

SUMMIT VIEW - PHASE 2A

SECTION 32, TOWNSHIP 24 SOUTH, RANGE 21 EAST
DADE CITY PASCO COUNTY, FLORIDA

SIMULTANEOUS PRELIMINARY/ CONSTRUCTION PLANS

Edward Mazur Jr.
Digitally signed by Edward Mazur Jr.
Date: 2025.05.23 10:39:57 -04'00'

EDWARD MAZUR, JR., STATE OF FLORIDA PROFESSIONAL ENGINEER, LICENSE NO. 21318
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LEGAL DESCRIPTION: (SUMMIT VIEW PHASE 2A COMMUNITY DEVELOPMENT DISTRICT)

A PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 24 SOUTH, RANGE 21 EAST, CITY OF DATE CITY, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 24 SOUTH, RANGE 21 EAST, CITY OF DADE CITY, PASCO COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, NORTH 00°11'27" EAST, FOR 200.02 FEET; THENCE NORTH 89°55'21" WEST, FOR 82.26 FEET; THENCE NORTH 00°04'39" EAST, FOR 261.89 FEET; THENCE NORTH 32°07'11" EAST, FOR 141.83 FEET; THENCE NORTH 00°04'39" EAST, FOR 81.02 FEET TO THE WESTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32; THENCE ALONG SAID WESTERLY EXTENSION, AND SAID NORTH LINE, SOUTH 89°55'21" EAST, FOR 1,329.93 FEET TO THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32; THENCE ALONG SAID EAST LINE, SOUTH 00°17'39" WEST, FOR 663.38 FEET; THENCE ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 32, SOUTH 00°06'05" WEST, FOR 662.88 FEET TO THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32; THENCE ALONG SAID SOUTH LINE, NORTH 89°55'27" WEST, FOR 661.07 FEET TO THE WEST LINE OF SAID SOUTHEAST 1/4 OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32; THENCE ALONG SAID WEST LINE, SOUTH 00°09'32" WEST, FOR 101.60 FEET TO THE NORTHEAST CORNER OF SUMMIT VIEW PHASE 1A AS RECORDED IN PLAT BOOK 93, PAGE 13 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID SUMMIT VIEW PHASE 1A THE FOLLOWING TWO (2) COURSES: (1) NORTH 80°25'57" WEST, FOR 139.51 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; (2) SOUTHWESTERLY 20.18 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 599.00 FEET, A CENTRAL ANGLE OF 0°15'54", AND A CHORD BEARING AND DISTANCE OF SOUTH 36°01'26" WEST 20.18 FEET TO A POINT ON THE EAST LINE OF PROPOSED SUMMIT VIEW PHASE 1B; THENCE ALONG SAID EAST LINE THE FOLLOWING ELEVEN (11) COURSES: (1) NORTH 53°00'40" WEST, FOR 111.00 FEET; (2) NORTH 54°44'37" WEST, FOR 50.03 FEET; (3) NORTH 52°48'48" WEST, FOR 120.00 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; (4) NORTHEASTERLY 72.09 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 318.00 FEET, A CENTRAL ANGLE OF 12°59'21", AND A CHORD BEARING AND DISTANCE OF NORTH 30°41'32" EAST, FOR 71.94 FEET; (5) NORTH 02°36'07" EAST, FOR 69.77 FEET TO A POINT ON A CURVE TO THE LEFT; (6) NORTHWESTERLY 243.98 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 165.00 FEET, A CENTRAL ANGLE OF 84°43'17", AND A CHORD BEARING AND DISTANCE OF NORTH 39°45'31" WEST, FOR 222.35 FEET; (7) NORTH 82°07'09" WEST, FOR 42.93 FEET; (8) SOUTH 71°16'53" WEST, FOR 101.56 FEET; (9) NORTH 52°15'40" WEST, FOR 107.10 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; (10) NORTHEASTERLY 285.75 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 240.00 FEET, A CENTRAL ANGLE OF 68°13'04", AND A CHORD BEARING AND DISTANCE OF NORTH 26°17'31" EAST, FOR 269.17 FEET; (11) NORTH 07°49'01" WEST, FOR 7.85 FEET TO THE SOUTH LINE OF AFORESAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32; THENCE ALONG SAID SOUTH LINE, NORTH 89°54'45" WEST, FOR 76.17 FEET TO THE POINT OF ENDING.

CONTAINING 38.415 ACRES.

NOTE: THIS PLAN SET IS FOR A PORTION OF SUMMIT VIEW, PHASE 2A
(CONTAINING 38.415 ACRES, INCLUDES PHASE 2 ADD PARCEL OF 0.636 ACRES)

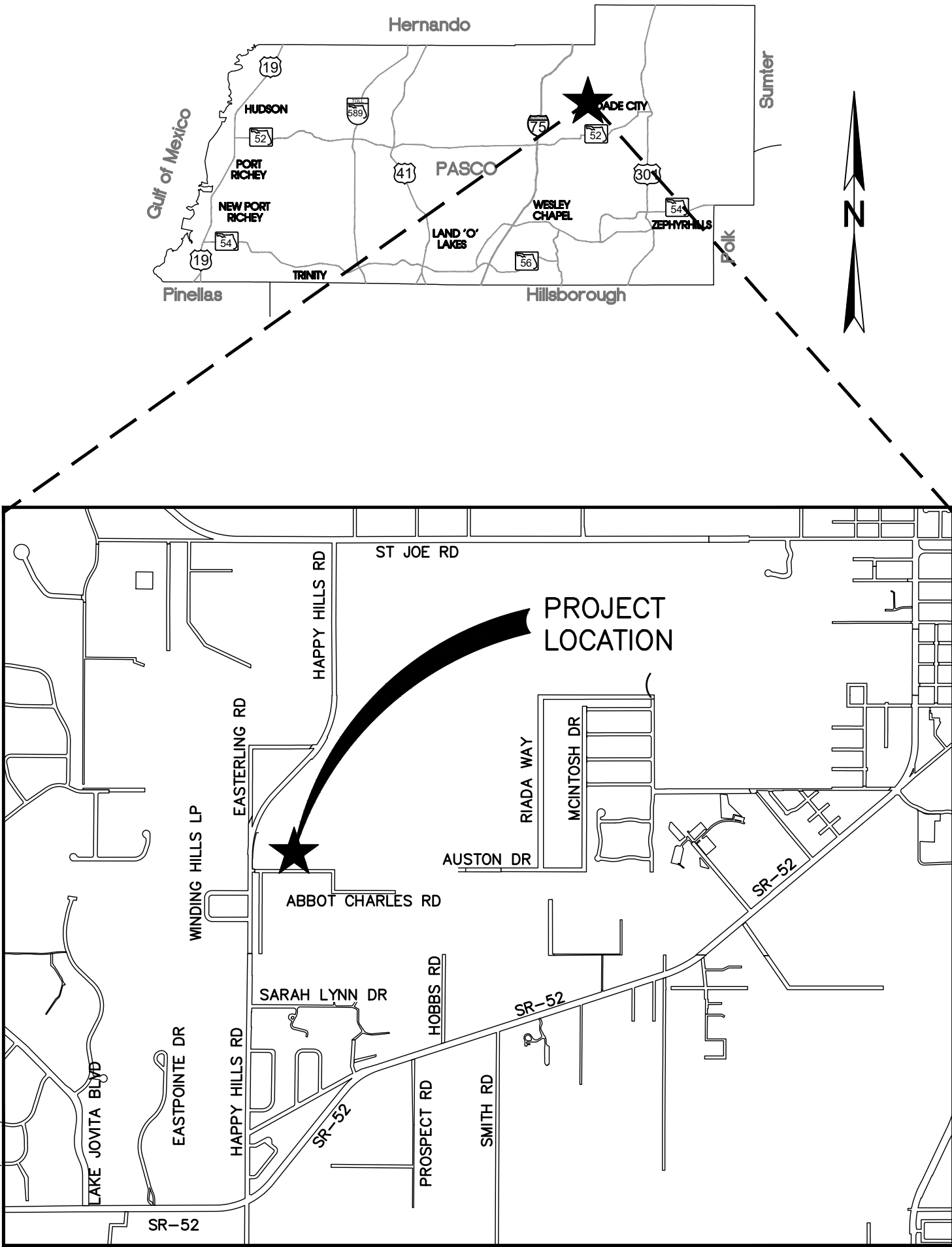
SITE DATA

PROJECT TYPE: SINGLE FAMILY DETACHED HOMES
PASCO COUNTY PARCEL I.D. Nos.: 32-24-21-0000-00300-0000
32-24-21-0000-00600-0010
EXISTING ZONING: PD-H1
CURRENT USE: VACANT
PHASE 2A (126 UNITS)
PROJECT AREA: 38.415 AC
WETLANDS: 0.00 AC (PRE) 0.00 AC (POST)
UPLANDS: 38.415 AC (PRE) 38.415 AC (POST)
PROPOSED WETLAND IMPACTS: 0.00 AC
MITIGATION: NONE
RESIDENTIAL GROSS DENSITY: 126 UNITS / 38.415 AC = 3.28 DU/AC
MAX UNITS PER MPUD ZONING: 406 UNITS
MAX BUILDING HEIGHT: 35 FEET
MAX LOT COVERAGE: 65 PERCENT (PRINCIPAL + ACCESSORY)
MINIMUM LOT AREA: 5,500 SQUARE FEET

CONTACT INFORMATION

DEVELOPER / OWNER:	ENGINEER:	SURVEYOR:
NAME: SUMMIT VIEW, LLC	EDWARD MAZUR, JR., P.E. FLORIDA LAND DESIGN & PERMITTING, INC.	JOSEPH E. BECKMAN, PSM FLORIDA LAND DESIGN & PERMITTING, INC.
ADDRESS: 334 E. LAKE ROAD #172 PALM HARBOR, FL 34685	3030 STARKEY BLVD. NEW PORT RICHEY, FL 34655	3030 STARKEY BLVD. NEW PORT RICHEY, FL 34655
PHONE: (727) 772-0085	(727) 478-2421	(813) 230-6451
EMAIL: DWEILAND@JESPROPERTIES.COM	EMAZUR@FLDANDP.COM	JBECKMAN@FLDANDP.COM

LOCATION MAP



VERTICAL DATUM:
ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM, 1988 ADJUSTMENT (NAVD 88). ADD 0.82 FEET TO CONVERT TO NATIONAL GEODETIC VERTICAL DATUM, 1929 ADJUSTMENT (NGVD 29).

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



Know what's below.
Call before you dig.

FLA. STATUTE 556 REQUIRES AT LEAST TWO FULL BUSINESS DAYS PRIOR TO BEGINNING ANY EXCAVATION OR DEMOLITION.

DRAWING INDEX

SHEET #	DESCRIPTION
1	COVER SHEET
2	GENERAL NOTES
3	PHASING PLAN
4	OVERALL SITE PLAN
5	TYPICAL ROADWAY SECTIONS & DETAILS
6-7	OVERALL DRAINAGE AND STORMWATER POLLUTION PREVENTION PLAN
8	OVERALL UTILITY PLAN
9-10	PAVING, GRADING, AND DRAINAGE PLANS
11	INTERSECTION GRADING PLAN
12-13	UTILITY PLANS
14-17	ROADWAY PROFILES
18	LIFT STATION SITE PLAN & DETAILS
19-20	LIFT STATION DETAILS
21-22	SIGNAGE AND PAVEMENT MARKINGS PLANS
23-24	PAVING, GRADING, AND DRAINAGE DETAILS
25-27	UTILITY DETAILS
SHEETS OMITTED FROM SWFWMD SUBMITTAL	

THE CONTRACTOR SHALL CONTACT THE FOLLOWING ENTITIES PRIOR TO BEGINNING CONSTRUCTION:

DADE CITY PUBLIC WORKS DEPARTMENT
WILLIAM TONER: WTONER@DADECITYFL.COM (352) 523-5050 EXT. 429

DADE CITY UTILITIES DEPARTMENT
KENDON DANIELS: KDANIELS@DADECITYFL.COM (352) 523-5065

DADE CITY PLANNING SERVICES DIRECTOR
HEATHER URWILLER: HURWILLER@DADECITYFL.COM (352) 523-5050

FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (SEWER)
SARAH WEST: SARAH.J.WEST@FLORIDADEP.GOV (813) 470-5945

FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (WATER)
KELLY L. SMALL: KELLY.SMALL@FLORIDADEP.GOV (813) 470-5733

SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
DAVID KRAMER: DAVE.KRAMER@WATERMATTERS.ORG (813) 445-6249

SUNSHINE 811 SYSTEM

TAMPA ELECTRIC COMPANY (TECO)
ALEXIS RAPPLEY: AMRAPPLEY@TECOENERGY.COM

SPECTRUM COMMUNICATIONS
JASON FARAHER: JASON.FARAHER@CHARTER.COM

3030 STARKEY BOULEVARD
TRINITY, FLORIDA 34655
PHONE: (727) 478-2421
www.floridalanddesign.com
Engineer # - CA No. 33088
Survey # - L88342

Florida Land Design & Permitting

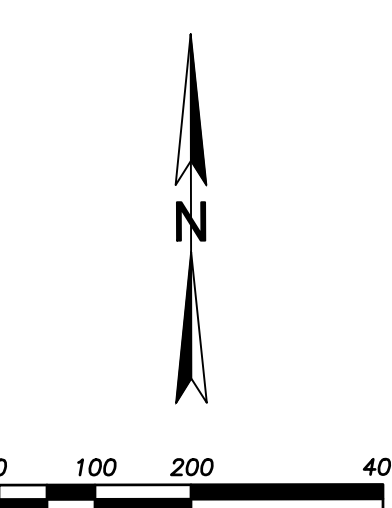
SUMMIT VIEW LLC
334 E. LAKE ROAD #172
PALM HARBOR, FL 34685
PHONE: (727) 772-0085

SUMMIT VIEW - PHASE 2A

COVER SHEET

PROJECT NO: 1039
PROJECT ID: 2020-1039
DESIGNED: AVS CHECKED: EM
DRAWN: AVS QC: EM
DATE: DECEMBER 20, 2023
SHEET: 1 OF 27

ISSUED FOR CONSTRUCTION - 05/23/2025



LEGEND

- 
-  = Boundary
 - = Phase Line
 -  = Right-Of-Way
 -  = Project Area

PHASE 1A (40.399 AC)		PHASE 1B (34.049 AC)		PHASE 2A (38.525 AC)		PHASE 2B (27.487 AC)	
40' PRODUCT	1 UNIT	40' PRODUCT	6 UNITS	50' PRODUCT	95 UNITS	40' PRODUCT	81 UNITS
50' PRODUCT	72 UNITS	50' PRODUCT	71 UNITS	60' PRODUCT	31 UNITS		
60' PRODUCT	31 UNITS	60' PRODUCT	18 UNITS				
TOTAL	104 UNITS	TOTAL	95 UNITS	TOTAL	126 UNITS	TOTAL	81 UNITS
GRAND TOTAL 406 UNITS							
GRAND TOTAL AREA = 135.978 AC							

NOTE: THERE ARE NOT WETLANDS WITHIN SUMMIT VIEW.

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LICENSE NO. 21318

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www.fldandp.com
E-mail: info@fldandp.com
Engineer # - CA No. 33088
Survey # - LB8342



**Florida Land
Design &
Permitting**

SUMMIT VIEW LLC
334 E. LAKE ROAD #172
PALM HARBOR, FL 34885
PHONE: (727) 772-0085

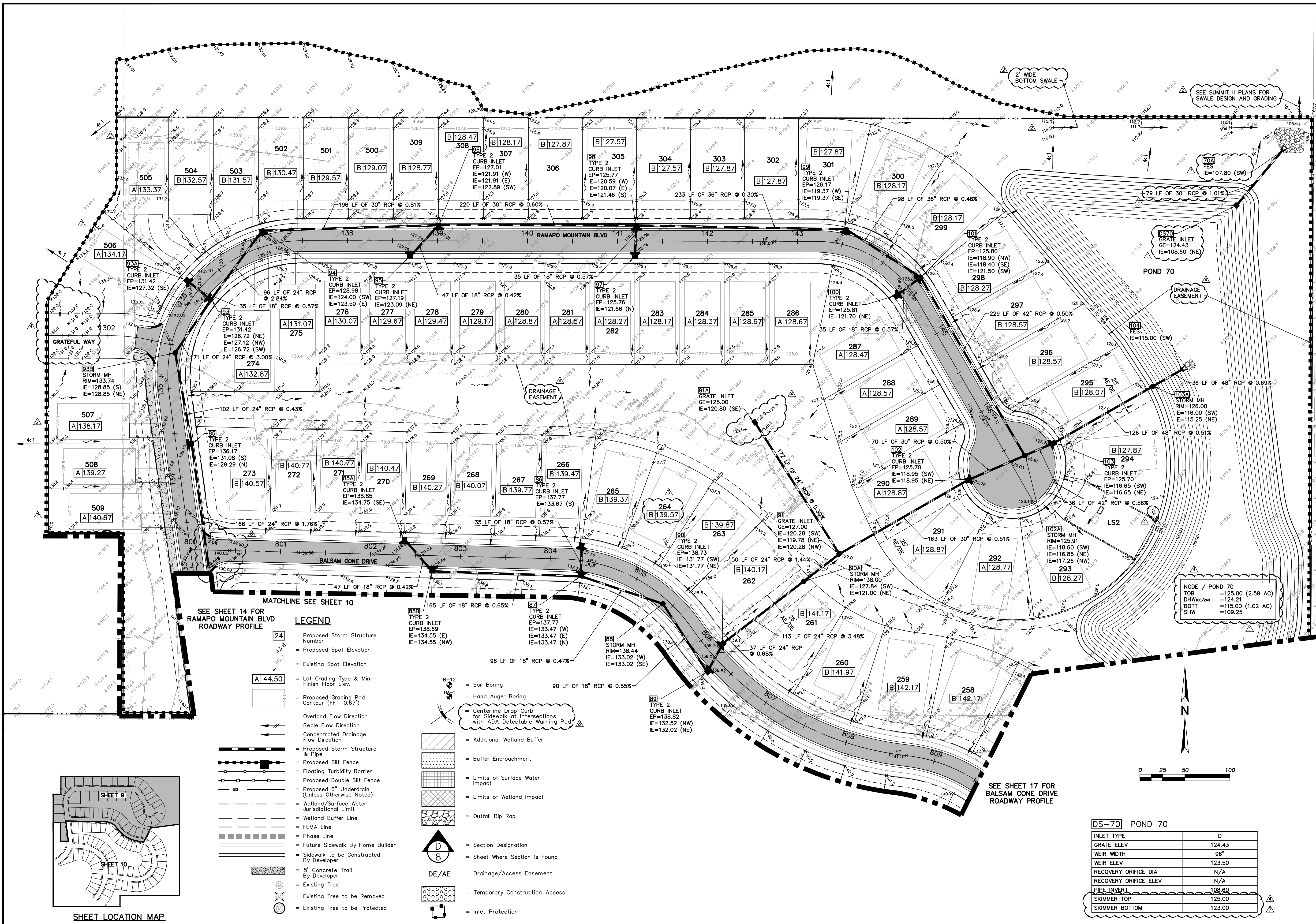
SUMMIT VIEW - PHASE 1

PHASING PLAN - PHASE 2A

FOR PREPARED FOR	PROJECT NAME		SHEET NAME
	PROJECT ID 1039		
	PROJECT NO 2020-1039		
	DESIGNED AVS	CHECKED E	
	DRAWN AVS	QC E	
DATE DECEMBER 20, 2023			
SHEET 3 OF 27			

