAC 62-555.314(5)]

2. NEW OR RELOCATED, UNDERGROUND WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL CROSS ANY EXISTING OR PROPOSED GRAVITY- OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OTHER PIPELINE. [FAC 62-555.314(2); EXCEPTIONS ALLOWED UNDER FAC 62-555.314(5)]

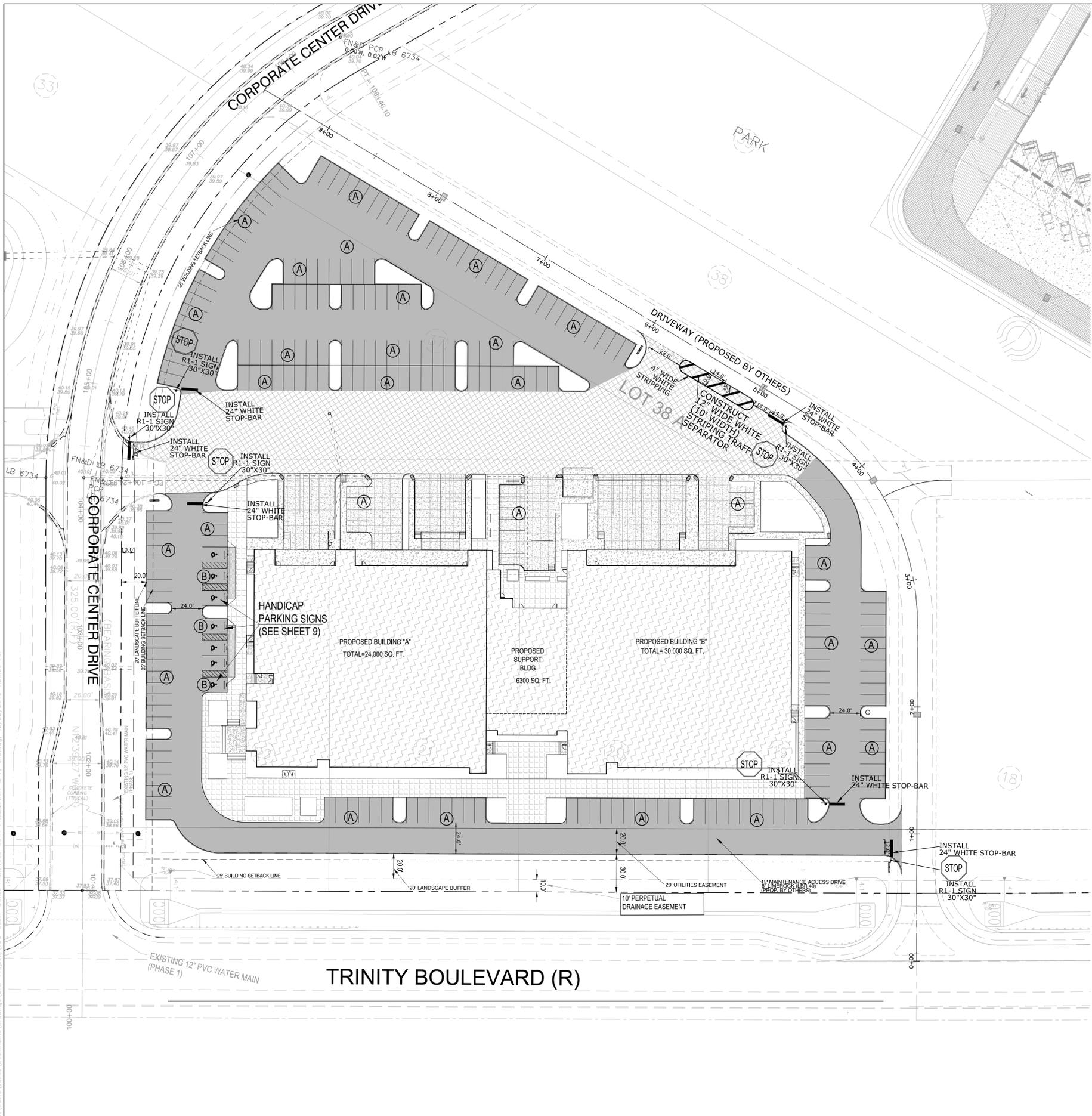
3. AT THE UTILITY CROSSINGS DESCRIBED ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE WILL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE OR OTHER PIPELINE. UNDERGROUND WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL CROSS ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORM WATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OTHER PIPELINE. [FAC 62-555.314(2); EXCEPTIONS ALLOWED UNDER FAC 62-555.314(5)]

NOTE: WHEN IT IS IMPOSSIBLE TO OBTAIN PROPER HORIZONTAL AND VERTICAL SEPARATIONS AS STIPULATED ABOVE, DEP MAY ALLOW DEVIATION ON A CASE-BY-CASE BASIS IF SUPPORTED BY DATA FROM THE DESIGN ENGINEER. APPROVAL FOR THE DEVIATION MUST BE OBTAINED PRIOR TO CONSTRUCTION.

INSPECTIONS AND MAINTENANCE OF STORMWATER FACILITIES

1. EROSION AND SETTLEMENT CONTROLS SHALL BE INSPECTED ON A DAILY BASIS. WHEN NECESSARY REPAIRS SHALL BE INITIATED WITHIN 24 HOURS OF NOTED DEFICIENCY.

2. THE ENTIRE STORM WATER SYSTEM SHOULD BE INSPECTED ON AT LEAST A SEMI-ANNUAL BASIS. THIS SHOULD INCLUDE A VISUAL INSPECTION OF THE ROAD, POND BANKS, BLEED-DOWN CRACKS, OTHER CONTROL STRUCTURES, AND DISCH

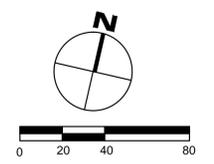


SITE LEGEND

- HANDICAP PARKING
- PROPOSED CURB
- SITE BOUNDARY LINE
- CENTER LINE OF ROAD
- RIGHT-OF-WAY
- EXISTING EDGE OF PAVEMENT
- PROPOSED CONCRETE SIDEWALK (SEE SHEET 10 FOR DETAILS)
- PROPOSED CONCRETE PAVEMENT (SEE SHEET 10 FOR DETAILS)
- PROPOSED SIDEWALK PAVERS (SEE ARCHITECTURAL PLANS)
- PROPOSED "LIGHT ASPHALT PAVEMENT" FOR PARKING LOT AND DRIVE AISLE (SN=2.74)
- PROPOSED "HEAVY DUTY PAVEMENT" FOR ENTRANCES AND LATERAL DRIVE (SN=3.63)
- PROPOSED ACCESS DRIVE PAVEMENT (BY OTHERS)

TYP TYPICAL
 HC HANDICAP
 35 LOT NUMBER
 10 10 PARKING SPACES
 LF LINEAR FEET
 SF SQUARE FEET

- UTILITY ESMT. LINE
- 25' BUFFER LINE
- LANDSCAPE ESMT. LINE
- DRAINAGE ESMT. LINE
- RIGHT-OF-WAY LINE
- WETLAND BUFFER LINE
- LOT LINE/ PROPERTY LINE



STRIPING NOTES:

- (A) TYPICAL PARKING SPACES SHALL BE STRIPED WITH A 4" WIDE WHITE STRIPE.
- (B) SEE DETAILS SHEET 9 PER HANDICAP PARKING DETAILS AND SIGNS.

SIGN LEGEND

NO.	TEXT OR SYMBOL	SIZE(INCH)	QUANTITY
R1-1	STOP	30X30	6

ALL STRIPING & SIGNAGE SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

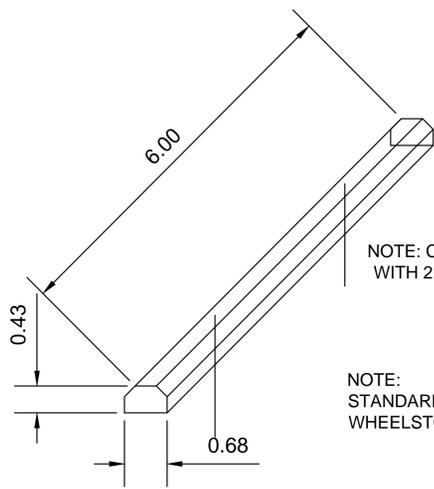
STRIPING AND SIGNING PLAN
 OSCOR
 TRINITY CORPORATE CENTER
 PASCO COUNTY, FLORIDA

DRAWING INVALID UNLESS SIGNED, DATED & SCALED BY REGISTERED PROFESSIONAL
 JAMES F. GRANOLD, P.E. # 99332

REGENCY
 Design & Engineering, Inc.
 9400 RIVER CROSSING BOULEVARD, SUITE 104, NEW PORT RICHEY, FLORIDA 34655
 727-375-1155 EXT. 4 FAX 727-375-1156
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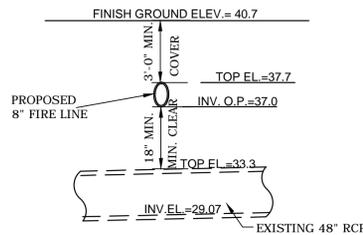
DATE	REV. BY	REV. NO.	REVISION



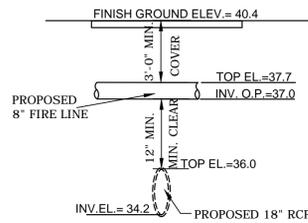
NOTE: CAR STOP TO BE PINNED IN PLACE WITH 2 1/2"X12" STEEL PINS.

NOTE: STANDARD PLACEMENT 30" FROM BACK OF WHEELSTOP TO EOP.

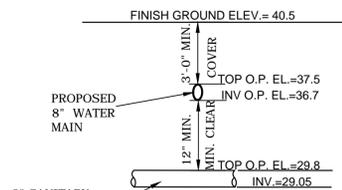
CONCRETE WHEEL STOP



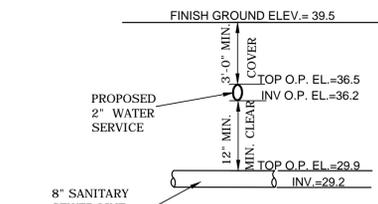
STORM - FIRE LINE
CONFLICT DETAIL "C #1"



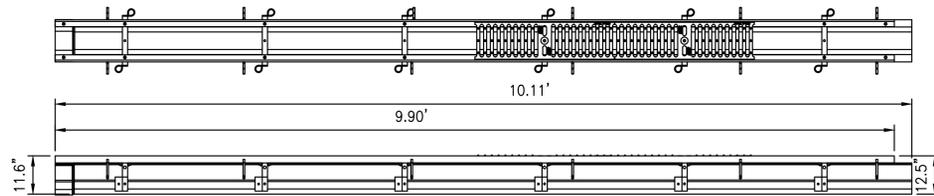
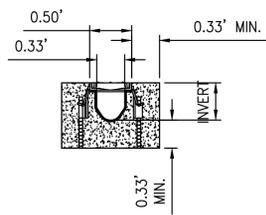
STORM - FIRE LINE
CONFLICT DETAIL "C #2"



SAN. SEWER (PROP. BY OTHERS) - WATER MAIN LINE
CONFLICT DETAIL "C #3"



SAN. SEWER (PROP. BY OTHERS) - WATER SERVICE LINE
CONFLICT DETAIL "C #4"

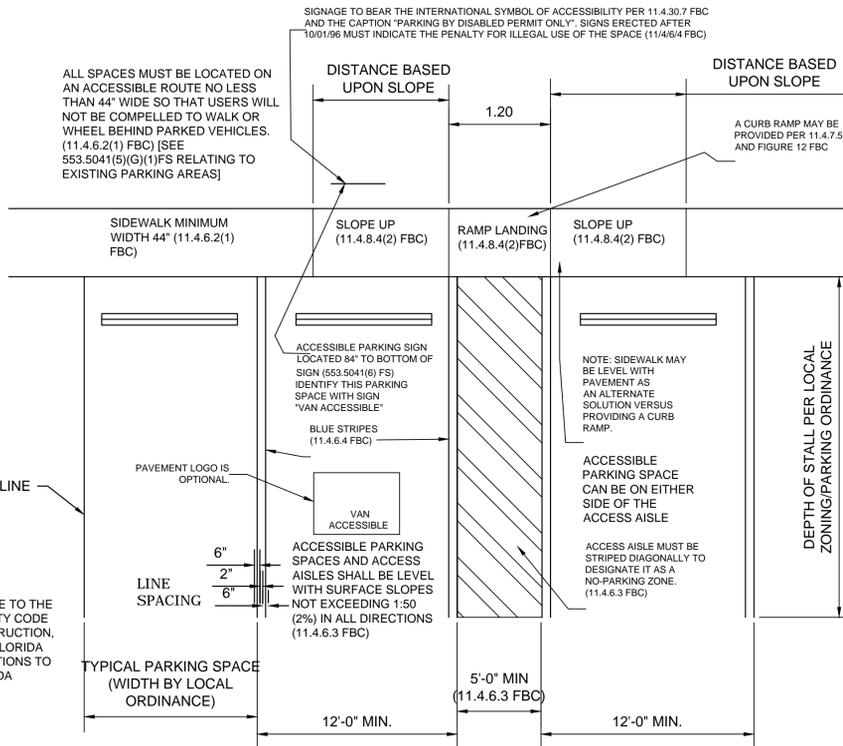


NOTE: + Actual Channel length is 122 1/2" to allow for overlap.

ZURN TRENCH DRAIN WITH 6" BOTTOM OUTLET
(Z806 FLO-THRU MODEL NO. 1010) OR EQUAL.

TRENCH DRAIN DETAIL

SCALE N.T.S.



CITATIONS TO THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION, CHAPTER 11 OF THE FLORIDA BUILDING CODE. CITATIONS TO FS ARE TO THE FLORIDA STATUTES

THIS TECHNICAL ASSISTANCE DOCUMENT IS INTENDED TO PROVIDE INFORMAL GUIDANCE AND DOES NOT CONSTITUTE A LEGAL INTERPRETATION OF STATUTORY OR REGULATORY CRITERIA

RECOMMENDED ACCESSIBLE PARKING SPACE(S) DESIGN FOR SINGLE LINE REQUIREMENTS

- NOTES:
1. TOP PORTION OF FTP 25 & 26 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.
 2. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
 3. FTP 25 & 26 MAY BE FABRICATED ON ONE PANEL OR TWO.
 4. FTP 25 MAY BE SUBSTITUTED FOR THE FTP 26 IN AREAS WHERE SPACE IS LIMITED.
 5. SIGNS ARE TO BE MOUNTED AT STANDARD HEIGHT, (7' FROM PAVEMENT TO BOTTOM OF SIGN).



PARKING BY
DISABLED
PERMIT
ONLY

\$ 250 FINE

VAN
ACCESSIBLE

ONLY USE IN "VAN
ACCESSIBLE"
PARKING SPACE

NOTES:

1. INSTALL PER MANUFACTURES RECOMMENDATIONS
2. H-20 TRAFFIC RATED GRATE

GENERAL DETAILS

OSCOR
TRINITY CORPORATE CENTER
PASCO COUNTY, FLORIDA

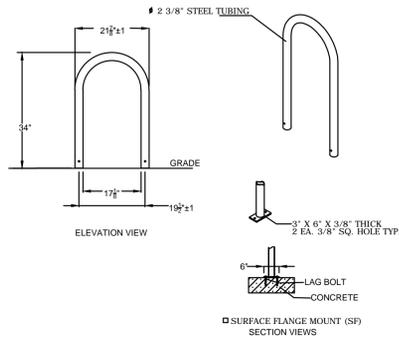
DRAWING REVIEWED, DATED, AND SEALED BY REGISTERED PROFESSIONAL

JAMES P. ORRICO, P.E. # 99332

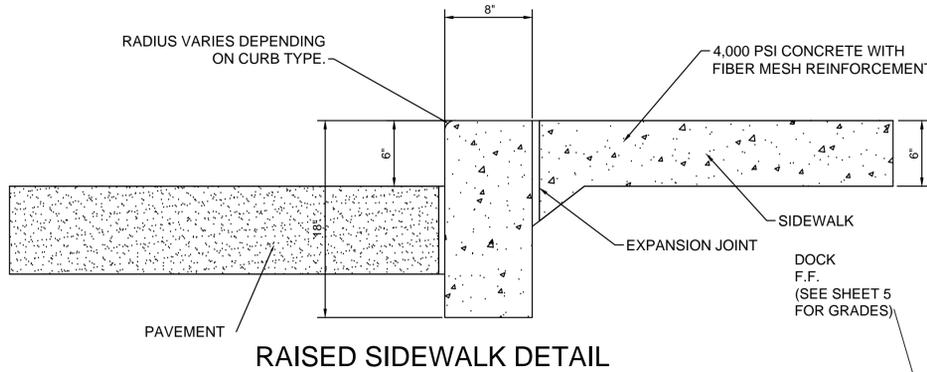
REGENCY
Design & Engineering, Inc.
9400 RIVER CROSSING BOULEVARD, SUITE 104, NEW PORT RICHEY, FLORIDA 34655
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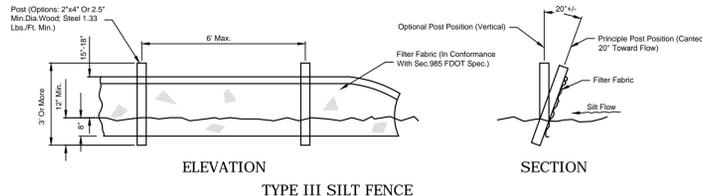


BIKE RACK DETAIL
N.T.S.



