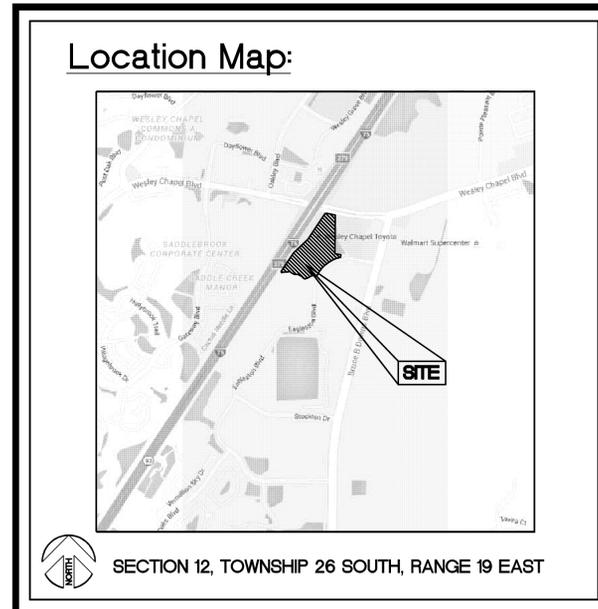




Owner/Developer:
 WILLIAMS AUTOMOTIVE GROUP, LLC
 5300 Eagleston Blvd
 Wesley Chapel, Florida 33544
 Phone: (813) 973-8888
 E-Mail: jwilliams@wagfl.com

Architect/Engineer:
 SPRING ENGINEERING, INC.
 3014 U.S. Highway 19
 Holiday, Florida 34691
 (727) 938-1516
 Roland P. Dove, P.E.
 Jay Doucette

Surveyor:
 DAVRIS SURVEYING & MAPPING, INC.
 5830 Nebraska Ave.
 New Port Richey, Florida 34652
 Phone: (727) 232-3800
 Contact: Chris Chittum

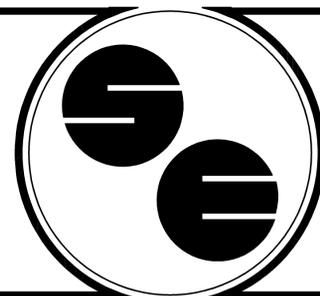


Index of Drawings:

- T1.0 TITLE SHEET
- C1.0 EXISTING CONDITIONS
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- C2.1 NOTES AND SITE DETAILS
- C3.0 PAVING, GRADING AND DRAINAGE PLAN
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- C3.2 NPDES NOTES AND DETAILS
- C4.0 UTILITY PLAN
- C4.1 UTILITY DETAILS
- C4.2 PHOTOMETRIC PLAN
- C5.0 LANDSCAPE PLAN
- C5.1 LANDSCAPE AND IRRIGATION DETAILS
- C6.0 IRRIGATION PLAN
- C7.0 GENERAL NOTES

THE PROPOSED DRAINAGE PLAN WAS BASED ON THE EXISTING FIELD CONDITIONS OF THE ABUTTING PROPERTY.

**Preliminary / Construction Stormwater Management Plan
 Simultaneous Submittal**



SPRING ENGINEERING, INC.
 ARCHITECTURE - ENGINEERING - LAND PLANNING
 3014 U.S. HWY. 19, HOLIDAY, FL. (727) 938-1516

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 CONSTRUCTION DOCS.
 ISSUE DATE: 07.15.16

REVISIONS

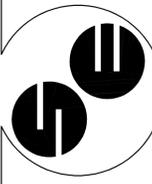
REV	DATE	DESCRIPTION

ROLAND P. DOVE, P.E.
 P.E. NO. 36933
 DATE



CONTRACT DATE:
 MAY 18, 2016

SPRING ENGINEERING, INC.
 ENGINEERING • LAND PLANNING • ARCHITECTURE
 3014 U.S. HWY 19, HOLIDAY, FL (727) 938-1516
 FL COA NO. 00005158 & LICENSE NO. AIA-0001747



TITLE SHEET
 DESIGNED BY: JAY
 DRAWN BY: JAY
 CHECKED BY: RPD
 JOB NO.

2015-19
 SHEET NO.
T1.0

SECTIONS 12, TOWNSHIP 26 SOUTH, RANGE 19 EAST
PASCO COUNTY, FLORIDA

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN SECTION 12, TOWNSHIP 26 SOUTH, RANGE 19 EAST, AND SECTION 7, TOWNSHIP 26 SOUTH, RANGE 20 EAST, SOUTH OF STATE ROAD 54, EAST OF INTERSTATE 75 AND WEST OF STATE ROAD 581, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 12, ALSO BEING THE SOUTHWEST CORNER OF SAID SECTION 7; THENCE N.07°21'00"E, ALONG THE EAST LINE OF SAID SECTION 12, A DISTANCE OF 1588.68 FEET TO THE POINT OF BEGINNING AND A POINT ON A CURVE TO THE LEFT, HAVING A RADIUS OF 725.00 FEET, A CENTRAL ANGLE OF 41°22'47", A TANGENT LENGTH OF 273.81 FEET, A CHORD BEARING OF S.47°22'09"W, AND A CHORD LENGTH OF 512.30 FEET; THENCE ALONG THE ARC OF SAID CURVE, AND DEPARTING THE SAID EAST LINE OF SECTION 12, AN ARC LENGTH OF 523.60 FEET TO THE END OF SAID CURVE; THENCE N.89°39'00"W, A DISTANCE OF 102.40 FEET; THENCE S.61°04'41"W, A DISTANCE OF 64.81 FEET; THENCE S.63°46'48"W, A DISTANCE OF 54.04 FEET; THENCE S.75°23'30"W, A DISTANCE OF 52.48 FEET; THENCE N.59°33'14"W, A DISTANCE OF 32.53 FEET; THENCE N.50°31'11"W, A DISTANCE OF 9.38 FEET; THENCE N.23°08'05"W, A DISTANCE OF 11.14 FEET; THENCE N.54°38'07"W, A DISTANCE OF 37.82 FEET; THENCE N.44°58'37"W, A DISTANCE OF 16.10 FEET; THENCE N.74°05'31"W, A DISTANCE OF 29.08 FEET; THENCE N.55°20'46"W, A DISTANCE OF 34.22 FEET; THENCE N.85°53'44"W, A DISTANCE OF 30.86 FEET; THENCE S.89°31'25"W, A DISTANCE OF 44.71 FEET; THENCE N.65°10'34"W, A DISTANCE OF 30.26 FEET; THENCE N.62°24'02"W, A DISTANCE OF 28.54 FEET; THENCE S.85°20'14"W, A DISTANCE OF 33.72 FEET; THENCE S.83°01'37"W, A DISTANCE OF 50.68 FEET; THENCE S.76°08'58"W, A DISTANCE OF 13.96 FEET; THENCE S.88°03'11"W, A DISTANCE OF 11.73 FEET; THENCE N.10°54'41"W, A DISTANCE OF 26.74 FEET TO THE EASTERLY LIMITED ACCESS RIGHT OF WAY LINE OF INTERSTATE 75, PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 14140-2414; THENCE ALONG SAID EASTERLY LIMITED ACCESS RIGHT OF WAY LINE THE FOLLOWING THREE COURSES: (1) N.33°54'01"E, A DISTANCE OF 463.20 FEET; (2) N.46°34'55"E, A DISTANCE OF 409.91 FEET; (3) N.33°54'01"E, A DISTANCE OF 650.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 54; THENCE N.81°05'31"E, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 39.49 FEET; THENCE S.77°26'42"E, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 54, A DISTANCE OF 180.72 FEET TO THE AFORESAID EAST LINE OF SECTION 12, SAID LINE ALSO BEING THE WEST LINE OF AFORESAID SECTION 7; THENCE S.00°21'00"W, ALONG SAID EAST LINE OF SECTION 12, A DISTANCE OF 804.37 FEET; THENCE S.80°03'37"E, A DISTANCE OF 125.00 FEET; THENCE S.09°56'23"W, A DISTANCE OF 54.75 FEET TO A POINT ON A CURVE TO THE LEFT, HAVING A RADIUS OF 725.00 FEET, A CENTRAL ANGLE OF 9°28'16", A TANGENT LENGTH OF 60.06 FEET, A CHORD BEARING OF S.72°47'41"W, AND A CHORD LENGTH OF 119.71 FEET; THENCE ALONG THE ARC OF SAID CURVE 119.84 FEET TO THE END OF SAID CURVE AND THE POINT OF BEGINNING.

OVERALL PARCEL CONTAINS 18.736 ACRES, MORE OR LESS.

SURVEY NOTES

1. THE PURPOSE OF THIS SURVEY WAS TO PERFORM A BOUNDARY & TOPOGRAPHIC SURVEY.
2. UNDERGROUND ENCROACHMENTS SUCH AS FOUNDATIONS AND UTILITIES, THAT MAY EXIST, HAVE NOT BEEN LOCATED.
3. THE PROPERTY FALLS WITHIN FLOOD ZONES "X" AS DEPICTED ON FLOOD INSURANCE RATE MAP 120230 0430 E, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, LAST REVISED 9/30/92.
4. PARENT BENCHMARK USED WAS FDOT BM #128 WITH AN ELEVATION OF 73.68' NGVD29.
5. BEARINGS SHOWN HEREON ARE BASED UPON RECORD PLAT, HOLDING THE RIGHT OF WAY LINE OF STATE ROAD 54 AS BEING N 34°44'44" E.
6. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
7. THE OVERALL PROPERTY CONTAINS 8.44 ACRES, MORE OR LESS.
8. POWER POLES WERE RECENTLY INSTALLED DIRECTLY ON THE RIGHT OF WAY LINE OF STATE ROAD 54 AND ENCROACH ONTO THE SUBJECT PROPERTY, ALONG WITH THE OVERHEAD WIRES AND SUPPORTING HARNESES.
9. LEGAL DESCRIPTION WAS CREATED BY THE UNDERSIGNED.

LEGEND

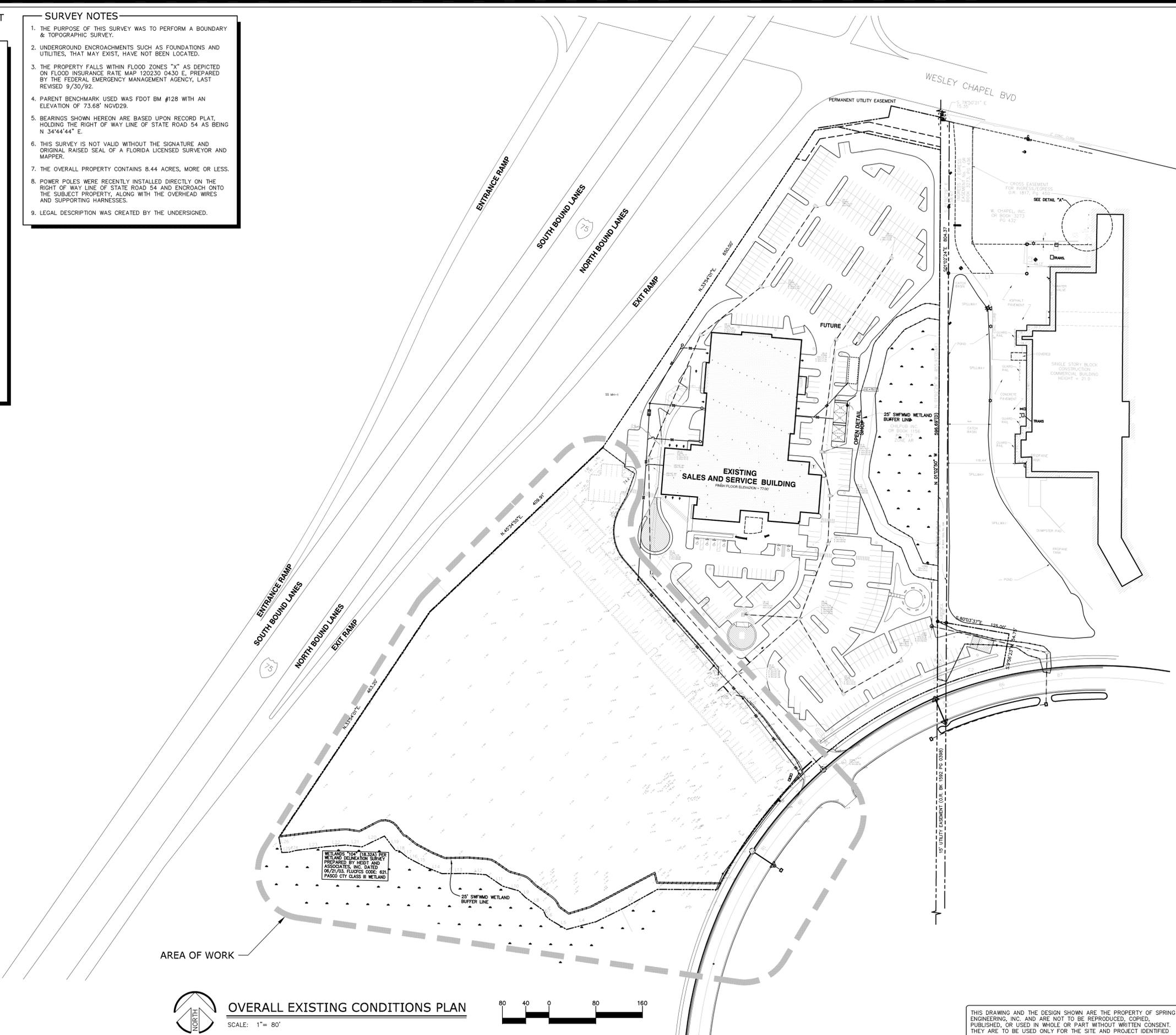
- = GUY WIRE ANCHOR
- = POWER POLE
- = SPOT ELEVATION
- = OAK TREE
- ★ = CYPRESS TREE
- FCIR = FOUND CAPPED IRON ROD
- FOM = FOUND CONCRETE MONUMENT
- FIR = FOUND IRON ROD
- O.R. = OFFICIAL RECORDS BOOK
- PG. = PAGE
- (P) = PLAT
- SCIR = SET CAPPED IRON ROD 1/2" LB 7010
- R/W = RIGHT OF WAY

AREA OF WORK



OVERALL EXISTING CONDITIONS PLAN

SCALE: 1" = 80'



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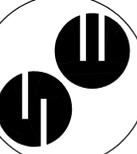
ROLAND P. ROYCE, P.E.
P.E. NO. 36933
DATE

LEXUS
OF WESLEY CHAPEL
Eagleston Blvd., Wesley Chapel, Florida 33543



CONTRACT DATE:
MAY 18, 2016

SPRING ENGINEERING, INC.
ENGINEERING • LAND PLANNING • ARCHITECTURE
3014 U.S. HWY 19, HOLIDAY, FL (727) 938-1516
FL COA NO. 00005158 & LICENSE NO. AIA-0001747



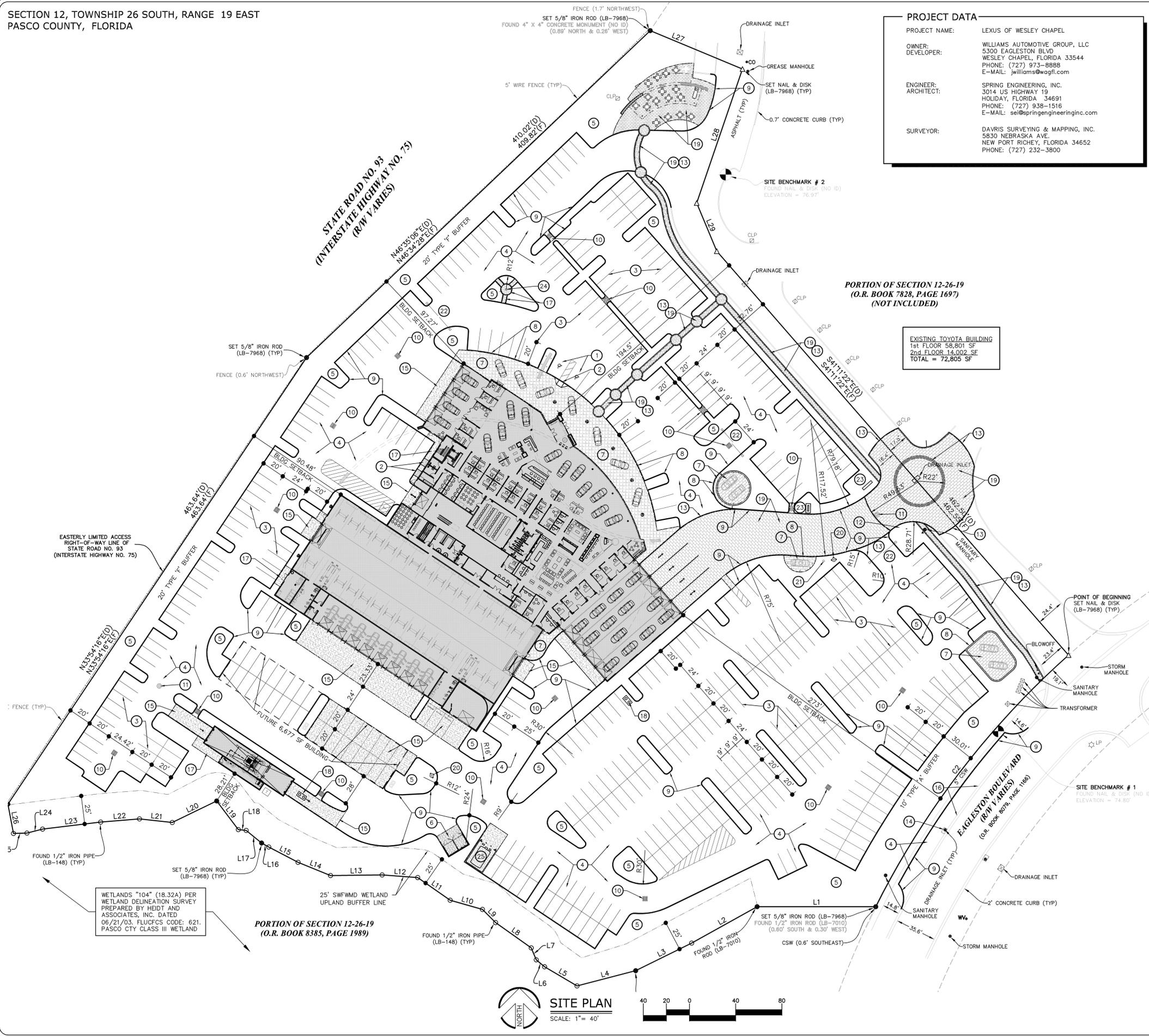
EXISTING CONDITIONS PLAN

DESIGNED BY: JAY
DRAWN BY: JAY
CHECKED BY: RPD

JOB NO.
2015-19

SHEET NO.
C10

SECTION 12, TOWNSHIP 26 SOUTH, RANGE 19 EAST
PASCO COUNTY, FLORIDA



PROJECT DATA

PROJECT NAME: LEXUS OF WESLEY CHAPEL
 OWNER: WILLIAMS AUTOMOTIVE GROUP, LLC
 DEVELOPER: 5300 EAGLESTON BLVD
 WESLEY CHAPEL, FLORIDA 33544
 PHONE: (727) 973-8888
 E-MAIL: williams@wagfl.com

ENGINEER: SPRING ENGINEERING, INC.
 ARCHITECT: 3014 US HIGHWAY 19
 HOLIDAY, FLORIDA 34691
 PHONE: (727) 938-1516
 E-MAIL: sei@springengineeringinc.com

SURVEYOR: DAVRIS SURVEYING & MAPPING, INC.
 5830 NEBRASKA AVE.
 NEW PORT RICHEY, FLORIDA 34652
 PHONE: (727) 232-3800

SITE DATA

PARCEL I.D. # 12-26-19-000-00500-0070 - 18.38 AC
 (8.84 AC DEVELOPABLE AREA)

EXISTING PROPERTY USE: AUTO DEALERSHIP / VACANT LAND
 PROPOSED PROPERTY USE: AUTO DEALERSHIP / AUTO DEALERSHIP

ZONING / LAND USE: FUTURE USE:
 SITE: MPUD / COMMERCIAL MIXED USE
 NORTHWEST: MPUD / ROADWAY MIXED USE
 NORTHEAST: MPUD / COMMERCIAL MIXED USE
 SOUTHWEST: MPUD / ROADWAY MIXED USE
 SOUTHEAST: MPUD / RESIDENTIAL MIXED USE

RZ6822 (BCC APPROVED 2/10/2009; MOST RECENT NONSUBSTANTIAL AMENDMENT 1/10/13 PDD13-381)

FLOOD ZONE: THIS PROJECT IS LOCATED IN FLOOD ZONE 'X' ACCORDING TO F.I.R.M. NUMBER 12101C 0426 F. PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, LAST REVISED SEPTEMBER 26, 2014.