ISSUED FOR CONSTRUCTION - 05/23/2025





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02-07-2025
01-31-2025
01-08-2025
12-20-2024
12-08-2024
10-14-2024
04-16-2024
09-25-2024

REVISED PER THIRD PARTY REVIEWER COMMENTS
REVISED GRADING
ADDED GRADING SPOTS; REVISED DATA; ADDED POND AREAS
ADDED CALL-OUTS
REVISED GRADING
ADDED SWALE AND REVISED LOT 505-509 GRADING
REVISED PER SWFWD REVIEW COMMENTS

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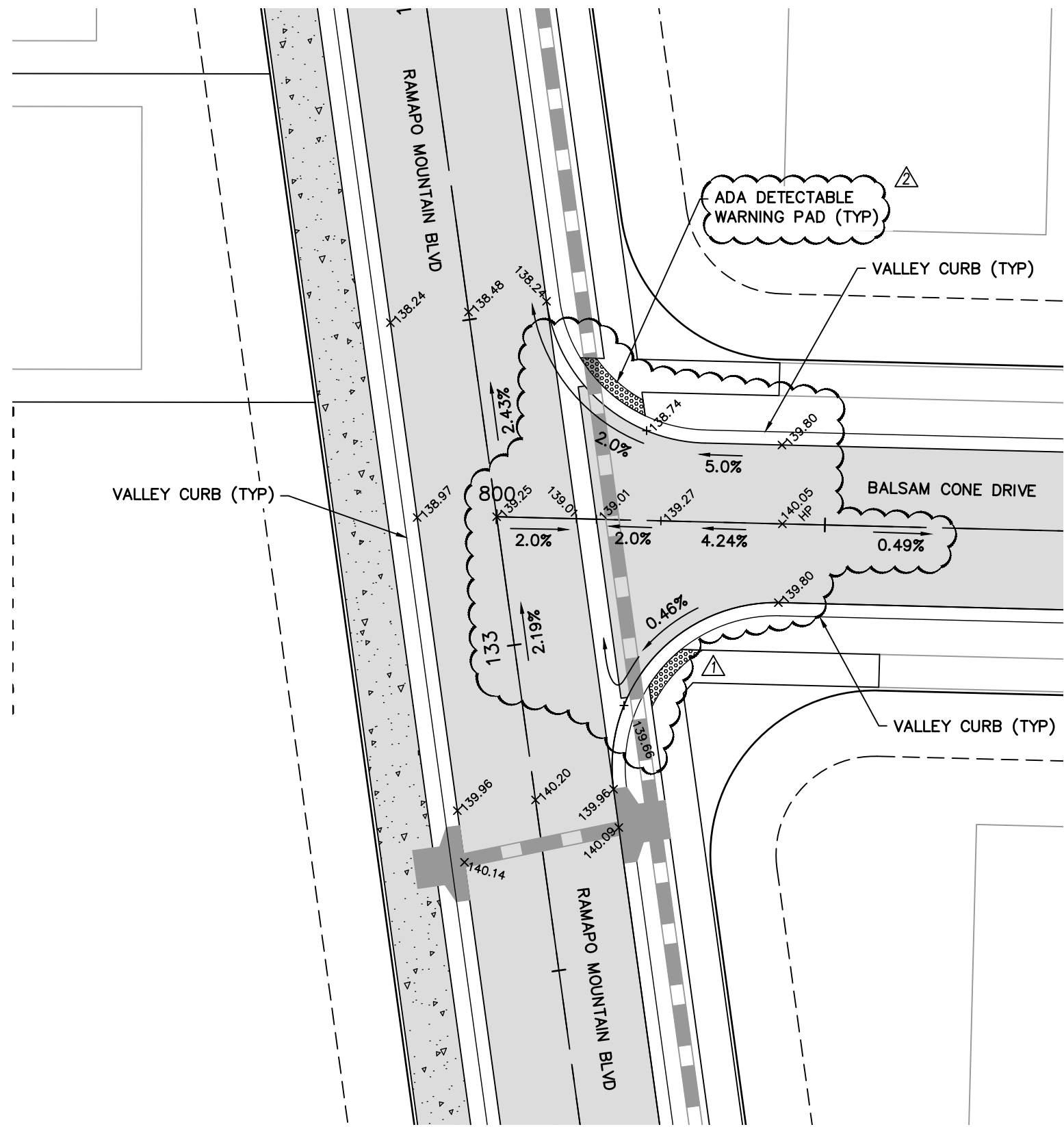
PREPARED FOR
PROJECT NO
PROJECT NAME
SHEET NAME

1039
SUMMIT VIEW - PHASE 2A
PAVING, GRADING, AND DRAINAGE PLAN (1)

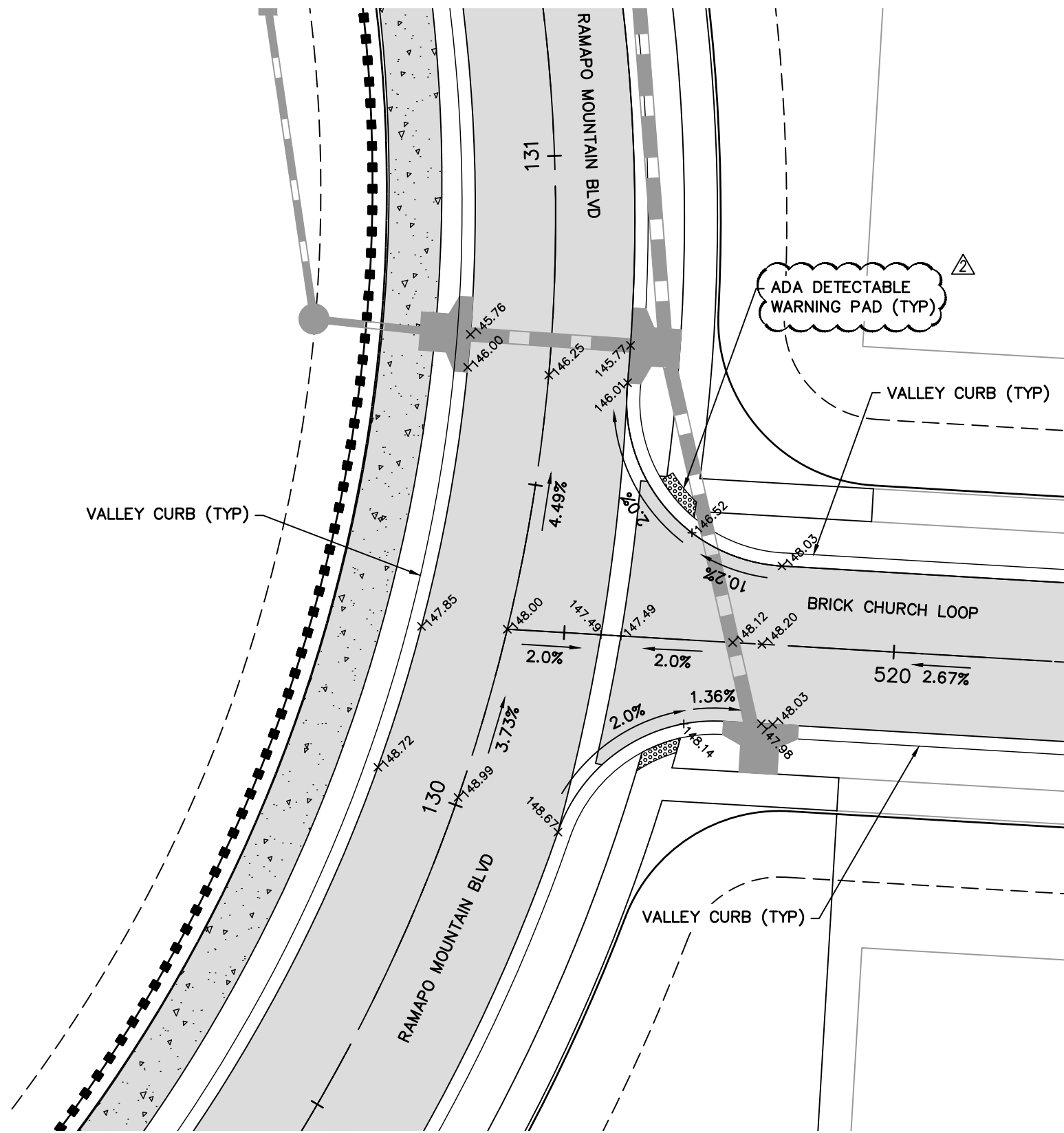
DATE
SHEET

DECEMBER 20, 2023
9 OF 27

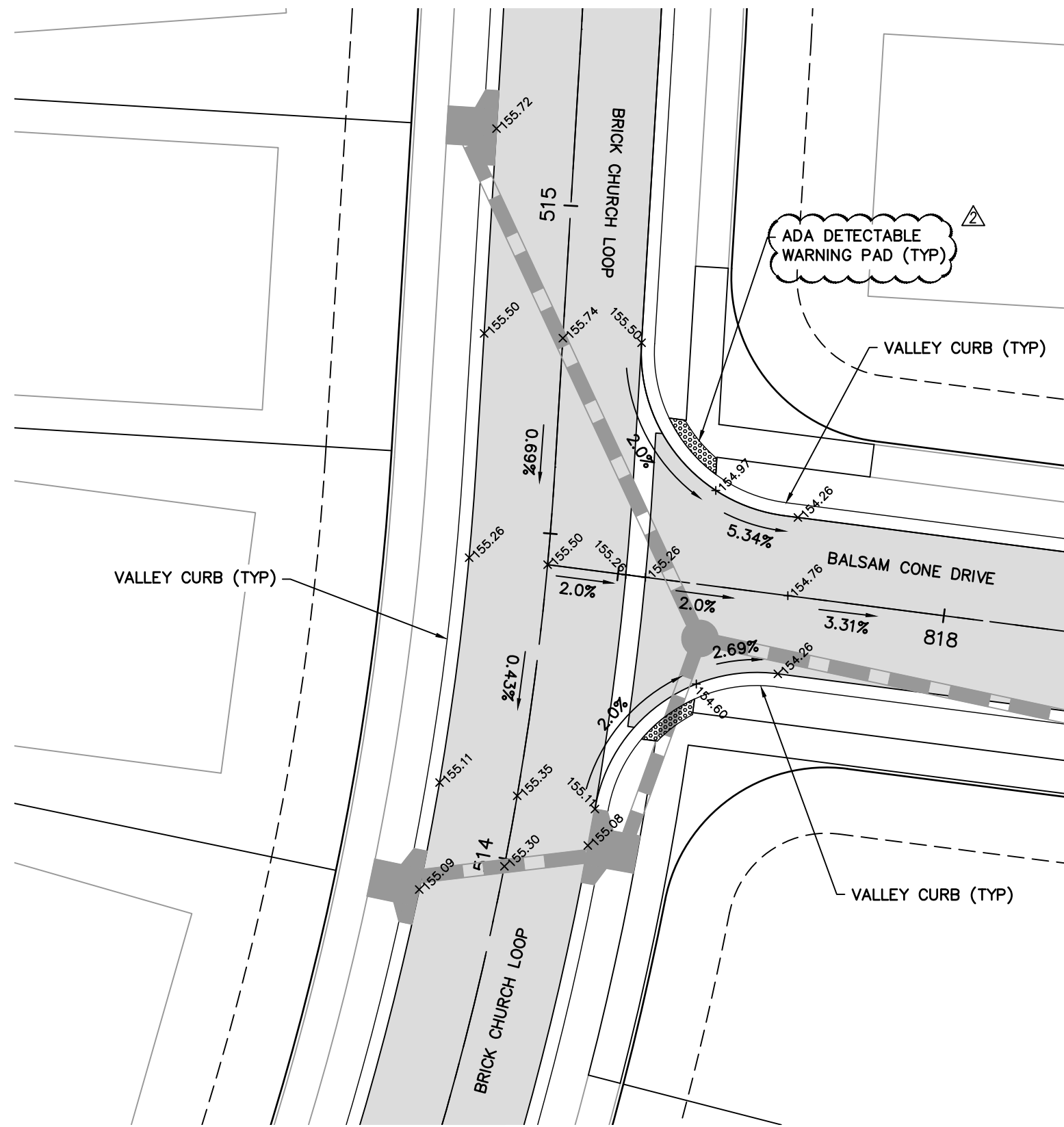
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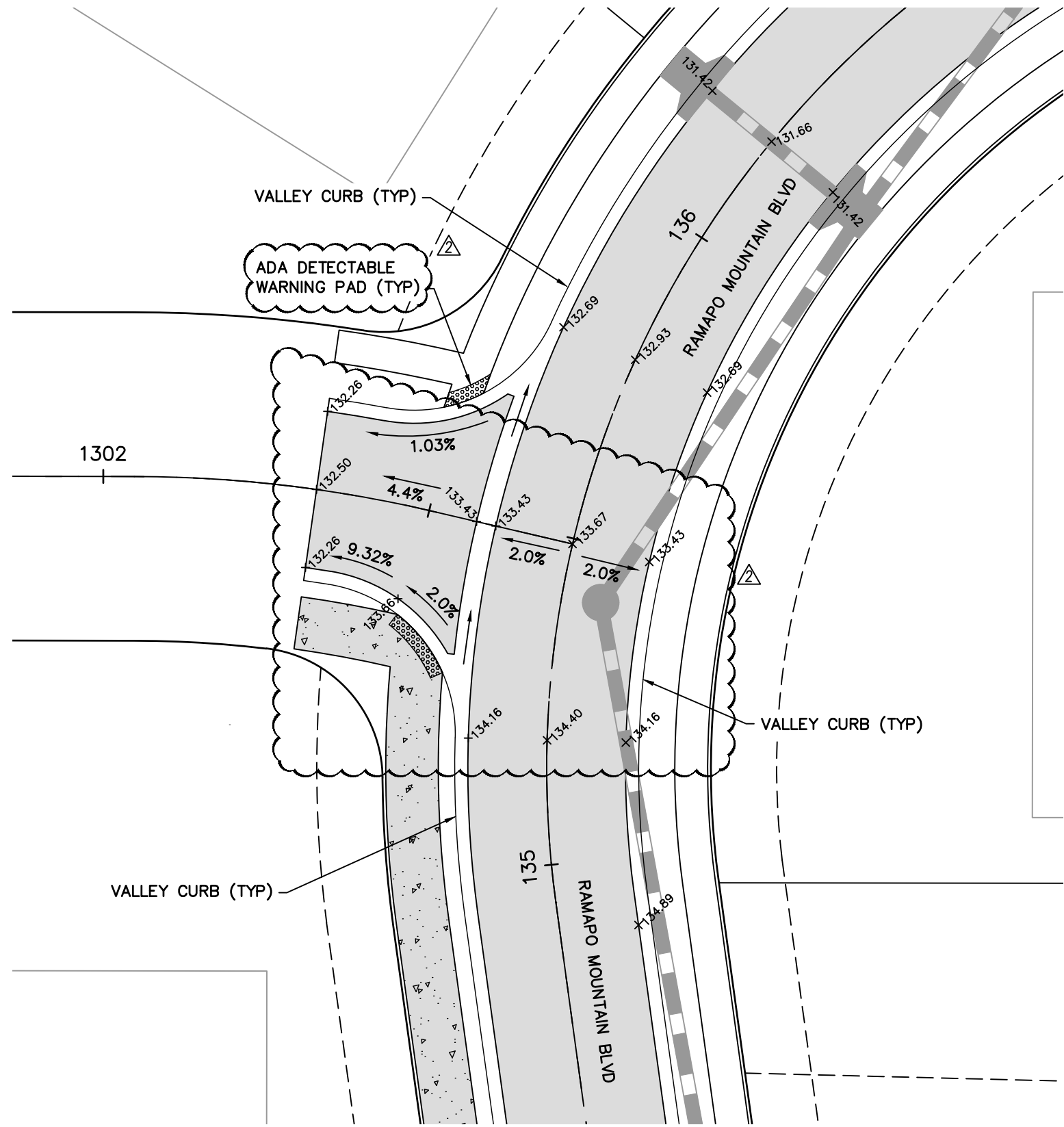
INTERSECTION OF RAMAPO MOUNTAIN BLVD
AND BALSAM CONE DRIVE



INTERSECTION OF RAMAPO MOUNTAIN BLVD
AND BRICK CHURCH LOOP

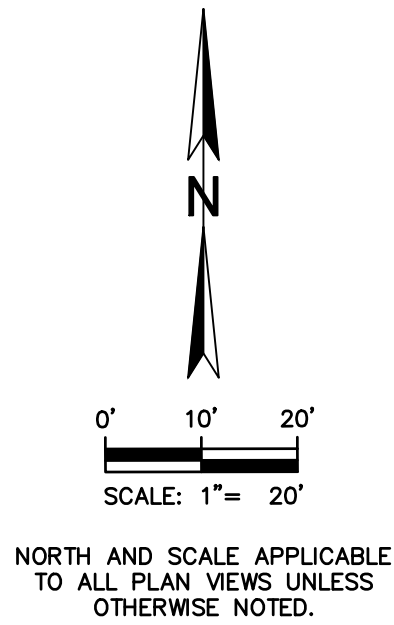


INTERSECTION OF BRICK CHURCH LOOP
AND BALSAM CONE DRIVE



INTERSECTION OF RAMAPO MOUNTAIN BLVD
AND FUTURE ROAD

NOTE: SEE SIGNAGE AND PAVEMENT
MARKINGS PLANS (SHEETS 21 & 22) FOR
CROSSWALK AND STOP BAR MARKINGS.



