



SITE PLAN REVIEW COMMITTEE MEETING ZEPHYRHILLS, FLORIDA

**Tuesday, July 19, 2022
9:30 AM**

**Zephyrhills
City Hall**

**Council
Chambers**

Please join the meeting from your computer, tablet or smartphone:

<https://meet.goto.com/174145013>

You can also dial in using your phone:

United States: +1 (224) 501-3412

Access Code: 174-145-013

Call to Order –

1. PLANNING ITEMS

1.1 SUB-0024-22_Towns @ Autumm Palm Plat

Plat submitted by Lennar Homes, LLC for a 94 Unit townhome development, generally located at 38011 Fallstone Way, on the west side of Autumn Palm Drive between Lawanda Loop and Covered Bridge Blvd (Parcel ID No. 15-26-21-0030-08100-0010)

1. Plat-Townes at Autumn Palm_6-17-2022

1.2 SPR-0047-22_Zephyr Commons Apts (Resubmittal)

Resubmittal of Site Development Plans, submitted by NADG for drive aisle, roadway reconfiguration and landscape changes to the Approved Plans for Multi-Family Apartments (251 dwelling units) generally located within the Zephyr Commons center on the east side of US Hwy 301 between Kossick & Pretty Pond Roads (Parcel ID No. 35-25-21-0010-00700-0000)

1. ZC Apts_Resubmittal

1.3 SPR-0046-22_4538Sky Dive Lane

Plans submitted by B&H Construction of Central Florida for site improvements at 4538 Sky Dive Lane (Parcel ID No. 18-26-22-0020-00D00-0000).

1.4 SPR-51-22_Chancey Lay-Down Area

Plans submitted by Williams Realty & Investments, Inc. for materials storage/processing and lay-down yard to be located at 39473 Chancey Road (Parcel ID No. 24-26-21-0000-00100-0000)

1.5 ANX 13-22 Calumet Townhomes. Annexation, Rezoning and FLUMA

Application submitted by Quill115, LLC for simultaneous review of the following:

- Annexation of approximately 4.7 acres of real property generally located on CR 54, east of Wire Road (Parcel ID No. 02-26-21-0000-00200-0000);
- Small-Scale Future Land Use Map Amendment (FLUMA), changing the FLU classification of the above-referenced property from County RES-9 to City RU;
- Rezoning the above-referenced property from County AR to City R-4

1. Location & Land Use Maps (Calumet Townhomes)

1.6 SUB-0026-22 - Abbott Square Final Plat (Phase 2)

Lennar has submitted a final plat (Phase 2) for property located in the Abbott Square development on the west side of Simons Rd.

1.7 7. ANX10-22 Zephyr Storage, LLC

Petition submitted by Zephyr Storage, LLC doe: Annexation, Future Land use Map Amendment & Rezoning

- Annexation of approximately 3.4 acres (03-26-21-0010-00100-0020)
- Small scale future land use map amendment from County ROR to City MU
- Rezoning from County C2 to City C2

ADJOURN

*** PLEASE NOTE: This is a Public Meeting. Should any interested party seek to appeal any decision made by the Council with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based. F.S. 286.0105. If you are a person with a disability which requires reasonable accommodation in order to participate in this meeting, please contact the City Clerk at 813/780-0000 at least 48 hours prior to the public hearing. A.D.A. and F.S. 286.26.**

TOWNES AT AUTUMN PALM
BEING A REPLAT OF A PORTION OF TRACT 81 & 96 OF "ZEPHYRHILLS
COLONY COMPANY LANDS" AS RECORDED IN PLAT BOOK 1, PAGE 55,
LYING IN SECTION 15, TOWNSHIP 26 SOUTH, RANGE 21 EAST
CITY OF ZEPHYRHILLS, PASCO COUNTY, FLORIDA

PLAT BOOK PAGE NO.

PROPERTY INFORMATION

STATE OF FLORIDA }
} SS:
COUNTY OF PASCO }

WE, LENNAR TITLE, AS AGENT FOR NORTH AMERICAN TITLE INSURANCE COMPANY, A TITLE COMPANY DULY LICENSED IN THE STATE OF FLORIDA, HAVE COMPLETED A PROPERTY INFORMATION REPORT, FILE NO. 2022-06112-FL AND BASED ON SAID REPORT FIND THAT THE TITLE OF THE PROPERTY IS VESTED IN LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THAT THE CURRENT TAXES HAVE BEEN PAID AND THAT THE PROPERTY IS NOT ENCUMBERED BY ANY MORTGAGES, OTHER ENCUMBRANCES OR EASEMENTS OTHER THAN SHOWN IN THAT PROPERTY INFORMATION REPORT, FILE NO. 2022-06112-FL

THIS THE _____ DAY OF _____, 2022.

LENNAR HOMES, LLC

NAME: PARKER HIRONS
TITLE: VICE PRESIDENT

BY: _____

REVIEW OF PLAT BY PROFESSIONAL SURVEYOR AND MAPPER, CITY OF ZEPHYRHILLS

PURSUANT TO SECTION 177.081 (1), FLORIDA STATUTES, I HEREBY CERTIFY THAT I, OR FLORIDA PROFESSIONALLY LICENSED SURVEYOR AND MAPPER DESIGNEES UNDER MY DIRECTION AND SUPERVISION, HAVE PERFORMED A LIMITED REVIEW OF THIS PLAT FOR CONFORMITY TO CHAPTER 177 PART 1, FLORIDA STATUTES, AND THAT THIS PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF SAID CHAPTER, HOWEVER MY REVIEW AND CERTIFICATION DOES NOT INCLUDE COMPUTATIONS OR FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS.

SIGNED AND SEALED THIS _____ DAY OF _____, 2022.

DAVID G. ARMSTRONG, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 4970

CERTIFICATE OF APPROVAL BY CITY COUNCIL

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 2022, THE FOREGOING PLAT WAS APPROVED TO BE RECORDED BY THE CITY COUNCIL OF ZEPHYRHILLS, FLORIDA

JODI WILKESON, PRESIDENT

ATTEST:

WILLIAM C. POE JR., CITY MANAGER

CERTIFICATE OF THE CLERK OF CIRCUIT COURT

I HEREBY CERTIFY THAT THE FOREGOING PLAT HAS BEEN FILED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA ON THIS THE _____ DAY OF _____, 2022, PLAT BOOK _____ PAGE(S) _____

BY: _____
NIKKI ALVAREZ- SOWLES, ESQ.,
PASCO COUNTY CLERK & COMPTROLLER

SURVEYOR'S CERTIFICATION

THE UNDERSIGNED, BEING CURRENTLY LICENSED BY THE STATE OF FLORIDA AS A PROFESSIONAL SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION, AND SAID PLAT COMPLIES WITH AL SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, PART I.

SIGNED AND SEALED THIS _____ DAY OF _____, 2022

CHARLES DAVID FERRARO, FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER 4768
COLLIERS ENGINEERING & DESIGN, INC LB7388
5471 WEST WATERS AVENUE
SUITE 100
TAMPA, FL 33634

LEGAL DESCRIPTION

TOWNES AT AUTUMN PALM, ZEPHYRHILLS, FLORIDA.

A PORTION OF A PARCEL OF LAND BEING A REPLAT OF TRACTS 81 & 96 AS PER MAP OR PLAT OF "ZEPHYRHILLS COLONY COMPANY LANDS" AS RECORDED IN PLAT BOOK 1, PAGE 55 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, SAID PARCEL ALSO LYING IN SECTION 15, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF TRACT 96, AS PER SAID PLAT OF "ZEPHYRHILLS COLONY COMPANY LANDS" AS RECORDED IN PLAT BOOK 1, PAGE 55 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE SOUTH 89°56'40" WEST ALONG THE SOUTHERLY BOUNDARY LINE OF SAID TRACT 96, A DISTANCE OF 14.94 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE NORTH 89°56'40" WEST ALONG SAID SOUTHERLY BOUNDARY LINE OF TRACT 96, A DISTANCE OF 641.26 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 96; THENCE NORTH 00°34'45 EAST ALONG THE WESTERLY BOUNDARY LINE OF SAID TRACTS 96 & 81, RESPECTIVELY, A DISTANCE OF 666.16 FEET TO THE NORTHWEST CORNER OF SAID TRACT 81; THENCE SOUTH 89°57'25" EAST ALONG THE NORTHERLY BOUNDARY LINE OF SAID TRACT 81, A DISTANCE 644.04 FEET; THENCE SOUTH 00°49'10" WEST, A DISTANCE OF 665.09 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 421,080.14 SQUARE FEET OR 9.667 ACRES, MORE OR LESS

CERTIFICATE OF OWNERSHIP AND DEDICATION

LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, (THE "OWNER"), HEREBY STATES AND DECLARES THAT IT IS THE FEE SIMPLE OWNER OF ALL LANDS REFERRED TO AS TOWNES AT AUTUMN PALM AND DESCRIBED IN THE LEGAL DESCRIPTION, WHICH IS A PART OF THIS PLAT, AND MAKES THE FOLLOWING DEDICATIONS.

1. THE OWNER HEREBY DEDICATES ALL ROAD, STREETS-OF-WAY AS SHOWN HEREON AS TRACT "C" TO THE TOWNES AT AUTUMN PALM COMMUNITY ASSOCIATION, A UNIT OF SPECIAL PURPOSE LOCAL GOVERNMENT ORGANIZED AND EXISTING PURSUANT TO CHAPTER 190, FLORIDA STATUTES (THE "ASSOCIATION"). AS EVIDENCED BY ITS EXECUTION OF THIS PLAT THE ASSOCIATION ACCEPTS THIS DEDICATION AND AGREES TO MAINTAIN THE FOREGOING ROADS, STREETS AND RIGHTS-OF-WAY.
2. THE OWNER HEREBY DEDICATES DRAINAGE EASEMENT AREAS AS SHOWN HEREON AS TRACT "A" & TRACT "D" TO THE TOWNES AT AUTUMN PALM COMMUNITY ASSOCIATION, A UNIT OF SPECIAL PURPOSE LOCAL GOVERNMENT ORGANIZED AND EXISTING PURSUANT TO CHAPTER 190, FLORIDA STATUTES (THE "ASSOCIATION"). AS EVIDENCED BY ITS EXECUTION OF THIS PLAT THE ASSOCIATION ACCEPTS THIS DEDICATION AND AGREES TO MAINTAIN THE FOREGOING DRAINAGE EASEMENT AREAS.
3. THE OWNER HEREBY DEDICATES PARK AREAS AS SHOWN HEREON AS TRACT "B", TRACT "E" & TRACT "I" TO THE TOWNES AT AUTUMN PALM COMMUNITY ASSOCIATION, A UNIT OF SPECIAL PURPOSE LOCAL GOVERNMENT ORGANIZED AND EXISTING PURSUANT TO CHAPTER 190, FLORIDA STATUTES (THE "ASSOCIATION"). AS EVIDENCED BY ITS EXECUTION OF THIS PLAT THE ASSOCIATION ACCEPTS THIS DEDICATION AND AGREES TO MAINTAIN THE FOREGOING PARK AREAS.
4. THE OWNER HEREBY DEDICATES LANDSCAPE BUFFER AREAS AS SHOWN HEREON AS TRACT "G" & TRACT "H" TO THE TOWNES AT AUTUMN PALM COMMUNITY ASSOCIATION, A UNIT OF SPECIAL PURPOSE LOCAL GOVERNMENT ORGANIZED AND EXISTING PURSUANT TO CHAPTER 190, FLORIDA STATUTES (THE "ASSOCIATION"). AS EVIDENCED BY ITS EXECUTION OF THIS PLAT THE ASSOCIATION ACCEPTS THIS DEDICATION AND AGREES TO MAINTAIN THE FOREGOING LANDSCAPE BUFFER AREAS.
5. THE OWNER HEREBY DEDICATES TO THE CITY OF ZEPHYRHILLS, FOR THE USE AND BENEFIT OF THE LIFT STATION SHOWN HEREON AS TRACT "F", AND THE INGRESS EGRESS, UTILITY AND DRAINAGE EASEMENT AREAS AS SHOWN HEREON, THE OWNER FURTHER, TRANSFERS TO THE CITY OF ZEPHYRHILLS, FLORIDA ANY FACILITIES PERTAINING TO WATER AND SEWER SERVICES IN SAID TRACT "F" AND INGRESS EGRESS, UTILITY AND DRAINAGE AREAS.

OWNER: LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY

PARKER HIRONS, VICE PRESIDENT

WITNESS SIGNATURE _____

WITNESS SIGNATURE _____

PRINTED NAME _____

PRINTED NAME _____

ACKNOWLEDGMENT
STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE
OR ☐ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2022

BY _____
(SIGNATURE OF NOTARY PUBLIC – STATE OF FLORIDA)

PRINTED TYPED OR STAMPED COMMISSIONED NAME OF NOTARY PUBLIC _____

☐ PERSONALLY KNOWN OR ☐ PRODUCED IDENTIFICATION

TYPE OF IDENTIFICATION PRODUCED: _____

CERTIFICATE OF ACCEPTANCE

OF TOWNES AT AUTUMN PALM COMMUNITY ASSOCIATION, INC.

TOWNES AT AUTUMN PALM COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ACCEPTS THE PROPOSED CONVEYANCE AND MAINTENANCE RESPONSIBILITIES AS SHOWN HEREON.

LORI CAMPAGNA, PRESIDENT

WITNESS SIGNATURE _____

WITNESS SIGNATURE _____

PRINTED NAME _____

PRINTED NAME _____

ACKNOWLEDGMENT
STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE
OR ☐ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2022

BY _____
(SIGNATURE OF NOTARY PUBLIC – STATE OF FLORIDA)

PRINTED TYPED OR STAMPED COMMISSIONED NAME OF NOTARY PUBLIC _____

☐ PERSONALLY KNOWN OR ☐ PRODUCED IDENTIFICATION

TYPE OF IDENTIFICATION PRODUCED: _____



Engineering
& Design

www.colliersengineering.com

Doing Business as



BOCA RATON

7280 West Palmetto Park Rd

Suite 302-N

Boca Raton, FL 33423

Phone: 561 717 6496

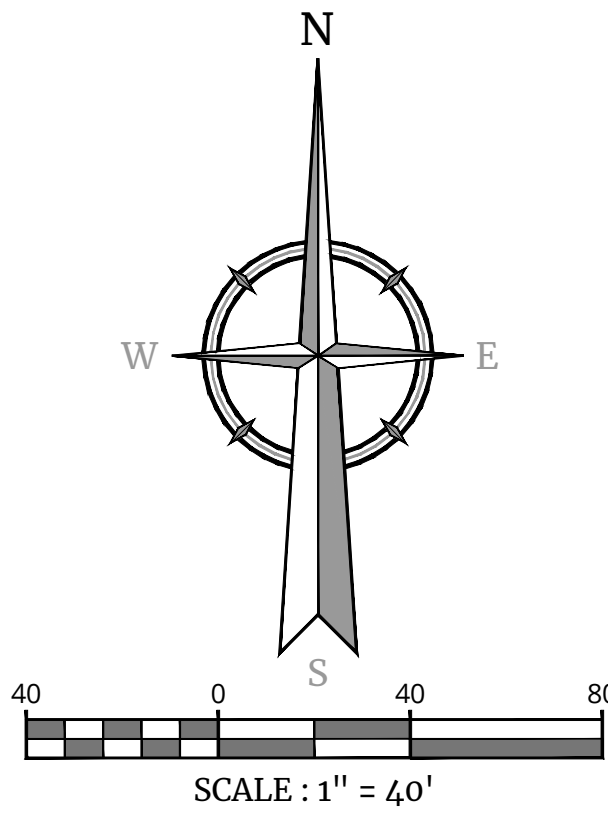
COLLIERS ENGINEERING & DESIGN, INC.

DOING BUSINESS AS MASER CONSULTING

Copyright © 2022 Colliers Engineering & Design All Rights Reserved. This drawing and all the information contained herein is authorized for use only by the party for whom the service was rendered or to whom it is rendered. This drawing may neither be copied, reused, disclosed, distributed or relied upon for any other purpose without the express written consent of Colliers Engineering & Design.

TOWNES AT AUTUMN PALM

BEING A REPLAT OF A PORTION OF TRACT 81 & 96 OF "ZEPHYRHILLS COLONY COMPANY LANDS" AS RECORDED IN PLAT BOOK 1, PAGE 55, LYING IN SECTION 15, TOWNSHIP 26 SOUTH, RANGE 21 EAST CITY OF ZEPHYRHILLS, PASCO COUNTY, FLORIDA



SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE REFERENCED TO THE SOUTHERLY LINE OF TRACT 96 AS PER RECORD PLAT BOOK 1 PAGE 55 & OFFICIAL RECORD BOOK 7431, PAGE 1814, SAID LINE BEING S 89°56'40" W (RTK) REFERENCED TO NGS BASE STATION AL7941.
- COORDINATES SHOWN HEREON WERE ESTABLISHED BY STATIC OPS AND WERE REFERENCED TO A NATIONAL GEODETIC SURVEY MONUMENT (NGS), DESIGNATION "N37 149" (PDJAL8068) STATE PLANE COORDINATE SYSTEM, NORTH AMERICA DATUM OF 1983 (NAD83-2011) FOR THE WEST ZONE OF FLORIDA. NORTH: 1,411,863.71 EAST: 590,187.63 SURVEY FEET. (AS RECORDED)
- THE SURVEY SHOWN HEREON WAS PREPARED WITH THE BENEFIT OF AN PROPERTY INFORMATION REPORT PREPARED BY NORTH AMERICAN TITLE INSURANCE COMPANY, FILE NUMBER "2022-06112-FL", DATED JUNE 10, 2022, WITH A SEARCH FROM OCTOBER 10, 2021 THROUGH MAY 26, 2022. THE BELOW REFERENCED ITEMS ARE AS THEY APPEAR IN PARAGRAPH TITLED "INFORMATIONAL" AS FOLLOWS:
 - MATTERS CONTAINED ON THE PLAT OF ZEPHYRHILLS COLONY COMPANY, AS RECORDED IN PLAT BOOK 1 PAGE 55, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
 - RESOLUTION RECORDED IN OFFICIAL RECORDS BOOK 270, PAGE 382, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
 - ORDINANCE NO. 1419-21 RECORDED IN OFFICIAL RECORDS BOOK 10409, PAGE 125, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
 - INTERLOCAL AGREEMENT BETWEEN PASCO COUNTY AND THE CITY OF ZEPHYRHILLS RECORDED IN OFFICIAL RECORDS BOOK 7083, PAGE 262, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
- FOR INFORMATIONAL PURPOSES: RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED MAY 6, 2021 IN OFFICIAL RECORDS BOOK 10340, PAGE 2380, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
- SUBDIVISION PLATS BY NO MEANS REPRESENT A DETERMINATION ON WHETHER PROPERTIES WILL OR WILL NOT FLOOD. LAND WITHIN THE BOUNDARIES OF THIS PLAT MAY OR MAY NOT BE SUBJECT TO FLOODING. THE CITY OF ZEPHYRHILLS BUILDING DEPARTMENT HAS INFORMATION REGARDING FLOODING AND RESTRICTIONS ON DEVELOPMENT.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.
- DRAINAGE EASEMENTS SHALL NOT CONTAIN, EXCEPT FOR CONSTRUCTION AND MAINTENANCE OF NATURE TRAILS AND WALKS BY THE DEVELOPER, PERMANENT IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO SIDEWALKS, DRIVEWAYS, IMPERVIOUS SURFACES, PATIOS, DECKS, POOLS, AIR CONDITIONERS, STRUCTURES, UTILITY SHEDS, AND SPRINKLER SYSTEMS, THE INSTALLATION OF POLES, FENCES, TREES, SHRUBS, HEDGES AND LANDSCAPING PLANTS ARE PERMITTED IF INSTALLED IN A MANNER THAT WILL NOT OBSTRUCT THE FREE FLOW OF WATER AND PROHIBIT ACCESS TO THOSE EASEMENTS LABELED ACCESS EASEMENT. HOWEVER, IT WILL BE THE INDIVIDUAL LOT OWNERS RESPONSIBILITY TO BEAR THE FULL COST IF SAID POLES, FENCES, TREES, SHRUBS, HEDGES, AND LANDSCAPING PLANTS ARE REQUIRED TO BE REMOVED FOR THE INSTALLATION, REPAIR AND MAINTENANCE OF SURFACE/SUBSURFACE DRAINAGE STRUCTURES AND GRADING ACCORDING TO THE APPROVED GRADING AND DRAINAGE PLAN. THIS NOTE SHALL APPEAR ON EACH AFFECTED DEED.

TRACT TABLE		
TRACT	DESCRIPTION	AREA
TRACT "A"	PRIVATE DRAINAGE EASEMENT	15,173.14± SQ.FT. OR 0.348± ACRES
TRACT "B"	PRIVATE PARK	12,425.88± SQ.FT. OR 0.285± ACRES
TRACT "C"	CITY OF ZEPHYRHILLS I/E/U/D EASEMENT	74,407.00± SQ.FT. OR 1.708± ACRES
TRACT "D"	PRIVATE DRAINAGE EASEMENT	67,667.57± SQ.FT. OR 1.553± ACRES
TRACT "E"	PRIVATE PARK	10,231.65± SQ.FT. OR 0.235± ACRES
TRACT "F"	CITY OF ZEPHYRHILLS LIFTSTATION	1,200.00± SQ.FT. OR 0.028± ACRES
TRACT "G"	PRIVATE LANDSCAPE BUFFER	2,675.60± SQ.FT. OR 0.061± ACRES
TRACT "H"	PRIVATE LANDSCAPE BUFFER	22,019.46± SQ.FT. OR 0.506± ACRES
TRACT "I"	PRIVATE PARK	11,414.89± SQ.FT. OR 0.262± ACRES

CURVE DATA				
SEGMENT	RADIUS	LENGTH	DELTA	CHORD
C1	69.00'	108.49'	90° 05' 18"	N 44° 58' 47" W 97.66'
C2	44.00'	69.18'	90° 05' 18"	N 44° 58' 47" W 62.27'
C3	19.00'	29.87'	90° 05' 18"	S 44° 58' 47" E 26.89'
C4	18.85'	29.81'	90° 37' 23"	S 44° 48' 20" W 26.80'
C5	43.85'	69.19'	90° 24' 40"	N 44° 54' 44" E 62.23'
C6	68.85'	108.57'	90° 21' 04"	N 44° 56' 29" E 97.66'
C7	60.00'	80.87'	77° 13' 30"	N 51° 23' 15" W 74.89'
C8	30.00'	40.40'	77° 09' 37"	N 51° 21' 19" W 37.42'
C9	68.85'	4.86'	4° 02' 40"	S 88° 05' 41" W 4.86'
C10	68.85'	18.43'	15° 20' 29"	S 78° 24' 07" W 18.38'
C11	68.85'	17.62'	14° 39' 38"	S 63° 24' 03" W 17.57'
C12	68.85'	17.83'	14° 50' 08"	S 48° 39' 10" W 17.78'
C13	68.85'	18.91'	15° 44' 02"	S 33° 22' 05" W 18.85'
C14	68.85'	18.89'	15° 43' 07"	S 17° 38' 30" W 18.83'
C15	68.85'	12.04'	10° 00' 59"	S 4° 46' 27" W 12.02'
C16	69.00'	15.87'	13° 10' 52"	S 6° 31' 34" E 15.84'
C17	69.00'	19.37'	16° 05' 14"	S 21° 09' 37" E 19.31'
C18	69.00'	17.90'	14° 51' 41"	S 36° 38' 04" E 17.85'
C19	69.00'	22.62'	18° 46' 59"	S 53° 27' 25" E 22.52'
C20	69.00'	19.91'	16° 31' 58"	S 71° 06' 53" E 19.84'
C21	69.00'	12.82'	10° 38' 35"	S 84° 42' 09" E 12.80'
C23	4.43'	2.94'	38° 00' 59"	N 73° 02' 13" E 2.89'
C24	4.33'	2.54'	33° 36' 22"	S 72° 37' 13" E 2.50'

LINE DATA		
SEGMENT	DIRECTION	LENGTH
L1	N 89° 10' 42" W	10.00'
L2	N 89° 58' 34" E	10.00'
L3	S 89° 10' 42" E	10.00'
L4	S 89° 58' 34" W	10.00'

LEGEND

CONC.	CONCRETE	SET (PRM) 4"x4" CONC. MONUMENT LB7388
C	CURVE	
I/E/U/D	INGRESS/EGRESS/UTILITY/DRAINAGE	
LB	LICENSED BUSINESS	
LINE	LINE	
MON	MONUMENT	
NO.	NUMBER	
ORB	OFFICIAL RECORDS BOOK	
O/A	OVERALL	
POB	POINT OF BEGINNING	
POC	POINT OF COMMENCEMENT	
PG	PAGE	
PB	PLAT BOOK	
PRM	PERMANENT REFERENCE MONUMENT	
REG.	REGISTERED	
R/W	RIGHT OF WAY	
S.F.	SQUARE FEET	
		PERMANENT CONTROL POINT (POP) LB7388
		SET CAPPED IRON ROD 5/8" LB7388
		TRACT LINE

Colliers Engineering & Design

www.colliersengineering.com

Doing Business as **MASER**

BOCA RATON

7280 West Palmetto Park Rd
Suite 302-N
Boca Raton, FL 33433
Phone: 561 717 6496

COLLIERS ENGINEERING & DESIGN, INC.
DOING BUSINESS AS MASER CONSULTING

Copyright © 2022. Colliers Engineering & Design All Rights Reserved. This drawing and all the information contained herein is submitted for use only by the party for whom the services were rendered and no other use is permitted. The drawing may not be copied, revised, altered, distributed or used for any other purpose without the express written consent of Colliers Engineering & Design.

NOTICE

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

NOTE

A 5/8" IRON PIPE WITH CAP NO. LB7388 WILL BE SET AT EACH LOT CORNER AS REQUIRED BY CHAPTER 177 OF THE FLORIDA STATUTES WITHIN THE TIME ALLOTTED IN S. 177.091 (9).

SITEWORK PLANS FOR:

ZEPHYR COMMONS APARTMENTS

CITY OF ZEPHYRHILLS, FLORIDA

Section 35, Township 25 South, Range 21 East, PID 35-25-21-0010-00700-0000

OWNER/DEVELOPER

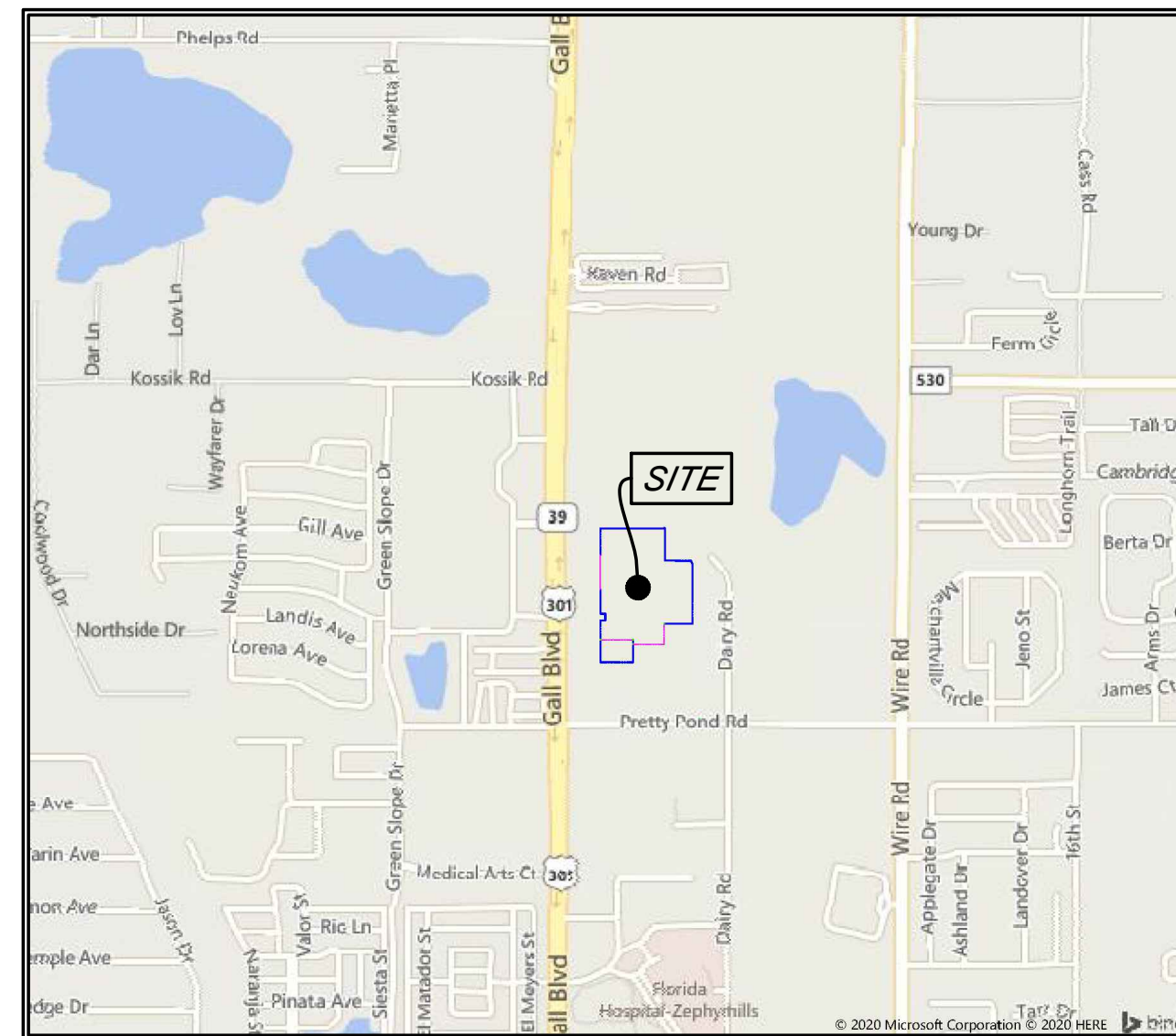
ZEPHYR COMMONS OUTPARCELS, LP
400 CLEMATIS STREET, SUITE 201
WEST PALM BEACH, FLORIDA 33401
CONTACT: TODD ADDISON
Taddison@nadg.com
Phone: 678-977-3362

ENGINEERS

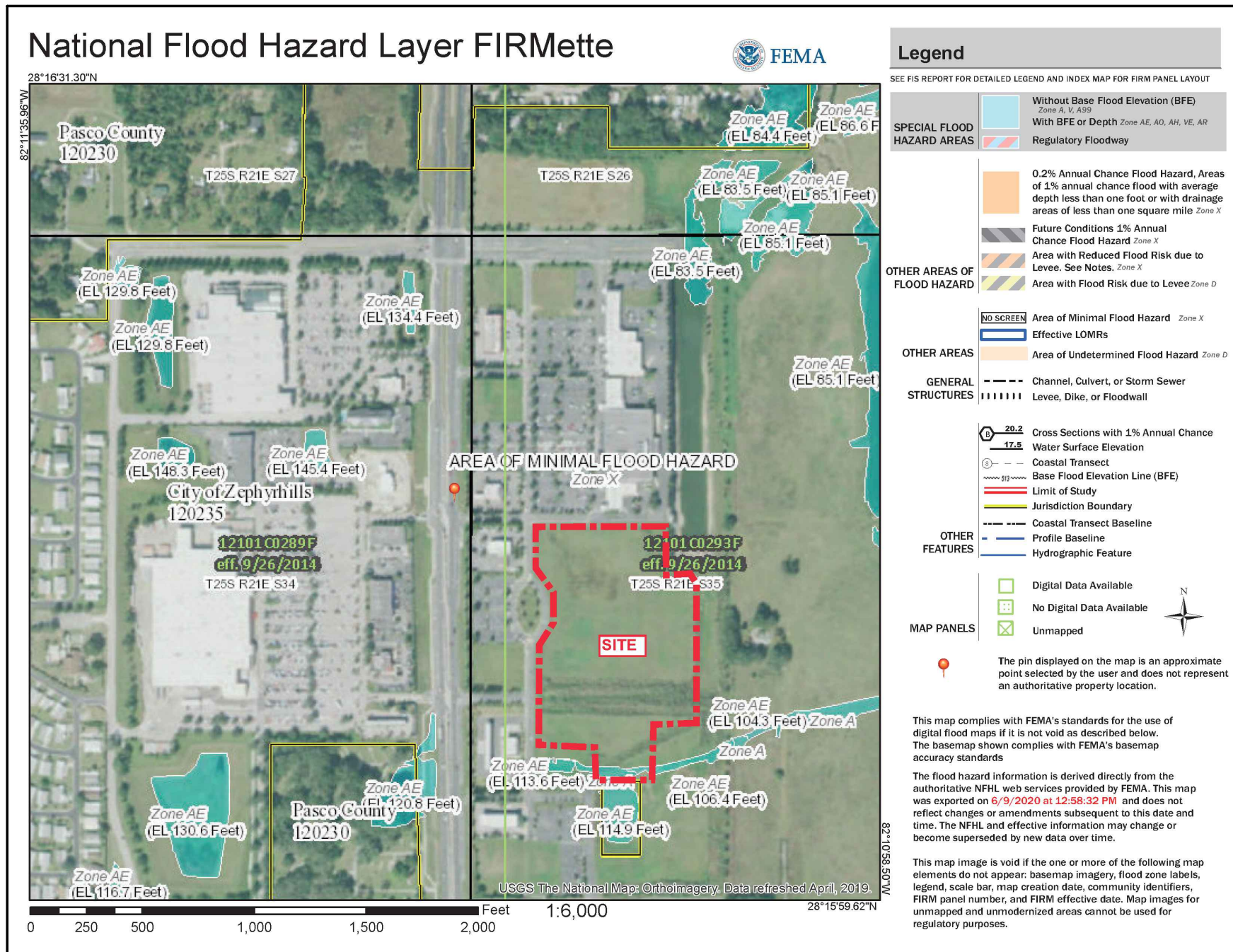


HAINES GIPSON & ASSOCIATES
Civil ■ Structural ■ Bridge

1550 North Brown Road, Suite 100
Lawrenceville, GA 30043
Phone: 770-491-7550 ■ Fax: 770-491-7550
CONTACTS: R. Clay Lewis, P.E.
Clay.Lewis@hainesgipson.com
Luke Ferguson, P.E.
lferguson@hainesgipson.com



LOCATION MAP



CORROSION RESISTANCE OF CONSTRUCTION MATERIALS NOTE:

PER GEOTECHNICAL INFORMATION ON THE SURROUNDING SITE(S) PROVIDED BY THE OWNER, THE IN-SITU SUBSURFACE SOIL GROUPS HAVE A HIGH CORROSION RISK TO CONCRETE AND A MODERATE CORROSION RESISTANCE TO STEEL. IN AN EFFORT TO OFFSET THIS INCREASED RISK, IT IS RECOMMENDED THAT A TYPE-V AND/OR TYPE-II CEMENT BE UTILIZED. BURIED METAL APURTENANCES AND FITTINGS, WHICH ARE SUSCEPTIBLE TO CORROSION, SHOULD BE STAINLESS STEEL, EPOXY COATED, OR ENCASED IN POLYETHYLENE WRAP. BOLTS, NUTS, AND WASHERS SHOULD BE MADE OF STAINLESS STEEL OR BRONZE, OR COATED WITH EPOXY.

GENERAL NOTES:

1. SITE IS LOCATED NORTHEAST OF GALL BOULEVARD & PRETTY POND ROAD, PARCEL ID #35-25-21-0010-00700-0000, PASCO COUNTY, CITY OF ZEPHYRHILLS, FLORIDA, PER ZONING ORDINANCE #1411-21, SITE IS ZONED R4, RESIDENTIAL.
2. THE SCOPE OF WORK FOR THIS PROJECT SHALL INCLUDE THE CONSTRUCTION OF A MULTI-FAMILY APARTMENTS DEVELOPMENT AND SUPPORTING INFRASTRUCTURE ON AN UNDEVELOPED OUTPARCEL TRACT WITHIN THE EXISTING ZEPHYR COMMONS DEVELOPMENT.
3. SITE AREA = ±12.83 ACRES
4. TOTAL DISTURBED AREA = ±13.3 ACRES.
5. BOUNDARY SURVEY INFORMATION SHOWN IS PER "PLAT" PREPARED BY SIMMONS, BEALL AND TREBOUR, LLC, DATED 10/20/2020. TOPOGRAPHIC SURVEY INFORMATION SHOWN IS PER "TOPOGRAPHIC SURVEY" PREPARED BY MAURICE W. BEALL, PROFESSIONAL LAND SURVEYOR, DATED 05/21/2020.
6. NO WETLANDS ARE LOCATED WITHIN THE LIMITS OF THE SUBJECT SITE.
7. ALL UTILITIES IN AREAS OF CONSTRUCTION TO BE FIELD LOCATED AND VERIFIED PRIOR TO BEGINNING CONSTRUCTION.
8. NOTIFY CITY INSPECTOR 24-HOURS BEFORE BEGINNING OF EVERY PHASE OF CONSTRUCTION.
9. NO CONSTRUCTION ACTIVITY IS PERMITTED PRIOR A.H.J. APPROVAL(S) AND PERMIT ISSUANCE.
10. ALL CONSTRUCTION STAGING, LOADING, TEMPORARY PARKING, AND LAYDOWN AREAS SHALL BE COORDINATED WITH THE OWNER PRIOR TO ANY CONSTRUCTION OR DEMOLITION ACTIVITIES.
11. ALL NEW CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE AMERICAN DISABILITIES ACT (A.D.A.). SEE ARCHITECTURAL DWGS. FOR STRUCTURE COMPLIANCE.
12. NEW HANDICAP STALLS AND STRIPING NOT TO EXCEED 2% (1:50) SLOPE IN ANY DIRECTION.
13. ALL CONSTRUCTION TO CONFORM TO CITY OF ZEPHYRHILLS AND THE STATE OF FLORIDA STANDARDS AND SPECIFICATIONS WHETHER OR NOT REVIEW COMMENTS WERE MADE.
14. ALL EXTERIOR LIGHTING SHALL BE GLARE SHIELDED AND NON-DIRECTIONAL TO PREVENT DIRECT ILLUMINATION OF ADJACENT PROPERTIES.
15. MAXIMUM CUT / FILL SLOPES = 3 HOR. TO 1 VERT.
16. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ADEQUATE DUST CONTROL TO PREVENT DAMAGING AND/OR NUISANCE AIRBORNE DUST FROM LEAVING THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING WHATEVER MEASURES ARE NECESSARY TO CORRECT AND/OR COMPENSATE BORDERING PROPERTY OWNERS AND THE OWNER FOR ALL DAMAGES DUE TO DUST.
17. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL CONSTRUCTION PERMITS AND BONDS AS DEEMED NECESSARY BY THE LOCAL AUTHORITY AND STATE OF FLORIDA.
18. CONTRACTOR SHALL CONTACT THE OWNER, IN WRITING, NOT LESS THAN 30 DAYS MINIMUM PRIOR TO ANY CONSTRUCTION ACTIVITIES TO VERIFY MARKING OF EXISTING UTILITY SERVICES.
19. ALL DIMENSIONS TO / FROM FACE OF CURB UNLESS NOTED OTHERWISE. RADIUS DIMENSIONS ARE 4' UNLESS OTHERWISE NOTED.
20. CONTRACTOR SHALL MAINTAIN MINIMUM COVER OVER EXISTING AND PROPOSED UTILITIES AS REQUIRED BY THE CITY OF ZEPHYRHILLS AND/OR THE REQUIREMENTS OF THE LOCAL UTILITY COMPANY.
21. CONTRACTOR TO COORDINATE RELOCATION/MODIFICATION OF EXISTING UTILITIES AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.
22. EROSION CONTROL MEASURES ARE TO BE ACCOMPLISHED PRIOR TO ANY OTHER CONSTRUCTION ON THE SITE AND BE MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
23. CONTRACTOR RESPONSIBLE FOR COMPLIANCE OF ALL BEST MANAGEMENT PRACTICES (BMP'S) AS REGULATED BY THE CITY OF ZEPHYRHILLS AND FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, ANY FINES AND/OR COSTS WHICH ARE THE RESULT OF NON-COMPLIANCE SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
24. ALL PAVEMENT MARKINGS, STRIPING AND SIGNAGE SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

F.D.O.T. DRAINAGE NOTE

NO CONNECTION(S) OR MODIFICATIONS TO F.D.O.T. DRAINAGE SYSTEMS AND/OR WITHIN F.D.O.T. CONTROLLED RIGHT-OF-WAY OR EASEMENTS SHALL BE MADE AND STORMWATER FLOWS THROUGH THE SUBJECT SHALL NOT BE IMPEDED UNTIL AN F.D.O.T. DRAINAGE PERMIT HAS BEEN ISSUED.

TOTAL SITE AREA = ±12.83 ACRES

DISTURBED AREA:

- Multi-Family = ±12.7 Acres
- Connector Rd. = ±0.6 Acres
- TOTAL = ±13.3 ACRES

ERP #44032080.00 DESIGN CRITERIA

*SITE IS LOCATED WITHIN BASIN-1 AND ALLOWS FOR 85% IMPERVIOUS AREA COVERAGE. THEREFORE, 85% OR ±10.83 ACRES OF THE SUBJECT SITE WAS ACCOUNTED FOR IN THE ORIGINALLY APPROVED DESIGN CRITERIA.

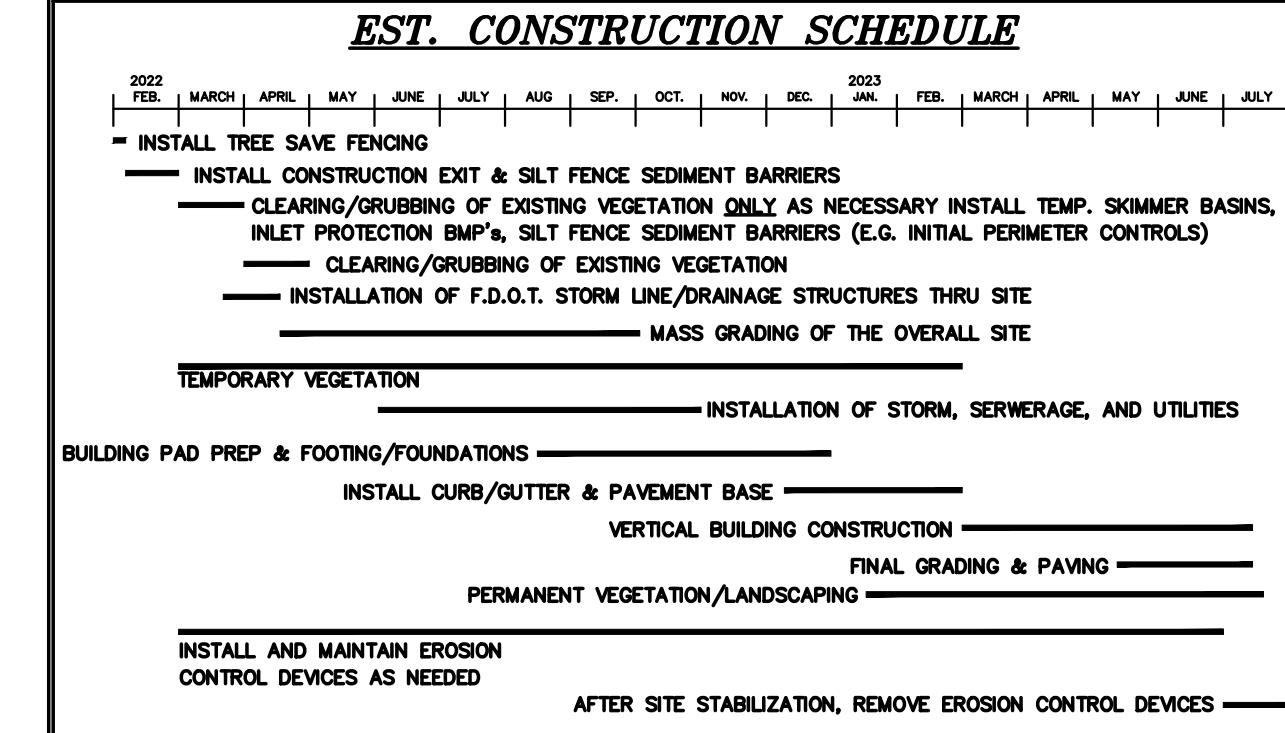
IMPERVIOUS AREA = ±10.83 AC. (85%)
PERVIOUS AREA = ±1.88 AC. (15%)

POST-DEVELOPED:

IMPERVIOUS AREA = ±7.68 AC. (60.0%)
PERVIOUS AREA = ±5.15 AC. (40.0%)

STORMWATER MANAGEMENT:

STORMWATER DETENTION FOR THE SUBJECT SITE IS PROVIDED OFFSITE VIA AN EXISTING WET RETENTION POND FACILITY. ABUTTING THE NORTHEAST CORNER OF THE SUBJECT SITE, THIS EXISTING FACILITY WAS CONSTRUCTED AS PART OF THE OVERALL ZEPHYR COMMONS DEVELOPMENT UNDER E.R.P. 32080.000. THE PROPOSED MULTI-FAMILY DEVELOPMENT IS IN COMPLIANCE WITH THE ORIGINALLY APPROVED HYDROLOGIC DESIGN PARAMETER FOR WHICH THIS EXISTING STORMWATER FACILITY WAS DESIGNED TO ACCOMMODATE. THEREFORE, NO ADVERSE IMPACT TO DOWNSTREAM PROPERTIES SHOULD OCCUR AS A RESULT OF THE PROPOSED DEVELOPMENT.



SHEET INDEX									
Sheet	Title	Sheet	Title						
C-0.0	COVER SHEET	C-10.0	SW P.P.P. CONSTRUCTION DETAILS						
	BOUNDARY SURVEY	C-10.1	SW P.P.P. CONSTRUCTION DETAILS						
	TOPOGRAPHIC SURVEY	L-100	OVERALL HARDSCAPE PLAN						
C-0.1	GENERAL NOTES & SPECIFICATIONS	L-101	POOL AREA HARDSCAPE PLAN						
C-0.2	SITE REFERENCE PLAN	L-102	DOG PARK TOT LOT HARDSCAPE PLAN						
C-0.3	DEMOLITION PLAN	L-200	OVERALL LANDSCAPE PLAN						
C-1.0	SITE PLAN	L-201	LANDSCAPE PLAN						
C-1.1	NEW CONNECTOR ROAD PLAN	L-202	LANDSCAPE PLAN						
C-1.2	NEW CONNECTOR ROAD PLAN	L-203	LANDSCAPE PLAN						
C-2.0	UTILITY PLAN	L-204	LANDSCAPE PLAN						
C-2.1	UTILITY NOTES	L-205	LANDSCAPE PLAN & NOTES						
C-3.0	GRADING PLAN	L-206	LANDSCAPE DETAILS PLAN						
C-4.0	SW P.P.P. PLAN - INITIAL PHASE	L-300	OVERALL IRRIGATION PLAN						
C-4.1	SW P.P.P. PLAN - INTERMEDIATE PHASE	L-301	IRRIGATION PLAN						
C-4.2	SW P.P.P. PLAN NOTES	L-302	IRRIGATION PLAN						
C-5.0	STORM SEWER PIPE PROFILES	L-303	IRRIGATION PLAN						
C-5.1	STORM SEWER PIPE PROFILES	L-304	IRRIGATION PLAN						
C-5.2	STORM SEWER PIPE PROFILES	L-305	IRRIGATION PLAN						
C-5.3	STORM SEWER PIPE PROFILES	L-306	IRRIGATION DETAILS & SCHEDULE						
C-6.0	SANITARY SEWER PIPE PROFILES	L-307	IRRIGATION NOTES						
C-6.1	SANITARY SEWER PIPE PROFILES	L-400	OVERALL LANDSCAPE LIGHTING PLAN						
C-7.0	SITEWORK CONSTRUCTION DETAILS	L-401	LANDSCAPE LIGHTING PLAN						
C-7.1	SITEWORK CONSTRUCTION DETAILS	L-402	LANDSCAPE LIGHTING PLAN						
C-7.2	SITEWORK CONSTRUCTION DETAILS	L-500	HARDSCAPE DETAILS PLAN						
C-8.0	UTILITIES CONSTRUCTION DETAILS	L-501	HARDSCAPE DETAILS PLAN						
C-8.1	UTILITIES CONSTRUCTION DETAILS	L-502	HARDSCAPE DETAILS PLAN						
C-8.2	UTILITIES CONSTRUCTION DETAILS	L-503	HARDSCAPE DETAILS PLAN						
C-8.0	GRADING & DRAINAGE CONSTRUCTION DETAILS	L-304	HARDSCAPE DETAILS PLAN						
C-9.1	GRADING & DRAINAGE CONSTRUCTION DETAILS	L-305	HARDSCAPE DETAILS PLAN						
C-9.2	GRADING & DRAINAGE CONSTRUCTION DETAILS	L-306	HARDSCAPE DETAILS PLAN						
C-9.3	GRADING & DRAINAGE CONSTRUCTION DETAILS								
C-9.4	GRADING & DRAINAGE CONSTRUCTION DETAILS								



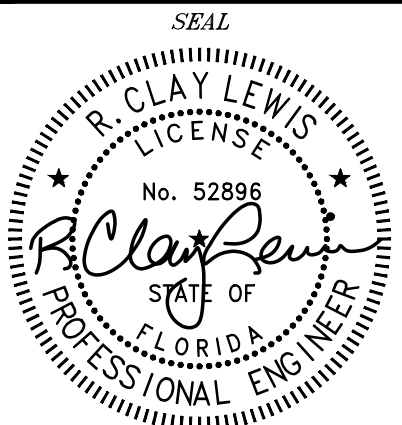
Know what's below.
Call before you dig.

THE LOCATION OF ALL UTILITIES (GAS OR BELOW GROUND) SHOWN ON THESE DRAWINGS ARE APPROXIMATE & HAVE OBTAINED FROM INFORMATION AT THE TIME AND/OR FROM THE UTILITY OWNERS. HAINES GIPSON & ASSOCIATES, INC. DOES NOT GUARANTEE THE LOCATION SHOWN ARE EXACT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY OR HIS AGENT AND/OR THE CONTRACTOR TO DETERMINE EXACT LOCATION OF EXISTING UTILITIES (GAS OR BELOW GROUND) & TO NOTIFY UTILITY OWNERS BEFORE BEGINNING ANY CONSTRUCTION.

CAUTION-NOTE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE & HAVE OBTAINED FROM INFORMATION AT THE TIME AND/OR FROM THE UTILITY OWNERS. HAINES GIPSON & ASSOCIATES, INC. DOES NOT GUARANTEE THE LOCATION SHOWN ARE EXACT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY OR HIS AGENT AND/OR THE CONTRACTOR TO DETERMINE EXACT LOCATION OF EXISTING UTILITIES (GAS OR BELOW GROUND) & TO NOTIFY UTILITY OWNERS BEFORE BEGINNING ANY CONSTRUCTION.

BUILDINGS & ARCHITECTURE SHALL CONFORM WITH THE DESIGN GUIDELINES FOR ZEPHYR COMMONS.

STORMWATER MANAGEMENT IS PROVIDED OFF-SITE IN AN EXISTING MASTER DRAINAGE RETENTION AREA.

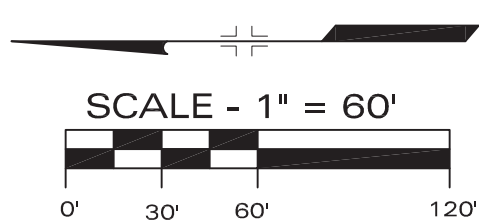


ZEPHYR COMMONS APARTMENTS
NORTHEAST OF GALL BOULEVARD & PRETTY POND RD.
PARCEL ID NO: 35-25-21-0010-00700-0000
PASCO COUNTY, CITY OF ZEPHYRHILLS, FLORIDA

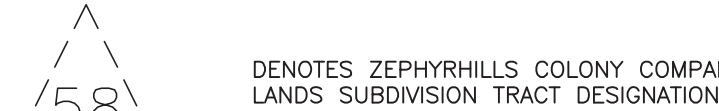
NO.	BY	DATE	DESCRIPTION	NO.	BY	DATE	DESCRIPTION
4	TLF	04/19/22	ADD STL INFO TO LSCAPE DRAINS	5	TLF	04/25/22	F.D.O.T. COMMENTS
6	TLF	05/02/22	ADDED DEMOLITION PLAN, C-0.3	7	TLF	05/02/22	ADDED DRAINAGE PLAN, C-0.3
8	TLF	05/02/22	FINAL V.E. DESIGN CHANGES	9	TLF	06/02/22	FINAL V.E. DESIGN CHANGES
1	TLF	05/14/22	FOR CONSTRUCTION PLANS	2	TLF	05/14/22	FOR CONSTRUCTION PLANS
3	TLF	06/02/22	ADDED LANDSCAPE DRAINAGE STUDY	4	TLF	06/02/22	ADDED LANDSCAPE DRAINAGE STUDY
5	TLF	06/02/22	ADDED LANDSCAPE DRAINAGE STUDY	6	TLF	06/02/22	ADDED LANDSCAPE DRAINAGE STUDY

DATE
06/28/2020
SHEET TITLE
COVER SHEET
SHEET NUMBER
C-0.0

SECTION 35, TOWNSHIP 25 SOUTH, RANGE 21 EAST
PASCO COUNTY, FLORIDA



- DENOTES 4" CM (PRM) FD.
LB# 6382
- DENOTES 5/8" IR SET PLS # 4281
- DENOTES NAIL & DISK SET IN
CONCRETE SIDEWALK
PLS # 4281
- DENOTES LINE NOT DRAWN TO SCALE
- TOB
DENOTES TOP OF DITCH BANK



DESCRIPTION

A PORTION OF TRACTS 25, 26, 39, 40, 41, 42, 55 AND 56, ZEPHYRHILLS COLONY COMPANY LANDS SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 55 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA AND A PORTION OF TRACT "L" AND TRACT "H" OF THE PLAT ENTITLED ZEPHYR COMMONS PHASE 1, AS RECORDED IN PLAT BOOK 65, PAGES 132 THROUGH 142 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, ALL LYING IN SECTION 35, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA, CITY OF ZEPHYRHILLS; ALL BEING FURTHER DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SECTION 35, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA; THENCE ALONG THE NORTH BOUNDARY OF SAID SECTION 35, SOUTH 89°59'50" EAST, 1015.17 FEET TO THE INTERSECT OF THE EASTERN LINE OF THE PLAT ENTITLED ZEPHYR COMMONS PHASE 1, AS RECORDED IN PLAT BOOK 65, PAGES 132 THROUGH 142 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE DEPARTING SAID SECTION LINE, SOUTH 00°09'45" WEST, ALONG SAID EASTERN LINE, 2598.61 FEET TO A POINT ON THE NORTHERN LINE OF TRACT "P" (ADDITIONAL ROAD RIGHT-OF-WAY) OF SAID PLAT; THENCE NORTH 89°53'13" WEST, ALONG SAID NORTHERN LINE, 55.00 FEET; THENCE NORTH 00°09'45" EAST, 733.28 FEET FOR A POINT OF BEGINNING. THENCE CONTINUE NORTH 00°09'45" EAST, 458.05 FEET; THENCE NORTH 20°46'40" WEST, 31.14 FEET; THENCE NORTH 89°50'15" WEST, 201.86 FEET; THENCE NORTH 00°00'10" EAST, 250.44 FEET; THENCE SOUTH 89°38'24" WEST, 495.78 FEET; THENCE SOUTH 00°00'10" WEST, 656.81 FEET; THENCE SOUTH 89°59'50" EAST, 36.67 FEET; THENCE SOUTH 00°00'10" WEST, 53.00 FEET; THENCE NORTH 89°59'50" WEST, 36.67 FEET; THENCE SOUTH 00°00'10" WEST, 148.08 FEET; THENCE SOUTH 89°59'50" EAST, 248.34 FEET; THENCE SOUTH 00°00'10" WEST, 35.78 FEET; THENCE SOUTH 89°59'50" EAST, 240.99 FEET; THENCE NORTH, 158.65 FEET; THENCE SOUTH 89°59'50" EAST, 218.07 FEET, TO THE POINT OF BEGINNING.

AND

A PORTION OF TRACT "P" (INGRESS-EGRESS, DRAINAGE & UTILITY EASEMENT) OF THE PLAT ENTITLED ZEPHYR COMMONS PHASE 1, AS RECORDED IN PLAT BOOK 65, PAGES 132 THROUGH 142 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, ALL LYING IN SECTION 35, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA, CITY OF ZEPHYRHILLS; ALL BEING FURTHER DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SECTION 35, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA; THENCE ALONG THE NORTH BOUNDARY OF SAID SECTION 35, SOUTH 89°59'50" EAST, 1015.17 FEET TO THE INTERSECT OF THE EASTERN LINE OF THE PLAT ENTITLED ZEPHYR COMMONS PHASE 1, AS RECORDED IN PLAT BOOK 65, PAGES 132 THROUGH 142 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE DEPARTING SAID SECTION LINE, SOUTH 00°09'45" WEST, ALONG SAID EASTERN LINE, 1321.24 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°09'45" WEST, 57.00 FEET; THENCE NORTH 89°50'15" WEST, 55.00 FEET; THENCE SOUTH 00°09'45" WEST, 29.08 FEET; THENCE NORTH 20°46'40" WEST, 31.14 FEET; THENCE NORTH 89°50'15" WEST, 201.86 FEET; THENCE NORTH 00°00'10" EAST, 250.44 FEET; THENCE NORTH 89°38'24" EAST, 40.00 FEET; THENCE SOUTH 89°59'50" EAST, 14.53 FEET; THENCE SOUTH 00°00'10" WEST, 6.60 FEET; THENCE SOUTH 44°59'53" WEST, 20.55 FEET; THENCE SOUTH 00°00'10" WEST, 172.67 FEET; THENCE SOUTH 89°50'15" EAST, 228.15 FEET TO THE POINT OF BEGINNING.

SAID LAND CONTAINING 12.83 ACRES MORE OR LESS.

06-01-2021
ADDITIONAL TOPO

04-14-2022
REMOVE SHEET TWO (TOPOGRAPHIC SURVEY)
REVISE DESCRIPTION AND ACREAGE
REVISE DISTANCE CALL IS DESCRIPTION & ADD CERTIFIER

07-09-2022
ADD PORTION OF TRACT "P" - NO MARKERS SET
REVISE ACREAGE

GENERAL LEGEND

- PLS - Professional Land Surveyor
- POB - Point of Beginning
- DO - Deed or Description
- (C) - Computed Data
- (P) - Plat
- (R) - Radial
- (F) - Field Data (NR) - Non Radial
- IP - Iron Pipe RRS - Railroad Spike
- IR - Iron Rod N&D - Nail and Disk
- CM - Concrete Monument
- Set - Found
- PRM - Permanent Reference Monument
- PCP - Permanent Control Point
- PC - Point of Curvature
- PT - Point of Tangency
- R/W - Right of Way
- OR - Official Records
- AC - Air Conditioner
- CL - Center Line

SIMMONS, BEALL AND
TREBOUR, LLC

PROFESSIONAL LAND SURVEYORS & MAPPERS
LB# 8382

P.O. BOX 1297
35739 S.R. 52
DADE CITY, FLORIDA 33526
(352) 567-0048
FAX (352) 567-0875
MWBALL@TAMPABAY.RR.COM

Date of Survey : 10-16-2020 Drawn by : MWB
Date of Plat : 10-20-2020 Checked by : SDT
Job Number : 02319-PH2-RZ Sheet : 1 OF 1

REVISIONS

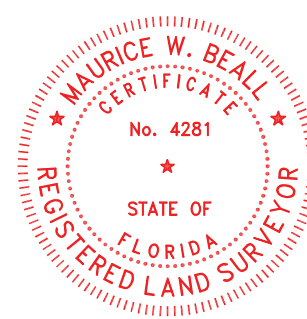
SEE ABOVE

SF ZEPHYR COMMONS OUTPARCELS LP
ZEPHYR RESIDENTIAL LP

- NOTES
- THIS MAP REPRESENTS A BOUNDARY SURVEY. THE LAND IS VACANT.
 - NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. 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.
 - NO APPARENT SURFACE ENCROACHMENTS EXCEPT AS SHOWN HEREON. UNDERGROUND ENCROACHMENTS OR UTILITIES (IF ANY) NOT LOCATED IN CONJUNCTION WITH THIS SURVEY.
 - DESCRIPTION SHOWN HEREON PREPARED PER THIS SURVEY.
 - BEARINGS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS TAKEN FROM THE NATIONAL GEODETIC SURVEY CONTROL STATION S37-152, FLORIDA STATE PLANE GRID SYSTEM - WEST ZONE.
 - THIS SURVEY PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THIS SURVEYOR NOT RESPONSIBLE FOR EASEMENTS, ADDITIONAL RIGHTS-OF-WAYS OR OTHER ENCUMBRANCES OF RECORD NOT FURNISHED TO THIS OFFICE.
 - ANY REPRODUCTION OR DISTRIBUTION OF THIS SURVEY MAP OR REPORT WITHOUT THE EXPRESS WRITTEN CONSENT OF THE SIGNING SURVEYOR IS STRICTLY PROHIBITED. THIS SURVEY MAP OR REPORT IS VALID ONLY TO THOSE INDIVIDUALS OR ENTITIES NAMED HEREON. THE SIGNING SURVEYOR ASSUMES NO RESPONSIBILITY TO ADDITIONAL PARTIES FOR ITS UNAUTHORIZED USE.

DENOTES PORTION
OF TRACT "P"
INCLUDED IN THIS
SURVEY

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 20°46'40" W	31.14'
L2	S 45°42'43" E	83.81'
L3	S 46°07'14" W	83.24'
L4	S 89°59'50" E	36.67'
L5	S 00°00'10" W	53.00'
L6	N 89°59'50" W	36.67'
L7	S 00°09'45" W	29.08'
L8	N 89°38'24" E	40.00'
L9	S 89°59'50" E	14.53'
L10	S 00°00'54" W	6.60'
L11	S 44°59'53" W	20.55'



THE SEAL APPEARING ON THIS DOCUMENT
WAS AUTHORIZED BY MAURICE W. BEALL,
RLS NO. 4281 ON 06-13-2022.

PREPARED BY: **Maurice Beall**

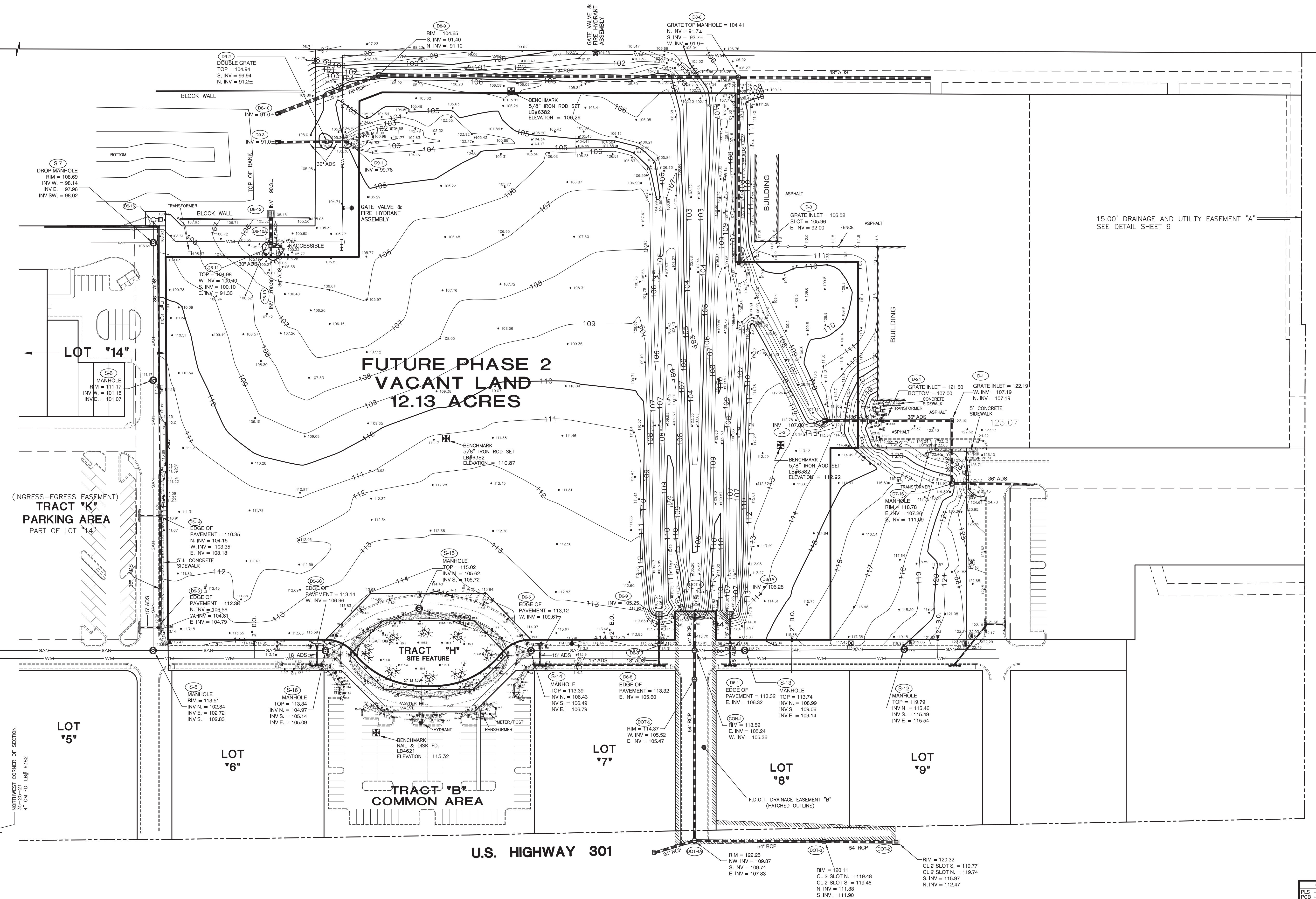
MAURICE W. BEALL
Professional Land Surveyor
Florida Registration Number 4281

Digitally signed by Maurice Beall
DN: c=US, cn=Maurice Beall,
email=mwbeall@tampabay.rr.com
Date: 2022.06.13 14:05:24 -0400

NOT VALID UNLESS IMPRINTED WITH RAISED SEAL

SECTION 35, TOWNSHIP 25 SOUTH, RANGE 21 EAST
PASCO COUNTY, FLORIDA

SCALE - 1" = 60'



LEGEND

- TOB DENOTES TOP OF DITCH BANK
B.O. DENOTES BLOW OFF
RCP DENOTES CONCRETE PIPE
ADS DENOTES PLASTIC PIPE
INV DENOTES INVERT
F.D.O.T. DENOTES FLORIDA DEPARTMENT OF TRANSPORTATION
- D-3 DENOTES DRAINAGE STRUCTURE NUMBER
D-10 DENOTES DRAINAGE STRUCTURE NUMBER
CON-1 DENOTES DRAINAGE STRUCTURE NUMBER
- S-5 DENOTES SANITARY SEWER STRUCTURE NUMBER
S-1 DENOTES SANITARY SEWER CLEAN-OUT
S-10 DENOTES SANITARY SEWER MANHOLE
- CON-1 DENOTES CONCRETE LIGHTPOLE
- GV DENOTES GATE VALVE & FIRE HYDRANT ASSEMBLY
GV-B DENOTES GATE VALVE & BLOW-OFF ASSEMBLY
105.00 DENOTES SPOT ELEVATION
- BEN DENOTES BENCHMARK LOCATION
TEL DENOTES TELEPHONE BOX
RS DENOTES ROAD SIGN
- WM DENOTES APPROXIMATE LOCATION OF WATER MAIN LINE
SAN DENOTES SANITARY SEWER LINE
ND DENOTES LINE NOT DRAWN TO SCALE
- CON-1 DENOTES CONCRETE AREA
- 12"± DENOTES 12"± PALM TREE

ELEVATIONS SHOWN HEREON ARE IN FEET AND REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988 AS MEASURED FROM THE NATIONAL GEODETIC SURVEY CONTROL STATION W-862 - PUBLISHED ELEVATION OF 123.16 AND FROM CONTROL STATION V-862 - PUBLISHED ELEVATION OF 107.53.

GENERAL LEGEND

- PLS - Professional Land Surveyor
P.B. - Point of Beginning
D.O. - Deed or Description
C. - Computed Data
P. - Plot
(R) - Radial
(NR) - Non Radial
F. - Field Data
R.S. - Railroad Spike
I.R. - Iron Rod
N&D - Nail and Disk
CM - Concrete Monument
S. - Set
FD - Found
PRM - Permanent Reference Monument
PCP - Permanent Control Point
C. - Point of Curvature
PT - Point of Tangency
R/W - Right of Way
OR - Official Records
AC - Air Conditioner
E - Center Line

REVISIONS

06-01-2021

ADDITIONAL TOPO

SIMMONS, BEALL AND
TREBOUT, LLC
PROFESSIONAL LAND SURVEYORS & MAPPERS
LB# 8382

P.O. BOX 1297
DADE CITY, FLORIDA 33526
(352) 567-0048
FAX (352) 567-0675
MWBEALL@TAMPABAY.RR.COM

Date of Survey : 10-16-2020 Drawn by : MWB
Date of Plot : 10-20-2020 Checked by : SDT
Job Number : 02319-PH2-RZ Sheet : 2 OF 2

CERTIFIED TO:

SF ZEPHYR COMMONS OUTPARCELS LP

GENERAL CONSTRUCTION NOTES

- SEE SURVEY, SITE PLAN, UTILITY PLAN, AND GRADING PLAN FOR SITE SPECIFIC BENCHMARK AND ELEVATION DATUM.
- LOCATIONS, DIMENSIONS AND ELEVATIONS OF EXISTING UTILITIES, STRUCTURES, AND OTHER FEATURES ARE SHOWN ACCORDING TO SURVEY INFORMATION PREPARED AND PROVIDED BY SIMMONS, BEALL AND TREBOUR, LLC. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR INACCURACY. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION, DIMENSIONS, AND ELEVATION OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES AFFECTING THE WORK AND MAKE ARRANGEMENTS FOR REQUIRED RELOCATIONS WITH THE AFFECTED UTILITY. THE CONTRACTOR SHALL COOPERATE WITH THE UTILITY DURING RELOCATION OPERATIONS.
- CHAPTER 556, UNDERGROUND FACILITY DAMAGE PREVENTION SAFETY ACT OF THE FLORIDA STATUTES REQUIRES THE CONTRACTOR TO NOTIFY "SUNSHINE 811" NOT LESS THAN 2 FULL BUSINESS DAYS BEFORE BEGINNING ANY EXCAVATION OR DEMOLITION THAT IS NOT BENEATH THE WATERS OF THE STATE, AND NOT LESS THAN 10 FULL BUSINESS DAYS BEFORE BEGINNING ANY EXCAVATION OR DEMOLITION THAT IS BENEATH THE WATERS OF THE STATE. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITIES NOT INCLUDED IN THE "SUNSHINE 811" PROGRAM NOT LESS THAN 2 FULL BUSINESS DAYS BEFORE BEGINNING ANY EXCAVATION OR DEMOLITION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS OF CONSTRUCTION, INCLUDING CONSTRUCTION SITE SAFETY, STRICTLY ADHERING TO OSHA STANDARDS, STATE OF FLORIDA, AND LOCAL REQUIREMENTS.
- THE CONTRACTOR SHALL REVIEW THE PLANS FOR CONFLICTS OR OTHER DISCREPANCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND OWNER OF ANY CONFLICTS OR DISCREPANCIES BEFORE PERFORMING ANY WORK.
- ALL PROPOSED UNDERGROUND UTILITIES MUST BE IN PLACE, TESTED AND INSPECTED PRIOR TO PAVEMENT SURFACE COURSE CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE CONDITIONS AND INSPECTION REQUIREMENTS OF ALL PERMITS ISSUED FOR THE PROJECT. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION AND SHALL SCHEDULE ALL INSPECTIONS IN ACCORDANCE WITH AGENCY REQUIREMENTS.
- ALL SPECIFICATIONS AND DOCUMENTS REFERRED TO SHALL BE OF LATEST REVISIONS AND/OR LATEST EDITION.
- THE CONTRACTOR SHALL COMPLETE THE WORK IN ACCORDANCE WITH ALL APPLICABLE STATUTES, RULES, REGULATIONS AND PERMIT CONDITIONS.
- AT LEAST THREE (3) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER, OWNER, AND APPROPRIATE PERMITTING AGENCIES OF THE CONTRACTOR'S NAME, STARTING DATE, PROJECT SCHEDULE, AND OTHER INFORMATION AS REQUIRED.
- SITE WORK CONCRETE SHALL BE IN ACCORDANCE TO FOOT SPECIFICATIONS UNLESS OTHERWISE NOTED.
- BERM VENE AND PUBLIC PROPERTY AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING CONDITIONS UNLESS SPECIFICALLY EXEMPTED BY THE PLANS.
- ALL DISTURBED AREAS THAT ARE NOT TO BE SOODED, ARE TO BE SEEDED AND MULCHED IN ACCORDANCE WITH FOOT STANDARDS. THE CONTRACTOR SHALL MAINTAIN ALL GRASSED AREAS UNTIL A NOTICE OF TERMINATION (NOT) HAS BEEN SUBMITTED TO THE NPDES STORMWATER NOTICES CENTER AND THE PROJECT HAS BEEN ACCEPTED BY THE OWNER. FINAL STABILIZATION IS DEFINED AS "ALL SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF AT LEAST 70% FOOT COVER AREAS NOT COVERED BY PERMANENT STRUCTURES HAS BEEN ESTABLISHED OR EQUIVALENT PERMANENT STABILIZATION MEASURES HAVE BEEN EMPLOYED."
- THE CONTRACTOR SHALL LOCATE AND FLAG ALL PROPERTY CORNERS PRIOR TO FINAL ENGINEERING INSPECTION. THE CONTRACTOR SHALL BEAR ALL COSTS INCURRED AS A CONSEQUENCE OF LOSS OR DISTURBED PROPERTY CORNERS. LOST OR DISTURBED PROPERTY CORNERS SHALL BE REESTABLISHED BY A PROFESSIONAL LAND SURVEYOR.
- THE GEOTECHNICAL ENGINEER SHALL SUPPLY THE ENGINEER AND OWNER WITH A PHOTOCOPY OF ALL COMPACTION TESTS AND OTHER REQUIRED MATERIALS TESTS UNDER THIS CONTRACT. THE GEOTECHNICAL ENGINEER SHALL CERTIFY, IN WRITING, TO THE ENGINEER AND OWNER, THAT ALL TESTING REQUIREMENTS HAVE BEEN SATISFIED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL REQUIRED TESTING WITH THE GEOTECHNICAL ENGINEER. TESTING IS REQUIRED AS DICTATED BY THE CONTRACT DOCUMENTS, CONSTRUCTION PLANS, SPECIFICATIONS, AND AGENCY REQUIREMENTS. UPON COMPLETION OF THE WORK, THE GEOTECHNICAL ENGINEER SHALL SUBMIT CERTIFICATIONS TO THE ENGINEER AND OWNER THAT STATE THAT ALL REQUIREMENTS HAVE BEEN MET.
- THE CONTRACTOR SHALL REVIEW ALL PROJECT GEOTECHNICAL REPORTS PRIOR TO BIDDING AND THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL MAINTAIN A COPY OF THE APPROVED CONSTRUCTION DRAWINGS AND ALL PERMITS AT THE CONSTRUCTION SITE.
- RIM ELEVATIONS OF PROPOSED DRAINAGE AND SANITARY SEWER MANHOLES AND ASSOCIATED STRUCTURES ARE APPROXIMATE. FINAL ELEVATIONS ARE TO BE SET FLUSH AND CONSISTENT WITH THE GRADING PLANS. ADJUST ALL OTHER RIM ELEVATIONS OF MANHOLES, WATER VALVES, GAS VALVES, AND OTHER UTILITIES TO FINISHED GRADE WITHIN LIMITS OF WORK.

CLEARING AND EROSION CONTROL NOTES

- ALL TREES TO REMAIN SHALL BE PROTECTED IN ACCORDANCE WITH LOCAL REGULATIONS PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR SHALL PREPARE THE SITE AS DIRECTED BY THE GEOTECHNICAL ENGINEER PRIOR TO STARTING ACTUAL CONSTRUCTION. COPIES OF THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS AND REPORT ARE AVAILABLE THROUGH THE ENGINEER. THE CONTRACTOR SHALL MAINTAIN ALL GRASSED AREAS UNTIL A NOTICE OF TERMINATION (NOT) HAS BEEN SUBMITTED TO THE NPDES STORMWATER NOTICES CENTER AND THE PROJECT HAS BEEN ACCEPTED BY THE OWNER. FINAL STABILIZATION IS DEFINED AS "ALL SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF AT LEAST 70% FOOT COVER AREAS NOT COVERED BY PERMANENT STRUCTURES HAS BEEN ESTABLISHED OR EQUIVALENT PERMANENT STABILIZATION MEASURES HAVE BEEN EMPLOYED."
- THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS COMPRISED OF THE NOTES & SPECIFICATIONS, GRADING PLAN, NPDES NOTES AND NPDES DETAILS.
- THE CONTRACTOR, AT HIS OWN EXPENSE, SHALL OPERATE AND MAINTAIN EROSION AND SEDIMENT CONTROL DEVICES AND FITTINGS IN ACCORDANCE WITH THE REGULATIONS SET FORTH IN THE SWPPP.
- THE CONTRACTOR SHALL CLEAR AND GRUB ONLY THOSE PORTIONS OF THE SITE NECESSARY FOR CONSTRUCTION. ALL DISTURBED OPEN AREAS SHALL BE MAINTAINED IN ACCORDANCE TO THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
- THE TOP SOIL REMOVED DURING CLEARING AND GRUBBING SHALL BE STOCKPILED AT A SITE DESIGNATED BY THE OWNER AND SHALL BE USED FOR LANDSCAPING PURPOSES UNLESS OTHERWISE DIRECTED BY THE OWNER.
- ALL CONSTRUCTION DEBRIS AND OTHER WASTE MATERIAL SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
- THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR REMOVAL OF EXISTING STRUCTURES.
- THE CONTRACTOR SHALL NOTIFY ALL UTILITIES TO DISCONNECT OR REMOVE THEIR FACILITIES PRIOR TO REMOVAL OR DEMOLITION OF EXISTING STRUCTURES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING A VISUAL INSPECTION OF THE SITE AND SHALL BE RESPONSIBLE FOR THE REMOVAL AND REMOVAL OF ALL UNDERGROUND AND ABOVE GROUND STRUCTURES THAT WILL NOT BE INCORPORATED WITH THE NEW FACILITIES. SHOULD ANY DISCREPANCY EXIST, THE CONTRACTOR SHALL CONTACT THE OWNER FOR CLARIFICATION PRIOR TO DEMOLITION.
- PRIOR TO THE COMPLETION OF CONSTRUCTION, THE RETENTION/DETENTION AREA SHALL BE CLEARED OF SILT, MUD, AND DEBRIS RESULTING FROM THE CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS DEVELOPMENT. DISTURBED AREAS SHALL BE GRASSED IN ACCORDANCE WITH THE CONSTRUCTION DRAWINGS.

GRADING & DRAINAGE NOTES

- ALL DELETERIOUS SUBSTANCES (I.E. MUCK, PEAT, BURIED DEBRIS) SHALL BE EXCAVATED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS, OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER OR OWNER. DELETERIOUS MATERIAL IS TO BE STOCKPILED OR REMOVED FROM THE SITE AS DIRECTED BY THE OWNER. EXCAVATED AREAS SHALL BE BACKFILLED WITH APPROVED MATERIALS AND COMPACTED AS SPECIFIED BY THE GEOTECHNICAL ENGINEER OR OWNER.
- IT MAY BE NECESSARY TO FIELD ADJUST PAVEMENT ELEVATIONS TO PRESERVE THE ROOT SYSTEMS OF TREES TO BE SAVED. THE CONTRACTOR SHALL COORDINATE WITH OWNER'S ENGINEER PRIOR TO ANY GRADE CHANGE.
- THE CONTRACTOR SHALL PROVIDE AN EXPANSION JOINT AT ABUTMENT OF CONCRETE AND ANY STRUCTURE.
- ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS OF WAY SHALL COMPLY WITH THE LATEST FDOT STANDARD PLANS AND SPECIFICATIONS. THE MARKINGS SHALL BE PAINTED UNLESS SHOWN ON THE PLANS AND/OR PERMITS TO BE THERMOPLASTIC. PARKING STALL STRIPING SHALL BE 4" WIDE PAINTED WHITE STRIPES UNLESS INDICATED OTHERWISE ON THE DRAWINGS.
- THE CONTRACTOR SHALL INSTALL EXTRA BASE MATERIAL WHEN THE DISTANCE BETWEEN THE PAVEMENT ELEVATION AND THE TOP OF THE PIPE EXCEEDS THE MINIMUM DIMENSIONS SHOWN IN FDOT DRAINAGE MANUAL APPENDIX C (COVER HEIGHT TABLES).
- INSTALLATION OF PLASTIC PIPES SHALL BE IN ACCORDANCE TO THE MANUFACTURER'S RECOMMENDATION BASED ON COVER, LOADING AND SOIL MATERIAL.
- STANDARD INDICES REFER TO THE LATEST EDITION OF FDOT "STANDARD PLANS FOR ROAD AND BRIDGE CONSTRUCTION"
- PIPE LENGTHS SHOWN ARE APPROXIMATE AND MEASURED FROM CENTER-TO-CENTER OF THEIR CONNECTING STRUCTURES.
- ALL DRAINAGE STRUCTURE FRAMES, GRATES AND COVERS WITHIN TRAFFIC AREAS SHALL BE TRAFFIC RATED FOR H-20 LOADINGS.
- MATERIALS AND CONSTRUCTION METHODS FOR STREETS AND STORM DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH LOCAL REGULATIONS AND THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST REVISION THEREOF AND SUPPLEMENTAL SPECIFICATIONS THERETO.
- THE CONTRACTOR SHALL PROVIDE CERTIFIED RECORD DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR. THE RECORD DRAWINGS SHALL SHOW FINAL GRADES, INVERTS, AND LOCATIONS OF ALL STORMWATER FACILITIES INCLUDING THE DRAINAGE STRUCTURES, BERMS & SWALES. THE CONTRACTOR SHALL PROVIDE COPIES OF THE CERTIFIED RECORD DRAWINGS TO THE ENGINEER FOR THE PURPOSE OF CERTIFYING THE STORMWATER MANAGEMENT SYSTEM.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CLEANOUT OF ALL NEW STORM DRAINAGE PIPES AND STRUCTURES, AS WELL AS ANY EXISTING STORM SEWER SYSTEMS EFFECTED BY THE SITEMARK, AT THE END OF CONSTRUCTION WHEN DISTURBED AREAS HAVE BEEN STABILIZED.
- THE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ALL VESTIBULES, SLOPED PAVING, EXIST PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, AND EXACT UTILITY ENTRANCE LOCATIONS.
- THE CONTRACTOR TO COORDINATE ALL BUILDING FOUNDATION OR RETAINING WALL DRAINS TO ENSURE PROPER COORDINATION TO EITHER A STRUCTURE OR DAYLIGHT.

GRADING & DRAINAGE TESTING & INSPECTION REQUIREMENTS

- THE CONTRACTOR SHALL MAINTAIN THE STORM DRAINAGE SYSTEMS UNTIL FINAL ACCEPTANCE OF THE PROJECT BY THE OWNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE REQUIRED TESTING WITH THE GEOTECHNICAL ENGINEER. TESTING IS REQUIRED IN ACCORDANCE WITH THE LOCAL JURISDICTION AND/OR FDOT STANDARDS. UPON COMPLETION OF THE WORK, THE GEOTECHNICAL ENGINEER SHALL SUBMIT CERTIFICATIONS TO THE ENGINEER AND OWNER STATING THAT ALL REQUIREMENTS HAVE BEEN MET.

SANITARY SEWER NOTES

- ALL SANITARY SEWER MAINS, FORCE MAINS AND LATERALS SHALL HAVE A MINIMUM OF 36 INCHES OF COVER, UNLESS OTHERWISE NOTED ON THE PLANS.
- ALL SANITARY SEWER WORK SHALL CONFORM TO LOCAL REGULATORY STANDARDS AND SPECIFICATIONS. WHEN THE LOCAL UTILITY REQUIREMENTS ARE IN CONFLICT WITH THESE NOTES, THE LOCAL UTILITY REQUIREMENTS WILL GOVERN.
- PRIOR TO BIDDING AND COMMENCING WORK WHICH REQUIRES CONNECTING NEW WORK TO EXISTING LINES OR APPURTENANCES, THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING CONNECTION POINTS AND NOTIFY THE ENGINEER OF ANY CONFLICTS OR DISCREPANCIES.
- PVC GRAVITY SANITARY SEWER PIPES SHALL MEET THE FOLLOWING MINIMUM CRITERIA: ASTM D3034, SDR35, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S CRITERIA FOR DEPTH, SOIL MATERIAL AND LOADING CONDITIONS.
3" - 12" DEPTH SDR-26
12" - 18" DEPTH SDR-26
> 18" DEPTH DIP
- ALL SANITARY SEWER PIPELINES SHALL BE SOLID GREEN IN COLOR.
- FOR PVC FORCE MAINS 4" DIAMETER AND GREATER SHALL BE PRESSURE CLASS C900 CLASS 150200, SDR 1821, COLOR GREEN. FORCE MAINS LESS THAN 4" DIAMETER SHALL BE PRESSURE CLASS 200, SDR 21, COLOR GREEN. A GREEN MAGNETIC TAPE A MINIMUM OF 2" WIDE SHALL BE PLACED 1 FOOT BELOW THE PROPOSED GRADE. THE PRINTING ON THE MAGNETIC TAPE SHALL READ "FORCE MAIN".
- ALL DUCTILE IRON PIPE SHALL BE PRESSURE CLASS 350 IN ACCORDANCE WITH ANSI A 21.51-91 (AWWA C151) AND THE PIPE SHALL RECEIVE EXTERIOR BITUMINOUS COATING IN ACCORDANCE WITH ANSI A 21.511 (AWWA C104).
- ALL SANITARY SEWER GRAVITY MAINS OR SANITARY SEWER FORCE MAINS THAT REQUIRE DIP ARE TO BE POLYETHYLENE OR EPOXY LINED.
- ALL SANITARY SEWER RIMS AND COVERS SHALL BE TRAFFIC RATED FOR H-20 LOADING.
- THE CONTRACTOR SHALL PROVIDE CERTIFIED UTILITY RECORD DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR. THE RECORD DRAWINGS SHALL SHOW FINAL GRADES AND LOCATIONS ON ALL SANITARY SEWER STRUCTURES AND SERVICES. ALL RESTRAINED JOINTS SHALL BE SHOWN ON THE RECORD DRAWINGS. THE CONTRACTOR SHALL PROVIDE TEN (10) COPIES OF THE CERTIFIED RECORD DRAWINGS TO THE ENGINEER.

SANITARY SEWER TESTING & INSPECTION REQUIREMENTS

- ALL GRAVITY SEWER PIPING SHALL BE VIDEO TAPED AND RESULTS FURNISHED TO THE LOCAL UTILITY AND THE ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL REQUIRED TESTING WITH THE GEOTECHNICAL ENGINEER. TESTING IS REQUIRED AS DICTATED BY THE CONTRACT DOCUMENTS, CONSTRUCTION PLANS, SPECIFICATIONS, AND AGENCY REQUIREMENTS. UPON COMPLETION OF THE WORK, THE GEOTECHNICAL ENGINEER SHALL SUBMIT CERTIFICATIONS TO THE ENGINEER AND OWNER THAT STATE THAT ALL REQUIREMENTS HAVE BEEN MET.
- ALL FORCE MAINS SHALL BE SUBJECTED TO A HYDROSTATIC PRESSURE TEST IN ACCORDANCE WITH LOCAL REGULATIONS. TESTS SHALL BE CERTIFIED BY THE ENGINEER OF RECORD AND SUBMITTED TO THE LOCAL AUTHORITIES FOR APPROVAL. COORDINATION AND NOTIFICATION OF ALL PARTIES SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

WATER SYSTEM NOTES

- ALL WATER MAINS SHALL HAVE A MINIMUM OF 36 INCHES OF COVER.
- ALL WATER SYSTEM WORK SHALL CONFORM TO LOCAL REGULATORY STANDARDS AND SPECIFICATIONS. WHEN THE LOCAL UTILITY REQUIREMENTS ARE IN CONFLICT WITH THESE NOTES, THE LOCAL UTILITY REQUIREMENTS WILL GOVERN.
- CONFLICTS BETWEEN WATER AND STORM OR SANITARY SEWER SHALL BE RESOLVED BY ADJUSTING THE WATER LINES AS REQUIRED.
- ALL DUCTILE IRON PIPE SHALL BE PRESSURE CLASS 350 IN ACCORDANCE WITH ANSI A 21.51 (AWWA C151) AND THE PIPE SHALL RECEIVE EXTERIOR BITUMINOUS COATING IN ACCORDANCE WITH ANSI A 21.51 (AWWA C151) AND SHALL BE CEMENT MORTAR LINED, STANDARD THICKNESS IN ACCORDANCE WITH ANSI A 21.4 (AWWA C104).
- ALL FITTINGS 3" OR LARGER SHALL BE MECHANICAL JOINT, DUCTILE IRON PRESSURE CLASS 350. FITTINGS SHALL CONFORM TO THE LATEST REVISION OF EITHER ANSI/AWWA C110/A21.10 OR ANSI/AWWA C153/A21.53. FITTINGS AND ACCESSORIES SHALL BE FURNISHED WITH MECHANICAL TYPE JOINTS IN ACCORDANCE WITH ANSI/AWWA C111/A21.11.
- THE CONTRACTOR SHALL INSTALL TEMPORARY BLOW-OFFS AT THE END OF WATER SERVICE LATERALS TO ASSURE ADEQUATE FLUSHING AND DISINFECTION.
- ALL PVC WATER MAINS 3" THROUGH 12" SHALL BE IN ACCORDANCE WITH AWWA C900. POTABLE WATER PIPE SHALL BE CLASS 150 AND MEET THE REQUIREMENTS OF SDR 18 IN ACCORDANCE WITH ASTM D-2241. FIRE LINE PIPE SHALL BE CLASS 200 AND MEET THE REQUIREMENTS OF SDR 14.
- WATER MAIN PIPING LARGER THAN 2" AND SMALLER THAN 4" SHALL BE PRESSURE CLASS 200 AND MEET THE REQUIREMENTS OF SDR 21 IN ACCORDANCE WITH ASTM D2241 UNLESS SPECIFIED OTHERWISE.
- SERVICE PIPES AND FITTINGS 2.5" AND SMALLER SHALL BE POLYETHYLENE TUBING IN ACCORDANCE WITH AWWA C901, PE4710 (PC200) CTS SDR9, PC200) WITH COMPRESSION FITTINGS.
- THIS SHALL BE THE MINIMUM REQUIREMENT. THE CONTRACTOR SHALL BE RESILIENT SEAT OR RESILIENT WEDGE MEETING THE REQUIREMENTS OF AWWA C509.
- ALL FIRE HYDRANTS SHALL MEET THE REQUIREMENTS OF AWWA C502 AND SHALL BE APPROVED BY THE LOCAL UTILITY AND FIRE MARSHAL.
- MATERIALS AND CONSTRUCTION METHODS FOR WATER DISTRIBUTION SYSTEMS SHALL BE IN ACCORDANCE WITH ALL LOCAL REGULATIONS, PLANS, AND SPECIFICATIONS FOR CONSTRUCTION, LATEST REVISION THEREOF, AND SUPPLEMENTAL SPECIFICATIONS THERETO. APPROVAL AND CONSTRUCTION OF ALL POTABLE WATER SERVICE MAINS, EXTENSIONS AND CONNECTIONS MUST BE COORDINATED THROUGH THE LOCAL REGULATORY AGENCY.
- THE CONTRACTOR SHALL PROVIDE CERTIFIED UTILITY RECORD DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR. THE RECORD DRAWINGS SHALL SHOW FINAL GRADES, INVERTS, AND ELEVATIONS OF ALL WATER MAINS, SERVICES, MANHOLES, GRAVITY SEWER MAINS, SERVICE LATERALS, PUMP STATIONS AND FORCE MAINS. ALL RESTRAINED JOINTS SHALL BE SHOWN ON THE RECORD DRAWINGS. THE CONTRACTOR SHALL PROVIDE COPIES OF THE CERTIFIED RECORD DRAWINGS TO THE ENGINEER.

F.D.E.P. NOTES

- ALL PIPE, PIPE FITTINGS, PIPE JOINT PACKING AND JOINTING MATERIALS, VALVES, FIRE HYDRANTS, AND METERS INSTALLED UNDER THIS PROJECT WILL CONFORM TO APPLICABLE AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARDS.
- ALL PUBLIC WATER SYSTEM COMPONENTS, EXCLUDING FIRE HYDRANTS, THAT WILL BE INSTALLED UNDER THIS PROJECT AND THAT WILL COME INTO CONTACT WITH DRINKING WATER WILL CONFORM TO NSF INTERNATIONAL STANDARD 61.
- ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL CONTAIN NO MORE THAN 8.0% LEAD, AND ANY SOLDER OR FLUX USED HEREUNDER SHALL CONTAIN NO MORE THAN 0.2% LEAD.
- ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL BE COLOR CODED OR MARKED IN ACCORDANCE WITH SUBPARAGRAPH 62-555.320(21)(B)3, F.A.C., USING BLUE AS A PREDOMINANT COLOR. (UNDERGROUND PLASTIC PIPE WILL BE SOLID-WALL BLUE PIPE WILL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN, OR BLACK PIPE WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL; AND UNDERGROUND METAL OR CONCRETE PIPE WILL HAVE BLUE STRIPES APPLIED TO THE PIPE WALL. PIPE STRIPED DURING MANUFACTURING OF THE PIPE WILL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 90-DEGREE INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIPE PIPE DURING INSTALLATION OF THE PIPE, THE TAPE OR PAINT WILL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE. FOR PIPE WITH AN INTERNAL DIAMETER OF 24-INCHES OR GREATER, TAPE OR PAINT WILL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE. ABOVEGROUND PIPE WILL BE PAINTED BLUE OR WILL BE COLOR CODED OR MARKED LIKE UNDERGROUND PIPE.)
- THE OPEN END OF THE AIR RELIEF PIPE FROM ALL AUTOMATIC AIR RELIEF VALVES INSTALLED UNDER THIS PROJECT WILL BE EXTENDED TO AT LEAST 1-FEET ABOVE GRADE AND WILL BE PROVIDED WITH A SCREENED, DOWNWARD-FACING ELBOW.
- NEW OR ALTERED WATER MAINS INCLUDED IN THIS PROJECT WILL BE INSTALLED IN ACCORDANCE WITH APPLICABLE AWWA STANDARDS OR IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDED PROCEDURES. A CONTINUOUS AND UNIFORM BEDDING WILL BE PROVIDED IN TRENCHES FOR UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT; BACKFILL MATERIAL WILL BE TAMPED IN LAYERS AROUND UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT AND TO A SUFFICIENT HEIGHT ABOVE THE PIPE TO ADEQUATELY SUPPORT AND PROTECT THE PIPE; AND UNSUITABLY SIZED STONES (AS DESCRIBED IN APPLICABLE AWWA STANDARDS OR MANUFACTURER'S RECOMMENDED INSTALLATION PROCEDURES) FOUND IN TRENCHES WILL BE REMOVED FOR A DEPTH OF AT LEAST 6-INCHES BELOW THE BOTTOM OF UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT.
- ALL WATER MAIN TEES, BENDS, PLUGS, AND HYDRANTS INSTALLED UNDER THIS PROJECT WILL BE PROVIDED WITH THRUST BLOCKS OR RESTRAINED JOINTS TO PREVENT MOVEMENT.
- NEW OR ALTERED WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL BE CONSTRUCTED OF ASBESTOS-CEMENT OR POLYVINYL CHLORIDE PIPE WILL BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C603 OR C605, RESPECTIVELY, AND ALL OTHER NEW OR ALTERED WATER MAINS INCLUDED IN THIS PROJECT WILL BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C600.
- NEW OR ALTERED WATER MAINS, INCLUDING FIRE HYDRANT LEADS AND INCLUDING SERVICE LINES THAT WILL BE UNDER THE CONTROL OF A PUBLIC WATER SYSTEM AND THAT HAVE AN INSIDE DIAMETER OF 3-INCHES OR GREATER, WILL BE DISINFECTED AND BACTERIOLOGICALLY EVALUATED IN ACCORDANCE WITH RULE 62-555.340, F.A.C.
- NEW OR ALTERED WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL CROSS UNDER SURFACE WATER WILL HAVE A MINIMUM COVER OF 2-FEET.

WATER SYSTEM TESTING & INSPECTION REQUIREMENTS

- ALL COMPONENTS OF THE WATER SYSTEM, INCLUDING FITTINGS, HYDRANTS, CONNECTIONS, AND VALVES SHALL REMAIN UNCOVERED UNTIL PROPERLY PRESSURE TESTED AND ACCEPTED BY LOCAL AUTHORITIES HAVING JURISDICTION. PRESSURE TESTS SHALL BE IN ACCORDANCE WITH LOCAL WATER DEPARTMENT, FIRE DEPARTMENT & FDEP SPECIFICATIONS. CONTRACTOR SHALL NOTIFY THE WATER DEPARTMENT INSPECTORS 48-HOURS IN ADVANCE OF PERFORMING TESTS.
- CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED CHLORINATION/DISINFECTION AND BACTERIOLOGICAL SAMPLING IN ACCORDANCE TO ITEM #10 OF THE "F.D.E.P. NOTES" SECTION OF THIS SHEET. CONTRACTOR SHALL OBTAIN CLEARANCE OF THE DOMESTIC WATER SYSTEM. COPIES OF ALL BACTERIOLOGICAL TESTS (WHICH SHALL ALSO INDICATE THE CHLORINE RESIDUAL) SHALL BE PROVIDED TO THE ENGINEER AND OWNER.

WATER CLEARANCE REQUIREMENTS

- NEW OR RELOCATED, UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT WILL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST 3- FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER, STORM SEWER, STORMWATER FORCE MAIN, OR PROPOSED GRAVITY-TYPE SANITARY SEWER IF THE BOTTOM OF THE WATER MAIN WILL BE LAID, F.A.C., A HORIZONTAL DISTANCE OF AT LEAST 6- FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER (OR A HORIZONTAL DISTANCE OF AT LEAST 3- FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER, STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND A HORIZONTAL DISTANCE OF AT LEAST 10- FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM".
- NEW OR RELOCATED, UNDERGROUND WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL CROSS ANY EXISTING OR PROPOSED GRAVITY- OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 6-INCHES ABOVE THE OTHER PIPELINE OR AT LEAST 12 INCHES BELOW THE OTHER PIPELINE; AND NEW OR RELOCATED, UNDERGROUND WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL CROSS ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12-INCHES ABOVE OR BELOW THE OTHER PIPELINE.
- AT UTILITY CROSSINGS, ONE FULL LENGTH OF WATER MAIN PIPE WILL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE OR THE PIPES WILL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST 3- FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, AND AT LEAST 6- FEET FROM ALL JOINTS IN GRAVITY- OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

DEMOLITION NOTES:

- CONTRACTOR SHALL CONSTRUCT ALL TEMPORARY EROSION CONTROL SYSTEMS AS SPECIFIED IN THE S.W.P.P.P. AND AS DIRECTED BY THE ENGINEER OR CITY OF ZEPHYRHILLS INSPECTOR TO PROTECT ADJACENT PROPERTIES AND WATER RESOURCES FROM EROSION AND SEDIMENTATION. MEASURES SHALL BE INSTALLED PRIOR TO DEMOLITION ACTIVITY.
- VARIATIONS TO CONDITIONS OR DISCREPANCY IN ACTUAL CONDITIONS AS THEY APPLY TO THE DEMOLITION OR SITE DEVELOPMENT WORK ARE TO BE BROUGHT TO THE ATTENTION OF THE OWNER OR OWNER'S REPRESENTATIVE AND ENGINEER PRIOR TO THE COMMENCEMENT OF ANY SITE WORK.
- CONTRACTOR SHALL LOCATE AND IDENTIFY ALL EXISTING UTILITIES THAT ARE TO REMAIN AND PROTECT THEM FROM DAMAGE.
- CONTRACTOR TO CONDUCT ALL DEMOLITION OPERATIONS WITH MINIMUM INTERFERENCE TO PUBLIC OR PRIVATE ACCESSSES AND FACILITIES.
- PROTECT BENCH MARKS, PROPERTY CORNERS AND ALL OTHER SURVEY MONUMENTS FROM DAMAGE OR DISPLACEMENT. IF A MARKER NEEDS TO BE REMOVED, IT SHALL BE REFERENCED BY A LICENSED LAND SURVEYOR AND REPLACED.
- PROVIDE TRAFFIC CONTROL AS REQUIRED, IN ACCORDANCE WITH THE U.S. DEPT. OF TRANSPORTATION "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" AND GOVERNING JURISDICTIONAL REQUIREMENTS.
- CONTRACTOR SHALL COORDINATE EXACT DEMOLITION LIMITS AND UTILITY REMOVAL/RELOCATION REQUIREMENTS WITH THE ENGINEER AND OWNER.
- DEPRESSIONS AND VOID AREAS CAUSED BY DEMOLITION WORK ARE TO BE COMPACTED PER GEOTECH RECOMMENDATIONS AND FILLED TO SUBGRADE ELEVATION TO AVOID WATER PONDING.
- ALL CONSTRUCTION DEBRIS, INCLUDING ALL STRUCTURAL MATERIALS, SHALL BE DISPOSED OF OFFSITE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS.
- CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS OF EXISTING UTILITIES PRIOR TO COMMENCEMENT OF DEMOLITION AND CONSTRUCTION ACTIVITIES.
- CONTRACTOR IS ADVISED TO VISIT THE SITE AND MAKE THEMSELVES FAMILIAR WITH THE EXISTING SITE CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
- IF PRESENT, ALL POWER POLES ALONG RIGHT OF WAYS ARE TO REMAIN. RELOCATION OF POWER POLES MAY BE NECESSARY AND ARE TO BE COORDINATED WITH POWER COMPANY.
- DEMOLITION OF TELECOMMUNICATIONS LINES TO BE COORDINATED WITH LOCAL UTILITY PROVIDER.
- CONTRACTOR TO VERIFY ROUTING BEFORE DEMO TO PREVENT TERMINATION OF ANY SUCH SERVICE OFFSITE.
- DEMOLITION OF WATER LINES TO BE COORDINATED WITH LOCAL UTILITY PROVIDER. CONTRACTOR TO VERIFY ROUTING BEFORE DEMO TO PREVENT TERMINATION OF ANY WATER SERVICE OFFSITE.
- DEMOLITION OF SEWER LINES TO BE COORDINATED WITH LOCAL UTILITY PROVIDER. CONTRACTOR TO VERIFY ROUTING BEFORE DEMO TO PREVENT TERMINATION OF ANY SEWER SERVICE OFFSITE.
- NO UTILITIES SHALL REMAIN WITHIN ANY ON-GRADE BUILDING PAD AREAS.
- PROTECT EXISTING TREES/PLANT GROWTH AND FEATURES DESIGNATED TO REMAIN AS FINAL LANDSCAPE MATERIAL.
- IF PRESENT, ALL SEPTIC TANKS, DRAIN FIELDS, WELLS AND RELATED INFRASTRUCTURE TO BE ABANDONED AND/OR REMOVED IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL LAWS AND REGULATIONS.
- CONTRACTOR TO INSTALL ALL PERIMETER EROSION CONTROL MEASURES PRIOR TO FULL IMPLEMENTATION OF DEMOLITION PLANS AND/OR COMMENCEMENT OF LAND DISTURBING ACTIVITIES. ONLY THOSE ITEMS NECESSARY FOR INSTALLATION OF PERIMETER EROSION CONTROL MEASURES SHALL BE REMOVED PRIOR TO THIS TIME.
- SEWER SERVICE CONNECTION MUST BE PLUGGED AT CLEAN-OUT PRIOR TO DEMOLITION. THIS WORK SHALL BE COMPLETED IN ADHERENCE TO JURISDICTIONAL REQUIREMENTS.

PROPERTY LEGAL DESCRIPTION

A PORTION OF TRACTS 25, 28, 39, 40, 41, 42, 55 AND 56, ZEPHYRHILLS COLONY COMPANY LANDS SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 55 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA AND A PORTION OF TRACT "L" AND TRACT "H" OF THE PLAT ENTITLED ZEPHYR COMMONS PHASE 1, AS RECORDED IN PLAT BOOK 65, PAGES 132 THROUGH 142 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, ALL LYING IN SECTION 35, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA, CITY OF ZEPHYRHILLS, ALL BEING FURTHER DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SECTION 35, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA; THENCE ALONG THE NORTH BOUNDARY OF SAID SECTION 35, SOUTH 89°59'50" EAST, 1015.17 FEET TO THE INTERSECTION OF THE EASTERN LINE OF THE PLAT ENTITLED ZEPHYR COMMONS PHASE 1, AS RECORDED IN PLAT BOOK 65, PAGES 132 THROUGH 142 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE DEPARTING SAID SECTION LINE, SOUTH 00°09'45" WEST, ALONG SAID EASTER LINE, 2588.34 FEET TO A POINT ON THE NORTHERN LINE OF TRACT "I" (ADDITIONAL ROAD RIGHT-OF-WAY) OF SAID PLAT; THENCE NORTH 89°53'13" WEST, ALONG SAID NORTHERN LINE, 55.00 FEET; THENCE NORTH 00°09'45" EAST, 733.28 FEET, FOR A POINT OF BEGINNING; THENCE CONTINUE NORTH 00°09'45" EAST, 458.05 FEET; THENCE NORTH 20°46'40" WEST, 31.14 FEET; THENCE NORTH 89°50'10" WEST, 201.86 FEET; THENCE NORTH 00°00'10" EAST, 258.44 FEET; THENCE SOUTH 89°38'24" WEST, 495.78 FEET; THENCE SOUTH 00°00'10" WEST, 650.01 FEET; THENCE SOUTH 89°59'50" EAST, 36.87 FEET; THENCE SOUTH 00°00'10" WEST, 53.00 FEET; THENCE NORTH 89°59'50" WEST, 36.87 FEET; THENCE SOUTH 00°00'10" WEST, 148.08 FEET; THENCE SOUTH 89°59'50" EAST, 248.34 FEET; THENCE SOUTH 00°00'10" WEST, 35.78 FEET; THENCE SOUTH 89°59'50" EAST, 240.99 FEET; THENCE NORTH, 158.05 FEET; THENCE SOUTH 89°59'50" EAST, 218.07 FEET, TO THE POINT OF BEGINNING.

SAID LAND CONTAINING 12.29 ACRES MORE OR LESS.

NOTE: THIS LEGAL DESCRIPTION IS PER THE SURVEY INCLUDED IN THIS PLAN SET PREPARED AND PROVIDED BY SIMMONS, BEALL AND TREBOUR, LLC, CERTIFIED TO ZEPHYR COMMONS OUTPARCELS LP, DATED 04/14/2022.

ORDINANCE NO. 1411-21

AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA, APPROVING FOR A REZONING OF REAL PROPERTY WITHIN THE BOUNDARIES OF THE CITY OF ZEPHYRHILLS; CHANGING THE ZONING DESIGNATION FROM CITY C2 (COMMUNITY COMMERCIAL) TO CITY R4 (MULTI-FAMILY RESIDENTIAL) FOR A PORTION OF PARCEL NO.: 35-25-21-0010-00700-0000, PROVIDING FOR CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the City Council has been given authority by the State of Florida pursuant to Chapter 163 and 166, Florida Statutes, to rezone property within the City limits upon receipt of written consent of the landowner, together with the approval of the City Council of said rezoning duly expressed by Ordinance; and

WHEREAS, the City Council gave due public notice of hearings on the proposed rezoning as required by the Zephyrhills Land Development Code, as amended and Chapters 163 and 166, Florida Statutes; and

WHEREAS, the Planning Commission, sitting as the Local Planning Agency, did hold a public hearing on the 20th day of October, 2020, to consider the proposed rezoning and has recommended approval; and

WHEREAS, the City Council has determined that the R4 zoning category is consistent with the assigned Future Land Use classification of MU (Mixed Use) as shown on the adopted Comprehensive Plan and would promote the general welfare of the public and would encourage proper development within the City; and

WHEREAS, the zoning amendment is consistent with the goals, objectives and policies of the Comprehensive Plan; and

NOW, THEREFORE, BE IT ENACTED AND ORDAINED BY THE CITY COUNCIL OF ZEPHYRHILLS, FLORIDA, AS FOLLOWS:

SECTION 1: The above Whereas clauses are hereby adopted and incorporated herein;

SECTION 2: The following described lands, lying and being situated in Pasco County, to wit:

Parcel ID No.: 35-25-21-0010-00700-0000

Physical Address: No Physical Address Assigned

Legal Description: See Exhibit "A"

Assessed in Section 35, Township 25 South, Range 21 East of Pasco County, Florida.

12.51 acres M.O.L.

the zoning category is hereby changed from C2 to R4 and is included within the boundaries of the City of Zephyrhills, Florida.

SECTION 3: All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 4: That if any section, sentence, clause, or phrase of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this ordinance.

SECTION 5: This Ordinance shall become effective upon passage on the second reading and signing by the Mayor.

The foregoing Ordinance No. 1411-21 was read and passed on the first reading in an open and regular meeting of the City Council of the City of Zephyrhills, Florida, on this 14th day of December, 2020.

Attest: *Lori L. Hillman* Charles E. Proctor, Council President
Lori L. Hillman, City Clerk

The foregoing Ordinance No. 1411-21 was read and passed on the second reading, following a public hearing in an open and regular meeting of the City Council of the City of Zephyrhills, Florida, on this 19th day of January, 2021.

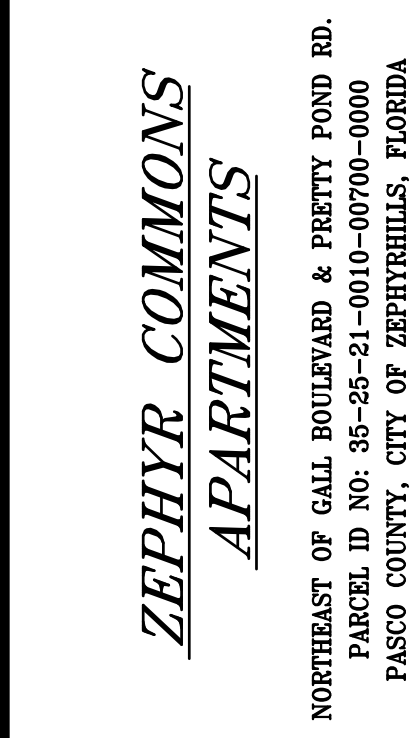
Attest: *Lori L. Hillman* Charles E. Proctor, Council President
Lori L. Hillman, City Clerk

The foregoing Ordinance No. 1411-21 was approved by me this 11th day of January, 2021.

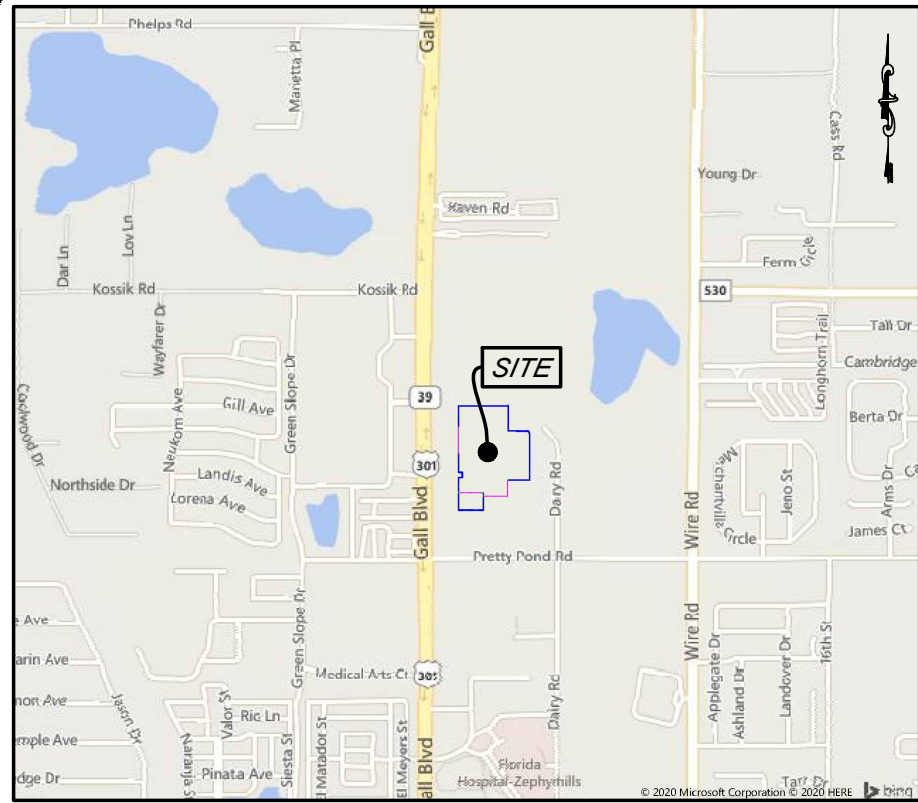
Greg Whitfield, Mayor
Greg Whitfield, Mayor

Approved as to legal form and content

Matthew E. Maggard
Matthew E. Maggard, City Attorney



NO.		BY	DATE	DESCRIPTION	NO.		BY	DATE	DESCRIPTION
1		TLF	07/26/21	ISSUE COORD/CITY COMMENTS	5		TLF	02/03/21	FOR ZEPHYRHILLS RESIDENTIAL
2		TLF	07/26/21	STANDARD SUBMITTAL	6		TLF	02/03/21	FOR CONSTRUCTION PLANS
3		TLF	08/01/21	PAJOT, DRAINAGE PERMIT SUBMITTAL	7		TLF	02/03/21	FOR ZEPHYRHILLS RESIDENTIAL
4		TLF	12/03/21	CITY OF ZEPHYRHILLS RESIDENTIAL	8		TLF	02/02/22	FINAL V.E. DESIGN DOCUMENTS
DRAWN BY TLF				CHECKED BY RCL					
DATE 06/29/2020									
SHEET TITLE GENERAL NOTES & SPECIFICATIONS									
SHEET NUMBER C-0.1									



LOCATION MAP

APPROVED SWFWM PERMITS WITHIN ZEPHYR COMMONS:

- 32080.000: ZEPHYR COMMONS (MASTER DEVELOPMENT PLAN)
- 32080.001: ZEPHYR COMMONS
- 32080.002: TIRE KINGDOM
- 32080.003: WELLS FARGO BANK
- 32080.004: ZEPHYR COMMONS (PROPOSED DEVELOPMENT)
- 32080.005: CHASE BANK
- 32080.006: ZEPHYR COMMENTS LOT 3 (RETAIL STRIP TO THE NORTH)
- 32080.007: 7-ELEVEN
- 32080.008: CHIC-FIL-A (PROPOSED DEVELOPMENT)
- 32080.009: ZEPHYR STORAGE

- DEVELOPER: NORTH AMERICAN DEVELOPMENT GROUP
400 Clematis Street, Suite 201
West Palm Beach, Florida 33401
Phone: 561-578-8700
- CIVIL ENGINEER: HAINES, GIPSON & ASSOCIATES, INC.
1550 North Brown Road, Suite 100
Lawrenceville, Georgia 30043
Phone: 770-491-7550



ZEPHYR COMMENTS APARTMENTS
NORTHEAST OF GALL BOULEVARD & PRETTY POND RD.
PARCEL ID NO: 35-25-25-21-0010-0000-0000
PASCO COUNTY, CITY OF ZEPHYRHILLS, FLORIDA

NO.	BY	DATE	DESCRIPTION

NO.	BY	DATE	DESCRIPTION
1	TLF	07/26/21	ESCAPE COORD/CITY COMMENTS
2	TLF	07/26/21	STWMD SUBMITTAL
3	TLF	09/01/21	PA.D.T. DRAINAGE PRELIM SUBMITTAL
4	TLF	12/03/21	CITY OF ZEPHYRHILLS RESUBMITTAL
5	TLF	02/24/22	FOR CONSTRUCTION PLANS
6	TLF	06/02/22	FINAL V.E. DESIGN DOCUMENTS
7	TLF	06/21/22	SITE BOUNDARY & WATER SYS. REV.

