MIRADA
PARCELS 16-22

Prepared For:

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C/O METRO DEVELOPMENT GROUP, LLC

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Civil Engineering • Planning & GIS
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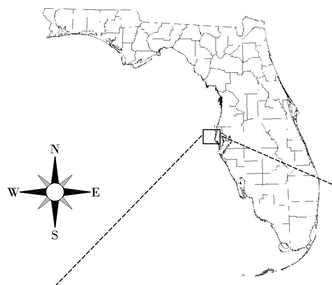
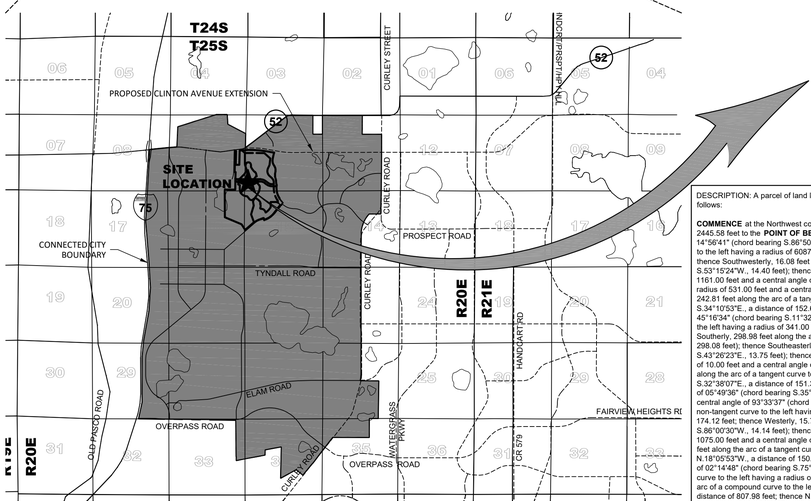
Engineering Business Certificate of Authorization No. 28782
Landscape Architecture Certificate of Authorization No. LC26000405

PRELIMINARY DEVELOPMENT PLAN & MASS GRADING PLAN

SECTIONS 9, 10, 15 & 16 TOWNSHIP 25 SOUTH, RANGE 20 EAST
PASCO COUNTY, FLORIDA

CALL 48 HOURS BEFORE YOU DIG
Sunshine State One Call 811 OF FLORIDA, INC.
1-800-432-4770





LOCATION MAP
(NOT TO SCALE)

SITE MAP
(NOT TO SCALE)

DESCRIPTION: A parcel of land lying in Sections 9, 10, 15 and 16, Township 25 South, Range 20 South, Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the Northwest corner of said Section 10, run thence along the West boundary of the Northwest 1/4 of said Section 10, S.01°15'27"W., a distance of 2445.58 feet to the **POINT OF BEGINNING** ; thence Easterly, 1542.20 feet along the arc of a curve to the right having a radius of 5912.58 feet and a central angle of 14°56'41" (chord bearing S.86°50'34"E., 1537.83 feet); thence S.79°22'18"E., a distance of 387.52 feet; thence Easterly, 146.50 feet along the arc of a non-tangent curve to the left having a radius of 6087.50 feet and a central angle of 01°22'44" (chord bearing S.79°58'06"E., 146.49 feet); thence S.00°00'00"E., a distance of 15.77 feet; thence Southwesterly, 16.08 feet along the arc of a non-tangent curve to the left having a radius of 10.00 feet and a central angle of 92°06'49" (chord bearing S.53°15'24"W., 14.40 feet); thence S.07°12'00"W., a distance of 18.20 feet; thence Southerly, 234.06 feet along the arc of a tangent curve to the right having a radius of 1161.00 feet and a central angle of 11°33'03" (chord bearing S.12°58'32"W., 233.66 feet); thence Southerly, 112.46 feet along the arc of a reverse curve to the left having a radius of 531.00 feet and a central angle of 12°08'06" (chord bearing S.12°41'00"W., 112.25 feet); thence S.06°36'58"W., a distance of 204.22 feet; thence Southerly, 242.81 feet along the arc of a tangent curve to the left having a radius of 341.00 feet and a central angle of 40°47'51" (chord bearing S.13°46'58"E., 237.71 feet); thence S.34°10'53"E., a distance of 152.68 feet; thence Southerly, 367.45 feet along the arc of a tangent curve to the right having a radius of 465.00 feet and a central angle of 45°16'34" (chord bearing S.11°32'36"E., 357.96 feet); thence S.11°05'41"W., a distance of 215.50 feet; thence Southerly, 149.86 feet along the arc of a tangent curve to the left having a radius of 341.00 feet and a central angle of 25°10'48" (chord bearing S.01°29'43"E., 148.66 feet); thence S.14°05'07"E., a distance of 292.99 feet; thence Southerly, 298.98 feet along the arc of a non-tangent curve to the right having a radius of 1115.16 feet and a central angle of 15°21'40" (chord bearing S.06°20'27"E., 298.08 feet); thence Southeasterly, 15.16 feet along the arc of a non-tangent curve to the left having a radius of 10.00 feet and a central angle of 86°52'46" (chord bearing S.43°26'23"E., 13.75 feet); thence S.00°55'58"E., a distance of 80.26 feet; thence Southeasterly, 16.47 feet along the arc of a non-tangent curve to the left having a radius of 10.00 feet and a central angle of 94°22'16" (chord bearing S.47°11'08"W., 14.67 feet); thence S.00°00'00"E., a distance of 156.56 feet; thence Southerly, 743.32 feet along the arc of a tangent curve to the left having a radius of 1305.00 feet and a central angle of 32°38'07" (chord bearing S.16°19'03"E., 733.31 feet); thence S.32°38'07"E., a distance of 151.39 feet; thence Southeasterly, 112.37 feet along the arc of a tangent curve to the left having a radius of 1105.00 feet and a central angle of 05°49'36" (chord bearing S.35°32'54"E., 112.32 feet); thence Easterly, 16.33 feet along the arc of a compound curve to the left having a radius of 10.00 feet and a central angle of 93°33'37" (chord bearing S.85°14'31"E., 14.57 feet); thence S.37°34'38"E., a distance of 116.35 feet; thence Southerly, 16.32 feet along the arc of a non-tangent curve to the left having a radius of 10.00 feet and a central angle of 93°31'53" (chord bearing S.01°12'44"W., 14.57 feet); thence S.38°58'05"W., a distance of 174.12 feet; thence Westerly, 15.71 feet along the arc of a non-tangent curve to the left having a radius of 10.00 feet and a central angle of 90°00'00" (chord bearing S.86°00'30"W., 14.14 feet); thence S.41°00'30"W., a distance of 130.22 feet; thence Southwesterly, 57.66 feet along the arc of a tangent curve to the left having a radius of 1075.00 feet and a central angle of 03°04'24" (chord bearing S.39°28'18"W., 57.66 feet); thence S.37°56'06"W., a distance of 587.89 feet; thence Southwesterly, 837.45 feet along the arc of a tangent curve to the right having a radius of 1325.00 feet and a central angle of 36°12'46" (chord bearing S.56°02'29"W., 823.58 feet); thence N.18°05'53"W., a distance of 150.13 feet; thence Westerly, 46.07 feet along the arc of a non-tangent curve to the right having a radius of 1175.00 feet and a central angle of 02°14'48" (chord bearing S.75°33'29"W., 46.07 feet); thence S.76°40'53"W., a distance of 115.34 feet; thence Southwesterly, 575.41 feet along the arc of a tangent curve to the left having a radius of 1325.00 feet and a central angle of 24°52'56" (chord bearing S.64°14'25"W., 570.90 feet); thence Southwesterly, 15.03 feet along the arc of a compound curve to the left having a radius of 1325.00 feet and a central angle of 00°39'00" (chord bearing S.51°28'27"W., 15.03 feet); thence S.48°52'06"W., a distance of 807.98 feet; thence N.32°26'42"W., a distance of 465.63 feet; thence N.66°53'13"W., a distance of 1265.06 feet; thence N.00°13'44"W., a distance of 1822.89 feet; thence N.01°26'20"E., a distance of 110.00 feet; thence N.89°57'11"E., a distance of 262.01 feet; thence N.89°57'11"E., a distance of 462.09 feet; thence N.01°10'17"E., a distance of 590.46 feet; thence N.01°10'17"E., a distance of 163.34 feet; thence N.01°10'17"E., a distance of 469.19 feet; thence S.89°52'23"W., a distance of 59.21 feet; thence N.01°18'35"E., a distance of 1463.65 feet; thence N.82°19'59"E., a distance of 59.73 feet; thence S.01°10'57"W., a distance of 962.55 feet; thence N.89°50'37"E., a distance of 249.98 feet; thence N.01°11'09"E., a distance of 995.63 feet; thence Easterly, 159.36 feet along the arc of a non-tangent curve to the right having a radius of 5901.10 feet and a central angle of 01°32'50" (chord bearing N.83°04'00"E., 159.36 feet); thence Easterly, 190.43 feet along the arc of a compound curve to the right having a radius of 5912.58 feet and a central angle of 01°50'43" (chord bearing N.84°45'44"E., 190.42 feet) to the **POINT OF BEGINNING.**

Containing 354.908 acres, more or less.

OWNER/DEVELOPER:

CR PASCO DEVELOPMENT, LLC
2502 N. ROCKY POINT DRIVE
STE 1050
TAMPA, FL 33607
(813) 288-8078
ATTN: MIKE LAWSON

CIVIL ENGINEER:

HEIDT DESIGN, LLC
EDWIN J. ROGERS P.E.
5806-B BRECKENRIDGE PARKWAY
TAMPA, FLORIDA 33610
(813) 253-5311

GEOTECHNICAL ENGINEER:

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DAVID FAULKNER, P.E.
2734 CAUSEWAY CENTER DRIVE
TAMPA, FL 33619
(813) 621-8168
dfaulkner@faulknereng.com

SURVEYOR:

GEOPOINT SURVEYING, INC.
DAVID WILLIAMS, P.S.M.
1403 E. 5TH AVENUE
TAMPA, FL 33605
(813) 248-8888

THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH THEMANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS, STATE OF FLORIDA IN EFFECT AT THE TIME OF PASCO COUNTY APPROVAL, AND ARE IN COMPLIANCE WITH THE STANDARDS THEREIN EXCEPT AS NOTED ON THE PLANS. ANY DEVIATIONS NOTED ON THE PLANS SUBSTANTIALLY COMPLY WITH THE INTENT OF THE STANDARDS.

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PASCO COUNTY SUBMITTAL DATE:
07/01/2016

MIRADA
PARCELS 16-22

CR PASCO DEVELOPMENT, LLC
C/O METRO DEVELOPMENT GROUP, LLC

	DATE	DESCRIPTION
1	07/01/2016	REVIEW SUBMITTAL

PLAN REVISIONS

	DATE	DESCRIPTION

PLAN REVISIONS

R:\MIRADA\PARCEL 16-22 PDP\PDP_COVER.DWG -C-100 2016/07/06 11:44 AM CATHERINE WIGGINS

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ELEVATIONS BASED ON:
NORTH AMERICAN VERTICAL DATUM 1988
CONVERSION: NAVD 88 TO NGVD 29 = +0.85

WATER COMMITMENT	
SEWER COMMITMENT	
SWFWMD	
WATER DEP	
SEWER DEP	
TAX PARCEL ID NUMBER	09-25-20-0000-00500-0031; 09-25-20-0000-00500-0000; 10-25-20-0000-00300-0060; 09-25-20-0000-00500-00W0; 09-25-20-0000-00500-0060; 15-25-20-0000-00100-0010; 09-25-20-0000-00500-0050; 16-25-20-0000-00300-0020; 15-25-20-0000-00100-0070; 16-25-20-0000-00300-0010; 16-25-20-0000-00300-00H0; 16-25-20-0000-00100-00H0; 15-25-20-0000-00100-00H0; 10-25-20-0000-00300-0020; 10-25-20-0000-00300-00L0; 15-25-20-0000-00100-05W0; 10-25-20-000-00300-0090; 10-25-20-0000-00300-0050

PERMIT / FILE NUMBERS

FLORIDA PROFESSIONAL ENGINEER

EDWIN J. ROGERS
DATE:
REGISTRATION NO. 50082

FILE:	PDP_COVER
PROJECT NO:	CRP CR 1004

GRADING & DRAINAGE	
DESIGN BY:	BUDEN
DRAWN BY:	CBKALE

UTILITIES	
DESIGN BY:	BUDEN
DRAWN BY:	CBKALE

COVER

C-100

SSM: PARCELS 16-22

DRAINAGE CONSTRUCTION NOTES:

1. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN FROM THE ENGINEER OR OWNER A COPY OF ALL PERTINENT PERMITS RELATED TO THIS PROJECT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASSURE THAT ALL CONSTRUCTION ACTIVITIES ARE IN COMPLIANCE WITH THE CONDITIONS OF ALL PERMITS AND APPROVALS. CONTRACTOR IS ALSO RESPONSIBLE FOR HAVING HIS DEWATERING PLAN APPROVED BY SWFWMD AND PERMITTED BY FDEP.

2. ALL CONSTRUCTION, MATERIALS AND WORKMANSHIP ARE TO BE IN ACCORDANCE WITH PASCO COUNTY LAND DEVELOPMENT CODE AND FDOT SPECIFICATIONS, LATEST EDITIONS.

3. GRASS AND MULCH, OR SOLID SOD, ALL AREAS DISTURBED BY CONSTRUCTION. IN GENERAL, ALL SLOPES 5:1 OR STEEPER SHALL BE SODDED. ALL OTHER AREAS SHALL BE SEED AND MULCHED.

4. IN ACCORDANCE WITH THE UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT (CHAPTER 556, F.S.), THE CONTRACTOR SHALL CALL THE SUNSHINE STATE ONE CALL OF FLORIDA (SSCOF) AT 1-800-432-4770 FORTY EIGHT (48) HOURS IN ADVANCE OF ANY EXCAVATION.

5. SUITABLE FILL OBTAINED THROUGH EXCAVATION OF DETENTION PONDS SHALL BE PLACED IN ACCORDANCE WITH THE GRADING PLAN AS DIRECTED BY THE ENGINEER.

6. SOD/SEED & MULCH SHALL BE PLACED IN ACCORDANCE WITH APPLICABLE CITY/COUNTY STANDARDS AS WELL AS IN ACCORDANCE WITH STANDARD AND SPECIFIC CONDITIONS IN THE SWFWMD PERMIT, IF APPLICABLE. AT A MINIMUM THIS SHALL INCLUDE SODDING OF ALL POND EMBANKMENTS OF A SLOPE 4:1 OR GREATER TO THE NORMAL WATER LINE, AS WELL AS SEEDING AND MULCHING OF THE BALANCE OF THE POND TRACTS (INCLUDING POND BERMS, EXCLUDING THE AREA BELOW NW).

7. SITE CLEARING SHALL BE PERFORMED PER THE APPROVED CONSTRUCTION PLANS AND IN ACCORDANCE WITH PASCO COUNTY LAND DEVELOPMENT CODE. INSTALLATION AND MAINTENANCE OF THE REQUIRED BARRICADING AND EROSION CONTROL SHALL BE THE RESPONSIBILITY OF THE SITE DEVELOPMENT CONTRACTOR UNLESS OTHERWISE DESIGNATED.

8. ALL SUBSURFACE CONSTRUCTION SHALL COMPLY WITH THE "TRENCH SAFETY ACT". THE SITE CONTRACTOR SHALL ENSURE THAT THE METHOD OF TRENCH PROTECTION AND CONSTRUCTION IS IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS.

9. SILTATION ACCUMULATIONS GREATER THAN THE LESSER OF 12 INCHES OR ONE-HALF THE DEPTH OF THE SILTATION BARRIER SHALL BE IMMEDIATELY REMOVED AND PLACED IN UPLAND AREAS.

10. 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.

11. ALL EROSION CONTROL INSTALLATION AND INSTALLATION COORDINATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. BE ADVISED THAT THE CONSTRUCTION APPROVAL AND MAINTENANCE OF THE EROSION CONTROL SHALL BE THE SOLE RESPONSIBILITY OF THE SITE CONTRACTOR.

12. ALL SODDED SLOPES STEEPER THAN 4:1 SHALL BE INSTALLED WITH SOD PEGS.

13. NO EXCAVATION SHALL EXTEND BELOW THE PERMITTED DESIGN DEPTHS/ELEVATIONS SHOWN ON THE DRAWINGS, UNLESS ADDITIONAL TESTING SUPPORTS OTHERWISE; NO LOWER SEMI-CONFINING UNIT CLAYEY SOIL MATERIAL AND/OR NO LIMESTONE MATERIALS SHALL BE EXCAVATED REGARDLESS IF THEY ARE ENCOUNTERED WITHIN THE PERMITTED 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 LOCATION AND THE ENGINEER OF RECORD SHALL BE NOTIFIED IMMEDIATELY.

15. ANY OFF-SITE AREAS DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE RESTORED TO THE PRE OR BETTER CONDITION.

16. NO GROUND DISTURBANCE, CLEARING, AND/OR GRUBBING SHALL BE DONE WITHIN THE WETLANDS OR WETLAND CONSERVATION AREA SETBACK (UPLAND BUFFER) SHOWN ON THESE PLANS.

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

SOIL REUSE REQUIREMENTS

AT LEAST THE FOLLOWING SIX (6) TYPES OF MATERIALS ARE PRESENT ON-SITE THAT REQUIRE PROPER HANDLING/TREATMENT BY THE CONTRACTOR, DURING THE COURSE OF SITE DEVELOPMENT/CONSTRUCTION ACTIVITIES, IN ACCORDANCE WITH THE NOTED REUSE REQUIREMENTS FOR EACH TYPE. ALTHOUGH SOME SOIL MATERIAL QUALITY CONTROL TESTING WILL BE RANDOMLY AND PERIODICALLY PERFORMED BY THE PROJECT GEOTECHNICAL CONSULTANT, AS REQUIRED, WORKING FOR THE OWNER, IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO REUSE ONSITE SOIL MATERIALS AS DESCRIBED AND SPECIFIED BELOW. ALL DISCOVERED OR FUTURE FILLING OR MATERIAL REUSE WORK ONSITE NOT IN ACCORDANCE OR COMPLIANCE WITH THESE NOTES, OR ANY FUTURE ADVERSE IMPACTS OR CONSEQUENCES RESULTING FROM THE CONTRACTORS FAILURE TO PROPERLY REUSE SOIL MATERIALS ONSITE AS SPECIFICALLY DESCRIBED BELOW, WILL BE THE CONTRACTORS SOLE RESPONSIBILITY FOR REMEDY AND REPAIR AT HIS COST. IF THE CONTRACTOR HAS ANY QUESTIONS REGARDING ANY OF THE SOIL MATERIALS ONSITE, THE PROJECT GEOTECHNICAL REPORTS (WHICH HE NEEDS TO OBTAIN FROM THE OWNER OR GEOTECHNICAL CONSULTANT/ ENGINEER), OR ANY QUESTIONS ASSOCIATED WITH THE NOTES BELOW, IT IS PRESUMED THAT THE CONTRACTOR WILL SATISFACTORILY RESOLVE SUCH QUESTIONS/CONCERNS PRIOR TO SITE DEMOLITION, CLEARING, GRUBBING, STRIPPING AND EXCAVATION OPERATIONS BEGIN.

PLEASE NOTE, LOCAL, STATE AND FEDERAL RULES, LAWS, AND REGULATIONS PROHIBITING SOIL REUSE AS DESCRIBED BELOW SHALL TAKE PRECEDENCE AND SHALL BE FOLLOWED TO THE FULLEST EXTENT.

1. SITE DEMOLITION DEBRIS (SITE DEMOLITION DEBRIS, NOT GENERALLY CONSIDERED AN ENVIRONMENTAL/CONTAMINATION HAZARD, INCLUDES SUCH ITEMS AS WOOD PIECES, CONCRETE PIECES, PLASTIC PIPE PIECES, CERTAIN METAL/STEEL PIECES, OR SIMILAR. IF ANY SUCH DEBRIS OR OTHER DEMOLITION DEBRIS IS CONSIDERED AN ENVIRONMENTAL/CONTAMINATION HAZARD, OR IF BURIAL ONSITE OF SUCH MATERIALS IS PROHIBITED BY THE GOVERNING ENVIRONMENTAL AGENCY, THEN ALL SUCH MATERIALS SHALL BE HAULED OFF SITE BY THE CONTRACTOR FOR PROPER DISPOSAL, IN ACCORDANCE WITH ALL APPLICABLE GOVERNING ENVIRONMENTAL AGENCY REQUIREMENTS. IN NO CASE, SHALL ANY SUCH DEBRIS MATERIALS REMAIN, OR BE PLACED BY THE CONTRACTOR, BENEATH ANY TYPE OF STRUCTURE, PAVEMENT, ROADWAY, HOUSE, BUILDING,PIPELINE, SLAB, ETC.)

ALL SITE DEMOLITION DEBRIS SHALL BE REMOVED FROM THE SITE DEVELOPMENT AND DISPOSED OF PROPERLY IN ACCORDANCE WITH ALL APPLICABLE GOVERNING ENVIRONMENTAL AGENCY REQUIREMENTS.

2. CLEARING AND GRUBBING DEBRIS (SITE CLEARING AND GRUBBING DEBRIS INCLUDES ALL LARGER ORGANIC MATERIALS, SUCH ITEMS AS TREES, STUMPS, LIMBS, BRUSH, VEGETATION, OR SIMILAR; ALL SUCH MATERIALS MUST BE EITHER "BURNED" OR "MULCHED" BY THE CONTRACTOR PRIOR TO REUSE OR DISPOSAL ONSITE.)

IF ACCEPTABLE TO THE GOVERNING ENVIRONMENTAL AGENCY, THEN ALL SUCH "BURNED" OR "MULCHED" SITE CLEARING/GRUBBING DEBRIS, IF APPROVED IN WRITING FIRST BY THE OWNER/GEOTECHNICAL CONSULTANT/ ENGINEER, COULD BE:

A). PLACED AS "MULCH" MATERIAL SURFACE DRESSING IN FUTURE LANDSCAPE AREAS, STOCKPILING OF SUCH"MULCHED" MATERIALS (AMOUNTS/LOCATIONS), IF ACCEPTABLE, WILL BE DIRECTED BY THE OWNER/GEOTECHNICAL CONSULTANT//LANDSCAPE ARCHITECT/ENGINEER;

B). PLACED IN TEMPORARILY EXCAVATED LITTORAL SHELF AREAS IN SELECTED STORMWATER PONDS, OR IN TEMPORARILY EXCAVATED SELECTED WETLAND MITIGATION PONDS, IN EITHER CASE NOT IN SIDE BANKS AND NOT BELOW THE PERMITTED DESIGN DEPTH OF THE POND, OR SUCH DEBRIS COULD BE BURIED IN TEMPORARILY EXCAVATED PASSIVE RECREATION/PARK AREAS (AT LEAST 30 FEET FROM ANY STRUCTURE) AT APPROVED DEPTHS/LOCATIONS, BUT ALL THESE DISPOSAL AREAS WILL REQUIRE ADEQUATE SOIL MIXING (MIX SOIL WITH THE MULCH) AND THEN REFILLING (WITH COMPACTION) TO REQUIRED DESIGN GRADES;

C). PLACED ALONG THE BOTTOM OF SELECTED FLOODPLAIN MITIGATION PONDS (NOT IN SIDE BANKS), NOT BELOW THE PERMITTED EXCAVATION DEPTH OF THE POND, BUT WILL REQUIRE ADEQUATE SOIL COVER;

D). PLACED ALONG THE BOTTOM OF SELECTED DEEPER STORMWATER PONDS (NOT IN SIDE BANKS), NOT BELOW THE PERMITTED DESIGN DEPTH, BUT WILL REQUIRE ADEQUATE SOIL COVER.

IN ALL INSTANCES, THE MINIMUM POND DEPTH (INCLUDING FLOODPLAIN AND WETLAND MITIGATION AREAS) SHALL BE NO LESS THAN REQUIRED BY THE ENGINEER.

ALL ORGANIC DEBRIS BURIAL AREAS IN STORMWATER POND AREAS AND FLOODPLAIN MITIGATION POND AREAS WILL REQUIRE ADEQUATE SOIL COVER OF 18 - 24 INCHES (WITH COMPACTION) BY THE CONTRACTOR, MEANING AT LEAST AN ADEQUATE WEIGHT/THICKNESS OF SOIL MATERIAL OVERTOP THE BURIED ORGANIC DEBRIS, SUCH THAT THERE WILL BE NO FUTURE FLOATING UP OF DEBRIS; AND FOR ALL ORGANIC DEBRIS BURIAL AREAS IN LITTORAL SHELF AREAS, WETLAND MITIGATION POND AREAS, AND PASSIVE RECREATION/PARK AREAS, ADEQUATE SOIL/MULCH MIXING (WITH COMPACTION) WILL BE NECESSARY BY THE CONTRACTOR, SUCH THAT NO SIGNIFICANT FUTURE UNACCEPTABLE SETTLEMENT OF A LITTORAL SHELF AREA, CREATED WETLAND AREA, OR PARK/GRASSED AREA WILL OCCUR.

IF ANY OF THESE PROCEDURES ARE CONTEMPLATED BY THE CONTRACTOR, THEN THE CONTRACTOR SHALL NOTIFY THE OWNER/GEOTECHNICAL CONSULTANT/ENGINEER IN WRITING, AT THE START OF CONSTRUCTION, WITH SOME SPECIFIC INFORMATION, INCLUDING THE ESTIMATED QUANTITY AND TYPES OF MATERIALS, TO WHICH STORMWATER PONDS, FLOODPLAIN MITIGATION PONDS, WETLAND MITIGATION PONDS, OR PASSIVE RECREATION/PARK AREAS THEY PROPOSE TO USE FOR THIS TYPE OF ORGANIC DEBRIS DISPOSAL, AND WHAT APPROXIMATE ELEVATIONS WILL BE THE TOP AND BOTTOM OF THE ORGANIC DEBRIS.

3. MUCK/PEAT ORGANIC MATERIALS (TYPICALLY GENERATED FROM WETLAND OR LOWLAND AREAS, OR SIMILAR AREAS, PERMITTED FOR IMPACT OR DISPLACEMENT, INCLUDING EXCAVATION OF UNSUITABLE ORGANIC MATERIALS AND REFILLING WITH SUITABLE SANDY SOILS TO ACCOMMODATE DEVELOPMENT; INCLUDES SIGNIFICANT ORGANIC PEAT MATERIALS, ORGANIC SANDY MUCK MATERIALS, AND MUCKY OR ORGANIC SAND MATERIALS, DESIGNATED EITHER PT OR A-8, PER THE UNIFIED AND AASHTO SOIL CLASSIFICATION SYSTEMS, RESPECTIVELY; THOSE ORGANIC MATERIALS WHOSE PRESENCE, OR PLACEMENT BY THE CONTRACTOR, IS UNACCEPTABLE BENEATH ANY TYPE OF STRUCTURE, PAVEMENT, ROADWAY, HOUSE, BUILDING, PIPELINE, SLAB, ETC.)

IF ACCEPTABLE TO THE GOVERNING ENVIRONMENTAL AGENCY, THEN ALL SUCH MUCK/PEAT (SIGNIFICANT) ORGANIC MATERIALS, IF APPROVED IN WRITING FIRST BY THE OWNER/GEOTECHNICAL CONSULTANT/ENGINEER,COULD BE:

A). PLACED AS "PEAT/MUCK/ORGANIC MATTER" SURFACE LAYER IN NEW OR CREATED WETLAND MITIGATION AREAS, STOCKPILING OF SUCH "SIGNIFICANT ORGANIC" MATERIALS (AMOUNTS/LOCATIONS), IF ACCEPTABLE, WILL BE DIRECTED BY THE OWNER/WETLAND CONSULTANT;

B). PLACED IN TEMPORARILY EXCAVATED LITTORAL SHELF AREAS IN SELECTED STORMWATER PONDS, OR IN TEMPORARILY EXCAVATED SELECTED WETLAND MITIGATION PONDS, IN EITHER CASE NOT IN SIDE BANKS AND NOT BELOW THE PERMITTED DESIGN DEPTH OF THE POND, OR SUCH ORGANIC MATERIALS COULD BE BURIED IN TEMPORARILY EXCAVATED PASSIVE RECREATION/PARK AREAS (AT LEAST 30 FEET FROM ANY STRUCTURE) AT APPROVED DEPTHS/LOCATIONS, BUT ALL THESE DISPOSAL AREAS WILL REQUIRE ADEQUATE SOIL MIXING (MIX SOIL WITH THE ORGANIC MATERIALS) AND THEN REFILLING (WITH COMPACTION) TO REQUIRED DESIGN GRADES;

C). PLACED ALONG THE BOTTOM OF SELECTED FLOODPLAIN MITIGATION PONDS (NOT IN SIDE BANKS), NOT BELOW THE PERMITTED EXCAVATION DEPTH OF THE POND, BUT WILL REQUIRE ADEQUATE SOIL COVER;

D.) PLACED ALONG THE BOTTOM OF SELECTED DEEPER STORMWATER PONDS (NOT IN SIDE BANKS), NOT BELOW THE PERMITTED DESIGN DEPTH, BUT WILL REQUIRE ADEQUATE SOIL COVER.

ALL ORGANIC DEBRIS BURIAL AREAS IN STORMWATER POND AREAS AND FLOODPLAIN MITIGATION POND AREAS WILL REQUIRE ADEQUATE SOIL COVER (WITH COMPACTION) BY THE CONTRACTOR, MEANING AT LEAST AN ADEQUATE WEIGHT/THICKNESS OF SOIL MATERIAL OVERTOP THE BURIED ORGANIC DEBRIS, SUCH THAT THERE WILL BE NO FUTURE FLOATING UP OF DEBRIS; AND FOR ALL ORGANIC DEBRIS BURIAL AREAS IN LITTORAL SHELF AREAS, WETLAND MITIGATION POND AREAS, AND PASSIVE RECREATION/PARK AREAS, ADEQUATE SOIL/ORGANICS MIXING (WITH COMPACTION) WILL BE NECESSARY BY THE CONTRACTOR, SUCH THAT NO SIGNIFICANT FUTURE UNACCEPTABLE SETTLEMENT OF A LITTORAL SHELF AREA, CREATED WETLAND AREA, OR PARK/GRASSED AREA WILL OCCUR.

IF ANY OF THESE PROCEDURES ARE CONTEMPLATED BY THE CONTRACTOR, THEN THE CONTRACTOR SHALL NOTIFY THE OWNER/GEOTECHNICAL CONSULTANT/ENGINEER IN WRITING, AT THE START OF CONSTRUCTION, WITH SOME SPECIFIC INFORMATION, INCLUDING THE ESTIMATED QUANTITY AND TYPES OF MATERIALS, TO WHICH STORMWATER PONDS, FLOODPLAIN MITIGATION PONDS, WETLAND MITIGATION PONDS, PASSIVE RECREATION/PARK AREAS, OR LANDSCAPE BERM AREAS THEY PROPOSE TO USE FOR THIS TYPE OF ORGANIC DEBRIS DISPOSAL, AND WHAT APPROXIMATE ELEVATIONS WILL BE THE TOP AND BOTTOM OF THE ORGANIC DEBRIS.

4. TOPSOILS/SITE STRIPPINGS (TYPICALLY GENERATED FROM UPLAND AREAS, AFTER DEMOLITION/CLEARING/GRUBBING/DISCING OPERATIONS; STRIPPING OF SURFICIAL ORGANICS/TOPSOILS BEING A REQUIREMENT OVER AT LEAST ALL STRUCTURE, BUILDING, CONCRETE SLAB AND PAVEMENT AREAS PRIOR TO FILLING TO ACCOMMODATE DEVELOPMENT; INCLUDES TOPSOILS AND ORGANIC LADEN SANDS; THOSE TOPSOILS/ORGANIC SAND MATERIALS WHOSE PRESENCE, OR PLACEMENT BY THE CONTRACTOR, IS UNACCEPTABLE BENEATH ANY TYPE OF STRUCTURE, PAVEMENT, ROADWAY, HOUSE, BUILDING, PIPELINE, SLAB, ETC.)

IF ACCEPTABLE TO THE GOVERNING ENVIRONMENTAL AGENCY, ALL SUCH TOPSOILS/ORGANIC LADEN SAND MATERIALS, IF APPROVED IN WRITING FIRST BY THE OWNER/GEOTECHNICAL CONSULTANT/ENGINEER, COULD BE:

A). PLACED AS FILL IN NEW (LARGER) LANDSCAPE/GRASS COMMON AREAS OR LANDSCAPE BERM AREAS (WITH COMPACTION), STOCKPILING OF SUCH "TOPSOILS/ORGANIC LADEN SAND MATERIALS" (AMOUNTS/LOCATIONS), IF ACCEPTABLE, WILL BE DIRECTED BY THE OWNER/LANDSCAPE CONSULTANT;

B). PLACED IN TEMPORARILY EXCAVATED LITTORAL SHELF AREAS IN SELECTED STORMWATER PONDS, OR IN TEMPORARILY EXCAVATED SELECTED WETLAND MITIGATION PONDS, IN EITHER CASE NOT IN SIDE BANKS AND NOT BELOW THE PERMITTED DESIGN DEPTH OF THE POND, OR SUCH TOPSOILS/ORGANIC LADEN SAND MATERIALS COULD BE BURIED IN TEMPORARILY EXCAVATED PASSIVE RECREATION/PARK AREAS (AT LEAST 30 FEET FROM ANY STRUCTURE) AT APPROVED DEPTHS/LOCATIONS, BUT ALL THESE DISPOSAL AREAS WILL REQUIRE REFILLING (WITH COMPACTION) TO REQUIRED DESIGN GRADES;

C). PLACED ALONG THE BOTTOM OF SELECTED FLOODPLAIN MITIGATION PONDS (NOT IN SIDE BANKS), NOT BELOW THE PERMITTED EXCAVATION DEPTH OF THE POND;

D.) PLACED ALONG THE BOTTOM OF SELECTED DEEPER STORMWATER PONDS (NOT IN SIDE BANKS), NOT BELOW THE PERMITTED DESIGN DEPTH.

ALL TOPSOIL/ORGANIC LADEN SAND DISPOSAL AREAS IN LITTORAL SHELF AREAS, WETLAND MITIGATION POND AREAS, PASSIVE RECREATION/PARK AREAS, OR LANDSCAPE/BERM AREAS WILL REQUIRE ADEQUATE COMPACTION BY THE CONTRACTOR, SUCH THAT NO SIGNIFICANT FUTURE UNACCEPTABLE SETTLEMENT OF A LITTORAL SHELF AREA, CREATED WETLAND AREA, PARK/GRASSED AREA, OR LANDSCAPE BERM WILL OCCUR.

IF ANY OF THESE PROCEDURES ARE CONTEMPLATED BY THE CONTRACTOR, THEN THE CONTRACTOR SHALL NOTIFY THE OWNER/GEOTECHNICAL CONSULTANT/ENGINEER IN WRITING, AT THE START OF CONSTRUCTION, WITH SOME SPECIFIC INFORMATION, INCLUDING THE ESTIMATED QUANTITY AND TYPES OF MATERIALS, TO WHICH STORMWATER PONDS, FLOODPLAIN MITIGATION PONDS, WETLAND MITIGATION PONDS, PASSIVE RECREATION/PARK AREAS, OR LANDSCAPE BERM AREAS THEY PROPOSE TO USE FOR THIS TYPE OF CLAYEY SAND/CLAY DISPOSAL, AND WHAT APPROXIMATE ELEVATIONS WILL BE THE TOP AND BOTTOM OF THE CLAYEY MATERIALS.

6. STRUCTURAL SAND FILL MATERIALS (TYPICALLY GENERATED FROM POND/LAKE EXCAVATIONS, CUT FROM HIGHER ELEVATION AREAS, OR FROM UTILITY PIPELINE/MANHOLE EXCAVATIONS; SUCH SAND MATERIALS, WITH TYPICALLY 35% FINES OR LESS PASSING THE NO. 200 SIEVE, DESIGNATED EITHER SP, SP-SM, SM OR A-2-4, A-2-6 OR A-3, PER THE UNIFIED AND AASHTO SOIL CLASSIFICATION SYSTEMS, RESPECTIVELY; SUCH SAND MATERIALS BEING SUITABLE OR ACCEPTABLE FOR REUSE BY THE CONTRACTOR AS BUILDING PAD FILL, STRUCTURAL FILL, ROADWAY EMBANKMENT FILL, AND PIPELINE OR MANHOLE EXCAVATION BACKFILL.)

ALL SUCH SAND MATERIALS SHALL BE REUSED ONSITE BY THE CONTRACTOR, PER THE GEOTECHNICAL REPORTS, AS BUILDING PAD FILL, STRUCTURAL FILL, ROADWAY EMBANKMENT FILL, AND PIPELINE OR MANHOLE EXCAVATION BACKFILL; PLACED BY THE CONTRACTOR IN LOOSE LIFTS NOT EXCEEDING 12-INCHES, COMPACTED TO AT LEAST 95% OR 98% MODIFIED PROCTOR (PER ASTM D-1557 OR AASHTO T-180), WHICHEVER IS APPLICABLE DEPENDING UPON THE FUTURE USE OF THE FILLED AREA (SEE GEOTECHNICAL REPORTS); WITH DENSITY TESTING OF EACH FILL LIFT FOR ACCEPTANCE BY THE GEOTECHNICAL CONSULTANT, UPON CONTRACTOR REQUEST, PRIOR TO THE NEXT FILL LIFT BEING PLACED.

POND/LAKE EXCAVATION NOTE:

NO EXCAVATION SHALL EXTEND BELOW THE PERMITTED DESIGN DEPTHS/ELEVATIONS SHOWN ON THE DRAWINGS, UNLESS ADDITIONAL TESTING SUPPORTS OTHERWISE AND THE ENGINEER OF RECORD HAS RECEIVED VERBAL AND/OR WRITTEN PERMISSION FROM THE WATER MANAGEMENT DISTRICT. 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 WITHIN THE PERMITTED EXCAVATION DEPTHS/ELEVATIONS, THEN EXCAVATION OPERATIONS SHALL CEASE IN THE GENERAL AREA AND THE ENGINEER OF RECORD SHALL BE NOTIFIED IMMEDIATELY.

WETLAND NOTES:

THE UPLAND BUFFER SHALL BE CLEARLY FIELD DEMARCATED PRIOR TO ANY CONSTRUCTION ACTIVITIES.

NO CONSTRUCTION ACTIVITIES INCLUDING: CLEARING, GRADING, GRUBBING SHALL OCCUR WITHIN THE WETLAND UPLAND BUFFER AS DEPICTED ON THE APPROVED PROJECT MASS GRADING PLANS.

THERE ARE NO WETLAND IMPACTS PROPOSED AND THEREFORE, NO MITIGATION REQUIRED.

"CONSERVATION AREA" DESIGNATION IS GIVEN TO ALL PROTECTED WETLANDS PER PASCO COUNTY REQUIREMENTS. THEY ARE NOT DESIGNATED AS "CONSERVATION EASEMENTS" FOR SWFWMD COMPENSATION.

WETLAND LINES PERMITTED UNDER ERP NO. 49028020.002

EARTHWORK:

1. ESTIMATED EARTHWORK QUANTITIES ARE AS FOLLOWS:

   - PARCEL 16-22 MASS GRADING CUT = 668,000 Cu. Yd.
   - **PARCEL 16-22 MASS GRADING FILL = 1,000,000 Cu. Yd.**

   IMPORT FILL REQUIRED = 332,000 Cu. Yd.

2. DEVELOPER MAY OPT TO USE ONLY MATERIAL EXCAVATED FROM PONDS AND LEAVE PARCELS "SHORT" UNTIL FULL INFRASTRUCTURE INSTALLATION IS PURSUED AND IMPORT FILL AT THE TIME, EITHER FROM OFF SITE SOURCES OR FROM FUTURE MASS GRADED ADJACENT PARCELS WITHIN MIRADA.

ELEVATIONS BASED ON:
NORTH AMERICAN VERTICAL DATUM 1988
CONVERSION:
NAVD 88 TO NGVD 29 = +0.85

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MIRADA
PARCELS 16-22

GENERAL NOTES

CR PASCO DEVELOPMENT, LLC

PREPARED FOR:

DATE	DESCRIPTION

DATE	DESCRIPTION
07/01/2016	REVIEW SUBMITTAL
1	

PROJECT NO:	CRP CR 1004
FILE:	GNOTES
DESIGN BY:	BUDEN
DRAWN BY:	CBKALE

FLORIDA PROFESSIONAL ENGINEER

EDWIN J. ROGERS
DATE:
REGISTRATION NO. 50082

C-101

R:\MIRADA\PARCEL 16-22 PD\PPARCEL 16-22 MASS GRADING\ENGINEERING\GNOTES.DWG -C-101 2016/07/06 11:44 AM CATHERINE WIGGINS

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NOTE:
THIS EXHIBIT WAS PREPARED FOR ILLUSTRATIVE PURPOSES ONLY. THE LATEST AVAILABLE DIGITAL AERIAL FILES HAVE BEEN USED HOWEVER THIS MAY NOT ACCURATELY DEPICT CURRENT SITE CONDITIONS. ADDITIONAL ENGINEERING, ENVIRONMENTAL REVIEWS, FIELD SURVEYING AND DATA COLLECTION ARE NECESSARY TO CORRECTLY PORTRAY ACTUAL SITE CONDITIONS. THIS EXHIBIT IS SUBJECT TO CHANGE WITHOUT NOTICE BASED ON THE ABOVE.

DATE OF PHOTO: 2014

LEGEND

- SWFMWD WETLAND LINE
- SWFMWD WETLAND CONS. AREA SETBACK / LANDWARD EXTENT OF UPLAND BUFFER
- COUNTY WETLAND EASEMENT
- EOC WETLAND EASEMENT
- PHASE LINE
- PROPERTY LINE
- FEMA LINE

DESCRIPTION: A parcel of land lying in Sections 9, 10, 15 and 16, Township 25 South, Range 20 South, Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the Northwest corner of said Section 10, run thence along the West boundary of the Northwest 1/4 of said Section 10, S.01°15'27"W., a distance of 2445.58 feet to the **POINT OF BEGINNING**; thence Easterly, 1542.20 feet along the arc of a curve to the right having a radius of 5912.58 feet and a central angle of 14°56'41" (chord bearing S.86°50'34"E., 1537.83 feet); thence S.79°22'18"E., a distance of 387.52 feet; thence Easterly, 146.50 feet along the arc of a non-tangent curve to the left having a radius of 6087.50 feet and a central angle of 01°22'44" (chord bearing S.79°58'06"E., 146.49 feet); thence S.00°00'00"E., a distance of 15.77 feet; thence Southwesterly, 16.08 feet along the arc of a non-tangent curve to the left having a radius of 10.00 feet and a central angle of 92°06'49" (chord bearing S.53°15'24"W., 14.40 feet); thence S.07°12'00"W., a distance of 18.20 feet; thence Southerly, 234.06 feet along the arc of a tangent curve to the right having a radius of 1161.00 feet and a central angle of 11°33'03" (chord bearing S.12°58'32"W., 233.66 feet); thence Southerly, 112.46 feet along the arc of a reverse curve to the left having a radius of 531.00 feet and a central angle of 12°08'06" (chord bearing S.12°41'00"W., 112.25 feet); thence S.06°36'58"W., a distance of 204.22 feet; thence Southerly, 242.81 feet along the arc of a tangent curve to the left having a radius of 341.00 feet and a central angle of 40°47'51" (chord bearing S.13°46'58"E., 237.71 feet); thence S.34°10'53"E., a distance of 152.68 feet; thence Southerly, 367.45 feet along the arc of a tangent curve to the right having a radius of 465.00 feet and a central angle of 45°16'34" (chord bearing S.11°32'36"E., 357.96 feet); thence S.11°05'41"W., a distance of 215.50 feet; thence Southerly, 149.86 feet along the arc of a tangent curve to the left having a radius of 341.00 feet and a central angle of 25°10'48" (chord bearing S.01°29'43"E., 148.66 feet); thence S.14°05'07"E., a distance of 292.99 feet; thence Southerly, 298.98 feet along the arc of a non-tangent curve to the right having a radius of 1115.16 feet and a central angle of 15°21'40" (chord bearing S.06°20'27"E., 298.08 feet); thence Southeasterly, 15.16 feet along the arc of a non-tangent curve to the left having a radius of 10.00 feet and a central angle of 86°52'46" (chord bearing S.43°26'23"E., 13.75 feet); thence S.00°55'58"E., a distance of 80.26 feet; thence Southwesterly, 16.47 feet along the arc of a non-tangent curve to the left having a radius of 10.00 feet and a central angle of 94°22'16" (chord bearing S.47°11'08"W., 14.67 feet); thence S.00°00'00"E., a distance of 156.56 feet; thence Southerly, 743.32 feet along the arc of a tangent curve to the left having a radius of 1305.00 feet and a central angle of 32°38'07" (chord bearing S.16°19'03"E., 733.31 feet); thence S.32°38'07"E., a distance of 151.39 feet; thence Southeasterly, 112.37 feet along the arc of a tangent curve to the left having a radius of 1105.00 feet and a central angle of 05°49'36" (chord bearing S.35°32'54"E., 112.32 feet); thence Easterly, 16.33 feet along the arc of a compound curve to the left having a radius of 10.00 feet and a central angle of 93°33'37" (chord bearing S.85°14'31"E., 14.57 feet); thence S.37°34'38"E., a distance of 116.35 feet; thence Southerly, 16.32 feet along the arc of a non-tangent curve to the left having a radius of 10.00 feet and a central angle of 93°31'53" (chord bearing S.01°12'44"W., 14.57 feet); thence S.38°58'05"W., a distance of 174.12 feet; thence Westerly, 15.71 feet along the arc of a non-tangent curve to the left having a radius of 10.00 feet and a central angle of 90°00'00" (chord bearing S.86°00'30"W., 14.14 feet); thence S.41°00'30"W., a distance of 130.22 feet; thence Southwesterly, 57.66 feet along the arc of a tangent curve to the left having a radius of 1075.00 feet and a central angle of 03°04'24" (chord bearing S.39°28'18"W., 57.66 feet); thence S.37°56'06"W., a distance of 587.89 feet; thence Southwesterly, 837.45 feet along the arc of a tangent curve to the right having a radius of 1325.00 feet and a central angle of 36°12'46" (chord bearing S.56°02'29"W., 823.58 feet); thence N.18°05'53"W., a distance of 150.13 feet; thence Westerly, 46.07 feet along the arc of a non-tangent curve to the right having a radius of 1175.00 feet and a central angle of 02°14'48" (chord bearing S.75°33'29"W., 46.07 feet); thence S.76°40'53"W., a distance of 115.34 feet; thence Southwesterly, 575.41 feet along the arc of a tangent curve to the left having a radius of 1325.00 feet and a central angle of 24°52'56" (chord bearing S.64°14'25"W., 570.90 feet); thence Southwesterly, 15.03 feet along the arc of a compound curve to the left having a radius of 1325.00 feet and a central angle of 00°39'00" (chord bearing S.51°28'27"W., 15.03 feet); thence S.48°52'06"W., a distance of 807.98 feet; thence N.32°26'42"W., a distance of 465.63 feet; thence N.66°53'13"W., a distance of 1265.06 feet; thence N.00°13'44"W., a distance of 1822.89 feet; thence N.01°26'20"E., a distance of 110.00 feet; thence N.89°57'11"E., a distance of 262.01 feet; thence N.89°57'11"E., a distance of 462.09 feet; thence N.01°10'17"E., a distance of 590.46 feet; thence N.01°10'17"E., a distance of 163.34 feet; thence N.01°10'17"E., a distance of 469.19 feet; thence S.89°52'23"W., a distance of 59.21 feet; thence N.01°18'35"E., a distance of 1463.65 feet; thence N.82°19'59"E., a distance of 59.73 feet; thence S.01°10'57"W., a distance of 962.55 feet; thence N.89°50'37"E., a distance of 249.98 feet; thence N.01°11'09"E., a distance of 995.63 feet; thence Easterly, 159.36 feet along the arc of a non-tangent curve to the right having a radius of 5901.10 feet and a central angle of 01°32'50" (chord bearing N.83°04'00"E., 159.36 feet); thence Easterly, 190.43 feet along the arc of a compound curve to the right having a radius of 5912.58 feet and a central angle of 01°50'43" (chord bearing N.84°45'44"E., 190.42 feet) to the **POINT OF BEGINNING.**

Containing 354.908 acres, more or less.

NOTE:
ENTIRE PROJECT LIES WITHIN FLOOD ZONE "A, AE & X" ACCORDING TO FLOOD INSURANCE RATE MAPS FOR PASCO COUNTY, FLORIDA, FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) - FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 12101C0380F DATED SEPTEMBER 26, 2014 AND ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. BASE FLOOD ELEVATIONS RANGE FROM 104 TO 125 FEET NAVD.