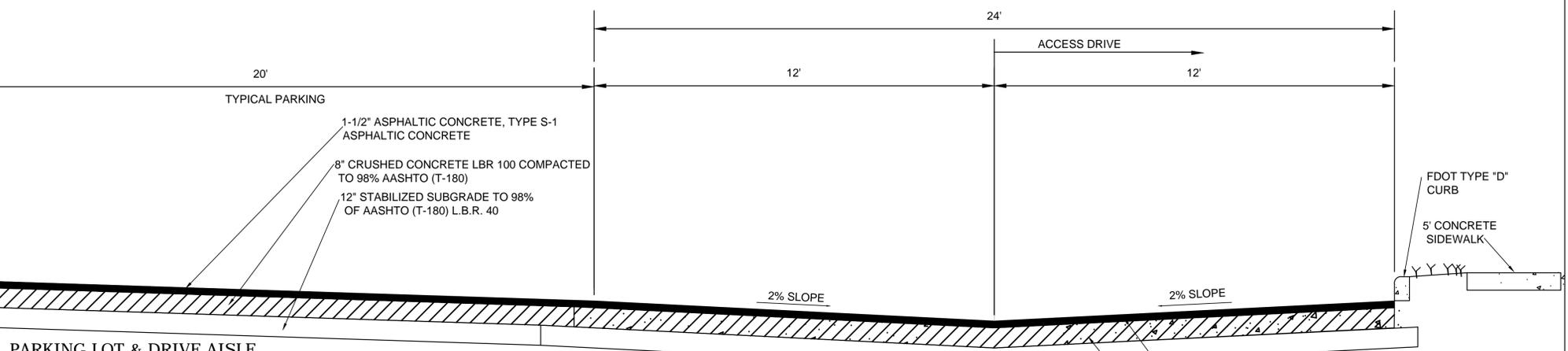
RAISED SIDEWALK DETAIL

- NOTES:
1. SEE CONC. SIDEWALK / SLAB DETAIL FOR ADDITIONAL CONSTRUCTION REQUIREMENTS.
 2. USE 1/2\"/>



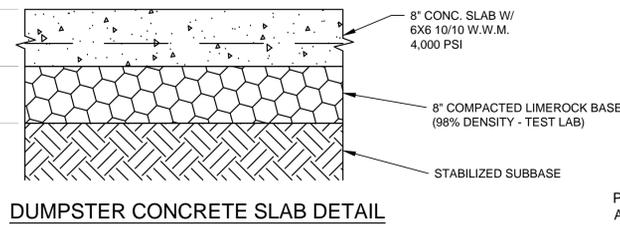
TYPE III SILT FENCE

- NOTES:
- For Additional Information And Details, See F.D.O.T. Index No.102.
 - Unless Specified, Hay Barriers May Be Used In Lieu Of Silt Fences.
 - Additional Posts And Rails May Be Necessary To Secure And Support Barriers.
 - Additional Fence Lengths May Be Required By The County Engineer Or By Regulatory Agencies.
- Do Not Deploy In A Manner That Silt Fences Will Act As A Dam Across Permanent Flowing Watercourses. Silt Fences Are To Be Used At Upland Locations.

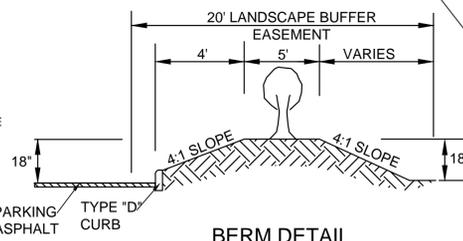


PARKING LOT & DRIVE AISLE

N.T.S.
S.N. = (1.5X0.44) + (8X0.15) + (12X0.08) = 2.82



DUMPSTER CONCRETE SLAB DETAIL

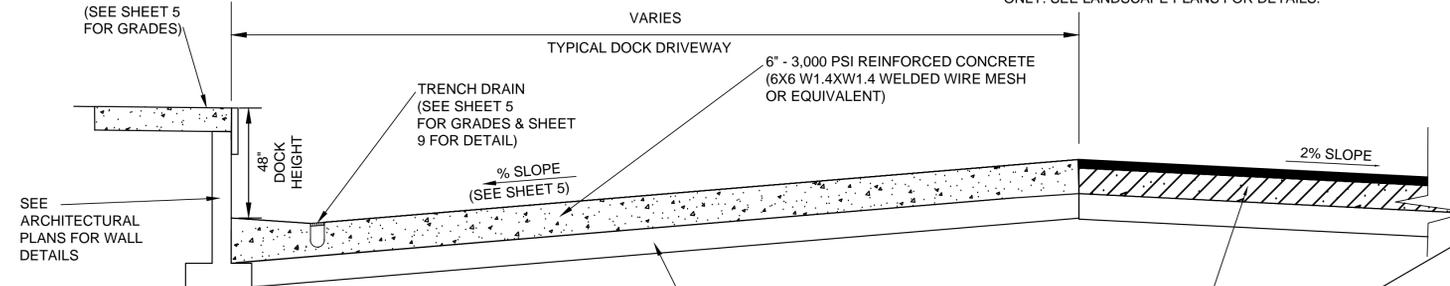


BERM DETAIL

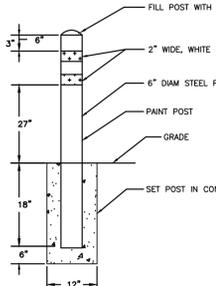
NOTE: CONTRACTOR SHOULD PROVIDE LANDSCAPE BERM ALONG CORPORATE CENTER DRIVE FRONTAGE ONLY. SEE LANDSCAPE PLANS FOR DETAILS.

HEAVY DUTY PAVEMENT SECTION *

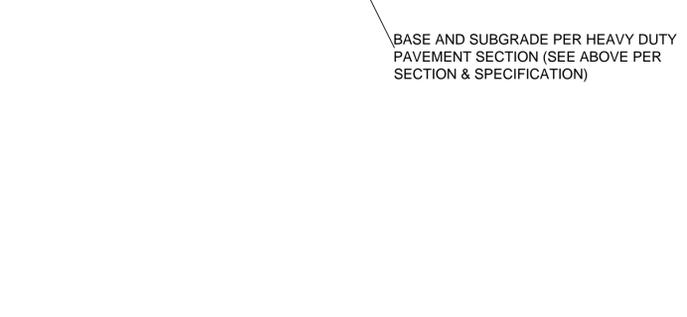
N.T.S.
S.N. = (3X0.44) + (9X0.15) + (12X0.08) = 3.63
NOTE: CONTRACTOR SHALL PROVIDE A SEPARATE LINE ITEM FOR HEAVY DUTY PAVEMENT.



TYPICAL DOCK DRIVEWAY



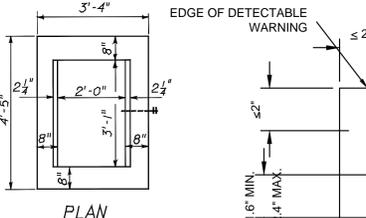
TYPICAL BOLLARD DETAIL



TYPE C INLET WITH CAST IRON GRATE

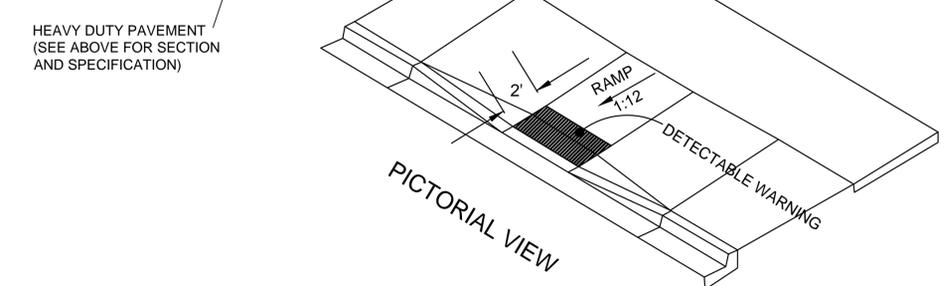
N.T.S.

FDOT INLET TYPE "C" & "D" INDEX # 232

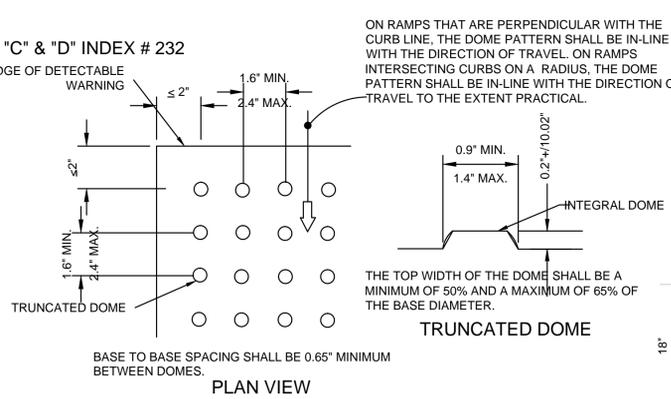


SECTION TYPE C
Recommended Maximum Pipe Size:
2'-0" Wall-18" Pipe
3'-1" Wall-24" Pipe

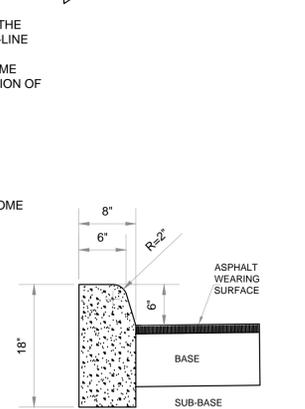
NOTICE: ~~Site~~ ~~Grate~~ On Inlets With Traversable Slots And On Inlets where Bicycle Traffic Is Anticipated.



PICTORIAL VIEW



CURB RAMP DETECTABLE WARNING DETAIL



TYPE "D" CURB
PER FDOT INDEX NO. 300

SITE DETAILS
OSCOR
TRINITY CORPORATE CENTER
PASCO COUNTY, FLORIDA

PREPARED BY: JAMES P. GRADY, P.E.
REGISTERED PROFESSIONAL ENGINEER
JAMES P. GRADY, P.E. # 58332

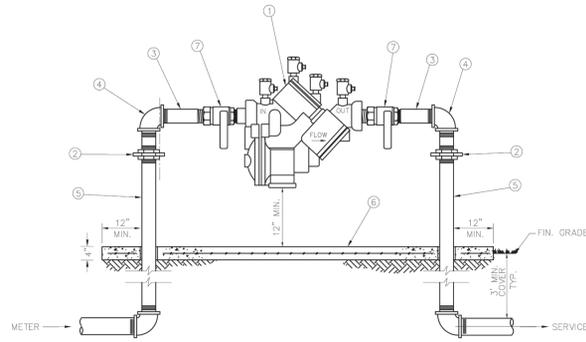
REGENCY
Design & Engineering, Inc.
9400 RIVER CROSSING, SUITE 104, NEW ORLEANS, LOUISIANA 70118
727-375-1156
CERTIFICATE OF AUTHORIZATION NO. 28386

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SHEET
10
OF SHEET

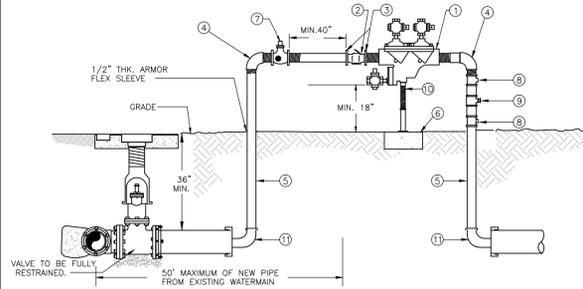
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ITEM	QUANT.	DESCRIPTION
1	1	BACKFLOW PREVENTER ASSEMBLY, REDUCED PRESSURE ZONE
2	2	UNIONS - GALV.
3	2	NIPPLES - BRASS
4	2	ELBOWS - GALV. 90°
5	2	RISER - GALV.
6	+	CONCRETE SLAB
7	2	BALL VALVES - BRASS OR S.S. (PROVIDED WITH BFP ASS'Y)

NOTE: - FIELD ADJUST AND CUT ITEM 5 TO THE PROPER LENGTH.
 - MINIMUM CLEARANCE OF 24" TO BE MAINTAINED AROUND DEVICE FOR TESTING.
 - ENTIRE ASSEMBLY TO BE PAINTED SAFETY BLUE.
 - CONCRETE SLAB TO EXTEND 12" MIN. AROUND ENTIRE DEVICE.
 - DEVICE MUST BE LISTED WITH THE UNIVERSITY OF SOUTHERN CALIFORNIA FOUNDATION FOR CROSS CONNECTION CONTROL AND HYDRAULIC RESEARCH.

