MITCHELL 54 WEST

MASTER INFRASTRUCTURE PLAN

PASCO COUNTY, FLORIDA

PROPERTY OWNERS INFORMATION:

Owner	Email Address	Mailing Address		Phone Number
BREAZEALE LTD	DMitchell@bhhsfloridaproperties.net	8600 STATE ROAD 54	NEW PORT RICHEY FL 34655-3003	(727) 847-6556
MITCHELL D D & MASTERSON T D & AVERY MARY EDITH CO-TRUSTEES	DMitchell@bhhsfloridaproperties.net	8600 STATE ROAD 54	NEW PORT RICHEY FL 34655-3003	(727) 847-6556
MITCHELL DAVID DEWEY & REBECCA LEIGH	DMitchell@bhhsfloridaproperties.net	8600 STATE ROAD 54	NEW PORT RICHEY FL 34655-3003	(727) 847-6556
MITCHELL RANCH PARTNERSHIP LTD	DMitchell@bhhsfloridaproperties.net	8600 STATE ROAD 54	NEW PORT RICHEY FL 34655-3003	(727) 847-6556
MRPBI LAND CO LLC	DMitchell@bhhsfloridaproperties.net	8600 STATE ROAD 54	NEW PORT RICHEY FL 34655-3003	(727) 847-6556

SITE DATA

PROPERTY LOCATION
PROJECT IS LOCATED ALONG SOUTH SIDE S.R. 54 WEST BETWEEN LITTLE ROAD (WEST SIDE).
AND WELBILT BLVD.
PASCO COUNTY, FLORIDA

PROPERTY ZONING
MPUD (APPROVED 5/19/15)

FUTURE LANDUSE
PD

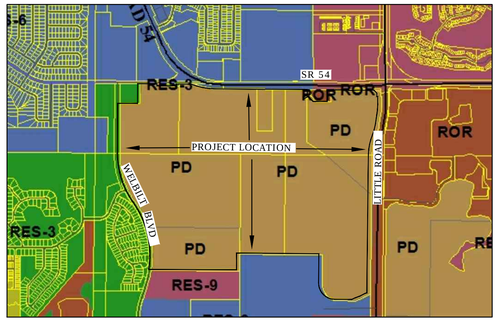
BUILDING SETBACK REQUIREMENTS:
VARIES, PER APPROVED MPUD CONDITIONS

PROPERTY USE EXISTING:
VACANT / AGRICULTURE / RESIDENTIAL

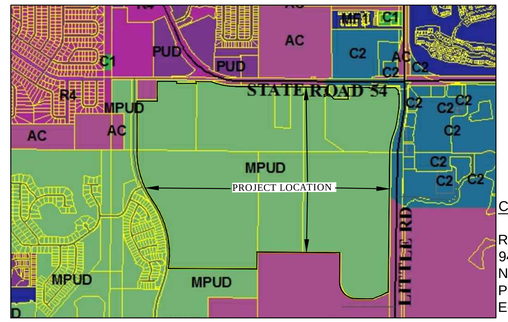
PROPERTY USE PROPOSED
MIXED USE (COMMERCIAL AND RESIDENTIAL)

MAXIMUM BUILDING HEIGHT
VARIES, PER APPROVED MPUD CONDITIONS

FLOOD ZONE:
PROPERTY LIES WITHIN FLOOD ZONES "A" , "AE" & "X" AS PER FLOOD INSURANCE RATE MAP,
COMMUNITY PANEL NO. 12101C0360 F , DATED 09/26/14



FUTURE LANDUSE MAP
N.T.S.



ZONING MAP
N.T.S.

VICINITY MAP
N.T.S.

PROJECT LOCATION:
SECTIONS 23 & 26, TOWNSHIP 26 SOUTH, RANGE 16
EAST, COUNTY OF PASCO, STATE OF FLORIDA

CIVIL ENGINEER

REGENCY DESIGN & ENGINEERING, INC.
9400 RIVER CROSSING BOULEVARD, SUITE 104
NEW PORT RICHEY, FLORIDA 34655
PH: (727) 375-1155 EXT 4
E-MAIL: girardijp72@yahoo.com

SURVEYORS:
FLORIDA DESIGN CONSULTANTS
3030 STARKEY BLVD.
NEW PORT RICHEY, FLORIDA 34655
PH: (727) 849-7588
E-MAIL: RWright@fldesign.com

UTILITY COMPANIES

GAS
CLEARWATER GAS SYSTEM
711 MAPLE STREET
CLEARWATER, FL 33755
PH. (727) 638-0763

TELEPHONE:
FRONTIER COMMUNICATIONS
1280 EAST CLEVELAND STREET
MC FLCW-5033
CLEARWATER, FLORIDA 33755
PH. (727) 562-1134

CABLE:
CHARTER COMMUNICATIONS
JOSE MARTINEZ
30432 STATE ROAD 54
WESLEY CHAPEL, FLORIDA 33543
PH: (813) 862-0522, EXT. 84403

POWER:
DUKE ENERGY
4121 ST. LAWRENCE DRIVE
NEW PORT RICHEY, FL 34653
PH: (727) 372-5148

SEWER / WATER
FLORIDA GOVERNMENTAL
UTILITY AUTHORITY (FGUA)
6915 PERRINE RANCH RD.
NEW PORT RICHEY, FLORIDA 34656
PH: (727) 372-0115

GEOTECHNICAL ENGINEER

CENTRAL FLORIDA TESTING LABORATORIES, INC
12625 40TH STREET NORTH
CLEARWATER, FLORIDA 33762
PH: (727) 572-9797
FAX: (727) 299-0023
E-MAIL: TGates@cftlinc.com

ENVIROMENTAL CONSULTANT
CARDNO-ENTRIX
3905 CRESCENT PARK LINE
RIVERVIEW, FLORIDA 33578
PH: (813) 367-0981
E-MAIL: john.goolsby@cardno.com

PROJECT NUMBER:

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PROPERTY OWNERS

Parcel ID	Owner	Mailing Address	
23 26 16 0000 01300 0000	BREAZEALE LTD	8600 STATE ROAD 54	NEW PORT RICHEY FL 34655-3003
23 26 16 0000 01200 0000	MITCHELL D D & MASTERSON T D & AVERY MARY EDITH CO-TRUSTEES	8324 STATE ROAD 54	NEW PORT RICHEY FL 34655-3003
23 26 16 0000 01900 0000	MITCHELL DAVID DEWEY & REBECCA LEIGH	8600 STATE ROAD 54	NEW PORT RICHEY FL 34655-3003
26 26 16 0000 00100 0010	MITCHELL RANCH PARTNERSHIP LTD	8324 STATE ROAD 54	NEW PORT RICHEY FL 34655-3003
26 26 16 0000 00500 0020	MITCHELL RANCH PARTNERSHIP LTD	8324 STATE ROAD 54	NEW PORT RICHEY FL 34655-3003
23 26 16 0000 01200 0050	MITCHELL RANCH PARTNERSHIP LTD	8324 STATE ROAD 54	NEW PORT RICHEY FL 34655-3003
23 26 16 0000 01200 0013	MITCHELL RANCH PARTNERSHIP LTD	8324 STATE ROAD 54	NEW PORT RICHEY FL 34655-3003
26 26 16 0000 00100 0000	MITCHELL RANCH PARTNERSHIP LTD	8324 STATE ROAD 54	NEW PORT RICHEY FL 34655-3003
23 26 16 0000 01300 0060	MRPBI LAND CO LLC	8324 STATE ROAD 54	NEW PORT RICHEY FL 34655-3003
23 26 16 0000 01200 0015	MRPBI LAND CO LLC	8324 STATE ROAD 54	NEW PORT RICHEY FL 34655-3003
23 26 16 0000 01300 0070	MRPBI LAND CO LLC	8324 STATE ROAD 54	NEW PORT RICHEY FL 34655-3003
26 26 16 0000 00100 0100	MRPBI LAND CO LLC	8324 STATE ROAD 54	NEW PORT RICHEY FL 34655-3003
23 26 16 0000 01200 0014	MRPBI LAND CO LLC	8324 STATE ROAD 54	NEW PORT RICHEY FL 34655-3003
26 26 16 0000 00100 0110	MRPBI LAND CO LLC	8324 STATE ROAD 54	NEW PORT RICHEY FL 34655-3003
26 26 16 0000 00100 0120	MRPBI LAND CO LLC	8324 STATE ROAD 54	NEW PORT RICHEY FL 34655-3003

PREVIOUS APPROVALS:

NAME	DATED APPROVED	PROJECT TYPE
RZ 3723	09/29/87	AC TO MPUD, C2
RZ 3759	01/26/88	CC, R4, I1 TO MPUD, RUH
RZ 4816	12/20/94	MPUD TO AC
RZ 6885	10/01/09	AC, MPUD TO MPUD
CPAL 10-1	08/10/10	COMP. PLAN AMMENDMENT
RZ 7116	05/19/15	MPUD APPROVAL

PREPARED FOR

KEMR PROPERTIES, LLC
4500 PGA BOULEVARD, SUITE 400
PALM BEACH GARDENS, FL 33418
PH: (941) 235-6900
E-MAIL: GNelson@kitsonpartners.com

REGENCY
Design & Engineering, Inc.

9400 RIVER CROSSING BOULEVARD, SUITE 104 NEW PORT RICHEY, FLORIDA 34655
727-375-1155 EXT. 4 - FAX 727-375-1156
CERTIFICATE OF AUTHORIZATION NO. 28366

THESE PLANS HAVE BEEN PREPARED IN SUBSTANTIAL CONFORMANCE WITH THE MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE OF STREETS AND HIGHWAYS, STATE OF FLORIDA IN EFFECT AT THE TIME THE PLANS WERE PREPARED.

NOTES:

1. 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.

2. IF DURING CONSTRUCTION ACTIVITIES ANY EVIDENCE OF HISTORIC RESOURCES, INCLUDING BUT NOT LIMITED TO ABORIGINAL OR HISTORIC POTTERY, PREHISTORIC STONE TOOLS, BONE OR SHELL TOOLS, HISTORIC TRASH PITS, OR HISTORIC BUILDING FOUNDATION, ARE DISCOVERED, WORK SHALL COME TO AN IMMEDIATE STOP AND THE FLORIDA DEPARTMENT OF HISTORIC RESOURCES (STATE HISTORIC PRESERVATION OFFICER) AND PASCO COUNTY SHALL BE NOTIFIED WITHIN TWO WORKING DAYS OF THE RESOURCES FOUND ON THE SITE.

3. ON-SITE BURNING SHALL NOT BE PERMITTED.

4. NO LIGHT SPILLAGE OR GLARE BEYOND THE PROJECT SITE WILL BE PERMITTED. IF LIGHT SPILLAGE BEYOND THE PROJECT SITE OCCURS. THE LIGHT SHALL BE SHIELDED FROM ADJACENT RESIDENTIAL PREMISES AND RIGHTS-OF-WAYS.

5. ELEVATIONS CONTAINED HEREIN ARE BASED UPON THE NATIONAL GEODETIC SURVEY (NGS), NORTH AMERICAN VERTICAL DATUM, 1988 ADJUSTMENT (NAVD-88).

PLAN SUBMITTALS				PLAN REVISIONS		
AGENCY	DESCRIPTION	DATE	REVISIONS	REVISION	DATE	DESCRIPTION

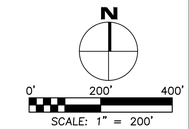
DESIGN

Digitally signed by Mr. Jaime P. Girardi, P.E.
DN: cn=Mr. Jaime P. Girardi, P.E., o=Regency Design & Engineering, Inc., ou, email=Girardijp72@yahoo.com, c=US
Date: 2016.10.14 21:41:18 -04'00'

GIRARDI, P.E.

PROFESSIONAL ENGINEER FLORIDA REGISTRATION NO. 59332

C:\Users\admin\Documents\Drawings\CAD-Projects\1604-West Mitchell\Drawings\200-300-CD\20-dwg, 10/14/2016 8:31:11 PM



PROJECT LOCATION:
SECTIONS 23 & 26, TOWNSHIP 26 SOUTH, RANGE 16 EAST
COUNTY OF PASCO, STATE OF FLORIDA

(*) INDICATES INSTALL SOIL TRACKING PREVENTION DEVICE (STPD) PER FDOT INDEX NO. 106

NOTE:
SOIL TRACKING PREVENTION DEVICE (STPD) TO BE INSTALLED AT ALL CONSTRUCTION ACCESS POINTS FROM STATE OR COUNTY MAINTAINED ROADS. STPD TO BE INSTALLED PER FDOT INDEX NO. 106.

NOTES:

- WETLAND LINE SHOWN WAS APPROVED UNDER SWFWMD ERP NO. 42013055.001
- SEED AND MULCH IS TO BE INSTALLED ON ALL DISTURBED AREAS UPON THE COMPLETION OF CONSTRUCTION, OR ANY TIME AN AREA IS LEFT EXPOSED FOR GREATER THAN 30 DAYS.
- ELEVATIONS SHOWN ARE BASED ON NAVD-88.

NOTE:

1. IF CONSTRUCTION HAS COMMENCED, BUT NOT CONTINUED FOR A PERIOD OF 30 DAYS, ALL DISTURBED PORTIONS OF THE PARCEL SHALL BE PLANTED WITH GRASS OR GROUND COVER TO PREVENT EROSION AND ENCOURAGE SOIL STABILIZATION, ADEQUATE COVERAGE SO AS TO SUPPRESS FUGITIVE DUST SHALL BE ACHIEVED WITHIN 45 DAYS.
2. PRIOR TO THE START OF ANY CLEARING OR GRUBBING OR ANY SOIL DISTURBANCE, CONTACT PASCO COUNTY STORMWATER MANAGEMENT AT (727) 834-3611 FOR SOIL EROSION AND SEDIMENT CONTROL PRE-INSPECTION MEETING.

PROJECT AERIAL

MITCHELL 54 WEST
MASTER INFRASTRUCTURE
PASCO COUNTY, FLORIDA

DRAWING INVALID UNLESS SIGNED, DATED & SEALED BY REGISTERED PROFESSIONAL

JAMIE P. GIRARDI, P.E. # 59332

REGENCY
Design & Engineering, Inc.
9400 RIVER CROSSING BOULEVARD, SUITE 104 NEW PORT RICHEY, FLORIDA 34655
727-375-1155 EXT. 4 – FAX 727-375-1156
CERTIFICATE OF AUTHORIZATION NO. 28366

REUSE OF DOCUMENT
THIS DOCUMENT, COMPRISED OF THE ATTACHED TEXT AND/OR DESIGNS, IS AN INSTRUMENT OF PROFESSIONAL SERVICE. IS THE PROPERTY OF REGENCY DESIGN & ENGINEERING, AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN AUTHORIZATION OF REGENCY DESIGN & ENGINEERING.

DATE	REV. BY	REV. NO.	REVISION

SHEET
2

LEGAL DESCRIPTION:

[23–26–16–0000–01300–0030 MAP # 9] **(NOT INCLUDED IN THIS PROJECT—FOR INFORMATION ONLY)**
Commence at the South 1/4 comer of Section 23, thence run North 00 degrees 9'5" East, 1186.13 feet; thence South 89 degrees 32'51" East, 1198.26 feet for a Point of Beginning; thence continue South 89 degrees 32'51" East, 70.52 feet; thence South 00 degrees 27'9" West, 103.34 feet; thence South 64 degrees 29'37" West, 77.19 feet; thence North 00 degrees 0'54" West, 137.13 feet, to the Point of Beginning, lying in Section 23, Township 26 South, Range 16 East, Pasco County, Florida.

AND [23–26–16–0000–01300–0000 MAP # 8]**(NOT INCLUDED IN THIS PROJECT—FOR INFORMATION ONLY)**
Commence at the Southeast comer of Section 26, thence run North 89 degrees 29'54" West, 260 feet for the Point of Beginning, thence continue North 89 degrees 29'54" West, 845.49 feet; thence north 55 degrees 16'7" West, 418.88 feet; thence North 00 degrees 3'31" East, 779.83 feet; thence North 64 degrees 29'37" East, 101.11 feet; thence South 43 degrees 17'53" East, 122.37 feet; thence South 89 degrees 31'51" East, 260 feet; thence North 00 degrees 27'9" East, 214.5 feet; thence South 89 degrees 28'30" East, 385.03 feet; thence North 00 degrees 22'14" West, 7.95 feet to a non tangent curve to the right, with a radius of 18434.92 feet, chord bearing North 89 degrees 6'16" East, chord distance 337.92 feet; thence South 89 degrees 28'30" East, 133.17 feet; thence South 42 degrees 36'51" East, 76.59 feet; thence South 0 degrees 3'31" West, 60.17 feet; thence South 89 degrees 56'29" East, 15 feet; thence South 3'31" West, 150.56 feet; thence 172.79 feet along an arc to the right, having a radius of 1100 feet, chord bearing South 4 degrees 33'31" West, 172.61 feet; thence South 9 degrees 3'31" West, 192.55 feet; thence 204.02 feet along an arc to the right, having a radius of 900 feet, chord bearing South 15 degrees 33'10" West, 203.59 feet; thence 368.2 feet along an arc to the left, having a radius of 990 feet, chord bearing South 11 degrees 23'32" West, 336.09 feet to the Point of Beginning.

AND [23–26–16–0000–01900–0000 MAP # 7]
The North 1/2 of the following described property, to wit: A portion of the Southwest 1/4 of the Southeast 1/4 of Section 23, Township 26 South, Range 16 East, Pasco County, Florida, more particularly described as follows: Commence at the Southwest comer of the Southeast 1/4 of said Section 23; thence run South 89 degrees 26'03" East, 296.58 feet along the South boundary line of the Southeast 1/4 of said Section 23; thence run North 00 degrees 12'01" East, 1270.09 feet to the Point of Beginning; thence run South 89 degrees 24'49" East, 275 feet along the South right of way line of Mitchell Ranch Road; thence run South 00 degrees 12'01" West, 845 feet; thence run North 89 degrees 24'49" West, 275 feet; thence run North 00 degrees 12'01" East, 845 feet to the Point of Beginning; LESS and except the North 84 feet thereof for additional right of way for Mitchell Road.

AND [Official Records Book 1675, page 1092 verbatim]
The South 1/2 of the following described property, to wit: A portion of the SW 1/4 of the SE 1/4 of Sec. 23, Twp. 26 S., Rge. 16 E. Pasco County, Florida, more particularly described as follows: Commence at the Southwest comer of the SE 1/4 of said Section 23; thence run South 89 degrees 26'03" East, 296.58 feet along the South boundary line of the SE 1/4 of said Section 23; thence run North 00 degrees 12'01" East, 1270.09 feet to the Point of Beginning; thence run South 89 degrees 24'49" East, 275 feet along the South right–of–way line of Mitchell Ranch Road; thence run South 00 degrees 12'01" West, 845 feet; thence run North 89 degrees 24'49" West, 275 feet; thence run North 00 degrees 12'01" East, 845 feet to the Point of Beginning.

AND [23–26–16–0000–01200–0000 MAP # 6]
A portion of Section 23, Township 26 South, Range 16 East, Pasco County, Florida, being further described as follows: Begin at the Southeast corner of the Southwest 1/4 of said Section 23; thence N.89°33'58"W. along the South line of said Southwest 1/4, a distance of 1,125.62 feet; thence North 00°13'53"East leaving said South line, a distance of 1,270.48 feet to the South right–of–way line of Mitchell Road as recorded in Official Records Book 1281, page 1225, of the Public Records of Pasco County, Florida; thence South 89°32'51"East along said right–of–way line, a distance of 266.52 feet to the South right–of–way line of State Road 54, 01 depicted in Florida Department of Transportation Right–Of–way Map, Section 14570–2515 dated August 29, 1994, said point also being a point of curve of a non tangent curve to the left, of which the radius point lies North 21°20'23"East, a radial distance of 1,278.23 feet; thence easterly along the arc of said South right–of–way line through a central angle of 20°53'14", a distance of 465.98 feet; thence South 89°32'51"East, a distance of 696.87 feet to the intersection with the West line of that certain parcel as described in Official Records Book 1675, page 1092, of the Public Records of Pasco County, Florida; thence along the boundary of said parcel as described in Official Records Book 1675, page 1092, the following 3 courses (1) South 00°04'02"West leaving said South right–of–way line, a distance of 761.00 feet; (2) South 89°32'51"East, a distance of 275.00 feet; (3) North 00°04'02"East, a distance of 761.00 feet to said South right–of–way line; thence South 89°32'51"East along said South right–of–way line, a distance of 239.66 feet; thence South 00°04'02"west leaving said South right–of–way line, a distance of 1,185.85 feet to the South line of the Southeast 1/4 of Said Section 23; thence North 89°34'04"West along said South line, a distance of 811.25 feet to the Point of Beginning.

AND [26–26–16–0000–00500–0020 MAP # 2]
Commence at the Southeast comer of the Northwest 1/4 of Section 26, thence along the East boundary of the Northwest 1/4, North 00 degrees 36'46" East, 521.87 feet for a Point of Beginning, thence North 89 degrees 33'51" West, 1606.63 feet, thence 1298.95 feet along the arc of a curve to the left with a radius of 1675 feet, and a chord bearing North 13 degrees 05'40" West, 1266.65 feet; thence North 35 degrees 18'38" West, 1.44 feet, thence 951.10 feet, more or less, along an arc of a curve to the right, with a radius of 1530 feet, and a chord bearing North 17 degrees 30'07" West, 935.86 feet, more or less, to the North boundary of said Section 26, thence along said North boundary, South 89 degrees 33'51" East, 2196.24 feet, more or less, to the North 1/4 comer of said Section 26, thence along the East boundary of the Northwest 1/4 of said Section 26, South 00 degrees 32'57" West, 2133.03 feet to the Point of Beginning.

AND [23–26–16–0000–01200–0013 MAP # 5]
Commence at the Southwest comer of the Southeast 1/4 of said Section 23, Township 26 South, Range 16 East, Pasco County, Florida, thence along the West boundary of the Southeast I/4, North 00 degrees 13 '38" East, 1186.27 feet to the South right of way line of Mitchell Road per O.R. Book 2058, Page 1993, thence along said right of way line, South 89 degrees 28'30" East, 809.58 feet to the Southwest comer of R/W Parcel 104, per O.R. Book 2058, Page 1999, for a Point of Beginning, thence along the right of way line South 89 degrees 28'30" East, 388.58 feet, thence South 00 degrees 3'31" West, 950.19 feet; thence South 55 degrees 16'7" East, 418.88 feet to the Southerly boundary of the Southeast I/4 of said Section 23, thence along the Southerly boundary of the Southeast 1/4, North 89 degrees 29'54" West, 734.99 feet, more or less, thence North 00 degrees 9'2" East, 1185.95 feet to the Point of Beginning.

AND [23–26–16–0000–01200–0050 MAP #1]
Commence at the Northwest comer of the Southwest 1/4 of the Southwest I/4 of Section 23, Township 26 South, Range 16 East, Pasco County, Florida, thence South 00 degrees 18'38" West, 50 feet along the West boundary of the Southwest 1/4 of the South right of way line of Mitchell Road, per O.R. Book 1020, Page 1122; thence South 89 degrees 32'51" East, 816.5 feet, along said South right of way line for a Point of Beginning, thence continue South 89 degrees 32'51" East, 354.57 feet; thence South 00 degrees 27'15" West, 34.95 feet; thence South 89 degrees 32'45" East, 352.92 feet; thence South 00 degrees 14'13" West, 1235.63 feet to the South section boundary, thence North 89 degrees 33 '51" West, 1070.62 feet to a point on the arc of a curve concave Easterly, having a radius of 1530 feet; thence 0.11 feet, more or less, along the arc of said curve to the right, chord bearing North 00 degrees 11'23 " West, 0.11 feet, more or less, to the point of tangency; thence North 00 degrees 18'38" East, 909.29 feet; thence South 89 degrees 32'51" East, 361.5 feet; thence North 00 degrees 18'38" East, 361.5 feet to the Point of Beginning.

AND [26–26–16–0000–00100–0000 MAP #4]
Commence at the Southeast comer of Section 26, Township 26 South, Range 16 East, Pasco County, Florida, thence along the East boundary of said section, North 00 degrees 39'15" East, 903.11 feet; thence North 89 degrees 20'45" West, 260.00 feet; to the West right of way line of Little Road; thence along said right of way, North 00 degrees 39' 15" East, 1736.68 feet to the South line of Northeast ~of said Section 26; thence continue along said right of way, North 00 degrees 39'15" East, 0.70 feet; thence along said right of way, North 00 degrees 44'04" East, 119.92 feet for a Point of Beginning; thence South 78 degrees 10'49" West, 26.63 feet; thence South 63 degrees 32'21" West, 121.46 feet; thence South 70 degrees, 21 '35" West, 76.89 feet; thence South 65 degrees 30'26" West, 78.56 feet to the South boundary of the Northeast 14 of said Section 26; thence along said South boundary, North 89 degrees 27'33" West, 305.14 feet; thence 471.61 feet along the arc of a curve the right having a radius of 300 feet, chord bearing of North 44 degrees 25'25" West, 424.53 feet; thence North 00 degrees 36'44" East, 531.07 feet; thence North 89 degrees 23' 16" West, 692.16 feet, more or less; thence parallel with the North-South centerline of said Section 26, North 00 degrees 36'44" East, 1813.14 feet, more or less, to the North boundary of said Section 26; thence along said North boundary South 89 degrees 29'53" East, 1580.50 feet, more or less, to aforesaid West right of way line of Little Road, thence along said right of way line, South 00 degrees 44'04" West, 2525.91 feet, more or less, to the Point of Beginning.

AND [26–26–16–0000–00100–0010 MAP #3]
The Northwest 1/4 of the Northeast 1/4 and the Southwest 1/4 of the Northeast 1/4; LESS the South 833.32 feet of the Southwest 1/4 of the Northeast 1/4; LESS commence at the Southeast comer of the Southwest 1/4 of the Southeast 1/4 of Section 23, for a Point of Beginning, thence run South 00 degrees 44'22" West, 1908.09 feet along the Easterly boundary of the West 1/2 of the Northeast 1/4 of Section 26; thence North 89 degrees 26' 01" West, 512.60 feet, parallel with the South boundary of the Southeast 1/4 of Section 23, thence North 00 degrees 40' 42" East, 1908.09 feet parallel with the North–South centerline of Section 26 to the South boundary of the Southeast 1/4 of Section 23; thence South 89 degrees 26'01" East, 514.82 feet, more or less, along the South boundary of Section 23, to the Point of Beginning, lying and being in Section 26, Township 26 South, Range 16 East, Pasco County, Florida.

ALL BEING MORE PARTICULARLY DESCRIBED AS:

A parcel of land being a portion of Sections 23 and 26, Township 26 South, Range 16 East, Pasco County, Florida, being more particularly described as follows:

COMMENCE at the Southeast corner of the Northeast 1/4 of Section 26, Township 26 South, Range 16 East, Pasco County, Florida; thence N89°31'39"W, along the South line of said Northeast 1/4 of Section 26 (being the basis of bearings for this legal description), for 260.17 feet to the point of intersection with the Westerly Right–of–Way line of Little Road, according to Official Records Book 1469, page 1422 of the Public Records of Pasco County, Florida; thence leaving said South line of the Northeast 1/4 of Section 26, N00°34'52"E, along said Westerly Right–of–Way line of Little Road, for 0.71 feet; thence N00°39'53"E, continuing along said Westerly Right–of–Way line of Little Road, for 119.91 feet to the Northeast corner of that certain property as described in Official Records Book 3102, page 1213 of the Public Records of Pasco County, Florida, same being the POINT OF BEGINNING; thence the following eight (8) courses along the Northerly line of said certain property as described in Official Records Book 3102, page 1213; (1) thence leaving said Westerly Right–of–Way line of Little Road, S78°06'26"W, for 26.54 feet; (2) thence S63°27'58"W, for 121.46 feet; (3) thence S70°17'12"W, for 76.89 feet; (4) thence S65°26'03"W, for 78.57 feet to the point of intersection with said South line of the Northeast 1/4 of Section 26; (5) thence N89°31'39"W, along said South line of the Northeast 1/4 of Section 26, for 305.14 feet to the point of intersection with a non–tangent curve, concave Northeasterly; (6) thence leaving said South line of the Northeast 1/4 of Section 26, Northwesterly along the arc of said curve, from a radial bearing of S00°28'07"W, having a radius of 300.00 feet, a central angle of 90°03'58", an arc length of 471.58 feet, and a chord bearing N44°29'54"W for 424.51 feet to the point of intersection with a non–tangent line; (7) thence N00°32'09"E, for 531.05 feet; (8) thence N89°27'18"W, for 1,503.45 feet to the point of intersection with the West line of said Northeast 1/4 of Section 26, same being the Northwest corner of said certain property as described in Official Records Book 3102, page 1213; thence S00°31'56"W, along said West line of the Northeast 1/4 of Section 26, same being the West line of said certain property as described in Official Records Book 3102, page 1213, for 311.43 feet to the Northeast corner of that certain property as described in Official Records Book 5070, page 101 of the Public Records of Pasco County, Florida; thence leaving said West line of the Northeast 1/4 of Section 26, N89°34'07"W, along the North line of said certain property as described in Official Records Book 5070, page 101, for 1,606.52 feet to the point of intersection with the Easterly Right–of–Way line of Welbilt Boulevard, according to Official Records Book 5418, page 1791 of the Public Records of Pasco County, Florida, same being the Northwest corner of said certain property as described in Official Records Book 5070, page 101, same also being the point of intersection with a non–tangent curve, concave Westerly; thence the following four (4) courses along said Easterly Right–of–Way line of Welbilt Boulevard and the Easterly line of that certain property as described in Official Records Book 3176, page 970 of the Public Records of Pasco County, Florida, respectively; (1) thence Northerly along the arc of said curve, from a radial bearing of S80°53'01"E, having a radius of 1,675.00 feet, a central angle of 44°25'55", an arc length of 1,298.94 feet, and a chord bearing N13°05'59"W for 1,266.63 feet to the point of tangent; (2) thence N35°18'57"W, for 1.44 feet to the point of curvature of a curve concave Easterly; (3) thence Northerly along the arc of said curve, having a radius of 1,530.00 feet, a central angle of 35°37'16", an arc length of 951.21 feet, and a chord bearing N17°30'19"W for 935.96 feet to the point of tangent; (4) thence N00°18'19"E, for 909.22 feet to the Southwest corner of that certain property as described in Official Records Book 1712, page 1843 of the Public Records of Pasco County, Florida; thence leaving said Easterly line of that certain property as described in Official Records Book 3176, page 970, S89°32'50"E, along the South line of said certain property as described in Official Records Book 1712, page 1843, for 361.59 feet to the Southeast corner of said certain property as described in Official Records Book 1712, page 1843; thence N00°17'44"E, along the East line of said certain property as described in Official Records Book 1712, page 1843, for 361.67 feet to the point of intersection with the Southerly line of Mitchell Ranch Road, according to Official Records Book 1281, page 1225 of the Public Records of Pasco County, Florida, same being the Northeast corner of said certain property as described in Official Records Book 1712, page 1843; thence S89°32'48"E, along said Southerly line of Mitchell Ranch Road, according to Official Records Book 1281, page 1225, for 354.67 feet to the point of intersection with the Southerly Right–of–Way line of Mitchell Ranch Road, according to Official Records Book 3518, page 1394 of the Public Records of Pasco County, Florida; thence the following three (3) courses along said Southerly Right–of–Way line of Mitchell Ranch Road, according to Official Records Book 3518, page 1394; (1) thence S00°27'22"W, for 34.95 feet; (2) thence S89°32'38"E, for 352.93 feet; (3) thence N00°14'00"E, for 34.97 feet to the point of intersection with said Southerly line of Mitchell Ranch Road, according to Official Records Book 1281, page 1225; thence S89°32'48"E, along said Southerly line of Mitchell Ranch Road, according to Official Records Book 1281, page 1225, for 266.52 feet to the point of intersection with the Southerly Right–of–Way line of State Road 54, according to Official Records Book 4042, page 1444 of the Public Records of Pasco County, Florida, same being the point of intersection with a non–tangent curve, concave Northerly; thence Easterly along said Southerly Right–of–Way line of State Road 54, according to Official Records Book 4042, page 1444, along the arc of said curve, from a radial bearing of S21°20'12"W, having a radius of 1,278.23 feet, a central angle of 20°53'00", an arc length of 465.89 feet, and a chord bearing S79°06'18"E for 463.32 feet to the point of tangent; thence S89°32'48"E, along the Southerly Right–of–Way line of State Road 54, according to said Official Records Book 4042, page 1444, Official Records Book 2058, page 1993 of the Public Records of Pasco County, Florida, Official Records Book 2059, page 1 of the Public Records of Pasco County, Florida, Official Records Book 2058, page 1999 of the Public Records of Pasco County, Florida, and Official Records Book 2059, page 4 of the Public Records of Pasco County, Florida, respectively, for 1,670.79 feet to the point of intersection with the Southerly Right–of–Way line of State Road 54, according to Official Records Book 4216, page 1356 of the Public Records of Pasco County, Florida; thence the following seven (7) courses along said Southerly Right–of–Way line of State Road 54, according to Official Records Book 4216, page 1356; (1) thence S00°27'12"W, for 103.34 feet; (2) thence S64°29'40"W, for 77.18 feet; (3) thence S00°00'51"E, for 33.24 feet; (4) thence N64°29'40"E, for 101.11 feet; (5) thence S43°17'50"E, for 122.37 feet; (6) thence S89°32'48"E, for 260.00 feet; (7) thence N00°27'12"E, for 214.50 feet to the point of intersection with said Southerly Right–of–Way line of State Road 54, according to Official Records Book 2059, page 4; thence S89°32'48"E, along said Southerly Right–of–Way line of State Road 54, according to Official Records Book 2059, page 4, for 385.11 feet to the point of intersection with the Southerly Right–of–Way line of State Road 54, according to said Official Records Book 4216, page 1356; thence S00°24'41"E, along said Southerly Right–of–Way line of State Road 54, according to said Official Records Book 4216, page 1356, for 7.95 feet; thence N89°06'19"E, continuing along said Southerly Right–of–Way line of State Road 54, according to said Official Records Book 4216, page 1356, for 337.91 feet to the point of intersection with said Southerly Right–of–Way line of State Road 54, according to Official Records Book 2059, page 4; thence S89°32'48"E, along said Southerly Right–of–Way line of State Road 54, according to Official Records Book 2059, page 4, for 133.18 feet to the point of intersection with said Southerly Right–of–Way line of State Road 54, according to Official Records Book 4216, page 1356; thence S42°36'48"E, along said Southerly Right–of–Way line of State Road 54, according to Official Records Book 4216, page 1356, for 76.59 feet to the point of intersection with the Westerly Right–of–Way line of Little Road, according to Official Records Book 1799, page 1788 of the Public Records of Pasco County, Florida; thence leaving said Southerly Right–of–Way line of State Road 54, according to Official Records Book 4216, page 1356, S00°00'51"E, along said Westerly Right–of–Way line of Little Road, according to Official Records Book 1799, page 1788, for 60.16 feet; thence N89°59'09"E, continuing along said Westerly Right–of–Way line of Little Road, according to Official Records Book 1799, page 1788, for 15.00 feet to the point of intersection with the Westerly Right–of–Way line of Little Road, according to Official Records Book 1469, page 1422 of the Public Records of Pasco County, Florida; thence the following six (6) courses along said Westerly Right–of–Way line of Little Road, according to Official Records Book 1469, page 1422; (1) thence S00°00'51"E, for 150.56 feet to the point of curvature of a curve concave Westerly; (2) thence Southerly along the arc of said curve, having a radius of 1,100.00 feet, a central angle of 09°00'00", an arc length of 172.79 feet, and a chord bearing S04°29'09"W for 172.61 feet to the point of tangent; (3) thence S08°59'09"W, for 192.55 feet to the point of intersection with a curve, concave Westerly; (4) thence Southerly along the arc of said curve, having a radius of 900.00 feet, a central angle of 12°59'19", an arc length of 204.03 feet, and a chord bearing S15°28'48"W for 203.59 feet to the point of reverse curvature of a curve concave Easterly; (5) thence Southerly along the arc of said curve, having a radius of 990.00 feet, a central angle of 21°18'36", an arc length of 368.21 feet, and a chord bearing S11°19'10"W for 366.09 feet to the point of tangent; (6) thence S00°39'53"W, for 2,525.94 feet to the POINT OF BEGINNING.

Containing 14,432,982 square feet or 331.336 acres, more or less.

Error of closure: 0.0138 feet (LCS)

ACCURACY:

1. THE ACCURACY STANDARD USED FOR THIS SURVEY, AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (5J–17 FAC), IS "COMMERCIAL/HIGH RISK". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 10,000 FEET.

2. THE PRIMARY CONTROL POINT POSITIONS FOR THIS SURVEY WERE ESTABLISHED FROM A MINIMUM OF TWO (2) KNOWN NATIONAL GEODETIC SURVEY (NGS) CONTROL POINTS (SEE DATA SOURCES 1) USING GLOBAL POSITIONING METHODS WITH REAL TIME KINEMATICS SESSIONS. THE MAXIMUM POSITIONAL UNCERTAINTY OF THE PHYSICAL PRIMARY CONTROL POINTS IS COMPUTED TO BE 0.013 FEET (4.0 MILLIMETERS) USING THE ALGEBRAIC SUM MEAN OF THE PROCESSED POSITIONS.

3. THE SECONDARY CONTROL POINT POSITIONS FOR THIS SURVEY WAS PERFORMED UTILIZING GLOBAL POSITIONING SYSTEM METHODS WITH REAL TIME KINEMATICS SESSIONS FROM THE PRIMARY CONTROL POINTS. THE MAXIMUM POSITIONAL UNCERTAINTY OF THE PHYSICAL SECONDARY CONTROL POINTS IS COMPUTED TO BE 0.029 FEET (8.8 MILLIMETERS) USING THE ALGEBRAIC SUM MEAN OF THE PROCESSED POSITIONS.

4. HORIZONTAL CONTROL MEASUREMENTS WERE MADE WITH A TRANSIT AND STEEL TAPE, OR DEVICES WITH EQUIVALENT OR HIGHER DEGREES OF ACCURACY.

DATA SOURCES:

1. BEARINGS AND HORIZONTAL COORDINATES (IN U.S. SURVEY FEET) FOR THIS SURVEY ARE BASED UPON THE NATIONAL GEODETIC SURVEY (NGS), NORTH AMERICAN DATUM 1983/1990 ADJUSTMENT (NAD 83/90), STATE PLANE COORDINATES, FLORIDA WEST ZONE. CONTROL MONUMENTS UTILIZED ARE DESIGNATED BY THE NATIONAL GEODETIC SURVEY AS: (a) A FOUND 3/4" ROD INSIDE A METAL CASING WITH COVER STAMPED "S07 011 1991", DESIGNATED BY NGS AS "S07 011", PID–AL8086 (NORTHING = 1,429,518.84, EASTING = 431,159.97); (b) A FOUND 3/4" ROD INSIDE CASING WITH COVER STAMPED "Z06 008 1991", DESIGNATED BY NGS AS "Z06 008", PID–AL8149 (NORTHING = 1,399,206.24, EASTING = 430,915.64); (c) A FOUND 3/4" ROD INSIDE CASING WITH COVER STAMPED "T10 023 1991", DESIGNATED BY NGS AS "T10 023", PID–AL8097 (NORTHING = 1,424,909.29, EASTING = 447,024.01); (d) A FOUND 3/4" ROD INSIDE CASING WITH COVER STAMPED "Z13 033 1991", DESIGNATED BY NGS AS "Z13 033"' PID–AL8152 (NORTHING = 1,396,584.78, EASTING = 465,415.79); (e) A FOUND 3/4" ROD INSIDE CASING WITH COVER STAMPED "X10–022 1991", DESIGNATED BY NGS AS "X10 022", PID–AL8135 (NORTHING = 1,408,725.54, EASTING = 447,429.27); (f) A FOUND 3/4" ROD INSIDE CASING WITH COVER STAMPED "Z09–019 1991", DESIGNATED BY NGS AS "Z09 019", PID–AL8150 (NORTHING = 1,396,427.03, EASTING = 445,426.97); AND (g) A FOUND 3/4" ROD INSIDE CASING WITH COVER STAMPED "Z06–007 1991", DESIGNATED BY NGS AS "Z06 007", PID–AL8148 (NORTHING = 1,396,489.19, EASTING = 430,924.88); ALL AS PUBLISHED BY THE NATIONAL GEODETIC SURVEY WEB SITE AT HTTP://WWW.NGS.NOAA.GOV.

2. BEARINGS FOR THIS SURVEY IS ARE BASED UPON THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, BEING S89°31'39"E, AS SHOWN ON THE MAP OF SURVEY.

3. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF AN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT ISSUED BY HOBBY AND HOBBY, P.A., FUND FILE NUMBER 28–2013–1248, EFFECTIVE DATE MAY 29, 2013 AT 11:00PM. SUPPORT DOCUMENTS SUPPLIED WITH SAID COMMITMENT. THE LEGAL DESCRIPTION SHOWN HEREON PRECEDING "ALL BEING MORE PARTICULARLY DESCRIBED AS:" IS AS IT APPEARS IN SAID COMMITMENT, WITH THE EXCEPTION OF OFFICIAL RECORDS BOOK 1675, PAGE 1092 FOR PARCEL 23–26–16–0000–01900–0000 MAP #7. THE LEGAL DESCRIPTION SHOWN HEREON FOLLOWING "ALL BEING MORE PARTICULARLY DESCRIBED AS:" WAS CREATED BY FLORIDA DESIGN CONSULTANTS, INC.

4. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF THAT CERTAIN SPECIFIC PURPOSE SURVEY BEING PREPARED BY FLORIDA DESIGN CONSULTANTS, INC., TITLED "MITCHELL RANCH NEW PORT RICHEY FLORIDA", JOB NUMBER 0533–0003, LAST DATE OF FIELD WORK: 8–8–2010, LAST REVISED 1–19–2012. WETLAND AND SURFACE WATER DELINEATION LINES SHOWN HEREON ARE PER SAID SURVEY.

5. CERTIFIED CORNER RECORDS WERE OBTAINED FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION LAND BOUNDARY INFORMATION SYSTEM WEB SITE. (www.labins.org)

6. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF THE RECORD DOCUMENTS AS SHOWN AND STATED HEREON, ALL OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

7. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF THAT CERTAIN STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR STATE ROAD 54, STATE PROJECT NUMBER 14570–2515, DATED 8–29–94, LAST REVISED 6/30/00.

8. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF THAT CERTAIN RIGHT–OF–WAY MAP FOR MITCHELL BOULEVARD, PREPARED BY CASSON ENGINEERING COMPANY, JOB NUMBER 750392, PASCO COUNTY PROJECT NUMBER 04325–01000219, DATED 9–28–88, LAST REVISED 11–10–88.

9. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF THAT CERTAIN RIGHT–OF–WAY MAP FOR LITTLE ROAD PHASE IIIA, PREPARED BY CASSON ENGINEERING COMPANY, JOB NUMBER 930065, DATED 10/97.

10. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF THAT CERTAIN STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR STATE ROAD 54, WORK PROGRAM ITEM/SEGMENT 256336 1, APPROVED 4–20–99, LAST REVISED 2/13/02.

11. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF THAT CERTAIN SPECIFIC PURPOSE SURVEY TITLED "MITCHELL RANCH CONSERVATION EASEMENTS", PREPARED BY FLORIDA DESIGN CONSULTANTS, INC., JOB NUMBER 2013–0015, LAST REVISED 11–4–13.

12. THE LEGAL DESCRIPTIONS FOR THE PROPOSED CONSERVATION EASEMENTS, AS SHOWN HEREON, WERE CREATED BY FLORIDA DESIGN CONSULTANTS, INC., AT THE CLIENTS REQUEST.

LIMITATIONS:

1. USE OF THIS SURVEY BY ANYONE OTHER THAN THOSE PREPARED FOR/CERTIFIED TO, WILL BE THE RE–USERS SOLE RISK WITHOUT LIABILITY TO THE SURVEYOR.

2. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY OR MAY NOT BE FOUND IN THE PUBLIC RECORDS OF THE RESPECTIVE COUNTIES.

3. ORIGINAL FIELD WORK WAS COMPLETED ON 6–15–2013 AND IS CONTAINED IN FIELD BOOK 1532, PAGES 63–79. FIELD WORK FOR REVISION 1 WAS PERFORMED ON 10–16–2013 AND IS LIMITED TO ADDING THE PROPOSED CONSERVATION EASEMENTS AND ASSOCIATED MAPPING (SEE LIMITATIONS 11).

4. PRINTED DIMENSIONS SHOWN ON THE SURVEY SUPERSEDE SCALED DIMENSIONS. THERE MAY BE ITEMS DRAWN OUT OF SCALE TO GRAPHICALLY SHOW THEIR LOCATION.

5. SHOWN ANYWHERE ON THIS SURVEY, THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF A PROFESSIONAL OPINION BASED UPON THE SURVEYOR'S BEST KNOWLEDGE, INFORMATION AND BELIEF, AND THAT IT THUS CONSTITUTES NEITHER A GUARANTEE NOR A WARRANTY.

6. SUBSURFACE FOUNDATIONS AND THEIR LOCATIONS HAVE NOT BEEN DETERMINED.

7. IRRIGATION EQUIPMENT AND/OR THEIR APPURTENANCES HAVE NOT BEEN LOCATED UNLESS OTHERWISE SHOWN ON MAP OF SURVEY.

8. THE LOCATIONS OF THE UNDERGROUND UTILITIES AND/OR THEIR APPURTENANCES WERE PERFORMED BY A FIELD SURVEY AND ONLY LOCATED AS SHOWN ON THE MAP OF SURVEY. ONLY THE UNDERGROUND UTILITIES AND/OR THEIR APPURTENANCES WHICH WERE VISIBLE FROM GROUND LEVEL TO THE SURVEYOR ON THE ACTUAL DAY OF THE FIELD SURVEY WERE LOCATED AND MAPPED. NO EXCAVATIONS OR SUBSURFACE WORK EFFORTS OF ANY KIND WERE PERFORMED BY THE SURVEYOR TO VERIFY THE EXISTENCE OF ANY UNDERGROUND UTILITIES AND/OR THEIR APPURTENANCES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES AND/OR THEIR APPURTENANCES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED.

9. CALCULATED (C) GEOMETRY SHOWN HEREON WAS CALCULATED USING FIELD LOCATED POINTS AND CERTAIN PUBLISHED DATA (SEE DATA SOURCES).

10. A SCALE FACTOR OF 0.999992414089 SHOULD BE CONSIDERED DURING GROUND EFFORTS.

11. NO MAPPING OF INTERIOR FEATURES WAS PERFORMED. ONLY THE VISIBLE IMPROVEMENTS WHICH ARE NEAR OR CROSSOVER THE SUBJECT PROPERTY BOUNDARY LINES WERE MAPPED AND SHOWN ON THE MAP OF SURVEY. REGARDING THE PROPOSED CONSERVATION EASEMENT AREAS, VISIBLE ONSITE IMPROVEMENTS AND IMPROVEMENTS LOCATED ALONG THE PERIMIETER BOUNDARIES WERE MAPPED AND SHOWN HEREON.

12. THE FIELD MONUMENTS SHOWN WITH (*) HEREON ARE FROM THE SURVEY REFERENCED IN DATA SOURCES 4, AND WERE NOT RESURVEYED FOR THIS BOUNDARY SURVEY.

13. HORIZONTAL DIMENSIONS FROM BOUNDARY LINES TO LOCATED ITEMS WHICH USE SYMBOLS (SEE SYMBOLS LEGEND) ARE MEASURED TO THEIR CENTER.

14. ADJACENT PROPERTY INFORMATION IS PER THE PASCO COUNTY PROPERTY APPRAISERS WEB SITE ON 6–10–2013.

BOUNDARY INCONSISTENCIES:

1. ANY ANGULAR AND/OR DIMENSIONAL DISCREPANCIES BETWEEN THE LEGAL DESCRIPTION(S) AND THE FIELD LOCATED OCCUPATION BOUNDARY CORNERS, AND BOUNDARY CORNERS WITH MULTIPLE BOUNDARY MONUMENTS ALONG WITH THEIR CORRESPONDING QUADRANT DIRECTIONAL MISSES, ARE SHOWN ON THE MAP OF SURVEY.

2. THE LEGAL DESCRIPTION FOR PARCEL 23–26–16–0000–01900–0000 MAP # 7 INCLUDES THE REAL PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1675, PAGE 1092 FOR THIS SURVEY.

3. THERE APPEARS TO BE THREE (3) SCRIVENERS ERRORS IN THE LEGAL DESCRIPTION FOR PARCEL 23–26–16–0000–01300–0000 MAP # 8: (1) AS SHOWN IN LINE 1 WHICH READS, "Section 26 ", THE LOGICAL CALL SHOULD READ "Section 23", (2) AS SHOWN IN LINE 6 THE BEARING THAT READS, "North 00 degrees 22'14" West", IS REVERSED AND SHOULD READ "South 00 degrees 22'14" East", (3) AS SHOWN IN LINE 13 THE DISTANCE THAT READS, "336.09 feet", SHOULD READ "366.09 feet", IN ORDER TO ACHIEVE A CLOSER CLOSURE. THE LEGAL DESCRIPTION HAS NOT BEEN MODIFIED TO REFLECT THESE CHANGES. THESE CHANGES WILL ACHIEVE A PARCEL MISCLOSURE OF 0.99 FEET. WITHOUT THESE CHANGES THIS PARCEL HAS A MISCLOSURE OF 46.62 FEET.

4. THE LEGAL DESCRIPTION FOR PARCEL 26–26–16–0000–00500–0020 MAP # 2 HAS A MISCLOSURE OF 9.99 FEET.

APPARENT PHYSICAL USE:

THE SUBJECT PROPERTY IS IN USE AS RESIDENCES AND A CATTLE FARM KNOWN AS THE MITCHELL RANCH AND CONTAINS IMPROVEMENTS NOT SOWN ON THE MAP OF SURVEY (SEE LIMITATIONS 11).

EASEMENTS/RIGHT–OF–WAYS:

1. USE OF THIS SURVEY BY ANYONE OTHER THAN THOSE PREPARED FOR/CERTIFIED TO, WILL BE THE RE–USERS SOLE RISK WITHOUT LIABILITY TO THE SURVEYOR.

2. THERE MAY BE ADDITIONAL EASEMENTS OR RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

3. THE RIGHT–OF–WAY FOR LITTLE ROAD ADJACENT TO THE SUBJECT PROPERTY IS ACCORDING TO OFFICIAL RECORDS BOOK 1469, PAGE 1422 AND OFFICIAL RECORDS BOOK 1799, PAGE 1788, BOTH OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

4. THE RIGHT–OF–WAY FOR STATE ROAD 54 ADJACENT TO THE SUBJECT PROPERTY IS ACCORDING TO OFFICIAL RECORDS BOOK 4042, PAGE 1444, OFFICIAL RECORDS BOOK 2058, PAGE 1993, OFFICIAL RECORDS BOOK 2059, PAGE 1, OFFICIAL RECORDS BOOK 2058, PAGE 1999, OFFICIAL RECORDS BOOK 2059, PAGE 4 AND OFFICIAL RECORDS BOOK 4216, PAGE 1356, ALL OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

5. THE RIGHT–OF–WAY FOR MITCHELL RANCH ROAD ADJACENT TO THE SUBJECT PROPERTY IS ACCORDING TO OFFICIAL RECORDS BOOK 1281, PAGE 1225 AND OFFICIAL RECORDS BOOK 3518, PAGE 1394, BOTH OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

6. THE RIGHT–OF–WAY FOR WELBILT BOULEVARD ADJACENT TO THE SUBJECT PROPERTY IS ACCORDING TO OFFICIAL RECORDS BOOK 5418, PAGE 1791 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

THE FOLLOWING ARE PER SCHEDULE B–II OF THE TITLE COMMITMENT REFERENCED IN DATA SOURCES 3:[THE NUMBER SHOWN AS (#) CORRESPONDS WITH SAID COMMITMENT]

(1) Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Effective Date hereof but prior to the date the Proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by this Commitment. [NOT A SURVEY MATTER]

(2) a. General or special taxes and assessments required to be paid in the year 2013, and subsequent years. b. Rights or claims of parties in possession not recorded in the Public Records. c. Any encroachment, encumbrance, violation, variation, or adverse circumstance that would be disclosed by an inspection or an accurate and complete land survey of the Land and inspection of the Land. d. Easements, or claims of easements, not recorded in the Public Records. e. Any lien, or right to a lien, for services, labor, or material furnished, imposed by law and not recorded in the Public Records. [NOT A SURVEY MATTER]

(3) Any Owner Policy issued pursuant hereto will contain under Schedule B the following exception: Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the Lands insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands. [NOT A SURVEY MATTER]

(4) Terms and conditions as set forth in that certain Reciprocal Easement and Maintenance Agreement recorded in O.R. Book 4374, Page 546, Public Records of Pasco County, Florida. [DOES NOT LIE WITHIN THIS SUBJECT PROPERTY]

(5) Easement Agreement recorded in O.R. Book 5455, Page 423, Public Records of Pasco County, Florida. [AS SHOWN ON THE MAP OF SURVEY]

(6) Drainage Easement recorded in O.R. Book 1939, Page 247, Public Records of Pasco County, Florida. [DOES NOT LIE WITHIN THIS SUBJECT PROPERTY]

(7) Drainage Easement recorded in O.R. Book 1939, Page 231, Public Records of Pasco County, Florida. [DOES NOT LIE WITHIN THIS SUBJECT PROPERTY]

(8) Land Lease Agreement recorded in O.R. Book 4822, Page 1986, Public Records of Pasco County, Florida. [THE DESCRIPTION IN THIS DOCUMENT APPEARS TO BE A PASCO COUNTY PROPERTY APPRAISER PARCEL ID # ILLEGIBLE AND POSSIBLY AFFECTS THAT PORTION OF THE SUBJECT PROPERTY AS PARCEL ID # 26–26–16–0000–00100–0000, MAP #4]

(9) Land Lease Agreement recorded in O.R. Book 4822, Page 1988, Public Records of Pasco County, Florida. [THE DESCRIPTION IN THIS DOCUMENT APPEARS TO BE A PASCO COUNTY PROPERTY APPRAISER PARCEL ID # ILLEGIBLE, THAT APPEARS TO NOT AFFECT THIS SUBJECT PROPERTY]]

(10) Land Lease Agreement recorded in O.R. Book 4822, Page 1990, Public Records of Pasco County, Florida. [THE DESCRIPTION IN THIS DOCUMENT APPEARS TO BE A PASCO COUNTY PROPERTY APPRAISER PARCEL ID # ILLEGIBLE, THAT APPEARS TO NOT AFFECT THIS SUBJECT PROPERTY]]

(11) Easement recorded in O.R. Book 5536, Page 922, Public Records of Pasco County, Florida. [DOES NOT LIE WITHIN THIS SUBJECT PROPERTY]

(12) Grant of Easement recorded in O.R. Book 778, Page 913, Public Records of Pasco County, Florida. [DOES NOT LIE WITHIN THIS SUBJECT PROPERTY]

(13) Grant of Easement recorded in O.R. Book 807, Page 485, Public Records of Pasco County, Florida. [AS SHOWN ON THE MAP OF SURVEY]

(14) Easement recorded in O.R. Book 736, Page 1591, Public Records of Pasco County, Florida. [DOES NOT LIE WITHIN THIS SUBJECT PROPERTY]

(15) Grant of Easement recorded in O.R. Book 747, Page 115, Public Records of Pasco County, Florida. [AS SHOWN ON THE MAP OF SURVEY]

(16) Memorandum of Land Lease recorded in O.R. Book 4319, Page 865, Public Records of Pasco County, Florida. [THE DESCRIPTION CONTAINED IN THIS DOCUMENT IS PASCO COUNTY PROPERTY APPRAISER PARCEL ID # 23–26–16–0000–01200–0000 and affects PARCEL ID # 23–26–16–0000–01200–0000, MAP #5]

(17) Memorandum of Land Lease recorded in O.R. Book 4319, Page 866, Public Records of Pasco County, Florida. [THE DESCRIPTION CONTAINED IN THIS DOCUMENT IS PASCO COUNTY PROPERTY APPRAISER PARCEL ID # 23–26–16–0000–01300–0000 and affects PARCEL ID # 23–26–16–0000–01300–0000, MAP #3]

(18) Memorandum of Land Lease recorded in O.R. Book 4319, Page 872, Public Records of Pasco County, Florida. [THE DESCRIPTION CONTAINED IN THIS DOCUMENT IS PASCO COUNTY PROPERTY APPRAISER PARCEL ID # 23–26–16–0000–01200–0000 and affects PARCEL ID # 23–26–16–0000–01200–0000, MAP #3]

(19) Covenants, conditions, and restrictions recorded in O.R. Book 3200, Page 216; together with Amendments recorded in O.R. Book 3960, Page 860 and O.R. Book 3938, Page 1233, Public Records of Pasco County, Florida, which contain provisions creating easements and/or assessments. [DOES NOT LIE WITHIN THIS SUBJECT PROPERTY]

(20) Easement contained in instrument recorded April 25, 2003, under O.R. Book 5330, Page 637, Public Records of Pasco County, Florida. [AS SHOWN ON THE MAP OF SURVEY]

(21) Grant of Easement recorded in O.R. Book 4296, Page 557, Public Records of Pasco County, Florida. [AS SHOWN ON THE MAP OF SURVEY]

(22) Drainage Easement recorded in O.R. Book 1855, Page 296, Public Records of Pasco County, Florida. [AS SHOWN ON THE MAP OF SURVEY]

(23) Easement recorded in O.R. Book 1759, Page 1458, Public Records of Pasco County, Florida. [DOES NOT LIE WITHIN THIS SUBJECT PROPERTY]

(24) Easement contained in instrument recorded June 9, 1988, under O.R. Book 1713, Page 970, Public Records of Pasco County, Florida. [AS SHOWN ON THE MAP OF SURVEY]

(25) Conservation Easement recorded in O.R. Book 1775, Page 1413, Public Records of Pasco County, Florida. [AS SHOWN ON THE MAP OF SURVEY. THE COORDINATES CONTAINED WITHIN THIS DOCUMENT WERE CONVERTED FROM NORTH AMERICAN DATUM 1983/1986 TO NORTH AMERICAN DATUM 1983/1990 UTILIZING CORPSCON VERSION 6.0.1. BAYHEAD 47 HAS ERRONEOUS COORDINATES FOR THE POINT OF BEGINNING, THE COMMON LINES WITH BAYHEAD 47A WERE HELD. BAYHEAD 50A AND BAYHEAD 46 HAVE ERRONEOUS COORDINATES FOR THE POINTS OF BEGINNING THAT LOCATE BOTH BAYHEAD 50A AND BAYHEAD 46 SIGNIFICANTLY SOUTH OF THEIR LOCATION AS SHOWN ON SURVEY MAP E–7 AS SHOWN IN OFFICIAL RECORDS BOOK 1775, PAGE 1413. BAYHEAD 50A AND BAYHEAD 46 WERE GRAPHICALLY RELOCATED BY USING SAID SURVEY MAP E–7.

(26) Grant of Easement recorded in O.R. Book 667, Page 186, Public Records of Pasco County, Florida. [DOES NOT LIE WITHIN THIS SUBJECT PROPERTY]

(27) Easement Deed recorded in O.R. Book 1082, Page 1125, Public Records of Pasco County, Florida. [AS SHOWN ON THE MAP OF SURVEY]

(28) Memorandum of Agreement recorded in O.R. Book 1952, Page 1849; together with Assignment of Rights Under Agreement recorded in O.R. Book 7997, Page 1939, Public Records of Pasco County, Florida. (Note: This exception may be deleted upon compliance with Requirement 20, as set forth on Schedule B of this commitment.) [DOES NOT LIE WITHIN THIS SUBJECT PROPERTY]

(29) Reservations in favor of the State of Florida, as set forth in the deed from the Trustees of the Internal Improvement Fund of the State of Florida, recorded in Deed Book 130, Page 43; together with Release recorded in O.R. Book 4285, Page 1265, Public Records of Pasco County, Florida. [DOES NOT LIE WITHIN THIS SUBJECT PROPERTY]

(30) Rights of the lessees under unrecorded leases. [NOT A SURVEY MATTER]

(31) Note: A twenty–year name search was performed on the proposed insured for unsatisfied judgments and tax liens (state and federal and other liens for the recovery of money) and personal names were checked for unrestored incompetency and for guardianship proceedings, all of which resulted in the following, if any: Nothing found of record. [NOT A SURVEY MATTER]

(32) Riparian and littoral rights are not insured. [NOT A SURVEY MATTER]

(33) Rights of the United States of America and/or the State of Florida to any portion of said land which has been created by artificial means or has accreted to any such portion as so created. [NOT A SURVEY MATTER]

PREPARED FOR:

KITSON & PARTNERS COMMUNITIES ACQUISITIONS, LLC

CERTIFIED TO:

KITSON & PARTNERS COMMUNITIES ACQUISITIONS, LLC
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
HOBBY AND HOBBY, P.A.

SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE:

ROBERT C. WRIGHT, JR.
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LS 4965
STATE OF FLORIDA

DOCUMENT LEGEND

(L) = Legal Description Data
(T) = Title Commitment Legal Description Data

SURVEY NOTES:

HORIZONTAL COORDINATES (IN U.S. SURVEY FEET) ARE BASED UPON THE NATIONAL GEODETIC SURVEY (NGS), NORTH AMERICAN DATUM 1983/1990 ADJUSTMENT (NAD 83/90), STATE PLANE COORDINATES, FLORIDA WEST ZONE. CONTROL MONUMENTS UTILIZED ARE DESIGNATED BY THE NATIONAL GEODETIC SURVEY AS: (a) A FOUND 3/4" ROD INSIDE A METAL CASING WITH COVER STAMPED "S07 011 1991", DESIGNATED BY NGS AS "S07 011", PID–AL8086 (NORTHING = 1,429,518.84, EASTING = 431,159.97); (b) A FOUND 3/4" ROD INSIDE CASING WITH COVER STAMPED "Z06 008 1991", DESIGNATED BY NGS AS "Z06 008", PID–AL8149 (NORTHING = 1,399,206.24, EASTING = 430,915.64); (c) A FOUND 3/4" ROD INSIDE CASING WITH COVER STAMPED "T10 023 1991", DESIGNATED BY NGS AS "T10 023", PID–AL8097 (NORTHING = 1,424,909.29, EASTING = 447,024.01); (d) A FOUND 3/4" ROD INSIDE CASING WITH COVER STAMPED "Z13 033 1991", DESIGNATED BY NGS AS "Z13 033"' PID–AL8152 (NORTHING = 1,396,584.78, EASTING = 465,415.79); (e) A FOUND 3/4" ROD INSIDE CASING WITH COVER STAMPED "X10–022 1991", DESIGNATED BY NGS AS "X10 022", PID–AL8135 (NORTHING = 1,408,725.54, EASTING = 447,429.27); (f) A FOUND 3/4" ROD INSIDE CASING WITH COVER STAMPED "Z09–019 1991", DESIGNATED BY NGS AS "Z09 019", PID–AL8150 (NORTHING = 1,396,427.03, EASTING = 445,426.97); AND (g) A FOUND 3/4" ROD INSIDE CASING WITH COVER STAMPED "Z06–007 1991", DESIGNATED BY NGS AS "Z06 007", PID–AL8148 (NORTHING = 1,396,489.19, EASTING = 430,924.88); ALL AS PUBLISHED BY THE NATIONAL GEODETIC SURVEY WEB SITE AT HTTP://WWW.NGS.NOAA.GOV.

ELEVATIONS ARE BASED UPON THE NATIONAL GEODETIC SURVEY (NGS), NORTH AMERICAN VERTICAL DATUM, 1988 ADJUSTMENT (NAVD 88). CONTROL BENCHMARKS UTILIZED ARE: (a) A FOUND 10" DIAMETER CONCRETE MONUMENT WITH A FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION DISK STAMPED "L 668 2006", DESIGNATED AS "L 668" BY THE NGS, PID–DJ8231, ELEVATION = 26.12 FEET ADJUSTED; (b) A FOUND 10" DIAMETER CONCRETE MONUMENT WITH A FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION DISK STAMPED "P 668 2006", DESIGNATED AS "P 668" BY THE NGS, PID–DJ8234, ELEVATION = 31.92 FEET ADJUSTED; (c) A FOUND 10" DIAMETER CONCRETE MONUMENT WITH A FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION DISK STAMPED "Q 668 2006", DESIGNATED AS "Q 668" BY THE NGS, PID–DJ8235, ELEVATION = 35.64 FEET ADJUSTED; (d) A FOUND 3/4" ROD WITH PUNCH HOLE, INSIDE A METAL CASING, LID STAMPED "M 668 2006", DESIGNATED BY NGS AS "M 668", PID–DJ8232, ELEVATION = 46.66 FEET ADJUSTED; AND (e) A FOUND FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION DISK STAMPED "W 677 2007" IN THE BASE OF A SIGNAL POLE, DESIGNATED AS "W 677" BY THE NGS, PID–DK4739, ELEVATION = 30.71 FEET ADJUSTED; ALL AS PUBLISHED BY THE NATIONAL GEODETIC SURVEY.

LEGAL DESCRIPTIONS

MITCHELL 54 WEST
MASTER INFRASTRUCTURE
PASCO COUNTY, FLORIDA

DRAWING INVALID UNLESS SIGNED, DATED & SEALED BY REGISTERED PROFESSIONAL

JAIME P. GIRARDI, P.E. # 59332

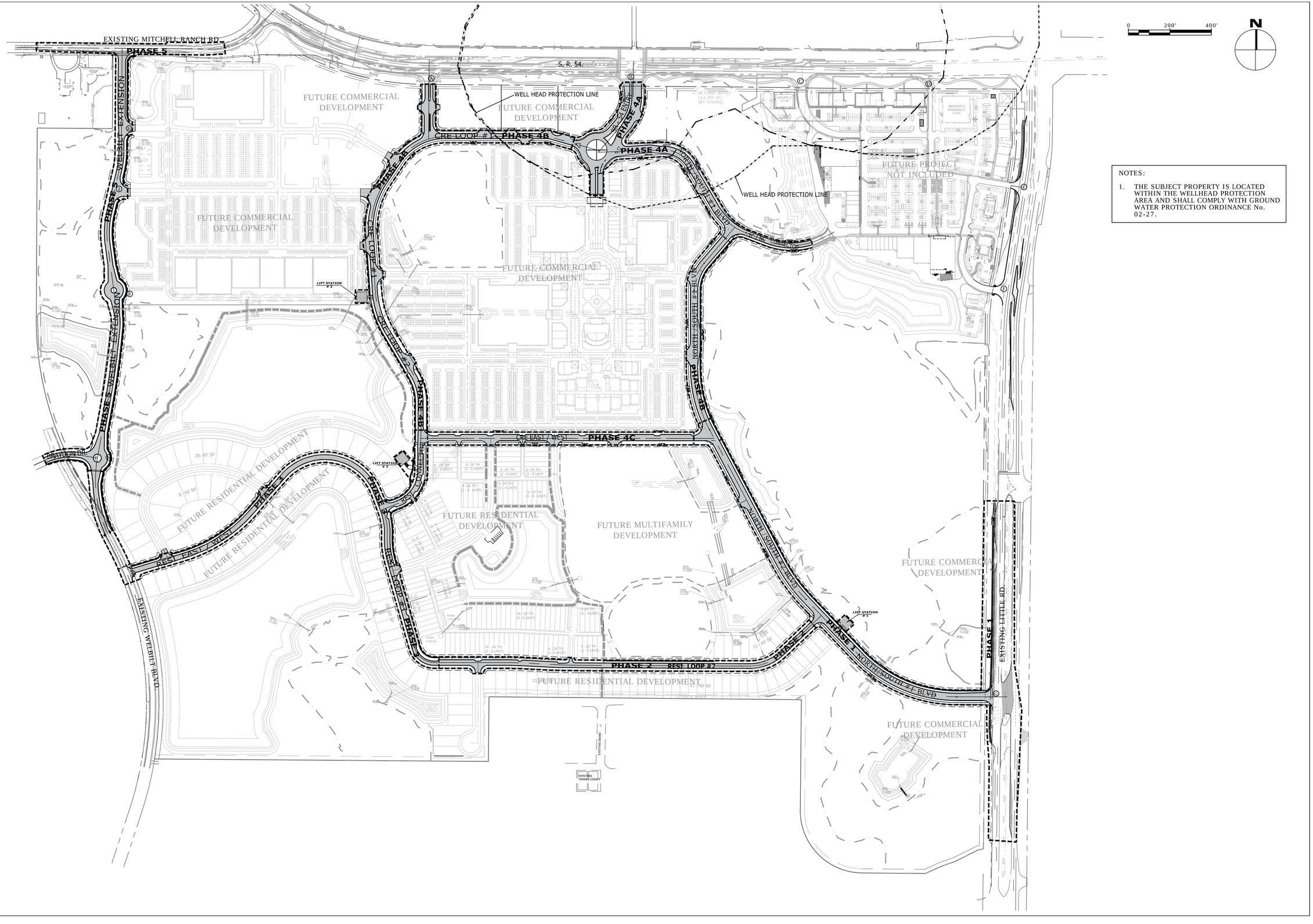
REGENCY
Design & Engineering, Inc.
9400 RIVER CROSSING BOULEVARD, SUITE 104 NEW PORT RICHEY, FLORIDA 34655
727–375–1155 EXT. 4 — FAX 727–375–1156
CERTIFICATE OF AUTHORIZATION NO. 28366

REUSE OF DOCUMENT
THIS DOCUMENT, COMPRISED OF THE INCORPORATED IDEAS AND DESIGNS AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF REGENCY DESIGN & ENGINEERING AND IS NOT TO BE USED, IN WHOLE OR IN PART FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN AUTHORIZATION OF REGENCY DESIGN & ENGINEERING.

DATE	REV. BY	REV.NO.	REVISION

SHEET
3

C:\Users\Jaime\Documents\Drawings\CAD-Projects\M54-West Master Infrastructure\Drawings\000-003 LEGAL DESCRIPTION.dwg, 10/14/2016 8:32:03 PM



NOTES:

1. THE SUBJECT PROPERTY IS LOCATED WITHIN THE WELLHEAD PROTECTION AREA AND SHALL COMPLY WITH GROUND WATER PROTECTION ORDINANCE No. 02-27.

MASTER ROADWAY PHASING PLAN

MITCHELL 54 WEST
MASTER INFRASTRUCTURE
PASCO COUNTY, FLORIDA

DRAWING INVALID UNLESS SIGNED, DATED & SEALED BY REGISTERED PROFESSIONAL

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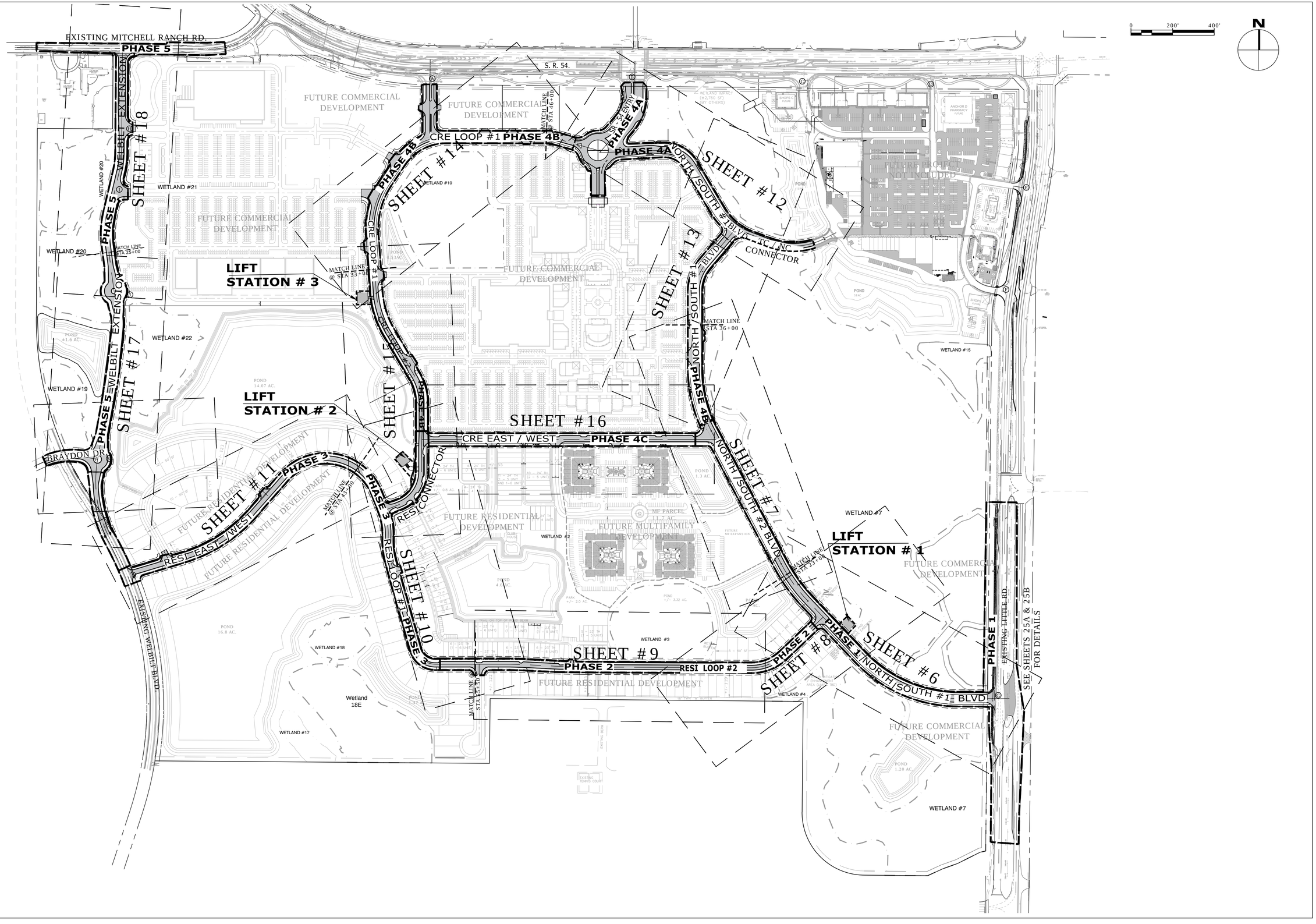
SHEET
4



ROADWAY & UTILITIES
PLAN & PROFILE KEY MAP

MITCHELL 54 WEST
MASTER INFRASTRUCTURE
PASCO COUNTY, FLORIDA

DRAWING INVALID UNLESS SIGNED, DATED & SEALED BY REGISTERED PROFESSIONAL

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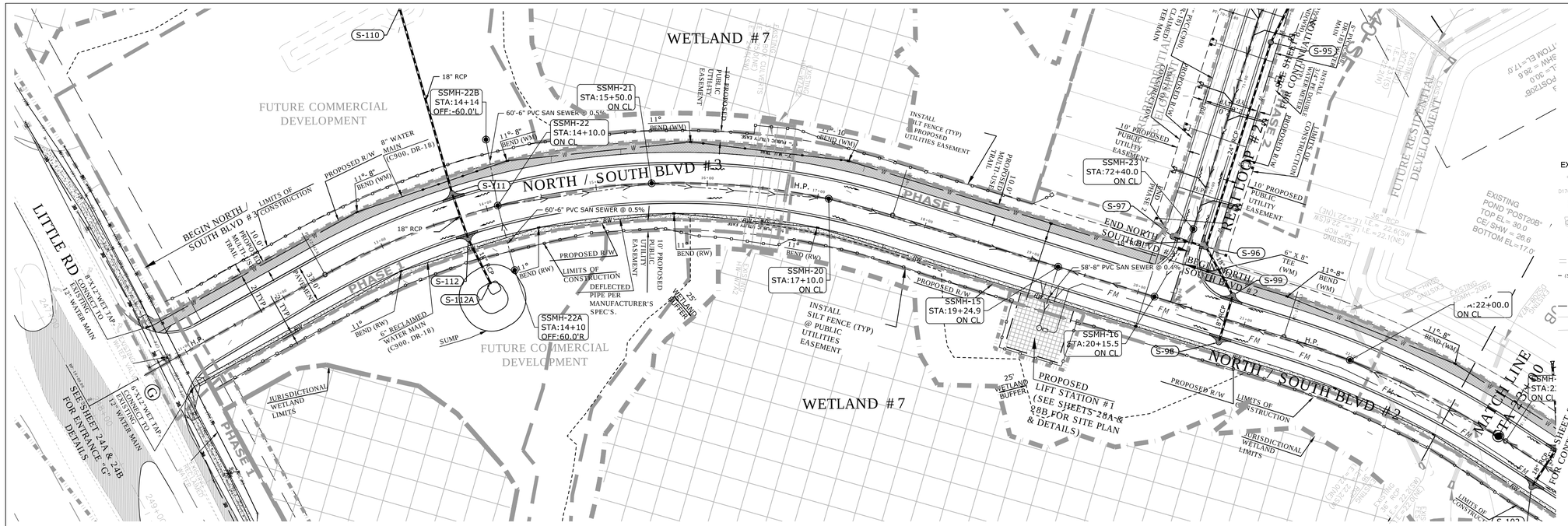
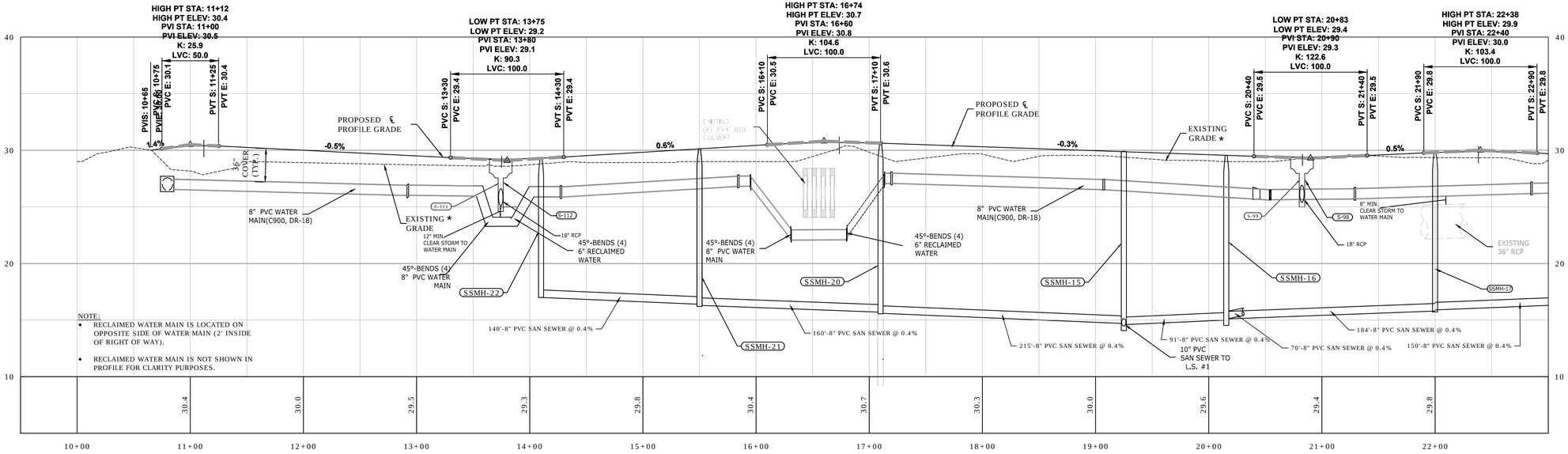
SHEET
5





NORTH / SOUTH BLVD # 3

HOR: 1"= 50'

VER: 1" = 5'

NOTES:

1. THE EXISTING GRADE SHOWN IN THE PROFILE REFERS TO THE PROPOSED GRADE ON THE MITCHELL 54 WEST CONCEPTUAL DRAINAGE / MASS GRADING PLANS PREPARED BY REGENCY DESIGN & ENGINEERING, INC., DATED: MAY 9, 2016.
2. REFER TO MITCHELL 54 WEST CONCEPTUAL DRAINAGE / MASS GRADING PLANS FOR INFORMATION OF EXISTING PONDS, EXISTING STRUCTURES, EXISTING PIPES AND DRAINAGE EASEMENT.
3. CONTRACTOR SHOULD VERIFY AS-BUILT PLANS AND/OR MITCHELL 54 WEST CONCEPTUAL DRAINAGE / MASS GRADING CONSTRUCTION PLANS FOR EXISTING GRADING ELEVATION AND/ OR STRUCTURES INFORMATION AND MUST NOTIFY THE ENGINEER OF RECORD OF ANY DISCREPANCIES WITH THIS ASSUMED EXISTING GRADE.
4. WETLAND IMPACTS FOR THE OVERALL PROJECT WERE PERMITTED UNDER THE MITCHELL 54 WEST CONCEPTUAL DRAINAGE / MASS GRADING PLANS (ERP NO.13055.007 AND PASCO COUNTY FILE NO. LRG15-039)

NOTES:

- WETLAND LINE SHOWN WAS APPROVED UNDER SWFWMD ERP NO. 42013055.001
- SEED AND MULCH IS TO BE INSTALLED ON ALL DISTURBED AREAS UPON THE COMPLETION OF CONSTRUCTION, OR ANY TIME AN AREA IS LEFT EXPOSED FOR GREATER THAN 30 DAYS.
- ELEVATIONS SHOWN ARE BASED ON NAVD-88.

NOTE:
SEE SHEETS 26A-26C FOR DRAINAGE STRUCTURES INFORMATION AND SHEETS 27 & 29A-29C FOR ROADWAY TYPICAL SECTIONS AND DETAILS.

NOTE:

- STORM PIPES AND STRUCTURES SHOWN HEREIN AS "EXISTING " WERE PERMITTED WITH THE CONCEPTUAL DRAINAGE / MASS GRADING AND ARE TO BE INSTALLED UNDER THE CONTRACT FOR THOSE CONSTRUCTION PLANS.

ROADWAY AND UTILITIES PLAN & PROFILES

MITCHELL 54 WEST
MASTER INFRASTRUCTURE
PASCO COUNTY, FLORIDA

DRAWING INVALID UNLESS SIGNED, DATED & SEALED BY REGISTERED PROFESSIONAL

JAMIE P. GIMARDI, P.E. # 59332

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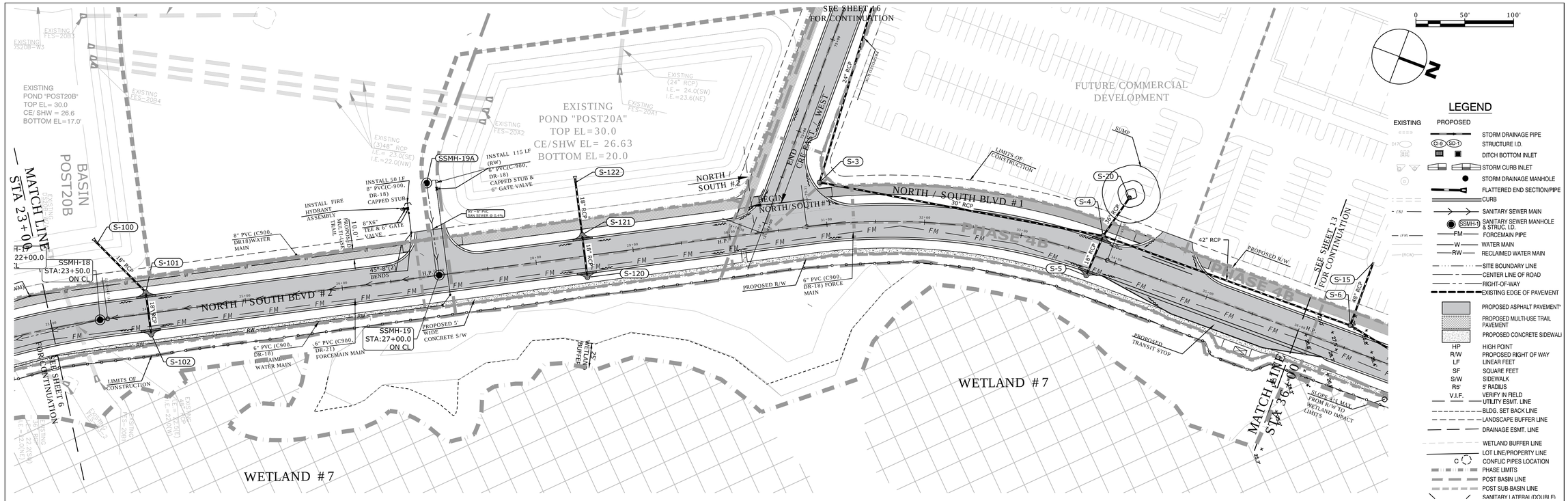
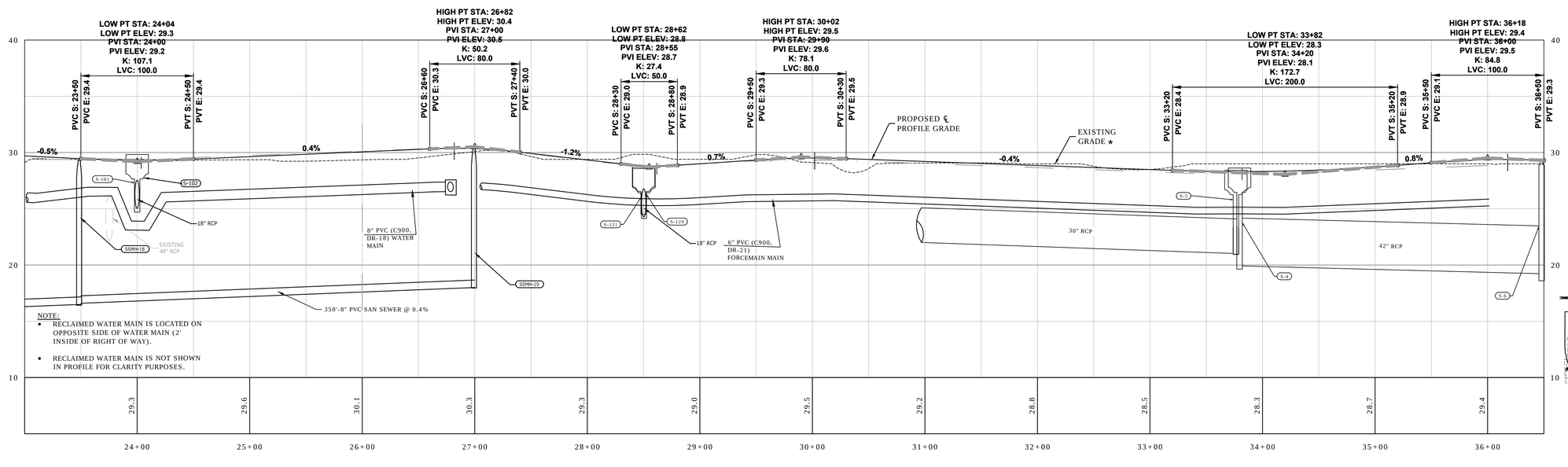
SHEET
6

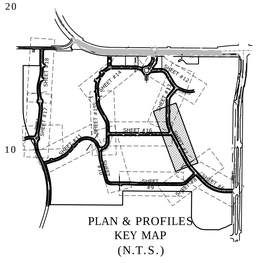




NOTE:
- RECLAIMED WATER MAIN IS LOCATED ON OPPOSITE SIDE OF WATER MAIN (2' INSIDE OF RIGHT OF WAY).
- RECLAIMED WATER MAIN IS NOT SHOWN IN PROFILE FOR CLARITY PURPOSES.

NORTH / SOUTH BLVD #1

HOR: 1"= 50'
VER: 1" = 5'



PLAN & PROFILES KEY MAP (N.T.S.)

NOTE:
SEE SHEETS 26A-26C FOR DRAINAGE STRUCTURES INFORMATION AND SHEETS 27 & 29A-29C FOR ROADWAY TYPICAL SECTIONS AND DETAILS.

NOTE:
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NOTES:

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2. REFER TO MITCHELL 54 WEST CONCEPTUAL DRAINAGE / MASS GRADING PLANS FOR INFORMATION OF EXISTING PONDS, EXISTING STRUCTURES, EXISTING PIPES AND DRAINAGE EASEMENT.
3. CONTRACTOR SHOULD VERIFY AS-BUILT PLANS AND/OR MITCHELL 54 WEST CONCEPTUAL DRAINAGE / MASS GRADING CONSTRUCTION PLANS FOR EXISTING GRADING ELEVATION AND/ OR STRUCTURES INFORMATION AND MUST NOTIFY THE ENGINEER OF RECORD OF ANY DISCREPANCIES WITH THIS ASSUMED EXISTING GRADE.
4. WETLAND IMPACTS FOR THE OVERALL PROJECT WERE PERMITTED UNDER THE MITCHELL 54 WEST CONCEPTUAL DRAINAGE / MASS GRADING PLANS (ERP NO.13055.007 AND PASCO COUNTY FILE NO.LRG15-039).

NOTES:
- WETLAND LINE SHOWN WAS APPROVED UNDER SWFWMD ERP NO. 42013055.001
- SEED AND MULCH IS TO BE INSTALLED ON ALL DISTURBED AREAS UPON THE COMPLETION OF CONSTRUCTION, OR ANY TIME AN AREA IS LEFT EXPOSED FOR GREATER THAN 30 DAYS.
- ELEVATIONS SHOWN ARE BASED ON NAVD-88.

ROADWAY AND UTILITIES PLAN & PROFILES

MITCHELL 54 WEST
MASTER INFRASTRUCTURE
PASCO COUNTY, FLORIDA

DRAWING INVALID UNLESS SIGNED, DATED & SEALED BY REGISTERED PROFESSIONAL

JAMIE P. GIANGIOI, P.E. # 59332

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SHEET
7

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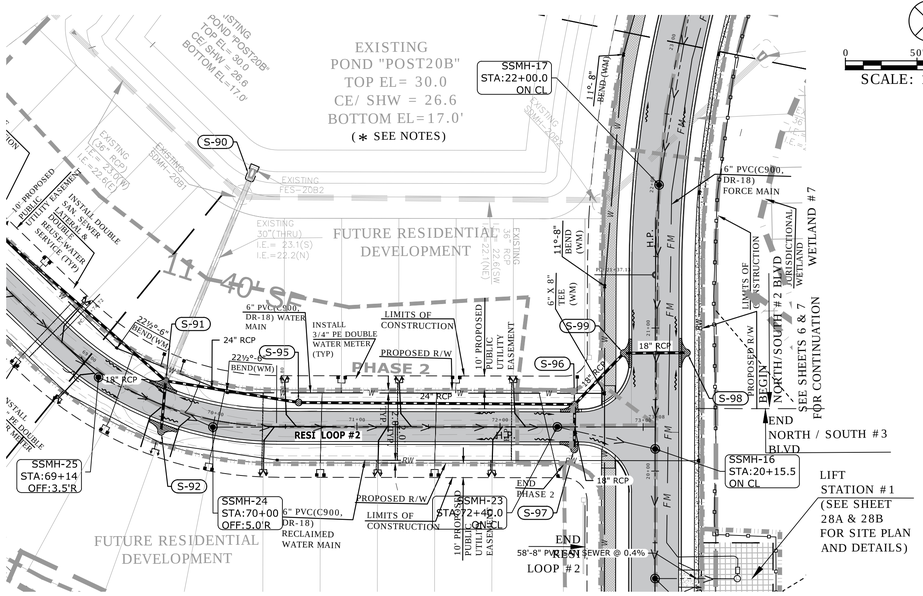
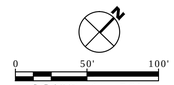
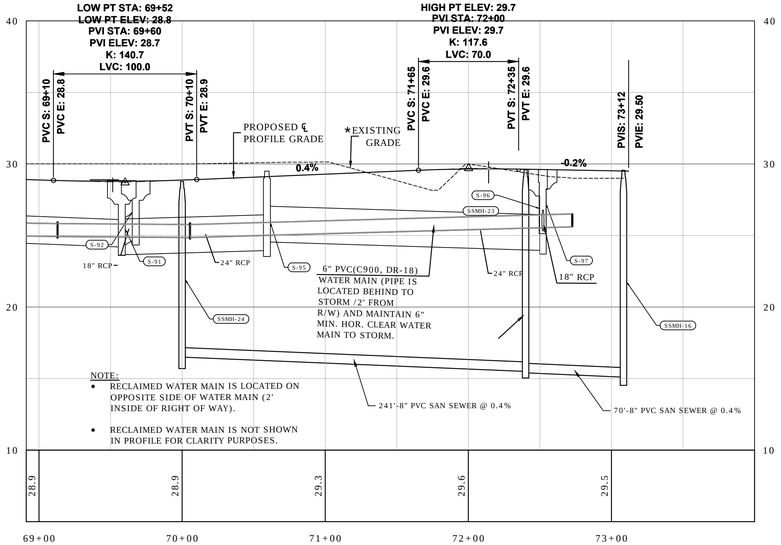




LEGEND

EXISTING	PROPOSED	
		STORM DRAINAGE PIPE
	CI-9 SD-1	STRUCTURE I.D.
		DITCH BOTTOM INLET
		STORM CURB INLET
		STORM DRAINAGE MANHOLE
		FLATTERED END SECTION/PIPE
		CURB
(S)		SANITARY SEWER MAIN
	SSMH-1	SANITARY SEWER MANHOLE & STRUC. I.D.
(FM)	FM	FORCEMAIN PIPE
	W	WATER MAIN
(RCW)	RW	RECLAIMED WATER MAIN
		SITE BOUNDARY LINE
		CENTER LINE OF ROAD
		RIGHT-OF-WAY
		EXISTING EDGE OF PAVEMENT
		PROPOSED ASPHALT PAVEMENT"
		PROPOSED MULTI-USE TRAIL PAVEMENT
		PROPOSED CONCRETE SIDEWALK
HP		HIGH POINT
R/W		PROPOSED RIGHT OF WAY
LF		LINEAR FEET
SF		SQUARE FEET
S/W		SIDEWALK
R5'		5' RADIUS
V.I.F.		VERIFY IN FIELD
		UTILITY ESMT. LINE
		BLDG. SET BACK LINE
		LANDSCAPE BUFFER LINE
		DRAINAGE ESMT. LINE
		WETLAND BUFFER LINE
		LOT LINE/PROPERTY LINE
C		CONFLIC PIPES LOCATION
		PHASE LIMITS
		POST BASIN LINE
		POST SUB-BASIN LINE
		SANITARY LATERAL(DOUBLE)
		SANITARY LATERAL(SINGLE)
		RECLAIMED WATER DOUBLE SERVICE
		RECLAIMED WATER SINGLE SERVICE
		POTABLE WATER SINGLE SERVICE
		POTABLE WATER DOUBLE SERVICE
		PROPOSED GATE VALVE
		PROPOSED REDUCER



NOTE:
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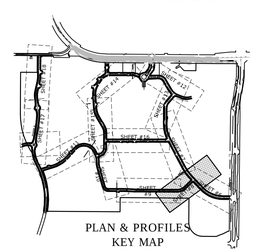
RESI LOOP #3

HOR: 1"= 50'
VER: 1" = 5'



PLAN & PROFILES KEY MAP (N.T.S.)

NOTE:
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NOTE:
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NOTES:

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NOTES:
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- ELEVATIONS SHOWN ARE BASED ON NAVD-88.

ROADWAY AND UTILITIES PLAN & PROFILES

MITCHELL 54 WEST
MASTER INFRASTRUCTURE
PASCO COUNTY, FLORIDA

DRAWING INVALID UNLESS SIGNED, DATED & SEALED BY REGISTERED PROFESSIONAL

JAME P. GIMARDI, P.E. # 59332

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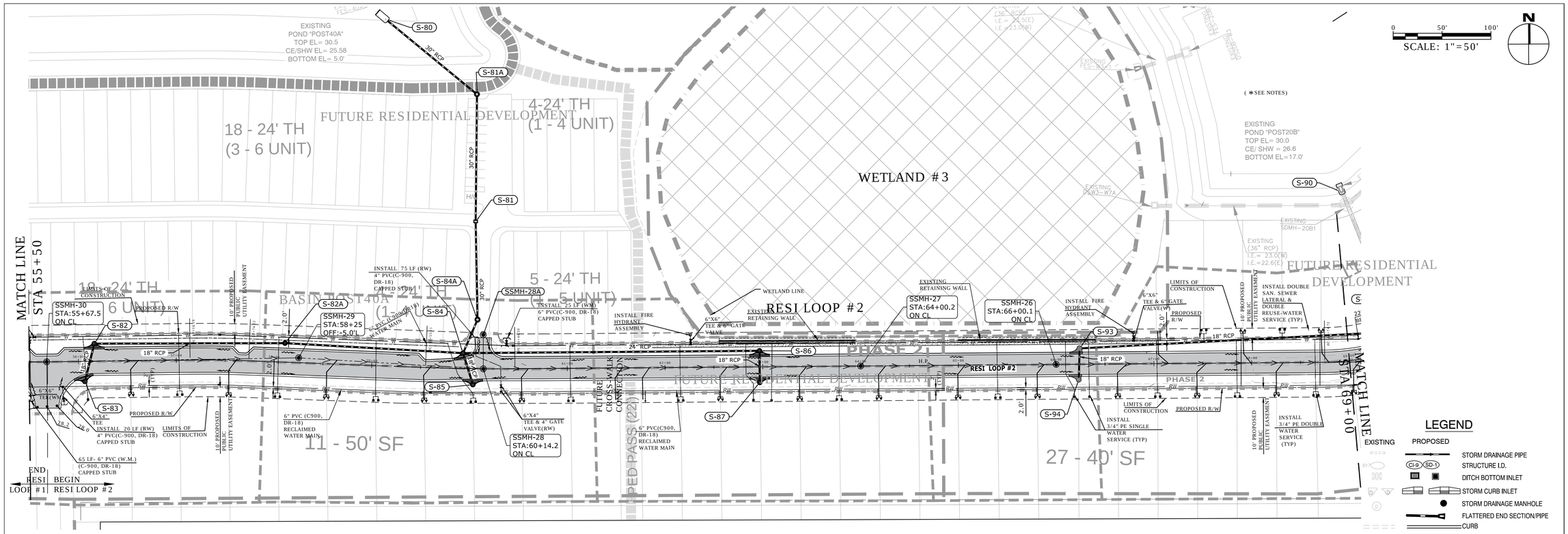
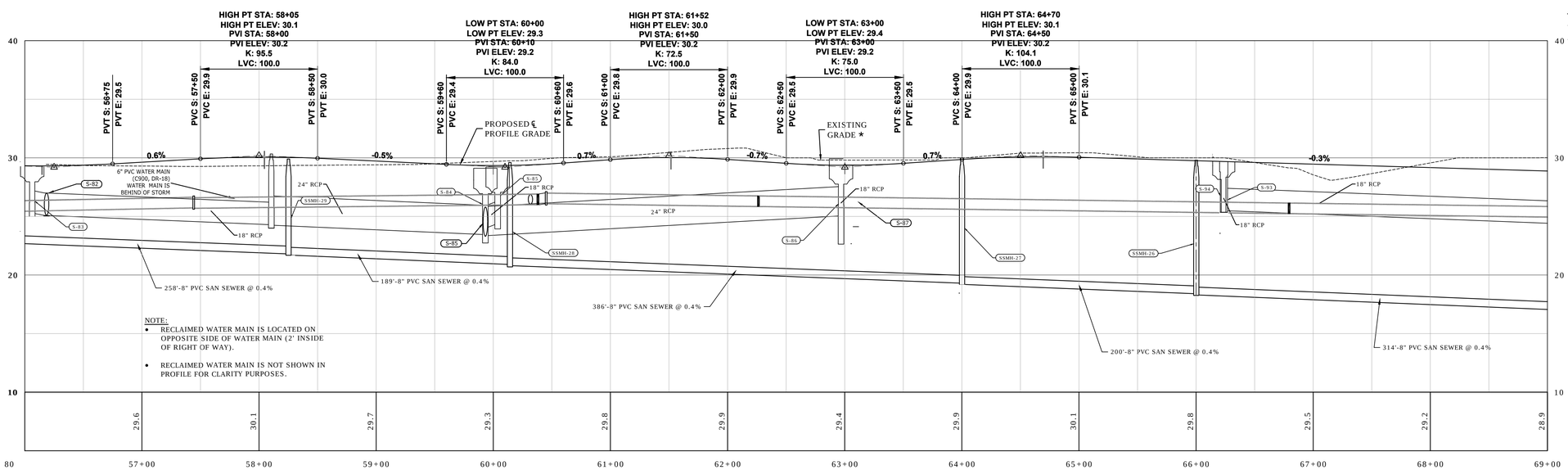
SHEET
8





NOTE:
- RECLAIMED WATER MAIN IS LOCATED ON OPPOSITE SIDE OF WATER MAIN (2' INSIDE OF RIGHT OF WAY).
- RECLAIMED WATER MAIN IS NOT SHOWN IN PROFILE FOR CLARITY PURPOSES.

RESI LOOP #2
HOR: 1"= 50'
VER: 1" = 5'

NOTE:
SEE SHEETS 26A-26C FOR DRAINAGE STRUCTURES INFORMATION AND SHEETS 27 & 29A-29C FOR ROADWAY TYPICAL SECTIONS AND DETAILS.

NOTE:
- STORM PIPES AND STRUCTURES SHOWN HEREIN AS "EXISTING " WERE PERMITTED WITH THE CONCEPTUAL DRAINAGE / MASS GRADING AND ARE TO BE INSTALLED UNDER THE CONTRACT FOR THOSE CONSTRUCTION PLANS.

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NOTES:
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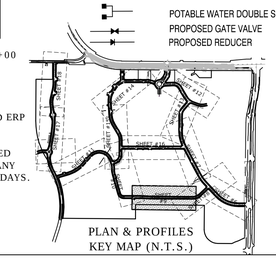

PLAN & PROFILES KEY MAP (N.T.S.)

LEGEND

EXISTING / PROPOSED

- STORM DRAINAGE PIPE
- CI-9 SD-3 STRUCTURE I.D.
- DITCH BOTTOM INLET
- STORM CURB INLET
- STORM DRAINAGE MANHOLE
- FLATTERED END SECTION/PIPE
- CURB
- SANITARY SEWER MAIN
- SSMH-1 SANITARY SEWER MANHOLE & STRUC. I.D.
- FM FORCEMAIN PIPE
- W WATER MAIN
- RW RECLAIMED WATER MAIN
- SITE BOUNDARY LINE
- CENTER LINE OF ROAD
- RIGHT-OF-WAY
- EXISTING EDGE OF PAVEMENT
- PROPOSED ASPHALT PAVEMENT"
- PROPOSED MULTI-USE TRAIL PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- HP HIGH POINT
- R/W PROPOSED RIGHT OF WAY
- LF LINEAR FEET
- SF SQUARE FEET
- S/W SIDEWALK
- R5' 5' RADIUS
- V.I.F. VERIFY IN FIELD
- UTILITY ESMT. LINE
- BLDG. SET BACK LINE
- LANDSCAPE BUFFER LINE
- DRAINAGE ESMT. LINE
- WETLAND BUFFER LINE
- LOT LINE/PROPERTY LINE
- C CONFLIC PIPES LOCATION
- PHASE LIMITS
- POST BASIN LINE
- POST SUB-BASIN LINE
- SANITARY LATERAL(DOUBLE)
- SANITARY LATERAL(SINGLE)
- RECLAIMED WATER DOUBLE SERVICE
- RECLAIMED WATER SINGLE SERVICE
- POTABLE WATER SINGLE SERVICE
- POTABLE WATER DOUBLE SERVICE
- PROPOSED GATE VALVE
- PROPOSED REDUCER

ROADWAY AND UTILITIES PLAN & PROFILES

MITCHELL 54 WEST
MASTER INFRASTRUCTURE
PASCO COUNTY, FLORIDA

DRAWING INVALID UNLESS SIGNED, DATED & SEALED BY REGISTERED PROFESSIONAL

JAMIE P. GIRARDI, P.E. # 59332

REGENCY Design & Engineering, Inc.
9400 RIVER CROSSING BOULEVARD, SUITE 104 NEW PORT RICHEY, FLORIDA 34655
727-375-1156 EXT. 4 – FAX 727-375-1158
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DATE	REV. BY	REV. NO.	REVISION

SHEET 9

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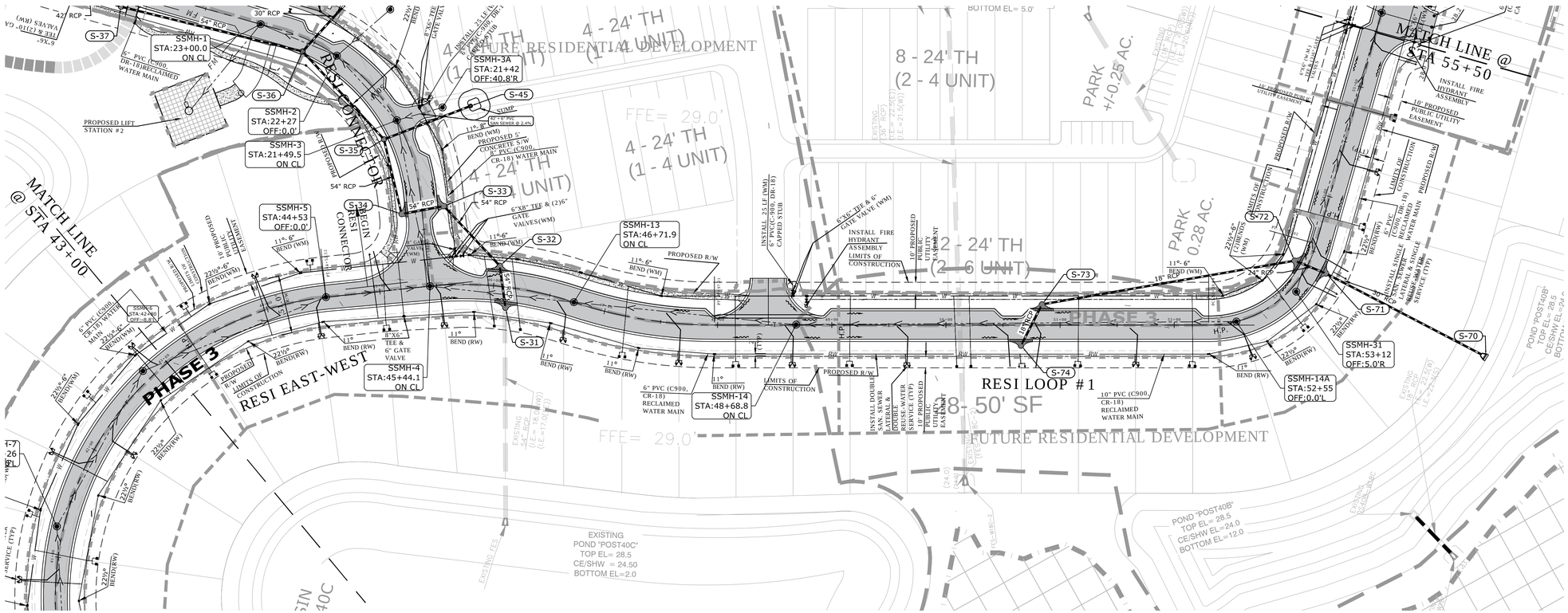
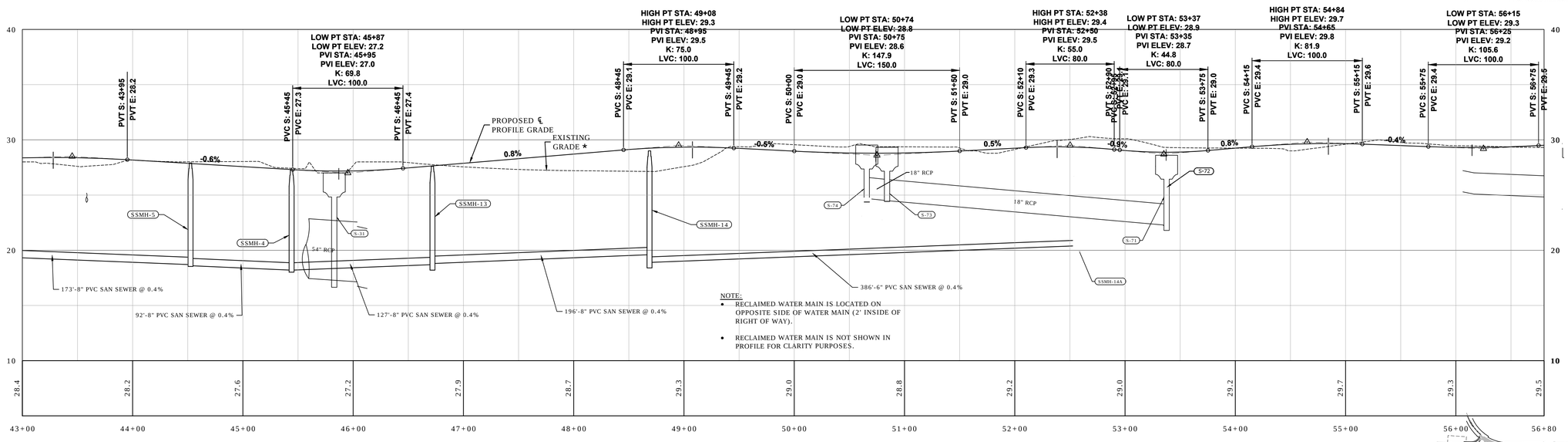


SCALE: 1"= 50'

LEGEND

EXISTING	PROPOSED	
		STORM DRAINAGE PIPE
	CI-9 SD-1	STRUCTURE I.D.
		DITCH BOTTOM INLET
		STORM CURB INLET
		STORM DRAINAGE MANHOLE
		FLATTERED END SECTION/PIPE
		CURB
(S)		SANITARY SEWER MAIN
	SSMH-1	SANITARY SEWER MANHOLE & STRUC. I.D.
(FM)	FM	FORCEMAIN PIPE
	W	WATER MAIN
(RCW)	RW	RECLAIMED WATER MAIN
		SITE BOUNDARY LINE
		CENTER LINE OF ROAD
		RIGHT-OF-WAY
		EXISTING EDGE OF PAVEMENT
		PROPOSED ASPHALT PAVEMENT"
		PROPOSED MULTI-USE TRAIL PAVEMENT
		PROPOSED CONCRETE SIDEWALK
	HP	HIGH POINT
	R/W	PROPOSED RIGHT OF WAY
	LF	LINEAR FEET
	SF	SQUARE FEET
	S/W	SIDEWALK
	R5'	5' RADIUS
	V.I.F.	VERIFY IN FIELD
		UTILITY ESMT. LINE
		BLDG. SET BACK LINE
		LANDSCAPE BUFFER LINE
		DRAINAGE ESMT. LINE
		WETLAND BUFFER LINE
		LOT LINE/PROPERTY LINE
	C	CONFLIC PIPES LOCATION
		PHASE LIMITS
		POST BASIN LINE
		POST SUB-BASIN LINE
		SANITARY LATERAL(DOUBLE)
		SANITARY LATERAL(SINGLE)
		RECLAIMED WATER DOUBLE SERVIC
		RECLAIMED WATER SINGLE SERVICE
		POTABLE WATER SINGLE SERVICE
		POTABLE WATER DOUBLE SERVICE
		PROPOSED GATE VALVE
		PROPOSED REDUCER



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RESI EAST-WEST / RESI LOOP #1
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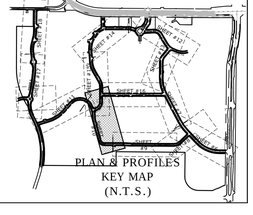

ROADWAY AND UTILITIES PLAN & PROFILES
MITCHELL 54 WEST
MASTER INFRASTRUCTURE
PASCO COUNTY, FLORIDA

DRAWING INVALID UNLESS SIGNED, DATED & SEALED BY REGISTERED PROFESSIONAL

JAMIE P. GIMARDI, P.E. # 59332

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DATE	REV. BY	REV. NO.	REVISION

SHEET
10

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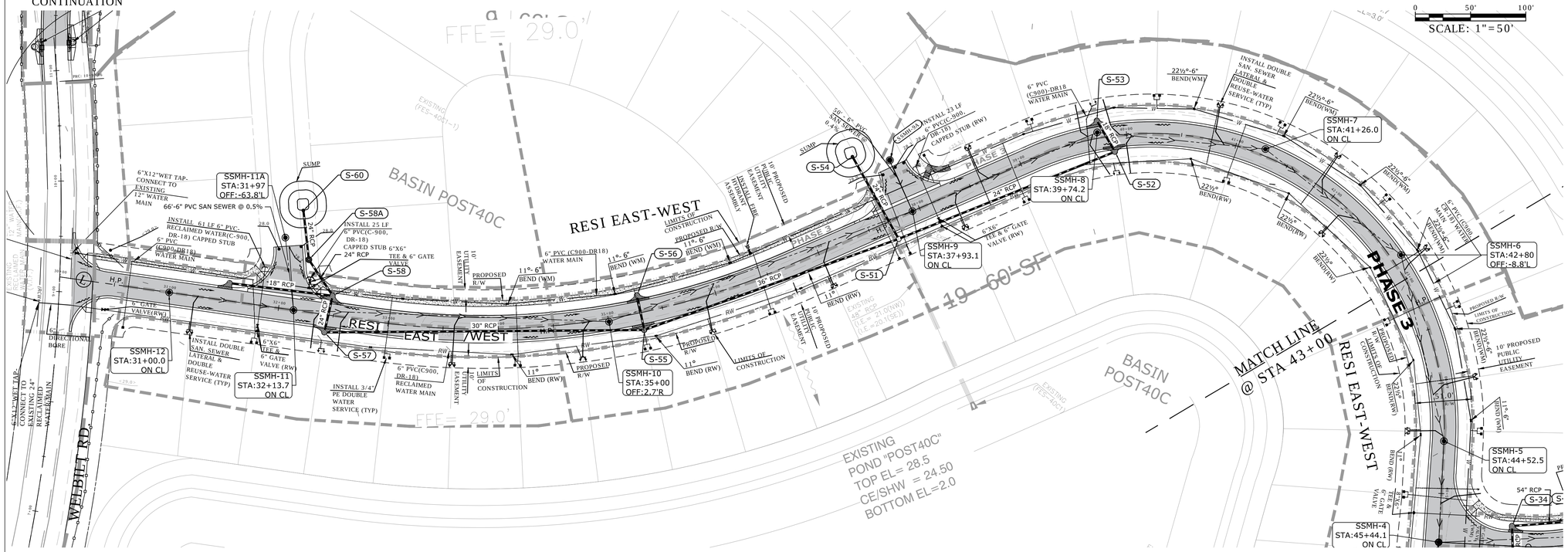
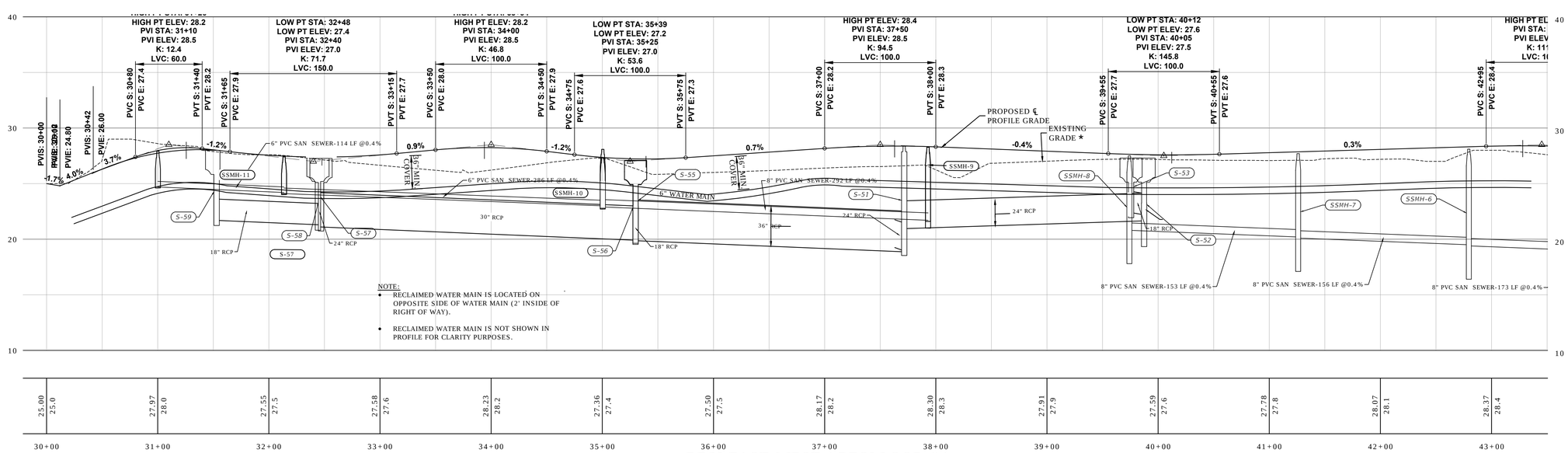
SEE SHEET 17 FOR CONTINUATION



LEGEND

EXISTING	PROPOSED	
		STORM DRAINAGE PIPE
	S-# SD-1	STRUCTURE I.D.
		DITCH BOTTOM INLET
		STORM CURB INLET
		STORM DRAINAGE MANHOLE
		FLATTERED END SECTION/PIPE
		CURB
(S)		SANITARY SEWER MAIN
	SSMH-1	SANITARY SEWER MANHOLE & STRUC. I.D.
(FM)	FM	FORCEMAIN PIPE
	W	WATER MAIN
(RCW)	RW	RECLAIMED WATER MAIN
		SITE BOUNDARY LINE
		CENTER LINE OF ROAD
		RIGHT-OF-WAY
		EXISTING EDGE OF PAVEMENT
		PROPOSED ASPHALT PAVEMENT
		PROPOSED MULTI-USE TRAIL PAVEMENT
		PROPOSED CONCRETE SIDEWAL
HP		HIGH POINT
R/W		PROPOSED RIGHT OF WAY
LF		LINEAR FEET
SF		SQUARE FEET
S/W		SIDEWALK
R5'		5' RADIUS
V.I.F.		VERIFY IN FIELD
		UTILITY ESMT. LINE
		BLDG. SET BACK LINE
		LANDSCAPE BUFFER LINE
		DRAINAGE ESMT. LINE
		WETLAND BUFFER LINE
		LOT LINE/PROPERTY LINE
	C	CONFLIC PIPES LOCATION
		PHASE LIMITS
		POST BASIN LINE
		POST SUB-BASIN LINE
		SANITARY LATERAL(DOUBLE)
		SANITARY LATERAL(SINGLE)
		RECLAIMED WATER DOUBLE SER
		RECLAIMED WATER SINGLE SERV
		POTABLE WATER SINGLE SERVIC
		POTABLE WATER DOUBLE SERVIC
		PROPOSED GATE VALVE
		PROPOSED REDUCER



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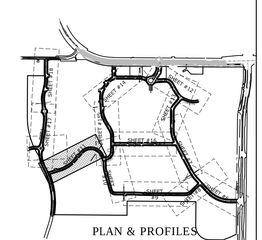

PLAN & PROFILES KEY MAP (N.T.S.)

ROADWAY AND UTILITIES PLAN & PROFILES

MITCHELL 54 WEST MASTER INFRASTRUCTURE PASCO COUNTY, FLORIDA

DRAWING INVALID UNLESS SIGNED, DATED & SEALED BY REGISTERED PROFESSIONAL

JAMIE P. GIRARDI, P.E. # 58332

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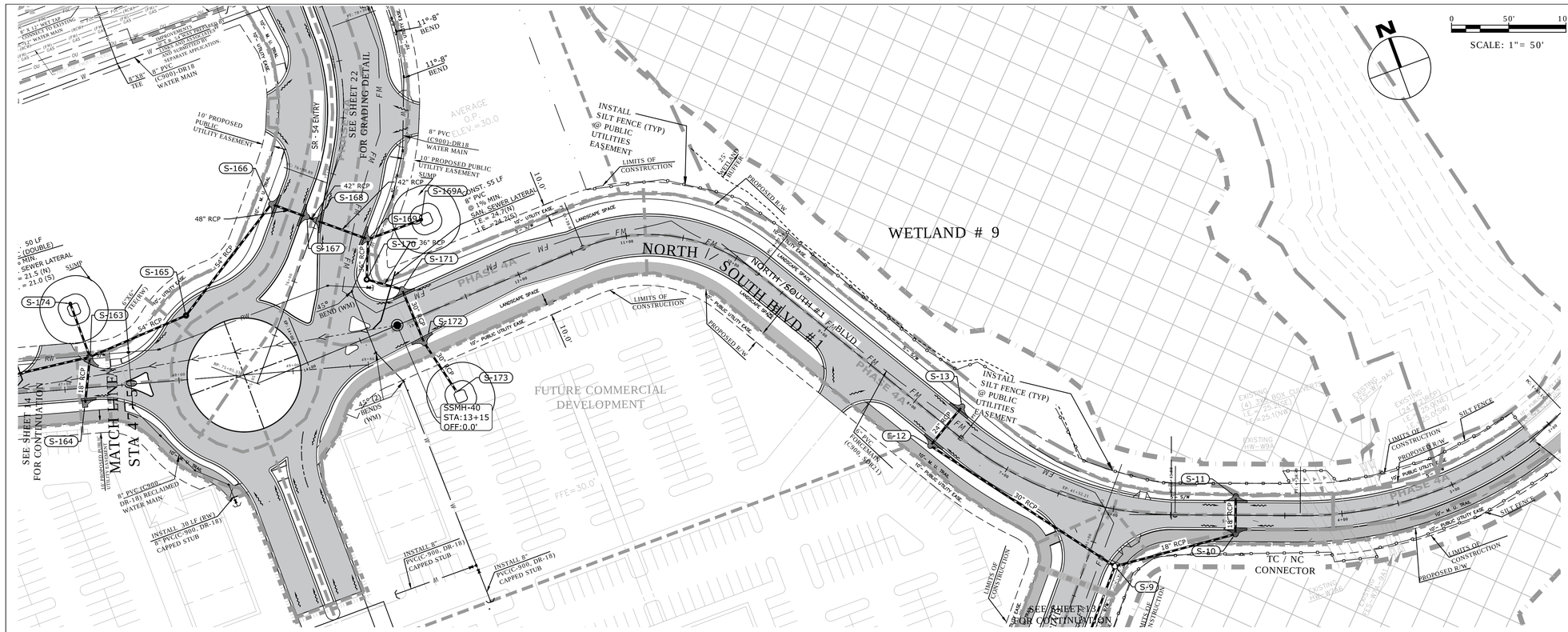
SHEET 11



LEGEND

EXISTING	PROPOSED	
		STORM DRAINAGE PIPE
	CI-9 SD-1	STRUCTURE I.D.
		DITCH BOTTOM INLET
		STORM CURB INLET
		STORM DRAINAGE MANHOLE
		FLATTERED END SECTION/PIPE
		CURB
(S)		SANITARY SEWER MAIN
	SSMH-1	SANITARY SEWER MANHOLE & STRUC. I.D.
(FM)	FM	FORCEMAIN PIPE
	W	WATER MAIN
(RCW)	RW	RECLAIMED WATER MAIN
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		PROPOSED CONCRETE SIDEWALK
	HP	HIGH POINT
	R/W	PROPOSED RIGHT OF WAY
	LF	LINEAR FEET
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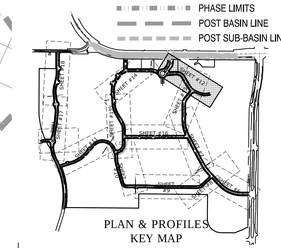
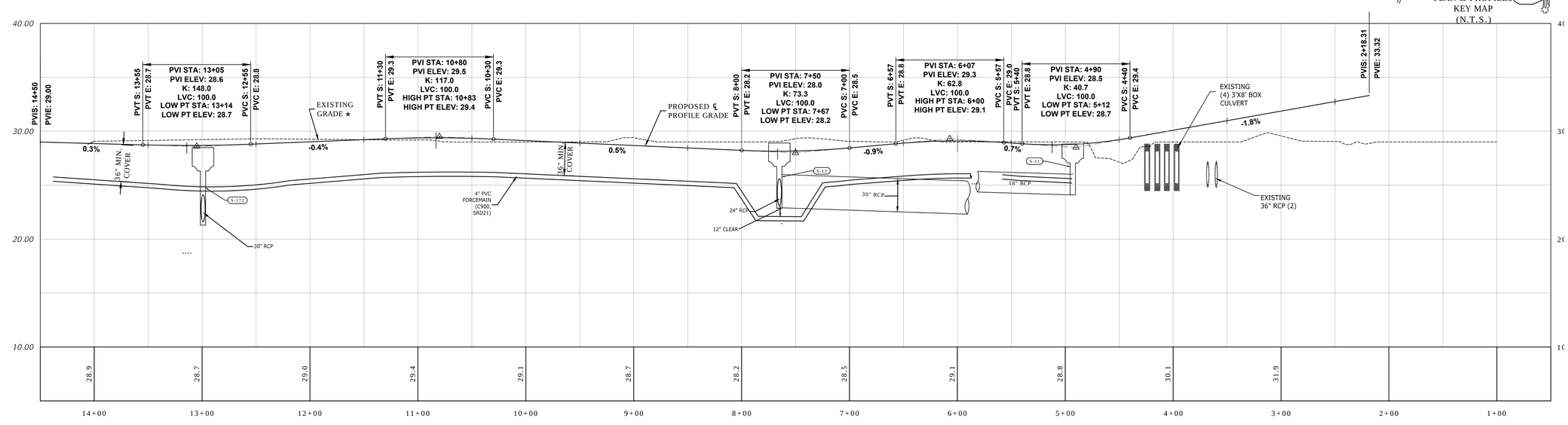
	S/W	SIDEWALK
	R5'	5' RADIUS
	V.I.F.	VERIFY IN FIELD
		UTILITY ESMT. LINE
		BLDG. SET BACK LINE
		LANDSCAPE BUFFER LINE
		DRAINAGE ESMT. LINE
		WETLAND BUFFER LINE
		LOT LINE/PROPERTY LINE
	C	CONFLIC PIPES LOCATION
		PHASE LIMITS
		POST BASIN LINE
		POST SUB-BASIN LINE



PLAN & PROFILES KEY MAP (N.T.S.)



