

SUNCOAST LANDING COMMERCIAL & RESIDENTIAL SUB-DIVISION

SECTIONS 35, TOWNSHIP 23 SOUTH, RANGE 18 EAST
HERNANDO COUNTY, FLORIDA

CONSTRUCTION PLANS

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 23 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 35, TOWNSHIP 23 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 35, NORTH 00°24'38" EAST, FOR 1,321.22 FEET TO THE SOUTHEAST CORNER OF TRILLIUM VILLAGE "A" AS RECORDED IN PLAT BOOK 36, PAGE 13 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; SAME BEING THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SOUTHWEST 1/4 OF SECTION 35; THENCE ALONG THE SOUTH LINE OF SAID TRILLIUM VILLAGE "A" NORTH 89°30'07" WEST, FOR 95.01 FEET TO THE WEST RIGHT-OF-WAY OF TRILLIUM BOULEVARD ACCORDING TO AFORESAID FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 97080-2389; THENCE ALONG SAID WEST RIGHT-OF-WAY, WESTERLY 40.81 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 5,782.58 FEET, A CENTRAL ANGLE OF 11°42'22" WEST, AND A CHORD BEARING AND DISTANCE OF SOUTH 05°44'20" EAST, FOR 249.49 FEET TO THE WEST RIGHT-OF-WAY OF SERVICE ROAD 6B ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 97080-2389; THENCE ALONG SAID WEST RIGHT-OF-WAY, WESTERLY 50.30 FEET TO THE EAST RIGHT-OF-WAY OF TOLL ROAD 589 (SUNCOAST PARKWAY) ACCORDING TO AFORESAID FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP PROJECT ID 257298-25, SAME BEING A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID NORTH RIGHT-OF-WAY, WESTERLY 560.30 FEET, SAME BEING THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,547.02 FEET, A CENTRAL ANGLE OF 20°45'05", AND A CHORD BEARING AND DISTANCE OF SOUTH 73°15'22" WEST, FOR 557.24 FEET TO THE NORTH RIGHT-OF-WAY LINE OF C.R. 578 (COUNTY LINE ROAD) ACCORDING TO AFORESAID FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP PROJECT ID 257298-25, SAME BEING A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE ALONG SAID NORTH RIGHT-OF-WAY, WESTERLY 40.81 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 5,782.58 FEET, A CENTRAL ANGLE OF 04°03'38", AND A CHORD BEARING AND DISTANCE OF NORTH 87°45'47" WEST, FOR 409.72 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 3819, PAGE 1692 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF THAT CERTAIN PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 3819, PAGE 1692 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, SOUTH 88°21'21" WEST, FOR 381.18 FEET TO THE SOUTHWEST CORNER OF SAID CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 3819, PAGE 1692; THENCE ALONG AFORESAID NORTH RIGHT-OF-WAY OF C.R. 578 (COUNTY LINE ROAD), NORTH 89°43'11" WEST, FOR 126.87 FEET TO THE EAST RIGHT-OF-WAY OF TOLL ROAD 589 (SUNCOAST PARKWAY) ACCORDING TO AFORESAID FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 97080-2389; THENCE ALONG SAID EAST RIGHT-OF-WAY OF THE FOLLOWING TWO COURSES: (1) NORTH 41°02'01" WEST, FOR 141.13 FEET; (2) THENCE NORTH 00°17'32" EAST, FOR 103.81 FEET TO THE EAST CORNER OF TRILLIUM VILLAGE "A" AS RECORDED IN PLAT BOOK 36, PAGE 13 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG THE SOUTHWEST 1/4 OF SAID SOUTHWEST 1/4, RESPECTIVELY, THE FOLLOWING THREE (3) COURSES: (1) SOUTH 89°44'55" EAST, FOR 1324.23 FEET; (2) NORTH 89°54'07" EAST, FOR 330.23 FEET TO A SOUTHWEST CORNER OF AFORESAID TRILLIUM VILLAGE "A"; (3) ALONG THE SOUTH LINE OF SAID TRILLIUM VILLAGE "A", SOUTH 89°30'07" EAST, FOR 235.47 FEET TO THE POINT OF BEGINNING.

CONTAINING 50.072 ACRES.

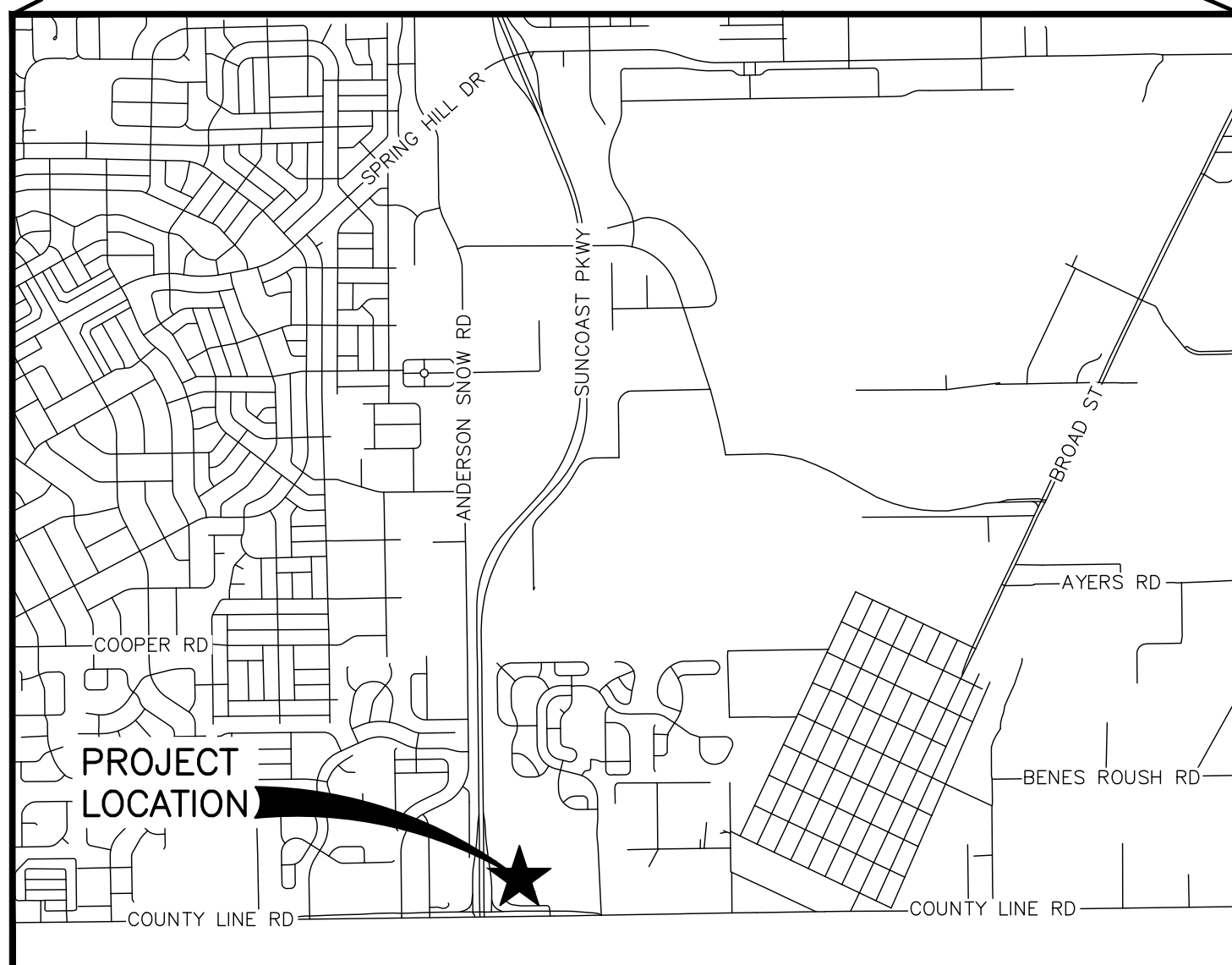
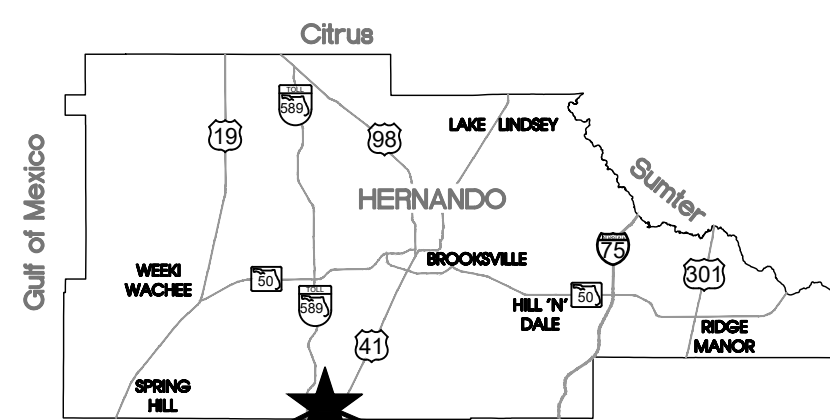
DEVELOPMENT SUMMARY

	Parcel A (East & West)	Parcel B
Parcel Size	15.23 acres	34.84 acres
Future Land Use Category	Commercial	Commercial
Current Zoning	PDP-HC	PDP-HC
Proposed Zoning	PDP- Combined	PDP- Combined
Permitted Land Uses	Highway Commercial including all C-1 and C-2 Uses, and Specific Additional Approved Uses	Residential, Single Family Detached
Maximum Development	125,000 square feet	117 dwelling units Density: 3.36 u/ ac
Perimeter Setbacks (Measured from External Property Line to Building)	<ul style="list-style-type: none"> • North/ Collector Road: 25' • South/ County Line Road: 75' • East/ Trillium Road: 35' • West/ Suncoast Parkway: 50' for Parcel A 75' for Parcel B 	
Individual Lot Setbacks (Measured from Individual Lot Line to Building)	For Each Commercial Lot: North/ Frontage Road: 25' South/ County Line Rd: 75' Side/ Side: 20'* West/ Side: 20'* *If adjacent to Project Entrance Road from County Line Road, setback is 35'	For Each Residential Lot: Front/ Local Road: 20' Side: 5' Rear: 15'* Corner Side/ 2nd Road: 10' *If adjacent to Reverse Frontage Road, setback is 35'
Minimum Lot Width & Size	N/A	50' lot width 5,000 square feet
Maximum Height	45'	35'
General Notes	<ul style="list-style-type: none"> • Parcels A, B and C: Access locations are as approved per H-20-12. • Parcels A and B: Development may occur in phases with the location and amount of each phase to be determined by the Owner / Developer. 	
Owner	Suncoast Investment Group of Hernando County, LLC (Owner)	Tri-County Development, Inc. (Owner)

COUNTY PARCEL I.D. Nos.:

```
R35 423 18 0000 0060 0000
R35 423 18 0000 0010 0000
R35 423 18 0000 0030 0000
R35 423 18 0000 0200 0000
R35 423 18 0000 0050 0020
R35 423 18 0000 0210 0000
R35 423 18 0000 0310 0000
```

LOCATION MAP



VERTICAL DATUM:

ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM, 1988 ADJUSTMENT (NAVD 88). ADD 0.85 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 A MIN. OF 2 DAYS AND A MAX. OF 5 DAYS NOTICE BEFORE YOU EXCAVATE.

NOTE:

REZONING APPLICATION WAS SUBMITTED ON MARCH 11, 2020 BY SUNCOAST INVESTMENT GROUP OF HERNANDO COUNTY, LLC TO ALLOW RESIDENTIAL USE OF THIS 35.80 ACRE SITE. (H-20-12)

BASED ON THE PITHLACHASCOTEE RIVER / BEAR CREEK WATERSHED FLOODPLAIN JUSTIFICATION STUDY DATED 04/16/2019, THE PROJECT AREA IS WITHIN FLOODZONE EL 63.7 AND FLOODZONE X. SEE SHEET 8 FOR APPROXIMATE LIMITS OF THESE FLOODZONES.

DRAWING INDEX

SHEET #	DESCRIPTION
1	COVER SHEET
2	GENERAL NOTES
3	EXISTING CONDITIONS AND DEMOLITION PLAN
4	TREE REMOVAL AND PROTECTION PLAN
5-6	TYPICAL ROADWAY SECTION & DETAILS
7	SITE PLAN
7A-7E	HORIZONTAL CONTROL PLANS
8	MASTER DRAINAGE PLAN
9	OVERALL UTILITY PLAN
10-13	PAVING, GRADING, AND DRAINAGE PLANS
14-17	UTILITY PLANS
18-24	ROADWAY PROFILES
25-26	LIFT STATION SITE PLAN & DETAILS
27-30	SIGNAGE AND PAVEMENT MARKING PLANS
31	POND CROSS SECTIONS
32-35	PAVING, GRADING, AND DRAINAGE DETAILS
36-39	UTILITY DETAILS
40-42	SIGNAGE AND PAVEMENT MARKING DETAILS
43	SURFACE WATER POLLUTION PREVENTION NOTES AND DETAILS

EDWARD MAZUR, JR., STATE OF
FLORIDA PROFESSIONAL ENGINEER

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

DIGITAL SIGNATURE (SHA1
THUMBPRINT 51 44 A8 7D 70 AA D3
EC E1 8B 93 BD
02 B4 8F DF 6E FB 05 3D)

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

© Convoart 2021 Florida and Design & Permitting Inc	Drawings	Concepts	Design may not be used without written permission
REVISIONS			

**Florida Land
Design &
Permitting**



TRI COUNTY DEVELOPMENT, INC

100 RIVER CROSSING BLVD, SUITE 102
NEW PORT RICHEY, FL 34655

ST NAME **SUNCOAST LANDING**
COMMERCIAL & RESIDENTIAL SUB-DIVISION

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED

PROJECT ID	1014
------------	------

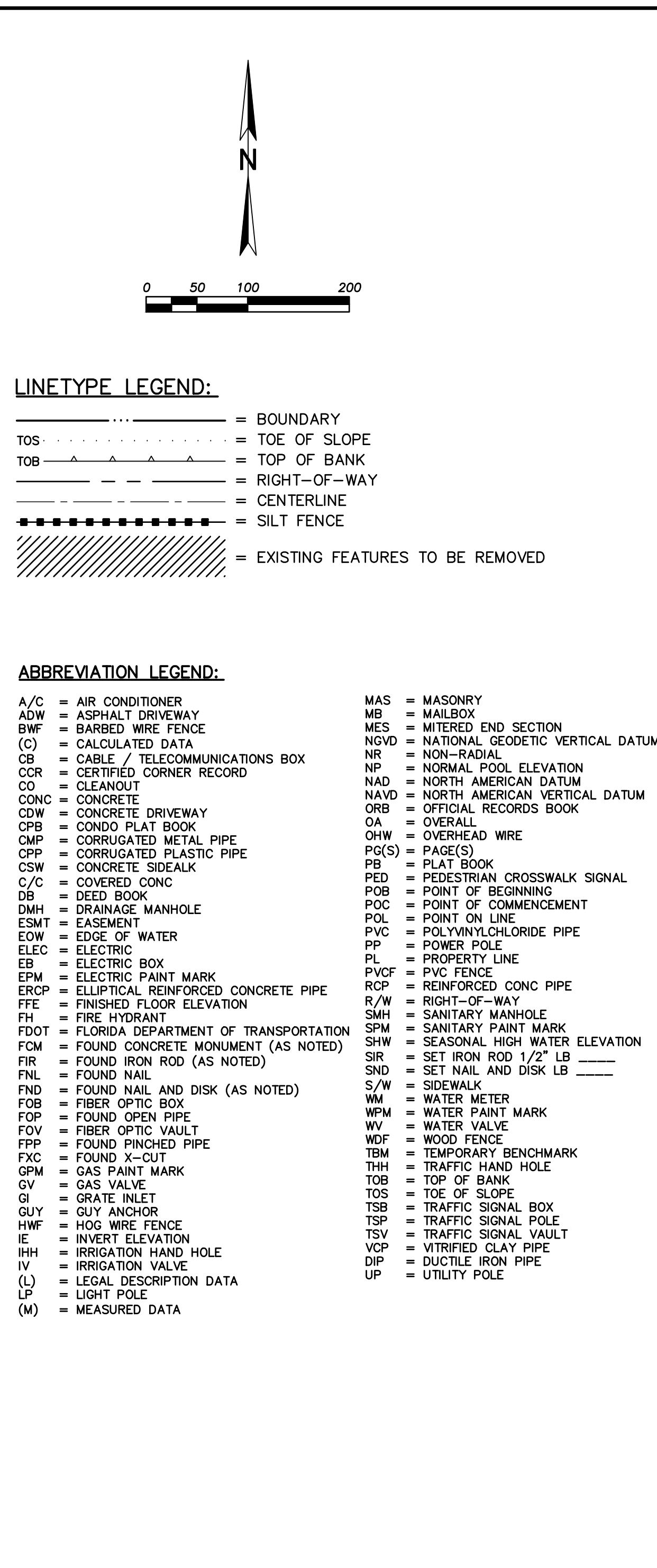
PROJECT NO	2019-1014
------------	-----------

DESIGNED	PES	CHECKED	PES
DRAWN	AVS	QC	EM

DATE MAY 25, 202

SHEET 1 OF 1

May 25 2021 @ 8:42am D:\1014\BroData\ConfData\Subdir\Plane\1014 SINCO-PCS.dwg - iainchell



1. TYPE OF SURVEY: TOPOGRAPHIC SURVEY. ANY USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE.
3. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED OTHER THAN THOSE SHOWN HEREON. EASEMENTS OR RESTRICTIONS OF RECORD OTHER THAN THOSE SHOWN HEREON MAY EXIST.
4. NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND IMPROVEMENTS, STRUCTURES, OR UTILITIES. THE UNDERGROUND UTILITIES SHOWN HEREON ARE SHOWN FROM ABOVE GROUND EVIDENCE AND/OR RECORD DRAWINGS OR MUNICIPAL ATLAS INFORMATION AND THE LOCATION OF ALL UNDERGROUND UTILITY LINES ARE APPROXIMATE ONLY. THIS DOCUMENT SHOULD NOT BE RELIED UPON FOR EXCAVATION OR CRITICAL DESIGN DECISIONS WITHOUT FIELD VERIFICATION OF UNDERGROUND UTILITY LOCATIONS. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST.

5. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PHOTOGRAPH AND REPORT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
6. THE SURVEY DEPICTED HEREON IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY WETLAND OR JURISDICTIONAL AREAS, OR AREAS OF PROTECTED SPECIES OF VEGETATION EITHER NATURAL OR CULTIVATED.
7. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
8. ADJOINING PROPERTY OWNERS IF SHOWN HEREON ARE BASED ON INFORMATION OBTAINED FROM THE COUNTY PROPERTY APPRAISER WEB SITE AND IS FOR INFORMATIONAL PURPOSES ONLY.
9. BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED UNLESS QUALIFIED OTHERWISE.
10. STATE PLANE COORDINATES (FLORIDA WEST ZONE) WERE DERIVED BY REAL-TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS AND ARE THE PRODUCT OF REDUNDANT OBSERVATION SESSIONS CONSISTING OF AT LEAST 60 EPOCHS EACH, AND INCLUDED NATIONAL GEODETIC SURVEY (NGS) CONTROL STATION "J 658 GPS 2 NAD 83(1972), NAD 83(2011) AND "HERNOGO 2" (PID = "J17326), NAD 83(2011).

11. BEARINGS SHOWN HEREON, WHEN QUALIFIED AS (M) FOR MEASURED ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, (FLORIDA WEST ZONE), NAD 83(2011) AND WERE DERIVED FROM CONVENTIONAL METHODS AND REAL-TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS. BEARINGS SHOWN HEREON AND QUALIFIED AS (D) FOR DEED, (P) FOR PLAT ARE A REFERENCE TO THE REFERENCE THE SURVEYED PLAT TO THE DEED OR PLAT OF RECORD. MORE SPECIFICALLY THE CALCULATED BEARING BETWEEN BENCHMARK #200 AND #201, AS BEING NORTH 03°31'32" WEST, AS SHOWN HEREON.
12. ELEVATIONS SHOWN HEREON ARE IN FEET AND ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). CONTRARY TO MONUMENTS UTILIZED ARE DESIGNATED AS "J 658 GPS 2" (PID = D7521), HAVING A PUBLISHED ELEVATION OF 65.68 FEET AND "HERNCO 24" (PID = A17326), HAVING A PUBLISHED ELEVATION OF 64.96 FEET, AS PUBLISHED BY THE NATIONAL GEODETIC SURVEY.
13. SEE DRAWING FOR ON-SITE TEMPORARY BENCHMARKS (TBM'S).
14. DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
15. LAST DATE OF FIELD SURVEY: 1/30/2020

A/C	= AIR CONDITIONER	MAS	= MASONRY
ADW	= ASPHALT DRIVEWAY	MAB	= MAILBOX
BWF	= BARBED WIRE FENCE	MES	= MITERED END SECTION
CB	= CALCULATED DATA	NR	= NORTH AMERICAN GEODETIC VERTICAL DATUM
CCB	= CABLE / TELECOMMUNICATIONS BOX	NRD	= NON-RADIAL
CCR	= CERTIFIED CORNER RECORD	NP	= NORMAL POLE ELEVATION
	= CLEANOUT	NAD	= NORTH AMERICAN DATUM
CONC	= CONCRETE	NAV	= NORTH AMERICAN VERTICAL DATUM
CSW	= CONCRETE DRIVEWAY	ORB	= OFFICIAL RECORDS BOOK
CPB	= CONDO PLAT BOOK	OA	= OVERALL
CMP	= CORRUGATED METAL PIPE	OWH	= OVERHEAD WIRE
CPP	= CORRUGATED PLASTIC PIPE	(PGS) =	PAGE(S)
CSW	= CONCRETE SIDEALK	PB	= PLAT BOOK
C/C	= COVERED CONC	PED	= PEDESTRIAN CROSSWALK SIGNAL
D/B	= DEED BOOK	POB	= POINT OF BEGINNING
DMH	= DRAINAGE MANHOLE	POL	= POINT OF COMMENCEMENT
ESMT	= EASEMENT	POL	= POINT ON LINE
EOW	= EDGE OF WATER	PVC	= POLYVINYLCHLORIDE PIPE
ELEC	= ELECTRIC	PP	= POWER POLE
EB	= ELECTRIC BOX	PL	= PROPERTY LINE
EPM	= ELECTRIC PLANT MARK	PVC	= PVC FENCE
ERCP	= ELLIPTICAL REINFORCED CONCRETE PIPE	RCP	= REINFORCED CONC PIPE
FFE	= FINISHED FLOOR ELEVATION	R/W	= RIGHT-OF-WAY
FIH	= FIRE HYDRANT	SMH	= SANITARY MANHOLE
FDOT	= FLORIDA DEPARTMENT OF TRANSPORTATION	SPM	= SANITARY PLANT MARK
FCM	= FOUND CONCRETE MONUMENT (AS NOTED)	SHR	= SEASONAL HIGH WATER ELEVATION
FIR	= FOUND IRON ROD (AS NOTED)	SIR	= SET IRON ROD 1/2" LB _____
FNL	= FOUND NAIL	SND	= SET NAIL AND DISK LB _____
FND	= FOUND IRON ROD AND DISK (AS NOTED)	S/W	= SIDEWALK
FOB	= FIBER OPTIC BOX	W/M	= WATER METER
FOP	= FOUND OPEN PIPE	WPM	= WATER PLANT MARK
FOV	= FIBER OPTIC VAULT	WV	= WATER VALVE
FPF	= FOUND PINCHED PIPE	WD	= WOOD FENCE
FXC	= FOUND X-	TBM	= TEMPORARY BENCHMARK
GPM	= GAS PAINT MARK	THH	= TRAFFIC HAND HOLE
GV	= GAS VALVE	TB	= TOP OF BANK
GI	= GRATE INLET	TOS	= TOE OF SLOPE
GUY	= GUY ANCHOR	TSB	= TRAFFIC SIGNAL BOX
HWF	= HOG WIRE FENCE	TSP	= TRAFFIC SIGNAL POLE
IE	= INVERT ELEVATION	TSV	= TRAFFIC SIGNAL VAULT
IHI	= IRRIGATION HAND HOLE	UP	= VITRIFIED GLASS PIPE
IV	= IRRIGATION VALVE	DIP	= DUCTILE IRON PIPE
(L)	= LEGAL DESCRIPTION DATA	UP	= UTILITY POLE
LP	= LIGHT POLE		
(M)	= MEASURED DATA		

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

DIGITAL SIGNATURE (SHA1
THUMBPRINT: 51 44 A1 70 70 AA D
EC E1 8B 93 BD
02 B4 BF DF 6E FB 05 3D)

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

3030 STARKEY BOULEVARD
TRINITY, FLORIDA 34655

PHONE: (727) 478-2421
www.fidandp.com
E-mail: info@fidandp.com
Engineer # - CA No. 33088
Survey # - LB8342

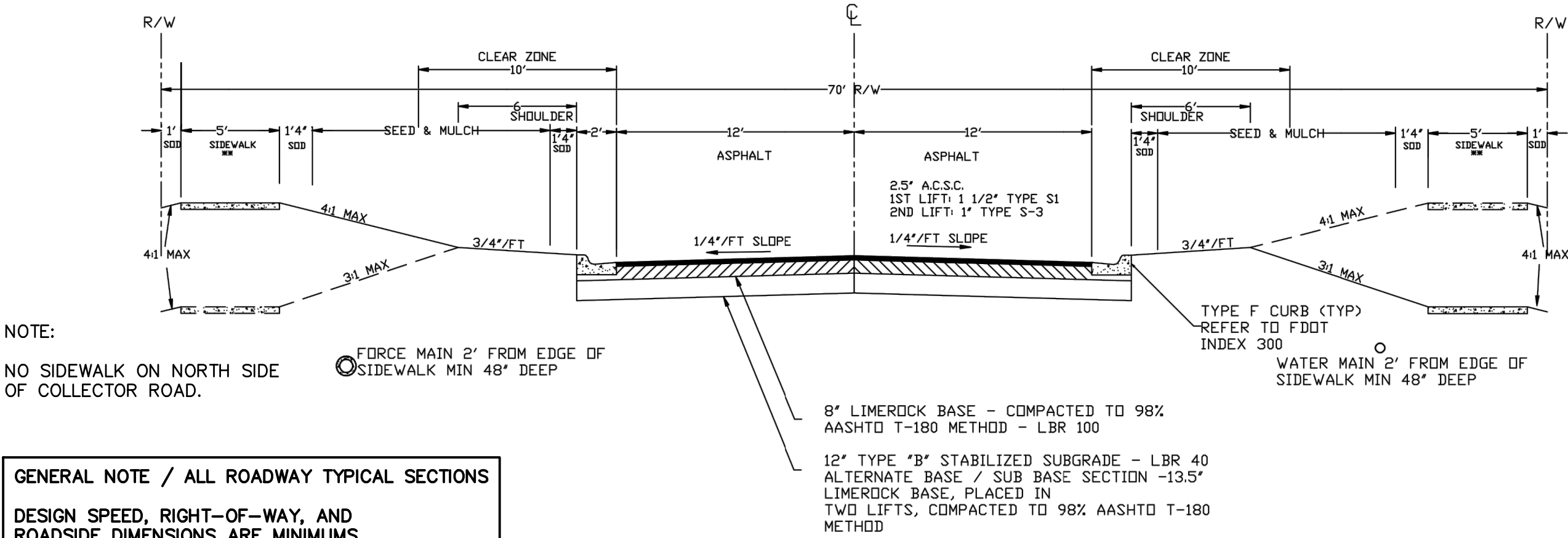
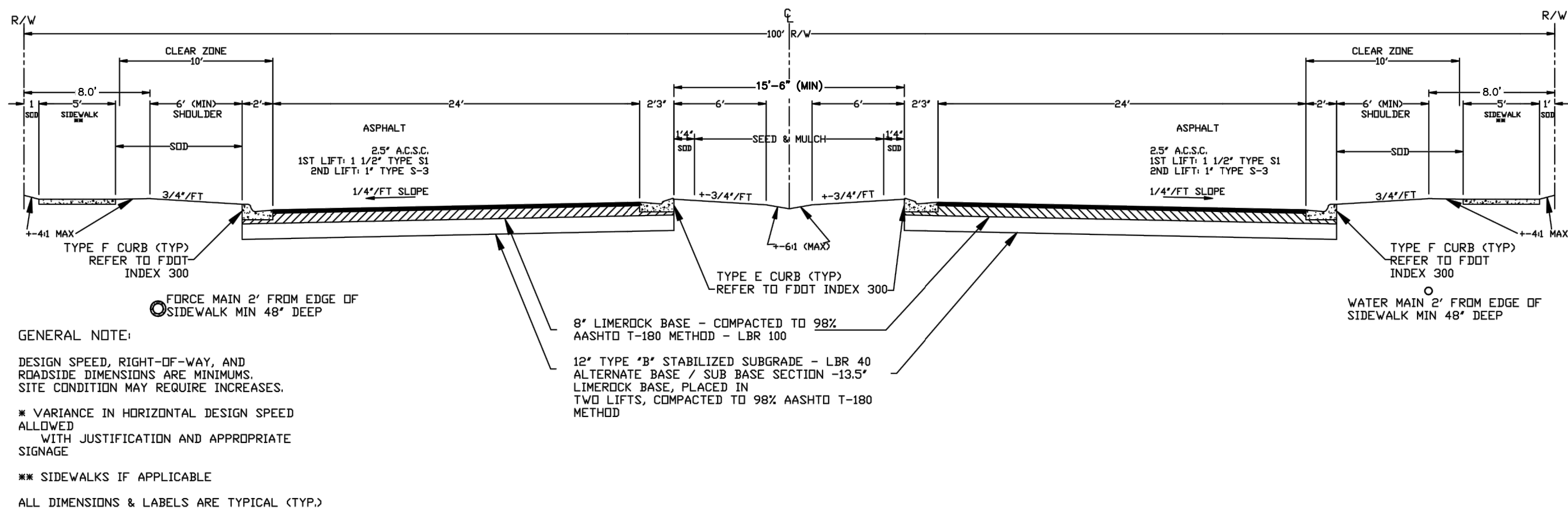
Florida Land Design & Permitting



TRI COUNTY DEVELOPMENT, INC

PREPARED FOR

PROJECT ID		1014	
PROJECT NO		2019-1014	
DESIGNED	PES	CHECKED	
DRAWN	AVS	QC	
DATE			
MAY 25, 2021			
SHEET			
3		OF	43



STRUCTURAL NUMBER CALCULATION FOR COLLECTOR ROAD - LIMEROCK BASE			
2.5" ASPHALT	2.5 X 0.44	=	1.10
8" LIMEROCK (LBR-100)	8 X 0.18	=	1.44
12" COMPACTED SUBGRADE (LBR-40)	12 X 0.04	=	0.48
TOTAL PROVIDED		=	3.02

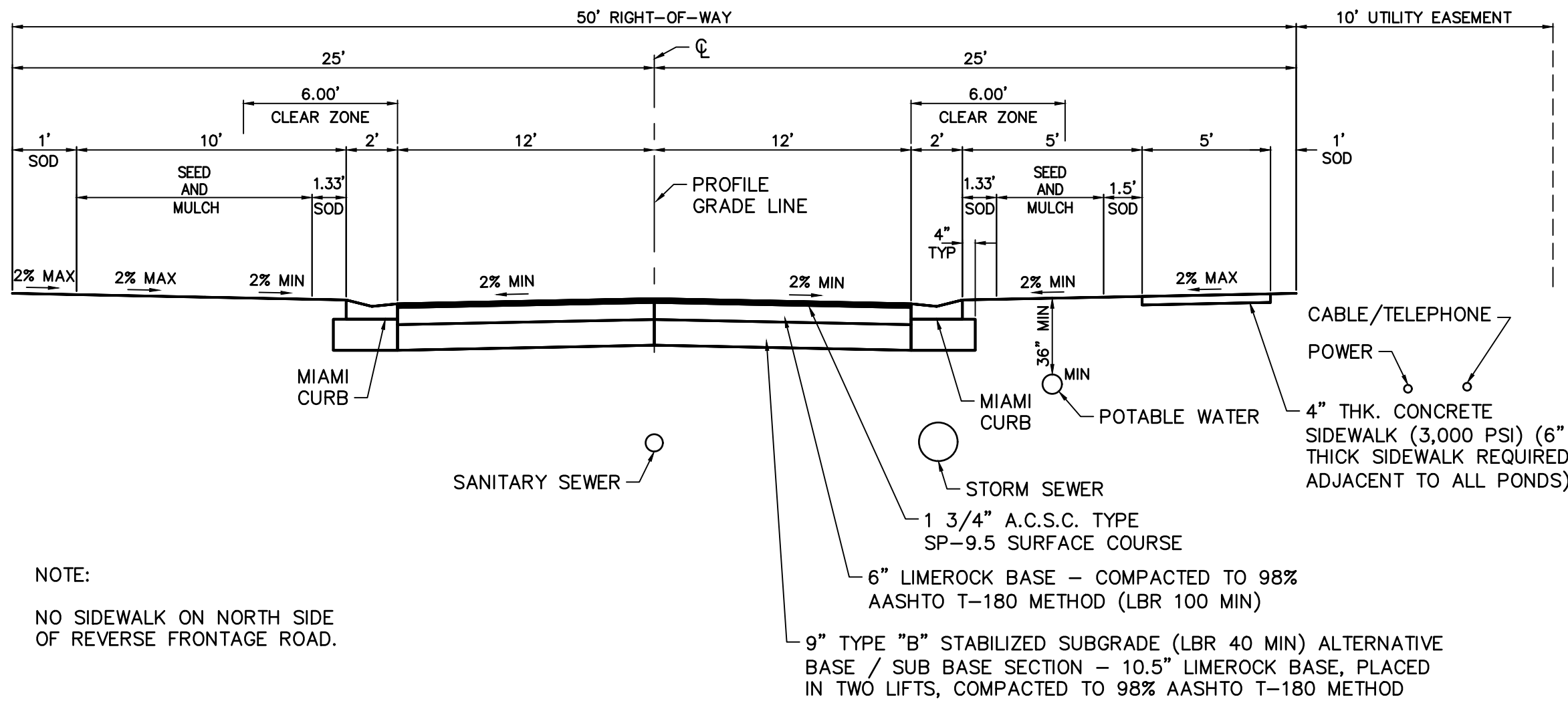
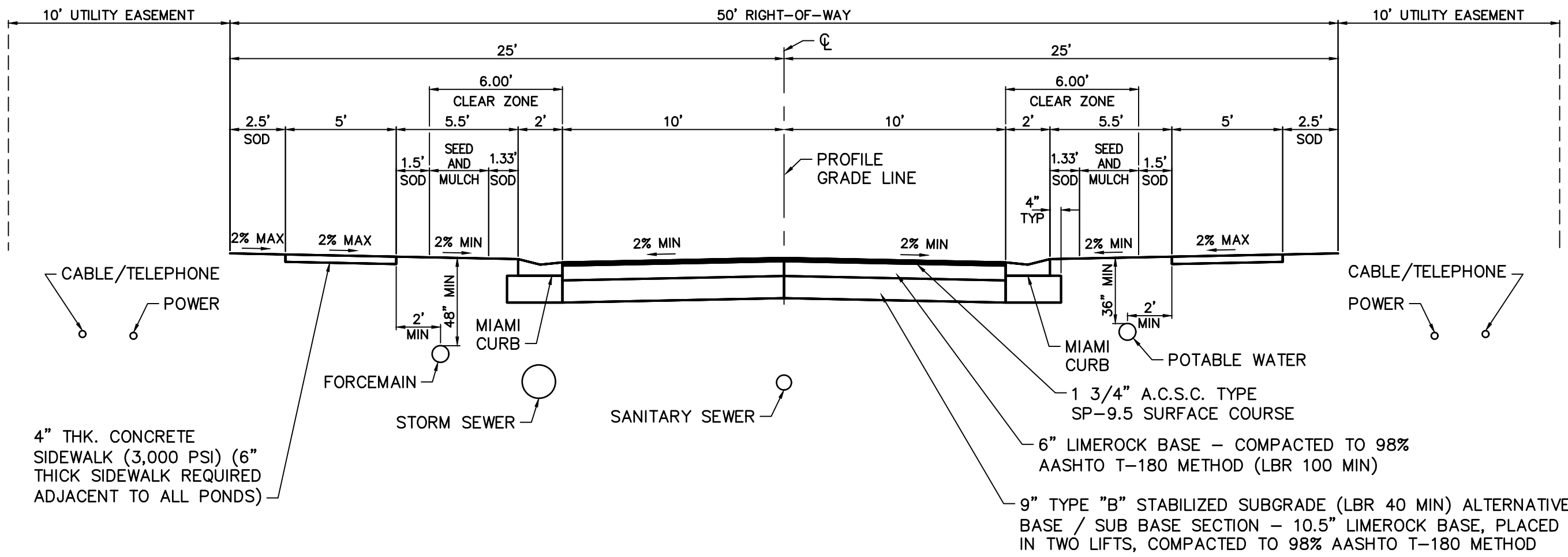
STRUCTURAL NUMBER CALCULATION FOR COLLECTOR ROAD - LIMEROCK BASE			
2.5" ASPHALT	2.5 X 0.44	=	1.10
8" LIMEROCK (LBR-100)	8 X 0.18	=	1.44
12" COMPACTED SUBGRADE (LBR-40)	12 X 0.04	=	0.48
TOTAL PROVIDED		=	3.02

COLLECTOR / 4 LANE ROAD - CLOSED DRAINAGE

LOOKOUT BLVD
FROM COUNTY LINE ROAD TO FRONTAGE RD
HERNANDO COUNTY ROADWAY STANDARD DETAIL (IV-12)
DESIGN SPEED 40 MPH
POSTED SPEED 35 MPH

COLLECTOR / 2 LANE ROAD - CLOSED DRAINAGE

ARBORS EDGE DR
HERNANDO COUNTY ROADWAY STANDARD DETAIL (IV-10)
DESIGN SPEED 40 MPH
POSTED SPEED 35 MPH



STRUCTURAL NUMBER CALCULATION FOR LOCAL ROAD - LIMEROCK BASE			
1 3/4" ASPHALT	1.75 X 0.44	=	0.77
6" LIMEROCK (LBR-100)	6 X 0.18	=	1.08
9" COMPACTED SUBGRADE (LBR-40)	9 X 0.04	=	0.36
TOTAL PROVIDED		=	2.21

STRUCTURAL NUMBER CALCULATION FOR LOCAL ROAD - LIMEROCK BASE			
1 3/4" ASPHALT	1.75 X 0.44	=	0.77
6" LIMEROCK (LBR-100)	6 X 0.18	=	1.08
9" COMPACTED SUBGRADE (LBR-40)	9 X 0.04	=	0.36
TOTAL PROVIDED		=	2.21

LOCAL ROAD TYPICAL SECTION

WHITEWATER WAY, BORLAND ST, BRAMWELL ST, BROFIELD ST
HERNANDO COUNTY ROADWAY STANDARD DETAIL (IV-05) - MODIFIED
DESIGN SPEED 30 MPH
POSTED SPEED 30 MPH

REVERSE FRONTAGE ROAD TYPICAL SECTION

FRONTAGE RD
DESIGN SPEED 30 MPH
POSTED SPEED 30 MPH

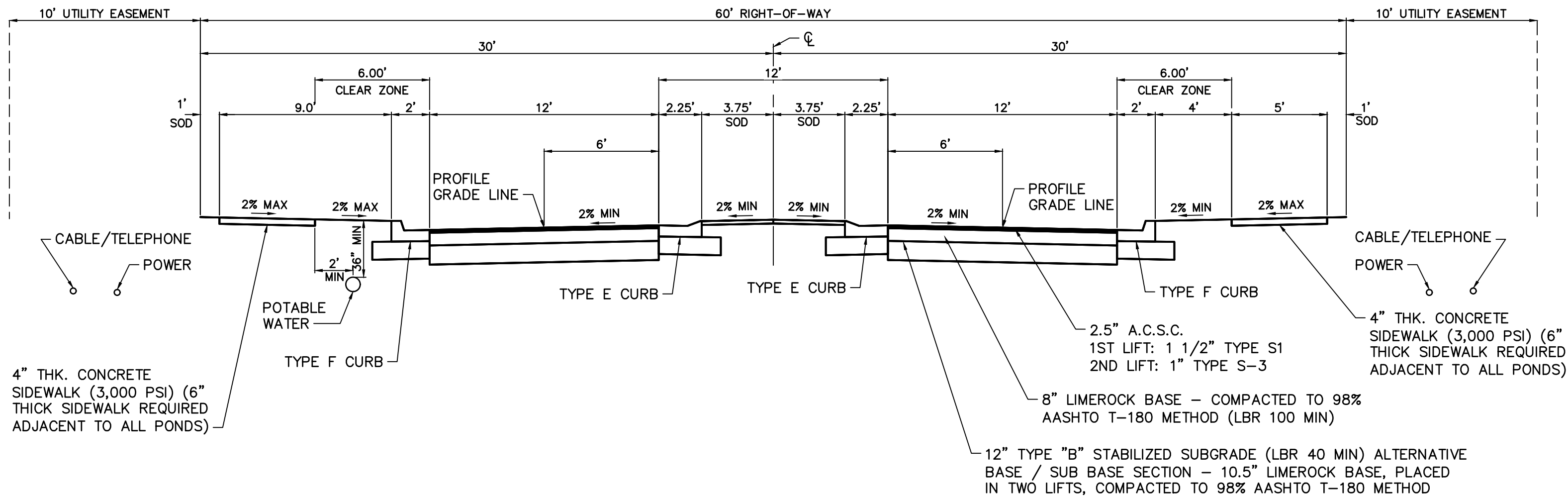
EDWARD MAZUR, JR., STATE OF
FLORIDA PROFESSIONAL ENGINEER,
LICENSE NO. 23118
THIS ITEM HAS BEEN DIGITALLY
SIGNED AND SEALED BY EDWARD
MAZUR, JR., P.E., ON
THE DATE INDICATED HERE
DIGITAL SIGNATURE (SHA1
THUMBPRINT 51 44 A8 7D 70 AA D3
E0 E1 B8 93 BD
02 84 9F 0F 6E F8 05 3D)
PRINTED COPIES OF THIS DOCUMENT
ARE NOT CONSIDERED SIGNED AND
SEALED AND THE DIGITAL SIGNATURE
MUST BE VERIFIED ON ANY
ELECTRONIC COPIES

3030 STANLEY BOULEVARD
TRINITY, FLORIDA 34655
PHONE: (727) 478-2421
www.floridalanddesign.com
Engineer # - CA No. 33088
Survey # - LB8342

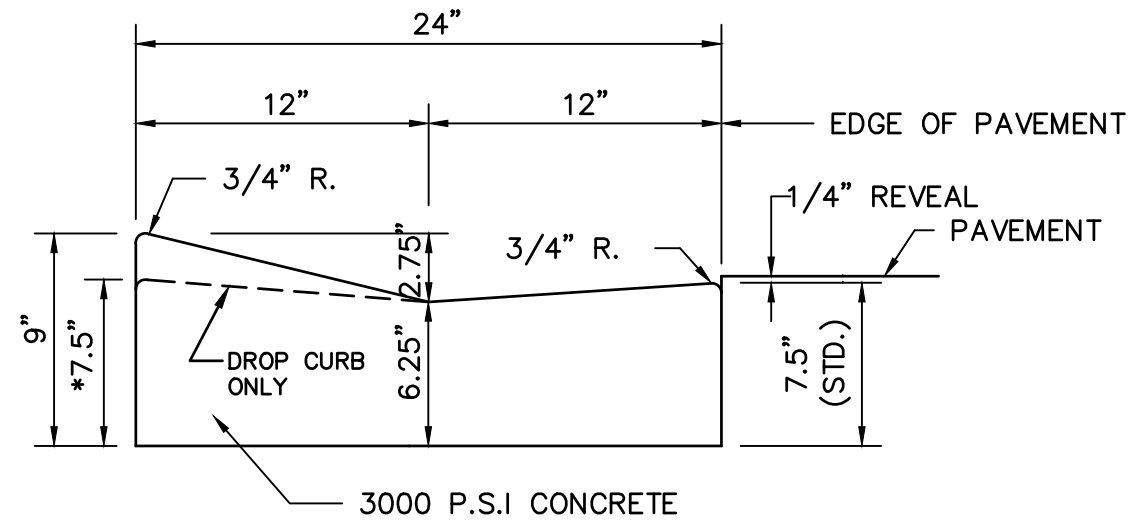


TRI COUNTY DEVELOPMENT, INC
4940 RIVERCHASE BLVD, SUITE 102
NEWPORT NEWS, VA 23606
PHONE: (727) 374-6801
PROJECT NAME
SUNCOAST LANDING
COMMERCIAL & RESIDENTIAL SUB-DIVISION
SHEET NAME
TYPICAL ROADWAY SECTION & DETAILS (1)

PROJECT ID	1014
PROJECT NO	2019-1014
DESIGNED	PES
CHECKED	PES
DRAWN	AVS
DATE	MAY 25, 2021
SHEET	5 OF 43



STRUCTURAL NUMBER CALCULATION FOR DIVIDED ROAD - LIMEROCK BASE			
2.5" ASPHALT	2.5 X 0.44	=	1.10
8" LIMEROCK (LBR-100)	8 X 0.18	=	1.44
12" COMPACTED SUBGRADE (LBR-40)	12 X 0.04	=	0.48
TOTAL PROVIDED		=	3.02



* DROP CURB AT SIDEWALK LOCATIONS AS INDICATED ON PAVING, GRADING & DRAINAGE PLAN SHEETS.

