

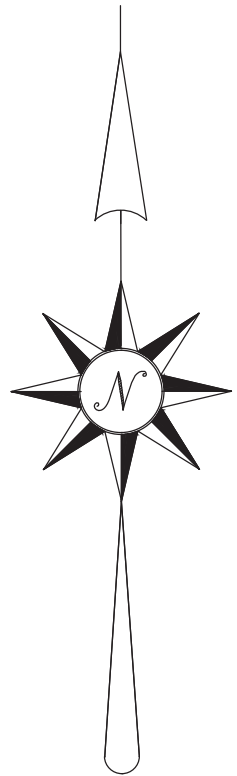
PLAT OF SURVEY A PORTION OF TRACTS 33, 34 AND 36 OF THE TAMPA AND TARPON SPRINGS LAND COMPANY'S SUBDIVISION OF SECTION 11, TOWNSHIP 26 SOUTH RANGE 16 EAST, AND A PORTION OF TRACT 56 OF THE TAMPA AND TARPON SPRINGS LAND COMPANY'S SUBDIVISION OF SECTION 12, TOWNSHIP 26 SOUTH, RANGE 16 EAST, ALL AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 1, PAGES 68, 69 AND 70 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF TRACT "B-1", HUNTER'S RIDGE UNIT SIX -A, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 29, PAGES 10 AND 11 OF SAID PUBLIC RECORDS; THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF SAID TRACT "B-1", NORTH 89°23'28" EAST, A DISTANCE OF 45.21 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE ALONG THE SOUTHERLY BOUNDARY LINE OF SAID TRACT "B-1", AND THE WESTERLY BOUNDARY LINE OF HUNTER'S RIDGE UNIT SIX-B, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 30, PAGES 15 THROUGH 19 OF SAID PUBLIC RECORDS THE FOLLOWING TEN (10) COURSES AND DISTANCES: (1) NORTH 89°23'28" EAST, A DISTANCE OF 236.07 FEET; (2) SOUTH 50°05'39" EAST, A DISTANCE OF 252.50 FEET; (3) SOUTH 25°22'08" EAST, A DISTANCE OF 156.46 FEET; (4) SOUTH 41°42'02" WEST, A DISTANCE OF 69.56 FEET; (5) SOUTH 16°25'16" EAST, A DISTANCE OF 72.81 FEET; (6) SOUTH 31°37'10" EAST, A DISTANCE OF 82.31 FEET; (7) SOUTH 43°05'35" EAST, A DISTANCE OF 146.63 FEET; (8) SOUTH 15°56'17" EAST, A DISTANCE OF 49.13 FEET; (9) SOUTH 36°22'58" WEST, A DISTANCE OF 49.97 FEET; (10) SOUTH 64°47'16" EAST, A DISTANCE OF 115.35 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 1998, PAGE 1653 OF SAID PUBLIC RECORDS; THENCE ALONG SAID WESTERLY BOUNDARY LINE AND THE NORTHERLY BOUNDARY LINE OF HUNTER'S RIDGE UNIT ONE AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 25, PAGES 118 THROUGH 120 OF SAID PUBLIC RECORDS THE FOLLOWING TWO (2) COURSES AND DISTANCES: (1) SOUTH 51°15'05" WEST, A DISTANCE OF 66.82 FEET; (2) 163.49 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 700.00 FEET, A CENTRAL ANGLE OF 13°22'55" AND A CHORD OF 163.12 FEET, WHICH BEARS SOUTH 68°27'22" WEST TO THE NORTHEAST CORNER OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 4390, PAGE 1855 OF SAID PUBLIC RECORDS; THENCE ALONG THE NORTHERLY BOUNDARY LINE OF SAID PARCEL AND THE PARCELS DESCRIBED IN OFFICIAL RECORDS BOOK 8935, PAGE 1000, OFFICIAL RECORDS BOOK 9072, PAGE 2845, AND OFFICIAL RECORDS BOOK 3933, PAGE 0639 OF SAID PUBLIC RECORDS THE FOLLOWING SEVEN (7) COURSES AND DISTANCES: (1) 57.79 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 60.79 FEET, A CENTRAL ANGLE OF 54°28'12" AND A CHORD OF 55.64 FEET WHICH BEARS NORTH 00°07'19" EAST; (2) NORTH 34°48'13" WEST, A DISTANCE OF 130.79 FEET; (3) NORTH 38°32'11" WEST, A DISTANCE OF 143.03 FEET; (4) NORTH 42°38'08" WEST, A DISTANCE OF 90.65 FEET; (5) NORTH 50°40'42" WEST, A DISTANCE OF 279.55 FEET; (6) NORTH 62°02'45" WEST, A DISTANCE OF 70.90; (7) 37.70 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 24.00 FEET, A CENTRAL ANGLE OF 89°59'48" AND A CHORD OF 33.94 FEET, WHICH BEARS SOUTH 72°57'15" WEST FEET TO THE WESTERLY BOUNDARY LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 3933, PAGE 0639; THENCE ALONG SAID WESTERLY BOUNDARY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES: (1) SOUTH 27°57'15" WEST, A DISTANCE OF 176.60 FEET; (2) SOUTH 39°19'22" WEST, A DISTANCE OF 58.53 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF LITTLE ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 888, PAGE 1739 OF SAID PUBLIC RECORDS; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE 15.01 FEET ALONG THE ARC OF CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 107.89 FEET, A CENTRAL ANGLE OF 07°58'14" AND A CHORD OF 15.00 FEET WHICH BEARS NORTH 50°06'30" WEST TO THE SOUTHEAST CORNER OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 5348, PAGE 1882 OF SAID PUBLIC RECORDS; THENCE ALONG THE EASTERLY BOUNDARY LINE OF SAID PARCEL THE FOLLOWING THREE (3) COURSES AND DISTANCES TO THE POINT OF BEGINNING: (1) NORTH 39°19'52" EAST, A DISTANCE OF 56.92 FEET; (2) NORTH 27°57'15" EAST, A DISTANCE OF 408.47 FEET; (3) NORTH 35°14'45" WEST, A DISTANCE OF 101.53 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL CONTAINS 5.71 ACRES MORE OR LESS. (CLOSES 0.014 J.M.M.)

GENERAL NOTES

- THE PROPERTY DESCRIPTION SHOWN HEREON WAS WRITTEN BY PRECISION SURVEYING & MAPPING, INC. AT THE REQUEST OF THE CLIENT.
- EXISTING INSTRUMENTS, IF ANY, REFLECTING EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS AND/OR OWNERSHIP, WERE NOT FURNISHED EXCEPT AS SHOWN HEREON.
- UNDERGROUND INSTALLATIONS OR IMPROVEMENTS, INCLUDING BUILDING FOUNDATIONS, HAVE NOT BEEN LOCATED EXCEPT AS SHOWN HEREON.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988. x5.4 DENOTES ELEVATION IN FEET.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO THE RULES, REGULATIONS, ORDINANCES AND/OR JURISDICTIONS OF LOCAL, STATE AND/OR FEDERAL AGENCIES, IF ANY. THE REQUIREMENTS OF SAID REGULATIONS, ORDINANCES AND/OR JURISDICTIONS ARE NOT SHOWN HEREON UNLESS STATED OTHERWISE.
- BEARINGS SHOWN HEREON ARE BASED ON THE PLAT BEARING OF NORTH 89°23'28" EAST, FOR THE SOUTHERLY BOUNDARY LINE OF TRACT "B-1", HUNTER'S RIDGE UNIT SIX-A AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 29, PAGES 10 AND 11 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
- THE PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN ZONE "X" PER F.I.R.M. PANEL NO. 12101C0356F DATED SEPTEMBER 26, 2014.

- THE PROPERTY SHOWN ON THIS SURVEY MAY CONTAIN WETLANDS SUBJECT TO JURISDICTION BY GOVERNMENTAL AGENCIES; THE LIMITS OF SAID WETLANDS, IF ANY, ARE NOT SHOWN HEREON.
- THE IDENTIFICATION OF THE TREES SHOWN HEREON IS FOR INFORMATIONAL PURPOSES ONLY. A CERTIFIED ARBORIST SHOULD BE CONSULTED TO CONFIRM ACCURATE SPECIES IDENTIFICATION.
- PROJECT BENCH MARK NO. 1: FOUND NAIL & DISK MARKED POLARIS LB 6113 IN A STORM INLET LOCATED IN THE CENTERLINE OF THE ACCESS ROAD. ELEVATION = 25.43'
- PROJECT BENCH MARK NO. 2: SET MAG NAIL & TIN TAB AT THE NORTHEAST CORNER OF THE INTERSECTION OF THE ACCESS ROAD AND THE SHOPPING CENTER PARKING LOT. ELEVATION = 28.38'

SEC. 11 & 12, TWP. 26 S., RNG. 16 E.



LEGEND

- INV. = INVERT
RNG. = RANGE
SEC. = SECTION
EL. = ELEVATION
(TYP.) = TYPICAL
TWP. = TOWNSHIP
CONC. = CONCRETE
P.V.C. = POLY VINYL CHLORIDE
R.C.P. = REINFORCED CONCRETE PIPE
- ⊕ = SANITARY SEWER MANHOLE
⊙ = STORM SEWER MANHOLE
⊘ = OAK TREE - DIAMETER IN INCHES
⊚ = PALM TREE - DIAMETER IN INCHES
⊔ = PINE TREE - DIAMETER IN INCHES
⊗ = BAY TREE - DIAMETER IN INCHES
⊕ = UNDERGROUND GAS MARKER
◆ = GAS VALVE
⊙ = FIRE HYDRANT
⊕ = WATER METER
⊖ = WATER VALVE
⊔ = STREET SIGN
⊕ = GUY ANCHOR
⊕ = LIGHT POLE
⊕ = UTILITY POLE
⊕ = TELEPHONE PEDESTAL
— = OVERHEAD UTILITY LINE
■ = CONCRETE
■ = ASPHALT PAVING

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1 (R)	13°22'55"	700.00'	163.49'	163.12'	S 68°27'22" W
C1 (W)				163.05'	S 68°28'25" W
C2 (R)	54°28'12"	60.79'	57.79'	55.64'	N 00°07'19" E
C2 (W)				55.51'	N 00°00'14" E
C3 (R)	89°59'48"	24.00'	37.70'	33.94'	S 72°57'15" W
C3 (W)				33.94'	S 72°02'43" W
C4 (R)	07°58'14"	107.89'	15.01'	15.00'	N 50°06'30" W
C4 (W)				15.02'	N 50°08'44" W

NOTE:

PRIOR TO THE START OF ANY CLEARING OR GRUBBING, OR ANY SOIL DISTURBANCE, CONTACT PASCO COUNTY STORMWATER MANAGEMENT AT (727) 834-3673 FOR SOIL EROSION AND SEDIMENT CONTROL PRE-INSPECTION MEETING.

EXISTING CONDITIONS

SURVEY

HUNTER'S RIDGE

MULTI-FAMILY

PASCO COUNTY, FLORIDA

REGENCY
Design & Engineering, Inc.

9400 RIVER CROSSING BOULEVARD, SUITE 104, NEW PORT RICHEY, FLORIDA 34625
727/375-1156 EXT. 4 - FAX 727/375-1156
CERTIFICATE OF AUTHORIZATION NO. 20566

REUSE OF DOCUMENT
THIS DOCUMENT, COMPRISED OF THE INCORPORATED IDEAS AND DESIGNS AS AN INSTRUMENT OF PROFESSIONAL REGENCY DESIGN & ENGINEERING AND IS NOT FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN AUTHORIZATION OF REGENCY DESIGN & ENGINEERING.

DATE	REV	BY	REVISION
5/11/16	1	HJH	SWIMD RAI #1
7/15/16	2	HJH	COUNTY RAI
8/12/16	3	HJH	REV 24" RCP STIMPIPE TO 30" RCP

SHEET

3

FOR: TRI COUNTY DEVELOPMENT, INC.
DATE OF SURVEY: AUGUST 18, 2015
TYPE OF SURVEY: BOUNDARY & TOPOGRAPHIC

GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL PERFORM ALL CONSTRUCTION IN ACCORDANCE WITH THE LINES AND GRADES SHOWN ON THE PLANS AND TO THE 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 PLACED 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 MANAGEMENT OF TRAFFIC, INCLUDING FIDELITY, VIA ADHERENCE TO THE FOLLOWING: FIDELITY AND TRAFFIC CONTROL STANDARDS 6001-680 (2004 EDT), THE U.S.D.O.T. MANUAL OR UNIFORM TRAFFIC DEVICES (MUTCO), AND THE REQUIREMENTS OF PASCO COUNTY.
13. ALL DIMENSIONS SHOWN, WHERE CURB IS APPLICABLE, ARE TO THE BACK OR CURB. PIPE LENGTHS SHOWN, WHERE MITERED ENDS ARE CALLED FOR, INCLUDE IN THE PIPE LENGTH PLUS THE "T" DIMENSION FOR 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 MANHOLE RINGS SHALL BE INSTALLED IN ACCORDANCE WITH FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS. ALL CROSS DRAINS SHALL BE STEEL REINFORCED CONCRETE PIPE (SRCP) NO EXCEPTION.
5. 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:

GEOTECHNICAL RECOMMENDATIONS FOR THE PROJECT ARE INCLUDED IN THE REPORT PREPARED BY BTL ENGINEERING SERVICES, INC. DATED NOVEMBER 11, 2015. THESE RECOMMENDATIONS INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

SITE PREPARATION

1. INITIAL SITE PREPARATION SHOULD CONSIST OF PERFORMING CLEARING, GRUBBING AND REMOVAL OF TOPSOIL, 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 TOWNHOME BUILDING FOOTPRINTS. 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 HEAVY WEIGHT VIBRATORY DRUM ROLLER HAVING A TOTAL OPERATING STATIC WEIGHT (INCLUDING FUEL AND WATER) OF AT LEAST 5 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 FOOTPRINTS 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. UPON COMPLETION OF THE BUILDING FOOTING EXCAVATION AND PRIOR TO PLACEMENT OF REINFORCING STEEL AND CONCRETE, WE RECOMMEND COMPACTION OF THE BOTTOM OF THE FOOTINGS WITH THE VIBRATORY COMPACTOR OVER EACH FOOTING. THE BOTTOM OF FOOTINGS SHALL BE EXAMINED BY THE ENGINEER OR HIS REPRESENTATIVE TO DETERMINE IF THE SOIL IS VERTICALLY FREE OF ALL ORGANIC AND/OR DELETERIOUS MATERIAL, AND IF THE COMPACTION AND SOIL PRESSURES ARE ACHIEVED OR IF ADDITIONAL COMPACTION IS REQUIRED.

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

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. 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. 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 (ASHTO T-180).
3. 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 (ASHTO 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.
5. THE CONTRACTOR SHALL TAKE INTO ACCOUNT THE FINAL CONTOURS AND GRADES AS ESTABLISHED BY THE PAVING AND DRAINAGE PLAN WHEN EXECUTING ANY BACKFILLING AND / OR COMPACTION OPERATIONS.

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 IN WETLANDS 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 SOLID 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 ENROACHING 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 RETENTION 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 MAINTENANCE AND SURFACES 4:1 OR STEEPER SHALL BE SODDED. ALL OTHER UNPAVED SURFACES WHICH EXPERIENCE UNDOE 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 SURVEY OF THE 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, 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 10 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 GRATES/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.

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.

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, JULY 2006 EDITION.
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 FLUNG 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 1-866-372-4663
BRIGHTHOUSE NETWORKS 1-877-897-7333
VERIZON (727) 562-1178
CLEARWATER GAS (727) 638-0763
PASCO COUNTY UTILITIES (813) 235-6189

6. ALL PVC FORCE MAINS, UNLESS SPECIFIED OTHERWISE, SHALL BE AWWA C-909, CLASS 200, AWWA C900, CLASS 50, 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 ASTM 3034 SDR35 PVC BELL AND SPIGOT GASKETED JOINTS FOR DEPTHS LESS THAN 12'. FOR DEPTHS GREATER THAN 12', ASTM 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.

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 IS 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 ORDINANCE 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 SELF VEGETATION (INCLUDING CATTAILS) FROM WET DETENTION PONDS IS PROHIBITED UNLESS OTHERWISE APPROVED BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFMD). 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 SWFMD'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 MAY 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 FOR NOT 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 ACCORDINGS 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.

FIRE PROTECTION NOTES:

1. PROJECT MUST COMPLY WITH PASCO COUNTY FIRE HYDRANT ORDINANCE NO. 46-51.
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, 10.3.4.1 : CLEARANCES OF 15 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. GATED ENTRIES REQUIRE A SIREN CREATING SYSTEM OR A 3M OPTICOM SYSTEM FOR EMERGENCY ACCESS.

GENERAL NOTES

HUNTERS RIDGE MULTI-FAMILY
PASCO COUNTY, FLORIDA

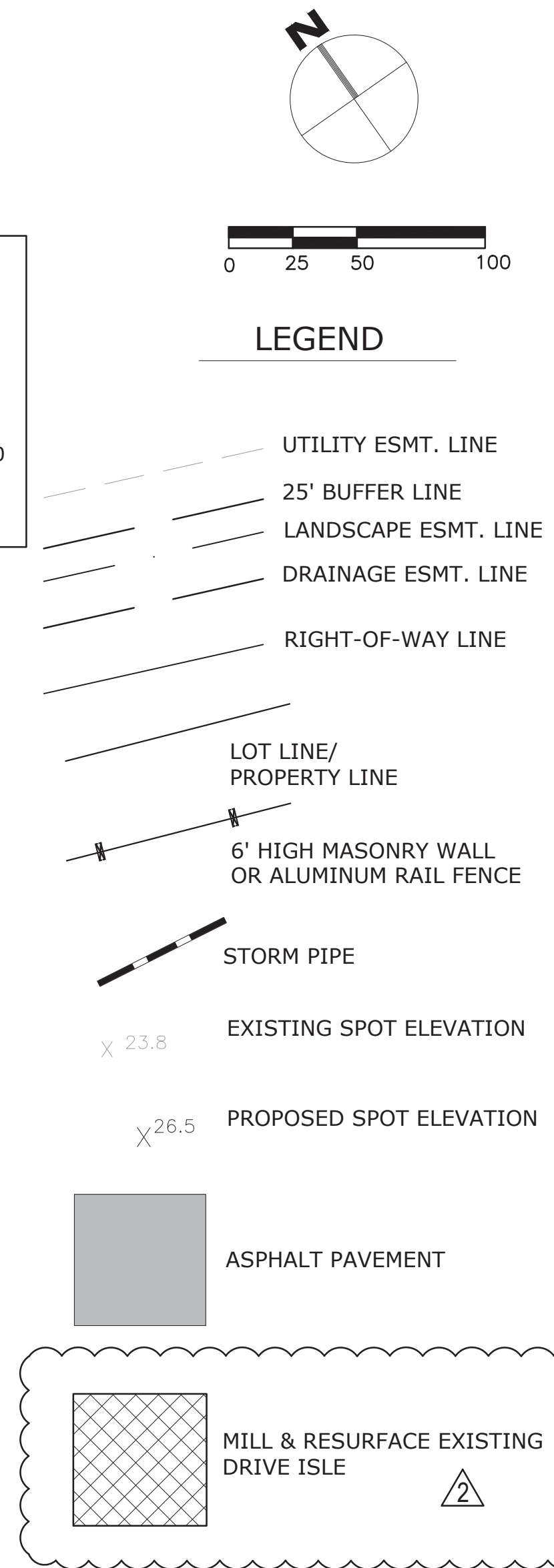
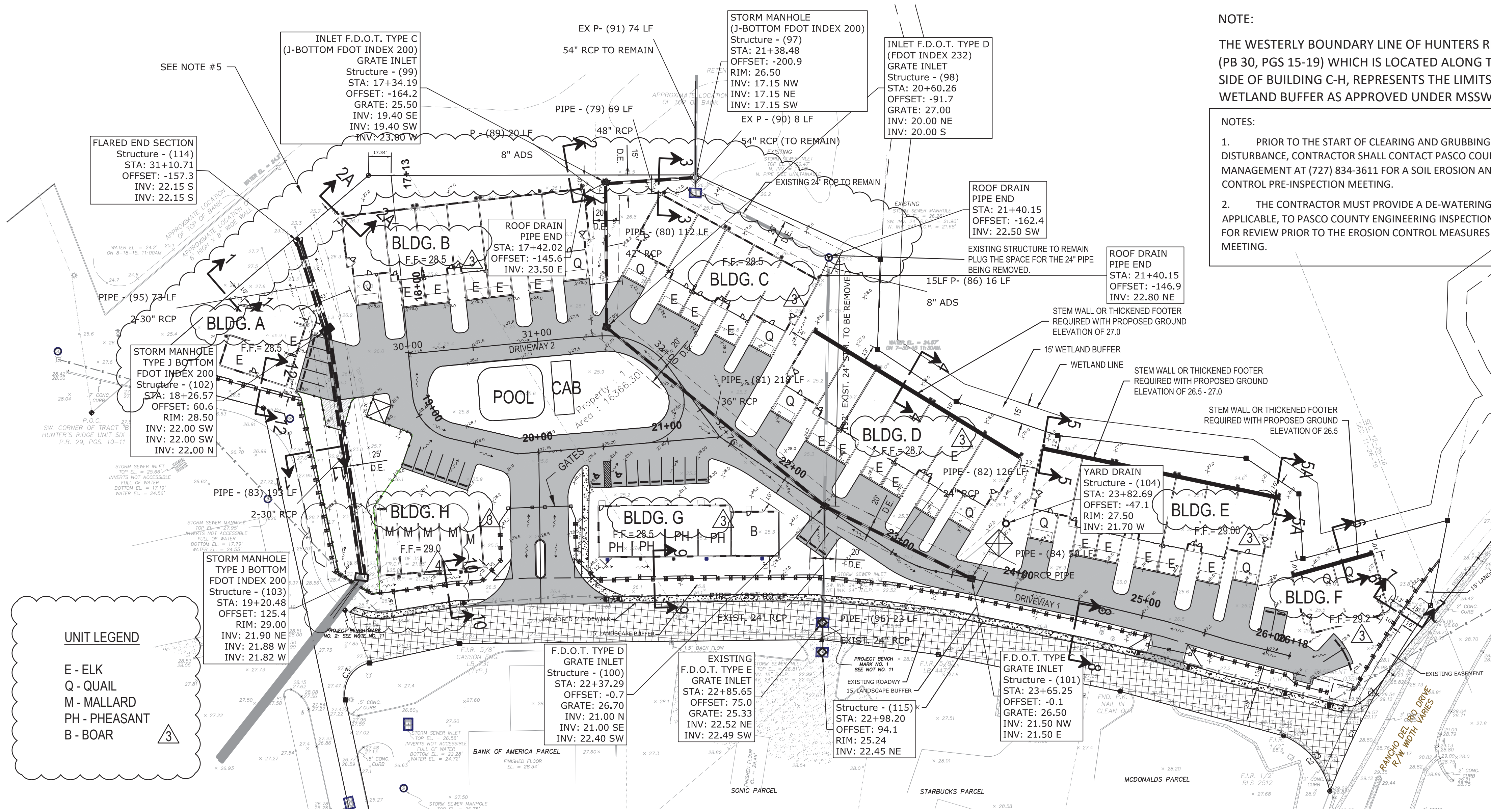
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REVISION

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- NOTE:
- THE WESTERLY BOUNDARY LINE OF HUNTERS RIDGE UNIT SIX-B (PB 30, PGS 15-19) WHICH IS LOCATED ALONG THE NORTHEAST SIDE OF BUILDING C-H, REPRESENTS THE LIMITS OF THE WETLAND BUFFER AS APPROVED UNDER MSSW 881.005.
- NOTES:
1. PRIOR TO THE START OF CLEARING AND GRUBBING OR ANY SOIL DISTURBANCE, CONTRACTOR SHALL CONTACT PASCO COUNTY STORMWATER MANAGEMENT AT (727) 834-3611 FOR A SOIL EROSION AND SEDIMENT CONTROL PRE-INSPECTION MEETING.
 2. THE CONTRACTOR MUST PROVIDE A DE-WATERING PLAN, IF APPLICABLE, TO PASCO COUNTY ENGINEERING INSPECTIONS AT (727) 834-3670 FOR REVIEW PRIOR TO THE EROSION CONTROL MEASURES PRE-INSPECTION MEETING.

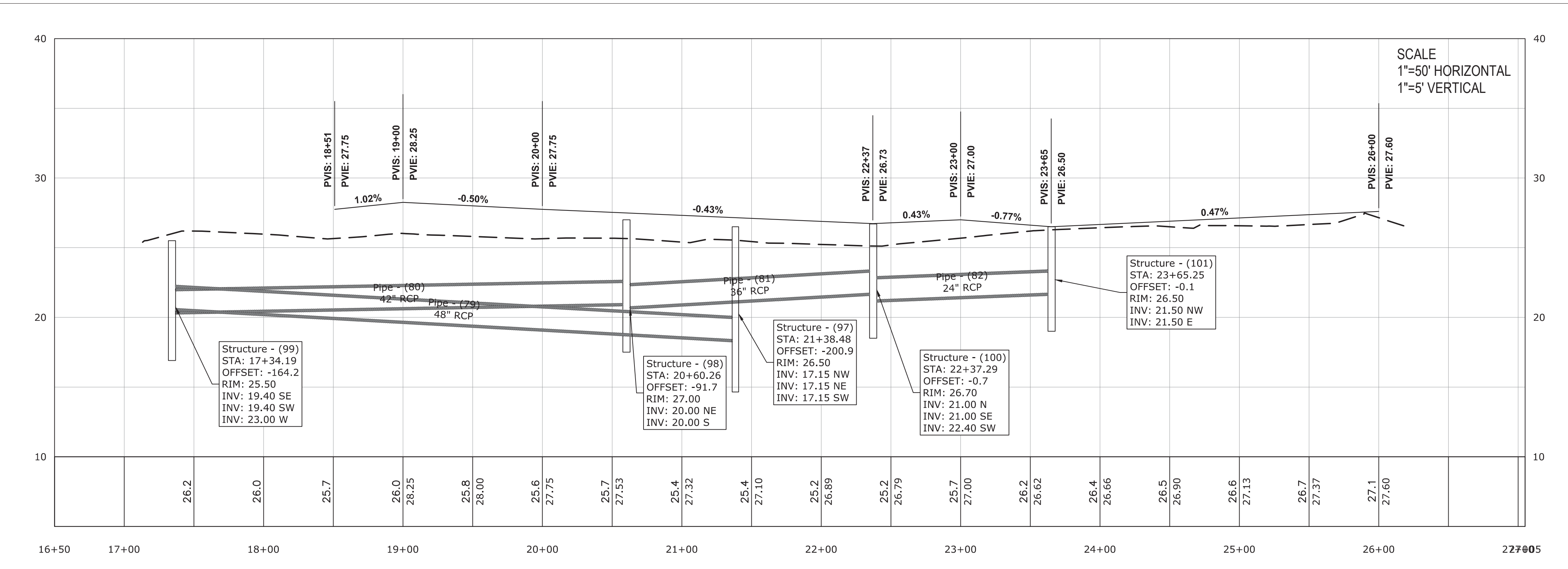
- UNIT LEGEND
- E - ELK
 - Q - QUAIL
 - M - MALLARD
 - PH - PHEASANT
 - B - BOAR

- NOTE:
1. WHERE VERTICAL DISTANCE IS GREATER THAN 12" A STEM WALL SHALL BE USED ON ALL FOUNDATIONS.
 2. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EXISTING FLOW FROM OUT PARCELS LOCATED SOUTH OF THE PROJECT AREA WHICH CURRENTLY UTILIZE THE EXISTING PIPE OUTFALL TO THE POND TO THE NORTH. THE RE-ROUTING OF THE NEW PIPE FROM STRUCTURE S-100 TO STRUCTURE S-97 SHALL BE COMPLETE AND INSPECTED / APPROVED BY THE ENGINEER PRIOR TO ABANDONMENT / REMOVAL OF THE EXISTING PIPE SHOWN ON THIS PLAN.
 3. IT IS ESTIMATED THAT THIS SITE WILL REQUIRE APPROXIMATELY 15,000 C.Y. OF IMPORT MATERIAL. CONTRACTOR SHALL BE RESPONSIBLE FOR ACTUAL EARTHWORK CALCULATIONS FOR BIDDING AND PAYMENT PURPOSES.
 4. DRAINAGE RIGHTS FROM THE SUBJECT PARCEL ARE PROVIDED UNDER THE DRAINAGE EASEMENT RECORDS IN OFFICIAL RECORDS BOOK 1910, PAGES 807-827 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
 5. EXISTING SWALE ALONG THE NORTH PROPERTY LINE SHALL BE RESTORED TO MATCH THE PERMITTED CONDITIONS OF MSSW 881.005. THIS RESTORATION SHALL INCLUDE THE REMOVAL OF ALL NUISANCE VEGETATION, REGRADING TO PROVIDE A BOTTOM ELEVATION OF 21.3 NAVD-88, 4:1 SIDE SLOPES AND RE-SODDING/SEEDING AS REQUIRED. THIS WORK MUST BE COMPLETED PRIOR TO FINAL INSPECTION BY PASCO COUNTY AND FINAL GRADES SHALL BE INCLUDED IN THE AS-BUILT SURVEY PROVIDED BY CONTRACTOR.