NORTH / SOUTH #1 BLVD - TC / NC CONNECTOR

HOR: 1"= 50'
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ROADWAY AND UTILITIES PLAN & PROFILES

MITCHELL 54 WEST
MASTER INFRASTRUCTURE
PASCO COUNTY, FLORIDA

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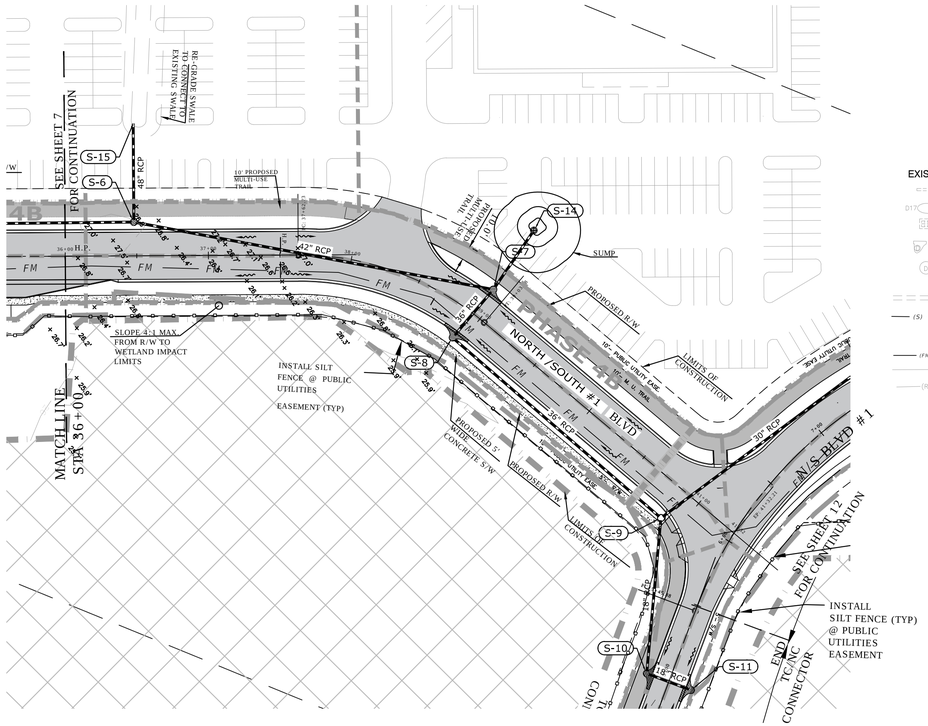
SHEET
12

E:\MS4-Best Master Infrastructure\Drawings\000-012-18 ROADWAY & UTIL PLAN & PROFILES-A.dwg, 10/14/2016 9:01:21 PM



N

0 50' 100'

SCALE: 1"= 50'

LEGEND

EXISTING	PROPOSED	
		STORM DRAINAGE PIPE
	CI-9 SD-1	STRUCTURE I.D.
		DITCH BOTTOM INLET
		STORM CURB INLET
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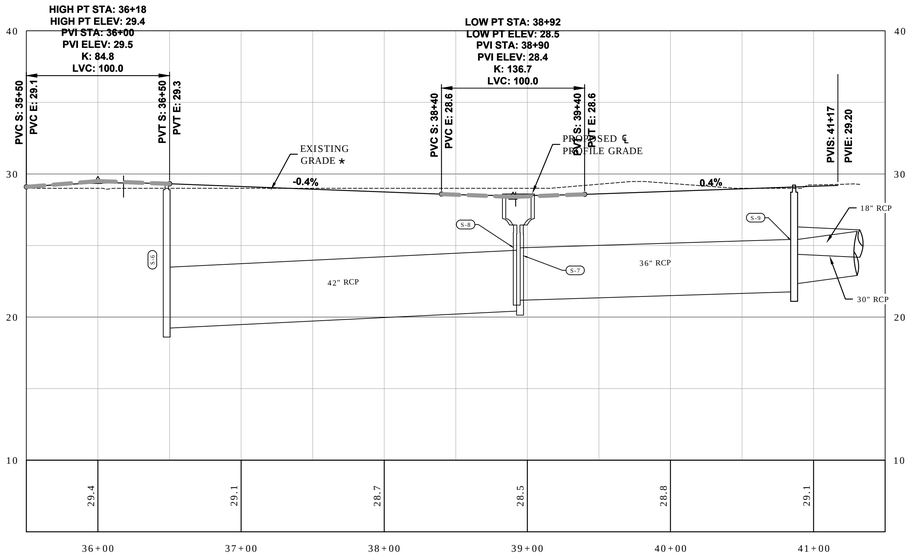
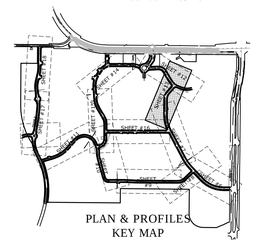
		POST BASIN LINE
		POST SUB-BASIN LINE



NORTH / SOUTH BLVD #1

HOR: 1"= 50'

VER: 1" = 5'



PLAN & PROFILES KEY MAP (N.T.S.)

NOTE:
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NOTES:

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ROADWAY AND UTILITIES
PLAN & PROFILES

MITCHELL 54 WEST
MASTER INFRASTRUCTURE
PASCO COUNTY, FLORIDA

DRAWING INVALID UNLESS SIGNED, DATED & SEALED BY REGISTERED PROFESSIONAL

JAME P. GIMARDI, P.E. # 59332

REGENCY Design & Engineering, Inc.
9400 RIVER CROSSING BOULEVARD, SUITE 104 NEW PORT RICHEY, FLORIDA 34655
727-375-1158 EXT. 4 – FAX 727-375-1156
CERTIFICATE OF AUTHORIZATION NO. 28366

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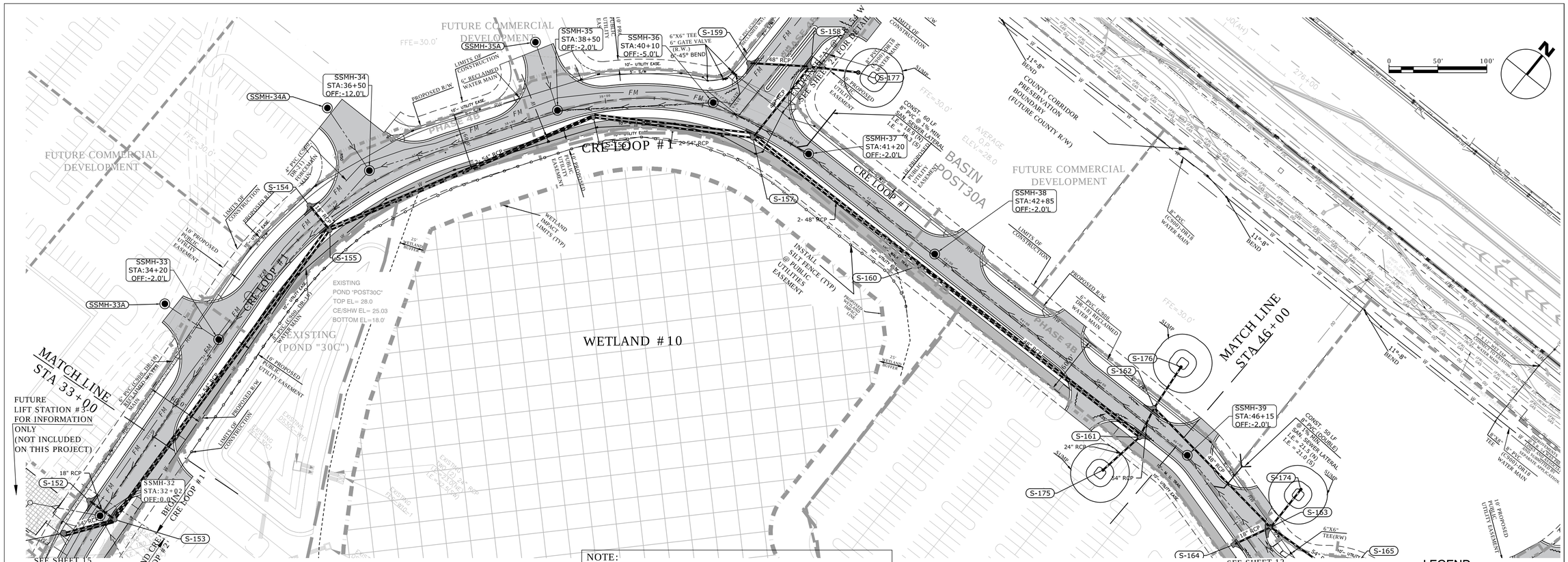
SHEET
13



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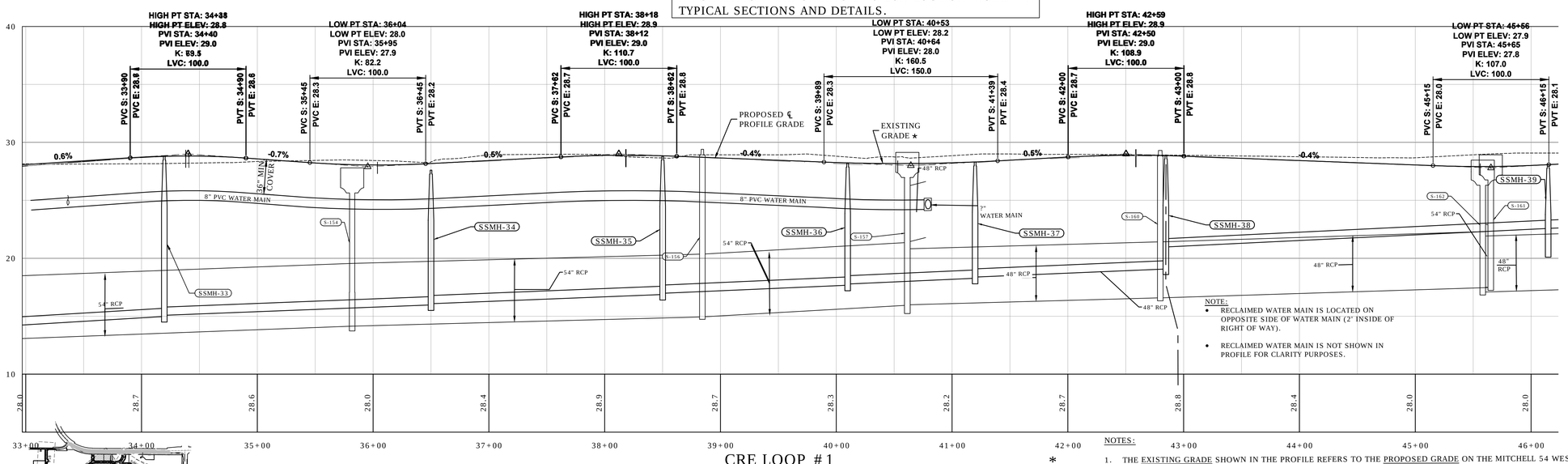

CRE LOOP #1

HOR: 1"= 50'
VER: 1" = 5'

NOTE:
- RECLAIMED WATER MAIN IS LOCATED ON OPPOSITE SIDE OF WATER MAIN (2' INSIDE OF RIGHT OF WAY).
- RECLAIMED WATER MAIN IS NOT SHOWN IN PROFILE FOR CLARITY PURPOSES.

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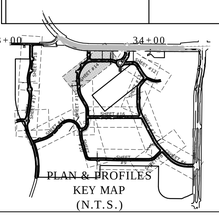

PLAN & PROFILES KEY MAP (N.T.S.)

LEGEND

EXISTING	PROPOSED	
		STORM DRAINAGE PIPE
D17	CI-9 SD-1	STRUCTURE I.D.
		DITCH BOTTOM INLET
		STORM CURB INLET
D		STORM DRAINAGE MANHOLE
		FLATTERED END SECTION/PIPE
		CURB
(S)		SANITARY SEWER MAIN
	SSMH-1	SANITARY SEWER MANHOLE & STRUC. I.D.
(FM)	FM	FORCEMAIN PIPE
	W	WATER MAIN
(RCW)	RW	RECLAIMED WATER MAIN
		SITE BOUNDARY LINE
		CENTER LINE OF ROAD
		RIGHT-OF-WAY
		EXISTING EDGE OF PAVEMENT
		PROPOSED ASPHALT PAVEMENT"
		PROPOSED MULTI-USE TRAIL PAVEMENT
		PROPOSED CONCRETE SIDEWALK
	HP	HIGH POINT
	R/W	PROPOSED RIGHT OF WAY
	LF	LINEAR FEET
	SF	SQUARE FEET
	S/W	SIDEWALK
	R5'	5' RADIUS
	V.I.F.	VERIFY IN FIELD
		UTILITY ESMT. LINE
		BLDG. SET BACK LINE
		LANDSCAPE BUFFER LINE
		DRAINAGE ESMT. LINE
		WETLAND BUFFER LINE
		LOT LINE/PROPERTY LINE
	C	CONFLIC PIPES LOCATION
		PHASE LIMITS
		POST BASIN LINE
		POST SUB-BASIN LINE

ROADWAY AND UTILITIES
PLAN & PROFILES

MITCHELL 54 WEST
MASTER INFRASTRUCTURE
PASCO COUNTY, FLORIDA

DRAWING INVALID UNLESS SIGNED, DATED & SEALED BY REGISTERED PROFESSIONAL

JAMIE P. GIRARDI, P.E. # 59332

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727-375-1135 EXT. 4 FAX: 727-375-1156
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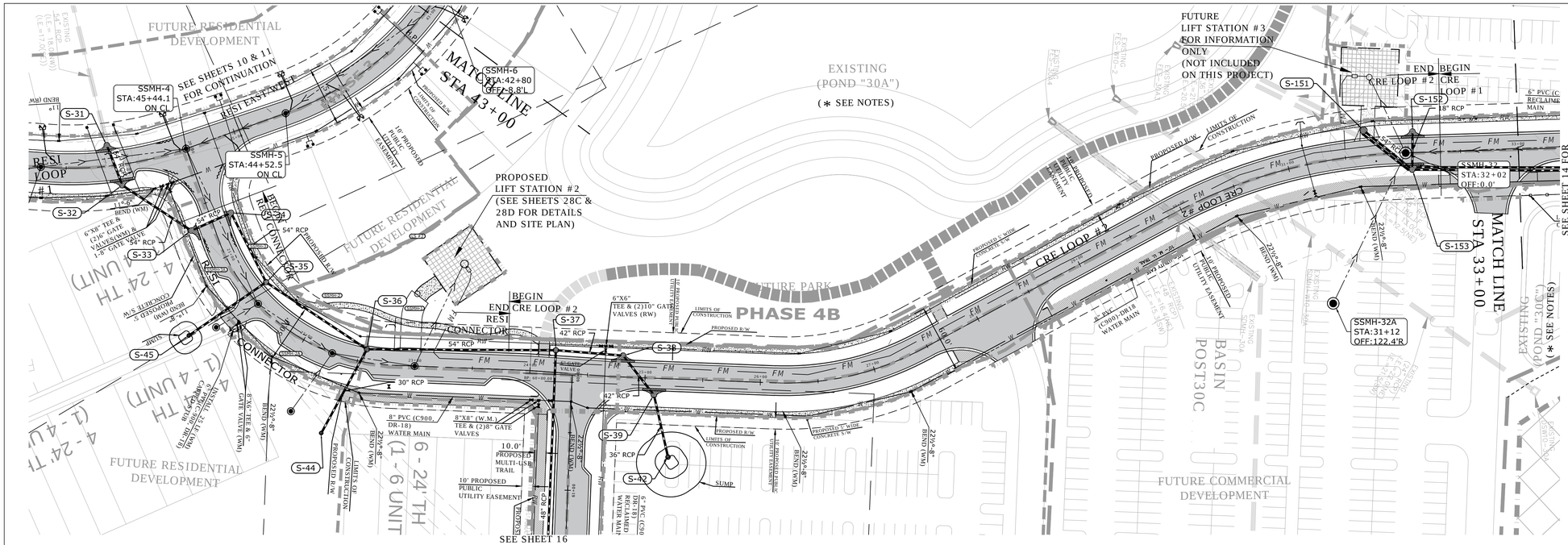
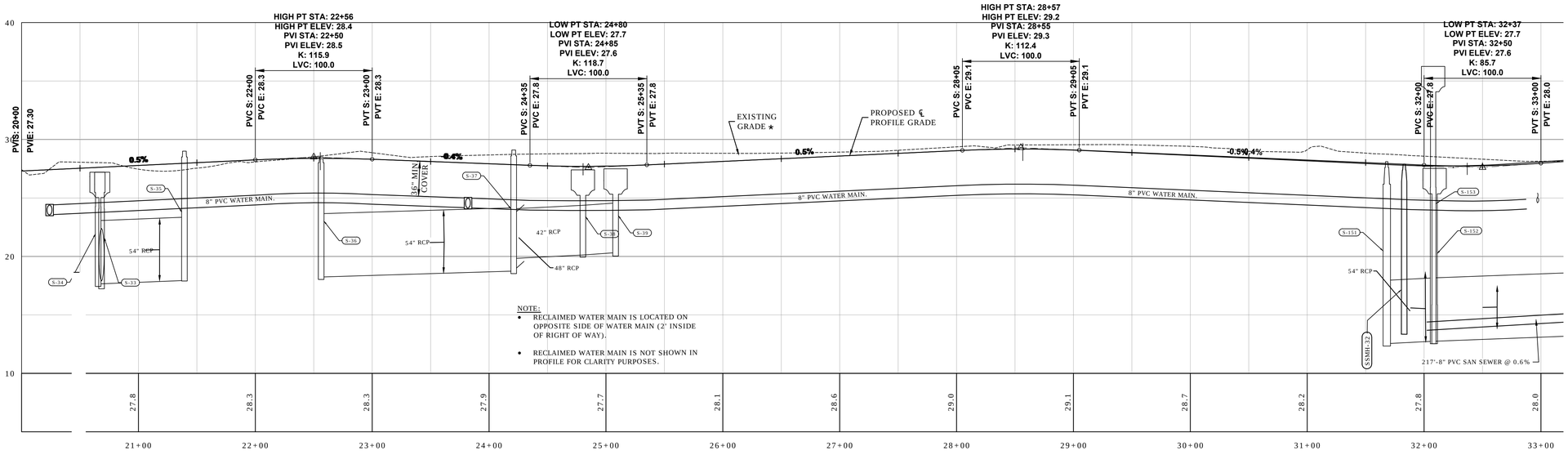
14





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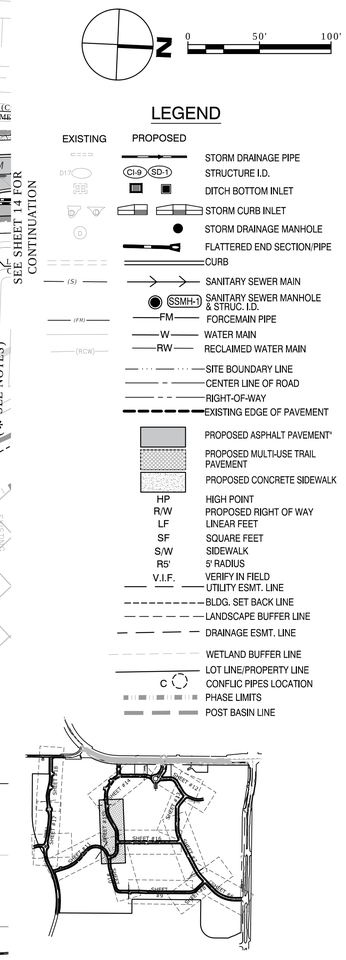

RESI COONECTOR/ CRE LOOP #2 / CRE LOOP #1

HOR: 1" = 50'
VER: 1" = 5'

*

NOTE:
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ROADWAY AND UTILITIES PLAN & PROFILES
MITCHELL 54 WEST
MASTER INFRASTRUCTURE
PASCO COUNTY, FLORIDA

DRAWING INVALID UNLESS SIGNED, DATED & SEALED BY REGISTERED PROFESSIONAL
JAMIE P. GIRARDI, P.E. # 59332

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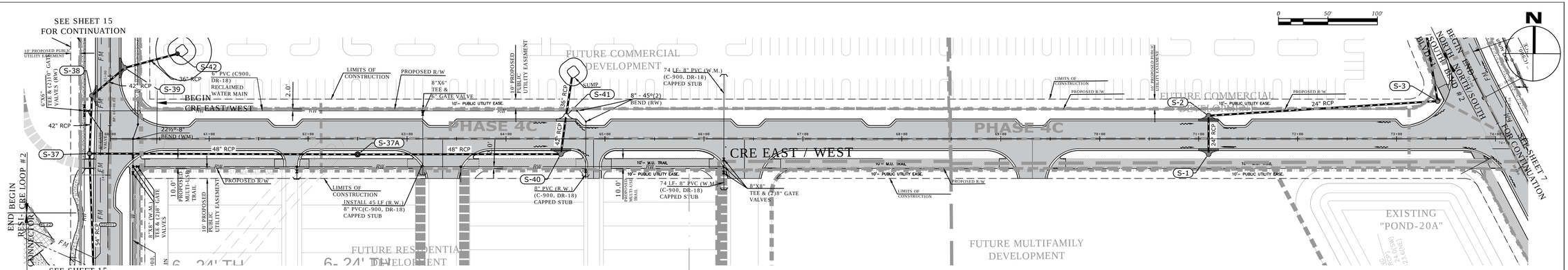
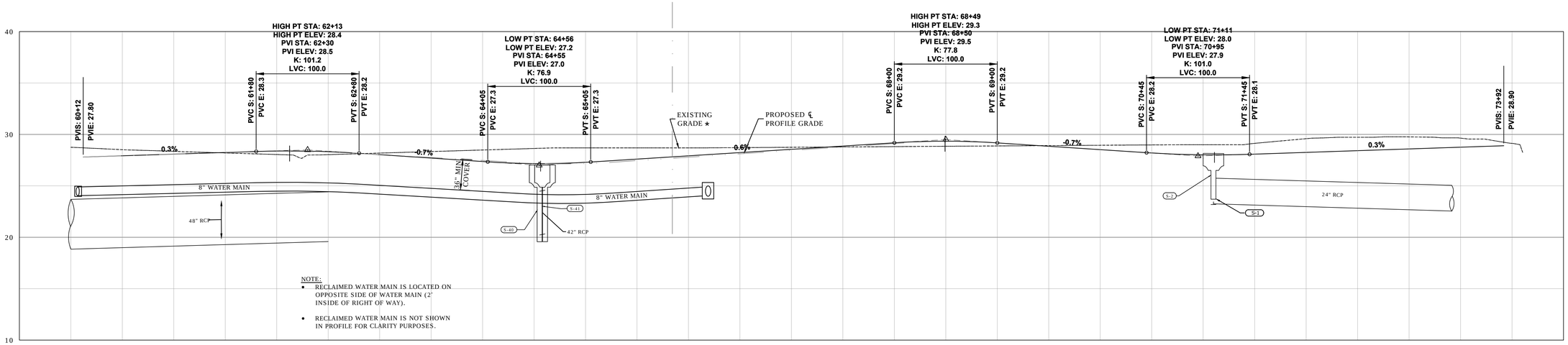
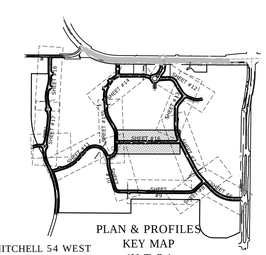
SHEET
15





CRE EAST-WEST
HOR: 1"=50'
VER: 1"=5



PLAN & PROFILES
KEY MAP
(N.T.S.)

LEGEND

EXISTING	PROPOSED	
		STORM DRAINAGE PIPE
	CI-9 SD-1	STRUCTURE I.D.
		DITCH BOTTOM INLET
		STORM CURB INLET
		STORM DRAINAGE MANHOLE
		FLATTERED END SECTION/PIPE
		CURB
(S)		SANITARY SEWER MAIN
	SSMH-1	SANITARY SEWER MANHOLE & STRUC. I.D.
(FM)	FM	FORCEMAIN PIPE
	W	WATER MAIN
(RCW)	RW	RECLAIMED WATER MAIN
		SITE BOUNDARY LINE
		CENTER LINE OF ROAD
		RIGHT-OF-WAY
		EXISTING EDGE OF PAVEMENT

PROPOSED

	PROPOSED ASPHALT PAVEMENT*
	PROPOSED MULTI-USE TRAIL PAVEMENT
	PROPOSED CONCRETE SIDEWALK
HP	HIGH POINT
R/W	PROPOSED RIGHT OF WAY
LF	LINEAR FEET
SF	SQUARE FEET
S/W	SIDEWALK
R5'	5' RADIUS
V.I.F.	VERIFY IN FIELD
	UTILITY ESMT. LINE
	BLDG. SET BACK LINE
	LANDSCAPE BUFFER LINE
	DRAINAGE ESMT. LINE
	WETLAND BUFFER LINE
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	PHASE LIMITS
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ROADWAY AND UTILITIES
PLAN & PROFILES

MITCHELL 54 WEST
MASTER INFRASTRUCTURE
PASCO COUNTY, FLORIDA

DRAWING INVALID UNLESS SIGNED, DATED & SEALED BY REGISTERED PROFESSIONAL

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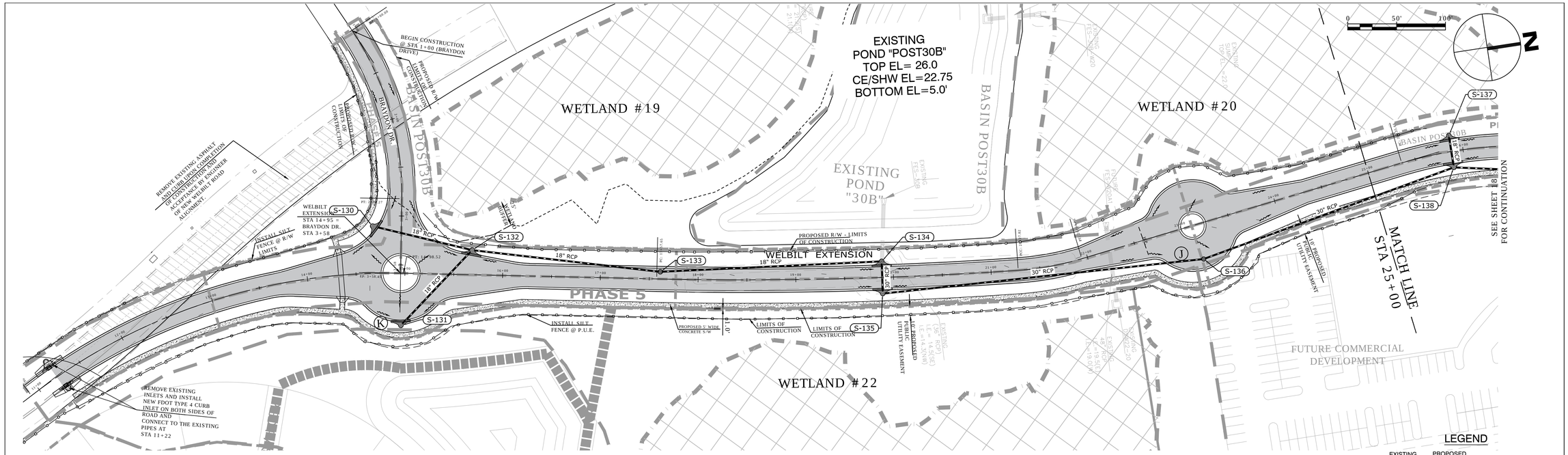
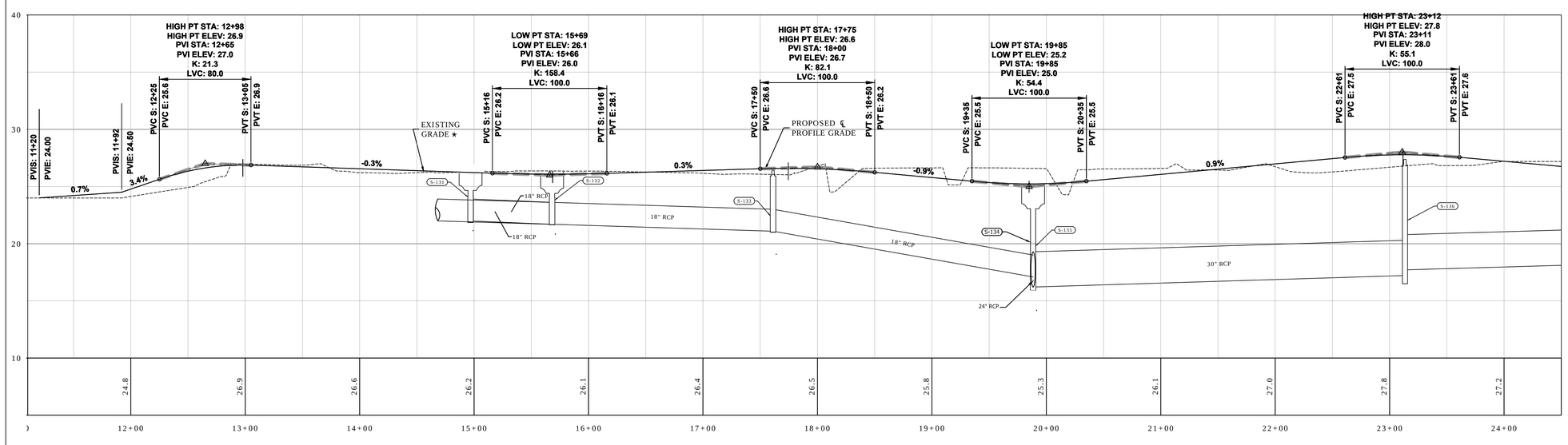
DATE	REV. BY	REV. NO.	REVISION

SHEET
16

E:\P54-West Master Infrastructure\Drawings\005-012-18 ROADWAY & UTIL PLAN & PROFILES-A.dwg, 10/14/2016 8:38:31 PM





WELBILT EXTENSION

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		STORM DRAINAGE MANHOLE
		FLATTERED END SECTION/PIPE
		CURB
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	W	WATER MAIN
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	R5'	5' RADIUS
	V.I.F.	VERIFY IN FIELD
		UTILITY ESMT. LINE
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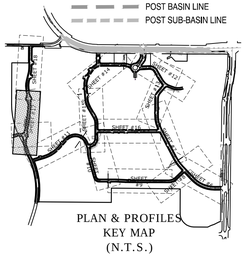

PLAN & PROFILES
KEY MAP
(N.T.S.)

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ROADWAY AND UTILITIES
PLAN & PROFILES

MITCHELL 54 WEST
MASTER INFRASTRUCTURE
PASCO COUNTY, FLORIDA

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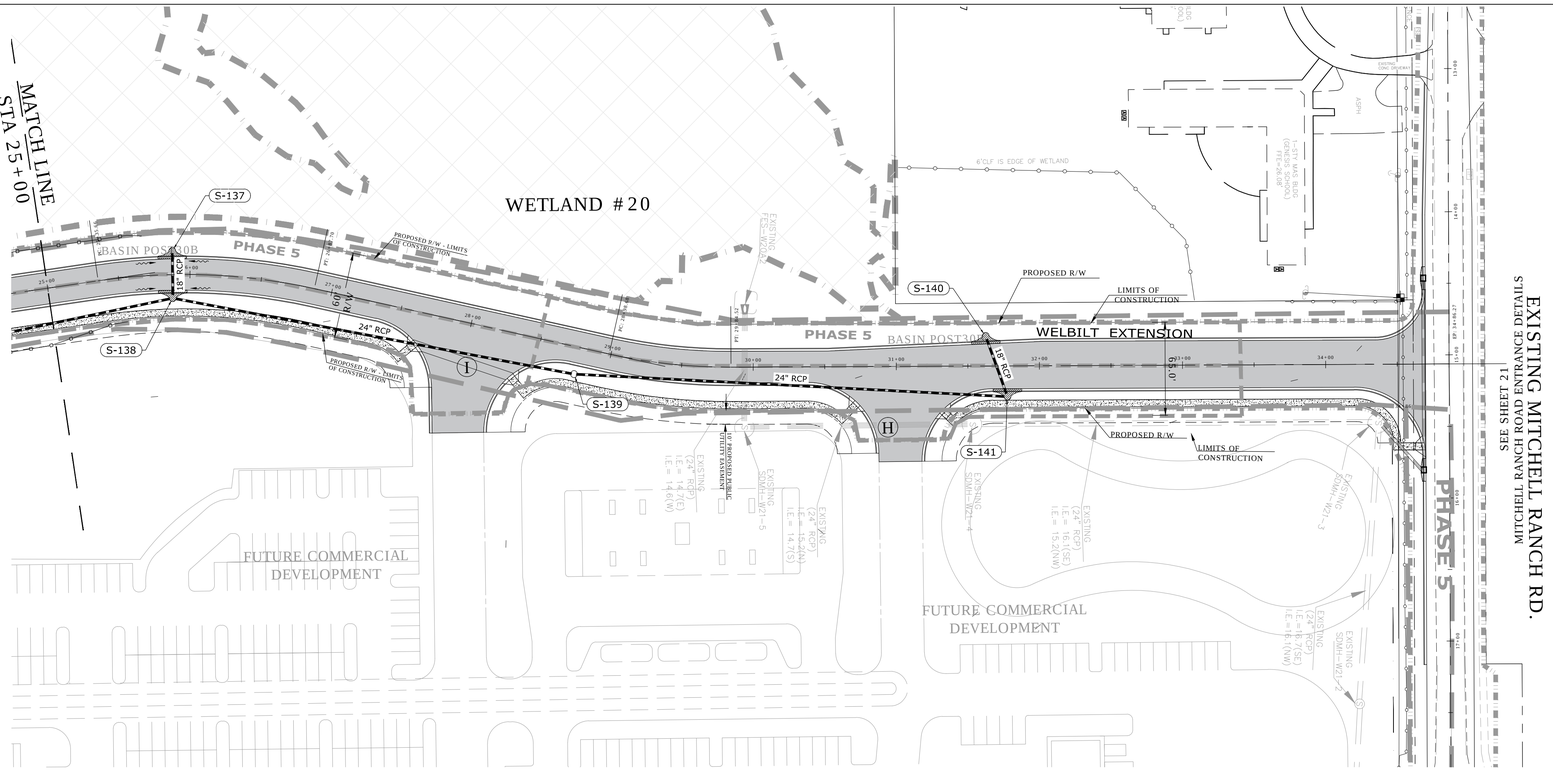
SHEET
17

E:\W54-West Master Infrastructure\Drawings\009-096-16 ROADWAY & UTIL PLAN & PROFILES-A.dwg, 10/13/2016 10:37:04 PM



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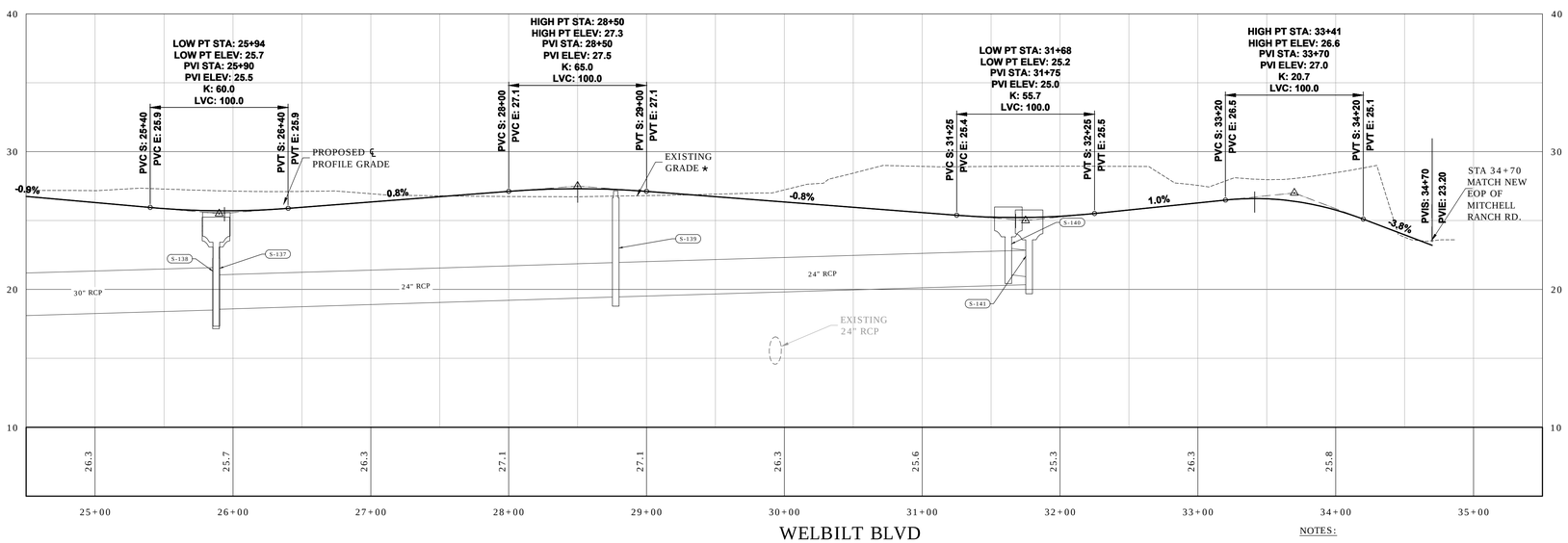
		LANDSCAPE BUFFER LINE
		DRAINAGE ESMT. LINE
		WETLAND BUFFER LINE
		LOT LINE/PROPERTY LINE
	C	CONFLIC PIPES LOCATION
		PHASE LIMITS
		POST BASIN LINE
		POST SUB-BASIN LINE



WELBILT BLVD

HOR: 1"= 50'

VER: 1" = 5'

NOTES:

- WETLAND LINE SHOWN WAS APPROVED UNDER SWFWMD ERP NO. 42013055.001
- SEED AND MULCH IS TO BE INSTALLED ON ALL DISTURBED AREAS UPON THE COMPLETION OF CONSTRUCTION, OR ANY TIME AN AREA IS LEFT EXPOSED FOR GREATER THAN 30 DAYS.
- ELEVATIONS SHOWN ARE BASED ON NAVD-88.

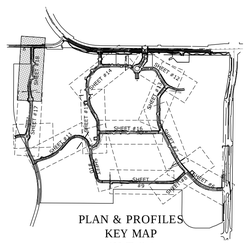
NOTES:

1. THE EXISTING GRADE SHOWN IN THE PROFILE REFERS TO THE PROPOSED GRADE ON THE MITCHELL 54 WEST CONCEPTUAL DRAINAGE / MASS GRADING PLANS PREPARED BY REGENCY DESIGN & ENGINEERING, INC., DATED: MAY 9, 2016.
2. REFER TO MITCHELL 54 WEST CONCEPTUAL DRAINAGE / MASS GRADING PLANS FOR INFORMATION OF EXISTING PONDS, EXISTING STRUCTURES, EXISTING PIPES AND DRAINAGE EASEMENT.
3. CONTRACTOR SHOULD VERIFY AS-BUILT PLANS AND/OR MITCHELL 54 WEST CONCEPTUAL DRAINAGE / MASS GRADING CONSTRUCTION PLANS FOR EXISTING GRADING ELEVATION AND/ OR STRUCTURES INFORMATION AND MUST NOTIFY THE ENGINEER OF RECORD OF ANY DISCREPANCIES WITH THIS ASSUMED EXISTING GRADE.
4. WETLAND IMPACTS FOR THE OVERALL PROJECT WERE PERMITTED UNDER THE MITCHELL 54 WEST CONCEPTUAL DRAINAGE / MASS GRADING PLANS (ERP NO. 13055.007 AND PASCO COUNTY FILE NO. LRG15-039)

NOTE:
SEE SHEETS 26A-26C FOR DRAINAGE STRUCTURES INFORMATION AND SHEETS 27 & 29A-29C FOR ROADWAY TYPICAL SECTIONS AND DETAILS.

NOTE:

- STORM PIPES AND STRUCTURES SHOWN HEREIN AS "EXISTING " WERE PERMITTED WITH THE CONCEPTUAL DRAINAGE / MASS GRADING AND ARE TO BE INSTALLED UNDER THE CONTRACT FOR THOSE CONSTRUCTION PLANS.



PLAN & PROFILES
KEY MAP
(N.T.S.)

ROADWAY AND UTILITIES
PLAN & PROFILES

MITCHELL 54 WEST
MASTER INFRASTRUCTURE
PASCO COUNTY, FLORIDA

DRAWING INVALID UNLESS SIGNED, DATED & SEALED BY REGISTERED PROFESSIONAL

JAMIE P. GIMARDI, P.E. # 59332

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CERTIFICATE OF AUTHORIZATION NO. 28366

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DATE	REV. BY	REV. NO.	REVISION

SHEET
18

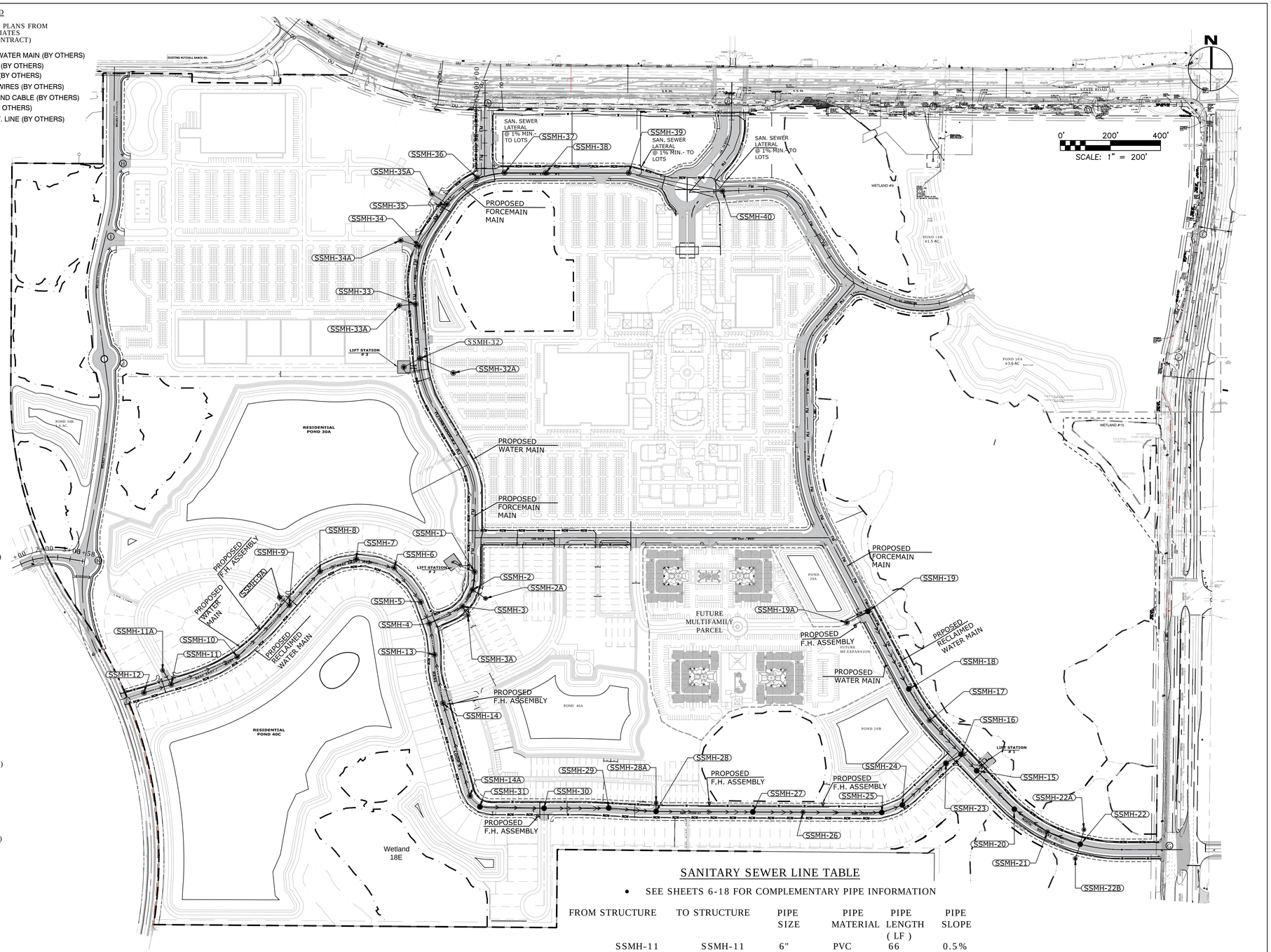
UTILITY LEGEND

- PROPOSED E.O.P/CURB
- SITE BOUNDARY LINE
- CENTER LINE OF ROAD
- RIGHT-OF-WAY
- EXISTING EDGE OF PAVEMENT
- EXISTING SIGNAGE
- EXISTING UTILITY POLE
- EXISTING GUY W/ WIRE
- (FM) EXISTING FORCEMAIN
- (RCW) EXISTING RECLAIMED WATER MAIN
- WM EXISTING WATER MAIN
- SAN EXISTING SANITARY MAIN
- GAS EXISTING GAS LINE
- OHW EXISTING OVER HEAD WIRES
- FOC EXISTING UNDERGROUND CABLE
- EXISTING CHECK VALVE
- EXISTING GATE VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING SANITARY MANHOLE
- PROPOSED SANITARY SEWER
- PROPOSED CLEANOUT - SSCO
- PROPOSED GATE VALVE
- PROPOSED METER
- PROPOSED BACKFLOW PREVENTER
- PROPOSED POST INDICATOR VALVE
- PROPOSED FDC
- PROPOSED FIRE HYDRANT
- PROPOSED REDUCER
- PROPOSED BLOWOFF
- W PROPOSED WATER LINE
- F PROPOSED FIRE LINE
- RCW RECLAIMED WATER MAIN
- FM FORCEMAIN PIPE
- CR-1 UTILITY CROSSING LOCATIONS (SEE SHEET 13A FOR CLEARANCE DTLS)
- UTILITY ESMT. LINE
- BLDG. SET BACK LINE
- LANDSCAPE BUFFER LINE
- LIMITS OF CONSTRUCTION
- SSMH-12 PROPOSED SAN. SEWER STRUCTURE

UTILITY LEGEND

PER SR 54 IMPROVEMENTS PLANS FROM LINCKS AND ASSOCIATES (NOT PART OF THIS CONTRACT)

- (RCW) PROP. RECLAIMED WATER MAIN (BY OTHERS)
- (WM) PROP. WATER MAIN (BY OTHERS)
- (FM) PROP. FORCEMAIN (BY OTHERS)
- OU PROP. OVER HEAD WIRES (BY OTHERS)
- FOC PROP. UNDERGROUND CABLE (BY OTHERS)
- GAS PROP. GAS LINE (BY OTHERS)
- PROP. UTILITY ESMT. LINE (BY OTHERS)



SANITARY SEWER STRUCTURE TABLE

SSMH-1
RIM = 28.3
INV= 16.7 (S)
INV OUT = 16.6 (NW)

SSMH-2
RIM = 28.4
INV IN = 17.1 (SW)
INV OUT = 17.0 (N)

SSMH-2A
RIM = 29.0
INV OUT = 18.0 (NW)

SSMH-3
RIM = 28.0
INV IN = 17.5 (SW)
INV OUT = 17.4 (NE)

SSMH-3A
RIM = 28.0
INV OUT = 18.5 (NW)

SSMH-4
RIM = 27.3
INV IN = 18.2 (N)
INV IN = 18.2 (S)
INV OUT = 18.1 (NE)

SSMH-5
RIM = 27.9
INV IN = 18.7 (NW)
INV OUT = 18.6 (S)

SSMH-6
RIM = 28.1
INV IN = 19.5 (W)
INV OUT = 19.4 (SE)

SSMH-7
RIM = 27.7
INV IN = 20.2 (W)
INV OUT = 20.1 (E)

SSMH-8
RIM = 27.5
INV IN = 20.9 (SW)
INV OUT = 20.8 (E)

SSMH-9
RIM = 28.2
INV IN = 21.7 (SW)
INV OUT = 21.6 (NE)

SSMH-9A
RIM = 28.2
INV IN = 21.7 (SW)
INV OUT = 21.6 (NE)

SSMH-10
RIM = 28.1
INV IN = 23.0 (SW)
INV OUT = 22.9 (NE)

SSMH-11
RIM = 27.4
INV IN = 24.2 (W)
INV OUT = 24.1 (NE)

SSMH-11A
RIM = 27.8
INV OUT = 24.5 (SE)

SSMH-12
RIM = 28.0
INV OUT = 24.7 (E)

SSMH-13
RIM = 27.6
INV IN = 20.1 (S)
INV OUT = 20.0 (N)

SSMH-14
RIM = 29.0
INV IN = 21.1 (S)
INV OUT = 21.0 (N)

SSMH-14A
RIM = 29.3
INV OUT = 22.7 (N)

SSMH-15
RIM = 29.9
INV IN = 14.6 (NW)
INV IN = 14.7 (SE)
INV OUT = 14.6 (NE)

SSMH-16
RIM = 29.6
INV IN = 15.1 (SW)
INV IN = 15.1 (NW)
INV OUT = 15.0 (SE)

SSMH-17
RIM = 29.8
INV IN = 15.9 (NW)
INV OUT = 15.8 (SE)

SSMH-18
RIM = 29.4
INV IN = 16.6 (NW)
INV OUT = 16.5 (SE)

SSMH-19
RIM = 30.3
INV IN = 18.2 (SW)
INV OUT = 18.0 (SE)

SSMH-19A
RIM = 30.0
INV OUT = 18.6 (NE)

SSMH-20
RIM = 30.6
INV IN = 15.7 (SE)
INV OUT = 15.6 (NW)

SSMH-21
RIM = 30.1
INV IN = 16.4 (E)
INV OUT = 16.3 (NW)

SSMH-22
RIM = 29.3
INV IN = 17.10 (N)
INV IN = 17.10(S)
INV OUT = 17.0 (W)

SSMH-22A
RIM = 29.5
INV OUT = 17.4 (S)

SSMH-22B
RIM = 29.5
INV OUT = 17.4 (N)

SSMH-23
RIM = 29.6
INV IN = 15.5 (SW)
INV OUT = 15.4 (NE)

SSMH-24
RIM = 28.8
INV IN = 16.6 (W)
INV OUT = 16.5 (NE)

SSMH-25
RIM = 28.8
INV IN = 17.0 (W)
INV OUT = 16.7 (E)

SSMH-26
RIM = 29.8
INV IN = 18.4 (W)
INV OUT = 18.3 (E)

SSMH-27
RIM = 29.9
INV IN = 19.3 (W)
OUT = 19.2 (E)

SSMH-28
RIM = 29.6
INV IN = 20.9 (W)
INV IN = 21.8 (N)
INV OUT = 20.8 (E)

SSMH-28
RIM = 30.1
INV OUT = 22.3 (E)

SSMH-29
RIM = 29.9
INV IN = 21.8 (W)
INV OUT = 21.7 (E)

SSMH-30
RIM = 29.7
INV IN = 22.9 (W)
INV OUT = 22.8 (E)

SSMH-31
RIM = 28.9
INV OUT = 23.9 (E)

SSMH-32
RIM = 28.1
INV IN = 13.7 (N)
INV IN = 12.0 (SE)
INV OUT = 11.9 (SW)

SSMH-32A
RIM = 27.5
INV OUT = 12.6 (NW)

SSMH-33
RIM = 28.8
INV IN = 15.1 (N)
INV IN = 15.1 (W)
INV OUT = 15.0 (S)

SSMH-33A
RIM = 29.5
INV OUT = 15.4 (S)

SSMH-34
RIM = 27.6
INV IN = 16.1 (NE)
INV IN = 18.0 (W)
INV OUT = 16.0 (S)

SSMH-34A
RIM = 29.5
INV OUT = 18.5 (S)

SSMH-35
RIM = 28.8
INV IN = 17.0 (NE)
INV IN = 17.0 (NW)
INV OUT = 16.9 (SW)

SSMH-35A
RIM = 29.5
INV OUT = 17.5 (S)

SSMH-36
RIM = 28.2
INV IN = 17.8 (E)
INV OUT = 17.7 (SW)

SSMH-37
RIM = 28.3
INV IN = 18.4 (E)
INV OUT = 18.3 (W)

SSMH-38
RIM = 28.9
INV IN = 21.0 (E)
INV OUT = 19.1 (W)

SSMH-39
RIM = 28.1
INV IN = 22.5 (E)
INV OUT = 22.4 (W)

SSMH-40
RIM = 28.0
INV OUT = 24.0 (W)

LS #1
RIM = 29.0
INV IN = 14.3 (SW)
BOTTOM = 6.5

LS #2
TOP = 28.5
INV IN = 15.7 (E)
BOTTOM = 10.9

LS #3 (FOR INFORMATION ONLY)
RIM = 30.0
INV IN = 13.4 (E)
BOTTOM =

SANITARY SEWER LINE TABLE

- SEE SHEETS 6-18 FOR COMPLEMENTARY PIPE INFORMATION

FROM STRUCTURE	TO STRUCTURE	PIPE SIZE	PIPE MATERIAL	PIPE LENGTH (LF)	PIPE SLOPE
SSMH-11	SSMH-11	6"	PVC	66	0.5%
SSMH-2A	SSMH-2	8"	PVC	62	1.6%
SSMH-22A	SSMH-22	6"	PVC	60	0.5%
SSMH-22B	SSMH-22	6"	PVC	60	0.5%
SSMH-32A	SSMH-32	8"	PVC	145	0.4%
SSMH-33A	SSMH-33	8"	PVC	66	0.5%
SSMH-34A	SSMH-34	8"	PVC	77	0.6%
SSMH-35A	SSMH-35	8"	PVC	74	0.7%

NOTES:

- SEE SHEETS 29A-29C FOR DETAILS.
- SEE SHEETS 6-18 FOR UTILITIES PROFILES.

