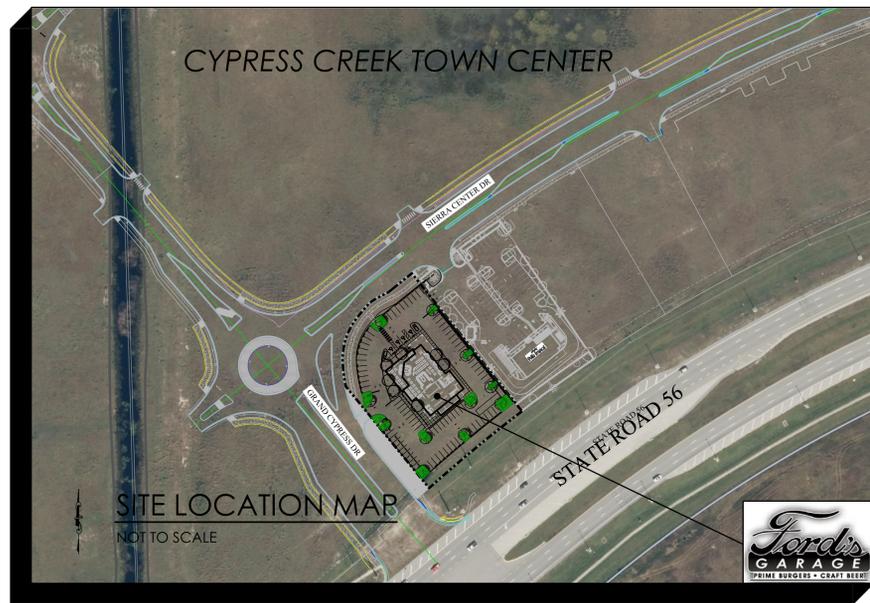
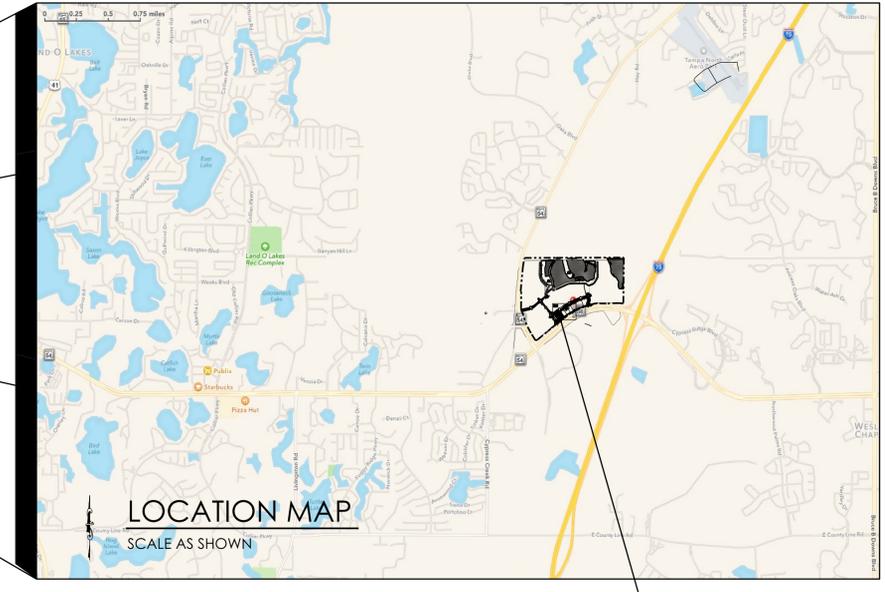
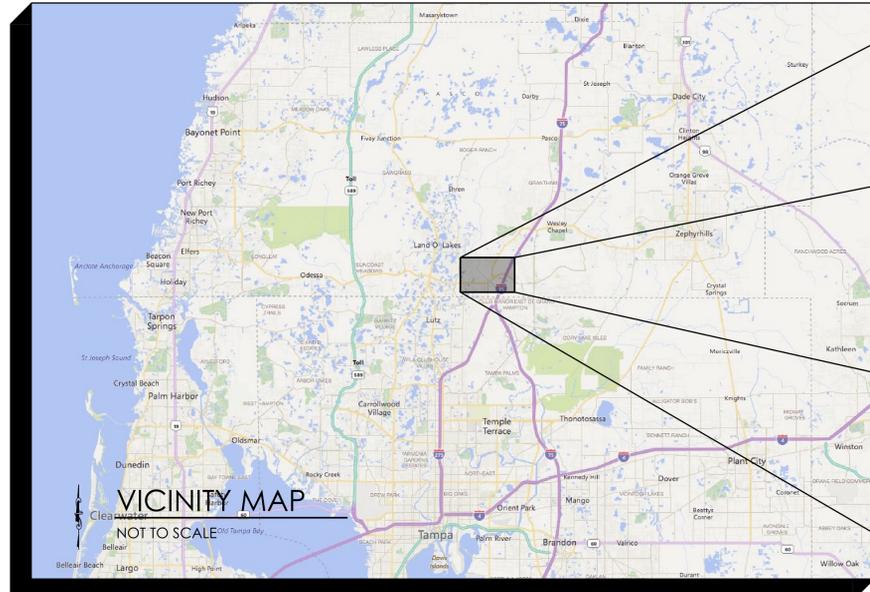




SECTION 27, TOWNSHIP 26 SOUTH, RANGE 19
PASCO COUNTY, FLORIDA



PREPARED FOR
**FORD'S GARAGE WESLEY
CHAPEL, LLC.**
505 E. JACKSON ST.
TAMPA, FL 33602

CONTACTS:
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500 GUISSANDO DE AVILA, SUITE 200
TAMPA, FL 33613
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CONSULTANTS:
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C-001	General Notes
C-002	Erosion Control Plan
C-100	Site Plan
C-101	Paving, Grading & Drainage Plan
C-102	Utility Plan
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C-502	Details Sh 1 of 2
C-503	Details Sh 2 of 2
C-504	Utility Details
L-100	Landscape Plan
L-500	Landscape Notes Details

UTILITY CONTACTS:
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30461 COMMERCE DRIVE
SAN ANTONIO, FL 33576
CONTACT: COREY LITTLEFIELD
(352) 688-5115 EXT. 1131

GAS TECO PEOPLES GAS
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SOLID WASTE PASCO COUNTY SOLID WASTE ADMINISTRATION
14230 HAYS ROAD
SPRING HILL, FL 34610
CONTACT: JOHN. P. POWER
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REVISIONS:	DATE
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Eric J. Hendra, P.E.
Florida P.E. NO. 48883

PRINT DATE: 3/10/2016 ORIGINAL: 3/10/2016
REVISIONS:
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3 _____
4 _____
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FORD'S GARAGE RESTAURANT
PASCO COUNTY
COVER SHEET

FORD'S GARAGE WESLEY CHAPEL, LLC
505 E. JACKSON ST.
TAMPA, FL 33602
P: 813-781-5529

JOB NO. 150007
DRAWN E.J.H.
DESIGNED E.J.H.
CHECKED E.J.H.
OC E.J.H.
SHEET

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CONSTRUCTION NOTES

MISCELLANEOUS

1. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS SPECIFIED BY THE VARIOUS GOVERNMENTAL AGENCIES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, AND SCHEDULE ANY NECESSARY INSPECTIONS ACCORDING TO AGENCY INSTRUCTIONS.
2. ALL SPECIFICATIONS AND DOCUMENTS REFERRED TO IN THESE PLANS SHALL BE OF THE LATEST REVISION.
3. ALL WORK PERFORMED SHALL COMPLY WITH THE REGULATIONS AND ORDINANCES OF THE VARIOUS GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK.
4. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS ON ALL PRECAST AND MANUFACTURED ITEMS TO THE OWNERS ENGINEER FOR APPROVAL. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT CONTRACTORS EXPENSE.
5. WORK PERFORMED UNDER THIS CONTRACT SHALL INTERFACE SMOOTHLY WITH OTHER WORK BEING PERFORMED ON SITE BY OTHER CONTRACTORS AND UTILITY COMPANIES. IT WILL BE NECESSARY FOR THE CONTRACTOR TO COORDINATE AND SCHEDULE HIS ACTIVITIES, WHERE NECESSARY, WITH OTHER CONTRACTORS AND UTILITY COMPANIES, INCLUDING TECO, GTE, TIME WARNER & THEIR SUBCONTRACTORS.
6. THE WATER, SANITARY SEWER, AND STORM DRAINAGE FACILITIES ARE SUBJECT TO THE REVIEW AND APPROVAL OF PASCO COUNTY AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN THE REQUIRED PERMITS TO PERFORM WORK IN THE PUBLIC RIGHT-OF-WAY.
7. CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES BEFORE ORDERING MATERIALS AND CASTING STRUCTURES.
8. IT WILL BE NECESSARY TO EXAMINE, COORDINATE AND ADJUST ACCORDINGLY THE PROPOSED LOCATIONS OF THE VARIOUS COMPONENTS OF THE SITE UTILITIES. THE LAYOUTS INDICATED IN THE PLANS ARE NOT EXACT AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SUBMIT COORDINATION DRAWINGS SHOWING PIPE SIZES, STRUCTURES, AND ELEVATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SCHEDULING AND COORDINATION OF ALL THE UNDERGROUND WORK ASSOCIATED WITH THIS PROJECT.
9. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW BY USE OF LANDSCAPING OR FENCING MATERIALS.
10. ADJUSTMENTS OF INLETS, JUNCTION BOXES, MANHOLE TOPS, WATER VALVES, WATER METERS, ETC. SHALL BE INCLUDED IN THE CONTRACTORS BID AND NO CLAIM SHALL BE MADE AGAINST THE OWNER OR ENGINEER FOR THESE ADJUSTMENTS, IF REQUIRED.

SAFETY

1. DURING THE CONSTRUCTION AND MAINTENANCE OF THIS PROJECT ALL SAFETY REGULATIONS ARE TO BE ENFORCED. THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE CONTROL AND SAFETY OF THE TRAVELING PUBLIC AND THE SAFETY OF HIS PERSONNEL.
2. THE CONTRACTORS MAINTENANCE OF TRAFFIC PLAN MUST BE SUBMITTED AND APPROVED BY PASCO COUNTY PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES.
3. LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY OSHA IN THE FEDERAL REGISTER OF THE DEPARTMENT OF TRANSPORTATION.
4. CONTRACTOR SHALL PROVIDE AND MAINTAIN HIS OWN SAFETY EQUIPMENT IN ACCORDANCE WITH HIS HEALTH & SAFETY PROGRAM AND ALL OTHER APPLICABLE LEGAL, AND HEALTH AND SAFETY REQUIREMENTS. THE CONTRACTOR IS ALSO RESPONSIBLE FOR PROVIDING HIS EMPLOYEES AND SUBCONTRACTORS WITH ADEQUATE INFORMATION AND TRAINING TO ENSURE THAT ALL EMPLOYEES AND SUBCONTRACTORS AND SUBCONTRACTORS' EMPLOYEES COMPLY WITH ALL APPLICABLE REQUIREMENTS. CONTRACTOR SHALL REMAIN IN COMPLIANCE WITH ALL OCCUPATION SAFETY AND HEALTH REGULATIONS AS WELL AS THE ENVIRONMENTAL PROTECTION LAWS. THE FOLLOWING IS NOT TO BE PERCEIVED AS THE ENTIRE SAFETY PROGRAM BUT JUST BASIC REQUIREMENTS.
5. ALL EXCAVATIONS BY THE CONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF THE DEPARTMENT OF LABOR'S OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION RULES AND REGULATIONS. PARTICULAR ATTENTION MUST BE PAID TO THE CONSTRUCTION STANDARDS FOR EXCAVATIONS, 29 CFR PART 1926, SUBPART P.
6. THE MINIMUM STANDARDS AS SET FORTH IN THE CURRENT EDITION OF "THE STATE OF FLORIDA, MANUAL ON TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS" SHALL BE FOLLOWED IN THE DESIGN, APPLICATION, INSTALLATION, MAINTENANCE AND REMOVAL OF ALL TRAFFIC CONTROL DEVICES, WARNING DEVICES AND BARRIERS NECESSARY TO PROTECT THE PUBLIC AND WORKMEN FROM HAZARDS WITHIN THE PROJECT LIMITS.
7. ALL TRAFFIC CONTROL MARKINGS AND DEVICES SHALL CONFORM TO THE PROVISIONS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES PREPARED BY THE U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION.
8. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY AND ENFORCE ALL APPLICABLE SAFETY REGULATIONS. THE ABOVE INFORMATION HAS BEEN PROVIDED FOR THE CONTRACTORS INFORMATION ONLY AND DOES NOT IMPLY THAT THE OWNER OR ENGINEER WILL INSPECT AND/OR ENFORCE SAFETY REGULATIONS.
9. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES AND SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE UTILITY COMPANIES PRIOR TO CONSTRUCTION TO OBTAIN FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES. CALL SUNSHINE STATE ONE CALL OF FLORIDA AT 800-452-4770 TO ARRANGE FIELD LOCATIONS.
10. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND, THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED BY THE CONTRACTOR CALLED FOR IN THIS CONTRACT.
11. ALL UNDERGROUND UTILITIES MUST BE IN PLACE AND TESTED OR INSPECTED PRIOR TO BASE AND PAVEMENT CONSTRUCTION.

SITE PLAN AND COORDINATE GEOMETRY

1. BOUNDARY, TREE AND TOPOGRAPHIC SURVEY PREPARED BY GEOPINTE AND THE BASE FILE FOR MASTER DEVELOPMENT PROVIDED BY WRA, INC.
2. ALL POINTS AND MONUMENTS SHALL BE SURVEYED UPON MOBILIZATION TO VERIFY THEIR ACCURACY. ANY DISCREPANCIES DISCOVERED MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN WRITING.
3. MONUMENTS AND OTHER SURVEY CONTROL POINTS SHALL BE PROTECTED FROM DAMAGE AND DISTURBANCE. IF ANY CONTROL POINTS ARE DAMAGED OR DISTURBED, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ENGINEER AND REPLACE THE CONTROL POINTS TO THEIR ORIGINAL CONDITION AT HIS OWN EXPENSE.
4. ELEVATIONS SHOWN HEREON ARE BASED ON BENCH-MARKS REFERENCE THE NATIONAL GEODETIC VERTICAL DATUM OF 1929. TO CONVERT FROM NGVD29 SUBTRACT 0.83 FEET TO GET THE NORTH AMERICAN VERTICAL DATUM, NAVD 83 DATUM.
5. 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 PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES AFFECTING THIS WORK PRIOR TO CONSTRUCTION.
6. UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL FURNISH THE OWNERS ENGINEER WITH COMPLETE "AS-BUILT" INFORMATION CERTIFIED BY A REGISTERED LAND SURVEYOR. THIS "AS-BUILT" INFORMATION SHALL INCLUDE INVERT ELEVATIONS, LOCATION OF FITTINGS, LOCATION OF STRUCTURES FOR ALL UTILITIES INSTALLED, AS WELL AS TOP OF BANK, TOE OF SLOPE AND GRADE BREAK LOCATIONS AND ELEVATIONS FOR POND AND DITCH CONSTRUCTION. NO ENGINEERS CERTIFICATIONS FOR CERTIFICATE OF OCCUPANCY PURPOSES WILL BE MADE UNTIL THIS INFORMATION IS RECEIVED AND APPROVED BY THE OWNERS ENGINEER.

CLEARING/DEMOLITION

1. PRIOR TO ANY SITE CLEARING, ALL TREES SHOWN TO REMAIN AS INDICATED ON THE CONSTRUCTION PLANS SHALL BE PROTECTED IN ACCORDANCE WITH LOCAL TREE ORDINANCES AND DETAILS CONTAINED IN THESE PLANS. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO MAINTAIN THESE TREES IN GOOD CONDITION. NO TREE SHOWN TO REMAIN SHALL BE REMOVED WITHOUT WRITTEN APPROVAL FROM PASCO COUNTY OR THE OWNER/DEVELOPER.
2. THE CONTRACTOR SHALL CLEAR AND GRUB ONLY THOSE PORTIONS OF THE SITE NECESSARY FOR CONSTRUCTION. DISTURBED AREAS WILL BE SEED, MULCHED, SODED OR PLANTED WITH OTHER APPROVED LANDSCAPE MATERIAL IMMEDIATELY FOLLOWING CONSTRUCTION.
3. EXISTING EARTHWORK THAT RESULTS FROM CLEARING AND GRUBBING OR SITE EXCAVATION IS TO BE UTILIZED ON-SITE IF REQUIRED, PROVIDED THAT THE MATERIAL IS DEEMED SUITABLE FOR CONSTRUCTION BY THE OWNERS SOILS TESTING COMPANY. EXCESS MATERIAL IS TO BE EITHER STOCKPILED ON THE SITE AS DIRECTED BY THE OWNER OR OWNERS ENGINEER, OR REMOVED FROM THE SITE. THE CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING EXCESS EARTHWORK FROM THE SITE.
4. ALL CONSTRUCTION DEBRIS AND OTHER WASTE MATERIALS SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH APPLICABLE REGULATORY AGENCY REQUIREMENTS.
5. CONTRACTOR WILL BE RESPONSIBLE FOR MAKING A VISUAL INSPECTION OF THE SITE AND WILL BE RESPONSIBLE FOR THE DEMOLITION AND REMOVAL, PURSUANT TO ALL FEDERAL, STATE, COUNTY, CITY OR OTHER APPLICABLE AGENCY REQUIREMENTS, OF ALL UNDERGROUND AND ABOVE GROUND STRUCTURES THAT WILL NOT BE INCORPORATED WITHIN THE NEW FACILITIES.
6. ANY EXOTIC SPECIES, I.E., BRAZILIAN PEPPER (SCHINUS TEREBINTHIFOLIUS), PINK TREES (MELALEUCA QUINCQUEMVA), CHINESE TALLOW (SPRUI SEBIFERUS) AND AUSTRALIAN PINE (CASUARINA EQUISSETIFOLIUM), MUST BE REMOVED AS A CONDITION OF SITE DEVELOPMENT. WHERE NECESSARY DUE TO THEIR PROXIMITY TO PROTECTED PLANT MATERIAL, HAZARDOUS REMOVAL WILL BE REQUIRED. THIS REMOVAL IS TO A DEGREE THAT POTENTIAL FOR EROSION IS CREATED, THE AREA MUST BE RE-STABILIZED WITH SUITABLE MATERIAL.
7. THE CONTRACTOR MUST PROVIDE A DEWATERING PLAN, IF APPLICABLE, TO THE PASCO COUNTY ENGINEERING INSPECTIONS DEPARTMENT AT 727-834-3870 FOR REVIEW PRIOR TO THE EROSION CONTROL MEASURES PRE-INSPECTION MEETING.
8. PRIOR TO THE START OF THE CLEARING AND GRUBBING, OR ANY SOIL DISTURBANCE CONTACT PASCO COUNTY STORMWATER MANAGEMENT AT 727-834-3811 FOR A SOIL EROSION AND SEDIMENT CONTROL, PRE-INSPECTION MEETING.