BENCHMARK INFORMATION

BM #1 : FOUND NAIL & DISK MARKED POLARIS LB 6113 IN A STORM INLET LOCATED IN THE CENTERLINE OF THE ACCESS ROAD, ELEVATION = 25.43'

BM #2 : SET MAG NAIL & TIN TAB AT THE NORTHEAST CORNER OF THE INTERSECTION OF THE ACCESS ROAD AND THE SHOPPING CENTER PARKING LOT, ELEVATION = 28.38'



PAVING GRADING AND DRAINAGE PLAN

HUNTERS RIDGE MULTI-FAMILY

PASCO COUNTY, FLORIDA

REGENCY

Design & Engineering, Inc.

8400 RIVER CROSSING BOULEVARD, SUITE 104, NEW PORT RICHEY, FLORIDA 34655

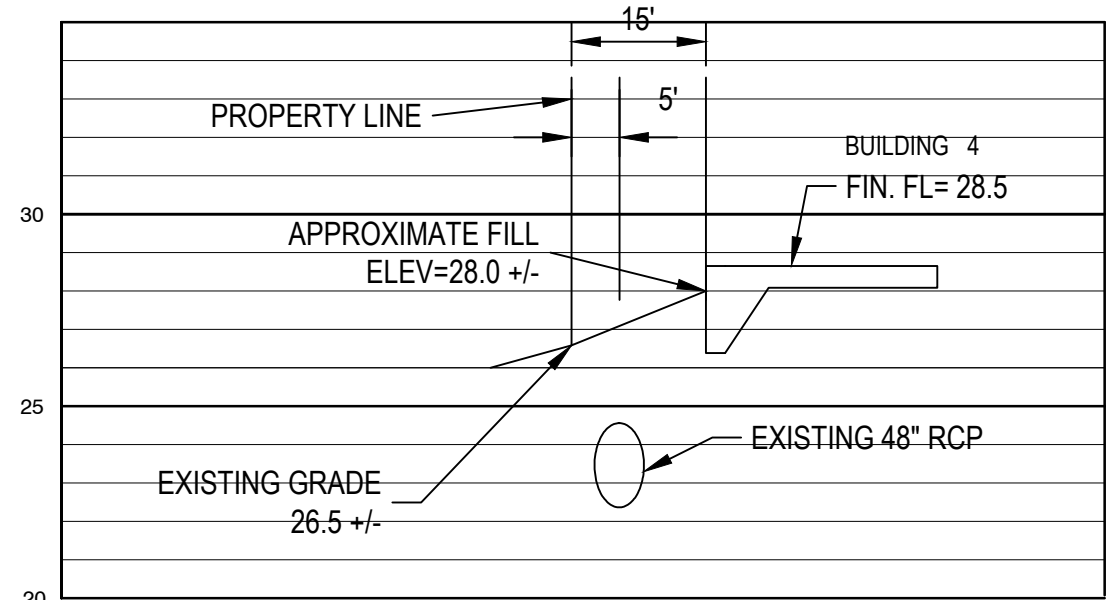
727-375-1155 EXT. 4 - FAX 727-375-1156

CERTIFICATE OF AUTHORIZATION

DATE	REV.	BY	REV.	REVISION
5-11-16	1	HAH		SWP&MD T&E #1
7-19-15		HAH	2	COUNTY T&E
8-04-15		HAH	3	COUNTY T&E
8-12-16		HAH	4	REV. 24" RCP STIM PIPE TO 36" RCP

SHEET

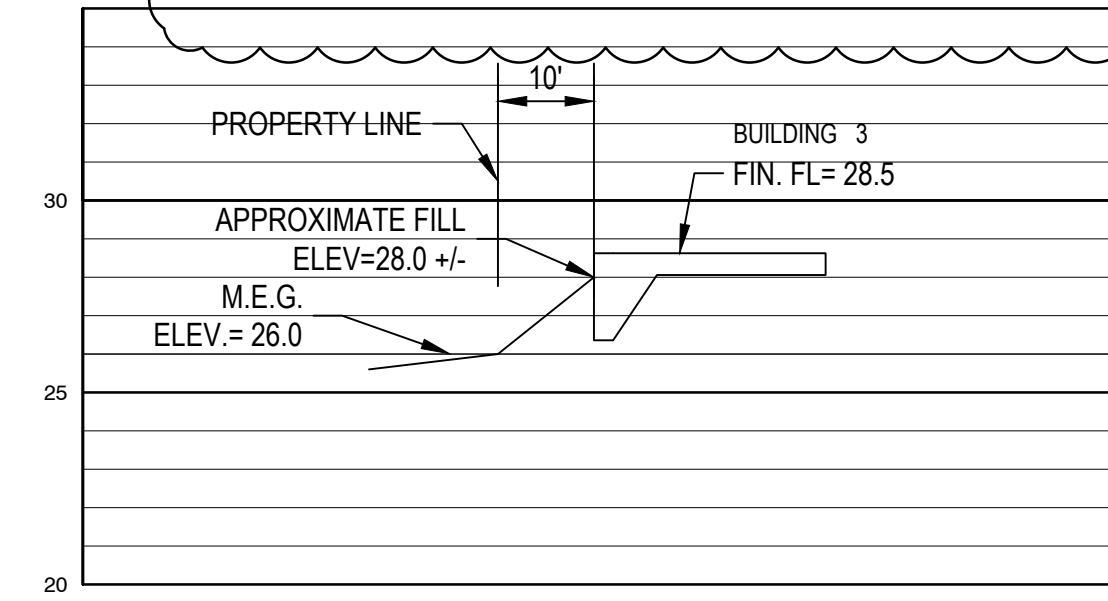
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SECTION 3-3

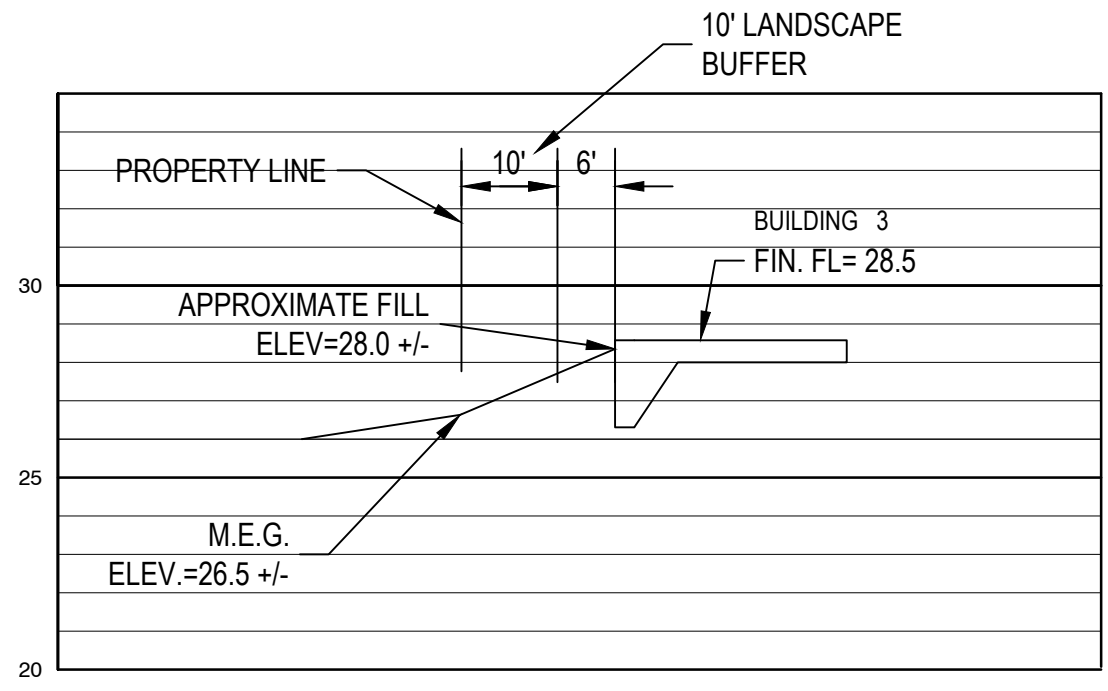
HORIZ. SCALE: 1"=20'
VERT. SCALE: 1"=5'

NOTE:
TIE-IN SLOPES FROM BUILDING TO PROPERTY LINE
SHALL NOT EXCEED 4:1 SLOPES.



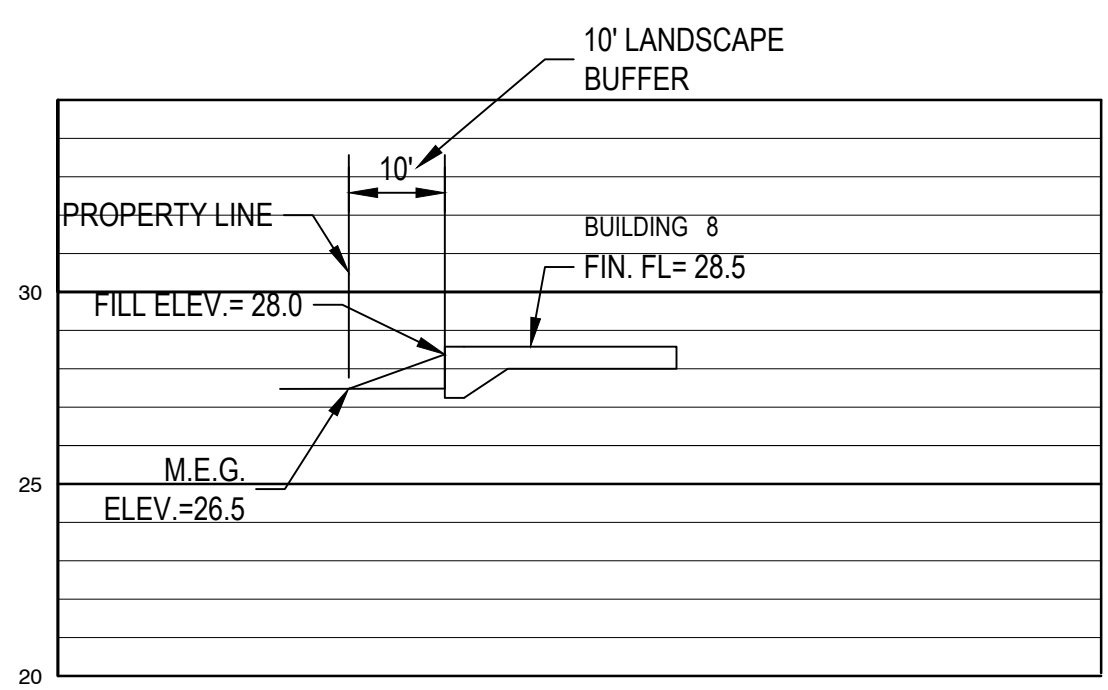
SECTION 2A-2A

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VERT. SCALE: 1"=5'



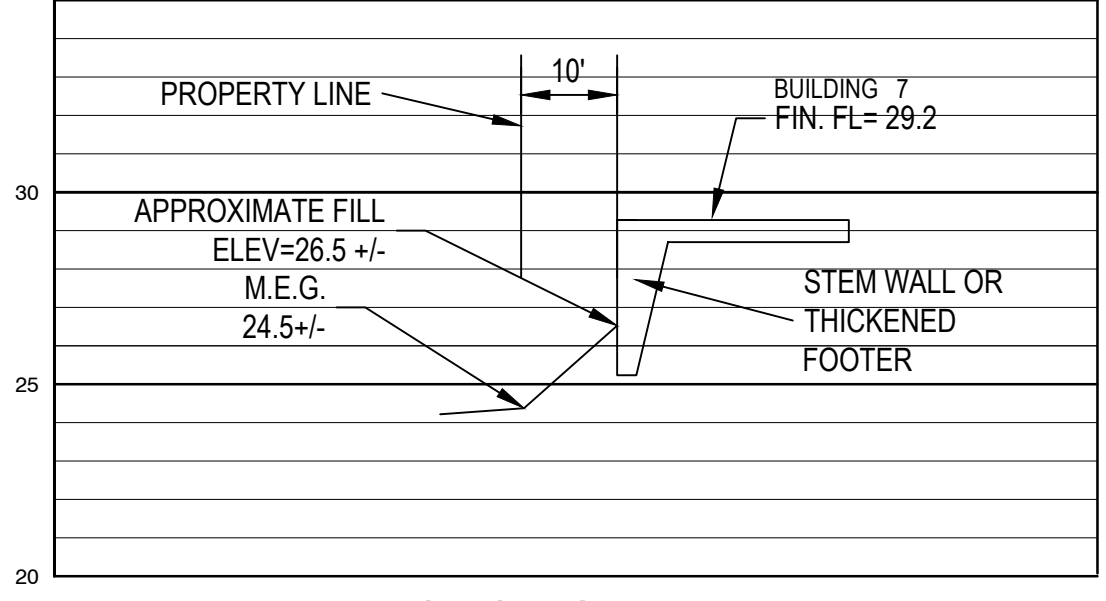
SECTION 2-2

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VERT. SCALE: 1"=5'



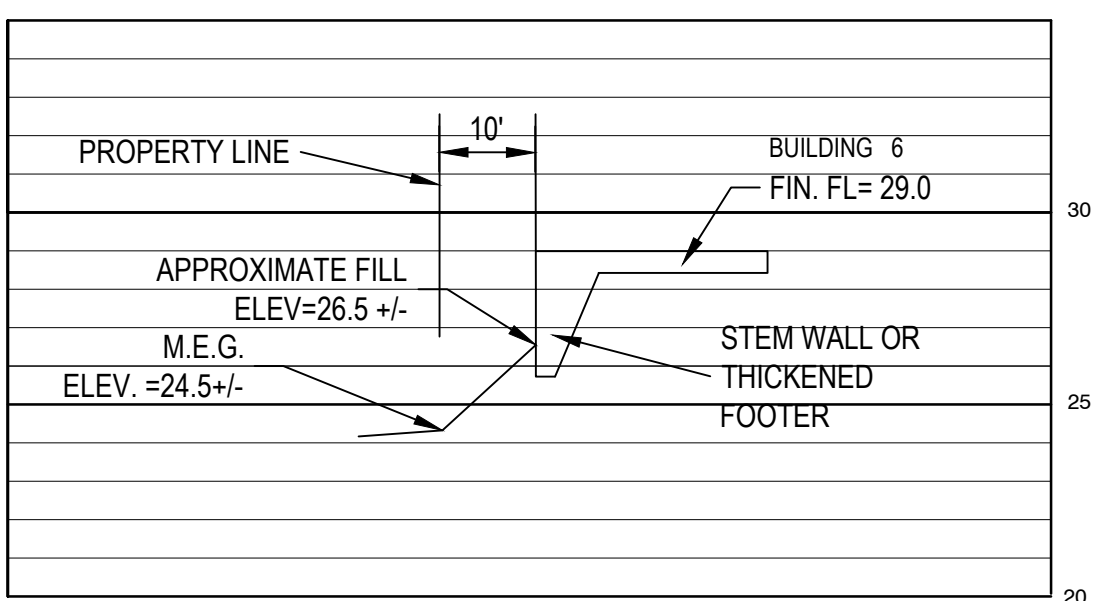
SECTION 1-1

HORIZ. SCALE: 1"=20'
VERT. SCALE: 1"=5'



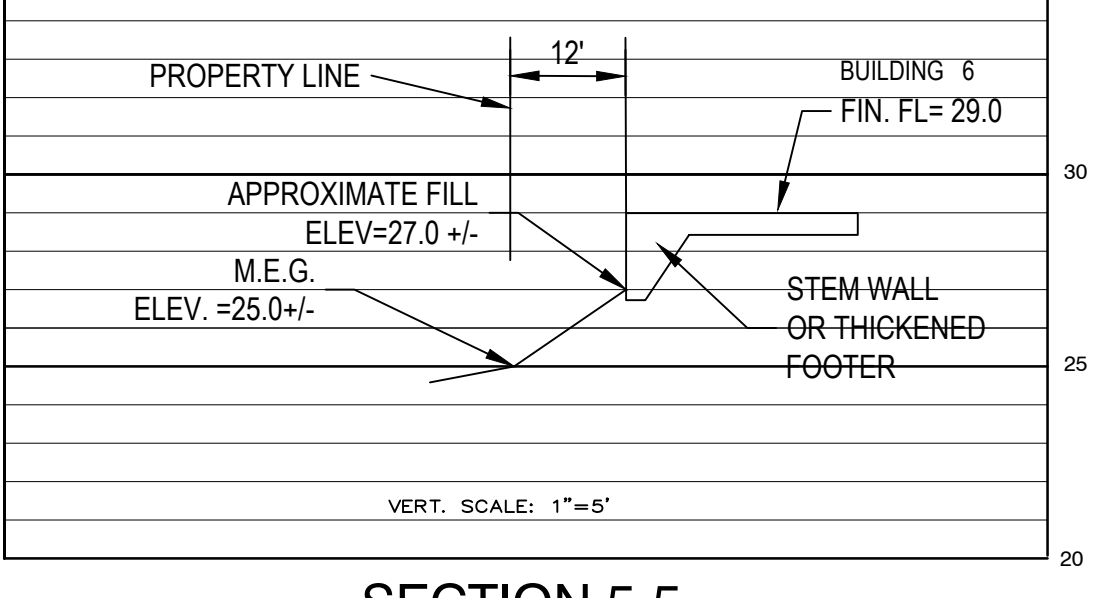
SECTION 6-6

HORIZ. SCALE: 1"=20'
VERT. SCALE: 1"=5'



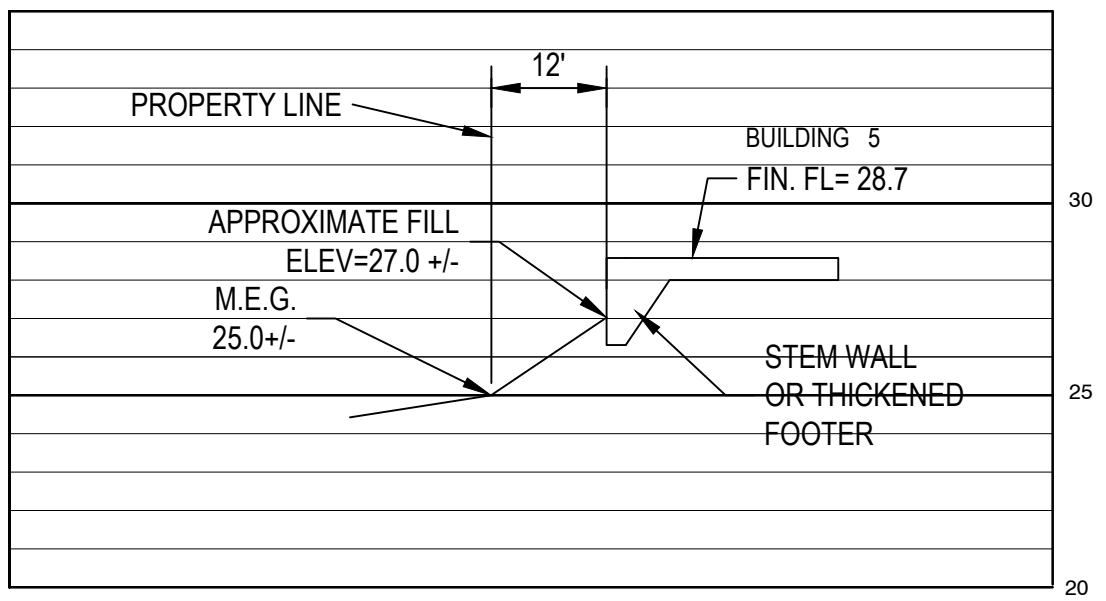
SECTION 5A-5A

HORIZ. SCALE: 1"=20'
VERT. SCALE: 1"=5'



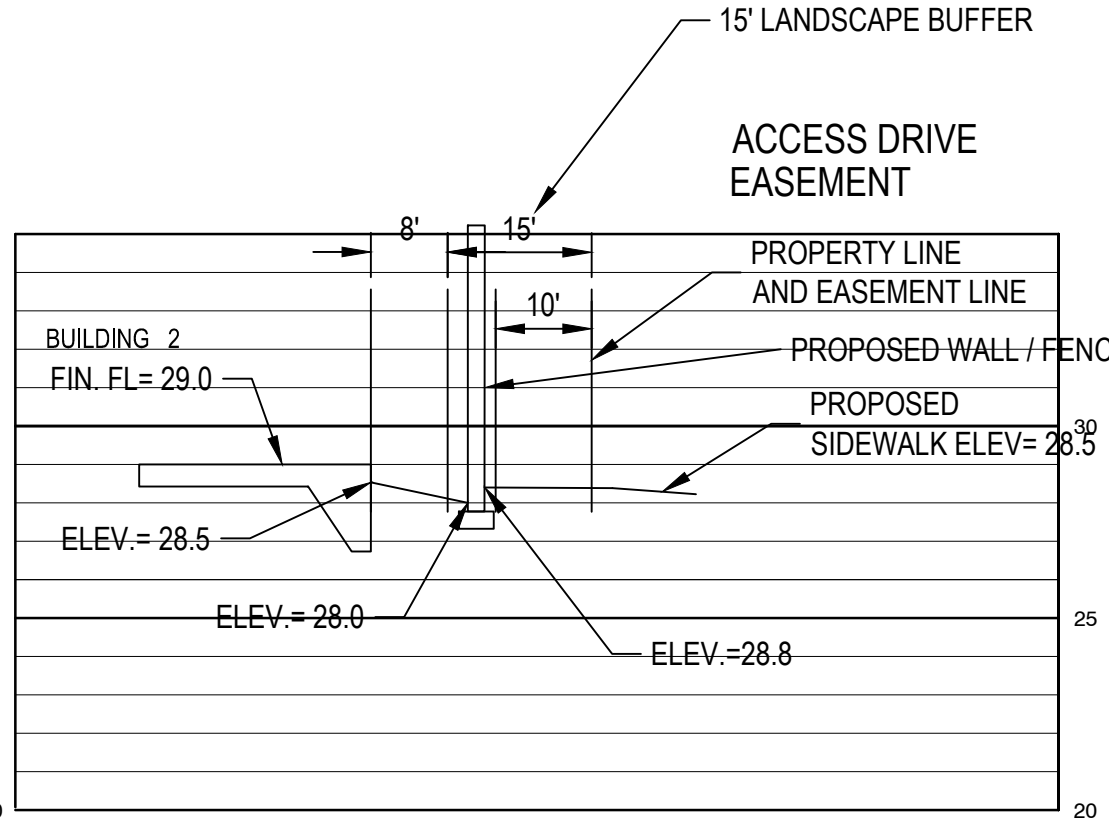
SECTION 5-5

HORIZ. SCALE: 1"=20'



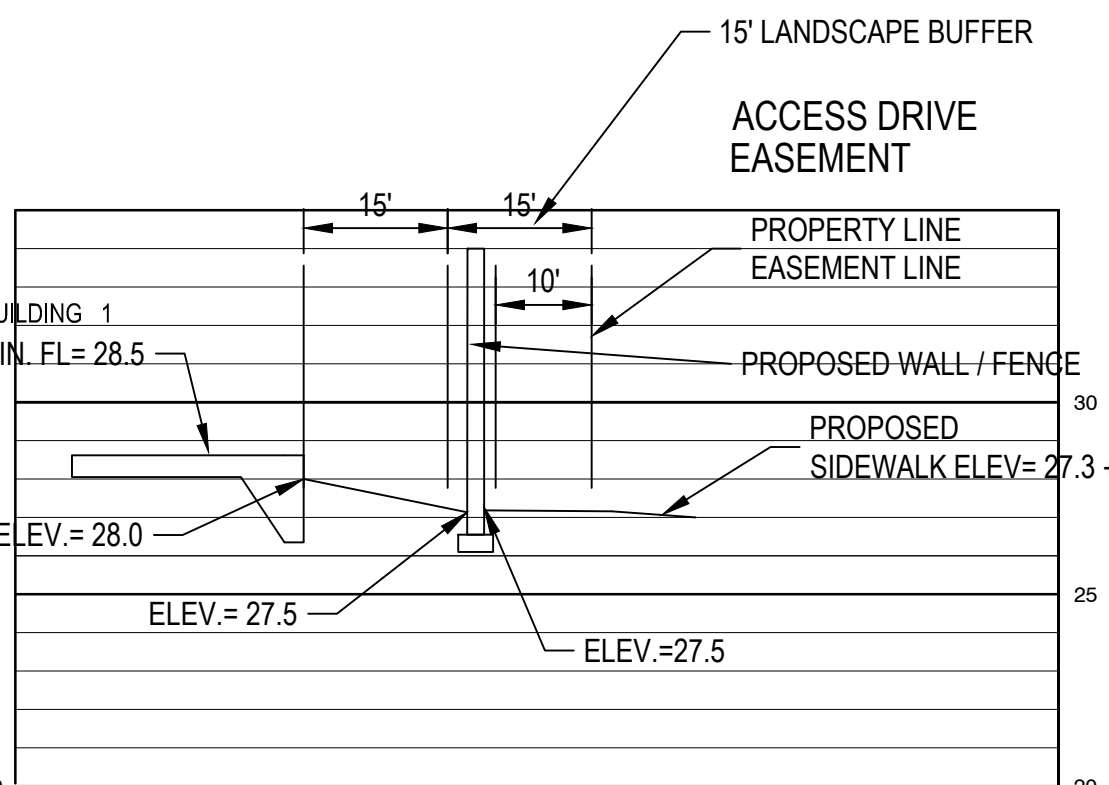
SECTION 4-4

HORIZ. SCALE: 1"=20'
VERT. SCALE: 1"=5'



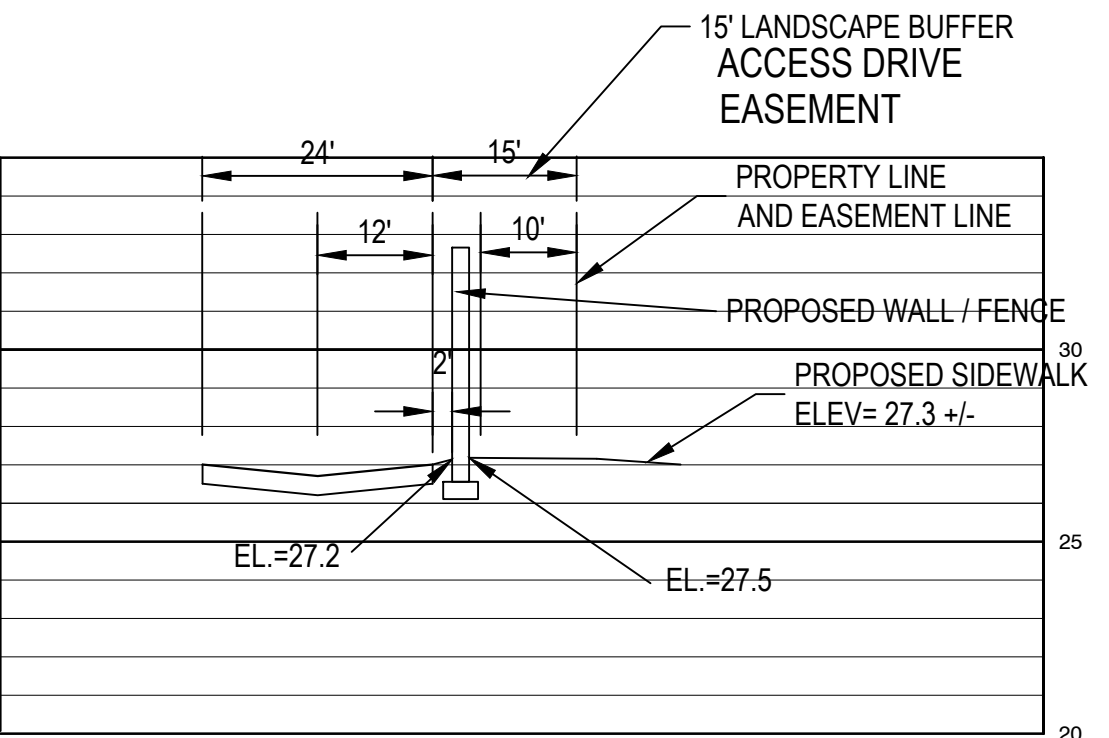
SECTION 10-10

HORIZ. SCALE: 1"=20'
VERT. SCALE: 1"=5'