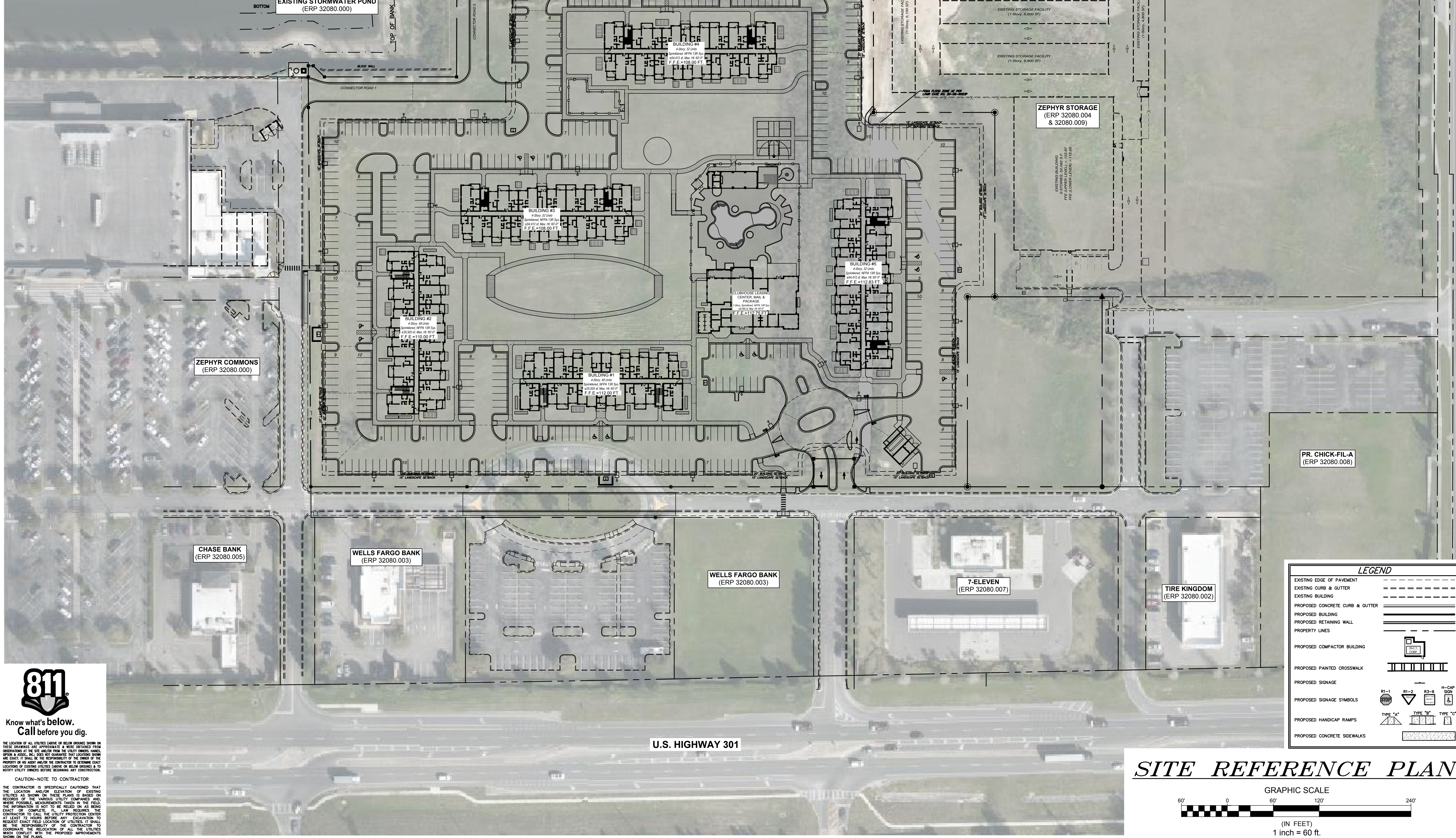
DATE: 06/28/2020
SHEET TITLE: SITE REFERENCE PLAN

SHEET NUMBER: C-0.2

811
Know what's below.
Call before you dig.

THE LOCATION OF ALL UTILITIES (ABOVE OR BELOW GROUND) SHOWN ON THESE DRAWINGS ARE APPROXIMATE & WERE OBTAINED FROM INFORMATION AT THE SITE AND/OR FROM THE UTILITY OWNERS. HAINES, GIPSON & ASSOCIATES, INC. DOES NOT GUARANTEE THE LOCATION, DEPTH, OR TYPE OF UTILITIES SHOWN ON THESE DRAWINGS. THE USER OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF UTILITIES PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE THE RELOCATION OF ALL UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

CAUTION-NOTE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. T.L.F. LAW REQUIRES THE CONTRACTOR TO CALL THE UTILITY PROTECTION CENTER AT LEAST 72 HOURS BEFORE ANY CONSTRUCTION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE THE RELOCATION OF ALL UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

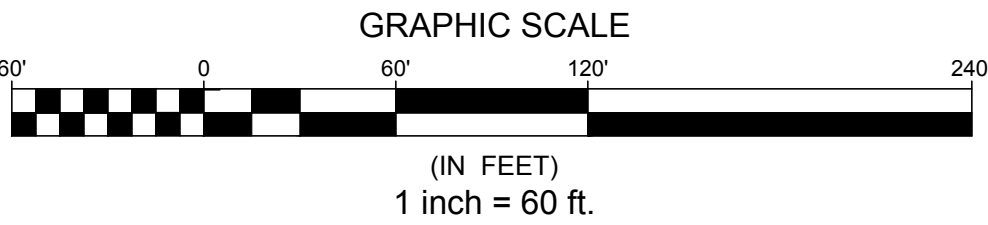


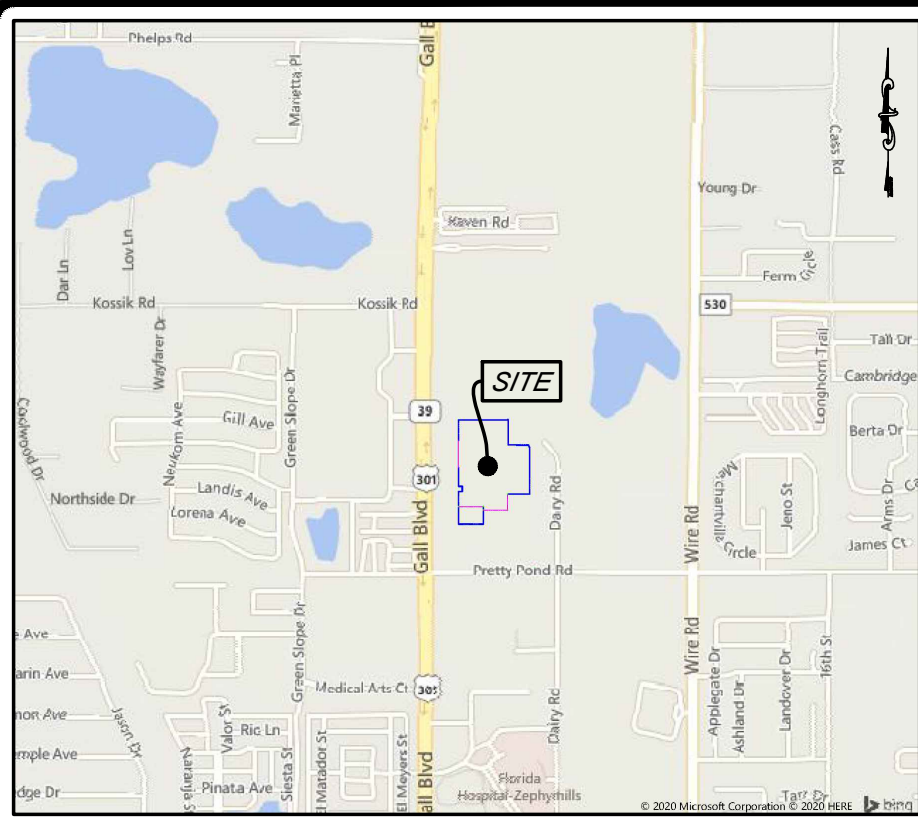
LEGEND

EXISTING EDGE OF PAVEMENT
EXISTING CURB & GUTTER
EXISTING BUILDING
PROPOSED CONCRETE CURB & GUTTER
PROPOSED BUILDING
PROPOSED RETAINING WALL
PROPERTY LINES
PROPOSED COMPACTOR BUILDING
PROPOSED PAINTED CROSSWALK
PROPOSED SIGNAGE
PROPOSED SIGNAGE SYMBOLS
PROPOSED HANDICAP RAMPS
PROPOSED CONCRETE SIDEWALKS

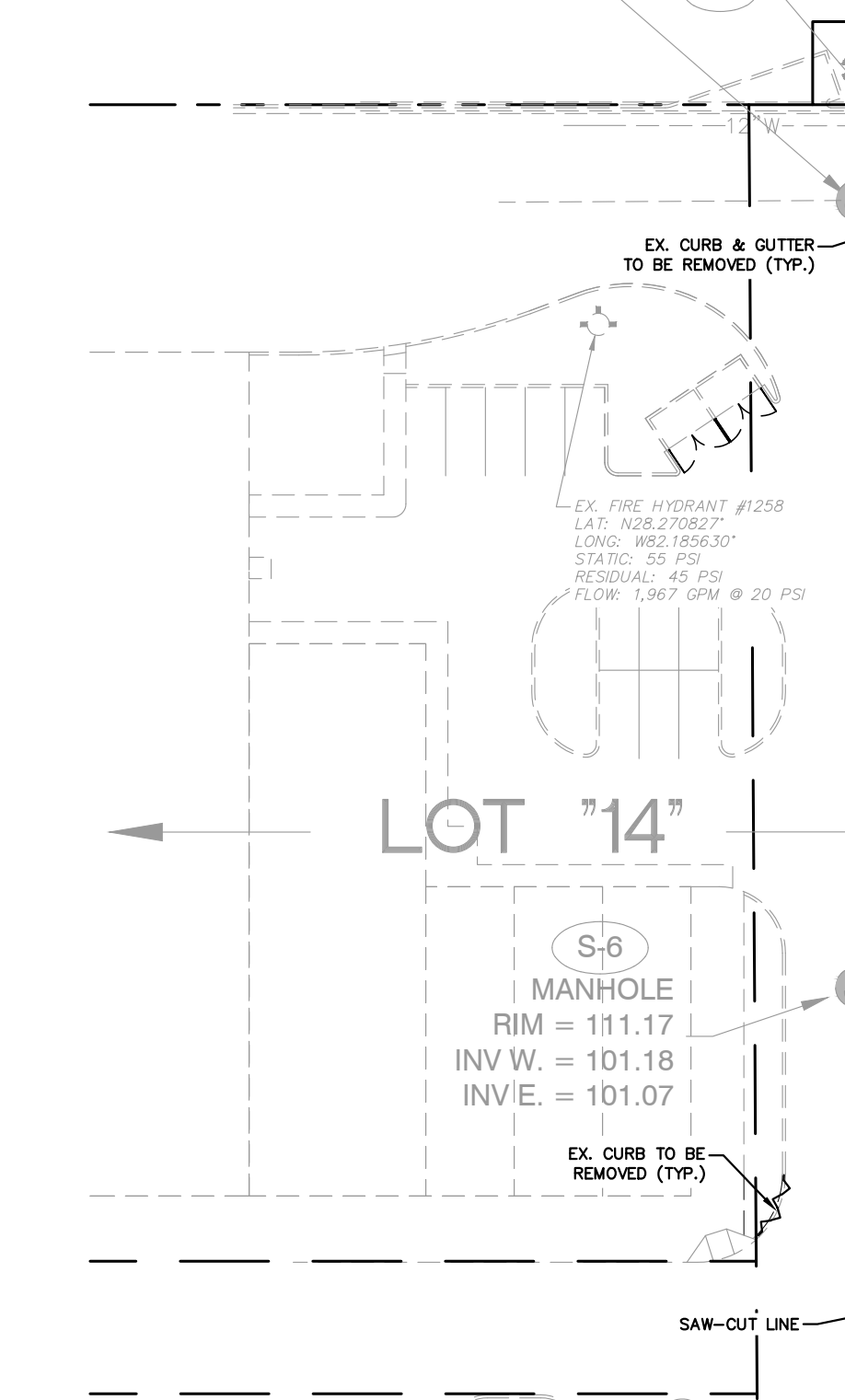
Legend symbols include: R1-1, R1-2, R3-6, H-CAP SIGN, TYPE "A", TYPE "B", TYPE "C", and various line styles for pavement, curb, and building.

SITE REFERENCE PLAN





LOCATION MAP OF LOT "14"

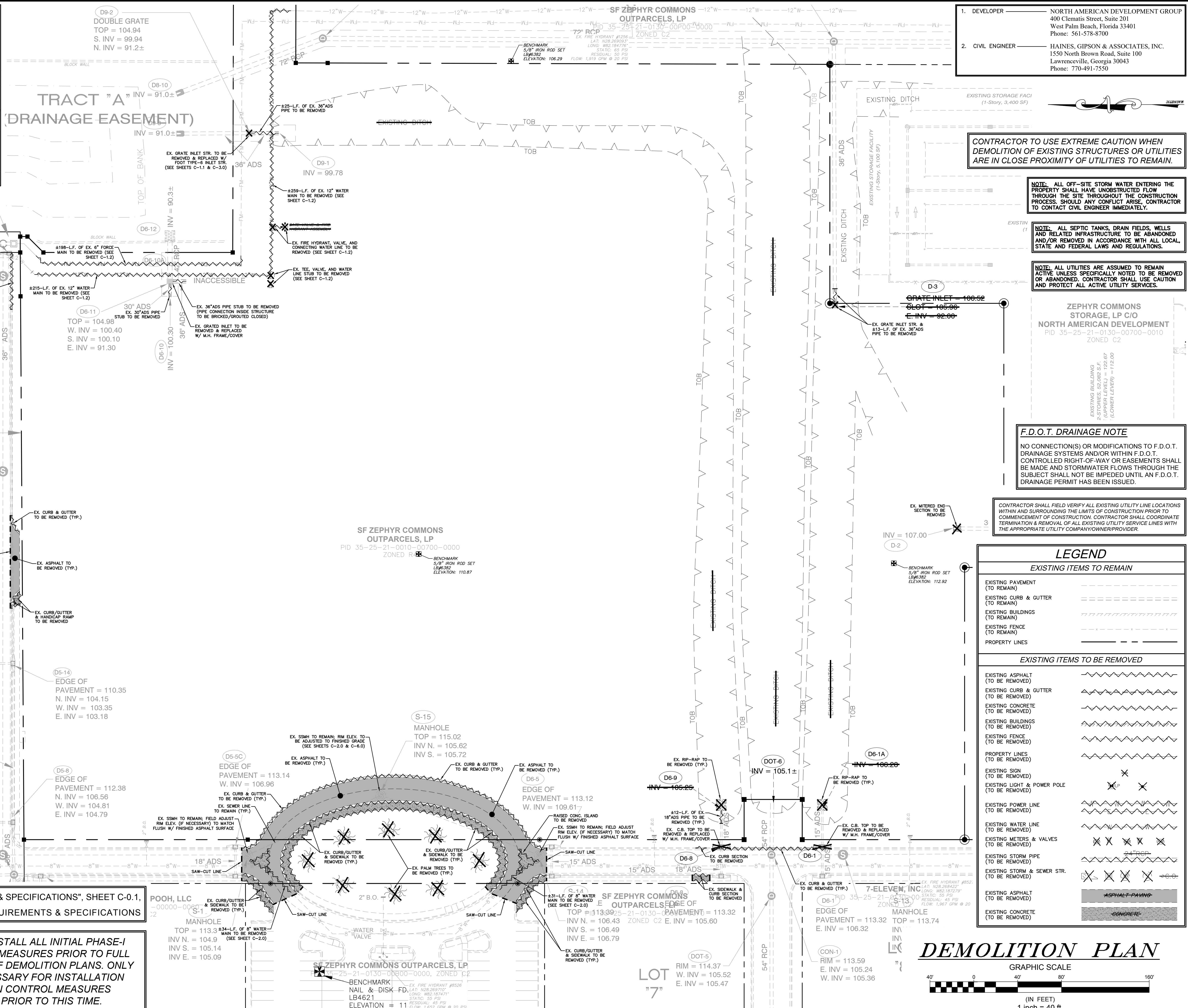


- GENERAL NOTES:**
- CONTRACTOR SHALL CONSTRUCT ALL TEMPORARY EROSION CONTROL SYSTEMS AS SHOWN ON EROSION CONTROL SHEETS(S) AS DIRECTED BY THE ENGINEER, CITY OF ZEPHYRHILLS, OR A.H.J. INSPECTOR TO PROTECT ADJACENT PROPERTIES AND WATER RESOURCES FROM EROSION AND SEDIMENTATION. MEASURES SHALL BE INSTALLED PRIOR TO DEMOLITION ACTIVITY.
 - VARIATIONS TO CONDITIONS OR DISCREPANCY IN ACTUAL CONDITIONS AS THEY APPLY TO THE DEMOLITION OR SITE DEVELOPMENT WORK ARE TO BE BROUGHT TO THE ATTENTION OF THE OWNER OR OWNER'S REPRESENTATIVE AND ENGINEER PRIOR TO THE COMMENCEMENT OF ANY SITE WORK.
 - CONTRACTOR SHALL LOCATE AND IDENTIFY ALL EXISTING UTILITIES THAT ARE TO REMAIN AND PROTECT THEM FROM DAMAGE.
 - CONTRACTOR TO CONDUCT ALL DEMOLITION OPERATIONS WITH MINIMUM INTERFERENCE TO PUBLIC OR PRIVATE ACCESS, FACILITIES, OR EXISTING UTILITY SERVICES.
 - PROTECT BENCH MARKS, PROPERTY CORNERS AND ALL OTHER SURVEY MONUMENTS FROM DAMAGE OR DISPLACEMENT. IF A MARKER NEEDS TO BE REMOVED/ADJUSTED/REPLACED BY A LICENSED LAND SURVEYOR.
 - PROVIDE TRAFFIC CONTROL AS REQUIRED, IN ACCORDANCE WITH THE U.S. DEPT. OF TRANSPORTATION "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" AND GOVERNING MUNICIPALITY REQUIREMENTS.
 - CONTRACTOR SHALL COORDINATE EXACT DEMOLITION LIMITS AND UTILITY REMOVAL/RELOCATION REQUIREMENTS WITH THE OWNER AND A.H.J.
 - DEPRESSIONS AND VOID AREAS CAUSED BY DEMOLITION WORK ARE TO BE FILLED TO SUBGRADE ELEVATION TO AVOID WATER PONDING.
 - ALL CONSTRUCTION/DEMOLITION DEBRIS, NOT REUSED AS STRUCTURAL FILL, SHALL BE DISPOSED OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS.
 - LOCATIONS OF ALL EXISTING UTILITIES SHOWN HAVE BEEN LOCATED BY GROUND EVIDENCE AND UTILITY LOCATE SERVICES. ALL UTILITIES MAY NOT HAVE BEEN LOCATED DUE TO TRACER TAPE MISSING OR MATERIAL TYPE. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 - CONTRACTOR IS ADVISED TO VISIT THE SITE AND MAKE THEMSELVES FAMILIAR WITH THE EXISTING SITE CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
 - ALL POWER POLES ALONG RIGHT OF WAY ARE TO REMAIN. IF DEEMED NECESSARY, RELOCATION OF POWER POLES SHALL BE COORDINATED WITH POWER COMPANY OR UTILITY OWNER(S).
 - DEMOLITION AND/OR RELOCATION OF EXISTING COMMUNICATION LINES SHALL BE COORDINATED WITH LOCAL UTILITY PROVIDER. CONTRACTOR SHALL VERIFY ROUTING PRIOR TO DEMOLITION ACTIVITIES TO PREVENT TERMINATION OF ANY EXISTING WATER SERVICE(S) OFFSITE.
 - DEMOLITION OF SEWER LINES SHALL BE COORDINATED WITH LOCAL UTILITY PROVIDER. CONTRACTOR SHALL VERIFY ROUTING(LOCATION(S)) PRIOR TO DEMOLITION ACTIVITIES TO PREVENT TERMINATION OF ANY SEWER SERVICE(S) OFFSITE.
 - NO UTILITIES SHALL REMAIN WITHIN ANY ON-GRADE BUILDING PAD AREAS.
 - PROTECT TREES, PLANT GROWTH AND FEATURES DESIGNATED TO REMAIN AS FINAL LANDSCAPE MATERIAL.



SEE "GENERAL NOTES & SPECIFICATIONS", SHEET C-0.1, FOR ADDITIONAL REQUIREMENTS & SPECIFICATIONS

CONTRACTOR TO INSTALL ALL INITIAL PHASE-I EROSION CONTROL MEASURES PRIOR TO FULL IMPLEMENTATION OF DEMOLITION PLANS. ONLY THOSE ITEMS NECESSARY FOR INSTALLATION OF PHASE-I EROSION CONTROL MEASURES SHALL BE REMOVED PRIOR TO THIS TIME.



1. DEVELOPER — NORTH AMERICAN DEVELOPMENT GROUP
400 Clematis Street, Suite 201
West Palm Beach, Florida 33401
Phone: 561-578-8700

2. CIVIL ENGINEER — HAINES, GIPSON & ASSOCIATES, INC.
1550 North Brown Road, Suite 100
Lawrenceville, Georgia 30043
Phone: 770-491-7550

CONTRACTOR TO USE EXTREME CAUTION WHEN DEMOLITION OF EXISTING STRUCTURES OR UTILITIES ARE IN CLOSE PROXIMITY OF UTILITIES TO REMAIN.

NOTE: ALL OFF-SITE STORM WATER ENTERING THE PROPERTY SHALL HAVE UNOBSTRUCTED FLOW THROUGH THE SITE THROUGHOUT THE CONSTRUCTION PROCESS. SHOULD ANY CONFLICT ARISE, CONTRACTOR TO CONTACT CIVIL ENGINEER IMMEDIATELY.

NOTE: ALL SEPTIC TANKS, DRAIN FIELDS, WELLS AND RELATED INFRASTRUCTURE TO BE ABANDONED AND/OR REMOVED IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL LAWS AND REGULATIONS.

NOTE: ALL UTILITIES ARE ASSUMED TO REMAIN ACTIVE UNLESS SPECIFICALLY NOTED TO BE REMOVED OR ABANDONED. CONTRACTOR SHALL USE CAUTION AND PROTECT ALL ACTIVE UTILITY SERVICES.

ZEPHYR COMMONS STORAGE, LP C/O NORTH AMERICAN DEVELOPMENT
PID 35-25-21-0130-00700-0010
ZONED C2

EXISTING BUILDING
2-1/2" IRON ROD SET
LEAF 63.52
ELEVATION: 112.67
(UPPER LEVEL) = 122.67
(LOWER LEVEL) = 112.00

F.D.O.T. DRAINAGE NOTE

NO CONNECTION(S) OR MODIFICATIONS TO F.D.O.T. DRAINAGE SYSTEMS AND/OR WITHIN F.D.O.T. CONTROLLED RIGHT-OF-WAY OR EASEMENTS SHALL BE MADE AND STORMWATER FLOWS THROUGH THE SUBJECT SHALL NOT BE IMPEDED UNTIL AN F.D.O.T. DRAINAGE PERMIT HAS BEEN ISSUED.

CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LINE LOCATIONS WITHIN AND SURROUNDING THE LIMITS OF CONSTRUCTION PRIOR TO COMMENCEMENT OF CONSTRUCTION. CONTRACTOR SHALL COORDINATE TERMINATION & REMOVAL OF ALL EXISTING UTILITY SERVICE LINES WITH THE APPROPRIATE UTILITY COMPANY/OWNER/PROVIDER.

LEGEND

EXISTING ITEMS TO REMAIN

- EXISTING PAVEMENT (TO REMAIN)
- EXISTING CURB & GUTTER (TO REMAIN)
- EXISTING BUILDINGS (TO REMAIN)
- EXISTING FENCE (TO REMAIN)
- PROPERTY LINES

EXISTING ITEMS TO BE REMOVED

- EXISTING ASPHALT (TO BE REMOVED)
- EXISTING CURB & GUTTER (TO BE REMOVED)
- EXISTING CONCRETE (TO BE REMOVED)
- EXISTING BUILDINGS (TO BE REMOVED)
- EXISTING FENCE (TO BE REMOVED)
- PROPERTY LINES (TO BE REMOVED)
- EXISTING SIGN (TO BE REMOVED)
- EXISTING LIGHT & POWER POLE (TO BE REMOVED)
- EXISTING POWER LINE (TO BE REMOVED)
- EXISTING WATER LINE (TO BE REMOVED)
- EXISTING METERS & VALVES (TO BE REMOVED)
- EXISTING STORM PIPE (TO BE REMOVED)
- EXISTING SEWER & SEWER STR. (TO BE REMOVED)
- EXISTING ASPHALT (TO BE REMOVED)
- EXISTING CONCRETE (TO BE REMOVED)

DATE 06/28/2020
SHEET TITLE DEMOLITION PLAN
SHEET NUMBER C-0.3

HGA

SEAL
R. CLAY LEWIS
LICENSE
No. 52896
STATE OF FLORIDA
PROFESSIONAL ENGINEER

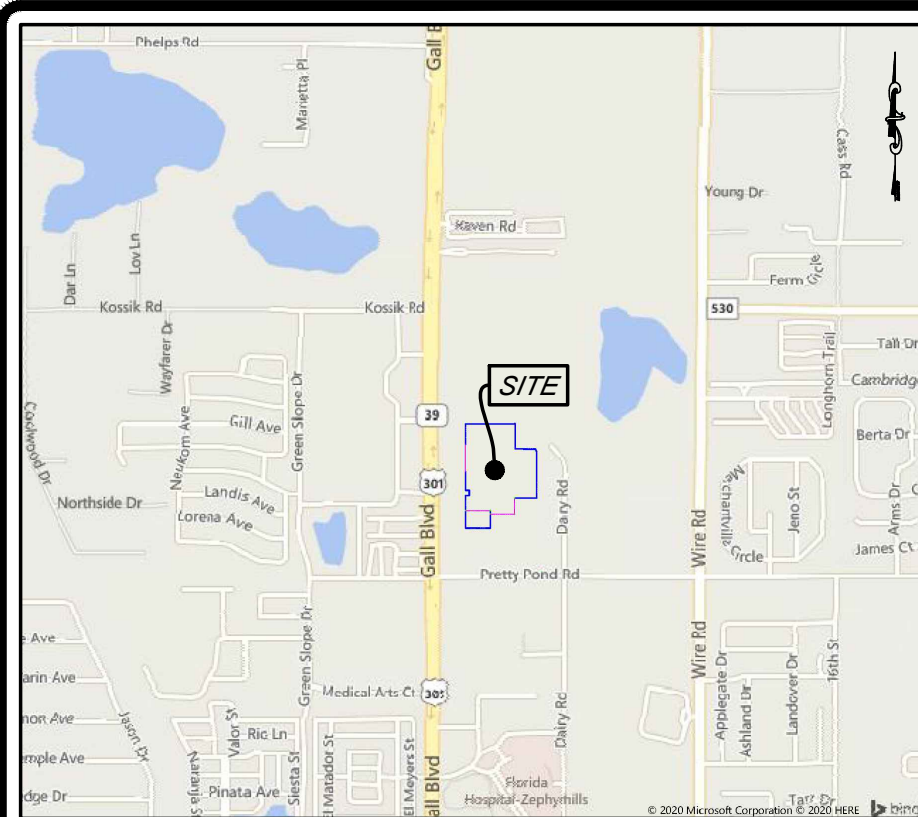
North American
DEVELOPMENT GROUP
a.k.a. ZEPHYR COMMONS OUTPARCELS, LP
400 CLEMATIS STREET, SUITE 201
WEST PALM BEACH, FLORIDA 33401

ZEPHYR COMMONS APARTMENTS

NORTHEAST OF GALL BOULEVARD & PRETTY POND RD.
PARCEL ID NO: 35-25-21-010-00700-0000
PASCO COUNTY, CITY OF ZEPHYRHILLS, FLORIDA

NO.	DATE	DESCRIPTION	BY
1	07/26/21	TITLE SHEET	TLF
2	07/26/21	FINAL V.E. DESIGN DOCUMENTS	TLF
3	07/26/21	FINAL V.E. DESIGN DOCUMENTS	TLF
4	07/26/21	FINAL V.E. DESIGN DOCUMENTS	TLF
5	07/26/21	FINAL V.E. DESIGN DOCUMENTS	TLF
6	07/26/21	FINAL V.E. DESIGN DOCUMENTS	TLF
7	07/26/21	FINAL V.E. DESIGN DOCUMENTS	TLF

DATE 06/28/2020
SHEET TITLE DEMOLITION PLAN
SHEET NUMBER C-0.3

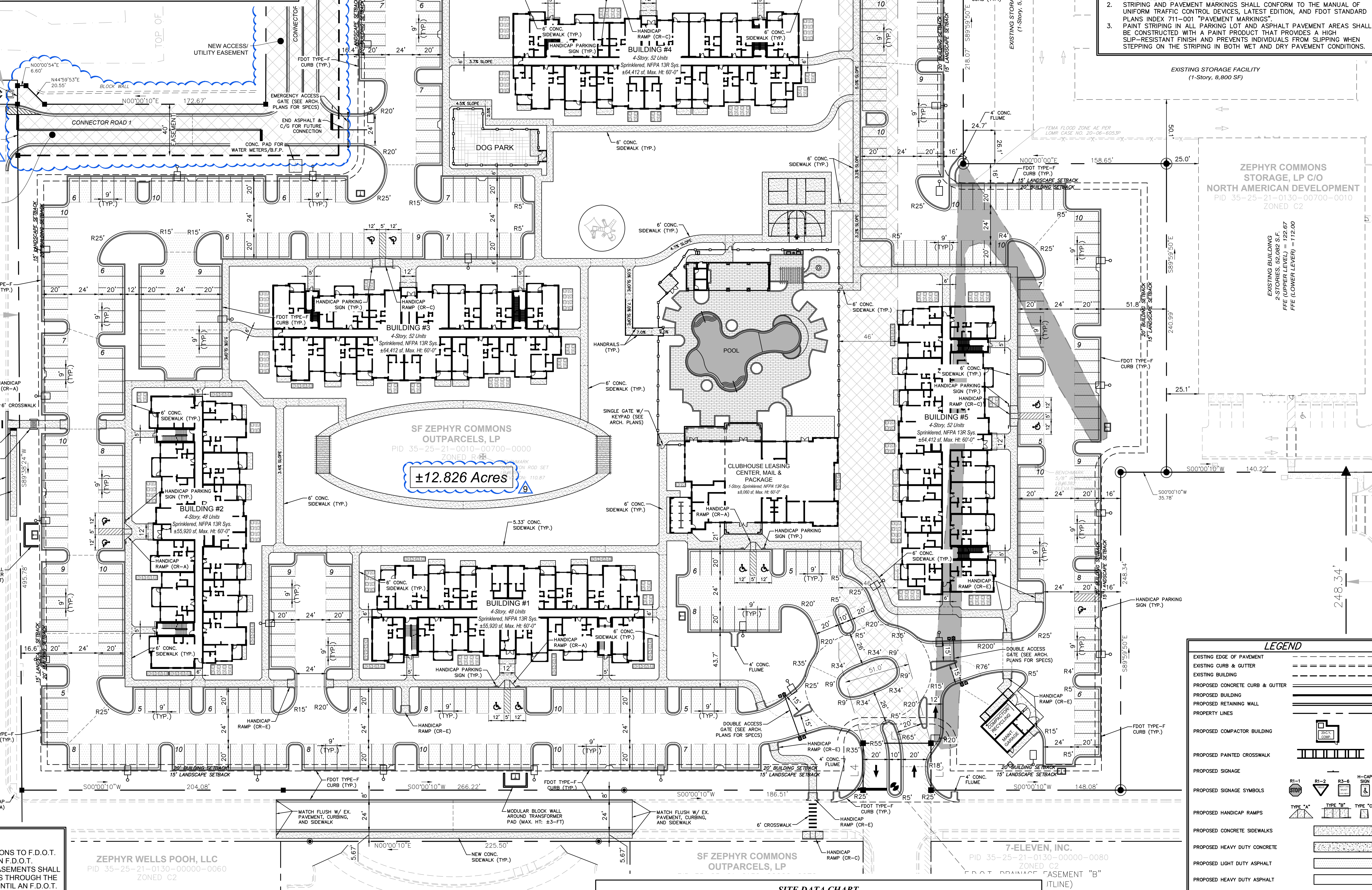


LOCATION MAP

OF LOT "14"

GENERAL NOTES:

- OWNER/DEVELOPER: SF ZEPHYR COMMONS OUTPARCELS, LP
400 CLEMATIS STREET, SUITE 201
WEST PALM BEACH, FLORIDA 33401
- SITE IS LOCATED NORTHEAST OF GALL BOULEVARD & PRETTY POND ROAD, PARCEL ID #35-25-21-0130-00700-0000, PASCO COUNTY, CITY OF ZEPHYRHILLS, FLORIDA, AND CONSISTS OF 12.826 ACRES.
- PER ZONING ORDINANCE #1411-21, SITE IS ZONED R4, RESIDENTIAL.
- PROPOSED USE IS MULTIFAMILY RESIDENTIAL.
- A PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA, ZONE AE, PER L.O.M.R. CASE NO. 20-05-6053P. FOR ADDITIONAL INFORMATION, PLEASE REFER TO THE "FLOODPLAIN COMPENSATION" NOTE, LOCATED ON SHEET C-3.0.
- IN CONCENTRATED FLOW AREAS, ALL SLOPES STEEPER THAN 3:1 AND WITHIN A HEIGHT TEN (10) FEET OR GREATER, AND CUTS AND FILLS WITHIN STREAM BUFFERS, SHALL BE STABILIZED WITH THE APPROPRIATE EROSION CONTROL MATTING OR BLANKET. ALL GRADED SLOPES ON INDIVIDUAL PROJECTS SHALL BE NO STEEPER THAN 3:1 OR THE APPROPRIATE RETAINING STRUCTURE SHALL BE DESIGNED TO REINFORCE OR RETAIN THE RESULTING EMBANKMENT.



F.D.O.T. DRAINAGE NOTE

NO CONNECTION(S) OR MODIFICATIONS TO F.D.O.T. DRAINAGE SYSTEMS AND/OR WITHIN F.D.O.T. CONTROLLED RIGHT-OF-WAY OR EASEMENTS SHALL BE MADE AND STORMWATER FLOWS THROUGH THE SUBJECT SHALL NOT BE IMPEDED UNTIL AN F.D.O.T. DRAINAGE PERMIT HAS BEEN ISSUED.

CONSTRUCTION NOTES

- ALL CURB RADI TO BE 4 FEET AT FACE OF CURB, UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS FOR INTERNAL PARKING LOTS ARE MEASURED TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
- CONCRETE SIDEWALK RAMPS SHALL BE CONSTRUCTED ACCORDING TO FDOT STANDARD PLANS INDEX 522-002 OR A.D.A. STANDARDS, WHICHEVER IS MORE RESTRICTIVE.
- RETAINING WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FDOT STANDARD PLANS INDEX 400-011 (GRAVITY WALL) OR AN ALTERNATIVE DESIGN BY A LICENSED STRUCTURAL ENGINEER.

SITE DATA CHART									
Development Tract	Building	Type	No. of Stories	Area sq.ft.	No. of Units	Required Parking		Provided Parking	
						Ratio	Total	Ratio	Total
"A" Multifamily Residential	Clubhouse	-	1	8,060	-	-	-	-	-
	No. 1	II	4	-	48	-	-	-	-
	No. 2	II	4	-	48	-	-	-	-
	No. 3	I	4	-	52	-	483	-	-
	No. 4	I	4	-	52	-	-	-	-
TRACT TOTAL						8,060	252	1.75 Spaces / Unit	482
								1.91 Spaces / Unit	9
								9	13

SITE PLAN

GRAPHIC SCALE

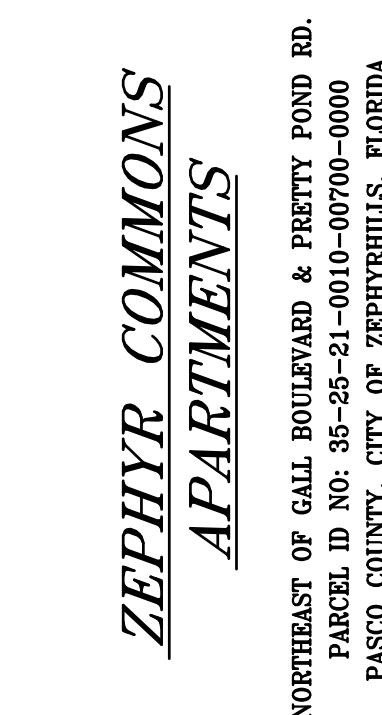
(IN FEET)
1 inch = 40 ft.

STRIPING NOTES

- ALL PARKING LOT STRIPING ON ASPHALT SHALL BE 4" WIDE WHITE, UNLESS OTHERWISE SPECIFIED IN THESE PLANS.
- STRIPING AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION, AND FDOT STANDARD PLANS INDEX 711-001 "PAVEMENT MARKINGS".
- PAINT STRIPING IN ALL PARKING LOT AND ASPHALT PAVEMENT AREAS SHALL BE CONSTRUCTED WITH A PAINT PRODUCT THAT PROVIDES A HIGH SLIP-RESISTANT FINISH AND PREVENTS INDIVIDUALS FROM SLIPPING WHEN STEPPING ON THE STRIPING IN BOTH WET AND DRY PAVEMENT CONDITIONS.

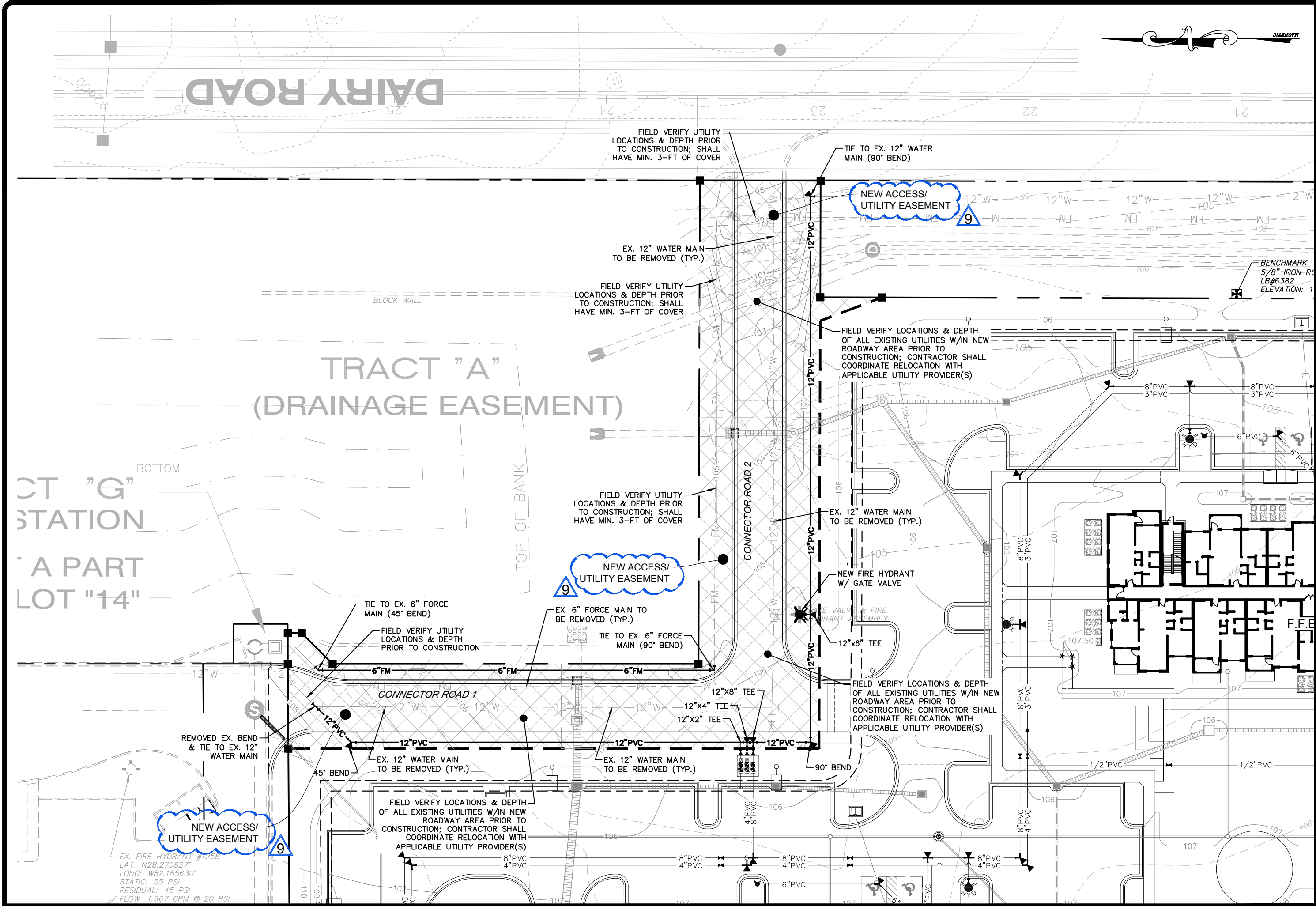
LEGEND

- EXISTING EDGE OF PAVEMENT
- EXISTING CURB & GUTTER
- EXISTING BUILDING
- PROPOSED CONCRETE CURB & GUTTER
- PROPOSED BUILDING
- PROPOSED RETAINING WALL
- PROPERTY LINES
- PROPOSED COMPACTOR BUILDING
- PROPOSED PAINTED CROSSWALK
- PROPOSED SIGNAGE
- PROPOSED SIGNAGE SYMBOLS
- PROPOSED HANDICAP RAMPS
- PROPOSED CONCRETE SIDEWALKS
- PROPOSED HEAVY DUTY CONCRETE
- PROPOSED LIGHT DUTY ASPHALT
- PROPOSED HEAVY DUTY ASPHALT



NO.	BY	DATE	DESCRIPTION
8	TLF	06/02/22	FINAL V.E. DESIGN DOCUMENTS
9	TLF	06/02/22	STR. BOUNDARY & WATER SYS. REV.
NO.	BY	DATE	DESCRIPTION
1	TLF	07/26/21	ISSUE COORD/CITY COMMENTS
2	TLF	07/26/21	ISSUED SUBMITTAL
3	TLF	08/01/21	FINAL DESIGN SUBMITTAL
4	TLF	08/01/21	FINAL DESIGN SUBMITTAL
5	TLF	08/01/21	FINAL DESIGN SUBMITTAL
6	TLF	08/01/21	FINAL DESIGN SUBMITTAL
7	TLF	08/01/21	FINAL DESIGN SUBMITTAL

DATE
06/28/2020
SHEET TITLE
SITE PLAN
SHEET NUMBER
C-10

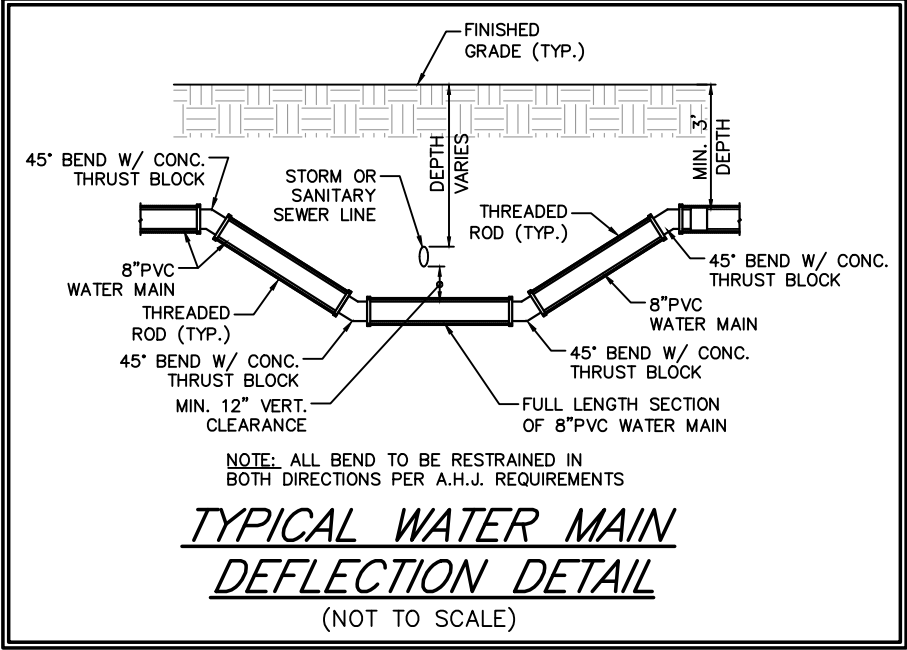


UTILITY PLAN
SCALE: 1"=40'

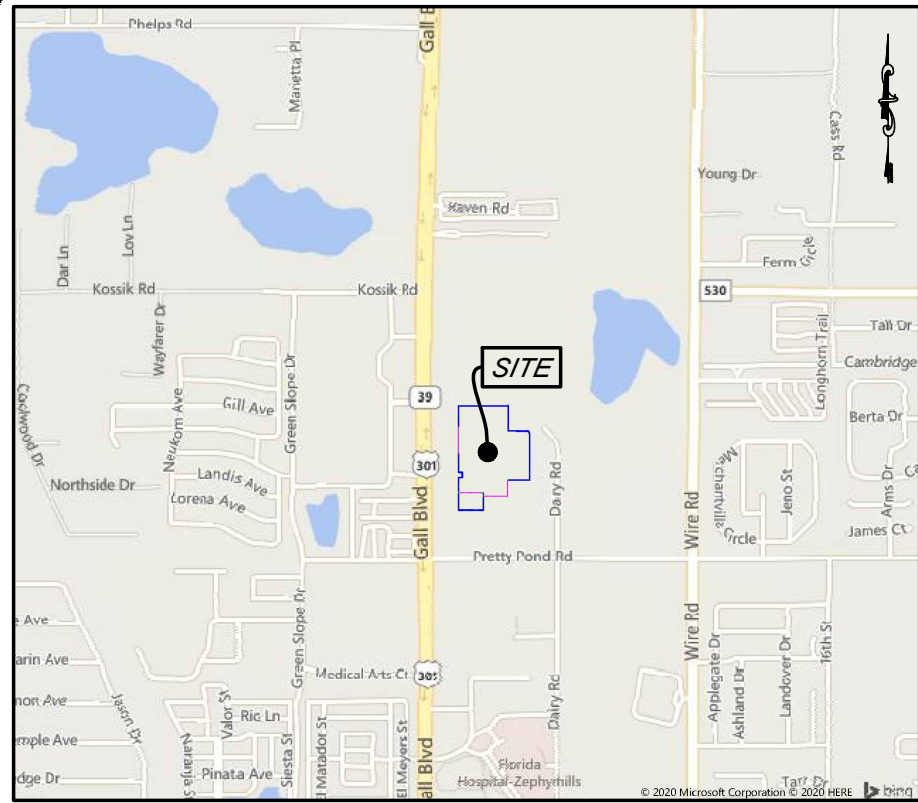
LEGEND	
EXISTING SANITARY SEWER	SS
EXISTING WATER LINE	W
EXISTING POWER LINE	WP
EXISTING STORM SEWER	S
EXISTING NATURAL GAS	G
EXISTING TELEPHONE	T
EXISTING FIRE HYDRANT	FD
EXISTING UTILITY POLE	UT
EXISTING TRANSFORMER PAD	TP
PROPOSED FEATURES	
PROPOSED CONCRETE CURB & GUTTER	
PROPOSED BUILDING	
PROPERTY LINES	
PROPOSED SANITARY SEWER	8"SS
PROPOSED WATER LINE	8"W
PROPOSED UNDERGROUND ELECTRICAL LINE	UE
PROPOSED GAS SERVICE LINE	G
PROPOSED MANHOLE	MD
PROPOSED CLEANOUT	CO
PROPOSED FIRE HYDRANT	FD
PROPOSED GATE VALVE	GV
PROP. CONCRETE THRUST BLOCK	CTB
PROPOSED TRANSFORMER PAD	TP

- GENERAL NOTES:**
- REFER TO SHEET C-0.1 FOR GENERAL NOTES AND SPECIFICATIONS.
 - ROADWAY PAVING SHALL MEET "HEAVY DUTY ASPHALT PAVEMENT" SPECIFICATIONS, AS SHOWN ON SHEET C-7.1.
 - REFER TO SHEET C-2.1 FOR UTILITY NOTES/SPECS, AND C-8.0 THRU C-8.2 FOR UTILITIES CONSTRUCTION DETAILS.
 - ROADWAY WORK SHALL BE COVERED UNDER SEPARATE CITY OF ZEPHYRHILLS PERMIT.
 - ASSOCIATED LIMITS OF CONSTRUCTION IS APPROXIMATELY 0.60 ACRES.
 - CURB & GUTTER SHALL ADHERE TO FDOT SPECIFICATIONS AND STANDARD PLANS INDEX #520-001.

- ZEPHYRHILLS UTILITY NOTES:**
- ALL SEWER MAINS SHALL BE SDR 26 GRAVITY SEWER PIPE.
 - PROPOSED WATER AND SANITARY SEWER SYSTEM(S) ARE TO BE PRIVATELY OWNED AND OPERATED.
 - FIRE HYDRANTS SHALL BE PAINTED IN ACCORDANCE WITH NOTE #40 ON SHEET C-2.1. PER THIS NOTE, THE BARREL SHALL BE PAINTED RED, AND THE CAP SHALL BE PAINTED ACCORDING TO THE RATED CAPACITY AT 20-PSI RES. PRESSURE.
 - METER AND BACKFLOWS FOR DOMESTIC/IRRIGATION CONNECTIONS WILL BE PROVIDED BY THE CITY OF ZEPHYRHILLS FOLLOWING PAYMENT OF THE INSTALLATION/IMPACT FEES. OWNER/CONTRACTOR DOES NOT NEED TO SUPPLY THIS ITEMS.
 - FIRE BACKFLOW (DDCA) SHALL BE SUPPLIED AND INSTALLED BY THE CONTRACTOR. A WILKINS DOUBLE DETECTOR CHECK VALVE ASSEMBLY SHOULD BE UTILIZED.



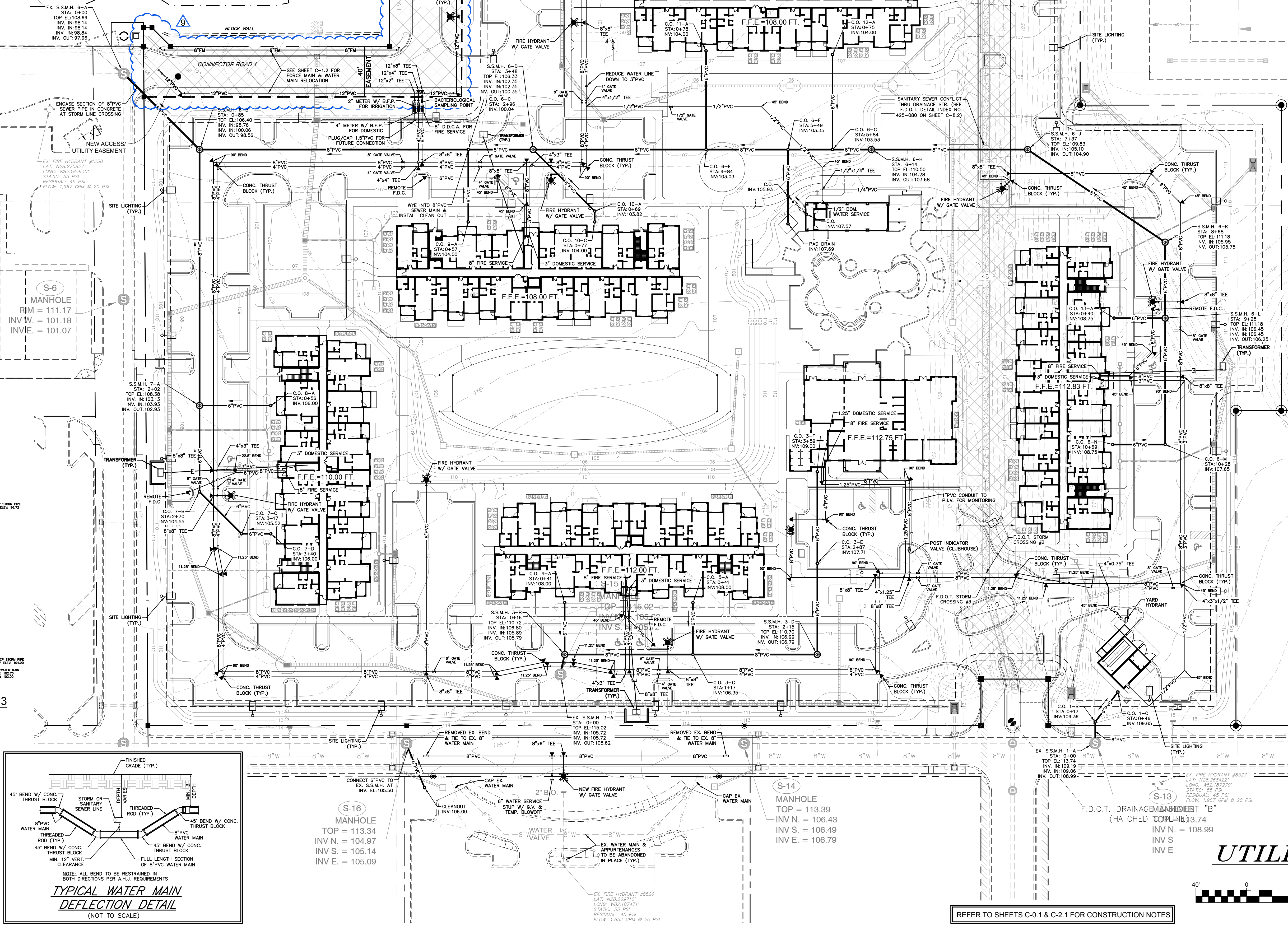
NO.	BY	DATE	DESCRIPTION	NO.	BY	DATE	DESCRIPTION
1	TLF	07/26/21	ISCAPE COORD/CITY COMMENTS				
2	TLF	07/26/21	STYPMO SUBMITTAL				
3	TLF	12/03/21	CITY OF ZEPHYRHILLS RESUBMITTAL				
4	TLF	02/24/22	FOR CONSTRUCTION PLANS				
5	TLF	03/14/22	CONNECTOR ROAD COORDINATION				
6	TLF	06/21/22	SITE BOUNDARY & WATER SYS. REV.				
DRAWN BY TLF				CHECKED BY RCL			
DATE 06/29/2020				SHEET TITLE NEW CONNECTOR ROAD PLAN			
SHEET NUMBER C-1.2							



LOCATION MAP

EPHYR COMMONS PHASE 1
35, PAGES 132-142

TOP OF BANK



COMPOUND METER NOTE:

- PER CITY OF ZEPHYRHILLS REQUIREMENTS, THE COMPOUND METER SHALL BE COMPOSED OF:
 - NEPTUNE HIGH PERFORMANCE PROTECTUS III STAINLESS STEEL (S) FIRE SERVICE METER
 - NEPTUNE MACH 10 ULTRASONIC METER
- MANUFACTURER CUT SHEETS FOR THIS COMPOUND METER CAN BE FOUND ON SHEET C-8.3.

F.D.O.T. DRAINAGE NOTE

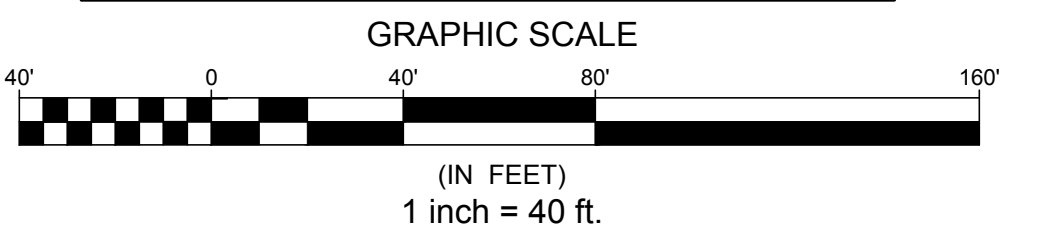
NO CONNECTION(S) OR MODIFICATIONS TO F.D.O.T. DRAINAGE SYSTEMS AND/OR WITHIN F.D.O.T. CONTROLLED RIGHT-OF-WAY OR EASEMENTS SHALL BE MADE AND STORMWATER FLOWS THROUGH THE SUBJECT SHALL NOT BE IMPEDED UNTIL AN F.D.O.T. DRAINAGE PERMIT HAS BEEN ISSUED.

ZEPHYRHILLS UTILITY NOTES:

- ALL SEWER MAINS SHALL BE SDR 26 GRAVITY SEWER PIPE.
- PROPOSED WATER AND SANITARY SEWER SYSTEM(S) ARE TO BE PRIVATELY OWNED AND OPERATED.
- FIRE HYDRANTS SHALL BE PAINTED IN ACCORDANCE WITH NOTE #40 ON SHEET C-2.1. PER THIS NOTE, THE BARREL SHALL BE PAINTED RED, AND THE CAP SHALL BE PAINTED ACCORDING TO THE RATED CAPACITY AT 20-PSI RES. PRESSURE.
- METER AND BACKFLOWS FOR DOMESTIC/IRRIGATION CONNECTIONS WILL BE PROVIDED BY THE CITY OF ZEPHYRHILLS FOLLOWING PAYMENT OF THE INSTALLATION/IMPACT FEES. OWNER/CONTRACTOR DOES NOT NEED TO SUPPLY THIS ITEMS.
- FIRE BACKFLOW (DCCA) SHALL BE SUPPLIED AND INSTALLED BY THE CONTRACTOR. A WILKINS DOUBLE DETECTOR CHECK VALVE ASSEMBLY SHOULD BE UTILIZED.

LEGEND		
EXISTING SANITARY SEWER	---	
EXISTING WATER LINE	---	
EXISTING POWER LINE	---	
EXISTING STORM SEWER	---	
EXISTING NATURAL GAS	---	
EXISTING TELEPHONE	---	
EXISTING FIRE HYDRANT	---	
EXISTING UTILITY POLE	---	
EXISTING TRANSFORMER PAD	---	
PROPOSED FEATURES		
PROPOSED CONCRETE CURB & GUTTER	---	
PROPOSED BUILDING	---	
PROPOSED SANITARY SEWER	---	
PROPOSED WATER LINE	---	
PROPOSED UNDERGROUND ELECTRICAL LINE	---	
PROPOSED GAS SERVICE LINE	---	
PROPOSED MANHOLE	---	
PROPOSED CLEANOUT	---	
PROPOSED FIRE HYDRANT	---	
PROPOSED GATE VALVE	---	
PROPOSED CONCRETE THRUST BLOCK	---	
PROPOSED TRANSFORMER PAD	---	
PROPOSED WATER/SEWER SYSTEM EASEMENT	---	

UTILITY PLAN



REFER TO SHEETS C-0.1 & C-2.1 FOR CONSTRUCTION NOTES

I-GA
HAINES GIPSON & ASSOCIATES
Civil • Structural • Bridge

SEAL
R. CLAY LEWIS
No. 52896
STATE OF FLORIDA
PROFESSIONAL ENGINEER

North American
DEVELOPMENT GROUP
a.k.a. ZEPHYR COMMONS OUTPARCELS, LP
400 CLEMATIS STREET, SUITE 201
WEST PALM BEACH, FLORIDA 33401

ZEPHYR COMMONS
APARTMENTS
NORTHEAST OF GALL BOULEVARD & PRETTY POND RD.
PARCEL ID NO: 35-25-21-0010-0000-0000
PASCO COUNTY, CITY OF ZEPHYRHILLS, FLORIDA

DRAWN BY TLF		DATE 06/29/2020		SHEET TITLE UTILITY PLAN		SHEET NUMBER C-2.0	
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
	TLF 07/26/21	ISSUE COORD/CITY COMMENTS	TLF	5	04/25/23	POR CONSTRUCTION PLANS	
	TLF 07/26/21	ISSUE SUBMITTAL	TLF	7	05/23/23	PRELIM V.E. DESIGN CHANGES	
	TLF 08/25/21	P.E.R.E.C. COMMENTS	TLF	8	06/02/23	FINAL V.E. DESIGN DOCUMENTS	
	TLF 09/01/21	FINAL REVIEWER PREPARE SUBMITTAL	TLF	9	06/21/23	SITE BOUNDARY & WATER SYS. REV.	
	TLF 12/03/21	CITY OF ZEPHYRUS RESUBMITTAL					
	TLF 02/14/21	FINAL DESIGN COORDINATION					
	TLF 02/24/22	POR CONSTRUCTION PLANS					
3	TLF 04/12/22	TRAFFIC CIRCLE DIMENSION & COORD.					

REFERENCED DATA

1. TOPOGRAPHIC SURVEY WAS OBTAINED FROM MAURICE W. BELL, PROFESSIONAL LAND SURVEYOR , AND PERFORMED BY MAURICE W. BELL, DATED 05-22-2020.
2. SUBSURFACE UTILITY EXPLORATION WAS OBTAINED FROM _____, AND PERFORMED _____, DATED _____.
3. ALL ELEVATIONS ARE REFERENCED TO _____, THE HORIZONTAL DATUM IS BASED ON GPS OBSERVATIONS TAKEN FROM THE NATIONAL GEODETIC SURVEY CONTROL STATION S37-152, FLORIDA STATE PLANE GRID SYSTEM – WEST ZONE.
4. THE SURVEY INFORMATION CONTAINED HEREIN WAS OBTAINED FOR DESIGN PURPOSES AND MAY NOT BE AN ADEQUATE REPRESENTATION OF ACTUAL CONDITIONS FOR PROJECT CONSTRUCTION. EXISTING CONTOURS SHOWN REPRESENT INTERPOLATIONS/EXTRAPOLATIONS FROM THE BEST AVAILABLE SURVEY DATA. ALL RISKS RESULTING FROM THE USE OR INTERPRETATION OF THE SURVEY DATA SHOWN SHALL BE BORNE BY THE CONTRACTOR.
5. GEOTECHNICAL INVESTIGATION AND RECOMMENDATIONS PERFORMED BY _____, REFER TO REPORT DATED _____.
6. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH IN THE FIELD LIMITS OF CONSTRUCTION, BENCHMARKS (ELEV.), COORDINATES, CENTER LINES, AND STATIONING AS REQUIRED TO CONSTRUCT THIS PROJECT.

GENERAL

7. ALL DESIGN AND CONSTRUCTION SHALL CONFORM TO THE MINIMUM STANDARDS SET FORTH BY THE FDEP, AWWA, NSF, AND CITY OF ZEPHYRHILLS.
8. THE CONTRACTOR IS ADVISED NOT TO SCALE FROM DRAWINGS BUT TO FIELD VERIFY ALL DIMENSIONS. THE DIMENSIONS OF SPECIFIED AND FURNISHED PRODUCTS AND MATERIALS TAKE PRECEDENCE OVER DIMENSIONS INDICATED ON THE DRAWINGS. IF SIGNIFICANT DEVIATIONS OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST 72 HOURS PRIOR TO CONSTRUCTION FOR A DETERMINATION AND RESOLUTION.
9. THE CONTRACTOR SHALL CHECK PLANS FOR CONFLICTS AND DISCREPANCIES PRIOR TO PERFORMING ANY WORK IN THE AFFECTED AREA.
10. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS SPECIFIED BY THE VARIOUS GOVERNMENTAL AGENCIES AND THE ENGINEER. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION AND SCHEDULE INSPECTION ACCORDING TO AGENCY INSTRUCTIONS.
11. ALL WORK PERFORMED SHALL COMPLY WITH THE REGULATIONS AND ORDINANCES OF THE VARIOUS GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK, CONSTRUCTION LAYOUT/LIMITS OF CONSTRUCTION.
12. THE CONTRACTOR SHALL OBTAIN THE SERVICES OF A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF FLORIDA FOR LAYOUT. PROOF OF LICENSE SHALL BE SUBMITTED TO THE ENGINEER BEFORE BEGINNING LAYOUT.
13. NO DISTURBANCE SHALL BE ALLOWED OUTSIDE OF THE RIGHT OF WAYS AND/OR THE LIMITS OF CONSTRUCTION SHOWN ON THE DRAWINGS UNLESS APPROVED BY THE OWNER OR SPECIFICALLY NOTED ON THE DRAWINGS.
14. EXISTING CONDITIONS LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES, AND OTHER FEATURES ARE SHOWN BASED ON THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES, AND OTHER FEATURES AFFECTING THIS WORK PRIOR TO CONSTRUCTION.
15. PRIOR TO SHOP DRAWING AND SUBMITTAL AND PURCHASE OF RELATED MATERIALS, THE CONTRACTOR SHALL FIELD VERIFY EXISTING UTILITIES (LOCATION, SIZE, MATERIALS OF CONSTRUCTION, OUTSIDE DIAMETER, WALL THICKNESS, ROUNDNESS, ELEVATIONS, ETC.) TO WHICH CONNECTION(S) WILL BE MADE. CONTRACTOR SHALL INCLUDE FIELD MEASUREMENTS ON SHOP DRAWINGS.
16. THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER IN WRITING IMMEDIATELY IF CONFLICTS BETWEEN THE DRAWINGS AND ACTUAL CONDITIONS ARE DISCOVERED. THE CONTRACTOR SHALL ACCURATELY RECORD ANY SUCH CONFLICTS ON THE RECORD DRAWINGS.
17. ANY PROPERTY CORNERS, MONUMENTS, OR BENCH MARKS WITHIN THE PROJECT AREA SHALL BE PROTECTED UNLESS OTHERWISE INDICATED FOR DEMOLITION. IF ANY SUCH ITEMS ARE IN DANGER OF DAMAGE OR HAVE BEEN DAMAGED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE ENGINEER IMMEDIATELY AND REPLACE/RESTORE THESE ITEMS AT NO ADDITIONAL COST TO THE OWNER. IF OWNER CHOOSES TO SELF PERFORM THE WORK OR INCURS RELATED EXPENSES, THE CONTRACTOR SHALL REIMBURSE THE OWNER FOR ALL COSTS ASSOCIATED WITH THE EFFORTS.
18. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED BY THE CONTRACTOR CALLED FOR IN THIS CONTRACT.

UTILITY COORDINATION

19. THE CONTRACTOR SHALL NOTIFY ALL UTILITIES NEAR THE PROJECT AREA, AT LEAST 48 HOURS PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE NOTIFYING "SUNSHINE STATE ONE CALL OF FLORIDA" AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK TO HAVE ALL EXISTING UTILITIES LOCATED. THE PHONE NUMBER IS 1-800-432-4770 AND THE WEB SITE IS WWW.CALLSUNSHINE.COM. IN INSTANCES WHERE DIGGING OCCURS IN WETLANDS, THE NOTIFICATION PERIOD SHALL BE INCREASED FROM AT LEAST 48 HOURS TO AT LEAST 10 DAYS.
20. FLORIDA LAW (FS 553.851) REQUIRES THAT PERSONS MAKING EXCAVATIONS IN PUBLIC STREETS, ALLEYS, RIGHT-OF-WAYS OR UTILITY EASEMENTS MUST FIRST OBTAIN INFORMATION ON LOCATIONS OF UNDERGROUND GAS PIPELINES.
21. THE CONTRACTOR IS RESPONSIBLE FOR BRACING, SHORING, OR PROVIDING OTHER SUPPORT NECESSARY TO PROTECT AND SUPPORT EXISTING UTILITIES, STRUCTURES, AND OTHER FEATURES (EXPOSED OR UNEXPOSED) THAT MAY BE IMPACTED BY HIS WORK.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING POWER/TELEPHONE COMPANIES AND ARRANGING TO HAVE UTILITIES POLES HELD AND/OR GUY WIRES REMOVED AND REPLACED, IF NECESSARY FOR CONSTRUCTION, AT NO ADDITIONAL COST TO THE OWNER.
23. THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE PUBLIC AGENCY(IES) PRIOR TO COMMENCING WORK WITHIN THEIR JURISDICTION.

CONSTRUCTION SAFETY

24. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BE FAMILIAR WITH THE OSHA EXCAVATION SAFETY STANDARDS AND TO ABIDE BY THEM AS COVERED UNDER THE FLORIDA TRENCH SAFETY ACT.
25. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION SAFETY.

RESTORATION

26. ALL PAVING, STABILIZED EARTH, DRIVEWAYS, CURBS, SIDEWALKS, FENCES, SOD, LANDSCAPING, CULVERTS, ETC. DISTURBED BY CONSTRUCTION ACTIVITIES SHALL BE RESTORED BY AND AT THE EXPENSE OF THE CONTRACTOR TO THE SATISFACTION OF THE OWNER.
27. ALL EXISTING SIGNS AND MAILBOXES LOCATED WITHIN THE PROJECT SHALL BE REMOVED AND REINSTALLED OR REPLACED AS REQUIRED DURING CONSTRUCTION., AND SHALL BE RESTORED BY AND AT THE EXPENSE OF THE CONTRACTOR TO THE SATISFACTION OF THE OWNER.
28. ALL SIDEWALKS DAMAGED DURING CONSTRUCTION ARE TO BE A MINIMUM WIDTH OF 5", A MINIMUM OF 4" THICK, 3,000 PSI CONCRETE, AND SHALL BE REINFORCED WITH 1.4X1.4 W.W.M., ALL IN CONFORMANCE WITH MACDILL DESIGN GUIDELINES, LATEST EDITION.

ACCESS/MAINTENANCE OF FACILITIES

29. THE CONTRACTOR SHALL PROVIDE ACCESS TO ALL EXISTING UTILITIES/FACILITIES AND MAINTAIN UNINTERRUPTED SERVICES THROUGHOUT THE CONTRACT PERIOD.

PIPING NOTES

30. LAY PIPE TO UNIFORM GRADE BETWEEN INDICATED ELEVATION POINTS. CONTRACTOR SHALL TAKE CARE TO PROVIDE PROPER GRADE ELEVATIONS AND ALIGNMENTS.
31. SIZE OF FITTINGS SHOWN ON PLANS SHALL CORRESPOND TO THE ADJACENT STRAIGHT RUN OF PIPE UNLESS NOTED OTHERWISE. TYPE OF JOINT AND FITTING MATERIALS SHALL BE AS SPECIFIED FOR THE ADJACENT STRAIGHT RUN OF PIPE UNLESS NOTED OTHERWISE.
32. ALL PIPE LENGTHS ARE APPROXIMATE. PIPE MEASUREMENTS FOR STRAIGHT ENDWALL END SECTIONS ARE TO END OF PIPE.
33. PIPE HANGERS AND SUPPORTS ARE NOT SHOWN UNLESS A SPECIAL TYPE OR CONFIGURATION IS REQUIRED. FINAL SUPPORTS, LOCATIONS, AND TYPES SHALL BE DETERMINED BY THE CONTRACTOR AND INCLUDED IN THE PIPELINE DRAWING SUBMITTALS FOR REVIEW AND APPROVAL BY THE ENGINEER PRIOR TO INSTALLATION. MAXIMUM SPACING SHALL BE AS SPECIFIED.

WATER

34. ALL WATER PIPES ARE TO BE CONSTRUCTED WITH 36" MINIMUM COVER UNLESS OTHERWISE NOTED ON THE PLANS. ALL WATER MAINS ARE DR-18 PVC UNLESS OTHERWISE NOTED.
35. FURNISH AND INSTALL 10 GAUGE TRACER WIRE ON ALL MAIN PIPELINES. WIRE TO EXTEND INTO EACH VALVE BOX WITH SUFFICIENT EXCESS TO BRING WIRE THREE FEET ABOVE FINISH GRADE.
36. WATER SYSTEMS ARE TESTED TO A MINIMUM OF 150 PSI FOR TWO-HOUR DURATION AS PER AWWA C 600 STANDARDS.
37. ALL FIRE FLOW LINES WILL RUN SEPARATE FROM THE DOMESTIC WATER MAINS AND HAVE A FIRE DETECTION METER AND A FIRE LINE BACK FLOW PREVENTION ASSEMBLY (BFP). ASSEMBLY SHALL INCLUDE A LOW FLOW BY-PASS METER W/ RPZ.
38. ALL POTABLE WATER CONNECTIONS SHALL BE MADE WITH CUTTING-IN TEES WITH VALVES. ANY EXCEPTIONS TO THIS WILL REQUIRE CITY OF ZEPHYRHILLS APPROVAL. WHEN ALLOWED BY CITY OF ZEPHYRHILLS, HOT TAP ("WET TAP") CONNECTIONS SHALL BE PERFORMED BY A LICENSED, UNDERGROUND CONTRACTOR, WITH ADVANCE NOTIFICATION (72 HOURS) TO THE CITY OF ZEPHYRHILLS INSPECTION DIVISION.
39. WATER TAPPING SADDLES SHALL BE DOUBLE STRAP BRASS OR DUCTILE IRON OR EPOXY COATED STEEL WITH STAINLESS STEEL HARDWARE. TIE STRAPS AND BOLTS SHALL BE CORROSION RESISTANT ALLOY STEEL. FULL CIRCLE STAINLESS STEEL TAPPING SADDLE SLEEVE WITH RESILIENT SEATED TAPPING VALVE SHALL BE USED FOR PROPOSED WATER AND FORCE MAIN CONNECTIONS.
40. ALL FIRE HYDRANTS SHALL BE PAINTED IN ACCORDANCE WITH AGRAM 07-07 (MAY 2007). CAPS SHALL BE PAINTED WITH REFLECTIVE-TYPE PAINT.

BARREL COLOR	DISTRIBUTION SYSTEM TYPE
YELLOW	PUBLIC (POTABLE)
RED	FIRE PROTECTION (POTABLE WITH BFP)
PURPLE	RECLAIMED (NON-POTABLE)
CAPS	RATED CAPACITY (AT 20PSI RESIDUAL PRESSURE)
LIGHT BLUE	1500 GPM
GREEN	1000-1499 GPM
ORANGE	500-999 GPM
RED	<500 GPM

SEWER

41. ALL WASTEWATER FORCE MAINS ARE TO BE CONSTRUCTED WITH 48" MINIMUM COVER UNLESS OTHERWISE NOTED ON THE PLANS.
42. LOW PRESSURE AIR TEST AND VIDEO INSPECTION ARE REQUIRED FOR THE GRAVITY COLLECTION SYSTEM. ALTERNATIVE TESTING METHODS PROPOSED BY THE CONTRACTOR MUST BE PRE-APPROVED BY CITY OF ZEPHYRHILLS.
43. MANHOLE FRAMES AND COVERS, AND C.O. CAPS ARE TO BE WATER TIGHT, IF NEEDED, EXISTING MANHOLE TOPS ARE TO BE ADJUSTED TO PROPOSED GRADE.
44. INFLOW PROTECTION DISHS ARE REQUIRED FOR ALL MANHOLES: STAINLESS STEEL IN PAVED AREAS, ABS IN UNPAVED AREAS.
45. ALL SEWER FORCE MAIN LINES AND GRAVITY SERVICE LINES ACCEPTED BY THE CITY OF ZEPHYRHILLS MUST BE AT LEAST FOUR INCHES (4") AND EIGHT INCHES (8") IN DIAMETER, RESPECTIVELY, EXCEPT LATERAL SEWER LINES WHICH SHALL BE NO LESS THAN SIX INCHES (6") IN DIAMETER AND ACCEPTED BY THE CITY OF ZEPHYRHILLS TO A SANITARY CLEANOUT POINT OF DEMARCATION (POD). A SANITARY CLEANOUT SHALL BE PROVIDED WITHIN 10' OF EXTERIOR BUILDING WALL FOR ALL WASTEWATER SERVICE CONNECTIONS. ALL SERVICE LINES SHALL ENTER A MANHOLE.
46. A BALL CHECK VALVE FOLLOWED BY A PLUG VALVE SHALL BE INSTALLED AT THE CITY OF ZEPHYRHILLS POD ON GOVERNMENT OR PRIVATELY OWNED FORCE MAINS DISCHARGING FROM PRIVATELY OWNED LIFT STATIONS CONNECTING INTO THE CITY OF ZEPHYRHILLS'S UTILITY MAINS.
47. CONNECTION TO EXISTING MANHOLES AND/OR LIFT STATIONS SHALL BE BY CORE BORE WITH KOR-N-SEAL CONNECTORS.
48. ALL ELECTRICAL AND CONTROL BOXES AT LIFT STATIONS SHALL BE PAINTED MANOR HOUSE BROWN (SHERWIN WILLIAMS).
49. CONTRACTOR SHALL COORDINATE WITH CITY OF ZEPHYRHILLS ON THE LOCATION OF THE LS DRIVEWAY BEFORE INSTALLING.

UTILITY SEPARATION

50. EACH PROPOSED UTILITY SHALL BE LAID TO ACHIEVE THE MINIMUM HORIZONTAL SEPARATION BETWEEN IT AND OTHER UTILITIES IN ACCORDANCE WITH THE TYPICAL UTILITY HORIZONTAL SEPARATION DETAIL, AND FDEP REQUIREMENTS.
51. AT LOCATIONS WHERE A PROPOSED UTILITY CROSSES ANOTHER UTILITY, THE PROPOSED UTILITY SHALL BE INSTALLED IN ACCORDANCE WITH THE TYPICAL UTILITY CONFLICT DETAIL AND FDEP REQUIREMENTS.
52. IN THE EVENT THAT A UTILITY CONFLICT CAN NOT BE RESOLVED BY MAKING A MINOR ROUTE ADJUSTMENT OR BY UTILIZING THE TYPICAL UTILITY CONFLICT DETAIL, THE CONTRACTOR SHALL SUBMIT A RELOCATION PLAN TO THE ENGINEER FOR APPROVAL PRIOR TO COMMENCING WORK. ALL RELOCATION EFFORTS SHALL BE SUBJECT TO THE APPROVAL OF THE ENGINEER AND ANY AFFECTED UTILITY COMPANIES.

MAINTENANCE OF TRAFFIC

53. THE CONTRACTOR SHALL REFER TO THE "2014 FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY AND TRAFFIC DESIGN STANDARDS" FOR FDOT DESIGN INDEXES AND 2014 "FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AS SUPPLEMENTS TO THE INFORMATION AND DETAILS PROVIDED IN THESE CONSTRUCTION DRAWINGS.
54. ALL REFERENCED FDOT STANDARD INDEX DRAWINGS CAN BE FOUND AT WWW.FDOT.STATE.FL.US/RDDESIGN/DS/14/STD.SHTM.
55. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFE MAINTENANCE OF PEDESTRIAN AND VEHICULAR TRAFFIC AT ALL TIMES DURING THE DURATION OF THE PROJECT.
56. THE CONTRACTOR SHALL MAINTAIN TRAFFIC IN ACCORDANCE WITH FDOT STANDARD INDEX 600 SERIES AND THE TECHNICAL SPECIFICATIONS. THE CONTRACTOR SHALL FURNISH, ERECT, AND MAINTAIN ALL NECESSARY TRAFFIC CONTROL AND SAFETY DEVICES THROUGHOUT THE PROJECT. ONE TRAFFIC LANE MUST BE MAINTAINED AT ALL TIMES WITH USE OF FLAGGER. ALL TRAFFIC LANES MUST BE OPEN FOR TRAFFIC AT THE CLOSE OF WORKDAYS. ALL SIGNING, BARRICADES, LIGHTING, AND FLAGGERS SHALL BE INCLUDED IN THE LUMP SUM COST.
57. ALL PAVEMENT MARKINGS SHALL MEET CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. STANDARDS, AND SHALL BE PAINTED IN ACCORDANCE WITH FDOT STANDARD SPECIFICATION SECTION 710.
58. SIGNS AND BARRICADES TO BE ACCORDING TO FDOT MANUAL OF SAFE PRACTICES; REFERENCE FDOT INDEXES 600 THROUGH 650 AND 17349 PER ROADWAY AND TRAFFIC DESIGN STANDARDS LATEST EDITION.

PROJECT SPECIFIC

59. THE CONTRACTOR SHALL PROVIDE A MINIMUM OF TWO (2) WEEKS NOTICE TO THE OWNER PRIOR TO CONNECTING THE NEW WATER MAIN TO THE AFB PUBLIC WATER SUPPLY (AFB-PWS). THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND SCHEDULING EACH CONNECTION WITH THE OWNERS OF THE PWS TO ENSURE THAT THERE ARE MINIMAL INTERRUPTIONS TO EACH SYSTEM.
60. ALL UNDERGROUND UTILITIES MUST BE IN PLACE AND TESTED AND/OR INSPECTED PRIOR TO BACKFILL COMPACTION, ROAD BASE INSTALLATION, OR RESTORATION.
61. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS ON ALL PRECAST AND MANUFACTURED ITEMS TO THE ENGINEER FOR APPROVAL. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT CONTRACTOR'S EXPENSE.
62. ALL ROCKS OR STONES LARGER THAN 6" IN DIAMETER SHALL BE REMOVED FROM THE BACKFILL MATERIAL. BACKFILL MATERIAL PLACED WITHIN 1-FOOT OF PIPING AND APPURTENANCES SHALL NOT CONTAIN ANY STONES LARGER THAN 2" IN DIAMETER.
63. ALL WORKMANSHIP AND MATERIALS USED IN THE CONSTRUCTION OF THIS PROJECT SHALL CONFORM TO FDOT'S STANDARD SPECIFICATIONS FOR ROADWORK AND BRIDGE CONSTRUCTION, LATEST EDITION, AWWA, NSF, AND THE LATEST CITY OF ZEPHYRHILLS STANDARDS, UNLESS OTHERWISE INDICATED.
64. [ENGINEER TO ADD MO
65. ABANDON PIPING IN PLACE:
2" AND SMALLER CAP AND ABANDON IN PLACE.
3" AND LARGER CAP AND GROUT FILL IN PLACE.

UTILITY NOTES

1. EXISTING WATER MAIN LOCATIONS ARE BASED ON THE "TOPOGRAPHIC SURVEY", PREPARED BY SIMMONS, BEALL AND TREABOUR, LLC PROFESSIONAL LAND SURVEYORS & MAPPERS (LB #8382), DATED 06/01/2021.
2. EXISTING SEWER SERVICE LOCATIONS ARE BASED ON THE "TOPOGRAPHIC SURVEY", PREPARED BY SIMMONS, BEALL AND TREABOUR, LLC PROFESSIONAL LAND SURVEYORS & MAPPERS (LB #8382), DATED 06/01/2021.
3. CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES FOR EXACT LOCATION OF UNDERGROUND UTILITIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
4. CONTRACTOR IS REQUIRED TO FIELD VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES AND OTHER FEATURES PRIOR TO PROCEEDING WITH ANY PROPOSED CONSTRUCTION. THE CONTRACTOR MAY CONSULT THE UTILITY OWNER'S RECORD DRAWINGS, BUT THE UTILITY OWNER AND THE ENGINEER DO NOT GUARANTEE, BY IMPLICATION OR OTHERWISE, THE ACCURACY OF THESE UTILITY OWNERS RECORD DRAWINGS. SITE CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE FOR ANY MODIFICATIONS REQUIRED OTHER THAN SHOWN ON THE PLANS. CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ALL EXISTING UTILITIES AND SHALL NOTIFY THE ENGINEER IN WRITING OF ANY DEVIATION FROM THE PLANS.
5. CONTRACTOR IS RESPONSIBLE FOR ALL UNDERGROUND CONDUITS AND WRING TO SIGNS AND LIGHTING.
6. SEE ARCHITECTURAL / MECHANICAL ENGINEERING PLANS FOR ANY PROPOSED FIRE PROTECTION DESIGN & SPECIFICATIONS.
7. THE CONTRACTOR SHALL EXEROISE EXTREME CAUTION WHEN EXCAVATING IN PROXIMITY OF ALL UTILITIES. EXISTING UTILITY LOCATIONS SHOWN ON THE PLANS ARE NOT EXACT OR GUARANTEED.
8. ALL PROPOSED DOMESTIC WATER MAINS SHALL BE C-900 DR-18 PVC PIPE UNLESS OTHERWISE NOTED ON THE PLANS HEREIN.
9. ALL PROPOSED RECLAIMED WATER MAINS (DENOTED AS RCW), IF PROPOSED, SHALL BE C-900 DR-18 PVC PIPE UNLESS OTHERWISE NOTED ON THE PLANS HEREIN.
10. ALL PROPOSED FIRE SERVICE LINES SHALL BE C-900 DR-14 PVC PIPE UNLESS OTHERWISE NOTED ON THE PLANS HEREIN.
11. ALL SANITARY SEWER LINES SHALL BE SDR35 PVC PIPE UNLESS OTHERWISE NOTED ON THE PLANS HEREIN.
12. IT IS THE RESPONSIBILITY OF THE CONTRACTOR DURING THE INSTALLATION OF ALL SERVICE LATERALS (SEWER AND WATER) TO COORDINATE ALL VERTICAL CLEARANCES/CONFLICTS WITH EXISTING AND PROPOSED PIPING, CONDUITS, AND SOFT UTILITIES (EXISTING AND FUTURE).

ADDITIONAL UTILITY NOTES:

1. ELECTRICAL SERVICE TO PAD MOUNTED TRANSFORMER SHALL BE RUN UNDERGROUND, FROM ROAD RIGHT-OF-WAY TO TRANSFORMER LOCATION. ASSOCIATED COST BY UTILITY CONTRACTOR.
2. THRUST BLOCKS SHALL BE PROVIDED AT ALL BENDS, TEES, AND FIRE HYDRANTS.
3. ALL DOMESTIC AND SANITARY LEADS TO BUILDING SHALL END AS SHOWN ON PLAN AND SHALL BE PROVIDED WITH A TEMPORARY PLUG AT END (FOR OTHERS TO REMOVE AND EXTEND AS NECESSARY).
4. THE CONTRACTOR SHALL VERIFY THE DEPTH AND LOCATION OF EXISTING SEWER AND WATER LINES TO WHICH THE PROPOSED LINES WILL BE CONNECTED TO PRIOR TO DOING ANY OTHER WORK ON SITE. THE RELOCATION OF ANY WATER/SEWER FACILITY REQUIRED TO AVOID ANY PART OF THIS DEVELOPMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. CONTRACTOR SHALL COORDINATE DRIVEWAY CLOSURE WITH PROPERTY OWNER, IF CLOSURE(S) IS DEEMED NECESSARY FOR CONSTRUCTION.
6. REFER TO THE MECHANICAL PLUMBING DRAWINGS FOR ALL UTILITY TIE-IN LOCATIONS.
7. EXISTING UTILITIES LOCATED IN AREAS OF PROPOSED GRADING SHALL BE RAISED OR LOWERED AS REQUIRED TO ADHERE TO NEW GRADE. CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING ALL UTILITIES AND COMPLIANCE WITH COVER REQUIREMENTS PER THE UTILITY PROVIDER FOR FINAL ELEVATIONS.
8. EXISTING SEWER LINE FLOWS MUST BE MAINTAINED THROUGHOUT SITE CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL WORK WITH EXISTING SEWER AUTHORITIES. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ANY NEW SEWER TO REROUTE THE EXISTING SEWER AND THE NEW SEWER SHALL BE APPROVED BY THE UTILITY PROVIDER AND ALL BONDS, EASEMENTS, AS-BUILTS, OR OTHER REQUIREMENTS MET PRIOR TO PUTTING THE NEW LINE IN SERVICE.
9. ALL CONSTRUCTION TO CONFORM TO THE APPLICABLE CITY OF ZEPHYRHILLS SPECIFICATIONS AND CONSTRUCTION DETAILS.
10. CONTRACTOR SHALL COORDINATE DIRECTLY WITH THE LOCAL POWER, TELEPHONE, AND CABLE TV COMPANIES TO DETERMINE EXACT ROUTING OF EACH UTILITY SERVICE TO THE BUILDING OR SITE IMPROVEMENTS.
11. CONTRACTOR TO SEE ELECTRICAL PLANS FOR COORDINATION WITH SITE LIGHTING AND TELECOMMUNICATION REQUIREMENTS.

FIRE HYDRANT TEST DATA:

ON 03/17/2021, MR. JOHN BOSTIC, UTILITIES DIRECTOR FOR THE CITY OF ZEPHYRHILLS UTILITIES DEPARTMENT PROVIDED FIRE HYDRANT FLOW TEST DATA FOR HYDRANTS AROUND THE SUBJECT SITE. FLOW WAS MEASURED ON TWO (2) EXISTING FIRE HYDRANTS: F.H. #1255 LOCATED NEAR 6585 N. DAIRY ROAD & WIRE ROAD, LOCATED WITHIN AN EXISTING DITCH, AND F.H. #1256 LOCATED NEAR 5251 N. DAIRY ROAD & WIRE ROAD. BOTH OF THESE EXISTING FIRE HYDRANTS ARE CONNECTED TO THE EXISTING 12" WATER MAIN THAT THE PROPOSED DEVELOPMENT IS PROPOSED TO CONNECT TO. FLOW TEST DATA WAS RECORDED ON BOTH HYDRANTS AND RESULTING INFORMATION IS AS FOLLOWS:

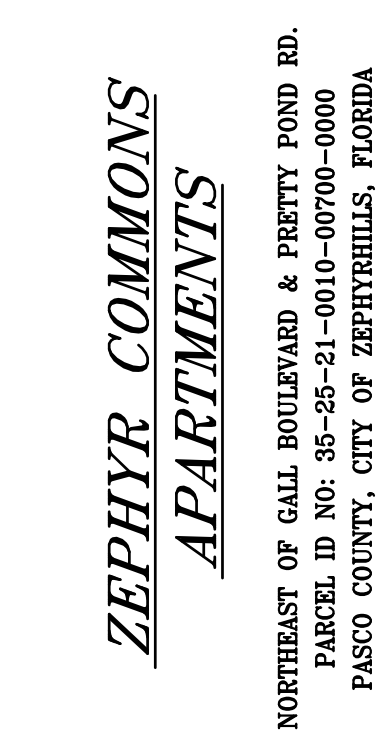
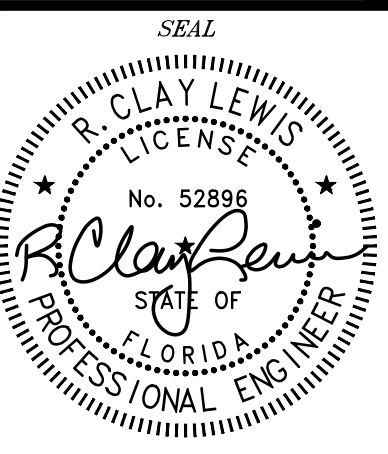
FIRE HYDRANT #1255
STATIC PRESSURE = 60 PSI
RESIDUAL PRESSURE = 50 PSI
FLOW @ PILOT READING= 1,060 GPM
FLOW @ 20 PSI= 2,240 GPM

FIRE HYDRANT #1256
STATIC PRESSURE = 60 PSI
RESIDUAL PRESSURE = 50 PSI
FLOW @ PILOT READING= 1,060 GPM
FLOW @ 20 PSI= 2,240 GPM

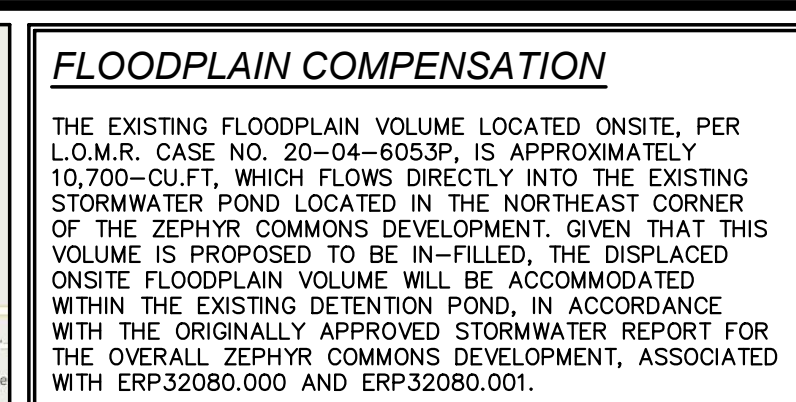
*NOTE: A COPY OF THE FIRE FLOW TEST RESULTS PROVIDED BY THE CITY OF ZEPHYRHILLS CAN BE FOUND IN THE LOWER RIGHT-HAND CORNER OF THIS SHEET (C-2.I).

FacilityID	HydrantZone	Hydrant#	STATUS	INSPECTOR	INSPECTION DATE	LATITUDE	LONGITUDE	Address	CrossStreet	Manufactur	Model	BarrelDiam	PUMPER HEIGHT	STATIC	RESIDUAL PRESSURE	FLOW GPM	FLOW PSI	FLOW AT 20PSI	FLOW MINUTES	RESIDUAL HYD ID NUM	BONNET COLOR
wH-Y-08525	Y	8525	OPERATIONAL	NICHOLAS OLIVER	08/02/21	28.27102482	-82.18729530	7800 GALL BLVD	PRETTY POND RD	AMERICAN DARLING	B-84-B	5.25	19	55	45	920	30	1810	1	wH-Y-08526	BLUE
wH-Y-08526	Y	8526	OPERATIONAL	BRENDON WRISTON	08/02/21	28.26971100	-82.18747130	7780 GALL BLVD	PRETTY POND RD	AMERICAN DARLING	B-84-B	5.25	11	55	45	840	25	1652	1	wH-Y-08526	BLUE
wH-Y-08527	Y	8527	OPERATIONAL	NICHOLAS OLIVER	08/02/21	28.26842182	-82.18727860	7600 GALL BLVD	PRETTY POND RD	AMERICAN DARLING	B-84-B	5.25	20	55	45	1000	35	1967	1	wH-Y-08678	BLUE
wH-Y-01255	Y	1255	OPERATIONAL	NICHOLAS OLIVER	08/11/21	28.26772962	-82.18477050	6585 N DAIRY RD	WIRE RD	AMERICAN DARLING	B-84-B	5.25	20	55	50	1130	45	3232	1	wH-Y-12009	BLUE
wH-Y-01256	Y	1256	OPERATIONAL	ANTHONY STUART	08/11/21	28.26909282	-82.18477550	5251 north dairy rd	Wire rd	AMERICAN DARLING	B-84-B	5.25	18	65	50	1060	40	1919	1	Wh-y-01257	BLUE
wH-Y-01258	Y	1258	OPERATIONAL	NICHOLAS OLIVER	08/02/21	28.27082692	-82.18563030	7810 GALL BLVD	PRETTY POND RD	AMERICAN DARLING	B-84-B	5.25	20	55	45	1000	35	1967	1	wH-Y-01259	BLUE

**Note: Flow Test Results provided by the City of Zephyrhills, Mr. John Bostic, Utilities Director, via email on April 12, 2022.



NO.		BY	DATE	DESCRIPTION	NO.	BY	DATE	DESCRIPTION
TLF			07/26/21	ISCAPE COORD/CITY COMMENTS				
TLF			07/26/21	STWIND SUBMITTAL				
TLF			09/01/21	PA.DOT. DRAINAGE PERMIT SUBMITTAL				
TLF			12/03/21	CITY OF ZEPHYRHILLS RESUBMITTAL				
TLF			02/24/22	FOR CONSTRUCTION PLANS				
3		TLF	04/12/22	TRAFFIC CIRCLE OMISSION & CORRD.				
DRAWN BY TLF				CHECKED BY RCL				
DATE 06/29/2020								
SHEET TITLE UTILITY NOTES								
SHEET NUMBER C-21								



EXISTING
STORMWATER POND
(ERP 32080.000)

Figure 1 shows a technical drawing of a bridge structure, labeled "D.I. TYPE-C B-10". The drawing includes various dimensions and labels. Key dimensions include: 106.53, 106.56, 104.8, 104.79, 106.53, 106.53, 106.53, and 106.53. Labels include "D.I. TYPE-C B-10" and "110", "112", "114".

CONTRACTOR SHALL PLACE SILT FABRIC
OF ALL STORM SEWER PIPES UNTIL INLETS
INLETS ARE COMPLETED THE CONTRACTOR
PLACE IN PLACE AS PER DETAIL.
AND MULCH OR SOD SWALES AND PONDS
CONSTRUCTION IS COMPLETED AND PROMOTE QUICK

WELL-POINTING AND DIRECT BURIAL "SOCK" PIPE
WILL BE DIRECTED TO A SEDIMENT SUMP PRIOR
E.

DEVELOPER	NORTH AMERICAN DEVELOPMENT GROUP 400 Clematis Street, Suite 201 West Palm Beach, Florida 33401 Phone: 561-578-8700
CIVIL ENGINEER	HAINES, GIPSON & ASSOCIATES, INC. 550 North Brown Road, Suite 100 Lawrenceville, Georgia 30043 Phone: 770-491-7550

ALTERNATIVE PIPE MATERIALS NOTES

ALLOWING PIPE MATERIALS MAY BE USED AS STORM SEWERS UNDER THE FOLLOWING CONDITIONS:

- CLASS III (ALL SIZES)
- CLASS III (ALL SIZES)
- IMPROVED PLASTIC PIPE TYPES INCLUDE:
HDPE, MDPE, LLDPE, WJ, JR, HDPP (4" = 60°)

ALL JURISDICTION PIPE MATERIAL RESTRICTIONS WILL GOVERN.
TRACTOR TO VERIFY LOCAL JURISDICTIONAL REQUIREMENTS PRIOR TO BIDDING
STARTING CONSTRUCTION

GRADING & DRAINAGE NOTES

1. ALL SIDEWALKS AND A.D.A. ACCESSIBLE ROUTES ARE

3. THE FINISH FLOOR WILL BE FLUSH WITH THE SIDEWALK AT ALL DOOR LOCATIONS.

F.D.O.T. DRAINAGE NOTE

NO CONNECTION(S) OR MODIFICATIONS TO F.D.O.T. DRAINAGE SYSTEMS AND/OR WITHIN F.D.O.T. CONTROLLED RIGHT-OF-WAY OR EASEMENTS SHALL BE MADE AND STORMWATER FLOWS THROUGH THE SUBJECT SHALL NOT BE IMPEDED UNTIL AN F.D.O.T. DRAINAGE PERMIT HAS BEEN ISSUED.

• Connector Rd. = ±0.8 Acres
• TOTAL = ±13.3 ACRES

ERP #44032080.00 DESIGN CRITERIA
*SITE IS LOCATED WITHIN BASIN-1 AND ALLOWS FOR 85% IMPERVIOUS AREA COVERAGE. THEREFORE, 85%, OR ±10.63 ACRES OF THE SUBJECT SITE WAS ACCOUNTED FOR IN THE ORIGINALLY APPROVED DESIGN CRITERIA.

REPRODUCTION OF THIS PLAN IS PROHIBITED WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER OF RECORD.

STORMWATER MANAGEMENT:
STORMWATER DETENTION FOR THE SUBJECT SITE IS PROVIDED OFFSITE VIA AN EXISTING WET RETENTION POND FACILITY ADJUTING THE NORTHEAST CORNER OF THE SUBJECT SITE. THIS EXISTING FACILITY WAS DESIGNED AS PART OF THE OVERALL ZEPHYR COMMONS DEVELOPMENT UNDER E.R.P. 32080.000. THE PROPOSED MULTI-FAMILY DEVELOPMENT IS IN COMPLIANCE WITH THE ORIGINALLY APPROVED HYDROLOGIC DESIGN PARAMETER FOR WHICH THIS EXISTING STORMWATER FACILITY WAS DESIGNED TO ACCOMMODATE. THEREFORE, NO

EXISTING FEATURES	----
EXISTING BUILDING	- - - -
PROPOSED FEATURES	=====
PROPOSED BUILDING	=====
PROPERTY LINES	-----

PROPOSED REINFORCED
CONCRETE PIPE (RCP) 

PROPOSED HIGH DENSITY
POLYETHYLENE PIPE (HDPE) 

EXISTING STORM SEWER 

PROPOSED CATCH BASINS

TYPE-5 INLET

TYPE-6 INLET

PROPOSED HEADWALL

(H.W.)

(IN FEET)
1 inch = 40 ft.

SEAL

R. CLAY LEWIS
LICENSE
No. 52895
R. Clay Lewis
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

PROJECT OF:
North American
DEVELOPMENT GROUP
a.k.a. ZEPHYR COMMONS
400 CLEMATIS STREET
WEST PALM BEACH, FL 33411

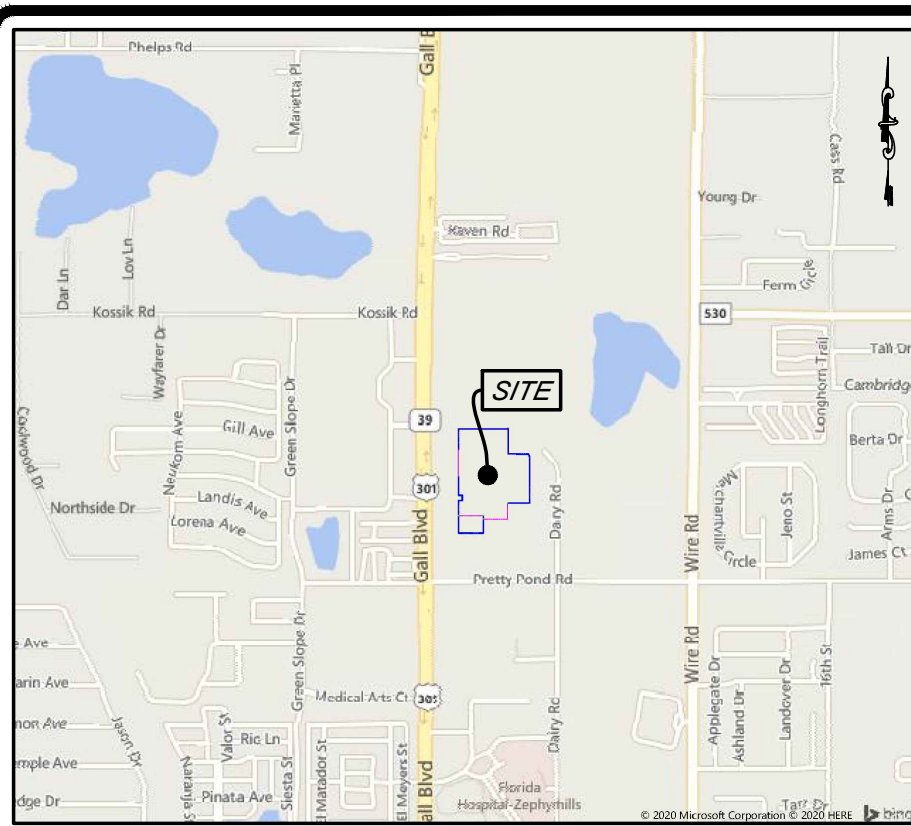
ZEPHYR C
APARTM

	NO.	BY	DATE
TY COMMENTS	3	TLF	04/12/2/21
L	7	TLF	05/23/2/21
PERMIT SUBMITTAL	8	TLF	06/02/2/21
	9	TLF	06/21/2/21
RESUBMITTAL			
PLANS			
PAGE SIZING			

NO.									2
DRAWN BY TLF					CHECKED BY RCL				
DATE 06/29/2020									
SHEET TITLE GRADING PLAN									

SHEET NUMBER
C-3.0

HGA JOB No. 2020-17
Page 16 of 17



LOCATION MAP

OF LOT "14"

FLOODPLAIN COMPENSATION

THE EXISTING FLOODPLAIN VOLUME LOCATED ONSITE, PER L.O.M.R. CASE NO. 20-04-6053P, IS APPROXIMATELY 10,700-CU-FIT, WHICH FLOWS DIRECTLY INTO THE EXISTING STORMWATER POND LOCATED IN THE NORTHEAST CORNER OF THE ZEPHYR COMMONS DEVELOPMENT. GIVEN THAT THIS VOLUME IS PROPOSED TO BE IN-FILLED, THE DISPLACED ONSITE FLOODPLAIN VOLUME WILL BE ACCOMMODATED WITHIN THE EXISTING DETENTION POND, IN ACCORDANCE WITH THE ORIGINALLY APPROVED STORMWATER REPORT FOR THE OVERALL ZEPHYR COMMONS DEVELOPMENT, ASSOCIATED WITH ERP32080.000 AND ERP32080.001.

TRACT "A" INGRESS-EGRESS (EASEMENT)

TRACT "A" INGRESS-EGRESS (EASEMENT)

TRACT "A" INGRESS-EGRESS (EASEMENT)

TRACT "A" INGRESS-EGRESS (EASEMENT)

TRACT "A" INGRESS-EGRESS (EASEMENT)

TRACT "A" INGRESS-EGRESS (EASEMENT)

TRACT "A" INGRESS-EGRESS (EASEMENT)

TRACT "A" INGRESS-EGRESS (EASEMENT)

TRACT "A" INGRESS-EGRESS (EASEMENT)

TRACT "A" INGRESS-EGRESS (EASEMENT)

TRACT "A" INGRESS-EGRESS (EASEMENT)

TRACT "A" INGRESS-EGRESS (EASEMENT)

TRACT "A" INGRESS-EGRESS (EASEMENT)

TRACT "A" INGRESS-EGRESS (EASEMENT)

TRACT "A" INGRESS-EGRESS (EASEMENT)

TRACT "A" INGRESS-EGRESS (EASEMENT)

TRACT "A" INGRESS-EGRESS (EASEMENT)

TRACT "A" INGRESS-EGRESS (EASEMENT)

N.P.D.E.S. NOTES

1. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL PLACE SILT FABRIC FENCE AT THE UPSTREAM END OF ALL STORM SEWER PIPES UNTIL INLETS ARE COMPLETED.
2. WHEN THE CONSTRUCTION OF INLETS ARE COMPLETED THE CONTRACTOR SHALL PLACE SILT FABRIC FENCE IN PLACE AS PER DETAIL.
3. THE CONTRACTOR SHALL SEED AND MULCH OR SOD SWALES AND PONDS IMMEDIATELY AFTER CONSTRUCTION IS COMPLETED AND PROMOTE QUICK RE-VEGETATION.
4. THE CONTRACTOR SHALL CHECK ALL EROSION AND SEDIMENTATION CONTROL DEVICES AFTER EACH RAINFALL AND REPAIR OR REPLACE THEM AS REQUIRED. SILT FENCES TO REMAIN UNTIL CITY/COUNTY ACCEPTANCE.
5. THE REQUIREMENTS LISTED ABOVE SHALL BE CONSIDERED MINIMUM REQUIREMENTS AND THE CONTRACTOR SHALL USE WHATEVER METHODS HE DEEMS NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS MAY BE REQUIRED FOR THE PROJECT.
6. DE-WATERING METHODS OF WELL-POINTING AND DIRECT BURIAL "SOCK" PIPE SHALL BE UTILIZED.
7. DE-WATERING DISCHARGE SHALL BE DIRECTED TO A SEDIMENT SUMP PRIOR TO BEING DISCHARGED OFFSITE.



THE LOCATION OF ALL UTILITIES (UNDER OR ABOVE GROUND) SHOWN ON THESE DRAWINGS ARE APPROXIMATE & WERE OBTAINED FROM RECORDS OF THE VARIOUS UTILITY COMPANIES AND OPERATIONS AT THE SITE AND/OR FROM THE UTILITY OWNERS. HANDS OFFERS & ACCEPTS, AND THE USER AGREES TO HOLD THE USER, HIS EMPLOYER, AND THE CONTRACTOR HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING ATTORNEY'S FEES, THAT MAY BE INCURRED BY ANY PARTY AS A RESULT OF THE USER'S RELIANCE ON THE INFORMATION PROVIDED HEREON.

CAUTION-NOTE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND OPERATIONS AT THE SITE AND/OR FROM THE UTILITY OWNERS. HANDS OFFERS & ACCEPTS, AND THE USER AGREES TO HOLD THE USER, HIS EMPLOYER, AND THE CONTRACTOR HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING ATTORNEY'S FEES, THAT MAY BE INCURRED BY ANY PARTY AS A RESULT OF THE USER'S RELIANCE ON THE INFORMATION PROVIDED HEREON.

TRACT "A" INGRESS-EGRESS (EASEMENT)

TRACT "A" INGRESS-EGRESS (EASEMENT)

TRACT "A" INGRESS-EGRESS (EASEMENT)

TRACT "A" INGRESS-EGRESS (EASEMENT)

TRACT "A" INGRESS-EGRESS (EASEMENT)

TRACT "A" INGRESS-EGRESS (EASEMENT)

TRACT "A" INGRESS-EGRESS (EASEMENT)

TRACT "A" INGRESS-EGRESS (EASEMENT)

TRACT "A" INGRESS-EGRESS (EASEMENT)

TRACT "A" INGRESS-EGRESS (EASEMENT)

TRACT "A" INGRESS-EGRESS (EASEMENT)

TRACT "A" INGRESS-EGRESS (EASEMENT)

TRACT "A" INGRESS-EGRESS (EASEMENT)

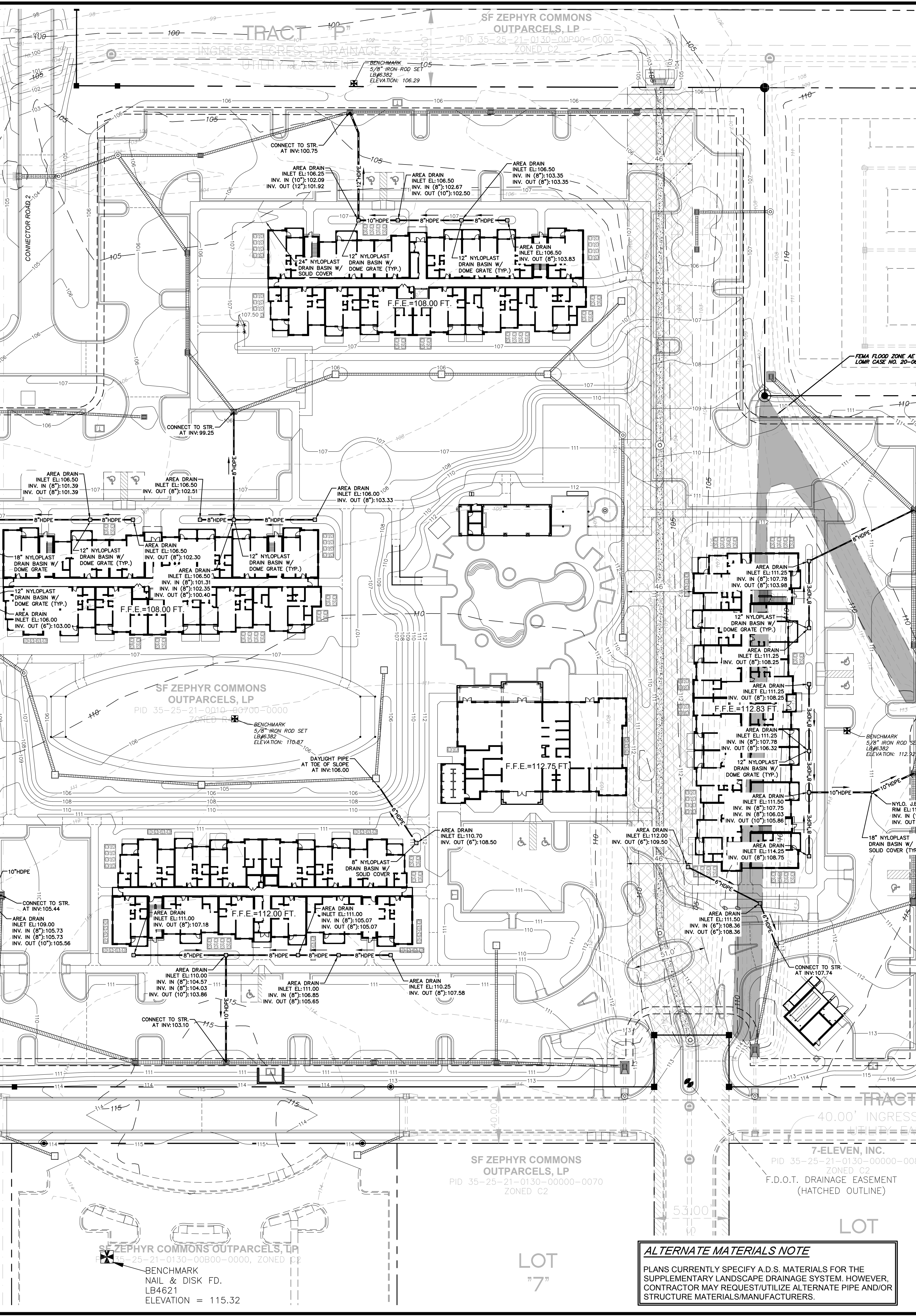
TRACT "A" INGRESS-EGRESS (EASEMENT)

TRACT "A" INGRESS-EGRESS (EASEMENT)

TRACT "A" INGRESS-EGRESS (EASEMENT)

TRACT "A" INGRESS-EGRESS (EASEMENT)

TRACT "A" INGRESS-EGRESS (EASEMENT)



ALTERNATIVE PIPE MATERIALS NOTES

- THE FOLLOWING PIPE MATERIALS MAY BE USED AS STORM SEWERS UNDER THE FOLLOWING CONDITIONS:
1. RCP CLASS III (ALL SIZES)
 2. EROF CLASS III (ALL SIZES)
 3. APPROVED PLASTIC PIPE TYPES INCLUDE:
 - A.) ADS N-12 WT IB HDPE (4" - 60")
 - B.) ADS HP STORM POLYPROPYLENE (12" - 60")
 4. FINAL APPROVAL FOR PIPE MATERIAL SHALL BE AUTHORIZED BY ENGINEER OF RECORD PRIOR TO CONTRACTOR PURCHASING MATERIALS FOR INSTALLATION.
 5. MANUFACTURER'S PIPE BEDDING REQUIREMENTS, OR LOCAL JURISDICTION CODE STANDARDS (MORE STRINGENT SHALL APPLY) ARE TO BE INCORPORATED WITH THE SELECTED PIPE.
 6. LOCAL JURISDICTION PIPE MATERIAL RESTRICTIONS WILL GOVERN.
 7. CONTRACTOR TO VERIFY LOCAL JURISDICTION REQUIREMENTS PRIOR TO BIDDING AND STARTING CONSTRUCTION

GRADING & DRAINAGE NOTES

1. ALL SIDEWALKS AND A.D.A. ACCESSIBLE ROUTES ARE TO BE FIELD CHECKED WITH A SMART LEVEL DURING CONSTRUCTION. THE MAXIMUM ADA CROSS SLOPE IS 2%. THE MAXIMUM ADA LONGITUDINAL SLOPE IS 5%.
2. SOME DRAINAGE STRUCTURES MAY REQUIRE A TYPE "J" OR "P" BOTTOM IN ACCORDANCE TO FDOT STANDARD PLANS INDEX 425-010.
3. THE FINISH FLOOR WILL BE FLUSH WITH THE SIDEWALK AT ALL DOOR LOCATIONS.

F.D.O.T. DRAINAGE NOTE

NO CONNECTION(S) OR MODIFICATIONS TO F.D.O.T. DRAINAGE SYSTEMS AND/OR WITHIN F.D.O.T. CONTROLLED RIGHT-OF-WAY OR EASEMENTS SHALL BE MADE AND STORMWATER FLOWS THROUGH THE SUBJECT SHALL NOT BE IMPEDED UNTIL AN F.D.O.T. DRAINAGE PERMIT HAS BEEN ISSUED.

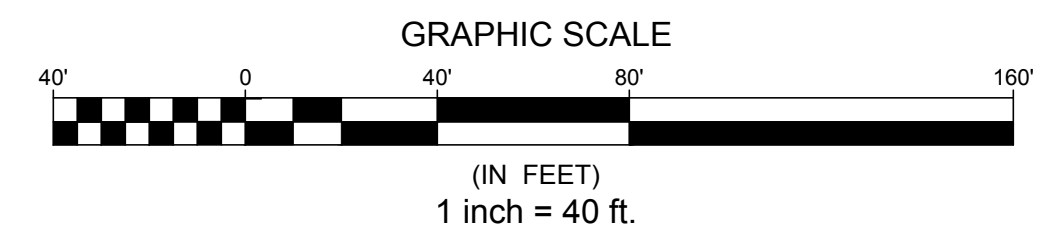
LEGEND

EXISTING FEATURES	---
EXISTING BUILDING	---
PROPOSED FEATURES	---
PROPOSED BUILDING	---
PROPERTY LINES	---
EASEMENT LINE	---
EXISTING GRADES	---
PROPOSED GRADES	---
PROPOSED SPOT ELEVATION	+ 112.50 +
PROPOSED REINFORCED CONCRETE PIPE (RCP)	---
PROPOSED HIGH DENSITY POLYETHYLENE PIPE (HDPE)	---
EXISTING STORM SEWER	---
PROPOSED DROP/GRATE INLET	(D.I.)
PROPOSED FDOT OUTLET STRUCTURE	(TYPE-K)
PROPOSED CATCH BASINS	(H.W.)
PROPOSED HEADWALL	(H.W.)

ALTERNATE MATERIALS NOTE

PLANS CURRENTLY SPECIFY A.D.S. MATERIALS FOR THE SUPPLEMENTARY LANDSCAPE DRAINAGE SYSTEM. HOWEVER, CONTRACTOR MAY REQUEST UTILIZE ALTERNATE PIPE AND/OR STRUCTURE MATERIALS/MANUFACTURERS.

GRADING PLAN SUPPLEMENT



HAINES GIPSON & ASSOCIATES
Civil • Structural • Bridge

SEAL
R. CLAY LEWIS
No. 52896
STATE OF FLORIDA
PROFESSIONAL ENGINEER

North American
DEVELOPMENT GROUP
a.k.a. ZEPHYR COMMONS OUTPARCELS, LP
400 CLEMATIS STREET, SUITE 201
WEST PALM BEACH, FLORIDA 33401

ZEPHYR COMMONS
APARTMENTS

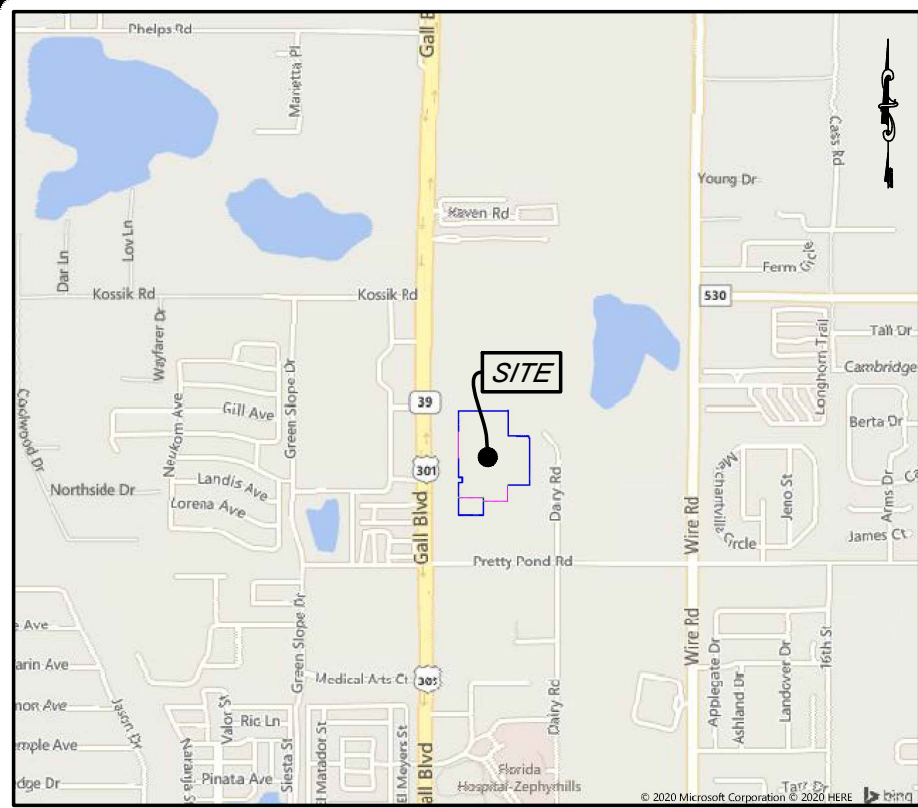
NORTHEAST OF CAL BOULEVARD & PRETTY POND RD.
PARCEL ID NO: 35-25-21-0130-00000-0000
PASCO COUNTY, CITY OF ZEPHYRHILLS, FLORIDA

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	04/12/22	TRAFFIC CIRCLE OMISSION & CORR.	5	06/02/22	FINAL V.E. DESIGN DOCUMENTS
2	04/19/22	ADD STR. INV. TO L&SPE DRAINS	6	06/02/22	FINAL V.E. DESIGN DOCUMENTS
3	04/19/22	ADD STR. INV. TO L&SPE DRAINS	7	06/02/22	FINAL V.E. DESIGN DOCUMENTS
4	04/19/22	ADD STR. INV. TO L&SPE DRAINS	8	06/02/22	FINAL V.E. DESIGN DOCUMENTS
5	04/19/22	ADD STR. INV. TO L&SPE DRAINS	9	06/02/22	FINAL V.E. DESIGN DOCUMENTS

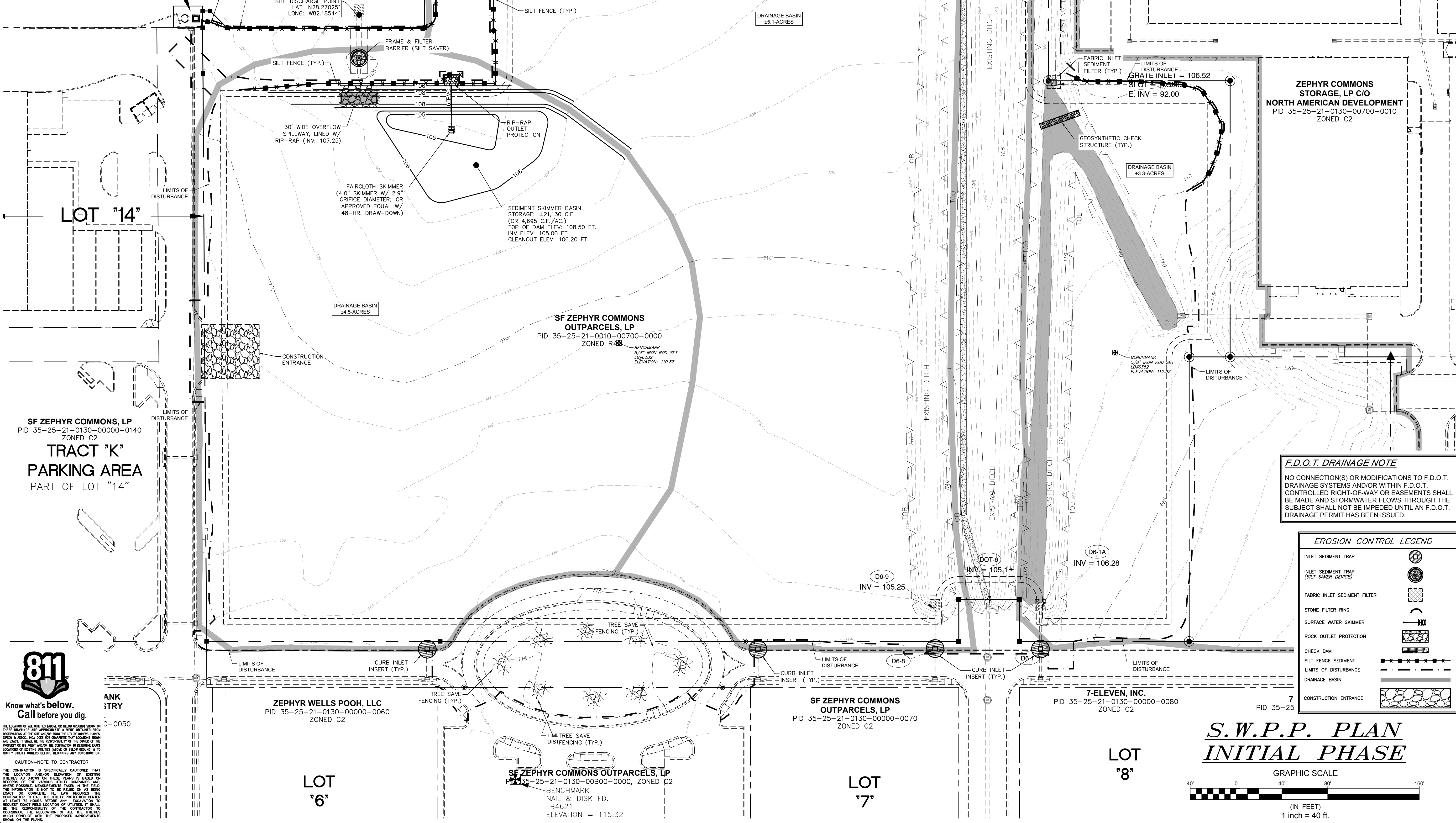
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	04/12/22	TRAFFIC CIRCLE OMISSION & CORR.	5	06/02/22	FINAL V.E. DESIGN DOCUMENTS
2	04/19/22	ADD STR. INV. TO L&SPE DRAINS	6	06/02/22	FINAL V.E. DESIGN DOCUMENTS
3	04/19/22	ADD STR. INV. TO L&SPE DRAINS	7	06/02/22	FINAL V.E. DESIGN DOCUMENTS
4	04/19/22	ADD STR. INV. TO L&SPE DRAINS	8	06/02/22	FINAL V.E. DESIGN DOCUMENTS
5	04/19/22	ADD STR. INV. TO L&SPE DRAINS	9	06/02/22	FINAL V.E. DESIGN DOCUMENTS

DATE	06/28/2020
SHEET TITLE	GRADING PLAN SUPPLEMENT
SHEET NUMBER	C-31

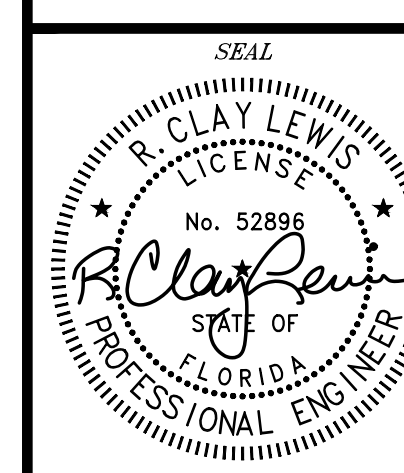
94 JOB No. 2020-17



LOCATION MAP OF LOT "14"



1. DEVELOPER — NORTH AMERICAN DEVELOPMENT GROUP
400 Clematis Street, Suite 201
West Palm Beach, Florida 33401
Phone: 561-578-8700
2. CIVIL ENGINEER — HAINES, GIPSON & ASSOCIATES, INC.
1550 North Brown Road, Suite 100
Lawrenceville, Georgia 30043
Phone: 770-491-7550



**ZEPHYR COMMONS
APARTMENTS**

NORTHEAST OF GALL BOULEVARD & PRETTY POND RD.
PARCEL ID NO. 35-25-21-0010-00700-0000
PASTO COUNTY, CITY OF ZEPHYRHILLS, FLORIDA

F.D.O.T. DRAINAGE NOTE

NO CONNECTION(S) OR MODIFICATIONS TO F.D.O.T. DRAINAGE SYSTEMS AND/OR WITHIN F.D.O.T. CONTROLLED RIGHT-OF-WAY OR EASEMENTS SHALL BE MADE AND STORMWATER FLOWS THROUGH THE SUBJECT SHALL NOT BE IMPEDED UNTIL AN F.D.O.T. DRAINAGE PERMIT HAS BEEN ISSUED.