PAVING AND GRADING

1. ALL DELETERIOUS SUBSURFACE MATERIAL (I.E. MUCK, PEAT, BURIED DEBRIS) IS TO BE DEGRADED IN ACCORDANCE WITH THESE PLANS OR AS DIRECTED BY THE OWNER, THE OWNERS ENGINEER, OR OWNERS SOILS TESTING COMPANY. DELETERIOUS MATERIAL IS TO BE STOCKPILED OR REMOVED FROM THE SITE AS DIRECTED BY THE OWNER. EXCAVATED AREAS TO BE BACK FILLED WITH APPROVED MATERIALS AND COMPACTED AS SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING DELETERIOUS MATERIAL FROM THE SITE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRACING, SHEETING OR SHORING AS NECESSARY. DEWATERING METHODS SHALL BE USED AS REQUIRED TO KEEP TRENCHES DRY WHILE PIPE AND APPURTENANCES ARE BEING PLACED.
3. ALL NECESSARY FILL AND EMBANKMENT THAT IS PLACED DURING CONSTRUCTION SHALL CONSIST OF MATERIAL SPECIFIED BY THE OWNERS SOILS TESTING COMPANY OR ENGINEER AND BE PLACED AND COMPACTED ACCORDING TO THESE PLANS OR THE REFERENCED SOILS REPORT.
4. PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADE UNLESS OTHERWISE NOTED ON DRAWINGS.
5. CONTRACTOR SHALL TRIM, TACK AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT.
6. CURBING WILL BE PLACED AT THE EDGE OF ALL PAVEMENT, AS SHOWN ON THE PLANS.
7. REFER TO THE LATEST EDITION OF F.D.O.T. "ROADWAY AND TRAFFIC DESIGN STANDARDS" FOR DETAILS AND SPECIFICATIONS OF ALL F.D.O.T. TYPE CURBING AND GUTTERS CALLED FOR IN THESE PLANS.
8. CONTRACTOR TO PROVIDE A 1 1/2" TO 1" BITUMINOUS EXPANSION JOINT MATERIAL WITH SEALER AT ABUTMENT OF CONCRETE AND OTHER MATERIALS (BUILDINGS, OTHER POURED CONCRETE, ETC.)
9. ALL PAVEMENT MARKINGS SHALL BE MADE WITH PERMANENT THERMOPLASTIC AND SHALL CONFORM TO F.D.O.T. STANDARD INDEX NO. 17246, SHEETS 1-7. PARKING STALL STRIPING TO BE 4" WIDE PAINTED STRIPES.
10. CONTRACTOR IS TO PROVIDE EROSION CONTROL AND SEDIMENTATION BARRIER (HAY BALES OR SILTATION CURTAIN) TO PREVENT SILTATION OF ADJACENT PROPERTY, STREETS, STORM SEWERS AND WATERWAYS. IN ADDITION, CONTRACTOR SHALL PLACE STRAW, MULCH OR OTHER SUITABLE MATERIAL ON GROUND IN AREAS WHERE CONSTRUCTION RELATED TRAFFIC IS TO ENTER AND EXIT SITE. IF, IN THE OPINION OF THE ENGINEER AND/OR LOCAL AUTHORITIES, EXCESSIVE QUANTITIES OF EARTH ARE TRANSPORTED OFF-SITE EITHER BY NATURAL DRAINAGE OR BY VEHICULAR TRAFFIC, THE CONTRACTOR IS TO REMOVE SAID EARTH TO THE SATISFACTION OF THE ENGINEER AND/OR AUTHORITIES.
11. IF WIND EROSION BECOMES SIGNIFICANT DURING CONSTRUCTION, THE CONTRACTOR SHALL STABILIZE THE AFFECTED AREA USING SPRINKLING, IRRIGATION OR OTHER ACCEPTABLE METHODS.
12. THE CONTRACTOR WILL STABILIZE BY SEED AND MULCH, SOD OR OTHER APPROVED MATERIALS ANY DISTURBED AREAS WITHIN ONE WEEK FOLLOWING CONSTRUCTION OF THE UTILITY SYSTEMS AND PAVEMENT AREAS. CONTRACTOR SHALL MAINTAIN SUCH AREAS UNTIL FINAL ACCEPTANCE BY OWNER.
13. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPLICABLE TESTING WITH THE SOILS ENGINEER. TESTS WILL BE REQUIRED PURSUANT WITH THE TESTING SCHEDULE LOCATED ON TABLE 60-1. UPON COMPLETION OF THE WORK, SOILS ENGINEER WILL SUBMIT CERTIFICATIONS TO THE OWNERS ENGINEER STATING THAT ALL REQUIREMENTS HAVE BEEN MET.
14. A QUALIFIED TESTING LABORATORY SHALL PERFORM ALL TESTING NECESSARY TO ASSURE COMPLIANCE OF THE IN PLACE MATERIALS AS REQUIRED BY THESE PLANS AND THE VARIOUS AGENCIES. SHOULD ANY RETESTING BE REQUIRED DUE TO THE FAILURE OF ANY TESTS TO MEET THE REQUIREMENTS, THE CONTRACTOR WILL BEAR ALL COST OF SAID RETESTING.

DRAINAGE

1. STANDARD INDEXES REFER TO THE LATEST EDITION OF FOOT DESIGN STANDARDS WITH SUPPLEMENTS FROM PASCO COUNTY.
2. ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE CLASS III (ASTM C-76) UNLESS OTHERWISE NOTED ON PLANS. ALL DRAINAGE STRUCTURES SHALL BE IN ACCORDANCE WITH FTCD ROADWAY AND TRAFFIC DESIGN STANDARDS AND PASCO COUNTY UNLESS OTHERWISE SHOWN ON PLANS.
3. PIPE LENGTHS SHOWN ARE APPROXIMATE.
4. ALL DRAINAGE STRUCTURE GRATES AND COVERS SHALL BE TRAFFIC RATED FOR FH-20 LOADINGS.
5. ALL STORM DRAINAGE PIPING SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNERS ENGINEER PRIOR TO THE PLACEMENT OF BACKFILL. CONTRACTOR TO NOTIFY THE ENGINEER 48 HOURS IN ADVANCE TO SCHEDULE INSPECTION.
6. THE CONTRACTOR SHALL MAINTAIN AND PROTECT FROM MUD, DIRT, DEBRIS, ETC. THE STORM DRAINAGE SYSTEM UNTIL FINAL ACCEPTANCE OF THE PROJECT. THE CONTRACTOR SHALL BE REQUIRED TO RECLEAN PIPES AND INLETS FOR THESE PURPOSES.

EROSION/TURBIDITY CONTROL NOTES

1. THE INSTALLATION OF TEMPORARY EROSION CONTROL BARRIERS SHALL BE COORDINATED WITH THE CONSTRUCTION OF THE PERMANENT EROSION CONTROL FEATURES TO THE EXTENT NECESSARY TO ASSURE ECONOMIC, EFFECTIVE AND CONTROL OF EROSION AND WATER POLLUTION THROUGHOUT THE LIFE OF THE CONSTRUCTION PHASE.
2. THE TYPE OF EROSION CONTROL BARRIERS USED SHALL BE GOVERNED BY THE NATURE OF THE CONSTRUCTION OPERATION AND SOIL TYPE THAT WILL BE EXPOSED. SILTY AND CLAYEY MATERIAL USUALLY REQUIRE SOLID SEDIMENT BARRIERS TO PREVENT TURBID WATER DISCHARGE. WHILE SANDY MATERIAL MAY NEED ONLY SILT SCREENS OR HAY BALES TO PREVENT EROSION, FLOATING TURBIDITY CURTAINS SHALL BE USED IN OPEN WATER SITUATIONS. DIVERSION DITCHES OR SWALES MAY BE REQUIRED TO PREVENT TURBID STORMWATER RUNOFF FROM BEING DISCHARGED TO WETLANDS OR OTHER WATER BODIES. IT MAY BE NECESSARY TO EMPLOY A COMBINATION OF BARRIERS, DITCHES AND OTHER EROSION/TURBIDITY CONTROL MEASURES IF CONDITIONS WARRANT.
3. CONSTRUCTION OPERATIONS IN OR ADJACENT TO WETLANDS SHALL BE RESTRICTED TO THOSE AREAS IDENTIFIED IN THE PLANS AND IN THE SPECIFICATIONS.
4. EXCAVATED MATERIAL SHALL NOT BE DEPOSITED IN THE WETLANDS OR IN A POSITION CLOSE ENOUGH THERETO TO BE WASHED AWAY BY HIGH WATER OR RUNOFF.
5. WHERE PUMPS ARE TO BE USED TO REMOVE TURBID WATERS FROM CONSTRUCTION AREAS, THE WATER SHALL BE TREATED PRIOR TO DISCHARGE TO THE WETLANDS. TREATMENT METHODS INCLUDE AND ARE NOT LIMITED TO, TURBID WATER BEING PUMPED INTO GRASSED SWALES OR APPROPRIATE VEGETATED AREAS, SEDIMENT BASINS, OR CONFINED BY AN APPROPRIATE ENCLOSURE SUCH AS TURBIDITY BARRIERS, AND KEPT CONFINED UNTIL ITS TURBIDITY LEVEL MEETS STATE WATER QUALITY STANDARDS.
6. THE CONTRACTOR SHALL SCHEDULE HIS OPERATIONS SUCH THAT THE AREA OF UNPROTECTED ERODIBLE EARTH EXPOSED AT ANY ONE TIME IS NOT LARGER THAN THE MINIMUM AREA NECESSARY FOR EFFICIENT CONSTRUCTION OPERATIONS, AND THE DURATION OF EXPOSED UNPROTECTED EARTH SHALL BE AS SHORT AS PRACTICABLE. CLEARING AND GRUBBING SHALL BE SO SCHEDULED AND PERFORMED THAT GRADING OPERATIONS CAN FOLLOW IMMEDIATELY THEREAFTER, AND GRADING OPERATIONS SHALL BE SCHEDULED AND PERFORMED THAT PERMANENT EROSION CONTROL FEATURES CAN FOLLOW IMMEDIATELY THEREAFTER IF CONDITIONS ON THE PROJECT PERMIT.
7. THE CONTRACTOR AND/OR OWNERS REPRESENTATIVE SHALL PROVIDE ROUTINE MAINTENANCE OF PERMANENT AND TEMPORARY EROSION CONTROL FEATURES UNTIL THE PROJECT IS COMPLETE AND ALL BARREN SOILS ARE STABILIZED.
8. SILT FENCE SHALL BE LOCATED AT THE PERIMETER OF CONSTRUCTION LIMITS, AS DEFINED BY FIELD CONDITIONS.

EXISTING TREE PROTECTION NOTES:

1. REQUIRED BARRICADES AND FLAGGING SHALL BE ERECTED BY THE CONTRACTOR AND APPROVED BY THE ENGINEER AND THE PASCO COUNTY LAND ALTERATION AND LANDSCAPE DEPARTMENT PRIOR TO COMMENCEMENT OF LAND ALTERATION ACTIVITIES. BARRICADES SHALL REMAIN IN PLACE UNTIL ALTERATION AND CONSTRUCTION ACTIVITIES ARE COMPLETED.
2. DURING LAND ALTERATION AND CONSTRUCTION ACTIVITIES, IT SHALL BE UNLAWFUL TO REMOVE VEGETATION BY GRUBBING OR TO PLACE SOIL DEPOSITS, DEBRIS, SOLVENTS, CONSTRUCTION MATERIAL, MACHINERY OR OTHER EQUIPMENT OF ANY KIND WITHIN THE DRIPLINE OF A TREE TO REMAIN ON THE SITE UNLESS OTHERWISE APPROVED BY THE COUNTY.
3. IN ORDER TO COMPLY WITH THE COUNTY LAND DEVELOPMENT CODE TO MINIMIZE SOIL EROSION AND CONTRIBUTE TO WATER QUALITY, PROPOSED LAND ALTERATION ACTIVITIES SHALL NOT UNNECESSARILY REMOVE EXISTING VEGETATION AND ALTER EXISTING TOPOGRAPHY. ADEQUATE PROTECTION MEASURES (I.E. HAY BALES, BARRIERS, SODDING AND SANDBAGGING) SHALL BE PROVIDED, AS NECESSARY, TO MINIMIZE EROSION AND DOWNSTRESS SEDIMENTATION CAUSED BY SURFACE WATER RUNOFF ON EXPOSED LAND SURFACES.
4. ALL TRIMMING UNDERTAKEN ON A TREE PROTECTED BY THE PROVISIONS OF THE LAND DEVELOPMENT CODE SHALL BE PRUNED IN ACCORDANCE WITH THE NATIONAL ARBORIST ASSOCIATION (NAA) PRUNING STANDARDS. THIS INFORMATION MUST BE CLEARLY IDENTIFIED ON THE SUBDIVISION CONSTRUCTION PLANS.

SC-1 TESTING SCHEDULE

(LOCAL GOVERNING AGENCY SUPERSEDE LISTED MINIMUM REQUIREMENTS.)

ITEM	TEST	TEST FREQUENCY
EMBANKMENT	OPTIMUM MOISTURE/MAXIMUM DENSITY MINIMUM DENSITY AS DETERMINED BY AASHTO 199-57D(699-70) NO TOLERANCE	PER SOIL TYPE *** PER 1000 FEET HORIZONTALLY, IN 12 INCH LIFTS
UTILITY TRENCH BACKFILL OVER PIPELINES AND AROUND STRUCTURES FROM R.O.W. LINE TO R.O.W. LINE	OPTIMUM MOISTURE/MAXIMUM DENSITY 98% MAXIMUM DENSITY AS DETERMINED BY AASHTO 118-57 (ASTM D1557-70) - MINUS 3% TOLERANCE	PER SOIL TYPE ***
UTILITY TRENCH BACKFILL OVER PIPELINES AND AROUND STRUCTURES OUTSIDE THE R.O.W.	OPTIMUM MOISTURE/MAXIMUM DENSITY 98% MAXIMUM DENSITY AS DETERMINED BY AASHTO 118-57 (ASTM D1557-70) - MINUS 3% TOLERANCE	PER SOIL TYPE ***
STABILIZED SUBGRADE	OPTIMUM MOISTURE/MAXIMUM DENSITY MINIMUM 40 LIFT 98% MAXIMUM DENSITY AS DETERMINED BY AASHTO 118-57 (ASTM D1557-70) - NO TOLERANCE	PER MATERIAL TYPE *** PER MATERIAL TYPE
BASE (OTHER THAN SOIL CEMENT)	OPTIMUM MOISTURE/MAXIMUM DENSITY 98% MAXIMUM DENSITY AS DETERMINED BY AASHTO 118-57 (ASTM D1557-70) - NO TOLERANCE	PER SOURCE *** EACH LIFT *** GRADATION ATTERBURG LEVELS
CONCRETE	SILAGE TEST COMPRESSIVE STRENGTH CYLINDERS	PER PER SET OF CYLINDERS ONE SET OF THREE (3) CYLINDERS FOR 100 CUBIC YARDS OR FRACTION THEREOF PER SET OF CYLINDERS
ASPHALTIC CONCRETE	AGGREGATE ANALYSIS DESIGN MIX BULKING CONTENT GRADATION STABILITY FLOW THICKNESS DENSITY	ONE PER DESIGN ONE PER TYPE ONE PER DAY *** ***

* TESTS SHALL BE LOCATED NO MORE THAN 500 FEET APART. TESTS SHALL BE PERFORMED ON EACH LIFT, EXCEPT THAT TESTS SHALL NOT BE FURTHER APART THAN ONE (1) FOOT. TESTS SHALL BE TAKEN OVERALL ROAD CROSS-SECTION. FOR BARRIERS THAT ARE TO BE PLACED OVER ROAD, INCLUDE RESULTS TO OVER SERVICE LATERALS. THERE SHALL BE A MINIMUM OF ONE (1) TEST PER SET OF THREE (3) CYLINDERS PER 100 CUBIC YARDS OR FRACTION THEREOF. TESTS SHALL BE LOCATED NO MORE THAN 500 FEET APART. THERE SHALL BE NO LESS THAN ONE (1) TEST PER STREET.

