

# PRELIMINARY / CONSTRUCTION PLANS AND STORMWATER PLAN.

FOR

# STORKWIK SELF STORAGE

PARCEL 1  
LAND O' LAKES BLVD AND  
DALE MABRY HIGHWAY  
WALMART SUPERCENTER

OWNER / DEVELOPER:

SR41 STORAGE, LLC  
1190 BUSINESS CENTER DRIVE, SUITE 2000  
LAKE MARY, FLORIDA, 32746

PREPARED BY:



7026 LITTLE ROAD  
NEW PORT RICHEY, FL 34654

PH: 727-849-8010

FAX: 727-849-8020

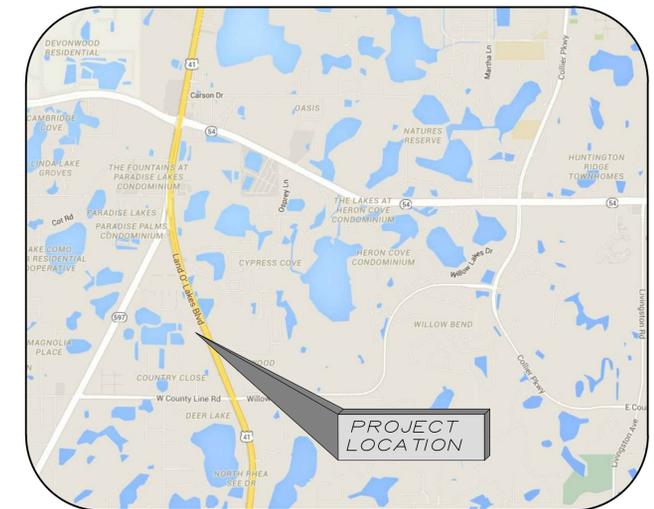
C. A. # 00009572

INFO@COASTALDESIGNCONSULTANTS.COM

PROJECT NUMBER: 16008

DATE: MAY, 2016

## LOCATION MAP



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(P)	PASCO COUNTY SUBMITTAL	

## CONSULTANTS

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ZEPHYRHILLS, FLORIDA 33541  
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## UTILITY SUPPLIERS

AMERIGAS  
FRANK VOLPE  
10527 SPRING HILL DR  
SPRING HILL, FL 34608  
352-279-0091

BRIGHT HOUSE NETWORKS- CITRUS  
MIKE KIKER  
30432 SR 54  
WESLEY CHAPEL, FL 33543  
813-862-0522 Ext: 84263

FLORIDA GOVERNMENTAL UTILITY AUTHORITY  
MIKE BUDIN P.E.  
4939 CROSS BAYOU  
PORT RICHEY, FL 34652  
727-848-8292

FLORIDA GAS TRANSMISSION  
JOSEPH E. SANCHEZ  
2405 LUCIEN WAY, SUITE 200  
MAITLAND, FL 32751  
407-838-7171

DUKE ENERGY  
SHARON DEAR  
452 E CROWN POINTE RD  
WINTER GARDEN, FL 33787  
407-905-3321

FRONTIER COMMUNICATIONS  
CARLOS BATES  
1774 ALT 19N  
TARPON SPRINGS, FL 34689  
941-906-6709

LEVEL 3 COMMUNICATIONS LLC  
NETWORK RELATIONS  
1025 ELDORADO BLVD  
BROOMFIELD, CO 80021  
877-366-8344 Ext: 2

PASCO COUNTY TRAFFIC OPERATIONS DIVISION  
DAVID SKRELLUNAS  
7536 STATE ST  
PUBLIC WORKS BLDG  
NEW PORT RICHEY, FL 34654  
727-815-7014

PASCO COUNTY UTILITIES  
ED SIEDZIK  
UTILITIES DEPT PUBLIC WKS/UTIL BLDG.  
S-205 7530 LITTLE RD  
NEW PORT RICHEY, FL 34654  
813-235-6189

TECO PEOPLES GAS- TAMPA  
LUIS CASTELLANO  
1400 CHANNELSIDE DR  
TAMPA, FL 33605  
813-275-3743

THE DESIGN AND IDEAS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF COASTAL DESIGN CONSULTANTS, INC., (CDC) AND IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION FROM CDC.

"THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH THE CURRENT VERSION OF THE "MANUAL UNIFORM MINIMUM STANDARDS FOR HIGHWAYS, STATE OF FLORIDA" AND ARE IN COMPLIANCE WITH THE STANDARDS THEREIN EXCEPT AS NOTED ON THE PLANS. ANY DEVIATIONS NOTED ON THE PLANS SUBSTANTIALLY COMPLY WITH THE INTENT OF THE STANDARDS."

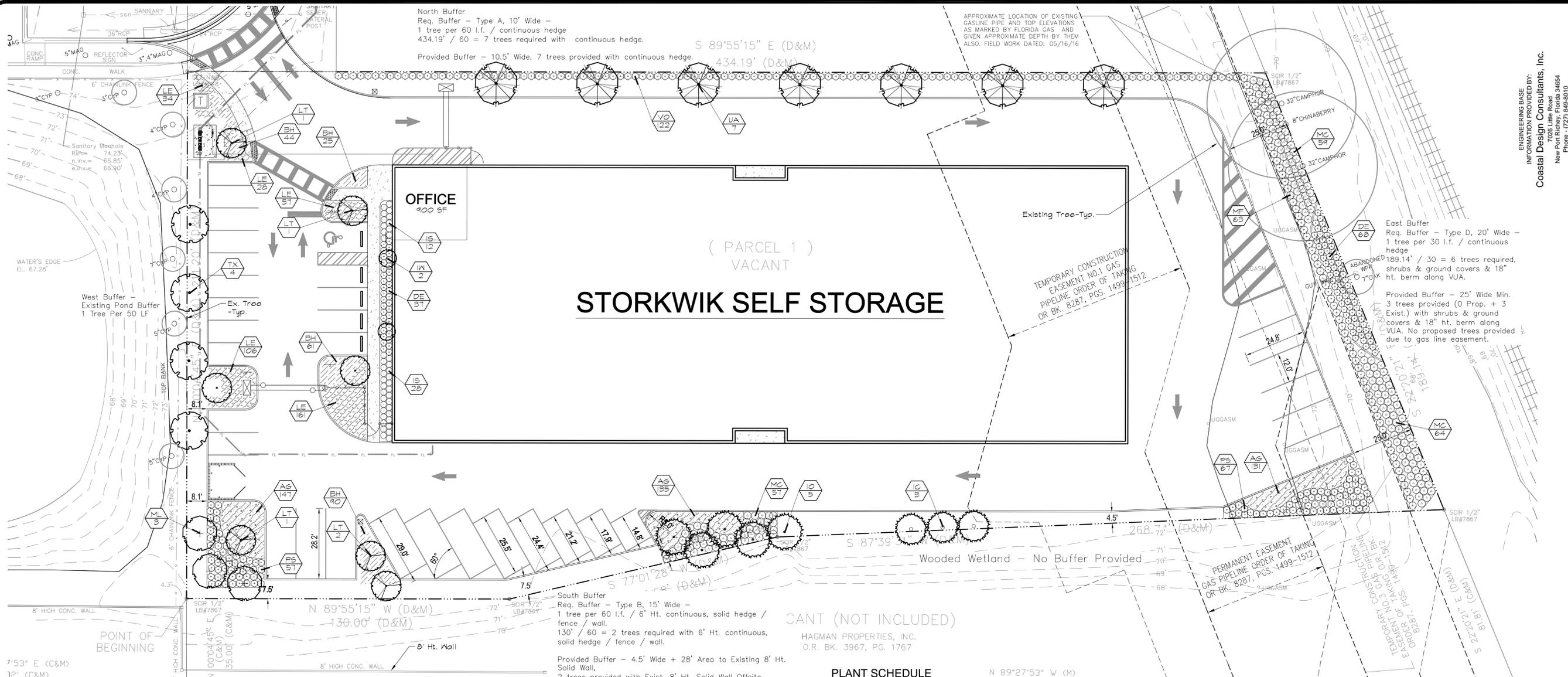
### AGENCY APPROVALS

### REVISIONS

AGENCY	PERMIT TYPE	DATE SUBM.	DATE APP.	PERMIT NO.	EXP. DATE	DATE	REV. BY	REV. NO.	REVISION

ENGINEER : GREGORY B. WEGENER, P.E.

PROFESSIONAL ENGINEER FLORIDA REGISTRATION NO. 54876



**Pasco County Landscaping Standard Notes (Pasco LDC 905.2)**

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

**PASCO COUNTY GENERAL REQUIREMENTS**

NO EXISTING TREES 10" DBH ON SITE REMOVED - NO TREE REPLACEMENT REQUIRED.

31 TREES PROVIDED - 7 MINIMUM SPECIES REQUIRED & SPECIES PROVIDED

VUA - 20 TREES  
BUFFERS - 9 TREES  
BUILDING FOUNDATION - 2 TREES

10% OF VUA AREA TO BE VUA LANDSCAPE AREA  
VUA AREA = 34,769.37 SF  
VUA LANDSCAPE AREA REQUIRED = 3,476.94 SF  
VUA LANDSCAPE AREA PROVIDED = 4,146.40 SF (10.4%)

1 TREE PER 200 SF OF REQUIRED VUA LANDSCAPE AREA  
3,476.94 SF / 200 SF = 17.38 TREES REQUIRED  
20 VUA LANDSCAPE AREA TREES PROVIDED

50% SHRUBS/GROUNDCOVERS REQUIRED TO BE DROUGHT TOLERANT  
100% OF SHRUBS/GROUNDCOVERS PROVIDED ARE DROUGHT TOLERANT

30% SHRUBS/GROUNDCOVERS REQUIRED TO BE NATIVE  
25% SHRUBS/GROUNDCOVERS PROVIDED ARE NATIVE

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

**BUILDING PERIMETER LANDSCAPE**

50% OF BUILDING PERIMETER REQUIRED TO BE LANDSCAPED (40 LF OF BUILDING'S OFFICE PERIMETER, REMAINING BUILDING AREA IS STORAGE ACCESS DOORS)  
50%+ OF NON-ACCESS BUILDING PERIMETER PROVIDED IS LANDSCAPED (46.48 LF ALONG WESTERN BUILDING PERIMETER)

482.4 SF OF LANDSCAPE AREA IS PROVIDED FOR PERIMETER LANDSCAPING. NON-STORAGE BUILDING AREA IS APPROXIMATELY = 400 SF OFFICE. (OVERALL BUILDING FIRST FLOOR AREA = 32,788.02 +/-)  
PROVIDED BUILDING PERIMETER LANDSCAPE AREA  
482.4 SF IS 53.6% OF 900 OFFICE AREA / NON-STORAGE BUILDING AREA.

**IRRIGATION NOTE:**  
SEE SHEET 191 FOR A DETAILED IRRIGATION PLAN. IRRIGATION SHALL BE PROVIDED BY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM MEETING PASCO COUNTY IRRIGATION REQUIREMENTS AND PROVIDING 100% COVERAGE TO PROPOSED LANDSCAPE MATERIALS.

**LANDSCAPE MAINTENANCE NOTE:**  
THE CONTRACTOR WILL BE RESPONSIBLE FOR MAINTENANCE OF LANDSCAPING DURING CONSTRUCTION UNTIL ACCEPTANCE BY THE OWNER. WHEN CONSTRUCTION IS COMPLETE AND APPROVED BY THE COUNTY, THE PROPERTY OWNER WILL BE RESPONSIBLE FOR MAINTENANCE OF THE LANDSCAPING.

**INDIVIDUAL PARCEL LANDSCAPE MATERIAL INSTALLATION TIMING NOTE:**  
THE LANDSCAPE MATERIAL REQUIRED (PERIMETER R.O.W. BUFFER, VUA LANDSCAPE & BUILDING FOUNDATION LANDSCAPE) PER EACH INDIVIDUAL PARCEL (BUILDING GROUPING) SHALL BE INSTALLED AT THE TIME OF SITE CONSTRUCTION FOR THE INDIVIDUAL PARCEL.

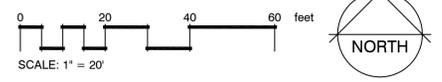
**PASCO COUNTY GENERAL NOTES**

- GROUNDCOVER PLANTS SHALL BE SPACED TO PRESENT A FINISHED APPEARANCE AND OBTAIN A REASONABLY COMPLETE COVERAGE WITHIN ONE (1) YEAR.
- ANY PLANT MATERIALS OF WHATSOEVER TYPE AND KIND REQUIRED BY THESE REGULATIONS SHALL BE REPLACED WITHIN THIRTY (30) DAYS OF THEIR DEMISE AND/OR REMOVAL.
- SITE TRIANGLE SHALL BE UNOBSTRUCTED AND SHALL BE INSPECTED AND MAINTAINED IN CONFORMANCE WITH FDOT INDEX 546.
- LANDSCAPING SHALL BE PLANTED IN SUCH A MANNER AS NOT TO IMPED THE ACCESS FOR MAINTENANCE AND STORM-WATER RUN-OFF FLOW TO OR IN A DITCH, SWALE, OR POND.
- ALL THE TREES OVERHANGING TO THE PUBLIC RIGHT-OF-WAY, OR TREES WITHIN THE ROW SHALL BE TRIMMED AND PRUNED TO MAINTAIN A MINIMUM VERTICAL CLEAR HEIGHT OF 8' FROM THE FINISHED GROUND SURFACE OF THE SIDEWALK TO THE BOTTOM OF CANOPY / 16' CLEAR HEIGHT ABOVE THE ROADWAY PATHS.

**PLANT SCHEDULE**

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	REMARKS
IC	3	Ilex cassine	Dahoon Holly	30 gal	2' Cal	6'-8" Ht., 3'-4" Sp.	Native, Drought Tolerant
IO	5	Ilex opaca 'East Palatka'	American Holly	30 gal	2' Cal	6'-8" Ht., 3'-4" Sp.	Native, Drought Tolerant
IX	2	Ilex vomitoria Pendula	Weeping Yaupon	45 gal	3' Cal	6'-8" Ht., 3'-4" Sp.	Native, Drought Tolerant, Multi-trunk 3-4 trunks only, Upright form
LN	2	Lagerstroemia indica 'Natchez'	Natchez Grape Myrtle	45 gal	3' Cal	6'-8" Ht., 3'-4" Sp.	Drought Tolerant, Tree Form-Single Trunk
LT	5	Lagerstroemia indica 'Tuskegee'	Tuskegee Grape Myrtle	45 gal	3' Cal	6'-8" Ht., 3'-4" Sp.	Drought Tolerant, Tree Form-Single Trunk
ML	3	Magnolia grandiflora 'Little Gem'	Dwarf Southern Magnolia	30 gal	2' Cal	6'-8" Ht., 3'-4" Sp.	Native, Drought Tolerant
TX	4	Taxodium distichum	Bald Cypress	30 gal	2' Cal	6'-8" Ht., 3'-4" Sp.	Native, Drought Tolerant
UA	7	Ulmus alata	Winged Elm	30 gal	2' Cal	6'-8" Ht., 3'-4" Sp.	Native, Drought Tolerant
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	REMARKS	
DE	103	Duranta erecta 'Gold Mound'	Gold Mound Duranta	3 gal, 18" Ht. x 18" Sp.	30" o.c.	Drought Tolerant	
IS	40	Ilex vomitoria Schellings Dwarf	Schellings Yaupon Holly	3 gal, 14" Ht. x 14" Sp.	30" o.c.	Native, Drought Tolerant	
MC	160	Muhlenbergia capillaris	Pink Muhly Grass	3 gal, 20" Ht. x 20" Sp.	36" o.c.	Native, Drought Tolerant	
MF	63	Myrciathos fragrans	Simpson's Stopper	3 gal, 20" Ht. x 20" Sp.	36" o.c.	Native, Drought Tolerant	
PS2	124	Plumbago scandens	Plumbago	3 gal, 20" Ht. x 20" Sp.	36" o.c.	Native, Drought Tolerant	
VO	124	Viburnum obovatum	Walter's Viburnum	3 gal, 20" Ht. x 20" Sp.	36" o.c.	Native, Drought Tolerant	
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	REMARKS	
AG	413	Arachis glabrata-rhizoma	Ornamental Peanut Grand Reserve	6" x 18", 1 gal.	18" o.c.	Drought Tolerant, Rode Groundcovers	
BH	220	Bulbine frutescens 'Hallmark'	Hallmark Bulbine	1 gal.	18" o.c.	Drought Tolerant	
LE	386	Liriope muscari 'Emerald Goddess'	Emerald Goddess Liriope	3 gal	18" o.c.	Drought Tolerant, Rode Groundcovers	

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 Safe digging is no accident. Always call 811 before digging.  
 Know what's below. Call before you dig. 811  
 Preventing damages to buried utilities by providing excavators and utility members through the Internet.



