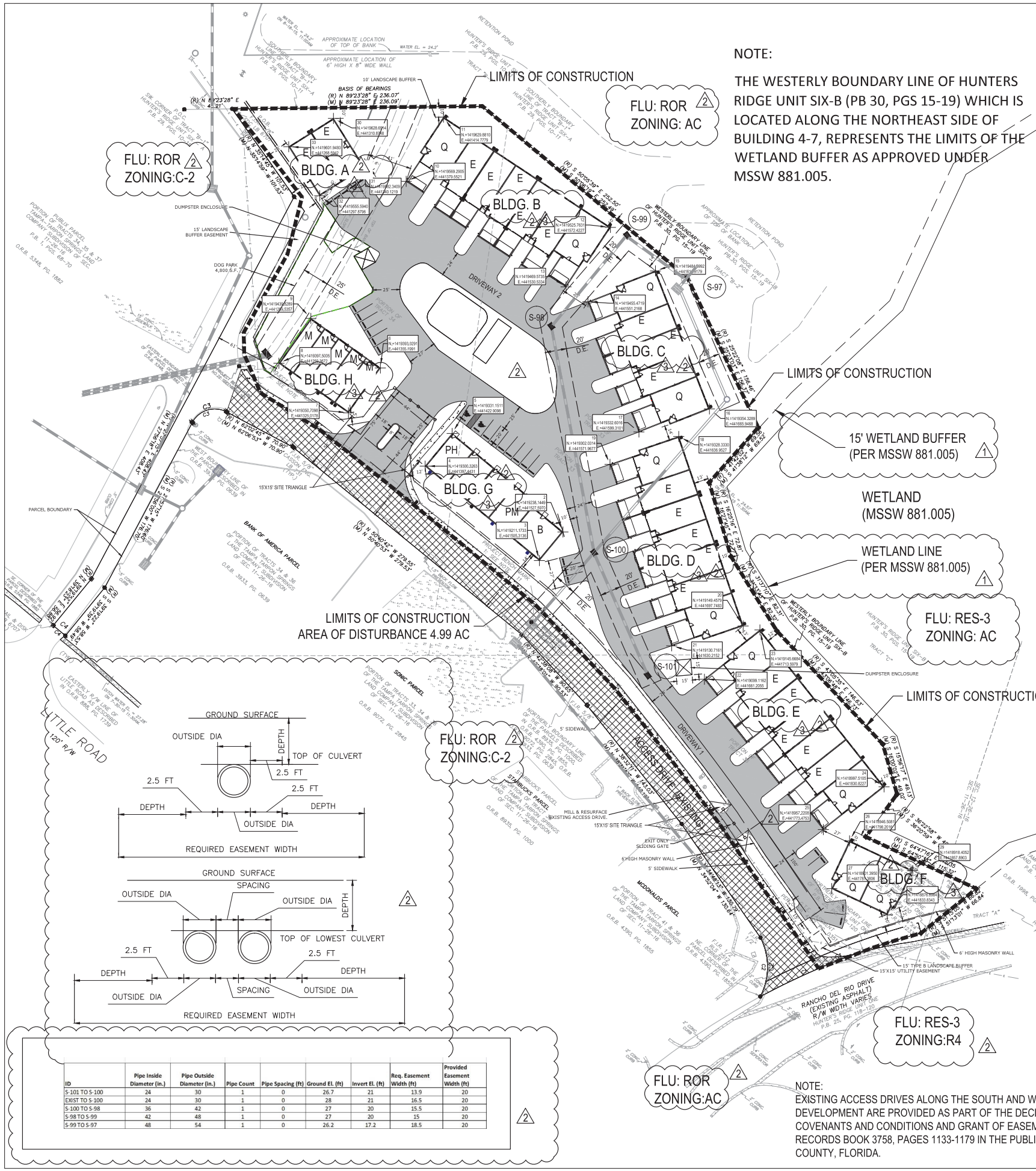


NOTE:

THE WESTERLY BOUNDARY LINE OF HUNTERS RIDGE UNIT SIX-B (PB 30, PGS 15-19) WHICH IS LOCATED ALONG THE NORTHEAST SIDE OF BUILDING 4-7, REPRESENTS THE LIMITS OF THE WETLAND BUFFER AS APPROVED UNDER MSSW 881.005.