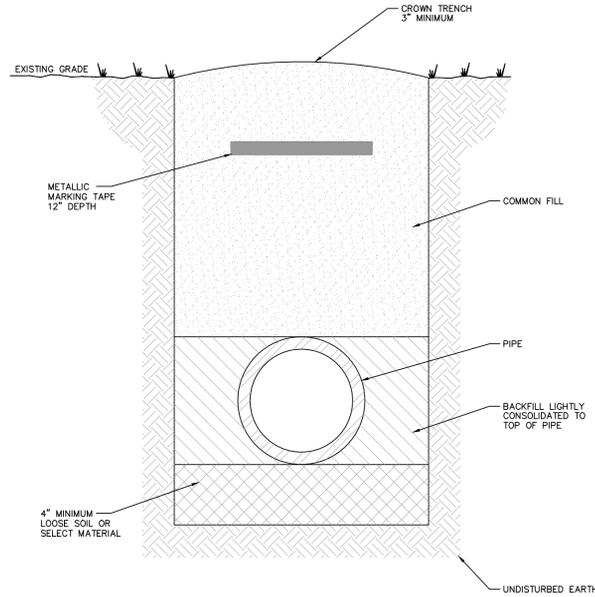
CREATED	02/24/03	REDUCED PRESSURE BACKFLOW PREVENTER (SINGLE SERVICE: 3/4", 1", 1-1/2", 2")	PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN PCU APPROVAL.
REVISED		PASCO COUNTY UTILITIES	DETAIL 12



ITEM	QUANT.	DESCRIPTION
1	1	2" BACKFLOW PREVENTER ASSEMBLY, REDUCED PRESSURE ZONE
2	1	2" METER FURNISHED BY PASCO COUNTY UTILITIES
3	2	BRASS-METER FLANGES OR ADAPTORS
4	2	2" ELBOWS - GALV. 90°
5	2	2" RISER - GALV.
6	+	CONCRETE SLAB
7	1	2" VALVE - BRASS OR S.S.
8	2	TEE/ VALVES - BRASS OR S.S.
9	1	2" GATE VALVE - BRASS OR S.S.
10	1	PIPE STAND (SUPPORT)
11	2	M.J. CAP WITH 2" TAP

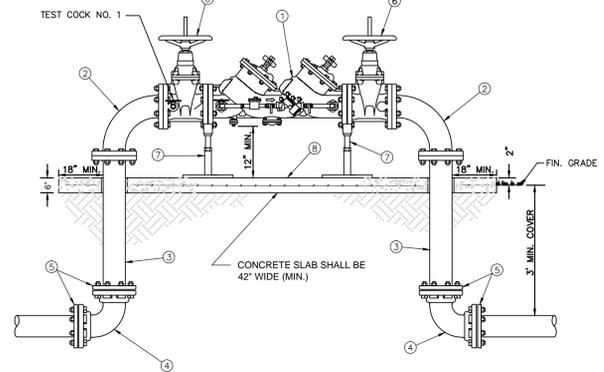
NOTE: - CONTRACTOR/CUSTOMER SHALL APPLY AT PASCO COUNTY UTILITIES CUSTOMER SERVICE FOR TEMPORARY WATER SERVICE AT LEAST THREE DAYS PRIOR TO REQUIRED SERVICE DATE.
 - THE METER WILL BE FURNISHED, INSTALLED AND INITIAL READING TAKEN BY PASCO COUNTY UTILITIES. ALL FITTINGS, PIPING, VALVES AND MATERIALS INCLUDING THE PASCO COUNTY APPROVED REDUCED PRESSURE BACKFLOW PREVENTION DEVICE SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR/CUSTOMER.
 - CONTRACTOR/CUSTOMER FURNISHED REDUCED PRESSURE BACKFLOW PREVENTION DEVICE MUST BE INSTALLED BEFORE THE METER IS INSTALLED BY PASCO COUNTY UTILITIES. THE APPROVED BACKFLOW PREVENTION DEVICE SHALL BE TESTED AND CERTIFIED BY PASCO COUNTY UTILITIES CERTIFIED BACKFLOW PREVENTION TECHNICIAN AT TIME OF METER INSTALLATION.
 - CONTRACTOR/CUSTOMER SHALL PROTECT THE JUMPER/METER ASSEMBLY FROM DAMAGE.
 - CONTRACTOR/CUSTOMER IS RESPONSIBLE FOR BACTERIOLOGICAL TESTING AFTER CONNECTION OF TEMPORARY WATER SERVICE.
 - TEMPORARY CONSTRUCTION JUMPER/METER ASSEMBLY SHALL NOT BE REMOVED UNTIL SYSTEM IS ACCEPTED AND DEPARTMENT OF HEALTH CERTIFICATION AND CLEARANCE FOR SERVICE FORM HAS BEEN RECEIVED BY PASCO COUNTY UTILITIES.
 - WHEN THE NEW SYSTEM IS ACCEPTED AND THE FINAL METER READING TAKEN BY PASCO COUNTY, THE TEMPORARY CONSTRUCTION JUMPER/METER ASSEMBLY MUST BE COMPLETELY REMOVED FROM M.J. CAP TO M.J. CAP AND A NEW WATER MAIN IS TO BE CHLORINATED AND INSTALLED COMPLETING THE FINAL CONNECTION.
 - BY APPLYING FOR SERVICE, CONTRACTOR/CUSTOMER AGREES TO TAKE WATER SERVICE FROM PASCO COUNTY UTILITIES IN ACCORDANCE WITH THE APPROPRIATE RATE SCHEDULE AND IN ACCORDANCE WITH PASCO COUNTY UTILITIES RULES AND REGULATION.

CREATED	11/18/05	TEMPORARY CONSTRUCTION WATER SERVICE	PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN PCU APPROVAL.
REVISED	05/30/06	PASCO COUNTY UTILITIES	DETAIL 01



NOTE: - LOOSE SOIL OR SELECT MATERIAL IS NATIVE SOIL EXCAVATED FROM THE TRENCH FREE OF ROCKS AND FOREIGN MATERIAL.
 - COMMON FILL TO BE PLACED AND COMPACTED IN 12" LAYERS. ROLLING EQUIPMENT SHALL NOT BE USED FOR COMPACTION UNTIL A MINIMUM OF 18" OF COMMON FILL HAS BEEN PLACED AND COMPACTED OVER THE PIPE. THREE FEET OF FILL SHALL BE PLACED BEFORE A HYDROHAMMER MAY BE USED FOR COMPACTION.

CREATED	02/24/03	PIPE LAYING CONDITIONS STANDARD UNPAIRED AREAS	PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN PCU APPROVAL.
REVISED		PASCO COUNTY UTILITIES	DETAIL 35

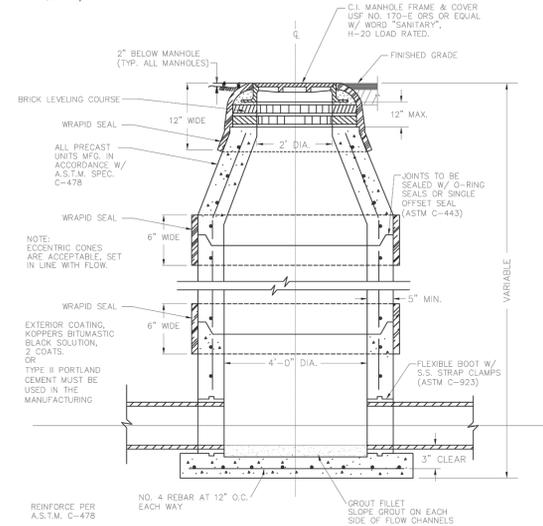


ITEM	QUANT.	DESCRIPTION
1	1	3", 4", 6", 8" DOUBLE CHECK VALVE/BFP ASSEMBLY WITH DETECTOR ASSEMBLY
2	2	3", 4", 6", 8" BEND, 90° FLANGE x FLANGE
3	2	3", 4", 6", 8" SPOOL PIECE FLG. x PE. D.I.P.
4	2	3", 4", 6", 8" BEND, 90° M.J. x M.J.
5	4	3", 4", 6", 8" GATE, RETAINER M.J. (MEGALUG)
6	2	3", 4", 6", 8" VALVE, GATE FLG. x FLG. RESILIENT WEDGE O.S. & Y.
7	2	SUPPORT (AS NEEDED)
8	1	CONCRETE SLAB (6" THICK - 42" WIDE MIN.)

NOTE: - NO TIE RODS OR EYE BOLT RETAINERS PERMITTED ABOVE GROUND.
 - B.F.P. ASSEMBLY TO BE INSTALLED LEVEL & PLUMB.
 - MINIMUM CLEARANCE OF 36" TO BE MAINTAINED AROUND ENTIRE DEVICE FOR TESTING.
 - ENTIRE ASSEMBLY TO BE PAINTED SAFETY BLUE.
 - DETECTOR BY-PASS ASSEMBLY TO BE FACTORY INSTALLED AND CERTIFIED
 - ALL MECHANICAL JOINTS SHALL BE RESTRAINED WITH MEGALUGS OR APPROVED EQUAL
 - BELL JOINT RESTRAINERS SHALL BE PROVIDED ON ALL UNDERGROUND PIPING AS SPECIFIED IN JOINT RESTRAINT TABLE DETAIL
 - ALL ABOVE GROUND PIPING SHALL BE FLANGED DUCTILE IRON PIPE (NO GALVANIZED OR PVC)
 - ITEM 3 SHALL BE FIELD CUT TO PROPER LENGTH TO ACHIEVE DESIGNATED GROUND CLEARANCE
 - IF SO SPECIFIED, ENTIRE ASSEMBLY TO BE ENCLOSED IN 6' CHAIN LINK FENCE.
 - BFP DEVICE MUST BE LISTED WITH THE UNIVERSITY OF SOUTHERN CALIFORNIA FOUNDATION FOR CROSS CONNECTION CONTROL AND HYDRAULIC RESEARCH.

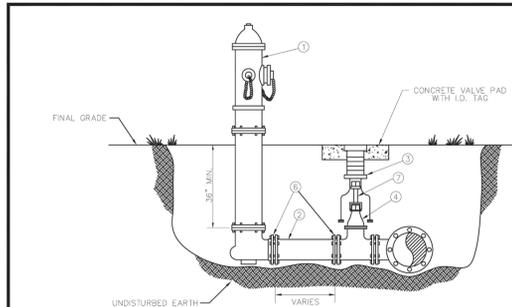
CREATED	02/24/03	DOUBLE DETECTOR CHECK VALVE ASSEMBLY/BACKFLOW PREVENTER (SINGLE SERVICE: 3", 4", 6", 8", 10")	PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN PCU APPROVAL.
REVISED		PASCO COUNTY UTILITIES	DETAIL 10

NOTE: PRECAST CONCRETE SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 4,000 p.s.i. AT 28 DAYS.



NOTE: 1. WRAPID SEAL MUST BE USED ON ALL JOINTS, CASTINGS AND RISER RINGS. ON ALL JOINTS ON AIR RELEASES, MANHOLES, GREASE/WATER, OIL/WATER SEPARATORS, AND WELLS.
 2. WRAPID SEAL MUST BE USED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
 3. PASCO COUNTY SHALL HAVE THE OPTION OF SPECIFYING THE TYPE OF INTERIOR LINING TO BE INSTALLED FOR EACH INDIVIDUAL MANHOLE.
 4. PASCO COUNTY SHALL HAVE THE OPTION OF REQUIRING A NEGATIVE PRESSURE TEST PER ASTM C-1244
 5. LIFT HOLES MUST NOT PENETRATE THE WALLS

CREATED	02/24/03	STANDARD MANHOLE	PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN PCU APPROVAL.
REVISED		PASCO COUNTY UTILITIES	DETAIL 41



ITEM	QUANT.	DESCRIPTION
1	1	HYDRANT FIRE (3 1/4" VALVE MIN.), PAINTED YELLOW
2	+	8" PIPE, P.V.C. (DR-18)
3	1	8" VALVE, SLIP TYPE
4	1	8" VALVE, GATE, M.J. RESILIENT WEDGE
5	1	TEE, ANCHORING, M.J.
6	+	8" RESTRAINER GLAND (MEGALUG)
7	+	VALVE EXTENSION ROD, AS NECESSARY (3" MAX. BELOW GRADE)

CREATED	02/24/03	FIRE HYDRANT PERPENDICULAR TO THE MAIN	PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN PCU APPROVAL.
REVISED		PASCO COUNTY UTILITIES	DETAIL 27

SITE DETAILS

OSCOR
 TRINITY CORPORATE CENTER
 PASCO COUNTY, FLORIDA

DRAWING NAME, DATE, SCALE, DRAWN BY, CHECKED BY, DESIGNED BY, DATE, SCALE, PROFESSIONAL SEAL

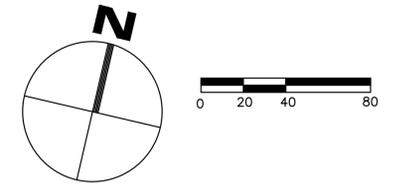
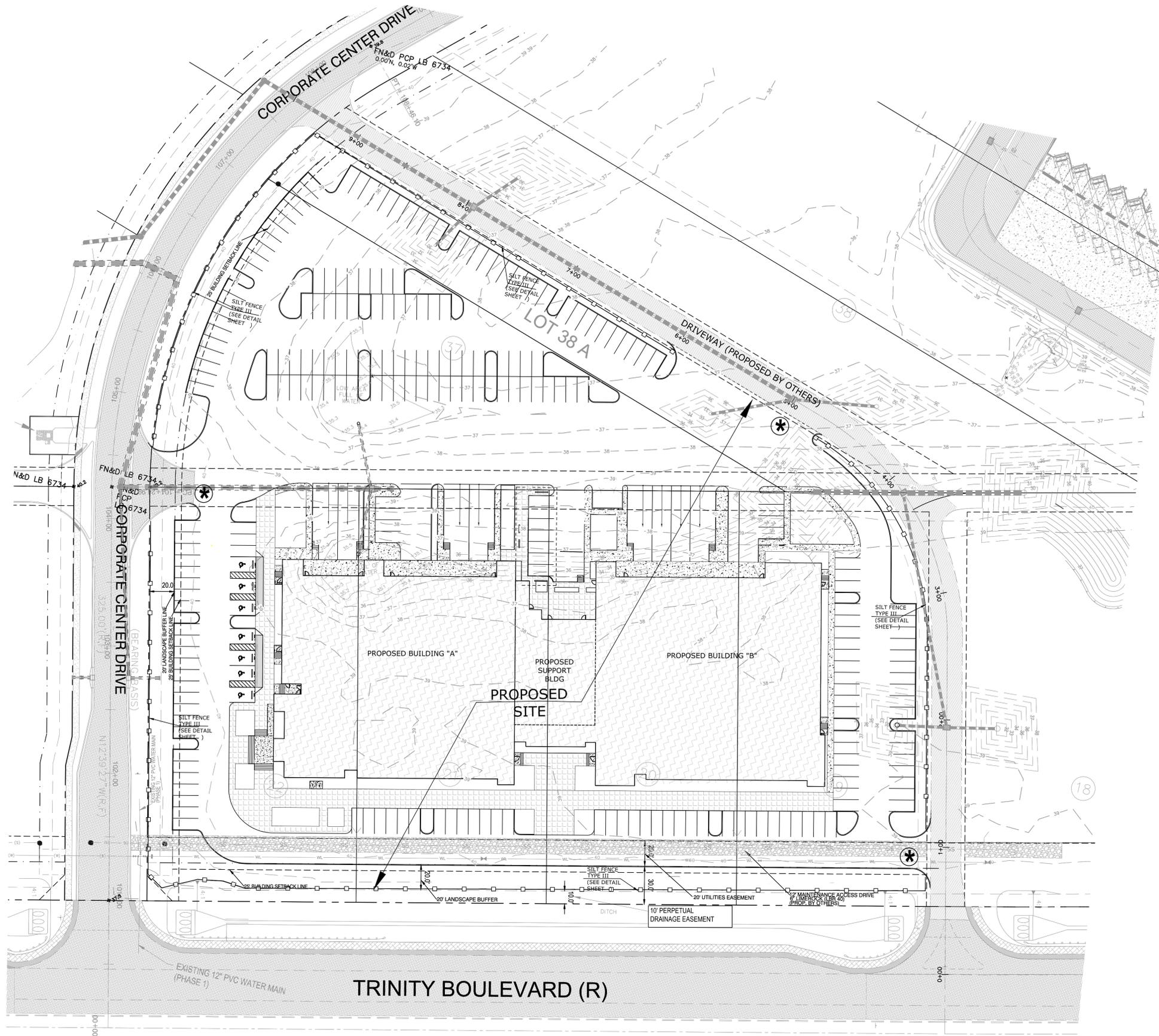
JANE P. GRAYDON, P.E. # 59322

REGENCY
 Design & Engineering, Inc.
 9400 RIVER CROSSING BOULEVARD, SUITE 104, NEW PORT RICHEY, FLORIDA 34665
 727-375-1156 EXT. 4 - FAX 727-375-1156
 CERTIFICATE OF AUTHORIZATION NO. 28366

THIS DOCUMENT, COMPRISED OF THE INCORPORATED BIDS AND SPECIFICATIONS, IS THE PROPERTY OF REGENCY DESIGN & ENGINEERING, INC. IT IS TO BE USED IN WHOLE OR IN PART FOR THE PROJECT AND NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN AUTHORIZATION OF REGENCY DESIGN & ENGINEERING, INC.

DATE	REV. BY	REV. NO.	REVISION

SHEET
 11
 OF SHEET
 JOB NO.



⊛ INSTALL SOIL TRACKING PREVENTION DEVICE PER FDOT INDEX NO. 106

LEGEND

- LIMITS OF CONSTRUCTION LINE
- - - - UTILITY ESMT. LINE
- - - - 25' BUFFER LINE
- - - - LANDSCAPE ESMT. LINE
- - - - DRAINAGE ESMT. LINE
- - - - RIGHT-OF-WAY LINE
- - - - WETLAND BUFFER LINE
- - - - LOT LINE/ PROPERTY LINE
- □ □ □ SILT FENCE LINE

NOTE:

- SEE SHEET 13 & 14 FOR SWPPP NOTES AND DETAILS.

NOTE:
 CONTRACTOR IS CAUTIONED TO MAINTAIN SILT FENCE DURING CONSTRUCTION AND REMOVE AFTER PROJECT HAS BEEN STABILIZED AND CONSTRUCTION ACTIVITIES ARE OVER.

