

PRELIMINARY SITE / CONSTRUCTION PLANS FOR FACTS ENGINEERING PARKING EXPANSION

8049 PHOTONICS DRIVE
NEW PORT RICHEY
PASCO COUNTY, FLORIDA

INDEX OF DRAWINGS

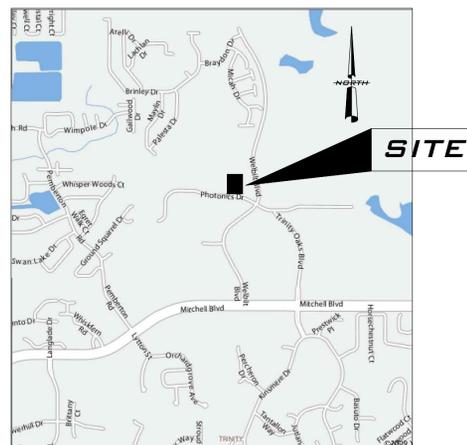
DRAWING TITLE	SHEET NO.	LATEST DATE
COVER SHEET		
GENERAL SITE PLAN	C-1	MARCH 24, 2016
HORIZONTAL CONTROL PLAN	C-2	MARCH 24, 2016
GRADING AND UTILITY PLAN	C-3	MARCH 24, 2016
LANDSCAPE PLAN	L-1	MARCH 24, 2016

FACT'S ENGINEERING PARCEL

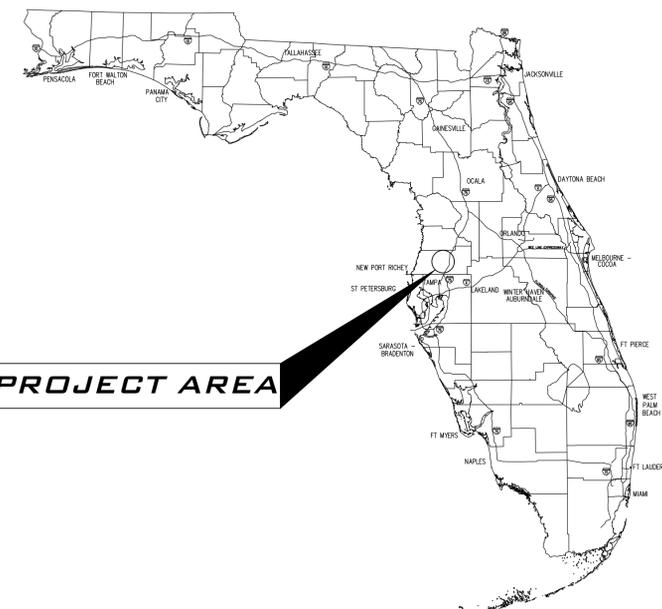
A PORTION OF SECTION 26, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 26; THENCE ALONG THE WEST BOUNDARY LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 26, NORTH 00°45'21" EAST, A DISTANCE OF 1664.24 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF VIRGO OPTICS COURT (A PROPOSED 60' WIDE RIGHT-OF-WAY); THENCE ALONG THE PROPOSED NORTHERLY RIGHT-OF-WAY LINE OF SAID VIRGO OPTICS COURT, THE FOLLOWING TWO COURSES AND DISTANCES: 27.22 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 05°46'33" AND A CHORD OF 27.21 FEET WHICH BEARS SOUTH 86°25'33" EAST; SOUTH 89°18'50" EAST, 202.83 FEET TO THE EAST BOUNDARY LINE OF THE FLORIDA POWER CORPORATION EASEMENT AS DESCRIBED IN OFFICIAL RECORD BOOK 627, PAGE 748 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, FOR A POINT OF BEGINNING; THENCE ALONG THE EAST BOUNDARY LINE OF SAID FLORIDA POWER CORPORATION EASEMENT, NORTH 00°45'21" EAST, A DISTANCE OF 429.26 FEET TO THE SOUTHERLY BOUNDARY LINE OF BAYHEAD #33A AS SHOWN ON THE WYLAND SURVEY PREPARED BY GLOBAL ENGINEERING AND MAPPING COMPANY, INC., DATED DECEMBER 16, 1986, WHICH WAS INCORPORATED IN CONSENT ORDER, O.C.C. CASE NO. 84-0342 AND RECORDED AS A CONSERVATION EASEMENT IN OFFICIAL RECORD BOOK 1775, PAGES 1413 THROUGH 1440, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF SAID BAYHEAD #33A THE FOLLOWING TWO COURSES AND DISTANCES: SOUTH 08°56'58" EAST, 33.47 FEET; SOUTH 68°09'51" EAST, 45.89 FEET; THENCE CONTINUE ALONG THE SOUTHERLY BOUNDARY LINE OF SAID BAYHEAD #33A AND THE EASTERLY EXTENSION THEREOF, NORTH 81°05'31" EAST, A DISTANCE OF 176.64 FEET; THENCE SOUTH 63°34'46" EAST, A DISTANCE OF 29.21 FEET; THENCE SOUTH 50°53'19" EAST, A DISTANCE OF 45.06 FEET; THENCE SOUTH 05°13'31" EAST, A DISTANCE OF 77.71 FEET; THENCE SOUTH 69°23'03" EAST, A DISTANCE OF 170.99 FEET; THENCE SOUTH 12°55'12" WEST, A DISTANCE OF 276.97 FEET TO THE PROPOSED NORTHERLY RIGHT-OF-WAY LINE OF SAID VIRGO OPTICS COURT; THENCE ALONG THE PROPOSED NORTHERLY RIGHT-OF-WAY LINE OF SAID VIRGO OPTICS COURT, THE FOLLOWING TWO COURSES AND DISTANCES: 249.14 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 780.00 FEET, A CENTRAL ANGLE OF 18°18'03" AND A CHORD OF 248.08 FEET WHICH BEARS NORTH 80°09'48" WEST; NORTH 89°18'50" WEST, 148.07 FEET, TO THE POINT OF BEGINNING.
THE ABOVE DESCRIBED PARCEL CONTAINS 3.506 ACRES, MORE OR LESS.