ID	Pipe Inside Diameter (in.)	Pipe Outside Diameter (in.)	Pipe Count	Pipe Spacing (ft)	Ground El. (ft)	Invert El. (ft)	Req. Easement Width (ft)	Provided Easement Width (ft)
S-101 TO S-100	24	30	1	0	26.7	21	13.9	20
EXIST TO S-100	24	30	1	0	28	21	16.5	20
S-100 TO S-98	36	42	1	0	27	20	15.5	20
S-98 TO S-99	42	48	1	0	27	20	15	20
S-99 TO S-97	48	54	1	0	26.2	17.2	18.5	20

N

0 25 50 100

LEGEND

- LIMITS OF CONSTRUCTION
- UTILITY ESMT. LINE
- LANDSCAPE BUFFER ESMT. LINE
- DRAINAGE ESMT. LINE
- RIGHT-OF-WAY LINE
- LOT LINE/ PROPERTY LINE
- 6' HIGH MASONRY WALL OR ALUMINUM RAIL FENCE
- ASPHALT PAVEMENT
- MILL & RESURFACE EXISTING DRIVE ISLE WITH 2" TYPE SP 12.5 ASPHALTIC CONCRETE (2)

	AREA (AC.)
WETLAND	0.0 AC
WATER	0.0 AC
CONSERVATION	0.0 AC
UPLAND	5.71 AC
TOTAL	5.71 AC

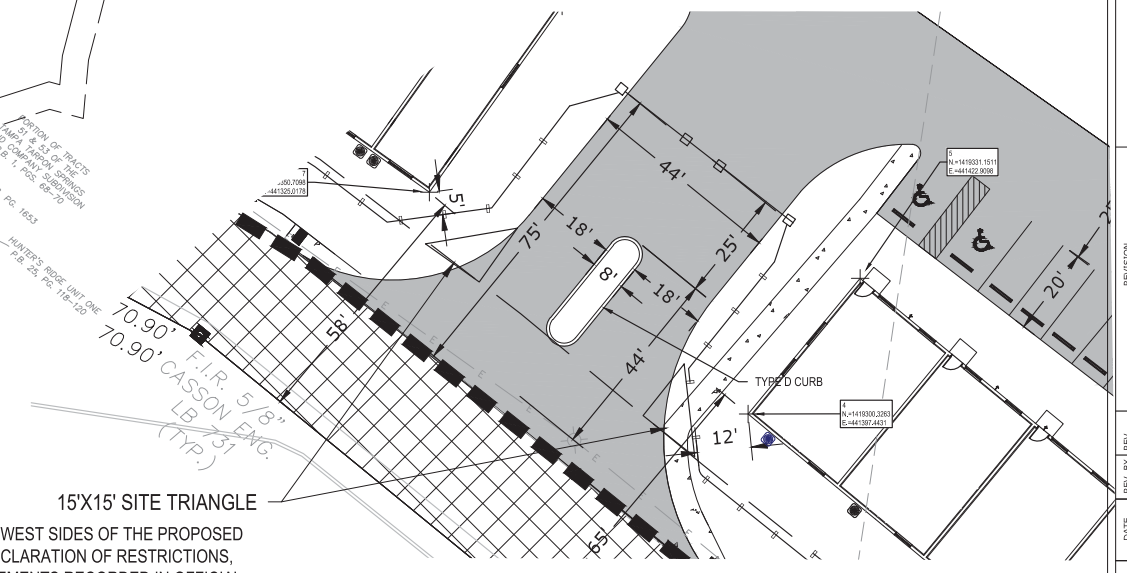
PASCO COUNTY DEVELOPMENT REVIEW - STANDARD SITE PLAN NOTES

1. ALL UTILITY CONSTRUCTION SHALL COMPLY WITH THE PASCO COUNTY STANDARDS FOR DESIGN AND CONSTRUCTION OF WATER AND WASTEWATER FACILITIES SPECIFICATIONS, LATEST EDITION.
2. ALL ON-SITE WATER AND SEWER FACILITIES SHALL BE OWNED AND MAINTAINED BY THE OWNER-DEVELOPER.
3. INSTALLATION OF FUEL STORAGE TANKS REQUIRES REVIEW AND APPROVAL BY THE FIRE MARSHAL AND THE ISSUANCE OF A SEPARATE BUILDING PERMIT. APPROVAL OF THE SITE PLAN DOES NOT CONSTITUTE APPROVAL OF THE LOCATION OF THE FUEL TANKS.
4. ALL PROPOSED SIGNS MUST BE APPLIED FOR, APPROVED, AND PERMITTED ON AN INDIVIDUAL BASIS APART FROM ANY ULTIMATELY APPROVED SITE PLAN. APPROVAL OF THIS SITE PLAN DOES NOT CONSTITUTE APPROVAL OF ANY SIGNAGE.
5. HANDICAP PARKING SPACES WILL BE PROPERLY SIGNED AND STRIPED IN ACCORDANCE WITH FLORIDA STATUTE 316, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, OR OTHER APPLICABLE STANDARDS.
6. THE ARCHITECT/ENGINEER CERTIFIES THAT THE SITE HAS BEEN DESIGNED IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT.