NOTE:

1. IF CONSTRUCTION HAVE COMMENCED, BUT NOT CONTINUED FOR A PERIOD OF 30 DAYS, ALL DISTURBED PORTIONS OF THE PARCEL SHALL BE PLANTED WITH GRASS OR GROUND COVER TO PREVENT EROSION AND ENCOURAGE SOIL STABILIZATION, ADEQUATE COVERAGE SO AS TO SUPPRESS FUGITIVE DUST SHALL BE ACHIEVED WITHIN 45 DAYS.
2. PRIOR TO THE START OF ANY CLEARING OR GRUBBING OR ANY SOIL DISTURBANCE, CONTACT PASCO COUNTY STORMWATER MANAGEMENT AT (727) 834-3611 FOR SOIL EROSION AND SEDIMENT CONTROL PRE-INSPECTION MEETING.

THE CONTRACTOR SHALL INITIATE REPAIRS WITHIN 24 HOURS OF INSPECTION THAT INDICATE ITEMS ARE NOT IN GOOD WORKING ORDER. IF INSPECTIONS INDICATES THAT THE INSTALLED STABILIZATION AND STRUCTURAL PRACTICES ARE NOT SUFFICIENT TO MINIMIZE EROSION, RETAIN SEDIMENT, AND PREVENT DISCHARGES POLLUTANTS, THE CONTRACTOR SHALL PROVIDE ADDITIONAL MEASURES AS APPROVED BY ENGINEER. ALL CONTRACTORS AND SUBCONTRACTORS THAT WILL IMPLEMENT EACH MEASURE MUST BE ACCEPT THE FOLLOWING CERTIFICATION:
 "I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND AND SHALL COMPLY WITH THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FROM SMALL CONSTRUCTION ACTIVITIES AND THIS STORMWATER POLLUTION PREVENTION PLAN PREPARED THERE UNDER."

CONTRACTOR _____ SUBCONTRACTOR _____

SWPPP PLAN																			
OSCOR TRINITY CORPORATE CENTER PASCO COUNTY, FLORIDA																			
<p style="font-size: small;">DRAWING INVALID UNLESS SIGNED, DATED & SEALED BY REGISTERED PROFESSIONAL</p>	<p style="font-size: small;">JANE P. GRABO, P.E. # 9312</p>																		
<p style="font-size: x-small;">9400 RIVER CROSSING BOULEVARD, SUITE 104, NEW PORT RICHEY, FLORIDA 34655 727-375-1156 EXT. 4 - FAX 727-375-1156 CERTIFICATE OF AUTHORIZATION NO. 28366</p>																			
REUSE OF DOCUMENT THIS DOCUMENT, COMPRISED OF THESE SHEETS, IS THE PROPERTY OF REGENCY DESIGN & ENGINEERING, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED ON THESE SHEETS. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN AUTHORIZATION OF REGENCY DESIGN & ENGINEERING, INC.																			
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="font-size: x-small;">REV. NO.</th> <th style="font-size: x-small;">REV. DATE</th> <th style="font-size: x-small;">REVISION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	REV. NO.	REV. DATE	REVISION																<p style="font-size: x-small;">DATE: _____</p>
REV. NO.	REV. DATE	REVISION																	
SHEET 12 OF SHEET																			
JOB NO. _____																			

SEE SHEET 2 FOR EXISTING STORMWATER STRUCTURES INFORMATION

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THE FOLLOWING INFORMATION IS INTENDED TO SATISFY THE PERMIT REQUIREMENTS FOR NPDES PER FAC 62-621 (STORMWATER POLLUTION PREVENTION PLAN) AND SWFMD FAC 40D, PART B BASIS OF REVIEW FOR 40D RULES, SECTION 2.8. (CONSTRUCTION SURFACE WATER MANAGEMENT PLAN). REFERENCES TO STORMWATER POLLUTION PREVENTION PLAN AND CONSTRUCTION SURFACE WATER MANAGEMENT PLAN SHALL BE INTERCHANGEABLE. THE "PLAN" INCLUDES STORMWATER MANAGEMENT EROSION/SETTLEMENT CONTROL INSTRUCTIONS, DETAILS, AND NOTES AS PRESENTED IN THE CONSTRUCTION PLAN SET.

STORMWATER POLLUTION PREVENTION PLAN

THE SWPPP SHALL BE COMPLETED PRIOR TO THE SUBMITTAL OF THE NOTICE OF INTENT (NOI) TO BE COVERED UNDER THE FDEP GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES. THE SWPPP SHALL BE AMENDED WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE, WHICH HAS A SIGNIFICANT EFFECT ON THE POTENTIAL FOR DISCHARGE OF POLLUTANTS TO SURFACE WATERS OF THE STATE OR MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4).

THE SWPPP ALSO SHALL BE AMENDED IF IT PROVES TO BE INEFFECTIVE IN SIGNIFICANTLY REDUCING POLLUTANTS FROM SOURCES IDENTIFIED IN PART V.D.1. OF THE PERMIT OR TO INDICATE ANY NEW CONTRACTOR AND/OR SUBCONTRACTOR THAT WILL IMPLEMENT ANY MEASURE OF THE SWPPP. ALL AMENDMENTS SHALL BE SIGNED, DATED, AND KEPT AS ATTACHMENTS TO THE ORIGINAL SWPPP.

1. PROJECT NAME AND LOCATION

OSCOR TRINITY CORPORATION CENTER PRELIMINARY/CONSTRUCTION SITE AND STORMWATER PLANS.

2. SITE DESCRIPTION

A. DESCRIBE THE NATURE OF THE CONSTRUCTION ACTIVITY: CONSTRUCT A MANUFACTURING/WAREHOUSE BUILDING AND THE ASSOCIATED INFRASTRUCTURE.

B. DESCRIBE THE INTENDED SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES: THE CONTRACTOR SHALL FOLLOW THE SEQUENCE OF MAJOR ACTIVITIES DESCRIBED BELOW, UNLESS THE CONTRACTOR PROPOSED A DIFFERENT SEQUENCE THAT IS EQUAL OR BETTER AT CONTROLLING EROSION AND TRAPPING SEDIMENT AND IS APPROVED BY THE ENGINEER.

FOR EACH CONSTRUCTION PHASE, INSTALL PERIMETER CONTROLS AFTER CLEARING AND GRUBBING NECESSARY FOR INSTALLATION OF CONTROLS BUT BEFORE BEGINNING OTHER WORK FOR THE CONSTRUCTION PHASE. REMOVE PERIMETER CONTROLS ONLY AFTER ALL UPSTREAM AREAS ARE STABILIZED.

1. INSTALL REVISED EROSION CONTROL AROUND LIMITS OF CONSTRUCTION.
2. CLEARING AND GRUBBING FOR UTILITY LOCATIONS.
3. CLEARING AND GRUBBING, EARTHWORK, AND STORM SEWER CONSTRUCTION.
4. STORM SEWER CONSTRUCTION. CONSTRUCT THE STORM DRAIN PIPE IN THE UPSTREAM DIRECTION.
5. EARTHWORK ASSOCIATED WITH ROADWAYS, AND CONSTRUCTION OF CURB AND GUTTER, SUBGRADE, BASE, PAVEMENT AND SIDEWALK.
6. COMPLETE SITE WORK.
7. STABILIZE THE SITE WITH APPROPRIATE SOD / SEED AND MULCH AS REQUIRED.
8. REMOVE EROSION CONTROL MEASURES PRIOR TO DEMOBILIZATION.

C. TOTAL AREA OF THE SITE (ACRES):

6.98 ACRES

d. Total area of the site to be disturbed (Acres):

6.98 ACRES

e. Existing data describing the soil or quality of any stormwater discharge from the site: The soils survey is included in the Drainage Report. The results of the soil borings done in the ponds are located in the same reports. In general, the soils are fine sands. The small particle size will make the potential for erosion high. The particle type content will stay in suspension for weeks. This will require effort to filter runoff prior to discharge.

f. Site Map:

The construction plans are being used as the site maps. The location of the required information is described below. The sheet numbers for the plan sheets referenced are identified on the Key Sheet of the construction plans.

- Drainage Patterns:

The drainage basin divides and flow directions are shown on the Drainage Maps. The site drains generally from East to West to the existing collecting system installed previously onto lot 22. The ultimate outfall from the site will be to the master wet detention facility constructed previously (to the west of the subject parcel). The site's basins are divided by ridges. This site's basin is considered an open basin, according to local regulatory requirements. Ultimately, this site drains into the Duck Slough.

The plans and report reflect that the drainage basin divides and flow directions are shown on the Drainage Map.

- Approximate slopes:

The slopes of the site can be seen in the Plan / Profile sheets of the construction plans. There are pond cross sections located with the Pond Details Sheets. The slope ratios were based on regulatory guidelines.

- Areas of soil disturbance:

The areas to be disturbed are indicated on the SWPPP and Construction Plans for each phase. Also, see the paving, grading and drainage and pond detail sheets. Any areas where permanent features are shown to be constructed above or below ground will be disturbed.

- Locations of Temporary Controls:

These are shown on the Construction Plan Sheets. These controls may require replacement throughout the project.

- Locations of Permanent Controls:

The stormwater ponds are the primary permanent stormwater management controls. These constructed previously with the master infrastructure for the overall developments.

- Areas to be stabilized:

Temporary stabilization practices are shown in the same location as the temporary controls mentioned above.

- Surface Waters and Wetland Impacts:

The wetland limits shown on this plan were approved under SWFWMD ERP NO. 1223.005. There are no additional wetland impacts associated with this project.

- Areas not to be disturbed:

Temporary stabilization practices are shown in the same location as the temporary controls mentioned above. Permanent stabilization is shown on the Construction Plans.

g. Northing/Easting of each discharge point and name of receiving water or MS4 of each discharge point:

Number	Receiving Water	Latitude	Longitude
NORTH	DUCK SLOUGH	28° 11' 18.8520"	82° 37' 38.8812"
WEST	DUCK SLOUGH	28° 11' 16.1952"	82° 37' 39.0000"

3. CONTROLS

Description of appropriate controls, BMPs, and measures for each activity listed in Item 2b as well as time frames in which controls will be implemented:

The following discussion defines general guidelines for the sequence of construction and the use of stabilization and structural practices. The contractor is also responsible for maintaining field records of their SWPPP activities.

a. Temporary and permanent stabilization practices:

During construction, the contractor will provide temporary stabilization as soon as practical, but in no case shall the time be greater than seven calendar days after the construction activity has temporarily or permanently ceased, for areas which have been cleared and not reworked. The entire disturbed portion of the project will be stabilized upon completion.

Stabilization practices to be implemented are included in the Construction Plans and include:

- Temporary sodding:

Install at the limits of phasing in all locations where construction activities have ceased and the likelihood of erosion is high.

- Temporary grassing:

Install in all locations where construction activities has temporarily stopped for a period of 14 days.

- Permanent planting, sodding and seeding:

All disturbed areas will ultimately receive permanent sodding or seeding.

b. Structural controls intended to divert, store, retain or otherwise limit stormwater flow:

Structural controls shall be installed prior to any earthwork or construction activity. Controls to be implemented are noted in the Construction Plans and include:

- Silt Fence:

Silt fence shall be used along the length of the project as well as around wetlands or other surface waters where the existing ground slopes away from the project or where there is potential for sediment to be directed offsite. Stockpile areas shall include silt fence around the perimeter. Silt fence locations are shown in the Construction Plans.

- Staked turbidity barriers:

N/A

- Floating turbidity barriers:

N/A

c. Temporary or permanent sediment basins for areas disturbing 10 acres or more at one time:

See Paving, Grading & Drainage Plan

d. Permanent stormwater management controls to be installed during construction process:

As construction is performed, permanent control structures will be installed. These devices will consist of concrete weirs or weir structures with pipe.

e. Potential pollutant controls:

1) Waste disposal:

The contractor is responsible for maintaining field records of their SWPPP activities.

The contractor will provide litter control and collection within the project boundaries during construction activities. All fertilizer, hydrocarbon, or other chemical containers shall be disposed of by the contractor according to EPA's standard practices as detailed by the manufacturer. No solid materials including building and construction materials shall be discharged to wetlands or buried on site.

2) Offsite vehicle tracking:

The contractor is responsible for maintaining field records of their SWPPP activities.

The Contractor may, at their sole discretion, select a control by the following methods:

- Loaded haul trucks to be covered by a tarpaulin
- Excess dirt on road shall be removed daily. The contractor will provide pollution control by implementing dust control with water application during the dust generating activities such as excavation and milling operations.
- Soil Tracking Prevention Device (See SWPP Plan Sheets)

3) Application rates of herbicides/pesticides used at construction site:

The contractor is responsible for maintaining field records of their SWPPP activities.

4) Storage, application, generation, migration of all toxic substances:

The contractor is responsible for maintaining field records of their SWPPP activities.

5) Other:

The contractor is responsible for maintaining field records of their SWPPP activities.

f. Sources of non-stormwater discharges:

The contractor is responsible for maintaining field records of their SWPPP activities.

4. MAINTENANCE PLAN FOR ALL CONTROLS:

The contractor is responsible for maintaining field records of their SWPPP activities.

The contractor will be responsible for daily inspection and maintenance of all erosion control devices throughout the construction phase of the project as well as removal of erosion and sediment control devices when no longer necessary.

The following practices will be used to maintain erosion and sediment controls:

The contractor shall maintain rain gauges on the project site and record daily rainfall. All control measures will be maintained daily by the contractor. All devices will be maintained in good working order. If a repair is necessary, it will be initiated within a 24 hours of the inspection.

Structural Practices Controls:

Built-up sediment will be removed from silt fence and staked turbidity barriers when it has reached 1/3 the height of the fence. A proposed replacement interval is 1 year.

Temporary and permanent seeding will be inspected for bare spots, washouts, and healthy growth. Soil tracking prevention devices shall be maintained to prevent clogging of rock bedding which may impede the usefulness of the structure.

Hay bales shall be replaced when they have served their usefulness so as not to block or impede storm flow or drainage. A proposed replacement interval is 3 months.

5. INSPECTION AND DOCUMENTATION PROCEDURES:

The Contractor shall be responsible for completing the weekly inspection report form and maintaining documentation for three years following final stabilization. The contractor shall submit copies of these reports to the owner or authorized representatives prior to final payment for work shown within these plans. Additional inspection and documentation must be completed within 24 hours after any 0.50-inch rainfall event. It is the Contractor's responsibility to maintain rain gauges on the project site and record daily rainfall. Where sites have been permanently stabilized, inspections shall be conducted at least once each month.

The following items need to be inspected:

- points of discharge to waters of the United States.
- points of discharge to municipal separate storm sewer systems.
- disturbed areas of the site that have not been stabilized.
- areas used for storage of materials that are exposed to precipitation.
- structural controls.
- stormwater management controls.
- locations where vehicles enter and exit the site.

The Contractor shall initiate repairs within 24 hours of inspections that indicate items are not in good working order. If inspections indicate that the installed stabilization and structural practices are not sufficient to minimize erosion, retain sediment, and prevent discharging pollutants, the Contractor shall provide additional measures as approved by the Engineer.

AS REQUIRED UNDER FAC 40D, PART B, SECTION 2.8.1(C) THE OWNER/PERMITEE "SHALL ENSURE THAT THE SURFACE WATER AND THE STORMWATER MANAGEMENT MEASURES PROPOSED IN THE PLAN ARE EFFECTIVELY IMPLEMENTED UPON COMPLETION OF THE PROJECT OR UNTIL THE PERMANENT SURFACE WATER MANAGEMENT SYSTEM IS OPERATIONAL". THE "PLAN" INCLUDES NOTES, DETAILS AND INSTRUCTIONS FOR STORMWATER MANAGEMENT PRESENTED THROUGH OUT THE PLAN SET. THE OWNER/PERMITEE HEREBY AGREES TO COMPLY WITH ALL STORMWATER MANAGEMENT ITEMS CONTAINED WITHIN THE PLANS AS SUBMITTED FOR DISTRICT APPROVAL.

All contractors or subcontractors that will implement each measure must accept the following certification:

"I certify under penalty of law that I understand and shall comply with, the terms and conditions of the State of Florida Generic Permit for Stormwater Discharge from Large and Small Construction Activities and this Stormwater Pollution Prevention Plan prepared thereunder."