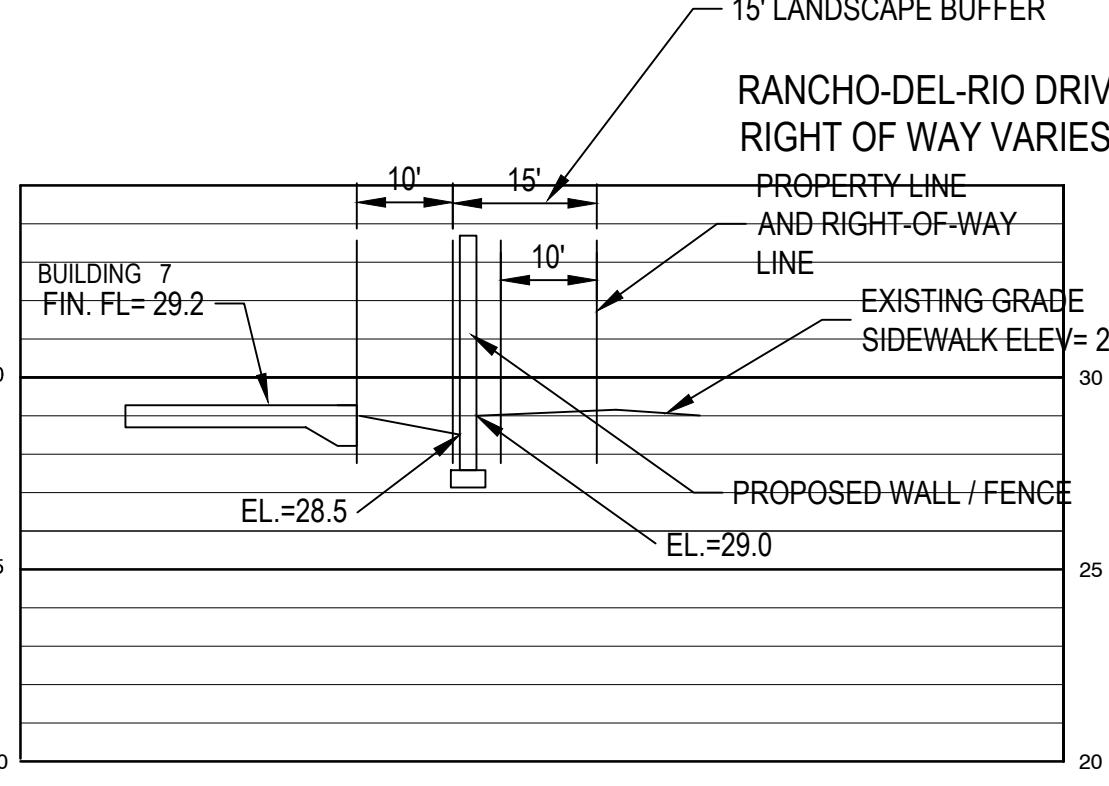
SECTION 9-9

HORIZ. SCALE: 1"=20'
VERT. SCALE: 1"=5'



SECTION 8-8

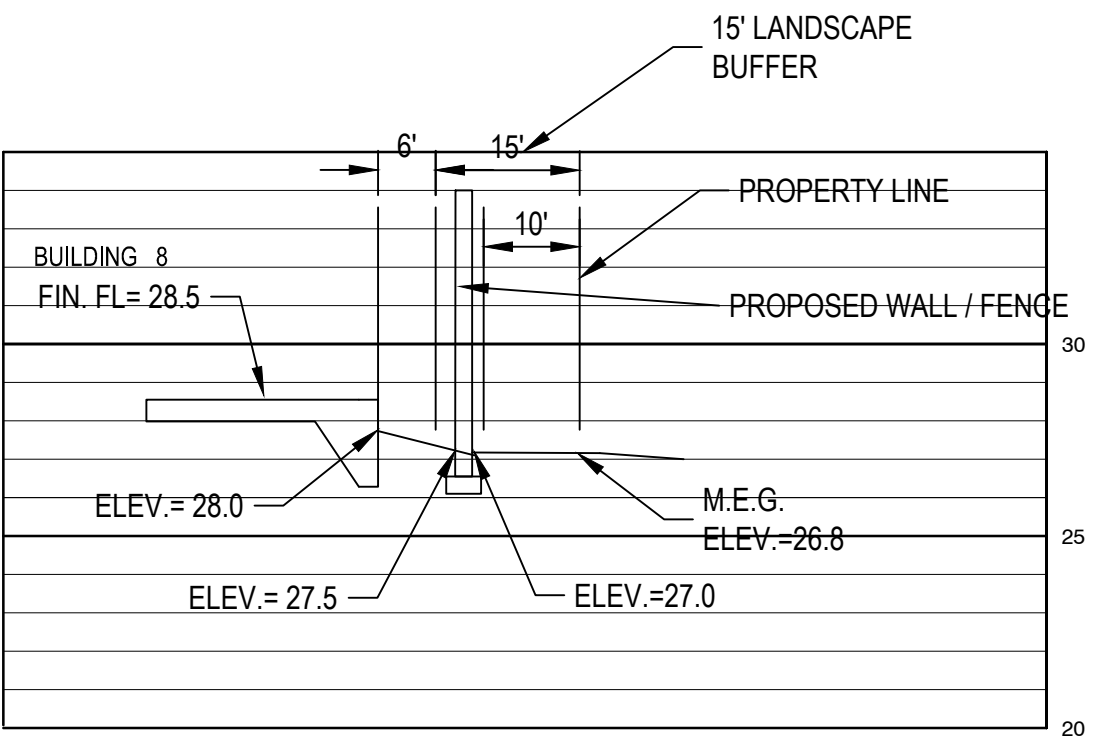
HORIZ. SCALE: 1"=20'
VERT. SCALE: 1"=5'



SECTION 7-7

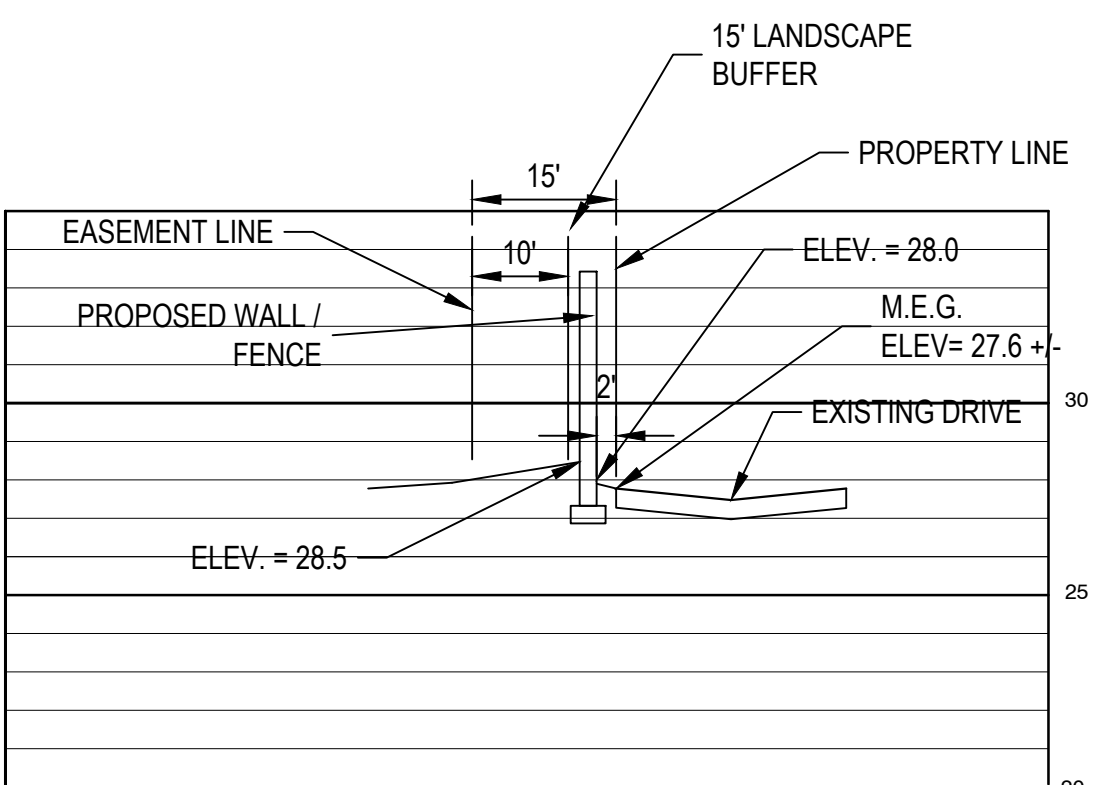
HORIZ. SCALE: 1"=20'
VERT. SCALE: 1"=5'

NOTE:
TIE-IN SLOPES FROM BUILDING TO PROPERTY LINE
SHALL NOT EXCEED 4:1 SLOPES.



SECTION 12-12

HORIZ. SCALE: 1"=20'
VERT. SCALE: 1"=5'



SECTION 11-11

HORIZ. SCALE: 1"=20'
VERT. SCALE: 1"=5'

NOTE:
TIE-IN SLOPES FROM BUILDING TO PROPERTY LINE
SHALL NOT EXCEED 4:1 SLOPES.

PAVING GRADING AND
DRAINAGE SECTIONS
HUNTERS RIDGE MULTI-FAMILY
PASCO COUNTY, FLORIDA

DRAWING INVALID UNLESS SIGNED, DATED & SEALED BY REGISTERED PROFESSIONAL

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 28366

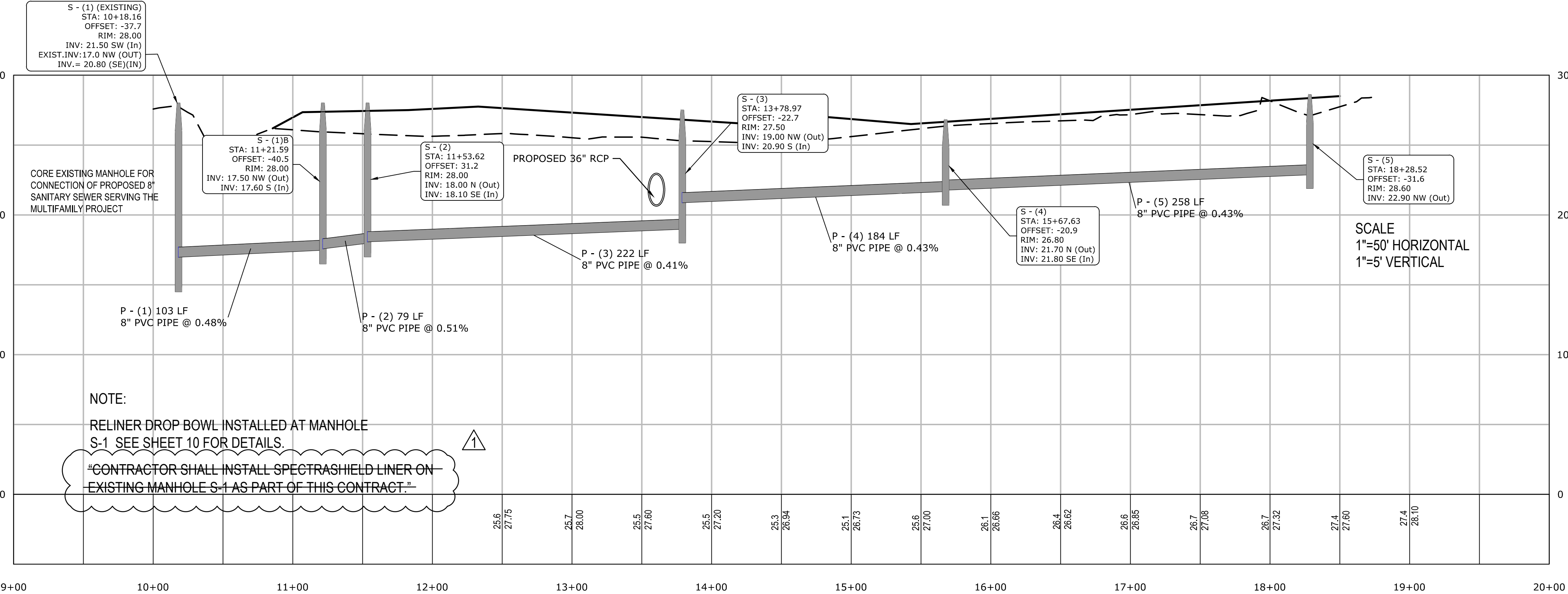
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SERVICE FOR THE PROJECT OF
PROPERTY OF REGENCY DESIGN &
ENGINEERING, AND IS NOT TO BE
USED FOR ANY OTHER PURPOSE WITHOUT
THE WRITTEN PERMISSION OF
REGENCY DESIGN & ENGINEERING.

DATE	REV. BY	REV.	DESCRIPTION
5-11-16	HJH	1	SFWMD RA #1
6-15-16	HJH	2	ADDED 4:1 SLOPE NOTE

SHEET
6A

FIXTURE	FIXTURE VALUE at 35 PSI	NO. OF FIXTURES	FIXTURE VALUE
Bathtub	8	X	35
Kitchen Sink	1/2" connection	3	X
Lavatory	3/8" connection	2	X
Laundry Tray	1/2" connection	3	X
Shower Head (shower only)	4	X	40
Urinal - Wall Flush Valve	10	X	2
Water Closet - Tank Valve	3	X	77
Dishwasher	1/2" connection	5	X
Washing Machine	1/2" connection	5	X
Hose Connection	1/2" connection	6	X
Combined Fixture Value Total			1697
Customer Peak Demand from Curves			72 gpm
Enter Line Pressure and Pressure Factor	56	1.3	
Customer Peak Deman from Curves x Pressure Factor			93.6 gpm
*USE 2" WATER METER SINCE PEAK DEMAND IS 93.6 GPM.			
*IRRIGATION IS TO BE PROVIDED BY IRRIGATION WELL.			

NOTE:
FIRE RISER SHALL BE PROVIDED FOR BUILDINGS 1, 2, 3, 4, 5 AND 6 WITH
FLANGE 1.0 FT ABOVE FINISHED FLOOR ELEVATIONS. SEE ARCHITECTURAL
PLANS FOR LOCATIONS.



- A grease trap and/or an oil/grit separator will be installed according to these construction documents.
- Fire hydrants shall be flow-tested and color-coded based on flow results by the Contractor.
- All utility system design materials and workmanship shall comply with *Standards for Design and Construction of Water, Wastewater, and Reclaimed Water Facilities* Specifications, latest edition.
- Connections into an existing County-owned system shall be via wet tap. Wet taps shall be performed exclusively by the Utilities Services Branch at the developer's expense. Excavation, backfill, and surface restoration shall be the contractor's responsibility. Material for wet taps larger than two inches shall be provided and installed by the project contractor.
- Contractor's Responsibilities regarding wet taps two inches and larger shall be as follows:
 - 2" Only** - This excavated trench must be dry or the trench will require rock and a pump to be in place. The minimum distance from the face of the valve to the wall of the trench is to be six feet.
 - 3" and Larger** - The contractor will supply a tapping saddle being epoxy coated, a tapping valve with mechanical joint and the equipment to provide, and conduct a pressure test. County personnel will witness the pressure test which must be at 150 psi for duration of thirty minutes.
 - The contractor is responsible for the excavation before any County personnel will enter an excavated area. If the trench is four feet in depth or deeper, it will require a trench box or sloping, and a ladder according to Occupational Safety and Health Administration (OSHA) standards.
 - The tapping valve will require a blocking device made of suitable material or device. This blocking device or material will be placed under the valve and remain in place until the tap machine is removed and the tap is completed.
 - Note: If the contractor has not fulfilled his responsibilities, as stated above, prior to the arrival of Pasco County Utilities Operations and Maintenance tapping crew, there will be an additional charge of \$95.00.

If you have any questions regarding this information, contact Nelson D. Holt, Field Supervisor, Utilities Services Branch, at (727) 847-8145, or e-mail nholt@pascocountyfl.net.

- The Utilities Services Branch shall not own or maintain on-site waterlines, sewer lines, or facilities, unless otherwise approved by the Utilities Services Branch.
- According to the Pasco County Code of Ordinances, Section 48-56(4), the Water Main Connection for commercial development shall be designed to deliver a minimum flow of 1,000 GPM for a period not less than two hours with a residual pressure of 20 PSI.
- A separate plan and permit issued to a contractor licenses by the Florida State Fire Marshall's Office is required for the installation of underground fire lines.

NOTE:
SANITARY SEWER SERVICE FOR THE SUBJECT PROPERTY IS TO BE PROVIDED BY THE EXISTING MASTER LIFT STATION SHOWN TO THE WEST OF THE SUBJECT PARCEL. THESE RIGHTS AND THE REQUIRED EASEMENT ARE PROVIDED UNDER THE DECLARATION OF RESTRICTIONS, COVENANTS, CONDITIONS ANDS GRANTS OF EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 3758, PAGES 1133-1179 IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

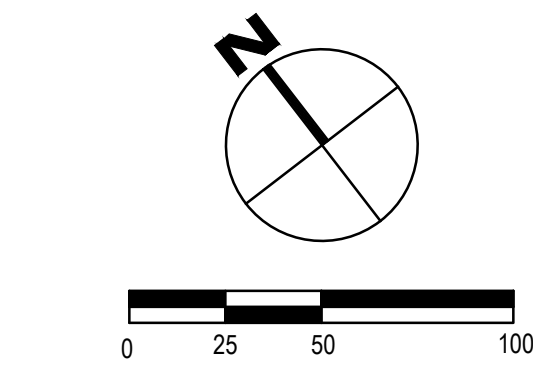
DATE	REV. BY	REV. NO.	REVISION
5-11-16	HAH	1	PASCO COUNTY RAM #1
7-19-16	HAH	2	COUNTY RAM
8-2-16	HAH	3	REV. 24" RCP STM PIPE 13.3% RCP

UTILITY PLAN

HUNTERS RIDGE MULTI-FAMILY
PASCO COUNTY, FLORIDA

JAMES P. GIBBOLD, P.E. # 93932

DRAWING INVALID UNLESS SIGNED, DATED & SEALED BY REGISTERED PROFESSIONAL



LEGEND

- UTILITY ESMT. LINE
- 25' BUFFER LINE
- LANDSCAPE ESMT. LINE
- DRAINAGE ESMT. LINE
- RIGHT-OF-WAY LINE
- SAN SAN SANITARY LINE
- W W WATER MAIN
- S SANITARY SERVICE
- W WATER SERVICE
- EXISTING SANITARY LINE
- EXISTING WATER MAIN
- STORM PIPE
- LOT LINE/ PROPERTY LINE
- 6" HIGH MASONRY WALL
- ASPHALT PAVEMENT

PASCO COUNTY STANDARD UTILITIES NOTES

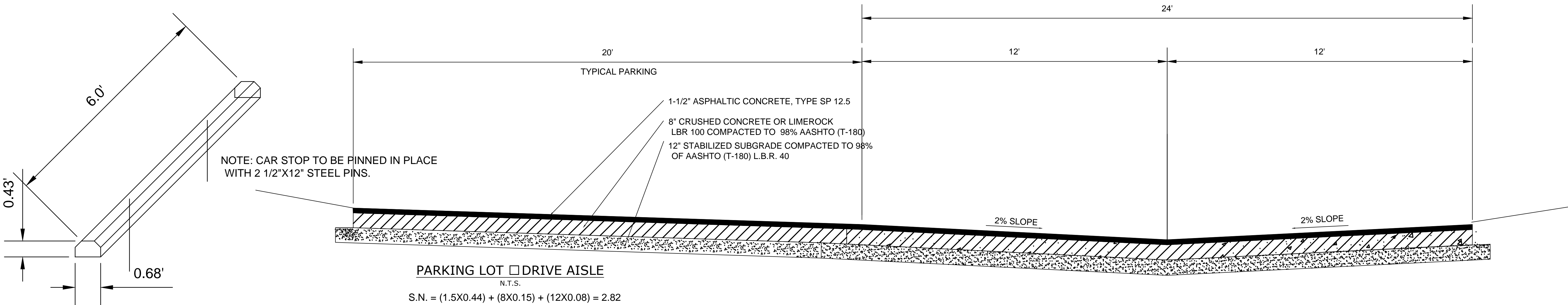
- A grease trap and/or an oil/grit separator will be installed according to these construction documents.
- Fire hydrants shall be flow-tested and color-coded based on flow results by the Contractor.
- All utility system design materials and workmanship shall comply with *Standards for Design and Construction of Water, Wastewater, and Reclaimed Water Facilities* Specifications, latest edition.
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- The contractor is responsible for the excavation before any County personnel will enter an excavated area. If the trench is four feet in depth or deeper, it will require a trench box or sloping, and a ladder according to Occupational Safety and Health Administration (OSHA) standards.
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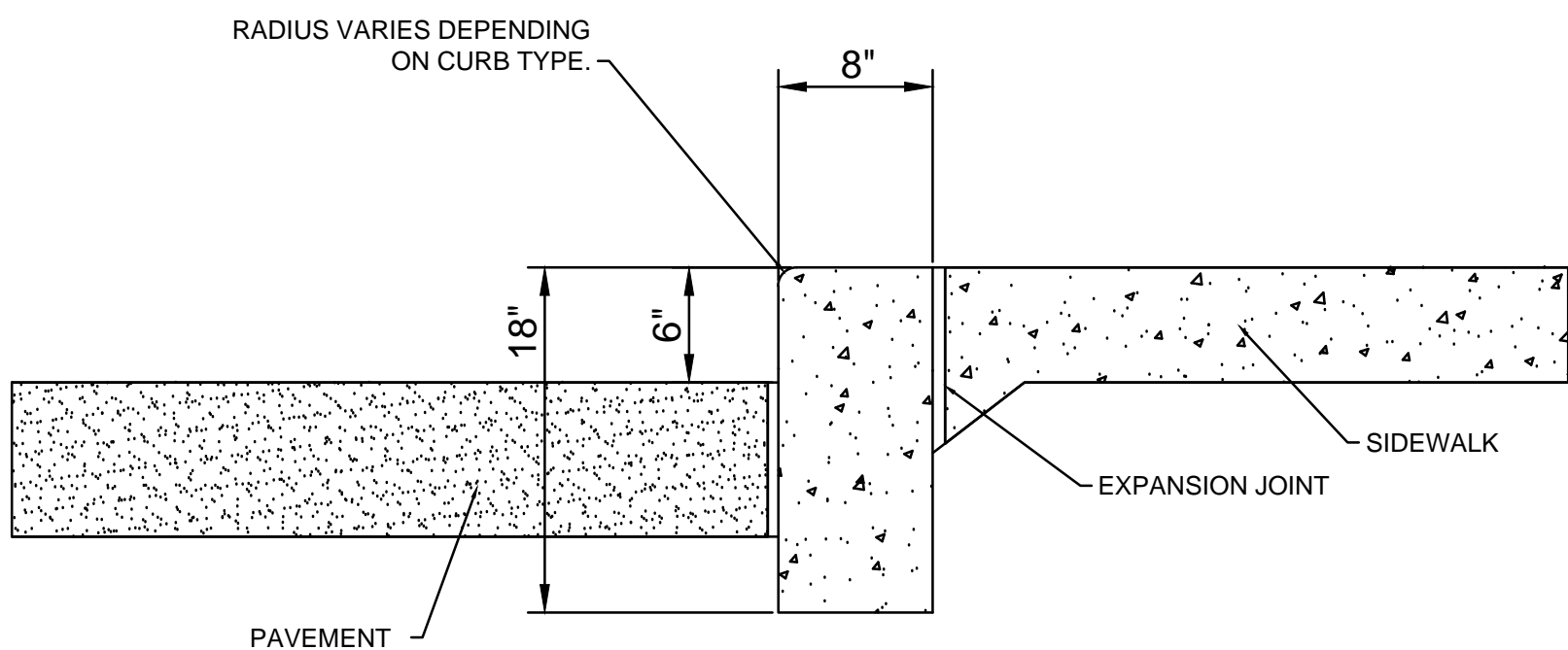
- The Utilities Services Branch shall not own or maintain on-site waterlines, sewer lines, or facilities, unless otherwise approved by the Utilities Services Branch.
- According to the Pasco County Code of Ordinances, Section 48-56(4), the Water Main Connection for commercial development shall be designed to deliver a minimum flow of 1,000 GPM for a period not less than two hours with a residual pressure of 20 PSI.
- A separate plan and permit issued to a contractor licenses by the Florida State Fire Marshall's Office is required for the installation of underground fire lines.

NOTE:
SANITARY SEWER SERVICE FOR THE SUBJECT PROPERTY IS TO BE PROVIDED BY THE EXISTING MASTER LIFT STATION SHOWN TO THE WEST OF THE SUBJECT PARCEL. THESE RIGHTS AND THE REQUIRED EASEMENT ARE PROVIDED UNDER THE DECLARATION OF RESTRICTIONS, COVENANTS, CONDITIONS ANDS GRANTS OF EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 3758, PAGES 1133-1179 IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.



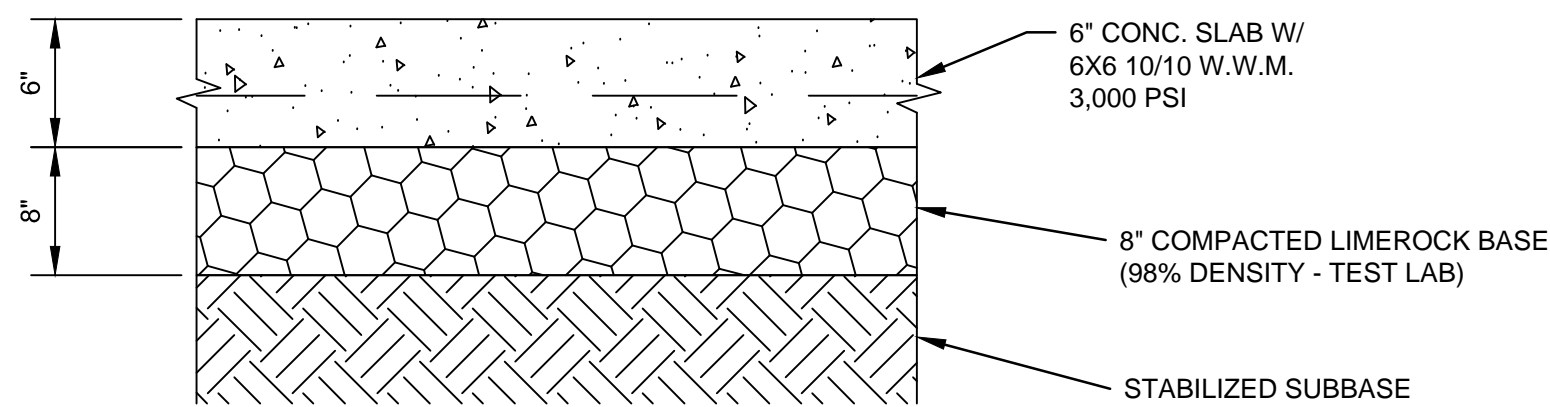
NOTE:
STANDARD PLACEMENT 30" FROM BACK OF
WHEELSTOP TO EOP.