OVERALL UTILITIES PLAN

MITCHELL 54 WEST
MASTER INFRASTRUCTURE
PASCO COUNTY, FLORIDA

DRAWING INVALID UNLESS SIGNED, DATED & SEALED BY REGISTERED PROFESSIONAL

JAMIE P. GIRARDI, P.E. # 59332

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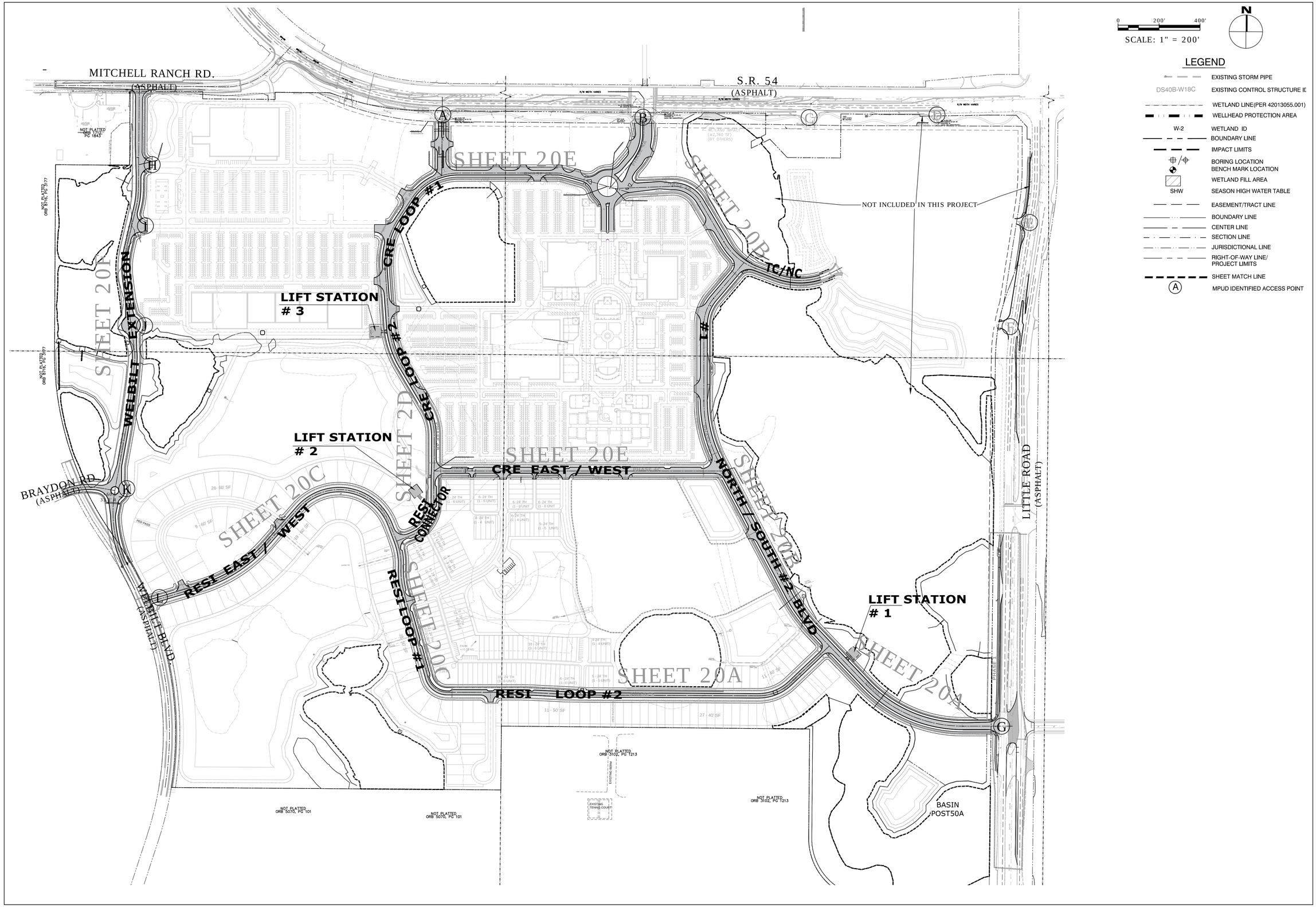

OVERALL HORIZONTAL CONTROL PLAN

MITCHELL 54 WEST
MASTER INFRASTRUCTURE
PASCO COUNTY, FLORIDA

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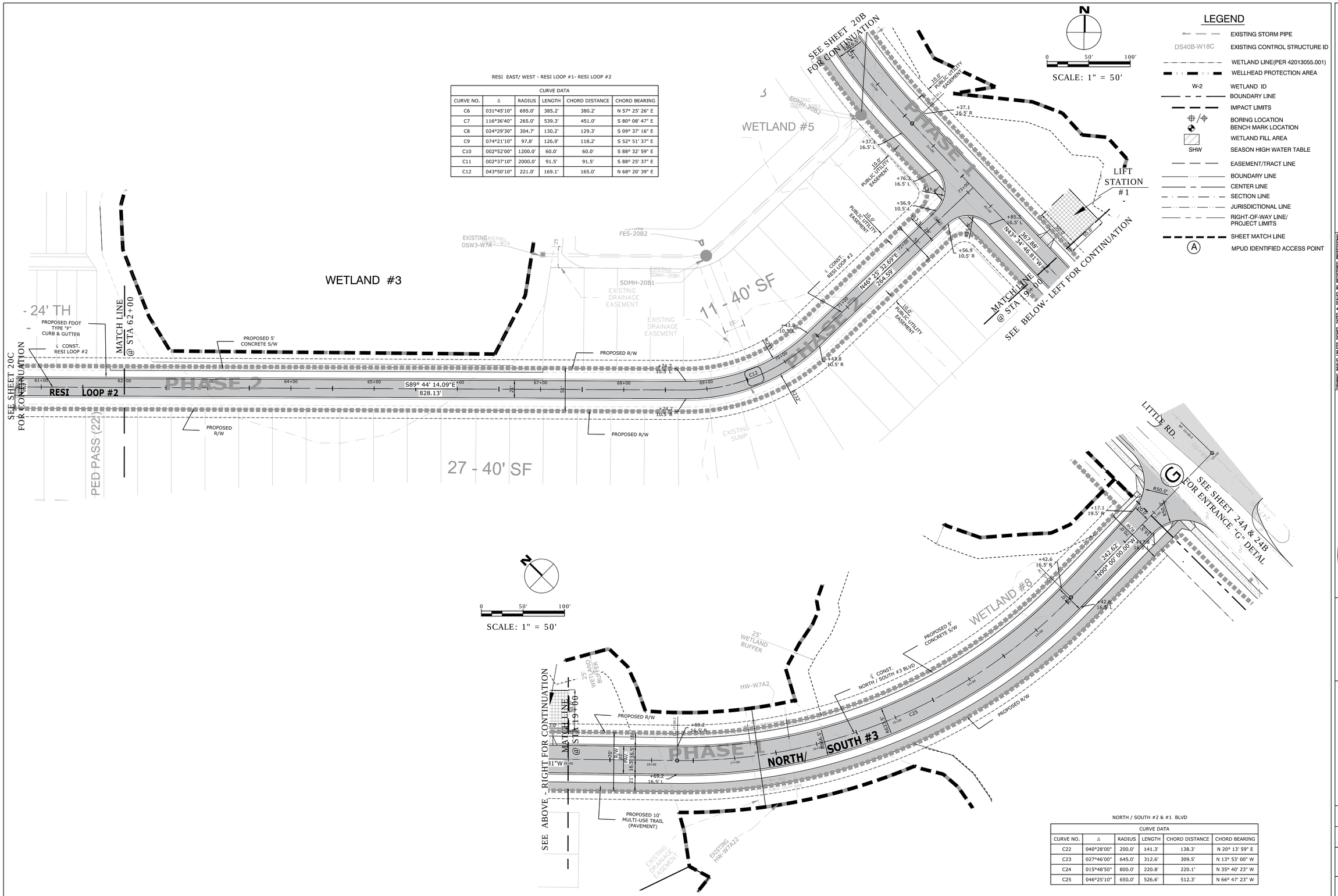
SHEET
20

RESI EAST/ WEST - RESI LOOP #1- RESI LOOP #2

CURVE DATA					
CURVE NO.	Δ	RADIUS	LENGTH	CHORD DISTANCE	CHORD BEARING
C6	031°45'10"	695.0'	385.2'	380.2'	N 57° 25' 26" E
C7	116°36'40"	265.0'	539.3'	451.0'	S 80° 08' 47" E
C8	024°29'30"	304.7'	130.2'	129.3'	S 09° 37' 16" E
C9	074°21'10"	97.8'	126.9'	118.2'	S 52° 51' 37" E
C10	002°52'00"	1200.0'	60.0'	60.0'	S 88° 32' 59" E
C11	002°37'10"	2000.0'	91.5'	91.5'	S 88° 25' 37" E
C12	043°50'10"	221.0'	169.1'	165.0'	N 68° 20' 39" E



NORTH / SOUTH #2 & #1 BLVD

CURVE DATA					
CURVE NO.	Δ	RADIUS	LENGTH	CHORD DISTANCE	CHORD BEARING
C22	040°28'00"	200.0'	141.3'	138.3'	N 20° 13' 59" E
C23	027°46'00"	645.0'	312.6'	309.5'	N 13° 53' 00" W
C24	015°48'50"	800.0'	220.8'	220.1'	N 35° 40' 23" W
C25	046°25'10"	650.0'	526.6'	512.3'	N 66° 47' 23" W

HORIZONTAL CONTROL

MITCHELL 54 WEST
MASTER INFRASTRUCTURE
PASCO COUNTY, FLORIDA

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SHEET
20A

NORTH / SOUTH #3 BLVD - TC/NC CONNECTOR

CURVE DATA					
CURVE NO.	Δ	RADIUS	LENGTH	CHORD DISTANCE	CHORD BEARING
C19	061°39'30"	150.0'	161.4'	153.7'	N 61° 19' 04" W
C20	038°39'50"	300.0'	202.4'	198.6'	N 49° 49' 16" W
C21	044°15'10"	328.0'	253.3'	247.1'	S 88° 43' 11" W

NORTH / SOUTH #2 & #1 BLVD

CURVE DATA					
CURVE NO.	Δ	RADIUS	LENGTH	CHORD DISTANCE	CHORD BEARING
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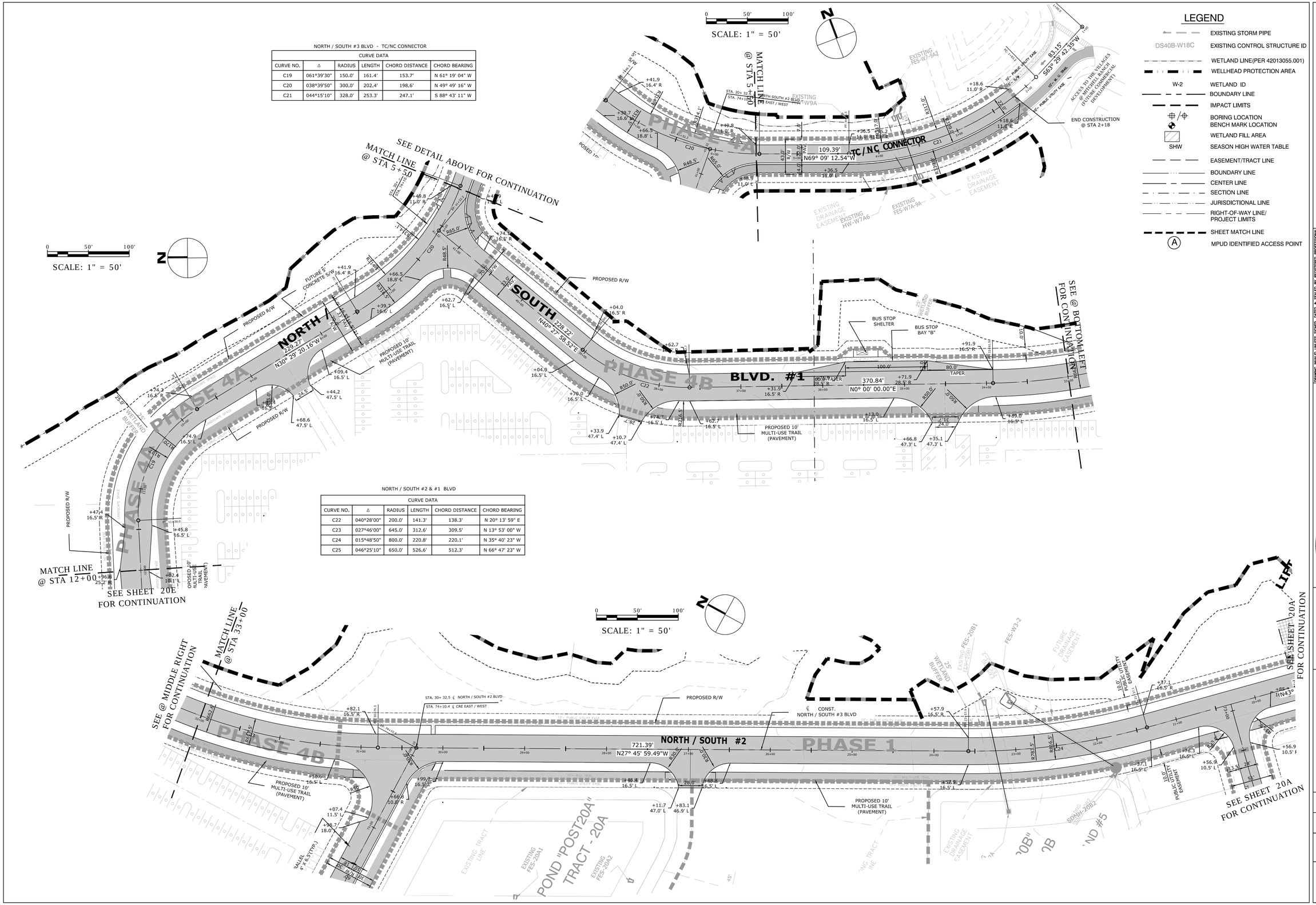

LEGEND

- EXISTING STORM PIPE
- DS40B-W18C — EXISTING CONTROL STRUCTURE ID
- WETLAND LINE(PER 42013055.001)
- WELLHEAD PROTECTION AREA
- W-2 — WETLAND ID
- BOUNDARY LINE
- IMPACT LIMITS
- BORING LOCATION / BENCH MARK LOCATION
- WETLAND FILL AREA
- SHW — SEASON HIGH WATER TABLE
- EASEMENT/TRACT LINE
- BOUNDARY LINE
- CENTER LINE
- SECTION LINE
- JURISDICTIONAL LINE
- RIGHT-OF-WAY LINE/ PROJECT LIMITS
- SHEET MATCH LINE
- (A) MPUD IDENTIFIED ACCESS POINT

HORIZONTAL CONTROL

MITCHELL 54 WEST
MASTER INFRASTRUCTURE
PASCO COUNTY, FLORIDA

DRAWING INVALID UNLESS SIGNED, DATED & SEALED BY REGISTERED PROFESSIONAL

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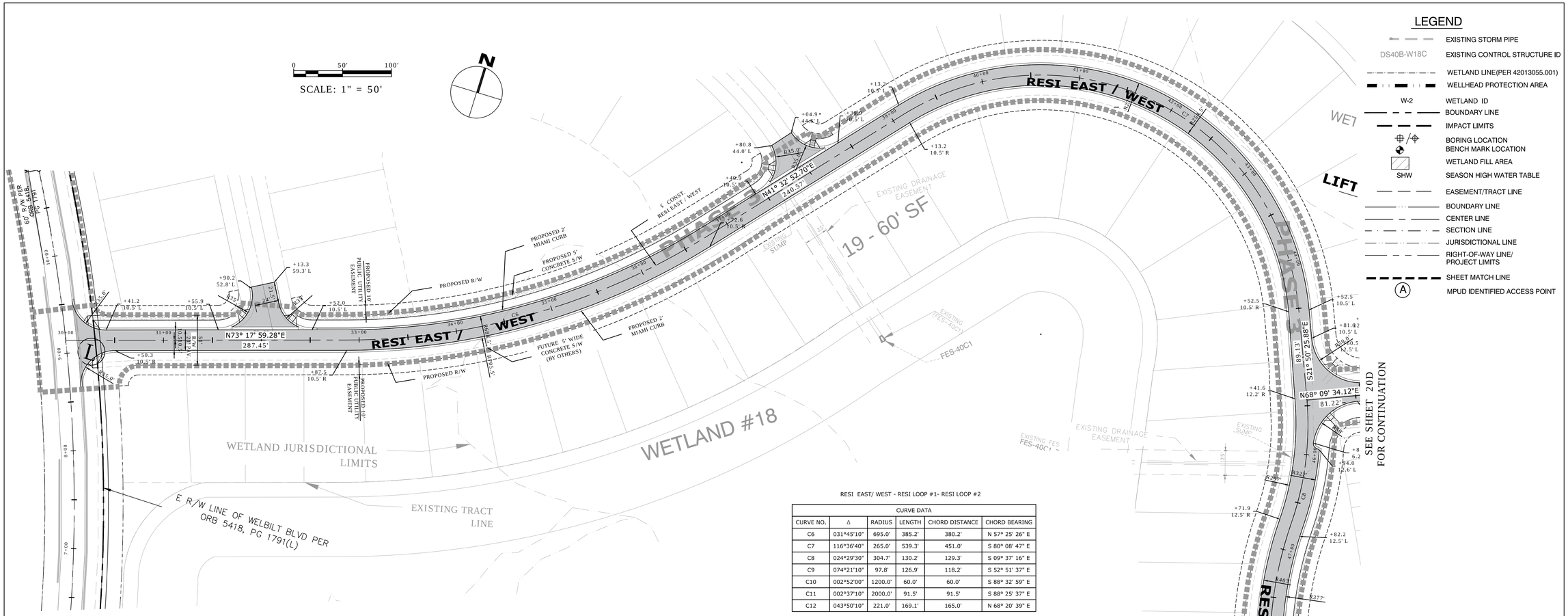
SHEET
20B



LEGEND

- EXISTING STORM PIPE
- DS40B-W18C — EXISTING CONTROL STRUCTURE ID
- WETLAND LINE(PER 42013055.001)
- WELLHEAD PROTECTION AREA
- W-2 — WETLAND ID
- BOUNDARY LINE
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- EASEMENT/TRACT LINE
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- CENTER LINE
- SECTION LINE
- JURISDICTIONAL LINE
- RIGHT-OF-WAY LINE/ PROJECT LIMITS
- SHEET MATCH LINE
- (A) — MPUD IDENTIFIED ACCESS POINT

RESI EAST/ WEST - RESI LOOP #1- RESI LOOP #2

CURVE DATA					
CURVE NO.	Δ	RADIUS	LENGTH	CHORD DISTANCE	CHORD BEARING
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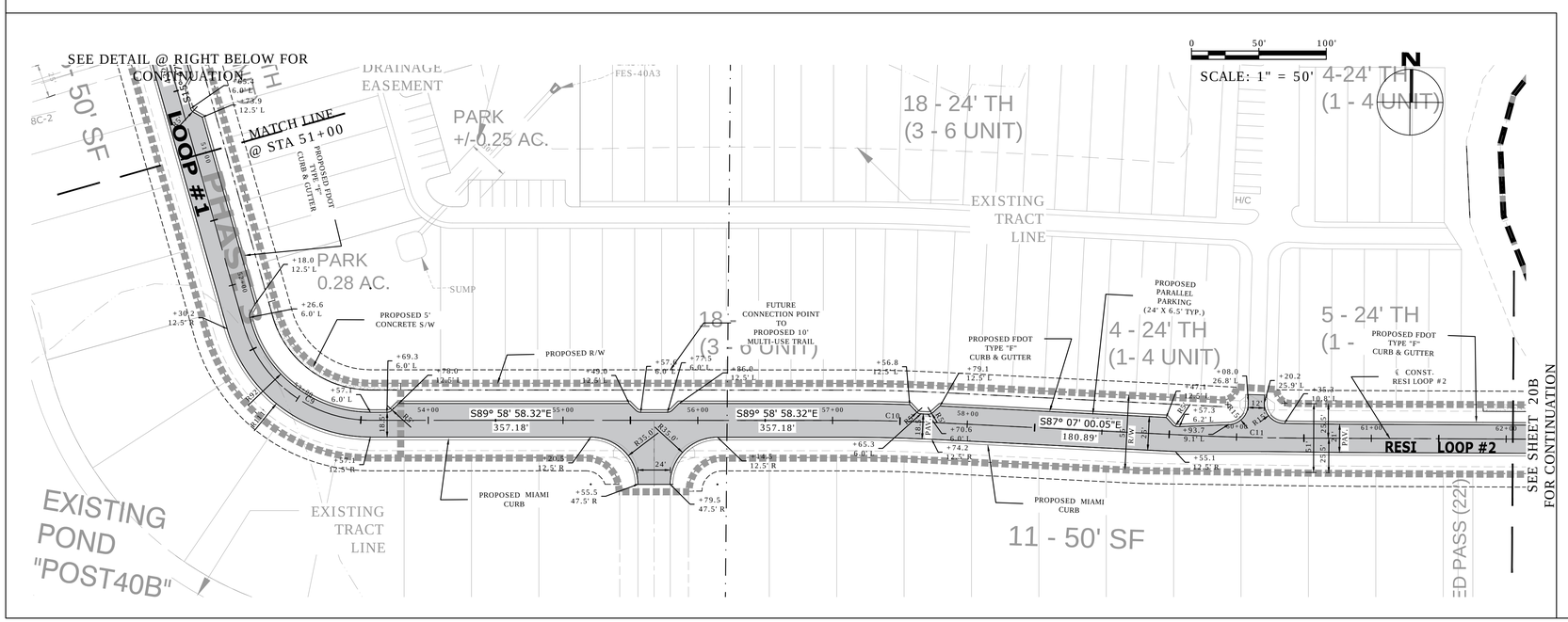
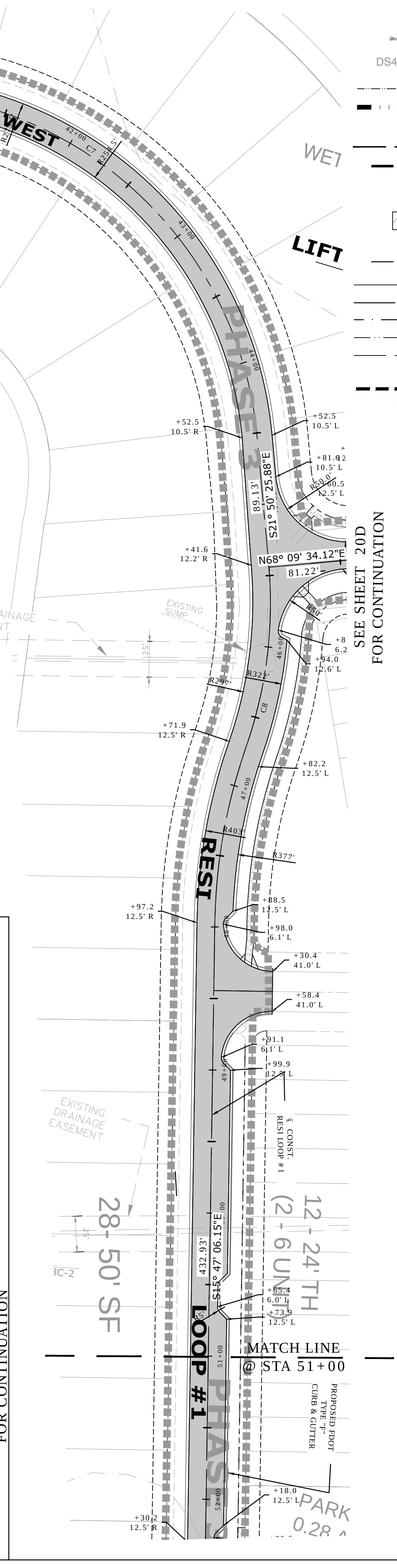
C10	002°52'00"	1200.0'	60.0'	60.0'	S 88° 32' 59" E
C11	002°37'10"	2000.0'	91.5'	91.5'	S 88° 25' 37" E
C12	043°50'10"	221.0'	169.1'	165.0'	N 68° 20' 39" E





HORIZONTAL CONTROL

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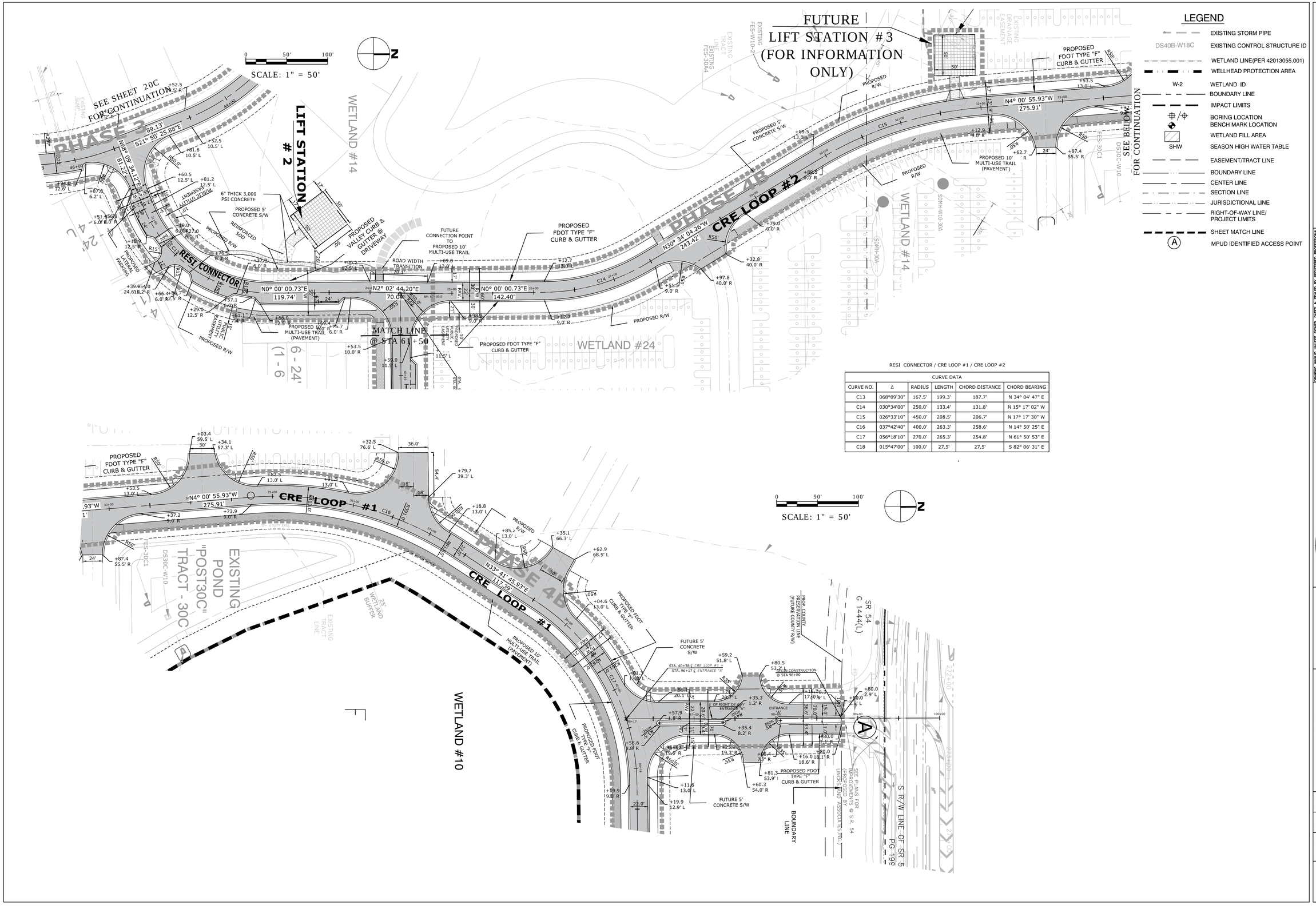
SHEET
20C



RESI CONNECTOR / CRE LOOP #1 / CRE LOOP #2

CURVE DATA					
CURVE NO.	Δ	RADIUS	LENGTH	CHORD DISTANCE	CHORD BEARING
C13	068°09'30"	167.5'	199.3'	187.7'	N 34° 04' 47" E
C14	030°34'00"	250.0'	133.4'	131.8'	N 15° 17' 02" W
C15	026°33'10"	450.0'	208.5'	206.7'	N 17° 17' 30" W
C16	037°42'40"	400.0'	263.3'	258.6'	N 14° 50' 25" E
C17	056°18'10"	270.0'	265.3'	254.8'	N 61° 50' 53" E
C18	015°47'00"	100.0'	27.5'	27.5'	S 82° 06' 31" E

HORIZONTAL CONTROL

MITCHELL 54 WEST
MASTER INFRASTRUCTURE
PASCO COUNTY, FLORIDA

DRAWING INVALID UNLESS SIGNED, DATED & SEALED BY REGISTERED PROFESSIONAL

JAMIE P. GIRARDI, P.E. # 59332

REGENCY Design & Engineering, Inc.
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CERTIFICATE OF AUTHORIZATION NO. 28366

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DATE	REV. BY	REV. NO.	REVISION

SHEET
20D

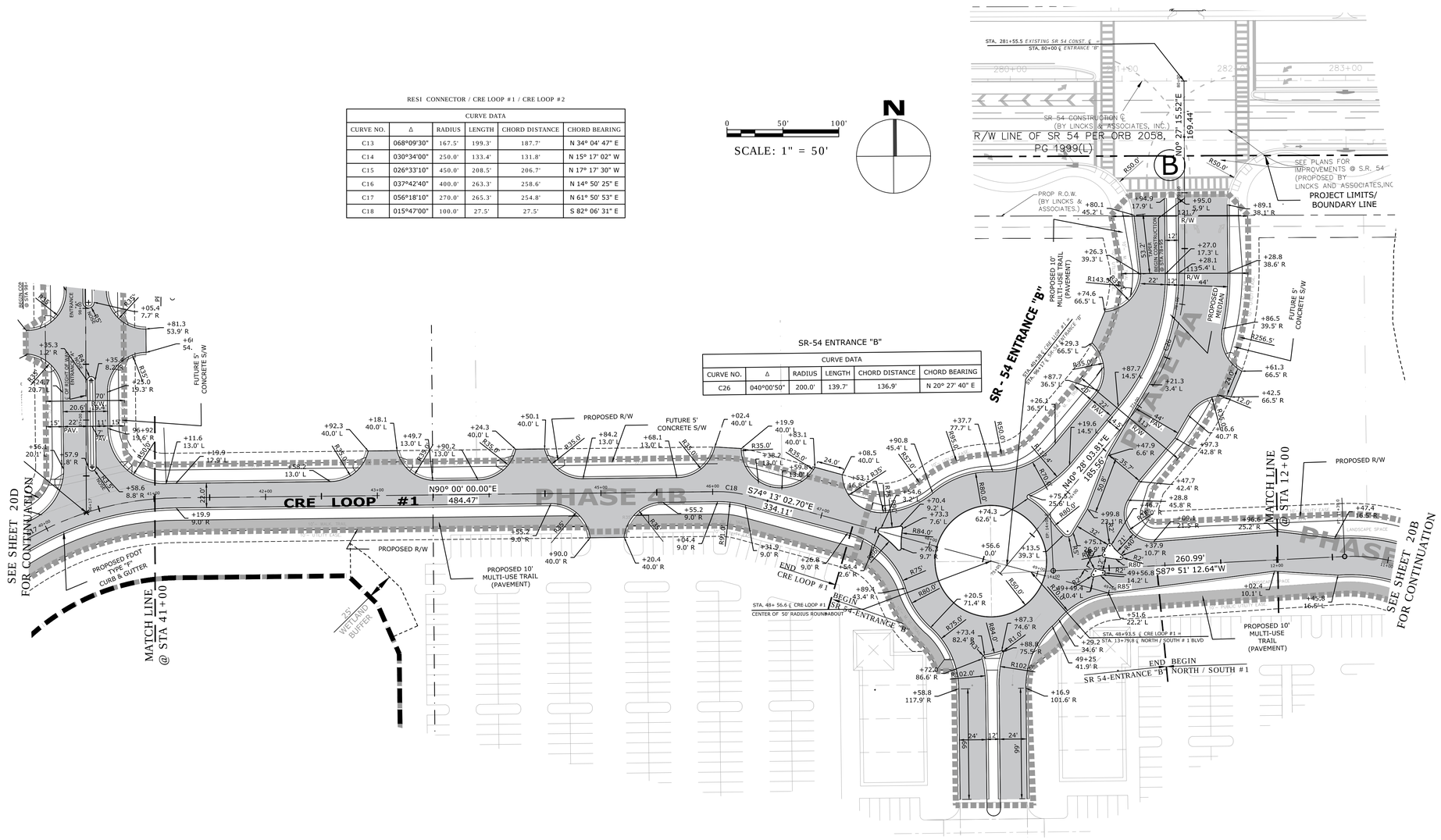
RES1 CONNECTOR / CRE LOOP #1 / CRE LOOP #2

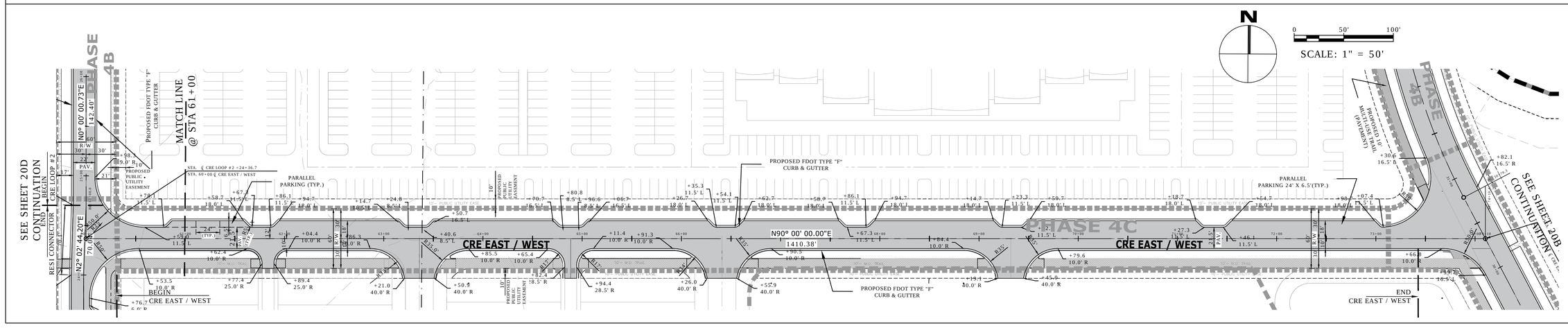
CURVE DATA					
CURVE NO.	Δ	RADIUS	LENGTH	CHORD DISTANCE	CHORD BEARING
C13	068°09'30"	167.5'	199.3'	187.7'	N 34° 04' 47" E
C14	030°34'00"	250.0'	133.4'	131.8'	N 15° 17' 02" W
C15	026°33'10"	450.0'	208.5'	206.7'	N 17° 17' 30" W
C16	037°42'40"	400.0'	263.3'	258.6'	N 14° 50' 25" E
C17	056°18'10"	270.0'	265.3'	254.8'	N 61° 50' 53" E
C18	015°47'00"	100.0'	27.5'	27.5'	S 82° 06' 31" E

SCALE: 1" = 50'

SR-54 ENTRANCE "B"

CURVE DATA					
CURVE NO.	Δ	RADIUS	LENGTH	CHORD DISTANCE	CHORD BEARING
C26	040°00'50"	200.0'	139.7'	136.9'	N 20° 27' 40" E





LEGEND

- EXISTING STORM PIPE
- DS40B-W18C — EXISTING CONTROL STRUCTURE ID
- WETLAND LINE(PER 42013055.001)
- WELLHEAD PROTECTION AREA
- W-2 — WETLAND ID
- BOUNDARY LINE
- IMPACT LIMITS
- BORING LOCATION / BENCH MARK LOCATION
- WETLAND FILL AREA
- SHW — SEASON HIGH WATER TABLE
- EASEMENT/TRACT LINE
- BOUNDARY LINE
- CENTER LINE
- SECTION LINE
- JURISDICTIONAL LINE
- RIGHT-OF-WAY LINE/ PROJECT LIMITS
- SHEET MATCH LINE
- A — MPUD IDENTIFIED ACCESS POINT

HORIZONTAL CONTROL

MITCHELL 54 WEST
MASTER INFRASTRUCTURE
PASCO COUNTY, FLORIDA

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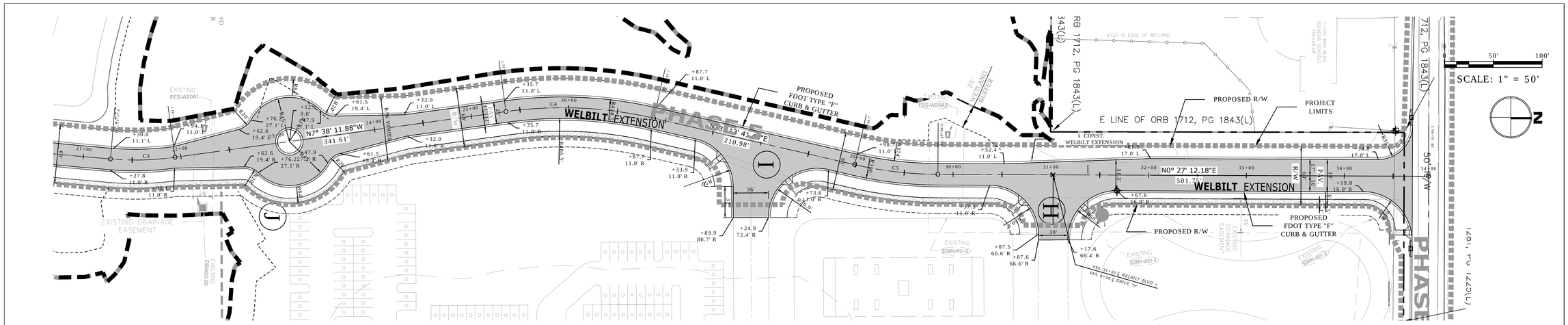
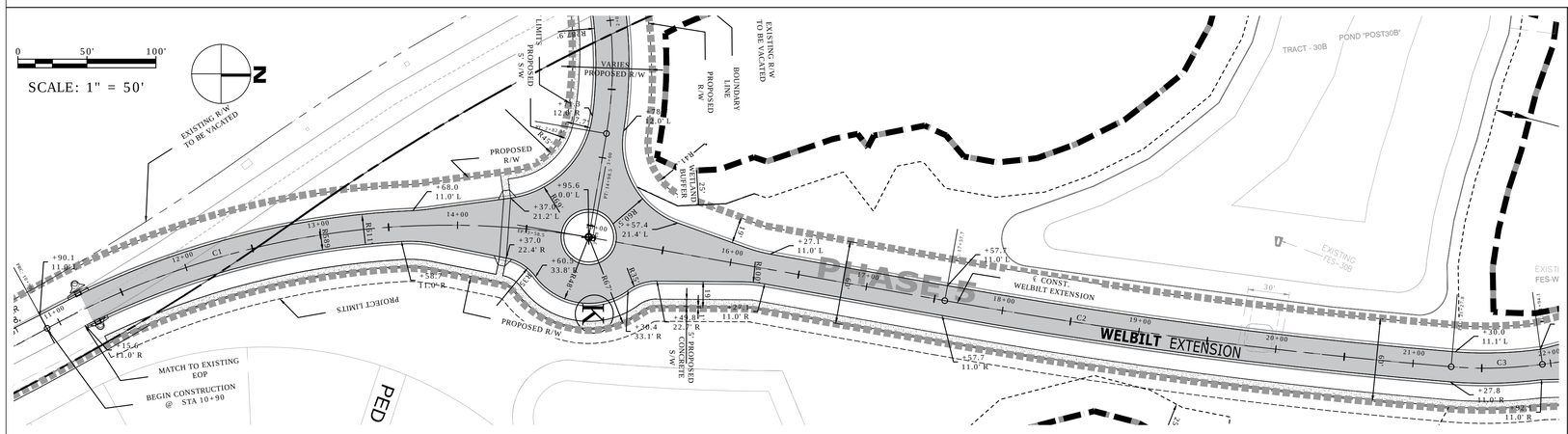
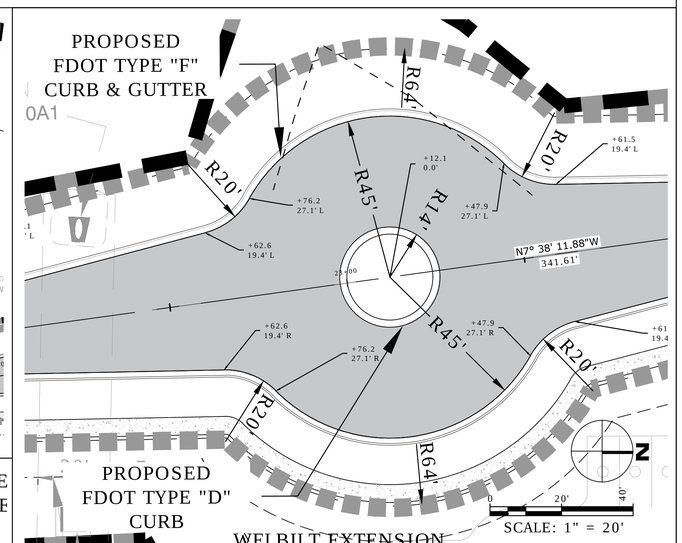
DATE	REV. BY	REV. NO.	REVISION

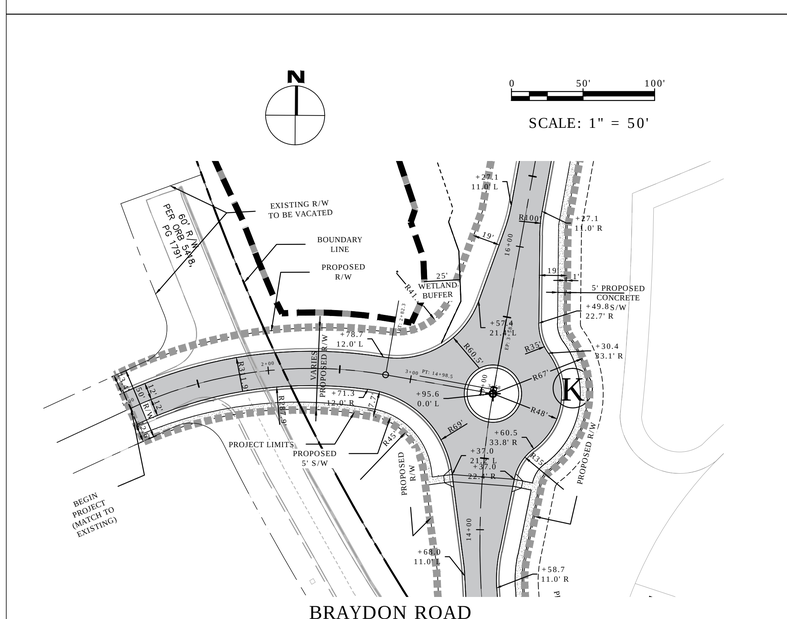
SHEET
20E



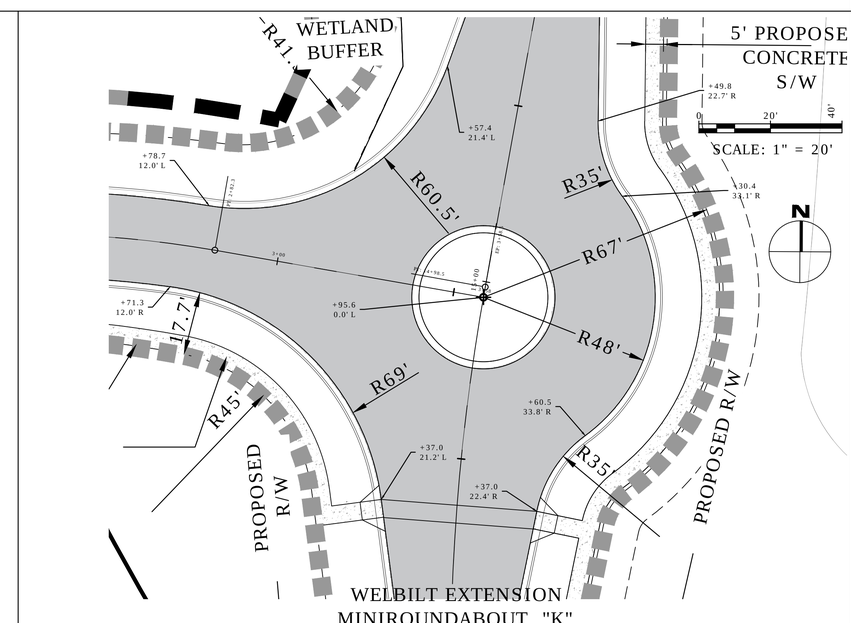




WELBILT EXTENSION MINIROUNDABOUT "J" DETAIL



BRAYDON ROAD DETAIL



WELBILT EXTENSION MINIROUNDABOUT "K" DETAIL

LEGEND

	EXISTING STORM PIPE
DS40B-W18C	EXISTING CONTROL STRUCTURE ID
	WETLAND LINE(PER 42013055.001)
	WELLHEAD PROTECTION AREA
W-2	WETLAND ID
	BOUNDARY LINE
	IMPACT LIMITS
	BORING LOCATION / BENCH MARK LOCATION
	WETLAND FILL AREA
SHW	SEASON HIGH WATER TABLE
	EASEMENT/TRACT LINE
	BOUNDARY LINE
	CENTER LINE
	SECTION LINE
	JURISDICTIONAL LINE
	RIGHT-OF-WAY LINE/ PROJECT LIMITS
	SHEET MATCH LINE
A	MPUD IDENTIFIED ACCESS POINT

HORIZONTAL CONTROL

MITCHELL 54 WEST
MASTER INFRASTRUCTURE
PASCO COUNTY, FLORIDA

DRAWING INVALID UNLESS SIGNED, DATED & SEALED BY REGISTERED PROFESSIONAL
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DATE	REV. BY	REV. NO.	REVISION

SHEET
20F

0' 30' 60'
SCALE: 1" = 30'

NOTE:
ALL PAVEMENT WORK COMPLETED WITHIN THE MITCHELL RANCH ROAD RIGHT-OF -WAY SHALL CONSIST OF THE FOLLOWING:

- WIDENING - PAVEMENT SECTION SHALL CONSIST OF:

  - 12" STABILIZED SUBGRADE TO 98% AASHTO (T-180) L.B.R. 40.
  - 12" CRUSHED CONCRETE BASE L.B.R. 100 COMPACTED TO 98% AASHTO (T-180).
  - 2" ASPHALTIC CONCRETE TYPE SP 12.5
  - 1" ASPHALTIC CONCRETE TYPE SP 9.5

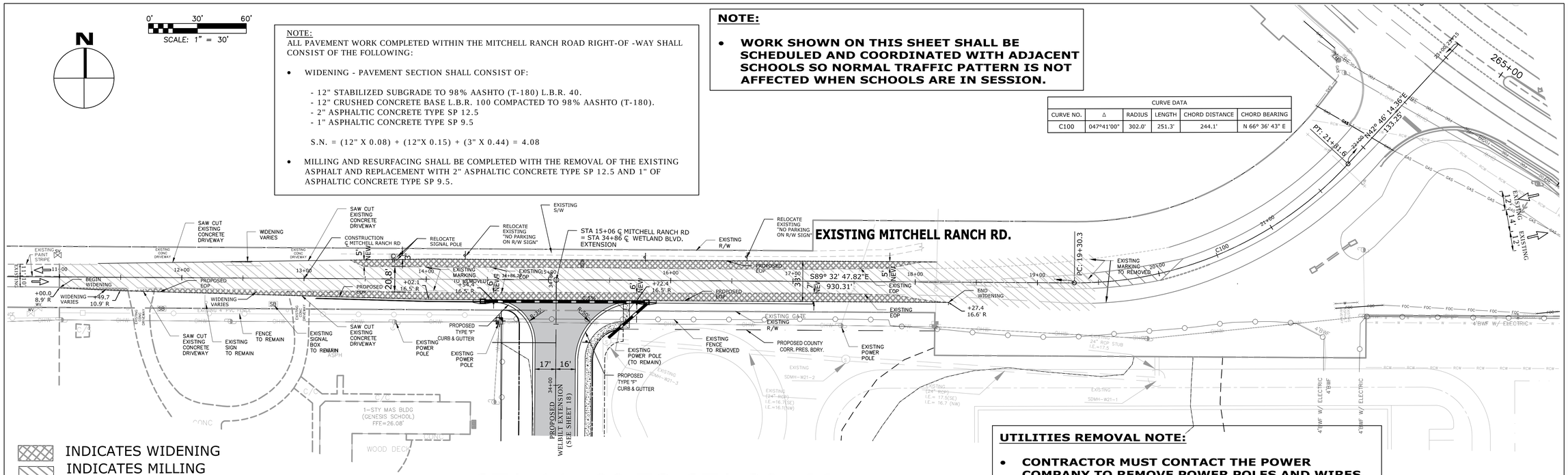
  S.N. = (12" X 0.08) + (12"X 0.15) + (3" X 0.44) = 4.08

- MILLING AND RESURFACING SHALL BE COMPLETED WITH THE REMOVAL OF THE EXISTING ASPHALT AND REPLACEMENT WITH 2" ASPHALTIC CONCRETE TYPE SP 12.5 AND 1" OF ASPHALTIC CONCRETE TYPE SP 9.5.

NOTE:

- **WORK SHOWN ON THIS SHEET SHALL BE SCHEDULED AND COORDINATED WITH ADJACENT SCHOOLS SO NORMAL TRAFFIC PATTERN IS NOT AFFECTED WHEN SCHOOLS ARE IN SESSION.**

CURVE DATA					
CURVE NO.	Δ	RADIUS	LENGTH	CHORD DISTANCE	CHORD BEARING
C100	047°41'00"	302.0'	251.3'	244.1'	N 66° 36' 43" E



UTILITIES REMOVAL NOTE:

- **CONTRACTOR MUST CONTACT THE POWER COMPANY TO REMOVE POWER POLES AND WIRES.**
- **CONTRACTOR SHALL WORK WITH SPECIAL CARE IN THIS AREA. EXISTING UNDERGROUND UTILITIES AND/OR GAS MAIN.**

STA 11+00 TO STA 20+00
WIDENING & RELOCATION UTILITIES PLAN

0' 30' 60'
SCALE: 1" = 30'

NOTE
CONTRACTOR SHALL INSTALL STAKED SILT FENCE ALONG THE CONSTRUCTION LIMITS AND USE HAY BALES TO PREVENT ANY OBSTRUCTION OF EXISTING STORM STRUCTURE. SEE SILT FENCE DETAILS AT SHEET 33.

NOTE
- SEE SHEETS 26B & 26C FOR STORM STRUCTURE AND PIPES INFORMATION.
- SEE SHEET 29C FOR DETAILS.

NOTES:

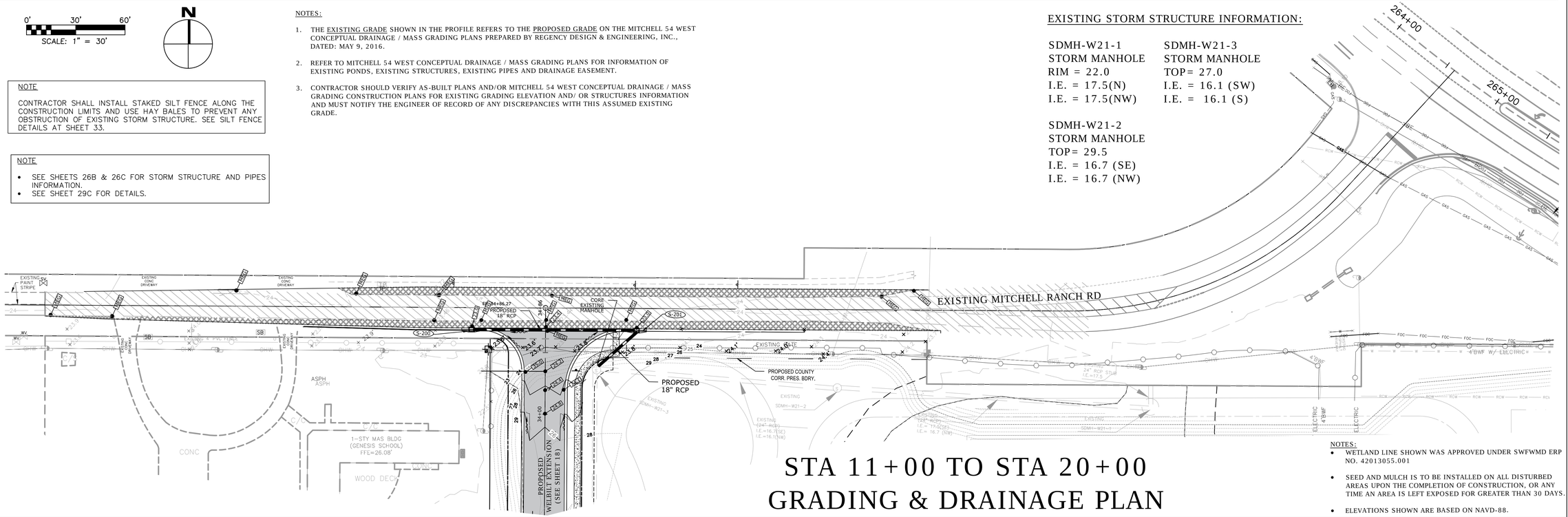
1. THE EXISTING GRADE SHOWN IN THE PROFILE REFERS TO THE PROPOSED GRADE ON THE MITCHELL 54 WEST CONCEPTUAL DRAINAGE / MASS GRADING PLANS PREPARED BY REGENCY DESIGN & ENGINEERING, INC., DATED: MAY 9, 2016.
2. REFER TO MITCHELL 54 WEST CONCEPTUAL DRAINAGE / MASS GRADING PLANS FOR INFORMATION OF EXISTING PONDS, EXISTING STRUCTURES, EXISTING PIPES AND DRAINAGE EASEMENT.
3. CONTRACTOR SHOULD VERIFY AS-BUILT PLANS AND/OR MITCHELL 54 WEST CONCEPTUAL DRAINAGE / MASS GRADING CONSTRUCTION PLANS FOR EXISTING GRADING ELEVATION AND/ OR STRUCTURES INFORMATION AND MUST NOTIFY THE ENGINEER OF RECORD OF ANY DISCREPANCIES WITH THIS ASSUMED EXISTING GRADE.

EXISTING STORM STRUCTURE INFORMATION:

SDMH-W21-1
STORM MANHOLE
RIM = 22.0
I.E. = 17.5(N)
I.E. = 17.5(NW)

SDMH-W21-2
STORM MANHOLE
TOP= 29.5
I.E. = 16.7 (SE)
I.E. = 16.7 (NW)

SDMH-W21-3
STORM MANHOLE
TOP= 27.0
I.E. = 16.1 (SW)
I.E. = 16.1 (S)



STA 11+00 TO STA 20+00
GRADING & DRAINAGE PLAN

NOTES:

- WETLAND LINE SHOWN WAS APPROVED UNDER SWFWMD ERP NO. 42013055.001
- SEED AND MULCH IS TO BE INSTALLED ON ALL DISTURBED AREAS UPON THE COMPLETION OF CONSTRUCTION, OR ANY TIME AN AREA IS LEFT EXPOSED FOR GREATER THAN 30 DAYS.
- ELEVATIONS SHOWN ARE BASED ON NAVD-88.

ACCESS @ MITCHELL RANCH RD.
DETAIL
MITCHELL 54 WEST
MASTER INFRASTRUCTURE
PASCO COUNTY, FLORIDA

DRAWING INVALID UNLESS SIGNED, DATED & SEALED BY REGISTERED PROFESSIONAL

JAMIE P. GIRARDI, P.E. # 58332

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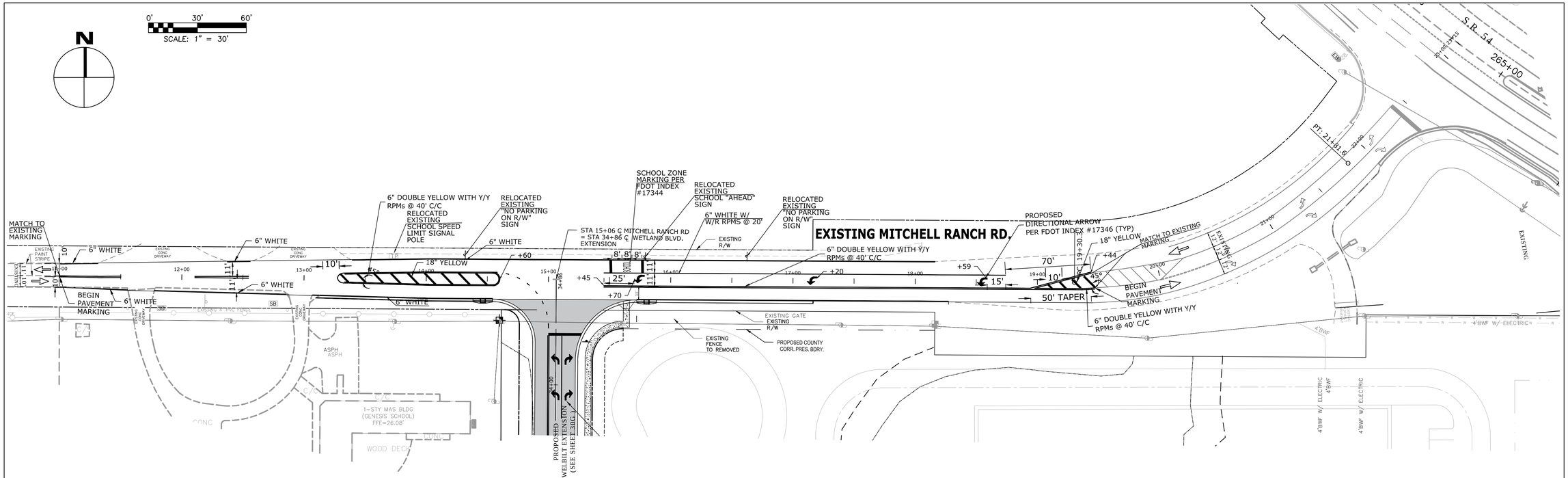
DATE	REV. BY	REV. NO.	REVISION

SHEET
21A



STA 11+00 TO STA 20+00
SIGNAGE AND MARKING PLAN

CERTIFICATION:

THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE "MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS ". STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION (2010 EDITION), AND THE FEDERAL MANUAL ON UNIFORM CONTROL DEVICES 2009 EDITION(OR LATEST REVISION).

ACCESS @ MITCHELL RANCH RD.
DETAIL

MITCHELL 54 WEST
MASTER INFRASTRUCTURE
PASCO COUNTY, FLORIDA

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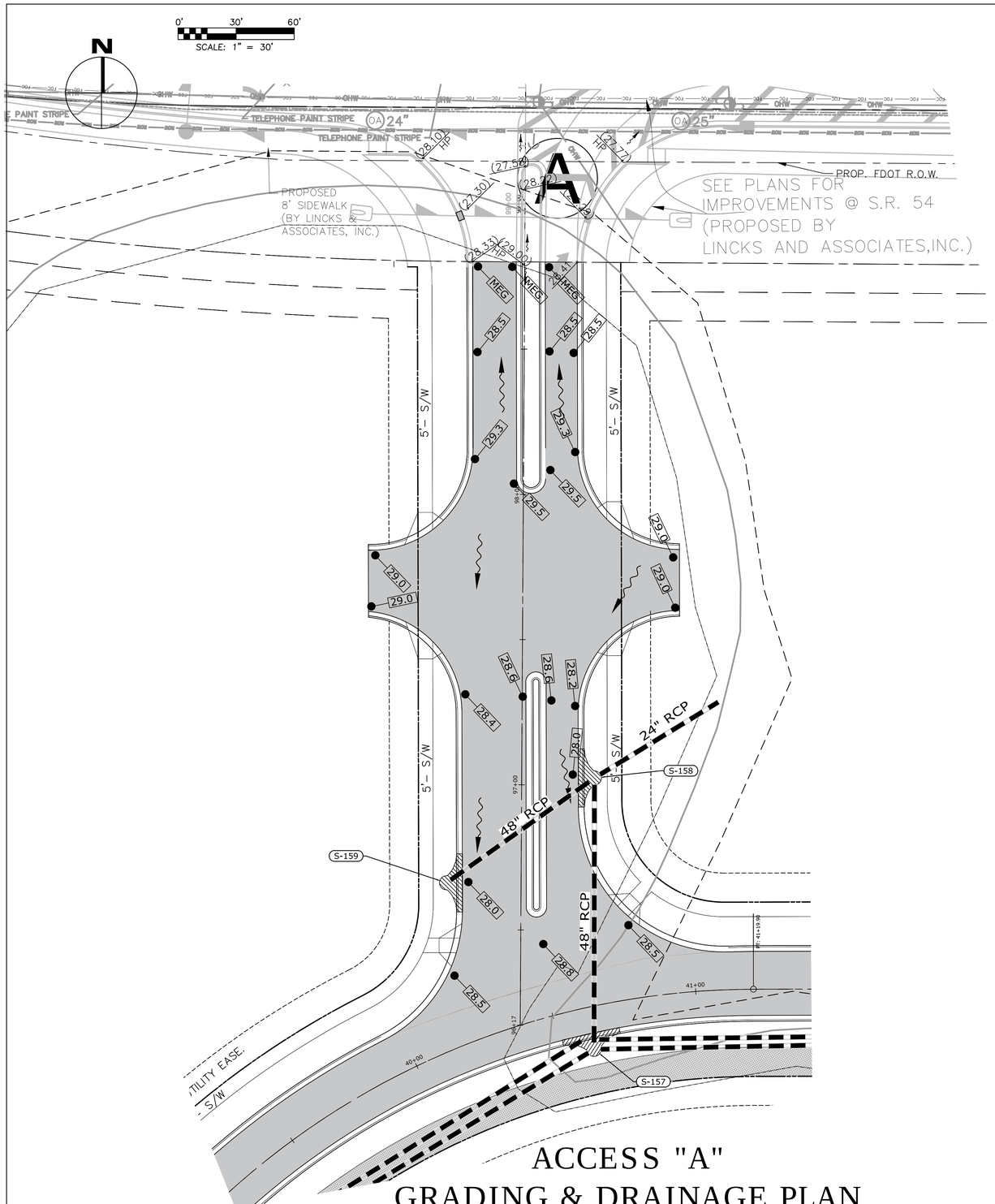
DATE	REV. BY	REV. NO.	REVISION

SHEET
21B



ACCESS "A"
GRADING & DRAINAGE PLAN
FROM STA 96+20 TO 98+80

UTILITIES REMOVAL NOTE:

- **CONTRACTOR MUST CONTACT THE POWER COMPANY TO REMOVE POWER POLES AND WIRES.**
- **CONTRACTOR SHALL WORK WITH SPECIAL CARE IN THIS AREA. EXISTING UNDERGROUND UTILITIES AND/OR GAS MAIN.**

NOTE

CONTRACTOR SHALL INSTALL STAKED SILT FENCE ALONG THE CONSTRUCTION LIMITS AND USE HAY BALES TO PREVENT ANY OBSTRUCTION OF EXISTING STORM STRUCTURE. SEE SILT FENCE DETAILS AT SHEET 33.

ACCESS "A" @ S.R. 54
DETAIL

MITCHELL 54 WEST
MASTER INFRASTRUCTURE
PASCO COUNTY, FLORIDA

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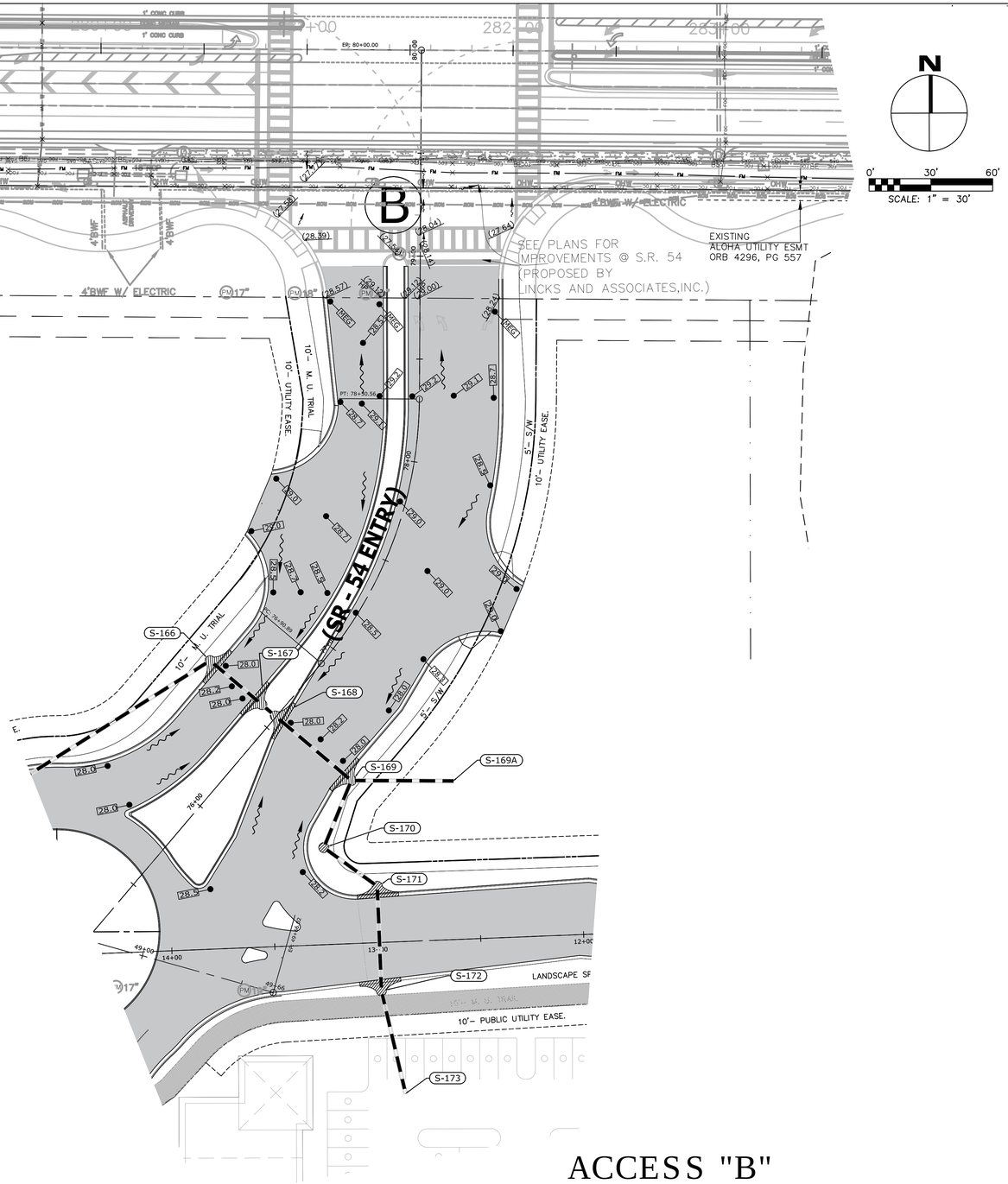
DATE	REV. BY	REV. NO.	REVISION

SHEET
22



ACCESS "B"
GRADING & DRAINAGE PLAN
FROM STA 76+25 TO 79+00

NOTE

CONTRACTOR SHALL INSTALL STAKED SILT FENCE ALONG THE CONSTRUCTION LIMITS AND USE HAY BALES TO PREVENT ANY OBSTRUCTION OF EXISTING STORM STRUCTURE. SEE SILT FENCE DETAILS AT SHEET 33.