AS REQUIRED UNDER FAC 40D, PART B, SECTION 2.8.1(C) THE OWNER/PERMITEE OR AUTHORIZED AGENT "SHALL ENSURE THAT THE SURFACE WATER AND STORMWATER MANAGEMENT MEASURES PROPOSED IN THE 'PLAN' ARE EFFECTIVELY IMPLEMENTED UNTIL COMPLETION OF THE PROJECT OR UNTIL THE PERMANENT INSTRUCTIONS FOR STORMWATER MANAGEMENT PRESENTED THROUGH OUT THE PLAN SET.

_____ SIGN NAME (APPLICANT / PERMITEE / AGENT FOR SWFWMD PERMIT)

_____ PRINT NAME (APPLICANT / PERMITEE / AGENT OFR SWFWMD PERMIT)

COMPLIANCE WITH NPDES GENERAL PERMIT CONDITIONS FOR CONSTRUCTION SITES SHALL BE THE CONTRACTOR'S RESPONSIBILITY INCLUDING SUBMITTAL OF THE NPDES NOTICES OF INTENT (NOI) AND TERMINATION (NOT) TO FDEP IN ACCORDANCE WITH STATE AND FEDERAL REGULATIONS.

ALL CONTRACTORS OR SUBCONTRACTORS THAT WILL IMPLEMENT EACH MEASURE MUST ACCEPT THE FOLLOWING CERTIFICATION:

"I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND AND SHALL COMPLY WITH, THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORMWATER POLLUTION PREVENTION PLAN PREPARED THEREUNDER."

_____ PRINT NAME CONTRACTOR-PERMITEE FOR NPDES PERMIT

_____ SIGN NAME CONTRACTOR-PERMITEE FOR NPDES PERMIT

SUBCONTRACTORS

_____	PRINT NAME (SUBCONTRACTOR)	_____	PRINT NAME (SUBCONTRACTOR)
_____	SIGN NAME (SUBCONTRACTOR)	_____	SIGN NAME (SUBCONTRACTOR)
_____	PRINT NAME (SUBCONTRACTOR)	_____	PRINT NAME (SUBCONTRACTOR)
_____	SIGN NAME (SUBCONTRACTOR)	_____	SIGN NAME (SUBCONTRACTOR)

SWPPP PLAN NOTES

 OSCOR
 TRINITY CORPORATE CENTER
 PASCO COUNTY, FLORIDA

DRAWING SHALL UNLESS SPEC'D OTHERWISE
 & SCALED BY REGISTERED PROFESSIONAL

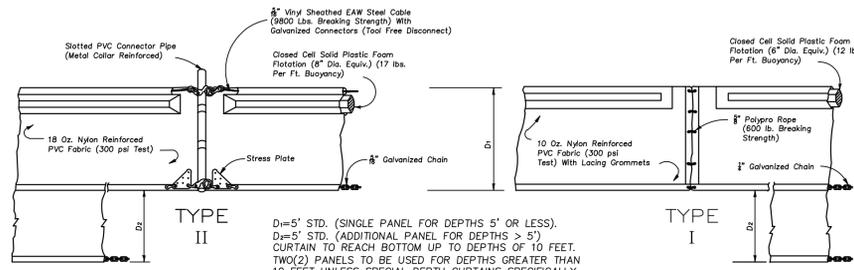
 JAMES R. GRABER, P.E. # 98332

REGENCY
 Design & Engineering, Inc.
 9400 RIVER CROSSING BOULEVARD, SUITE 104 NEW PORT RICHEY, FLORIDA 34655
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 CERTIFICATE OF AUTHORIZATION NO. 28566

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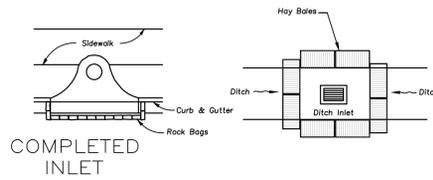
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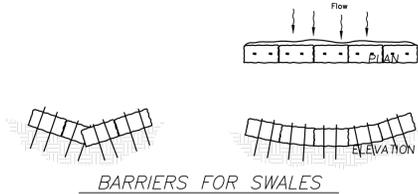
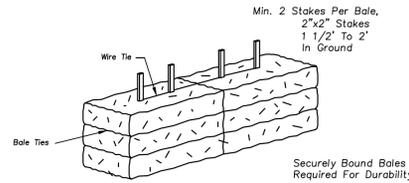


D=5' STD. (SINGLE PANEL FOR DEPTHS 5' OR LESS).
 D₁=5' STD. (ADDITIONAL PANEL FOR DEPTHS > 5')
 CURTAIN TO REACH BOTTOM UP TO DEPTHS OF 10 FEET.
 TWO(2) PANELS TO BE USED FOR DEPTHS GREATER THAN
 10 FEET UNLESS SPECIAL DEPTH CURTAINS SPECIFICALLY
 CALLED
 FOR IN THE PLANS OR AS DETERMINED BY THE ENGINEER.
 NOTICE: COMPONENTS OF TYPED I AND II MAY BE SIMILAR OR IDENTICAL
 TOO PROPRIETARY DESIGNS. ANY INFRINGEMENT OF THE PROPRIETARY
 RIGHTS OF THE DESIGNER SHALL BE THE SOLE RESPONSIBILITY OF
 THE USER. SUBSTITUTIONS FOR TYPES I AND II SHALL BE AS
 APPROVED BY THE ENGINEER.

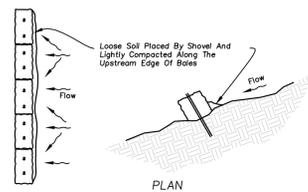
FLOATING TURBIDITY BARRIERS
 INDEX 103



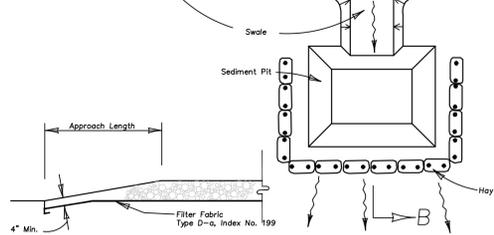
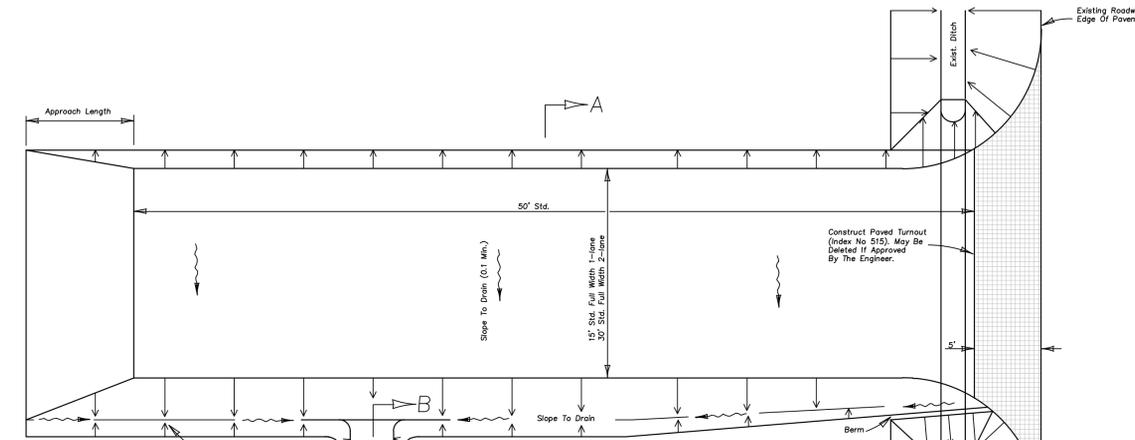
BARRIERS FOR INLETS
 DOT INDEX 102



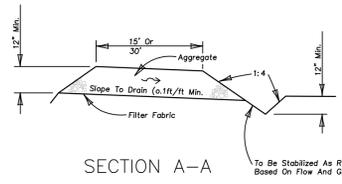
BARRIERS FOR SWALES



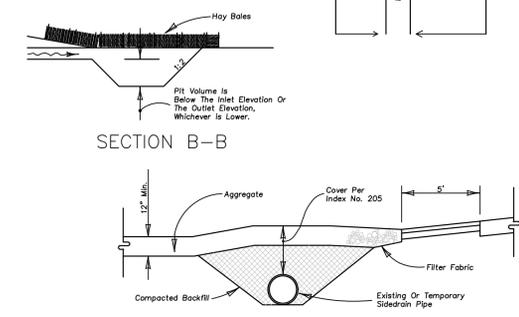
BARRIERS FOR SLOPES



TRANSITION DETAIL



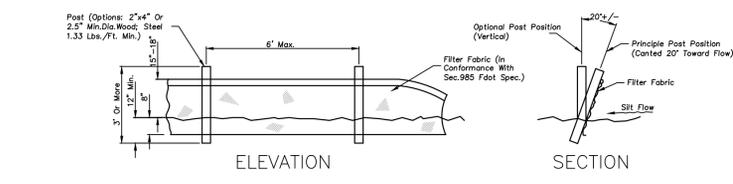
SECTION A-A



RURAL CONNECTION DETAIL

SOIL TRACKING PREVENTION DEVICE

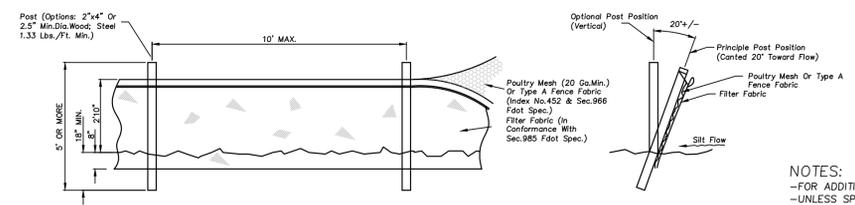
DOT INDEX 106
 N. T. S.



ELEVATION

SECTION

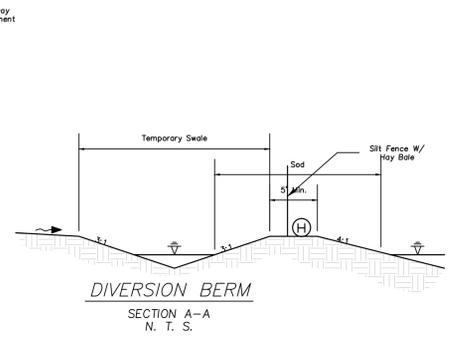
TYPE III SILT FENCE



ELEVATION

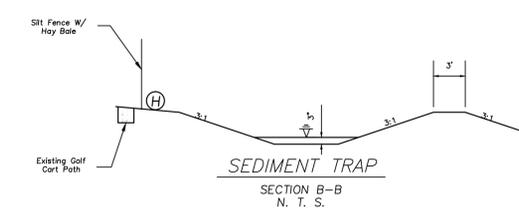
SECTION

TYPE IV SILT FENCE



DIVERSION BERM
 SECTION A-A
 N. T. S.

Note: Remove Sediment From Swale When
 The Depth Exceeds 6".



SEDIMENT TRAP
 SECTION B-B
 N. T. S.

GENERAL NOTES:

1. PROTECT FUTURE CURB INLETS SHOWN WITHIN PAVED AREAS (SEE SWPP PLAN SHEET). PROTECT THESE CURB INLETS WITH ROCK BAGS AS PER INDEX 102.
2. PROTECT FUTURE GRATE INLETS WITH HAY BALES (SEE SWPP PLAN SHEET). THESE ARE INLETS PROPOSED IN NON-PAVED AREAS. PROTECT THESE INLETS WITH HAY BALES AS PER INDEX 102
3. PROTECT WET AREAS SHOWN WITHIN STORMWATER PONDS (SEE SWPP PLAN SHEET). PROTECT THESE AREAS WITH 30 OF FLOATING TURBIDITY BARRIER AT EACH INFALL STRUCTURE (I.E. MES).

NOTES:
 -FOR ADDITIONAL INFORMATION AND DETAILS, SEE F.D.O.T. INDEX NO.102.
 -UNLESS SPECIFIED, HAY BARRIERS MAY BE USED IN LIEU OF SILT FENCES.
 -ADDITIONAL POSTS AND RAILS MAY BE NECESSARY TO SECURE AND SUPPORT BARRIERS.
 -ADDITIONAL FENCE LENGTHS MAY BE REQUIRED BY THE COUNTY ENGINEER OR BY REGULATORY AGENCIES.

SWPPP DETAILS PLAN
 OSCOR
 TRINITY CORPORATE CENTER
 PASCO COUNTY, FLORIDA

DRAWING INVALID UNLESS SIGNED, DATED & SEALED BY REGISTERED PROFESSIONAL
 JAMES P. GARROD, P.E. # 95312

REGENCY
 Design & Engineering, Inc.
 9400 RIVER CROSSING BOULEVARD, SUITE 104, NEW PORT RICHEY, FLORIDA 34655
 727-375-1156 EXT. 4 - FAX 727-375-1156
 CERTIFICATE OF AUTHORIZATION NO. 28366

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REVISION	DATE	REV. BY	REV. NO.

SHEET
14
 OF SHEET
 JOB NO.

DO NOT DEPLOY IN A MANNER THAT SILT FENCES WILL ACT AS A DAM ACROSS PERMANENT FLOWING WATERCOURSES. SILT FENCES ARE TO BE USED AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.

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SEE SHEET LA2 & LA3 FOR LANDSCAPE NOTES.
SEE SHEET LA4 FOR LANDSCAPE DETAILS.

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	REMARKS
BN	4	Betula nigra	River Birch	-	3" Cal	8'-10" Ht., 3'-4" Sp.	Native
IC	9	Ilex cassine	Dahoon Holly	-	2" Cal	6'-8" Ht., 3'-4" Sp.	Native
LN	24	Lagerstroemia indica 'Natchez'	'Natchez' Crape Myrtle	-	3" Cal	6'-8" Ht., 3'-4" Sp.	Drought Tolerant, Single Trunk, Tree Form
MB	14	Magnolia grandiflora 'Brackens Brown Beauty'	BBB Magnolia	-	2" Cal	6'-8" Ht., 3'-4" Sp.	Native, Drought Tolerant
PM	6	Podocarpus macrophyllus maki	Podocarpus	30 gal	2" Cal	6'-8" Ht., 3'-4" Sp.	Drought Tolerant
Q3	9	Quercus virginiana 'QV71A'	Highrise Live Oak	-	2" Cal	8'-10" Ht., 3'-4" Sp.	Native, Drought Tolerant
SP	18	Sabal palmetto	Sabal Palm	-	-	14" Clear Trunk, Matched	Native, Drought Tolerant
UF	16	Ulmus americana Flordana	Florida Elm	-	2" Cal	8'-10" Ht., 3'-4" Sp.	Native, Drought Tolerant
WR	6	Washingtonia robusta	Washingtonia Fan Palm	-	-	14" Clear Trunk, Matched	Native, Drought Tolerant

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
DU	321	Duranta erecta 'Gold Mound'	Gold Mound Duranta	3 Gal., 18" Ht. x 18" Sp.	Drought Tolerant
IB	384	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly	3 Gal., 14" Ht. x 18" Sp.	Drought Tolerant
IV	512	Ilex vomitoria 'Schellings Dwarf'	Schellings Yaupon Holly	3 gal., 14" Ht. x 14" Sp.	Native, Drought Tolerant
JM	139	Jasminum multiflorum	Downey Jasmine	3 gal., 20" Ht. x 20" Sp.	Drought Tolerant
MC	96	Mulienbergia capillaris	Pink Mully	3 gal., 20" Ht. x 20" Sp.	Native, Drought Tolerant
MF	307	Myrsine frutescens	Simpson Stopper	3 gal., 20" Ht. x 20" Sp.	Native, Drought Tolerant
RA	252	Raphiolepis indica 'Alba'	Dwf. Indian Hawthorn	3 gal., 14" Ht. x 14" Sp.	Drought Tolerant
SR	39	Strelitzia reginae	Bird Of Paradise	7 gal., 3" Ht. x 3" Sp.	Drought Tolerant
TD	177	Tnpsacum dactyloides	Dwf. Fakahatchee Grass	3 gal., 20" Ht. x 20" Sp.	Native, Drought Tolerant

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	REMARKS
AV	30	Alpina zerumbet 'Vanegata Dwarf'	Dwarf Vanegated Ginger	3 Gal., 18" Ht. x 18" Sp.	Drought Tolerant
AG	369	Arachis glabrata-rhoma	Orn. Peanut G. R.	6"x18", 1 gal.	Drought Tolerant
BH	404	Bulbine frutescens 'Hallmark'	Hallmark Bulbine	1 Gal., 6" x 14"	Drought Tolerant
JF	152	Juniperus chinensis 'Parson'	Parson Juniper	3 Gal., 12" Ht. x 18" Sp.	Drought Tolerant
LG	585	Liriodendron muscari 'Emerald goddess'	EG Linopse	12"x18", 1 gal.	Drought Tolerant, From Rode Groundcovers
NR	469	Neomanca caerulea 'Regina'	Gant Walking Ins	1 Gal., 12" x 18"	Drought Tolerant
TA	575	Trachelospermum asiaticum	Dwf. Confed. Jasmine	12"x18", 1 gal.	Drought Tolerant
ZP	67	Zamia pumila	Coontie	12"x12", 1 gal.	Native, Drought Tolerant

PASCO COUNTY GENERAL REQUIREMENTS

NO EXISTING TREES ON SITE - NO TREE REPLACEMENT REQUIRED.