EROSION CONTROL LEGEND			
INLET SEDIMENT TRAP	(Symbol)	INLET SEDIMENT TRAP (SILT SAVER DEVICE)	(Symbol)
FABRIC INLET SEDIMENT FILTER	(Symbol)	STONE FILTER RING	(Symbol)
SURFACE WATER SKIMMER	(Symbol)	ROCK OUTLET PROTECTION	(Symbol)
CHECK DAM	(Symbol)	SILT FENCE SEDIMENT	(Symbol)
LIMITS OF DISTURBANCE	(Symbol)	DRAINAGE BASIN	(Symbol)
CONSTRUCTION ENTRANCE	(Symbol)		

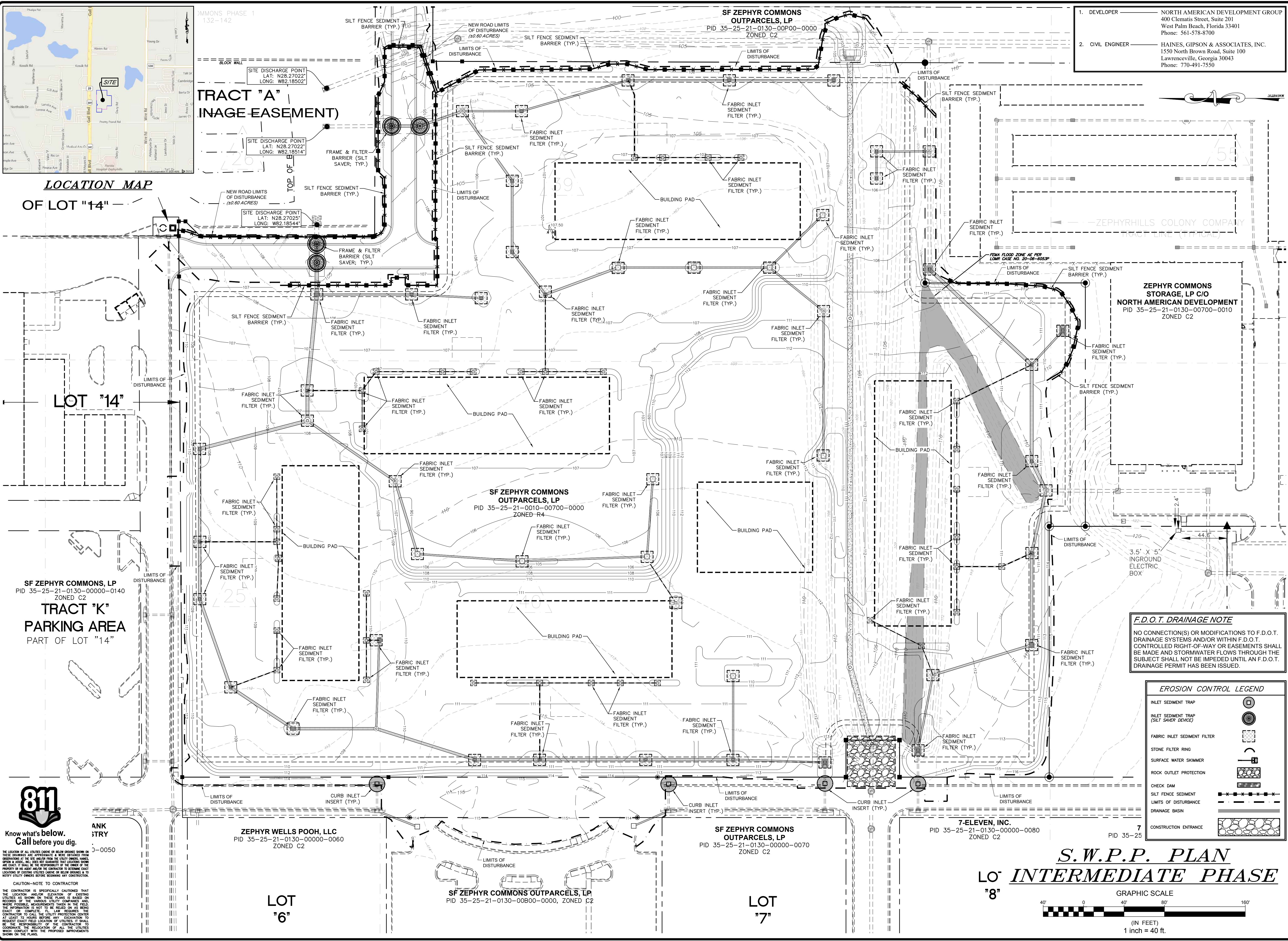
NO.	BY	DATE	DESCRIPTION
1	TLF	07/26/21	ESCAPE COORD/CITY COMMENTS
2	TLF	07/26/21	STANDARD SUBMITTAL
3	TLF	08/01/21	FINAL DRAINAGE PERMIT SUBMITTAL
4	TLF	12/03/21	CITY OF ZEPHYRHILLS RESUBMITTAL
5	TLF	02/24/22	FOR CONSTRUCTION PLANS
6	TLF	05/02/22	PRELIM V.E. DESIGN CHANGES
7	TLF	06/02/22	FINAL V.E. DESIGN DOCUMENTS
8	TLF	06/21/22	SITE BOUNDARY & WATER SYS. REV.
DRAWN BY TLF			
CHECKED BY RCL			
DATE 06/28/2020			
SHEET TITLE S.W.P.P. PLAN INITIAL PHASE			
SHEET NUMBER C-4.0			

**S.W.P.P. PLAN
INITIAL PHASE**

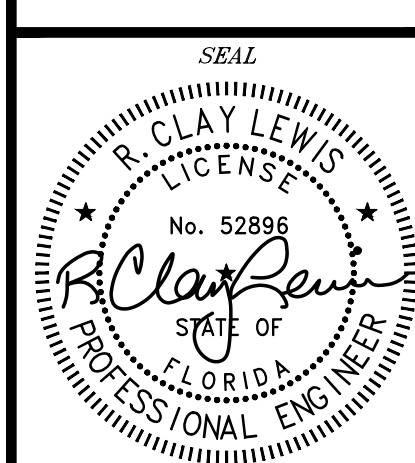
GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

811
Know what's below.
Call before you dig.

CAUTION-NOTE TO CONTRACTOR
THE LOCATION OF ALL UTILITIES (ABOVE OR BELOW GROUND) SHOWN ON THESE DRAWINGS IS APPROXIMATE & BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CALL THE UTILITY PROTECTION CENTER AT LEAST 72 HOURS BEFORE ANY CONSTRUCTION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE THE RELOCATION OF ALL THE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



1. DEVELOPER — NORTH AMERICAN DEVELOPMENT GROUP
400 Clematis Street, Suite 201
West Palm Beach, Florida 33401
Phone: 561-578-8700
2. CIVIL ENGINEER — HAINES, GIPSON & ASSOCIATES, INC.
1550 North Brown Road, Suite 100
Lawrenceville, Georgia 30043
Phone: 770-491-7550



ZEPHYR COMMONS APARTMENTS
NORTHEAST OF GALL BOULEVARD & PRETTY POND RD.
PARCEL ID NO: 35-25-21-0130-00700-0000
PASCO COUNTY, CITY OF ZEPHYRHILLS, FLORIDA

F.D.O.T. DRAINAGE NOTE
NO CONNECTION(S) OR MODIFICATIONS TO F.D.O.T. DRAINAGE SYSTEMS AND/OR WITHIN F.D.O.T. CONTROLLED RIGHT-OF-WAY OR EASEMENTS SHALL BE MADE AND STORMWATER FLOWS THROUGH THE SUBJECT SHALL NOT BE IMPEDED UNTIL AN F.D.O.T. DRAINAGE PERMIT HAS BEEN ISSUED.

EROSION CONTROL LEGEND

INLET SEDIMENT TRAP	
INLET SEDIMENT TRAP (SILT SAVER DEVICE)	
FABRIC INLET SEDIMENT FILTER	
STONE FILTER RING	
SURFACE WATER SKIMMER	
ROCK OUTLET PROTECTION	
CHECK DAM	
SILT FENCE SEDIMENT	
LIMITS OF DISTURBANCE	
DRAINAGE BASIN	
CONSTRUCTION ENTRANCE	

S.W.P.P. PLAN
Lo "8"
INTERMEDIATE PHASE

GRAPHIC SCALE
0 40' 80' 160'
(IN FEET)
1 inch = 40 ft.

NO.	DATE	DESCRIPTION
1	07/26/21	SCAPE COORD/CITY COMMENTS
2	07/26/21	STWMD SUBMITTAL
3	08/01/21	PA.D.T. DRAINAGE PERMIT SUBMITTAL
4	08/01/21	CITY OF ZEPHYRHILLS SUBMITTAL
5	08/01/21	FOR CONSTRUCTION PLANS
6	08/01/21	FINAL V.E. DESIGN CHANGES
7	08/01/21	FINAL V.E. DESIGN DOCUMENTS
8	08/01/21	SITE BOUNDARY & WATER SYS. REV.

DRAWN BY	TLF
CHECKED BY	RCL

DATE	06/28/2020
SHEET TITLE	S.W.P.P. PLAN INTERMEDIATE PHASE
SHEET NUMBER	C-41

811
Know what's below.
Call before you dig.

ANK STRY
J-0050

CAUTION-NOTE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CALL THE UTILITY PROTECTION CENTER AT LEAST 72 HOURS BEFORE ANY CONSTRUCTION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE THE RELOCATION OF ALL THE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

SITE DESCRIPTION:
PROJECT NAME: ZEPHYR COMMONS APARTMENTS
PROPERTY OWNER: SF ZEPHYR COMMONS OUTPARCELS LP
400 CLEMATIS STREET, SUITE 201
WEST PALM BEACH, FL 33401
TOTAL AREA OF THE SITE: 12.83 ACRES
TOTAL AREA OF THE SITE TO BE DISTURBED: 13.3 ACRES
NAME OF RECEIVING WATER: ZEPHYR COMMONS MASTER POND
NATURE OF THE CONSTRUCTION ACTIVITY:

SOIL DISTURBING ACTIVITIES WILL INCLUDE MINIMAL CLEARING AND GRUBBING, AS THE SUBJECT SITE HAS BEEN PREVIOUSLY MASS-GRADED AND CURRENTLY CONSISTS OF GRASSY VEGETATION THROUGHOUT; INSTALLATION OF A STABILIZATION CONSTRUCTION ENTRANCE, PERIMETER SILT FENCE SEDIMENT BARRIER(S) ALONG THOSE PORTIONS OF THE SITE WHERE SITE RUNOFF IS ANTICIPATED THE SHEET-FLOW ACROSS THE CONSTRUCTION LIMITS, AND OTHER EROSION & SEDIMENT CONTROLS THROUGHOUT THE SITE; GRADING ACTIVITIES FOR THE PURPOSE OF INSTALLING STORM SEWER, UTILITIES, BUILDING FOUNDATIONS AND ACHIEVING THE SPECIFIED DRIVEWAY/PARKING LOT SUB-GRADE ELEVATIONS; CONSTRUCTION OF CURBING, DRIVEWAYS, PARKING LOTS, AND AMENITY AREAS; FINAL GRADING IN PREPARATION FOR FINAL PLANTING AND SEEDING MEASURES.

INTENDED SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES:

1. INSTALL STAKED SILT FENCE AS INDICATED ON THE CONSTRUCTION PLANS.
2. EXCAVATE STORM SEWER BASINS AND TRAPS FOR SITE RUNOFFS.
3. INSTALL NEW SECTION OF 54"RCP STORM LINE TO ROUTE OFFSITE STORMWATER FLOWS THROUGH THE SITE.
4. BEGIN MASS GRADING ACTIVITIES AND IN-FILL OF EXISTING STORMWATER DITCHES.
5. INSTALL MAIN STORM SEWER AND UTILITY LINES AS MASS GRADING ACTIVITIES PROGRESS PERMITS.
6. ONCE GRADING PROGRESS PERMITS, COMMENCE WITH BUILDING CONSTRUCTION.
7. INSTALL STORM SEWER SYSTEM AND ITS APPROPRIATE SEDIMENT PROTECTIONS, AS WELL AS SITE UTILITIES.
8. STABILIZE PARKING LOT SUB-GRADE.
9. INSTALL CONCRETE CURB & GUTTER, PAVING BASE, AND ASPHALT.
10. COMPLETE FINAL SITE GRADING ACTIVITIES.
11. INSTALL PERMANENT STABILIZATION MEASURES IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN(S). REPAIR ANY/ALL WASHOUT AREAS PRIOR TO AND DURING INSTALLATION OF FINAL STABILIZATION MEASURES (I.E. THE LANDSCAPE PLAN).
12. ONCE FINAL STABILIZATION OF THE SITE IS ACHIEVED AND CONSTRUCTION ACTIVITIES HAVE CEASED, ALL TEMPORARY EROSION CONTROL DEVICES SHALL BE REMOVED AND DISTURBED AREAS(S) RESULTING FROM REMOVAL OF THESE DEVICES SHALL BE SMOOTHED, COMPACTED, AND PERMANENTLY STABILIZED WITH SOD AS NECESSARY.

CERTIFICATION OF COMPLIANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS

THIS STORM WATER POLLUTION PREVENTION PLAN REFLECTS THE BEST MANAGEMENT PRACTICES (BMP'S) DESIGN CRITERIA THAT ARE PRESUMED TO MEET THE PERFORMANCE STANDARDS SET FORTH IN THE WATER RESOURCE IMPLEMENTATION RULE (CHAPTER 62-40, F.A.C.).

TO ENSURE COMPLIANCE, THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE STATE OF FLORIDA EROSION AND SEDIMENT CONTROL DESIGNER AND REVIEWER MANUAL, LATEST UPDATE JULY 2013.

POLLUTION REDUCTION CONTROLS

EROSION AND SEDIMENT CONTROLS

STABILIZATION PRACTICES

WIND EROSION STABILIZATION – THE CONTRACTOR SHALL DENUDE ONLY AREAS WHERE IT IS EXPECTED TO BE GRADED OR ALTERED WITHIN A REASONABLE TIME FRAME. ALL PERVIOUS AREAS OF THE SITE INCLUDED IN GRADING THAT ARE DISTURBED DURING CONSTRUCTION SHALL BE GRADED AND PREPARED WITH A COMBINATION OF SOD AND/OR SEEDING AND MULCHING. PAD AREAS WITHIN FUTURE UNITS WHERE EARTHWORK IS COMPLETED SHALL BE COMPLETELY SEEDED AND MULCHED. AREAS WHERE CONSTRUCTION OPERATIONS WILL BE CONTINUOUS, FUGITIVE DUST SHALL BE MANAGED BY APPLYING A WATER SPRAY TO SATURATE THE SURFACE SOILS ON A DAILY BASIS (OR AS NEEDED) TO MAINTAIN MINIMAL DUST TRANSPORT. FUGITIVE DUST SHALL BE MONITORED CONTINUOUSLY AND ADDITIONAL MEASURES MAY NEED TO BE TAKEN TO CONTROL OFF SITE TRANSPORT OF UNACCEPTABLE LEVELS OF DUST.

TEMPORARY STABILIZATION – TOP OF SOIL STOCK PILES AND DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR AT LEAST 21 DAYS SHALL BE STABILIZED WITH TEMPORARY GRASS AND MULCH OR OTHER APPROVED MEANS, NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY. GRASS SEED SHALL BE A MIXTURE OF 20 PARTS OF BERMUDA AND 80 PARTS OF PENSACOLA BAHIA. THE SEPARATE TYPES OF SEED USED SHALL BE THOROUGHLY DRY MIXED IMMEDIATELY BEFORE SOWING. SEED WHICH HAS BECOME WET SHALL NOT BE USED. THE MULCH MATERIAL USED SHALL NORMALLY BE DRY MULCH. DRY MULCH SHALL BE STRAW OR HAY CONSISTING OF OAT, RYE, OR WHEAT STRAW, OR OF PANOLA, PEANUT, COASTAL BERMUDA OR BAHIA GRASS HAY. ONLY UNDETERIORATED MULCH WHICH CAN BE READILY CUT INTO THE SOIL SHALL BE USED. AREAS OF THE SITE WHICH ARE TO BE PAVED WILL BE TEMPORARILY STABILIZED BY APPLYING STABILIZATION AND BASE.

PERMANENT STABILIZATION – DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY PERMANENTLY CEASES SHALL BE STABILIZED WITH SOD NO LATER THAN 14 DAYS AFTER LAST CONSTRUCTION ACTIVITY.

STRUCTURAL PRACTICES

EROSION PROTECTION – DURING THE CONSTRUCTION PHASES, APPROPRIATE PRACTICES INCLUDING, BUT NOT LIMITED TO SILT FENCE BARRIERS, HAY BALES AND WATERING OR OTHER METHODS NECESSARY WILL BE IMPLEMENTED TO CONTROL FUGITIVE DUST. SEDIMENT BASINS – THE STORM WATER MANAGEMENT AREAS (RETENTION AREAS) WILL SERVE AS SEDIMENT BASINS DURING THE CONSTRUCTION PERIOD. AT THE CONTRACTOR'S DISCRETION, THE SEDIMENT BASINS WILL BE CONSTRUCTED TO THE DESIGN CROSS-SECTION OR A MINIMUM OF 2-FEET BELOW EXISTING GROUND TO ALLOW THE SILT TO BE COLLECTED AND REMOVED PRIOR TO COMPLETION OF THE GRADING.

STORMWATER MANAGEMENT

STORM WATER DRAINAGE WILL BE PROVIDED BY A CURB, STORM WATER AND CATCH BASIN SYSTEM FOR THE DEVELOPED AREAS. GRADED AREAS NOT RECEIVING PERMANENT COVERAGE, SUCH AS ASPHALT, CONCRETE, OR A BUILDING/BUILDING PAD, SHALL BE GRADED AS SPECIFIED ON THE PLANS AND HAVE PERMANENT SEEDING, SODDING, OR LANDSCAPE PLANTING. WHEN CONSTRUCTION IS COMPLETE THE SITE WILL DRAIN TO STORM SEWER INLETS LOCATED THROUGHOUT THE SITE AND BE CONVEYED TO THE EAST/ NORTHEAST, DISCHARGING INTO THE EXISTING STORMWATER POND LOCATED ADJACENT TO THE NORTHEAST PROPERTY LINE.

OTHER SPECIFIED CONTROLS:

ORDERLY CONSTRUCTION SITE:

AN ORDERLY CONSTRUCTION SITE IS ONE OF THE FIRST STEPS TOWARDS PREVENTING STORM WATER CONTAMINATION. A CLEAN AND ORDERLY CONSTRUCTION SITE REDUCES THE POSSIBILITY OF ACCIDENTAL SPILLS, IMPROVES RESPONSE TIME IF THERE IS A SPILL AND REDUCES SAFETY HAZARDS AS WELL. THE FOLLOWING BASIC CONCEPTS SHALL BE IMPLEMENTED:

- (1) NEAT AND ORDERLY STORAGE OF ANY CHEMICALS, PESTICIDES, FERTILIZERS, FUELS, ETC., THAT ARE BEING STORED AT THE SITE
- (2) REGULAR GARBAGE, CONSTRUCTION WASTE AND SANITARY WASTE DISPOSAL OFF SITE IN CONFORMANCE WITH ALL APPLICABLE STATE AND LOCAL LAWS.
- (3) PROMPT CLEANUP OF ANY SPILLS THAT HAVE OCCURRED OF LIQUID OR DRY MATERIALS
- (4) PROMPT CLEANUP OF ANY SEDIMENTATION THAT HAS OCCURRED ONTO NEARBY ROADWAYS WASTE DISPOSAL.

PROPER MANAGEMENT AND DISPOSAL OF BUILDING MATERIALS AND OTHER CONSTRUCTION SITE WASTES SHALL INCLUDE:

- (1) SELECT A DESIGNATED WASTE COLLECTION AREA ONSITE
- (2) PROVIDE AN ADEQUATE NUMBER OF CONTAINERS WITH LIDS OR COVERS THAT CAN BE PLACED OVER THE CONTAINER PRIOR TO A RAINFALL EVENT
- (3) WHEN POSSIBLE, LOCATE CONTAINERS IN A COVERED AREA
- (4) WASTE COLLECTION AND DISPOSAL SHOULD OCCUR BEFORE THE CONTAINERS OVERFLOW
- (5) ENSURE THAT CONSTRUCTION WASTE IS COLLECTED, REMOVED AND DISPOSED OF ONLY AT AUTHORIZED DISPOSAL AREAS
- (6) PROVIDE IMMEDIATE CLEANUP OF CONTAINERS THAT OVERFLOW OR IF A SPILL OCCURS
- (7) PROVIDE DAILY INSPECTIONS OF WASTE COLLECTION AREAS.

HAZARDOUS PRODUCTS:

MATERIALS WHICH SHOULD BE CONSIDERED HAZARDOUS MAY INCLUDE BUT ARE NOT LIMITED TO: (PAINTS, ACIDS FOR CLEANING MASONRY SURFACES, CLEANING SOLVENTS, CHEMICAL ADDITIVES FOR SOIL STABILIZATION, CONCRETE CURING COMPOUNDS AND PETROLEUM PRODUCTS). PROPER MANAGEMENT AND DISPOSAL PRACTICES OF HAZARDOUS MATERIALS SHALL INCLUDE:

- (1) CHECK WITH LOCAL WASTE MANAGEMENT AUTHORITIES TO DETERMINE WHAT THE REQUIREMENTS ARE FOR DISPOSING OF HAZARDOUS MATERIALS
- (2) USE ALL OF THE PRODUCT BEFORE DISPOSING OF THE CONTAINER
- (3) DO NOT REMOVE THE ORIGINAL PRODUCT LABEL FROM THE CONTAINER
- (4) DO NOT MIX PRODUCTS TOGETHER UNLESS SPECIFICALLY RECOMMENDED BY THE MANUFACTURER
- (5) THE CORRECT METHOD OF DISPOSAL OF THESE PRODUCTS VARIES WITH THE PRODUCT USED. FOLLOW THE MANUFACTURER'S RECOMMENDED METHOD(S).

CONTAMINATED SOILS:

CONTAMINATED SOILS ARE SOILS WHICH HAVE BEEN EXPOSED TO AND STILL CONTAIN HAZARDOUS SUBSTANCES. THOUGH NOT ANTICIPATED BASED ON INFORMATION PROVIDED BY THE OWNER, SHOULD CONTAMINATED SOILS BE ENCOUNTERED ONSITE DURING EARTH MOVING ACTIVITIES OR DURING THE CLEANUP OF A SPILL OR LEAK OF A HAZARDOUS PRODUCT, CONTACT THE STATE AND LOCAL SOLID WASTE REGULATORY AGENCY CONCERNING INFORMATION AND PROCEDURES NECESSARY TO TREAT OR DISPOSE OF CONTAMINATED SOILS.

OTHER SPECIFIED CONTROLS (CONT'D):

CONCRETE TRUCKS:

EMPTYING OR WASH OUT OF EXCESS CONCRETE MAY BE ALLOWED ONSITE. EXCESS CONCRETE AND WASH WATER SHOULD BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT BETWEEN THESE MATERIALS AND STORM WATER WHICH WILL BE DISCHARGED FROM THE SITE. PROPER MANAGEMENT AND DISPOSAL PRACTICES OF CONCRETE TRUCK WASH OUT SHALL INCLUDE:

- (1) DIKES SHALL BE CONSTRUCTED AROUND THE AREA TO CONTAIN THESE MATERIALS UNTIL THEY HARDEN, AT WHICH TIME THEY MAY BE PROPERLY DISPOSED OF.

SANITARY / SEPTIC DISPOSAL:

ALL SANITARY WASTE SHALL BE COLLECTED FROM PORTABLE UNITS BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR AS REQUIRED BY STATE AND LOCAL CODES AND REGULATIONS.

OFFSITE-VEHICLE TRACKING:

STABILIZED CONSTRUCTION ENTRANCES SHALL BE PROVIDED TO HELP REDUCE OFF SITE VEHICLE TRACKING OF SEDIMENTS. THE PAVED STREETS SHALL BE CLEANED AS NEEDED TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE. DUMP TRUCKS HAULING MATERIAL FROM THE SITE SHALL BE COVERED WITH A TARPULIN AT ALL TIMES.

TIMING OF CONTROL MEASURES:

AS INDICATED IN THE "ESTIMATED CONSTRUCTION SCHEDULE", TREE SAVE FENCING, SILT FENCE SEDIMENT BARRIERS, STABILIZED CONSTRUCTION ENTRANCES AND SEDIMENT BASINS SHALL BE CONSTRUCTED PRIOR TO CLEARING OR GRADING OF ANY OTHER PORTIONS OF THE SITE. AREAS WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR MORE THAN 21 DAYS SHALL BE STABILIZED WITH A TEMPORARY GRASS AND MULCH WITHIN 14 DAYS OF THE LAST DISTURBANCE. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY THAT AREA SHALL BE STABILIZED WITH PERMANENT SOD. AFTER THE ENTIRE SITE IS STABILIZED, THE ACCUMULATED SEDIMENT SHALL BE REMOVED FROM THE TRAPS AND THE SILT FENCE SEDIMENT BARRIERS SHALL BE REMOVED.

MAINTENANCE & INSPECTION PROCEDURES:

THESE ARE THE INSPECTION AND MAINTENANCE PRACTICES THAT SHALL BE USED TO MAINTAIN EROSION AND SEDIMENT CONTROL.

1. ALL CONTROL MEASURES SHALL BE INSPECTED AT LEAST ONCE EACH WEEK AND FOLLOWING ANY STORM EVENT OF 0.5-INCHES OR GREATER. IF A CONTRACTORS REPRESENTATIVE.
2. ALL MEASURES SHALL BE MAINTAINED IN GOOD WORKING ORDER; IF A REPAIR IS NECESSARY, IT SHALL BE INITIATED WITHIN 24 HOURS OF REPORT.
3. BUILT UP SEDIMENT SHALL BE REMOVED FROM SILT FENCE WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF THE SILT FENCE.
4. SILT FENCE SHALL BE INSPECTED REGULARLY FOR DEPTH OF SEDIMENT AND TEARS TO SEE IF THE FABRIC IS SECURELY ATTACHED TO THE FENCE POSTS AND TO SEE THAT THE FENCE POSTS ARE FIRMLY IN THE GROUND.
5. THE SEDIMENT BASINS SHALL BE INSPECTED DEPTH OF SEDIMENT AND BUILD UP OF SEDIMENT SHALL BE REMOVED WHEN IT REACHES 10% OF THE DESIGN CAPACITY OR AT THE END OF THE JOB.
6. TEMPORARY AND PERMANENT GRASSING, MULCHING, AND/OR SODDING SHALL BE INSPECTED FOR BARE SPOTS, WASHOUTS AND HEALTHY GROWTH.
7. A MAINTENANCE INSPECTION REPORT SHALL BE MADE AFTER EACH INSPECTION BY THE CONTRACTOR AND SHALL BE KEPT IN AN ACTIVE LOG READILY AVAILABLE AT THE JOB SITE.
8. EITHER THE SITE SUPERINTENDENT OR HIS DESIGNEE SHALL BE RESPONSIBLE FOR INSPECTIONS, MAINTENANCE, REPAIR ACTIVITIES AND COMPLETING THE INSPECTION AND MAINTENANCE REPORT.
9. PERSONNEL SELECTED FOR INSPECTION AND MAINTENANCE RESPONSIBILITIES SHALL RECEIVE TRAINING FROM THE SITE SUPERINTENDENT; THEY SHALL BE TRAINED IN ALL THE INSPECTION AND MAINTENANCE PRACTICES NECESSARY FOR KEEPING THE EROSION AND SEDIMENT CONTROLS USED ON SITE IN GOOD WORKING ORDER.

NON-STORMWATER DISCHARGE(S):

IT IS EXPECTED THAT THE FOLLOWING NON-STORMWATER DISCHARGES WILL OCCUR FROM THE SITE DURING THE CONSTRUCTION PERIOD:

1. WATER FROM WATER LINE FLUSHING.
2. PAVEMENT WASH WATERS (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED).
3. IF NECESSARY, UNCONTAMINATED GROUNDWATER (FROM DE-WATERING EXCAVATION).
4. ALL NON-STORMWATER DISCHARGES SHALL BE DIRECTED TO THE SEDIMENT BASIN(S) PRIOR TO DISCHARGE.

THE FOLLOWING NON-STORMWATER DISCHARGES ARE NOT EXPECTED TO OCCUR AND SHALL NOT OCCUR FROM THE SITE DURING THE CONSTRUCTION PERIOD:

CONCRETE	FERTILIZERS
DETERGENTS	PETROLEUM BASED PRODUCTS & FUELS
PAINTS (ENAMEL & LATEX)	CLEANING SOLVENTS
METAL STUDS	WOOD
GLASS	MASONRY BLOCK
TAR	ROOFING SHINGLES
SAND	STONE

SPILL PREVENTION:

MATERIAL MANAGEMENT PRACTICES

THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORM WATER RUNOFF.

GOOD HOUSEKEEPING:

THE FOLLOWING GOOD HOUSE KEEPING PRACTICES WILL BE FOLLOWED ONSITE DURING THE CONSTRUCTION PROJECT.

- AN EFFORT WILL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB.
- ALL MATERIALS STORED ONSITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE.
- PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THEIR ORIGINAL MANUFACTURER'S LABEL.
- SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.
- WHENEVER POSSIBLE, ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER.
- MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.
- THE JOB SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS ONSITE.

HAZARDOUS PRODUCTS:

- THESE PRACTICES ARE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS.
- PRODUCTS WILL BE KEPT IN ORIGINAL CONTAINERS UNLESS THEY ARE NOT RE-SEALABLE.
- ORIGINAL LABELS AND MATERIAL SAFETY DATA WILL BE RETAINED; THEY CONTAIN IMPORTANT PRODUCT INFORMATION.
- IF SURPLUS PRODUCT MUST BE DISPOSED OF, MANUFACTURERS' OR LOCAL AND STATE RECOMMENDED METHODS FOR PROPER DISPOSAL WOULD BE FOLLOWED.

PRODUCT SPECIFIC PRACTICES:

THE FOLLOWING PRODUCT SPECIFIC PRACTICES WILL BE FOLLOWED ONSITE:

PETROLEUM BASED PRODUCTS – CONTAINERS FOR PRODUCTS SUCH AS FUELS, LUBRICANTS, AND TARS WILL BE INSPECTED DAILY FOR LEAKS AND SPILLS. THIS INCLUDES ONSITE VEHICLES AND MACHINERY DAILY INSPECTIONS AND REGULAR PREVENTATIVE MAINTENANCE OF SUCH EQUIPMENT. EQUIPMENT MAINTENANCE AREAS WILL BE LOCATED AWAY FROM STATE WATERS, NATURAL DRAINS, AND STORMWATER DRAINAGE INLETS. IN ADDITION, TEMPORARY FUELING TANKS SHALL HAVE A SECONDARY CONTAINMENT LINER TO PREVENT/MINIMIZE SITE CONTAMINATION. DISCHARGE OF OILS, FUELS, AND LUBRICANTS IS PROHIBITED. PROPER DISPOSAL METHODS WILL INCLUDE COLLECTION IN A SUITABLE CONTAINER AND DISPOSAL AS REQUIRED BY LOCAL AND STATE REGULATIONS.

PAINTS/ENISHES/SOLVENTS – ALL PRODUCTS WILL BE STORED IN TIGHTLY SEALED ORIGINAL CONTAINERS WHEN NOT IN USE. EXCESS PRODUCT WILL NOT BE DISCHARGED TO THE STORMWATER COLLECTION SYSTEM. EXCESS PRODUCT, MATERIALS USED WITH THESE PRODUCTS, AND PRODUCT CONTAINERS WILL BE DISPOSED OF ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

FERTILIZER/HERBICIDES – THESE PRODUCTS WILL BE APPLIED AT RATES THAT DO NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS OR ABOVE THE GUIDELINES SET FORTH IN THE CROP ESTABLISHMENT OR IN THE FLORIDA MANUAL FOR EROSION AND SEDIMENT CONTROL. ANY STORAGE OF THESE MATERIALS WILL BE UNDER ROOF IN SEALED CONTAINERS.

BUILDING MATERIALS – NO BUILDING OR CONSTRUCTION MATERIALS WILL BE BURIES OR DISPOSED OF ONSITE. ALL SUCH MATERIAL(S) SHALL BE DISPOSED OF IN PROPER WASTE DISPOSAL PROCEDURES.

CONCRETE TRUCKS – NO CONCRETE TRUCKS WILL BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ONSITE.

SPILL CONTROL PRACTICES:

IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS PLAN, THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

- MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE AVAILABLE ON THE JOB SITE AND PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES, LOCATION OF INFORMATION, AND CLEANUP SUPPLIES
- MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE STORAGE TRAILER OF THE SUPERINTENDENT. THE MATERIALS AND EQUIPMENT WILL INCLUDE BUT NOT BE LIMITED TO BROOMS, DUST PANS, MOPS, RAGS, GLOVES, FLOOR ABSORBENT, SAND, SAMUSET, AND PLASTIC OR METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.
- ALL SPILLS WILL BE CLEANED UP IMMEDIATELY
- THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FOR CONTACT WITH HAZARDOUS SUBSTANCE.
- SPILLS OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE AND LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE.
- THE SPILL PREVENTION PLAN WILL BE ADJUSTED BY THE CONTRACTOR TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM REOCCURRING AND HOW TO CLEAN UP THE SPILL IF THERE IS ANOTHER ONE. A DESCRIPTION OF THE SPILL, WHAT CAUSED IT, AND THE CLEANUP MEASURES WILL ALSO BE INCLUDED.
- THE JOB SITE SUPERINTENDENT RESPONSIBLE FOR DAY-TO-DAY SITE OPERATIONS, WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR; HE WILL HAVE OTHER CONTRACTORS ON-SITE WHO WILL HELP WITH THE PREVENTION AND CLEANUP. THE PERSONNEL NAMES WILL BE POSTED IN THE OFFICE JOB TRAILER ONSITE.

NOTES:

1. NO SOLID MATERIALS, INCLUDING BUILDING MATERIALS, SHALL BE DISCHARGED TO WATER OF THE STATE.
2. OFF-SITE VEHICLE TRACKING OF DIRT, SOILS AND SEDIMENTS AND THE GENERATION OF DUST SHALL BE MINIMIZED OR ELIMINATED TO THE MAXIMUM EXTENT PRACTICAL.

SPILL PREVENTION (CONT'D):

SOIL CLEANUP AND CONTROL PRACTICES:

- LOCAL, STATE AND MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED AND PROCEDURES WILL BE MADE AVAILABLE TO SITE PERSONNEL.
- MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIALS STORAGE AREAS. TYPICAL MATERIALS AND EQUIPMENT INCLUDES, BUT IS NOT LIMITED TO: BROOMS, MOPS, RAGS, GLOVES, GOGGLES, CLAY CAT LITTER, SAND, SAWDUST AND PROPERLY LABELED PLASTIC AND METAL WASTE CONTAINERS.
- SPILL PREVENTION PRACTICES AND PROCEDURES WILL BE REVIEWED AFTER A SPILL AND ADJUSTED AS NECESSARY TO PREVENT FUTURE SPILLS.
- ALL SPILLS WILL BE CLEANED UP IMMEDIATELY UPON DISCOVERY. ALL SPILLS WILL BE REPORTED AS REQUIRED BY LOCAL, STATE AND FEDERAL REGULATIONS.
- FOR SPILLS THAT IMPACT SURFACE WATER (LEAVE A SHEEN ON SURFACE WATER), THE NATIONAL RESPONSE CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS AT 1-800-426-2675.
- FOR SPILLS OF AN UNKNOWN AMOUNT, THE NATIONAL CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS AT 1-800-426-2675.
- FOR SPILLS GREATER THAN 25 GALLONS AND NO SURFACE WATER IMPACTS, THE FLORIDA DEP SHALL BE CONTACTED WITHIN 24 HOURS.
- FOR SPILLS LESS THAN 25 GALLONS AND NO SURFACE WATER IMPACTS, THE SPILL WILL BE CLEANED UP AND LOCAL AGENCIES WILL BE CONTACTED AS REQUIRED.

SANITARY WASTES:

1. A MINIMUM OF ONE PORTABLE SANITARY UNIT WILL BE PROVIDED FOR EVERY TEN (10) WORKERS ON THE SITE. ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS A MINIMUM OF ONE TIME A WEEK BY A LICENSED PORTABLE FACILITY PROVIDER IN COMPLETE COMPLIANCE WITH LOCAL AND STATE REGULATIONS.
2. ALL SANITARY WASTE UNITS WILL BE LOCATED IN AN AREA WHERE THE LIKELIHOOD OF THE UNIT CONTRIBUTING TO STORM WATER DISCHARGE IS NEGLIGIBLE. ADDITIONAL CONTAINMENT BMP'S MUST BE IMPLEMENTED, SUCH AS GRAVEL BAGS OR SPECIALLY DESIGNED PLASTIC SKID CONTAINERS AROUND THE BASE, TO PREVENT WASTES FROM CONTRIBUTING TO STORM WATER DISCHARGES. THE LOCATION OF SANITARY WASTE UNITS MUST BE IDENTIFIED ON THE EROSION AND SEDIMENT CONTROL PLAN.
3. INTERMEDIATE PHASE, SHEET BY THE CONTRACTOR ONCE THE LOCATIONS HAVE BEEN DETERMINED.
3. PRIMARY PERMITTEE (OPERATOR/CONTRACTOR) SHALL ENSURE AND DEMONSTRATE THAT THEIR ESPCP IS IN COMPLIANCE WITH APPLICABLE STATE AND LOCAL WASTE DISPOSAL, SANITARY SEWER OR SEPTIC SYSTEM REGULATIONS.

WASTE MATERIALS:

1. ALL WASTE MATERIALS WILL BE COLLECTED AND STORED IN A SECURELY LIDDED METAL DUMPSTER. THE DUMPSTER SHALL MEET ALL SOLID WASTE MANAGEMENT REGULATIONS. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE WILL BE DEPOSITED IN THE DUMPSTER. THE DUMPSTER WILL BE EMPTIED A MINIMUM OF ONCE PER WEEK OR MORE OFTEN IF NECESSARY AND TRASH WILL BE HAULED AS REQUIRED BY LOCAL REGULATIONS. NO CONSTRUCTION WASTE WILL BE BURIED ONSITE.
2. ALL PERSONNEL WILL BE INSTRUCTED ON PROPER PROCEDURES FOR WASTE DISPOSAL. A NOTICE STATING THESE PRACTICES WILL BE POSTED AT THE JOBSITE AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.
3. NO WASTE WILL BE DISPOSED OF INTO STORM WATER INLETS OR WATERS OF THE STATE.

HAZARDOUS MATERIALS:

1. ALL HAZARDOUS WASTE MATERIALS SHALL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL, STATE, AND/OR FEDERAL REGULATIONS AND BY THE MANUFACTURER OF SUCH PRODUCTS. THE JOB SITE SUPERINTENDENT, WHO WILL ALSO BE RESPONSIBLE FOR SEEING THAT THESE PRACTICES ARE FOLLOWED, SHALL INSTRUCT SITE PERSONNEL IN THESE PRACTICES MATERIAL SAFETY DATA SHEETS (MSDS'S) FOR EACH SUBSTANCE WITH HAZARDOUS PROPERTIES THAT IS USED ON THE JOB SITE WILL BE OBTAINED AND USED FOR THE PROPER MANAGEMENT OF POTENTIAL WASTES THAT MAY RESULT FROM THESE PRODUCTS. AN MSDS WILL BE POSTED IN THE IMMEDIATE AREA WHERE SUCH PRODUCT IS STORED AND/OR USED AND ANOTHER COPY OF EACH MSDS WILL BE MAINTAINED IN THE SWPPP FILE AT THE JOB SITE CONSTRUCTION TRAILER OFFICE. EACH EMPLOYEE WHO MUST HANDLE A SUBSTANCE WITH HAZARDOUS PROPERTIES WILL BE INSTRUCTED ON THE USE OF THE MSDS SHEETS AND THE SPECIFIC INFORMATION IN THE APPLICABLE MSDS FOR THE PRODUCT HE/SHE IS USING, PARTICULARLY REGARDING SPILL CONTROL TECHNIQUES.
2. THE CONTRACTOR WILL IMPLEMENT THE SPILL PREVENTION CONTROL AND COUNTERMEASURES (SPCC) PLAN FOUND WITHIN THE SWPPP AND WILL TRAIN ALL PERSONNEL IN THE PROPER CLEANUP AND HANDLING OF SPILLED MATERIALS. NO SPILLED HAZARDOUS MATERIALS OR HAZARDOUS WASTES WILL BE ALLOWED TO COME IN CONTACT WITH STORMWATER DISCHARGES. IF SUCH CONTACT OCCURS, THE STORMWATER DISCHARGE WILL BE CONTAINED ON-SITE UNTIL APPROPRIATE MEASURES IN COMPLIANCE WITH STATE AND FEDERAL REGULATIONS ARE TAKEN TO DISPOSE OF SUCH CONTAMINATED STORMWATER. IT SHALL BE THE RESPONSIBILITY OF THE JOB SITE SUPERINTENDENT TO PROPERLY TRAIN ALL PERSONNEL IN THE USE OF THE SPCC PLAN.

NOTICE OF TERMINATION:

A NOTICE OF TERMINATION SHALL BE SUBMITTED TO THE FDEP AFTER THE CONSTRUCTION HAS BEEN COMPLETED AND THE SITE HAS UNDERGONE FINAL STABILIZATION.

POLLUTION PREVENTION PLAN CERTIFICATION:

TO THE BEST OF MY KNOWLEDGE, 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 GATHER AND EVALUATE THE INFORMATION SUBMITTED, BASED ON MY INQUIRY OF THE PERSON OR PERSONS MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING 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 FINES AND IMPRISONMENT FOR KNOWING VIOLATIONS.

NAME: OPERATOR AND/OR RESPONSIBLE AUTHORITY TITLE: _____

SIGNATURE: _____ DATE: _____

CONTRACTOR CERTIFICATION:

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

SIGNATURE COMPANY, NAME, AND ADDRESS RESPONSIBLE FOR

SIGNATURE: _____ COMPANY: _____

NAME: _____ ADDRESS: _____ GENERAL CONTRACTOR

TITLE: _____

DATE: _____ PHONE: _____

SIGNATURE: _____ COMPANY: _____

NAME: _____ ADDRESS: _____ TEMPORARY & PERMANENT STABILIZATION

TITLE: _____

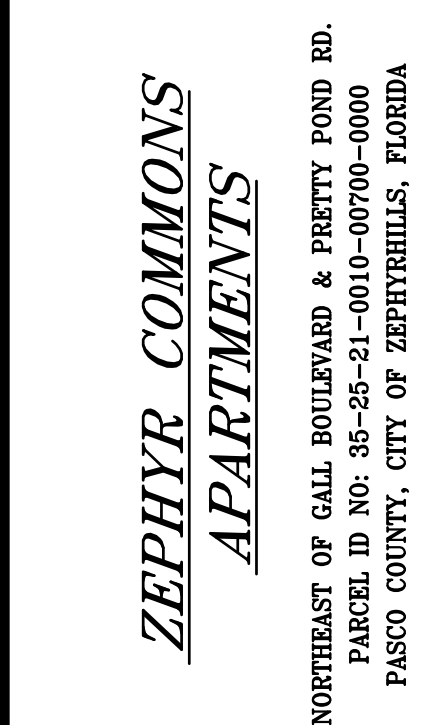
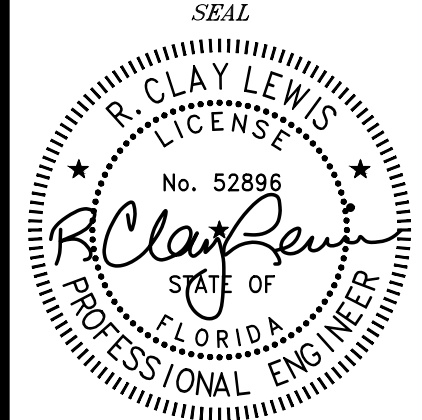
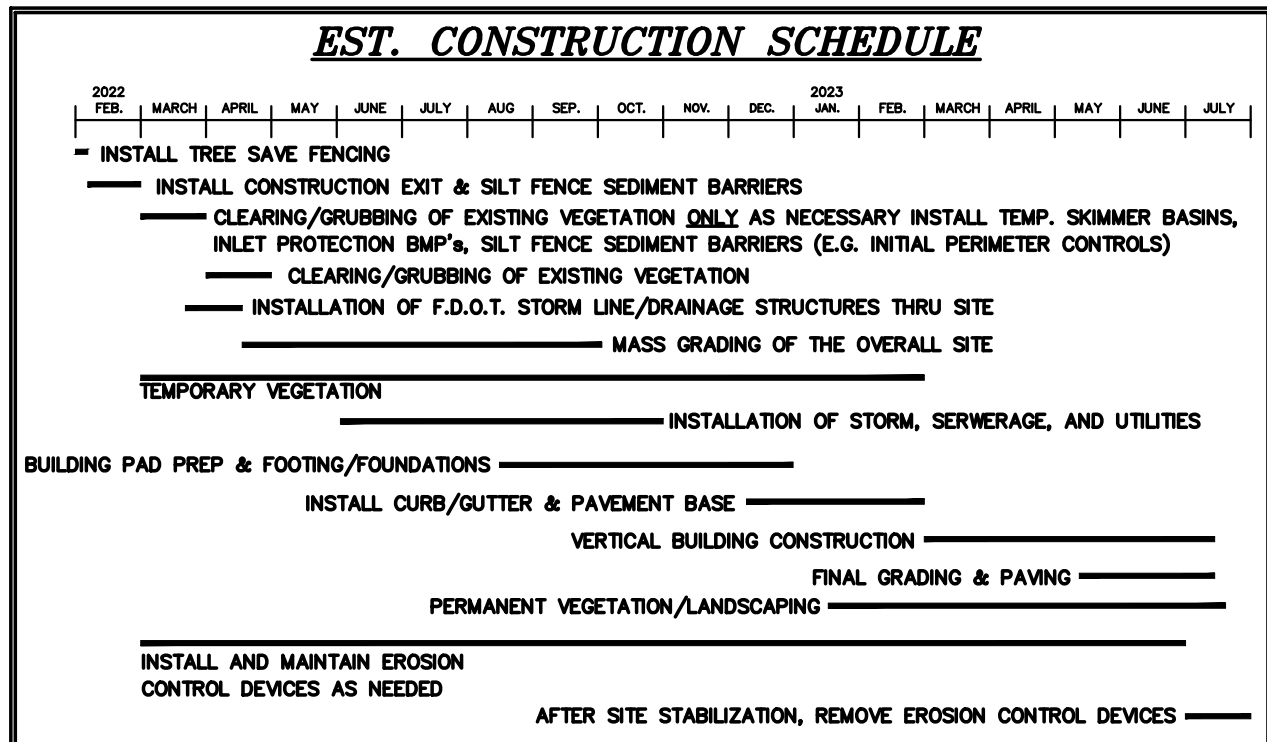
DATE: _____ PHONE: _____

SIGNATURE: _____ COMPANY: _____

NAME: _____ ADDRESS: _____ STABILIZED CONSTRUCTION ENTRANCE, EARTH DIKES, SEDIMENT BASIN

TITLE: _____

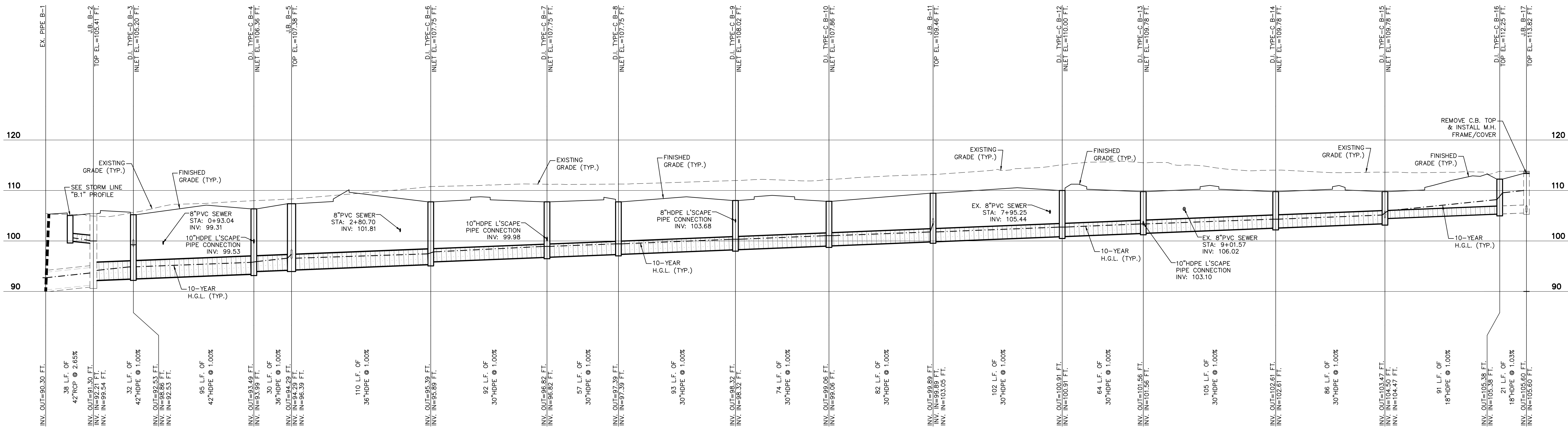
DATE: _____ PHONE: _____



NO.	BY	DATE	DESCRIPTION
1	TLF	07/26/21	ISSUE COORD/CITY COMMENTS
2	TLF	07/26/21	STWMD SUBMITTAL
3	TLF	08/01/21	PAJ.O.T. DRAINAGE PERMIT SUBMITTAL
4	TLF	12/03/21	CITY OF ZEPHYRHILLS RESUBMITTAL
5	TLF	02/24/22	FOR CONSTRUCTION PLANS
6	TLF	06/21/22	SITE BOUNDARY & WATER SYS. REV.

NO.	BY	DESCRIPTION
1	TLF	ISSUE COORD/CITY COMMENTS
2	TLF	STWMD SUBMITTAL
3	TLF	PAJ.O.T. DRAINAGE PERMIT SUBMITTAL
4	TLF	CITY OF ZEPHYRHILLS RESUBMITTAL
5	TLF	FOR CONSTRUCTION PLANS
6	TLF	SITE BOUNDARY & WATER SYS. REV.

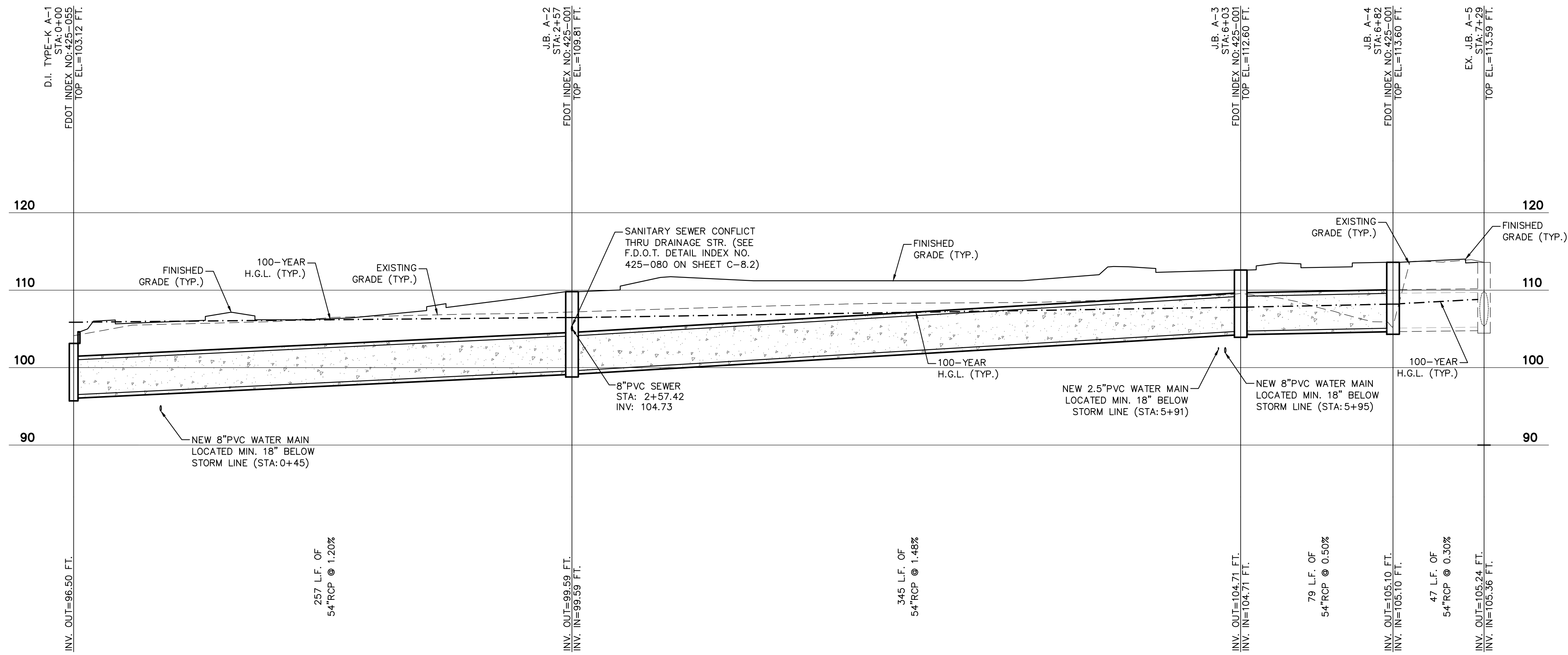
DATE	06/28/2020
SHEET TITLE	S.W.P.P. PLAN NOTES
SHEET NUMBER	C-4.2



STORM LINE "B"

Horizontal Scale: 1"=40'

Vertical Scale: 1"=10'



STORM LINE "A"

Horizontal Scale: 1"=40'

Vertical Scale: 1"=10'

F.D.O.T. DRAINAGE NOTE

NO CONNECTION(S) OR MODIFICATIONS TO F.D.O.T. DRAINAGE SYSTEMS AND/OR WITHIN F.D.O.T. CONTROLLED RIGHT-OF-WAY OR EASEMENTS SHALL BE MADE AND STORMWATER FLOWS THROUGH THE SUBJECT SHALL NOT BE IMPEDED UNTIL AN F.D.O.T. DRAINAGE PERMIT HAS BEEN ISSUED.

NO.	BY	DATE	DESCRIPTION
1	TLF	07/26/21	ISCAPE COORD/CITY COMMENTS
2	TLF	07/26/21	STWMD SUBMITTAL
3	TLF	08/01/21	F.D.O.T. DRAINAGE PERMIT SUBMITTAL
4	TLF	08/02/21	STWMD COMMENTS
5	TLF	12/03/21	CITY OF ZEPHYRHILLS RESUBMITTAL
6	TLF	02/24/22	FOR CONSTRUCTION PLANS
7	TLF	06/02/22	FINAL T.E. DESIGN DOCUMENTS
8	TLF	06/02/22	SITE BOUNDARY & WATER SYS. REV.

DRAWN BY TLF	CHECKED BY RCL
DATE 06/28/2020	
SHEET TITLE STORM SEWER PIPE PROFILES	
SHEET NUMBER C-5.0	

ZEPHYR COMMENTS
APARTMENTS

NORTHEAST OF GALL BOULEVARD & PRETTY POND RD.
PARCEL ID NO: 35-25-21-0010-00700-0000
PASCO COUNTY, CITY OF ZEPHYRHILLS, FLORIDA

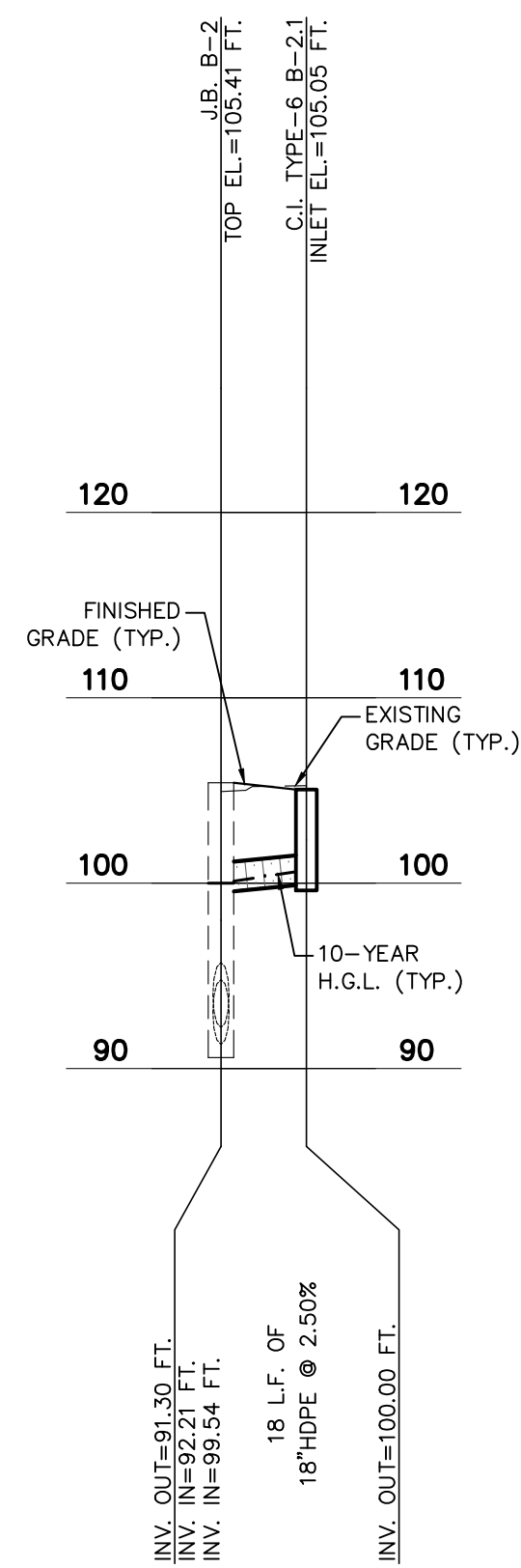
NorthAMERICAN
DEVELOPMENT GROUP

a.k.a. ZEPHYR COMMONS OUTPARCELS, LP
400 CLEMATIS STREET, SUITE 201
WEST PALM BEACH, FLORIDA 33401

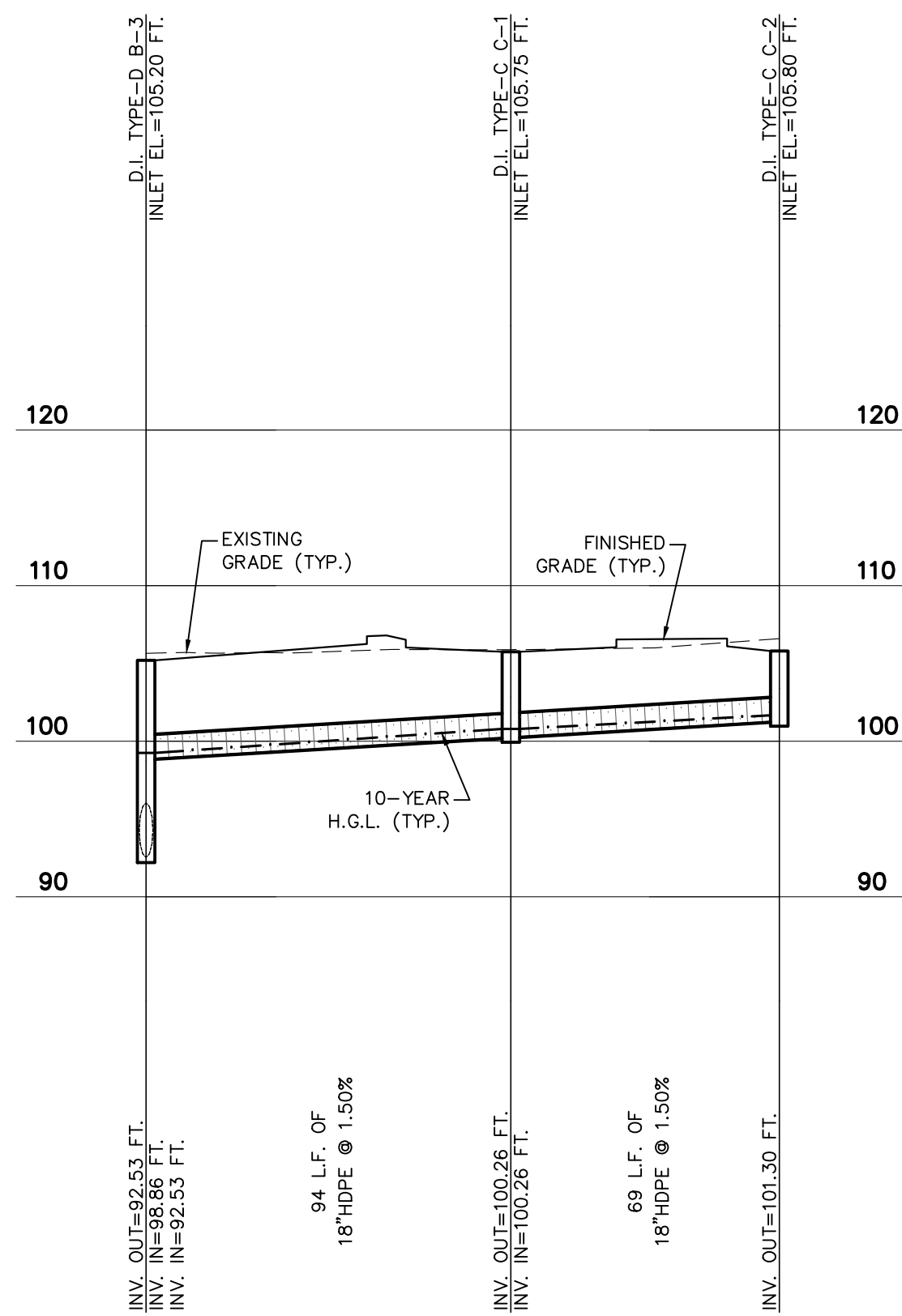
I-GA

SEAL
R. CLAYTON LEWIS
No. 52896
STATE OF FLORIDA
PROFESSIONAL ENGINEER

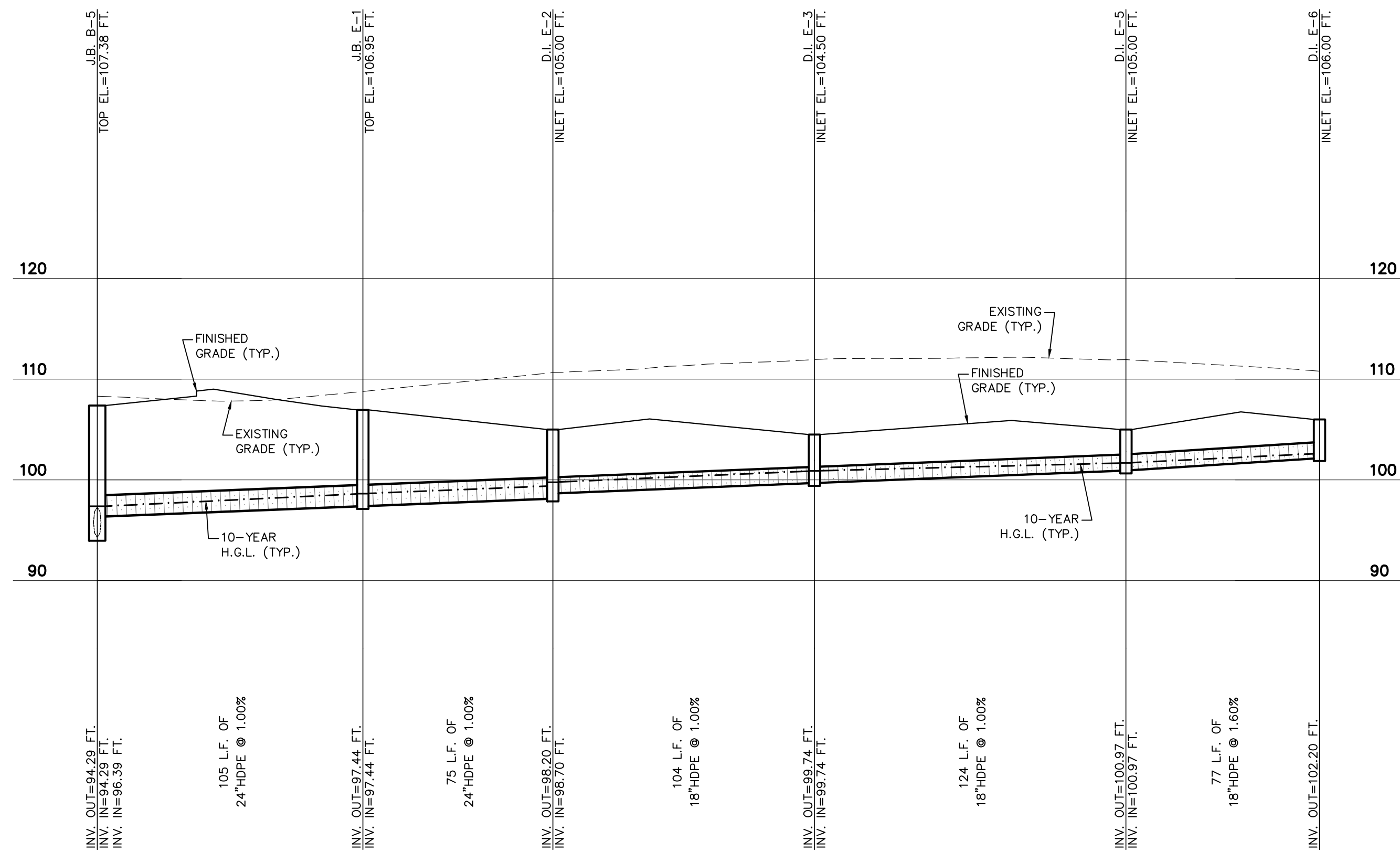
HAINES GIPSON & ASSOCIATES
Civil • Structural • Bridge



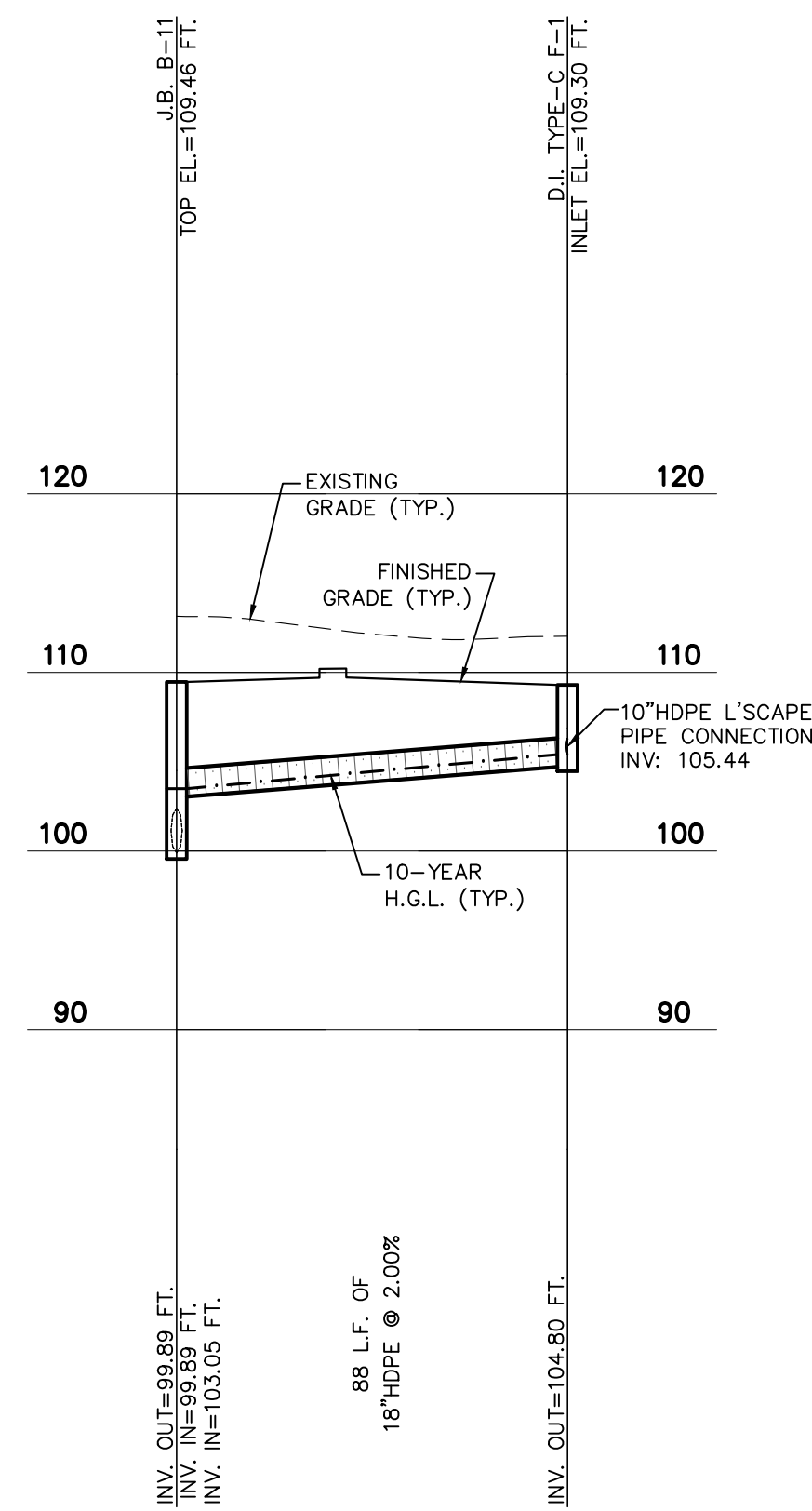
STORM LINE "B.1"
Horizontal Scale: 1"=40'
Vertical Scale: 1"=10'



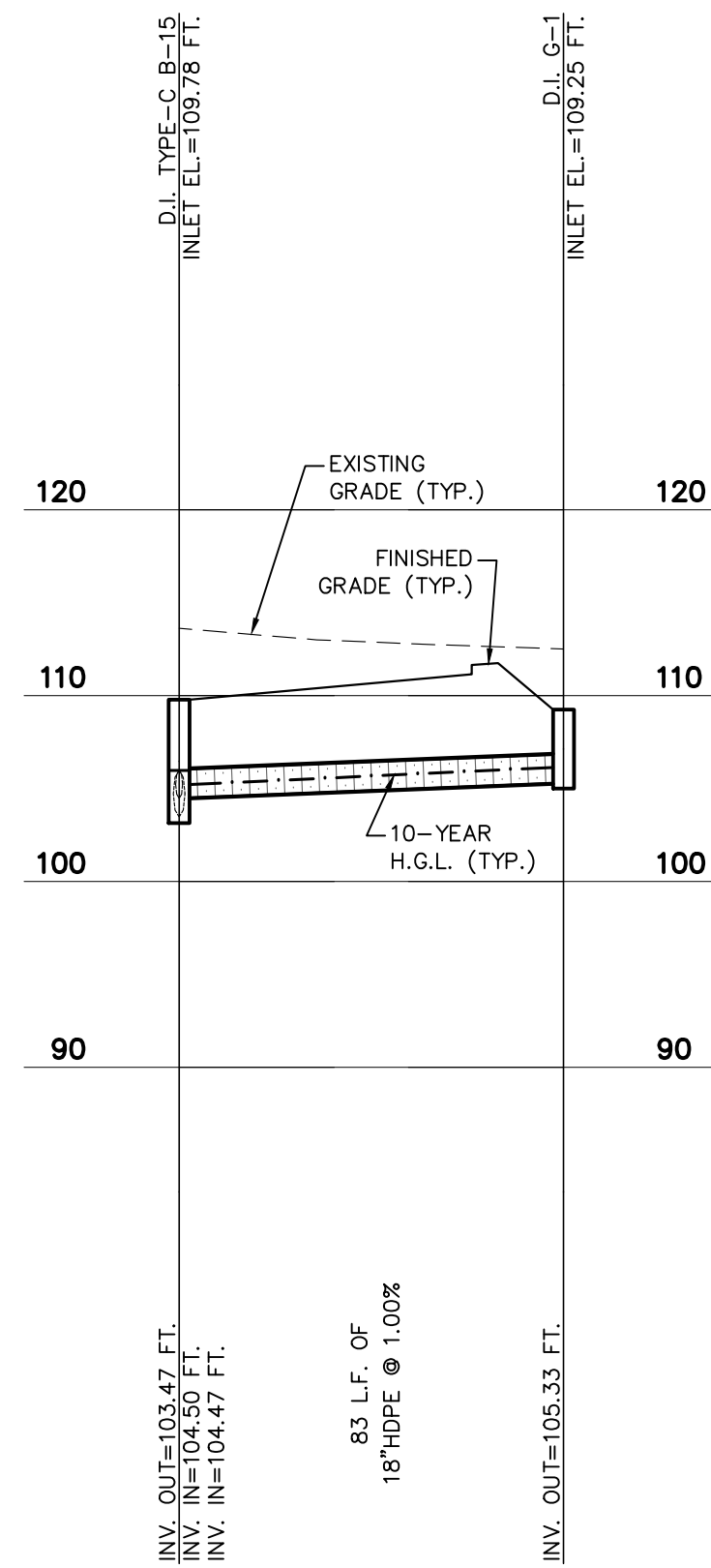
STORM LINE "C"
Horizontal Scale: 1"=40'
Vertical Scale: 1"=10'



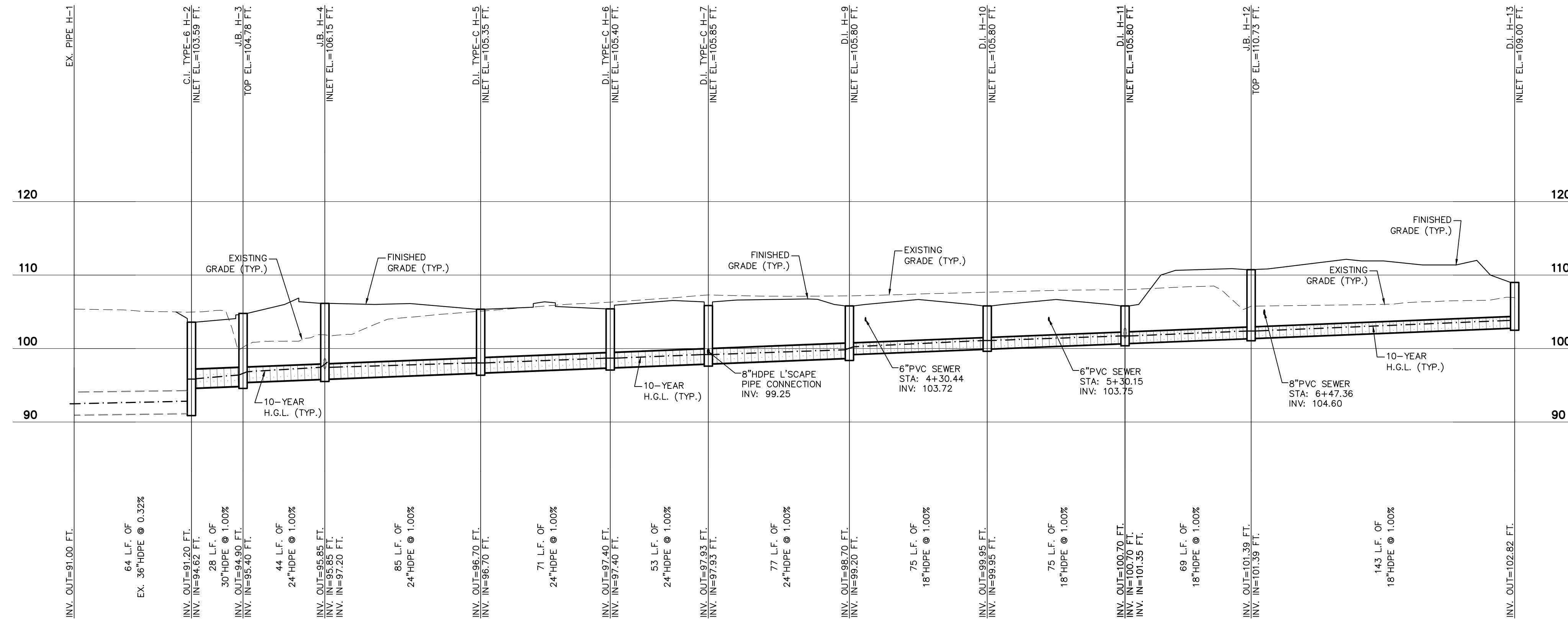
STORM LINE "E"
Horizontal Scale: 1"=40'
Vertical Scale: 1"=10'



STORM LINE "F"
Horizontal Scale: 1"=40'
Vertical Scale: 1"=10'



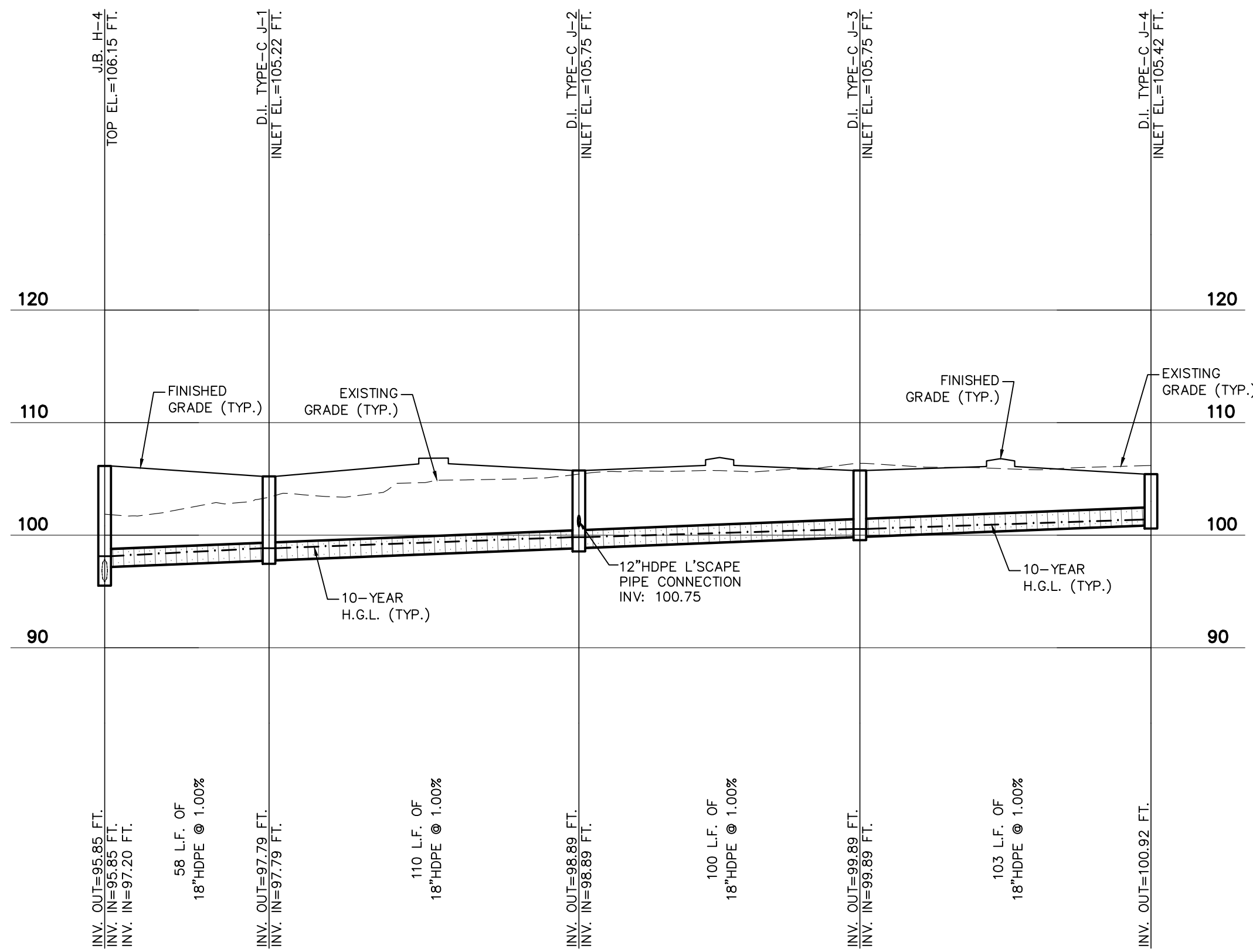
STORM LINE "G"
Horizontal Scale: 1"=40'
Vertical Scale: 1"=10'



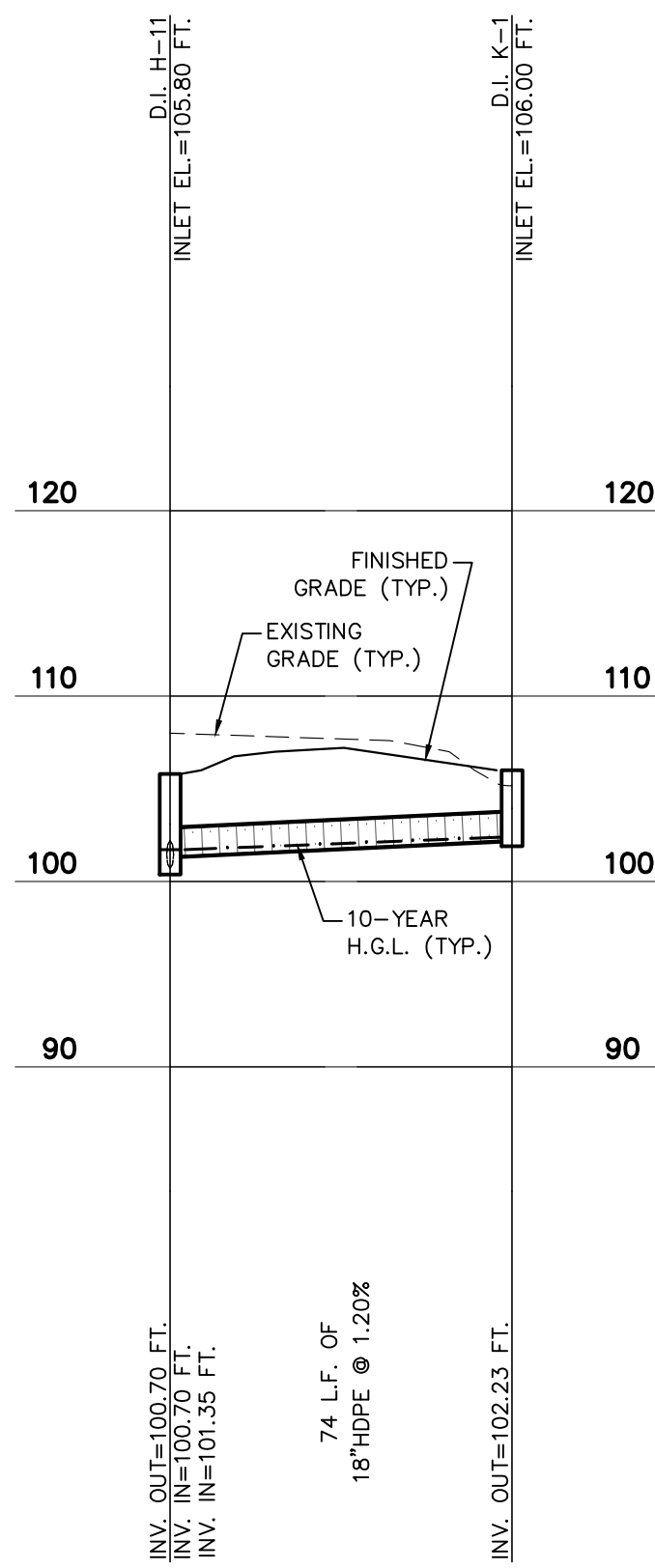
STORM LINE "H"
Horizontal Scale: 1"=40'
Vertical Scale: 1"=10'

NO.	BY	DATE	DESCRIPTION
1	TLF	07/26/21	ISCAPE COORD/CITY COMMENTS
2	TLF	07/29/21	STWIND SUBMITTAL
3	TLF	09/01/21	PAJOT. DRAINER PERMIT SUBMITTAL
4	TLF	12/03/21	CITY OF ZEPHYRHILLS RESUBMITTAL
5	TLF	02/24/22	FOR CONSTRUCTION PLANS
6	TLF	06/02/22	FINAL V.E. DESIGN DOCUMENTS

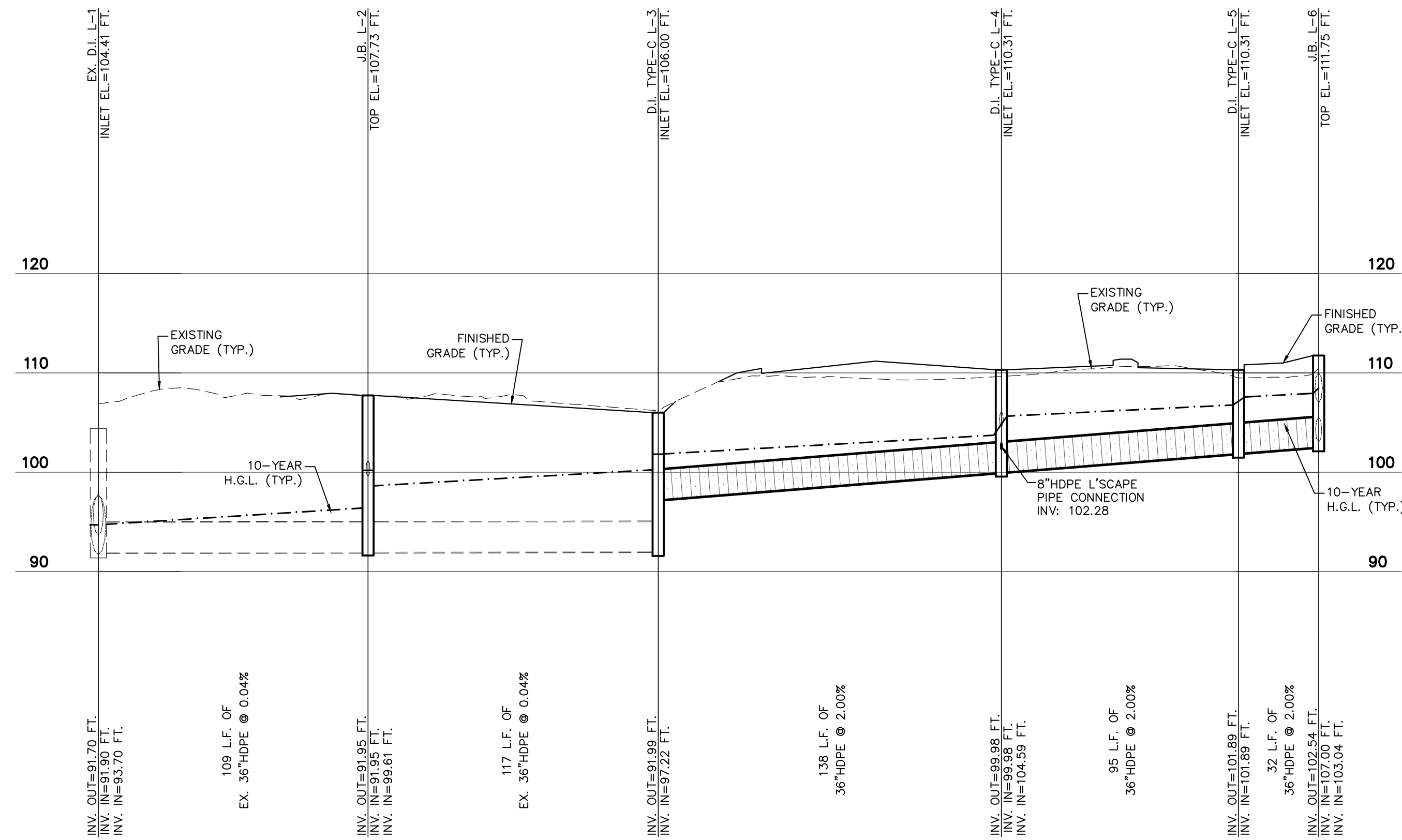
DRAWN BY	CHECKED BY
TLF	RCL
DATE	
06/29/2020	
SHEET TITLE	
STORM SEWER PIPE PROFILES	
SHEET NUMBER	
C-5.1	



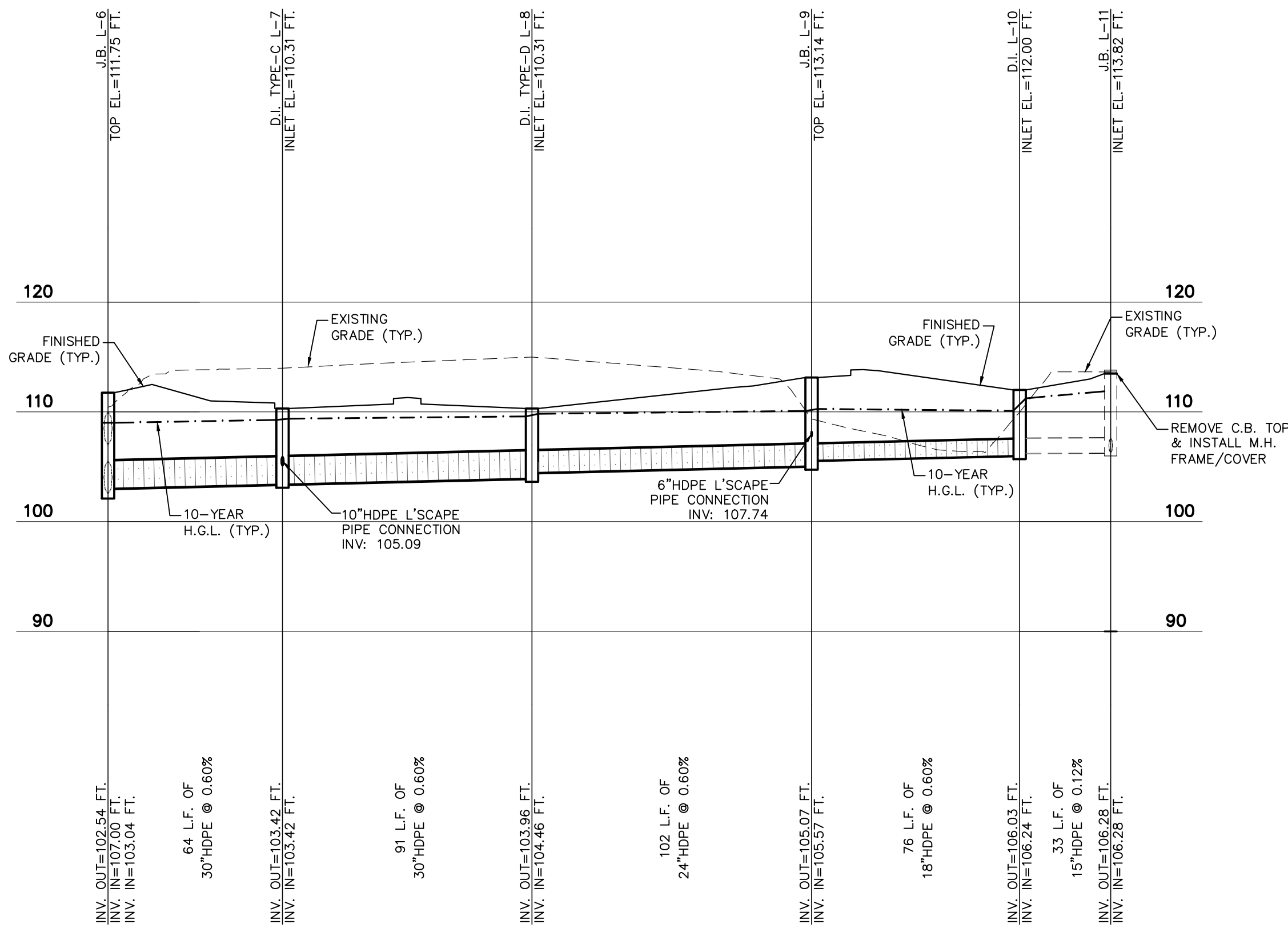
STORM LINE "J"
Horizontal Scale: 1"=40'
Vertical Scale: 1"=10'



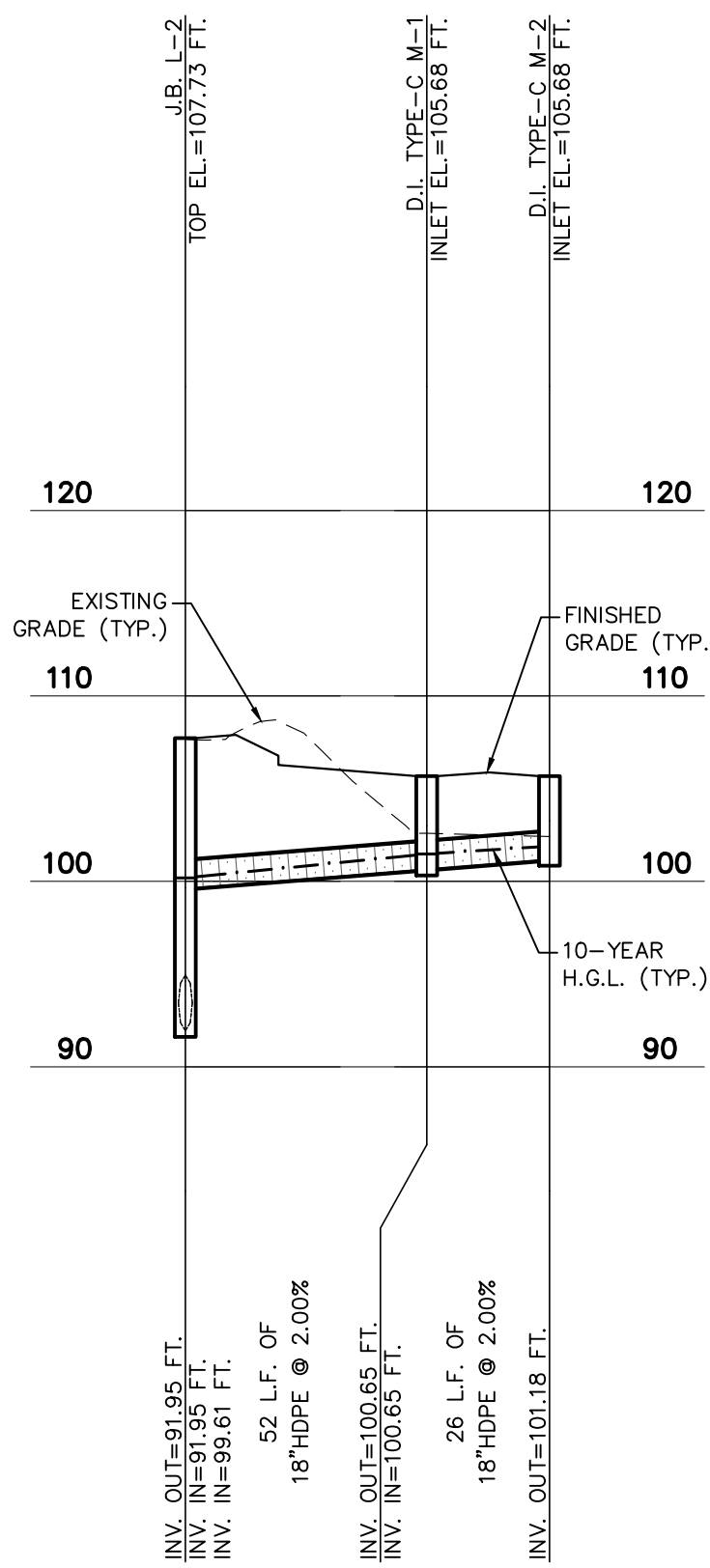
STORM LINE "K"
Horizontal Scale: 1"=40'
Vertical Scale: 1"=10'



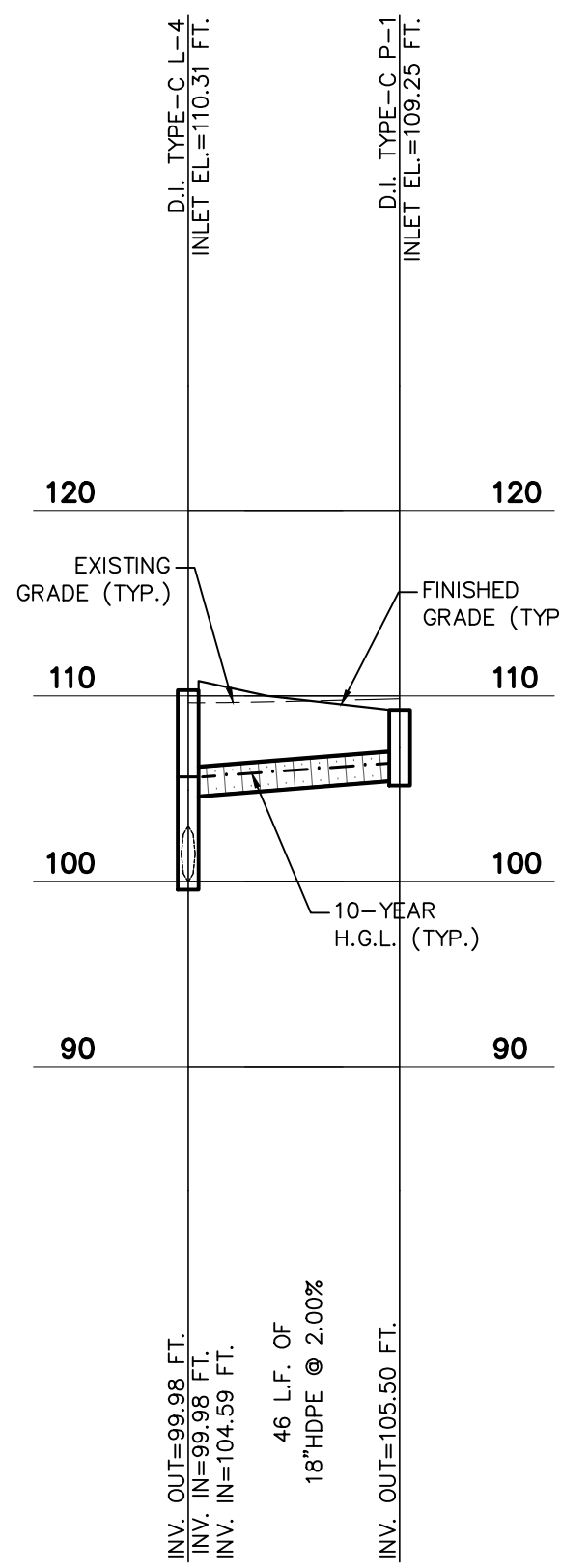
STORM LINE "L"
Horizontal Scale: 1"=40'
Vertical Scale: 1"=10'



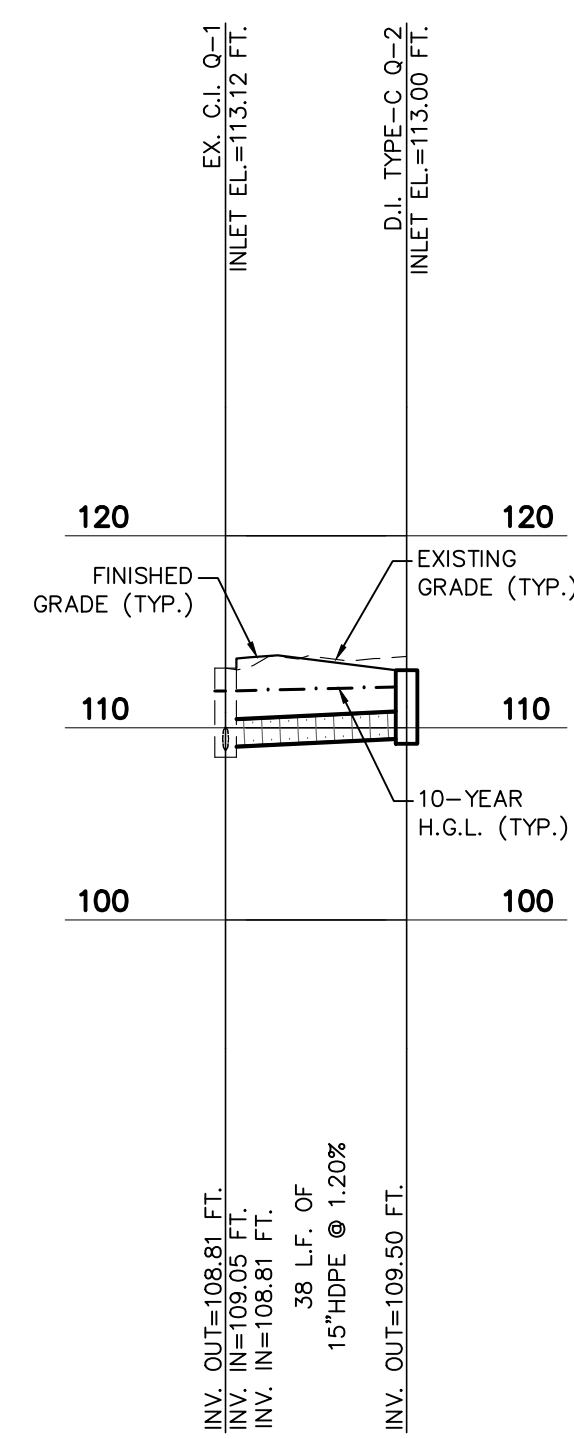
STORM LINE "L"
Horizontal Scale: 1"=40'
Vertical Scale: 1"=10'



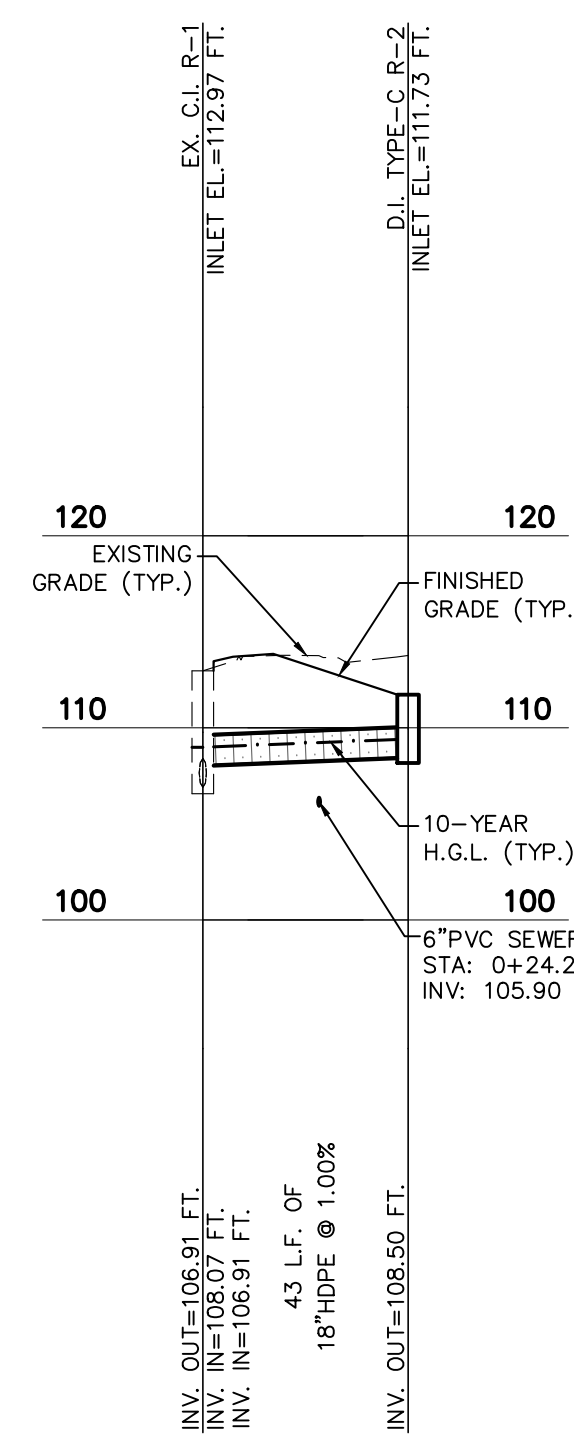
STORM LINE "M"
Horizontal Scale: 1"=40'
Vertical Scale: 1"=10'



STORM LINE "P"
Horizontal Scale: 1"=40'
Vertical Scale: 1"=10'



STORM LINE "Q"
Horizontal Scale: 1"=40'
Vertical Scale: 1"=10'



STORM LINE "R"
Horizontal Scale: 1"=40'
Vertical Scale: 1"=10'

NO.	BY	DATE	DESCRIPTION	NO.	BY	DATE	DESCRIPTION
1	TLF	07/26/21	ISCAPE COORD/CITY COMMENTS	5	TLF	04/12/22	TRAFFIC CIRCLE OMISSION & CORRD.
2	TLF	07/26/21	STWMD SUBMITTAL	6	TLF	05/02/22	FINAL V.E. DESIGN DOCUMENTS
3	TLF	08/01/21	PAJOT. DRAINAGE PRELIM SUBMITTAL				
4	TLF	08/02/21	STWMD COMMENTS				
5	TLF	12/03/21	CITY OF ZEPHYRHILLS RESUBMITTAL				
6	TLF	02/24/22	P&E CONSTRUCTION PLANS				
7	TLF	04/12/22	TRAFFIC CIRCLE OMISSION & CORRD.				
8	TLF	05/02/22	FINAL V.E. DESIGN DOCUMENTS				

DRAWN BY TLF	CHECKED BY RCL
DATE 06/29/2020	
SHEET TITLE STORM SEWER PIPE PROFILES	
SHEET NUMBER C-5.2	

PIPE CHART											
From	To	Pipe Depth, In.	Type Mat.	Length ft.	Slope	Upper Invert	Lower Invert	n-value	Pipe Capacity, cfs		
A-2	A-1	54	REINFORCED CONCRETE PIPE	257	1.20%	99.59	96.50	0.013	216.00		
A-3	A-2	54	REINFORCED CONCRETE PIPE	345	1.48%	104.71	99.59	0.013	240.00		
A-4	A-3	54	REINFORCED CONCRETE PIPE	79	0.50%	105.10	104.71	0.013	139.43		
A-5	A-4	54	REINFORCED CONCRETE PIPE	47	0.30%	105.24	105.10	0.013	107.60		
B-2	B-1	42	REINFORCED CONCRETE PIPE	38	2.65%	91.30	90.30	0.013	164.14		
B-2.1	B-2	18	ABS PLASTIC	18	2.50%	100.00	99.54	0.013	16.65		
B-3	B-2	42	ABS PLASTIC	32	1.00%	92.53	92.21	0.013	101.08		
B-4	B-3	42	ABS PLASTIC	95	1.00%	93.49	92.53	0.013	101.08		
B-5	B-4	36	ABS PLASTIC	30	1.00%	94.29	93.99	0.013	67.01		
B-6	B-5	36	ABS PLASTIC	110	1.00%	95.39	94.29	0.013	67.01		
B-7	B-6	30	ABS PLASTIC	92	1.00%	96.82	95.89	0.013	41.21		
B-8	B-7	30	ABS PLASTIC	57	1.00%	97.39	96.82	0.013	41.21		
B-9	B-8	30	ABS PLASTIC	93	1.00%	98.32	97.39	0.013	41.21		
B-10	B-9	30	ABS PLASTIC	74	1.00%	99.06	98.32	0.013	41.21		
B-11	B-10	30	ABS PLASTIC	82	1.00%	99.89	99.06	0.013	41.21		
B-12	B-11	30	ABS PLASTIC	102	1.00%	100.91	99.89	0.013	41.21		
B-13	B-12	30	ABS PLASTIC	64	1.00%	101.56	100.91	0.013	41.21		
B-14	B-13	30	ABS PLASTIC	105	1.00%	102.61	101.56	0.013	41.15		
B-15	B-14	30	ABS PLASTIC	86	1.00%	103.47	102.61	0.013	41.15		
B-16	B-15	18	ABS PLASTIC	91	1.00%	105.38	104.47	0.013	10.54		
B-17	B-16	18	ABS PLASTIC	21	1.03%	105.60	105.38	0.013	10.67		
C-1	B-3	18	ABS PLASTIC	94	1.50%	100.26	98.86	0.013	12.90		
C-2	C-1	18	ABS PLASTIC	69	1.50%	101.30	100.26	0.013	12.92		
E-1	B-5	24	ABS PLASTIC	105	1.00%	97.44	96.39	0.013	22.68		
E-2	E-1	24	ABS PLASTIC	75	1.00%	98.20	97.44	0.013	22.68		
E-3	E-2	18	ABS PLASTIC	104	1.00%	99.74	98.70	0.013	10.53		
E-5	E-3	18	ABS PLASTIC	124	1.00%	100.97	99.74	0.013	10.53		
E-6	E-5	18	ABS PLASTIC	77	1.60%	102.20	100.97	0.013	13.32		
F-1	B-11	18	ABS PLASTIC	88	2.00%	104.80	103.05	0.013	14.89		
G-1	B-15	18	ABS PLASTIC	83	1.00%	105.33	104.50	0.013	10.53		
H-2	H-1	36	ABS PLASTIC	64	0.32%	91.20	91.00	0.013	37.83		

PIPE CHART											
From	To	Pipe Depth, In.	Type Mat.	Length ft.	Slope	Upper Invert	Lower Invert	n-value	Pipe Capacity, cfs		
H-3	H-2	30	ABS PLASTIC	28	1.00%	94.90	94.62	0.013	41.13		
H-4	H-3	24	ABS PLASTIC	44	1.00%	95.85	95.40	0.013	22.68		
H-5	H-4	24	ABS PLASTIC	85	1.00%	96.70	95.85	0.013	22.68		
H-6	H-5	24	ABS PLASTIC	71	1.00%	97.40	96.70	0.013	22.68		
H-7	H-6	24	ABS PLASTIC	53	1.00%	97.93	97.40	0.013	22.68		
H-9	H-7	24	ABS PLASTIC	77	1.00%	98.70	97.93	0.013	22.68		
H-10	H-9	18	ABS PLASTIC	75	1.00%	99.95	99.20	0.013	10.53		
H-11	H-10	18	ABS PLASTIC	75	1.00%	100.70	99.95	0.013	10.53		
H-12	H-11	18	ABS PLASTIC	69	1.00%	101.39	100.70	0.013	10.53		
H-13	H-12	18	ABS PLASTIC	143	1.00%	102.82	101.39	0.013	10.53		
J-1	H-4	18	ABS PLASTIC	58	1.00%	97.79	97.20	0.013	10.53		
J-2	J-1	18	ABS PLASTIC	110	1.00%	98.89	97.79	0.013	10.53		
J-3	J-2	18	ABS PLASTIC	100	1.00%	99.89	98.89	0.013	10.54		
J-4	J-3	18	ABS PLASTIC	103	1.00%	100.92	99.89	0.013	10.52		
K-1	H-11	18	ABS PLASTIC	74	1.20%	102.23	101.35	0.013	11.54		
L-2	L-1	36	ABS PLASTIC	109	0.04%	91.95	91.90	0.013	13.64		
L-3	L-2	36	ABS PLASTIC	117	0.04%	91.99	91.95	0.013	13.64		
L-4	L-3	36	ABS PLASTIC	138	2.00%	99.98	97.22	0.013	94.58		
L-5	L-4	36	ABS PLASTIC	95	2.00%	101.89	99.98	0.013	94.58		
L-6	L-5	36	ABS PLASTIC	32	2.00%	102.54	101.89	0.013	94.58		
L-7	L-6	30	ABS PLASTIC	64	0.60%	103.42	103.04	0.013	31.86		
L-8	L-7	30	ABS PLASTIC	91	0.60%	103.96	103.42	0.013	31.86		
L-9	L-8	24	ABS PLASTIC	102	0.60%	105.07	104.46	0.013	17.57		
L-10	L-9	18	ABS PLASTIC	76	0.60%	106.03	105.57	0.013	8.16		
L-11	L-10	16	ABS PLASTIC	33	0.12%	106.28	106.24	0.013	2.67		
M-1	L-2	18	ABS PLASTIC	52	2.00%	100.65	99.61	0.013	14.89		
M-2	M-1	18	ABS PLASTIC	26	2.00%	101.18	100.65	0.013	14.89		
P-1	L-4	18	ABS PLASTIC	46	2.00%	105.50	104.59	0.013	14.89		
Q-2	Q-1	16	ABS PLASTIC	38	1.20%	109.50	109.05	0.013	8.43		
R-2	R-1	18	ABS PLASTIC	43	1.00%	108.50	108.07	0.013	10.53		

STRUCTURE CHART			
Structure Name	Inlet Elev., ft.	Type Str.	Structure Height, ft.
A-1	103.12	D.I. TYPE-K	7.1
A-2	109.81	J.B.	10.7
A-3	112.60	J.B.	8.4
A-4	113.60	J.B.	9.0
A-5	113.59	EX. J.B.	8.8
B-1	95.40	EX. PIPE	4.7
B-2	105.41	J.B.	14.5
B-2.1	105.05	C.I. TYPE-6	5.1
B-3	105.20	D.I. TYPE-D	12.7
B-4	106.36	D.I. TYPE-C	12.9
B-5	107.38	J.B.	13.1
B-6	107.75	D.I. TYPE-C	12.4
B-7	107.75	D.I. TYPE-C	10.9
B-8	107.75	D.I. TYPE-C	10.4
B-9	108.02	D.I. TYPE-C	9.7
B-10	107.86	D.I. TYPE-C	8.8
B-11	109.46	J.B.	9.6
B-12	110.00	D.I. TYPE-C	9.2
B-13	109.78	D.I. TYPE-C	8.2
B-14	109.78	D.I. TYPE-C	7.3
B-15	109.78	D.I. TYPE-C	6.3
B-16	112.25	D.I. TYPE-C	6.9

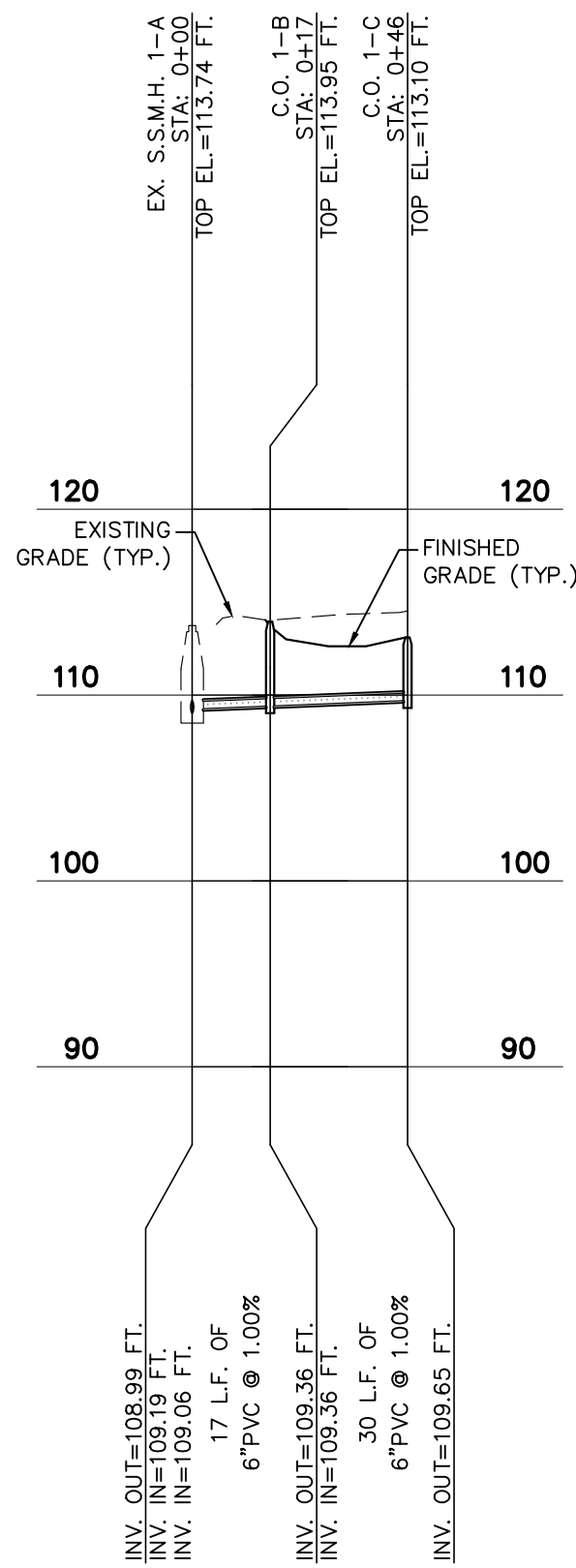
STRUCTURE CHART			
Structure Name	Inlet Elev., ft.	Type Str.	Structure Height, ft.
B-17	113.82	J.B.	8.2
C-1	105.75	D.I. TYPE-C	5.5
C-2	105.80	D.I. TYPE-C	4.5
E-1	106.95	J.B.	9.5
E-2	105.00	D.I.	6.8
E-3	104.50	D.I.	4.8
E-5	105.00	D.I.	4.0
E-6	106.00	D.I.	3.8
F-1	109.30	D.I. TYPE-C	4.5
G-1	109.25	D.I.	3.9
H-1	94.93	EX. PIPE	3.9
H-2	103.59	C.I. TYPE-6	12.4
H-3	104.78	J.B.	9.9
H-4	106.15	J.B.	10.3
H-5	105.35	D.I. TYPE-C	8.7
H-6	105.40	D.I. TYPE-C	8.0
H-7	105.85	D.I. TYPE-C	7.9
H-9	105.80	D.I.	7.1
H-10	105.80	D.I.	5.8
H-11	105.80	D.I.	5.1
H-12	110.73	J.B.	9.3
H-13	109.00	D.I.	6.2

STRUCTURE CHART			
Structure Name	Inlet Elev., ft.	Type Str.	Structure Height, ft.
J-1	105.22	D.I. TYPE-C	7.4
J-2	105.75	D.I. TYPE-C	6.9
J-3	105.75	D.I. TYPE-C	5.9
J-4	105.42	D.I. TYPE-C	4.5
K-1	106.00	D.I.	3.8
L-1	104.41	EX. D.I.	12.7
L-2	107.73	J.B.	15.8
L-3	106.00	D.I. TYPE-C	14.1
L-4	110.31	D.I. TYPE-C	10.4
L-5	110.31	D.I. TYPE-C	8.5
L-6	111.75	J.B.	9.3
L-7	110.31	D.I. TYPE-C	6.9
L-8	110.31	D.I. TYPE-D	6.3
L-9	113.14	J.B.	7.6
L-10	112.00	D.I.	6.0
L-11	113.82	J.B.	7.5
M-1	105.68	D.I. TYPE-C	5.0
M-2	105.68	D.I. TYPE-C	4.5
P-1	109.25	D.I. TYPE-C	3.8
Q-1	113.12	EX. C.I.	4.3
Q-2	113.00	D.I. TYPE-C	3.5

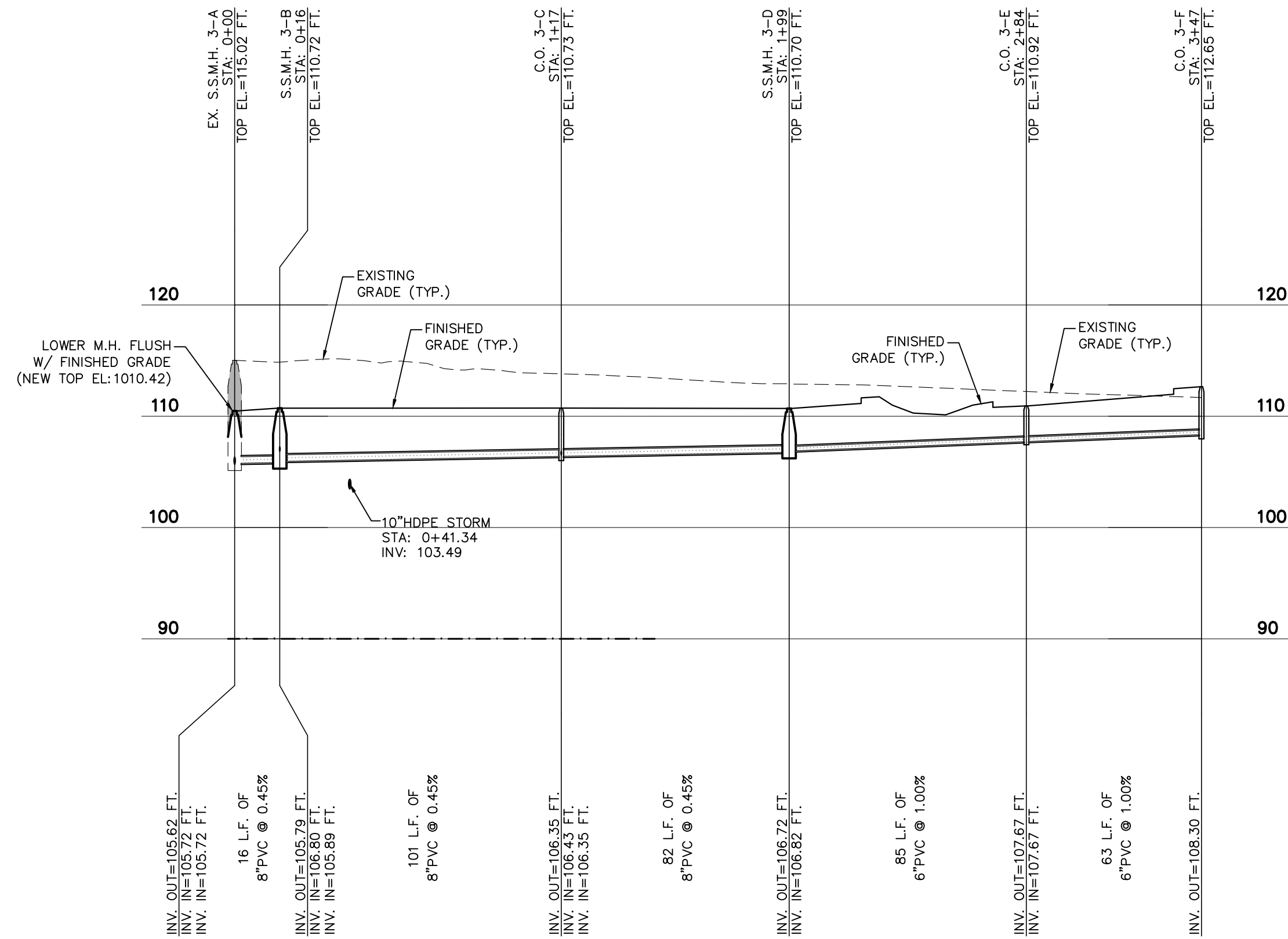
ALTERNATE PIPE MATERIALS NOTE:

- APPROVED PLASTIC PIPE MATERIAL TYPES INCLUDE:
 - ADS N-12 WT IB HDPE (4" - 60")
 - CONTECH A-2000 PVC (4" - 36")
 - HANCOR SURE-LOK ST IB HDPE (4" - 60")
 - ADS HP STORM POLYPROPYLENE (12" - 60")
- FINAL APPROVAL FOR PIPE MATERIALS SHALL BE AUTHORIZED BY THE ENGINEER OF RECORD PRIOR TO CONTRACTOR PURCHASING MATERIALS FOR INSTALLATION.
- MANUFACTURER'S PIPE BEDDING REQUIREMENTS, OR LOCAL JURISDICTIONAL CODE STANDARDS, WHICHEVER IS MOST STRINGENT, SHALL BE INCORPORATED WITH THE SELECTED PIPE.
- LOCAL JURISDICTIONAL PIPE MATERIAL RESTRICTIONS SHALL GOVERN.
- CONTRACTOR SHALL VERIFY LOCAL JURISDICTIONAL REQUIREMENTS PRIOR TO BIDDING AND COMMENCEMENT OF CONSTRUCTION.