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

PATRICK D. ROBERSON  
 FLORIDA REGISTERED LANDSCAPE ARCHITECT  
 NO. LA0001461

**ROBERSON RESOURCE GROUP**  
 Landscape Architecture & Consulting

ENGINEERING BASE INFORMATION PROVIDED BY:  
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 Phone: 727-256-4256 Web: RRGLA.com  
 LA0001461 & LC20000267

Plans Prepared For  
**STORKWIK SELF-STORAGE**  
 1573 Land O' Lakes Blvd.  
 Lutz, Florida 33549

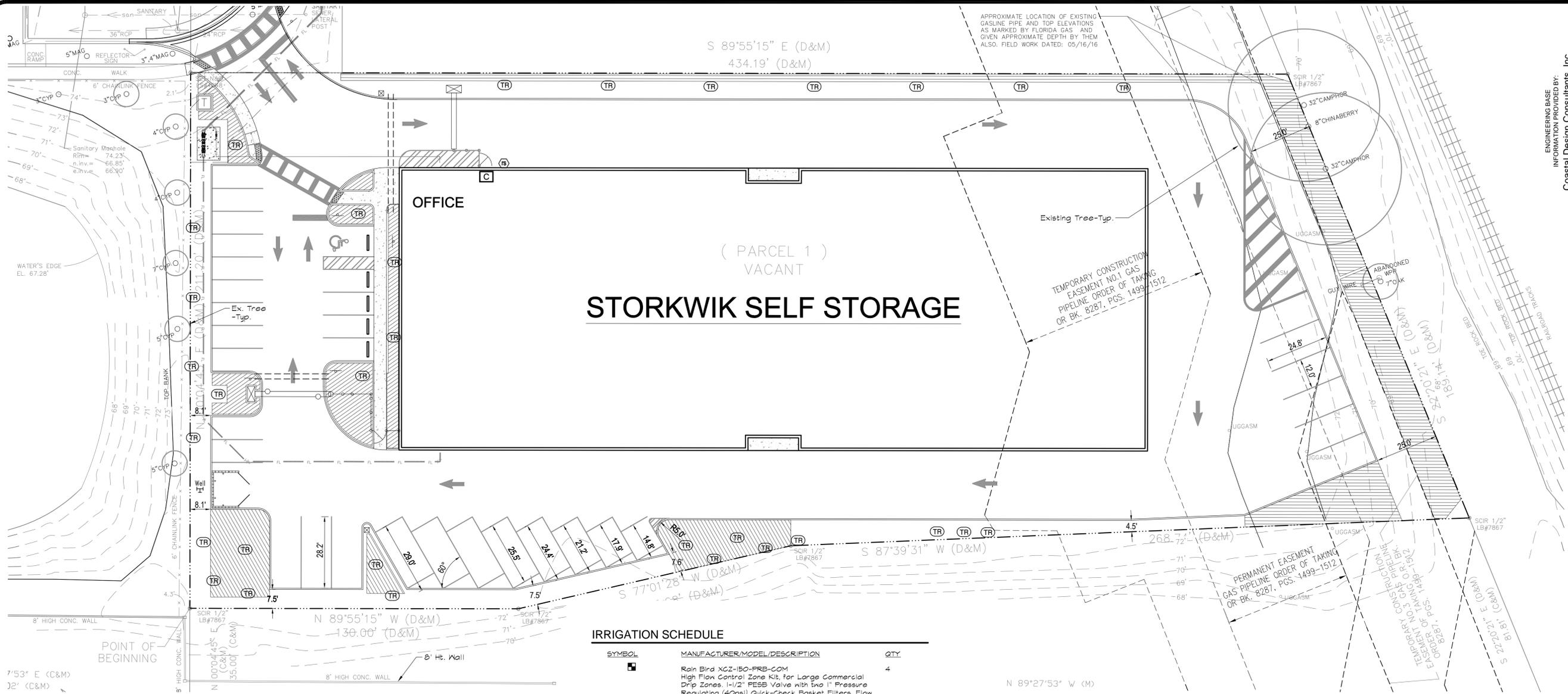
Revision	Date

**STORKWIK SELF-STORAGE**  
 Pasco County, Florida

**LANDSCAPE PLAN**

Project No. 16-023  
 Date 07/15/16  
 Sheet LA1





# STORKWIK SELF STORAGE

## IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
☐	Rain Bird XGZ-150-FRB-COM High Flow Control Zone Kit, for Large Commercial Drip Zones. 1-1/2" PESB Valve with two 1" Pressure Regulating (40psi) Quick-Check Basket Filters. Flow range: 15-40gpm.	4
⊙	Rain Bird MDCFCAP Dripline Flush Valve cap in compression fitting coupler.	4
⊙	Rain Bird ARV050 1/2" Air Relief Valve, made of quality rust-proof materials, with a 6.0" drip valve box (SEB TXB emitter box). Use with installation below soil. The valve will allow air to escape the pipeline, thus preventing water hammer or blockage.	4
▨	Area to Receive Dripline Rain Bird XFD-P-04-12 (12) XFD On-Surface Pressure Compensating Landscape Dripline. 0.9GPH emitters at 12.0" O.C. Dripline laterals spaced at 12.0" apart, with emitters offset for triangular pattern. UV Resistant. Specify XF insert fittings.	7,379 s.f.
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
☐	Rain Bird ESP4VE with (1) ESP-SMB T Station Hybrid Modular Outdoor Controller. For Residential or Light Commercial Applications.	1
⊙	Rain Bird WR2-RC Wireless Rain Sensor Combo, includes 1 receiver and 1 rain sensor transmitter.	1
TR	Dripline Tree Ring Rain Bird XFD-P-04-12 Dripline Per Tree Ring Detail, Irrigation Notes and Details Sheet.	31
Well	Well & Pump capable of 40 GPM at 60 PSI Minimum. Well & Pump capable of 40 GPM at 60 PSI Min. Verify flow and pressure available.	1
---	Irrigation Lateral Line: PVE Glass 200 SDR 21 PVE Glass 200 Irrigation pipe.	35.4 l.f.
---	Irrigation Mainline: PVE Schedule 40	33.6 l.f.
---	Pipe Sleeve: PVE Schedule 40 Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction.	76.0 l.f.

FLOW TOTALS	
Area for Dripline:	118.8
Total:	118.8 GPM
FLOW AVAILABLE	
Area for Dripline:	40.0 GPM
Total:	3 Valves

### IRRIGATION PLANS ARE DIAGRAMMATIC

- ALL IRRIGATION EQUIPMENT TO BE INSTALLED IN LANDSCAPE/SODDED AREAS AND WITHIN PROPERTY LINES.
- ANY PIPING, VALVES, OR OTHER EQUIPMENT SHOWN OUTSIDE OF THE LANDSCAPE/SODDED AREAS OR PROPERTY LINES IS FOR CLARITY PURPOSES OF THE IRRIGATION PLAN ONLY.
- SLEEVES UNDER SIDEWALKS AND PAVEMENT ARE TO BE PLACED AS NECESSARY WITH ENDS IN LANDSCAPE/SODDED AREAS.

### DRIP TUBING SPACING NOTE

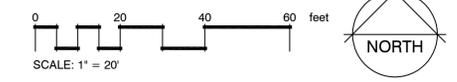
- DRIP TUBING IS TO BE SPACED EVENLY THROUGHOUT THE LANDSCAPE BED AS PER THE LAYOUT DETAILS ON SHEET IR2. LATERAL RUNS SHOULD BE SPACED AT 12" ON CENTER TO PROVIDE COVERAGE OVER THE ENTIRE PLANTING BED. INSTALLING ONLY ONE LATERAL RUN NEXT TO AN INDIVIDUAL PLANT OR ROW OF PLANTS IS NOT AN ACCEPTABLE LAYOUT.

### PROPOSED TREES/PALMS IRRIGATION

- ALL PROPOSED TREES ARE TO HAVE DRIP TREE RINGS AS DETAILED ON SHEET IR2 OR AS AN ALTERNATE TWO (2) RAINBIRD 1300A-F ADJUSTABLE BUBBLERS CAN BE ATTACHED TO THE DRIP TUBING ON OPPOSITE SIDES OF THE ROOTBALL, PER EACH TREE, AND ADJUSTED TO PROVIDE IRRIGATION CONSISTENT WITH THE DRIP TREE RING.

### IRRIGATION PLANS REVIEW NOTE:

- SITE REVIEW - DRAFT - INFORMATIONAL PURPOSES ONLY**  
IRRIGATION PLANS & DETAILS ARE NOT REVIEWED BY SITE REVIEW TEAM AND ARE NOT INCLUDED IN THE SITE DEVELOPMENT PERMIT APPROVAL.
- BUILDING DEPARTMENT REVIEW - FOR REVIEW & APPROVAL**  
IRRIGATION PLANS & DETAILS TO BE REVIEWED AND PERMITTED THROUGH THE BUILDING DEPARTMENT AND BUILDING PERMITTING PROCESS.

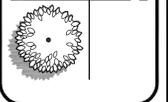


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Pasco County, Florida

**IRRIGATION PLAN**

Project No. 16-023  
Date 07/15/16  
Sheet IR1



TECHNICAL SPECIFICATIONS

ALL SITE AND UTILITY WORK PERFORMED ON THIS PROJECT SHALL BE GOVERNED BY APPLICABLE PROVISIONS OF PASCO COUNTY AND THE PASCO COUNTY UTILITY DEPARTMENT. THE PROJECT SHALL BE CONSTRUCTED IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED CONSTRUCTION DRAWINGS & SPECIFICATIONS DESCRIBED HEREIN...

- 1. PASCO COUNTY ENGINEERING SERVICES DEPARTMENT TESTING SPECIFICATIONS FOR CONSTRUCTION OF ROADS, STORM DRAINAGE AND UTILITIES 2006
2. PASCO COUNTY UTILITY DEPARTMENT STANDARDS FOR DESIGN AND CONSTRUCTION OF WATER, WASTEWATER AND RECLAIMED WATER FACILITIES, 2006
3. FLORIDA DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS 2011

GENERAL CONSTRUCTION NOTES

- 1. ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) BENCHMARK P-659, ELEVATION 69.18'. ALL SURVEY DATA WAS PROVIDED BY DLS SURVEY, INC.
2. LOCATIONS, ELEVATIONS AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS...

SUNSHINE STATE ONE CALL - 1-800-432-4770

- 5. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED BY THE CONTRACTOR.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS OF THE VARIOUS AGENCIES AND SUPPLY THEM WITH ALL REQUIRED SHOP DRAWINGS, THE CONTRACTOR'S NAME, STARTING DATE, PROJECTED SCHEDULE AND OTHER INFORMATION AS REQUIRED...

- A. ALL EARTHWORK CONSTRUCTION SHALL BE PAID FOR BY PLAN QUANTITIES.
B. ALL EXCESS FILL, NOT REQUIRED FOR CONSTRUCTION, IS THE PROPERTY OF THE CONTRACTOR AND IS TO BE REMOVED FROM THE SITE.
C. THE CONTRACTOR SHALL SUBMIT FOR APPROVAL TO THE OWNER'S ENGINEER SHOP DRAWINGS ON-ALL PRECAST AND MANUFACTURED ITEMS WHICH ARE FOR THIS SITE...

- 9. AT LEAST FIVE (5) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND APPROPRIATE AGENCIES AND SUPPLY THEM WITH ALL REQUIRED SHOP DRAWINGS, THE CONTRACTOR'S NAME, STARTING DATE, PROJECTED SCHEDULE AND OTHER INFORMATION AS REQUIRED.
10. BACKFILL MATERIAL SHALL BE SOLIDLY TAMPED AROUND PIPES IN 6" LAYERS UP TO A LEVEL OF AT LEAST ONE FOOT ABOVE THE TOP OF THE PIPE. IN AREAS TO BE PAVED, BACKFILL SHALL BE COMPACTED TO 100% MAXIMUM DENSITY AS DETERMINED BY A.A.S.H.T.O. T-99.
11. SITE WORK CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF AT LEAST 3,000 P.S.I. IN 28 DAYS, UNLESS OTHERWISE NOTED.

- 12. ALL PRIVATE AND PUBLIC PROPERTY AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING CONDITIONS UNLESS SPECIFICALLY EXEMPTED BY THE PLANS.
13. ALL DISTURBED AREAS ARE TO BE SODED TO FDOT STANDARDS UNLESS OTHERWISE NOTED. AREAS CALLED OUT IN THE PLANS TO BE SEEDED AND MULCHED, THE FOLLOWING SHALL APPLY:
A. ALL AREAS WITH SLOPES EQUAL TO OR GREATER THAN 4:1 OR WITHIN 2' OF ANY PAVEMENT OR CURB SHALL BE SODED.
B. ALL AREAS WITHIN 5' OF ANY DRAINAGE STRUCTURE OR WITHIN CITY, COUNTY AND/OR FDOT R.O.W. SHALL BE SODED.

- 14. ALL SODED AND SEEDED / MULCHED AREAS SHALL BE MAINTAINED UNTIL A SATISFACTORY STAND OF GRASS, ACCEPTABLE TO THE REGULATORY AGENCY AND ENGINEER OF RECORD.
15. THE CONTRACTOR SHALL MAINTAIN A COPY OF THE APPROVED PLANS AND PERMITS AT THE CONSTRUCTION SITE.

- 16. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY AT ALL TIMES TO CONTROL FUGITIVE DUST FROM THE CONSTRUCTION SITE.
17. 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 FOUNDATIONS, ARE DISCOVERED, WORK SHALL COME TO AN IMMEDIATE STOP...

- 18. DURING THE CONSTRUCTION AND/OR MAINTENANCE OF THIS PROJECT, ALL SAFETY REGULATIONS ARE TO BE ENFORCED BY THE CONTRACTOR.
19. ALL REQUIRED TEST REPORTS SHALL BE SUPPLIED BY CONTRACTOR UNLESS OTHERWISE DIRECTED BY THE OWNER OR ENGINEER OF RECORD.

PAVING, GRADING & DRAINAGE NOTES

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRACING, SHEETING OR SHORING AS NECESSARY.
2. IT MAY BE NECESSARY TO FIELD ADJUST PAVEMENT ELEVATIONS TO PRESERVE THE ROOT SYSTEMS OF TREES SHOWN TO BE SAVED.
3. THE CONTRACTOR IS TO PROVIDE A 1/2" BITUMINOUS EXPANSION JOINT MATERIAL WITH SEALER, AT ABUTMENT OF CONCRETE AND ANY STRUCTURE.
4. ALL PAVEMENT MARKINGS SHALL BE MADE WITH THERMOPLASTIC, EXCEPT PARKING STALL DELINEATIONS, WHICH MAY BE TRAFFIC RATED PAINT.

PAVING, GRADING & DRAINAGE TESTING & INSPECTION REQUIREMENTS

- 1. THE STORM DRAINAGE PIPING AND FILTRATION SYSTEM SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S ENGINEER PRIOR TO THE PLACEMENT OF BACKFILL.
2. THE CONTRACTOR SHALL MAINTAIN THE STORM DRAINAGE SYSTEMS UNTIL FINAL ACCEPTANCE OF THE PROJECT.
3. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE APPLICABLE TESTING WITH THE TESTING COMPANY.

CLEARING AND GRUBBING NOTES

- 1. CLEARING AND GRUBBING FOR PURPOSES OF THE PROJECT DESCRIBED HEREIN SHALL BE IN ACCORDANCE WITH SECTION 110 OF THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," 2015
2. ALL VEGETATION, STRUCTURES, MATERIALS DEBRIS AND FILL UNSUITABLE FOR CONSTRUCTION AND OF NO SALVAGE VALUE TO THE OWNER SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF BY THE CONTRACTOR.
3. EXISTING PAVEMENT SHALL BE REMOVED AND DISPOSED OF BY CONTRACTOR AT THIS EXPENSE.
4. PRIOR TO ANY SITE CLEARING, ALL TREES SHOWN TO REMAIN ON THE CONSTRUCTION PLANS SHALL BE PROTECTED IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY'S TREE ORDINANCE...

EROSION CONTROL NOTES

- 1. DURING CONSTRUCTION, ALL STORM SEWER INLETS IN THE VICINITY OF THE PROJECT SHALL BE PROTECTED BY SEDIMENT TRAPS SUCH AS SECURED HAY BALES, SOD, STONE, ETC.
2. ALL EROSION AND SILTATION CONTROL METHODS SHALL BE IMPLEMENTED PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED UNTIL CONSTRUCTION IS COMPLETE.
3. CONTRACTOR IS TO PROVIDE EROSION CONTROL/SEDIMENTATION BARRIER (HAY BALES OR SILTATION CURTAIN) TO PREVENT SILTATION OF ADJACENT PROPERTY, STREETS, STORM SEWERS, WATERWAYS AND EXISTING WETLANDS...

PROTECTIVE TREE BARRIER NOTES

- 1. PROTECTIVE BARRIERS SHALL BE USED DURING LAND ALTERATION AND CONSTRUCTION ACTIVITIES TO PROTECT TREES AND NATURAL AREA TO BE RETAINED ON SITE.
2. PROTECTIVE BARRIERS SHALL BE ERECTED AROUND TREES TO BE RETAINED WITHIN AN AREA WHERE LAND ALTERATION AND CONSTRUCTION ACTIVITIES WILL OCCUR AS WELL AS ALONG NATURAL AREAS WHERE SUCH AREAS ARE ADJACENT TO PERMITTED LAND ALTERATION OR CONSTRUCTION ACTIVITIES.
3. TREE BARRIER SPECIFICATIONS:
A. TREES - TO RESTRICT ACCESS INTO THE AREA WITHIN THE DRIPLINE OF A TREE, A PHYSICAL STRUCTURE NOT LESS THAN 3 FEET IN HEIGHT, COMPRISED OF WOOD OR OTHER SUITABLE MATERIAL, SHALL BE PLACED AROUND THE TREE AT THE DRIPLINE, EXCEPT WHERE LAND ALTERATION OR CONSTRUCTION ACTIVITIES ARE APPROVED WITHIN THE DRIPLINE.
B. DRIPLINE - THE DRIPLINE OF A TREE IS THE IMAGINARY, VERTICAL LINE THAT EXTENDS DOWNWARD FROM THE OUTERMOST TIPS OF THE TREE'S BRANCHES TO THE GROUND.

GENERAL UTILITY NOTES

- 1. NO CONNECTION TO THE EXISTING UTILITY LINES SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE LOCAL GOVERNING UTILITY DEPARTMENT.
2. ALL AREAS DISTURBED BY THIS CONSTRUCTION SHALL BE SOODED WITH BAHIA AND / OR MATCH EXISTING GRASS TYPE.
3. THE CONTRACTOR IS CAUTIONED THAT THE LOCATION OF EXISTING UTILITIES, WHEN SHOWN, ARE APPROXIMATE.
4. ALL UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE DOCUMENTS REFERENCED HEREIN.

WATER/SEWER CLEARANCE REQUIREMENTS:

- VERTICAL CLEARANCE AT CROSSINGS:
SANITARY SEWERS, STORM SEWERS AND STRUCTURES, RECLAIMED WATER MAINS, OR FORCE MAINS CROSSING WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 12 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE.
I. THE PROPOSED PIPE SHALL BE CONSTRUCTED OF PRESSURE RATED PVC PIPE (MEETING THE AWMA C-900 OR C-905 SPECIFICATION) AND SHALL BE PRESSURE TESTED AT 150 PSI TO ASSURE TIGHTNESS PRIOR TO BACKFILLING.
II. EITHER THE WATER MAIN OR THE OTHER PIPE SHALL BE ENCASED IN A WATERIGHT CARRIER PIPE.

VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS AND RECLAIMED WATER PIPELINES:

- I. UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX (6) INCHES, AND PREFERABLY TWELVE (12) INCHES, ABOVE OR AT LEAST THREE (3) INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE.
II. UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST TWELVE (12) INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE.
III. AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS (A) AND (B) ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE.

HORIZONTAL SEPARATION BETWEEN PARALLEL LINES

- SANITARY SEWERS, STORM SEWERS AND STRUCTURES, RECLAIMED WATER MAINS, OR FORCE MAINS SHALL BE INSTALLED AT LEAST 6 FEET FROM ANY EXISTING OR PROPOSED WATER MAIN.
I. THE PROPOSED PIPE SHALL BE CONSTRUCTED OF PRESSURE RATED PVC PIPE (MEETING THE AWMA C-900 OR C-905 SPECIFICATION) AND SHALL BE PRESSURE TESTED AT 150 PSI TO ASSURE TIGHTNESS PRIOR TO BACK FILLING.
II. EITHER THE WATER MAIN OR THE OTHER PIPE SHALL BE ENCASED IN A WATERIGHT CARRIER PIPE.

C. SEPARATION BETWEEN WATER MAINS AND SANITARY OR STORM SEWER MAINS:

- NO WATER MAIN SHALL PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A SANITARY SEWER MANHOLE.
A WATER MAIN SHALL NOT BE CONSTRUCTED OR ALTERED TO PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A STORM SEWER MANHOLE OR INLET STRUCTURE.
I. EACH WATER MAIN PASSING THROUGH A CONFLICT MANHOLE SHALL HAVE A FLEXIBLE, WATERIGHT JOINT ON EACH SIDE OF THE MANHOLE TO ACCOMMODATE DIFFERENTIAL SETTLEMENT BETWEEN THE MAIN AND THE MANHOLE.
II. WITHIN EACH CONFLICT MANHOLE, THE WATER MAIN PASSING THROUGH THE MANHOLE SHALL BE INSTALLED IN A WATERIGHT CASING PIPE HAVING HIGH IMPACT STRENGTH (I.E., HAVING IMPACT STRENGTH AT LEAST EQUAL TO THAT OF 0.25-INCH-THICK DUCTILE IRON PIPE).

DEWATERING PLAN / NOTES

- THE CONTRACTOR SHALL IMPLEMENT THE FOLLOWING GUIDELINES WHEN CONSTRUCTION ACTIVITIES REQUIRE DEWATERING:
1. DEWATERING ACTIVITIES SHALL BE CONTAINED WITHIN THE PROJECT AREA.
2. THE PROPOSED DRAINAGE RETENTION CANALS CAN BE USED AS TEMPORARY SETTLING AREAS FOR DEWATERING ACTIVITIES.
3. SHEET PILE WALLS, SLURRY WALLS, OR OTHER MEANS OF LIMITING THE EXTENT OF THE WATER TABLE DRAWDOWN, BEYOND THE PROJECT AREA, SHALL BE IMPLEMENTED.
4. WATER DISCHARGE FROM SETTLING AREAS SHALL BE CLEAN AND FREE OF ANY SILT.
5. AT NO TIME SHALL DISCHARGE FROM THE DEWATERING ACTIVITIES BE DIRECTED IN A MANNER THAT WOULD IMPACT AN EXISTING WETLAND, LAKE OR RIVER.
6. DEWATERING ACTIVITIES SHALL BE LIMITED TO TIME PERIODS THAT CONSTRUCTION ACTIVITIES REQUIRED DEWATERING.