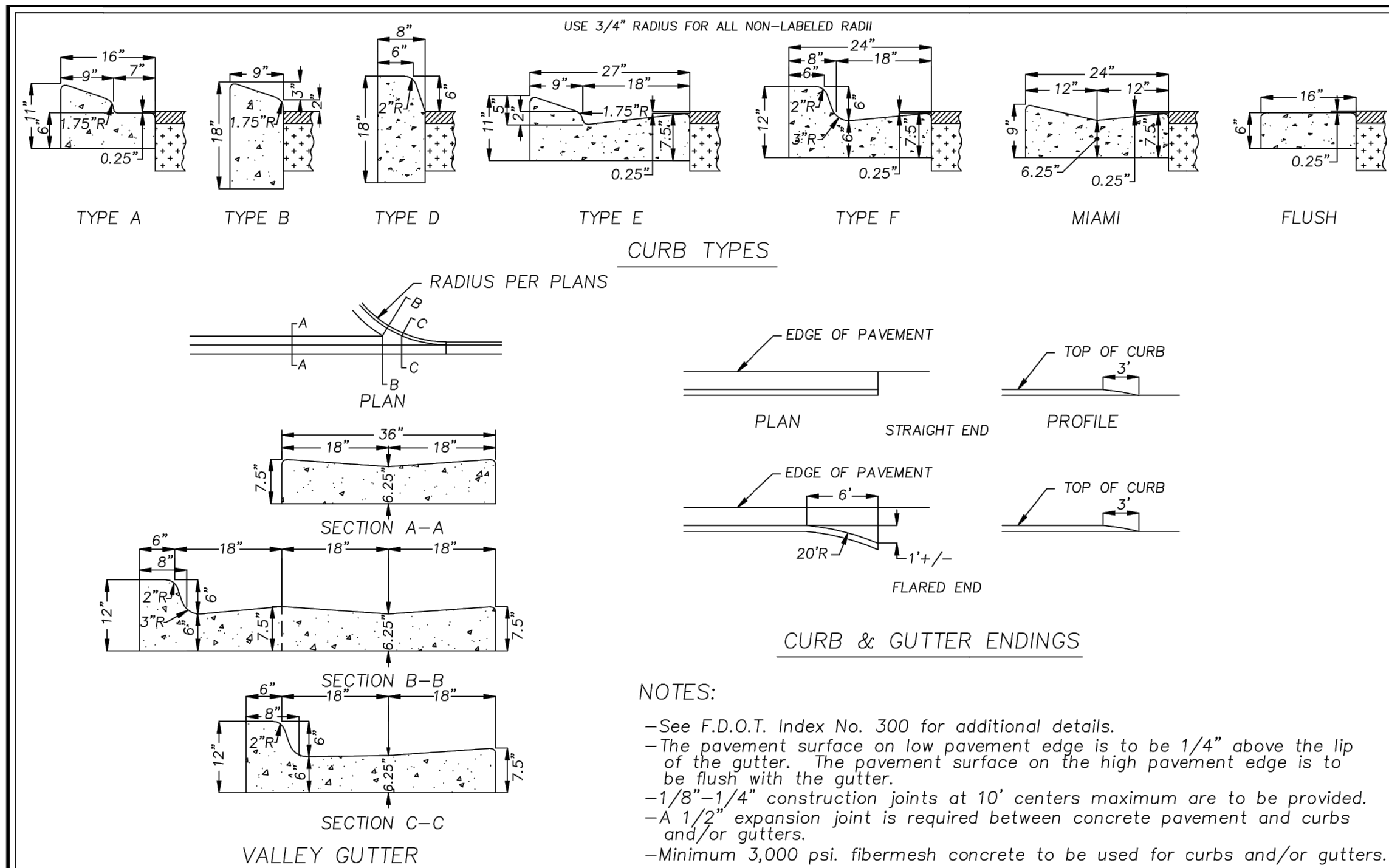
SIDEWALK RAMP DETAIL

NTS

DIVIDED LOCAL ROAD TYPICAL SECTION

LOOKOUT BLVD
FROM FRONTAGE RD TO WHITEWATER WAY
DESIGN SPEED 40 MPH
POSTED SPEED 35 MH

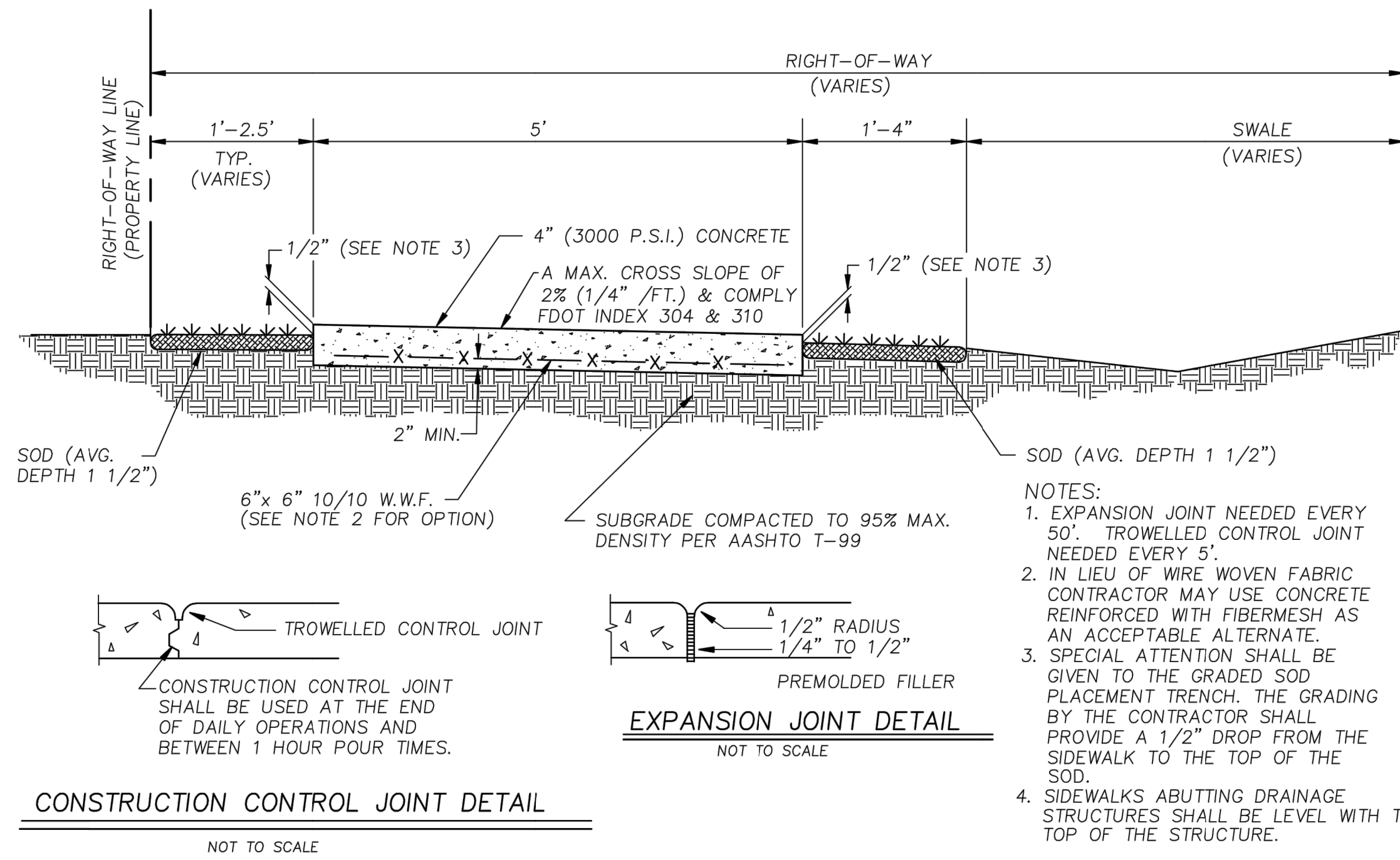
NTS



TITLE: ROADWAY STANDARD
CURBS AND GUTTERS

APPROVED BY: NO: DATE: 10-01-08 IV-29
C. G. MIXSON, P.E.

HERNANDO COUNTY
DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
1808 E. JEFFERSON ST.
BROOKSVILLE, FLORIDA 34601
PH. (889)754-4402 FAX. (889)754-4423



CONSTRUCTION CONTROL JOINT DETAIL

NOT TO SCALE

EXPANSION JOINT DETAIL

NOT TO SCALE

- NOTES:
1. EXPANSION JOINT NEEDED EVERY 50'. TROWELLED CONTROL JOINT NEEDED EVERY 5'.
 2. IN LIEU OF WIRE WOVEN FABRIC CONTRACTOR MAY USE CONCRETE REINFORCED WITH FIBERMESH AS AN ACCEPTABLE ALTERNATE.
 3. SPECIAL ATTENTION SHALL BE GIVEN TO THE GRADED SOD PLACEMENT TRENCH. THE GRADING BY THE CONTRACTOR SHALL PROVIDE A 1/2" DROP FROM THE SIDEWALK TO THE TOP OF THE SOD.
 4. SIDEWALKS ABUTTING DRAINAGE STRUCTURES SHALL BE LEVEL WITH THE TOP OF THE STRUCTURE.

TITLE: ROADWAY STANDARD
SIDEWALK

APPROVED BY: NO: DATE: 10-01-08 IV-30
C. G. MIXSON, P.E.

HERNANDO COUNTY
DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
1808 E. JEFFERSON ST.
BROOKSVILLE, FLORIDA 34601
PH. (889)754-4402 FAX. (889)754-4423

PROJECT ID: 1014
PROJECT NO: 2019-1014
DESIGNED: PES
CHECKED: PES
DRAWN: AVS
DATE: MAY 25, 2021
SHEET: 6 OF 43

PREPARED FOR: TRI COUNTY DEVELOPMENT, INC.
PROJECT NAME: SUNCOAST LANDING
COMMERCIAL & RESIDENTIAL SUB-DIVISION
TYPICAL ROADWAY SECTION & DETAILS (2)

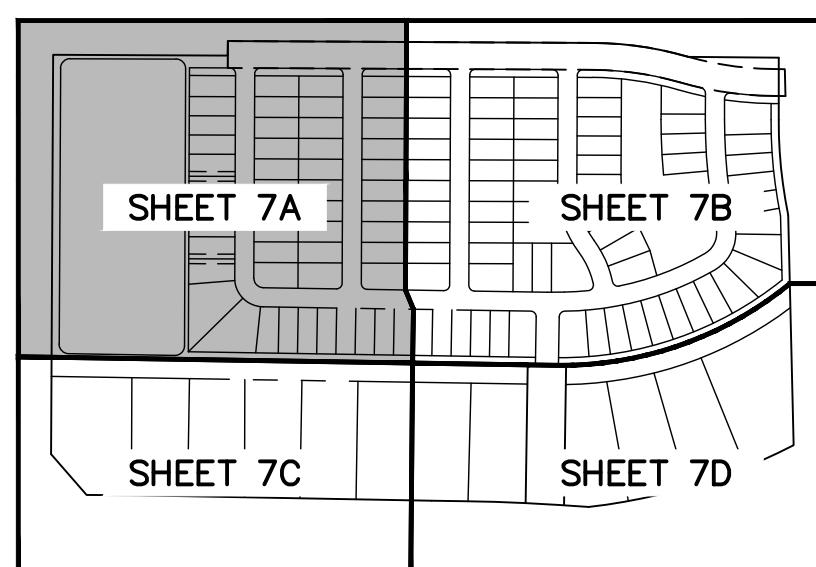
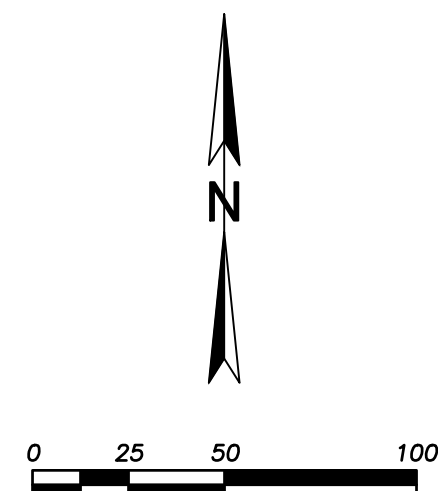
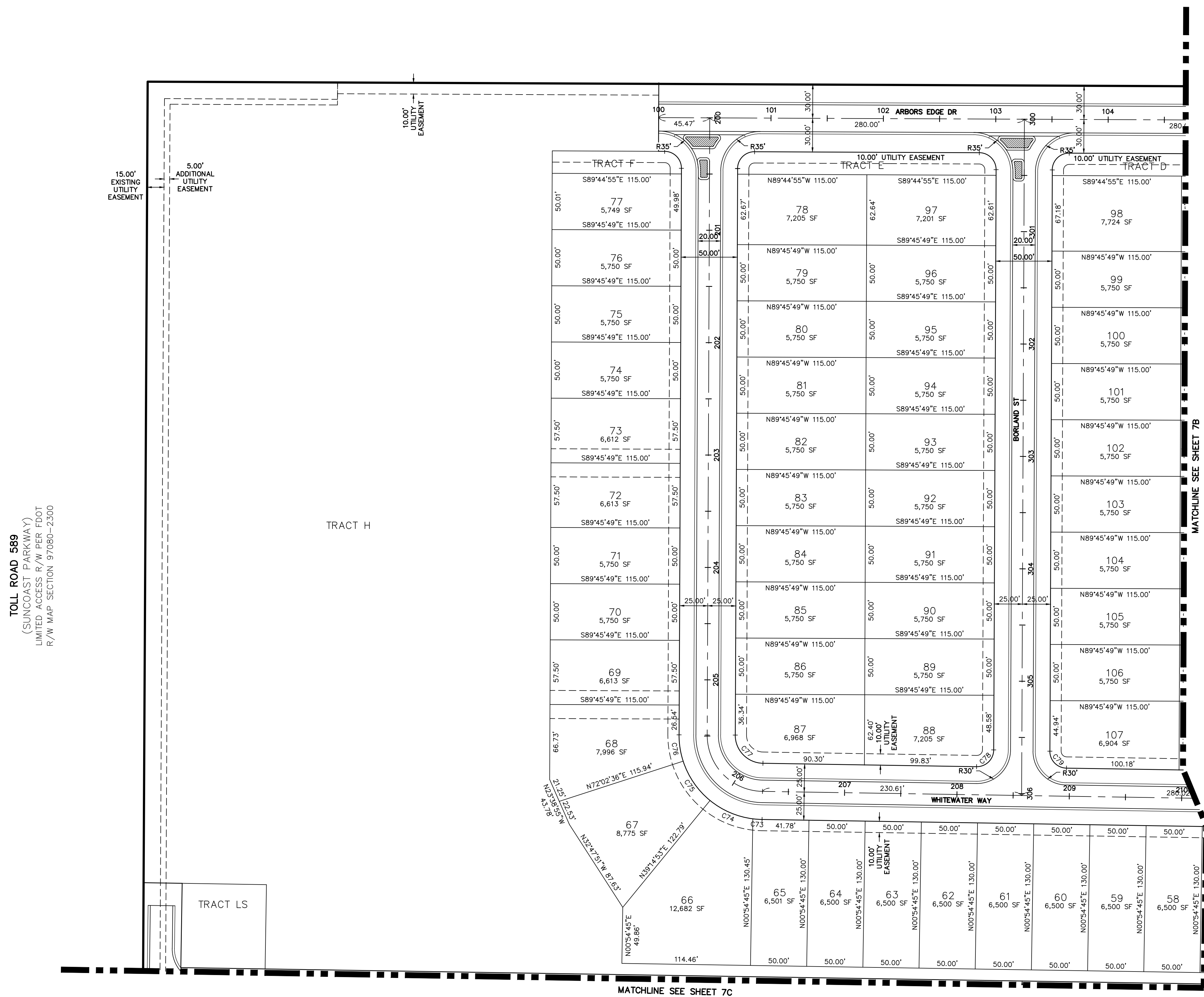


3030 STANLEY BOULEVARD
TRINITY, FLORIDA 34665
PHONE: (727) 478-2421
WWW.FLORIDALANDDESIGN.COM
Engineer # - CA No. 33088
Survey # - LB8342

FLORIDA LAND
DESIGN &
PERMITTING

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
DIGITAL SIGNATURE (SHA1
THUMBPRINT 51 44 A8 7D 70 AA D3
E0 E1 B8 93 BD
02 84 9F 0F 6E F8 05 3D)
PRINTED COPIES OF THIS DOCUMENT
ARE NOT CONSIDERED SIGNED AND
SEALED AND THE DIGITAL SIGNATURE
MUST BE VERIFIED ON ANY
ELECTRONIC COPIES

© Copyright 2021 Florida Land Design & Permitting Inc. Drawings, Concepts, Design may not be used without written permission.



SHEET LOCATION MAP

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

DIGITAL SIGNATURE (SHA1
THUMPRINT 51 44 A8 70 7A 0A D3
EC E1 8B 93 BD
02 B4 8F DF 6B 05 3D)

PRINTED COPIES OF THIS DOCUMENT
ARE NOT CONSIDERED SIGNED AND
SEALED AND THE DIGITAL SIGNATURE
MUST BE VERIFIED BY ANY
INTERESTED PARTY

[illegible]

REVISIONS

© Copyright 2021 Florida Land Design & Permitting Inc. Drawings Concepts Design may not be used without written permission

3030 STARKEY BOULEVARD
TRINITY, FLORIDA 34655

PHONE: (727) 478-2421
www.fldandp.com
E-mail: info@fldandp.com
Engineer # - CA No. 33088
Survey # - LB8342

Florida Land Design & Permitting



TRI COUNTY DEVELOPMENT, INC

PREPARED FOR

PROJECT ID	1014
PROJECT NO	2010

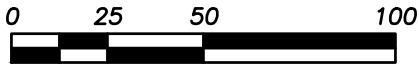
DESIGNED	PES	CHECKED	PES
DRAWN	AVS	QC	EM

DATE MAY 25, 2021

SHEET 7A OF 43

May 25 2021 @ 8:44am P:\1014\ProjData\ConcDocs\Subdiv-Plans\1014_SINC-DUP21.dwg - leinshell

TOLL ROAD 589



SHEET LOCATION MAP

3030 STARKEY BOULEVARD
TRINITY, FLORIDA 34655

PHONE: (727) 478-2421
www.fldandp.com
E-mail: info@fldandp.com
Engineer # - CA No. 33088
Survey # - LB8342



TRI COUNTY DEVELOPMENT, INC
 9401 RIVER CROSSING BLVD, SUITE 102
 NEW PORT RICHEY, FL 34655
 PHONE: (727) 379-6831

PROJECT NAME: **SUNCOAST LANDING**
COMMERCIAL & RESIDENTIAL SUB-DIVISION

SHEET NAME: **HORIZONTAL CONTROL PLAN (3)**

PROJECT ID		1014	
PROJECT NO		2019-1014	
DESIGNED	PES	CHECKED	PES
DRAWN	AVS	QC	EM
DATE		MAY 25, 2021	
SHEET		7C OF 43	

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

DIGITAL SIGNATURE (SHA1
THUMBPRINT 51 44 70 00 A0 AA 3
EC E1 88 93 BD
02 84 BF DF 6E FB 05 3D)

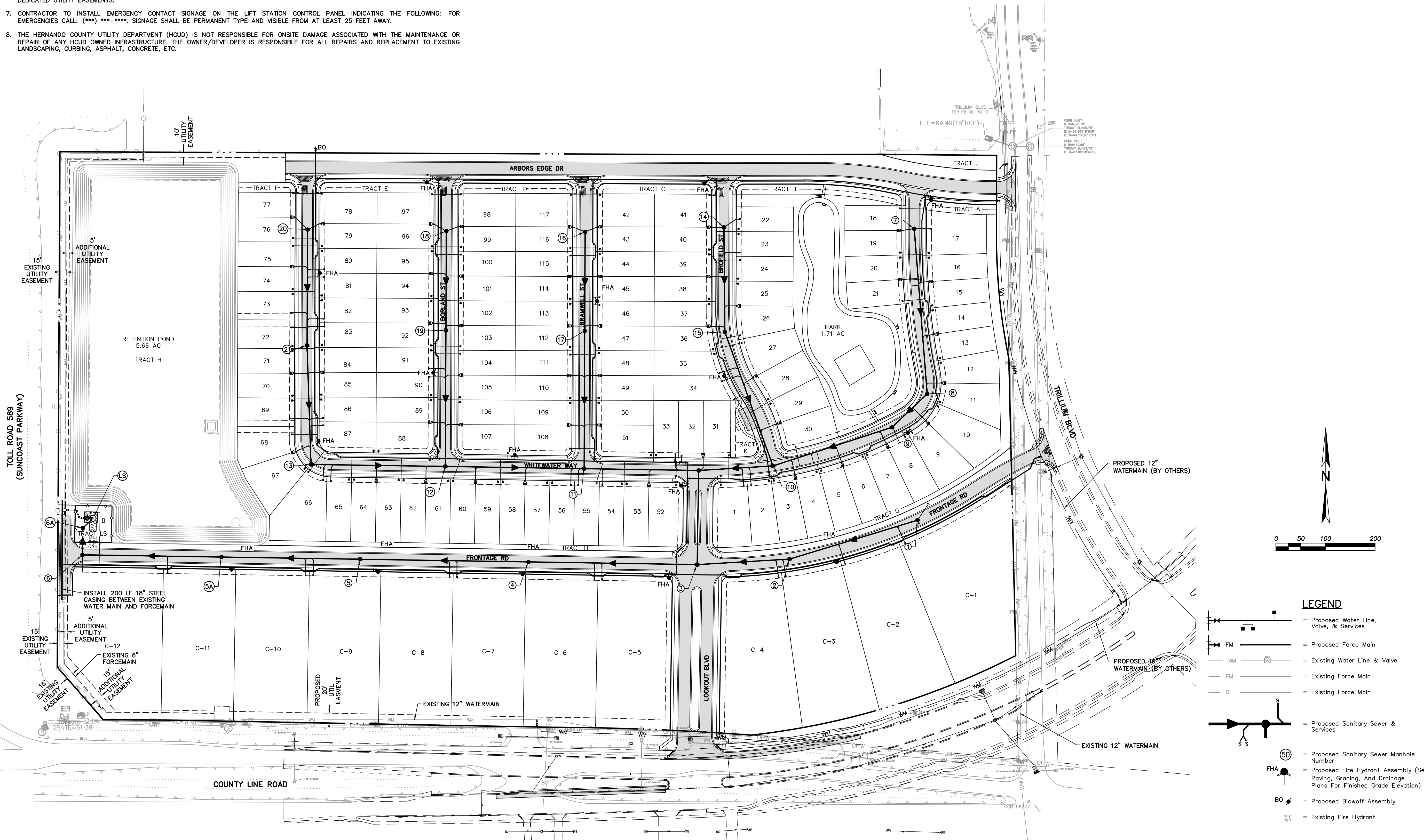
PRINTED COPIES OF THIS DOCUMENT
ARE NOT CONSIDERED SIGNED AND
SEALED AND THE DIGITAL SIGNATURE
MUST BE VERIFIED ON ANY
ELECTRONIC COPIES

© Copyright 2021 Florida Land Design & Permitting Inc. Drawings, Concepts, Design may not be used without written permission.

May 25, 2021 @ 8:45am P: \\1014\\ProjData\\ConstDocs\\Subdiv-Plans\\1014_SUNC-PHR33.dwg - jwinchell

1. CONTRACTOR TO SCHEDULE PRE-CONSTRUCTION MEETING FIVE (5) BUSINESS DAYS PRIOR TO THE START OF OFF-SITE UTILITY CONSTRUCTION. CONTRACTOR MUST PROVIDE ALL UTILITY SUBMITTALS TO THE HCUD INSPECTOR FOR REVIEW AND APPROVAL A MINIMUM OF THREE (3) BUSINESS DAYS PRIOR TO THE PRE-CONSTRUCTION MEETING. HCUD INSPECTOR MUST ATTEND THE PRE-CONSTRUCTION MEETING. CONTACT HCUD AT (352) 754-4858 TO SCHEDULE THE PRE-CONSTRUCTION MEETING.
2. CONTRACTOR TO NOTIFY HCUD INSPECTOR 48 HOURS PRIOR TO UTILITY CONSTRUCTION IN THE COUNTY RIGHT-OF-WAY. HCUD INSPECTOR MUST BE PRESENT FOR ALL WATER AND SEWER CONNECTIONS.
3. CONSTRUCTION WATER TO BE PROVIDED BY A TEMPORARY CONSTRUCTION WATER METER INSTALLED BY HCUD ON THE CLOSEST HCUD OWNED FIRE HYDRANT TO THE SITE. CONSTRUCTION METERS WILL BE INSTALLED BY HCUD WITHIN FIVE (5) BUSINESS DAYS OF SIGNING UP FOR SERVICE. CONTRACTOR TO CONTACT HCUD'S ENGINEERING DEPARTMENT TO SIGN UP FOR SERVICE, IF CONSTRUCTION WATER IS REQUIRED.
4. ENGINEER/DEVELOPER/CONTRACTOR/OWNER TO COMPLETE AND DEDICATE ALL OFFSITE WATER AND SEWER INFRASTRUCTURE TO HERNANDO COUNTY UTILITIES DEPARTMENT (HCUD). CONTACT HCUD TO OBTAIN THE CONTRIBUTED ASSET FORM.
5. ALL NEW UTILITIES CONSTRUCTION PROCEDURES & MATERIALS SHALL MEET OR EXCEED HERNANDO COUNTY UTILITIES DEPARTMENT POTABLE WATER REGULATED WATER & WASTEWATER CONSTRUCTION SPECIFICATIONS MANUAL LATEST EDITION AS AVAILABLE ON THE INTERNET @ [HTTP://WWW.HERNANDOCOUNTY.US/DEPARTMENTS/DEPARTMENTS--N-Z/UTILITIES/ENGINEERING](http://www.hernandocounty.us/departments/departments--n-z/utilities/engineering).
6. HERNANDO COUNTY UTILITIES DEPARTMENT SHALL NOT OWN, OPERATE, OR MAINTAIN ON-SITE WATER AND/OR SEWER UTILITIES OUTSIDE OF DEDICATED UTILITY EASEMENTS.
7. CONTRACTOR TO INSTALL EMERGENCY CONTACT SIGNAGE ON THE LIFT STATION CONTROL PANEL INDICATING THE FOLLOWING: FOR EMERGENCIES CALL: (***). ***(*)-****. SIGNAGE SHALL BE PERMANENT TYPE AND VISIBLE FROM AT LEAST 25 FEET AWAY.
8. THE HERNANDO COUNTY UTILITIES DEPARTMENT (HCUD) IS NOT RESPONSIBLE FOR ONSITE DAMAGE ASSOCIATED WITH THE MAINTENANCE OR REPAIR OF ANY HCUD OWNED INFRASTRUCTURE. THE OWNER/DEVELOPER IS RESPONSIBLE FOR ALL REPAIRS AND REPLACEMENT TO EXISTING LANDSCAPING, CURBING, ASPHALT, CONCRETE, ETC.

9. HCUO OWNED INFRASTRUCTURE: HCUO PERSONNEL MUST BE PRESENT TO PHYSICALLY VERIFY THAT THE INSTALLATION OF ALL PIPE FITTINGS HAS BEEN DONE PER PLAN BEFORE BURYING. THESE FITTINGS SHALL INCLUDE BUT NOT LIMITED TO: COUPLING, RESTRAINT, TEE, 90, 45, 22.5, AIR RELEASE, AND ANY DIVERSIONS FROM A STRAIGHT PIPE RUN. IF HCUO HAS NOT INSPECTED THE FITTING BEFORE BURYING THE CONTRACTOR WILL BE RESPONSIBLE FOR UNCOVERING FOR INSPECTION.
10. ALL AFTER HOUR WORK REQUESTS MUST BE SUBMITTED TO HCUO A MINIMUM 6 BUSINESS DAYS (NOT INCLUDING PUBLIC HOLIDAYS AND WEEKENDS) PRIOR TO THE PROPOSED WORK. THE REQUEST MUST FOLLOW HCUO'S REVISED SCHEDULED AFTER HOURS WORK REQUEST SOP DATED 3-26-18 (OR LATEST EDITION). IF AFTER HOURS WORK IS PROPOSED CONTACT HCUO TO RECEIVE THE REVISED SOP PRIOR TO REQUESTING AFTER HOURS WORK.
11. THE EXISTING UTILITY INFRASTRUCTURE IS SUBJECT TO FIELD VERIFICATION. VERIFICATION OF THE SIZE, LOCATION, DEPTH, MATERIAL TYPE AND ANY OTHER PERTINENT INFORMATION IS THE RESPONSIBILITY OF THE DEVELOPER/EOR/CONTRACTOR PRIOR TO CONSTRUCTION.



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

DIGITAL SIGNATURE (SHA1
THUMBPRINT 51 44 18 70 70 AA D
EC E1 8B 93 8D
02 84 8F DF 6E FB 05 3D)

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

3030 STARKEY BOULEVARD
TRINITY, FLORIDA 34655
PHONE: (727) 478-2421
www.fidandp.com
E-mail: info@fidandp.com
Engineer # - CA No. 33088
Survey # - LB3342



**Florida Land
Design &
Permitting**

TRI COUNTY DEVELOPMENT, INC

PREPARED FOR

PROJECT ID	1014
PROJECT NO	2019-

DESIGNED	PES	CHECKED	PE
DRAWN	AVS	QC	EA

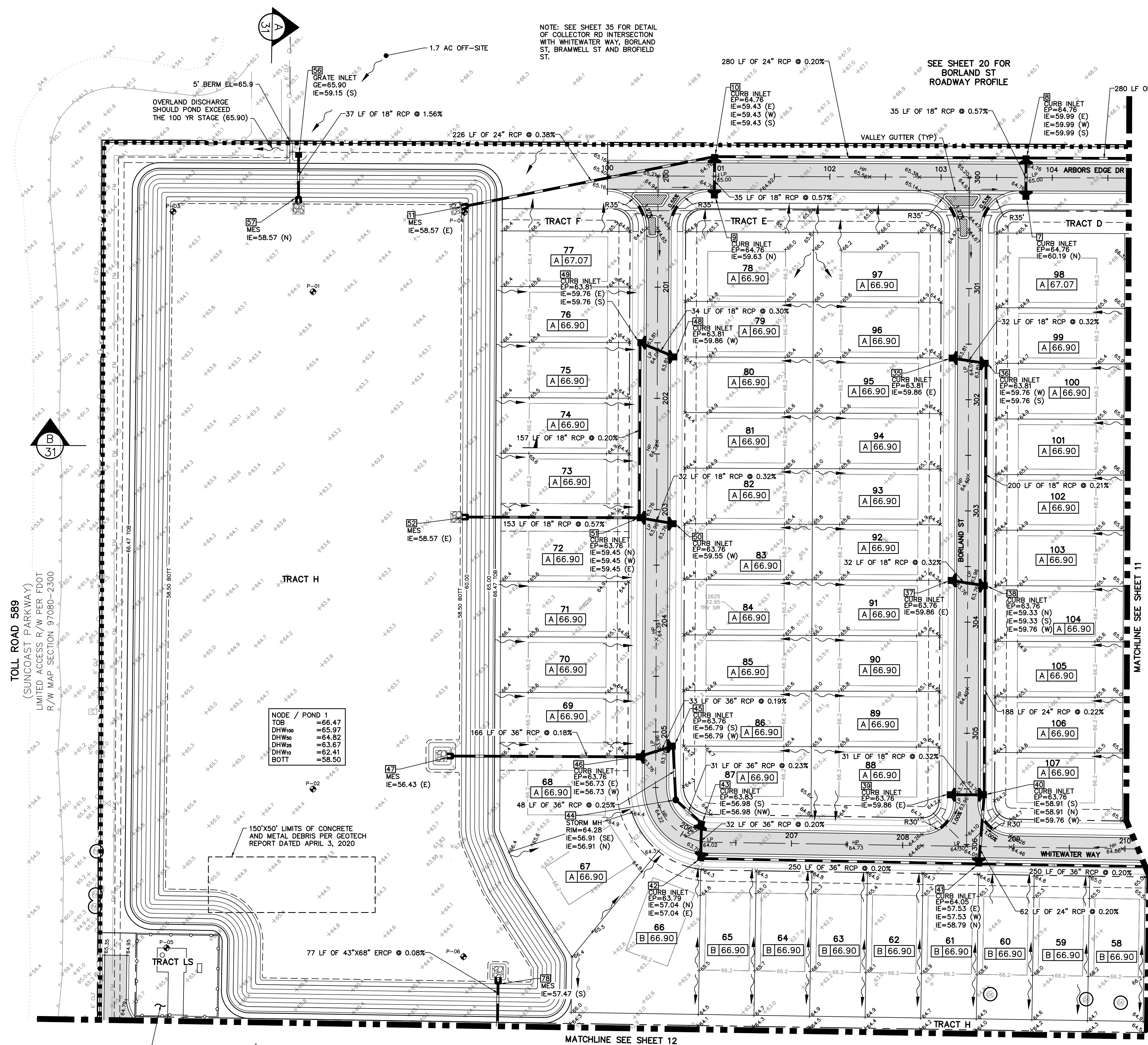
DATE	AVS
MAY 25, 2021	

SHEET 9 OF 13

9 of 43

© Copyright 2021 Florida Land Design & Permitting Inc. Drawings Concepts Design may not be used without written permission

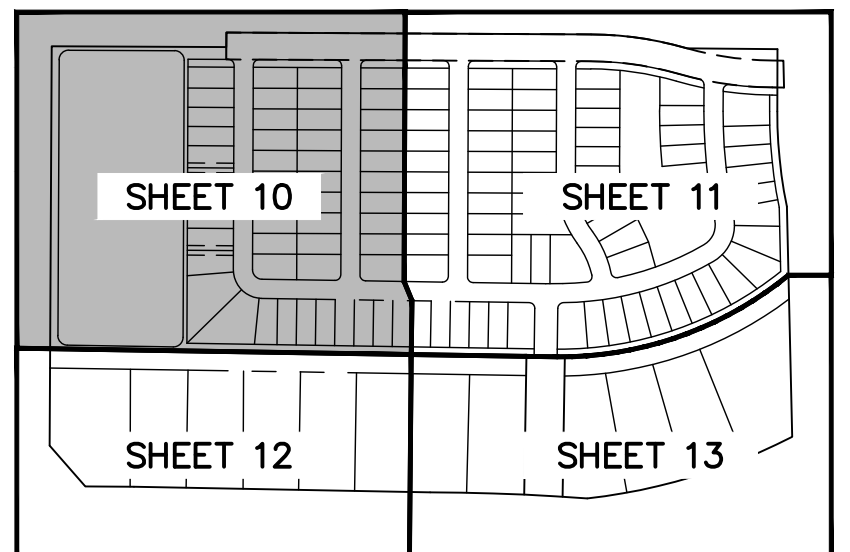
May 25 2021 @ 8:47am B:\1014\ProjData\ConstDocs\Subdiv-Plans\1014_SUINC-2011171.dwg - jwainchell




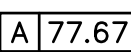





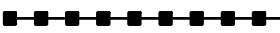
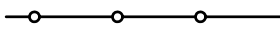
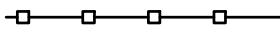
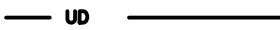
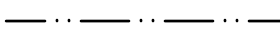
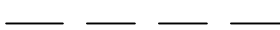








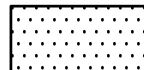








NOTE: SEE SHEET 35 FOR DETAILS OF COLLECTOR RD INTERSECTION WITH WHITEWATER WAY, BORLAND ST, BRAMWELL ST AND BROFIELD ST.

SEE SHEET 18 FOR
ARBORS EDGE WAY
ROADWAY PROFILE

SEE SHEET 19 FOR
WHITEWATER WAY
200 ROADWAY
PROFILE



- | | |
|---|--|
| LEGEND | |
|  | = Proposed Storm Structure Number |
|  | = Proposed Spot Elevation |
|  | = Existing Spot Elevation |
|  | = Lot Grading Type & Min. Finish Floor Elev. |
|  | = Proposed Grading Pad Contour (FF -0.67) |
|  | = Overland Flow Direction |
|  | = Swale Flow Direction |
|  | = Concentrated Drainage Flow Direction |
|  | = Proposed Storm Structure & Pipe |
|  | = Proposed Silt Fence |
|  | = Floating Turbidity Barrier |
|  | = Proposed Double Silt Fence |
|  | = Proposed 6" Underdrain (Unless Otherwise Noted) |
|  | = Wetland/Surface Water Jurisdictional Limit |
|  | = Wetland Buffer Line |
|  | = FEMA Line |
|  | = Phase Line |
|  | = Future Sidewalk By Home Builder |
|  | = Sidewalk to be Constructed By Developer |
|  | = Existing Tree to be Protected |
|  | = Soil Boring |
|  | = Centerline Drop Curb for Sidewalk at Intersections |
|  | = Additional Wetland Buffer |
|  | = Buffer Encroachment |
|  | = Limits of Surface Water Impact |
|  | = Limits of Wetland Impact |
|  | = Outfall Rip Rap |
|  | = Section Designation |
|  | = Sheet Where Section is Found |
|  | = Drainage/Access Easement |

STRUCTURE NO		HIGHEST	LOWEST	DEPTH	PIPE SIZE	REQUIRED	PROVIDED
FROM	TO	GROUND EL	INV EL	(FT)	OD FT	EASEMENT (FT)	EASEMENT (FT)
46	47	65.1	59.22	5.88	3.0	25.00	25.00
51	52	65.1	60.71	4.39	2.0	20.80	25.00

SEE SHEET 18 FOR
ARBORS EDGE WAY
ROADWAY PROFILE

SEE SHEET 21 FOR
BRAMWELL ST
ROADWAY PROFILE

NOTE: SEE SHEET 35 FOR
DETAIL OF COLLECTOR RD INTERSECTION
WITH WHITEWATER WAY, BORLAND
ST, BRAMWELL ST AND BROFIELD
ST.

SEE SHEET 22 FOR
BROFIELD ST
ROADWAY PROFILE

SEE SHEET 19 FOR
WHITEWATER WAY
ROADWAY PROFILE

SEE SHEET 19 FOR
WHITEWATER WAY
ROADWAY PROFILE

SEE SHEET 23 FOR
LOOKOUT BLVD
ROADWAY PROFILE

MAIL KIOSK DETAIL
SCALE: 1"=20'

0 25 50 100

SHEET LOCATION MAP

LEGEND

- 10 = Proposed Storm Structure Number
- +43.8 = Proposed Spot Elevation
- +40.7 = Existing Spot Elevation
- A 77.67 = Lot Grading Type & Min. Finish Floor Elev.
- 77.0 = Proposed Grading Pad Contour (FF -0.67')
- = Overland Flow Direction
- = Swale Flow Direction
- = Concentrated Drainage Flow Direction
- = Proposed Storm Structure & Pipe
- = Proposed Silt Fence
- = Floating Turbidity Barrier
- = Proposed Double Silt Fence
- = Proposed 6" Underdrain (Unless Otherwise Noted)
- = Wetland/Surface Water Jurisdictional Limit
- = Wetland Buffer Line
- = FEMA Line
- = Phase Line
- = Future Sidewalk by Home Builder
- = Sidewalk to be Constructed By Developer
- = Existing Tree to be Protected
- ⊙ = Soil Boring
- = Centerline Drop Curb for Sidewalk at Intersections
- ▨ = Additional Wetland Buffer
- ▨ = Buffer Encroachment
- ▨ = Limits of Surface Water Impact
- ▨ = Limits of Wetland Impact
- ▨ = Outfall Rip Rap
- D 8 = Section Designation
- D 8 = Sheet Where Section is Found
- DE/AE = Drainage/Access Easement

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
DIGITAL SIGNATURE (SHA1
THUMBPRINT) 51 44 A8 7D 70 AA D3
EC E1 B8 93 BD
02 84 9F OF 6E B3 05 3D
PRINTED COPIES OF THIS DOCUMENT
ARE NOT CONSIDERED SIGNED AND
SEALED AND THE DIGITAL SIGNATURE
MUST BE VERIFIED ON ANY
ELECTRONIC COPIES

3030 STANLEY BOULEVARD
TRINITY, FLORIDA 34665
PHONE: (727) 478-2421
www.landdesign.com
Engineer P. CA No. 33088
Survey # - L88342

Florida Land
Design &
Permitting

TRI COUNTY DEVELOPMENT, INC.

PROJECT NO.

1014

DESIGNED

PES

CHECKED

PES

DRAWN

AVS

DATE

MAY 25, 2021

SHEET

11

SUNCOAST LANDING
COMMERCIAL & RESIDENTIAL SUB-DIVISION

PAVING, GRADING, AND DRAINAGE PLAN (2)

PROJECT NAME

1014

DESIGNED

PES

CHECKED

PES

DRAWN

AVS

DATE

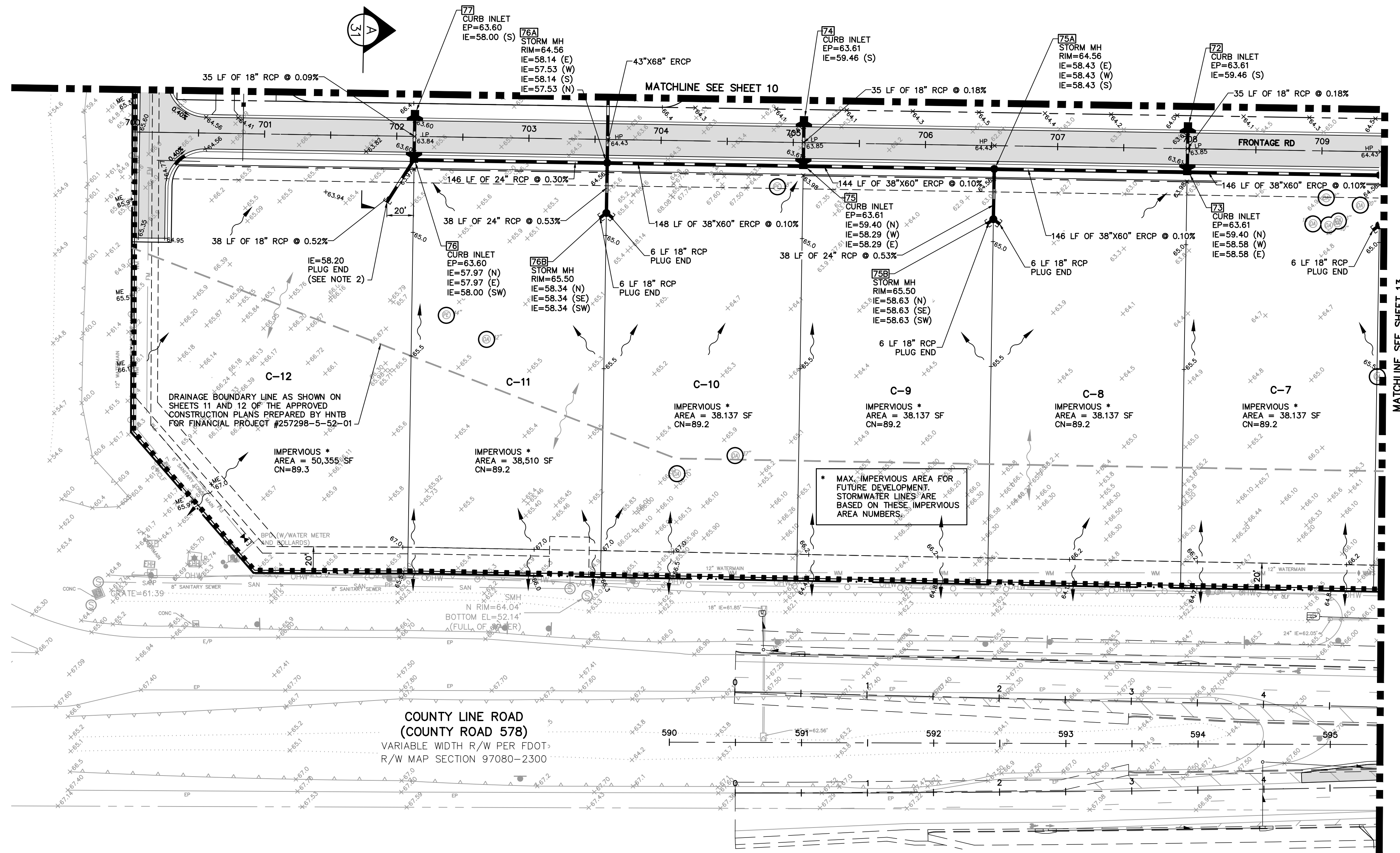
MAY 25, 2021

SHEET

11

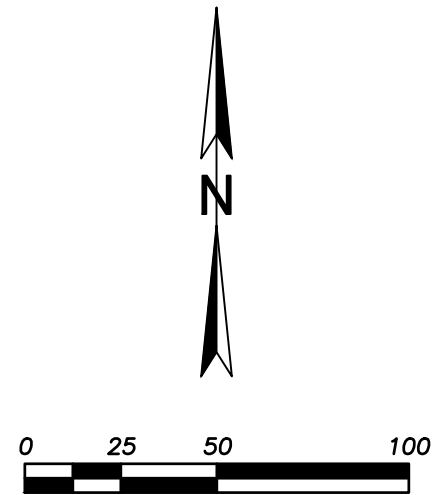
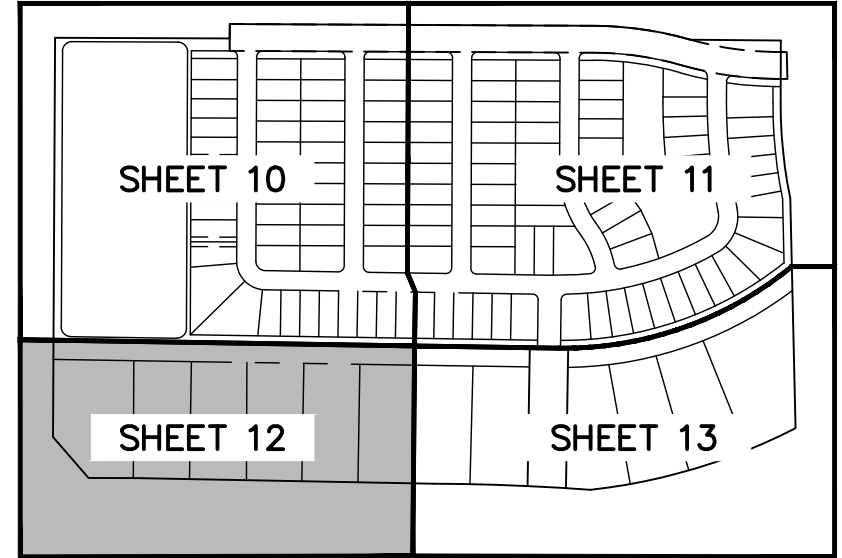
OF 43

TOLL ROAD 589
(SUNCOAST PARKWAY)
LIMITED ACCESS R/W PER FDOT
R/W MAP SECTION 97080-2300



SEE SHEET 24 FOR
FRONTAGE RD
ROADWAY PROFILE

SHEET LOCATION MAP



3030 STARKEY BOULEVARD
TRINITY, FLORIDA 34655
PHONE: (727) 476-2421
www.floridaland.com
Engineer # CA No. 33088
Survey # - LB8342

Florida Land
Design &
Permitting

TRI COUNTY DEVELOPMENT, INC

PREPARED FOR

SUNCOAST LANDING
COMMERCIAL & RESIDENTIAL SUB-DIVISION
PAVING, GRADING, AND DRAINAGE PLAN (3)

PROJECT ID	1014		
PROJECT NO	2019-1014		
DESIGNED	PES	CHECKED	PE
DRAWN	AVS	QC	EM
DATE	MAY 25, 2021		
SHEET	12 OF 43		

1. MINIMUM FFE FOR ALL FUTURE BUILDINGS ON ALL COMMERCIAL LOTS IS 66.80.
2. INSTALL 2"x4", PAINTED GREEN, AT LOCATION OF THE PLUG. TOP OF 2"x4" MUST BE $\pm 2'$ ABOVE FINAL GRADE.