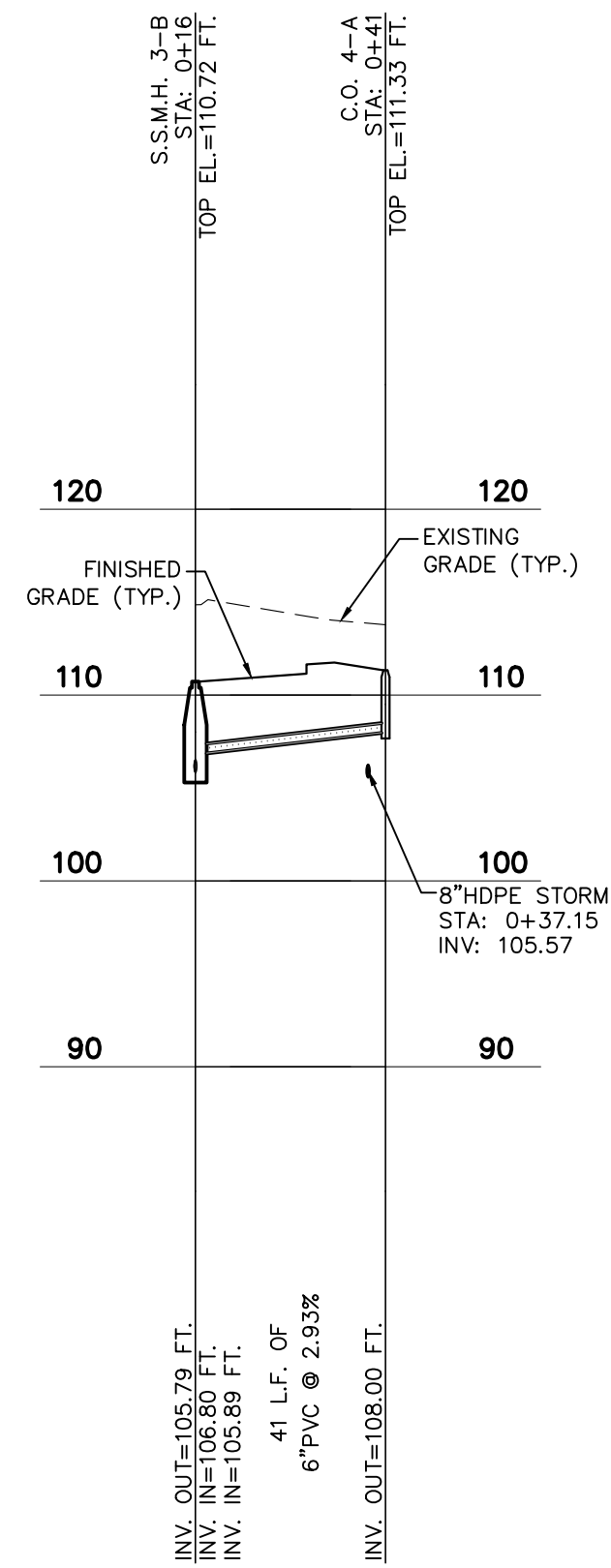
Storm Sewer Tabulation																							Page ID
Station	Len	Dmg Area		Rnoft	Area x C		Tc		Rain	Total	Cap	Vel	Pipe	Invert Elev		HGL Elev		Grnd / Rim Elev		Line ID			
Line	To Line	(ft)	Incr (ac)	Total (ac)	Incr (C)	Total	Inlet (min)	Syst (min)	(in/hr)	(cfs)	(cfs)	(ft/s)	Size (in)	Slope (%)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)			
1	End	37.773	0.00	8.58	0.00	0.00	7.47	0.0	8.2	8.0	59.75	163.7	8.42	42	2.65	90.30	91.30	92.72	93.72	95.40	105.41	B2 to B1	
2	1	31.658	0.42	8.18	0.90	0.38	7.11	5.0	8.2	8.0	57.00	100.8	9.52	42	1.00	92.21	92.53	94.10	94.89	105.41	105.20	B3 to B2	
3	2	95.435	0.39	7.52	0.00	0.35	6.51	5.0	8.0	8.1	52.70	100.8	7.80	42	1.00	92.53	93.49	94.89	95.76	105.20	106.36	B4 to B3	
4	3	29.828	0.00	7.13	0.00	0.00	6.16	0.0	7.9	8.1	49.97	96.82	9.48	36	1.00	93.99	94.29	95.92	96.59	106.36	107.38	B5 to B4	
5	4	110.251	0.15	5.39	0.95	0.14	4.87	5.0	7.7	8.2	39.98	66.82	7.31	36	1.00	94.29	95.39	96.59	97.45	107.38	107.75	B6 to B5	
6	5	92.041	0.38	5.24	0.90	0.34	4.73	5.0	7.5	8.3	39.11	41.09	7.19	30	1.00	95.89	96.82	97.84	98.93	107.75	107.75	B8 to B6	
7	6	56.563	0.12	4.86	0.95	0.12	4.39	5.0	7.4	8.3	36.49	41.09	8.38	30	1.00	96.82	97.39	98.93	99.43	107.75	107.75	B8 to B7	
8	7	92.658	0.23	4.74	0.90	0.21	4.27	5.0	7.2	8.4	35.81	41.09	8.36	30	1.00	97.39	98.32	99.43	100.34	107.75	108.02	B9 to B8	
9	8	74.903	0.45	4.51	0.90	0.41	4.07	5.0	7.1	8.4	33.42	41.09	8.12	30	1.00	98.32	99.06	100.34	101.05	108.02	107.89	B10 to B9	
10	9	82.417	0.00	4.05	0.00	0.00	3.66	0.0	6.9	8.5	31.13	41.09	7.61	30	1.00	99.06	99.89	101.05	101.79	108.06	108.46	B11 to B10	
11	10	102.267	0.09	3.73	0.90	0.08	3.37	5.0	6.6	8.6	29.00	41.09	7.38	30	1.00	99.89	100.91	101.79	102.75	108.46	110.00	B12 to B11	
12	11	64.208	0.46	3.64	0.90	0.41	3.29	5.0	6.5	8.7	28.48	41.09	7.41	30	1.00	100.91	101.56	102.75	103.38	110.00	109.78	B13 to B12	
13	12	104.854	0.20	3.18	0.90	0.18	2.87	5.0	6.2	8.6	25.20	41.03	6.82	30	1.00	101.56	102.61	103.38	104.32	109.78	109.78	B14 to B13	
14	13	86.500	0.39	2.98	0.90	0.35	2.69	5.0	6.0	8.9	23.84	41.03	6.78	30	1.00	102.61	103.47	104.32	105.13	109.78	109.78	B15 to B14	
15	14	90.894	0.00	1.99	0.00	0.00	1.83	0.0	5.9	8.9	16.40	10.50	9.28	18	1.00	104.47	105.67	108.19	108.78	112.25	112.25	B16 to B15	
16	15	21.171	1.31	1.99	0.92	1.20	1.83	5.0	5.8	9.0	16.43	10.64	9.30	18	1.03	105.38	105.65	110.05	110.05	112.25	113.82	B17 to B16	
17	16	26.833	0.00	0.69	0.00	0.00	0.63	0.0	5.7	9.0	6.99	10.22	3.22	18	0.95	105.65	105.85	110.25	113.03	113.82	113.82	B17 to B17	
18	17	154.656	0.00	0.69	0.00	0.00	0.63	0.0	5.1	9.3	5.86	11.18	4.77	15	3.00	104.17	108.81	110.49	111.76	113.82	113.12	Q1 to B17.1	
19	18	37.709	0.69	0.69	0.92	0.63	0.63	5.0	5.0	9.4	5.90	8.40	4.23	16	1.20	109.15	108.50	110.92	112.12	113.12	113.00	Q2 to Q1	
20	End	42.787	0.67	0.67	0.92	0.61	0.61	5.0	5.0	9.4	5.73	10.53	5.03	16	1.01	108.07	108.50	108.99	109.42	112.97	111.73	R2 to R1	
21	End	108.615	0.00	11.80	0.00	0.00	9.83	0.0	6.9	8.5	83.58	13.61	12.00	36	0.04	91.90	91.95	94.70	96.42	104.41	107.73	L2 to L1	
22	21	116.854	0.32	11.23	0.80	0.26	9.33	0.0	6.7	8.6	79.95	13.61	11.31	36	0.04	91.95	91.99	96.59	100.27	107.73	106.00	L3 to L2	
Project File: New storm															Number of lines: 59				Run Date: 6/2/2022				
NOTES: Intensity = 6.37 / (Inlet time + 8.70) ^ 0.73; Return period = Yrs. 10 ; c = cr = ellip b = box																							
Storm Sewers c00310.00																							



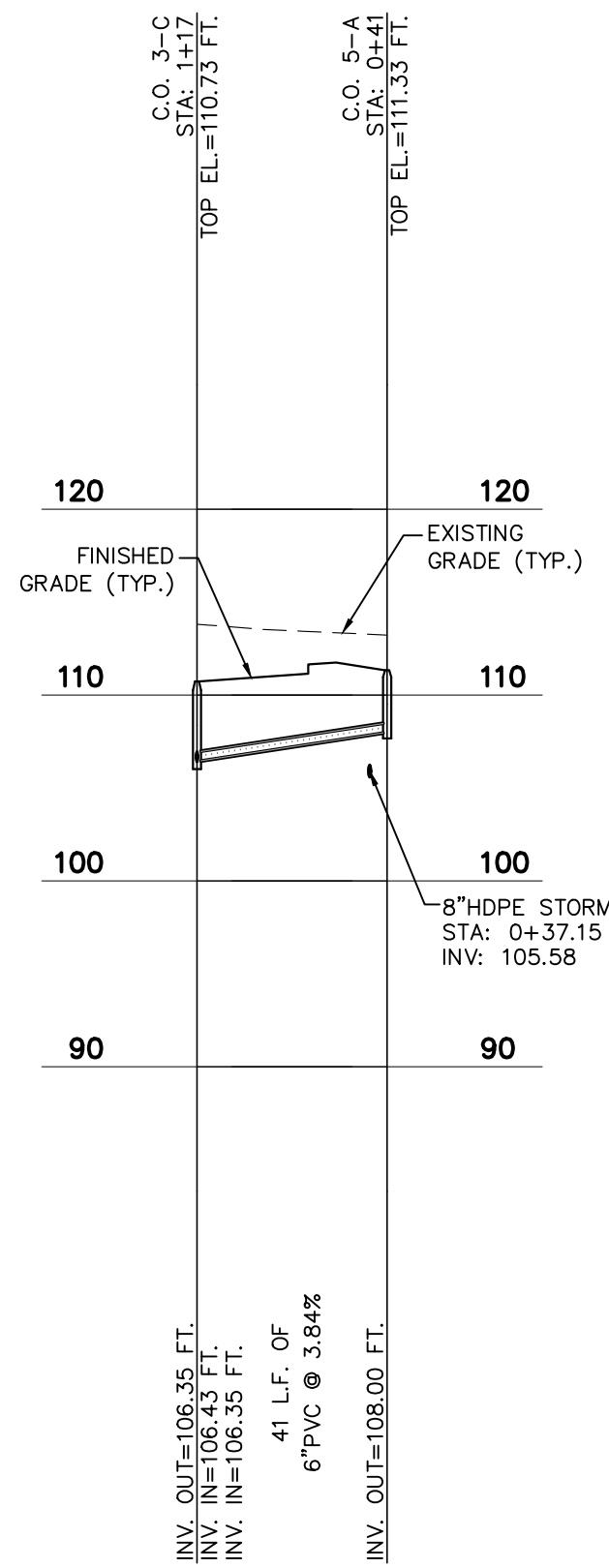
SANITARY LINE "1"
Horizontal Scale: 1"=40'
Vertical Scale: 1"=10'



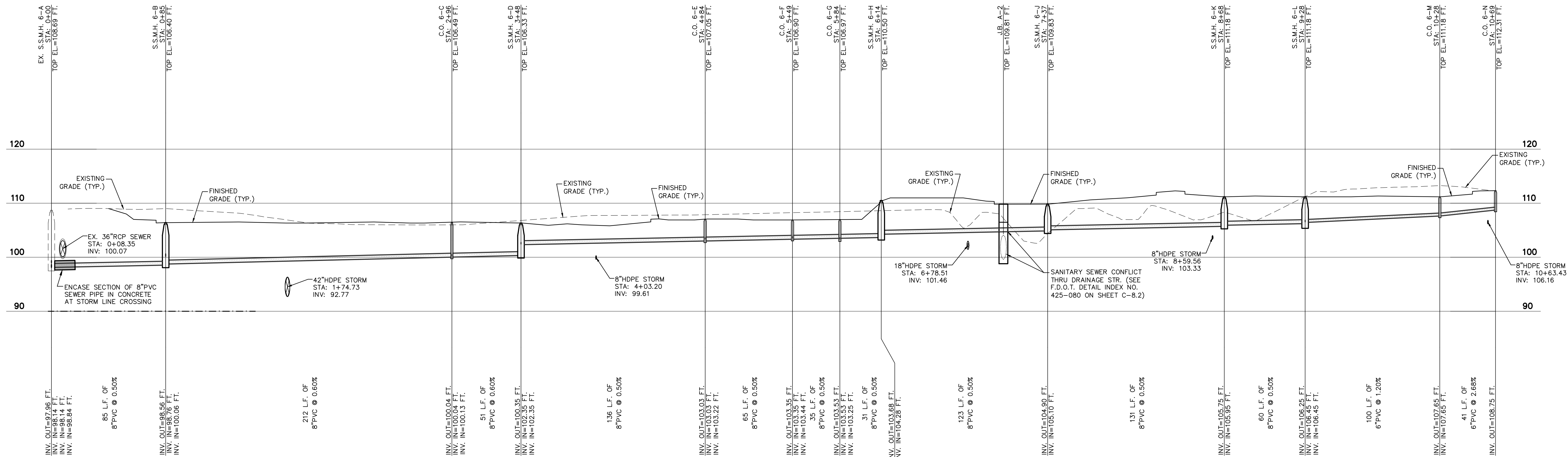
SANITARY LINE "3"
Horizontal Scale: 1"=40'
Vertical Scale: 1"=10'



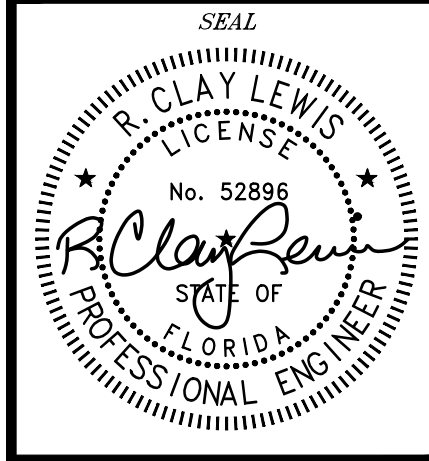
SANITARY LINE "4"
Horizontal Scale: 1"=40'
Vertical Scale: 1"=10'



SANITARY LINE "5"
Horizontal Scale: 1"=40'
Vertical Scale: 1"=10'



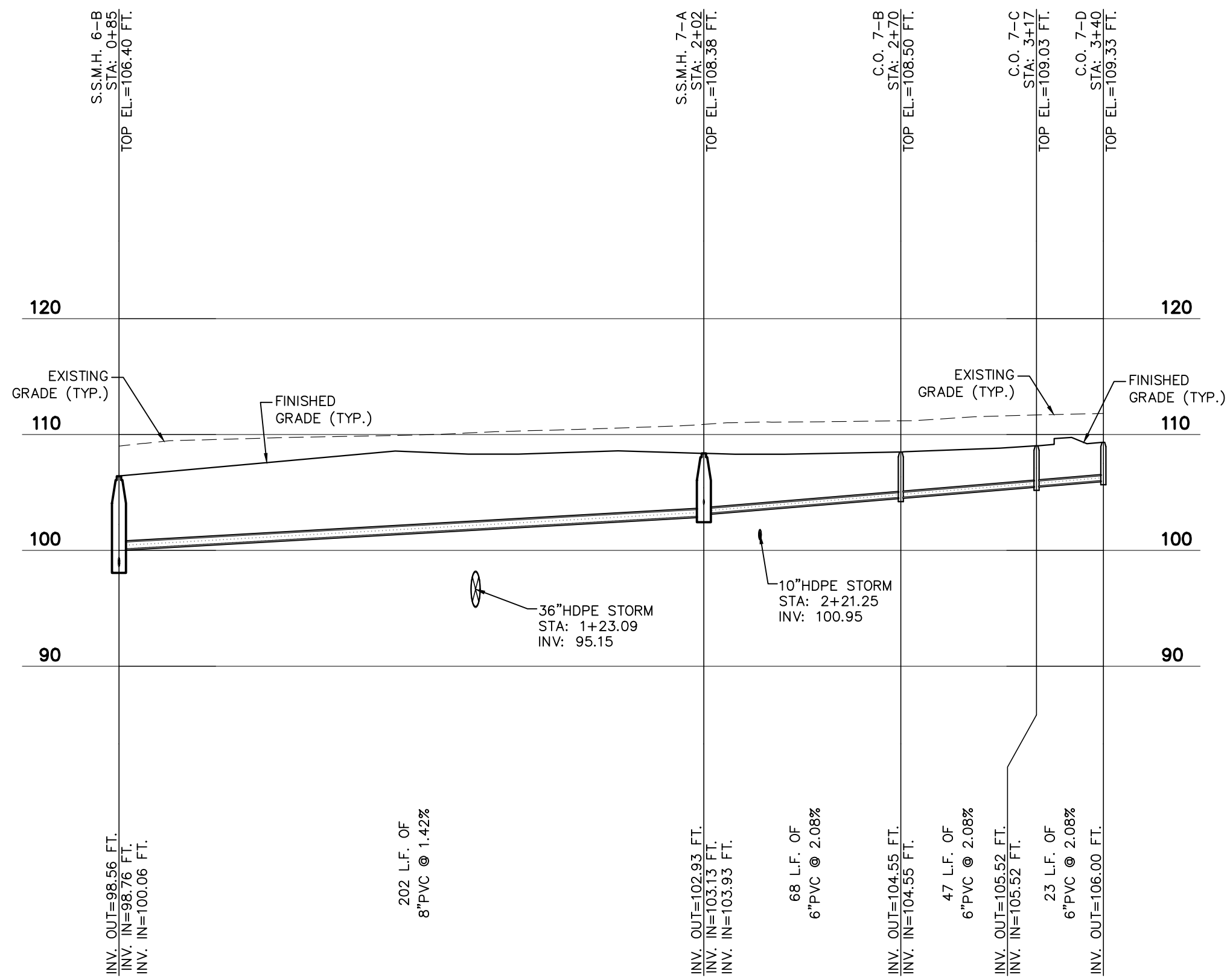
SANITARY LINE "6"
Horizontal Scale: 1"=40'
Vertical Scale: 1"=10'



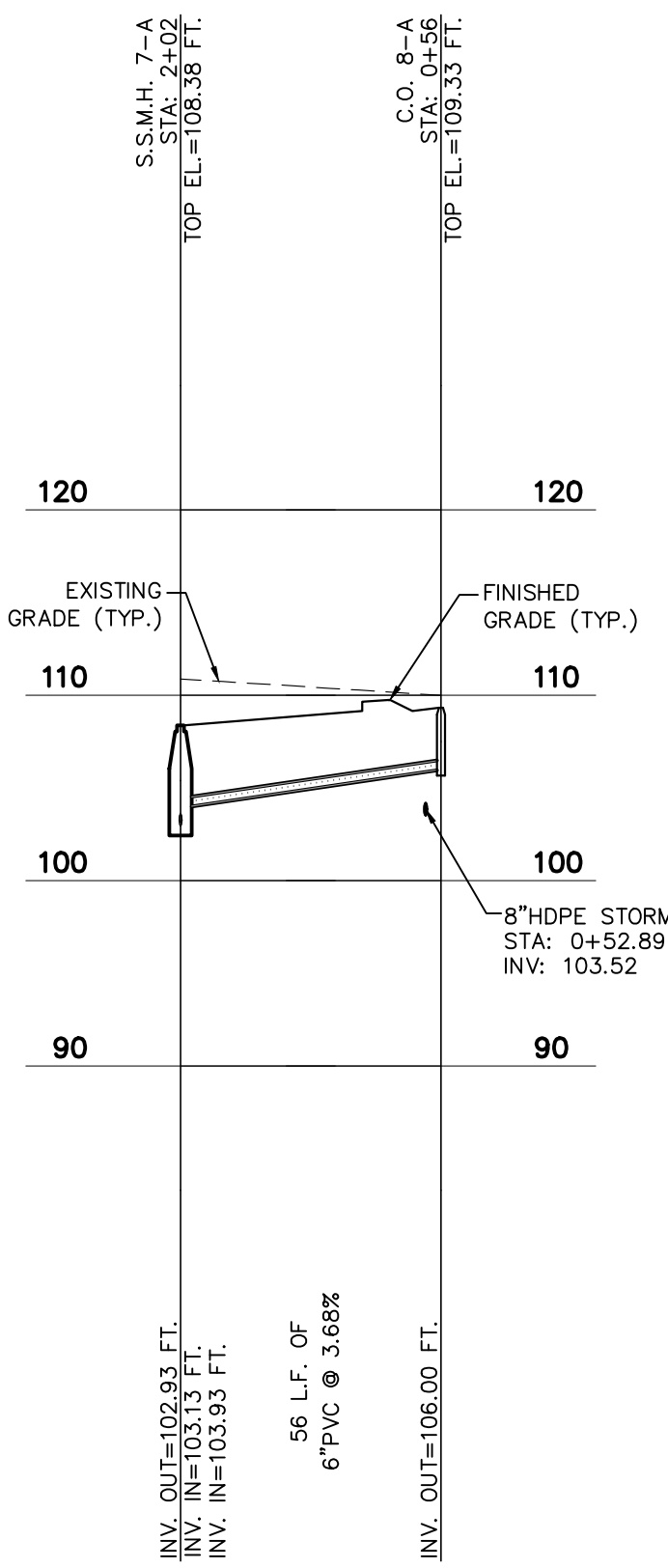
ZEPHYR COMMONS
APARTMENTS
NORTHEAST OF GALL BOULEVARD & PRETTY POND RD.
PARCEL ID NO: 35-25-21-0010-00700-0000
PASCO COUNTY, CITY OF ZEPHYRHILLS, FLORIDA

NO.	BY	DATE	DESCRIPTION
1	TLF	07/26/21	ISCAPE COORD/CITY COMMENTS
2	TLF	07/26/21	STWIND SUBMITTAL
3	TLF	02/01/21	PAJOT. DRAINAGE PRELIM SUBMITTAL
4	TLF	12/03/21	CITY OF ZEPHYRHILLS RESUBMITTAL
5	TLF	02/24/22	FOR CONSTRUCTION PLANS
6	TLF	06/02/22	FINAL V.E. DESIGN DOCUMENTS

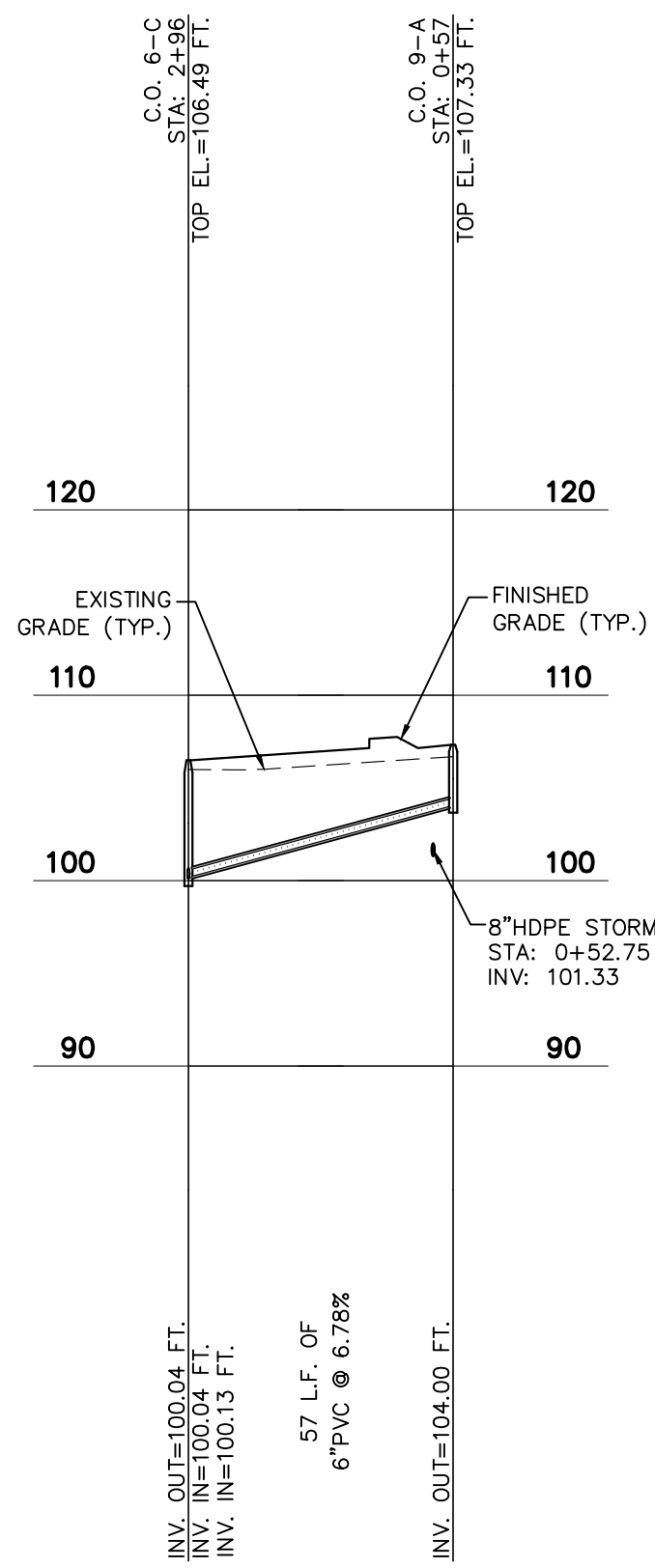
DRAWN BY TLF	CHECKED BY RCL
DATE 06/29/2020	
SHEET TITLE SANITARY SEWER PIPE PROFILES	
SHEET NUMBER C-6.0	



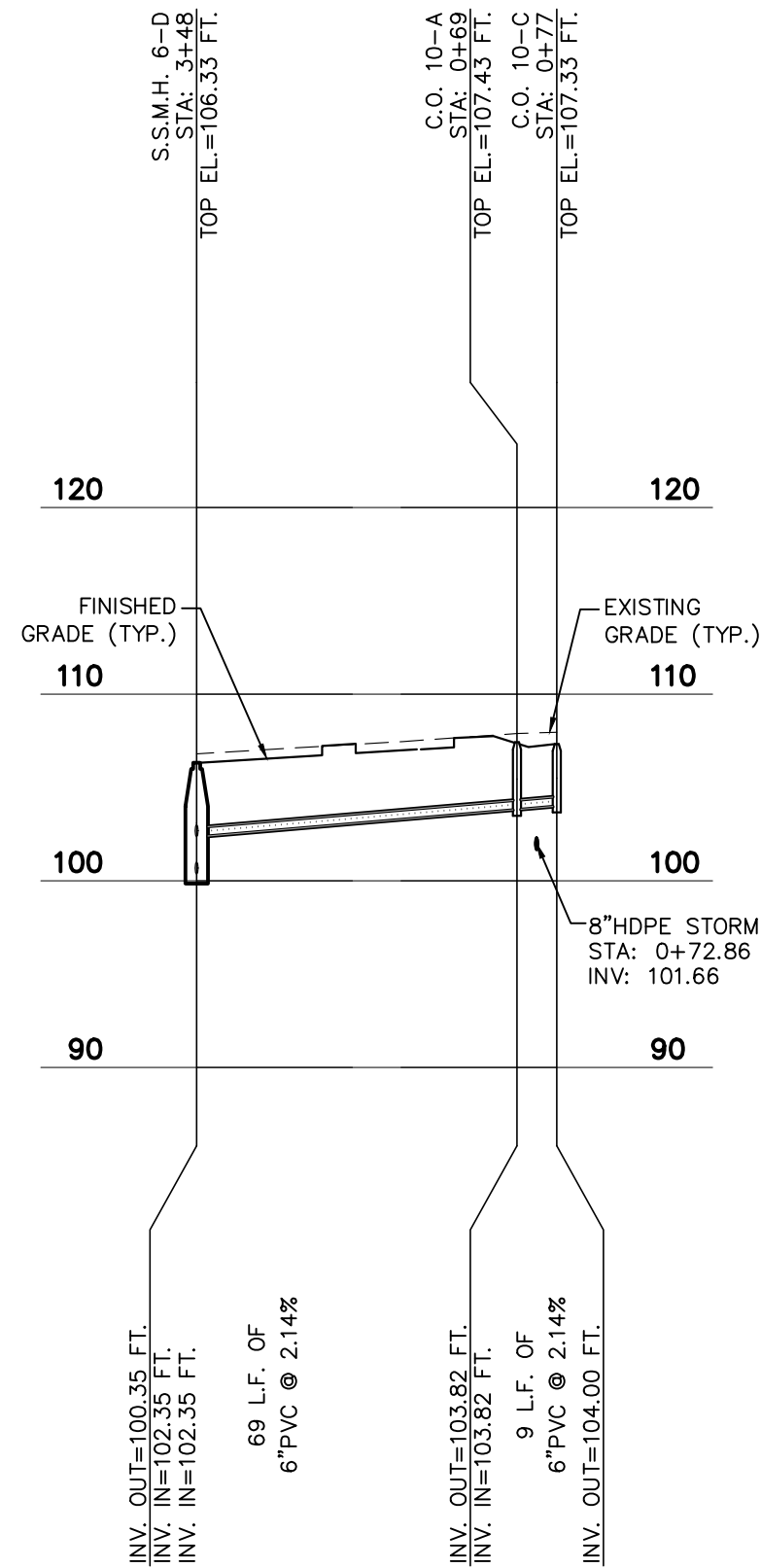
SANITARY LINE "7"
Horizontal Scale: 1"=40'
Vertical Scale: 1"=10'



SANITARY LINE "8"
Horizontal Scale: 1"=40'
Vertical Scale: 1"=10'



SANITARY LINE "9"
Horizontal Scale: 1"=40'
Vertical Scale: 1"=10'

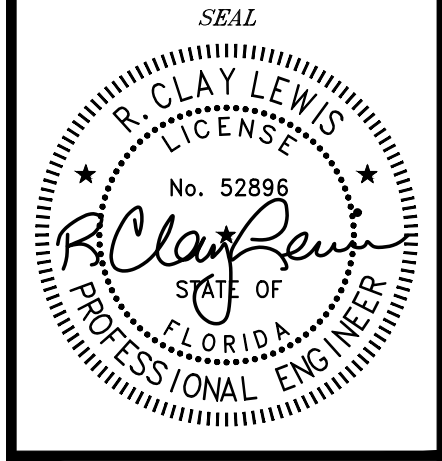


SANITARY LINE "10"
Horizontal Scale: 1"=40'
Vertical Scale: 1"=10'

PIPE CHART									
From	To	Pipe Depth, In.	Type Mat.	Length ft.	Slope	Upper Invert	Lower Invert	n-value	Pipe Capacity, cfs
1-B	1-A	6	PVC	17	1.00%	109.36	109.19	0.012	0.61
1-C	1-B	6	PVC	30	1.00%	109.65	109.36	0.012	0.61
3-B	3-A	8	PVC	16	0.45%	105.79	105.72	0.012	0.88
3-C	3-B	8	PVC	101	0.45%	106.35	105.89	0.012	0.88
3-D	3-C	8	PVC	82	0.45%	106.72	106.35	0.012	0.88
3-E	3-D	6	PVC	85	1.00%	107.67	106.82	0.012	0.61
3-F	3-E	6	PVC	63	1.00%	108.30	107.67	0.012	0.61
4-A	3-B	6	PVC	41	2.93%	108.00	106.80	0.012	1.04
5-A	3-C	6	PVC	41	3.84%	108.00	106.43	0.012	1.19
6-B	6-A	8	PVC	85	0.50%	98.56	98.14	0.012	0.93
6-C	6-B	8	PVC	212	0.60%	100.04	98.76	0.012	1.02
6-D	6-C	8	PVC	51	0.60%	100.35	100.04	0.012	1.01
6-E	6-D	8	PVC	136	0.50%	103.03	102.35	0.012	0.93
6-F	6-E	8	PVC	65	0.50%	103.35	103.03	0.012	0.93
6-G	6-F	8	PVC	35	0.50%	103.53	103.35	0.012	0.93
6-H	6-G	8	PVC	31	0.50%	103.68	103.53	0.012	0.93

PIPE CHART									
From	To	Pipe Depth, In.	Type Mat.	Length ft.	Slope	Upper Invert	Lower Invert	n-value	Pipe Capacity, cfs
6-J	6-H	8	PVC	123	0.50%	104.90	104.28	0.012	0.93
6-K	6-J	8	PVC	131	0.50%	105.75	105.10	0.012	0.93
6-L	6-K	8	PVC	60	0.50%	106.25	105.95	0.012	0.93
6-M	6-L	6	PVC	100	1.20%	107.65	106.45	0.012	0.67
6-N	6-M	6	PVC	41	2.68%	108.75	107.65	0.012	1.00
7-A	6-B	8	PVC	202	1.42%	102.93	100.06	0.012	1.56
7-B	7-A	6	PVC	68	2.08%	104.55	103.13	0.012	0.88
7-C	7-B	6	PVC	47	2.08%	105.52	104.55	0.012	0.88
7-D	7-C	6	PVC	23	2.08%	106.00	105.52	0.012	0.88
8-A	7-A	6	PVC	56	3.68%	106.00	103.93	0.012	1.17
9-A	6-C	6	PVC	57	6.78%	104.00	100.13	0.012	1.59
10-A	6-D	6	PVC	69	2.14%	103.82	102.35	0.012	0.89
10-C	10-A	6	PVC	9	2.14%	104.00	103.82	0.012	0.89
11-A	6-E	6	PVC	78	1.00%	104.00	103.22	0.012	0.61
12-A	6-G	6	PVC	75	1.00%	104.00	103.25	0.012	0.61
13-A	6-L	6	PVC	40	5.71%	108.75	106.45	0.012	1.46

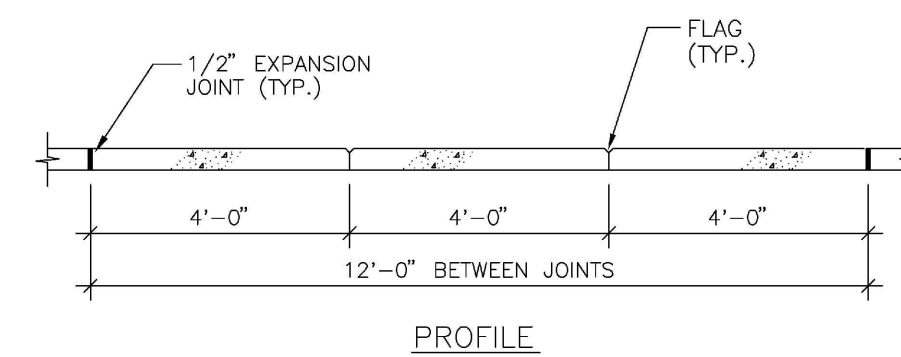
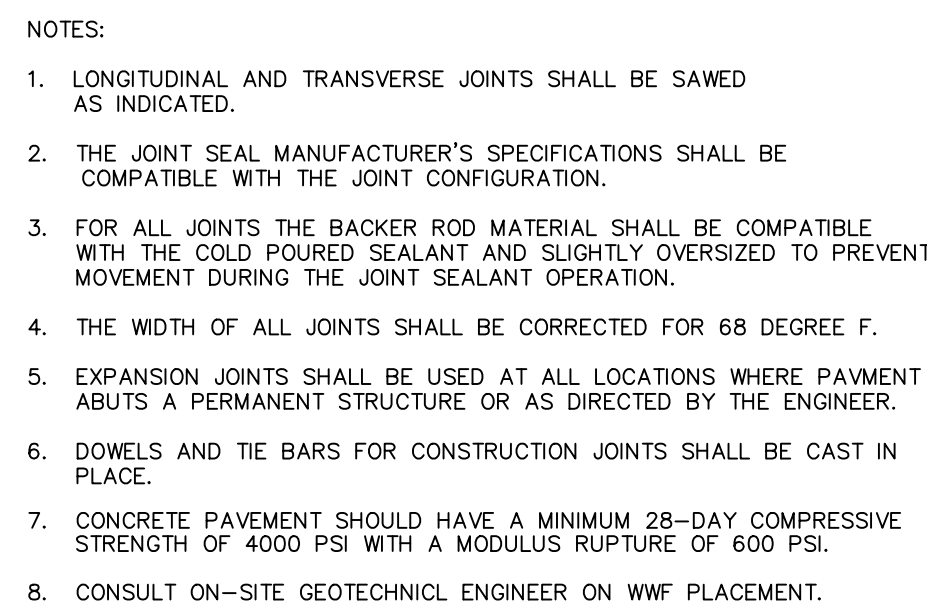
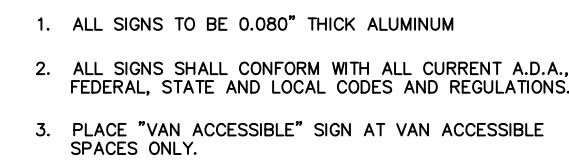
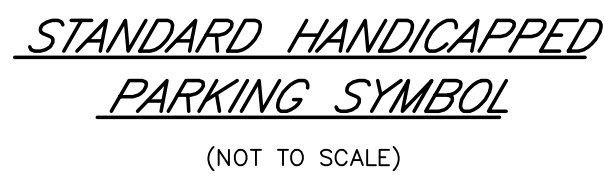
STRUCTURE CHART			
Structure Name	Inlet Elev., ft.	Type Str.	Structure Height, ft.
1-A	113.74	EX. S.S.M.H.	4.8
3-A	115.02	EX. S.S.M.H.	9.4
3-B	110.72	S.S.M.H.	4.9
3-D	110.70	S.S.M.H.	4.0
6-A	108.69	EX. S.S.M.H.	10.7
6-B	106.40	S.S.M.H.	7.8
6-D	106.33	S.S.M.H.	6.0
6-H	110.50	S.S.M.H.	6.8
6-J	109.83	S.S.M.H.	4.9
6-K	111.18	S.S.M.H.	5.4
6-L	111.18	S.S.M.H.	5.3
7-A	108.38	S.S.M.H.	5.4



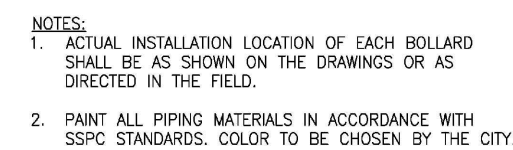
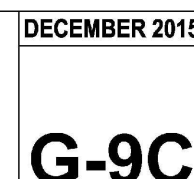
ZEPHYR COMMONS APARTMENTS
NORTHEAST OF GALL BOULEVARD & PRETTY POND RD.
PARCEL ID NO: 35-25-21-0010-00700-0000
PASCO COUNTY, CITY OF ZEPHYRHILLS, FLORIDA

NO.	BY	DATE	DESCRIPTION
1	TLF	07/26/21	ESCAPE COORD/CITY COMMENTS
2	TLF	07/26/21	STYPMO SUBMITTAL
3	TLF	09/01/21	PAJ.O.T. DRAINAGE PERMIT SUBMITTAL
4	TLF	12/03/21	CITY OF ZEPHYRHILLS SUBMITTAL
5	TLF	02/24/22	FOR CONSTRUCTION PLANS
6	TLF	06/02/22	FINAL V.E. DESIGN DOCUMENTS

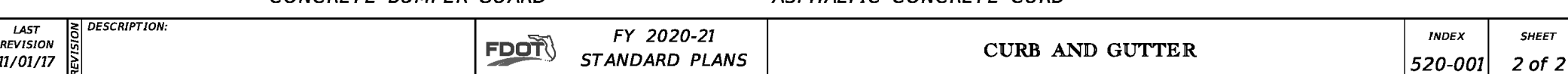
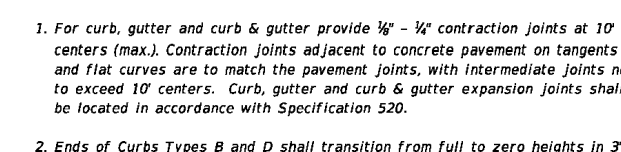
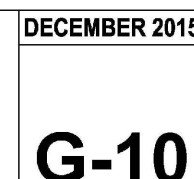
DRAWN BY TLF	CHECKED BY RCL
DATE 06/29/2020	
SHEET TITLE SANITARY SEWER PIPE PROFILES	
SHEET NUMBER C-6.1	



CONCRETE WALKWAY DETAIL
NOT TO SCALE

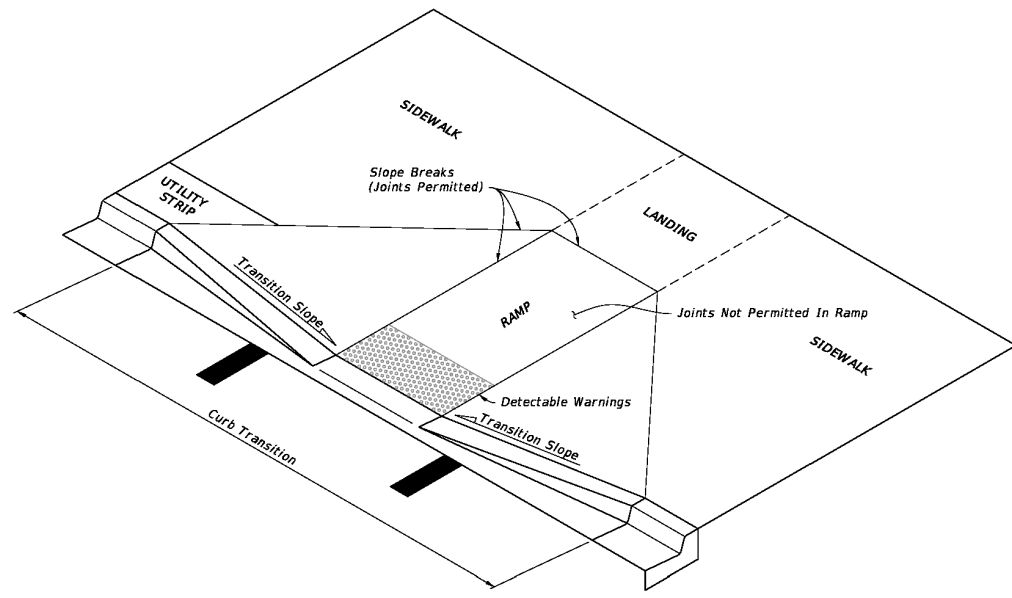


BOLLARD CONCRETE FILLED
NTS



GENERAL NOTES:

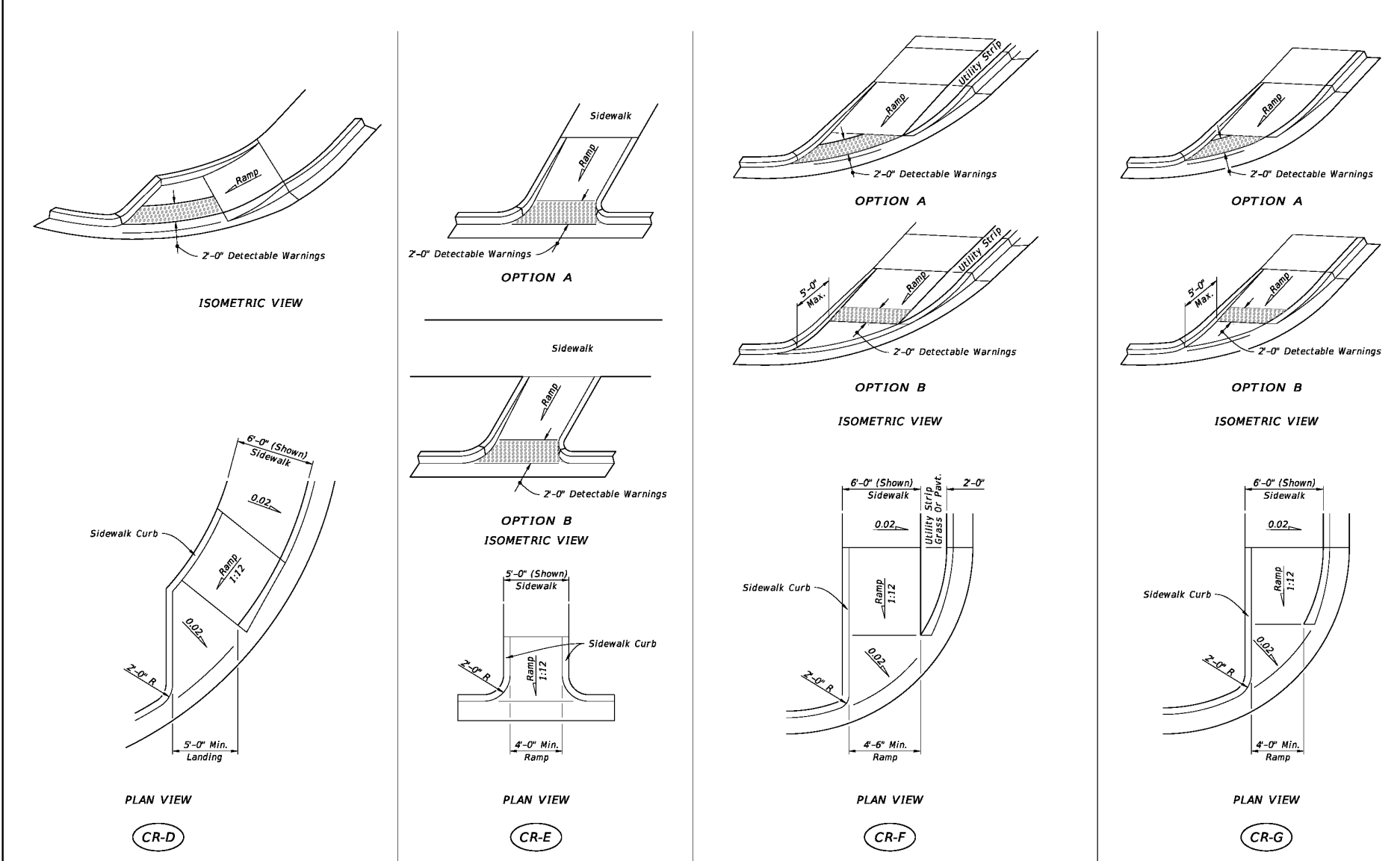
- Cross Slopes and Grades:
 - Sidewalk, ramp, and landing slopes (i.e. 0.02, 0.05, and 1:12) shown in this Index are maximum. With approval of the Engineer, provide the minimum feasible slope where the requirements cannot be met.
 - Landings must have cross-slopes less than or equal to 0.02 in any direction.
 - Maintain a single longitudinal slope along each side of the curb ramp.
 - Ramp slopes are not required to exceed 1:12 in length.
 - Joints permitted at the location of slope breaks. Otherwise locate joints in accordance with Index 522-002. No joints are permitted within the ramp portion of the curb ramps.
- Curb, Curb and Gutter, and/or Sidewalk:
 - Refer to Index 522-001 for concrete thickness and sidewalk details.
 - Remove any existing curb, curb and gutter, or sidewalk to the extent (not beyond the curb transition or to the extent that no remaining section is less than 5 feet long).
 - Ramp Alpha-Identification:
 - Sidewalk curb ramp with identification (e.g. CR-A) are provided for reference purposes in the Plans.
 - Alpha-identifications CR-1 and CR-2 are intentionally omitted.
- Detectable Warnings:
 - Install detectable warnings in accordance with Specification 527.
 - Place detectable warnings across the full width of the ramp or landing, to a minimum depth of 2 feet measured perpendicular to the curb line and no greater than 5 feet from the back of the curb or edge of pavement.
 - If detectable warnings are shown in the Plans on slopes greater than 2%, align the truncated domes with the centerline of the ramp; otherwise, the truncated domes are not required to be aligned.
- Detectable Warnings - Acceptance Criteria:
 - Color and texture shall be complete and uniform.
 - 80% of individual truncated domes shall be in accordance with the Americans with Disabilities Act Standards for Transportation Facilities, Section 705.
 - There shall be no more than 4 non-compliant domes in any one square foot.
 - Non-compliant domes shall not be adjacent to other non-compliant domes.
 - Surfaces shall not deviate more than 0.10" from a true plane.



CURB RAMP NOMENCLATURE

LAST REVISION	DESCRIPTION	DATE	BY	INDEX	SHEET
11/01/19	1				

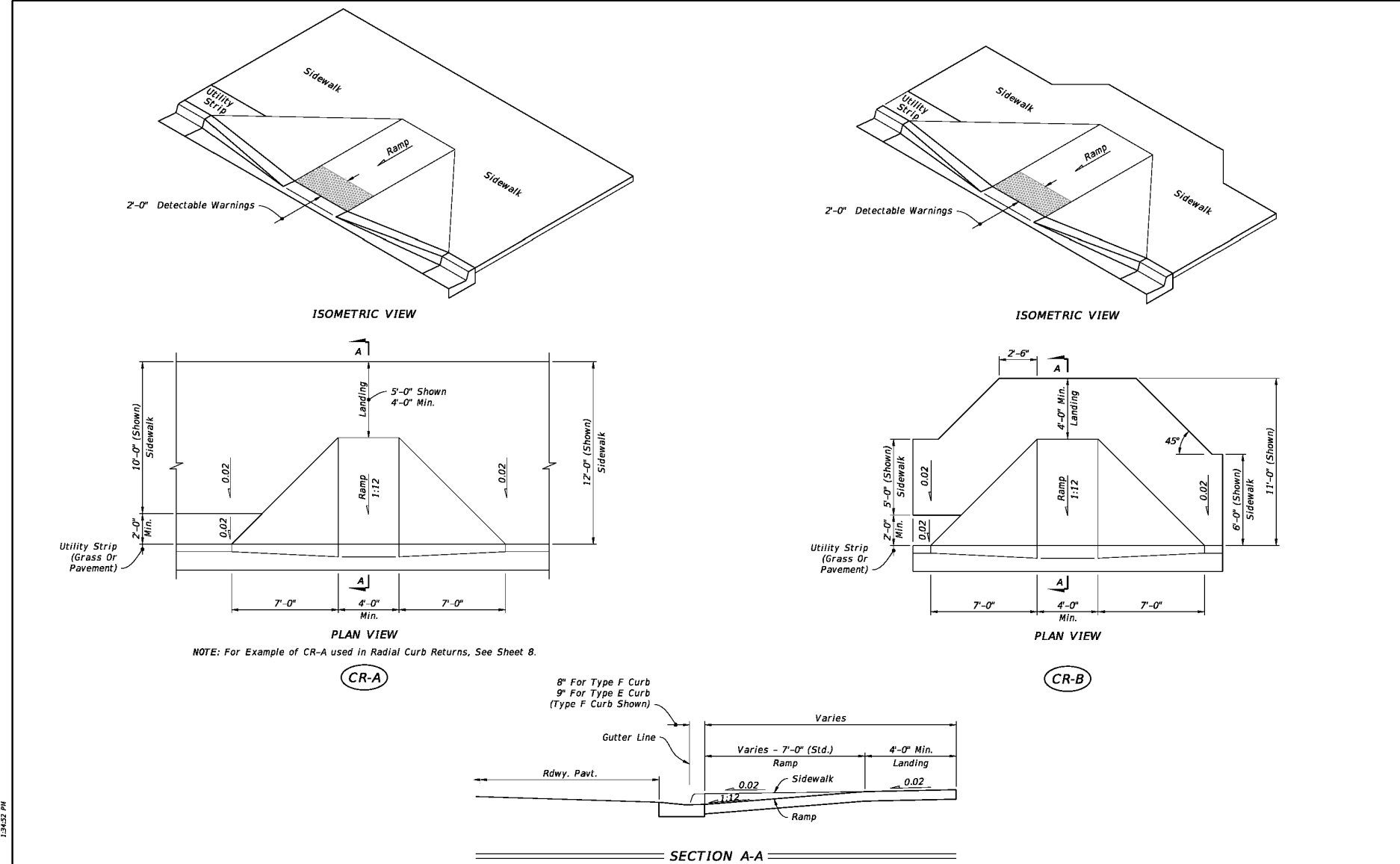
LAST REVISION	DESCRIPTION	DATE	BY	INDEX	SHEET
11/01/19	1				



SIDEWALK CURB RAMPS CR-D, CR-E, CR-F & CR-G

LAST REVISION	DESCRIPTION	DATE	BY	INDEX	SHEET
11/01/19	1				

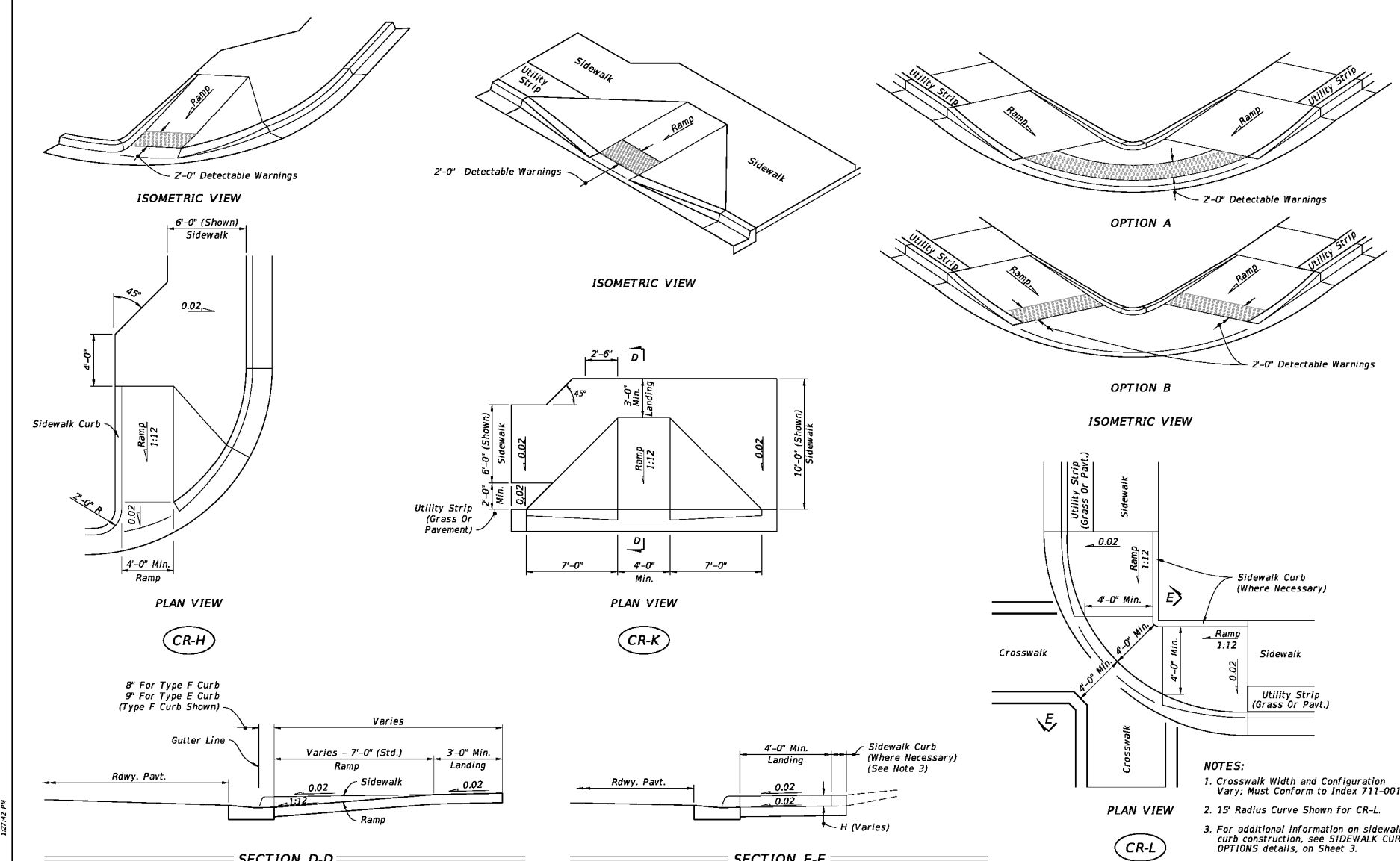
LAST REVISION	DESCRIPTION	DATE	BY	INDEX	SHEET
11/01/19	1				



SIDEWALK CURB RAMPS CR-A AND CR-B

LAST REVISION	DESCRIPTION	DATE	BY	INDEX	SHEET
11/01/19	1				

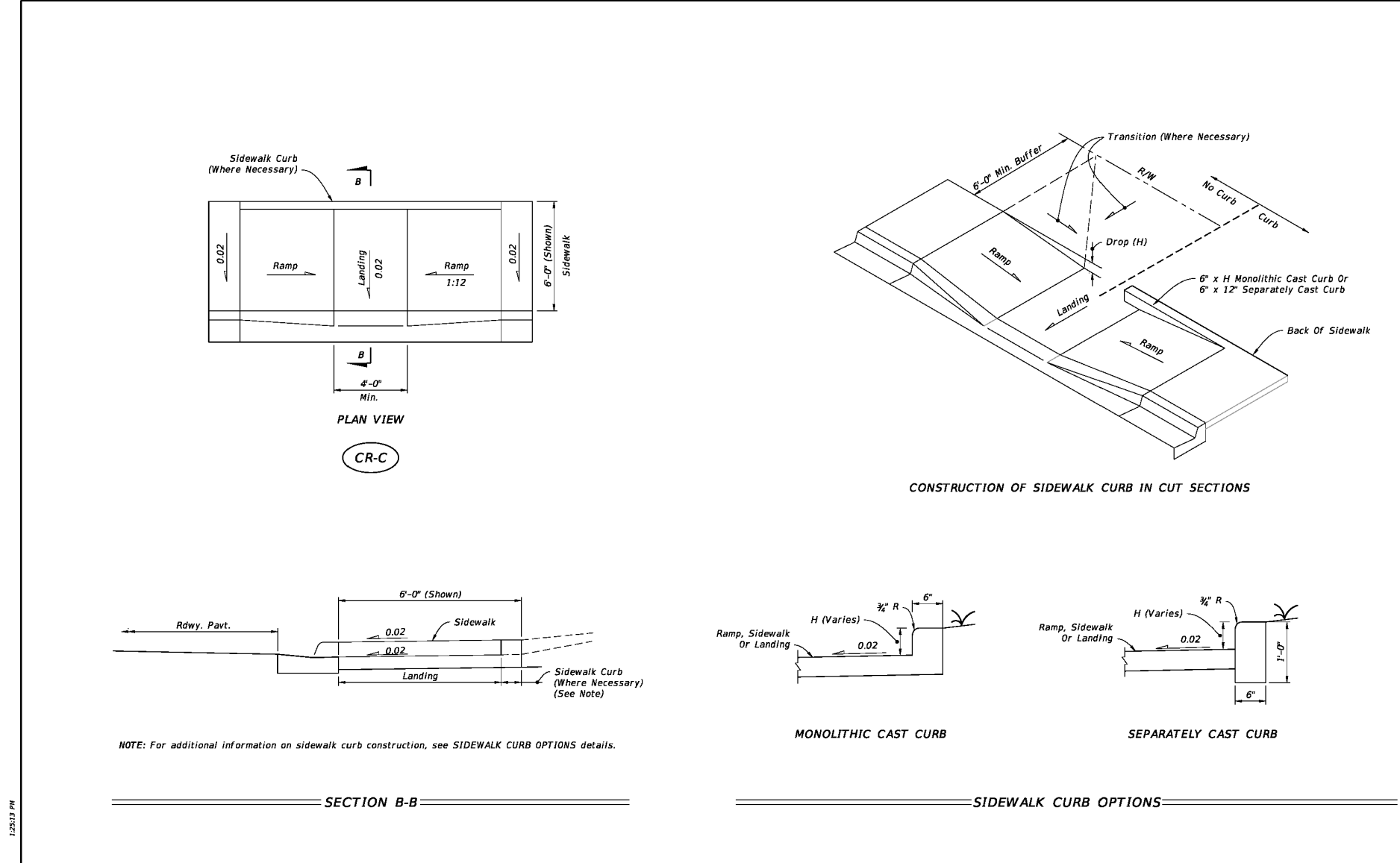
LAST REVISION	DESCRIPTION	DATE	BY	INDEX	SHEET
11/01/19	1				



SIDEWALK CURB RAMPS CR-H, CR-K & CR-L

LAST REVISION	DESCRIPTION	DATE	BY	INDEX	SHEET
11/01/19	1				

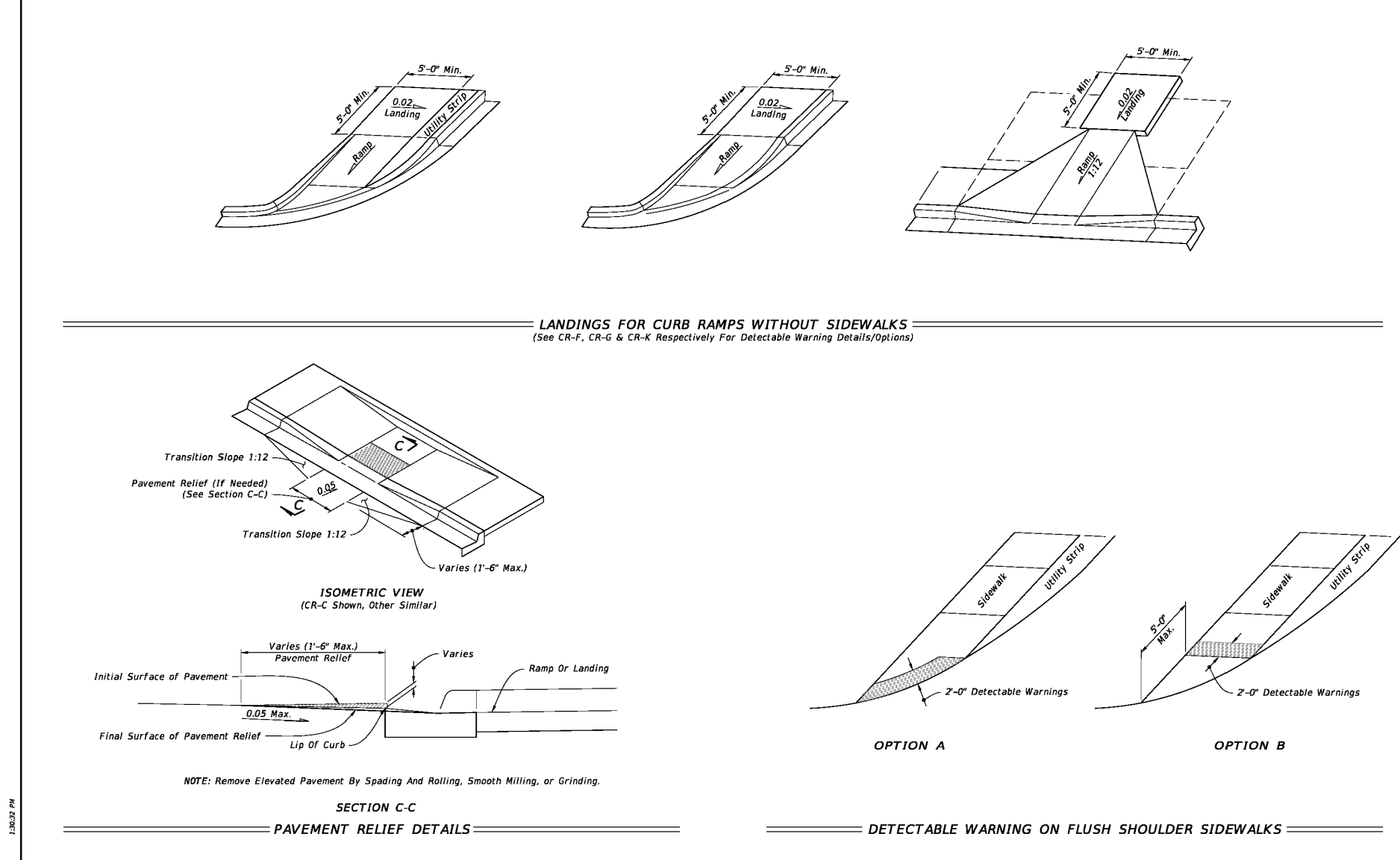
LAST REVISION	DESCRIPTION	DATE	BY	INDEX	SHEET
11/01/19	1				



SIDEWALK CURB RAMPS CR-C AND CR-D

LAST REVISION	DESCRIPTION	DATE	BY	INDEX	SHEET
11/01/19	1				

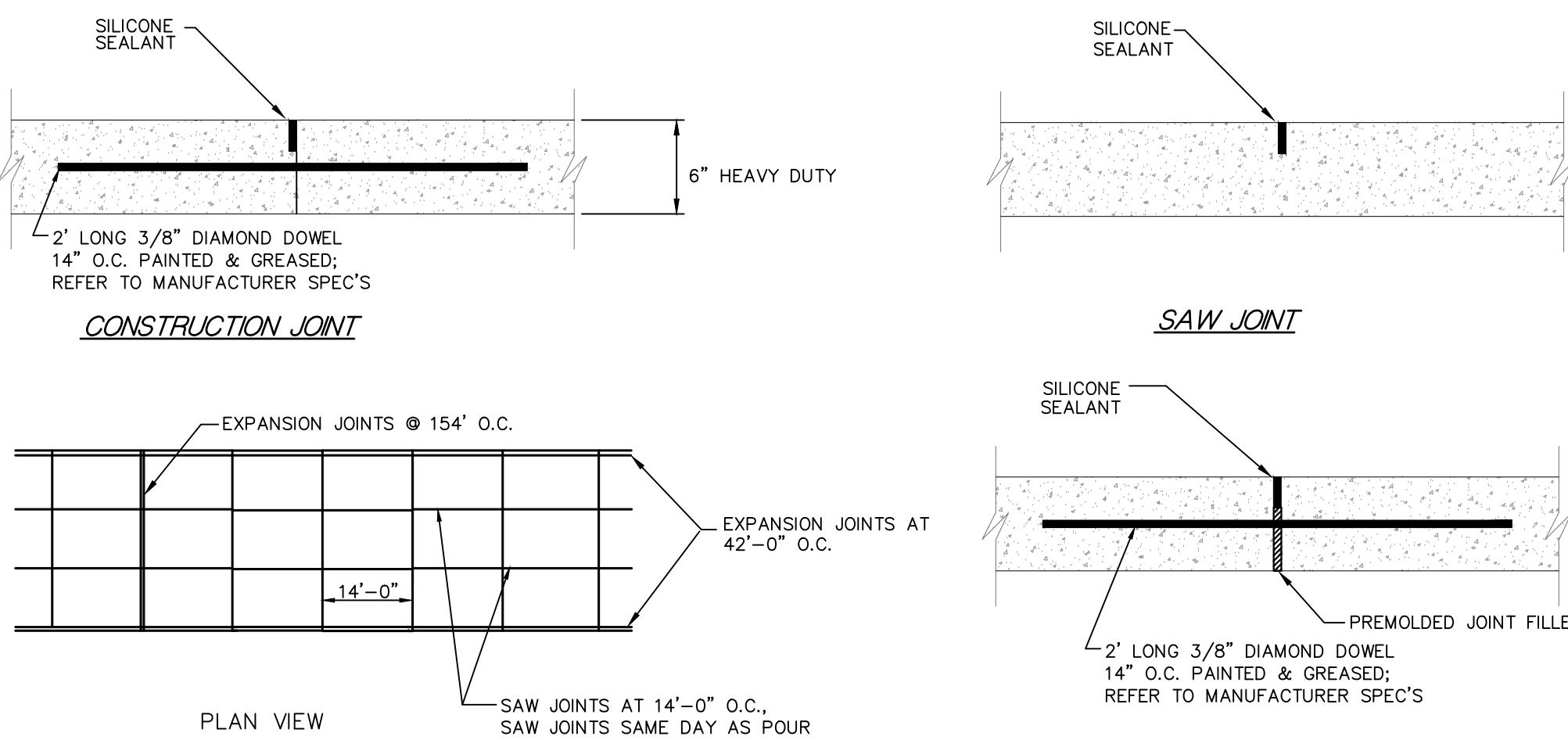
LAST REVISION	DESCRIPTION	DATE	BY	INDEX	SHEET
11/01/19	1				



LANDINGS FOR CURB RAMPS WITHOUT SIDEWALKS

LAST REVISION	DESCRIPTION	DATE	BY	INDEX	SHEET
11/01/19	1				

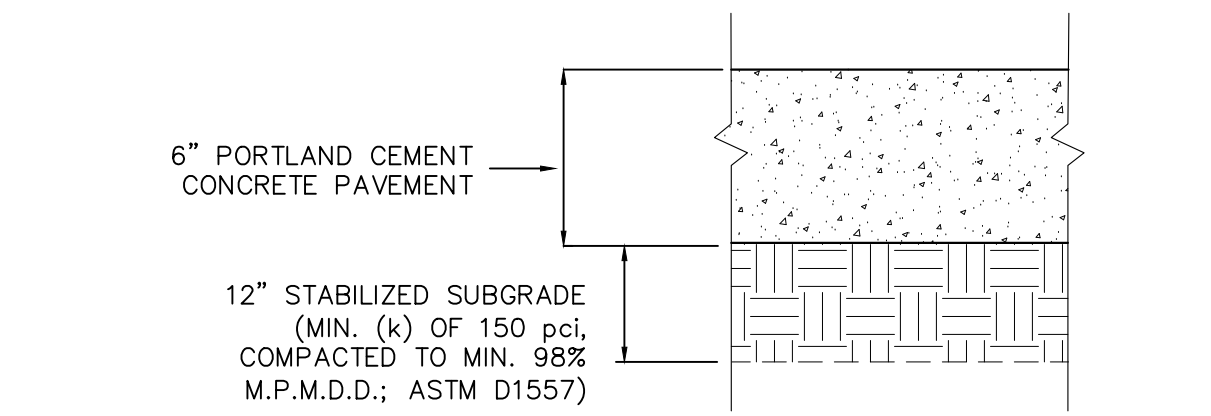
LAST REVISION	DESCRIPTION	DATE	BY	INDEX	SHEET
11/01/19	1				



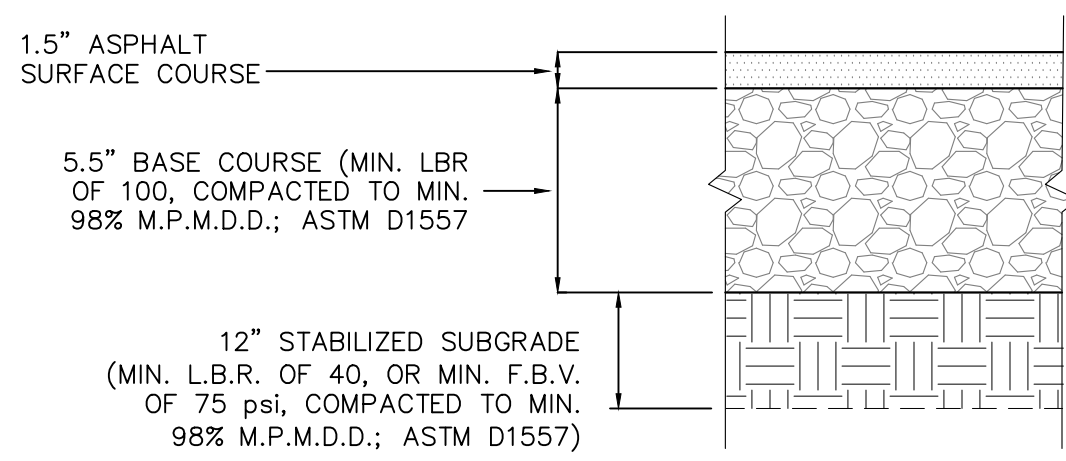
CONCRETE PAVING JOINT DETAILS

NOTE:
PROVIDE EXPANSION JOINT WHERE CONC. PAVEMENT
AND CURB AND GUTTER MEET OR CONSTRUCT MONOLITHIC
CURB AND GUTTER WITH CONCRETE PAVEMENT.

(NOT TO SCALE)

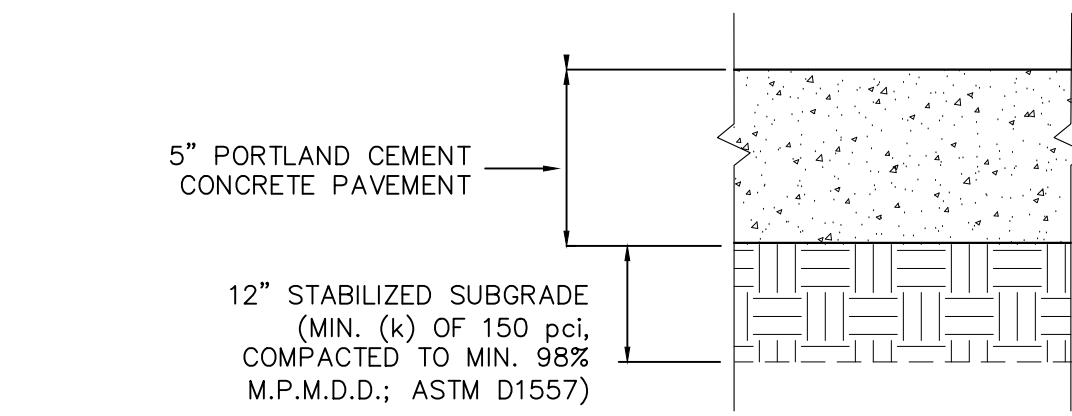


HEAVY DUTY CONCRETE PAVING SECTION

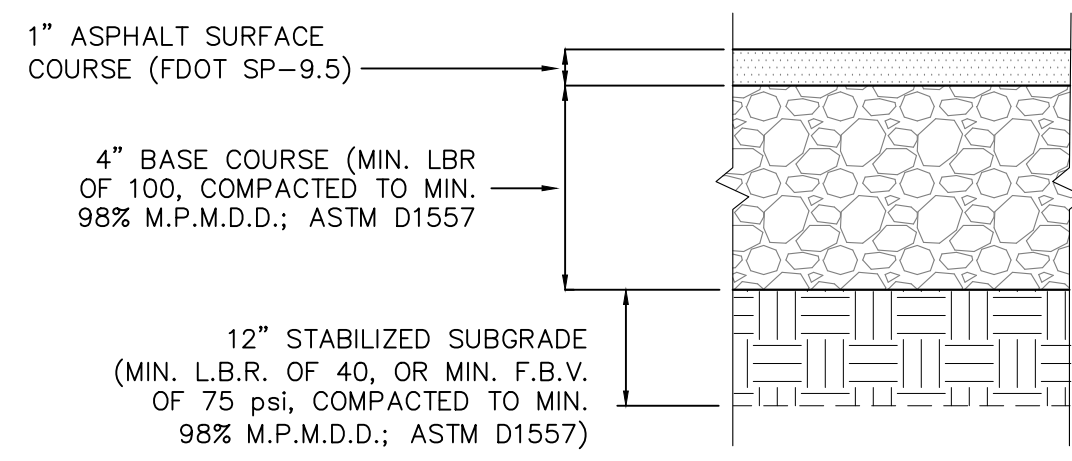


HEAVY DUTY ASPHALT PAVEMENT

N.T.S.



LIGHT DUTY CONCRETE PAVING SECTION



LIGHT DUTY ASPHALT PAVEMENT

N.T.S.

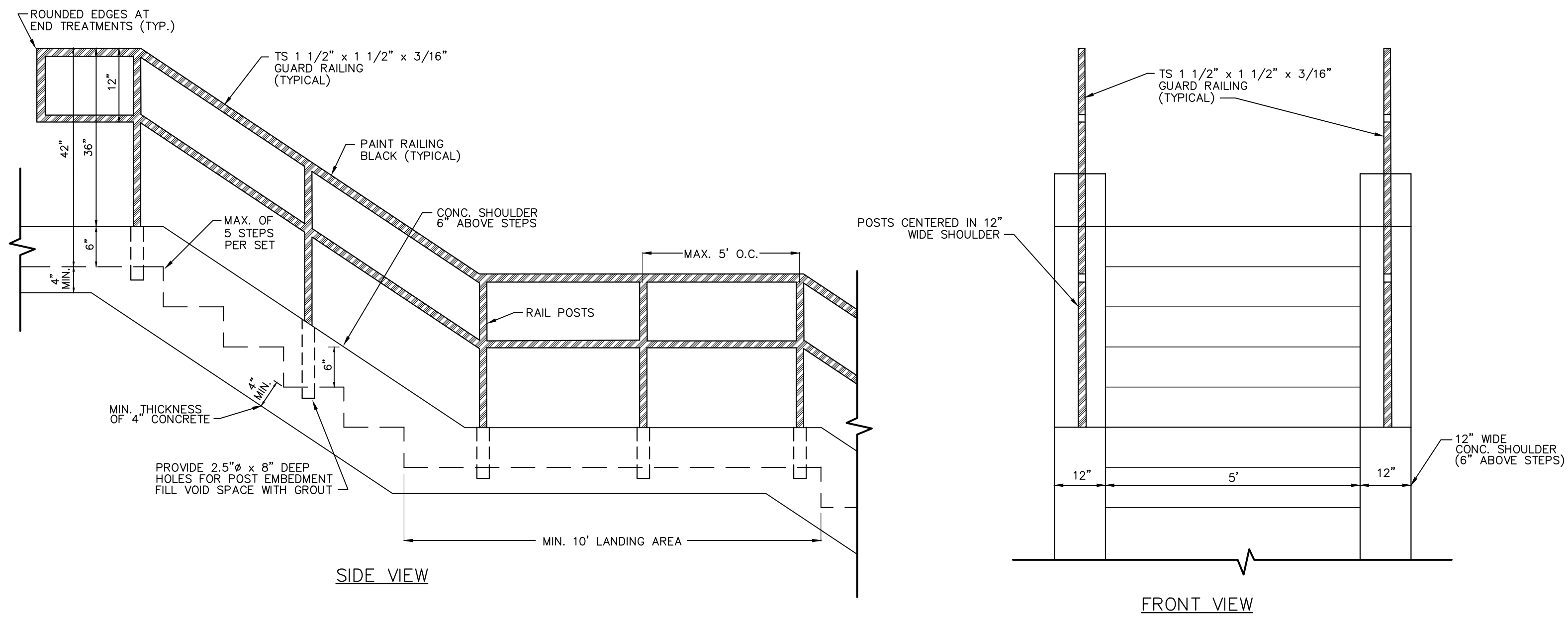
PAVEMENT NOTES:

- FLEXIBLE PAVEMENT SHALL CONSIST OF F.D.O.T. SUPERPAVE (SP) ASPHALTIC CONCRETE.
 - F.D.O.T. SP-9.5 FINE MIX FOR LIGHT-DUTY AREAS
 - F.D.O.T. SP-12.5 AND/OR SP-9.5 FINE MIX FOR HEAVY DUTY AREAS
 - COMPACTED TO AN AVERAGE FIELD DENSITY OF 93% OF MAX. LAB. DENSITY
 - SHALL ADHERE TO REQUIREMENTS OUTLINED IN THE LATEST EDITION OF F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- COMPACTED SUBGRADE BELOW CONCRETE PAVEMENT SHALL MEET THE FOLLOWING SPECIFICATIONS:
 - SUBGRADE SOILS MUST BE DENSIFIED TO AT LEAST 98% M.P.M.D.D. TO A DEPTH OF AT LEAST 1-FOOT DIRECTLY BELOW THE BOTTOM OF CONCRETE SLAB
 - THE SURFACE OF THE SUBGRADE SOILS MUST BE SMOOTH, AND ANY OBSTACLES OR WHEEL RUTTING CORRECTED PRIOR TO PLACEMENT OF CONCRETE.
 - THE SUBGRADE SOILS MUST BE MOISTENED PRIOR TO PLACEMENT OF CONCRETE.
 - CONCRETE PAVEMENT THICKNESS SHOULD BE UNIFORM THROUGHOUT, WITH EXCEPTION TO THE THICKENED EDGES (CURB OR FOOTING).
 - THE BOTTOM OF PAVEMENT SHOULD BE SEPARATED FROM THE ESTIMATED SEASONAL HIGH GROUNDWATER LEVEL BY AT LEAST 12-INCHES.

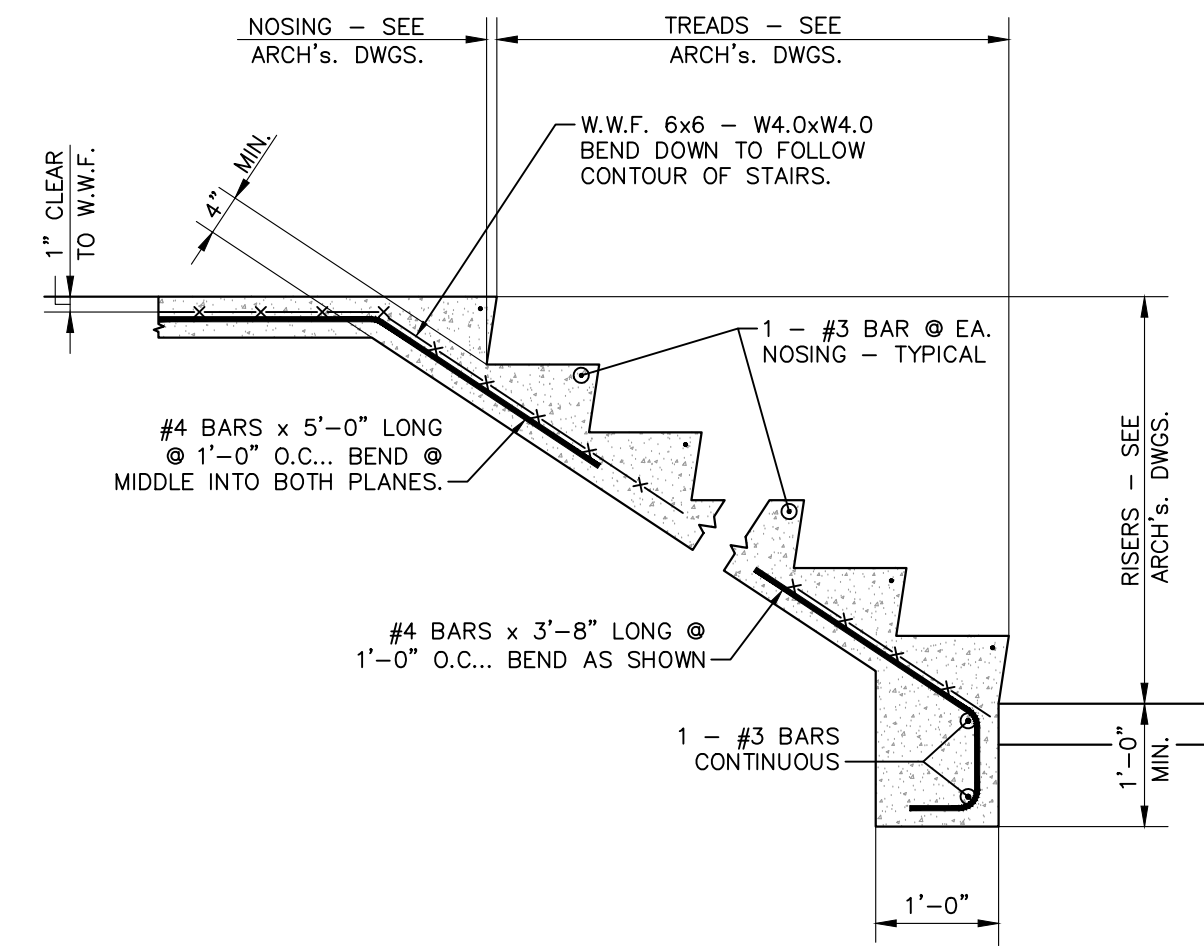
NOTE: THE DETAILED PAVEMENT DESIGN NOTED ABOVE IS MERELY A DEFINITION OF THE PAVEMENT DESIGN RECOMMENDATIONS DESCRIBED IN THE "GEOTECHNICAL EXPLORATION" REPORT, PREPARED BY UNIVERSAL ENGINEERING SCIENCES, DATED 01/17/2022. THE PAVEMENT DEFINITION SHOWN HEREIN IS FOR THE CONVENIENCE OF THE CONTRACTOR DURING CONSTRUCTION. THE CONTRACTOR SHALL REFER TO ALL RECOMMENDATIONS INCLUDED IN THE GEOTECHNICAL REPORT, INCLUDING ANY/ALL ADDENDUMS. ALL CONSTRUCTION SHALL COMPLY WITH THE CONCLUSIONS AND RECOMMENDATIONS CITED WITHIN THE REFERENCED GEOTECHNICAL REPORT. HAINES, GIPSON & ASSOC. INC. IS NOT RESPONSIBLE FOR THE PAVEMENT DESIGN NOTED ABOVE.

NO.	BY	DATE	DESCRIPTION
1	TLF	02/24/22	FOR CONSTRUCTION PLANS
2	TLF	03/14/22	CONNECTOR ROAD COORDINATION
3	TLF	07/26/21	ISCAPE COORD/CITY COMMENTS
4	TLF	07/26/21	STWMD SUBMITTAL
5	TLF	08/01/21	F.D.O.T. DRAINAGE PERMIT SUBMITTAL
6	TLF	12/03/21	CITY OF ZEPHYRHILLS SUBMITTAL
7	TLF	02/24/22	FOR CONSTRUCTION PLANS
8	TLF	03/14/22	CONNECTOR ROAD COORDINATION
9	TLF	07/26/21	ISCAPE COORD/CITY COMMENTS
10	TLF	07/26/21	STWMD SUBMITTAL
11	TLF	08/01/21	F.D.O.T. DRAINAGE PERMIT SUBMITTAL
12	TLF	12/03/21	CITY OF ZEPHYRHILLS SUBMITTAL
13	TLF	02/24/22	FOR CONSTRUCTION PLANS
14	TLF	03/14/22	CONNECTOR ROAD COORDINATION
15	TLF	07/26/21	ISCAPE COORD/CITY COMMENTS
16	TLF	07/26/21	STWMD SUBMITTAL
17	TLF	08/01/21	F.D.O.T. DRAINAGE PERMIT SUBMITTAL
18	TLF	12/03/21	CITY OF ZEPHYRHILLS SUBMITTAL
19	TLF	02/24/22	FOR CONSTRUCTION PLANS
20	TLF	03/14/22	CONNECTOR ROAD COORDINATION

DATE	06/28/2020
SHEET TITLE	SITWORK CONSTRUCTION DETAILS
SHEET NUMBER	C-7.1



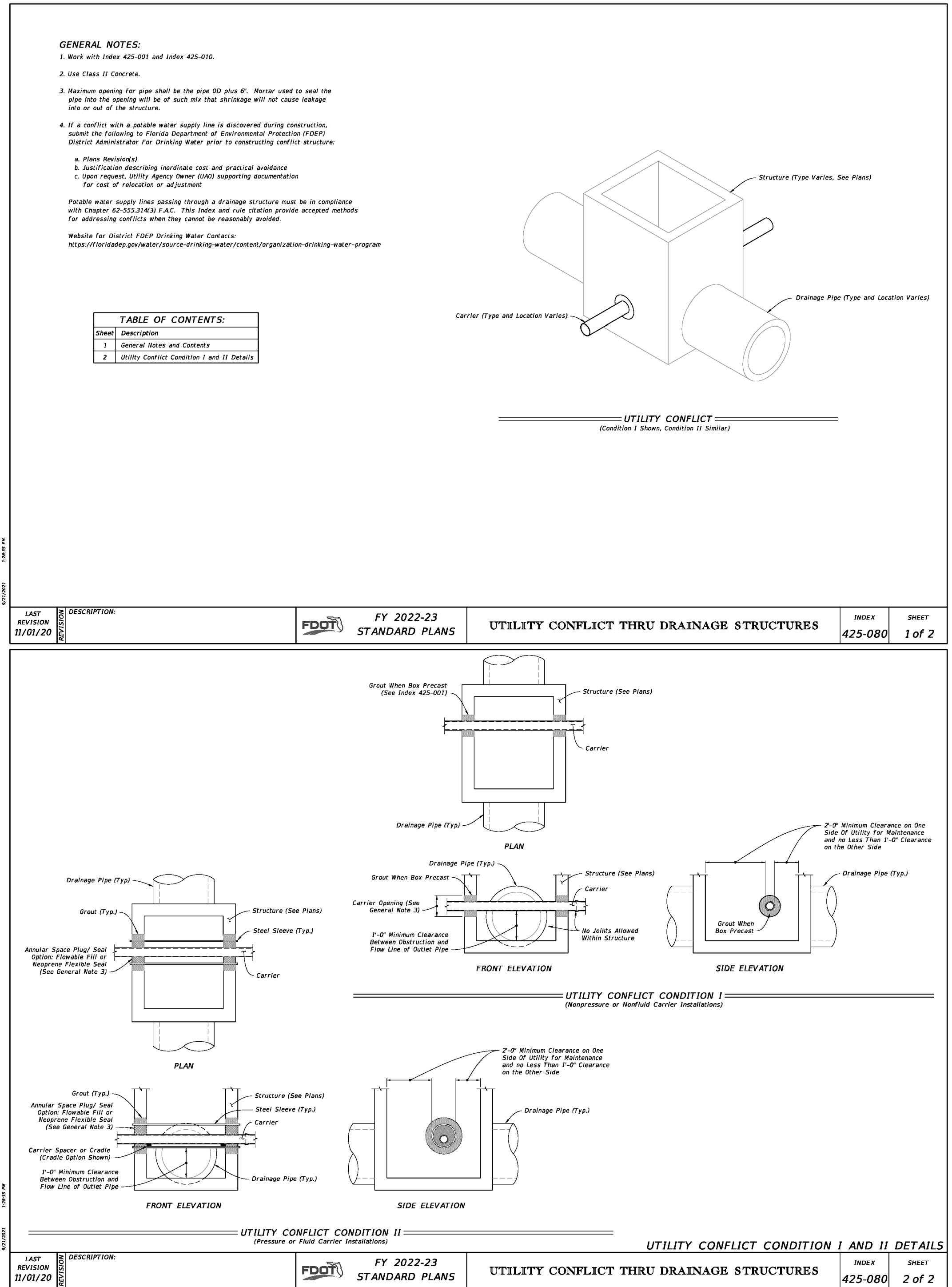
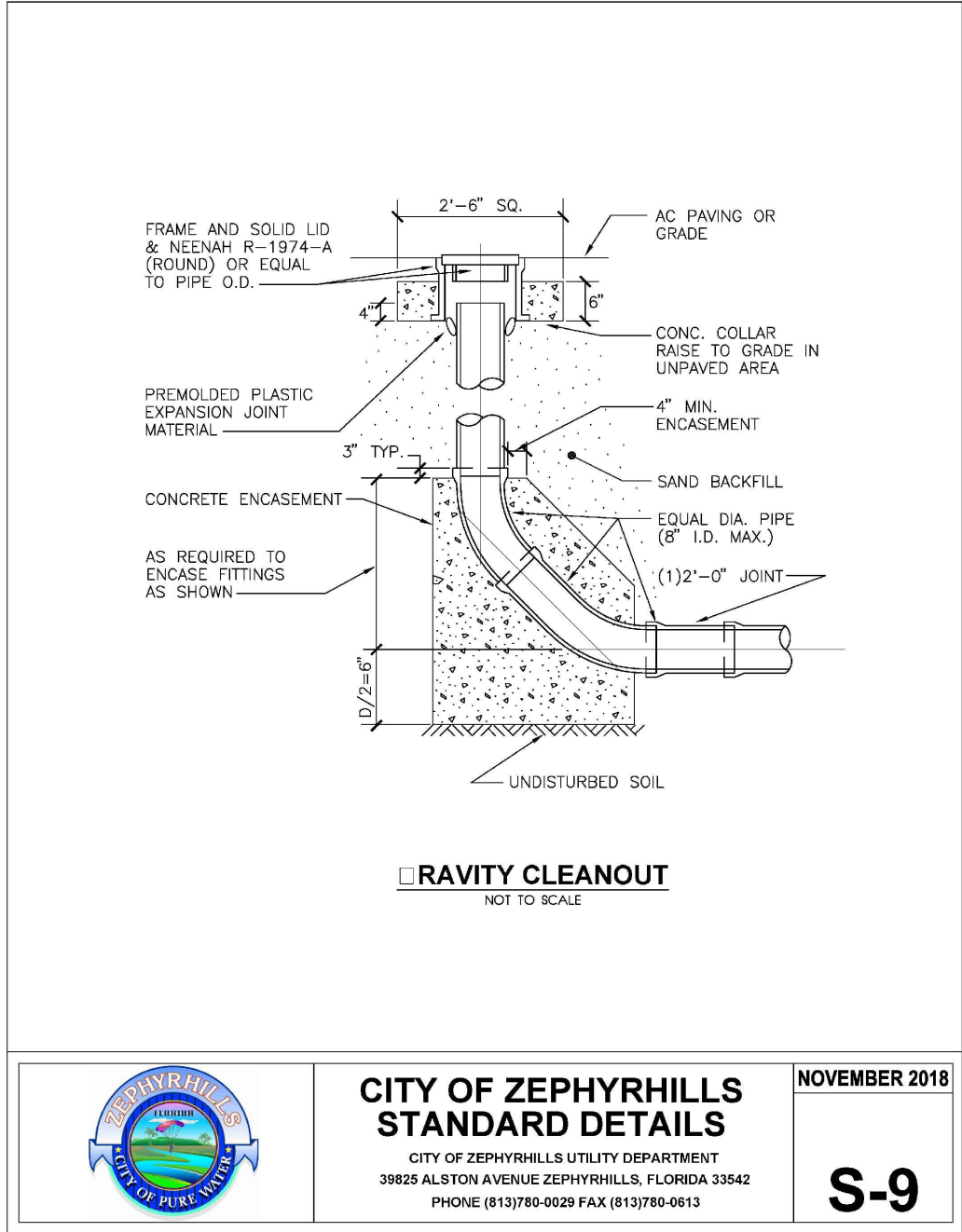
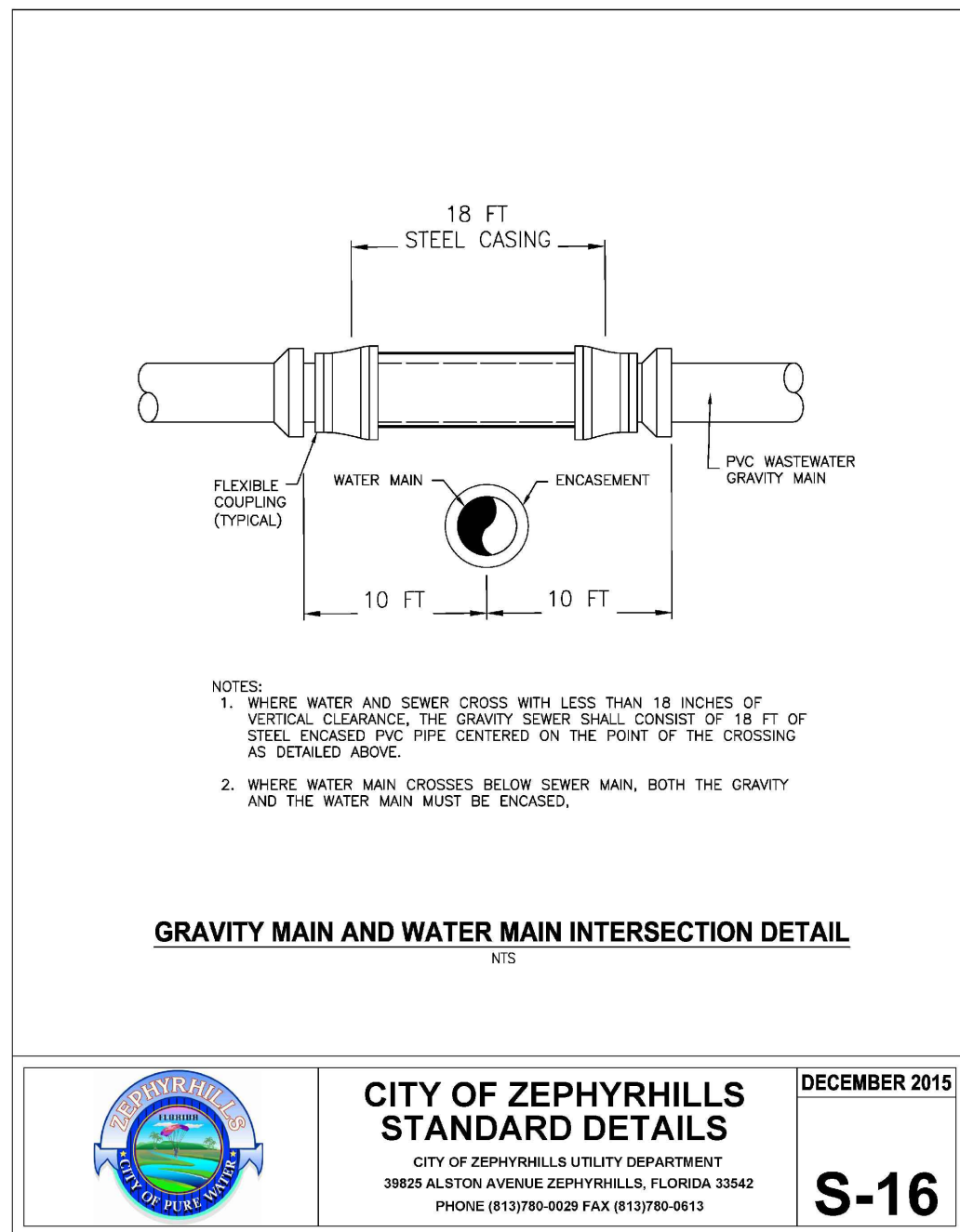
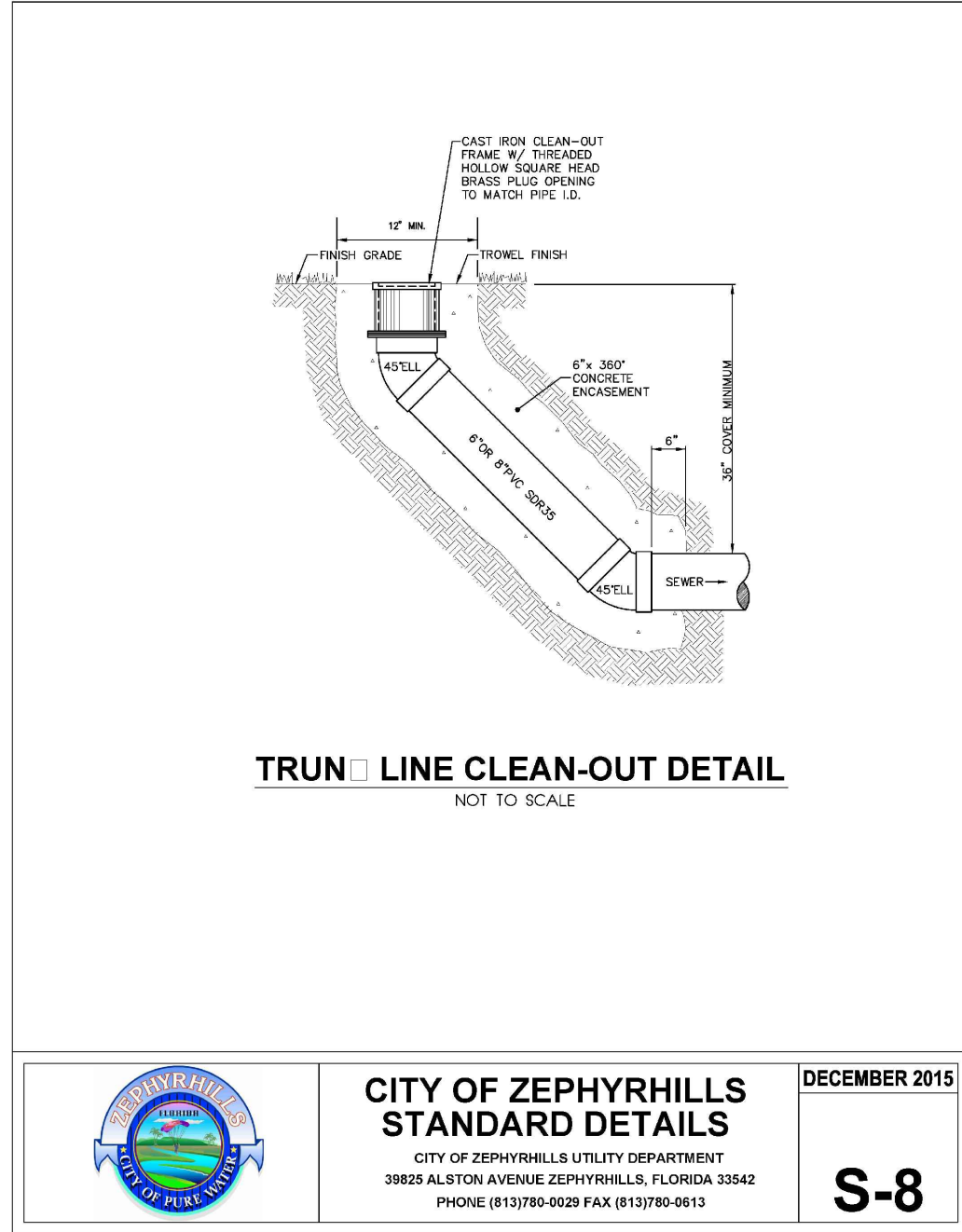
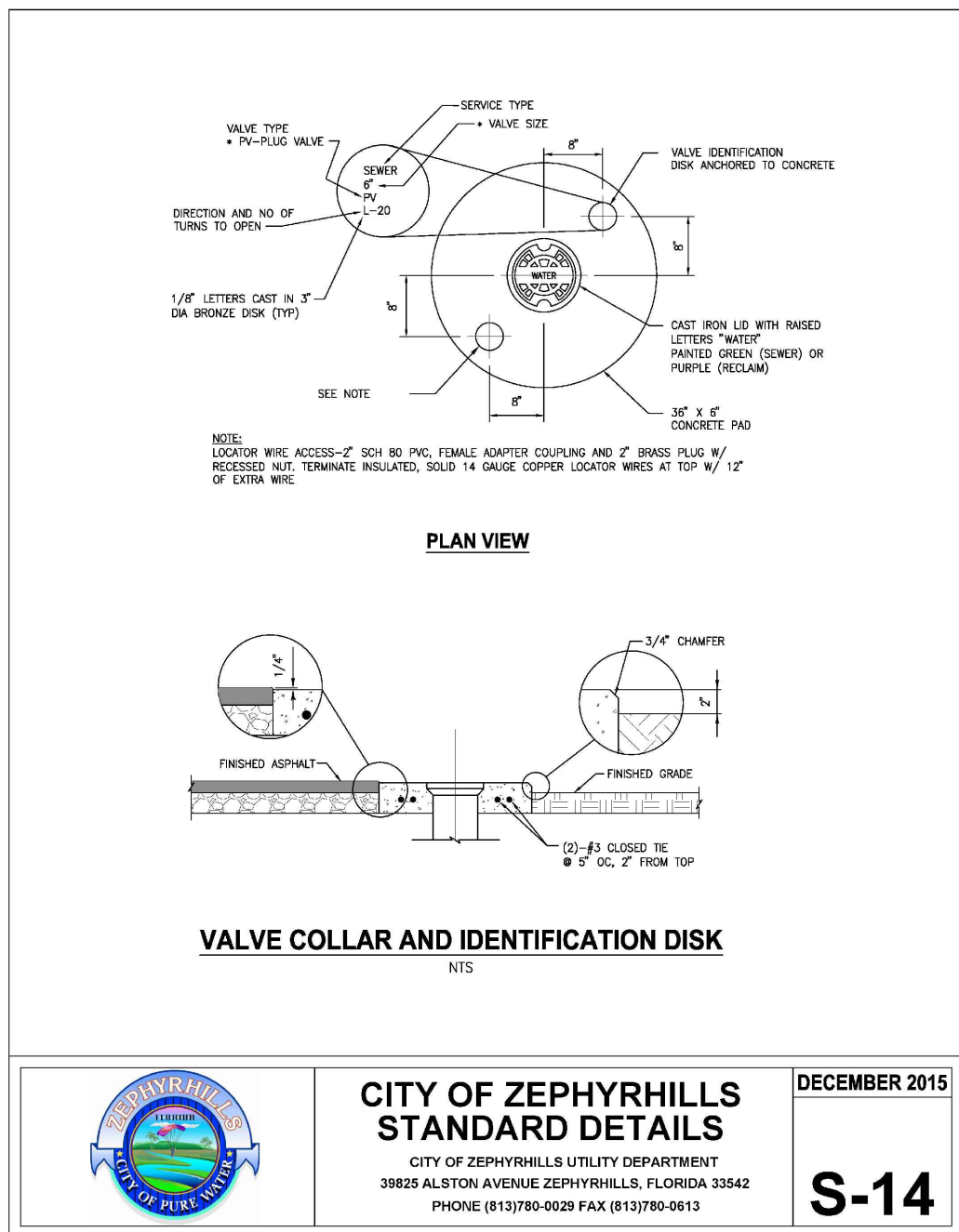
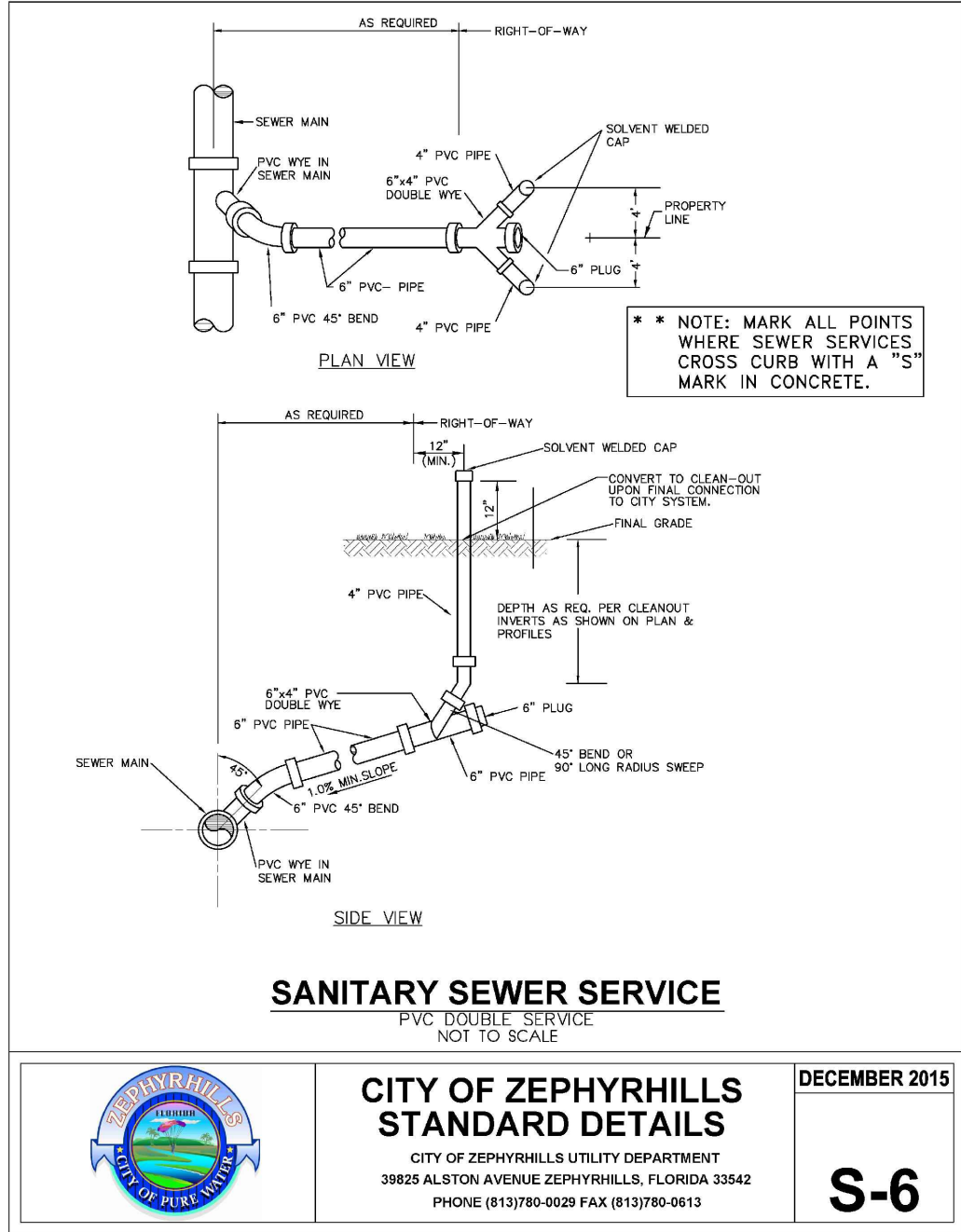
SIDEWALK STEPS W/HANDRAIL DETAIL



TYPICAL STAIR REINFORCEMENT DETAIL
(NOT TO SCALE)

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
TLF	07/26/21	ESCAPE COORD/CITY COMMENTS			
TLF	07/26/21	STWWD SUBMITTAL			
TLF	09/01/21	PAVOT. DRAINAGE PERMIT SUBMITTAL			
TLF	12/03/21	CITY OF ZEPHYRHILLS RESUBMITTAL			
TLF	02/24/22	FOR CONSTRUCTION PLANS			

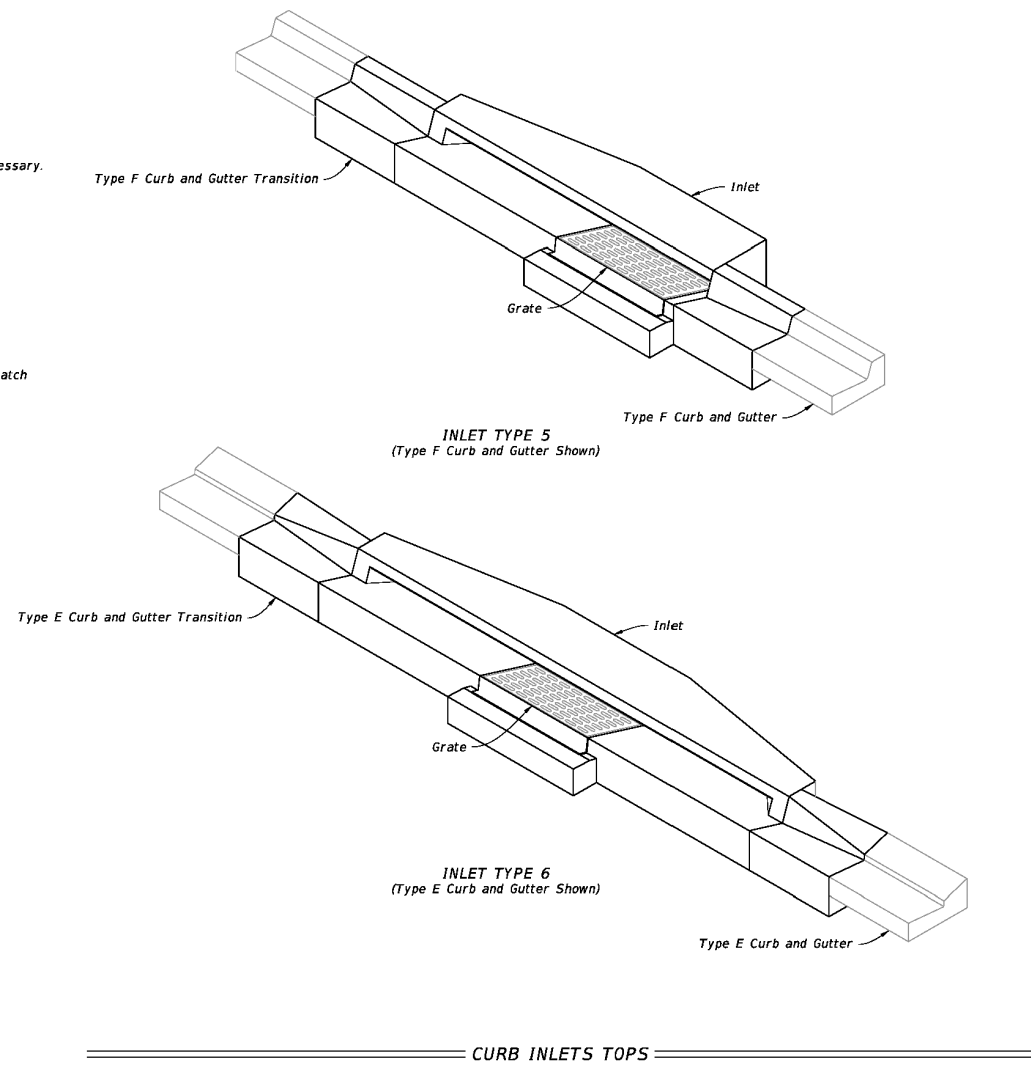
DRAWN BY	CHECKED BY
TLF	RCL
DATE	
06/29/2020	
SHEET TITLE	
SITework CONSTRUCTION DETAILS	
SHEET NUMBER	
C-7.2	



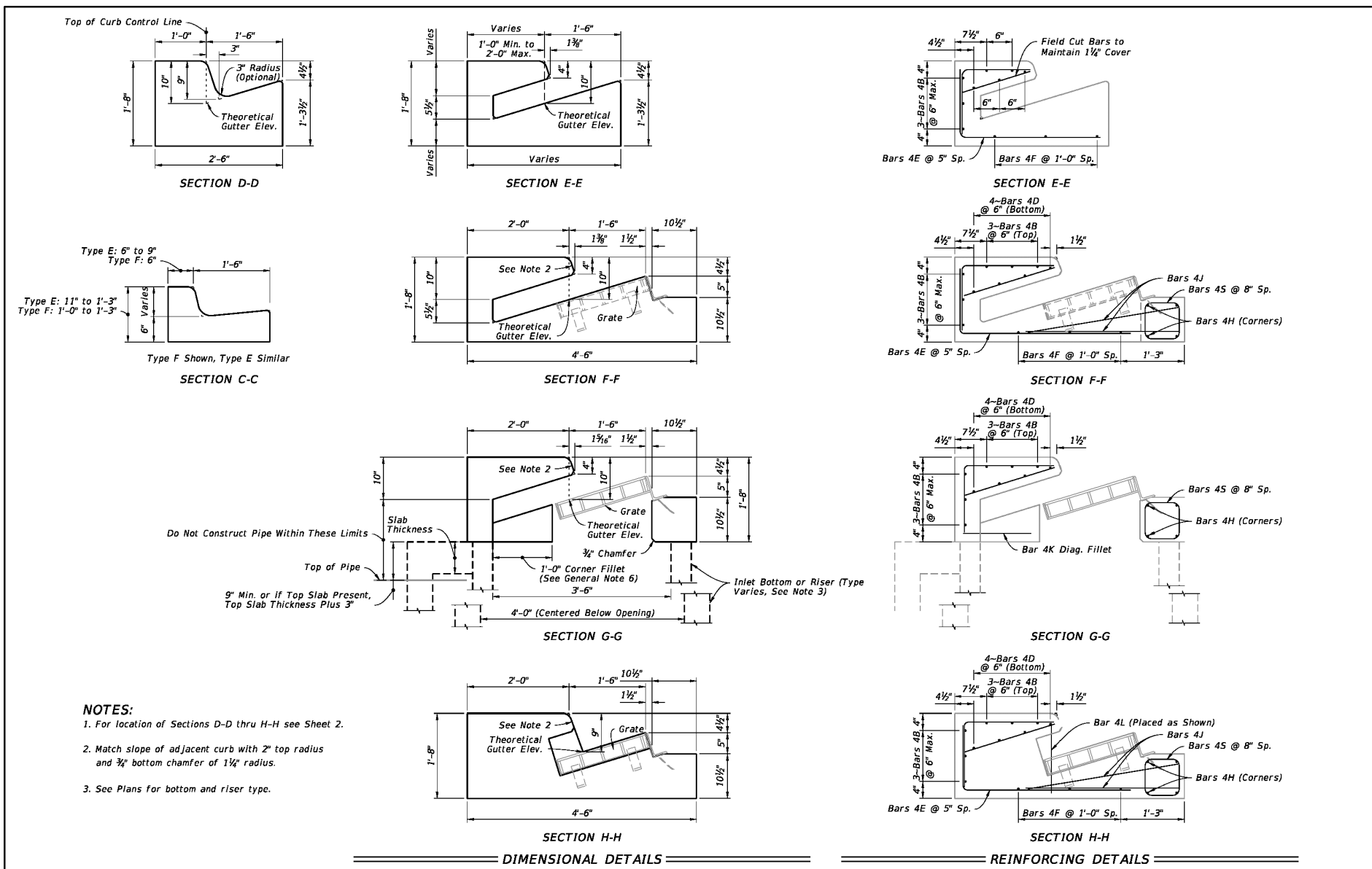
NO.	BY	DATE	DESCRIPTION
1	TLF	07/26/21	ISCAPE COORD/CITY COMMENTS
2	TLF	07/26/21	STYPMO SUBMITTAL
3	TLF	09/01/21	PA.DOT DRAINAGE PRELIM SUBMITTAL
4	TLF	12/03/21	CITY OF ZEPHYRHILLS RESUBMITTAL
5	TLF	02/24/22	FOR CONSTRUCTION PLANS
6	TLF	05/25/22	V.L. DESIGN CHANGES
7	TLF	06/02/22	FINAL V.E. DESIGN DOCUMENTS

- GENERAL NOTES:**
1. Work in accordance with Index 425-001 and Index 425-002.
 2. Confirm the finished grade and slope of the inlet top with the finished cross slope and grade of the proposed roadway within borders.
 3. For inlets constructed on a curve, refer to the plans to determine the radius. Bend steel when necessary.
 4. Use Grade 60 reinforcing bars with 1/2" minimum cover unless otherwise shown, see Sheet 6 for equivalent area welded wire reinforcement details.
 5. Inlet tops may be either cast-in-place or precast concrete. Confirm precast units to the dimensions shown or in accordance with approved shop drawings.
 6. Corner fillets are required at inlet openings for precast units or C-I-P units used in conjunction with circular inlet bottoms or skewed rectangular inlet bases. Finish top of fillets flush with drain throat bottom and match slope.
 7. For Type E curb and gutter, transition the shape of the curb over the gutter transition length to match the face of the inlet (Type F).
 8. Meet the requirements of ASTM A36/A36M with steel used for frames and grates.
 9. Use either cast iron grate or steel grates.