** FOR FLEXIBLE PIPE (CORRUGATED STEEL OR ALUMINUM), 98% MAXIMUM DENSITY AS DETERMINED BY AASHTO 199-57D(699-70) PER FOOT SUPPLEMENTAL SPECIFICATIONS SUB ARTICLE 125-6.3.2 AS NOTED.

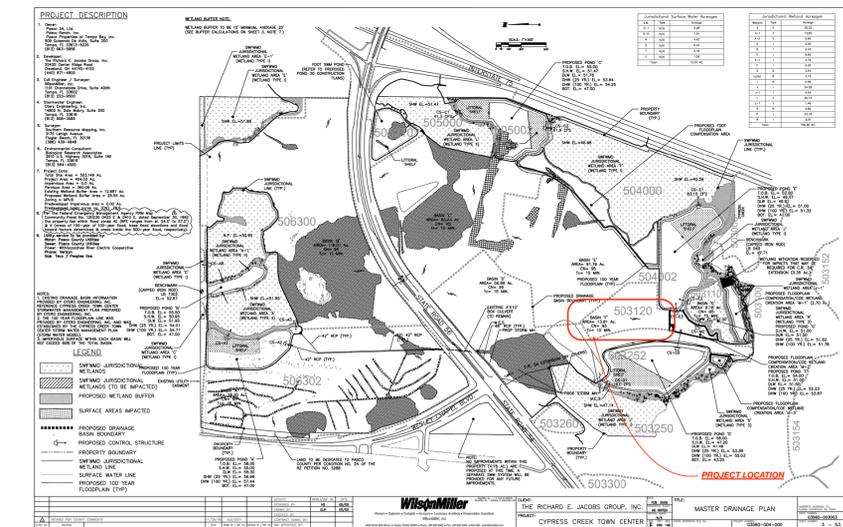
*** TESTS SHALL BE LOCATED NO MORE THAN 500 FEET APART. THERE SHALL BE NO LESS THAN ONE (1) TEST PER STREET.

GENERAL SITE NOTES

1. OVERALL CLEANUP SHALL BE ACCOMPLISHED BY THE CONTRACTOR IN ACCORDANCE WITH COUNTY STANDARDS OR AS DIRECTED BY THE ENGINEER. ANY AND ALL EXPENSES INCURRED FOR THIS WORK SHALL BE INCLUDED IN THE UNIT PRICE BID FOR OTHER ITEMS.
2. THE CONTRACTOR SHALL ENDEAVOR TO PROTECT PRIVATE PROPERTY. ANY DAMAGE CAUSED BY THE CONTRACTOR IN THE PERFORMANCE OF HIS WORK SHALL BE CORRECTED TO THE SATISFACTION OF THE ENGINEER. PAYMENT SHALL NOT BE MADE FOR THIS WORK.
3. ANY DAMAGE TO STATE, COUNTY, OR LOCAL ROADS CAUSED BY THE CONTRACTORS HAULING OR EXCAVATION EQUIPMENT SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE ENGINEER. PAYMENT SHALL NOT BE MADE FOR THIS WORK.
4. ANY U.S.C. & G.S. MONUMENT WITHIN LIMITS OF CONSTRUCTION IS TO BE PROTECTED. IF IN DANGER OF DAMAGE, THE PROJECT ENGINEER SHOULD NOTIFY HENDRA & ASSOCIATES, ENG.
5. LAKE/POND EXCAVATION NOTE:
NO EXCAVATION SHALL EXTEND BELOW THE PERMITTED DESIGN DEPTHS / ELEVATIONS SHOWN ON THE DRAWINGS, UNLESS ADDITIONAL TESTING SUPPORTS OTHERWISE. AND NO LOWER SEMI-CONFINING UNIT CLAYEY SOIL MATERIAL AND / OR NO LIMESTONE MATERIALS SHALL BE EXCAVATED, REGARDLESS IF THESE MATERIALS ARE ENCOUNTERED WITHIN THE PERMITTED EXCAVATION DEPTHS / ELEVATIONS. IF ANY LOWER SEMI-CONFINING UNIT CLAYEY SOIL MATERIALS OR LIMESTONE MATERIALS ARE ENCOUNTERED ABOVE THE PERMITTED DEPTHS / ELEVATIONS, THEN EXCAVATION OPERATIONS SHALL CEASE IN THE GENERAL AREA. EPC MUST BE CONTACTED PRIOR TO ANY EXCAVATION OF CLAYS.*
6. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS SPECIFIED BY THE VARIOUS GOVERNMENTAL AGENCIES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, AND SCHEDULE ANY NECESSARY INSPECTIONS ACCORDING TO AGENCY INSTRUCTIONS.
7. ALL SPECIFICATIONS AND DOCUMENTS REFERRED TO IN THESE PLANS SHALL BE OF THE LATEST REVISION.
8. ALL WORK PERFORMED SHALL COMPLY WITH THE REGULATIONS AND ORDINANCES OF THE VARIOUS GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK.
9. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS ON ALL PRECAST AND MANUFACTURED ITEMS TO THE OWNERS ENGINEER FOR APPROVAL. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT CONTRACTORS EXPENSE.
10. WORK PERFORMED UNDER THIS CONTRACT SHALL INTERFACE SMOOTHLY WITH OTHER WORK BEING PERFORMED ON SITE BY OTHER CONTRACTORS AND UTILITY COMPANIES. IT WILL BE NECESSARY FOR THE CONTRACTOR TO COORDINATE AND SCHEDULE HIS ACTIVITIES, WHERE NECESSARY, WITH OTHER CONTRACTORS AND UTILITY COMPANIES, INCLUDING BUT NOT LIMITED TO, TECO, DUKE ENERGY, VERIZON, GTE, BRIGHTHOUSE, TIME WARNER, AND SIMILAR UTILITIES AND THEIR SUBCONTRACTORS.
11. THE WATER, SANITARY SEWER, AND STORM DRAINAGE FACILITIES ARE SUBJECT TO THE REVIEW AND APPROVAL OF PASCO COUNTY AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN THE REQUIRED PERMITS TO PERFORM WORK IN THE PUBLIC RIGHT-OF-WAY.
12. CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES BEFORE ORDERING MATERIALS AND CASTING STRUCTURES.
13. IT WILL BE NECESSARY TO EXAMINE, COORDINATE AND ADJUST ACCORDINGLY THE PROPOSED LOCATIONS OF THE VARIOUS COMPONENTS OF THE SITE UTILITIES. THE LAYOUTS INDICATED IN THE PLANS ARE NOT EXACT AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SUBMIT COORDINATION DRAWINGS SHOWING PIPE SIZES, STRUCTURES, AND ELEVATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SCHEDULING AND COORDINATION OF ALL THE UNDERGROUND WORK ASSOCIATED WITH THIS PROJECT.
14. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW BY USE OF LANDSCAPING OR FENCING MATERIALS.
15. ADJUSTMENTS OF INLETS, JUNCTION BOXES, MANHOLE TOPS, WATER VALVES, WATER METERS, ETC. SHALL BE INCLUDED IN THE CONTRACTORS BID AND NO CLAIM SHALL BE MADE AGAINST THE OWNER OR ENGINEER FOR THESE ADJUSTMENTS, IF REQUIRED.
16. IF DURING CONSTRUCTION ACTIVITIES ANY EVIDENCE OF THE PRESENCE OF STATE AND FEDERALLY PROTECTED PLANT AND/OR ANIMAL SPECIES IS DISCOVERED, WORK SHALL COME TO AN IMMEDIATE STOP AND PASCO COUNTY SHALL BE NOTIFIED WITHIN TWO WORKING DAYS OF THE PLANT AND/OR ANIMAL SPECIES FOUND ON THE SITE.

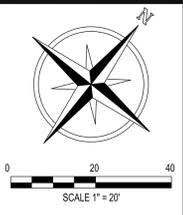
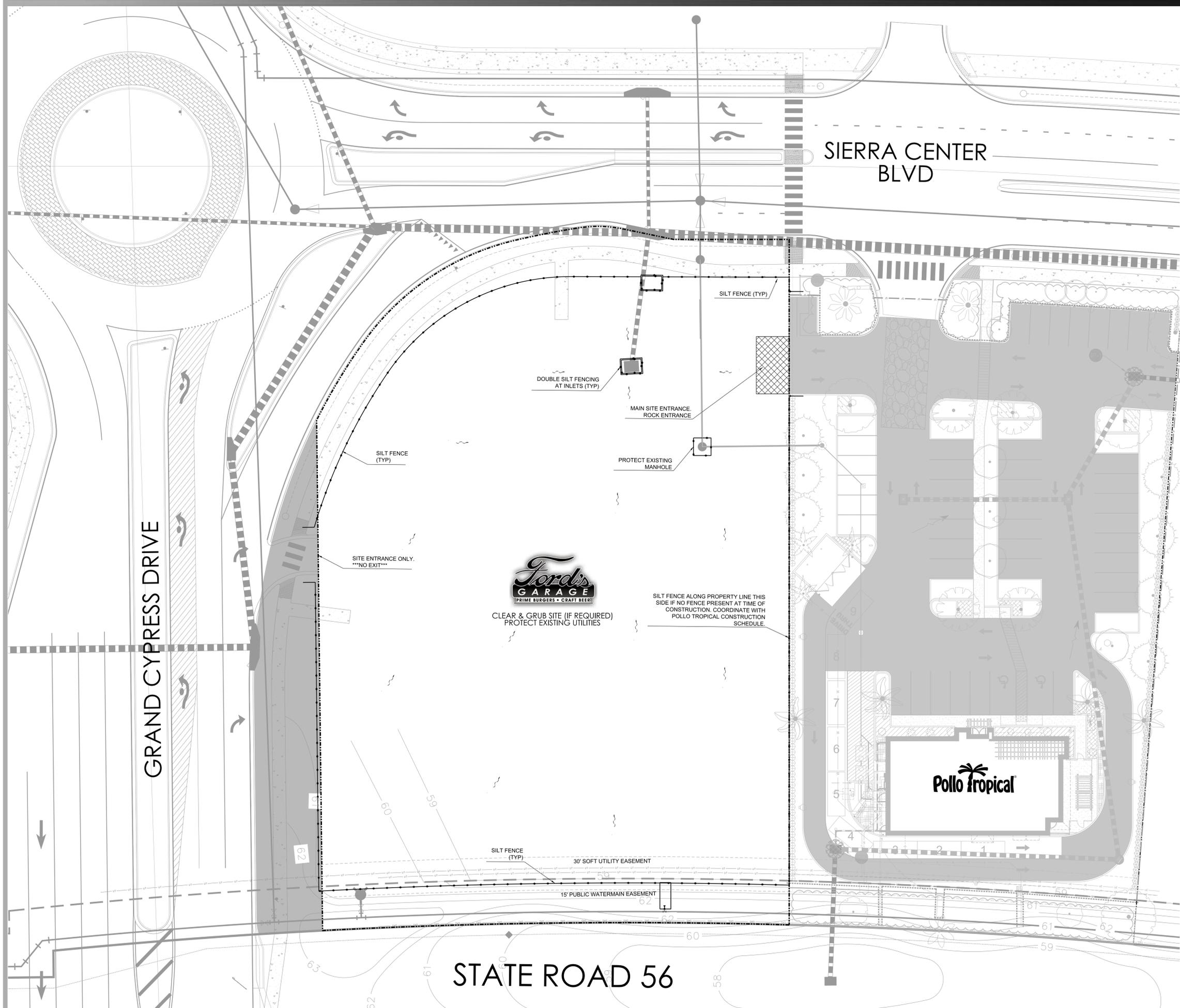
STORMWATER CALCULATIONS:

1. SITE REQUIRED TO MEET CYPRESS CREEK TOWN CENTER MASTER DRAINAGE PLAN CURVE NUMBER AS DESIGNATED TO THE DEVELOPMENT AREA BY SWFWMD PERMIT AS PREPARED BY WILSON MILLER, DATED FEBRUARY, 2006.
2. SITE IS LOCATED IN MASTER DRAINAGE PLAN:
NODE ID: 503120
BASIN #1
A=13.54AC
CN=95
T=4-10MIN.
PROVIDED CURVE NUMBER:
SOIL: PINEDA FIN SAND/ZEPHYR MUCK C/D
OPEN SPACE/GRASS 50%-70% COVER CN = 84
IMPERVIOUS CN = 98
CURVE NUMBER CALCULATION
CN X AREA (AC) = CA
84 X 0.44AC OPEN AREA = 36.96
98 X 1.06AC IMPERVIOUS = 103.88
TOTAL CA = 140.84
SITE CN = CA / TOTAL AREA
= 140.84 / 1.49AC
= 93.9 CN PROVIDED - CN REQUIRED -->OK



MASTER DRAINAGE PLAN BY WILSON MILLER 2/2006





Eric J. Hendra, P.E.
Florida P.E. NO. 48883

PRINT DATE: 4/12/2016 ORIGINAL: 3/10/2016

REVISIONS:	NO.	DATE	DESCRIPTION
1	1		
2	2		
3	3		
4	4		
5	5		
6	6		

FORD'S GARAGE RESTAURANT
PASCO COUNTY
EROSION CONTROL PLAN

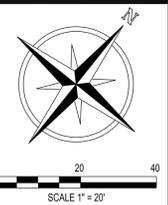
FORD'S GARAGE WESLEY CHAPEL, LLC
505 E. JACKSON ST.
TAMPA, FL 33602
P: 813-781-5529

JOB NO.	150007
DRAWN	EJH
DESIGNED	EJH
CHECKED	EJH
OC	EJH
SHEET	

www.call811.com

LEGEND

EXISTING ELEVATION	PROPOSED ELEVATION
EXISTING CONCRETE	PROPOSED PAVEMENT
PROPOSED CONCRETE	PROPOSED LANDSCAPE AREA



SIERRA CENTER BLVD
R/W VARIES 4 LANE DIVIDE ASPHALT/CURB

GRAND CYPRESS DRIVE
R/W VARIES 6 LANE DIVIDE ASPHALT/CURB

STATE ROAD 56
FDOT R/W 6 LANE DIVIDE ASPHALT

SITE DATA:

- PROPERTY ID: 27-26-19-0010-0000-0010, 27-26-19-0010-0000-0012193433-0000 (MASTER)
- STR: 27-265-19E, PASCO COUNTY FLORIDA
- ADDRESS: XXXX SIERRA CENTER BLVD, WESLEY CHAPEL, FL
- OWNER: PASCO RANCH, INC. 508 GUISANDO DE AVILA, SUITE 200 TAMPA, FLORIDA 33613
- ZONING: MPUD (DRI #252 CYPRESS CREEK TOWN CENTER NORTH, RZ6288 11/04)
- FLU: ROR
- SETBACKS:
 - a. FRONT: 10FT MIN
 - b. SIDE: 5FT MIN
 - c. REAR: 20FT MIN
- MAX BUILDING HEIGHT: [24FT PROPOSED]
- MAX BUILDING FAR: N/A
- LOT WIDTH: N/A
- LOT AREA: N/A
- LOT COVERAGE: NA
- LAND USE: EXISTING: VACANT | PROPOSED: COMMERCIAL PLANNED DEVELOPMENT
- UTILITY SERVICE:
 - WATER: PASCO COUNTY
 - SEWER: PASCO COUNTY
 - REFUSE: PASCO COUNTY

GENERAL NOTES:

- ALL CONSTRUCTION MEANS AND METHODS ARE TO COMPLY WITH THE LOCAL CODE UNDER JURISDICTION OF PASCO COUNTY AND FLORIDA DEPARTMENT OF TRANSPORTATION LATEST EDITION STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION.
- SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X" PER FEMA F.I.R.M. NO. 12101 C0409F DATED 09/26/2014.
- BOUNDARY SURVEY DATA AND ENGINEERING DESIGN FOR THE MASTER DEVELOPMENT PROVIDED BY GEOPPOINT SURVEYING AND WRA, INC., RESPECTIVELY. ADJACENT LOT PLANS BY CORE ENGINEERING.
- ALL GRADES REFERENCED HEREIN ON THE PLANS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 PER MASTER PLAN UNLESS OTHERWISE NOTED.
- NAV088 TO NGVD29 CONVERSION = NGVD29 - 0.83 FT = NAV088
- PARKING BUSINESS 1 SPACES/505SF
FORD'S GARAGE RESTAURANT
8,470.1 SF TOTAL SLAB (8,403 SF GROSS FLOOR AREA)
7,209.8 SF MAIN DINING (4,120 SF + 3,091 SF #7,211 SF GFA)
1,260.3 SF PATIO DINING (1,192 SF GFA)

REQUIRED PARKING:

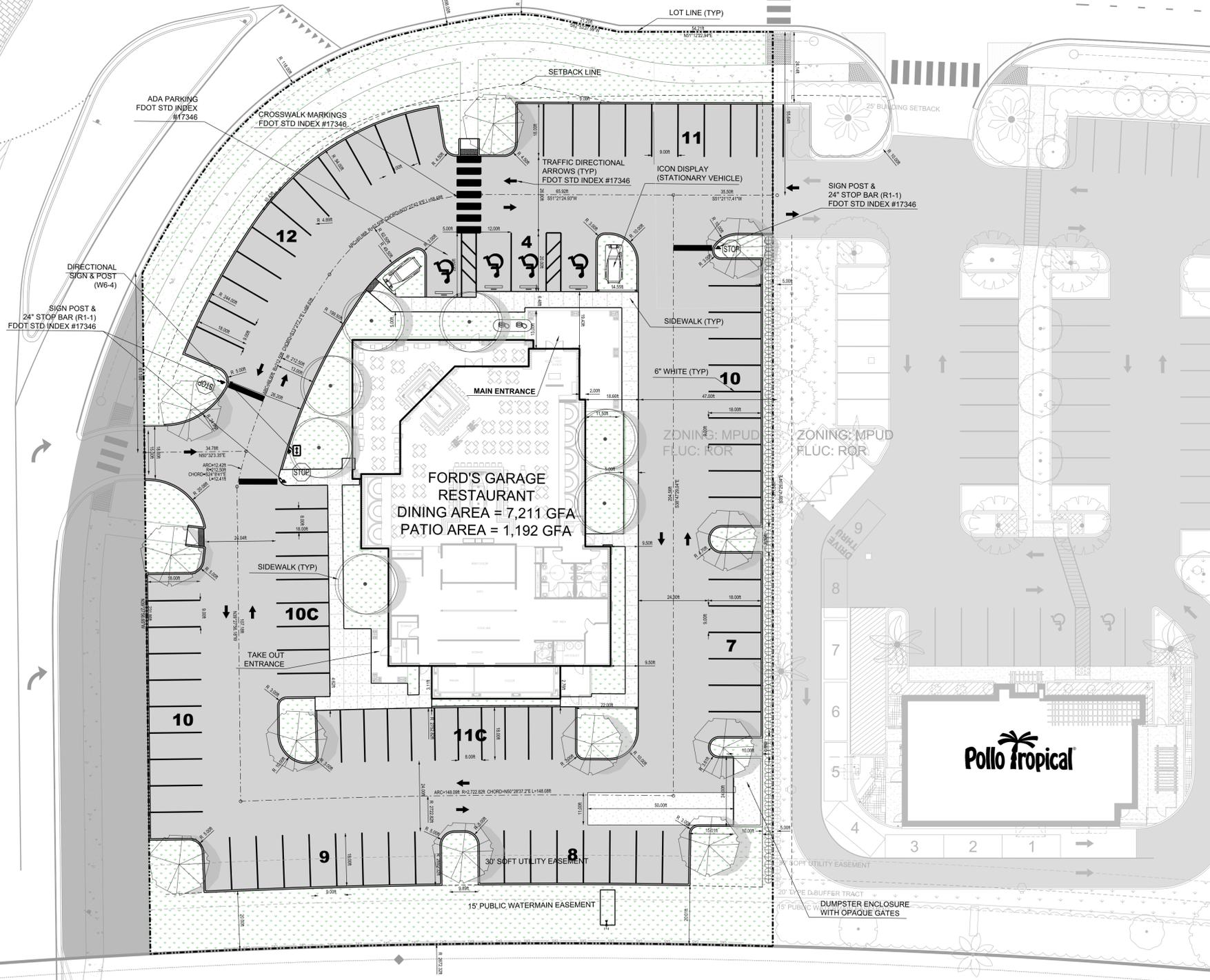
MAIN BLDG = 7,211 SF	= 60 SPACES
1,100 SF X 0 SF	= 16 SPACES
1,192 SF X 1,192 SF	= 76 SPACES
TOTAL REQUIRED MAIN BLDG	= 92 SPACES
PATIO = 1,192 SF	= 0 SPACES
1,100 SF X 0 SF	= 16 SPACES
1,192 SF X 1,192 SF	= 92 SPACES
TOTAL SITE (BLDG + PATIO) REQ'D PARKING	(4 ADA & 23 COMPACT MAX@25%)
PROVIDED PARKING:	= 92 PARKING SPACES
ONSITE PARKING	(71 REGULAR, 21 COMPACT, 4 ADA)

AREA TABLE:

ONSITE	PROPOSED		% OF SITE
TOTAL LOT	64971.7 SF	1.49 AC	100%
Dining	7216.4 SF	0.17 AC	11.1%
Patio	1326.6 SF	0.03 AC	2.0%
Freezer	491.4 SF	0.01 AC	0.8%
TOTAL BUILDING	8543.0 SF	0.20 AC	13% 0.13 FAR
Pavement	32851.0 SF	0.75 AC	50.6%
Sidewalk	4176.0 SF	0.10 AC	6.4%
Dumpster	240.0 SF	0.01 AC	0.4%
TOTAL IMPERVIOUS	37267.0 SF	0.86 AC	57% 0.57 ISR
Green area	19161.7 SF	0.44 AC	29.5%
TOTAL PERVIOUS	19161.7 SF	0.44 AC	29%

SIGNAGE QUANTITIES

ITEM	DESCRIPTION	WIDTH	COLOR	QUANTITY
R1-1	STOP SIGN & POST	24"	WHITE	3 EA
	STOP BAR			3 EA
M6-1	DIRECTIONAL SIGN & POST		WHITE	1 EA
	DIRECTIONAL ARROWS		WHITE	11 EA
	CROSSWALK		WHITE	1 EA
	PARKING STALL LINES	6"	WHITE	79 EA
	ADA SYMBOLS	6"	WHITE	4 EA
	ADA PARKING STALL	6"	BLUE	8 EA
	ADA AISLE	6"	WHITE	2 EA
FTP-21-06	ADA SIGNS & POST			4 EA
FTP-22-06	ADA FINE SIGN			4 EA



Eric J. Hendra, P.E.
Florida P.E. NO. 46883

REVISIONS:

NO.	DATE	DESCRIPTION
1	3/10/2016	ORIGINAL
2	4/11/2016	PRINT DATE
3		
4		
5		

FORD'S GARAGE RESTAURANT
PASCO COUNTY
SITE PLAN

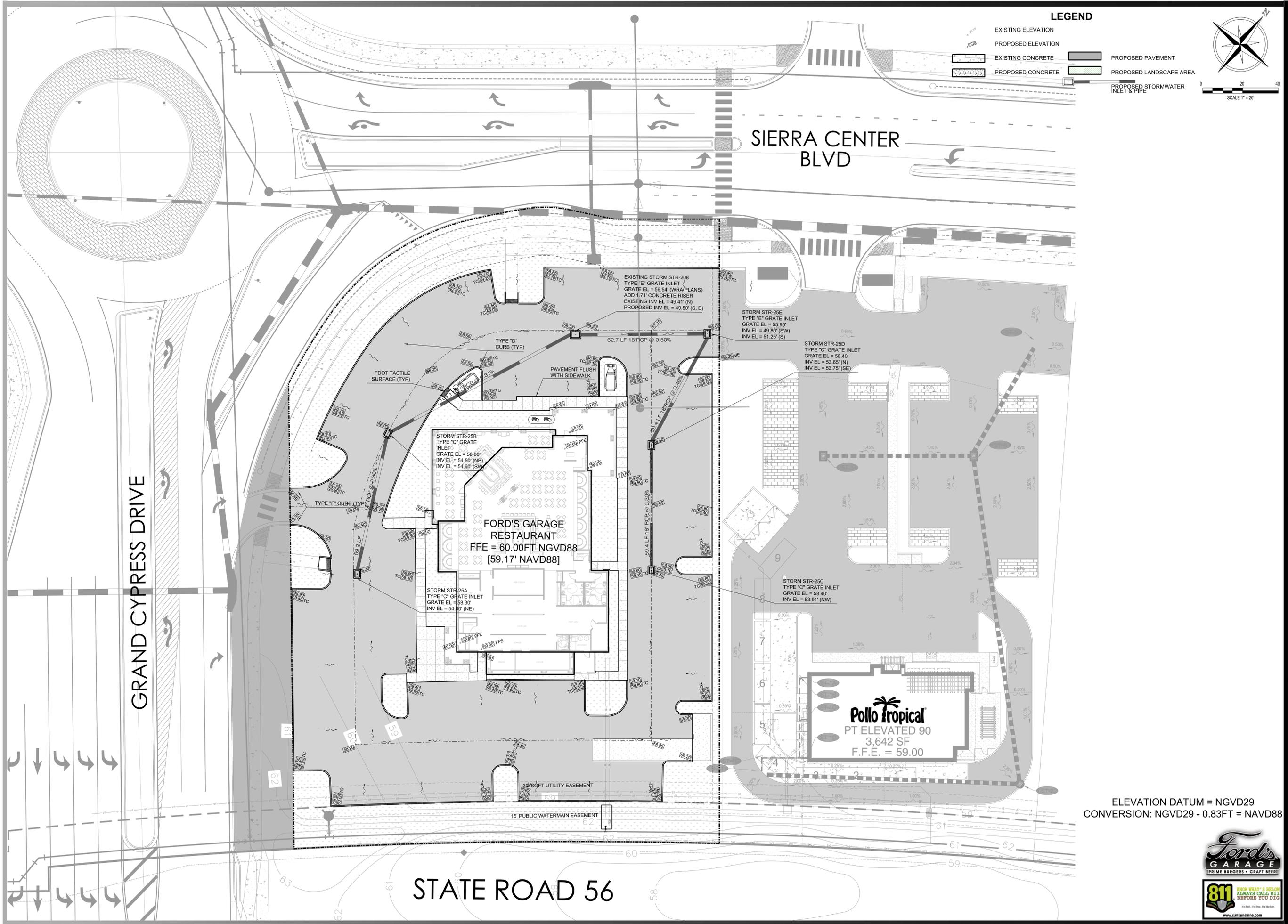
FORD'S GARAGE WESLEY CHAPEL, LLC
505 E. JACKSON ST.
TAMPA, FL 33602
P: 813-781-5529



JOB NO. 150007

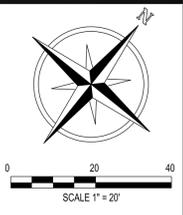
DRAWN	EJH
DESIGNED	EJH
CHECKED	EJH
OC	EJH
SHEET	

C-100



LEGEND

- EXISTING ELEVATION
- PROPOSED ELEVATION
- EXISTING CONCRETE
- PROPOSED CONCRETE
- PROPOSED PAVEMENT
- PROPOSED LANDSCAPE AREA
- PROPOSED STORMWATER INLET & PIPE



Eric J. Hendra, P.E.
Florida P.E. NO. 48883

PRINT DATE: 4/11/2016 ORIGINAL: 3/10/2016

REVISIONS:	1	2	3	4	5	6

FORD'S GARAGE RESTAURANT
PASCO COUNTY
PAVING GRADING DRAINAGE PLAN

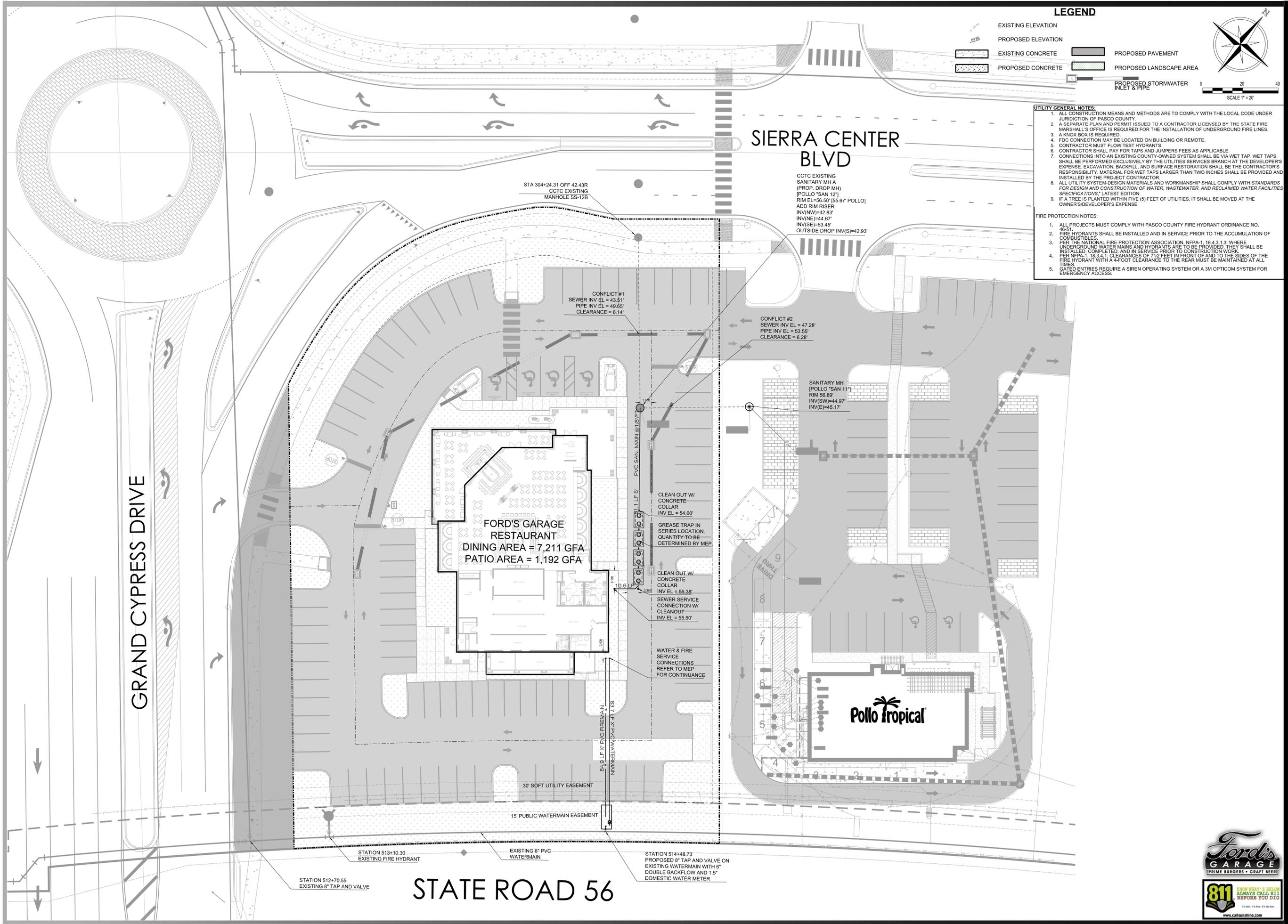
FORD'S GARAGE WESLEY CHAPEL, LLC
505 E. JACKSON ST.
TAMPA, FL 33602
P: 813-781-5529

JOB NO.	150007
DRAWN	EJH
DESIGNED	EJH
CHECKED	EJH
OC	EJH
SHEET	C-101

ELEVATION DATUM = NGVD29
CONVERSION: NGVD29 - 0.83FT = NAVD88

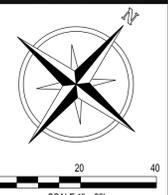


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LEGEND

- EXISTING ELEVATION
- PROPOSED ELEVATION
- EXISTING CONCRETE
- PROPOSED CONCRETE
- PROPOSED PAVEMENT
- PROPOSED LANDSCAPE AREA
- PROPOSED STORMWATER INLET & PIPE



- UTILITY GENERAL NOTES:**
- ALL CONSTRUCTION MEANS AND METHODS ARE TO COMPLY WITH THE LOCAL CODE UNDER JURISDICTION OF PASCO COUNTY.
 - A SEPARATE PLAN AND PERMIT ISSUED TO A CONTRACTOR LICENSED BY THE STATE FIRE MARSHALL'S OFFICE IS REQUIRED FOR THE INSTALLATION OF UNDERGROUND FIRE LINES.
 - A KNOX BOX IS REQUIRED.
 - FDC CONNECTION MAY BE LOCATED ON BUILDING OR REMOTE.
 - CONTRACTOR MUST FLOW TEST HYDRANTS.
 - CONTRACTOR SHALL PAY FOR TAPS AND JUMPERS FEES AS APPLICABLE.
 - CONNECTIONS INTO AN EXISTING COUNTY-OWNED SYSTEM SHALL BE VIA WET TAP. WET TAPS SHALL BE PERFORMED EXCLUSIVELY BY THE UTILITIES SERVICES BRANCH AT THE DEVELOPER'S EXPENSE. EXCAVATION, BACKFILL, AND SURFACE RESTORATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY. MATERIAL FOR WET TAPS LARGER THAN TWO INCHES SHALL BE PROVIDED AND INSTALLED BY THE PROJECT CONTRACTOR.
 - ALL UTILITY SYSTEM DESIGN MATERIALS AND WORKMANSHIP SHALL COMPLY WITH STANDARDS FOR DESIGN AND CONSTRUCTION OF WATER, WASTEWATER, AND RECLAIMED WATER FACILITIES SPECIFICATIONS, LATEST EDITION.
 - IF A TREE IS PLANTED WITHIN FIVE (5) FEET OF UTILITIES, IT SHALL BE MOVED AT THE OWNER'S/DEVELOPER'S EXPENSE.
- FIRE PROTECTION NOTES:**
- ALL PROJECTS MUST COMPLY WITH PASCO COUNTY FIRE HYDRANT ORDINANCE NO. 46-51.
 - FIRE HYDRANTS SHALL BE INSTALLED AND IN SERVICE PRIOR TO THE ACCUMULATION OF COMBUSTIBLES.
 - PER THE NATIONAL FIRE PROTECTION ASSOCIATION, NFPA-1, 16.4.3.1.3, WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED, COMPLETED, AND IN SERVICE PRIOR TO CONSTRUCTION WORK.
 - PER NFPA-1, 18.3.4.11, CLEARANCES OF 7/2 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.

ENDRA & associates, inc.