UTILITIES REMOVAL NOTE:

- **CONTRACTOR MUST CONTACT THE POWER COMPANY TO REMOVE POWER POLES AND WIRES.**
- **CONTRACTOR SHALL WORK WITH SPECIAL CARE IN THIS AREA. EXISTING UNDERGROUND UTILITIES AND/OR GAS MAIN.**

ACCESS "B" @ S.R. 54
DETAIL

MITCHELL 54 WEST
MASTER INFRASTRUCTURE
PASCO COUNTY, FLORIDA

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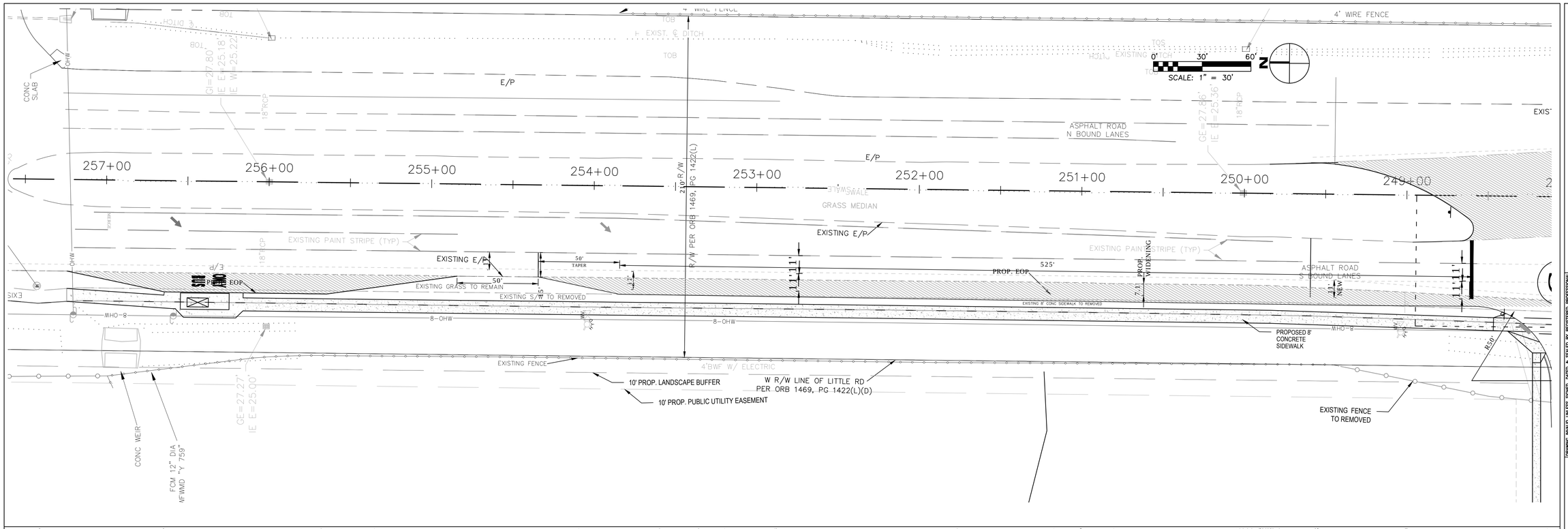
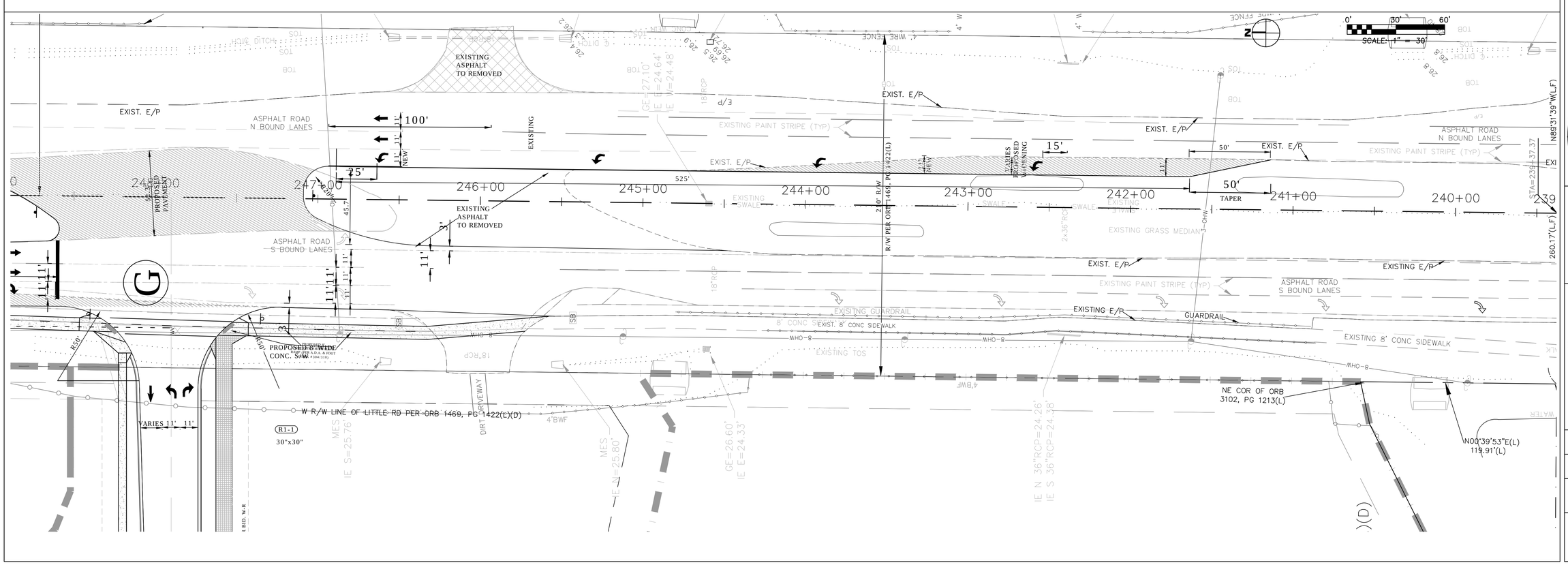
SHEET
23





ACCESS "G" DETAIL
HORIZONTAL CONTROL

MITCHELL 54 WEST
MASTER INFRASTRUCTURE
PASCO COUNTY, FLORIDA

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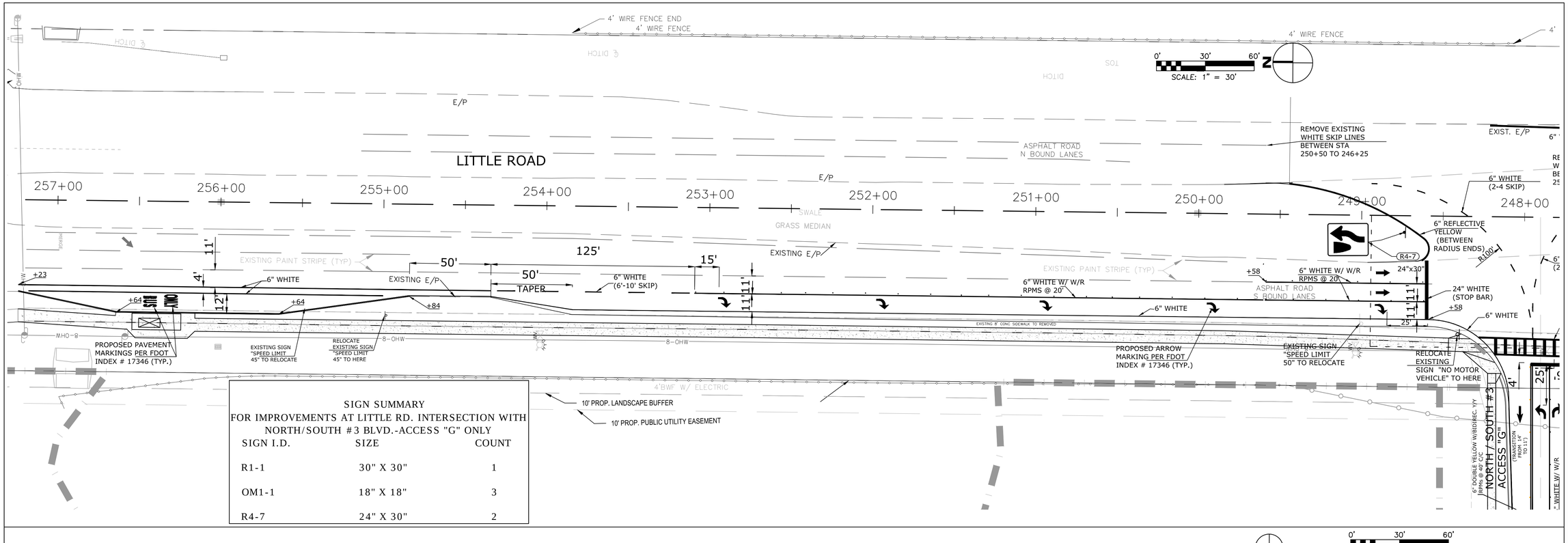
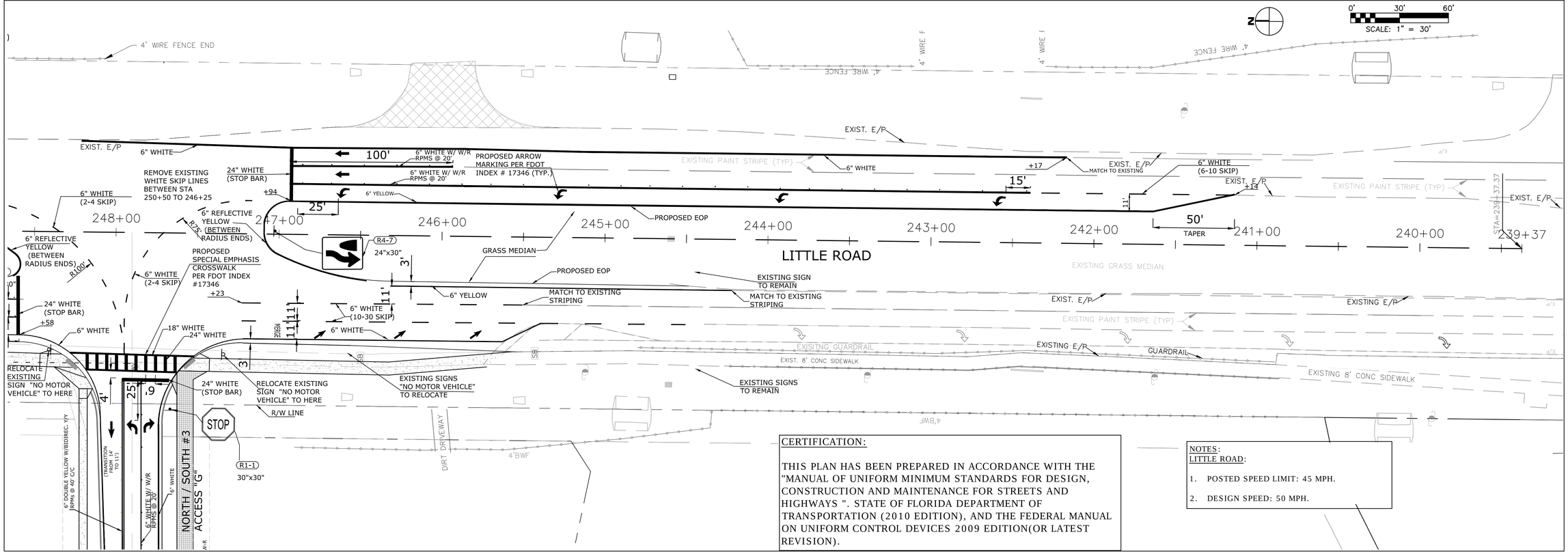
REVISION	REV. NO.	REV. BY	DATE

SHEET
24A



SIGN SUMMARY
FOR IMPROVEMENTS AT LITTLE RD. INTERSECTION WITH NORTH/SOUTH #3 BLVD.-ACCESS "G" ONLY

SIGN I.D.	SIZE	COUNT
R1-1	30" X 30"	1
OM1-1	18" X 18"	3
R4-7	24" X 30"	2



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NOTES:
LITTLE ROAD:

1. POSTED SPEED LIMIT: 45 MPH.
2. DESIGN SPEED: 50 MPH.

ACCESS "G" DETAIL
SIGNING AND MARKING

MITCHELL 54 WEST
MASTER INFRASTRUCTURE
PASCO COUNTY, FLORIDA

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DATE	REV. BY	REV. NO.	REVISION

SHEET
24B

GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL PERFORM ALL CONSTRUCTION IN ACCORDANCE WITH THE LINES AND GRADES SHOWN ON THE PLANS AND TO TOLERANCES STATED HEREIN OR IN THE SPECIFICATIONS. REFER TO THE BOUNDARY AND TOPOGRAPHIC SURVEY FOR ADDITIONAL INFORMATION ON HORIZONTAL AND VERTICAL CONTROL.

2. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL HORIZONTAL AND VERTICAL CONTROL MARKERS AND PROPERTY CORNERS (MONUMENTS, PIPES, ETC.) FOR THE DURATION OF CONSTRUCTION. MARKERS SHALL BE CONTINUOUSLY FLAGGED AND SHALL BE RESET IMMEDIATELY BY A FLORIDA LICENSED LAND SURVEYOR IF ANY SHOULD BECOME DISTURBED.

3. LOCATIONS, ELEVATIONS AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF THE PREPARATION OF THESE DRAWINGS AND DO NOT PURPORT TO BE ABSOLUTELY CORRECT. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES, ETC. AFFECTING HIS WORK PRIOR TO CONSTRUCTION.

4. THE CONTRACTOR SHALL SATISFY HIMSELF AS TO POSSIBLE INCIDENTAL CONFLICTS WITH EXISTING STRUCTURES SUCH AS MAIL BOXES, SIGNS, FENCES, BILLBOARDS, ETC. AND SHALL INCLUDE IN HIS OVERALL COSTS THE REMOVAL AND OR REPLACEMENT AND PROTECTION OF SUCH INCIDENTAL ITEMS.

5. THE CONTRACTOR, PRIOR TO BIDDING THIS WORK, SHALL APPRAISE HIMSELF AS TO ALL ABOVE GROUND FEATURES, AND TO THE EXTENT POSSIBLE WITHOUT EXCAVATING, BELOW GROUND FEATURES, THAT HE MAY ENCOUNTER DURING CONSTRUCTION AND INCLUDE INTO HIS OVERALL BID ALL COSTS FOR SPECIFIC CONSTRUCTION METHODS AND PROCEDURES THAT NEED TO BE TAKEN TO WORK AROUND SUCH APPURTENANCES.

6. THE CONTRACTOR SHALL REPLACE ALL PAVING, STABILIZED EARTH, DRIVEWAYS, SIDEWALKS, RETAINING WALLS, MAIL BOXES, SOD, LANDSCAPING, ETC. REMOVED OR DAMAGED DURING CONSTRUCTION WITH THE SAME MATERIAL REMOVED OR DAMAGED OR AS DIRECTED BY THE ENGINEER.

7. THE CONTRACTOR SHALL CONTACT THE ENGINEER PRIOR TO PROCEEDING WITH ANY SITE WORK WITH WHICH A CONFLICT HAS ARISEN DURING CONSTRUCTION OF ANY IMPROVEMENTS SHOWN ON THESE DRAWINGS.

8. CONSTRUCTION SHALL BE CARRIED OUT "IN THE DRY". THE CONTRACTOR SHALL REVIEW SITE CONDITIONS AND DETERMINE METHODS AND EXTENT OF DEWATERING NECESSARY AND SHALL INCLUDE COSTS OF DEWATERING IN THE BID. NO ADDITIONAL COMPENSATION SHALL BE PROVIDED FOR CONTROL OF GROUND OR SURFACE WATER OR FOR ADDITIONAL MATERIALS OR REWORK REQUIRED AS A RESULT OF INADEQUATE OR INSUFFICIENT DEWATERING.

9. ALL WORK TO BE PERFORMED FOR THE COMPLETION OF THIS PROJECT SHALL BE CONSTRUCTED ACCORDING TO THE BEST PRACTICES OF THE INDUSTRY AND IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, COUNTY AND/OR COUNTY CODES, ORDINANCES, STANDARDS AND PERMIT CONDITIONS.

10. ALL AREAS DISTURBED BY THIS CONSTRUCTION SHALL BE SEEDED AND MULCHED EXCEPT AS NOTED BELOW: ALL AREAS WITH SLOPES GREATER THAN 4:1 OR WITHIN 2' OF ANY PAVEMENT OR CURB SHALL BE SODDED. ALL AREAS WITHIN 5' OF ANY DRAINAGE STRUCTURE OR WITHIN FDOT OR COUNTY R/W SHALL BE SODDED.

11. ALL AREAS DISTURBED WITHIN EXISTING COUNTY AND FDOT RIGHTS-OF-WAY SHALL BE SODDED UNLESS OTHERWISE NOTED, ALL LANDSCAPING WITHIN RIGHT-OF-WAY SHALL CONFORM TO PASCO COUNTY AND F.D.O.T. STANDARDS.

12. THE CONTRACTOR SHALL PROVIDE FOR SAFE AND EFFICIENT MAINTENANCE OF TRAFFIC, INCLUDING PEDESTRIANS, VIA ADHERENCE TO THE F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARD INCLUDES 600-680 (LATEST ED.), THE U.S.D.O.T. MANUAL OF UNIFORM TRAFFIC DEVICES (MUTCD), AND THE REQUIREMENTS OF PASCO COUNTY.

13. ALL DIMENSIONS SHOWN, WHERE CURB IS APPLICABLE, ARE TO THE FACE OF CURB. PIPE LENGTHS SHOWN, WHERE MITERED ENDS ARE CALLED FOR, INCLUDE IN THE PIPE LENGTH PLUS THE LENGTH OF THE MITERED END SECTION PIPE.

ROAD, DRAINAGE AND GRADING CONSTRUCTION NOTES

1. ALL PAVEMENT AREAS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS AND THE LATEST EDITION OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. IMPROVEMENTS WITHIN PUBLIC RIGHTS-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE OR PASCO COUNTY DEPARTMENT HAVING JURISDICTION OVER THE ROAD.

2. PAVEMENT AND GRADING SHALL BE SLOPED TO THE PROPOSED ELEVATIONS AND CONTOURS SHOWN ON THE DRAWINGS. SMOOTH, CONSTANT SLOPES SHALL BE MAINTAINED BETWEEN PROPOSED ELEVATIONS AND CONTOURS. PROPOSED CONTOUR ELEVATIONS, SPOT ELEVATIONS AND FINISHED GRADE ELEVATIONS IN NON-PAVED AREAS REFER TO FINISHED SURFACE ELEVATION ONCE SODDING OR SEEDING IS COMPLETE.

3. FINISHED GRADE ADJACENT TO BUILDING WALLS SHALL BE 4-INCHES BELOW FINISHED FLOOR WITH A MINIMUM OF 2 PERCENT DOWNWARD SLOPE AWAY FROM BUILDING. FINISHED GRADES ADJACENT TO WALLS, CURBS OR SLABS SHALL BE 2-INCHES BELOW ADJACENT SURFACE FOR DRAINAGE AWAY OR FLUSH WITH SURFACE FOR DRAINAGE TOWARD PAVEMENT OR CURB.

4. ALL STORM SEWER PIPES SHALL BE CLASS III REINFORCED CONCRETE PIPE (RCP) (ASTM C-76) UNLESS OTHERWISE NOTED AND INSTALLED AT THE LOCATIONS AND GRADES SHOWN ON THE DRAWINGS. PRECAST INLETS SHALL BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH THE FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS. ALL CROSS DRAINS SHALL BE STEEL REINFORCED CONCRETE PIPE (SRCP) NO EXCEPTION.

5. STRIPING, SIGNS, POSTS AND HARDWARE SHALL BE CERTIFIED BY FDOT AND INSTALLED IN ACCORDANCE WITH FDOT SPECIFICATIONS AND MUTCD OR GOVERNING AUTHORITY HAVING JURISDICTION OVER ROADS.

6. THE SOIL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED PRIOR TO CONSTRUCTION, MAINTAINED THROUGHOUT CONSTRUCTION AND UNTIL THE SITE IS PERMANENTLY STABILIZED.

7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSPECT AND MAINTAIN THE WATER RETENTION SYSTEM ON A REGULAR BASIS.

8. ALL SODDED SLOPES OVER 4:1 SHALL IN INSTALLED WITH SOD PEGS.

9. ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF 1-FOOT ABOVE THE BASE FLOOD ELEVATION, OR AS REQUIRED BY THE LAND DEVELOPMENT CODE SECTION 902.

10. ANY OFF SITE DISTURBANCE SHALL BE RESTORED TO THE PRE-DEVELOPMENT CONDITION OR BETTER.

11. ALL DRAINAGE AND MAINTENANCE EASEMENTS MUST CONTAIN CLEAR OPERABLE ACCESSIBILITY.

GEOTECHNICAL NOTES:

1. INITIAL SITE PREPARATION SHOULD CONSIST OF PERFORMING CLEARING, GRUBBING AND REMOVAL OF TOPSOIL IN ORDER TO REMOVE TREES, VEGETATION, AND ASSOCIATED ROOT SYSTEMS TO A DEPTH OF THEIR VERTICAL REACH. THIS SHOULD BE DONE WITHIN AND TO A MINIMUM DISTANCE OF 5 FEET BEYOND THE PERIMETER OF THE PROPOSED BUILDING FOOTPRINT. THE STRIPPED TOPSOIL SHOULD BE STOCKPILED ON-SITE FOR LATER USAGE IN LANDSCAPE (NON-STRUCTURAL) AREAS ONLY.

2. UPON COMPLETION OF THE CLEARING, GRUBBING AND REMOVAL OF TOPSOIL AS NOTED ABOVE, PERFORM PROOFROLLING WITH A VIBRATORY ROLLER. WE RECOMMEND A MODERATE WEIGHT VIBRATORY DRUM ROLLER HAVING A TOTAL OPERATING STATIC WEIGHT (INCLUDING FUEL AND WATER) OF AT LEAST 8 TONS AND A DRUM DIAMETER OF 2.5 TO 3 FEET. REGARDLESS OF THE DEGREE OF COMPACTION ACHIEVED, A MINIMUM OF 6 PERPENDICULAR OVERLAPPING PASSES SHOULD BE MADE IN THE BUILDING AREAS WITH THE COMPACTION EQUIPMENT IN ORDER TO INCREASE THE DENSITY AND IMPROVE THE UNIFORMITY OF THE UNDERLYING LOOSE SANDY SOILS. UPON COMPLETION OF THE PROOFROLLING, DENSITY TESTS SHALL BE PERFORMED TO CONFIRM A MINIMUM COMPACTION COMPLIANCE OF 95 PERCENT OF MODIFIED PROCTOR MAXIMUM DENSITY (ASTM D-1557). THE ROLLER COVERAGES SHOULD BE DIVIDED EVENLY INTO TWO PERPENDICULAR DIRECTIONS, WHERE POSSIBLE. ADDITIONAL PASSES MAY BE NECESSARY IF COMPLIANCE COMPACTION IS NOT ACHIEVED.

3. PLACE FILL MATERIAL IN UNIFORM LIFTS OF 12 INCHES, TO REACH FINISHED GRADE. THE FILL MATERIAL SHOULD BE INORGANIC (CLASSIFIED AS SP, SW, GP, GW, SP-SM, SW-SM, GP-GM, GW-GM) CONTAINING NOT MORE THAN 5 PERCENT (BY WEIGHT) ORGANIC MATERIALS. FILL MATERIALS WITH SILT-SIZE SOIL FINES IN EXCESS OF 12% SHOULD NOT BE USED. PLACE FILL IN MAXIMUM 12-INCH LIFTS AND COMPACT EACH LIFT TO A MINIMUM DENSITY OF 95 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D-1557) WITH A VIBRATORY ROLLER AS MENTIONED IN ITEM #2.

4. PERFORM COMPLIANCE TESTS WITHIN THE FILL AT A FREQUENCY OF NOT LESS THAN ONE TEST PER 2,500 SQUARE FEET PER LIFT, OR AT A MINIMUM OF 3 TESTS PER LIFT, WHICHEVER IS GREATER.

5. THE CONTRACTOR SHALL TAKE INTO ACCOUNT THE FINAL CONTOURS AND GRADES AS ESTABLISHED BY THE PLAN WHEN EXECUTING HIS BACKFILLING AND COMPACTION OPERATIONS.

6. PROJECT DESIGN IS BASED ON THE GEOTECHNICAL / SUBSURFACE INVESTIGATION COMPLETED BY CFTL, INC., WITH THEIR FINDINGS AND RECOMMENDATIONS DOCUMENTED IN THE REPORTS DATED SEPTEMBER 28, 2015 (#217001), AUGUST 10, 2015 (#216972, FOR POND BORINGS) AND DECEMBER 22, 2015 (#217724, FOR BLACKWATER RESOURCES).

SITE PREPARATION (CONTINUATION)

7. USING VIBRATORY COMPACTION EQUIPMENT AT THIS SITE MAY DISTURB ADJACENT STRUCTURES. CARE SHALL BE TAKEN DURING THE EXCAVATION, PROOFROLLING AND COMPACTION OPERATIONS TO INSURE ANY ADJACENT STRUCTURES AND UTILITIES ARE NOT ADVERSELY AFFECTED. WE RECOMMEND THAT YOU MONITOR NEARBY STRUCTURES BEFORE AND DURING PROOFROLLING COMPACTION OPERATIONS.

8. ADDITIONAL FOUNDATION REQUIREMENTS (OPTIONS) ARE INCLUDED IN THE GEOTECHNICAL REPORT. CFTL, INC. SHOULD BE CONSULTED BY CONTRACTOR PRIOR TO THE FINAL SELECTION OF THE FINAL ALTERNATIVE.

PAVEMENT SITE PREPARATION

1. THE PROPOSED CONSTRUCTION LIMITS SHOULD BE CLEARED, STRIPPED AND GRUBBED OF ALL CONSTRUCTION DEBRIS, VEGETATION AND ASSOCIATED ROOT SYSTEMS TO A DEPTH OF THEIR VERTICAL REACH. THIS SHOULD BE DONE WITHIN AND TO A DISTANCE OF 5 FEET BEYOND THE ROAD PERIMETER AND PARKING LOT.

2. PRIOR TO ANY FILL OPERATIONS, THE EXISTING GROUND SURFACE SHOULD BE COMPACTED. WE RECOMMEND A MEDIUM WEIGHT ROLLER BE USED TO PREPARE THE SITE FOR THE PROPOSED PAVEMENT SECTION. UPON COMPLETION OF THE PROOF-ROLLING, DENSITY TESTS SHOULD BE PERFORMED AT A FREQUENCY OF ONE TEST PER 300 LINEAR FEET TO CONFIRM A MINIMUM COMPACTION COMPLIANCE OF 98 PERCENT OF MODIFIED PROCTOR MAXIMUM DENSITY (AASHTO T-180).

3. PLACE FILL MATERIAL, AS REQUIRED. THE SUBGRADE SHOULD HAVE AT LEAST 12 INCHES OF STABILIZED SUBGRADE MATERIAL WITH A MINIMUM LIMEROCK BEARING RATIO (LBR) OF 40. THE FILL MATERIAL SHOULD BE INORGANIC (CLASSIFIED AS SP/GW) CONTAINING NOT MORE THAN 5 PERCENT (BY WEIGHT) ORGANIC MATERIALS. FILL MATERIALS WITH SILT-SIZE SOIL FINES IN EXCESS OF 12% SHOULD NOT BE USED. PLACE FILL IN MAXIMUM 12-INCH LIFTS AND COMPACT EACH LIFT TO A MINIMUM DENSITY OF 98 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (AASHTO T-180) WITH A ROLLER AS MENTIONED PREVIOUSLY.

4. PERFORM COMPLIANCE TESTS WITHIN THE FILL AT A FREQUENCY OF ONE TEST PER 300 LINEAR FEET PER LIFT IN THE PAVEMENT AREAS, OR AT A MINIMUM OF TWO TEST LOCATIONS, WHICHEVER IS GREATER.

ENVIRONMENTAL PROTECTION NOTES

1. CONSTRUCTION EQUIPMENT SHALL NOT BE OPERATED IN WETLAND AREAS UNLESS SUCH CONSTRUCTION PRACTICES ARE APPROVED IN A PLAN OF OPERATION SUBMITTED TO THE ENGINEER & THE APPROPRIATE REGULATORY AUTHORITIES. WHERE CONSTRUCTION IS NECESSARY ACROSS OR ADJACENT TO WETLAND JURISDICTIONAL AREAS, SILT BARRIERS SHALL BE INSTALLED AS SHOWN ON THE PLANS. SILT BARRIERS SHALL BE CONSIDERED LIMITS OF CONSTRUCTION WITHIN OR ADJACENT TO JURISDICTIONAL AREAS.

2. CONSTRUCTION SHALL PROCEED SUCH THAT ALL STORM WATER FACILITIES WITHIN A WATERSHED AREA ARE IN PLACE AND OPERATIONAL PRIOR TO CONSTRUCTION OF IMPERVIOUS SURFACES WITHIN THAT AREA.

3. STAKED OR FLOATING SILT SCREENS OR HAY BALES, AS APPROPRIATE, SHALL BE UTILIZED AS SILT BARRIERS AND PLACED IN LOCATIONS SHOWN ON THE PLANS AND AT OTHER LOCATIONS AS REQUIRED TO KEEP SEDIMENT FROM REACHING WATER BODIES OR WETLAND AREAS. THESE BARRIERS SHALL BE INSTALLED PRIOR TO COMMENCING WITH ANY CONSTRUCTION WITHIN OR ADJACENT TO JURISDICTIONAL AREAS. THE CONTRACTOR SHALL MONITOR AND MAINTAIN ALL SILT BARRIERS INCLUDING DAILY INSPECTIONS TO CHECK THEIR INTEGRITY. ANY LOOSE OR DAMAGED SILT BARRIERS SHALL BE IMMEDIATELY REPAIRED OR REPLACED, AS NECESSARY. ONCE CONSTRUCTION IS COMPLETE AND FINISH GRADING / STABILIZATION HAS BEEN ACHIEVED, SILT BARRIERS SHALL BE COMPLETELY REMOVED TO THE SATISFACTION OF THE OWNER AND PRIOR TO FINAL ACCEPTANCE.

4. ALL FUGITIVE DUST SHALL BE CONTROLLED ON SITE. ONLY AREAS SCHEDULED FOR IMMEDIATE CONSTRUCTION SHALL BE CLEARED OR STRIPPED OF VEGETATION. WATERING, APPLICATION OF APS 605 SILT STOP OR OTHER PRIOR APPROVED MEANS OF DUST CONTROL SHALL BE EMPLOYED TO PREVENT THE EMANATION OF DUST FROM THE SITE. PERMANENT GRASSING, LANDSCAPING AND OTHER SITE WORK SHALL BE INITIATED AS SOON AS POSSIBLE.

5. ALL WATER COLLECTED AND PUMPED DURING TRENCH DEWATERING ACTIVITIES SHALL BE DISPOSED OF IN ON-SITE UPLAND AREAS INTO DOUBLE STAKED HAY BALES. DISCHARGE LOCATIONS SHALL BE A MINIMUM OF 75 FEET FROM THE NEAREST SURFACE WATER BODY OR WETLAND AREA, TO ALLOW FOR MAXIMUM OVERLAND FILTRATION OF SOIL PARTICLES. CONTRACTOR SHALL SUBMIT A DEWATERING PLAN TO THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT FOR APPROVAL PRIOR TO DEWATERING.

6. TEMPORARY STOCKPILES SHALL NOT BE LOCATED ADJACENT TO UNDISTURBED WETLANDS. ADDITIONALLY, STOCKPILES TO REMAIN FOR LONGER THAN 24 HOURS SHALL BE CONFINED BY SILT BARRIERS WHICH PREVENT RUNOFF SEDIMENTATION FROM ENCROACHING UPON WETLAND AREAS OR SURFACE WATER BODIES.

7. ALL TRASH AND CONSTRUCTION DEBRIS PRODUCED FROM THIS PROJECT SHALL BE COLLECTED BY THE CONTRACTOR DAILY. THESE MATERIALS SHALL BE STAGED OR CONTAINERIZED AS NECESSARY TO PREVENT ACCIDENTAL RELEASE. DISPOSAL OF SOLID WASTE MATERIALS SHALL BE IN ACCORDANCE WITH APPLICABLE MUNICIPAL, COUNTY AND STATE REGULATIONS.

8. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND MAINTAINING PORTABLE SANITARY WASTE UNITS ON-SITE FOR USE BY HIS EMPLOYEES DURING CONSTRUCTION.

9. THE CONTRACTOR SHALL MAINTAIN CONTROL OF ANY HAZARDOUS MATERIALS UTILIZED ON-SITE FOR CONSTRUCTION. STORAGE CONTAINERS, VEHICLES, ETC. WILL BE INSPECTED REGULARLY FOR LEAKAGE. A SPILL PREVENTION PLAN SHALL BE ESTABLISHED WHICH COVERS CLEANUP AND NOTIFICATION OF APPROPRIATE GOVERNMENT AGENCIES.

10. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING SITE EROSION AND SHALL NOT UNNECESSARILY REMOVE EXISTING VEGETATION OR ALTER EXISTING TOPOGRAPHY. THE CONTRACTOR SHALL PROVIDE ADDITIONAL SOD, HAY BALES, SAND BAGS OR SEED & MULCH, AS NECESSARY, TO ACHIEVE AN EROSION-FREE SITE (FREE FROM RUTTING, ETC.) TO THE LINES AND GRADES SHOWN IN THE PLANS UNTIL FINAL ACCEPTANCE. ALL SWALES AND SURFACES 4:1 OR STEEPER SHALL BE SODDED. ALL OTHER UNPAVED SURFACES WHICH EXPERIENCE UNDUE EROSION THAT CANNOT BE CONTROLLED BY OTHER MEASURES SHALL BE SODDED. ALL SOD SHALL BE ARGENTINE BAHIA UNLESS SPECIFICALLY SHOWN OTHERWISE IN THE CONTRACT DOCUMENTS.

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

12. THE CROSS-SLOPE OF THE SHOULDERS SHALL NOT BE STEEPER THAT 0.06 FEET PER FOOT.

13. THE SLOPE OF THE AREA WITHIN THE ROADSIDE CLEAR ZONE SHALL NOT BE STEEPER THAN SIX FEET HORIZONTAL TO ONE FOOT VERTICAL (6:1)

14. ALL SLOPES WITHIN THE COUNT RIGHT-OF-WAY (OUTSIDE THE CLEAR ZONE) SHALL BE A MINIMUM OF 4:1.

MINIMUM REQUIRED UTILITY AS-BUILTS

PASCO COUNTY REQUIREMENTS

UPON THE COMPLETION OF THIS PROJECT, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE THE COUNTY WITH A COMPLETE SET OF "RECORD DRAWINGS" OF STORM DRAINAGE, UTILITIES, AND OTHER SITE IMPROVEMENTS AS FURTHER HEREIN NOTED. THE CONTRACTOR SHALL MAINTAIN A LEGIBLY MARKED SET OF PLANS, DURING CONSTRUCTION, SHOWING THE ACTUAL CONSTRUCTION, LOCATION, AND LAYOUT OF THE PIPELINES AND APPURTENANCES AS THEY WERE INSTALLED. THE MARKED UP PLAN SHALL SHOW ALL VALVES, TAPS AND FITTINGS USED, PIPE CUTS, DIMENSIONS, MATERIAL TYPES, CLASS, COLOR, PIPE BEDDING MATERIAL AND INDICATE THE PROXIMITY OF THE INSTALLED PIPELINE TO ANY CROSSING OR OTHER PIPELINE, CONDUIT OR CABLE EXCAVATED DURING INSTALLATION. THE CONTRACTOR SHALL ALSO PROVIDE A SURVEY OF THE PIPELINE SHOWING THE LOCATION AND ELEVATION OF THE TOP OF PIPE AT EACH END AND AT 100 FT. STATIONING IN REFERENCE TO BOTH MEAN SEA LEVEL AND FINISH GRADE. THE SURVEY SHALL BE SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED WITH THE STATE OF FLORIDA. SIX COPIES OF THE AS-BUILTS ARE REQUIRED. FINAL PAYMENT TO THE CONTRACTOR SHALL NOT BE MADE WITHOUT THESE SUBMITTED AND APPROVED BY THE DESIGN ENGINEER.

ADDITIONAL REQUIREMENTS

1. ALL DIMENSIONS SHALL BE IN FEET DIMENSIONED OFF CENTERLINE OF ROADS OR OTHER PERMANENT STRUCTURES. IF ONLY ONE DIMENSION CAN BE TAKEN OFF THE CENTERLINE OF ROAD, THE SECOND SHALL BE OFF A PERMANENT MARKER OR REFERENCE POINT.

2. AS-BUILTS SHALL BE SUBMITTED TO THE ENGINEER, SIGNED & SEALED BY A PROFESSIONAL SURVEYOR REGISTERED IN THE STATE OF FLORIDA.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING A RECORD SURVEY(S) PREPARED AND SUBMITTED BY A LICENSED PROFESSIONAL SURVEYOR AND MAPPER INCLUDING, BUT NOT LIMITED TO, LOCATION AND FINISHED GRADE ELEVATIONS IN PAVED AND NON-PAVED AREAS SUFFICIENT TO DETERMINE DIRECTION OF SITE DRAINAGE AND ELEVATIONS OF RETENTION/DETENTION AREAS, MITIGATION AREAS AND DITCH/CHANNEL CONVEYANCES INCLUDING TOPS OF BANKS, TOES OF SLOPES, POND BOTTOMS AND WATER LEVELS; ELEVATIONS AND DIMENSIONS OF POND CONTROL STRUCTURES, SPILLWAYS AND UNDERDRAINS; DRAINAGE STRUCTURE GRATE/INLET/RIM ELEVATIONS, STORM PIPE SIZES, PIPE MATERIALS, AND PIPE INVERTS, PLUS LOCATIONS, DIMENSIONS AND ELEVATIONS OF ALL OTHER CONSTRUCTION COMPONENTS WHICH VARY FROM THE DESIGN. UTILITY INFORMATION SHALL INCLUDE LOCATION OF WATER LINE CONNECTIONS, VALVES, BENDS, METERS AND ELEVATIONS OF PIPES WHERE DEPTH OF COVER VARIES FROM DESIGN; TIES TO SANITARY SEWER LINES, MANHOLE RIM AND INVERT ELEVATIONS, CLEANOUTS AND SERVICE CONNECTIONS; FOUR COPIES OF THE SIGNED AND SEALED RECORD SURVEY AND ONE COPY OF THE SURVEY IN AUTOCAD DIGITAL FORMAT.

SEWER

1. SHOW ACTUAL ELEVATIONS (TOP AND ALL INVERTS) FOR ALL NEW AND EXISTING MANHOLES.

2. SHOW ACTUAL GRAVITY SEWER SLOPE PERCENTAGES.

3. INDICATE ALL LOCATIONS WHERE SEWER LINE WAS ENCASED OR WHERE DUCTILE IRON WAS UTILIZED.

4. SHOW SIZE, SDR, CLASS OR TYPE OF MATERIAL IF DIFFERENT THAN PLANS.

5. SHOW LOCATIONS OF ALL SERVICE WYES BY DIMENSION FROM MANHOLES.

6. DIMENSION SERVICE LATERAL TERMINATION POINTS AND DEPTH FROM FINISH GRADE.

7. FITTINGS, VALVES, TAPS, ETC. SHALL BE DIMENSIONED (SEE NOTE NO. 1 UNDER "GENERAL") USING DESCRIPTIVE NOTES INDICATING THEIR EXACT LOCATION.

PUMP STATIONS

1. SHOW BOTTOM, INFLUENT INVERT AND TOP ELEVATIONS OF WETWELL.

2. ACTUAL ELEVATIONS OF BOTTOM OF CONTROL PANEL.

3. ELEVATIONS OF LIQUID LEVEL SENSORS FOR PUMP OFF, FIRST AND SECOND PUMPS ON (THIRD IF PROVIDED), AND ALARM ON.

4. SHOW ALL WETWELL AND VALVE VAULT PIPING AND VALVE CHANGES.

GENERAL UTILITY NOTES

1. ALL UTILITY CONSTRUCTION SHALL MEET OR EXCEED PASCO COUNTY STANDARDS AND CONFORM WITH PASCO COUNTY UTILITY DEPARTMENT (PCUD) WATER, RECLAIMED WATER AND WASTEWATER CONSTRUCTION SPECIFICATIONS MANUAL, LATEST EDITION(JULY 2006).

2. CONTRACTOR SHALL CONTACT THE PASCO COUNTY UTILITY DEPARTMENT 24 HOURS PRIOR TO EXCAVATION OR OF CONNECTION TO COUNTY UTILITIES.

3. ALL UNPAVED AREAS DISTURBED BY THIS CONSTRUCTION SHALL BE SODDED UNLESS DIRECTED OTHERWISE BY THE COUNTY UTILITIES DEPT.

4. ALL UTILITY LINES SHALL HAVE AN "EARLY WARNING" PROTECTION TAPE INSTALLED CONTINUOUSLY ALONG THE PIPE ALIGNMENT. IN THE CASE OF GRAVITY SEWERS, THE TAPE SHALL BE SECURED TO EACH MANHOLE. THE PROTECTION TAPE SHALL BE INSTALLED DURING BACK FILING 18" DIRECTLY OVER THE PIPE. THE TAPE SHALL HAVE A METAL DETECTABLE STRIP SANDWICHED BETWEEN 2 LAYERS OF POLYETHYLENE, 2" WIDE STRIPING WITH A THICKNESS OF 5.5 MILS. FOR WATER LINES, THE TAPE SHALL BE CONTINUOUSLY MARKED "CAUTION, WATER LINES BELOW". FOR FORCE MAINS, THE TAPE SHALL BE CONTINUOUSLY MARKED "CAUTION, SEWAGE FORCE MAIN BELOW". FOR SANITARY SEWER, THE TAPE SHALL BE CONTINUOUSLY MARKED "CAUTION, SEWER MAIN BELOW". BOTH WATER MAINS AND SANITARY SEWER FORCE MAINS SHALL ALSO HAVE A "LOCATOR DETECTOR WIRE" – UL TYPE AWG #10 SOLID STRAND COPPER WIRE W/60MM PVC WALL INSTALLED ALONG THE ENTIRE LENGTH OF PIPE.

5. THE CONTRACTOR IS CAUTIONED THAT THE LOCATION OF EXISTING UTILITIES, WHETHER OR NOT SHOWN, ARE APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ACTUAL FIELD LOCATIONS FROM THE RESPECTIVE UTILITY COMPANY AND TO COORDINATE WITH AFFECTED UTILITY COMPANY 48 HOURS BEFORE BEGINNING ANY WORK.
SUNSHINE STATE ONE CALL 1-800-432-4770
DUKE ENERGY 1-(727) 372-5184
BRIGHTHOUSE NETWORKS 1-(877)-897-7333
VERIZON 1-(727) 562-1178
CLEARWATER GAS 1-(727) 638-0763
PASCO COUNTY PUBLIC UTILITIES 1-(813) 235-6189
FLORIDA GOVERNMENTAL UTILITY AUTHORITY (FGUA) 1-(727) 372-0115

6. ALL PVC FORCE MAINS, UNLESS SPECIFIED OTHERWISE, SHALL BE AWWA C-909, CLASS 200, AWWA C900, CLASS 150, DR18 PVC WITH AWWA APPROVED DUCTILE IRON MECHANICAL JOINT FITTINGS AND SHALL BE BROWN PIPE (WHITE OR BLACK LETTERING).

7. ALL PVC WATER MAINS, UNLESS SPECIFIED OTHERWISE, SHALL BE AWWA C-900, DR 18 PVC WITH AWWA APPROVED DUCTILE IRON MECHANICAL JOINT FITTINGS AND SHALL BE BLUE (WHITE OR BLACK LETTERING).

8. SANITARY SEWER (GRAVITY) PIPE SHALL CONFORM TO ASTMD 3034 SDR35 PVC BELL AND SPIGOT GASKETED JOINTS FOR DEPTHS LESS THAN 12'. FOR DEPTHS GREATER THAN 12', ASTMD 3034, SDR 26.

9. ADDITIONAL REQUIREMENTS FOR PVC, DUCTILE IRON AND HDPE PIPING ARE CONTAINED IN THE CONTRACT DOCUMENTS AND TECHNICAL SPECIFICATIONS FOR THIS PROJECT.

10. ALL PVC PIPE SHALL HAVE LETTERING APPEARING ON THREE SIDES OF THE PIPE, SHALL RUN THE ENTIRE LENGTH OF THE PIPE AND SHALL BE 3/4" IN HEIGHT WITH THE APPROXIMATE WORDING APPEARING ONE OR MORE TIMES EVERY 21 INCHES ALONG THE LENGTH OF THE PIPE. THE LETTERING MUST BE PERMANENTLY STENCILED TO THE PIPE SURFACE. LETTERING SHALL READ AS IS ACCEPTABLE FOR THE INTENDED USE. ALL LETTERING SHALL BE APPLIED BY THE PIPE MFG. DURING PRODUCTION.

11. THE CONTRACTOR SHALL PERFORM LEAK TESTING LAMPING AND VIDEO TAPING ON ALL GRAVITY SEWERS AND A PRESSURE TEST ON ALL WATER, REUSE AND FORCE MAINS (AS APPLICABLE) IN ACCORDANCE WITH THE UTILITY HAVING JURISDICTION AND/OR AS STATED IN THE SPECIFICATIONS OR AS DIRECTED BY THE ENGINEER. TESTS ARE TO BE CERTIFIED BY THE ENGINEER OF RECORD. THE SCHEDULING, COORDINATION AND NOTIFICATION OF ALL PARTIES IS THE CONTRACTOR'S RESPONSIBILITY.

12. WATER AND WASTEWATER SYSTEMS SHALL NOT BE PLACED IN SERVICE (FOR TEMPORARY OR PERMANENT USE) UNTIL ALL TESTING AND INSPECTIONS HAVE BEEN COMPLETED, TEST REPORTS AND "AS-BUILTS" FOR THOSE SYSTEMS SUBMITTED, AND CLEARANCE HAS BEEN OBTAINED FROM THE APPLICABLE UTILITIES AND PERMITTING AGENCIES. NO WATER SYSTEM SHALL BE PLACED IN SERVICE BEFORE SEWER SYSTEM HAS BEEN CLEARED FOR USE.

13. DISINFECTION AND BACTERIOLOGICAL TESTING OF ALL WATER LINES SHALL BE PERFORMED IN ACCORDANCE WITH FDEP REGULATION 62-555.340.

14. DEFLECTION TESTING FOR GRAVITY SEWER LINES SHALL BE PERFORMED IN ACCORDANCE WITH SECTION 33.85 OF "RECOMMENDED STANDARDS FOR WASTEWATER FACILITIES (10 STATE STANDARDS)", 1997 EDITION.

15. TESTING OF SUB AQUEOUS LINES SHALL COMPLY WITH FAC 62-604.400(2).

16. THE CONTRACTOR SHALL COMPLY WITH LOCAL CROSS-CONNECTION CONTROL POLICY FOR CONSTRUCTION OF ALL POTABLE, SANITARY AND RECLAIMED UTILITIES.

17. ALL WATER MAINS SHALL HAVE A MINIMUM OF 36" COVER. FORCE MAINS SHALL HAVE A MINIMUM OF 48" COVER. INCREASED DEPTH MAY BE REQUIRED TO AVOID STORM DRAINAGE OR OTHER UTILITY SYSTEMS.

18. CONTRACTOR TO PROVIDE THRUST BLOCKING AND/OR JOINT RESTRAINTS TO FULLY RESTRAIN PRESSURE PIPES AGAINST FAILURE UP TO A TEST PRESSURE OF 150 psi. CONTRACTOR SHALL PROVIDE A RESTRAINING PLAN FOR THE ENGINEER'S REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

19. WARNING SIGNS SHALL BE INSTALLED AT ANY SURFACE WATER CROSSING IN ACCORDANCE WITH FAC 62-604.400(2).

20. ALL UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE DOCUMENTS REFERENCED HEREIN. ANY METHODS, PROCEDURES, STANDARDS, EQUIPMENT, OR MATERIALS WHICH ARE NOT COVERED OR SPECIFIED BY THE APPLICABLE PROVISIONS OF PASCO COUNTY UTILITIES DEPARTMENT WATER AND WASTEWATER CONSTRUCTION SPECIFICATIONS MANUAL SHALL BE CONSTRUCTED TO BE IN ACCORDANCE WITH THE F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND F.D.O.T. UTILITIES ACCOMMODATION GUIDE UNLESS SPECIFICALLY APPROVED BY THE ENGINEER OF RECORD. IN THE CASE OF CONFLICTING SPECIFICATIONS, THE MOST STRINGENT SHALL APPLY.

21. ALL UTILITIES SHALL BE KEPT IN OPERATION EXCEPT WITH THE EXPRESS WRITTEN CONSENT OF THE UTILITY OWNER. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PRESERVE EXISTING UTILITIES. ANY AND ALL DAMAGE TO EXISTING UTILITIES AS A RESULT OF THE CONTRACTOR'S ACTIONS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

22. WHERE WATER AND SEWER LINE INSTALLATION ARE IN CONFLICT WITH EXISTING UTILITY POLES, GUY WIRES OR SIMILAR STRUCTURES, THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY TO DETERMINE WHETHER THE STRUCTURES WILL REQUIRE RESTRAINT. THE FINAL DECISION AS TO WHETHER RESTRAINT IS REQUIRED WHILE EXCAVATION OCCURS SHALL BE THAT OF THE UTILITY OWNER. THE COST FOR THIS COORDINATION AND RESTRAINT SHALL BE INCLUDED IN THE CONTRACTOR'S OVERALL COSTS.

23. CONTRACTOR SHALL PROVIDE TEMPORARY CONNECTIONS AS NECESSARY FOR FLUSHING, DECONTAMINATION AND PRESSURE TESTING.

24. CONTRACTOR SHALL CONTACT THE PASCO COUNTY DEPARTMENT OF PUBLIC WORKS 24 HOURS PRIOR TO THE START OF ANY CONSTRUCTION WITHIN THE COUNTY RIGHT-OF-WAY.

FIRE PROTECTION NOTES:

1. PROJECT MUST COMPLY WITH PASCO COUNTY FIRE HYDRANT ORDINANCE

2. FIRE HYDRANTS SHALL BE INSTALLED AND IN SERVICE PRIOR TO THE ACCUMULATION OF COMBUSTIBLES.

3. 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.

4. PER NFPA-1, 18.3.4.1 : CLEARANCES OF 7.5 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.

5. THE INSTALLATION OF UNDERGROUND FIRE LINES REQUIRES SEPARATE PLANS AND PERMITS, ISSUED BY THE BUILDING DEPARTMENT, TO A CONTRACTOR AS LICENSED BY THE FLORIDA STATE FIRE MARSHALS OFFICE.

UTILITY SEPARATION NOTES

1. NEW OR RELOCATED, UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT WILL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER, STORM SEWER, STORM WATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; A HORIZONTAL DISTANCE OF AT LEAST SIX FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER (OR A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER IF THE BOTTOM OF THE WATER MAIN WILL BE LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER); A HORIZONTAL DISTANCE OF AT LEAST SIX FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; AND A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM." [FAC 62-555.314(1); EXCEPTIONS ALLOWED UNDER FAC 62-555.314(5)]

2. NEW OR RELOCATED, UNDERGROUND WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL CROSS ANY EXISTING OR PROPOSED GRAVITY- OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OTHER PIPELINE OR AT LEAST 12 INCHES BELOW THE OTHER PIPELINE; AND NEW OR RELOCATED, UNDERGROUND WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL CROSS ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORM WATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OTHER PIPELINE. [FAC 62-555.314(2); EXCEPTIONS ALLOWED UNDER FAC 62-555.314(5)]

3. AT THE UTILITY CROSSINGS DESCRIBED ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE WILL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE OR THE PIPES WILL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORM WATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY- OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. [FAC 62-555.314(2); EXCEPTIONS ALLOWED UNDER FAC 62-555.314(5)]

NOTE: WHEN IT IS IMPOSSIBLE TO OBTAIN PROPER HORIZONTAL AND VERTICAL SEPARATIONS AS STIPULATED ABOVE, DEP MAY ALLOW DEVIATION ON A CASE-BY-CASE BASIS IF SUPPORTED BY DATA FROM THE DESIGN ENGINEER. APPROVAL FOR THE DEVIATION MUST BE OBTAINED PRIOR TO CONSTRUCTION.

INSPECTIONS AND MAINTENANCE OF STORMWATER FACILITIES

1. EROSION AND SETTLEMENT CONTROLS SHALL BE INSPECTED ON A DAILY BASIS. WHEN NECESSARY REPAIRS SHALL BE INITIATED WITHIN 24 HOURS OF NOTED DEFICIENCY.

2. THE ENTIRE STORM WATER SYSTEM SHOULD BE INSPECTED ON AT LEAST A SEMI-ANNUAL BASIS. THIS SHOULD INCLUDE A VISUAL INSPECTION OF THE POND, POND BANKS, BLEED-DOWN ORIFICES, OTHER CONTROL STRUCTURES, AND DISCHARGE PIPES. THESE SHOULD BE KEPT FREE OF DEBRIS AND CLEANED ON A FREQUENCY AS REQUIRED TO KEEP THEM FUNCTIONAL, AS DESIGNED. MOWING/CLEANING AROUND THE STRUCTURES MAY BE REQUIRED TO PREVENT CLOGGING BY VEGETATION.

3. SEDIMENT SUMPS, IF DESIGNED AND INSTALLED, SHOULD HAVE SEDIMENT REMOVED AS NECESSARY TO ALLOW FOR EFFICIENT REMOVAL OF SUSPENDED PARTICLES. THEY SHOULD BE RE-EXCAVATED TO THE DESIGN FINISH GRADE ELEVATION, IF SILTED IN.

4. SPECIFIC CONDITIONS OF ALL PERMITS MAY REQUIRE ADDITIONAL MAINTENANCE ACTIVITIES ABOVE AND BEYOND THOSE OUTLINED ABOVE. CHECK ALL PERMIT CONDITIONS AS ISSUED BY REGULATORY AGENCIES TO ENSURE COMPLIANCE.

5. THE REMOVAL OF LITTORAL SHELF VEGETATION (INCLUDING CATTAILS) FROM WET DETENTION PONDS IS PROHIBITED UNLESS OTHERWISE APPROVED BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD). REMOVAL INCLUDES DREDGING, THE APPLICATION OF HERBICIDES, CUTTING AND THE INTRODUCTION OF GRASS CARP. ANY QUESTIONS REGARDING AUTHORIZED ACTIVITIES WITH THE WET DETENTION PONDS SHALL BE ADDRESSED TO THE REGULATION MANAGER OF SWFWMD'S LOCAL OFFICE.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF TEMPORARY SEDIMENT / EROSION CONTROL DEVICES WHEN NO LONGER NEEDED.

SPECIAL NOTES TO CONTRACTORS

1. WHERE TREE REMOVAL IS REQUIRED DUE TO CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE AND DISPOSE OF THOSE TREES. THE COST FOR THIS REMOVAL AND DISPOSAL SHALL BE INCLUDED IN THE CONTRACTOR'S OVERALL COSTS. TREE REMOVAL AND PROTECTION SHALL COMPLY WITH APPLICABLE CITY AND / OR COUNTY CODES AS APPLICABLE.

2. WHERE WATER AND SEWER LINE INSTALLATION ARE IN CONFLICT WITH EXISTING UTILITY POLES, GUY POLES OR OTHER SUCH POLES, THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY TO DETERMINE WHETHER THE RESPECTIVE POLE REQUIRES RESTRAINT. THE FINAL DECISION AS TO WHETHER A POLE IS TO BE RESTRAINED WHILE EXCAVATION OCCURS AROUND THE POLE SHALL BE THAT OF THE UTILITY OWNER. THE COST FOR THIS COORDINATION AND RESTRAINT SHALL BE INCLUDED IN THE CONTRACTORS OVERALL COSTS.

3. THE CONTRACTOR SHALL SUBMIT MAINTENANCE OF TRAFFIC PLANS TO APPROPRIATE REGULATORY AGENCIES HAVING JURISDICTION OVER IMPACTED ROADWAYS. CONSTRUCTION SHALL NOT COMMENCE WITHIN ROW UNTIL MOT APPROVALS FOR IMPACTED ROAD(S) ARE RECEIVED. CONTRACTOR SHALL ALSO NOTIFY LOCAL EMERGENCY SERVICES DEPARTMENTS WHENEVER CONSTRUCTION ACTIVITIES WILL IMPEDE NORMAL TRAFFIC FLOW.

4. ALL DEFLECTION BENDS ARE 45° UNLESS SPECIFIED OTHERWISE. EXACT LOCATION OF BENDS TO BE DETERMINED IN FIELD AND APPROVED BY FIELD INSPECTOR. LOCATION DATA SHALL BE PROVIDED IN AS-BUILTS ACCORDING TO PASCO COUNTY AND/OR FDOT REQUIREMENTS.

5. UNLESS SPECIFIED OTHERWISE, CONTRACTOR SHALL FURNISH AND INSTALL ALL PROPOSED ITEMS SHOWN WITHIN THE CONSTRUCTION PLANS.

6. LENGTHS FOR DIRECTIONAL DRILLING SHOWN ARE MINIMUM TO CLEAR SPECIFIC OBSTRUCTIONS. ADDITIONAL LENGTH MAY BE REQUIRED DEPENDING UPON ALLOWABLE BEND RADIUS, DEPTH AND PIPE DIAMETER. CONTRACTOR SHALL NOTIFY ENGINEER WHENEVER ADDITIONAL DRILL LENGTHS ARE NECESSARY. PIPE DIMENSION RATIO SPECIFIED IS MINIMUM FOR PRESSURE REQUIREMENTS AND MAY NOT BE SUITABLE FOR ALL DEPTH, PULL FORCE, OR LOADING CONDITIONS. DRILLING CONTRACTOR SHALL NOTIFY ENGINEER WHENEVER SPECIFIED MINIMUMS MAY BE UNSUITABLE FOR THE INTENDED APPLICATION.

7. CONSTRUCTION EQUIPMENT AND MATERIAL TRANSPORT / STAGING IS THE RESPONSIBILITY OF THE CONTRACTOR. UPON REQUEST, THE OWNER WILL PROVIDE ACCESS TO THE CLOSEST OPEN SPACE OWNED AND AVAILABLE FOR THE CONTRACTOR'S USE; HOWEVER, THE SITE MAY NOT BE CONTIGUOUS TO THE PROJECT AREA OR OF SUFFICIENT SIZE TO ACCOMMODATE THE ENTIRE PROJECT INVENTORY OF MATERIALS / EQUIPMENT.

8. SHOULD ANY NOTICEABLE SOIL SLUMPING OR SINKHOLE FORMATION BECOME EVIDENT, THE APPLICANT/DEVELOPER SHALL IMMEDIATELY NOTIFY THE COUNTY, TAMPA BAY WATER, AND THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD) AND ADOPT ONE (1) OR MORE OF THE FOLLOWING PROCEDURES AS DETERMINED TO BE APPROPRIATE BY THE COUNTY AND SWFWMD:

A. IF THE SLUMPING OF SINKHOLE FORMATION BECOMES EVIDENT BEFORE OR DURING CONSTRUCTION ACTIVITIES, STOP ALL WORK (EXCEPT FOR MITIGATION ACTIVITIES) IN THE AFFECTED AREA AND REMAIN STOPPED UNTIL THE COUNTY AND SWFWMD APPROVE RESUMING CONSTRUCTION ACTIVITIES.

B. TAKE IMMEDIATE MEASURE TO ENSURE NO SURFACE WATER DRAINS INTO THE AFFECTED AREAS.

C. VISUALLY INSPECT THE AFFECTED AREA.

D. EXCAVATE AND BACKFILL OR GROUT, AS REQUIRED, TO FILL THE AFFECTED AREA AND PREVENT FURTHER SUBSIDENCE.

E. USE SOIL REINFORCEMENT MATERIALS IN THE BACKFILLING OPERATION WHEN APPROPRIATE.

F. IF THE AFFECTED AREA IS IN THE VICINITY OF A WATER-RETENTION AREA, MAINTAIN A MINIMUM DISTANCE OF TWO (2) FEET FROM THE BOTTOM OF THE RETENTION POND TO THE SURFACE OF THE LIMEROCK OR KARST CONNECTION.

G. IF THE AFFECTED AREA IS IN THE VICINITY OF A WATER-RETENTION AREA AND THE ABOVE METHODS DO NOT STABILIZE THE COLLAPSE, RELOCATE THE RETENTION AREA.

9. DISCHARGE OF STORMWATER INTO DEPRESSIONS WITH DIRECT OR DEMONSTRATED HYDROLOGIC CONNECTION TO THE FLORIDIAN AQUIFER SHALL BE PROHIBITED.