NOTE:
PORTIONS OF THE SITE HAVE BEEN PREVIOUSLY MASS GRADED INCLUDING WETLAND IMPACTS AND TREE REMOVAL UNDER THE FOLLOWING ERP PERMITS:

49028080.022
49028080.023

REFER TO SHEETS C-300 - C-307 FOR CLARITY AND DETAILS INCLUDING PLACEMENT OF EROSION CONTROL

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Transportation Engineering
Ecological Services • Landscape Architecture
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MIRADA PDP
PARCELS 16-22

AERIAL SITE PLAN

PREPARED FOR: CR PASCO DEVELOPMENT, LLC
C/O METRO DEVELOPMENT GROUP, LLC

	DATE	DESCRIPTION
1	07/01/2016	REVIEW SUBMITTAL

PROJECT NO:	CRP CR 1004
FILE:	PDP_ASP
DESIGN BY:	BUDEN
DRAWN BY:	CBKALE

FLORIDA PROFESSIONAL ENGINEER

EDWIN J. ROGERS
DATE:
REGISTRATION NO. 50082

C-102

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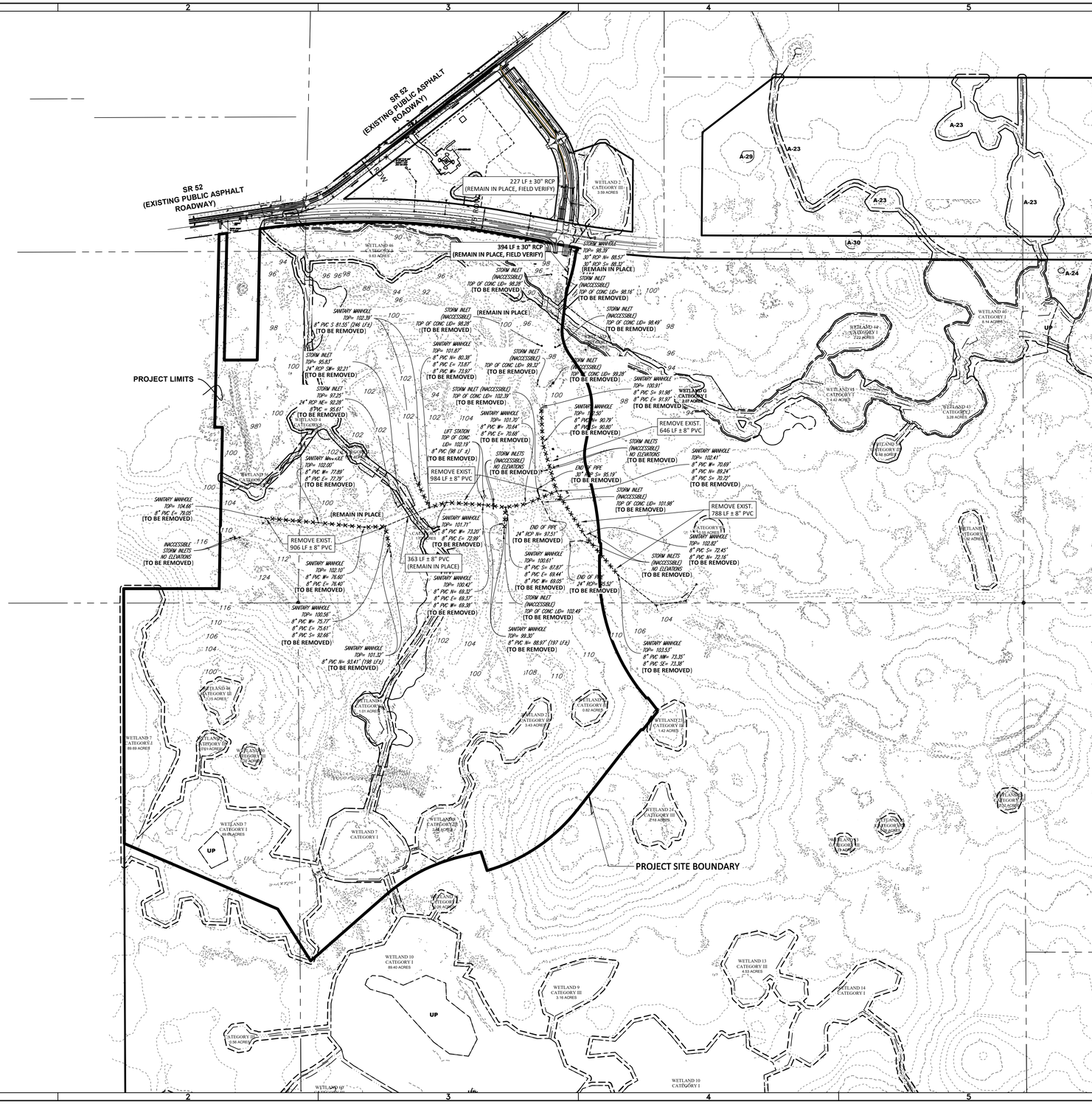

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0 400 800

GRAPHIC SCALE: 1" = 400'

ELEVATIONS BASED ON NORTH AMERICAN VERTICAL DATUM 1988
CONVERSION: NAVD 88 TO NGVD 29 = +0.85

THIS PROJECT LIES WITHIN FLOOD ZONE "A" & "AE" ACCORDING TO FLOOD INSURANCE RATE MAPS FOR PASCO COUNTY, FLORIDA, FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) - FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 12101C0258F AND 12101C0266F DATED SEPTEMBER 26, 2014 AND ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

LEGEND

WETLAND LINE

WETLAND CONS. AREA SETBACK / LANDWARD EXTENT OF UPLAND BUFFER (25')

NOTE:

PLACEMENT OF EROSION CONTROL CAN BE FOUND ON SHEETS C-202 - C-207

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MIRADA PARCELS 16-22
EXISTING CONDITIONS & DEMOLITION PLAN

PREPARED FOR: CR PASCO DEVELOPMENT, LLC

DATE	DESCRIPTION

DATE	DESCRIPTION
07/01/2016	REVIEW SUBMITTAL

PROJECT NO:	CRP CR 1004
FILE:	EX-SITE
DESIGN BY:	BUDEN
DRAWN BY:	WIGGINS

FLORIDA PROFESSIONAL ENGINEER

EDWIN J. ROGERS
DATE:
REGISTRATION NO. 50082

C-103

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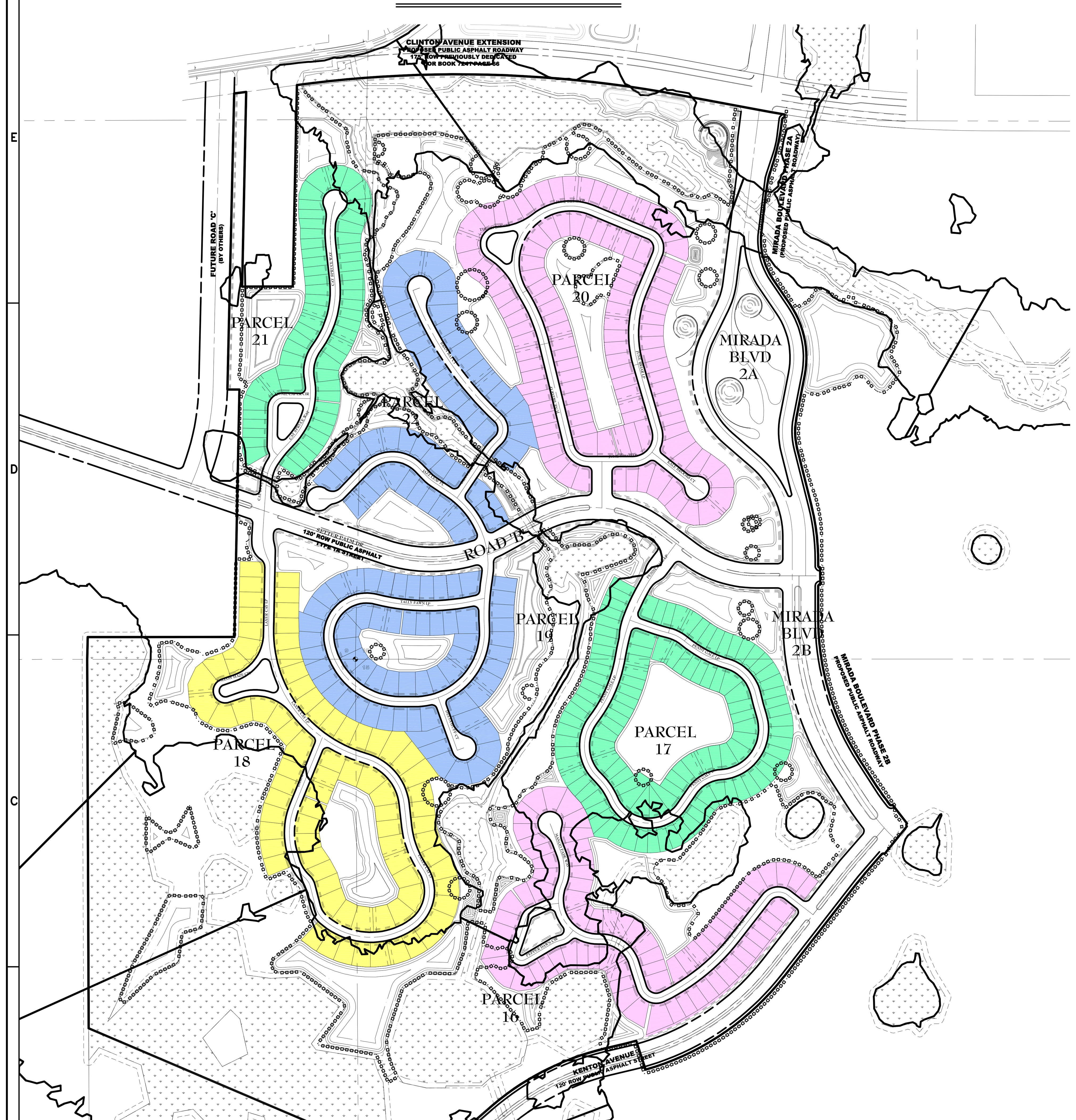
R:\MIRADA\PARCEL 16-22 PDP\PARCEL 16-22 MASS GRADING\ENGINEERING\EX-SITE.DWG -C-103 2016/07/06 11:45 AM CATHERINE WIGGINS

LOT LOCATION MAP



N

0 400 800

GRAPHIC SCALE: 1" = 400'

ELEVATIONS BASED ON:
NORTH AMERICAN VERTICAL DATUM 1988
CONVERSION:
NAVD 88 TO NGVD 29 = +0.85

LOT SIZE DISTRIBUTION TABLE

MIRADA PARCELS 16-22 SITE DATA TABLE			
PARCEL	LOT WIDTH	LOT DEPTH	NUMBERS OF UNITS
16	55	120	73
17	45	120	108
18	75	120	80
19	65	120	63
20	55	120	118
21	45	120	60
22	65	120	55
		TOTAL	557

LEGEND

55' X 120' LOT (pink)	65' X 120' LOT (blue)
75' X 120' LOT (yellow)	45' X 120' LOT (green)

RESIDENTAL DIMENSIONAL STANDARDS[1]

(EXCEPTED FROM BELLA VERDE COMMUNITY DEVELOPMENT STANDARDS)

Dimensional Criteria	Single-Family Conventional[2]	Single-Family Small/ZLL[3]
Minimum Lot Area (square feet)	6000	2500
Minimum Lot Width (feet)	60	30
Minimum Lot Depth (feet)	85	50
Maximum bldg. height (feet)	35	35
Maximum site coverage (%)	65	
Minimum Setback (feet)		
Front Yard	20	10
Side Yard	7.5	n/a
Rear Yard	20	10
Between Buildings	n/a	10
From Public ROW	20	18
From EOP of Prive Street	25	25
Parcel Density/Acre	4	8

(1) A Connected City MPUD application is pending; in the interim, the Residential Dimensional Standards from the Bella Verde Community Development Standards associated with the existing Canon Ranch MPUD are used.
(2) Single-family Convential Standards shall apply to Parcels 18, 19 and 22
(3) Single-family Small Standards shall apply to Parcels 16, 17, 20 and 21, except that no zero lot lines are proposed.

NOTES:

DEVELOPER/OWNER:
CR PASCO DEVELOPMENT, LLC
C/O METRO DEVELOPMENT GROUP, LLC
2502 NORTH ROCKY POINT DRIVE
STE 1050
TAMPA, FL 33607
(813) 288-8078

ENGINEER:
HEIDT DESIGN, LLC.
5806-B BRECKENRIDGE PARKWAY
TAMPA, FLORIDA 33610
(813) 253-5311

SURVEYOR:
GEOPOINT SURVEYING, INC.
1403 EAST 5TH AVENUE
TAMPA, FL 33605
(813) 248-8888

1. EXISTING ZONING: MPUD; EXISTING USE: VACANT/AGRICULTURAL
2. FUTURE LAND USE CLASSIFICATIONS: RES-3, RES-6, AND ROR
3. THE ORIGINAL MPUD PLAN WAS APPROVED ON 08-18-87 (RZ-3664) THE MPUD WAS REVISED (RZ-5634); REVISED MPUD APPROVED 10-26-04.
4. WATER SERVICE TO BE PROVIDED BY PASCO COUNTY UTILITIES.
5. SEWAGE DISPOSAL SERVICE TO BE PROVIDED BY PASCO COUNTY UTILITIES.
6. ELECTRICAL POWER TO BE PROVIDED BY WITHLACOOCHEE RIVER ELECTRIC CO-OP (WREC).
7. TELEPHONE SERVICE TO BE PROVIDED BY BRIGHTHOUSE NETWORKS.
8. STREET LIGHTING TO BE PROVIDED BY A STREET LIGHTING TAXING DISTRICT THROUGHOUT THE DEVELOPMENT.
9. FIRE PROTECTION TO BE PROVIDED BY THE EXISTING PASCO COUNTY FIRE STATION #27. LOCATED APPROXIMATELY 2.25 MILES FROM SITE. FIRE HYDRANTS TO BE PROVIDED ON SITE.
10. THE UPLANDS ARE ACTIVELY GRAZED BAHIA PASTURE. THE WETLANDS ARE GRASSY MARSHES.
11. PREDOMINANT SOIL TYPES ON-SITE CONSIST OF KENDRICK, SPARR, ZEPHYR, MILLHOPPER, AND LOCHLOOSA.
12. RECREATION AREAS, CONSERVATION AREAS, AND DETENTION PONDS WILL BE OWNED AND MAINTAINED BY THE MIRADA CDD. LANDSCAPE EASEMENTS WILL BE DEDICATED TO THE CDD FOR MAINTENANCE.
13. DETENTION PONDS TO BE WITHIN DRAINAGE EASEMENTS OR TRACTS DEDICATED TO THE CDD FOR MAINTENANCE.
14. CONTOURS SHOWN ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1988 .
15. PROPOSED RIGHTS-OF-WAY FOR LOCAL STREETS SHALL BE A MINIMUM OF FIFTY (50) FEET.
16. ALL ROADWAY STANDARDS TO COMPLY WITH THE MANUAL OF UNIFORM MINIMUM STANDARDS, STATE OF FLORIDA.
17. ALL WATER AND WASTEWATER FACILITIES TO BE INSTALLED IN COMPLIANCE WITH PASCO COUNTY STANDARDS FOR DESIGN AND CONSTRUCTION OF WATER AND WASTEWATER FACILITIES, LATEST EDITION.
18. ALL UTILITY LINES SHALL BE INSTALLED UNDERGROUND.
19. ENTIRE PROJECT LIES WITHIN FLOOD ZONE "A", "AE", & "X" ACCORDING TO FLOOD INSURANCE RATE MAPS FOR PASCO COUNTY, FLORIDA, FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) - FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. , 12101C0259F AND 12101C0266F, DATED SEPTEMBER 26, 2014 AND ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. BASE FLOOD ELEVATIONS RANGE FROM 101.2 TO 108.5 FEET NORTH AMERICAN VERTICAL DATUM 1988.
20. A MINIMUM OF 16" OF SOD STRIP WILL BE PROVIDED ALONG ALL ROADWAYS PER PASCO COUNTY REQUIREMENTS.
21. CORNER LOTS WILL BE A MINIMUM OF TEN (10) FEET GREATER IN WIDTH THAN STANDARD LOTS.
22. SETBACKS FROM POST-DEVELOPED WETLANDS SHALL BE AS FOLLOWS: 25-FOOT MINIMUM AROUND ALL CATEGORY I WETLANDS; BUFFERS AROUND CATEGORY II AND CATEGORY III WETLANDS SHALL BE AS REQUIRED BY SWFWMD. ALLOWABLE USES AND RESTRICTIONS FOR BUFFERS SHALL BE IN ACCORDANCE WITH SECTION 702 OF THE PASCO COUNTY LAND DEVELOPMENT CODE.
23. SIDEWALKS WILL BE PROVIDED ON BOTH SIDES OF ALL ROADS INCLUDING NON-LOT AREAS. UNLESS OTHERWISE SHOWN, ALL SIDEWALKS SHALL BE FIVE (5) FEET WIDE, 4½" THICK CONCRETE, AND 3000 P.S.I.SIDEWALK SHALL BE FIBER REINFORCED AND CONSTRUCTED ON A COMPACTED NON-YEILDING SUBGRADE.
24. BUFFERING FOR ALL RETENTION/DETENTION AREAS ALONG ROAD RIGHT-OF-WAYS TO HAVE TREES SELECTED FROM TREE LIST AT THE RATE OF ONE TREE PER 50 L.F.
25. ALL LANDSCAPE AND SODDED AREAS ALONG COLLECTOR ROAD WILL BE IRRIGATED.
26. THIS PROJECT WILL COMPLY WITH THE PASCO COUNTY TREE PROTECTION AND RESTORATION ORDINANCE.
27. THIS PROJECT SHALL BE SUBJECT TO THE PASCO COUNTY NEW DEVELOPMENT FAIR SHARE CONTRIBUTION FOR ROAD IMPROVEMENTS ORDINANCE AND SCHOOL IMPACT FEE ORDINANCE.
28. ALL CONSTRUCTION WORK, INCLUDING ROAD, DRAINAGE AND UTILITIES, SHALL BE CONSTRUCTED IN ACCORDANCE WITH PASCO COUNTY DESIGN STANDARDS AND TESTED IN COMPLIANCE WITH THE PASCO COUNTY ENGINEERING SERVICE DEPARTMENT TESTING SPECIFICATIONS FOR CONSTRUCTION OF ROADS, STORM DRAINAGE AND UTILITIES.
29. IF DURING CONSTRUCTION ACTIVITIES ANY EVIDENCE OF HISTORIC RESOURCES, INCLUDING BUT NOT LIMITED TO ABORIGINAL OR HISTORIC POTTERY, PREHISTORIC STONE TOOLS, BONE OR SHELL TOOLS, HISTORIC TRASH PITS, OR HISTORIC BUILDING FOUNDATION, ARE DISCOVERED, WORK SHALL COME TO AN IMMEDIATE STOP AND THE FLORIDA DEPARTMENT OF HISTORIC RESOURCES (STATE HISTORIC PRESERVATION OFFICER) AND PASCO COUNTY SHALL BE NOTIFIED WITHIN TWO WORKING DAYS OF THE RESOURCES FOUND ON SITE.
30. IF DURING THE CONSTRUCTION ACTIVITIES ANY EVIDENCE OF THE PRESENCE OF STATE AND FEDERALLY PROTECTED PLANT AND/OR ANIMAL SPECIES ARE DISCOVERED, WORK SHALL COME TO AN IMMEDIATE STOP AND PASCO COUNTY SHALL BE NOTIFIED WITHIN TWO WORKING DAYS OF THE PLANT AND/OR ANIMAL SPECIES FOUND ON SITE.
31. 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.
32. ALL 20'x20' CLEAR-SIGHT AREAS SHALL BE KEPT FREE OF ANY SIGNAGE, PLANTINGS, TREES, ETC. IN EXCESS OF THREE-AND-A-HALF (3-1/2) FEET IN HEIGHT.
33. 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.
34. FUGITIVE DUST EMISSIONS SHALL BE CONTROLLED BY SPRINKLING AS NECESSARY.
35. ON-SITE BURNING SHALL NOT BE EMPLOYED WITHOUT APPROVAL FROM THE FIRE MARSHALL.
36. THE SOIL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND MAINTAINED THROUGHOUT CONSTRUCTION UNTIL THE SITE IS PERMANENTLY STABILIZED.
37. ALL PROJECTS MUST COMPLY WITH PASCO COUNTY FIRE HYDRANT ORDINANCE NO. 46-51.
38. FIRE HYDRANTS SHALL BE INSTALLED AND IN SERVICE PRIOR TO THE ACCUMULATION OF COMBUSTIBLES.
39. 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 COMMENCING CONSTRUCTION WORK ON ANY STRUCTURE.
40. PER NFPA-1, 18.5.7.1: A 36 INCH CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS EXCEPT AS OTHERWISE REQUIRED OR APPROVED.
41. ACCESS RIGHTS ON DOUBLE-FRONTAGE LOTS SHALL BE DEDICATED TO PASCO COUNTY.
42. PRIOR TO CONSTRUCTION, A BUILDING PERMIT SHALL BE OBTAINED FOR ALL STRUCTURES THAT HAVE A FOOTER, REGARDLESS OF SIZE, THROUGH PASCO COUNTY CENTRAL PERMITTING. (E.G., INCLUDING BUT NOT LIMITED TO BUILDINGS, ACCESSORIES, RETAINING WALLS, AND ETC.).
43. ALL DEMOLITION DEBRIS SHALL BE REMOVED FROM THE SITE AND LEGALLY DISPOSED OF.
44. ANY OFF SITE DISTURBANCE SHALL BE RESTORED TO THE PRE-CONSTRUCTION CONDITION OR BETTER.
45. AS APPLICABLE, THE OWNER/DEVELOPER SHALL PROVIDE COPIES OF ALL REQUIRED PERMITS FROM THE RESPECTIVE GOVERNING AGENCIES, PRIOR TO ISSUANCE OF THE SITE DEVELOPMENT PERMIT (SDP).
46. UNDERDRAINS SHALL BE THE MAINTENANCE RESPONSIBILITY OF THE DEVELOPER'S SUCCESSOR (C.D.D.).
47. NO DRIVEWAY CUTS SHALL BE ALLOWED ON COLLECTOR ROADS(TYPE 1A & 1B). DRIVEWAYS ARE ONLY ALLOWED ON LOCAL STREETS (TYPES 2, 3, & 4).
48. NO PART OF THE SUBJECT PROPERTY IS LOCATED WITHIN THE 5- OR 10-YEAR WELLHEAD PROTECTION AREA.
49. CONSTRUCTION PLANS WILL BE PREPARED WITH THE BENEFIT OF AND IN CONFORMANCE TO THE RECOMMENDATIONS OF THE REPORT OR REPORTS PREPARED BY THE PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF FLORIDA.
50. IN CONSIDERATION OF THE COUNTY'S AGREEMENT TO PROVIDE POTABLE WATER AND/OR RECLAIMED WATER TO THE SUBJECT PROPERTY, THE APPLICANT/DEVELOPER AND ITS ***OR*** THEIR SUCCESSORS AND ASSIGNS AGREE TO THE FOLLOWING:
    a. IN THE EVENT OF PRODUCTION FAILURE OR SHORTFALL BY TAMPA BAY WATER (TBW), AS SET FORTH IN SECTION 3.19 OF THE INTERLOCAL AGREEMENT CREATING TBW, THE APPLICANT/DEVELOPER SHALL TEMPORARILY TRANSFER TO THE COUNTY ANY AND ALL WATER-USE PERMITS OR WATER-USERIGHTS THE APPLICANT/DEVELOPER MAY HAVE TO USE OR CONSUME SURFACE WATER OR GROUNDWATER WITHIN THE COUNTY FOR THE DURATION OF THE PRODUCTION FAILURE OR SHORTFALL.
    b. PRIOR TO THE APPLICANT/DEVELOPER SELLING WATER, WATER-USE PERMITS, OR WATER-USE RIGHTS, THE APPLICANT/DEVELOPER SHALL NOTIFY THE COUNTY, AND THE COUNTY SHALL HAVE A RIGHT OF FIRST REFUSAL TO PURCHASE SUCH WATER OR WATER-USE PERMITS OR WATER-USE RIGHTS.
53. THE APPLICANT/DEVELOPER ACKNOWLEDGES, IN ACCORDANCE WITH THE LDC, SECTION 905.2, LANDSCAPING AND BUFFERING, ANY PLANT MATERIALS OF WHATSOEVER TYPE AND KIND REQUIRED BY THE LANDSCAPE AND BUFFERING REGULATIONS AND THIS APPROVAL, SHALL BE REPLACED WITHIN THIRTY DAYS OF THEIR DEMISE AND/OR REMOVAL.
54. BEFORE BEGINNING ANY CONSTRUCTION ACTIVITIES, INCLUDING SITE PREPARATION, THE APPLICANT SHALL CLEARLY FIELD-DEMARCATE THE 25' OFFSET UPLAND BUFFER LINE FROM THE WETLAND JURISDICTIONAL LINE FOR CATEGORY I WETLANDS OR SWFWMD-APPROVED BUFFERS FOR CATEGORY II AND III WETLANDS, AS APPROPRIATE, AND AS SHOWN ON THE FINAL, APPROVED SITE PLANS.
55. ALL CONSTRUCTION ACTIVITIES, INCLUDING BUT NOT LIMITED TO, CLEARING, DIGGING, DITCHING, GRADING, GRUBBING, TRENCHING OR INSTALLING EROSION OR SEDIMENT CONTROLS, SHALL OCCUR UPSLOPE FROM THE CLEARLY FIELD-DEMARCATED 25' OFFSET UPLAND BUFFER LINE FOR CATEGORY I WETLANDS, OR SWFWMD-APPROVED BUFFERS FOR CATEGORY II AND III WETLANDS, AS APPROPRIATE; NO CONSTRUCTION ACTIVITIES SHALL OCCUR WITHIN THE 25' OFFSET UPLAND BUFFER FOR CATEGORY I WETLANDS, OR SWFWMD-APPROVED BUFFERS FOR CATEGORY II AND III WETLANDS.
56. IF, DURING CONSTRUCTION ACTIVITIES, ANY EVIDENCE OF THE PRESENCE OF STATE OR FEDERALLY PROTECTED PLANT AND/OR ANIMAL SPECIES IS DISCOVERED THAT WOULD POTENTIALLY RESULT IN A TAKE, WORK SHALL COME TO AN IMMEDIATE STOP, AND PASCO COUNTY SHALL BE NOTIFIED WITHIN TWO WORKING DAYS. WORK MAY RESUME IF CONSTRUCTION ACTIVITIES ARE CONSISTENT WITH STATE AND/OR FEDERAL RULES, GUIDELINES OR ALL PERTINENT PERMITS HAVE BEEN OBTAINED.
57. ALL UTILITY CONSTRUCTION SHALL COMPLY WITH THE PASCO COUNTY STANDARDS FOR DESIGN AND CONSTRUCTION OF WATER AND WASTEWATER FACILITIES SPECIFICATIONS, LATEST EDITION.
58. ALL ON-SITE WATER AND SEWER FACILITIES SHALL BE OWNED AND MAINTAINED BY THE OWNER/DEVELOPER.
59. THE ENGINEER THAT THE SITE HAS BEEN DESIGNED IN ACCORDANCE WITH THE AMERICAN WITH DISABILITIES ACT.

HEIDT DESIGN
Civil Engineering • Planning & GIS
Transportation Engineering
Ecological Services • Landscape Architecture
Engineering Business Certificate of Authorization No. 28782
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www.HeidtDesign.com

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MIRADA PARCELS 16-22 PRELIMINARY DEVELOPMENT PLAN - NOTES

PREPARED FOR: CR PASCO DEVELOPMENT, LLC

	DATE	DESCRIPTION
1	07/01/2016	REVIEW SUBMITTAL

PROJECT NO:	CRP CR 1004
FILE:	PDP_DETAILS AND SECTIONS
DESIGN BY:	BUDEN
DRAWN BY:	WIGGINS

FLORIDA PROFESSIONAL ENGINEER

EDWIN J. ROGERS
DATE:
REGISTRATION NO. 50082

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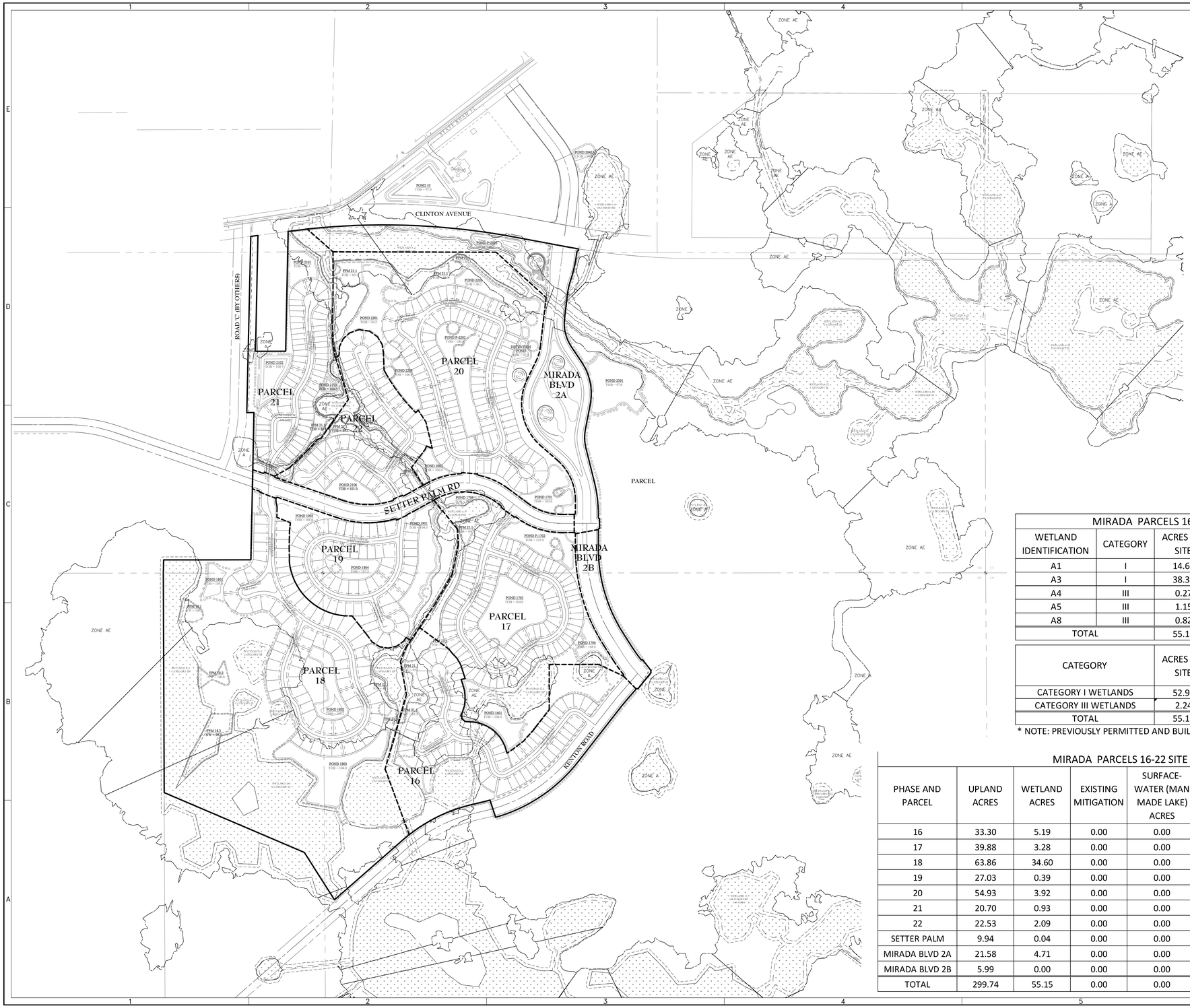
C-104



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GRAPHIC SCALE: 1" = 400'

ELEVATIONS BASED ON:
NORTH AMERICAN VERTICAL DATUM 1988
CONVERSION:
NAVD 88 TO NGVD 29 = +0.85

LEGEND

- SWFMWD WETLAND LINE
- SWFMWD WETLAND CONS. AREA SETBACK / LANDWARD EXTENT OF UPLAND BUFFER (25')
- COUNTY WETLAND EASEMENT
- COE WETLAND EASEMENT
- PHASE LINE
- PROPERTY LINE
- FEMA LINE

1) THIS PROJECT LIES IN FLOOD ZONE "A, AE & X" ACCORDING TO FLOOD INSURANCE RATE MAPS FOR PASCO COUNTY, FLORIDA, FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) - FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 12101C0380F DATED SEPTEMBER 26, 2014 AND ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. BASE FLOOD ELEVATION VARIES FROM 43' TO 44' IN AE ZONE.

MIRADA PARCELS 16-22 WETLAND SUMMARY TABLE

WETLAND IDENTIFICATION	CATEGORY	ACRES ON SITE	TOTAL ACRES	WETLAND* IMPACT ACRES	UNIMPACTED* WETLAND ACRES
A1	I	14.61	19.35	0.00	14.61
A3	I	38.30	176.26	0.00	38.30
A4	III	0.27	0.27	0.00	0.27
A5	III	1.15	1.15	0.00	1.15
A8	III	0.82	0.82	0.00	0.82
TOTAL		55.15	197.85	0.00	55.15

CATEGORY	ACRES ON SITE	TOTAL ACRES	WETLAND* IMPACT ACRES	UNIMPACTED* WETLAND ACRES
CATEGORY I WETLANDS	52.91	195.61	0.00	52.91
CATEGORY III WETLANDS	2.24	2.24	0.00	2.24
TOTAL	55.15	197.85	0.00	55.15

* NOTE: PREVIOUSLY PERMITTED AND BUILT IMPACTS ARE NOT SHOWN HEREON AS IMPACTS

MIRADA PARCELS 16-22 SITE DATA TABLE

PHASE AND PARCEL	UPLAND ACRES	WETLAND ACRES	EXISTING MITIGATION	SURFACE-WATER (MAN MADE LAKE) ACRES	TOTAL ACRES	LOTS	GROSS DENSITY (DU/AC)	NET DENSITY* (DU/AC)
16	33.30	5.19	0.00	0.00	38.49	73	1.90	2.19
17	39.88	3.28	0.00	0.00	43.16	108	2.50	2.71
18	63.86	34.60	0.00	0.00	98.46	80	0.81	1.25
19	27.03	0.39	0.00	0.00	27.42	63	2.30	2.33
20	54.93	3.92	0.00	0.00	58.85	118	2.01	2.15
21	20.70	0.93	0.00	0.00	21.63	55	2.54	2.66
22	22.53	2.09	0.00	0.00	24.62	60	2.44	2.66
SETTER PALM	9.94	0.04	0.00	0.00	9.98	0	N/A	N/A
MIRADA BLVD 2A	21.58	4.71	0.00	0.00	26.29	0	N/A	N/A
MIRADA BLVD 2B	5.99	0.00	0.00	0.00	5.99	0	N/A	N/A
TOTAL	299.74	55.15	0.00	0.00	354.89	557	1.57	1.86

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MIRADA PARCELS 16-22
PRELIMINARY DEVELOPMENT PLAN - OVERALL SITE PLAN

PREPARED FOR: CR PASCO DEVELOPMENT, LLC
C/O METRO DEVELOPMENT GROUP, LLC

DATE	DESCRIPTION

DATE	DESCRIPTION
07/01/2016	REVIEW SUBMITTAL
1	

PROJECT NO: CRP CR 1004
FILE: PDP_SITE PLAN OVERALL
DESIGN BY: BUDEN
DRAWN BY: CBKALE

FLORIDA PROFESSIONAL ENGINEER

EDWIN J. ROGERS
DATE:
REGISTRATION NO. 50082

C-105

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GRAPHIC SCALE: 1" = 200'

ELEVATIONS BASED ON:
NORTH AMERICAN VERTICAL DATUM 1988
CONVERSION:
NAVD 88 TO NGVD 29 = +0.85

LEGEND

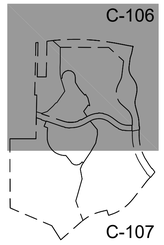
- SWFMWD WETLAND LINE
- SWFMWD WETLAND CONS. AREA SETBACK / LANDWARD EXTENT OF UPLAND BUFFER
- COUNTY WETLAND EASEMENT
- EOC WETLAND EASEMENT
- PHASE LINE
- PROPERTY LINE
- FEMA LINE

DRAINAGE LEGEND

EXISTING	PROPOSED	
		STORM DRAINAGE STRUCTURE & PIPE
15	15.0	CONTOUR
		DIRECTION OF SURFACE FLOW

NOTES:

1. THIS ENTIRE PROJECT LIES WITHIN FLOOD ZONE "A", "AE", & "X" ACCORDING TO FLOOD INSURANCE RATE MAPS FOR PASCO COUNTY, FLORIDA, FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) - FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. , 12101C0259F AND 12101C0266F, DATED SEPTEMBER 26, 2014 AND ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. BASE FLOOD ELEVATIONS RANGE FROM 101.2 TO 108.5 FEET NORTH AMERICAN VERTICAL DATUM 1988.
2. EXISTING STORM SEWER PIPES ARE REMNANTS OF THE BELLA VERDE PROJECT THAT WAS PARTIALLY CONSTRUCTED AND ABANDONED IN 2008. MOST OF IT WILL BE DEMOLISHED DURING CONSTRUCTION OF THE MIRADA PROJECT. CONSTRUCTION PLANS WILL ADDRESS WHICH, IF ANY, OF THE PIPE RUNS AND STRUCTURES ARE TO REMAIN IN PLACE.
3. EXISTING SANITARY SEWER PIPING IS A REMNANT OF THE BELLA VERDE PROJECT THAT WAS PARTIALLY CONSTRUCTED AND ABANDONED IN 2008. MOST OF IT WILL BE DEMOLISHED DURING CONSTRUCTION OF THE MIRADA PROJECT. CONSTRUCTION PLANS WILL ADDRESS WHICH, IF ANY, OF THE PIPE RUNS AND MANHOLES ARE TO REMAIN IN PLACE.
4. TURN-LANES SHOWN HEREON ARE CONCEPTUAL IN NATURE. FINAL TURN LANE CONFIGURATION AND LENGTHS WILL BE SHOWN ON CONSTRUCTION PLANS.



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MIRADA
PARCELS 16-22
PRELIMINARY DEVELOPMENT PLAN
- SITE PLAN

PREPARED FOR: CR PASCO DEVELOPMENT, LLC

	DATE	DESCRIPTION

	DATE	REVIEW SUBMITTAL
1	07/01/2016	

PROJECT NO:	CRP CR 1004
FILE:	PDP_SITE PLAN
DESIGN BY:	BUDEN
DRAWN BY:	WIGGINS

FLORIDA PROFESSIONAL ENGINEER

EDWIN J. ROGERS
DATE:
REGISTRATION NO. 50082

C-106

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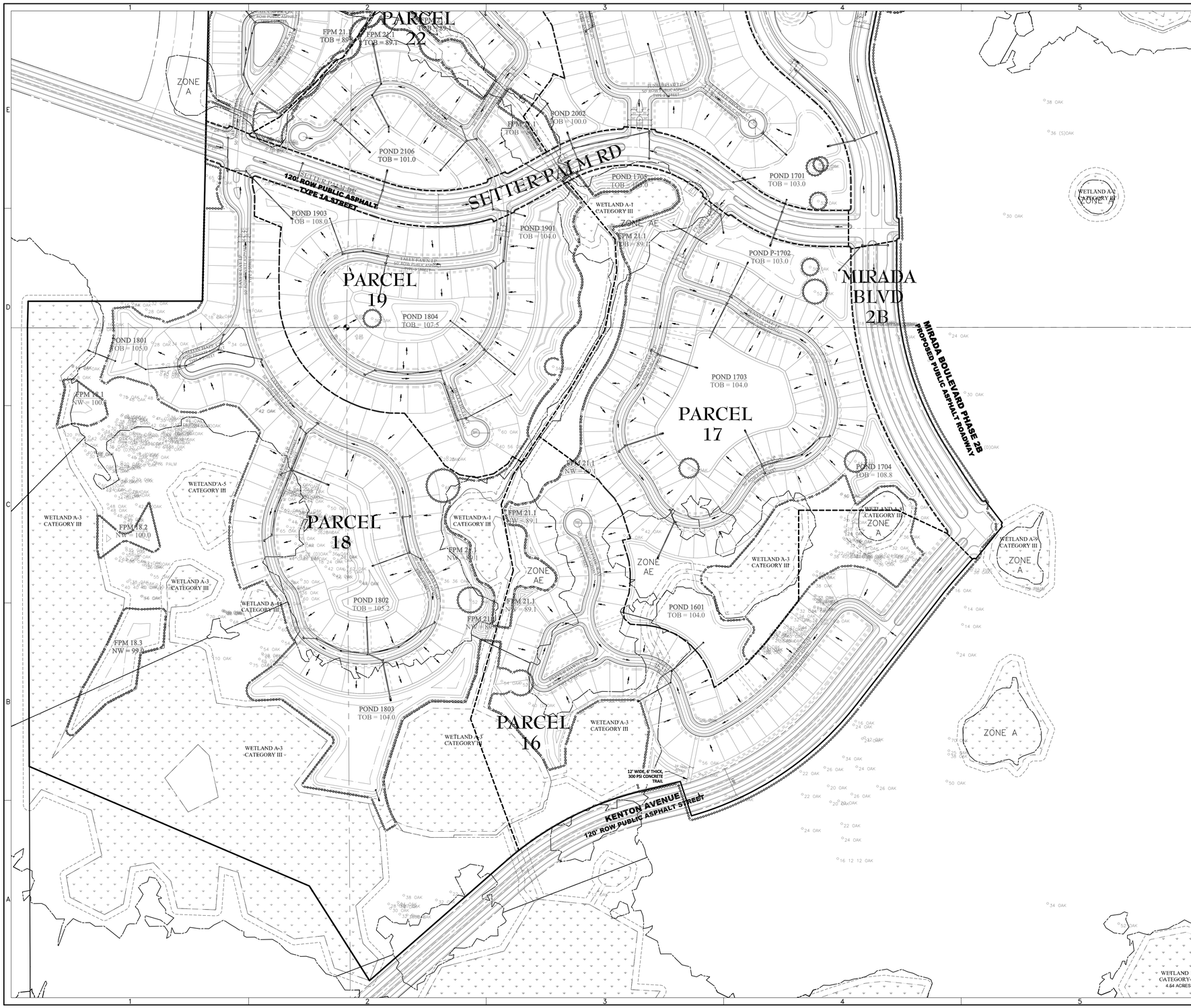

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GRAPHIC SCALE: 1" = 200'

ELEVATIONS BASED ON:
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CONVERSION:
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LEGEND

- SWFMWD WETLAND LINE
- SWFMWD WETLAND CONS. AREA SETBACK / LANDWARD EXTENT OF UPLAND BUFFER
- COUNTY WETLAND EASEMENT
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- PHASE LINE
- PROPERTY LINE
- FEMA LINE

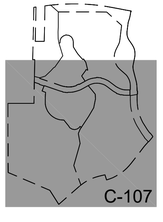
DRAINAGE LEGEND

EXISTING	PROPOSED	
		STORM DRAINAGE STRUCTURE & PIPE
15	15.0	CONTOUR
		DIRECTION OF SURFACE FLOW

NOTES:

1. THIS ENTIRE PROJECT LIES WITHIN FLOOD ZONE "A", "AE", & "X" ACCORDING TO FLOOD INSURANCE RATE MAPS FOR PASCO COUNTY, FLORIDA, FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) - FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. , 12101C0259F AND 12101C0266F, DATED SEPTEMBER 26, 2014 AND ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. BASE FLOOD ELEVATIONS RANGE FROM 101.2 TO 108.5 FEET NORTH AMERICAN VERTICAL DATUM 1988.
2. EXISTING STORM SEWER PIPES ARE REMNANTS OF THE BELLA VERDE PROJECT THAT WAS PARTIALLY CONSTRUCTED AND ABANDONED IN 2008. MOST OF IT WILL BE DEMOLISHED DURING CONSTRUCTION OF THE MIRADA PROJECT. CONSTRUCTION PLANS WILL ADDRESS WHICH, IF ANY, OF THE PIPE RUNS AND STRUCTURES ARE TO REMAIN IN PLACE.
3. EXISTING SANITARY SEWER PIPING IS A REMNANT OF THE BELLA VERDE PROJECT THAT WAS PARTIALLY CONSTRUCTED AND ABANDONED IN 2008. MOST OF IT WILL BE DEMOLISHED DURING CONSTRUCTION OF THE MIRADA PROJECT. CONSTRUCTION PLANS WILL ADDRESS WHICH, IF ANY, OF THE PIPE RUNS AND MANHOLES ARE TO REMAIN IN PLACE.
4. TURN-LANES SHOWN HEREON ARE CONCEPTUAL IN NATURE. FINAL TURN LANE CONFIGURATION AND LENGTHS WILL BE SHOWN ON CONSTRUCTION PLANS.

C-106



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MIRADA PARCELS 16-22
PRELIMINARY DEVELOPMENT PLAN - SITE PLAN

PREPARED FOR: CR PASCO DEVELOPMENT, LLC

DATE	DESCRIPTION

DATE	DESCRIPTION
07/01/2016	REVIEW SUBMITTAL

PROJECT NO:	CRP CR 1004
FILE:	PDP_SITE PLAN
DESIGN BY:	BUDEN
DRAWN BY:	WIGGINS

FLORIDA PROFESSIONAL ENGINEER

EDWIN J. ROGERS
DATE:
REGISTRATION NO. 50082

C-107

R:\MIRADA\PARCEL 16-22 PUP\PDP_SITE PLAN.DWG -C-107 2016/07/06 11:48 AM CATHERINE WIGGINS

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LOCATION MAP
(NOT TO SCALE)

LEGEND

- SWFMWD WETLAND LINE
- SWFMWD WETLAND CONS. AREA SETBACK / LANDWARD EXTENT OF UPLAND BUFFER
- COUNTY WETLAND EASEMENT
- EOC WETLAND EASEMENT
- PHASE LINE
- PROPERTY LINE
- FEMA LINE
- PROPOSED HYDRANT

1) THIS PROJECT LIES IN FLOOD ZONE "A, AE & X" ACCORDING TO FLOOD INSURANCE RATE MAPS FOR PASCO COUNTY, FLORIDA, FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) - FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 12101C0380F DATED SEPTEMBER 26, 2014 AND ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. BASE FLOOD ELEVATION VARIES FROM 43' TO 44' IN AE ZONE.

N

0 300 600
GRAPHIC SCALE: 1" = 300'

ELEVATIONS BASED ON:
NORTH AMERICAN VERTICAL DATUM 1988
CONVERSION:
NAVD 88 TO NGVD 29 = +0.85

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MIRADA
PARCELS 16-22
PRELIMINARY DEVELOPMENT PLAN
- HYDRANT LOCATION

PREPARED FOR: CR PASCO DEVELOPMENT, LLC

DATE	DESCRIPTION

	DATE	DESCRIPTION
1	07/01/2016	REVIEW SUBMITTAL

PROJECT NO:	CRP CR 1004
FILE:	PDP_HYDRANT LOCATION
DESIGN BY:	BUDEN
DRAWN BY:	WIGGINS

FLORIDA PROFESSIONAL ENGINEER

EDWIN J. ROGERS
DATE:
REGISTRATION NO. 50082

C-108

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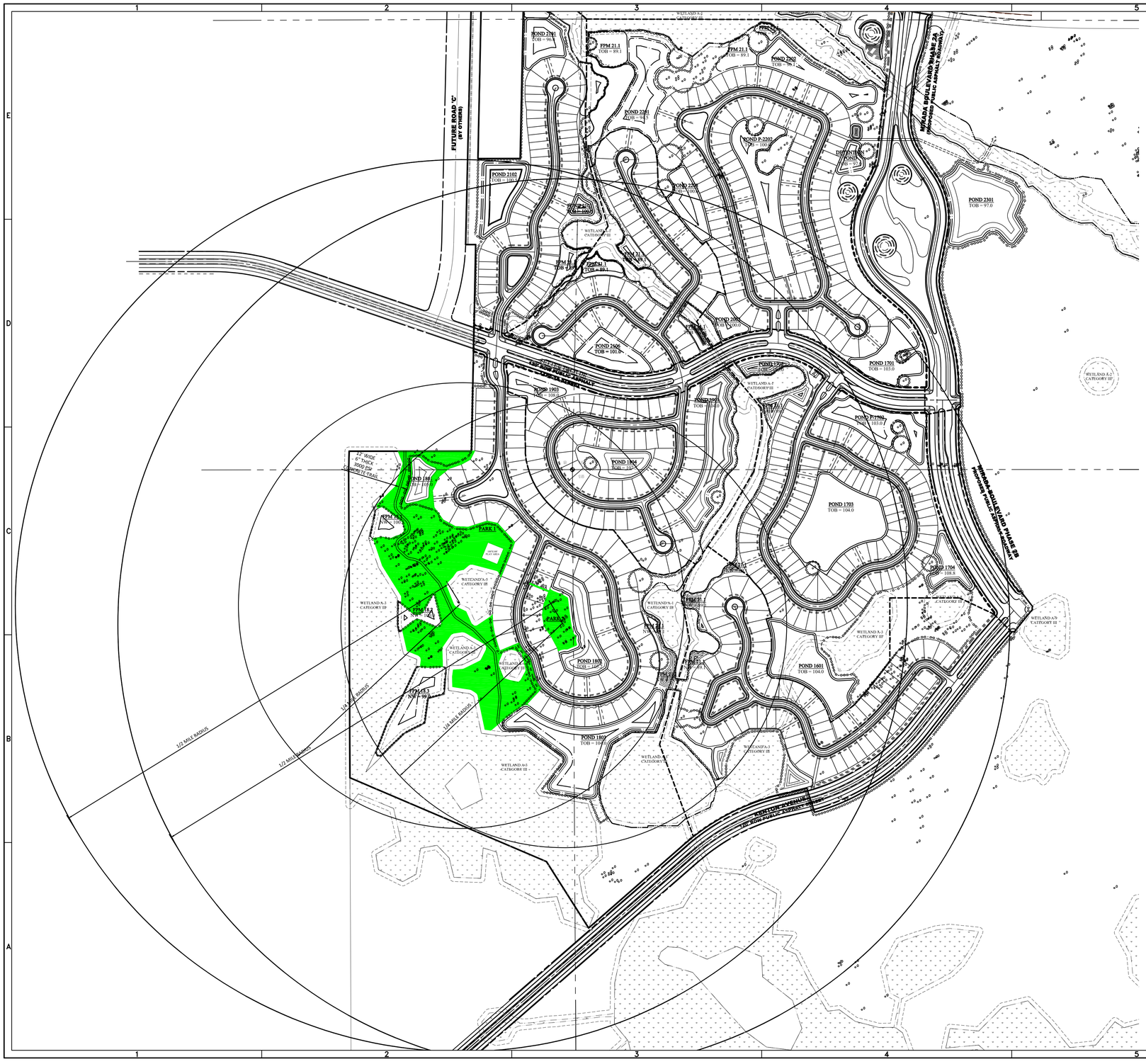

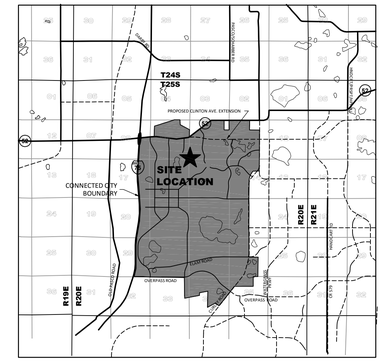

LOCATION MAP
(NOT TO SCALE)

LEGEND

- SWFMWD WETLAND LINE
- SWFMWD WETLAND CONS. AREA SETBACK / LANDWARD EXTENT OF UPLAND BUFFER
- COUNTY WETLAND EASEMENT
- EOC WETLAND EASEMENT
- PHASE LINE
- PROPERTY LINE
- FEMA LINE
- NEIGHBORHOOD PARK AREA

1) THIS PROJECT LIES IN FLOOD ZONE "A, AE & X" ACCORDING TO FLOOD INSURANCE RATE MAPS FOR PASCO COUNTY, FLORIDA, FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) - FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 12101C0380F DATED SEPTEMBER 26, 2014 AND ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. BASE FLOOD ELEVATION VARIES FROM 43' TO 44' IN AE ZONE.