VICINITY MAP



LOCATION MAP



UTILITY NOTES:

1. TELEPHONE SERVICE PROVIDER IS VERIZON. 10402 N. 56TH ST., TEMPLE TERRACE, FL. 33617. PHONE (813) 989-2330.
2. FIRE SERVICE IS PROVIDED BY PASCO COUNTY FIRE RESCUE STATION #15, 11538 TRINITY BLVD, NEW PORT RICHEY, FL. 34655. FIRE STATION #15 IS A CAREER FIRE STATION, MANNED 24/7. PHONE (813) 929-1250.
3. POWER SERVICE IS PROVIDED BY PROGRESS ENERGY, NORTHCOAST DIVISION, 4121 ST. LAWRENCE DRIVE, NEW PORT RICHEY, FL. 34653. PHONE (727) 372-5114.
4. WATER AND SANITARY SEWER SERVICE IS PROVIDED BY FGUA, 6915 PERRINE RANCH RD, NEW PORT RICHEY, FLORIDA, 34655 PHONE (727) 372-0115.

PROJECT AREA

FIRM PANEL No. 120230 0360 D
MAP REVISED: SEPTEMBER 30, 1992
FLOOD ZONE: A,X BASE FLOOD EL: N/A

SECTION 26 TOWNSHIP 26 RANGE 16

PASCO COUNTY PROJECT No. IIPR 16- _____

(PREVIOUS PASCO COUNTY PROJECT NUMBER 09-030)

PREPARED BY

AURORA
CIVIL ENGINEERING, INC.
610 E. Morgan Street Brandon, FL 33510 (813)643-9907

PREPARED FOR

FACTS ENGINEERING, INC.
8049 PHOTONICS DRIVE
NEW PORT RICHEY, FLORIDA 34655

MARCH 24, 2016

FACTS ENGINEERING
PARKING EXPANSION

AURORA
CIVIL ENGINEERING, INC.
610 E. Morgan Street Brandon, FL 33510 (813)643-9907

PROJECT 16-106

SITE DATA

TOTAL PROPERTY ACREAGE: 3.51 ACRES ±
 PROJECT AREA: 0.5 ACRES ±
 PIN: 26-26-16-0000-0100-0036

CURRENT ZONING: MPUD
 RZ #3759 1-1998
 DRI #157 - TRINITY COMMUNITIES
 FUTURE LAND USE: ROR

MAX F.A.R. IS 0.50 (0.34 EXISTING) NO CHANGE PROPOSED
 MAX BUILDING HEIGHT IS 60'
 FIRM COMMUNITY PANEL 120230 0360 F, FLOOD ZONE A.X
 MINIMUM STRUCTURE SETBACKS:
 FRONT: 25'
 REAR: 25'
 SIDE: 15'
 SIDE: 15'

EXISTING STANDARD SPACES ARE 9'x20'. ACCESSIBLE SPACES ARE 12'x20' WITH A 5' WIDE ADJACENT AISLE.

EXISTING BUILDING AREA: WAREHOUSE/MANUFACTURING: 18,500 SF
 (SEE BUILDING S.F. TABLE BELOW - NO PROPOSED ADDITIONS)
 OFFICES 1st FLOOR: 4,000 SF
 OFFICES 2nd FLOOR: 4,000 SF
 OFFICES 3rd FLOOR: 4,000 SF
 TOTAL EXISTING: 30,500 SF

EXISTING CONDITIONS:
 BUILDING FOOTPRINT AREA: 43,721 SF (1.00 Ac.)
 ON-SITE PAVEMENT AREA: 40,336 SF (0.93 Ac.)
 TOTAL IMPERVIOUS AREA: 55% 1.93 Ac.
 TOTAL OPEN SPACE: 45% 1.58 Ac.