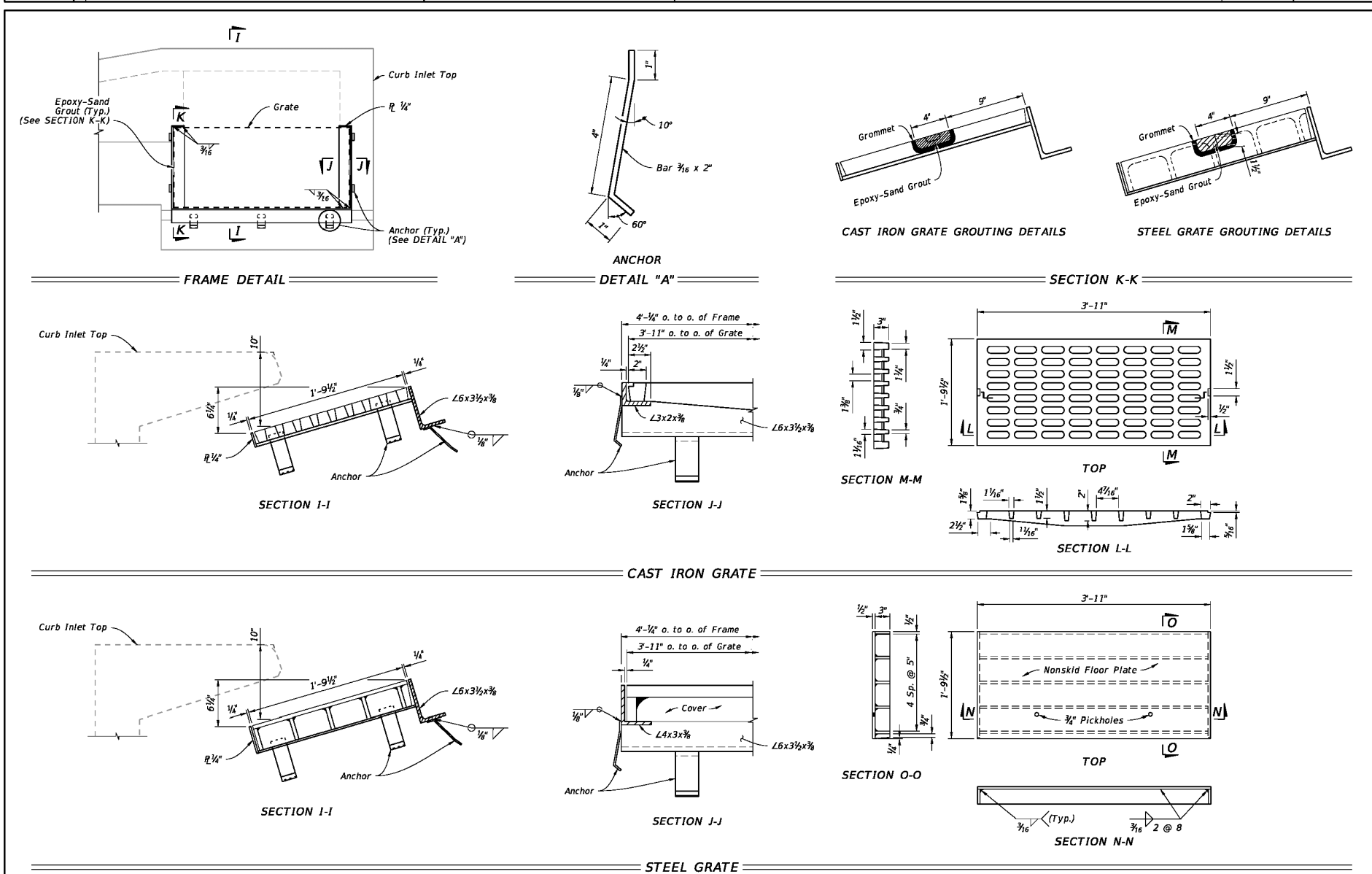
TABLE OF CONTENTS:	
Sheet	Description
1	General Notes and Contents
2	Type 5 and 6 Dimensional Details
3	Type 5 and 6 Reinforcing and Bar Bending Details
4	Precast Dimensional and Reinforcing Details
5	Cast-In-Place Dimensional and Reinforcing Details
6	Alternate Welded Wire Reinforcing (WWR) Details
7	Grate, Anchor, and Grouting Details



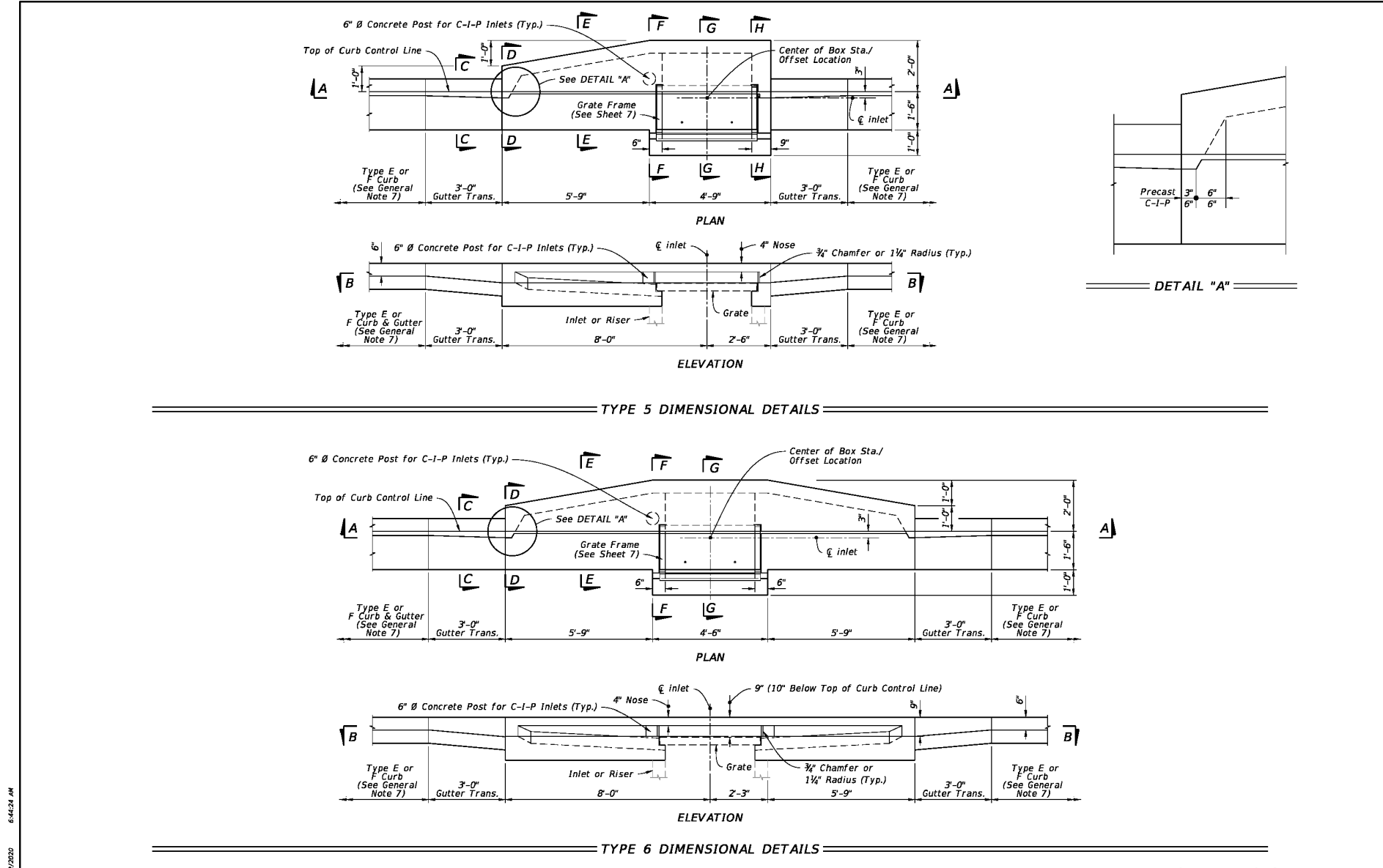
LAST REVISION	DESCRIPTION	FDOT	FY 2021-22 STANDARD PLANS	CURB INLET TOP TYPES 5 AND 6	INDEX	SHEET
11/01/20				425-021	1 of 7	



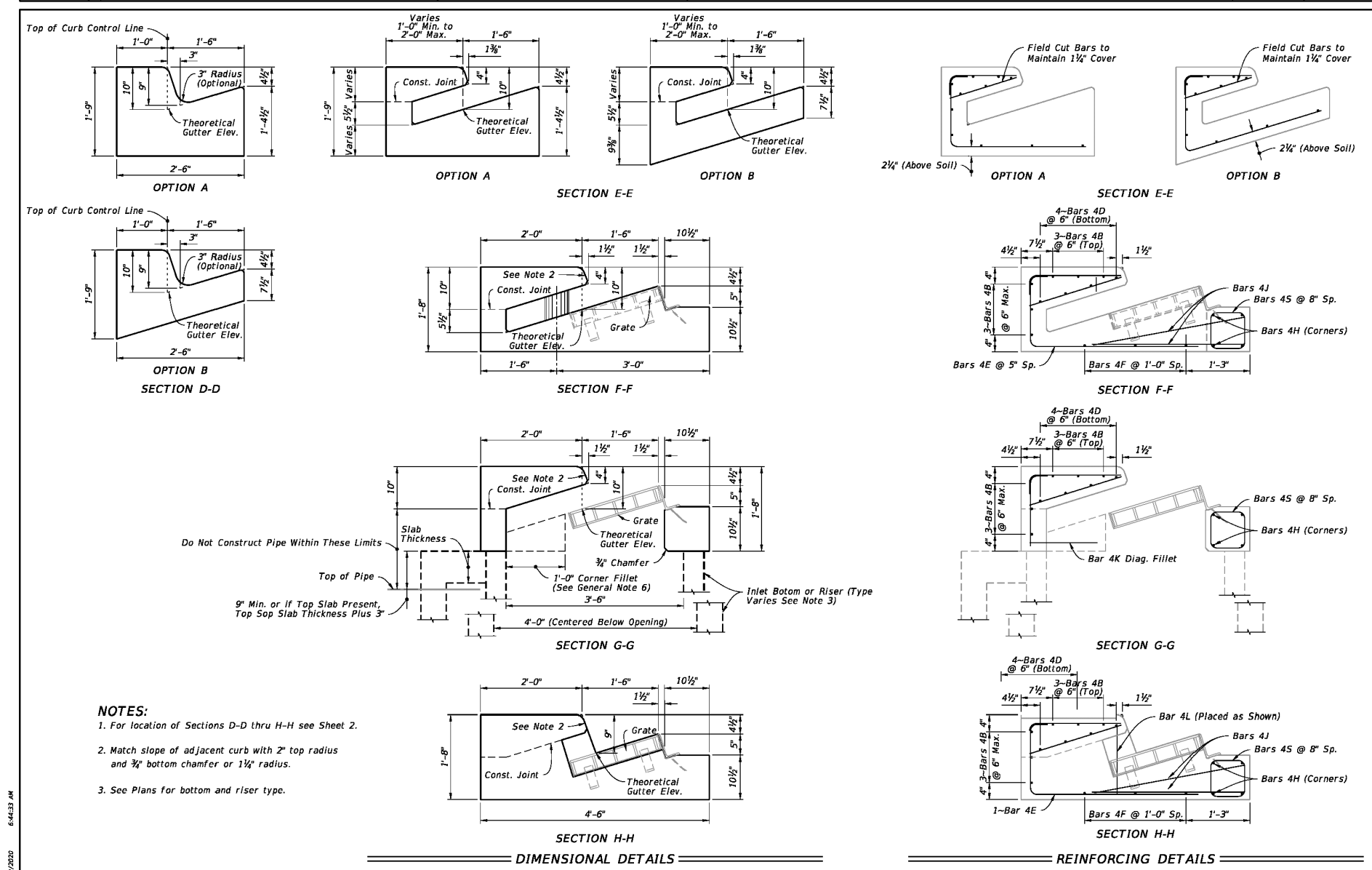
LAST REVISION	DESCRIPTION	FDOT	FY 2021-22 STANDARD PLANS	CURB INLET TOP TYPES 5 AND 6	INDEX	SHEET
11/01/20				425-021	4 of 7	



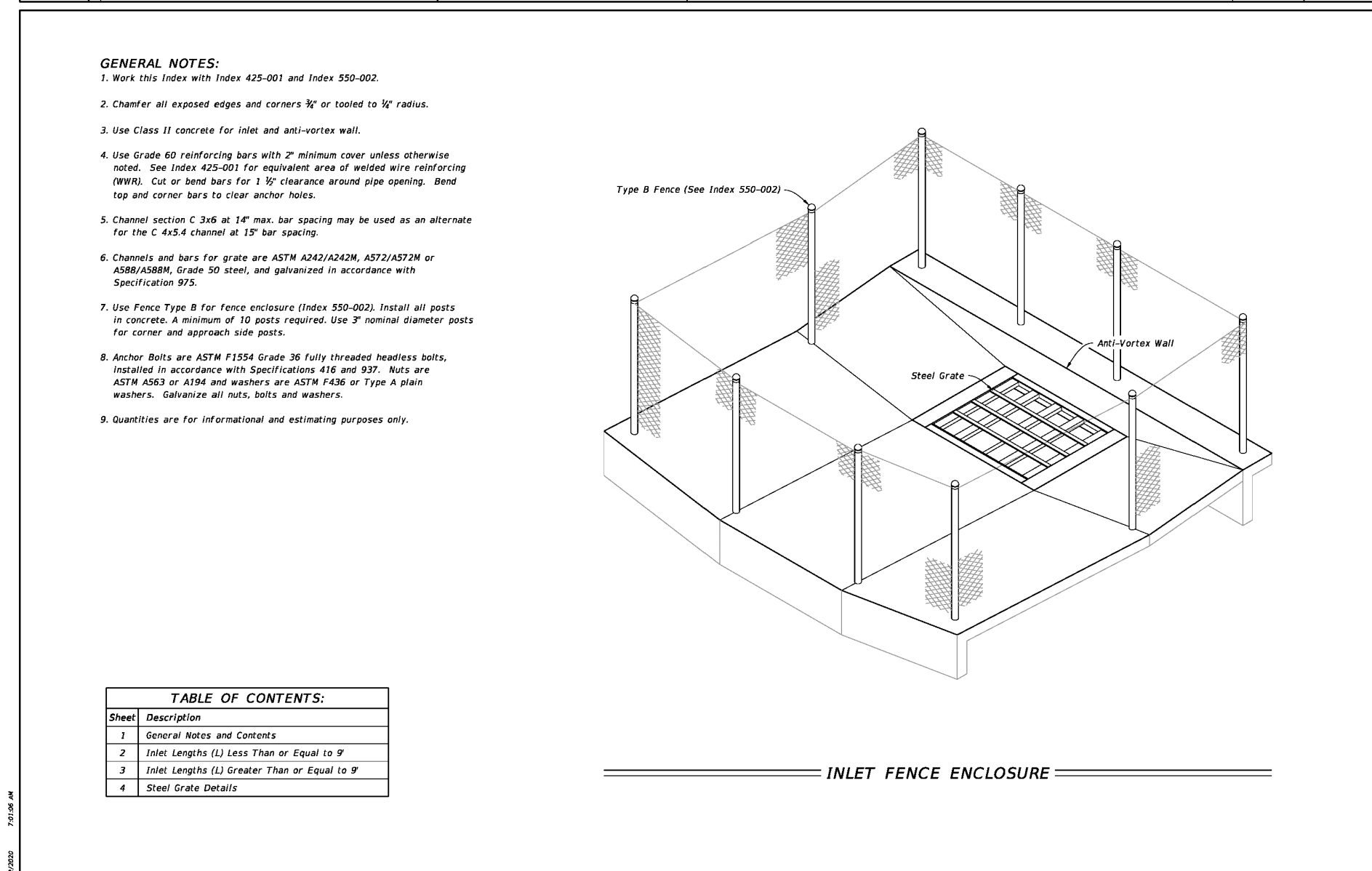
LAST REVISION	DESCRIPTION	FDOT	FY 2021-22 STANDARD PLANS	CURB INLET TOP TYPES 5 AND 6	INDEX	SHEET
11/01/20				425-021	7 of 7	



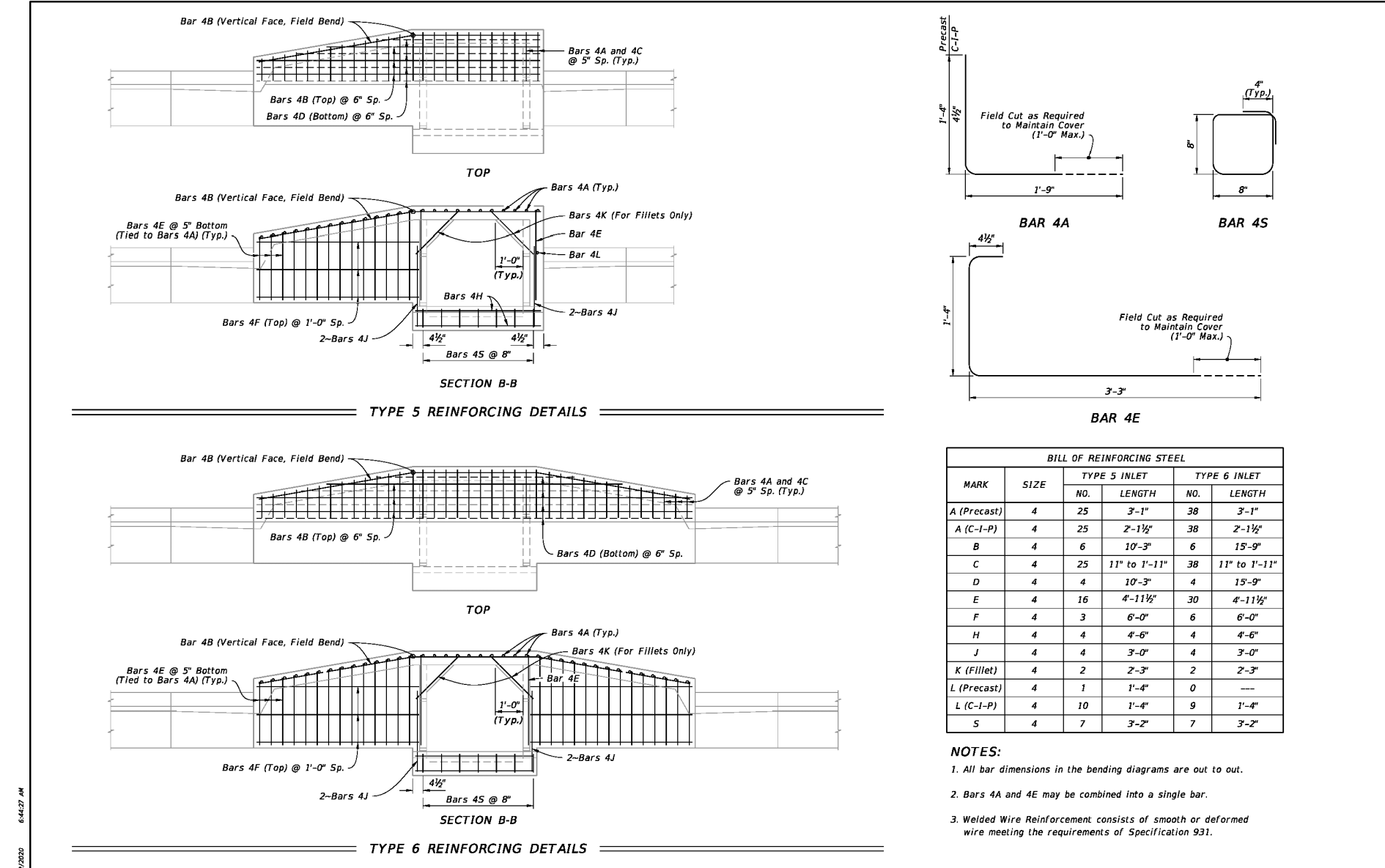
LAST REVISION	DESCRIPTION	FDOT	FY 2021-22 STANDARD PLANS	CURB INLET TOP TYPES 5 AND 6	INDEX	SHEET
11/01/20				425-021	2 of 7	



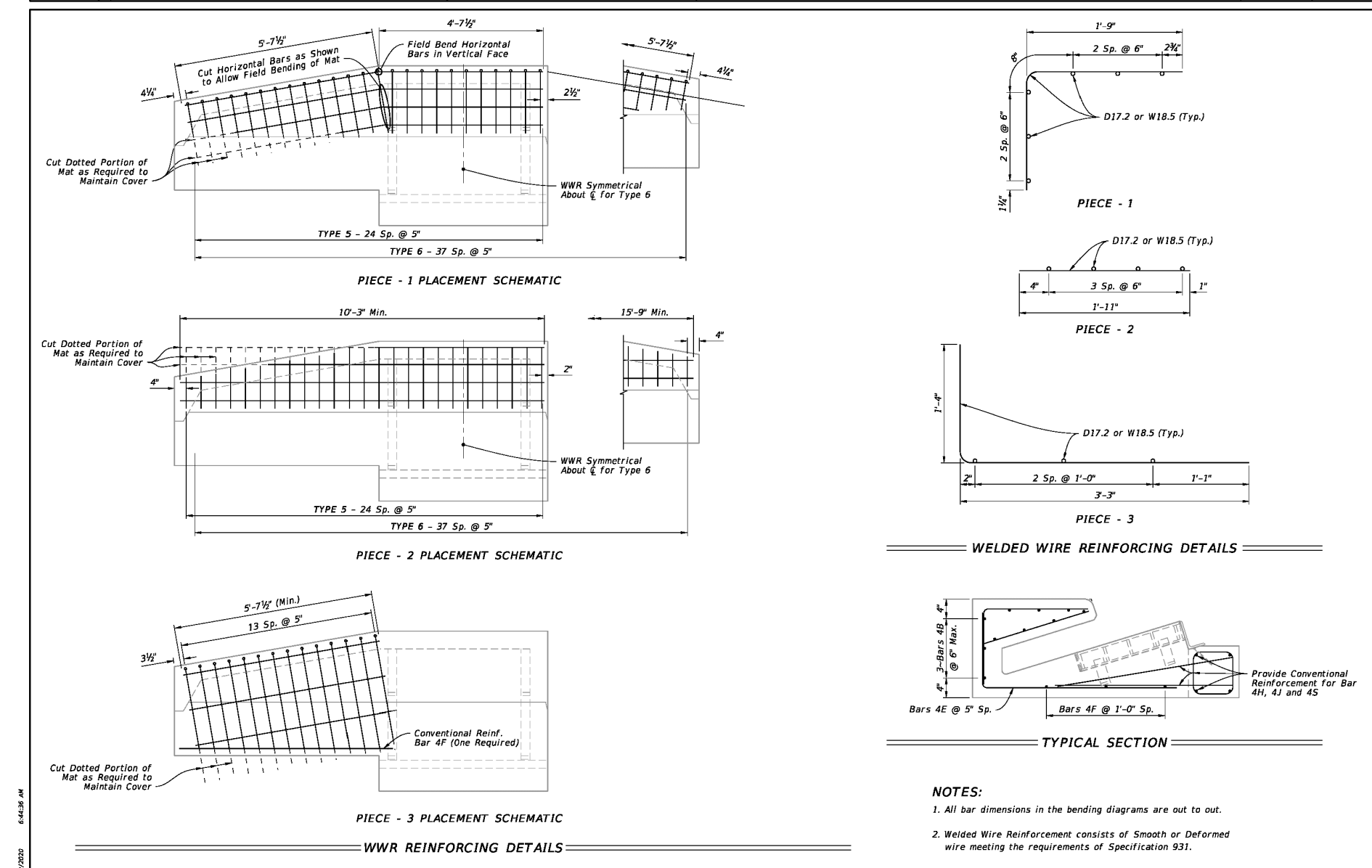
LAST REVISION	DESCRIPTION	FDOT	FY 2021-22 STANDARD PLANS	CURB INLET TOP TYPES 5 AND 6	INDEX	SHEET
11/01/20				425-021	5 of 7	



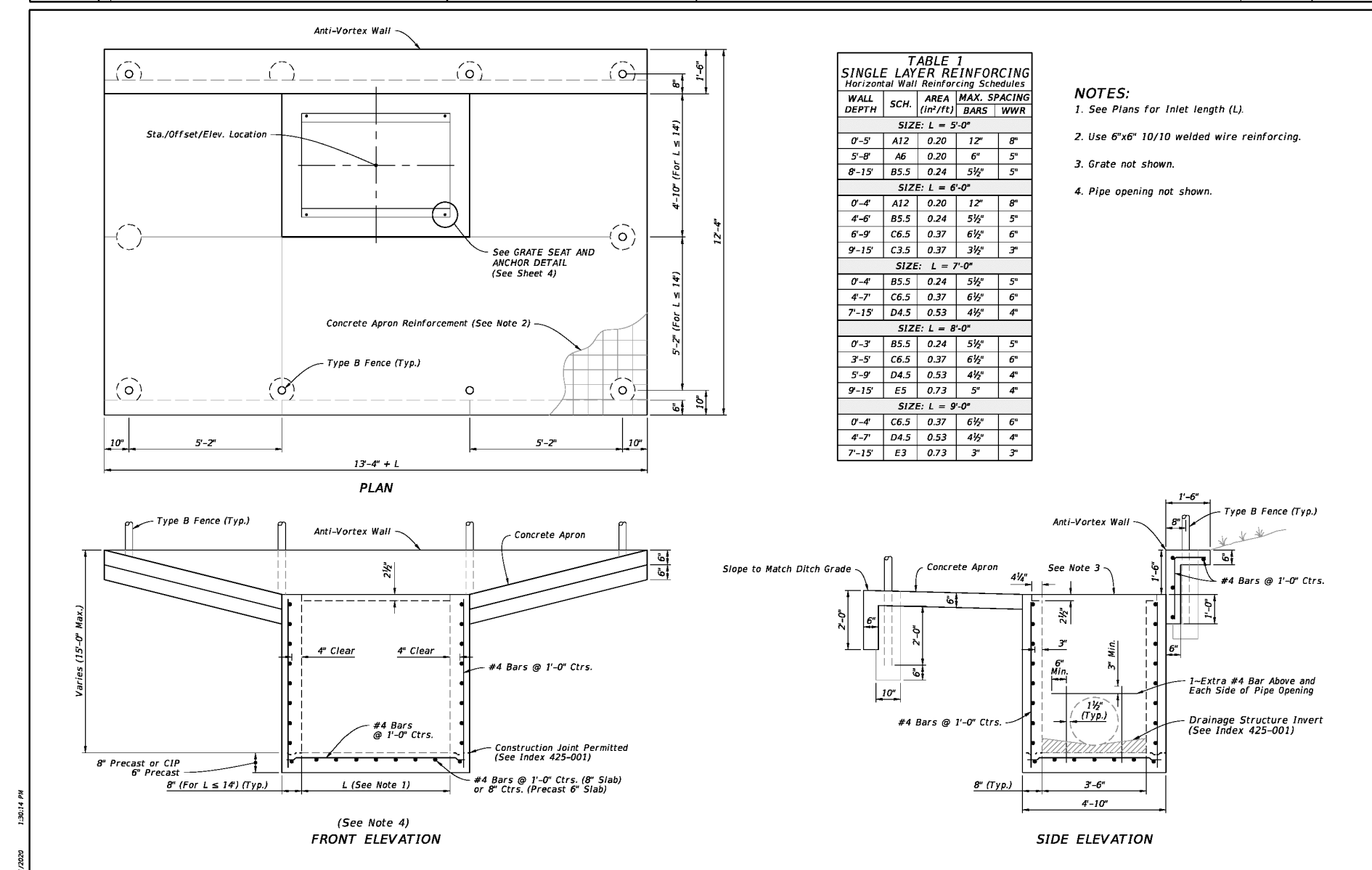
LAST REVISION	DESCRIPTION	FDOT	FY 2021-22 STANDARD PLANS	DITCH BOTTOM INLET TYPE K	INDEX	SHEET
11/01/20				425-055	1 of 4	



LAST REVISION	DESCRIPTION	FDOT	FY 2021-22 STANDARD PLANS	CURB INLET TOP TYPES 5 AND 6	INDEX	SHEET
11/01/20				425-021	3 of 7	

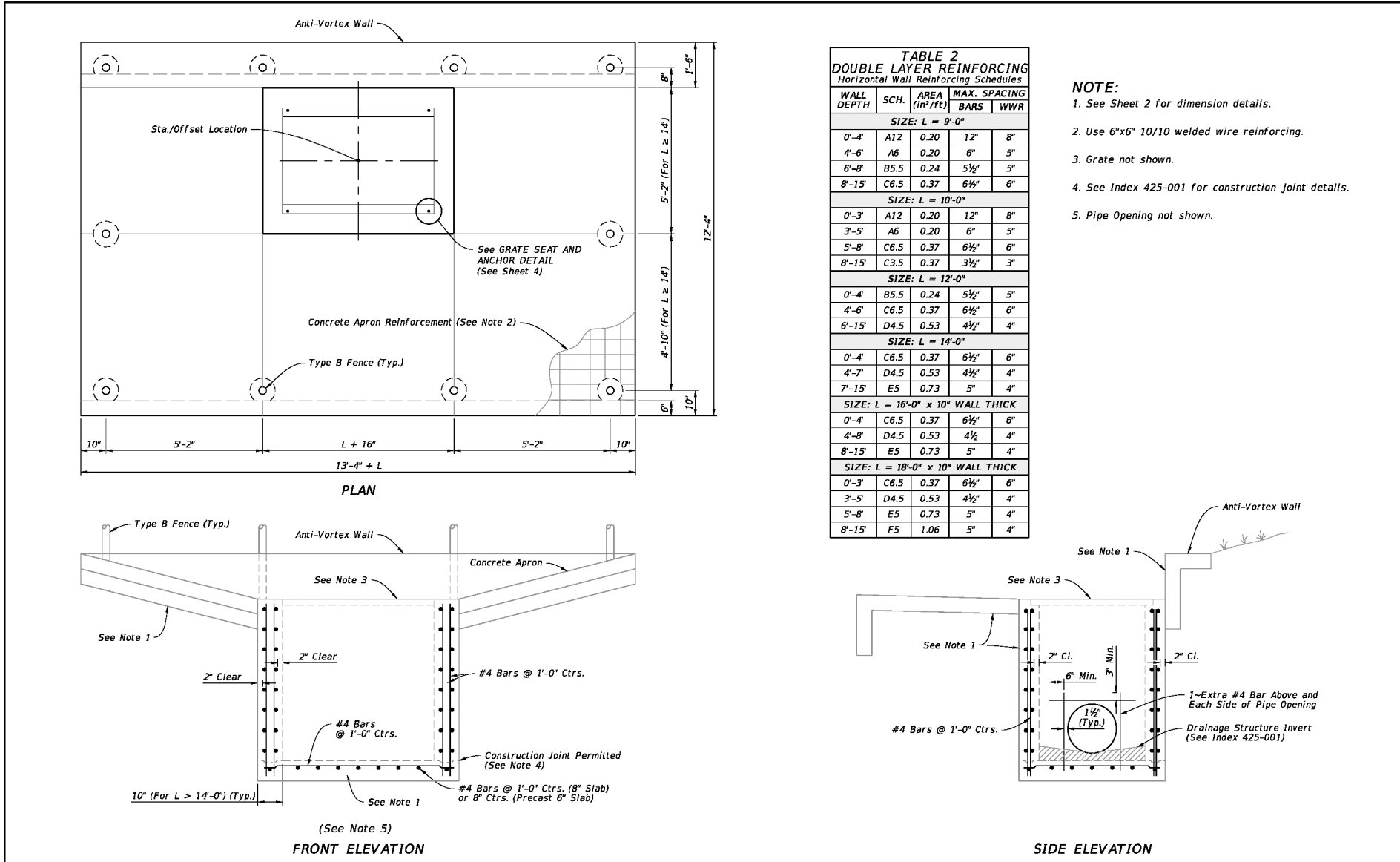


LAST REVISION	DESCRIPTION	FDOT	FY 2021-22 STANDARD PLANS	CURB INLET TOP TYPES 5 AND 6	INDEX	SHEET
11/01/20				425-021	6 of 7	

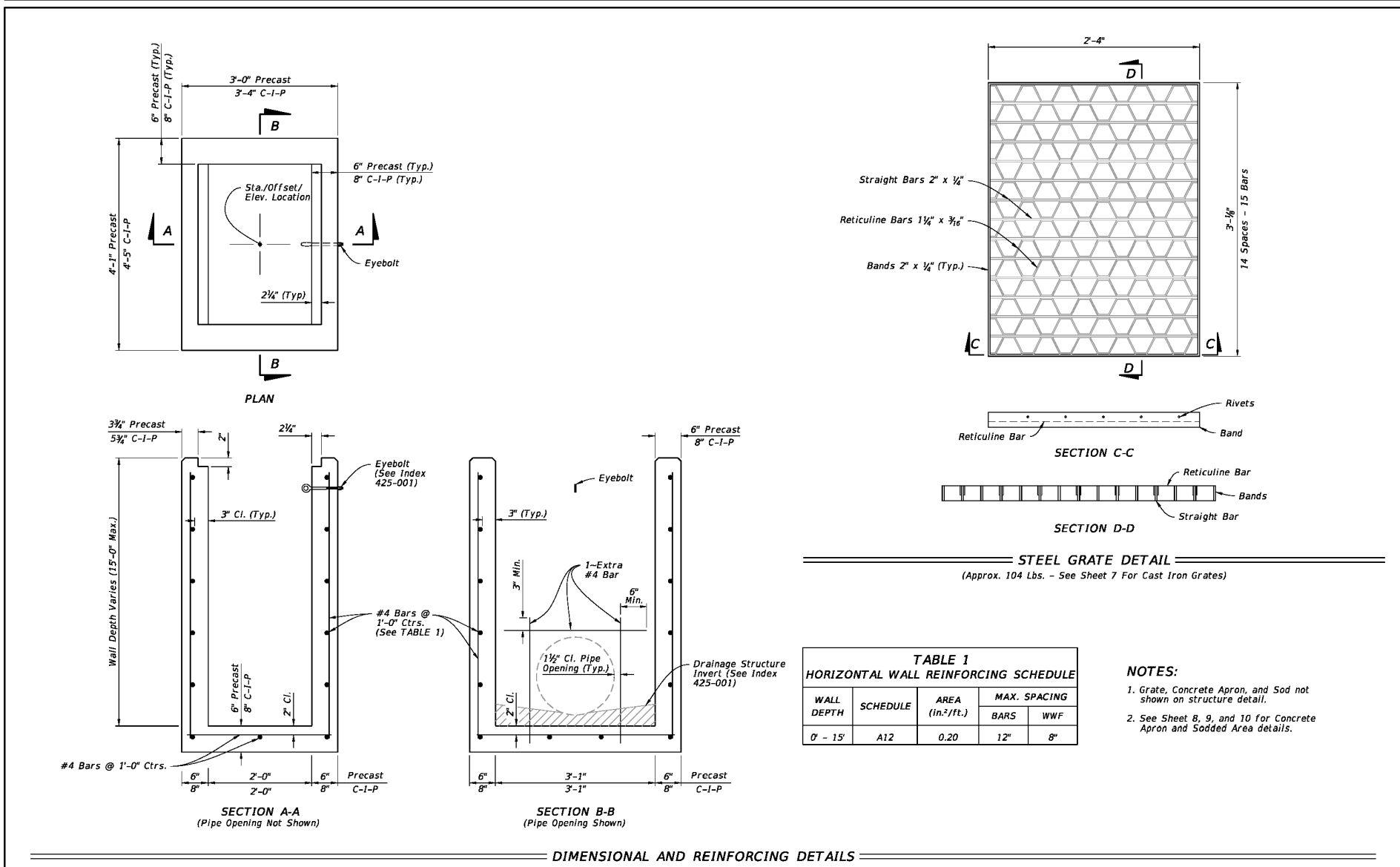


LAST REVISION	DESCRIPTION	FDOT	FY 2021-22 STANDARD PLANS	DITCH BOTTOM INLET TYPE K	INDEX	SHEET
11/01/20				425-055	2 of 4	

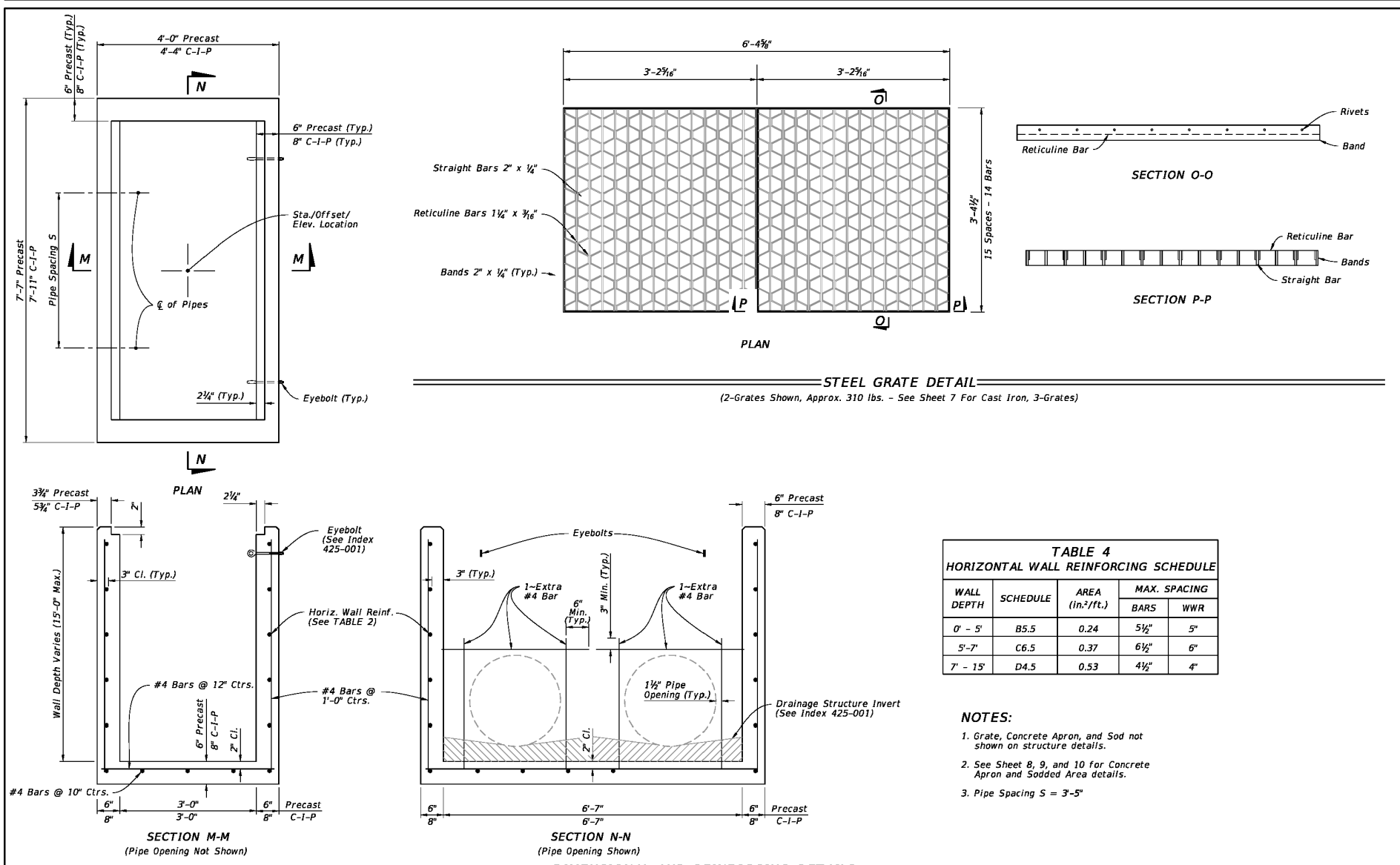
NO.	BY	DATE	DESCRIPTION
1	TLF	07/26/21	ESCAPE COORD/CITY COMMENTS
2	TLF	07/26/21	STWMD SUBMITTAL
3	TLF	09/01/21	PAJOT DRAINAGE PERMIT SUBMITTAL
4	TLF	12/09/21	CITY OF ZEPHYRHILLS SUBMITTAL
5	TLF	02/24/22	FOR CONSTRUCTION PLANS
DRAWN BY			
TLF			
CHECKED BY			
RCL			
DATE			
06/29/2020			
SHEET TITLE			
GRADING & DRAINAGE CONSTRUCTION DETAILS			
SHEET NUMBER			
C-9.0			



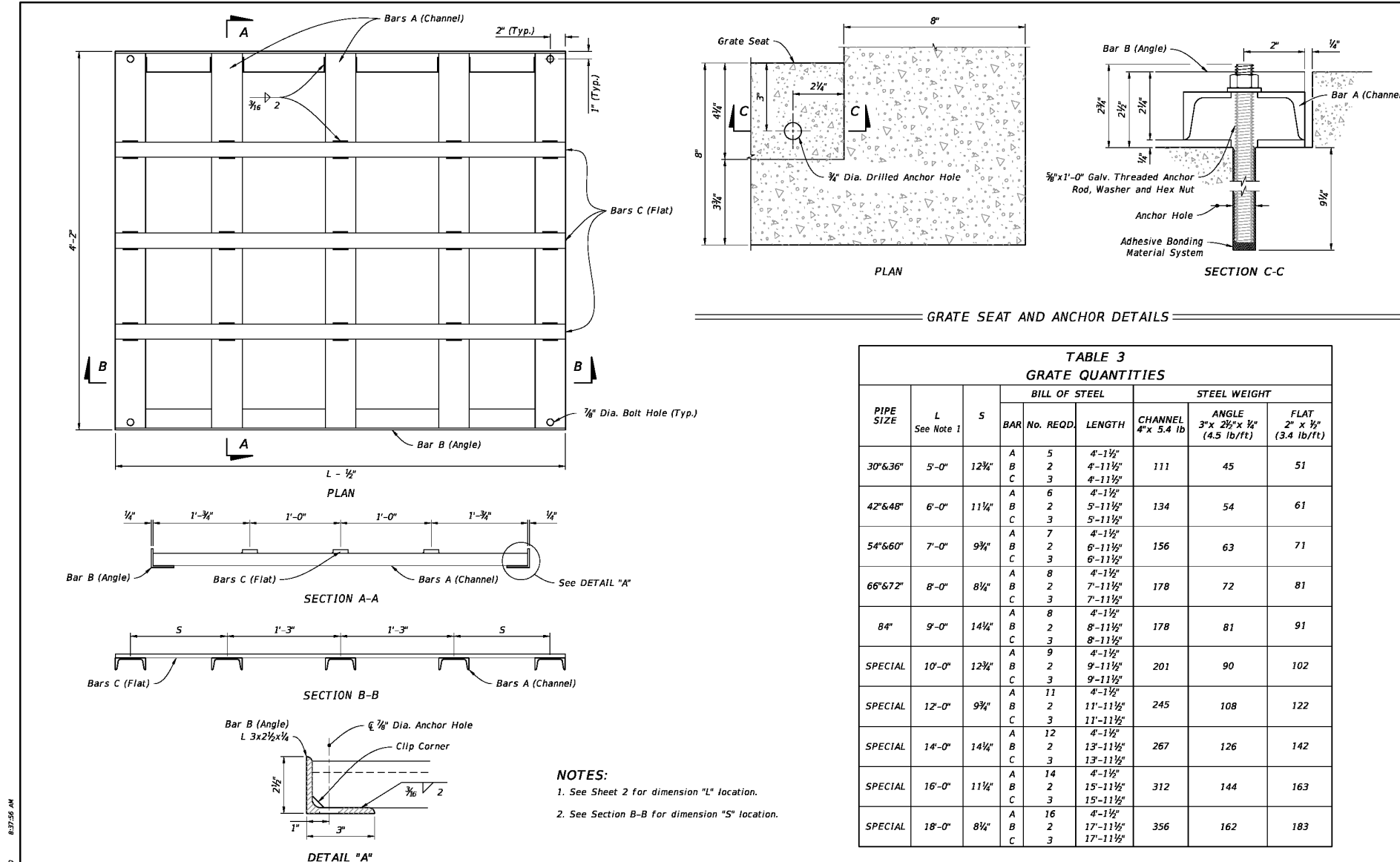
LAST REVISION	DESCRIPTION	FY 2021-22	STANDARD PLANS	DITCH BOTTOM INLET TYPE K	INDEX	SHEET
11/01/20				425-055	3 of 4	



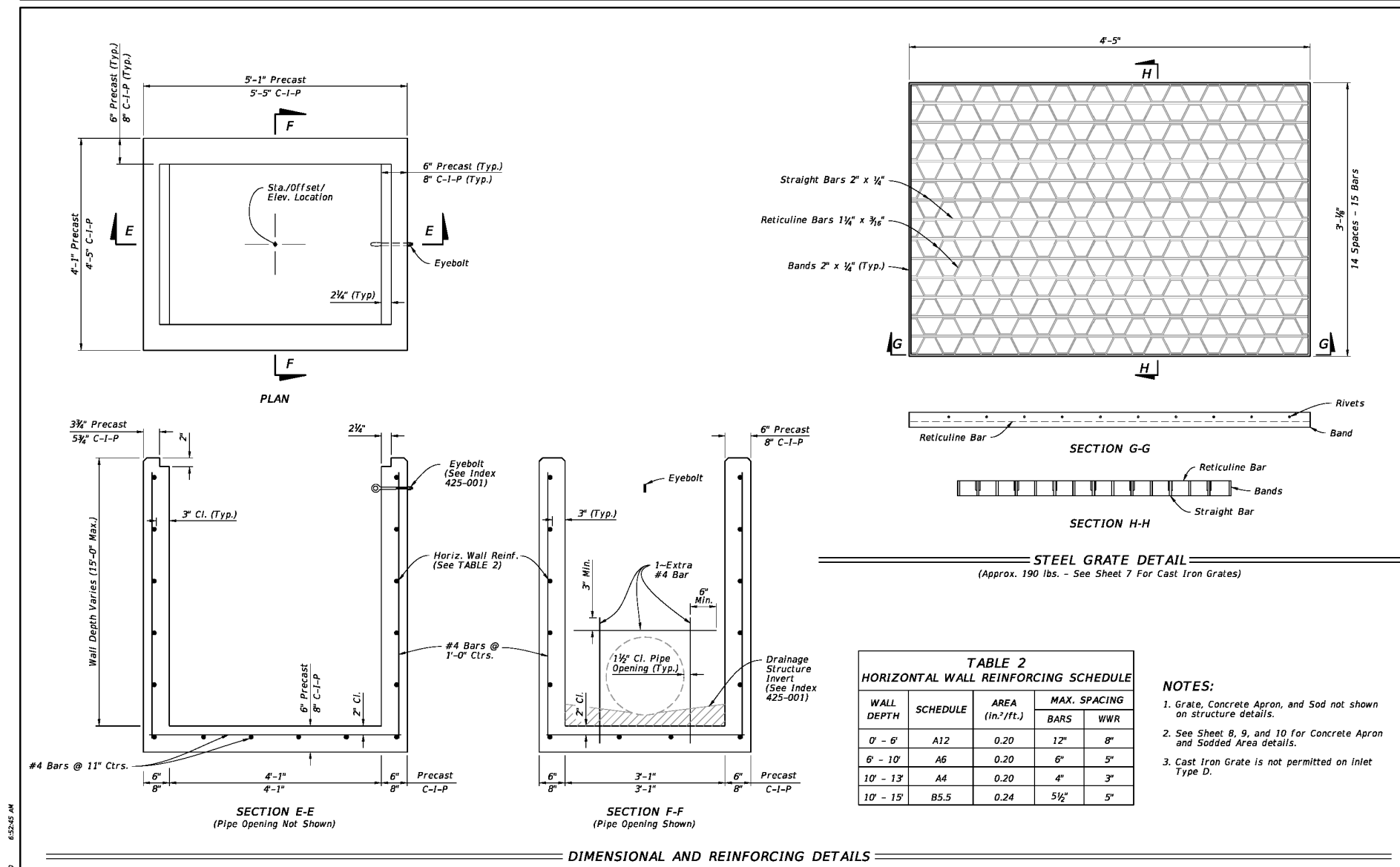
LAST REVISION	DESCRIPTION	FY 2021-22	STANDARD PLANS	DITCH BOTTOM INLET TYPE C, D, E, AND H	INDEX	SHEET
11/01/20				425-052	2 of 14	



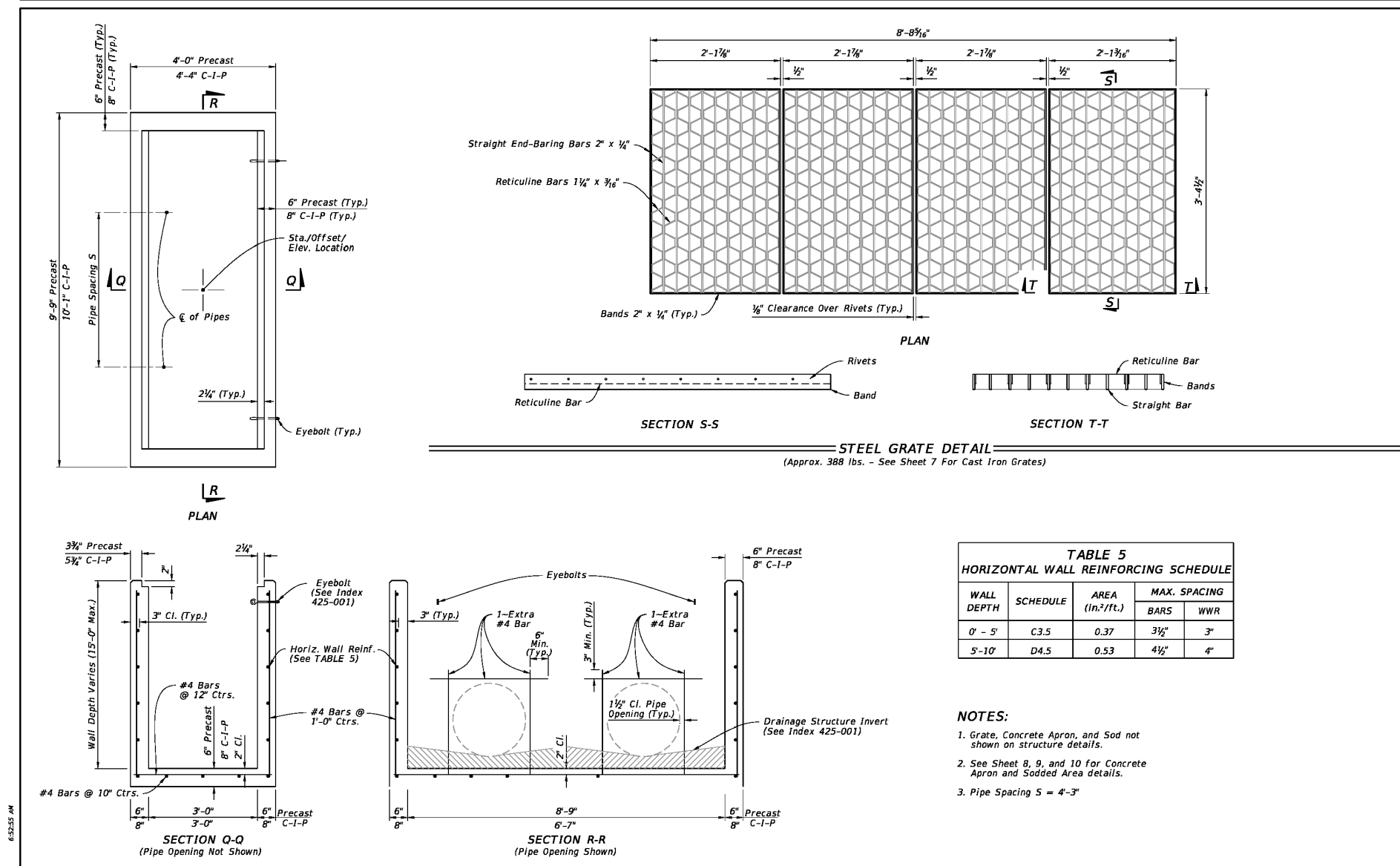
LAST REVISION	DESCRIPTION	FY 2021-22	STANDARD PLANS	DITCH BOTTOM INLET TYPE C, D, E, AND H	INDEX	SHEET
11/01/20				425-052	5 of 14	



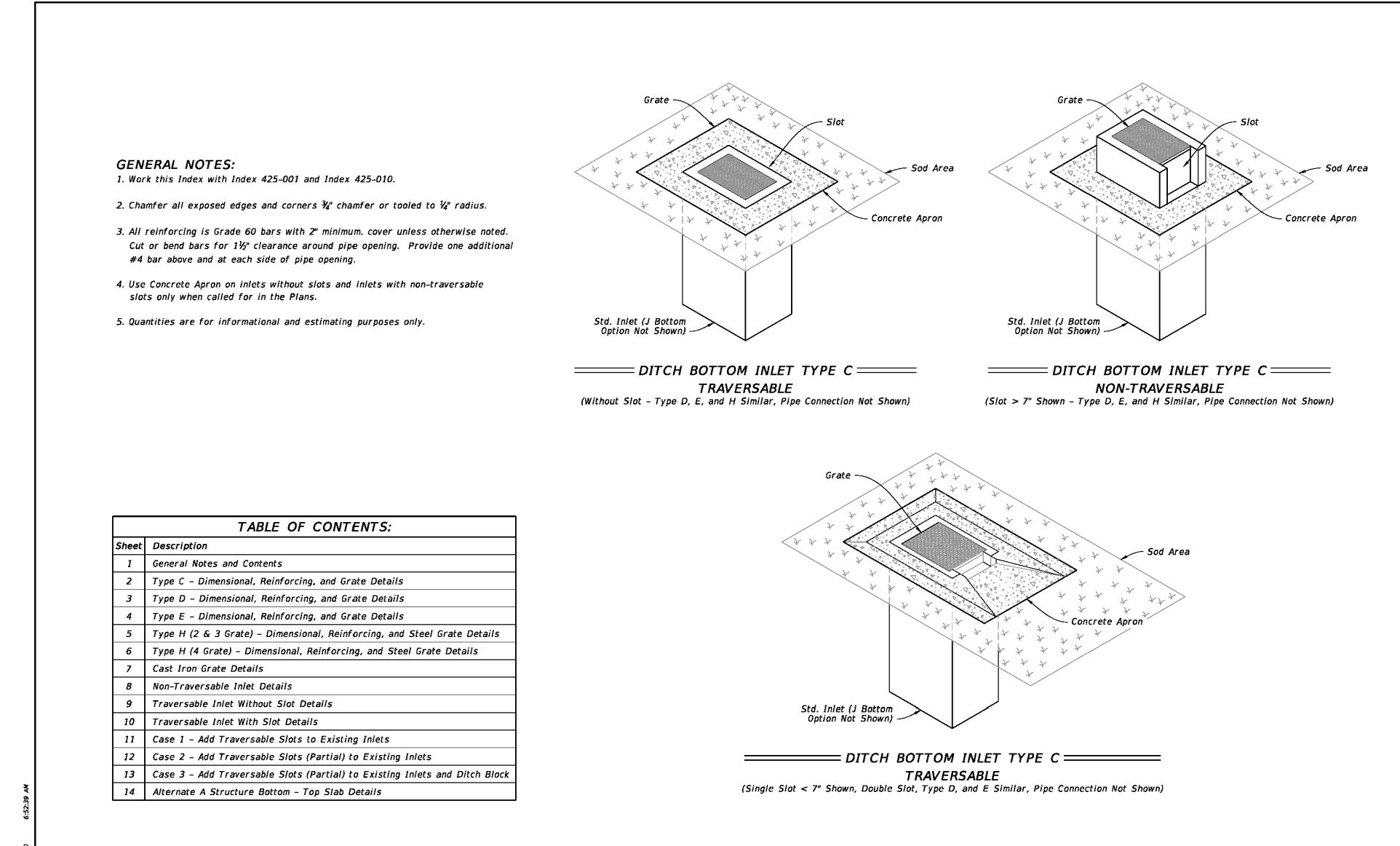
LAST REVISION	DESCRIPTION	FY 2021-22	STANDARD PLANS	DITCH BOTTOM INLET TYPE K	INDEX	SHEET
11/01/20				425-055	4 of 4	



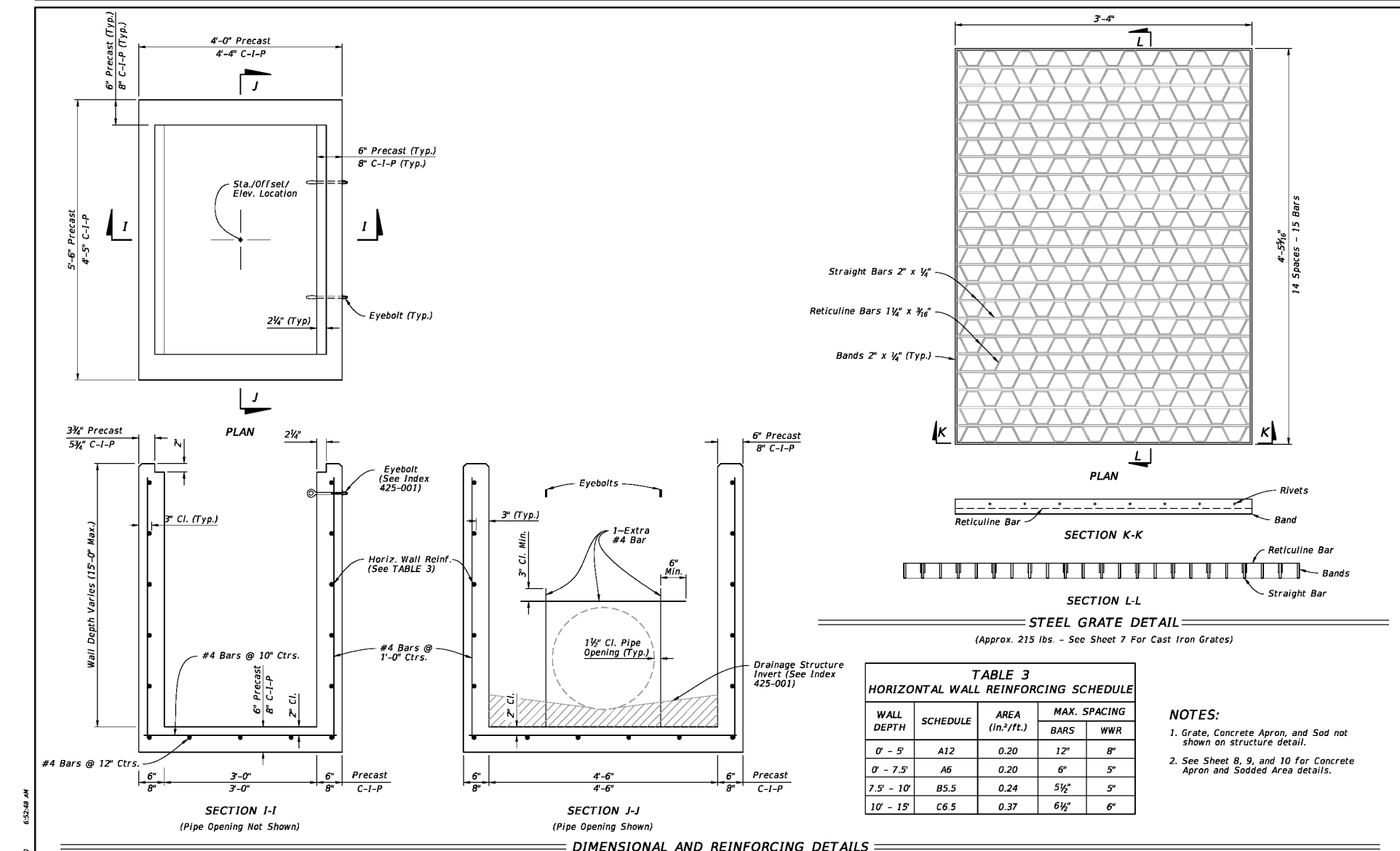
LAST REVISION	DESCRIPTION	FY 2021-22	STANDARD PLANS	DITCH BOTTOM INLET TYPE C, D, E, AND H	INDEX	SHEET
11/01/20				425-052	3 of 14	



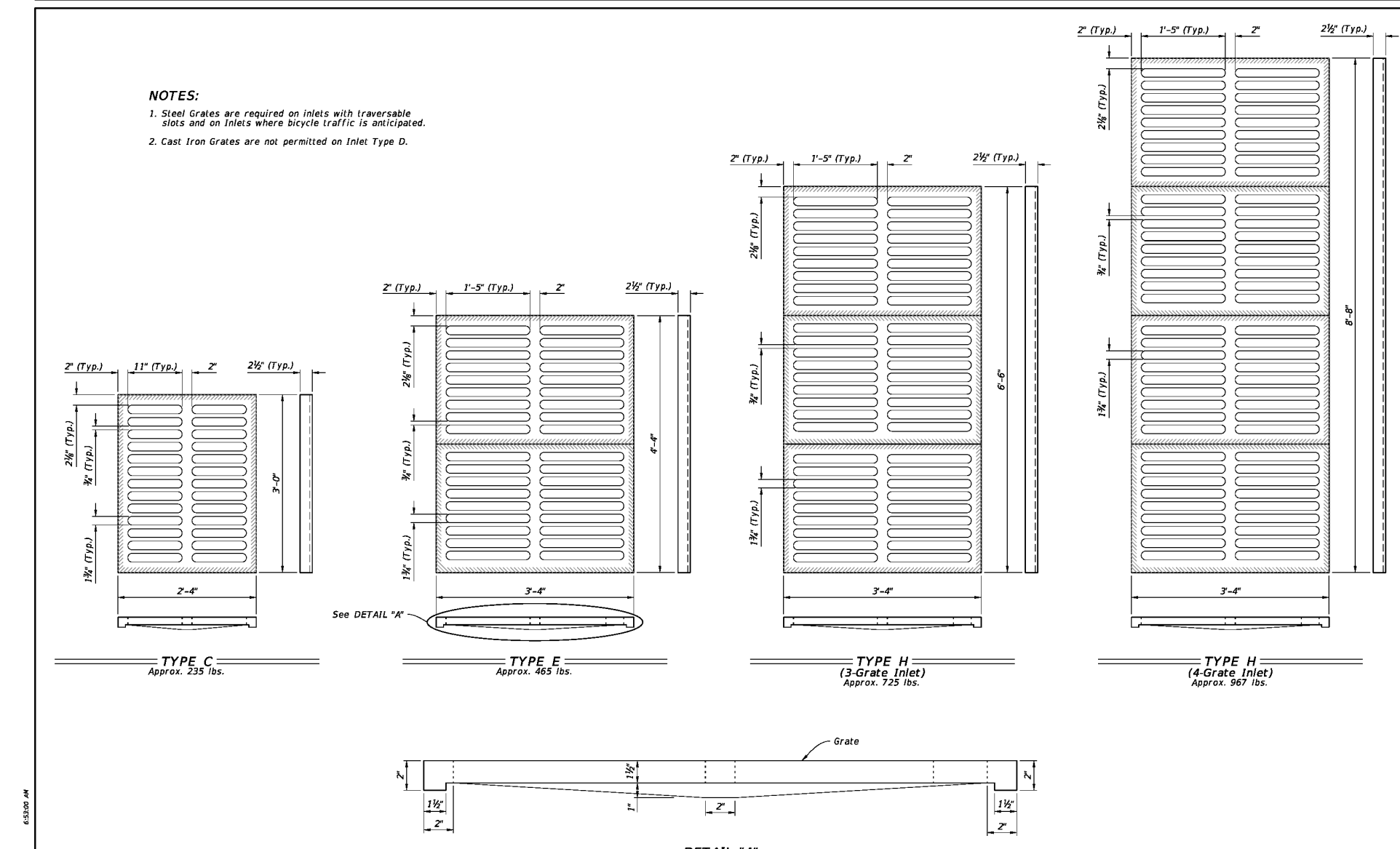
LAST REVISION	DESCRIPTION	FY 2021-22	STANDARD PLANS	DITCH BOTTOM INLET TYPE C, D, E, AND H	INDEX	SHEET
11/01/20				425-052	6 of 14	



LAST REVISION	DESCRIPTION	FY 2021-22	STANDARD PLANS	DITCH BOTTOM INLET TYPE C, D, E, AND H	INDEX	SHEET
11/01/20				425-052	1 of 14	

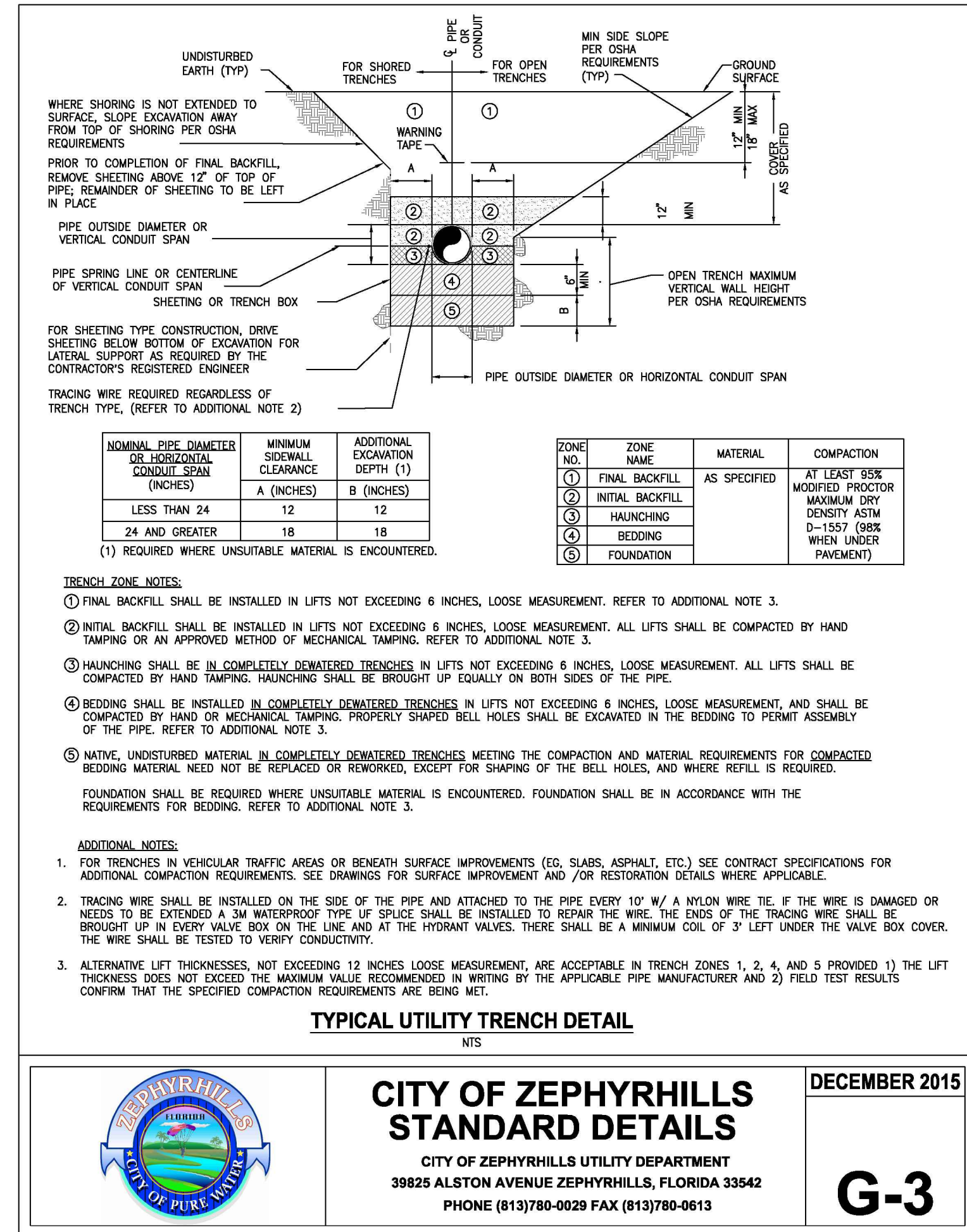
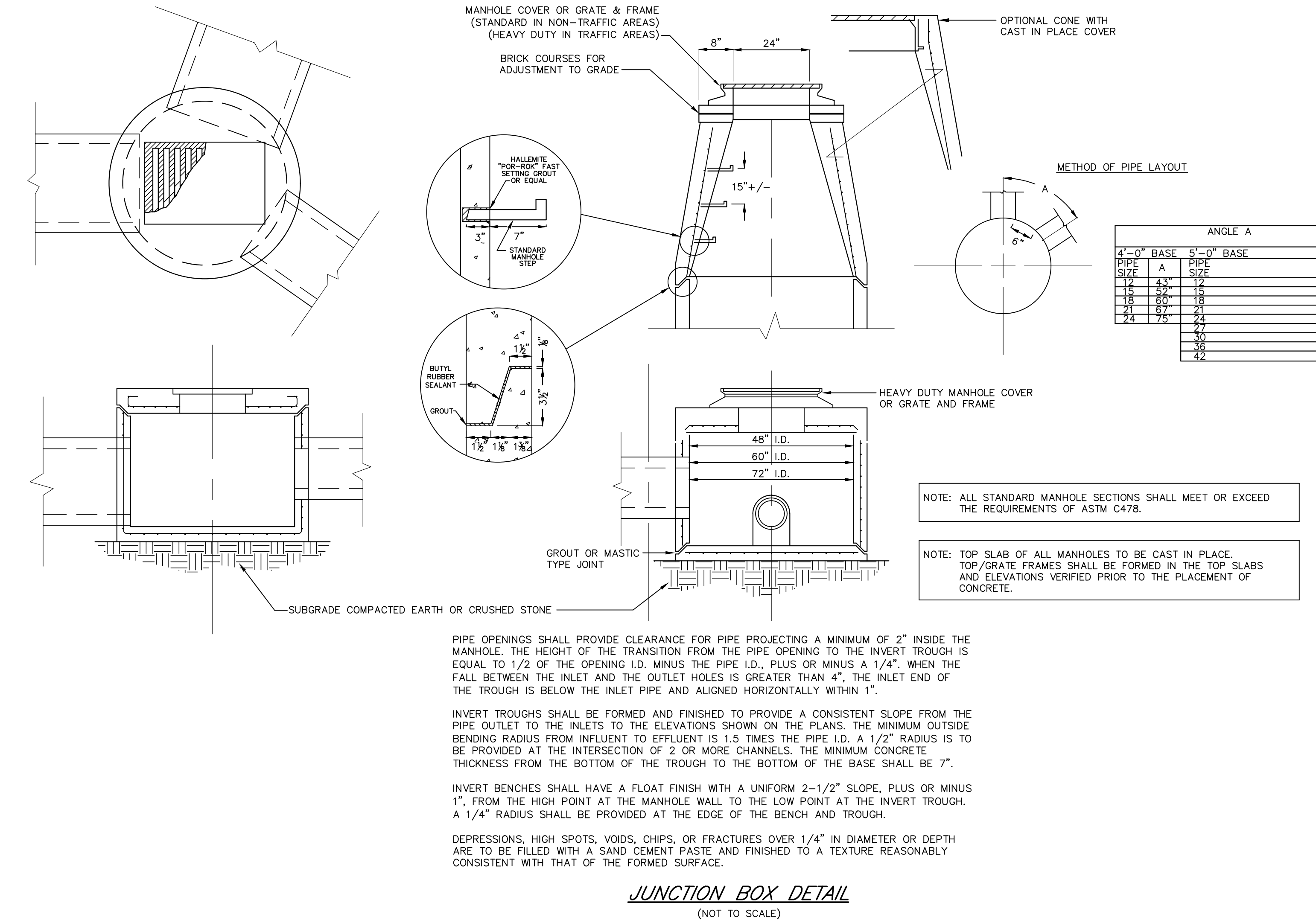
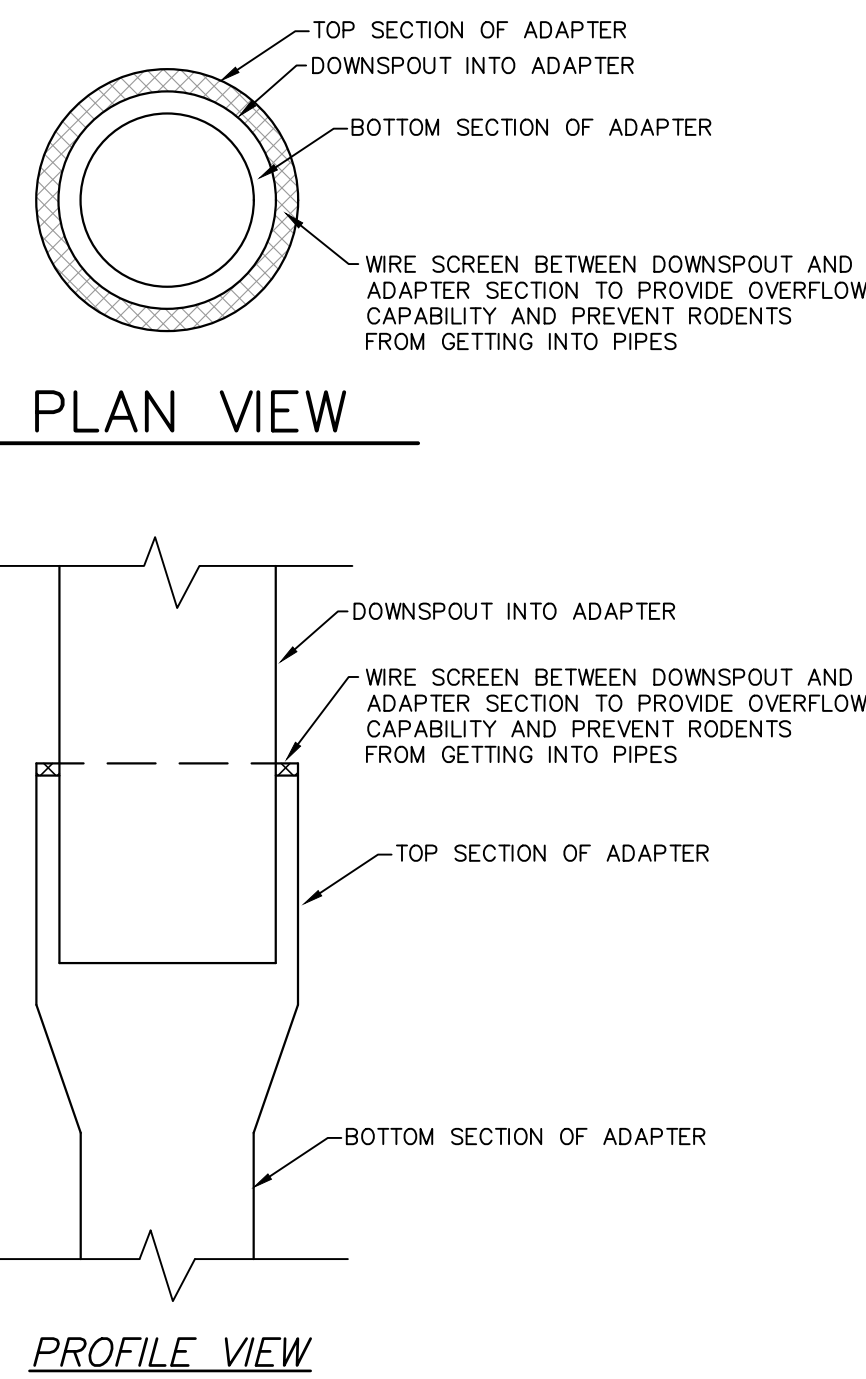
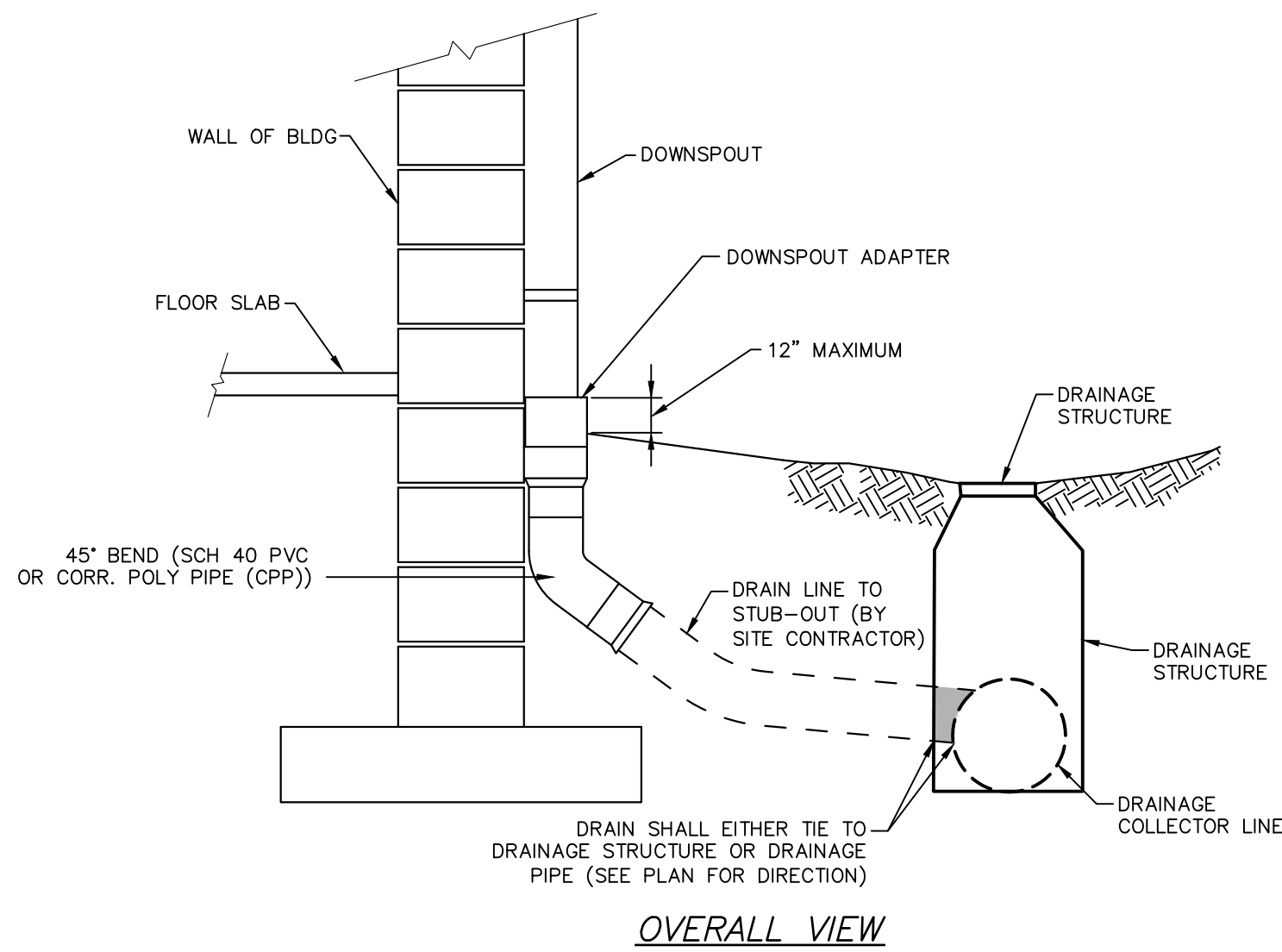
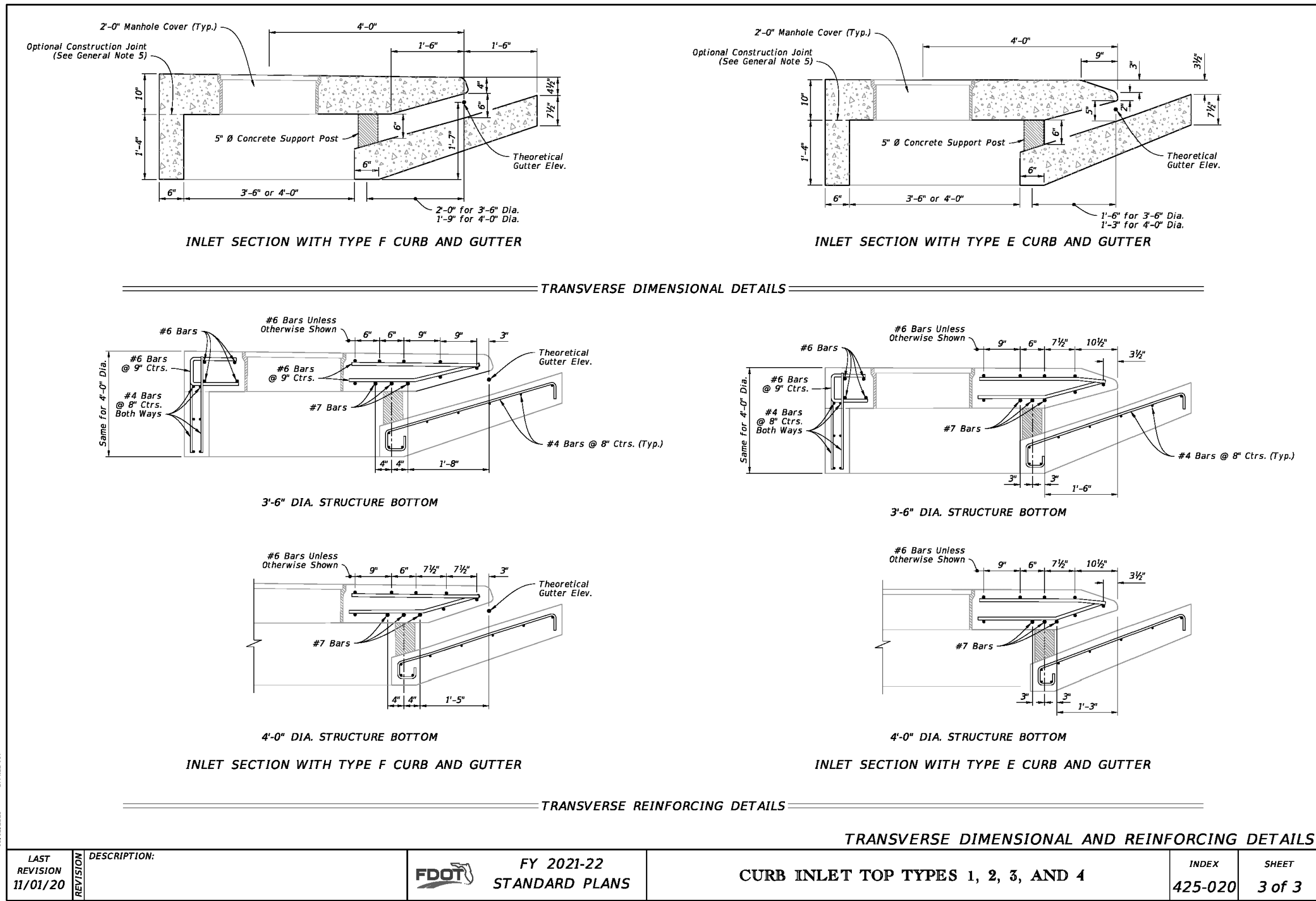


LAST REVISION	DESCRIPTION	FY 2021-22	STANDARD PLANS	DITCH BOTTOM INLET TYPE C, D, E, AND H	INDEX	SHEET
11/01/20				425-052	4 of 14	



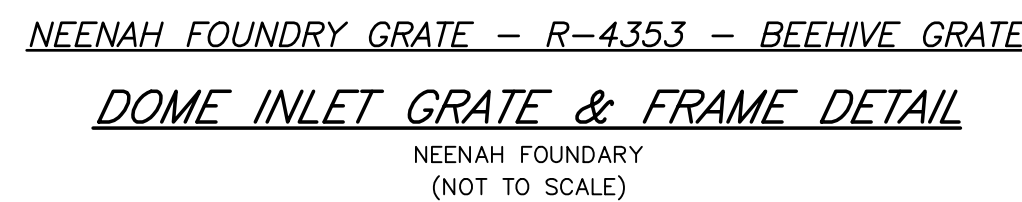
LAST REVISION	DESCRIPTION	FY 2021-22	STANDARD PLANS	DITCH BOTTOM INLET TYPE C, D, E, AND H	INDEX	SHEET
11/01/20				425-052	7 of 14	

NO.	BY	DATE	DESCRIPTION
1	TLF	07/26/21	ISSUE COORD/CITY COMMENTS
2	TLF	07/26/21	STANDARD SUBMITTAL
3	TLF	08/01/21	FLDOT DRAINAGE PERMIT SUBMITTAL
4	TLF	12/03/21	CITY OF ZEPHYRHILLS RESUBMITTAL
5	TLF	02/24/22	FOR CONSTRUCTION PLANS



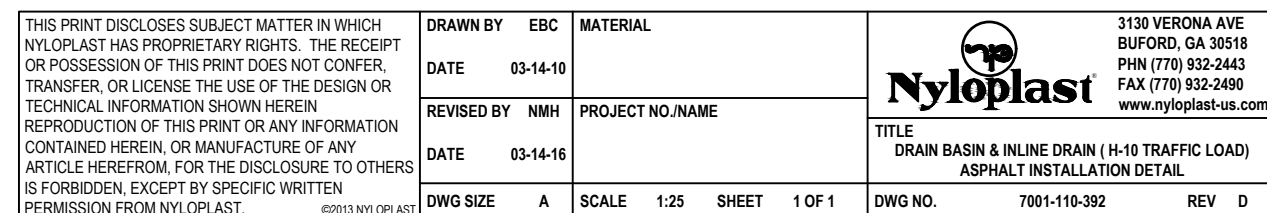
NO.	BY	DATE	DESCRIPTION
1	TLF	07/26/21	ISSUE 0000/CITY COMMENTS
2	TLF	07/26/21	STW/MD SUBMITTAL
3	TLF	08/01/21	FINAL DRAINAGE PRELIM SUBMITTAL
4	TLF	12/03/21	CITY OF ZEPHYRHILLS RESUBMITTAL
5	TLF	02/24/22	FOR CONSTRUCTION PLANS

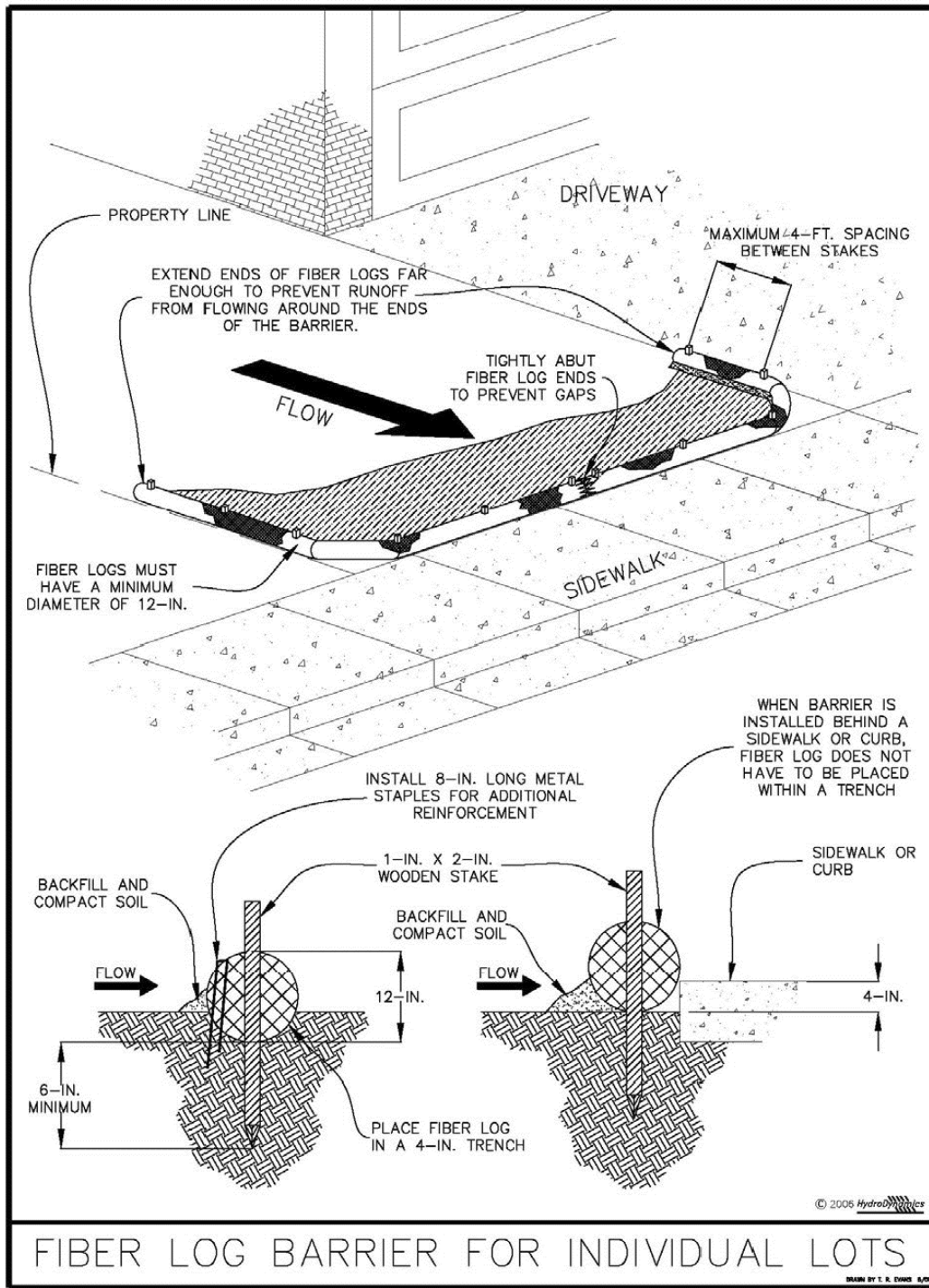
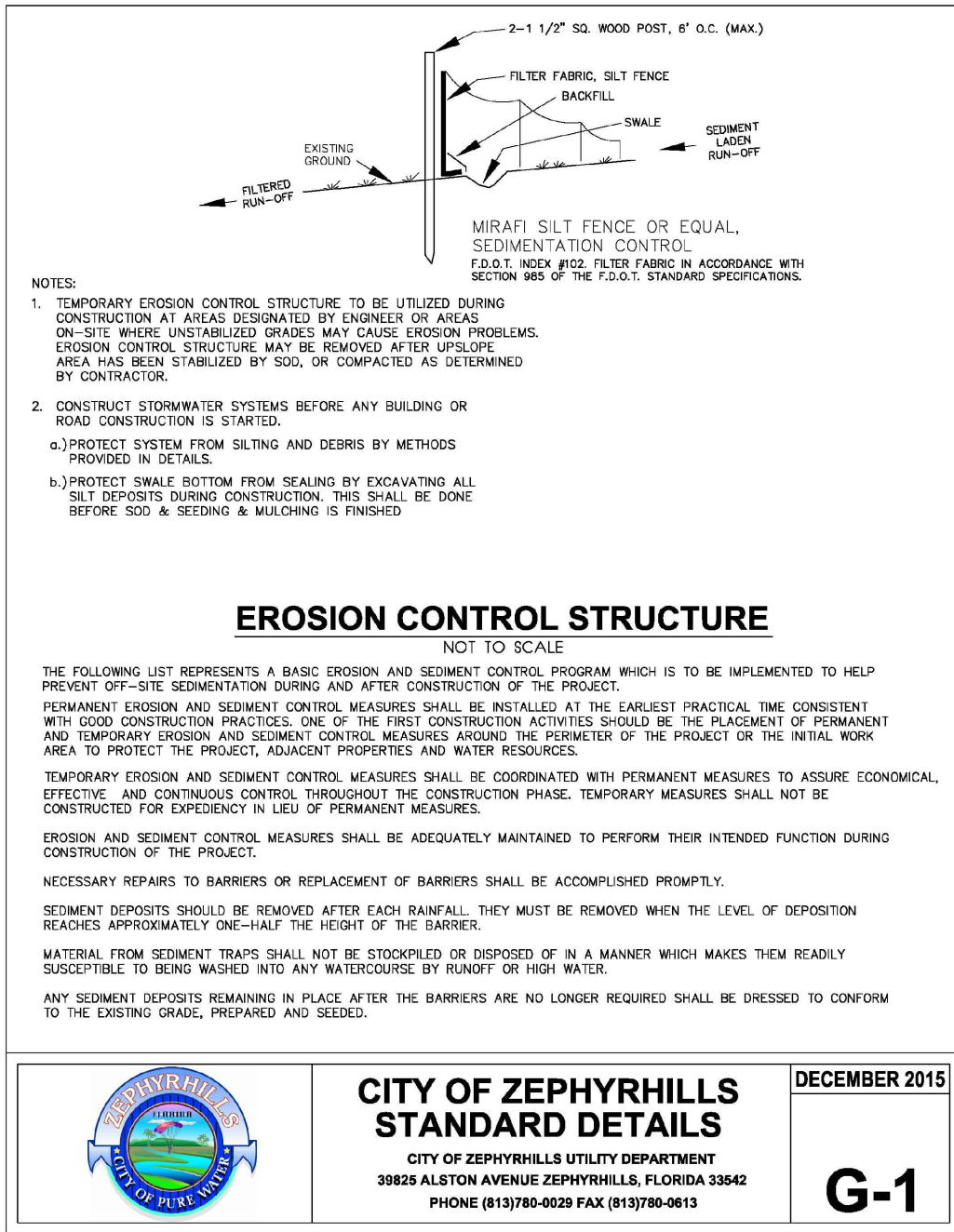
DRAWN BY	CHECKED BY	DATE
TLF	RCL	06/29/2020
SHEET TITLE		
GRADING & DRAINAGE CONSTRUCTION DETAILS		
SHEET NUMBER		
C-9.3		



ALTERNATE MATERIALS NOTE

PLANS CURRENTLY SPECIFY A.D.S. MATERIALS FOR THE SUPPLEMENTARY LANDSCAPE DRAINAGE SYSTEM. HOWEVER, CONTRACTOR MAY REQUEST/UTILIZE ALTERNATE PIPE AND/OR STRUCTURE MATERIALS/MANUFACTURERS.





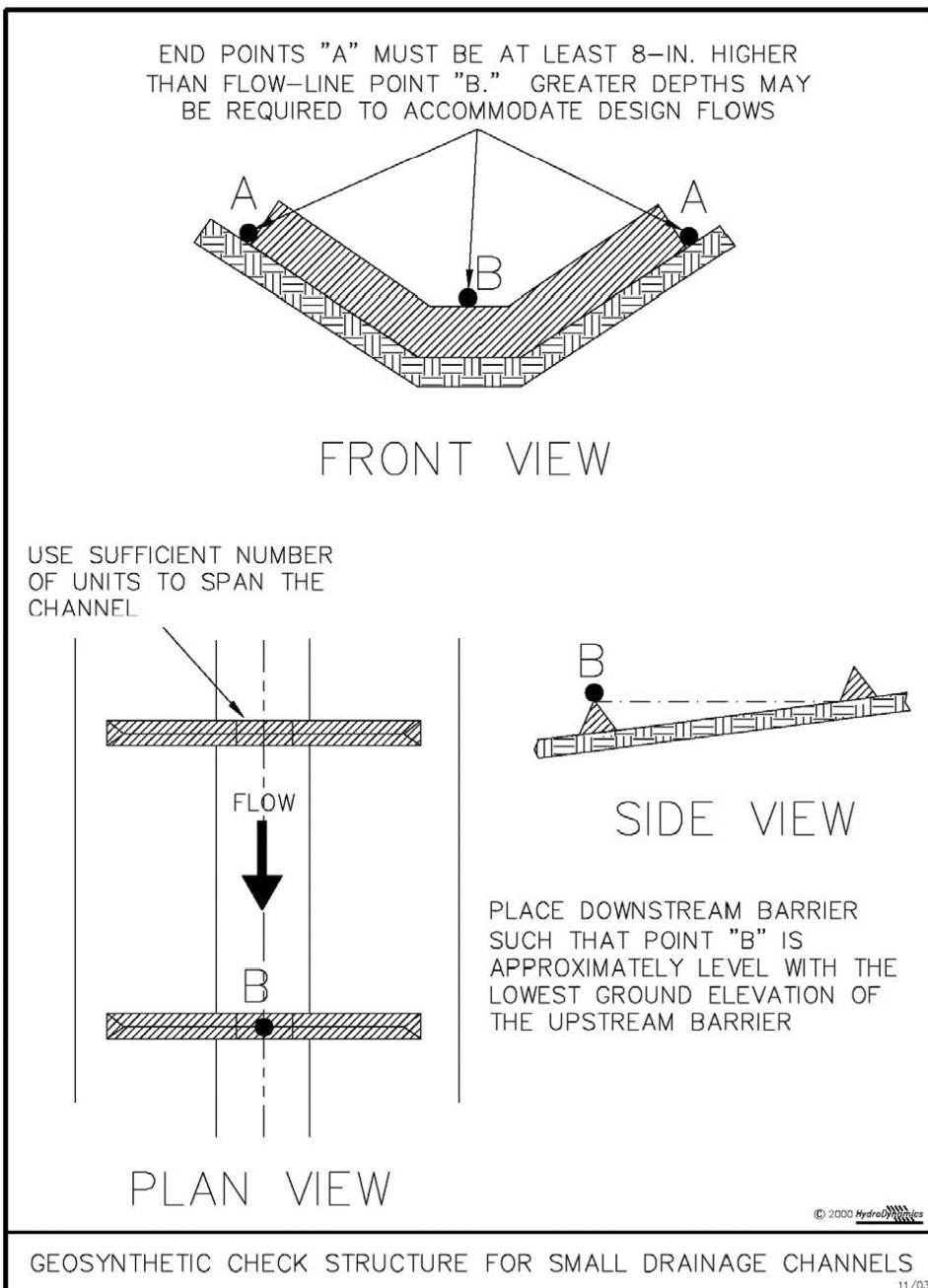
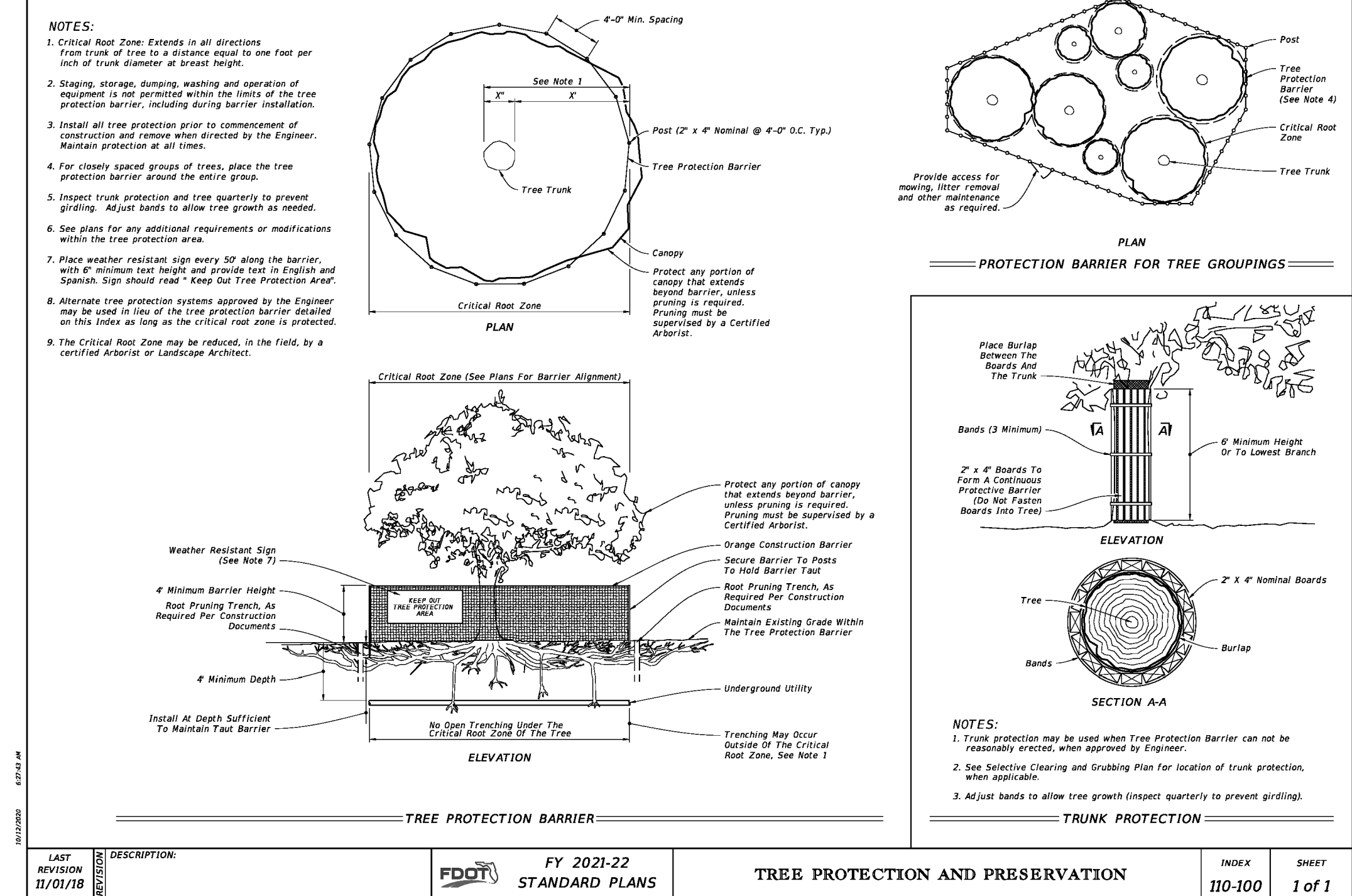
- Fiber Log Barriers for Individual Lots**
- WHAT IS ITS PURPOSE?**
Temporary sediment containment structures while construction activities occur.
- WHERE AND HOW IS IT COMMONLY USED?**
- As a temporary barrier to contain sediment on vertical construction lots.
 - As diversion structures.
 - As a barrier in front of an area drain.

- WHEN SHOULD IT BE INSTALLED?**
- Before construction activities begin.
 - While construction activities are occurring.
- WHEN SHOULD IT NOT BE INSTALLED?**
- Where concentrated flows are expected such as in drainage ditches, around inlets, and above/below where culverts discharge.
 - After construction activities are completed.

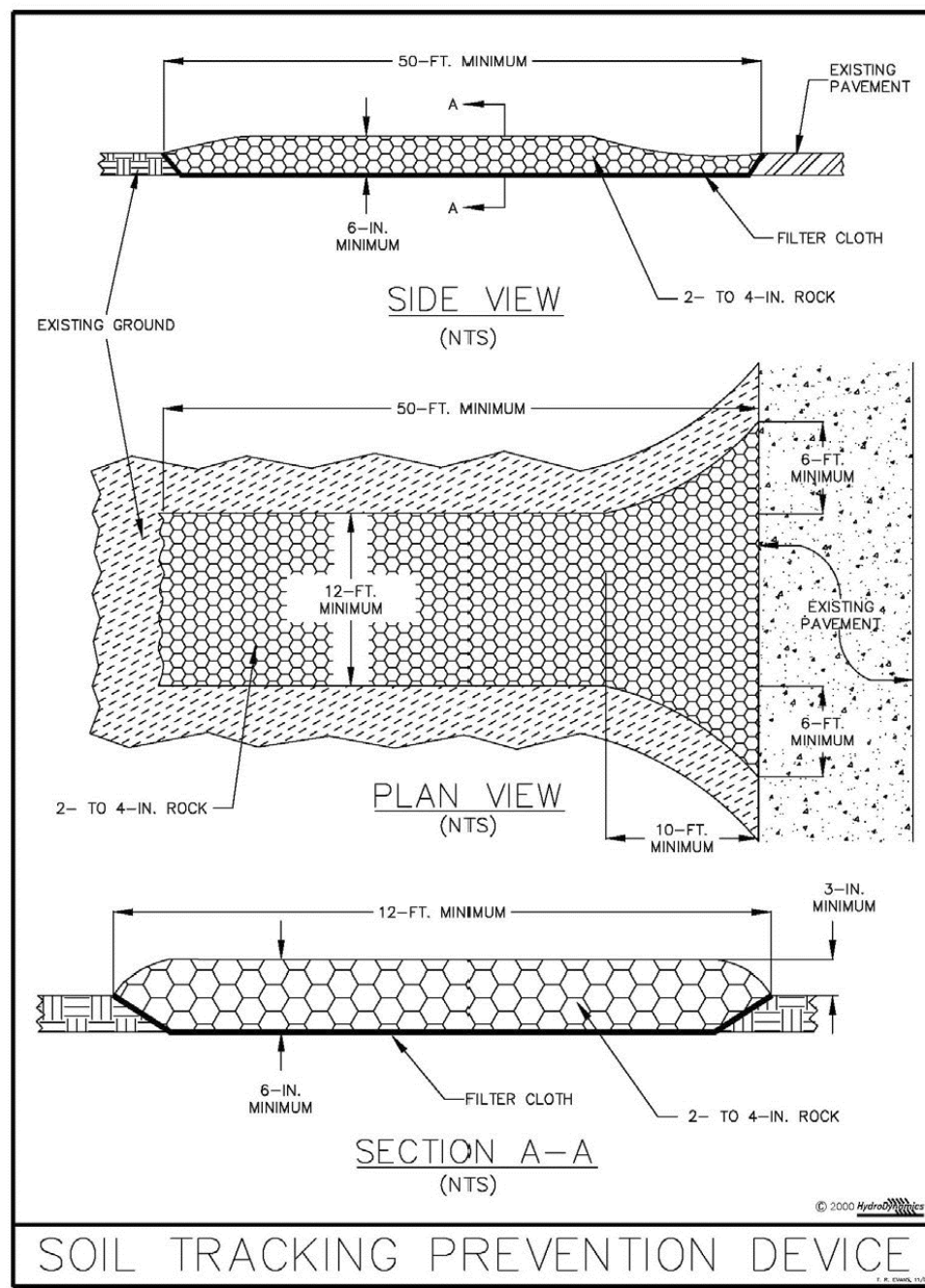
- WHAT NEEDS TO BE INSPECTED?**
- Is the material staked properly?
 - Does water flow under the fiber log?
 - Has traffic "flattened" the structure?
 - Is the fiber log placed within a depression?
 - Is the fiber log "pinned" on the upstream side?
 - Will water flow around the fiber log?

- WHAT MAINTENANCE ACTIVITIES CAN BE EXPECTED?**
- Repair and replacement of the wattle.
 - Removal of sediment.
 - Removal of fiber log materials.

- NOTES**
- Fiber logs are not to be used where concentrated flows of water are anticipated (e.g. in drainage ditches, around inlets, or above/below where culverts discharge) unless properly installed.
 - Fiber logs can create a very small Type-2 sediment containment system to allow for deposition of suspended particles on vertical big box construction sites.
 - Fiber logs do not filter small (e.g. clay) suspended particles in runoff waters.

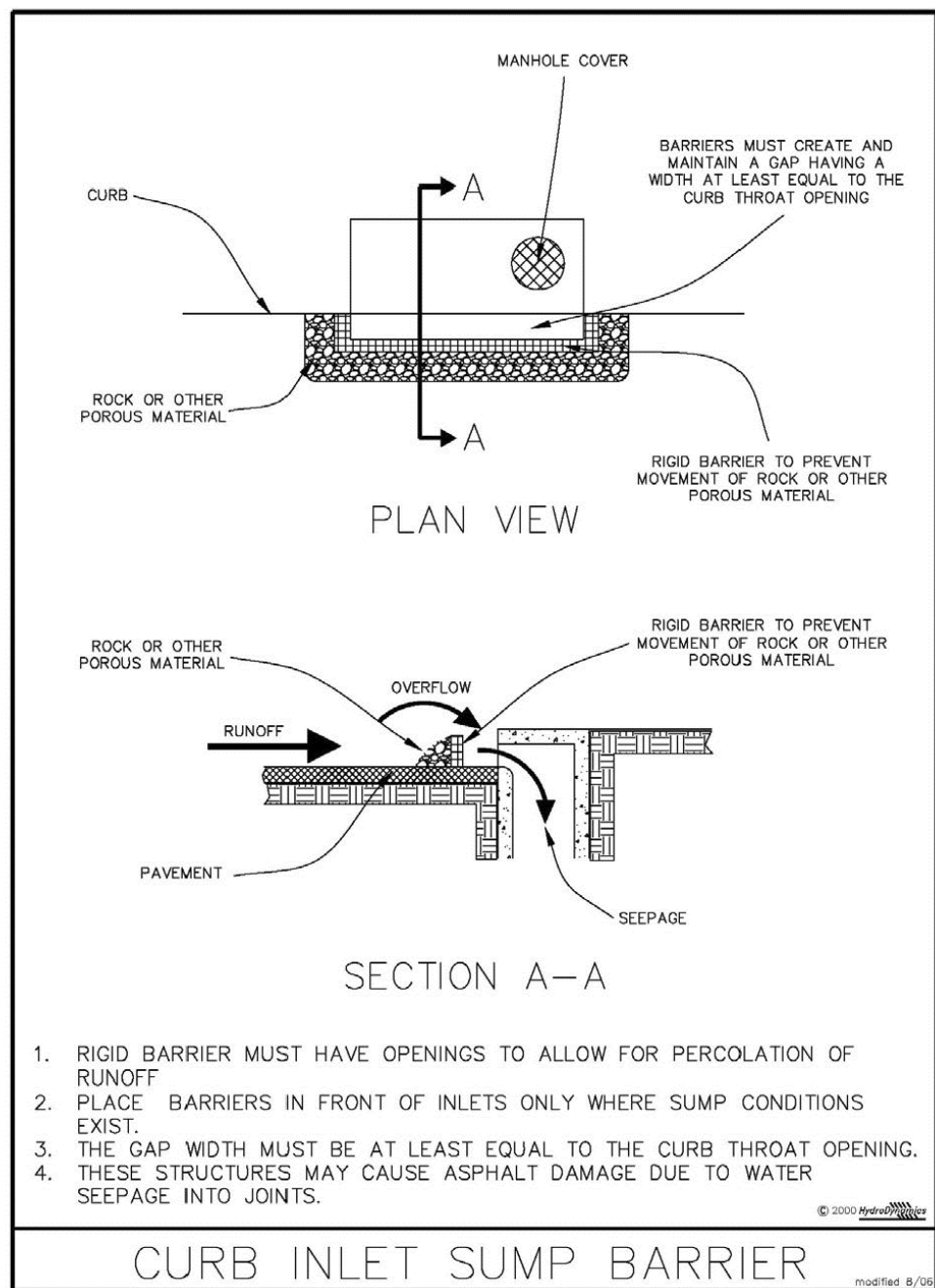


- Geosynthetic Barrier Check Structure**
- WHAT IS ITS PURPOSE?**
Temporary containment structures to capture sediment and reduce runoff velocities in drainage channels while grading or construction activities occur.
- WHERE AND HOW IS IT COMMONLY USED?**
- Within roadside drainage ditches.
 - As small sediment traps.
- WHEN SHOULD IT BE INSTALLED?**
- While grading or construction activities are occurring.
 - After grading or construction activities are completed.
- WHEN SHOULD IT NOT BE INSTALLED?**
- Is the structure properly installed?
 - Is there a depression for runoff to flow over?
 - Does runoff flow over the structure?
 - Is channel erosion occurring between structures?
 - Is the spacing correct?
- WHAT MAINTENANCE ACTIVITIES CAN BE EXPECTED?**
- Repair and replacement of the barrier.
 - Removal of sediment.
 - Repair of eroded channel.
 - Removal of the barrier.

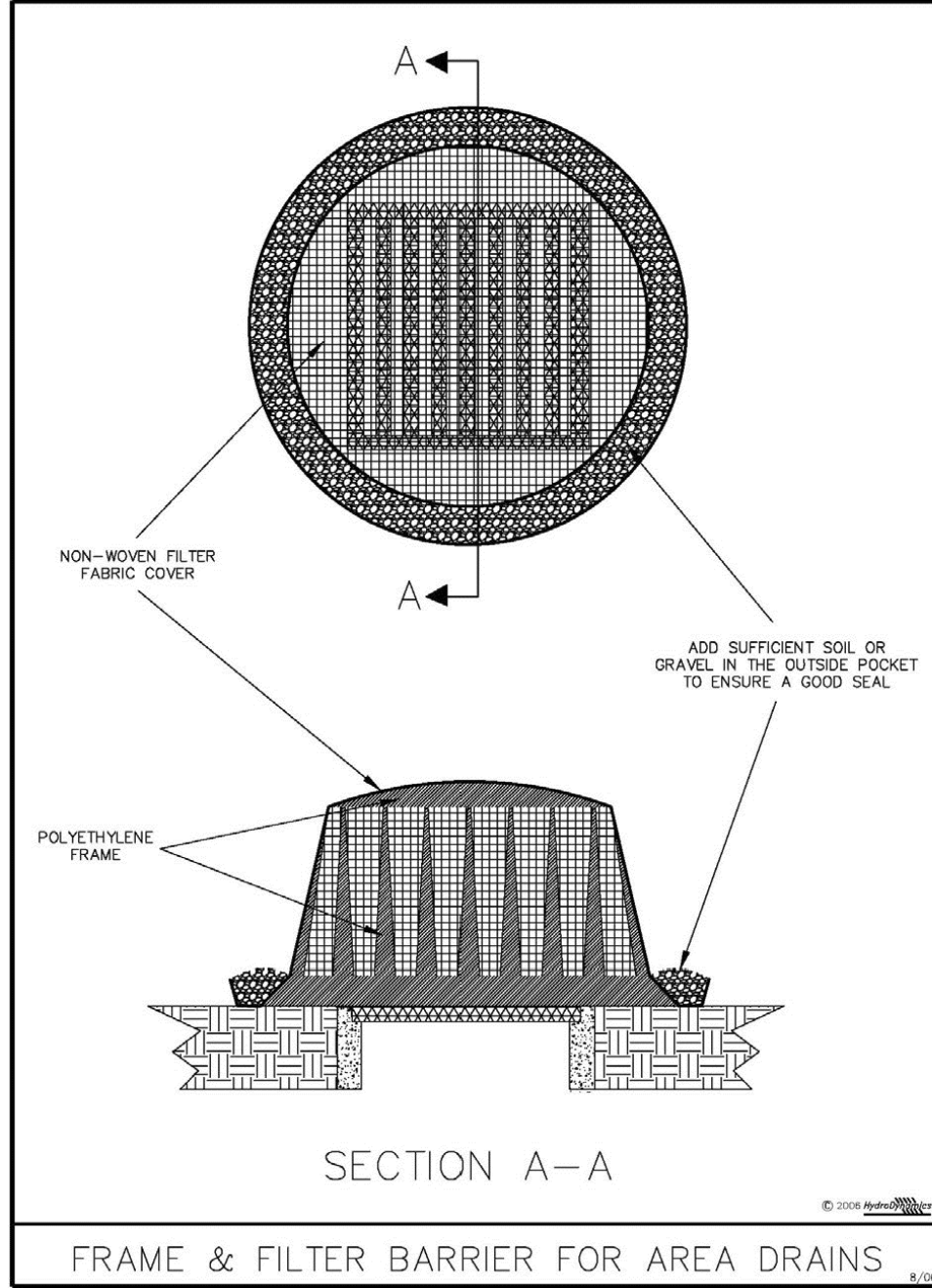


- Cellular Confinement System**
- WHAT IS ITS PURPOSE?**
To protect hillsides or drainage channels against erosion due to flowing water or to be used as a temporary stream crossing.
- WHERE AND HOW IS IT COMMONLY USED?**
- In areas where concentrated flows occur and where greater erosion protection is needed that exceeds what a Rolled Erosion Control Product (RECP) provides.
 - Provides a temporary stream crossing system that is able to withstand heavy loads and traffic.
- WHEN SHOULD IT BE INSTALLED?**
- While construction activities are occurring.
 - After construction activities are finished.
- WHEN SHOULD IT NOT BE INSTALLED?**
Over impervious surfaces.
- WHAT NEEDS TO BE INSPECTED?**
- Does the system display any damage?
 - Is the system held in place by staples or pins?
 - Have all the cells been filled with rock, soils or cement?
 - Has the system been installed as required by the manufacturer?
 - Is a geotextile blanket used?
 - If the cells are filled with soil, has seeding and mulching been completed?
- WHAT MAINTENANCE ACTIVITIES CAN BE EXPECTED?**
- Repair and replacement of cell material.
 - Evaluation of material in cells.
 - Slippage down a slope.

- NOTES**
- Possibly can be used as a temporary soil tracking prevention device.