N

0 300 600
GRAPHIC SCALE: 1" = 300'

ELEVATIONS BASED ON:
NORTH AMERICAN VERTICAL DATUM 1988
CONVERSION:
NAVD 88 TO NGVD 29 = +0.85

NEIGHBORHOOD PARK COVERAGE:

NUMBER OF UNITS:	557
PARK AREA REQUIRED:	5.57
PARK AREA PROVIDED:	
PARK 1:	13.22 AC.
PARK 2	**1.09 AC.**
TOTAL PARK ACREAGE:	14.31 AC.

COVERAGE:

1. ALL UNITS SOUTH OF ROAD B ARE LESS THAN $\frac{1}{2}$ MILE FROM PARK 2.
2. TOTAL UNITS COUNTED WITHIN WALKING DISTANCE = 324 (58%)

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MIRADA PARCELS 16-22
PRELIMINARY DEVELOPMENT PLAN - PARK COVERAGE AREA

PREPARED FOR: CR PASCO DEVELOPMENT, LLC
C/O METRO DEVELOPMENT GROUP, LLC

DATE	DESCRIPTION

DATE	DESCRIPTION
07/01/2016	REVIEW SUBMITTAL
1	

PROJECT NO:	CRP CR 1004
FILE:	PDP-PARK
DESIGN BY:	BUDEN
DRAWN BY:	WIGGINS

FLORIDA PROFESSIONAL ENGINEER

EDWIN J. ROGERS
DATE:
REGISTRATION NO. 50082

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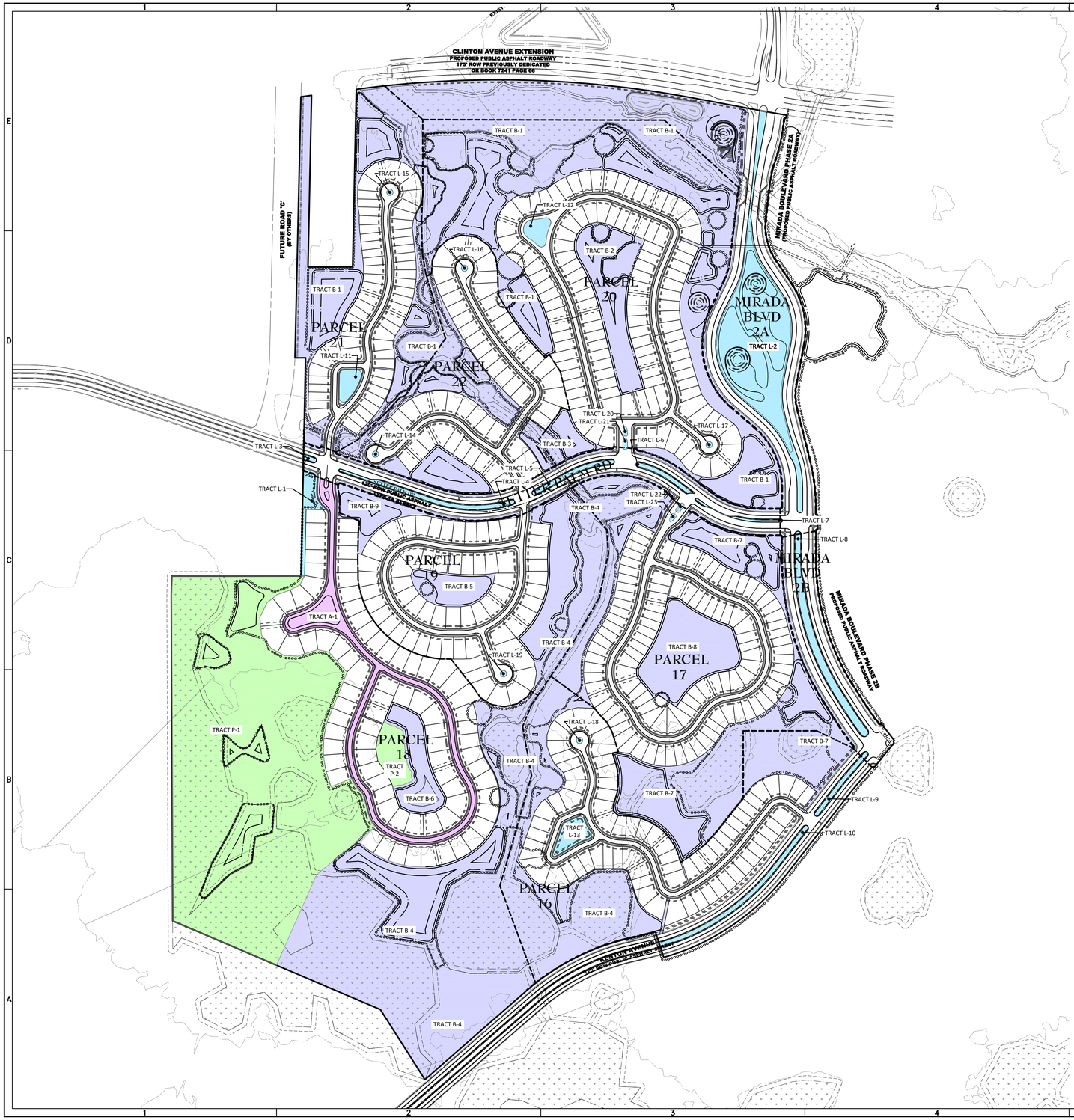

N

0 300 600

GRAPHIC SCALE: 1" = 300'

LEGEND

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- SWFMWD WETLAND CONS. AREA SETBACK / LANDWARD EXTENT OF UPLAND BUFFER
- COUNTY WETLAND EASEMENT
- EOC WETLAND EASEMENT
- PHASE LINE
- PROPERTY LINE
- FEMA LINE
- TRACT "A"- ACCESS & UTILITY EASEMENT
- TRACT "B"- DRAINAGE & MITIGATION AREA
- TRACT "L"- LANDSCAPE AREA
- TRACT "P"- PARKS

MIRADA PARCELS 16-22 TRACT ACERAGE

TRACT ID	TRACT ACREAGE	TRACT USAGE
A-1	5.53	ACCESS, DRAINAGE & UTILITY TRACT
B-1	56.70	DRAINAGE, MITIGATION AND/OR CONSERVATION AREA, LANDSCAPE, ACCESS, TRAIL AND UTILITY EASEMENT
B-2	4.41	DRAINAGE, MITIGATION AND/OR CONSERVATION AREA, LANDSCAPE, ACCESS, TRAIL AND UTILITY EASEMENT
B-3	2.02	DRAINAGE, MITIGATION AND/OR CONSERVATION AREA, LANDSCAPE, ACCESS, TRAIL AND UTILITY EASEMENT
B-4	53.05	DRAINAGE, MITIGATION AND/OR CONSERVATION AREA, LANDSCAPE, ACCESS, TRAIL AND UTILITY EASEMENT
B-5	1.69	DRAINAGE, MITIGATION AND/OR CONSERVATION AREA, LANDSCAPE, ACCESS, TRAIL AND UTILITY EASEMENT
B-6	2.38	DRAINAGE, MITIGATION AND/OR CONSERVATION AREA, LANDSCAPE, ACCESS, TRAIL AND UTILITY EASEMENT
B-7	17.15	DRAINAGE, MITIGATION AND/OR CONSERVATION AREA, LANDSCAPE, ACCESS, TRAIL AND UTILITY EASEMENT
B-8	4.75	DRAINAGE, MITIGATION AND/OR CONSERVATION AREA, LANDSCAPE, ACCESS, TRAIL AND UTILITY EASEMENT
B-9	2.23	DRAINAGE, MITIGATION AND/OR CONSERVATION AREA, LANDSCAPE, ACCESS, TRAIL AND UTILITY EASEMENT
L-1	0.60	LANDSCAPE AREA
L-2	7.19	LANDSCAPE AREA
L-3	0.06	LANDSCAPE AREA
L-4	0.76	LANDSCAPE AREA
L-5	0.41	LANDSCAPE AREA
L-6	0.29	LANDSCAPE AREA
L-7	0.18	LANDSCAPE AREA
L-8	1.06	LANDSCAPE AREA
L-9	0.23	LANDSCAPE AREA
L-10	0.55	LANDSCAPE AREA
L-11	0.39	LANDSCAPE AREA
L-12	0.37	LANDSCAPE AREA
L-13	0.58	LANDSCAPE AREA
L-14	0.02	LANDSCAPE AREA
L-15	0.02	LANDSCAPE AREA
L-16	0.02	LANDSCAPE AREA
L-17	0.02	LANDSCAPE AREA
L-18	0.02	LANDSCAPE AREA
L-19	0.02	LANDSCAPE AREA
L-20	0.02	LANDSCAPE AREA
L-21	0.03	LANDSCAPE AREA
L-22	0.03	LANDSCAPE AREA
L-23	0.02	LANDSCAPE AREA
P-1	39.04	NEIGHBORHOOD PARK, ACCESS, DRAINAGE, UTILITIES AND MITIGATION-CONSERVATION AREA
P-2	1.09	PARK AREA

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MIRADA PARCELS 16-22 - TRACT ACERAGE

PRELIMINARY DEVELOPMENT PLAN

PREPARED FOR: CR PASCO DEVELOPMENT, LLC
C/O METRO DEVELOPMENT GROUP, LLC

DATE	DESCRIPTION

DATE	REVIEW SUBMITTAL DESCRIPTION
1 07/01/2016	

PROJECT NO:	CRP CR 1004
FILE:	PDP_TRACT ACERAGE
DESIGN BY:	BUDEN
DRAWN BY:	WIGGINS

FLORIDA PROFESSIONAL ENGINEER

EDWIN J. ROGERS
DATE:
REGISTRATION NO. 50082

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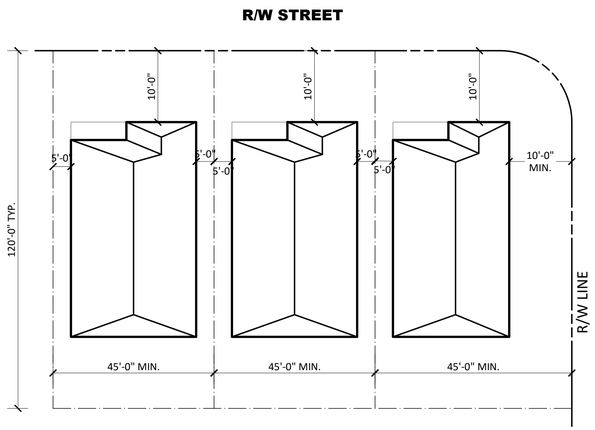
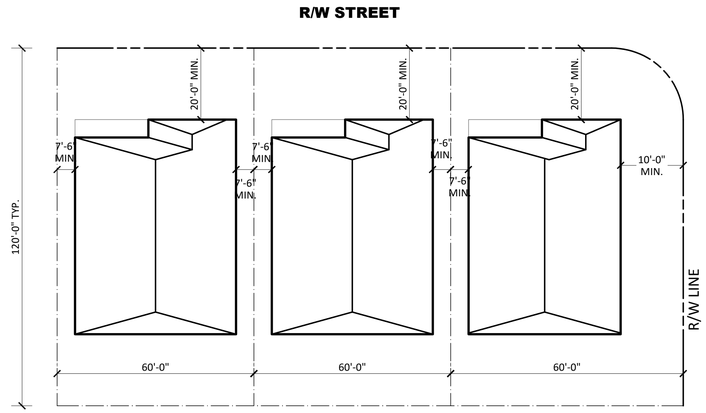


TYPICAL BUILDING ARRANGEMENT
SINGLE FAMILY SMALL
SCALE: 1' = 20'

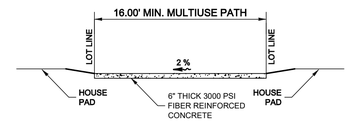
NOTES:
1. SINGLE-FMAILY SMALL STANDARDS APPLY TO PARCELS 16, 17, 20 AND 21.
2. LOT LINES ARE PROPOSED.
3. NOTE THAT THE DIMENSIONAL STANDARDS CHART INDICATES MINIMUM LOT WIDTHS OF 30 FEET. HOWEVER, 45 FEET IS THE MINIMUM WIDTH LOT PROPOSED HERE IN.



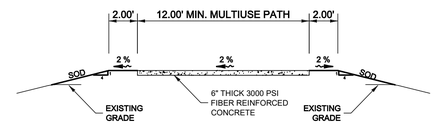
TYPICAL BUILDING ARRANGEMENT
SINGLE FAMILY CONVENTIONAL
SCALE: 1" = 20'

NOTES:
1. SINGLE-FMAILY CONVENTIONAL STANDARDS APPLY TO PARCELS 18, 19 AND 22.
2. MAXIMUM BUILDING HEIGHT IS 35 FEET.

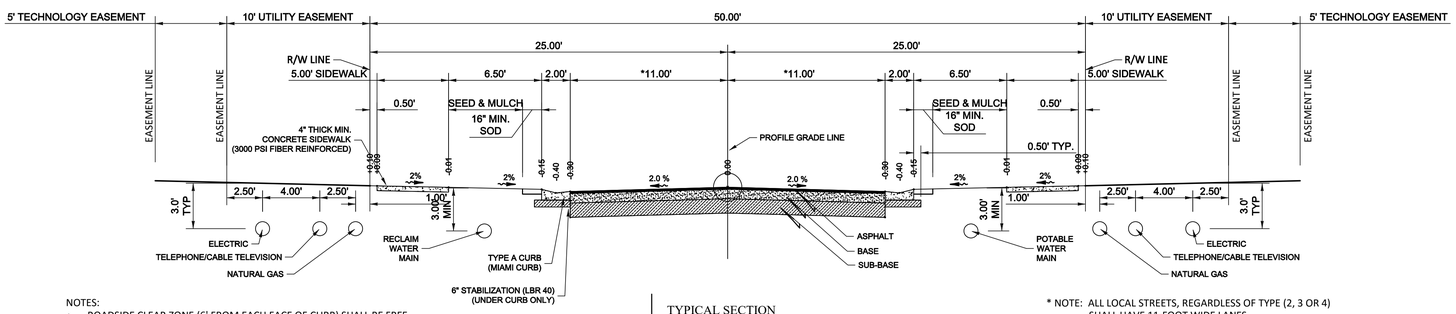
GENERAL NOTES:
1. LOT WIDTH IS MEASURED HORIZONTALLY AT THE FRONT BUILDING LINE.
2. MAXIMUM LOT COVERAGE FOR SINGLE FAMILY DETACHED UNITS IS 65%.
3. LAND CONSIDERED FOR THE NEIGHBORHOOD PARK REQUIREMENTS OR USED FOR STORMWATER RETENTION/DETENTION SHALL BE A MINIMUM OF 20 FEET FROM THE REAR OF THE STRUCTURE AND A MINIMUM OF 15 FEET FROM THE SIDE OF THE STRUCTURE.



TYPICAL SECTION - MULTIUSE PATH BETWEEN LOTS
SCALE: 1" = 5'



TYPICAL SECTION - MULTIUSE PATH
SCALE: 1" = 5'

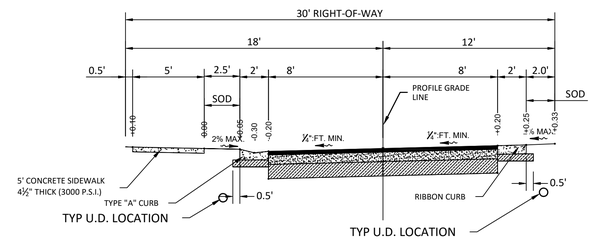


NOTES:
- ROADSIDE CLEAR ZONE (6' FROM EACH FACE OF CURB) SHALL BE FREE FROM OBSTRUCTION.

INTERNAL ROADS
ALL PHASES

TYPICAL SECTION
50' RIGHT-OF-WAY
DESIGN SPEED 25 M.P.H.
POSTED SPEED 20 M.P.H.
SCALE: 1" = 5'

* NOTE: ALL LOCAL STREETS, REGARDLESS OF TYPE (2, 3 OR 4) SHALL HAVE 11-FOOT WIDE LANES.



TYPICAL ONE-WAY STREET
30' R/W, 16' LANE
PEPPER DAWN CIRCLE
QUAIL CAPER CIRCLE
THORN DAY CIRCLE
FALLON HAZE CIRCLE
SCALE: 1" = 5'

STANDARD PAVEMENT SECTION STRUCTURAL NUMBER CALCULATION				
LAYER DESRIPTION	COEFF	DEPTH	SN	
1.5" TYPE SP-12.5 ASPHALT	0.44	1.5	0.66	
6" CRUSHED CONCRETE BASE (LBR-150)	0.15	6	0.9	
12" STABILIZED SUB-BASE (LBR-40)	0.08	12	0.96	
		TOTAL	2.52	> 2.34 (MIN)

NOTE: MINIMUM STRUCTURAL COEFFICIENTS AND DESIGN STANDARDS WERE BASED ON PASCO COUNTY LAND DEVELOPMENT CODE.

ALTERNATIVE PAVEMENT SECTION STRUCTURAL NUMBER CALCULATION				
LAYER DESRIPTION	COEFF	DEPTH	SN	
1.5" TYPE SP-12.5 ASPHALT	0.44	1.5	0.66	
8" SOIL CEMENT BASE (300 PSI)	0.15	8	1.2	
12" COMPACTED SUB-BASE (98% MODIFIED PROCTOR)	0.04	12	0.48	
		TOTAL PROVIDED	2.34	> 2.34 (MIN)

NOTE: MINIMUM STRUCTURAL COEFFICIENTS AND DESIGN STANDARDS WERE BASED ON PASCO COUNTY LAND DEVELOPMENT CODE.

ROADWAY TYPICAL SECTION - GENERAL NOTES:
1. THE REMOVAL OF ORGANIC MATERIAL SHALL BE BASED ON FDOT INDEX 500 AND SHALL BE NOTED ON THE PLANS.
2. FOR ROADWAYS, BELOW THE STABILIZED SUBGRADE A MINIMUM OF TWO FEET OF SELECT MATERIAL, CONSISTING OF A-3 (SP AND/OR A-2-4 WITH A MAXIMUM 15 PERCENT PASSING NUMBER 200 SIEVE, SHALL BE PROVIDED.
3. THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY TO THE COUNTY ENGINEERING DIRECTOR (THRU PC ENGINEERING INSPECTIONS) THAT THE SELECT MATERIAL MEETS THESE STANDARDS PRIOR TO INSTALLATION OF THE BASE. CERTIFICATION SHALL STRICTLY COMPLY WITH THE SUBGRADE CERTIFICATION FORM AVAILABLE IN "ENGINEERING SERVICES DEPARTMENT: A PROCEDURAL GUIDE FOR THE PREPARATION OF ASSURANCES OF COMPLETION AND MAINTENANCE."
4. THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY TO COUNTY ENGINEERING SERVICES DIRECTOR THAT THE UNDERDRAINS HAVE BEEN PROPERLY INSTALLED PRIOR TO THE INSTALLATION OF ANY ASPHALT. CERTIFICATION SHALL STRICTLY COMPLY WITH THE UNDERDRAIN CERTIFICATION FORM AVAILABLE IN "ENGINEERING SERVICES DEPARTMENT: A PROCEDURAL GUIDE FOR THE PREPARATION OF ASSURANCES OF COMPLETION AND MAINTENANCE"
5. SIDEWALKS SHALL BE CONSTRUCTED ON A COMPACTED AND NON-YIELDING SUBGRADE.
6. SIDEWALK/MULTIUSE PATH CLEAR ZONE SHALL BE FREE OF OBSTACLES, INCLUDING BUT NOT LIMITED TO SHRUBS, TREES, FENCES, ABOVE GROUND UTILITIES I.E. POWER POLES, STREET LIGHTS, GUY ANCHORS, FIRE HYDRANTS, MAIL BOXES, STREET SIGNS AND UTILITY MARKERS ETC.
7. ALL THE TREES OVERHANG TO THE PUBLIC RIGHT OF WAY/OR TREES WITHIN THE ROW SHALL BE TRIMMED AND PRUNED TO MAINTAIN A MINIMUM VERTICAL CLEAR HEIGHT OF 8' FROM THE FINISHED GROUND SURFACE OF THE SIDEWALK TO THE BOTTOM OF CANOPY/ 16.6' CLEAR HEIGHT ABOVE THE ROADWAY PATHS.

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MIRADA
PARCELS 16-22
PRELIMINARY DEVELOPMENT PLAN
- DETAILS & SECTIONS

PREPARED FOR: CR PASCO DEVELOPMENT, LLC

DATE	DESCRIPTION

DATE	DESCRIPTION
07/01/2016	REVIEW SUBMITTAL

PROJECT NO: CRP CR 1004
FILEPDP_DETAILS AND SECTIONS
DESIGN BY: BUDEN
DRAWN BY: WIGGINS

FLORIDA PROFESSIONAL ENGINEER
EDWIN J. ROGERS
DATE:
REGISTRATION NO. 50082

C-200

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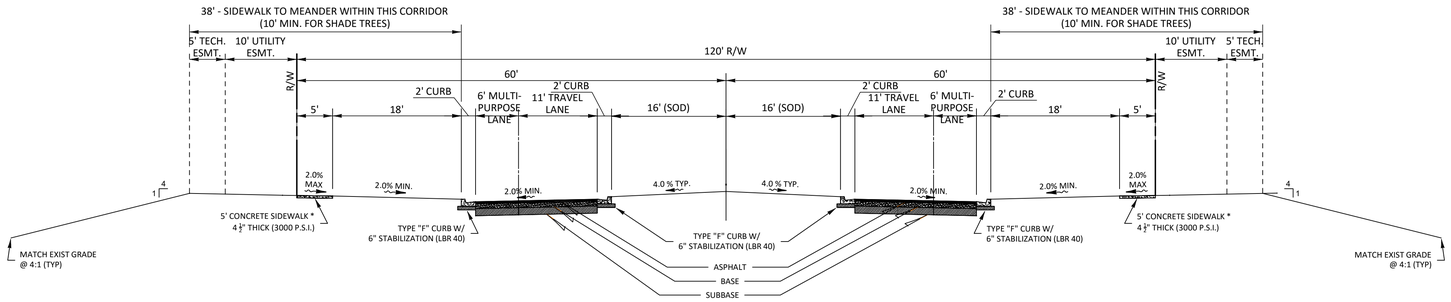
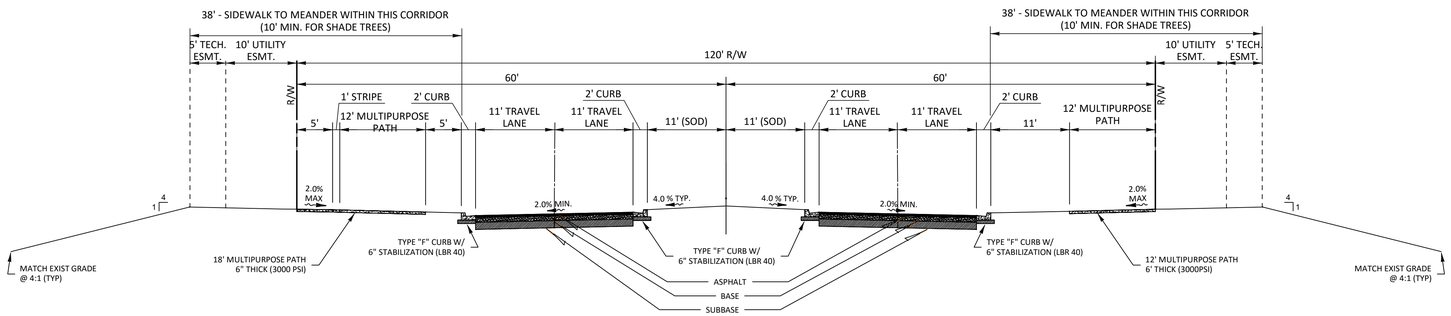


*TYPICAL SECTION APPLIES TO SEGMENTS OF ROADWAY WITH NO TURN LANES. WHERE TURN LANES OCCUR, THEY ARE SHOWN ON APPLICABLE PLAN SHEETS.

TYPICAL SECTION*
120' RIGHT-OF-WAY
(KENTON RD & SETTER PALM DR)
PHASE 1
DESIGN SPEED 35 M.P.H.
POSTED SPEED 25 M.P.H.

SCALE: 1" = 10'



*TYPICAL SECTION APPLIES TO SEGMENTS OF ROADWAY WITH NO TURN LANES. WHERE TURN LANES OCCUR, THEY ARE SHOWN ON APPLICABLE PLAN SHEETS.

TYPICAL SECTION*
120' RIGHT-OF-WAY
KENTON RD FROM +/- STA. 18+00 TO +/- STA 34+19
PHASE 2
DESIGN SPEED 35 M.P.H.
POSTED SPEED 25 M.P.H.

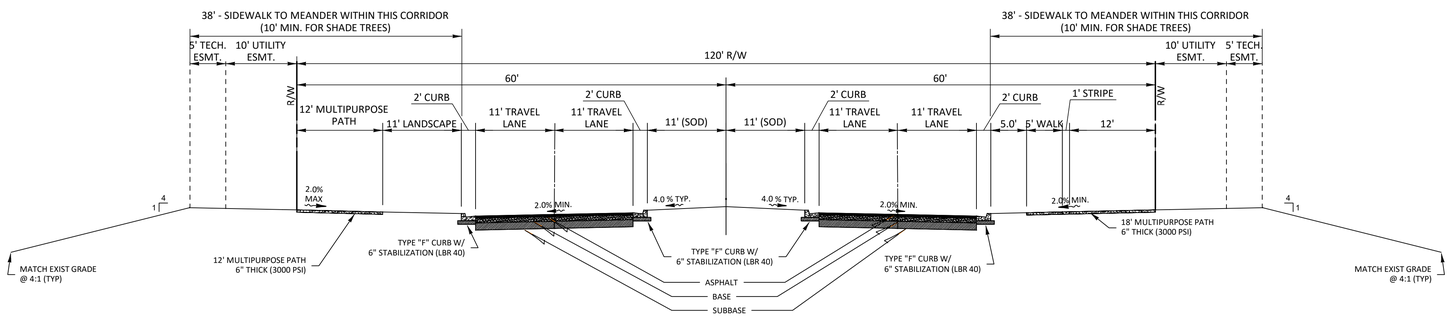
SCALE: 1" = 10'

STANDARD PAVEMENT SECTION STRUCTURAL NUMBER CALCULATION				
LAYER DESRIPTION	COEFF	DEPTH	SN	
1" TYPE FC-9.5 FRICTION COURSE	0.44	1	0.44	
2.5" TYPE SP-12.5 ASPHALT	0.44	2.5	1.1	
8" CRUSHED CONCRETE BASE (LBR-150)	0.15	8	1.2	
12" STABILIZED SUB-BASE (LBR-40)	0.08	12	0.96	
		TOTAL	3.7	> 3.50 (MIN)

NOTE: MINIMUM STRUCTURAL COEFFICIENTS AND DESIGN STANDARDS WERE BASED ON PASCO COUNTY LAND DEVELOPMENT CODE.

ALTERNATIVE PAVEMENT SECTION STRUCTURAL NUMBER CALCULATION				
LAYER DESRIPTION	COEFF	DEPTH	SN	
1" TYPE FC-9.5 FRICTION COURSE	0.44	1	0.44	
2.5" TYPE SP-12.5 ASPHALT	0.44	2.5	1.1	
12" SOIL CEMENT BASE (300 PSI)	0.15	12	1.8	
12" COMPACTED SUB-BASE (98% MODIFIED PROCTOR)	0.04	12	0.48	
		TOTAL PROVIDED	3.82	> 3.50 (MIN)

NOTE: MINIMUM STRUCTURAL COEFFICIENTS AND DESIGN STANDARDS WERE BASED ON PASCO COUNTY LAND DEVELOPMENT CODE.



*TYPICAL SECTION APPLIES TO SEGMENTS OF ROADWAY WITH NO TURN LANES. WHERE TURN LANES OCCUR, THEY ARE SHOWN ON APPLICABLE PLAN SHEETS.

TYPICAL SECTION*
120' RIGHT-OF-WAY
SETTER PALM DR FROM +/- STA. 12+56 TO +/- STA 33+50
PHASE 2
DESIGN SPEED 35 M.P.H.
POSTED SPEED 25 M.P.H.

SCALE: 1" = 10'

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MIRADA
PARCELS 16-22
PRELIMINARY DEVELOPMENT
PLANS - DETAILS & SECTIONS

PREPARED FOR: CR PASCO DEVELOPMENT, LLC

DATE	DESCRIPTION

DATE	DESCRIPTION
07/01/2016	REVIEW SUBMITTAL

PROJECT NO:	CRP CR 1004
FILEPDP_DETAILS AND SECTIONS	
DESIGN BY:	BUDEN
DRAWN BY:	WIGGINS

FLORIDA PROFESSIONAL ENGINEER

EDWIN J. ROGERS
DATE: _____
REGISTRATION NO. 50082

C-201

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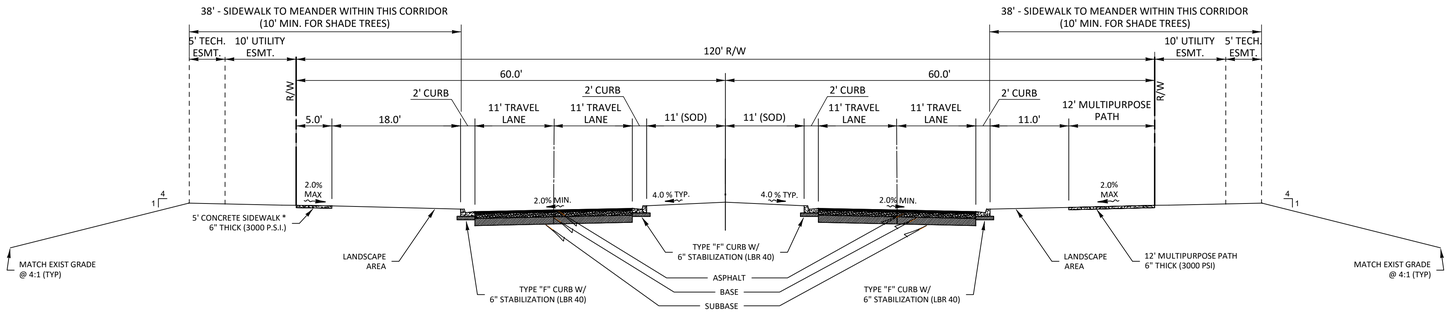
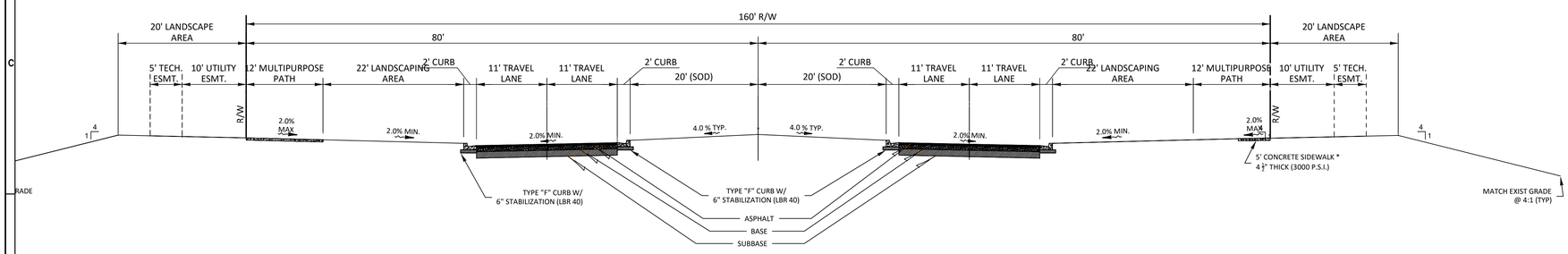


*TYPICAL SECTION APPLIES TO SEGMENTS OF ROADWAY WITH NO TURN LANES. WHERE TURN LANES OCCUR, THEY ARE SHOWN ON APPLICABLE PLAN SHEETS.

TYPICAL SECTION*
120' RIGHT-OF-WAY
SETTER PALM DR FROM +/- STA. 33+50 TO +/- STA 41+44
PHASE 2
DESIGN SPEED 35 M.P.H.
POSTED SPEED 25 M.P.H.

SCALE: 1" = 10'



*TYPICAL SECTION APPLIES TO SEGMENTS OF ROADWAY WITH NO TURN LANES. WHERE TURN LANES OCCUR, THEY ARE SHOWN ON APPLICABLE PLAN SHEETS.

TYPICAL SECTION*
160' RIGHT-OF-WAY (TYPICAL)
MIRADA BLVD FROM +/- STA. 30+00 TO +/- STA 33+00
DESIGN SPEED 35 M.P.H.
POSTED SPEED 25 M.P.H.

SCALE: 1" = 10'

STANDARD PAVEMENT SECTION STRUCTURAL NUMBER CALCULATION

LAYER DESRIPTION	COEFF	DEPTH	SN
1" TYPE FC-9.5 FRICTION COURSE	0.44	1	0.44
2.5" TYPE SP-12.5 ASPHALT	0.44	2.5	1.1
8" CRUSHED CONCRETE BASE (LBR-150)	0.15	8	1.2
12" STABILIZED SUB-BASE (LBR-40)	0.08	12	0.96
		TOTAL	3.7

> 3.50 (MIN)

NOTE: MINIMUM STRUCTURAL COEFFICIENTS AND DESIGN STANDARDS WERE BASED ON PASCO COUNTY LAND DEVELOPMENT CODE.

ALTERNATIVE PAVEMENT SECTION STRUCTURAL NUMBER CALCULATION

LAYER DESRIPTION	COEFF	DEPTH	SN
1" TYPE FC-9.5 FRICTION COURSE	0.44	1	0.44
2.5" TYPE SP-12.5 ASPHALT	0.44	2.5	1.1
12" SOIL CEMENT BASE (300 PSI)	0.15	12	1.8
12" COMPACTED SUB-BASE (98% MODIFIED PROCTOR)	0.04	12	0.48
		TOTAL PROVIDED	3.82

> 3.50 (MIN)

NOTE: MINIMUM STRUCTURAL COEFFICIENTS AND DESIGN STANDARDS WERE BASED ON PASCO COUNTY LAND DEVELOPMENT CODE.

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MIRADA
PARCELS 16-22
PRELIMINARY DEVELOPMENT
PLANS - DETAILS & SECTIONS

PREPARED FOR: CR PASCO DEVELOPMENT, LLC

DATE	DESCRIPTION

DATE	DESCRIPTION
1 07/01/2016	REVIEW SUBMITTAL

PROJECT NO: CRP CR 1004
FILEPDP_DETAILS AND SECTIONS
DESIGN BY: BUDEN
DRAWN BY: WIGGINS

FLORIDA PROFESSIONAL ENGINEER

EDWIN J. ROGERS
DATE:
REGISTRATION NO. 50082

C-202

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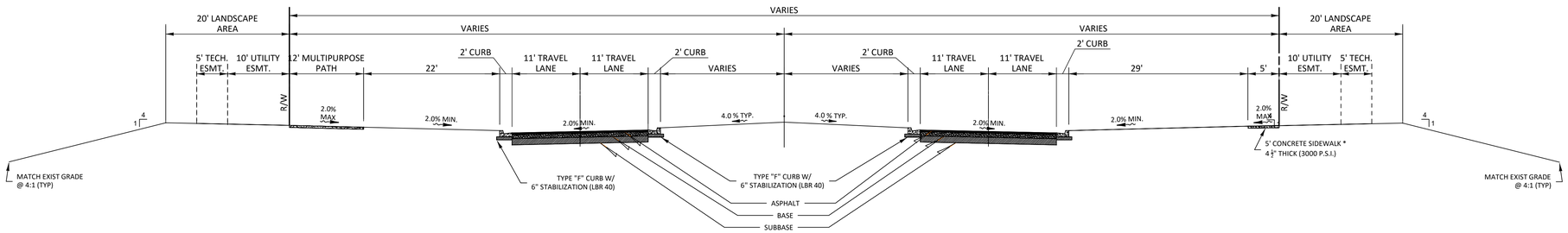
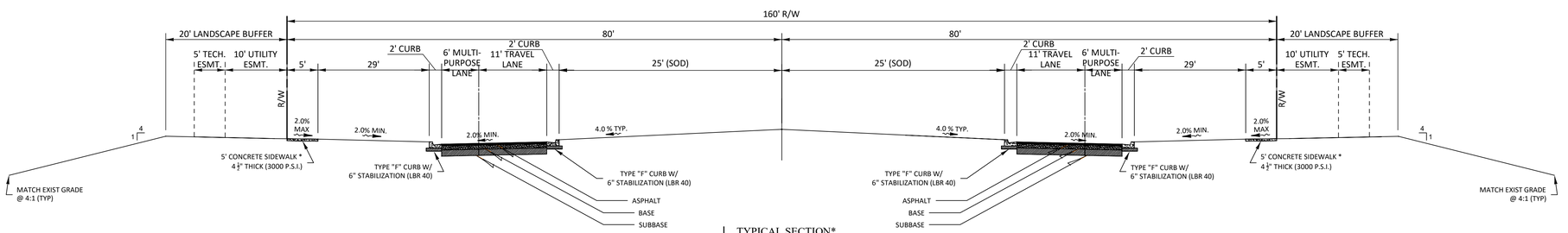


*TYPICAL SECTION APPLIES TO SEGMENTS OF ROADWAY WITH NO TURN LANES. WHERE TURN LANES OCCUR, THEY ARE SHOWN ON APPLICABLE PLAN SHEETS.

TYPICAL SECTION*
160' RIGHT-OF-WAY (TYPICAL)
MIRADA BLVD FROM +/- STA. 9+25 TO +/- STA 12+80
& FROM +/- STA. 15+20 TO +/- STA 33+00
DESIGN SPEED 35 M.P.H.
POSTED SPEED 25 M.P.H.

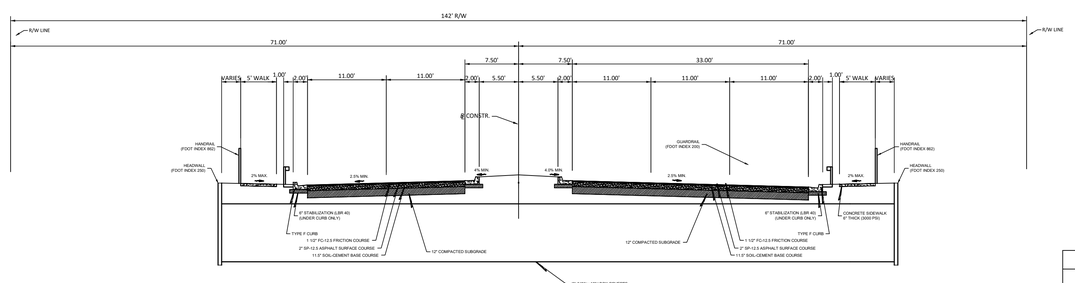
SCALE: 1" = 10'



*TYPICAL SECTION APPLIES TO SEGMENTS OF ROADWAY WITH NO TURN LANES. WHERE TURN LANES OCCUR, THEY ARE SHOWN ON APPLICABLE PLAN SHEETS.

TYPICAL SECTION*
160' RIGHT-OF-WAY
MIRADA BLVD FROM +/- STA 33+06 TO 34+76
DESIGN SPEED 35 M.P.H.
POSTED SPEED 25 M.P.H.

SCALE: 1" = 10'



*TYPICAL SECTION APPLIES TO SEGMENTS OF ROADWAY WITH NO TURN LANES. WHERE TURN LANES OCCUR, THEY ARE SHOWN ON APPLICABLE PLAN SHEETS.

TYPICAL SECTION*
160' RIGHT-OF-WAY (CULVERT CROSSING)
MIRADA BLVD FROM +/- STA 12+80 TO 15+20
DESIGN SPEED 35 M.P.H.
POSTED SPEED 25 M.P.H.

SCALE: 1" = 10'

STANDARD PAVEMENT SECTION STRUCTURAL NUMBER CALCULATION				
LAYER DESRIPTION	COEFF	DEPTH	SN	
1" TYPE FC-9.5 FRICTION COURSE	0.44	1	0.44	
2.5" TYPE SP-12.5 ASPHALT	0.44	2.5	1.1	
8" CRUSHED CONCRETE BASE (LBR-150)	0.15	8	1.2	
12" STABILIZED SUB-BASE (LBR-40)	0.08	12	0.96	
		TOTAL	3.7	> 3.50 (MIN)

NOTE: MINIMUM STRUCTURAL COEFFICIENTS AND DESIGN STANDARDS WERE BASED ON PASCO COUNTY LAND DEVELOPMENT CODE.

ALTERNATIVE PAVEMENT SECTION STRUCTURAL NUMBER CALCULATION				
LAYER DESRIPTION	COEFF	DEPTH	SN	
1" TYPE FC-9.5 FRICTION COURSE	0.44	1	0.44	
2.5" TYPE SP-12.5 ASPHALT	0.44	2.5	1.1	
12" SOIL CEMENT BASE (300 PSI)	0.15	12	1.8	
12" COMPACTED SUB-BASE (98% MODIFIED PROCTOR)	0.04	12	0.48	
		TOTAL PROVIDED	3.82	> 3.50 (MIN)

NOTE: MINIMUM STRUCTURAL COEFFICIENTS AND DESIGN STANDARDS WERE BASED ON PASCO COUNTY LAND DEVELOPMENT CODE.