WATER SYSTEM NOTES

- 1. ALL WATER MAINS WORK SHALL HAVE A MINIMUM OF 36 INCHES OF COVER BASED ON FINAL GRADING.
2. ALL WATER SYSTEM WORK SHALL CONFORM WITH LOCAL REGULATORY STANDARDS AND SPECIFICATIONS.
3. ALL DUCTILE IRON PIPE SHALL BE CLASS 50 IN ACCORDANCE WITH ANSI/AWWA C150/A21.50 AND PIPE SHALL RECEIVE EXTERIOR BITUMINOUS COATING AND SHALL BE CEMENT MORTAR LINED.
4. ALL FITTINGS LARGER THAN 3" SHALL BE DUCTILE IRON IN ACCORDANCE WITH A.W.W.A. C-110 WITH A PRESSURE RATING OF 350 P.S.I.

WATER SYSTEM TESTING AND INSPECTION REQUIREMENTS

- 1. ALL COMPONENTS OF THE WATER SYSTEM, INCLUDING FITTINGS, HYDRANTS, CONNECTIONS, AND VALVES SHALL REMAIN UNCOVERED UNTIL PROPERLY PRESSURE TESTED AND ACCEPTED BY THE OWNER'S ENGINEER.
2. CONTRACTOR TO PERFORM CHLORINATION, BACTERIOLOGICAL SAMPLING SHALL BE BY THE LOCAL PUBLIC HEALTH UNIT AND/OR LOCAL UTILITY CONTRACTOR.
3. A HYDROSTATIC TEST CONSISTING OF PRESSURE TEST AND LEAKAGE TEST SHALL BE CONDUCTED ON ALL NEWLY-INSTALLED WATER DISTRIBUTION SYSTEM PRESSURE PIPES AND APPURTENANCES.
4. ALL SAMPLING IS TO BE PERFORMED BY THE CONTRACTOR AND SUBMITTED TO A DHS CERTIFIED LAB FOR TESTING.

SANITARY SEWER NOTES

- 1. ALL SANITARY SEWER MAINS & LATERAL SHALL HAVE A MINIMUM OF 36" OF COVER BASED ON FINAL GRADING.
2. PRIOR TO COMMENCING WORK WHICH REQUIRES CONNECTING NEW WORK TO EXISTING LINES OR APPURTENANCES, THE CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF EXISTING CONNECTION POINT AND NOTIFY OWNER'S ENGINEER.
3. ALL PVC GRAVITY SEWER MAINS AND SERVICE LATERALS SHALL CONFORM TO ASTM-D-3034, SDR35; FOR DEPTHS OF 0'-12 FEET, SDR26 FOR DEPTHS OF 12'-18 FEET AND DUCTILE IRON FOR DEPTHS BELOW 18 FEET.
4. ALL DUCTILE IRON PIPE SHALL BE CLASS 50 IN ACCORDANCE WITH ANSI/AWWA C150/A21.50 AND PIPE SHALL RECEIVE EXTERIOR BITUMINOUS COATING AND SHALL BE CEMENT MORTAR LINED.
5. ALL FITTINGS LARGER THAN 3" SHALL BE DUCTILE IRON IN ACCORDANCE WITH AWMA C-110 WITH A PRESSURE RATING OF 350 P.S.I.

SANITARY SEWER TESTING & INSPECTION REQUIREMENTS

- 1. ALL GRAVITY SEWER PIPING SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S ENGINEER.
2. CONTRACTOR SHALL PERFORM AN INFILTRATION/EXFILTRATION TEST ON ALL GRAVITY SEWERS IN ACCORDANCE WITH THE REGULATORY AGENCY HAVING JURISDICTION.
3. ALL FORCE MAINS SHALL BE SUBJECT TO A HYDROSTATIC PRESSURE TEST IN ACCORDANCE WITH THE REGULATORY AGENCY HAVING JURISDICTION.

MINIMUM REQUIRED UTILITY AS-BUILTS

- GENERAL:
1. ALL DIMENSIONS SHALL BE IN FEET, MEASURED OFF THE CENTERLINE OF ROADS OR OTHER PERMANENT STRUCTURES.
2. AS-BUILTS SHALL BE SUBMITTED, SIGNED AND SEALED BY A PROFESSIONAL SURVEYOR REGISTERED IN THE STATE OF FLORIDA.

WATER

- 1. WATER LINES SHALL BE MEASURED OFF CENTERLINES OF PAVEMENT.
2. FITTINGS, VALVES, HYDRANTS, TAPS AND OTHER WATER APPURTENANCES SHALL BE MEASURED USING DESCRIPTIVE NOTES INDICATING THEIR EXACT LOCATION.
3. INDICATE DEPTH OF COVER AT ALL LOCATIONS WHERE THE WATER MAIN HAS LESS THAN 24" OF COVER OR MORE THAN 48" OF COVER.
4. INDICATE ALL LOCATIONS WHERE MINIMUM 18" VERTICAL AND 10' HORIZONTAL CLEARANCE OF WATER AND SEWER LINE WAS NOT MAINTAINED.

SEWER

- 1. SEWER LINES SHALL BE MEASURED OFF CENTERLINES OF PAVEMENT.
2. FITTINGS, VALVES, MANHOLES, SERVICES AND OTHER SEWER APPURTENANCES SHALL BE MEASURED USING DESCRIPTIVE NOTES INDICATING THEIR EXACT LOCATION.
3. INDICATE THE ACTUAL LENGTH OF GRAVITY SEWER AND/OR FORCE MAIN INSTALLED.
4. INDICATE ACTUAL INVERT ELEVATION AND REVISE SLOPES BETWEEN MANHOLES IF DIFFERENT FROM THE PLANS.
5. INDICATE DEPTH OF COVER AT ALL LOCATIONS WHERE THE SEWER FORCE MAIN HAS LESS THAN 36" OF COVER OR MORE THAN 48" OF COVER.

GENERAL NOTES
STORKWIK SELF STORAGE
1573 LAND O' LAKES BLVD
LUTZ, FLORIDA, 33549

GREGORY B. WEGENER, P.E.
PE # 2876

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Table with columns: Designated By, P.A.M., Drawn By, A.L.G., DATE, REV. BY, REV. NO., REVISION

SHEET
C1.0

JOB NO.: 16008

**PASCO COUNTY SITE PLAN NOTES:**

- ALL UTILITY CONSTRUCTION SHALL COMPLY WITH PASCO COUNTY STANDARDS FOR DESIGN AND CONSTRUCTION OF WATER AND SEWER FACILITIES SPECIFICATIONS, LATEST EDITION.
- ALL ON-SITE WATER AND SEWER FACILITIES SHALL BE OWNED AND MAINTAINED BY THE OWNER-DEVELOPER.
- INSTALLATION OF FUEL STORAGE TANKS REQUIRES REVIEW AND APPROVAL BY THE FIRE MARSHAL AND THE ISSUANCE OF A SEPARATE BUILDING PERMIT. APPROVAL OF THE SITE PLAN DOES NOT CONSTITUTE APPROVAL OF THE LOCATION OF THE FUEL TANKS.
- ALL PROPOSED SIGNS MUST BE APPLIED FOR, APPROVED, AND PERMITTED ON AN INDIVIDUAL BASIS APART FROM ANY ULTIMATELY APPROVED SITE PLAN. APPROVAL OF THIS SITE PLAN DOES NOT CONSTITUTE APPROVAL OF ANY SIGNAGE.
- HANDICAP PARKING SPACES WILL BE PROPERLY SIGNED AND STRIPED IN ACCORDANCE WITH FLORIDA STATUTE 316, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, OR OTHER APPLICABLE STANDARDS.
- THE ARCHITECT/ENGINEER CERTIFIES THAT THE SITE HAS BEEN DESIGNED IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT.
- ALL ON-SITE PARKING SPACES WILL BE STRIPED AND SIGNED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION. PARKING SPACES, DIRECTIONAL ARROWS, AND STOP BARS SHALL BE STRIPED IN WHITE. IT SHALL BE THE OWNER/DEVELOPER'S RESPONSIBILITY TO PROPERLY SIGN AND STRIPE IN ACCORDANCE WITH APPLICABLE STANDARDS.
- THE OWNER/DEVELOPER ACKNOWLEDGES THAT THIS APPROVAL DOES NOT INCLUDE ANY WORK IN THE COUNTY RIGHT-OF-WAY. ALL RIGHT-OF-WAY WORK SHALL BE A FUNCTION OF AN APPROVED PASCO RIGHT-OF-WAY USE PERMIT.
- 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.
- NO IRRIGATION SYSTEM OR LANDSCAPING SHALL BE INSTALLED IN ANY COUNTY OR STATE RIGHT-OF-WAY WITHOUT ISSUANCE OF APPROPRIATE RIGHT-OF-WAY USE PERMIT.
- THE OWNER/DEVELOPER ACKNOWLEDGES THAT THE SITE AND ITS SUBSEQUENT BUILDING PERMITS SHALL COMPLY WITH ALL REZONING/MPUD/PUD CONDITIONS.
- ALL STRUCTURES, INCLUDING BUFFER WALLS, RETAINING WALLS, SIGNAGE, ETC. REQUIRE BUILDING PERMITS.
- 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:
  - IN THE EVENT OF PRODUCTION FAILURE OR SHORTFALL BY TAMPA BAY WATER, AS SET FORTH IN SECTION 3.19 OF THE INTERLOCAL AGREEMENT CREATING TAMPA BAY WATER, DEVELOPER/OWNER'S SHALL TRANSFER TO PASCO COUNTY AND ANY ALL WATER USE PERMITS OR WATER USE RIGHTS THE DEVELOPER/OWNER MAY HAVE TO USE OR CONSUME SURFACE OR GROUND WATER WITHIN PASCO COUNTY.
  - 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.
- FUGITIVE DUST CONTROLS SHALL BE EMPLOYED AS NEEDED TO CONTROL WINDBORNE EMISSIONS. ALL PORTIONS OF A LOT UPON WHICH DEVELOPMENT HAS COMMENCED, BUT NOT CONTINUED FOR A PERIOD OF 30 DAYS, SHALL BE PLANTED WITH GRASS SPECIES OR GROUND COVER TO PREVENT EROSION AND ENCOURAGE SOIL STABILIZATION. ADEQUATE COVERAGE, SO AS TO SUPPRESS FUGITIVE DUST, SHALL BE ACHIEVED WITHIN 45 DAYS.
- ANY SIGNIFICANT ALTERATIONS TO THE APPROVED PLANS WILL REQUIRE A RE-SUBMITTAL AND APPROVAL BY THE RESPECTIVE GOVERNING AGENCY(S). ANY WORK DONE PRIOR TO THE RESPECTIVE APPROVAL(S) IS AT THE RISK OF THE OWNER, DEVELOPER AND CONTRACTOR. SIGNIFICANT - WILL BE DETERMINED SOLELY BY THE COUNTY.
- ANY LIGHTING USED TO ILLUMINATE ANY ON OR OFF STREET PARKING AREA SHALL BE ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJOINING RESIDENTIAL PREMISES AND PUBLIC RIGHT-OF-WAY. THERE WILL BE NO LIGHT SPILLAGE OR GLARE BEYOND THE PROJECT SITE.
- 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.
- PRIOR TO THE START OF THE CLEARING AND GRUBBING, OR ANY SOIL DISTURBANCE CONTACT PC STORMWATER MANAGEMENT AT (727) 834-3611 FOR A SOIL EROSION AND SEDIMENT CONTROL, PRE-INSPECTION MEETING.

**SITE DATA NOTES:**

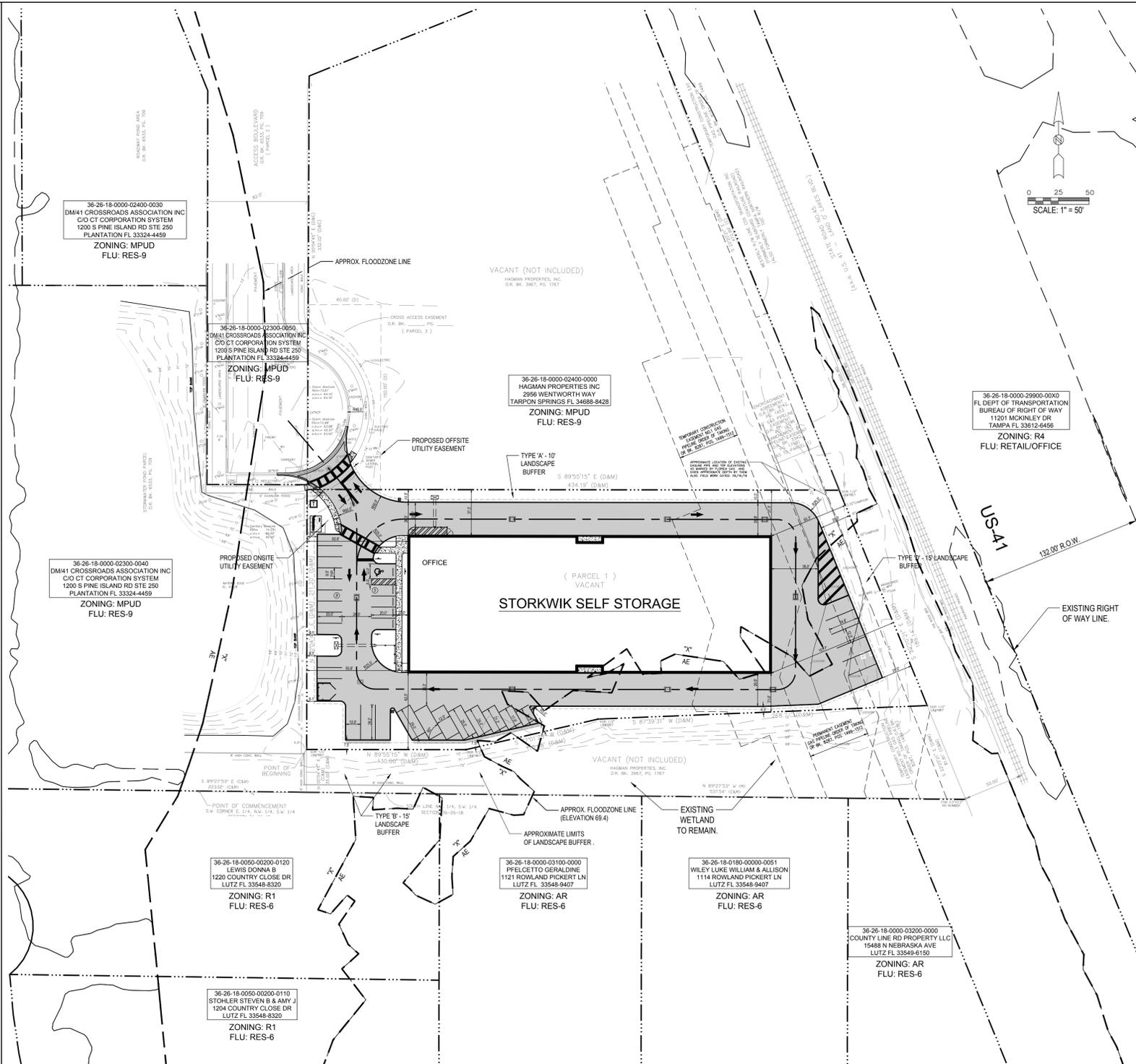
- THERE ARE NO VARIANCES BEING APPLIED FOR.
- THERE ARE ALTERNATIVE STANDARDS BEING APPLIED FOR.
- THE PROPOSED DEVELOPMENT SHALL BE PERMITTED IN ONE PHASE.
- THE PROPOSED DEVELOPMENT IS NOT LOCATED ALONG A ROADWAY LISTED IN THE TRANSPORTATION CORRIDOR PRESERVATION ORDINANCE.
- THERE IS A WELLHEAD PROTECTION AREAS (WPA) OR SPECIAL PROTECTION AREA (SPA) WITHIN 1,000 FEET OF THE PROPOSED DEVELOPMENT AREA.
- THERE ARE NO EXISTING STRUCTURES WITHIN THE PROPOSED DEVELOPMENT SITE TO BE REMOVED.
- ELEVATIONS SHOWN ARE IN FEET AND REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.
- THERE ARE NO KNOWN HISTORICAL RESOURCES LOCATED WITHIN THE PROPOSED DEVELOPMENT SITE.
- THERE ARE NO CATEGORY II WETLAND AREAS LOCATED WITHIN THE PROPOSED DEVELOPMENT, REFERENCE THE EXISTING WETLAND AREA TABLE.
- THERE ARE NO EXISTING TREES TO BE REMOVED WITHIN THE PROPOSED DEVELOPMENT SITE.
- THERE IS NO NEIGHBORHOOD PARK PROPOSED OR REQUIRED WITHIN THE PROPOSED DEVELOPMENT SITE.
- THERE ARE PROPOSED EASEMENTS WITHIN THE DEVELOPMENT SITE. REFERENCE THE PROPOSED EASEMENTS TABLE.
- THE PROPOSED DEVELOPMENT IS NOT IDENTIFIED AS AN AREA OF KNOWN ENDANGERED AND THREATENED SPECIES AS SHOWN ON MAPS 3-1A, 3-1B, OR 3-1C IN THE PASCO COUNTY COMPREHENSIVE PLAN.
- THE PROPOSED DEVELOPMENT IS NOT A LARGE SCALE COMMERCIAL SITE.
- THE PROPOSED DEVELOPMENT IS NOT LOCATED IN THE US 19 CONCURRENCY ZONE.

**LEGAL DESCRIPTION:**

PARCEL 1:  
 A PARCEL OF LAND BEING LOCATED IN THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCE AT THE SOUTHWEST CORNER OF THE EAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 36; THENCE SOUTH 89°27'53" EAST ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 36, A DISTANCE OF 223.03 FEET TO A POINT ON THE EAST LINE OF A STORMWATER POND PARCEL, AS RECORDED IN OFFICIAL RECORD BOOK 7607, PAGE 1454, IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE NORTH 00°04'45" EAST, ALONG SAID EAST LINE, A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST LINE, NORTH 00°04'45" EAST, A DISTANCE OF 211.20 FEET; THENCE LEAVING SAID EAST LINE, SOUTH 89°55'15" EAST, A DISTANCE OF 434.19 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE SEABOARD COAST LINE RAILROAD (FORMERLY TAMPA NORTHERN RAILROAD); THENCE SOUTH 22°20'21" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 189.14 FEET; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 87°39'31" WEST, A DISTANCE OF 268.74 FEET; THENCE SOUTH 77°01'29" WEST, A DISTANCE OF 110.68 FEET; THENCE NORTH 89°55'15" WEST, A DISTANCE OF 130.00 FEET TO THE POINT OF BEGINNING, CONTAINING 2.090 ACRES MORE OR LESS.

PARCEL 2:  
 TOGETHER WITH EASEMENTS FOR ACCESS AND UTILITIES AS SET FORTH IN THAT CERTAIN DECLARATION OF EASEMENTS, COVENANTS, AND RESTRICTIONS AFFECTING LAND RECORDED AUGUST 16, 2005 IN OFFICIAL RECORDS BOOK 6533, PAGE 709, AS AFFECTED BY THAT CERTAIN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 8287, PAGE 1414, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

PARCEL 3:  
 TOGETHER WITH EASEMENT FOR ACCESS AS SET FORTH IN THAT CERTAIN CROSS ACCESS EASEMENT AGREEMENT RECORDED \_\_\_\_\_, 2016 IN OFFICIAL RECORDS BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.