BUILDING SETBACKS: BUFFERS: 10' TYPE 'A'
 FRONT: 25' NORTHEAST: 10' TYPE 'A'
 SIDE: 0' NORTHWEST: 20' TYPE 'F'
 REAR: N/A SOUTH: 10' TYPE 'A'
 EAST: 10' TYPE 'D'

BUILDING AREA: EXISTING TOYOTA BUILDING
 1st FLOOR 58,801 SF NEW CAR WASH: 1,800 SF
 2nd FLOOR 14,002 SF LEXUS AREA: 58,523 SF
 TOTAL = 72,805 SF FUTURE AREA: 6,677 SF
 NEW LEXUS BUILDING
 1st FLOOR 55,727 SF TOYOTA: 72,805 SF
 2nd FLOOR 2,798 SF LEXUS: 58,523 SF
 TOTAL = 58,523 SF CAR WASH: 1,800 SF
 NEW CAR WASH: 1,800 SF FUTURE AREA: 6,677 SF
 FUTURE AREA: 6,677 SF TOTAL AREA: 139,805 SF

FLOOR AREA RATIO: 3.209 AC / 18.38 AC = 0.175
 BUILDING HEIGHT: 28' SINGLE STORY - 60' MAX. ALLOWED
 SITE AREAS: (TOTAL SITE = 18.38 AC) (PROJECT AREA = 8.84 AC)

	LEXUS	
- BUILDING	1.321 AC	14.9 %
- CONCRETE PAVING	5.883 AC	66.6 %
- LANDSCAPING	1.636 AC	18.5 %
- IMPERVIOUS AREA	7.204 AC	81.5 %
- PERVIOUS	1.636 AC	18.5 %

REQUIRED PARKING: (1 SPACE PER 400 SF) + (4 SPACES PER BAY)
 (28,367 SF/400 = 71) + (46 BAYS x 4 = 184)
 255 REQUIRED

PROVIDED PARKING: HANDICAP SPACES (12x20) = 2 SPACES
 STANDARD SPACES (9x20) = 492 SPACES
 TOTAL PARKING PROVIDED = 494 SPACES

UTILITY COMPANIES:
 WATER: PASCO COUNTY UTILITIES
 IRRIGATION: PASCO COUNTY UTILITIES
 SEWER: PASCO COUNTY UTILITIES
 ELECTRIC: WITHLACOCHEE RIVER ELECTRIC
 TELEPHONE: ATT/DISTRIBUTION
 FIRE PROTECTION: PASCO COUNTY FIRE DEPARTMENT

EXISTING TOYOTA BUILDING
 1st FLOOR 58,801 SF
 2nd FLOOR 14,002 SF
 TOTAL = 72,805 SF

- KEY NOTES**
- HANDICAP SPACE WITH H.C. PARKING SIGN PER DETAIL ON SHEET C2.1.
 - HDCP RAMP W/ 12:1 SLOPE MAX PER DETAIL ON SHEET C2.1.
 - 4" WHITE PAINTED PARKING STRIPES, TYPICAL.
 - ASPHALT PAVEMENT PER DETAIL ON SHEET C3.0.
 - PROPOSED LANDSCAPE AREA, SEE SHEET C5.0.
 - DUMPSTER PAD AND ENCLOSURE PER DETAIL ON SHEET C2.1.
 - DECORATIVE CONCRETE DISPLAY AREA, SEE STRUCTURAL PLANS.
 - TYPE 'B' CONCRETE CURB PER DETAIL ON SHEET C2.1.
 - TYPE 'D' CONCRETE CURB PER DETAIL ON SHEET C2.1.
 - CONCRETE CATCH BASIN PER DETAIL ON SHEET C2.1.
 - STORM WATER MANHOLE PER DETAIL ON SHEET C2.1.
 - 24" STOP BAR AND STOP SIGN.
 - CONCRETE RIBBON CURB PER DETAIL ON SHEET C2.1.
 - NEW CONCRETE GUTTER TOP AND GRATE PER FDOT INDEX 221.
 - CONCRETE APRON, SEE STRUCTURAL PLANS.
 - CONCRETE VALLEY GUTTER PER DETAIL ON SHEET C2.1.
 - 5' CONCRETE SIDEWALK PER DETAIL ON SHEET C2.1.
 - SAND/OIL SEPARATOR, SEE UTILITY PLANS SHEET C4.0.
 - CONTRACTOR TO INSTALL BRICK PAVERS PER DETAIL ON SHEET C3.0.
 - NEW FIRE HYDRANT PER DETAIL ON SHEET C4.1.
 - FIRE DEPARTMENT CONNECTION PER DETAIL ON SHEET C4.1.
 - DOORING 1601 PARKING CONTROL BARRIER GATE W/ 1838 ACCESS PLUS CONTROL SYSTEM AND ONE WAY LOOP SENSOR. (VERIFY W/ OWNER)
 - LOCATION OF SITE PYLON SIGN, PERMITTED SEPARATELY.
 - NEW 100' TALL FLAG POLE, PERMIT AND FOUNDATION BY VENDOR.
 - 10,000 GALLON SELF CONTAINED PRIVATE FUEL STATION W/ CMU ENCLOSURE PER DETAIL ON SHEET C2.1.



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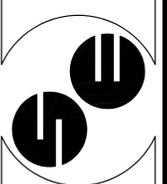
CONTRACT DATE:
 MAY 18, 2016

LEXUS
 OF WESLEY CHAPEL
 Eagleston Blvd., Wesley Chapel, Florida 33543



CONTRACT DATE:
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SPRING ENGINEERING, INC.
 ENGINEERING • LAND PLANNING • ARCHITECTURE
 3014 U.S. HWY 19, HOLIDAY, FL 32707 938-1516
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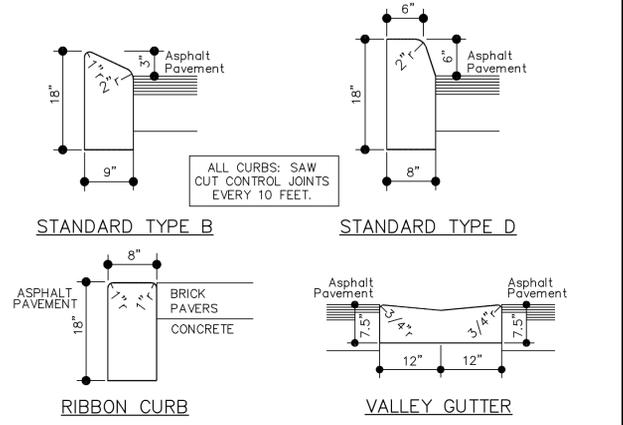
SITE PLAN
 DESIGNED BY: JAY
 DRAWN BY: JAY
 CHECKED BY: RPD
 JOB NO.
 2015-19

SHEET NO.
C2.0

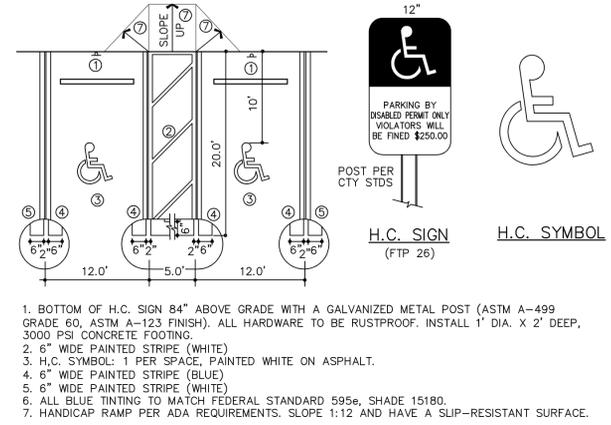
STANDARD NOTES

- A.) THE SOIL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED PRIOR TO CONSTRUCTION, MAINTAINED THROUGHOUT CONSTRUCTION AND UNTIL THE SITE IS PERMANENTLY STABILIZED.
- B.) DURING CONSTRUCTION IF SOMETHING IS UNCOVERED, PARTICULARLY OF AN ARCHEOLOGICAL NATURE, THAT ALL WORK SHALL STOP AND THAT THE STATE ARCHEOLOGICAL OFFICE AND COUNTY ARE NOTIFIED.
- C.) PRIOR TO CONSTRUCTION, A BUILDING PERMIT SHALL BE OBTAINED FOR ALL STRUCTURES THAT HAVE A FOOTER, REGARDLESS OF SIZE, THROUGH PASCO COUNTY CENTRAL PERMITTING. (IE: INCLUDING BUT NOT INCLUSIVE BUILDINGS, ACCESSORIES, AND RETAINING WALLS).
- D.) IT IS THE OWNER'S RESPONSIBILITY (OR "RESPONSIBLE ENTITY") IS TO INSPECT AND MAINTAIN THE WATER RETENTION SYSTEM ON A REGULAR BASIS.
- E.) ALL SODDED SLOPES OVER 4 TO 1, SHALL BE INSTALLED WITH SOD PEGS.
- F.) ALL DEMOLITION DEBRIS SHALL BE REMOVED FROM THE SITE AND LEGALLY DISPOSED OF.
- G.) IF DURING CONSTRUCTION ACTIVITIES ANY EVIDENCE OF HISTORIC RESOURCES, INCLUDING BUT NOT LIMITED TO ABORIGINAL OR HISTORIC POTTERY, PREHISTORIC STONE TOOLS, BONE OR SHELL TOOLS, HISTORIC TRASH PITS, OR HISTORIC BUILDING FOUNDATION, ARE DISCOVERED, WORK SHALL COME TO AN IMMEDIATE STOP AND THE FLORIDA DEPARTMENT OF HISTORIC RESOURCES (STATE HISTORIC PRESERVATION OFFICER) AND PASCO COUNTY SHALL BE NOTIFIED WITHIN TWO WORKING DAYS OF THE RESOURCES FOUND ON THE SITE.
- H.) THERE WILL BE NO ONSITE BURNING PROPOSED ON THIS PROJECT.
- I.) FILL REQUIRED ESTIMATED TO BE 12,000 ± C.Y.; NOT TO BE USED FOR BID PURPOSES.
- J.) TEST DRIVES MAY NOT BE CONDUCTED ON RESIDENTIAL STREETS.
- K.) NO EXTERIOR AMPLIFIED SPEAKER SYSTEM WILL BE USED. THIS INCLUDES THE SERVICE AREA WHERE DOORS TO THE OUTSIDE MAY BE OPEN.
- L.) ALL PROJECTS MUST COMPLY WITH PASCO COUNTY FIRE HYDRANT ORDINANCE No. 46-51.
- M.) FIRE HYDRANTS SHALL BE INSTALLED AND IN SERVICE PRIOR TO THE ACCUMULATION OF COMBUSTIBLES.
- N.) PER THE NATIONAL FIRE PROTECTION ASSOCIATION, NFPA-1, 16.4.3.1.3: WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED, COMPLETED, AND IN SERVICE PRIOR TO CONSTRUCTION WORK.
- O.) PER NFPA-1, 18.3.4.1: CLEARANCES OF 7 1/2 FEET IN FRONT OF AND TO THE SIDES OF THE FIRE HYDRANT WITH A 4 FOOT CLEARANCE TO THE REAR MUST BE MAINTAINED AT ALL TIMES.
- P.) GATED ENTRIES REQUIRE A SIREN OPERATING SYSTEM OR A 3M OPTICOM SYSTEM FOR EMERGENCY ACCESS.
- Q.) FIRE PROTECTION SHALL MEET THE REQUIREMENTS OF THE PASCO COUNTY CODE OF ORDINANCES, CHAPTER 46, FIRE PREVENTION AND PROTECTION, AND PLANS SHALL COMPLY WITH REFERENCED REQUIREMENTS.
- R.) IF DURING CONSTRUCTION ACTIVITIES ANY EVIDENCE OF THE PRESENCE OF STATE AND FEDERALLY PROTECTED PLANT AND/OR ANIMAL SPECIES IS DISCOVERED, WORK SHALL COME TO AN IMMEDIATE STOP AND PASCO COUNTY SHALL BE NOTIFIED WITHIN TWO WORKING DAYS OF THE PLANT AND/OR ANIMAL SPECIES FOUND ON THE SITE.

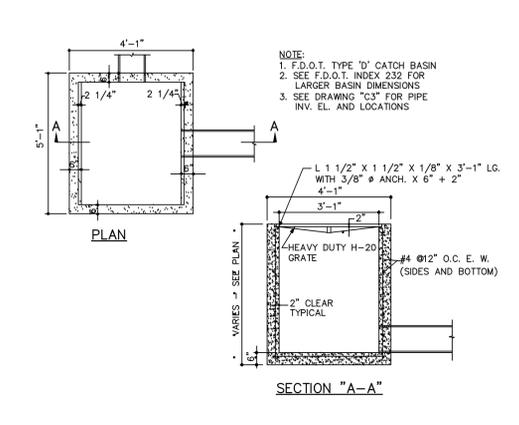
CONCRETE CURB DETAIL



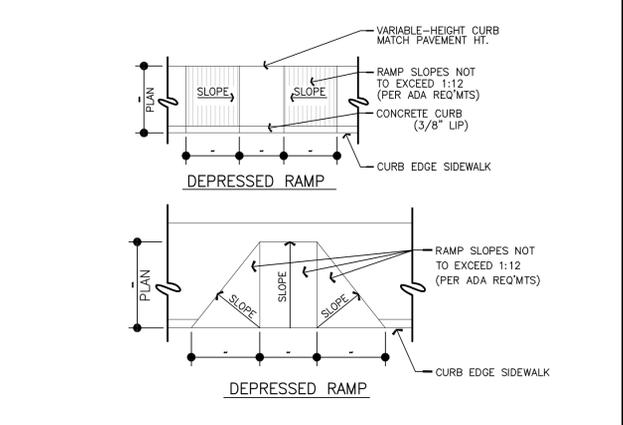
HANDICAP PARKING DETAIL



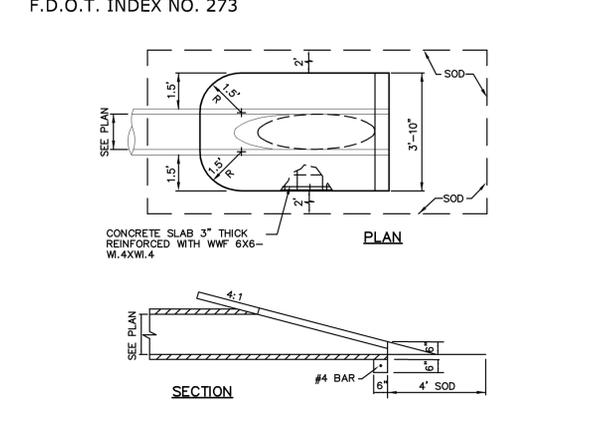
CATCH BASIN DETAIL



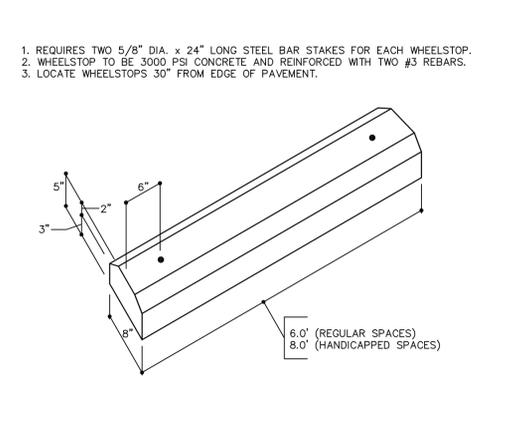
CONCRETE RAMP DETAIL



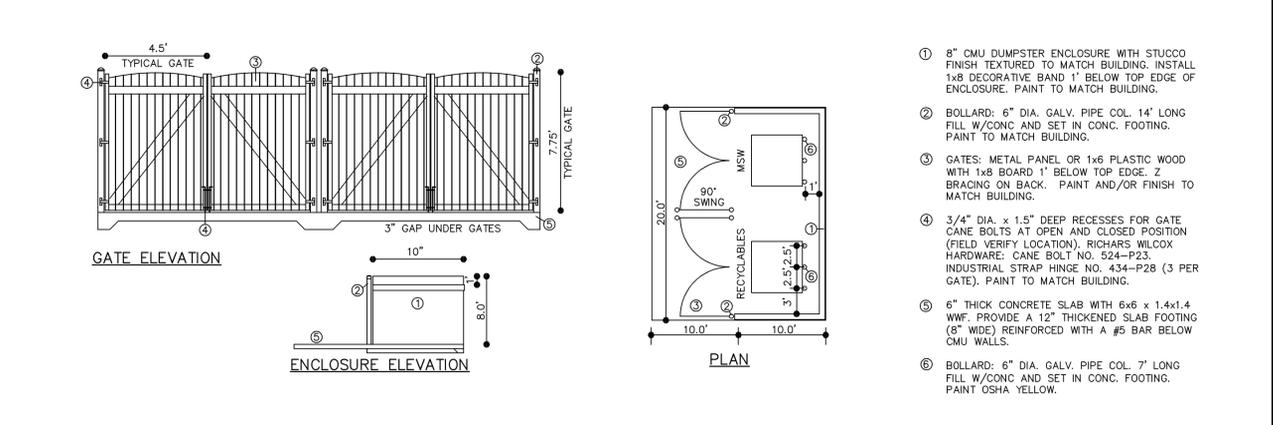
MITERED END SECTION



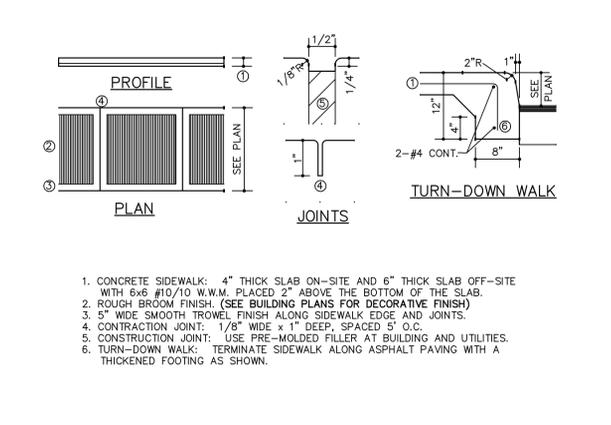
WHEEL STOP DETAIL



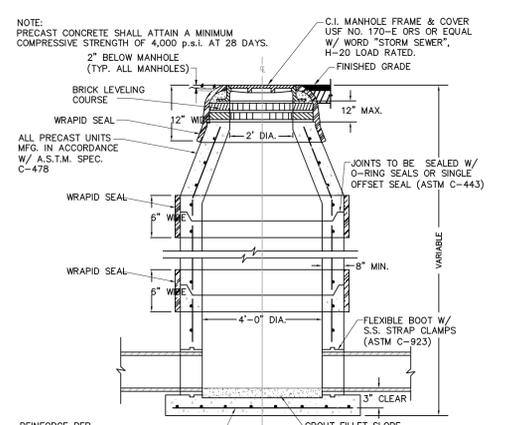
DUMPSTER DETAIL



SIDEWALK DETAIL



MANHOLE DETAIL

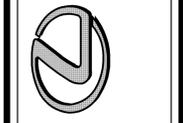


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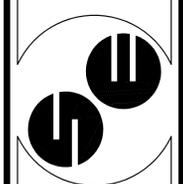
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 3014 U.S. HWY 19, HOLIDAY, FL (727) 938-1516
 FL COA NO. 00005158 & LICENSE NO. AIA-C001747



NOTES AND SITE DETAILS
 DESIGNED BY: JAY
 DRAWN BY: JAY
 CHECKED BY: RPD
 JOB NO.

2015-19
 SHEET NO.
C21

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CALCULATIONS FOR STORM SEWER DESIGN

Inlet ID	Top Elev (ft)	Invert Up (ft)	HGL Up (ft)	Inlet ID	Invert Dn (ft)	HGL Dn (ft)	Drain Area (ac)	Runoff Coeff (C)	Incr Cx A	Total C x A	Tc (min)	I Syst (in/hr)	Total Runoff (cfs)	Line Size (in)	Capac. Full (cfs)	Line Slope (ft/ft)	Line Length (ft)	Vel Ave (ft/s)
CB-20	74.00	65.57	68.46	Exist.	65.30	68.3	0.73	0.95	0.69	4.97	22	5.42	26.92	36	33.46	0.0025	107.26	3.83
CB-18	74.00	65.94	68.87	CB-20	65.57	68.68	0.61	0.95	0.58	2.35	20.8	5.53	12.98	30	18.34	0.002	186.4	2.64
CB-17	74.00	66.86	69.23	CB-18	66.44	68.92	0.29	0.95	0.28	1.77	19.9	5.65	9.99	24	11.42	0.0025	163.28	3.18
CB-16	74.00	67.22	69.57	CB-17	66.86	69.37	0.36	0.95	0.34	1.49	19	5.78	8.62	24	11.42	0.0025	140.7	2.74
CB-15	74.00	67.89	69.78	CB-16	67.47	69.68	0.50	0.95	0.48	1.15	18	5.92	6.8	24	12.9	0.0033	129.2	2.19
MH-14	74.00	68.02	69.9	CB-15	67.89	69.84	0	0	0	0.67	17.7	5.92	3.99	18	5.99	0.0033	39.82	2.26
CB-12	75.60	66.61	70.44	MH-14	68.02	69.98	0.17	0.95	0.16	0.53	16.6	6.06	3.22	15	3.68	0.0033	182.5	2.63
CB-11	75.49	69.24	70.88	CB-12	68.86	70.51	0.23	0.95	0.22	0.37	16.1	6.22	2.3	12	2.36	0.0044	87.47	2.93
CB-10	75.45	69.60	71.16	CB-11	69.24	71.09	0.16	0.95	0.15	0.15	15	6.38	0.97	12	2.36	0.0044	82.61	1.24
CB-13	74.00	68.57	70.08	MH-14	68.27	70.03	0.15	0.95	0.14	0.14	15	6.38	0.91	12	2.36	0.0044	70.32	1.16
CB-19	74.00	66.67	68.84	CB-20	66.32	68.70	0.62	0.95	0.59	0.59	15	6.38	3.76	18	5.99	0.0033	106.49	2.13
RD-33	76.50	66.54	68.92	CB-20	66.07	68.69	0.76	0.95	0.72	1.34	17.9	5.92	7.92	24	11.42	0.0025	186.25	2.52
MH-6	75.53	67.47	69.46	Exist.	67.38	69.38	0	0	0	1.69	17.9	5.92	10	24	10.12	0.002	42.76	3.18
CB-5	74.00	67.61	69.76	MH-6	67.47	69.61	0.39	0.95	0.37	1.69	17.5	6.06	10.25	24	10.11	0.002	73.56	3.26
CB-4	74.10	68.31	69.98	CB-5	68.11	69.91	0.17	0.95	0.16	1.32	17	6.06	8	24	11.42	0.0025	77.1	2.77
CB-3	74.14	68.41	70.12	CB-4	68.31	70.09	0.30	0.95	0.29	1.16	16.7	6.06	7.02	24	11.42	0.0025	37.96	2.42
CB-2	74.14	68.73	70.26	CB-3	68.41	70.20	0.41	0.95	0.39	0.87	15.5	6.38	5.58	24	11.42	0.0025	126.61	2.01
CB-1	74.14	69.22	70.47	CB-2	68.98	70.30	0.51	0.95	0.48	0.48	15	6.38	3.09	15	3.68	0.0033	73.19	2.52
Tee	76.50	67.19	69.19	RD-33	66.79	69.03	0	0	0	0.62	17	6.06	3.74	18	5.99	0.0033	121.1	2.12
RD-31	0	67.69	69.35	Tee	67.44	69.23	0	0	0	0.48	16.6	6.06	2.88	15	4.27	0.0044	58.29	2.35
RD-30	76.4	68.45	69.95	RD-31	67.69	69.44	0.50	0.95	0.48	0.48	15	6.38	3.03	15	3.68	0.0033	231.48	2.47
CB-32	75.60	67.56	69.29	Tee	67.44	69.27	0.15	0.95	0.14	0.14	15	6.38	0.91	12	2.36	0.0044	28.14	1.16

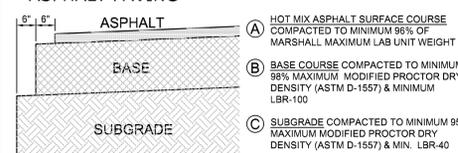
MASTER DRAINAGE NOTE

IN ORDER TO CONFORM WITH THE CURRENT SWFWMD PERMIT (ERP No. 43020102.035), THE FUTURE INDIVIDUAL LOT/PARCEL DEVELOPMENT IS LIMITED TO AN ON-SITE CURVE NUMBER OF 95.