PROPOSED CONDITIONS:
 BUILDING FOOTPRINT AREA: 43,721 SF (1.00 Ac.)
 ON-SITE PAVEMENT AREA: 55,006 SF (1.26 Ac.)
 TOTAL IMPERVIOUS AREA: 64% 2.26 Ac.
 TOTAL OPEN SPACE: 36% 1.25 Ac.

BUILDING S.F. TABLE (NO PROPOSED ADDITIONS)

EXISTING	OFFICE	WAREHOUSE/OFFICE	TOTAL
22,373	29,267	51,640	
BUILDING FOOTPRINT AREA:			43,721 SF (1.00 Ac.)

PARKING TABLE

USE	# EMPLOYEES	PARKING REQUIRED (1 PER 2 EMPLOYEES)	PARKING PROVIDED
EXISTING MANUFACTURING/WAREHOUSE/OFFICE	50	25	51
PROPOSED MANUFACTURING/WAREHOUSE/OFFICE			34
TOTAL MANUFACTURING/WAREHOUSE/OFFICE			85

EXISTING SPACES INCLUDE 2 ACCESSIBLE SPACES
 (TOTAL PARKING PROVIDED ALLOWS FOR 170 MAXIMUM EMPLOYEES)

OWNER
 FACTS ENGINEERING, INC.
 8049 PHOTONICS DRIVE
 NEW PORT RICHEY, FLORIDA 34655
 PHONE: (727) 375-3225
 email: RebeccaB@facts_eng.com

DEVELOPER
 BRANDON CONSTRUCTION COMPANY
 555 PALM HARBOR BLVD (ALT19)
 PALM HARBOR, FLORIDA 34683-4432
 PHONE (727) 784-6378
 email: robert@brandonconstruction.com

SURVEYOR
 POLARIS ASSOCIATES, INC.
 2165 SUNNYDALE BLVD, SUITE D
 CLEARWATER, FLORIDA 33765
 PHONE (727) 461-6113
 email: jdwp@polaris-survey.com

ENGINEER
 AURORA CIVIL ENGINEERING, INC.
 610 EAST MORGAN STREET
 BRANDON, FLORIDA 33510
 PHONE (813) 643-9907
 email: chris@auroracivil.com

GEOLOGIC HAZARDS NOTES:
 Should any noticeable soil slumping or sinkhole formation become evident, the applicant/developer shall immediately notify the County, TBW, (Tampa Bay Water) and SWFWMD, and adopt one or more of the following procedures as determined to be appropriate by the county and SWFWMD:

- If the slumping or sinkhole formation becomes evident before or during construction activities, stop all approve resuming construction activities.
- Take immediate measures to ensure no surface water drains into the affected areas.
- Visually inspect the affected area.
- Excavate and backfill or grout as required to fill the affected area and prevent further subsidence.
- Use soil reinforcement materials in the backfilling operation, when appropriate.
- If the affected area is in the vicinity of a water-retention area, maintain a minimum distance of two feet from the bottom of the retention pond to the surface of the lime-rock or karst connection.
- If the affected area is in the vicinity of a water-retention area and the above methods do not stabilize the collapse, relocate the retention area.
- Discharge of storm-water into depressions with direct or demonstrated hydrologic connection to the Floridan Aquifer shall be prohibited.

Upon Completion of the Land Development Construction, a professional engineer shall provide certification to Pasco County that the project, including the building pad area, complies with the recommendations of the Geotechnical/Geological Engineering Report.

STANDARD NOTES:
 As applicable, the owner/developer will provide copies of the required permits from the respective governing agencies, prior to issuance of the Site Development Permit. (LDC 605.3.c).