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MIRADA
PARCELS 16-22
PRELIMINARY DEVELOPMENT
PLANS - DETAILS & SECTIONS

PREPARED FOR: CR PASCO DEVELOPMENT, LLC

DATE	DESCRIPTION

DATE	DESCRIPTION
07/01/2016	REVIEW SUBMITTAL
1	

PROJECT NO:	CRP CR 1004
FILEPDP_DETAILS AND SECTIONS	
DESIGN BY:	BUDEN
DRAWN BY:	WIGGINS

FLORIDA PROFESSIONAL ENGINEER

EDWIN J. ROGERS
DATE: _____
REGISTRATION NO. 50082

C-203

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N

0 400 800

GRAPHIC SCALE: 1" = 400'

ELEVATIONS BASED ON:
NORTH AMERICAN VERTICAL DATUM 1988
CONVERSION:
NAVD 88 TO NGVD 29 = +0.85

THIS PROJECT LIES WITHIN FLOOD ZONE "A" & "AE" ACCORDING TO FLOOD INSURANCE RATE MAPS FOR PASCO COUNTY, FLORIDA, FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) - FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 12101C0258F AND 12101C0266F DATED SEPTEMBER 26, 2014 AND ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

LEGEND

- EXISTING WETLAND BOUNDARY
- WETLAND CONS. AREA SETBACK
- MASS GRADING PROJECT LIMITS
- PROPOSED POND LIMITS
- 100 YR FLOOD PLAIN LIMITS
- STAKED EROSION CONTROL
- DISTURBED AREA
- PARCEL LIMITS

NOTE:
PLACEMENT OF EROSION CONTROL CAN BE FOUND ON SHEETS C-202 - C-207

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MIRADA
PARCELS 16-22
OVERALL MASS GRADING PLAN

PREPARED FOR: CR PASCO DEVELOPMENT, LLC

DATE	DESCRIPTION

DATE	DESCRIPTION
07/01/2016	REVIEW SUBMITTAL
1	

PROJECT NO:	CRP CR 1004
FILE:	MP
DESIGN BY:	BUDEN
DRAWN BY:	CBKALE

FLORIDA PROFESSIONAL ENGINEER

EDWIN J. ROGERS
DATE:
REGISTRATION NO. 50082

C-300

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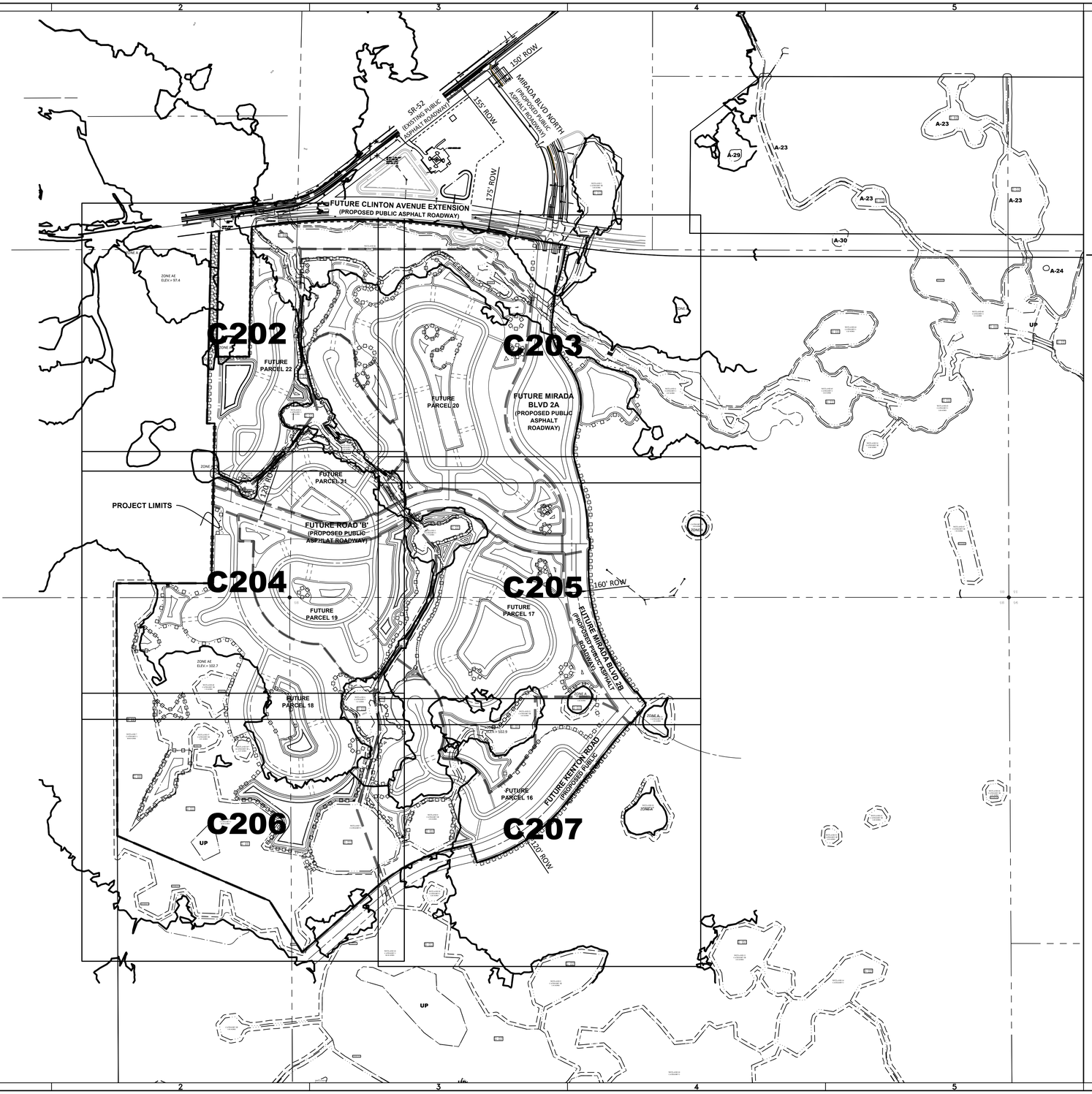

N

0 400 800

GRAPHIC SCALE: 1" = 400'

ELEVATIONS BASED ON:
NORTH AMERICAN VERTICAL DATUM 1988
CONVERSION:
NAVD 88 TO NGVD 29 = +0.85

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MIRADA
PARCELS 16-22

KEY MAP

PREPARED FOR:
CR PASCO DEVELOPMENT, LLC

DATE	DESCRIPTION

DATE	DESCRIPTION
07/01/2016	REVIEW SUBMITTAL
1	

PROJECT NO:	CRP CR 1004
FILE:	KEYMAP
DESIGN BY:	BUDEN
DRAWN BY:	CBKALE

FLORIDA PROFESSIONAL ENGINEER

EDWIN J. ROGERS
DATE:
REGISTRATION NO. 50082

C-301

R:\MIRADA\PARCEL 16-22 PDP\PARCEL 16-22 MASS GRADING\ENGINEERING\KEYMAP.DWG -C-301 2016/07/06 11:53 AM CATHERINE WIGGINS

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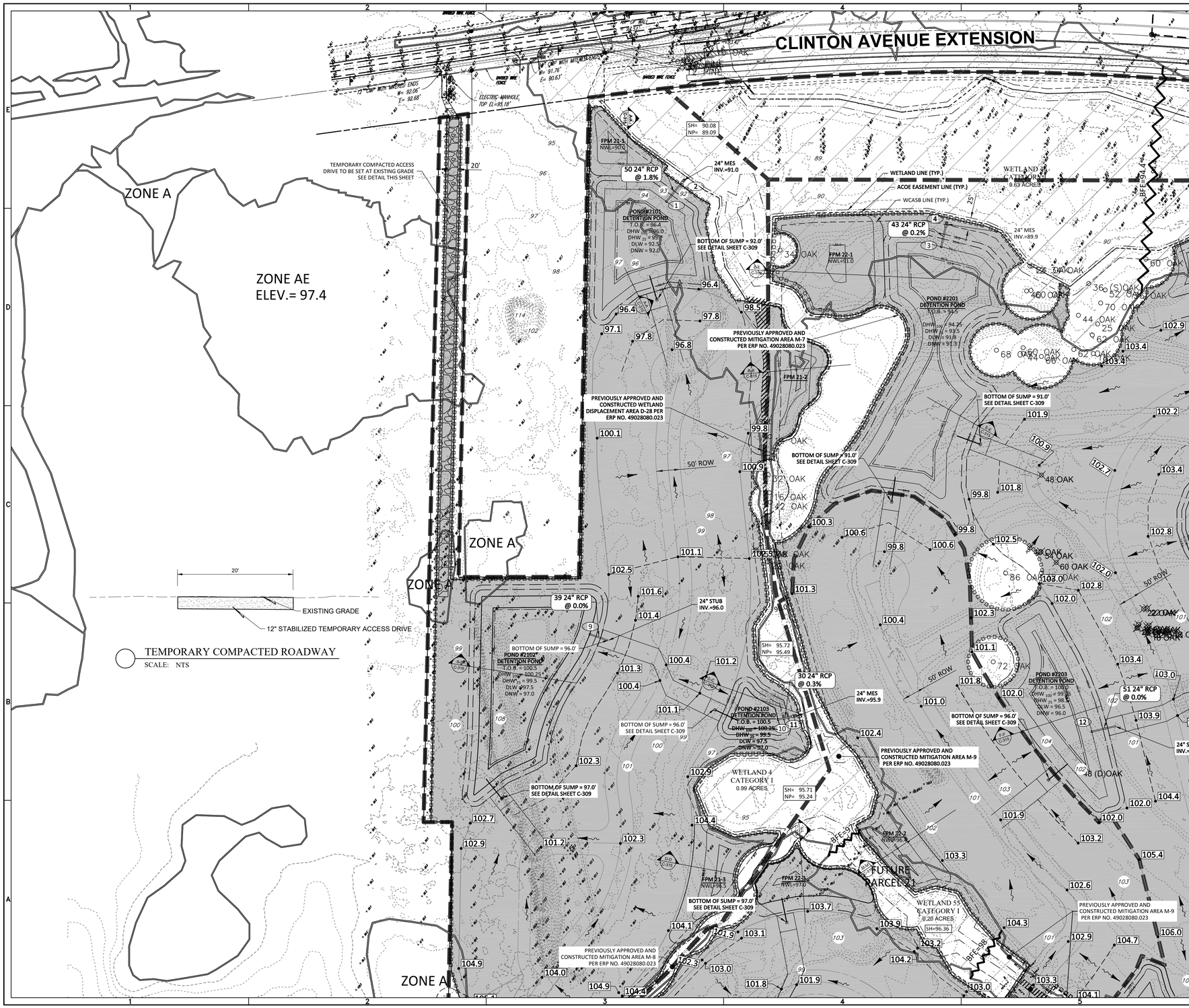


TEMPORARY COMPACTED ROADWAY
SCALE: NTS

N

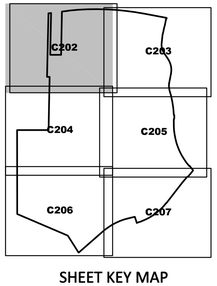
0 100 200
GRAPHIC SCALE: 1" = 100'

ELEVATIONS BASED ON NORTH AMERICAN VERTICAL DATUM 1988
CONVERSION: NAVD 88 TO NGVD 29 = +0.85

THIS PROJECT LIES WITHIN FLOOD ZONE "A" & "AE" ACCORDING TO FLOOD INSURANCE RATE MAPS FOR PASCO COUNTY, FLORIDA, FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) - FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 12101C0258F AND 12101C0266F DATED SEPTEMBER 26, 2014 AND ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

DRAINAGE LEGEND

EXISTING	PROPOSED	
		PARCEL 16-22 BOUNDARY LIMITS
+15.0	15.00	SPOT ELEVATION GROUND
15	15	CONTOUR
		DIRECTION OF SURFACE FLOW
		STAKED EROSION CONTROL REPRESENTS THE SWFWMD PROJECT LIMITS AND THE LIMITS OF CLEARING AND FILLING
		WETLAND LINE
		WETLAND CONS. AREA SETBACK / LANDWARD EXTENT OF UPLAND BUFFER
		ACOE EASEMENT LINE
		PROPOSED POND LIMITS
		100YR FLOOD PLAIN LIMITS
		DISTURBED AREA
		PARCEL LIMITS
	PB-#	POND BORING
FMP 21-1		FLOODPLAIN MITIGATION POND



SHEET KEY MAP

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MIRADA
PARCELS 16-22

MASS GRADING PLAN

CR PASCO DEVELOPMENT, LLC

PREPARED FOR:

DATE	DESCRIPTION

DATE	DESCRIPTION
07/01/2016	REVIEW SUBMITTAL
1	

PROJECT NO:	CRP CR 1004
FILE:	BASE
DESIGN BY:	BUDEN
DRAWN BY:	CBKALE

FLORIDA PROFESSIONAL ENGINEER

EDWIN J. ROGERS
DATE:
REGISTRATION NO. 50082

C-302

R:\MIRADA\PARCEL 16-22 PIDP\PARCEL 16-22 MASS GRADING\ENGINEERING\BASE.DWG -C-302 2016/07/06 11:54 AM CATHERINE WIGGINS

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N

0 100 200

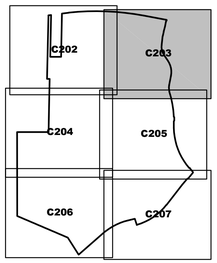
GRAPHIC SCALE: 1" = 100'

ELEVATIONS BASED ON NORTH AMERICAN VERTICAL DATUM 1988
CONVERSION: NAVD 88 TO NGVD 29 = +0.85

THIS PROJECT LIES WITHIN FLOOD ZONE "A" & "AE" ACCORDING TO FLOOD INSURANCE RATE MAPS FOR PASCO COUNTY, FLORIDA, FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) - FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 12101C0258F AND 12101C0266F DATED SEPTEMBER 26, 2014 AND ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

DRAINAGE LEGEND

EXISTING	PROPOSED	
		PARCEL 16-22 BOUNDARY LIMITS
+15.0	15.00	SPOT ELEVATION GROUND
15	15	CONTOUR
		DIRECTION OF SURFACE FLOW
		STAKED EROSION CONTROL REPRESENTS THE SWFWMD PROJECT LIMITS AND THE LIMITS OF CLEARING AND FILLING
		WETLAND LINE
		WETLAND CONS. AREA SETBACK / LANDWARD EXTENT OF UPLAND BUFFER
		ACOE EASEMENT LINE
		PROPOSED POND LIMITS
		100YR FLOOD PLAIN LIMITS
		DISTURBED AREA
		PARCEL LIMITS
	PB-#	POND BORING
FMP 21-1		FLOODPLAIN MITIGATION POND



SHEET KEY MAP

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MIRADA
PARCELS 16-22

MASS GRADING PLAN

PREPARED FOR:
CR PASCO DEVELOPMENT, LLC

DATE	DESCRIPTION

DATE	DESCRIPTION
07/01/2016	REVIEW SUBMITTAL
1	

PROJECT NO:	CRP CR 1004
FILE:	BASE
DESIGN BY:	BUDEN
DRAWN BY:	CBKALE

FLORIDA PROFESSIONAL ENGINEER

EDWIN J. ROGERS
DATE:
REGISTRATION NO. 50082

C-303

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0 100 200

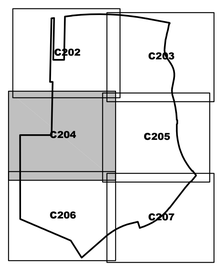
GRAPHIC SCALE: 1" = 100'

ELEVATIONS BASED ON NORTH AMERICAN VERTICAL DATUM 1988
CONVERSION: NAVD 88 TO NGVD 29 = +0.85

THIS PROJECT LIES WITHIN FLOOD ZONE "A" & "AE" ACCORDING TO FLOOD INSURANCE RATE MAPS FOR PASCO COUNTY, FLORIDA, FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) - FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 12101C0258F AND 12101C0266F DATED SEPTEMBER 26, 2014 AND ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

DRAINAGE LEGEND

EXISTING	PROPOSED	
		PARCEL 16-22 BOUNDARY LIMITS
+15.0	15.00	SPOT ELEVATION GROUND
15	15	CONTOUR
		DIRECTION OF SURFACE FLOW
		STAKED EROSION CONTROL REPRESENTS THE SWFWMD PROJECT LIMITS AND THE LIMITS OF CLEARING AND FILLING
		WETLAND LINE
		WETLAND CONS. AREA SETBACK / LANDWARD EXTENT OF UPLAND BUFFER
		ACOE EASEMENT LINE
		PROPOSED POND LIMITS
		100YR FLOOD PLAIN LIMITS
		DISTURBED AREA
		PARCEL LIMITS
	PB-#	POND BORING
FMP 21-1		FLOODPLAIN MITIGATION POND



SHEET KEY MAP

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Engineering Business Certificate of Authorization No. 28782
Landscape Architecture Certificate of Authorization No. LC26000405
5806-B Breckenridge Pkwy.
Tampa, Florida 33610
Office: 813-253-5311
Fax: 813-464-7629
www.HeidtDesign.com

MIRADA PARCELS 16-22

MASS GRADING PLAN

CR PASCO DEVELOPMENT, LLC

PREPARED FOR:

DATE	DESCRIPTION

1	07/01/2016	REVIEW SUBMITTAL
	DATE	DESCRIPTION

PROJECT NO:	CRP CR 1004
FILE:	BASE
DESIGN BY:	BUDEN
DRAWN BY:	CBKALE

FLORIDA PROFESSIONAL ENGINEER

EDWIN J. ROGERS
DATE:
REGISTRATION NO. 50082

C-304

R:\MIRADA\PARCEL 16-22 PIDP\PARCEL 16-22 MASS GRADING\ENGINEERING\BASE.DWG -C-304 2016/07/06 11:54 AM CATHERINE WIGGINS

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N

0 100 200

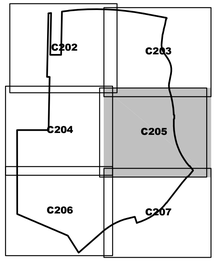
GRAPHIC SCALE: 1" = 100'

ELEVATIONS BASED ON NORTH AMERICAN VERTICAL DATUM 1988
CONVERSION: NAVD 88 TO NGVD 29 = +0.85

THIS PROJECT LIES WITHIN FLOOD ZONE "A" & "AE" ACCORDING TO FLOOD INSURANCE RATE MAPS FOR PASCO COUNTY, FLORIDA, FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) - FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 12101C0258F AND 12101C0266F DATED SEPTEMBER 26, 2014 AND ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

DRAINAGE LEGEND

EXISTING	PROPOSED	
		PARCEL 16-22 BOUNDARY LIMITS
+15.0	15.00	SPOT ELEVATION GROUND
15	15	CONTOUR
		DIRECTION OF SURFACE FLOW
		STAKED EROSION CONTROL REPRESENTS THE SWFWMD PROJECT LIMITS AND THE LIMITS OF CLEARING AND FILLING
		WETLAND LINE
		WETLAND CONS. AREA SETBACK / LANDWARD EXTENT OF UPLAND BUFFER
		ACOE EASEMENT LINE
		PROPOSED POND LIMITS
		100YR FLOOD PLAIN LIMITS
		DISTURBED AREA
		PARCEL LIMITS
	PB-#	POND BORING
FMP 21-1		FLOODPLAIN MITIGATION POND



SHEET KEY MAP

HEIDT DESIGN
Civil Engineering • Planning & GIS
Transportation Engineering
Ecological Services • Landscape Architecture
Engineering Business Certificate of Authorization No. 28782
Landscape Architecture Certificate of Authorization No. LC26000405
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MIRADA PARCELS 16-22

MASS GRADING PLAN

CR PASCO DEVELOPMENT, LLC

PREPARED FOR:

DATE	DESCRIPTION

DATE	DESCRIPTION
07/01/2016	REVIEW SUBMITTAL
1	

PROJECT NO:	CRP CR 1004
FILE:	BASE
DESIGN BY:	BUDEN
DRAWN BY:	CBKALE

FLORIDA PROFESSIONAL ENGINEER

EDWIN J. ROGERS
DATE:
REGISTRATION NO. 50082

C-305

R:\MIRADA\0\PARCEL 16-22 PDP\PARCEL 16-22 MASS GRADING\ENGINEERING\BASE.DWG -C-305 2016/07/06 11:55 AM CATHERINE WIGGINS

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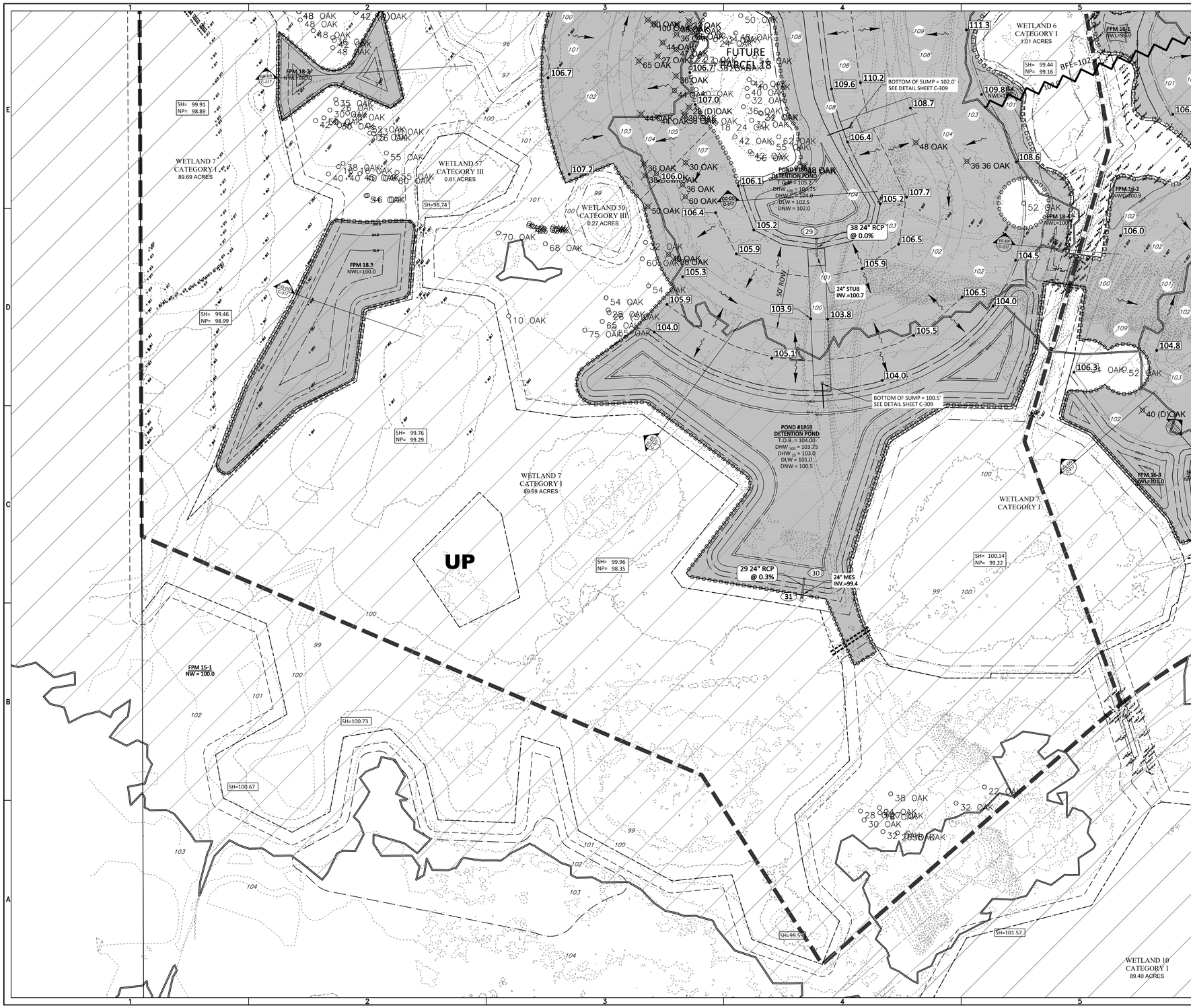

ELEVATIONS BASED ON NORTH AMERICAN VERTICAL DATUM 1988
CONVERSION: NAVD 88 TO NGVD 29 = +0.85

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DRAINAGE LEGEND

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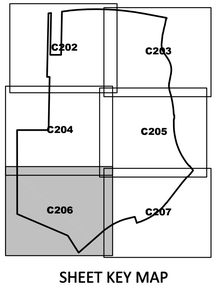
+15.0	15.00	SPOT ELEVATION GROUND
15	15	CONTOUR
		DIRECTION OF SURFACE FLOW
		STAKED EROSION CONTROL REPRESENTS THE SWFWMD PROJECT LIMITS AND THE LIMITS OF CLEARING AND FILLING
		WETLAND LINE
		WETLAND CONS. AREA SETBACK / LANDWARD EXTENT OF UPLAND BUFFER
		ACOE EASEMENT LINE
		PROPOSED POND LIMITS
		100YR FLOOD PLAIN LIMITS
		DISTURBED AREA
		PARCEL LIMITS
	PB-#	POND BORING
FMP 21-1		FLOODPLAIN MITIGATION POND



SHEET KEY MAP

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MIRADA PARCELS 16-22
MASS GRADING PLAN

CR PASCO DEVELOPMENT, LLC

PREPARED FOR:

DATE	DESCRIPTION

DATE	DESCRIPTION
07/01/2016	REVIEW SUBMITTAL
1	

PROJECT NO:	CRP CR 1004
FILE:	BASE
DESIGN BY:	BUDEN
DRAWN BY:	CBKALE

FLORIDA PROFESSIONAL ENGINEER

EDWIN J. ROGERS
DATE:
REGISTRATION NO. 50082

C-306

R:\MIRADA\PARCEL 16-22 PDP\PARCEL 16-22 MASS GRADING\ENGINEERING\BASE.DWG -CJ06 2016/07/06 11:55 AM CATHERINE WIGGINS

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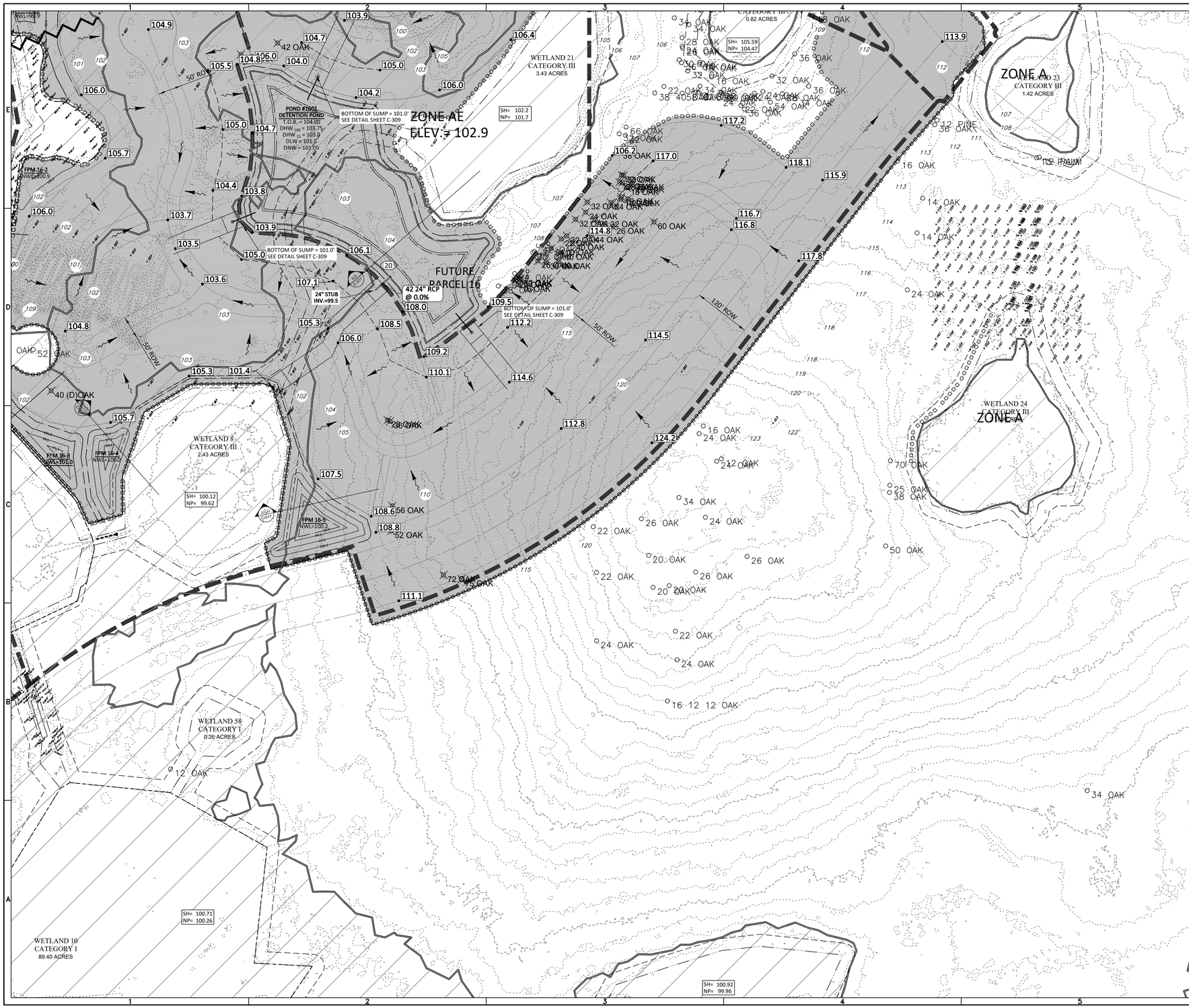

N

0 100 200

GRAPHIC SCALE: 1" = 100'

ELEVATIONS BASED ON NORTH AMERICAN VERTICAL DATUM 1988
CONVERSION: NAVD 88 TO NGVD 29 = +0.85

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DRAINAGE LEGEND

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15	15	CONTOUR
		DIRECTION OF SURFACE FLOW
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		WETLAND LINE
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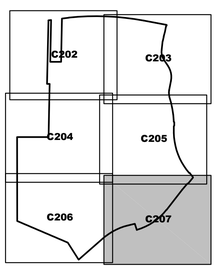
		ACOE EASEMENT LINE
		PROPOSED POND LIMITS
		100YR FLOOD PLAIN LIMITS
		DISTURBED AREA
		PARCEL LIMITS
	PB-#	POND BORING
FMP 21-1		FLOODPLAIN MITIGATION POND



SHEET KEY MAP

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Fax: 813-464-7629
www.HeidtDesign.com

MIRADA PARCELS 16-22

MASS GRADING PLAN

PREPARED FOR: CR PASCO DEVELOPMENT, LLC

DATE	DESCRIPTION

1	07/01/2016	REVIEW SUBMITTAL
	DATE	DESCRIPTION

PROJECT NO:	CRP CR 1004
FILE:	BASE
DESIGN BY:	BUDEN
DRAWN BY:	CBKALE

FLORIDA PROFESSIONAL ENGINEER

EDWIN J. ROGERS
DATE:
REGISTRATION NO. 50082

C-307

R:\MIRADA\PARCEL 16-22 PIDP\PARCEL 16-22 MASS GRADING\ENGINEERING\BASE.DWG -C-307 2016/07/06 11:55 AM CATHERINE WIGGINS

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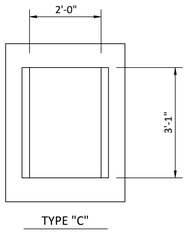
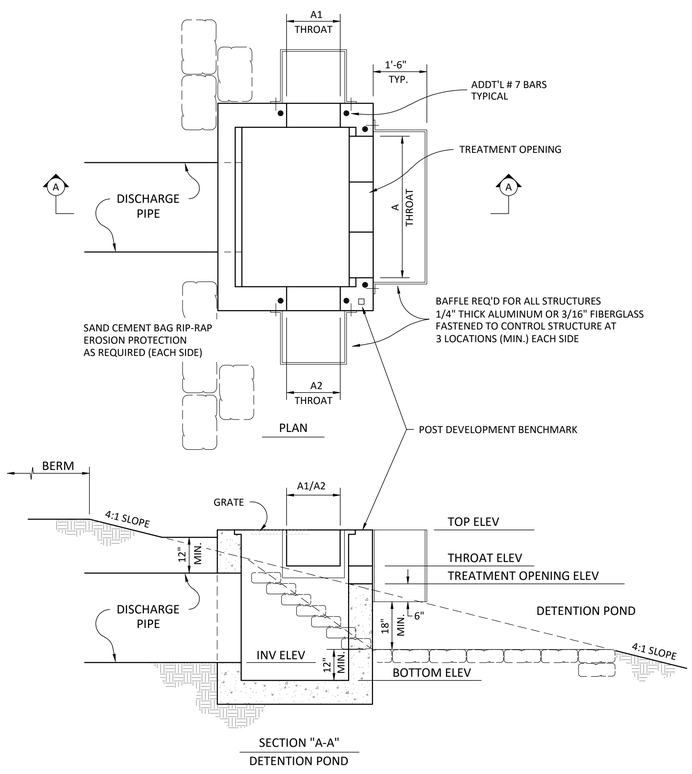


NOTE:
ALL CONTROL STRUCTURES ON SITE SHALL BE A TYPE 'C' GRATE TOP INLET AND SHALL BE SET 1' BELOW THE TOP OF BANK. NO TREATMENT WEIRS ARE PROPOSED WITHIN THE STRUCTURE.



TYPICAL CONTROL STRUCTURE
MODIFIED

ELEVATIONS BASED ON:
NORTH AMERICAN VERTICAL DATUM 1988
CONVERSION:
NAVD 88 TO NGVD 29 = +0.85

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Tampa, Florida 33610
Office: 813-253-5311
Fax: 813-464-7629
www.HeidtDesign.com

MIRADA
PARCELS 16-22

CONTROL STRUCTURE DATA

PREPARED FOR: CR PASCO DEVELOPMENT, LLC

DATE	DESCRIPTION

DATE	DESCRIPTION
07/01/2016	REVIEW SUBMITTAL
1	

PROJECT NO:	CRP CR 1004
FILE:	CSTR
DESIGN BY:	BUDEN
DRAWN BY:	CBKALE

FLORIDA PROFESSIONAL ENGINEER

EDWIN J. ROGERS
DATE:
REGISTRATION NO. 50082

C-308

R:\MIRADA\PARCEL 16-22 PID\PARCEL 16-22 MASS GRADING\ENGINEERING\CSTR.DWG -C-308 2016/07/06 11:55 AM CATHERINE WIGGINS

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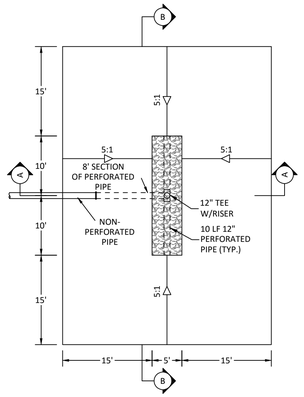
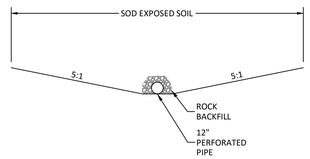
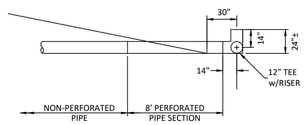


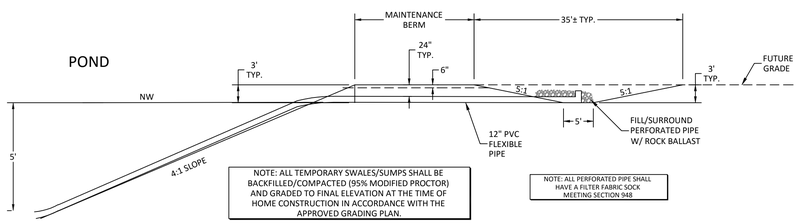
TEMPORARY SUMP DETAIL
NOT TO SCALE



SECTION BB
NOT TO SCALE



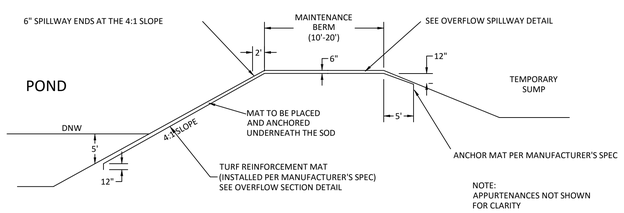
SECTION AA
NOT TO SCALE



NOTE: ALL TEMPORARY SWALES/SUMPS SHALL BE BACKFILLED/COMPACTED (95% MODIFIED PROCTOR) AND GRADED TO FINAL ELEVATION AT THE TIME OF HOME CONSTRUCTION IN ACCORDANCE WITH THE APPROVED GRADING PLAN.

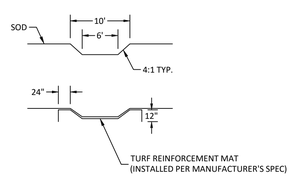
NOTE: ALL PERFORATED PIPE SHALL HAVE A FILTER FABRIC SOCK MEETING SECTION 948

TYPICAL TEMPORARY SUMP OUTFALL DETAIL
NOT TO SCALE



NOTE:
APPURTENANCES NOT SHOWN FOR CLARITY

TEMPORARY SUMP EMERGENCY OVERFLOW SECTION DETAIL
NOT TO SCALE



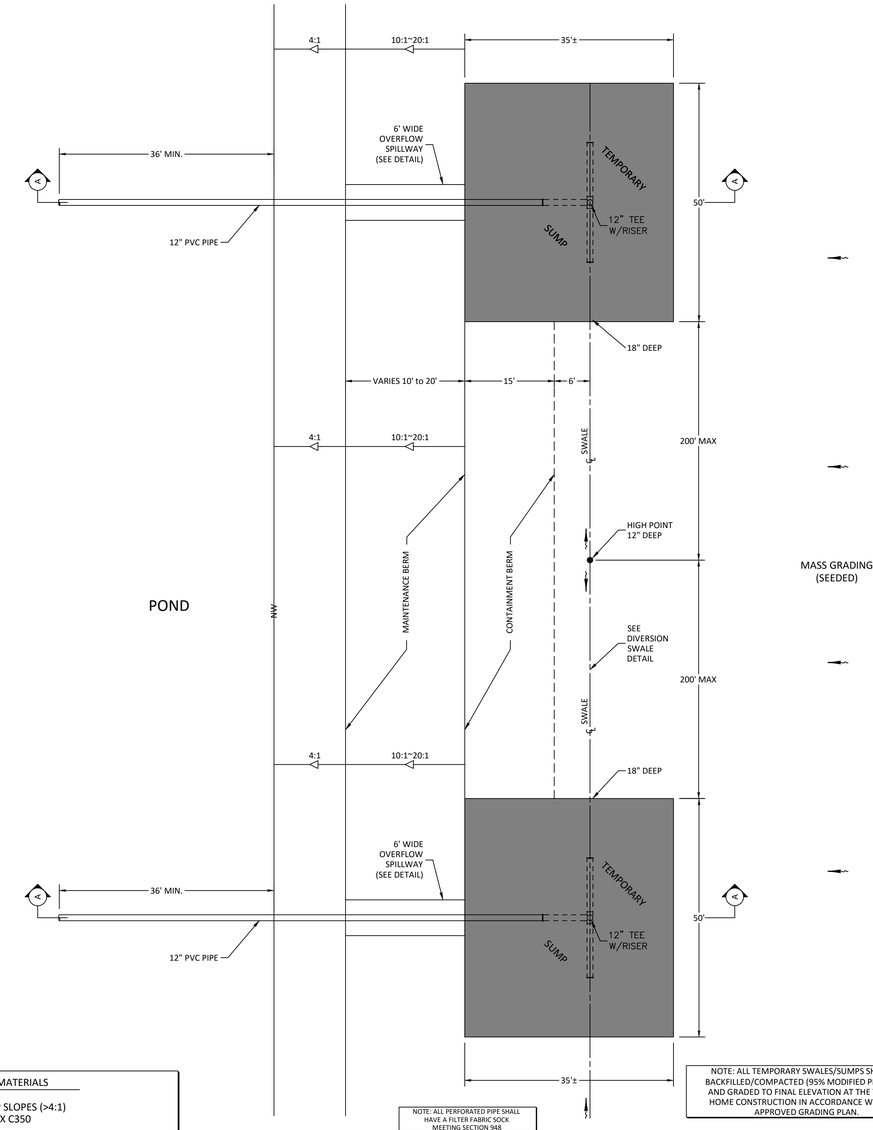
6' WIDE OVERFLOW SPILLWAY DETAIL THROUGH BERM
NOT TO SCALE

ACCEPTABLE EROSION CONTROL MATERIALS

FOR FLOW CHANNELS AND STEEP SLOPES (>4:1)
- NORTH AMERICAN GREEN VMAX C350
- ERO-GUARD EG-2 C
- NORTH AMERICAN GREEN VMAX SC250
- ERO-GUARD EG-2 S/C

FOR EMBANKMENT STABILIZATION (<4:1)
- NORTH AMERICAN GREEN BIONET SC150 BN
- NORTH AMERICAN GREEN SC150
- ERO-GUARD BG-2 SIC

NOTE: ALL MATERIAL SHALL AT A MINIMUM BE INSTALLED MANUFACTURER'S INSTALLATION INSTRUCTIONS/ SPECIFICATIONS/GUIDELINES



NOTE: ALL PERFORATED PIPE SHALL HAVE A FILTER FABRIC SOCK MEETING SECTION 948

NOTE: ALL TEMPORARY SWALES/SUMPS SHALL BE BACKFILLED/COMPACTED (95% MODIFIED PROCTOR) AND GRADED TO FINAL ELEVATION AT THE TIME OF HOME CONSTRUCTION IN ACCORDANCE WITH THE APPROVED GRADING PLAN.

TYPICAL TEMPORARY POND PROTECTION PLAN
(FOR LARGE AREAS OF MASS GRADING)
NOT TO SCALE

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MIRADA
PARCELS 16-22

MASS GRADING DETAILS

PREPARED FOR: CR PASCO DEVELOPMENT, LLC

DATE	DESCRIPTION

1	07/01/2016	REVIEW SUBMITTAL
	DATE	DESCRIPTION

PROJECT NO:	CRP CR 1004
FILE:	MG-DD
DESIGN BY:	BUDEN
DRAWN BY:	CBKALE

FLORIDA PROFESSIONAL ENGINEER

EDWIN J. ROGERS
DATE:
REGISTRATION NO. 50082

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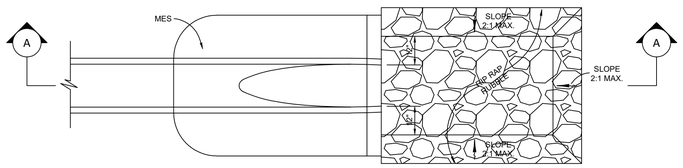
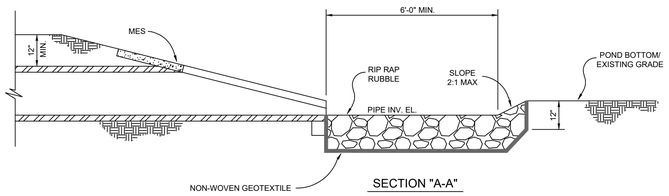
ADDITIONAL SUMP DETAILS



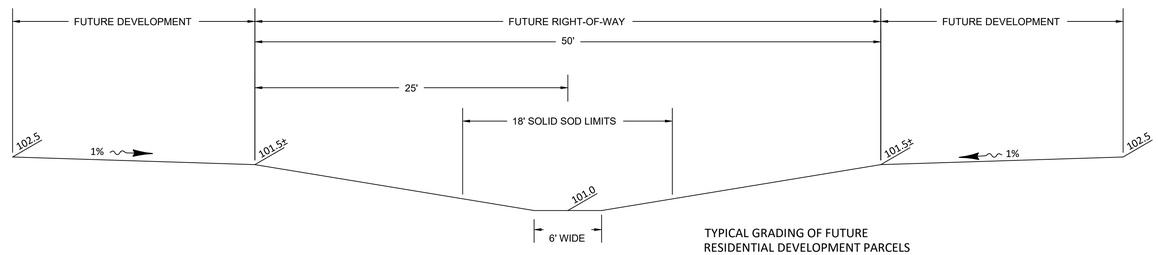
PLAN



SECTION "A-A"

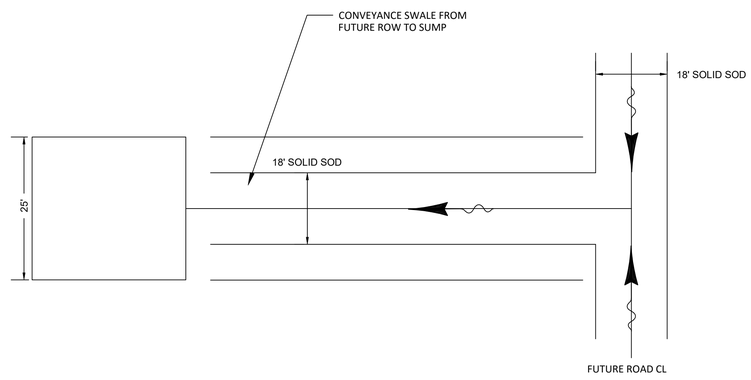
TYPICAL POND/OUTFALL SUMP DETAIL

SCALE: NTS



TYPICAL GRADING OF FUTURE
RESIDENTIAL DEVELOPMENT PARCELS
LONGITUDINAL SLOPE MIN 0.1%

ALL DISTURBED AREAS SHALL BE
SEED & MULCHED UPON COMPLETION
OF FINE GRADING.



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PARCELS 16-22

MASS GRADING DETAILS

PREPARED FOR: CR PASCO DEVELOPMENT, LLC

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PROJECT NO:	CRP CR 1004
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DESIGN BY:	BUDEN
DRAWN BY:	CBKALE

FLORIDA PROFESSIONAL ENGINEER

EDWIN J. ROGERS
DATE:
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C-310

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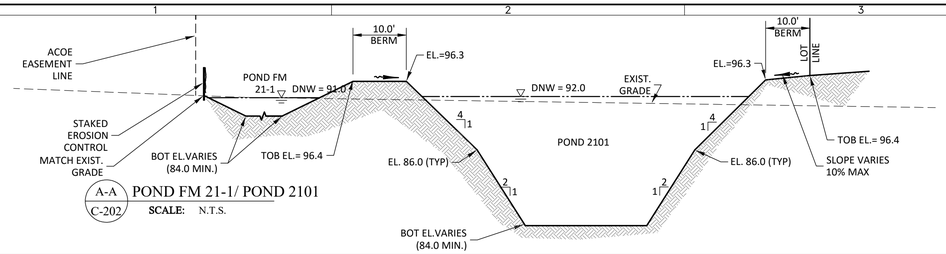
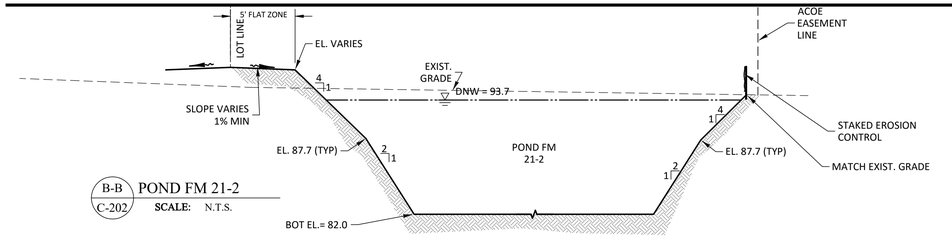
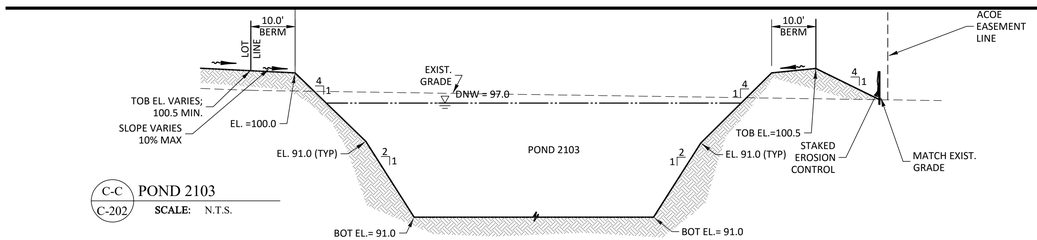


A-A POND FM 21-1/ POND 2101
C-202 SCALE: N.T.S.



B-B POND FM 21-2
C-202 SCALE: N.T.S.



C-C POND 2103
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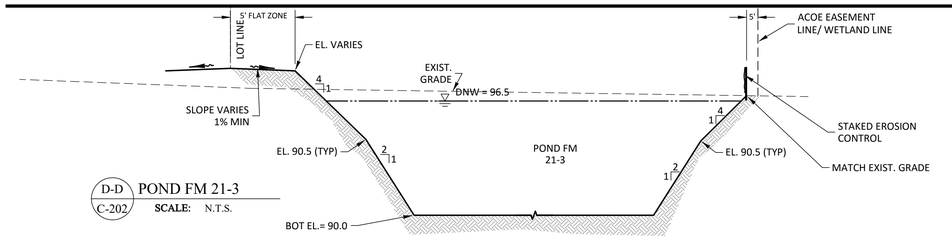
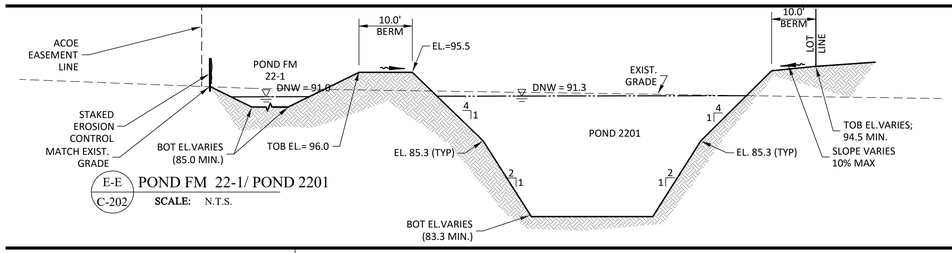


D-D POND FM 21-3
C-202 SCALE: N.T.S.



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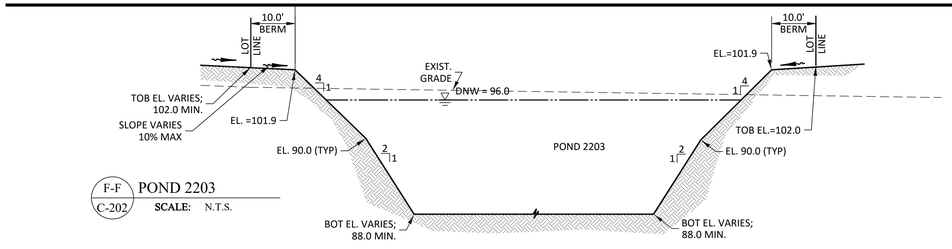

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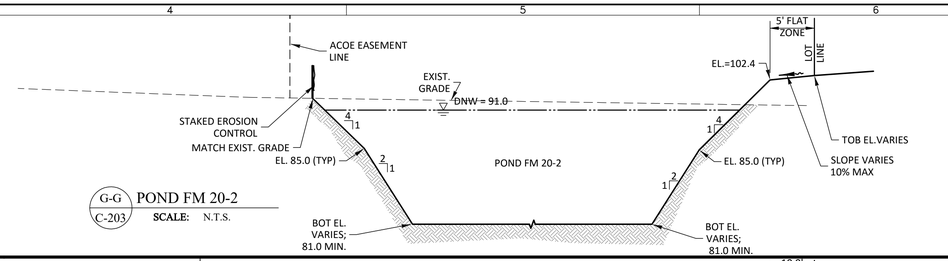

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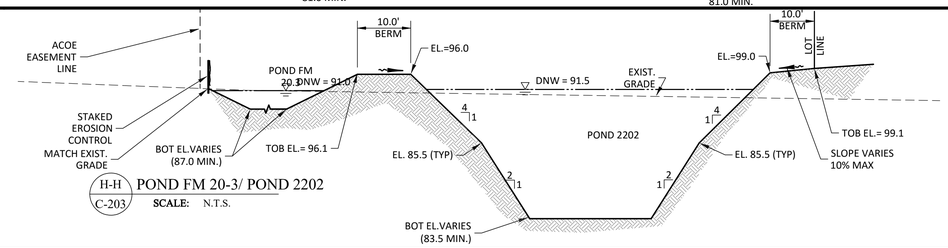

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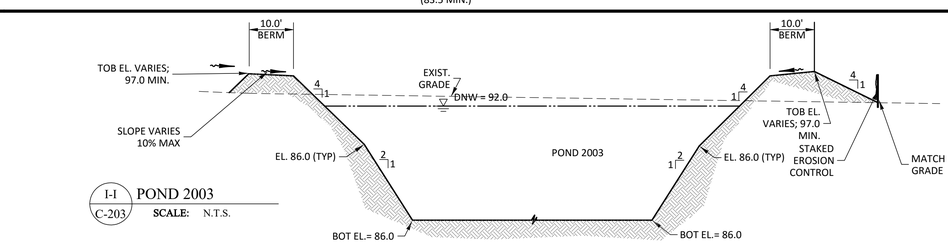

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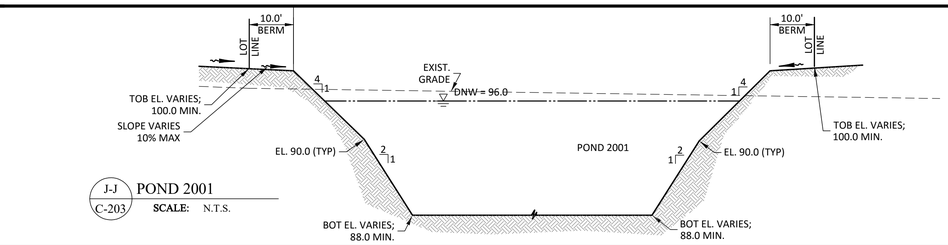

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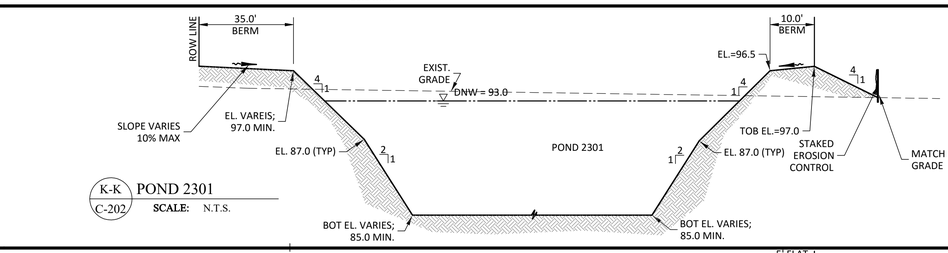

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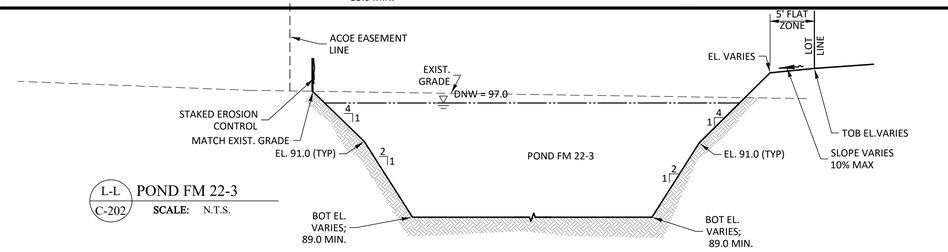

L-L POND FM 22-3
C-202 SCALE: N.T.S.