The proposed site plan is 81.5% Impervious (CN=98) and 18.5% pervious (CN=80) for a weighted CN Value of 94.67.

SECTIONS 12, TOWNSHIP 26 SOUTH, RANGE 19 EAST PASCO COUNTY, FLORIDA

ASPHALT PAVING



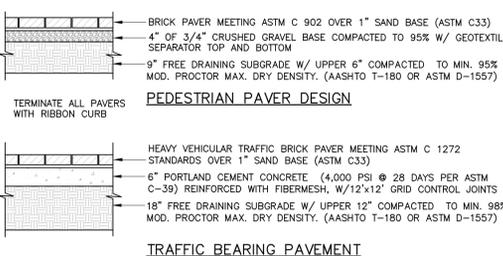
Paving Section Design

Item	Material Description	Structural Coefficient per Inch	Design Thickness / Structural Number	On-Site Parking Stalls	Off-Site and On-Site Drive Lanes
A	SP-9.5 Fine Mix	0.44			
	SP-12.5 Fine Mix	0.44	1.5" / 0.66	2" / 0.88	
	SP-18.0 Fine Mix	0.44			
B	Limerock	0.18		8" / 1.44	8" / 1.44
	Crushed Concrete	0.18			
	Bank Run Shell	0.18			
C	Subgrade - Existing on-site soil stabilized as necessary to achieve min. LBR-40	0.08	12" / 0.96	12" / 0.96	
	Total SN Provided		3.06	3.28	
	Minimum SN Required		2.82	3.28	

GRADING NOTES

- CONTRACTOR SHALL INSURE THAT THE CONSTRUCTION OF ALL HANDICAPPED PARKING SPACES, ACCESS AISLES, LOADING ZONES AND RAMPS COMPLY WITH THE ADA AND CABO/ANSI STANDARDS. SLOPES OF HANDICAPPED PARKING AND LOADING AREAS SHALL NOT EXCEED 2%. CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER (IN WRITING) OF ANY PROBLEM AREAS PRIOR TO CONSTRUCTION OR ASSUME RESPONSIBILITY FOR ALL NECESSARY RELATED CORRECTIONS.
- ALL ORGANIC MATERIAL SHALL BE REMOVED FROM BENEATH THE FOOTINGS, SLABS AND PAVEMENT AND REPLACED WITH COMPACTED INORGANIC GRANULAR BACKFILL. EXCAVATION OF UNSUITABLE MATERIALS SHOULD EXTEND A MINIMUM DISTANCE OF 5' BEYOND THE FOOTPRINT OF THE BUILDING OR EDGE OF PAVEMENT.
- FOR ADDITIONAL INFORMATION ON THE REQUIRED SITE PREPARATION REFER TO THE REPORT OF GEOTECHNICAL SUBSURFACE EXPLORATION.
- REMOVAL OF ALL CONSTRUCTION DEBRIS, LIMEROCK, EXCESS OF BUILDERS SAND, CONCRETE AND MORTAR DEBRIS, EXISTING WEEDS AND GRASSES, AND ALL FOREIGN MATERIALS IN THE PLANTING BED AND SOD AREAS SHALL BE REMOVED AND CLEAN FLORIDA FILL OF PH 5.5-6.5 SHALL BE INSTALLED PRIOR TO ANY INSTALLATION OF PLANTS OR TREES.

BRICK PAVER DETAIL



PORTION OF SECTION 12-26-19 (O.R. BOOK 8385, PAGE 1989)

PAVING, GRADING & DRAINAGE PLAN

SCALE: 1" = 40'

(0.89° NORTH & 0.26° WEST)

LEGEND

- DIRECTION OF FLOW
- PROPOSED ELEVATION PAVEMENT
- EXISTING ELEVATION
- CATCH BASIN (SEE DETAIL ON SHEET 2.1)
- STORMWATER MANHOLE (SEE DETAIL ON SHEET 2.1)
- ADS HDPE N-12 STORM PIPE (SEE TABLE FOR SIZES)

100% CONSTRUCTION DOCS. ISSUE DATE: 07.15.16

REV	DATE	DESCRIPTION

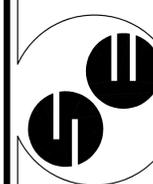
CONTRACT DATE: MAY 18, 2016

LEXUS
OF WESLEY CHAPEL
Eagleston Blvd., Wesley Chapel, Florida 33543



CONTRACT DATE: MAY 18, 2016

SPRING ENGINEERING, INC.
ENGINEERING • LAND PLANNING • ARCHITECTURE
3014 U.S. HWY 19, HOLIDAY, FL (727) 938-1516
FL COA NO. 00005158 & LICENSE NO. AIA-0001747



PAVING, GRADING & DRAINAGE PLAN

DESIGNED BY: JAY
DRAWN BY: JAY
CHECKED BY: RPD

JOB NO. 2015-19

SHEET NO. C3.0

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SECTIONS 12, TOWNSHIP 26 SOUTH, RANGE 19 EAST
PASCO COUNTY, FLORIDA

LEGAL DESCRIPTION

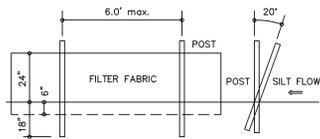
THAT PORTION OF LOT 16, SADDLEBROOK CORPORATE CENTER PHASE - 1A, AS RECORDED IN PLAT BOOK 23, PAGES 34-44 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH CORNER OF LOT 16 OF THE AFORESAID SADDLEBROOK CORPORATE CENTER PHASE - 1A; THENCE S. 55°15' 16" E., ALONG THE LINE COMMON TO TRACT "A" AND LOT 16, A DISTANCE OF 11.00 FEET TO A POINT OF THE EXISTING RIGHT-OF-WAY LINE OF STATE ROAD 54; THENCE S. 34°44' 44" W., ALONG THE SAID EXISTING RIGHT-OF-WAY LINE OF STATE ROAD 54, A DISTANCE OF 142.72 FEET TO THE POINT OF BEGINNING; THENCE S. 55°15' 16" E., A DISTANCE OF 549.00 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 16; THENCE S. 34°44' 44" W., ALONG SAID SOUTHEASTERLY LINE OF LOT 16, A DISTANCE OF 179.60 FEET TO THE RIGHT-OF-WAY LINE OF PROGRESS PARKWAY AND THE POINT OF CURVATURE OF A NON-TANGENTIAL CURVE TO THE RIGHT, HAVE A RADIUS OF 940.0 FEET, A CENTRAL ANGLE OF 13°56' 21", A TANGENT LENGTH OF 114.91 FEET, A CHORD BEARING OF N. 62°13' 27" W. AND A CHORD LENGTH OF 228.13 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 228.69 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N. 55°15' 16" W., A DISTANCE OF 308.56 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, 16° 36' W. AND A CHORD LENGTH OF 14.64 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 14.86 FEET TO THE END OF SAID CURVE AND A POINT ON THE AFORESAID EXISTING RIGHT-OF-WAY LINE OF STATE ROAD 54; A DISTANCE OF 302.99 FEET TO THE POINT OF BEGINNING.

EROSION CONTROL NOTES

1. THE PERIMETER CONTROLS (SILT FENCE AND HAY BALES) SHALL BE INSTALLED AROUND THE ENTIRE AREA TO BE DISTURBED, AS SHOWN.
2. HAY BALES TO BE PROVIDED AROUND THE NEW CATCH BASINS IMMEDIATELY AFTER THE BASINS ARE INSTALLED AND TEMPORARILY REMOVED FOR PAVEMENT INSTALLATION.
3. HAY BALE BARRIERS SHALL BE PROVIDED IN EXISTING UPLAND DITCHES DURING PIPE PLACEMENT AND DITCH FILLING OPERATIONS. SEE DETAIL THIS SHEET.
4. WASTE, SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER OR SANITARY WASTE ARE TO BE PROPERLY CONTROLLED AND NOT DISCHARGED TO THE DRAINAGE DITCHES.
5. TRUCKING OF SEDIMENTS AND GENERATION OF DUST BY OFF-SITE VEHICLES SHALL BE MINIMIZED.
6. PROVIDE TEMPORARY DISTURBED AREA STABILIZATION BY SPREADING RYE GRASS SEED AT THE RATE OF 168 LBS PER ACRE.
7. THE APPLICATION, GENERATION AND MIGRATION OF TOXIC SUBSTANCES SHALL BE LIMITED AND PROPERLY STORED AND DISPOSED OF.
8. EROSION CONTROL DEVICES SHALL BE MAINTAINED IN PROPER WORKING ORDER THROUGHOUT THE CONSTRUCTION. MAINTENANCE SHALL BE PERFORMED AS NEEDED. DEVICES SHALL BE REPAIRED AND/OR REPLACED AS REQUIRED. MATERIAL SHALL BE REMOVED WHEN SEDIMENT BUILD-UP REACHES 50% OF THE HEIGHT OF THE DEVICE.
9. ALL EFFORTS MUST BE UNDERTAKEN TO PREVENT ANY EROSION OR TURBID WATER FROM BEING DISCHARGED INTO WETLANDS AND/OR WATERS OF THE COUNTY. TURBID DISCHARGES THAT EXCEED 50 NTU'S (NAPHELOMETRIC TURBIDITY UNITS) OR 29 NTU'S (NEPHELOMETRIC TURBIDITY UNITS) ABOVE BACKGROUND LEVELS SHALL NOT BE EXCEEDED. HAY BALES, SILT FENCES OR OTHER EPC APPROVED METHODS OF EROSION/TURBIDITY CONTROL ARE REQUIRED. CONTROLS SHOWN ARE MINIMUM REQUIREMENTS. INSTALLATION AND MAINTENANCE OF ADEQUATE CONTROLS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. CONTROLS SHALL BE MAINTAINED IN GOOD CONDITION THROUGHOUT THE CONSTRUCTION PROCESS AND UNTIL ALL LOOSE SOILS HAVE STABILIZED. CONTROL DEVICES SHALL BE INSPECTED REGULARLY AND MODIFIED AS REQUIRED FOR PROPER OPERATION.

SILT FENCE DETAIL



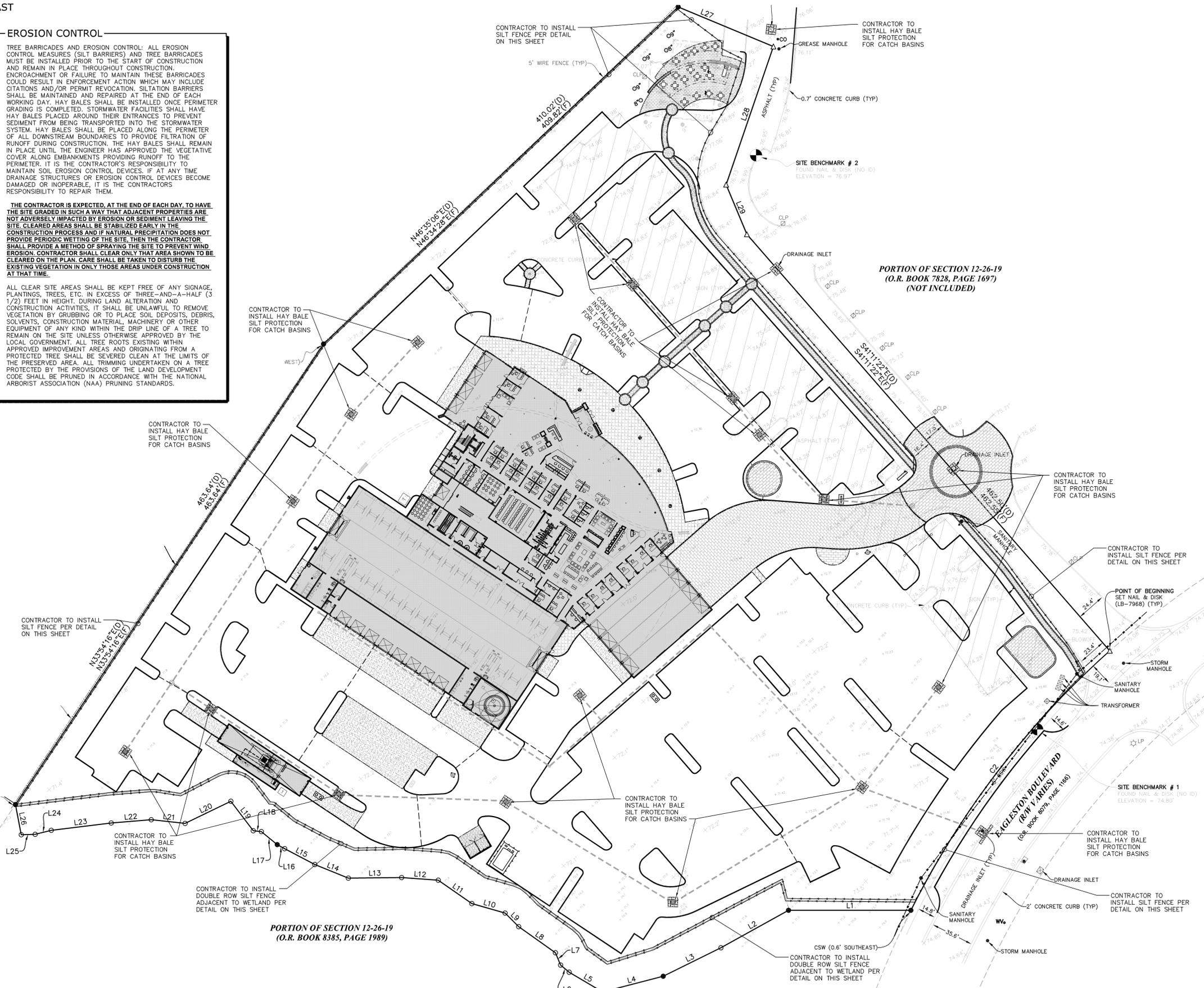
1. FILTER FABRIC TO CONFORM WITH F.D.O.T. SPECIFICATIONS (SEC. 985)
2. POSTS TO BE 2"x4" WOOD POST OR 1.3 LB/FT STEEL POST.
3. POST POSITION TO BE CANTED (20°) OR VERTICAL (90°)
4. DO NOT DEPLOY IN A MANNER THAT SILT FENCE WILL ACT AS A DAM ACROSS PERMANENT FLOWING WATER COURSES.

EROSION CONTROL

TREE BARRICADES AND EROSION CONTROL: ALL EROSION CONTROL MEASURES (SILT BARRIERS) AND TREE BARRICADES MUST BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND REMAIN IN PLACE THROUGHOUT CONSTRUCTION. ENCROACHMENT OR FAILURE TO MAINTAIN THESE BARRICADES COULD RESULT IN ENFORCEMENT ACTION WHICH MAY INCLUDE CITATIONS AND/OR PERMIT REVOCATION. SILTATION BARRIERS SHALL BE MAINTAINED AND REPAIRED AT THE END OF EACH WORKING DAY. HAY BALES SHALL BE INSTALLED ONCE PERIMETER GRADING IS COMPLETED. STORMWATER FACILITIES SHALL HAVE HAY BALES PLACED AROUND THEIR ENTRANCES TO PREVENT SEDIMENT FROM BEING TRANSPORTED INTO THE STORMWATER SYSTEM. HAY BALES SHALL BE PLACED ALONG THE PERIMETER OF ALL DOWNSTREAM BOUNDARIES TO PROVIDE FILTRATION OF RUNOFF DURING CONSTRUCTION. THE HAY BALES SHALL REMAIN IN PLACE UNTIL THE ENGINEER HAS APPROVED THE VEGETATIVE COVER ALONG EMBANKMENTS PROVIDING RUNOFF TO THE PERIMETER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN SOIL EROSION CONTROL DEVICES. IF AT ANY TIME DRAINAGE STRUCTURES OR EROSION CONTROL DEVICES BECOME DAMAGED OR INOPERABLE, IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPAIR THEM.

THE CONTRACTOR IS EXPECTED, AT THE END OF EACH DAY, TO HAVE THE SITE GRADED IN SUCH A WAY THAT ADJACENT PROPERTIES ARE NOT ADVERSELY IMPACTED BY EROSION OR SEDIMENT LEAVING THE SITE. CLEARED AREAS SHALL BE STABILIZED EARLY IN THE CONSTRUCTION PROCESS AND IF NATURAL PRECIPITATION DOES NOT PROVIDE PERIODIC WETTING OF THE SITE, THEN THE CONTRACTOR SHALL PROVIDE A METHOD OF SPRAYING THE SITE TO PREVENT WIND EROSION. CONTRACTOR SHALL CLEAR ONLY THAT AREA SHOWN TO BE CLEARED ON THE PLAN. CARE SHALL BE TAKEN TO DISTURB THE EXISTING VEGETATION IN ONLY THOSE AREAS UNDER CONSTRUCTION AT THAT TIME.

ALL CLEAR SITE AREAS SHALL BE KEPT FREE OF ANY SIGNAGE, PLANTINGS, TREES, ETC. IN EXCESS OF THREE-AND-A-HALF (3 1/2) FEET IN HEIGHT, 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 DRIP LINE OF A TREE TO REMAIN ON THE SITE UNLESS OTHERWISE APPROVED BY THE LOCAL GOVERNMENT. ALL TREE ROOTS EXISTING WITHIN APPROVED IMPROVEMENT AREAS AND ORIGINATING FROM A PROTECTED TREE SHALL BE SEVERED CLEAN AT THE LIMITS OF THE PRESERVED AREA. ALL TRIMMING UNDERTAKEN ON A TREE PROTECTED BY THE PROVISIONS OF THE LAND DEVELOPMENT CODE SHALL BE PRUNED IN ACCORDANCE WITH THE NATIONAL ARBORIST ASSOCIATION (NAA) PRUNING STANDARDS.



PORTION OF SECTION 12-26-19
(O.R. BOOK 8385, PAGE 1989)

PORTION OF SECTION 12-26-19
(O.R. BOOK 7828, PAGE 1697)
(NOT INCLUDED)



CONSTRUCTION SURFACE WATER MANAGEMENT PLAN

SCALE: 1" = 40'



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100%
CONSTRUCTION DOCS.
ISSUE DATE: 07.15.16

REV	DATE	DESCRIPTION

CONTRACT DATE: MAY 18, 2016

ROLAND P. BOVE, P.E.
P.E. NO. 36933

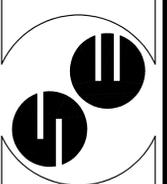
DATE: 7/15/16

LEXUS
OF WESLEY CHAPEL
Eggleston Blvd., Wesley Chapel, Florida 33543



CONTRACT DATE: MAY 18, 2016

SPRING ENGINEERING, INC.
ENGINEERING • LAND PLANNING • ARCHITECTURE
3014 U.S. HWY 19, HOLIDAY, FL (727) 938-1516
FL COA NO. 00005158 & LICENSE NO. AIA-0001747



CONSTRUCTION SURFACE WATER MANAGEMENT PLAN

DESIGNED BY: JAY
DRAWN BY: JAY
CHECKED BY: RPD
JOB NO.

2015-19
SHEET NO.
C31

NPDES SOIL EROSION CONTROL AND POLLUTION PREVENTION NOTES

ALL EROSION CONTROL DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL STANDARDS. AN EPA EQUIVALENT NOTICE OF INTENT LETTER SHALL BE POSTED IN THE JOB TRAILER AT ALL TIMES. THIS SITE SHALL BE PROTECTED BY MEANS DESCRIBED IN THE ACCOMPANYING PLANS. IF THERE ARE ANY QUESTIONS REGARDING EROSION CONTROL MEASURES, THE CIVIL ENGINEER OF RECORD MUST BE CONTACTED.