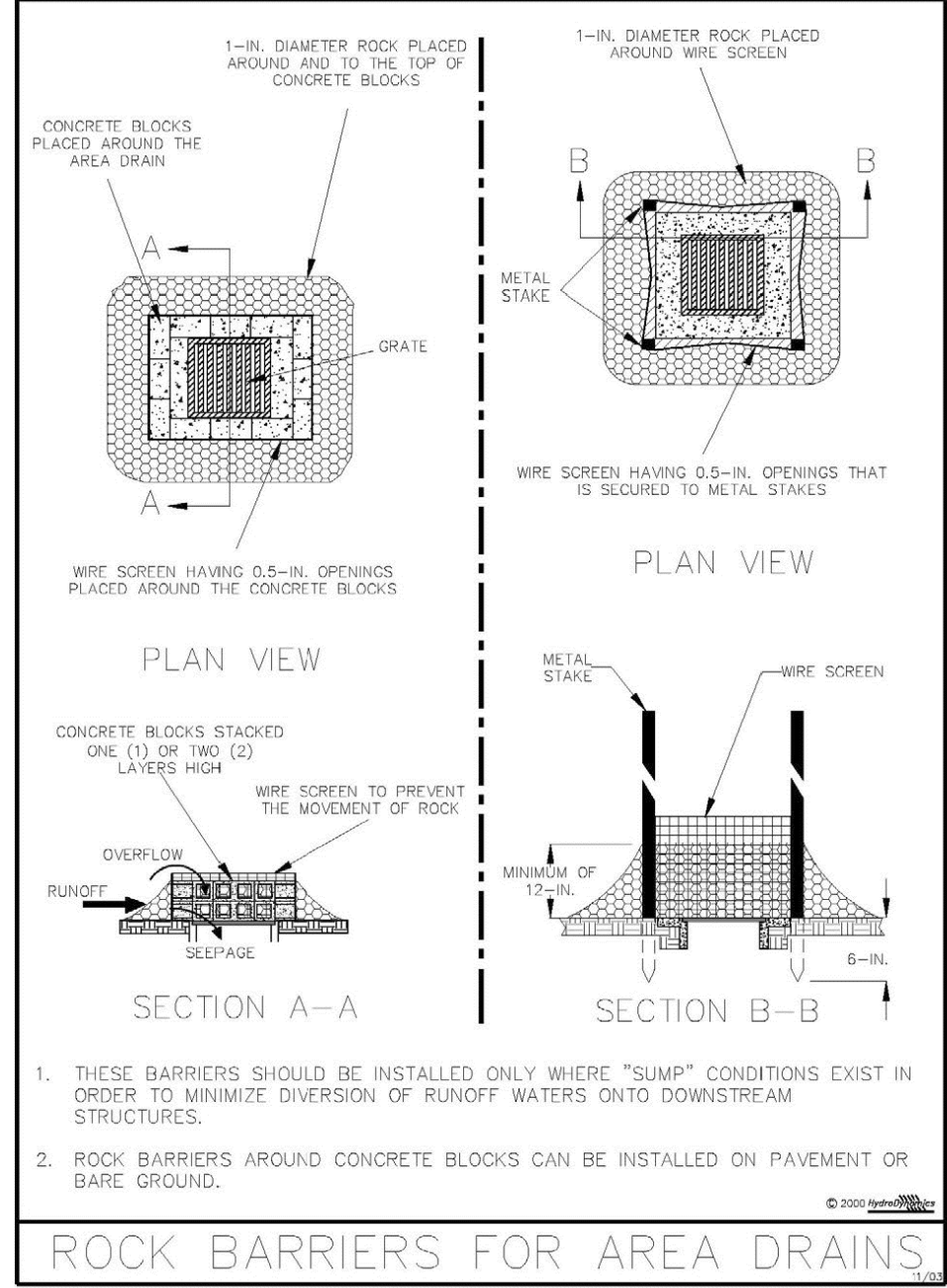


- Curb Inlet Diversion Berm**
- WHAT IS ITS PURPOSE?**
Temporary barriers to force runoff into a curb inlet when a downstream sediment containment system exists.
- WHERE AND HOW IS IT COMMONLY USED?**
- Immediately below an inlet opening.
 - Used to force runoff into an inlet that drains into a sediment containment system.
- WHEN SHOULD IT BE INSTALLED?**
- While construction activities are occurring.
 - At any curb inlet.
- WHEN SHOULD IT NOT BE INSTALLED?**
- After construction activities are completed.
 - Where diverted runoff will not enter a sediment containment system.
- WHAT NEEDS TO BE INSPECTED?**
- Have the diversion bags been destroyed?
 - Should signage be installed?
 - Is water being diverted into the inlet?
 - Should the bags be replaced?
- WHAT MAINTENANCE ACTIVITIES CAN BE EXPECTED?**
- Repair and replacement of bags.
 - Removal of the diversion bags as full build out conditions develop.
- NOTES**
- Warning signs should be used to alert drivers of the structures.



- Curb Inlet "Sump" Barrier**
- WHAT IS ITS PURPOSE?**
Temporary barriers to cause waters to pond and drain so that sediment can settle out of runoff waters while construction activities occur.
- WHERE AND HOW ARE THEY COMMONLY USED?**
- In front of curb inlets.
 - Reduce sediment entering a storm sewer system.
- WHEN SHOULD IT BE INSTALLED?**
- While construction activities are occurring.
 - Only where "sump" conditions exist.
- WHEN SHOULD IT NOT BE INSTALLED?**
- After construction activities are completed.
 - Where "sump" conditions do not exist.
- WHAT NEEDS TO BE INSPECTED?**
- Is at least 1.0-in. diameter rock used?
 - Has wire mesh been used?
 - Can water flow over the rock?
 - Should the rock be replaced?
 - Does water flow through the rock?
 - Does the rock need "raking?"
 - Will water be diverted downstream?
 - Have vehicles destroyed the structure?
- WHAT MAINTENANCE ACTIVITIES CAN BE EXPECTED?**
- Repair and replacement of rock.
 - Removal of sediment.
 - Removal of rock.
- NOTES**
- Rock barriers are to be installed in "sump" conditions only.
 - Wire mesh should be used instead of more open materials such as chicken wire.
 - Rock barriers in front of inlets provide little filtering effect and capture little sediment from runoff waters.
 - Warning signs should be used to alert drivers of the structures.
 - Rock barriers in front of inlets may cause destruction of the pavement due to excess seepage of water or freezing conditions.
 - If placed on a grade, the structure will divert runoff downstream and may cause flooding.

NO.	BY	DATE	DESCRIPTION
1	TLF	07/26/21	ISCAPE COORD/CITY COMMENTS
2	TLF	07/26/21	STWIND SUBMITTAL
3	TLF	09/01/21	PAJOT. DRAINAGE PERMIT SUBMITTAL
4	TLF	12/03/21	CITY OF ZEPHYRHILLS RESUBMITTAL
5	TLF	02/24/22	FOR CONSTRUCTION PLANS



Rock Barrier for an Area Drain (a.k.a. Drop, Catch Basin, or Ditch Bottom) Inlet

WHAT IS ITS PURPOSE?
Temporary barriers to cause waters to pond and drain so that sediment can settle out of runoff waters while construction activities occur.

WHERE AND HOW IS IT COMMONLY USED?

- Around median inlets.
- Around inlets to which runoff water flows.

WHEN SHOULD IT BE INSTALLED?

- While construction activities are occurring.
- Only where sump conditions exist.

WHEN SHOULD IT NOT BE INSTALLED?

- After construction activities are completed.
- Where sump conditions do not exist.

WHAT NEEDS TO BE INSPECTED?

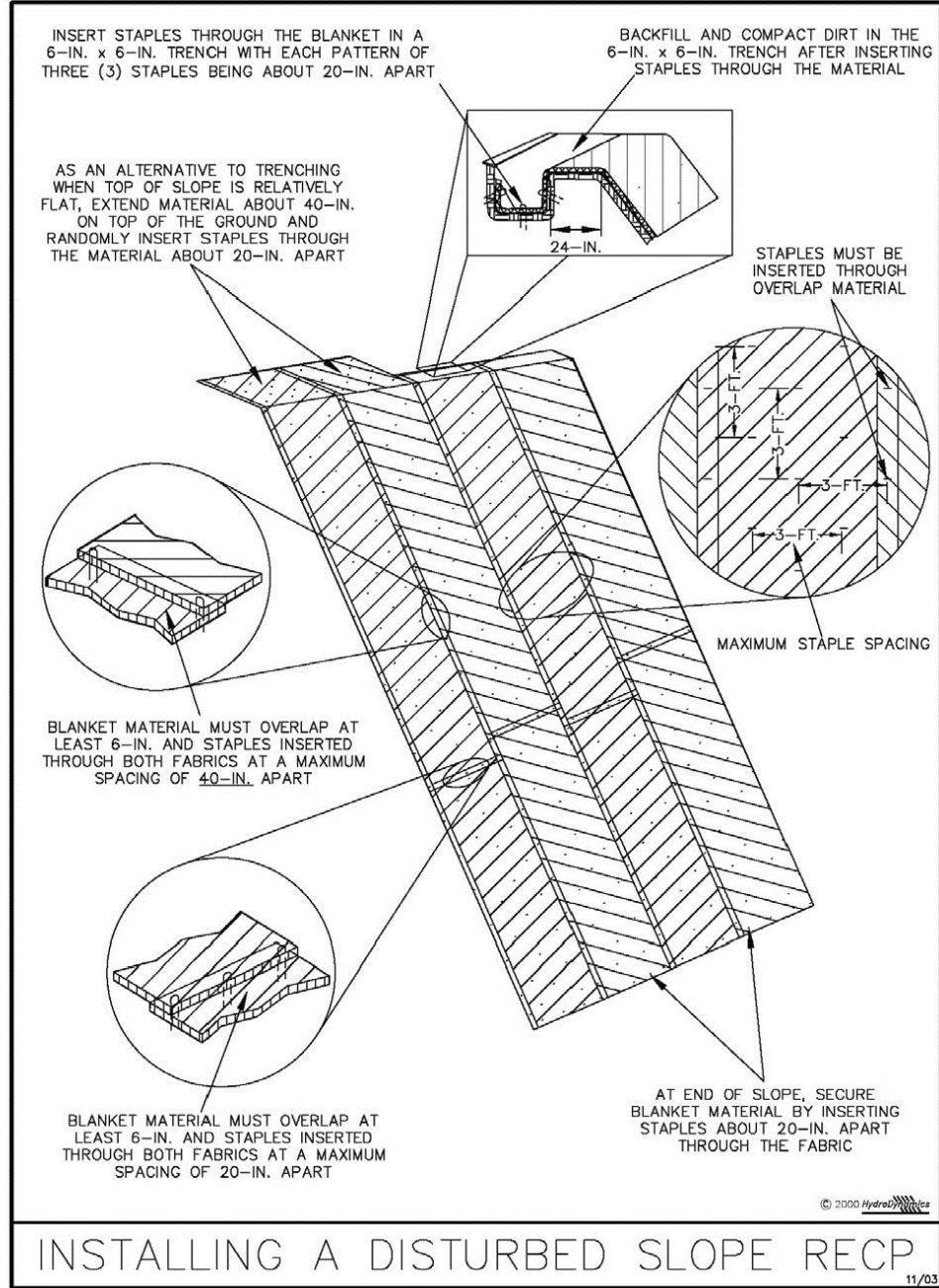
- Is at least 1.0-in. diameter rock used?
- Has wire mesh been used?
- Can water flow over the rock?
- Should the rock be replaced?
- Does water flow through the rock?
- Does the rock need "raking"?
- Will water be diverted downstream?

WHAT MAINTENANCE ACTIVITIES CAN BE EXPECTED?

- Repair and replacement of rock.
- Removal of sediment.

NOTES

- Rock barriers placed around inlets will allow water to drain.
- Use only wire mesh instead of materials such as chicken wire.
- Rock barriers are to be installed in "sump" conditions only. Rock barriers in front of inlets on a grade will divert runoff to downstream locations.
- Rock barriers in front of inlets provide little filtering and capture little sediment from runoff waters for large frequency storm events.



Rolled Erosion Control Product for a Disturbed Slope

WHAT IS ITS PURPOSE?
To protect disturbed slope surfaces against erosion due to rainfall or flowing water.

WHERE AND HOW IS IT COMMONLY USED?

- Installed on slopes or embankments.
- Used as mulch after seeding has occurred.
- Where steep slopes exist.
- On slopes where weeds are established.

WHEN SHOULD IT BE INSTALLED?

- While construction activities are occurring.
- After Grading activities are finished.

WHEN SHOULD IT NOT BE INSTALLED?

- Over very rough ground having extensive amounts of rock, rills, or gullies.
- On slopes where weeds are established.

WHAT NEEDS TO BE INSPECTED?

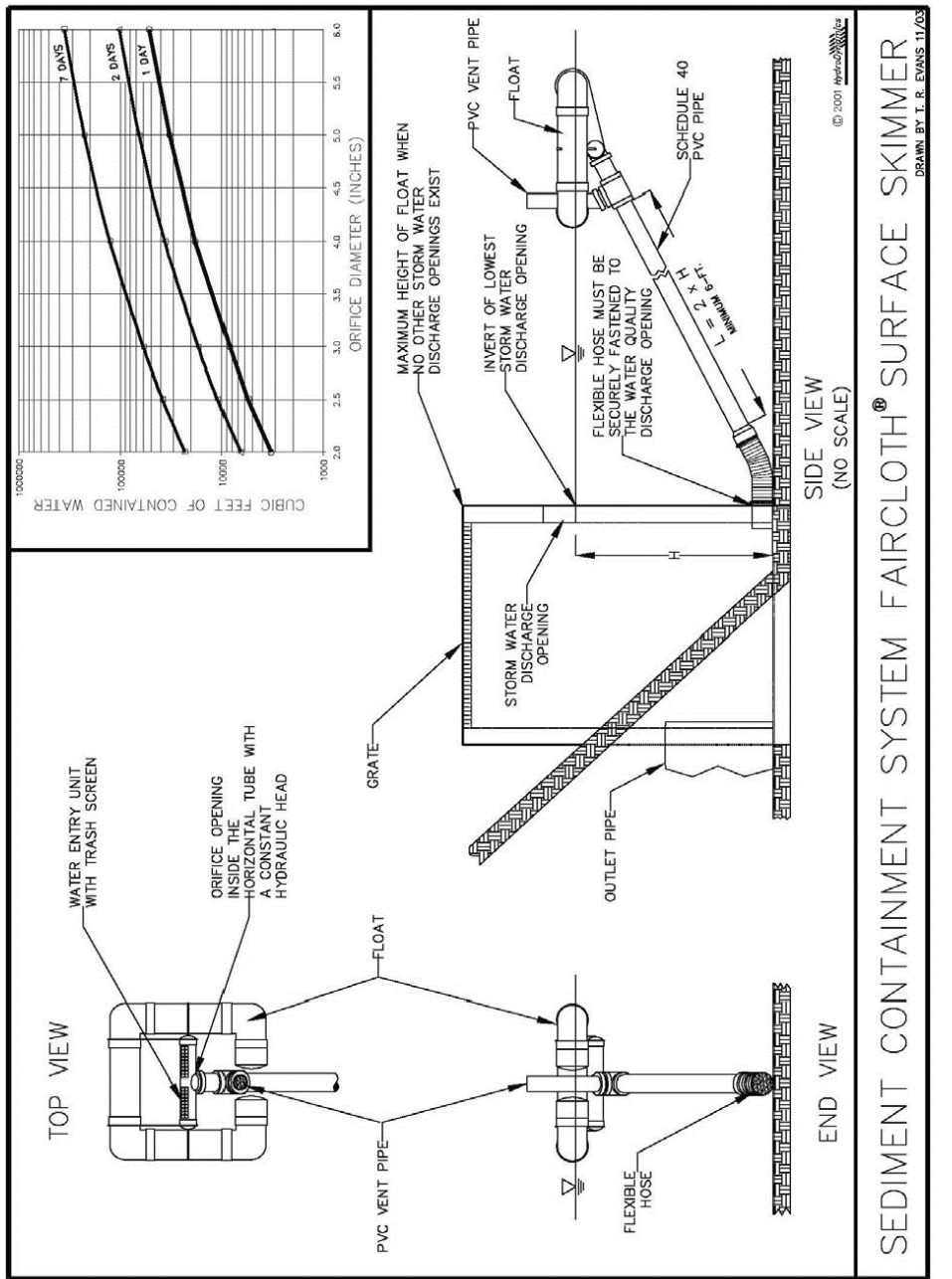
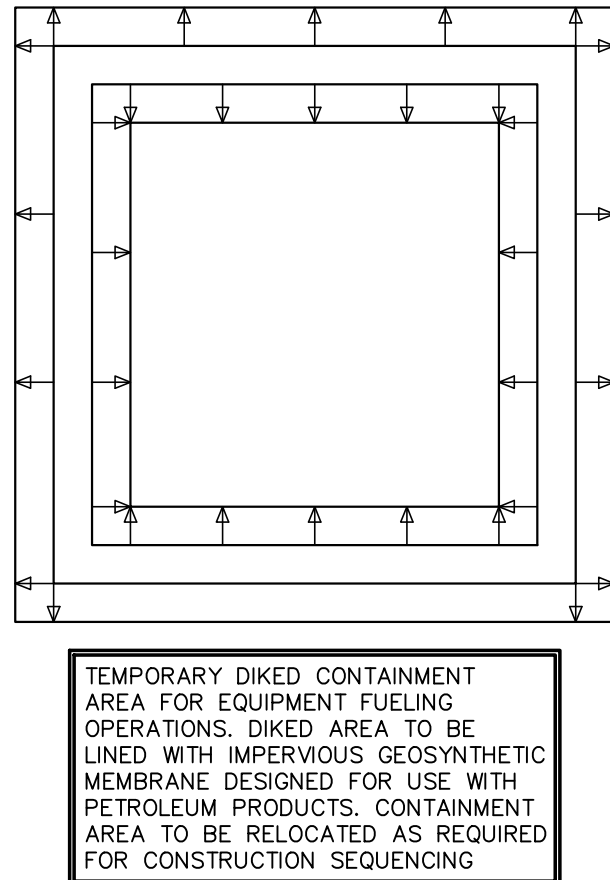
- Does the RECIP have any tears or other damage to it?
- Is water flowing under the blanket and causing erosion?
- Was it installed correctly?
- Did planting of seed occur before installing the RECIP?
- Is the material secured to the slope with a sufficient number of staples?
- Was the top of material secured in a trench or by some other method?

WHAT MAINTENANCE ACTIVITIES CAN BE EXPECTED?

- Repair and replacement of material.
- Repair of eroded ground.

NOTES

- RECIPs are composed of natural material including straw, straw-coconut, coconut (or corn), wood excelsior, and so forth. They must be held in place with netting sewn on both sides of the material.
- Material must be placed in an uphill trench or adequately stapled.
- Additional information on RECIPs can be found at www.ecr.org.



Sediment Containment System: Faircloth® Surface Skimmer

WHAT IS ITS PURPOSE?
To drain a sediment containment system by removing water from the top layer where the least amount of suspended particles exist.

WHERE AND HOW IS IT COMMONLY USED (SEE FIGURE IV-4)?

- In Type-1 sediment containment systems.
- At sites with large amounts of fines are suspended in runoff waters.

WHEN SHOULD IT BE INSTALLED?

- Immediately after a Type-1 sediment containment system is constructed.
- Before construction activities begin.
- To increase the effectiveness of capturing suspended particles that has been treated with a polymer or alum.
- While construction activities are occurring.

WHEN SHOULD IT NOT BE INSTALLED?

- In small basins better suited for Type-2 Sediment Containment Systems.

WHAT NEEDS TO BE INSPECTED?

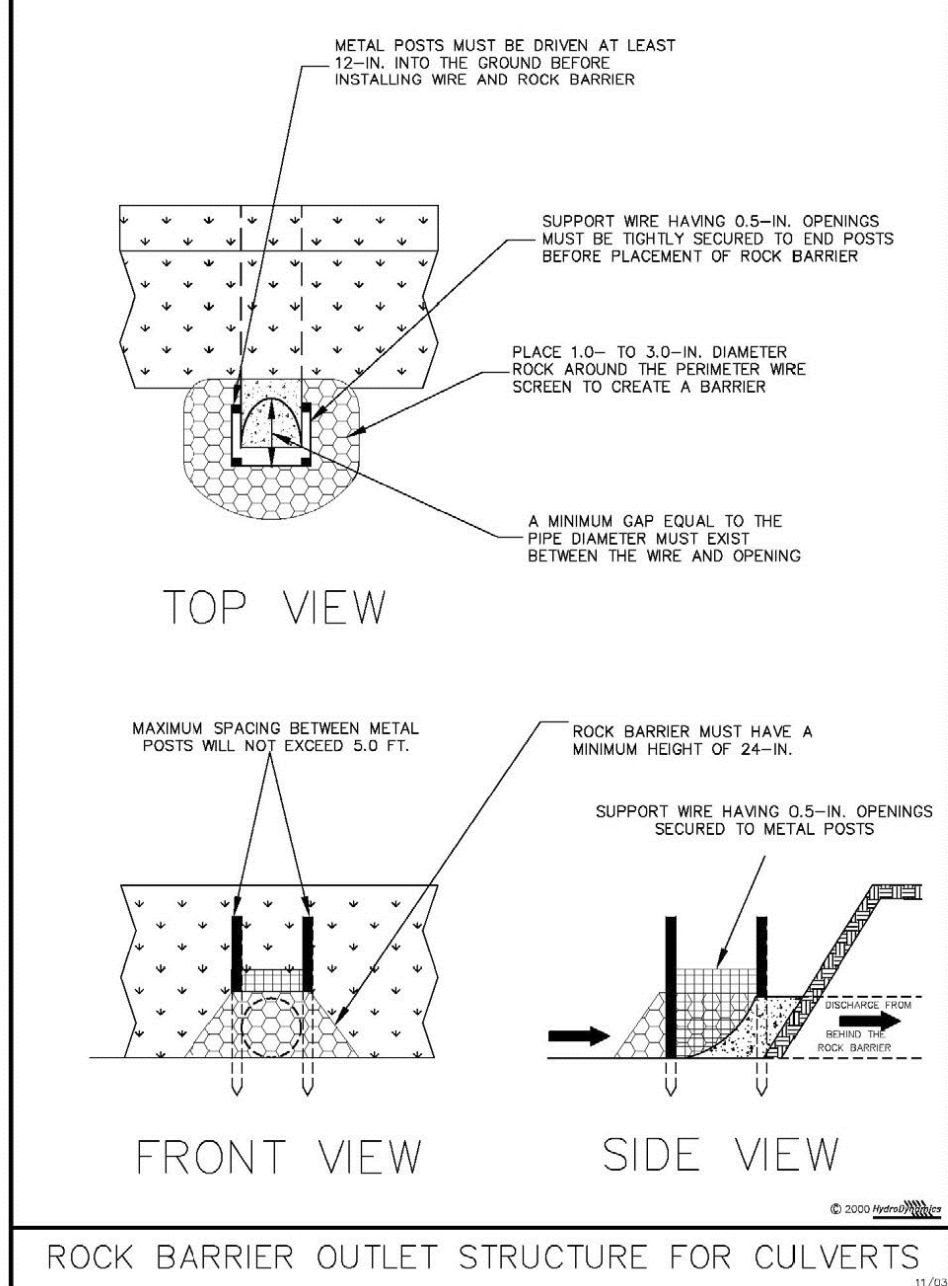
- Overall appearance of the skimmer?
- Are there any cracks or broken pieces?
- Is the trash screen clogged?
- Is the skimmer draining properly?

WHAT MAINTENANCE ACTIVITIES CAN BE EXPECTED?

- Removal of trash from orifice.
- Repair of unit due to vandalism.

NOTES

- Unless advised otherwise, resident time of contained waters within an SCS is at least 48 hours.
- See Table IV-2 for equations to size an SCS as well as examples at the end of this section.



Sediment Containment System Barrier for Culvert

WHAT IS ITS PURPOSE?
To reduce inflow velocity so that deposition of suspended particles found in runoff can occur upstream of the barrier.

WHERE AND HOW IS IT COMMONLY USED (SEE FIGURE IV-14)?

- On the upstream side of culverts.
- As part of a sediment containment system.

WHEN SHOULD IT BE INSTALLED?

- Before construction activities begin.
- While construction activities are occurring.

WHEN SHOULD IT NOT BE INSTALLED?

- After grading activities are completed.
- If it appears they will interfere with the discharge of major runoff.

WHAT NEEDS TO BE INSPECTED?

- Does water flow through the rock?
- Is the right sized rock used?
- Is the rock full of sediment?
- Is the barrier placed far enough away from the pipe opening?

WHAT MAINTENANCE ACTIVITIES CAN BE EXPECTED?

- Replacement of rock.
- Removal of sediment.

Notes

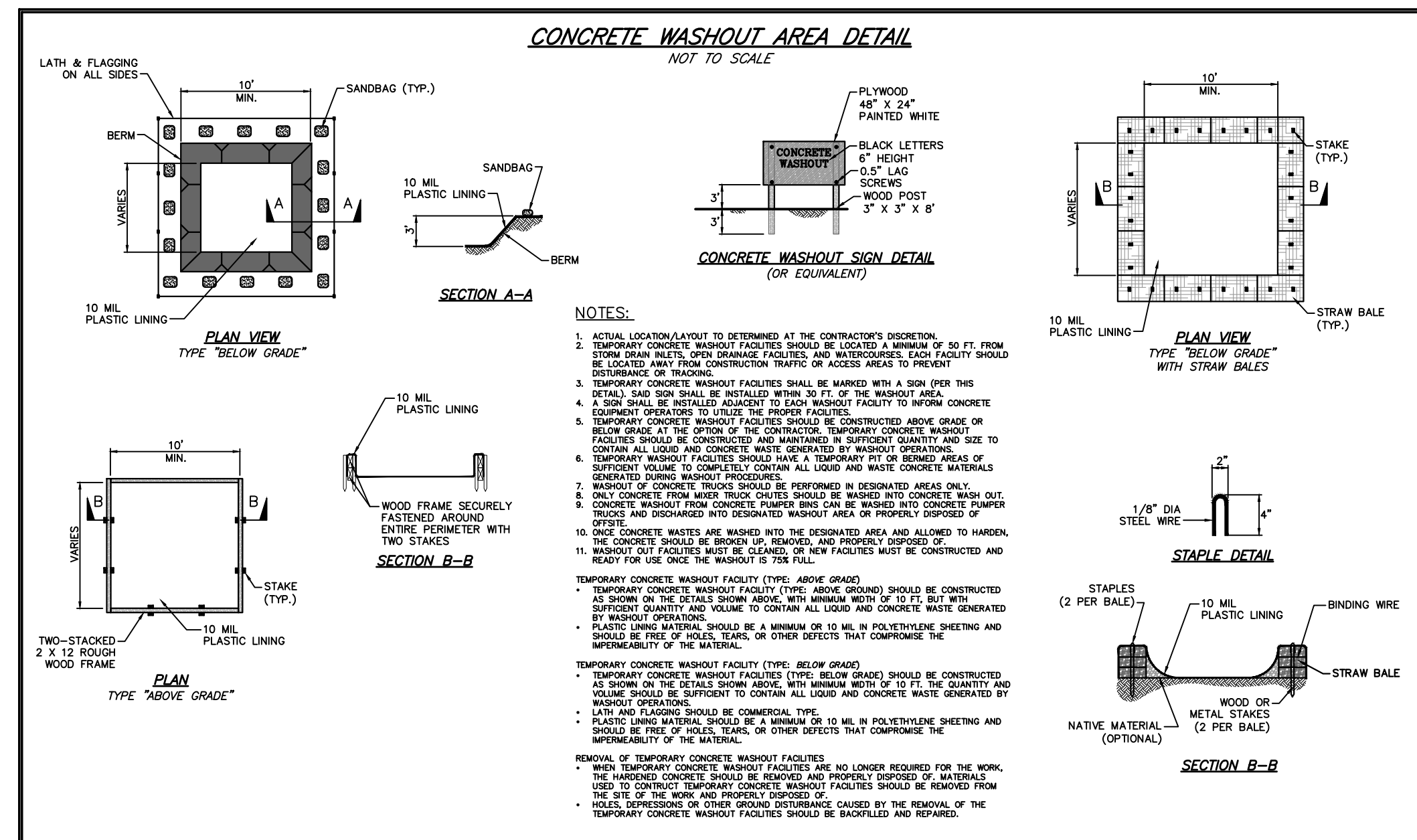
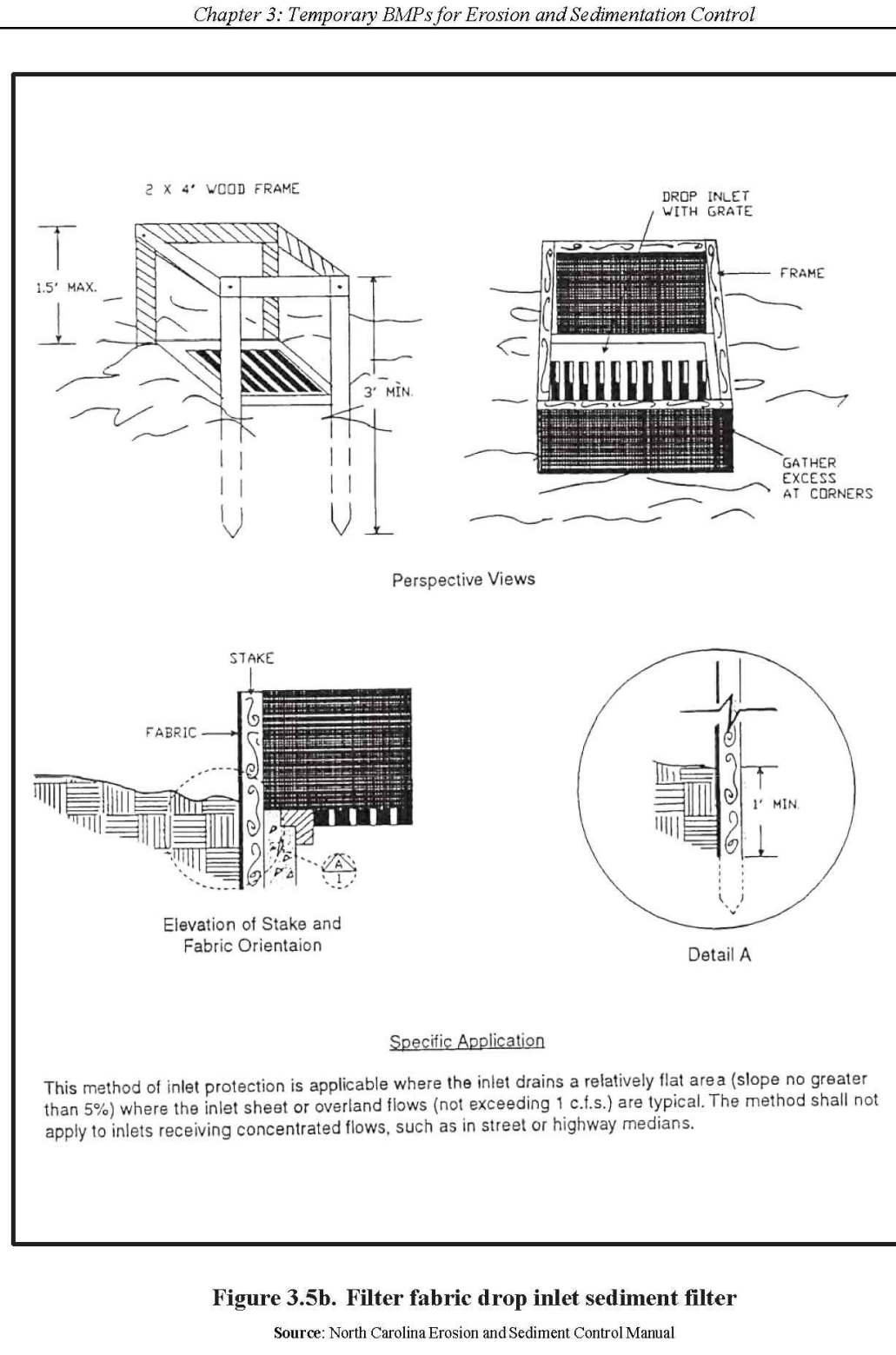
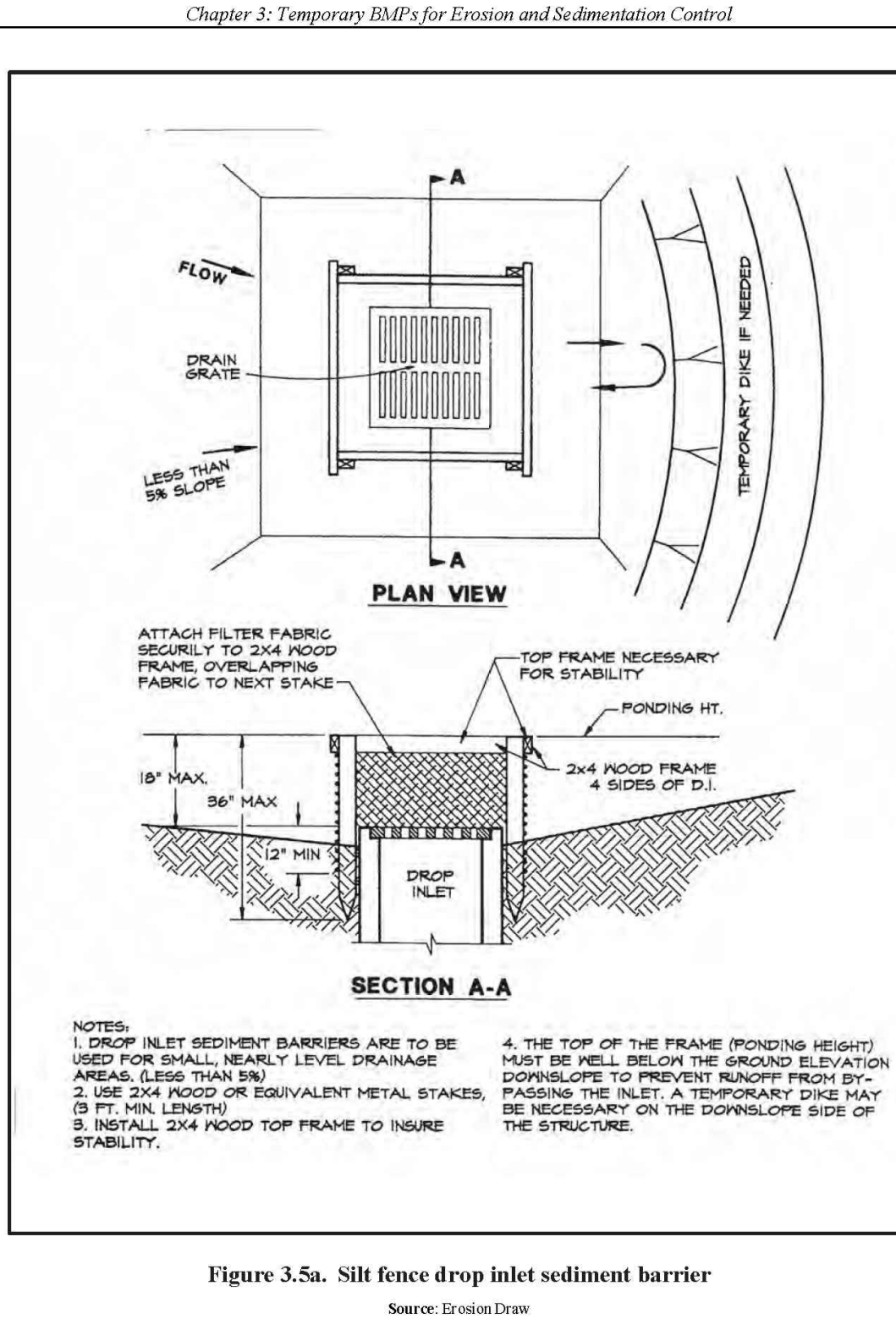
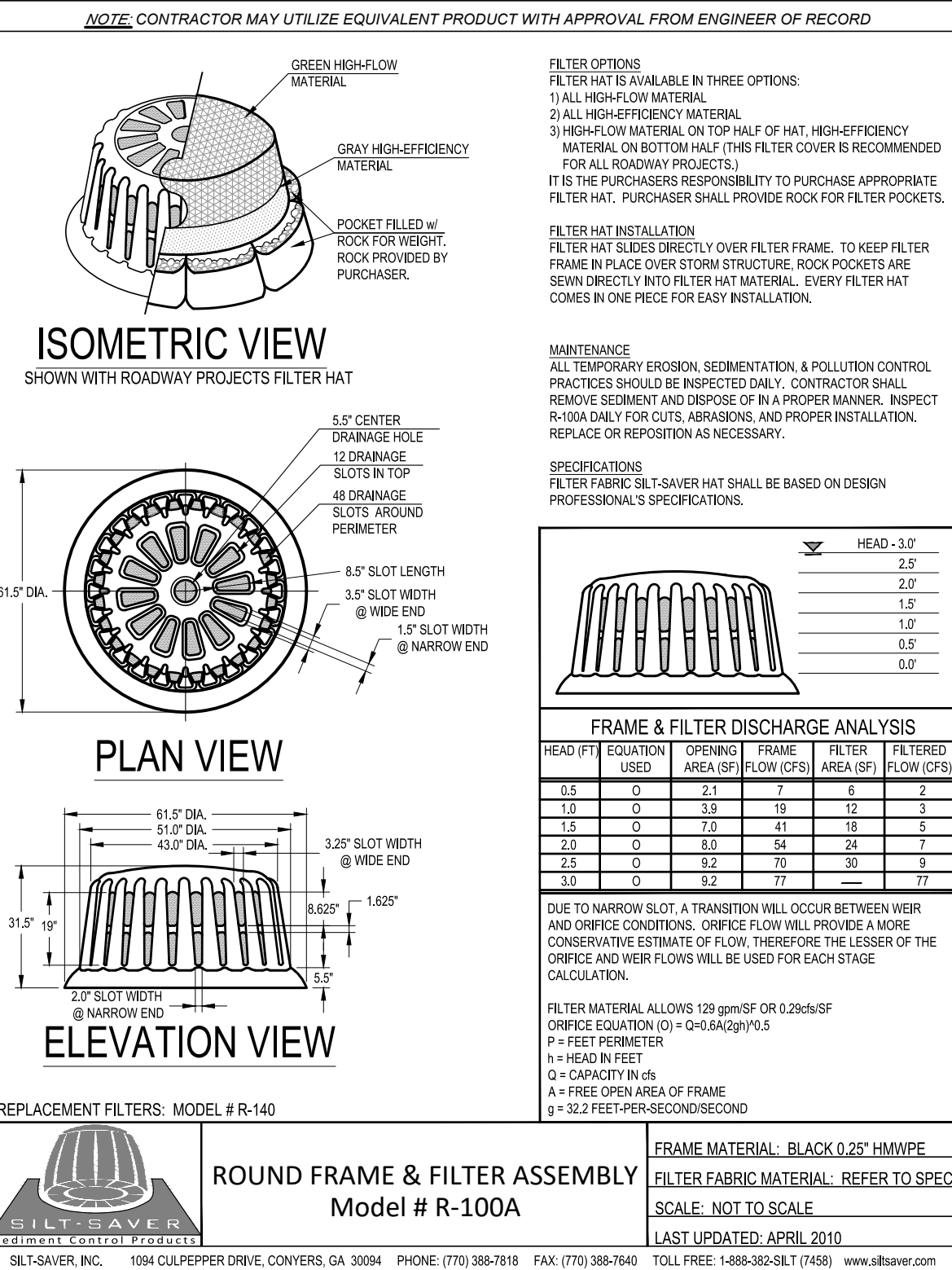
- Installation of a fabric that does not become clogged with clay and silt particles that impact the material's permeability might be adequate for use in place of a rock barrier.

RE-FUELING STATION DIKE DETAIL

(NOT TO SCALE)

BUILDING MATERIALS COVERAGE

- BUILDING MATERIALS, BUILDING PRODUCTS, CONSTRUCTION WASTES, TRASH, LANDSCAPE MATERIALS, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE AND OTHER MATERIALS PRESENT ON THE SITE SHALL BE COVERED (E.G. PLASTIC SHEETING, TEMPORARY ROOFS) TO MINIMIZE EXPOSURES OF THESE PRODUCTS TO PRECIPITATION AND TO STORMWATER, OR A SIMILARLY EFFECTIVE MEANS TO MINIMIZE THE DISCHARGE OF POLLUTANTS FROM THESE AREAS.
- MINIMIZATION OF EXPOSURE IS NOT REQUIRED IN CASES WHERE EXPOSURE TO PRECIPITATION AND TO STORMWATER WILL NOT RESULT IN A DISCHARGE OF POLLUTANTS, OR WHERE EXPOSURE OF A SPECIFIC MATERIAL OR PRODUCT POSES LITTLE RISK TO STORMWATER CONTAMINATION (SUCH AS FINAL PRODUCTS AND MATERIALS INTENDED FOR OUTDOOR USE).



NO.	BY	DATE	DESCRIPTION
1	TLF	07/26/21	ISSUED SUBMITTAL
2	TLF	07/26/21	ISSUED SUBMITTAL
3	TLF	08/01/21	FOR CONSTRUCTION PLANS
4	TLF	08/01/21	FOR CONSTRUCTION PLANS
5	TLF	08/01/21	FOR CONSTRUCTION PLANS
6	TLF	08/01/21	FOR CONSTRUCTION PLANS
7	TLF	08/01/21	FOR CONSTRUCTION PLANS
8	TLF	08/01/21	FOR CONSTRUCTION PLANS

DRAWN BY
TLF

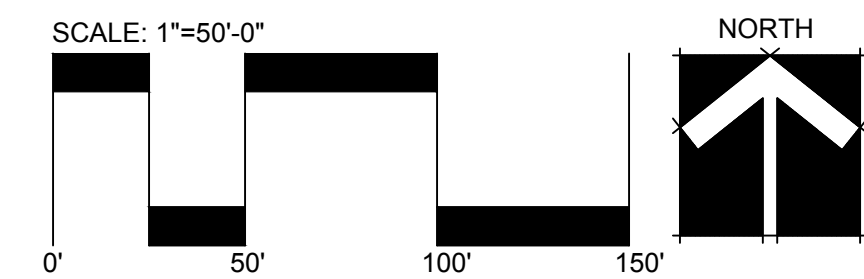
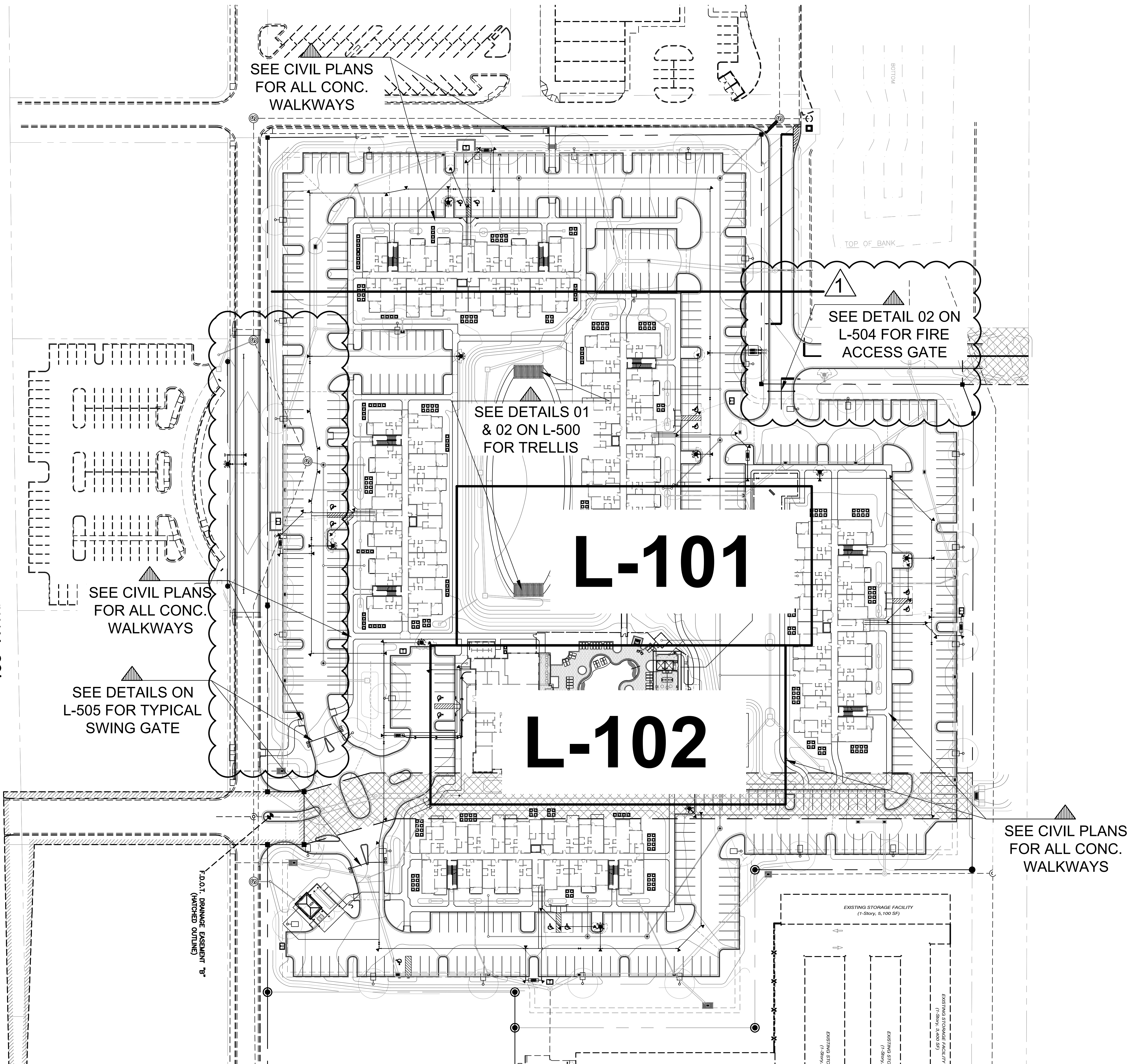
CHECKED BY
RCL

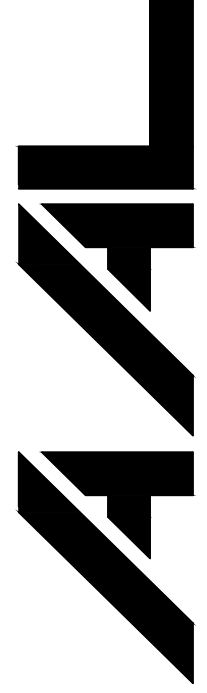
DATE
06/28/2020

SHEET TITLE
S.W.P.P.P.
CONSTRUCTION DETAILS

SHEET NUMBER
C-10.1

U.S. HIGHWAY 301





Architectural Alliance Landscape
612 SW 4th Ave., Fort Lauderdale, FL 33315 LCC000237
TEL: 954-764-8858 E-MAIL: h.johnson@aal.com

HUGH JOHNSON
RLA #855

Seal

Owner: Coordination 08/07/22

Revision Dates

PERMIT SET

Zephyr Commons

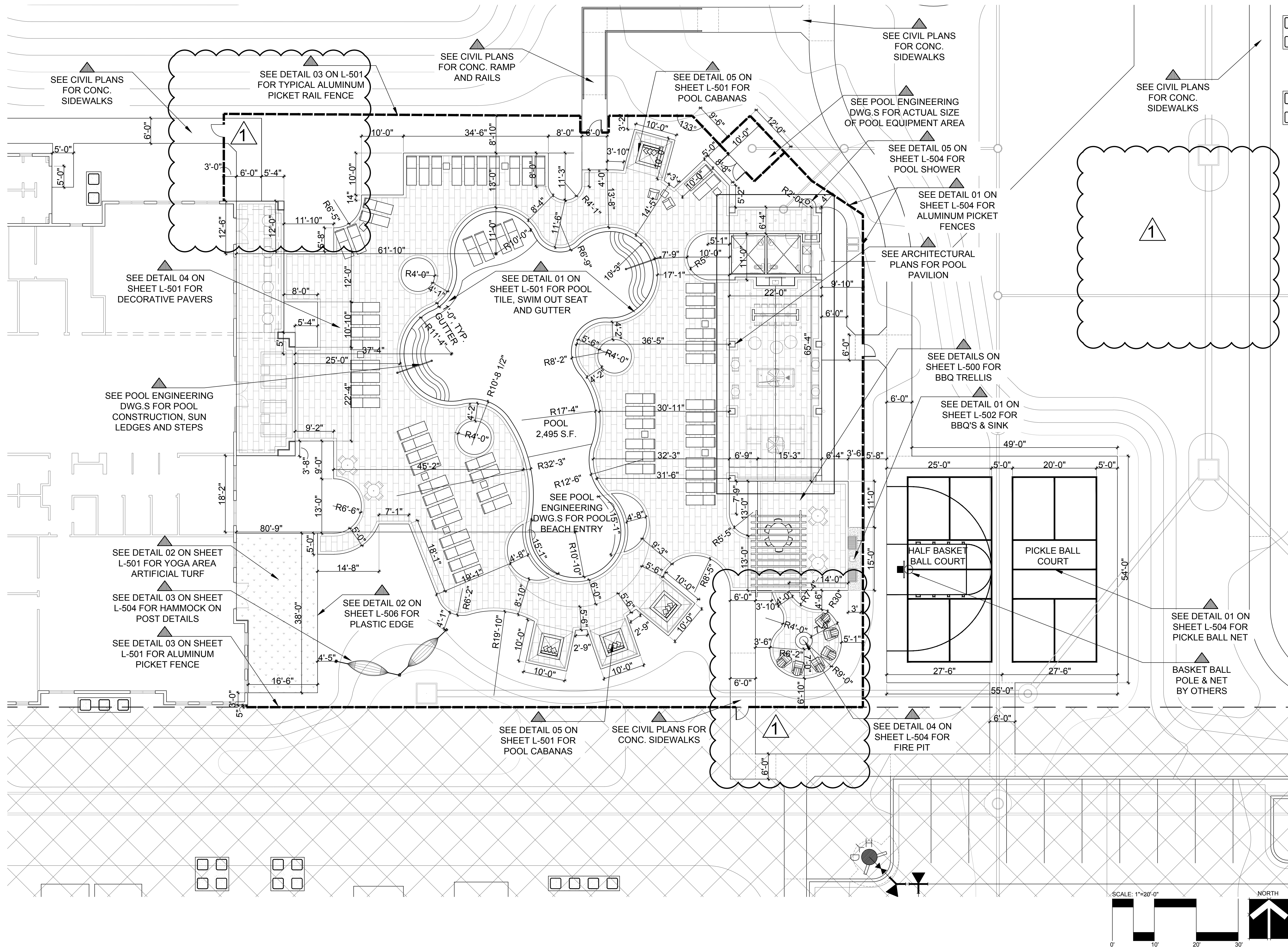
For: North American Development Group
Zephyr Hills, Florida

Sheet Description
OVERALL
HARDSCAPE
PLAN

Release Date
02-16-22

Project Number
2129

Drawing Number
L-100
Sheet 1 of 3



PERMIT SET
Zephyr Commons
 For: North American Development Group
 Zephyr Hills, Florida

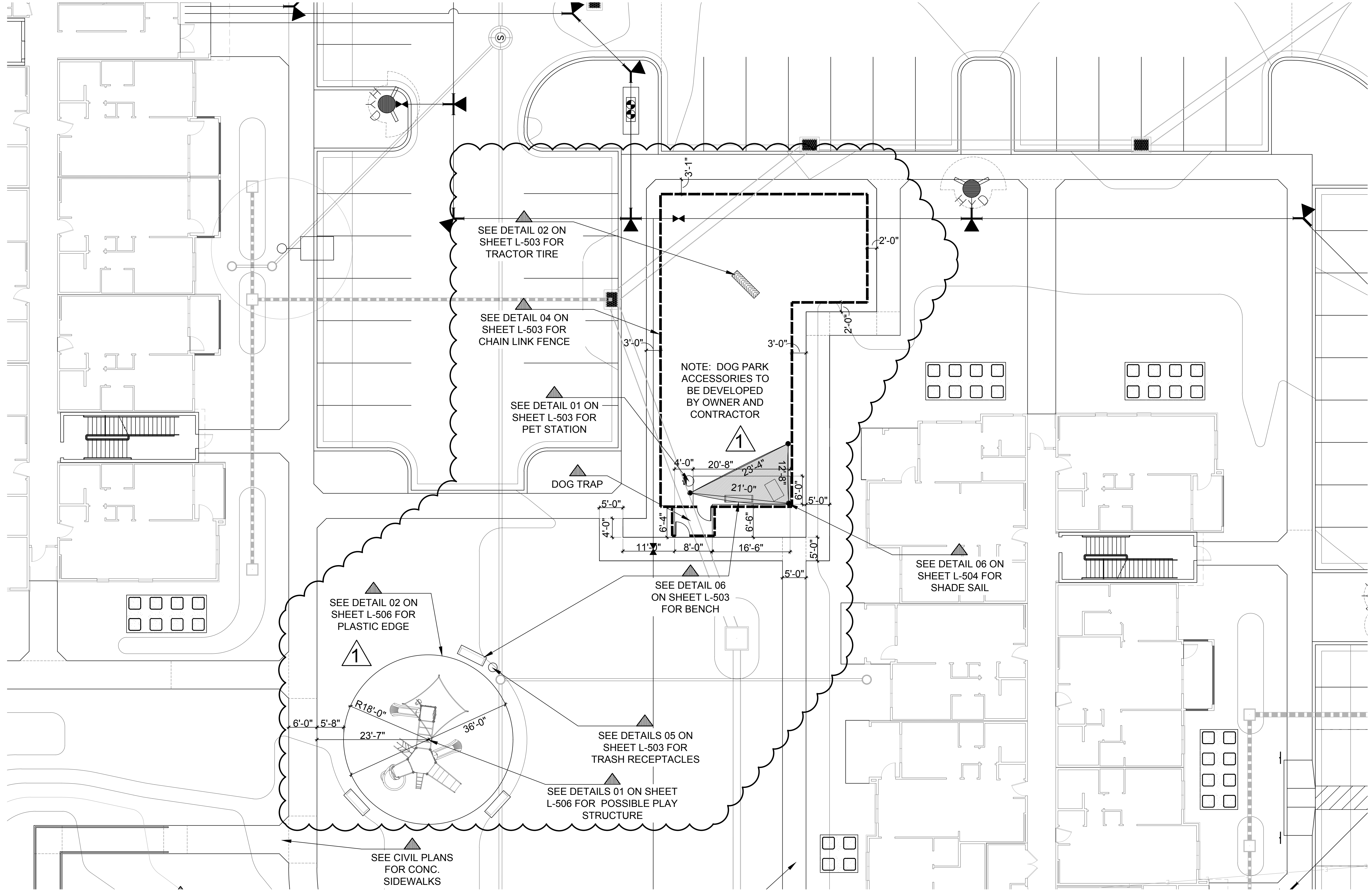
Sheet Description
 POOL AREA
 HARDSCAPE
 PLAN

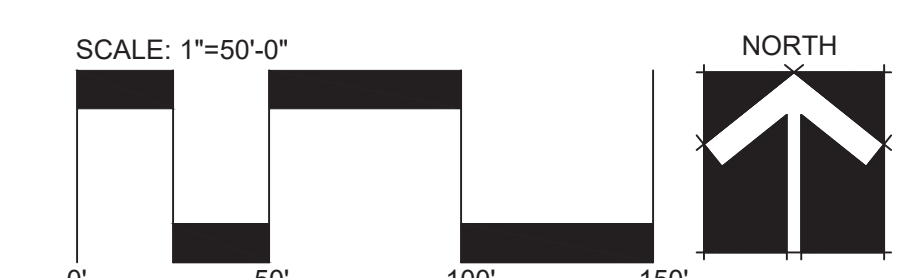
Release Date
 02-16-22

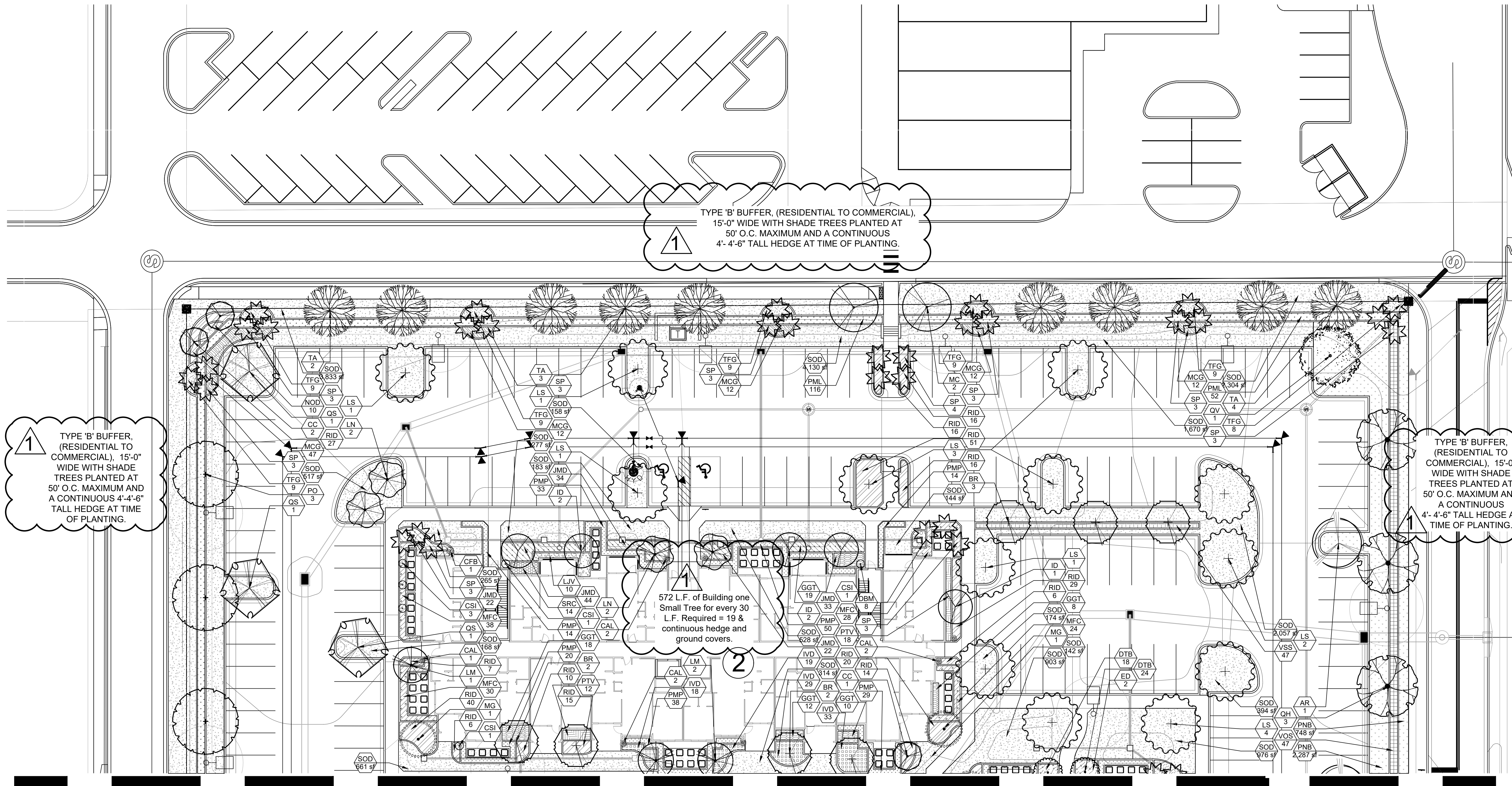
Project Number
 2129

Drawing Number

L-101
 Sheet 2 of 3





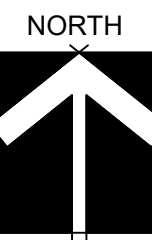
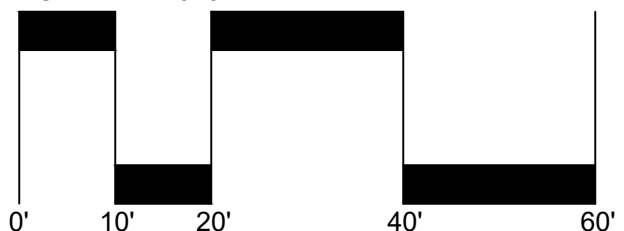


MATCH LINE SHEET L-201 TO L-202

MATCH LINE SHEET
L-201 TO L-203



SCALE: 1"=20'-0"



TYPE 'B' BUFFER, (RESIDENTIAL TO COMMERCIAL),
15'-0" WIDE WITH SHADE TREES PLANTED AT
50' O.C. MAXIMUM AND A CONTINUOUS
4'-4'-6" TALL HEDGE AT TIME OF PLANTING.

572 L.F. of Building
one Small Tree for
every 30 L.F.
Required = 19 &
continuous hedge
and ground covers.

634 L.F. of Building
one Small Tree for
every 30 L.F.
Required = 21 &
continuous hedge
and ground covers.

456 L.F. of Building
one Small Tree for
every 30 L.F.
Required = 15 &
continuous
hedge and
ground covers.

ONE 3'x5' CAP
ROCK BOULDER

CH

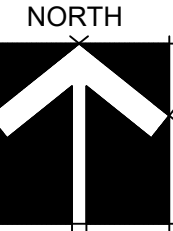
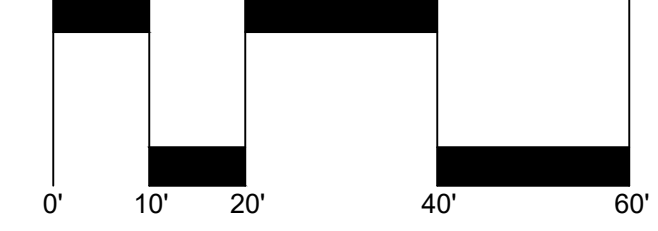
Site plan showing building footprints, landscaping, and a Type 'B' buffer. The plan includes numerous annotations for trees and hedges, such as '572 L.F. of Building one Small Tree for every 30 L.F. Required = 19 & continuous hedge and ground covers.' and '634 L.F. of Building one Small Tree for every 30 L.F. Required = 21 & continuous hedge and ground covers.' The plan also shows a 'TYPE 'B' BUFFER, (RESIDENTIAL TO COMMERCIAL), 15'-0" WIDE WITH SHADE TREES PLANTED AT 50' O.C. MAXIMUM AND A CONTINUOUS 4'-4'-6" TALL HEDGE AT TIME OF PLANTING.' and a 'ONE 3'x5' CAP ROCK BOULDER'. The plan is labeled with 'CH' and 'ONE 3'x5' CAP ROCK BOULDER'.

TYPE 'B' BUFFER, (RESIDENTIAL TO COMMERCIAL),
15'-0" WIDE WITH SHADE TREES PLANTED AT
50' O.C. MAXIMUM AND A CONTINUOUS
4'- 4'-6" TALL HEDGE AT TIME OF PLANTING.

456 L.F. of
Building one
Small Tree for
every 30 L.F.
Required = 15
& continuous
hedge and
ground covers.

ONE 3'x5' CAP
ROCK BOULDER

MATCH LINE SHEET L-202 TO L-203



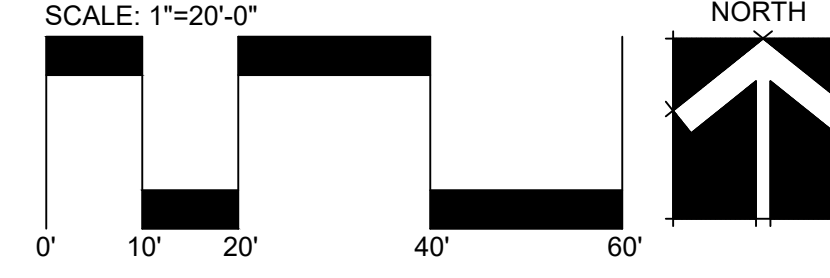
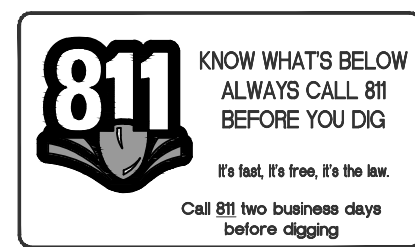
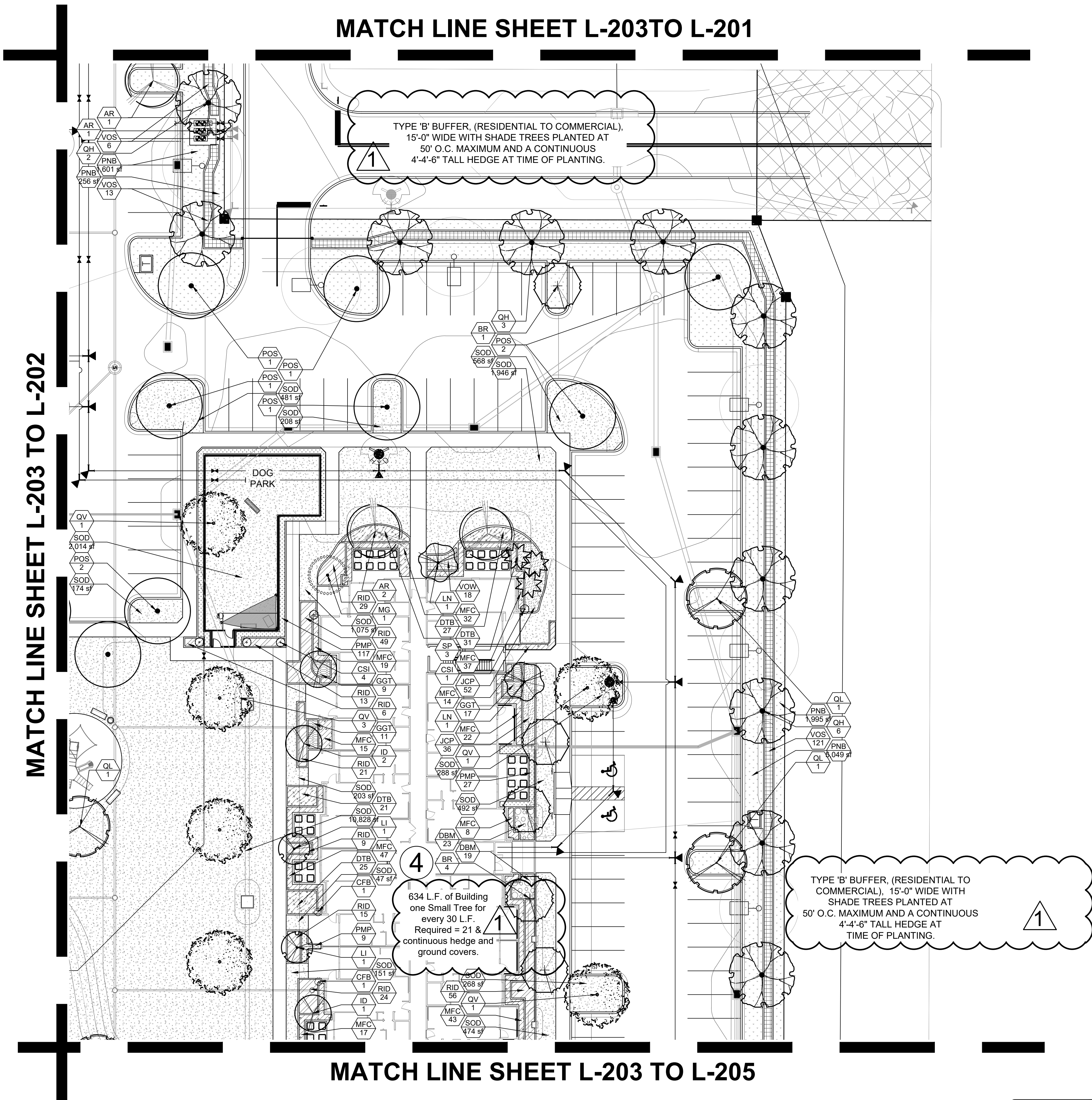
Sheet Description
LANDSCAPE PLAN
Release Date
02-16-22
Project Number
2129
Drawing Number
L-202
Sheet 3 of 7



MATCH LINE SHEET L-203 TO L-201

MATCH LINE SHEET L-203 TO L-202

MATCH LINE SHEET L-203 TO L-205



Owner: Continuation 06-21-22

Revision Dates

SUBMITTAL SET

Zephyr Commons

For: North American Development Group
Zephyr Hills, Florida

Sheet Description

LANDSCAPE PLAN

Release Date

02-16-22

Project Number

2129

Drawing Number

L-203

Sheet 4 of 7

A triangle with the number 1 inside.

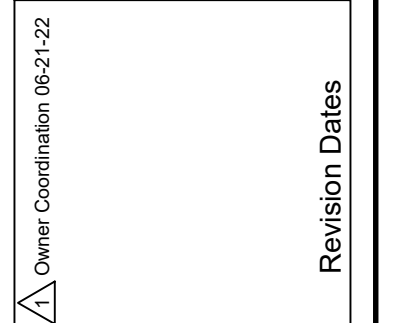
{ $\triangle 1$

CH 456 L.F. of Building one
Small Tree for every 30
L.F. Required = 15 &
continuous hedge and
ground covers.

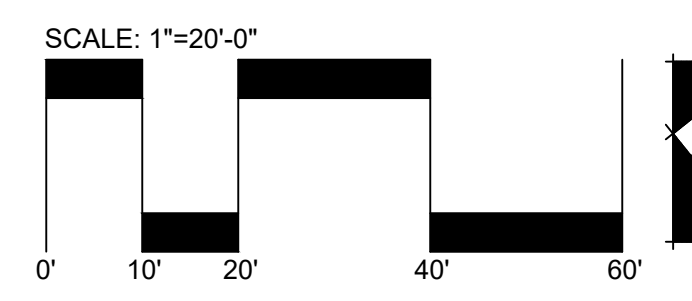


TYPE 'B' BUFFER, (RESIDENTIAL TO COMMERCIAL),
15'-0" WIDE WITH SHADE TREES PLANTED AT
50' O.C. MAXIMUM AND A CONTINUOUS
4'- 4'-6" TALL HEDGE AT TIME OF PLANTING.

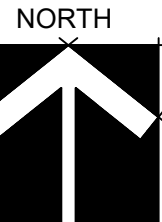
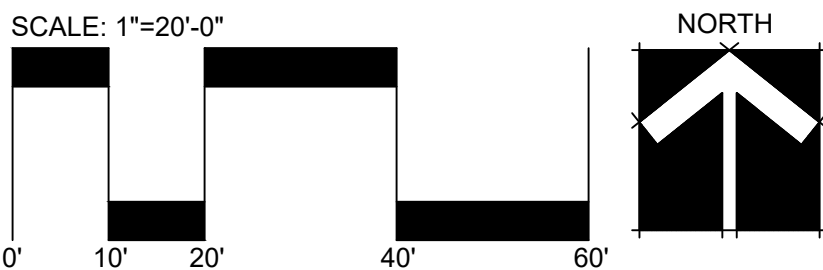
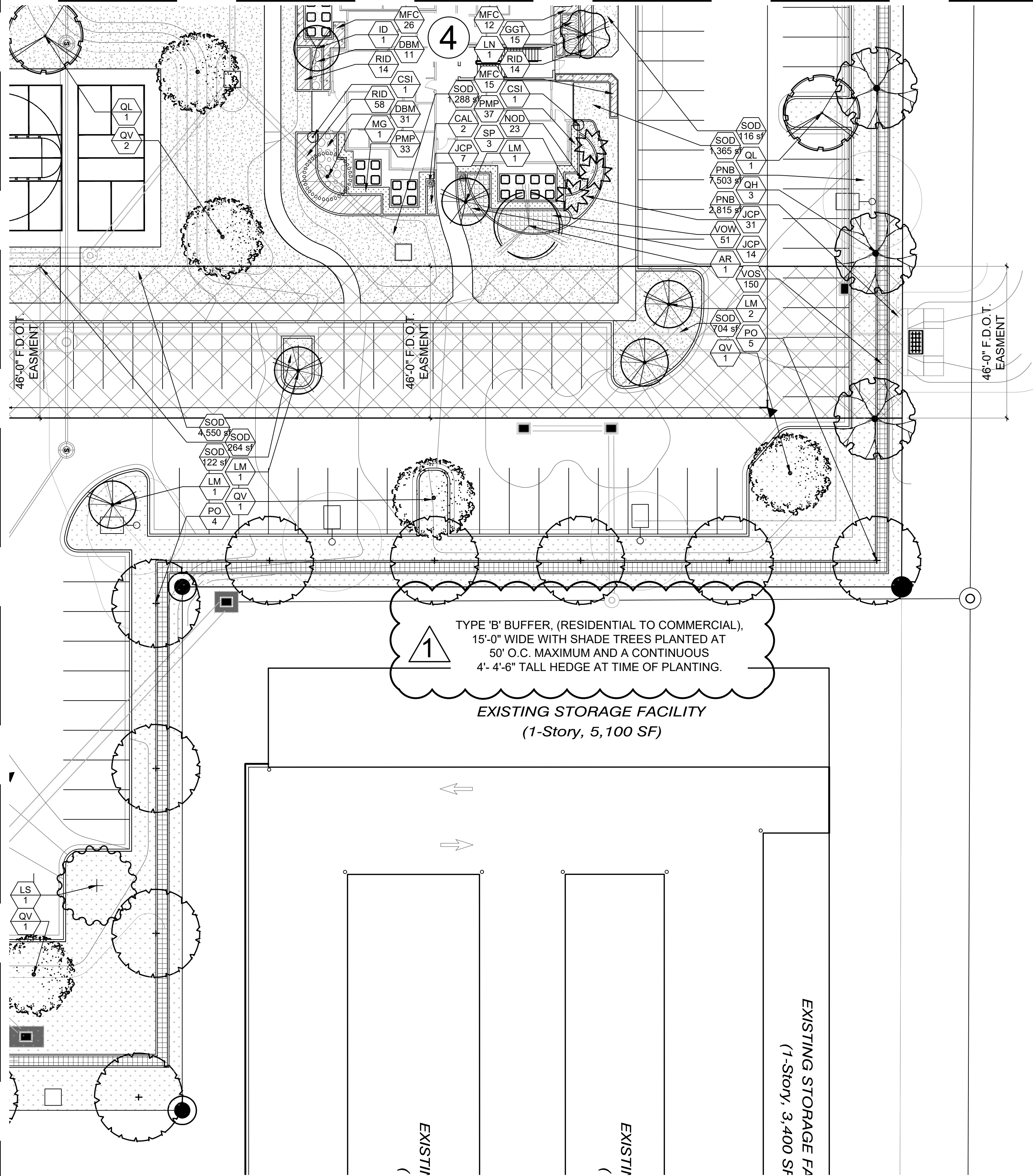
MATCH LINE SHEET L-204 TO L-205



Sheet Description
LANDSCAPE PLAN
Release Date
02-16-22
Project Number
2129
Drawing Number
L-204
Sheet 5 of 7



MATCH LINE SHEET L-205 TO L-204



GENERAL PLANTING REQUIREMENTS

All sizes shown for plant material on the plans are to be considered Minimum. All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan(s) will also be required for final acceptance.

All plant material furnished by the landscape contractor shall be Florida #1 or better as established by "Grades and Standards for Florida Nursery Plants" and "Grades and Standards for Florida Nursery Trees". All material shall be installed as per CSI specifications.

All plant material as included herein shall be warrantied by the landscape contractor for a minimum period as follows: All trees and palms for 12 months, all shrubs, vines, groundcovers and miscellaneous planting materials for 90 days, and all lawn areas for 60 days after final acceptance by the owner or owner's representative.

All plant material shall be planted in planting soil that is delivered to the site in a clean loose and friable condition. All soil shall have a well drained characteristic. Soil must be free of all rocks, sticks, and objectionable material including weeds and weed seeds as per CSI specifications.

Twelve inches (12") of planting soil 50/50 sand/topsoil mix is required around and beneath the root ball of all trees and palms, and 1 cubic yard per 50 bedding or groundcover plants.

All landscape areas shall be covered with Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of three inches (3") of cover when settled. A four-inch clear space must be left for air between plant bases and the mulch. Cypress bark mulch shall not be used.

All plant material shall be thoroughly watered in at the time of planting; no dry planting permitted. All plant materials shall be planted such that the top of the plant ball is flush with the surrounding grade.

All landscape and lawn areas shall be irrigated by a fully automatic sprinkler system adjusted to provide 100% coverage of all landscape areas. All heads shall be adjusted to 100% overlap as per manufacturers specifications and performance standards utilizing a rust free water source. Each system shall be installed with a rain sensor.

It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods. Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.

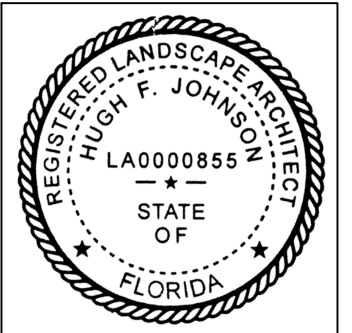
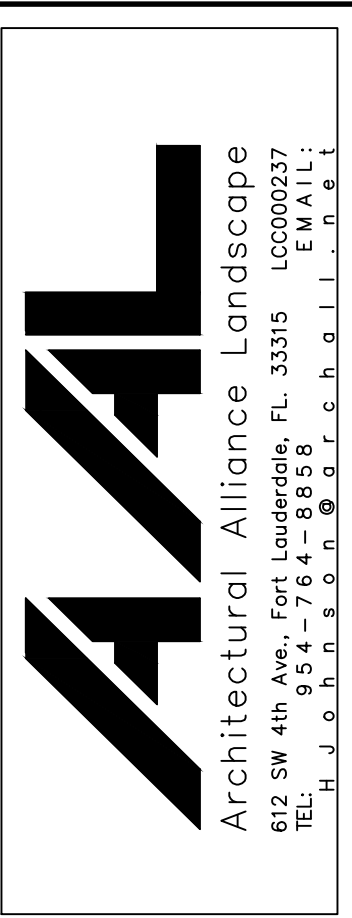
All plant material shall be installed with fertilizer, which shall be State approved as a complete fertilizer containing the required minimum of trace elements in addition to N-P-K, of which 50% of the nitrogen shall be derived from an organic source as per CSI specifications.

Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation.

All ideas, designs and plans indicated or represented by this drawing are owned by and are the exclusive property of AAL.

The plan takes precedence over the plant list.

1. ALL SOD AND LANDSCAPE RECEIVE 100% COVERAGE FROM AN AUTOMATIC IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE.
2. IRRIGATION SYSTEM SHALL ALSO BE EQUIPPED WITH RAIN SENSOR
3. SEE SHEET L-200 THRU 204 PLANTING PLAN
4. SEE SHEET L-205 FOR LANDSCAPE SCHEDULE AND CALCULATIONS
5. SEE SHEET L-205 FOR LANDSCAPE DETAILS AND NOTES
6. A PRE-PLANTING MEETING SHALL BE SCHEDULED WITH THE CITY FORESTER OR LANDSCAPE INSPECTOR AND THE LANDSCAPE CONTRACTOR PRIOR TO ANY INSTALLATION ON THE SITE.



Owner Confirmation: 06-21-22	Revision Dates
------------------------------	----------------

SUBMITTAL SET

Zephyr Commons

For: North American Development Group
Zephyr Hills, Florida

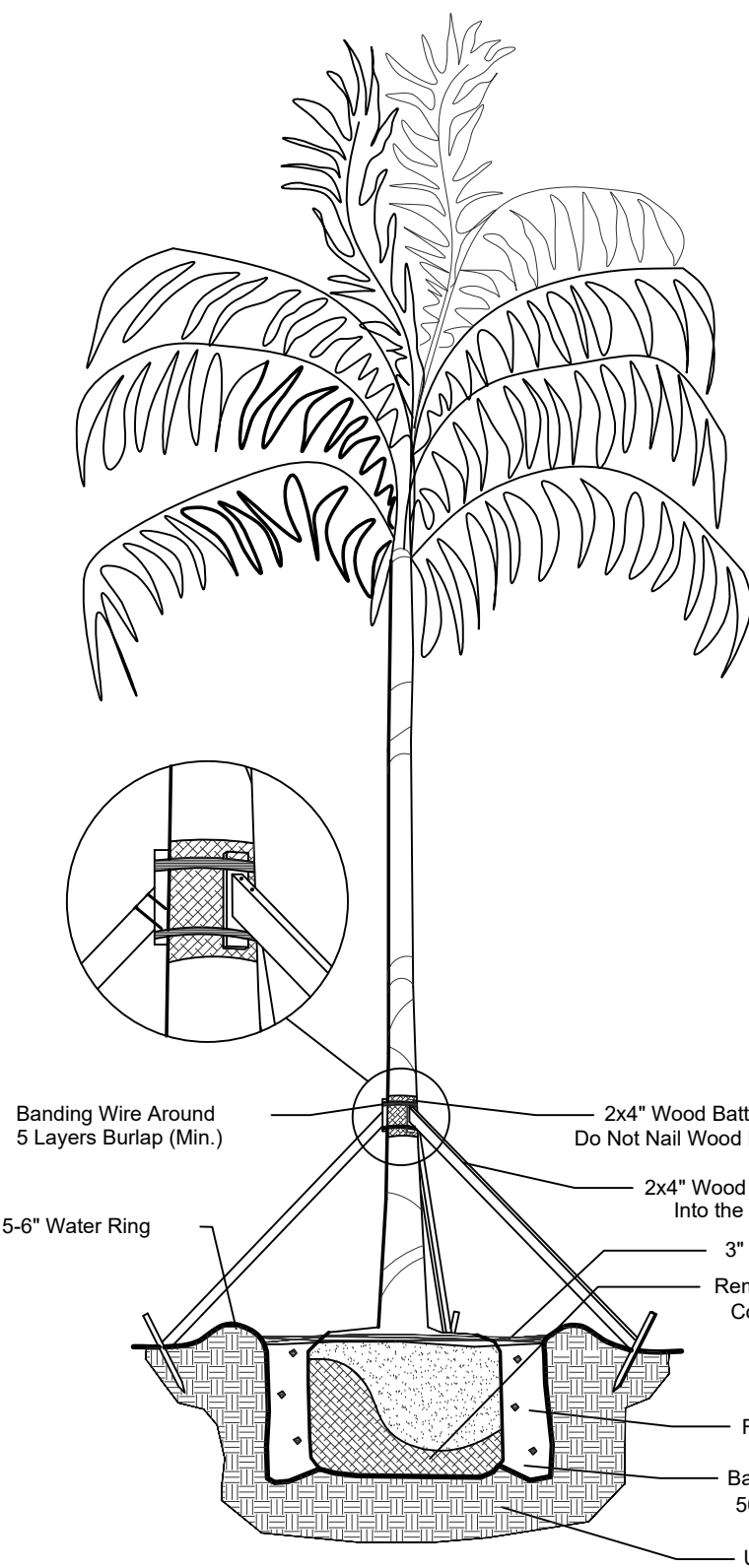
Sheet Description
LANDSCAPE PLAN & NOTES
Release Date
02-16-22
Project Number
2129
Drawing Number
L-205
Sheet 6 of 7

1

2022-06-24 14:53

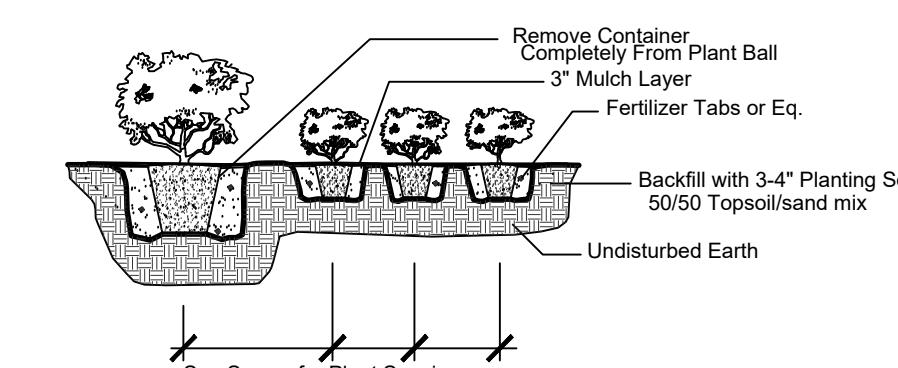
PLANT SCHEDULE 2129 ZEPHER

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	DBH	SIZE	NATIVE	DROUGHT	REMARKS	
AR	15	ACER RUBRUM	RED MAPLE	CONTAINER GROWN	2" CAL.	10' HT. X 5' SPR., SINGLE STRAIGHT LEADER	NO	MEDIUM		
BR	14	BETULA NIGRA	RIVER BIRCH	CONTAINER GROWN	2" CAL.	10'-12' OA, TRIPLE TRUNKS	YES	HIGH		
LS	27	LIQUIDAMBAR STYRACIFLUA	SWEET GUM	CONTAINER GROWN	2" CAL.	10' HT. X 5' SPR., SINGLE STRAIGHT LEADER	YES	HIGH		
POS	14	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	B4B FIELD GROWN	2" CAL.	10' HT. X 5' SPR., SINGLE STRAIGHT LEADER	YES	HIGH		
PO	32	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	B4B FIELD GROWN	3" CAL.	12' HT., 5' CT., 1" SPD., MATCHED	YES	HIGH		
QL	7	QUERCUS LAURIFOLIA	LAUREL-LEAVED OAK	CONTAINER GROWN	2" CAL.	10' HT. X 5' SPR., SINGLE STRAIGHT LEADER	YES	HIGH		
QS	14	QUERCUS SHUMARDII	SHUMARD OAK	CONTAINER GROWN	2" CAL.	10' HT. X 5' SPR., SINGLE STRAIGHT LEADER	YES	HIGH		
QH	17	QUERCUS VIRGINIANA	LIVE OAK	B4B FIELD GROWN	3" CAL.	12' HT., 5' CT., 1" SPD., MATCHED	YES	HIGH		
QV	18	QUERCUS VIRGINIANA	LIVE OAK	CONTAINER GROWN	2" CAL.	10' HT. X 5' SPR., SINGLE STRAIGHT LEADER	YES	HIGH		
TA	4	TAXODIUM ASCENDENS	POND CYPRESS	CONTAINER GROWN	3" CAL.	12' HT., 5' CT., 1" SPD., MATCHED	YES	MEDIUM		
FLOWERING TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	DBH	SIZE	NATIVE	DROUGHT	REMARKS	
CC	15	CALLISTEMON CITRINUS 'RED CLUSTER'	RED CLUSTER LEMON BOTTLEBRUSH	CONTAINER GROWN	2" CAL.	10' HT X 5' SPR., STD	NO	HIGH		
LI	16	LASERSTROEMIA INDICA 'TUSCARORA'	WATERMELLON RED CRAPE MYRTLE	CONTAINER GROWN	2" CAL.	10'-12' OA, TRIPLE TRUNKS	NO	HIGH		
LM	30	LASERSTROEMIA INDICA 'MUSKOGEE'	MUSKOGEE LAVANDER CRAPE MYRTLE	CONTAINER GROWN	2" CAL.	10'-12' OA, TRIPLE TRUNKS	NO	HIGH		
LN	15	LASERSTROEMIA INDICA 'NATCHEZ'	WHITE CRAPE MYRTLE	CONTAINER GROWN	2" CAL.	10'-12' OA, STANDARD	NO	HIGH		
MC	2	MAGNOLIA GRANDIFLORA 'CLAUDIA KANNAMAKER'	CLAUDIA K. SOUTHERN MAGNOLIA	CONTAINER GROWN	3" CAL.	10'-12' OA, SINGLE STRAIGHT LEADER	YES	HIGH		
MD	7	MAGNOLIA GRANDIFLORA 'D.D. BLANCHARD'	D.D. BLANCHARD SOUTHERN MAGNOLIA	CONTAINER GROWN	2" CAL.	10'-12' OA, SINGLE STRAIGHT LEADER	YES	HIGH		
MS	16	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM DWARF SOUTHERN MAGNOLIA	CONTAINER GROWN	2" CAL.	10' OA HT., SINGLE STRAIGHT LEADER	YES	MEDIUM		
PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	DBH	SIZE	NATIVE	DROUGHT	REMARKS	
BN	7	BISMARCKIA NOBILIS 'SILVER'	SILVER BISMARCK PALM	B & B FIELD GROWN	-	6' MIN. C.T., SINGLE TRUNK	NO	HIGH		
PS	4	PHOENIX SYLVESTRIS	WILD DATE PALM	B & B FIELD GROWN	-	8' CT, FULL HEAD	NO	HIGH		
SP	85	SABAL PALMETTO	CABBAGE PALMETTO	B & B FIELD GROWN	-	14'-20' OA, VARY HEIGHTS	YES	HIGH		
WR	11	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	B & B FIELD GROWN	-	8' CT, FL FANCY, 14' OA, MIN	NO	HIGH		
XB	2	X BUTIAGRUS NABONNANDII	MULE PALM	-	-	8' OA, SINGLE HEAVY	NO	HIGH		
SMALL TREE	QTY	BOTANICAL NAME	COMMON NAME	CONT	DBH	SIZE	NATIVE	DROUGHT	REMARKS	
ED	7	ELAEAGARPUS DECIPiens	JAPANESE BLUEBERRY TREE	CONTAINER GROWN	2" CAL.	8' OA, STANDARD	NO	HIGH		
IF	4	ILEX VOMITORIA 'PENDULA'	KEEPIING YAUPOH HOLLY	CONTAINER GROWN	2" CAL.	10'-12' OA, TRIPLE TRUNK	YES	HIGH		
ID	30	ILEX X 'DAHOON'	DAHOON HOLLY	CONTAINER GROWN	2" CAL.	10'-12' OA, STANDARD	YES	MEDIUM		
JZ	8	JUNIPERUS CHINENSIS 'HETZII COLUMNARIS'	HETZII COLUMN JUNIPER	CONTAINER GROWN	1" CAL.	7-8' OA, FULL TO BASE	NO	HIGH		
LJ	4	LIGUSTRUM JAPONICUM	TREE LIGUSTRUM	CONTAINER GROWN	2" CAL.	7' OA., MULTI-TRUNK	NO	MEDIUM		
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	DBH	SIZE	NATIVE	DROUGHT	REMARKS	
APN	5	AECHMEA X 'PINOT NOIR'	PINOT NOIR BROMELIAD	-	-	2' OA.	NO	HIGH		
ADP	40	ASPARAGUS DENSIFLORUS 'MYERS'	FOXTAIL FERN	-	-	18"X18"	NO	HIGH		
NGR	21	NEOMARICA CAERULEA 'REGINA'	GIANT WALKING IRIS	-	-	18" HT. X 16" SPR.	NO	MEDIUM		
ACCENT PLANT	QTY	BOTANICAL NAME	COMMON NAME	CONT	DBH	SIZE	NATIVE	DROUGHT	REMARKS	
CFB	15	CORDYLINE FRUTICOSA 'BLACK MAGIC'	BLACK MAGIC TI	-	-	18" HT. X 16" SPR.	NO	HIGH		
CAL	21	CORDYLINE FRUTICOSA 'AUNTIE LOU'	AUNTIE LOU TI PLANT	-	-	18" HT. X 16" SPR.	NO	MEDIUM		
CFR	5	CORDYLINE FRUTICOSA 'RED SISTER'	RED SISTER TI PLANT	-	-	18" HT. X 16" SPR.	NO	MEDIUM		
CSI	32	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	CONTAINER GROWN	-	5-6' OA, FULL TO BASE	NO	HIGH		
SAM	4	GARDENIA AUGUSTA 'MIAMI SUPREME'	MIAMI SUPREME GARDENIA	-	-	5-6' OA, STANDARD	NO	MEDIUM		
OPS	14	OSMANTHUS FRAGRANS	SWEET OLIVE	-	-	3' - 4' SPECIMEN	NO	MEDIUM		
RUP	4	RAPIHOLEPIS INDICA	MAJESTIC BEAUTY	-	-	4-5' OA., STD.	NO	HIGH		
PALMS & CYCADS	QTY	BOTANICAL NAME	COMMON NAME	CONT	DBH	SIZE	NATIVE	DROUGHT	REMARKS	
CHE	5	CHAMAEROPS HUMILIS CERIFERA 'SILVER SELECT'	SILVER MEDITERRANEAN FAN PALM	CONTAINER GROWN	-	3' - 4' SPECIMEN	NO	HIGH		
CRK	11	CYCAS REVOLUTA	SAGO PALM	CONTAINER GROWN	-	2' - 3' OA, SPECIMEN	NO	HIGH		
TFM	7	TRACHYCARPUS FORTUNEI	WINDMILL PALM	CONTAINER GROWN	-	3' - 4' SPECIMEN	NO	HIGH		
VINES	QTY	BOTANICAL NAME	COMMON NAME	CONT	DBH	SIZE	NATIVE	DROUGHT	REMARKS	
BBS	5	BOUGAINVILLEA X 'BARBARA KARST'	BARBARA KARST BOUGAINVILLEA TRELLIS	-	-	4' OA., FULL TO BASE	NO	HIGH		
TCJ	3	TRACHELOSPERMUM JASMINOIDES 'CONFEDERATE'	CONFEDERATE JASMINE	-	-	8' TRELLIS WITH RUNNERS	NO	HIGH		
SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	CONT	DBH	SIZE	NATIVE	DROUGHT	SPACINGS	REMARKS
DES	115	DURANTA ERECTA 'GOLD MOUND'	GOLD MOUND DURANTA	-	-	14" HT. X 16" SPR.	YES	HIGH	30" o.c.	
GST	364	GALPHIMIA GLAUCA	THRYALIS	-	-	16" HT X 16" SPR	NO	MEDIUM	24" o.c.	
INS	43	IXORA COCCINEA 'NORA GRANT'	RED IXORA	-	-	20" HT X 20" SPR	NO	HIGH	24" o.c.	
LJV	344	LIGUSTRUM JAPONICUM 'VARIEGATUM'	VARIEGATED JAPANESE PRIVET	-	-	20" HT. X 20" SPR.	NO	HIGH	36" o.c.	
LPD	151	LOROPETALUM CHINENSE RUBRUM 'PLUM DELIGHT' TM	PLUM DELIGHT FRINGE FLOWER	-	-	16" HT X 16" SPR	NO	HIGH	24" o.c.	
MFC	402	MYRCIANTHES FRAGRANS 'COMPACTA'	COMPACT SIMPSON'S STOPPER	-	-	24" HT X 20" SPR	YES	HIGH	24" o.c.	
NOD	231	NERIUM OLEANDER 'PETITE SALMON'	OLEANDER	-	-	18" HT X 18" SPR	NO	HIGH	24" o.c.	
PTV	464	PITTIOSPORUM TOBIIRA 'VARIEGATA'	VARIEGATED PITTIOSPORUM	-	-	20" HT X 20" SPR	NO	MEDIUM	24" o.c.	
PMD	86	PODOCARPUS MACROPHYLLUS 'DWARF PRINGLES'	DWARF PODOCARPUS	-	-	18" HT. X 18" SPD.	NO	HIGH	24" o.c.	
PMP	1,288	PODOCARPUS MACROPHYLLUS	PODOCARPUS	-	-	24" HT X 20" SPR	NO	MEDIUM	24" o.c.	
RXD	193	RHODODENDRON X 'DUC DE ROHAN'	DUC DE ROHAN SOUTHERN INDICA AZALEA	-	-	16" HT X 16" SPR	NO	MEDIUM	24" o.c.	
SAT	41	SCHIEFFLERA ARBORICOLA 'TRINETTE'	SCHIEFFLERA	-	-	18" HT. X 18" SPD.	NO	HIGH	24" o.c.	
SRC	14	SERENOA REPENS 'GINEREA'	SILVER SAN PALMETTO	-	-	18" HT. X 18" SPD.	YES	HIGH	24" o.c.	
VSS	120	VIBURNUM SUSPENSUM	SANDANKNA VIBURNUM	-	-	18" HT. X 18" SPD.	NO	MEDIUM	24" o.c.	
PERIMTER SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	DBH	SIZE	NATIVE	DROUGHT	SPACINGS	REMARKS
FML	336	PODOCARPUS MACROPHYLLUS MAKI	SHRUBBY YEN	-	-	4-4.5' OA., 30" SPD	NO	HIGH	42" o.c.	
VOS	454	VIBURNUM ODORATISSIMUM	SWEET VIBURNUM	-	-	4-4.5' OA., 30" SPD	NO	HIGH	42" o.c.	
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	DBH	SIZE	NATIVE	DROUGHT	SPACINGS	REMARKS
AGR	82	ARACHIS GLABRATA	PERENNIAL PEANUT	-	-	6"HT X 12"SPR @	NO	HIGH	18" o.c.	
ADM	18	ASPARAGUS DENSIFLORUS 'MYERS'	MYERS ASPARAGUS	-	-	18" HT. X 18" SPD.	NO	MEDIUM	24" o.c.	
BFD	42	BULBINE FRUTESCENS	STALKED BULBINE	-	-	8" HT., 8" SPFRD.	NO	HIGH	16" o.c.	
CXR	110	CALADIUM X 'RED FLASH'	RED FLASH CALADIUM	-	-	6"HT X 12"SPR @	NO	MEDIUM	12" o.c.	
DTB	228	DIANELLA TASMANICA	BLUEBERRY FLAX LILY	-	-	16" HT. X 16" SPR.	NO	MEDIUM	24" o.c.	
DBM	240	DIETES BIGOLOR 'MORAEA'	FORTNIGHT LILY	-	-	12"HT X 12"SPR @	NO	HIGH	24" o.c.	
HAG	32	HEMEROCALLIS X 'AZTEC GOLD'	AZTEC GOLD DAYLILY	-	-	14" HT. X 14" SPR.	NO	MEDIUM	24" o.c.	
HMT	34	HEMEROCALLIS X 'MINS TOY'	MINS TOY DAYLILY	-	-	14" HT. X 14" SPR.	NO	MEDIUM	24" o.c.	
IVD	407	ILEX VOMITORIA 'STOKES DWARF'	DWARF YAUPOH HOLLY	-	-	12"HT X 12"SPR	YES	HIGH	24" o.c.	
JMD	352	JASMINUM MULTIFLORUM	DOWNEY JASMINE	-	-	16" HT. X 16" SPR.	NO	MEDIUM	24" o.c.	
JCP	256	JUNIPERUS CHINENSIS 'PARSONII'	PARSONI JUNIPER	-	-	12"H X 16" SPR	NO	HIGH	24" o.c.	
JCS	110	JUNIPERUS CONFERTA	SHORE JUNIPER	-	-	4" HT. X 8" SPD.	NO	HIGH	24" o.c.	
LMB	527	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILYTURF	-	-	8" HT., 8" SPFRD.	NO	MEDIUM	18" o.c.	
NES	234	NEPHROLEPIS EXALTATA	BOSTON FERN	-	-	12" HT. FULL	YES	HIGH	20" o.c.	
RID	2,154	RAPIHOLEPIS INDICA 'DWARF'	DWARF INDIA HAWTHORN	-	-	15" HT X 15" SPD	NO	HIGH	24" o.c.	
TAM	193	TRACHELOSPERMUM ASIATICUM 'MINIMA'	MINIMA JASMINE	-	-	4"HT X 12"SPR @	NO	MEDIUM	12" o.c.	
VOM	64	VIBURNUM OBOVATUM 'DWARF WALTER'S'	DWARF WALTER'S VIBURNUM	-	-	16" HT. X 16" SPR.	YES	HIGH	24" o.c.	
SOD/SEED	QTY	BOTANICAL NAME	COMMON NAME	CONT	DBH	SIZE	NATIVE	DROUGHT	SPACINGS	REMARKS
FNB	95,122 SF	PASPALUM NOTATUM	BAHIA GRASS	SOD	-	PALLET	NO	HIGH	-	
SOD	123,081 SF	STENOTAPHRUM SECUNDATUM 'FLORITAM'	FLORITAM ST. AUGUSTINE SOD	SOD	-	PALLET	NO	MEDIUM	-	
TALL GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	DBH	SIZE	NATIVE	DROUGHT	SPACINGS	REMARKS
MCS	154	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	-	-	18" HT. X 18" SPD.	YES	HIGH	24" o.c.	
TPG	43	TRIPSACUM FLORIDANA	FLORIDA GAMMA GRASS	-	-	18" HT. X 18" SPD.	YES	MEDIUM	30" o.c.	



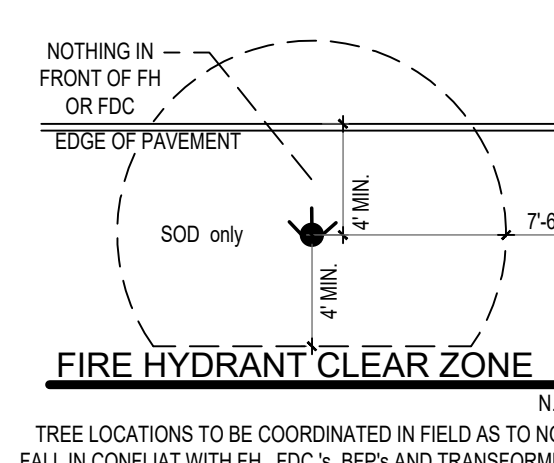
Palm Planting Detail

NTS

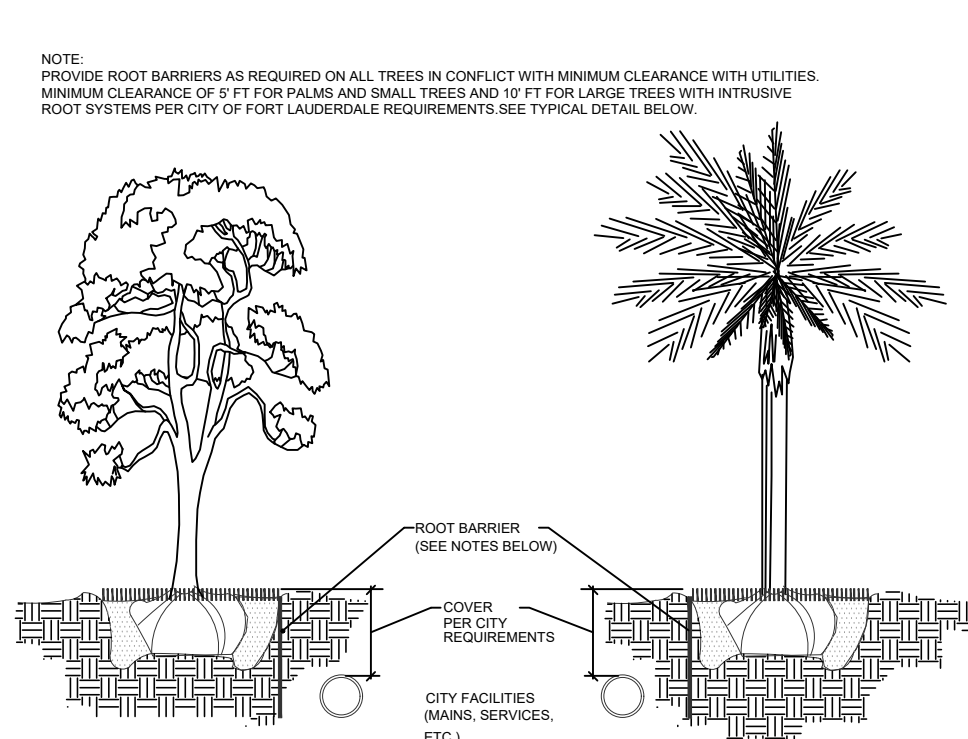


Shrub & Ground Cover Planting Detail

NTS

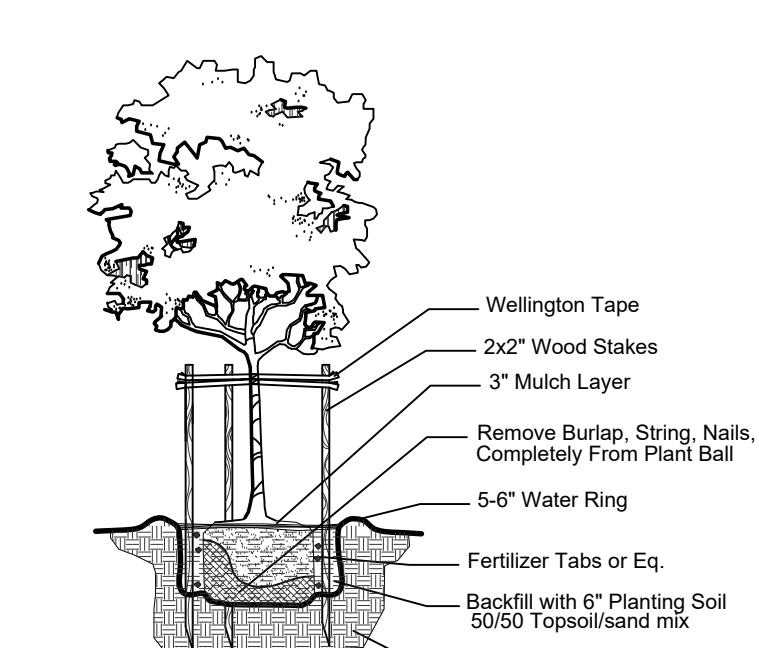


TREE LOCATIONS TO BE COORDINATED IN FIELD AS TO NOT FALL IN CONFLUIT WITH FH, FDC's, BFP's AND TRANSFORMERS



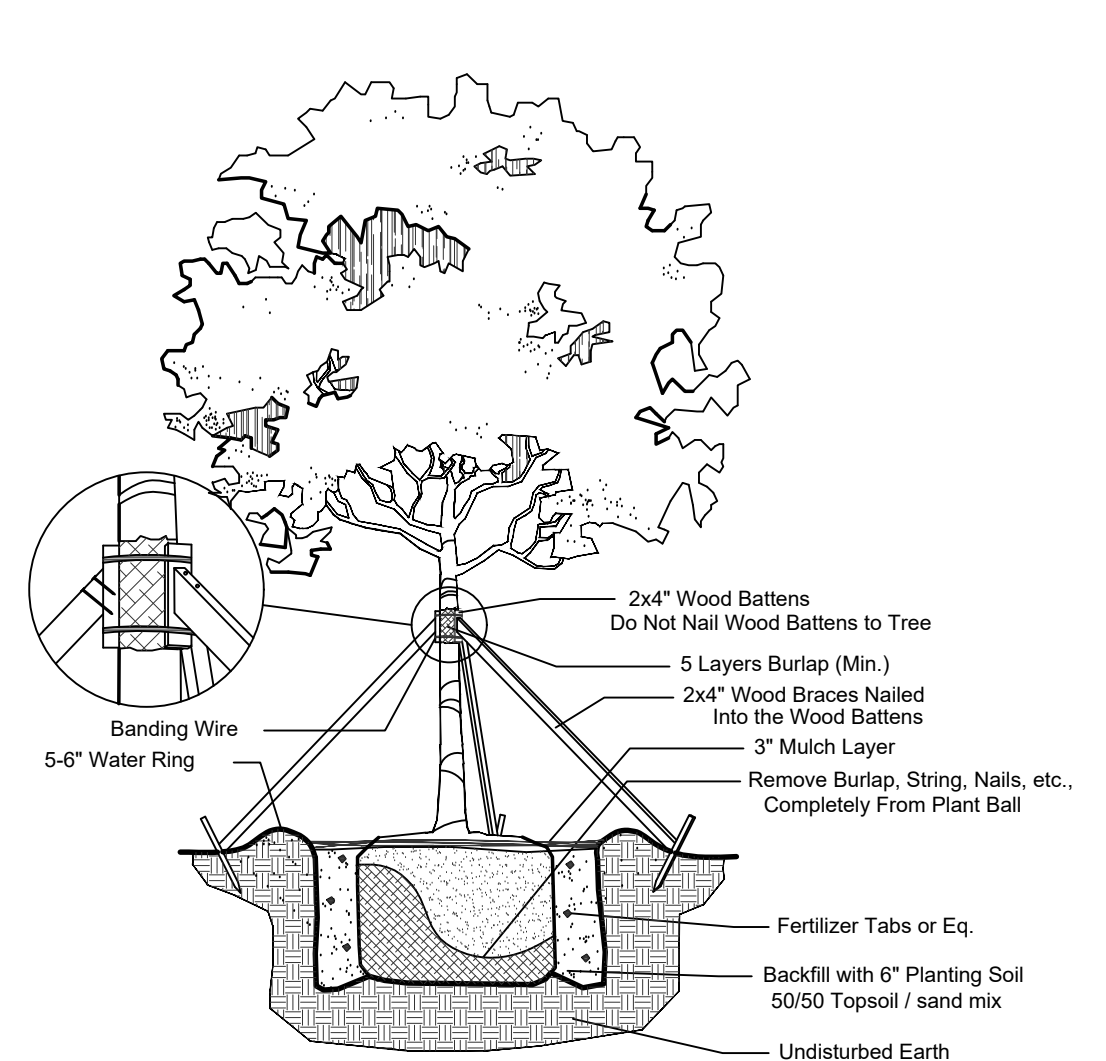
- NOTES:
1. THE INSTALLATION OF ROOT BARRIERS SHALL BE COORDINATED WITH CITY AND INSPECTED BY CITY PRIOR TO BACKFILLING. ALL ROOT BARRIERS SHALL EXTEND UP TO FINISHED GRADE.
 2. ROOT BARRIERS SHALL HAVE MINIMUM DEEP PER CITY REQUIREMENTS. APPROVED PRODUCTS INCLUDE "DEEP ROOT" AND "ROOT SOLUTION". FLEXIBLE BARRIERS SHALL BE 36" PANELS MANUFACTURED BY BOWMANN.
 3. ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.

Typical Root Barrier Detail



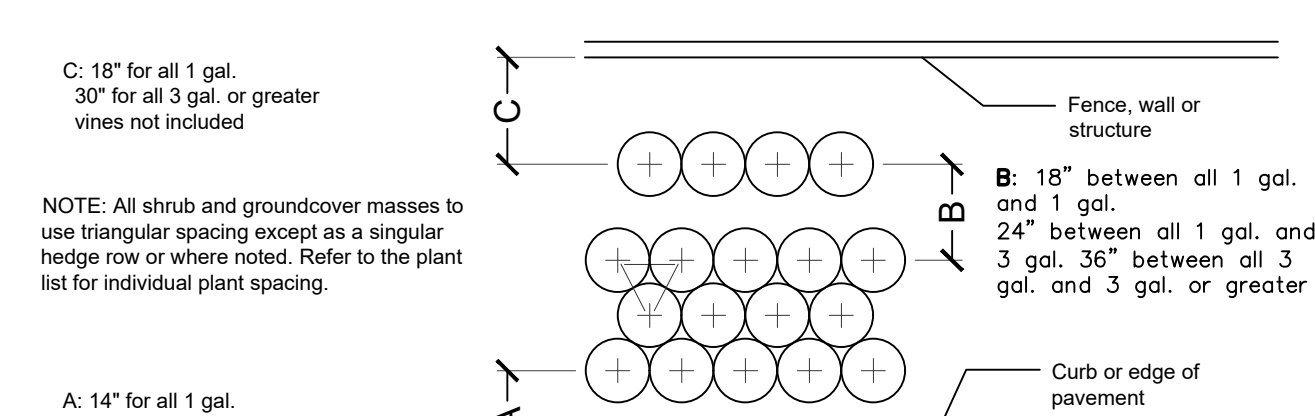
Small Tree Planting Detail

NTS



Large Tree Planting Detail

NTS



A: 14" for all 1 gal. 24" for all 3 gal. or greater

B: 18" between all 1 gal. and 1 gal. 24" between all 1 gal. and 3 gal. 36" between all 3 gal. and 5 gal. or greater

C: 18" for all 1 gal. 30" for all 3 gal. or greater vines not included

NOTE: All shrub and groundcover masses to use triangular spacing except as a singular hedge row or where noted. Refer to the plant list for individual plant spacing.

A: 14" for all 1 gal. 24" for all 3 gal. or greater

B: 18" between all 1 gal. and 1 gal. 24" between all 1 gal. and 3 gal. 36" between all 3 gal. and 5 gal. or greater

C: 18" for all 1 gal. 30" for all 3 gal. or greater vines not included

NOTE: All shrub and groundcover masses to use triangular spacing except as a singular hedge row or where noted. Refer to the plant list for individual plant spacing.

A: 14" for all 1 gal. 24" for all 3 gal. or greater

B: 18" between all 1 gal. and 1 gal. 24" between all 1 gal. and 3 gal. 36" between all 3 gal. and 5 gal. or greater

C: 18" for all 1 gal. 30" for all 3 gal. or greater vines not included

NOTE: All shrub and groundcover masses to use triangular spacing except as a singular hedge row or where noted. Refer to the plant list for individual plant spacing.

A: 14" for all 1 gal. 24" for all 3 gal. or greater

B: 18" between all 1 gal. and 1 gal. 24" between all 1 gal. and 3 gal. 36" between all 3 gal. and 5 gal. or greater

C: 18" for all 1 gal. 30" for all 3 gal. or greater vines not included

NOTE: All shrub and groundcover masses to use triangular spacing except as a singular hedge row or where noted. Refer to the plant list for individual plant spacing.

A: 14" for all 1 gal. 24" for all 3 gal. or greater

B: 18" between all 1 gal. and 1 gal. 24" between all 1 gal. and 3 gal. 36" between all 3 gal. and 5 gal. or greater

C: 18" for all 1 gal. 30" for all 3 gal. or greater vines not included

NOTE: All shrub and groundcover masses to use triangular spacing except as a singular hedge row or where noted. Refer to the plant list for individual plant spacing.

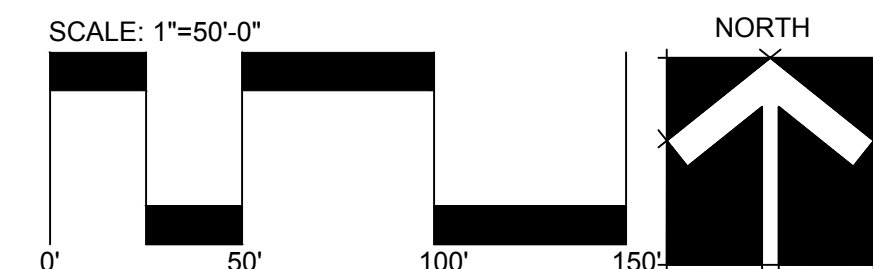
AUTOMATIC IRRIGATION SYSTEM IS EQUIPPED WITH RAIN SENSOR AND PROVIDES 100% COVERAGE WITH 50% OVERLAP FROM AN APPROVED WATER SOURCE.

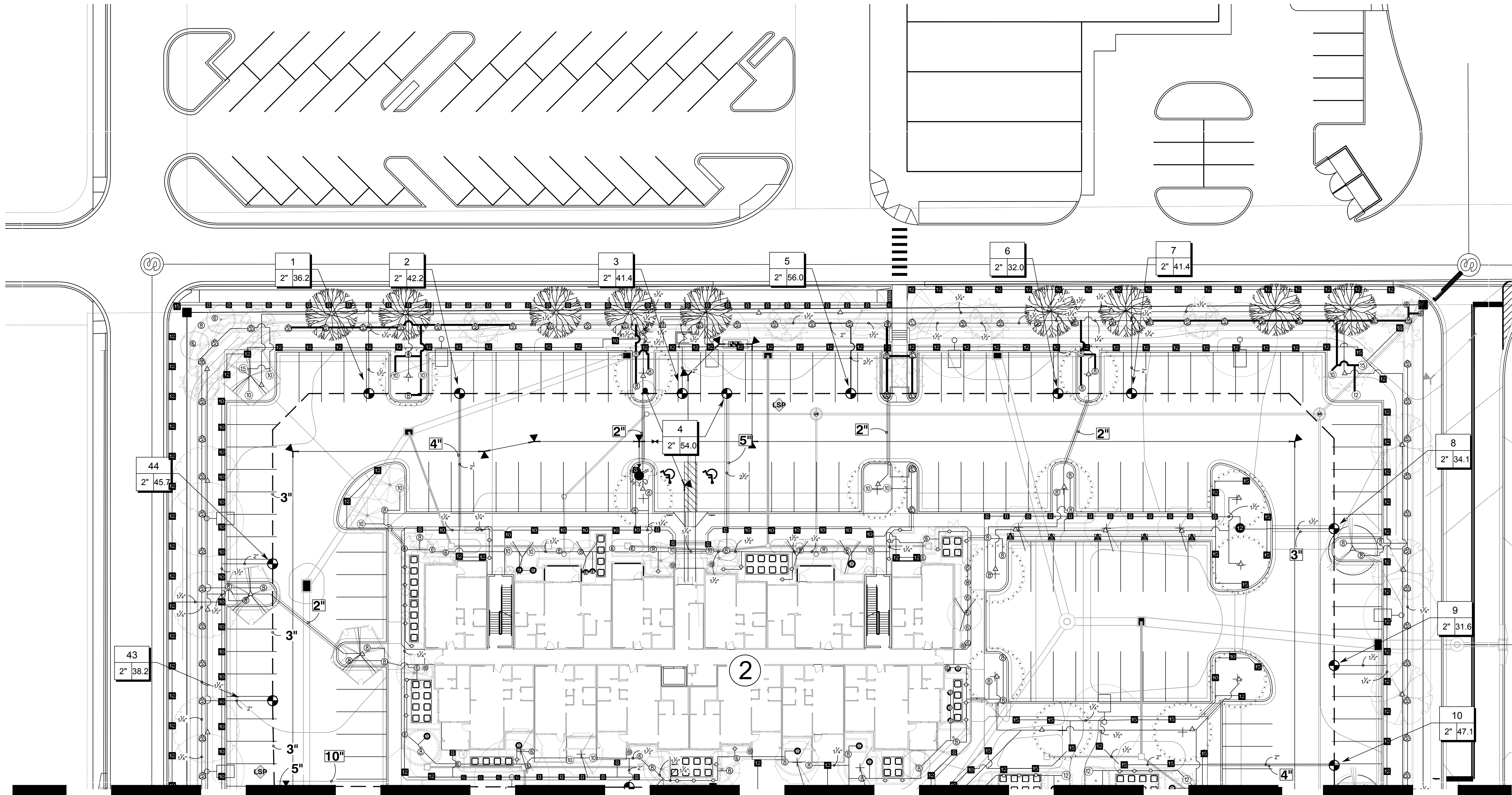
MAINLINE LOCATION, WHERE SHOWN, IS FOR GRAPHIC CLARITY PURPOSES ONLY. INSTALL AT THE BACK OF CURB, FRONT OF WALK, BACK OF WALK, OR ADJACENT TO OTHER HARDSCAPES TO FACILITATE FUTURE LOCATION AND TO PROTECT FROM DAMAGE. ENSURE MAINLINE IS INSTALLED ACCORDING TO IRRIGATION SPECIFICATIONS AND DETAILS.

REMOTE CONTROL VALVES COME WITH THE OPTION TO BE PRE-EQUIPPED WITH A RAINBIRD IVM-SOL TWO WIRE TURF DECODER IN LIEU OF THE FD-101 TURF DECODER. SEE DETAILS FOR INSTALLATION INSTRUCTIONS.

ONLY PIPE SLEEVES LOCATED WITHIN VEHICULAR USE AREAS HAVE SIZES THAT ARE LABELED FOR ALL OTHER PIPE SLEEVES REFER TO SLEEVING SCHEDULE.

INSTALL TWO WIRE MAXI CABLE CONTROL WIRE ENCASED IN 2" CONDUIT ADJACENT TO MAINLINE FROM CONTROLLER TO VALVES.





MATCH LINE SHEET L-301 TO L-302

MATCH LINE SHEET
L-301 TO L-303

AUTOMATIC IRRIGATION SYSTEM IS EQUIPPED WITH RAIN SENSOR AND PROVIDES 100% COVERAGE WITH 50% OVERLAP FROM AN APPROVED WATER SOURCE.

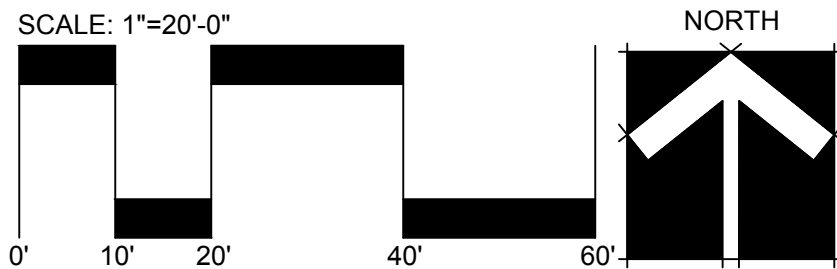
MAINLINE LOCATION, WHERE SHOWN, IS FOR GRAPHIC CLARITY PURPOSES ONLY. INSTALL AT THE BACK OF CURB, FRONT OF WALK, BACK OF WALK, OR ADJACENT TO OTHER HARDSCAPES TO FACILITATE FUTURE LOCATION AND TO PROTECT FROM DAMAGE. ENSURE MAINLINE IS INSTALLED ACCORDING TO IRRIGATION SPECIFICATIONS AND DETAILS.

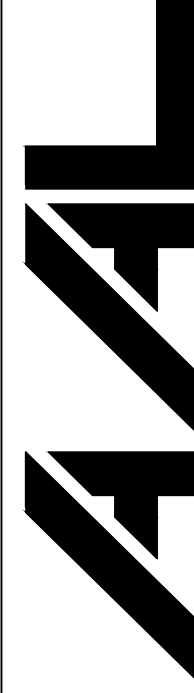
REMOTE CONTROL VALVES COME WITH THE OPTION TO BE PRE-EQUIPPED WITH A RAINBIRD IVM-SOL TWO WIRE TURF DECODER IN LIEU OF THE FD-101 TURF DECODER. SEE DETAILS FOR INSTALLATION INSTRUCTIONS.

ONLY PIPE SLEEVES LOCATED WITHIN VEHICULAR USE AREAS HAVE SIZES THAT ARE LABELED. FOR ALL OTHER PIPE SLEEVES REFER TO SLEEVING SCHEDULE.

INSTALL TWO WIRE MAXI CABLE CONTROL WIRE ENCASED IN 2" CONDUIT ADJACENT TO MAINLINE FROM CONTROLLER TO VALVES.