35 LF OF 18" RCP @ 0.25%
 61
 CURB INLET
 EP=67.02
 IE=60.60 (SE)


LEGEND


24 = Proposed Storm Structure Number
 +43.8 = Proposed Spot Elevation
 +40.7 = Existing Spot Elevation

A	44.50
---	-------


44.0' = Proposed Grading Pad
Contour (FF -0.5')

- = Overland Flow Direction
- = Swale Flow Direction
-  = Concentrated Drainage

 = Proposed Storm Structure & Pipe
 = Proposed Silt Fence



-  = Floating Turbidity Barrier
- = Proposed Double Silt Fence
- = Proposed 6" Underdrain


.. — — .. — — = Wetland/Surface Water Jurisdictional Limit

- = Wetland Buffer Line
- = FEMA Line
-  = Phase Line

_____ = Future Sidewalk By Home


_____ = Sidewalk to be Constructed
By Developer

-  = Existing Tree to be Removed
-  = Existing Tree to be Protected


P-01
 = Soil Boring




= Centerline Drop Curb
for Sidewalk at Intersection


 = Additional Wetland Buffer

 Buffer Enrolment
 = Limits of Surface Water Impact

 = Limits of Wetland Impact



= Outfall Rip Rap

 = Section Designation
= Sheet Where Section is Found

DE/AE = Drainage/Access Easement

ELEVATION AT SOUTH END OF LOOKOUT BLVD ARE OBTAINED FROM THE FDOT PLANS FOR COUNTY LINE RD, CURRENTLY UNDER CONSTRUCTION. THOSE PLANS ARE BASED ON NGVD DATUM.

COUNTY LINE ROAD
(COUNTY ROAD 578)
RIABLE WIDTH R/W PER FDOT
W MAP SECTION 97080-2300

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

DIGITAL SIGNATURE (SHA1
THUMPRINT: 51 44 A3 70 70 AA D3
EC E1 8B 93 BD
02 84 8F DF 6E FB 05 3D)

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

3030 STARKEY BOULEVARD
TRINITY, FLORIDA 34655

PHONE: (727) 478-2421
www.fidandp.com
E-mail: info@fidandp.com
Engineer # - CA No. 33088
Survey # - LB8342

Florida Land Design & Permitting

TRI COUNTY DEVELOPMENT, INC

PREPARED FOR

PROJECT ID	1014	
PROJECT NO	2019-1014	
DESIGNED	PES	CHECKED
DRAWN	AVS	QC

DATE MAY 25, 2021

SHEET 13 OF 43

Copyright 2021 Florida Land Designs & Permittals Inc. Drawings Concepts Design may not be used without written permission



SEE SHEET 18 FOR
ARBORS EDGE DR
ROADWAY PROFILE

SEE SHEET 21 FOR
BRAMWELL ST
ROADWAY PROFILE

SEE SHEET 22 FOR
BROFIELD ST
ROADWAY PROFILE

SEE SHEET 19 FOR
WHITEWATER WAY
ROADWAY PROFILE

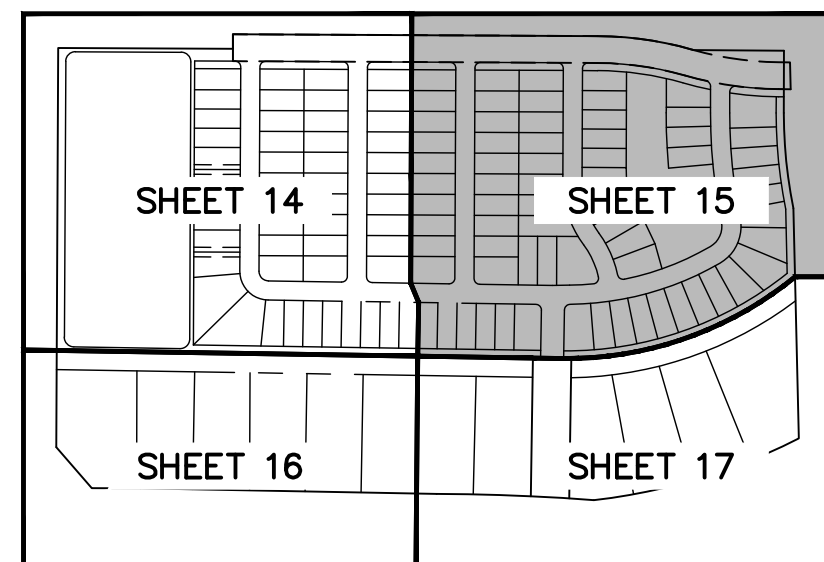
SEE SHEET 19 FOR
WHITEWATER WAY
ROADWAY PROFILE

SEE SHEET 23 FOR
LOOKOUT BLVD
ROADWAY PROFILE

MATCHLINE SEE SHEET 14

MATCHLINE SEE SHEET 17

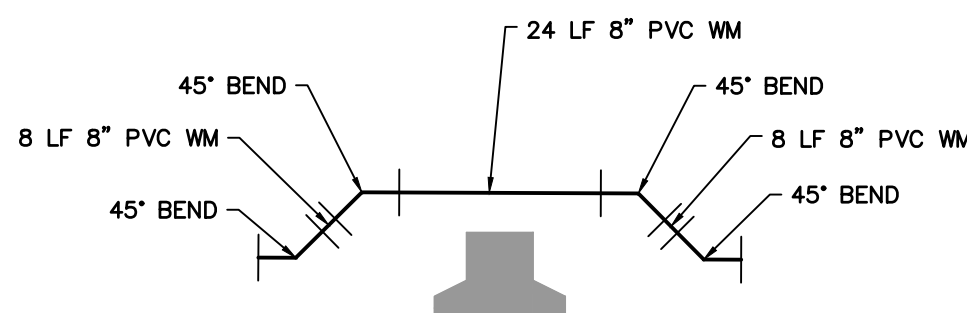
0 25 50 100



SHEET LOCATION MAP

SPECIAL NOTE:
ALTHOUGH THE SEWER AND WATER SERVICES ARE PICTORIALLY SHOWN LOCATED WITHIN THE 10' UTILITY EASEMENT BEHIND THE ROAD RIGHT-OF-WAY, ALL FWA'S, WATER, AND SEWER SERVICES SHALL BE INSTALLED IN THE ROAD RIGHT-OF-WAY WITHIN THE 2'-6" ALLOWED BEHIND THE SIDEWALK AS PER THE UTILITY DETAILS.

- LEGEND**
- Proposed Water Line, Valve, & Services
 - Proposed Reclaimed Water, Valve, & Services
 - Proposed Force Main
 - Existing Water Line & Valve
 - Existing Force Main
 - 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



TYPICAL DEFLECTION DETAIL

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
DIGITAL SIGNATURE (SHA1
THUMBPRINT) 51 44 A8 7D 70 AA D3
ED E1 B8 93 BD
02 94 9F 0F 6E F9 05 3D
PRINTED COPIES OF THIS DOCUMENT
ARE NOT CONSIDERED SIGNED AND
SEALED AND THE DIGITAL SIGNATURE
MUST BE VERIFIED ON ANY
ELECTRONIC COPIES

3030 STANLEY BOULEVARD
TRINITY, FLORIDA 34665
PHONE: (727) 476-2421
www.floridaland.com
Engineer # CA No. 33088
Survey # - L88342

**Florida Land
Design &
Permitting**

PREPARED FOR
TRI COUNTY DEVELOPMENT, INC.

PROJECT NAME
**SUNCOAST LANDING
COMMERCIAL & RESIDENTIAL SUB-DIVISION**

SHEET NAME
UTILITY PLAN (2)

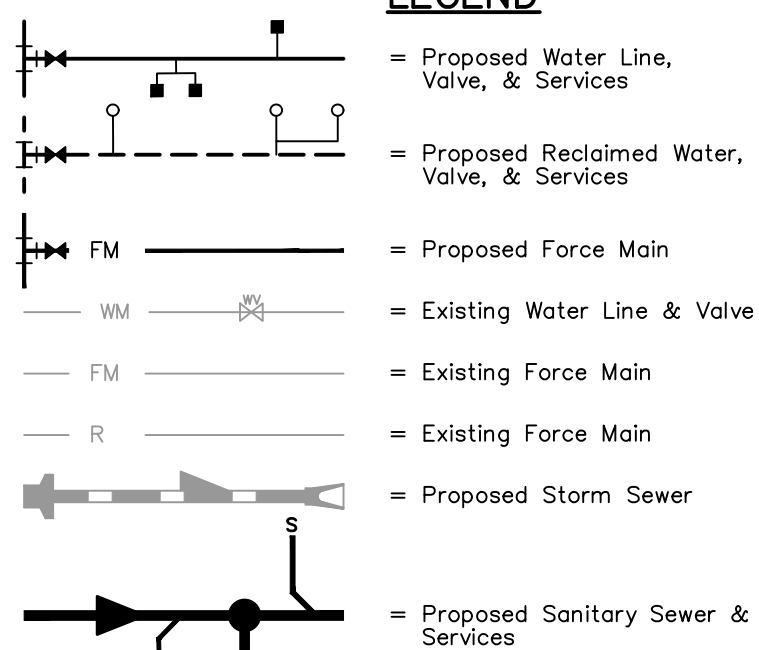
PROJECT ID
1014
PROJECT NO
2019-1014
DESIGNED
PES
CHECKED
PES
DRAWN
AVS
DATE
MAY 25, 2021
SHEET
15 OF 43









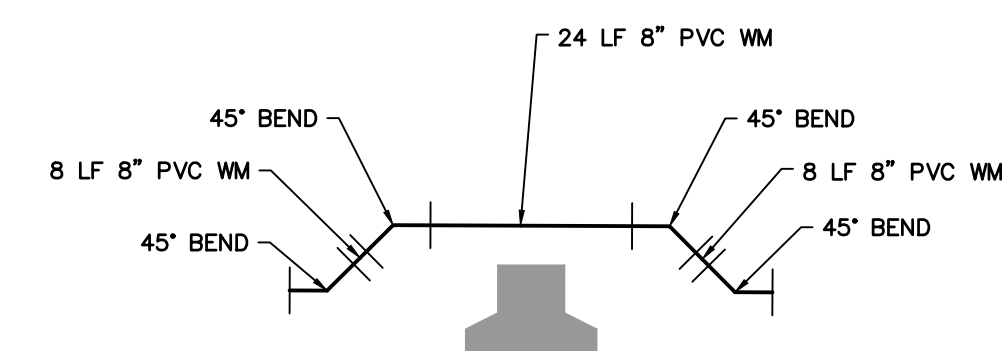
SEE SHEET 24 FOR
FRONTAGE RD
ROADWAY PROFILE

LEGEND

	= Proposed Water Line, Valve, & Services
	= Proposed Reclaimed Water, Valves, & Services
	= Proposed Force Main
	= Existing Water Line & Valve
	= Existing Force Main
	= Existing Force Main
	= 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



 = 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



3030 STARKEY BOULEVARD
TRINITY, FLORIDA 34655

PHONE: (727) 478-2421
www.fildandp.com
E-mail: info@fildandp.com
Engineer # - CA No. 33088
Survey # - LB8342

Florida Land Design & Permitting



TRI COUNTY DEVELOPMENT, INC.
6400 WEST COCKING BLVD. SUITE 400

9410 ROYER CROSSING BLVD, SUITE 112
 NEWPORT RICHEY, FL 34865
 PHONE: (727) 376-6831

SUNCOAST LANDING

COMMERCIAL & RESIDENTIAL SUB-DIVISION

SHEET NAME _____

UTILITY PLAN (3)

PREPARED FOR

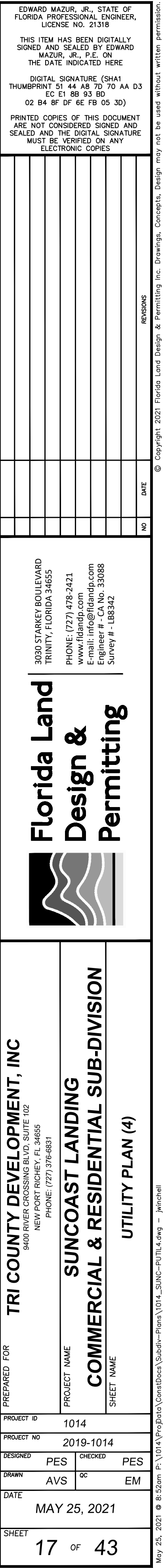
PROJECT ID	1014	
PROJECT NO	2019-1014	
DESIGNED	PES	CHECKED
DRAWN	AVS	QC

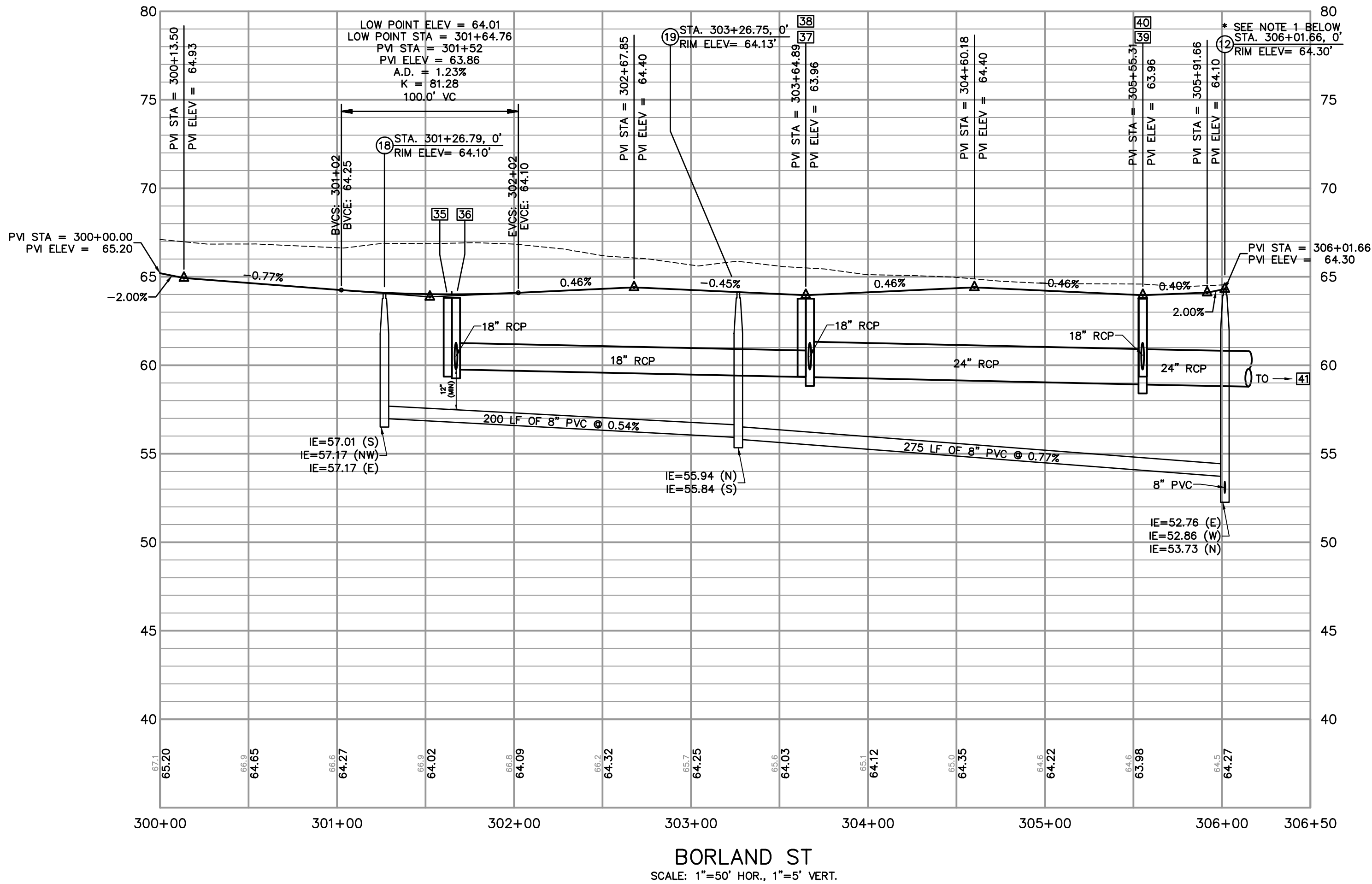
DATE MAY 25, 2021

SHEET 12 12

16 OF 43

May 25, 2021 @ 8:51am P: \\1014\ProjData\ConstDocs\Subdiv-Plans\1014_SUNC-PUTII 3.dwg - jwinchell





NOTE 1
ALL SEWER MANHOLES THAT ARE 12
LF DEEP OR MORE, SHALL BE
COATED PER HCDU SPECIFICATION
SECTION 9.

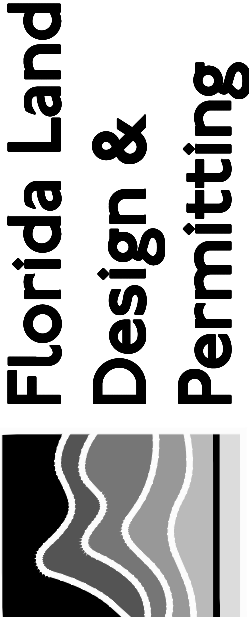
EDWARD MAZUR, JR., STATE OF
FLORIDA PROFESSIONAL ENGINEER,
LICENSE NO. 21316

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

DIGITAL SIGNATURE (SHA1
THUMBPRINT 51 44 A8 7D 70 AA D3
EC E1 B8 93 BD
02 94 9F 0F 6E B 05 3D)

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

3030 STANLEY BOULEVARD
TRINITY, FLORIDA 34655
PHONE: (727) 478-2421
www.floridalanddesign.com
Email: info@floridalanddesign.com
Engineer # - CA No. 33088
Survey # - LB8342



PREPARED FOR
TRI COUNTY DEVELOPMENT, INC

1400 RIVERCHASE BLVD
NEWPORT SPENCER, FL 34605
PHONE: (727) 376-6831

PROJECT NAME
SUNCOAST LANDING

COMMERCIAL & RESIDENTIAL SUB-DIVISION

SHEET NAME
ROADWAY PROFILE (3)

PROJECT ID
1014

PROJECT NO
2019-1014

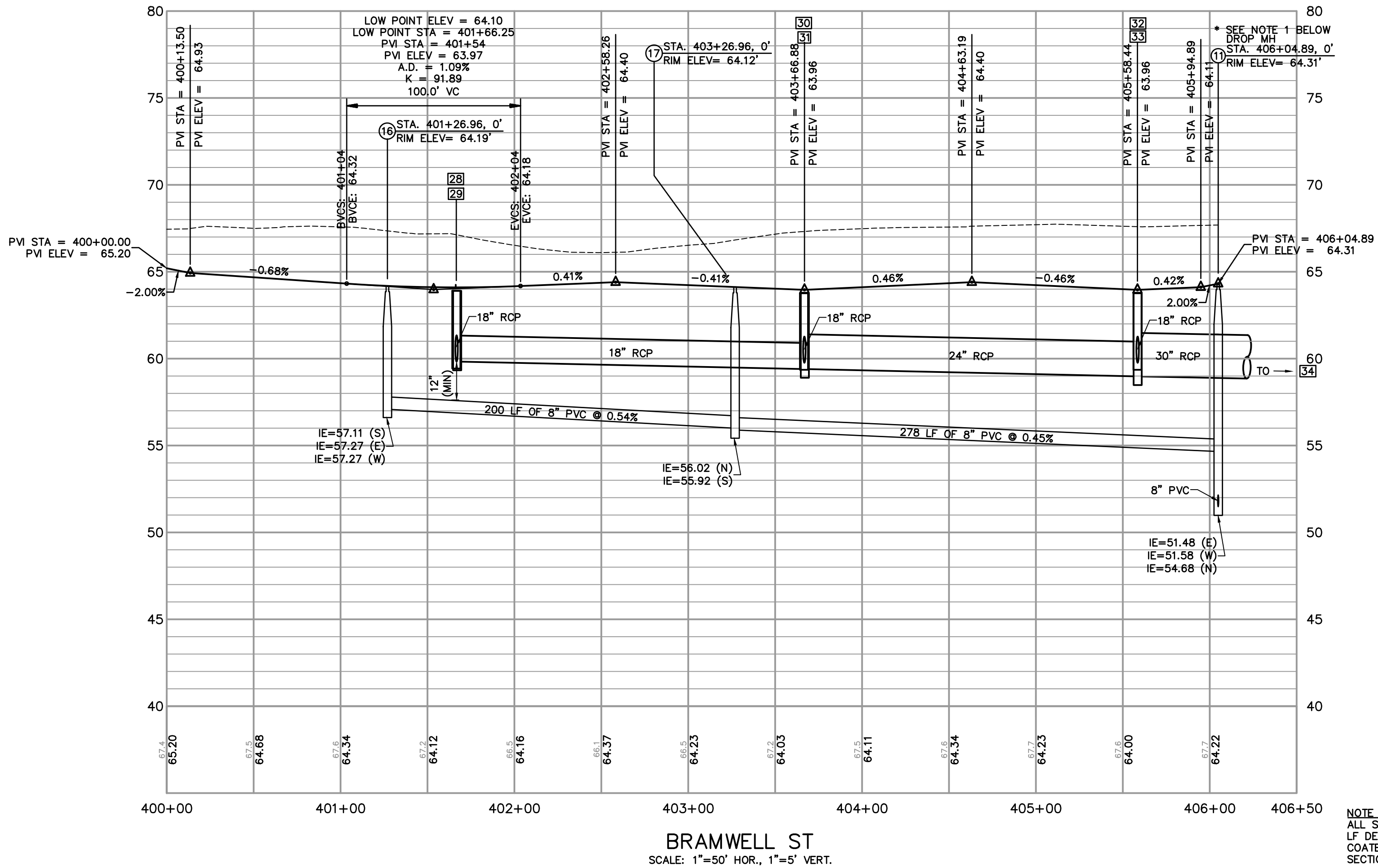
DESIGNED
PES

CHECKED
PES

DRAWN
AVS

DATE
MAY 25, 2021

SHEET
20 OF 43



NOTE 1
ALL SEWER MANHOLES THAT ARE 12
LF DEEP OR MORE, SHALL BE
COATED PER HCUD SPECIFICATION
SECTION 9.

**Florida Land
Design &
Permitting**

3030 STANLEY BOULEVARD
TRINITY, FLORIDA 34655
PHONE: (727) 478-2421
www.floridalanddesign.com
Email: info@floridalanddesign.com
Engineer # - CA No. 33088
Survey # - LB8342

PREPARED FOR
TRI COUNTY DEVELOPMENT, INC
1401 N. W. 10th Ave., Suite 102
New Port Richey, FL 34655
PHONE: (727) 376-6631

PROJECT NAME
**SUNCOAST LANDING
COMMERCIAL & RESIDENTIAL SUB-DIVISION**

SHEET NAME
ROADWAY PROFILE (4)

PROJECT ID		1014	
PROJECT NO		2019-1014	
DESIGNED	PES	CHECKED	PE
DRAWN	AVS	QC	EM
DATE		MAY 25, 2021	
SHEET		21 OF 43	

EDWARD MAZUR, JR., STATE OF
FLORIDA PROFESSIONAL ENGINEER,
LICENSE NO. 21316

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

DIGITAL SIGNATURE (SHA1
THUMBPRINT 51 44 A8 7D 70 AA D3
E0 E1 B8 93 BD
02 94 9F 0F 6E B 05 3D)

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



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

DIGITAL SIGNATURE (SHA1)
THUMPRINT 51 40 8A A8 70 3A AA D3
EC E1 8B 93 BD
02 84 BF DF 6E FB 05 3D)

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

[illegible]

© Copyright 2021 Florida Land Design & Permitting Inc. Drawings, Concepts, Design may not be used without written permission.

3030 STARKEY BOULEVARD
TRINITY, FLORIDA 34655

PHONE: (727) 478-2421
www.fldandp.com
E-mail: info@fldandp.com
Engineer # - CA No. 33088
Survey # - LB8342



TRI COUNTY DEVELOPMENT, INC

COUNTY DEVELOPMENT
39400 RIVER CROSSING BLVD, SUITE 102
NEW PORT RICHEY, FL 34655
PHONE: (727) 275-5924

PROJECT NAME **SUNCOAST LANDING**
COMMERCIAL & RESIDENTIAL SUB-DIVISION

ROADWAY PROFILE (5)

PROJECT ID	1014
------------	------

PROJECT NO 2019-1014

DESIGNED	PES	CHECKED	PES
DRAWN	AVS	QC	EM

DATE _____

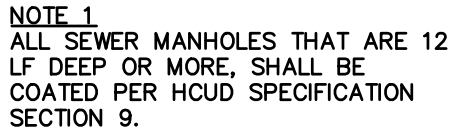
DATE MAY 25, 2021

SHEET

SHEET

22 OF 43

May 25, 2021 @ 8:54am C:\1014\ProjData\ConstDocs\Subdiv-Plans\1014_SUNC-PPROF5.dwg - jwinchell



© Copyright 2021 Florida Land Design & Permitting Inc. Drawings, Concepts, Design may not be used without written permission.

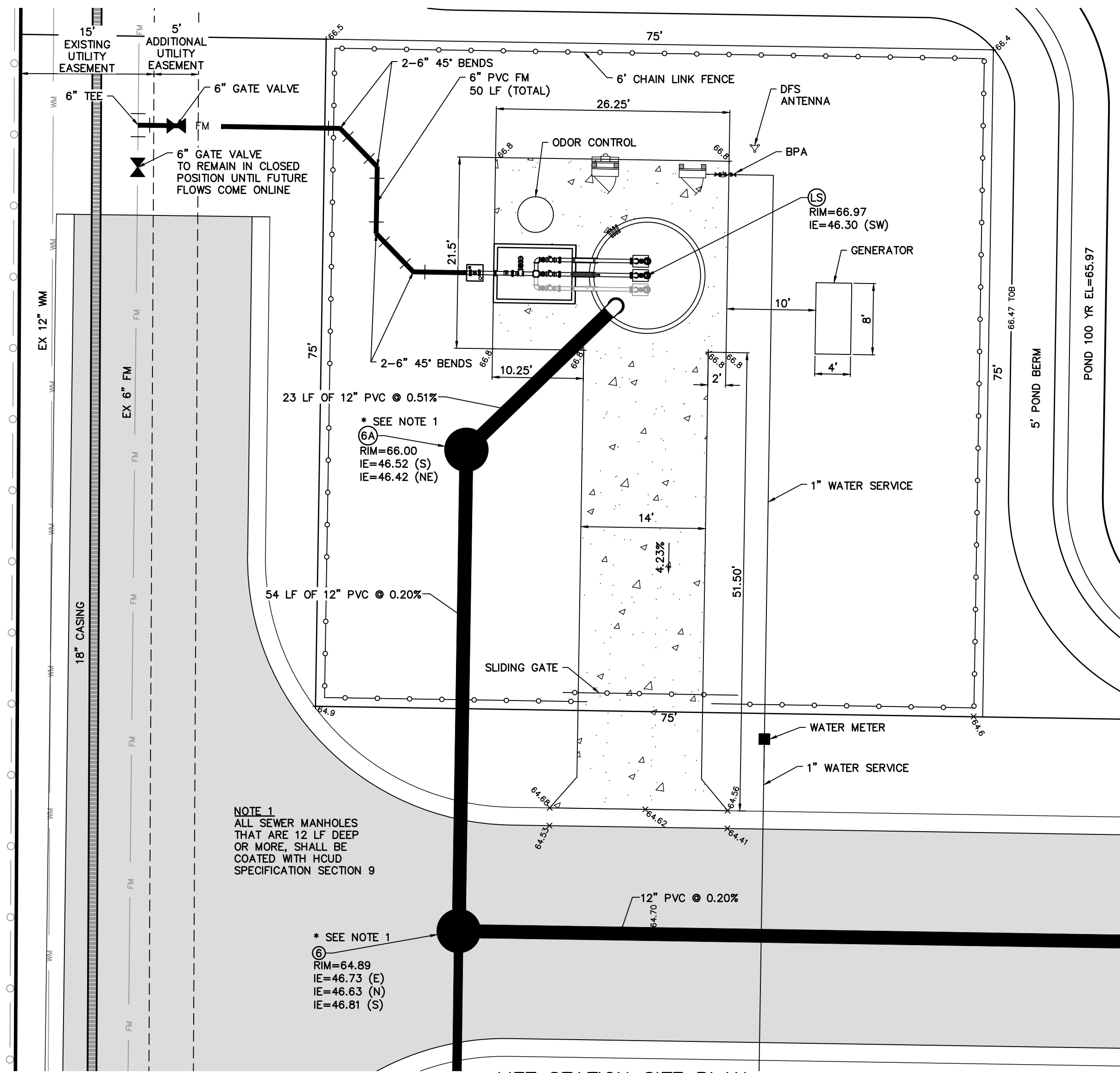
3030 STARKEY BOULEVARD
TRINITY, FLORIDA 34655

PHONE: (727) 478-2421
www.fldandp.com

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

ROADWAY PROFILE (6)

SHEET 23 OF 43



LIFT STATION SITE PLAN
SCALE: 1"=10'

GENERAL NOTES:

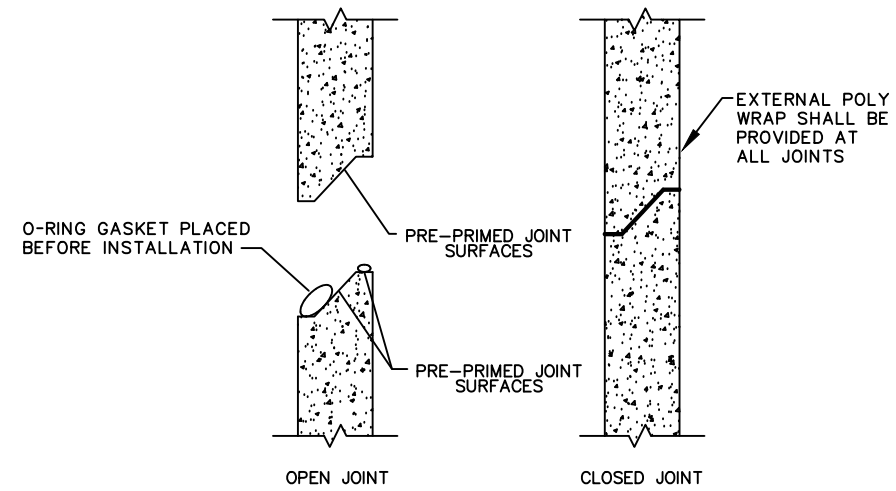
- ALL PIPING WITHIN THE WETWELL SHALL BE MANUFACTURED FLANGED X MJ ADAPTORS, C900 PVC PIPE PER HERNANDO COUNTY DETAIL. FIELD FABRICATED FLANGES (UNI-FLANGE OR MEGAFLANGE) WILL NOT BE PERMITTED.
- ALL DUCTILE IRON PIPE AND FITTINGS SHALL BE PROVIDED WITH CERAMIC EPOXY INTERIOR LINING (PROTECTO 401), UNLESS PIPING IS STAINLESS STEEL.
- ALL UNDERGROUND FITTINGS SHALL BE RESTRAINED MECHANICAL JOINT AND SHALL BE PROVIDED WITH PROTECTO 401 INTERIOR LINING.
- LIFT CHAINS SHALL BE STAINLESS STEEL WITH LIFTING RINGS EVERY 10 FT.
- INDIVIDUAL WALL PENETRATION SLEEVES SHALL BE PROVIDED FOR EACH PUMP CABLE.
- ALL HARDWARE (INCLUDING FLANGE BOLTS, AND TEE BOLTS, NUTS FOR THE FLANGED X MJ ADAPTORS) 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 ELEVATION WITHIN THE ADJACENT STORMWATER POND (65.97) - WHICHEVER IS HIGHER.
- TECHNICAL SPECIFICATIONS SHALL BE MOST CURRENT COPY OF HERNANDO COUNTY'S - WATER, RECLAIMED WATER AND WASTEWATER CONSTRUCTION SPECIFICATION MANUAL, LATEST EDITION.
- 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.)
- THE CONTROL CIRCUITRY SHALL PROVIDE FOR ALTERNATING OPERATION OF THE LEAD PUMP UNDER NORMAL CONDITIONS. HERNANDO COUNTY WATER, RECLAIMED WATER AND WASTEWATER CONSTRUCTION SPECIFICATION MANUAL, LATEST EDITION.
- 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.
- AREAS WITHIN THE PUMP STATION TRACT SHALL BE SODDED.
- 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 C900 DR18 PVC PIPE SEE DETAIL MANUFACTURED FLANGED PIPE. FIELD FABRICATED FLANGES (UNI-FLANGE OR MEGAFLANGE) WILL NOT BE PERMITTED.

6" CONCRETE (3000 PSI W/6 X 6 10/10 W.W.M.) OVER COMPACTED SUBGRADE

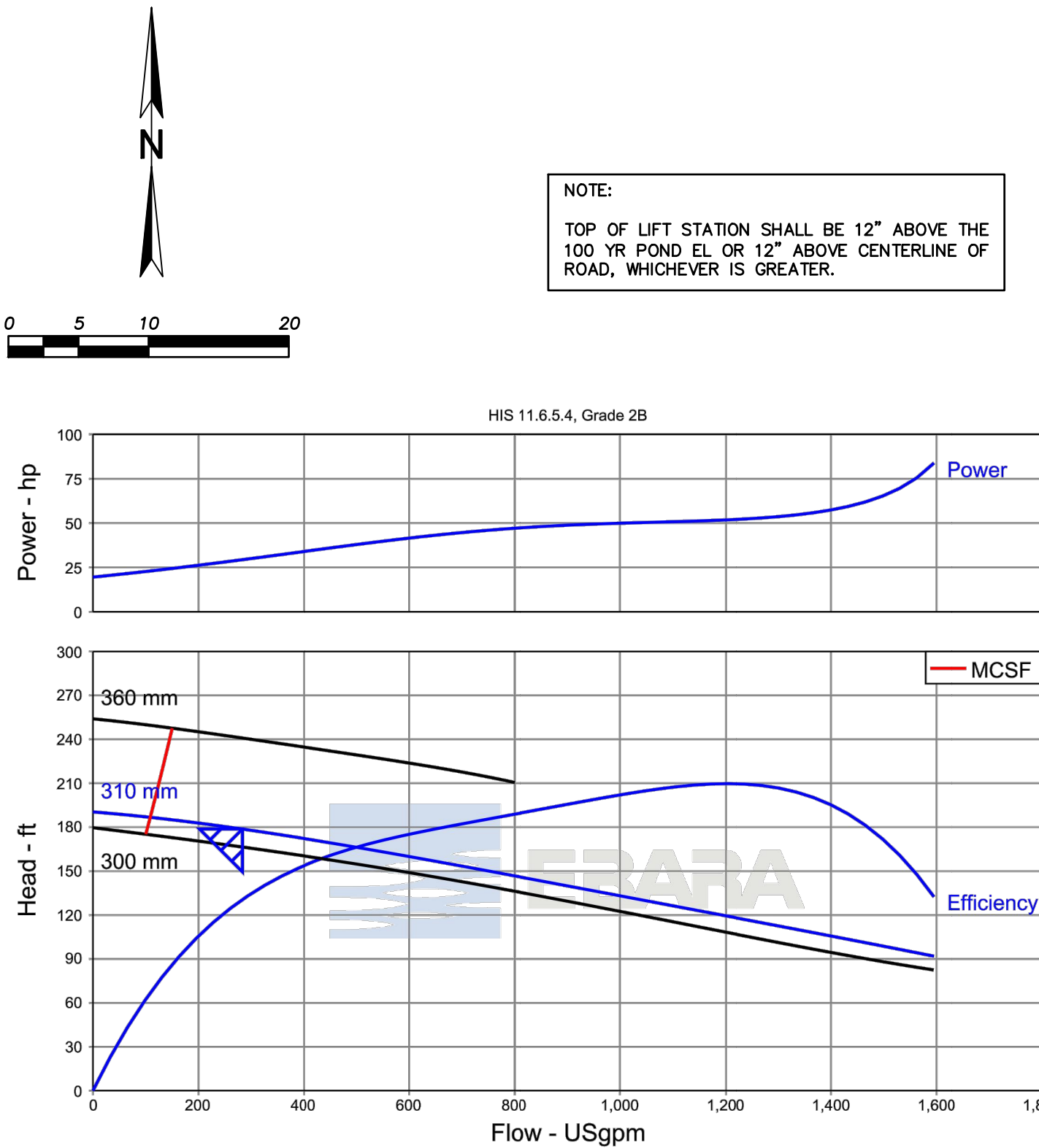
14' WIDE ACCESS ROADWAY SECTION
NTS

1 1/2" ASPHALTIC CONCRETE SURFACE COURSE
8" BASE (MATERIAL & COMPACTION TO MATCH TYPICAL ROADWAY SECTION)
COMPACTED SUBGRADE

14' WIDE ACCESS ROADWAY ALTERNATE SECTION
NTS



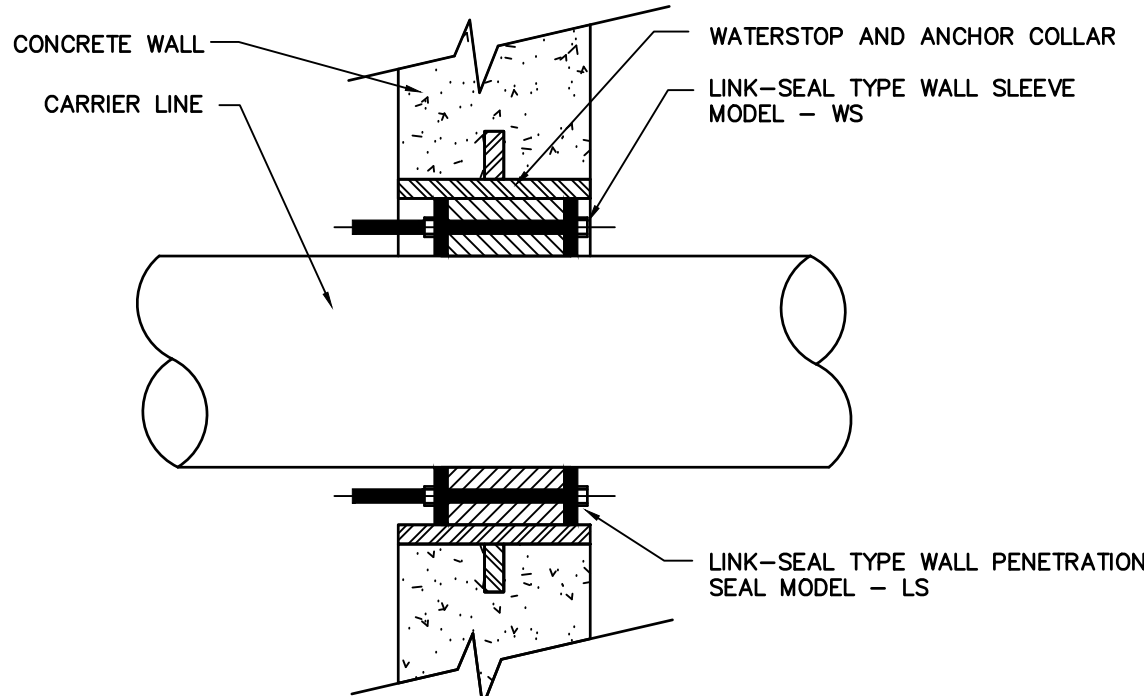
PRECAST JOINT DETAIL
NTS



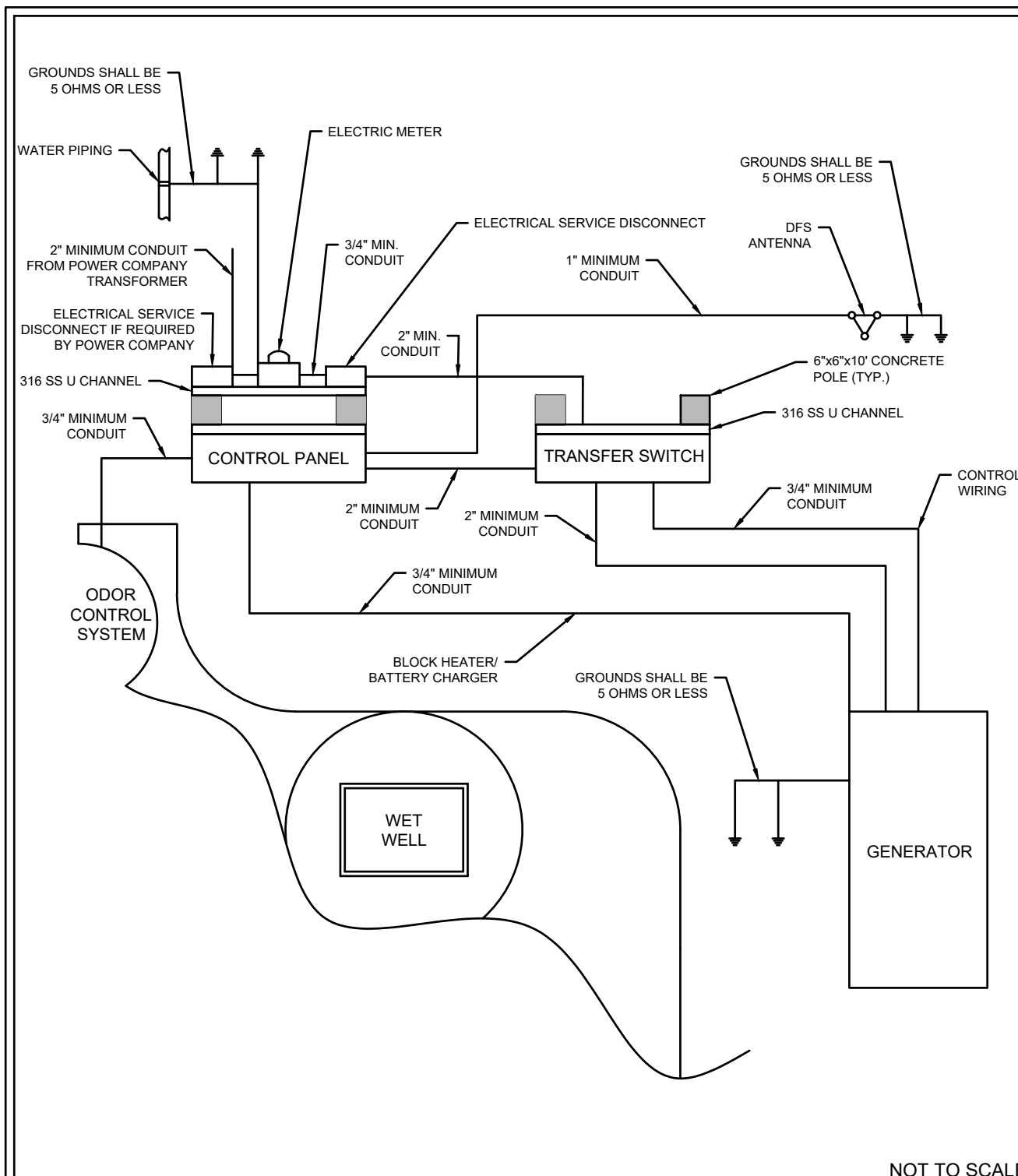
SANITARY LIFT STATION 1 - DESIGN DATA

FLOW UNITS	118 RESIDENTIAL	WELL	12 FEET
COMMERCIAL	125,000 SF	INSIDE DIA OF WET WELL	66.97
FUTURE	496 MFU	TOP ELEVATION	66.97
AVERAGE DAILY FLOW	135,300	BOTTOM ELEVATION	36.97
DESIGN PEAK FLOW	282 GPM	INVERT ELEVATION	46.30
STATIC HEAD LOSS	24.97 FEET	CY OF BALLAST REQ'D	32.6 CY
FRICTION HEAD LOSS	76.6 FEET	WET WELL HATCH OPENING	
PLUS MANIFOLD HEAD	34.59 FEET (PROVIDED BY HCUO)	BASED ON MANUFACTURERS RECOMMENDATIONS (WITH SAFETY NET)	
TOTAL DYNAMIC HEAD	136.2 FEET		
PUMP	EBARA	TOP SLAB	
MAKE	100DLFU630	AS SHOWN W/EXP JOINTS	
MODEL	12.20 INCH	PIPING	
IMPELLER	40.0 HP, 1800 RPM	PUMP DISCHARGE SIZE	4 INCH
MOTOR	60 HZ 3 PHASE	WET WELL PIPING	6 INCH
	3 INCH	FORCE MAIN SIZE	6 INCH
SOLID	460 VAC		
VOLTAGE		DESIGN POINT	283 GPM @ 178.7 FEET TDH
		OPERATING POINT	283 GPM @ 179.6 FEET TDH
		DESIGN ELEVATION	
		100 YR EL (STORMWATER POND)	65.97
		CENTERLINE OF ROAD	64.70