Eric J. Hendra, P.E.
Florida P.E. NO. 46883

PRINT DATE: 1/17/2020
ORIGINAL: 1/17/2020

REVISIONS:

1	
2	
3	
4	
5	
6	

PASCO COUNTY ###
UTILITY PLAN

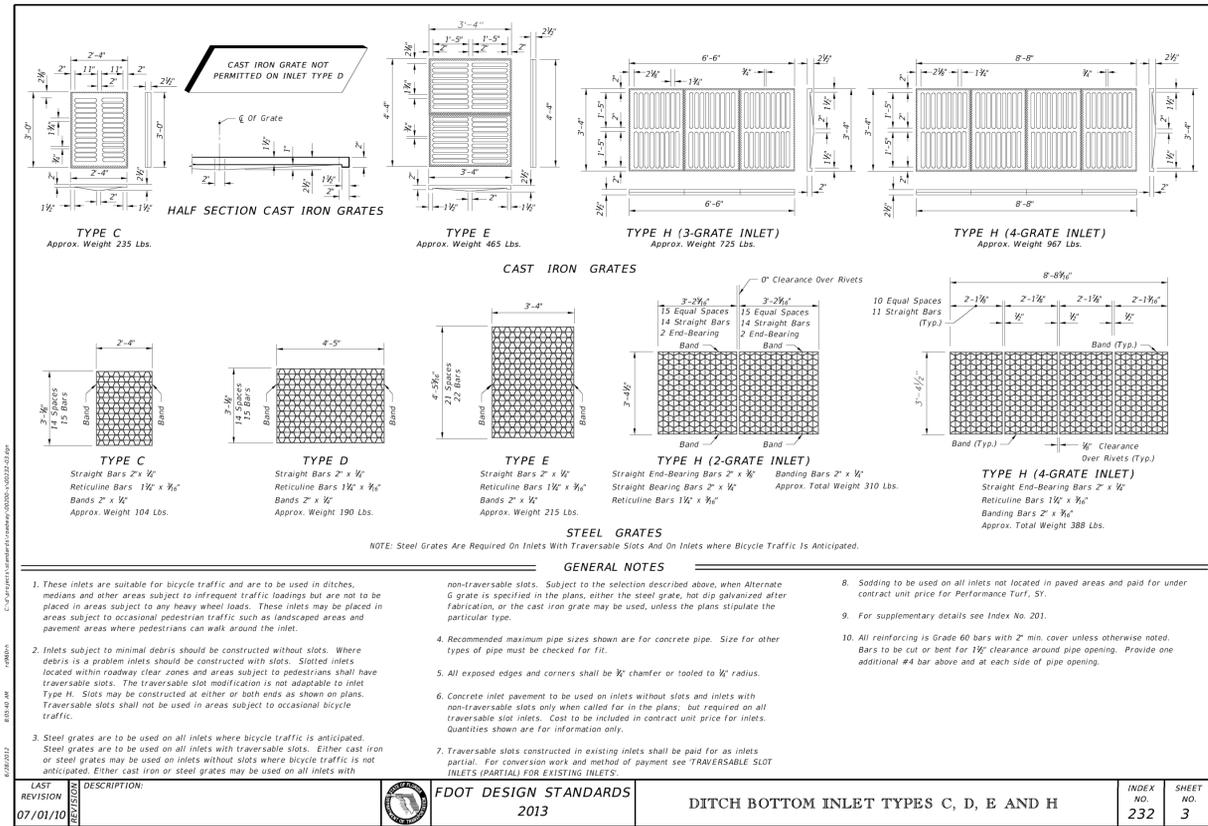
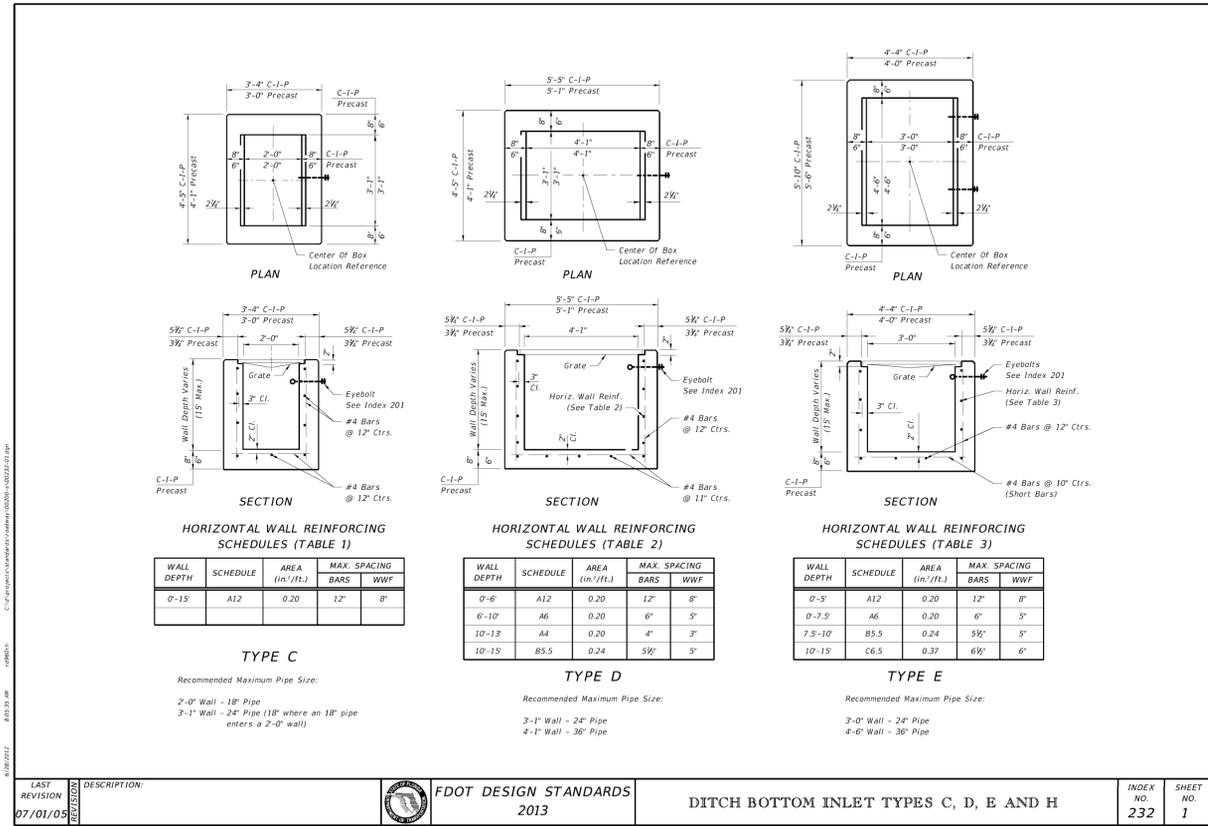
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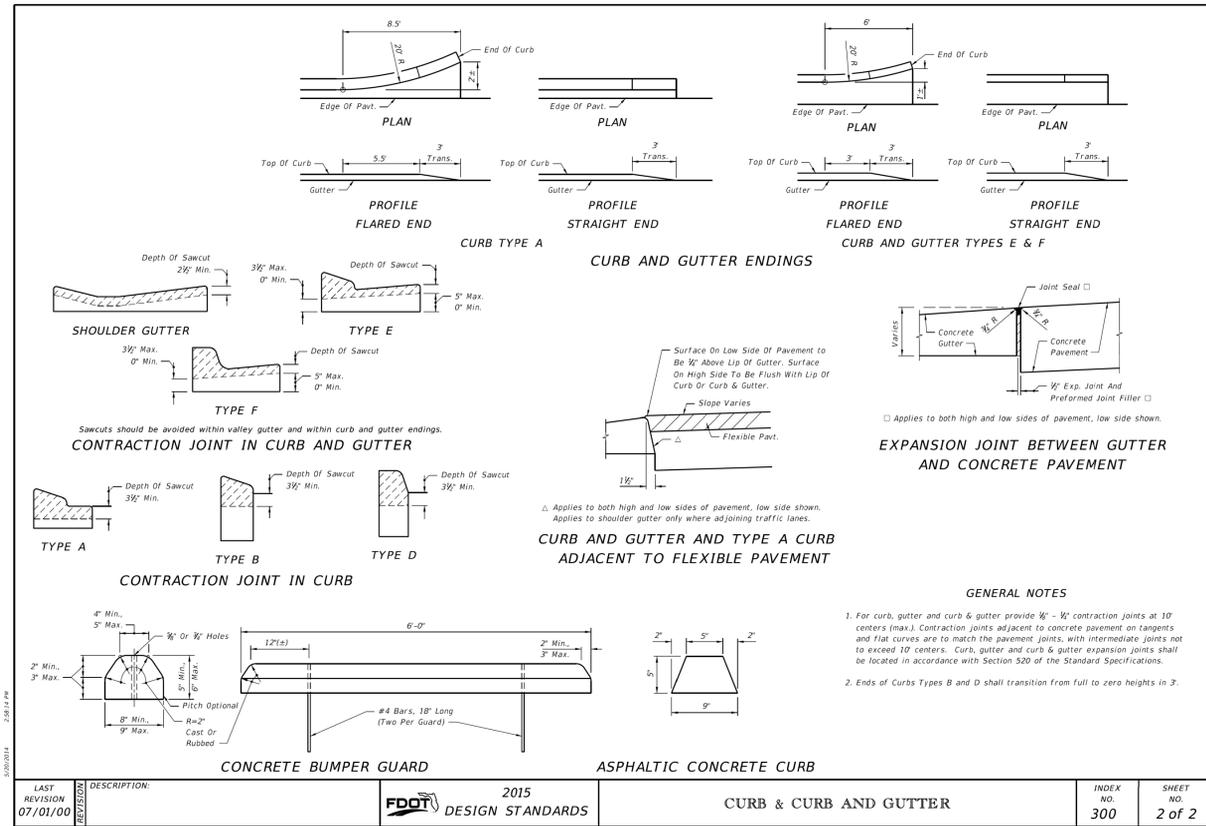
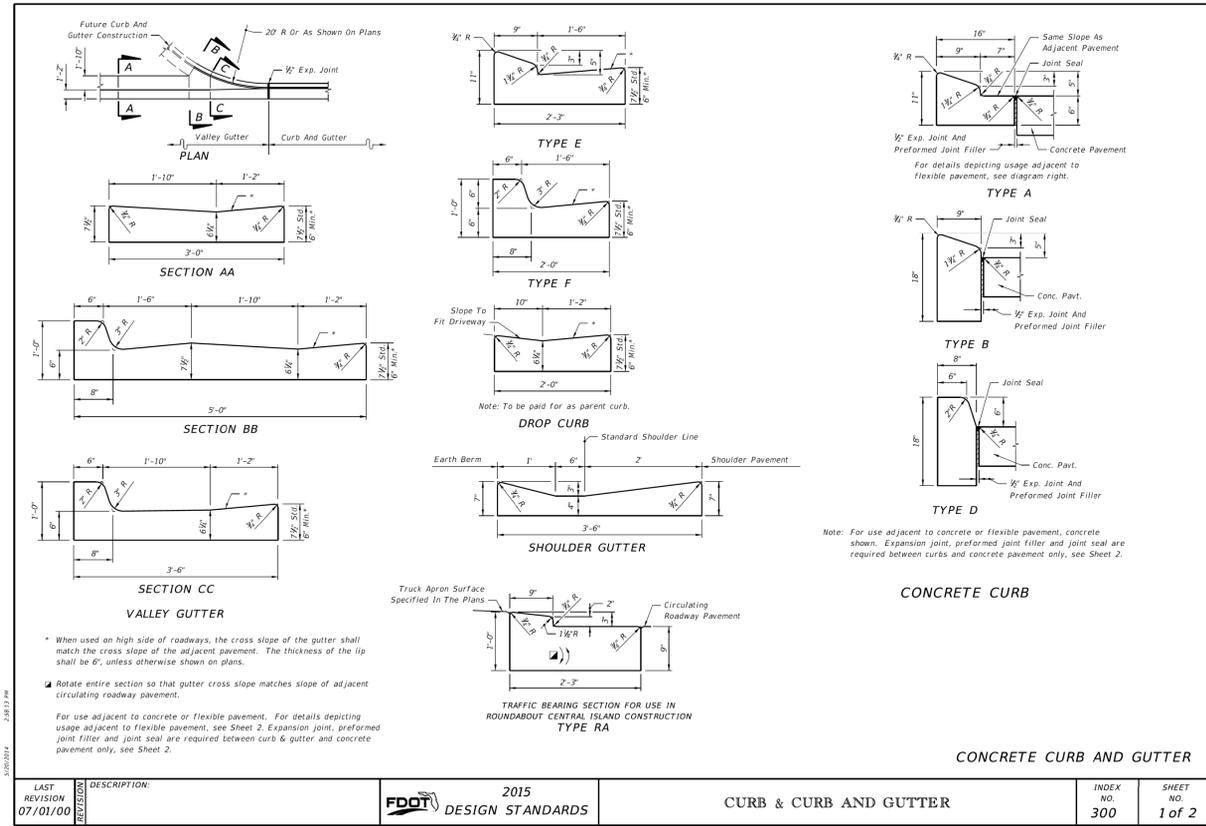
C-102



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LAST REVISION	DESCRIPTION:	FDOT DESIGN STANDARDS 2013	DITCH BOTTOM INLET TYPES C, D, E AND H	INDEX NO. 232	SHEET NO. 3
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LAST REVISION	DESCRIPTION:	FDOT DESIGN STANDARDS 2015	CURB & CURB AND GUTTER	INDEX NO. 300	SHEET NO. 2 of 2
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 OFFICES: 800 WEST GOLFVIEW AVE., TAMPA, FL 33629 (813) 979-9799 FAX: (813) 979-9881 WWW.ENDRASOCI.COM (CANADIAN) 416.291.1898