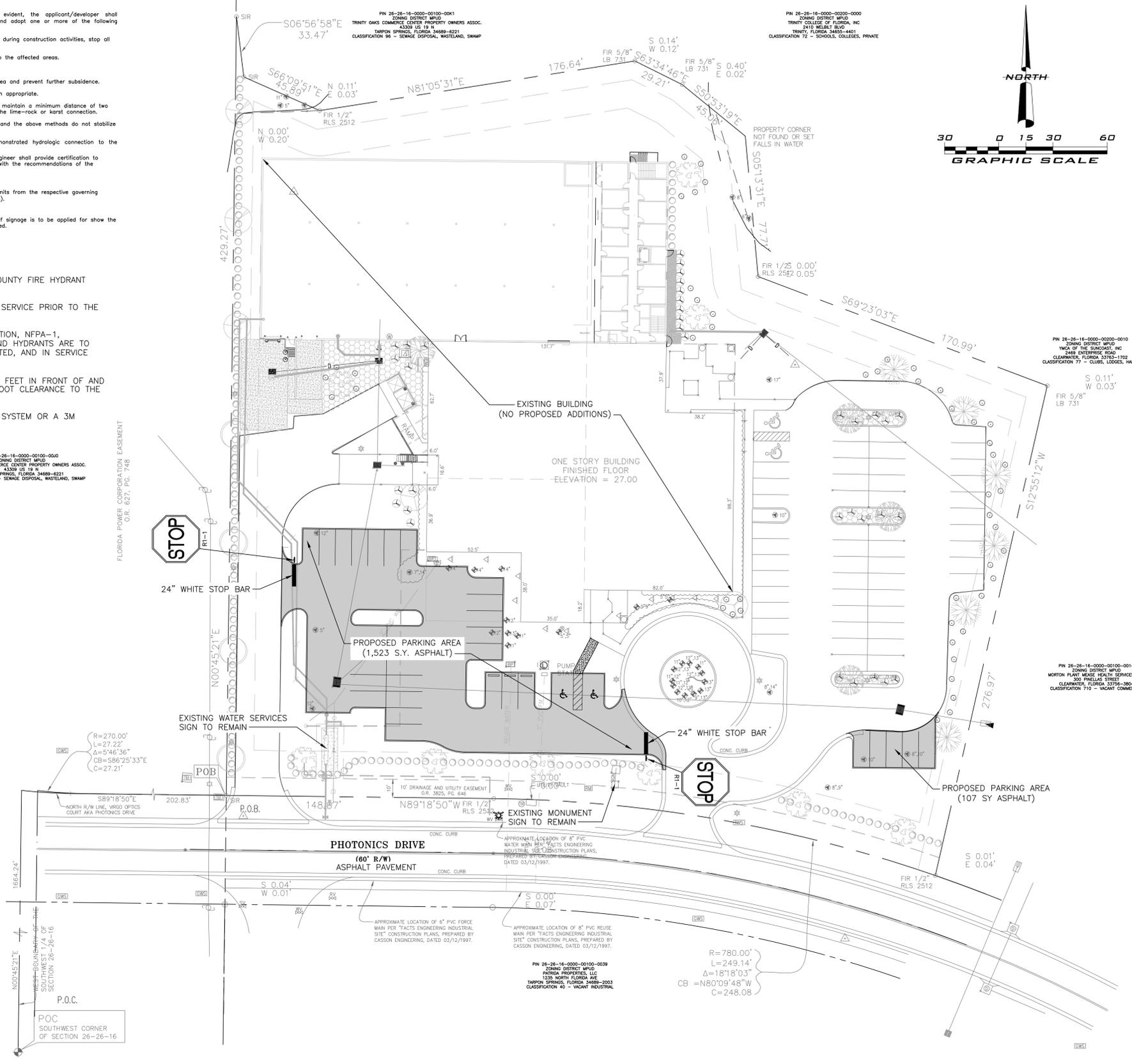
INFORMATION:
 Signage is not being reviewed or approved under this submittal. However if signage is to be applied for show the proposed location on the plans and note that a separate permit is required.

FIRE PROTECTION NOTES:

- ALL PROJECTS MUST COMPLY WITH PASCO COUNTY FIRE HYDRANT ORDINANCE NO. 46-51.
- FIRE HYDRANTS SHALL BE INSTALLED AND IN SERVICE PRIOR TO THE ACCUMULATION OF COMBUSTIBLES.
- PER THE NATIONAL FIRE PROTECTION ASSOCIATION, NFPA-1, 16.4.3.1.3: WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED, COMPLETED, AND IN SERVICE PRIOR TO CONSTRUCTION WORK.
- PER NFPA-1, 16.4.3.4.1: CLEARANCES OF 7½ FEET IN FRONT OF AND TO THE SIDES OF THE FIRE HYDRANT WITH A 4-FOOT CLEARANCE TO THE REAR MUST BE MAINTAINED AT ALL TIMES.
- GATED ENTRIES REQUIRE A SIREN OPERATING SYSTEM OR A 3M OPTICOM SYSTEM FOR EMERGENCY ACCESS.

FLORIDA POWER CORPORATION EASEMENT
 ORL. 627, PG. 7168

PIN 26-26-16-0000-0100-0040
 ZONING DISTRICT MPUD
 TRINITY OAKS COMMERCIAL CENTER PROPERTY OWNERS ASSOC.
 43509 US HWY 19 N
 TAMPA SPRINGS, FLORIDA 34689-8221
 CLASSIFICATION 96 - SOLID WASTE DISPOSAL, WASTELAND, SWAMP