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MIRADA
PARCELS 16-22
FLOODPLAIN MITIGATION AND
POND SECTIONS

PREPARED FOR: CR PASCO DEVELOPMENT, LLC

DATE	DESCRIPTION

DATE	DESCRIPTION
00/00/0000	SWFWMD COMMENTS
07/01/2016	REVIEW SUBMITTAL

PROJECT NO:	CRP CR 1004
FILE:	SEC
DESIGN BY:	BUDEN
DRAWN BY:	CBKALE

FLORIDA PROFESSIONAL ENGINEER

EDWIN J. ROGERS
DATE:
REGISTRATION NO. 50082

C-315

R:\MIRADA\PARCEL 16-22 PDP-PARCEL 16-22 MASS GRADING\ENGINEERING\SEC.DWG -C-315 2016/07/06 11:56 AM CATHERINE WIGGINS

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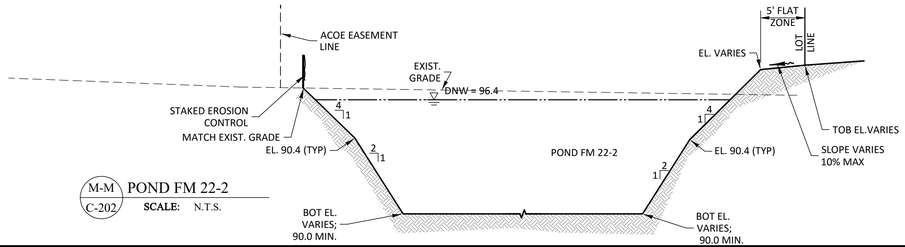

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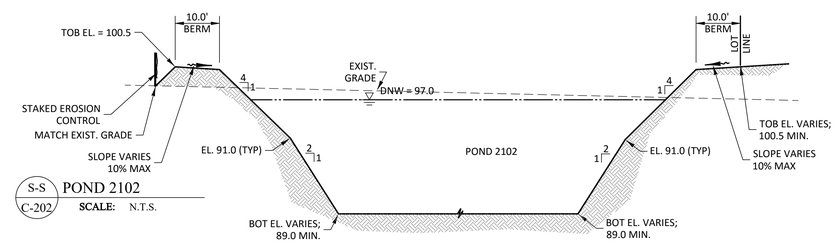

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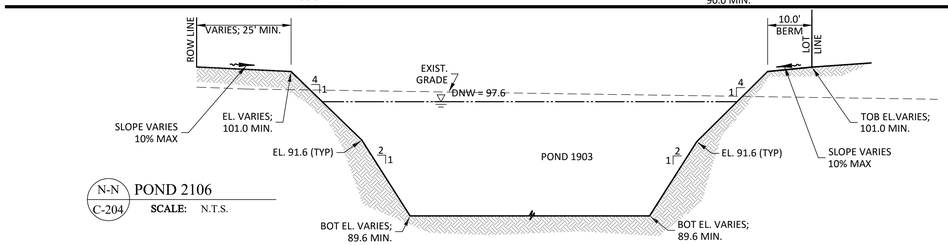

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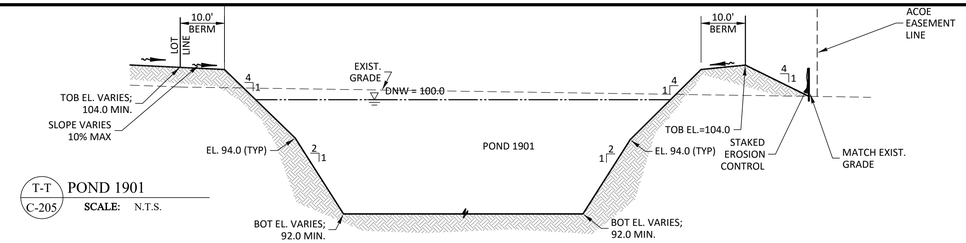

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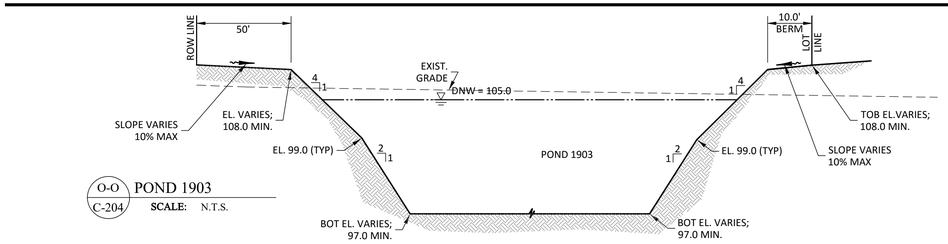

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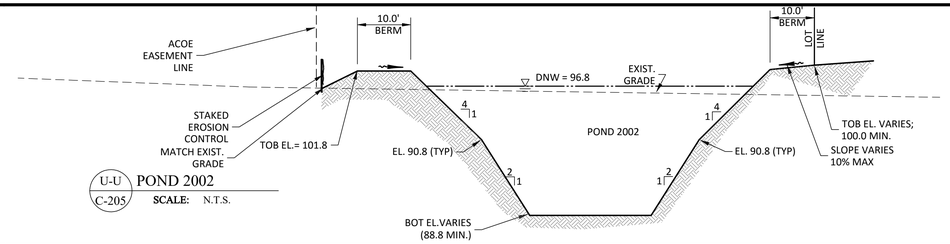

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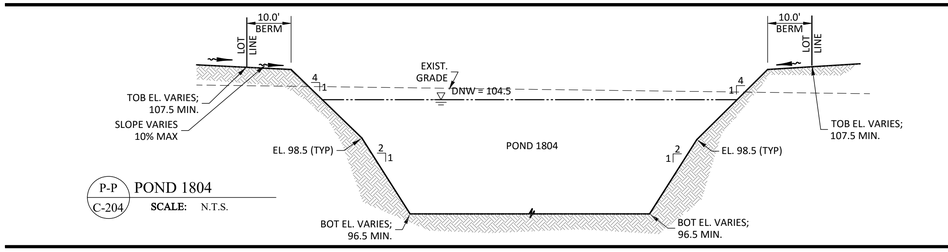

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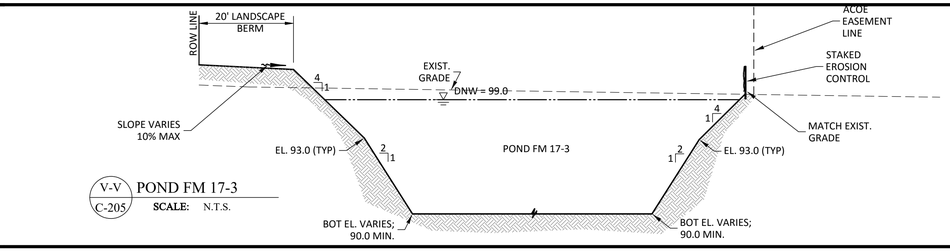

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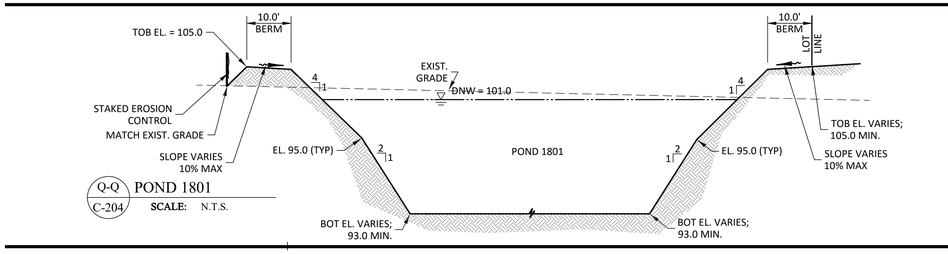

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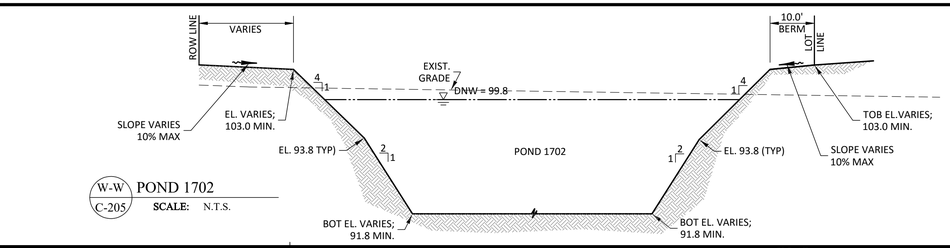

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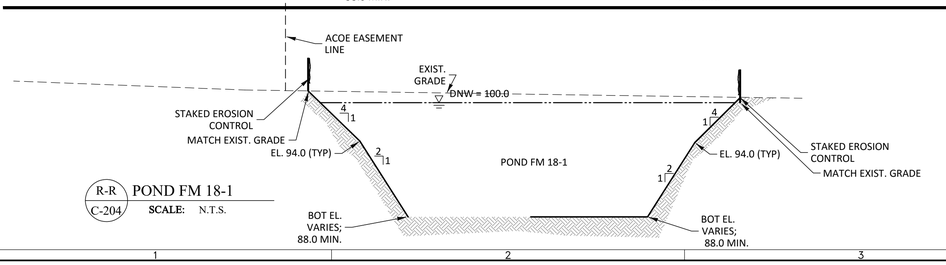

R-R POND FM 18-1
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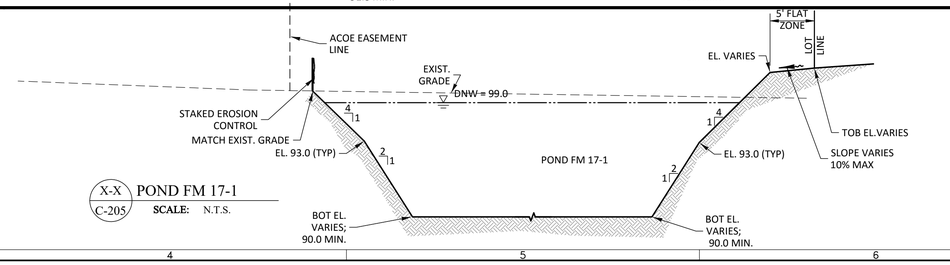

X-X POND FM 17-1
C-205 SCALE: N.T.S.

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MIRADA
PARCELS 16-22
FLOODPLAIN MITIGATION AND
POND SECTIONS
PREPARED FOR: CR PASCO DEVELOPMENT, LLC

DATE	DESCRIPTION

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00/00/0000	SWFWMD COMMENTS
07/01/2016	REVIEW SUBMITTAL

PROJECT NO:	CRP CR 1004
FILE:	SEC
DESIGN BY:	BUDEN
DRAWN BY:	CBKALE

FLORIDA PROFESSIONAL ENGINEER
EDWIN J. ROGERS
DATE:
REGISTRATION NO. 50082

C-316

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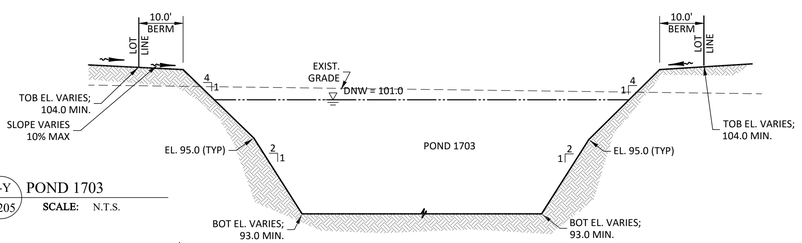

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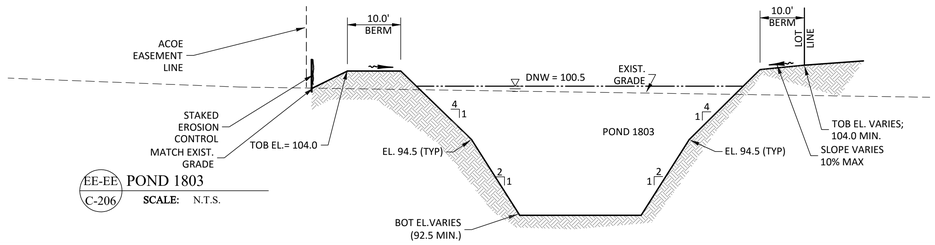

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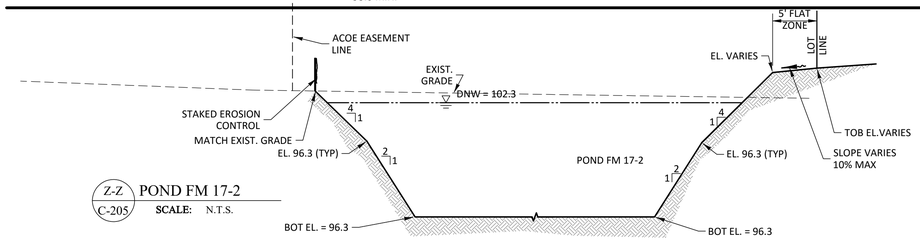

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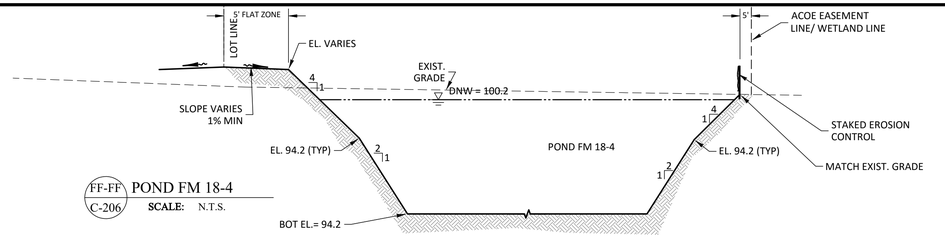

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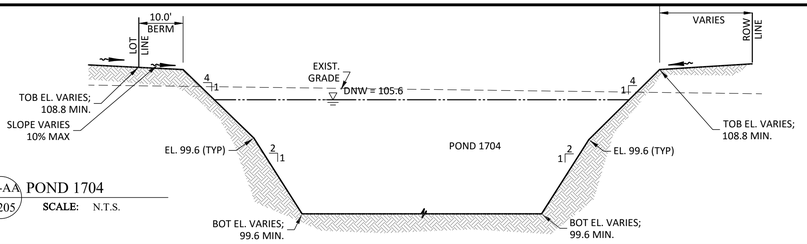

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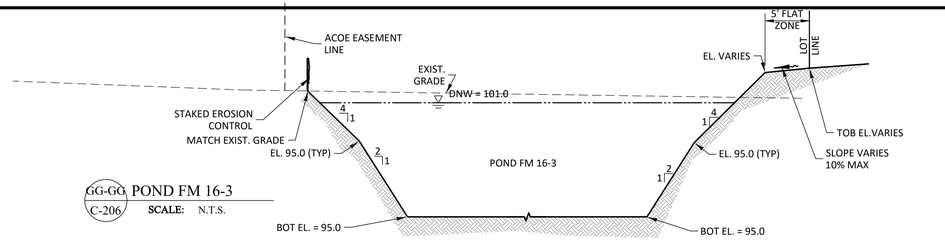

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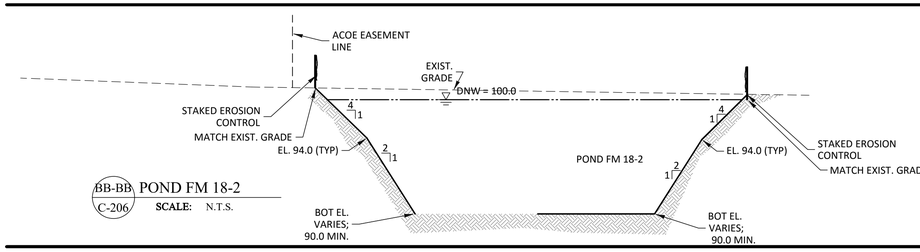

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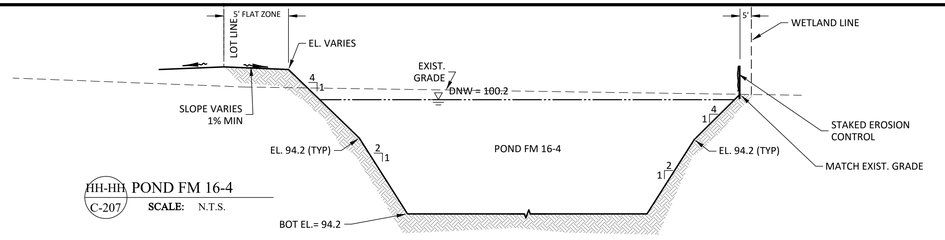

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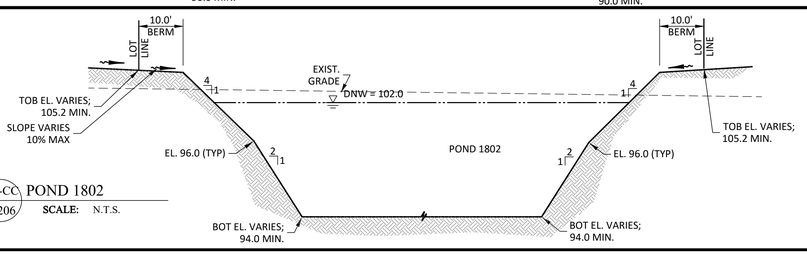

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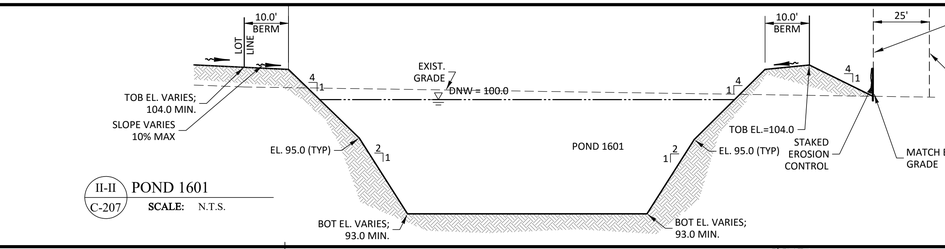

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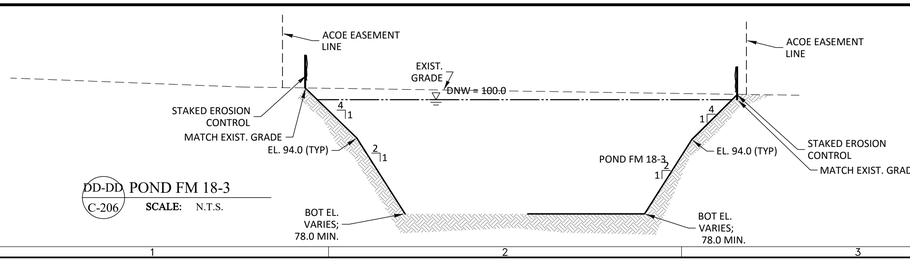

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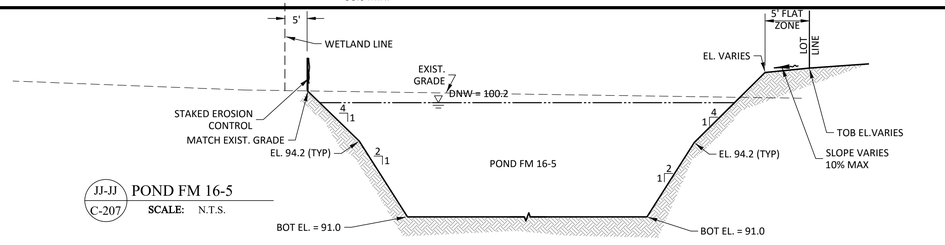

JJ-JJ / C-207 POND FM 16-5
SCALE: N.T.S.

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MIRADA
PARCELS 16-22
FLOODPLAIN MITIGATION AND POND SECTIONS

PREPARED FOR: CR PASCO DEVELOPMENT, LLC

DATE	DESCRIPTION
00/00/0000	SWFWMD COMMENTS
07/01/2016	REVIEW SUBMITTAL

PROJECT NO:	CRP CR 1004
FILE:	SEC
DESIGN BY:	BUDEN
DRAWN BY:	CBKALE

FLORIDA PROFESSIONAL ENGINEER

EDWIN J. ROGERS
DATE: _____
REGISTRATION NO. 50082

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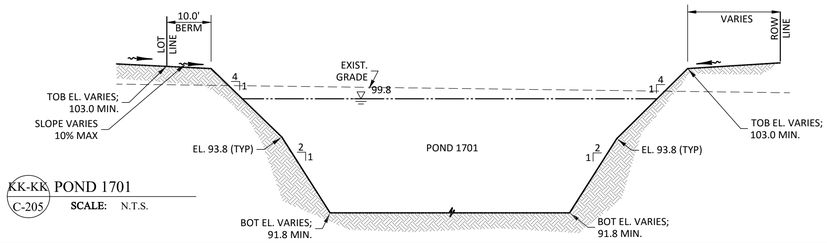

KK-KK POND 1701
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STORM WATER POLLUTION PREVENTION PLAN

CONTAINED ON THESE PLANS AND WITHIN THE FOLLOWING NOTES IS A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) WHICH HAS BEEN DEVELOPED BY HEIDT DESIGN, LLC IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION'S (FDEP) "NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM" (NPDES) GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES.

THE FOLLOWING ENTITIES ARE IDENTIFIED AS TEAM MEMBERS OF "SWPP": HEIDT DESIGN, LLC, THE DEVELOPER AS IDENTIFIED IN THE TITLE BOX OF THESE PLANS, AND THE SITE CONTRACTOR AND HIS SUB-CONTRACTORS. EACH TEAM MEMBER HAS SPECIFIC RESPONSIBILITIES AND OBLIGATIONS. IN GENERAL, ALL TEAM MEMBERS, WITH REGARD TO THEIR INVOLVEMENT AND RESPONSIBILITIES ON THE PROJECT, ARE TO IMPLEMENT ALL NECESSARY STORM WATER MANAGEMENT CONTROLS TO ASSURE COMPLIANCE WITH THE NPDES GENERIC PERMIT FOR STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITIES, THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT PERMIT, THE APPLICABLE LOCAL GOVERNING AGENCY (I.E. PASCO COUNTY) AND THE GUIDELINES LISTED IN THE SWPP. THE DUTIES AND RESPONSIBILITIES OF THE TEAM MEMBERS AS THEY PERTAIN TO THE SWPP ARE AS FOLLOWS:

HEIDT DESIGN, LLC:

A. DEVELOP SWPP INCLUDING, BUT NOT LIMITED TO, RETENTION/DETENTION PONDS, CONTROL STRUCTURES, EROSION CONTROL METHODS AND LOCATIONS AND STABILIZATION CRITERIA. THIS DESIGN IS INCLUDED WITHIN THESE CONSTRUCTION PLANS AND THE FOLLOWING NOTES AND INSTRUCTIONS.

B. SUBMIT AND OBTAIN THE NECESSARY DESIGN RELATED STORM WATER PERMITS FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT AND OTHER APPLICABLE GOVERNMENTAL BODIES.

C. UPON NOTIFICATION BY THE DEVELOPER OF HIS INTENT TO COMMENCE CONSTRUCTION, SUBMIT A NOTICE OF INTENT TO THE FDEP ON BEHALF OF THE DEVELOPER AND COPY THE CONTRACTOR INCLUDING SWPP CERTIFICATION AND COPY OF THE PERMIT.

D. SUBMIT TO SWFWMD AND THE OPERATOR OF THE MUNICIPAL SEPARATE STORM WATER SYSTEM, IF APPLICABLE, A LETTER OF CONSTRUCTION COMMENCEMENT.

E. COMPLETE AND SUBMIT A NOTICE OF TERMINATION AND CERTIFICATION FOR DEVELOPER. THE NOT'S SHALL BE SUBMITTED NO MORE THAN 30 DAYS AFTER;

1. COMPLETION OF THE PROJECT AND FINAL STABILIZATION OF THE SITE OR
2. WHEN RESPONSIBILITY FOR THE SITE HAS ENDED. FINAL STABILIZATION AS DEFINED BY EPA IS WHEN ALL SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND A UNIFORM (E.G. EVENLY DISTRIBUTED, WITHOUT LARGE BARE AREAS) PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% OF THE NATIVE BACKGROUND VEGETATIVE COVER FOR THE AREA HAS BEEN ESTABLISHED ON ALL UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES. AS AN ALTERNATIVE, EQUIVALENT PERMANENT STABILIZATION MEASURES (SUCH AS RIPRAP, GABIONS, OR GEOTEXTILES) MAY BE EMPLOYED. THE CLIENT SHALL NOTIFY HEIDT DESIGN, LLC WHEN ONE OF THESE CRITERIA HAS BEEN MET.

CONTRACTOR:

A. SIGN AND RETURN TO HEIDT A CONTRACTORS CERTIFICATION FORM CERTIFYING YOUR UNDERSTANDING OF AND WILLINGNESS TO COMPLY WITH THE STORM WATER POLLUTION PREVENTION PLAN NO LATER THAN 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION. ALSO, EACH SUBCONTRACTOR AFFECTED BY THE SWPP MUST CERTIFY TO THE CONTRACTOR THAT THEY UNDERSTAND AND SHALL COMPLY WITH THE NPDES PERMIT AND SWPP. A RECORD OF THESE CERTIFICATIONS SHALL BE MAINTAINED BY THE CONTRACTOR ON SITE.

B. DURING CONSTRUCTION, ASSURE COMPLIANCE WITH THE DESIGNED STORM WATER POLLUTION PREVENTION PLANS PREPARED BY HEIDT DESIGN, LLC AND THE NPDES GENERIC PERMIT FOR STORM WATER DISCHARGES FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES.

C. MAINTAIN A COPY OF THE CONSTRUCTION PLANS, WHICH INCLUDE THE STORM WATER POLLUTION PREVENTION PLAN, THE NOI, AND ALL INSPECTION REPORTS AND CERTIFICATIONS ON SITE.

D. UNDERTAKE ALL REASONABLE BEST MANAGEMENT PRACTICES (BMP'S) TO ASSURE THAT SILTED OR OTHERWISE POLLUTED STORM WATER IS NOT ALLOWED TO DISCHARGE FROM THE SITE DURING ALL PHASES OF CONSTRUCTION. STABILIZATION BMP'S THAT MAY BE USED INCLUDE:

TEMPORARY OR PERMANENT SEEDING, MULCHING, GEOTEXTILES, SODDING, VEGETATIVE BUFFER STRIPS, PROTECTION OF TREES AND PRESERVATION OF MATURE VEGETATION. STRUCTURAL EROSION AND SEDIMENT CONTROL BMP'S THAT MAY BE USED INCLUDE: STRAW BALE DIKES, SILT FENCES, EARTH DIKES, BRUSH BARRIERS, DRAINAGE SWALES, CHECK DAMS, SUBSURFACE DRAIN, PIPE SLOPE DRAIN, LEVEL SPREADERS, STORM DRAIN INLET PROTECTION, OUTLET PROTECTION, SEDIMENT TRAPS, AND TEMPORARY SEDIMENT BASINS. DETENTION PONDS MAY ALSO BE USED AS TEMPORARY SEDIMENT BASINS. ADDITIONAL BMP'S THAT MAY NEED TO BE IMPLEMENTED INCLUDE: PROVIDING PROTECTED STORAGE AREAS FOR CHEMICALS, PAINTS, SOLVENTS, FERTILIZERS, AND OTHER POTENTIALLY TOXIC MATERIALS. PROVIDING WASTE RECEPTACLES AT CONVENIENT LOCATIONS AND PROVIDING REGULAR COLLECTION OF WASTES, INCLUDING BUILDING MATERIAL WASTES. MINIMIZING OFF-SITE TRACKING OF SEDIMENTS. MAKING ADEQUATE PREPARATIONS, INCLUDING TRAINING AND EQUIPMENT TO CONTAIN SPILLS OF OIL AND HAZARDOUS MATERIALS. COMPLYING WITH APPLICABLE STATE OR LOCAL WASTE DISPOSAL, SANITARY SEWER OR SEPTIC SYSTEM REGULATIONS AND THE USE OF APPROPRIATE POLLUTION PREVENTION MEASURES FOR ALLOWABLE NON-STORM WATER COMPONENTS OF DISCHARGE.

E. NOTIFY HEIDT DESIGN, LLC AND THE DEVELOPER IN WRITING OF ANY NON-STORM WATER POLLUTION SOURCES WHICH ARE BEING STORED, OR OTHERWISE USED DURING THE CONSTRUCTION OF THE PROJECT, I.E., FERTILIZERS, FUELS, PESTICIDES, OTHER CHEMICALS. THIS NOTIFICATION SHOULD BE ACCOMPANIED WITH THE CONTRACTOR'S DESIGN AND METHODS TO PREVENT POLLUTION RUN-OFF FROM THESE SOURCES.

F. DEVELOP A MAINTENANCE AND INSPECTION PLAN WHICH INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING:

THE SPECIFIC AREAS TO BE INSPECTED AND MAINTAINED THAT INCLUDES ALL THE DISTURBED AREAS AND MATERIAL STORAGE AREAS OF THE SITE.

1. THE EROSION AND SEDIMENT CONTROLS IDENTIFIED IN THE SWPPP TO BE MAINTAINED AND INSPECTED AND THOSE ADDITIONAL CONTROLS THAT THE CONTRACTOR DEEMS NECESSARY.
2. MAINTENANCE PROCEDURES.
3. THE PROCEDURE TO FOLLOW IF ADDITIONAL WORK IS REQUIRED OR WHOM TO CALL.
4. INSPECTIONS AND MAINTENANCE FORMS.
5. THE PERSONNEL ASSIGNED TO EACH TASK.

THE FOLLOWING SHALL BE INSPECTED A MINIMUM OF ONCE A WEEK OR WITHIN 24 HOURS AFTER 0.50 INCHES OF RAINFALL:

- STABILIZATION MEASURES (ONCE A MONTH IF FULLY STABILIZED).
- STRUCTURAL CONTROLS.
- DISCHARGE POINTS.
- CONSTRUCTION ENTRANCES AND EXITS.
- AREAS USED FOR STORAGE OF EXPOSED MATERIALS.

AN INSPECTION FORM SHALL BE COMPLETED FOR EACH INSPECTION. ANY PERMIT VIOLATIONS SHOULD BE NOTED AND CORRECTIVE MEASURES SHALL BE TAKEN NO LATER THAN 7 DAYS AFTER THE INSPECTION OCCURRED. IF REVISIONS TO THE SWPP ARE NEEDED, A REPORT FORM FOR CHANGES IN THE SWPP SHALL BE COMPLETED AND A COPY SENT TO HEIDT DESIGN, LLC THE ORIGINAL SHALL BE KEPT ON-SITE AS DOCUMENTATION OF THE CHANGE. IF THE INSPECTION PASSES, A CERTIFICATION THAT THE FACILITY IS IN COMPLIANCE WITH THE SWPP AND THE NPDES PERMIT MUST BE SIGNED BY A DULY AUTHORIZED REPRESENTATIVE OF THE PRINCIPAL EXECUTIVE OFFICIAL OF THE OPERATOR OF THE SWPP WITH ONE OF THE FOLLOWING QUALIFICATIONS:

1. HAS SUCCESSFULLY COMPLETED THE FLORIDA STORMWATER, EROSION AND SEDIMENT CONTROL INSPECTOR TRAINING PROGRAM.
2. SUCCESSFULLY COMPLETED A SIMILAR TRAINING PROGRAM.
3. HAS ENOUGH PRACTICAL ON THE JOB TRAINING TO BE QUALIFIED TO PERFORM THE INSPECTIONS.
4. RETAIN INSPECTION REPORTS AND CERTIFICATIONS FOR AT LEAST THREE YEARS.

H. SITE STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICAL BUT IN NO CASE MORE THAN 7 DAYS, IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED.

I. RELEASES IN EXCESS OF REPORTABLE QUANTITIES.

1. THE DISCHARGE OF HAZARDOUS SUBSTANCES OR OIL IN THE STORMWATER DISCHARGE(S) FROM A FACILITY OR ACTIVITY SHALL BE PREVENTED OR MINIMIZED IN ACCORDANCE WITH THE APPLICABLE STORMWATER POLLUTION PREVENTION PLAN FOR THE FACILITY OR ACTIVITY. THIS PERMIT DOES NOT RELIEVE THE OPERATOR OF THE REPORTING REQUIREMENTS OF 40 CFR PART 117 AND 40 CFR PART 302. WHERE A RELEASE CONTAINING A HAZARDOUS SUBSTANCE IN AN AMOUNT EQUAL TO OR IN EXCESS OF A REPORTING QUANTITY ESTABLISHED UNDER EITHER 40 CFR 117 OR 40 CFR 302, OCCURS DURING A 24 HOUR PERIOD:
2. THE OPERATOR IS REQUIRED TO NOTIFY THE STATE WARNING POINT (800-210-0519 OR 850-413-9911) AS SOON AS HE OR SHE HAS KNOWLEDGE OF THE DISCHARGE;
   a. THE OPERATOR SHALL SUBMIT WITHIN 14 CALENDAR DAYS OF KNOWLEDGE OF THE RELEASE A WRITTEN DESCRIPTION OF: THE RELEASE (INCLUDING THE TYPE AND ESTIMATE OF THE AMOUNT OF MATERIAL RELEASED), THE DATE THAT SUCH RELEASE OCCURRED, THE CIRCUMSTANCES LEADING TO THE RELEASE, AND REMEDIAL STEPS TO BE TAKEN, TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, NPDES STORMWATER SECTION, MAIL STATION 2500, 2600 BLAIR STONE ROAD, TALLAHASSEE, FLORIDA 32399-2400; AND
   b. THE STORMWATER POLLUTION PREVENTION PLAN REQUIRED UNDER PART V OF THIS PERMIT MUST BE MODIFIED WITHIN 14 CALENDAR DAYS OF KNOWLEDGE OF THE RELEASE TO: PROVIDE A DESCRIPTION OF THE RELEASE, THE CIRCUMSTANCES LEADING TO THE RELEASE, AND THE DATE OF THE RELEASE. IN ADDITION, THE PLAN MUST BE REVIEWED TO IDENTIFY MEASURES TO PREVENT THE REOCCURRENCE OF SUCH RELEASES AND TO RESPOND TO SUCH RELEASES, AND THE PLAN MUST BE MODIFIED WHERE APPROPRIATE.
3. THIS PERMIT DOES NOT AUTHORIZE THE DISCHARGE OF HAZARDOUS SUBSTANCES OR OIL RESULTING FROM AN ON-SITE SPILL.

DEVELOPER:

1. NOTIFY HEIDT OF YOUR INTENT TO COMMENCE CONSTRUCTION. SIGN THE NOTICE OF INTENT FORM AS OPERATOR OF THE STORM WATER DISCHARGE FACILITY AND PERMITTEE AND RETURN TO HEIDT DESIGN, LLC.
2. SIGN A CERTIFICATION OF STORM WATER POLLUTION PREVENTION PLAN AND RETURN TO HEIDT DESIGN, LLC.
3. NOTIFY HEIDT WHEN IT IS TIME TO SUBMIT A NOTICE OF TERMINATION AS DEFINED UNDER PART E OF THE HEIDT DESIGN, LLC SECTION OF THE SWPP. SIGN AND RETURN TO HEIDT DESIGN, LLC FOR SUBMITTAL TO FDEP A NOTICE OF TERMINATION FORM AND CERTIFICATION.

PRE-DEVELOPED SITE INFORMATION:

TOTAL SITE ACREAGE: 49.23 AC. ±
LAND USE: UNDEVELOPED - AGRICULTURAL
VEGETATION: PRIMARILY BAHIA AND OTHER GRASS GROWN FOR SEED
RECEIVING WATERS OR MUNICIPAL SEPARATE STORM WATER SYSTEM: BAYOU BRANCH
2 YEAR/24 HOUR RAINFALL DEPTH: 5.0"
SOIL TYPES: SPARR, HEWNAN, AND BASSINGER FINE SANDS

PROJECT INFORMATION:

1. PROJECT TYPE - RESIDENTIAL/MASS GRADING
2. ANTICIPATED CONSTRUCTION SEQUENCE IS AS FOLLOWS:
   - COMPLETE EROSION CONTROL INSTALLATION
   - CLEARING AND GRUBBING
   - EARTHWORK ACTIVITIES
   - STORM WATER SYSTEM CONSTRUCTION
   - UTILITY CONSTRUCTION
   - BASE AND PAVEMENT CONSTRUCTION
   - FINAL STABILIZATION

   THE BMP'S LISTED IN PART D OF THE CONTRACTOR DECTION OF THE SWPP SHALL BE CONSIDERED DURING ALL PHASES OF CONSTRUCTION.
3. ANTICIPATED START DATE: XX/XX/2016
4. ANTICIPATED COMPLETION DATE: XX/XX/2016
5. TOTAL ACRES DISTURBED: 37.6 AC.
6. PRE-DEVELOPED "C" FACTOR: 0.20
7. POST-DEVELOPED "C" FACTOR: 0.25
8. THE STORM WATER MANAGEMENT SYSTEM, UPON COMPLETION OF CONSTRUCTION AND APPROPRIATE CERTIFICATION AND AS-BUILT SUBMITTALS WILL BE OPERATED AND MAINTAINED BY MIRADA CDD.
9. THE POTENTIAL SOURCE OF POLLUTION FROM THIS PROJECT IS ON-SITE DEVELOPMENT AND CONSTRUCTION ACTIVITY.

OWNER'S INSTRUCTIONS FOR MAINTENANCE AND INSPECTION OF STORMWATER FILTER FACILITIES

IT IS MIRADA CDD'S RESPONSIBILITY TO INSPECT AND MAINTAIN THE WATER DRAINAGE SYSTEMS ON A ROUTINE BASIS TO ENSURE THAT THEY ARE FUNCTIONING PROPERLY. INSPECTIONS CAN BE ON AN ANNUAL OR SEMI-ANNUAL BASIS, BUT SHOULD ALWAYS BE CONDUCTED FOLLOWING MAJOR STORMS. SYSTEMS THAT INCORPORATE INFILTRATION ARE MOST CRITICAL SINCE POOR MAINTENANCE PRACTICES CAN SOON RENDER THEM INEFFICIENT. VISUAL INSPECTIONS OF SAND FILTERS, CONTROL STRUCTURES, AND OUTFALL PIPES ARE HIGHLY RECOMMENDED. IT SHOULD BE STRESSED THAT GOOD RECORDS SHOULD BE KEPT ON ALL MAINTENANCE OPERATIONS TO HELP PLAN FUTURE WORK AND IDENTIFY FACILITIES REQUIRING ATTENTION.

SAND FILTER SURFACES ARE SOMETIMES SCARIFIED OR BREAK UP SILT DEPOSITS AND RESTORE POROSITY. THIS SHOULD BE ACCOMPLISHED AFTER ALL SEDIMENT HAS BEEN REMOVED FROM THE SURFACE. AFTER REMOVING LARGE DEBRIS (CUPS, PAPER, WOOD, ETC.) IT IS RECOMMENDED THAT RAKING THE TOP 3" WILL PROPERLY SCARIFY THE SURFACE OR IT MAY BE REQUIRED TO REPLACE THE SAND. ANOTHER TECHNIQUE REQUIRES REMOVING THE SAND FOR WASHING.

THE FILTER SYSTEM IS DESIGNED TO HAVE A WET-DRY CYCLE TO INHIBIT ALGAE OR BACTERIAL GROWTH. CLEANOUT FREQUENCY OF FILTER BEDS WILL DEPEND ON WHETHER THEY ARE VEGETATED OR NON-VEGETATED AND WILL BE A FUNCTION OF THEIR STORAGE CAPACITY, INFILTRATION CHARACTERISTICS, VOLUME OF INFLOW, AND SEDIMENT LOAD. FILTER BEDS SHOULD BE INSPECTED CLOSELY AT LEAST ONCE A YEAR.

PERFORATED UNDERDRAIN PIPES ARE LOCATED 2' BELOW THE SAND AND CLEANOUTS ARE LOCATED AT THE END OF THE SYSTEM. IN THE EVEN OF SEDIMENT BUILD-UP IN THE UNDERDRAIN PIPE, CLEANING CAN BE ACCOMPLISHED THROUGHT THE CLEANOUT WITH SEVERAL OF THE TECHNIQUES OUTLINED BELOW.

METHODS AND EQUIPMENT FOR CLEANOUT OF SYSTEMS VARIOUS TYPES OF EQUIPMENT ARE AVAILABLE COMMERCIALLY FOR MAINTENANCE OF DRAINAGE SYSTEMS. THE MOST FREQUENTLY USED EQUIPMENT AND TECHNIQUES ARE LISTED BELOW.

1. VACUUM PUMP:
   THIS DEVICE IS NORMALLY USED TO REMOVE SEDIMENT FROM SUMPS AND PIPES. THE EQUIPMENT FOR THIS SYSTEM IS GENERALLY MOUNTED ON A VEHICLE. IT REQUIRES A 200 - 300 GALLON (0.757 - 1.36M) HOLDING TANK AND A VACUUM PUMP THAT HAS A 10" (254MM) DIAMETER FLEXIBLE HOSE WITH A SERRATED METAL END FOR BREAKING UP CAKE SEDIMENT. A TWO-MAN CREW CAN CLEAN A CATCH BASIN IN 5 TO 10 MINUTES. THIS SYSTEM CAN REMOVE STONES, BRICKS, LEAVES, LITTER AND SEDIMENT DEPOSITS. NORMAL WORKING DEPTH IS 0' - 20' (0 TO 6M).
2. WATER JET SPRAY:
   THIS EQUIPMENT IS GENERALLY MOUNTED ON A SELF-CONTAINED VEHICLE WITH A HIGH PRESSURE PUMP AND A 200 - 300 GALLONS (0.760 TO 1.140M) WATER SUPPLY. A 3" (76MM) FLEXIBLE HOSE LINE WITH A METAL NOZZLE THAT DIRECTS JETS OF WATER AT A REVERSE ANGLE, WHICH PROPELS THE NOZZLE FORWARD WHILE BLASTING DEBRIS BACKWARDS TOWARD THE CATCH BASIN. AS THE HOSE LINE IS REELED IN, THE JETTING ACTION FORCES ALL DEBRIS TO THE CATCH BASIN WHERE IT IS REMOVED BY THE VACUUM PUMP EQUIPMENT. NORMAL LENGTH OF HOSE IS APPROXIMATELY 200' (61M). BECAUSE OF THE ENERGY SUPPLIED BY THE WATER JET, IT SHOULD NOT BE USED TO CLEAN ERODIBLE TRENCH WALLS.

POND/LAKE EXCAVATION NOTE:

NO EXCAVATION SHALL EXTEND BELOW THE PERMITTED DESIGN DEPTHS/ELEVATIONS SHOWN ON THE DRAWINGS, UNLESS ADDITIONAL TESTING SUPPORTS OTHERWISE AND THE ENGINEER OF RECORD HAS RECEIVED VERBAL AND/OR WRITTEN PERMISSION FROM THE WATER MANAGEMENT DISTRICT. NO LOWER SEMI-CONFINING UNIT CLAYEY SOIL MATERIAL AND/OR NO LIMESTONE MATERIALS SHALL BE EXCAVATED, REGARDLESS IF THESE MATERIALS ARE ENCOUNTERED WITHIN THE PERMITTED EXCAVATION DEPTHS/ELEVATIONS. IF ANY LOWER SEMI-CONFINING UNIT CLAYEY SOIL MATERIALS OR LIMESTONE MATERIALS ARE ENCOUNTERED ABOVE THE PERMITTED DEPTHS/ELEVATIONS, THEN EXCAVATION OPERATIONS SHALL CEASE IN THE GENERAL AREA AND THE ENGINEER OF RECORD SHALL BE NOTIFIED IMMEDIATELY.

WETLAND NOTES:

THE JURISDICTIONAL WETLAND LINE AND THE UPLAND BUFFER SHALL BE CLEARLY FIELD DEMARCATED PRIOR TO ANY CONSTRUCTION ACTIVITIES.

NO CONSTRUCTION ACTIVITIES INCLUDING: CLEARING, GRADING, GRUBBING SHALL OCCUR WITHIN THE WETLAND UPLAND BUFFER AS DEPICTED ON THE APPROVED PROJECT MASS GRADING PLANS.

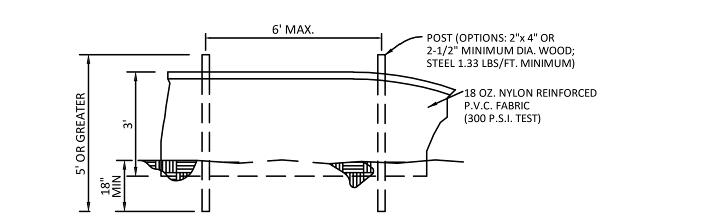
THERE ARE NO WETLAND IMPACTS PROPOSED AND THEREFORE, NO MITIGATION REQUIRED.

"CONSERVATION AREA" DESIGNATION IS GIVEN TO ALL PROTECTED WETLANDS PER PASCO COUNTY REQUIREMENTS. THEY ARE NOT DESIGNATED AS "CONSERVATION EASEMENTS" FOR SWFWMD COMPENSATION.