90 TREES PROVIDED - 8 MINIMUM SPECIES REQUIRED
9 SPECIES PROVIDED

PALMS AT 3:1 = 1 TREE

VJA - 70 PROPOSED TREES
BUFFERS - 17 EXISTING TREES + 14 PROPOSED TREES
BUILDING FOUNDATION - 6 PROPOSED TREES

10% OF VJA AREA TO BE VJA LANDSCAPE AREA
VJA AREA = 139,833.93 SF
VJA LANDSCAPE AREA REQUIRED = 13,983.39 SF
VJA LANDSCAPE AREA PROVIDED = 14,224.87 SF (10.17%)

1 TREE PER 200 SF OF REQUIRED VJA LANDSCAPE AREA
13,983.39 SF / 200 SF = 69.91 = 70 TREES REQUIRED
70 VJA LANDSCAPE AREA TREES PROVIDED

50% SHRUBS/GROUNDCOVERS REQUIRED TO BE DROUGHT TOLERANT
89.8% OF SHRUBS/GROUNDCOVERS PROVIDED ARE DROUGHT TOLERANT

30% SHRUBS/GROUNDCOVERS REQUIRED TO BE NATIVE
31.6% SHRUBS/GROUNDCOVERS PROVIDED ARE NATIVE

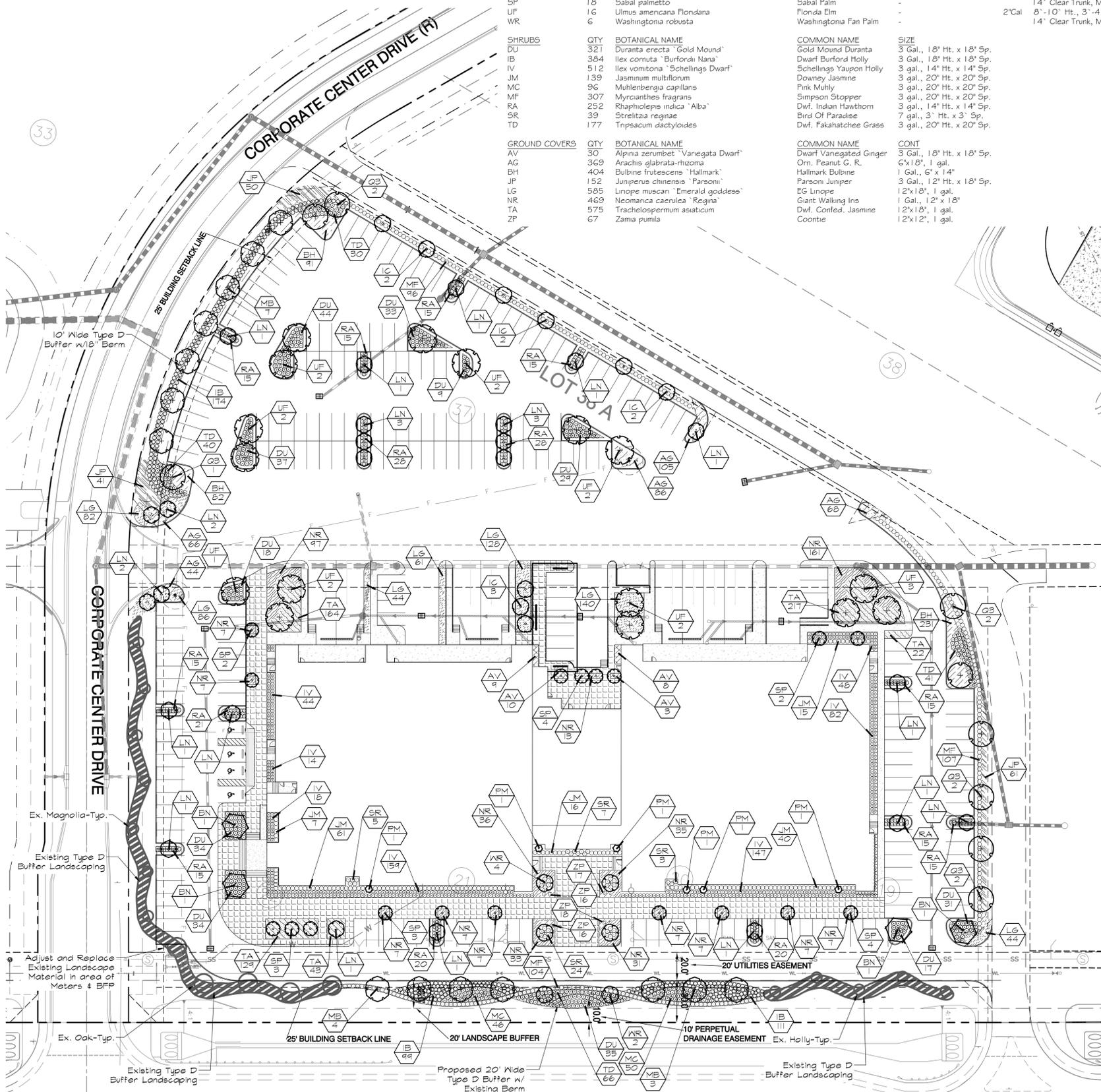
25% MAXIMUM COVERAGE OF ANY ONE SHRUB/GROUNDCOVER SPECIES
12.0% SF MAXIMUM COVERAGE PER ONE PROVIDED SHRUB/GROUNDCOVER SPECIES

BUILDING PERIMETER LANDSCAPE
BUILDING PERIMETER = 1538.11
50% OF BUILDING PERIMETER REQUIRED TO BE LANDSCAPED (769.06 LF)
61.5% OF BUILDING PERIMETER PROVIDED IS LANDSCAPED (946.50 LF)

10% OF BUILDING AREA REQUIRED TO BE WITHIN BUILDING PERIMETER LANDSCAPING
BUILDING AREA = 65,782.68 SF +/- X 10% = 6,578.27 SF REQUIRED BUILDING PERIMETER LANDSCAPE AREA = 6,730.01 SF (10.2%) PROVIDED OF BUILDING PERIMETER LANDSCAPE AREA.

GROUNDCOVER PLANT NOTE
GROUNDCOVER PLANTS SHALL BE SPACED TO PRESENT A FINISHED APPEARANCE AND OBTAIN A REASONABLY COMPLETE COVERAGE WITHIN ONE (1) YEAR.

PLANT MATERIAL REPLACEMENT NOTE
ANY PLANT MATERIALS OF WHATSOEVER TYPE AND KIND REQUIRED BY THESE REGULATIONS SHALL BE REPLACED WITHIN THIRTY (30) DAYS OF THEIR DEMISE AND/OR REMOVAL.

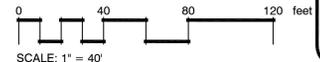


Pasco County Landscaping Standard Notes (Pasco LDC 905.2)

- Maintenance Responsibility.** The County is not responsible for maintenance of any landscaping unless approved through a County maintenance agreement. (LDC 905.2-C.1.a)
- Clear-Sight Triangle.** Where a driveway/accessway intersects a road right-of-way or where two (2) road rights-of-way intersect, vegetation, structures, and non-vegetative visual screens shall not be located so as to interfere with the clear sight triangle as defined in this Code or the Florida Department of Transportation, Manual of Uniform Minimum Standards, most recent edition (Green Book), whichever is more restrictive. (LDC 905.2-C.1.b)
- Sustainable Practices.** Landscaping shall be installed so that landscaping materials meet the concept of right material/right place. Installed trees and plants shall be grouped into zones according to water, soil, climate, and light requirements. Plant groupings based on water requirements are drought tolerant, natural, and oasis. (LDC 905.2-C.1.c)
- Diversity.** A maximum of 50 percent of the plant materials used, other than trees, may be non-drought tolerant. A minimum of 30 percent of the plant materials, other than trees and turf grass, used to fulfill the requirements of this subsection shall be native Floridian species, suitable for growth in the county. (LDC 905.2-C.1.d)
- Diversity.** No one plant species of shrubs or ground cover plants, excluding turf grass, shall constitute more than 25 percent coverage of the overall landscape area. (LDC 905.2-C.1.d.5)
- Quality.** All plant materials shall be Florida No. 1 grade per "Grades and Standards for Nursery Plants," Florida Department of Agriculture and Consumer Services (FDACS), which is incorporated herein by reference. (LDC 905.2-C.2.a)
- Avoid Easements.** Trees shall not be planted within any easement so as to interfere with the use of that easement, nor under any present or planned overhead utility, nor in any rights-of-way without County approval through the associated review process. (LDC 905.2-C.3.c)
- Mulch.** Mulch shall be used in conjunction with living plant materials so as to cover exposed soil. Mulch shall be installed to a minimum depth of three (3) inches. The mulch should not be placed directly against the plant stem or tree trunk. Mulch shall not be required for annual beds. Stone or gravel may be used to cover a maximum of 20 percent of the landscaped area. (LDC 905.2-C.3.d)
- Quality Practices.** All landscaping shall be installed in accordance with standards and practices of the Florida Nursery, Growers, and Landscape Association and the Florida Chapter of the International Society of Arboriculture. (LDC 905.2-C.3.e)
- All portions of a lot upon which development has commenced, but not continued for a period of 30 days, shall be planted with a grass species or ground cover to prevent erosion and encourage soil stabilization. Adequate coverage, so as to suppress fugitive dust, shall be achieved within 45 days. (LDC 905.2-C.3.g)**
- All required landscaping shall be maintained in a healthy condition in perpetuity in accordance with this Code. (LDC 905.2-E.2)**
- Ongoing maintenance to prevent the establishment of prohibited exotic species is required. (LDC 905.2-E.4)**

Irrigation Note:
See detailed Irrigation Plan, to be provided. Irrigation shall be provided by automatic, underground irrigation system meeting Pasco County irrigation requirements and providing 100% coverage to proposed landscape materials.

Landscape Maintenance Note:
The Contractor will be responsible for maintenance of landscaping during construction until acceptance by the owner. When construction is complete and approved by the County, the Property Owner will be responsible for maintenance of the landscaping.



CONSTRUCTION PLANS ARE NOT VALID UNLESS SIGNED & EMBOSSED WITH LANDSCAPE ARCHITECT'S SEAL

PATRICK D. ROBERSON
FLORIDA REGISTERED
LANDSCAPE ARCHITECT
NO. LA0001461

TRINITY BOULEVARD (R)

ROBERSON RESOURCE GROUP
Landscape Architecture & Consulting

3152 Little Road, # 125, Trinity, Florida 34665
Phone: 727-255-4258 Web: RRGLA.com
LA0001461 & LC26000267

OSCOR, Inc.
4857 Palm Harbor Blvd.
Palm Harbor, Florida 34683

Revision	Date

OSCOR TRINITY CORPORATE CENTER
Pasco County, Florida

LANDSCAPE PLAN

Project No. 15-034
Date 12/23/15
Sheet **LA1**

LANDSCAPE GENERAL NOTES

PART 1 – GENERAL

1.01 RELATED DOCUMENTS AND REQUIREMENTS

- A. Bidding requirements, general and special conditions, addenda, special requirements, plans, specifications, notes, details, and contract agreements, are hereby made part of the general contract documents.
B. Permits required by any authority or governing jurisdiction, for any installation or construction work described in the contract documents, shall be obtained by the Contractor.
C. The Contractor shall comply with all codes, safety requirements, and environmental regulations of federal, state, local and other regulatory agencies that have jurisdiction over the project.

1.02 APPLICABLE SPECIFICATIONS AND STANDARDS

- A. Standard specifications of technical or professional societies and federal agencies referred to shall include all amendments as of the date of bid submittal.
1. Grades and Standards for Nursery Plants, Florida Department of Agriculture and Consumer Services.
2. ANSI Standards for Nursery Stock (ANSI Z60.1-1990), American National Standard Institute.

1.03 DESCRIPTION OF WORK

- A. The work included in this Section include the furnishing of all materials, equipment and labor necessary and incidental to the installation and preparation of planting areas, soil treatment, plants, grassing, protection of existing and proposed plants, hauling and spreading of topsoil, finish grading, removal and / or transplanting of existing plants as indicated, warranty, replacement of plants and / or materials, and related items as required to complete the work as indicated on the plans and fulfilling all warranty provisions, as specified herein.
B. The work shall also include the maintenance of all landscape plants and materials, planting areas, and sod / seeded areas until the Final Acceptance by the Owner's Representative.
C. During construction, protect all existing trees, shrubs, and other specified vegetation, site features and improvements, structures, installed elements and utilities specified herein and / or on submitted plans.

1.04 QUALITY ASSURANCE

- A. The landscape installation shall be by a single firm specializing in landscape work of the type and scale as shown on the plans. The selected firm may not subcontract out more than 50% of the work described by the plans and specifications.
B. The plant list as shown on the plans is for the Contractor's information only and no guarantee is expressed or implied that quantities shown therein are correct or that the list is complete.
C. Substitutions of plant materials will not be permitted unless authorized in writing by the Owner's Representative.

1.05 SELECTION AND TAGGING

- A. Plants shall be subject to inspection for conformity to specification requirements and approval by the Owner's Representative at their place of growth, or upon delivery to the site, as determined by the Owner's Representative.
B. A written request for the inspection of plant material at their place of growth shall be submitted to the Owner's Representative at least fifteen (15) calendar days prior to installation.
C. The Owner's Representative may designate a single plant to serve as the minimum representation of an approved plant type (species and size) sample for the total quantity for the project.

1.06 SUBMITTALS

- A. Submit planting schedule showing scheduled dates for each type of planting in each area of site two weeks prior to beginning work.
B. Submit certificates of inspection, as required by governmental authorities, and manufacturers or vendors certified analysis for soil amendments, herbicides, insecticides and fertilizer materials and any additional data that indicates that the materials comply with specified requirements.
C. Prior to installation of the plant material and topsoil, samples of all landscape materials (topsoil, mulch, fertilizer, etc.) will be required for approval on the site or as otherwise determined by the Owner's Representative.

1.07 DIGGING AND HANDLING OF PLANT MATERIALS

- A. Anti-transpirants, if specified, are to be applied to plants in full leaf immediately before digging. A film shall adequately cover all foliage.
B. Trees designated as Ball and Burlap (B&B) shall be properly dug with firm natural balls of soil retaining as many fibrous roots as possible in sizes and shapes as specified in the most recent edition of the American Standard for Nursery Stock.
C. Boots shall be removed from the trunk of sabal palms unless otherwise specified by the Owner's Representative.

1.08 TRANSPORTATION AND STORAGE OF PLANT MATERIAL

- A. Fresh dug B&B material is given preference over plant material held in storage. Plant material held in storage will be rejected if excessive growth or dieback has occurred in storage.
B. During transportation of plant material, the Contractor shall exercise care to prevent injury and drying out of the trees.
D. Plants must be protected at all times from the sun or drying winds. Those that cannot be planted immediately on delivery shall be kept in the shade and kept well watered.
E. Plant material that is stored improperly shall receive a special review of acceptance or rejection, established on a case by case basis.