CONCRETE WHEEL STOP

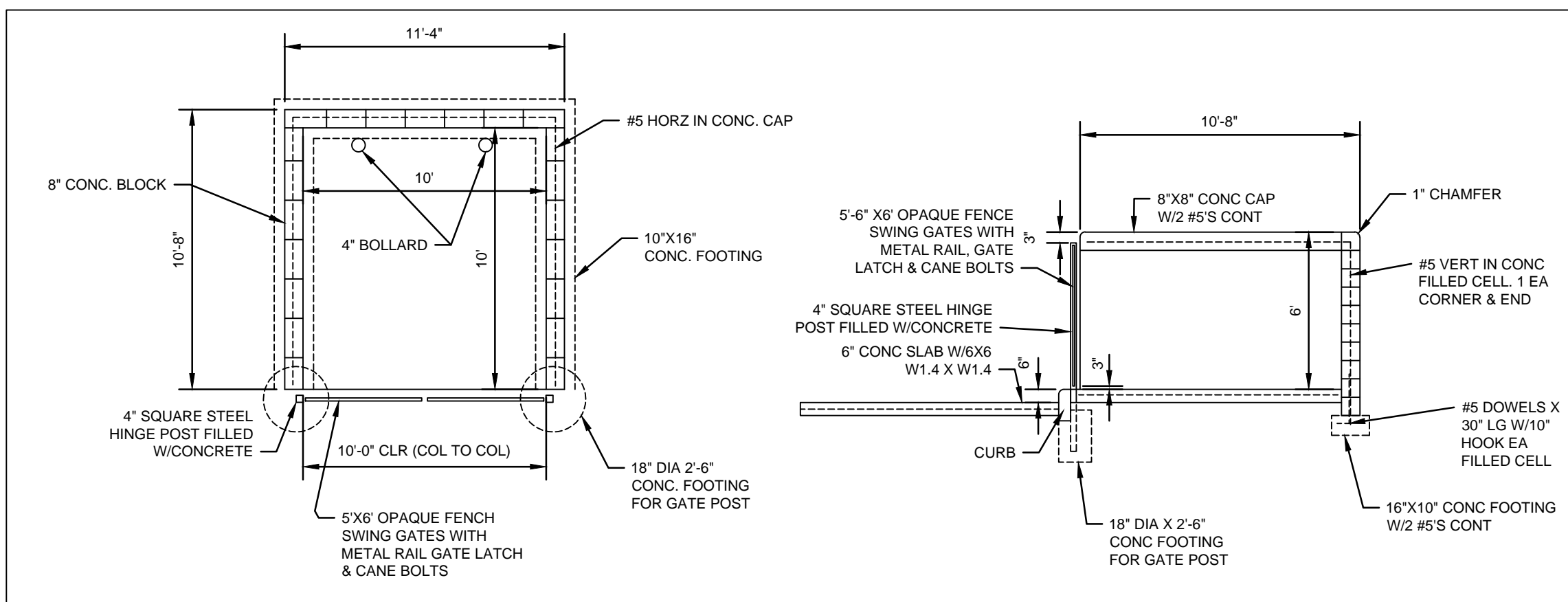


- NOTES:
1. SEE CONC. SIDEWALK / SLAB DETAIL FOR ADDITIONAL CONSTRUCTION REQUIREMENTS.
 2. USE 2\"/>

RAISED SIDEWALK DETAIL



CONCRETE SLAB DETAIL

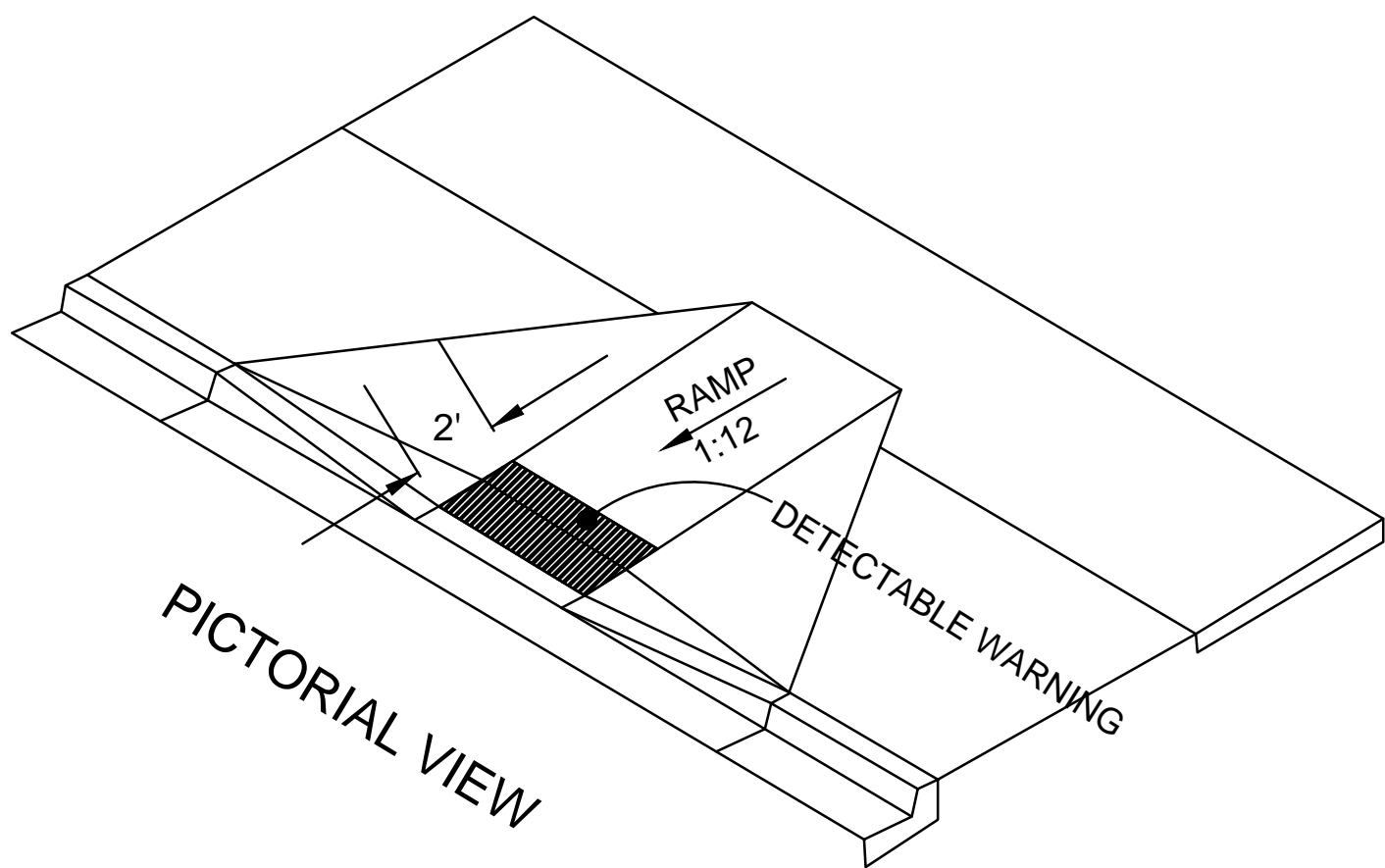


PLAN

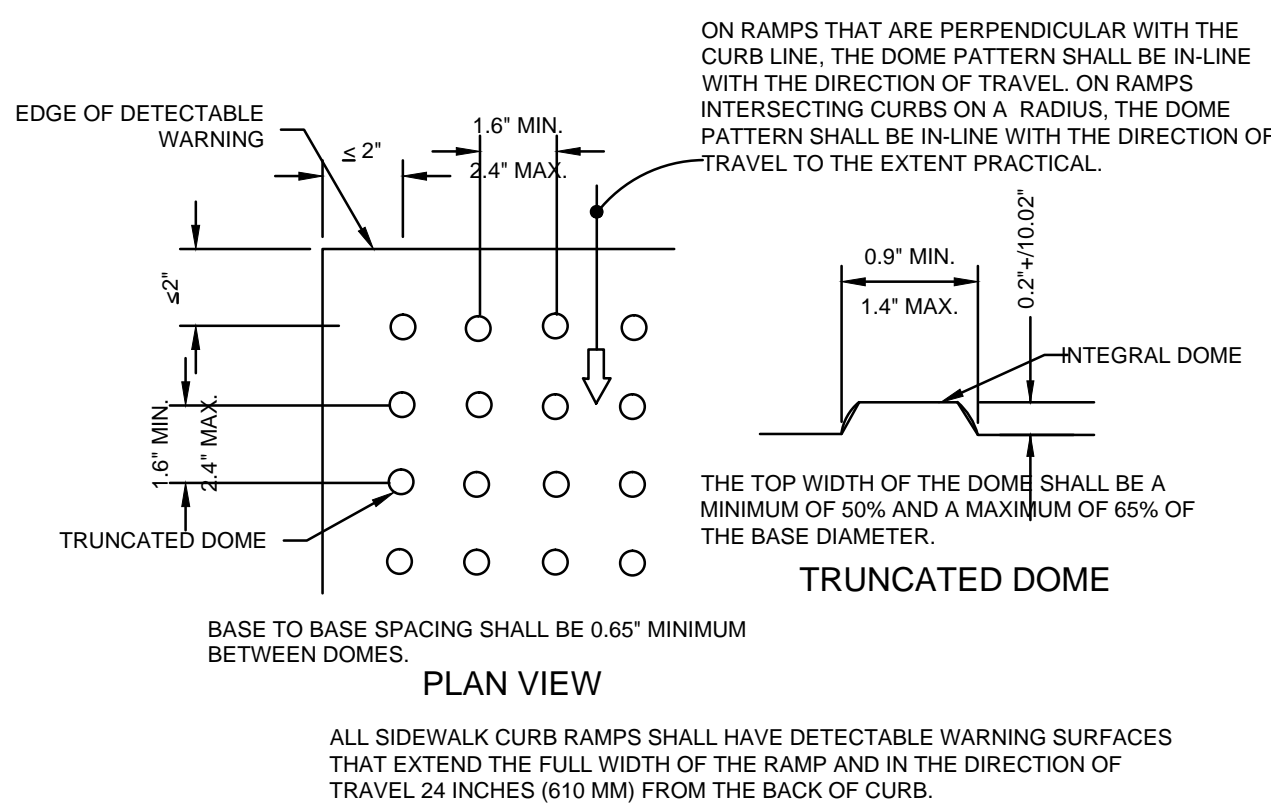
SECTION

DUMPSTER ENCLOSURE

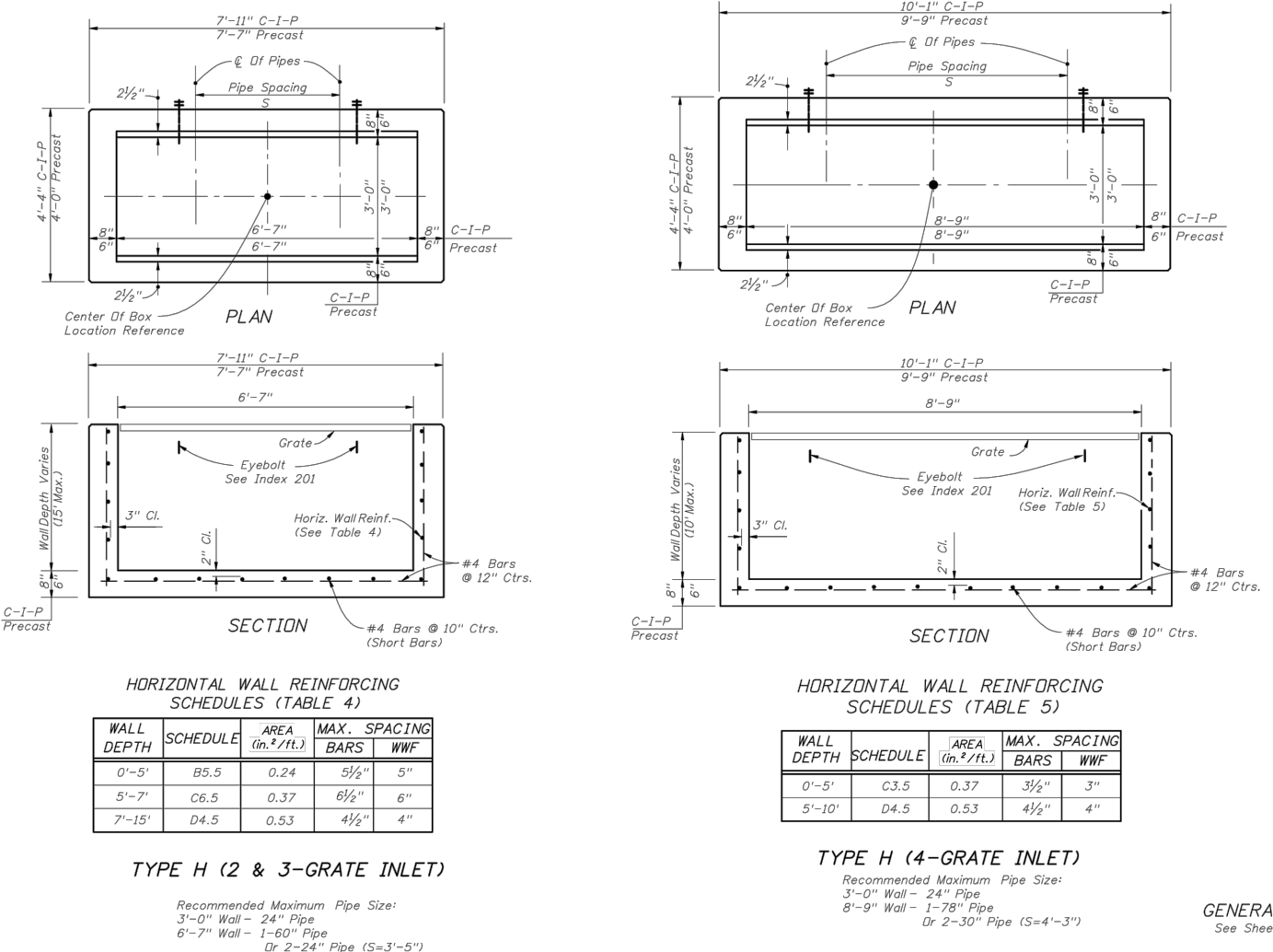
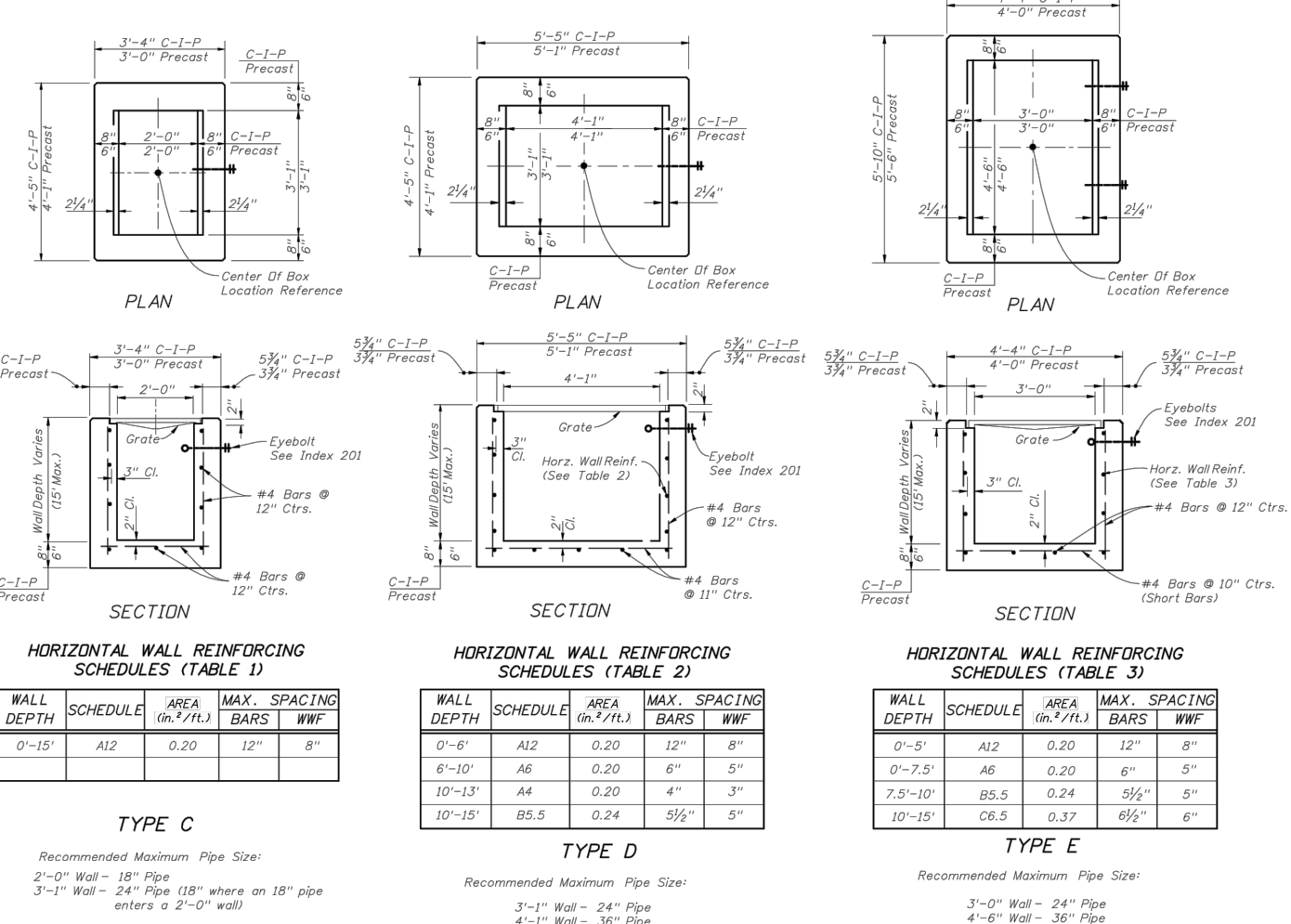
NOTE: SAMPLE DUMPSTER ENCLOSURE PROVIDED HERE. SEE ARCHITECTURAL PLANS FOR SPECIFIC DIMENSIONS OF THIS ENCLOSURE. A SEPARATE BUILDING PERMIT IS REQUIRED FOR EACH OF THESE STRUCTURES.



PICTORIAL VIEW



CURB RAMP DETECTABLE WARNING DETAIL



SITE DETAILS

HUNTERS RIDGE MULTI-FAMILY
PASCO COUNTY, FLORIDA

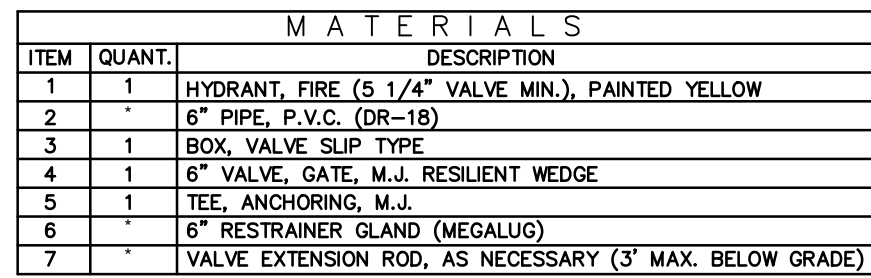
REGENCY
Design & Engineering, Inc.
9400 RIVER CROSSING BOULEVARD, SUITE 104 NEW PORT RICHEY, FLORIDA 34655
727-375-1155 EXT. 4 - FAX 727-375-1156
CERTIFICATE OF AUTHORIZATION NO. 25366

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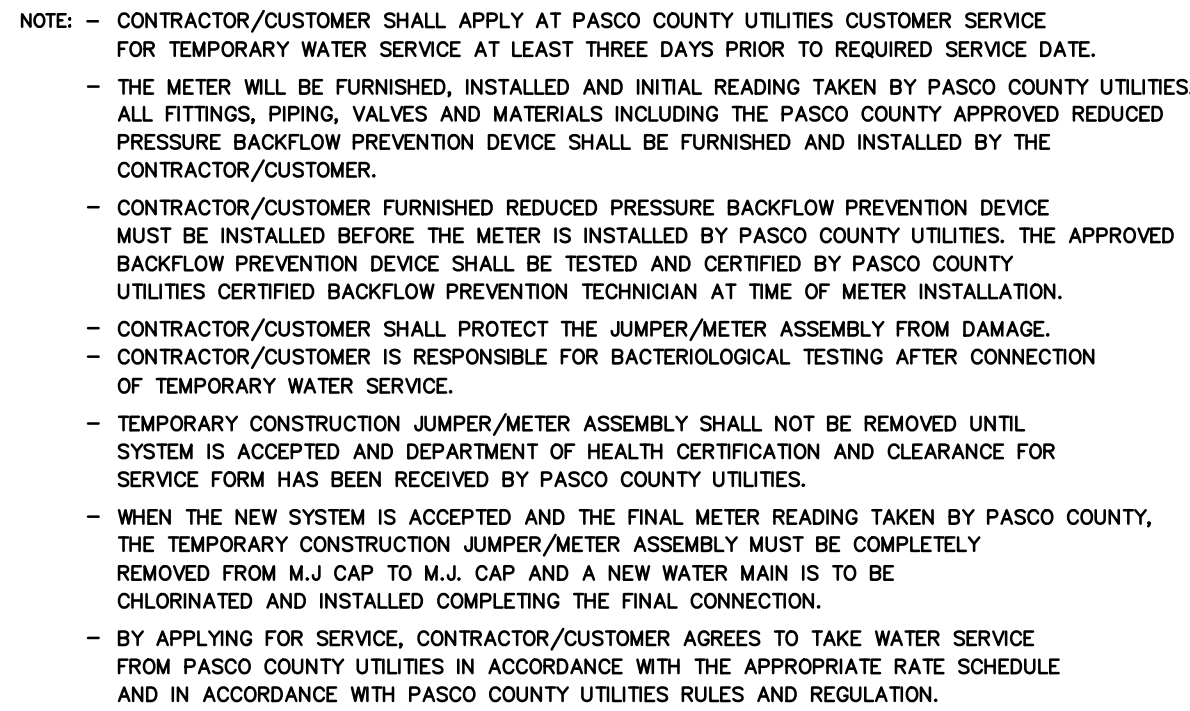
DATE	REV. BY	REV. NO.	REVISION

SHEET

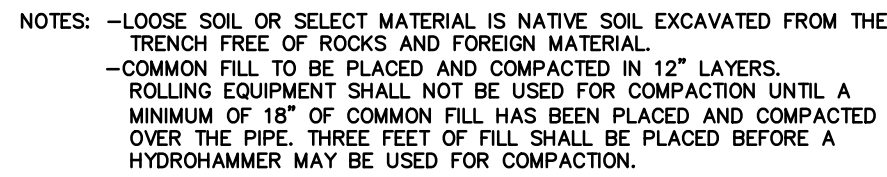
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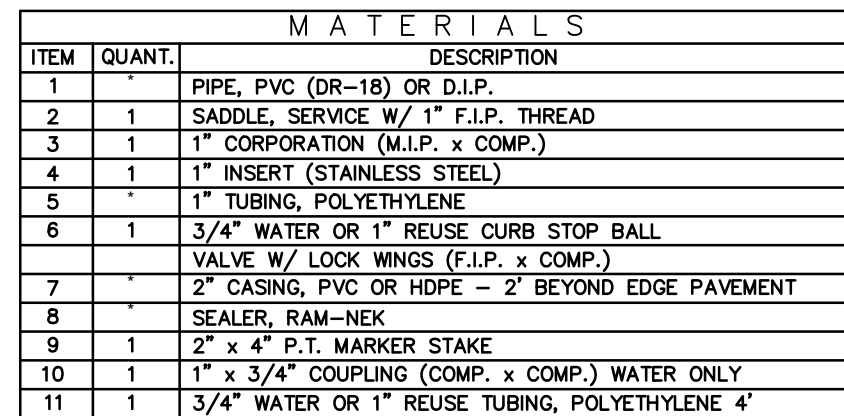
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REVISED <u>05/30/06</u>		NO MODIFICATIONS WITHOUT WRITTEN PCU APPROVAL
	PASCO COUNTY UTILITIES	DETAIL 01



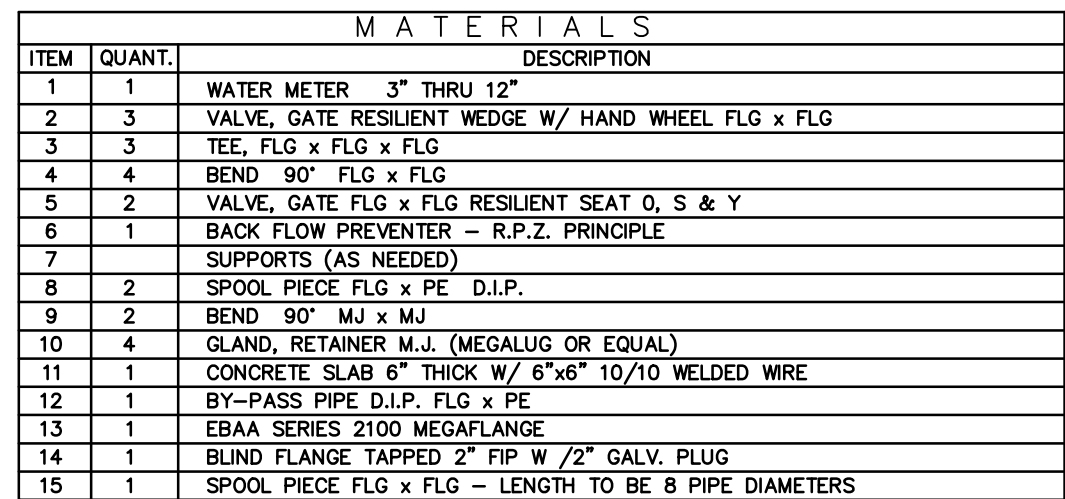
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REVISED <u>05/30/06</u>		NO MODIFICATIONS WITHOUT WRITTEN PCU APPROVAL
	PASCO COUNTY UTILITIES	DETAIL 01



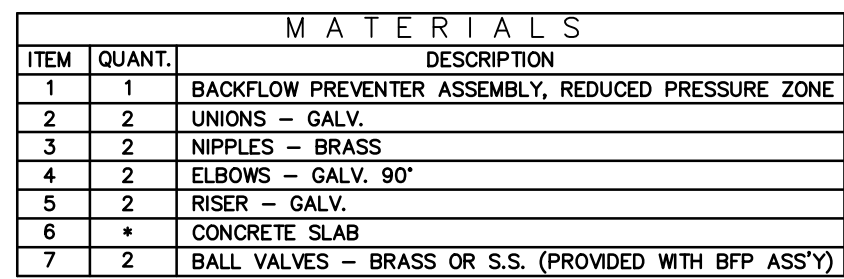
CREATED <u>02/24/03</u>	SINGLE FAR SIDE WATER SERVICE - 3/4"	PROVIDED FOR INFORMATIONAL PURPOSES ONLY
REVISED _____	SINGLE FAR SIDE REUSE SERVICE - 1"	NO MODIFICATIONS WITHOUT WRITTEN PCU APPROVAL
_____	POLYETHYLENE TUBING	
_____	PASCO COUNTY UTILITIES	DETAIL 18



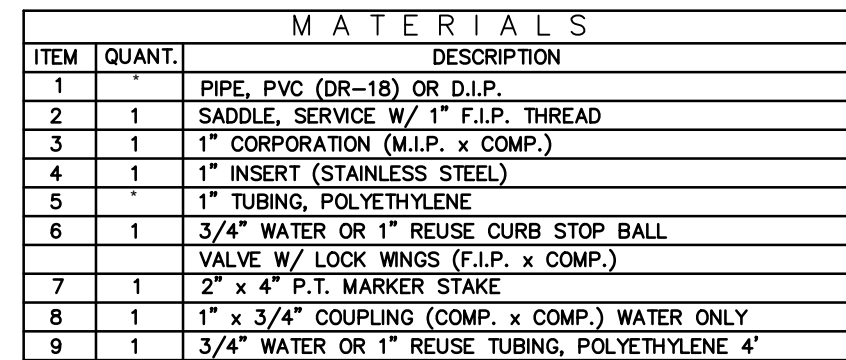
CY
g, Inc.