SLEEVING SCHEDULE	
PIPE SIZE	SLEEVING PIPE SIZE
3/4"	2"
1"	2"
1-1/4"	3"
1-1/2"	3"
2"	4"
3"	6"
4"	8"
6"	12"
8"	16"





Architectural Alliance Landscape
612 SW 4th Ave., Fort Lauderdale, FL 33315
TEL: 954-764-8858
E-MAIL: info@aal.com

HUGH JOHNSON
RLA #855

Seal

Owner: Construction 08/07/22

Revision Dates

PERMIT SET

Zephyr Commons

For: North American Development Group
Zephyr Hills, Florida

Sheet Description

IRRIGATION PLAN

Release Date

02-16-22

Project Number

2129

Drawing Number

L-301

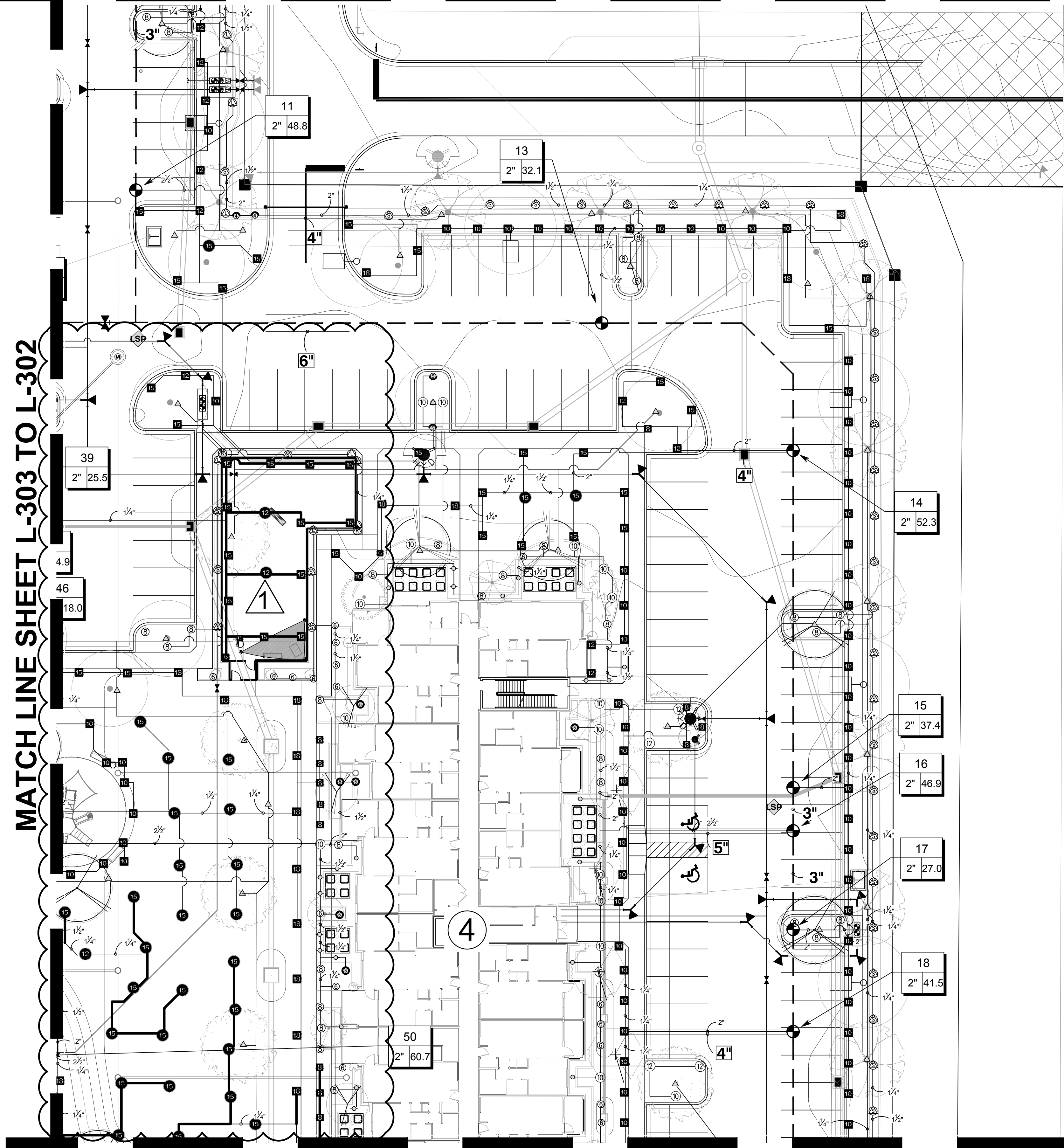
Sheet 2 of 9

SLEEVING SCHEDULE	
PIPE SIZE	SLEEVING PIPE SIZE
3/4"	2"
1"	2"
1-1/4"	3"
1-1/2"	3"
2"	4"
3"	6"
4"	8"
6"	12"
8"	16"

MATCH LINE SHEET L-303 TO L-302

MATCH LINE SHEET L-303TO L-301

MATCH LINE SHEET L-303 TO L-305



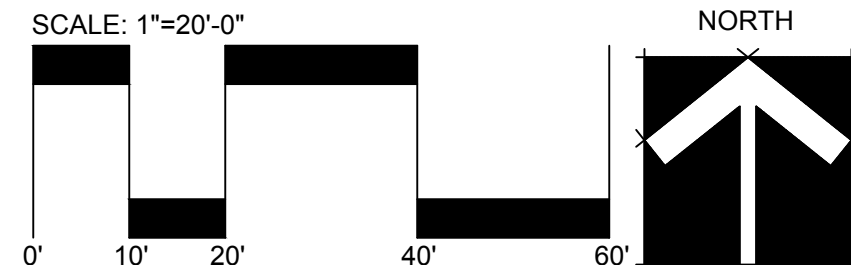
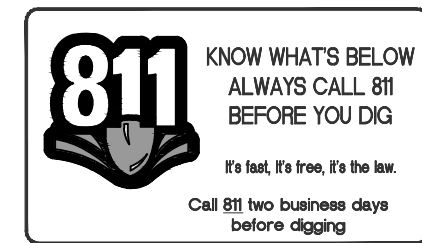
AUTOMATIC IRRIGATION SYSTEM IS EQUIPPED WITH RAIN SENSOR AND PROVIDES 100% COVERAGE WITH 50% OVERLAP FROM AN APPROVED WATER SOURCE.

MAINLINE LOCATION, WHERE SHOWN, IS FOR GRAPHIC CLARITY PURPOSES ONLY. INSTALL AT THE BACK OF CURB, FRONT OF WALK, BACK OF WALK, OR ADJACENT TO OTHER HARDSCAPES TO FACILITATE FUTURE LOCATION AND TO PROTECT FROM DAMAGE. ENSURE MAINLINE IS INSTALLED ACCORDING TO IRRIGATION SPECIFICATIONS AND DETAILS.

REMOTE CONTROL VALVES COME WITH THE OPTION TO BE PRE-EQUIPPED WITH A RAINBIRD IVM-SOL TWO WIRE TURF DECODER IN LIEU OF THE FD-101 TURF DECODER. SEE DETAILS FOR INSTALLATION INSTRUCTIONS.

ONLY PIPE SLEEVES LOCATED WITHIN VEHICULAR USE AREAS HAVE SIZES THAT ARE LABELED. FOR ALL OTHER PIPE SLEEVES REFER TO SLEEVING SCHEDULE.

INSTALL TWO WIRE MAXI CABLE CONTROL WIRE ENCASED IN 2" CONDUIT ADJACENT TO MAINLINE FROM CONTROLLER TO VALVES.



PERMIT SET

Zephyr Commons

For: North American Development Group
Zephyr Hills, Florida

Sheet Description
IRRIGATION PLAN
Release Date
02-16-22
Project Number
2129
Drawing Number
L-303
Sheet 4 of 9

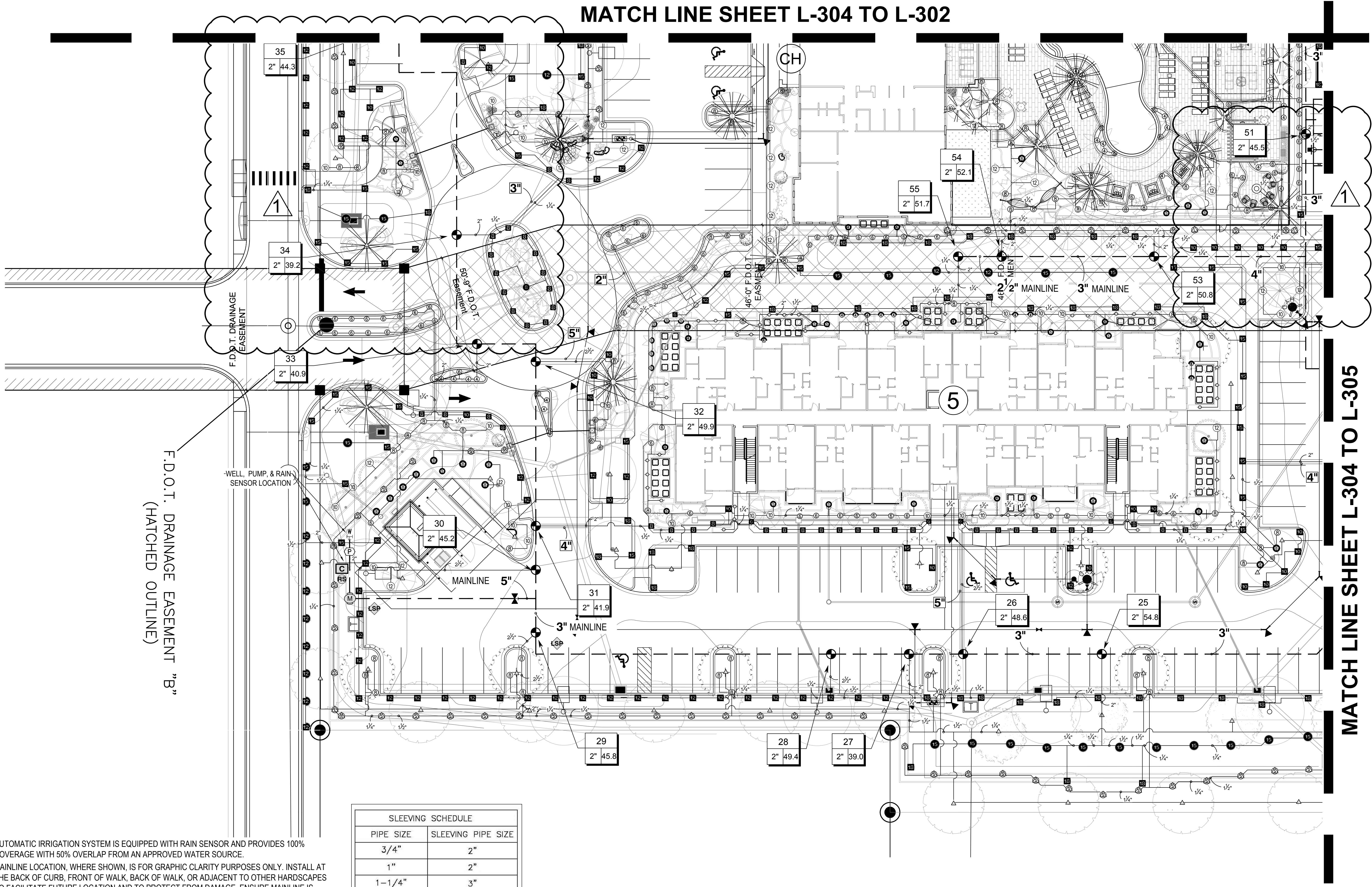
Owner/Coordination 08/07/22
Revision Dates
Seal
HUGH JOHNSON RLA #855

AAL

Architectural Alliance Landscape

612 SW 4th Ave., Fort Lauderdale, FL 33315 LCC000237

TEL: 954-764-8858 E-MAIL: info@aal.com



AUTOMATIC IRRIGATION SYSTEM IS EQUIPPED WITH RAIN SENSOR AND PROVIDES 100% COVERAGE WITH 50% OVERLAP FROM AN APPROVED WATER SOURCE.

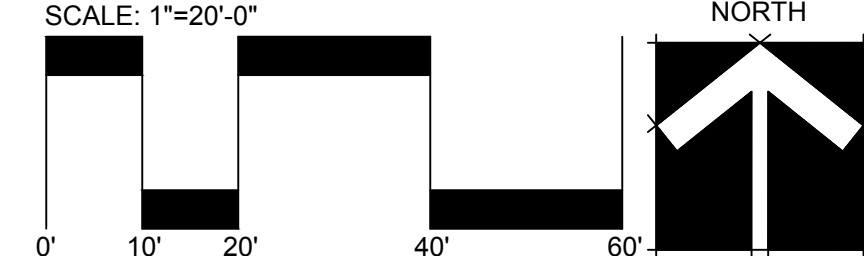
MAINLINE LOCATION, WHERE SHOWN, IS FOR GRAPHIC CLARITY PURPOSES ONLY. INSTALL AT THE BACK OF CURB, FRONT OF WALK, BACK OF WALK, OR ADJACENT TO OTHER HARDSCAPES TO FACILITATE FUTURE LOCATION AND TO PROTECT FROM DAMAGE. ENSURE MAINLINE IS INSTALLED ACCORDING TO IRRIGATION SPECIFICATIONS AND DETAILS.

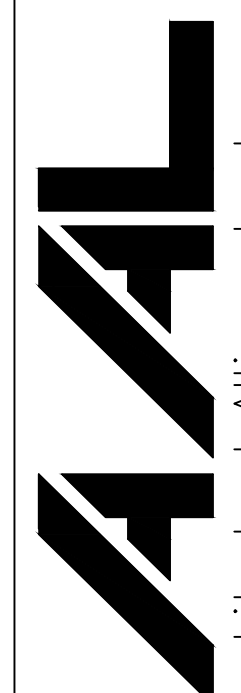
REMOTE CONTROL VALVES COME WITH THE OPTION TO BE PRE-EQUIPPED WITH A RAINBIRD IVM-SOL TWO WIRE TURF DECODER IN LIEU OF THE FD-101 TURF DECODER. SEE DETAILS FOR INSTALLATION INSTRUCTIONS.

ONLY PIPE SLEEVES LOCATED WITHIN VEHICULAR USE AREAS HAVE SIZES THAT ARE LABELED. FOR ALL OTHER PIPE SLEEVES REFER TO SLEEVING SCHEDULE.

INSTALL TWO WIRE MAXI CABLE CONTROL WIRE ENCASED IN 2" CONDUIT ADJACENT TO MAINLINE FROM CONTROLLER TO VALVES.

SLEEVING SCHEDULE	
PIPE SIZE	SLEEVING PIPE SIZE
3/4"	2"
1"	2"
1-1/4"	3"
1-1/2"	3"
2"	4"
3"	6"
4"	8"
6"	12"
8"	16"





Architectural Alliance Landscape
612 SW 4th Ave., Fort Lauderdale, FL 33315
TEL: 954-764-8858
E-MAIL: info@aal.com

HUGH JOHNSON
RLA #855

Seal

Owner: Corporation 08/07/22

Revision Dates

PERMIT SET

Zephyr Commons

For: North American Development Group
Zephyr Hills, Florida

Sheet Description
IRRIGATION PLAN

Release Date
02-16-22

Project Number
2129

Drawing Number
L-304

Sheet 5 of 9

MATCH LINE SHEET L-305 TO L-304

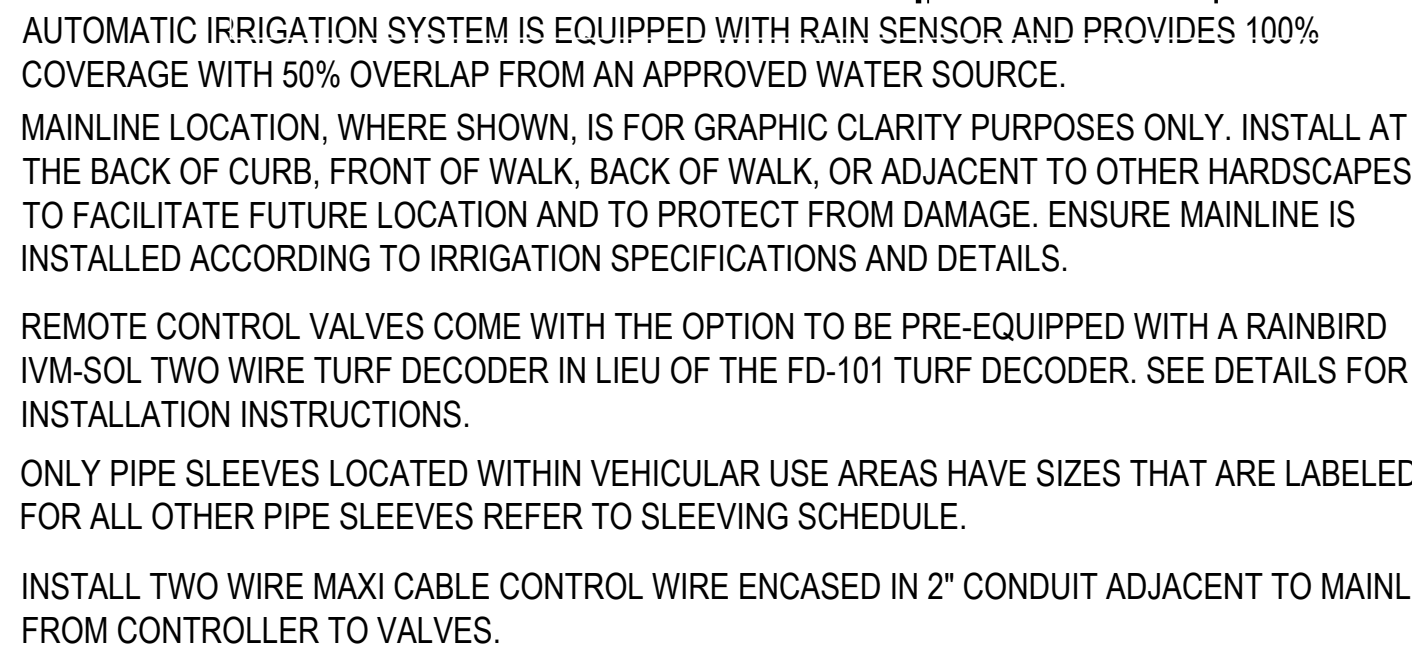


Diagram illustrating a scale of 1"=20'-0" and a north arrow. The scale bar shows distances of 0', 10', 20', 40', and 60'. The north arrow points towards the top right.

NUMBER	MODEL	SIZE	TYPE	GPM	HEADS	NIRE	PSI	PSI @ POC	PRECIP
1	RAIN BIRD PEB	2"	TURF SPRAY	36.15	27	963.3	36.33		1.29 in/h
2	RAIN BIRD PEB	2"	TURF SPRAY	42.22	30	944.7	37.78	55.18	1.39 in/h
3	RAIN BIRD PEB	2"	TURF SPRAY	41.42	33	1,039	37.07		54.45
5	RAIN BIRD PEB	2"	SHRUB SPRAY	54.01	30	1,042	37.07		54.84
5	RAIN BIRD PEB	2"	TURF SPRAY	56.05	50	1,057	37.65		1.71 in/h
6	RAIN BIRD PEB	2"	BUBBLER	32.00	32	1,240	37.5	54.31	3.4 in/h
7	RAIN BIRD PEB	2"	TURF SPRAY	41.43	35	1,269	36.11	52.75	0.81 in/h
8	RAIN BIRD PEB	2"	TURF SPRAY	34.05	24	1,245	36.94		52.85
9	RAIN BIRD PEB	2"	TURF SPRAY	31.59	24	1,247	37.79	53.12	0.87 in/h
10	RAIN BIRD PEB	2"	TURF SPRAY	47.11	34	1,200	37.6	52.51	1.15 in/h
11	RAIN BIRD PEB	2"	SHRUB SPRAY	48.82	44	1,132	37.46	51.68	1.65 in/h
12	RAIN BIRD PEB	2"	SHRUB SPRAY	40.14	58	1,031	37.71	50.85	1.67 in/h
13	RAIN BIRD PEB	2"	TURF SPRAY	52.06	30	1,142	37.67	52.44	1.5 in/h
14	RAIN BIRD PEB	2"	TURF SPRAY	52.33	30	1,176	37.61	53.34	1.85 in/h
15	RAIN BIRD PEB	2"	TURF SPRAY	37.35	25	1,065	37.01	53.23	1.45 in/h
16	RAIN BIRD PEB	2"	BUBBLER	46.95	52	1,051	37.8	54.06	1.62 in/h
17	RAIN BIRD PEB	2"	BUBBLER	27.00	27	1,019	37.43	53.76	3.4 in/h
18	RAIN BIRD PEB	2"	TURF SPRAY	41.54	32	985.2	37.6	53.58	1.24 in/h
19	RAIN BIRD PEB	2"	SHRUB SPRAY	48.17	40	936.6	37.66	53.08	1.79 in/h
20	RAIN BIRD PEB	2"	SHRUB SPRAY	48.90	28	880.0	37.74	52.5	1.25 in/h
21	RAIN BIRD PEB	2"	SHRUB SPRAY	38.95	41	868.0	37.7	52.32	1.48 in/h
22	RAIN BIRD PEB	2"	TURF SPRAY	41.75	32	861.4	37.8	48.04	1.14 in/h
23	RAIN BIRD PEB	2"	TURF SPRAY	52.18	29	552.1	37.5	48.7	1.18 in/h
24	RAIN BIRD PEB	2"	SHRUB SPRAY	47.85	40	477.4	37.54	48.23	1.7 in/h
25	RAIN BIRD PEB	2"	TURF SPRAY	54.76	16	376.2	37.52	47.03	0.82 in/h
26	RAIN BIRD PEB	2"	SHRUB SPRAY	48.64	62	315.8	37.79	46.3	1.72 in/h
27	RAIN BIRD PEB	2"	BUBBLER	39.00	34	242.2	40.92	48.97	3.4 in/h
28	RAIN BIRD PEB	2"	TURF SPRAY	44.38	30	258.3	37.77	45.1	0.79 in/h
29	RAIN BIRD PEB	2"	SHRUB SPRAY	45.77	41	120.2	37.59	41.4	1.6 in/h
30	RAIN BIRD PEB	2"	TURF SPRAY	45.17	32	118.0	37.51	40.99	0.94 in/h
31	RAIN BIRD PEB	2"	TURF SPRAY	47.94	32	113.1	41.94	41.78	1.39 in/h
32	RAIN BIRD PEB	2"	SHRUB SPRAY	44.95	86	208.7	37.64	43.77	1.67 in/h
33	RAIN BIRD PEB	2"	SHRUB SPRAY	40.44	46	241.9	36.71	43.67	1.58 in/h
34	RAIN BIRD PEB	2"	TURF SPRAY	39.22	27	298.3	37.46		1.24 in/h
35	RAIN BIRD PEB	2"	TURF SPRAY	44.33	29	416.0	37.43		1.03 in/h
36	RAIN BIRD PEB	2"	SHRUB SPRAY	38.34	33	475.9	37.41		1.69 in/h
37	RAIN BIRD PEB	2"	TURF SPRAY	44.79	33	548.6	36.42		1.14 in/h
38	RAIN BIRD PEB	2"	TURF SPRAY	47.70	41	570.1	37.63	49.8	1.05 in/h
39	RAIN BIRD PEB	2"	TURF SPRAY	25.44	16	476.0	37.27		1.24 in/h
40	RAIN BIRD PEB	2"	SHRUB SPRAY	44.34	61	37.0	37.0	50.55	1.82 in/h
41	RAIN BIRD PEB	2"	BUBBLER	28.00	28	650.1	36.94		3.4 in/h
42	RAIN BIRD PEB	2"	TURF SPRAY	39.06	29	722.5	37.21		0.98 in/h
43	RAIN BIRD PEB	2"	SHRUB SPRAY	38.25	31	810.0	37.49		1.68 in/h
44	RAIN BIRD PEB	2"							

Zephyr Commons

For: North American Development Group
Zephyr Hills, Florida

Sheet Description

IRRIGATION PLAN

Release Date
02-16-22

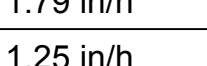
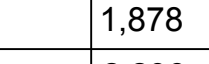
Project Number
2129

Drawing Number

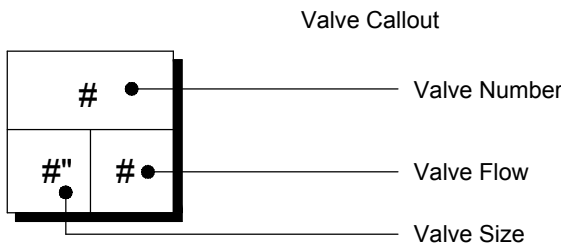
L-305

Sheet 6 of 9

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	RAIN BIRD 1806-SAM 15 STRIP SERIES TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE.	5	30
	RAIN BIRD 1806-SAM 5 SERIES MPR TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE.	7	30
	RAIN BIRD 1806-SAM 8 SERIES MPR TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE.	1	30
	RAIN BIRD 1806-SAM 12 SERIES MPR TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE.	15	30
	RAIN BIRD 1806-SAM 15 SERIES MPR TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE.	101	30
	RAIN BIRD 1806-SAM ADJ TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE.	928	30
	RAIN BIRD 1812-SAM SQ SERIES SHRUB SPRAY 12" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE.	9	30
	RAIN BIRD 1812-SAM 15 STRIP SERIES SHRUB SPRAY 12" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE.	257	30
	RAIN BIRD 1812-SAM 5 SERIES MPR SHRUB SPRAY 12" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE.	18	30
	RAIN BIRD 1812-SAM 8 SERIES MPR SHRUB SPRAY 12" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE.	2	30
	RAIN BIRD 1812-SAM ADJ SHRUB SPRAY 12" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE.	638	30
	RAIN BIRD 1806-SAM SQ SERIES SHRUB SPRAY 6" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. ON FIXED RISER. WITH SEAL-A-MATIC CHECK VALVE.	24	30
	RAIN BIRD 1806-SAM 5 SERIES MPR SHRUB SPRAY 6" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. ON FIXED RISER. WITH SEAL-A-MATIC CHECK VALVE.	62	30
	RAIN BIRD 1806-SAM 8 SERIES MPR SHRUB SPRAY 6" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. ON FIXED RISER. WITH SEAL-A-MATIC CHECK VALVE.	22	30
	RAIN BIRD 1806-SAM 10 SERIES MPR SHRUB SPRAY 6" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. ON FIXED RISER. WITH SEAL-A-MATIC CHECK VALVE.	1	30
	RAIN BIRD 1800-1400 FLOOD 1401 FIXED FLOW RATE (0.25-2.0GPM), FULL CIRCLE BUBBLER, 1/2\	178	30
	RAIN BIRD 1812-SAM-5 SERIES STREAM 5CST-B STREAM BUBBLER 12" POPUP WITH CHECK VALVE.	192	30
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	RAIN BIRD PEB 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	71	
	LANDSCAPE PRODUCTS INC. BBV 1/2", 3/4", 1", 1-1/4", 1-1/2", 2", 2-1/2", 3" FULL PORT BRASS BALL VALVE.	7	

	RAIN BIRD 300-BPES GLOBE 3" 3" BRASS MASTER VALVE, WITH GLOBE CONFIGURATION. WITH A PATENTED NYLON SCRUBBER	1	
	RAIN BIRD ESPLXIVMP 240 STATION, 2-WIRE CONTROLLER W/ SMART VALVE TECHNOLOGY. (1) ESPLXIVMP 240-STATION, INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE. SYSTEM REQUIREMENTS: RAIN BIRD LXIVM-XXX - INTEGRATED VALVE MODULES & 2-WIRE DEVICES. USE PAIGE ELECTRIC CABLE P7072D & RAIN BIRD WC20 DRY SPLICES ONLY. GROUND SYSTEM W/ (X) LXIVMSD SURGE DEVICE IN RAIN BIRD ROUND VALVE BOXES. INSTALL PER MANUFACTURERS RECOMMENDATIONS.	1	
	RAIN BIRD FD-101TURF FIELD DECODER FOR TWO-WIRE SYSTEM. INSTALL IN VALVE BOX FOR VALVE. OPERATES ONE VALVE/SOLENOID. USE LINE SURGE PROTECTION AS PER MANUFACTURER'S DIRECTIONS.	1	
	RAIN BIRD LSP-1TURF LINE SURGE PROTECTION DECODER DIRECTLY TO THE GROUND ROD OR GROUND PLATE	10	
	RAIN BIRD RSD-BEX RAIN SENSOR, WITH METAL LATCHING BRACKET, EXTENSION WIRE.	1	
	20HP IRRIGATION PUMP 20HP IRRIGATION CRAFT IRRIGATION PUMP IRRIGATION CRAFT HORIZONTAL PUMP WITH END SUCTION, FLOW METER, APPROPRIATE IRON REMOVAL TECHNOLOGY & VFD. DRIVEN BY A IRRIGATION CRAFT 20HP PREMIUM EFFICIENCY, TEFC ENCLOSED, 3 PHASE MOTOR HOUSED IN FIBERGLASS ENCLOSURE WITH INTEGRATED CONTROLLER. POWER SOURCE TO BE 3 PHASE, 460/480V 60HZ. LOAD PRESENTED: 24AMPS. CRITICAL OUTPUT OF 200 GPM AT 75 PSI AT 80% CAPACITY. CONTACT BOB BRAMAN AT IRRIGATION CRAFT	1	
	POINT OF CONNECTION 4" 4" FEED FROM ON-SITE WELL	1	
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 ONLY THOSE LATERAL LINES SIZED 1-1/4" AND LARGER ARE LABELED WITH ALL OTHER LATERAL LINES BEING 1" IN DIAMETER.	37,992 L.F.	
	IRRIGATION MAINLINE: PVC SCHEDULE 40	4,469 L.F.	
	PIPE SLEEVE: PVC SCHEDULE 40 TYPICAL PIPE SLEEVE FOR IRRIGATION PIPE. PIPE SLEEVE SIZE SHALL BE AT MINIMUM TWICE THE DIAMETER OF THE IRRIGATION PIPE IT IS TO ENCASE, AND ALLOW FOR IRRIGATION PIPING AND THEIR RELATED COUPLINGS TO EASILY SLIDE THROUGH.	1,564 L.F.	



CRITICAL ANALYSIS

Generated:	2022-03-18 14:45
P.O.C. NUMBER: 01	
Water Source Information:	4" FEED FROM ON-SITE WELL

FLOW AVAILABLE	
Point of Connection Size:	4"
Flow Available	293.82 GPM

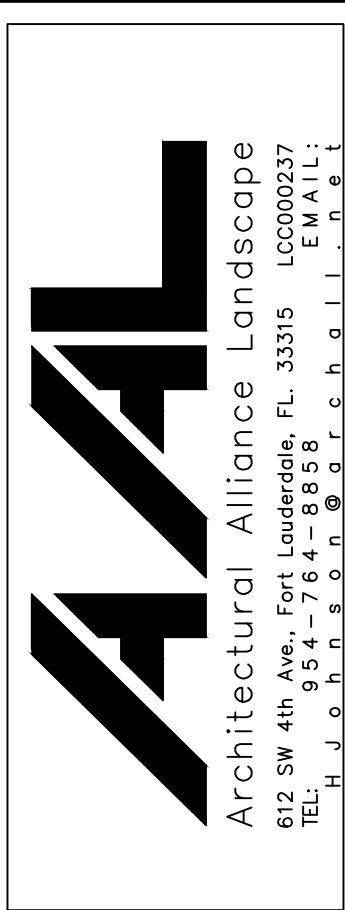
PRESSURE AVAILABLE	
Static Pressure at POC:	0.00 PSI
Booster Pump pressure provided:	75.00 psi
Pressure Available:	75.00 psi

DESIGN ANALYSIS	
Maximum Multi-valve Flow:	200 GPM
Flow Available at POC:	293.82 GPM
Residual Flow Available:	93.82 GPM

Critical Station:	2
Design Pressure:	30 PSI
Friction Loss:	2.66 PSI
Fittings Loss:	0.27 PSI
Elevation Loss:	0 PSI
Loss through Valve:	4.8 PSI
Pressure Req. at Critical Station:	37.73 PSI
Loss for Fittings:	1.34 PSI
Loss for Main Line:	13.41 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	0 PSI
Loss for Master Valve:	2.7 PSI
Critical Station Pressure at POC:	55.18 PSI
Pressure Available:	75 PSI
Residual Pressure Available:	19.82 PSI

WATERING SCHEDULE

NUMBER	MODEL	TYPE	PRECIP	IN./WEEK	MIN./WEEK	GAL./WEEK	GAL./DAY
1	RAIN BIRD PEB	TURF SPRAY	1.29 in/h	0.85	40	1,446	723.1
2	RAIN BIRD PEB	TURF SPRAY	1.39 in/h	0.85	37	1,562	781.0
3	RAIN BIRD PEB	TURF SPRAY	1.36 in/h	0.85	38	1,574	787.0
4	RAIN BIRD PEB	SHRUB SPRAY	1.88 in/h	0.75	24	1,296	648.2
5	RAIN BIRD PEB	SHRUB SPRAY	1.76 in/h	0.75	26	1,420	710.1
6	RAIN BIRD PEB	BUBBLER	3.4 in/h	1.25	23	736	368
7	RAIN BIRD PEB	TURF SPRAY	0.81 in/h	0.85	63	2,610	1,305
8	RAIN BIRD PEB	TURF SPRAY	1.63 in/h	0.85	32	1,090	544.8
9	RAIN BIRD PEB	TURF SPRAY	0.87 in/h	0.85	59	1,864	931.9
10	RAIN BIRD PEB	TURF SPRAY	1.15 in/h	0.85	45	2,120	1,060
11	RAIN BIRD PEB	SHRUB SPRAY	1.65 in/h	0.75	28	1,367	683.4
12	RAIN BIRD PEB	SHRUB SPRAY	1.67 in/h	0.75	27	1,084	542.0
13	RAIN BIRD PEB	TURF SPRAY	1.1 in/h	0.85	47	1,507	753.3
14	RAIN BIRD PEB	TURF SPRAY	1.15 in/h	0.85	45	2,355	1,177
15	RAIN BIRD PEB	TURF SPRAY	1.45 in/h	0.85	36	1,345	672.3
16	RAIN BIRD PEB	BUBBLER	1.62 in/h	1.25	47	2,207	1,103
17	RAIN BIRD PEB	BUBBLER	3.4 in/h	1.25	23	621	310.5
18	RAIN BIRD PEB	TURF SPRAY	1.24 in/h	0.85	42	1,745	872.4
19	RAIN BIRD PEB	SHRUB SPRAY	1.79 in/h	0.75	26	1,252	626.2
20	RAIN BIRD PEB	TURF SPRAY	1.25 in/h	0.85	41	2,005	1,002
21	RAIN BIRD PEB	SHRUB SPRAY	1.48 in/h	0.75	31	1,201	600.6
22	RAIN BIRD PEB	TURF SPRAY	1.14 in/h	0.85	45	1,878	939.0
23	RAIN BIRD PEB	TURF SPRAY	1.18 in/h	0.85	44	2,296	1,148
24	RAIN BIRD PEB	SHRUB SPRAY	1.7 in/h	0.75	27	1,292	646.0
25	RAIN BIRD PEB	TURF SPRAY	0.82 in/h	0.85	63	3,450	1,725
26	RAIN BIRD PEB	SHRUB SPRAY	1.72 in/h	0.75	27	1,313	656.6
27	RAIN BIRD PEB	BUBBLER	3.4 in/h	1.25	23	897	448.5
28	RAIN BIRD PEB	TURF SPRAY	0.79 in/h	0.85	65	3,210	1,605
29	RAIN BIRD PEB	SHRUB SPRAY	1.6 in/h	0.75	29	1,327	663.7
30	RAIN BIRD PEB	TURF SPRAY	0.94 in/h	0.85	55	2,484	1,242
31	RAIN BIRD PEB	TURF SPRAY	1.38 in/h	0.85	37	1,552	775.8
32	RAIN BIRD PEB	SHRUB SPRAY	1.69 in/h	0.75	27	1,349	674.3
33	RAIN BIRD PEB	SHRUB SPRAY	1.58 in/h	0.75	29	1,187	593.6
34	RAIN BIRD PEB	TURF SPRAY	1.24 in/h	0.85	42	1,647	823.6
35	RAIN BIRD PEB	TURF SPRAY	1.03 in/h	0.85	50	2,216	1,108
36	RAIN BIRD PEB	SHRUB SPRAY	1.69 in/h	0.75	27	1,035	517.6
37	RAIN BIRD PEB	TURF SPRAY	1.19 in/h	0.85	43	1,926	962.9
38	RAIN BIRD PEB	TURF SPRAY	1.05 in/h	0.85	49	2,337	1,169
40	RAIN BIRD PEB	SHRUB SPRAY	1.84 in/h	0.75	25	1,108	554.2
41	RAIN BIRD PEB	BUBBLER	3.4 in/h	1.25	23	644	322
42	RAIN BIRD PEB	TURF SPRAY	0.98 in/h	0.85	52	2,031	1,016
43	RAIN BIRD PEB	SHRUB SPRAY	1.68 in/h	0.75	27	1,033	516.4
44	RAIN BIRD PEB	TURF SPRAY	1.06 in/h	0.85	49	2,238	1,119
45	RAIN BIRD PEB	TURF SPRAY	1.1 in/h	0.85	47	2,109	1,055
46	RAIN BIRD PEB	BUBBLER	3.4 in/h	1.25	23	414	207
47	RAIN BIRD PEB	TURF SPRAY	0.96 in/h	0.85	54	2,698	1,349
48	RAIN BIRD PEB	TURF SPRAY	0.97 in/h	0.85	53	2,847	1,423
49	RAIN BIRD PEB	SHRUB SPRAY	1.54 in/h	0.75	30	1,378	688.8
50	RAIN BIRD PEB	TURF SPRAY	0.84 in/h	0.85	61	2,918	1,459
51	RAIN BIRD PEB	SHRUB SPRAY	1.89 in/h	0.75	24	1,092	545.8
52	RAIN BIRD PEB	TURF SPRAY	1.04 in/h	0.85	49	2,268	1,134
53	RAIN BIRD PEB	TURF SPRAY	0.83 in/h	0.85	62	3,150	1,575
54	RAIN BIRD PEB	SHRUB SPRAY	1.69 in/h	0.75	27	1,407	703.5
55	RAIN BIRD PEB	TURF SPRAY	0.96 in/h	0.85	53	2,743	1,371
56	RAIN BIRD PEB	SHRUB SPRAY	1.49 in/h	0.75	31	1,495	747.3
57	RAIN BIRD PEB	SHRUB SPRAY	1.31 in/h	0.75	35	1,126	563.1
58	RAIN BIRD PEB	BUBBLER	3.4 in/h	1.25	23	230	115
59	RAIN BIRD PEB	TURF SPRAY	0.82 in/h	0.85	63	2,788	1,394
60	RAIN BIRD PEB	SHRUB SPRAY	1.22 in/h	0.75	37	1,709	854.3
61	RAIN BIRD PEB	TURF SPRAY	0.83 in/h	0.85	62	2,970	1,485
62	RAIN BIRD PEB	TURF SPRAY	0.92 in/h	0.85	56	2,434	1,217
63	RAIN BIRD PEB	BUBBLER	3.4 in/h	1.25	23	552	276
64	RAIN BIRD PEB	TURF SPRAY	1.09 in/h	0.85	47	2,051	1,025
65	RAIN BIRD PEB	TURF SPRAY	1.0 in/h	0.85	52	2,448	1,224
66	RAIN BIRD PEB	TURF SPRAY	0.87 in/h	0.85	59	3,275	1,637
67	RAIN BIRD PEB	TURF SPRAY	0.96 in/h	0.85	54	2,489	1,245
68	RAIN BIRD PEB	BUBBLER	1.42 in/h	1.25	53	1,975	987.4
69	RAIN BIRD PEB	TURF SPRAY	0.93 in/h	0.85	55	2,700	1,350
70	RAIN BIRD PEB	SHRUB SPRAY	1.76 in/h	0.75	26	1,161	580.4
71	RAIN BIRD PEB	SHRUB SPRAY	1.68 in/h	0.75	27	1,263	631.6
		TOTALS:			2,824	124,545	62,272



Architectural Alliance Landscape
612 SW 4th Ave., Fort Lauderdale, FL 33315 LCC000237
TEL: 954-764-8858 EMAIL: aal@aal.com

HUGH JOHNSON
RLA #655

Seal

Owner Coordination 08/07/22

Revision Dates

PERMIT SET

Zephyr Commons

For: North American Development Group
Zephyr Hills, Florida

Sheet Description

IRRIGATION
DETAILS &
SCHEDULE

Release Date

02-16-22

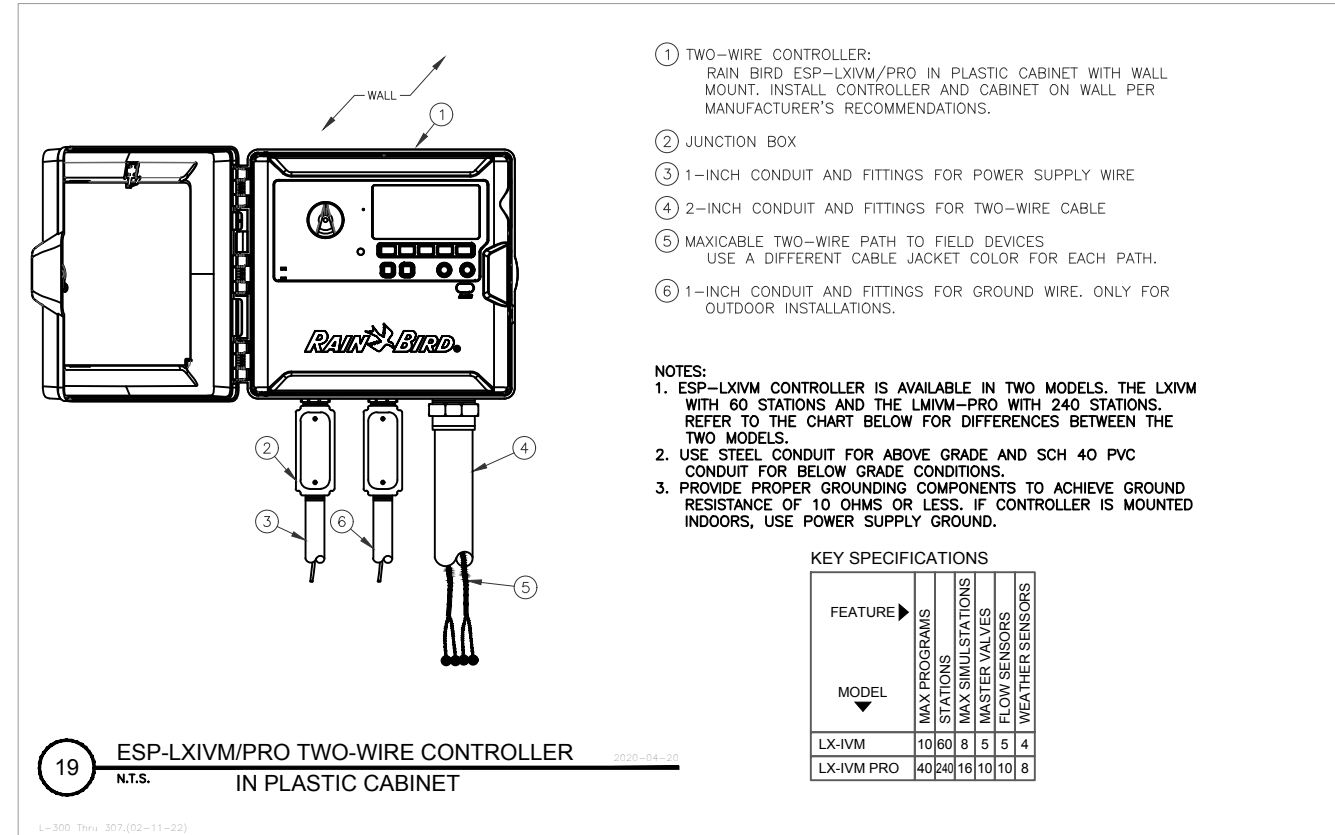
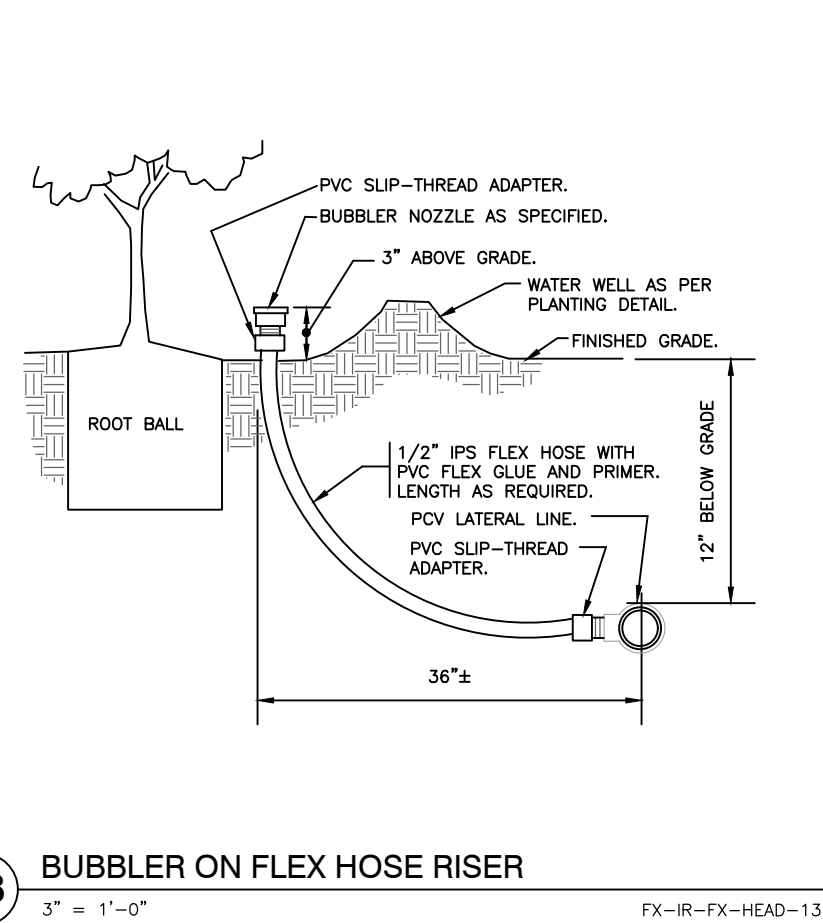
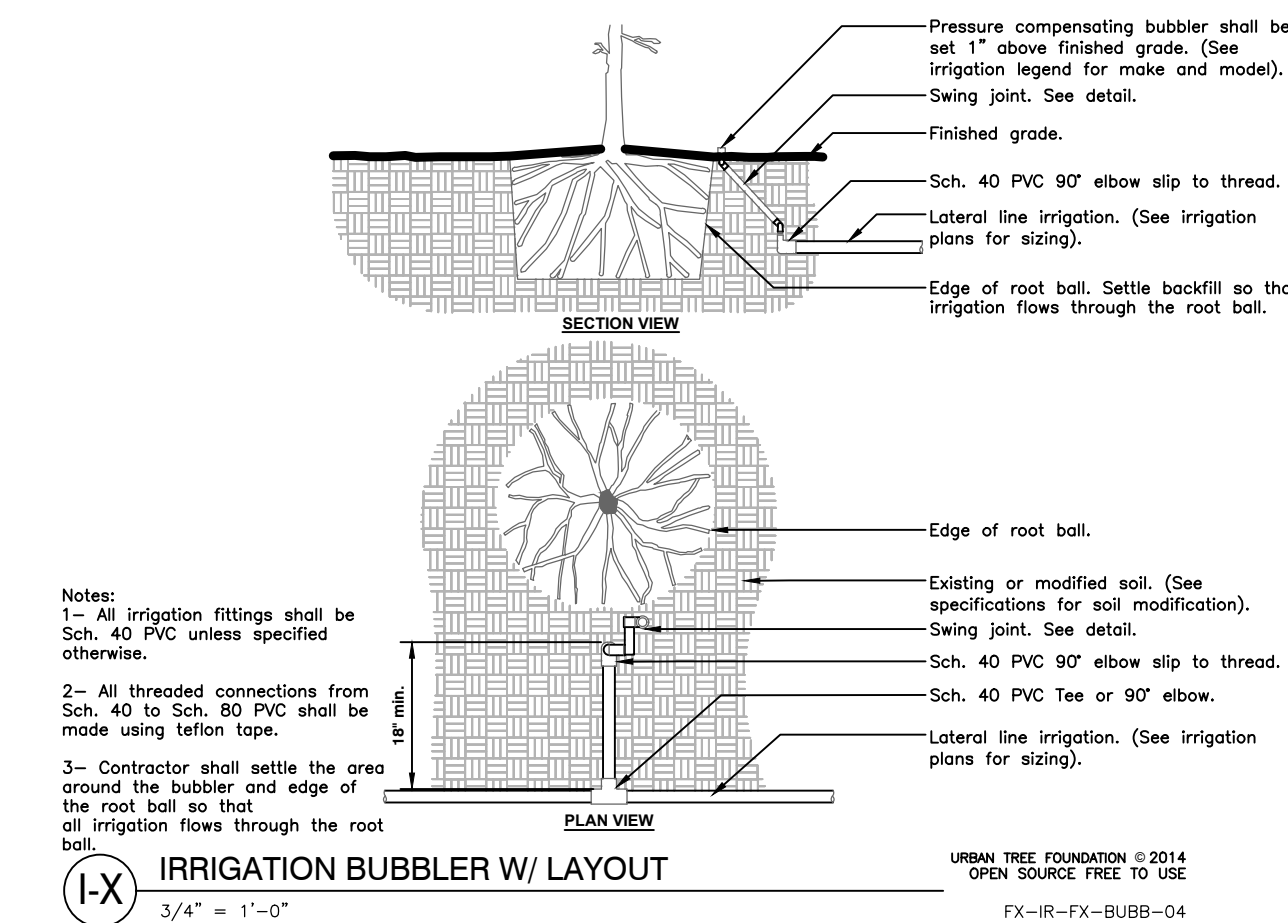
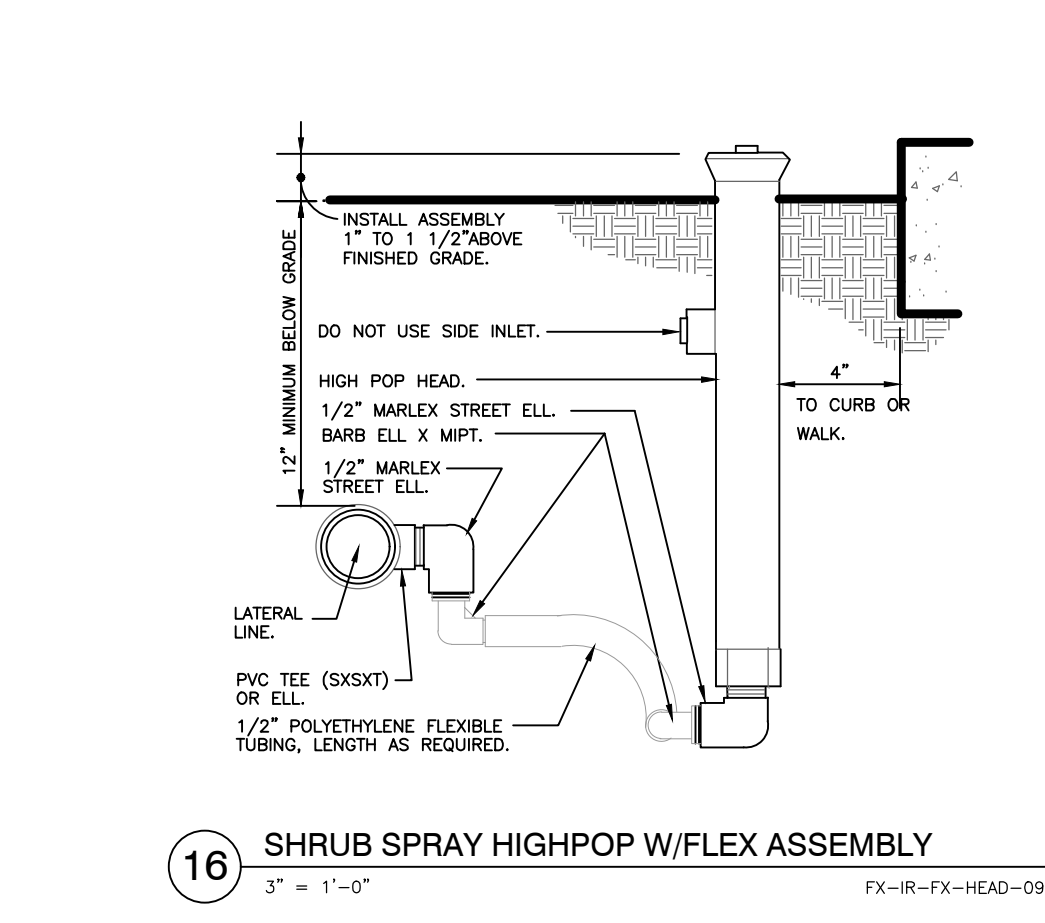
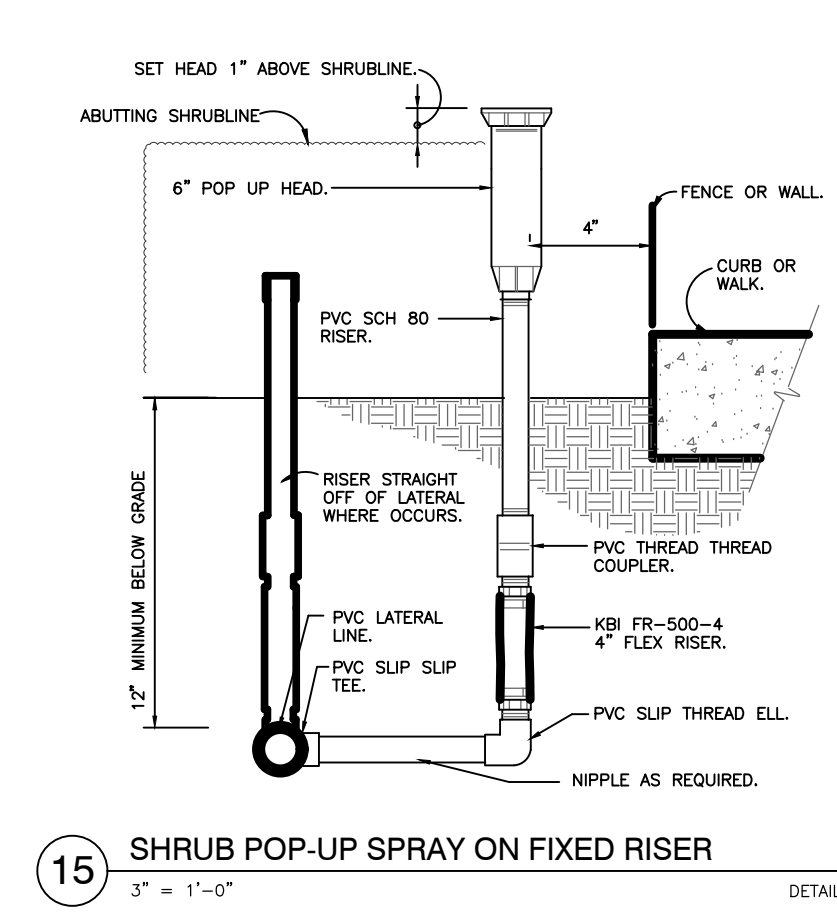
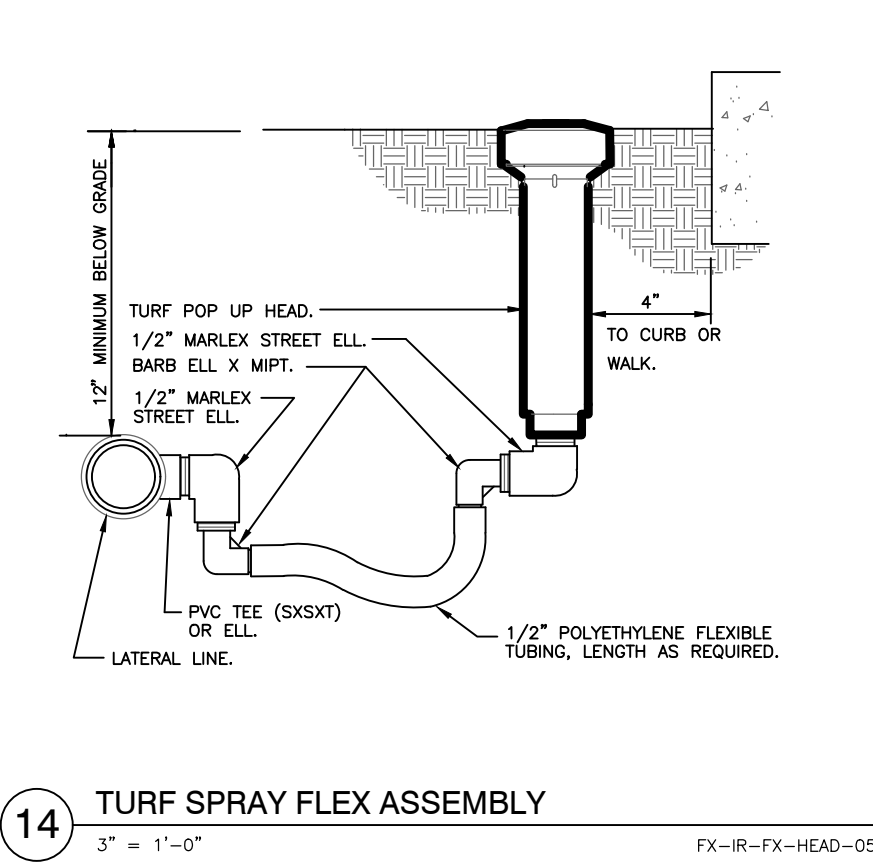
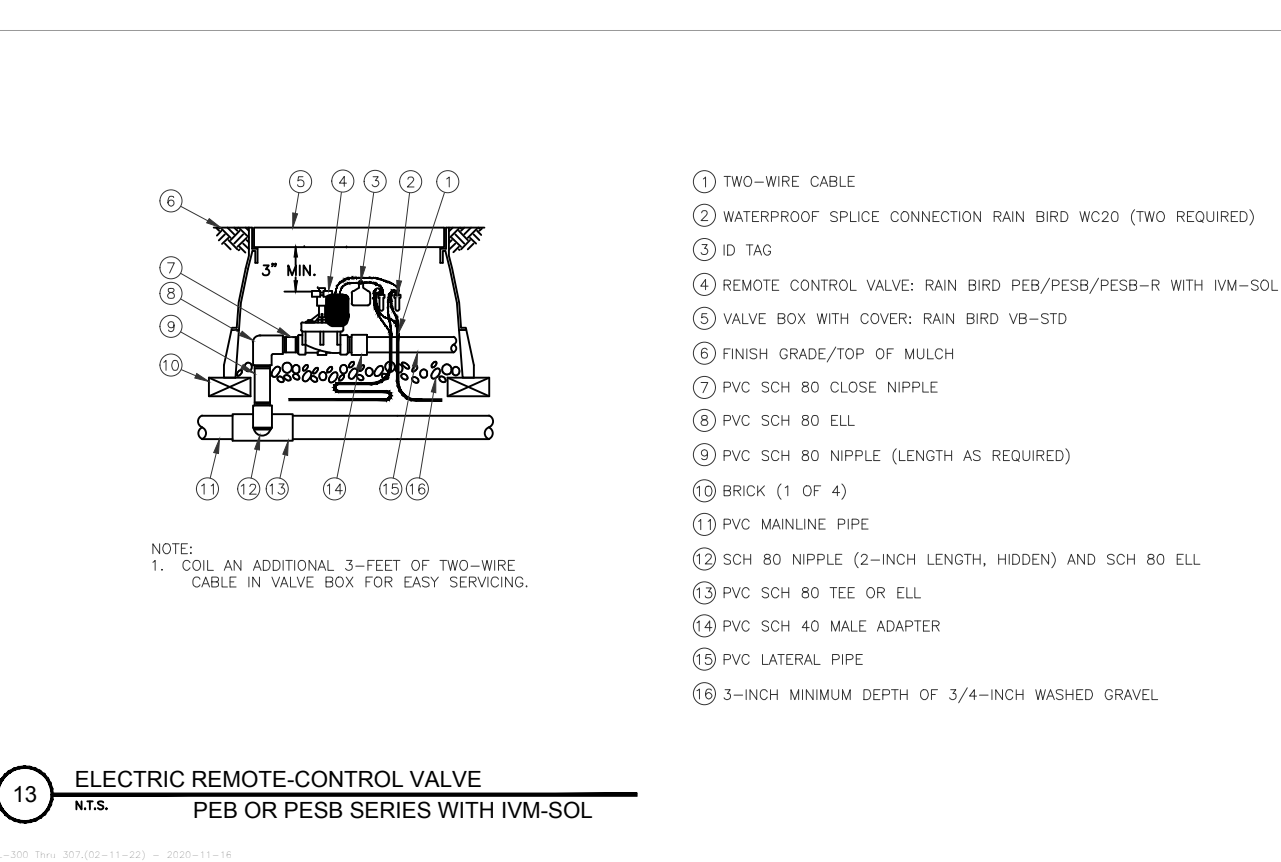
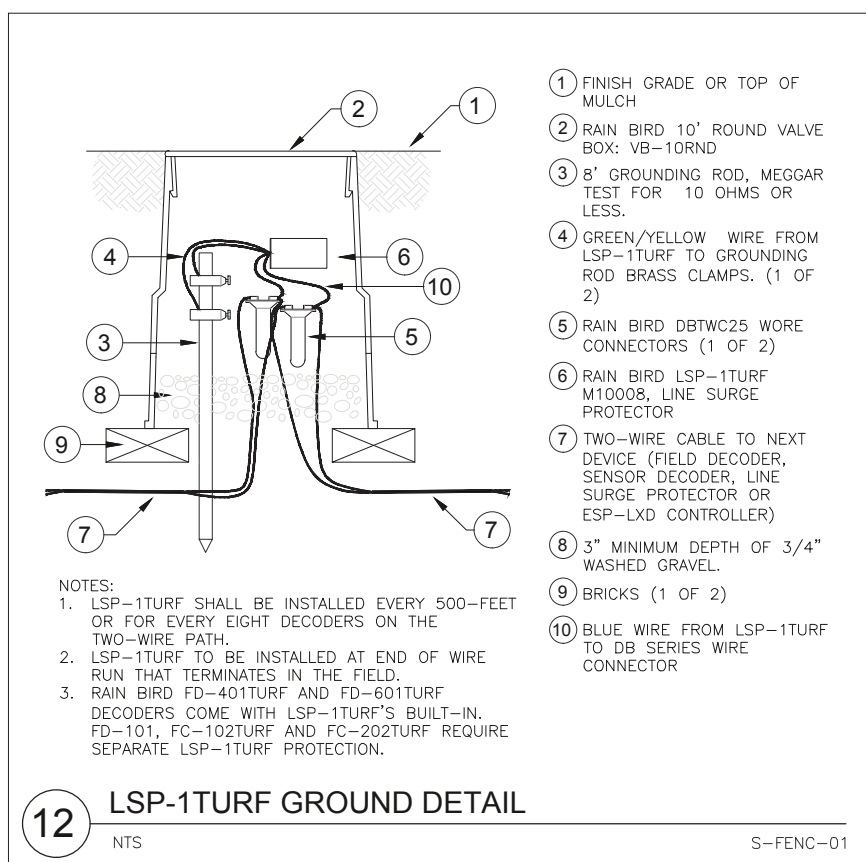
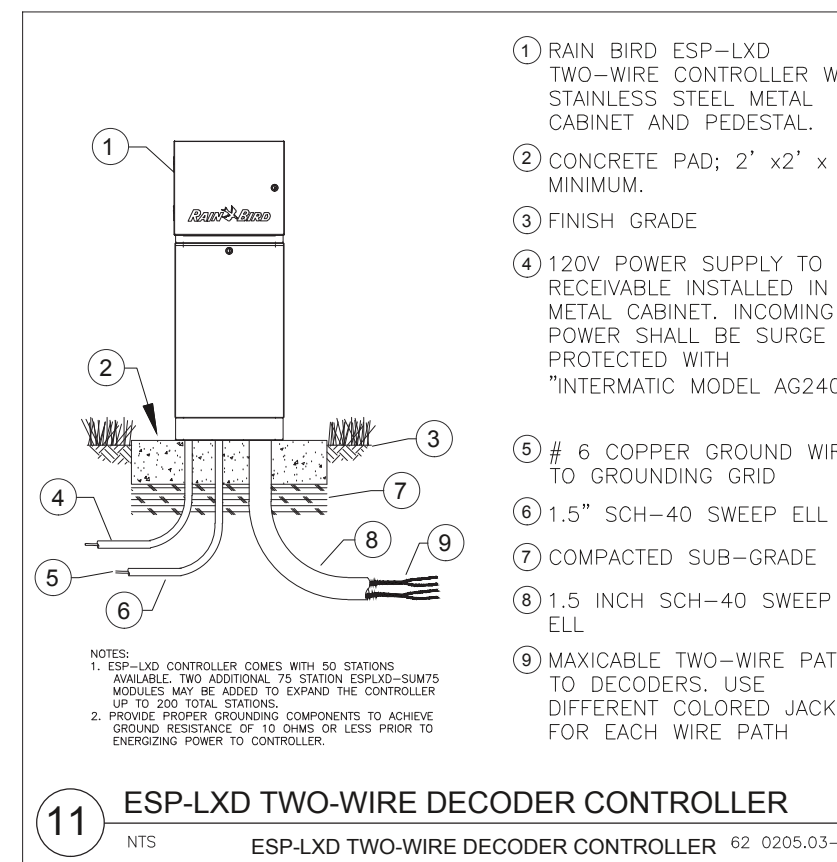
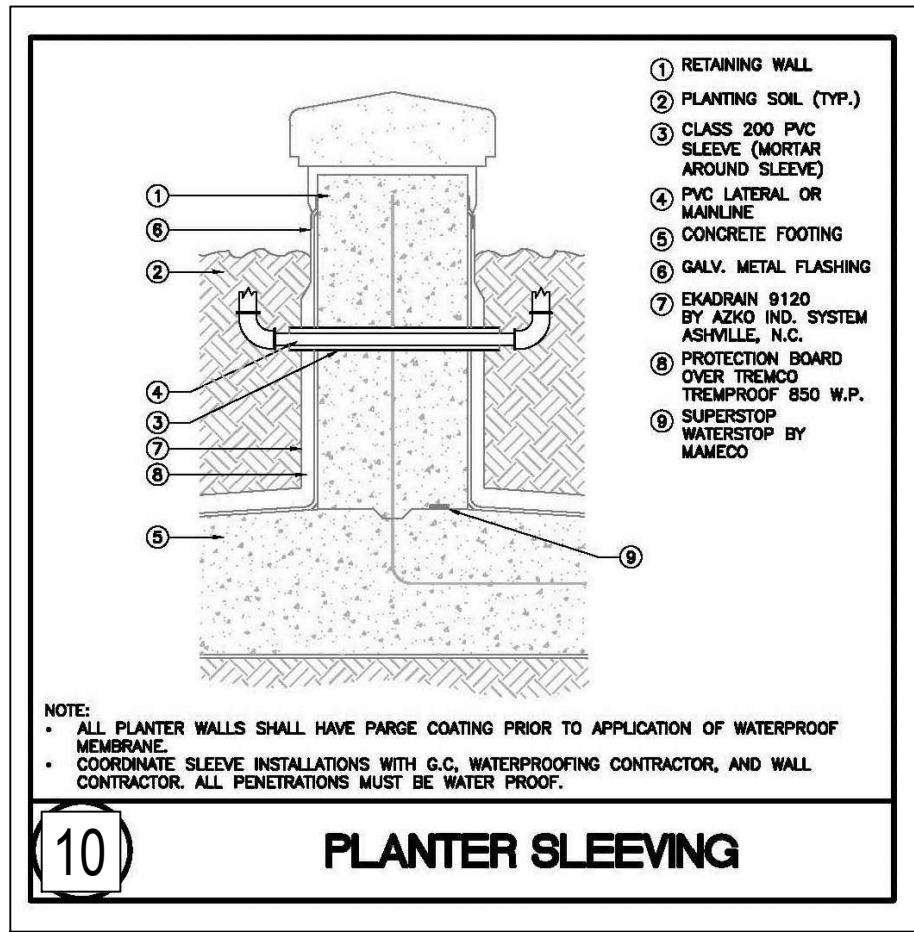
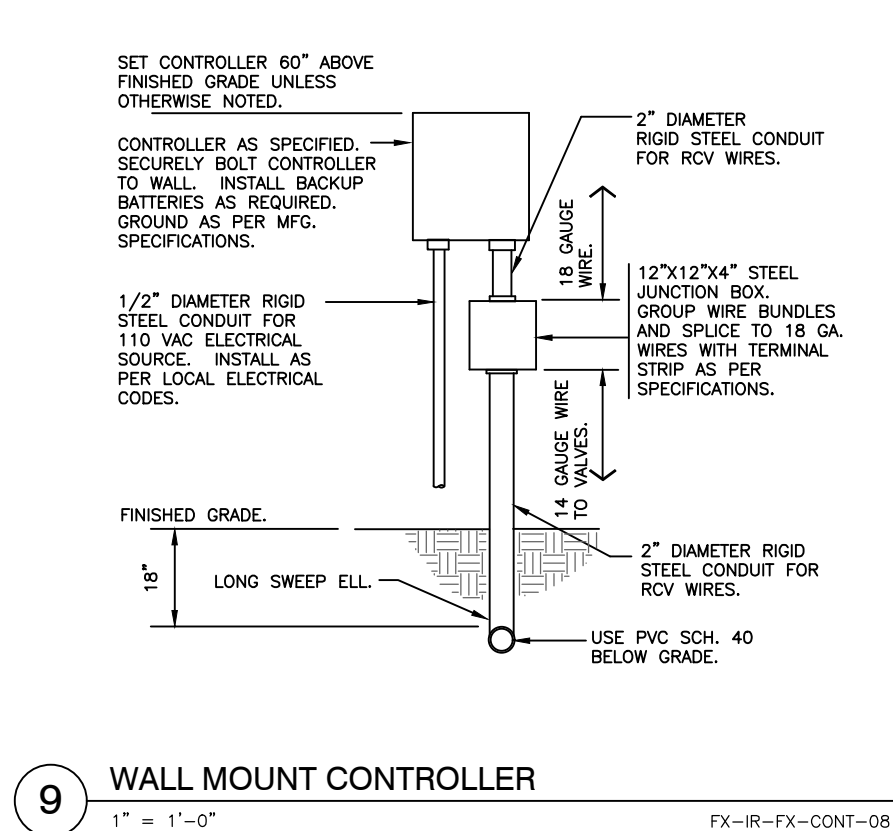
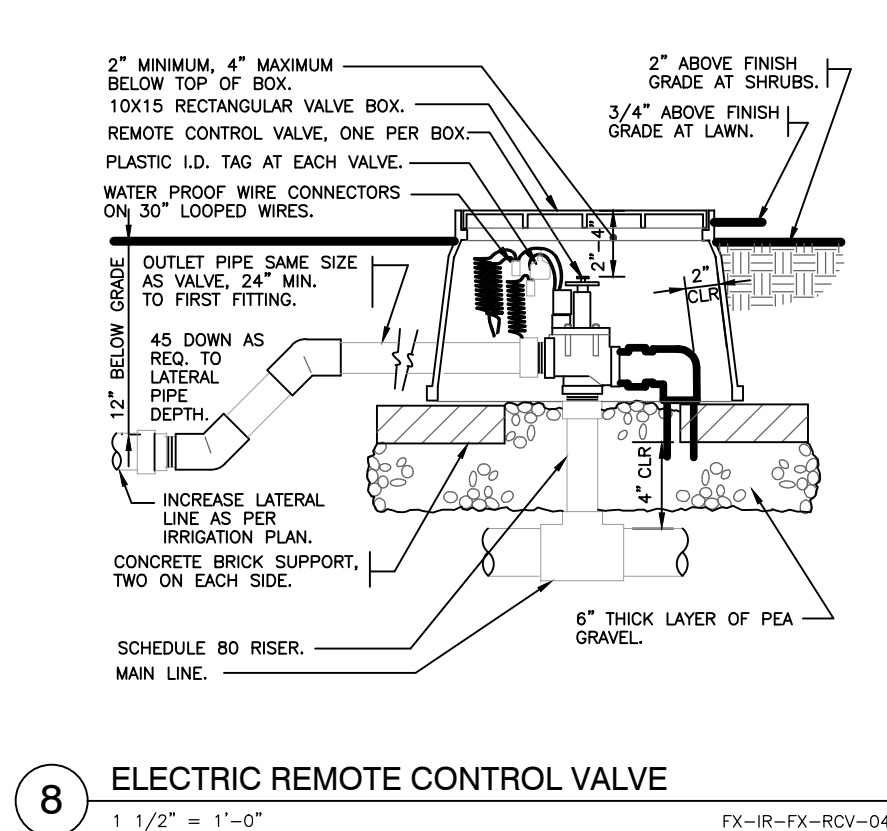
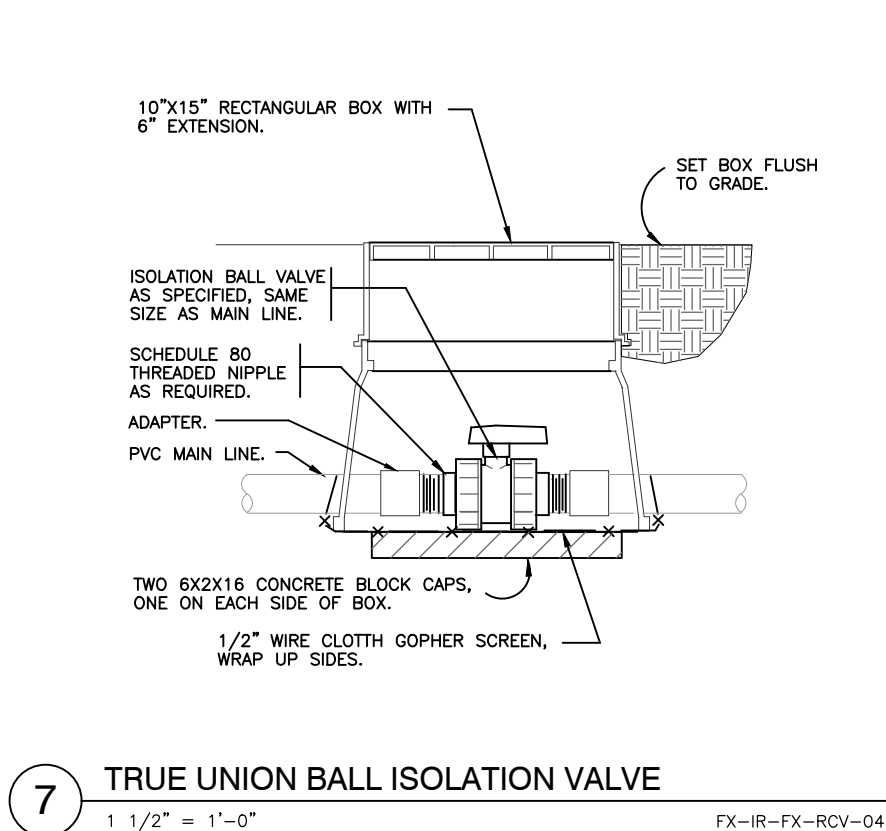
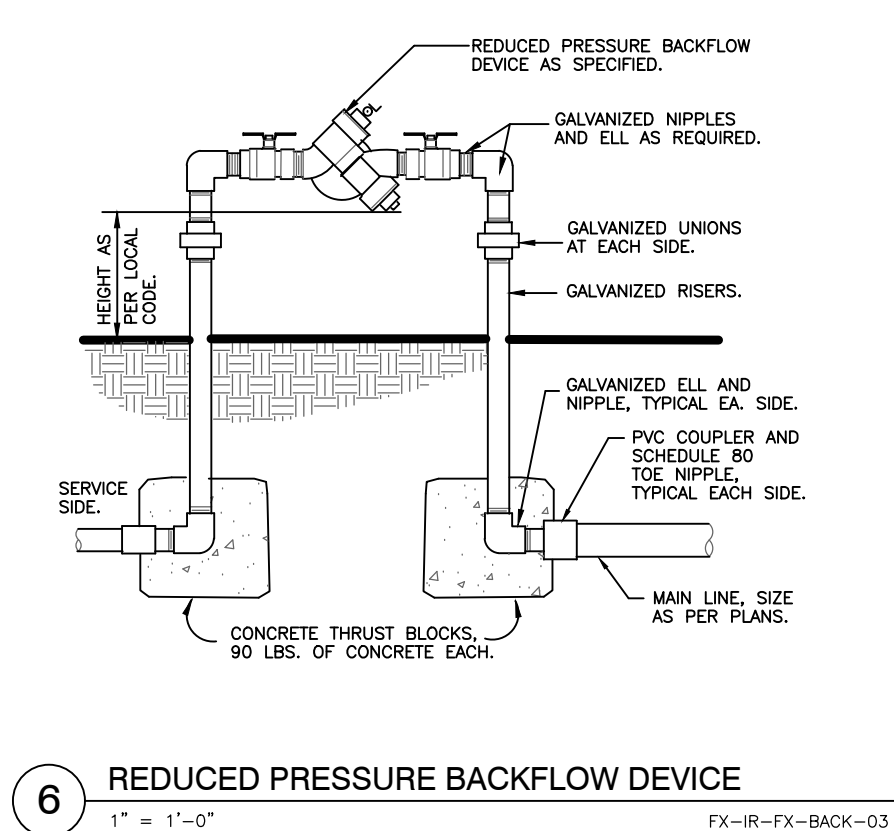
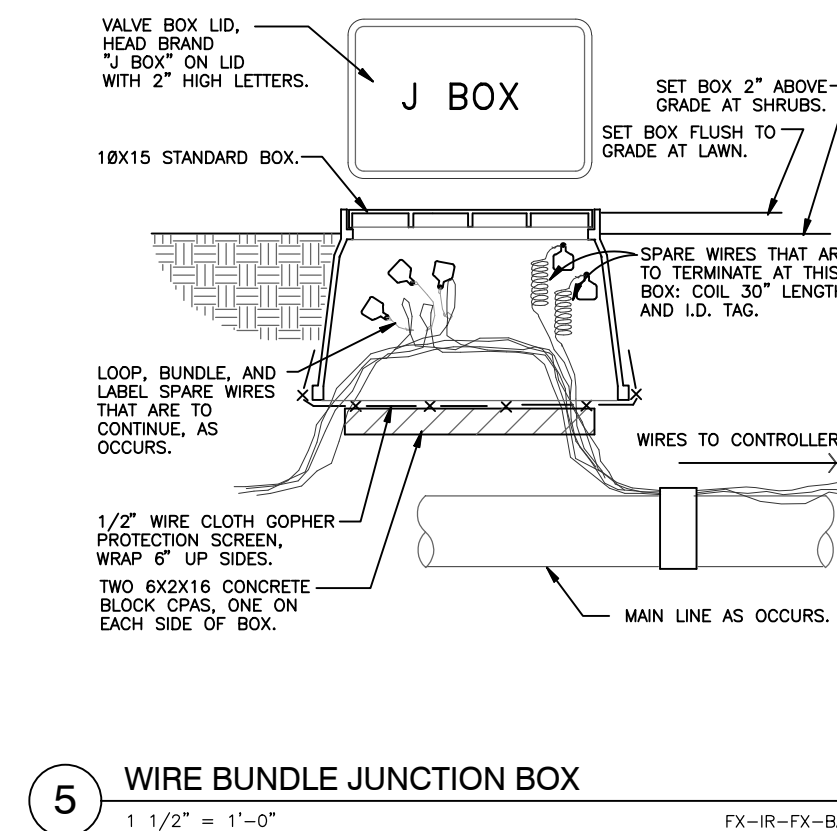
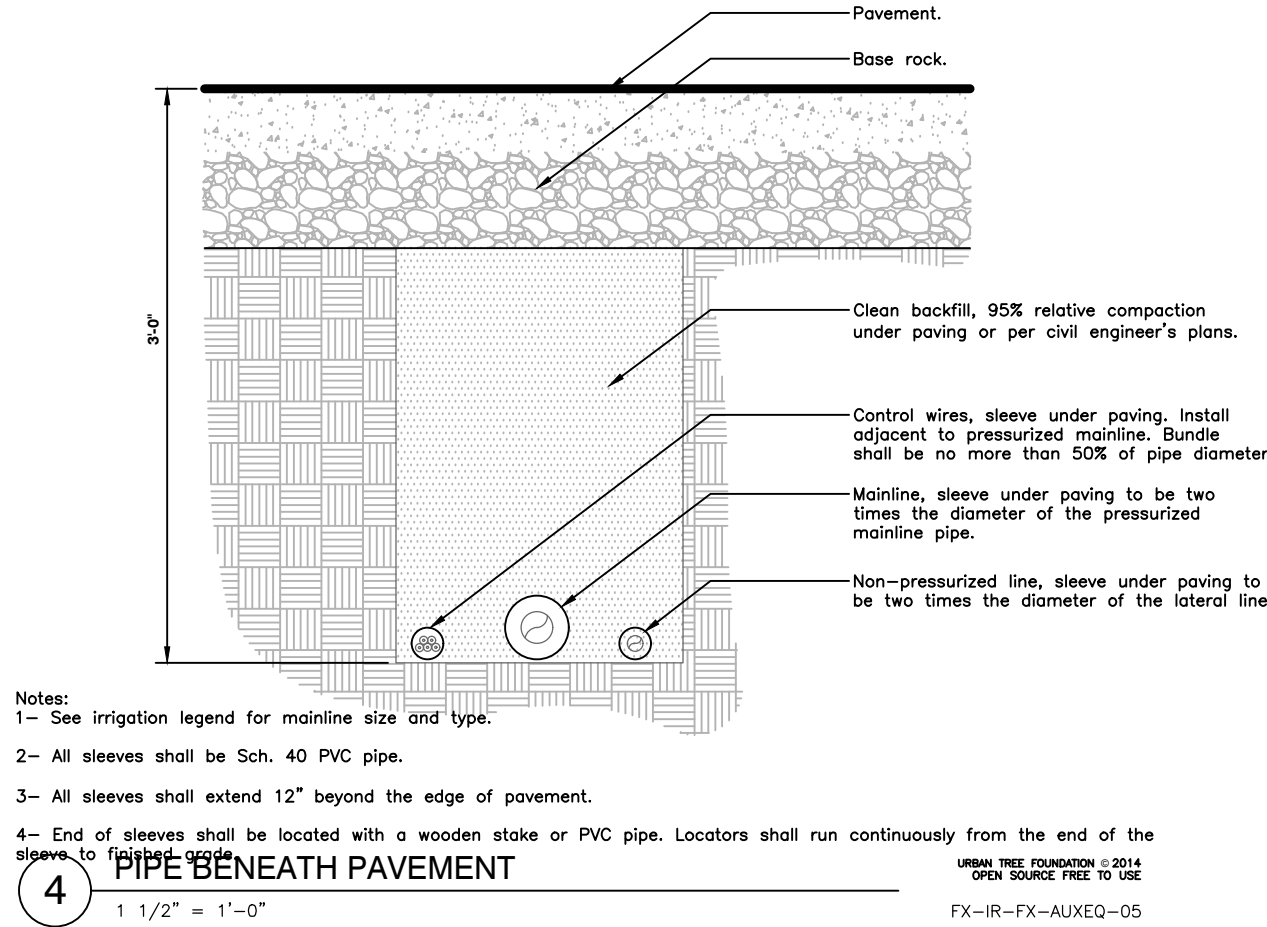
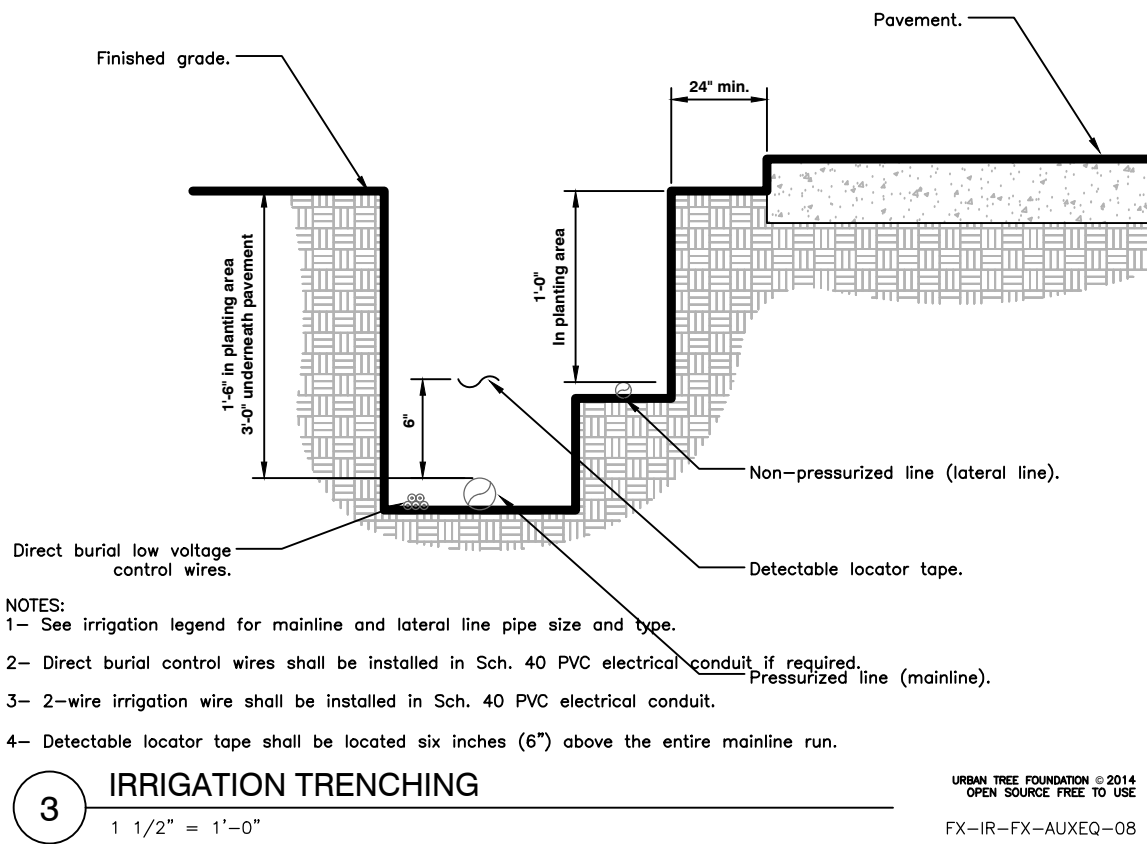
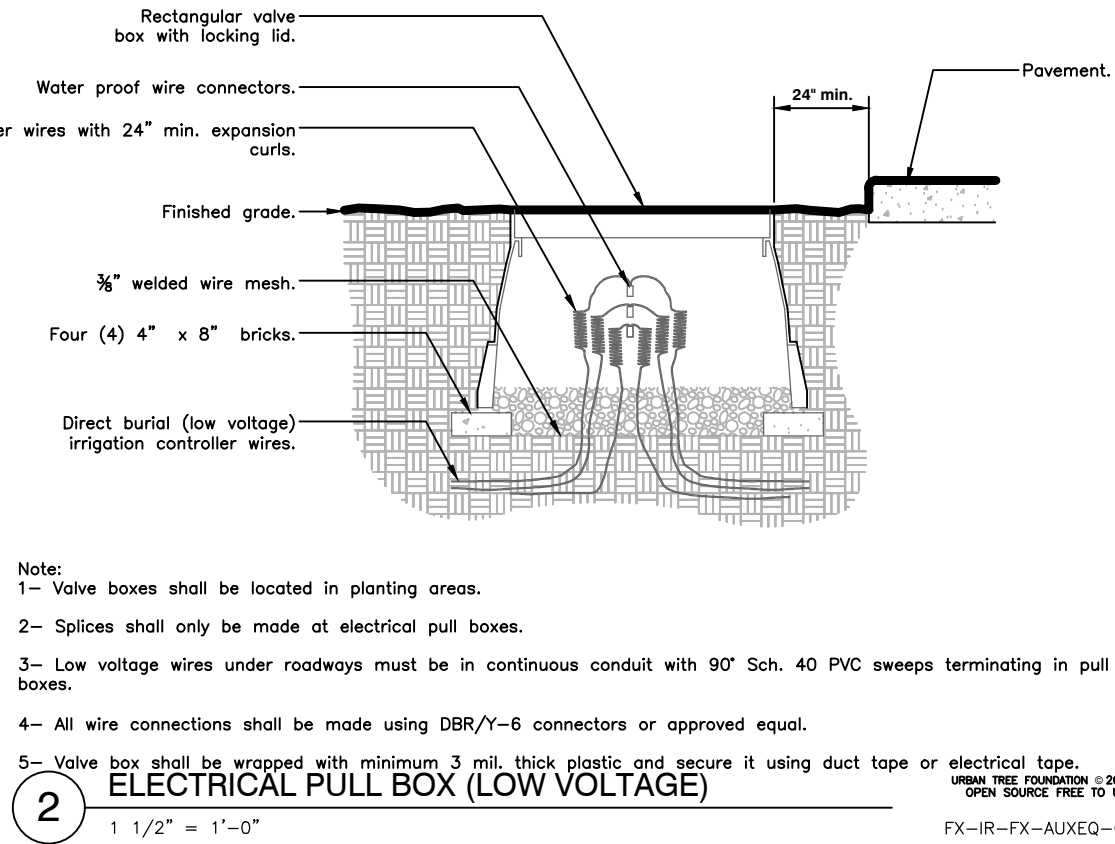
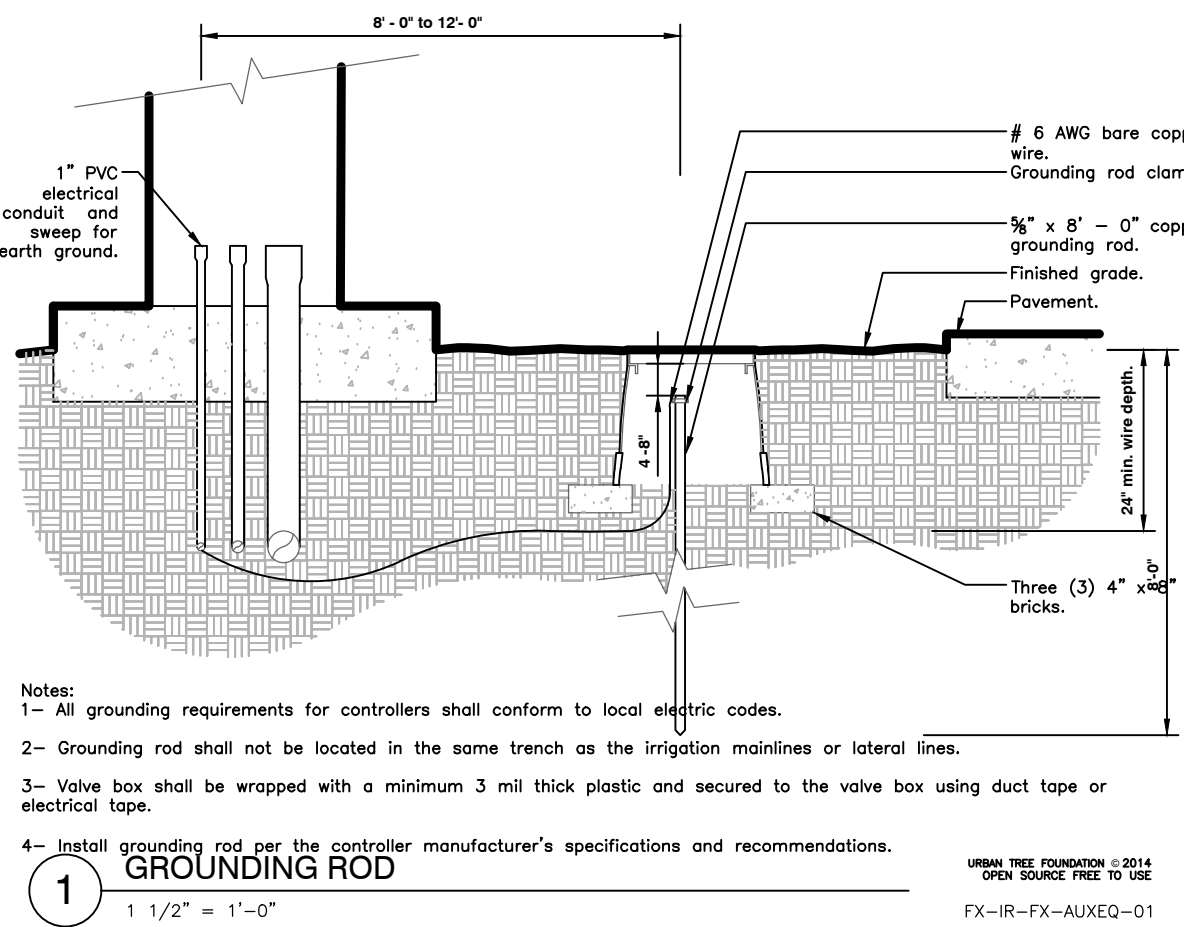
Project Number

2129

Drawing Number

L-306

Sheet 7 of 9



WIRING

MAXICABLE (TWO WIRE) CABLE NOTES

1. ALL TWO WIRE SHALL BE RAINBIRD 14 GAUGE MAXICABLE, EACH 2 WIRE LEG SHALL HAVE A MAXICABLE OF A DIFFERENT COLOR.
2. ALL TWO WIRE SHALL BE ENCASED IN 1.5" SCH 40 CONDUIT.
3. CONTROLLER TO HAVE (2) TWO WIRE LEGS. ONE IN EACH DIRECTION.
4. DECODERS: EACH ZONE VALVE SHALL HAVE (1) "FD-101 TURF DECODER". FLOW SENSOR SHALL HAVE (1) "SD-201 TURF DECODER INSTALLED PER DETAIL. MAXICABLE SHALL HAVE (1) LINE SURGE PROTECTION "LSP 1TURF" FOR EVERY 500 FT OR 8 DECODERS, WHICHEVER COMES FIRST.
5. ALL SPLICE AND VALVE BOXES, CONTRACTOR SHALL LEAVE AN ADDITIONAL 24 INCHES OF LOOSE WIRE (MEASURED FROM TOP OF VALVE BOX) ROLLED UP TO THE SIDE OF VALVE BOX. ALL THREE-WAY SPLICES TO BE COMPLETED IN A RAINBIRD VB-STD.
6. PORTIONS OF MAINLINE WITH NO MAXICABLE RUNNING BESIDE IT, CONTRACTOR SHALL RUN 14 GAUGE TRACER WIRE ALONGSIDE MAINLINE AND END IN CLOSEST VALVE BOX. TAG BOTH ENDS OF TRACER WIRE WITH "NTW" AND SEAL WIRE ENDS WITH GREASE CAPS.

Controller and pump station Control Panel grounding - Contractor to utilize 4"x8"x⁵/₈" copper grounding plates, ⁵/₈"x10" copper clad grounding rods, 'One Strike' CAD wells at all connection points, #6 insulated copper wire, and earth contact material. Install these and other required components as outlined in the detail. Contractor to verify that the earth to ground resistance does not exceed 10 ohms. Contractor shall provide a written certification, on a licensed electrical contractors letter head, showing the date of the test, controller/pump location, and test results. Each controller/pump shall be so grounded an tested. Each component must have its own separate ground grid, unless they are sitting side by side, in which case up to two controllers can share a common grounding grid.

LAYOUT

Layout irrigation system mainlines and lateral lines. Make the necessary adjustments as required to take into account all site obstructions and limitations prior to excavating trenches.

Stake all sprinkler head locations. Adjust location and make the necessary modifications to nozzle types, etc. required to ensure 100% head to head coverage. Refer to the Edge of Pavement Detail on the Irrigation Detail sheet.

Spray heads shall be installed 4" from sidewalks or curbed roadways and 12" from uncurbed roadways and building foundations. Rotors shall be installed 4" from sidewalks or curbed roadways, 12" from building foundations, and 36" from uncurbed roadways.

Shrub heads shall be installed on ³/₄" Sch 40 PVC risers. The risers shall be set at a minimum of 18" off sidewalks, roadway curbing, building foundations, and/or any other landscaped areas. Shrub heads shall be installed to a standard height of 2" above maintained height of plants and shall be installed a minimum of 6" within planted masses to be less visible and offer protection. Paint all shrub risers with flat black or forest green paint, unless irrigation system will utilize reuse water; in this case the risers shall be purple PVC and shall not be painted.

Locate valves prior to excavation. Ensure that their location provides for easy access and that there is no interference with physical structures, plants, trees, poles, etc. Valve boxes must be placed a minimum of 12" and a maximum of 15" from the edge of pavement, curbs, etc. and the top of the box must be 2" above finish grade. No valve boxes shall be installed in turf areas without approval by the irrigation designer - only in shrub beds. Never install in sport field areas.

VALVES

Sequence all valves so that the farthest valve from the POC operates first and the closest to the POC operates last. The closest valve to the POC should be the last valve in the programmed sequence.

Adjust the flow control on each RCV to ensure shut off in 10 seconds after deactivation by the irrigation controller.

Using an electric branding iron, brand the valve ID letter/number on the lid of each valve box. This brand must be 2"-3" tall and easily legible.

EQUIPMENT

All pop-up heads and shrub risers shall be pressure compensating. All pop-up heads shall be mounted on flex-type swing joints. All rotors shall be installed with PVC triple joints unless otherwise detailed.

All sprinkler equipment, not otherwise detailed or specified on these plans, shall be installed as per manufacturer's recommendations and specifications, and according to local and state laws.

TRENCHING

Excavate straight and vertical trenches with smooth, flat or sloping bottoms. Trench width and depth should be sufficient to allow for the proper vertical and horizontal separation between piping as shown in the pipe installation detail on the detail sheet.

Protect existing landscaped areas. Remove and replant any damaged plant material upon job completion. The replacement material shall be of the same genus and species, and of the same size as the material it is replacing. The final determination as to what needs to be replaced and the acceptability of the replacement material shall be solely up to the owner or owner's representative.

INSTALLATION

Solvent Wld Pipe: Cut all pipe square and deburr. Clean pipe an fittings of foreign material; then apply a small amount of primer while ensuring that any excess is wiped off immediately. Primer should not puddle or drip from pipe or fittings. Next apply a thin coat of PVC cement; first apply a thin layer to the pipe, next a thin layer inside the fitting, and finally another very thin on the pipe. Insert the pipe into the fitting. Insure that the pipe is inserted to the bottom of the fitting, then urn the pipe a ¹/₄ turn and hold for 10 seconds. make sure that the pipe doesn't recede from the fitting. If the pipe isn't at the bottom of the fitting upon completion, the glue joint is unacceptable and must be discarded. Pipes must curve a minimum of 30 minutes prior to handling and placing into trenches. A longer curing time may be required; refer to the manufacturer's specifications. The pipe must cure a minimum of 24 hous prior to filling with water.

BACK FILL

The back fill 6" below, 6" above, and around all piping shall be clean sand and anything beyond that in the trench can be of native material but nothing larger than 2" in diameter. All piping and excavations shall be backfilled and compacted to a density of 95% modified Proctor, or greater.

Main line pipe depth measure to the top of pipe shall be:

- 24" minimum for ³/₄" - 2¹/₂" PVC with a 30" minimum at vehicular crossings;
- 30" minimum for 3" & 4" PVC with a 36" minimum at vehicular crossings.

Lateral line depths measure to top of pipe shall be:

- 18" minimum for ³/₄" - 3" PVC with a 30" minimum at vehicular crossings;
- 24" minimum for 4" PVC and above with a 30" minimum at vehicular crossings.

Contractor shall backfill all piping, both mainline and laterals, prior to performing any pressure tests. The pipe shall be backfilled with the exception of 2' on each side of every joint (bell fittings, 90's, tees, 45's, etc). These joints shall not be backfilled until all piping has satisfactorily passed its appropriate pressure test as outlined below.

FLUSHING

Prior to the placement of valves, flush all mainlines for a minimum of 10 minutes or until lines are completely clean of debris, whichever is longer.

Prior to the placement of heads, flush all lateral lines for a minimum of 10 minutes or until lines are completely clean of debris, whichever is longer.

Use screens in heads and adjust heads for proper coverage avoiding excess water on walks, walls and paving.

TESTING

Schedule testing with Owner's Representative a minimum of three (3) days in advance of testing.

Mainline: Remove all remote control valves and cap using a threaded cap on SCH 80 nipple. Hose bibs and gate valves shall not be tested against during a pressure test unless authorized by written permission from the owner. fill mainline with water and pressurize the system to 125 PSI. Monitor the system presssure at two gauge locations; the gauge locations must be at opposite ends of the mainline. With the same respective pressures, monitor the gauges for two hours. There can be no loss in pressure at either gauge for solvent-welded pipe.

If these parameters are exceeded, locate the problem; repair it; wait 24 hours and retry the test. This procedure must be followed until the mainline passes the test.

Lateral lines: The lateral lines must be fully filled to operational pressure and visually checked for leaks. Any leaks detected must be repaired.

Operational Testing - Once the mainline and lateral lines have passed their respective tests, and the system is completely operational, a coverage test and demonstration of the system is required. The irrigation contractor must demonstrate to the owner, or his/her representative, that proper coverage is obtained and the system works automatically from the controller. This demonstration requires each zone to be turned on, in the proper sequence as shown on the plans, from the controller. Each zone will be inspected for proper coverage and function. The determination of proper coverage and function is at the sole discretion of the owner or owner's representative.

Upon completion of the operational test, run each zone until water begins to puddle or run off. This will allow you to determine the number of irrigation start times necessary to meet the weekly evapotranspiration requirements of the planting material in each zone. In fine sandy soils, it is possible no puddling will occur. If this is experienced, then theoretical calculations for run times will be required for controller programming.

SUBMITTALS

Pre-Construction: Deliver five (5) copies of submittals to Owner's Representative within ten (10) working days from date of Notice to Proceed. Furnish information in 3-ring binder with table of contents and index sheet. Index sections for different components and label with specification section number and name of component. Furnish submittals for components on material list. Indicated which items are being supplied on catalog cut sheets when multiple items are shown on one sheet. Incomplete submittals will be returned without review. in lieu of hardcopies, an electronic package in PDF format can be submitted.

After project completion:

As a condition of final acceptance, the irrigation contractor shall provide the owner with:

1. Irrigation As-builts - shall be provided accurately locating all mainlines, sleeves, remote control valves, gate valves, independent wire runs, wire splice boxes, controllers, high voltage supply sources/conduit path, control mechanisms, sensors, wells and water source connections. All mainline and independent runs of wire shall be located every 30' for straight runs and at every change of direction. Sleeves will be located at end points and every 20' of length. All underground items shall include depth in inch format.

2. Controller charts - Upon completion of "as-built" prepare controller charts; one per controller. Indicate on each chart the area controlled by a remote control valve (using a different color for each zone). This chart shall be reduced to a size that will fit inside the controller door. The reduction shall be hermetically sealed inside two 2ml pieces of clear plastic.

3. Grounding Certification - Provide ground certification results for each controller and pump panel grounding grid installed. This must be on a licensed electrician letter head indication location tested (using IR plan symbols), date, time, test method and testing results.

INSPECTIONS AND COORDINATION MEETINGS REQUIRED - Contractor is required to schedule, perform, and attend the following, and demonstrate to the owner and/or owners representative to their satisfaction, as follows:

- 1.Pre-construction meeting - Designer and contractor to review entire install process and schedule with owner/general contractor.
2. Mainline installation inspection(s) - All mainline must be inspected for proper pipe, fittings, depth of coverage, backfill and installation method.
3. Mainline pressure test - All mainline shall be pressure tested according to this design's requirements.
4. Flow meter calibration - All flow meters must be calibrated. Provide certified calibration report for all flow meters.
5. Coverage and operational test
6. Final inspection
7. Punch list inspection

FINAL ACCEPTANCE

Final acceptance of the irrigation system will be given after the following documents and conditions have been completed and approved. Final payment will not be released until these conditions are satisfied.

- 1.All above inspections are completed, documented, approved by owner.
- 2.Completion and acceptance of 'as-built' drawings.
3. Acceptance of required controller charts and placement inside controllers.
4. All other submittals have been made to the satisfaction of the owner.

GUARANTEE: The irrigation system shall be guaranteed for a minimum of one calendar year from the time of final acceptance.

MINIMUM RECOMMENDED IRRIGATION MAINTENANCE PROCEDURES

1. Every irrigation zone should be checked monthly and written reports generated describing the date(s) each zone was inspected, problems identified, date problems repaired, and a list of materials used in the repair. At minimum, these inspections should include the following tasks:

- A. Turn on each zone from the controller to verify automatic operation.

B. Check schedules to ensure they are appropriate for the season, plant and soil type, and irrigation method. Consult an I.A. certified auditor for methods used in determining proper irrigation scheduling requirements.

C. Check remote control valve to ensure proper setting, if present.

D. Check setting on pressure regulator it verify proper setting, if present.

E.Check flow control and adjust as needed; ensure valve closure within 10-15 seconds after deactivation by controller.

F. Check for leaks - mainline, lateral lines, valves, heads, etc.

- G. Check all heads as follows:

1. Proper set height (top of sprinkler is 1" below mow height

2. Verify head pop-up height - 6" in turf, 12" in groundcover, and riser in shrub beds

3. Check wiper seal for leaks - if leaking , clean head and re-inspect.

4. If still leaking, replace head with the appropriate head with pressure regulator and built-in check valve.

5. All nozzles checked for proper pattern, clogging, leaks, correct make & model, etc. - replace as needed

6. Check for proper alignment - perfectly vertical; coverage area is correct;p minimize over spray onto
- hardscapes

7. Riser height raised/lowered to accommodate plant growth patterns and ensure proper coverage.

8. Verify pop-ups retract after operation. If not, repair/replace as needed.

H. Check controller/C.C.U. grounds for resistance (10 ohms or less) once per year. Submit written reports.

I. check rain shut-off device monthly and clean/repair/replace as needed.

J. Inspect all valve boxes to ensure they are in good condition, lids are in place and locked.

K. Inspect backflow devices by utilizing a properly licensed backflow inspector. This should be done annually, at minimum.

L. Inspect all filters monthly and clean/repair/replace as needed.

M. Check pump stations fpr proper operation, pressures, filtration, settings, etc. - refer to pump station operations manual.

N. Check and clean intake screens on all suction lines quarterly, at minimum. Clean and/or repair, as needed.

O. Winterize, if applicable, as weather in your area dictates. follow manufacturer recommendations and blow out all lines and equipment using compressed air. Perform seasonal startup of system as per manufacturer recommendations.

P. Conduct additional inspections, maintenance tasks, etc. that are particular for your site.

SOIL MOISTURE SENSOR (When applicable)

1. Place all soil moisture sensor wiring in 1" SCH 40 PVC conduit
2. Soil moisture sensor should be placed in the middle of a spray or drip area as per manufacturer's recommendations.
3. Controller shall be set to the Florida Automated Weather Network's urban scheduler settings using the SMS as a moisture cut off device (like a rain switch) per manufacturer directions.