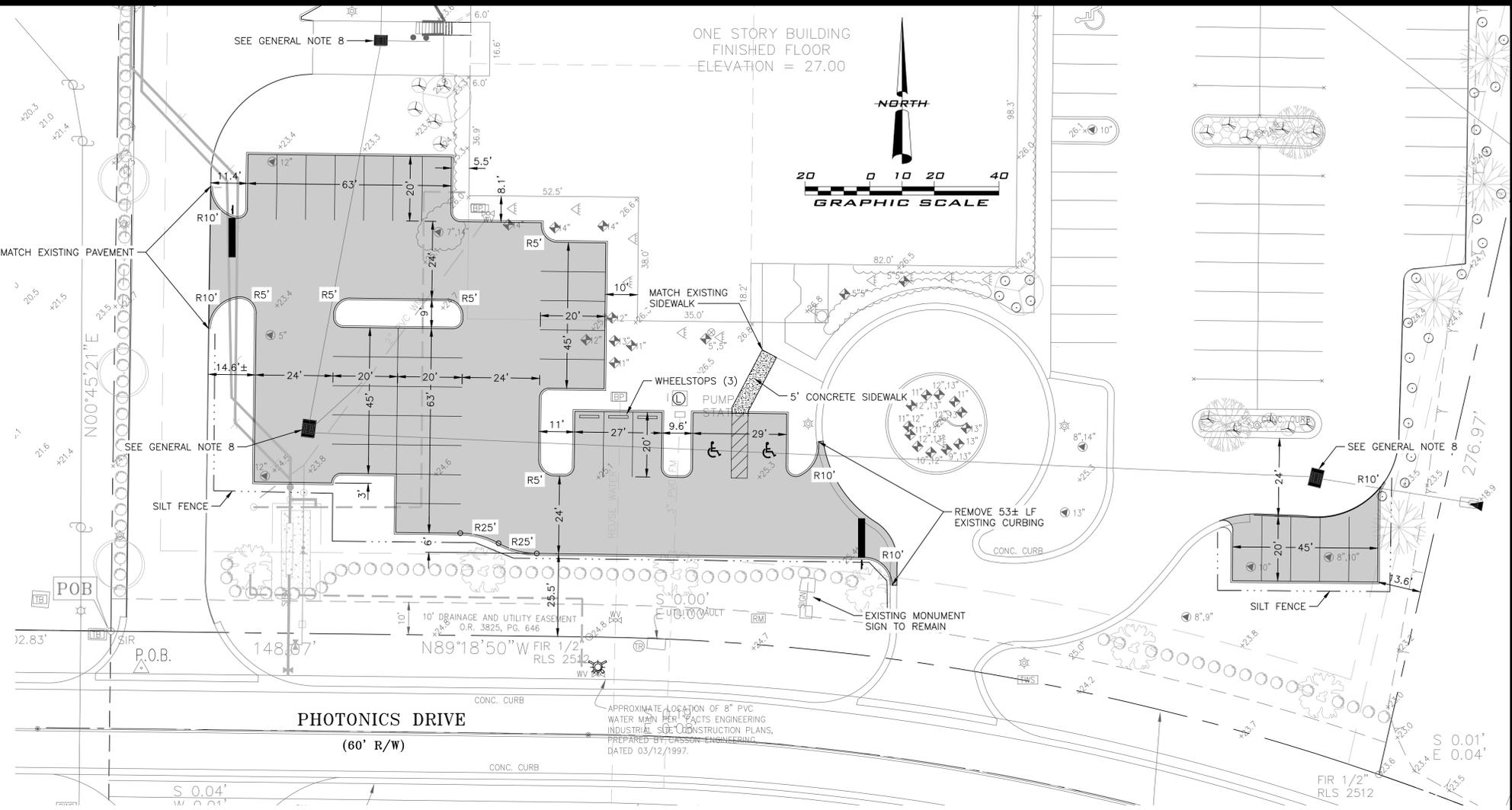
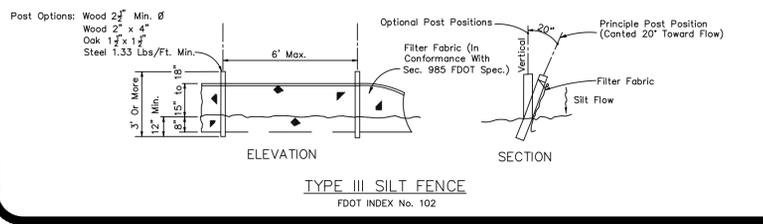
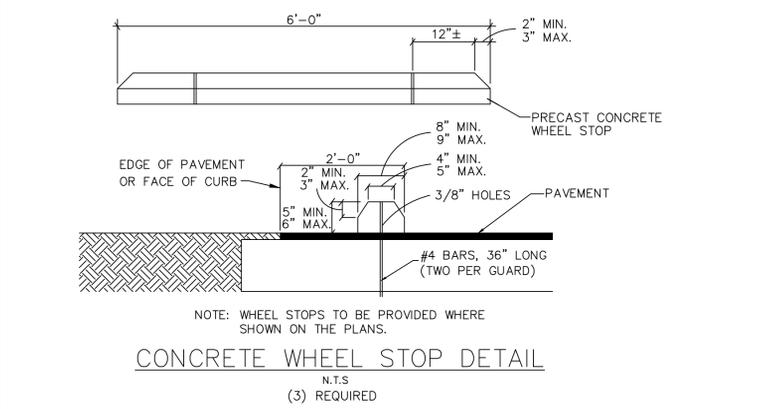
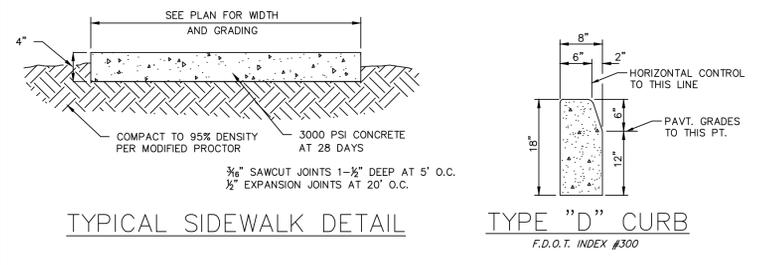
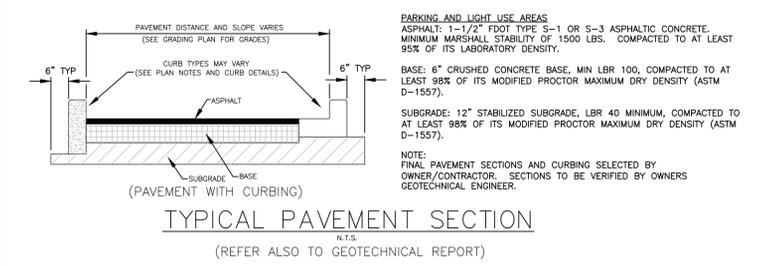
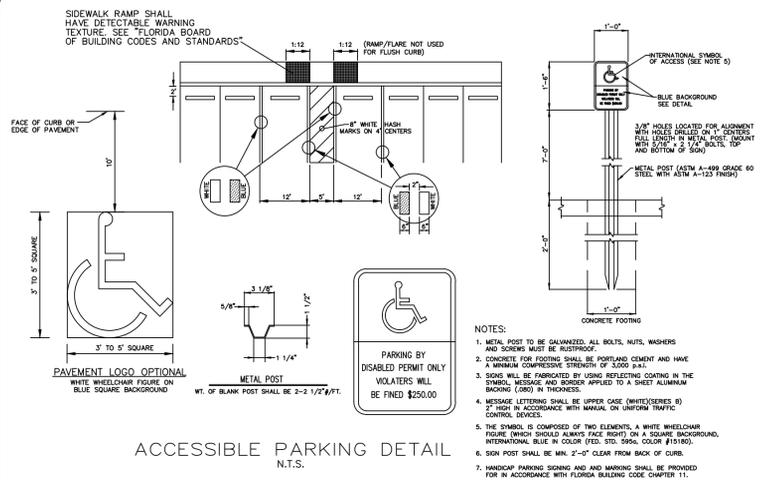