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PASCO COUNTY TRAFFIC OPERATIONS DIVISION  
 DAVID SKRELIANAS  
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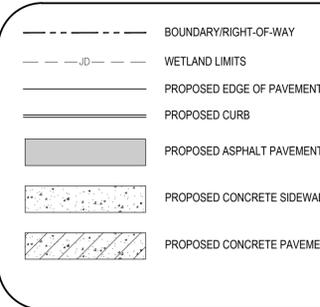
PASCO COUNTY UTILITIES  
 ED SIEDZIK  
 UTILITIES DEPT PUBLIC WKS/UTIL BLDG.  
 S-205 7530 LITTLE RD  
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 TAMPA, FL 33605  
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**UTILITY SUPPLIERS**

**WELLHEAD PROTECTION EXHIBIT**

**LEGEND**



**SECTION 36, TOWNSHIP 26S, RANGE 18E**

**SITE DATA**

**PROPERTY LOCATION:** 1573 Land O' Lakes Blvd, Lutz, FL 33549

**PARENT TRACT IDENTIFICATION NUMBER:** 36-26-18-0000-02400-0000

**ZONING CLASSIFICATION:** MPUD - MASTER PLANNED UNIT DEVELOPMENT

**FUTURE LAND USE CLASSIFICATION:** RES-9

**PARENT TRACT GROSS AREA:** 5.87 ACRES

**PARENT TRACT NET AREA(UPLAND AREA):** 5.87 ACRES

**DEVELOPMENT AREA (PROJECT AREA):** 2.09 ACRES

**EXISTING PROPERTY USE:** VACANT

**PROPOSED PROPERTY USE:** COMMERCIAL SELF STORAGE FACILITY

**NUMBER OF PROPOSED LOTS:** 1

**NUMBER OF PROPOSED PHASES:** 1

**DEVELOPMENT OF REGIONAL IMPACT HISTORY:** N/A

**ZONING/CONDITIONAL USE/SPECIAL EXCEPTIONS HISTORY:**

PETITION No.	DATE	REQUEST	ACTION:
RZ 5750	08/17/10	MPUD AMENDMENT	APPROVED
RZ 5750	05/15/01	MPUD	APPROVED
RZ 4174	05/23/89	A-R TO C-2	APPROVED
RZ 4052	02/28/89	R-MH TO R-3	APPROVED
RZ 4053	11/29/88	R-MH TO MF-2	APPROVED
RZ 4054	11/29/88	R-MH TO C-2	APPROVED
RZ 1975	08/31/82	A-R TO R-MH	APPROVED

**MINIMUM LOT REQUIREMENTS:**

REAR SETBACK: 15 FEET  
 SIDE SETBACK: 10/15 FEET  
 FRONT SETBACK: 0 FEET  
 LOT WIDTH: 90 FEET  
 LOT AREA: 15,000 S.F.

**MAXIMUM LOT REQUIREMENTS:**

BUILDING HEIGHT: 60 FEET  
 LOT COVERAGE: 50%

**PARKING REQUIRED:**

1 SPACE PER 10,000 S.F. (PROPOSED MPUD CONDITION)  
 100,000 S.F. / 10,000 S.F. = 10 SPACES REQUIRED

**PARKING PROPOSED:**

PROPOSED: 14 VEHICULAR SPACES INCLUDING (1) HANDICAP.

**PROPOSED DENSITY CALCULATIONS:**

COVERAGE	SQUARE FEET	ACRES	PERCENTAGE
BUILDING:	32,978 Sq.Ft.	0.757 Ac	36.22 %
PAVEMENT:	40,313 Sq.Ft.	0.925 Ac	44.28 %
CONC. SIDEWALKS	1,846 Sq.Ft.	0.043 Ac	2.03 %
GRASS:	15,908 Sq.Ft.	0.365 Ac	17.47 %
TOTAL SUBJECT PROPERTY:	91,045 Sq.Ft.	2.090 Ac	100.0 %

**FLOOR AREA RATIO (FAR):**

MAXIMUM FAR: 0.60  
 PROPOSED FAR: BUILDING = 33,333.33 S.F./91,045 S.F. = 0.3661

**NEIGHBORHOOD PARK AREAS:** N/A **EXISTING VEGETATION:** GRASS & TREES

**FLOOD ZONE:** X & AE

**EXISTING WETLAND AREA AND DRAINAGE FACILITIES:**

NAME	CLASS	SIZE
UNNAMED WETLAND	III	4,641.4
STORMWATER AREA	OFF-SITE	EXISTING

**EXISTING STREET TABLE:**

STREET NAME	TYPE	R/W WIDTH	PAVEMENT WIDTH & TYPE
WALMART WAY	PRIVATE	---	---
LAND-O-LAKES BLVD	ARTERIAL	100'-200'	80' PAVED

**PROPOSED STREET TABLE:** N/A **EXISTING STRUCTURE TABLE:** N/A

**PROPOSED STRUCTURE TABLE:**

DESCRIPTION	SIZE	HEIGHT
COMMERCIAL SELF STORAGE FACILITY	100,000 S.F.	(3 FLOORS - 48±)

**PROPOSED EASEMENT TABLE:**

DESCRIPTION	USE	SIZE
UTILITY EASEMENT	RPBP & WATER METER	T.B.D.

**HISTORICAL RESOURCES TABLE:**

SITE NUMBER	DESCRIPTION	SIGNIFICANCE AREA S.F.
N/A	N/A	N/A

**TRANSPORTATION PRESERVATION CORRIDOR TABLE:** N/A

**EXISTING SOILS:**

USDA SOIL SURVEY OF PASCO COUNTY INDICATES:

- MYAKKA - MYAKE, WET, FINE SAND
- ADAMSVILLE - FINE SAND

**EARTHWORK:**

CUT VOLUME: 122 CU. YDS.  
 FILL VOLUME: 1,550 CU. YDS.  
 TOTAL: 1,428 CU. YDS.

**TREE REMOVAL:** N/A - NO PROPOSED TREE REMOVAL.

**GEOTECHNICAL REPORT:** GEOTECHNICAL REPORT TO BE PROVIDED BY THE CLIENT.

**PRELIMINARY SITE PLAN**

**STORKWIK SELF STORAGE**  
**1573 LAND O' LAKES BLVD**  
**LUTZ, FLORIDA, 33549**

GREGORY B. WIEGENER, P.E.  
 P.E. # 54876

**COASTAL**  
**DESIGN CONSULTANTS**

PLANNING ENGINEERING ARCHITECTURE AND INTERIOR DESIGN  
 7028 LITTLE ROAD, NEW PORT RICHEY, FLORIDA 34648  
 TEL: 727-849-8010 • FAX: 727-849-8020  
 CAD: 00005952

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Designed By: P.A.M. | Drawn By: ALG

DATE	REV. BY	REV. NO.	REVISION

DATE: 05-16-2016

**SHEET**

**C2.0**

JOB NO.: **16008**

Pasco County 16008 Storkwik, US 410 Design/Construction 16008, C2.0 Preliminary Site Plan, July 21, 2016 @ 3:40pm - AC6hm

**PASCO COUNTY SPECIFICATIONS FOR DESIGN AND INSTALLATION OF TRAFFIC CONTROL DEVICES ON COUNTY AND PRIVATE ROADS**

- ANY AND ALL TRAFFIC CONTROL DEVICES INSTALLED ON THE COUNTY ROAD SYSTEM SHALL CONFORM TO FLORIDA STATE STATUTE 316.0745, UNIFORM SIGNALS AND DEVICES.
- THIS STATUTE REQUIRES THAT ALL DEVICES CONFORM TO FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) SPECIFICATIONS. THE FDOT HAS ADOPTED THE FEDERAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AS THE STANDARDS TO BE USED IN THE STATE OF FLORIDA.
- ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC OR PREFORMED TAPES. RAISED PAVEMENT MARKERS SHALL BE CLASS "B".
- PAVEMENT MARKINGS AND RAISED PAVEMENT MARKERS SHALL BE INSTALLED ON ALL ROADS CLASSIFIED OTHER THAN RESIDENTIAL WITH AN A.D.T. GREATER THAN 500 VEHICLES, OR IF OTHER CONDITIONS EXIST THAT REQUIRE PAVEMENT MARKINGS. (SEE M.U.T.C.D. SECTION 3B-1)
- ALL SIGN BLANKS SHALL BE OF A TYPE CURRENTLY CERTIFIED BY THE FDOT FOR USE IN THE STATE OF FLORIDA.
- ALL SIGN FACES SHALL BE HIGH INTENSITY GRADE AND OF A TYPE CURRENTLY CERTIFIED BY THE FDOT FOR USE IN THE STATE OF FLORIDA.
- ALL SIGNS SHALL BE NO LESS THAN THE STANDARD SIZE AS SPECIFIED BY THE FEDERAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. NO MINIMUM SIZE SIGNING SHALL BE ACCEPTED. LARGER SIGNS SHALL BE USED WHEN REQUIRED BY DESIGN SPEED ETC.
- ALL STREET NAME SIGNS ON PRIVATE ROADS SHALL BE D3 STREET NAME SIGNS WITH THE COLORS REVERSED. WHITE BACKGROUND WITH GREEN LETTERS AND BORDER. AT INTERSECTIONS WITH COUNTY, STATE OR CITY MAINTAINED ROADS, THE COUNTY OR STATE MAINTAINED ROAD SHALL BE GREEN BACKGROUND WITH WHITE LETTERS AND BORDER. THE CITY MAINTAINED ROAD SHALL BE GREEN BACKGROUND WITH WHITE LETTERS AND BORDER UNLESS THE CITY HAS ADOPTED OTHER COLORS. STREET NAME SIGNS SHALL BE 6" ON LOCAL

- ROADS AND 9" ON COLLECTOR AND ARTERIAL ROADS. SIX INCH SIGNS SHALL HAVE A 4" SERIES C LETTERS AND 9" SIGNS SHALL HAVE 6" SERIES B LETTERS. STREET NAME SIGN BRACKETS FOR 6" SIGNS 30" LONG OR LESS, OR 9" SIGNS 24" LONG OR LESS, SHALL HAVE A 5" INCH BLADE OR CROSS. ALL OTHER STREET NAME SIGNS SHALL BE MOUNTED WITH BRACKETS WITH A 2" INCH BLADE OR 8" INCH CROSS. ALL STREET NAME SIGN BRACKETS SHALL BE SUPPLIED WITH BOLTS. SET SCREWS WILL NOT BE ACCEPTED.
- ON ROADS TO BE MAINTAINED BY PASCO COUNTY, ALL SIGNS OTHER THAN STREET NAMES SHALL BE DATE CODED WITH A YELLOW REFLECTIVE LABEL AFFIXED TO THE BACK OF THE SIGNS. IT WILL BE PUNCHED TO SHOW MONTH, DAY AND YEAR OF INSTALLATION. ALTERNATE LABEL DESIGNS PROVIDING THE DATE CODE INFORMATION MAY BE USED IF A SAMPLE IS SUBMITTED AND APPROVED BY PASCO COUNTY PRIOR TO INSTALLATION.
- ALL POST SYSTEMS, MOUNTING BRACKETS AND HARDWARE SHALL BE OF A TYPE CURRENTLY IN USE BY THE PASCO COUNTY PUBLIC WORKS DEPARTMENT AND CURRENTLY CERTIFIED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION FOR USE IN THE STATE OF FLORIDA. ALTERNATIVE SYSTEMS ETC. SHALL ONLY BE USED IF APPROVED BY THE COUNTY ENGINEER.
- ALL TRAFFIC CONTROL DEVICES AND MATERIALS SHALL BE ON THE CURRENT "F.D.O.T. APPROVED PRODUCTS LIST". PROOF OF CERTIFICATION IS REQUIRED FOR ALL TRAFFIC CONTROL DEVICES.
- A TRAFFIC CONTROL DEVICES SUBMITTAL DATA FORM SHALL BE SUBMITTED FOR APPROVAL PRIOR TO INSTALLATION OF ANY TRAFFIC CONTROL DEVICES. NO TRAFFIC CONTROL DEVICE SHALL BE INSTALLED UNTIL THE CERTIFICATION SUBMITTAL HAS BEEN APPROVED BY THE TRAFFIC OPERATIONS DIVISION. THESE FORMS ARE AVAILABLE FROM THE TRAFFIC OPERATIONS DIVISION. COPIES OF THE APPROVED TRAFFIC CONTROL DEVICES SUBMITTAL DATA FORM SHALL BE SENT TO THE CONTRACTOR AND THE ENGINEERING INSPECTIONS DIVISION.

- A DETAILED SET OF PLANS FOR REQUIRED TRAFFIC CONTROL DEVICES SHALL BE SUBMITTED FOR ALL ROAD CONSTRUCTION SITE DEVELOPMENT, SUBDIVISION, AND RIGHT-OF-WAY USE PERMITS. THESE PLANS SHALL BE IN CONFORMANCE WITH FDOT DESIGN STANDARDS. ALL PLANS SHALL BE SIGNED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF FLORIDA.
- WITH THE SUBMITTAL OF FINAL PLANS TO THE DEVELOPMENT REVIEW DIVISION, TWO ADDITIONAL SETS OF THE TRAFFIC CONTROL PLAN PORTION OF THE ENTIRE PLAN SHALL BE SUBMITTED. THESE TWO SETS WILL BE FORWARDED TO THE TRAFFIC OPERATIONS DIVISION.
- AN ENGINEER'S COST ESTIMATE SHALL BE REQUIRED FOR ALL PROPOSED TRAFFIC CONTROL DEVICES. THE ESTIMATE SHALL BE PROVIDED IN CONJUNCTION WITH THE TRAFFIC CONTROL DEVICES SUBMITTAL DATA FORM UPON COMPLETION OF THE INSTALLATION OF THE TRAFFIC CONTROL DEVICES. THE CONTRACTOR SHALL CALL THE ENGINEERING INSPECTIONS DIVISION FOR AN INSPECTION AT (727) 841-8164.
- THE INSPECTION SHALL BE MADE BY THE ENGINEERING INSPECTIONS DIVISION WITH 48 HOURS (TWO WORKING DAYS) OF THE REQUEST.
- AN INSPECTION REPORT SHALL BE MADE BY THE ENGINEERING INSPECTIONS DIVISION. COPIES OF THE REPORT SHALL BE SENT TO THE ENGINEER AND THE DEVELOPER.
- NO ROADWAY SHALL BE OPEN TO THE PUBLIC UNTIL ALL TRAFFIC CONTROL DEVICES HAVE BEEN INSPECTED AND ACCEPTED BY PASCO COUNTY.
- ALL TRAFFIC CONTROL DEVICES SHALL.

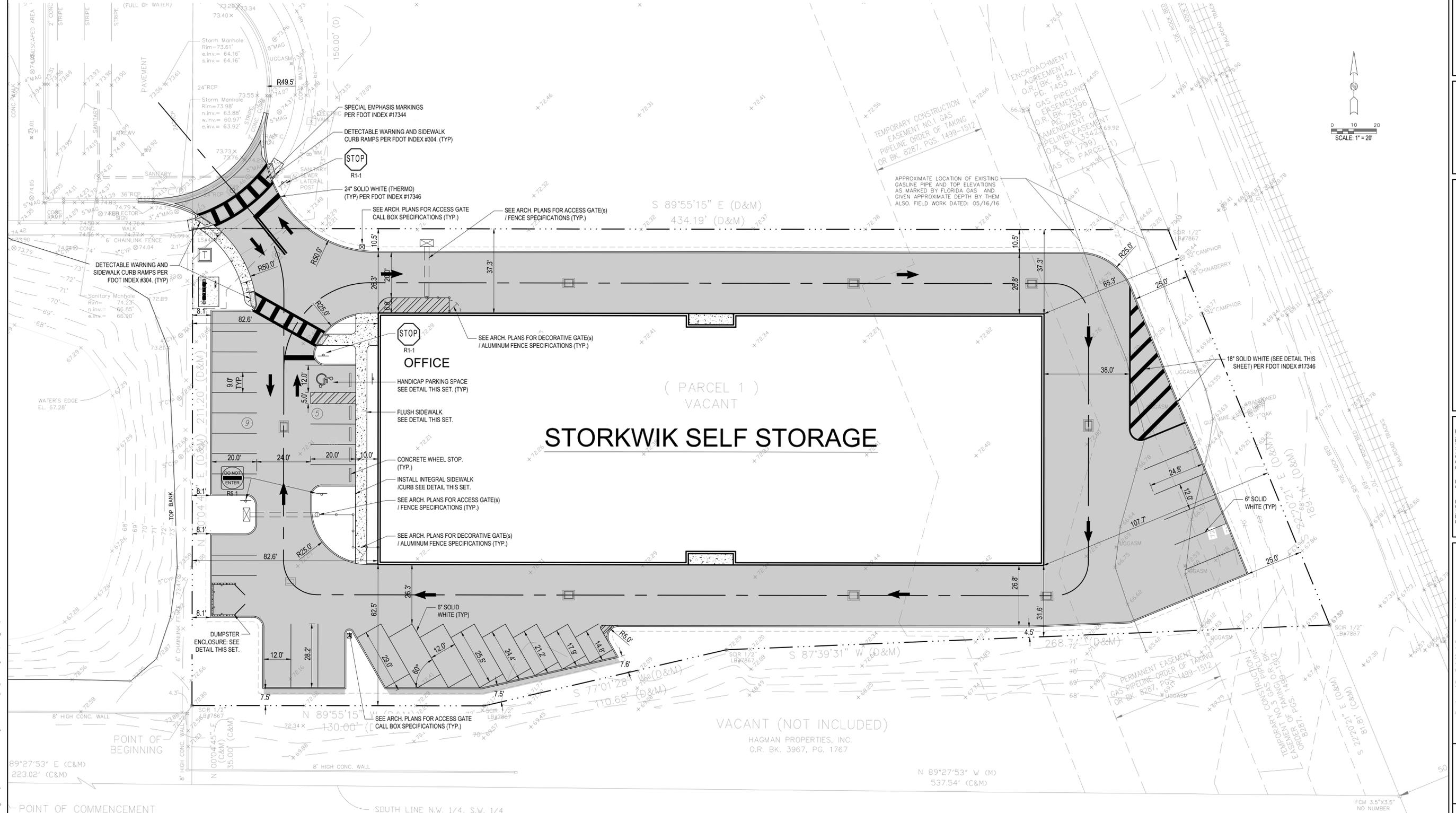
**SIGNING/MARKING NOTES**

- ALL PROPOSED ONSITE PAVEMENT MARKINGS SHALL BE TRAFFIC GRADE PAINT.
- ALL PROPOSED PAVEMENT MARKINGS WITHIN PASCO COUNTY ROW SHALL BE THERMOPLASTIC.
- ALL PROPOSED PAVEMENT MARKINGS SHALL BE PER FDOT INDEX NO. 17346
- ALL PROPOSED SIGNS SHALL BE STANDARD FDOT REGULATION SIZED SIGNS.

**LEGEND**

- BOUNDARY/RIGHT-OF-WAY
- WETLAND LIMITS
- PROPOSED ASPHALT PAVEMENT- ONSITE
- PROPOSED CONCRETE SIDEWALK

PRIMARY ALIGNMENT			
Line/Curve	Length	Direction/Delta	Radius
L1	24.491	S40° 28' 57.14"E	
C1	35.398	40.5628	50,000
L3	118.839	S0° 04' 48.98"W	
C2	23.563	90.0031	15,000
L5	328.206	S89° 55' 22.02"E	
C3	23.561	89.9981	15,000
L7	108.165	N0° 04' 44.94"E	
C4	23.562	90.0020	15,000
L9	306.528	N89° 55' 22.25"W	
C5	48.566	70.7603	39,325



**SIGNAGE AND HORIZONTAL CONTROL PLAN**

**STORKWIK SELF STORAGE**  
**1573 LAND O' LAKES BLVD**  
**LUTZ, FLORIDA, 33549**

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DATE	REV. BY	REV. NO.	REVISION

Designed By: P.A.M. | Drawn By: A.L.G.