TYPICAL CONSTRUCTION NOTES

MITCHELL 54 WEST
MASTER INFRASTRUCTURE
PASCO COUNTY, FLORIDA

DRAWING INVALID UNLESS SIGNED, DATED & SEALED BY REGISTERED PROFESSIONAL

JAIME P. GIRARDI, P.E. # 59332

REGENCY
Design & Engineering, Inc.
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DATE	REV. BY	REV.NO.	REVISION

SHEET
25

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STORM STRUCTURE TABLE

S-1
CURB INLET TYPE 4 FDOT INDEX #210
THROAT EL. =27.8
I.E. =23.7 (N)

S-2
CURB INLET TYPE 4 FDOT INDEX #210
THROAT EL. =27.8
I.E.= 23.5 (S)
I.E.= 23.5 (E)

S-3
STORM MANHOLE
TYPE J BOTTOM
FDOT INDEX#200 / 201
TOP=29.5
I.E.=22.8(SE)
I.E.=22.2(N)

S-4
CURB INLET TYPE 4 FDOT INDEX #210
THROAT EL. =27.8
I.E.=23.8(E)
I.E.=21.3(S)
I.E.=20.3(N)
I.E.=22.0(W)

S-5
CURB INLET TYPE 4 FDOT INDEX #210
THROAT EL. =27.8
I.E. = 24.0(S)

S-6
STORM MANHOLE
TYPE J BOTTOM
FDOT INDEX#200 / 201
TOP EL. =29.4
I.E.=19.6(N)
I.E.=19.6(S)
I.E.=19.1(W)

S-7
CURB INLET TYPE 4 FDOT INDEX #210
THROAT EL. = 28.6
I.E.= 20.8 (NW)
I.E.=21.3 (SE)
I.E.=20.8 (S)

S-8
CURB INLET TYPE 4 FDOT INDEX #210
THROAT EL. =28.6
I.E.=21.5(NE)
I.E.=21.5(NW)

S-9
STORM MANHOLE
TYPE J BOTTOM
FDOT INDEX#200 / 201
TOP=29.5
I.E.=22.6(NW)
I.E.=24.3(NE)
I.E.=22.1(SW)

S-10
CURB INLET TYPE 4 FDOT INDEX #210
THROAT EL. = 28.3
I.E.= 24.6(NE)
I.E.=24.6(SW)

S-11
CURB INLET TYPE 4 FDOT INDEX #210
THROAT EL. =28.3
I.E.=24.8 (SW)

S-12
CURB INLET TYPE 4 FDOT INDEX #210
THROAT EL. =27.8
I.E.=23.7 (NE)
I.E.=23.2(SE)

S-13
CURB INLET TYPE 4 FDOT INDEX #210
THROAT EL. =27.8
I.E.=24.0 (SW)

S-14
SUMP
TOB=29.5
I.E.=21.0 (SE)

S-15 (TO EXISTING SWALE)
SUMP
TOB=29.5
I.E.=18.9 (SE)

S-16 (NOT USED)

S-17 (NOT USED)

S-18 (FOR INFORMATION ONLY)
EXISTING SUMP
TOB=29.0
I.E.=14.5 (SW)

S-19 (FOR INFORMATION ONLY)
EXISTING FLARED END SECTION
I.E. =25.5(NE)

S-20 (TO EXISTING SWALE)
SUMP
TOB=29.5
I.E.=22.3 (SE)

S-30
EXISTING FLARED END SECTION
I.E.=16.8 (NE)

S-31
CURB INLET TYPE 3 FDOT INDEX #210
THROAT EL. = 27.0
I.E.=17.4 (NE)
I.E.=17.4 (SW)

S-32
CURB INLET TYPE 4 FDOT INDEX #210
THROAT EL. =27.0
I.E. =17.6 (NW)
I.E.=17.6 (SW)

S-33
CURB INLET TYPE 3 FDOT INDEX #210
THROAT EL. =27.2
I.E.=17.9 (NW)
I.E. =17.9 (SW)

S-34
CURB INLET TYPE 4 FDOT INDEX #210
THROAT EL. =27.2
I.E. =18.1 (NE)
I.E.=18.1 (SE)

S-35
STORM MANHOLE
TYPE J BOTTOM
FDOT INDEX#200 / 201
TOP=29.0
I.E.= 18.4 (NE)
I.E.=18.4 (SW)
I.E.= 23.7 (SE)

S-36
STORM MANHOLE
TYPE J BOTTOM
FDOT INDEX#200 / 201
TOP=28.1
I.E. =18.7 (N)
I.E. =23.8 (SE)
I.E. = 18.7 (SW)

NOTE:

ALL ELEVATIONS SHOWN ARE BASED ON NAVD-88.

S-37
STORM MANHOLE
TYPE J BOTTOM
FDOT INDEX#200 / 201
TOP=29.1
I.E.=20.2 (N)
I.E.=19.2 (E)
I.E.=19.2 (S)

S-37A
STORM MANHOLE
TYPE J BOTTOM
FDOT INDEX#200 / 201
TOP=28.8
I.E.=20.0 (E)
I.E.=20.0 (W)

S-38
CURB INLET TYPE 4
FDOT INDEX #210
THROAT EL. =27.4
I.E.=20.5 (E)
I.E.=20.5 (S)

S-39
CURB INLET TYPE 3 FDOT INDEX #210
THROAT EL. =27.4
I.E.=20.7 (W)
I.E.=20.7 (E)

S-40
CURB INLET TYPE 4 FDOT INDEX #210
THROAT EL. = 26.9
I.E. =21.2 (NE)
I.E.=20.7 (W)

S-41
CURB INLET TYPE 3 FDOT INDEX #210
THROAT EL. = 27.0
I.E.= 21.9 (N)
I.E. = 21.4 (S)

S-42
SUMP
TOP=29.0
I.E.=21.0 (SW)

S-43
SUMP
TOP = 29.0
I.E.=22.1 (SW)

S-44
SUMP
TOP =29.0
I.E. =24.0 (NW)

S-45
SUMP
TOP =29.0
I.E.=24.0 (NW)

S-50 (FOR INFORMATION ONLY)
FLARED END SECTION (EXISTING)
I.E.= 18.7(NW)

S-51
STORM MANHOLE
TYPE J BOTTOM
FDOT INDEX#200 / 201
RIM =26.7
I.E.=19.2 (S)
I.E.=19.2 (NW)
I.E.=21.2 (NE)
I.E.=19.2 (SE)

S-52
CURB INLET TYPE 3 FDOT INDEX #210
THROAT EL. = 27.3
I.E.= 22.4 (NW)
I.E.= 21.9 (SW)

S-53
CURB INLET TYPE 4 FDOT INDEX #210
THROAT EL. = 27.3
I.E. = 22.6 (S)

S-54
SUMP
TOP =28.0
I.E.=19.5 (SE)

S-55
CURB INLET TYPE 3 FDOT INDEX #210
THROAT EL. =27.1
I.E.=20.2 (NW)
I.E.=20.2 (SW)
I.E.=20.2 (NE)

S-56
CURB INLET TYPE 4 FDOT INDEX #210
THROAT EL. = 27.1
I.E.=20.3 (SE)

S-57
CURB INLET TYPE 4 FDOT INDEX #210
THROAT EL. = 27.1
I.E.=21.4 (NW)
I.E.=21.4 (NE)

S-58
CURB INLET TYPE 4 FDOT INDEX #210
THROAT EL. = 27.1
I.E.=21.5 (NW)
I.E.=21.5 (SE)
I.E.=21.5 (SW)

S-58A
STORM MANHOLE
TYPE J BOTTOM
FDOT INDEX#200 / 201
RIM =28.5
I.E.=23.5 (NW)
I.E.=23.5 (SE)

S-59
CURB INLET TYPE 3 FDOT INDEX #210
THROAT EL. = 27.7
I.E.=21.9 (NE)

S-60
SUMP
TOP =27.6
I.E.=23.7 (SE)

NOTE:

FOR EXSITNG STRUCTURE INFORMATION REFER TO MITCHELL 54 WEST CONCEPTUAL DRAINAGE / MASS GRADING PLANS PREPARED BY REGENCY DESIGN & ENGINEERING, INC.

S-70
FLARED END SECTION
I.E.=21.7 (NE)

S-71
CURB INLET TYPE 4 FDOT INDEX #210
THROAT EL. = 28.6
I.E. =22.3 (NE)
I.E.=22.3 (SW)

S-72
CURB INLET TYPE 4 FDOT INDEX #210
THROAT EL. = 28.6
I.E.= 22.5 (NW)
I.E. = 22.5 (S)

S-73
CURB INLET TYPE 4 FDOT INDEX #210
THROAT EL. =28.4
I.E. =24.7(NW)
I.E.=24.7 (SE)

S-74
CURB INLET TYPE 4 FDOT INDEX #210
THROAT EL. =28.4
I.E. =24.9 (SE)

S-80
FLARED END SECTION
FDOT INDEX#270
I.E.= 21.9 (N)

S-81
DBI
FDOT INDEX#200 / 201
TOP=29.5
I.E.=22.8 (N)
I.E.=22.8 (S)

S-81A
STORM MANHOLE
TYPE J BOTTOM
FDOT INDEX#200 / 201
RIM =30.0
I.E.=22.4 (S)
I.E.=22.4 (NW)

S-82
CURB INLET TYPE 4 FDOT INDEX #210
THROAT EL. =29.0
I.E.=25.3 (S)
I.E.=25.3 (E)

S-82A
STORM MANHOLE
TYPE J BOTTOM
FDOT INDEX#200 / 201
RIM =30.5
I.E.=24.5 (W)
I.E.=24.5 (W)

S-83
CURB INLET TYPE 4 FDOT INDEX #210
THROAT EL. = 29.0
I.E.=25.5 (N)

S-84
CURB INLET TYPE 4 FDOT INDEX #210
THROAT EL. =29.0
I.E.= 24.2 (S)
I.E.=23.6 (E)
I.E.=23.7 (W)
I.E.=23.4 (N)

S84A
STORM MANHOLE
TYPE J BOTTOM
FDOT INDEX#200 / 201
RIM =30.5
I.E.=23.2 (SW)
I.E.=23.2 (N)

S-85
CURB INLET TYPE 4 FDOT INDEX #210
THROAT EL. =29.0
I.E.=24.6(N)

S-86
CURB INLET TYPE 4 FDOT INDEX #210
THROAT EL. =29.1
I.E.=25.3 (S)
I.E.=24.8 (W)

S-87
CURB INLET TYPE 4 FDOT INDEX #210
THROAT EL. =29.1
I.E.=25.5 (N)

S-90 (FOR INFORMATION ONLY)
EXISTING FLARED END SECTION
I.E.= 22.4(SE)

S-91
CURB INLET TYPE 4 FDOT INDEX #210
THROAT EL. =28.5
I.E.= 23.9 (NE)
I.E.=24.4 (W)
I.E.=24.4 (S)
I.E.=23.1 (NW)

S-92
CURB INLET TYPE 4 FDOT INDEX #210
THROAT EL. =28.5
I.E.= 25.0 (N)

S-93
CURB INLET TYPE 3 FDOT INDEX #210
THROAT EL. =29.5
I.E.=25.7 (S)
I.E.=25.7 (E)

S-94
CURB INLET TYPE 3 FDOT INDEX #210
THROAT EL. =29.5
I.E.=25.9 (S)

S-95
STORM MANHOLE
TYPE J BOTTOM
FDOT INDEX#200 / 201
TOP=29.6
I.E.=24.2(NE)
I.E.=24.2(SW)

S-96
CURB INLET TYPE 4 FDOT INDEX #210
THROAT EL. = 29.3
I.E. =25.3 (N)
I.E. =25.3 (SE)
I.E. =24.8 (SW)

S-97
CURB INLET TYPE 4 FDOT INDEX #210
THROAT EL. =29.3
I.E. = 25.8 (NW)

S-98
CURB INLET TYPE 4 FDOT INDEX #210
THROAT EL. =28.9
I.E. =25.7(SW)

S-99
CURB INLET TYPE 4 FDOT
INDEX #210
THROAT EL. = 28.9
I.E.= 25.5 (S)
I.E.= 25.5 (NE)

S-100
FLARED END SECTION
FDOT INDEX#270
I.E.=24.9 (NE)

S-101
CURB INLET TYPE 4 FDOT
INDEX #210
THROAT EL. =29.0
I.E.=25.2 (NE)
I.E.=25.2 (SW)

S-102
CURB INLET TYPE 4 FDOT
INDEX #210
THROAT EL. =29.0
I.E.=25.4 (SW)

S-110
FLARED END SECTION
FDOT INDEX#270
I.E.=24.1(N)

S-111
CURB INLET TYPE 4
FDOT INDEX #210
THROAT EL. =28.9
I.E.= 25.1 (N)
I.E.= 24.6(S)

S-112
CURB INLET TYPE 4
FDOT INDEX #210
THROAT EL. =28.9
I.E.= 25.3 (N)
I.E.= 25.3 (S)

S-112A
SUMP
TOB=29.0
I.E.= 25.5 (S)

S-120
CURB INLET TYPE 4
FDOT INDEX #210
THROAT EL. =28.7
I.E. = 24.7 (SW)

S-121
CURB INLET TYPE 4
FDOT INDEX #210
THROAT EL.=28.7
I.E.=24.5 (NE)
I.E. =24.5 (NW)

S-122
FLARED END SECTION
I.E. = 24.2 (SW)

DRAINAGE STRUCTURE TABLE

MITCHELL 54 WEST
MASTER INFRASTRUCTURE
PASCO COUNTY, FLORIDA

DRAWING INVALID UNLESS SIGNED, DATED & SEALED BY REGISTERED PROFESSIONAL

JAMIE P. GIRARDI, P.E. # 59332

REGENCY
Design & Engineering, Inc.
9400 RIVER CROSSING BOULEVARD, SUITE 104 NEW PORT RICHEY, FLORIDA 34655
727-375-1155 Ext. 4 FAX 727-375-1156
CERTIFICATE OF AUTHORIZATION NO. 28366

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DATE	REV. BY	REV. NO.	REVISION

SHEET
26A

STORM STRUCTURE TABLE

S-130
CURB INLET TYPE 4 FDOT INDEX #210
THROAT EL. =25.8
I.E.=20.5 (NE)

S-131
CURB INLET TYPE 4 FDOT INDEX #210
THROAT EL. =25.8
I.E.=20.5 (NW)

S-132
CURB INLET TYPE 4 FDOT INDEX #210
THROAT EL. =25.8
I.E.=20.2 (N)
I.E.=20.2 (S)
I.E.=20.2 (SE)

S-133
STORM MANHOLE TYPE J BOTTOM
FDOT INDEX#200 / 201
RIM = 26.6
I.E.=19.6 (NE)
I.E.= 19.6 (SW)

S-134
CURB INLET TYPE 4 FDOT INDEX #210
THROAT EL. = 25.1
I.E.=15.0 (E)
I.E.=17.2 (S)
I.E.=14.5 (W) (TO EXISTING 36" RCP*)

S-135
CURB INLET TYPE 4 FDOT INDEX #210
THROAT EL. = 25.1
I.E.= 15.2 (N)
I.E.=15.2 (W)

S-136
STORM MANHOLE TYPE J BOTTOM
FDOT INDEX#200 / 201
RIM =26.5
I.E.= 16.2 (N)
I.E. = 16.2 (S)

S-137
CURB INLET TYPE 4 FDOT INDEX #210
THROAT EL. = 25.4
I.E. = 20.0 (E)

S-138
CURB INLET TYPE 4 FDOT INDEX #210
THROAT EL. = 25.4
I.E. = 19.3 (W)
I.E. = 17.5 (N)
I.E. = 17.0 (S)

S-139
STORM MANHOLE TYPE J BOTTOM
FDOT INDEX#200 / 201
RIM =27.2
I.E.=18.4(SE)
I.E.=18.4(SW)

S-140
CURB INLET TYPE 4 FDOT INDEX #210
THROAT EL. =24.9
I.E.=20.9 (E)

S-141
CURB INLET TYPE 4 FDOT INDEX #210
THROAT EL. =24.9
I.E.=20.7(W)
I.E.=19.4(S)

S-142 (FOR INFORMATION ONLY)
FLARED END SECTION (EXISTING)
I.E.=14.3 (SE)

S-150 (FOR INFORMATION ONLY)
FLARED END SECTION (FUTURE)
I.E.=12.6 (SW)

S-151
STORM MANHOLE
TYPE J BOTTOM
FDOT INDEX#200 / 201
TOP=28.1
I.E.=13 (NE)
I.E.=13 (SW)

S-152
CURB INLET TYPE 4 FDOT INDEX #210
THROAT EL. = 27.5
I.E.=23.0 (E)

S-153
CURB INLET TYPE 3 FDOT INDEX #210
THROAT EL. = 27.5
I.E.= 13.2 (N)
I.E.=22.5 (W)
I.E.=13.2 (SW)

S-154
CURB INLET TYPE 4 FDOT INDEX #210
THROAT EL. = 27.8
I.E.=17.5 (E)

S-155
CURB INLET TYPE 4 FDOT INDEX #210
THROAT EL. = 27.8
I.E. =14.6 (NE)
I.E.=14.6 (S)
I.E.=17.0 (W)

S-156
STORM MANHOLE
TYPE J BOTTOM
FDOT INDEX#200 / 201
TOP=29.4
I.E.=15.4 (NE)
I.E.=15.4 (SW)

S-157
CURB INLET TYPE 3 FDOT INDEX #210
THROAT EL. =28.0
I.E.=16.4 (N)
I.E.=16.4 (E)
I.E.=15.9 (SW)

S-158
CURB INLET TYPE 4 FDOT INDEX #210
THROAT EL. =28.0
I.E.=22.2 (SW)
I.E.=22.2(E)
I.E.=22.2 (S)

S-159
CURB INLET TYPE 4 FDOT INDEX #210
THROAT EL. =28.0
I.E.=22.4 (NE)

S-160
CURB INLET TYPE 4 FDOT INDEX #210
THROAT EL. =29.3
I.E.=17.0 (E)
I.E.=17.0 (W)

S-161
CURB INLET TYPE 4 FDOT INDEX #210
THROAT EL. =27.7
I.E.=17.9 (N)
I.E.=23.3 (S)
I.E.=17.9 (W)

S-162
CURB INLET TYPE 4 FDOT INDEX #210
THROAT EL.=27.7
I.E.=23.3 (N)
I.E.=18.0 (E)
I.E.=18.0 (S)

S-163
CURB INLET TYPE 3 FDOT INDEX #210
THROAT EL. =28.9
I.E.=23.3 (N)
I.E.=18.5 (E)
I.E.=20.5 (S)
I.E.=18.5 (W)

S-164
CURB INLET TYPE 4 FDOT INDEX #210
THROAT EL. =28.9
I.E.=21.0(NE)

S-165
STORM MANHOLE
TYPE J BOTTOM
FDOT INDEX#200 / 201
TOP=29.0
I.E.=18.8 (NE)
I.E.=18.8 (W)

S-166
CURB INLET TYPE 3 FDOT INDEX #210
THROAT EL.=27.7
I.E.=19.2 (SE)
I.E.=19.2 (SW)

S-167
CURB INLET TYPE 4 FDOT INDEX #210
THROAT EL= 27.7
I.E.= 19.8 (SE)
I.E.= 19.3 (NW)

S-168
CURB INLET TYPE 4 FDOT INDEX #210
THROAT EL. =27.7
I.E.=19.9 (SE)
I.E.=19.9 (NW)

S-169
CURB INLET TYPE 4 FDOT INDEX #210
THROAT EL. =27.7
I.E.=20.7 (SE)
I.E.=20.2 (NW)
I.E.=22.7 (E)

S-169A
SUMP
TOB=29.5
I.E.=23.0

S-170
STORM MANHOLE
TYPE J BOTTOM
FDOT INDEX#200 / 201
TOP=29.0
I.E.=21.0 (SE)
I.E.=21.0 (NE)

S-171
CURB INLET TYPE 4 FDOT INDEX #210
THROAT EL. =28.5
I.E.=21.7 (S)
I.E.= 21.2(NW)

S-172
CURB INLET TYPE 4 FDOT INDEX #210
THROAT EL. =28.5
I.E.=21.9 (S)
I.E.=21.9 (N)

S-173
SUMP
TOB=29.0
I.E.=22.1 (NW)

S-174
SUMP
TOB=29.3
I.E.=23.5 (S)

S-175
SUMP
TOB=29.5
I.E.=23.5 (N)

S-176
SUMP
TOB=29.5
I.E.=23.5 (S)

S-177
SUMP
TOB=29.3
I.E.=22.5 (SW)

S-200
CURB INLET TYPE 4 FDOT
INDEX #210
THROAT EL. =23.0
I.E.=17.5 (E)

S-201
CURB INLET TYPE 4 FDOT
INDEX #210
THROAT EL. =23.0
I.E.= 16.8 (W)
I.E.= 16.8 (SW)

STORM SEWER LINE TABLE

FROM STRUCTURE	TO STRUCTURE	PIPE SIZE	PIPE MATERIAL	PIPE LENGTH	PIPE SLOPE
S-1	S-2	24"	RCP	39	0.5%
S-2	S-3	24"	RCP	232	0.3%
S-3	S-4	30"	RCP	295	0.3%
S-4	S-6	42"	RCP	269	0.3%
S-5	S-4	18"	RCP	44	0.4%
S-6	S-15	48"	RCP	69	0.3%
S-7	S-6	42"	RCP	256	0.5%
S-8	S-7	36"	RCP	44	0.5%
S-9	S-8	36"	RCP	193	0.3%
S-10	S-9	18"	RCP	109	0.3%
S-11	S-10	18"	RCP	33	0.6%
S-12	S-9	30"	RCP	193	0.3%
S-13	S-12	24"	RCP	44	0.5%
S-14	S-7	42"	RCP	50	0.4%
S-15	S-16	NOT USED (EXISTING SWALE)			
S-16	S-18	NOT USED (EXISTING SWALE)			
S-17	NOT USED				
S-18	S-19	2-54"	RCP	228	0.4%
(FOR INFORMATION ONLY - EXISTING PIPE)					
S-20	S-4	36"	RCP	50	0.6%
S-31	S-30	2-54"	RCP	183	0.3%
(FOR INFORMATION ONLY - EXISTING PIPE)					
S-32	S-31	2-54"	RCP	33	0.6%
S-33	S-32	2-54"	RCP	60	0.4%
S-34	S-33	54"	RCP	38	0.5%
S-35	S-34	54"	RCP	67	0.4%
S-36	S-35	54"	RCP	105	0.3%
S-37	S-36	54"	RCP	164	0.3%
S-38	S-37	42"	RCP	58	0.5%
S-39	S-38	42"	RCP	43	0.6%
S-40	S-37A	48"	RCP	205	0.3%
S-37A	S-37	48"	RCP	271	0.3%
S-41	S-40	42"	RCP	39	0.5%
S-42	S-39	36"	RCP	38	0.4%
S-43	S-41	36"	RCP	40	0.4%
S-44	S-36	30"	RCP	50	0.4%
S-45	S-35	30"	RCP	85	0.4%

NOTE:

ALL ELEVATIONS SHOWN ARE BASED ON NAVD-88.

NOTE:

FOR EXISTING STRUCTURE INFORMATION REFER TO MITCHELL 54 WEST CONCEPTUAL DRAINAGE / MASS GRADING PLANS PREPARED BY REGENCY DESIGN & ENGINEERING, INC.

DRAINAGE STRUCTURE TABLE

MITCHELL 54 WEST
MASTER INFRASTRUCTURE
PASCO COUNTY, FLORIDA

DRAWING INVALID UNLESS SIGNED, DATED & SEALED BY REGISTERED PROFESSIONAL

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DATE	REV. BY	REV. NO.	REVISION

SHEET
26B

STORM SEWER LINE TABLE

FROM STRUCTURE	TO STRUCTURE	PIPE SIZE	PIPE MATERIAL	PIPE LENGTH (LF)	PIPE SLOPE
S-51(EXISTING)	S-50	48"	RCP	163	0.3%
S-52	S-51	24"	RCP	212	0.3%
S-53	S-52	18"	RCP	32	0.5%
S-54	S-51	24"	RCP	80	2.8%
S-55	S-51	36"	RCP	194	0.3%
S-56	S-55	18"	RCP	34	0.5%
S-57	S-58	18"	RCP	37	0.6%
S-58	S-55	30"	RCP	347	0.3%
S-58A	S-58	24"	RCP	39	0.5%
S-59	S-58	18"	RCP	94	0.4%
S-60	S-58A	24"	RCP	45	0.4%
S-71	S-70	30"	RCP	153	0.4%
S-72	S-71	24"	RCP	30	0.7%
S-73	S-72	18"	RCP	225	1%
S-74	S-73	18"	RCP	41	0.5%
S-81A	S-80	30"	RCP	120	0.4%
S-81	S-81A	30"	RCP	130	0.7%
S-82	S-82A	24"	RCP	195	0.4%
S-82A	S-84	24"	RCP	182	0.4%
S-83	S-82	18"	RCP	40	0.5%
S-84	S-84A	30"	RCP	37	0.5%
S-84A	S-81	30"	RCP	100	1.3%
S-85	S-84	18"	RCP	34	1.0%
S-86	S-84	24"	RCP	316	0.3%
S-87	S-86	18"	RCP	32	0.5%
S-91(EXISTING)	S-90	36"	RCP	163	0.3%
S-92	S-91	18"	RCP	36	1.6%
S-93	S-91	18"	RCP	326	0.4%
S-94	S-93	18"	RCP	32	0.6%
S-95	S-91	24"	RCP	94	0.3%
S-96	S-95	24"	RCP	193	0.3%
S-97	S-96	18"	RCP	32	1.5%
S-98	S-99	18"	RCP	44	0.4%
S-99	S-96	18"	RCP	50	0.4%
S-101	S-100	18"	RCP	70	0.4%
S-102	S-101	18"	RCP	44	0.4%
S-111	S-110	24"	RCP	173	0.3%
S-112	S-111	18"	RCP	44	0.4%
S-112A	S-112	18"	RCP	44	0.5%
S-120	S-121	18"	RCP	44	0.4%
S-121	S-122	18"	RCP	54	0.4%

FROM STRUCTURE	TO STRUCTURE	PIPE SIZE	PIPE MATERIAL	PIPE LENGTH (LF)	PIPE SLOPE
S-130	S-132	18"	RCP	105	0.3%
S-131	S-132	18"	RCP	106	0.3%
S-132	S-133	18"	RCP	194	0.3%
S-133	S-134	18"	RCP	227	1.0%
S-134(EXISTING)	S-142	36"	RCP	65	2.3%
S-135	S-134	30"	RCP	33	0.6%
S-136	S-135	30"	RCP	330	0.3%
S-137	S-138	18"	RCP	33	2.1%
S-138	S-136	24"	RCP	273	0.3%
S-139	S-138	24"	RCP	285	0.3%
S-140	S-141	18"	RCP	45	0.5%
S-141	S-139	24"	RCP	303	0.3%

FROM STRUCTURE	TO STRUCTURE	PIPE SIZE	PIPE MATERIAL	PIPE LENGTH (LF)	PIPE SLOPE
S-150(EXISTING)	S-151	2-54"	RCP	176	0.4%
S-153	S-151	2-54"	RCP	54	0.3%
S-153	S-152	18"	RCP	33	1.5%
S-155	S-153	2-54"	RCP	369	0.4%
S-155	S-154	18"	RCP	33	1.5%
S-156	S-155	2-54"	RCP	293	0.3%
S-157	S-156	2-54"	RCP	164	0.3%
S-158	S-157	30"	RCP	93	0.4%
S-159	S-158	24"	RCP	62	0.3%
S-160	S-157	2-48"	RCP	215	0.3%
S-161	S-160	2-48"	RCP	285	0.3%
S-162	S-161	54"	RCP	34	0.6%
S-163	S-162	54"	RCP	171	0.3%
S-164	S-163	18"	RCP"	42	0.5%
S-165	S-163	54"	RCP	91	0.3%
S-166	S-165	54"	RCP	123	0.3%
S-167	S-166	48"	RCP	33	0.3%
S-168	S-167	42"	RCP	9	1.1%
S-169	S-168	42"	RCP	48	0.4%
S-169A	S-169	24"	RCP	50	0.6%
S-170	S-169	36"	RCP	35	0.6%
S-171	S-170	36"	RCP	32	0.6%
S-172	S-171	30"	RCP	51	0.4%
S-173	S-172	30"	RCP	50	0.4%
S-174	S-163	24"	RCP	51	0.4%
S-175	S-161	24"	RCP	50	0.4%
S-176	S-162	24"	RCP	50	0.4%
S-177	S-158	24"	RCP	50	0.4%
S-200	S-201	18"	RCP	135	0. %
S-201	SDMH-W21-3 (EXISTING)	18"	RCP	45	0. %

NOTE:

ALL ELEVATIONS SHOWN ARE BASED ON NAVD-88.

NOTE:

FOR EXISTING STRUCTURE INFORMATION REFER TO MITCHELL 54 WEST CONCEPTUAL DRAINAGE / MASS GRADING PLANS PREPARED BY REGENCY DESIGN & ENGINEERING, INC.

DRAINAGE STRUCTURE TABLE

MITCHELL 54 WEST
MASTER INFRASTRUCTURE
PASCO COUNTY, FLORIDA

DRAWING INVALID UNLESS SIGNED, DATED & SEALED BY REGISTERED PROFESSIONAL

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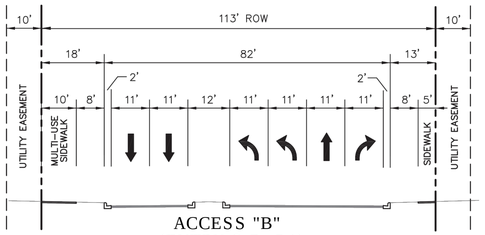
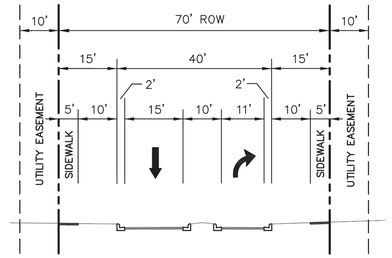
DATE	REV. ID	REV. NO.	REVISION

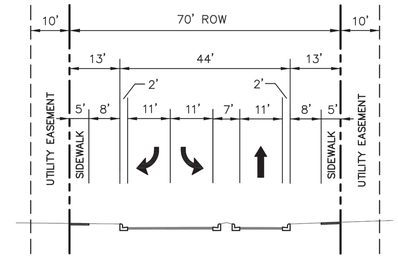
SHEET
26C

C:\Users\Jaime\Documents\Drawings\LDD-Projects\014-West Water Infrastructure\Drawings\DDD-026 Rbids- STRUCT-TABLE.dwg, 10/14/2016 8:02:26 PM

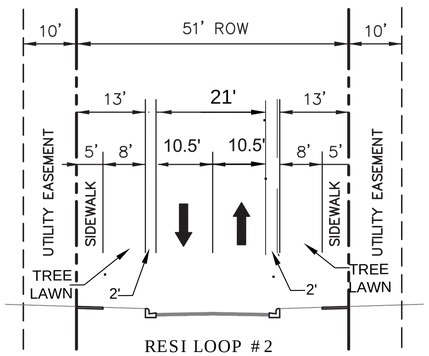


ACCESS "B"
(ENTRY S.R. 54)
TYPICAL SECTION
113' RIGHT-OF-WAY
NO ON-STREET PARKING
LOW
DESIGN SPEED: 30-35MPH
PAVEMENT STRUCTURE: SEE MAJOR COLLECTOR ROAD: SN= 4.03

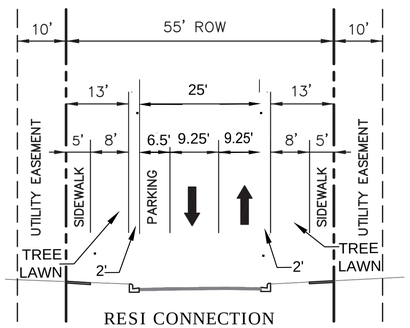




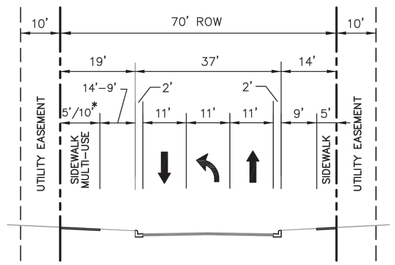
ACCESS "A" @ S.R. 54
TYPICAL SECTION
70' RIGHT-OF-WAY
NO ON-STREET PARKING
LOW
DESIGN SPEED: 30-35MPH
PAVEMENT STRUCTURE: SEE SUBDIVISION COLLECTOR SN= 3.63



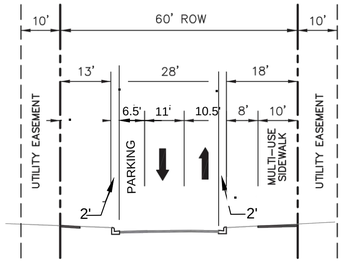
RESI LOOP #2
RESI EAST/WEST
TYPICAL SECTION
51' RIGHT-OF-WAY
ON-STREET PARKING
YIELD
DESIGN SPEED: 10-20MPH
PAVEMENT STRUCTURE: SEE SUBDIVISION COLLECTOR SN= 3.63



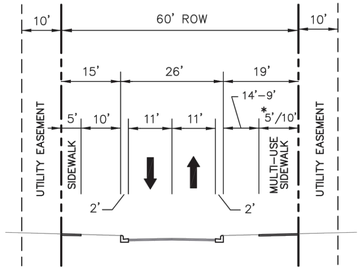
RESI CONNECTION
RESI LOOP #1
TYPICAL SECTION
55' RIGHT-OF-WAY
ON-STREET PARKING
YIELD
DESIGN SPEED: 10-20MPH
PAVEMENT STRUCTURE: SEE SUBDIVISION COLLECTOR SN= 3.63



NORTH / SOUTH BLVD #1, 2 & 3
TYPICAL SECTION - N/S ROAD
70' RIGHT-OF-WAY
NO ON-STREET PARKING
SLOW
DESIGN SPEED: 20-25MPH
PAVEMENT STRUCTURE: SEE MAJOR COLLECTOR ROAD: SN= 4.03



CRE EAST / WEST
TYPICAL SECTION
60' RIGHT-OF-WAY
ON-STREET PARKING
YIELD
DESIGN SPEED: 10-20MPH
PAVEMENT STRUCTURE: SEE SUBDIVISION COLLECTOR SN= 3.63



CRE LOOP #1 & CRE LOOP #2
TYPICAL SECTION
60' RIGHT-OF-WAY
NO ON-STREET PARKING
YIELD
DESIGN SPEED: 10-20MPH
PAVEMENT STRUCTURE: SEE SUBDIVISION COLLECTOR SN= 3.63

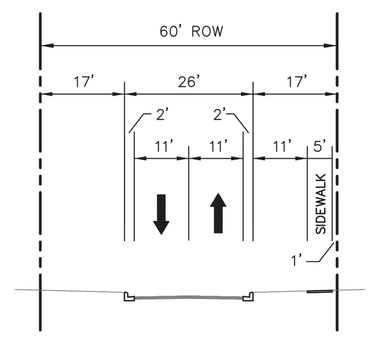
PAVEMENT STRUCTURE SCHEDULE

		Coeff.
Stabilized Subgrade (LBR 40)		0.08
Crushed Concrete Base (LBR 100)		0.15
SP 12.5 Asphalt		0.44
SP 9.5 Asphalt		0.44

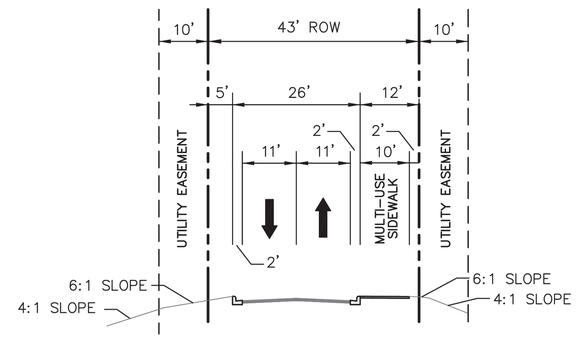
Major Collector Roads			
Subgrade:	Stabilized (LBR 40)	12	0.96
Base:	Crushed Concrete (LBR 100)	12	1.80
Asphalt:	SP 12.5	3	1.32
	SP 9.5	0	0.00
			4.08
Subdivision Collector			
Subgrade:	Stabilized (LBR 40)	12	0.96
Base:	Crushed Concrete (LBR 100)	9	1.35
Asphalt:	SP 12.5	2	0.88
	SP 9.5	1	0.42
			3.63
Residential Roads			
Subgrade:	Stabilized (LBR 40)	12	0.96
Base:	Crushed Concrete (LBR 100)	6	0.90
Asphalt:	SP 12.5	1.5	0.66
	SP 9.5	0	0.00
			2.52
Alleys			
Subgrade:	Stablized (LBR 40)	9	0.72
Base:	Crushed Concrete (LBR 100)	6	0.90
Asphalt:	SP 12.5	1.5	0.66
	SP 9.5	0	0.00
			2.28

Light Duty Commercial			
Subgrade:	Stablized (LBR 40)	12	0.96
Base:	Crushed Concrete (LBR 100)	8	1.20
Asphalt:	SP 12.5	2	0.88
	SP 9.5	0	0.00
			3.04
Heavy Duty Commercial			
Subgrade:	Stablized (LBR 40)	12	0.96
Base:	Crushed Concrete (LBR 100)	9	1.35
Asphalt:	SP 12.5	3	1.32
	SP 9.5	0	0.00
			3.63

* SECOND LIFT OF ASPHALT FOR ROADWAYS THROUGH THE FUTURE RESIDENTIAL SECTIONS SHALL BE INCLUDED AS ADDITIONAL LINE ITEM FOR BIDDING PURPOSES. THIS SECOND LIFT OF ASPHALT WILL BE INSTALLED AT APPROX. 90% BUILDOUT OF THE RESIDENTIAL PHASE(S) OF THE PROJECT.



TYPICAL SECTION
WELBILT BLVD. EXTENSION
60' RIGHT-OF-WAY
NO ON-STREET PARKING
SLOW
DESIGN SPEED: 20-25MPH
PAVEMENT STRUCTURE: SEE SUBDIVISION COLLECTOR SN= 3.63



TC / NC CONNECTOR
TYPICAL SECTION
43' RIGHT-OF-WAY
NO ON-STREET PARKING
YIELD
DESIGN SPEED: 10-20MPH
PAVEMENT STRUCTURE: SEE MAJOR COLLECTOR ROAD: SN= 4.03

NOTE:
SECTIONS ARE NOT DRAWN TO SCALE.
REFER TO DIMENSIONS.

TYPICAL ROADWAY CROSS-SECTIONS

MITCHELL 54 WEST
MASTER INFRASTRUCTURE
PASCO COUNTY, FLORIDA

DRAWING INVALID UNLESS SIGNED, DATED & SEALED BY REGISTERED PROFESSIONAL

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CERTIFICATE OF AUTHORIZATION NO. 28366

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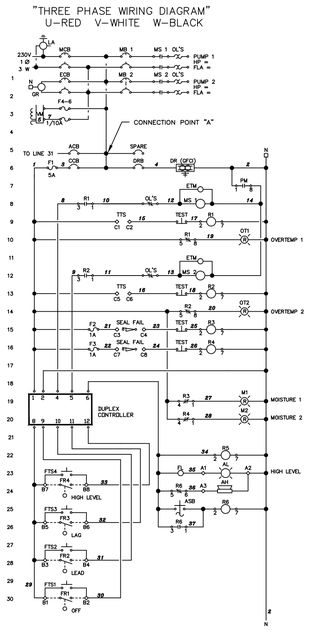
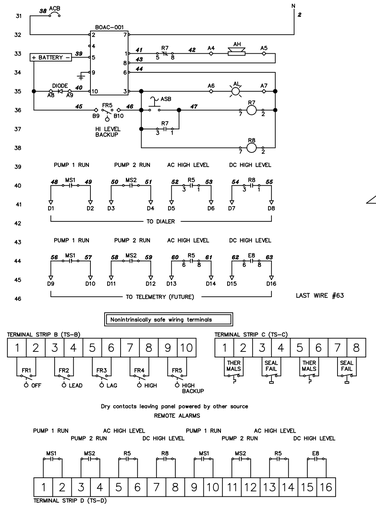
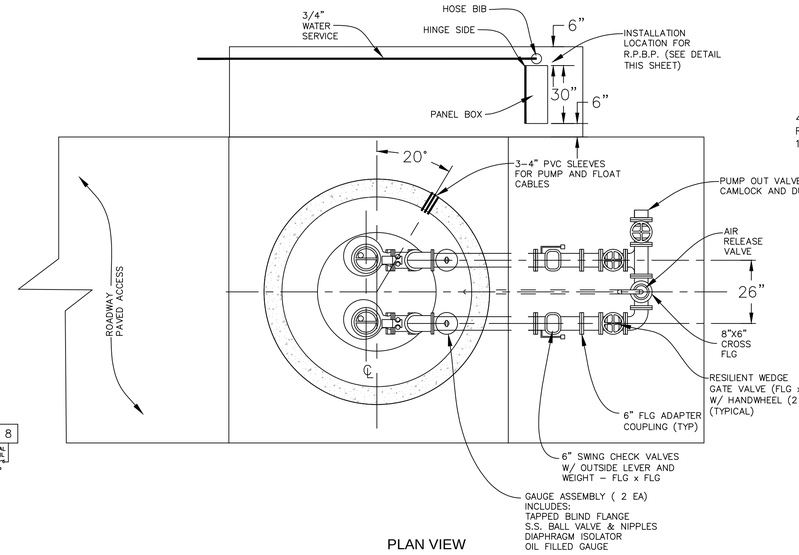


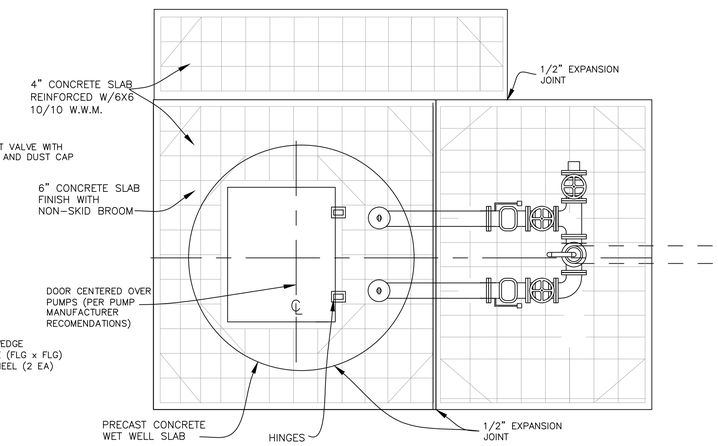
STANDARD PUMP STATION
WIRING DIAGRAM (1 OF 2)



STANDARD PUMP STATION
WIRING DIAGRAM (2 OF 2)

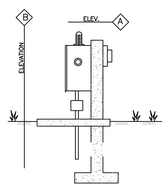


PLAN VIEW
PUMP STATION & PIPING



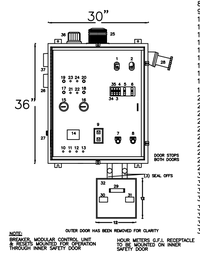
PUMP STATION & PIPING
SLAB PLAN VIEW (N.T.S.)

PUMP STATION SLAB & PIPING PLAN PASCO COUNTY UTILITIES
(N.T.S.)



PANEL BOX ELEV.

NOTE:
POSITION PANEL BOX SO OPERATOR'S BACK IS NOT TO WET WELL WHILE FACING BOX



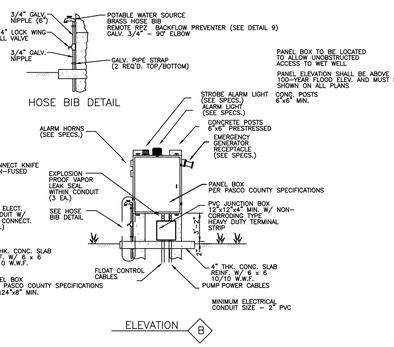
1 - MAIN BREAKER
2 - EMERGENCY BREAKER
3 - RECEPTACLE BREAKER
4 - CONTROL BREAKER
5 - MB1 MOTOR BREAKER 1
6 - MB2 MOTOR BREAKER 2
7 - OVERLOAD 1 RESET
8 - OVERLOAD 2 RESET
9 - DUPLEX RECEPTACLE (GFI)
10 - FTS1 FLOAT TEST SWITCH 1
11 - FTS2 FLOAT TEST SWITCH 2
12 - FTS3 FLOAT TEST SWITCH 3
13 - FTS4 FLOAT TEST SWITCH 4
14 - DUPLEXOR - (SEE NOTE BELOW)
15 - ELAPSE TIME METER 1
16 - ELAPSE TIME METER 2
17 - PL1 OVERTEMP 1
18 - PL2 OVERTEMP 2
19 - PL3 MOISTURE 1
20 - PL4 MOISTURE 2
21 - OVERTEMP 1 TEST BUTTON
22 - OVERTEMP 2 TEST BUTTON
23 - MOISTURE 1 TEST BUTTON
24 - MOISTURE 2 TEST BUTTON
25 - AL ALARM LIGHT (DC)
26 - AH ALARM HORN (DC)
27 - ASB ALARM SILENCE BUTTON
28 - GR GENERATOR RECEPTACLE
29 - FLOAT TERMINAL STRIP
30 - PUMP 1 POWER TERMINAL BLOCK
31 - PUMP 2 POWER TERMINAL BLOCK
32 - (2) JUNCTION BOXES
33 - LA LIGHTNING ARRESTOR
34 - SPARE CIRCUIT BREAKER
35 - ACB DC ALARM CIRCUIT BREAKER
36 - AL ALARM LIGHT (AC)
37 - ALARM HORN (AC)

NOTE:
BREAKER, MODULAR CONTROL UNIT & RECEPTACLE MOUNTED FOR OPERATION THROUGH INNER SAFETY DOOR

HOUR METERS (LF4) RECEPTACLE (5) ON MOUNTED ON INNER SAFETY DOOR

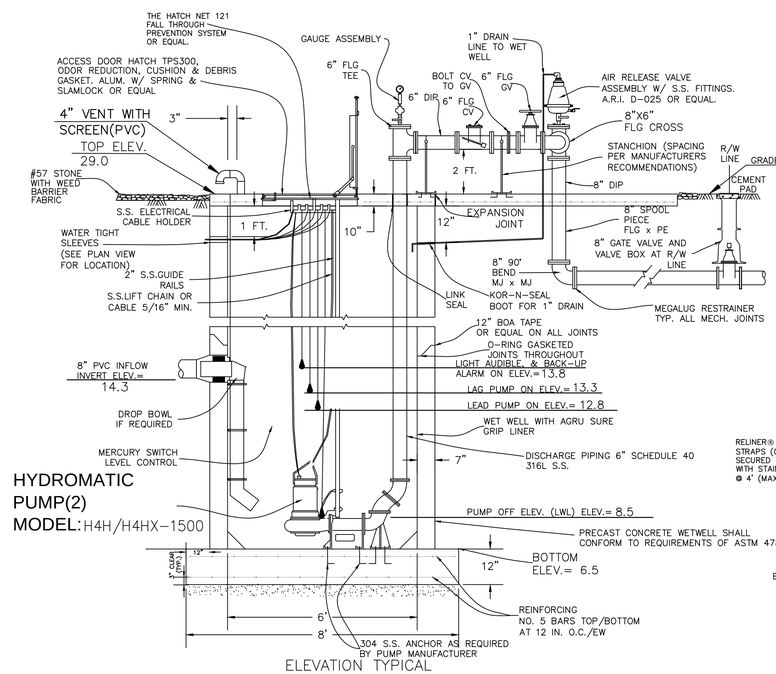
ELECTRICAL SPECIFICATION FOR DETAILS

PANEL BOX COMPONENT LAY-OUT



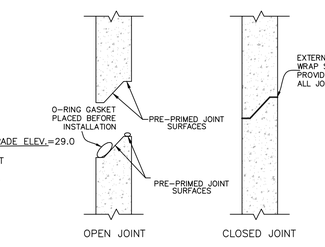
STANDARD PUMP STATION (DUPLEX)
PANEL BOX ELEVATION &
COMPONENT LAY-OUT

- MISSION CONTROL SYSTEM SHALL BE INSTALLED PER FGUA SPECIFICATIONS.

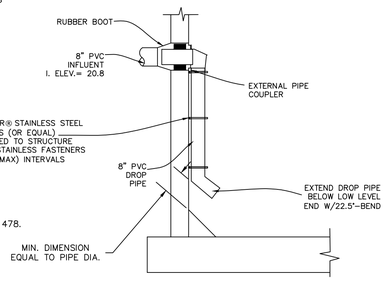


HYDROMATIC
PUMP(2)
MODEL: H4H/H4HX-1500

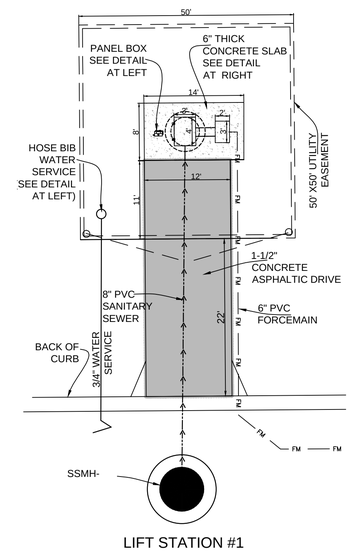
ELEVATION TYPICAL
LIFT STATION & PIPING
(N.T.S.)



PRECAST JOINT DETAIL

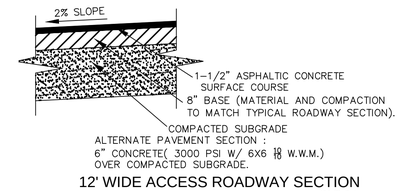


INSIDE DROP PIPE DETAIL



LIFT STATION #1
SITE PLAN
SCALE: 1" = 10'

NOTES:
- SEE UTILITIES PLAN FOR ACCESS ROADWAY LOCATION AND LIFT STATION PIPING.
- SEE SHEET 6 FOR GRADES.



ALTERNATE PAVEMENT SECTION :
6" CONCRETE(3000 PSI W/ 6X6 10/10 W.W.M.)
OVER COMPACTED SUBGRADE.

12' WIDE ACCESS ROADWAY SECTION
(N.T.S.)

LIFT STATION #1
DETAILS & SITE PLAN

MITCHELL 54 WEST
MASTER INFRASTRUCTURE
PASCO COUNTY, FLORIDA

DRAWING INVALID UNLESS SIGNED, DATED & SEALED BY REGISTERED PROFESSIONAL

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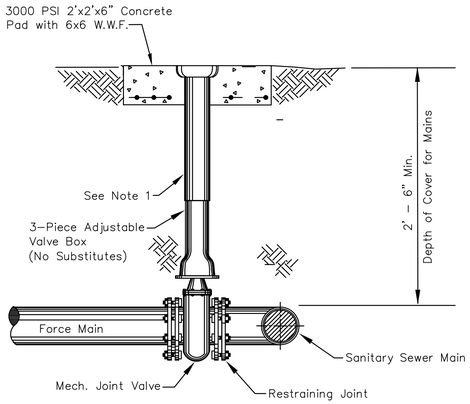
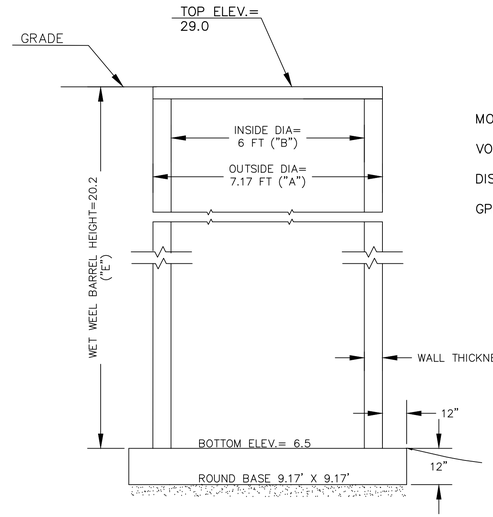


NOTE:
1. NO PVC RISERS ALLOWED

SANITARY SEWER TYP VALVE & BOX SETTING

N.T.S.



FURNISH AND INSTALL A COMPLETE PRE-PACKAGE CUSTOM PUMP & CONTROL (OR EQUAL) GRINDER PUMP STATION AS DESCRIBED BELOW

SPECIFICATIONS

DESIGN CONDITIONS

MODEL H4H/H4HX-1500 H.P. 15
VOLT 230 PHASE THREE
DISCHARGE 6" IMPELLER 10"
GPM 450 TDH 75

DESIGN DATA

DESIGN FLOW

450 GPM @ 75' TDH

PUMP:

MAKE: HYDROMATIC

MODEL: HYH/H4HX-1500
IMPELLER: 9.5"
10 HP, 1,750 RPM
230V, 3 PHASE , 60 HZ

SOLIDS: 3"

OPERATING POINT: 450 GPM @ 75 TDH

PIPING:
PUMP DISCHARGE: 4"
WET WELL PIPING: 6"
FORCE MAIN SIZE: 6"

WELL:

INSIDE DIAMETER OF WET WELL; 6'

TOP ELEVATION: 29.0

BOTTOM ELEVATION: 6.5

INVERT ELEVATION: 14.3

C.Y. OF BALLAST REQ'D: 10 C.Y.

ALARMS:

BACK-UP AUDIBLE ALARM ON EL. 13.8

AUDIBLE ALARM ON EL. 13.8

LIGHT ON EL. 13.8

LAG PUMP ON EL. 13.3

LEAD PUMP ON EL. 12.8

PUMP OFF EL. (LWL) 8.5

WET WELL HATCH OPENING:

41.3" X 59.8" (TWO PUMPS) WITH SAFETY NET

TOP SLAB:
AS SHOWN W/EXP JOINTS

NOTES:

1. ALL PIPING WITHIN THE WETWELL (LARGER THAN 4") AND ALL ABOVE GROUND PIPING SHALL BE MANUFACTURED FLANGED PIPE. FIELD FABRICATED FLANGES (UNI-FLANGE OR MEGAFLANGE) WILL NOT BE PERMITTED.

2. ALL DUCTILE IRON PIPE AND FITTINGS SHALL BE PROVIDED WITH CERAMIC EPOXY INTERIOR LINING (PROTECTO 401). UNLESS PIPING IS STAINLESS STEEL.

3. ALL UNDERGROUND FITTINGS SHALL BE RESTRAINED MECHANICAL JOINT AND SHALL BE PROVIDED WITH PROTECTO 401 INTERIOR LINING.

4. IF LIFT CABLES ARE USED, LIFTING RINGS MUST BE PROVIDED EVERY 4 FT.

5. INDIVIDUAL WALL PENETRATION SLEEVES SHALL BE PROVIDED FOR EACH PUMP CABLE.

6. ALL HARDWARE (INCLUDING FLANGE BOLTS & NUTS) SHALL BE STAINLESS STEEL.

7. ALL ABOVE GROUND PIPING TO BE PAINTED SAFETY GREEN.

8. SLAB ELEVATION TO BE 12 IN. ABOVE C/L OF ROADWAY OR 12 IN. ABOVE 100 YEAR FLOOD PLAIN – WHICHEVER IS HIGHER.

9. TECHNICAL SPECIFICATIONS SHALL BE MOST CURRENT COPY OF PASCO COUNTY'S STANDARDS FOR DESIGN AND CONSTRUCTION OF WATER AND WASTEWATER FACILITIES.

10. POSITION PANEL BOX SO OPERATOR'S BACK IS NOT TO WET WELL WHILE FACING BOX. PANEL BOX SHALL BE LOCATED TO ALLOW UNOBSTRUCTED ACCESS TO WET WELL BY EQUIPMENT UTILIZING PAVED ACCESS ROAD. (SEE PLAN VIEW FOR ACTUAL LOCATION).

11. THE CONTROL CIRCUITRY SHALL PROVIDE FOR ALTERNATIING OPERATION OF THE HEAD PUMP UNDER NORMAL CONDITIONS. PASCO COUNTY STANDARDS FOR DESIGN AND CONSTRUCTION OF WATER, WASTEWATER, AND RECLAIMED WATER FACILITIES. JUNE 1995.

12. CONTRACTOR SHALL PREVENT FLOTATION OF PUMP STATION DURING ALL PHASES OF CONSTRUCTION. SEE DESIGN DATA, C.Y. OF BALLAST REQUIRED.

13. PUMP STATION SHALL BE EQUIPPED WITH AN EFFECTIVE METHOD FOR DETECTING SHAFT SEAL FAILURE OR POTENTIAL SEAL FAILURE. PUMPS SHALL BE PROVIDED WITH SEAL FAILURE PROBES THAT WILL CAUSE A RED LIGHT TO TURN ON AT THE CONTROL PANEL.

14. EMERGENCY BACK-UP BATTERY OPERATED AUDIO ALARM SYSTEM WITH INDEPENDENT FLOAT SHALL BE PROVIDED AS REQUIRED BY PASCO COUNTY UTILITIES DEPARTMENT.

15. AREAS WITHIN THE PUMP STATION TRACT SHALL BE COVERED WITH 4" OF #57 STONE. STONE SHALL BE INCLUDED WITH THE PUMP STATION COSTS.

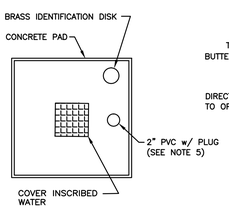
16. ALL UNDER GROUND PIPING, ELECTRIC, WATER SERVICE, ETC. SHALL BE WITHIN THE PUMPING STATION TRACT/PARCEL AS DESIGNATED ON THE PLANS.

17. THE DEVELOPER'S GEOTECHNICAL ENGINEER SHALL PROVIDE THE WET WELL FOUNDATION DESIGN.

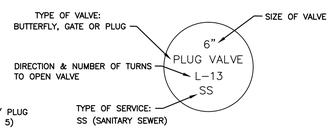
18. DISCHARGE PIPING WITHIN THE WETWELL SHALL BE SCH 40, 316 L. S.S. MANUFACTURED FLANGED PIPE, FIELD FABRICATED FLANGES (UNI-FLANGE OR MEGAFLANGED) WILL NOT PERMITTED.

NOTES:

1. EXTENSION ON VALVE BOX SHALL BE SET SO AS TO RESERVE 1/2 OF THE ADJUSTMENT LENGTH FOR FUTURE USE.
2. OPERATING NUT SHALL BE SET SO AS TO BE WITHIN 12" TO 18" OF GRADE.
3. INSTALL 3" BRASS IDENTIFICATION DISK IN CONCRETE.
4. FORCE MAIN VALVE BOX UG OPENINGS TO BE 6"X8" SQUARE.



SANITARY SEWER VALVE BOX
CONCRETE PAD PLAN VIEW



3" BRASS IDENTIFICATION DISK

(1) BARREL WEIGHT $= [\ (A)^2 - (B)^2\ ]\ (\Pi/4)(E)(150) = [\ (7.17)^2 - (6)^2\ ]\ (\Pi/4)(22.5)\ (150)$ = 40,844

(2) BOTTOM SLAB WEIGHT $= \Pi\ ((9.17)^2\ /4\ (1')\ (150)$ = 9,906

(3) SOIL WEIGHT $= [\ (9.17)^2 - (7.17)^2\ ]\ (\Pi/4)\ (22.5)\ (\ 120-62.4)$ = 33,265

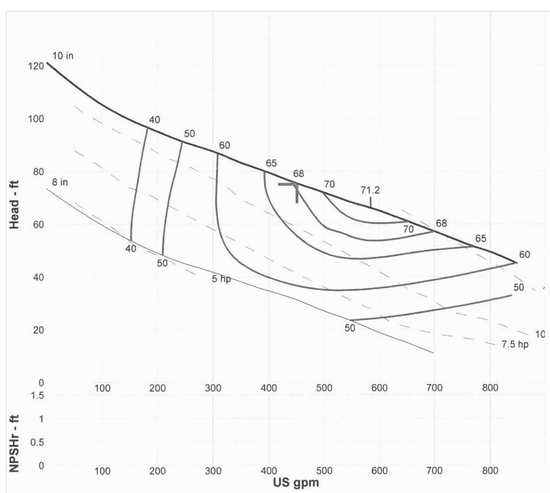
(4) TOTAL WEIGHT = (1) + (2) + (3) = (40,844) + (9,906) + (33,265) = 84,015

(5) WEIGHT OF WATER DISPLACED =

$[\ (7.17)^2\ (\Pi/4)\ (22.5) + (9.17)^2\ (\Pi/4)\ (\ 1')\ ]\ (62.4)$ = 60,810

$$\text{SAFETY FACTOR} = \frac{22.5\ \text{TOTAL WEIGHT}}{\text{WT. OF WATER DISPLACED}} = \frac{124{,}515}{60{,}810} = 2.04$$

FOR SAFETY FACTOR OF 2.0 ADD 10 C.Y. CONCRETE BALLAST = 84,015 + 10(27)(150) =124,515 $\frac{124{,}515}{60{,}810}$ =2.04



PUMP PERFORMANCE CURVE

LIFT STATION #1
DETAILS & SITE PLAN

MITCHELL 54 WEST
MASTER INFRASTRUCTURE
PASCO COUNTY, FLORIDA

DRAWING INVALID UNLESS SIGNED, DATED & SEALED BY REGISTERED PROFESSIONAL

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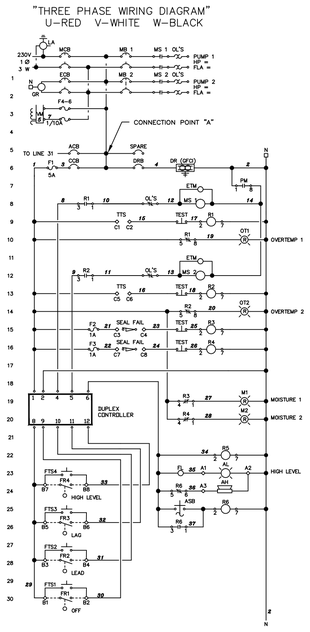
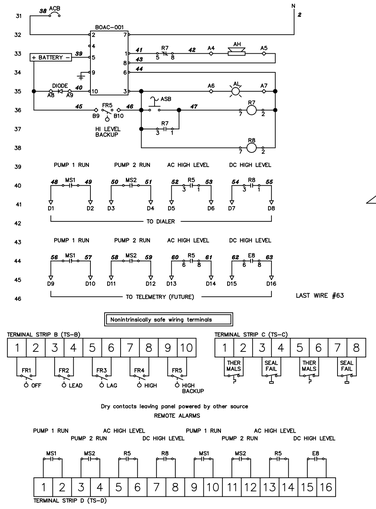
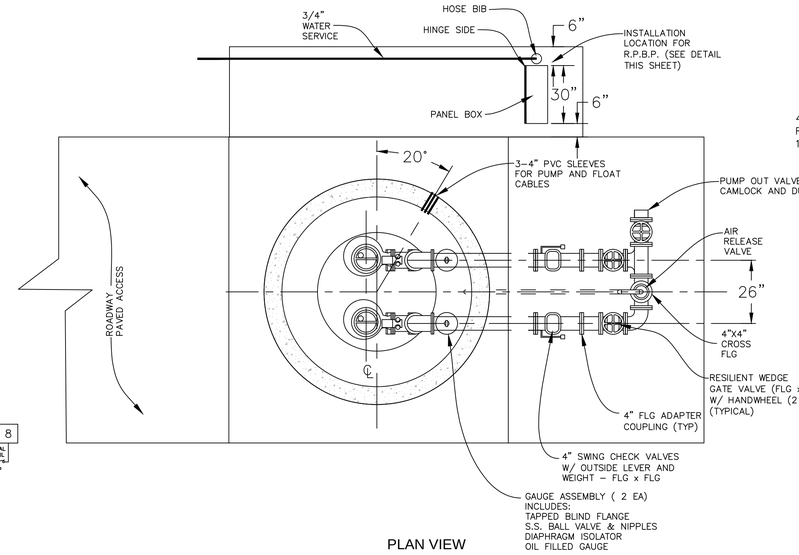


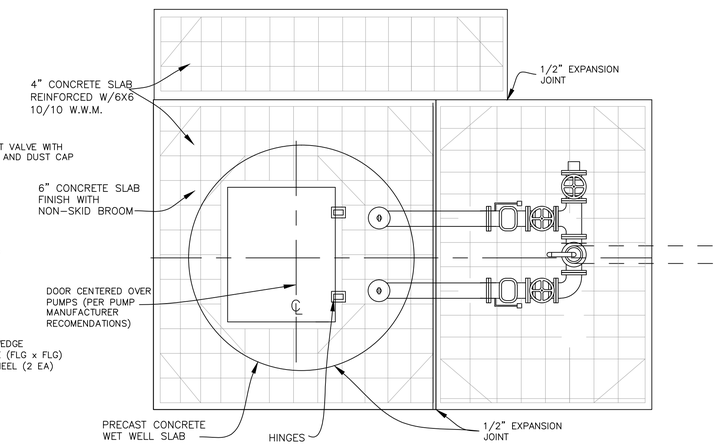
STANDARD PUMP STATION
WIRING DIAGRAM (1 OF 2)



STANDARD PUMP STATION
WIRING DIAGRAM (2 OF 2)

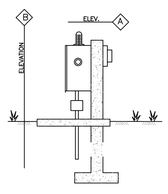


PLAN VIEW
PUMP STATION & PIPING



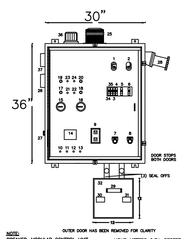
PUMP STATION & PIPING
SLAB PLAN VIEW (N.T.S.)