Architectural Alliance Landscape

612 SW 4th Ave., Fort Lauderdale, FL 33315 LCC000237

TEL: 954-764-8858 FAX: 954-764-8858

EMAIL: info@archall.com

HUGH JOHNSON

RLA #855

Seal

Owner Coordination 08/07/22

Revision Dates

PERMIT SET

Zephyr Commons

For: North American Development Group

Zephyr Hills, Florida

Sheet Description

IRRIGATION NOTES

Release Date

02-16-22

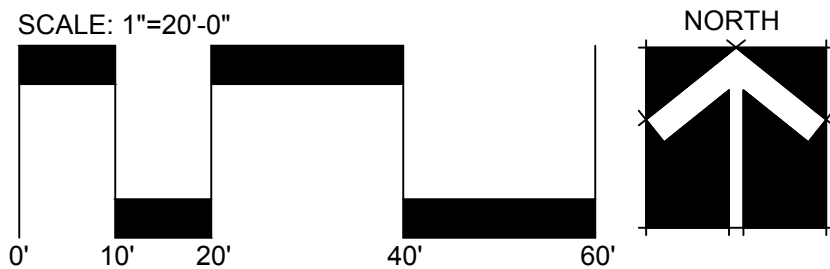
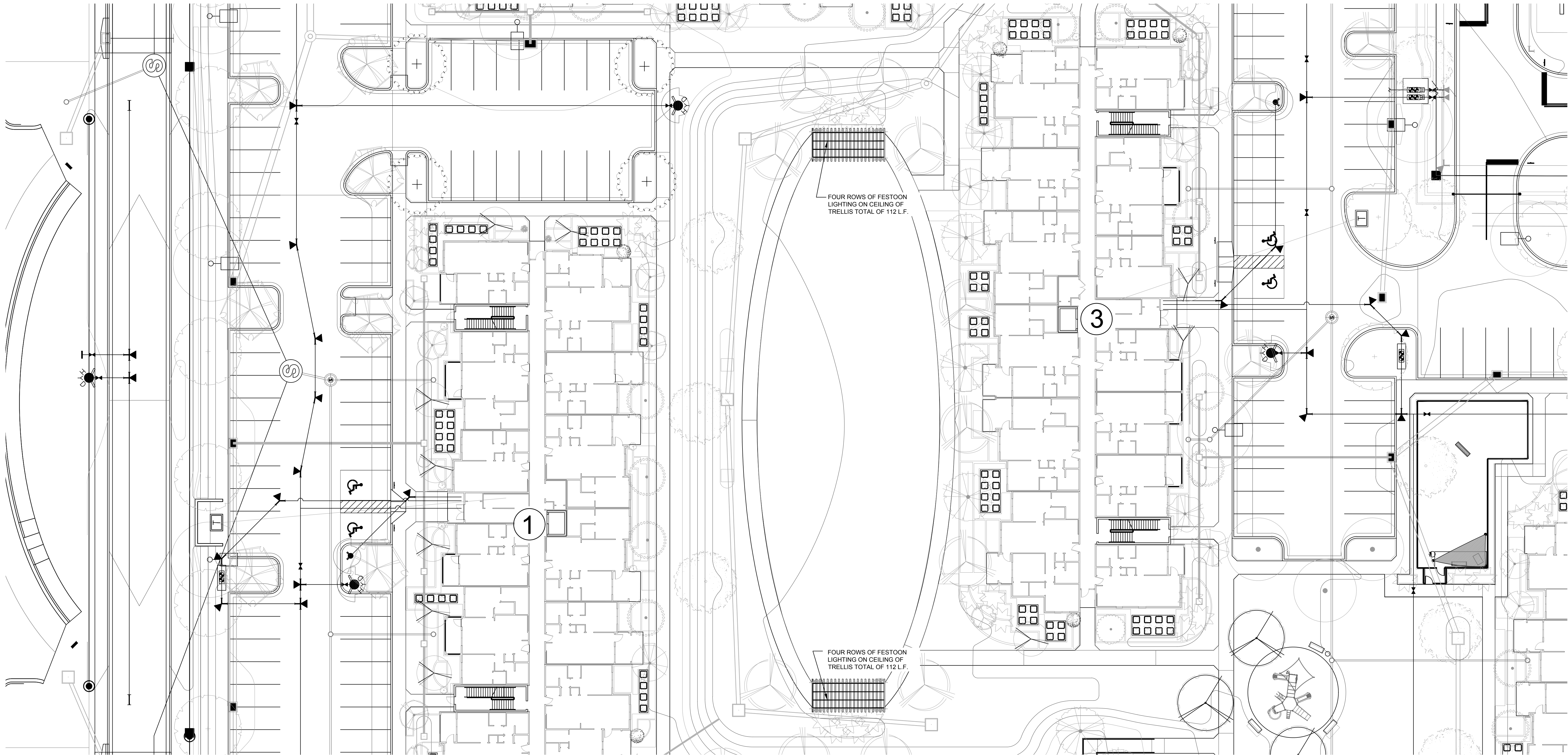
Project Number

2129

Drawing Number

L-308

Sheet 9 of 9



Sheet Description
LANDSCAPE LIGHTING PLAN
Release Date
02-16-22
Project Number
2129
Drawing Number
L-401
Sheet 2 of 3

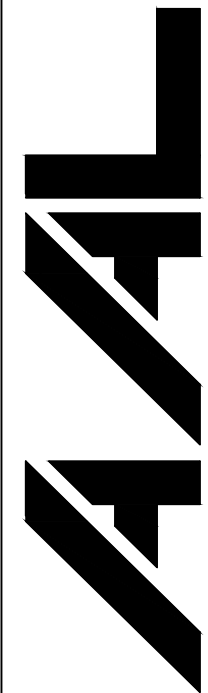
PERMIT SET

Zephyr Commons

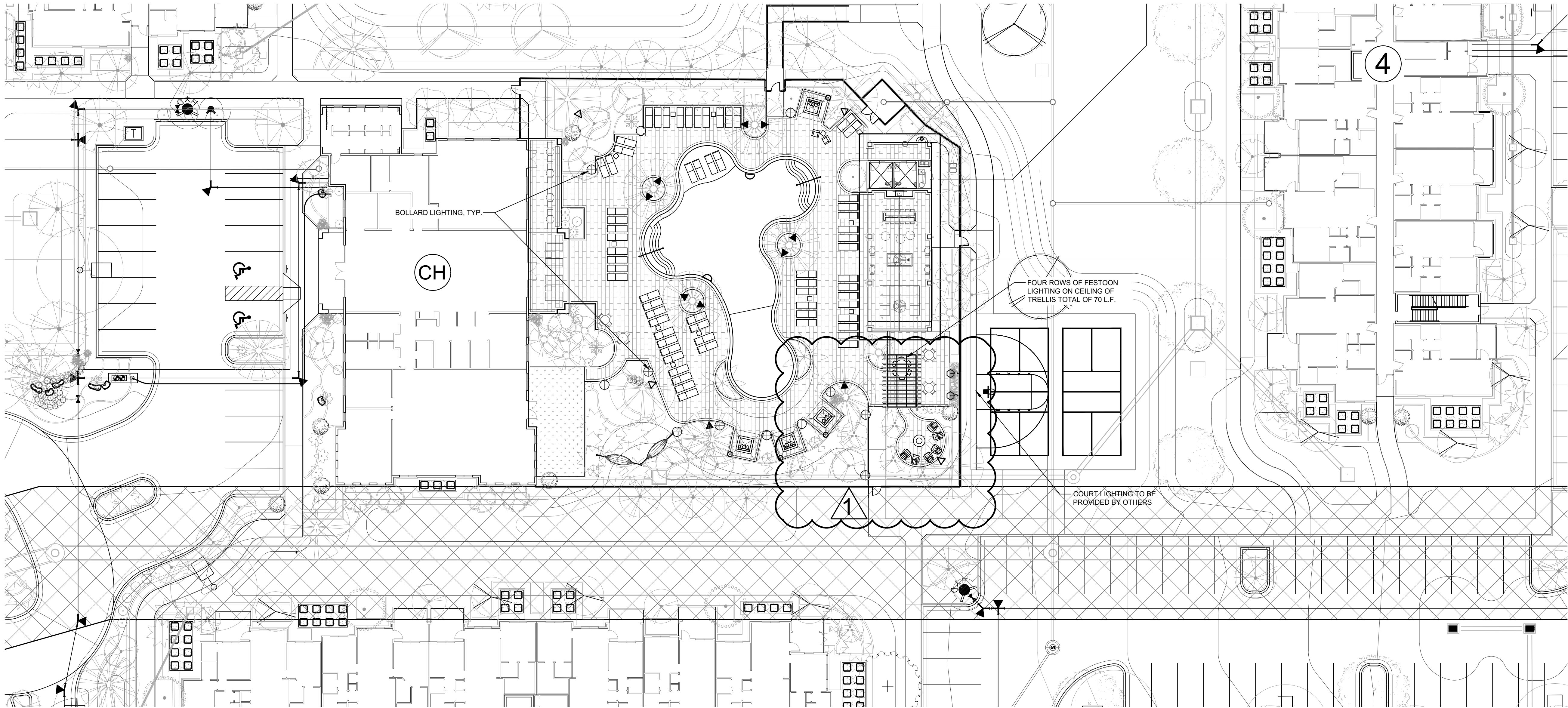
For: North American Development Group
Zephyr Hills, Florida

Owner: Continuation 08/07/22
Revision Dates

HUGH JOHNSON RLA #855
Seal

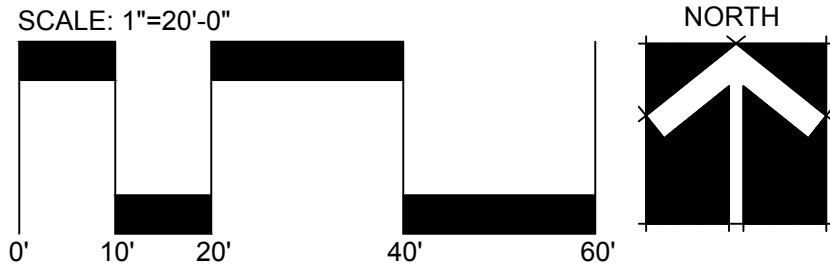


Architectural Alliance Landscape
612 SW 4th Ave., Fort Lauderdale, FL 33315 LCC000237
TEL: 954-764-8858 FAX: 954-764-8858
E-MAIL: info@aal.com



OVERALL SITE LIGHTING FIXTURE SCHEDULE								
SYMBOL	TYPE	MANUFACTURER	CATALOG NUMBER	LAMPS QTY	TYPE	VOLTS	MOUNTING	REMARKS
▲	UP-LIGHT	VISION 3 LIGHTING	FL3A-BL-C4-K1-140X-0-0-H1/MO1A-BL-S2-12-0-0	10	20W LED FLOOD LIGHT	120-277	PLANTER	TO UP LIGHT WIDER TREES & PALMS
△	UP-LIGHT	VISION 3 LIGHTING	FL3A-BL-C4-K1-137X-0-0-H1/MO1A-BL-S2-12-0-0	5	20W LED SPOT LIGHT	120-277	PLANTER	TO BE MOUNTED ON STAKES AT BASE OF PALMS ABOVE THE LANDSCAPE
⌂	COOKTOP AREA LIGHT	VISION 3 LIGHTING	SL6A-X-RM-C1-S2-12-MO12-75-X-118X-L1-0-H1	2	12 W LED	120-277	MOUNTED ON REAR PORTION OF GRILL TOP COUNTER	
⊕	LIGHT BOLLARD	TECH LIGHTING	7000BTUR8404240CHUNVS	12	26 W LED LIGHT	120-277	SURFACE MOUNT	
D	POOL & SPA LIGHT	GLOBRITE (or equal see eng. dwg.)	GLOBRITE LED LIGHT 602053-12-23W-30-1-5 (REFER TO POOL & SPA ENG. PLANS)	2	UNDERWATER LIGHT	12	MOUNT IN CONCRETE WATER FEATURE WALL	SEE POOL FEATURE DRAWINGS FOR DETAILS AND LOCATIONS
■	LED SIGN LIGHT	KIM LIGHTING	INT2-24L-35-4K7-MF-UNV-AG-CR-LM-X	?	LED 74 W	120 - 277	SURFACE MOUNT	CENTER ON SIGN WALL, NOTE BELOW: POSSIBLE SIGN LIGHT ONCE SIGN(S) ARE LOCATED
—	FESTOON LIGHT	CELESTIAL LIGHTING	HYA-STL-AC-GF27-12/STL-CT/STL-AC	302 L.F.	LED	120	TRELLIS MOUNT	4 ROWS MONTED ON TRELLIS CEILINGS
○	ELECTRICAL OUTLET		CABANA POWER SOURCE	4		120	WALL OR POLE MOUNT	WALL MOUNT REAR LEFT CORNER OF CABANA

FOR ORDERING OR ANY QUESTIONS PLEASE CONTACT:
CORY LAWSON AT SEFL, CELL: (850) 572-2827



PERMIT SET

Zephyr Commons

For: North American Development Group
Zephyr Hills, Florida

Sheet Description
IRRIGATION PLAN

Release Date
02-16-22

Project Number
2129

Drawing Number

L-402

Sheet 3 of 3

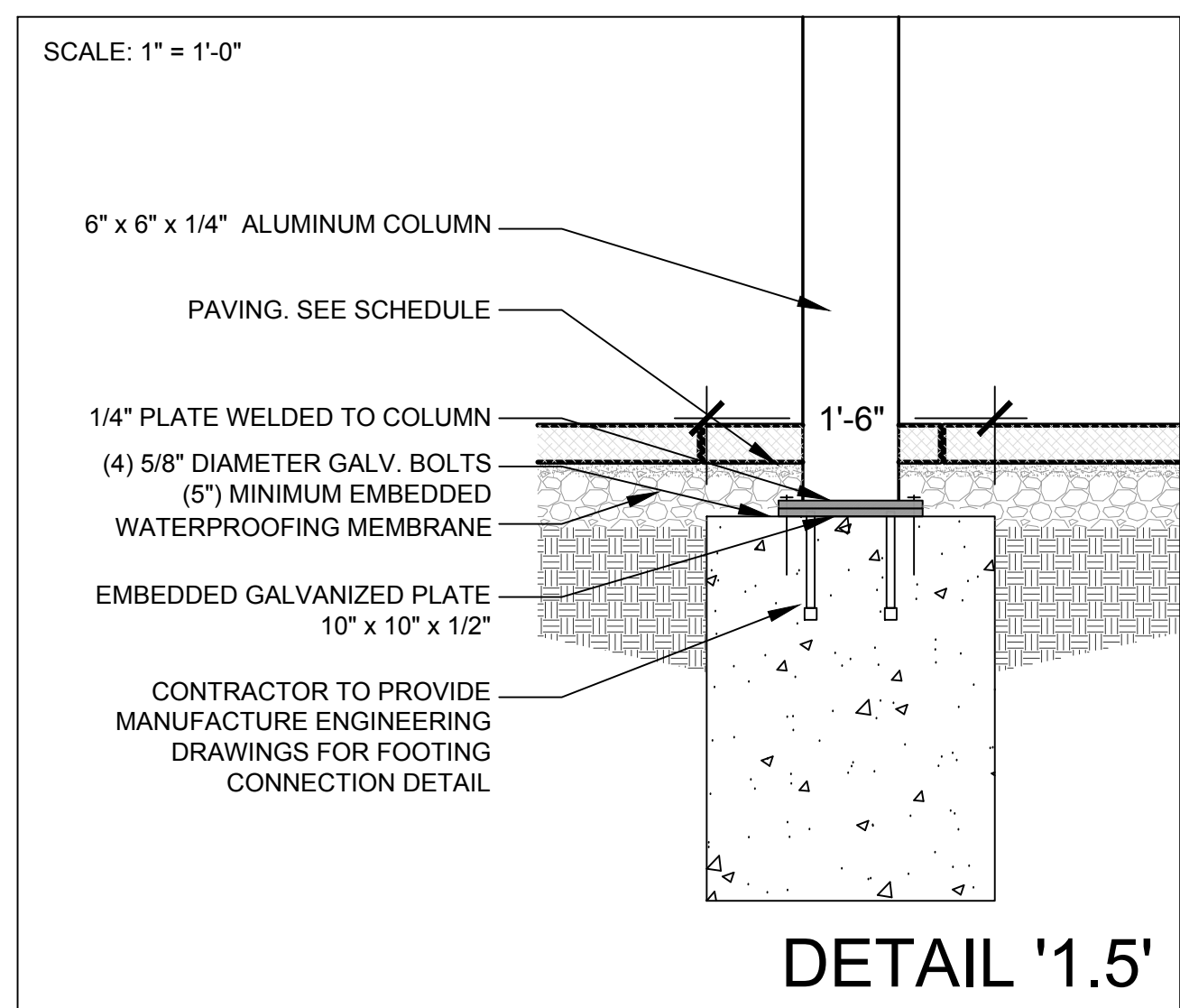
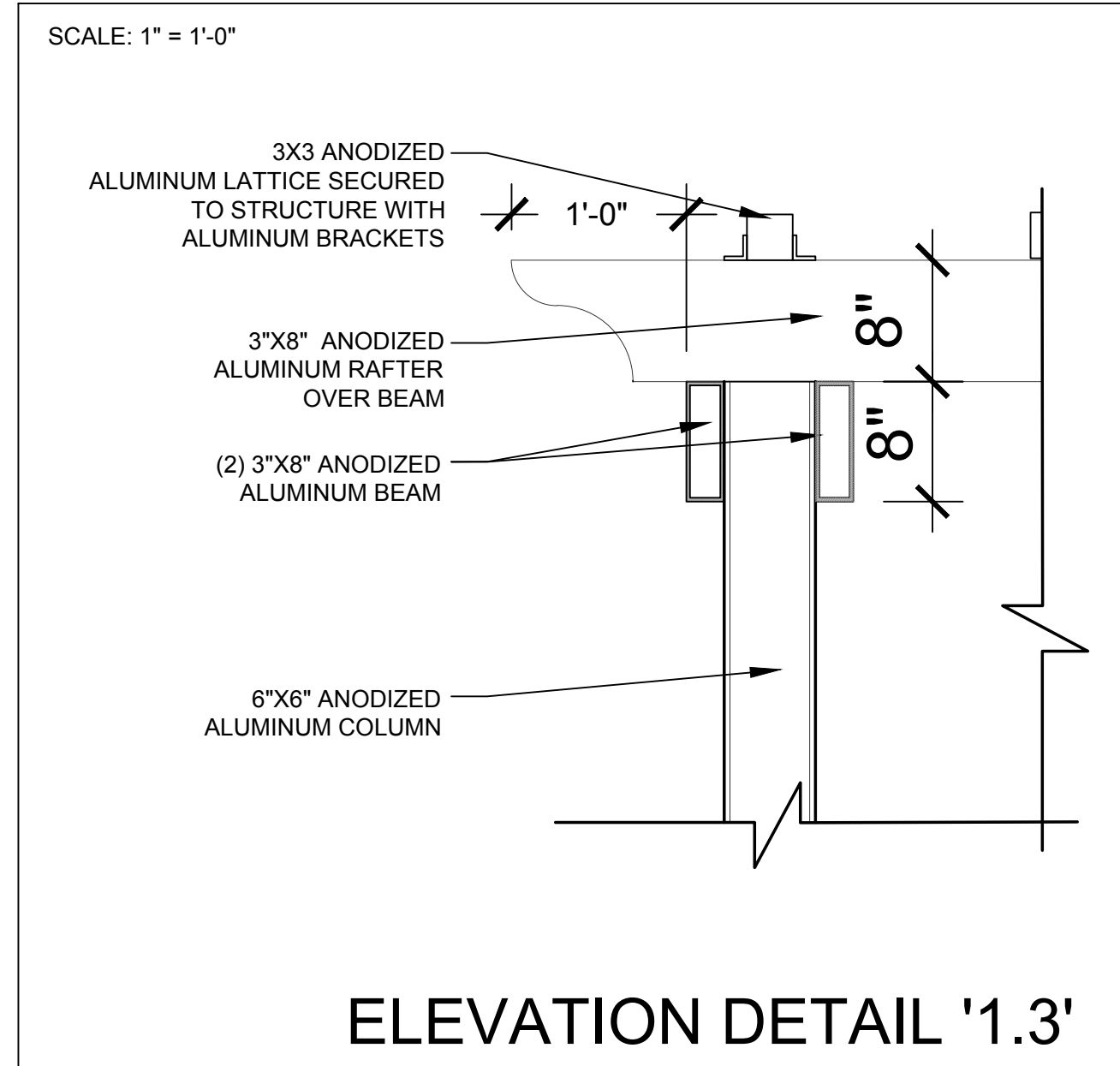
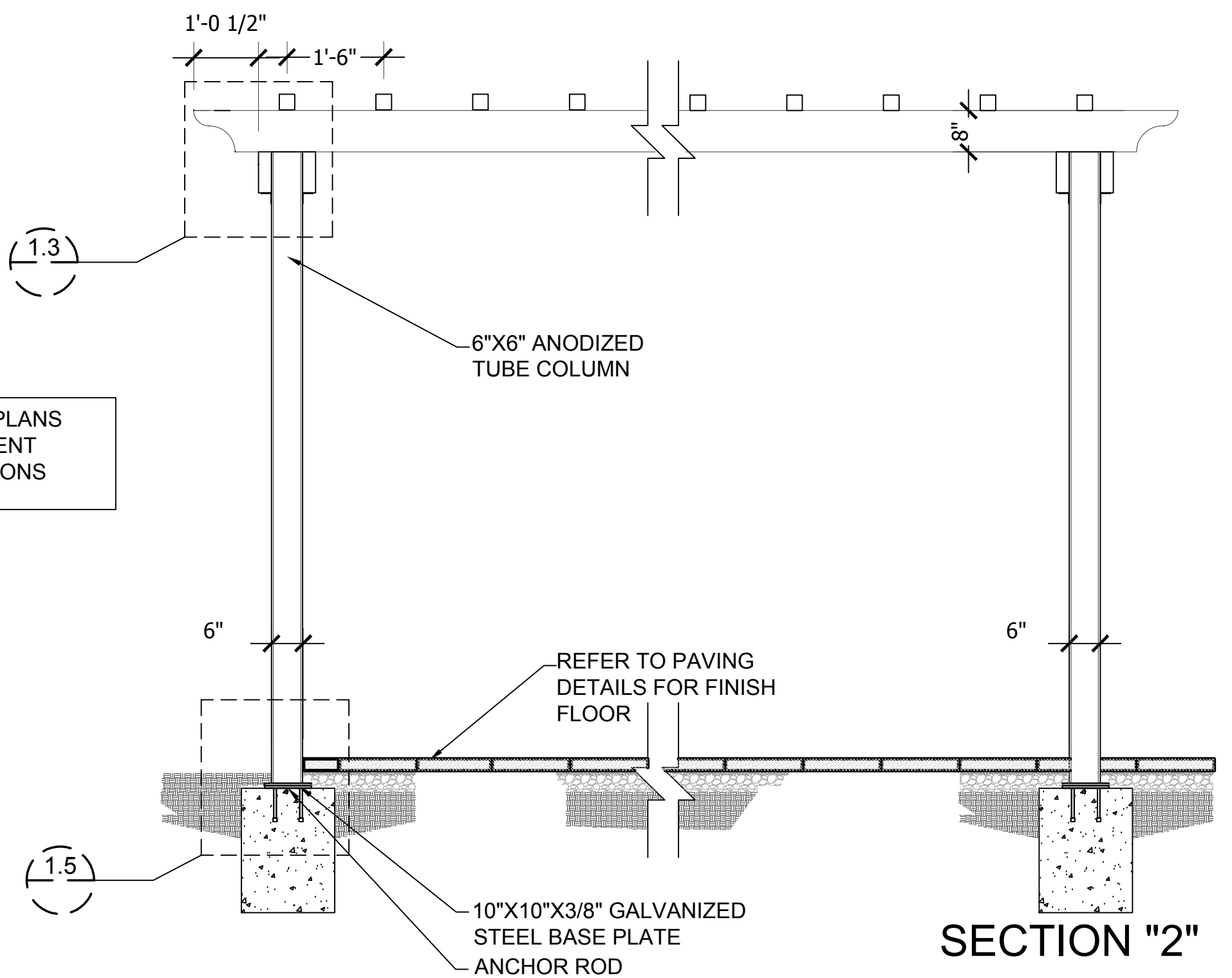
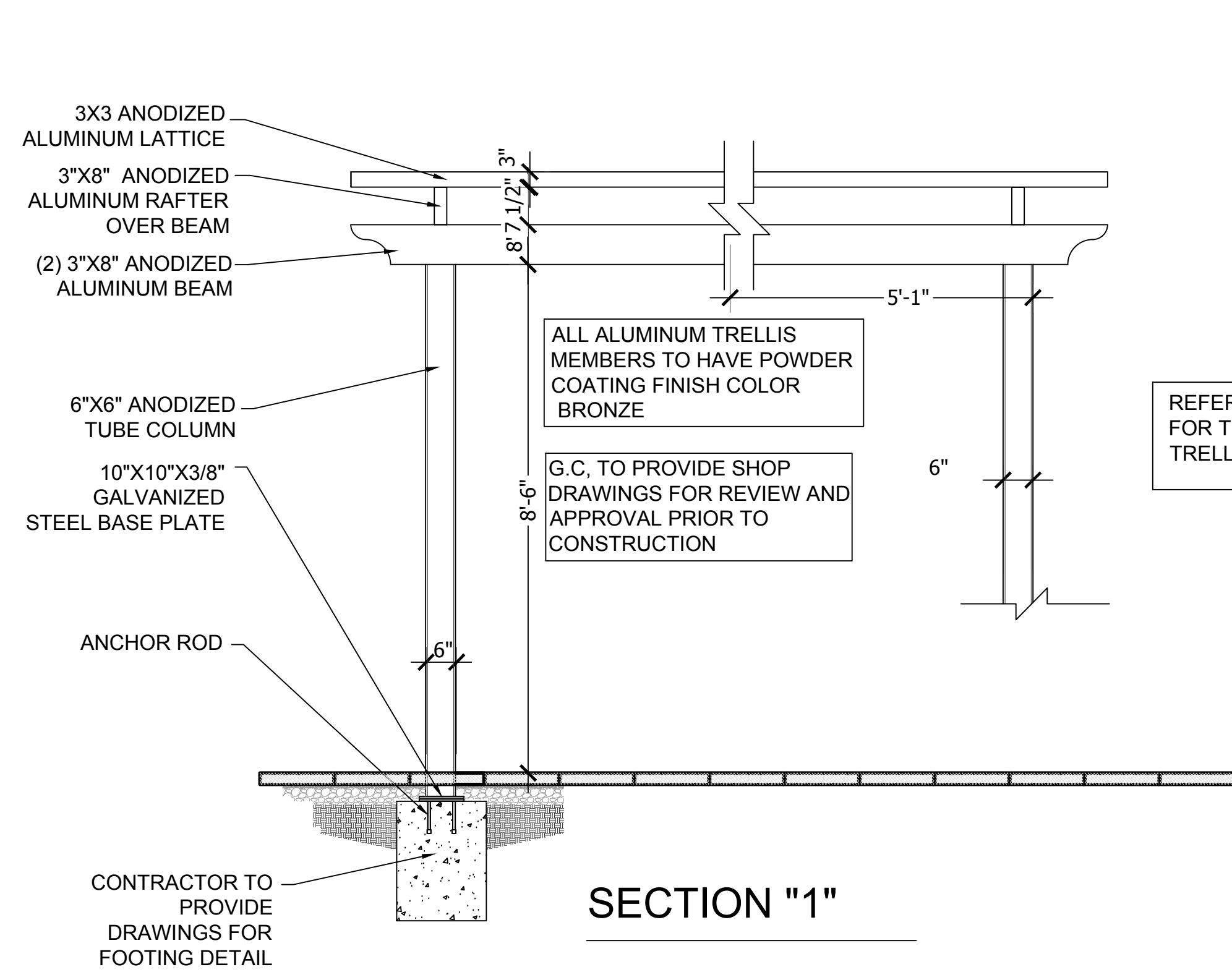
HUGH JOHNSON
RLA #855

Seal

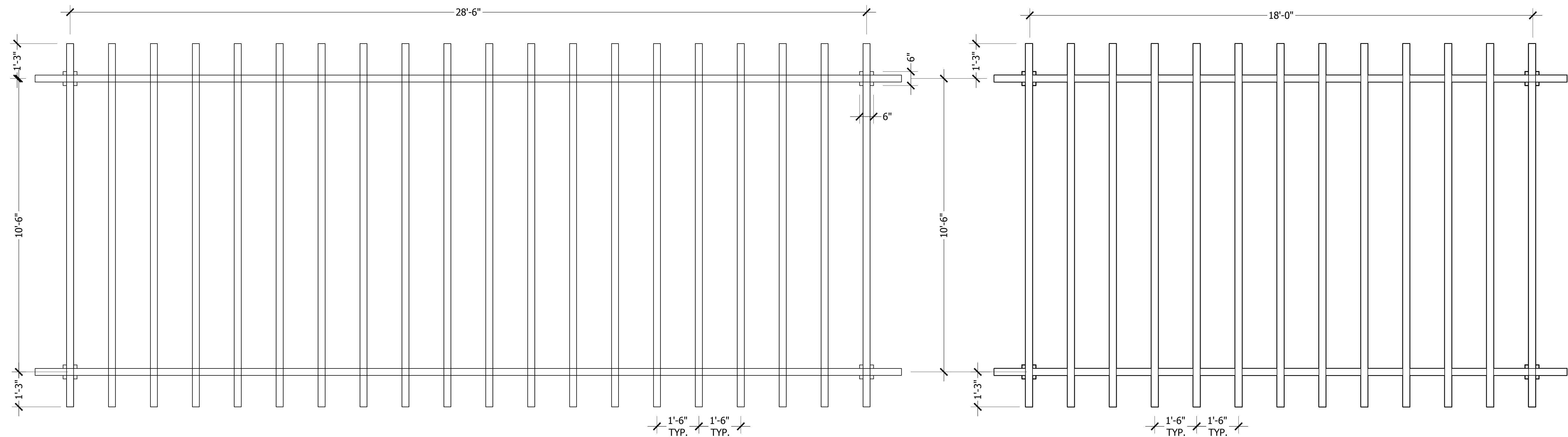
Owner: Coordination 08/07/22

Revision Dates

AAL
Architectural Alliance Landscape
612 SW 4th Ave., Fort Lauderdale, FL 33315 LCC000237
TEL: 954-764-8858 E-MAIL: h.johnson@aal.com

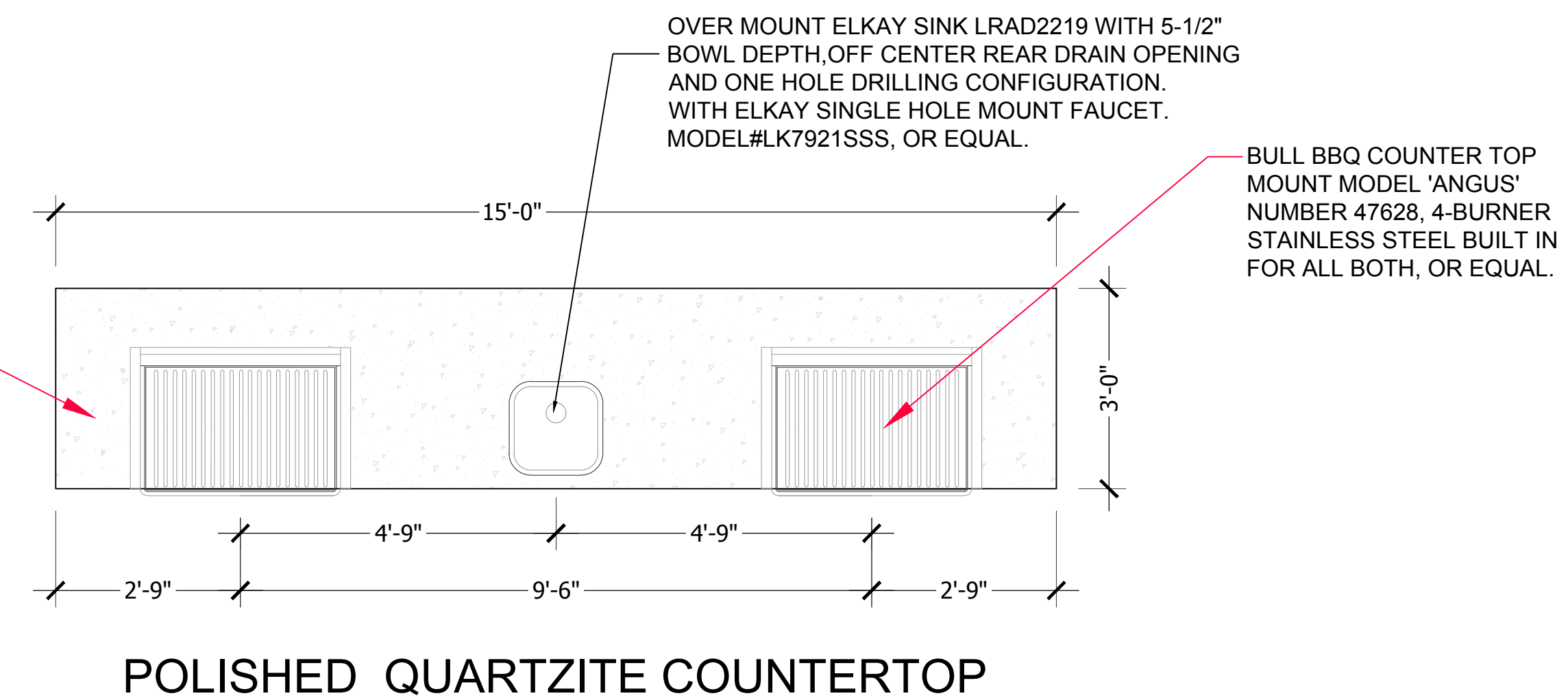
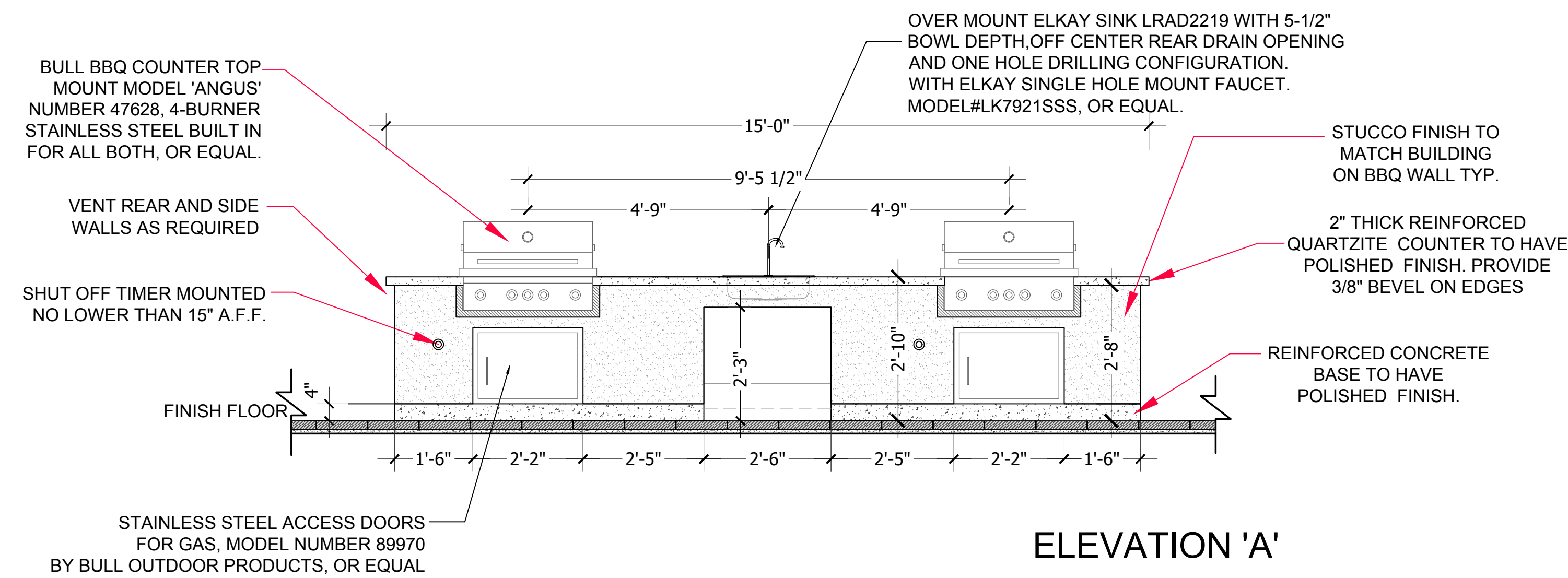
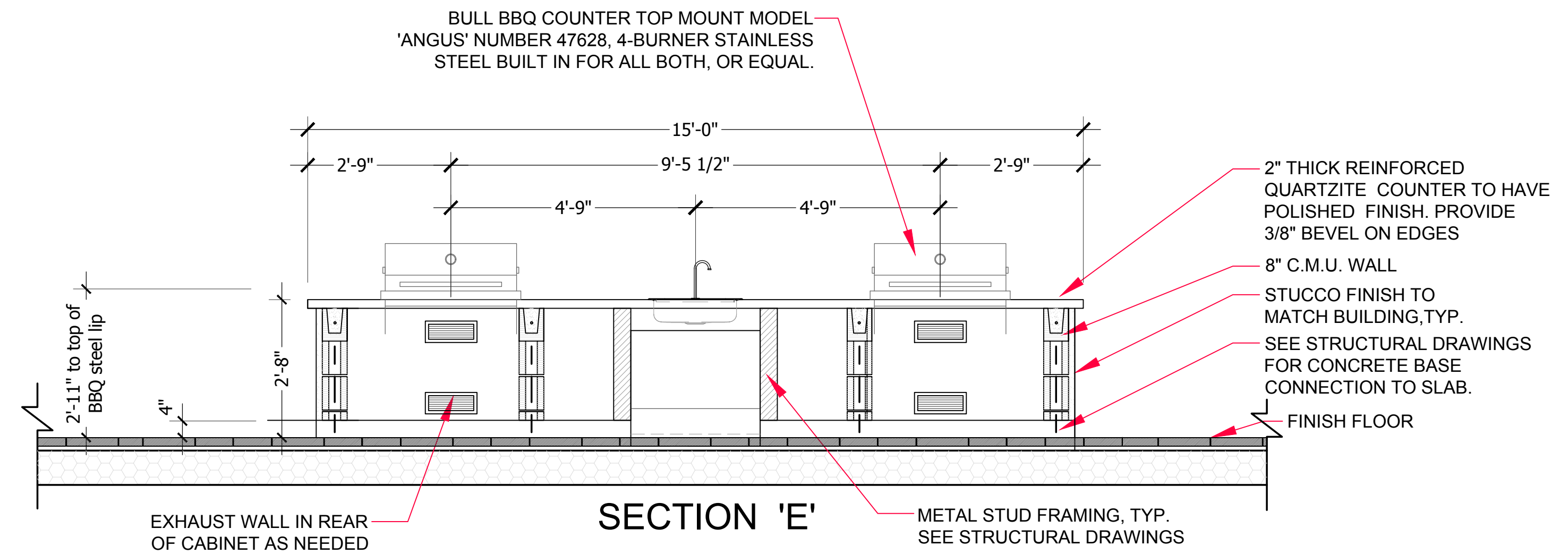
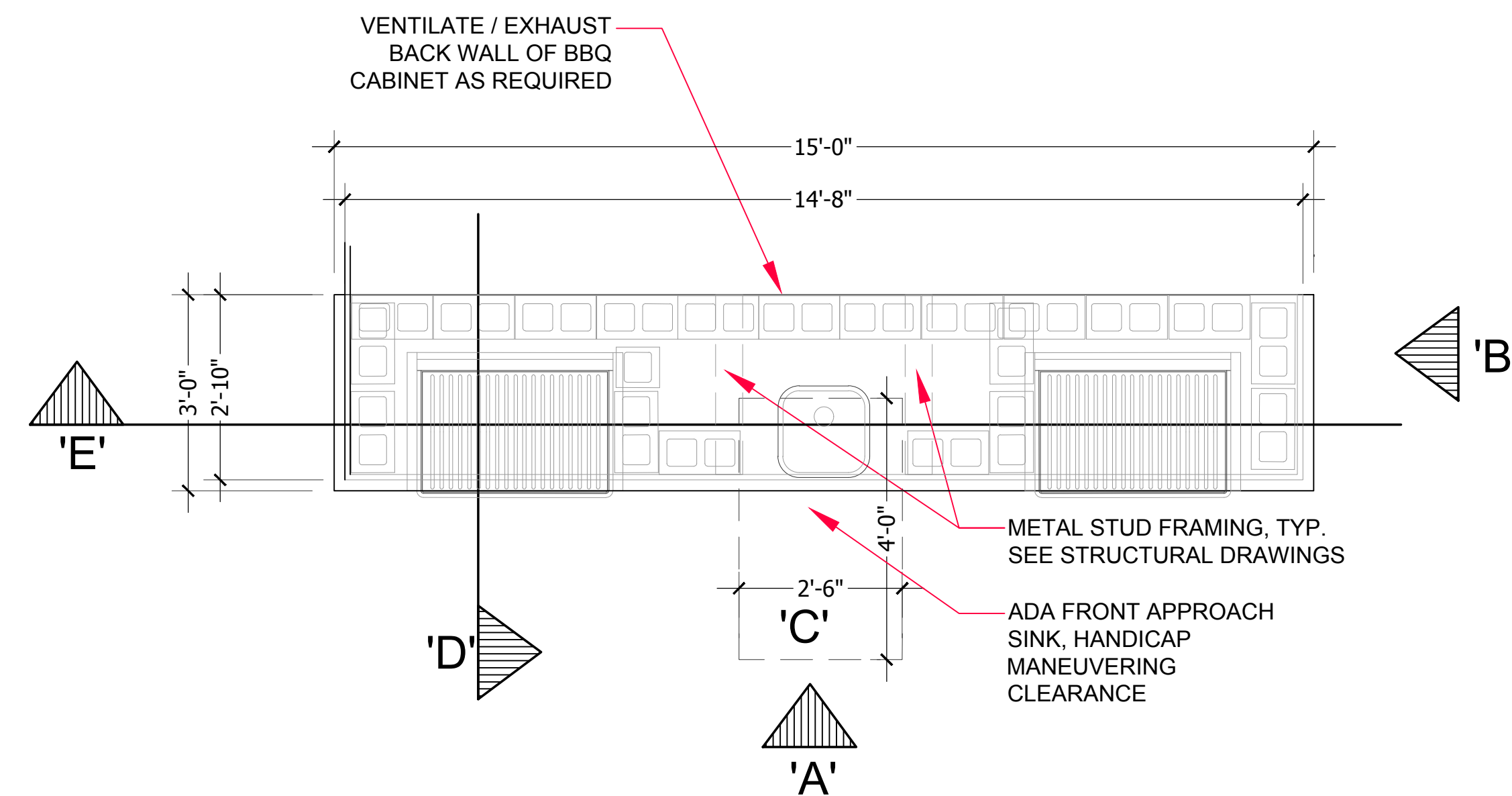


01 DECORATIVE TRELLIS DETAILS - OR EQUAL BY OWNER

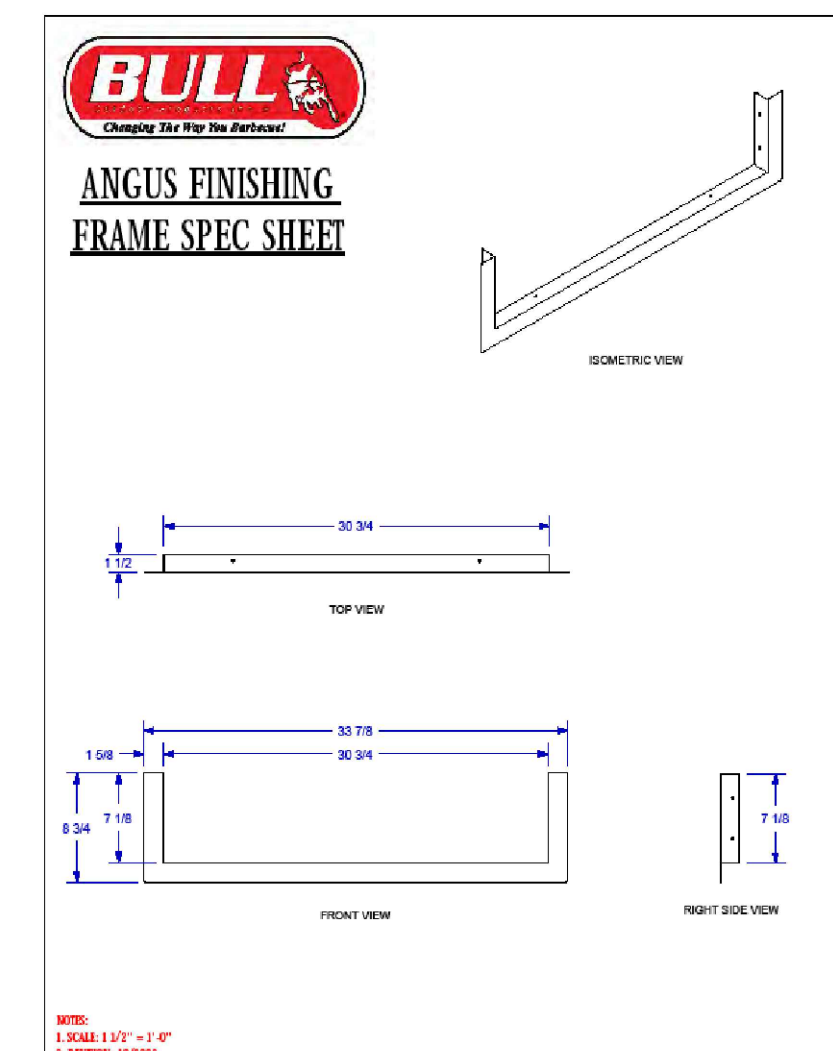
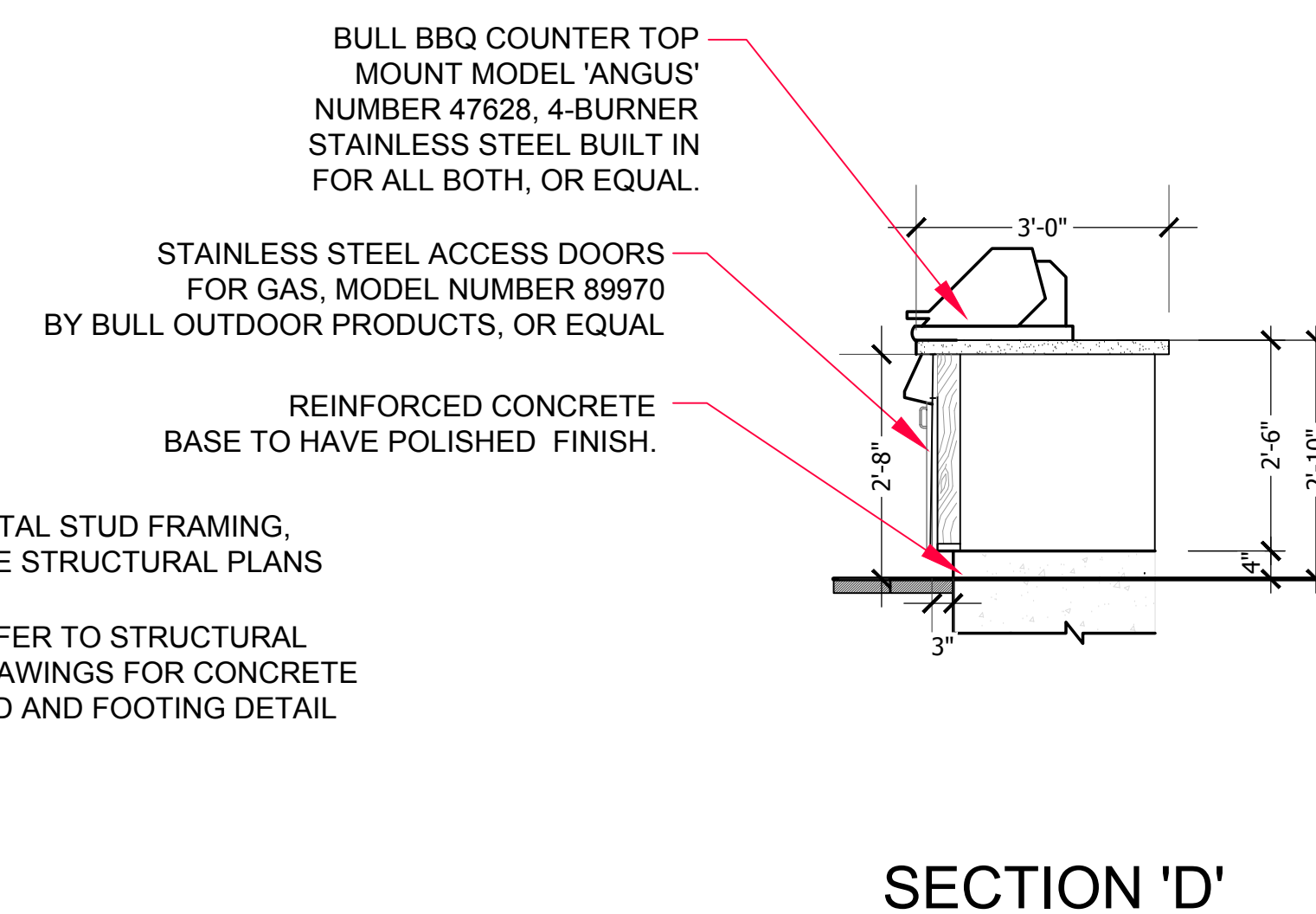
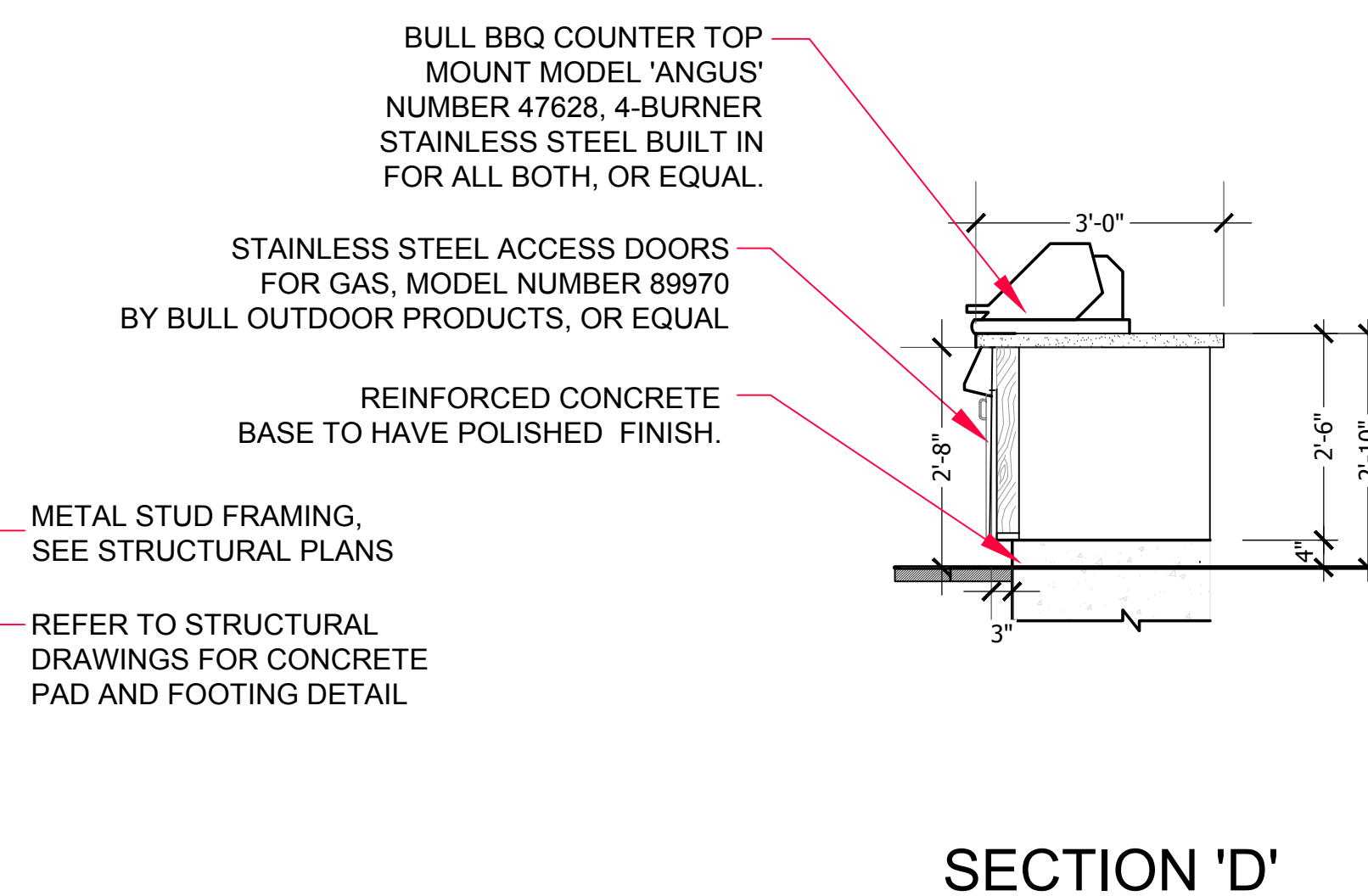
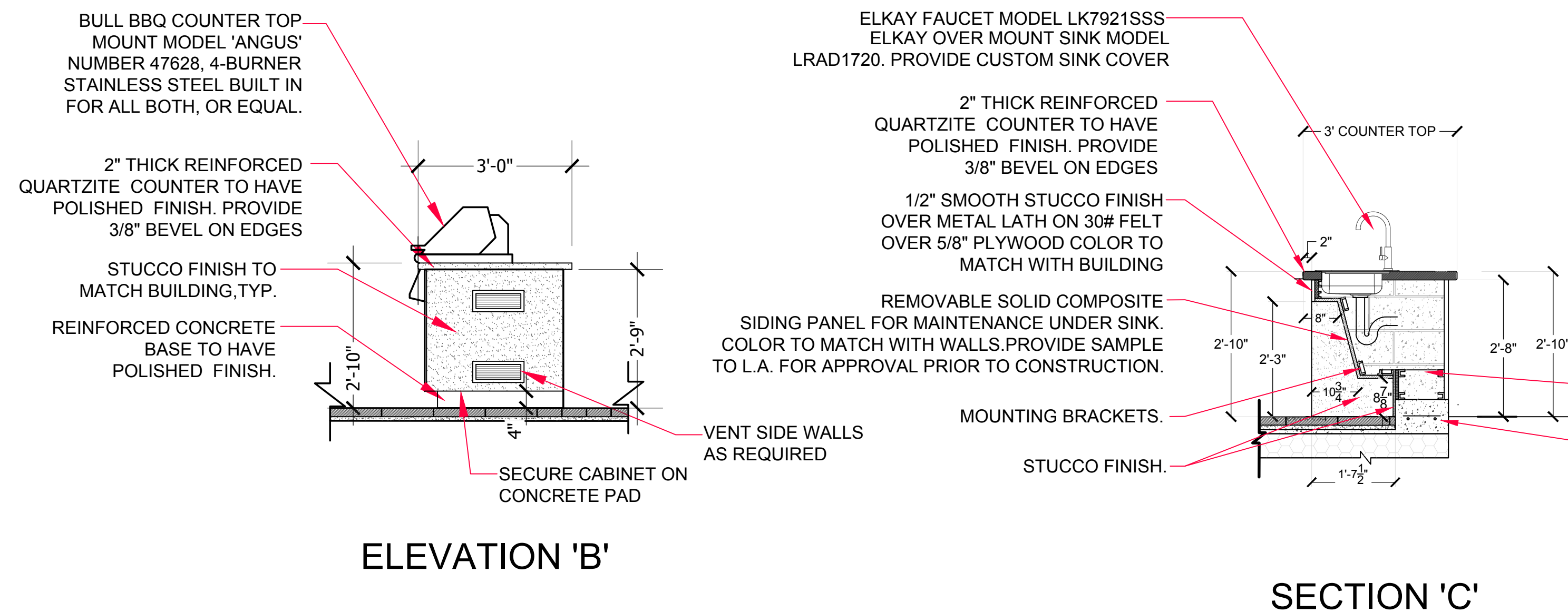


02 TWO TRELLIS'S AT OVAL LAWN PLAN - OR EQUAL BY OWNER

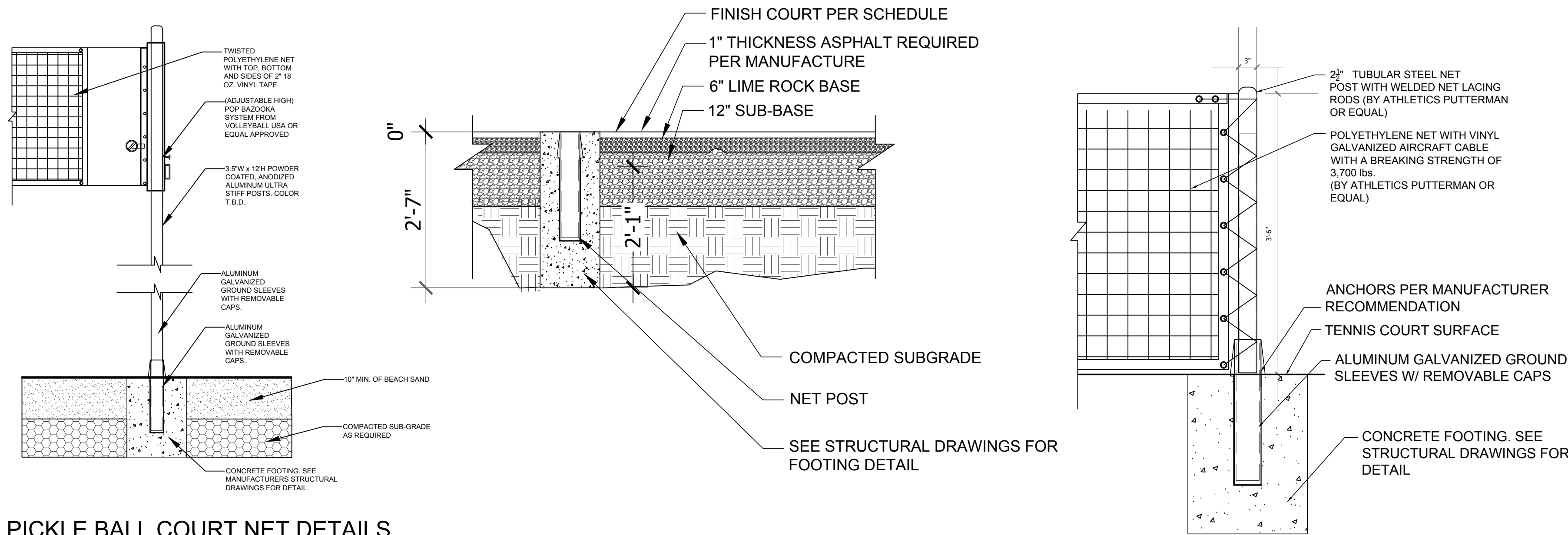
03 TRELLIS AT BBQ AREA PLAN - OR EQUAL BY OWNER



PLEASE SEE STRUCTURAL PLANS FOR CONSTRUCTION

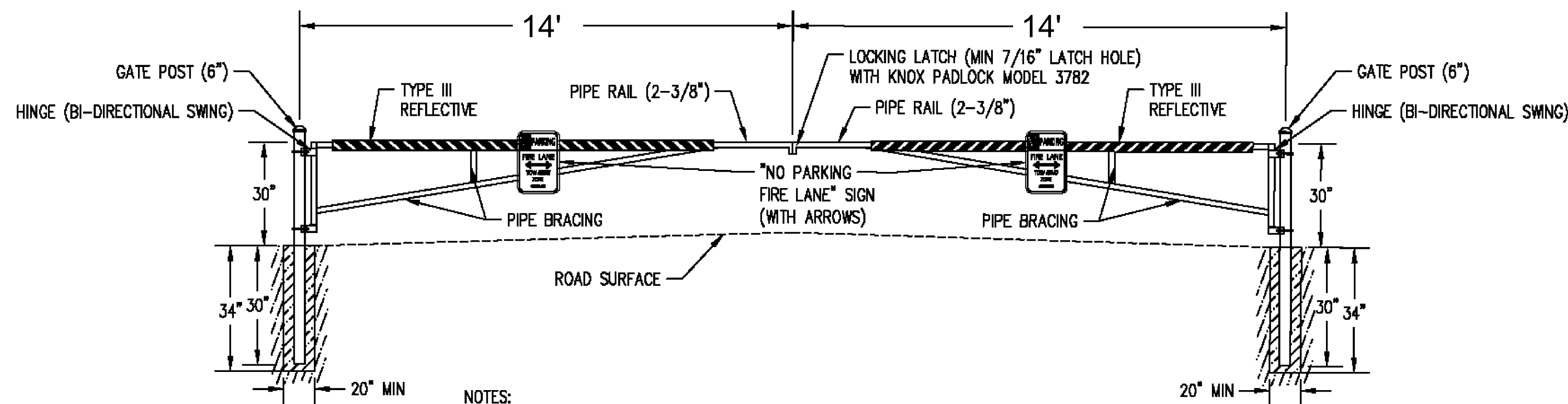


-FILL WITH 40 LBS. "READY TO USE" CEMENT.



01 PICKLE BALL COURT NET DETAILS

N.T.S.



NOTE:

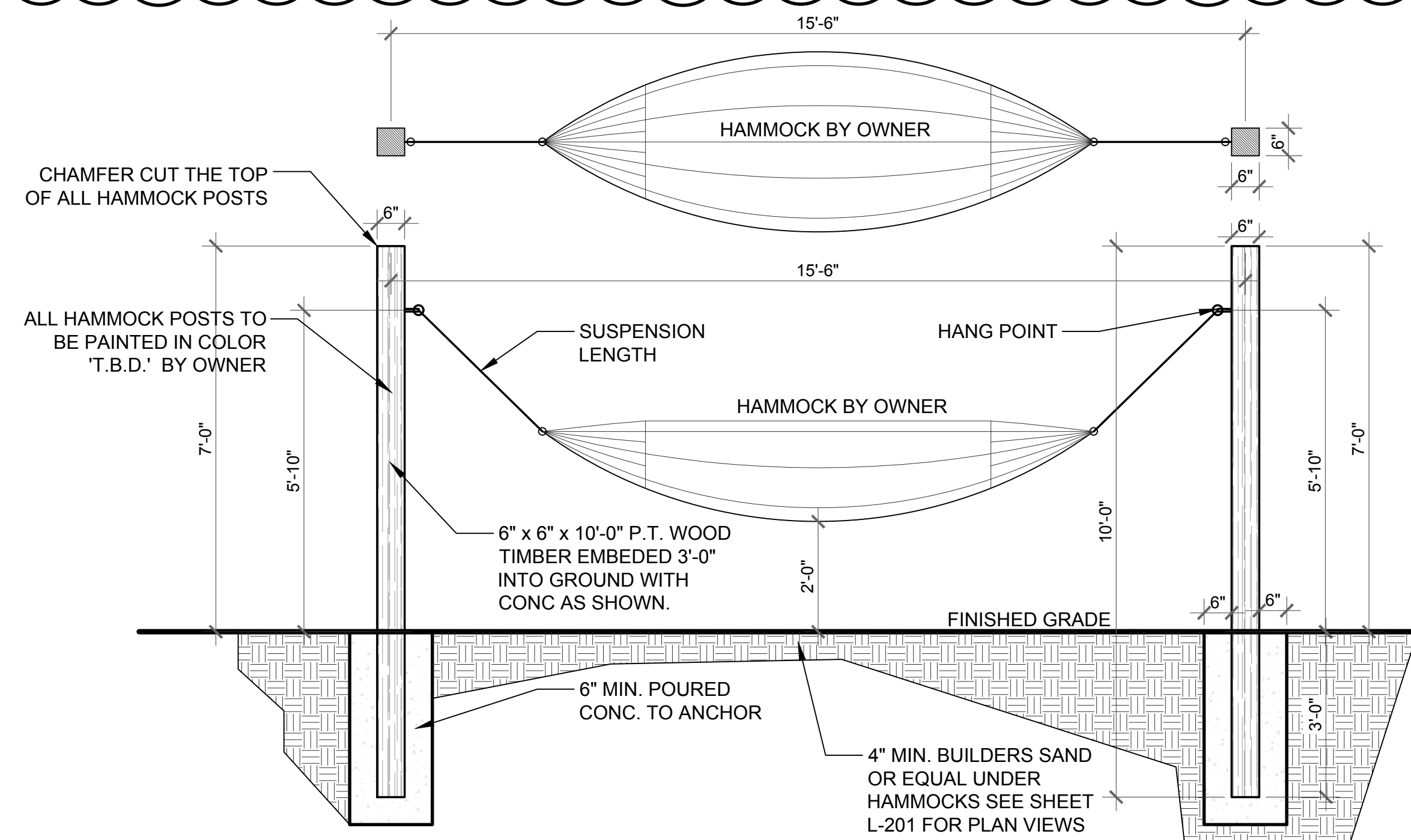
DESIGN BUILD BY CONTRACTOR, CONTRACTOR TO PROVIDE SUBCONTRACTOR SUBMITTAL TO LANDSCAPE ARCHITECT, CIVIL ENGINEER AND OWNER FOR REVIEW AND APPROVAL.

NOTES:

1. ALL MATERIALS SHALL BE SCHEDULE 40, GALVANIZED STEEL PIPE.
2. PROTECTIVE FINISH SHALL BE HOT-DIPPED, GALVANIZED GRAY.
3. CONTRACTOR TO INSTALL NO PARKING, FIRE LANE SIGN ON EACH SIDE OF GATE MEETING THE REQUIREMENTS OF OFC D103.6 AS AMENDED BY CITY OF HILLSBORO HMC 11.28.010.
4. CONTRACTOR TO INSTALL TYPE III REFLECTIVE STRIPING ON BOTH SIDES OF GATE. STRIPING SHALL BE ALTERNATING RED/WHITE STRIPES, 6\"/>

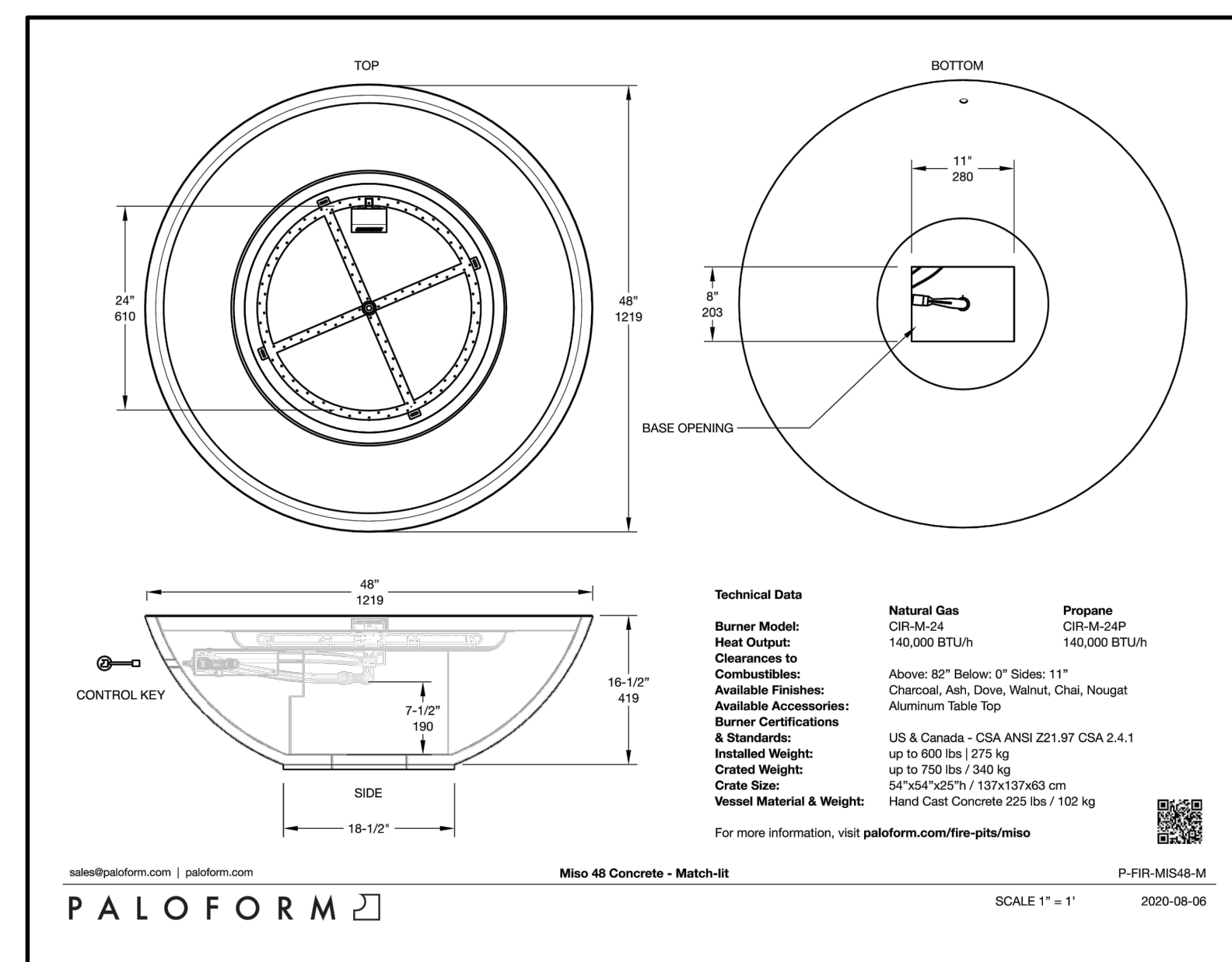
02 FIRE ACCESS GATES DETAIL

N.T.S.



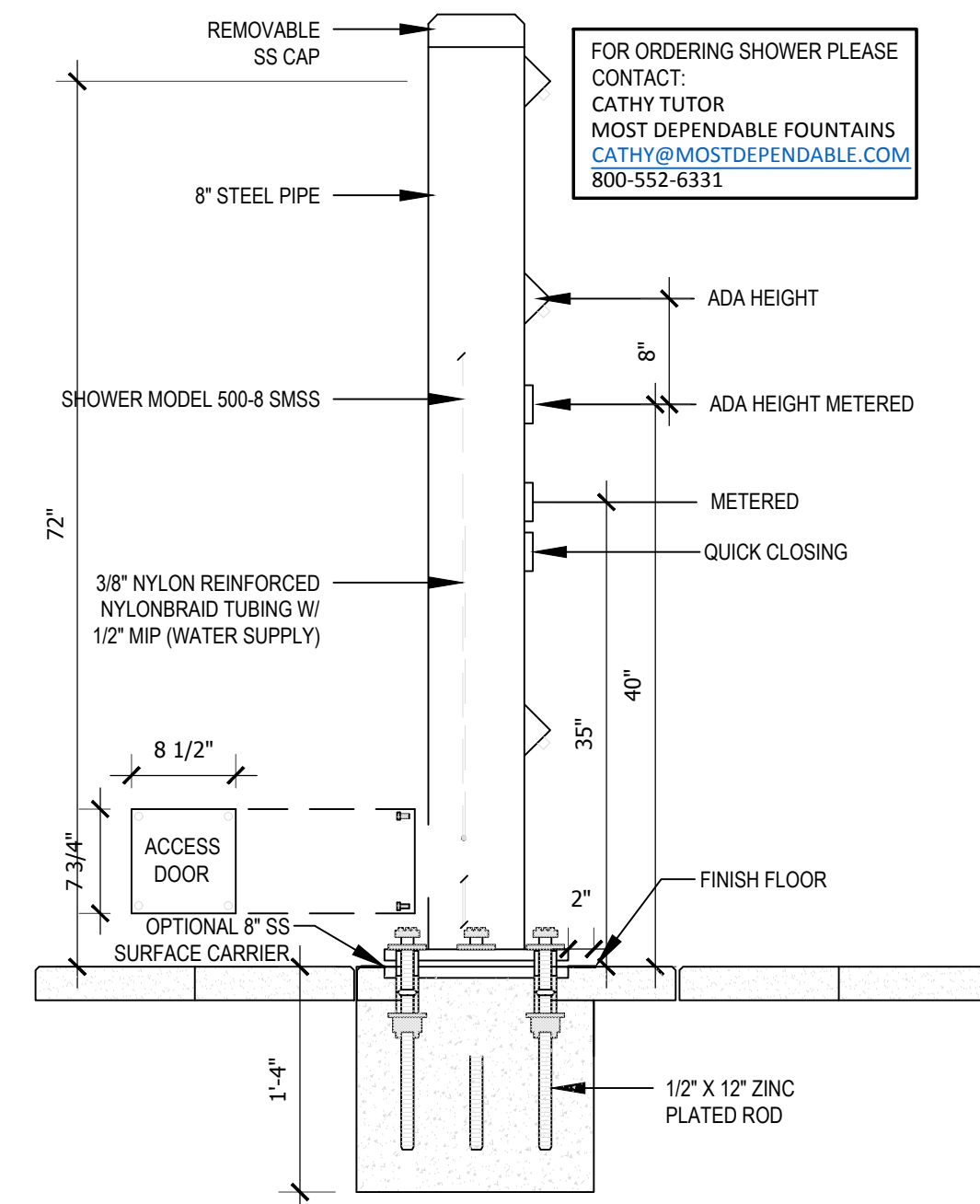
03 POOL AREA HAMMOCK DETAIL

N.T.S.



04 POOL AREA FIRE PIT DETAILS

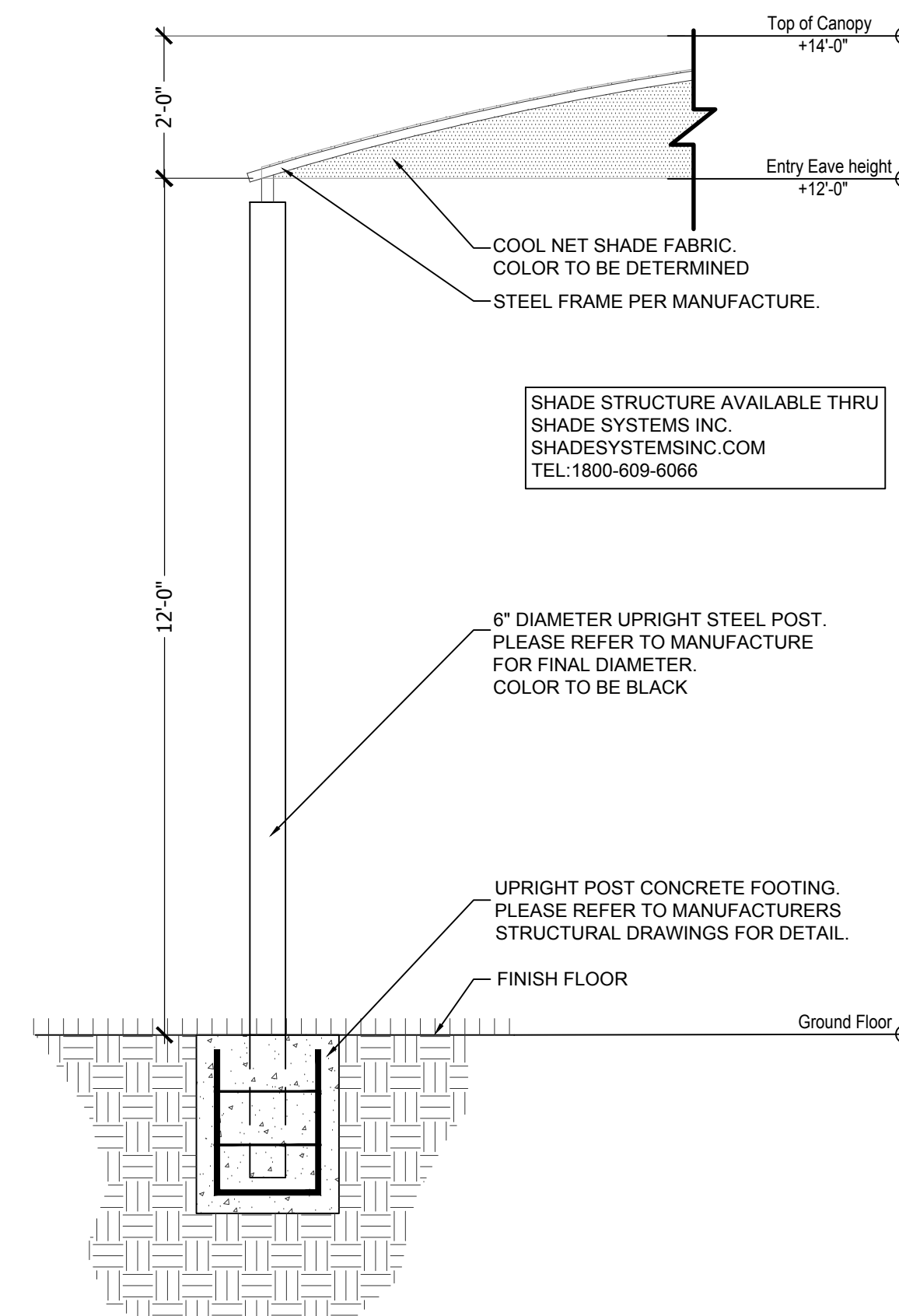
N.T.S.



05 POOL SHOWER DETAIL

N.T.S.

REFER TO SHEET L-102, DOG PARK AREA, FOR DISTANCE BETWEEN POSTS ON ONE SAIL STRUCTURE.



06 SHADE SAIL FOR DOG PARK DETAIL

N.T.S.

Architectural Alliance Landscape
612 SW 4th Ave., Fort Lauderdale, FL 33315
TEL: 954-764-8858 FAX: 954-764-8859

HUGH JOHNSON
RLA #655

Seal

Revision Dates

PERMIT SET

Zephyr Commons

For: North American Development Group
Zephyr Hills, Florida

Sheet Description

HARDSCAPE
DETAILS
PLAN

Release Date

02-16-22

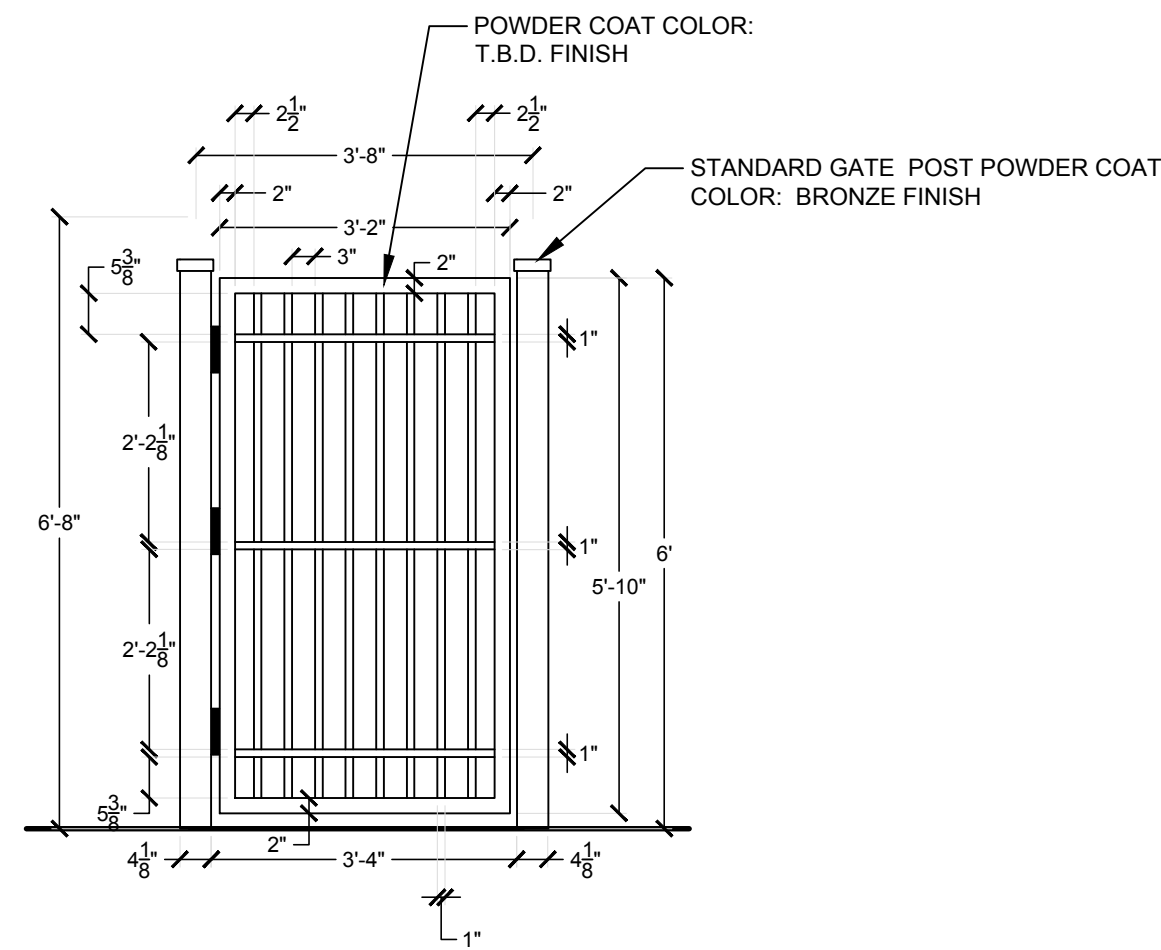
Project Number

2129

Drawing Number

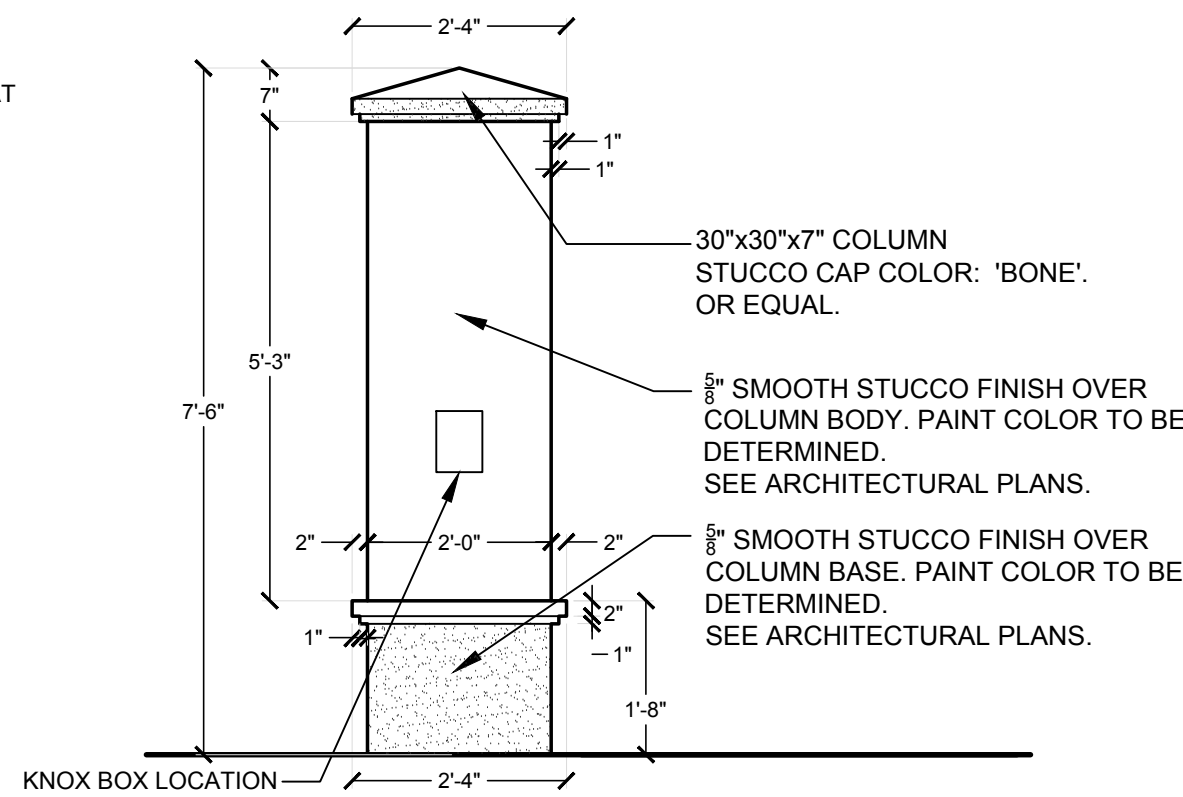
L-504

Sheet 5 of 7



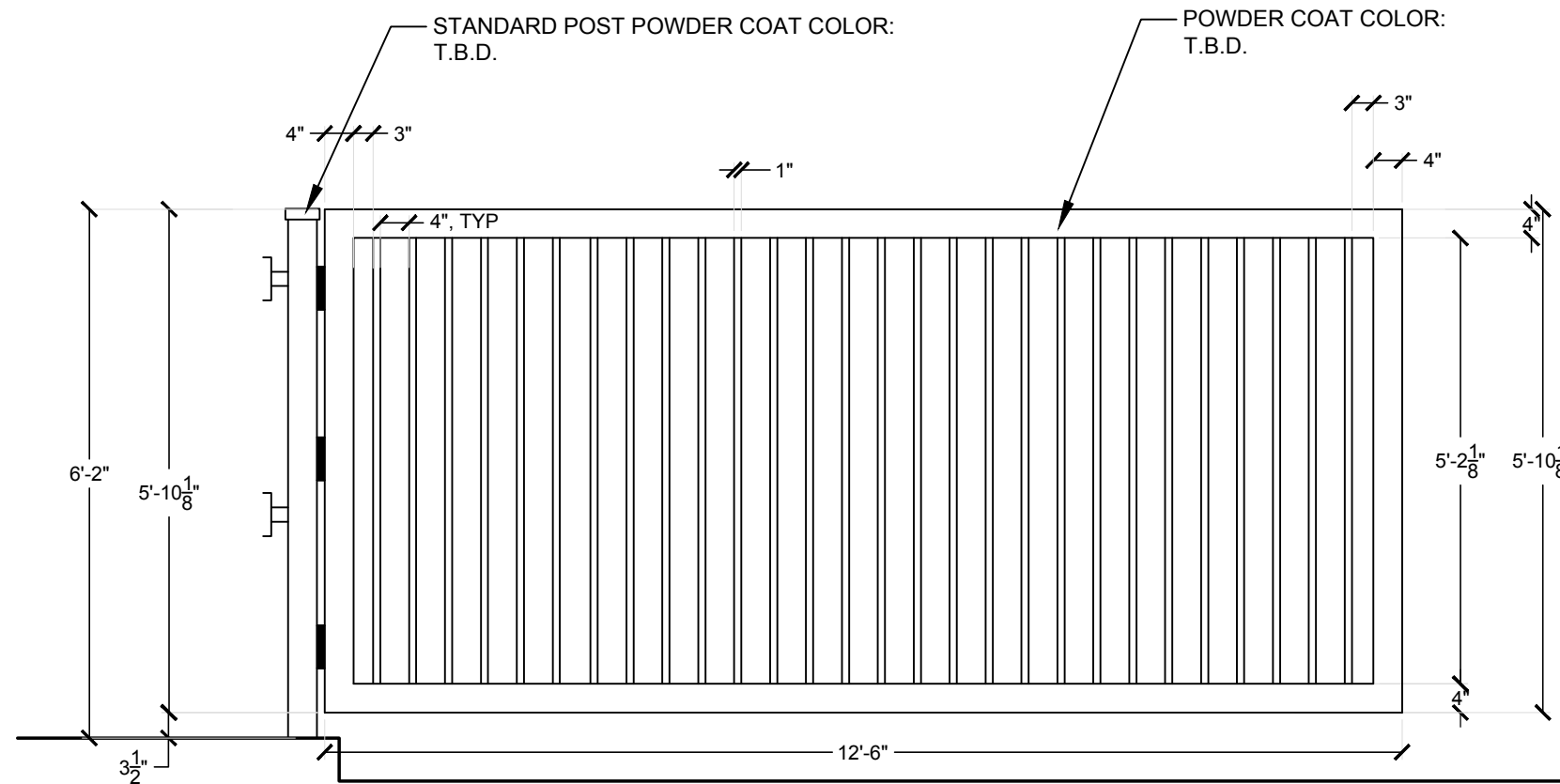
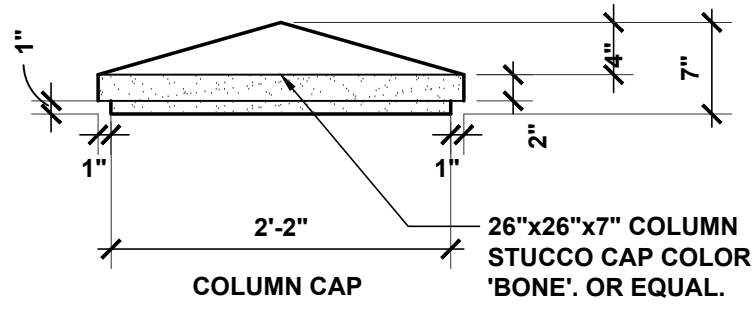
01 TYPICAL ALUMINUM RAIL GATE DETAIL

N.T.S.



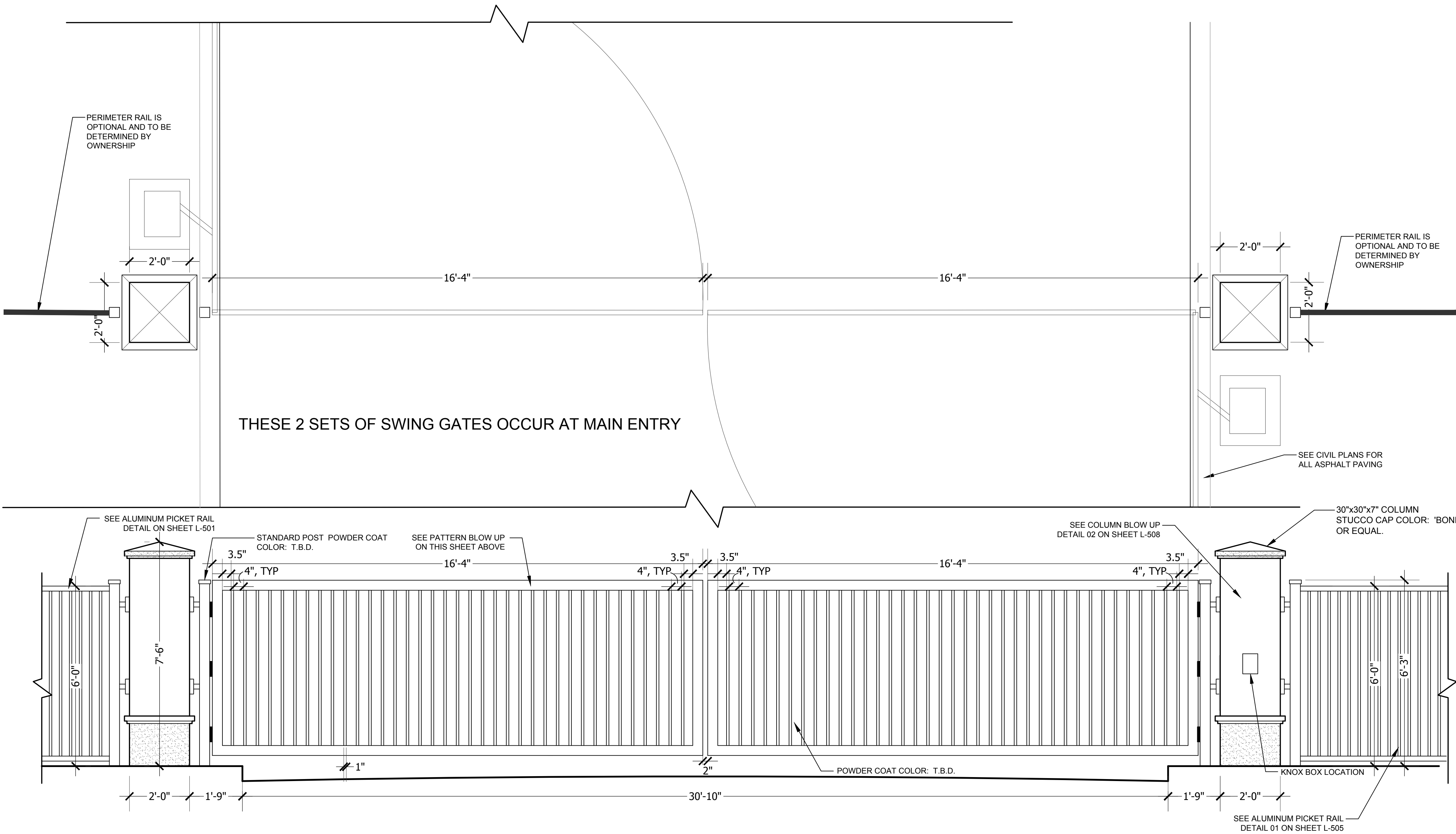
02 DECORATIVE COLUMN DETAIL

N.T.S.



03 SWING GATE RAIL DETAIL, TYP.

N.T.S.



04 SOUTH EASTERN SWING GATE DETAIL, TYP.

N.T.S.



HUGH JOHNSON
RLA #855

Seal

Owner: Coordination 06-07-22

Revision Dates

PERMIT SET
Zephyr Commons
For: North American Development Group
Zephyr Hills, Florida

Sheet Description
HARDSCAPE
DETAILS
PLAN

Release Date
02-16-22

Project Number
2129

Drawing Number

L-505

Sheet 6 of 7

EASY
MULCH
co

INSTALLATION | SITE PREPARATION CHART

EASYMULCH LAYER →
(2" Thick)

COMPACTED STONE BASE →

GEOTEXTILE (OPTIONAL) →

COMPACTED SOIL →

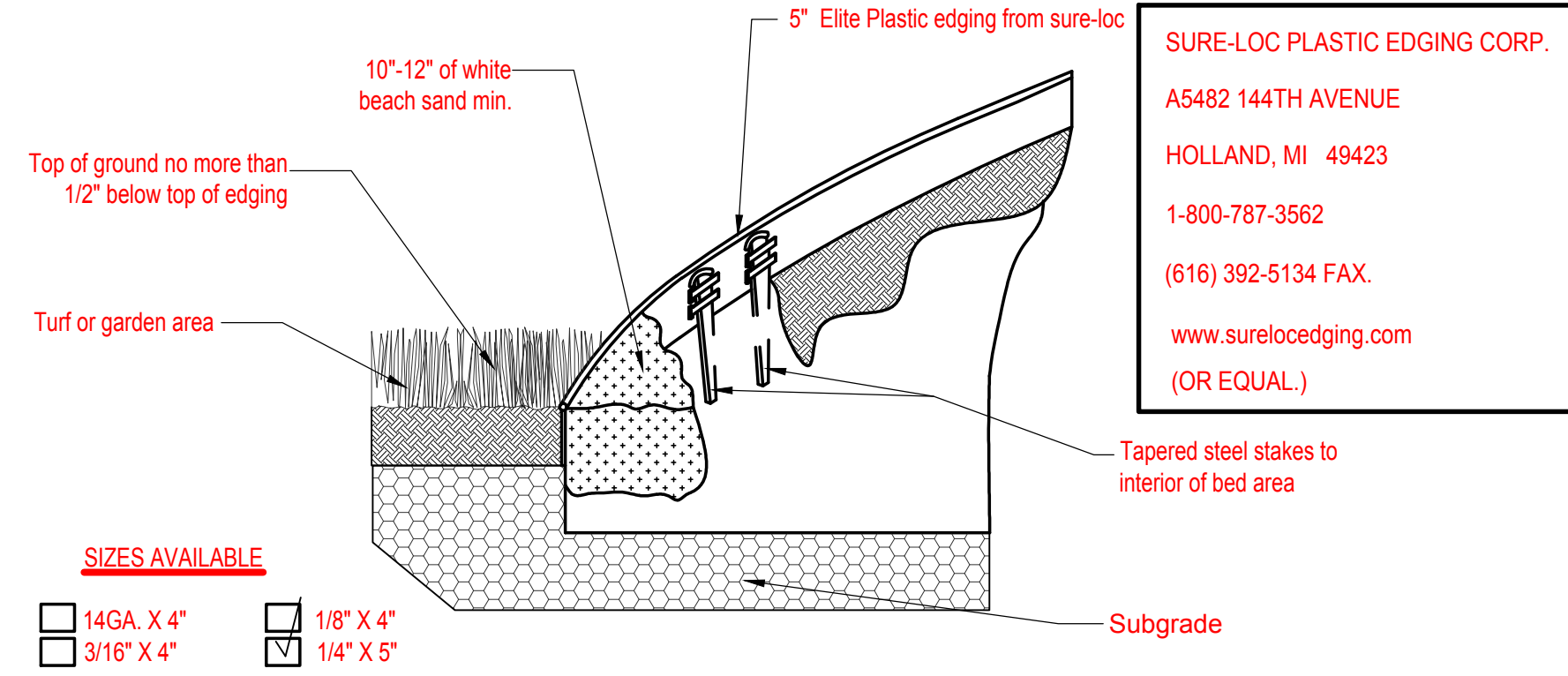
14181 SW 143 Court, Miami, FL 33186

305.234.5800 | Tollfree: 1.800.988.6156 | EasyGrass.net

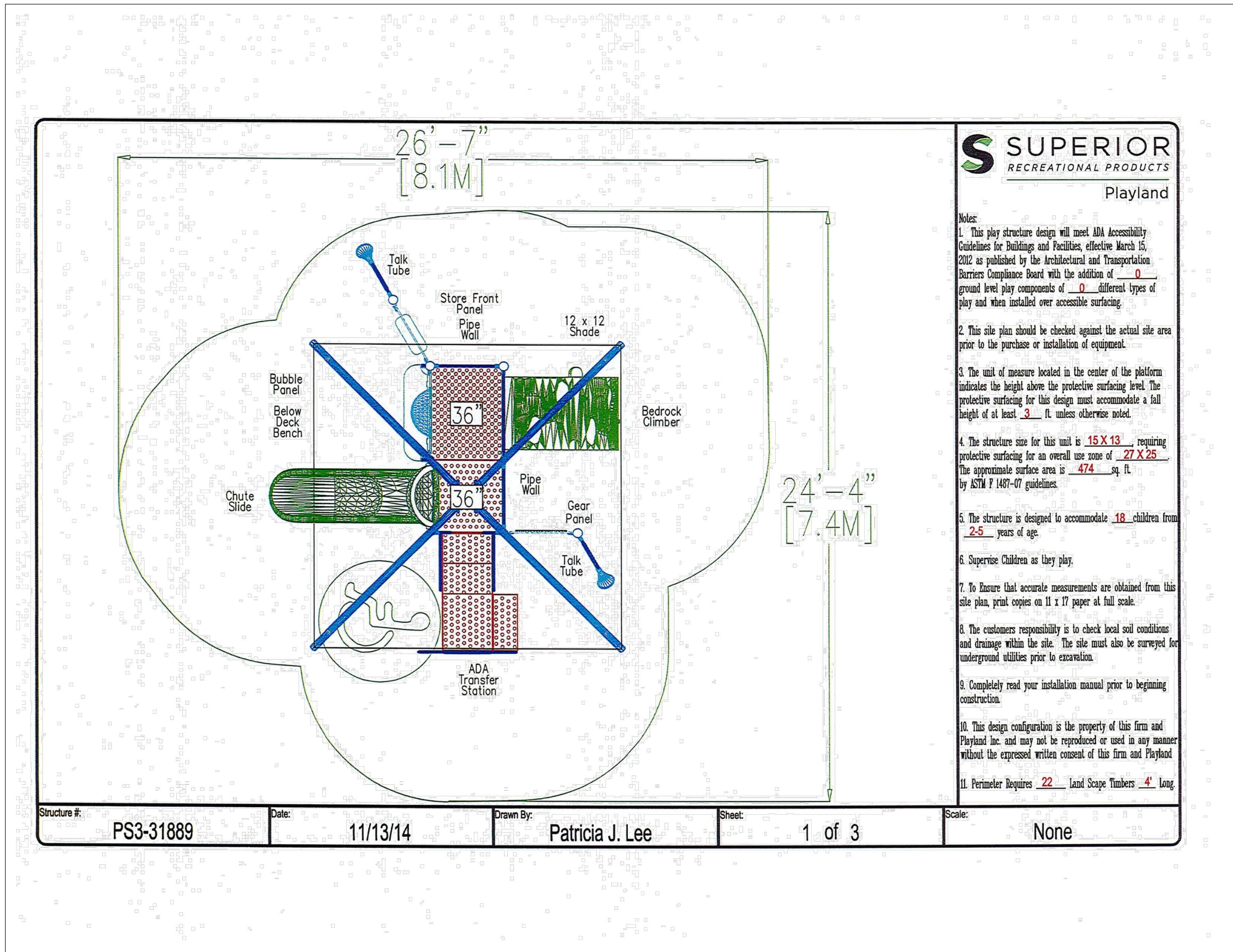


COLORS FOR SHADE STRUCTURE
AND PLAY STRUCTURE TO BE
CHOSEN BY OWNER

PH: (561) 353-0960
CELL (561) 251-1968



N.T.S.

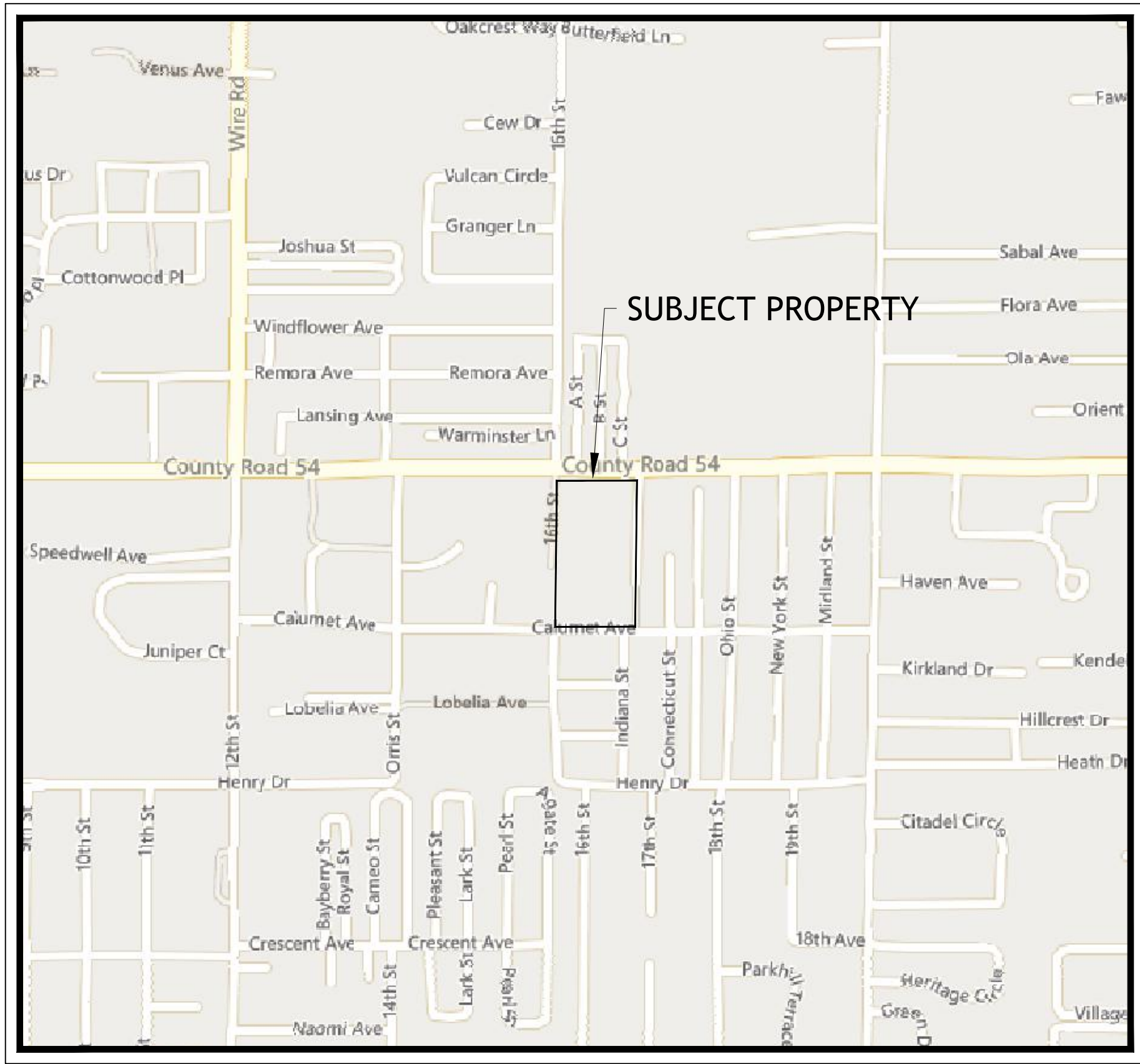
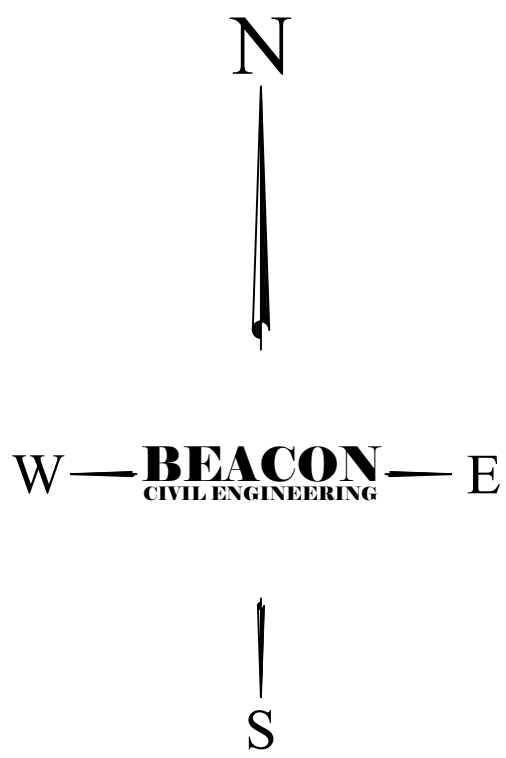


N.T.S.

ANNEXATION,
FUTURE LAND USE AMENDMENT, AND REZONING
FOR
CALUMET TOWNS
ZEPHYRHILLS
PASCO COUNTY, FLORIDA



LOCATION MAP
500 0 500
SCALE : 1" = 500'



VICINITY MAP
500 0 500
SCALE : 1" = 500'

Sheet List Table	
Sheet Number	Sheet Title
1	MPUD COVER
2	MASTER DEVELOPMENT PLAN
3	MASTER DEVELOPMENT PLAN

LEGAL DESCRIPTION

BEGIN AT THE NORTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHEAST 1/4 ON THE SOUTH RIGHT-OF-WAY OF STATE ROAD 54, SECTION 2, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA AND RUN THENCE EAST 330.00 FEET; THENCE SOUTH 660.00 FEET; THENCE WEST 330.00 FEET; THENCE NORTH 660.00 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EASEMENTS, RESTRICTIONS, AND RESERVATIONS OF RECORD.

CALUMET TOWNS
City OF Zephyrhills, Florida
Rezoning Petition No. TBD

REVISIONS		PREPARED FOR:	PREPARED BY: BEACON CIVIL ENGINEERING LAND DEVELOPMENT ENGINEERS 8345 GUNN HIGHWAY TAMPA, FL 33626
DESCRIPTION	DATE		
DRAWN BY: CE	CHECKED: LB		
JOB NO.: 22-548	DATE: 5-9-2022		
SHEET 1 OF 3			

- 1) ALLOWABLE USES.
 - a) PROJECT SITE ALLOWABLE USES ARE RESIDENTIAL (SINGLE FAMILY ATTACHED, TOWNHOUSE), AND RESIDENTIAL AMENITY CENTERS (IF DESIRED).
- 2) WETLANDS.
 - a) POST DEVELOPMENT WETLAND ACREAGES & CATEGORIES IN THE DATA TABLES ARE PRELIMINARY AND THE ACTUAL EXTENT OF WETLANDS SHALL BE DELINEATED AND FORMALIZED WITH A SWFWM APPROVED WETLAND SURVEY IN ACCORDANCE WITH FLORIDA STATUTE 373.421, PRIOR TO PRELIMINARY SUBDIVISION DESIGN & PERMITTING WITHOUT REQUIRING AN PROJECT SITE MODIFICATION.
- 3) GENERALIZED MOBILITY PLAN:
 - a) EXTERNAL ACCESS POINTS ON THE PROJECT SITE PLAN ARE APPROVED. INTERNAL ROADWAY ALIGNMENTS ARE SUBJECT TO CHANGE DURING PRELIMINARY SUBDIVISION DESIGN & PERMITTING WITHOUT REQUIRING A PROJECT SITE MODIFICATION.
 - b) LOCAL ROADS WILL COMPLY WITH THE LDC STREET DESIGN AND DEDICATION REQUIREMENTS EXCEPT WHERE ALTERNATIVE STANDARD/PROJECT SITE VARIATIONS ARE APPROVED.
 - c) BICYCLE AND PEDESTRIAN FACILITIES WILL COMPLY WITH THE LDC.
 - d) BLOCK LENGTHS SHOULD NOT EXCEED 1,760 FEET UNLESS SPECIFICALLY APPROVED AT THE TIME OF PRELIMINARY SUBDIVISION DESIGN APPROVAL.
- 4) PARKING.
 - i) ON-STREET PARKING IS PERMISSIBLE ON ANY INTERNAL STREET AS ALLOWED BY THE LDC. ADDITIONAL RATIO OF WAY TO BE PROVIDED AS REQUIRED PER THE LDC.
- 5) NEIGHBORHOOD PARKS/OPEN SPACE.
 - a) NEIGHBORHOOD PARK AND POTENTIAL AMENITY SITE LOCATIONS ARE CONCEPTUAL AND MAY BE MODIFIED DURING PRELIMINARY SUBDIVISION DESIGN & PERMITTING WITHOUT A PROJECT SITE MODIFICATION. PARKS AND AMENITIES ARE PERMITTED TO BE LOCATED IN ANY LOCATION. PARKS AND AMENITIES ARE PERMITTED TO BE LOCATED IN ANY LOCATION. NEIGHBORHOOD PARKS WILL BE PROVIDED IN CONFORMANCE WITH THE LDC. THE LOCATIONS AND SIZES SHALL BE IDENTIFIED ON THE PRELIMINARY SUBDIVISION DESIGN.
- 6) BUFFERS.
 - a) ANY BUFFERS OR LANDSCAPING WILL BE PROVIDED IN CONFORMANCE WITH THE LDC. THE LOCATIONS AND SIZES WILL BE IDENTIFIED ON THE PRELIMINARY SUBDIVISION DESIGN.
- 7) PROVISIONS FOR MAINTENANCE OF COMMON AREAS.
 - a) THE MANAGEMENT OF COMMON AREAS AND FACILITIES SHALL BE THROUGH AN HOA OR CDD.

- 8) PUBLIC FACILITIES.
 - a) NO SCHOOL SITES OR OTHER PUBLIC FACILITIES ARE REQUIRED ON SITE.
- 9) EASEMENTS.
 - a) PROPOSED EASEMENTS/COMMON AREAS SHALL BE DETERMINED AT PRELIMINARY SUBDIVISION REVIEW.
- 10) FLOOD ZONES.
 - a) THE SITE LIES WITHIN FLOOD ZONES X PER FEMA FLOOD INSURANCE PANEL MAPS 0293.
- 11) UTILITIES.
 - a) WATER/WASTEWATER - CITY OF ZEPHYRHILLS SERVICE AREA.
 - b) ELECTRICITY - PROGRESS ENERGY/DUKANE ENERGY.
- 12) INTERUM USES.
 - a) SILVICULTURAL AND/OR AGRICULTURAL ACTIVITIES SHALL BE PERMITTED UNTIL COMMENCEMENT OF DEVELOPMENT FOR EACH PHASE OR PORTION OF THE PROPOSED DEVELOPMENT.
- 13) TIMING OF DEVELOPMENT.
 - a) THE TIMING OF DEVELOPMENT FOR EACH PHASE OF THE PROJECT WILL BE ESTABLISHED BY THE DEVELOPER IN RESPONSE TO MARKET CONDITIONS AND PARCELS MAY BE DEVELOPED IN ANY ORDER AS DETERMINED BY THE DEVELOPER AND AVAILABILITY OF CITY OF ZEPHYRHILLS WATER/SEWER UTILITIES. PARCEL NUMBERS MAY BE SHOWN FOR IDENTIFICATION PURPOSES ONLY AND DO NOT IMPLY OR CONFIRM THE ORDER OF DEVELOPMENT.
- 14) MISCELLANEOUS.
 - a) ACCORDING TO PASCO MAPPER, THE PROJECT SITE IS WITHIN THE EAST MARKET AREA, EAST ZEPHYRHILLS WATERSHED.
 - b) THE PROJECT SITE IS NOT LOCATED WITHIN A RURAL NEIGHBORHOOD PROTECTION AREA/RURAL AREA, TRANSIT CENTER OVERLAY, URBAN CONCENTRATION AREA, EVACUATION ZONE, WELLHEAD PROTECTION AREA. THERE ARE NO ECOLOGICAL CORRIDORS, SIGNIFICANT HABITAT TYPES OR CRITICAL LINKAGES ON SITE.

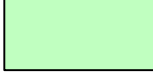
PROJECT SITE DENSITY CALCULATIONS				
PARCEL	FLU/ZONING ACREAGE		DENSITY	
	PROPOSED FLU		Area by Tract	Future Land Use Density (1)(2)
02-26-21-0000-00200-0000	RES-URBAN	15.15	4.62	92.4
TOTALS			4.62	92.4
PROJECT SITE Density Table:				
PROJECT SITE MAX DENSITY			92.4	Max Dwellings
PROJECT SITE GROSS DENSITY (DWELLING UNITS/GROSS ACRES)			15.15	Dwellings per gross acre
PROJECT SITE NET DENSITY (DWELLING UNITS/UPLAND ACRES)			15.15	Dwellings per upland acre

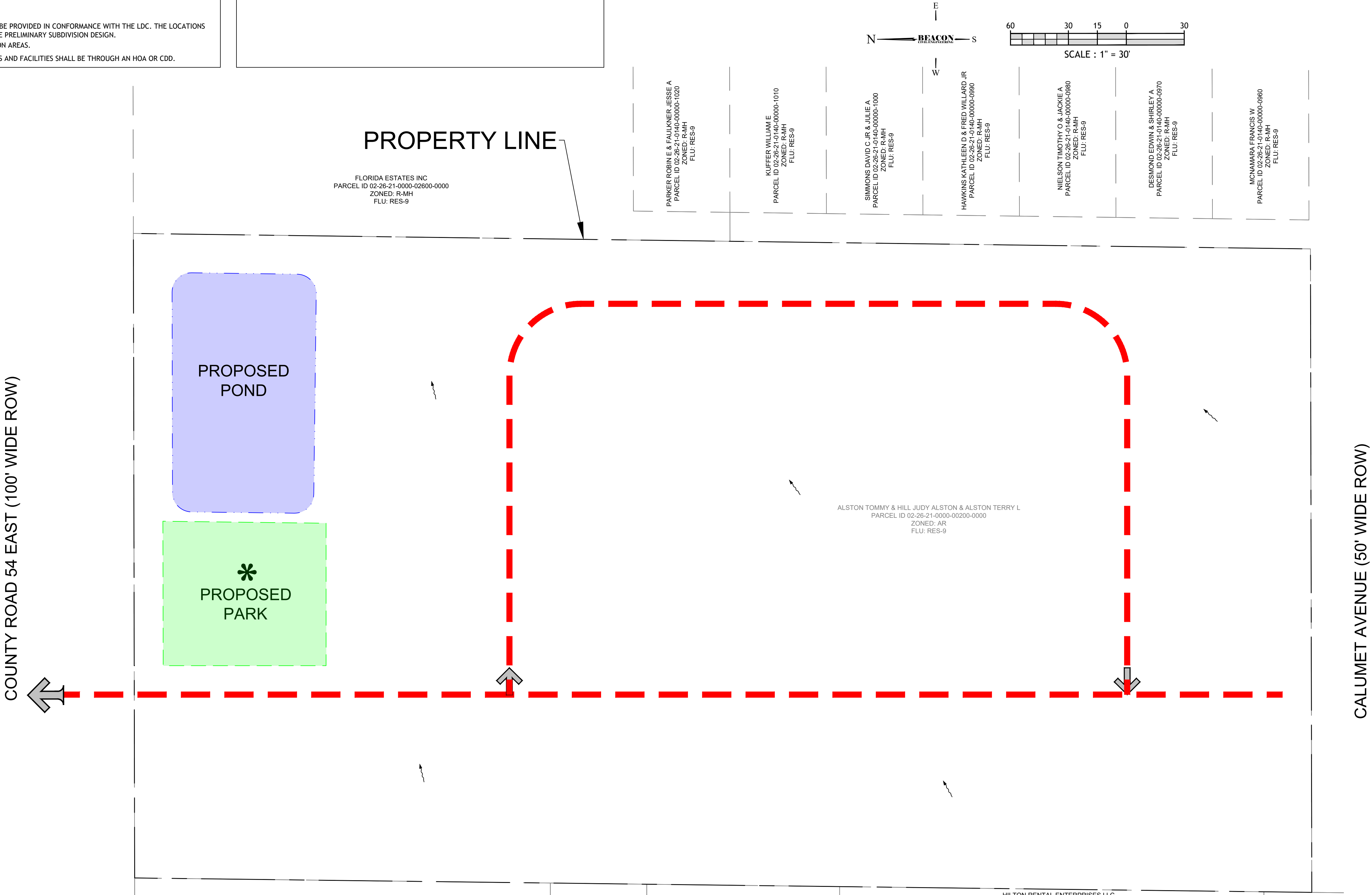
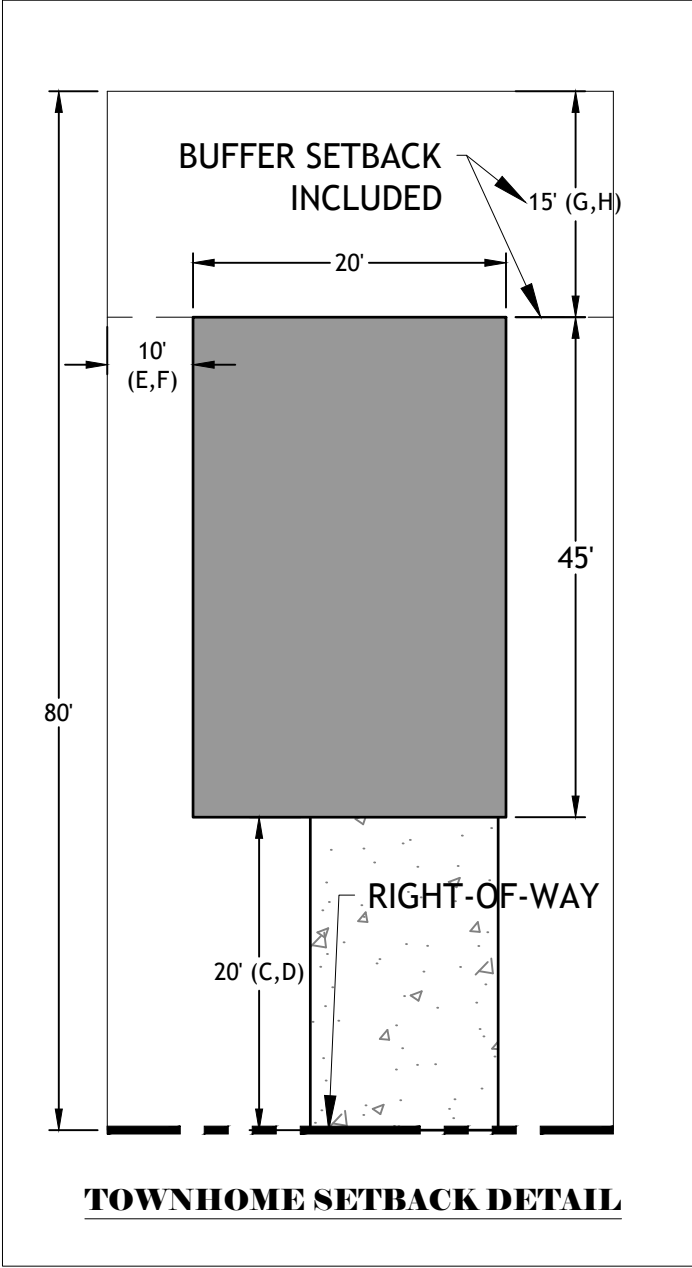
DESIGN STANDARDS									
Lot Type	Minimum Lot Dimensions		Minimum Setbacks						Maximum Height
			Front Primary (C)	Front Garage (D)	Side (E)	Side (F)	Rear Primary (G)	Accessory (H)	
	Lot Width	Lot Depth							
Single Family Attached	20'	80'	15'	20'	0' or 10' (2)	10 (1)	15'	5'	35' or 3 Stories
(1) CORNER YARDS SHALL HAVE A MINIMUM 15' BUILDING SETBACK FROM RIGHT OF WAY.									
(2) INTERIOR SIDE SETBACKS ARE 0'.									

PARCEL	PRE-DEVELOPMENT (ACRES)						POST-DEVELOPMENT (ACRES)					
	WETLANDS)				Uplands	Total	WETLANDS)				Uplands	Total
	CAT I	CAT II	CAT III	Total			CAT I	CAT II	CAT III	Total		
02-26-21-0000-00200-0000	-	-	-	-	4.62	4.62	-	-	-	-	-	4.62
TOTALS	-	-	-	-	4.62	4.62	-	-	-	-	-	4.62
<i>Conceptual Wetland Impacts(1)</i>	-	-	-	-	-	-	-	-	-	-	-	-
Notes:												

1. THE WETLAND QUANTITIES & CATEGORIES ARE BASED ON A FIELD VISIT WETLAND DELINEATION AND THE PASCOVIEW (GIS) WETLAND CATEGORY LABELS. THE PRE AND POST DEVELOPMENT AREAS WILL BE UPDATED ON THE INITIAL PRELIMINARY DEVELOPMENT PLAN SUBMITTAL BASED ON THE FINAL SWFWMD CERTIFIED WETLAND DELINEATION SURVEY. THE MAXIMUM POTENTIAL DEVELOPMENT DENSITY IS SUBJECT TO REDUCTION BASED ON THE FINAL SWFWMD CERTIFIED WETLAND DELINEATION, FINAL COUNTY WETLAND CLASSIFICATIONS, AND THE STATE ENVIRONMENTAL RESOURCE PERMIT (ERP) CONDITIONS, INCLUDING WETLAND SETBACKS, SURFACE WATER TREATMENT AND STORAGE, AND CUP FOR CUP FLOOD PLANE COMPENSATION REQUIREMENTS.

LAND USE TABLE	
EXISTING FUTURE LAND USE	RES-9
PROPOSED FUTURE LAND USE	RES-URBAN
EXISTING ZONING	AR
PROPOSED ZONING	R4 - CITY OF ZEPHYRHILLS

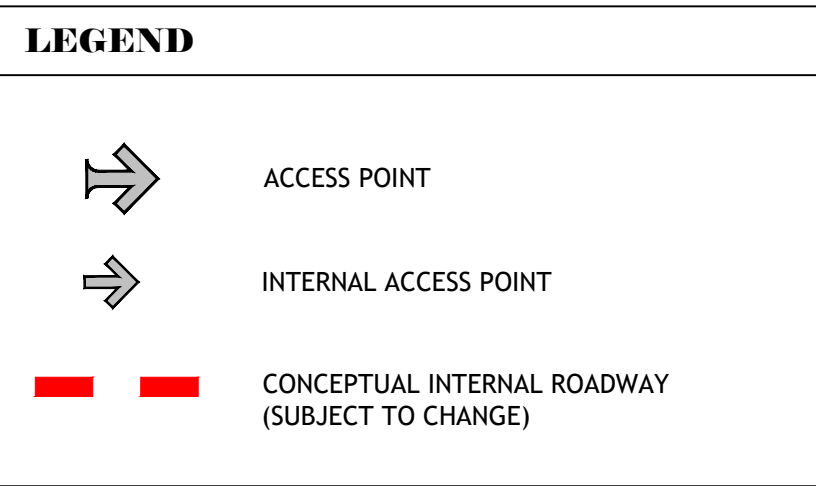
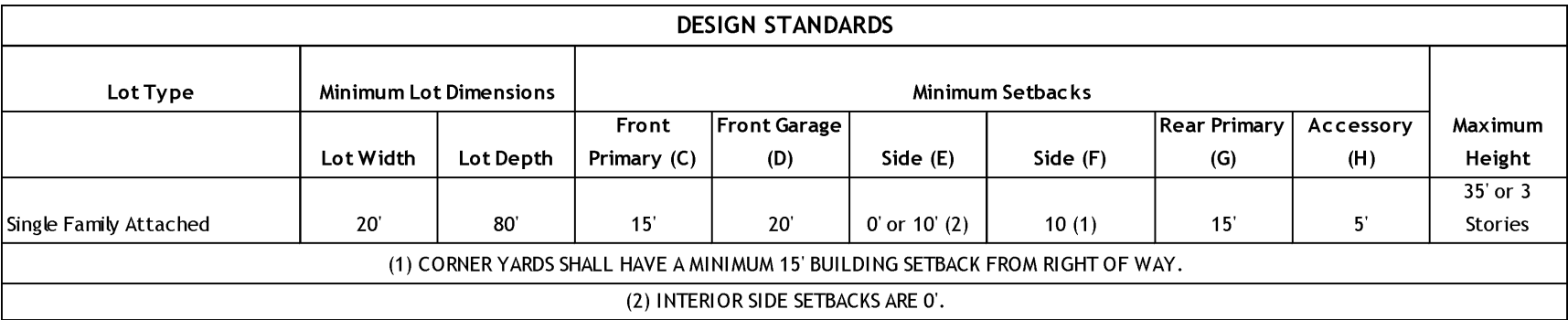
LEGEND	
	PROJECT BOUNDARY
	ACCESS POINT
	INTERNAL ACCESS POINT
AR / RES-3	ZONING / FUTURE LAND USE
	EXISTING DRAINAGE FLOW DIRECTION
	CONCEPTUAL NEIGHBORHOOD PARK / OPEN SPACE
	CONCEPTUAL INTERNAL ROADWAY (SUBJECT TO CHANGE)
	RESIDENTIAL
	PARK/LANDSCAPE
	POND



CALUMET TOWNS

City OF Zephyrhills, Florida
Rezoning Petition No. TBD

REVISIONS <table><tr><th>DESCRIPTION</th><th>DATE</th></tr><tr><td> </td><td> </td></tr></table>		DESCRIPTION	DATE			PREPARED FOR:	PREPARED BY: BEACON CIVIL ENGINEERING LAND DEVELOPMENT ENGINEERS 8345 GUNN HIGHWAY TAMPA, FL 33626		
DESCRIPTION	DATE								
<table><tr><td>DRAWN BY:</td><td>CE</td><td>CHECKED:</td><td>LB</td></tr><tr><td>JOB NO.:</td><td>22-548</td><td>DATE:</td><td>5-9-2022</td></tr></table>		DRAWN BY:	CE	CHECKED:	LB	JOB NO.:	22-548	DATE:	5-9-2022
DRAWN BY:	CE	CHECKED:	LB						
JOB NO.:	22-548	DATE:	5-9-2022						
SHEET 2 OF 3									



City OF Zephyrhills, Florida

Rezoning Petition No. TBD

REVISIONS <table><tr><th>DESCRIPTION</th><th>DATE</th></tr><tr><td></td><td></td></tr></table>		DESCRIPTION	DATE			PREPARED FOR:	PREPARED BY:			
DESCRIPTION	DATE									
		BEACON CIVIL ENGINEERING LAND DEVELOPMENT ENGINEERS 8345 GUNN HIGHWAY TAMPA, FL 33626								
		<table><tr><td>DRAWN BY:</td><td>CE</td><td>CHECKED:</td><td>LB</td></tr><tr><td>JOB NO.:</td><td>22-548</td><td>DATE:</td><td>5-9-2022</td></tr></table>	DRAWN BY:	CE	CHECKED:	LB	JOB NO.:	22-548	DATE:	5-9-2022
DRAWN BY:	CE	CHECKED:	LB							
JOB NO.:	22-548	DATE:	5-9-2022							
		SHEET 3 OF 3								



FEMA LIMITS DELINEATOR
SOIL LIMITS DELINEATOR

FEMA ZONE X

FEMA ZONE AE
BFE = 81.3

FEMA ZONE AE
BFE = 78.8

FEMA ZONE AE
BFE = 84.4

FEMA ZONE AE
BFE = 85.4

LAKE FINE SAND: 0 TO 5 PERCENT SLOPE

FEMA ZONE AE
BFE = 85.4

MILLHOPPER FINE SAND: 0 TO 5 PERCENT SLOPES

TAVARES-URBAN LAND COMPLEX: 0 TO 5 PERCENT SLOPES

PROPERTY BOUNDARY

N

W—BEACON CIVIL ENGINEERING—E

S

10050250050

SCALE : 1" = 50'

NATURAL
RESOURCE MAP

CALUMET TOWNS
City OF Zephyrhills, Florida
Rezoning Petition No. TBD

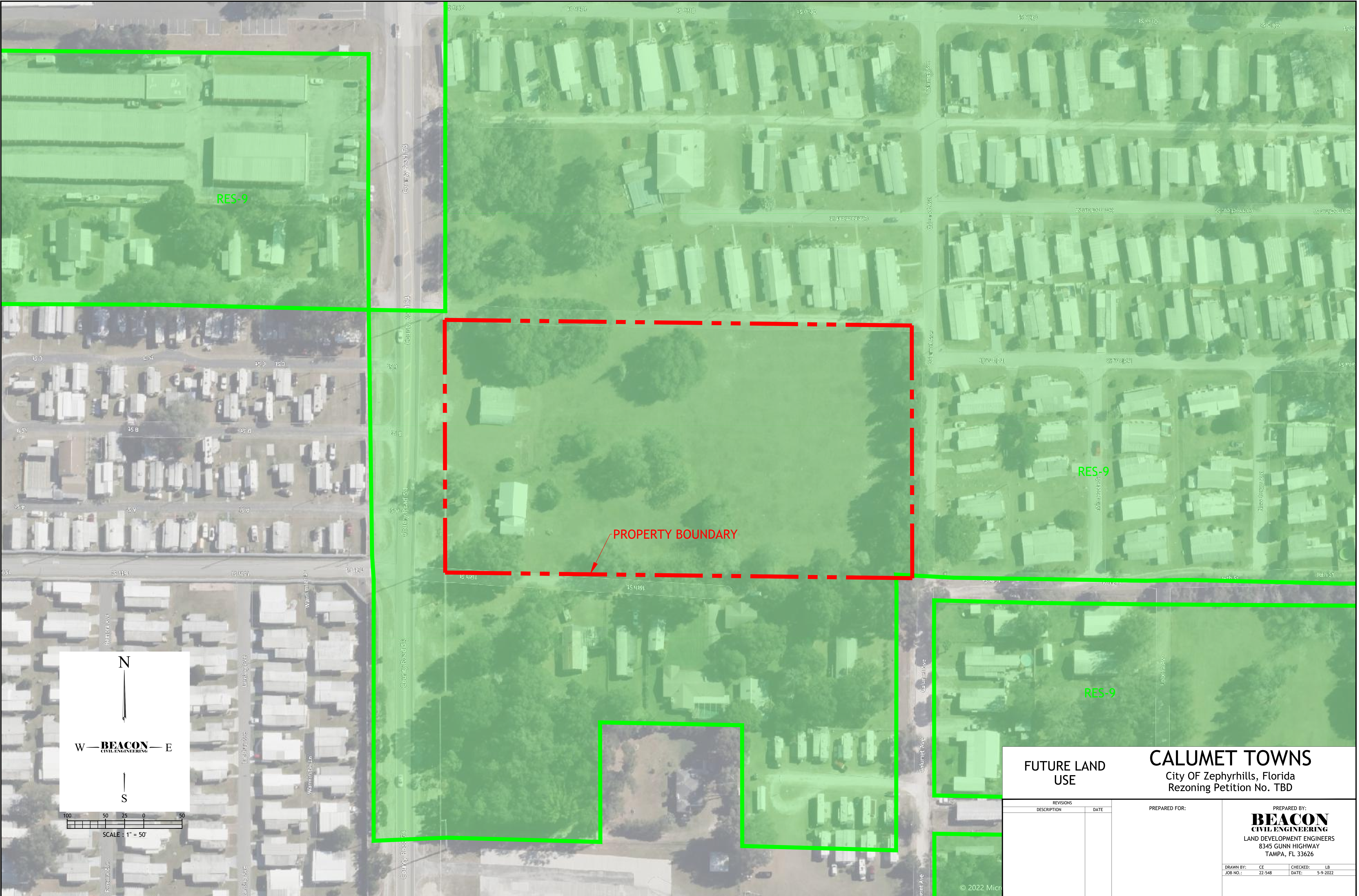
REVISIONS	
DESCRIPTION	DATE

PREPARED FOR:

PREPARED BY:
BEACON
CIVIL ENGINEERING
LAND DEVELOPMENT ENGINEERS
8345 GUNN HIGHWAY
TAMPA, FL 33626

DRAWN BY: CE CHECKED: LB
JOB NO.: 22-548 DATE: 5-9-2022





FUTURE LAND USE

REVISIONS	
DESCRIPTION	DATE

CALUMET TOWNS

City OF Zephyrhills, Florida

Rezoning Petition No. TBD

PREPARED FOR:

PREPARED BY:

BEACON CIVIL ENGINEERING

LAND DEVELOPMENT ENGINEERS

8345 GUNN HIGHWAY

TAMPA, FL 33626

DRAWN BY:	CE	CHECKED:	LB
JOB NO.:	22-548	DATE:	5-9-2022



EXISTING LAND USE

REVISIONS	
DESCRIPTION	DATE

CALUMET TOWNS

City Of Zephyrhills, Florida
Rezoning Petition No. TBD

PREPARED FOR:

PREPARED BY:

BEACON CIVIL ENGINEERING
LAND DEVELOPMENT ENGINEERS
8345 GUNN HIGHWAY
TAMPA, FL 33626

DRAWN BY:	CE	CHECKED:	LB
JOB NO.:	22-548	DATE:	5-9-2022