* BASED ON 118 SINGLE FAMILY UNITS AND 12 COMMERCIAL UNITS



WALL PENETRATION SEAL DETAIL
NTS



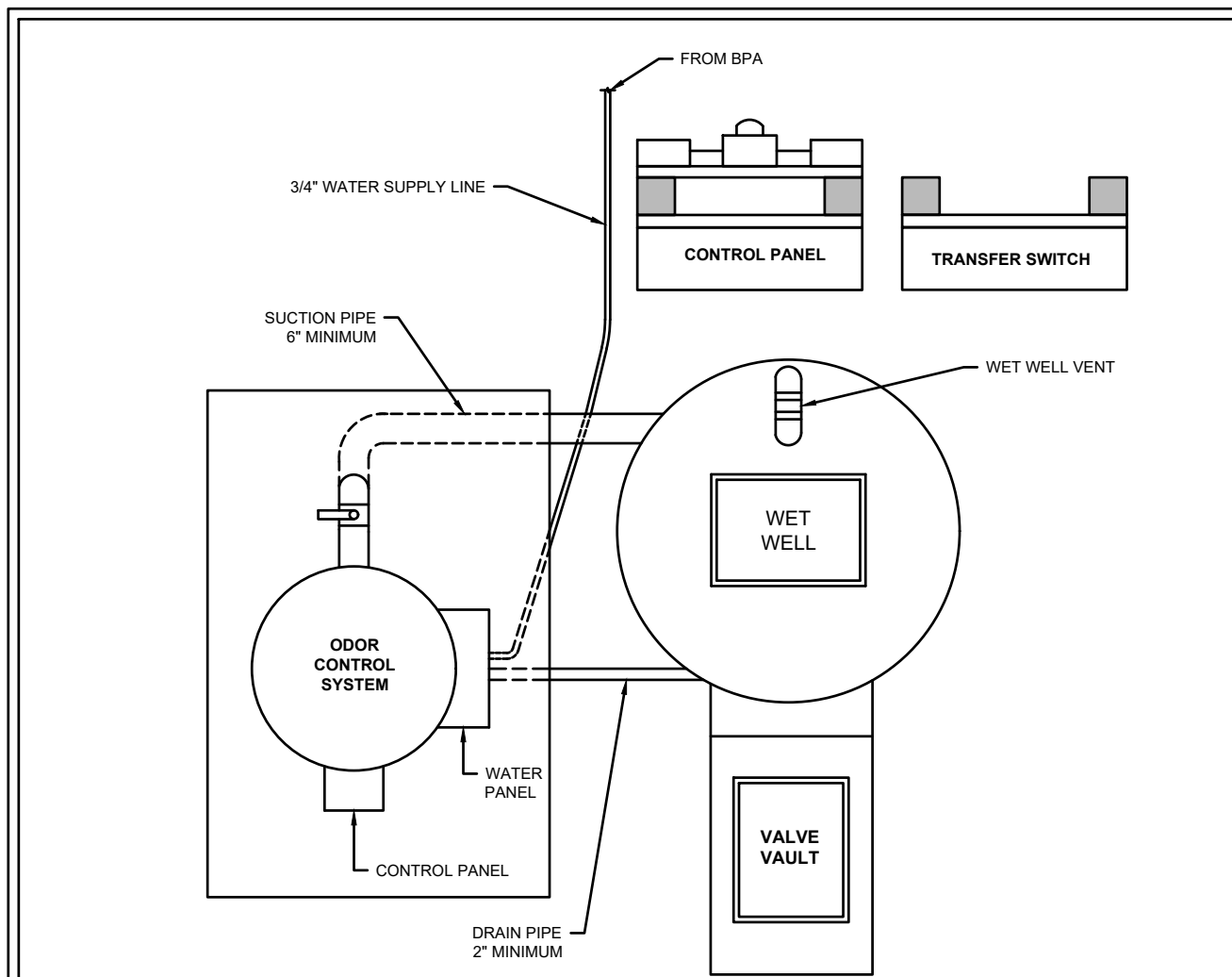
NOT TO SCALE

HERNANDO COUNTY
UTILITIES DEPARTMENT
15365 CORTEZ BOULEVARD
BROOKSVILLE, FLORIDA 34613
OFFICE: (352) 754-4037 FAX: (352) 754-4485

TYPICAL CONDUIT LAYOUT FOR PUMP STATION
WITH GENERATOR AND ODOR CONTROL OPTION

DETAIL: 41
PREVIOUS D-43

DATE: JUNE 2019



NOTES:

- THE CONTRACTOR SHALL INSTALL THE "ODOR CONTROL SYSTEM" (OCS) IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
- ALL PIPING TO AND FROM THE OCS, INCLUDING ELECTRICAL CONDUIT, SHALL BE INSTALLED THROUGH THE OCS SUPPORT SLAB AND ROUTED UNDERGROUND SO THAT THEY WILL NOT CAUSE A TRIP HAZARD FOR PERSONNEL WORKING AROUND THE LIFT STATION.
- THE OCS DRAIN AND SUCTION PIPING SHALL BE INSTALLED IN THE SIDE OF THE LIFT STATION WET WELL, NOT THROUGH THE TOP.
- THE OCS PIPING SHALL BE THE SAME SIZE THROUGHOUT THE INSTALLATION, NO REDUCERS.
- THE VENT PIPING ON THE TOP OF THE WET WELL SHALL BE CAPPED.
- THE PIPING FOR THE WATER SERVICE THAT IS ABOVE THE OCS SUPPORT SLAB SHALL BE EITHER GALVANIZED OR SCH. 80 PVC.

NOT TO SCALE

HERNANDO COUNTY
UTILITIES DEPARTMENT
15365 CORTEZ BOULEVARD
BROOKSVILLE, FLORIDA 34613
OFFICE: (352) 754-4037 FAX: (352) 754-4485

ODOR CONTROL UNIT
PIPING LAYOUT DETAIL

DETAIL: 43
PREVIOUS D-46

DATE: JUNE 2019

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

DIGITAL SIGNATURE (SHA1
THUMBPRINT 51 44 A8 7D 70 AA D3
EC E1 B8 93 BD
02 84 9F 0F 6E F9 05 3D)

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

3030 STANLEY BOULEVARD
TRINITY, FLORIDA 34605
PHONE: (727) 476-2421
www.floridalanddesign.com
Engineer # - CA No. 33088
Survey # - LB8342

Florida Land
Design &
Permitting

TRI COUNTY DEVELOPMENT, INC

PROJECT NO. 1014

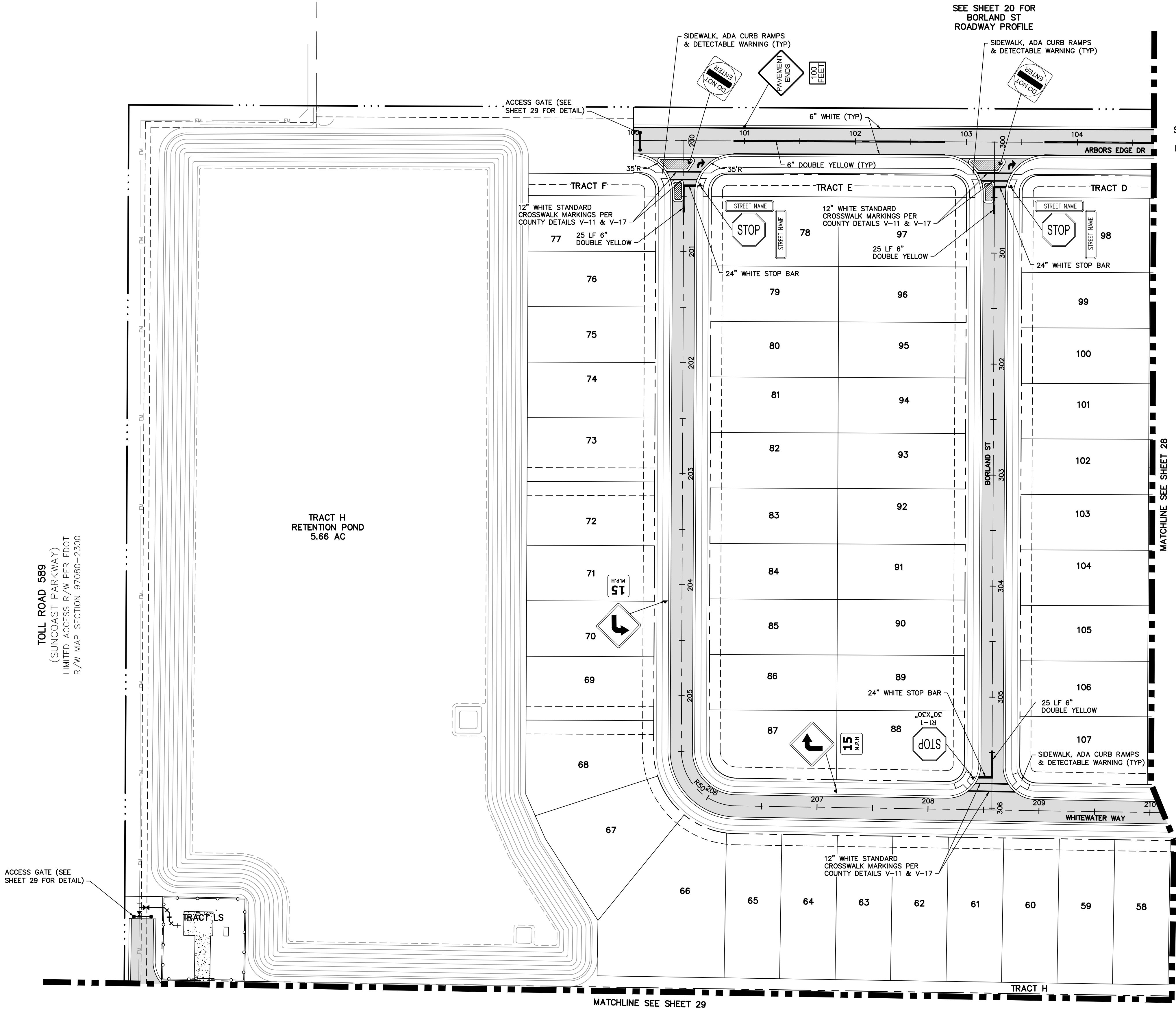
DESIGNED PES
CHECKED PES

DRAWN AVS
DATE MAY 25, 2021

SHEET 25 OF 43

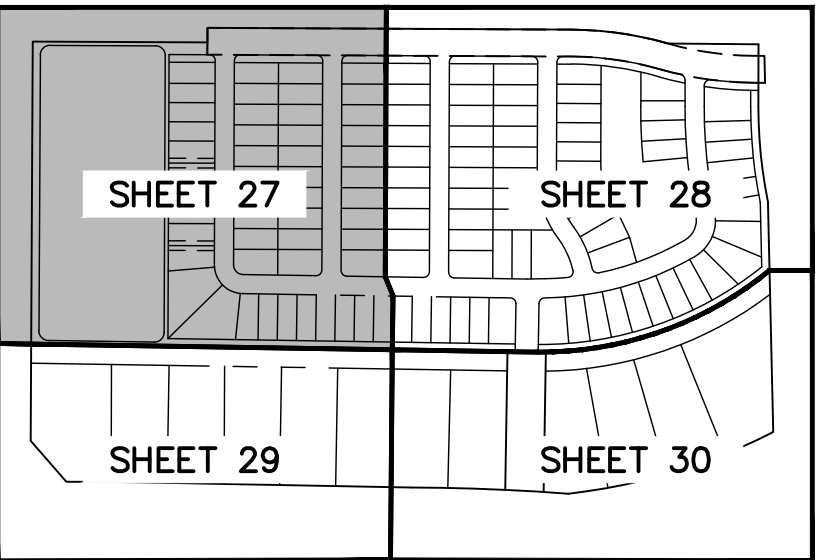
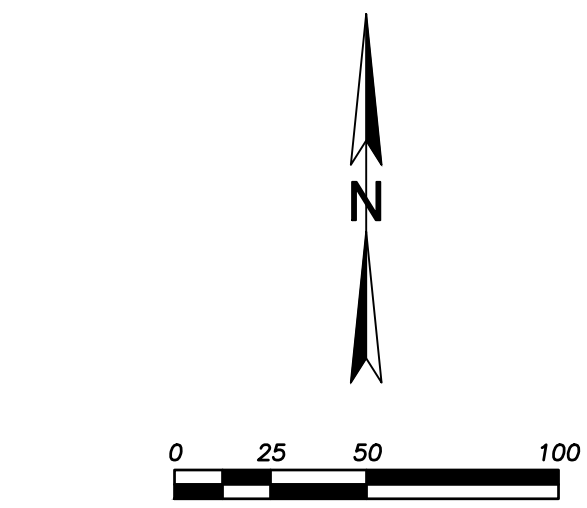
SUNCOAST LANDING
COMMERCIAL & RESIDENTIAL SUB-DIVISION

LIFT STATION SITE PLAN & DETAILS



SEE SHEET 18 FOR
ARBORS EDGE DR
ROADWAY PROFILE

SEE SHEET 19 FOR
WHITEWATER WAY
ROADWAY PROFILE



SHEET LOCATION MAP

SIGNAGE LEGEND

- [STREET NAME D3] = STREET Name Sign (2x03)
- [Warning Sign (W1-1 R or L)] = Warning Sign (W1-1 R or L) 36" x 36"
- [15 M.P.H.] = Advisory Speed (W13-1) 18" x 18"
- [Crosswalk Warning Sign (W11-2)] = Crosswalk Warning Sign (W11-2) 30" x 30"
- [Downward Diagonal Arrow (W16-7P)] = Downward Diagonal Arrow (W16-7P) 24" x 12"
- [STOP] = Stop Sign (R1-1) 30" x 30"
- [Road Closed Signage] = Road Closed Signage
- [Access Gate] = Access Gate
- [DO NOT ENTER] = Do Not Enter Sign (R5-1) 30" x 30" with
- [SPEED LIMIT 30] = Regulatory Speed Sign (R2-1 30 MPH) 24" x 30" and supplemental plate (ANY STREETT)
- [DEAD END] = Dead End (W14-1) 30" x 30"
- [NO OUTLET] = No Outlet (W14-2A) 36" x 8"
- [Keep Right (R4-7)] = Keep Right (R4-7) 30" x 36"
- [Reflective Marker Sign Yellow (OM1-1)] = Reflective Marker Sign Yellow (OM1-1) 18" x 18"
- [100 FEET] = Reflective Marker Sign Yellow (W16-2P) 24" x 18"
- [PAVEMENT ENDS] = Reflective Marker Sign Yellow (W8-3) 36" x 36"

EDWARD MAZUR, JR., STATE OF FLORIDA PROFESSIONAL ENGINEER, LICENSE NO. 21316

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

DIGITAL SIGNATURE (SHA1 THUMBPRINT 51 44 A8 7D 70 AA D3 EC E1 B8 93 BD 02 84 9F 0F 6E F9 05 3D)

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

3030 STANLEY BOULEVARD TRINITY, FLORIDA 34655

PHONE: (727) 478-2421

www.floridalanddesign.com

Engineer # - CA No. 33088

Survey # - LB8342

Florida Land Design & Permitting

PREPARED FOR

PROJECT ID

PROJECT NO

DESIGNED

DRAWN

DATE

SHEET

TRI COUNTY DEVELOPMENT, INC

1014

2019-1014

PES

AVS

MAY 25, 2021

27 OF 43

PROJECT NAME

COMMERCIAL & RESIDENTIAL SUB-DIVISION

SIGNAGE AND PAVEMENT MARKINGS PLAN (1)

May 25, 2021 @ 8:57am P:\1014 Projects\Commercial\Subdiv\Plan\1014_Signage\PSHWT.dwg - jmh14

SEE SHEET 18 FOR
ARBORS EDGE DR
ROADWAY PROFILE

SEE SHEET 21 FOR
BRAMWELL ST
ROADWAY PROFILE

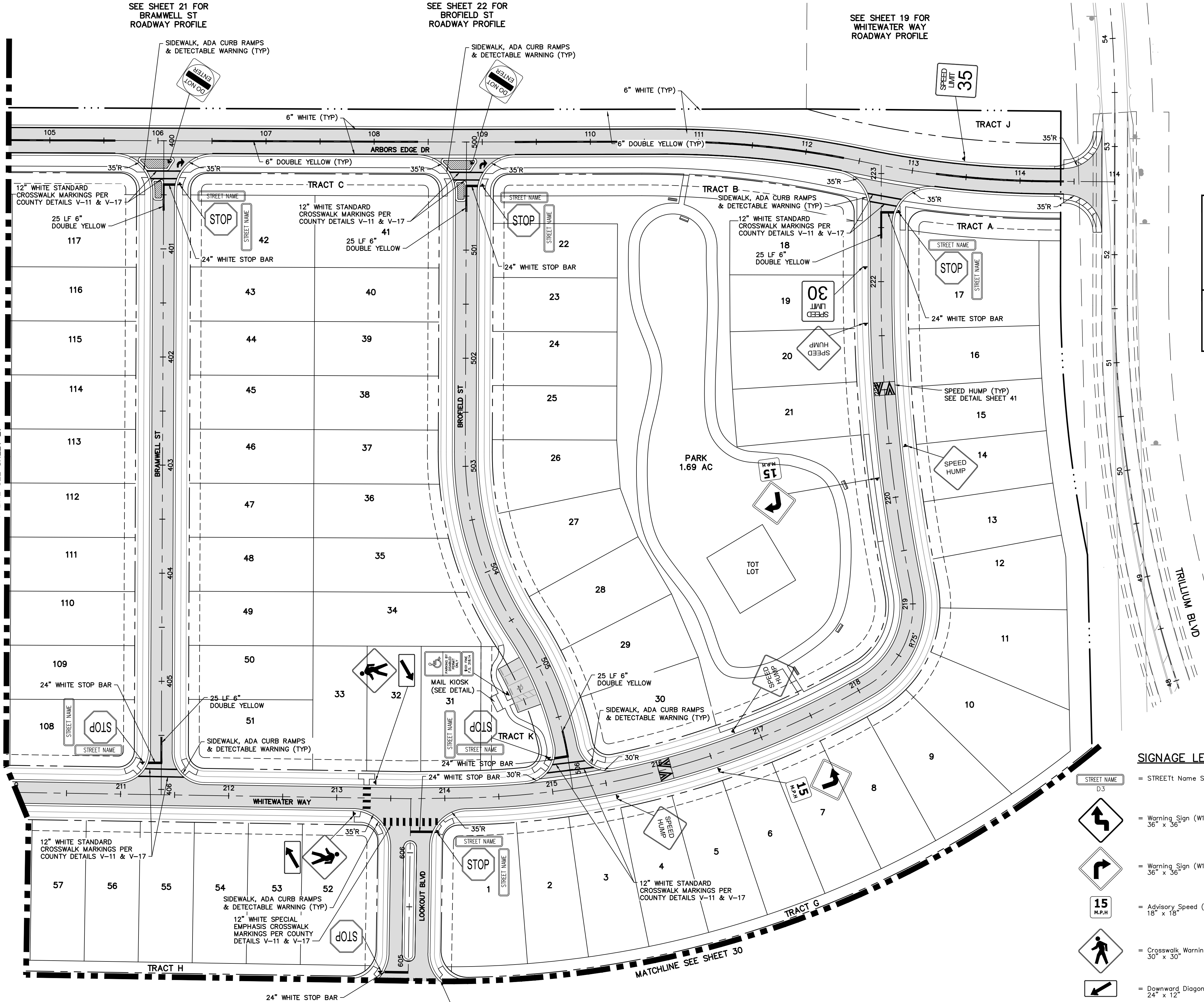
SEE SHEET 22 FOR
BROFIELD ST
ROADWAY PROFILE

SEE SHEET 19 FOR
WHITEWATER WAY
ROADWAY PROFILE

MATCHLINE SEE SHEET 27

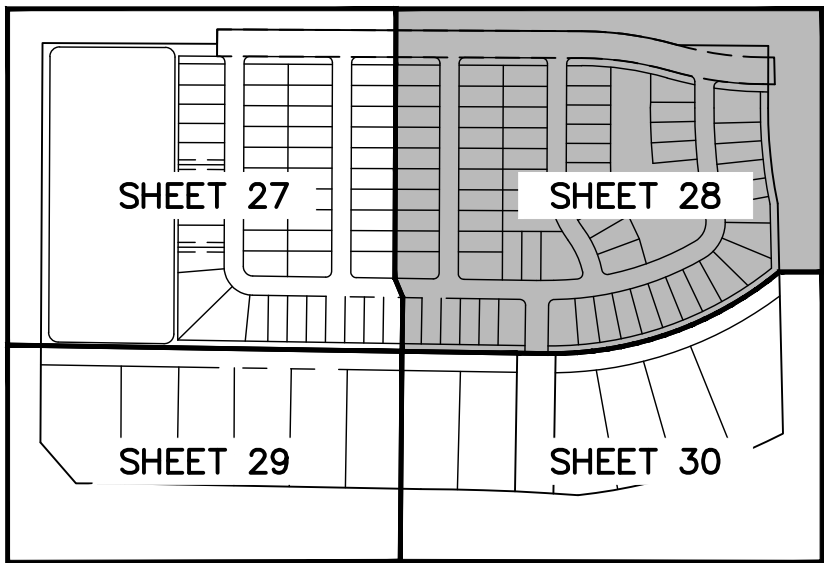
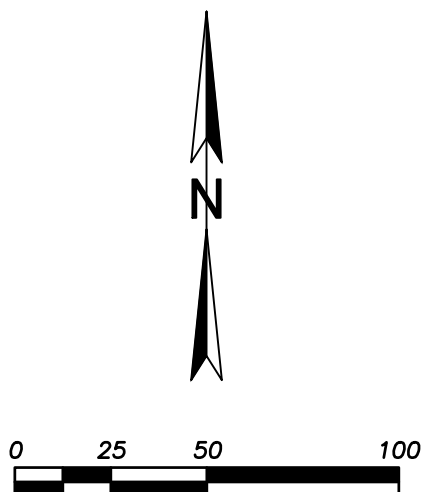
SEE SHEET 19 FOR
WHITEWATER WAY
ROADWAY PROFILE

SEE SHEET 23 FOR
LOOKOUT BLVD
ROADWAY PROFILE



SIGNAGE LEGEND

- | | | | |
|--|--|--|--|
| | = STREET Name Sign (2x3) | | = Speed Hump Sign (W17-1) 30' x 30' |
| | = Warning Sign (W1-3 R or L) 36' x 36' | | = Do Not Enter Sign (R5-1) 30' x 30' |
| | = Warning Sign (W1-1 R or L) 36' x 36' | | = Regulatory Speed Sign (R2-1 20 MPH) 24' x 30' with No Parking Sign (R8-3A) and supplemental plate (ANY STREET) |
| | = Advisory Speed (W13-1) 18' x 18' | | = Dead End (W14-1) 30' x 30' |
| | = Crosswalk Warning Sign (W11-2) 30' x 30' | | = No Outlet (W14-2A) 36' x 8' |
| | = Downward Diagonal Arrow (W16-7P) 24' x 12' | | = Keep Right (R4-7) 30' x 36' |
| | = Stop Sign (R1-1) 30' x 30' | | = Reflective Marker Sign Yellow (OM1-1) Reflective Marker Sign Red (OM4-1) 18' x 18' |
| | = Road Closed Signage | | |



SHEET LOCATION MAP

3030 STANLEY BOULEVARD
TRINITY, FLORIDA 34665
PHONE: (727) 478-2421
www.floridalanddesign.com
Engineer # CA No. 33088
Survey # - LB8342

**Florida Land
Design &
Permitting**

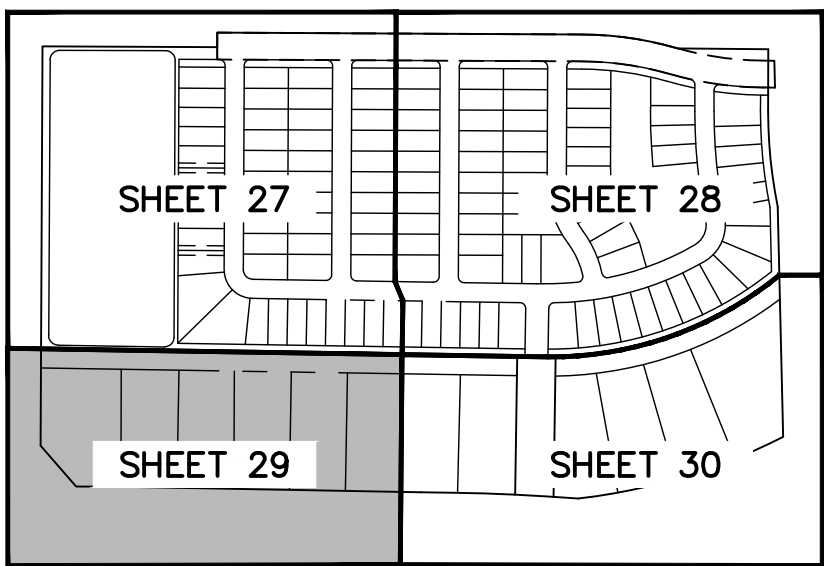
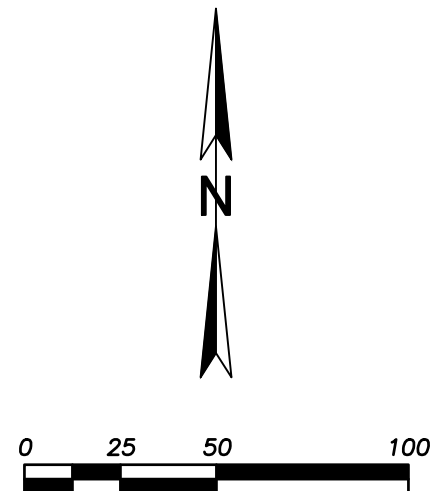
TRI COUNTY DEVELOPMENT, INC

**SUNCOAST LANDING
COMMERCIAL & RESIDENTIAL SUB-DIVISION
SIGNAGE AND PAVEMENT MARKINGS PLAN (2)**

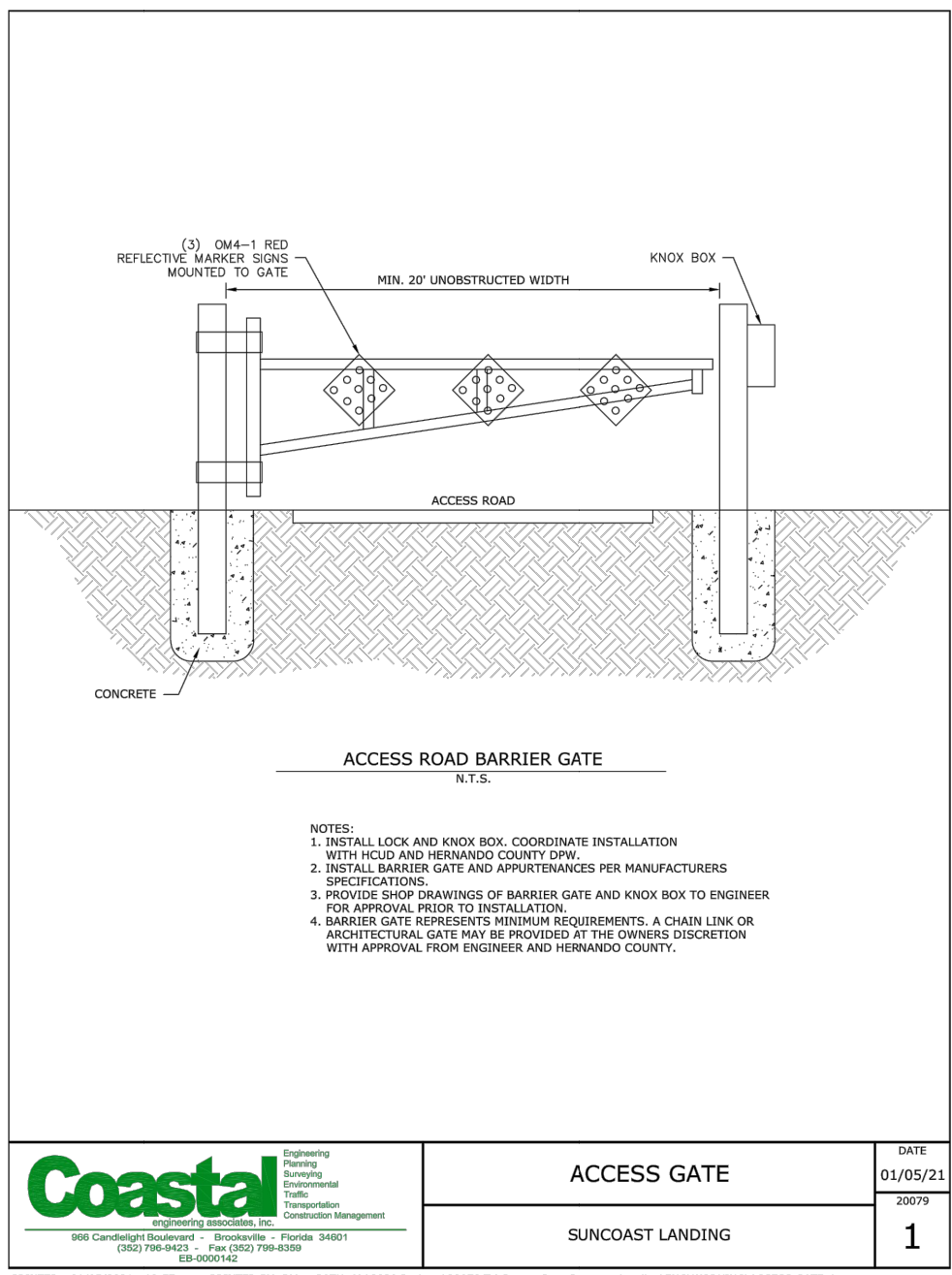
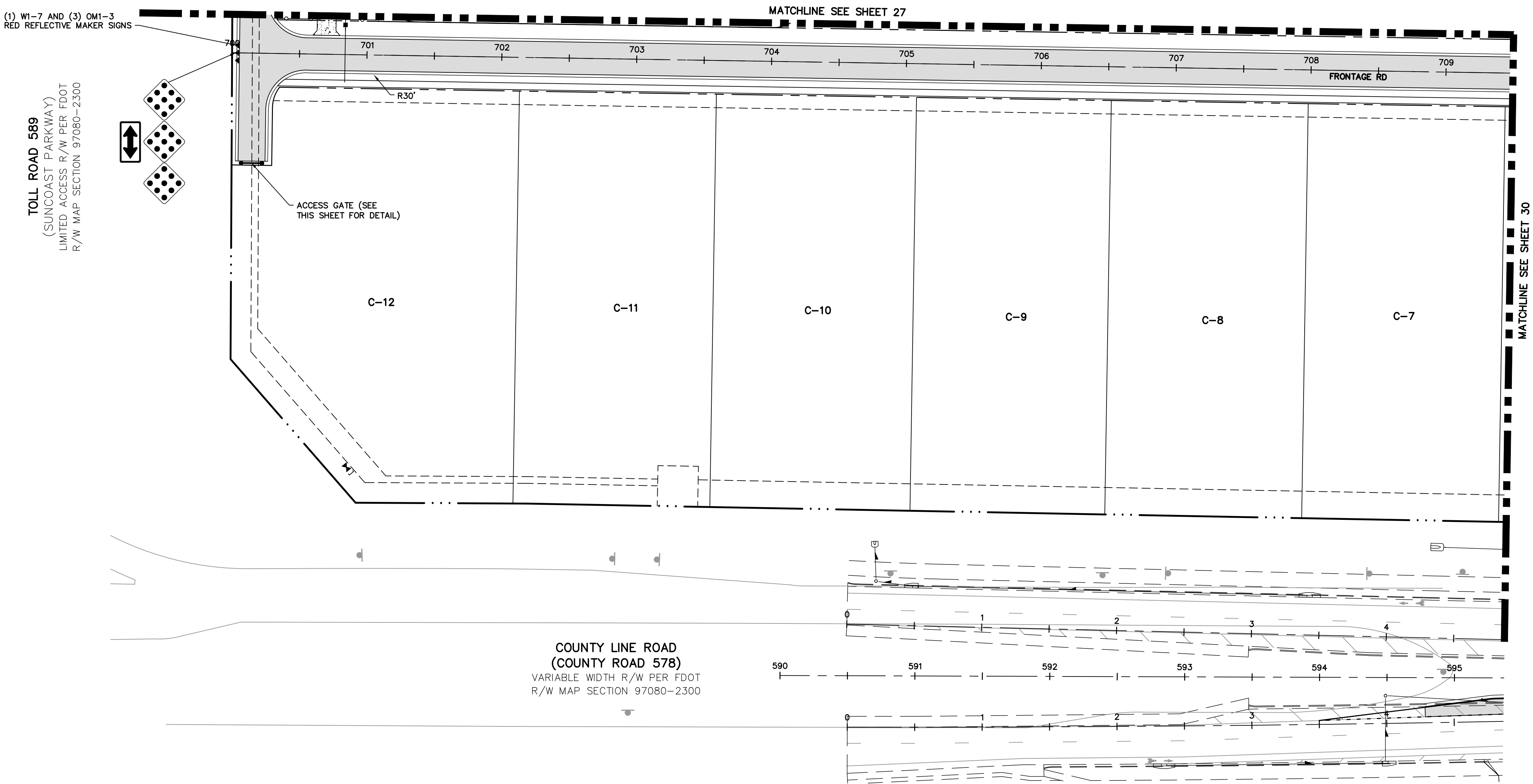
PREPARED FOR

PROJECT NO	1014
DESIGNED	PES
CHECKED	PES
DRAWN	AVS
DATE	MAY 25, 2021
SHEET	28 OF 43

	= Street Name Sign (2x20) D.J.		= Regulatory Speed Sign (R2-1 20' MPH) 24" x 30" with No Parking Sign (R8-3A) and supplemental plate (ANY STREET)
	= Warning Sign (W1-1 R or L) 36" x 36"		= Dead End (W14-1) 30" x 30"
	= Advisory Speed (W13-1) 18" x 18"		= No Outlet (W14-2A) 36" x 8"
	= Crosswalk Warning Sign (W11-2) 30" x 30"		= Keep Right (R4-7) 30" x 36"
	= Downward Diagonal Arrow (W16-7P) 24" x 12"		= Reflective Marker Sign Yellow (OM1-1) Reflective Marker Sign Red (OM4-1) 18" x 18"
	= Stop Sign (R1-1) 30" x 30"		= Reflective Marker Sign Yellow (OM1-3) 18" x 18"
	= Road Closed Signage		= Two Direction Arrow (W1-7)
	= Access Gate		



SHEET LOCATION MAP



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

DIGITAL SIGNATURE (SHA1
HUMPRINT 51 44 A8 7D 70 A0 DA
EC E1 8B 93 BD
02 B4 8F DF 6E FB 05 3D)

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

3030 STARKEY BOULEVARD
TRINITY, FLORIDA 34655

PHONE: (727) 478-2421
www.fidandp.com
E-mail: info@fidandp.com
Engineer # - CA No. 33088
Survey # - LB8342



**Florida Land
Design &
Permitting**

TRI COUNTY DEVELOPMENT, INC
6400 DEER CROCKING BLVD. SUITE 400

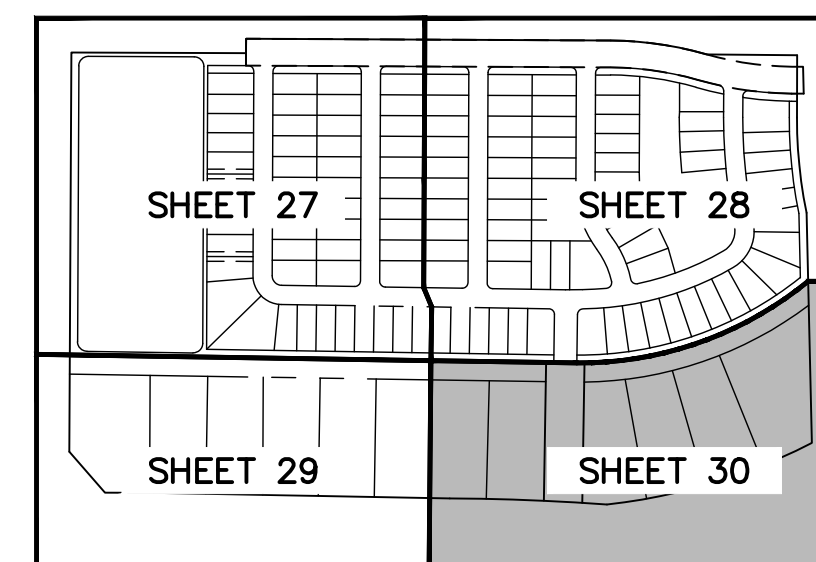
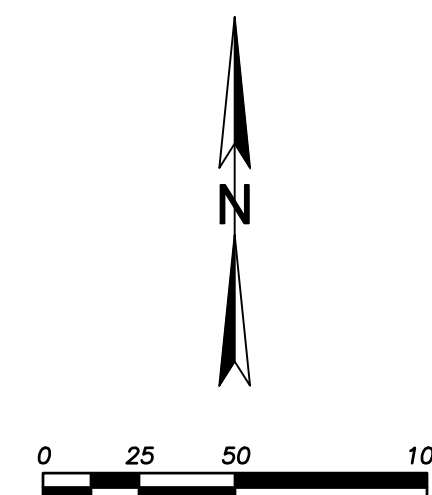
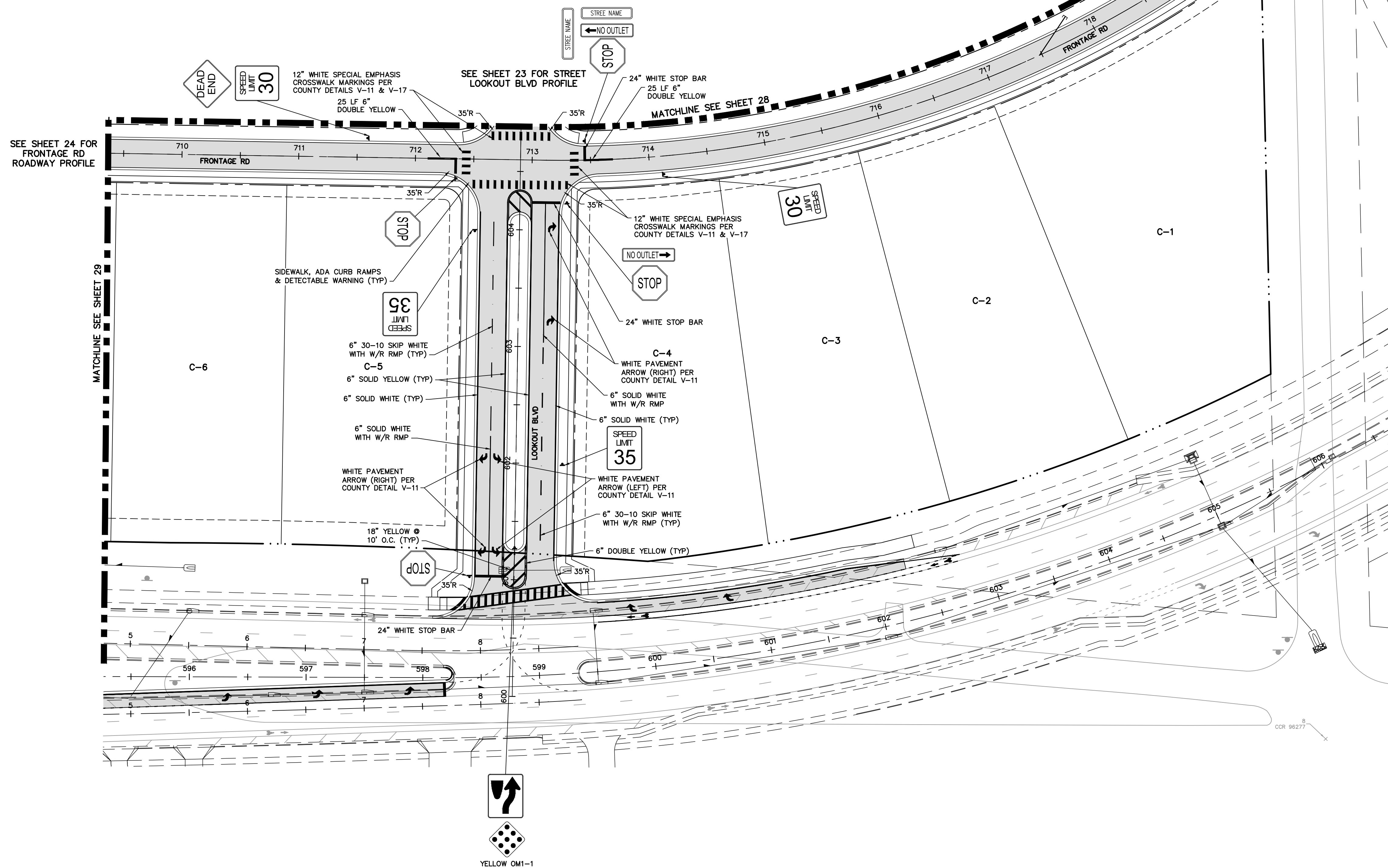
TRI COUNTY DEVELOPMENT, INC
8400 RIVER CROSSING BLVD., SUITE 102
NEW PORT RICHEY, FL 34855
PHONE: (727) 376-6881

**SUNCOAST LANDING
COMMERCIAL & RESIDENTIAL SUB-DIVISION**

SIGNAGE AND PAVEMENT MARKINGS PLAN (3)

PROJECT ID		1014	
PROJECT NO		2019-1014	
DESIGNED	PES	CHECKED	
DRAWN	AVS	QC	
DATE			
MAY 25, 2021			
SHEET			
29		OF	43

 D.3	= Street Name Sign (2x33)	 SPEED LIMIT 30	= Regulatory Speed Sign (R2-1 20 MPH) 24" x 30" with No Parking Sign (R8-3A) and supplemental plate (ANY STREET)
	= Warning Sign (W1-1 R or L) 36" x 36"	 DEAD END	= Dead End (W14-1) 30" x 30"
 15 M.P.H.	= Advisory Speed (W13-1) 18" x 18"		= No Outlet (W14-2A) 36" x 8"
	= Crosswalk Warning Sign (W11-2) 30" x 30"		= Keep Right (R4-7) 30" x 36"
	= Downward Diagonal Arrow (W16-7P) 24" x 12"		= Reflective Marker Sign Yellow (OM1-1) 18" x 18"
	= Stop Sign (R1-1) 30" x 30"		
	= Road Closed Signage		



SHEET LOCATION MAP

COUNTY LINE ROAD
(COUNTY ROAD 578)
VARIABLE WIDTH R/W PER FDOT
R/W MAP SECTION 97080-2300

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

DIGITAL SIGNATURE (SHA1
THUMPRINT 51 44 8A 7D 70 5A A3
EC E1 8B 93 8D
02 B4 8F 6D 6E FB 05 3D)

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

3030 STARKEY BOULEVARD
TRINITY, FLORIDA 34655

PHONE: (727) 478-2421
www.flandp.com
E-mail: info@flandp.com
Engineer # - CA No. 33088
Survey # - LB8342