Eric J. Hendra, P.E.
 Florida P.E. NO. 48883

ORIGINAL: 3/10/2016
 PRINT DATE: 4/11/2016
 REVISIONS:
 1
 2
 3
 4
 5

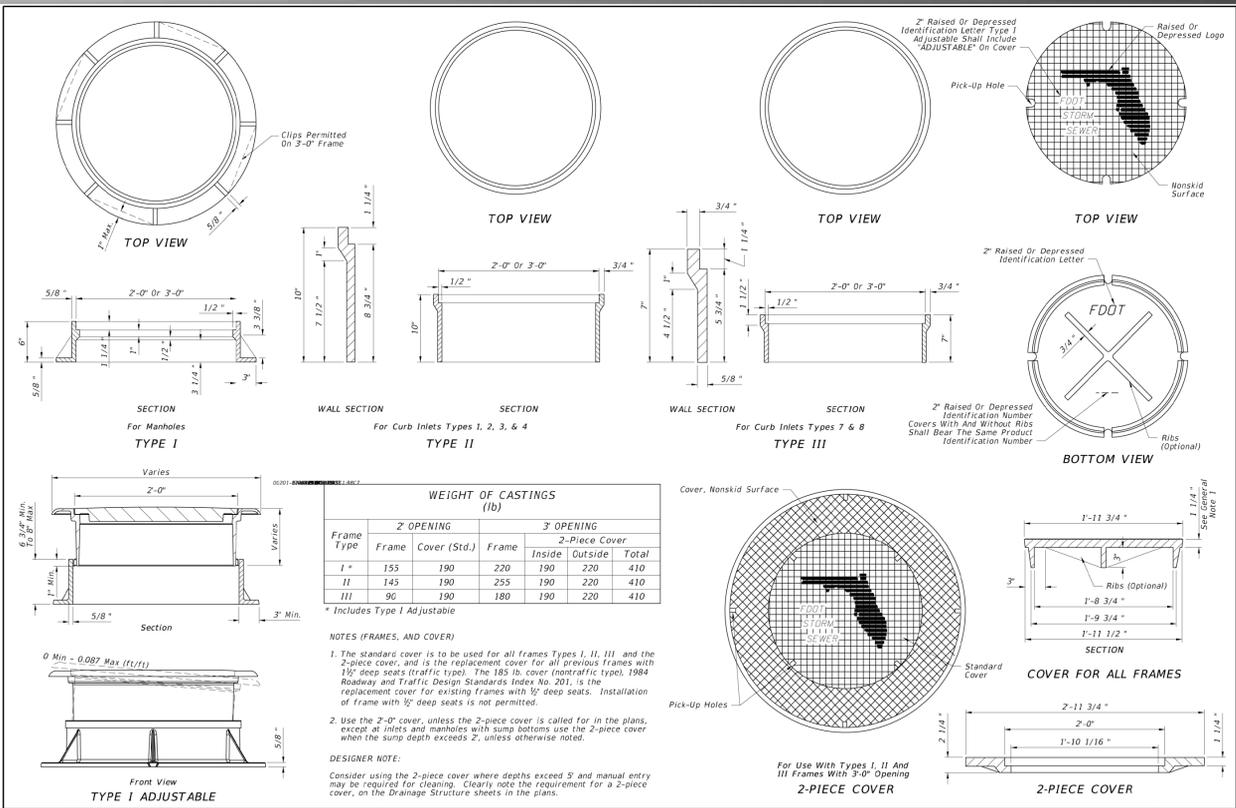
FORD'S GARAGE RESTAURANT
 LOCATION
SHEET 1 OF 2
DETAILS PLAN

FORD'S GARAGE WESLEY CHAPEL, LLC
 505 E. JACKSON ST.
 TAMPA, FL 33602
 P: 813-781-5529

JOB NO. 150007
 DRAWN: E.J.H.
 DESIGNED: E.J.H.
 CHECKED: E.J.H.
 QC: E.J.H.
 SHEET

C-502





LAST REVISION: 01/01/12	DESCRIPTION: TYPE I ADJUSTABLE	FY 2016-17 DESIGN STANDARDS	SUPPLEMENTARY DETAILS FOR MANHOLES & INLETS	INDEX NO. 201	SHEET NO. 1 of 5
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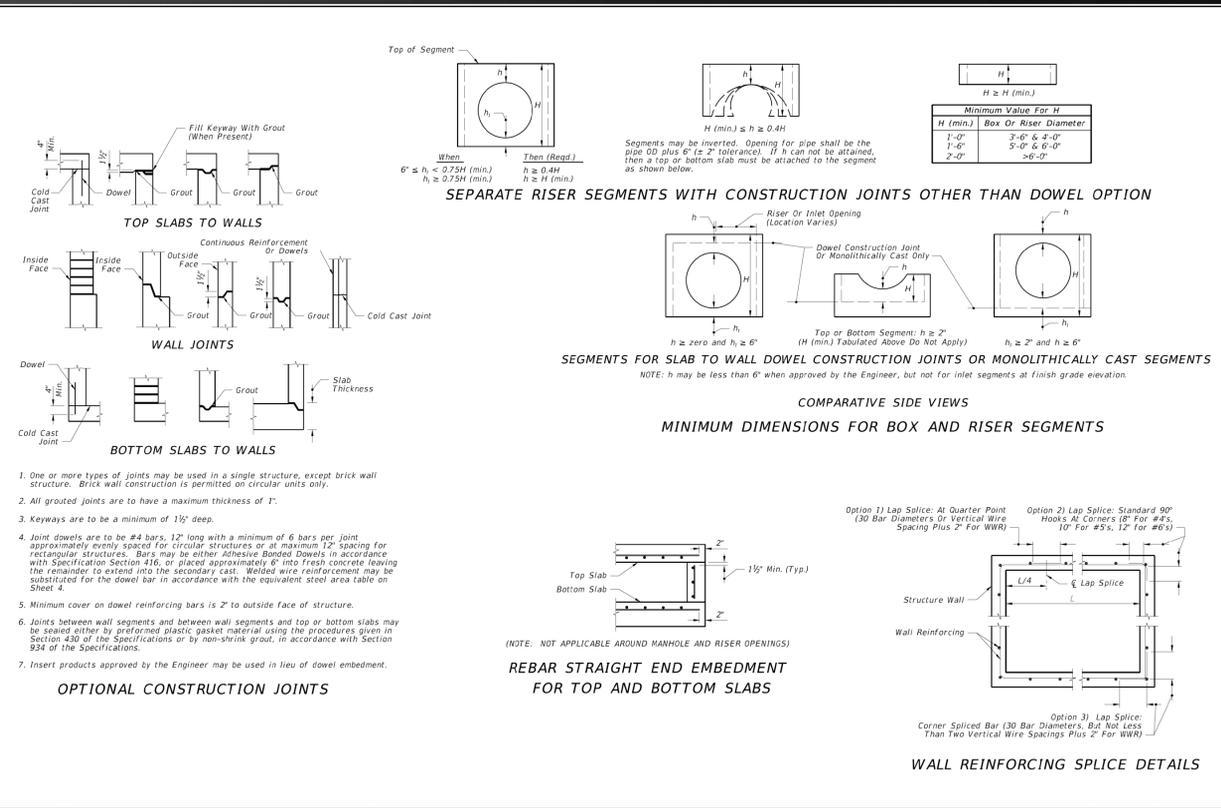
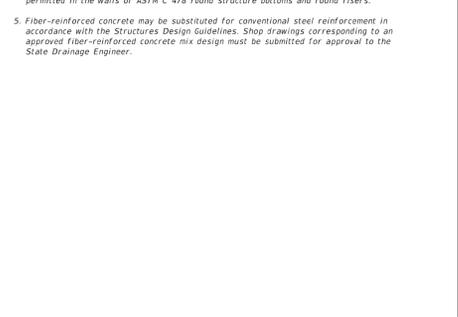
EXAMPLE TABLE OF EQUIVALENT STEEL AREA

SCHEDULE	GRADE 60 REINFORCING BAR		EQUIVALENT GRADE 40 REINFORCING BAR		EQUIVALENT 65 KSI SMOOTH WELDED WIRE REINFORCEMENT		EQUIVALENT TO KSI DEFORMED WELDED WIRE REINFORCEMENT	
	Bar Size & Spacing	Steel Area (in ² /ft)	Bar Size & Spacing	Min. Steel Area (in ² /ft)	Style Designation	Min. Steel Area (in ² /ft)	Style Designation	Min. Steel Area (in ² /ft)
A	#3 @ 6" Ctrs.	0.20	#3 @ 4 1/2" Ctrs.	0.30	3"x3-W4.6xW4.6	0.1846	3"x3-D4.3xD4.3	0.1714
B	#3 @ 5 1/2" Ctrs.	0.24	#3 @ 3 1/2" Ctrs.	0.36	3"x3-W5.5xW5.5	0.2215	3"x3-D5.1xD5.1	0.2057
Special 1	#3 @ 3" Ctrs.	0.267	#3 @ 2" Ctrs.	0.40	3"x3-W6.2xW6.2	0.2465	3"x3-D5.7xD5.7	0.2289
C	#3 @ 3 1/2" Ctrs.	0.37	#4 @ 4" Ctrs.	0.555	3"x3-W8.5xW8.5	0.3415	3"x3-D7.9xD7.9	0.3171
D	#4 @ 4 1/2" Ctrs.	0.53	#5 @ 5" Ctrs.	0.795	3"x3-W12.2xW12.2	0.4892	3"x3-D11.4xD11.4	0.4543
E	#4 @ 3" Ctrs.	0.73	#5 @ 3 1/2" Ctrs.	1.095	3"x3-W16.8xW16.8	0.6738	3"x3-D15.6xD15.6	0.6257
F	#5 @ 5" Ctrs.	1.06	#7 @ 7" Ctrs.	1.59	3"x3-W24.5xW24.5	0.9785	3"x3-D22.7xD22.7	0.9086
Special 2	#5 @ 3" Ctrs.	1.24	#7 @ 4" Ctrs.	1.86	3"x3-W28.6xW28.6	1.1446	3"x3-D26.6xD26.6	1.0629
G	#6 @ 3 1/2" Ctrs.	1.46	#7 @ 3" Ctrs.	2.19	3"x3-W33.7xW33.7	1.3477	3"x3-D31.3xD31.3	1.2514

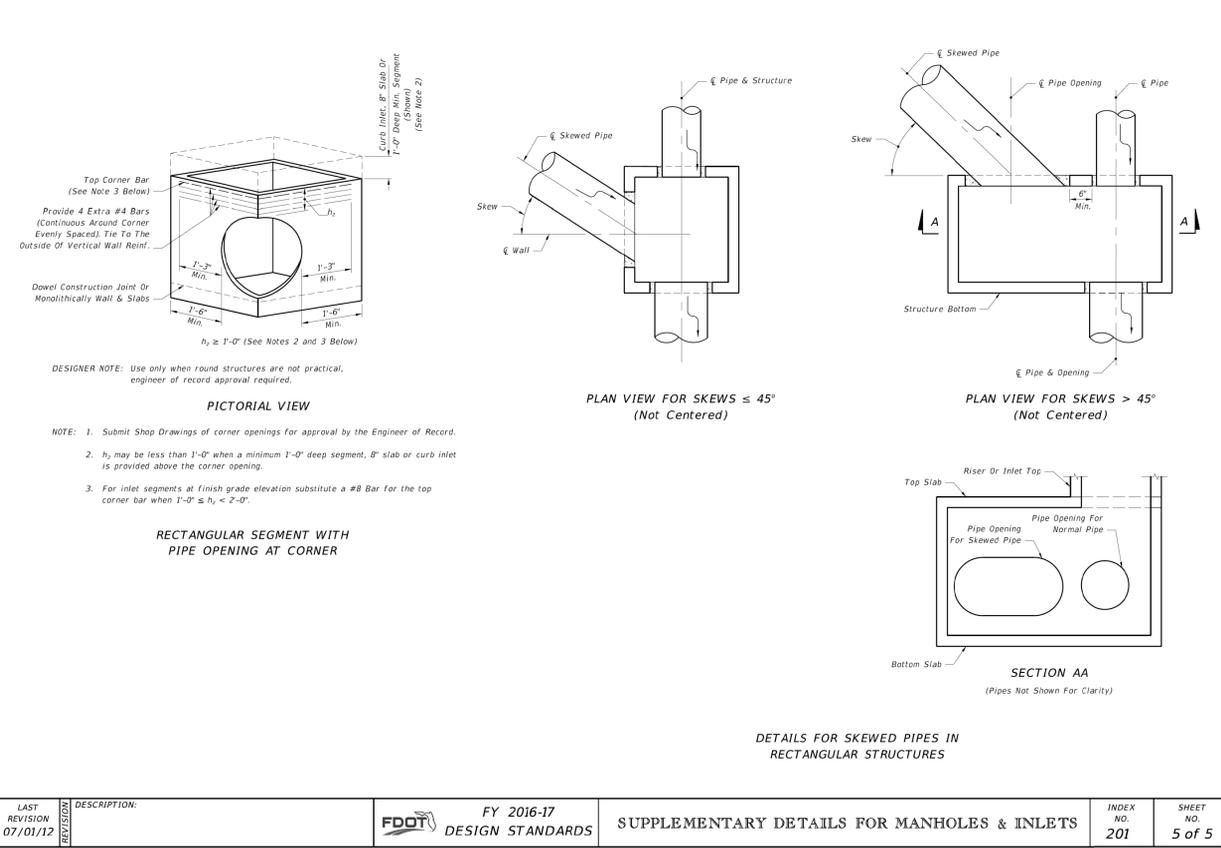
- GENERAL NOTES**
- For square or rectangular precast drainage structures, either deformed or smooth welded wire reinforcement in accordance with Specification Section 931:
 - Width and length of the unit is four times the spacing of the cross wires.
 - Wire reinforcement shall be continuous around the box, and lapped in accordance with Option 1 or 3 as shown in the Wall Reinforcing Splice Details.
 - Horizontal steel in the walls of rectangular structures shall be lap spliced in accordance with Option 1, 2 or 3 as shown in the Wall Reinforcing Splice Details.
 - Welding of splices and laps is permitted. The requirements and restrictions placed on welding in AASHTO M259 shall apply.
 - Rebar straight end embedment of peripheral reinforcement may be used in lieu of ACI standard hooks for top and bottom slabs except when hooks are specifically called for in the plans or standard drawings.
 - Concrete as specified in ASTM C478, (4000 psi) may be used in lieu of Class II concrete in precast items manufactured in plants which meet the requirements in accordance with Specification Section 449.
 - Precast opening for pipe shall be the pipe OD plus 6" (± 2" tolerance). Mortar used to seal the pipe into the opening will be of such a mix that shrinkage will not cause leakage into or out of the structure. Dry-pack mortar may be used in lieu of brick and mortar construction to seal openings less than 2 1/2' wide.
 - For pay item purposes, the height used to determine if a drainage structure is greater than 10 feet shall be computed using:
 - the elevation of the top of the manhole lid,
 - the grate elevation or the theoretical gutter grade elevation of an inlet, or
 - the outside top elevation of a junction box less the flow line elevation of the lowest pipe or to top of sump floor.

LAST REVISION: 01/01/16	DESCRIPTION: TYPE I ADJUSTABLE	FY 2016-17 DESIGN STANDARDS	SUPPLEMENTARY DETAILS FOR MANHOLES & INLETS	INDEX NO. 201	SHEET NO. 4 of 5
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- NOTES FOR PRECAST OPTIONS AND EQUIVALENT REINFORCEMENT SUBSTITUTION**
- Details for optional precast inlet construction up to depths of 15' are shown on the inlet indexes.
 - When precast units are used in conjunction with Alt. "B" Structure Bottoms, Index No. 200, the interior dimensions of an Alt. "B" Bottom can be adjusted to reflect these inlet interior dimensions.
 - Concrete which meets the requirements of ASTM C478 or Class IV must be used for precast structures constructed with 6" wall or slab thickness.
 - Reinforcement can be either deformed bar reinforcement or welded wire reinforcement. Bar reinforcement other than 60 ksi may be used, however only two grades are recognized; Grade 40 and Grade 60. Smooth welded wire reinforcement, will be recognized as having a design strength of 65 ksi and deformed welded wire reinforcement will be recognized as having a design strength of 70 ksi. The area of reinforcement required may be adjusted in accordance with the Equivalent Steel Area Table provided. For bars and spacings not given, the steel area required can be determined by the following equations:
 Grade 40 Steel Area = $A_{40} = 60 \times A_{60}$
 Smooth Welded Wire Reinforcement Steel Area = $A_{65} = 60 \times A_{60}$
 Deformed Welded Wire Reinforcement Steel Area = $A_{70} = 60 \times A_{60}$
 When a reduced area of reinforcement is provided, any maximum bar spacing shown must also be reduced as determined by the following equations, unless otherwise shown:
 Max. Grade 40 Bar Spacing = Grade 60 Bar Spacing
 Max. Smooth Welded Wire Spacing = Grade 60 Bar Spacing x 0.86
 Max. Deformed Welded Wire Spacing = Grade 60 Bar Spacing x 0.74
 When an increased area of reinforcing is provided, then the maximum bar spacing may be increased by the squared ratio of increased steel area, but not to exceed 12":
 Max. Bar Spacing Provided \leq Max. Bar Spacing Required x $\left(\frac{\text{Steel Area Provided}}{\text{Min. Steel Area Required}}\right)$
 In no case will reinforcement with wires smaller than W3.1 or D3.1, or spacings greater than 8" be permitted. Bar reinforcement shall show the minimum yield designation grade mark or either the number 60 or one (1) grade mark line to be acceptable at the higher value. Maximum bar spacing shall not be greater than two (2) times the slab thickness with a maximum spacing of 12" or three (3) times the wall thickness, with a maximum spacing of 18" for vertical bars and 12" for horizontal bars. Wires smaller than W3.1 or D3.1 are permitted in the walls of ASTM C 478 round structure bottoms and round risers.
 - Fiber-reinforced concrete may be substituted for conventional steel reinforcement in accordance with the Structures Design Guidelines. Shop drawings corresponding to an approved fiber-reinforced concrete mix design must be submitted for approval to the State Drainage Engineer.



LAST REVISION: 07/01/15	DESCRIPTION: TYPE I ADJUSTABLE	FY 2016-17 DESIGN STANDARDS	SUPPLEMENTARY DETAILS FOR MANHOLES & INLETS	INDEX NO. 201	SHEET NO. 3 of 5
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LAST REVISION: 07/01/15	DESCRIPTION: TYPE I ADJUSTABLE	FY 2016-17 DESIGN STANDARDS	SUPPLEMENTARY DETAILS FOR MANHOLES & INLETS	INDEX NO. 201	SHEET NO. 5 of 5
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Eric J. Hendra, P.E.
 Florida P.E. No. 48883

ORIGINAL: 3/10/2016
 PRINT DATE: 4/11/2016
 REVISIONS:
 1
 2
 3
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FORD'S GARAGE RESTAURANT
 LOCATION
SHEET 2 OF 2
DETAILS PLAN

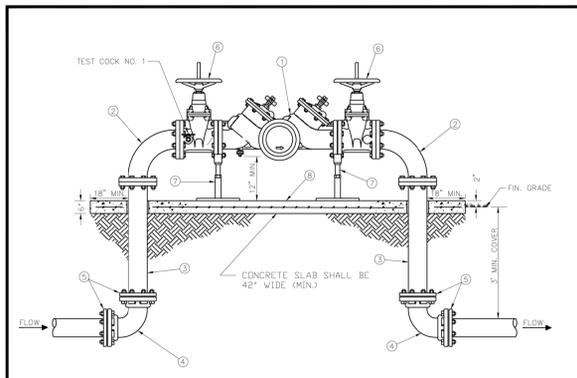
FORD'S GARAGE WESLEY CHAPEL, LLC
 505 E. JACKSON ST.
 TAMPA, FL 33602
 P: 813-781-5529

JOB NO. 150007
 DRAWN: E.J.H.
 DESIGNED: E.J.H.
 CHECKED: E.J.H.
 QC: E.J.H.
 SHEET

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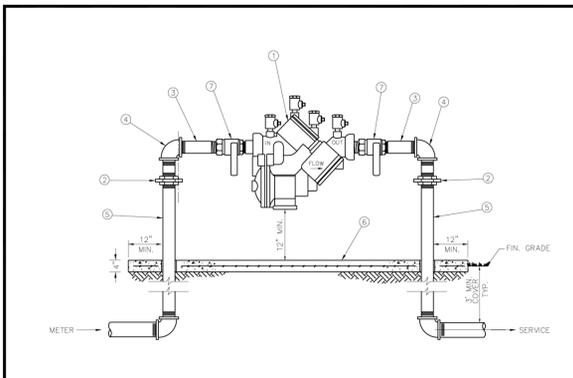
C-503



ITEM	QUANT.	DESCRIPTION
1	1	3", 4", 6", 8" B.F.P. REDUCED PRESSURE PRINCIPLE WITH DETECTOR ASSEMBLY
2	2	3", 4", 6", 8" BEND, 90° FLANGE & FLANGE
3	2	3", 4", 6", 8" SPOOL, PIECE FLG. x FLG. (D.I.P.)
4	2	3", 4", 6", 8" BEND, 90° M.J. x M.J.
5	4	3", 4", 6", 8" ISLAND RETAINER M.J. (MEGALUG)
6	2	3", 4", 6", 8" VALVE GATE FLG. x FLG. (RESIST)
7	2	WEDGE G.S. & Y
8	1	SUPPORT (AS NEEDED)
9	1	CONCRETE SLAB (4" THICK)

NOTE:
 - NO TE 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.
 - B.F.P. DEVICE MUST BE LISTED WITH THE UNIVERSITY OF SOUTHERN CALIFORNIA FOUNDATION FOR CROSS CONNECTION CONTROL AND HYDRAULIC RESEARCH.

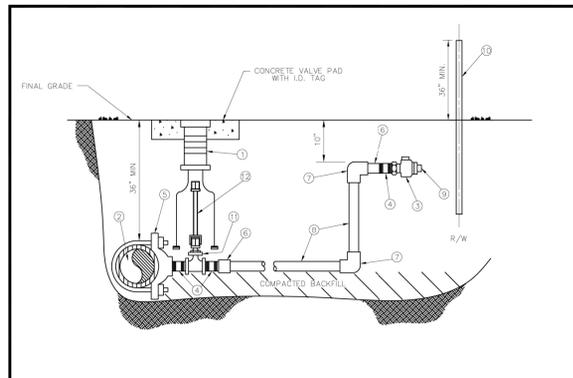
CREATED	02/24/03	REDUCED PRESSURE BACKFLOW PREVENTER (SINGLE SERVICE: 3", 4", 6", 8")	PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN PCU APPROVAL
REVISED			
		PASCO COUNTY UTILITIES	DETAIL 11



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	RISE - GALV.
6	+	CONCRETE SLAB
7	2	BALL VALVES - BRASS OR S.S. (PROVIDED WITH B.F.P. 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	GATE VALVE CAST IRON SLIP TYPE
2	1	1" & LARGER PIPE PVC (DR-18) OR D.I.P. (CLASS 50)
3	2	1/2", 2" CURB STOP BALL VALVE W/ LOCK WINGS (EP x FP OR FP x CTS)
4	3	1/2", 2" NIPPLE, BRASS OR STAINLESS STEEL
5	1	1/2", 2" SHIMMER SERVICE (UP THRU) (R)
6	2	1 1/2", 2" ADAPTER (PVC SCH 40 x SUP x FP1 OR BRASS MP x CTS)
7	2	1/2", 2" 90° ELBOW (SLIP x SLIP) SCH 40 (NOT REQUIRED FOR HDPE)
8	1	1/2", 2" PIPE (SCH 40 OR HDPE (L40B)) - LENGTH VARIES
9	2	1 1/2", 2" P.C. THREADED (BY SECTION TAPS)
10	1	2" x 4" P.T. MARKER STAKE
11	2	GATE VALVE IRON BODY W/ SQUARE NUT
12	1	VALVE EXTENSION ROD, AS REQUIRED (1/3" MAX. BELOW GRADE)

NOTE:
 - A VALVE BOX SHALL BE REQUIRED ON ALL GATE VALVES.
 - SERVICE SADDLES SHALL BE INSTALLED ON ALL TAPS TO P.V.C. (DR-18) WATER MAINS.
 - 2" GATE VALVE TO BE RESIDENT WOOD IRON BODY TYPE WITH 2" OPERATING UNIT.
 - SADDLES 4" AND LARGER TO BE DUCTILE IRON DUAL STRAP TYPE.
 - 1 1/2" BRASS REDUCER BUSHING REQUIRED WITH ITEM NO. 11 FOR 1 1/2" SERVICE.
 - MARKER STAKES PAINTED SAFETY BLUE FOR WATER, PURPLE FOR REUSE.
 - 4" DIAMETER CASING REQUIRED FOR ROAD CROSSINGS.

CREATED	02/24/03	WATER AND REUSE LATERAL SERVICE 1 1/2" OR 2" SERVICE LATERAL PVC (SCHEDULE 40)	PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN PCU APPROVAL
REVISED			
		PASCO COUNTY UTILITIES	DETAIL 21

PIPE RESTRAINT LENGTHS IN FEET COMMON FITTINGS

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

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

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

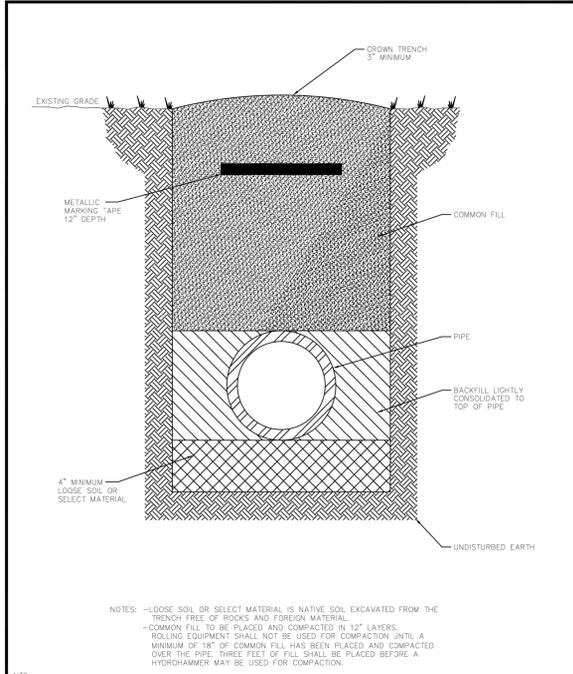
CREATED	02/24/03	RESTRAINED JOINT TABLE COMMON FITTINGS	PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN PCU APPROVAL
REVISED			
		PASCO COUNTY UTILITIES	DETAIL 31

PIPE RESTRAINT LENGTHS IN FEET TEES (BRANCH SIDE)

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

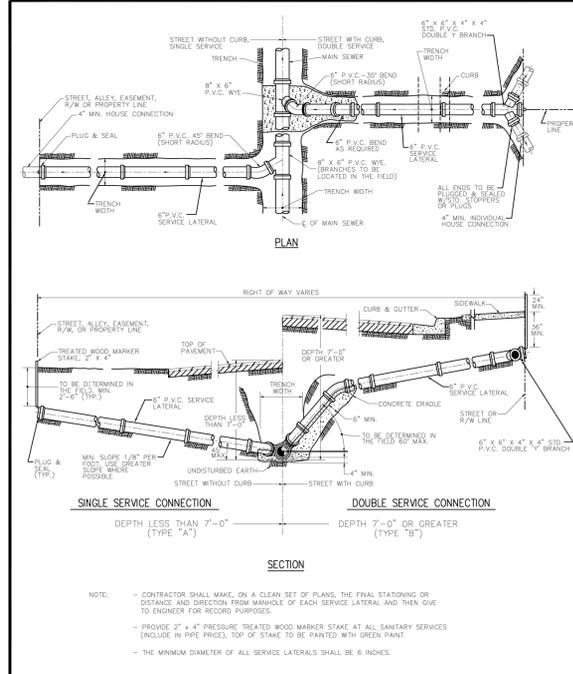
RESTRAINT LENGTHS ARE MEASURED FROM THE CENTER LINE OF THE TEE ALONG THE BRANCH FOR THE DISTANCE INDICATED. A MINIMUM OF 5 FEET OF RESTRAINED PIPE MUST BE INSTALLED ON BOTH RUNS OF THE TEE. MEGALUG TYPE RESTRAINERS ARE REQUIRED ON ALL JOINTS.

CREATED	02/24/03	RESTRAINED JOINT TABLE TEES (BRANCH SIDE)	PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN PCU APPROVAL
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		PASCO COUNTY UTILITIES	DETAIL 32



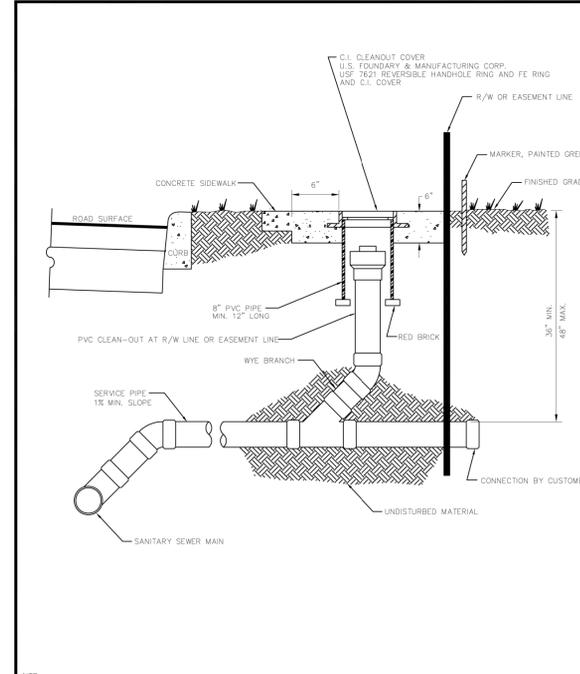
NOTE:
 - LOOSE SOIL OR SELECT MATERIAL IS NATIVE SOIL EXCAVATED FROM THE TRENCH FREE OF ROCKS AND FOREIGN MATERIAL.
 - COMMON FILL TO BE PLACED AND COMPACTED IN 12" LAYERS.
 - ROLLING EQUIPMENT SHALL NOT BE USED FOR COMPACTION UNTIL A MINIMUM OF 18" OF COMMON FILL HAS BEEN PLACED AND COMPACTED OVER THE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

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



NOTE:
 - CONTRACTOR SHALL MAKE UP A CLEAN SET OF PLANS, THE FINAL STATIONING OR DISTANCE AND DIRECTION FROM MANHOLE OF EACH SERVICE LATERAL AND THEN COPY TO ENGINEER FOR RECORD PURPOSES.
 - PROVIDE 2" x 4" PRESSURE TREATED WOOD MARKER STAKE AT ALL SANITARY SERVICES (INCLUDE IN PIPE PRICE). TOP OF STAKE TO BE PAINTED WITH GREEN PAINT.
 - THE MINIMUM DIAMETER OF ALL SERVICE LATERALS SHALL BE 6 INCHES.

CREATED	02/24/03	SEWER LATERAL CONNECTION	PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN PCU APPROVAL
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		PASCO COUNTY UTILITIES	DETAIL 44

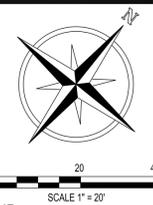


CREATED	02/24/03	SANITARY SEWER - SINGLE WYE CONNECTION AND TYPICAL CLEAN-OUT	PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN PCU APPROVAL
REVISED			
		PASCO COUNTY UTILITIES	DETAIL 45



QTY	BOTANICAL NAME	COMMON NAME	MINIMUM SPECIFICATIONS	NATIVE	DROUGHT TOLERANT
11	QUERCUS VIRGINIANA	CATHEDRAL LIVE OAK	4" CAL., 6'-7" HT X 14'-16'	YES	YES
7	ULMUS ALATA	WINGED ELM	4" CAL., 6'-7" HT X 14'-16'	YES	YES
	LIGUSTRUM JAPANICUM	HOWARDS PRIVET	30" O.C. 3 GAL., 18" HT	NO	YES

- NOTE:
- TREES, SHRUBS & GROUNDCOVERS SHOWN SHALL BE USED IN LANDSCAPE AREA INDICATED ON PLANS AND UTILIZED IN MASSES GROUPS WITH OCCASIONAL ACCENT PLANTINGS. FINAL QUANTITIES OF TREES, SHRUBS & GROUNDCOVERS PROVIDED SHALL MEET PASCO COUNTY NATIVE MATERIAL AND IRRIGATION REQUIREMENTS.
 - ALL LANDSCAPING MATERIAL MUST BE OF FLORIDA GRADE #1 OR BETTER.
 - AN 18" SEPARATION BETWEEN BUILDING FOUNDATION AND PLANTING BED SHALL BE FILLED WITH LAVA ROCK OR RIVER ROCK, 1" MINIMUM DEPTH TO SERVE AS A FIRE BREAK.
 - SOD ALL OPEN AREAS WITH RECOMMENDED VARIETY OF ZOYSIA JAPONICA SOD.
 - ALL BEDS SHALL BE FILLED WITH CLEAN NATIVE TOPSOIL FREE OF WEEDS, GRASSES AND DEBRIS



LEGEND

- PROPOSED PAVEMENT
- PROPOSED CONCRETE

LANDSCAPE LEGEND

- CATHEDRAL OAK
- WINGED ELM
- BUILDING FOUNDATION PLANTING AREA & STONE FIRE BREAK AREA
- LANDSCAPE ISLAND PLANTINGS: SHRUBS, DWARF SHRUBS, AND/OR GROUND COVER

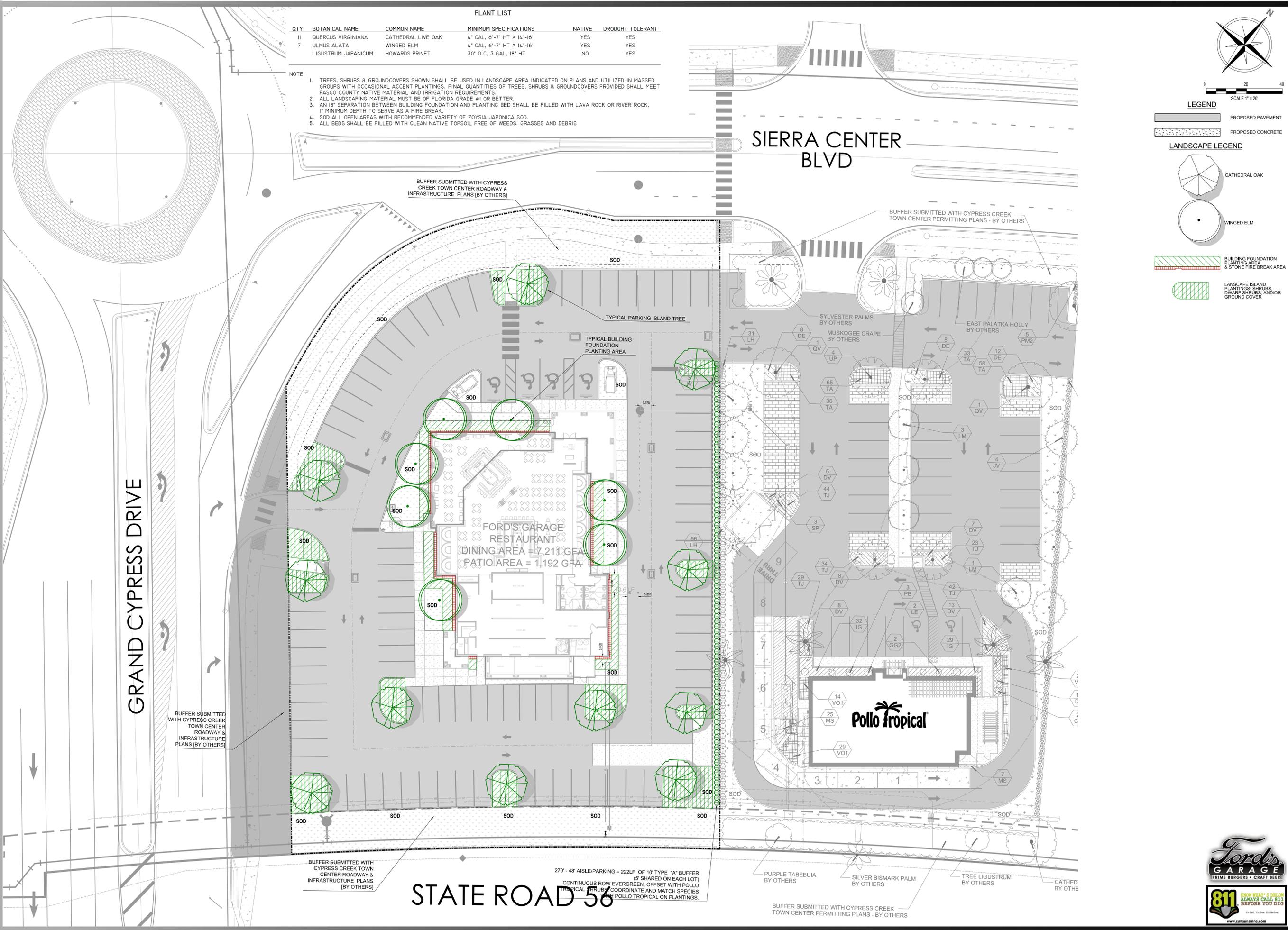
SIERRA CENTER BLVD

GRAND CYPRESS DRIVE

STATE ROAD 56

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DINING AREA = 7,211 GFA
PATIO AREA = 1,192 GFA

Pollo Tropical



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Eric J. Hendra, P.E.
Florida P.E. NO. 48883

PRINT DATE: 4/12/2016 ORIGINAL: 3/10/2016
REVISIONS:
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FORD'S GARAGE RESTAURANT
PASCO COUNTY
LANDSCAPE PLAN

FORD'S GARAGE WESLEY CHAPEL, LLC
505 E. JACKSON ST.
TAMPA, FL 33602
P: 813-781-5529

JOB NO. 150007
DRAWN: E.J.H.
DESIGNED: E.J.H.
CHECKED: E.J.H.
OC: E.J.H.
SHEET

L-100



Plot Group: W:\Site\Projects\1188 Landscape Plan 4/12/2016 11:41:50 AM Copyright © 2016 H. Hendra & Associates, Inc. All rights reserved.