A COPY OF THIS SHEET AND THE EROSION CONTROL PLAN MUST BE KEPT ON-SITE THROUGH THE DURATION OF CONSTRUCTION ACTIVITY. ANY CHANGES MADE TO THIS PLAN MUST BE NOTED, DATED, AND INITIALED BY THE GENERAL CONTRACTOR.

I. GENERAL

THE PROPOSED PLAN INCLUDES THE CONSTRUCTION OF A 58,523 SF LEXUS AUTO SALES AND SERVICE BUILDING ON A 8.84 ACRE SITE W/ ASSOCIATED PARKING AREA, DRIVEWAYS AND STORMWATER UTILITY INFRASTRUCTURE.

THE INTENT OF THIS PLAN IS TO CONTROL EROSION AND RESULTING SILT TRANSPORTATION OFF SITE. THE ITEMS INDICATED ARE THE ENGINEERS BEST ESTIMATE OF REQUIREMENTS. MORE CONTROL MAY BE REQUIRED DEPENDING ON SITE CONDITIONS, SEASON, ETC. CONTRACTOR SHALL INSTALL ADDITIONAL MEASURES AS NECESSARY TO COMPLY WITH THIS INTENT. ALL CHANGES TO THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) MUST BE NOTED.

A. BEST MANAGEMENT PRACTICES PLAN WITH ALL SEDIMENT AND EROSION CONTROL PLANS SHALL BE KEPT ON-SITE WITH COPIES OF ALL INSPECTION REPORTS.

B. EXISTING TOPOGRAPHY AND PROPOSED TOPOGRAPHY ARE SHOWN ON THE GRADING PLAN.

C. SEDIMENT AND EROSION CONTROL MEASURES SHALL BE CONSTRUCTED PRIOR TO ANY LAND DISTURBING ACTIVITY TAKING PLACE.

D. OTHER LOCAL, STATE OR FEDERAL STATUTES OR REQUIREMENTS THAT MAY AFFECT THE PERMIT REQUIREMENTS FOR THIS SITE:

1. NPDES CONSTRUCTION STORM WATER MANAGEMENT DISCHARGE CRITERION
2. UNITED STATES ARMY CORPS OF ENGINEERS
3. LOCAL SEDIMENT CONTROL ORDINANCES
4. HAZARDOUS WASTE CONCERNS
5. PROTECTED SPECIES, HISTORICAL PRESERVATION, ETC.

E. MATERIAL NEEDS AFFECTING ENVIRONMENTAL ASPECTS OF THE SITE:

1. HAUL-IN/HAUL-OFF
2. TOPSOIL SPOIL OR HAUL-IN

F. PLANNED PHASES OF CONSTRUCTION:

1. FLAG ALL WORK LIMITS.
2. CALL THE STATE UTILITY PROTECTION SERVICE TO VERIFY LOCATION OF ANY EXISTING UTILITIES TWO (2) WORKING DAYS PRIOR TO START OF CONSTRUCTION.
3. NOTIFY SEDIMENT CONTROL INSPECTOR TWENTY-FOUR (24) HOURS PRIOR TO START OF CONSTRUCTION.
4. IDENTIFY AND PROTECT ALL EXISTING VEGETATION TO REMAIN.
5. PERFORM CLEARING AND GRADING REQUIRED FOR PERIMETER CONTROLS.
6. INSTALL PERIMETER RUNOFF CONTROLS. NOTIFY SEDIMENT CONTROL INSPECTOR AND OBTAIN APPROVAL BEFORE PROCEEDING FURTHER.
7. INSTALL STORM DRAINAGE PROTECTION.
8. CLEAR AND STABILIZE CONSTRUCTION ACCESS.
9. COMPLETE ALL REQUIRED STOCKPILING, SITE CLEARING AND GRADING.
10. APPLY TEMPORARY OR PERMANENT STABILIZATION MEASURE IMMEDIATELY ON ALL DISTURBED AREAS WHERE WORK MAY BE DELAYED OR IS COMPLETE. DO NOT LEAVE LARGE AREAS UNPROTECTED FOR MORE THAN SEVEN (7) DAYS.
11. CONSTRUCT PARKING LOT BASE, BUILDING FOUNDATION AND INSTALL SITE UTILITIES.
12. WEATHER-IN BUILDING.
13. COMPLETE PARKING LOT CONSTRUCTION.
14. COMPLETE FINAL GRADING, STABILIZATION AND LANDSCAPING.
15. NOTIFY SEDIMENT CONTROL INSPECTOR AND OBTAIN APPROVAL TO REMOVE SEDIMENT AND EROSION CONTROL MEASURES.

II. IMPLEMENTATION

PLANNED CONSTRUCTION PHASING AND SPECIFIC REQUIRED SEDIMENT AND EROSION CONTROL MEASURES.

A. PHASE 1: TOPSOIL STRIPPING AND STOCKPILING - THIS IS THE PHASE AFTER ALL DEBRIS REMOVAL. TOPSOIL WILL BE STRIPPED AND STOCKPILED ON THE SITE. THE FOLLOWING REQUIREMENTS WILL APPLY DURING THIS PHASE OF CONSTRUCTION:

1. CONSTRUCTION OF AN FDOT SOIL TRACKING PREVENTION DEVICE TYPE A INDEX 106 SHALL BE COMPLETED TO PREVENT SILT FROM BEING DEPOSITED ON ROADWAYS.
2. SILT FENCES AND/OR DIVERSIONS DIRECTING RUNOFF TO TEMPORARY SEDIMENT BASINS SHALL BE PLACED ON THE DOWNHILL SIDE OF WHERE DIRT HAS BEEN DISTURBED BY GRADING TO PREVENT SILT FROM LEAVING THE SITE. SPECIFIC ATTENTION SHOULD BE PAID TO CURBS AND CONSTRUCTION ENTRANCES.
3. ALL DEBRIS SHALL BE KEPT AWAY FROM DITCHES AND STREAMS TO PREVENT RUNOFF ACCUMULATION WILL NOT CARRY DEBRIS DOWNSTREAM.
4. SILT FENCES OR DOUBLE SILT FENCES SHALL BE INSTALLED ALONG THE LOW SIDE OF THE SITE WHERE RUN-OFF FROM THE WORK AREA WILL LEAVE THE SITE OR ENTER A DITCH.
5. SILT TRAPS AND SEDIMENT BASINS SHALL BE INSTALLED WHERE/IF SHOWN ON THE PLANS IN ACCORDANCE WITH DETAILS SHOWN TO CATCH AND FILTER RUN-OFF PRIOR TO DISCHARGE FROM THE SITE.
6. ADDITIONAL SILT FENCING AROUND THE STOCKPILE AREA SHOULD BE INSTALLED TO PREVENT SILT WASH OFF FROM THE SITE.

B. PHASE 2: GRADING OPERATIONS - THIS PHASE IS THAT TIME WHEN EARTH IS BEING MOVED FROM ONE PORTION OF THE SITE TO ANOTHER OR IS BEING HAULED INTO OR HAULED OFF FROM THE SITE. THIS IS A CRITICAL TIME WHEN SEDIMENT AND EROSION CONTROL FACILITIES MUST BE CONTINUALLY CHECKED TO ENSURE EFFECTIVENESS. MEASURES SHOULD BE CHANGED OUT AS OFTEN AS REQUIRED TO MEET DEMANDS OF CURRENT SITE CONDITIONS. THE FOLLOWING WILL APPLY TO THIS STAGE OF CONSTRUCTION.

1. ALL SEDIMENT CONTROL FACILITIES REQUIRED AND INSTALLED DURING PHASE 1 SHALL BE LEFT IN PLACE AND MAINTAINED AS APPROPRIATE.
2. WHENEVER A SILT CONTROL FACILITY IS REMOVED BECAUSE OF CHANGING SITE CONDITIONS IT SHALL BE IMMEDIATELY REPLACED WITH ANOTHER MEASURE OF EQUAL OR GREATER EFFECTIVENESS THAT WILL CONTRIBUTE TO THE PROGRAM OF SILT AND EROSION CONTROL.
3. CUT SLOPES SHALL BE PROTECTED BY CONSTRUCTING SWALES AT THE TOP OF CUT SLOPES TO INTERCEPT RUN-OFF. SWALES WILL BE CONSTRUCTED WITH RIP-RAP CHECK DAMS OR SILT FENCES AS NECESSARY TO PREVENT EROSION AND SILTATION.
4. FILL SLOPES SHALL BE PROTECTED BY THE CONSTRUCTION OF BERMS AT THE TOP OF ALL FILL SLOPES TO PREVENT UNCONTROLLED RUN-OFF DRAINING DOWN FACE OF SLOPES.
5. WHEN SHOWN ON PLAN, RUN-OFF DIRECTING BERMS FOR UPGRADE RUN-OFF SHALL BE CONSTRUCTED ALONG SLOPE TO DRAINS THAT WILL CARRY THE SLOPE. SLOPE DRAINS SHALL HAVE INLET SILT PROTECTION TYPICAL OF OTHER SITE STORM INLET PROTECTION.
6. SILT FENCES SHALL BE IN PLACE AT THE TOE OF ALL FILL SLOPES.
7. TERRACES, BERMS AND SWALES SHALL BE CONSTRUCTED AT INTERMEDIATE LOCATIONS THROUGHOUT THE SITE AS NECESSARY TO CONTROL EROSION AND SEDIMENT TRANSPORT. THESE DIVERSION FACILITIES SHALL BE SUPPLEMENTED AS APPROPRIATE WITH SILT FENCES AND RIP-RAP FILTER BERMS TO FILTER ACCUMULATED SEDIMENT FROM RUN-OFF PRIOR TO DISCHARGE FROM THE SITE.
8. SLOPES (CUT AND FILL) THAT ARE CONSTRUCTED IN THE FINAL CONFIGURATION SHALL BE COVERED WITH FOUR INCHES (4") OF TOPSOIL AND GRASSED AND MULCHED AS SOON AS GRADING IS COMPLETED. THIS GROWING VEGETATION WILL GIVE ADDED PROTECTION TO THE SLOPE.
9. PORTIONS OF THE SITE THAT ARE GRADED TO FINAL GRADE AND ARE NOT TO RECEIVE PAVEMENT OR BUILDINGS SHOULD HAVE FOUR INCHES (4") OF TOPSOIL SPREAD OVER THE SURFACE AND GRASSED AS SOON AS POSSIBLE IN CONSTRUCTION PROCESS. THIS PHASE OF CONSTRUCTION IS CRITICAL IN THE EROSION AND SEDIMENT CONTROL PROCESS.
10. STORM SEWERS SHOULD BE INSTALLED AS SOON AS POSSIBLE IN THE CONSTRUCTION PROCESS AND CONCURRENT TO GRADING OPERATIONS WHENEVER POSSIBLE TO ENSURE A SUCCESSFUL PROGRAM. CONSTRUCTION RUN-OFF SHALL BE DIRECTED TO STORM SEWER SYSTEM AS SOON AS POSSIBLE.

C. PHASE 3: STORM DRAINAGE AND UTILITY INSTALLATION PLAN - THIS PHASE WILL BE COMPLETED AFTER CONCURRENT WITH THE GRADING PHASE. THE FOLLOWING WILL APPLY TO THIS PHASE OF CONSTRUCTION.

1. ALL ASPECTS OF THE PREVIOUS PHASES SHALL BE MAINTAINED AS APPLICABLE.
2. STORM SEWERS THAT ARE INSTALLED SHALL BE PUT INTO SERVICE IMMEDIATELY. THE INLETS OF ALL STORM SEWERS SHALL BE PROTECTED WITH SILT TRAPS THAT PREVENT SEDIMENT FROM ENTERING PIPE. THIS PROTECTION CAN BE SILT FENCE OR RIP-RAP FILTER BERMS AS APPLICABLE AND SHOWN ON THE PLANS.
3. RIP-RAP AS SHOWN ON THE PLANS AND AS REQUIRED ON THE SITE WILL BE INSTALLED AT EMERGENCY SPILLWAYS TO PREVENT EROSION DUE TO OUTFLOW WATER VELOCITY. RIP-RAP SHALL BE EXTENDED DOWNSTREAM AS NEEDED TO PREVENT EROSION.
4. ADDITIONAL SILT FENCING SHALL BE INSTALLED AS NECESSARY TO PREVENT EROSION AND SILTATION RESULTING FROM STOCKPILED EXCAVATION MATERIAL FROM UTILITY INSTALLATION OPERATIONS.

D. PHASE 4: FINISH GRADING, CURB AND PAVEMENT INSTALLATION, LANDSCAPING - THIS IS THE WRAP-UP STAGE WHEN ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES WILL BE PHASED OUT. THE FOLLOWING WILL APPLY TO THIS PHASE:

1. ALL FACILITIES WILL BE MAINTAINED, MODIFIED OR REMOVED WHEN APPROPRIATE.
2. SILT TRAPS AROUND DRAINAGE INLETS WILL BE MAINTAINED, MODIFIED AS NECESSARY AND REMOVED WHEN APPROPRIATE.
3. ALL AREAS NOT RECEIVING PAVEMENT OR BUILDINGS SHALL HAVE FOUR INCHES (4") OF TOPSOIL SPREAD OVER THE AREA AND GRASSED, OR HAVE LANDSCAPING, MULCHING AND/OR SOD INSTALLED PER THE PLANS.
4. CONTRACTOR MAY TEMPORARILY COVER SOME AREAS WITH 2" THICK GRADED AGGREGATE IN LIEU OF GRASSING FOR TEMPORARY EROSION CONTROL.

E. LANDSCAPING / SEEDING

REFER TO LANDSCAPING PLAN FOR ACTUAL REQUIREMENTS FOR THE INSTALLATION OF LIME, FERTILIZER, SEED AND MULCH. GRASSING OPERATIONS SHALL BE COMPLETED THROUGHOUT CONSTRUCTION PROCESS AT THOSE TIMES WHEN PORTIONS OF THE SITE ARE FINISHED AND READY FOR PERMANENT GROUND COVER. THIS WILL REQUIRE MULTIPLE EFFORTS BY THE GRASSING SUBCONTRACTOR TO STABILIZE ALL IMPACTED AREAS OF THE SITE IN AN ORDERLY FASHION. NO AREA OF THE SITE THAT RECEIVES FINAL GRADE SHALL BE LEFT FOR MORE THAN SEVEN (7) DAYS WITHOUT THE APPLICATION OF SEED AND MULCH.

F. INSPECTION AND MAINTENANCE INSTRUCTIONS: THE FOLLOWING WILL APPLY TO MAINTAINING EROSION AND SEDIMENT CONTROL FACILITIES:

1. ALL EROSION AND SEDIMENT CONTROL FACILITIES SHALL BE INSPECTED REGULARLY TO ENSURE THEY ARE EFFECTIVE IN THE EVENT OF RAINFALL. MEASURES SHALL BE INSPECTED ONCE A WEEK (MINIMUM) AND WITHIN TWENTY-FOUR (24) HOURS AFTER EACH RAINFALL EVENT THAT IS 0.5" INCHES OR GREATER. ANY DAMAGED OR NONFUNCTIONAL FACILITY SHALL BE REPAIRED OR REPLACED IMMEDIATELY. INSPECTION REPORTS SHALL BE KEPT ON FILE IN THE CONSTRUCTION TRAILER. REQUEST A COPY OF AN ACCEPTABLE INSPECTION FORM FROM THE ENGINEER OF RECORD.
2. SEDIMENT TRAPS SHALL BE CHECKED REGULARLY FOR SEDIMENT CLEANOUT. SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO ONE-HALF OF THE DESIGN VOLUME OF THE TRAP. SEDIMENT REMOVED FROM THE TRAP SHALL BE DEPOSITED IN SUITABLE AREAS AND IN SUCH A MANNER THAT IT WILL NOT ERODE AND CAUSE CONTINUED SEDIMENTATION PROBLEMS.
3. GRAVEL OUTLETS AND CHECK DAMS SHALL BE INSPECTED REGULARLY FOR SEDIMENT BUILDUP WHICH WILL PREVENT DRAINAGE. IF THE GRAVEL IS OBSTRUCTED BY SEDIMENT, IT SHALL BE REMOVED AND CLEANED OR REPLACED.
4. SILT FENCE BARRIERS SHALL BE CHECKED REGULARLY FOR UNDERMINING OR DETERIORATION OF THE FABRIC. SEDIMENT SHALL BE REMOVED WHEN THE LEVEL OF DEPOSIT REACHES ONE-THIRD THE HEIGHT OF THE BARRIER.
5. SEEDED AREAS SHALL BE CHECKED REGULARLY TO ENSURE A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED AND RE-SEED AS NECESSARY.
6. IF ANY FACILITY IS DAMAGED DURING MAINTENANCE OR OTHERWISE, THE DAMAGED PORTION SHALL BE REMOVED AND REPLACED ACCORDING TO THE ASSOCIATED DETAIL.
7. IF SILT HAS OBSTRUCTED THE SEDIMENT CONTROL FACILITY TO THE POINT OF ELIMINATING ALL FILTERING EFFECTIVENESS, THE STRUCTURE SHALL BE REMOVED AND REPLACED WITH A NEW STRUCTURE IN ACCORDANCE WITH THE ASSOCIATED DETAIL.
8. CONSTRUCTION STAGNG AREA SHALL HAVE ADDITIONAL STONE ADDED AS MUD COVERS STONE. UNDER WET SOIL CONDITIONS, STONE SHOULD BE WASHED PRIOR TO ENTERING A PAVED ROADWAY.
9. QUALIFIED PERSONNEL WILL INSPECT ALL POINTS OF DISCHARGES, ALL DISTURBED AREAS OF CONSTRUCTION THAT HAVE NOT BEEN STABILIZED, CONSTRUCTED AREAS AND LOCATIONS WHERE VEHICLES ENTER AND EXIT THE SITE AT LEAST EVERY 7 CALENDAR DAYS OR WITHIN 24 HOURS OF THE END OF A RAINFALL EVENT THAT IS 0.5 INCHES OR GREATER. WHERE SITES HAVE BEEN FINALLY STABILIZED, SAID INSPECTIONS SHALL BE CONDUCTED AT LEAST ONCE EVERY MONTH UNTIL THE NOTICE OF TERMINATION IS FILED.

G. MAINTAINING EFFECTIVENESS:

CONTRACTOR SHALL INSPECT OVERALL PERFORMANCE OF EROSION AND SEDIMENT CONTROL FACILITIES AND AREAS DOWNSTREAM. IF SILT IS APPARENT DOWNSTREAM FROM STRUCTURES, SOME FAILURE HAS OCCURRED. IF SEDIMENT IS OBSERVED DOWNSTREAM, NOTIFY THE CIVIL ENGINEER. THE CIVIL ENGINEER WILL INSPECT THE CONDITION AND AFTER INSPECTION, DIRECT THE REMOVAL OF ACCUMULATED SEDIMENT DOWNSTREAM AND ADD ADDITIONAL STRUCTURAL MEASURES AS NECESSARY. CONTRACTOR SHALL IMPLEMENT RECOMMENDED SOLUTIONS TO PROBLEM AREAS AS RECOMMENDED.

III. COMPLETION

A. PROJECT CLOSE OUT: THE FOLLOWING SHALL BE DONE AT THE END OF THE PROJECT.

1. INSPECT SITE TO ENSURE THAT GROUND COVER IS COMPLETE AND ADEQUATE. ALL AREAS SHOULD BE EITHER PAVED OR HAVE SUFFICIENT GROUND COVER (MINIMUM 80% VEGETATIVE COVER) WITH NO APPARENT EROSION.
2. WHEN GROUND COVER INSPECTION IS MADE AND APPROVED, ALL STRUCTURAL EROSION CONTROL FACILITIES MAY BE REMOVED ALONG WITH ANY ACCUMULATED SILT AND DEBRIS. AREAS DISTURBED BY STRUCTURE REMOVAL SHALL BE FINE GRADED, GRASSED, AND MULCHED AS REQUIRED.
3. IF GROUND COVER INSPECTION IS MADE AND PROBLEMS DISCOVERED, PERFORM APPROPRIATE REPAIR MEASURES AND REPORT PRIOR TO STRUCTURE REMOVAL.
4. ALL CONSTRUCTED AND EXISTING STORM SEWERS SHALL BE INSPECTED UPON REMOVAL OF INLET PROTECTION. STRUCTURES CONTAINING SEDIMENT AND/OR CONSTRUCTION DEBRIS SHALL BE VACUUM CLEANED PRIOR TO FILING NOTICE OF TERMINATION WITH ENVIRONMENTAL PROTECTION AGENCY.