7. ALL ON-SITE PARKING SPACES WILL BE STRIPED AND SIGNED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION. PARKING SPACES, DIRECTIONAL ARROWS, AND STOP BARS SHALL BE STRIPED IN WHITE. IT SHALL BE THE OWNER/DEVELOPER'S RESPONSIBILITY TO PROPERLY SIGN AND STRIPE IN ACCORDANCE WITH APPLICABLE STANDARDS.
8. THE OWNER/DEVELOPER ACKNOWLEDGES THAT THIS APPROVAL DOES NOT INCLUDE ANY WORK IN THE COUNTY RIGHT-OF-WAY. ALL RIGHT-OF-WAY WORK SHALL BE A FUNCTION OF AN APPROVED PASCO RIGHT-OF-WAY USE PERMIT.
9. ALL CLEAR-SITE AREAS SHALL BE KEPT FREE OF ANY SIGNAGE PLANTINGS, TREES, ETC. IN EXCESS OF THREE-AND-A-HALF (3-1/2) FEET IN HEIGHT.
10. NO IRRIGATION SYSTEM OR LANDSCAPING SHALL BE INSTALLED IN ANY COUNTY OR STATE RIGHT-OF-WAY WITHOUT ISSUANCE OF APPROPRIATE RIGHT-OF-WAY USE PERMIT.
11. THE OWNER/DEVELOPER ACKNOWLEDGES THAT THE SITE AND ITS SUBSEQUENT BUILDING PERMITS SHALL COMPLY WITH ALL REZONING/MPUD/PUD CONDITIONS.
12. ALL STRUCTURES, INCLUDING BUFFER WALLS, RETAINING WALLS, SIGNAGE, ETC. REQUIRE BUILDING PERMITS.

UNIT LEGEND

E - ELK
Q - QUAIL
M - MALLARD
PH - PHEASANT
B - BOAR (3)

NOTE:
EXISTING ACCESS DRIVES ALONG THE SOUTH AND WEST SIDES OF THE PROPOSED DEVELOPMENT ARE PROVIDED AS PART OF THE DECLARATION OF RESTRICTIONS, COVENANTS AND CONDITIONS AND GRANT OF EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 3758, PAGES 1133-1179 IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.



MEDIAN DETAIL
SCALE : 1" = 20'

PRELIMINARY SITE PLAN

HUNTERS RIDGE MULTI-FAMILY
PASCO COUNTY, FLORIDA

DRAWING INVALID UNLESS SIGNED, DATED & SEALED BY REGISTERED PROFESSIONAL

JAME P. GRANDI, P.E. # 59332

REGENCY Design & Engineering, Inc.
9400 RIVER CROSSING BOULEVARD, SUITE 104 NEW PORT RICHEY, FLORIDA 34655
727-375-1165 EX. 4 FAX 727-375-1156
CERTIFICATE OF AUTHORIZATION 28298

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DATE	REV. BY	REV.	REVISION
5-11-16	HJH	1	SWFWMD RAI # 1
7-13-15	HJH	2	RELOCATED SOUTH EXIST ONLY GATE
7-19-15	HJH	2	COUNTY RAI
8-04-16	HJH	3	COUNTY RAI

SHEET
5