Florida Land Design & Permitting

TRI COUNTY DEVELOPMENT, INC

PREPARED FOR

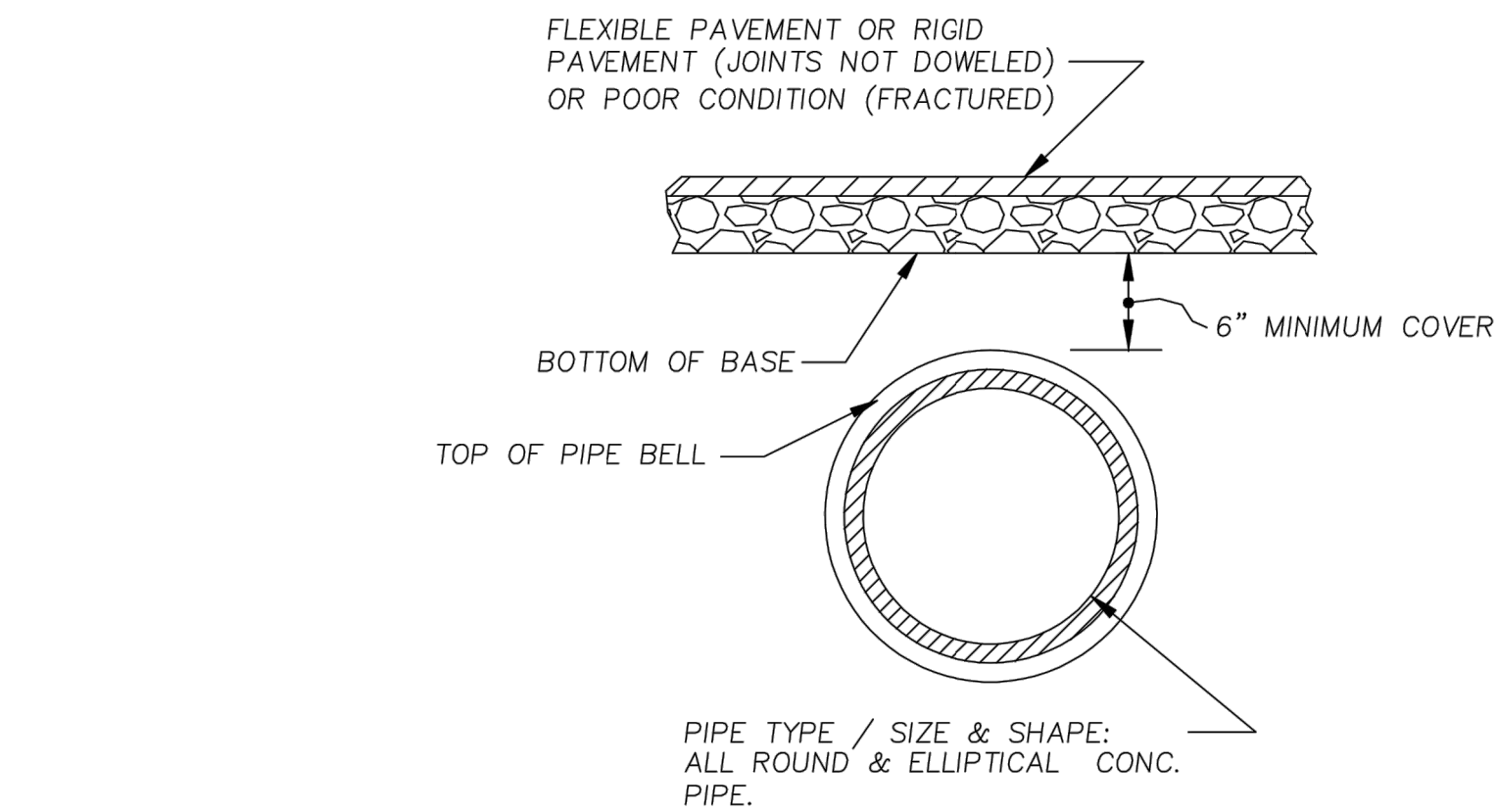
PROJECT ID	1014
PROJECT NO	2019-1014

DESIGNED	PES	CHECKED	PES
DRAWN	AVS	QC	EM

DATE	MAY 25, 2021
------	--------------

SHEET 30 OF 43

NO		DATE		REVISONS	
1	1	1	1	1	1
2	2	2	2	2	2
3	3	3	3	3	3
4	4	4	4	4	4
5	5	5	5	5	5
6	6	6	6	6	6
7	7	7	7	7	7
8	8	8	8	8	8
9	9	9	9	9	9
10	10	10	10	10	10
11	11	11	11	11	11
12	12	12	12	12	12
13	13	13	13	13	13
14	14	14	14	14	14
15	15	15	15	15	15
16	16	16	16	16	16
17	17	17	17	17	17
18	18	18	18	18	18
19	19	19	19	19	19
20	20	20	20	20	20
21	21	21	21	21	21
22	22	22	22	22	22
23	23	23	23	23	23
24	24	24	24	24	24
25	25	25	25	25	25
26	26	26	26	26	26
27	27	27	27	27	27
28	28	28	28	28	28
29	29	29	29	29	29
30	30	30	30	30	30
31	31	31	31	31	31
32	32	32	32	32	32
33	33	33	33	33	33
34	34	34	34	34	34
35	35	35	35	35	35
36	36	36	36	36	36
37	37	37	37	37	37
38	38	38	38	38	38
39	39	39	39	39	39
40	40	40	40	40	40
41	41	41	41	41	41
42	42	42	42	42	42
43	43	43	43	43	43
44	44	44	44	44	44
45	45	45	45	45	45
46	46	46	46	46	46
47	47	47	47	47	47
48	48	48	48	48	48
49	49	49	49	49	49
50	50	50	50	50	50
51	51	51	51	51	51
52	52	52	52	52	52
53	53	53	53	53	53
54	54	54	54	54	54
55	55	55	55	55	55
56	56	56	56	56	56
57	57	57	57	57	57
58	58	58	58	58	58
59	59	59	59	59	59
60	60	60	60	60	60
61	61	61	61	61	61
62	62	62	62	62	62
63	63	63	63	63	63
64	64	64	64	64	64
65	65	65	65	65	65
66	66	66	66	66	66
67	67	67	67	67	67
68	68	68	68	68	68
69	69	69	69	69	69
70	70	70	70	70	70
71	71	71	71	71	71
72	72	72	72	72	72
73	73	73	73	73	73
74	74	74	74	74	74
75	75	75			



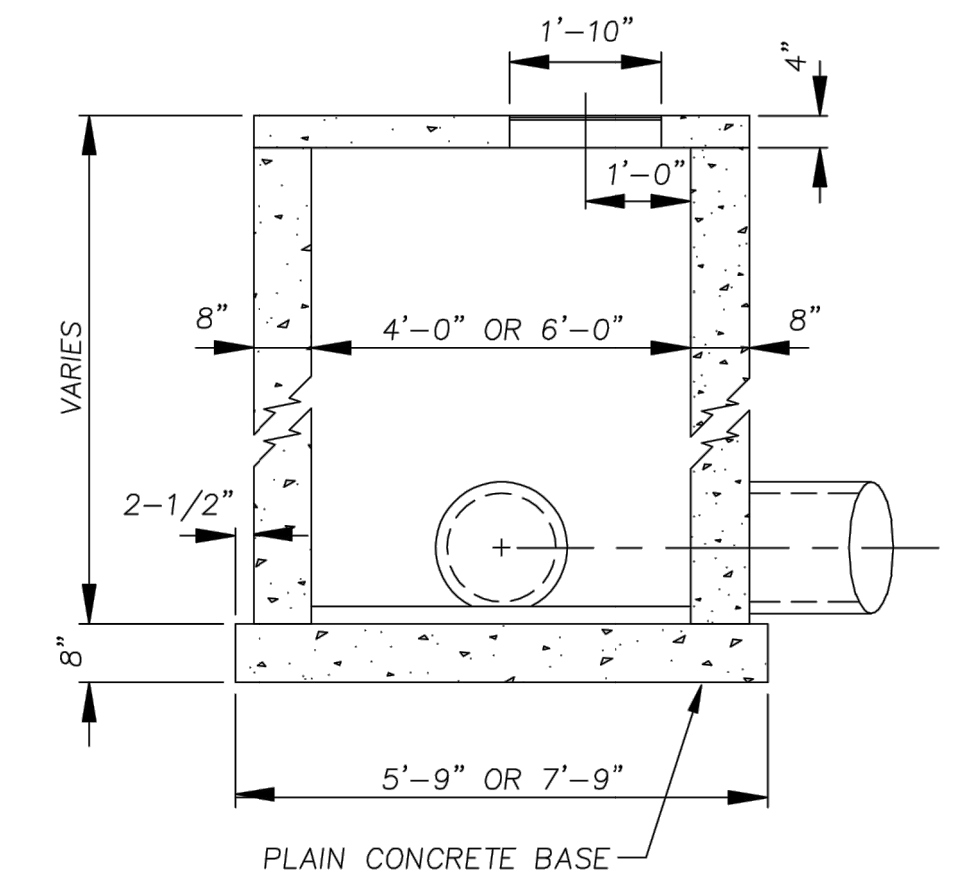
GENERAL NOTES:

1. THE RECOMMENDED 6" MINIMUM DIMENSION IS TO WITHSTAND ANTICIPATED HIGHWAY TRAFFIC LOADS. ADDITIONAL COVER MAY BE REQUIRED TO SUPPORT CONSTRUCTION EQUIPMENT LOADS OR HIGHWAY TRAFFIC LOADS BEFORE PAVEMENT IS COMPLETED. SOME SIZE THICKNESS COMBINATIONS MAY REQUIRE MINIMUM COVER GREATER THAN THE ONE LISTED ABOVE.
2. 6" MIN. COVER SHOWN IS STANDARD INSTALLATION. THE COUNTY ENGINEER MAY REQUIRE MORE COVER AND/OR BASE DEPENDING ON SITE CONDITIONS. (THESE FEATURES MAY INCLUDE BUT ARE NOT LIMITED TO EXTRA STRENGTH PIPE, SELECT BEDDING, SELECT BACKFILL AND ENCASEMENT). REFERENCE F.D.O.T. INDEX 205.

TITLE: DRAINAGE / EROSION STANDARD
COVER HEIGHTS

APPROVED BY: C. G. MIXSON, P.E.
DATE: 10-01-08
NO.: III-01

HERNANDO COUNTY
DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
1926 E. JEFFERSON ST.
BROOKSVILLE, FLORIDA 34601
PH. (882)754-4082 FAX. (882)754-4423



SECTION C - C

N.T.S.

NOTES:

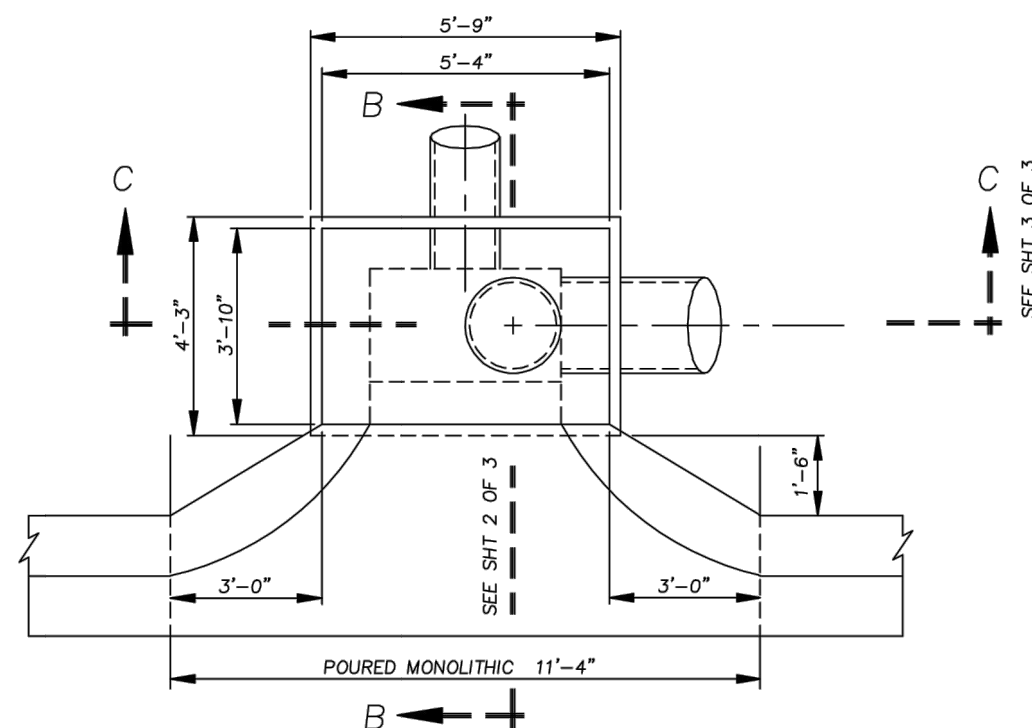
1. STRUCTURE CAN BE MODIFIED FOR SINGLE OR DOUBLE THROAT.
2. SEE F.D.O.T. STANDARD NO. 210 FOR STEEL REINFORCING IN TOP SLAB.
3. STRUCTURES LARGER THAN 4' X 6' (INSIDE) SHALL BE PRE-CAST OR CAST-IN-PLACE.
4. REINFORCING - NO.4 BARS @ 12" CENTERS UNLESS OTHERWISE NOTED. CUT OR BEND BARS OUT OF THE WAY OF PIPE WHEN NECESSARY. BARS TO CLEAR PIPE BY 1-1/2".
5. RECOMMENDED MAXIMUM PIPE SIZES ARE 24" LONGITUDINAL AND 30" TRANSVERSE. FOR LARGER PIPE, INLETS WITH BOTTOMS TYPE J, ALT. B, INDEX NO. 200 ARE RECOMMENDED.
6. FOR MANHOLE AND JUNCTION BOX TOPS, FOR FRAMES AND COVERS, AND, FOR SUPPLEMENTARY DETAILS SEE INDEX NO. 201.

SHEET 2 OF 2

TITLE: DRAINAGE / EROSION STANDARD
CURB INLET

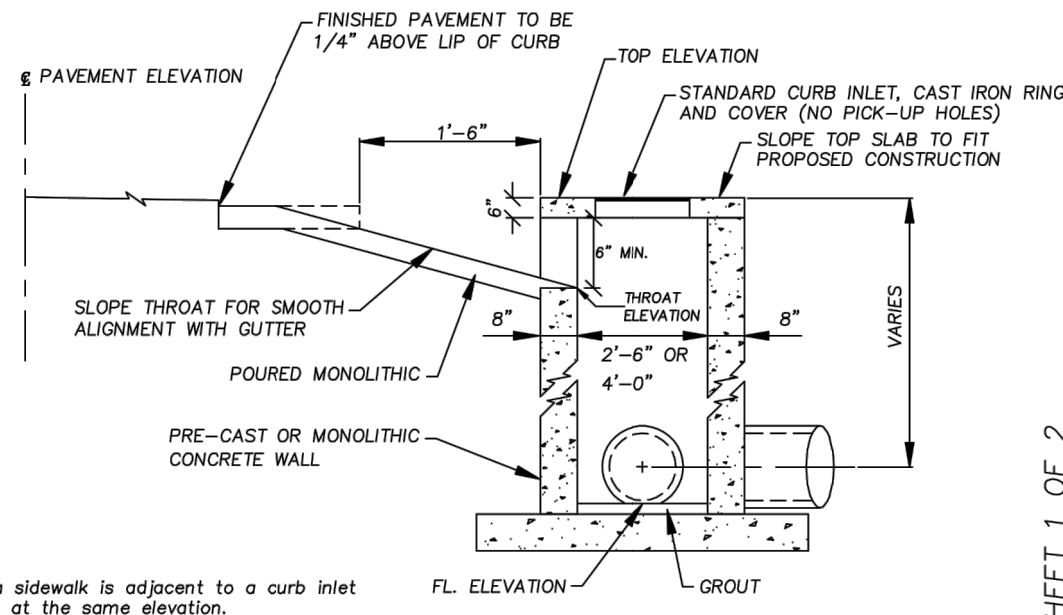
APPROVED BY: C. G. MIXSON, P.E.
DATE: 10-01-08
NO.: III-03

HERNANDO COUNTY
DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
1926 E. JEFFERSON ST.
BROOKSVILLE, FLORIDA 34601
PH. (882)754-4082 FAX. (882)754-4423



INLET FOR MIAMI GUTTER

TYPE 1 INLET N.T.S.



SECTION B - B

N.T.S.

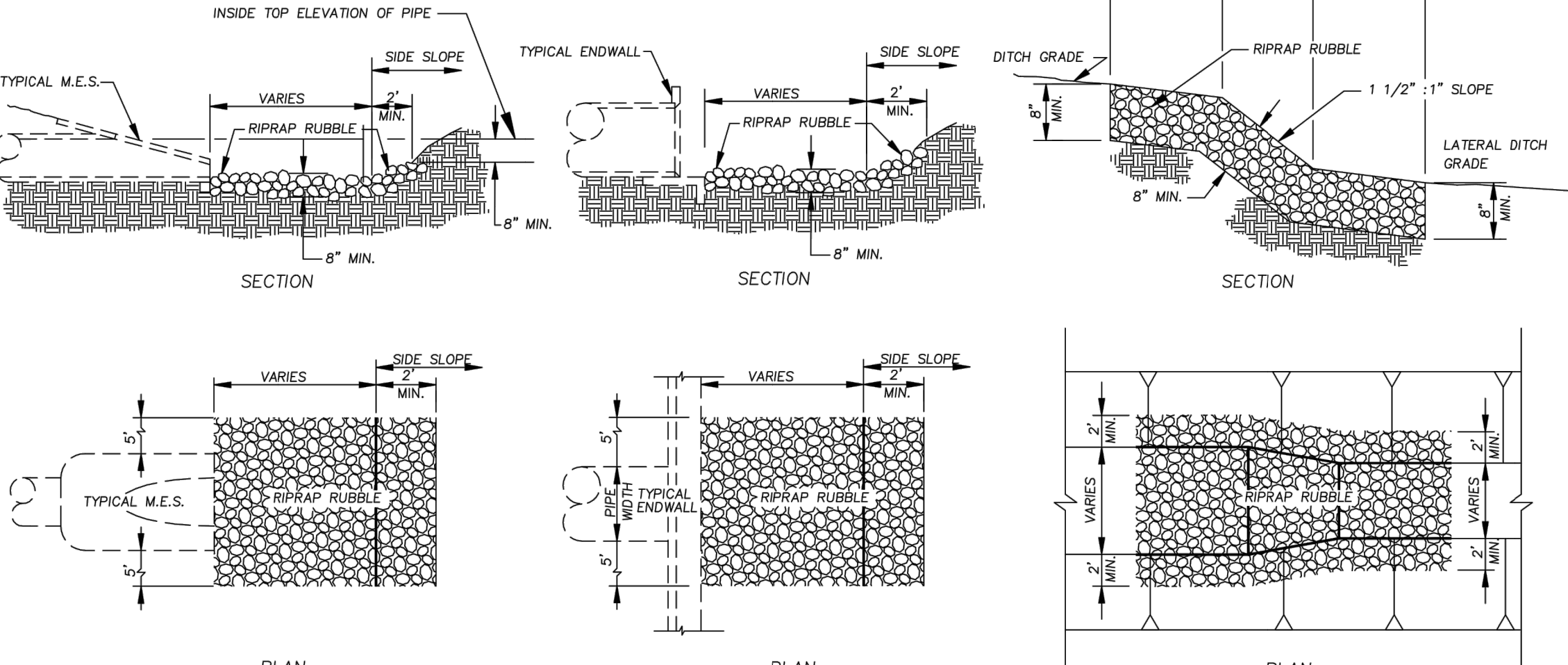
NOTE: If a sidewalk is adjacent to a curb inlet it shall be at the same elevation.

SHEET 1 OF 2

TITLE: DRAINAGE / EROSION STANDARD
CURB INLET

APPROVED BY: C. G. MIXSON, P.E.
DATE: 10-01-08
NO.: III-02

HERNANDO COUNTY
DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
1926 E. JEFFERSON ST.
BROOKSVILLE, FLORIDA 34601
PH. (882)754-4082 FAX. (882)754-4423



GENERAL NOTES

1. REFER TO F.D.O.T. STANDARD SPECIFICATIONS SECTION 530 FOR ADDITIONAL RIPRAP RUBBLE SPECIFICATIONS.
2. GEOTEXTILE SHALL BE INSTALLED BEFORE ANY RIP RAP IS PLACED. GEOTEXTILE SHALL CONFORM TO F.D.O.T. SPEC 530 AND 514.

TITLE: DRAINAGE / EROSION STANDARD
RIPRAP

APPROVED BY: C. G. MIXSON, P.E.
DATE: 10-01-08
NO.: III-04

HERNANDO COUNTY
DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
1926 E. JEFFERSON ST.
BROOKSVILLE, FLORIDA 34601
PH. (882)754-4082 FAX. (882)754-4423

PREPARED FOR: TRI COUNTY DEVELOPMENT, INC.

PROJECT NO: 1014

PROJECT NAME: SUNCOAST LANDING
COMMERCIAL & RESIDENTIAL SUB-DIVISION
PAVING, GRADING, AND DRAINAGE DETAILS (1)

DESIGNED	PES	CHECKED	PES
DRAWN	AVS	QC	EM
DATE	MAY 25, 2021		
SHEET	32 OF 43		

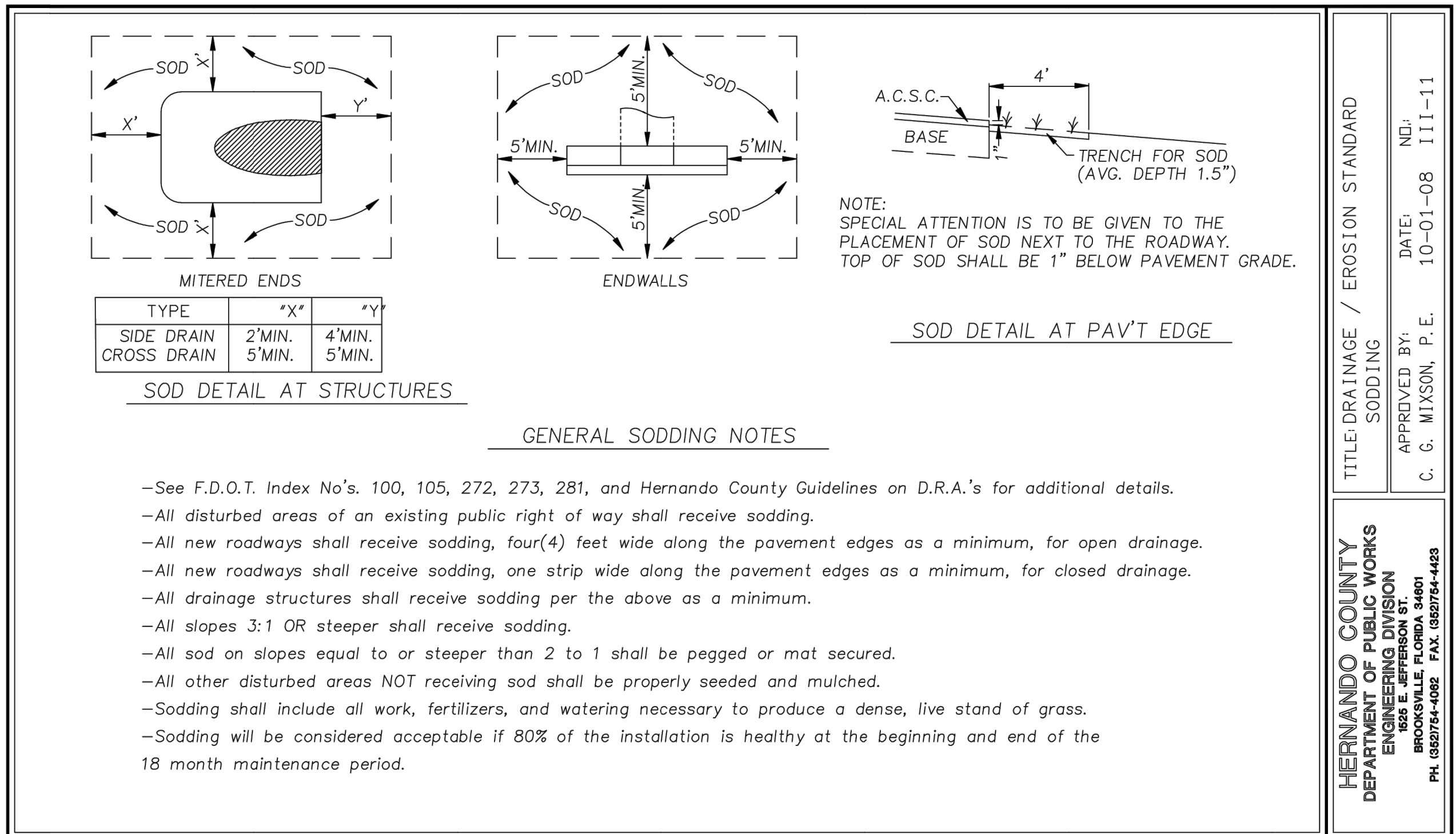
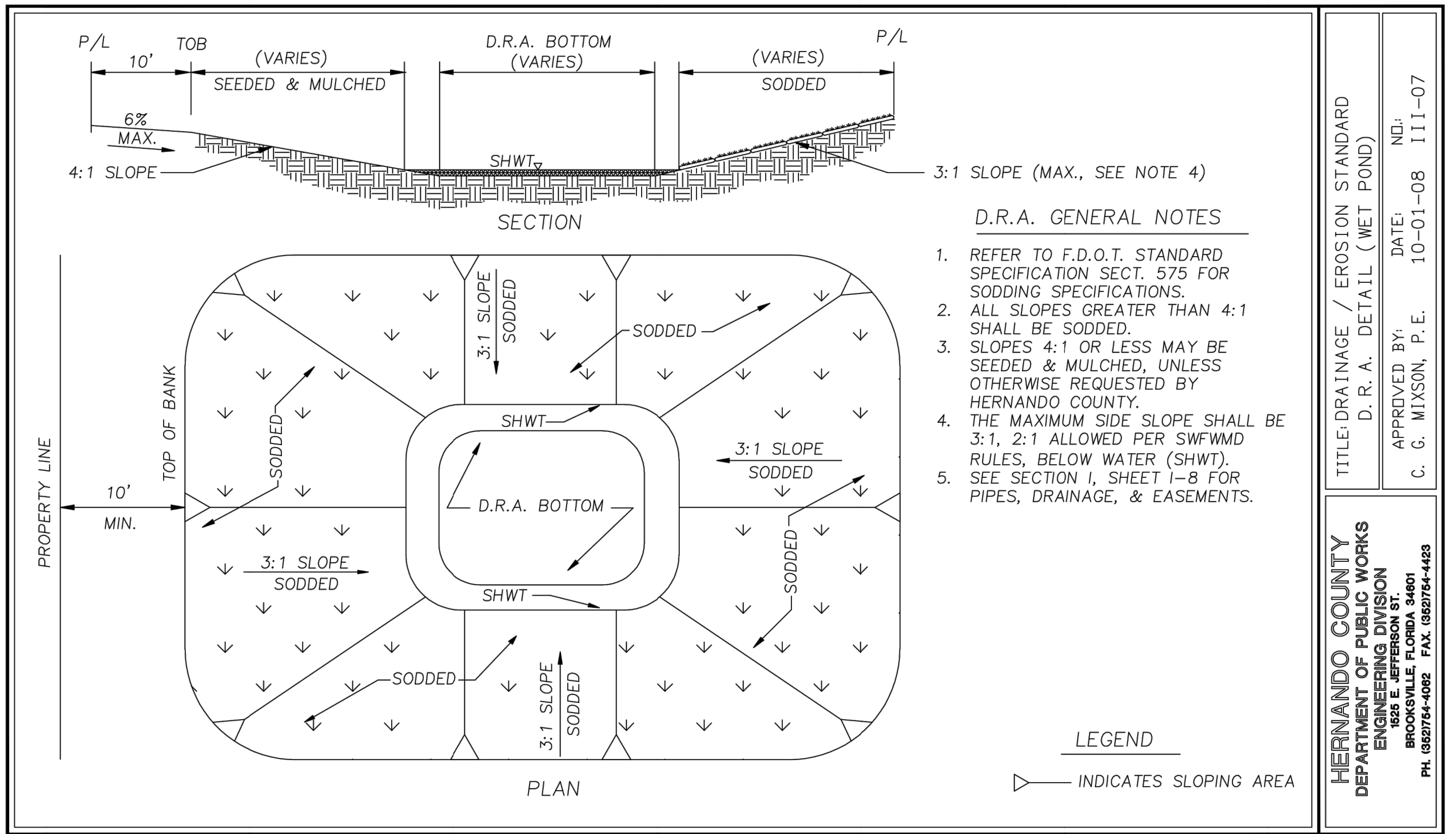
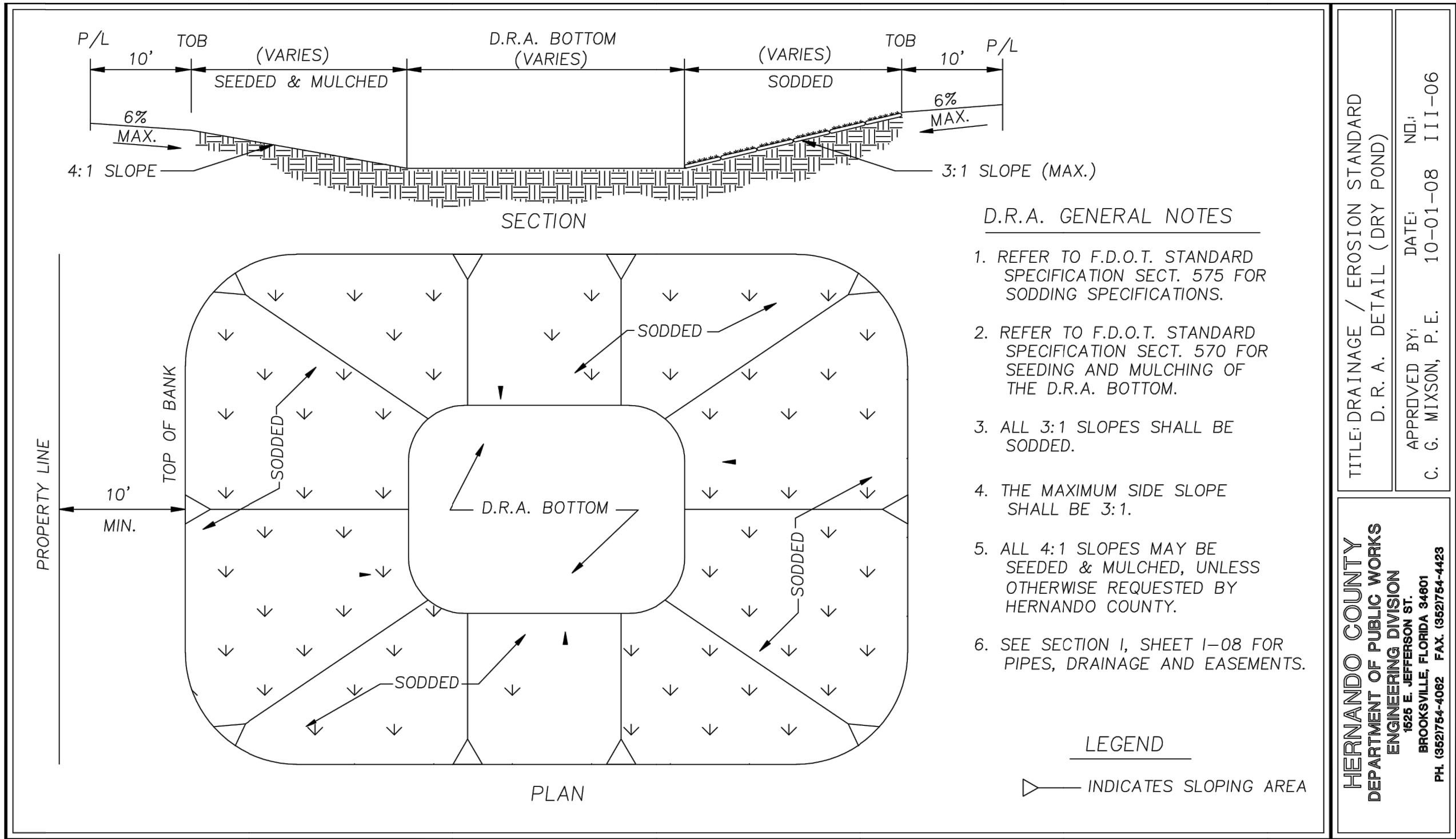
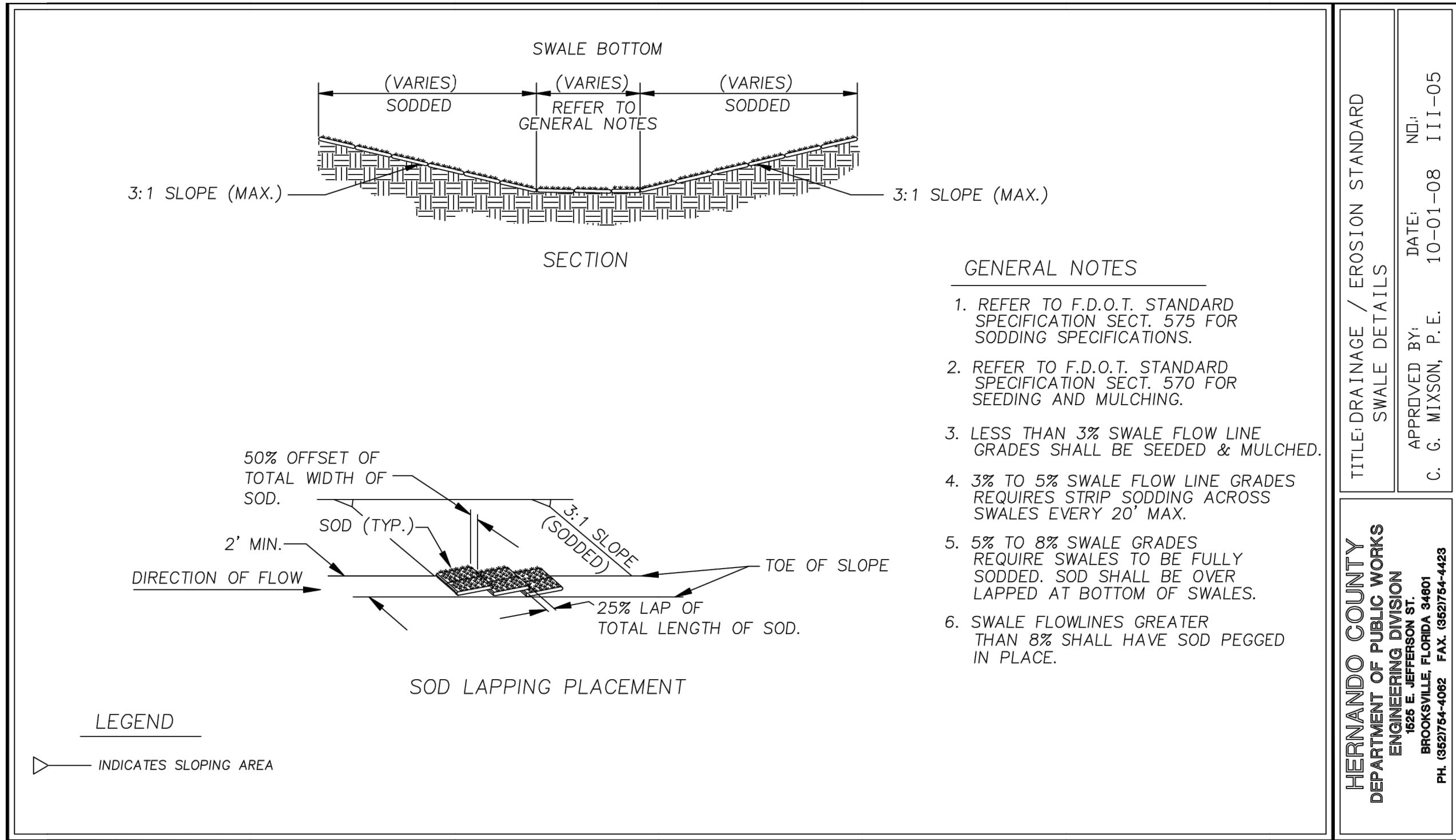
3030 STANLEY BOULEVARD
TRINITY, FLORIDA 34655
PHONE: (727) 478-2421
www.landsdesign.com
Engineer # - CA No. 33088
Survey # - LB8342

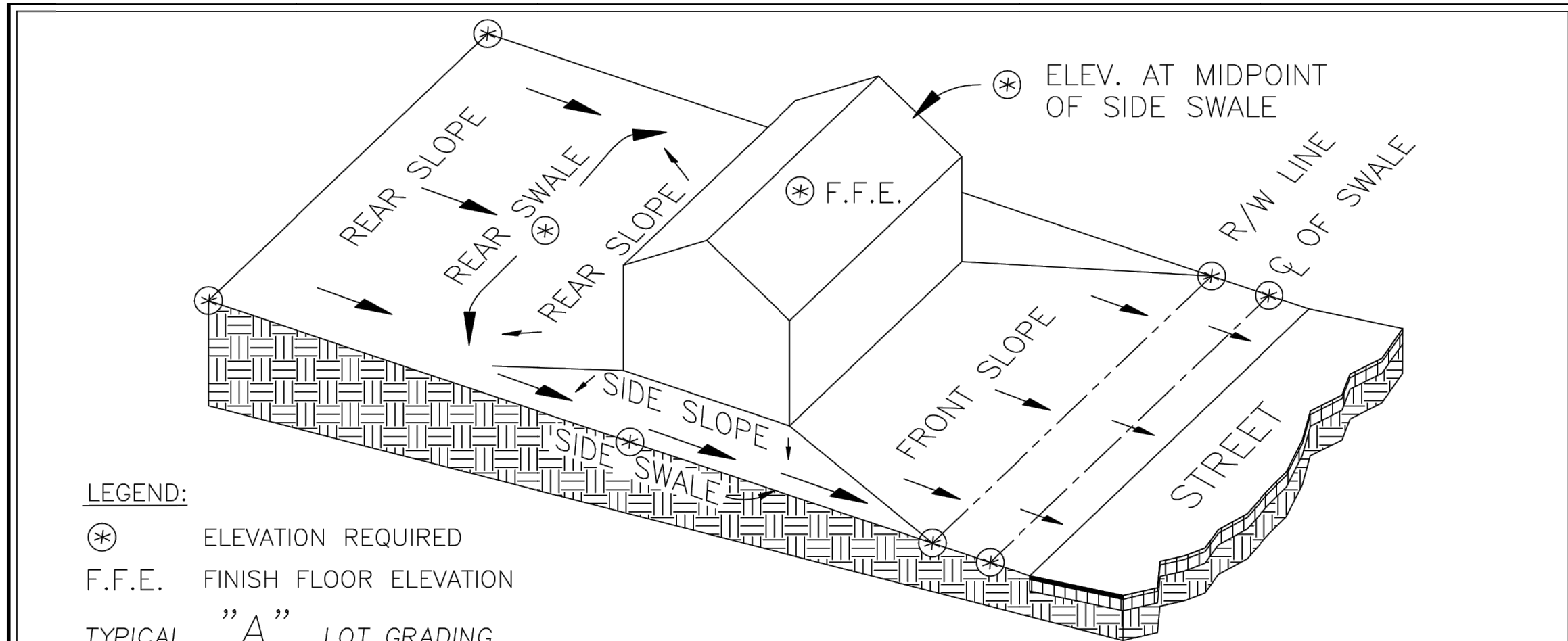
Florida Land
Design &
Permitting

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
DIGITAL SIGNATURE (SHA1
THUMBPRINT 51 44 A8 7D 70 AA D3
EC E1 B8 93 BD
02 84 9F 0F 6E F8 05 3D)
PRINTED COPIES OF THIS DOCUMENT
ARE NOT CONSIDERED SIGNED AND
SEALED AND THE DIGITAL SIGNATURE
MUST BE VERIFIED ON ANY
ELECTRONIC COPIES

© Copyright 2021 Florida Land Design & Permitting Inc. Drawings, Concepts, Design may not be used without written permission.

May 25, 2021 @ 8:58am P:\014 Programs\Condos\Subdiv\Plans\014_SUNCO-PP03T.dwg - jwtrial





LEGEND:

⊗ ELEVATION REQUIRED
F.F.E. FINISH FLOOR ELEVATION

TYPICAL "A" LOT GRADING

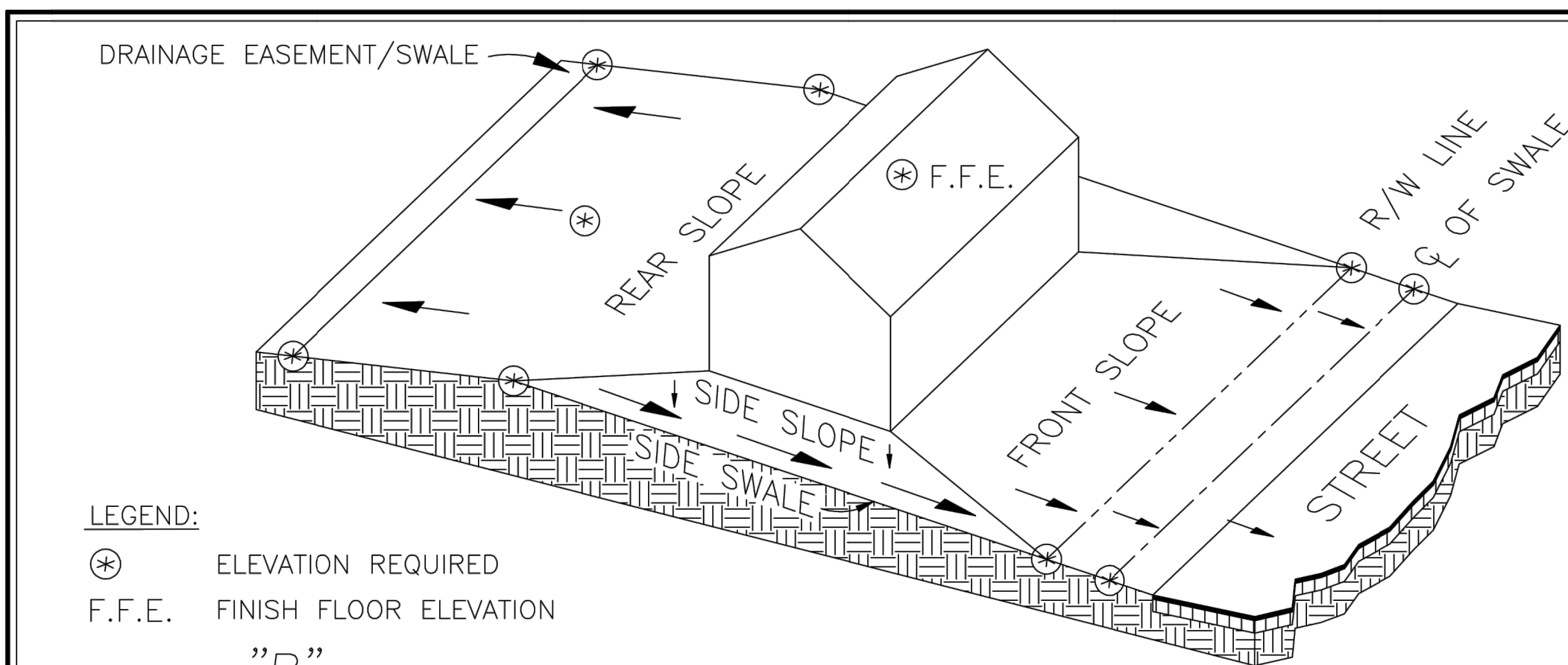
NOTES:

1. USE WITH SHEET III-15, LOT GRADING RULES.
2. TYPICAL "A" REPRESENTS REAR SLOPING SITES. WHERE THE SITE IS SLOPED, THE STRUCTURE WILL BE ELEVATED AT LEAST 12" ABOVE THE HIGHEST ELEVATION THE HOUSE SITS ON. DRAINAGE WILL BE AWAY FROM AND AROUND THE STRUCTURE.
3. REAR SWALE MINIMUM DEPTH 12" BELOW FINISH FLOOR ELEVATION. REAR SWALE SHALL DIRECT RUNOFF TO SIDE SWALE FLOWING INTO COUNTY RIGHT-OF-WAY.

TITLE: DRAINAGE / EROSION STANDARD
LOT AND BLOCK GRADING "A"

APPROVED BY: C. G. MIXSON, P.E.
DATE: 10-01-08
NO.: III-12

HERNANDO COUNTY
DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
1625 E. JEFFERSON ST.
BROOKSVILLE, FLORIDA 34601
PH. (827)54-4092 FAX. (827)54-4423



LEGEND:

⊗ ELEVATION REQUIRED
F.F.E. FINISH FLOOR ELEVATION

TYPICAL "B" LOT GRADING

NOTES:

1. USE WITH SHEET III-15, LOT GRADING RULES.
2. TYPICAL "B" REPRESENTS FLAT OR DEPRESSED SITES. IF THE SITE IS FLAT OR DEPRESSED, THE FIRST FLOOR OF THE STRUCTURE SHALL BE AT LEAST 12" ABOVE THE CROWN OF THE ROAD, MEASURED AT THE MID-POINT OF THE FRONT OF THE HOUSE PAD.
3. FINISH FLOOR ELEVATION TO BE A MIN. 12" ABOVE E OF ROAD GRADE AND BE AT OR ABOVE THE 100 YEAR FLOOD PLAIN.