DATE: 05-16-2016

**SHEET**

**C3.0**

Job No.: **16008**

P:\cs\CD\Project\1008 Borwick US 41\Drawings\Construction\0508\_C3.0\_Signage.dwg - Jul 19, 2016 @ 1:03pm - A.G.M.

THE FOLLOWING NOTES APPLY WITHIN THE LIMITS OF FGT EASEMENT.  
FLORIDA GAS TRANSMISSION (FGT) REV. 7/27/15

ENGINEERING AND CONSTRUCTION SPECIFICATIONS

- NO WORK CAN BE DONE IN FGT'S EASEMENT PROPERTY UNLESS FGT HAS REVIEWED AND APPROVED THE PLANS AND AN AGREEMENT IN WRITING HAS BEEN ENTERED INTO BETWEEN FGT AND OWNER. ANY ENCROACHMENT CONSENTED TO BY FGT SHALL NOT INTERFERE WITH THE OPERATION, MAINTENANCE, AND ACCESS OF FGT'S PIPELINE FACILITIES, INCLUDING BUT NOT LIMITED TO, CLOSE INTERVAL SURVEYS, LEAK DETECTION SURVEYS, PIPELINE PATROL, PIPELINE MARKING AND SIMILAR ACTIVITIES.
- OWNER SHALL PROVIDE A MINIMUM OF FORTY-EIGHT (48) HOURS NOTICE TO FGT PRIOR TO ANY INSTALLATION, CONSTRUCTION, EXCAVATION, OR DEMOLITION WORK ON THE EASEMENT AREA. TO ENSURE FURTHER SAFETY, OWNER MUST CALL APPROPRIATE ONE CALL FOR A LOCATE BY CALLING 811. AN FGT REPRESENTATIVE MUST BE PRESENT WHEN ANY WORK IS DONE ON THE EASEMENT AREA. THE ON-SITE FGT REPRESENTATIVE WILL HAVE THE AUTHORITY TO SHUT DOWN WORK BY THE OWNER IF THE OWNER'S ACTIVITIES ARE JUDGED TO BE UNSAFE BY THE FGT REPRESENTATIVE. THE FGT REPRESENTATIVE WILL BE INVITED TO PARTICIPATE IN OWNER'S SAFETY MEETINGS. THIS PROVISION APPLIES EACH TIME FGT'S PIPELINE FACILITIES ARE CROSSED.
- EXISTING GROUND ELEVATION IS TO BE MAINTAINED.
- FOR VEHICLES AND/OR CONSTRUCTION EQUIPMENT REQUESTING APPROVAL TO CROSS FGT'S FACILITIES, EACH CROSSING LOCATION WILL BE REVIEWED ON A CASE-BY-CASE, SITE-SPECIFIC BASIS AND WILL REQUIRE THE SURVEYED ELEVATION OF THE PIPELINE AND/OR FACILITY VERIFIED BY AN FGT FIELD REPRESENTATIVE TO BE PERFORMED BY THE PARTY REQUESTING THE CROSSING ENCROACHMENT AND SUBMITTED TO FGT. THE EXECUTION OF A WHEEL LOAD CALCULATION MUST BE COMPLETED AND APPROVED BY FGT PRIOR TO CROSSING FGT'S FACILITIES FOR EVERY VEHICLE AND/OR CONSTRUCTION EQUIPMENT REQUESTING TO CROSS. FGT MAY REQUIRE MATTING OR OTHER SUITABLE MATERIAL BE INSTALLED TO ACHIEVE THE NECESSARY SUPPORT FOR SUCH CROSSING. THIS TOO WILL BE SITE SPECIFIC AND CASE-BY-CASE ONLY.
- WHERE CONSENT FOR ROADWAY CROSSINGS HAS BEEN GRANTED, A MINIMUM OF FORTY-EIGHT INCHES (48") OF COVER, INCLUDING THIRTY-SIX (36") UNDISTURBED OR COMPACTED SOIL, SHALL BE MAINTAINED WITHIN THE EASEMENT AREA. ALL ROADS MUST CROSS THE EASEMENT AT A NINETY DEGREE (90°) ANGLE.

- UPON COMPLETION OF PARAGRAPH 1, SIDEWALKS, TRAILS AND BIKE PATHS MAY CROSS FGT'S PIPELINES AT A NINETY DEGREE (90°) ANGLE PROVIDED THE WIDTH DOES NOT EXCEED FORTY-EIGHT INCHES (48").
- WHEN CROSSING AN FGT PIPELINE (VIA DRILL OR OPEN LAY) OWNER MUST VISUALLY VERIFY THE ELEVATION OF THE PIPELINE BOTH VERTICALLY AND HORIZONTALLY, BY AN FGT APPROVED METHOD SUCH AS VACUUM EXCAVATION WITH AN FGT FIELD REPRESENTATIVE ON-SITE AT ALL TIMES DURING THIS OPERATION. WHEN USING DIRECTIONAL DRILL METHOD, A MINIMUM VERTICAL CLEARANCE OF TEN FEET (10') FROM THE PIPELINE IS REQUIRED ACROSS THE ENTIRE EASEMENT.
- WHERE THE ENCROACHMENT INCLUDES UTILITIES, ALL SUCH UTILITIES CROSSING THE EASEMENT AREA MUST HAVE A MINIMUM SEPARATION OF TWENTY-FOUR INCHES (24") BETWEEN THE UTILITY AND THE FGT PIPELINE(S) AT THE POINT OF CROSSING AND MUST CROSS AT A NINETY DEGREE (90°) ANGLE. NO UTILITIES SHALL BE CONSTRUCTED BETWEEN THE SURFACE OF THE EASEMENT AREA AND THE TOP OF THE SUBSURFACE PIPELINE FACILITIES UNLESS AGREED TO IN WRITING BY FGT. NO PARALLEL UTILITIES, STRUCTURES, AND/OR APPURTENANCES ARE PERMITTED WITHIN THE EASEMENT AREA. ALL PROPOSED AERIAL CROSSINGS WILL BE REVIEWED ON A CASE-BY-CASE BASIS.
- WHERE CONSENT FOR FIBER OPTIC, TELEPHONE AND/OR CABLE TELEVISION LINES HAS BEEN GRANTED, LINES MUST BE PLACED IN A RIGID NON-METALLIC CONDUIT ACROSS THE ENTIRE EASEMENT WIDTH WITH BAGS OF CONCRETE-MIX PLACED DIRECTLY ABOVE AND BELOW THE CONDUIT ACROSS THE CONFINES OF THE EASEMENT. ORANGE WARNING BURIAL TAPE MUST BE PLACED A MINIMUM OF 18" DIRECTLY ABOVE THE CABLE ACROSS THE WIDTH OF THE EASEMENT. CROSSINGS MUST BE CLEARLY AND PERMANENTLY MARKED ON EACH SIDE OF THE EASEMENT WITH PERMANENT IDENTIFICATION.
- WHERE CONSENT FOR UTILITY LINES HAS BEEN GRANTED, ELECTRIC LINES MUST BE ENCASED IN PVC OR STEEL THROUGHOUT THE ENTIRE EASEMENT AREA. CABLES ENERGIZED TO 600 VOLTS OR MORE MUST CROSS A MINIMUM OF THREE FEET (3') BELOW THE SUBSURFACE PIPELINE FACILITIES, AND ALSO BE ENCASED IN CONCRETE-MIX OR OTHER SUITABLE MATERIAL. ALL EXTERNAL SPIRAL WOUND, NEUTRALS GROUNDED ON EACH SIDE OF THE EASEMENT. THE CABLE CROSSING SHOULD BE CLEARLY AND PERMANENTLY MARKED ON EACH SIDE OF THE EASEMENT WHERE PERMISSIBLE.
- WHERE CONSENT FOR FENCING HAS BEEN GRANTED, THE OWNER MUST INSTALL AND MAINTAIN A VEHICLE ACCESS GATE AT LEAST TWELVE FEET (12') IN WIDTH AT EACH POINT IN THE FENCE LINE(S) CROSSING THE EASEMENT AREA. POSTHOLE EXCAVATIONS FOR FENCING PLACED ON THE EASEMENT AREA SHALL NOT BE GREATER THAN EIGHTEEN INCHES (18") BELOW THE GROUND SURFACE ELEVATION.

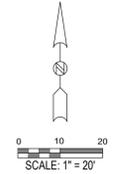
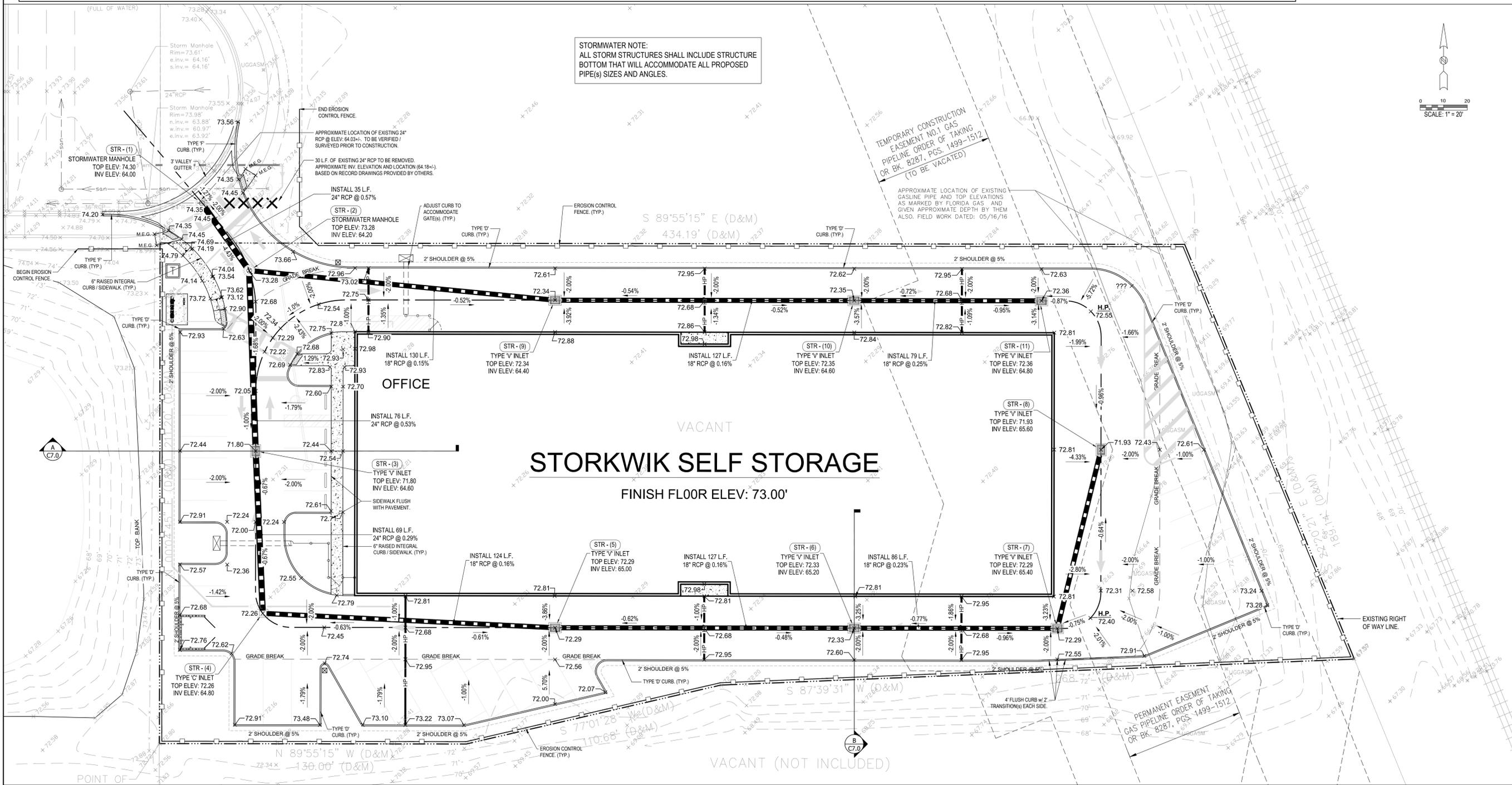
- NO FENCE POSTS SHALL BE PLACED OVER THE PIPELINE FACILITIES OR CLOSER THAN SIX FEET (6') ON EITHER SIDE OF THE PIPELINE FACILITIES. ANY EXCEPTIONS WILL BE DETERMINED BY FGT MANAGEMENT. ANY SUCH FENCE SHALL BE CONSTRUCTED AND MAINTAINED BY OWNER IN SUCH A MANNER THAT DOES NOT PREVENT FGT PERSONNEL FROM VIEWING THE EASEMENT AREA FROM THE GROUND LEVEL THROUGH THE FENCES (I.E. NO SOLID FENCES ALLOWED). NO FENCING PARALLEL TO THE FGT PIPELINE FACILITIES WILL BE ALLOWED WITHIN THE EASEMENT AREA. FGT'S ACCESS TO ITS PIPELINE FACILITIES SHALL BE MAINTAINED BY OWNER. IF THE GATE IS LOCKED WITH OWNER'S LOCK, OWNER SHALL PROVIDE FGT WITH KEYS OR ALLOW A FGT LOCK TO ENABLE ACCESS.
- NO RETENTION PONDS, DITCHES OR SWALES SHALL BE ALLOWED WITHIN THE EASEMENT AREA.
- NO ROTO-MIXING OR VIBRATING MACHINERY IS ALLOWED WITHIN THE EASEMENT AREA.
- WHEN CONDUCTING PILE DRIVING OPERATIONS, OWNER SHALL ADHERE TO A MINIMUM SEPARATION OF TWENTY-FIVE FEET (25') FROM THE OUTSIDE EDGE OF THE FGT PIPELINE.
- EXCAVATIONS THAT EXPOSE THE FGT PIPELINE MUST FOLLOW OSHA STANDARDS. TIME WILL BE ALLOWED FOR A FGT REPRESENTATIVE TO INSPECT AND MAKE COATING REPAIRS AS THE SUBSURFACE PIPELINE FACILITIES ARE EXPOSED.
- TWELVE INCHES (12") OF BACKFILL AROUND THE SUBSURFACE PIPELINE FACILITIES SHALL BE SAND OR CLEAN FILL, FREE OF ROCKS AND DEBRIS.
- WITH PRIOR APPROVAL, NO MORE THAN TWENTY FEET (20') OF PIPE SHALL BE EXPOSED AT ANY GIVEN TIME; IF MORE THAN TWENTY FEET (20') OF PIPE IS TO BE EXPOSED, ALL STANDARD OPERATING PROCEDURES (SOP) MUST BE ADHERED TO, PRESSURE REDUCTIONS MUST BE SCHEDULED AT LEAST ONE (1) YEAR IN ADVANCE AND ENGINEERING STRESS CALCULATIONS MUST BE PERFORMED BY FGT ENGINEERING AND APPROVED BY FGT MANAGEMENT PRIOR TO ALLOWING ANY MORE THAN THE TWENTY FEET (20') OF EXPOSED PIPE.
- WITH PRIOR APPROVAL AND AN FGT REPRESENTATIVE ON SITE AT ALL TIMES, EXCAVATION EQUIPMENT EQUIPPED WITH TOOLLESS BUCKETS MAY BE ALLOWED TO DIG OR EXCAVATE WITHIN THREE (3) FEET OF THE PIPELINE FACILITIES. ALL MECHANICAL EXCAVATION PERFORMED WITHIN THREE FEET (3') OF THE PIPELINE WILL BE PERFORMED PARALLEL TO THE PIPELINE (I.E. TRACK-HOE MAY NOT REACH OVER THE PIPELINE TO DIG ON THE OPPOSITE SIDE OF THE PIPELINE).

- ALL EXCAVATION WITHIN TWENTY-FOUR (24") FROM THE TOP OR THIRTY-SIX INCHES (36") FROM THE SIDE OR BOTTOM OF THE PIPELINE SHALL BE BY MANUAL MEANS AFTER TOP EXPOSURE. EXCAVATION UP TO TWENTY FOUR INCHES (24") FROM THE SIDE OR BOTTOM OF THE EXPOSED PIPELINE MAY PROCEED BY MECHANICAL MEANS IF THE FGT REPRESENTATIVE IS SATISFIED IT MAY BE DONE SAFELY WITH THE EQUIPMENT AND OPERATOR AVAILABLE.
- BARRIERS ADEQUATE TO PREVENT VEHICULAR DAMAGE TO ANY EXPOSED PIPELINE FACILITIES SHALL BE INSTALLED AND MAINTAINED AT ALL TIMES.
- ALL FGT PIPELINE FACILITIES, CATHODIC PROTECTION EQUIPMENT, AND TEST LEAD WIRES SHALL BE PROTECTED FROM DAMAGE BY CONSTRUCTION ACTIVITY AT ALL TIMES.
- NO INSTALLATION, CONSTRUCTION, EXCAVATION, OR DEMOLITION WORK SHALL BE PERFORMED WITHIN THE EASEMENT AREA ON WEEKENDS OR HOLIDAYS.
- THE OWNER SHALL PROVIDE AND INSTALL TEMPORARY CONSTRUCTION FENCE ALONG THE EASEMENT BOUNDARIES FOR THE ENTIRE LENGTH OF THE PROPOSED WORK AREA TO PRESERVE AND PROTECT THE PIPELINE(S). THE FENCE MUST BE MAINTAINED FOR THE DURATION OF THE DEVELOPMENT OR CONSTRUCTION ACTIVITY.
- WHERE CONSENT FOR LANDSCAPING HAS BEEN GRANTED, OWNER SHALL NOT PLANT SHRUBS ON THE EASEMENT AREA WHICH ARE CLASSIFIED AS "DEEP ROOTED" OR ARE PROJECTED TO EXCEED AN EVENTUAL GROWTH HEIGHT OF FOUR (4) FEET. SHRUBS SHALL BE PLANTED SO THAT NO PART AT ITS ULTIMATE GROWTH, SHALL BE CLOSER THAN TEN FEET (10') TO THE PIPELINE FACILITIES. NO TREES SHALL BE PLANTED ON THE EASEMENT.
- THESE ENGINEERING AND CONSTRUCTION SPECIFICATIONS MAY ADDRESS ACTIVITIES ON THE EASEMENT AREA FOR WHICH FGT HAS NOT GRANTED CONSENT TO OWNER. TO INCLUDE AS PART OF THE ENCROACHMENT, NOTWITHSTANDING ANYTHING TO THE CONTRARY CONTAINED IN THESE ENGINEERING AND CONSTRUCTION SPECIFICATIONS, FGT'S CONSENT IS AND SHALL BE LIMITED TO THE ENCROACHMENT AS DESCRIBED AND LIMITED BY THE ENCROACHMENT AGREEMENT TO WHICH THIS EXHIBIT IS ATTACHED.

LEGEND

- BOUNDARY/RIGHT-OF-WAY
- EASEMENT LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- WETLAND LIMITS
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONTOUR
- SURFACE RUN-OFF DIRECTION
- CHANNELIZED FLOW DIRECTION
- EXISTING SPOT ELEVATION
- PROPOSED TOP OF CURB/SIDEWALK ELEV
- PROPOSED E.O.P./GROUND ELEVATION
- FOOT GRATE INLET
- FOOT JUNCTION BOX
- YARD DRAIN (SEE TABLE FOR SIZE)
- RCP STORMWATER PIPE

STORMWATER NOTE:  
ALL STORM STRUCTURES SHALL INCLUDE STRUCTURE BOTTOM THAT WILL ACCOMMODATE ALL PROPOSED PIPE(S) SIZES AND ANGLES.