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Survey # - L88342

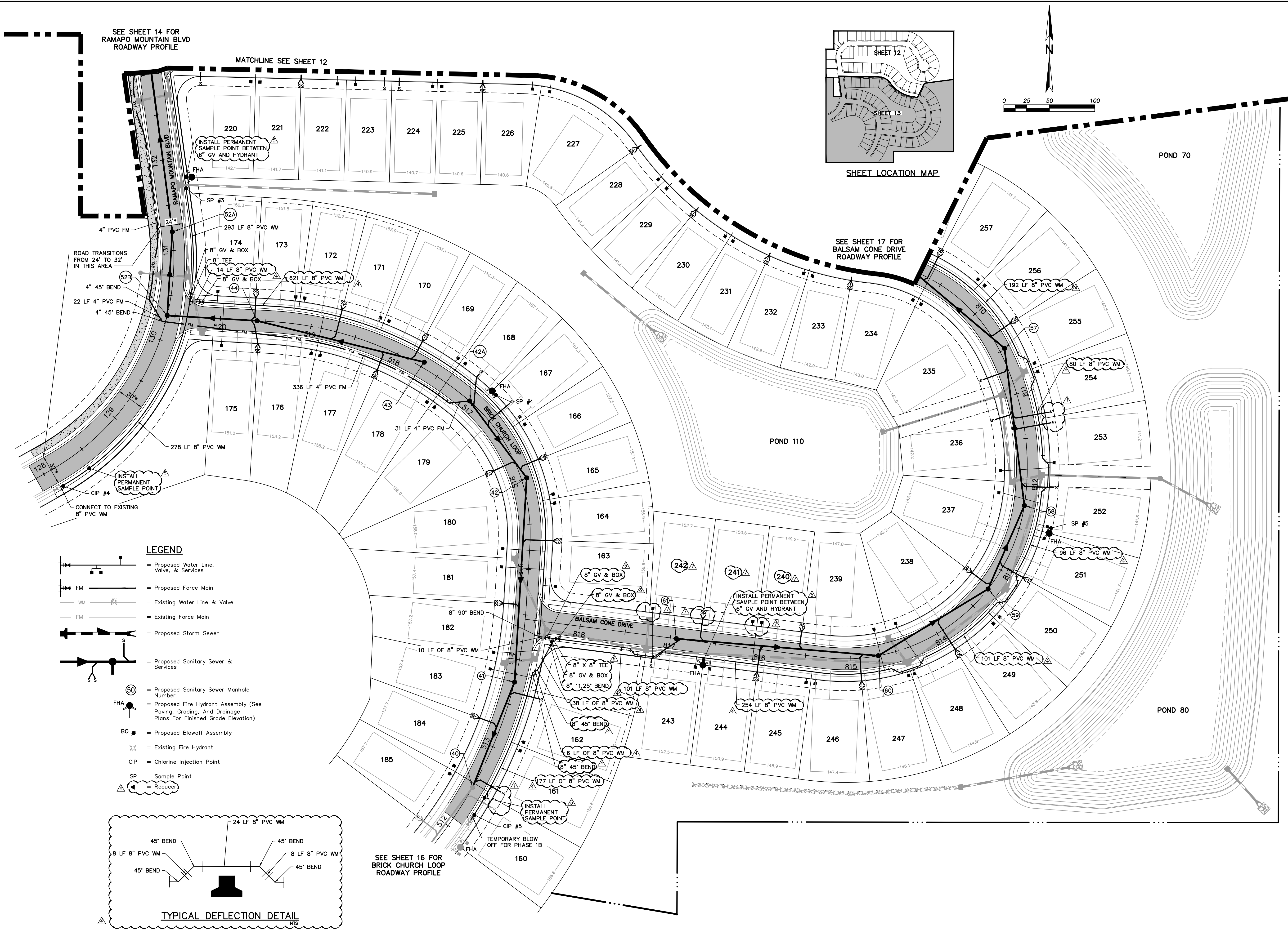
PREPARED FOR		SUMMIT VIEW LLC	
PROJECT NO		2020-1039	
DESIGNED		AVS	CHECKED EM
DRAWN		AVS	QC EM
DATE		DECEMBER 20, 2023	
SHEET		11	OF 27

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04-08-2023	REVISED INTERSECTION GRADING
02-07-2023	ADDED ADA DETECTABLE WARNING PAD & CROSSWALK NOTE REFERENCE
01-08-2023	REVISED INTERSECTION GRADING
DATE	REVISIONS

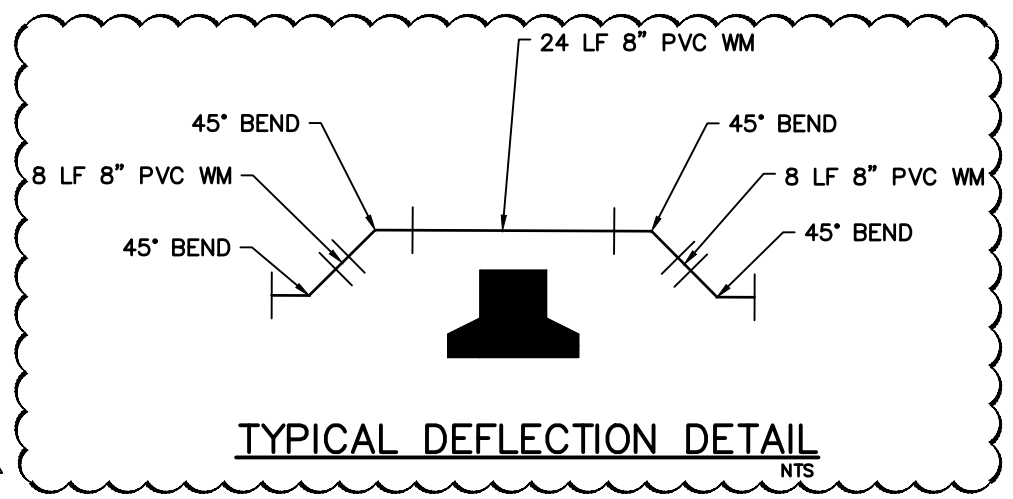
04-08-2025	REVISED/AUDED GATE VALVES
01-31-2025	REVISED PER THIRD PARTY REVIEWER COMMENTS
12-09-2024	ADDED 10' UTILITY EASEMENT; REVISED NM ADDED ADDITIONAL FITTINGS
02-28-2024	ADDED CLORIMATION AND SAMPLE POINTS.
02-02-2024	REVISED SANITARY SEWER SERVICE CONNECTIONS DBL TO SINGLE

SUMMIT VIEW LLC 334 E. LAKE ROAD #72 PALM HARBOR, FL 34885 PHONE: (727) 772-0085					
SUMMIT VIEW - PHASE 2A					
UTILITY PLAN (1)					
PREPARED FOR					
PROJECT ID	1039				
PROJECT NO.	2020-1039				
DESIGNED BY	AVS	CHECKED BY	EJ		
DRAWN BY	AVS	QC	EJ		
DATE	DECEMBER 20, 2023				
SHEET	12 OF 27				





- LEGEND**
- Proposed Water Line, Valve, & Services
 - Proposed Force Main
 - Existing Water Line & Valve
 - Existing Force Main
 - Proposed Storm Sewer
 - Proposed Sanitary Sewer & Services
 - Proposed Sanitary Sewer Manhole Number
 - Proposed Fire Hydrant Assembly (See Paving, Grading, And Drainage Plans For Finished Grade Elevation)
 - Proposed Blowoff Assembly
 - Existing Fire Hydrant
 - Chlorine Injection Point
 - Sample Point
 - Reducer



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05-23-2025	REVISED LOTS 240, 241 & 242, REVISED UTILITY SERVICES	REVISIONS
04-09-2025	REVISED/ADDED GATE VALVES, ADDED FITTINGS	
04-05-2025	ADDED PERMANENT SAMPLE POINTS	
12-09-2024	REVISED WM ADDED ADDITIONAL FITTINGS	
10-15-2024	REVISED SIZES	
02-29-2024	ADDED CHLORINATION AND SAMPLE POINTS	
02-02-2024	REVISED SANITARY SEWER SERVICE CONNECTIONS DBL TO SINGLE	
DATE	DATE	DATE

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Survey # - L88342

Florida Land Design & Permitting

PREPARED FOR

PROJECT NO

DESIGNED

DRAWN

DATE

SHEET

SUMMIT VIEW LLC
334 E. LAKE ROAD #72
TRINITY, FLORIDA 34655
PHONE: (727) 772-0085

PROJECT NAME

SHEET NAME

1039

2020-1039

AVS

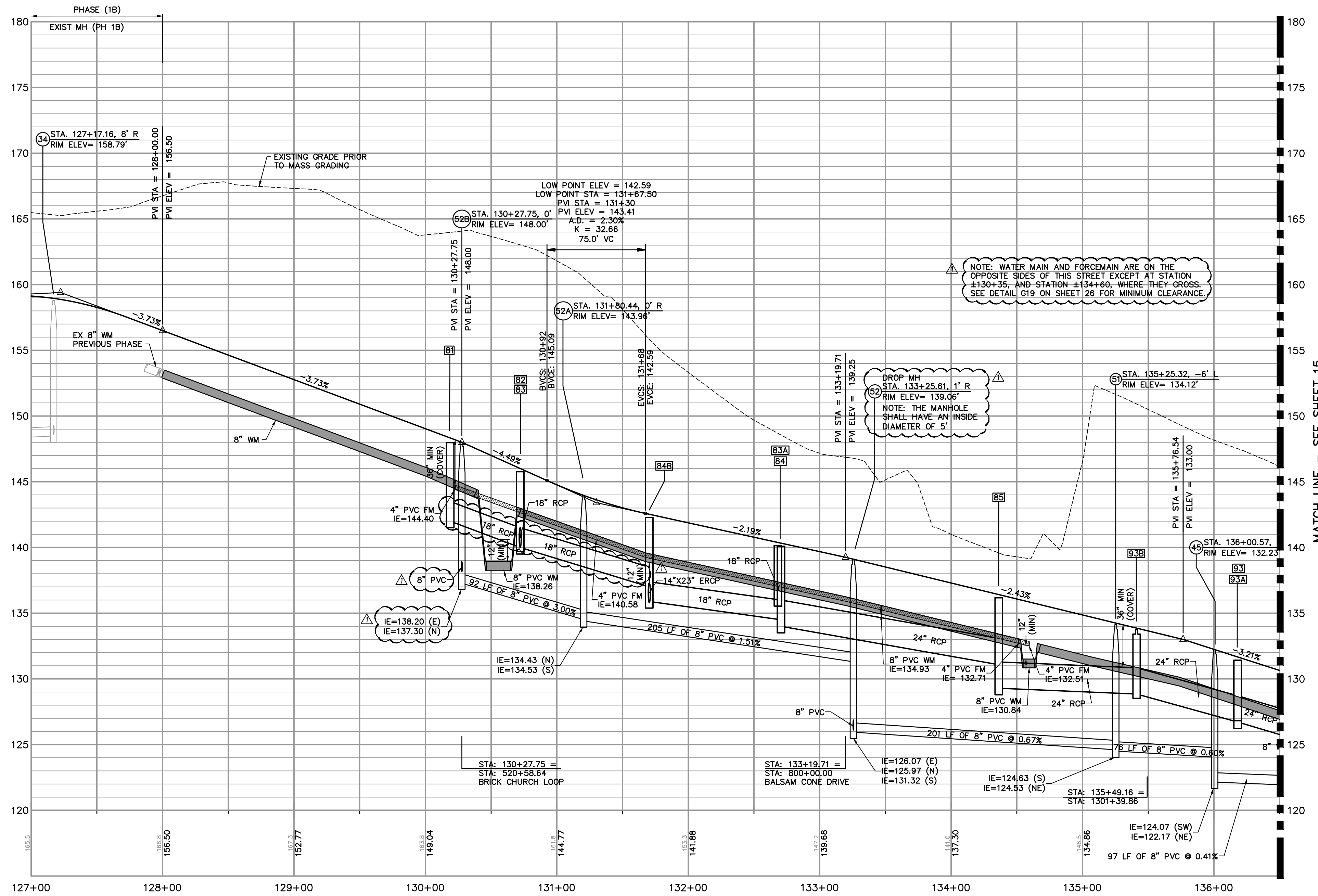
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DECEMBER 20, 2023

13 OF 27

13 - UTILITY PLAN (2)

ISSUED FOR CONSTRUCTION - 05/23/2025



RAMAPO MOUNTAIN DRIVE
SCALE: 1"=50' HOR., 1"=5' VERT.

NOTE: EXISTING GROUND SHOWING IN THESE PLANS WAS OBTAINED PRIOR TO MASS GRADING IN PROGRESS.

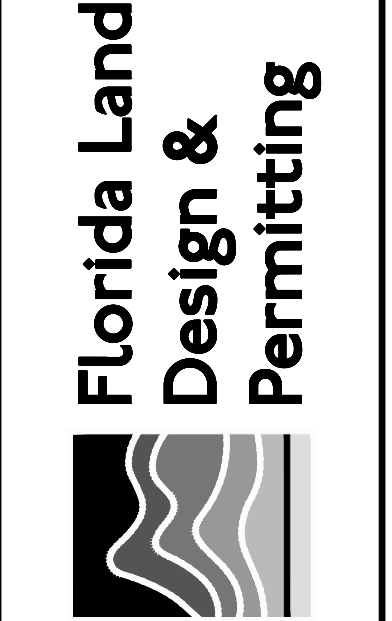
NOTE: WATER MAIN AND FORCEMAIN ARE ON THE OPPOSITE SIDES OF THIS STREET EXCEPT AT STATION ±130+35, AND STATION ±134+60, WHERE THEY CROSS. SEE DETAIL G19 ON SHEET 26 FOR MINIMUM CLEARANCE.

DROP MH STA. 133+25.61, 1' R
NOTE: THE MANHOLE SHALL HAVE AN INSIDE DIAMETER OF 5'

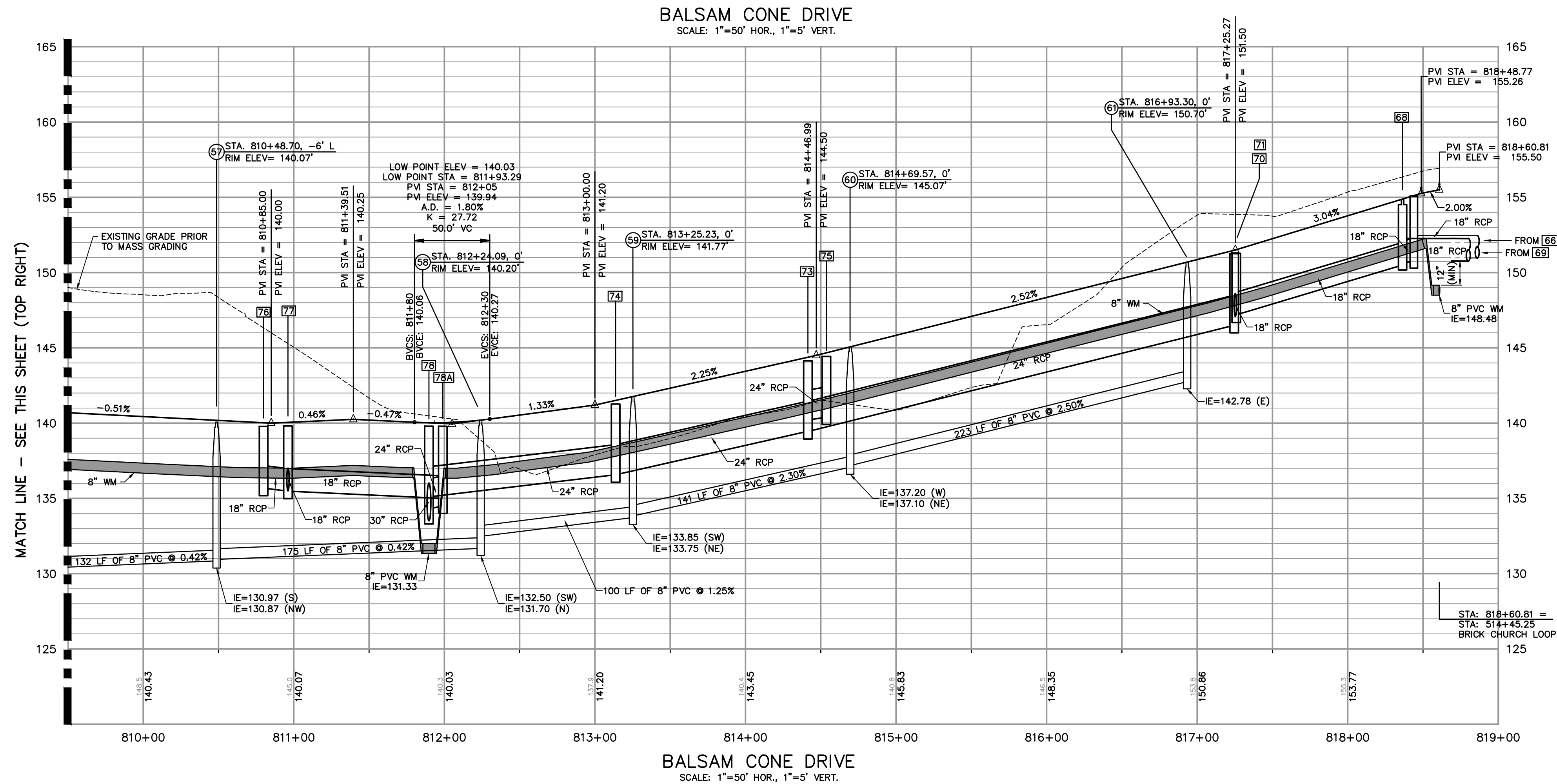
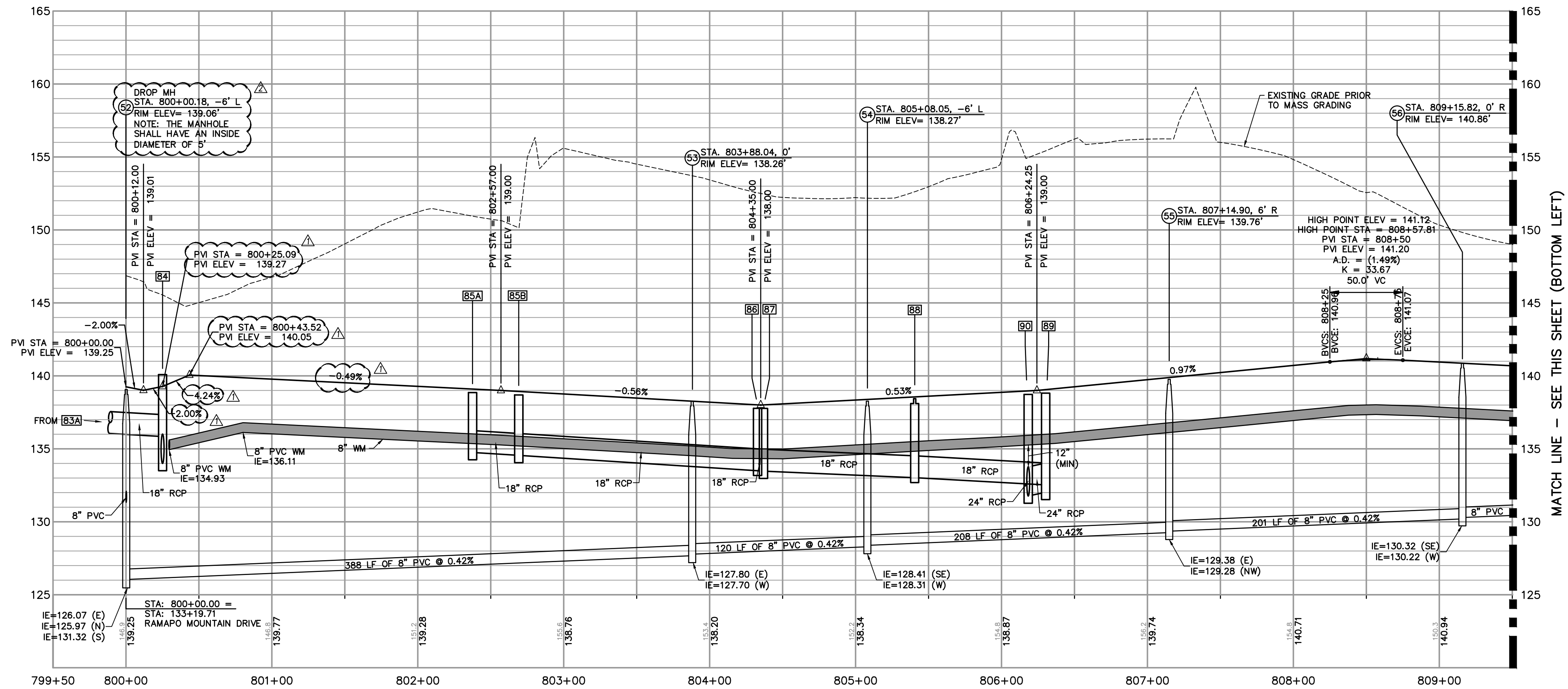
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NO.	DATE	REVISIONS
1	12-09-2024	REVISED STORM & SANITARY TO AVOID FM CONFLICT

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Engineer # - CA No. 33088
Survey # - 188342



PREPARED FOR	SUMMIT VIEW LLC
PROJECT NO.	1039
DESIGNED	AVS
DRAWN	AVS
DATE	DECEMBER 20, 2023
SHEET	14 OF 27

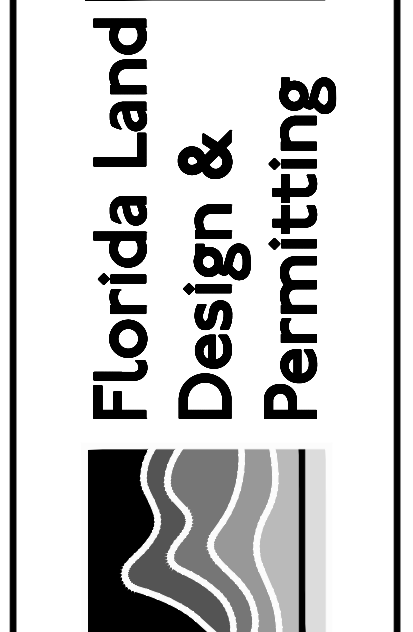


NOTE: EXISTING GROUND SHOWING IN THESE PLANS WAS OBTAINED PRIOR TO MASS GRADING IN PROGRESS.

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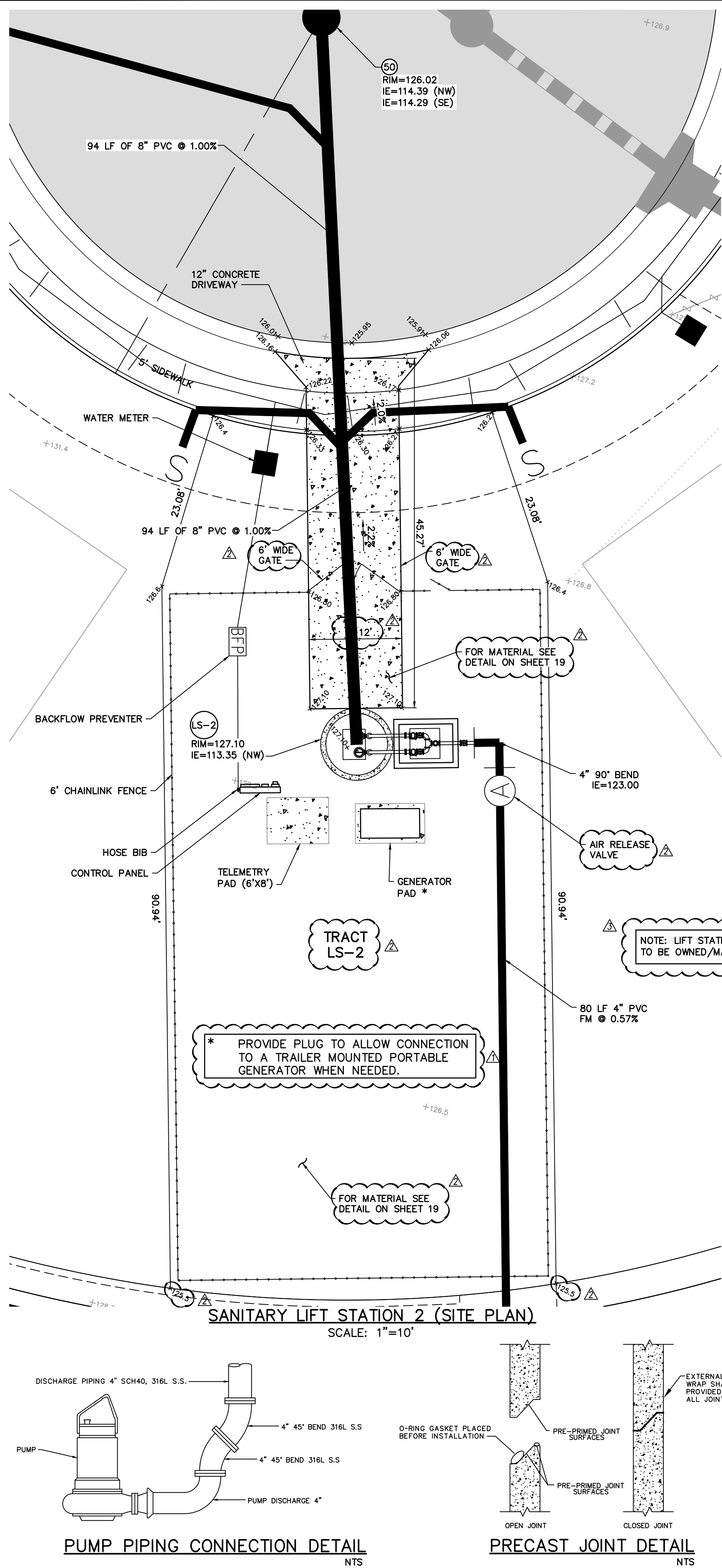
NO.	DATE	REVISIONS
1	02-10-2025	REVISED PROFILE
2	01-08-2025	REVISED PROFILE

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Engineer # - CA No. 33088
Survey # - LB8342

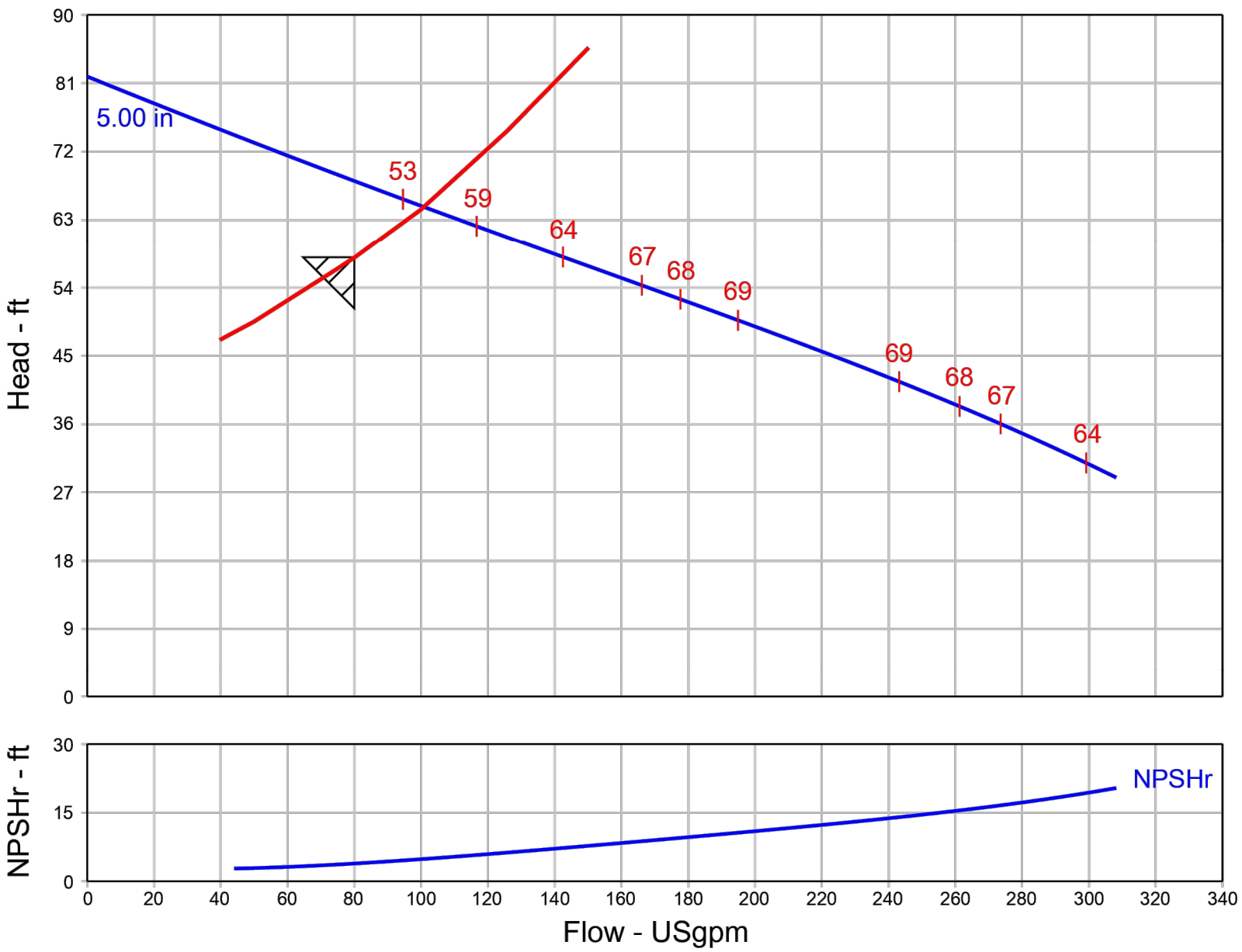
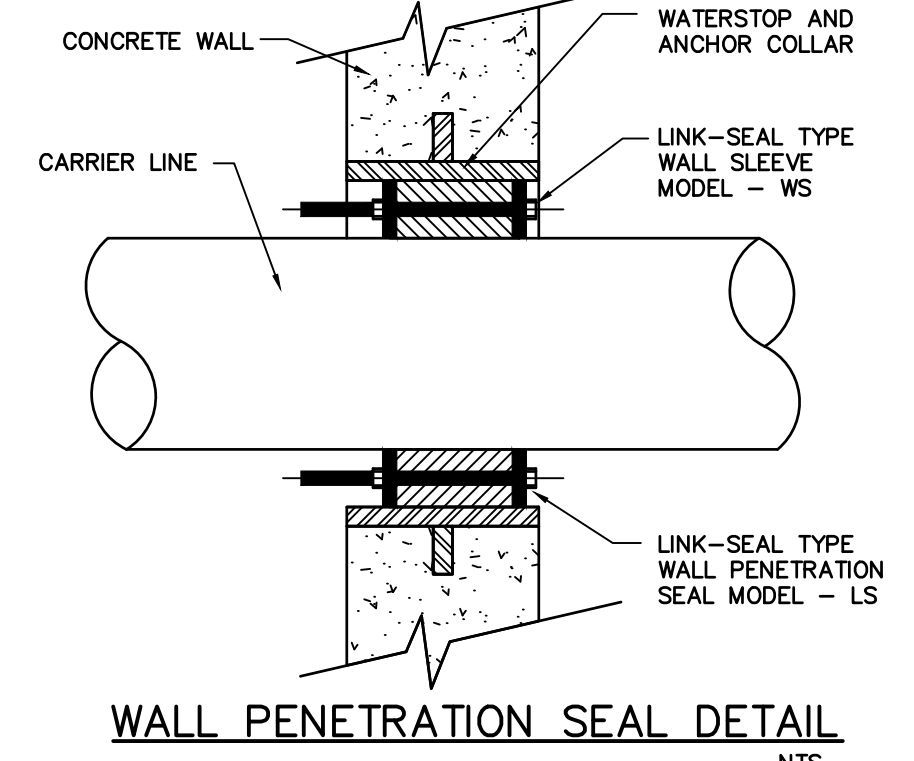


SUMMIT VIEW LLC 334 E. LAKE ROAD #72 TRINITY, FLORIDA 34655 PHONE: (727) 772-0885	
PROJECT NAME SUMMIT VIEW - PHASE 2A	PROJECT NO. 1039
SHEET NAME ROADWAY PROFILES (4)	DESIGNED AVS
	CHECKED EM
	DATE DECEMBER 20, 2023
	SHEET 17 OF 27

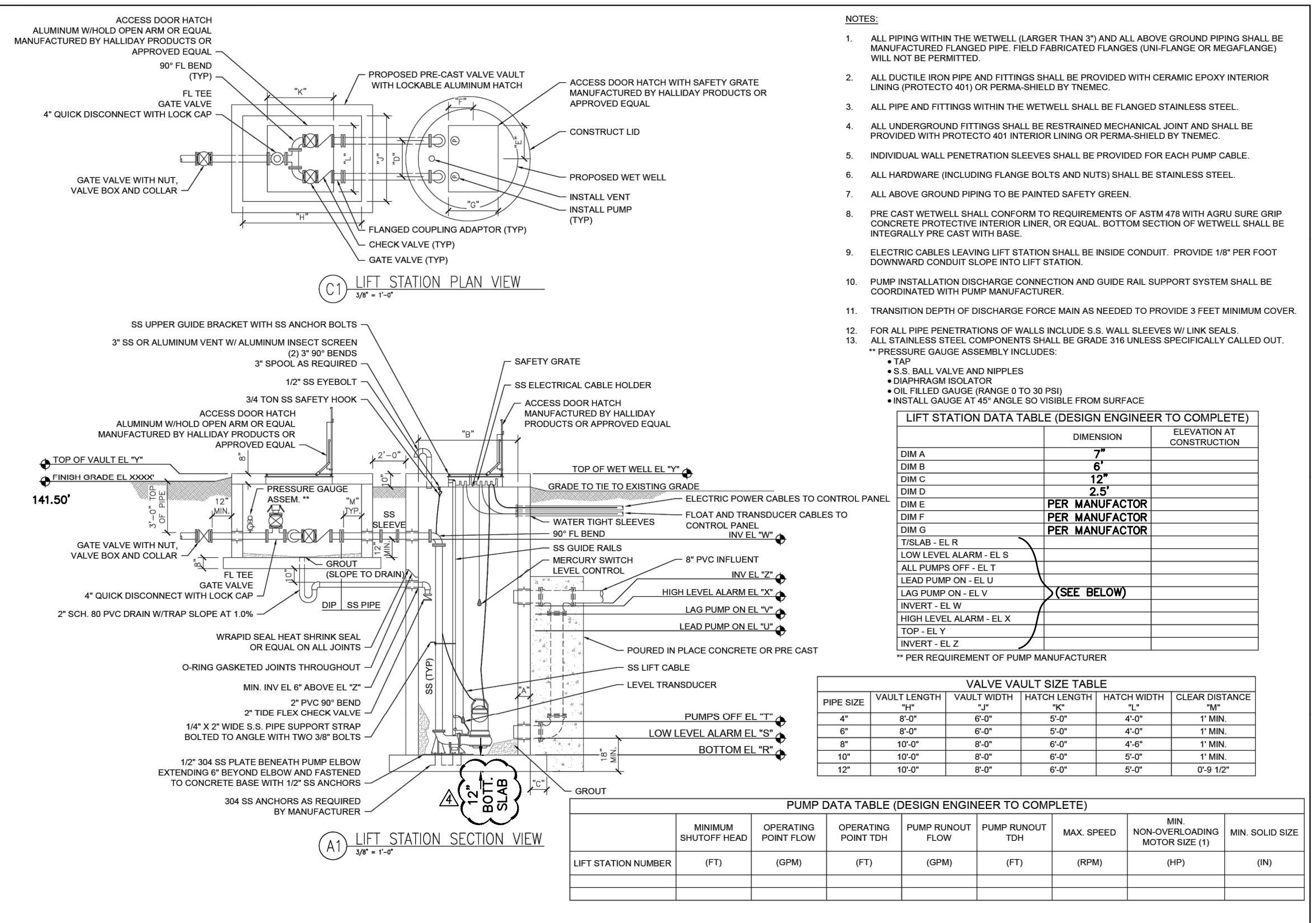
ISSUED FOR CONSTRUCTION - 05/23/2025



- GENERAL NOTES:**
- ALL PIPING WITHIN THE WETWELL AND ALL ABOVE GROUND PIPING SHALL BE MANUFACTURED FLANGED PIPE, FIELD FABRICATED FLANGES (UNI-FLANGE OR MEGAFLANGE) WILL NOT BE PERMITTED.
 - ALL DUCTILE IRON PIPE AND FITTINGS SHALL BE PROVIDED WITH CERAMIC EPOXY INTERIOR LINING (PROTECTO 401), UNLESS PIPING IS STAINLESS STEEL.
 - ALL UNDERGROUND FITTINGS SHALL BE RESTRAINED MECHANICAL JOINT AND SHALL BE PROVIDED WITH PROTECTO 401 INTERIOR LINING.
 - IF LIFT CABLES ARE USED, LIFTING RINGS SHALL BE PROVIDED EVERY 4 FT.
 - INDIVIDUAL WALL PENETRATION SLEEVES SHALL BE PROVIDED FOR EACH PUMP CABLE.
 - ALL HARDWARE (INCLUDING FLANGE BOLTS & NUTS) SHALL BE STAINLESS STEEL.
 - ALL ABOVE GROUND PIPING SHALL BE PAINTED SAFETY GREEN.
 - SLAB ELEVATION SHALL BE 12 IN. ABOVE C/L OF ROADWAY OR 12 IN. ABOVE 100 YEAR FLOOD PLAIN - WHICHEVER IS HIGHER.
 - TECHNICAL SPECIFICATIONS SHALL BE MOST CURRENT COPY OF PASCO COUNTY'S - STANDARDS FOR DESIGN AND CONSTRUCTION OF WATER AND WASTEWATER FACILITIES.
 - POSITION PANEL BOX SO OPERATOR'S BACK IS NOT TO WET WELL WHILE FACING BOX. PANEL BOX SHALL BE LOCATED TO ALLOW UNOBSTRUCTED ACCESS TO WET WELL BY EQUIPMENT UTILIZING PAVED ACCESS ROAD. (SEE PLAN VIEW FOR ACTUAL LOCATION.)
 - CONTRACTOR SHALL PREVENT FLOTATION OF PUMP STATION DURING ALL PHASES OF CONSTRUCTION. SEE DESIGN DATA, C.Y. OF BALLAST REQUIRED.
 - PUMP STATION SHALL BE EQUIPPED WITH AN EFFECTIVE METHOD FOR DETECTING SHAFT SEAL FAILURE OR POTENTIAL SEAL FAILURE. PUMPS SHALL BE PROVIDED WITH SEAL FAILURE PROBES THAT WILL CAUSE A RED LIGHT TO TURN ON AT THE CONTROL PANEL.
 - EMERGENCY BACK-UP BATTERY OPERATED AUDIO ALARM SYSTEM WITH INDEPENDENT FLOAT SHALL BE PROVIDED AS REQUIRED BY PASCO COUNTY UTILITIES DEPARTMENT.
 - AREAS WITHIN THE PUMP STATION TRACT SHALL BE COVERED WITH 6" OF #57 STONE. STONE SHALL BE INCLUDED WITH THE PUMP STATION COSTS.
 - ALL UNDERGROUND PIPING, ELECTRIC, WATER SERVICE, ETC., SHALL BE WITHIN THE PUMPING STATION TRACT/PARCEL AS DESIGNATED ON THE PLANS.
 - THE DEVELOPER'S GEOTECHNICAL ENGINEER SHALL PROVIDE THE WET WELL FOUNDATION DESIGN.
 - DISCHARGE PIPING WITHIN THE WETWELL SHALL BE SCH 40, 316 L S.S. MANUFACTURED FLANGED PIPE, FIELD FABRICATED FLANGES (UNI-FLANGE OR MEGAFLANGE) WILL NOT BE PERMITTED.



SANITARY LIFT STATION 2 - DESIGN DATA			
FLOW		WELL	
UNITS	110 RESIDENTIAL	INSIDE DIA OF WET WELL	6 FEET
COMMERCIAL	N/A	TOP ELEVATION	127.10
OFFICE	N/A	BOTTOM ELEVATION	107.55
AVERAGE DAILY FLOW	15.28 GPM	INVERT ELEVATION	113.35
DESIGN PEAK FLOW	80.0 GPM	CY OF BALLAST REQ'D	4.00 CY *
STATIC HEAD LOSS	43.58 FEET	WET WELL HATCH OPENING	
FRICTION HEAD LOSS	13.69 FEET	BASED ON MANUFACTURERS RECOMMENDATIONS	
PLUS MANIFOLD HEAD	0.00 FEET	(WITH SAFETY NET)	
TOTAL DYNAMIC HEAD	57.27 FEET	TOP SLAB	
PUMP		AS SHOWN W/EXP JOINTS	
MAKE	GRUNDFOS	PIPING	
MODEL	SL1.20.A30.40.EX.2.61R.C	PUMP DISCHARGE SIZE	4 INCH
IMPELLER	5.00 INCHES	WET WELL PIPING	4 INCH
MOTOR	4.0 HP, 3,495 RPM 460 V	FORCE MAIN SIZE	4 INCH
SOLIDS HANDLING		1.97 INCH (GRINDER)	
ALARMS		DESIGN POINT	
BACK-UP AUDIBLE ALARM ON EL	113.30	80 GPM @ 58 FEET TDH	
AUDIBLE ALARM ON EL	113.25	OPERATING POINT	
LIGHT ON EL	112.75	100 GPM @ 65 FEET TDH	
LAG PUMP ON EL	112.75	DESIGN ELEVATIONS	
LEAD PUMP ON EL	111.75	BFE (100 YR)	124.21
PUMP OFF EL (LWL)	109.75	CENTERLINE OF ROAD	126.02
* (SEE PUMP STATION REPORT FOR CALCULATIONS)			



CONTRACT NO.		LIFT STATION TYPICAL PLAN & SECTION	
DATE		LIFT STATION STANDARDS	
PROJECT NO.		CITY OF DADE CITY, FLORIDA	
DADD006		THW	
06/2019		MLW	
N/A		THW	
DATE		PROJECT NO.	
11/01/2019		DADD006	
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DATE		PROJECT NO.	
11/01/2			



PROJECT NO.:	PROJECT DESCRIPTION:
DAD006	TMV
DATE:	DRAWN BY:
08/2019	MLW
SCALE:	CHECK BY:
N/A	TMV
DRAWING NO.	
2 OF 9	



ALL FIELD DEVICES SHALL BE PROVIDED BY THE PROCESS SYSTEMS INTEGRATOR.
LEVEL TRANSDUCER SETPOINTS SHALL BE FIELD PROGRAMMED WITH OPERATOR PRESENT.
FLOAT SWITCHES ARE INTENDED TO BE BACK-UP TO THE LEVEL TRANSDUCER. THEY SHALL BE SET AT LEVELS OUTSIDE THE RANGE OF THE LEVEL TRANSDUCER, AND STILL PROVIDE PROTECTION TO THE MOTORS.
ALL CABLES PROVIDED WITH INSTRUMENT AND ROUTED IN CONDUIT.
+ DENOTES NUMBER OF ADDITIONAL UNINSTALLED ITEMS TO PROVIDED TO THE OWNER AS SPARE.

PT PRESSURE TRANSDUCER

LT LEVEL TRANSDUCER

PROJECT NO.: DAD006	PROJECT NAME: TMV
DATE: 08/2019	DESIGN BY: MLW
SCALE: N/A	CHECK BY: TMV
DRAWING NO.: 3 OF 9	



May 23, 2025 @ 10:02am P:\1039\ProData\ConstDocs\Plans\Summit View 2A\1039_SMTW-2A-PLIET.dwg - AndreySyrisko

WP	WEATHERPROOF
WSR	WITHSTAND RATING
W/	WITH
XFMR	TRANSFORMER
Y	WYE CONNECTION
Z	IMPEDANCE

22. CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE CORRECT NUMBER OF CURRENT CARRYING CONDUCTORS, NON-CURRENT CARRYING CONDUCTORS, AND GROUNDING CONDUCTORS TO MEET THE INTENT OF ALL CONTROLS.

2. POWER CONDUITS SHALL BE AS FOLLOWS:
 - 2.1. 200V/120V SYSTEM:
 - 2.1.1. PHASE A = BLACK
 - 2.1.2. PHASE B = RED
 - 2.1.3. PHASE C = BLUE
 - 2.1.4. NEUTRAL = WHITE
 - 2.1.5. GROUND = GREEN
 - 2.2. 480/277V SYSTEM:
 - 2.2.1. PHASE A = BROWN
 - 2.2.2. PHASE B = ORANGE
 - 2.2.3. PHASE C = YELLOW
 - 2.2.4. NEUTRAL = GRAY
 - 2.2.5. GROUND = YELLOW STRIPE
3. THE INSTALLED GRADING SYSTEM SHALL HAVE A RESISTANCE OF LESS THAN 25 OHMS TO GROUND.
5. SURGE PROTECTION EQUIPMENT SHALL MEET OR EXCEED THE LATEST IEC 1449 AND ANSI/IEEE REQUIREMENTS FOR THESE DEVICES, INCLUDING NLS-1.
6. LIFT STATIONS SHALL INTERFACE WITH THE EXISTING SCADA SYSTEM AT THE WASTEWATER TREATMENT PLANT.
7. THE CONTRACTOR SHALL PROVIDE 3 SPARE FUSES FOR EACH TYPE OF FUSE INSTALLED AND PROVIDE ALL ACCESSORIES AND COMPONENTS TO THE CONTROL PANELS.
8. THE CONTRACTOR SHALL MAINTAIN A SET OF PRINTS AND MARK-UP DURING THE PROJECT TO REFLECT ALL CHANGES AND CONDITIONS. PRINTS SHALL BE DELIVERED TO THE CITY UPON COMPLETION OF THE WORK.

PROJECT NO.: DAD006	PROJ. MOD.: TMV
DATE: 08/2019	DRAWN BY: MLW
SCALE: N/A	CHECK BY: TMV
DRAWING NO.: 4 OF 9	

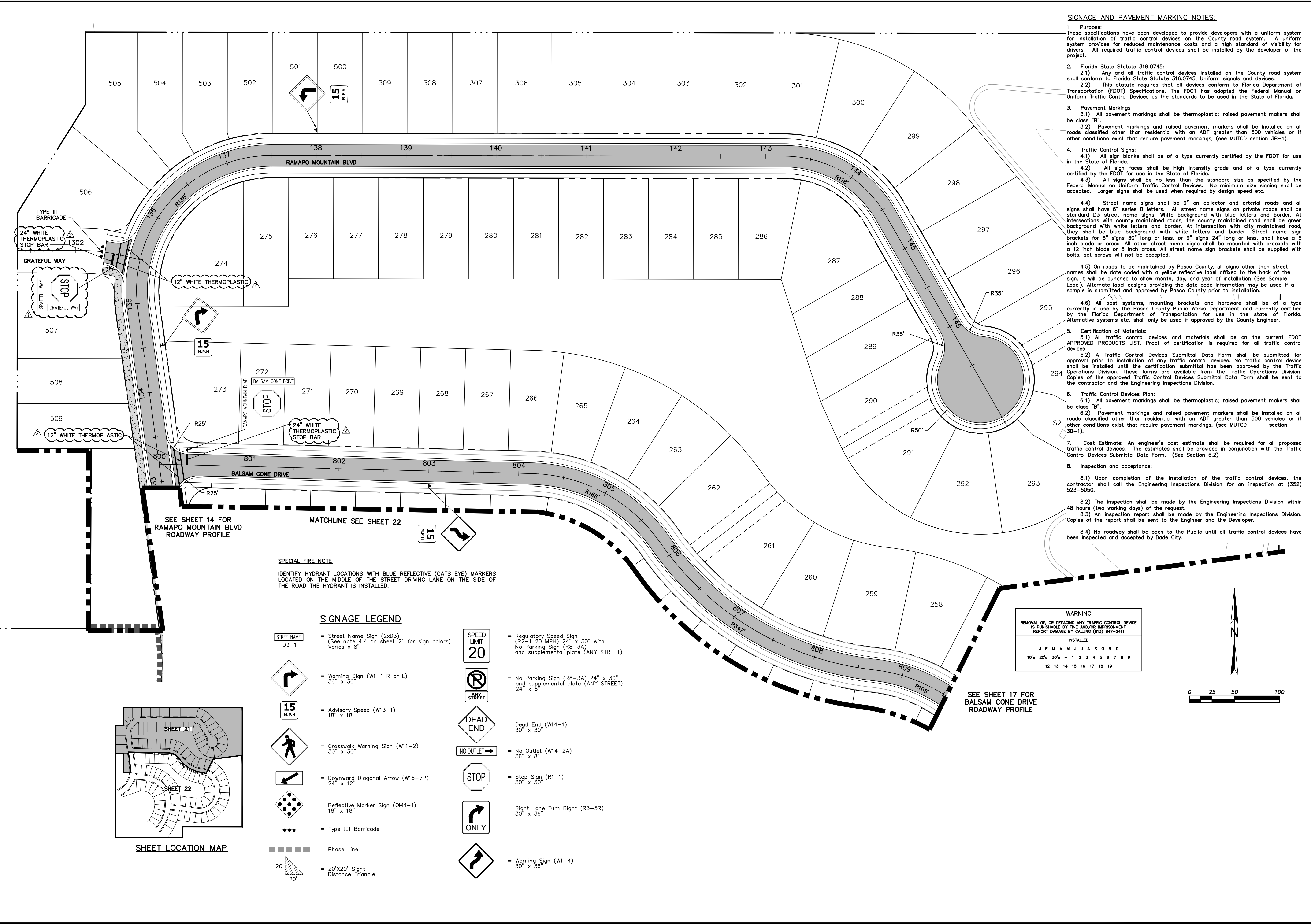
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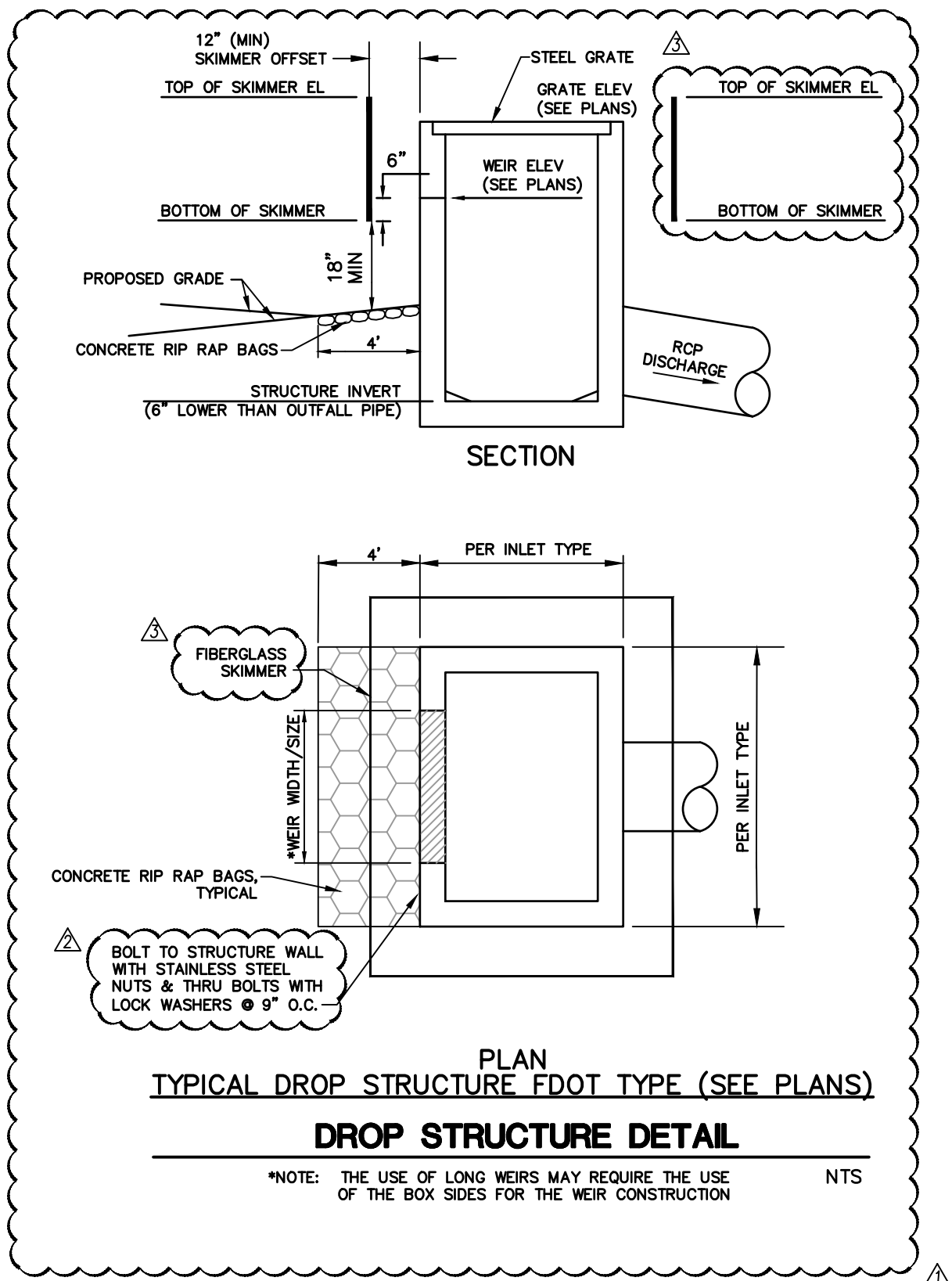
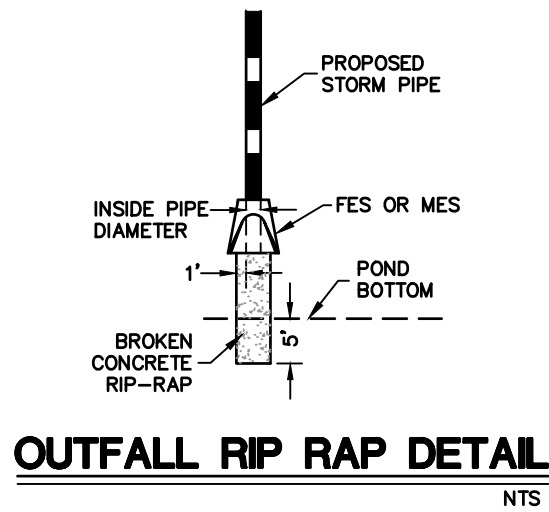
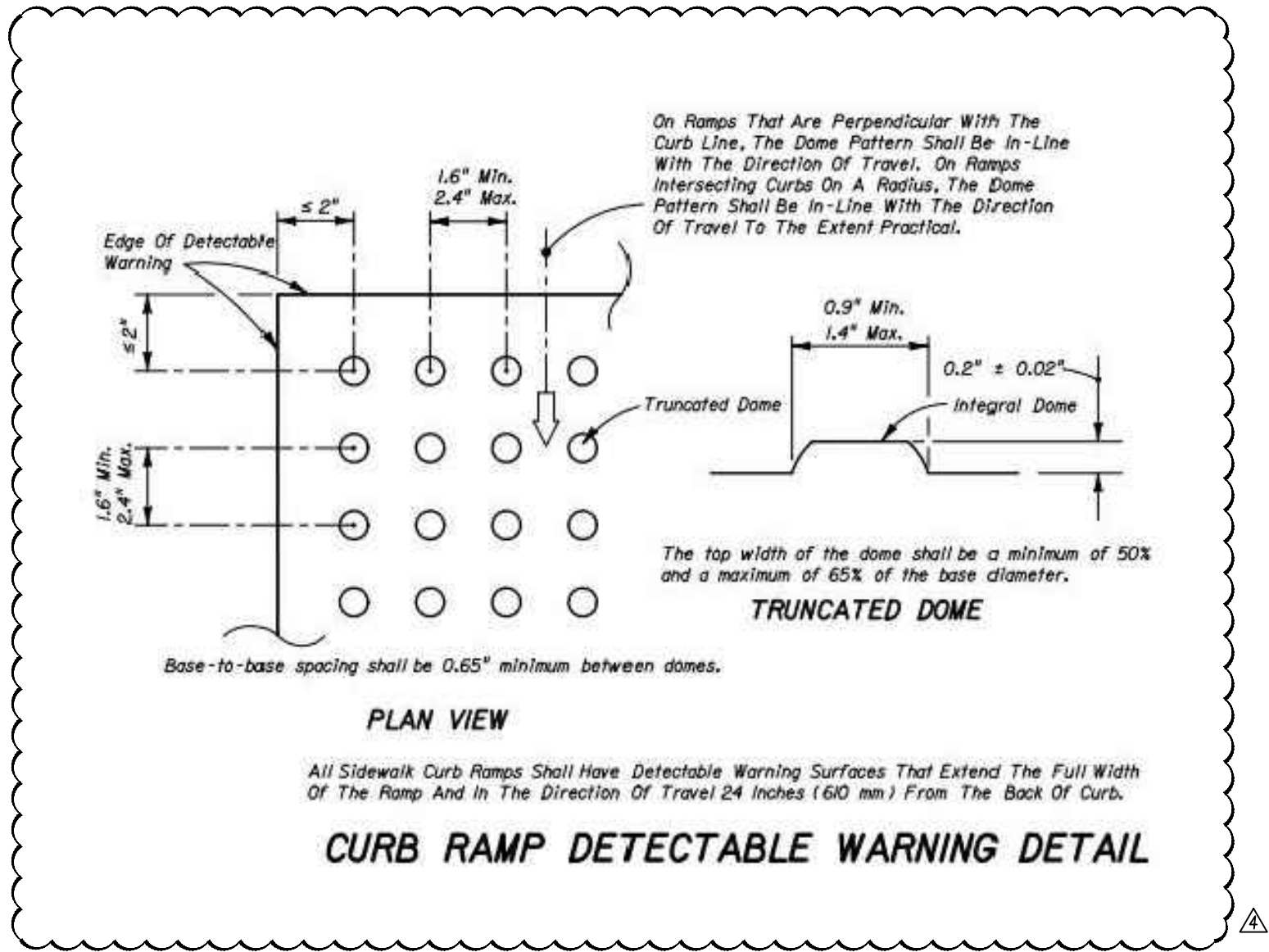
	UTILITY METER SHALL BE PROVIDED BY THE UTILITY COMPANY. THE DISCONNECT METER CAN BE PROVIDED BY THE UTILITY COMPANY.	16	ON THE "ELECTRICAL INFORMATION SCHEDULE," REFER TO "PUMP DEVICE & BRANCH CIRCUIT REQUIREMENTS," SUB-HEADING "LOAD HP FOR MOTOR SIZE."
2	ON THE "ELECTRICAL INFORMATION SCHEDULE," REFER TO "SERVICE EQUIPMENT & SERVICE LATERAL REQUIREMENTS," SUB-HEADING "SERVICE LATERAL" FOR REQUIREMENTS. SERVICE LATERAL SHALL BE PROVIDED IN PVC SCHEDULE 40 CONDUIT.	17	COAXIAL CABLE IN 1" RDM ALUMINUM CONDUIT.
3	ON THE "ELECTRICAL INFORMATION SCHEDULE," REFER TO "SERVICE EQUIPMENT & SERVICE LATERAL REQUIREMENTS," SUB-HEADING "SERVICE LATERAL" FOR REQUIREMENTS. SERVICE LATERAL SHALL BE "DISCONNECT" & "AVAILABLE AMP" FOR REQUIREMENTS.	18	PROVIDE LIGHTING ARRESTOR FOR COAXIAL CABLE.
4	ON THE "ELECTRICAL INFORMATION SCHEDULE," REFER TO "SERVICE EQUIPMENT & SERVICE LATERAL REQUIREMENTS," SUB-HEADING "SERVICE LATERAL" FOR REQUIREMENTS. SERVICE LATERAL SHALL BE PROVIDED IN RDM ALUMINUM CONDUIT.	20	A LINE-OF-SIGHT STUDY SHALL BE PERFORMED TO DETERMINE THE ANTENNA WINDING HEIGHT. AS PART OF THAT STUDY, PROVIDE ANY REFLECTORS REQUIRED FOR COMMUNICATION BACK TO THE WASTE WATER TREATMENT PLANT.
5	ON THE "ELECTRICAL INFORMATION SCHEDULE," REFER TO "SERVICE EQUIPMENT & SERVICE LATERAL REQUIREMENTS," SUB-HEADING "WSP" FOR REQUIREMENTS.		
6	ON THE "ELECTRICAL INFORMATION SCHEDULE," REFER TO "SERVICE EQUIPMENT & SERVICE LATERAL REQUIREMENTS," SUB-HEADING "SERVICE LATERAL" FOR CONDUCTOR REQUIREMENTS. NO CONDUIT SHALL BE PROVIDED WITHIN PANEL.		
7	ON THE "ELECTRICAL INFORMATION SCHEDULE," REFER TO "PUMP DEVICE & BRANCH CIRCUIT REQUIREMENTS," SUB-HEADING "WSP" FOR REQUIREMENTS.		
8	ON THE "ELECTRICAL INFORMATION SCHEDULE," REFER TO "PUMP DEVICE & BRANCH CIRCUIT REQUIREMENTS," SUB-HEADING "BRANCH CIRCUIT" FOR CONDUCTOR REQUIREMENTS. NO CONDUIT SHALL BE PROVIDED WITHIN PANEL.		
9	ON THE "ELECTRICAL INFORMATION SCHEDULE," REFER TO "PUMP DEVICE & BRANCH CIRCUIT REQUIREMENTS," SUB-HEADING "STARTER" FOR REQUIREMENTS.		
10	ON THE "ELECTRICAL INFORMATION SCHEDULE," REFER TO "PUMP DEVICE & BRANCH CIRCUIT REQUIREMENTS," SUB-HEADING "WSP" FOR REQUIREMENTS.		
11	ON THE "ELECTRICAL INFORMATION SCHEDULE," REFER TO "PUMP DEVICE & BRANCH CIRCUIT REQUIREMENTS," SUB-HEADING "BRANCH CIRCUIT" FOR CONDUCTOR REQUIREMENTS. BRANCH CIRCUIT SHALL BE MULTI-CONDUCTOR CABLE (PROVIDED WITH PWC) AND BE PROVIDED IN RDM ALUMINUM CONDUIT.		
12	DATA FLOW SYSTEMS: TUN UNIT.		
13	NEMA 5-15R DUPLEX RECEPTACLE MOUNTED IN PANEL.		
14	ON THE "ELECTRICAL INFORMATION SCHEDULE," REFER TO "SERVICE EQUIPMENT & SERVICE LATERAL REQUIREMENTS," SUB-HEADING "WSP" FOR REQUIREMENTS.		
15	ON THE "ELECTRICAL INFORMATION SCHEDULE," REFER TO "SERVICE EQUIPMENT & SERVICE LATERAL REQUIREMENTS," SUB-HEADING "DISCONNECT AMP" FOR REQUIREMENTS.		



PROJECT ID		1039	
PROJECT NO		2020-1039	
DESIGNED	AVS	CHECKED	EM
DRAWN	AVS	QC	EM
DATE DECEMBER 20, 2023			
SHEET 19 OF 27			

ISSUED FOR CONSTRUCTION - 05/23/2025





Pipe Dia.	T	Reinf. sq. in. Per Foot	Bell or Spigot	A	B	C	D	E	P	R 1	R 2	FLAT	h	Toe Wall Class I Conc. (CY.)
12"	2"	0.07	1 1/2"	4"	2'-0"	4'-0 1/2"	6'-0 1/2"	2'-0"	19 1/2"	10 1/2"	9"	3 1/2"	12"	.06
15"	2 1/2"	0.07	2"	6"	2'-3"	3'-10"	6'-1"	2'-6"	24 1/2"	12 1/2"	11"	3 3/4"	12"	.07
18"	2 1/2"	0.07	2 1/2"	9"	2'-3"	3'-10"	6'-1"	3'-0"	29"	15 1/2"	12"	4"	15"	.11
21"	2 1/2"	0.07	2 1/2"	9"	2'-11"	3'-2"	6'-1"	3'-6"	31 1/2"	16 1/2"	13"	4"	15"	.12
24"	3"	0.07	2 1/2"	9 1/2"	3'-7 1/2"	2'-6"	6'-1 1/2"	4'-0"	33 1/2"	16 1/2"	14"	4 1/2"	18"	.17
27"	3 1/2"	0.148	2 1/2"	10 1/2"	4'-0"	2'-1 1/2"	6'-1 1/2"	4'-6"	36"	18 1/2"	14 1/2"	4 1/2"	18"	.19
30"	3 1/2"	0.148	3"	1'-0"	4'-6"	1'-7 1/2"	6'-1 1/2"	5'-0"	37"	18 1/2"	15"	5"	21"	.24
36"	4"	0.148	3 1/2"	1'-3"	5'-3"	2'-10 1/2"	8'-1 1/2"	6'-0"	47 1/2"	24 1/2"	20"	5 1/2"	21"	.29
42"	4 1/2"	0.148	3 3/4"	1'-9"	5'-3"	2'-11"	8'-2"	6'-6"	53 1/2"	27 1/2"	22"	5 1/2"	24"	.36
48"	5"	0.148	4 1/4"	2'-0"	6'-0"	2'-2"	8'-2"	7'-0"	56 1/2"	28 1/2"	22"	5 1/2"	24"	.39
54"	5 1/2"	0.174	4 3/4"	2'-3"	5'-5"	2'-11"	8'-4"	7'-6"	65 1/2"	33 1/2"	24"	6 1/4"	24"	.42
60"	6"	0.174	5"	2'-6"	5'-0"	3'-3"	8'-3"	8'-0"	72 1/2"	36 1/2"	24"	6 3/4"	24"	.44
66"	6 1/2"	0.174	5 1/2"	2'-0"	6'-6"	1'-9"	8'-3"	8'-6"	72"	36 1/2"	24"	7 1/4"	24"	.47
72"	7"	0.174	6"	2'-0"	6'-6"	1'-9"	8'-3"	9'-0"	77 1/2"	38 1/2"	24"	7 3/4"	24"	.50

Spigot on Inlet Section
Bell on Outlet Section (Outlet Section Shown)

Flat

Sta./Offset Location

R 2

Pipe Dia.

PLAN

SECTION A-A

STRAIGHT FLARE

SECTION B-B

SECTION C-C

OPTIONAL SHAPE

SECTION D-D

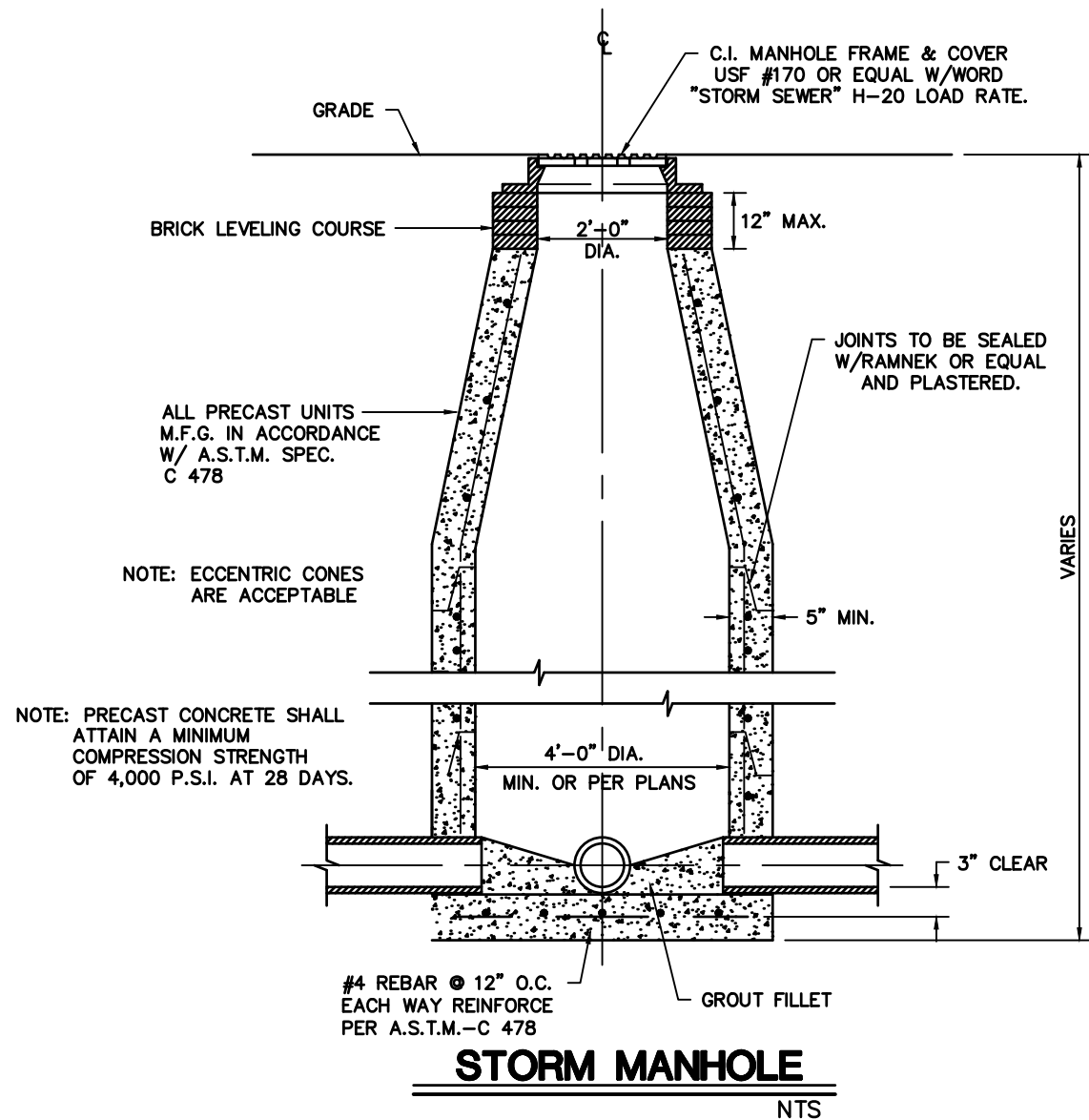
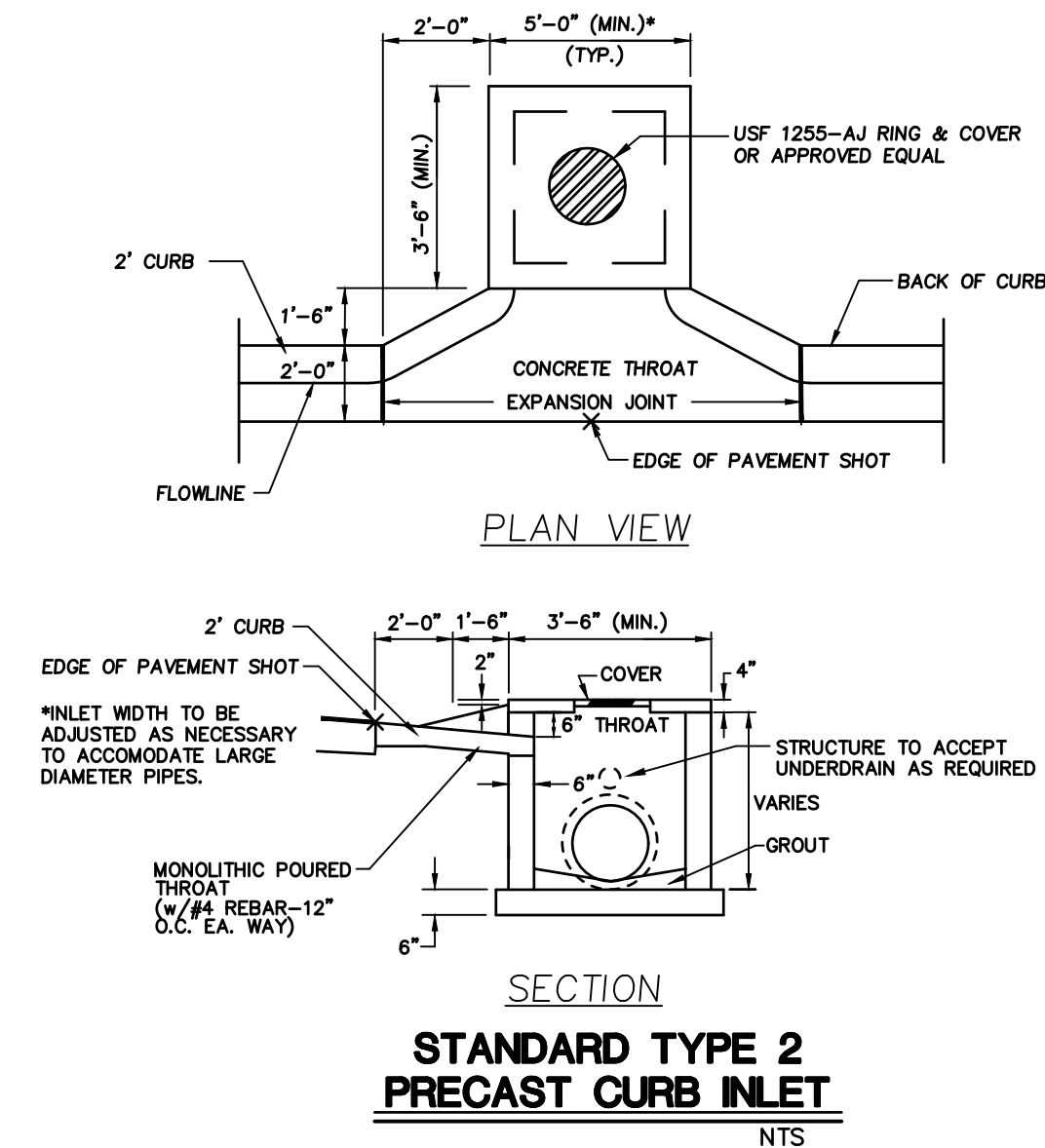
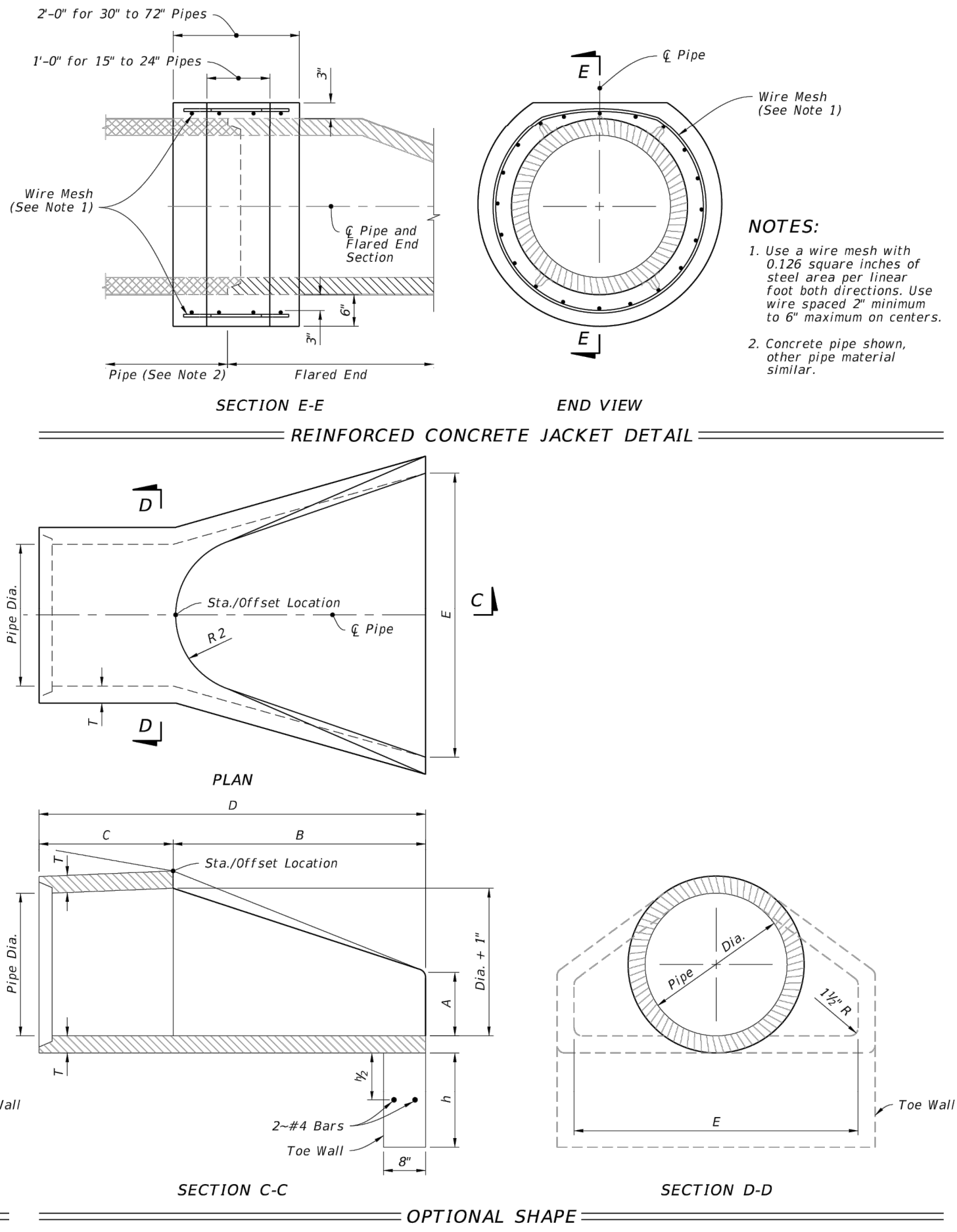
FLARED END SECTION

INDEX

SHEET

430-020

2 of 2



EDWARD MAZUR, JR., STATE OF FLORIDA PROFESSIONAL ENGINEER, LICENSE NO. 21318

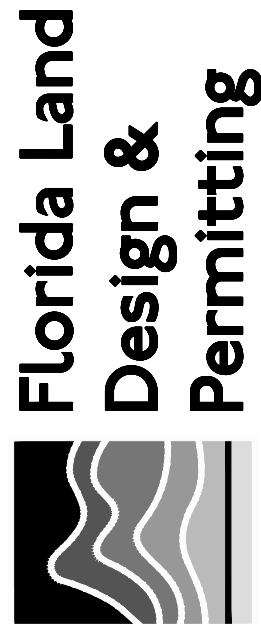
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY EDWARD MAZUR, JR., P.E. ON THE DATE INDICATED HERE

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE DIGITAL SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

NO.	DATE	REVISIONS
1	02-07-2023	DETECTABLE WARNING DETAIL ADDED
2	01-08-2023	REVISED SKIMMER TO EXTEND AROUND THE STRUCTURE
3	12-09-2024	REVISED DS DETAIL
4	09-25-2023	REVISED PER SWFINDO REVIEW COMMENTS

3030 STANLEY BOULEVARD
TRINITY, FLORIDA 34655

PHONE: (727) 478-2421
www.floridalanddesign.com
Engineer # CA No. 33088
Survey # - LB8342



SUMMIT VIEW LLC

PROJECT NAME

SHEET NAME

PROJECT NO

DESIGNED

DRAWN

DATE

SHEET

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2020-1039

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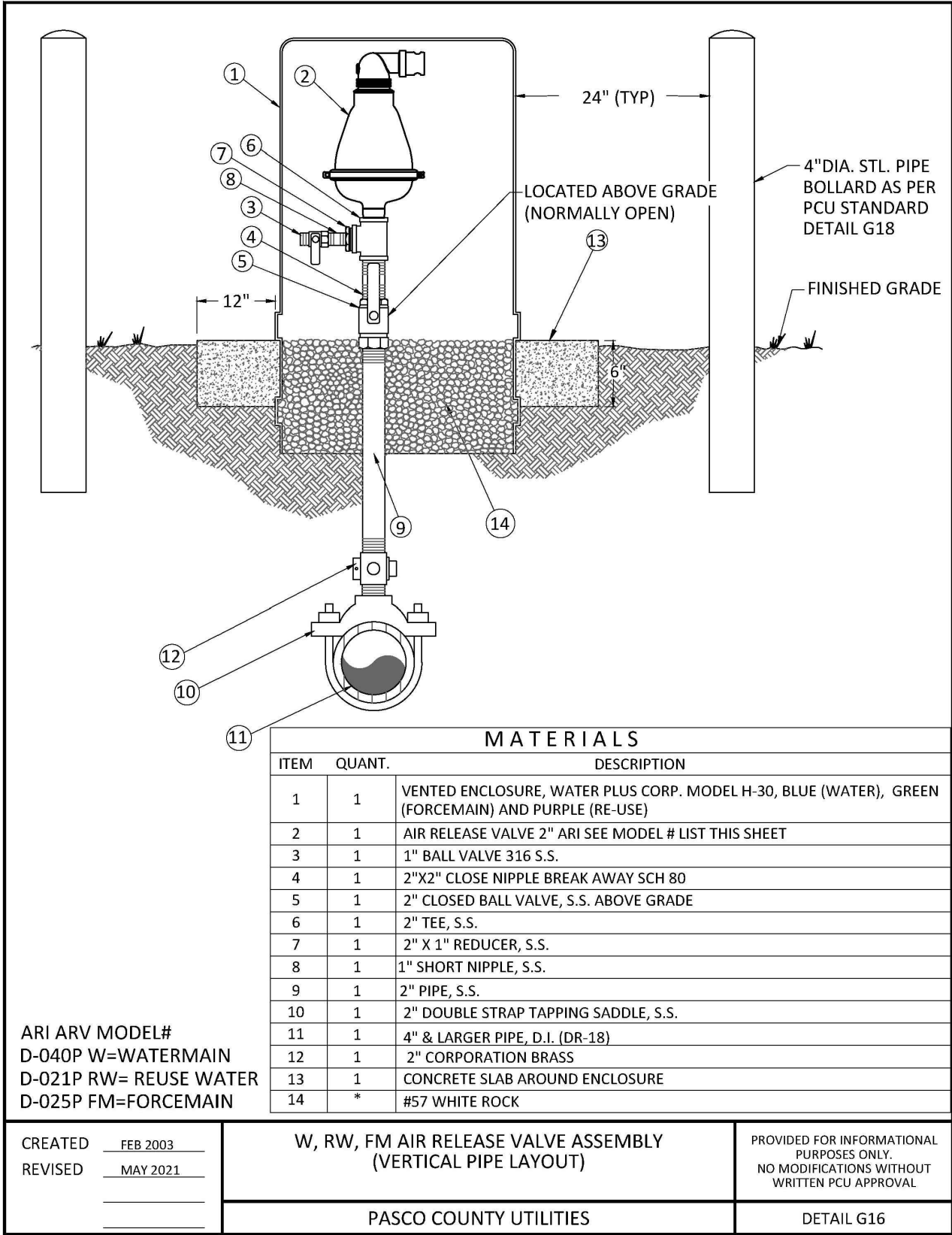
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LOCATION OF PUBLIC WATER SYSTEM MAINS IN ACCORDANCE WITH RULE 2-555.314, F.A.C.

The following table summarizes the required separation distances from public water mains to other pipes as provided in rule 62-62-555.314, F.A.C.

Separation Requirements for Public Water System Mains:

Other Pipe	Horizontal Separation (X)	Crossings Vertical Separation (Y)	Joint Spacing (Z) @ Crossings (Full Joint Centered)
Storm Sewers Stormwater Force Mains Reclaimed Water Pipelines regulated under Part III of Chapter 62-610, F.A.C.	3ft. minimum	For water main installed above other pipe (preferred), 12 inches is the minimum except for storm sewer, then 6 inches is the minimum and 12 inches is preferred	Alternate 3 ft. minimum
Vacuum Sanitary Sewer	10 ft. preferred 3 ft. minimum	For water main installed above other pipe, 12 inches preferred and 6 inches minimum	Alternate 3 ft. minimum
Gravity or Pressure Sanitary sewer Sanitary sewer Force Main Reclaimed Water Pipelines not regulated under Part III of Chapter 62-610, F.A.C.	10 ft. preferred 6 ft. minimum (note - 3 ft. minimum for gravity sanitary sewer where the bottom of the water main is laid at least 6 inches above the top of the gravity sanitary sewer)	For water main installed above other pipe (preferred), 12 inches is the minimum except for gravity sewer, then 6 inches is the minimum and 12 inches is preferred	Alternate 6 ft. minimum
On-Site Sewage Treatment & Disposal System	10 ft. minimum	NA	NA

Disclaimer - This document is provided for your convenience only. Please refer to Rule 62-555.314, F.A.C., for exceptions and additional construction requirements.

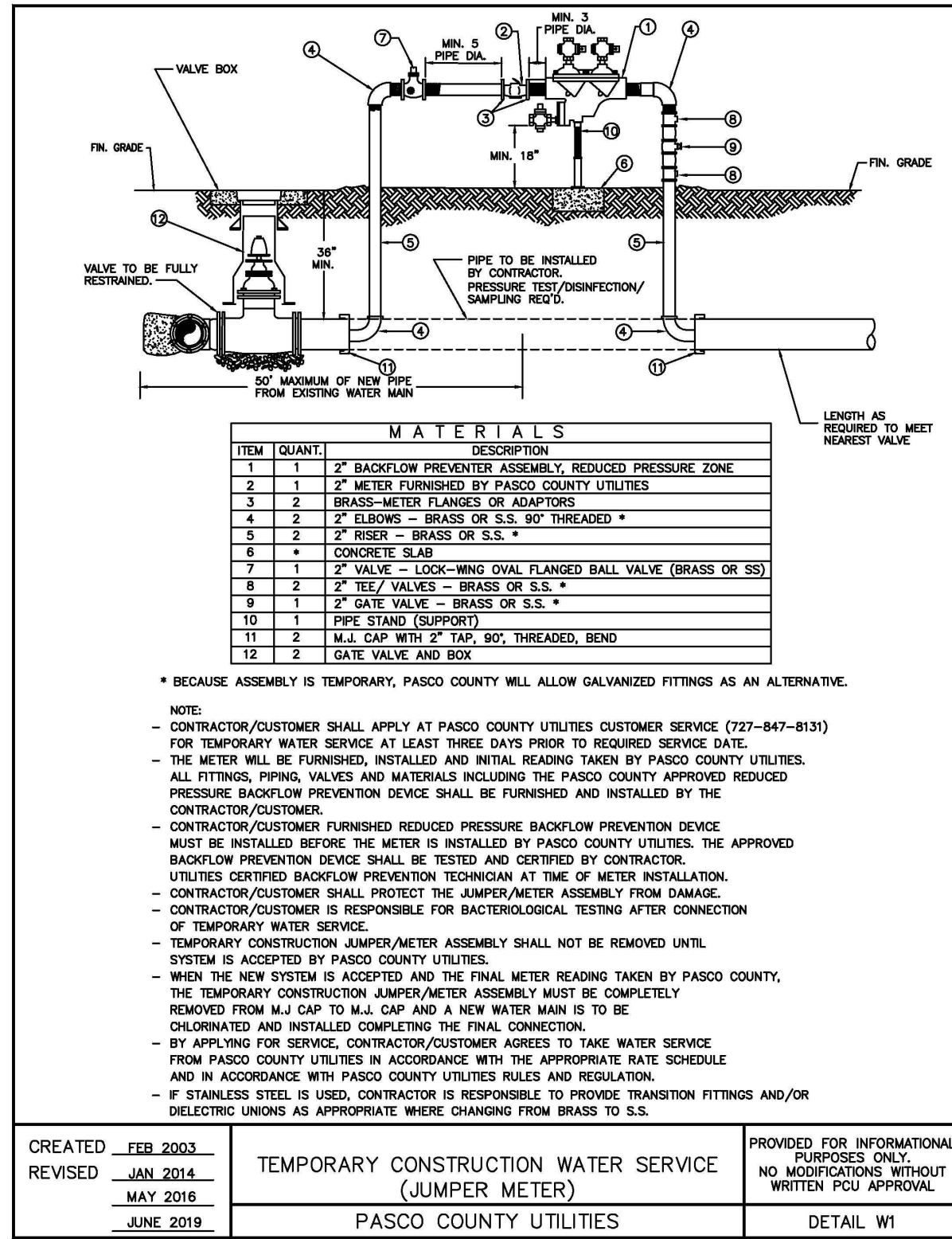
CREATED JUNE 2017
REVISED MAY 2021

LOCATION OF PUBLIC WATER SYSTEM MAINS
IN A ACCORDANCE TO 66-555.314.F.A.C.

PASCO COUNTY UTILITIES

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DETAIL G19



605.24 JOINTS BETWEEN DIFFERENT MATERIALS

JOINTS BETWEEN DIFFERENT MATERIAL SHALL BE MADE WITH A MECHANICAL JOINT OF COMPRESSION OR MECHANICAL-SEALING TYPE. OR AS PERMITTED IN SECTION 605.24.1, 605.24.2 AND 605.24.3, CONNECTORS OR ADAPTERS SHALL HAVE AN ELASTOMERIC SEAL CONFORMING TO ASTM F477.

JOINTS SHALL BE INSTALLED IN ACCORDANCE TO MANUFACTURER'S INSTRUCTIONS.

605.24.1 COPPER OR COPPER-ALLOY TUBING TO GALVANIZED STEEL PIPE

JOINTS BETWEEN COPPER OR COPPER-ALLOY TUBING AND GALVANIZED STEEL PIPE SHALL BE MADE WITH A BRASS FITTING OR DIELECTRIC UNION CONFORMING TO ASSE 1079. THE COPPER TUBING SHALL BE SOLDERED TO THE FITTING IN AN APPROVED MANNER, AND THE FITTING SHALL BE SCREWED TO THE THREADED PIPE

605.24.2 PLASTIC PIPE OR TUBING TO OTHER PIPING MATERIALS

JOINTS BETWEEN DIFFERENT TYPES OF PLASTIC PIPE AND OTHER PIPING MATERIALS SHALL BE MADE WITH APPROVED ADAPTERS OR TRANSITION FITTINGS

605.24.3 STAINLESS STEEL

JOINTS BETWEEN STAINLESS STEEL AND DIFFERENT PIPING MATERIALS SHALL BE MADE WITH A MECHANICAL SEALING TYPE OR A DIELECTRIC FITTING OR DIELECTRIC UNION CONFORMING TO ASSE 1079

607.3 THERMAL EXPANSION CONTROL

WHERE A STORAGE WATER HEATER IS SUPPLIED WITH COLD WATER PASSING THROUGH A CHECK VALVE, PRESSURE REDUCING VALVE OR BACKFLOW PREVENTER, A THERMAL EXPANSION CONTROL DEVICE SHALL BE CONNECTED TO THE WATER HEATER COLD WATER SUPPLY AT A POINT THAT IS DOWNSTREAM OF ALL CHECK VALVES, PRESSURE REDUCING VALVE AND BACKFLOW PREVENTER. THERMAL EXPANSION CONTROL DEVICES SHALL BE SIZED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND SIZED SUCH THAT THE PRESSURE IN THE DISTRIBUTION SYSTEM SHALL NOT EXCEED THAT REQUIRED BY SECTION 604.8

305.7 PROTECTION OF COMPONENTS OF PLUMBING SYSTEM

COMPONENTS OF A PLUMBING SYSTEM INSTALLED ALONG ALLEYS, DRIVEWAYS, PARKING GARAGES OR OTHER LOCATIONS EXPOSED TO DAMAGE SHALL BE RECESSED INTO THE WALL OR OTHERWISE PROTECTED IN AN APPROVED MANNER.

608.14 LOCATION OF BACKFLOW PREVENTER

ACCESS SHALL BE PROVIDED TO BACKFLOW PREVENTER AS SPECIFIED BY THE MANUFACTURER'S SPECIFICATIONS

605.2.1 LEAD CONTENT OF DRINKING WATER PIPE AND FITTINGS

PIPE, PIPE FITTINGS, JOINTS, VALVES, FAUCETS AND FIXTURE FITTINGS UTILIZED TO SUPPLY WATER FOR DRINKING OR COOKING PURPOSES SHALL COMPLY WITH NSF 372 AND SHALL HAVE A WEIGHTED AVERAGE CONTENT OF 0.25% OR LESS

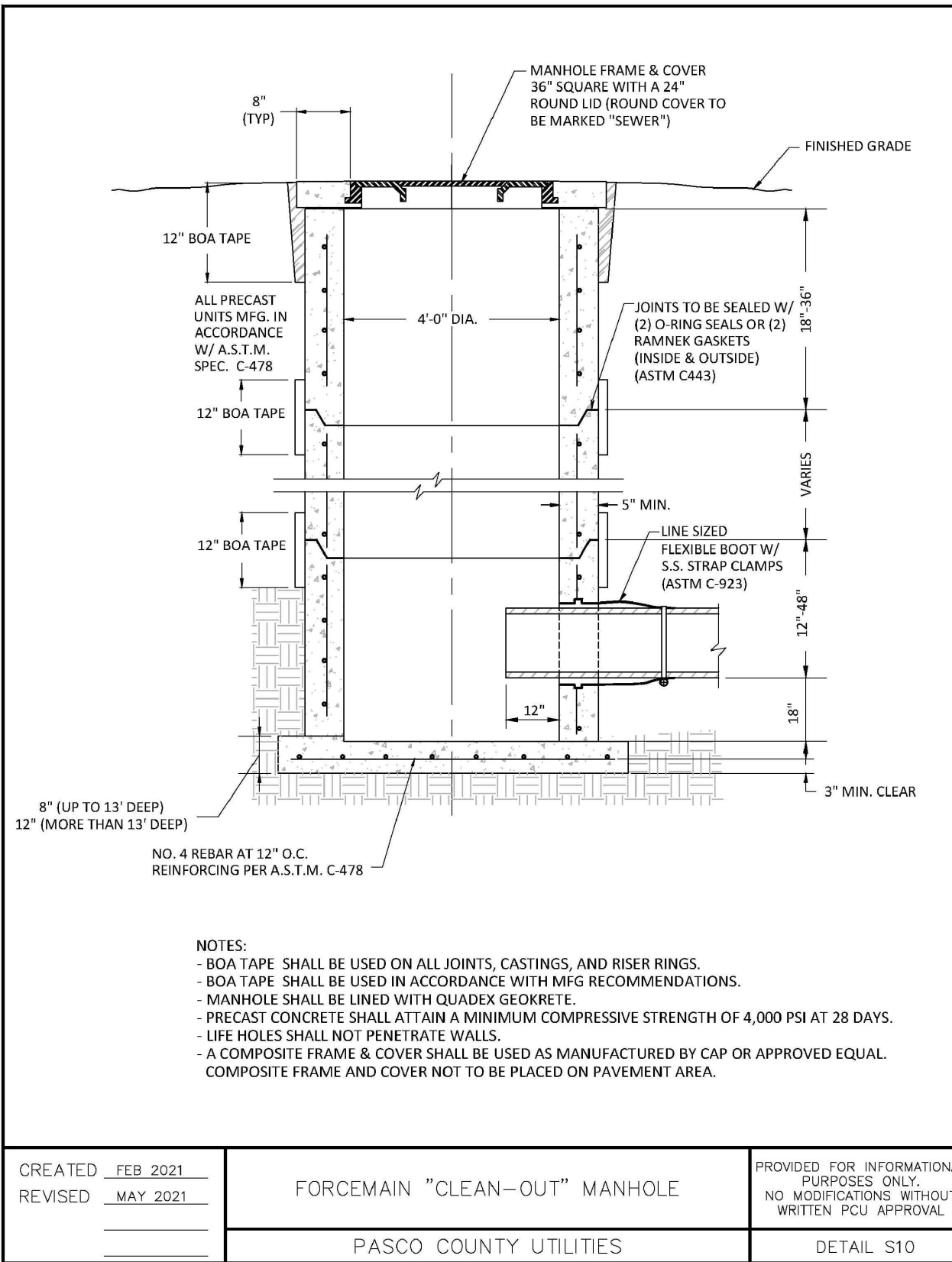
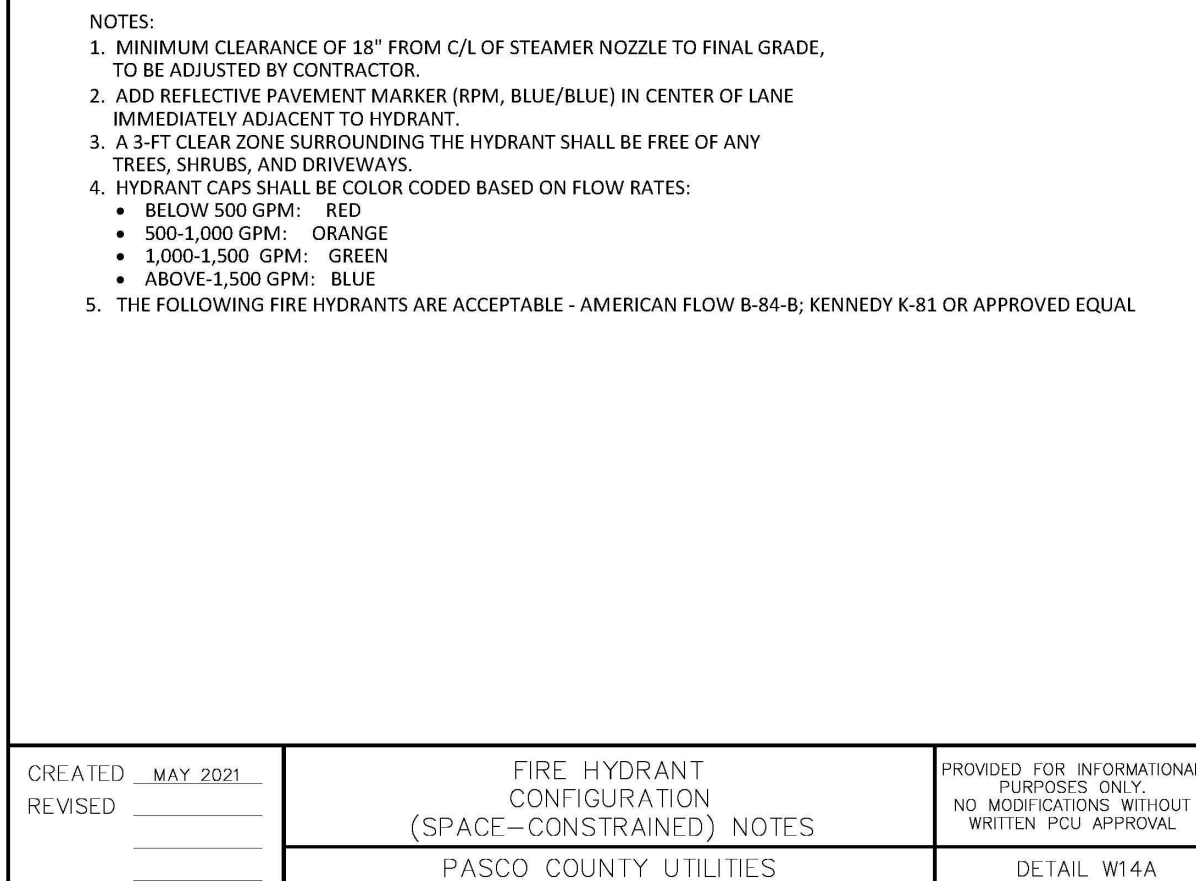
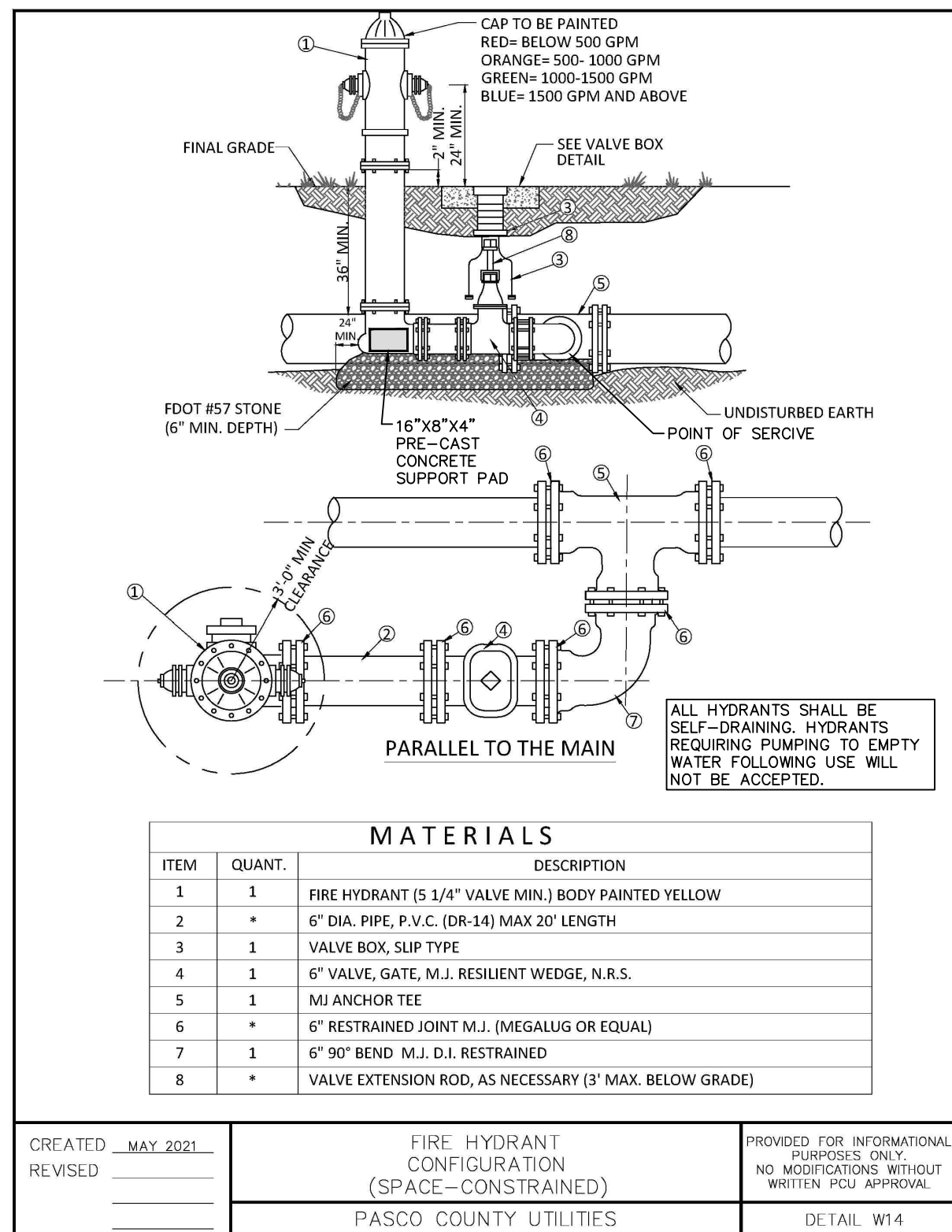
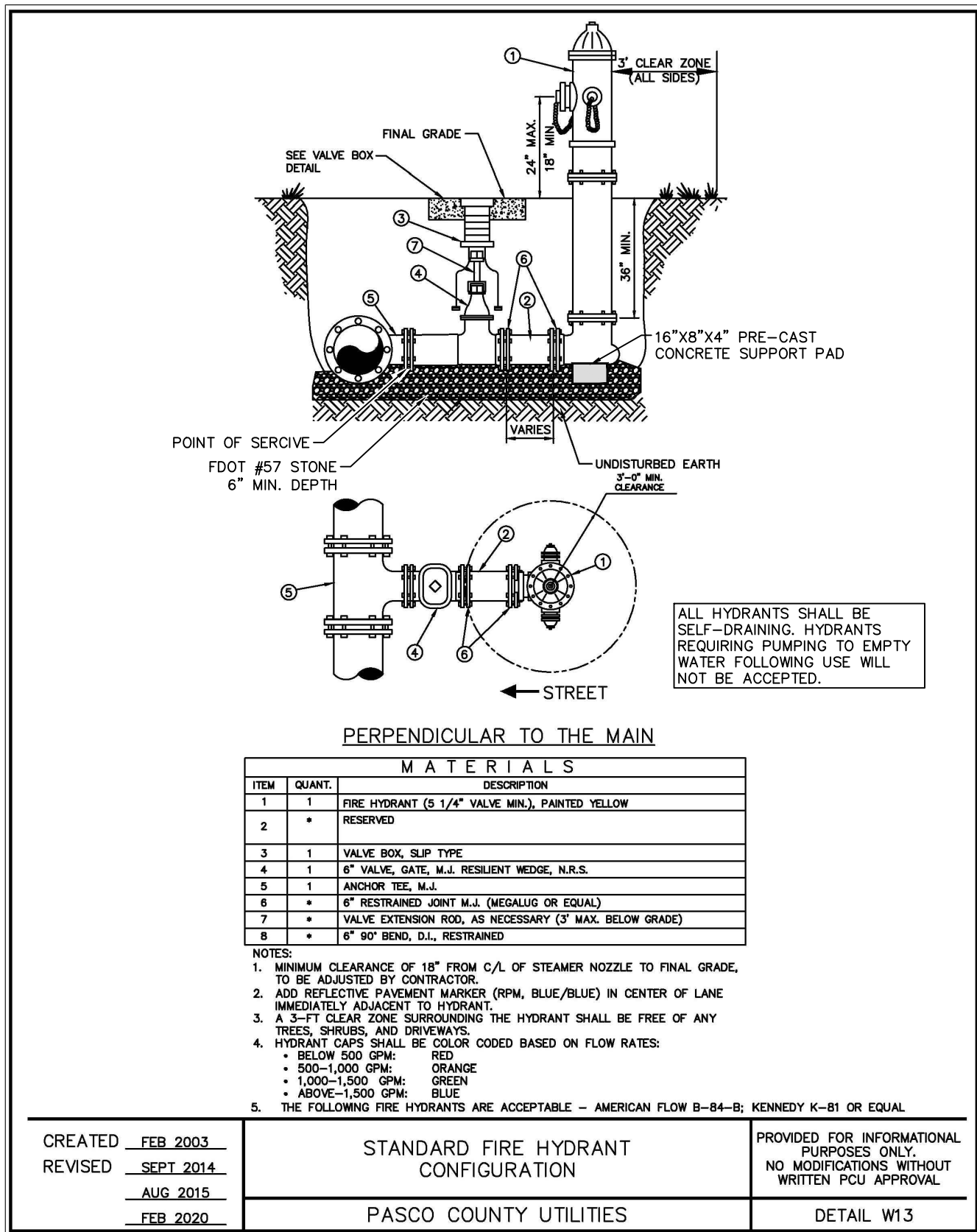
CREATED FEB 2003
REVISED JAN 2014
AUG 2015
AUG 2019

NOTES
(FLORIDA PLUMBING CODES)

PASCO COUNTY UTILITIES

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DETAIL W4



EDWARD MAZUR, JR., STATE OF FLORIDA PROFESSIONAL ENGINEER, LICENSE NO. 21318

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY EDWARD MAZUR, JR., P.E. ON THE DATE INDICATED HERE

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE DIGITAL SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

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Survey # - LB8342

Florida Land Design & Permitting

SUMMIT VIEW LLC
334 E. LAKE ROAD #72
PALM BEACH, FL 33480
PHONE: (727) 772-0885

SUMMIT VIEW - PHASE 2A

UTILITY DETAILS (2)

PREPARED FOR: PROJECT ID: 1039

PROJECT NO: 2020-1039

DESIGNED: AVS CHECKED: EM

DRAWN: AVS

DATE: DECEMBER 20, 2023

SHEET: 26 OF 27