B. MISCELLANEOUS ISSUES

1. NO FUEL OR OIL SHALL BE STORED ON SITE WITHOUT PROPER CONTAINMENT.
2. NO OILS OR GAS SHALL BE DUMPED ON SITE.
3. LOCATION OF TRAILER AND PORTABLE RESTROOM FACILITY SHALL BE FIELD DETERMINED TO AVOID CONSTRUCTION ACTIVITIES. LOCATION SHALL CHANGE DURING CONSTRUCTION AS NECESSARY.
4. DE-WATERING OPERATIONS ARE NOT REQUIRED ON THIS PROJECT. IF REQUIRED, PUMPED GROUND WATER SHALL BE ROUTED THROUGH SILT CONTROL FACILITY TO FILTER WATER PRIOR TO DISCHARGE.
5. PROJECT SITE SHALL BE KEPT AS CLEAR OF ALL TRASH AND CONSTRUCTION DEBRIS. CONTRACTOR SHALL HAVE TRASH COLLECTED WEEKLY AND PLACED IN DUMPSTER TO BE HAULED OFF-SITE.
6. ALL WATER SUPPLY WILL BE PROVIDED FROM PUBLIC WATER SUPPLY.
7. ALL HUMAN WASTE SHALL BE COLLECTED IN A PORTABLE RESTROOM FACILITY. WASTES SHALL BE DISPOSED OF BY A LICENSED VENDOR.
8. ANY SPILLED OIL, GAS, ETC. RESULTING FROM CONSTRUCTION ACTIVITIES SHALL BE CONTAINED AND CLEANED IMMEDIATELY. CONTAMINATED SOILS SHALL BE DISPOSED OF IN AN APPROVED MANNER AT A LICENSED LANDFILL.
9. DUST SUPPRESSION OPERATIONS SHALL BE PERFORMED BY MEANS OF A WATER TRUCK DISTRIBUTE A FINE MIST OF WATER ON THE SITE SURFACE. CONCENTRATE STREAMS OF WATER SPRAY SHOULD BE AVOIDED.
10. A DESIGNATED CONCRETE SPOILS AREA SHALL BE IDENTIFIED ON THE SITE. ALL AFFECTED SOILS AND CONCRETE SPOILS IN THIS AREA SHALL BE REMOVED FROM THE SITE UPON COMPLETION OF CONCRETE PLACEMENT ACTIVITIES.
11. ANY NON-STORM DISCHARGES SUCH AS, BUT NOT LIMITED TO, FIRE HYDRANT FLUSHINGS, WASH WATERS, DUST CONTROL, IRRIGATION DRAINAGE, ETC. THAT DO NOT CONTAIN HAZARDOUS MATERIALS SHALL BE PREVENTED FROM ALLOWING SEDIMENT TRANSPORT INTO STORM SEWERS. FLUSHINGS THAT CONTAIN HAZARDOUS MATERIALS SHALL BE PREVENTED FROM ENTERING THE STORM SEWERS AND SHALL BE COLLECTED AND DISPOSED OF IN AN APPROVED MANNER.

C. CHARACTERISTICS OF THE DISCHARGE POINT:

SOILS DATA: FROM GEOTECHNICAL REPORT - EXISTING SOIL TYPE IS POMONA FINE SAND TYPE B/D; PINEDA FINE SAND TYPE B/D; BASINGER FINE SAND TYPE A/D WITH AN ESTIMATED SEASONAL HIGH WATER TABLE OF 0-1 FEET BELOW EXISTING GRADE.

DRAINAGE AREA FOR PROPOSED POND: 8.84 ACRES. THE PARKING LOT AREAS AND DRIVES WILL DRAIN INTO AREA INLETS FROM ASPHALT VEHICULAR AREAS GRADED AT 1-3% TO DRAIN.

LATITUDE AND LONGITUDE OF PROJECT: 28°14'00" N, 82°21'18" W. DISCHARGES INTO THE EXISTING STORMWATER SYSTEM EAST OF THE SITE WHICH THEN DISCHARGES INTO AN UNNAMED WETLAND.

CONTROLS FOR OTHER POTENTIAL POLLUTANTS:

ALL CONSTRUCTION MATERIALS AND DEBRIS WILL BE PLACED IN A DUMPSTER AND HAULED OFF SITE TO A LANDFILL OR OTHER DISPOSAL SITE. NO MATERIALS WILL BE BURIED ON SITE.

FERTILIZERS AND PESTICIDES WILL BE USED AT A MINIMUM AND IN ACCORDANCE WITH THE MANUFACTURER'S SUGGESTED APPLICATION RATES.

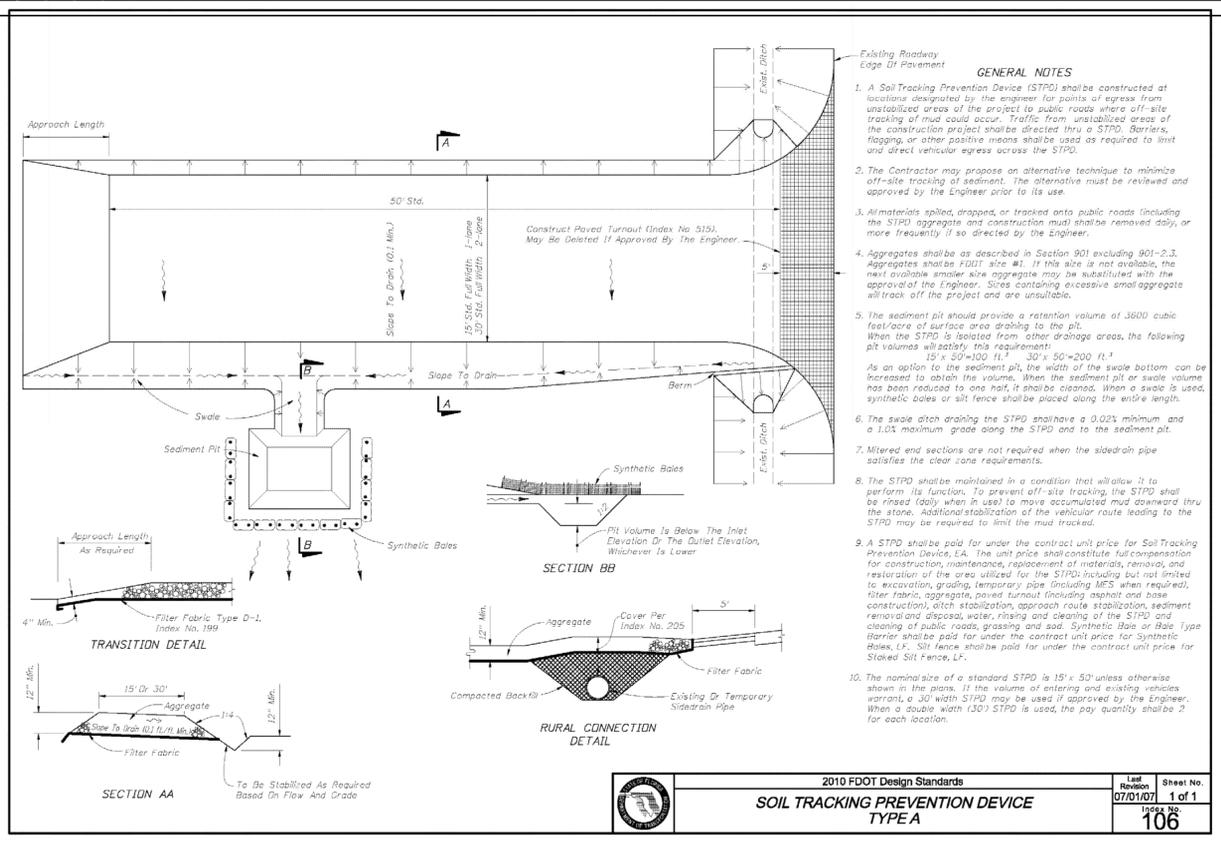
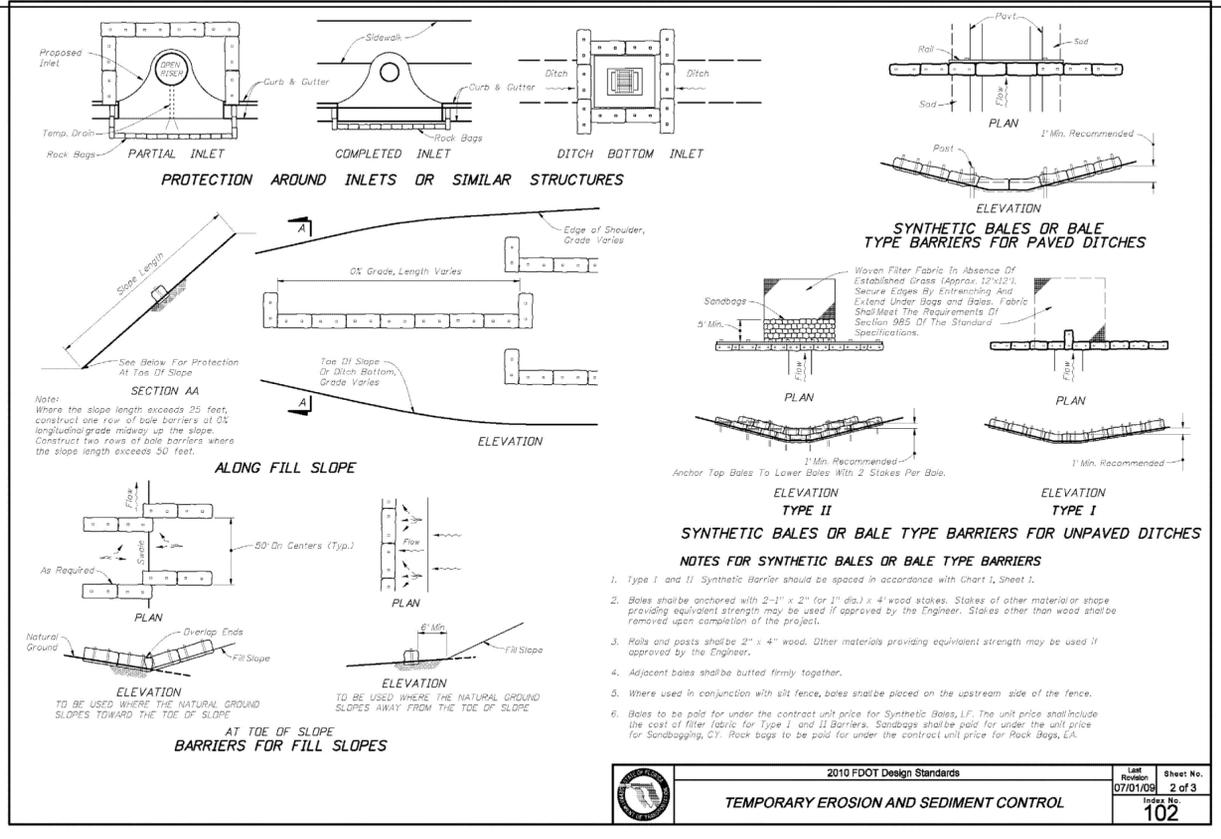
NON-STORMWATER DISCHARGES: IT IS EXPECTED THAT THE FOLLOWING NON-STORMWATER DISCHARGES MAY OCCUR FROM THE SITE DURING THE CONSTRUCTION PERIOD: WATER FROM WATER LINE FLUSHING, PAVEMENT WASH WATER (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED), AND UNCONTAMINATED GROUNDWATER (FROM DEWATERING EXCAVATION). IF SAID DISCHARGES DO OCCUR, THEY WILL BE DIRECTED TO THE RETENTION POND PRIOR TO DISCHARGE. TURBID WATER FROM THE STORMWATER POND SHALL NOT BE PUMPED DIRECTLY INTO THE REGIONAL DITCH. ANY PUMPED WATER FROM THE STORMWATER POND SHALL BE TREATED SO AS TO NOT ALLOW A DISCHARGE OF POLLUTED WATER INTO THE REGIONAL STORMWATER TREATMENT CAN INCLUDE SILT FENCES, SETTLING PONDS, THE PROPER USE OF FLOCCULATING AGENTS OR OTHER APPROPRIATE MEANS.

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

CONTRACTOR SUPERVISOR, TITLE: JOHN WILLIAMS, OWNER
CONTRACTOR COMPANY: WILLIAMS AUTOMOTIVE GROUP, L.L.C.

STANDARD PERMIT CONDITIONS: I, THE UNDERSIGNED, CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

ROLAND P. DOVE P.E., DIRECTOR OF ENGINEERING
SPRING ENGINEERING, INC.



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CONSTRUCTION DOCS.
ISSUE DATE: 07.15.16

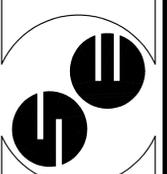
REV.	DATE	DESCRIPTION

ROLAND P. DOVE, P.E.
P.E. NO. 36933
DATE: 07/15/16



CONTRACT DATE: MAY 18, 2016

SPRING ENGINEERING, INC.
ENGINEERING • LAND PLANNING • ARCHITECTURE
3014 U.S. HWY 19, HOLIDAY, FL 32727 938-1516
FL COA NO. 00005158 & LICENSE NO. AIA-0001747



NPDES NOTES & DETAILS

DESIGNED BY: JAY
DRAWN BY: JAY
CHECKED BY: RPD
JOB NO.

2015-19

SHEET NO. C3.2

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UTILITY NOTES

- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED TESTING.
- CONTRACTOR SHALL COORDINATE WITH COUNTY PRIOR TO SUBMITTING BID.
- CONTRACTOR IS TO FIELD VERIFY LOCATIONS OF ALL EXISTING UTILITIES AND CONTACT THE APPROPRIATE UTILITY COMPANIES PRIOR TO CONSTRUCTION.
- ALL DISTURBED RIGHT-OF-WAY SHALL BE SOODED. CONTRACTOR TO NOTIFY PUBLIC WORKS 24 HOURS PRIOR TO BEGINNING ANY WORK IN THE COUNTY RIGHT-OF-WAY AND PRIOR TO PLACEMENT OF CONCRETE, ASPHALT OR SOD FOR GRADE VERIFICATIONS.
- ANY TRENCHES THAT PASS WITHIN 20' OF THE TRUNK OF AN EXISTING TREE MUST BE HAND DUG AND ANY ROOTS OVER 1" IN DIAMETER MUST BE TRENCHED UNDER TO ALLOW THE ROOT TO REMAIN IN TACK.
- ALL FIRE HYDRANTS MUST BE FLOW TESTED AND COLOR CODED BASED ON FLOW RESULTS.
- ALL UTILITY SYSTEM-DESIGN MATERIALS AND WORKMANSHIP MUST COMPLY WITH STANDARDS FOR DESIGN AND CONSTRUCTION OF WATER, WASTEWATER AND RECLAIMED WATER FACILITIES SPECS. LATEST EDITION.
- CONNECTIONS INTO EXISTING COUNTY-OWNED SYSTEM SHALL BE VIA WET TAP. WET TAPS SHALL BE PERFORMED BY PASCO COUNTY UTILITIES SERVICES BRANCH AT THE DEVELOPER'S EXPENSE. EXCAVATION, BACK FILL, AND SURFACE RESTORATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY. MATERIAL FOR WET TAPS LARGER THAN TWO INCHES SHALL BE PROVIDED AND INSTALLED BY THE PROJECT CONTRACTOR.
- THE PASCO COUNTY UTILITIES SERVICES BRANCH SHALL NOT OWN OR MAINTAIN WATER AND SEWER LINES OR FACILITIES ON-SITE.
- ALL PROJECTS MUST COMPLY WITH PASCO COUNTY FIRE HYDRANT ORDINANCE No. 46-51.
- FIRE HYDRANTS SHALL BE INSTALLED AND IN SERVICE PRIOR TO THE ACCUMULATION OF COMBUSTIBLES.
- PER THE NATIONAL FIRE PROTECTION ASSOCIATION, NFPA-1, 16.4.3.1.3: WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED, COMPLETED, AND IN SERVICE PRIOR TO CONSTRUCTION WORK.
- PER NFPA-1, 18.3.4.1: CLEARANCES OF 7 1/2 FEET IN FRONT OF AND TO THE SIDES OF THE FIRE HYDRANT WITH A 4 FOOT CLEARANCE TO THE REAR MUST BE MAINTAINED AT ALL TIMES.
- GATED ENTRIES REQUIRE A SIREN OPERATING SYSTEM OR A 3M OPTICOM SYSTEM FOR EMERGENCY ACCESS.
- FIRE PROTECTION SHALL MEET THE REQUIREMENTS OF THE PASCO COUNTY CODE OF ORDINANCES, CHAPTER 46, FIRE PREVENTION AND PROTECTION, AND PLANS SHALL COMPLY WITH REFERENCED REQUIREMENTS.
- THE SUBJECT PROPERTY IS LOCATED WITHIN THE 5 YEAR AND 10 YEAR WELL HEAD PROTECTION AREA AND SHALL COMPLY WITH GROUNDWATER PROTECTION ORDINANCE No. 02-27.
- IN CONSIDERATION OF PASCO COUNTY'S AGREEMENT TO PROVIDE POTABLE WATER AND/OR RECLAIMED WATER TO THE SUBJECT PROPERTY, DEVELOPER/OWNER, AND ITS SUCCESSORS AND ASSIGNS, AGREE TO THE FOLLOWING:
(A) IN THE EVENT OF PRODUCTION FAILURE OR SHORTFALL BY TAMPA BAY WATER, AS SET FORTH IN SECTION 3.19 OF THE INTER LOCAL AGREEMENT CREATED BY TAMPA BAY WATER, DEVELOPER/OWNER SHALL TRANSFER TO PASCO COUNTY ANY AND ALL WATER USE PERMITS OR WATER USE RIGHTS. THE DEVELOPER/OWNER MAY HAVE TO USE OR CONSUME SURFACE OR GROUND WATER WITHIN PASCO COUNTY.
(B) PRIOR TO DEVELOPER/OWNER SELLING WATER OR WATER USE PERMITS OR WATER USE RIGHTS, DEVELOPER/OWNER SHALL NOTIFY PASCO COUNTY, AND PASCO COUNTY SHALL HAVE A RIGHT OF FIRST REFUSAL TO PURCHASE SUCH WATER OR WATER USE PERMITS OR WATER USE RIGHTS.

FIXTURE COUNT

FIXTURE	FIXTURE VALUE	No. OF FIXTURES	FIXTURE VALUE
DRINKING FOUNTAIN - PUBLIC	2	2	4
KITCHEN SINK - 1/2" CONNECTION	3	3	9
LAVATORY - 1/2" CONNECTION	4	10	40
SHOWER HEAD - SHOWER ONLY	4	0	0
SERVICE SINK - 1/2" CONNECTION	3	1	3
URINAL - WALL FLUSH VALVE	10	4	40
WASH SINK	4	2	8
WATER CLOSET - FLUSH VALVE	10	11	110
HOSE CONNECTION - 1/2"	6	14	84
HOSE CONNECTION - 3/4"	10	10	100

COMBINED FIXTURE VALUE TOTAL 398

398 = 83 GPM + CAR WASH USES 12 GPM / 24 GPM MAX
TOTAL = 107 GPM MAX = 2" METER

FIRE HYDRANT W/ MIN. 1000 GPM

IRRIGATION WELL

UTILITY CONTACTS

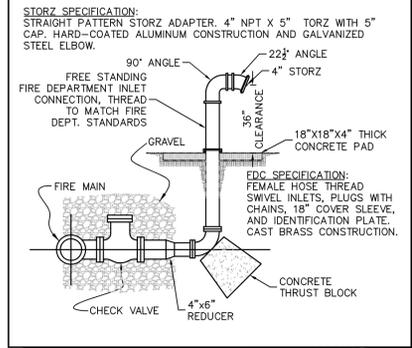
POTABLE WATER: PASCO COUNTY UTILITIES
7530 LITTLE ROAD
NEW PORT RICHEY, FL 34654
(727) 847-8145

IRRIGATION: PROPOSED PRIVATE WELL

ELECTRICAL: WITHLACOOCHIE RIVER ELECTRIC
P.O. BOX 278
DADE CITY, FL 33526
(352) 536-4000 EXT. 3138

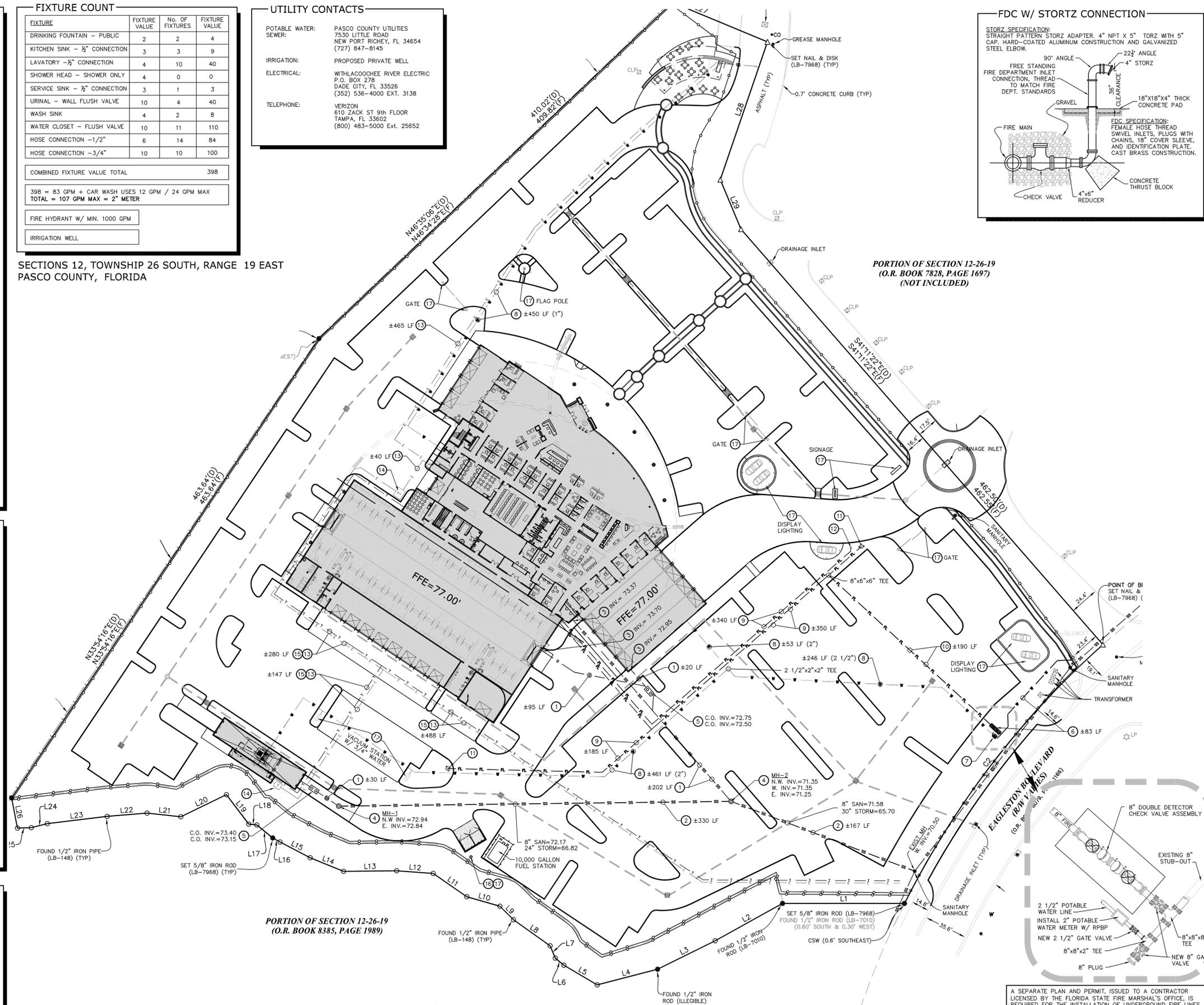
TELEPHONE: VERIZON
610 ZACK ST 9TH FLOOR
TAMPA, FL 33602
(800) 483-5000 Ext. 25652