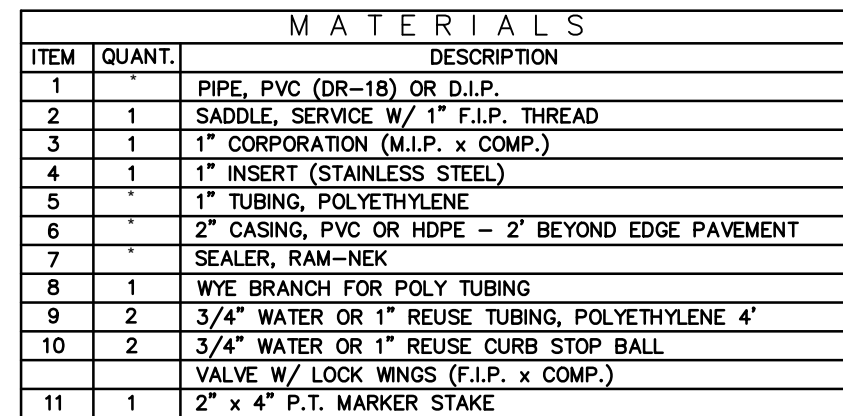
CREATED <u>02/24/03</u>	BULK METER	PROVIDED FOR INFORMATIONAL
REVISED _____	INSTALLATION – WITH	PURPOSES ONLY.
_____	SINGLE B.F.P.	NO MODIFICATIONS WITHOUT
_____		WRITTEN PCU APPROVAL
_____	PASCO COUNTY UTILITIES	DETAIL 02



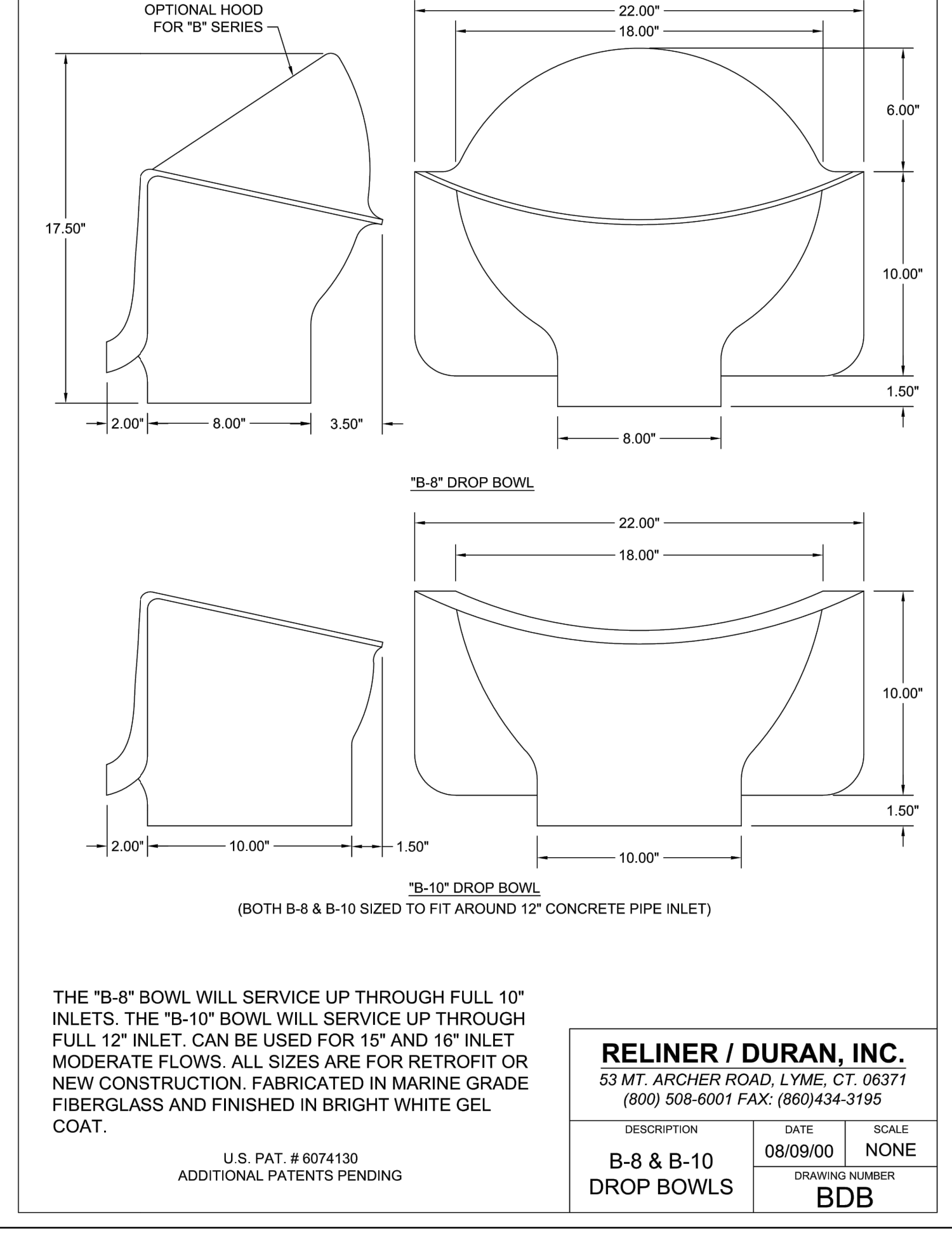
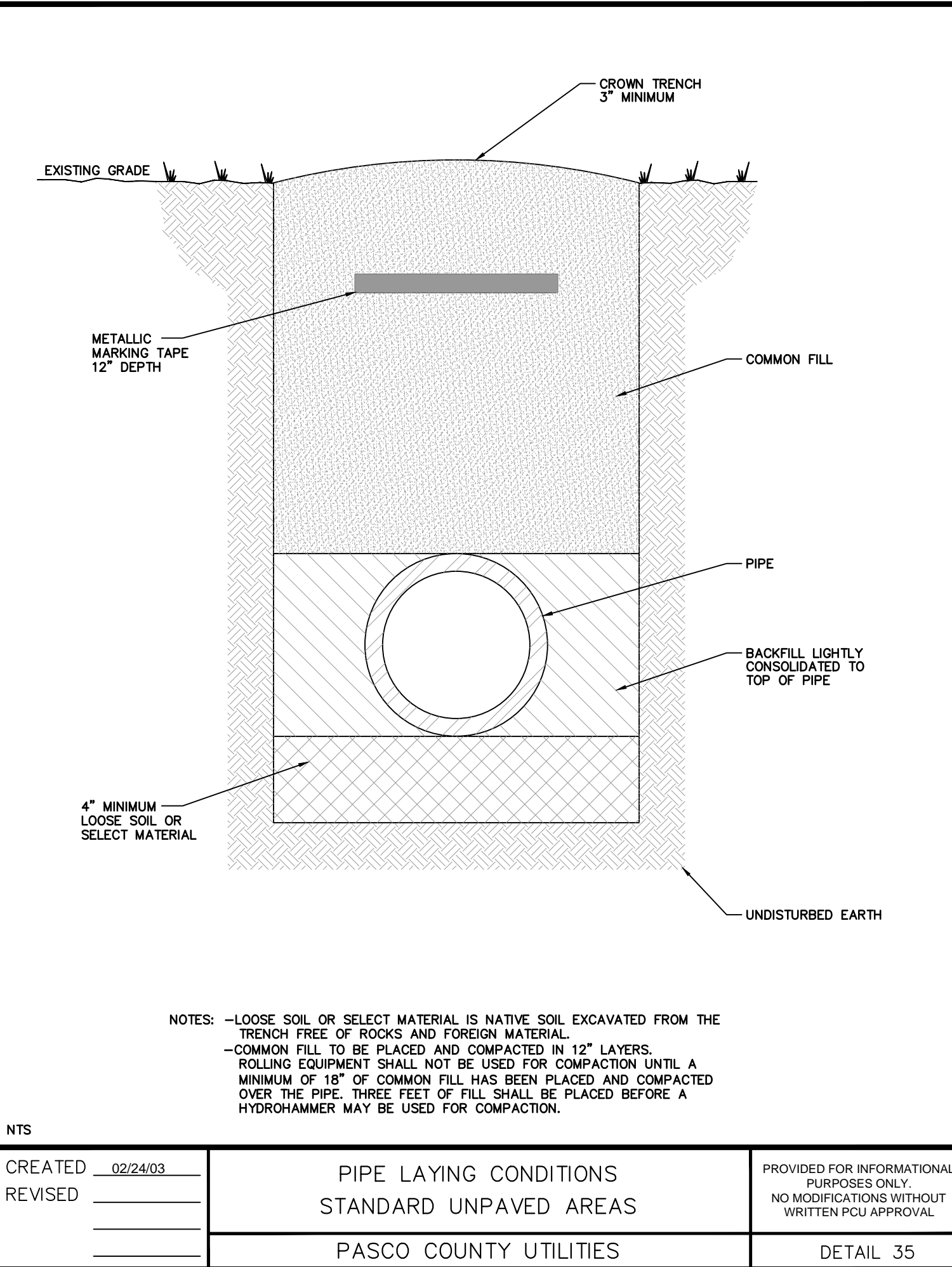
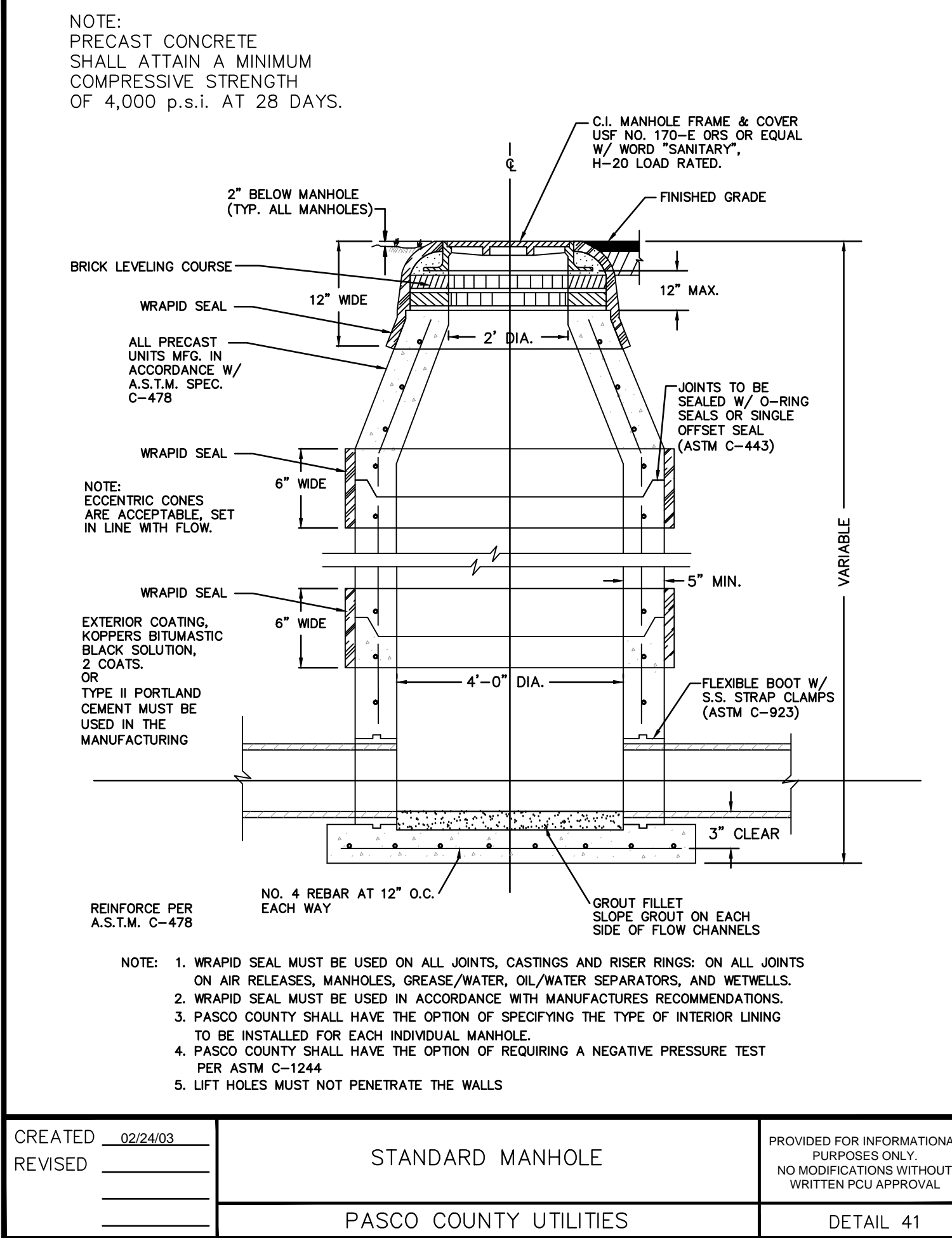
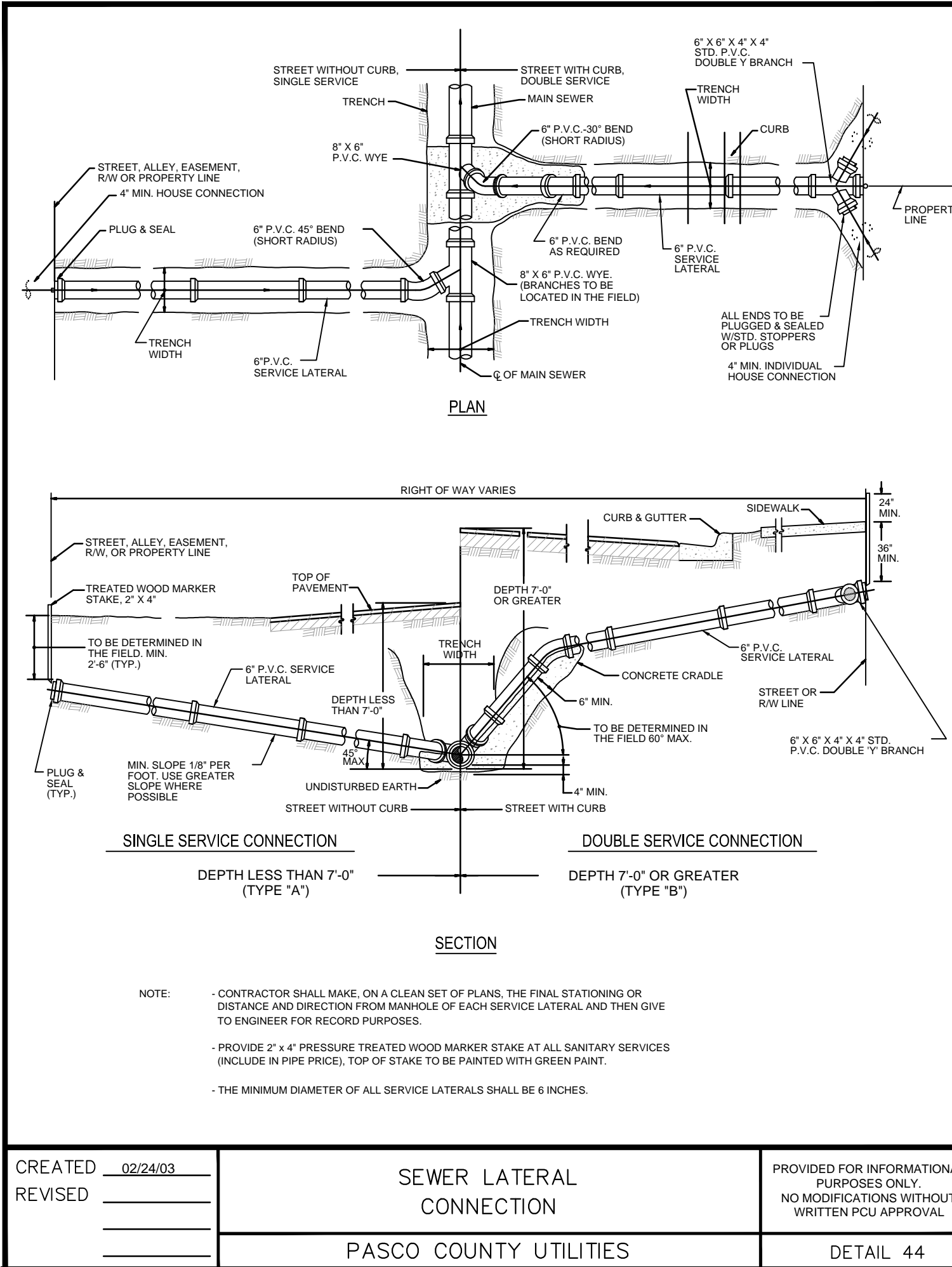
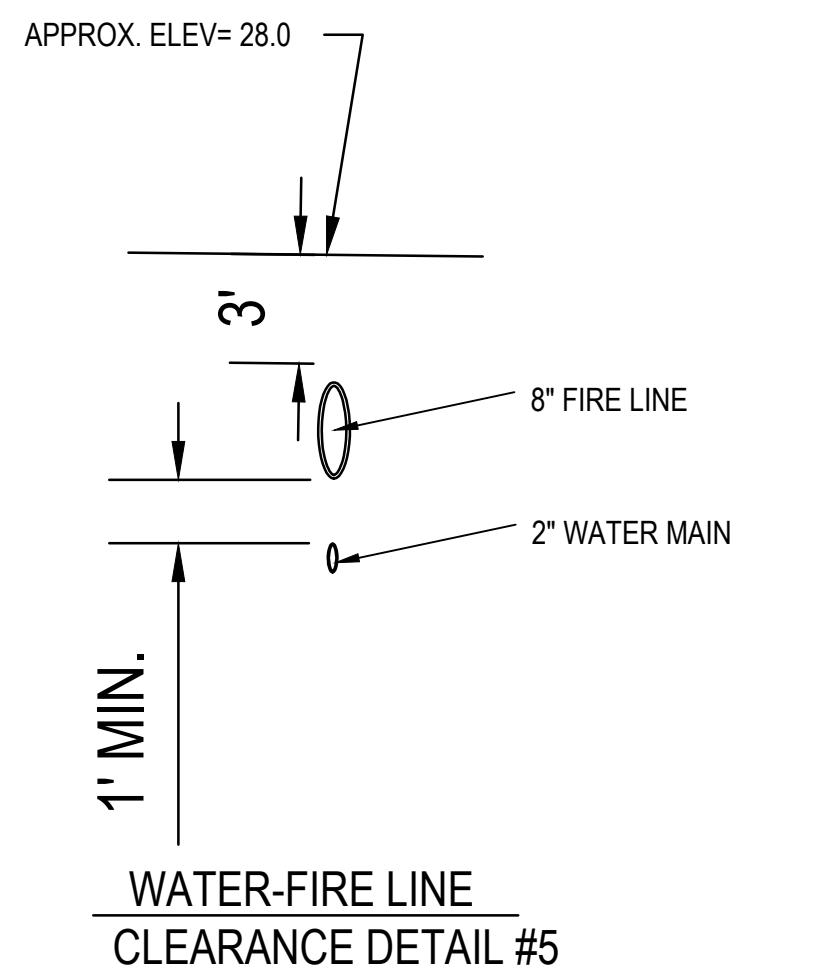
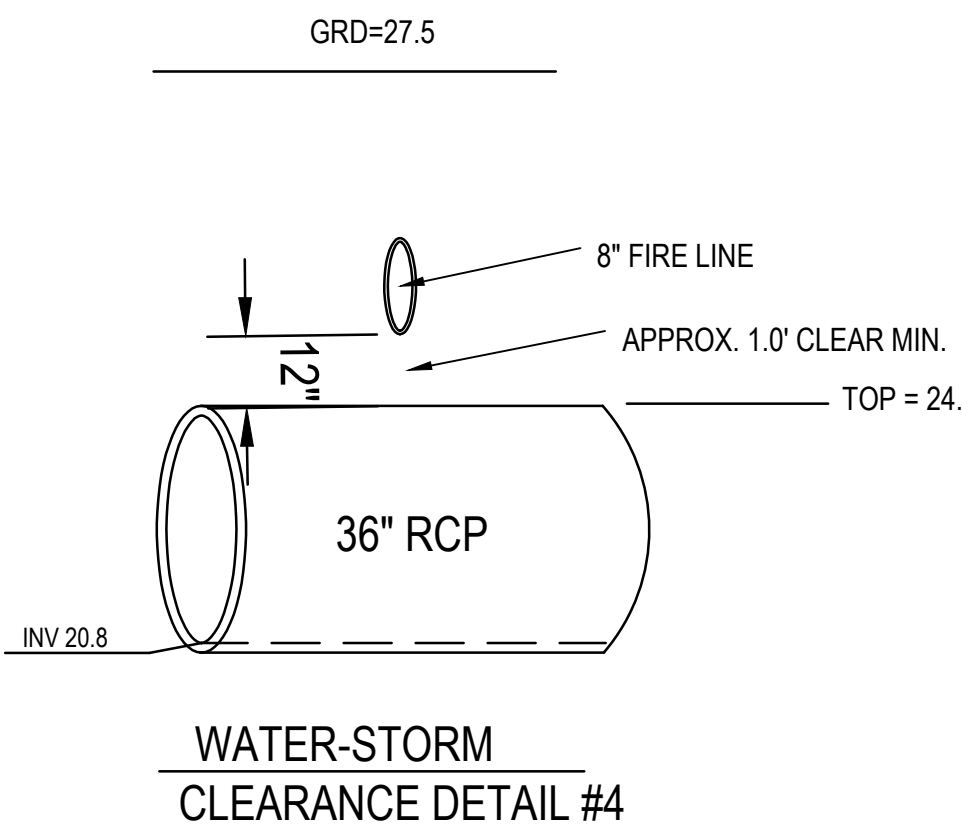
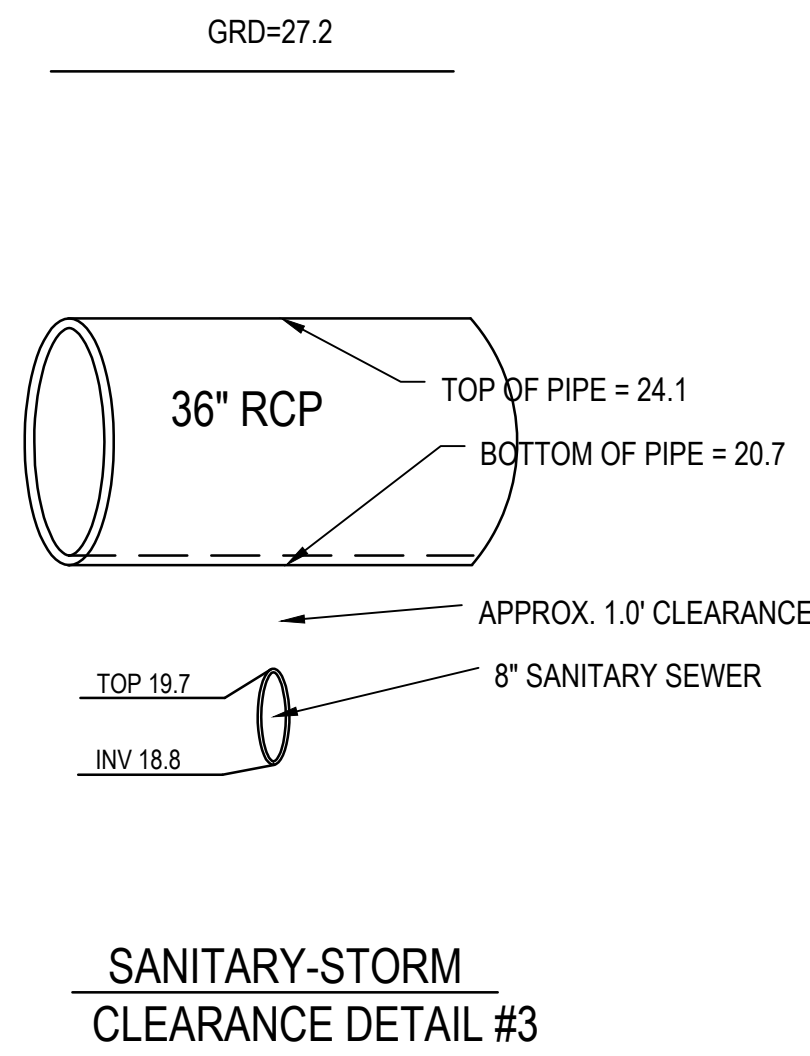
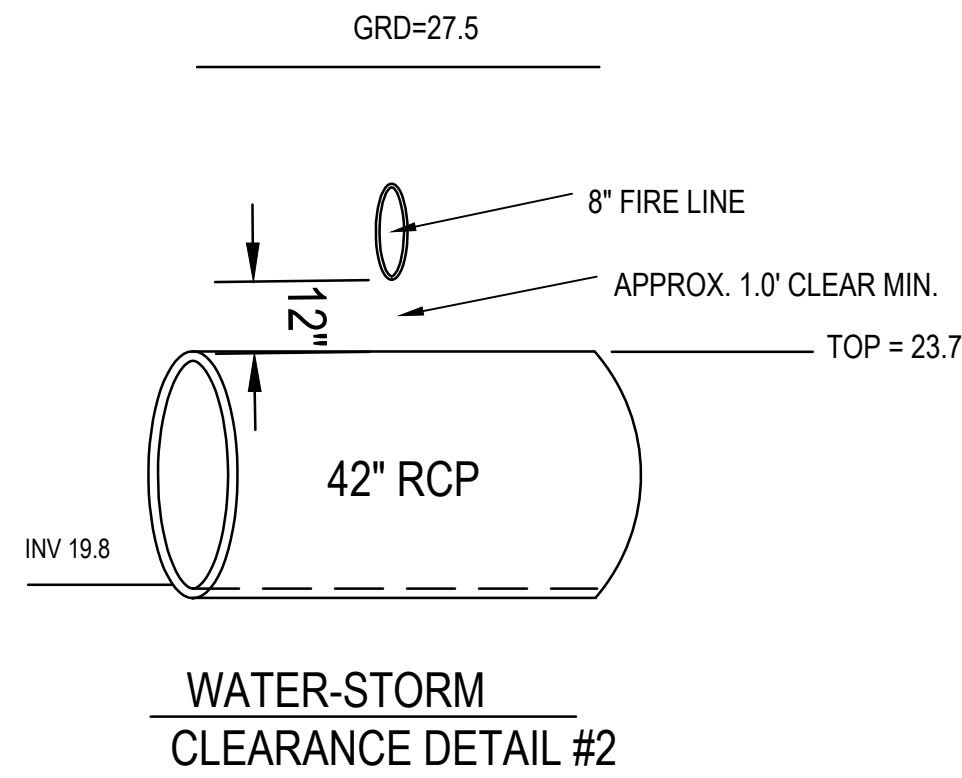
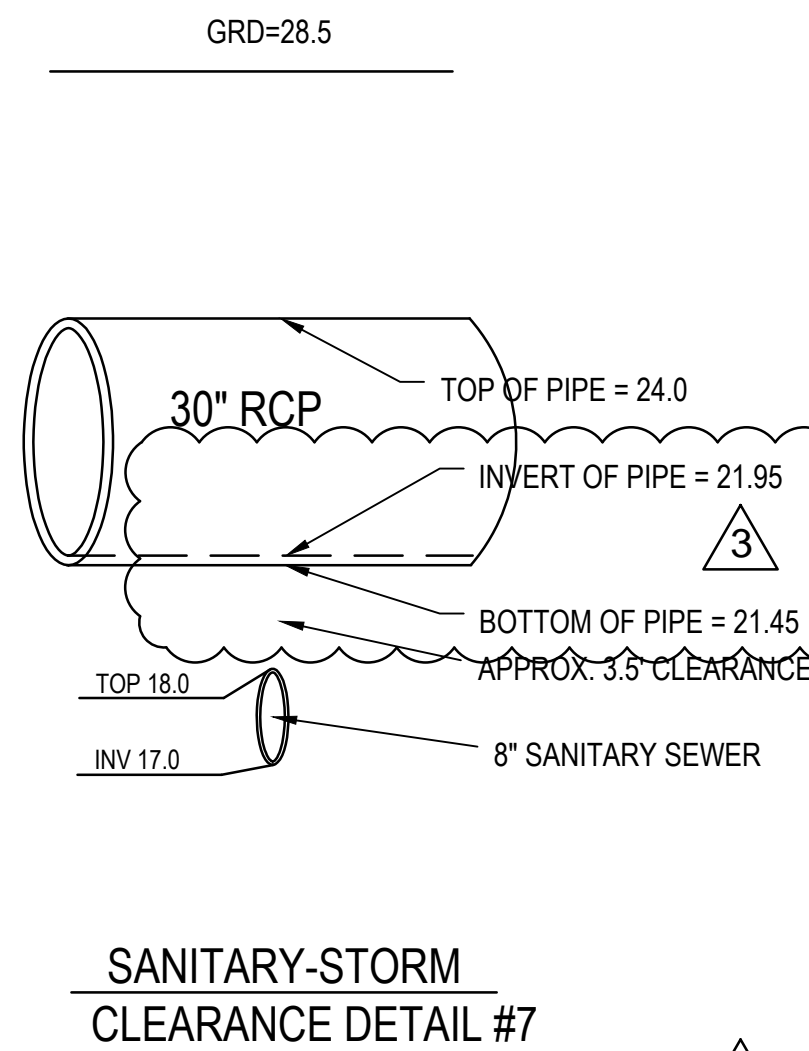
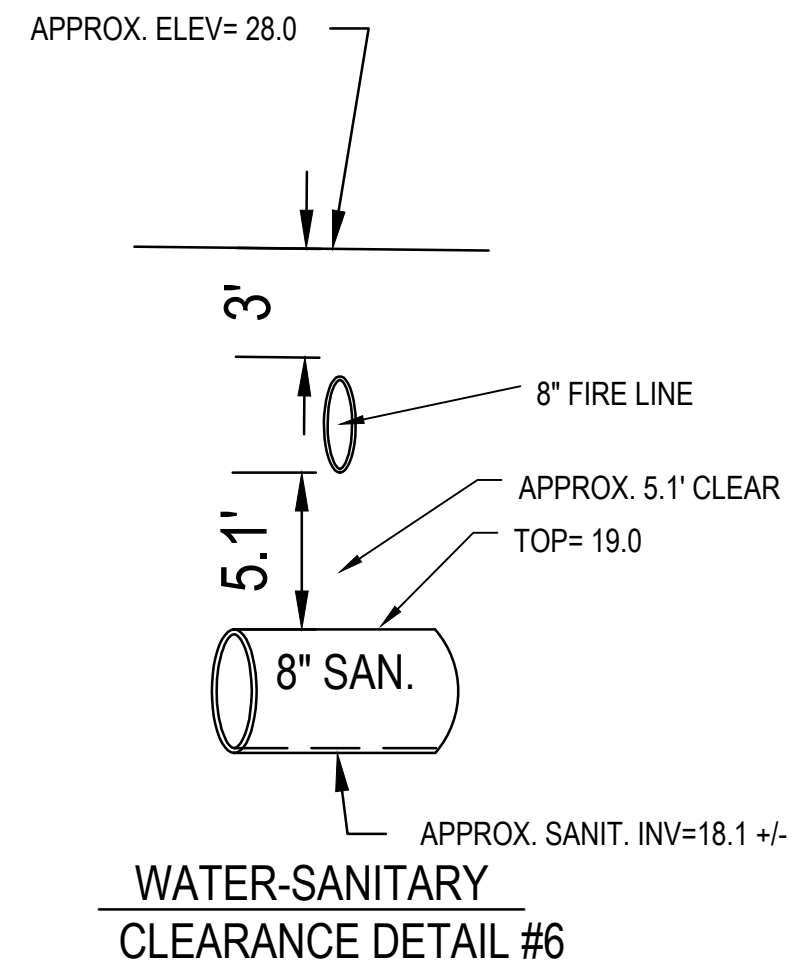
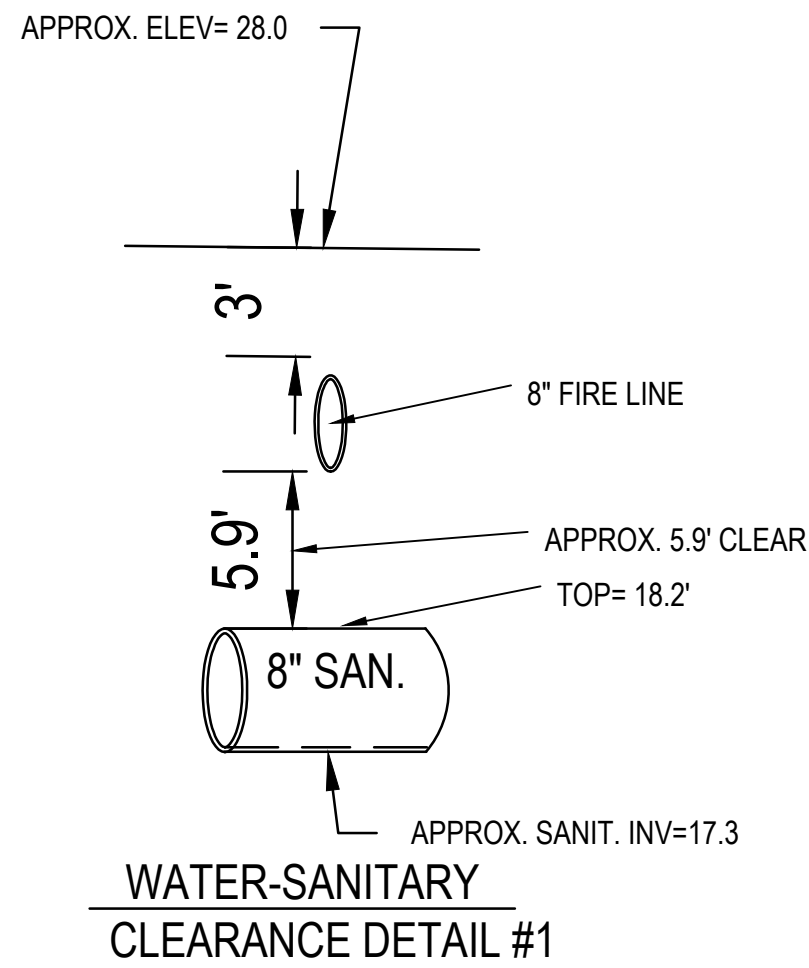
CREATED <u>02/24/03</u>	REDUCED PRESSURE BACKFLOW PREVENTER	PROVIDED FOR INFORMATIONAL PURPOSES ONLY.
REVISED _____	(SINGLE SERVICE: 3/4", 1", 1-1/2", 2")	NO MODIFICATIONS WITHOUT WRITTEN PCUI APPROVAL
_____	PASCO COUNTY UTILITIES	DETAIL 12