1.09 MECHANIZED TREE SPADE REQUIREMENTS

- A. Existing trees to be relocated may be moved and planted with an approved mechanical tree spade. The tree spade shall move trees limited to the maximum size allowed for a similar B&B root ball diameter according to the American Standard for Nursery Stock, or the manufacturer's maximum size recommendation for the tree spade being used, whichever is smaller.

1.10 JOB CONDITIONS

- A. Existing Structures / Conditions:
1. The Contractor shall protect existing pavement, buildings, walks, curbing, walls, hardscape elements, utilities and planting materials (trees, shrubs, ground covers, etc.) which are not designated for removal on the plans from damage.
2. The Contractor shall request the proper utility company to stake the exact location of all underground lines including but not limited to electric, gas, cable and/or telephone service prior to layout and excavating of any planting area.

beginning construction operations. Any conflicts found through this service shall be brought to the immediate attention of the Owner's Representative for resolution. Not all utilities are members of the Sunshine State One-Call system and direct contact shall be taken as necessary.

- 3. The Contractor shall be responsible for the preservation and protection of all site conditions to remain from damage due to this work. In the event damage does occur, all damage shall be completely repaired to its original condition. All the costs of such work shall be charged to and paid by the Contractor.
4. The Contractor shall thoroughly examine the project site, including sub-surface soil conditions, existing and proposed elevations and general conditions under which the work is to be performed.
5. Should large rocks, debris, buried garbage, building materials, or other obstructions be encountered that cannot be removed with a trencher or backhoe, the Owner's Representative shall be notified immediately and the cost for this excavation shall be negotiated, if not previously stipulated in the contract documents.

B. Protection of Existing Plant Materials:

- 1. The Contractor shall be responsible for all unauthorized cutting or damage to existing trees not marked for removal on the plans. Such damage may be caused by operation of equipment, stockpiling of materials, careless labor, etc.. This shall include compaction by driving or parking inside the drip-line of trees or the spillage of oil, gasoline, or other deleterious materials within the drip-line of trees.
2. Trees or palms killed or damaged shall be replaced at a cost to the Contractor of Two Hundred Dollars (\$200.00) per one (1) inch of DBH (diameter at breast height) on an escalating scale that adds an additional twenty percent (20%) per inch for trees and palms over four inches in DBH.
3. The Contractor shall have a clear understanding and identify each existing tree, shrub and / or palm that is designated to remain or to be removed.
4. The Contractor shall maintain tree barricades at all times during the construction activities on the project for all existing trees, palms and other plant material within and adjacent to the limits of construction that are specified to remain.

D. Inspection of Work:

- 1. Uncover specified work when directed by the Owner's Representative without compensation. Should the material, workmanship, or method of installation not meet the standards specified herein, the Contractor shall replace the work at his own expense.
2. Rejected work shall be removed and corrected within seventy-two (72) hours upon notification of rejection by the Owner's Representative.

PART 2 – PRODUCTS

2.01 MATERIALS

A. Plant Materials:

- 1. Plants shall be true to species, variety and size as specified on the plans and nursery grown in accordance with good horticultural practices under climatic conditions similar to those in the locality of the project.
2. Plant species nomenclature and identification shall be as designated by Hortus Third, Bailey and Bailey, or Standardized Plant Names, American Joint Committee on Horticulture Nomenclature.
3. All plant material shall comply with all required inspections, grading standards and plant regulations, as set forth by the Florida Department of Agriculture and Consumer Services Division of Plant Industry, Grades and Standards for Nursery Plants, latest edition.
4. The minimum grade for all plant material shall be Florida No. 1 or better.
5. All container grown materials shall be healthy, vigorous, well-rooted plants and established in the container so that the root mass will retain its shape and hold together when removed from the container.

12. Plant Measurements:

- a. Trees and Palms:
Overall heights for trees shall be measured from the ground to the average height of canopy. Spread shall be measured to the end of branching equally across the crown that is symmetrical above the main trunk.
Tree caliper (trunk diameter) is measured 6 inches from the ground on trees up to and including 4 inches in caliper, and 12 inches above the ground for larger trees, per Florida Grades and Standards for Nursery Plants.
Tree DBH (diameter at breast height) is measured at 4 1/2 feet above grade / top of root ball.
Clear trunk (C.T.) height for palms shall be measured from the soil line to a point in the canopy where the trunk caliper begins to taper abruptly, per Florida Grades and Standards for Nursery Plants.

b. Shrubs:

- Overall heights for shrubs shall be measured from the ground to the average point where mature plant growth stops. Spread shall be measured to the end of branching equally across the shrub mass.
13. Balled and burlapped (B&B) plants (field grown trees and palms) shall be dug with firm, natural balls of soil of sufficient size to encompass the fibrous and feeding roots of the plants.
Protect roots or balls of plants at all times from sun and drying winds, excess water and freezing, as necessary until planting.

B. Prepared Planting soil:

- 1. Prepared planting soil shall be fertile, friable natural topsoil of loamy character, without admixture of subsoil material, obtained from a well-drained arable site, reasonably free from clay, lumps, coarse sands, stones, plants, roots, sticks and other foreign materials.

C. Water:

- 1. Planting shall be coordinated with the underground automatic irrigation system(s) installation. The irrigation system is to supply 100 percent coverage of water to all required landscape plant material and turf at time of landscape installation.
2. The Contractor shall supply supplemental water: over the amount of water supplied by the irrigation system, for establishment to all newly installed shrubs, groundcovers, trees and palms for ninety (90) days, commencing immediately after installation.

It is the Contractor's responsibility to adjust watering amounts and frequency to ensure proper establishment of all plant material.

- 3. All water necessary for planting and maintenance shall be of satisfactory quality to sustain adequate growth of plants and shall not contain harmful natural or manmade chemicals, acids, alkalis, salts or other elements detrimental to plants.
4. During the landscape installation, the Contractor is responsible to water--in plants at no cost to the Owner and continue watering until Final Acceptance.
5. The Contractor shall be responsible for the watering schedule, and shall determine the amount, frequency per week and number of weeks required for plant establishment.
6. Watering shall be accomplished in a workmanlike manner in accordance with the best-recognized watering practice of the trade.

D. Fertilizer:

- 1. Fertilizer shall be complete, uniform in composition, dry and free flowing. Fertilizer shall be delivered to the site in the original unopened containers, each bearing the manufacturer's statement of analysis. Store in a manner to prevent wetting and deterioration.

E. Mulch:

- 1. 100% organic shredded Melaleuca, Pine bark or Eucalyptus mulch (or type approved by the Owner) shall be utilized and installed to a wetted depth of three (3) inches. Mulch shall be free of extraneous sticks and other tree residue.

F. Herbicide:

- 1. A pre-emergent herbicide (Rout, Ronstar or approved equal) shall be applied to all planting areas as specified in Section 3.

ROBERSON RESOURCE GROUP Landscape Architecture & Consulting



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OSCOR, Inc.

4857 Palm Harbor Blvd. Palm Harbor, Florida 34683

Plans Prepared For

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OSCOR TRINITY CORPORATE CENTER Pasco County, Florida

LANDSCAPE NOTES

Project No. 15-034 Date 12/23/15 Sheet

LA2

CONSTRUCTION PLANS ARE NOT VALID UNLESS SIGNED & EMBOSSED WITH LANDSCAPE ARCHITECT'S SEAL

PATRICK D. ROBERSON FLORIDA REGISTERED LANDSCAPE ARCHITECT NO. LA0001461

2. All planting and lawn areas shall be free of nut grass, torpedo grass, and other noxious weeds. "Round-Up" or approved equal shall be applied to all planting areas as specified in Section 3.

G. Sod

1. Sod shall be as specified on the plans, in areas designated on the plans, and for disturbed areas within the construction limits, grass sod type shall be well matted with grass roots. The sod shall be taken up in rectangles, preferably 12" x 24", shall be a minimum of 2" in thickness, and shall be live, fresh, and uninjured at the time of planting. Sod shall be a minimum of 95% free from all noxious weeds, other grasses, and extraneous materials. The sod shall have a soil mat of sufficient thickness adhering to the roots to withstand all necessary handling.

2. The sod shall be planted as soon as possible after being dug, and kept moist and shaded until it is planted. Dumping from vehicles will not be permitted and damaged sod will be rejected. Replanting shall be performed within 24 hours after time of harvesting or sod shall be stacked in an approved manner and properly moistened until planted. Sod which has been cut for more than 72 hours shall not be used unless specifically authorized by the Owner's Representative, after inspection of the sod.

PART 3 - EXECUTION

3.01 INSPECTION

A. Utilities (Overhead and Underground)

1. The work area may have existing utilities, such as, but not limited to, irrigation, phone, cable, electrical, water, sanitary sewer, and storm sewer. The locations of some of these existing utilities may have been indicated on the Plans. However, no guarantee is implied that the Plans are accurate or complete in reference to existing utility information. It shall be the responsibility of the Contractor to verify the location of all such utilities, structures, etc., by hand excavation or other appropriate measures before performing any work that could result in damage or injury to persons, utilities, structures or property. The Contractor shall make a thorough search of the site for utilities, structures, etc., before work is commenced in any particular location.

2. The Contractor shall take immediate steps to repair, replace, or restore all services to any utilities or other facilities which are disrupted due to the Contractor's operations. The Contractor shall also engage any additional outside repairs on a continuous basis until services are restored. Contractor shall provide and operate any supplemental temporary services to maintain uninterrupted use of the facilities. All responsibility for damage due to negligence on the part of the Contractor shall be borne by the Contractor and the Contractor shall also be fully responsible for any and all claims resulting from the damage.

3. Should utilities, structures, etc., be encountered which interfere with the work, the Owner's Representative shall be consulted immediately for a decision to be made on the relocation of the work so the conflict can be resolved, if the obstruction cannot be relocated.

4. The Contractor shall not purposefully disrupt or disconnect any type of utility without first obtaining the written permission of the Owner's Representative and utility owner/company. Requests for disconnection must be in writing and received by the Owner's Representative and applicable utility owner/company at least 72 hours prior to the time of the requested interruption.

3.02 EXCAVATION / PREPARATION OF PLANTING AREAS

A. The Contractor shall notify the Owner's Representative, in writing, of soil conditions that the Contractor considers detrimental to the growth of plant material. These conditions are to be described, as well as suggestions for correcting them. Proper soil percolation must be assured at a minimum rate of 1/2" percolation per hour to a depth of a typical tree planting pit.

B. Planting areas are to be finished graded to conform to grades on engineering drawings or as noted on the landscape drawings, after full settlement and installation has occurred. The Contractor shall correct or repair the grades as necessary to conform to the finished grades specified. All planting areas shall be free from concrete debris, lumps, depressions, rocks, sticks or other debris and shall be raked and graded smooth to conform to the finish grades after the installation of landscape materials. The planting areas shall provide positive surface drainage without puddling of water. This requirement is applicable to sodded areas also. Sodded areas shall present a smooth and finished appearance, meeting finished grades as specified after installation.

3.03 DIGGING, DELIVERY, STORAGE, AND HANDLING

A. Protection of Palms:

Only a minimum of fronds shall be removed from the crown of palm trees to facilitate moving and handling. Palm heads shall be tied with a burlap strip per the following procedure: Prune the outer ring of fronds. Tie the remaining fronds with biodegradable twine. Tied fronds and bud tip shall not be clipped. Twine shall be left in place until a time as determined by the Owner's Representative, not to exceed date of Final Inspection. Sabal palms shall be "cigar cut", per industry standards, prior to installation at the project site and only at the direction of the Owner's Representative.

B. Take all precautions customary in good trade practice in preparing plants for moving. Workmanship that fails to meet the highest standards will be rejected. Dig, pack, transport, and handle plants with care to ensure protection against injury. Inspection certificates required by law shall accompany each shipment invoice or order. Upon arrival, the certificate shall be filed with the Owner. Protect all plants from drying out. If plants cannot be planted immediately upon delivery, properly protect them with soil, wet peat moss, or in a manner acceptable to the Owner's Representative. Water heeled-in plantings daily. No plant shall be bound with rope or wire in a manner that could damage or break the branches.

C. Plant material that is stored improperly shall receive a special review of acceptance/rejection, established on a case by case basis.

D. Cover plants transported on open vehicles with a protective covering to prevent windburn and other wind damage.

3.04 PLANTING PROCEDURES

A. All materials and equipment shall be installed in a neat and workmanlike manner. The Owner's Representative reserves the right to direct the removal and replacement of any items, which, in his opinion, do not present an orderly and workmanlike appearance. Plant locations may also be adjusted by the Owner's Representative due to unforeseen on-site conditions.

B. Work Notification:

1. Notify Owner's Representative at least seven (7) working days prior to installation of plant material. All plant samples to be reviewed for approval prior to notification.

C. Cleaning-up Prior to Commencing Work:

1. Clean-up work and planting areas of rubbish or objectionable matter. Mortar, concrete and toxic material shall be removed from the surface of all plant beds. These materials shall not be mixed with the soil. Should the Contractor find conditions beneath the soil, which will in any way adversely affect the plant growth, he shall immediately call it to the attention of the Owner's Representative. Failure to do so before planting shall make the corrective measures the responsibility of the Contractor.

D. Obstructions Below Ground:

1. If underground construction, utilities or obstructions are encountered during the excavation of planting areas or pits, alternative locations for the plant material shall be selected by the Owner's Representative. Such changes in location shall be made by the Contractor without additional compensation.

E. Plant Material Layout:

1. Stake tree or plant locations depicted on the Plans prior to digging pits, making all necessary adjustments. Large planting areas shall be scaled from the plans and plants spaced according to specified spacing on the plant list. All proposed planting areas must be approved for planting by the Owner's Representative prior to placement of prepared planting soil backfill mix. Planting areas shall be free of extraneous materials and capable of percolation prior to backfill.

2. All required trees and palms shall be placed a minimum of four (4) feet from impervious surfaces. Shrubs shall be placed a minimum of 18 inches as measured from the edge of the plant.

3. All shrub beds shall be considered as a single mulched area. There shall be no sod incorporated within such planted areas. All shrub and groundcovers shall be mulched curb-to-curb or edge of planting bed, unless otherwise indicated. Top of mulch shall be level with the top of curb or surrounding grade.

F. Excavation for Planting:

1. Sides of pits and trenches shall be vertical. When conditions detrimental to plant growth are encountered, such as rubble fill, adverse drainage conditions, and/or obstructions, the Owner's Representative shall be notified before planting. Sites with poor drainage may require the use of sloped sides, for pits or trenches.

2. In planting areas where soils have been compacted to a density, which is detrimental to plant growth, loosen soils to allow root penetration beyond the planting pit.

3. Fill excavations for trees and shrubs with water and allow to percolate out just prior to planting. Percolation rate should be a minimum of 1/2" per hour. If soil does not properly percolate, notify the Owner's Representative immediately for resolution.

4. Width of planting pit shall be 3 times the diameter of the rootball in highly compacted or poorly draining soils, with the sides of the pit sloped.

G. Fertilizer:

1. Trees and Shrubs: Fertilizer shall be Osmocote Time Released Fertilizer and composed of a fertilizer ratio of 3:1:1 or 3:1:2, (nitrogen: phosphorus: potassium) and contain all primary and secondary trace elements, or approved equal. Trees are not to be fertilized for one year after planting.

2. Sodding: Fertilizer shall be composed of sixteen percent (16%) nitrate nitrogen, four percent (4%) phosphorus, eight percent (8%) potassium and contain all primary and secondary trace elements for sodded areas, or approved equal.

3. Palms: Fertilizer shall be composed of twelve percent (12%) nitrogen, four percent (4%) phosphorus, twelve percent (12%) potassium and contain all primary and secondary trace elements for Florida palm trees.

4. Fertilizer shall be applied at the rates recommended by the manufacture and soil testing laboratory. Fertilizer shall be applied as a top dressing only, placed under the mulch layer and shall not be mixed in with the backfill material at time of installation. The Contractor shall apply fertilizers at the time of installation per applicable local, state and/or federal restrictions and regulations. These restrictions may include time of year and chemical composition, Contractor to adjust fertilization accordingly. Fertilizer shall be applied per ANSI 300, Part 2 - 1998 and Best Management Practices, Tree and Shrub Fertilization, ISA, except where in conflict with applicable local, state and/or federal restrictions and regulations.