TITLE: DRAINAGE / EROSION STANDARD
LOT AND BLOCK GRADING "B"

APPROVED BY: C. G. MIXSON, P.E.
DATE: 10-01-08
NO.: III-13

HERNANDO COUNTY
DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
1625 E. JEFFERSON ST.
BROOKSVILLE, FLORIDA 34601
PH. (827)54-4092 FAX. (827)54-4423

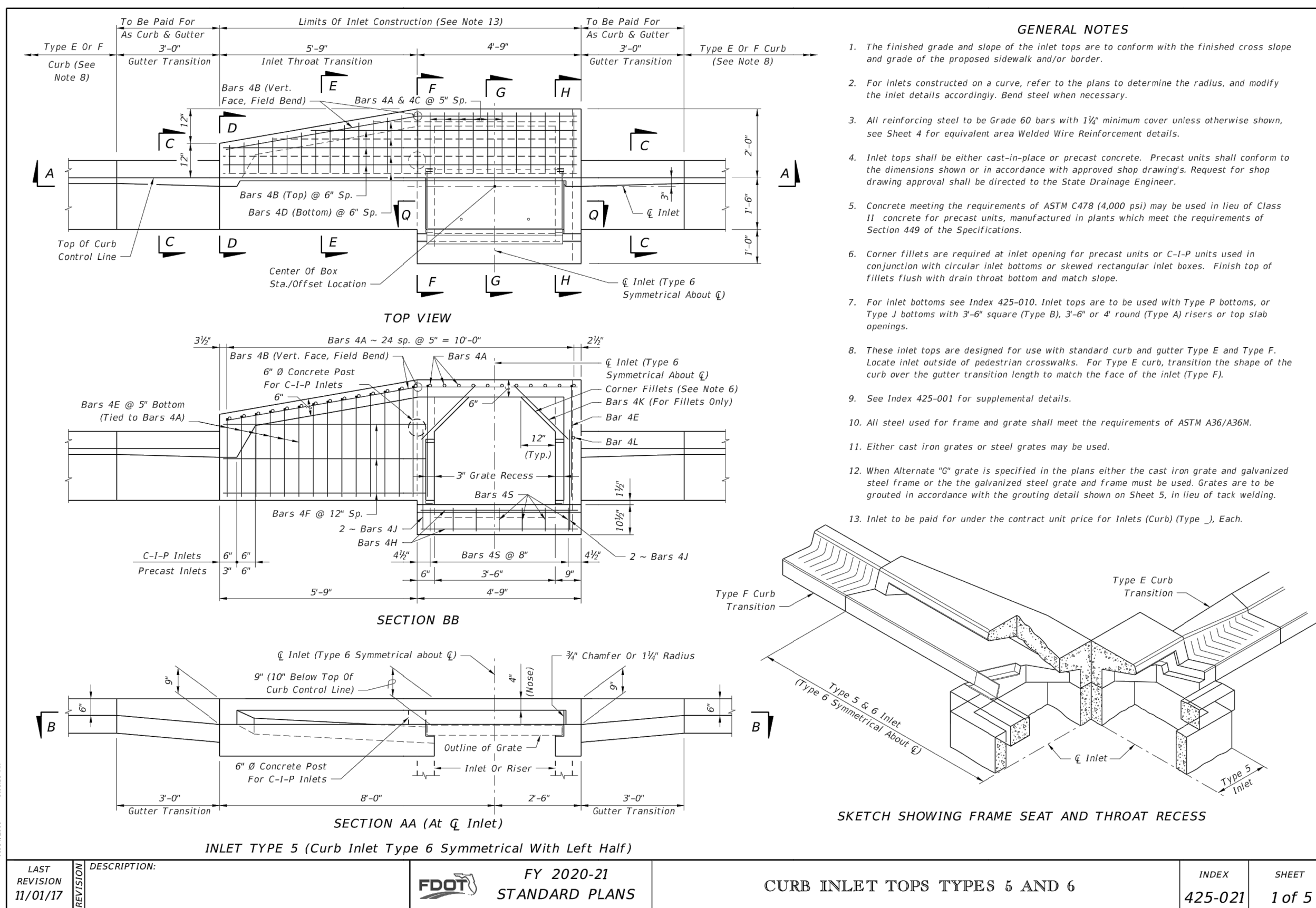
LOT GRADING RULES FOR ALL LOTS

1. THIS STANDARD IS INTENDED TO MEET THE PROVISIONS OF THE FLORIDA BUILDING CODE REQUIRING DRAINAGE BE DESIGNED TO CARRY WATER AWAY FROM STRUCTURE. IT IS NOT INTENDED TO AND DOES NOT NECESSARILY PREVENT FLOODING CAUSED BY THE STRUCTURE BEING LOCATED IN A FLOOD PRONE AREA.
2. THE FINISHED FLOOR ELEVATION SHOULD BE SHOWN ON SUBDIVISION FINAL CONSTRUCTION PLANS TO THE NEAREST 1/TENTH (0.1) FOOT.
3. PROVISIONS SHOULD BE MADE TO RECEIVE RUNOFF FROM HIGHER ADJACENT LOTS, AND TO DISCHARGE TO LOWER LOTS AT AN APPROPRIATE LOCATION
4. FINISHED FLOOR ELEVATIONS OF ADJACENT STRUCTURES, IF EXISTING, SHALL BE PROVIDED.
5. ELEVATION OF SWALE E AT EACH PROPERTY LINE PROJECTION AND BOTH CULVERT INVERTS, IF EXISTING, SHALL BE PROVIDED.
6. FILL OR CUTS 30" OR GREATER SHALL REQUIRE AN ENGINEERED SITE PLAN TO ADDRESS DRAINAGE AND SLOPE STABILITY.
7. FRONT, SIDE, AND REAR SLOPES SHALL NOT BE STEEPER THAN 3:1.
8. NO STRUCTURE, BUILDING, OR IMPROVEMENT CAN ENCROACH, OR BE CONSTRUCTED WITHIN EASEMENTS.
9. IF SIDE AND/OR REAR EASEMENTS EXIST, AND IF RETAINING WALL CONSTRUCTION IS REQUIRED ALONG SIDE AND/OR REAR OF LOT, THE SIDE AND/OR REAR LOT EASEMENTS MUST FIRST BE VACATED AND THE RETAINING WALL(S) MUST THEN BE CONSTRUCTED ADJACENT TO THE PROPERTY LINE.
10. LOTS WITH 5' SIDE SETBACKS/EASEMENTS REQUIRE AN ENGINEERED SITE PLAN FOR ANY CONSTRUCTION.
11. LOTS WITH A 5' SETBACK THAT EXCEED 8" DIFFERENCE IN F.F.E. BETWEEN THEM, (LOCATIONS TO BE SHOWN ON PLANS). LOTS WITH 7.5' SETBACK THAT EXCEED 18" DIFFERENCE IN F.F.E. BETWEEN THEM REQUIRE A STEM WALL OR RETAINING WALL BETWEEN THEM, (LOCATIONS TO BE SHOWN ON PLANS). LOTS WITH A 10' SETBACK THAT EXCEED 28" DIFFERENCE IN F.F.E. BETWEEN THEM REQUIRE A STEM WALL OR RETAINING WALL BETWEEN THEM, (LOCATIONS TO BE SHOWN ON PLANS).
12. ALL SINGLE FAMILY RESIDENTIAL AND ACCESSORY STRUCTURES SHALL RECEIVE A FINAL GRADE AND DRAINAGE INSPECTION PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
13. ALL FINISHED FLOOR ELEVATIONS SHALL BE AT OR ABOVE THE 100 YEAR FLOOD PLAIN ELEVATION.
14. THE HOUSE SHALL BE 12" HIGHER THAN THE FLOW LINE OF THE SWALE ALL AROUND THE HOUSE.
15. LOTS WITHIN THE VELOCITY ZONE, THE 100-YEAR FLOOD ZONE, AND INFILL LOTS SHALL REQUIRE KNOCKOUT WALLS, STEM WALLS, AND/OR RETAINING WALLS AS NECESSARY TO PROVIDE ADEQUATE DRAINAGE AND ACCEPTABLE GRADE TRANSITIONS TO ADJACENT LOT ELEVATIONS.
16. LOT GRADING SHALL MAINTAIN HISTORICAL FLOW PATHS AND PREVENT ACCUMULATION OF WATER OR EXCESSIVE RUNOFF ONTO ADJACENT PROPERTIES.
17. SIDE SWALES SHALL DRAIN TO THE FRONT OR REAR ON EACH LOT AND SHALL FUNCTION INDEPENDENTLY FROM ALL ADJOINING LOTS.
18. WHERE A SEPTIC SYSTEM MOUND IS REQUIRED, ADEQUATE DISTANCE MUST BE PROVIDED BETWEEN THE TOE OF SLOPE OF THE MOUND AND THE PROPERTY LINE TO ADDRESS DRAINAGE ISSUES (SEE LOT GRADING RULE 16 ABOVE).
19. IN SUBDIVISIONS ADJACENT LOTS GENERALLY SHARE A COMMON SWALE. THE CENTER OF THE SWALE IS THE PROPERTY LINE. THE FIRST HOUSE BUILT MUST ESTABLISH THEIR HALF OF THE COMMON SWALE.

TITLE: DRAINAGE / EROSION STANDARD
LOT GRADING RULES

APPROVED BY: C. G. MIXSON, P.E.
DATE: 10-01-08
NO.: III-16

HERNANDO COUNTY
DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
1625 E. JEFFERSON ST.
BROOKSVILLE, FLORIDA 34601
PH. (827)54-4092 FAX. (827)54-4423



GENERAL ALIGNMENT

In the design of roadway curves, it is necessary to establish a proper relationship between curvature of the roadway and its design speed.

Sharp horizontal or vertical curvature should not be used in the following locations:

- At or near a crest in grade;
- At or near a low point or sag in grade;
- At the end of long tangents;
- At or near intersections.

Note that good roadway alignment shall include proper roadside design including: shoulders, front and back slopes, clear zone, and the treatment of all other features located within the right-of-way.

HORIZONTAL ALIGNMENT

Table 1, provides the centerline radius for various design speeds for roadways designed using a "normal" crown (+2% / -2%).

The use of superelevation may be employed to counteract centrifugal force and allow drivers to comfortably and safely travel through curves of a sharper design.

Superelevation design shall be accomplished per the FDOT Greenbook & Design Standards (Index), latest editions.

VERTICAL ALIGNMENT

Changes in grade shall be connected by a parabolic curve. Vertical curves are required when the algebraic difference of intersecting grades exceed the values given in Table 2.

The minimum length of a vertical curve is obtained from calculations using the "K" values in Table 3.

Vertical curve length shall not be less than three (3) times the design speed of the roadway.

RESIDENTIAL ACCESS LOOPS

The use of one or two way access loops, partial cul-de-sacs, (also referred to as "eyebrows", "bulb-outs", "bulges") or other means to provide additional pavement on horizontal or vertical curves is not allowed.

SEE GUIDELINES IV-04 THROUGH IV-12 FOR DETAILS OF SPECIFIC ROADWAY SECTION INFORMATION.

Table 1
HORIZONTAL CURVATURE w/ NORMAL CROWN (+2%/-2%)

V (MPH)	COLLECTOR		RESIDENTIAL	
	f	RADIUS	f	RADIUS
15			0.380	50'
20			0.300	95'
25			0.260	180'
30			0.220	300'
35	0.200	450'		
40	0.175	690'		
45	0.145	1080'		
50	0.140	1390'		
55	0.135	1750'		
60	0.130	2180'		

f = Coefficient of Friction

HORIZONTAL CURVE FORMULA

$$R = \frac{V^2}{15(e+f)}$$

R = Radius (in feet)
V = Velocity (MPH)
e = Superelevation Rate (%)
f = Coefficient of Friction

Table 2
MAX CHANGE IN GRADE w/o USING VERTICAL CURVE

Design Speed (MPH)	20	25	30	35	40	45	50	55	60
Max Change in % Grade	1.2	1.1	1.00	0.90	0.80	0.70	0.60	0.50	0.40

Table 3
MINIMUM LENGTHS FOR VERTICAL CURVES

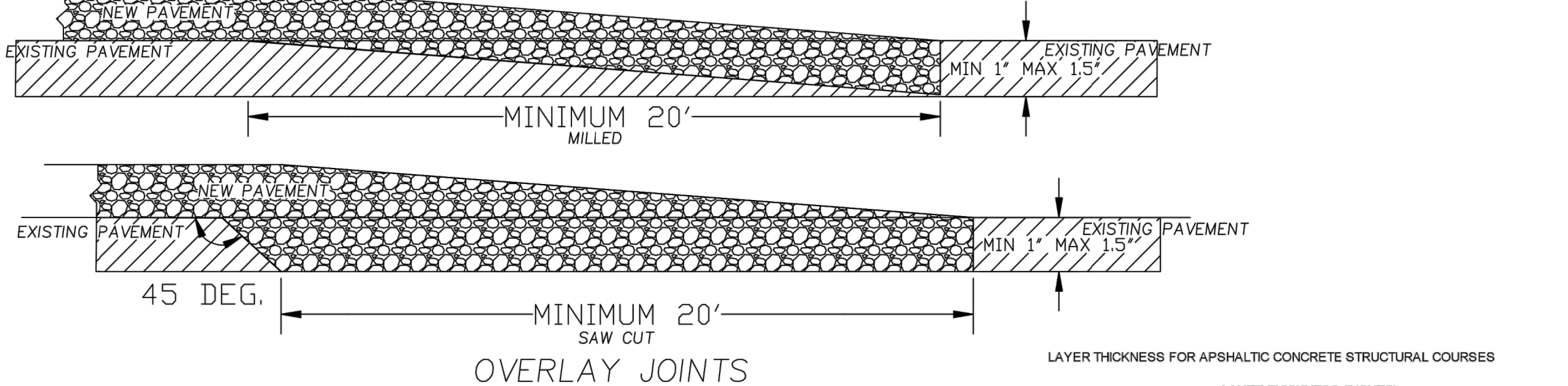
L=Length of Vertical Curve	A=Algebraic Difference of Grades in Percent									
	20	25	30	35	40	45	50	55	60	
K Value - Crest Curves	10	19	31	47	70	98	136	185	245	
K Value - Sag Curves	17	26	37	49	64	79	96	115	136	

TITLE: ROADWAY STANDARD
HORIZONTAL AND VERTICAL ALIGNMENT

APPROVED BY: C. G. MIXSON, P.E.
DATE: 10-01-08
NO: IV-17

HERNANDO COUNTY
DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
1625 E. JEFFERSON ST.
BROOKSVILLE, FLORIDA 34601
PH: (827)54-4062 FAX: (827)54-4423

PAVING RULES FOR ALL ROADWAY PAVEMENTS



COURSE THICKNESS (INCHES)	TYPE S-1			TYPE S-1 W/TYPE S-3 TOP LAYER			TYPE S-3		
	1ST	2ND	3RD	1ST	2ND	3RD	1ST	2ND	3RD
1							1		
1 1/2		1 1/2							
2				1 1/4	3/4				
2 1/2		1 1/4	1 1/4	1 1/2	1				
3		1 1/2	1 1/2	2	1				
3 1/2		2	1 1/2	1 1/4	1 1/4	1			

- Paving machines used on roadways within the county shall have a minimum 8-foot screed with extendamats, not cut off shoes.
- Roadways within the county shall be tested with a rolling straight edge per FDOT FM 5-509, or the Measuring of Longitudinal Profile using a Laser Profiler LAW FDOT FM 5-0549 either by the paving contractor verified by the county or by a testing lab hired by the contractor/developer verified by the county.
- New roadways (subdivisions, etc.) within the county that need patches shall be patched from curb to curb or full width.
- If combinations other than those shown in the table (see paving rules sheet 2) are used, the thickness must be consistent with the following: S1, 1 1/4" min., 2" max., S-III 3/4", 1 1/4" max. Multiple layers shall be used when possible. Layer combinations shall be approved by the County Engineer.
- In addition to the Min-Max thickness requirements, the following restrictions are placed on the respective material when used as a structural course: S-1 may not be used in the 1st layer of courses over 4.5" thick. S-III Limited to the final (top) structural layer, one layer only.
- When construction includes the paving of adjacent shoulders <5' wide, the layer thickness for the upper pavement layer and shoulder shall be the same and paved in a single pass.
- When overlaying existing asphalt pavement all surface joints shall be mechanically saw cut or cold milled. A minimum depth of 1", maximum 1.5", full lane width and a minimum length of 20' for the transition is required. RC-70 or equivalent liquid asphalt shall be added to all surface joints to form a seal. SEE SHEET 1V-39.

TITLE: ROADWAY STANDARD
PAVING RULES

APPROVED BY: C. G. MIXSON, P.E.
DATE: 10-01-08
NO: IV-34

HERNANDO COUNTY
DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
1625 E. JEFFERSON ST.
BROOKSVILLE, FLORIDA 34601
PH: (827)54-4062 FAX: (827)54-4423

EDWARD MAZUR, JR., STATE OF FLORIDA PROFESSIONAL ENGINEER, LICENSE NO. 23116
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY EDWARD MAZUR, JR., P.E., ON THE DATE INDICATED HERE
DIGITAL SIGNATURE (SHA1 THUMBPRINT) 51 44 A8 7D 70 AA D3 EC E1 88 93 BD 02 84 9F 0F 6E 1B 05 3D)
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE DIGITAL SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

3030 STANLEY BOULEVARD
TRINITY, FLORIDA 34655
PHONE: (727) 476-2421
www.floridalanddesign.com
Engineer # - CA No. 33088
Survey # - LB8342

Florida Land
Design &
Permitting



TRI COUNTY DEVELOPMENT, INC

PREPARED FOR

PROJECT ID

1014

DESIGNED

AVS

DATE

MAY 25, 2021

SHEET

35

SUNCOAST LANDING
COMMERCIAL & RESIDENTIAL SUB-DIVISION

PROJECT NAME

2019-1014

CHECKED

OC

EM

DATE

MAY 25, 2021

SHEET

35

PAVING, GRADING, AND DRAINAGE DETAILS (4)

SHEET NAME

1014

PES

OC

EM

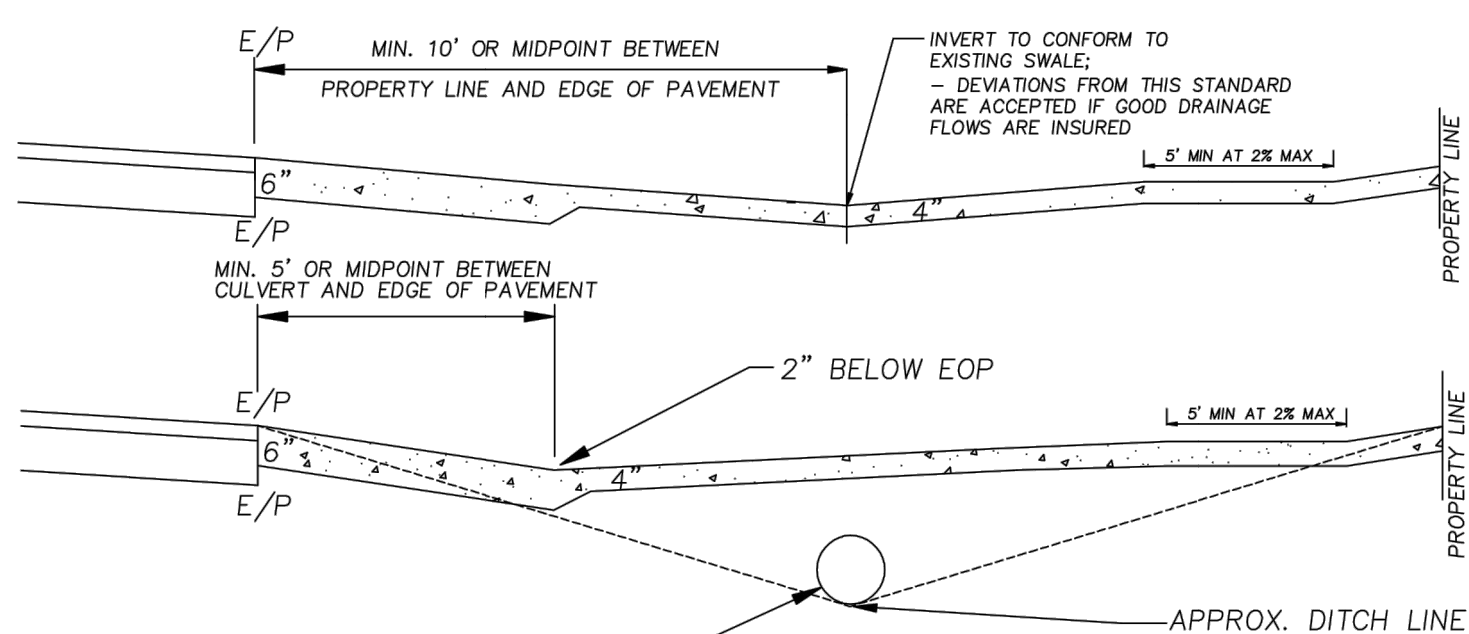
DATE

MAY 25, 2021

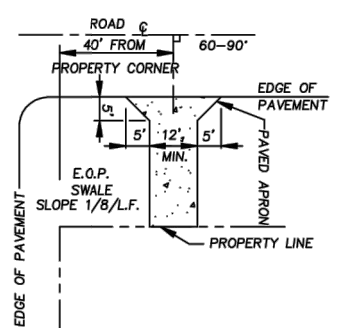
SHEET

35

RESIDENTIAL CONNECTION



CULVERT SIZE CHART	ROUND	OVAL
15"	12" x 18"	
15"	14" x 23"	
24"	19" x 30"	



APRON DETAILS PAVED ROADS

APRON DETAILS UNPAVED ROAD

GENERAL NOTES:

- PAVERS NOT ALLOWED WITHIN COUNTY RIGHT OF WAY UNLESS APPROVED BY COUNTY ENGINEER. PAVERS FOR SIDEWALKS MUST MEET ADA GUIDELINES.
- A PAVED APRON/DRIVEWAY WITHIN THE RIGHT OF WAY IS REQUIRED FOR DRIVEWAY CONNECTIONS TO PAVED ROADS. APRON SHALL BE 5 FEET WIDE (FROM ROAD), AND A MINIMUM OF 5 FEET LONG TAPER ON EITHER SIDE OF DRIVEWAY. DRIVEWAY WIDTH SHALL BE 12 FOOT MINIMUM, 20 FOOT MAXIMUM FOR OPEN DRAINAGE AND 30 FOOT MAX. FOR CLOSED DRAINAGE. APRON/DRIVEWAY CAN BE CONSTRUCTED WITH A MINIMUM OF SIX INCHES LIMEROCK BASE AND ONE INCH OF ASPHALT OR MINIMUM SIX INCHES OF 3000 P.S.I. CONCRETE.
- ALL RIGHT OF WAY FRONTING THE EDGE OF PAVEMENT AND THE PROPERTY LINE WILL BE SODDED.
- WHEN THE PERMITEE'S PROPERTY ADJUTS A DRAINAGE RIGHT OF WAY OR COUNTY LANE, SUFFICIENT VEGETATION MUST BE UTILIZED TO CONTROL EROSION IF THE AFOREMENTIONED AREA IS DISTURBED BY REGRADING, SOD MUST BE UTILIZED TO CONTROL SUBSEQUENT EROSION.
- DRIVEWAYS CONSTRUCTED ON UNPAVED STREETS SHALL TERMINATE 7' OFF THE GRADED WAY, AND THE AREA BETWEEN THE CONSTRUCTED DRIVEWAY AND ROAD TO BE STABILIZED WITH 6" OF LIMEROCK, CONFORMING TO EXISTING SWALE, WITH A MINIMUM 6" DEEP SWALE.
- DRIVEWAYS OTHER THAN CONCRETE, REQUIRE ONLY A PUBLIC WORKS PERMIT.
- ALL WORK TO BE COMPLETED PRIOR TO ISSUING A CERTIFICATE OF OCCUPANCY, UNLESS AN EXTENSION IS GRANTED BY THE BUILDING DEPARTMENT.
- AREA WITHIN RIGHT OF WAY BETWEEN PROPERTY LINE AND EDGE OF PAVEMENT SHALL BE SODDED.
- MAXIMUM WIDTH OF DRIVEWAY FOR CLOSED DRAINAGE SHALL BE 30', 20' FOR OPEN DRAINAGE.
- ON 24" AND LARGER PIPES, A 6" WIDE SHOULDER SHALL BE PROVIDED ON EACH SIDE OF THE DRIVEWAY PAVEMENT WITH 2:1 MITERED END SECTIONS. ON 18" AND SMALL PIPES, A 2' WIDE SHOULDER SHALL BE PROVIDED ON EACH SIDE OF THE DRIVEWAY PAVEMENT WITH 4:1 MITERED END SECTIONS.
- SIDEWALKS SHOULD BE FORMED FIRST TO ENSURE ADA COMPLIANCE SHALL BE MET.

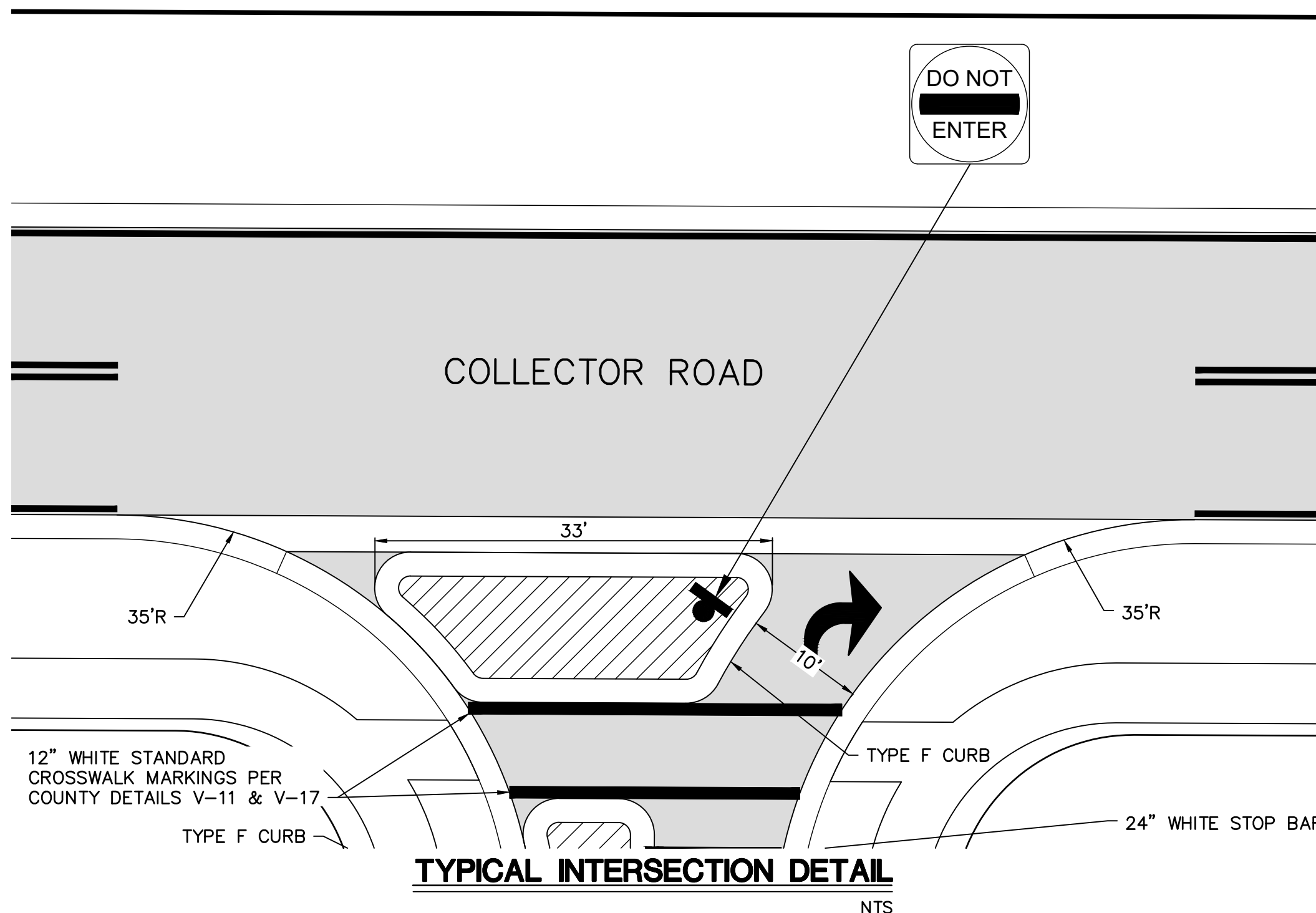
MATERIALS TO USE:

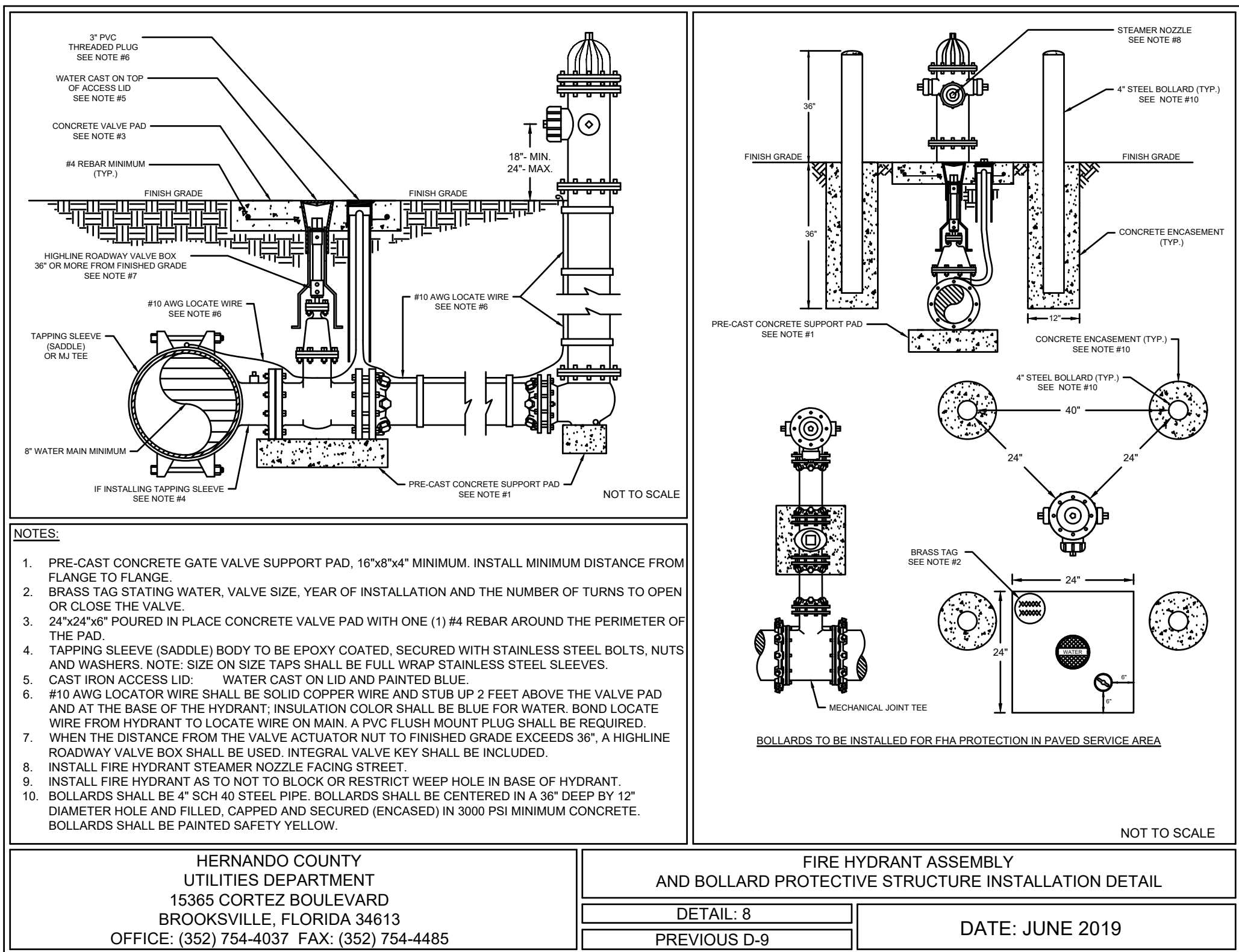
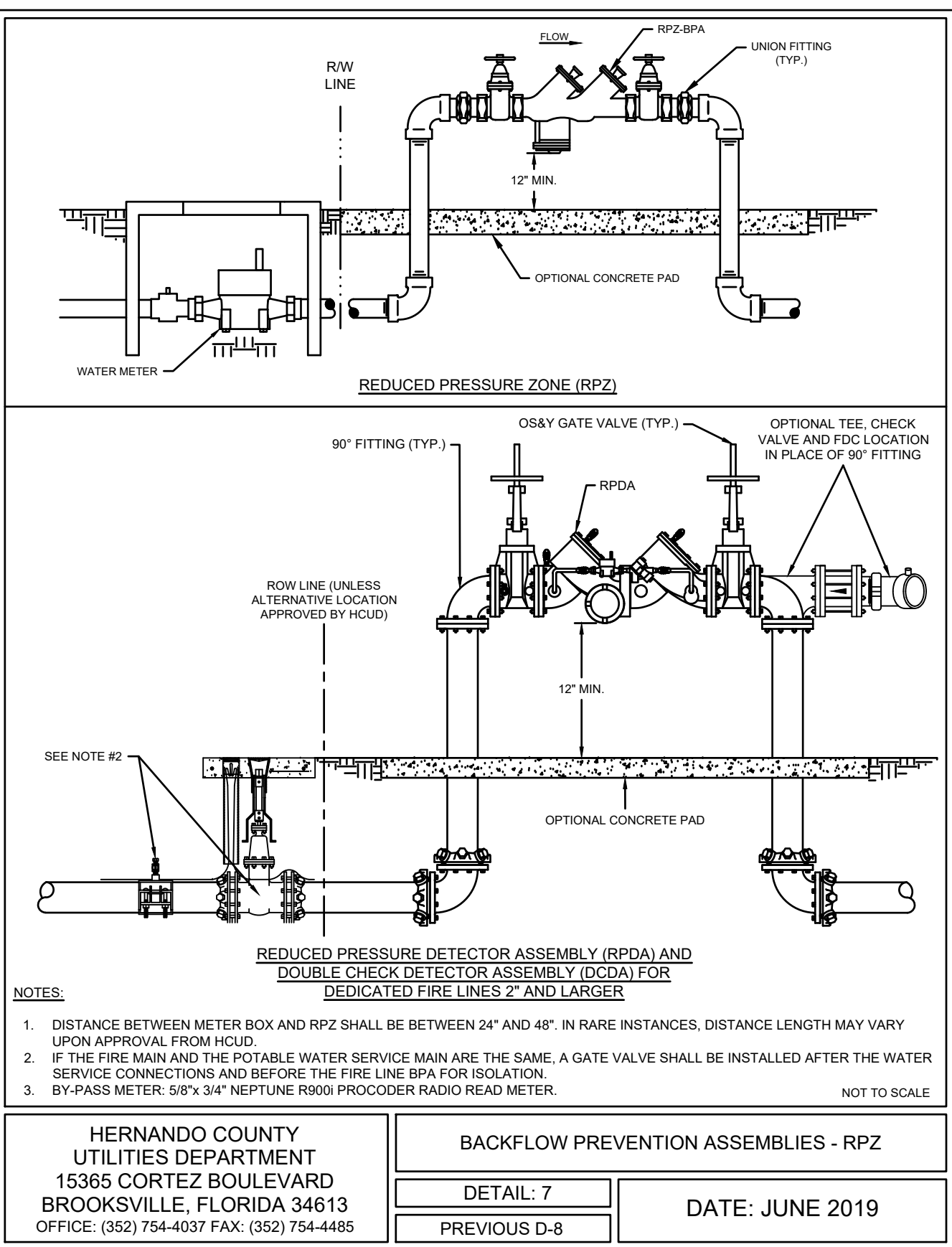
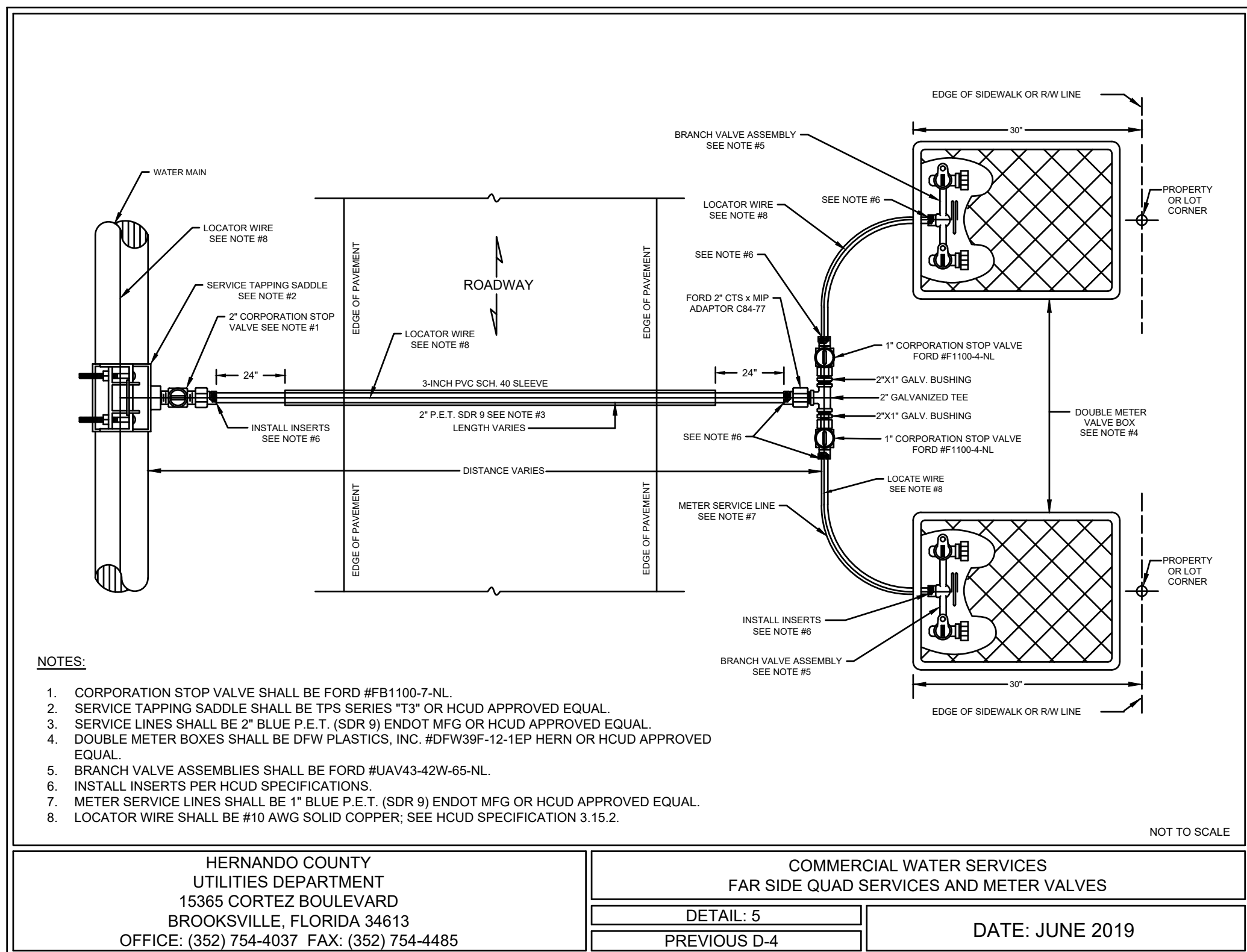
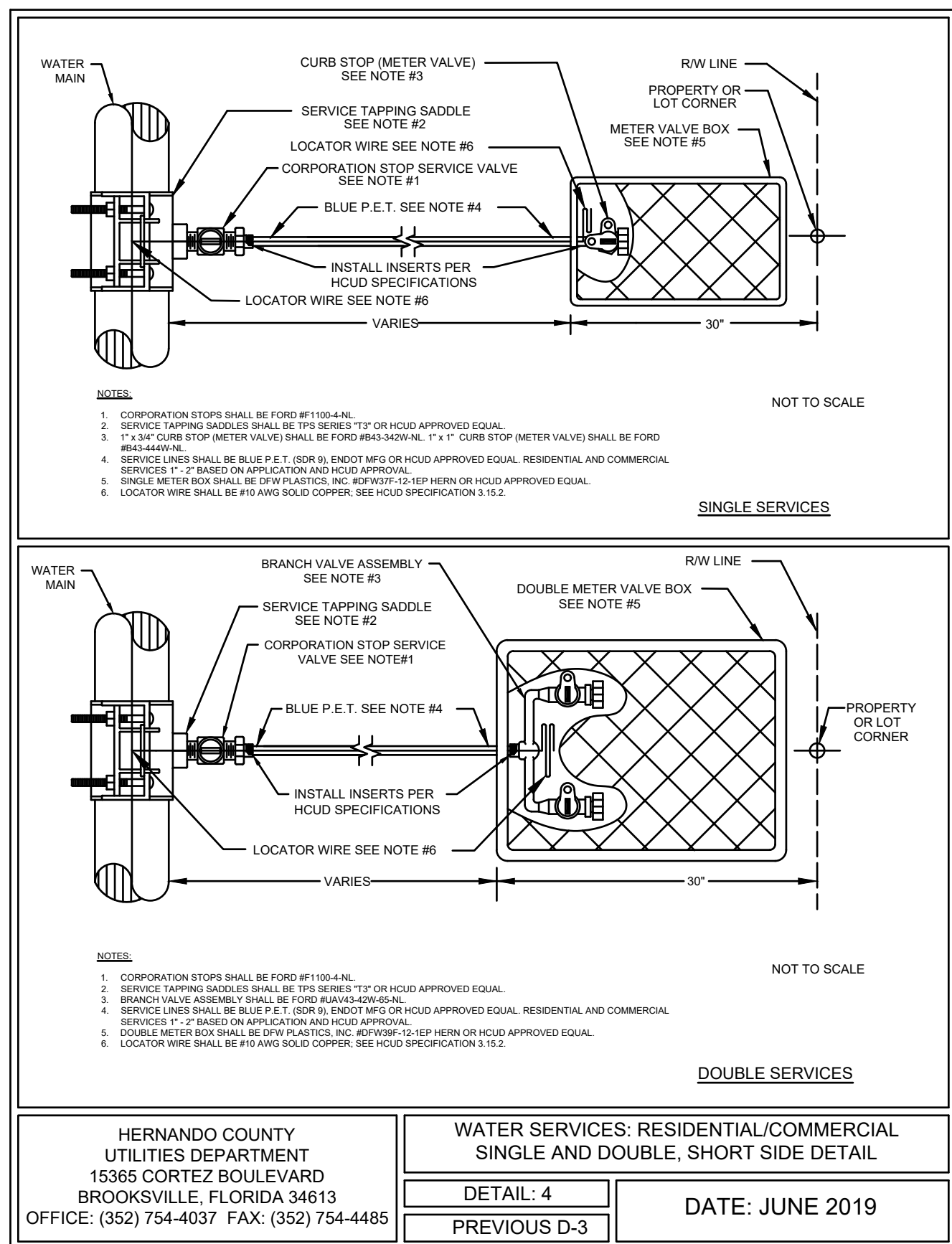
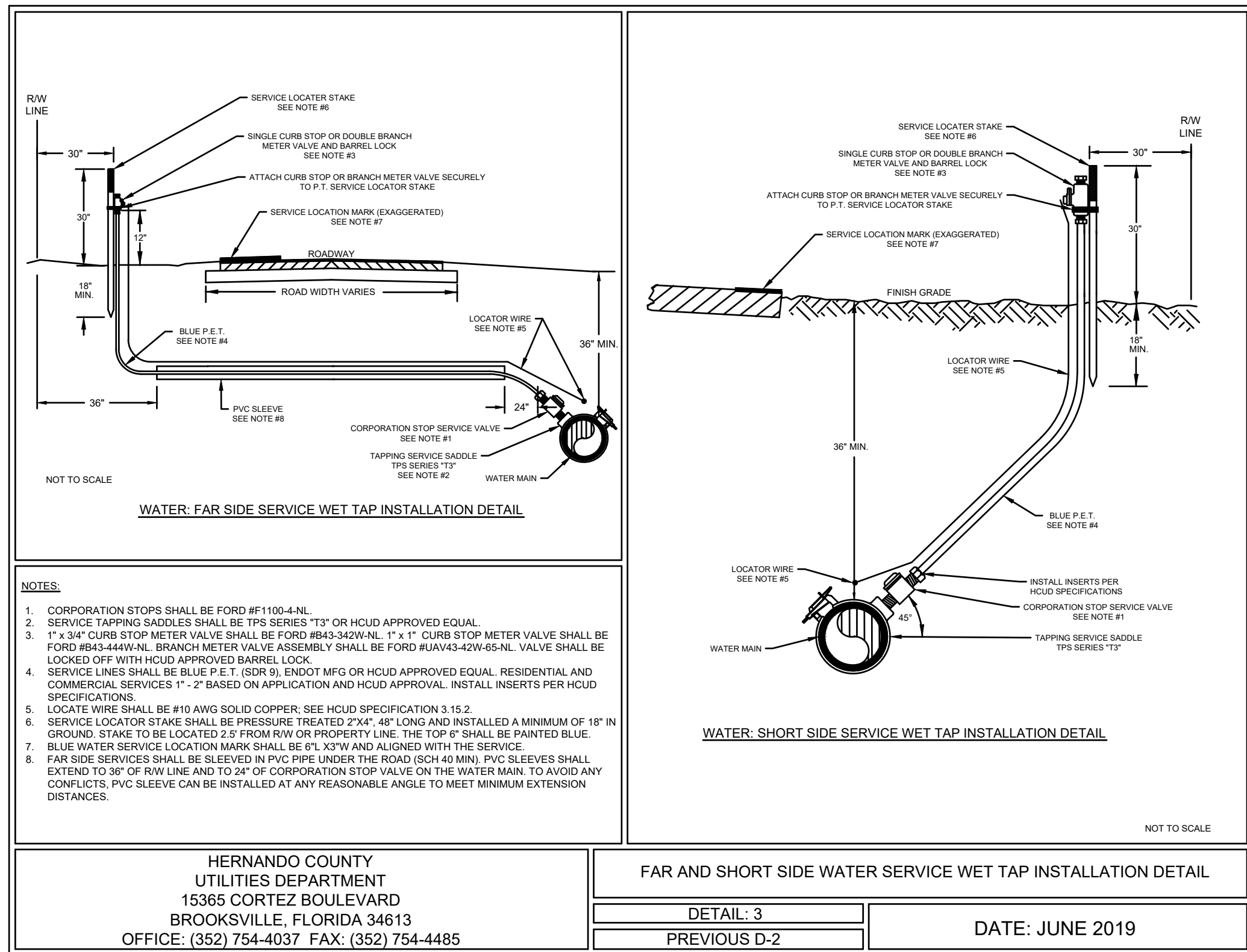
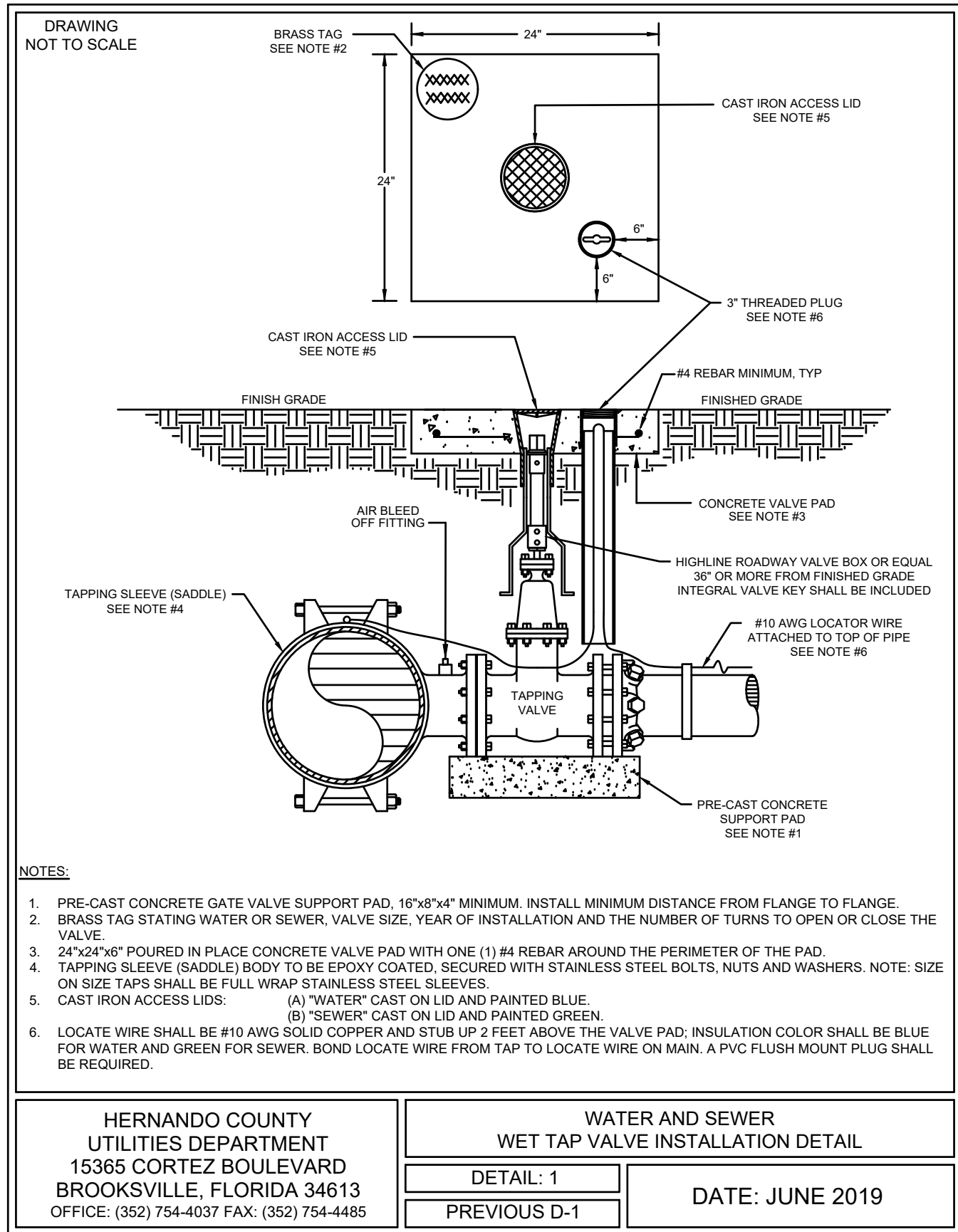
- 4" CONC. w/6"x6" 10/10 WMM OR FIBERMESH
- 6" CONC. w/6"x6" 10/10 WMM OR FIBERMESH FOR APRON
- 6" LIMEROCK, COMPACTED TO 98% AASHTO T-180 METHOD, 1" ACSC
- 6" SOIL CEMENT, 1" ACSC