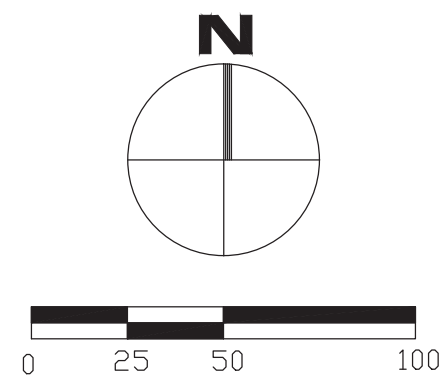
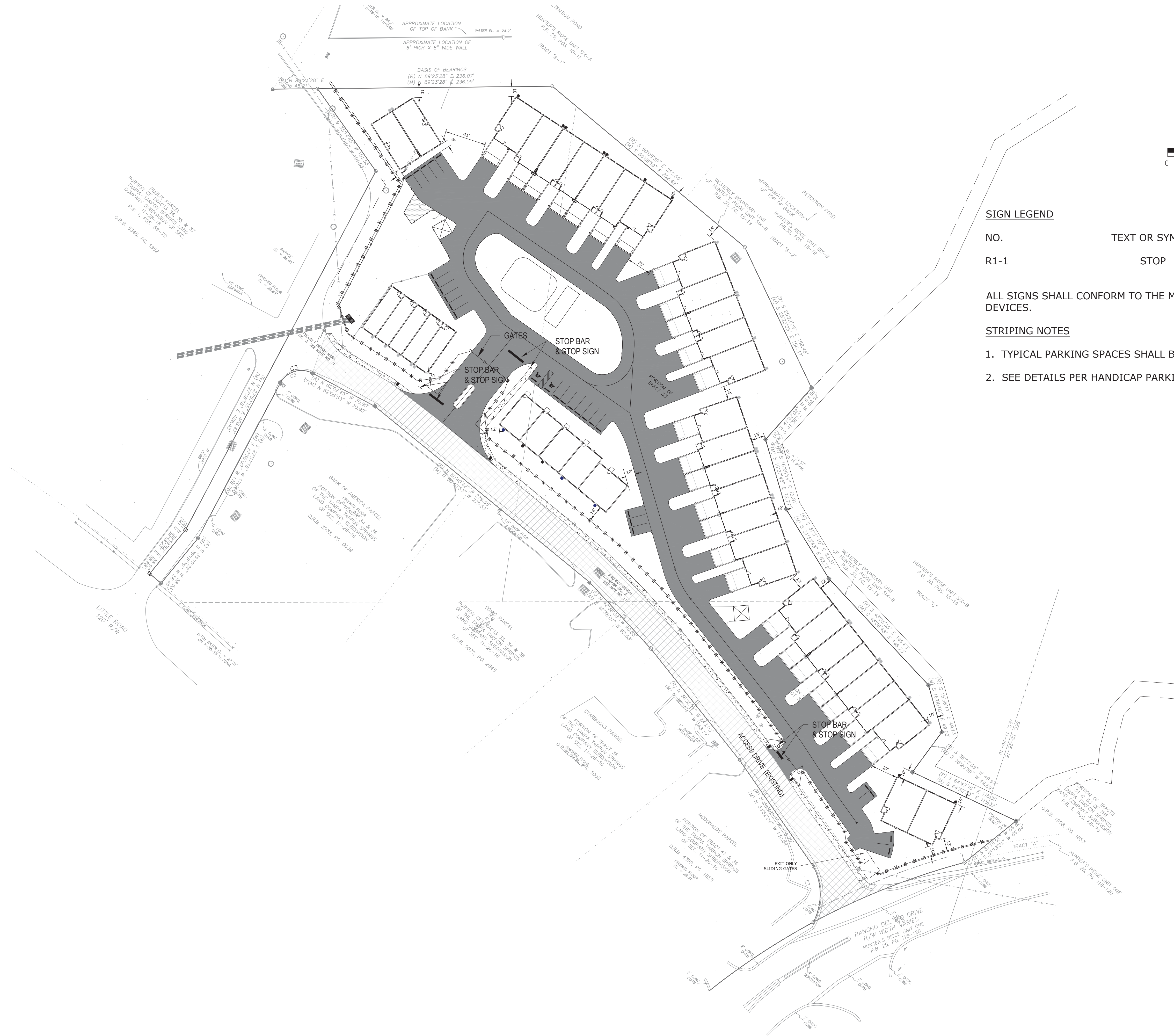


CREATED	02/24/03	SINGLE NEAR SIDE WATER SERVICE - 3/4"	PROVIDED FOR INFORMATIONAL PURPOSES ONLY
REVISED		SINGLE NEAR SIDE REUSE SERVICE - 1"	NO MODIFICATIONS WITHOUT WRITTEN PCU APPROVAL
		POLYETHYLENE TUBING	
		PASCO COUNTY UTILITIES	DETAIL 17



CREATED	02/24/03	WATER AND REUSE LATERAL SERVICE 3/4" (DOUBLE – FAR SIDE) POLYETHYLENE TUBING PASCO COUNTY UTILITIES	PROVIDED FOR INFORMATIONAL PURPOSES ONLY.
REVISD			NO MODIFICATIONS WITHOUT WRITTEN PCU APPROVAL
			DETAIL 20





SIGN LEGEND

NO.	TEXT OR SYMBOL	SIZE	QUANTITY
R1-1	STOP	30X30	3

ALL SIGNS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

STRIPING NOTES

1. TYPICAL PARKING SPACES SHALL BE STRIPED WITH A 6" WIDE WHITE STRIPE.
2. SEE DETAILS PER HANDICAP PARKING FOR STRIPING DETAILS.

STRIPPING & SIGNAGE PLAN

HUNTERS RIDGE MULTI-FAMILY
PASCO COUNTY, FLORIDA

REGENCY
Design & Engineering, Inc.

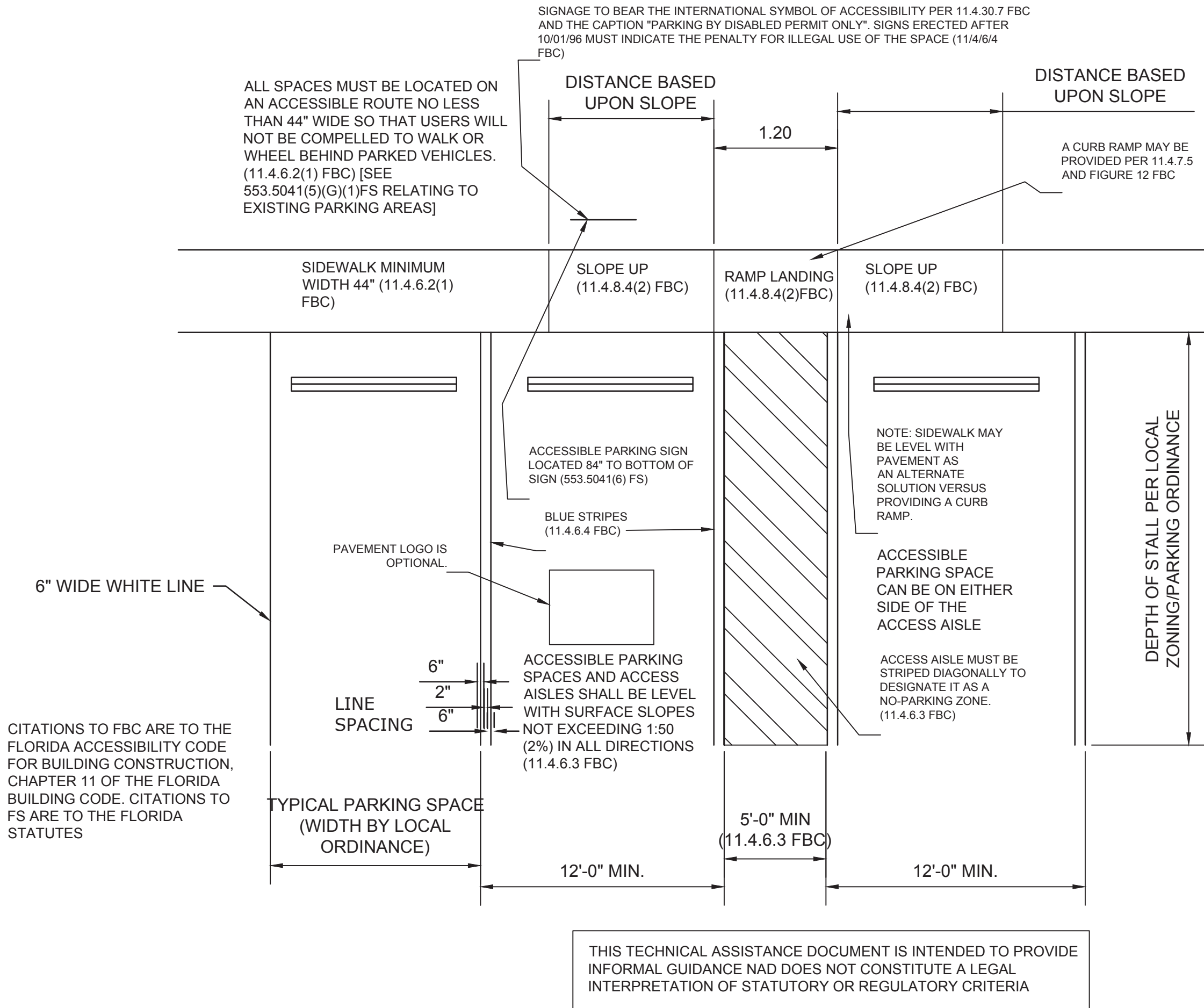
8400 RIVER CROSSING BOULEVARD, SUITE 104 NEW PORT RICHEY, FLORIDA 34655
727-375-1155 EXT. 4 - FAX 727-375-1156
CERTIFICATE OF AUTHORIZATION NO. 25366

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

REVISION

REV. BY REV. NO.

DATE



- NOTES:
1. TOP PORTION OF FTP 25 & 26 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.
2. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. FTP 25 & 26 MAY BE FABRICATED ON ONE PANEL OR TWO.
4. FTP 25 MAY BE SUBSTITUTED FOR THE FTP 26 IN AREAS WHERE SPACE IS LIMITED.
5. SIGNS ARE TO BE MOUNTED AT STANDARD HEIGHT. (7. FROM PAVEMENT TO BOTTOM OF SIGN).



RECOMMENDED ACCESSIBLE PARKING SPACE(S) DESIGN FOR SINGLE LINE REQUIREMENTS



PASCO COUNTY GENERAL REQUIREMENTS

EXISTING TREES TO BE REMOVED
Laurel Oaks - 17", 10", 10", 13" at 3:1 replacement ratio = 16.67" Required Replacement
Scrub Oaks - 16", 13" at 3:1 replacement ratio = 9.67 Required Replacement
Slash Pines - No replacement required
Sabal Palms - No replacement required
TOTAL TREE REPLACEMENT REQUIRED = 16.67" + 9.67" = 26.34"

TREE REPLACEMENT PROVIDED = 21" + 108" = 129" of Proposed Trees

54 Trees at 2" Caliper = 108" Replacement Provided
7 Trees at 3" Caliper = 21" Replacement Provided

10% OF VUA AREA TO BE VUA LANDSCAPE AREA
VUA AREA = 51,642.60 SF
VUA LANDSCAPE AREA REQUIRED = 5,164.3 SF (10%)
VUA LANDSCAPE AREA PROVIDED = 6,596.9 SF (12.8%)

1 TREE PER 200 SF OF REQUIRED VUA LANDSCAPE AREA
5,164.3 SF / 200 SF = 25.8 = 26 TREES REQUIRED
26 VUA LANDSCAPE AREA TREES PROVIDED

61 TREES PROVIDED - 8 MINIMUM SPECIES REQUIRED / 8 SPECIES PROVIDED
26 VUA Landscape Trees + 18 Buffer Trees + 17 Foundation Trees

LANDSCAPE MATERIAL (SHRUBS & GROUNDCOVERS) TOTAL COVERAGE - 19,893 sf

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

30% SHRUBS/GROUNDCOVERS REQUIRED TO BE NATIVE (19,893 sf x 30%=5,967.9 sf)
53.7% SHRUBS/GROUNDCOVERS PROVIDED ARE NATIVE (10,692 sf NATIVE / 19,893 sf = 53.7%)

25% MAXIMUM OF ANY ONE SHRUB/GROUNDCOVER SPECIES (19,893 sf x 25%=4,973.3 sf)
15.9% SF MAXIMUM PER ONE PROVIDED SHRUB/GROUNDCOVER SPECIES (3,159 sf/19,893 sf=15.9%)

30% MAXIMUM GRASSSED AREA WITHIN REQUIRED LANDSCAPE AREA (26,628 sf REQ. LANDSCAPE)
LANDSCAPE AREA PROVIDED 19,893 sf (74.7%), GRASSSED AREA PROVIDED 6,735 sf (25.3%)

GROUNDCOVER PLANT NOTE

GROUNDCOVER PLANTS SHALL BE SPACED TO PRESENT A FINISHED APPEARANCE AND OBTAIN A REASONABLY COMPLETE COVERAGE WITHIN ONE (1) YEAR.

PASCO COUNTY GENERAL NOTES

SITE TRIANGLE SHALL BE UNOBSTRUCTED AND SHALL BE INSPECTED AND MAINTAINED IN CONFORMANCE WITH FDOT INDEX 546, AS SHOWN BELOW.

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

ALL THE TREES OVERHANG TO THE PUBLIC RIGHT-OF-WAY/ OR TREES WITHIN THE ROW SHALL BE TRIMMED AND PRUNED TO MAINTAIN A MINIMUM VERTICAL CLEAR HEIGHT OF 8' FROM THE FINISHED GROUND SURFACE OF THE SIDEWALK TO THE BOTTOM OF CANOPY / 16.6' CLEAR HEIGHT ABOVE THE ROADWAY PATHS.

PLANT MATERIAL REPLACEMENT NOTE

ANY PLANT MATERIALS OF WHATSOEVER TYPE AND KIND REQUIRED BY THESE REGULATIONS SHALL BE REPLACED WITHIN THIRTY (30) DAYS OF THEIR DEMISE AND/OR REMOVAL.

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CAL.	SIZE
BN	4	Betula nigra Native, Drought Tolerant, Multi-trunk 3-4 Trunks Only	River Birch	-	3" Cal	6'-8' Ht., 3'-4' Sp.
IC	5	Ilex cassine Native, Drought Tolerant	Dahoon Holly	-	2" Cal	6'-8' Ht., 3'-4' Sp.
IN	3	Ilex vomitoria Pendula Native, Drought Tolerant, Multi-trunk 3-4 trunks only	Weeping Yaupon	-	3" Cal	6'-8' Ht., 3'-4' Sp.
IN	8	Ilex Nellie Stevens' Native, Drought Tolerant	Nellie Stevens Holly	-	2" Cal	6'-8' Ht., 3'-4' Sp.
LT	16	Lagerstroemia indica 'Tuskegee' Drought Tolerant, Tree Form-Single Trunk	Tuskegee Grapes Myrtle	-	2" Cal	6'-8' Ht., 3'-4' Sp.
ML	9	Magnolia grandiflora 'Little Gem' Native, Drought Tolerant	Dwarf Southern Magnolia	-	2" Cal	6'-8' Ht., 3'-4' Sp.
TX	7	Taxodium distichum Native, Drought Tolerant	Bald Cypress	-	2" Cal	6'-8' Ht., 3'-4' Sp.
UF	9	Ulmus americana Floridana Native, Drought Tolerant	Florida Elm	-	2" Cal	6'-8' Ht., 3'-4' Sp.
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT.		
DE	102	Duranta erecta 'Gold Mound' Drought Tolerant	Gold Mound Duranta	3 gal., 20" Ht. x 20" Sp.		
HP	128	Hamelia patens 'compacta' Native, Drought Tolerant	Dwf. Fire Bush	3 gal., 20" Ht. x 20" Sp.		
JM	302	Jasminum multiflorum Drought Tolerant	Downey Jasmine	3 gal., 20" x 20"		
MC	245	Muhlenbergia capillaris Native, Drought Tolerant	Pink Muhly Grass	3 gal., 20" Ht. x 20" Sp.		
MF	196	Myrsine fragnans Native, Drought Tolerant	Simpson's Stopper	3 gal., 20" Ht. x 20" Sp.		
MY	218	Myrica cerifera Native, Drought Tolerant	Wax Myrtle	3 gal., 20" x 20"		
RA	64	Rapanea indica 'Alba' Drought Tolerant	Dwf. Indian Hawthorn	3 gal., 14" Ht. x 14" Sp.		
VM	351	Viburnum obovatum Mrs. Schiller's Delight Native, Drought Tolerant	Dwf. Walter's Viburnum	3 gal., 14" Ht. x 14" Sp.		
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT.		
AG	287	Arachis glabrata-Rhizoma Drought Tolerant, Rode Groundcovers	Perennial Peanut Grand Reserve	12"x18", 1 gal.		
BH	455	Bulbine frutescens 'Hallmark' Drought Tolerant	Hallmark Bulbine	12"x12", 1 gal.		
DV	111	Dietes vegeta Drought Tolerant	African Iris	12"x18", 1 gal.		
JC	875	Juniperus conferta Drought Tolerant	Shore Juniper	12"x18", 1 gal.		
LG	207	Liriope muscari 'Emerald goddess' Drought Tolerant, Rode Groundcovers	Emerald Goddess Liriope	12"x18", 1 gal.		

Pasco County Landscaping Standard Notes (Pasco LDC 905.2)

1- Maintenance Responsibility. The County is not responsible for maintenance of any landscaping unless approved through a County maintenance agreement. (LDC 905.2-C.1.a)

2- Clear-Sight Triangle. Where a driveway/accessway intersects a road right-of-way or where two (2) road rights-of-way intersect, vegetation, structures, and non-vegetative visual screens shall not be located so as to interfere with the clear sight triangle as defined in this Code or the Florida Department of Transportation, Manual of Uniform Minimum Standards, most recent edition (Green Book), whichever is more restrictive. (LDC 905.2-C.1.b)

3- Sustainable Practices. Landscaping shall be installed so that landscaping materials meet the concept of right material/right place. Installed trees and plants shall be grouped into zones according to water, soil, climate, and light requirements. Plant groupings based on water requirements are drought tolerant, natural, and oasis. (LDC 905.2-C.1.c)

4- Diversity. A maximum of 50 percent of the plant materials used, other than trees, may be non-drought tolerant. A minimum of 30 percent of the plant materials, other than trees and turf grass, used to fulfill the requirements of this subsection shall be native Floridian species, suitable for growth in the county. (LDC 905.2-C.1.d)

5- Diversity. No one plant species of shrubs or ground cover plants, excluding turf grass, shall constitute more than 25 percent coverage of the overall landscape area. (LDC 905.2-C.1.d.5)

6- Quality. All plant materials shall be Florida No. 1 grade per "Grades and Standards for Nursery Plants," Florida Department of Agriculture and Consumer Services (FDACS), which is incorporated herein by reference. (LDC 905.2-C.2.a)

7- Avoid Easements. Trees shall not be planted within any easement so as to interfere with the use of that easement, nor under any present or planned overhead utility, nor in any rights-of-way without County approval through the associated review process. (LDC 905.2-C.3.c)

8- Mulch shall be used in conjunction with living plant materials so as to cover exposed soil. Mulch shall be installed to a minimum depth of three (3) inches. The mulch should not be placed directly against the plant stem or tree trunk. Mulch shall not be required for annual beds. Stone or gravel may be used to cover a maximum of 20 percent of the landscaped area. (LDC 905.2-C.3.d)

9- Quality Practices. All landscaping shall be installed in accordance with standards and practices of the Florida Nursery, Growers, and Landscape Association and the Florida Chapter of the International Society of Arboriculture. (LDC 905.2-C.3.e)

10- All portions of a lot upon which development has commenced, but not continued for a period of 30 days, shall be planted with a grass species or ground cover to prevent erosion and encourage soil stabilization. Adequate coverage, so as to suppress fugitive dust, shall be achieved within 45 days. (LDC 905.2-C.3.g)

11- All required landscaping shall be maintained in a healthy condition in perpetuity in accordance with this Code. (LDC 905.2-E.2)

12- Ongoing maintenance to prevent the establishment of prohibited exotic species is required. (LDC 905.2-E.4)

BUILDING PERIMETER LANDSCAPE
50% OF BUILDING PERIMETER REQUIRED TO BE LANDSCAPED
10% OF BUILDING AREA REQUIRED TO BE WITHIN BUILDING PERIMETER LANDSCAPING

Building A
210 Total LF x 50% = 105 LF Req. : 113 LF Provided
2750 Total SF x 10% = 275 SF Req. : 614 SF Provided

Building B
532 Total LF x 50% = 266 LF Req. : 290 LF Provided
14440 Total SF x 10% = 1444 SF Req. : 1500 SF Provided

Building C
432 Total LF x 50% = 216 LF Req. : 216 LF Provided
10640 Total SF x 10% = 1064 SF Req. : 1120 SF Provided

Building D
532 Total LF x 50% = 266 LF Req. : 290 LF Provided
14440 Total SF x 10% = 1444 SF Req. : 1500 SF Provided

Building E
532 Total LF x 50% = 266 LF Req. : 290 LF Provided
14440 Total SF x 10% = 1444 SF Req. : 1500 SF Provided

Building F
232 Total LF x 50% = 116 LF Req. : 117 LF Provided
3300 Total SF x 10% = 330 SF Req. : 599 SF Provided

Building G
360 Total LF x 50% = 180 LF Req. : 180 LF Provided
5600 Total SF x 10% = 560 SF Req. : 943 SF Provided

Building H
268 Total LF x 50% = 134 LF Req. : 134 LF Provided
4264 Total SF x 10% = 426 SF Req. : 717 SF Provided

Cabana
112 Total LF x 50% = 56 LF Req. : 56 LF Provided
615 Total SF x 10% = 62 SF Req. : 307 SF Provided

Building D
532 Total LF x 50% = 266 LF Req. : 290 LF Provided
14440 Total SF x 10% = 1444 SF Req. : 1500 SF Provided

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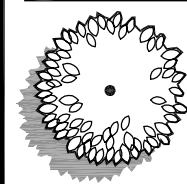
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CONSTRUCTION PLANS ARE NOT VALID UNLESS SIGNED & EMBOSSED WITH LANDSCAPE ARCHITECT'S SEAL
PATRICK D. ROBERSON
FLORIDA REGISTERED LANDSCAPE ARCHITECT
NO. LA0001461

ROBERSON RESOURCE GROUP
Landscape Architecture & Consulting
3152 Little Road, # 125, Trinity, Florida 34685
Phone: 727-225-4255 Web: RRGLA.com
LA0001461 & LC0000267



Tri County Development
9400 River Crossing Blvd., Suite 102
New Port Richey, Florida 34655
Phone - (727) 376-6831

Plans Prepared For




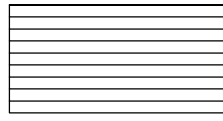


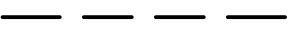
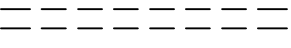
Rev.	per Pasco County Comments	Date
07/26/16		

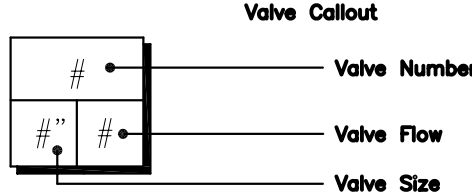
Hunters Ridge Multi-Family
Pasco County, Florida

Project Title

LANDSCAPE PLAN
Project No. 16-010
Date 03/30/16
Sheet LA1

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird XZ-150-PRB-COM High Flow Control Zone Kit, for Large Commercial Drip Zones. 1-1/2" FESB Valve with two 1" Pressure Regulating (40psi) Quick-Check Basket Filters. Flow range: 15-40gpm.	15
	Netafim TLO50MFV-1 Automatic Flush valve, 1/2" male pipe thread.	15
	Rain Bird ARV050 1/2" Air Relief Valve, made of quality rust-proof materials, with a 6.0" drip valve box (SEB TXB emitter box). Use with installation below soil. The valve will allow air to escape the pipeline, thus preventing water hammer or blockage.	15
	Area to Receive Dripline Rain Bird XFD-04-12 (12) XFD On-Surface Pressure Compensating Landscape Dripline. 0.96PH emitters at 12.0" O.C. Dripline laterals spaced at 12.0" apart, with emitters offset for triangular pattern. UV Resistant.	25,925 s.f.
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Dripline Tree Ring Rain Bird XFD-P-04-12 Dripline Per Tree Ring Detail, Irrigation Notes and Details Sheet.	61
	Pump & Well Pump & Well capable of 40 GPM at 60 PSI minimum.	1
	Irrigation Mainline: PVC Schedule 40	1,221 l.f.
	Pipe Sleeve: PVC Schedule 40 Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction.	245.9 l.f.