H. Material Placement:

1. Trees, shrubs and ground cover shall be set straight and at such a level, that after settlement, the plant ball will stand flush, to 1 1/2" - 1" above grade. Each plant shall be set in the center of the planting pit (see planting details). Planting soil shall be thoroughly "watered-in" to remove all air pockets around the root ball. Do not rely on the irrigation system to achieve this task. All burlap, rope wires, etc. shall be loosened from the top and sides of the ball, but no burlap shall be pulled from underneath. No more than two (2) inches of soil shall remain over the first major root closest to the soil surface. Remove non-biodegradable nursery wrappings and unwrap burlap from the top 1/3 of the rootball.

2. Plant materials such as trees, shrubs and groundcovers shall be planted prior to the planting of the grassed / sodded areas. The grassed / sodded areas shall be protected during and repaired if damaged during the planting installation activities.

3. All new furnished trees and palms shall be set plumb at the time they are installed to within a tolerance of three (3) degrees from vertical. Trees and palms found not to be vertically aligned will not be accepted.

4. All plant material shall be installed and maintained at all times in a manner whereby traffic control signs and devices will not be screened to motorists or pedestrians.

I. Water Basin:

1. A basin shall be built around all plants or trees that stand-alone and are not located in larger mulched beds. A water-holding soil-dam shall be built on the outside edge of the planting pit to form a basin of sufficient volume to hold water, as per the Planting Details.

J. Pruning:

1. Each tree shall be pruned to preserve the natural character of the plant as shown on the Plans. All softwood (sucker growth) and all broken or badly damaged branches shall be removed with a clean cut. Pruning procedures shall conform to ANSI A300 Part 1 - 2001 and Pruning and Best Management Practices, Tree Pruning, by the International Society of Arboriculture. All pruning shall be previously approved by the Owner's Representative.

K. Tree and Palm Staking and Guying:

1. Procedure shall be in accordance with sound nursery practices and by the approval of the Owner's Representative to ensure stability and maintain plants in an upright position. Refer to planting details on the plans for specific procedure for each tree/palm requirement.

L. Mulching:

1. Within one week after the planting, mulch material, as specified, shall be uniformly applied to a minimum wetted thickness of three (3) inches or as indicated on the Plans, over the entire area of the backfilled hole or bed. The mulch shall be maintained continuously in place until the time of final inspection.

2. All trees not within planting beds shall be mulched within a three (3) foot diameter of the tree.

3. Do not place mulch immediately against trunks of trees and palms.

3.05 HERBICIDE WEED CONTROL

A. A pre-emergent herbicide (Rout, Ronstar or approved equal) shall be applied to all planting areas at rates according to label directions and the following methods.

B. All planting and lawn areas shall be free of nut grass, torpedo grass, and other noxious weeds. "Round-Up" or approved equal shall be applied to all planting areas as needed and determined on-site by the Owner's Representative and the Contractor for weed control.

1. Seasonal planting beds and turf areas will not only be excluded, but specifically protected from accidental broadcast of material to those areas. Shrub and ground cover beds using containerized plant materials will be treated.

2. Planting will be properly installed, soil tamped and final watering complete for 24 hours before application. Treated areas shall be inspected by Owner's Representative prior to mulch application. Mulch will be applied after the pre-emergent weed killer is broadcast.

3. The Contractor shall prevent the herbicide material from lodging on the shrub foliage or the leaf axil and the Contractor shall the plant material free from herbicides during application.

4. Turf areas near beds which receive pre-emergence herbicide must be protected from accidental spillage or drift. If herbicide damage becomes evident within the first growing season, the Contractor will replace damaged sod and topsoil to a depth of four (4) inches.

3.06 SODDING

A. Soft spots and inequalities in grade shall be corrected before starting sod work.

B. Soil shall be watered before planting.

C. Tamp or roll all newly installed sod. Sod shall be thoroughly watered in.

D. The setting of the pieces shall be staggered so as to avoid a continuous seam. The offsets of individual strips shall not exceed 6". In order to prevent erosion caused by vertical edges at the outer limits, the outer pieces of sod shall be tamped so as to produce a feathered edge effect. On steep slopes, the Contractor shall, if so directed, prevent the sod from sliding by means of wooden pegs driven through the sod blocks into firm earth, at directed intervals. Sod shall be placed in rows perpendicular to the slope.

E. The sod shall be kept in a moist condition to the full depth of the rooting zone for at least two (2) weeks after placement. It is the responsibility of the Contractor to apply water as necessary until the sod roots begin to grow. This period shall be extended for a period of 30 days (45 days during low rainfall period) for any non-irrigated Bahia sod and/or seeded areas. St. Augustine species sod shall have a permanent underground irrigation system providing 100% head to head coverage at time of installation.

3.08 PROJECT APPEARANCE

A. The project site shall be kept in a relative neat and clean appearance throughout the course of the landscape installation. Perform cleaning during installation of the work and upon completion of the work. Remove from the site all excess materials, soil, debris, and equipment. Repair damage resulting from planting and other landscape installation operations.

3.09 PROJECT WARRANTY

A. New Plant Material:

1. Provide one (1) year warranty covering the life and satisfactory condition of all planted materials. All sod shall be warranted for 90 days after Final Acceptance. The one (1) year warranty does not begin until the entire landscape installation has been accepted by the Owner's Representative at the time of Final Acceptance for Landscape work. After the one (1) year warranty period, the Owner's Representative shall conduct the Project's Final Inspection.

2. All plant material and turf not found in a healthy growing condition, questionable survivability or dead at the end or at any time during the warranty period shall be removed from the site and replaced within ten (10) calendar days after written notice.

B. Replacement Materials and Methods:

1. All plant material replacements shall be of the same kind and size as specified in the Plant List. They shall be furnished, planted, mulched and watered-in as specified at no additional cost to the Owner. These replacement materials shall be bound to the same warranty conditions as the original materials.

C. Exceptions to Warranty:

1. Damage to plant material from obvious vandalism, theft, Owner's neglect, or acts of providence (i.e., prolonged flooding, gale force winds, etc...), or incidents beyond the Contractor's control will not be covered under this warranty.

3.10 FINAL INSPECTION AND ACCEPTANCE OF WORK

A. The Contractor shall notify the Owner's Representative in writing, a minimum of ten (10) days in advance, when all work is substantially complete to schedule a substantial completion. Based on this inspection, the Owner's Representative will develop a punch list of items to be addressed by the Contractor. Upon completion of Punch List items, the Contractor shall coordinate with the Owner's Representative to schedule a Final Acceptance Inspection. At the time of Final Acceptance, the warranty period shall begin.

B. Upon Final Acceptance of the plant material, the Contractor shall submit two (2) written maintenance instructions recommending procedures for the maintenance of plant materials and sod, for a one year period.

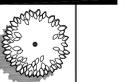
EXISTING TREE PROTECTION GENERAL NOTES

EXISTING TREES AND PALMS WITHIN AND ADJACENT TO THE LIMITS OF CONSTRUCTION AND SPECIFIED TO REMAIN ARE TO BE PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS WITH TREE BARRICADES PER PASCO COUNTY REQUIREMENTS.

THE CONTRACTOR SHALL PROVIDE AN INTERNATIONAL SOCIETY OF ARBORIST (ISA) CERTIFIED ARBORIST WITH A MINIMUM OF 5 YEARS EXPERIENCE WITH SIMILAR PROJECTS, TO DIRECT APPROPRIATE PRUNING (ROOTS, BRANCHES) AND/OR OTHER TREATMENT NECESSARY TO ENSURE THE HEALTH, VIABILITY AND ATTRACTIVENESS OF TREES TO REMAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF THE CERTIFIED ARBORIST'S INSTRUCTIONS. PRUNING SHALL CONFORM TO ANSI A-300 PRUNING STANDARDS.

ALL TREE ROOTS EXISTING WITHIN IMPROVEMENT AREAS AND ORIGINATING FROM A PROTECTED TREE, SHALL BE SEVERED CLEAN AT THE LIMITS OF THE PRESERVED AREA WHERE INDICATED ON THE PLANS. ROOT PRUNING SHALL BE ACCOMPLISHED BY MECHANICAL TRENCHER WITH SHARP BLADES AND UNDER THE DIRECT SUPERVISION OF THE CERTIFIED ARBORIST. ROOT PRUNING SHALL MEET THE STANDARDS AND REQUIREMENTS OF PASCO COUNTY AND ISA.

ROBERSON RESOURCE GROUP Landscape Architecture & Consulting



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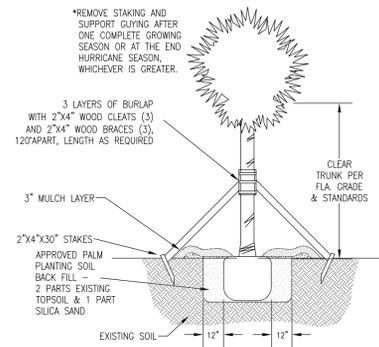
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OSCOR TRINITY CORPORATE CENTER Pasco County, Florida

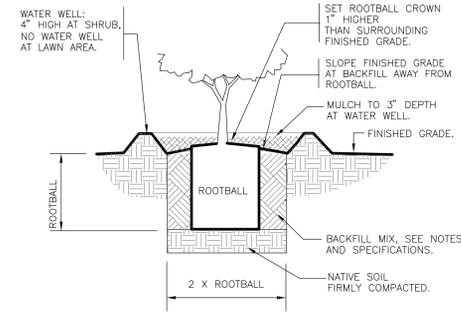
LANDSCAPE NOTES Project No. 15-034 Date 12/23/15 Sheet LA3

CONSTRUCTION PLANS ARE NOT VALID UNLESS SIGNED & EMBOSSED WITH LANDSCAPE ARCHITECT'S SEAL

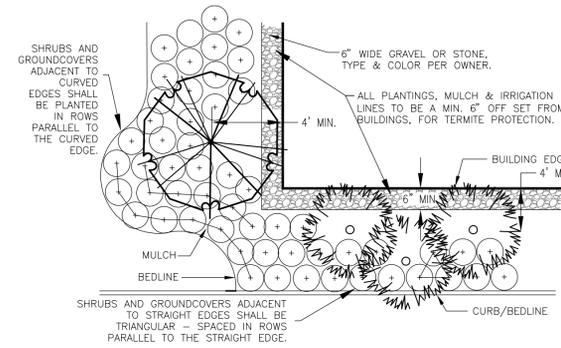
PATRICK D. ROBERSON FLORIDA REGISTERED LANDSCAPE ARCHITECT NO. LA0001461



1 PALM TREE STAKING

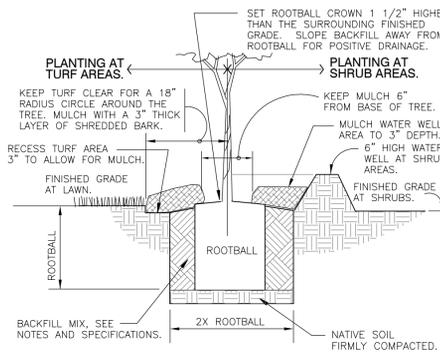


2 SHRUB PLANTING

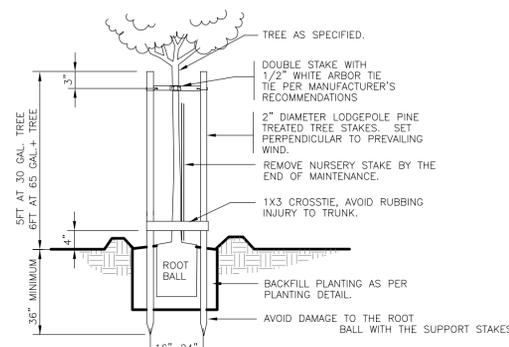


3 PLANT MATERIAL LAYOUT DETAIL

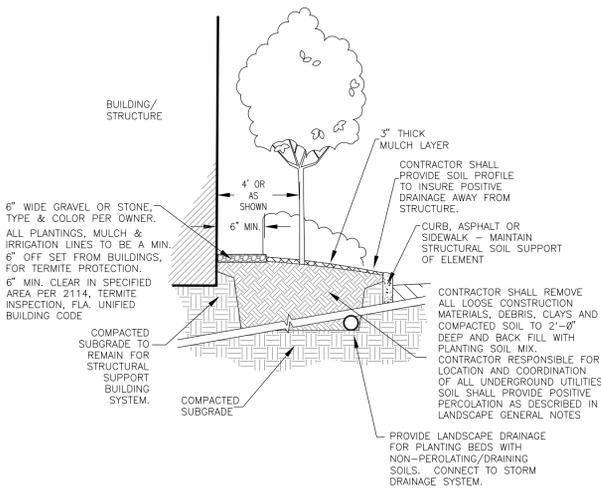
NOTES:
 1. CENTER TO CENTER SPACING (O.C.) VARIES FOR DIFFERENT PLANT SPECIES. SPACE EACH VARIETY OF PLANT EQUALLY IN PLANTING AREAS PER SPACING SHOWN ON PLANS.
 2. TREES ADJACENT TO BUILDING/STRUCTURE SHOULD BE PLANTED AT A MINIMUM OF 4' AWAY FROM THE BUILDING/STRUCTURE WALL.
 3. PALMS SHOULD NOT BE PLANTED CLOSER THAN 4' FROM THE BUILDING/STRUCTURE WALL.
 4. VENEER SUPPORTED BY A SHELF ANGLE OR UNTEL SECURED TO THE FOUNDATION SIDEWALL, PROVIDED AT LEAST 6-INCH CLEAR INSPECTION SPACE OF THE FOUNDATION SIDEWALL EXTERIOR EXIST BETWEEN THE VENEER AND THE TOP OF ANY SOIL, SOD, MULCH OR OTHER ORGANIC LANDSCAPING COMPONENT OR ANY OTHER WORK IMMEDIATELY ADJACENT TO OR ADJOINING THE STRUCTURE, PER SECTION 2114, TERMITE INSPECTION, FLORIDA UNIFIED BUILDING CODE, LATEST EDITION.



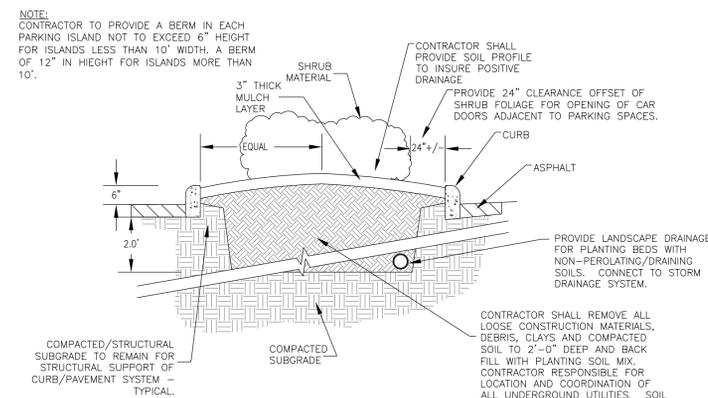
4 TREE DOUBLE STAKE



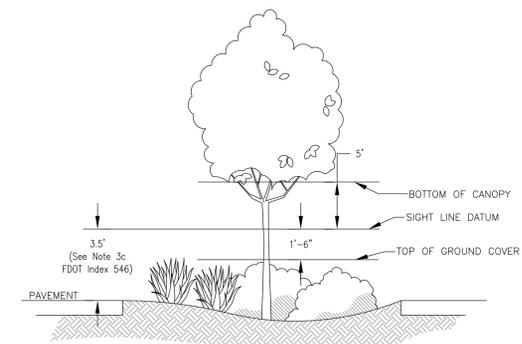
5 TREE PLANTING - MULT-STAKE



6 TYPICAL PERIMETER LANDSCAPE DETAIL



7 TYPICAL LANDSCAPE ISLAND DETAIL



8 FDOT INDEX 546 CLEAR SIGHT WINDOW

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PATRICK D. ROBERSON
 FLORIDA REGISTERED
 LANDSCAPE ARCHITECT
 NO. LA001461

Revision	Date