FDC W/ STORTZ CONNECTION



SECTIONS 12, TOWNSHIP 26 SOUTH, RANGE 19 EAST
PASCO COUNTY, FLORIDA

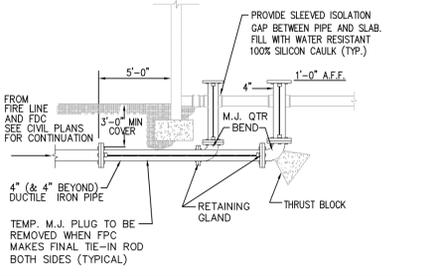
PORTION OF SECTION 12-26-19
(O.R. BOOK 7828, PAGE 1697)
(NOT INCLUDED)



UTILITY KEY NOTES

- CONTRACTOR TO INSTALL NEW 6" PVC SANITARY SEWER LINE W/ MIN. SLOPE OF 1%, SEE PLAN FOR LENGTH AND INVERT ELEVATIONS.
- CONTRACTOR TO INSTALL NEW 8" PVC SANITARY SEWER LINE W/ MIN. SLOPE OF 0.45%, SEE PLAN FOR LENGTH AND INVERT ELEVATIONS.
- CONTRACTOR TO INSTALL NEW CLEAN OUT PER DETAIL ON SHEET C4.2.
- CONTRACTOR TO INSTALL NEW SANITARY MANHOLE PER DETAIL ON SHEET C4.2.
- CONTRACTOR TO INSTALL NEW 1000 GALLON OIL/SEDIMENT INTERCEPTOR PER DETAIL ON SHEET C4.2.
- CONTRACTOR TO COORDINATE W/ WATER COMPANY AND INSTALL NEW DDCAV TO EXISTING 8" WATER STUBB-OUT, PER DETAIL ON SHEET C4.2.
- CONTRACTOR TO COORDINATE W/ WATER COMPANY AND INSTALL NEW 2" WATER METER W/ TEMPORARY SERVICE JUMPER AND RBPB PER DETAIL ON SHEET C4.2.
- CONTRACTOR TO INSTALL NEW PVC WATER LINE FROM PROPOSED WATER METER TO PROPOSED BUILDING. COORDINATE LOCATION AND INSTALLATION WITH UTILITY DEPARTMENT. SEE PLAN FOR PIPE SIZE AND LENGTH.
- CONTRACTOR TO INSTALL NEW 6" C-900 PVC DR-14 FIRE LINE TO BUILDING RISER.
- CONTRACTOR TO INSTALL NEW 8" C-900 PVC DR-14 FIRE LINE.
- CONTRACTOR TO INSTALL NEW FIRE HYDRANT PER DETAIL ON SHEET C4.2.
- NEW FIRE DEPARTMENT CONNECTION PER DETAIL ON THIS SHEET.
- CONTRACTOR TO COORDINATE WITH THE ELECTRIC COMPANY AND INSTALL NEW 4" ELECTRICAL CONDUIT FOR UNDERGROUND ELECTRICAL SERVICE.
- CONTRACTOR TO COORDINATE WITH THE ELECTRIC COMPANY AND INSTALL NEW PAD MOUNT TRANSFORMER.
- CONTRACTOR TO COORDINATE WITH THE PHONE COMPANY AND INSTALL (2) NEW 4" ELECTRICAL CONDUITS FOR NEW PHONE SERVICE AND FIRE ALARM SYSTEM.
- CONTRACTOR TO PROVIDE POWER AND INSTALL NEW 3" WELL FOR IRRIGATION SYSTEM, SEE LANDSCAPE AND IRRIGATION PLAN.
- CONTRACTOR SHALL REVIEW ELECTRICAL PLANS FOR SPECIFIC ELECTRICAL CONNECTION REQUIREMENTS.

SPRINKLER RISER DETAIL



PORTION OF SECTION 12-26-19
(O.R. BOOK 8385, PAGE 1989)



A SEPARATE PLAN AND PERMIT, ISSUED TO A CONTRACTOR LICENSED BY THE FLORIDA STATE FIRE MARSHAL'S OFFICE, IS REQUIRED FOR THE INSTALLATION OF UNDERGROUND FIRE LINES.

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ISSUE DATE: 07.15.16

REV	DATE	DESCRIPTION

CONTRACT DATE: MAY 18, 2016

ROLAND B. BOYCE, P.E.
P.E. NO. 36833

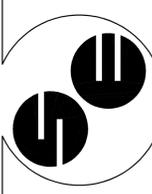
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LEXUS
OF WESLEY CHAPEL
Eagleston Blvd., Wesley Chapel, Florida 33543



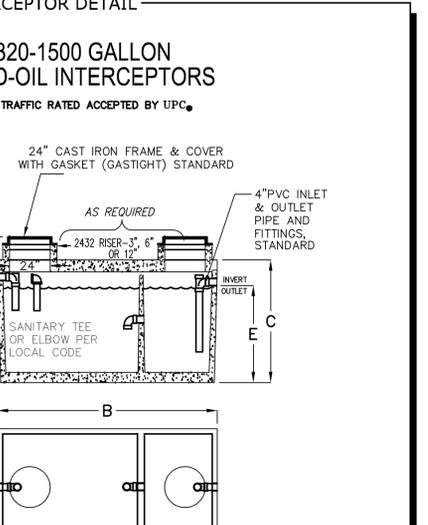
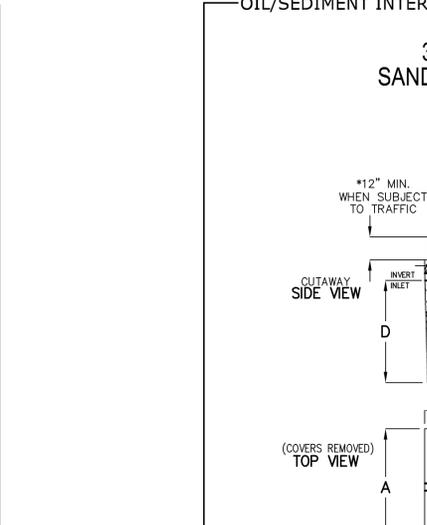
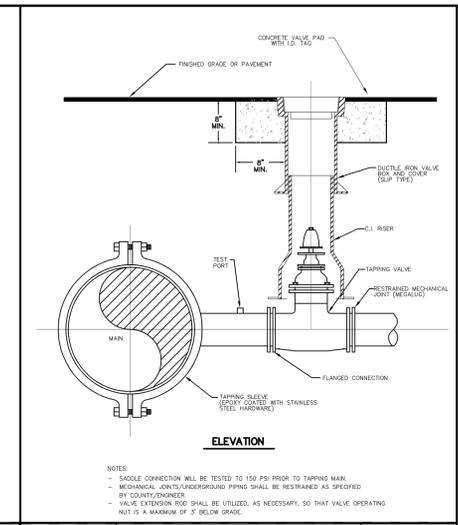
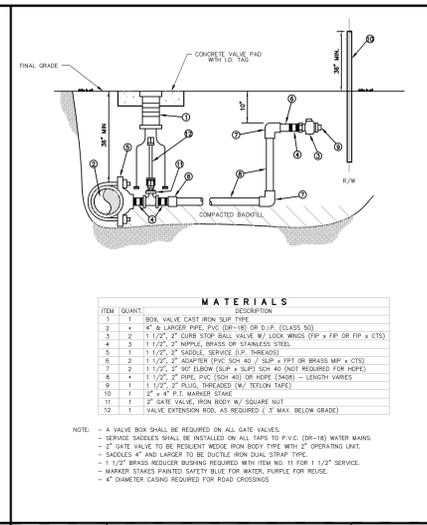
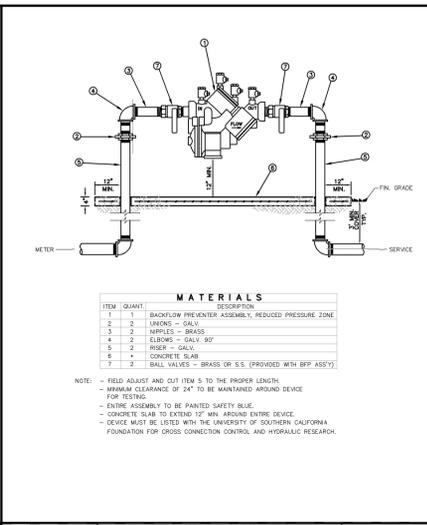
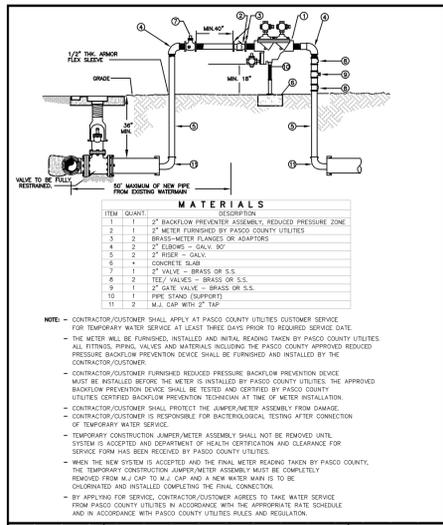
CONTRACT DATE: MAY 18, 2016

SPRING ENGINEERING, INC.
ENGINEERING • LAND PLANNING • ARCHITECTURE
3014 U.S. HWY 19, HOLIDAY, FL (727) 938-1516
FL COA NO. 00005158 & LICENSE NO. AIA-C001747



UTILITY PLAN
DESIGNED BY: JAY
DRAWN BY: JAY
CHECKED BY: RPD
JOB NO.

2015-19
SHEET NO.
C4.0



CREATED	11/18/05	PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN P.C.U. APPROVAL.	CREATED	02/24/03	PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN P.C.U. APPROVAL.
REVISED	05/20/06		REVISED		
TEMPORARY CONSTRUCTION WATER SERVICE			REDUCED PRESSURE BACKFLOW PREVENTER (SINGLE SERVICE: 3/4", 1", 1-1/2", 2")		
PASCO COUNTY UTILITIES			PASCO COUNTY UTILITIES		
DETAIL 01			DETAIL 11		

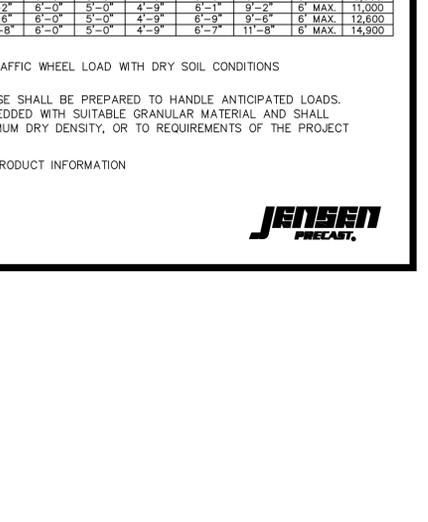
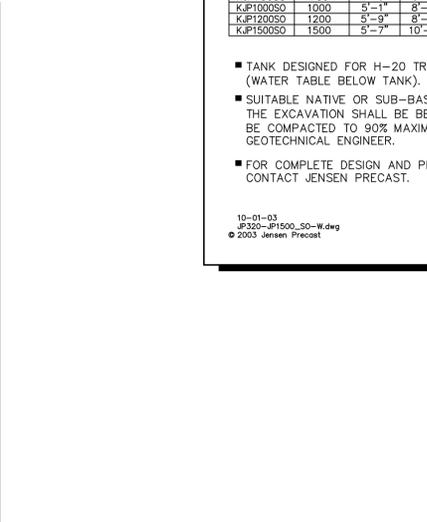
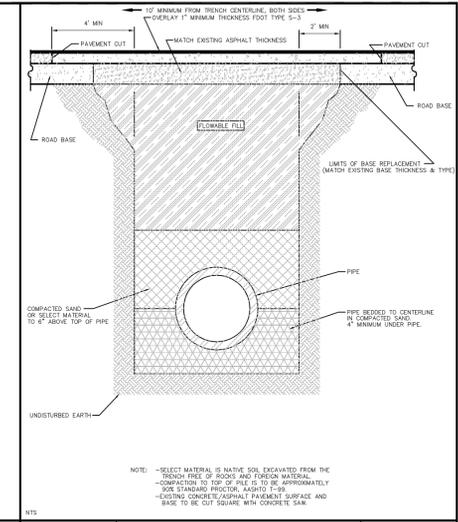
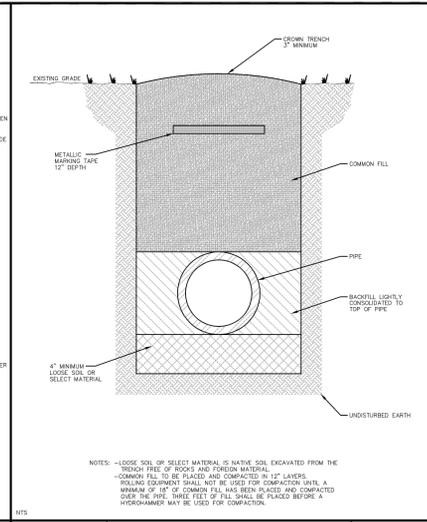
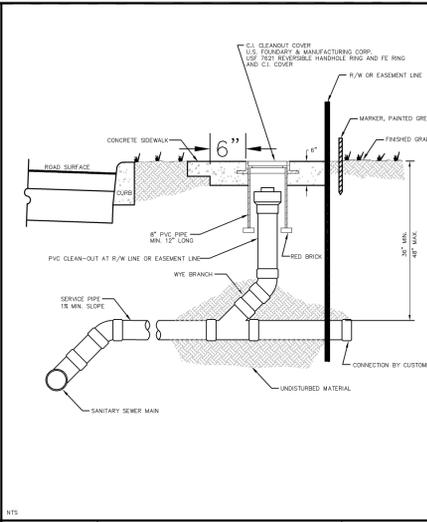
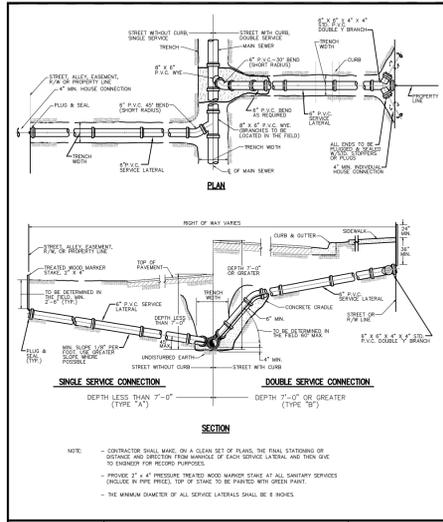
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REVISED			REVISED		
WATER AND REUSE LATERAL SERVICE (1 1/2" OR 2" SERVICE LATERAL PVC (SCHEDULE 40))			WATER, REUSE, AND FORCE MAIN TAPPING DETAIL W/ VALVE LOCATION		
PASCO COUNTY UTILITIES			PASCO COUNTY UTILITIES		
DETAIL 20			DETAIL 34		

CREATED	02/24/03	PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN P.C.U. APPROVAL.	CREATED	02/24/03	PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN P.C.U. APPROVAL.
REVISED			REVISED		
SEWER LATERAL CONNECTION			SEWER LATERAL CONNECTION AND TYPICAL CLEAN-OUT		
PASCO COUNTY UTILITIES			PASCO COUNTY UTILITIES		
DETAIL 41			DETAIL 42		

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REVISED			REVISED		
PIPE LAYING CONDITIONS STANDARD UNPAVED AREAS			PIPE LAYING CONDITIONS FLOWABLE FILL BACKFILL STANDARD EXISTING PAVED AREAS & ROADWAYS		
PASCO COUNTY UTILITIES			PASCO COUNTY UTILITIES		
DETAIL 32			DETAIL 33		

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REVISED			REVISED		
VALVE EXTENSION RODS			VALVE BOX DETAIL SLIP TYPE		
PASCO COUNTY UTILITIES			PASCO COUNTY UTILITIES		
DETAIL 26			DETAIL 27		

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REVISED			REVISED		
DOUBLE DETECTOR CHECK VALVE ASSEMBLY/BACKFLOW PREVENTER (SINGLE SERVICE: 3", 4", 6", 8", 10")			FIRE HYDRANT PERPENDICULAR TO THE MAIN		
PASCO COUNTY UTILITIES			PASCO COUNTY UTILITIES		
DETAIL 9			DETAIL 24		



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PASCO COUNTY UTILITIES			PASCO COUNTY UTILITIES		
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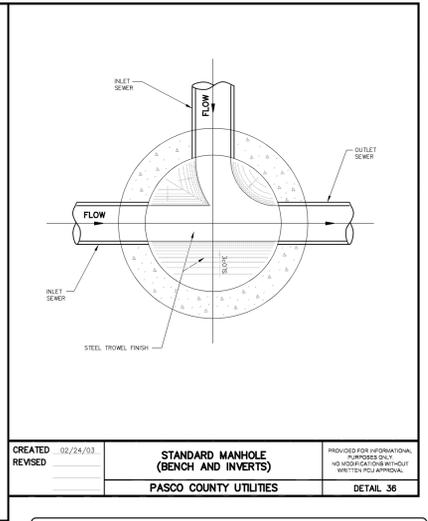
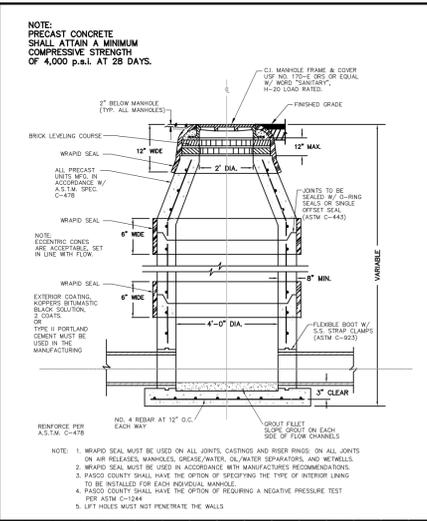
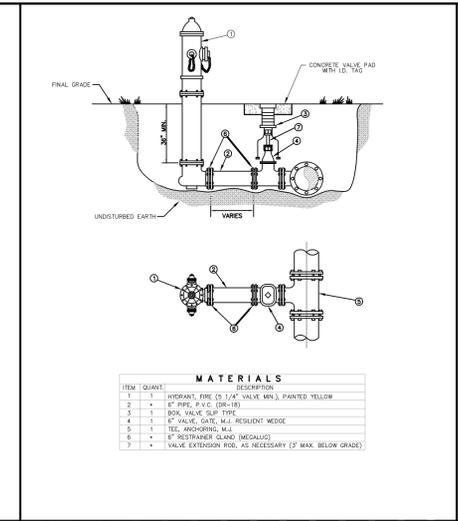
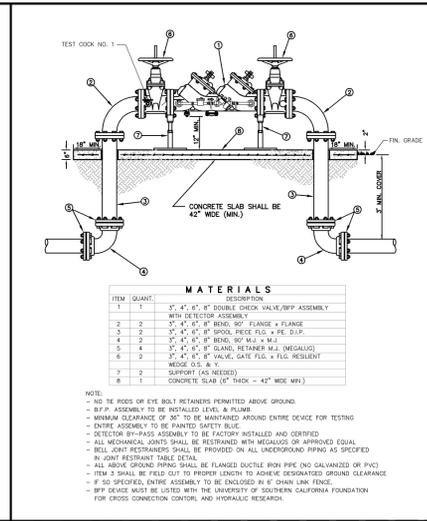
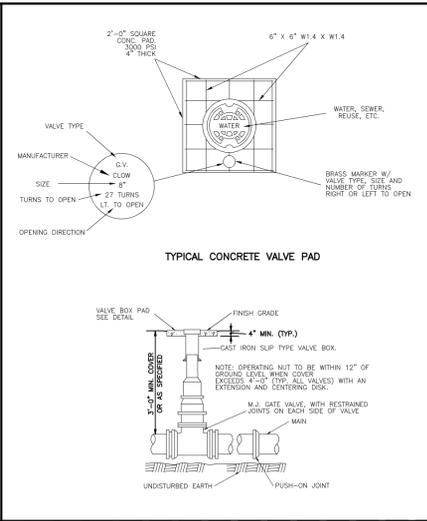
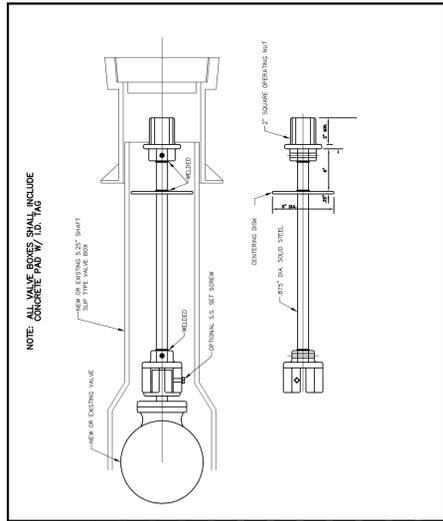
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DETAIL 9			DETAIL 24		