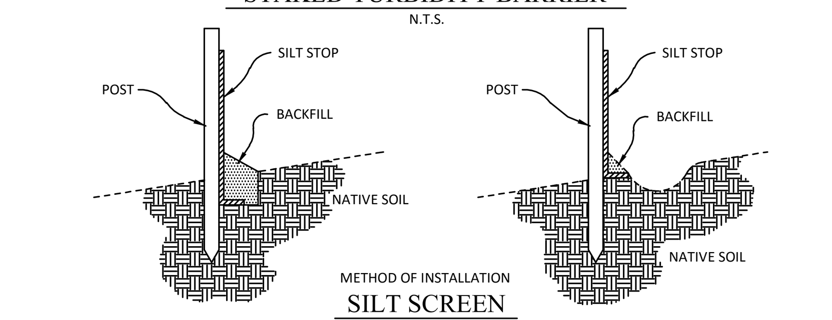
WETLAND LINES PERMITTED UNDER ERP NO. XXXXXXXX

GENERAL EROSION AND TURBIDITY CONTROL NOTES

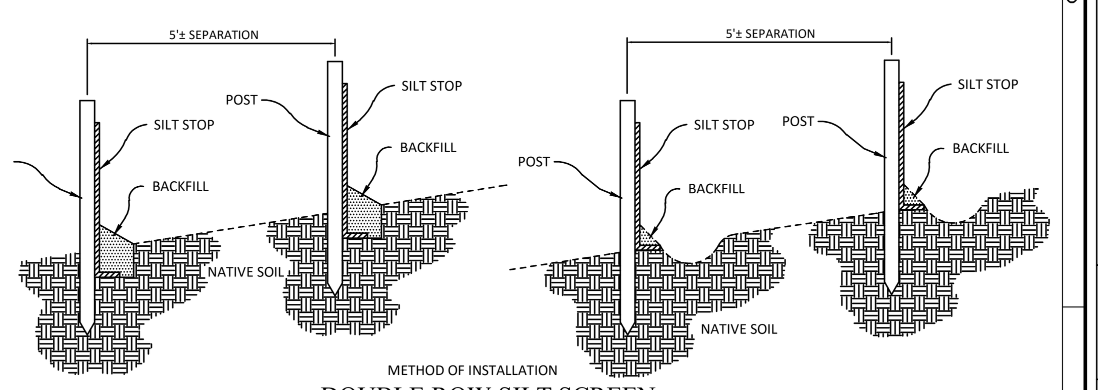
1. THE SOIL EROSION AND SEDIMENT CONTROL DEVISES SHALL BE INSTALLED PRIOR TO CONSTRUCTION, MAINTAINED THROUGHOUT CONSTRUCTION AND UNTIL THE SITE IS PERMANENTLY STABILIZED.
2. ANY OFF SITE DISTURBANCE SHALL BE RESTORED TO THE PRE OR BETTER CONDITION.
3. THE SITE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF ALL EROSION AND TURBIDITY CONTROLS AND THE QUALITY AND QUANTITY OF OFFSITE OR WETLAND DISCHARGES.
4. PRIOR TO CONSTRUCTION, THE SITE SUBCONTRACTOR IS RESPONSIBLE FOR HAVING HIS DEWATERING PLAN AND TURBIDITY CONTROL PLAN APPROVED BY THE APPLICABLE REVIEWING AGENCIES. REFER TO THE PROJECT'S PERMIT APPROVALS AND PERMIT CONDITIONS FOR AGENCIES REQUIRING SUCH REVIEW AND APPROVAL. QUESTIONS CONCERNING APPROPRIATE TECHNIQUES SHOULD BE ADDRESSED TO THOSE AGENCIES AND/OR DISCUSSED WITH THE PROJECT ENGINEER AND OWNER.
5. THE APPROPRIATE TURBIDITY AND EROSION CONTROL METHODOLOGIES SELECTED BY THE SITE SUBCONTRACTOR FOR THIS PROJECT SHOULD BE MADE FOLLOWING ASSESSMENT OF THE PLANS AND PROJECT SITE SPECIFIC FACTORS AND AFTER CONSULTATIONS AS NEEDED WITH THE PROJECT ENGINEER AND APPROPRIATE AGENCIES. THE SITE SUBCONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING ANY AND ALL NECESSARY PERMITS FOR SUCH ACTIVITY; SEVERAL FACTORS TO CONSIDER ARE LISTED BELOW:
   A. CLAY CONTENT IN EXCAVATED MATERIALS AND/OR PERMEABILITIES RATES
   B. DEPTH OF CUT IN PONDS, TRENCHES, OR UTILITY LINES
   C. AMBIENT GROUND WATER LEVELS
   D. ACTUAL RAINFALL AMOUNTS AND TIME OF YEAR RELATIVE TO NORMAL RAINY SEASON
   E. PROXIMITY TO WETLANDS, WATER BODIES OR OFFSITE PROPERTIES
   F. 'CLASS' DESIGNATION OF RECEIVING WATER BODIES (I.E., OUTSTANDING FLORIDA WATERS, SHELLFISH HARVESTING AREAS, ETC.)
   G. DENSITY, TYPE, AND PROXIMITY OF UPLAND VEGETATION TO BE RETAINED DURING CONSTRUCTION (FOR USE AS POSSIBLE FILTRATION AREAS)
   H. FILL HEIGHT RELATIVE TO NATURAL GRADE AND LENGTH AND STEEPNESS OF THE PROPOSED SLOPES
   I. EXISTING TOPOGRAPHY AND DIRECTIONS OF SURFACE FLOW
   J. TYPE OF EQUIPMENT USED
   K. PROJECT TYPE
   L. DURATION OF CONSTRUCTION ACTIVITIES
   M. SEPARATION DISTANCE OF ONSITE PONDS
   N. AMBIENT QUALITY OF SURFACE AND GROUNDWATER
   O. TEMPORARY STOCKPILE LOCATIONS AND HEIGHTS
6. AT THE ONSET OF CONSTRUCTION, THE SITE SUBCONTRACTOR, AS THE PARTY RESPONSIBLE FOR IMPLEMENTATION OF THE EROSION AND SEDIMENT CONTROL PLAN, SHALL ASSESS THE ABOVE DESCRIBED CONDITIONS AND FACTORS WITH RESPECT TO RELATIVE COST EFFECTIVENESS AND SELECT THE APPROPRIATE METHODS OF PROTECTION. A FAIRLY EXTENSIVE LIST OF TECHNIQUES ARE PRESENTED BELOW BUT IT MUST BE STRESSED THAT ANY OR ALL OF THE FOLLOWING MAY BE NECESSARY TO MAINTAIN WATER QUALITY AND QUANTITY STANDARDS. THE CONSTRUCTION SEQUENCING SHOULD BE THOUGHT OUT IN ADVANCE OF INITIATION TO PROVIDE ADEQUATE PROTECTION OF WATER QUALITY.
7. DISCHARGES WHICH EXCEED 29 N.T.U.'S OVER THE BACKGROUND LEVELS ARE IN VIOLATION OF STATE WATER QUALITY STANDARDS. DISCHARGES OF WATER QUANTITIES WHICH AFFECT OFFSITE PROPERTIES OR MAY DAMAGE WETLANDS ARE ALSO PROHIBITED BY REGULATING AGENCIES.
8. THE EROSION AND TURBIDITY CONTROL MEASURES SHOWN HEREON ARE THE MINIMUM REQUIRED FOR AGENCY APPROVAL. ADDITIONAL CONTROL AND MEASURES MAY BE REQUIRED DUE TO THE SITE SUBCONTRACTOR'S CONSTRUCTION SEQUENCE & UNFORESEEN WEATHER CONDITIONS. ANY ADDITIONAL MEASURES DEEMED NECESSARY BY THE SITE SUBCONTRACTOR SHALL BE INCLUDED IN THE LUMP SUM BID WITH NO EXTRAS FOR MATERIALS AND LABOR ALLOWED.
9. HAY BALES OR SILT SCREENS SHALL BE INSTALLED PRIOR TO LAND CLEARING TO PROTECT WATER QUALITY AND TO IDENTIFY AREAS TO BE PROTECTED FROM CLEARING ACTIVITIES AND MAINTAINED FOR THE DURATION OF THE PROJECT UNTIL ALL SOIL IS STABILIZED.
10. FLOATING TURBIDITY BARRIERS SHALL BE IN PLACE IN FLOWING SYSTEMS OR IN OPEN WATER LAKE EDGES PRIOR TO INITIATION OF EARTHWORK AND MAINTAINED FOR THE DURATION OF THE PROJECT UNTIL ALL SOIL IS STABILIZED.
11. NO CLAY MATERIAL SHALL BE LEFT EXPOSED IN ANY STORMWATER STORAGE FACILITY. IF CLAY OR SANDY-CLAYS ARE ENCOUNTERED DURING STORMWATER STORAGE EXCAVATION, THE SITE SUBCONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY BEFORE PROCEEDING WITH FURTHER EXCAVATION. IF THE ENGINEER OF RECORD HAS DETERMINED THAT SUCH SOILS ARE NON-CONFINING AND MUST BE EXCAVATED TO MEET PERMIT AND DESIGN CONDITIONS, EXCAVATION MAY PROCEED AFTER OBTAINING WRITTEN AUTHORIZATION FROM THE APPROPRIATE GOVERNING AGENCY. IF SAID SOILS ARE LEFT EXPOSED AT THE PERMITTED AND DESIGNED DEPTH, THE SITE SUBCONTRACTOR SHALL OVER-EXCAVATE THE POND'S BOTTOM AND SIDE SLOPES BY A MINIMUM OF TWELVE (12") INCHES AND BACKFILL WITH CLEAN SANDS TO HELP PREVENT SUSPENSION OF FINE PARTICLES IN THE WATER COLUMN.
12. THE INSTALLATION OF TEMPORARY EROSION CONTROL BARRIERS SHALL BE COORDINATED WITH THE CONSTRUCTION OF THE PERMANENT EROSION CONTROL FEATURES TO THE EXTENT NECESSARY TO ASSURE EFFECTIVE AND CONTINUOUS CONTROL OF EROSION AND WATER POLLUTION THROUGHOUT THE LIFE OF THE CONSTRUCTION PHASE.
13. THE TYPE OF EROSION CONTROL BARRIERS USED SHALL BE GOVERNED BY THE NATURE OF THE CONSTRUCTION OPERATION AND SOIL TYPE THAT WILL BE EXPOSED. SILTY AND CLAYEY MATERIAL MAY REQUIRE SOLID SEDIMENT BARRIERS TO PREVENT TURBID WATER DISCHARGE, WHILE SANDY MATERIAL MAY NEED ONLY SILT SCREENS OR HAY BALES TO PREVENT EROSION. FLOATING TURBIDITY CURTAINS SHOULD GENERALLY BE USED IN OPEN WATER SITUATIONS. DIVERSION DITCHES OR SWALES MAY BE REQUIRED TO PREVENT TURBID STORMWATER RUNOFF FROM BEING DISCHARGED TO WETLANDS OR OTHER WATER BODIES. IT MAY BE NECESSARY TO EMPLOY A COMBINATION OF BARRIERS, DITCHES, AND OTHER EROSION/TURBIDITY CONTROL MEASURES IF CONDITIONS WARRANT.
14. WHERE PUMPS ARE TO BE USED TO REMOVE TURBID WATERS FROM CONSTRUCTION AREAS, THE WATER SHALL BE TREATED PRIOR TO DISCHARGE TO THE WETLANDS. TREATMENT METHODS INCLUDE, FOR EXAMPLE, TURBID WATER BEING PUMPED INTO GRASSED SWALES OR APPROPRIATE UPLAND VEGETATED AREAS (OTHER THAN UPLAND PRESERVATION AREAS AND WETLAND BUFFERS), SEDIMENT BASINS, OR CONFINED BY AN APPROPRIATE ENCLOSURE SUCH AS TURBIDITY BARRIERS OR LOW BERMS, AND KEPT CONFINED UNTIL TURBIDITY LEVELS MEET STATE WATER QUALITY STANDARDS.
15. THE PERMITTEE 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 OPERATION, AND THE DURATION OF EXPOSED, UNCOMPLETED CONSTRUCTION TO THE ELEMENTS SHALL BE AS SHORT AS PRACTICABLE. CLEARING AND GRUBBING SHALL BE SO SCHEDULED AND PERFORMED SUCH THAT GRADING OPERATIONS CAN FOLLOW IMMEDIATELY THEREAFTER. GRADING OPERATIONS SHALL BE SO SCHEDULED AND PERFORMED THAT PERMANENT EROSION CONTROL FEATURES CAN FOLLOW IMMEDIATELY THEREAFTER IF CONDITIONS ON THE PROJECT PERMIT.
16. WATER DERIVED FROM VARIOUS DEWATERING METHODS SHOULD BE PASSED THROUGH SUFFICIENTLY WIDE AREAS OF EXISTING UPLAND VEGETATION TO FILTER OUT EXCESS TURBIDITY. IF THIS IS NOT SUFFICIENT, THE WATER SHALL BE RETAINED IN PREVIOUSLY CONSTRUCTED PERMANENT STORMWATER PONDS OR ELSE RETAINED IN TEMPORARY SEDIMENTATION BASINS UNTIL THE CLARITY IS SUITABLE TO ALLOW FOR ITS DISCHARGE. PLUGGING THE OUTFALLS FROM COMPLETED STORMWATER PONDS MAY BE NEEDED TO AVOID DISCHARGE. HOWEVER, SUCH SITUATIONS SHOULD BE MONITORED CLOSELY TO PRECLUDE BERM FAILURE IF WATER LEVELS RISE TOO HIGH.
17. WATER CAN BE TRANSPORTED AROUND THE SITE BY THE USE OF INTERNAL SWALES OR BY PUMPS AND PIPES.
18. SHEET FLOW OF NEWLY FILLED OR SCRAPED AREAS MAY BE CONTROLLED OR CONTAINED BY THE USE OF BRUSH BARRIERS, DIVERSION SWALES, INTERCEPTOR DITCHES OR LOW BERMS. FLOW SHOULD BE DIRECTED TOWARD AREAS WHERE SEDIMENTS CAN SUFFICIENTLY SETTLE OUT.
19. EXPOSED SOILS SHALL BE STABILIZED AS SOON AS POSSIBLE, ESPECIALLY SLOPES LEADING TO WETLANDS. STABILIZATION METHODS INCLUDE SOLID SOD, SEEDING AND MULCHING OR HYDROMULCHING TO PROVIDE A TEMPORARY OR PERMANENT GRASS COVER MULCH BLANKETS, FILTER FABRICS, ETC., CAN BE EMPLOYED TO PROVIDE VEGETATIVE COVER.
20. ENERGY DISSIPATERS (SUCH AS RIP RAP, A GRAVEL BED, HAY BALES, ETC.) SHALL BE INSTALLED AT THE DISCHARGE POINT OF PIPES OR SWALES IF SCOURING IS OBSERVED.
21. ATTEMPT TO INSTALL ROADWAY CURB AND GUTTERS AS SOON AS POSSIBLE TO REDUCE THE SURFACE AREA FOR EROSION TO OCCUR.
22. IMPLEMENT STORM DRAIN INLET PROTECTION (HAY BALES OR GRAVEL) TO LIMIT SEDIMENTATION WITHIN THE STORMWATER SYSTEM. PERFORM INSPECTIONS AND PERIODIC CLEANING OF SEDIMENTS WHICH WASH OUT INTO THE STREETS UNTIL ALL SOIL IS STABILIZED.
23. WATER DISCHARGE VELOCITIES FROM IMPOUNDED AREAS AND TEMPORARY SEDIMENTATION BASINS SHALL BE RESTRICTED TO AVOID SCOURING IN RECEIVING AREAS.
24. IF WATER CLARITY DOES NOT REDUCE TO STATE STANDARDS RAPIDLY ENOUGH IN HOLDING PONDS, IT MAY BE POSSIBLE TO USE CHEMICAL AGENTS SUCH AS ALUM TO FLOCCULATE OR COAGULATE THE SEDIMENT PARTICLES.
25. HAY BALES, SILT SCREENS, OR GRAVEL BEDS CAN BE ADDED AROUND THE PIPE OR SWALE DISCHARGE POINTS TO HELP CLARIFY DISCHARGES. SPREADER SWALES MAY HELP DISSIPATE CLOUDY WATER PRIOR TO CONTACT WITH WETLANDS.
26. ALL FUEL STORAGE AREAS OR OTHER HAZARDOUS STORAGE AREAS SHALL CONFORM TO ACCEPTED STATE OR FEDERAL CRITERIA FOR SUCH CONTAINMENT AREAS.
27. VEHICLE OR EQUIPMENT WASHDOWN AREAS WILL BE SUFFICIENTLY REMOVED FROM WETLANDS OR OFFSITE AREAS.
28. FUGITIVE DUST CONTROLS (PRIMARILY BY USING WATER SPRAY TRUCKS) SHALL BE EMPLOYED AS NEEDED TO CONTROL WINDBORN EMISSIONS.
29. IF THE ABOVE CONTROLS REMAIN INEFFECTIVE IN PRECLUDING RELEASE OF TURBID WATER, ESPECIALLY DURING POND OR UTILITY LINE DEWATERING, THEN THE CONTRACTOR MAY BE COMPELLED TO USE A VERTICAL DEWATERING SYSTEM SUCH AS WELL POINTS OR SOCK DRAINS TO WITHDRAW GROUNDWATER WHICH MAY ALREADY BE CLEAR ENOUGH TO ALLOW FOR DIRECT DISCHARGE TO WETLANDS.
30. ONGOING INSPECTIONS AND PERIODIC MAINTENANCE BY THE SITE SUBCONTRACTOR SHALL OCCUR THROUGHOUT CONSTRUCTION AS NECESSARY TO INSURE THE ABOVE METHODS ARE WORKING SUITABLY. THIS MAY BE NEEDED DAILY, IF CONDITIONS SO WARRANT. SITE SUBCONTRACTORS ARE ENCOURAGED TO OBTAIN AND THOROUGHLY REVIEW THE FLORIDA DEVELOPMENT MANUAL: A GUIDE TO SOUND LAND AND WATER MANAGEMENT, WHICH WAS DEVELOPED BY THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION IN 1988. THIS PROVIDES FAIRLY IN-DEPTH DISCUSSIONS OF RECOMMENDED TECHNIQUES AND ALSO PROVIDES SPECIFIC DESIGN AND TECHNICAL STANDARDS. A COPY OF THIS DOCUMENT IS AVAILABLE FOR REVIEW AT HEIDT DESIGN, LLC.
31. THE CONTRACTOR WILL PERFORM DAILY INSPECTIONS OF ALL ON-SITE WETLANDS WITHIN THE CONSTRUCTION AREA TO ENSURE THAT WATER LEVELS WITHIN THOSE WETLANDS ARE NOT EXCESSIVELY IMPOUNDED PRIOR TO THE TIME WHEN THE PERMITTED CONTROL STRUCTURE OR OUTFALL IS BUILT. WATER LEVELS SIGNIFICANTLY ABOVE NORMAL SHOULD BE CORRECTED AT A FREQUENCY THAT PREVENTS A CHANGE IN THE VEGETATIVE CHARACTER OR HEALTH OF ANY WETLANDS.
32. PRIOR TO COMMENCEMENT OF CLEARING & GRUBBING OR ANY SOIL DISTURBANCE, CONTRACTOR SHALL COORDINATE WITH HEIDT DESIGN TO SCHEDULE A PRE-CONSTRUCTION SOIL EROSION AND SEDIMENT CONTROL INSPECTION WITH THE PASCO COUNTY STORMWATER MANAGEMENT DIVISION.
33. THE REQUIREMENTS LISTED ABOVE SHALL BE CONSIDERED MINIMUM REQUIREMENTS AND THE CONTRACTOR SHALL USE WHATEVER METHODS HE DEEMS NECESSARY TO PREVENT TURBIDITY AND SILTATION AS MAY BE REQUIRED FOR THE PROJECT.



STAKED TURBIDITY BARRIER
N.T.S.



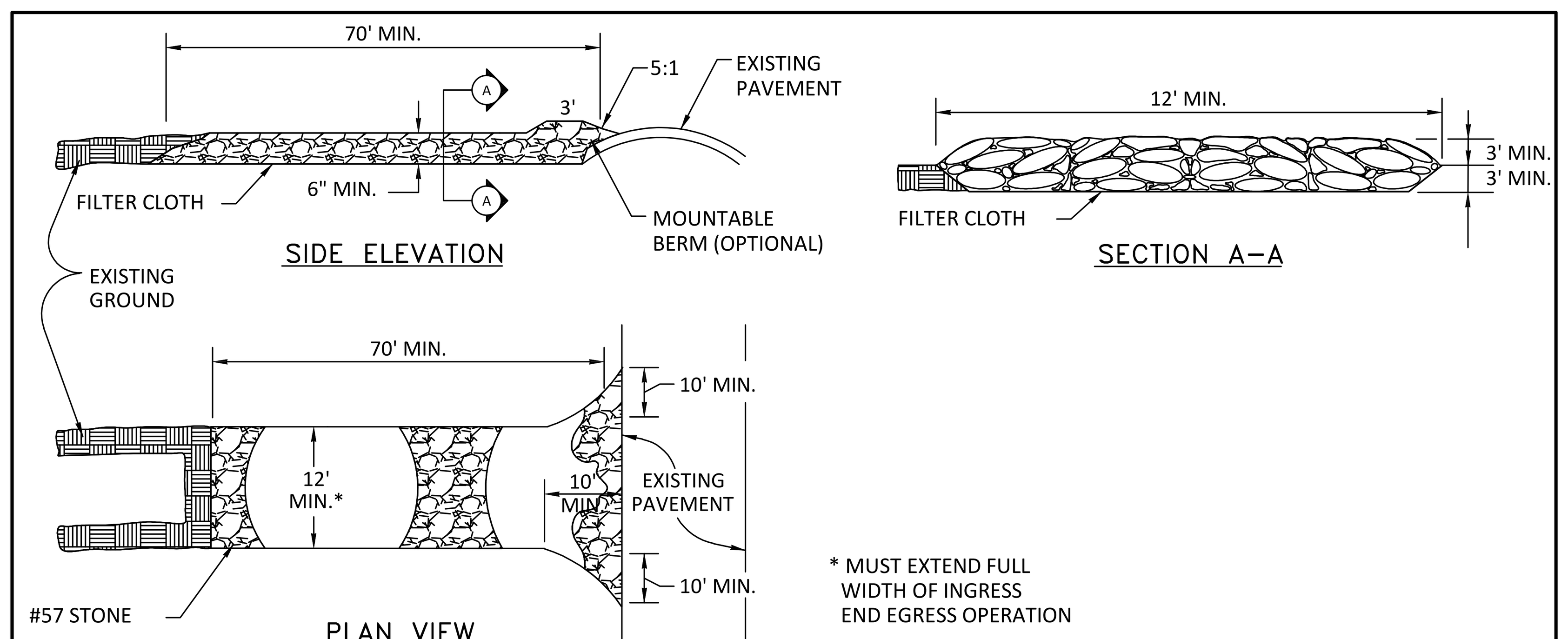
METHOD OF INSTALLATION
SILT SCREEN
N.T.S.



METHOD OF INSTALLATION
DOUBLE ROW SILT SCREEN
N.T.S.

EROSION CONTROL DETAILS

NOTE: THE EROSION BARRIERS, AS SHOWN, ARE NOT TO BE CONSTRUED TO MEAN THAT THEY ARE ALL THAT MAY BE REQUIRED. THE CONTRACTOR IS TO TAKE WHATEVER MEASURES NECESSARY TO CONTROL EROSION THROUGHOUT THE PROJECT.



SOIL TRACKING EROSION CONTROL
TYPICAL CONSTRUCTION ENTRANCE

NOT TO SCALE

ELEVATIONS BASED ON:
NORTH AMERICAN VERTICAL DATUM 1988
CONVERSION:
NAVD 88 TO NGVD 29 = +0.85

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Landscape Architecture Certificate of Authorization No. LC26000405
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MIRADA
PARCELS 16-22
CONSTRUCTION SURFACE WATER MANAGEMENT NOTES

PREPARED FOR: CR PASCO DEVELOPMENT, LLC

	DATE	DESCRIPTION
1	07/01/2016	REVIEW SUBMITTAL

PROJECT NO:	CRP CR 1004
FILE:	CSWMP
DESIGN BY:	BUDEN
DRAWN BY:	CBKALE

FLORIDA PROFESSIONAL ENGINEER

EDWIN J. ROGERS
DATE:
REGISTRATION NO. 50082

C-902

PARCELS 16-22

R:\MIRADA\PARCEL 16-22 PDP\PARCEL 16-22 MASS GRADING\ENGINEERING\CSWMP.DWG -C-902 2016/07/06 11:56 AM CATHERINE WIGGINS

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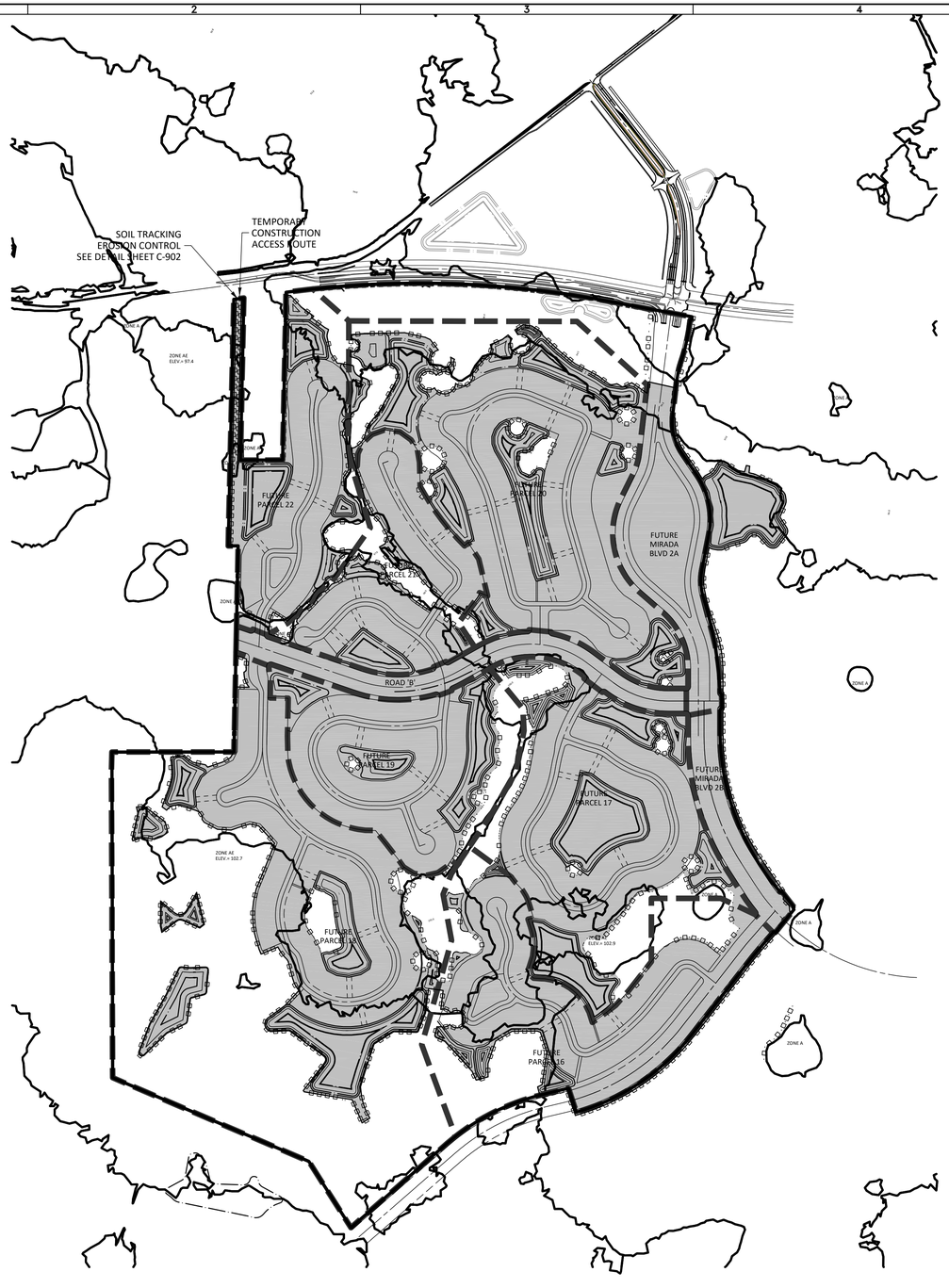

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GRAPHIC SCALE: 1" = 400'

ELEVATIONS BASED ON:
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LEGEND

- EXISTING WETLAND BOUNDARY
- WETLAND CONS. AREA SETBACK / LANDWARD EXTENT OF UPLAND BUFFER
- MASS GRADING PROJECT LIMITS
- PROPOSED POND LIMITS
- STAKED EROSION CONTROL REPRESENTS THE SWFWMD PROJECT LIMITS AND THE LIMITS OF CLEARING AND FILLING
- DISTURBED AREA

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MIRADA
PARCELS 16-22
CONSTRUCTION SURFACE WATER
MANAGEMENT PLAN

PREPARED FOR: CR PASCO DEVELOPMENT, LLC

DATE	DESCRIPTION

DATE	DESCRIPTION
1 07/01/2016	REVIEW SUBMITTAL

PROJECT NO:	CRP CR 1004
FILE:	CSWMP-2
DESIGN BY:	BUDEN
DRAWN BY:	CBKALE

FLORIDA PROFESSIONAL ENGINEER

EDWIN J. ROGERS
DATE:
REGISTRATION NO. 50082

C-903

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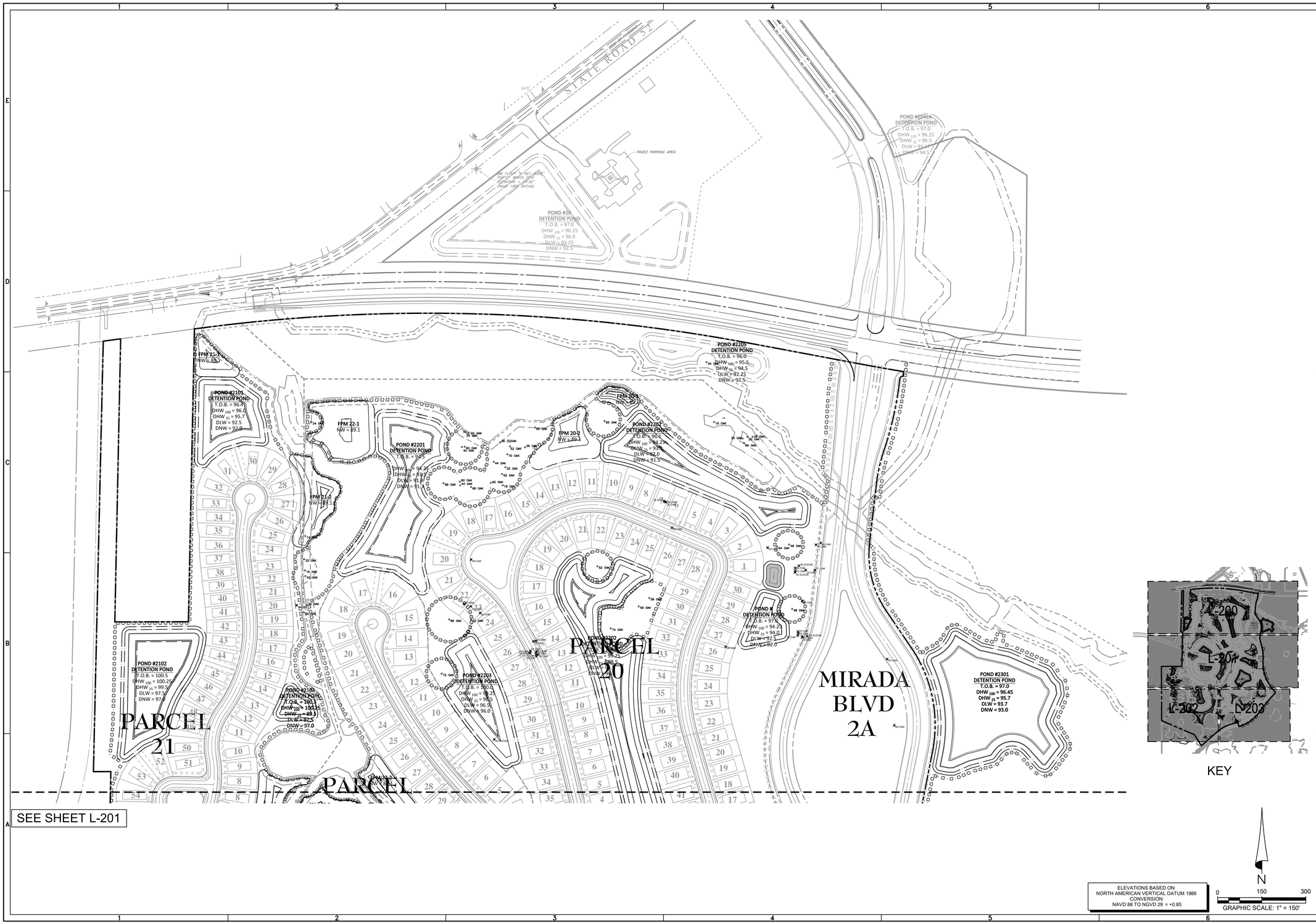

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MIRADA
PARCELS 16-22
LANDSCAPE - PDP
TREE REMOVAL PLAN

PREPARED FOR: CR PASCO DEVELOPMENT, LLC

DATE	DESCRIPTION

DATE	DESCRIPTION
07/01/2016	REVIEW SUBMITTAL
1	

PROJECT NO:	CRP CR 1004
FILE:	L-200
DESIGN BY:	NKS
DRAWN BY:	NKS

FLORIDA REGISTERED LANDSCAPE ARCHITECT

SCOTT E. ANDREASEN
DATE:
REGISTRATION NO. 0001658

L-200

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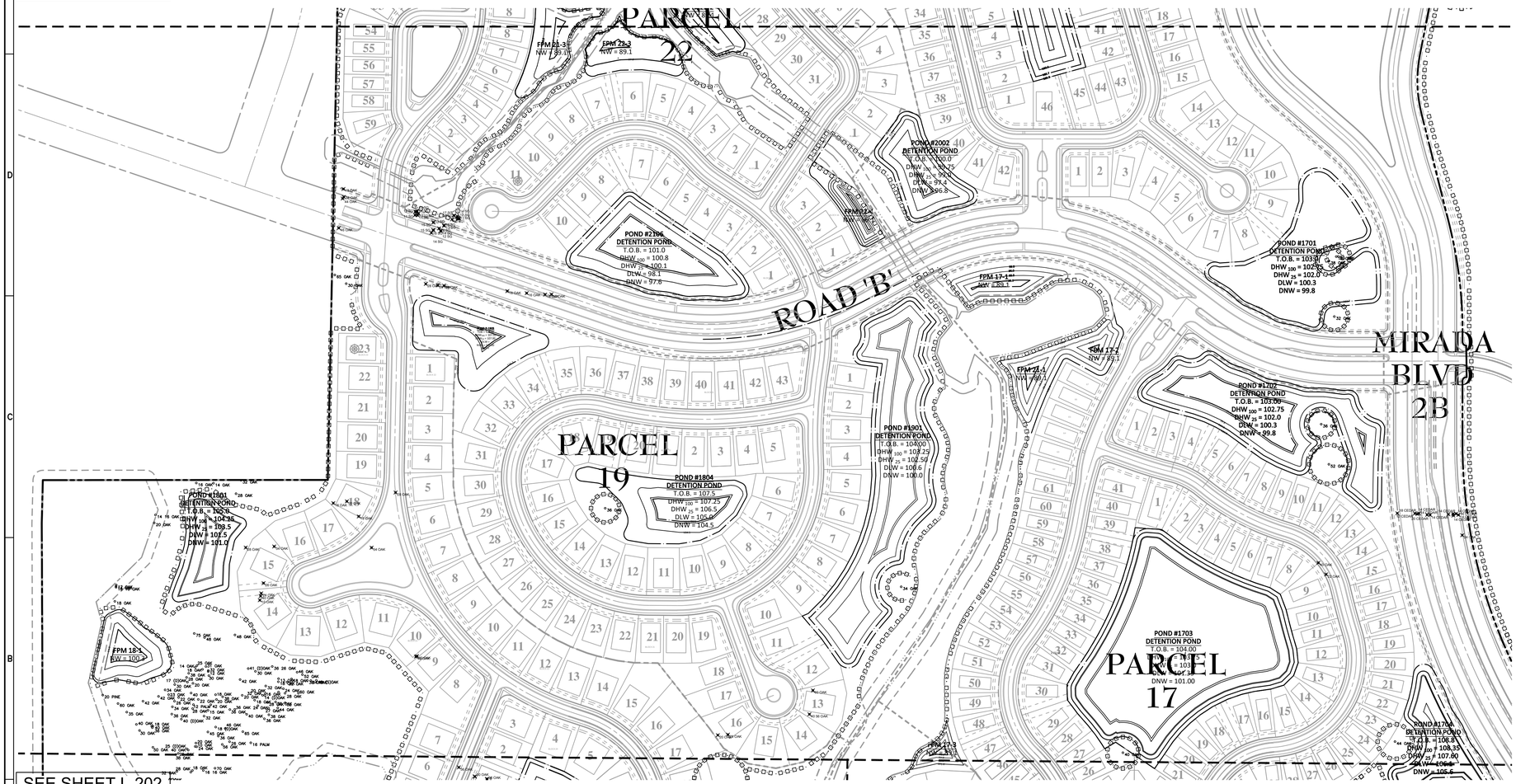
SEE SHEET L-200



SEE SHEET L-202

KEY

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CONVERSION:
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N

0 150 300

GRAPHIC SCALE: 1" = 150'

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MIRADA
PARCELS 16-22
LANDSCAPE - PDP
TREE REMOVAL PLAN

PREPARED FOR:
CR PASCO DEVELOPMENT, LLC

DATE	DESCRIPTION

DATE	DESCRIPTION
07/01/2016	REVIEW SUBMITTAL
1	

PROJECT NO:	CRP CR 1004
FILE:	L-200
DESIGN BY:	NKS
DRAWN BY:	NKS

FLORIDA REGISTERED
LANDSCAPE ARCHITECT

SCOTT E. ANDREASEN
DATE:
REGISTRATION NO. 0001658

L-201

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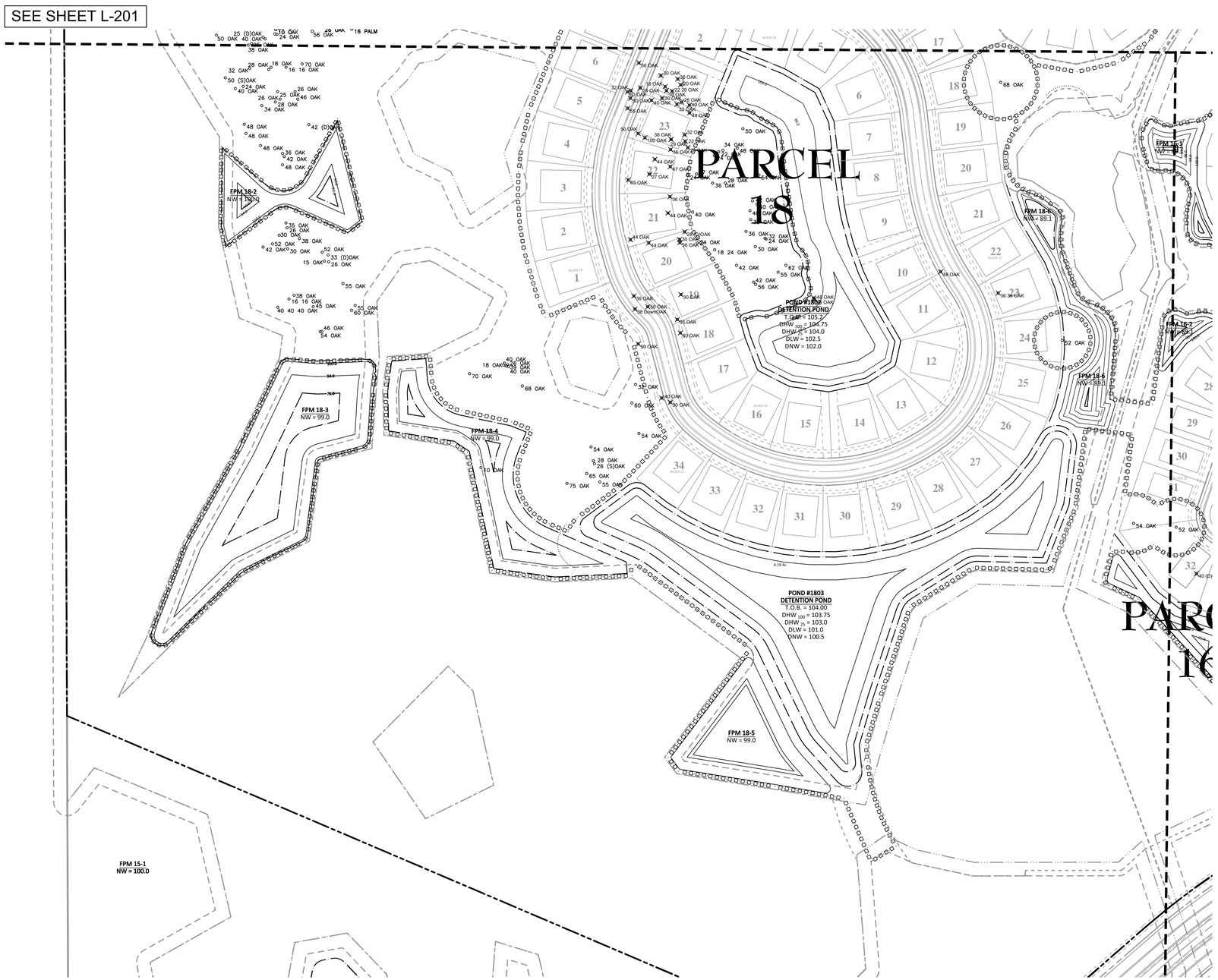

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GRAPHIC SCALE: 1" = 150'

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MIRADA
PARCELS 16-22
LANDSCAPE - PDP
TREE REMOVAL PLAN

PREPARED FOR:
CR PASCO DEVELOPMENT, LLC

DATE	DESCRIPTION

DATE	DESCRIPTION
1 07/01/2016	REVIEW SUBMITTAL

PROJECT NO:	CRP CR 1004
FILE:	L-200
DESIGN BY:	NKS
DRAWN BY:	NKS

FLORIDA REGISTERED
LANDSCAPE ARCHITECT

SCOTT E. ANDREASEN
DATE:
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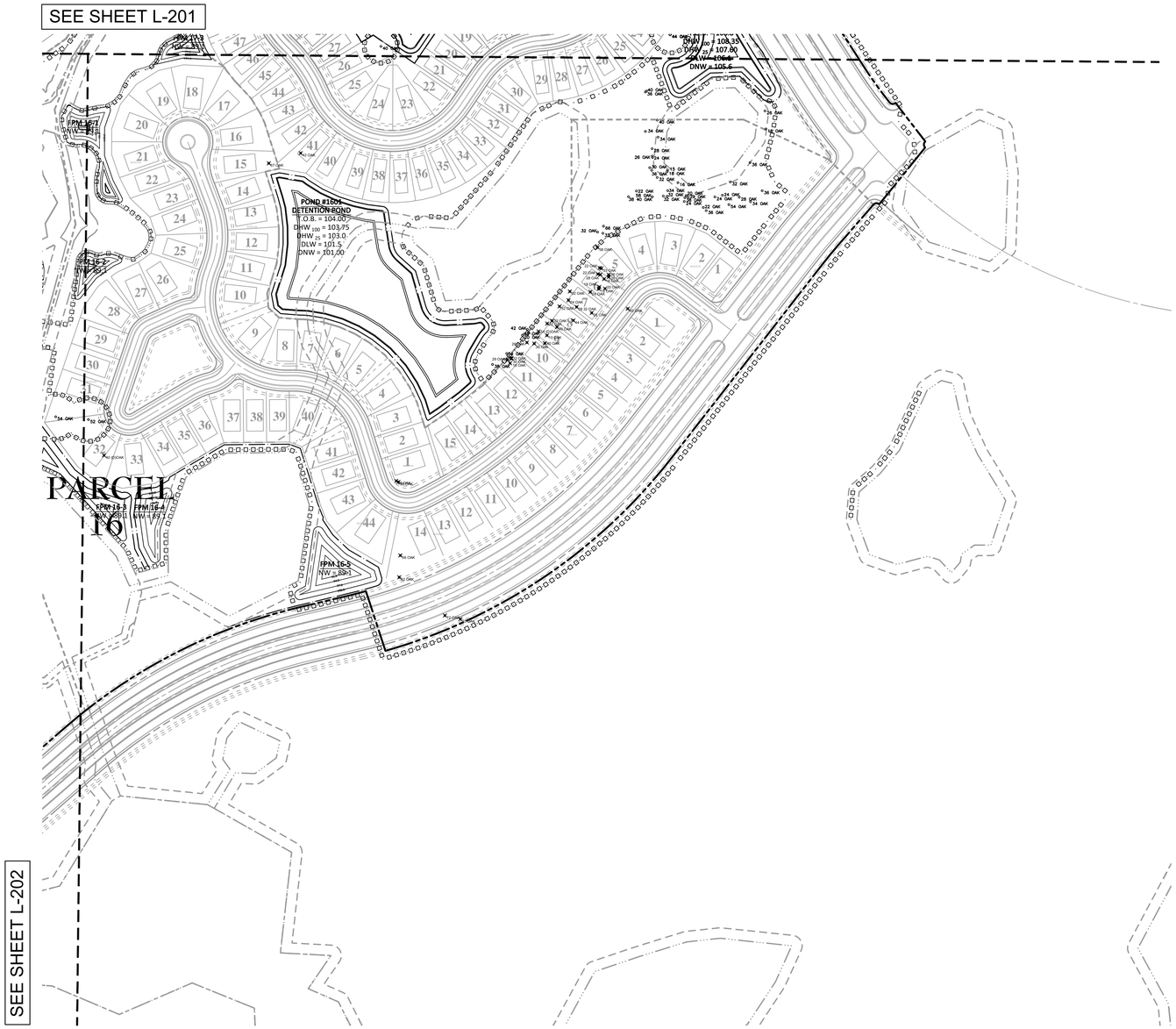

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0 150 300

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MIRADA
PARCELS 16-22
LANDSCAPE - PDP
TREE REMOVAL PLAN

PREPARED FOR: CR PASCO DEVELOPMENT, LLC

DATE	DESCRIPTION

DATE	DESCRIPTION
07/31/2018	REVIEW SUBMITTAL
1	

PROJECT NO:	CRP CR 1004
FILE:	L-200
DESIGN BY:	NKS
DRAWN BY:	NKS

FLORIDA REGISTERED
LANDSCAPE ARCHITECT

SCOTT E. ANDREASEN
DATE:
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L-203

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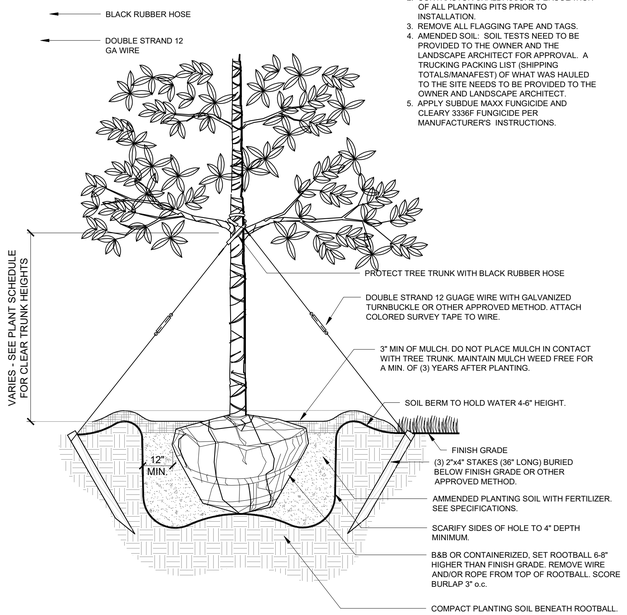
LANDSCAPE NOTES AND SPECIFICATIONS

MINIMUM LOT PLANTING REQUIREMENT:
± 49 LOTS 6,001-7,500 s.f. REQUIRING 3 TREES PER LOT = 147 TREES REQUIRED
± 57 LOTS 7,500-9,500 s.f. REQUIRING 4 TREES PER LOT = 228 TREES REQUIRED
± 107 LOTS 9,500-16,000 s.f. REQUIRING 6 TREES PER LOT = 642 TREES REQUIRED
± 11 LOTS 16,001 s.f. -1 ACRE REQUIRING 8 TREES PER LOT = 88 TREES REQUIRED
** LOT REQUIREMENTS ARE PER ACTUAL LOT SIZES, NOT MINIMUM LOT SIZES.
TOTAL MINIMUM LOT TREES REQUIRED: 1,105 TREES
1,105 - 2" CAL. TREES TO BE INSTALLED AT TIME OF INDIVIDUAL LOT DEVELOPMENT (2,210")
TREES SPECIES TO INCLUDE: ILEX CASSINE, ACER RUBRUM, ULMUS ALATA, ILEX VOMITORA, CERCIS CANADENSIS

NOTES:
1. FINAL TREE LOCATION TO BE APPROVED BY OWNER.
2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
3. REMOVE ALL FLAGGING TAPE AND TAGS.
4. AMENDED SOIL: SOIL TESTS NEED TO BE PROVIDED TO THE OWNER AND THE LANDSCAPE ARCHITECT FOR APPROVAL. A TRUCKING PACKING LIST (SHIPPING TOTALS/MANAFEST) OF WHAT WAS HAULED TO THE SITE NEEDS TO BE PROVIDED TO THE OWNER AND LANDSCAPE ARCHITECT.
5. APPLY SUBDUE MAXX FUNGICIDE AND CLEARY 3336F FUNGICIDE PER MANUFACTURER'S INSTRUCTIONS.



LARGE TREE PLANTING DETAIL

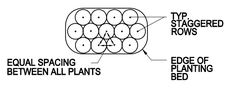
SCALE: NOT TO SCALE

TREES ARE TO BE MINIMUM OF 2" INSTALLED AND A HEIGHT OF 6'

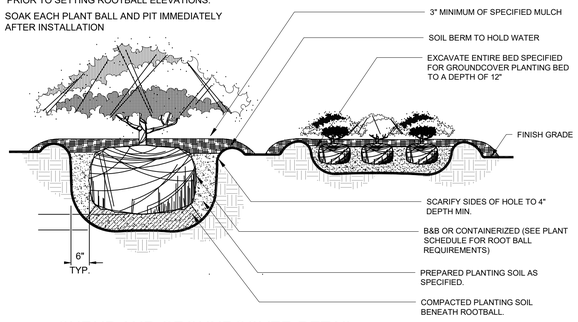
CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

IN SEMI-IMPERVIOUS SOIL CONDITIONS, ROOTBALL ELEVATION SHALL BE :2" ABOVE FINISH GRADE. COORDINATE WITH LANDSCAPE ARCHITECT PRIOR TO SETTING ROOTBALL ELEVATIONS.

SOAK EACH PLANT BALL AND PIT IMMEDIATELY AFTER INSTALLATION



TYPICAL PLANTING BED PLAN



SHRUB AND GROUNDCOVER DETAIL

PASCO COUNTY LANDSCAPING STANDARD NOTES (PASCO LDC 905.2)

1. *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)

2. *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 CLEARSIGHT 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)*

3. *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)*

4. *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 TURFGRASS, 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)

5. *DIVERSITY.* NO ONE PLANT SPECIES OF SHRUBS OR GROUND COVER PLANTS, EXCLUDING TURFGRASS, SHALL CONSTITUTE MORE THAN 25 PERCENT COVERAGE OF THE OVERALL LANDSCAPE AREA. *(LDC 905.2-C.1.D.5)*

6. *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)*

7. *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)

8. 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)*

9. *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)*

10. 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)*

11. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY CONDITION IN PERPETUITY IN ACCORDANCE WITH THIS CODE. *(LDC 905.2-E.2)*

12. ONGOING MAINTENANCE TO PREVENT THE ESTABLISHMENT OF PROHIBITED EXOTIC SPECIES IS REQUIRED. *(LDC 905.2-E.4)*

IMPLEMENTATION OF THIS PLAN AND SPECIFICATIONS SHALL CONFORM TO THE HIGHEST STANDARDS OF THE TRADE AND TO ALL PREVAILING ORDINANCES AND CODES. THE SPECIFICATIONS CONTAINED HEREIN SHALL SUPPLEMENT THE WRITTEN SPECIFICATIONS.

PRIOR TO SUBMISSION OF BID, THE LANDSCAPE CONTRACTOR SHALL VISIT THE SITE AND FULLY INFORM HIMSELF OF THE CONDITIONS UNDER WHICH THE WORK IS TO BE ACCOMPLISHED.

THE WORK INCLUDES SOIL PREPARATION, FINISH GRADING, SUPPLYING AND PLANTING OF TREES, SHRUBS, GROUNDCOVERS, VINES, AND SOD OF THE SPECIES, SIZES AND QUALITY AS SHOWN ON THE DRAWINGS AND/OR AS SPECIFIED HEREIN. FURTHER, THE WORK SHALL INCLUDE THE MAINTENANCE OF ALL LANDSCAPE AND SOD/SEED AREAS UNTIL FINAL ACCEPTANCE BY THE PROJECT ARCHITECT AND OWNER'S REPRESENTATIVE.