PAVING, GRADING AND DRAINAGE PLAN  
STORKWIK SELF STORAGE  
1573 LAND O' LAKES BLVD  
LUTZ, FLORIDA, 33549

GREGORY B. WEGENER, P.E.  
P.E. # 54676

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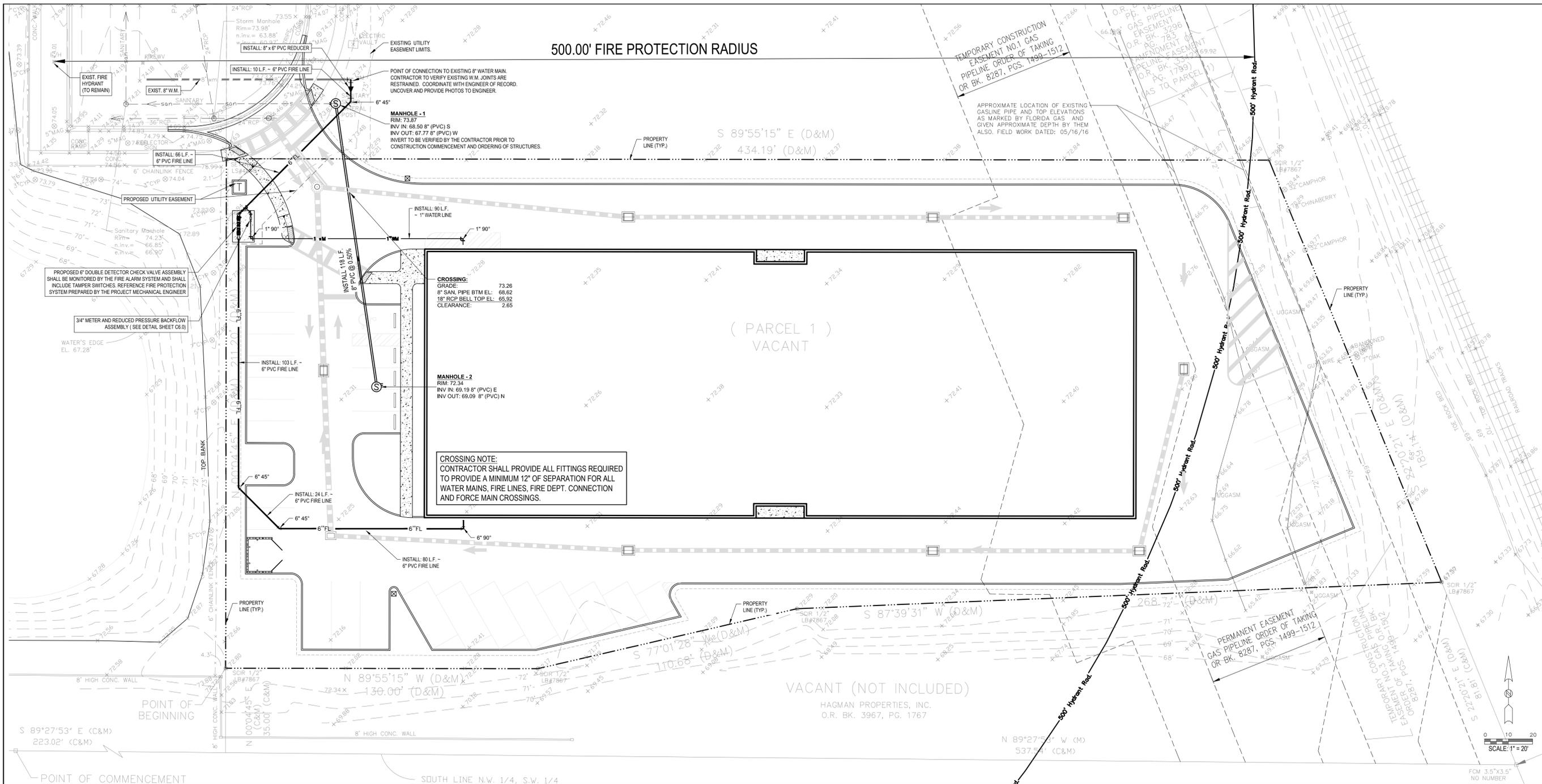
DATE	REV. BY	REV. NO.	REVISION

Designed By: P.A.M. | Drawn By: ALG

DATE: 05-16-2016

SHEET  
**C4.0**  
JOB No.: 16008

PLANS: 05/16/2016 10:08 AM: Storkwik Self Storage Paving, Grading and Drainage Plan - Jul 18, 2016 @ 2:08pm - AC406



500.00' FIRE PROTECTION RADIUS

( PARCEL 1 )  
VACANT

VACANT (NOT INCLUDED)

HAGMAN PROPERTIES, INC.  
O.R. BK. 3967, PG. 1767

UTILITY PLAN  
STORKWIK SELF STORAGE  
1573 LAND O' LAKES BLVD  
LUTZ, FLORIDA, 33549

GREGORY B. WIEGENER, P.E.  
P.E. # 54876

**COASTAL**  
DESIGN CONSULTANTS

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DATE	REV. BY	REV. NO.	REVISION

SHEET  
**C5.0**  
JOB No: 16008

**FLORIDA GOVERNMENTAL UTILITY AUTHORITY UTILITY NOTES:**

- ALL CONSTRUCTION SHALL MEET PASCO COUNTY STANDARDS AND SPECIFICATIONS AS APPLICABLE.
- AN FGUA REPRESENTATIVE IS TO BE PRESENT DURING CONNECTIONS TO EXISTING FACILITIES WITH 72 HOUR NOTIFICATION.
- ALL UTILITIES WITHIN THE PROPERTY LINES WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.
- ANY UTILITIES (PIPES, VALVES, AND ASSOCIATED HARDWARE) TO BE CONVEYED TO FGUA WILL BE LOCATED WITHIN AN EXISTING PUBLIC UTILITY EASEMENT, RIGHT-OF-WAY (ROW) AND/OR A DEDICATED FGUA UTILITY EASEMENT.
- ANY REAL PROPERTY (LIFT STATIONS, PUMP HOUSES, WELLS, ETC.) WILL NOT BE LOCATED WITHIN THE ROW AND WILL BE CONVEYED TO FGUA VIA A SPECIFIC WARRANTY DEED.
- LOW PRESSURE AIR TEST, AND VIDEO INSPECTION ARE REQUIRED FOR THE GRAVITY COLLECTION SYSTEM - WATER SYSTEMS ARE TESTED TO A MINIMUM OF 150PSI FOR TWO-HOUR DURATION AS PER AWWA C 600 STANDARDS. FIRE SYSTEMS ARE NOT THE FGUA RESPONSIBILITY.
- INSTALL 10 GAUGE TRACER WIRE ON ALL MAIN PIPELINES. WIRE TO EXTEND INTO EACH VALVE BOX WITH SUFFICIENT EXCESS TO BRING WIRE THREE FEET ABOVE FINISH GRADE.
- ALL WATER AND/OR WASTEWATER LINES PASSING UNDER PAVED AREAS WILL BE CONSTRUCTED WITH A CASING AND SHALL APPLY WITH LOCAL OR STATE DOT STANDARDS.
- A REDUCED PRESSURE ZONE (RPZ), BACKFLOW PREVENTION ASSEMBLY (BFP) IS REQUIRED. ACCEPTABLE MODELS: FIBCO 825X, WATTS 909, WILKINS 975XL, OR CONBRACO 400.
- FULL CIRCLE STAINLESS STEEL TAPPING SADDLE SLEEVE WITH RESILIENT SEATED TAPPING VALVE FOR PROPOSED WATER AND FORCE MAIN CONNECTIONS TO BE USED.
- WATER TAPPING SADDLES TO BE DOUBLE STRAP BRASS OR DUCTILE IRON OR EPOXY COATED STEEL WITH STAINLESS STEEL HARDWARE. TIE STRAPS AND BOLTS SHALL BE CORROSION RESISTANT ALLOY STEEL.

**PASCO COUNTY FIRE NOTES:**

- PER NFPA-1, 16.4.1.3: WHERE UNDERGROUND WATER MAIN AND HYDRANTS ARE TO BE PROVIDED, ONE HYDRANT SHALL BE INSTALLED, COMPLETED, AND IN SERVICE PRIOR TO CONSTRUCTION WORK. ONE FIRE HYDRANT SHALL BE INSTALLED AND IN SERVICE PRIOR TO THE ACCUMULATION OF COMBUSTIBLES.
- A SEPARATE PLAN AND PERMIT, ISSUED TO A CONTRACTOR LICENSED BY THE FLORIDA STATE FIRE MARSHALS OFFICE, IS REQUIRED FOR THE INSTALLATION OF UNDERGROUND FIRE LINES.
- 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 FOUR-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.
- ALL FIRE FLOW LINES WILL RUN SEPARATE FROM THE DOMESTIC WATER MAINS AND HAVE A FIRE DETECTION METER AND A FIRE LINE BACKFLOW PREVENTION ASSEMBLY (BFP) ASSEMBLY SHALL INCLUDE A LOW FLOW BY-PASS METER W/ RPZ.
- MANHOLE FRAMES & COVERS, AND CO CAPS ARE TO BE WATER TIGHT, IF NEEDED EXISTING MANHOLE TOPS ARE TO BE ADJUSTED TO PROPOSED GRADE.
- INFLOW PROTECTION DISHS ARE REQUIRED FOR ALL MANHOLES; STAINLESS STEEL IN PAVED AREAS, ABS IN UNPAVED AREAS.
- A CLEANOUT SHALL BE PROVIDED AT THE ROW/PL FOR ALL SERVICE CONNECTIONS.
- THE FGUA SHALL OWN AND MAINTAIN ALL WATER SERVICE LINES UP TO THE POINT OF CONNECTION. ALL WATER MAINS SHALL BE A MINIMUM OF FOUR INCHES (4") IN DIAMETER AND ALL SUCH WATER MAINS SHALL BE CONSTRUCTED IN DEDICATED RIGHTS-OF-WAY OR APPROPRIATE UTILITY EASEMENTS DEDICATED TO THE FGUA.
- ALL SEWER FORCE MAIN LINES AND GRAVITY SERVICE LINES ACCEPTED MUST BE AT LEAST FOUR INCHES (4") IN DIAMETER AND EIGHT INCHES (8") RESPECTIVELY, EXCEPT LATERAL SEWER SERVICE LINES WHICH SHALL BE NO LESS THAN SIX INCHES (6") IN DIAMETER AND ACCEPTED BY THE FGUA TO A CLEANOUT LOCATED ON THE EDGE OF THE RIGHT-OF-WAY OR AN EASEMENT.
- A BALL CHECK VALVE FOLLOWED BY A PLUG VALVE WILL BE INSTALLED ON FORCE MAINS LOCATED IN PUE OR R/W AT THE PROPERTY LINE DISCHARGING FROM PRIVATELY OWNED LIFT STATIONS CONNECTING INTO THE UTILITY MAINS.
- CONNECTION TO EXISTING MANHOLES AND/OR LIFT STATIONS SHALL BE BY CORE BORE WITH KOR-N-SEAL CONNECTORS.
- ALL CONNECTIONS WILL BE MADE AS HOT TAPS. ANY EXCEPTIONS TO THIS WILL REQUIRE FGUA APPROVAL. ALL HOT TAP CONNECTIONS SHALL BE PERFORMED BY A LICENSED, UNDERGROUND CONTRACTOR, WITH ADVANCE NOTIFICATION (72 HOURS) TO THE FGUA INSPECTOR.
- BACKFLOW PREVENTION DEVICES SHALL BE PRIVATELY OWNED AND MAINTAINED. BFPDS SHOULD BE LOCATED OUTSIDE OF ANY FGUA EASEMENT OR ROW/PUBLIC EASEMENT. IT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN THE DEVICE AND PROVIDE ANNUAL TESTING CERTIFICATIONS TO THE FGUA.

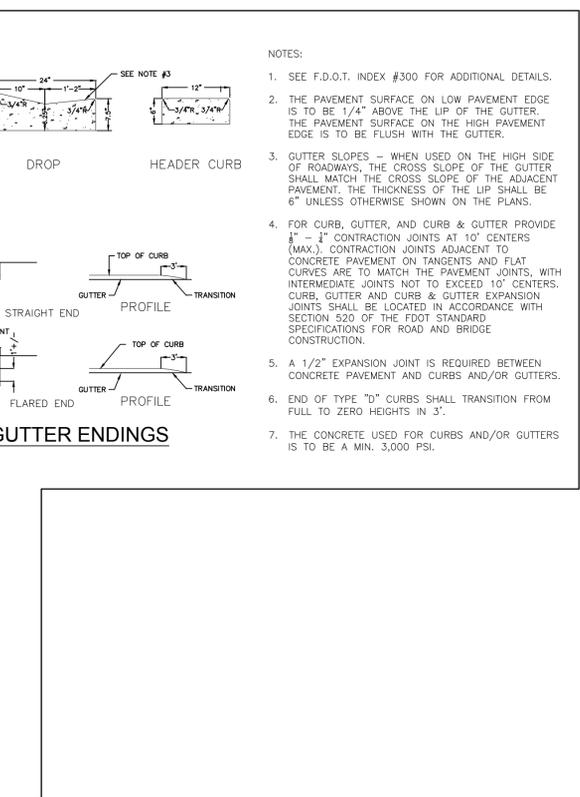
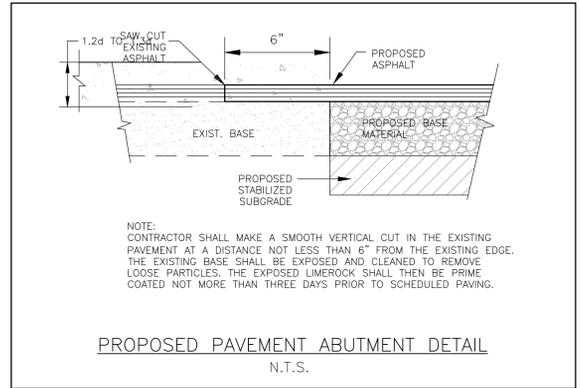
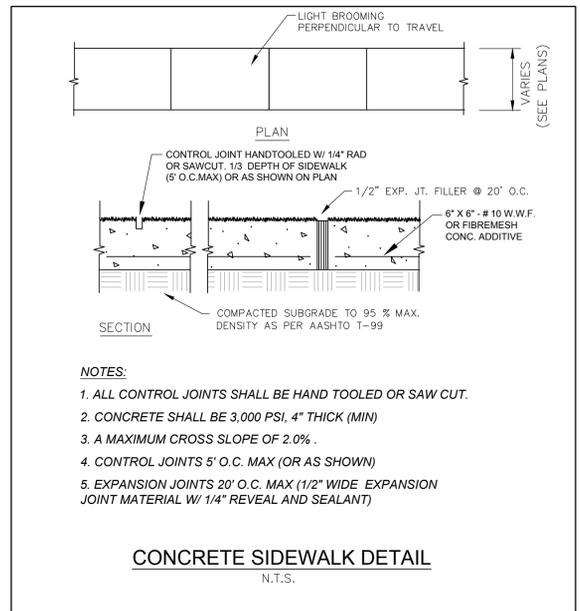
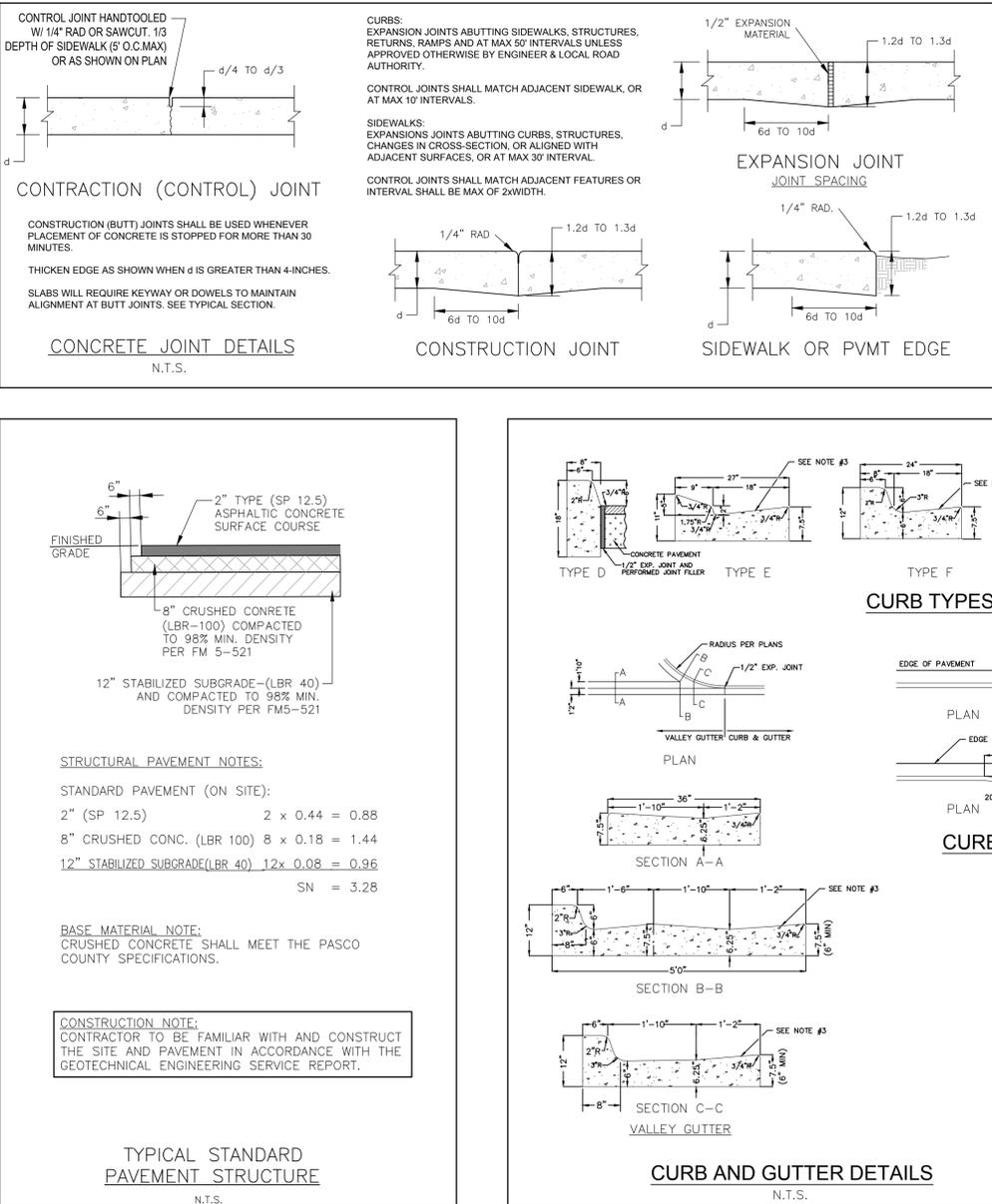
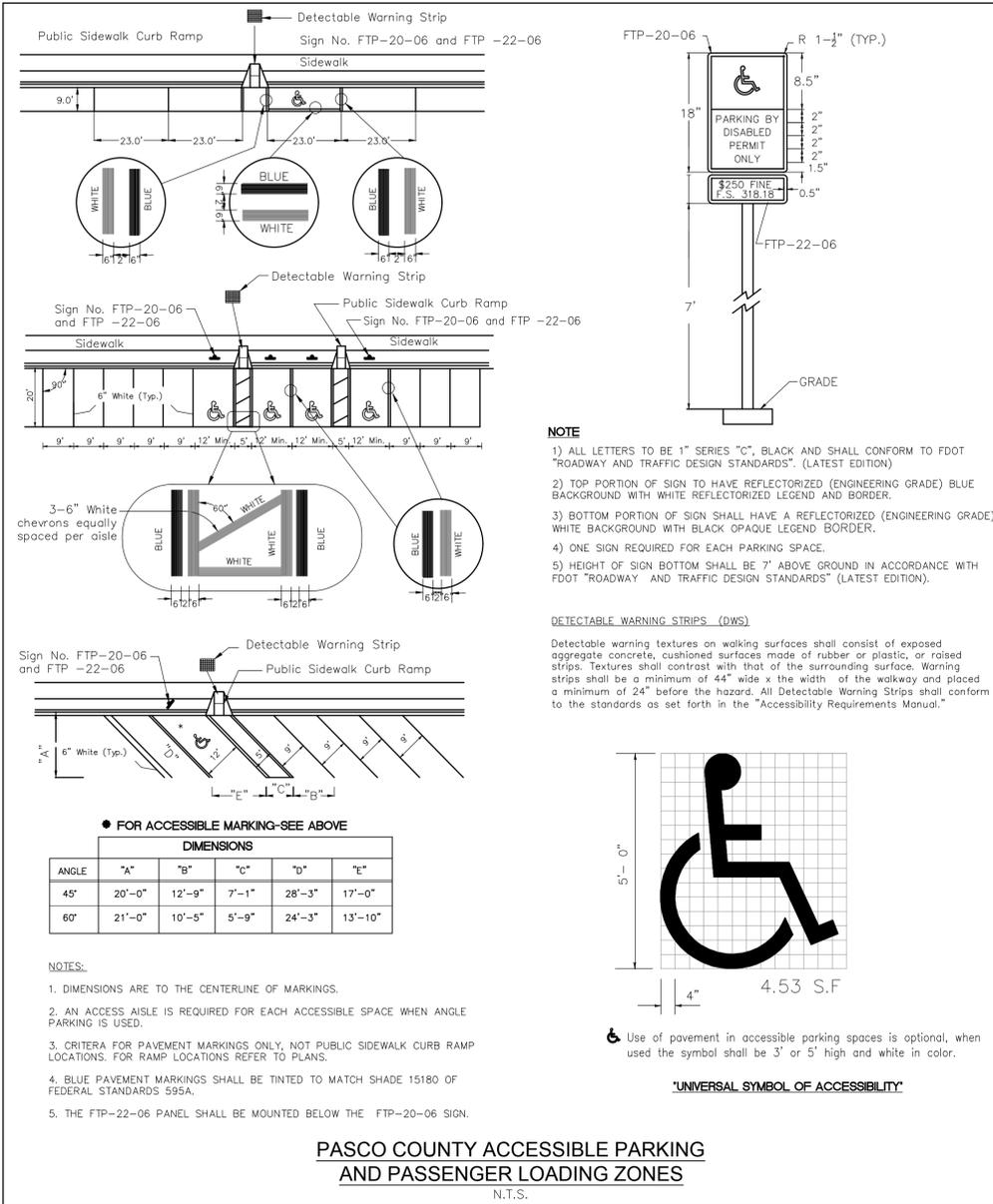
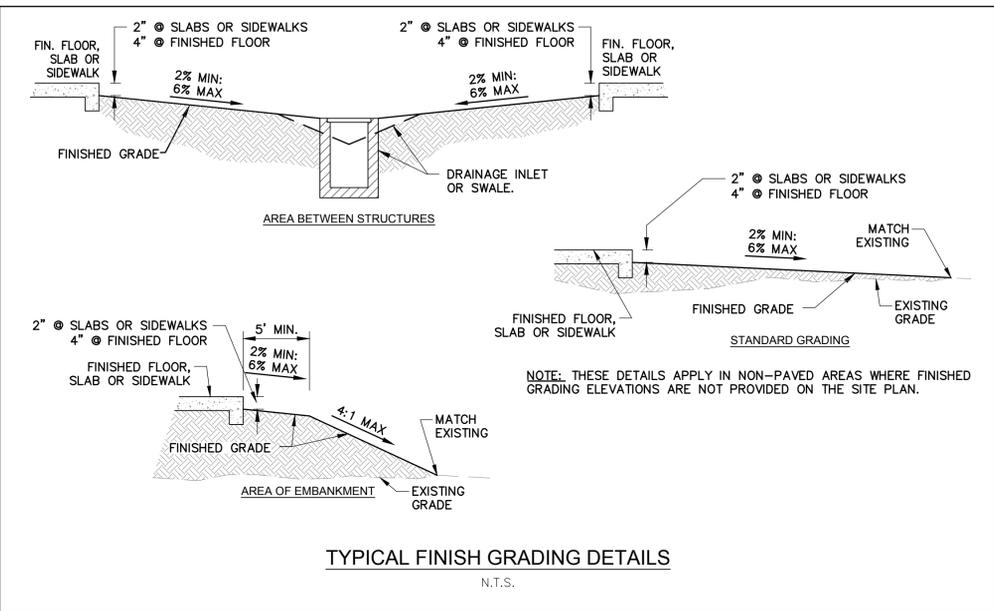
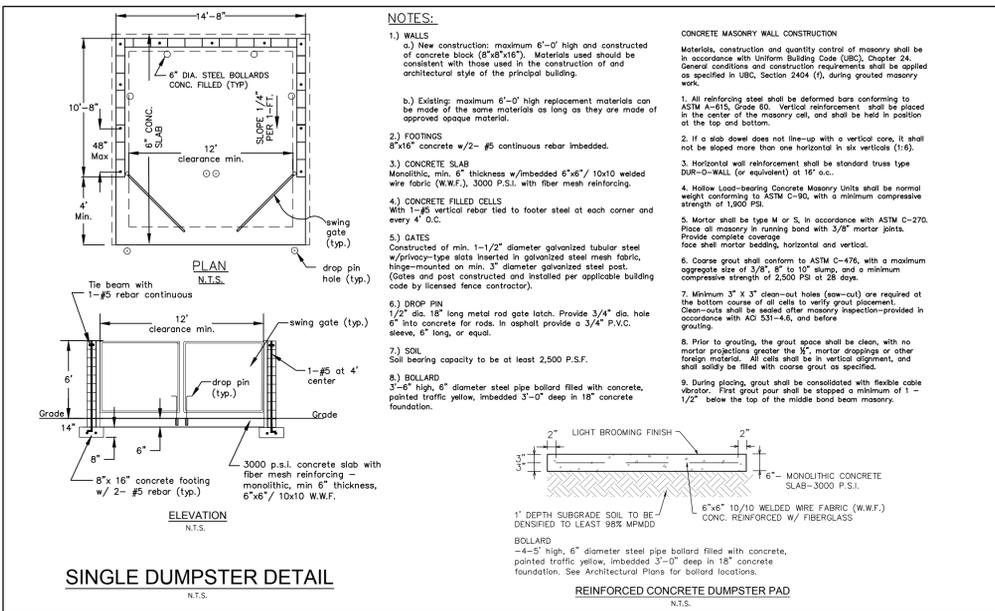
**FIRE LINE GATE VALVE NOTE:**