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PASCO COUNTY UTILITIES			PASCO COUNTY UTILITIES		
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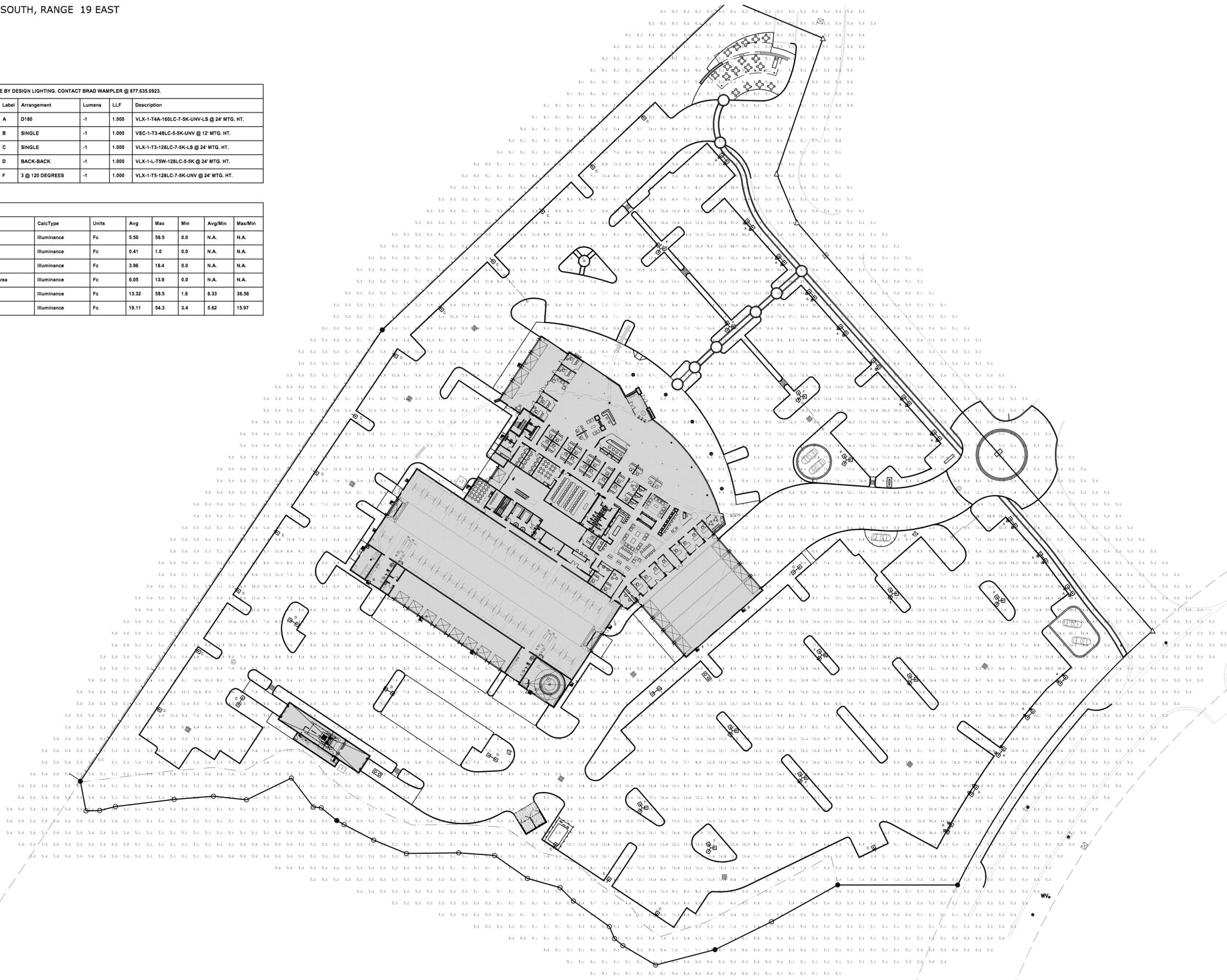
CREATED	
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SECTION 12, TOWNSHIP 26 SOUTH, RANGE 19 EAST
PASCO COUNTY, FLORIDA

ALL LIGHTING TO BE SUPPLIED BY DESIGN LIGHTING. CONTACT BRAD WAMPLER @ 877.635.0923.

Symbol	Qty	Label	Arrangement	Lumens	LLF	Description
	16	A	D180	-1	1.000	VLX-1-T4A-160LC-7-5K-UNV-LS @ 24' MTG. HT.
	13	B	SINGLE	-1	1.000	VSC-1-T3-48LC-5-5K-UNV @ 12' MTG. HT.
	16	C	SINGLE	-1	1.000	VLX-1-T3-128LC-7-5K-LS @ 24' MTG. HT.
	6	D	BACK-BACK	-1	1.000	VLX-1-L-T5W-128LC-5-5K @ 24' MTG. HT.
	12	F	3 @ 120 DEGREES	-1	1.000	VLX-1-T5-128LC-7-5K-UNV @ 24' MTG. HT.

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts	Illuminance	Fc	5.50	58.5	0.0	N.A.	N.A.
Property Line	Illuminance	Fc	0.41	1.0	0.0	N.A.	N.A.
Parking and Entrances	Illuminance	Fc	3.96	18.4	0.0	N.A.	N.A.
General Auto Merchandising Area	Illuminance	Fc	6.05	13.9	0.0	N.A.	N.A.
Front Row/Display 2	Illuminance	Fc	13.32	58.5	1.6	8.33	36.56
Front Row/Display 1	Illuminance	Fc	19.11	54.3	3.4	5.62	15.97



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100%
CONSTRUCTION DOCS.
ISSUE DATE: 07.15.16

REV	DATE	DESCRIPTION

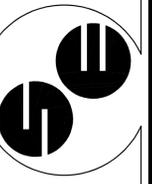
ROLAND B. ROYCE, P.E.
P.E. NO. 36833
DATE

LEXUS
OF WESLEY CHAPEL
Eggleston Blvd., Wesley Chapel, Florida 33543



CONTRACT DATE:
MAY 18, 2016

SPRING ENGINEERING, INC.
ENGINEERING • LAND PLANNING • ARCHITECTURE
3014 U.S. HWY 19, HOLIDAY, FL (727) 938-1516
FL COA NO. 00005158 & LICENSE NO. AIA-C001747

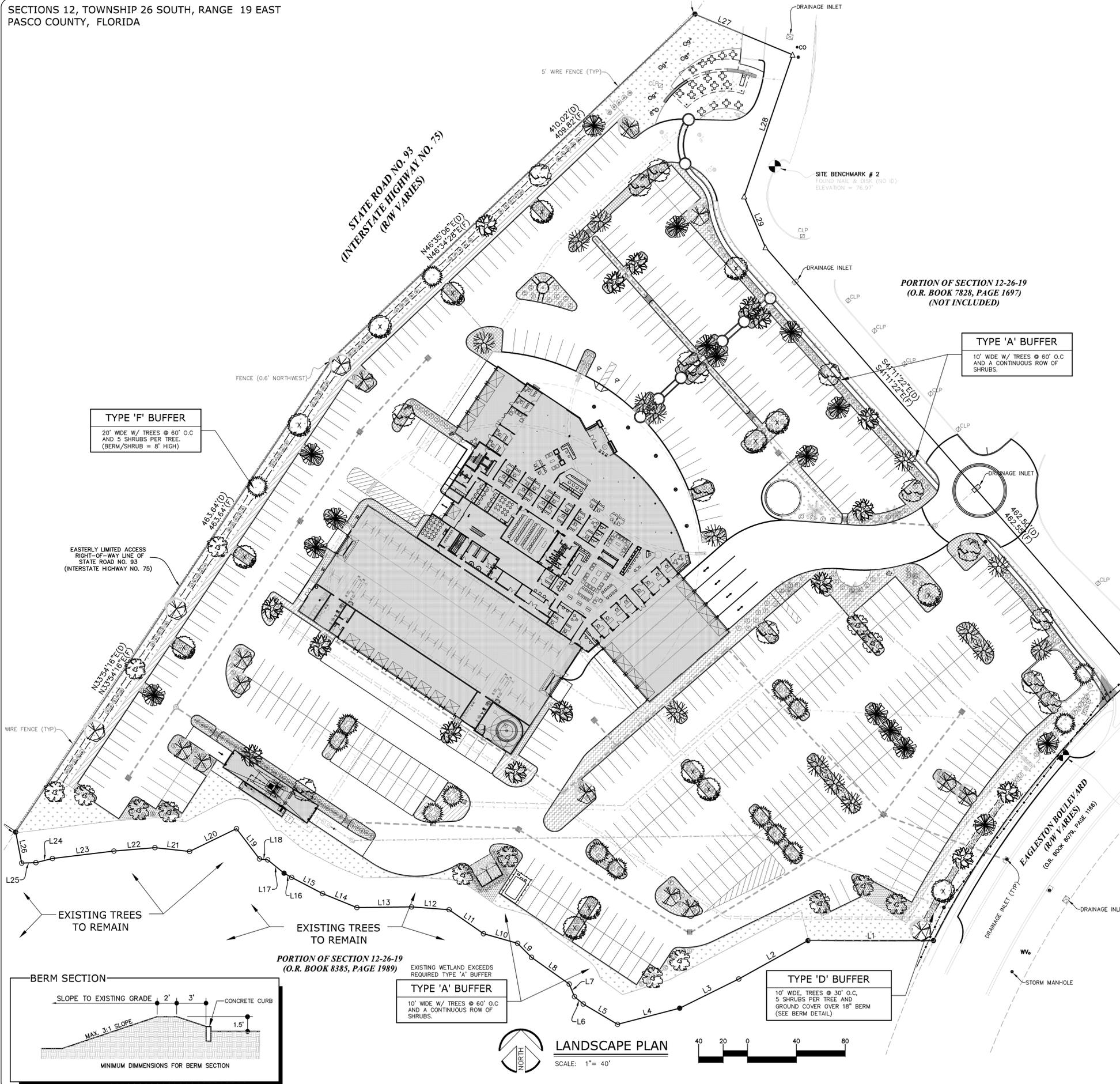


PHOTOMETRIC PLAN

DESIGNED BY: JAY
DRAWN BY: JAY
CHECKED BY: RPD
JOB NO.

2015-19

SHEET NO.
C4.2



PLANTING LEGEND

TREES	ID	NAME	QTY	DI	NE	DESCRIPTION
	OAK	QUERCUS VIRGINIANA (LIVE OAK)	16	YES	YES	6' tall (min); 2" caliper (min)
	MAPLE	ACER RUBRUM (RED MAPLE)	15	YES	YES	6' tall (min); 2" caliper (min)
	ELM	ULMUS ALATA (WINGED ELM)	15	YES	YES	6' tall (min); 2" caliper (min)
	OAK	QUERCUS CHAPMANII (CHAPMAN OAK)	15	YES	YES	6' tall (min); 2" caliper (min)
	HICKORY	CARYA FLORIDANA (SCRUB HICKORY)	16	YES	YES	6' tall (min); 2" caliper (min)
	REDBUD	CERCIS CANADENSIS (EASTERN REDBUD)	16	YES	YES	6' tall (min); 2" caliper (min)
	DOGWOOD	CORNUS FLORIDA (FLOWERING DOGWOOD)	16	YES	YES	6' tall (min); 2" caliper (min)
	WAX MYRTLE	MYRTICA CERIFERA (WAX MYRTLE)	15	YES	YES	6' tall (min); 2" caliper (min)
	PALM	PHOENIX CANARIENSIS (CANARY ISLAND DATE PALM)	5	YES	NO	10" DBH (min); balled and burlapped 15' tall (min); 12" clear trunk (min);
TOTAL TREES / DROUGHT TOLERANT / NATIVE			129	129	124	REQUIRED (50% DT) / (30% NF)
TOTAL % / DROUGHT TOLERANT / NATIVE			100%	100%	96%	PROVIDED (100% DT) / (96% NF)

SHRUBS	ID	NAME	QTY	DI	NE	DESCRIPTION
	SV	VIBURNUM SUSPENSUM (SANDANKWA VIBURNUM)	135	YES	YES	18" tall (min); 3 gal. container (min); plant 24" O.C.
	WV	VIBURNUM OBOVATUM (WALTER VIBURNUM)	119	YES	YES	18" tall (min); 3 gal. container (min); plant 24" O.C.
	TS	LEUCOPHYLLUM FRUTESCENS (TEXAS SAGE)	155	YES	NO	18" tall (min); 3 gal. container (min); plant 24" O.C.
	FA	ILICLIUM FLOIDANUM (FLORIDA ANISE)	155	NO	YES	18" tall (min); 3 gal. container (min); plant 24" O.C.
	C	ZAMIA FLORIDANA (COONTIE)	129	YES	YES	18" tall (min); 3 gal. container (min); plant 24" O.C.

GROUND COVER	ID	NAME	QTY	DI	NE	DESCRIPTION
	PL	LANTANA MONTEVIDENSIS (PURPLE LANTANA)	1250	YES	NO	1 gal. container (min); plant 24" O.C.
	FG	TRIPSACUM DACTYLOIDES (FAKAHATCHEE GRASS)	1250	YES	YES	1 gal. container (min); plant 24" O.C.
	SF	NEPHROLEPIS EXALTATA (SWORD FERN)	1250	NO	YES	1 gal. container (min); plant 24" O.C.
	BES	THUNBERGIA ALATA (BLACK EYED SUSAN)	1250	NO	YES	1 gal. container (min); plant 24" O.C.
	BZ	EVOLVULUS GLOMERATA (BLUE DAZE)	1250	YES	NO	1 gal. container (min); plant 24" O.C.
	SOD	PASPALUM NOTATUM (BAHIA GRASS)	-	YES	YES	100% SAND GROWN BAHIA SOD
ALL WORK IN THE R/W SHALL BE SODDED						
MULCH RED CEDAR MULCH						
ALL TREES, SHRUBS AND GROUND COVER						

TOTAL PLANTS / DROUGHT TOLERANT / NATIVE			6,943	4,288	4,288	REQUIRED (50% DT) / (30% NF)
TOTAL % / DROUGHT TOLERANT / NATIVE			100%	62%	62%	PROVIDED (62% DT) / (62% NF)

NOTE:
 1. ALL PLANTS TO BE FLORIDA No. 1 GRADE OR BETTER.
 2. ALL PLANTS TO BE MINIMUM SIZE SHOWN ABOVE UNLESS NOTED OTHERWISE.
 3. MULTIPLE TRUNK TREES ARE TO BE (MIN.) 3 TRUNKS, 1" EA., 6' TALL.

LDC 905.2 & FDOT INDEX 546

a) LANDSCAPING SHALL BE PLANTED IN SUCH A MANNER AS NOT TO IMPEDE THE ACCESS FOR MAINTENANCE AND STORM-WATER RUN-OFF FLOW TO OR IN A DITCH, SWALE, OR POND.

b) ALL THE TREES OVERHANG TO THE PUBLIC RIGHT OF WAY 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 (LDC 901.6.D.7) ABOVE THE ROADWAY PATHS.

LANDSCAPE CALCULATIONS

LDC 905.2.C - GENERAL STANDARDS
 10) WILLIAMS AUTOMOTIVE GROUP, LLC SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL ON-SITE LANDSCAPING.

LDC 905.2.D - DIVERSITY
 - 8 TREE SPECIES REQUIRED - 8 TREE SPECIES PROVIDED.
 - DROUGHT TOLERANT PLANTS REQUIRED 6,943x(50%)=3,472, PROVIDED 4,288.
 - NATIVE FLORIDIAN SPECIES REQUIRED 6,943x(30%)=2,083 PROVIDED 4,288.
 - NO SINGLE PLANT SPECIES SHALL EXCEED 25%

LDC 905.2.D.3 - VEHICULAR USE AREA
 - 257,962 SF x 10% = 25,796 SF REQUIRED ± 200 SF = 129 TREES REQUIRED
 27,181 SF PROVIDED W/ 129 TREES PROVIDED

LDC 905.2.D.4 - BUILDING PERIMETER
 - MAIN BUILDING AREA = 55,727 SF x 10% = 5,572 SF REQUIRED; 5,632 SF PROVIDED
 - MAIN BUILDING PERIMETER = 764 LF x 50% = 382 LF REQUIRED; 400 LF PROVIDED
 - CAR WASH BLDG AREA = 1,800 SF x 10% = 180 SF REQUIRED; 670 SF PROVIDED
 - CAR WASH BLDG PERIMETER = 228 LF x 50% = 114 LF REQUIRED; 166 LF PROVIDED

NOTES

IRRIGATION PLANS ARE DESIGNED TO COMPLY WITH LANDSCAPING AND IRRIGATION ORDINANCE SECTION 15.

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REVISIONS

REV	DATE	DESCRIPTION

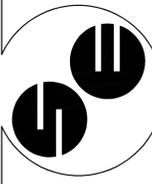
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ENGINEERING • LAND PLANNING • ARCHITECTURE
3014 U.S. HWY 19, HOLIDAY, FL (727) 938-1516
FL COA NO. 00005158 & LICENSE NO. AIA-0001747



LANDSCAPE PLAN
DESIGNED BY: JAY
DRAWN BY: JAY
CHECKED BY: RPD
JOB NO.
2015-19
SHEET NO.
C5.0

SECTION 12, TOWNSHIP 26 SOUTH, RANGE 19 EAST
PASCO COUNTY, FLORIDA

SET 5/8" IRON ROD (LB-7968)
FOUND 4" X 4" CONCRETE MONUMENT (NO ID)
(0.09' NORTH & 0.20' WEST)

NOTES

- IRRIGATION PLANS ARE DESIGNED TO COMPLY WITH LANDSCAPING AND IRRIGATION ORDINANCE SECTION 15.
- TURF AREAS ARE TO BE ON SEPARATE IRRIGATION ZONES FROM OTHER LANDSCAPE PLANT ZONES.
- IRRIGATION SPRAYS AND ROTORS ARE NOT TO BE COMBINED ON THE SAME CONTROL VALVE CIRCUIT.
- SPRAY AND ROTORS SHALL HAVE MATCHING APPLICATION RATES WITHIN EACH IRRIGATION ZONE.
- IRRIGATION SYSTEM SHALL AVOID OVER-SPRAY AND RUNOFF ONTO WALKWAYS, ROADWAYS, STRUCTURES OR OTHER NON-LANDSCAPED AREAS.
- FOUR FEET WIDE OR LESS LANDSCAPE AREAS SHALL CONTAIN MICRO-IRRIGATION ONLY.
- SPRINKLER SPACING SHALL NOT EXCEED 55% OF THE SPRINKLER'S DIAMETER OF COVERAGE.
- IRRIGATION CONTROL EQUIPMENT SHALL CONTAIN AN AUTOMATIC IRRIGATION CONTROLLER WITH PROGRAM FLEXIBILITY. AUTOMATIC IRRIGATION CONTROLLER SHALL CONTAIN A BATTERY BACK-UP TO RETAIN IRRIGATION PROGRAMS.
- AN OPERABLE RAIN SENSOR DEVICE SHALL BE PROVIDED AND BE EXPOSED TO UNOBSTRUCTED RAINFALL.
- IRRIGATION SYSTEM IS TO BE CONNECTED TO PROPOSED 3" IRRIGATION WELL.