CONSTRUCTION NOTES

LANDSCAPE NOTES

- LANDSCAPING AND MAINTENANCE SHALL COMPLY WITH PASCO COUNTY LDC 905.2
- ALL TRIMMING UNDERTAKEN ON A TREE PROTECTED BY THE PROVISIONS OF THE LAND DEVELOPMENT CODE SHALL BE IN ACCORDANCE WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A-300 PRUNING STANDARDS.
- ROOT PRUNING EQUIPMENT SELECTED WILL BE EQUIVALENT TO A DOSKO ROOT CUTTER. CONTACT NATURAL RESOURCES TO SCHEDULE A ROOT PRUNING INSPECTION, PREFERABLY THE SAME DAY, PRIOR TO BACKFILLING THE AFFECTED ROOTS.
- DURING LAND ALTERATION AND CONSTRUCTION ACTIVITIES, IT SHALL BE UNLAWFUL TO REMOVE VEGETATION BY GRUBBING OR TO PLACE SOIL DEPOSITS, DEBRIS, SOLVENTS, CONSTRUCTION MATERIAL, MACHINERY OR OTHER EQUIPMENT OF ANY KIND WITHIN THE DRIPLINE OF A TREE TO REMAIN ON THE SITE UNLESS OTHERWISE APPROVED BY THE COUNTY.
- IN ORDER TO COMPLY LAND DEVELOPMENT CODE TO MINIMIZE SOIL EROSION PROPOSED LAND ALTERATION ACTIVITIES SHALL NOT UNNECESSARILY REMOVE EXISTING VEGETATION AND ALTER EXISTING TOPOGRAPHY. ADEQUATE PROTECTION MEASURES (I.E., HAY BALES, BAFFLES, SODDING AND SANDBAGGING) SHALL BE PROVIDED, AS NECESSARY, TO MINIMIZE EROSION AND DOWNSTREAM SEDIMENTATION CAUSED BY SURFACE WATER RUN-OFF ON EXPOSED LAND SURFACES.
- ANY AREAS SUBJECT TO EROSION MUST BE ADEQUATELY STABILIZED WITH VEGETATIVE MATERIAL THAT WILL, WITHIN A REASONABLE TIME FRAME, DETER SOIL DISTURBANCE. SODDING, PLUGGING, SPRIGGING OR SEEDING IS ACCEPTABLE FOR STABILIZATION; HOWEVER, SODDING MAY BE REQUIRED IN AREAS OF EROSION-PRONE SOILS OR WHERE SLOPES ARE GREATER THAN 5:1. VEGETATION OTHER THAN GRASS IS ACCEPTABLE UNLESS OTHERWISE SPECIFIED.
- FOR COMMERCIAL SITE DEVELOPMENT PROJECTS, NO MORE THAN 50% OF THE LANDSCAPED AREA MAY BE PLANTED WITH SHALLOW-ROOTED (I.E., ST. AUGUSTINE) TURF GRASS VARIETIES. THESE TURF GRASS VARIETIES SHALL BE CONSOLIDATED IN AND LIMITED TO AREAS THAT ARE PROVIDED WITH CENTRAL AUTOMATIC IRRIGATION SYSTEMS.
- THE USE OF NATIVE PLANTS IS ENCOURAGED AS PART OF THE OVERALL LANDSCAPING PLAN. A MINIMUM OF 50 PERCENT OF ALL TREES REQUIRED TO MEET THE MINIMUM LANDSCAPING REQUIREMENTS SHALL BE NATIVE SPECIES OR HYBRIDS OR CULTIVARS OF NATIVE SPECIES.
- ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH AN IRRIGATION SYSTEM THAT SUPPLIES 100 PERCENT COVERAGE TO ALL REQUIRED LANDSCAPING PLANT MATERIAL. THE IRRIGATION SYSTEM MAY CONSIST OF AN AUTOMATIC OR MANUAL UNDERGROUND SYSTEM, DRIP SYSTEM, QUICK COUPLING VALVES, OR HOSE BIBS WITHIN 50 FEET OF ALL REQUIRED LANDSCAPING PLANT MATERIAL. A LOW VOLUME IRRIGATION SYSTEM SHOULD BE USED WHEREVER POSSIBLE. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO MINIMIZE ROOT DISTURBANCE TO EXISTING TREES AND OTHER VEGETATION TO BE RETAINED. NO IRRIGATION IS REQUIRED WITHIN THESE AREAS.
- THE CONSTRUCTION OF ALL ABOVE GROUND UTILITY APPURTENANCES VISIBLE FROM THE PUBLIC RIGHT-OF-WAY SUCH AS PEDESTALS, UTILITY METERS, TRANSFORMERS, BACK-FLOW PREVENTION DEVICES, ETC FOR NEW DEVELOPMENT OR REDEVELOPMENT ACTIVITIES SHALL CONFORM TO SCREENING REQUIREMENTS AS OUTLINED IN THE LAND DEVELOPMENT CODE. PLANT LOCATION MUST BE CONSIDERATE OF REQUIRED SPATIAL SEPARATIONS FROM A FIRE FLOW PROTECTION APPLIANCE IN ACCORDANCE TO THE UNIFORM FIRE CODE.

IRRIGATION NOTES

- AN AUTOMATIC PERMANENT IRRIGATION SYSTEM WILL BE PROVIDED HAVE 100% WATER COVERAGE FOR ALL REQUIRED LANDSCAPING MATERIAL AND SHALL BE MAINTAINED AS A FULLY FUNCTIONING SYSTEM IN ORDER TO PRESERVE THE LANDSCAPING IN A HEALTHY CONDITION.
- IF AVAILABLE, RECLAIMED WATER SHALL BE USED FOR IRRIGATION PURPOSES IN LIEU OF WELL OR POTABLE WATER SYSTEM.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED TO ACCOMMODATE SEPARATE LANDSCAPE PLANT ZONES BASED ON DIFFERING WATER REQUIREMENTS. TURF AREAS SHALL BE ON SEPARATE IRRIGATION ZONES FROM OTHER LANDSCAPE PLANT ZONES.
- SPRINKLER SPACING SHALL NOT EXCEED 55 PERCENT OF THE SPRINKLERS DIAMETER OF COVERAGE.
- SPRAYS AND ROTORS SHALL HAVE MATCHING APPLICATION RATES WITHIN EACH IRRIGATION ZONE. SPRAYS AND ROTORS SHALL NOT BE COMBINED ON THE SAME IRRIGATION ZONE.
- ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO AVOID OVER SPRAY, RUNOFF, OR OTHER SIMILAR CONDITIONS WHERE WATER FLOWS ONTO OR OVER ADJACENT PROPERTY, NON-IRRIGATED AREAS, WALKWAYS, ROADWAYS, STRUCTURES, OR WATER FEATURES. NARROW AREAS (FOUR FEET WIDE OR LESS) SHALL NOT BE IRRIGATED UNLESS MICRO-IRRIGATION IS UTILIZED.
- IRRIGATION CONTROL EQUIPMENT SHALL INCLUDE AN OPERABLE AND FUNCTIONING AUTOMATIC IRRIGATION CONTROLLER HAVING PROGRAM FLEXIBILITY. SUCH AS REPEAT CYCLES AND MULTIPLE PROGRAM CAPABILITIES AUTOMATIC IRRIGATION CONTROLLER(S) SHALL HAVE BATTERY BACK UP TO RETAIN THE IRRIGATION PROGRAM(S). AUTOMATIC CONTROL SYSTEMS SHALL BE EQUIPPED WITH AN OPERABLE AND FUNCTIONING RAIN SENSOR DEVICE. THE RAIN SENSOR DEVICE SHALL BE PLACED WHERE IT IS EXPOSED TO UNOBSTRUCTED NATURAL RAINFALL.
- THE LANDSCAPE AND IRRIGATION SYSTEM SHALL BE MAINTAINED AND MANAGED TO ENSURE EFFICIENT WATER USE AND TO PREVENT EXCESSIVE RUNOFF AND WASTEFUL PRACTICES. THIS INCLUDES, BUT IS NOT LIMITED TO, RESETING THE AUTOMATIC CONTROLLER ACCORDING TO SEASON CLEANING IRRIGATION FILTERS; TESTING THE RAIN SENSOR DEVICE MONITORING, ADJUSTING, AND REPAIRING IRRIGATION EQUIPMENT TO ENSURE THE EFFICIENCY OF THE SYSTEM IS MAINTAINED REPLENISHING MULCH UTILIZING TURF AND LANDSCAPE BEST MANAGEMENT PRACTICES, WHICH INCLUDE PRUNING PLANTS AND CUTTING GRASS AROUND SPRINKLER HEADS.
- DESIGN OF THE IRRIGATION SYSTEM AS SHOWN ON DRAWINGS IS NOT TO SCALE AND IS INTENDED AS A SKETCH OF LOCATION AND CONNECTIONS. IRRIGATION LINES SHOWN OUTSIDE THE BOUNDARY LINE OR WITHIN PAVED AREAS ARE FOR GRAPHIC CLARITY ONLY. IRRIGATION HEADS AND PIPES ARE TO BE PLACED WITHIN BOUNDARY LINES AND IN LANDSCAPE AREAS WITH THEIR LOCATIONS MODIFIED IN THE FIELD, AS REQUIRED.
- SYSTEM DESIGN AND DETAILS SHOWN ARE PER THE RAINBIRD MANUFACTURING SPECIFICATIONS. ALTERNATIVE MATERIALS AND MANUFACTURER IS ALLOWABLE AND SHALL BE OF EQUAL OR GREATER SPECIFICATIONS.

CYPRESS CREEK TOWN CENTER DR/MPUD REQUIREMENTS:

- ALL LANDSCAPING AND IRRIGATION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE "PASCO COUNTY LANDSCAPING AND IRRIGATION ORDINANCE" AND "DESIGN REVIEW BOARD LANDSCAPE GUIDELINES".
- NO EXISTING TREES SHALL BE REMOVED OR CUT WITHOUT THE APPROVAL OF THE DESIGN REVIEW BOARD OR AS MAY BE APPROVED IN ANY SITE DEVELOPMENT PERMIT. TREE REMOVAL PERMITS MUST BE OBTAINED IN ACCORDANCE WITH PASCO COUNTY REGULATIONS.
- TREES SHALL BE NURSERY GROWN AND NOT FIELD COLLECTED. WINTER-DUG, BALLED AND BURLAP TREES OR CONTAINERIZED TREES WILL BE ACCEPTABLE. NO GROW BAG OR BARE ROOT TREES WILL BE ACCEPTED.
- THERE SHALL BE NO TOLERANCE WITH REGARD TO UNDERSIZING OR POOR QUALITY TREES. UNDERSIZED TREES SHALL BE REMOVED AND REPLACED AS REQUIRED BY THE DESIGN REVIEW BOARD TREES THAT CONTAIN MORE THAN 25% DEAD WOOD SHALL BE REPLACED AS REQUIRED BY THE DESIGN REVIEW BOARD.
- LANDSCAPE AND IRRIGATION SHALL BE MAINTAINED IN ACCORDANCE WITH THE SPECIFICATIONS SET FORTH ON EXHIBIT C OF THE MPUD.
- CONTRACTOR SHALL INSTALL AND MAINTAIN AN UNDERGROUND, FULLY AUTOMATIC, 100% COVERAGE IRRIGATION SYSTEM UTILIZING AND IN ACCORDANCE WITH COUNTY AND SWFWMD REQUIREMENTS.

PASCO COUNTY LANDSCAPE REQUIREMENTS

VEHICLE USE AREA:

10% OF VEHICLE USE AREA (VUA) = REQUIRED LANDSCAPE AREA (LA)	
VUA =	32,851SF
10% VUA =	3,285SF REQUIRED
LANDSCAPE AREA (LA) =	3,285SF PROVIDED

SHADE TREES:

1 SHADE TREE FOR EVERY 200 SF OF LANDSCAPE AREA (LA)	
LA X 1 SHADE TREE / 200SF	
LANDSCAPE AREA (LA) =	3,285SF
3,285SF / 200SF =	16 TREES REQUIRED

ONE (1) LANDSCAPE ISLAND FOR EVERY TEN (10) PARKING SPACES WITH A MINIMUM OF 100 SF AND 8 FOOT WIDTH.	
PARKING SPACES =	92
1 ISLAND / 10 SPACES X 92=	9 ISLANDS REQUIRED
	9 PROVIDED

- ONE (1) SHADE TREE WITH SHRUBS AND/OR GROUND COVER PLANTS FOR EVERY ISLAND.
- ALL PARKING ROWS SHALL HAVE A TERMINAL ISLAND. TERMINAL ISLANDS SHALL BE 19 FEET LONG AND 8 FEET WIDE MINIMUM.
- SHADE TREES, SHRUBS, DWARF SHRUBS AND GROUND COVER SHALL BE PLANTED IN EACH TERMINAL ISLAND.

BUILDING FOUNDATION PERIMETER PLANTING:

10% OF BUILDING GFA = REQUIRED FOUNDATION LANDSCAPE AREA (FLA)	
BUILDING GFA =	8,430SF
10% GFA =	843SF REQUIRED
FOUNDATION AREA (FLA) =	1,219SF PROVIDED

50% OF BUILDING PERIMETER SHALL BE COVERED WITH FOUNDATION PLANTINGS	
BUILDING PERIMETER =	395FT
50% PERIMETER =	198FT REQUIRED
50% PERIMETER =	198FT PROVIDED

- FOUNDATION PLANTING AREAS SHALL BE A MINIMUM FIVE (5) FT WIDE IN RAISED PLANTERS AND/OR PLANTER BOXES. PLANTINGS SHALL INCLUDE SHADE TREES, UNDERSTORY TREE, SHRUBS, DWARF SHRUBS AND GROUND COVER PLANTINGS.

PASCO COUNTY LANDSCAPE BUFFER & SCREENING REQUIREMENTS

RIGHT OF WAY BUFFER:

SR 56	
REQUIRED =	TYPE "D" 20 FOOT WIDE PER CCTC DR/MPUD CONDITIONS
PROVIDED =	TYPE "D" 20FT WIDE PER APPROVED INFRASTRUCTURE PLANS PROVIDED BY CCTC MASTER DEVELOPER [EXISTING]

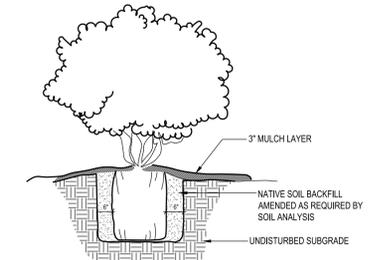
GRAND CYPRESS DR.	
REQUIRED =	TYPE "D" 20 FOOT WIDE
PROVIDED =	ALTERNATIVE DESIGN PER APPROVED INFRASTRUCTURE PLANS PROVIDED BY CCTC MASTER DEVELOPER [EXISTING]

SIERRA CENTER BLVD.	
REQUIRED =	SHARED TYPE "A" 10FOOT WIDE
PROVIDED =	ALTERNATIVE DESIGN PER APPROVED INFRASTRUCTURE PLANS PROVIDED BY CCTC MASTER DEVELOPER [EXISTING]

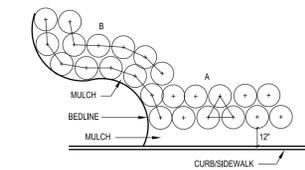
ADJACENT PROPERTY BUFFER:

EAST PROPERTY LINE	
REQUIRED =	SHARED TYPE "A" 10 FOOT WIDE, 5 FOOT PER SIDE
	1 TREE PER 60 FEET
	CONTINUOUS ROW OF EVERGREEN SHRUBS
PROVIDED =	TYPE "A" 5FT WIDE
	ADDITIONAL ROW OF EVERGREEN SHRUBS

- EVERGREEN SHRUBS SHALL BE STAGGERED WHEN ADJACENT TO OTHER PLANTINGS OR EXISTING SHRUBS.

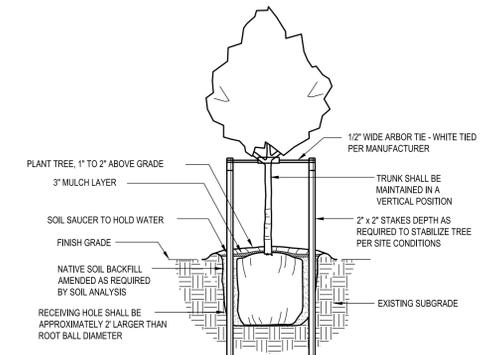


SHRUB AND GROUNDCOVER PLANTING



- A SHRUBS AND GROUNDCOVERS ADJACENT TO STRAIGHT EDGES SHALL BE TRIANGULAR - SPACED IN ROWS PARALLEL TO THE STRAIGHT EDGE - 12" FROM CURB/SIDEWALK.
- B SHRUBS AND GROUNDCOVERS ADJACENT TO CURVED EDGES SHALL BE PLANTED IN ROWS PARALLEL TO THE CURVED EDGE.

SHRUB & GROUNDCOVER LAYOUT



TREE PLANTING AND STAKING DETAIL

HENDRA & associates, inc.
 OFFICES: 3200 WEST LONGBOW LANE, TAMPA, FL 33629 (813) 934-7878 (813) 934-8481 | WWW.HENDRAASSOCIATES.COM | CA: 04130318 | LA: 04130318

Eric J. Hendra, P.E.
 Florida P.E. NO. 46883

PRINT DATE: 3/10/2016	ORIGINAL: 3/10/2016
REVISIONS:	
1	
2	
3	
4	
5	
6	

FORD'S GARAGE RESTAURANT
 PASCO COUNTY
LANDSCAPE NOTES DETAILS

FORD'S GARAGE WESLEY CHAPEL, LLC
 505 E. JACKSON ST.
 TAMPA, FL 33602
 P: 813-781-5529

JOB NO.	150007
DRAWN	EJH
DESIGNED	EJH
CHECKED	EJH
OC	EJH
SHEET	



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