ALL PROPOSED FIRE LINE POSITION INDICATING VALVES SHALL BE MONITORED BY THE FIRE ALARM SYSTEM AND SHALL INCLUDE TAMPER SWITCHES. REFERENCE FIRE PROTECTION SYSTEM PREPARED BY THE PROJECT MECHANICAL ENGINEER

**LEGEND**

- BOUNDARY/RIGHT-OF-WAY
- CONCRETE WALKWAY
- EXISTING DRAINAGE INLET STRUCTURE
- EXISTING POTABLE WATER LINE
- EXISTING SANITARY SEWER PIPE
- EXISTING SANITARY SEWER STRUCTURE
- PROPOSED 2" POTABLE WATER LINE
- PROPOSED 4" FIRE DEPT. CONNECTION
- PROPOSED 6" PVC FIRE MAIN
- PROPOSED 8" PVC FIRE MAIN
- PROPOSED GATE VALVE

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**SITE DETAILS**

**STORKWIK SELF STORAGE**  
1573 LAND O' LAKES BLVD  
LUTZ, FLORIDA, 33549

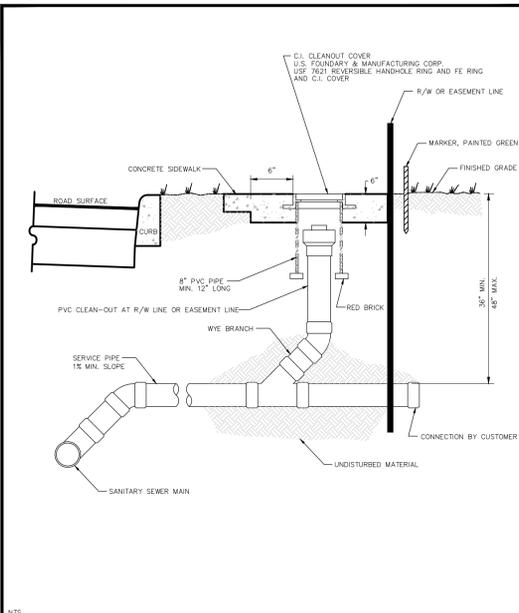
**COASTAL DESIGN CONSULTANTS**  
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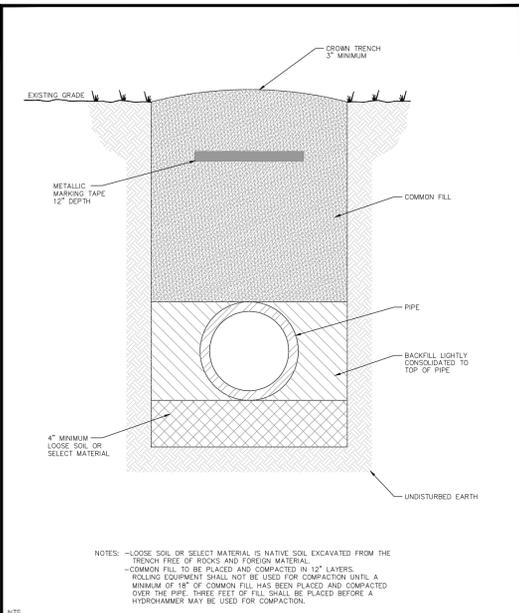
DESIGNED BY: P.A.M.	DRAWN BY: ALG
DATE	REV. NO.
REVISION	

**SHEET**  
**C6.0**

**DATE:** 05-16-2016  
**JOB NO.:** 16008



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



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

### PIPE RESTRAINT LENGTHS IN FEET COMMON FITTINGS

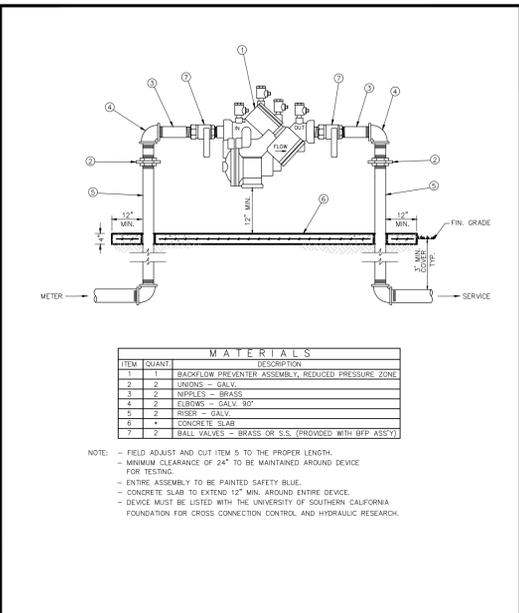
WATER MAINS - TEST PRESSURE 150 PSI					
PIPE SIZE	FITTING TYPE				
	11-1/4"	22-1/2"	45"	90"	DEAD END
4"	2'	4'	8'	20'	45'
6"	3'	6'	12'	28'	63'
8"	4'	7'	15'	36'	82'
10"	4'	9'	18'	43'	98'
12"	5'	10'	21'	50'	116'
16"	6'	13'	26'	63'	148'
20"	7'	15'	31'	76'	179'
24"	9'	17'	36'	87'	208'

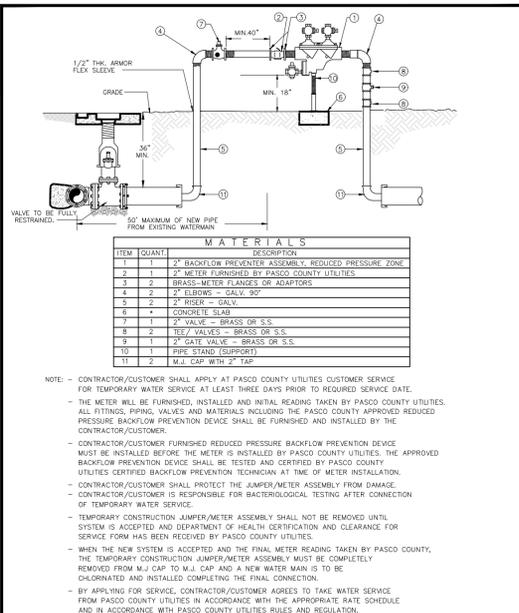
FORCE MAINS - TEST PRESSURE 100 PSI					
PIPE SIZE	FITTING TYPE				
	11-1/4"	22-1/2"	45"	90"	DEAD END
4"	1'	3'	6'	13'	30'
6"	2'	4'	8'	19'	42'
8"	2'	5'	10'	24'	55'
10"	3'	6'	12'	29'	66'
12"	3'	7'	14'	34'	77'
16"	4'	8'	18'	42'	99'
20"	5'	10'	21'	50'	119'
24"	6'	11'	24'	58'	139'

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

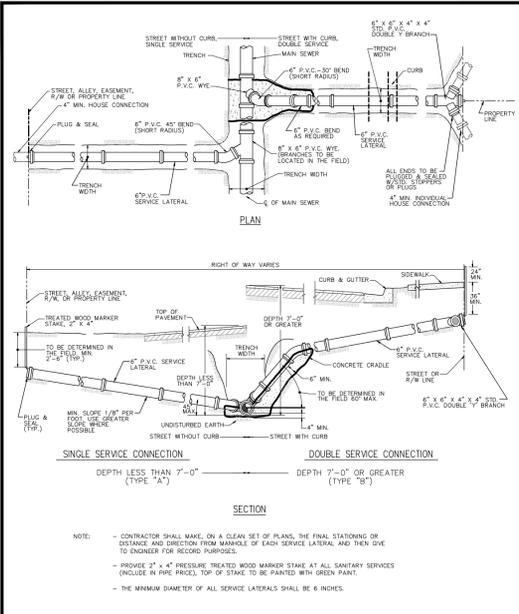
CREATED	02/24/03	<b>RESTRAINED JOINT TABLE COMMON FITTINGS</b>	PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN PCU APPROVAL.
REVISED			
		<b>PASCO COUNTY UTILITIES</b>	DETAIL 31



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



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



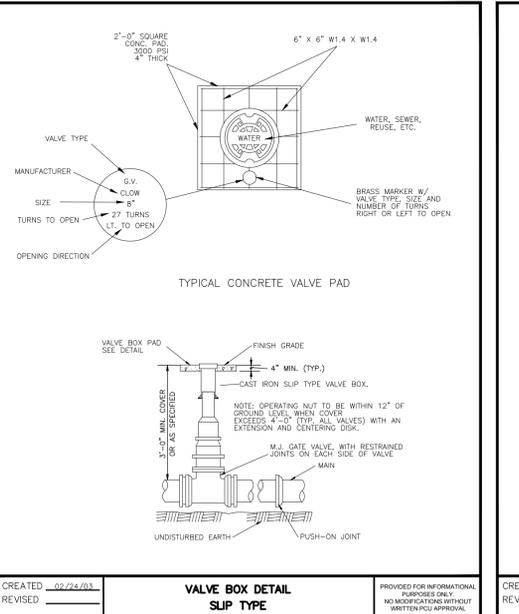
CREATED	02/24/03	<b>SEWER LATERAL CONNECTION</b>	PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN PCU APPROVAL.
REVISED			
		<b>PASCO COUNTY UTILITIES</b>	DETAIL 44

### PIPE RESTRAINT LENGTHS IN FEET TEES (BRANCH SIDE)

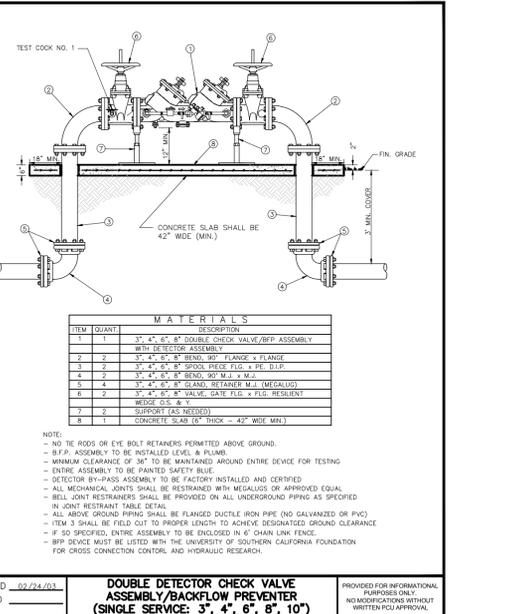
RUN SIZE	WATER MAINS - TEST PRESSURE 150 PSI BRANCH SIZE								
	3"	4"	6"	8"	10"	12"	16"	20"	24"
3"	6'	14'	30'	—	—	—	—	—	—
4"	2'	11'	28'	44'	—	—	—	—	—
6"	1'	2'	22'	40'	52'	—	—	—	—
8"	1'	1'	16'	35'	48'	62'	—	—	—
10"	1'	1'	10'	30'	44'	58'	83'	—	—
12"	1'	1'	3'	25'	40'	55'	80'	103'	—
16"	1'	1'	1'	14'	31'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

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

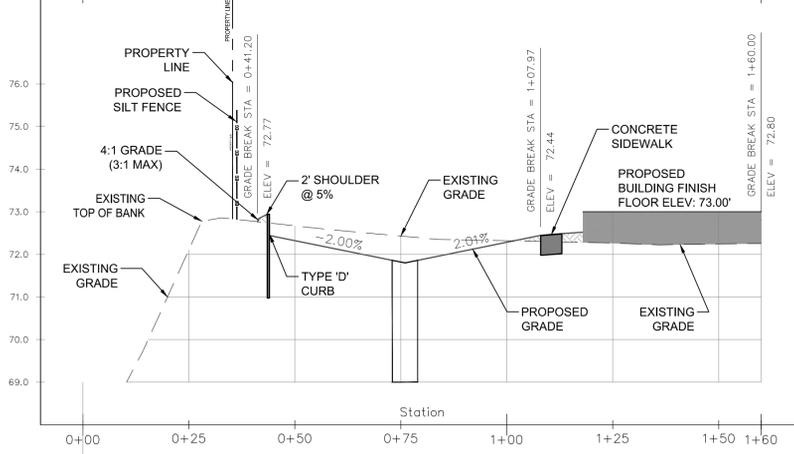
CREATED	02/24/03	<b>RESTRAINED JOINT TABLE TEES (BRANCH SIDE)</b>	PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN PCU APPROVAL.
REVISED			
		<b>PASCO COUNTY UTILITIES</b>	DETAIL 32



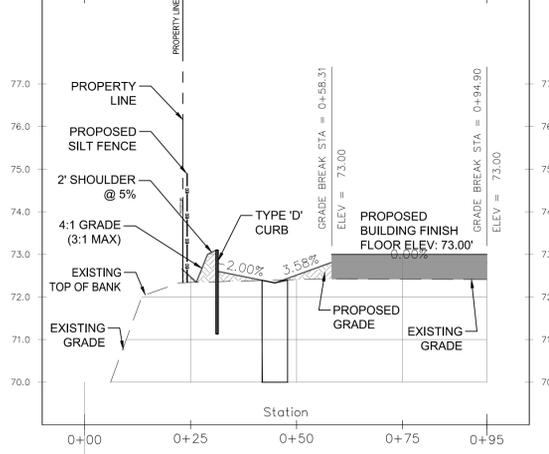
CREATED	02/24/03	<b>VALVE BOX DETAIL SLIP TYPE</b>	PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN PCU APPROVAL.
REVISED			
		<b>PASCO COUNTY UTILITIES</b>	DETAIL 30



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



**CROSS SECTION A-A**  
SCALE: 20



**CROSS SECTION B-B**  
SCALE: 20

**UTILITY DETAILS**

**STORKWIK SELF STORAGE**  
1573 LAND O' LAKES BLVD  
LUTZ, FLORIDA, 33549

GREGORY B. WEGENER, P.E.  
PE # 75876

**COASTAL**  
DESIGN CONSULTANTS

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Designed By:	P.A.M.	Drawn By:	ALG
DATE		REV. NO.	
DATE		REVISION	
<b>SHEET</b>			
<b>C7.0</b>			
JOB NO:			<b>16008</b>
DATE:			<b>05-16-2016</b>

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REGULATORY REQUIREMENTS FOR CONSTRUCTION PROJECTS INCLUDE:

ENVIRONMENTAL RESOURCE PERMIT (ERP) CONSTRUCTION SURFACE WATER MANAGEMENT PLAN

PURPOSE: PREVENT EROSION AND SEDIMENT DEPOSIT IN WETLANDS/SURFACE WATERS OR ADJACENT PROPERTIES. PREVENT OFFSITE FLOODING. PREVENT VIOLATIONS OF STATE WATER QUALITY STANDARDS.