100%
CONSTRUCTION DOCS.
ISSUE DATE: 07.15.16

REV	DATE	DESCRIPTION

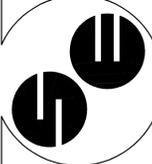
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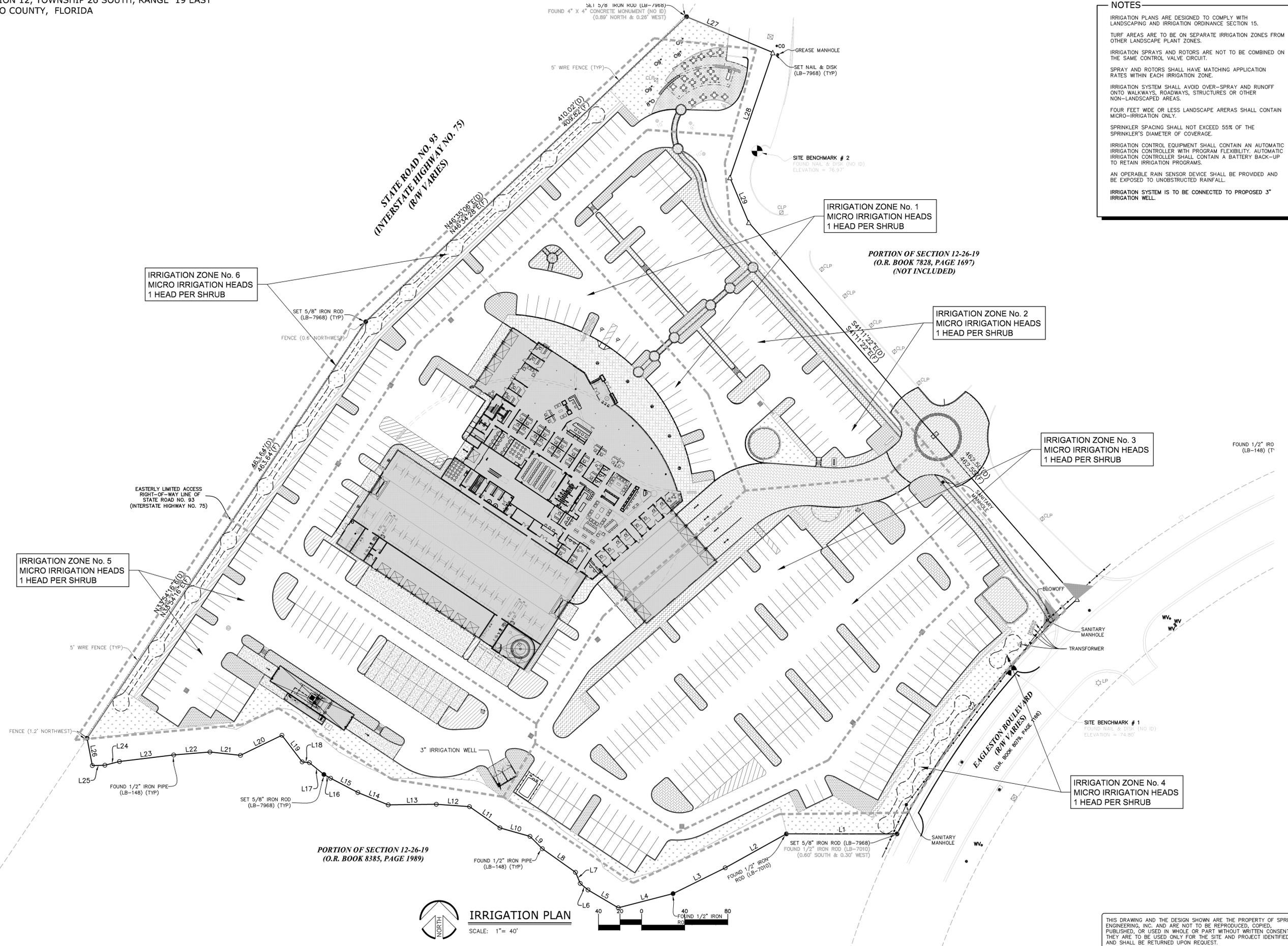
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FL COA NO. 00005158 & LICENSE NO. AIA-0001747



IRRIGATION PLAN
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DRAWN BY: JAY
CHECKED BY: RPD
JOB NO.

2015-19
SHEET NO.
C6.0

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IRRIGATION PLAN
SCALE: 1" = 40'

PASCO COUNTY TESTING SCHEDULE GUIDE

ITEM	TEST	METHOD	MINIMUM STANDARD	FREQUENCY OF TEST	REMARKS	
EXAMINATION & EVALUATION	Field Density	Nuclear or Drive Cylinder FMI-1204	98% of FMS-521 (1180)	Each layer consisting of not more than 12" compacted thickness. Tests shall be at intervals of not greater than 500	FDOTSS, Section 120	
	Soil Classification	Soil Analysis FMI-T027 (127)	15% Maximum Passing No. 200 Sieve		FDOTSS, Index 505 and AASHTO M45	
STABILIZED SUBGRADE - TYPE I	Subsoil Excavation	*Remove organic and plastic materials to the required limits and backfill with suitable material. * 24" Below base if subgrade is unstabilized, or 24" below subgrade if subgrade is stabilized.			FDOTSS, Index 505 and AASHTO M45	
	Material	Limerock Bearing Ratio FMS-515	LBR 40	Under pavement or pavement with curb: one (1) test per 500 L.F. randomly selected left, right, and centerline. One (1) per street minimum.	FDOTSS, Section 160	
	Liquid Limit	FMI-T099	40 Maximum	One (1) test per type of material.	Materials used for stabilizing are to be tested for liquid limit and plasticity before being blended. FDOTSS, Section 914.	
	Plasticity Index	FMI-T090	10 Maximum	One (1) test per type of material.	Materials used for stabilizing are to be tested for liquid limit and plasticity before being blended. FDOTSS, Section 914.	
LIMEROCK BASE	Lab Density	Modified Proctor FMS-521		One (1) test per type of material.	The County Engineer may request additional samples to evaluate the material. FDOTSS, Section 160.	
	Field Density	Nuclear or Drive Cylinder FMI-T238, Method-A FMI-T204	98% of FMS-521	Under pavement, one (1) per 300 L.F., randomly selected left, right, and centerline. Under curb or shoulder, one (1) per 300 L.F., each side. One (1) per street minimum.	FDOTSS, Section 160. Drive cylinder must be checked against nuclear meter for first three (3) tests. If correlation is within two (2) percentage points, the nuclear meter may be used for the balance of tests.	
	Thickness		As per approved plan. If not specified, assumed thickness 12".	One (1) at each density.	FDOTSS Section 160. Subgrade may be stabilized deeper than shown on plans, but with no credit given for additional structural number. Value thickness tolerance shall be ±1".	
	Material	Limerock Bearing Ratio FMS-515	Minimum LBR 100	One (1) per 500 L.F.	FDOTSS, Section 911.	
	Lab Density	Modified Proctor FMS-521	One (1) per LBR test.	The test lab shall supply a current lab density at the beginning of base work in the project.	Additional lab densities may be required by the County Engineer to evaluate theoretical source. FDOTSS, Section 200.	
	Field Density	Nuclear FMI-T238, Method-A	98% of FMS-521	One (1) per 300 L.F., randomly selected left, right, and centerline. One (1) per street minimum.	FDOTSS, Section 200.	
	Thickness		Minimum 3" core	One (1) at each density. One (1) per street minimum.	FDOTSS, Section 285. Thickness tolerance shall be ±1".	
	Mix Design		Per approved plans.		Mix design submitted and work to be in accordance to FDOTSS, Section 270.	
	Material	Compressive Strength FMS-520	65% - 120% of design strength at age of seven (7) days.	Field mix - Minimum one (1) test each change of material, but not less than one (1) per 500 L.F., randomly selected locations left, right, and centerline. Plant Mix - One (1) test per day per mix design. Two (2) tests per street minimum for either field or plant mix.	FDOTSS, Section 270. NOTE: Excessive shrinkage cracking of 1/4" or more in width may require repair.	
	Lab Density	Standard Proctor FMI-T134		One (1) per mix design for plant mix. One (1) per day's processing for field mix.	FDOTSS, Section 270.	
SOIL CEMENT LEASE	Field Density	Nuclear FMI-T238, Method-A	97% of lab density.	One (1) per 300 L.F. at randomly selected locations right, left, and centerline. One (1) per street minimum.	FDOTSS, Section 270.	
	Thickness		Minimum 3" core	One (1) at each density. One (1) per street minimum.	The acceptable tolerance is ±1/8" not to change the asphalt thickness.	
	Curing		Seven (7) day period.		FDOTSS, Section 270.	
	Laboratory Density	Mix Temperature FMI-T169	Master range is the mix temperature ±30°F.	Minimum of one (1) per day per mix design.	FMI-T169 Method A sampling and testing at place of manufacture.	
	Mix Design	Core density FMI-T169	95% of the lab density per mix design.	Every 300 L.F., with a minimum of two (2) each street, or as approved by the County Engineer; additional test as requested by the County Engineer.	Per FDOTSS, Section 330.	
	Field Density	Nuclear density FMI-T238, Method-B	95% of the lab density per mix design.	Every 300 L.F., with a minimum of two (2) each street, or as approved by the County Engineer; additional test as requested by the County Engineer.	May be substituted interchangeably with core density above, as approved by the County Engineer, after the initial four (4) cores.	
	Stability and Flow	Marshall FMS-511	FDOTSS, Section 331, Table 331-2.	Minimum of one (1) per day per mix design.	In no case shall the mixture be reheated.	
	Gradation	Sieve Analysis of Extracted Aggregate FMI-T030	Per mix design ±7.0% 1" to No. 4; ±5.5% No. 10; ±4.5% No. 40; ±3.0% No. 80; ±2.0% No. 200.	One (1) per day per mix design.		
	Extraction	FMI-T164	Per mix design ±0.55% (one [1] test) see Table 331-5, FDOTSS	One (1) per day per mix design.		
	Thickness	Core Borings	Minimum acceptable thickness shall be the specified minimum in the Land Development Code, but not less than the thickness approved in the plants typical cross section.	One (1) each 300 L.F. at randomly selected locations left, right, and centerline; two (2) per street minimum.	Core diameter shall be 2" or greater. Measurements may be taken from core samples obtained for other tests but must meet frequency requirements. No under tolerance.	
ASPHALTIC CONCRETE	Smoothness and Texture	Straight/edge 15' rolling straightedge or 15' straightedge, as applicable.	3/16" per 15' for rolling straightedge. 3/16" per 15' for fixed straightedge.	Per FDOTSS, Section 330-13.	As required by the County Engineer. NOTE: Texture of the finished surface of paving layers: The finished surface shall be of uniform texture and composition. The surface shall have no puffed, torn, or loosened portions and shall be free of segregation, sand streaks, sand spots, or ripples. Any area of the surface which does not meet the foregoing requirements shall be corrected in accordance with FDOTSS, Section 330-13.4.	
	*NOTE: Where Type S asphaltic concrete is specified, the equivalent fine Type Superpave (SP) Asphaltic Concrete may be substituted as follows: Type S-1.....Type SP-12.5 Type S-11.....Type SP-19.0 Type S-11.....Type SP-6.5					
	Sanitary Sewer, Water Distribution, Utility Crossings, and Reclaimed Water Lines (Backfill for roadbed including 8' shoulder area from edge of pavement or back of curb)					
	Material					All material used for backfill shall be free from large lumps, clay, wood, or other extraneous material. FDOTSS, Section 125-8.
	Method					Backfilling shall be done according to the illustration shown on Page 8. Hydraulic method of backfill is not acceptable. Backfilling under wet conditions shall conform to FDOTSS, Section 125-8.
	Lab Density	Modified Proctor FMS-521 (1180)		One (1) per material of same source.		
	Field Density	Nuclear or Drive Cylinder FMI-T238, Method-A FMI-T204	98% of lab density.	First test at 2' over top of pipe. Test every 1' thereafter up to bottom of subgrade. Tests shall be at intervals no greater than 300 L.F. One (1) set of tests per every 4th utility lateral crossing, with a minimum of one (1) set of tests between each pair of utility structures.	Backfilling outside the shoulder area in all stages shall be to a firmness equal to that of the soil adjacent to the trench.	
	Storm Sewer and Pipe Culverts					
	Material					All material used for backfill shall be free from large lumps, clay, wood, or other extraneous material. FDOTSS, Section 125-8.
	Method					Backfilling shall be done according to the illustration shown on Page 8. Hydraulic method of backfill is not acceptable. Backfilling under wet conditions shall conform to FDOTSS, Section 125-8.
Lab Density	Modified Proctor FMS-521 (1180)		One (1) per material of same source.			
Field Density	Nuclear or Drive Cylinder FMI-T238, Method-A FMI-T204	98% of lab density.	One (1) set of tests per crossing, with a minimum of one (1) set of tests between each pair of structures. Tests shall be made at intervals no greater than 400 L.F. In Stages 1 and 2 of backfill, each 8" layer of compacted thickness, and in Stage 3, each 12" layer of compacted thickness, shall be tested. See illustration, Pg. 13. Backfilling outside the shoulder in all stages shall be to a firmness equal to that of the soil adjacent to the pipe trench.	FDOTSS, Section 125-8.		
Structures Other Than Storm Sewers, Pipe Culverts, Sanitary Sewer, Water Distribution, and Reclaimed Water Lines						
Material					All material used for backfill shall be free from large lumps, clay, wood, or other extraneous material. FDOTSS, Section 125-8.	
Method					Hydraulic method of backfill is not acceptable.	
Lab Density	Modified Proctor FMS-521 (1180)		One (1) per material of same source.			
Field Density	Nuclear or Drive Cylinder FMI-T238, Method-A FMI-T204	98% of lab density.	One (1) every 12' of backfill.			
Pavement Open Cuts for Storm Sewers, Pipe Culverts, Sanitary Sewer, Water Distribution, and Reclaimed Water Lines						
Material					All material used for backfill shall be free from large lumps, clay, wood, or other extraneous material. FDOTSS, Section 125-8. Base material will be new material, not reused from excavation.	
Method					Restoration of open cut shall be done as shown in diagram on Page 14. Per FDOT for specified mix. "S" mixes shall not be less than 1,500 lbs.	
BACKFILL	Asphalt Tests	Marshall Stability FMS-511		One (1) per day per mix design.		
	Field Density	Method B FMI-T238	95% of lab density per mix design.	One (1) per crossing or every 300 L.F.		
	Sieve Analysis of Extracted Aggregate	Method B FMI-T030	Per mix design.	One (1) per day per mix design.		
	Extraction	FMI-T164	Per mix design.	One (1) per day per mix design.		
	Thickness	Core Borings	Twice the thickness of original asphalt.	One (1) per crossing out or 500 L.F.		
	Limerock Base	Limerock Bearing Ratio FMS-515	LBR 100	One (1) per crossing out or 500 L.F.		
Lab Density, modified proctor	FMS-521		One (1) per material source.			
Field Density	Nuclear or Drive Cylinder FMI-T238, Method-A FMI-T204	98% of lab density.	One (1) per crossing out or one (1) per 300 L.F.			
Thickness	Core borings	Minimum 3" core	One (1) per crossing out or one (1) per 500 L.F.			
Trench Cut or Shoulder Backfill	Lab Density, standard proctor FMS-525		One (1) per uniform material.			
Field Density, nuclear or drive cylinder FMI-T238, Method-A FMI-T204	98% of FMS-521 (1180).		One (1) each 12" compacted lift in crossing out or each 12" compacted lift at 300 L.F.			
Material	Compressive strength (twenty-eight (28) days) FMI-T032 and FMI-T023	Minimum 3,000 psi or per design.	Set of three (3) cylinders per each day's placement of each 500 cu.y.		FDOTSS, Section 346.	
*Note: Total cementitious materials shall be minimum 508 lbs/cy ³ or per design. Water/cementitious materials ratio shall be maximum 0.50 lbs/cy ³ or per design.						

GENERAL NOTES

A. THE LOCATIONS, ELEVATIONS AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF THE PREPARATION OF THESE PLANS BUT DO NOT PURPORT TO BE ABSOLUTELY CORRECT. THE CONTRACTOR SHALL VERIFY THE LOCATION, ELEVATIONS AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES AFFECTING HIS WORK PRIOR TO BIDDING AND DETERMINE THE EXACT LOCATION OF THE UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY SUNSHINE ☉ (800)432-4770 AND THE UTILITY COMPANIES IN THE AREA AT LEAST 48 HOURS BEFORE COMMENCING WORK. REPAIR AND REPLACEMENT OF ALL PRIVATE AND PUBLIC PROPERTY AFFECTED BY THIS WORK SHALL BE RESTORATION EQUAL TO OR BETTER THAN EXISTED BEFORE COMMENCING CONSTRUCTION UNLESS SPECIFICALLY EXEMPTED BY THE PLANS. COST TO BE INCIDENTAL TO OTHER CONSTRUCTION AND NO EXTRA COMPENSATION TO BE ALLOWED.

B. ALL WORK SHALL BE LEFT IN SUCH A MANNER THAT IT IS SAFE TO THE PUBLIC. THE CONTRACTOR SHALL MAINTAIN TRAFFIC AT ALL TIMES. SIGNS AND BARRICADES TO BE ACCORDING TO F.D.O.T. MANUAL OF SAFE PRACTICES, REFERENCE F.D.O.T. INDEXES 600 THROUGH 650 AND 17349 PER ROADWAY AND TRAFFIC DESIGN STANDARDS LATEST EDITION OF D.C. INDEXES 100 THROUGH 116. THERE WILL BE NO ON-SITE BURNING.

C. ADDITIONAL CONTENT AND SCOPE OF WORK: THE CONTRACTOR SHALL PROVIDE SPRING ENGINEERING, INC. WITH AS-BUILT DRAWINGS AND SURVEYS UPON COMPLETION OF ALL WORK.

D. A SURVEYOR SHALL DO ALL BUILDING LAYOUT, CURB & ROADWAY, AND GRADE STAKING. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO STARTING ANY WORK. THE CONTRACTOR SHALL CONTACT THE ENGINEER'S OFFICE IMMEDIATELY ON ANY CONFLICTS ARISING DURING CONSTRUCTION OF ANY IMPROVEMENTS SHOWN ON THESE DRAWINGS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONSULT WITH THE ENGINEER FOR MAKING ANY AND ALL REQUIRED INTERPRETATIONS OF THE PLANS; HOWEVER, THIS IN NO WAY RELIEVES THE CONTRACTOR OF HIS RESPONSIBILITY FOR CONSTRUCTING TO ACCOMPLISH THE INTENT OF THE PLANS. ALL ELEVATIONS REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1929, MEAN SEA LEVEL = 0.00.

E. PERMITS: NO CONSTRUCTION SHALL COMMENCE UNTIL ALL APPLICABLE PERMITS HAVE BEEN APPROVED. A RIGHT-OF-WAY USE PERMIT IS REQUIRED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY WITHIN THE RIGHT-OF-WAY, AND NO IRRIGATION SYSTEM OR LANDSCAPING SHALL BE INSTALLED IN ANY PUBLIC RIGHT-OF-WAY WITHOUT ISSUANCE OF APPROPRIATE PERMIT. PROPOSED SIGNS WILL BE APPLIED FOR, APPROVED, AND PERMITTED ON AN INDIVIDUAL BASIS PRIOR FROM ANY ULTIMATELY APPROVED SITE PLAN; APPROVAL OF THIS SITE PLAN DOES NOT CONSTITUTE APPROVAL OF ANY SIGN.

F. STRIPING: HANDICAPPED PARKING SPACES WILL BE PROPERLY SIGNED AND STRIPED IN ACCORDANCE WITH FLORIDA STATUTE 316, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION, AND THE LATEST EDITION OF THE NATIONAL MUTUAL ON-SITE PARKING SPACES SHALL BE STRIPED AND SIGNED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION. PARKING SPACES, DIRECTIONAL ARROWS, AND STOP BARS SHALL BE STRIPED IN WHITE. IT SHALL BE THE OWNER/DEVELOPERS RESPONSIBILITY TO PROPERLY SIGN AND STRIPE THE SITE IN ACCORDANCE WITH APPLICABLE STANDARDS.

G. CONCRETE: CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS. PORTLAND CEMENT SHALL CONFORM TO ASTM C150. AGGREGATE SHALL CONFORM TO ASTM C33. WIRE FABRIC SHALL CONFORM TO ASTM A185. READY MIXED CONCRETE SHALL CONFORM TO ASTM C-94. SIX INCH MESH, 10 GAUGE WIRE FABRIC SHALL BE USED IN SLABS THICKER THAN FOUR INCHES. STANDARD THICKNESS SHALL BE SIX INCHES, EXCEPT AT DRIVEWAYS WHERE THE THICKNESS SHALL BE SIX INCHES. SURFACES SHALL BE FREE FROM TROWEL OR MACHINE MARKS. SURFACE VARIATIONS SHALL NOT EXCEED 1/4 INCH UNDER A 10 FOOT STRAIGHTEDGE. EDGE OF SLABS SHALL HAVE A SMOOTH FINISH. SIDEWALKS SHALL HAVE A BROOM FINISH.

H. UTILITIES: ALL UNDERGROUND UTILITIES MUST BE INSTALLED BEFORE BASE AND SURFACE COURSES ARE CONSTRUCTED. SITE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL UTILITIES IN ACCORDANCE WITH LOCAL CODES, WHETHER INDICATED ON THE PLANS OR NOT. CHECK WITH THE LOCAL GOVERNMENT PRIOR TO BID SUBMISSION. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO MINIMIZE INTERRUPTIONS OF EXISTING UTILITY SERVICE DURING CONSTRUCTION AND CONNECTION OF PROPOSED SERVICE LINES. CONFLICTS BETWEEN WATER LINES AND STORM/SANITARY SEWER SYSTEMS ARE TO BE RESOLVED BY ADJUSTING WATER LINES AS NECESSARY. CONTRACTOR SHALL MAINTAIN A MINIMUM OF TEN FOOT (10') HORIZONTAL SEPARATION OR 18" VERTICAL SEPARATION WHERE UNDERGROUND SERVICES CONFLICT. PIPE MEASUREMENTS ARE TO CENTER OF STRUCTURES AND ALL LENGTHS ARE PLUS OR MINUS.

I. WATERMAINS: ALL NEW WATERMAINS, PIPES, FITTINGS, VALVES, PACKING AND JOINTING MATERIALS SHALL CONFORM WITH ALL APPLICABLE AWWA STANDARDS AND THE STATE PLUMBING CODE AND SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE AWWA STANDARDS AND/OR THE MANUFACTURER'S RECOMMENDED PROCEDURES. ALL WATER MAIN PIPES AND UNIFORM BEDDING TO BE PROVIDED AND BACKFILL MATERIAL SHALL BE TAMPED IN LAYERS AROUND THE PIPE AND FITTINGS AND TWELVE INCHES (12") ABOVE THE TOP OF THE PIPE TO ADEQUATELY SUPPORT AND PROTECT THE PIPE. THERE SHALL BE NO EXCESSIVE VIBRATION OR EXCESSIVE SLOPES AT APPROXIMATELY 1% TO 2% POSITIVE DRAINAGE AND SET SHALL BE TAMPED IN LAYERS AROUND THE PIPE AND FITTINGS AND TWELVE INCHES (12") ABOVE THE TOP OF THE PIPE TO ADEQUATELY SUPPORT AND PROTECT THE PIPE. 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