THE LANDSCAPE CONTRACTOR SHALL PROVIDE A LUMP SUM BID PRICE FOR A FULLY AUTOMATIC, 100% OVERLAP COVERAGE, UNDERGROUND IRRIGATION SYSTEM. THE IRRIGATION SYSTEM DESIGN, SPECIFICATIONS AND INSTALLATION SHALL CONFORM TO THE STANDARDS OF THE "IRRIGATION ASSOCIATION," 1911 N. FORT MYER DRIVE #1009, ARLINGTON, VA 22209 AND TO THE STANDARDS OF THE "FLORIDA IRRIGATION SOCIETY."

THE LANDSCAPE CONTRACTOR SHALL SECURE ANY AND ALL NECESSARY PERMITS FOR THE WORK, PRIOR TO COMMENCEMENT OF HIS OPERATIONS ON-SITE. COPIES OF THE PERMITS SHALL BE SENT TO THE ARCHITECT AND OWNER'S CONSTRUCTION REPRESENTATIVE.

THE LANDSCAPE CONTRACTOR SHALL BE PROPERLY LICENSED AND INSURED. SEE WRITTEN SPECIFICATIONS.

ALL WORK IN THE RIGHT-OF-WAY AREAS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE LOCAL AND/OR STATE HIGHWAY JURISDICTION.

THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS (EXISTING AND PROPOSED), RELATED PAVING, ELEVATIONS, WATER AND ELECTRICAL SUPPLY, ETC., PRIOR TO START OF WORK. NOTIFY THE GENERAL CONTRACTOR AND THE ARCHITECT/OWNER'S AGENT IN WRITING OF UNSATISFACTORY CONDITIONS PRIOR TO START OF WORK. START OF WORK WILL INDICATE ACCEPTANCE OF CONDITIONS AND FULL RESPONSIBILITY FOR COMPLETED WORK.

VERIFY ALL UNDERGROUND AND ABOVE-GROUND UTILITY LOCATIONS PRIOR TO ANY EXCAVATION. IF UNDERGROUND CONSTRUCTION, UTILITIES OR OBSTRUCTIONS ARE ENCOUNTERED DURING THE EXCAVATION OF PLANTING AREAS OR PITS, IMMEDIATELY INFORM THE OWNER'S CONSTRUCTION REPRESENTATIVE. ALTERNATE LOCATIONS FOR THE PLANT MATERIAL(S) WILL BE SELECTED BY THE ARCHITECT OR AGENT. SUCH CHANCES IN LOCATION SHALL BE MADE BY THE CONTRACTOR WITHOUT ADDITIONAL COMPENSATION.

THE LANDSCAPE CONTRACTOR SHALL BEAR SOLE RESPONSIBILITY FOR ANY AND ALL DAMAGES THAT RESULT FROM HIS ACTIVITIES DUE TO IMPROPER VERIFICATION OF UTILITIES AND/OR OPERATOR ERROR DURING EXCAVATIONS. SEE RELATED CIVIL PLANS FOR ADDITIONAL INFORMATION AND COORDINATE ON-SITE WITH THE GENERAL CONTRACTOR AND OTHER TRADES PRIOR TO START OF WORK.

SITE CONTRACTOR SHALL PROVIDE THE LANDSCAPE CONTRACTOR WITH A FINISH GRADE OF (PLUS OR MINUS) ONE-TENTH OF ONE FOOT. GRADE SHALL BE CLEAR OR DEBRIS AND WEED GROWTH. FINISH GRADES ADJACENT TO PAVING SMALL BE TWO INCHES (2") BELOW TOP OF CURBS, WALKS OR PAVING IN ORDER TO CONTAIN SOD OR MULCH AS SPECIFIED.

LANDSCAPING SHALL BE PLANTED IN SUCH A MANNER AS NOT TO IMPEDE THE ACCESS FOR MAINTENANCE AND STORMWATER RUNOFF FLOW TO OR IN A DITCH, SWALE OR POND.

PLANT MATERIAL SHALL BE GRADED FLORIDA NO. 1 OR BETTER AS OUTLINED UNDER THE 'GRADES AND STANDARDS FOR NURSERY PLANTS,- SECOND EDITION STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE AND SHALL CONFORM TO AAN STANDARDS FOR NURSERY STOCK (ANSI 260.1-1980).

NO SUBSTITUTIONS SHALL BE MADE WITHOUT THE EXPLICIT WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. PLANS SHALL BE BID BY ALL BIDDERS AS SHOWN. SUBMIT WRITTEN VERIFICATION OF ANY PLANT MATERIAL(S) THAT MAY BE UNAVAILABLE AS SPECIFIED, TO THE LANDSCAPE ARCHITECT.

COORDINATE THE INSTALLATION OF TREES AND PLANTS SO AS TO NOT OBSCURE THE SITE VISIBILITY TRIANGLE AT INTERSECTIONS AND THE VISIBILITY OF DIRECTIONAL SIGNS OR LIGHTS. FIELD ADJUST TREE AND PALM LOCATIONS AS REQUIRED TO AVOID CONFLICT WITH LIGHT POLES, ETC. THE OWNER SHALL PROPERLY MAINTAIN TREES AND PLANT MATERIALS AFTER FINAL ACCEPTANCE IN ORDER TO MAINTAIN UNOBSTRUCTED VISIBILITY FOR PEDESTRIANS AND VEHICLES.

ALL TREES SPECIFIED AS BALLED AND BURLAPPED SHALL BE 'ROOT PLUS GROWERS' TAGGED AND APPROVED TO ENSURE PROPER HARDENING OFF PRIOR TO INSTALLATION ONSITE.

ALL TREES PLANTED USING EITHER A TREE AUGER OR TREE SPADE ARE TO BE CORRECTLY WATER SETTLED TO ENSURE NO FUTURE SETTLING. ALL TREES THAT SETTLE CROOKED WILL BE RESET BY LANDSCAPE CONTRACTOR. ALL HOLES DUG BY EITHER A SPADE OR AUGER ARE TO BE SCORED ALONG ALL SIDES TO ALLOW ROOT GROWTH TO ESCAPE LIMITS OF EXCAVATION.

APPLY "DEVRINOL" SELECTIVE HERBICIDE (DRY FLOWABLE) PER MANUFACTURER'S DIRECTIONS TO ALL PLANT BED AREAS PRIOR TO MULCHING. USE A PROPERLY CALIBRATED GRANULAR APPLICATOR AND DO NOT APPLY CHEMICAL DIRECTLY ONTO LEAVES OF PLANTS.

ALL PLANT BEDS AND TREE RINGS SHALL BE MULCHED WITH A 3" DEPTH LAYER OF PINE BARK MULCH (MEDIUM SIZE CHIPS. DEPTH SHALL BE MEASURED AFTER COMPACTION. REMOVE MULCH FROM CANOPIES OF SHRUBS AND PROPERLY "TUCK-IN" MULCH ALONG EDGES. DO NOT PILE MULCH AROUND THE BASE OF TREE TRUNKS. PROVIDE A 3' DIAMETER MULCH RING AROUND ALL PROPOSED AND EXISTING TREES WHICH DO NOT FALL WITHIN A MULCHED PLANTING BED OR ARE SURROUNDED BY TURF.

GROUNDCOVER AND SHRUB BEDS SHALL BE PLANTED ON TRIANGULAR SPACING WITH PLANTS INSTALLED AND FACED FOR OPTIMUM GROWTH INTO THE BED. CURVILINEAR BED LINES SHALL BE ACCURATELY SCALED FROM PLANS AND LAID-OUT IN THE FIELD. IF FIELD CONDITIONS ARE DIFFERENT FROM PLANS, IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OR ON-SITE REPRESENTATIVE FOR FIELD ADJUSTMENT OF MATERIALS.

MISCELLANEOUS REQUIREMENTS
1 TREE SPECIES PER 5 REQUIRED TREES UP TO 8 TREE SPECIES MINIMUM.
8 SPECIES PROPOSED
NO SHRUB TO BE MORE THAN 25% OF SHRUB TOTAL.
SHRUB TO BE 50% DROUGHT TOLERANT, 30% NATIVE.

GROUNDCOVER PLANTS SHALL BE SPACED TO PRESENT A FINISHED APPEARANCE AND OBTAIN A REASONABLY COMPLETE COVERAGE WITHIN ONE (1) YEAR. NON-LIVING GROUND COVER, SUCH AS MULCH, GRAVEL, ROCKS, ETC., SHALL BE USED IN CONJUNCTION WITH LIVING PLANTS TO COVER EXPOSED SOIL AND SUPPRESS FUGITIVE DUST.

FINISH GRADE TO BE RAKED, LEVEL AND FREE OF WEEDS, ROCKS AND DEBRIS PRIOR TO INSTALLATION OF SOD. LANDSCAPE CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY IF SITE CONDITIONS ARE NOT ACCEPTABLE. INCONSISTENCY IN SOD QUALITY, GRADE AND INSTALLATION MAY WARRANT REMOVAL AND REINSTALLATION.

SODDING IS REQUIRED IN ALL UNPAVED AREAS WITH THE SITE BOUNDARIES UNLESS OTHERWISE SHOWN OR NOTED. ALL SOD AREAS SHALL BE PLANTED WITH "ST. AUGUSTINE" AS SPECIFIED. SOD SHALL BE REASONABLY FREE FROM PESTS AND WEEDS, LAID IN STAGGERED ROWS WITH NO GAPS, ROLLED, FERTILIZED AND WATERED IMMEDIATELY AFTER INSTALLATION.

FERTILIZE LAWN AREAS WITH 6-6-6 FERTILIZER AT THE RATE OF 8 LBS PER 1,000 S.F. OF LAWN AREA. WATER AFTER FERTILIZATION.

THE IRRIGATION SYSTEM SHALL BE FULLY OPERATING FOR A PERIOD OF TWENTY-FOUR HOURS PRIOR TO START OF PLANTING OPERATIONS. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ANY ADDITIONAL HAND-WATERING AS NECESSARY FOR ALL TREES, SHRUBS, GROUNDCOVERS AND LAWN AREAS PRIOR TO FINAL ACCEPTANCE.

THE JOB SITE SHALL BE KEPT ORDERLY AND REASONABLY CLEAN ON A DAILY BASIS DURING CONSTRUCTION OPERATIONS. UPON COMPLETION, THE LANDSCAPE CONTRACTOR SHALL REMOVE ALL DEBRIS AND WASTE GENERATED BY HIS OPERATIONS ON-SITE, INCLUDING THE CLEANING OF WALKS AND PAVING AS NECESSARY.

IN THE EVENT OF A VARIATION BETWEEN THE PLANT LIST AND THE ACTUAL NUMBER OF PLANTS SHOWN OR NOTED ON THE PLANS, THE PLANS SHALL CONTROL.

PLANTS AND TREES SHALL BE SET PLUMB, AT THE SAME GRADE AT WHICH THEY HAVE BEEN GROWN, BEST SIDE FACING PRIME VISIBILITY AND THOROUGHLY WATERED-IN, TO ELIMINATE AIR POCKETS. TREES SET TOO HIGH OR LOW WILL BE REJECTED. VERIFY PROPOSED FINISH GRADES AND SET TREES ACCORDINGLY. SEE DETAILS FOR PLANTING, STAKING AND GUYING. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY SECURING TREES, PALMS AND LARGE SHRUBS IMMEDIATELY AFTER PLANTING. ALL GUY WIRES SHALL BE FLAGGED AND ALL STAKES SHALL BE DRIVEN FLUSH WITH SURROUNDING GRADE FOR PUBLIC SAFETY.

PLANTING SOIL FOR ALL TREES AND SHRUBS SHALL CONSIST OF 60% PEAT, 20% COMPOST, AND 20% WOOD PRODUCT FOR AERATION. PLANTING MIX SHALL HAVE A pH OF 6.0-6.5 / MIX 75% PLANTING SOIL WITH 25% ON-SITE SOIL FOR PLANTING SOIL BACKFILL. BACKFILL ALL TREES AND SHRUBS AT THE FOLLOWING RATE:

TREES 3.5" CAL. AND GREATER	=1 CUBIC YARD EACH TREES
1- 3" CAL./30 GAL.	=1/2 CUBIC YARD EACH
7-15 GALLON CONTAINERS SIZE	=1/4 CUBIC YARD EACH
3-5 GALLON CONTAINER SIZE	=35 PLANTS PER CUBIC YARD
1-2 GALLON CONTAINER SIZE	=65 PLANTS PER CUBIC YARD
ROOTED CUTTING/4- POTS	=6" DEPTH OF ANN-UAL BED MIX

ROOTED CUTTINGS AND 4" POT MATERIAL SHALL BE PLANTED IN A 6" DEPTH PREPARED BED CONTAINING AN "ANNUAL BED MIX" COMPOSED OF 1/3 PEAT, 1/3 COMPOSTED PINE BARK, 1/3 SAND AND DOLOMITE pH 6.0-6.5. FERTILIZE WITH "OSMOCOTE" PER MANUFACTURER'S DIRECTIONS. TOP DRESS "WITH I- LAYER OF SPECIFIED FINE MULCH.

SHRUBS SHALL BE PLANTED IN CIRCULAR PLANT PITS WITH A DIAMETER OF 16" GREATER THAN THE ROOTBALL OF CONTAINER. TREES SHALL BE PLANTEZ IN CIRCULAR PITS WITH A DIAMETER OF 12" GREATER THAN ROOTBALL OR CONTAINER AND BACKFILLED WITH PLANTING SOIL MIX.

REMOVE ALL PLANT LABELS, TAGS, FLAGGING TAPE AND RIBBON FROM ALL TREES, AND SHRUBS UPON FINAL ACCEPTANCE OF THE LANDSCAPE.

FERTILIZE TREES, SHRUBS AND GROUNDCOVERS WITH - "SIERRA" 7.5 GRAM TABLETS PER MANUFACTURER'S DIRECTIONS AND AT THE FOLLOWING RATE:

LARGER CONTAINER PLANTS/TREES	=1 TABLET PER GALLON SIZE
5 GALLON CONTAINER	=4 - 5 TABLETS PER PLANT
3 GALLON CONTAINER	=3 - 4 TABLETS PER PLANT
1 GALLON CONTAINER	=2 - 3 TABLET PER PLANT

ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE (1) YEAR AFTER FINAL ACCEPTANCE. ALL TREES, PLANTS AND/OR GRASSING NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE GUARANTEE PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED WITHIN TEN (10) DAYS AFTER WRITTEN NOTICE. ALL PLANT REPLACEMENTS SHALL BE OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THE REPLACEMENTS SHALL BE FURNISHED, AND INSTALLED AS HEREIN SPECIFIED AT NO ADDITIONAL COST TO THE OWNER. THE IRRIGATION SYSTEM SHALL BE GUARANTEED FOR ONE (1) YEAR AFTER FINAL ACCEPTANCE FROM DEFECTS IN MATERIALS AND WORKMANSHIP.

AN 'AS-BUILT" OF THE LANDSCAPE AND IRRIGATION PLANS SHALL BE MADE BY THE LANDSCAPE AND IRRIGATION CONTRACTOR. THE "AS-BUILT" SHALL BE UP-DATED DAILY AND SHALL BE KEPT ON-SITE AT ALL TIMES DURING THE CONSTRUCTION PERIOD. ANY AND ALL DEVIATIONS FROM THE ORIGINAL CONSTRUCTION DOCUMENTS SHALL BE DULY AND ACCURATELY RECORDED. A REPRODUCIBLE OF EACH 'AS-BUILT" SHALL BE PROVIDED BY THE LANDSCAPE AND IRRIGATION CONTRACTOR TO THE OWNER'S CONSTRUCTION REPRESENTATIVE AND TO THE LANDSCAPE ARCHITECT PRIOR TO FINAL ACCEPTANCE AND PAYMENT OF RETAINAGE.

AT THE TIME OF FINAL ACCEPTANCE, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH A MAINTENANCE MANUAL CONTAINING INSTRUCTIONS FOR THE PROPER CARE OF ALL MATERIALS SPECIFIC TO THE JOB. INCLUDE IRRIGATION TIMECLOCK OPERATING DIRECTIONS AND MANUFACTLTRERS' LITERATURE TO OWNER'S REPRESENTATIVE. LANDSCAPE CONTRACTOR SHALL SUPPLY THE OWNER WITH A BID TO PROVIDE YEARLY MAINTENANCE OF THE PROJECT.

THE OWNER SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND WATERING OF THE LANDSCAPING AND TURF AFTER FINAL ACCEPTANCE.

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MIRADA
PARCELS 16-22
LANDSCAPE - PDP
NOTES AND DETAILS
CR PASCO DEVELOPMENT, LLC

PREPARED FOR:

DATE	DESCRIPTION

DATE	DESCRIPTION
07/01/2016	REVIEW SUBMITTAL
1	

PROJECT NO:	CRP CR 1004
FILE:	L-401
DESIGN BY:	NKS
DRAWN BY:	NKS

FLORIDA REGISTERED LANDSCAPE ARCHITECT

SCOTT E. ANDREASEN
DATE:
REGISTRATION NO. 0001658

L-401

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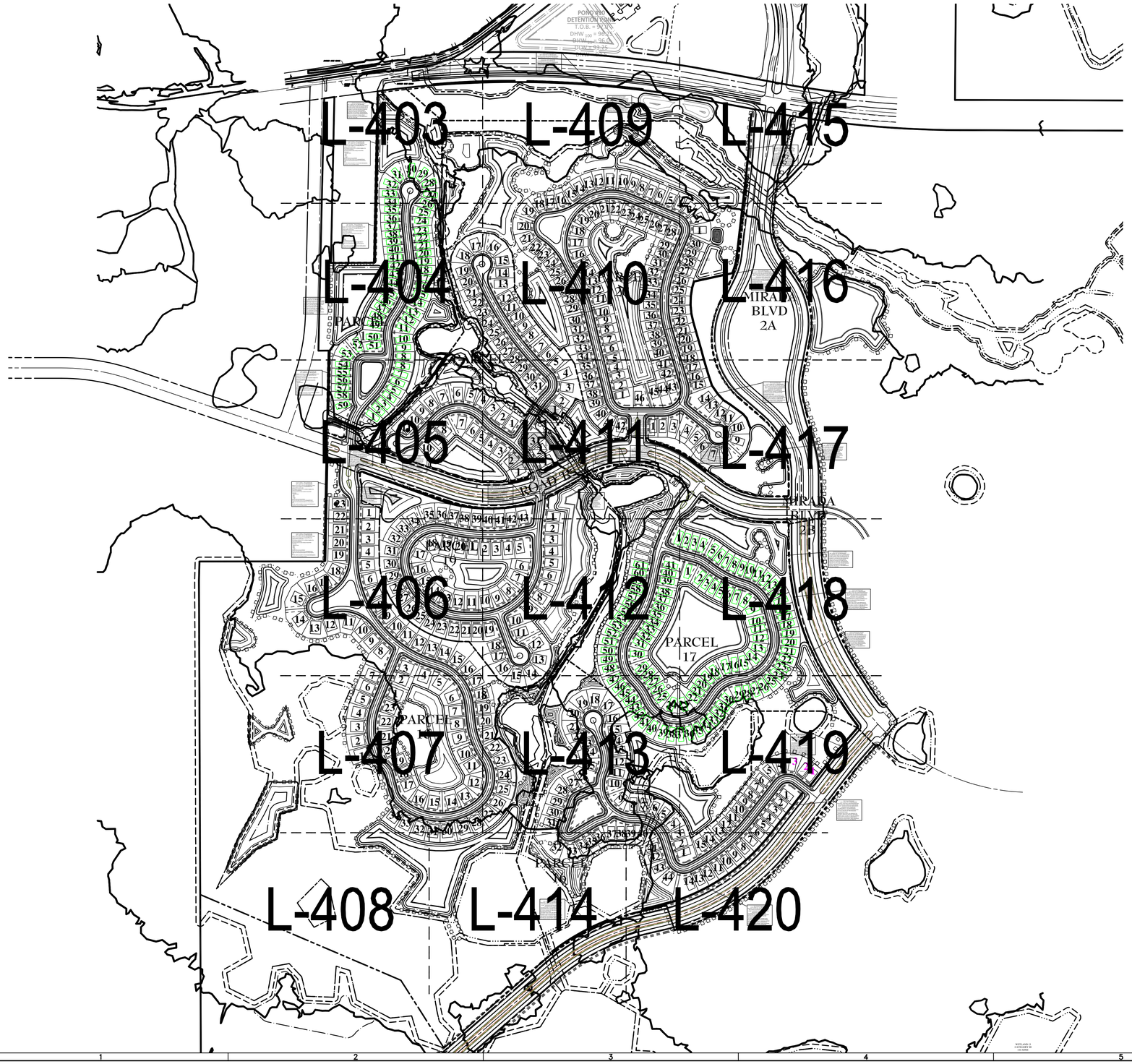

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GRAPHIC SCALE: 1" = 20'

ELEVATIONS BASED ON:
NORTH AMERICAN VERTICAL DATUM 1988
CONVERSION:
NAVD 88 TO NGVD 29 = +0.85

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MIRADA
PARCELS 16-22
PRELIMINARY LANDSCAPE PLAN

PREPARED FOR: CR PASCO DEVELOPMENT, LLC

DATE	DESCRIPTION

DATE	DESCRIPTION
07/01/2016	REVIEW SUBMITTAL
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PROJECT NO:	CRP CR 1004
FILE:	L-400
DESIGN BY:	NKS
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FLORIDA REGISTERED LANDSCAPE ARCHITECT

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DATE:
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Tree Tables

TREE INVENTORY

TREES ON SITE - TOTAL # OF INCHES

Live Oaks				Other Trees Also Note Type		
Size (Inches)	No.	Total Inches-	Type	Size (Inches)	No.	Total Inches-
10	5	50	Sweet Gum	10	2	20
11	1	11	Sweet Gum	11	4	44
12	5	60	Cypress	11	1	11
13	4	52	Cedar	12	1	12
14	6	84	Palm	12	1	12
15	4	60	Pine	12	5	60
16	117	1,872	Sweet Gum	12	1	12
18	135	2,430	Sweet Gum	13	2	26
19	9	171	Cedar	14	8	112
20	18	360	Sweet Gum	14	4	56
21	3	63	Sweet Gum	15	3	45
22	17	374	Palm	16	1	32
23	1	23	Sweet Gum	17	1	17
24	21	504	Cedar	18	1	18
25	18	450	Sweet Gum	18	1	18
26	20	520	Cedar	20	1	40
27	4	108	Pine	20	1	20
28	22	616	Pine	22	1	22
29	4	116	Sweet Gum	22	1	22
30	18	540	Pine	24	1	24
31	1	31	Cedar	32	1	32
32	32	1,024	Cedar	38	1	38
33	7	231				
34	17	578				
35	3	105				
36	32	1,152				
38	4	152				
39	1	39				
40	29	1,160				
41	1	41				
42	14	588				
44	13	572				
45	2	90				
46	4	184				
47	1	47				
48	14	672				
50	6	300				
51	1	51				
52	9	468				
54	8	432				
55	5	275				
56	6	336				
57	1	57				
58	3	174				
60	14	840				
62	3	186				
64	2	128				
65	5	325				
66	2	132				
67	2	134				
68	3	204				
70	1	70				
72	2	144				
74	1	74				
75	3	225				
86	1	86				
100	1	100				
	Total Oak:	19,871			Total Other:	693
			Total Trees Inches			20,564

TOTAL TREE INCHES TO BE SAVED

Live Oaks			Other Trees		
Size (Inches)	No.	Total Inches	Type	Size (Inches)	No.	Total Inches
10	2	20	Palm	12	1	12
12	3	36	Pine	12	5	60
13	1	13	Palm	16	1	16
14	5	70	Pine	20	1	20
15	3	45	Pine	22	1	22
16	113	1808	Pine	24	1	24
18	126	2268	Cedar	32	1	32
19	7	133	Cedar	38	1	38
20	10	200				
21	3	63				
22	6	132				
23	1	23				
24	15	360				
25	17	425				
26	13	338				
27	3	81				
28	12	336				
29	1	29				
30	12	360				
31	1	31				
32	23	736				
33	6	198				
34	13	442				
35	3	105				
36	20	720				
38	12	456				
39	1	39				
40	19	760				
41	1	41				
42	11	462				
44	4	176				
45	2	90				
46	3	138				
48	10	480				
50	3	150				
52	8	416				
54	7	378				
55	4	220				
56	3	168				
57	1	57				
58	3	174				
60	7	420				
62	3	186				
64	2	128				
65	4	260				
66	2	132				
67	1	67				
68	3	204				
70	1	70				
72	1	72				
74	1	74				
75	2	150				
86	1	86				
	Total Oak:	15026			Total Other:	0

TOTAL TREE INCHES TO BE REPLACED (Landscape Plan)

Live Oaks to be Replaced inch for Inch

Other Trees to be Replaced inch for 1/3 inch

	Live Oaks	Total Inches		Other Trees	Total Inches
		357			697
		357	1"/3"	3	**234**
inch for inch					
		Total Inches Replaced			591

TREES TO BE REMOVED

Live Oaks			Other Trees		
Size (Inches)	No.	Total Inches	Size (Inches)	No.	Total Inches
10	3	30	10 Sweet Gum	2	20
11	1	11	11 Cypress	1	11
12	2	24	11 Sweet Gum	4	44
13	3	39	12 Sweet Gum	5	60
14	1	14	12 Cedar	1	12
15	1	15	13 Sweet Gum	2	26
16	4	64	14 Sweet Gum	4	56
18	9	162	14 Cedar	8	112
19	2	38	15 Sweet Gum	3	45
20	8	160	17 Sweet Gum	1	17
22	11	242	18 Sweet Gum	1	18
24	6	144	18 Cedar	1	18
25	1	25	20 Cedar	1	20
26	7	182	22 Sweet Gum	1	22
27	1	27			
28	10	280			
29	3	87			
30	6	180			
32	9	288			
33	1	33			
34	4	136			
36	12	432			
38	3	114			
40	10	400			
42	3	126			
44	9	396			
46	1	46			
47	1	47			
48	4	192			
50	3	150			
51	1	51			
52	1	52			
54	1	54			
55	1	55			
56	3	168			
60	7	420			
65	1	65			
67	1	67			
72	1	72			
75	1	75			
100	1	100			
Total Oak:		**5263**	Total Other		481
				Total Other at 1/3:	**162**
Total Trees Inches Replaced					**5425**

Others to be replaced inch for 1/3 inch.

Trees to be Planted

Live Oaks			Other Trees	
Size (Inches)	No.	Total Inches	No.	Total Inches
3	1755	**5263**	54	**162**

NOTE:
TREES TO BE REMOVED SHALL BE DETERMINED AND DOCUMENTED IN THE PERMIT LANDSCAPE PLAN SUBMITTAL, AS WELL AS BUFFER AND REPLACEMENTS PLANTINGS.

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PARCELS 16-22
LANDSCAPE - PDP
NOTES AND DETAILS

PREPARED FOR:
CR PASCO DEVELOPMENT, LLC

DATE	DESCRIPTION

DATE	DESCRIPTION
07/01/2016	1 REVIEW SUBMITTAL

PROJECT NO:	CRP CR 1004
FILE:	L-401
DESIGN BY:	NKS
DRAWN BY:	NKS

FLORIDA REGISTERED LANDSCAPE ARCHITECT

SCOTT E. ANDREASEN
DATE:
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L-402

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BARBED WIRE FENCE

BARBED WIRE FENCE

BARBED WIRE FENCE

WATER MANAGEMENT SYSTEMS
-492' LINEAR FEET (10 TREES REQUIRED)
-ALL MANMADE DRY AND WET RETENTION AREAS THAT ARE VISIBLE FROM THE RIGHT-OF-WAY OR LOCATED WITHIN A REQUIRED BUFFER SHALL BE DESIGNED TO APPEAR NATURAL BY PROVIDING OFFSETS IN THE IN THE EDGE ALIGNMENT. ALTERNATIVE DESIGN SOLUTIONS, SUCH AS GROUPING OF PLANTINGS, MAY BE APPROVED THROUGH THE APPLICABLE REVIEW PROCESS AS LONG AS A MINIMUM OF ONE (1) TREE IS PROVIDED FOR EACH FIFTY (50) LINEAR FEET OF RETENTION POND BANK.

WATER MANAGEMENT SYSTEMS
-970' LINEAR FEET (14 TREES REQUIRED)
-ALL MANMADE DRY AND WET RETENTION AREAS THAT ARE VISIBLE FROM THE RIGHT-OF-WAY OR LOCATED WITHIN A REQUIRED BUFFER SHALL BE DESIGNED TO APPEAR NATURAL BY PROVIDING OFFSETS IN THE IN THE EDGE ALIGNMENT. ALTERNATIVE DESIGN SOLUTIONS, SUCH AS GROUPING OF PLANTINGS, MAY BE APPROVED THROUGH THE APPLICABLE REVIEW PROCESS AS LONG AS A MINIMUM OF ONE (1) TREE IS PROVIDED FOR EACH FIFTY (50) LINEAR FEET OF RETENTION POND BANK.

Type 'B' Buffer - Fifteen (15) feet wide
830' LINEAR FEET (14 TREES REQUIRED)
Single row of trees; maximum sixty (60) feet on center.
Visual screen designed to be eighty (80) percent opaque within one (1) year.
Screening a minimum of six (6) feet in height at the time of the installation.
Screening shall include one (1) or more of the following:
- Opaque Fence
- Wall
- Berm
- Hedge
Wooden fences are prohibited.
Fences and walls shall not exceed eight (8) feet in height and may be placed adjacent to the property line.
Shrubs used to provide a visual screen shall be placed a maximum of five (5) feet on center.

BLOCK 20
30
31
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32
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33
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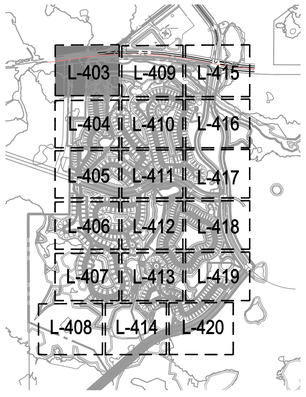
34
26

SEE SHEET 404

SEE SHEET 409



KEY

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0 50 100

GRAPHIC SCALE: 1" = 50'

ELEVATIONS BASED ON:
NORTH AMERICAN VERTICAL DATUM 1988
CONVERSION:
NAVD 88 TO NGVD 29 = +0.85

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PREPARED FOR:
CR PASCO DEVELOPMENT, LLC

DATE	DESCRIPTION

DATE	DESCRIPTION
07/01/2016	REVIEW SUBMITTAL
1	

PROJECT NO:	CRP CR 1004
FILE:	L-403
DESIGN BY:	NKS
DRAWN BY:	NKS

FLORIDA REGISTERED
LANDSCAPE ARCHITECT

SCOTT E. ANDREASEN
DATE:
REGISTRATION NO. 0001658

L-403

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SEE SHEET 403

Type 'B' Buffer - Fifteen (15) feet wide
830' LINEAR FEET (14 TREES REQUIRED)
Single row of trees; maximum sixty (60) feet on center.
Visual screen designed to be eighty (80) percent opaque within one (1) year.
Screening a minimum of six (6) feet in height at the time of the installation.
Screening shall include one (1) or more of the following:
- Opaque Fence
- Wall
- Berm
- Hedge
Wooden fences are prohibited.
Fences and walls shall not exceed eight (8) feet in height and may be placed adjacent to the property line.
Shrubs used to provide a visual screen shall be placed a maximum of five (5) feet on center.

WATER MANAGEMENT SYSTEMS
-1,309' LINEAR FEET (27 TREES REQUIRED)
-ALL MANMADE DRY AND WET RETENTION AREAS THAT ARE VISIBLE FROM THE RIGHT-OF-WAY OR LOCATED WITHIN A REQUIRED BUFFER SHALL BE DESIGNED TO APPEAR NATURAL BY PROVIDING OFFSETS IN THE IN THE EDGE ALIGNMENT. ALTERNATIVE DESIGN SOLUTIONS, SUCH AS GROUPING OF PLANTINGS, MAY BE APPROVED THROUGH THE APPLICABLE REVIEW PROCESS AS LONG AS A MINIMUM OF ONE (1) TREE IS PROVIDED FOR EACH FIFTY (50) LINEAR FEET OF RETENTION POND BANK.

PARCEL 21

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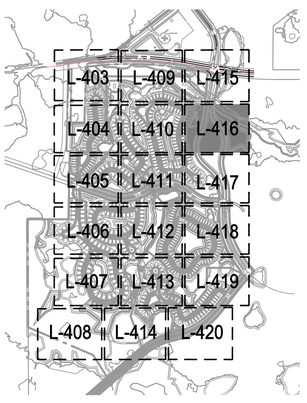
SEE SHEET 411

SEE SHEET 405



KEY

N

0 50 100

GRAPHIC SCALE: 1" = 50'

ELEVATIONS BASED ON:
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Tampa, Florida 33610
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Fax: 813-464-7629
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MIRADA
PARCELS 16-22

LANDSCAPE - PDP

PREPARED FOR: CR PASCO DEVELOPMENT, LLC

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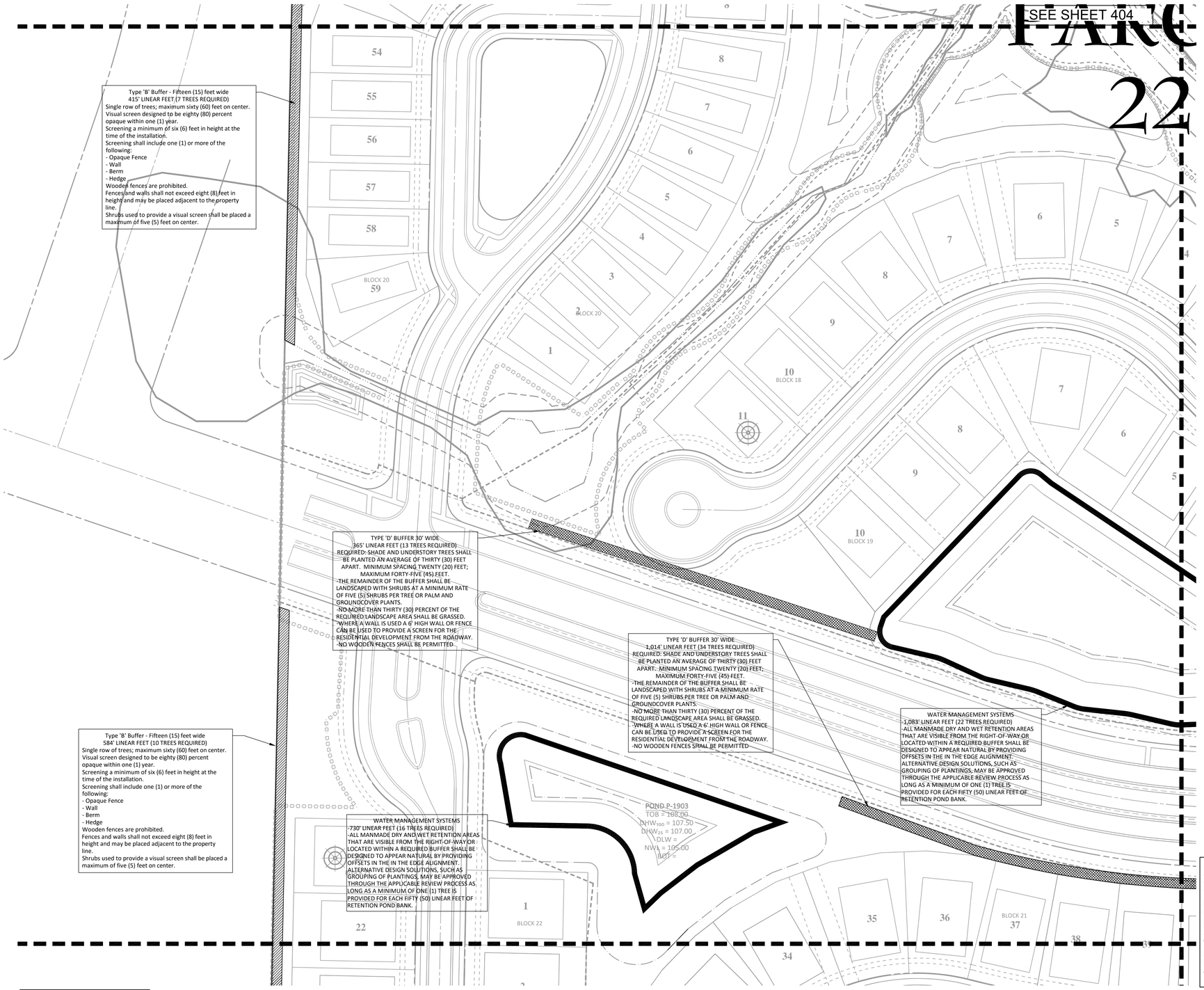

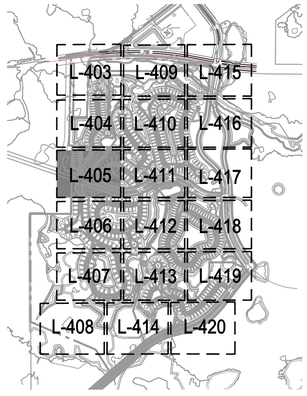

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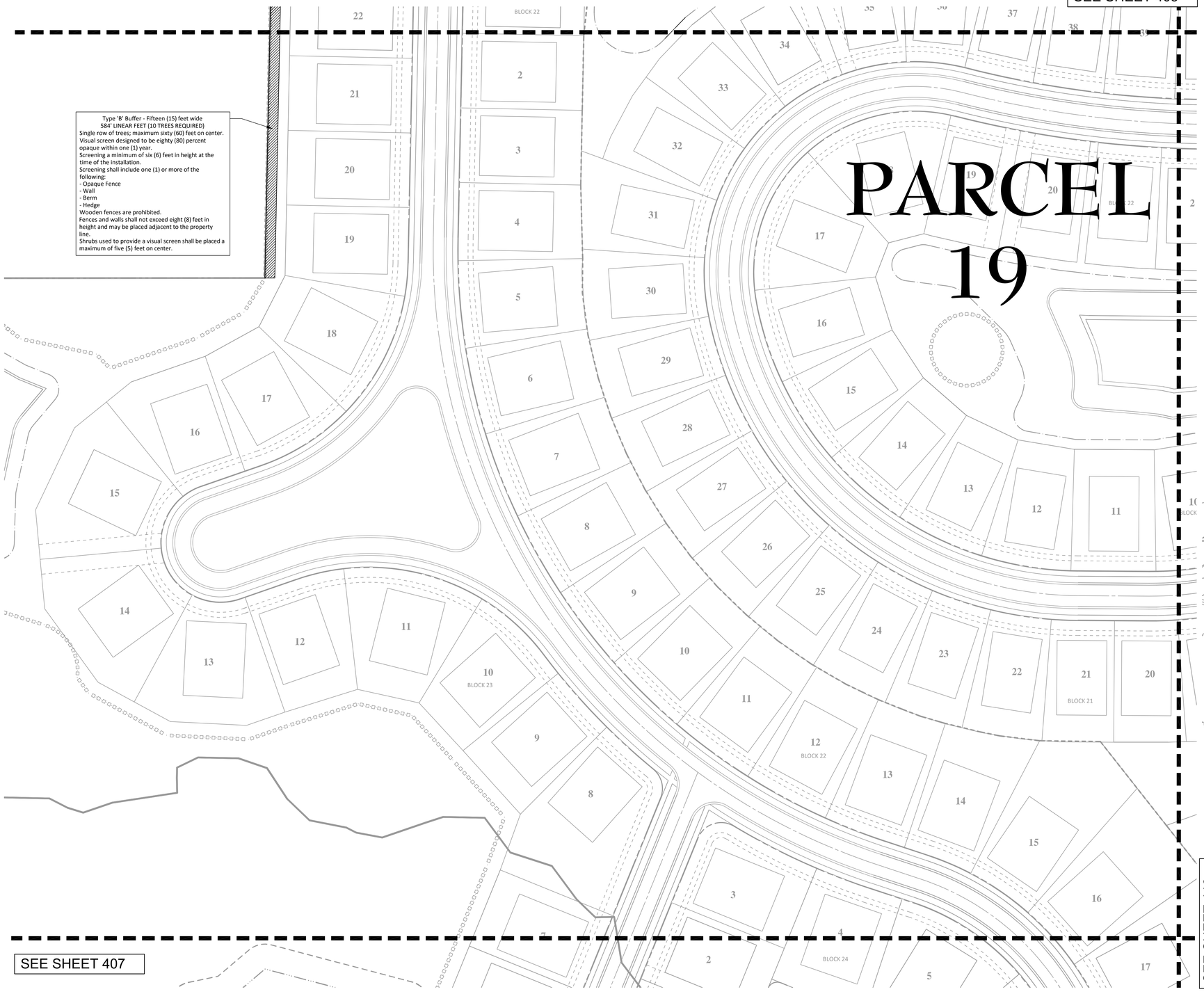

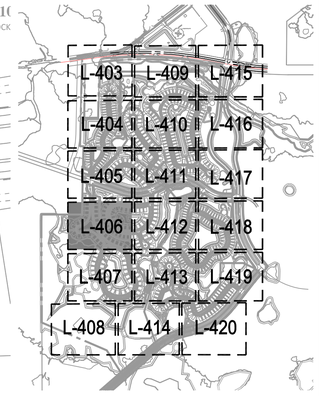

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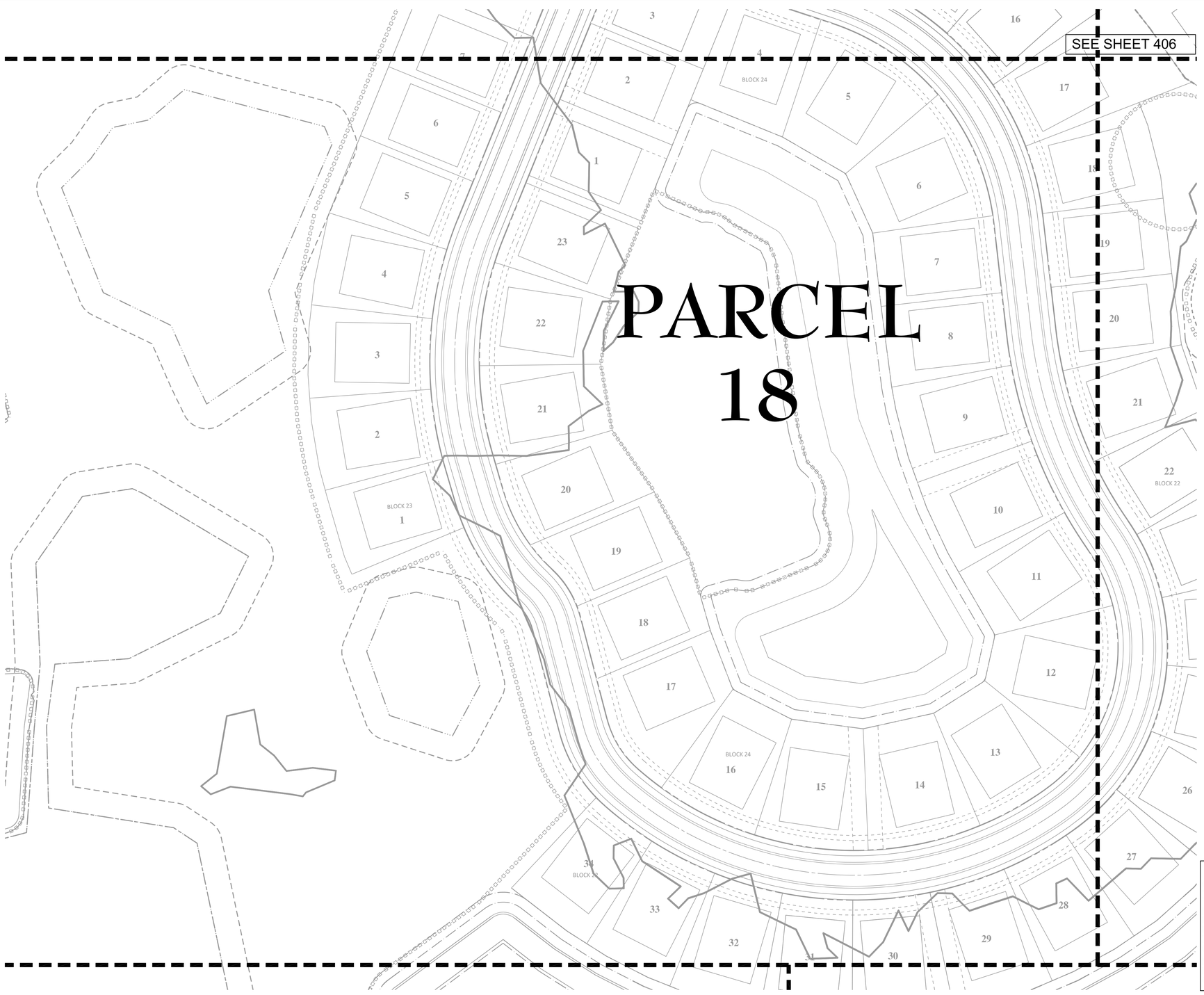

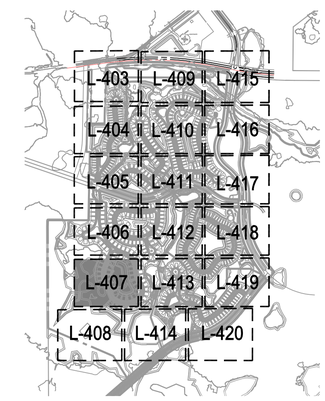

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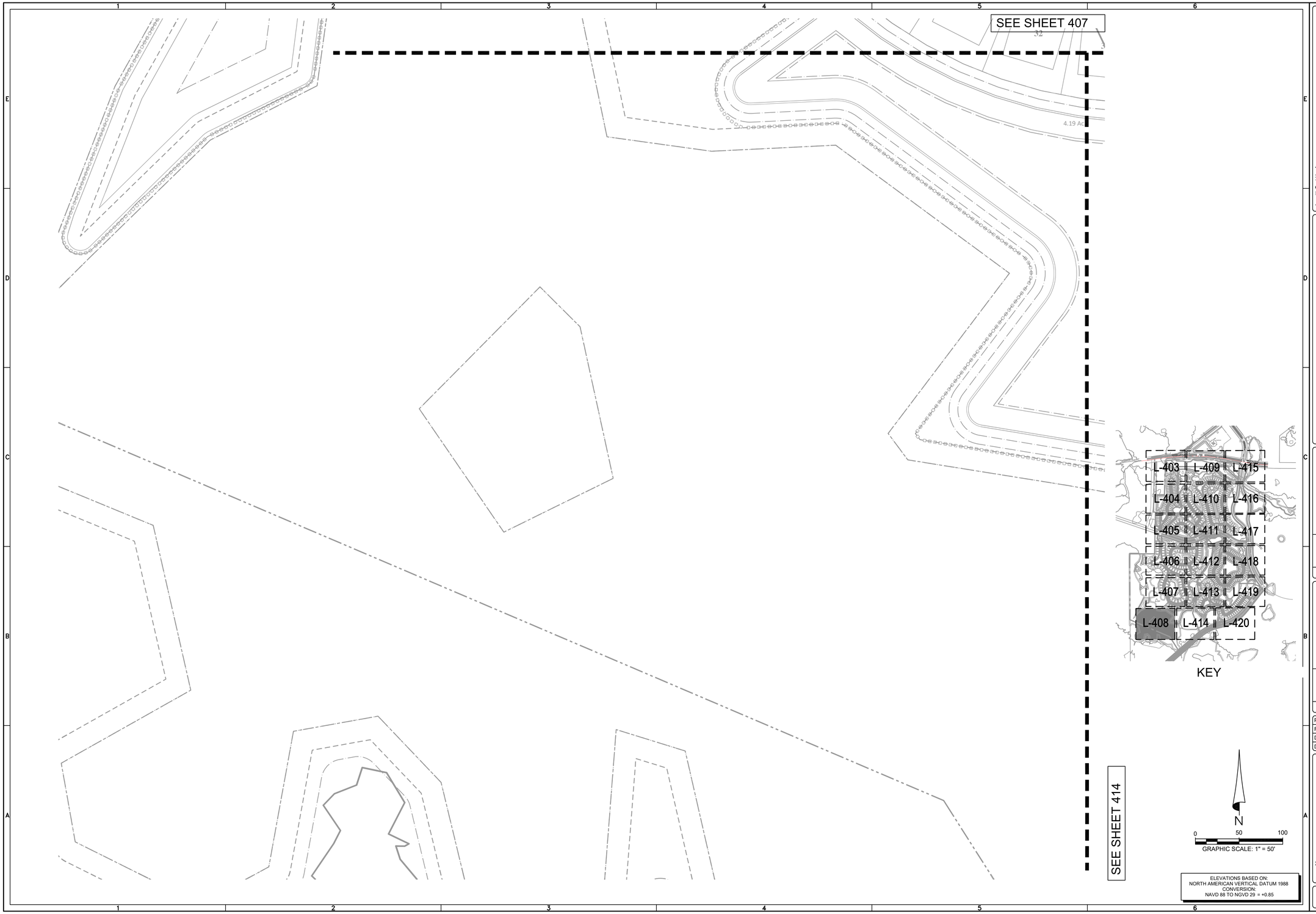

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LANDSCAPE - PDP

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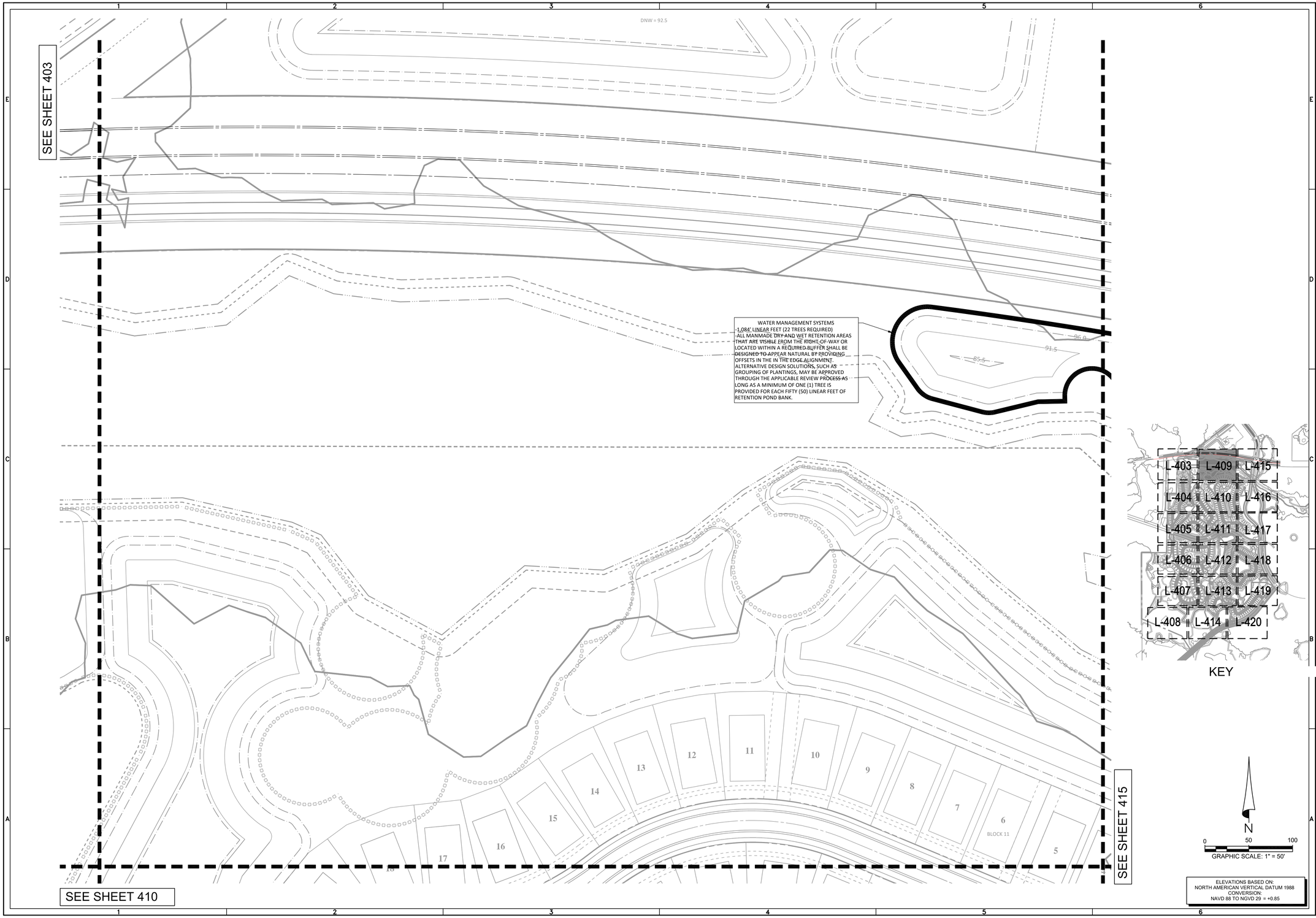

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LANDSCAPE - PDP

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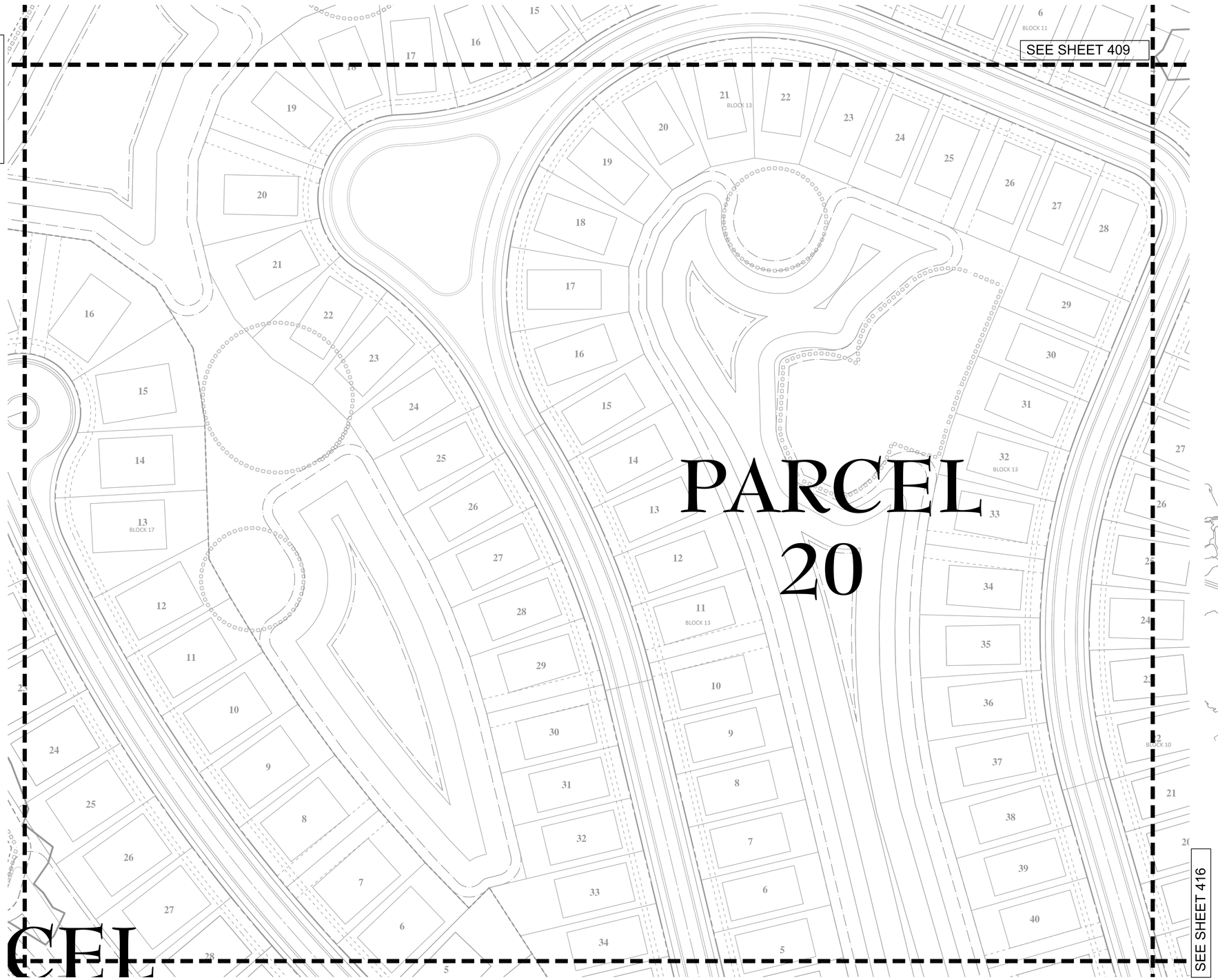

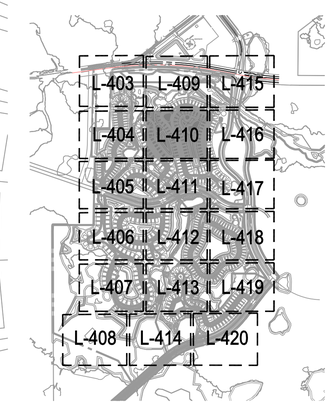

KEY

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0 50 100

GRAPHIC SCALE: 1" = 50'

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SEE SHEET 411

SEE SHEET 406

SEE SHEET 412

SEE SHEET 415

WATER MANAGEMENT SYSTEMS
-826' LINEAR FEET (17 TREES REQUIRED)
-ALL MANMADE DRY AND WET RETENTION AREAS THAT ARE VISIBLE FROM THE RIGHT-OF-WAY OR LOCATED WITHIN A REQUIRED BUFFER SHALL BE DESIGNED TO APPEAR NATURAL BY PROVIDING OFFSETS IN THE IN THE EDGE ALIGNMENT. ALTERNATIVE DESIGN SOLUTIONS, SUCH AS GROUPING OF PLANTINGS, MAY BE APPROVED THROUGH THE APPLICABLE REVIEW PROCESS AS LONG AS A MINIMUM OF ONE (1) TREE IS PROVIDED FOR EACH FIFTY (50) LINEAR FEET OF RETENTION POND BANK.

WATER MANAGEMENT SYSTEMS
-70' LINEAR FEET (2 TREES REQUIRED)
-ALL MANMADE DRY AND WET RETENTION AREAS THAT ARE VISIBLE FROM THE RIGHT-OF-WAY OR LOCATED WITHIN A REQUIRED BUFFER SHALL BE DESIGNED TO APPEAR NATURAL BY PROVIDING OFFSETS IN THE IN THE EDGE ALIGNMENT. ALTERNATIVE DESIGN SOLUTIONS, SUCH AS GROUPING OF PLANTINGS, MAY BE APPROVED THROUGH THE APPLICABLE REVIEW PROCESS AS LONG AS A MINIMUM OF ONE (1) TREE IS PROVIDED FOR EACH FIFTY (50) LINEAR FEET OF RETENTION POND BANK.

WATER MANAGEMENT SYSTEMS
-1083 LINEAR FEET (22 TREES REQUIRED)
-ALL MANMADE DRY AND WET RETENTION AREAS THAT ARE VISIBLE FROM THE RIGHT-OF-WAY OR LOCATED WITHIN A REQUIRED BUFFER SHALL BE DESIGNED TO APPEAR NATURAL BY PROVIDING OFFSETS IN THE IN THE EDGE ALIGNMENT. ALTERNATIVE DESIGN SOLUTIONS, SUCH AS GROUPING OF PLANTINGS, MAY BE APPROVED THROUGH THE APPLICABLE REVIEW PROCESS AS LONG AS A MINIMUM OF ONE (1) TREE IS PROVIDED FOR EACH FIFTY (50) LINEAR FEET OF RETENTION POND BANK.

TYPE 'D' BUFFER 30' WIDE
1,014' LINEAR FEET (34 TREES REQUIRED)
REQUIRED: SHADE AND UNDERSTORY TREES SHALL BE PLANTED AN AVERAGE OF THIRTY (30) FEET APART. MINIMUM SPACING TWENTY (20) FEET; MAXIMUM FORTY-FIVE (45) FEET.
-THE REMAINDER OF THE BUFFER SHALL BE LANDSCAPED WITH SHRUBS AT A MINIMUM RATE OF FIVE (5) SHRUBS PER TREE OR PALM AND GROUNDCOVER PLANTS.
-NO MORE THAN THIRTY (30) PERCENT OF THE REQUIRED LANDSCAPE AREA SHALL BE GRASSED.
-WHERE A WALL IS USED A 6' HIGH WALL OR FENCE CAN BE USED TO PROVIDE A SCREEN FOR THE RESIDENTIAL DEVELOPMENT FROM THE ROADWAY.
-NO WOODEN FENCES SHALL BE PERMITTED

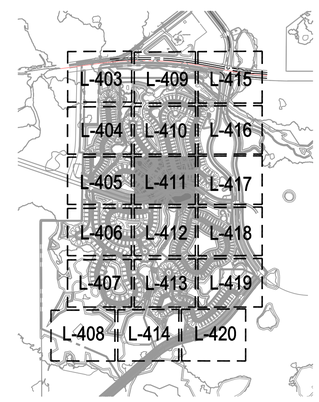
TYPE 'D' BUFFER 30' WIDE
120' LINEAR FEET (4 TREES REQUIRED)
REQUIRED: SHADE AND UNDERSTORY TREES SHALL BE PLANTED AN AVERAGE OF THIRTY (30) FEET APART. MINIMUM SPACING TWENTY (20) FEET; MAXIMUM FORTY-FIVE (45) FEET.
-THE REMAINDER OF THE BUFFER SHALL BE LANDSCAPED WITH SHRUBS AT A MINIMUM RATE OF FIVE (5) SHRUBS PER TREE OR PALM AND GROUNDCOVER PLANTS.
-NO MORE THAN THIRTY (30) PERCENT OF THE REQUIRED LANDSCAPE AREA SHALL BE GRASSED.
-WHERE A WALL IS USED A 6' HIGH WALL OR FENCE CAN BE USED TO PROVIDE A SCREEN FOR THE RESIDENTIAL DEVELOPMENT FROM THE ROADWAY.
-NO WOODEN FENCES SHALL BE PERMITTED

TYPE 'D' BUFFER 30' WIDE
100' LINEAR FEET (3 TREES REQUIRED)
REQUIRED: SHADE AND UNDERSTORY TREES SHALL BE PLANTED AN AVERAGE OF THIRTY (30) FEET APART. MINIMUM SPACING TWENTY (20) FEET; MAXIMUM FORTY-FIVE (45) FEET.
-THE REMAINDER OF THE BUFFER SHALL BE LANDSCAPED WITH SHRUBS AT A MINIMUM RATE OF FIVE (5) SHRUBS PER TREE OR PALM AND GROUNDCOVER PLANTS.
-NO MORE THAN THIRTY (30) PERCENT OF THE REQUIRED LANDSCAPE AREA SHALL BE GRASSED.
-WHERE A WALL IS USED A 6' HIGH WALL OR FENCE CAN BE USED TO PROVIDE A SCREEN FOR THE RESIDENTIAL DEVELOPMENT FROM THE ROADWAY.
-NO WOODEN FENCES SHALL BE PERMITTED

WATER MANAGEMENT SYSTEMS
-671' LINEAR FEET (14 TREES REQUIRED)
-ALL MANMADE DRY AND WET RETENTION AREAS THAT ARE VISIBLE FROM THE RIGHT-OF-WAY OR LOCATED WITHIN A REQUIRED BUFFER SHALL BE DESIGNED TO APPEAR NATURAL BY PROVIDING OFFSETS IN THE IN THE EDGE ALIGNMENT. ALTERNATIVE DESIGN SOLUTIONS, SUCH AS GROUPING OF PLANTINGS, MAY BE APPROVED THROUGH THE APPLICABLE REVIEW PROCESS AS LONG AS A MINIMUM OF ONE (1) TREE IS PROVIDED FOR EACH FIFTY (50) LINEAR FEET OF RETENTION POND BANK.

TYPE 'D' BUFFER 30' WIDE
376' LINEAR FEET (13 TREES REQUIRED)
REQUIRED: SHADE AND UNDERSTORY TREES SHALL BE PLANTED AN AVERAGE OF THIRTY (30) FEET APART. MINIMUM SPACING TWENTY (20) FEET; MAXIMUM FORTY-FIVE (45) FEET.
-THE REMAINDER OF THE BUFFER SHALL BE LANDSCAPED WITH SHRUBS AT A MINIMUM RATE OF FIVE (5) SHRUBS PER TREE OR PALM AND GROUNDCOVER PLANTS.
-NO MORE THAN THIRTY (30) PERCENT OF THE REQUIRED LANDSCAPE AREA SHALL BE GRASSED.
-WHERE A WALL IS USED A 6' HIGH WALL OR FENCE CAN BE USED TO PROVIDE A SCREEN FOR THE RESIDENTIAL DEVELOPMENT FROM THE ROADWAY.
-NO WOODEN FENCES SHALL BE PERMITTED

WATER MANAGEMENT SYSTEMS
-380' LINEAR FEET (8 TREES REQUIRED)
-ALL MANMADE DRY AND WET RETENTION AREAS THAT ARE VISIBLE FROM THE RIGHT-OF-WAY OR LOCATED WITHIN A REQUIRED BUFFER SHALL BE DESIGNED TO APPEAR NATURAL BY PROVIDING OFFSETS IN THE IN THE EDGE ALIGNMENT. ALTERNATIVE DESIGN SOLUTIONS, SUCH AS GROUPING OF PLANTINGS, MAY BE APPROVED THROUGH THE APPLICABLE REVIEW PROCESS AS LONG AS A MINIMUM OF ONE (1) TREE IS PROVIDED FOR EACH FIFTY (50) LINEAR FEET OF RETENTION POND BANK.



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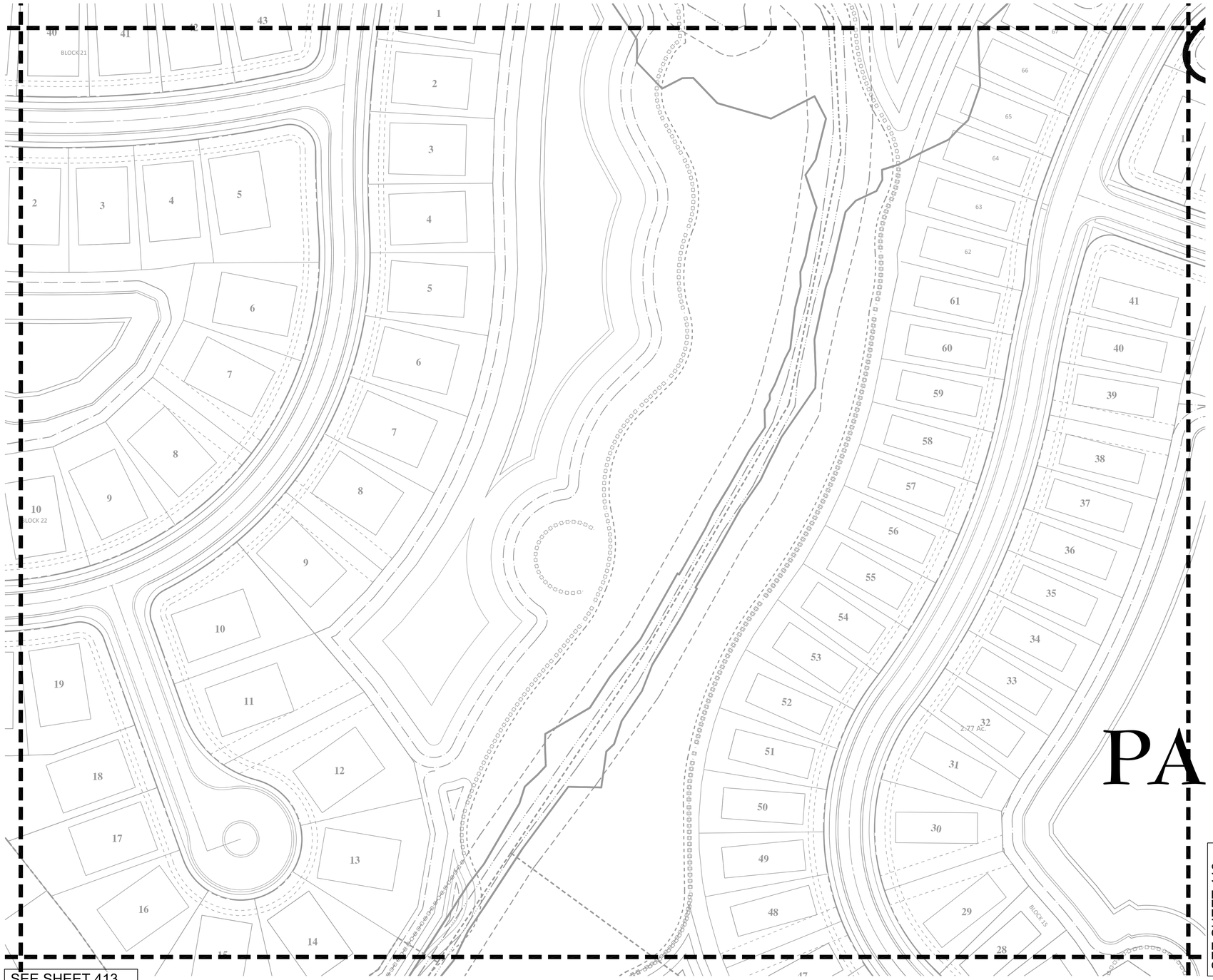
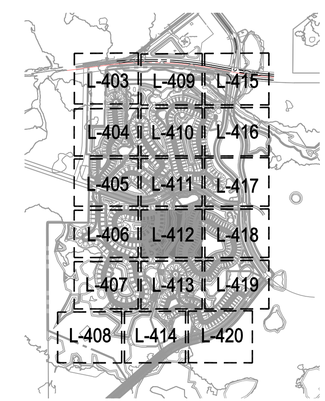


SEE SHEET 413

SEE SHEET 418



KEY

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0 50 100

GRAPHIC SCALE: 1" = 50'

ELEVATIONS BASED ON:
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CONVERSION:
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MIRADA PARCELS 16-22

LANDSCAPE - PDP

PREPARED FOR: CR PASCO DEVELOPMENT, LLC

DATE	DESCRIPTION

DATE	DESCRIPTION
07/01/2016	REVIEW SUBMITTAL
1	

PROJECT NO:	CRP CR 1004
FILE:	L-403
DESIGN BY:	NKS
DRAWN BY:	NKS

FLORIDA REGISTERED LANDSCAPE ARCHITECT

SCOTT E. ANDREASEN
DATE:
REGISTRATION NO. 0001658

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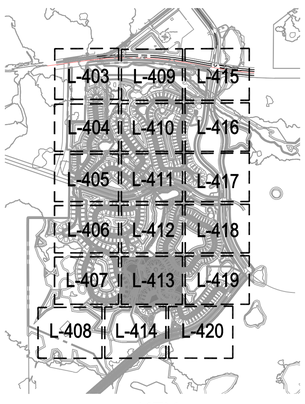

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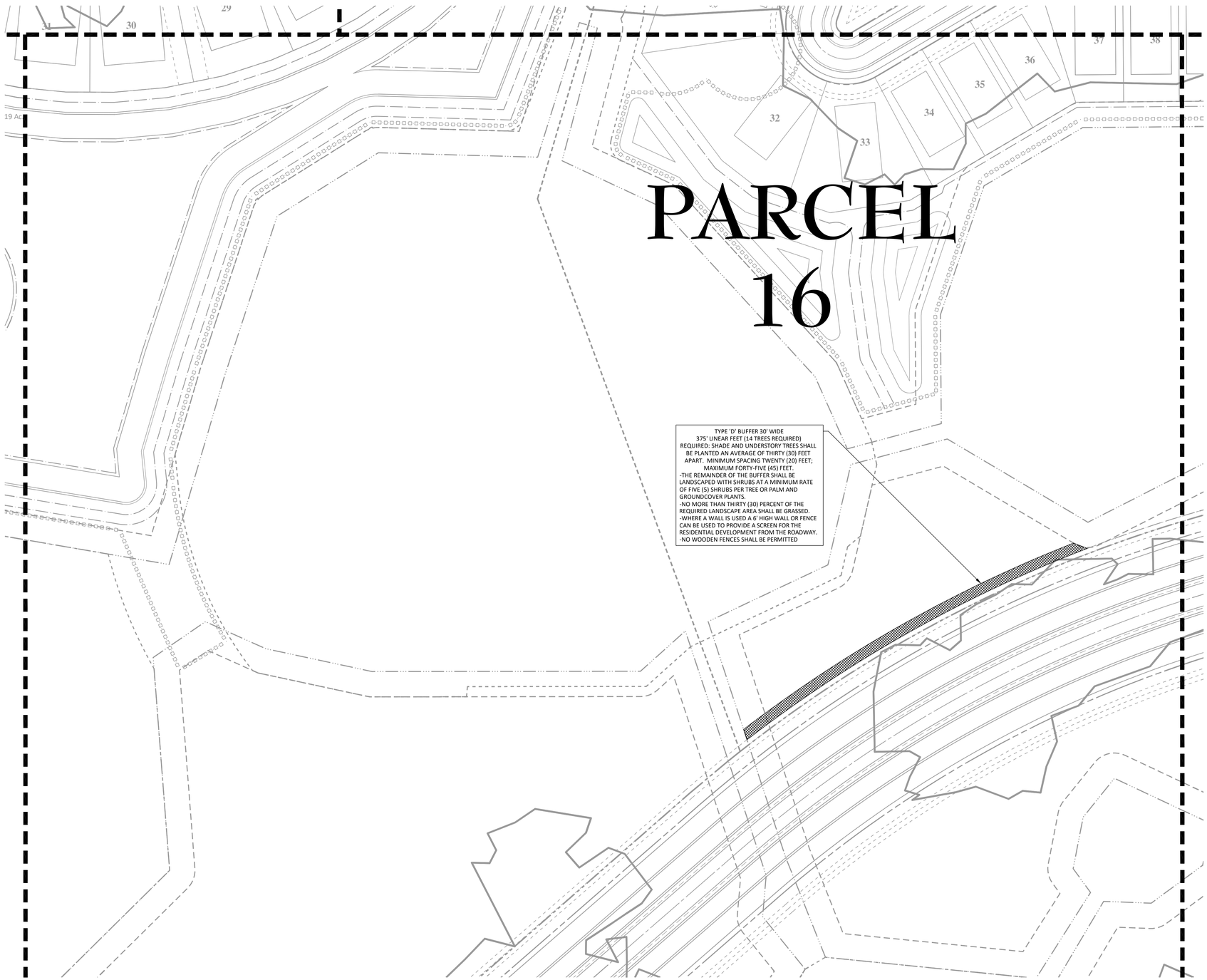

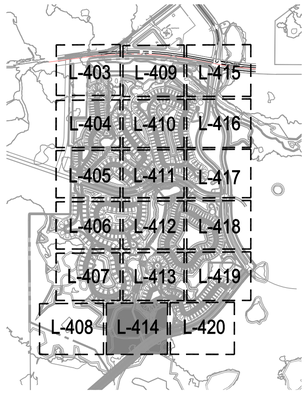

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PREPARED FOR: CR PASCO DEVELOPMENT, LLC

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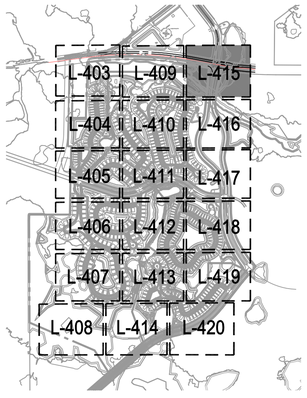

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SEE SHEET 415

TYPE 'D' BUFFER 30' WIDE
790' LINEAR FEET (26 TREES REQUIRED)
REQUIRED: SHADE AND UNDERSTORY TREES SHALL BE PLANTED AN AVERAGE OF THIRTY (30) FEET APART. MINIMUM SPACING TWENTY (20) FEET; MAXIMUM FORTY-FIVE (45) FEET.
-THE REMAINDER OF THE BUFFER SHALL BE LANDSCAPED WITH SHRUBS AT A MINIMUM RATE OF FIVE (5) SHRUBS PER TREE OR PALM AND GROUNDCOVER PLANTS.
-NO MORE THAN THIRTY (30) PERCENT OF THE REQUIRED LANDSCAPE AREA SHALL BE GRASSED.
-WHERE A WALL IS USED A 6' HIGH WALL OR FENCE CAN BE USED TO PROVIDE A SCREEN FOR THE RESIDENTIAL DEVELOPMENT FROM THE ROADWAY.
-NO WOODEN FENCES SHALL BE PERMITTED

WATER MANAGEMENT SYSTEMS
-588' LINEAR FEET (12 TREES REQUIRED)
-ALL MANMADE DRY AND WET RETENTION AREAS THAT ARE VISIBLE FROM THE RIGHT-OF-WAY OR LOCATED WITHIN A REQUIRED BUFFER SHALL BE DESIGNED TO APPEAR NATURAL BY PROVIDING OFFSETS IN THE IN THE EDGE ALIGNMENT. ALTERNATIVE DESIGN SOLUTIONS, SUCH AS GROUPING OF PLANTINGS, MAY BE APPROVED THROUGH THE APPLICABLE REVIEW PROCESS AS LONG AS A MINIMUM OF ONE (1) TREE IS PROVIDED FOR EACH FIFTY (50) LINEAR FEET OF RETENTION POND BANK.

MIRADA BLVD 2A

WATER MANAGEMENT SYSTEMS
-1,692' LINEAR FEET (57 TREES REQUIRED)
-ALL MANMADE DRY AND WET RETENTION AREAS THAT ARE VISIBLE FROM THE RIGHT-OF-WAY OR LOCATED WITHIN A REQUIRED BUFFER SHALL BE DESIGNED TO APPEAR NATURAL BY PROVIDING OFFSETS IN THE IN THE EDGE ALIGNMENT. ALTERNATIVE DESIGN SOLUTIONS, SUCH AS GROUPING OF PLANTINGS, MAY BE APPROVED THROUGH THE APPLICABLE REVIEW PROCESS AS LONG AS A MINIMUM OF ONE (1) TREE IS PROVIDED FOR EACH FIFTY (50) LINEAR FEET OF RETENTION POND BANK.

TYPE 'D' BUFFER 30' WIDE
955' LINEAR FEET (32 TREES REQUIRED)
REQUIRED: SHADE AND UNDERSTORY TREES SHALL BE PLANTED AN AVERAGE OF THIRTY (30) FEET APART. MINIMUM SPACING TWENTY (20) FEET; MAXIMUM FORTY-FIVE (45) FEET.
-THE REMAINDER OF THE BUFFER SHALL BE LANDSCAPED WITH SHRUBS AT A MINIMUM RATE OF FIVE (5) SHRUBS PER TREE OR PALM AND GROUNDCOVER PLANTS.
-NO MORE THAN THIRTY (30) PERCENT OF THE REQUIRED LANDSCAPE AREA SHALL BE GRASSED.
-WHERE A WALL IS USED A 6' HIGH WALL OR FENCE CAN BE USED TO PROVIDE A SCREEN FOR THE RESIDENTIAL DEVELOPMENT FROM THE ROADWAY.
-NO WOODEN FENCES SHALL BE PERMITTED

1 BLOCK 11
30 BLOCK 10
29
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22 BLOCK 10
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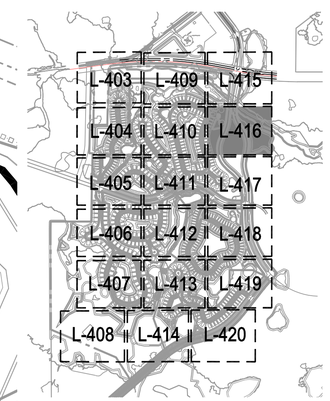
18
0.54 Ac.
0.41 Ac.

SEE SHEET 410

SEE SHEET 417



KEY

N

0 50 100
GRAPHIC SCALE: 1" = 50'

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LANDSCAPE - PDP

PREPARED FOR:
CR PASCO DEVELOPMENT, LLC

DATE	DESCRIPTION

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PROJECT NO:	CRP CR 1004
FILE:	L-403
DESIGN BY:	NKS
DRAWN BY:	NKS

FLORIDA REGISTERED
LANDSCAPE ARCHITECT

SCOTT E. ANDREASEN
DATE:
REGISTRATION NO. 0001658

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SEE SHEET 416

TYPE 'D' BUFFER 30' WIDE
955' LINEAR FEET (32 TREES REQUIRED)
REQUIRED: SHADE AND UNDERSTORY TREES SHALL BE PLANTED AN AVERAGE OF THIRTY (30) FEET APART. MINIMUM SPACING TWENTY (20) FEET; MAXIMUM FORTY-FIVE (45) FEET.
-THE REMAINDER OF THE BUFFER SHALL BE LANDSCAPED WITH SHRUBS AT A MINIMUM RATE OF FIVE (5) SHRUBS PER TREE OR PALM AND GROUNDCOVER PLANTS.
-NO MORE THAN THIRTY (30) PERCENT OF THE REQUIRED LANDSCAPE AREA SHALL BE GRASSED.
-WHERE A WALL IS USED A 6' HIGH WALL OR FENCE CAN BE USED TO PROVIDE A SCREEN FOR THE RESIDENTIAL DEVELOPMENT FROM THE ROADWAY.
-NO WOODEN FENCES SHALL BE PERMITTED

TYPE 'D' BUFFER 30' WIDE
376' LINEAR FEET (13 TREES REQUIRED)
REQUIRED: SHADE AND UNDERSTORY TREES SHALL BE PLANTED AN AVERAGE OF THIRTY (30) FEET APART. MINIMUM SPACING TWENTY (20) FEET; MAXIMUM FORTY-FIVE (45) FEET.
-THE REMAINDER OF THE BUFFER SHALL BE LANDSCAPED WITH SHRUBS AT A MINIMUM RATE OF FIVE (5) SHRUBS PER TREE OR PALM AND GROUNDCOVER PLANTS.
-NO MORE THAN THIRTY (30) PERCENT OF THE REQUIRED LANDSCAPE AREA SHALL BE GRASSED.
-WHERE A WALL IS USED A 6' HIGH WALL OR FENCE CAN BE USED TO PROVIDE A SCREEN FOR THE RESIDENTIAL DEVELOPMENT FROM THE ROADWAY.
-NO WOODEN FENCES SHALL BE PERMITTED

WATER MANAGEMENT SYSTEMS
-1,165' LINEAR FEET (24 TREES REQUIRED)
-ALL MANMADE DRY AND WET RETENTION AREAS THAT ARE VISIBLE FROM THE RIGHT-OF-WAY OR LOCATED WITHIN A REQUIRED BUFFER SHALL BE DESIGNED TO APPEAR NATURAL BY PROVIDING OFFSETS IN THE IN THE EDGE ALIGNMENT. ALTERNATIVE DESIGN SOLUTIONS, SUCH AS GROUPING OF PLANTINGS, MAY BE APPROVED THROUGH THE APPLICABLE REVIEW PROCESS AS LONG AS A MINIMUM OF ONE (1) TREE IS PROVIDED FOR EACH FIFTY (50) LINEAR FEET OF RETENTION POND BANK.

17 16 15 14 13 12 11 10 9 8 5 4

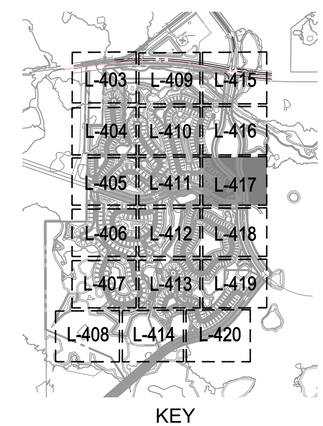
BLOCK 10

MIRADA BLVD

SEE SHEET 411

SEE SHEET 414

SEE SHEET 418



KEY

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GRAPHIC SCALE: 1" = 50'

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LANDSCAPE - PDP

PREPARED FOR:
CR PASCO DEVELOPMENT, LLC

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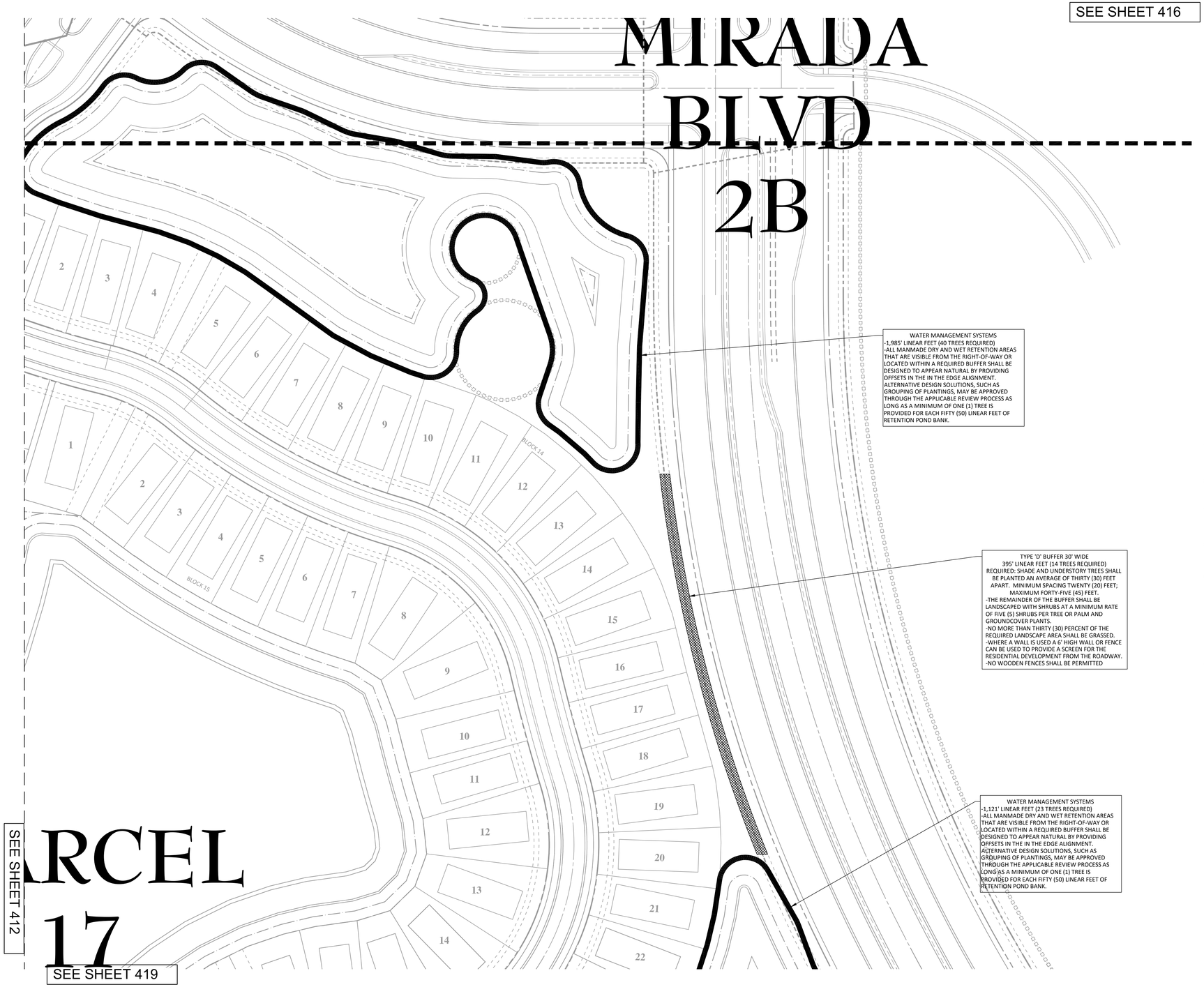
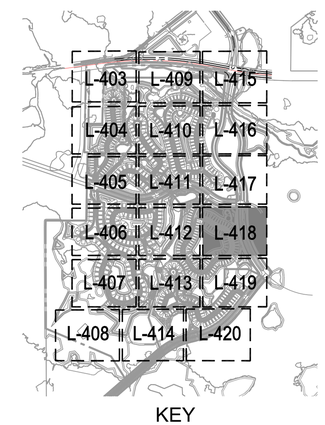


WATER MANAGEMENT SYSTEMS
-1,985' LINEAR FEET (40 TREES REQUIRED)
-ALL MANMADE DRY AND WET RETENTION AREAS THAT ARE VISIBLE FROM THE RIGHT-OF-WAY OR LOCATED WITHIN A REQUIRED BUFFER SHALL BE DESIGNED TO APPEAR NATURAL BY PROVIDING OFFSETS IN THE IN THE EDGE ALIGNMENT. ALTERNATIVE DESIGN SOLUTIONS, SUCH AS GROUPING OF PLANTINGS, MAY BE APPROVED THROUGH THE APPLICABLE REVIEW PROCESS AS LONG AS A MINIMUM OF ONE (1) TREE IS PROVIDED FOR EACH FIFTY (50) LINEAR FEET OF RETENTION POND BANK.

TYPE 'D' BUFFER 30' WIDE
395' LINEAR FEET (14 TREES REQUIRED)
REQUIRED: SHADE AND UNDERSTORY TREES SHALL BE PLANTED AN AVERAGE OF THIRTY (30) FEET APART. MINIMUM SPACING TWENTY (20) FEET; MAXIMUM FORTY-FIVE (45) FEET.
-THE REMAINDER OF THE BUFFER SHALL BE LANDSCAPED WITH SHRUBS AT A MINIMUM RATE OF FIVE (5) SHRUBS PER TREE OR PALM AND GROUNDCOVER PLANTS.
-NO MORE THAN THIRTY (30) PERCENT OF THE REQUIRED LANDSCAPE AREA SHALL BE GRASSED.
-WHERE A WALL IS USED A 6' HIGH WALL OR FENCE CAN BE USED TO PROVIDE A SCREEN FOR THE RESIDENTIAL DEVELOPMENT FROM THE ROADWAY.
-NO WOODEN FENCES SHALL BE PERMITTED

WATER MANAGEMENT SYSTEMS
-1,121' LINEAR FEET (23 TREES REQUIRED)
-ALL MANMADE DRY AND WET RETENTION AREAS THAT ARE VISIBLE FROM THE RIGHT-OF-WAY OR LOCATED WITHIN A REQUIRED BUFFER SHALL BE DESIGNED TO APPEAR NATURAL BY PROVIDING OFFSETS IN THE IN THE EDGE ALIGNMENT. ALTERNATIVE DESIGN SOLUTIONS, SUCH AS GROUPING OF PLANTINGS, MAY BE APPROVED THROUGH THE APPLICABLE REVIEW PROCESS AS LONG AS A MINIMUM OF ONE (1) TREE IS PROVIDED FOR EACH FIFTY (50) LINEAR FEET OF RETENTION POND BANK.



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SEE SHEET 418

WATER MANAGEMENT SYSTEMS
-1,121' LINEAR FEET (23 TREES REQUIRED)
-ALL MANMADE DRY AND WET RETENTION AREAS THAT ARE VISIBLE FROM THE RIGHT-OF-WAY OR LOCATED WITHIN A REQUIRED BUFFER SHALL BE DESIGNED TO APPEAR NATURAL BY PROVIDING OFFSETS IN THE IN THE EDGE ALIGNMENT. ALTERNATIVE DESIGN SOLUTIONS, SUCH AS GROUPING OF PLANTINGS, MAY BE APPROVED THROUGH THE APPLICABLE REVIEW PROCESS AS LONG AS A MINIMUM OF ONE (1) TREE IS PROVIDED FOR EACH FIFTY (50) LINEAR FEET OF RETENTION POND BANK.

TYPE 'D' BUFFER 30' WIDE
120' LINEAR FEET (14 TREES REQUIRED)
REQUIRED: SHADE AND UNDERSTORY TREES SHALL BE PLANTED AN AVERAGE OF THIRTY (30) FEET APART. MINIMUM SPACING TWENTY (20) FEET; MAXIMUM FORTY-FIVE (45) FEET.
-THE REMAINDER OF THE BUFFER SHALL BE LANDSCAPED WITH SHRUBS AT A MINIMUM RATE OF FIVE (5) SHRUBS PER TREE OR PALM AND GROUNDCOVER PLANTS.
-NO MORE THAN THIRTY (30) PERCENT OF THE REQUIRED LANDSCAPE AREA SHALL BE GRASSED.
-WHERE A WALL IS USED A 6' HIGH WALL OR FENCE CAN BE USED TO PROVIDE A SCREEN FOR THE RESIDENTIAL DEVELOPMENT FROM THE ROADWAY.
-NO WOODEN FENCES SHALL BE PERMITTED

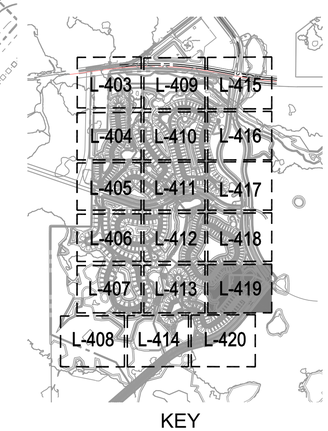
TYPE 'D' BUFFER 30' WIDE
1,185 LINEAR FEET (14 TREES REQUIRED)
REQUIRED: SHADE AND UNDERSTORY TREES SHALL BE PLANTED AN AVERAGE OF THIRTY (30) FEET APART. MINIMUM SPACING TWENTY (20) FEET; MAXIMUM FORTY-FIVE (45) FEET.
-THE REMAINDER OF THE BUFFER SHALL BE LANDSCAPED WITH SHRUBS AT A MINIMUM RATE OF FIVE (5) SHRUBS PER TREE OR PALM AND GROUNDCOVER PLANTS.
-NO MORE THAN THIRTY (30) PERCENT OF THE REQUIRED LANDSCAPE AREA SHALL BE GRASSED.
-WHERE A WALL IS USED A 6' HIGH WALL OR FENCE CAN BE USED TO PROVIDE A SCREEN FOR THE RESIDENTIAL DEVELOPMENT FROM THE ROADWAY.
-NO WOODEN FENCES SHALL BE PERMITTED

BLOCK 25

BLOCK 27

SEE SHEET 413

SEE SHEET 420



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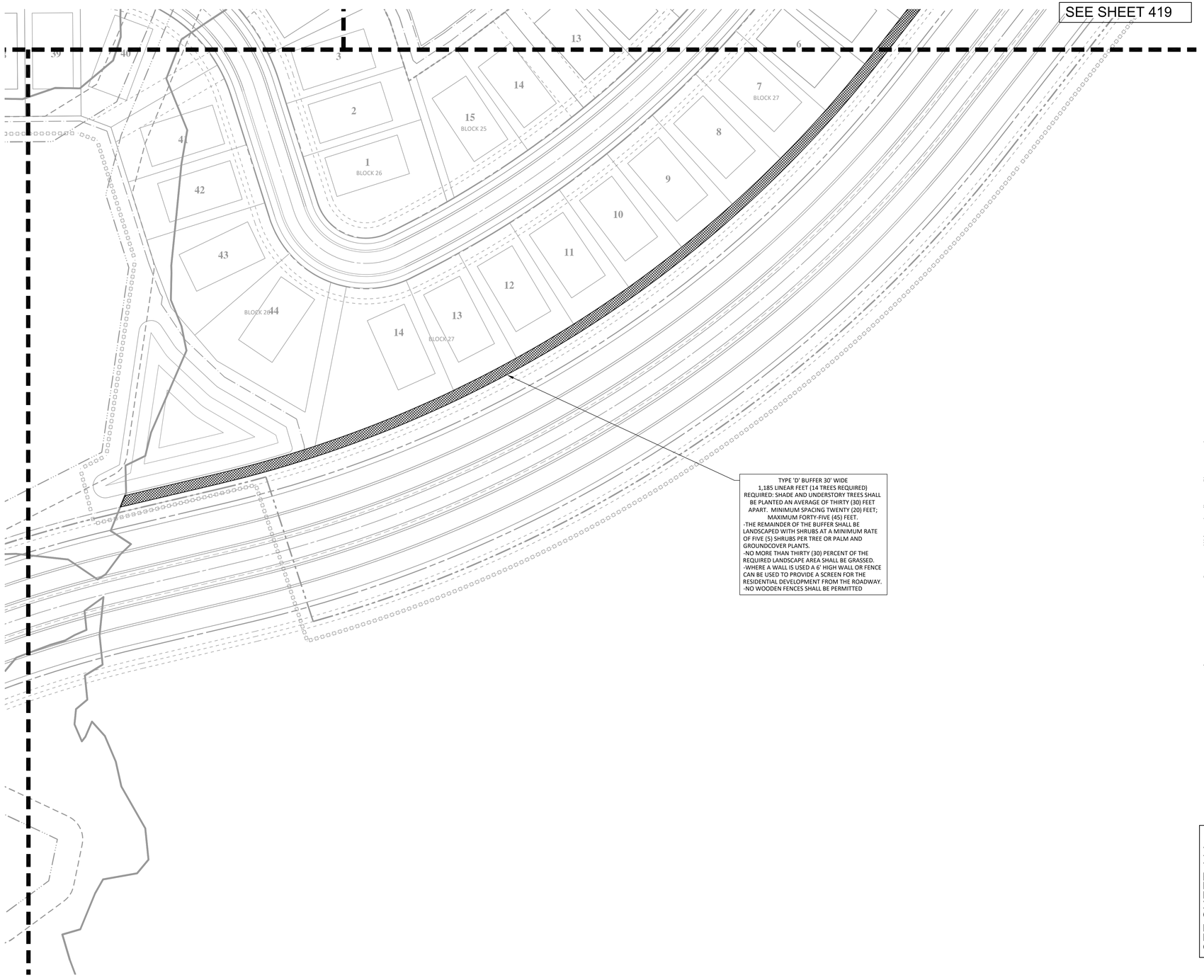

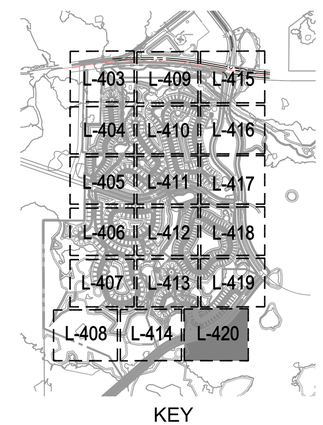

KEY

N

0 50 100

GRAPHIC SCALE: 1" = 50'

ELEVATIONS BASED ON:
NORTH AMERICAN VERTICAL DATUM 1988
CONVERSION:
NAVD 88 TO NGVD 29 = +0.85

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Transportation Engineering
Ecological Services • Landscape Architecture
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MIRADA
PARCELS 16-22

LANDSCAPE - PDP

PREPARED FOR:
CR PASCO DEVELOPMENT, LLC

DATE	DESCRIPTION

DATE	DESCRIPTION
07/01/2016	REVIEW SUBMITTAL
1	

PROJECT NO:	CRP CR 1004
FILE:	L-403
DESIGN BY:	NKS
DRAWN BY:	NKS

FLORIDA REGISTERED
LANDSCAPE ARCHITECT

SCOTT E. ANDREASEN
DATE:
REGISTRATION NO. 0001658

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