PUMP STATION SLAB & PIPING PLAN PASCO COUNTY UTILITIES
(N.T.S.)



PANEL BOX ELEV.

NOTE:
POSITION PANEL BOX SO OPERATOR'S BACK IS NOT TO WET WELL WHILE FACING BOX



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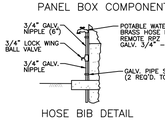
37 - ALARM HORN (AC)

NOTE:
BREAKER, MODULAR CONTROL UNIT & RECEPTA MOUNTED FOR OPERATION THROUGH INNER SAFETY DOOR

HOUR METERS (LF.C) RECEPTACLE TO BE MOUNTED ON INNER SAFETY DOOR

ELECTRICAL SPECIFICATION FOR DETAILS

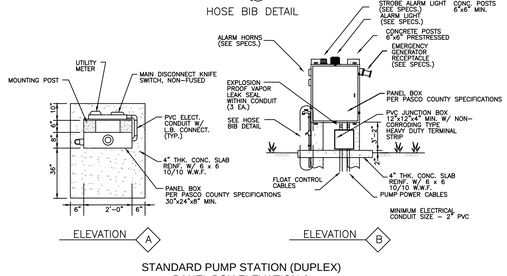
PANEL BOX COMPONENT LAY-OUT



HOSE BIB DETAIL

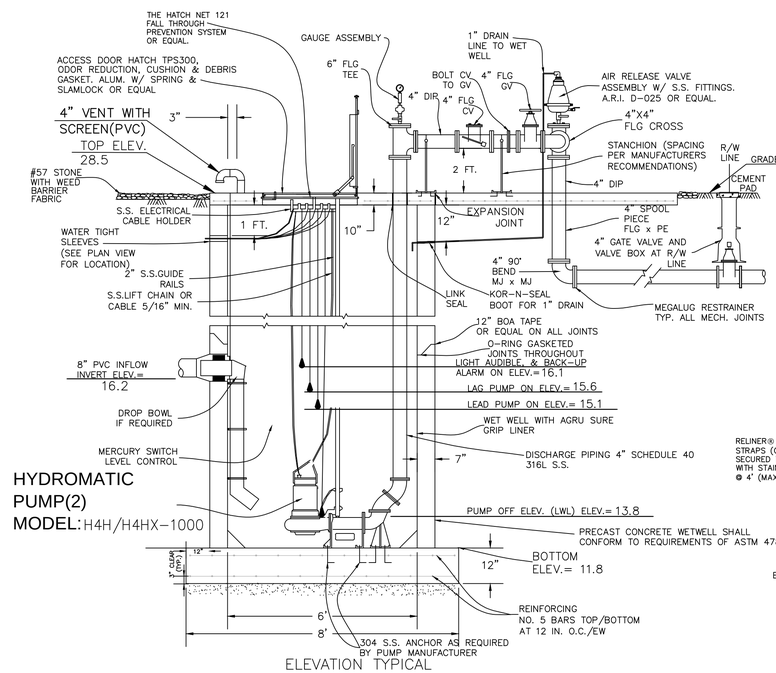
PANEL BOX TO BE LOCATED TO ALLOW UNOBSTRUCTED ACCESS TO WET WELL

PANEL ELEVATION SHALL BE ABOVE 100 YR. FLOOD ELEV AND MUST BE SHOWN ON ALL PLANS



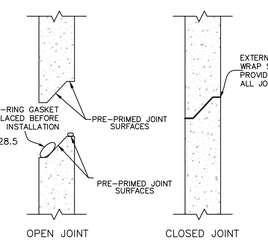
STANDARD PUMP STATION (DUPLEX)
PANEL BOX ELEVATION &
COMPONENT LAY-OUT

- MISSION CONTROL SYSTEM SHALL BE INSTALLED PER FGUA SPECIFICATIONS.

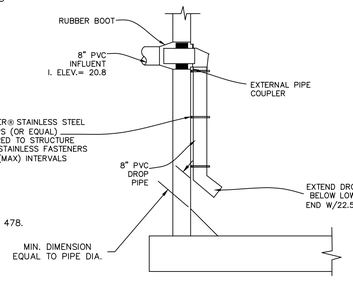


HYDROMATIC
PUMP(2)
MODEL: H4H/H4HX-1000

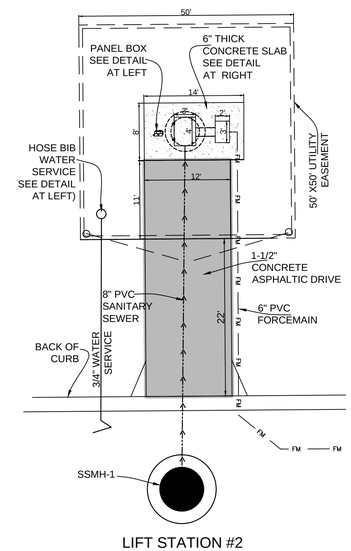
ELEVATION TYPICAL
LIFT STATION & PIPING
(N.T.S.)



PRECAST JOINT DETAIL

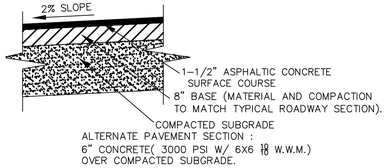


INSIDE DROP PIPE DETAIL



LIFT STATION #2
SITE PLAN
SCALE: 1" = 10'

NOTES:
- SEE ROADWAY & UTILITIES PLAN & PROFILES FOR ACCESS ROADWAY LOCATION AND LIFT STATION PIPING.
- SEE SHEET FOR GRADES.



ALTERNATE PAVEMENT SECTION :
6" CONCRETE(3000 PSI W/ 6X6 10/10 W.W.M.)
OVER COMPACTED SUBGRADE.

12' WIDE ACCESS ROADWAY SECTION
(N.T.S.)

LIFT STATION #2
DETAILS & SITE PLAN

MITCHELL 54 WEST
MASTER INFRASTRUCTURE
PASCO COUNTY, FLORIDA

DRAWING INVALID UNLESS SIGNED, DATED & SEALED BY REGISTERED PROFESSIONAL

JAMIE P. GIRARDI, P.E. # 59332

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Design & Engineering, Inc.
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CERTIFICATE OF AUTHORIZATION NO. 28366

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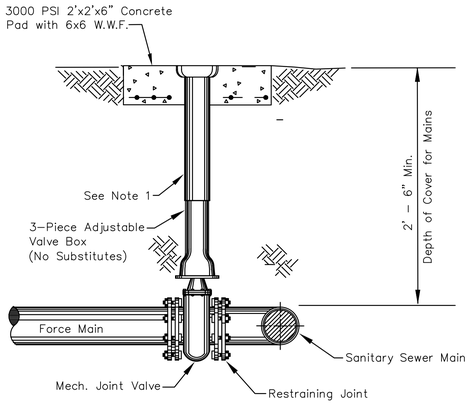
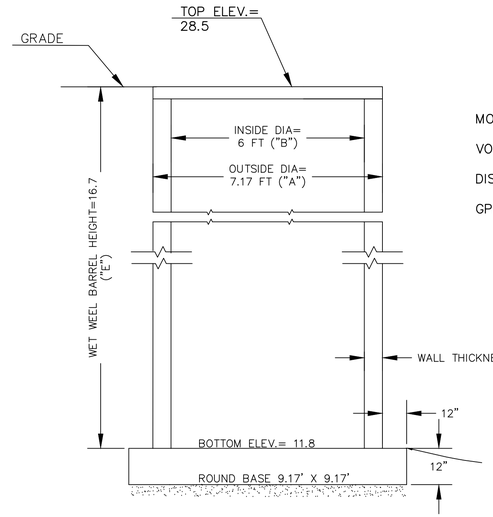


NOTE:
1. NO PVC RISERS ALLOWED

SANITARY SEWER TYP VALVE & BOX SETTING

N.T.S.



FURNISH AND INSTALL A COMPLETE PRE-PACKAGE CUSTOM PUMP & CONTROL (OR EQUAL) GRINDER PUMP STATION AS DESCRIBED BELOW

SPECIFICATIONS

DESIGN CONDITIONS

MODEL H4H/H4HX-1000 H.P. 10
VOLT 230 PHASE THREE
DISCHARGE 4" IMPELLER 9"
GPM 140 TDH 77

DESIGN DATA

DESIGN FLOW

140 GPM @ 77' TDH

PUMP:

MAKE: HYDROMATIC

MODEL: H4H/H4HX-1000
IMPELLER: 9.5"
10 HP, 1,750 RPM
230V, 3 PHASE , 60 HZ

SOLIDS: 3"

OPERATING POINT: 140 GPM @ 77 TDH

PIPING:
PUMP DISCHARGE: 4"
WET WELL PIPING: 4"
FORCE MAIN SIZE: 4"

WELL:

INSIDE DIAMETER OF WET WELL; 6'

TOP ELEVATION: 28.5

BOTTOM ELEVATION: 11.8

INVERT ELEVATION: 16.2

C.Y. OF BALLAST REQ'D: 7 C.Y.

ALARMS:

BACK-UP AUDIBLE ALARM ON EL. 16.1

AUDIBLE ALARM ON EL. 16.1

LIGHT ON EL. 16.1

LAG PUMP ON EL. 15.6

LEAD PUMP ON EL. 15.1

PUMP OFF EL. (LWL) 13.8

WET WELL HATCH OPENING:

41.3" X 59.8" (TWO PUMPS) WITH SAFETY NET

TOP SLAB:
AS SHOWN W/EXP JOINTS

NOTES:

1. ALL PIPING WITHIN THE WETWELL (LARGER THAN 4") AND ALL ABOVE GROUND PIPING SHALL BE MANUFACTURED FLANGED PIPE. FIELD FABRICATED FLANGES (UNI-FLANGE OR MEGAFLANGE) WILL NOT BE PERMITTED.

2. ALL DUCTILE IRON PIPE AND FITTINGS SHALL BE PROVIDED WITH CERAMIC EPOXY INTERIOR LINING (PROTECTO 401). UNLESS PIPING IS STAINLESS STEEL.

3. ALL UNDERGROUND FITTINGS SHALL BE RESTRAINED MECHANICAL JOINT AND SHALL BE PROVIDED WITH PROTECTO 401 INTERIOR LINING.

4. IF LIFT CABLES ARE USED, LIFTING RINGS MUST BE PROVIDED EVERY 4 FT.

5. INDIVIDUAL WALL PENETRATION SLEEVES SHALL BE PROVIDED FOR EACH PUMP CABLE.

6. ALL HARDWARE (INCLUDING FLANGE BOLTS & NUTS) SHALL BE STAINLESS STEEL.

7. ALL ABOVE GROUND PIPING TO BE PAINTED SAFETY GREEN.

8. SLAB ELEVATION TO BE 12 IN. ABOVE C/L OF ROADWAY OR 12 IN. ABOVE 100 YEAR FLOOD PLAIN - WHICHEVER IS HIGHER.

9. TECHNICAL SPECIFICATIONS SHALL BE MOST CURRENT COPY OF PASCO COUNTY'S STANDARDS FOR DESIGN AND CONSTRUCTION OF WATER AND WASTEWATER FACILITIES.

10. POSITION PANEL BOX SO OPERATOR'S BACK IS NOT TO WET WELL WHILE FACING BOX. PANEL BOX SHALL BE LOCATED TO ALLOW UNOBSTRUCTED ACCESS TO WET WELL BY EQUIPMENT UTILIZING PAVED ACCESS ROAD. (SEE PLAN VIEW FOR ACTUAL LOCATION).

11. THE CONTROL CIRCUITRY SHALL PROVIDE FOR ALTERNATIING OPERATION OF THE HEAD PUMP UNDER NORMAL CONDITIONS. PASCO COUNTY STANDARDS FOR DESIGN AND CONSTRUCTION OF WATER, WASTEWATER, AND RECLAIMED WATER FACILITIES. JUNE 1995.

12. CONTRACTOR SHALL PREVENT FLOTATION OF PUMP STATION DURING ALL PHASES OF CONSTRUCTION. SEE DESIGN DATA, C.Y. OF BALLAST REQUIRED.

13. PUMP STATION SHALL BE EQUIPPED WITH AN EFFECTIVE METHOD FOR DETECTING SHAFT SEAL FAILURE OR POTENTIAL SEAL FAILURE. PUMPS SHALL BE PROVIDED WITH SEAL FAILURE PROBES THAT WILL CAUSE A RED LIGHT TO TURN ON AT THE CONTROL PANEL.

14. EMERGENCY BACK-UP BATTERY OPERATED AUDIO ALARM SYSTEM WITH INDEPENDENT FLOAT SHALL BE PROVIDED AS REQUIRED BY PASCO COUNTY UTILITIES DEPARTMENT.

15. AREAS WITHIN THE PUMP STATION TRACT SHALL BE COVERED WITH 4" OF #57 STONE. STONE SHALL BE INCLUDED WITH THE PUMP STATION COSTS.

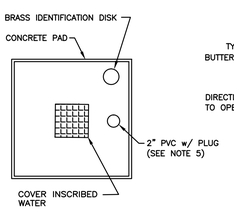
16. ALL UNDER GROUND PIPING, ELECTRIC, WATER SERVICE, ETC. SHALL BE WITHIN THE PUMPING STATION TRACT/PARCEL AS DESIGNATED ON THE PLANS.

17. THE DEVELOPER'S GEOTECHNICAL ENGINEER SHALL PROVIDE THE WET WELL FOUNDATION DESIGN.

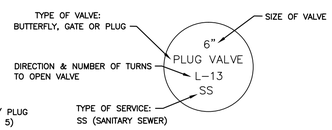
18. DISCHARGE PIPING WITHIN THE WETWELL SHALL BE SCH 40, 316 L. S.S. MANUFACTURED FLANGED PIPE, FIELD FABRICATED FLANGES (UNI-FLANGE OR MEGAFLANGED) WILL NOT PERMITTED.

NOTES:

1. EXTENSION ON VALVE BOX SHALL BE SET SO AS TO RESERVE 1/2 OF THE ADJUSTMENT LENGTH FOR FUTURE USE.
2. OPERATING NUT SHALL BE SET SO AS TO BE WITHIN 12" TO 18" OF GRADE.
3. INSTALL 3" BRASS IDENTIFICATION DISK IN CONCRETE.
4. FORCE MAIN VALVE BOX UG OPENINGS TO BE 6"X8" SQUARE.



SANITARY SEWER VALVE BOX CONCRETE PAD PLAN VIEW



3" BRASS IDENTIFICATION DISK

(1) BARREL WEIGHT $= [(A)^2 - (B)^2] (\Pi/4)(E)(150) = [(7.17)^2 - (6)^2] (\Pi/4)(16.7) (150) = 30{,}313$

(2) BOTTOM SLAB WEIGHT $= \Pi ((9.17)^2 /4 (1') (150) = 9{,}906$

(3) SOIL WEIGHT $= [(9.17)^2 - (7.17)^2] (\Pi/4) (16.7) (120-62.4) = 24{,}687$

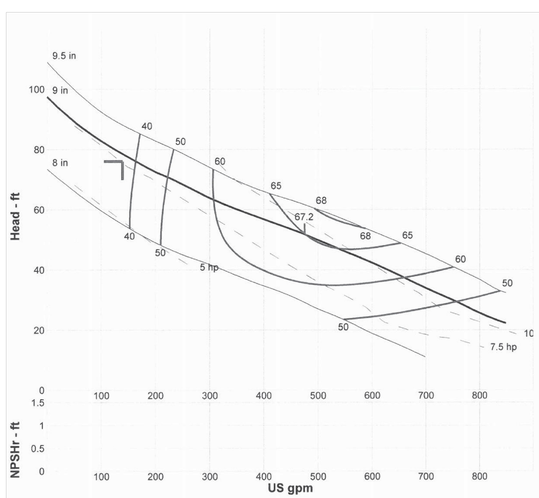
(4) TOTAL WEIGHT $= (1) + (2) + (3) = (30{,}313) + (9{,}906) + (24{,}687) = 64{,}906$

(5) WEIGHT OF WATER DISPLACED =

$[(7.17)^2 (\Pi/4) (16.7) + (9.17)^2 (\Pi/4) (1')] (62.4) = 43{,}677$

SAFETY FACTOR $= \frac{15.7 \text{ TOTAL WEIGHT}}{\text{WT. OF WATER DISPLACED}} = \frac{89968}{43{,}677} = 2.06$

FOR SAFETY FACTOR OF 2.0 ADD 7 C.Y. CONCRETE BALLAST = 61,906 + 7(27)(150) =93,256 $\frac{93{,}256}{46{,}192} = 2.08$



PUMP PERFORMANCE CURVE

LIFT STATION #2
DETAILS & SITE PLAN

MITCHELL 54 WEST
MASTER INFRASTRUCTURE
PASCO COUNTY, FLORIDA

DRAWING INVALID UNLESS SIGNED, DATED & SEALED BY REGISTERED PROFESSIONAL

JAMIE P. GIRARDI, P.E. # 59332

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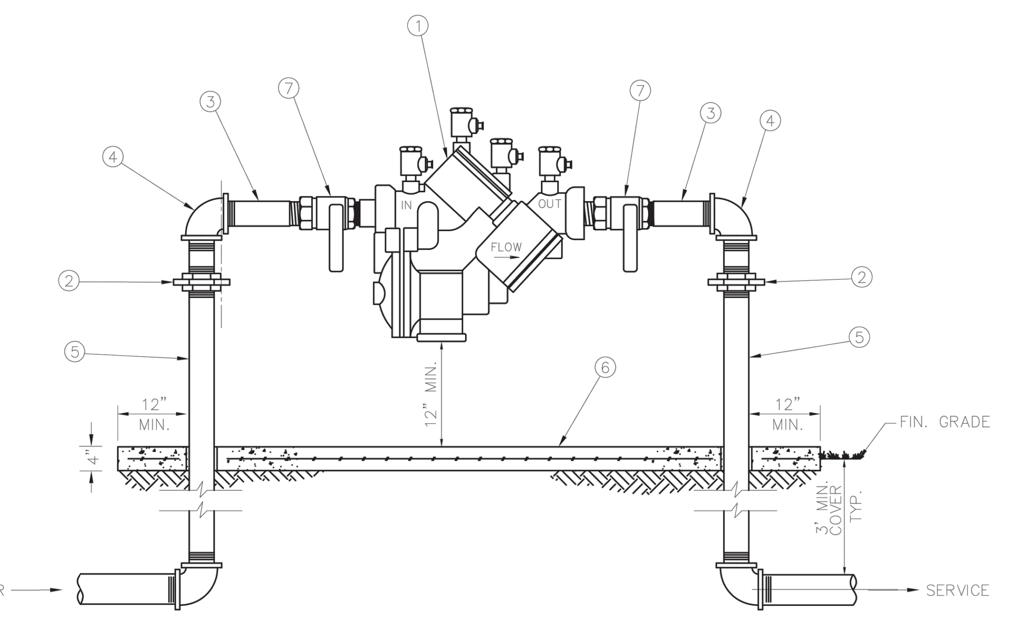

ITEM	QUANT.	DESCRIPTION
1	1	BACKFLOW PREVENTER ASSEMBLY, REDUCED PRESSURE ZONE
2	2	UNIONS – GALV.
3	2	NIPPLES – BRASS
4	2	ELBOWS – GALV. 90°
5	2	RISER – GALV.
6	*	CONCRETE SLAB
7	2	BALL VALVES – BRASS OR S.S. (PROVIDED WITH BFP ASS'Y)

NOTE:
- FIELD ADJUST AND CUT ITEM 5 TO THE PROPER LENGTH.
- MINIMUM CLEARANCE OF 24" TO BE MAINTAINED AROUND DEVICE FOR TESTING.
- ENTIRE ASSEMBLY TO BE PAINTED SAFETY BLUE.
- CONCRETE SLAB TO EXTEND 12" MIN. AROUND ENTIRE DEVICE.
- DEVICE MUST BE LISTED WITH THE UNIVERSITY OF SOUTHERN CALIFORNIA FOUNDATION FOR CROSS CONNECTION CONTROL AND HYDRAULIC RESEARCH.

CREATED 02/24/03
REVISED

REDUCED PRESSURE BACKFLOW PREVENTER (SINGLE SERVICE: 3/4", 1", 1-1/2", 2")

PASCO COUNTY UTILITIES — DETAIL 12

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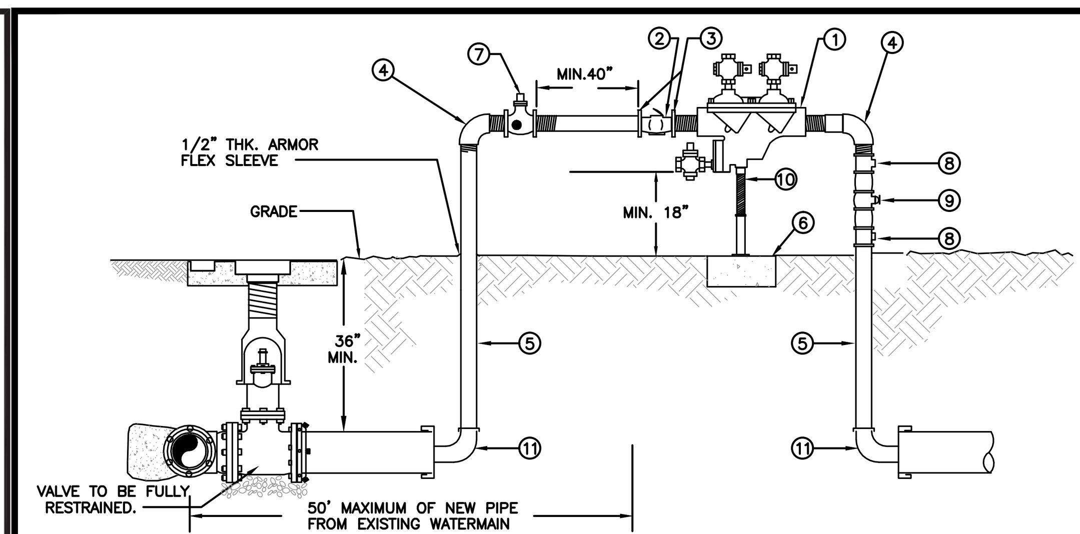

ITEM	QUANT.	DESCRIPTION
1	1	2" BACKFLOW PREVENTER ASSEMBLY, REDUCED PRESSURE ZONE
2	1	2" METER FURNISHED BY PASCO COUNTY UTILITIES
3	2	BRASS–METER FLANGES OR ADAPTORS
4	2	2" ELBOWS – GALV. 90°
5	2	2" RISER – GALV.
6	*	CONCRETE SLAB
7	1	2" VALVE – BRASS OR S.S.
8	2	TEE/ VALVES – BRASS OR S.S.
9	1	2" GATE VALVE – BRASS OR S.S.
10	1	PIPE STAND (SUPPORT)
11	2	M.J. CAP WITH 2" TAP

NOTE:
- CONTRACTOR/CUSTOMER SHALL APPLY AT PASCO COUNTY UTILITIES CUSTOMER SERVICE FOR TEMPORARY WATER SERVICE AT LEAST THREE DAYS PRIOR TO REQUIRED SERVICE DATE.
- THE METER WILL BE FURNISHED, INSTALLED AND INITIAL READING TAKEN BY PASCO COUNTY UTILITIES. ALL FITTINGS, PIPING, VALVES AND MATERIALS INCLUDING THE PASCO COUNTY APPROVED REDUCED PRESSURE BACKFLOW PREVENTION DEVICE SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR/CUSTOMER.
- CONTRACTOR/CUSTOMER FURNISHED REDUCED PRESSURE BACKFLOW PREVENTION DEVICE MUST BE INSTALLED BEFORE THE METER IS INSTALLED BY PASCO COUNTY UTILITIES. THE APPROVED BACKFLOW PREVENTION DEVICE SHALL BE TESTED AND CERTIFIED BY PASCO COUNTY UTILITIES CERTIFIED BACKFLOW PREVENTION TECHNICIAN AT TIME OF METER INSTALLATION.
- CONTRACTOR/CUSTOMER SHALL PROTECT THE JUMPER/METER ASSEMBLY FROM DAMAGE.
- CONTRACTOR/CUSTOMER IS RESPONSIBLE FOR BACTERIOLOGICAL TESTING AFTER CONNECTION OF TEMPORARY WATER SERVICE.
- TEMPORARY CONSTRUCTION JUMPER/METER ASSEMBLY SHALL NOT BE REMOVED UNTIL SYSTEM IS ACCEPTED AND DEPARTMENT OF HEALTH CERTIFICATION AND CLEARANCE FOR SERVICE FORM HAS BEEN RECEIVED BY PASCO COUNTY UTILITIES.
- WHEN THE NEW SYSTEM IS ACCEPTED AND THE FINAL METER READING TAKEN BY PASCO COUNTY, THE TEMPORARY CONSTRUCTION JUMPER/METER ASSEMBLY MUST BE COMPLETELY REMOVED FROM M.J CAP TO M.J. CAP AND A NEW WATER MAIN IS TO BE CHLORINATED AND INSTALLED COMPLETING THE FINAL CONNECTION.
- BY APPLYING FOR SERVICE, CONTRACTOR/CUSTOMER AGREES TO TAKE WATER SERVICE FROM PASCO COUNTY UTILITIES IN ACCORDANCE WITH THE APPROPRIATE RATE SCHEDULE AND IN ACCORDANCE WITH PASCO COUNTY UTILITIES RULES AND REGULATION.

CREATED 11/18/05
REVISED 05/30/06

TEMPORARY CONSTRUCTION WATER SERVICE

PASCO COUNTY UTILITIES — DETAIL 01

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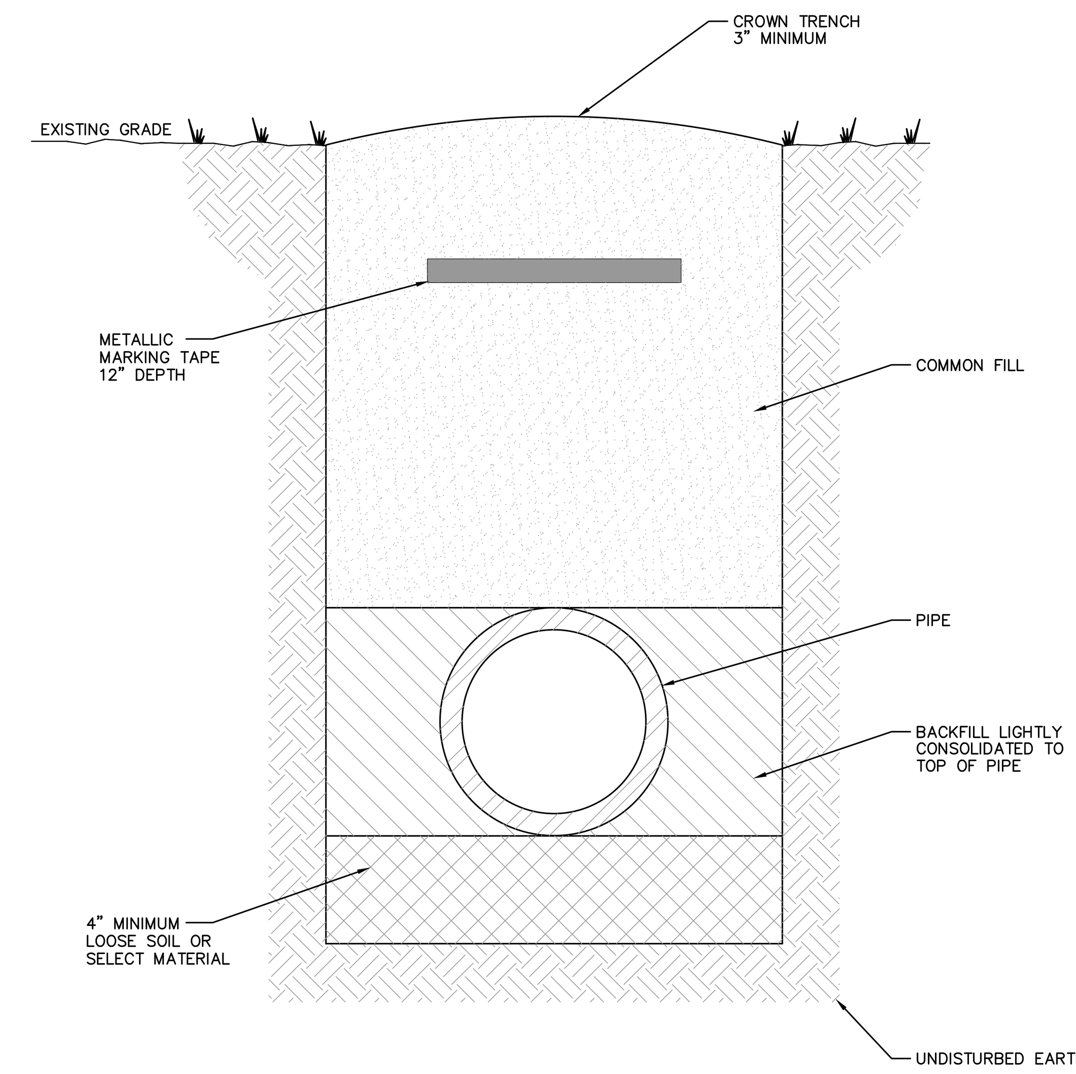

NOTES:
- LOOSE SOIL OR SELECT MATERIAL IS NATIVE SOIL EXCAVATED FROM THE TRENCH FREE OF ROCKS AND FOREIGN MATERIAL.
- COMMON FILL TO BE PLACED AND COMPACTED IN 12" LAYERS. ROLLING EQUIPMENT SHALL NOT BE USED FOR COMPACTION UNTIL A MINIMUM OF 18" OF COMMON FILL HAS BEEN PLACED AND COMPACTED OVER THE PIPE.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

NTS

CREATED 02/24/03
REVISED

PIPE LAYING CONDITIONS STANDARD UNPAVED AREAS

PASCO COUNTY UTILITIES — DETAIL 35

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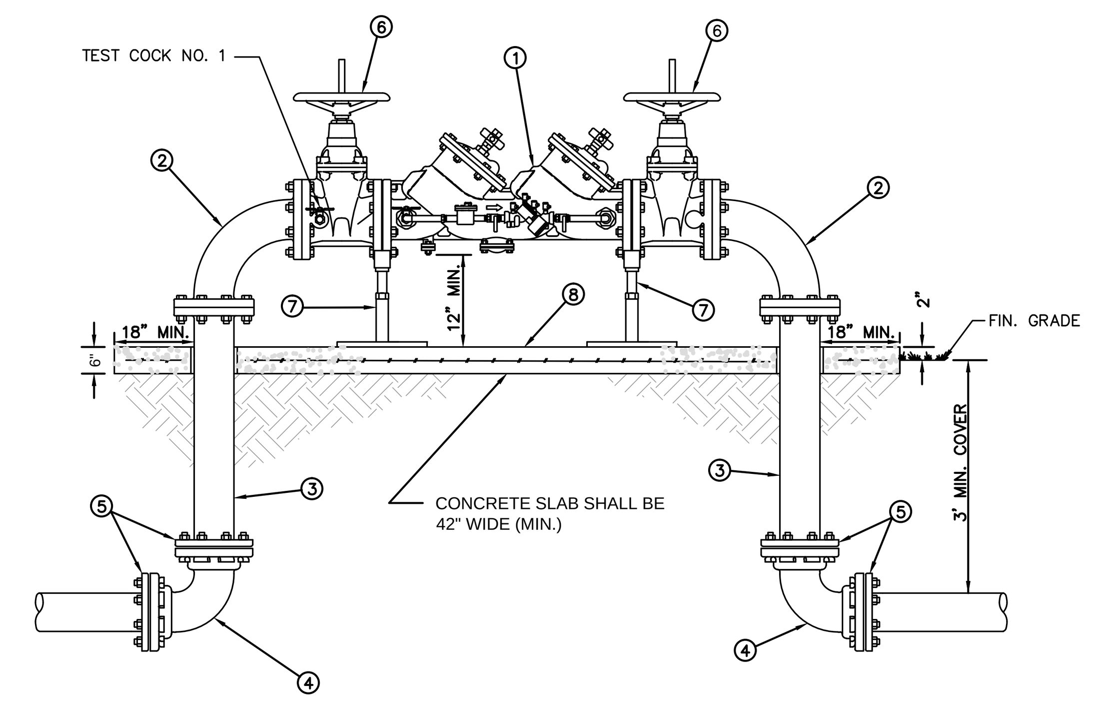

ITEM	QUANT.	DESCRIPTION
1	1	3", 4", 6", 8" DOUBLE CHECK VALVE/BFP ASSEMBLY
		WITH DETECTOR ASSEMBLY
2	2	3", 4", 6", 8" BEND, 90° FLANGE x FLANGE
3	2	3", 4", 6", 8" SPOOL PIECE FLG. x PE. D.I.P.
4	2	3", 4", 6", 8" BEND, 90° M.J. x M.J.
5	4	3", 4", 6", 8" GLAND, RETAINER M.J. (MEGALUG)
6	2	3", 4", 6", 8" VALVE, GATE FLG. x FLG. RESILIENT
		WEDGE O.S. & Y.
7	2	SUPPORT (AS NEEDED)
8	1	CONCRETE SLAB (6" THICK – 42" WIDE MIN.)

NOTE:
- NO TIE RODS OR EYE BOLT RETAINERS PERMITTED ABOVE GROUND.
- B.F.P. ASSEMBLY TO BE INSTALLED LEVEL & PLUMB.
- MINIMUM CLEARANCE OF 36" TO BE MAINTAINED AROUND ENTIRE DEVICE FOR TESTING
- ENTIRE ASSEMBLY TO BE PAINTED SAFETY BLUE.
- DETECTOR BY-PASS ASSEMBLY TO BE FACTORY INSTALLED AND CERTIFIED
- ALL MECHANICAL JOINTS SHALL BE RESTRAINED WITH MEGALUGS OR APPROVED EQUAL
- BELL JOINT RESTRAINERS SHALL BE PROVIDED ON ALL UNDERGROUND PIPING AS SPECIFIED IN JOINT RESTRAINT TABLE DETAIL
- ALL ABOVE GROUND PIPING SHALL BE FLANGED DUCTILE IRON PIPE (NO GALVANIZED OR PVC)
- ITEM 3 SHALL BE FIELD CUT TO PROPER LENGTH TO ACHIEVE DESIGNATGED GROUND CLEARANCE
- IF SO SPECIFIED, ENTIRE ASSEMBLY TO BE ENCLOSED IN 6' CHAIN LINK FENCE.
- BFP DEVICE MUST BE LISTED WITH THE UNIVERSITY OF SOUTHERN CALIFORNIA FOUNDATION FOR CROSS CONNECTION CONTORL AND HYDRAULIC RESEARCH.

CREATED 02/24/03
REVISED

DOUBLE DETECTOR CHECK VALVE ASSEMBLY/BACKFLOW PREVENTER (SINGLE SERVICE: 3", 4", 6", 8", 10")

PASCO COUNTY UTILITIES — DETAIL 10

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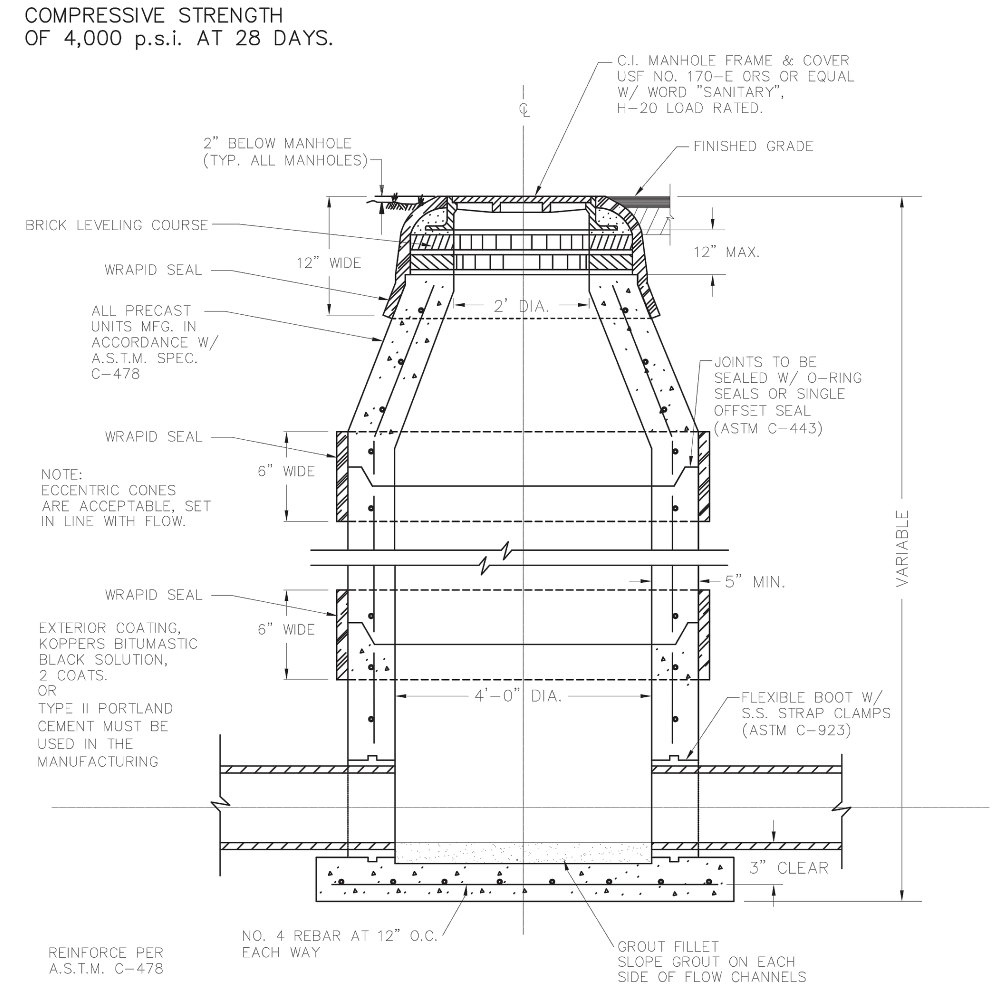
NOTE:
PRECAST CONCRETE SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 4,000 p.s.i. AT 28 DAYS.



NOTE:
1. WRAPID SEAL MUST BE USED ON ALL JOINTS, CASTINGS AND RISER RINGS: ON ALL JOINTS ON AIR RELEASES, MANHOLES, GREASE/WATER, OIL/WATER SEPARATORS, AND WETWELLS.
2. WRAPID SEAL MUST BE USED IN ACCORDANCE WITH MANUFACTURES RECOMMENDATIONS.
3. PASCO COUNTY SHALL HAVE THE OPTION OF SPECIFYING THE TYPE OF INTERIOR LINING TO BE INSTALLED FOR EACH INDIVIDUAL MANHOLE.
4. PASCO COUNTY SHALL HAVE THE OPTION OF REQUIRING A NEGATIVE PRESSURE TEST PER ASTM C-1244
5. LIFT HOLES MUST NOT PENETRATE THE WALLS

CREATED 02/24/03
REVISED

STANDARD MANHOLE

PASCO COUNTY UTILITIES — DETAIL 41

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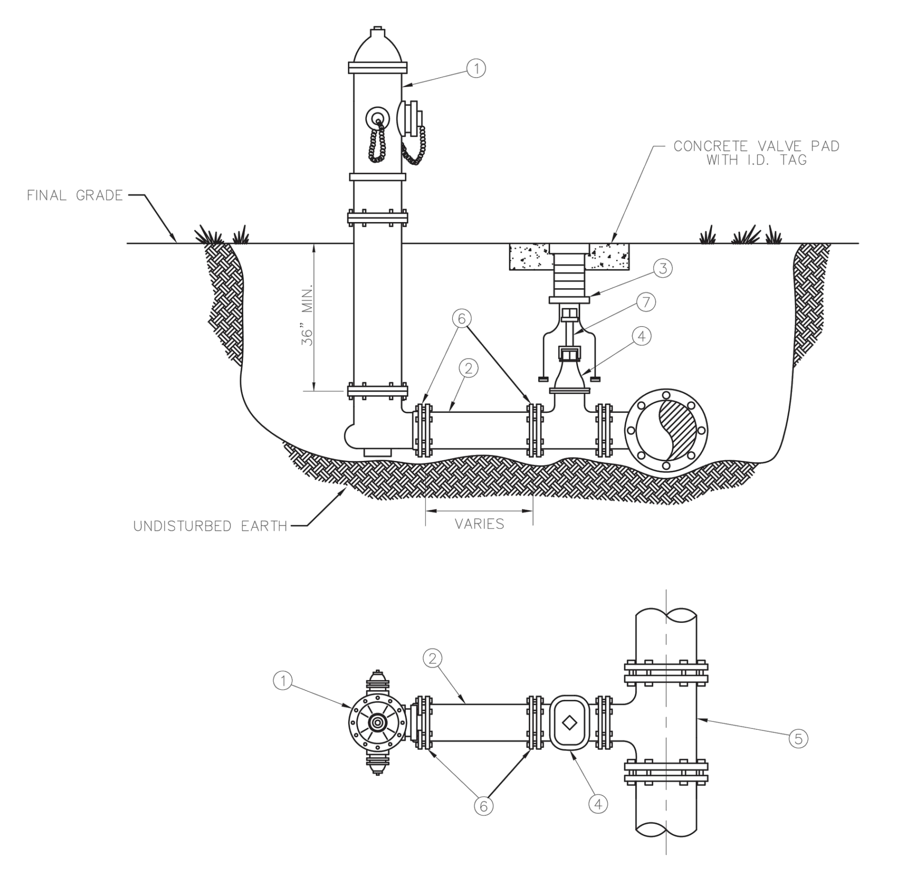

ITEM	QUANT.	DESCRIPTION
1	1	HYDRANT, FIRE (5 1/4" VALVE MIN.), PAINTED YELLOW
2	*	6" PIPE, P.V.C. (DR-18)
3	1	BOX, VALVE SLIP TYPE
4	1	6" VALVE, GATE, M.J. RESILIENT WEDGE
5	1	TEE, ANCHORING, M.J.
6	*	6" RESTRAINER GLAND (MEGALUG)
7	*	VALVE EXTENSION ROD, AS NECESSARY (3' MAX. BELOW GRADE)

CREATED 02/24/03
REVISED

FIRE HYDRANT PERPENDICULAR TO THE MAIN

PASCO COUNTY UTILITIES — DETAIL 27

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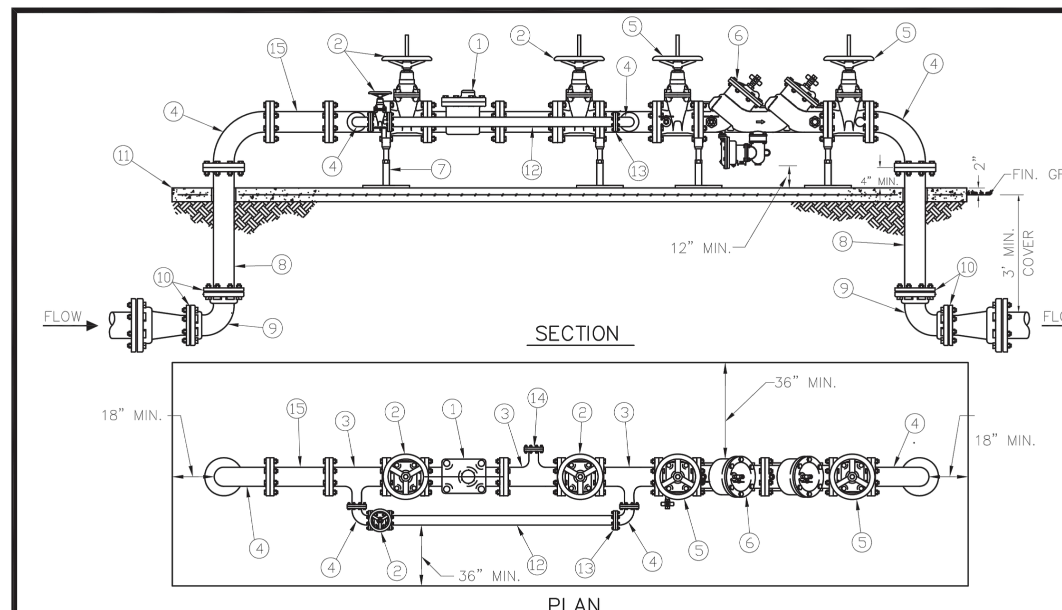

ITEM	QUANT.	DESCRIPTION
1	1	WATER METER 3" THRU 12"
2	3	VALVE, GATE RESILIENT WEDGE W/ HAND WHEEL FLG x FLG
3	3	TEE, FLG x FLG x FLG
4	4	BEND 90° FLG x FLG
5	2	VALVE, GATE FLG x FLG RESILIENT SEAT O, S & Y
6	1	BACK FLOW PREVENTER – R.P.Z. PRINCIPLE
7		SUPPORTS (AS NEEDED)
8	2	SPOOL PIECE FLG x PE D.I.P.
9	2	BEND 90° MJ x MJ
10	4	GLAND, RETAINER M.J. (MEGALUG OR EQUAL)
11	1	CONCRETE SLAB 6" THICK W/ 6"x6" 10/10 WELDED WIRE
12	1	BY-PASS PIPE D.I.P. FLG x PE
13	1	EBAA SERIES 2100 MEGAFLANGE
14	1	BLIND FLANGE TAPPED 2" FIP W /2" GALV. PLUG
15	1	SPOOL PIECE FLG x FLG – LENGTH TO BE 8 PIPE DIAMETERS

NOTE:
- NO TIE RODS OR EYE BOLT RETAINERS PERMITTED ABOVE GROUND.
- METER & B.F.P. ASSEMBLY TO BE INSTALLED LEVEL & PLUMB.
- METER BY-PASS TO BE SIZED NO LESS THAN 1/2 METER SIZE.
- ENTIRE ASSEMBLY TO BE PAINTED SAFETY BLUE.
- B.F.P. TO BE SIZED EQUAL TO OR GREATER THAN METER SIZE.
- MECHANICAL JOINTS SHALL BE RESTRAINED AS SPECIFIED BY COUNTY/ENGINEER.
- BELL JOINT RESTRAINERS SHALL BE PROVIDED ON ALL UNDERGROUND PIPING AS SPECIFIED IN THE JOINT RESTRAINT TABLE DETAIL
- ALL ABOVE GROUND PIPING SHALL BE FLANGED DUCTILE IRON PIPE (NO GALVANIZED OR PVC)
- PASCO COUNTY SHALL HAVE THE OPTION OF REQUIRING THE ENTIRE ASSEMBLY TO BE ENCLOSED IN 6' CHAIN LINK FENCE.
- BFP DEVICE MUST BE LISTED WITH THE UNIVERSITY OF SOUTHERN CALIFORNIA FOUNDATION FOR CROSS CONNECTION CONTORL AND HYDRAULIC RESEARCH.
- FOR REUSE METER, DELETE BACKFLOW PREVENTER & PAINT ENTIRE ASSEMBLY PURPLE.
- INLET AND DISCHARGE PIPING SHALL BE SIZED IDENTICAL TO METER INLET SIZE

CREATED 02/24/03
REVISED

BULK METER INSTALLATION – WITH SINGLE B.F.P.

PASCO COUNTY UTILITIES — DETAIL 02

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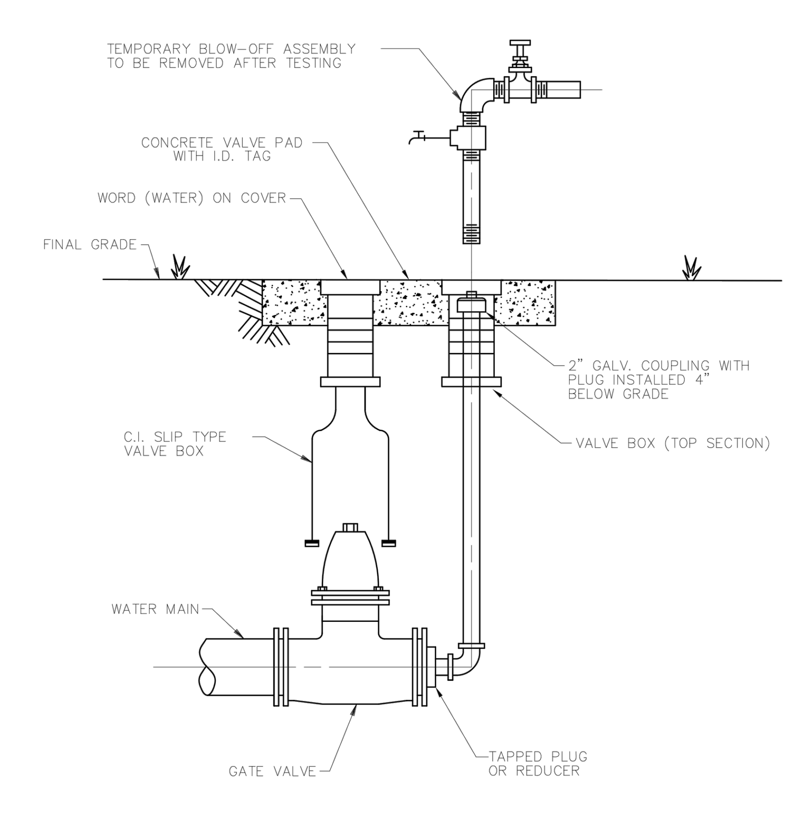

NOTES:
- MECHANICAL JOINTS/UNDERGROUND PIPING SHALL BE RESTRAINED AS SPECIFIED IN JOINT RESTRAINT TABLE (DETAIL 46)
- VALVE EXTENSION ROD SHALL BE UTILIZED, AS NECESSARY, SO THAT VALVE OPERATING NUT IS A MAXIMUM OF 3' BELOW GRADE.

CREATED 02/24/03
REVISED

PERMANENT BLOW-OFF DETAIL

PASCO COUNTY UTILITIES — DETAIL 28

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SITE DETAILS

MITCHELL 54 WEST MASTER INFRASTRUCTURE PASCO COUNTY, FLORIDA

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JAIME P. GIRARDI, P.E. # 59332

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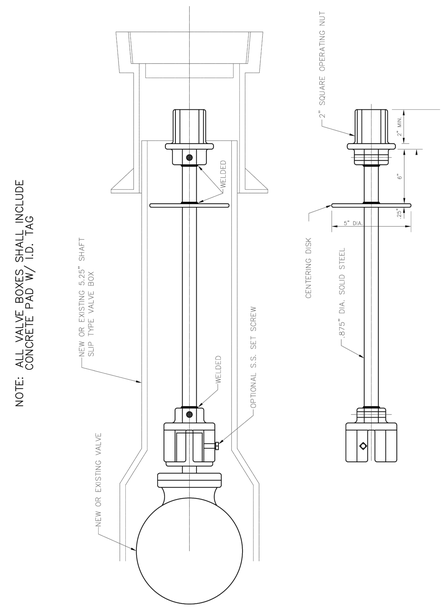
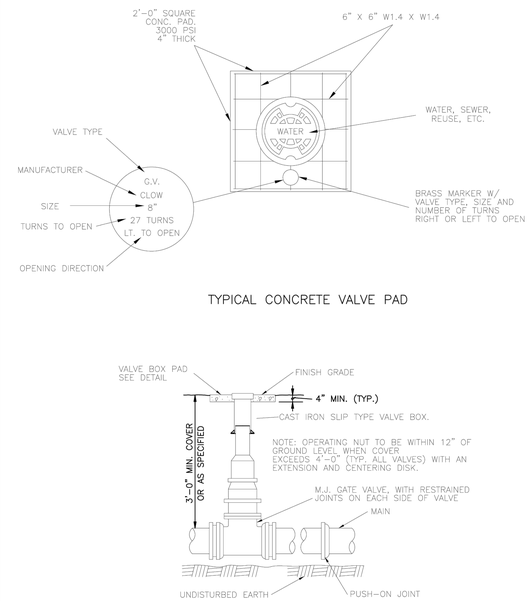


CREATED 02/24/03 REVISED	VALVE EXTENSION RODS	PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN PCU APPROVAL
	PASCO COUNTY UTILITIES	DETAIL 29



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

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

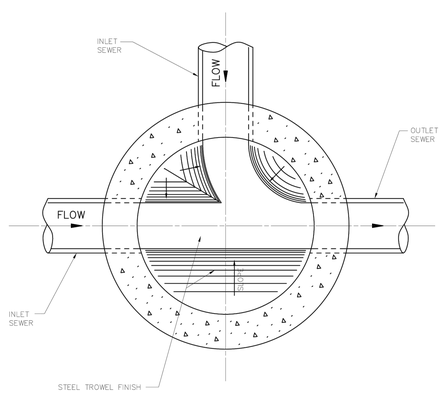
PIPE RESTRAINT LENGTHS IN FEET
TEES (BRANCH SIDE)

WATER MAINS - TEST PRESSURE 150 PSI

RUN SIZE	BRANCH SIZE 3"	4"	6"	8"	10"	12"	16"	20"	24"
3"	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 REVISED	RESTRAINED JOINT TABLE TEES (BRANCH SIDE)	PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN PCU APPROVAL
	PASCO COUNTY UTILITIES	DETAIL 32



CREATED 02/24/03 REVISED	STANDARD MANHOLE (BENCH AND INVERTS)	PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN PCU APPROVAL
	PASCO COUNTY UTILITIES	DETAIL 39

SITE DETAILS

MITCHELL 54 WEST
MASTER INFRASTRUCTURE
PASCO COUNTY, FLORIDA

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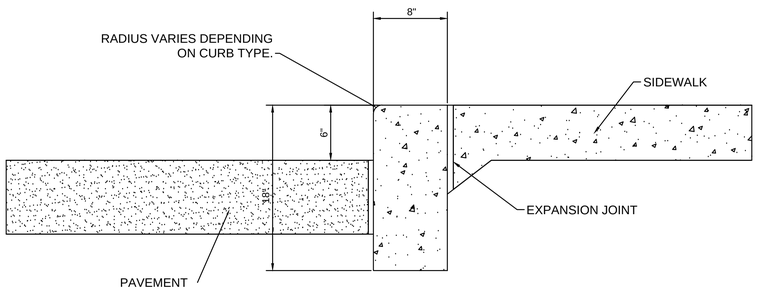
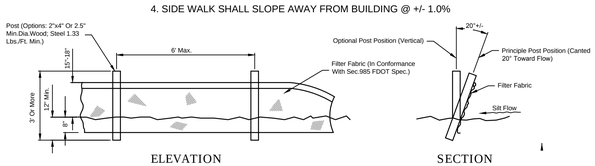


RAISED SIDEWALK DETAIL

NOTES:

1. SEE CONC. SIDEWALK / SLAB DETAIL FOR ADDITIONAL CONSTRUCTION REQUIREMENTS.
2. USE ½" EXPANSION JOINT AND SEALER WHEN PAVEMENT IS CONCRETE.
3. AT CURB-SIDEWALK LINE USE CONTROL JOINT FOR MONOLITHIC POUR OR EXPANSION JOINT OTHERWISE.
4. SIDE WALK SHALL SLOPE AWAY FROM BUILDING @ +/- 1.0%



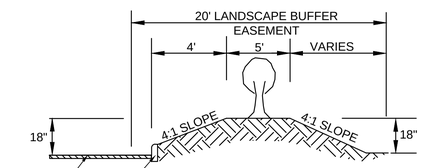
ELEVATION SECTION

TYPE III SILT FENCE

NOTES:

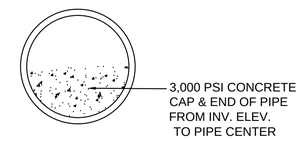
-For Additional Information And Details, See F.D.O.T. Index No.102.
-Unless Specified, Hay Barriers May Be Used In Lieu Of Silt Fences.
-Additional Posts And Rails May Be Necessary To Secure And Support Barriers.
-Additional Fence Lengths May Be Required By The County Engineer Or By Regulatory Agencies.

Do Not Deploy In A Manner That Silt Fences Will Act As A Dam Across Permanent Flowing Watercourses. Silt Fences Are To Be Used At Upland Locations.

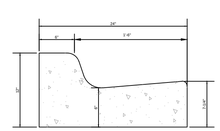


BERM DETAIL

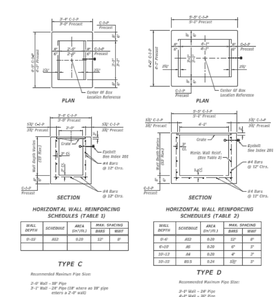
NOTE: CONTRACTOR SHOULD PROVIDE LANDSCAPE BERM ALONG S.R. 54 WEST AND LITTLE RD. FRONTAGE ONLY. SEE LANDSCAPE PLANS FOR DETAILS.



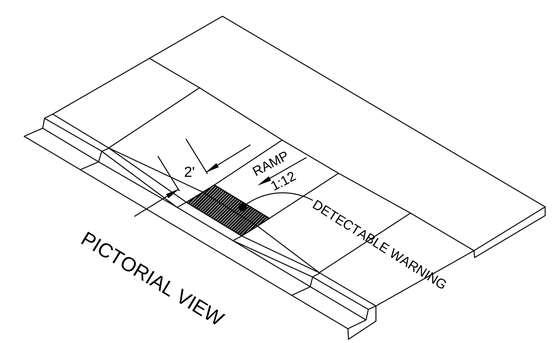
KNOCK-OUT DETAIL

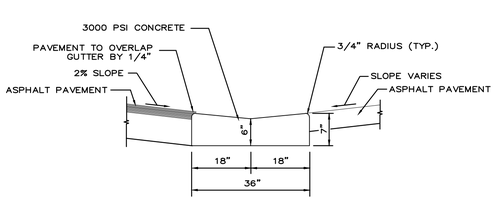


D.O.T. TYPE "F" CONCRETE CURB

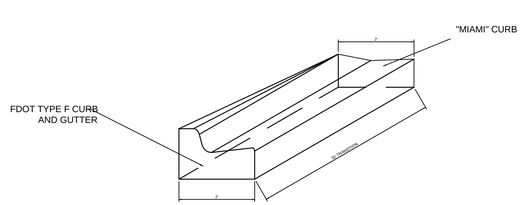


FDOT INLET TYPE "C" & "D" INDEX # 232



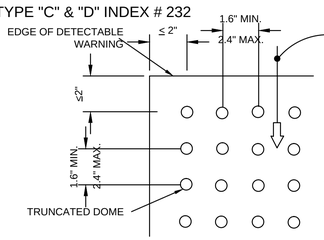


DROP CURB



TRANSITION FROM FDOT TYPE "F" CURB TO "MIAMI" CURB

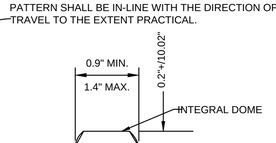
MIAMI CURB



BASE TO BASE SPACING SHALL BE 0.65" MINIMUM BETWEEN DOMES.

PLAN VIEW

ON RAMPS THAT ARE PERPENDICULAR WITH THE CURB LINE, THE DOME PATTERN SHALL BE IN-LINE WITH THE DIRECTION OF TRAVEL. ON RAMPS INTERSECTING CURBS ON A RADIUS, THE DOME PATTERN SHALL BE IN-LINE WITH THE DIRECTION OF TRAVEL TO THE EXTENT PRACTICAL.

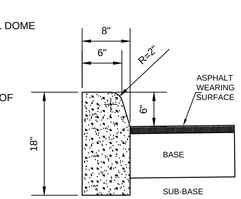


THE TOP WIDTH OF THE DOME SHALL BE A MINIMUM OF 50% AND A MAXIMUM OF 65% OF THE BASE DIAMETER.