IRRIGATION PLANS ARE DIAGRAMMATIC

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

DRIP TUBING SPACING NOTE

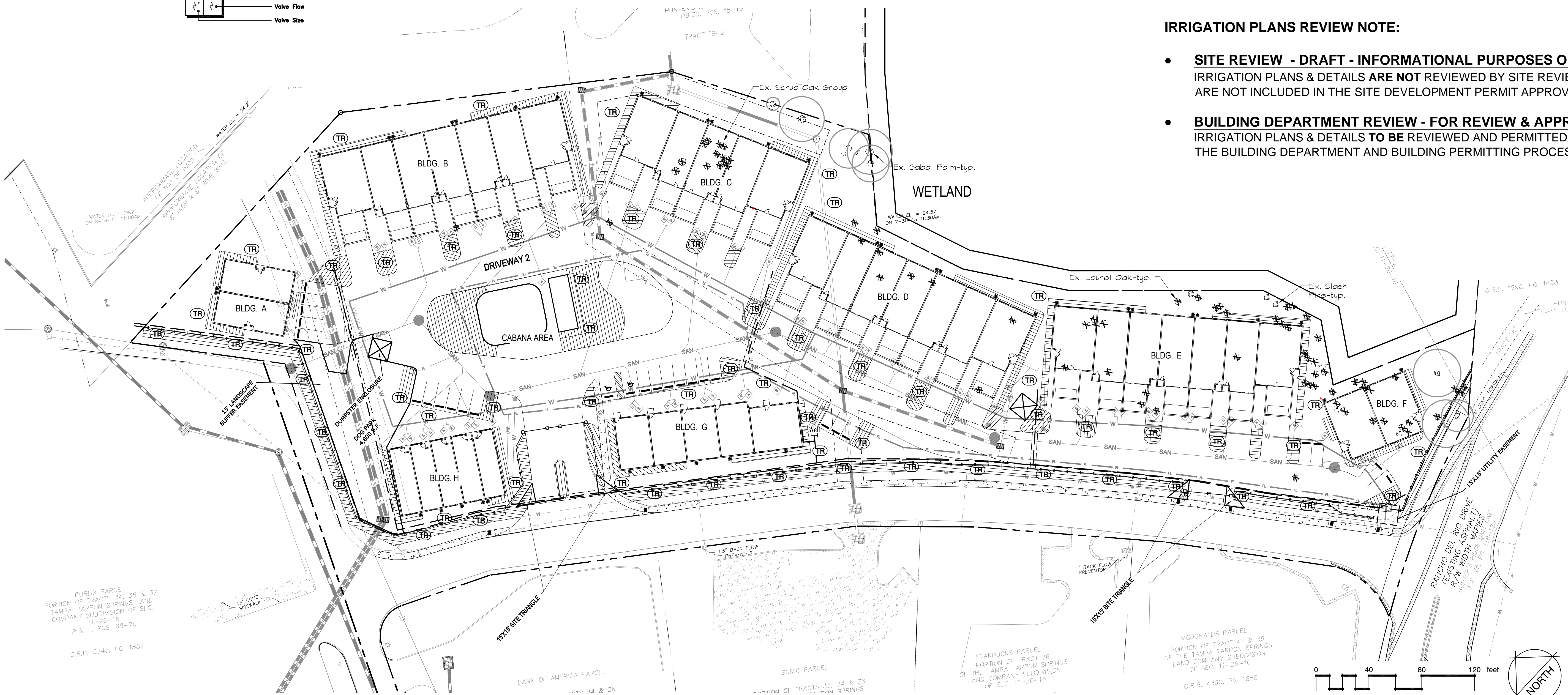
- DRIP TUBING IS TO BE SPACED EVENLY THROUGHOUT THE LANDSCAPE BED AS PER THE LAYOUT DETAILS ON SHEET IR2. LATERAL RUNS SHOULD BE SPACED AT 12" ON CENTER TO PROVIDE COVERAGE OVER THE ENTIRE PLANTING BED. INSTALLING ONLY ONE LATERAL RUN NEXT TO AN INDIVIDUAL PLANT OR ROW OF PLANTS IS NOT AN ACCEPTABLE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

PROPOSED TREES/PALMS IRRIGATION

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

IRRIGATION PLANS REVIEW NOTE:

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



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

PATRICK D. ROBERSON
FLORIDA REGISTERED
LANDSCAPE ARCHITECT
NO. LA0001461

IRRIGATION PLAN

Project No. 16-010
Date 03/30/16
Sheet IR1

Hunters Ridge Multi-Family
Pasco County, Florida

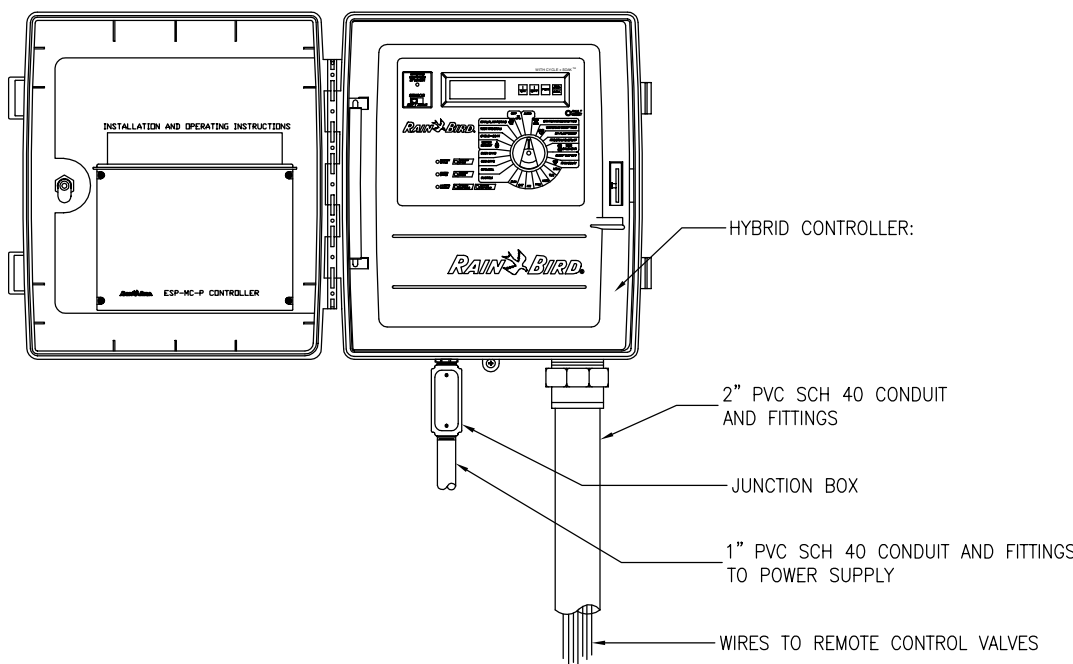
Rev. per Pasco County Comments	07/26/16	Date
Revision		

Tri County Development
9400 River Crossing Blvd., Suite 102
New Port Richey, Florida 34655
Phone - (727) 376-6831

ROBERSON RESOURCE GROUP
Landscape Architecture & Consulting

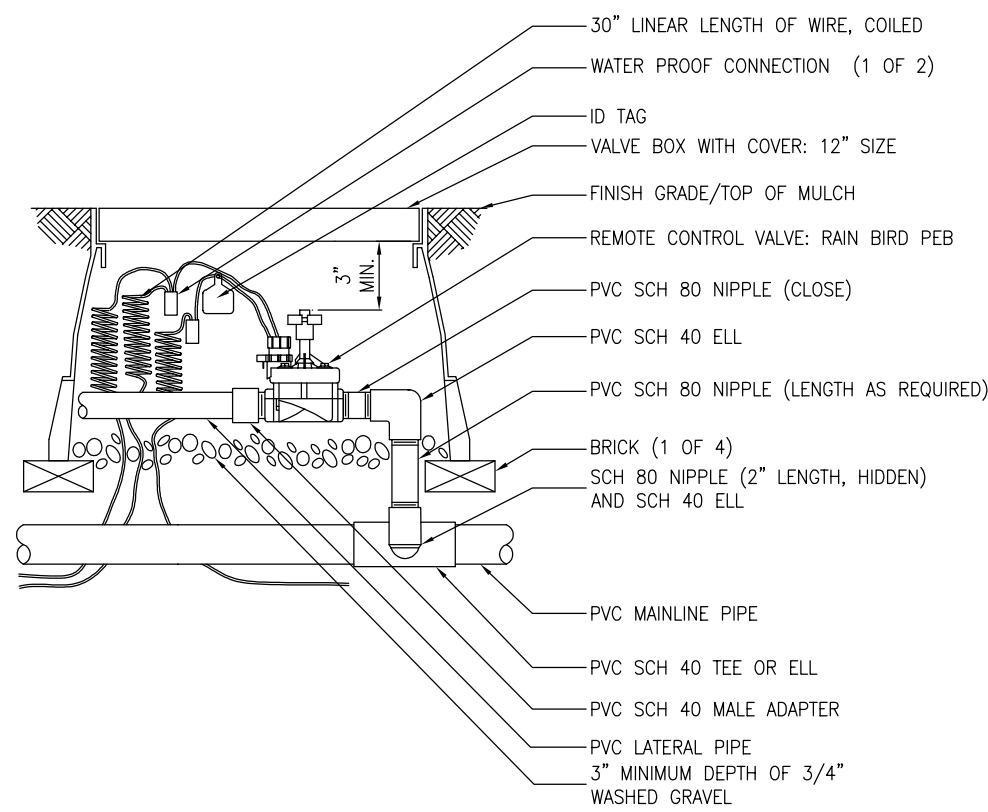
3152 Little Road, # 125, Trinity, Florida 34685
Phone: 727-226-4256 Web: RRGLA.com
LA0001461 & LC0000267

ENGINEERING & LAND PLANNING
BASE INFORMATION PROVIDED BY:
Regency Design & Engineering, Inc.
3400 River Crossing Blvd., Suite 104
New Port Richey, Florida 34655
Phone - (727) 376-1155



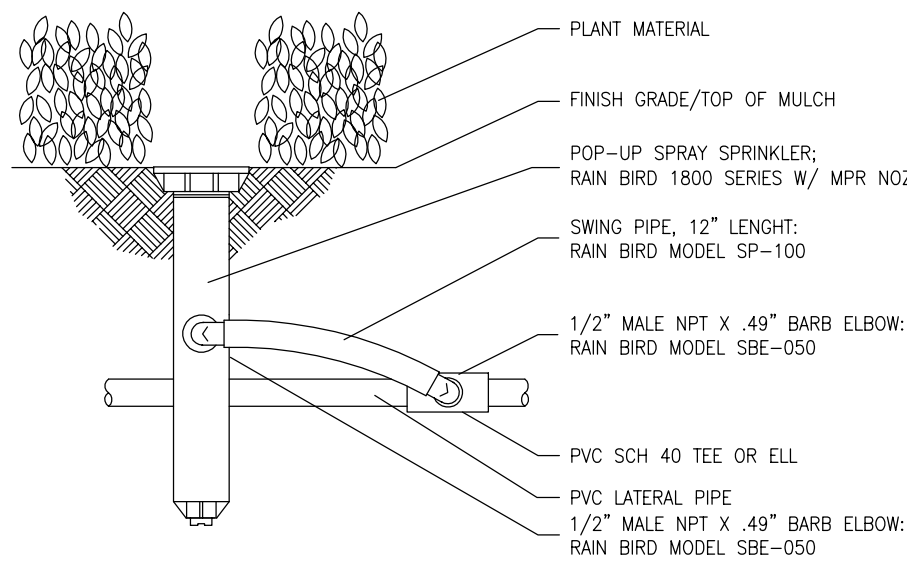
- NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. DO NOT SCALE DRAWINGS.
 3. INSTALLATION TO BE IN ACCORDANCE WITH STATE AND LOCAL AGENCY CODE REQUIREMENTS.

HYBRID CONTROLLER
RAINBIRD ESP-MC SERIES, OUTDOOR WALL MOUNT



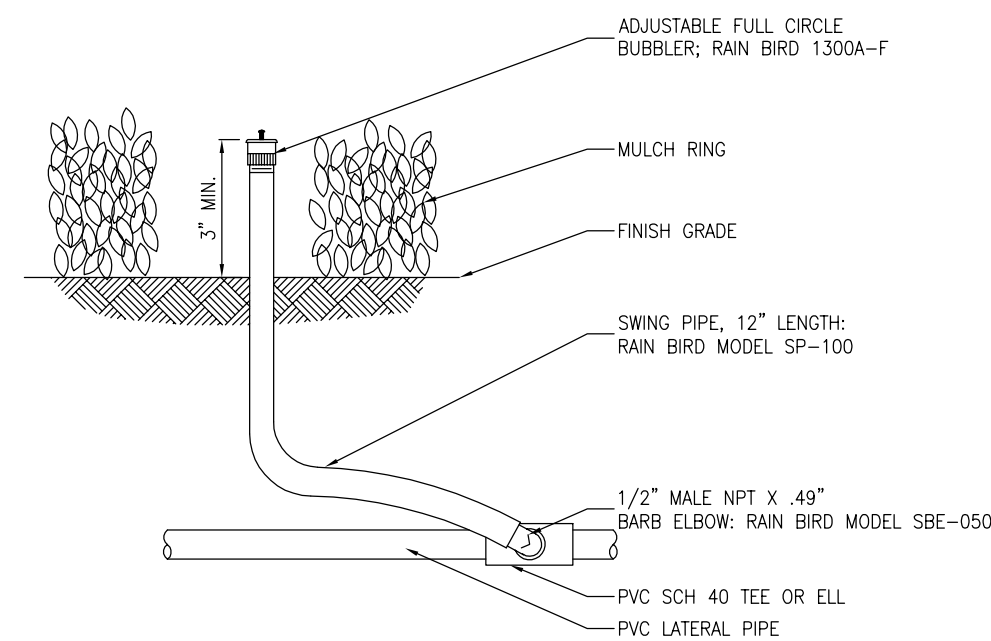
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REMOTE CONTROL VALVE
RAINBIRD PEB VALVE



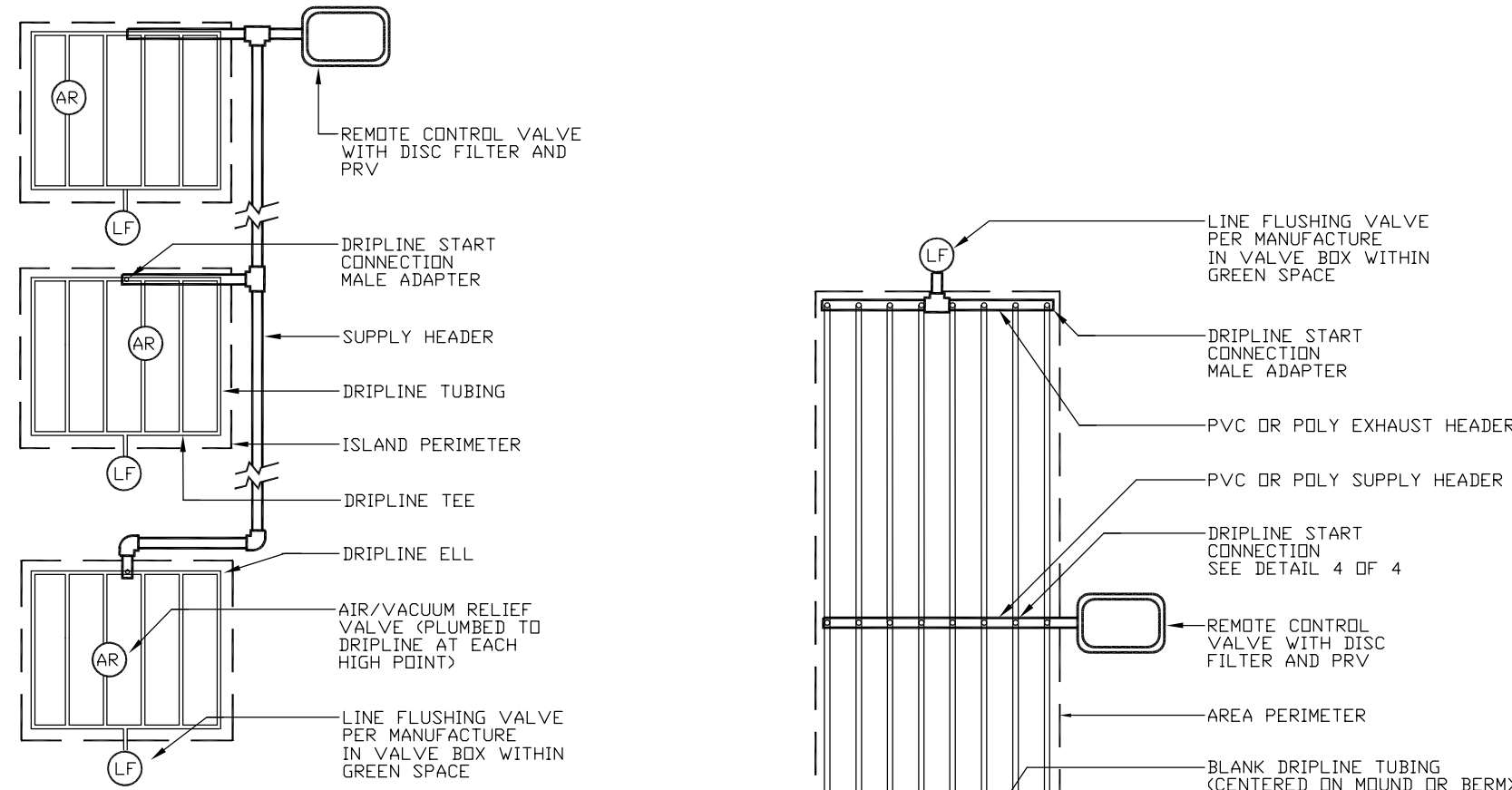
- NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. DO NOT SCALE DRAWINGS.
 3. POP-UP HEIGHT ADJUSTED FOR CLEARANCE OF PLANT MATERIAL, 12" MIN. HEIGHT

POP-UP SPRAY SPRINKLER
RAINBIRD 1800 SERIES POP-UP SPRAY

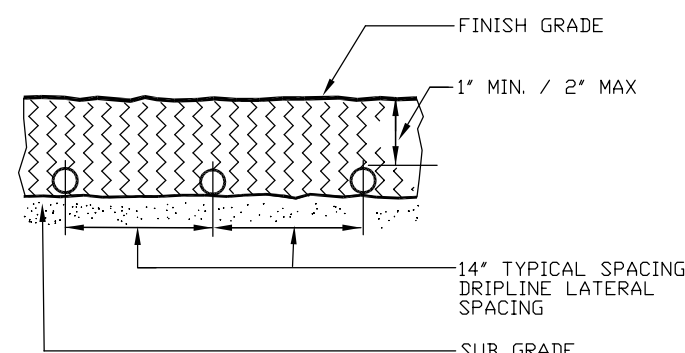


- NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. DO NOT SCALE DRAWINGS.

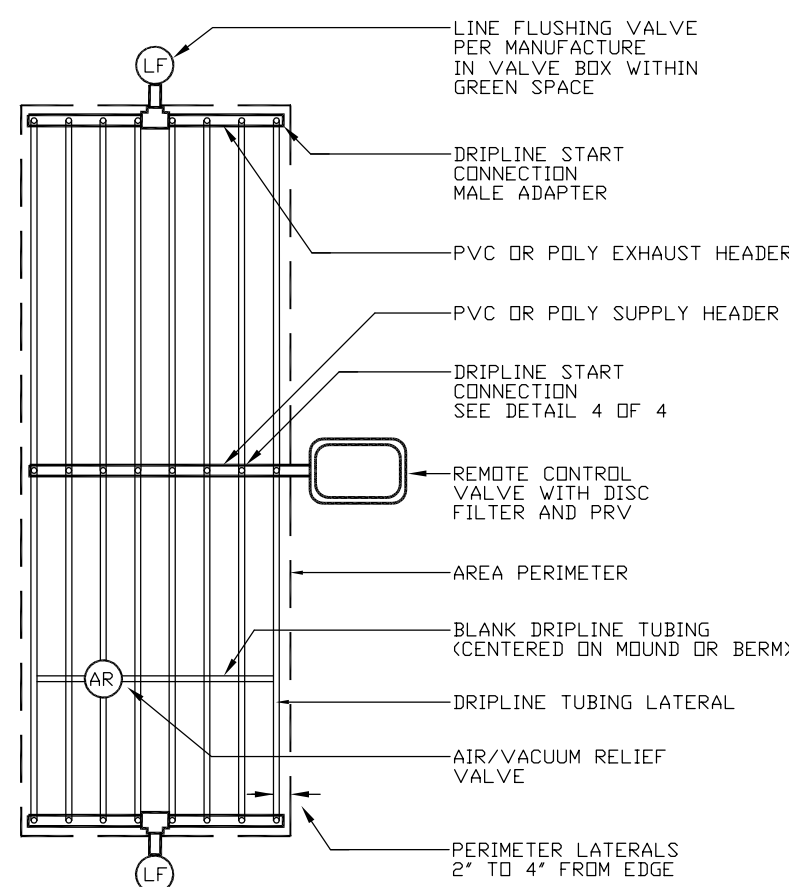
1300A-F BUBBLER
RAINBIRD ADJUSTABLE FLOOD BUBBLER



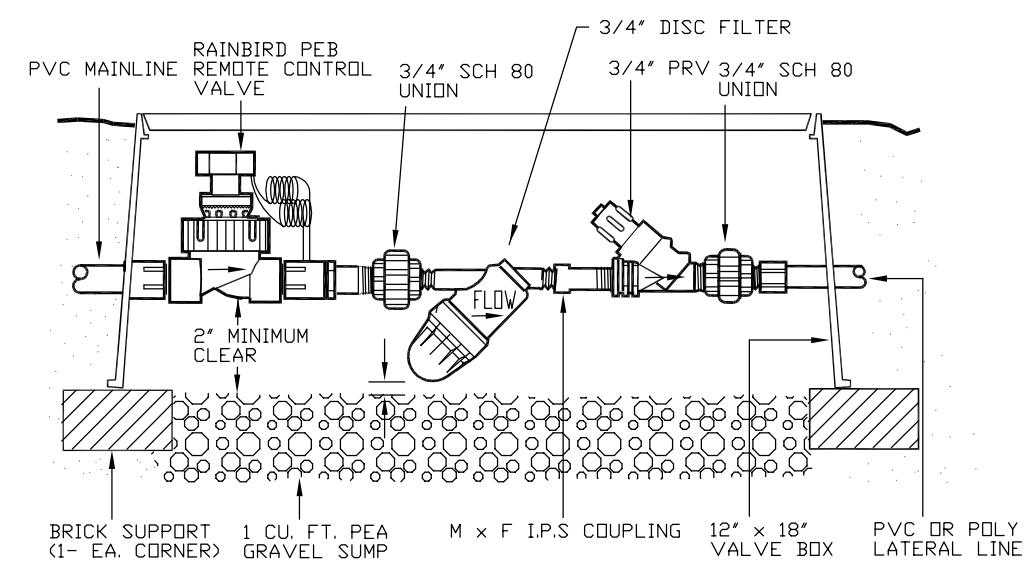
TYPICAL DRIPLINE ISLAND LAYOUT
DRIPLINE TYPICAL DETAIL - NTS



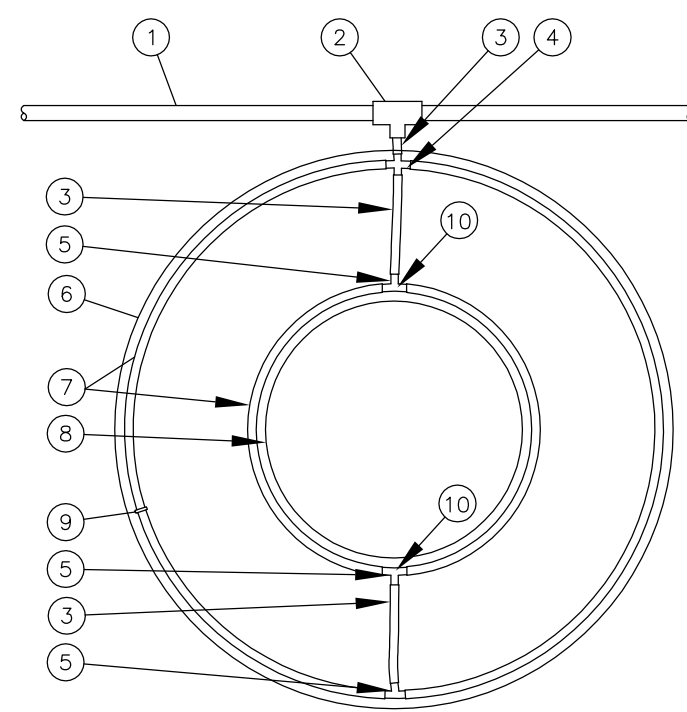
DRIPLINE SUBGRADE INSTALLATION
DRIPLINE TYPICAL DETAIL - NTS



DRIPLINE CENTER FEED LAYOUT
DRIPLINE TYPICAL DETAIL - NTS



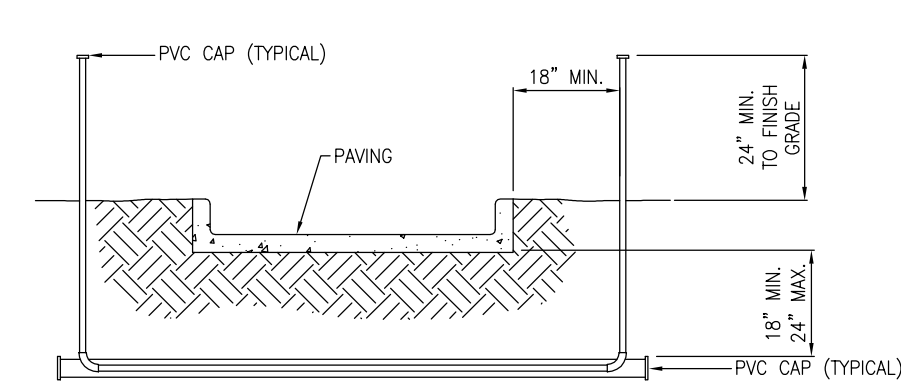
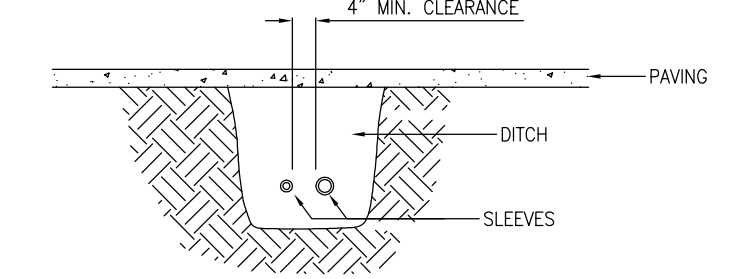
REMOTE CONTROL VALVE W/ PRV & FILTER
DRIPLINE TYPICAL DETAIL - NTS



- NOTES:
1. DISTANCE BETWEEN LATERAL RINGS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, AND TREE CANOPY. SEE RAIN BIRD XF-SDI DRIPLINE INSTALLATION GUIDE FOR SUGGESTED SPACINGS.
 2. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
 3. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

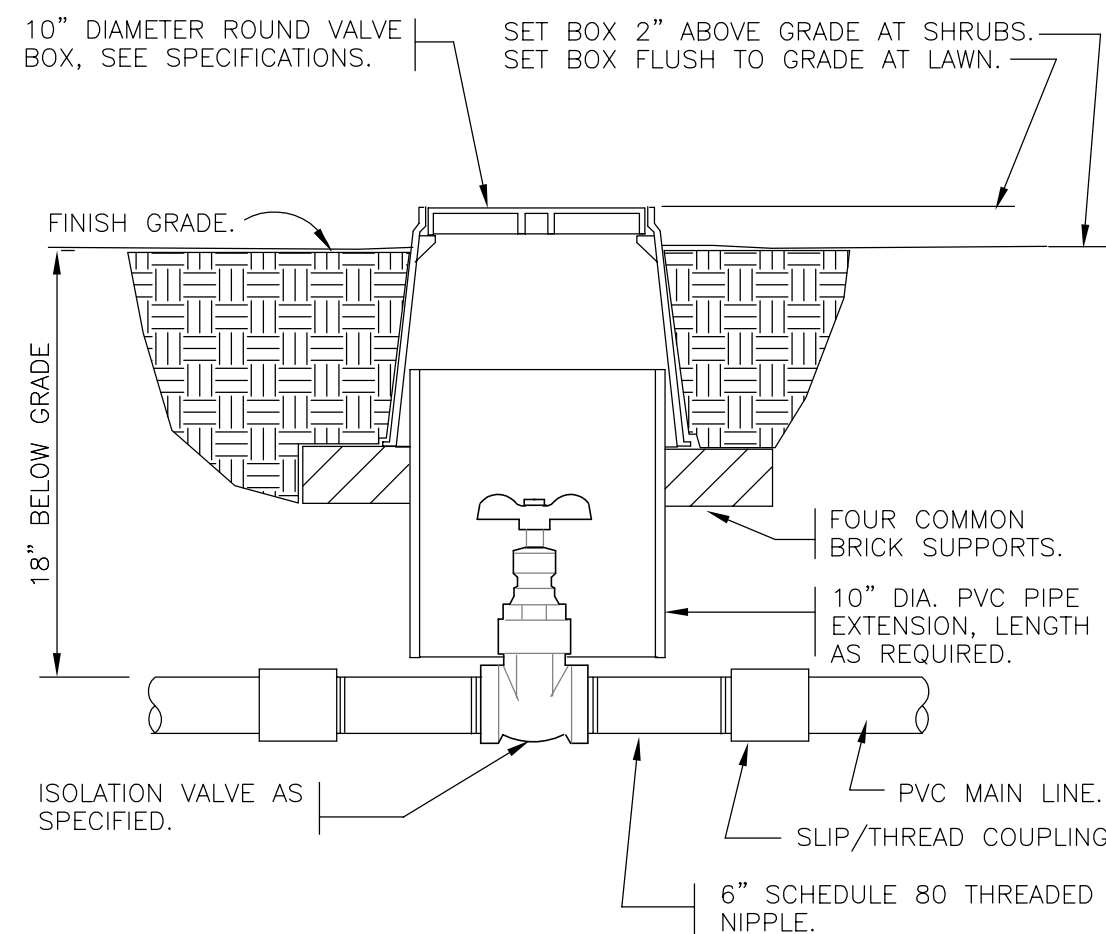
SUB-SURFACE DRIPLINE AROUND TREE
N.T.S.