EXISTING TREE LEGEND

⊕ = BAY TREE	⊖ = ELM TREE	⊕ = PALM TREE
⊕ = BOTTLE BRUSH TREE	⊕ = EUCALYPTUS TREE	⊕ = PECAN TREE
⊕ = CAMPHOR TREE	⊕ = MAGNOLIA TREE	⊕ = PERSIMMON TREE
⊕ = CEDAR	⊕ = MAPLE TREE	⊕ = PINE TREE
⊕ = CHINABERRY TREE	⊕ = MULBERRY TREE	⊕ = SYCAMORE TREE
⊕ = CITRUS TREE	⊕ = OAK TREE	⊕ = WAX MYRTLE TREE
⊕ = CYPRESS TREE	⊕ = OTHER SPECIES	⊕ = WILLOW TREE

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 SUNSHINE STATE ONE CALL OF FLORIDA, INC.

GENERAL SITE PLAN
PARKING EXPANSION
FACTS ENGINEERING, INC.
 8049 PHOTONICS DRIVE
 NEW PORT RICHEY, FLORIDA 34655
 PHONE: (727) 375-3225
 email: RebeccaB@facts_eng.com
AURORA CIVIL ENGINEERING, INC.
 610 E. Morgan Street Brandon, FL 33510 (813)643-9907
 LICENSE NO. 13446
 STATE OF FLORIDA
 CERTIFICATE OF AUTHORIZATION NO. 0000999