TRUNCATED DOME

ALL SIDEWALK CURB RAMPS SHALL HAVE DETECTABLE WARNING SURFACES THAT EXTEND THE FULL WIDTH OF THE RAMP AND IN THE DIRECTION OF TRAVEL 24 INCHES (610 MM) FROM THE BACK OF CURB.

CURB RAMP DETECTABLE WARNING DETAIL



TYPE "D" CURB
PER FDOT INDEX NO. 300

SITE DETAILS

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PASCO COUNTY, FLORIDA

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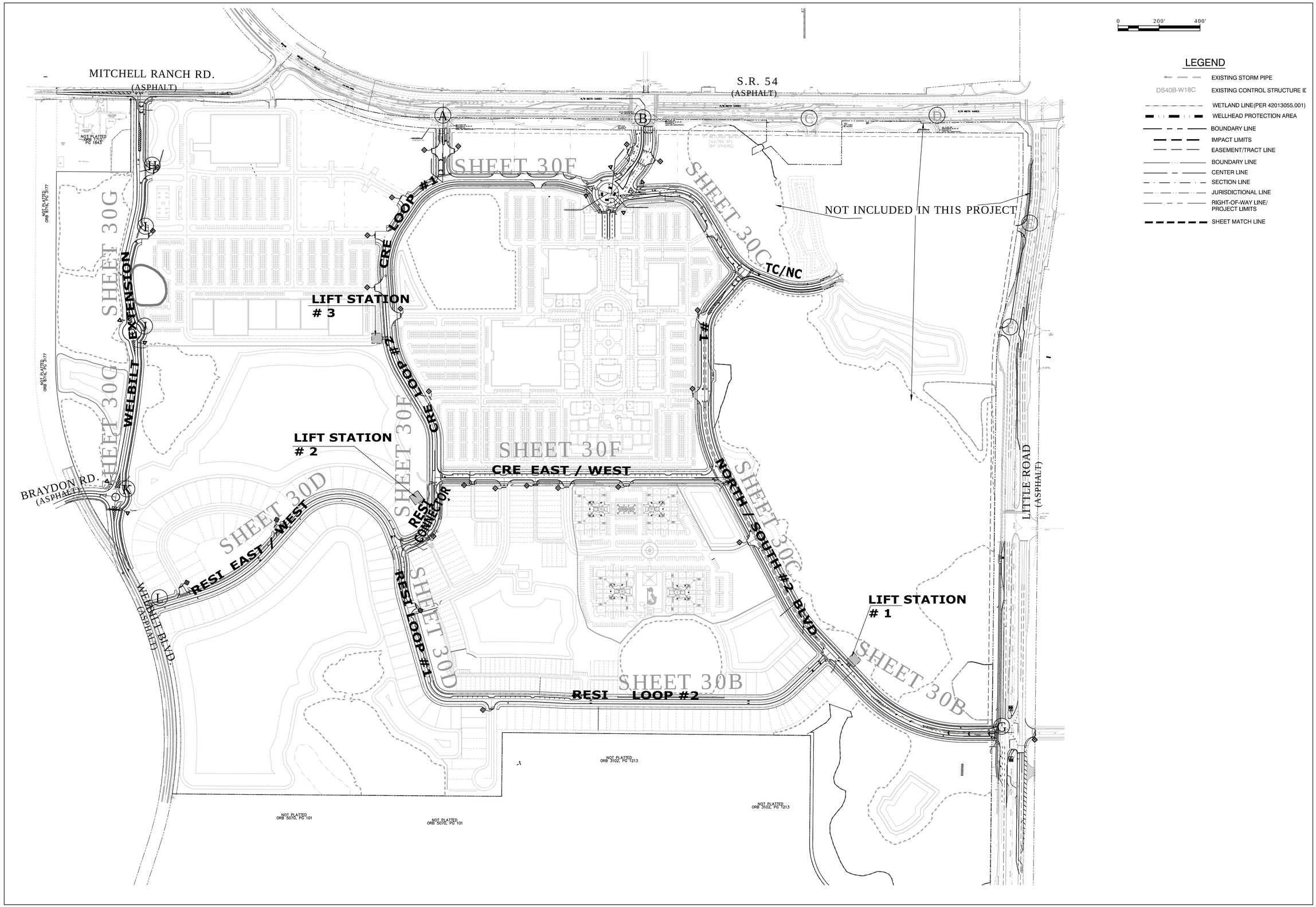

OVERALL SIGNAGE & MARKING PLAN

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PASCO COUNTY, FLORIDA

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SHEET
30A

LEGEND

- EXISTING STORM PIPE
- DS40B-W18C — EXISTING CONTROL STRUCTURE ID
- WETLAND LINE(PER 42013055.001)
- WELLHEAD PROTECTION AREA
- BOUNDARY LINE
- IMPACT LIMITS
- EASEMENT/TRACT LINE
- BOUNDARY LINE
- CENTER LINE
- SECTION LINE
- JURISDICTIONAL LINE
- RIGHT-OF-WAY LINE/ PROJECT LIMITS
- SHEET MATCH LINE

SIGNING AND MARKING PLAN

MITCHELL 54 WEST
MASTER INFRASTRUCTURE
PASCO COUNTY, FLORIDA

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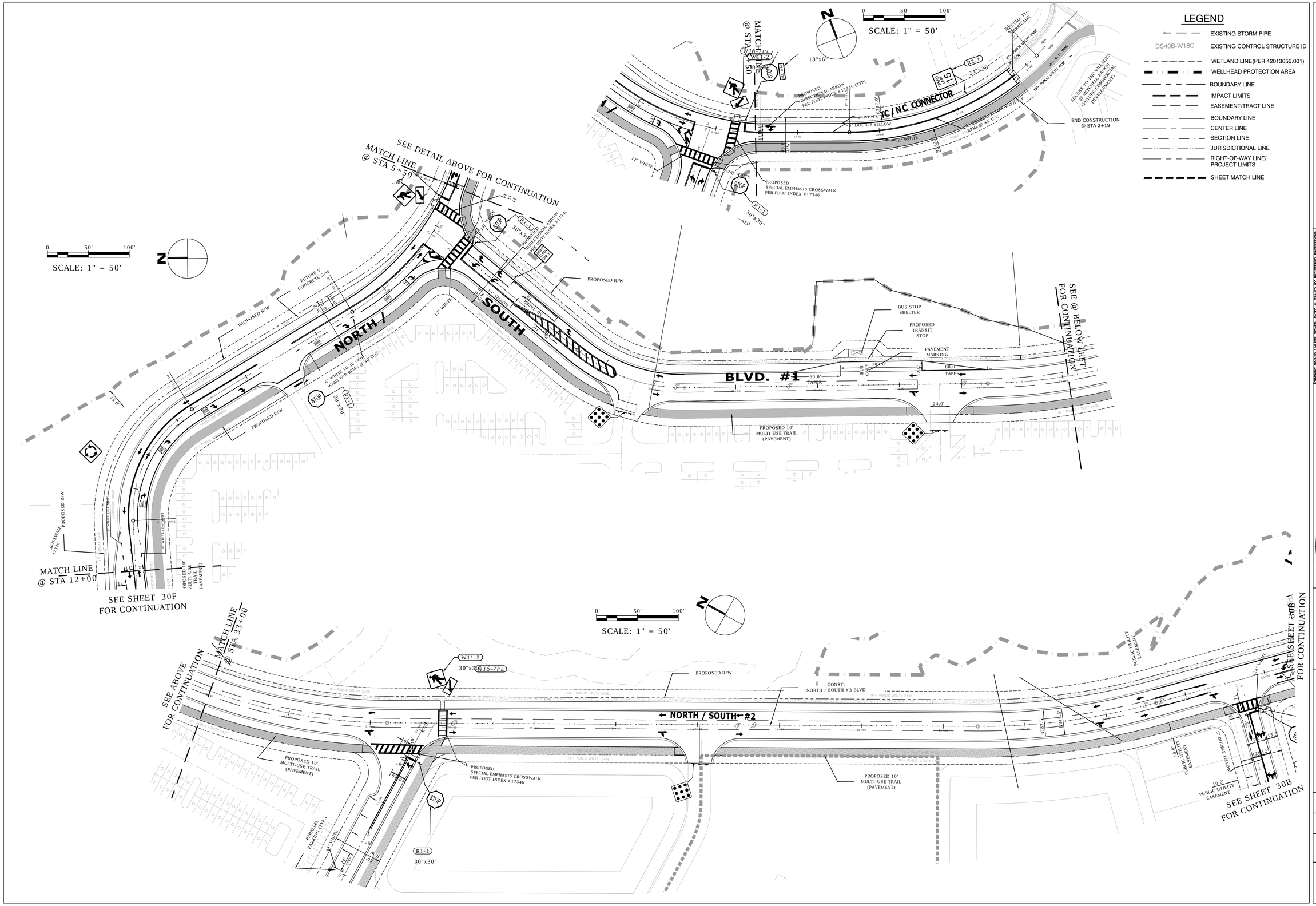

LEGEND

- EXISTING STORM PIPE
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SIGNING AND MARKING PLAN

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MASTER INFRASTRUCTURE
PASCO COUNTY, FLORIDA

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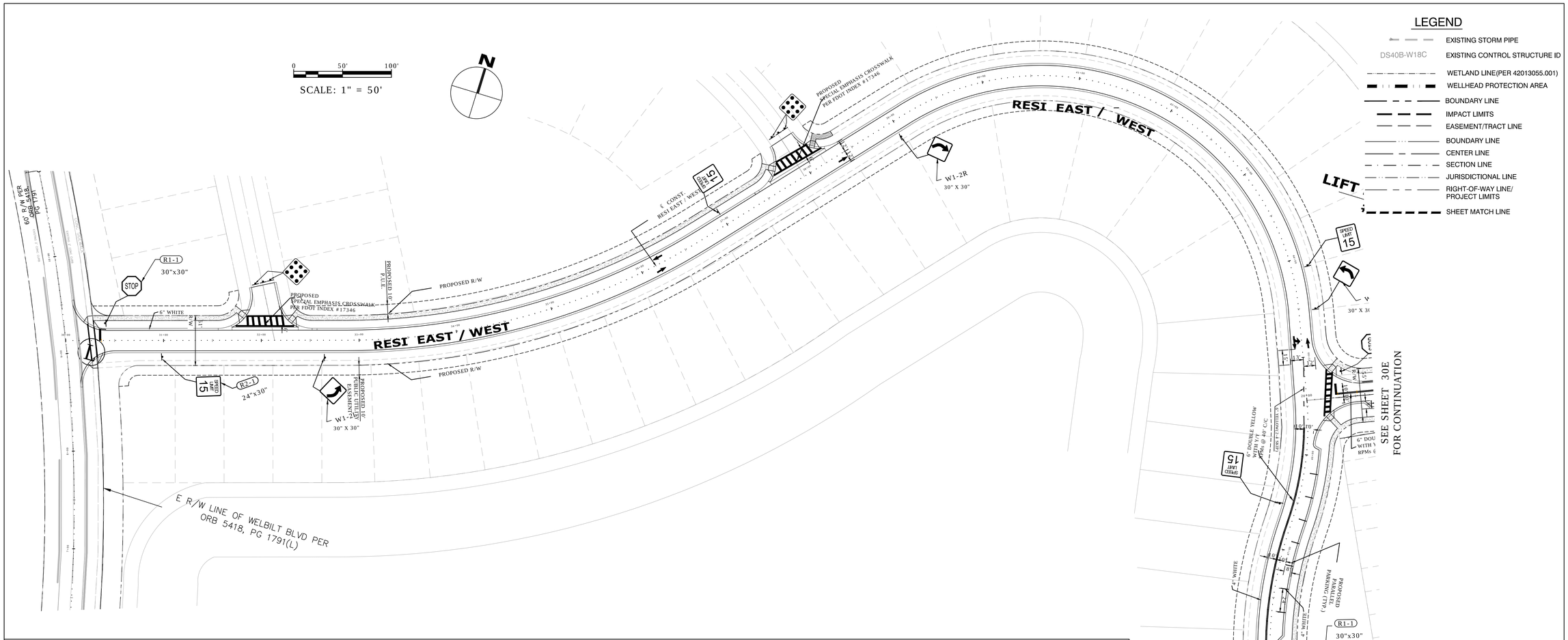

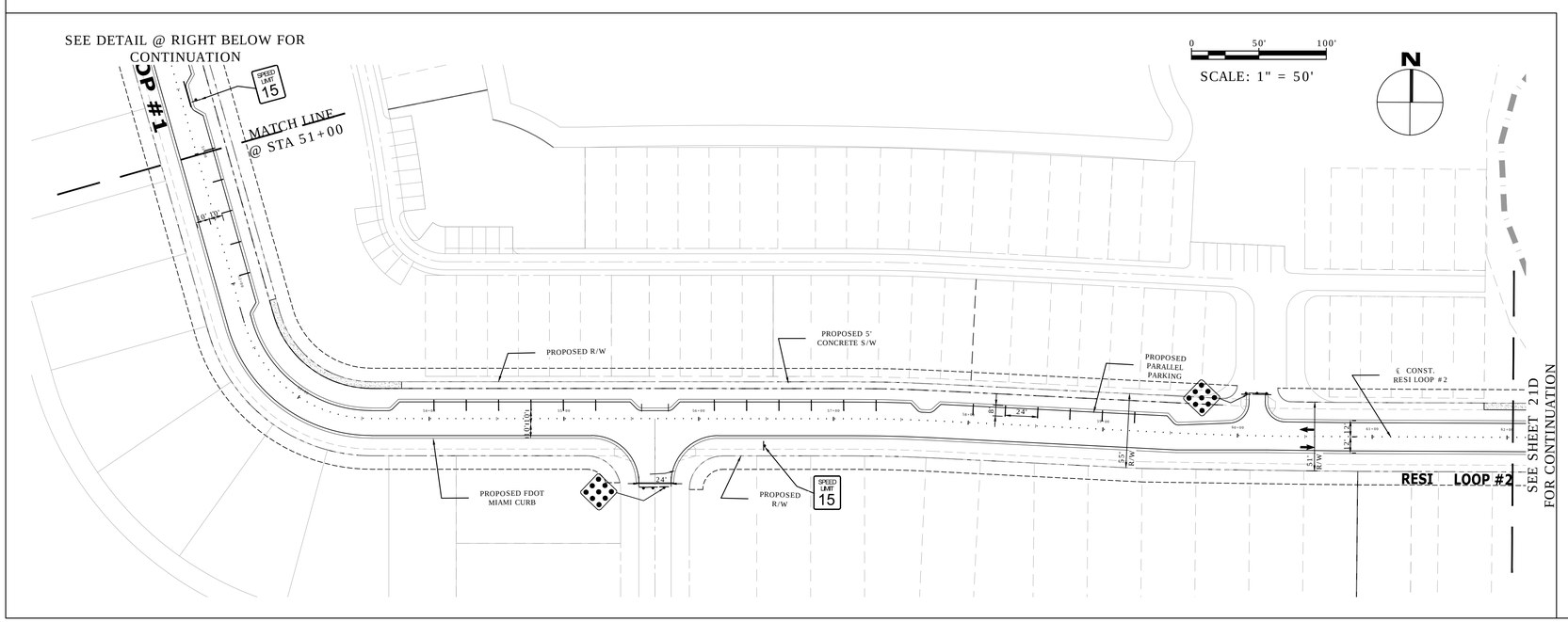

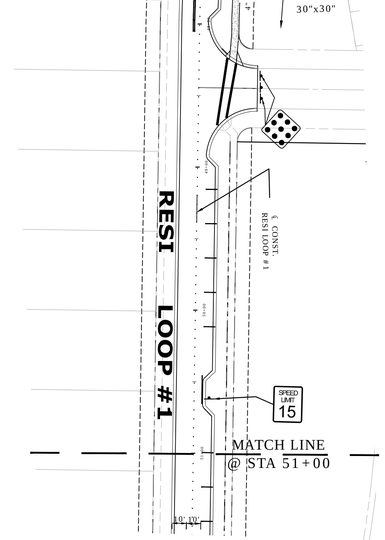

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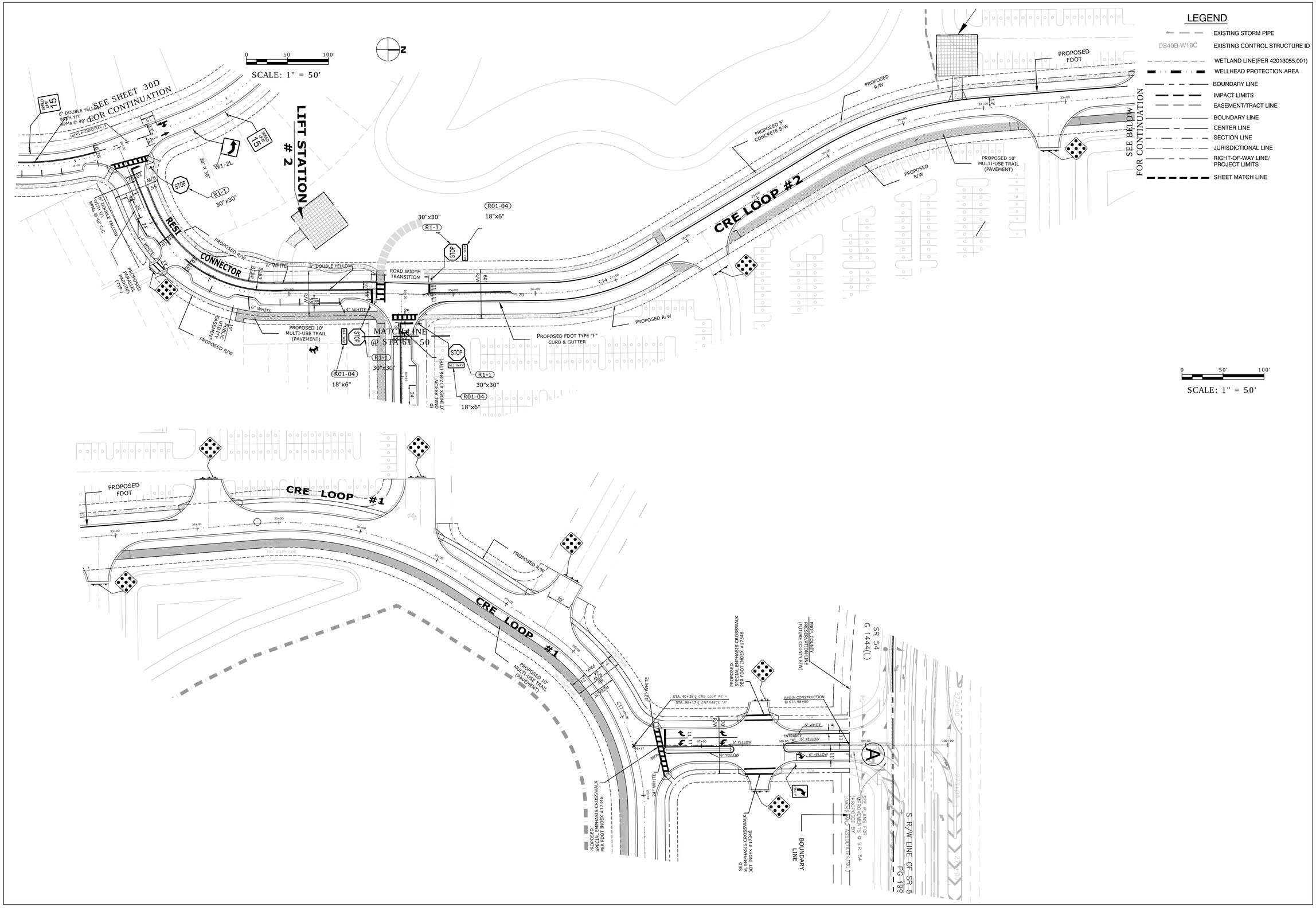

SIGNING AND MARKING PLAN

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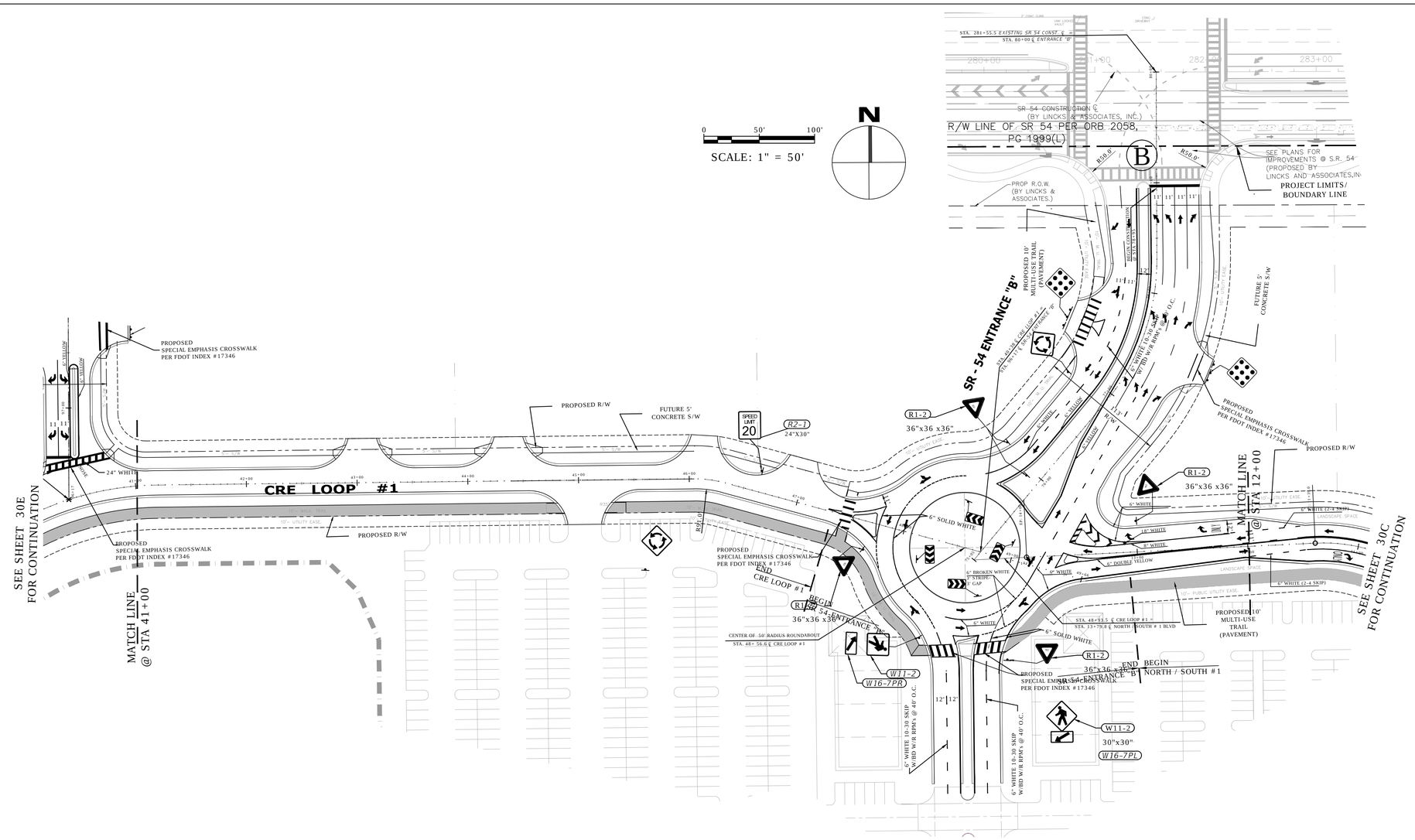
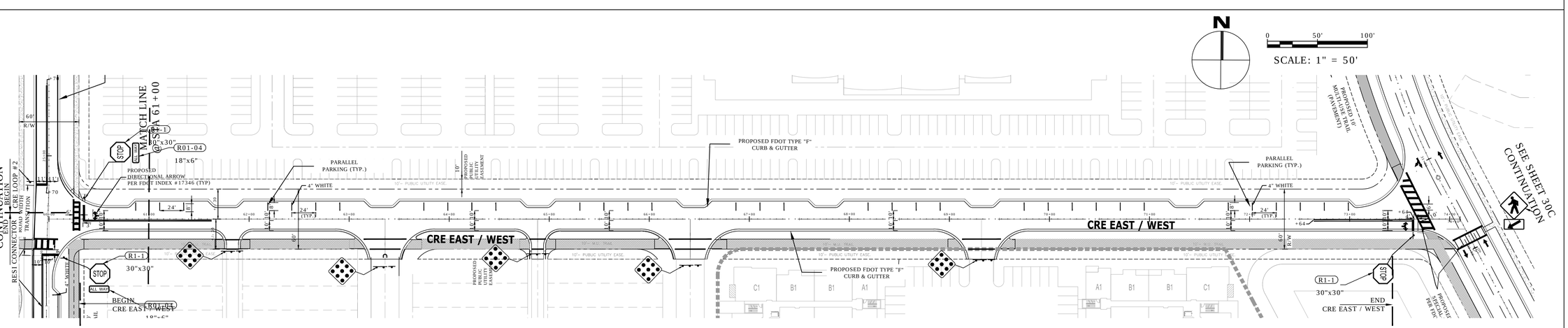
30E

LEGEND

- EXISTING STORM PIPE
- DS40B-W18C — EXISTING CONTROL STRUCTURE ID
- WETLAND LINE(PER 42013055.001)
- WELLHEAD PROTECTION AREA
- BOUNDARY LINE
- IMPACT LIMITS
- EASEMENT/TRACT LINE
- BOUNDARY LINE
- CENTER LINE
- SECTION LINE
- JURISDICTIONAL LINE
- RIGHT-OF-WAY LINE/ PROJECT LIMITS
- SHEET MATCH LINE





SIGNAGE & MARKING PLAN

MITCHELL 54 WEST
MASTER INFRASTRUCTURE
PASCO COUNTY, FLORIDA

DRAWING INVALID UNLESS SIGNED, DATED & SEALED BY REGISTERED PROFESSIONAL

JAMIE P. GIRARDI, P.E. # 58332

REGENCY
Design & Engineering, Inc.
9400 RIVER CROSSING BOULEVARD, SUITE 104, NEW PORT RICHEY, FLORIDA 34655
727-375-1135 EXT. 4 FAX 727-375-1156
CERTIFICATE OF AUTHORIZATION NO. 28366

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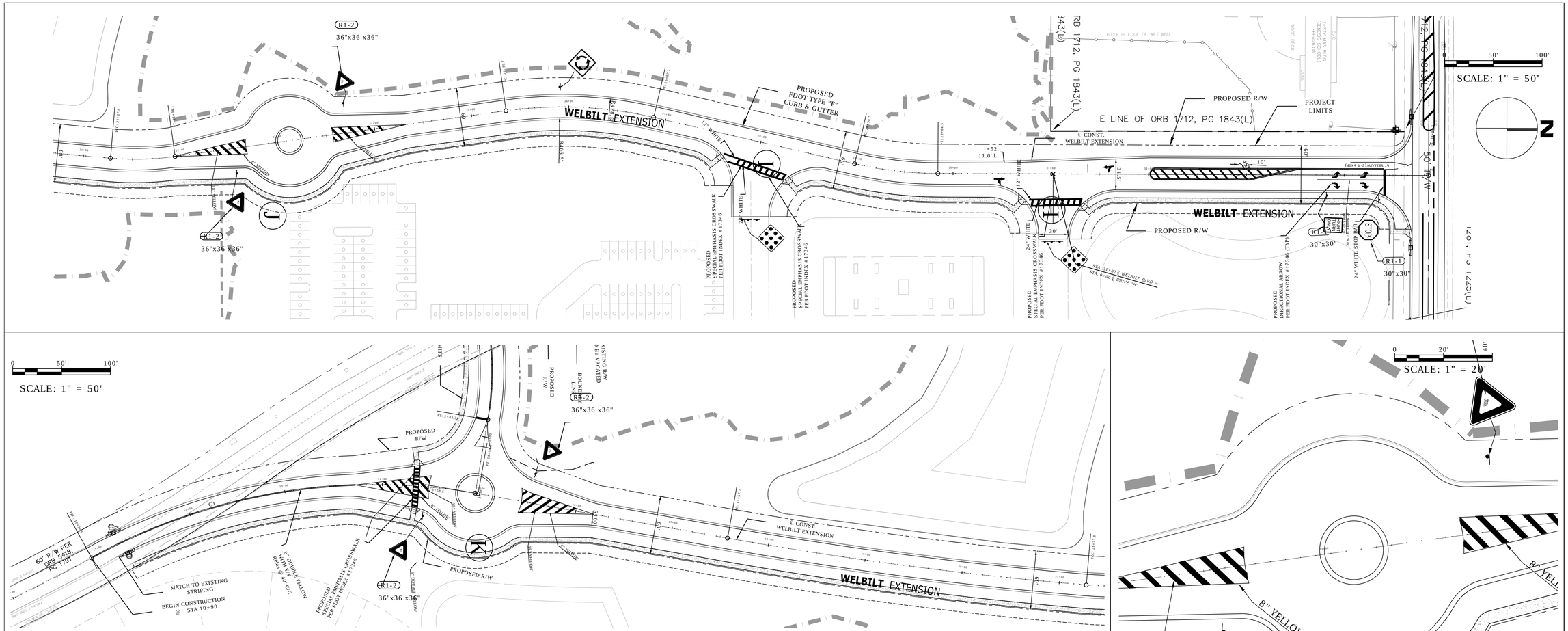
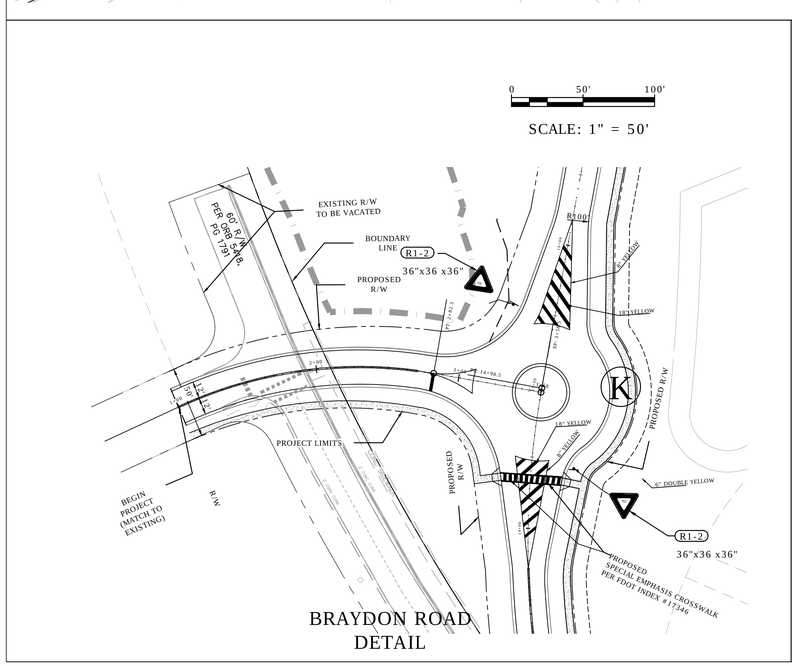
DATE	REV. BY	REV. NO.	REVISION

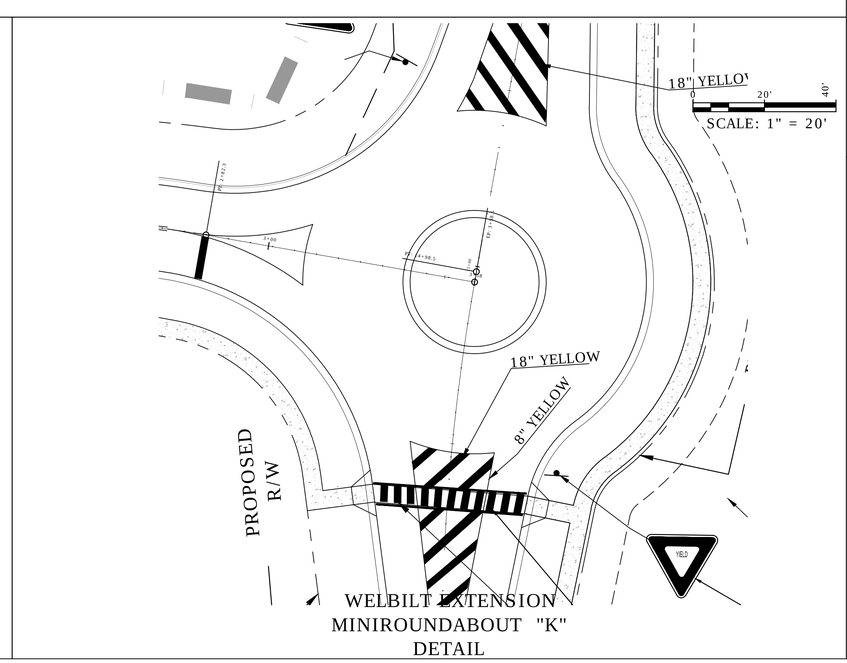
SHEET
30F



WELBILT EXTENSION
MINIROUNDABOUT "J"
DETAIL



BRAYDON ROAD
DETAIL



WELBILT EXTENSION
MINIROUNDABOUT "K"
DETAIL

LEGEND

- EXISTING STORM PIPE
- DS40B-W18C — EXISTING CONTROL STRUCTURE ID
- WETLAND LINE(PER 42013055.001)
- WELLHEAD PROTECTION AREA
- BOUNDARY LINE
- IMPACT LIMITS
- EASEMENT/TRACT LINE
- BOUNDARY LINE
- CENTER LINE
- SECTION LINE
- JURISDICTIONAL LINE
- RIGHT-OF-WAY LINE/ PROJECT LIMITS
- SHEET MATCH LINE

SIGNAGE & MARKING PLAN

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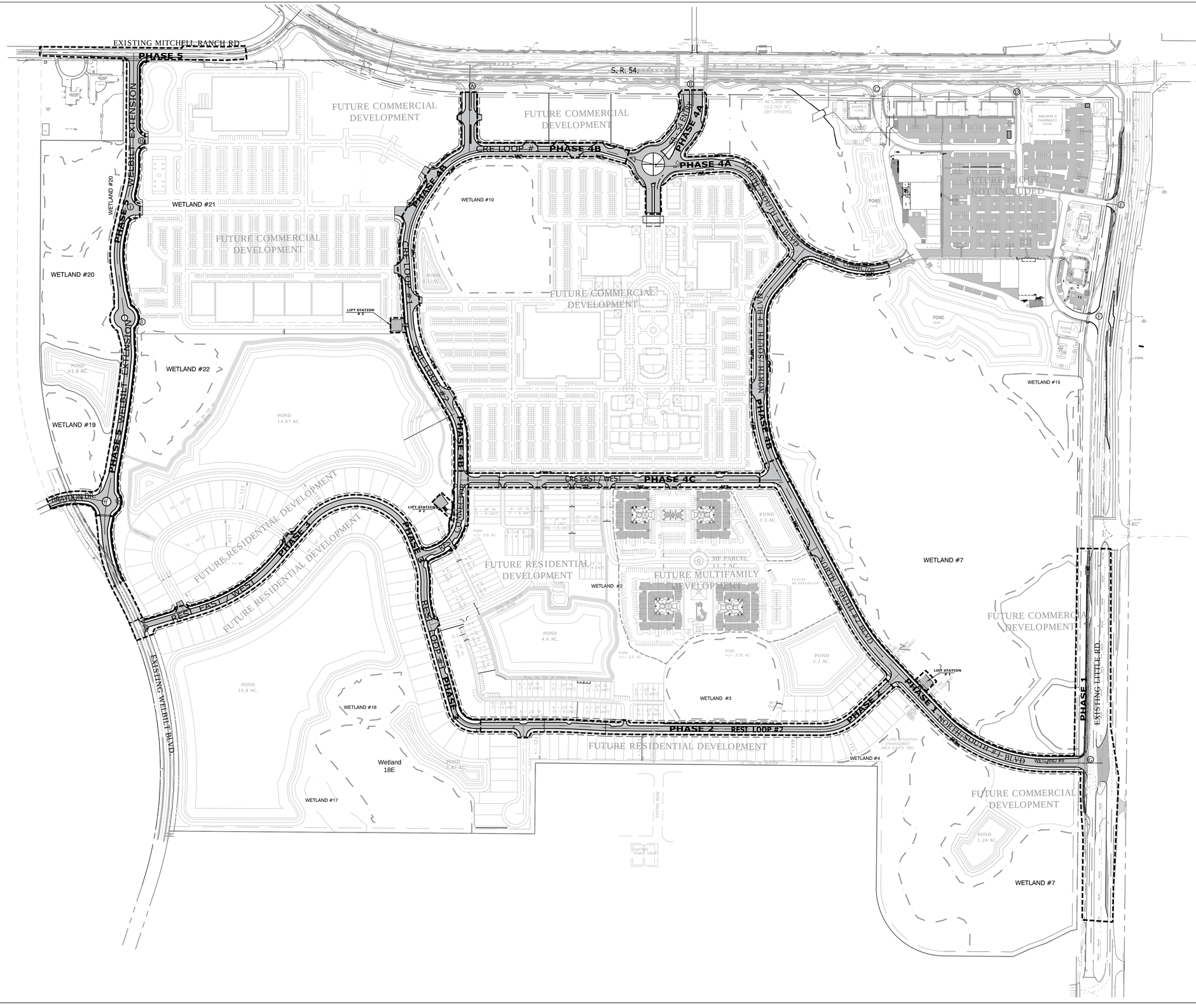
SHEET
30G



PROJECT LOCATION:
SECTIONS 23 & 26, TOWNSHIP 26 SOUTH,
RANGE 16 EAST
COUNTY OF PASCO, STATE OF FLORIDA

(*) INDICATES INSTALL SOIL TRACKING PREVENTION DEVICE (STPD) PER FDOT INDEX NO. 106

NOTE:
SOIL TRACKING PREVENTION DEVICE (STPD) TO BE INSTALLED AT ALL CONSTRUCTION ACCESS POINTS FROM STATE OR COUNTY MAINTAINED ROADS. STPD TO BE INSTALLED PER FDOT INDEX NO. 106.

NOTE:

- SILT FENCE LOCATIONS FOR PROJECT LIMITS SHOWN ON SHEETS 19-30.

LEGEND:

SILT FENCE TYPE III

NOTE:

- WETLAND LINES SHOWN WAS APPROVED UNDER SWFWMD ERP NO. 42013055.001

TOTAL PROJECT AREA = 31.8 ACRES

NOTES:

1. IF CONSTRUCTION HAVE COMMENCED, BUT NOT CONTINUED FOR A PERIOD OF 30 DAYS, ALL DISTURBED PORTIONS OF THE PARCEL SHALL BE PLANTED WITH GRASS OR GROUND COVER TO PREVENT EROSION AND ENCOURAGE SOIL STABILIZATION, ADEQUATE COVERAGE SO AS TO SUPPRESS FUGITIVE DUST SHALL BE ACHIEVED WITHIN 45 DAYS.

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

SWPP PLAN

MITCHELL 54 WEST
MASTER INFRASTRUCTURE
PASCO COUNTY, FLORIDA

DRAWING INVALID UNLESS SIGNED, DATED & SEALED BY REGISTERED PROFESSIONAL

JAMIE P. GIRARDI, P.E. # 59332

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SHEET
31

THE FOLLOWING INFORMATION IS INTENDED TO SATISFY THE PERMIT REQUIREMENTS FOR NPDES PER FAC 62-621 (STORMWATER POLLUTION PREVENTION PLAN) AND SWFMD FAC 40D, PART B BASIS OF REVIEW FOR 40D RULES, SECTION 2.8. (CONSTRUCTION SURFACE WATER MANAGEMENT PLAN). REFERENCES TO STORMWATER POLLUTION PREVENTION PLAN AND CONSTRUCTION SURFACE WATER MANAGEMENT PLAN SHALL BE INTERCHANGEABLE. THE "PLAN" INCLUDES STORMWATER MANAGEMENT EROSION/SETTLEMENT CONTROL INSTRUCTIONS, DETAILS, AND NOTES AS PRESENTED IN THE CONSTRUCTION PLAN SET.

STORMWATER POLLUTION PREVENTION PLAN

THE SWPPP SHALL BE COMPLETED PRIOR TO THE SUBMITTAL OF THE NOTICE OF INTENT (NOI) TO BE COVERED UNDER THE FDEP GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES. THE SWPPP 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 SWPPP ALSO SHALL BE AMENDED IF IT PROVES TO BE INEFFECTIVE IN SIGNIFICANTLY REDUCING POLLUTANTS FROM SOURCES IDENTIFIED IN PART V.D.1. OF THE PERMIT OR TO INDICATE ANY NEW CONTRACTOR AND/OR SUBCONTRACTOR THAT WILL IMPLEMENT ANY MEASURE OF THE SWPPP. ALL AMENDMENTS SHALL BE SIGNED, DATED, AND KEPT AS ATTACHMENTS TO THE ORIGINAL SWPPP.

1. PROJECT NAME AND LOCATION

MITCHELL 54 WEST MASTER INFRASTRUCTURE.

2. SITE DESCRIPTION

A. DESCRIBE THE NATURE OF THE CONSTRUCTION ACTIVITY: CONSTRUCT THE MASTER INFRASTRUCTURE FOR FUTURE MIXED USE DEVELOPMENT.

B. DESCRIBE THE INTENDED SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES: THE CONTRACTOR SHALL FOLLOW THE SEQUENCE OF MAJOR ACTIVITIES DESCRIBED BELOW, UNLESS THE CONTRACTOR PROPOSED A DIFFERENT SEQUENCE THAT IS EQUAL OR BETTER AT CONTROLLING EROSION AND TRAPPING SEDIMENT AND IS APPROVED BY THE ENGINEER.

FOR EACH CONSTRUCTION PHASE, INSTALL PERIMETER CONTROLS AFTER CLEARING AND GRUBBING NECESSARY FOR INSTALLATION OF CONTROLS BUT BEFORE BEGINNING OTHER WORK FOR THE CONSTRUCTION PHASE. REMOVE PERIMETER CONTROLS ONLY AFTER ALL UPSTREAM AREAS ARE STABILIZED.

1. CONSTRUCT PONDS FOR SEDIMENT COLLECTION.
2. CLEARING AND GRUBBING FOR UTILITY LOCATIONS.
3. CLEARING AND GRUBBING, EARTHWORK, AND STORM SEWER CONSTRUCTION FOR THE OUTFALL FROM THE PONDS.
4. CLEARING AND GRUBBING, EARTHWORK FOR POND CONSTRUCTION.
5. STORM SEWER CONSTRUCTION. CONSTRUCT THE STORM DRAIN PIPE IN THE UPSTREAM DIRECTION.
6. EARTHWORK ASSOCIATED WITH ROADWAYS, AND CONSTRUCTION OF CURB AND GUTTER, SUBGRADE, BASE, PAVEMENT AND SIDEWALK.
7. COMPLETE SITE WORK.
8. STABILIZE THE SITE WITH APPROPRIATE SOD / SEED AND MULCH AS REQUIRED.
9. REMOVE EROSION CONTROL MEASURES PRIOR TO DEMOBILIZATION.

C. TOTAL AREA OF THE SITE (ACRES):

31.8 ACRES

d. Total area of the site to be disturbed (Acres):

31.8 ACRES

e. Existing data describing the soil or quality of any stormwater discharge from the site:
The soils survey is included in the Drainage Report. The results of the soil borings done in the ponds are located in the same reports. In general, the soils are fine sands. The small particle size will make the potential for erosion high. The particle type content will stay in suspension for weeks. This will require effort to filter runoff prior to discharge.

f. Site Map:
The construction plans are being used as the site maps. The location of the required information is described below. The sheet numbers for the plan sheets referenced are identified on the Key Sheet of the construction plans.

– Drainage Patterns:
The drainage basin divides and flow directions are shown on the Drainage Maps. The site drains generally in all directions. Portions of the project drain from the south to the north, other portions from the east to the west, and the remaining portions from the west to the east. The site's basins are divided by ridges. This site's basin is considered an open basin, according to local regulatory requirements. Ultimately, this site drains into the Anclote River and Duck Slough.

The plans and report reflect that the drainage basin divides and flow directions are shown on the Drainage Map. The proposed street profiles show overland flow direction at the right of way line. The arrows above and below the profile represent the flow direction at the left and right property line, respectively. Arrows pointing to the profile indicate runoff coming to the site. Pointing away from the site indicate runoff leaving the site.

– Approximate slopes:
The slopes of the site can be seen in the Plan / Profile sheets of the construction plans. There are pond cross sections located with the Pond Details Sheets. The slope ratios were based on regulatory guidelines.

– Areas of soil disturbance:
The areas to be disturbed are indicated on the SWPPP and Construction Plans for each phase. Also, see the pond detail sheets. Any areas where permanent features are shown to be constructed above or below ground will be disturbed.

– Locations of Temporary Controls:
These are shown on the Construction Plan Sheets. Tables providing summaries of temporary erosion and sediment control items are provided. These controls may require replacement throughout the project.

– Locations of Permanent Controls:
The stormwater ponds are the primary permanent stormwater management controls. These are shown on the Pond Plan Sheets. These controls may require replacement throughout the project.

– Areas to be stabilized:
Temporary stabilization practices are shown in the same location as the temporary controls mentioned above. Permanent stabilization is shown on the Typical Section Sheets, the Plan / Profile Sheets, and the Pond Detail Sheets.

– Surface Waters and Wetland Impacts:
The wetland limits shown on this plan were approved under SWFWMD ERP NO. 13055.001. No wetland impacts are proposed as part of this construction.

– Areas not to be disturbed:
Temporary stabilization practices are shown in the same location as the temporary controls mentioned above. Permanent stabilization is shown on the Typical Section Sheets, the Plan / Profile Sheets, and the Pond Detail Sheets.

g. Northing/Easting of each discharge point and name of receiving water or MS4 of each discharge point:

Number	Receiving Water	Latitude	Longitude
NORTH	ANCLOTE RIVER	28° 11' 59.751"	82° 39' 59.079"
WEST	ANCLOTE RIVER	28° 11' 44.365"	82° 39' 59.234"
SOUTH	DUCK SLOUGH	28° 11' 13.318"	82° 39' 43.787"

3. CONTROLS
Description of appropriate controls, BMPs, and measures for each activity listed in Item 2b as well as time frames in which controls will be implemented:

The following discussion defines general guidelines for the sequence of construction and the use of stabilization and structural practices. The contractor is also responsible for maintaining field records of their SWPPP activities.

a. Temporary and permanent stabilization practices:
During construction, the contractor will provide temporary stabilization as soon as practical, but in no case shall the time be greater than seven calendar days after the construction activity has temporarily or permanently ceased, for areas which have been cleared and not reworked. The entire disturbed portion of the project will be stabilized upon completion.

Stabilization practices to be implemented are included in the Construction Plans and include:

– Temporary sodding:
Install at the limits of phasing in all locations where construction activities have ceased and the liklihood of erosion is high.
– Temporary grassing:
Install in all locations where construction activities has temporarily stopped for a period of 14 days.
– Permanent planting, sodding and seeding:
All disturbed areas will ultimately recieve permanent sodding or seeding.

b. Structural controls intended to divert, store, retain or otherwise limit stormwater flow:
Structural controls shall be installed prior to any earthwork or construction activity. Controls to be implemented are noted in the Construction Plans and include:

– Silt Fence:
Silt fence shall be used along the length of the project as well as around wetlands or other surface waters where the existing ground slopes away form the project or where there is potential for sediment to be directed offsite. Stockpile areas shall include silt fence around the perimeter. Silt fence locations are shown in the Construction Plans.

– Staked turbidity barriers:
N/A
– Floating turbidity barriers:
TO BE INSTALLED AT THE DOWNSTREAM END OF ALL THREE DISCHARGE POINTS.

c. Temporary or permanent sediment basins for areas disturbing 10 acres or more at one time:
See Grading Plan

d. Permanent stormwater management controls to be installed during construction process:
As individual phases of construction are performed, permanent control structures will be installed. These devices will consist of concrete weirs or weir structures with pipe.

e. Potential pollutant controls:
1) Waste disposal:
The contractor is responsible for maintaining field records of their SWPPP activities.

The contractor will provide litter control and collection within the project boundaries during construction activities. All fertilizer, hydrocarbon, or other chemical containers shall be disposed of by the contractor according to EPA's standard practices as detailed by the manufacturer. No solid materials including building and construction materials shall be discharged to wetlands or buried on site.

2) Offsite vehicle tracking:
The contractor is responsible for maintaining field records of their SWPPP activities.

The Contractor may, at their sole discretion, select a control by the following methods:
– Loaded haul trucks to be covered by a tarpaulin
– Excess dirt on road shall be removed daily. The contractor will provide pollution control by implementing dust control with water application during the dust generating activities such as excavation and milling operations.
– Soil Tracking Prevention Device (See SWPP Plan Sheets)

3) Application rates of herbicides/pesticides used at construction site:
The contractor is responsible for maintaining field records of their SWPPP activities.

4) Storage, application, generation, migration of all toxic substances:
The contractor is responsible for maintaining field records of their SWPPP activities.

5) Other:
The contractor is responsible for maintaining field records of their SWPPP activities.

f. Sources of non-stormwater discharges:
The contractor is responsible for maintaining field records of their SWPPP activities.

4. MAINTENANCE PLAN FOR ALL CONTROLS:

The contractor is responsible for maintaining field records of their SWPPP activities.

The contractor will be responsible for daily inspection and maintenance of all erosion control devices throughout the construction phase of the project as well as removal of erosion and sediment control devices when no longer necessary.

The following practices will be used to maintain erosion and sediment controls:
The contractor shall maintain rain gauges on the project site and record daily rainfall.
All control measures will be maintained daily by the contractor.
All devices will be maintained in good working order. If a repair is necessary, it will be initiated within a 24 hours of the inspection.

Structural Practices Controls:
Built-up sediment will be removed from silt fence and staked turbidity barriers when it has reached 1/3 the height of the fence. A proposed replacement interval is 1 year.

Temporary and permanent seeding will be inspected for bare spots, washouts, and healthy growth. Soil tracking prevention devices shall be maintained to prevent clogging of rock bedding which may impede the usefulness of the structure.

Hay bales shall be replaced when they have served their usefulness so as not to block or impede storm flow or drainage. A proposed replacement interval is 3 months.

5. INSPECTION AND DOCUMENTATION PROCEDURES:

The Contractor shall be responsible for completing the weekly inspection report form and maintaining documentation for three years following final stabilization. The contractor shall submit copies of these reports to the owner or authorized representatives prior to final payment for work shown within these plans. Additional inspection and documentation must be completed within 24 hours after any 0.50-inch rainfall event. It is the Contractor's responsibility to maintain rain gauges on the project site and record daily rainfall. Where sites have been permanently stabilized, inspections shall be conducted at least once each month.

The following items need to be inspected:
– points of discharge to waters of the United States.
– points of discharge to municipal separate storm sewer systems.
– disturbed areas of the site that have not been stabilized.
– areas used for storage of materials that are exposed to precipitation.
– structural controls.
– stormwater management controls.
– locations were vehicles enter and exit the site.

The Contractor shall initiate repairs within 24 hours of inspections that indicate items are not in good working order. If inspections indicate that the installed stabilization and structural practices are not sufficient to minimize erosion, retain sediment, and prevent discharging pollutants, the Contractor shall provide additional measures as approved by the Engineer.

AS REQUIRED UNDER FAC 40D, PART B, SECTION 2.8.1.(C) THE OWNER/PERMITTEE "SHALL ENSURE THAT THE SURFACE WATER AND THE STORMWATER MANAGEMENT MEASURES PROPOSED IN THE PLAN ARE EFFECTIVELY IMPLEMENTED UPON COMPLETION OF THE PROJECT OR UNTIL THE PERMANENT SURFACE WATER MANAGEMENT SYSTEM IS OPERATIONAL". THE "PLAN" INCLUDES NOTES, DETAILS AND INSTRUCTIONS FOR STORMWATER MANAGEMENT PRESENTED THROUGH OUT THE PLAN SET. THE OWNER/PERMITTEE HEREBY AGREES TO COMPLY WITH ALL STORMWATER MANAGEMENT ITEMS CONTAINED WITHIN THE PLANS AS SUBMITTED FOR DISTRICT APPOVAL.

All contractors or subcontractors that will implement each measure must accept the following certification:

"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."

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 STORMWATER MANAGEMENT MEASURES PROPOSED IN THE 'PLAN' ARE EFFECTIVELY IMPLEMENTED UNTIL COMPLETION OF THE PROJECT OR UNTIL THE PERMANENT INSTRUCTIONS FOR STORMWATER MANAGEMENT PRESENTED THROUGH OUT THE PLAN SET.

____________________ SIGN NAME (APPLICANT / PERMITTEE / AGENT FOR SWFWMD PERMIT)

____________________ PRINT NAME (APPLICANT / PERMITTEE / AGENT OFR SWFWMD PERMIT)

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.

ALL CONTRACTORS OR SUBCONTRACTORS THAT WILL IMPLEMENT EACH MEASURE MUST ACCEPT THE FOLLOWING CERTIFICATION:

"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."

____________________ PRINT NAME CONTRACTOR-PERMITTEE FOR NPDES PERMIT

____________________ SIGN NAME CONTRACTOR-PERMITTEE FOR NPDES PERMIT

SUBCONTRACTORS

____________________ PRINT NAME (SUBCONTRACTOR) ____________________ PRINT NAME (SUBCONTRACTOR)

____________________ SIGN NAME (SUBCONTRACTOR) ____________________ SIGN NAME (SUBCONTRACTOR)

____________________ PRINT NAME (SUBCONTRACTOR) ____________________ PRINT NAME (SUBCONTRACTOR)

____________________ SIGN NAME (SUBCONTRACTOR) ____________________ SIGN NAME (SUBCONTRACTOR)

SWPP
PLAN NOTES

MITCHELL 54 WEST
MASTER INFRASTRUCTURE
PASCO COUNTY, FLORIDA

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JAIME P. GIRARDI, P.E. # 59332

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SHEET
32

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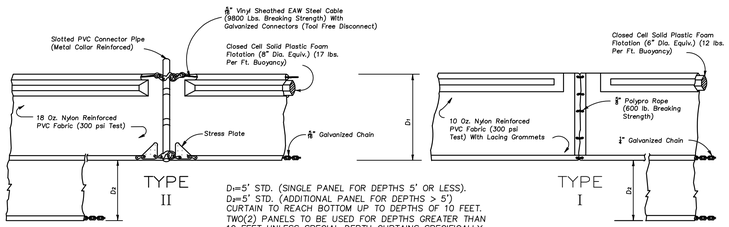
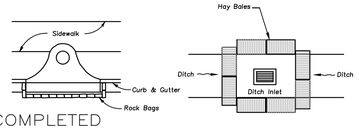


D=5' STD. (SINGLE PANEL FOR DEPTHS 5' OR LESS).
D=5' STD. (ADDITIONAL PANEL FOR DEPTHS > 5') CURTAIN TO REACH BOTTOM UP TO DEPTHS OF 10 FEET. TWO(2) PANELS TO BE USED FOR DEPTHS GREATER THAN 10 FEET UNLESS SPECIAL DEPTH CURTAINS SPECIFICALLY CALLED
FOR IN THE PLANS OR AS DETERMINED BY THE ENGINEER.

NOTICE: COMPONENTS OF TYPED I AND II MAY BE SIMILAR OR IDENTICAL TOO PROPRIETARY DESIGNS. ANY INFRINGEMENT OF THE PROPRIETARY RIGHTS OF THE DESIGNER SHALL BE THE SOLE RESPONSIBILITY OF THE USER. SUBSTITUTIONS FOR TYPES I AND II SHALL BE AS APPROVED BY THE ENGINEER.

FLOATING TURBIDITY BARRIERS

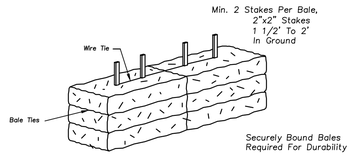
INDEX 103

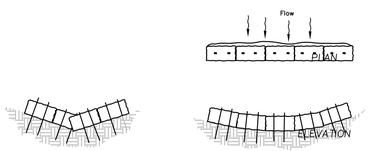


COMPLETED INLET

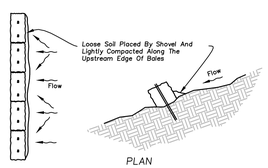
BARRIERS FOR INLETS

DOT INDEX 102

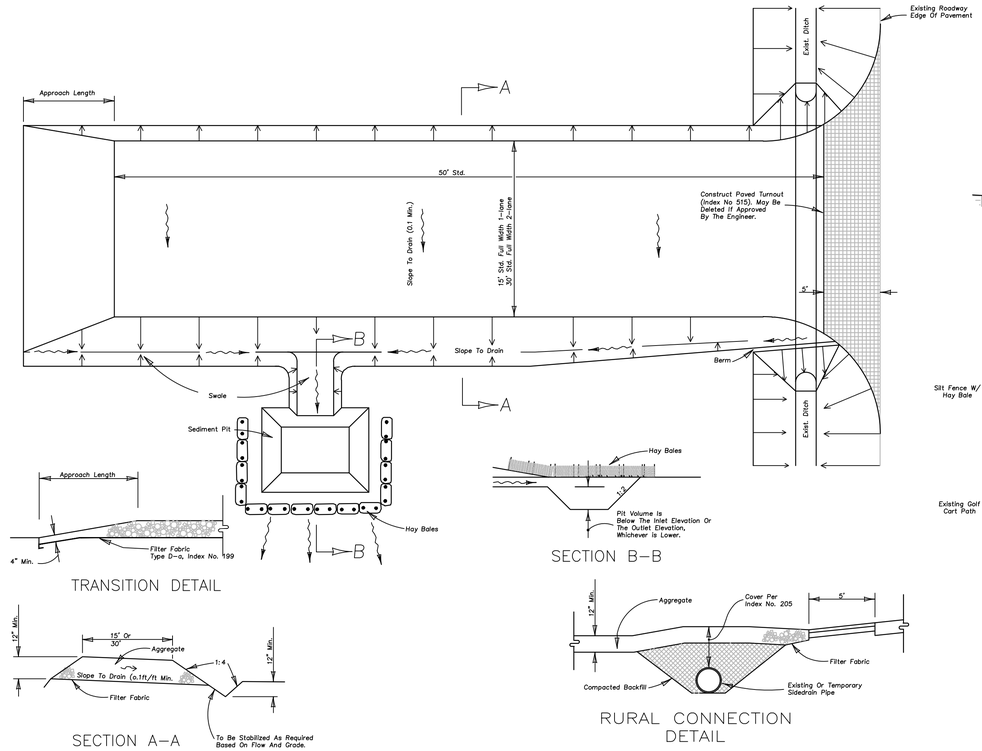




BARRIERS FOR SWALES

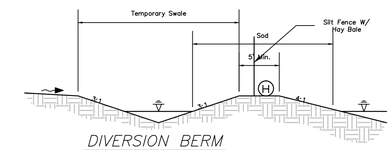


BARRIERS FOR SLOPES



SOIL TRACKING PREVENTION DEVICE

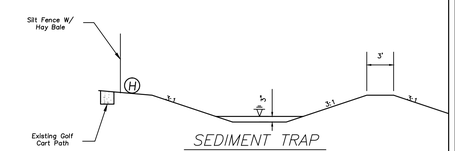
DOT INDEX 106
N. T. S.



DIVERSION BERM

SECTION A-A
N. T. S.

Note: Remove Sediment From Swale When The Depth Exceeds 6".



SEDIMENT TRAP

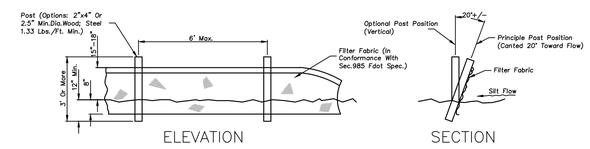
SECTION B-B
N. T. S.

GENERAL NOTES:

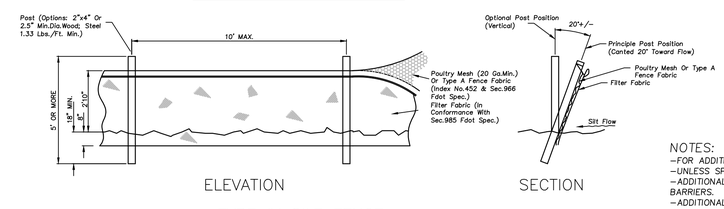
1. PROTECT FUTURE CURB INLETS SHOWN WITHIN PAVED AREAS (SEE SWPP PLAN SHEET). PROTECT THESE CURB INLETS WITH ROCK BAGS AS PER INDEX 102.

2. PROTECT FUTURE GRATE INLETS WITH HAY BALES (SEE SWPP PLAN SHEET). THESE ARE INLETS PROPOSED IN NON-PAVED AREAS. PROTECT THESE INLETS WITH HAY BALES AS PER INDEX 102

3. PROTECT WET AREAS SHOWN WITHIN STORMWATER PONDS (SEE SWPP PLAN SHEET). PROTECT THESE AREAS WITH 30 OF FLOATING TURBIDITY BARRIER AT EACH INFALL STRUCTURE (I.E. MES).



TYPE III SILT FENCE



TYPE IV SILT FENCE

NOTES:
-FOR ADDITIONAL INFORMATION AND DETAILS, SEE F.D.O.T. INDEX NO.102.
-UNLESS SPECIFIED, HAY BARRIERS MAY BE USED IN LIEU OF SILT FENCES.
-ADDITIONAL POSTS AND RAILS MAY BE NECESSARY TO SECURE AND SUPPORT BARRIERS.
-ADDITIONAL FENCE LENGTHS MAY BE REQUIRED BY THE COUNTY ENGINEER OR BY REGULATORY AGENCIES.

DO NOT DEPLOY IN A MANNER THAT SILT FENCES WILL ACT AS A DAM ACROSS PERMANENT FLOWING WATERCOURSES. SILT FENCES ARE TO BE USED AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.

SWPP DETAILS PLAN

MITCHELL 54 WEST
MASTER INFRASTRUCTURE
PASCO COUNTY, FLORIDA

DRAWING UNLESS SIGNED AND SEALED BY REGISTERED PROFESSIONAL

JAME P. GRANDI, P.E. # 59332

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DATE	REV. BY	REV. NO.	REVISION

SHEET
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