REGULATORY AGENCY: STATE OF FLORIDA WATER MANAGEMENT DISTRICTS

APPLIES TO: ALL CONSTRUCTION PROJECTS UNLESS SPECIFICALLY EXEMPT BY RULE.

RESPONSIBLE ENTITY: ENVIRONMENTAL RESOURCE PERMITTEE SHALL BE RESPONSIBLE FOR ENSURING COMPLIANCE.

REQUIREMENTS: ALL PERMITTED PROJECTS SHALL PREPARE AND MAINTAIN A CONSTRUCTION SURFACE WATER MANAGEMENT PLAN (CSWMP) IN ACCORDANCE WITH F.A.C. 40D RULES, PART B, BASIS OF REVIEW, SECTION 2.8.

MAJOR COMPONENTS OF THE CSWMP

- 1. SITE PLAN.
2. TOPOGRAPHY AND HYDROLOGIC DATA
3. CONSTRUCTION DETAILS.
4. PROCEDURES TO CONTROL EROSION AND SEDIMENTATION.
5. PROCEDURES FOR STORMWATER MANAGEMENT.
6. MAINTENANCE PROCEDURES.
7. INSPECTION RECORDS.

SEE "THE FLORIDA STORMWATER EROSION AND SEDIMENTATION CONTROL INSPECTOR'S MANUAL", APRIL 2006 (OR LATEST EDITION) FOR ADDITIONAL INFORMATION. AND

CHAPTER 6, "THE FLORIDA DEVELOPMENT MANUAL: A GUIDE TO SOUND LAND AND WATER MANAGEMENT". (FDER 1988)

NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES)

PURPOSE: PREVENT THE DISCHARGE OF POLLUTANTS ASSOCIATED WITH CONSTRUCTION ACTIVITIES TO SURFACE WATERS OF THE STATE.

REGULATORY AGENCY: EPA AND STATE OF FLORIDA DEPT. OF ENVIRONMENTAL PROTECTION

APPLIES TO: ALL CONSTRUCTION PROJECTS DISTURBING ONE (1) OR MORE ACRES OF LAND UNLESS SPECIFICALLY EXEMPT BY RULE.

RESPONSIBLE ENTITY: THE "OPERATOR" AS DEFINED IN F.A.C. 62-621.300(4)(a) SHALL BE RESPONSIBLE FOR ENSURING COMPLIANCE. TYPICALLY THE CONTRACTOR SHALL BE OPERATOR AND FILE NPDES NOTICE OF INTENT (NOI).

REQUIREMENTS: ALL NON-EXEMPT PROJECTS SHALL PREPARE AND MAINTAIN A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IN ACCORDANCE WITH F.A.C. 62-621. THE SWPPP SHALL BE COMPLETED PRIOR TO SUBMITTAL OF THE NOI AND MAINTAINED THROUGH THE LENGTH OF PROJECT.

MAJOR COMPONENTS OF THE SWPPP

- 1. SITE PLAN.
2. TOPOGRAPHY AND HYDROLOGIC DATA
3. CONSTRUCTION DETAILS.
4. PROCEDURES TO CONTROL EROSION AND SEDIMENTATION.
5. MEASURES TO CONTROL OTHER POLLUTANTS.
6. MAINTENANCE PROCEDURES.
7. INSPECTION RECORDS.
8. OPERATOR CERTIFICATION.

SEE "GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES", MAY 2003 (OR LATEST EDITION) FOR ADDITIONAL INFORMATION.

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

CONTRACTOR IS ADVISED THAT THIS CONSTRUCTION PLAN SET DOES NOT FULFILL ALL REQUIREMENTS OF THE SWPPP. TO ENSURE COMPLIANCE, ADDITIONAL ITEMS TO BE SUPPLIED AND MAINTAINED ON SITE BY THE CONTRACTOR SHALL INCLUDE:

- 1. Certification Statement. In accordance with F.A.C. 62-621.305 all documents related to the NPDES Permit, including Contractor's SWPPP, shall contain the following statement "I 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 gather and evaluate 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 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".
2. Subcontractor's Statement. In accordance with Document 62-621.300(4)(a), any subcontractors responsible for SWPPP activities shall sign a copy of the following statement "I certify under penalty of law that I understand, and shall comply with, the terms and conditions of the State of Florida Generic Permit for Stormwater Discharge from Large and Small Construction Activities and this Stormwater Pollution Prevention Plan prepared thereunder". Certifications are to include name and title of person providing signature, as well as, name, address and telephone number of the contracting firm, and date certification is made.
3. Records. Contractor's SWPPP shall contain Records of all inspections and maintenance activities as required by permit. A copy of the NOI shall also be kept with the SWPPP. Records are to be maintained for no less than 3 years after final stabilization of the site.
4. Amendments. Contractor's SWPPP shall include any modifications to the "Plan" as may be required to address such items as specific construction phasing, changes to controls made in the field, or changes in responsible personnel.

The following documents may be consulted for additional guidance:

WWW.DEP.STATE.FL.US/LEGAL/RULES/SHARED/62-621/62-621.PDF

WWW.DEP.STATE.FL.US/WATER/STORMWATER/NPDES/DOCS/SWPPPTRAINING.PDF

INFORMATION CONTAINED IN THESE CONSTRUCTION PLANS IS INTENDED TO PROVIDE A STARTING POINT FOR THE CSWMP AND SWPP PLANS. IN ORDER TO FULLY COMPLY WITH ALL ASPECTS OF CSWMP AND SWPPP REQUIREMENTS, ADDITIONAL ITEMS SHALL BE PROVIDED BY THE RESPONSIBLE ENTITY TO INCLUDE: INSPECTION RECORDS, UPDATES / MODIFICATIONS, AND CERTIFICATIONS.

REFERENCES MADE TO THE "PLAN" IN THE FOLLOWING NOTES REFERS BOTH TO THE CSWMP AND SWPPP AND SHALL BE INTERCHANGEABLE. THE "PLAN" COMPONENTS PROVIDED BY THE ENGINEER INCLUDE SITE DATA, STORMWATER MANAGEMENT EROSION/SEDIMENT CONTROL INSTRUCTIONS, DETAILS, AND NOTES AS PRESENTED THROUGHOUT THIS CONSTRUCTION PLAN SET.

"PLAN" AMENDMENTS

THE PLAN SHALL BE AMENDED WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE, WHICH HAS A SIGNIFICANT EFFECT ON THE POTENTIAL FOR DISCHARGE OF POLLUTANTS TO SURFACE WATERS OF THE STATE OR MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4). THE PLAN ALSO SHALL BE AMENDED IF IT PROVES TO BE INEFFECTIVE OR TO INDICATE ANY NEW CONTRACTOR AND/OR SUBCONTRACTOR IMPLEMENTING CONTROL MEASURES. ALL AMENDMENTS SHALL BE SIGNED, DATED, AND KEPT AS ATTACHMENTS TO THE ORIGINAL PLAN.

SITE DATA

PROJECT NAME: STORKWIK SELF STORAGE FACILITY

PROJECT DESCRIPTION: SITE GRADING AND INSTALLATION OF STORMWATER CONTROLS

LOCATION: S36 T26 S R18 E

PROJECT SIZE: 2.09 AC

SITE MAP: SEE CONSTRUCTION PLANS SHEET C3.0

EXISTING TOPOGRAPHY: SEE CONSTRUCTION PLANS SHEET C4.0

PROPOSED TOPOGRAPHY: SEE CONSTRUCTION PLANS SHEET C4.0

PREDEVELOPMENT DRAINAGE MAP: SEE CONSTRUCTION PLANS SHEET DR1.0

POST-DEVELOPMENT DRAINAGE MAP: SEE CONSTRUCTION PLANS SHEET DR1.0

SCS SOIL DATA: SEE TABLE 3 OF THE STORMWATER REPORT. ADDITIONAL DATA INCLUDING GEOTECHNICAL STUDY AND STORM WATER MANAGEMENT REPORT ARE AVAILABLE FROM THE ENGINEER.

RUNOFF COEFFICIENTS: PREDEVELOPMENT C VALUE = 0.25 UNPAVED, POST-DEVELOPMENT C VALUE = 0.30 UNPAVED

DISCHARGE POINTS AND RECEIVING WATER OR MS4 (UP TO 100 YR / 24 HR EVENT) DISCHARGE #1: LAT: 28° 10.574' N LONG: 82° 27.936' W, RECEIVING WATER: WALMART SUPER CENTER MASTER DRAINAGE PONDS, ON-SITE/OFF-SITE RUNOFF DRAINAGE AREA: XX.XX AC

FDOT PRECIPITATION ZONE: ZONE 6

WATER MANAGEMENT DISTRICT RAINFALL DATA:

- 2 YR / 24 HR = 4.0 INCHES
5 YR / 24 HR = 6.0 INCHES
10 YR / 24 HR = 7.5 INCHES
25 YR / 24 HR = 9.0 INCHES
100 YR / 24 HR = 12.2 INCHES

CONSTRUCTION ACTIVITIES

- 1. Sequence of Major Soil Disturbing Activities. For each construction phase clear and grub as necessary for installation of perimeter controls only. Install perimeter controls before beginning other land disturbing activities. Remove perimeter controls only after all upstream areas are stabilized.
A. Clearing, grubbing and earthwork for ponds.
B. Clearing, grubbing and earthwork for swales.
C. Storm sewer construction. Install storm pipe in the upstream direction.
D. Clearing and grubbing for utility installation.
E. Clearing, grubbing and earthwork associated with pavement and buildings.
F. Complete site work.
G. Remove erosion control measures prior to final demobilization.
2. Areas of Soil Disturbing Activities. Any areas where permanent features are shown to be constructed shall be disturbed.
3. Areas to be Stabilized. All areas disturbed during construction shall be stabilized unless specifically shown otherwise.

CONTROLS

The following discussion defines general guidelines for the use of erosion/sediment controls and stabilization.

- 1. Temporary and permanent stabilization practices.
A. Temporary Sodding: Install at the limits of phasing in all locations where construction activities have ceased and the likelihood of erosion is high.
B. Temporary Grassing: Install at all locations where construction activities has temporarily stopped for a period to exceed 30 days.
C. Permanent planting, sodding and seeding: All disturbed areas not paved will ultimately receive permanent sodding, seed or mulch unless specifically shown otherwise in plans.
2. Structural Controls. Intended to divert, store, retain or otherwise limit storm water flow. Structural controls shall be installed prior to any earthwork or construction activity.
A. Silt Fence (PER FDOT INDEX 102) Shall be used
- around the perimeter of project area as designated in the Construction Plans.
- around wetlands or other surface waters,
- where existing ground slopes away from the project
- Sheet flow areas
- Stockpile areas shall include silt fence around the perimeter
- or wherever there is potential for sediment to migrate offsite. Typical useful life of silt fence is 6 months.

NOTE: Additional silt fence may also be required to designate limits of construction, protect trees, or satisfy local development requirements.

B. Hay Bales (Per FDOT Index 102): May be used as temporary sediment barrier per FDOT Index 120. Typical useful life of hay bales is 3 months.

C. Turbidity Barriers (Per FDOT Index 102): Shall include staked or floating type, as required, wherever there is a point source discharges from project area to surface water. Typical useful life of staked turbidity barriers is 6 months.

D. Rock Bags May be used as temporary measure for inlet protection per FDOT Index 120. Primary use shall be around curb type inlets.

3. Sediment Basins for areas disturbing 10 acres or more. Sumps or traps are required to provide 3,600 cu ft of storage per acre drained. When discharge is to an Outstanding Florida Waterway, Storage must be sufficient to accommodate the 10 year / 24 hour storm.

Requirement for sediment trap may be satisfied by utilizing the project storm water ponds. If so, Ponds shall be cleaned of excess sediment prior to final acceptance.

CONTROLS (CONTINUED)

- 4. Permanent storm water management controls. As individual phases of construction are performed, permanent control structures shall be installed.
5. Other Pollutant Controls.
A. Waste Disposal: The Contractor shall be responsible for maintaining field records of their SWPPP activities including disposal of construction debris and waste. The Contractor shall provide litter control and collection within the project boundaries during construction activities. Any fertilizer, hydrocarbon, or other chemical containers shall be disposed of by the contractor according to EPA standard practices as detailed by the manufacturer. No solid materials including building and construction debris shall be placed in, or discharged to, wetlands, surface waters or buried on site.
B. Offsite Vehicle Tracking: The Contractor shall provide control(s) from the following acceptable methods:
1. Loaded haul trucks shall be covered by a tarpaulin.
2. Excess dirt on road shall be removed daily. Contractor shall provide pollution control by implementing dust control with water application while dust generating activities are conducted.
3. Soil Tracking Prevention Device shall be installed where vehicles leave the project area (or enter nearest paved road).
C. Herbicides / Pesticides: Application rates shall conform to applicable local, state and federal regulations.
D. Toxic Substances: Storage, application, generation, migration of all toxic substances shall conform to applicable local, state and Federal regulations. Containment areas shall be provided whenever potentially hazardous materials are stored on site.
6. Non-Stormwater Discharges. No non-stormwater discharges to surface waters, wetlands or the MS4 shall be allowed except as specifically approved by applicable permits and regulations.

MAINTENANCE

The Contractor shall be responsible for daily inspection and maintenance of all control devices throughout the construction phase and removal of control devices when no longer necessary.

NOTE: For SWFWMD, the PERMITTEE is responsible for ensuring that all controls are properly maintained.

The following practices shall be used to maintain controls.

- 1. The Contractor shall maintain rain gages on the project site and keep a record of daily rainfall.
2. The Contractor shall check and ensure proper operation of the controls. If a repair is necessary, it shall be initiated within 24 hours of the inspection.
3. Built-up sediment shall be removed when it has reached 1/3 the height of barrier.
4. Any controls which are not functioning as intended shall be repaired or replaced.
5. Temporary and permanent seeding shall be inspected for bare spots, washouts, and healthy growth.
6. Soil tracking prevention devices shall be maintained to prevent clogging of rock bedding which may impede usefulness of the structure.

INSPECTION AND DOCUMENTATION PROCEDURES

The Contractor shall be responsible for completing weekly inspection report form and maintaining documentation for 3 years following final stabilization. The Contractor shall submit copies of these reports to the owner prior to final payment for work shown within these construction plans. Additional inspection and documentation must be completed within 24 hours after any significant rainfall event.

NOTE: For NPDES, a significant rainfall shall be 0.5 inches or greater. For ERP, a significant rainfall shall be 0.25 inches or greater. To eliminate confusion, Contractor is advised to carryout inspections after rainfall exceeding 0.25 inches. For projects with minimal potential for discharge to surface waters, it may be possible to adjust this criteria. Contact the Engineer for details.

Where sites have been permanently stabilized, inspections/reports shall be conducted at least once per month until construction activities have ceased and NOT has been submitted.

- Minimum inspection requirements shall include:
- Points of discharge to waters of the State.
- Points of discharge to the MS4 (municipal storm sewer).
- Disturbed areas of the site that have not been stabilized.
- Areas used for storage of materials that may create a pollution source (i.e. stockpiles, fuel drums, construction debris) and are exposed to rainfall.
- Structural Controls
- Storm water Management Controls
- Locations where vehicles enter and exit the site.

The Contractor shall initiate repairs / corrections within 24 hours of any items found to be in non-compliance with the associated permit requirements. If inspections indicate that the installed stabilization and structural practices are not sufficient to minimize erosion, retain sediment, and prevent the discharge of pollutants Contractor shall complete corrective measures as needed. Contact the Engineer prior to modifying any structural controls which are specifically shown in the construction plans.

NOTE: THE CONTRACTOR SHALL MAKE REPAIRS/CORRECTIONS TO ERODED AREAS AND MAINTENANCE OF SEDIMENT CONTROL DEVICES WITHOUT ADDITIONAL COST TO THE OWNER AND/OR THE ENGINEER UNLESS PRIOR APPROVAL OF SUCH COST IS RECEIVED BY THE OWNER.

CONSTRUCTION SURFACE WATER MANAGEMENT RESPONSIBLE ENTITY. AS REQUIRED UNDER FAC 40D, PART B, SECTION 2.8.1.(c) THE OWNER/PERMITTEE OR AUTHORIZED AGENT SHALL ENSURE THAT THE SURFACE WATER AND STORM WATER MANAGEMENT MEASURES PROPOSED IN THE "PLAN" ARE EFFECTIVELY IMPLEMENTED UNTIL COMPLETION OF THE PROJECT OR UNTIL THE PERMANENT SURFACE WATER MANAGEMENT SYSTEM IS OPERATIONAL. THE "PLAN" SHALL INCLUDE NOTES, DETAILS AND INSTRUCTIONS FOR STORM WATER MANAGEMENT PRESENTED THROUGHOUT THESE CONSTRUCTION PLANS, AS WELL AS, ANY AMENDMENTS TO THE "PLAN" AND RECORD KEEPING THROUGH THE COURSE PROJECT. THE OWNER/PERMITTEE OR AUTHORIZED AGENT IS AWARE OF, AND HEREBY AGREES TO COMPLY WITH THE STORM WATER MANAGEMENT ITEMS CONTAINED WITHIN THE CONSTRUCTION PLANS, INCLUDING MAINTENANCE OF EROSION CONTROL ITEMS, AS SUBMITTED FOR DISTRICT APPROVAL. SIGNATURE OF APPLICANT / PERMITTEE OR AGENT FOR SWFWMD PERMIT. PRINTED NAME OF APPLICANT / PERMITTEE OR AGENT FOR SWFWMD PERMIT.

STORM WATER POLLUTION PREVENTION PLAN. STORKWIK SELF STORAGE. 1573 LAND O' LAKES BLVD. LUTZ, FLORIDA, 33549

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CONSTRUCTION SURFACE WATER MANAGEMENT NOTES