- GENERAL GEOMETRY NOTES:**
- DIMENSIONS AND RADII IN PAVEMENT AREAS WITHOUT CURBING ARE SHOWN TO THE EDGE OF PAVEMENT. DIMENSIONS AND RADII IN PAVEMENT AREAS WITH CURBING ARE SHOWN TO THE FACE OF CURB. FACE OF CURB OR EDGE OF PAVEMENT RADII ARE 3' UNLESS NOTED OTHERWISE.
 - PROPOSED PARKING AREA IS LOCATED PARALLEL TO THE PHOTONICS DRIVE RIGHT-OF-WAY LINE.
 - ALL DISTURBED AREAS WITHIN ANY RIGHT-OF-WAY SHALL BE RESTORED TO EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
 - ANY MATERIALS REMOVED FROM THE SITE DURING CONSTRUCTION SHALL BE PROPERLY DISPOSED OF OFF-SITE OR AS DIRECTED BY THE OWNER.
 - ALL SIGNS AND PAVEMENT MARKING TO CONFORM TO MUTCD LATEST EDITION.
 - ALL STRIPING AND PAVEMENT MARKING TO BE PAINT.
 - SIDEWALK CURB RAMPS TO BE IN ACCORDANCE WITH CR21 FDOT INDEX 304 WITH RED TRUNCATED DOMES (TYPICAL)
 - INLET PROTECTION MUST BE INSTALLED FOR ALL CATCH BASINS WITHIN THE PROJECT AREA. THIS WILL BE INSPECTED FOR AS A REQUIREMENT OF THE HML PERMIT TO BE ISSUED FOR THE CONSTRUCTION OF THIS SITE.

EXISTING TREE LEGEND

◆ BAY TREE	◆ ELM TREE	◆ PALM TREE
◆ BOTTLE BRUSH TREE	◆ EUCALYPTUS TREE	◆ PECAN TREE
◆ CAMPHOR TREE	◆ MAGNOLIA TREE	◆ PERSIMMON TREE
◆ CEDAR	◆ MAPLE TREE	◆ PINE TREE
◆ CHINABERRY TREE	◆ MULBERRY TREE	◆ SYCAMORE TREE
◆ CITRUS TREE	◆ OAK TREE	◆ WAX MYRTLE TREE
◆ CYPRESS TREE	◆ OTHER SPECIES	◆ WILLOW TREE

HORIZONTAL CONTROL PLAN

FACTS ENGINEERING PARKING EXPANSION

FACTS ENGINEERING, INC.
 8049 PHOTONICS DRIVE
 NEW PORT RICHEY, FLORIDA 34655

AUTORORA CIVIL ENGINEERING, INC.
 610 E. Morgan Street Brandon, FL 33510 (813)643-9907

DATE: MARCH 24, 2016
 DRAWN BY: JOHN SCHELLER
 CHECKED BY: CHRIS WEDALE
 APPROVED BY: JOHN SCHELLER
 LICENSE NO.: 12000
 JOB NO.: 16-106

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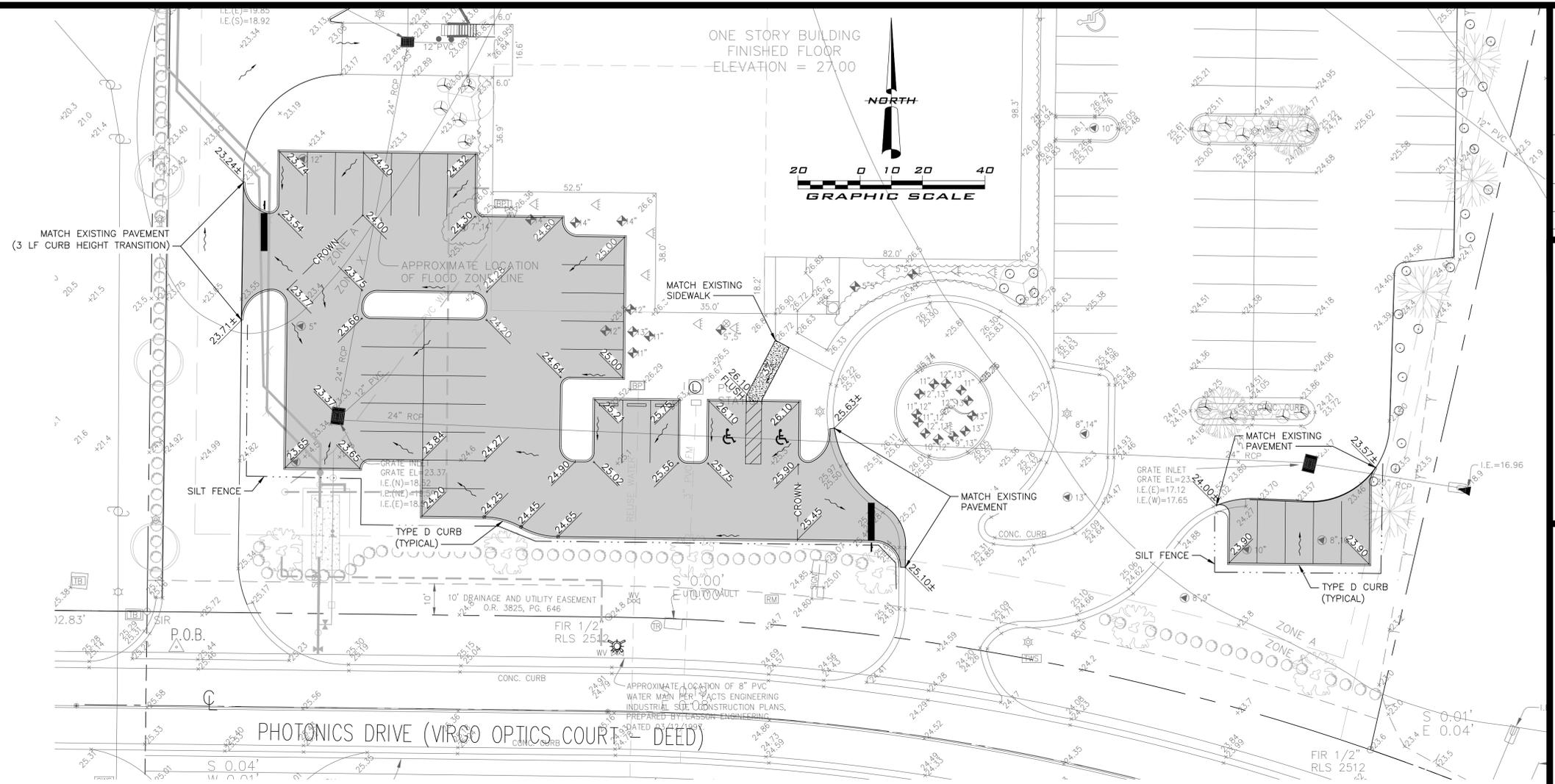
C-2