TITLE: ROADWAY STANDARD
RESIDENTIAL CONNECTION

APPROVED BY: C. G. MIXSON, P.E.
DATE: 10-01-08
NO: IV-26

HERNANDO COUNTY
DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
1625 E. JEFFERSON ST.
BROOKSVILLE, FLORIDA 34601
PH: (827)54-4062 FAX: (827)54-4423





EDWARD MAZUR, JR., STATE OF FLORIDA PROFESSIONAL ENGINEER, LICENSE NO. 23186

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

DIGITAL SIGNATURE (SHA1 THUMBPRINT 51 44 A8 7D 70 AA D3 EC E1 B8 93 BD 02 84 3F OF 6E 1B 05 3D)

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

3030 STANLEY BOULEVARD TRINITY, FLORIDA 34655

PHONE: (727) 478-2421

www.floridalanddesign.com

Engineer # CA No. 33088

Survey # - LB8422

Florida Land Design & Permitting

TRI COUNTY DEVELOPMENT, INC

PREPARED FOR

PROJECT NO

DESIGNED

DRAWN

DATE

SHEET

36

43

OF

DATE

PROJECT NAME

PROJECT NO

DESIGNED

DRAWN

DATE

SHEET

36

43

OF

DATE

PROJECT NAME

PROJECT NO

DESIGNED

DRAWN

DATE

SHEET

36

43

OF

DATE

PROJECT NAME

PROJECT NO

DESIGNED

DRAWN

DATE

SHEET

36

43

OF

DATE

PROJECT NAME

PROJECT NO

DESIGNED

DRAWN

DATE

SHEET

36

43

OF

DATE

PROJECT NAME

PROJECT NO

DESIGNED

DRAWN

DATE

SHEET

36

43

OF

DATE

PROJECT NAME

PROJECT NO

DESIGNED

DRAWN

DATE

SHEET

36

43

OF

DATE

PROJECT NAME

PROJECT NO

DESIGNED

DRAWN

DATE

SHEET

36

43

OF

DATE

PROJECT NAME

PROJECT NO

DESIGNED

DRAWN

DATE

SHEET

36

43

OF

DATE

PROJECT NAME

PROJECT NO

DESIGNED

DRAWN

DATE

SHEET

36

43

OF

DATE

PROJECT NAME

PROJECT NO

DESIGNED

DRAWN

DATE

SHEET

36

43

OF

DATE

PROJECT NAME

PROJECT NO

DESIGNED

DRAWN

DATE

SHEET

36

43

OF

DATE

PROJECT NAME

PROJECT NO

DESIGNED

DRAWN

DATE

SHEET

36

43

OF

DATE

PROJECT NAME

PROJECT NO

DESIGNED

DRAWN

DATE

SHEET

36

43

OF

DATE

PROJECT NAME

PROJECT NO

DESIGNED

DRAWN

DATE

SHEET

36

43

OF

DATE

PROJECT NAME

PROJECT NO

DESIGNED

DRAWN

DATE

SHEET

36

43

OF

DATE

PROJECT NAME

PROJECT NO

DESIGNED

DRAWN

DATE

SHEET

36

43

OF

DATE

PROJECT NAME

PROJECT NO

DESIGNED

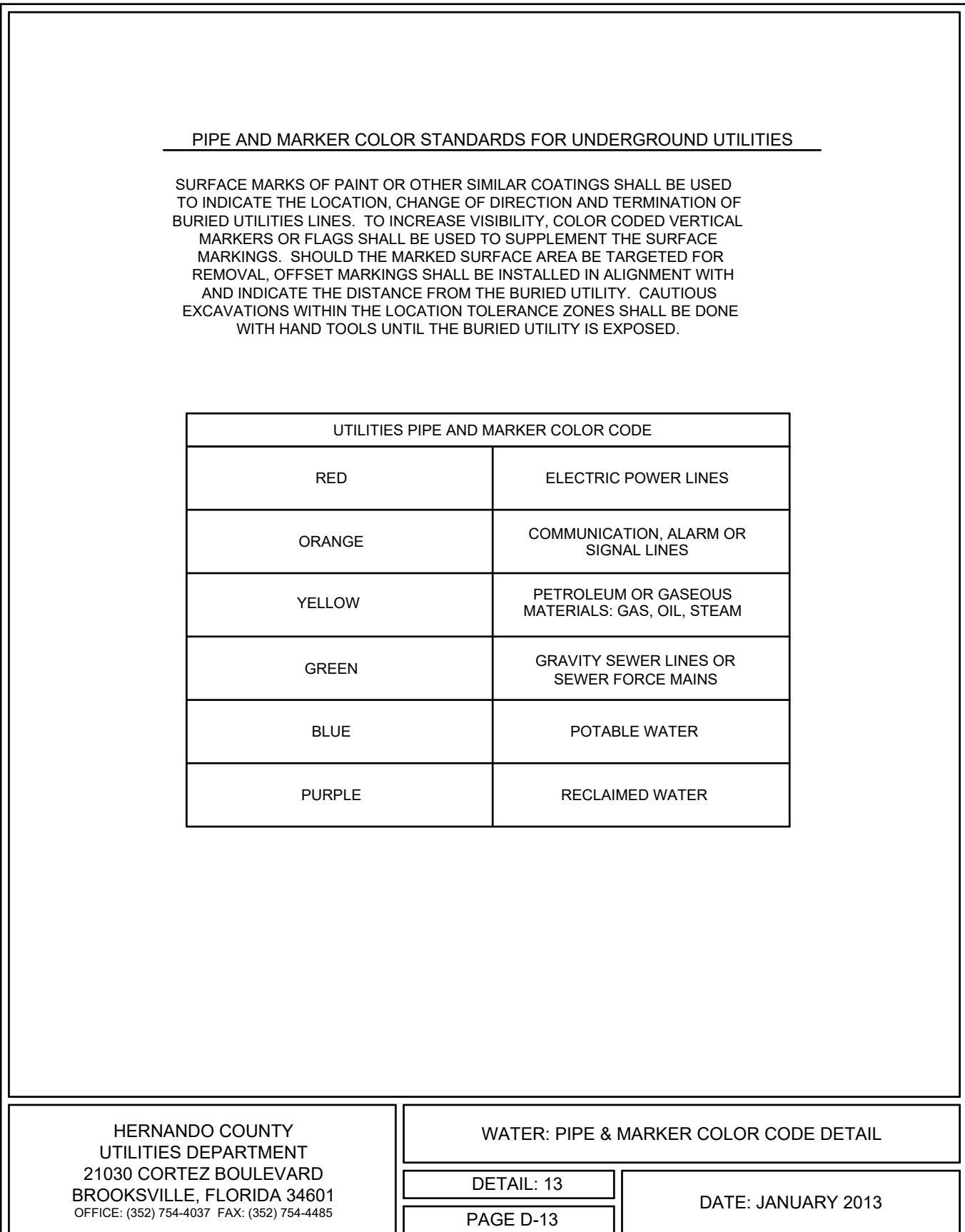
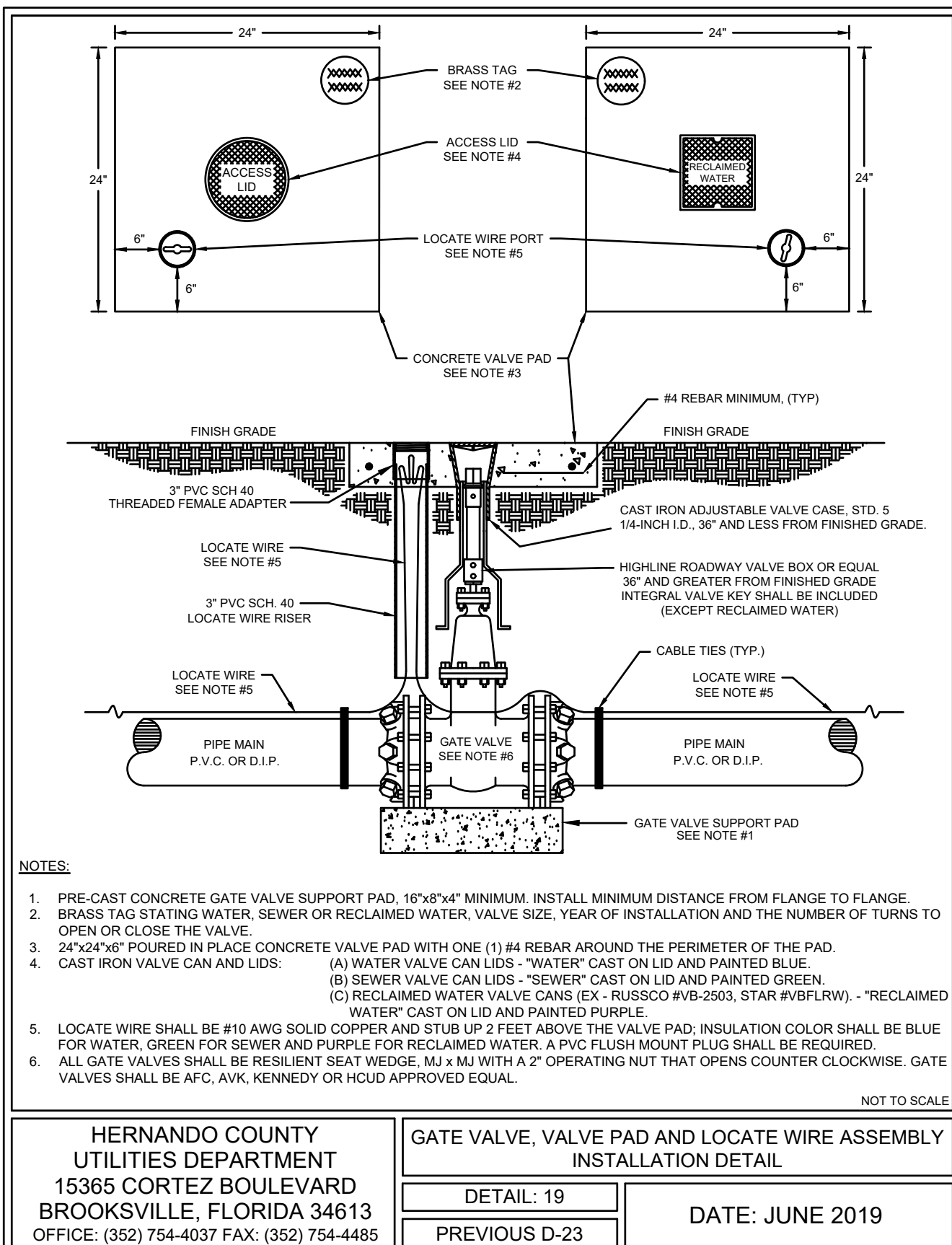
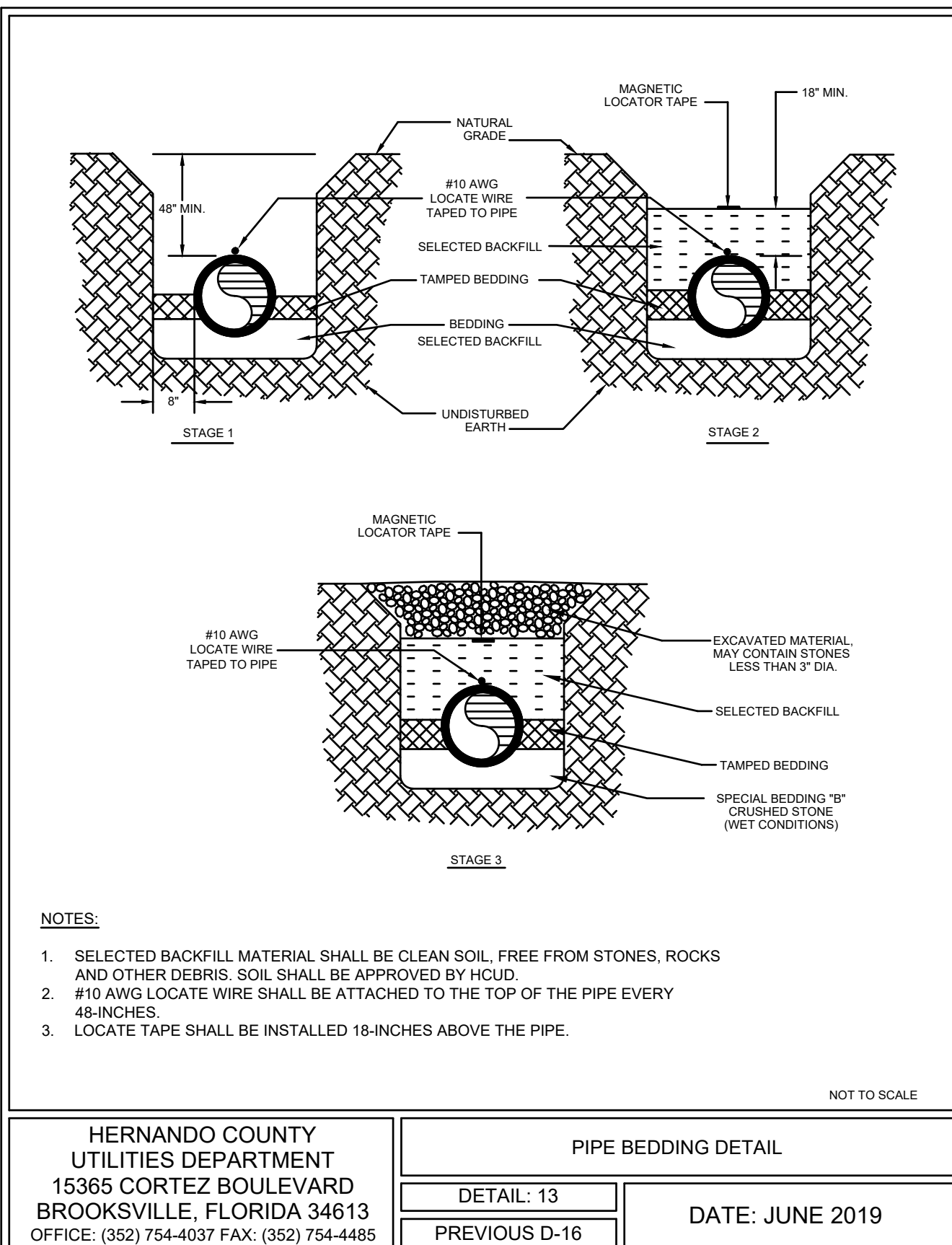
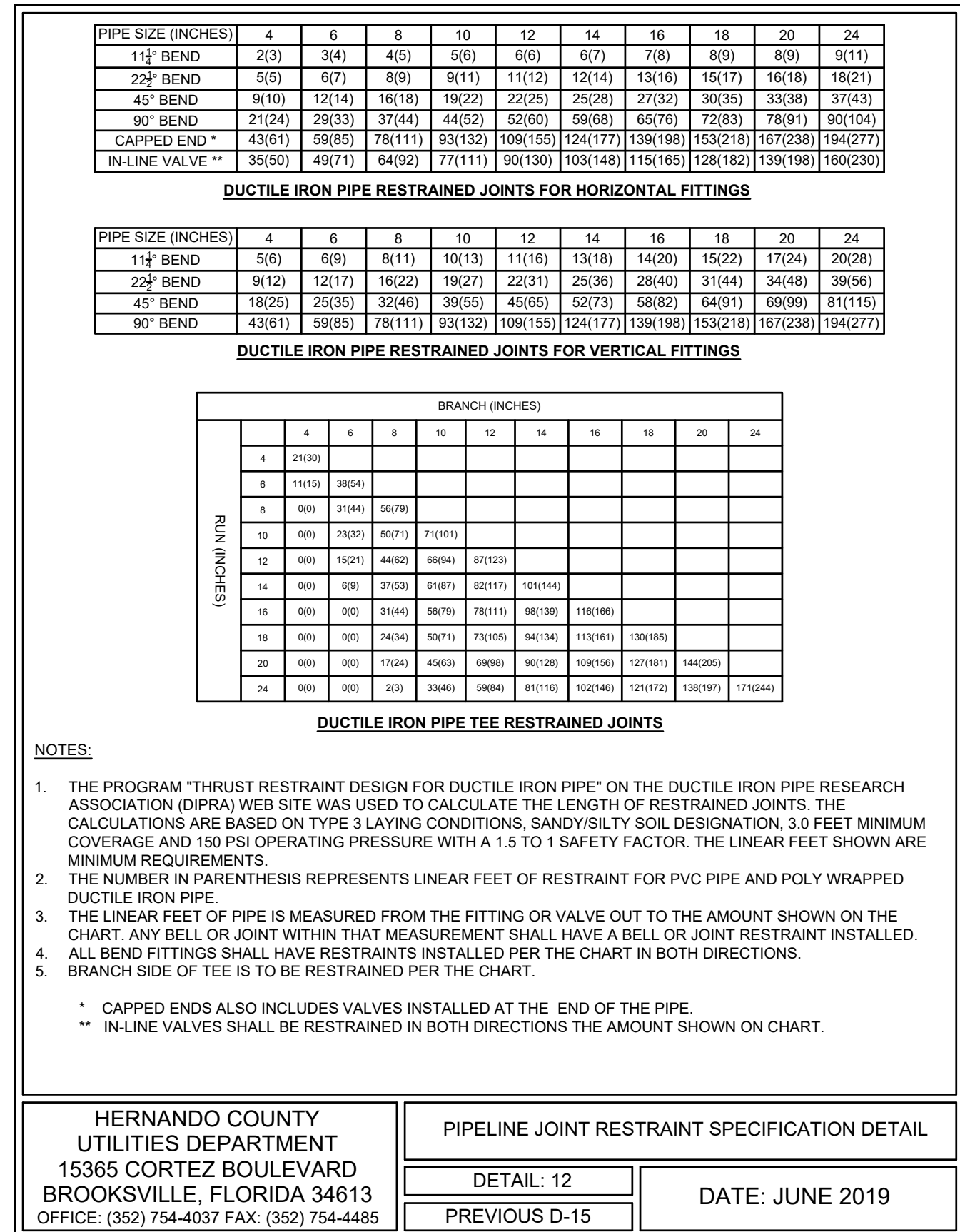
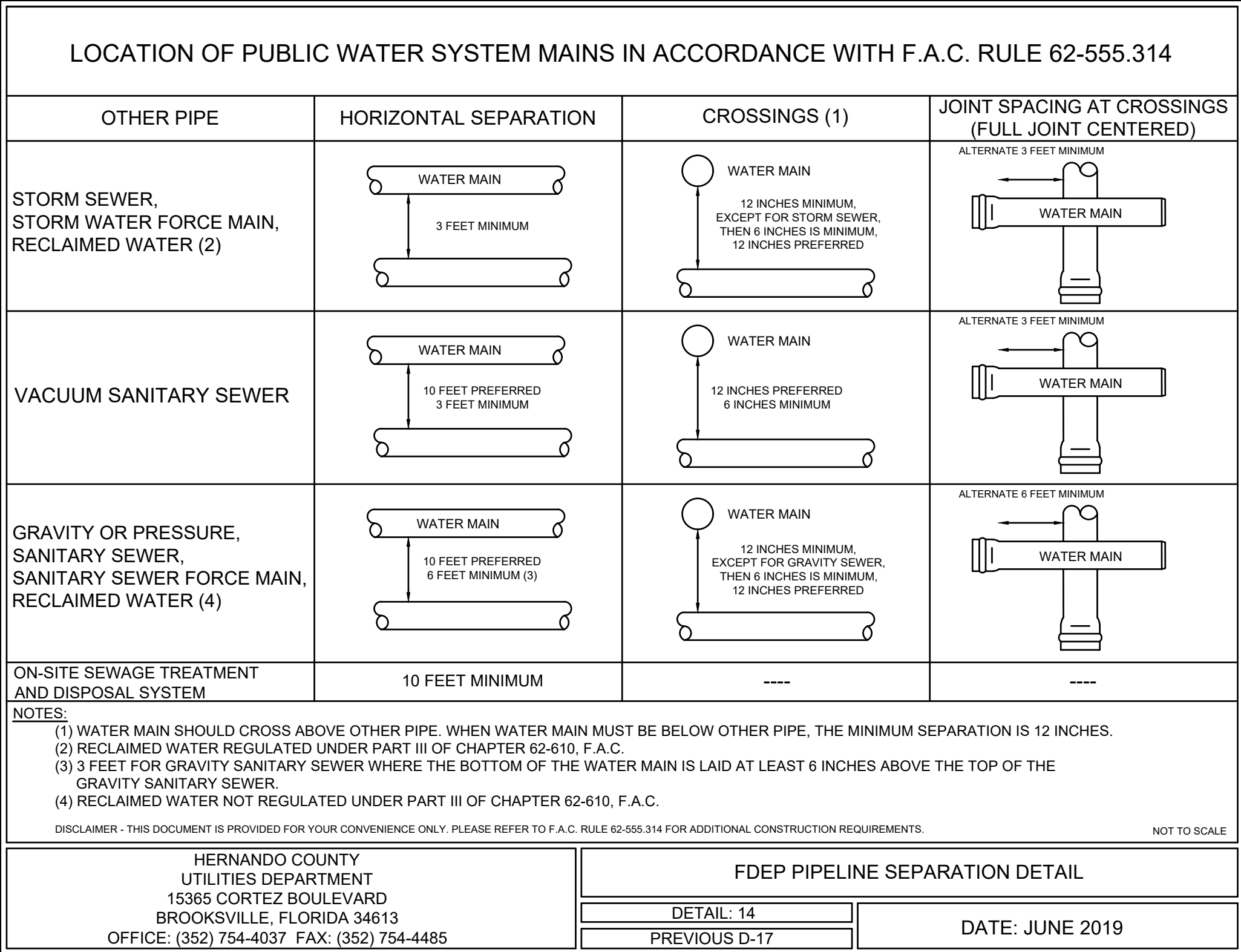
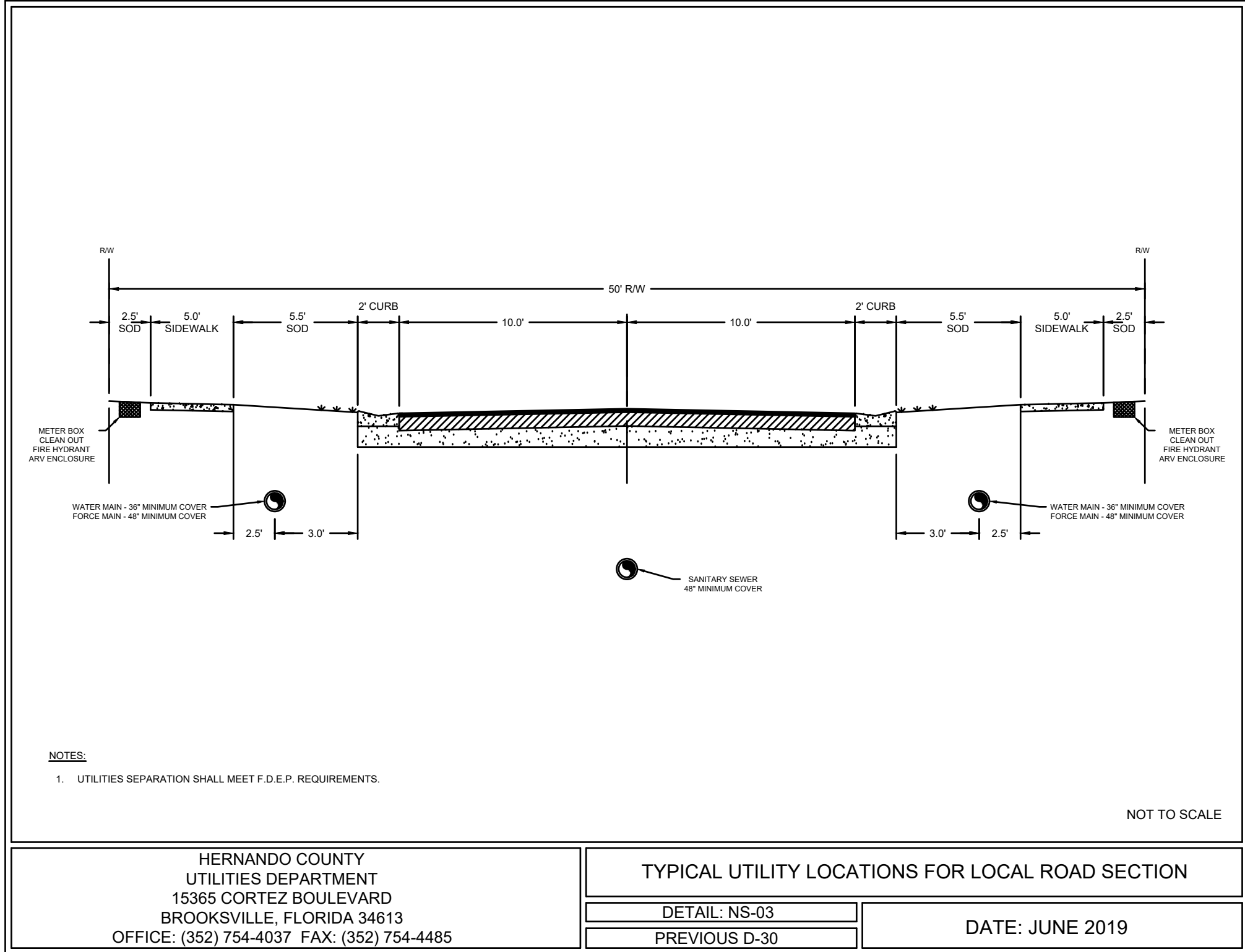
DRAWN

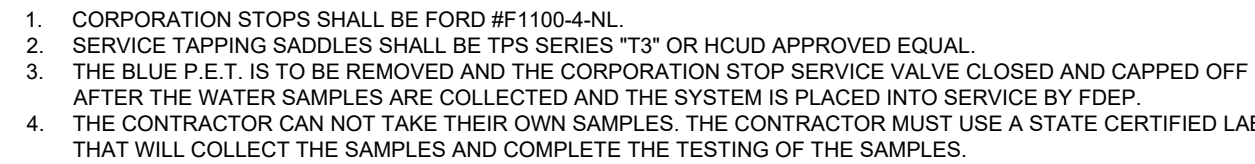
DATE

SHEET

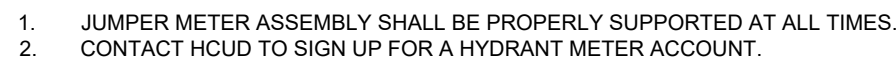
36

43



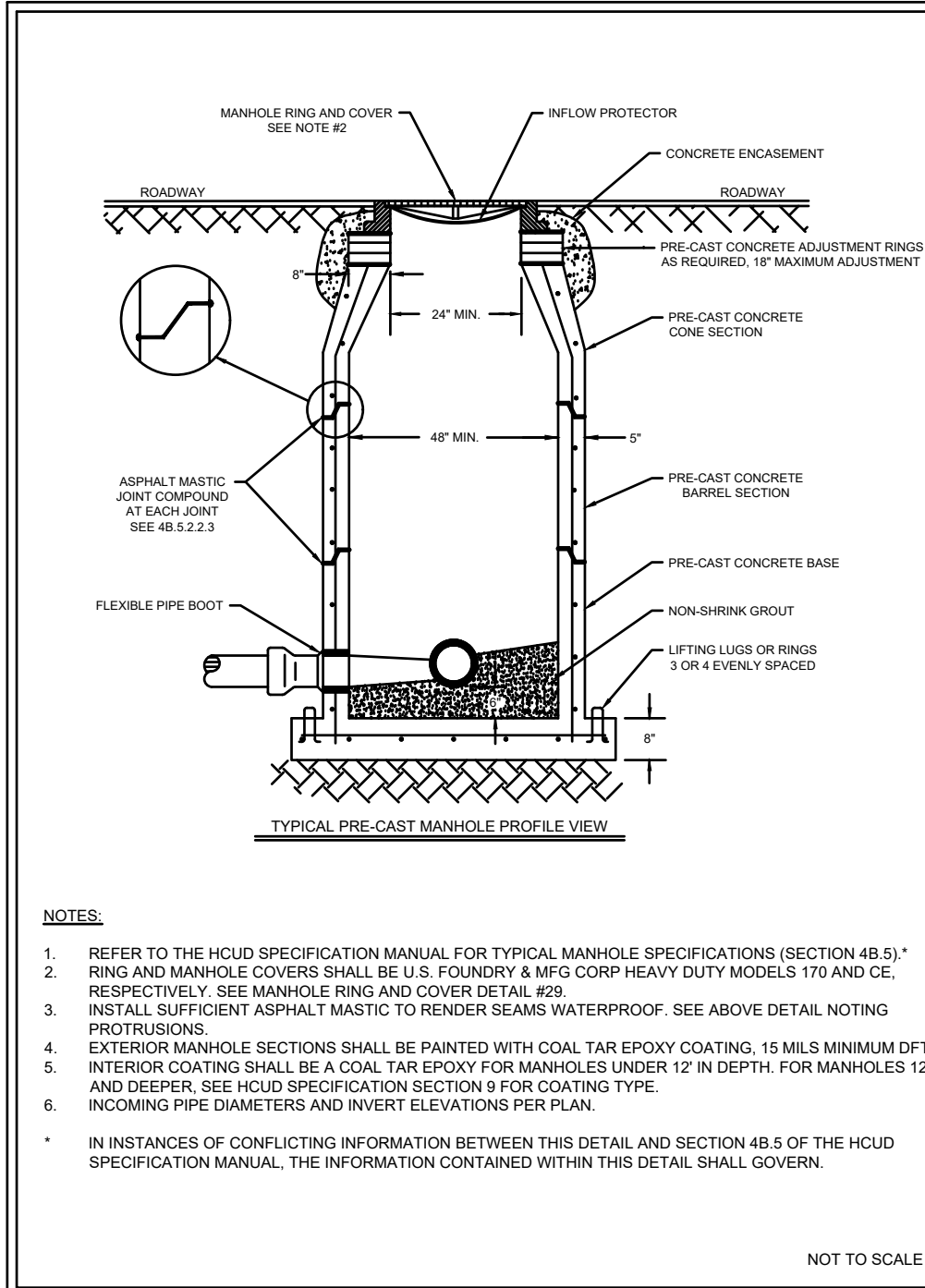


DATE: JUNE 2019



DATE: JUNE 2019

May 25 2021 @ 8:59am P:\1014\ProjData\ContDocs\Subdiv-Plans\1014 SINC-BUILD.dwg - jwincbell

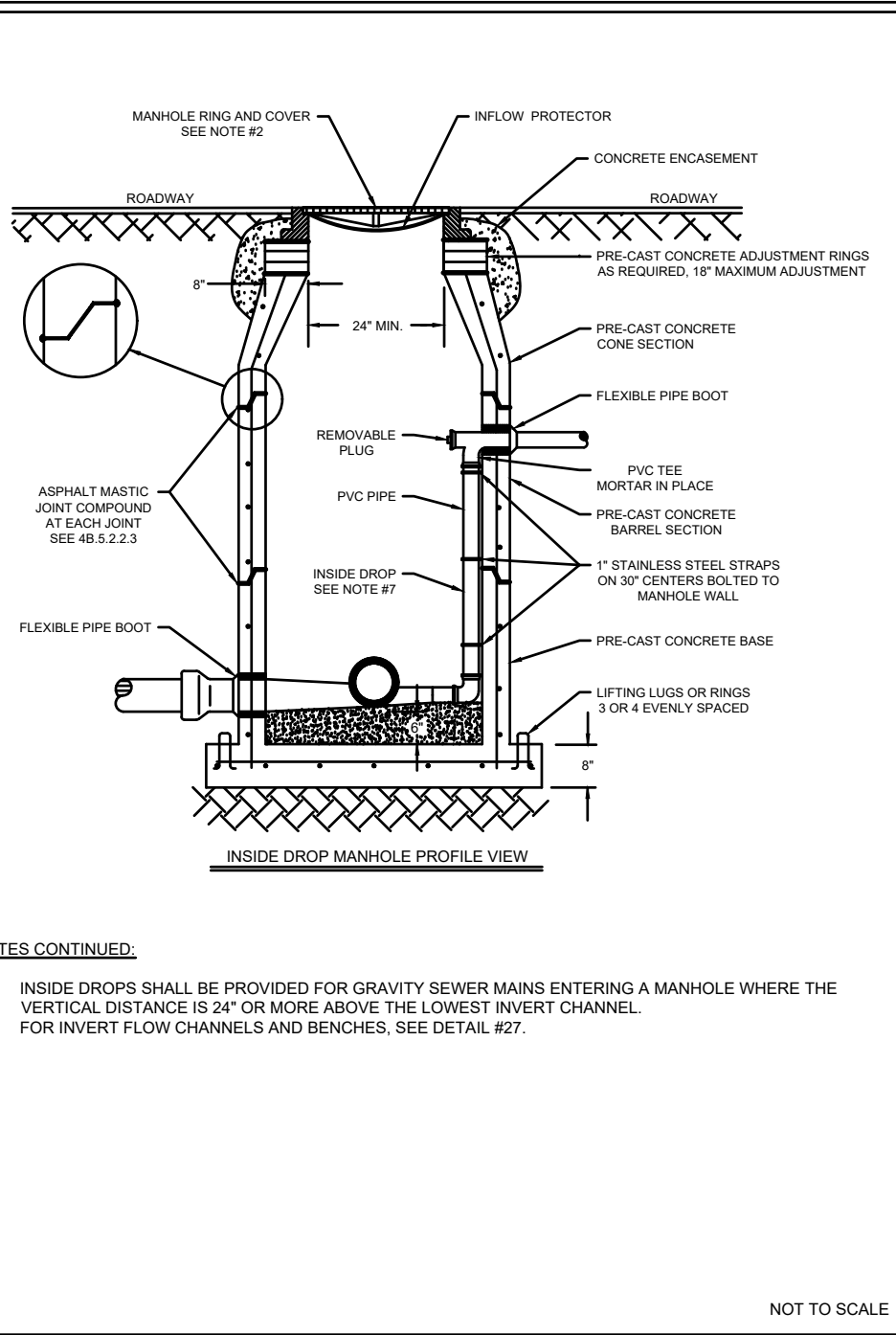


NOTES:

1. REFER TO THE HCLD SPECIFICATION MANUAL FOR TYPICAL MANHOLE SPECIFICATIONS (SECTION 4B.5.1) RING AND MANHOLE COVERS SHALL BE U.S. FOUNDRY & MFG CORP HEAVY DUTY MODELS 170 AND CE, RESPECTIVELY. SEE MANHOLE RING AND COVER DETAIL #29.
2. INSTALL SUFFICIENT ASPHALT MASTIC TO RENDER SEAMS WATERPROOF. SEE ABOVE DETAIL NOTING PROTRUSIONS.
3. EXTERIOR MANHOLE SECTIONS SHALL BE PAINTED WITH COAL TAR EPOXY COATING, 15 MILS MINIMUM DFT. INTERIOR COATING SHALL BE A COAL TAR EPOXY FOR MANHOLES UNDER 12 IN DEPTH. FOR MANHOLES 12" AND DEEPER, SEE HCLD SPECIFICATION SECTION 9 FOR COATING TYPE.
4. INCOMING PIPE DIAMETERS AND INVERT ELEVATIONS PER PLAN.
5. IN INSTANCES OF CONFLICTING INFORMATION BETWEEN THIS DETAIL AND SECTION 4B.5 OF THE HCLD SPECIFICATION MANUAL, THE INFORMATION CONTAINED WITHIN THIS DETAIL SHALL GOVERN.

NOT TO SCALE

HERNANDO COUNTY
UTILITIES DEPARTMENT
15365 CORTEZ BOULEVARD
BROOKSVILLE, FLORIDA 34613
OFFICE: (352) 754-4037 FAX: (352) 754-4485



NOTES CONTINUED:

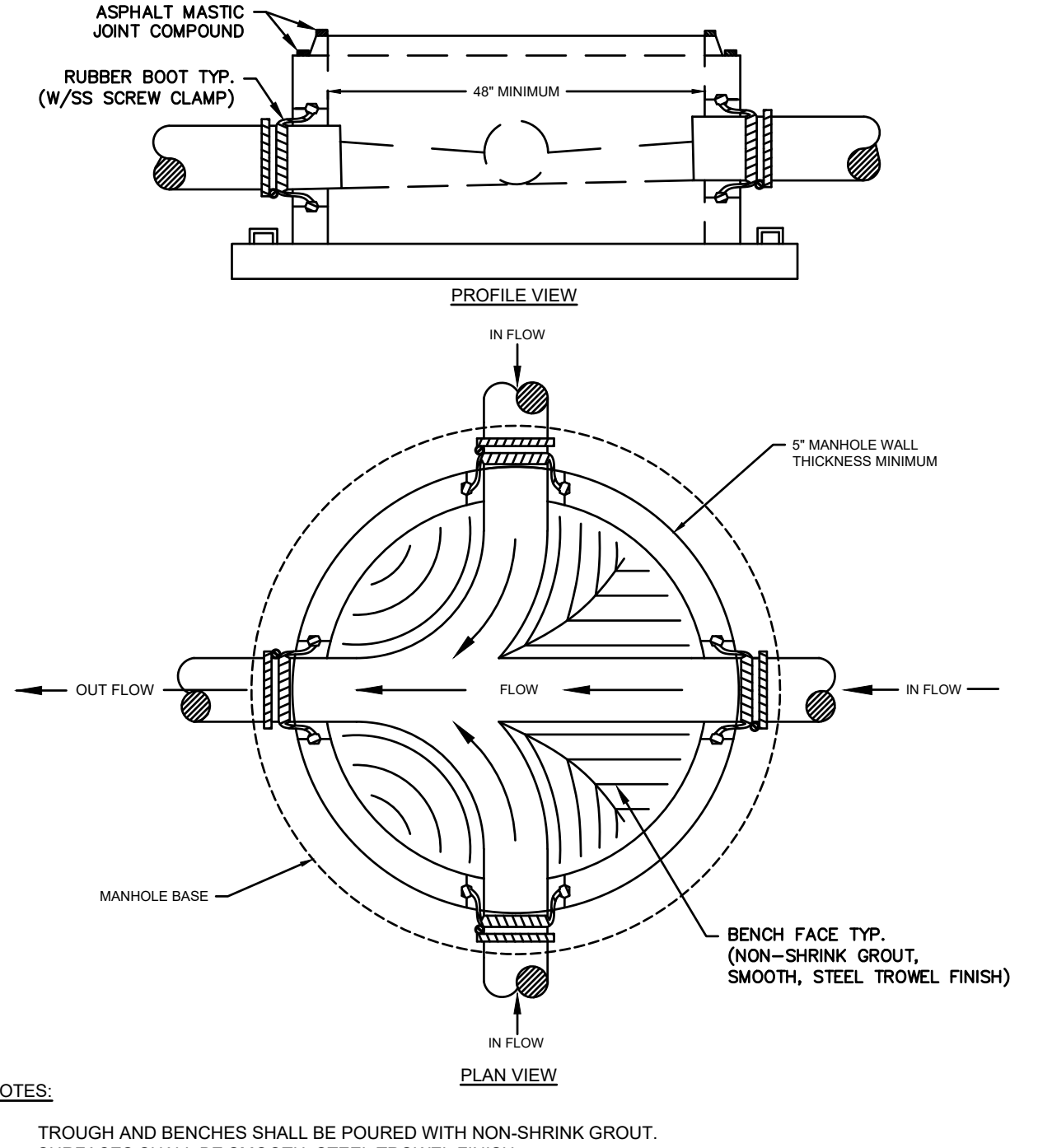
7. INSIDE DROPS SHALL BE PROVIDED FOR GRAVITY SEWER MAINS ENTERING A MANHOLE WHERE THE VERTICAL DISTANCE IS 24" OR MORE ABOVE THE LOWEST INVERT CHANNEL.
8. FOR INVERT FLOW CHANNELS AND BENCHES, SEE DETAIL #27.