FOR OPEN TRENCH INSTALLATION OF SLEEVES, SLEEVES ARE TO BE PRE-LOADED WITH THE LATERAL PIPE TO BE CARRIED, SIZED PER IRRIGATION PLANS. THE PRE-LOADED LATERAL PIPE WITHIN THE SLEEVE SHALL BE CAPPED TO PREVENT DEBRIS AND SOIL FROM ENTERING LATERAL PIPE DURING INSTALLATION OF SLEEVE.

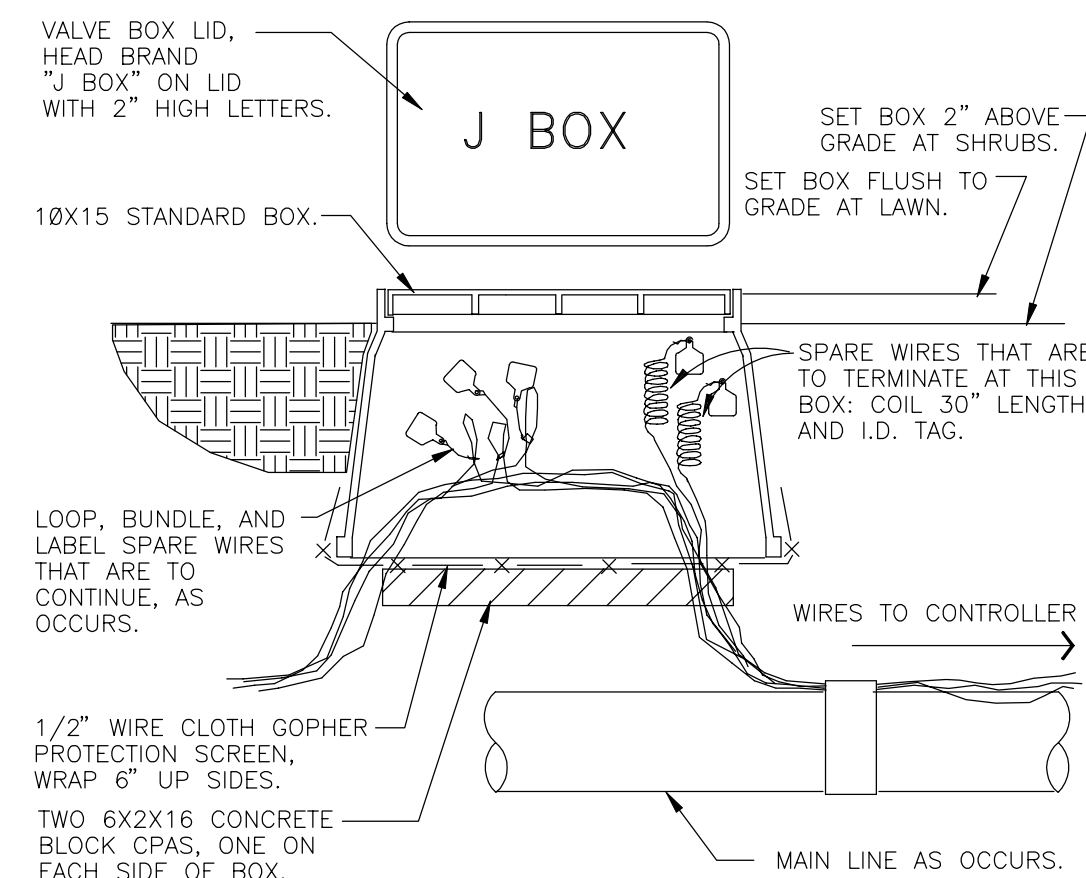


- NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. DO NOT SCALE DRAWINGS.
 3. ALL PVC IRRIGATION SLEEVES TO BE SCH. 40 PIPE.
 4. ALL JOINTS TO BE SOLVENT WELDED AND WATER TIGHT.
 5. WHERE THERE IS MORE THAN ONE SLEEVE, EXTEND THE SMALLER SLEEVE TO 24" MINIMUM ABOVE FINISH GRADE.
 6. MECHANICALLY TAMP TO 95% PROCTOR.
 7. SLEEVE TO BE 2 SIZES LARGER THAN MAIN LINE/LATERAL PIPE BEING CARRIED.
 8. SLEEVES TO BE LOADED WITH LATERAL PIPE SIZED PER PLAN.

SLEEVING LOADED W/LATERAL PIPE
SLEEVES UNDER HARDSCAPES



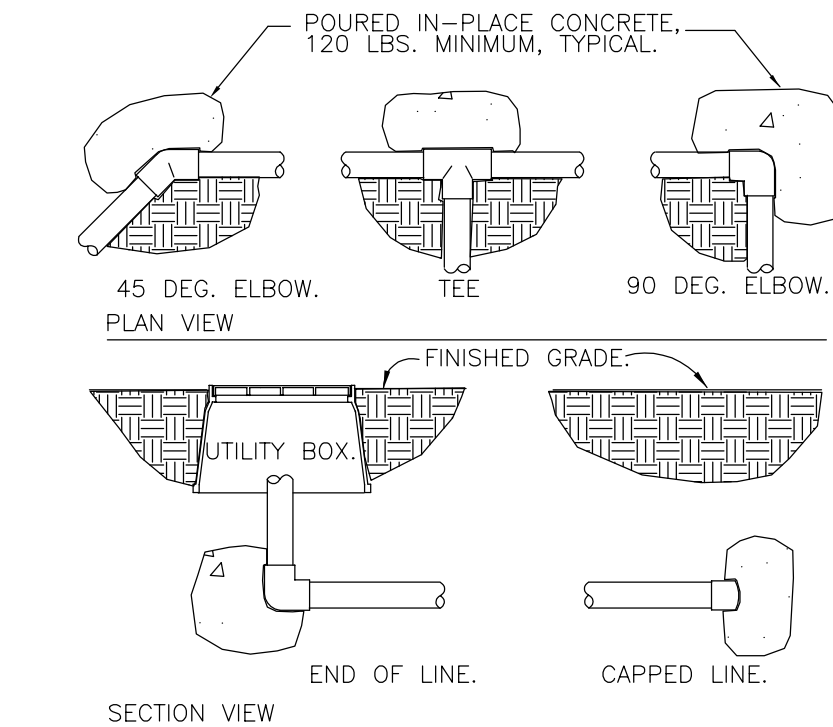
BRASS ISOLATION VALVE
NTS



WIRE BUNDLE JUNCTION BOX
NTS

IRRIGATION GENERAL NOTES

1. NO PLANTING SHALL OCCUR UNTIL THE UNDERGROUND AUTOMATIC IRRIGATION SYSTEM IS INSTALLED AND FULLY FUNCTIONAL. THE IRRIGATION SYSTEM IS TO SUPPLY 100% COVERAGE TO ALL REQUIRED LANDSCAPE PLANT MATERIAL AND ST. AUGUSTINE TURF.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ADJUST WATERING AMOUNTS AND FREQUENCY TO ENSURE PROPER ESTABLISHMENT OF ALL PLANT MATERIAL.
3. THE CONTRACTOR SHALL BE FAMILIAR WITH BOTH PROPOSED AND EXISTING SITE CONDITIONS SUCH AS, UTILITIES, PLANT MATERIALS AND ARCHITECTURAL ELEMENTS IN ORDER TO AVOID CONFLICTS DURING INSTALLATION.
4. THE CONTRACTOR SHALL AVOID DAMAGE TO EXISTING TREES AND SHRUBS ON SITE THAT MAY OR MAY NOT BE INDICATED ON THE PLANS.
5. THE CONTRACTOR SHALL INSTALL THE IRRIGATION SYSTEM IN CONFORMANCE TO ALL APPLICABLE STATE AND REGIONAL REGULATIONS AND CODES.
6. A MAXIMUM OF 65% OF THE ON-SITE GREEN SPACE MAY BE ALLOWED TO BE PLANTED WITH ST. AUGUSTINE GRASS SPECIES, CONFIGURED WITH A PERMANENT IRRIGATION SYSTEM IF A SOIL MOISTURE SENSOR IS UTILIZED WITHIN THE CONTROL SYSTEM. TURF/SODDED AREAS SHALL BE ON SEPARATE IRRIGATION ZONES, THAN OTHER LANDSCAPE PLANT MATERIAL.
7. DRIP LINE, BUBBLERS, SPRAY HEADS AND ROTORS SHALL NOT BE COMBINED ON THE SAME CONTROL VALVE CIRCUIT. SPRAY AND ROTOR COMPONENTS SHALL HAVE MATCHING APPLICATION RATES WITHIN EACH IRRIGATION ZONE.
8. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND ADJUSTED TO AVOID OVERSPRAY AND RUNOFF ONTO SIGNS, BUILDINGS, WALLS, WALKWAYS, ROADWAY PAVEMENT OR OTHER IMPERVIOUS SURFACES.
9. THE IRRIGATION SYSTEM CONTROLLER SHALL HAVE PROGRAM FLEXIBILITY SUCH AS REPEAT CYCLES AND MULTIPLE PROGRAM CAPABILITIES AND HAVE A BATTERY BACK-UP SYSTEM TO RETAIN IRRIGATION PROGRAMS. THE IRRIGATION CONTROL SYSTEM SHALL BE EQUIPPED WITH AN OPERABLE SOIL MOISTURE SENSOR SHUTOFF DEVICE EXPOSED PER THE MANUFACTURERS SPECIFICATIONS. THE CONTROLLER SHALL ALSO BE EQUIPPED WITH A PUMP START RELAY SYSTEM.
10. THE IRRIGATION SYSTEM SHALL BE INSTALLED TO 'STANDARDS AND SPECIFICATIONS FOR TURF AND LANDSCAPE IRRIGATION SYSTEMS', LATEST EDITION, (FIFTH EDITION MINIMUM) AND ANY AMENDMENTS, BY THE FLORIDA IRRIGATION SOCIETY, INC.
11. RAIN BIRD DRIP TUBING SYSTEM COMPONENTS SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS AND SPECIFICATIONS.
12. SPRAY HEAD AND ROTOR LAYOUT SHALL PROVIDE FOR PROPER HEAD TO HEAD COVERAGE. SPRINKLER SPACING SHALL NOT TO EXCEED 55% OF THE SPRINKLERS DIAMETER OF COVERAGE.
13. LANDSCAPE OR SODDED AREAS 4' WIDE OR LESS ARE TO BE IRRIGATED WITH DRIP LINE (MICRO IRRIGATION) ONLY, THESE AREAS ARE INDICATED ON THE PLANS.
14. THE IRRIGATION CONTRACTOR SHALL ASCERTAIN THE IRRIGATION SYSTEM REQUIREMENTS FOR GPM AND PSI DEMAND AND DETERMINE IF THE PUMP & WELL ASSEMBLY IS CAPABLE OF MEETING THE DEMAND WITHIN THE ALLOWABLE WATERING TIMES. PUMP & WELL ASSEMBLY TO BE PER LOCAL JURISDICTIONAL REQUIREMENTS AND APPLICABLE STATE OF FLORIDA BUILDING CODES.
15. THE IRRIGATION CONTRACTOR SHALL COORDINATE WITH THE SITE/BUILDING CONTRACTOR TO VERIFY ANY REQUIRED ELECTRICALLY POWER FOR THE IRRIGATION SYSTEM IS AVAILABLE.
16. WIRE CONNECTIONS FOR ELECTRIC CONTROL VALVES ARE TO BE MADE WITH NORTHSTAR WATERPROOF SPLICE KITS (3M DBT).
17. MAINLINE PIPE IS TO BE INSTALLED A MINIMUM OF 18" BELOW FINISH GRADE. LATERAL LINE PIPE IS TO BE INSTALLED A MINIMUM OF 12" BELOW FINISH GRADE.
18. THE IRRIGATION CONTROLLER SHALL HAVE PROPER LIGHTNING PROTECTION INSTALLED PER MANUFACTURE AND APPLICABLE CODES.
19. CONTROL VALVE WIRES SHALL RUN UNDER THE MAINLINE PIPE.
20. THE MAINLINE PIPE AND SLEEVES ARE TO BE SCHEDULE 40 PVC. LATERAL LINE PIPE IS TO BE CLASS 200 PVC. IRRIGATION PIPE SHALL BE PROPERLY SIZED TO A MAXIMUM OF 5 FEET PER SECOND OF WATER VELOCITY FLOW THROUGH THE IRRIGATION SYSTEM.
21. NO IRRIGATION COMPONENTS, MAINLINE PIPING, LATERAL PIPING OR TRENCHING SHALL OCCUR WITHIN THE PROTECTED ZONE OF EXISTING TREES ON SITE AS INDICATED ON THE PLANS.



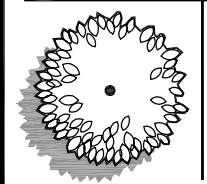
THRUST BLOCKING
NTS

THRUST BLOCKS ARE REQUIRED ON ALL UNRESTRAINED, PUSH-ON GASKETED PIPE JOINTS AND FITTINGS AT DEAD ENDS, AND WHENEVER THE LINE CHANGES DIRECTION OF 30 DEGREES OR MORE. CONCRETE HAVING A COMPRESSIVE STRENGTH OF 2000 PSI OR HIGHER WILL BE SPECIFIED. THRUST BLOCKS WILL BE FORMED AGAINST SOLID, UNEXCAVATED EARTH THAT HAS BEEN UNDAAMAGED BY MECHANICAL EQUIPMENT. THE SPACE BETWEEN THE PIPE AND TRENCH WALL WILL BE FILLED TO THE HEIGHT OF THE OUTSIDE DIAMETER OF THE PIPE. SIZE THRUST BLOCKS IN ACCORDANCE WITH ASAE (AMERICAN SOCIETY OF AGRICULTURAL ENGINEERS) STANDARD S-376.2.

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

PATRICK D. ROBERSON
FLORIDA REGISTERED
LANDSCAPE ARCHITECT
NO. LA0001461

ROBERSON RESOURCE GROUP
Landscape Architecture & Consulting



3152 Little Road, # 125, Trinity, Florida 34885
Phone: 727-226-4256 Web: RRGFLA.com
LA001461 & LC0000267

Tri County Development

9400 River Crossing Blvd., Suite 102
New Port Richey, Florida 34655
Phone - (727) 376-6831

Plans Prepared For

Rev.	per Pasco County Comments	07/26/16	Date
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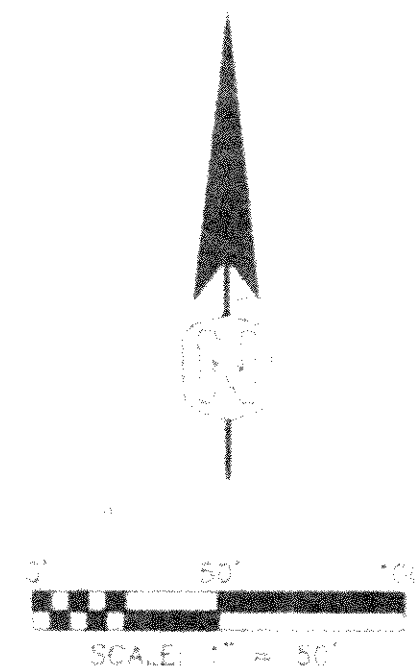
Hunters Ridge Multi-Family
Pasco County, Florida

Project Title

IRRIGATION NOTES & DETAILS

Project No. 16-010
Date 03/30/16
Sheet

IR2



FILE RECORD

40081.05
2007-04-15
AS-BUILT 30'x30' IN WALL W/ 1/2\"/>

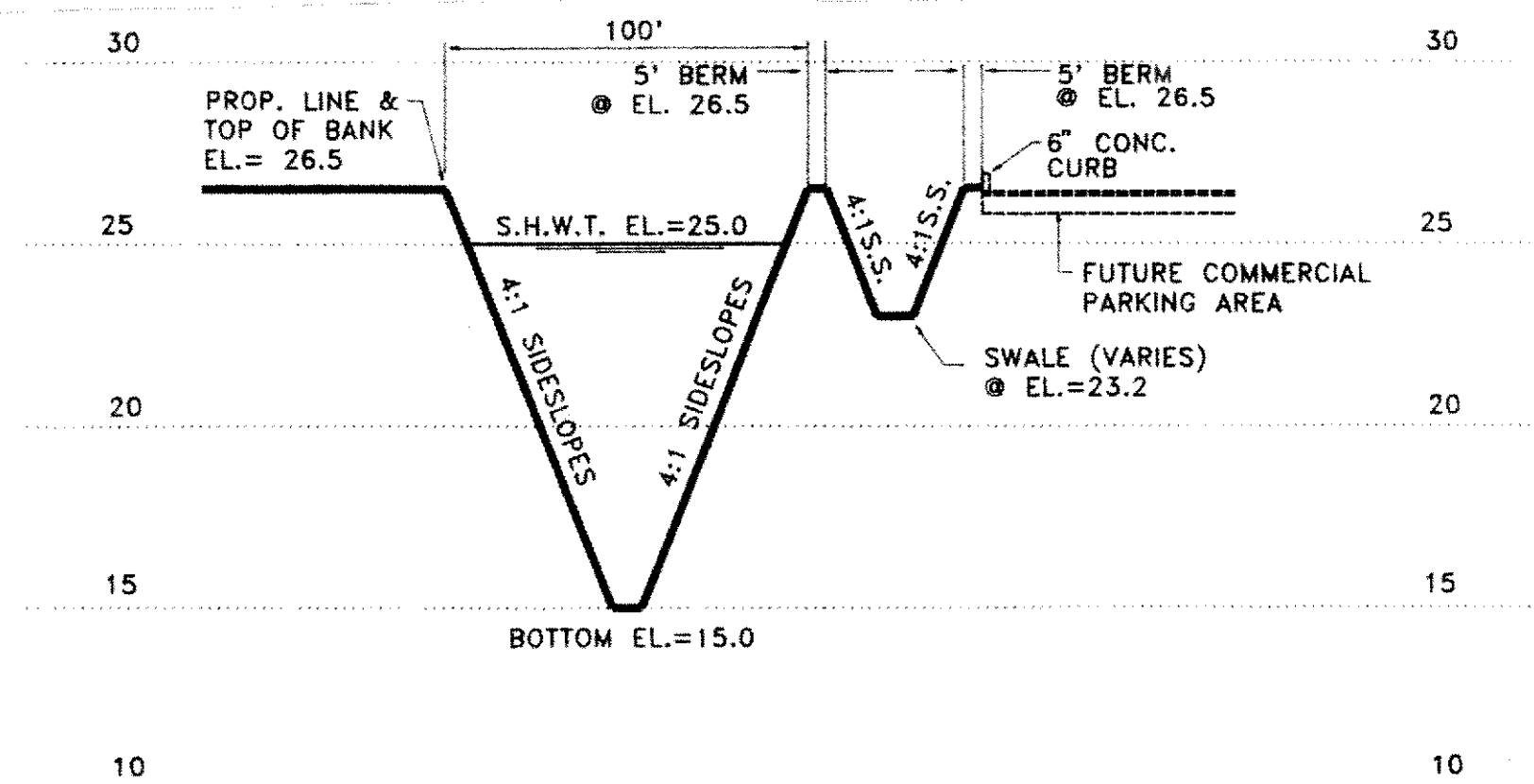
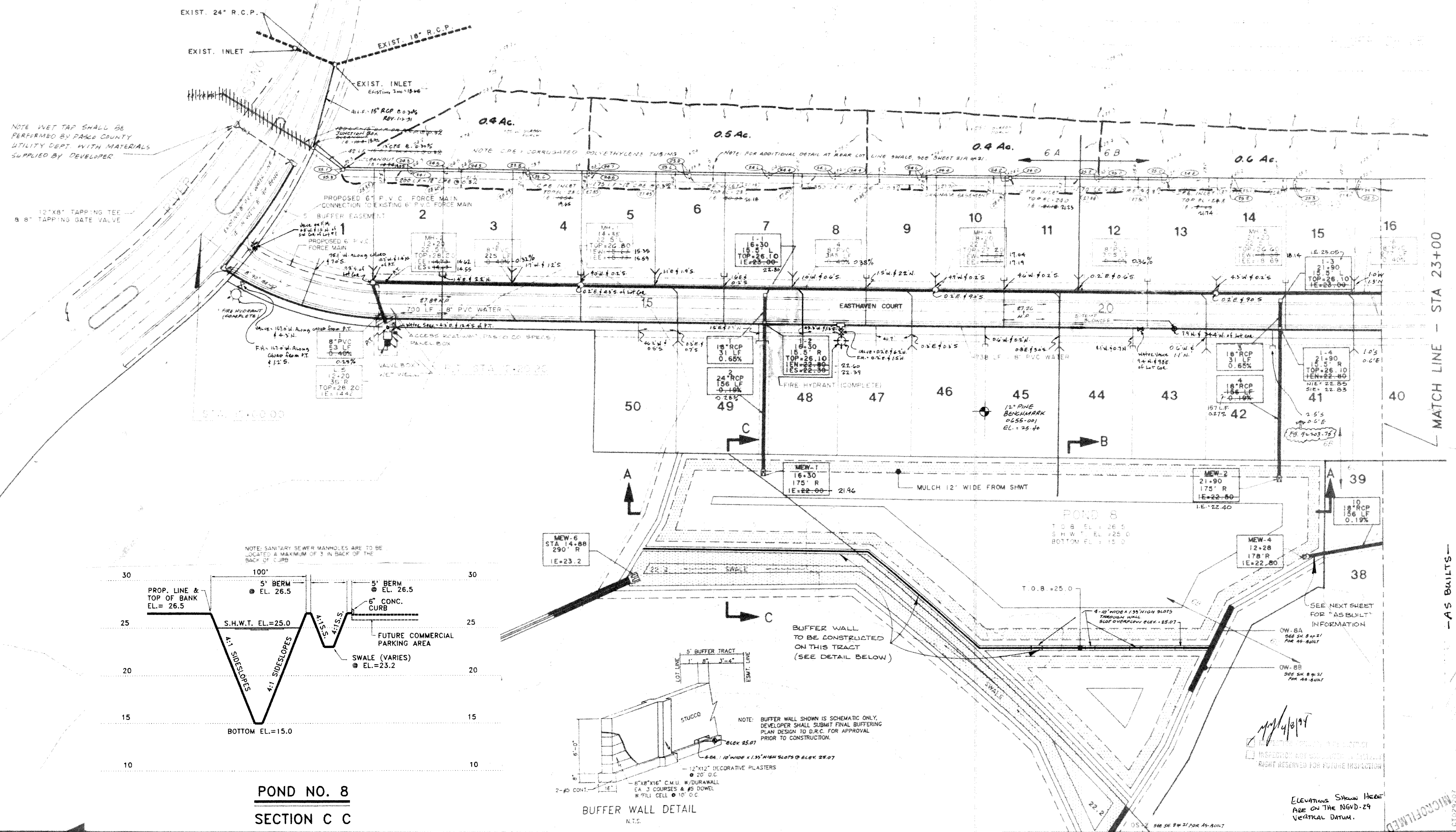
REVISIONS	DATE	BY	REASON
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2	3-22-07	AM	10'x10' STREET LIGHTING, WATER, ETC.
3	3-22-07	AM	10'x10' STREET LIGHTING, WATER, ETC.
4	3-22-07	AM	10'x10' STREET LIGHTING, WATER, ETC.
5	3-22-07	AM	10'x10' STREET LIGHTING, WATER, ETC.
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CASSON ENGINEERING COMPANY
106 NORTH BOULEVARD, NEW PORT RICHEY, FLORIDA
LAND PLANNERS & SURVEYORS
CIVIL ENGINEERS (915) 849-7555

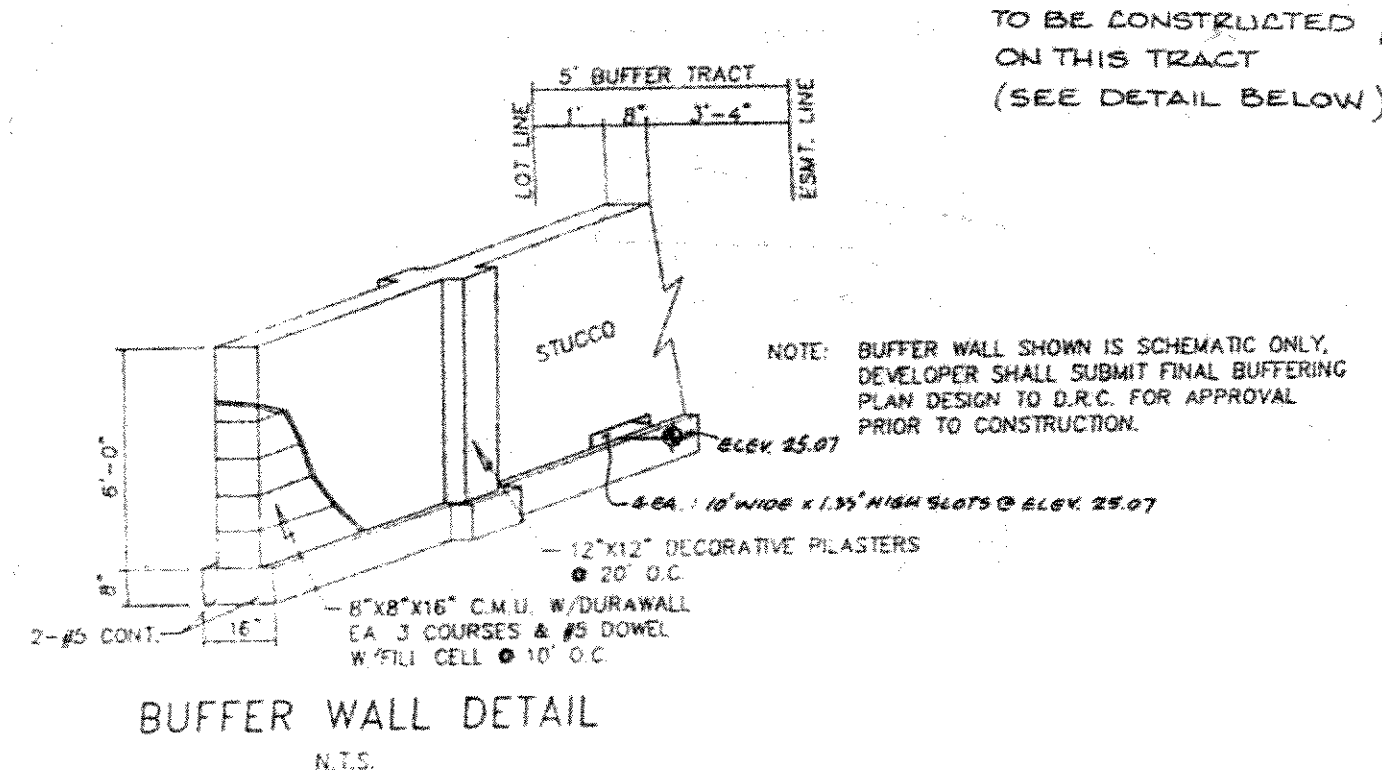
HUNTER'S RIDGE UNIT SIX
CONSTRUCTION PLANS
PLAN VIEW

2-2-94

17: F 01



POND NO. 8
SECTION C C



BUFFER WALL DETAIL
N.T.S.

ELEVATIONS SHOWN HERE
ARE ON THE NGVD-29
VERTICAL DATUM.