- GENERAL GRADING NOTES:
1. PAVEMENT SPOT GRADES SHOWN ARE FINISH PAVEMENT GRADES AT THE FACE OF CURB. TOP OF STANDARD CURBING IN THESE AREAS IS 0.5 FEET ABOVE THE EDGE OF PAVEMENT, UNLESS NOTED OTHERWISE.
 2. SPOT GRADES AND CONTOURS SHOWN IN GRASSED AND LANDSCAPED AREAS REPRESENT FINAL PROPOSED GRADES AFTER PLACEMENT OF SODDING AND/OR BEDDING MATERIALS.
 3. IN AREAS WHERE THE TOP OF CURB OR SIDEWALK VARY FROM THE TYPICAL SECTIONS, THE TOP OF CURB OR SIDEWALK ARE LABELED AS "TC" OR "S/W".
 4. DISABLED PARKING SPACES AND ADJACENT ACCESS AISLES ARE DESIGNED TO HAVE 2% OR FLATTER CROSS SLOPES IN ALL DIRECTIONS. PROPOSED PAVEMENT GRADES ARE SHOWN AT ALL CORNERS OF DISABLED SPACES AND ADJACENT ACCESS AISLES.
 5. SIDEWALK/CURB RAMPS SHALL BE CONSTRUCTED PER FDOT INDEX #304, LATEST EDITION).
 6. WHERE PROPOSED SIDEWALKS ARE FLUSH WITH PAVEMENT, CONSTRUCT 3 LF HEIGHT TRANSITIONS TO MATCH TOP OF CURB TO SIDEWALK/PAVEMENT GRADES.
 7. NO SIGNIFICANT CUT/FILL IS PROPOSED.

SURVEY PROVIDED BY POLARIS ASSOCIATES, INC.
 PROFESSIONAL SURVEYING LB 6113
 18850 U.S. HIGHWAY 19 SUITE 500
 CLEARWATER, FLORIDA 33764
 (727) 524-6500

VERTICAL DATUM CONVERSION:
 SURVEY VERTICAL DATUM SHOWN IS BASED ON NAVD88
 NATIONAL GEODETIC SURVEY BENCHMARKS "Y 677" AND "Z 677",
 HAVING ELEVATIONS OF 25.30 AND 21.82 RESPECTIVELY

NGVD 1929 = (NAVD 88 + 0.84')



EXISTING TREE LEGEND

● = BAY TREE	● = EUCALYPTUS TREE	● = PALM TREE
● = BOTTLE BRUSH TREE	● = MAGNOLIA TREE	● = PECAN TREE
● = CAMPHOR TREE	● = MAPLE TREE	● = PERSIMMON TREE
● = CEDAR	● = MULBERRY TREE	● = PINE TREE
● = CHINABERRY TREE	● = OAK TREE	● = SYCAMORE TREE
● = CITRUS TREE	● = OTHER SPECIES	● = WAX MYRTLE TREE
● = CYPRESS TREE		● = WILLOW TREE

NO.	BY	DATE	DESCRIPTION
1	JOHN SCHELLER	MARCH 24, 2016	ISSUED FOR PERMIT
2	JOHN SCHELLER		REVISED
3	JOHN SCHELLER		REVISED
4	JOHN SCHELLER		REVISED
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GRADING PLAN

FACTS ENGINEERING
 PARKING EXPANSION

FACTS ENGINEERING, INC.
 8049 PHOTONICS DRIVE
 NEW PORT RICHEY, FLORIDA 34655

CHRISTOPHER E. WEDDE, P.E.
 LICENSE NO. 3446
 STATE OF FLORIDA

610 E. Morgan Street Brandon, FL 33510 (813)643-9907
 CERTIFICATE OF AUTHORIZATION No. 0000999