NOT TO SCALE

TYPICAL MANHOLE AND INSIDE DROP
INSTALLATION DETAIL

DETAIL: 28
PREVIOUS D-32

DATE: JUNE 2019



NOTES:

1. TROUGH AND BENCHES SHALL BE POURED WITH NON-SHRINK GROUT.
2. SURFACES SHALL BE SMOOTH, STEEL TROWEL FINISH.
3. BENCH FACES SHALL SLOPE TOWARDS INVERT TROUGH AT 1-INCH PER FOOT.
4. MINIMUM DEPTH OF TROUGH SHALL BE HALF THE DIAMETER OF THE IN-FLOW PIPE.
5. ALL EXPOSED CONCRETE SHALL BE COATED PER HCLD SPECIFICATIONS.

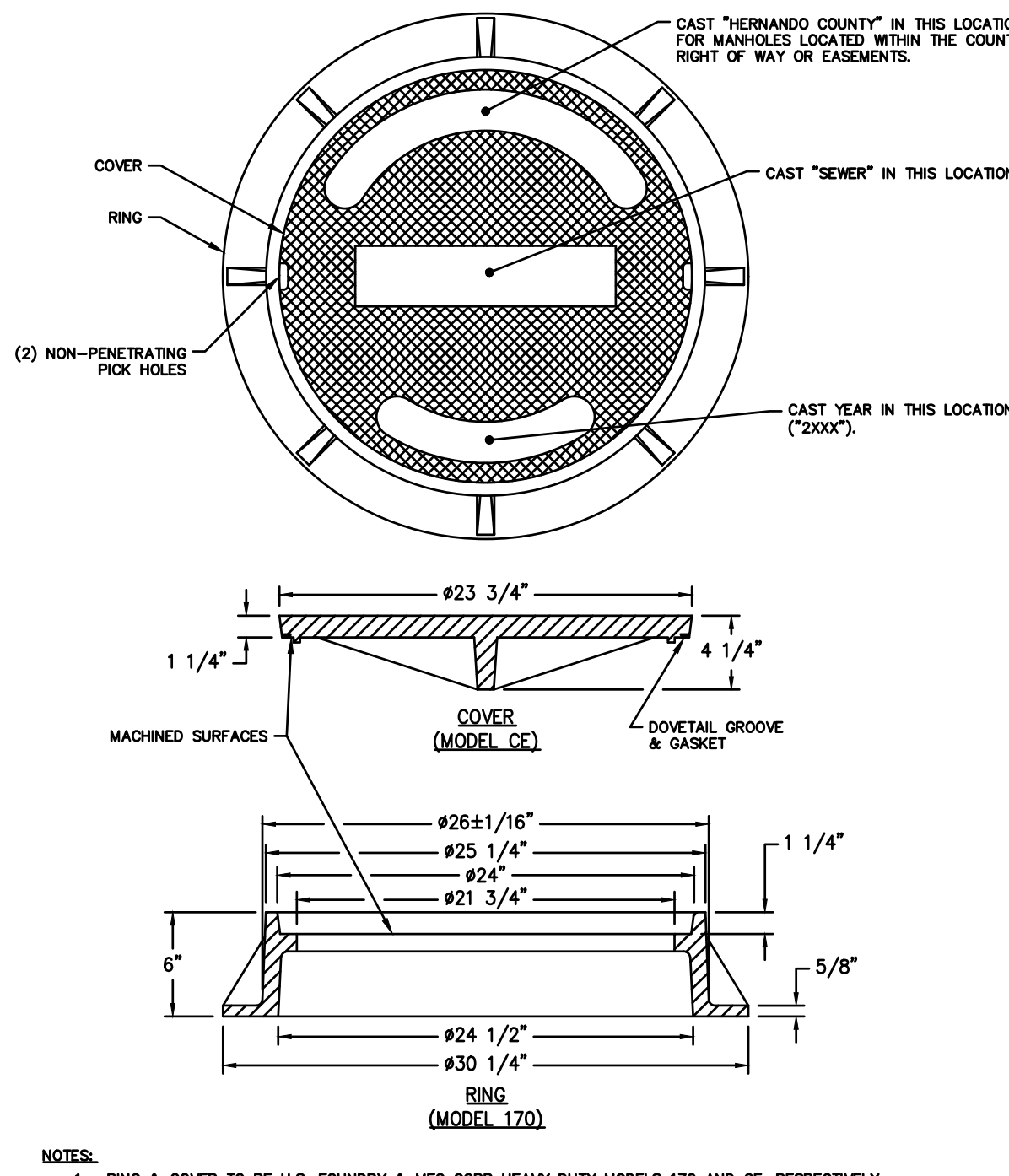
NOT TO SCALE

HERNANDO COUNTY
UTILITIES DEPARTMENT
15365 CORTEZ BOULEVARD
BROOKSVILLE, FLORIDA 34613
OFFICE: (352) 754-4037 FAX: (352) 754-4485

MANHOLE BASE & INVERT TROUGH DETAIL

DETAIL: 27
PREVIOUS D-31

DATE: JUNE 2019



NOTES:

1. RING & COVER TO BE U.S. FOUNDRY & MFG CORP HEAVY DUTY MODELS 170 AND CE, RESPECTIVELY.
2. RING & COVER MATERIAL: ASTM A48 GRAY IRON CLASS 35B.
3. RING WEIGHT: APPROX. 150 LB.
4. COVER WEIGHT: APPROX. 150 LB.

NOT TO SCALE

HERNANDO COUNTY
UTILITIES DEPARTMENT
15365 CORTEZ BOULEVARD
BROOKSVILLE, FLORIDA 34613
OFFICE: (352) 754-4037 FAX: (352) 754-4485

MANHOLE RING & COVER DETAIL

DETAIL: 29
PREVIOUS D-33

DATE: JUNE 2019

GRAVITY SEWER LINE TESTING
LOW PRESSURE AIR TEST TABLE

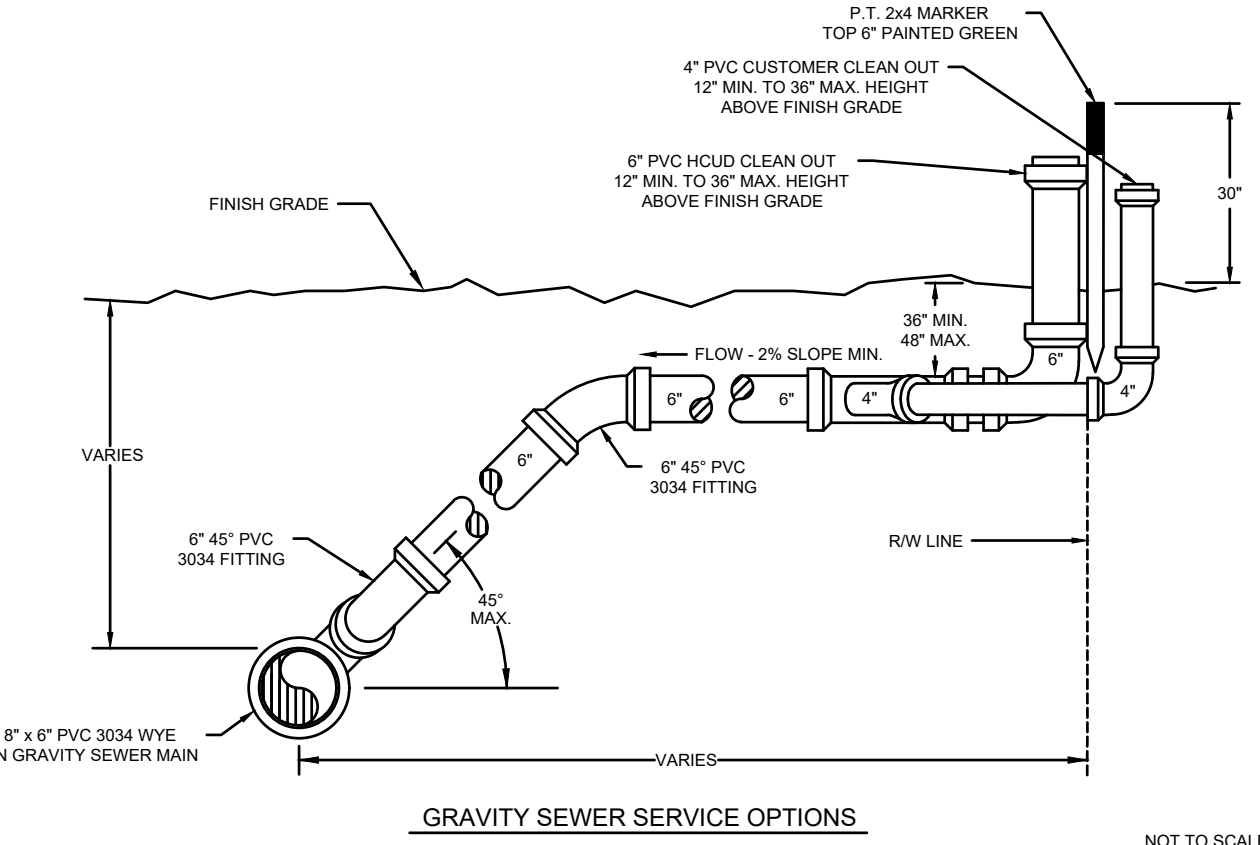
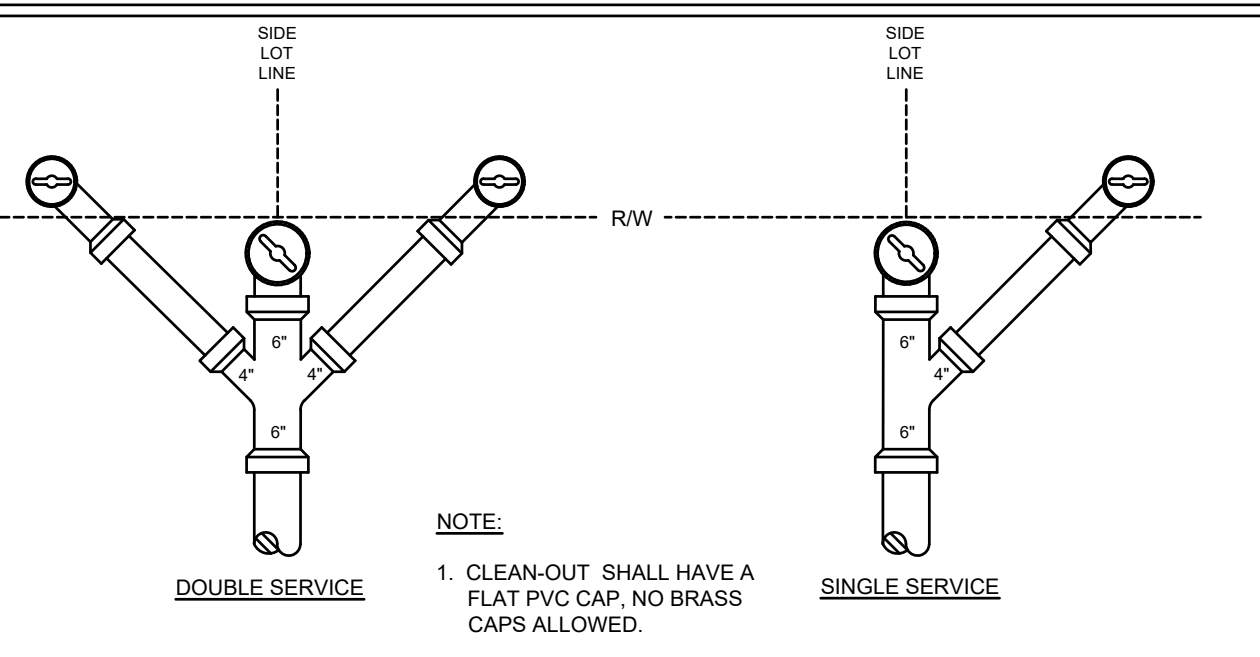
PIPE LENGTH (IN FEET)	PIPE DIAMETER (IN INCHES)											
	4"	6"	8"	10"	12"	15"	18"	21"	24"			
25	0.04	0.10	0.18	0.28	0.40	1.02	1.27	2.01	2.38			
50	0.09	0.20	0.35	0.55	1.19	2.04	2.58	4.03	5.17			
75	0.13	0.30	0.53	1.23	1.59	3.06	4.27	6.04	7.55			
100	0.18	0.40	1.10	1.50	2.38	4.08	5.56	8.05	10.34			
125	0.22	0.50	1.28	2.18	3.18	5.09	7.26	9.55	11.20			
150	0.26	0.59	1.46	2.45	3.58	6.11	8.30					
175	0.31	1.09	2.03	3.13	4.37	7.05						
200	0.35	1.19	2.21	3.40	5.17							
225	0.40	1.29	2.38	4.08	5.40			10.25	13.36			
250	0.44	1.39	2.56	4.35			8.31	11.35	15.07			
275	0.48	1.49	3.14	4.43			9.21	12.44	16.38			
300	0.53	1.59	3.31	4.48			10.12	13.53	18.09			
350	1.02	2.19	3.47			6.03	8.16	11.54	16.12	21.10		
400	1.28	2.38					9.27	13.36	18.31	24.12		

HERNANDO COUNTY
UTILITIES DEPARTMENT
15365 CORTEZ BOULEVARD
BROOKSVILLE, FLORIDA 34613
OFFICE: (352) 754-4037 FAX: (352) 754-4485

GRAVITY SEWER LINE TESTING
LOW PRESSURE AIR TEST TABLE

DETAIL: 24
PREVIOUS D-27

DATE: JUNE 2019



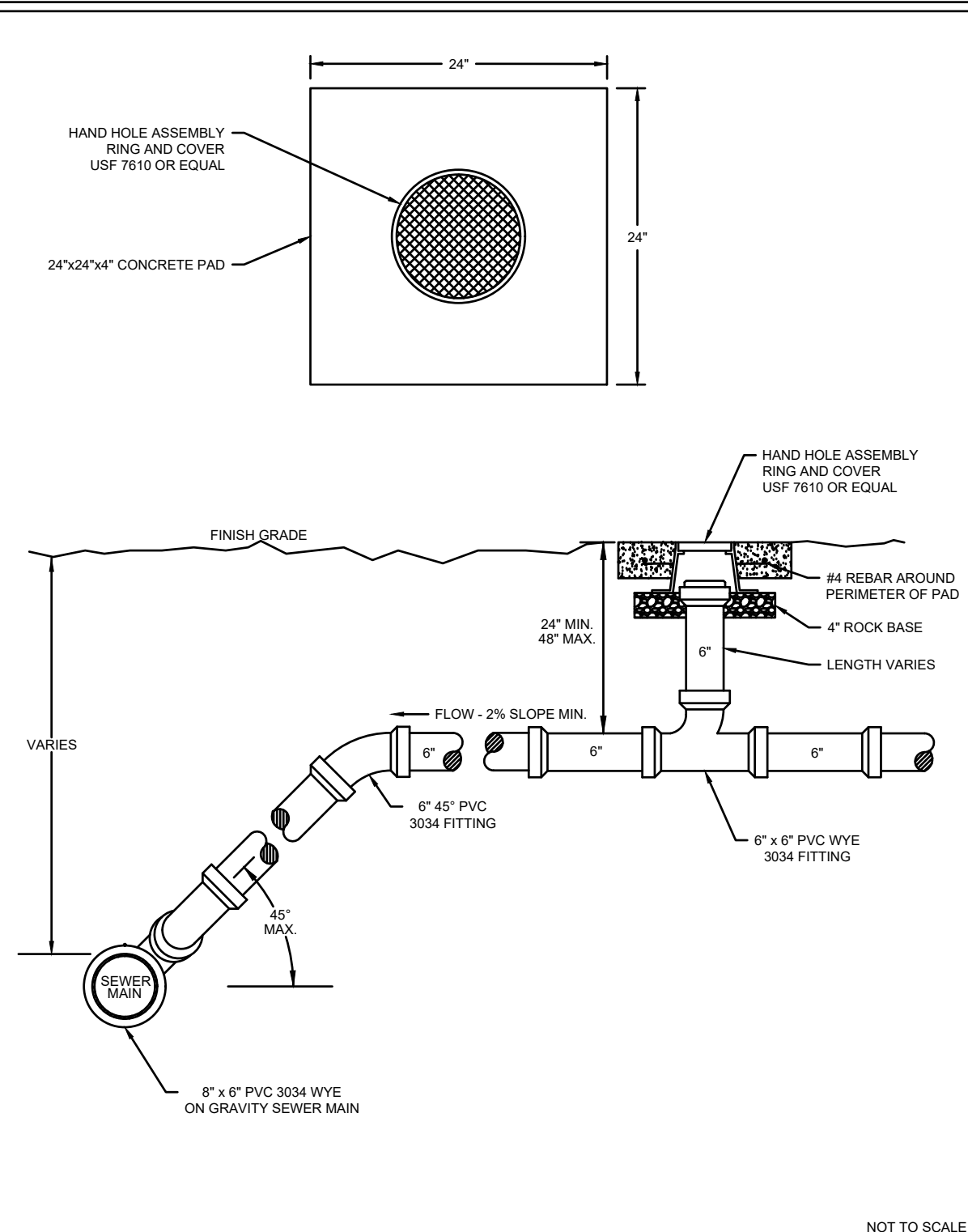
NOT TO SCALE

HERNANDO COUNTY
UTILITIES DEPARTMENT
15365 CORTEZ BOULEVARD
BROOKSVILLE, FLORIDA 34613
OFFICE: (352) 754-4037 FAX: (352) 754-4485

GRAVITY SEWER SERVICE PIPE FITTINGS DETAIL

DETAIL: 25
PREVIOUS D-28

DATE: JUNE 2019



NOT TO SCALE

HERNANDO COUNTY
UTILITIES DEPARTMENT
15365 CORTEZ BOULEVARD
BROOKSVILLE, FLORIDA 34613
OFFICE: (352) 754-4037 FAX: (352) 754-4485

GRAVITY SERVICE LATERAL - DRIVEWAY
AND SIDEWALK CLEAN-OUT FITTING DETAIL

DETAIL: 26
PREVIOUS D-29

DATE: JUNE 2019

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
DIGITAL SIGNATURE (SHA1
THUMBPRINT 51 44 A8 7D 70 AA D3
E0 E1 B8 93 BD
02 84 9F 0F 6E 1B 05 3D)
PRINTED COPIES OF THIS DOCUMENT
ARE NOT CONSIDERED SIGNED AND
SEALED AND THE DIGITAL SIGNATURE
MUST BE VERIFIED ON ANY
ELECTRONIC COPIES

3030 STANLEY BOULEVARD
TRINITY, FLORIDA 34605
PHONE: (727) 478-2421
www.floridalanddesign.com
www.floridalanddesign.com
Engineer # - CA No. 33088
Survey # - LB8342

Florida Land
Design &
Permitting

TRI COUNTY DEVELOPMENT, INC
4400 RIVERCHASE DRIVE, SUITE 102
NEWPORT NEWS, VA 23606
PHONE: (727) 374-6831

PROJECT NAME
SUNCOAST LANDING
COMMERCIAL & RESIDENTIAL SUB-DIVISION

UTILITY DETAILS (4)

PROJECT ID
1014

PROJECT NO
2019-1014

DESIGNED
PES

CHECKED
PES

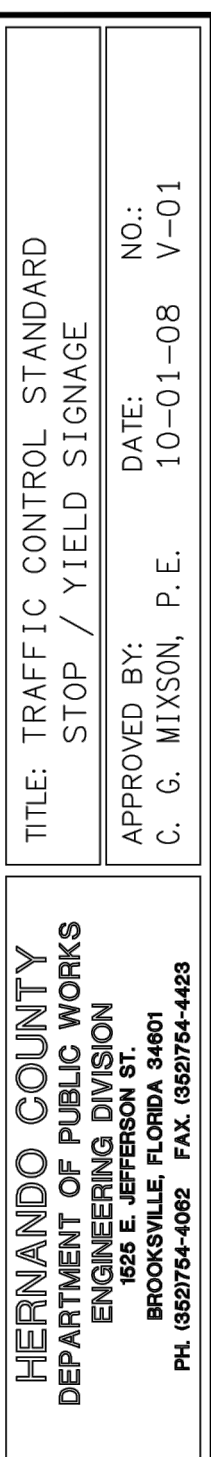
DRAWN
AVS

CHECKED
EM

DATE
MAY 25, 2021

SHEET
39

OF 43



1. SITE DESCRIPTION

A. PROJECT DESCRIPTION:

OWNER/APPLICANT PROPOSES TO REMOVE IMPERVIOUS MATERIAL SUCH AS SLABS, PAVEMENT, WALLS AND EXISTING PARKING AREAS, IF ANY, AS DEPICTED IN THE SITE PLAN. CONSTRUCTION WILL ALSO CONSIST OF CLEARING, GRUBBING, EARTHWORK, BACK FILLING, RESTORATION OF VEGETATIVE COVER, AND THE ADDITION OF PROPOSED BUILDINGS, SIDEWALKS, MISC. PAVEMENT AND DRAINAGE FACILITIES.

B. SOIL DISTURBING ACTIVITIES:

SOIL DISTURBING ACTIVITIES FOR THIS PROJECT WILL INCLUDE CLEARING, GRUBBING, EARTHWORK, REMOVAL OF IMPERVIOUS MATERIALS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR PROVING TEMPORARY OR PERMANENT STABILIZATION AS SOON AS POSSIBLE FOR AREAS WHERE CONSTRUCTION ACTIVITIES HAVE CEASED. IN NO CASE SHALL THE AREA BE EXPOSED FOR MORE THAN FOURTEEN (14) CALENDAR DAYS.

C. TOTAL PROJECT AREA: 51.03 ACRES
THE PROJECT CONSISTS OF REMOVAL OF STRUCTURES, PAVEMENT AND CONCRETE WALKS DURING THE CLEARING AND GRUBBING AND EARTHWORK OPERATIONS. TREES TO BE REMOVED AS PART OF THIS PERMIT ARE SHOWN ON THE APPROVED PLANS.

D. TOTAL AREA TO BE DISTURBED: 51.03 ACRES
THE CONTRACTOR SHALL MINIMIZE THE ACREAGES OF DISTURBED SOIL IN THE PROJECT AT ALL TIMES.

E. (1) RUNOFF COEFFICIENTS BEFORE CW(B), DURING CW(D) AND AFTER CW(A) CONSTRUCTION:

RUNOFF COEFFICIENT FOR:
OPEN SPACE: C = 0.2
IMPERVIOUS SURFACES: C = 0.90
IMPERVIOUS AREAS, EXPOSED SOIL, ETC., DURING CONST: C = 0.35

WEIGHTED RUNOFF COEFFICIENT:
CW(B): 0.61
CW(D): 0.82
CW(A): 0.61

DESCRIPTION OF SOIL OR QUALITY OF DISCHARGE

THE HERNANDO COUNTY SOIL SURVEY IDENTIFIES THE SURROUNDING SOILS AS:

2. CONTROLS

NARRATIVE -SEQUENCE OF SOIL DISTURBING ACTIVITIES AND IMPLEMENTATION OF CONTROLS:

CONSTRUCTION ACTIVITIES -GENERAL

CONSTRUCTION ACTIVITIES ON THIS PROJECT CONSIST OF CLEARING, GRUBBING, EARTHWORK, REMOVAL OF IMPERVIOUS MATERIAL, BACK FILLING, GRADING AND THE ADDITION OF PROPOSED BUILDINGS, SIDEWALKS, MISC. PAVEMENT AND DRAINAGE FACILITIES. THE CONTRACTOR'S WORK WILL ENSURE THAT HE WILL USE ENVIRONMENTALLY SENSITIVE CONSTRUCTION PRACTICES THROUGHOUT THE ENTIRE CONSTRUCTION PROCESS.

OFF-SITE RUNOFF SHALL BE DIVERTED AWAY OR THROUGH THE CONSTRUCTION AREA.

COMPLIANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN IS A REQUIREMENT OF THE PROJECT CONTRACT DOCUMENTS. CONSTRUCTION-RELATED INFORMATION REQUIRED BY THE NPDES PERMIT, BUT NOT SPECIFICALLY INDICATED IN THE STORMWATER POLLUTION PREVENTION PLAN, CAN BE FOUND IN THE APPROVED PLANS.

THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A STABILIZED CONSTRUCTION ENTRANCE FOR VEHICLES ENTERING OR LEAVING THE SITE. THE CONTRACTOR'S REPRESENTATIVE SHALL BE RESPONSIBLE FOR MONITORING THE SYSTEM AND PROVIDING REPAIRS, ETC., AS NEEDED.

CONSTRUCTION ACTIVITIES

PRIOR TO COMMENCEMENT, THE CONTRACTOR SHALL PROVIDE A DETAILED CONSTRUCTION SCHEDULE INDICATING DATES OF MAJOR GRADING ACTIVITIES, SEQUENCING OF TEMPORARY AND PERMANENT SOIL DISTURBING ACTIVITIES, ON ALL PORTIONS OF THE SITE. THE CONTRACTOR SHALL ALSO INSTALL EROSION AND SEDIMENT CONTROL ITEMS AS DELINEATED AND DESCRIBED ON SHEETS _____ AND _____ IN THE CONSTRUCTION DRAWINGS.

THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING SEDIMENT CONTROL AS SOON AS POSSIBLE IN AREAS WHERE CONSTRUCTION HAS TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE SHALL THE TIME BE GREATER THAN FOURTEEN (14) DAYS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISCHARGING THE DEWATERING FLOW IN ACCORDANCE WITH THE APPROVED DEWATERING PLAN. AT NO TIME SHALL THE CONTRACTOR DISCHARGE DEWATERING FLOW DIRECTLY TO THE EXISTING STORMWATER MANAGEMENT SYSTEM OR OTHER AREAS NOT IN CONFORMANCE WITH THE APPROVED DEWATERING PLAN.

EROSION AND SEDIMENT CONTROL SHALL BE MAINTAINED AND MAY BE REMOVED ONLY WHEN PERMANENT STABILIZATION IS ESTABLISHED AND ALL PROJECT CONSTRUCTION HAS BEEN COMPLETED.

A. EROSION AND SEDIMENT CONTROLS:

(1) STABILIZATION PRACTICES TO BE IMPLEMENTED:

STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE GREATER THAN FOURTEEN (14) DAYS AFTER THE CONSTRUCTION ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED. ALL DISTURBED AREAS WILL BE SEEDED AND MULCHED OR SODDED FOLLOWING CONSTRUCTION.

(2) STRUCTURAL PRACTICES WILL INCLUDE:

ROCK BEDDING AT CONSTRUCTION ENTRANCE
STAKED SILT FENCES
INLET SEDIMENT TRAP

B. OTHER CONTROLS:

(1) WASTE DISPOSAL:

THE CONTRACTOR SHALL PROVIDE LITTER CONTROL AND COLLECTION DURING CONSTRUCTION ALL ACTIVITIES. SHOULD FERTILIZER, HYDROCARBON, OR OTHER CHEMICAL CONTAINERS BE USED THEY SHALL BE DISPOSED OF BY THE CONTRACTOR ACCORDING TO EPA'S STANDARD PRACTICES AS DETAILED BY THE MANUFACTURER. IN ADDITION, NO SOLID MATERIALS INCLUDING BUILDING AND CONSTRUCTION MATERIALS SHALL BE BURIED ON-SITE.

(2) OFF-SITE VEHICLE TRACKING:

OFF-SITE VEHICLE TRACKING MUST BE CONTROLLED BY THE FOLLOWING METHODS:

LOADED HAUL TRUCKS TO BE COVERED WITH TARPULIN
EXCESS DIRT ON ROAD REMOVED DAILY
STABILIZED CONSTRUCTION ENTRANCE

(3) SANITARY WASTE:

ALL SANITARY WASTE MUST BE COLLECTED FROM PORTABLE UNITS BY A LICENSED SANITARY MANAGEMENT CONTRACTOR, IN ACCORDANCE WITH STATE REGULATIONS.

(4) FERTILIZERS AND PESTICIDES:

FERTILIZERS AND SOIL STERILIZERS WILL BE USED ON THIS PROJECT IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AT THE DISCRETION OF THE CONTRACTOR WITH COORDINATION OF THE OWNER.

(5) NON-STORMWATER DISCHARGE (INCLUDING SPILL REPORTING):

A. THE CONTRACTOR WILL PROVIDE THE APPLICANT WITH AN EROSION CONTROL PLAN THAT INCLUDES A DETAILED RESPONSE FOR SPILL CONTAINMENT AND REPORTING.

B. APPROVED STATE, LOCAL PLANS OR STORMWATER PERMITS:

SWFVMD

3. MAINTENANCE:

GENERAL

CONTRACTOR SHALL COMPLY WITH ALL METHODS, REPORTING, ETC., REQUIREMENTS OF THE LATEST EDITION OF THE FLORIDA STORMWATER EROSION AND SEDIMENTATION CONTROL INSPECTOR'S MANUAL PUBLISHED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE AND REPAIRS OF EROSION, SEDIMENT AND TURBIDITY CONTROL DEVICES AND REMOVAL OF ALL DEVICES AFTER THE NOTICE OF TERMINATION. CONTRACTOR WILL PREPARE DAILY REPORTS REGRADING THE REVIEW OF ALL SITE EROSION CONTROL DEVICES. REPORTS WILL BE KEPT ON SITE FOR EASY REVIEW BY REGULATORY AGENCY PERSONNEL, ENGINEER OF RECORD, ETC.

COST OF MAINTENANCE AND REPAIR, REQUIRED FOR THE CONTROL AND ABATEMENT OF EROSION AND WATER POLLUTION, SHALL BE INCLUDED IN THE COST OF THE PAY ITEMS FOR THIS PROJECT.

THE CONTRACTOR SHALL MAINTAIN RAIN GAUGES ON THE PROJECT SITE AND RECORD DAILY AND WEEKLY RAINFALL. ALL EROSION, TURBIDITY AND SEDIMENT CONTROL DEVICES WILL BE MAINTAINED IN GOOD WORKING ORDER AT ALL TIMES. IF A REPAIR IS NECESSARY, IT SHALL BE INITIATED WITHIN 24 HOURS.

STRUCTURAL PRACTICES AND CONTROLS:

THE FOLLOWING PRACTICES WILL BE USED TO MAINTAIN EROSION AND SEDIMENT CONTROLS:

SEDIMENT WILL BE REMOVED FROM SILT FENCE WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF THE FENCE.

TEMPORARY AND PERMANENT SEEDING, SODDING ETC. SHALL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH.

STABILIZED CONSTRUCTION ENTRANCE SHALL BE MAINTAINED TO PREVENT CLOGGING OF ROCK BEDDING.

4. INSPECTION:

THE CONTRACTOR'S DAILY INSPECTION REPORTS, REQUIRED FOR THE CONTROL AND ABATEMENT OF EROSION AND WATER POLLUTION, SHALL BE INCLUDED IN THE COST OF THE PAY ITEMS FOR THIS PROJECT. THE CONTRACTOR SHALL USE THE STANDARD CONSTRUCTION INSPECTION REPORT FORM FOR DAILY INSPECTIONS. REPORTS MUST BE STORED ON SITE.

5. TRACKING AND REPORTING:

THE CONTRACTOR SHALL PREPARE A WEEKLY REPORT DOCUMENTING THE DAILY INSPECTIONS AND MAINTENANCE OF REPAIRS TO THE EROSION AND SEDIMENT CONTROL DEVICES. WEEKLY REPORTS SHALL BE STORED ON SITE. PREPARATION OF THE CONTRACTOR'S WEEKLY REPORTS OF INSPECTION, MAINTENANCE AND REPAIRS REQUIRED FOR THE CONTROL AND ABATEMENT OF EROSION AND WATER POLLUTION, SHALL BE INCLUDED IN THE COST OF PAY ITEMS FOR THE PROJECT.

SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT CERTIFICATION

CONSTRUCTION SURFACE WATER MANAGEMENT PLAN (CSWMP)

a. THE CSWMP CONSISTS OF PLAN SHEETS 8 AND 43 SHOWING EROSION PROTECTION DEVICES TO BE UTILIZED ON THE PROJECT.

b. THE APPLICANT/OWNER OR AUTHORIZED AGENT HAS REVIEWED THE CSWMP AND HAS SIGNED THE CSWMP WHERE REQUIRED BELOW.

c. THE CSWMP SHALL BE PART OF THE FINAL CONSTRUCTION PLANS FOR THE PERMITTED SURFACE WATER MANAGEMENT SYSTEM.

SIGNATURE:

NAME: _____ DATE: _____

APPLICANT OWNER AUTHORIZED AGENT (SITE CONTRACTOR)

☐ ☐ ☐

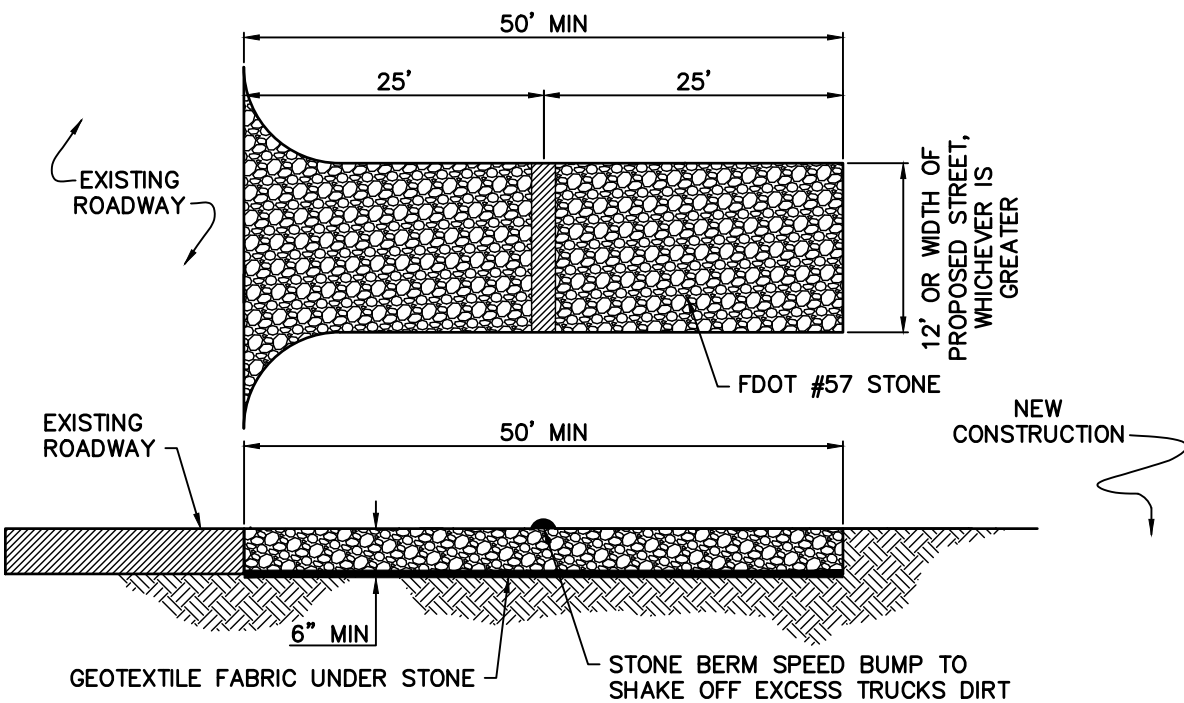
I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION. THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

NAME (OPERATOR AND/OR RESPONSIBLE AUTHORITY) _____ DATE _____

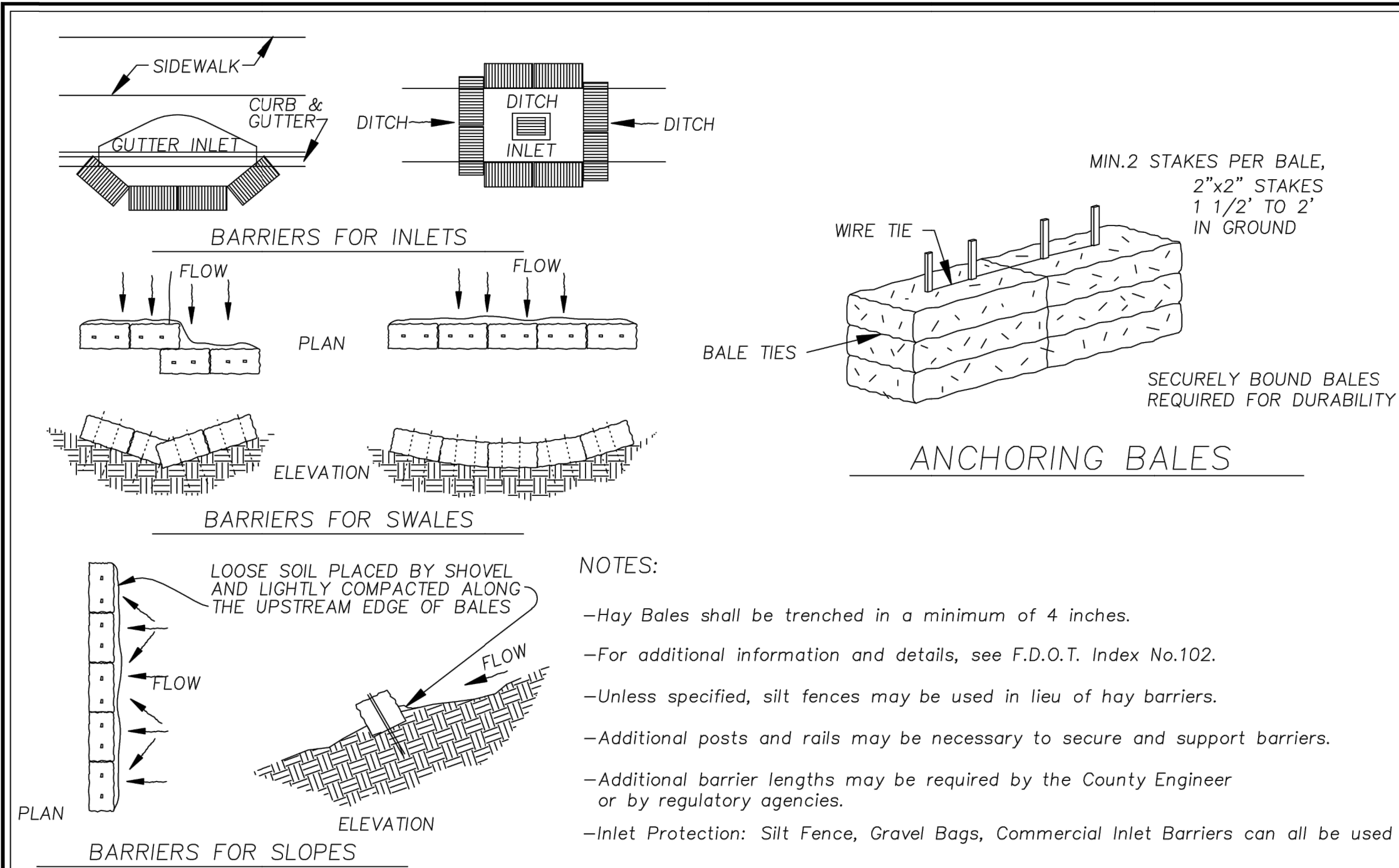
NAME	TITLE	COMPANY NAME, ADDRESS AND PHONE NUMBER	DATE
*			

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND, AND SHALL COMPLY WITH, THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA, GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORMWATER POLLUTION PREVENTION PLAN PREPARED THEREUNDER.

* NPDES CONTRACTOR AND SUBCONTRACTOR CERTIFICATION TO BE COMPLETED AFTER CONTRACTORS HAVE BEEN SELECTED.

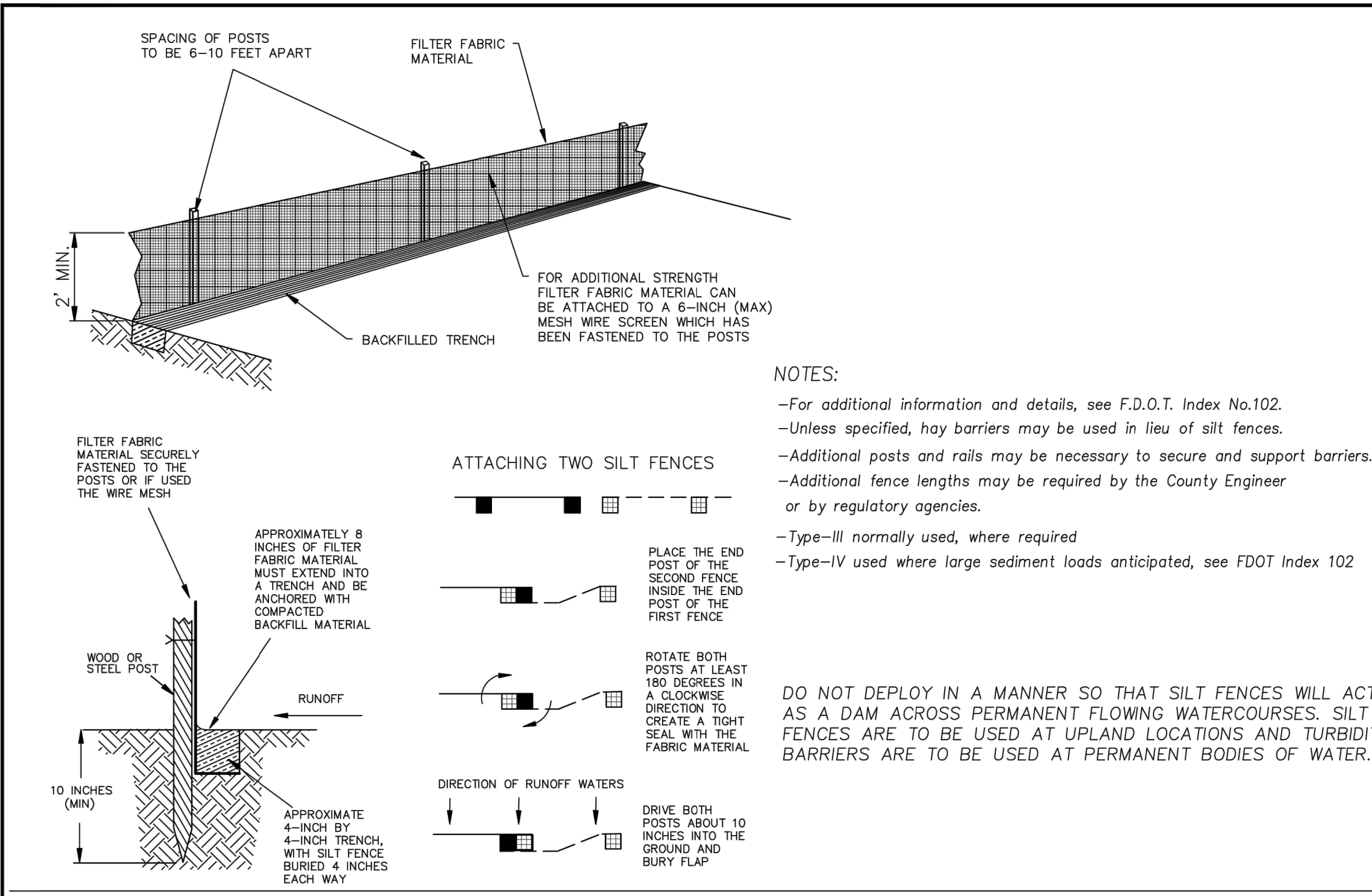


TEMPORARY CONSTRUCTION ACCESS



NOTES:

- Hay Bales shall be trenched in a minimum of 4 inches.
- For additional information and details, see F.D.O.T. Index No.102.
- Unless specified, silt fences may be used in lieu of hay barriers.
- Additional posts and rails may be necessary to secure and support barriers.
- Additional barrier lengths may be required by the County Engineer or by regulatory agencies.
- Inlet Protection: Silt Fence, Gravel Bags, Commercial Inlet Barriers can all be used



NOTES:

- For additional information and details, see F.D.O.T. Index No.102.
- Unless specified, hay barriers may be used in lieu of silt fences.
- Additional posts and rails may be necessary to secure and support barriers.
- Additional fence lengths may be required by the County Engineer or by regulatory agencies.
- Type-III normally used, where required
- Type-IV used where large sediment loads anticipated, see FDOT Index 102

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

TITLE: DRAINAGE / EROSION STANDARD
HAY BALE BARRIERS

APPROVED BY: C. G. MIXSON, P.E.
DATE: 10-01-08
NO.: 111-09

HERNANDO COUNTY
DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
BROOKSVILLE, FLORIDA 34601
PH. (889)764-4082 FAX. (889)764-4423

3030 STARKEY BOULEVARD
TRINITY, FLORIDA 34665
PHONE: (727) 476-2421
www.floridapw.com
Engineer # - CA No. 33068
Survey # - LB8342

Florida Land
Design &
Permitting

TRI COUNTY DEVELOPMENT, INC

PREPARED FOR

PROJECT NO: 1014
PROJECT NO: 2019-1014
DESIGNED: PES CHECKED: PES
DRAWN: AVS QC: EM
DATE: MAY 25, 2021
SHEET: 43 OF 43

PROJECT NAME: SUNCOAST LANDING
COMMERCIAL & RESIDENTIAL SUB-DIVISION
SHEET NAME: SURFACE WATER POLLUTION PREVENTION NOTES & DETAILS

EDWARD MAZUR, JR., STATE OF FLORIDA PROFESSIONAL ENGINEER, LICENSE NO. 23116
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY EDWARD MAZUR, JR., P.E., ON THE DATE INDICATED HERE
DIGITAL SIGNATURE (SHA1 THUMBPRINT 51 44 A8 7D 70 AA D3 EC E1 B8 93 BD 02 84 9F 0F 6E FB 05 3D)
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE DIGITAL SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES