



**SITE PLAN REVIEW COMMITTEE MEETING
ZEPHYRHILLS, FLORIDA**

**Tuesday, August 16, 2022
9:30 AM**

The City of Zephyrhills will maintain a quorum at the dials and host a GoToMeeting to allow the public to attend remotely.

Please Join the Meeting Remotely from your computer, tablet or smartphone:

<https://meet.goto.com/515260389>

or dial in using your phone:

+1 (872) 240-3212

Access Code: 515-260-389

**Zephyrhills
City Hall**

**Council
Chambers**

Call to Order –

1. BUSINESS ITEMS

1.1 USE-0007-22_Zephyr Storage LLC

Conditional Use Petition submitted by Zephyrhills Storage, LLC requesting to exceed the height limitations of the C2 Zoning District at 6923 Gall Boulevard (Parcel/Tax ID # 03-26-21-0010-00100-0020)

1. Conditional Use Petition (bw signed)
2. Zephyrhills Storage
3. Statement of Compliance
4. Zephyrhills Storage - Plan-18 (REV-3)-A6.1
5. Zephyrhills Fence Layout perspective views

6. ZEPHYRHILLS Storage_Office Bldg_A1
7. A-6
8. Zephyrhills Storage - Plan-18 (REV-3)-A6
9. Fleming Storage Landcape Plan Revisions Questions copy

1.2 USE-0008-22_Park Place Boat & RV Storage

Conditional Use application submitted by Chancey Partners LLC to construct an 80,700 SF Boat & RV Storage facility on approximately 7.42 acre of real property generally located at 4001 & 3971 Trump Place, Zephyrhills. *Parcle/Tax ID 19-26-22-0010-0000-0110 & 19-26-22-0010-00000-0120*

1. SDP_ParkPlace_B&RStorage

1.3 SPR-0052-22_Zephyr Commons Lot 4 Medical Office

Site Development Plans submitted by North American Development Group (NADG) for a 7000 SF Medical Office building on lot 4 of the Zephyr Commons Shopping Center (Parcel/Tax ID # 35-25-21-0130-00000-0040)

1. SDP_ZC4_Med Office

1.4 ANX/FLU/RZ-0011-22_Eiland Mixed Use

Simultaneous review of the following applications submitted by Gulf Coast Construction concerning +/-30 acres of real property, generally located on the north side of Eiland Boulevard, east of Fort King Road:

1. Annexation of +/-11.75 Acres into the municipal boundaries of the City of Zephyrhills - *Parcels 03-26-21-0010-05100-0000 & 03-26-21-0010-06100-0000*;
2. Small-Scale Future Land Use Map Amendment (FLUMA), changing the FLU classification of 21.92 Acres from County RES-6, RES-9 and City RU to City MU; and
3. Application to rezone, changing the zoning designations of the Subject Property from County AR, County AC, City R4 and City C2 to City PUD.

1. Concept Plan_Eiland MU
2. Map Series_Eiland MU
3. JUSTIFICATION REPORT -AMENDED (2) (1)
4. EXHIBIT A F.S. 163 Analysis (1) (1)
5. EXHIBT B Premature Development; Urban Spraw Analysis (1) (1)

ADJOURN

*** PLEASE NOTE: This is a Public Meeting. Should any interested party seek to appeal any decisionmade 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.**



City of Zephyrhills

Planning Department
5335 8th Street | Zephyrhills, FL 33542
www.ci.zephyrhills.fl.us
813-780-0006

CONDITIONAL USE PETITION

This process is intended to ensure that requests meet the requirements of the City of Zephyrhills Land Development Code, Article XI, Part 11.10.00 concerning conditional use requests. A conditional use is not permitted as of right and approval from the Zephyrhills City Council must be obtained with level three review prior to the commencement of any conditional use. Conditional uses may only be located as seen in Table 2.02.01 of the city's adopted Land Development Code.

PLEASE NOTE: Site development/amendment plans, commercial checks, and other processes, permits, authorizations and fees may be applicable after the approval of a conditional use but are not included in this petition application.

Time Limitation

Approved Conditional Uses expire 12 months after the date of approval, unless a building permit or commercial check has been issued or initiated within the 12-month period. *See the city's Land Development Code, Article XI, Part 11.10.02 (B).*

Procedure

Pre-application Meetings: Pre-application meetings are required prior to submitting this petition. To set up a pre-application meeting, please call the Planning Department at 813-780-0006. Petitions will not be accepted without a meeting.

Petition Submission: The deadline to submit petitions is the last business day of the month at 4:00 PM. Incomplete petitions will not be accepted. Petitions received after the filing deadline will be held until the next Site Plan Review cycle.

Site Plan Review Committee Meeting: Complete petitions filed at or before the deadline will be scheduled for review by the Site Plan Review Committee (SPRC). The SPRC will provide a recommendation or deny forwarding the petition to the Planning Commission. The SPRC meets regularly on the third (3rd) Wednesday of the month at 9:30 AM. An authorized representative must be in attendance for this meeting.

Planning Commission: Planning Commission meetings are held the 3rd Tuesday of the month at 6:00 PM. The Planning Department will give due public notice that a public hearing will be held by the Planning Commission to consider the petition request. Owners of property within 150 feet of the subject site will be notified of the request and invited to comment. The Petitioner, and/or his authorized representative(s) shall appear at the Planning Commission meeting. The Petitioner should be prepared to address the guidelines and standards for the conditional use. After considering the request, recommendation of the SPRC, and comments by the petitioner and public, the Planning Commission will make a recommendation to City Council to approve the petition as presented, approve the petition with conditions, or deny the request.

City Council: The recommendations of the Planning Commission and SPRC will be forwarded to the City Council. Staff will give a planning report where City Council will consider the recommendations of the Planning Commission and SPRC, and review the request. The City Council may recommend that the City Attorney create a resolution pertaining to the petition to be read at the next City Council meeting at a public hearing. A sign will be placed on the subject property notifying the general public of the hearings. At the public hearing, the City Council may vote to approve the resolution as presented, approve the resolution with conditions, or deny the petition request.

Application Checklist

All required materials listed below shall be submitted in unison as one complete package. The City of Zephyrhills reserves the right to refuse incomplete applications and will not accept partial applications to meet filing deadline requests unless written approval is received from the Planning Director or City Manager prior to submittal.

REQUIRED MATERIALS

One (1) hard copy and (1) electronic copy, provided on a CD/DVD or flashdrive, or via a Dropbox or similar link, of the following information is required:

- ☐ **Petition Form, Permission to reproduce and applicable Agent Authorizations**
- ☐ **Petition Fee (\$800)**
- ☐ **Proof of Ownership**
- ☐ **Boundary Survey and Legal Description**
- ☐ **Surrounding Property Owners List and Envelopes**

For the purpose of public notice, petitioners are required to provide the following:

- (1) A list of properties within a 200-foot radius of the subject property with the property address, parcel identification number, and owner's name and mailing address.
- (2) Stamped envelopes address to the property owners.

☒ ~~**Residential Impact Statement**~~

☒ ~~**Environmental Report**~~

To include an inventory of all Federal and State listed plant and animal species on the property.

☒ ~~**Historic and Archaeological Resources Report**~~

To include a map and inventory of all properties that may be impacted by the proposed project.

☐ **Residential Impact Statement**

Justification Report

(1) Analysis for Compliance

- Consistency with the Comprehensive Plan
- Consistency with the Land Development Code and City Ordinances
- Surrounding Future Land Use and Zoning Analysis
- Statement of Compliance with Land Development Code, Section 11.10.01(B)
 - (a) The proposed use will not adversely affect or contribute to the deterioration of quality of life or property values in the immediate neighborhood;
 - (b) The proposed use is consistent with the character of and existing land use patterns in the surrounding area;
 - (c) The proposed use will not create or excessively increase traffic or parking congestion, or otherwise affect public safety;
 - (d) The site upon which the proposed use is to be located has suitable drainage, access, ingress and egress, off-street parking and loading areas;
 - (e) The site upon which the proposed use is to be located has or may have screening or buffering to prevent interference with the enjoyment of surrounding areas;
 - (f) The proposed site meets the applicable requirements of the zoning district in which it is located;
 - (g) Any existing or proposed signs or lighting will not adversely affect surrounding areas or vehicular traffic;
 - (h) The proposed use will not interfere with or adversely affect the health, safety or welfare of the surrounding community area.

(2) Map Series

- Recent aerial photograph of the site and surrounding area showing boundaries, source and date;
- Existing Future Land Use and Zoning maps;
- ~~Natural Resource maps – soils, flood zones, aquifer recharge, wetlands, biological hotspots, etc.;~~
- ~~Transportation maps.~~

☐ **Concept Plan**

If the proposed Conditional Use will be followed with site improvements or a new site development plan, a concept plan is required to be submitted with this application. Upon approval of the Conditional Use Petition, the applicant may then apply for Site Plan Review.

Statement of Use

Submit a detailed, summary statement of the proposed use to be conducted on the subject property.



City of Zephyrhills

Planning Department
5335 8th Street | Zephyrhills, FL 33542
www.ci.zephyrhills.fl.us
813-780-0006

OFFICE USE ONLY

File No. _____

Submittal Date _____

Project Name _____

CONDITIONAL USE PETITION FORM

PROJECT INFORMATION

PROJECT NAME: _____

SUBJECT PROPERTY ADDRESS: _____

PARCEL ID NUMBER(S): _____

ACREAGE/SQ. FOOTAGE: _____ **ZONING CLASSIFICATION** _____

CURRENT LAND USE: _____ **FUTURE LAND USE CLASSIFICATION** _____

PROPOSED USE: _____

CONTACT INFORMATION

PROPERTY OWNER: Zephyrhills Storage, LLC

FIRM: _____

ADDRESS: 3137 E Shadowlawn Ave NE Atlanta, GA 30305

PHONE NUMBER(S): 404-242-5296 **EMAIL:** Bweiner33@gmail.com

PETITIONER: _____

FIRM: _____

ADDRESS: _____

PHONE NUMBER(S): _____ **EMAIL:** _____

AUTHORIZED AGENT: _____

FIRM: _____

ADDRESS: _____

PHONE NUMBER(S): _____ **EMAIL:** _____

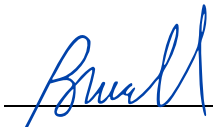
The Petitioner, as owner of the above described land does respectfully request the City of Zephyrhills to take all action necessary to process the CONDITIONAL USE. The Petitioner, as owner and/or representative of the above described land agrees to pay all related costs associated with this petition, including but not limited to: advertisement fees and consultant review fees as well as future required development fees, permit fees, impact fees and other review process fees.

Submitted by (firm): _____

Signature: _____

Print Name: _____

Date: _____

Owner Signature: 

Print Name: Bruce Weiner

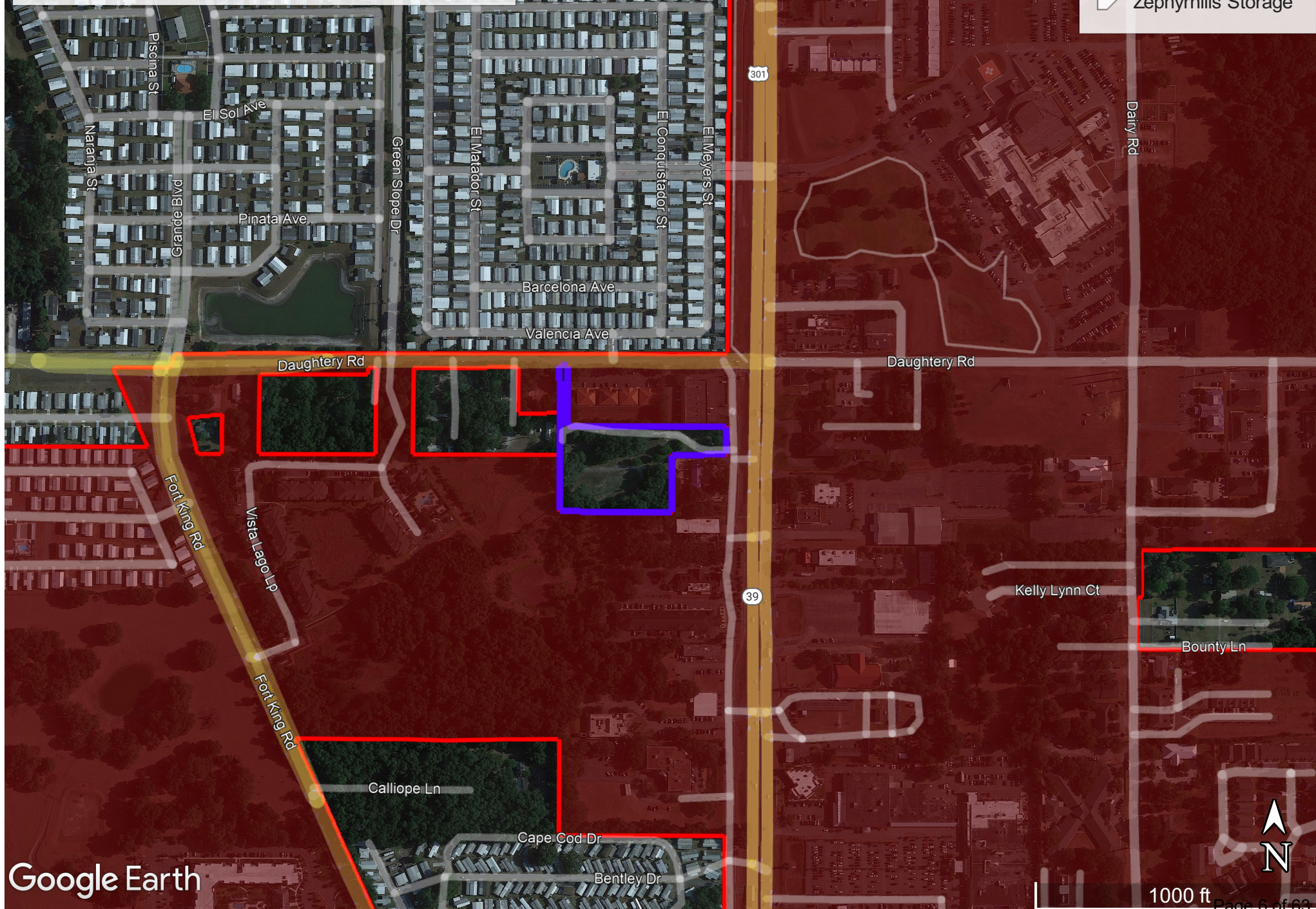
Date: 7/19/2022

Zephyrhills Storage Annexation

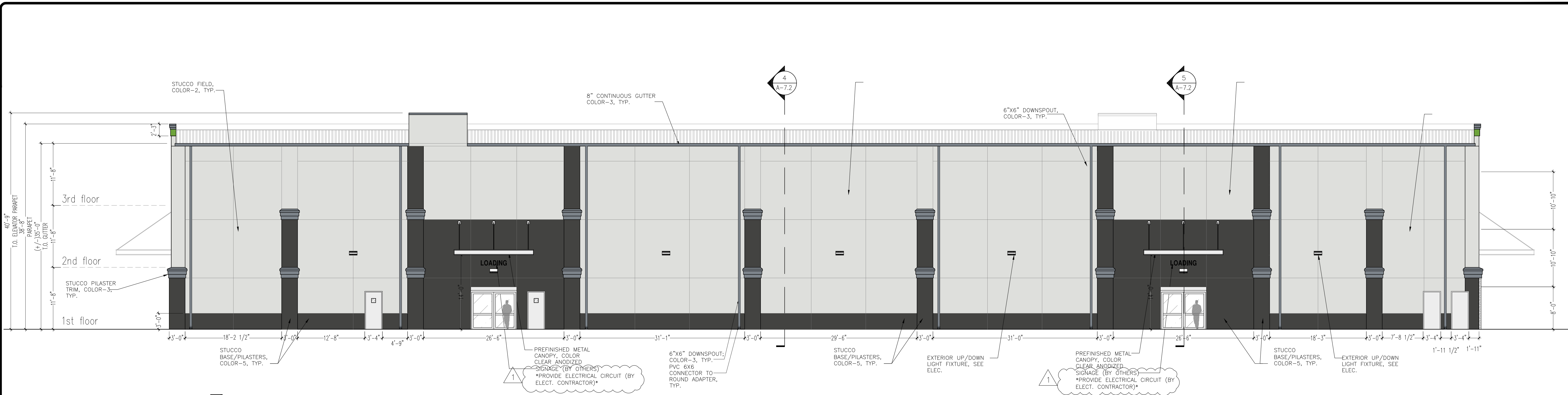
03-26-21-0010-00100-0020

Legend

-  Zephyrhills
-  Zephyrhills Storage



- Statement of Compliance with Land Development Code, Section 11. 0.0I(B)
 - (a) The proposed use will not adversely affect or contribute to the deterioration of quality of life or property values in the immediate neighborhood; **The proposed use of a fully climate-controlled self storage facility offers many benefits to the surrounding property values to include less idle land and less vacant deteriorating buildings. This facility will have the latest technology and will incorporate architectural features which will add a modern and up to date presence in the immediate area.**
 - (b) The proposed use is consistent with the character of and existing land use patterns in the surrounding area; **The proposed use is neighborhood oriented and caters to the many residents surrounding the property for their storage needs. This facility will be architecturally consistent with the other comparable buildings in the vicinity with the inclusion of a brick and stucco exterior.**
 - (c) The proposed use will not create or excessively increase traffic or parking congestion,' or otherwise affect public safety; **Self storage has one of the lowest traffic impacts of any commercial use. Based on parking and traffic studies completed, we have an average of seven vehicles per day at one of our facilities. This will cause an absolute minimum impact to traffic and public safety.**
 - (d) The site upon which the proposed use is to be located has suitable drainage, access, ingress and egress, off-street parking and loading areas; **The property and building location provide more than suitable stormwater drainage per our civil engineering drainage plans. The property has both parking and loading zones ensuring safe and efficient access, ingress, and egress within the site.**
 - (e) The site upon which the proposed use is to be located has or may have screening or buffering to prevent interference with the enjoyment of surrounding areas; **The property will have an ornamental fence with enhanced landscape screening surrounding the entire facility. This will act as both a buffer and an aesthetic addition for the surrounding neighbors.**
 - (f) The proposed site meets the applicable requirements of the zoning district in which it is located; **The proposed use is concurrent with the zoning requirements.**
 - (g) Any existing or proposed signs or lighting will not adversely affect surrounding areas or vehicular traffic; **This facility will have minimal lighting for safety purposes while on property. Neither the exterior lights nor the signage will adversely affect any surrounding neighbors or roadways,**
 - (h) The proposed use will not interfere with or adversely affect the health, safety or welfare of the surrounding community area. **Safety is our primary concern when operating a storage facility. We take great care and go to great lengths to ensure nothing that is potentially harmful or dangerous can be stored on site. Our facility is meant for the storage of bulky household items such as furniture or stored holiday decorations. None of the items or activities in our facility pose even the slightest risk to the health, safety, or welfare of the surrounding community.**



3 SOUTH ELEVATION
A-6.1 SCALE: 1/8" = 1'-0"



4 EAST ELEVATION
A-6.1 SCALE: 1/8" = 1'-0"

EXTERIOR FINISHES

- METAL COLOR-1: PREFINISHED METAL CANOPIES
CLEAR ANODIZE
- STUCCO COLOR-2
SHERWIN-WILLIAMS, NEBULOUS WHITE, SW 7063,
LRV: 74
- STUCCO COLOR-3
SHERWIN-WILLIAMS, SERIOUS GRAY, SW 6256
LRV: 23
- STUCCO COLOR-4
WASABI GREEN
- STUCCO COLOR-5
SHERWIN-WILLIAMS, IRON ORE, SW 7069
LRV: 6
- BRICK COLOR-6
'TUXEDO'

Colin Lichtenstein and Associates & Jeremiah Russell, AIA, ARCHITECT

1150 LAKE HEAVEN DR., SUITE 150
ATLANTA, GA 30342 (404) 303-7008

REVISIONS	BY
02/04/22	1
05/10/22	

PRINTED	
PERMIT	
02/04/22	1
REVISION-1	
05/10/22	



THIS ITEM HAS BEEN DIGITALLY
SIGNED AND SEALED BY
JEREMIAH RUSSELL ON THE
DATE ADJUNCT TO THE SEAL.
PRINTED COPIES OF THIS
DOCUMENT ARE NOT
CONSIDERED SIGNED AND
SEALED AND THE SIGNATURE
MUST BE VERIFIED ON ANY
ELECTRONIC COPIES.

PROPOSED NEW BUILDING:
**BROWARD DEVELOPMENT
CLIMATE CONTROLLED STORAGE**
6923 GALL BOULEVARD
ZEPHYRHILLS, FL. 33542

SHEET TITLE
ELEVATIONS

DRAWN XXXX
CHECKED
DATE 11/2021
SCALE 1/8" = 1'-0
JOB NO. 0000
SHEET

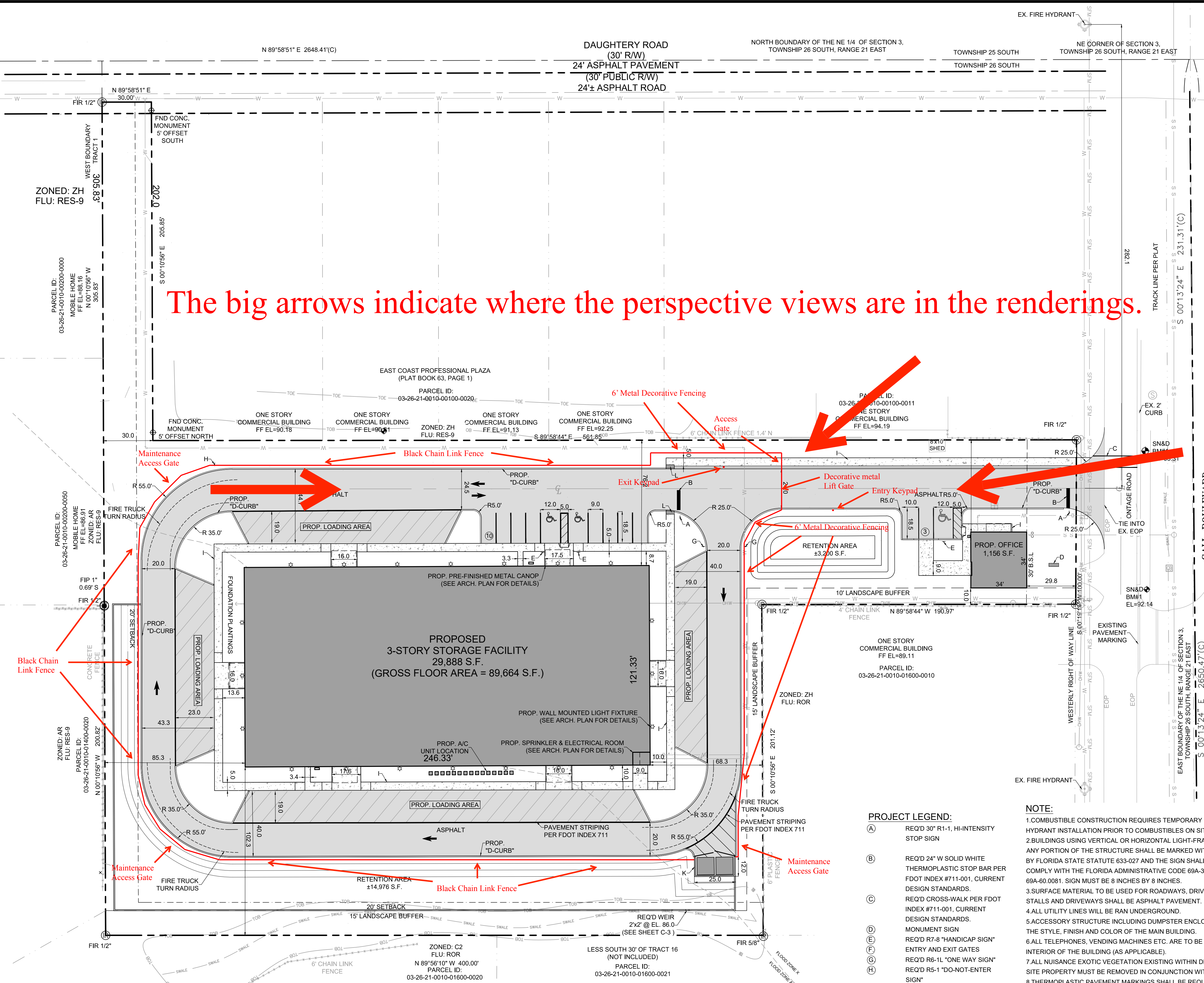
A-6.1
OF SHEETS

RELEASED FOR CONSTRUCTION

TIME: 6:39:42 PM

DATE: 2/11/2022

FILE: C:\Users\wdepetrin\Mills, Short & Associates\Common - Documents\CADD\21-2420 Zephyrhills\Civil\21-2420 C-2 Site Plan.dwg



The big arrows indicate where the perspective views are in the renderings.

PROJECT DATA:

OWNER/APPLICANT
ZEPHYRHILLS STORAGE, LLC.
3137 E. SHADOWLAWN AVE NE
ATLANTA, GA 30305

ENGINEER:
MILLS, SHORT & ASSOCIATES, LLC.
700 22ND PLACE, STE. 2C
VERO BEACH, FLORIDA 32960
PHONE: (772)-226-7282

SURVEYOR:
GSS SURVEYING & MAPPING, LLC.
700 22ND PLACE, SUITE 2C
VERO BEACH, FL 32960
PHONE: (772) 696-5300

PARCEL ID:
03-26-21-0010-00100-0020

SITE ADDRESS:
6923/6927 GALL BLVD
ZEPHYRHILLS, FL 33542

ZONING:
C-2: COMMERCIAL

LAND USE:
MX

SITE DATA:

3.40 ACRES
148,104 S.F.

BUILDING SETBACKS:

	REQUIRED	PROVIDED
FRONT (E)	30'	30.0'
SIDE (N)	0'	56.0'
SIDE (S)	0'	10.0'
REAR (W)	20'	85.3'

FAR (MAX. 100%):	90,820 S.F. (61.3%)
BUILDING COVERAGE (MAX. 50%):	31,044 S.F. (20.9%)
OPEN SPACE (MAX 20%):	67,094 S.F. (45.4%)
IMPERVIOUS AREA (MAX 80%):	81,010 S.F. (54.6%)
-BUILDING: 31,044 S.F. (20.9%)	
-SIDEWALK: 6,012 S.F. (4.0%)	
-VEHICULAR USE AREA: 43,954 S.F. (29.6%)	

BUILDING HEIGHT: 38'-8"

PROJECT DESCRIPTION:
PROPOSED THREE-STORY INDOOR STORAGE FACILITY.

EXISTING USE:
VACANT LAND

PARKING CALCULATION:
PARKING CALCULATION PER ITE PARKING GENERATION MANUAL 5TH EDITION, LAND USE 151 "MINI-WAREHOUSE USE" AVERAGE RATE 1.36 SPACES PER 100 UNITS.

REQUIRED:
622 UNITS / 100 UNITS = 6.22 x 1.36 SPACES/100 UNITS
= 8.46 SPACES = 9 SPACES

PROVIDED:
ADA HANDICAP PARKING = 2 SPACES
CONVENTIONAL PARKING = 11 SPACES
TOTAL PARKING = 13 SPACES

LEGAL DESCRIPTION:
THE SOUTH 100 FEET OF TRACT 1 AND THE WEST 30 FEET OF THE NORTH 221.60 FEET OF TRACT 1, AND THE WEST 400 FEET OF TRACT 16 LESS THE SOUTH 130 FEET THEREOF AND LESS RIGHT OF WAY, IN ZEPHYRHILLS COLONY SUBDIVISION AS PER PLAT BOOK 2, PAGE 6, SECTION 3, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY

CONTROLLING BENCHMARK
NATIONAL GEODETIC SURVEY
PID W 662 DJ8087
PUBLISHED ELEVATION 123.18 NAVD 1988

TRAFFIC NOTES

- THERE SHALL BE NO EXCAVATIONS LEFT OPEN AFTER DARK.
- ALL CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE STORED A MINIMUM OF 15 FEET FROM THE EDGE OF PAVEMENT AND SHALL BE PROTECTED BY TYPE II BARRICADES.
- CONSTRUCTION FENCING USED IN THE WORK AREA TO PROTECT EQUIPMENT OR EXCAVATIONS SHALL NOT BLOCK SIGHT DISTANCE NEAR INTERSECTIONS OR DRIVEWAYS.
- ALL IMPACTS TO THE RIGHT-OF-WAY SHALL BE SODDED WITHIN THREE (3) DAYS OF FINAL GRADING

GENERAL NOTES

- PARKING STALL WIDTHS SHALL BE DIMENTIONED FROM CENTERLINE TO CENTERLINE OF WHITE STRIPES. THIS APPLIES TO HANDICAP PARKING STALLS ALSO.
- ALL PARKING SPACES WITH EXCEPTION OF THE HANDICAPPED PARKING SPACES SHALL BE STRIPED IN WHITE, RETRO-REFLECTIVE TRAFFIC PAINT AND BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION, CURRENT EDITION, SECTION 710.
- ALL HANDICAP PARKING SPACES SHALL BE PROPERLY SIGNED AND STRIPED IN ACCORDANCE WITH THE FDOT STANDARD INDEX 711-001, CURRENT EDITION.
- ALL NUISANCE EXOTIC VEGETATION EXISTING ONSITE MUST BE REMOVED IN CONJUNCTION WITH SITE DEVELOPMENT.
- ALL SOLID, NON-BREAKAWAY OBJECTS (GATE POSTS, BOLLARDS, STREET POLES, ETC.) ALONGSIDE INTERIOR STREETS AND DRIVING AISLES WITH A DESIGN SPEED OF 25MPH OR LESS, THE MINIMUM CLEAR ZONE IS 2.5 FEET FROM THE FACE OF THE CURB (TYPE D OR F), OR 6 FEET FROM THE EDGE OF THE TRAVEL LANE, BOTH PUBLIC AND PRIVATE.

PROJECT LEGEND:

- (A) REQ'D 30" R1-1, HI-INTENSITY STOP SIGN
- (B) REQ'D 24" W SOLID WHITE THERMOPLASTIC STOP BAR PER FDOT INDEX #711-001, CURRENT DESIGN STANDARDS.
- (C) REQ'D CROSS-WALK PER FDOT INDEX #711-001, CURRENT DESIGN STANDARDS.
- (D) MONUMENT SIGN
- (E) REQ'D R7-8 "HANDICAP SIGN" ENTRY AND EXIT GATES
- (F) REQ'D R6-1L "ONE WAY SIGN"
- (G) REQ'D R5-1 "DO-NOT-ENTER SIGN"
- (H) REQ'D 5' CONCRETE SIDEWALK
- (I) REQ'D STREET LIGHT (TYP)
- (J) DUMPSTER ENCLOSURE
- (K) REQ'D ADA MAT (FDOT INDEX 520-02)
- NOTE:
1.COMBUSTIBLE CONSTRUCTION REQUIRES TEMPORARY FIRE LANES AND HYDRANT INSTALLATION PRIOR TO COMBUSTIBLES ON SITE.
2.BUILDINGS USING VERTICAL OR HORIZONTAL LIGHT-FRAME CONSTRUCTION IN ANY PORTION OF THE STRUCTURE SHALL BE MARKED WITH A SIGN AS REQUIRED BY FLORIDA STATE STATUTE 633-027 AND THE SIGN SHALL BE REQUIRED TO COMPLY WITH THE FLORIDA ADMINISTRATIVE CODE 69A-3.012 AND/OR 69A-60.0081. SIGN MUST BE 8 INCHES BY 8 INCHES.
3.SURFACE MATERIAL TO BE USED FOR ROADWAYS, DRIVE AISLES, PARKING STALLS AND DRIVEWAYS SHALL BE ASPHALT PAVEMENT.
4.ALL UTILITY LINES WILL BE RAN UNDERGROUND.
5.ACCESSORY STRUCTURE INCLUDING DUMPSTER ENCLOSURES SHALL MATCH THE STYLE, FINISH AND COLOR OF THE MAIN BUILDING.
6.ALL TELEPHONES, VENDING MACHINES ETC. ARE TO BE CONFINED TO THE INTERIOR OF THE BUILDING (AS APPLICABLE).
7.ALL NUISANCE EXOTIC VEGETATION EXISTING WITHIN DEVELOPMENT PROJECT SITE PROPERTY MUST BE REMOVED IN CONJUNCTION WITH SITE DEVELOPMENT.
8.THERMOPLASTIC PAVEMENT MARKINGS SHALL BE REQUIRED ON EXISTING/PROPOSED DRIVEWAYS THAT CONNECT TO THE COUNTY RIGHT-OF-WAY (ROW) AND PROPOSE PAVEMENT MARKINGS WITHIN 25' OF THE COUNTY ROW.
9.ALL NUISANCE EXOTIC VEGETATION EXISTING WITHIN DEVELOPMENT PROJECT SITE PROPERTY MUST BE REMOVED IN CONJUNCTION WITH SITE DEVELOPMENT

PROJECTED CONSTRUCTION SCHEDULE:
COMMENCEMENT APRIL 2022
COMPLETION APRIL 2023

JURISDICTIONAL PERMITS:

CITY OF ZEPHYRHILLS SITE PLAN REVIEW PERMIT
CITY OF ZEPHYRHILLS RIGHT OF WAY PERMIT
CITY OF ZEPHYRHILLS UTILITY CONNECTION PERMIT
CITY OF ZEPHYRHILLS ANNEXATION/REZONING APPLICATION
SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT ERP

Mills, Short & Associates
WEBSITE: www.MillsShortAssociates.com
PHONE: 772.226.7282
C.A. #: 30698
700 22nd Place, Suite 2C/2D
Vero Beach, Florida 32960

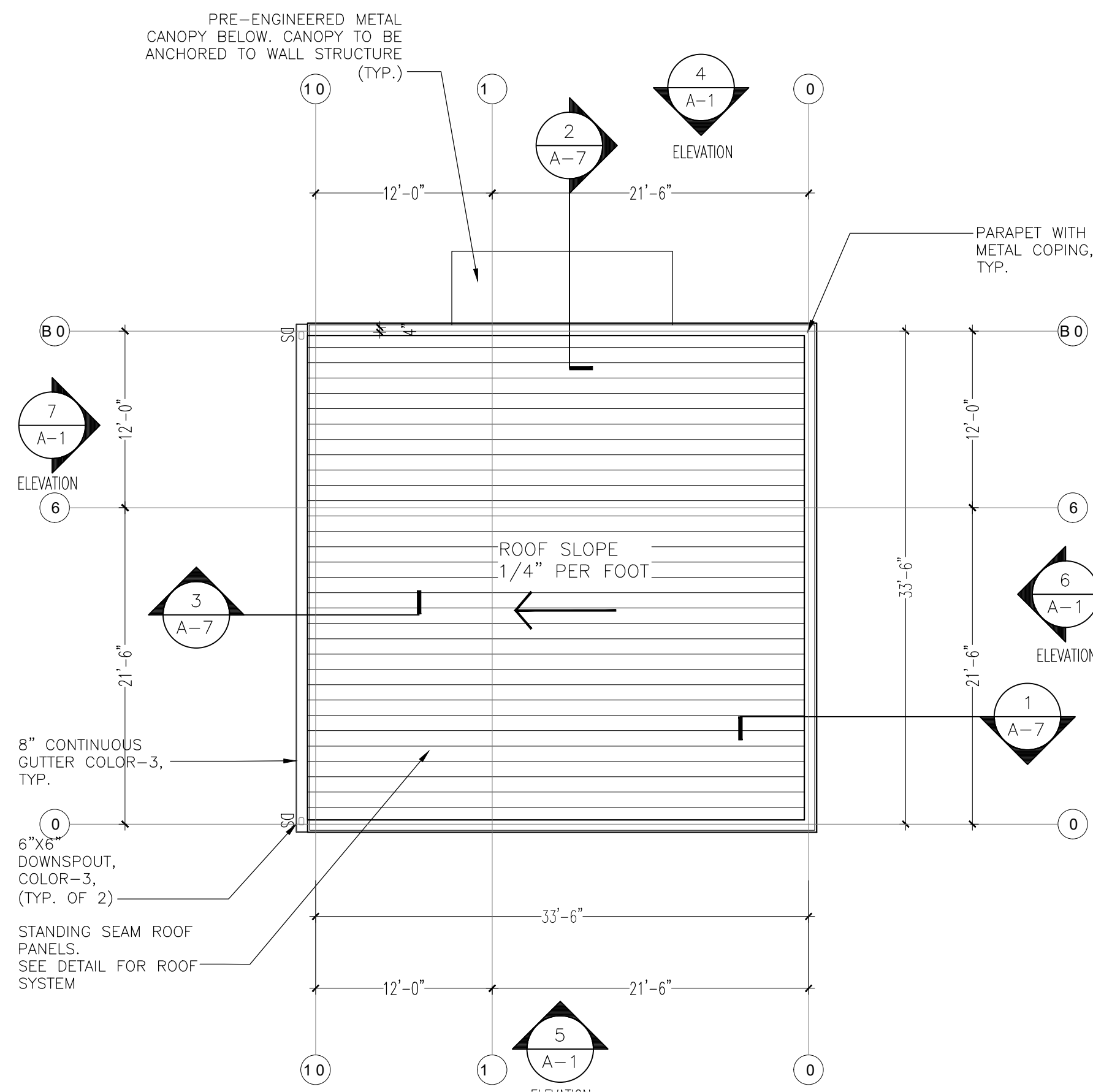
SEAL

ISSUE DATE COMMENTS

BROWARD - ZEPHYRHILLS STORAGE FACILITY
6923 GALL BLVD
ZEPHYRHILLS, FL 33542
THIS SHEET
SITE PLAN
DRAWN BY
WBD

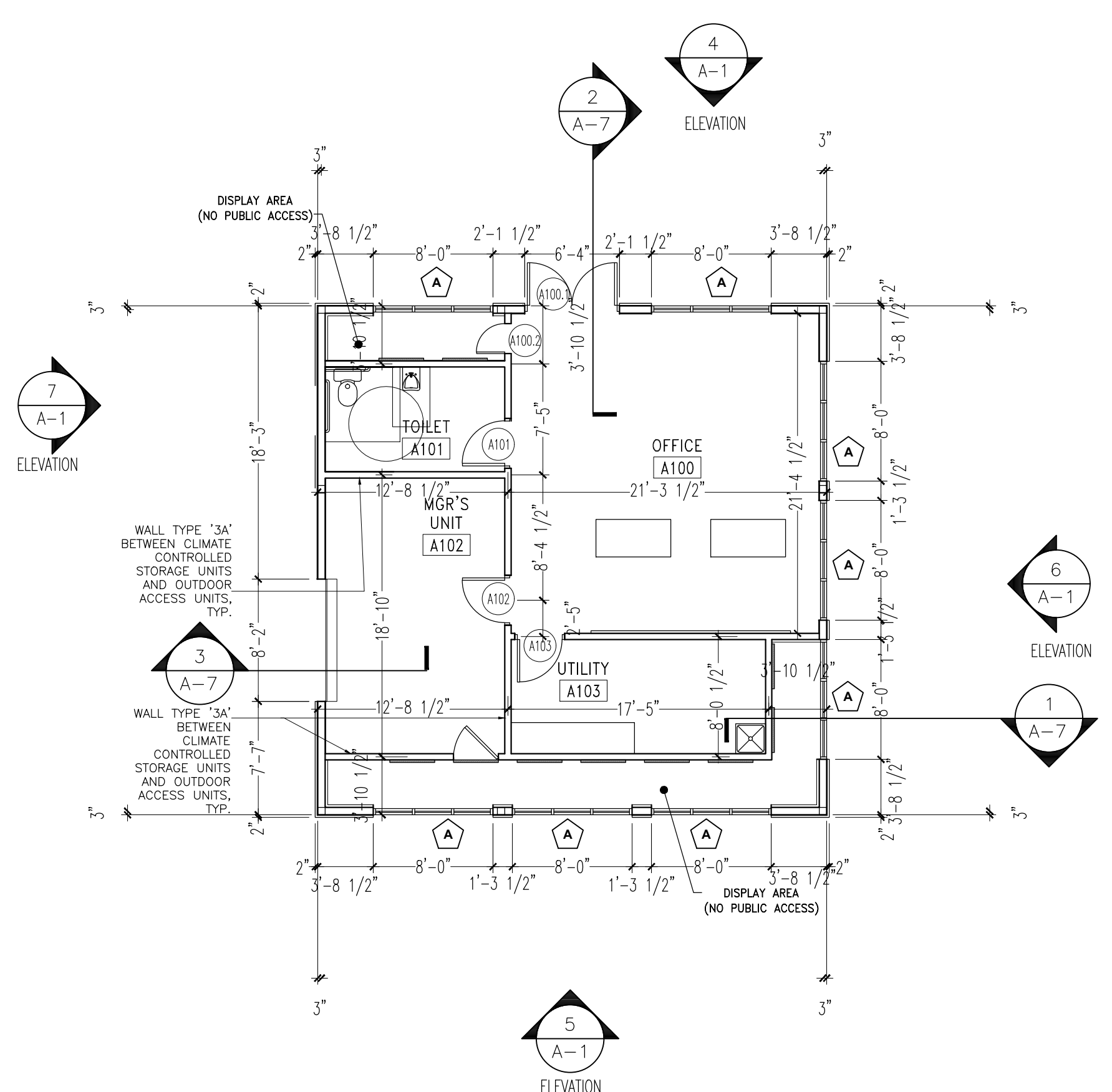
PROJ. NO. 21-2420
DATE 01-24-2022
SHEET NO.

C-2



3 OFFICE BUILDING – ROOF PLAN
SCALE: 1/8" = 1'-0"

2 NOT USED
A-1 N/A



1 OFFICE BUILDING – FLOOR PLAN
SCALE: 1/8" = 1'-0"

FLOOR PLAN NOTES

- ALL GYPSUM BOARD MATERIAL TO BE 5/8".
- ALL DIMENSIONS ARE TO CENTER OF INTERIOR STUD WALL, EDGE OF CONCRETE SLAB, OR EDGE OF CMU WALL, U.N.O.
- METAL STUD PARTITIONS BEHIND ALL PLUMBING AND OTHER FIXTURES SHALL BE BRACED TO STRUCTURE WHERE REQUIRED TO SUPPORT THE EQUIPMENT DESIGNED AND PROVIDED. SEE PLUMBING DRAWINGS FOR CARRIERS, ETC.
- THE ELEVATION OF THE FLOOR SURFACE ON BOTH SIDES OF ANY DOOR SHALL NOT VARY BY MORE THAN 1/2 INCH; SHALL BE MAINTAINED ON BOTH SIDES OF THE DOOR OPENING FOR A DISTANCE NO LESS THAN THE WIDTH OF THE WIDEST LEAF. RAISED THRESHOLDS AND FLOOR LEVEL CHANGES IN EXCESS OF 1/4 INCH AT DOORWAYS SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1/2". 2020 FBC-B, Section 1010.1.7.

SPRINKLER NOTE

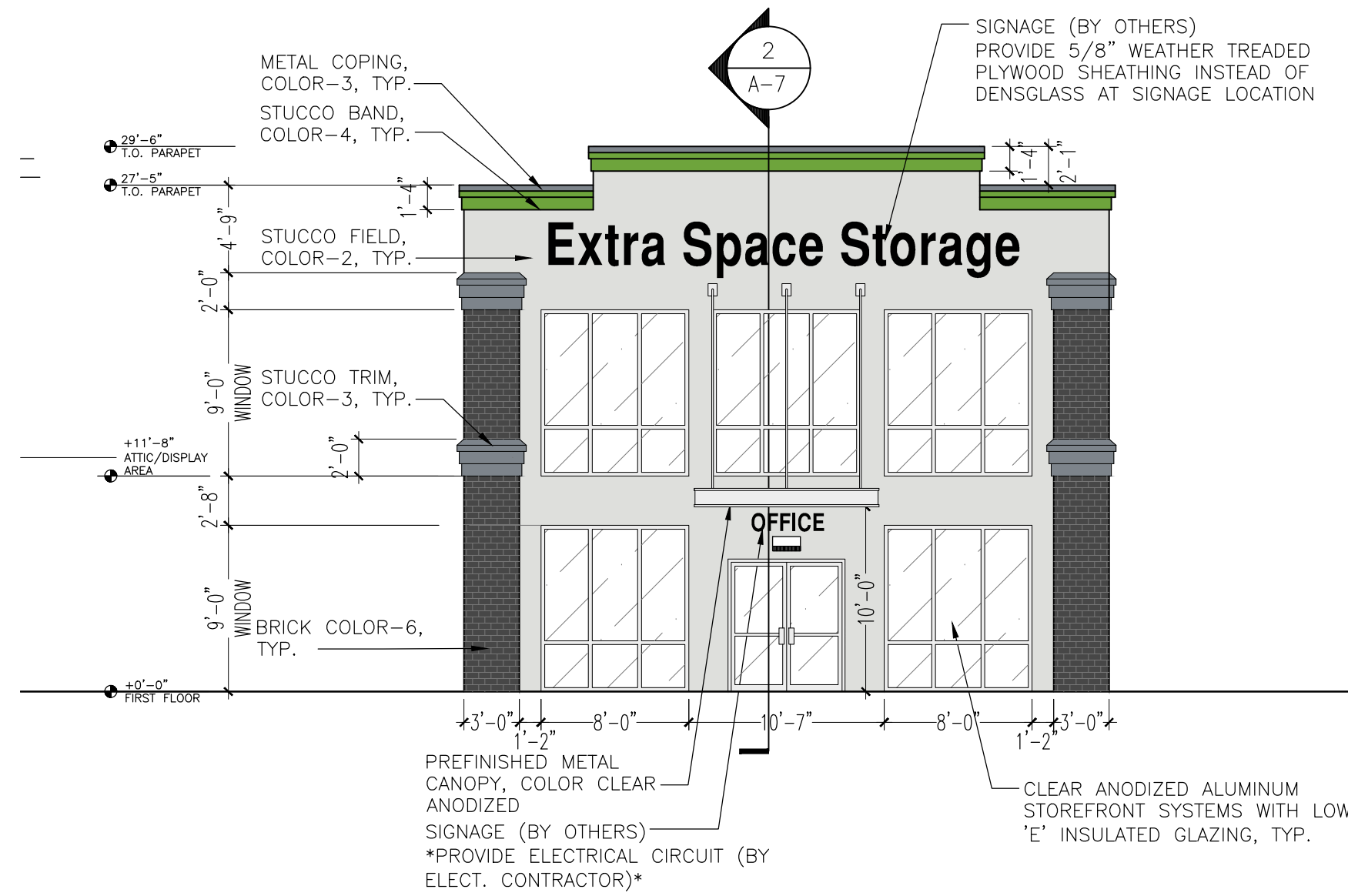
- ALL SPRINKLER RISER PIPES TO RUN FLOOR-TO-FLOOR THROUGH THE STAIRCASE SHAFT.

PARTITION LEGEND

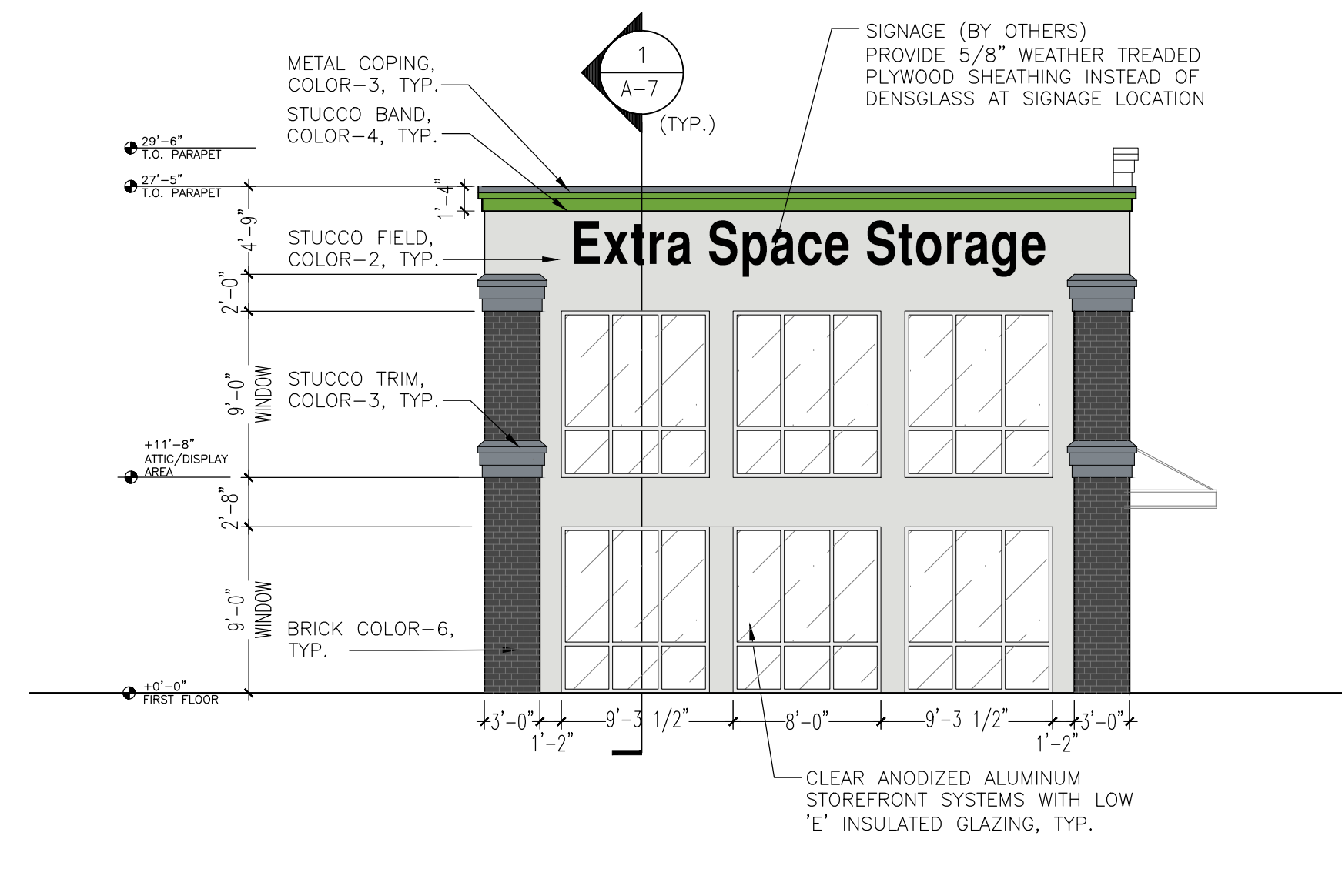
WALL TYPE-1 (EIFS) – EXTERIOR WALL ASSEMBLY TYPE-1A: 1-1/2" EIFS PER MANUFACTURE RECOMMENDED INSTALLATION, WATERPROOF MEMBRANE ON 5/8" DENSGLASS GOLD SHEATHING ON 6" MTL STUDS, 16 GA BACKUP SPACED 16" O.C. W/R-13 BATT INSULATION WITH VINYL FACING TO THE INSIDE. *PROVIDE R-19 BATT INSULATION AT WALL OFFICE ONLY WITH 5/8" GYP. BD. INSIDE FACE, TAPE, SAND & PAINT. *PROVIDE 5/8" WEATHER TREATED PLYWOOD SHEATHING IN LIEU OF DENSGLASS AT ALL PARAPETS ABOVE ROOF DECK. WALL TYPE-2 (CMU WALL) – 2 HR RATED (SEE UL DESIGN U905, SHEET A-14.1) TYPE-2A: EXTERIOR FACE: 1-1/2" EIFS PER MANUFACTURE RECOMMENDED INSTALLATION. *REFER TO SHEET A-13 FOR INTERIOR FACES*	WALL TYPE-3 5/8" GYP. BD. EA. SIDE ON 4", 25 GA. MTL STUDS @ 16" O.C. W/ 3" BATT INSULATION (FOR SOUND), EXTEND TO UNDERSIDE OF STRUCTURE DECK. TAPE, SAND & PAINT. REFER TO STRUCTURAL DRAWINGS FOR LOAD BEARING WALLS SPECIFICATIONS. WALL TYPE-3A SAME AS WALL TYPE '3' WITH ADDED CORRUGATED METAL LINER PANEL OVER GYP. BD., BY MBM (METAL BUILDING MANUFACTURE) ON STORAGE UNIT SIDE OF WALL, FROM F.F. TO UNDERSIDE OF STRUCTURE. WALL TYPE-4 (STORAGE UNITS PARTITIONS) CORRUGATED METAL LINER PANEL FROM FINISH FLOOR TO 9'-0" A.F.F., ON "CEE" TYPE METAL STUDS FROM FINISH FLOOR TO UNDERSIDE OF STRUCTURE DECK. REFER TO STRUCTURAL DRAWINGS FOR SIZE, SPACING, AND LOCATION. WALL TYPE-5 (2 HR. RATED WALL) (UL# U425) 4" MET. STUDS (25 GA MIN.) AT 24" O.C. MAX. WITH FLOOR/CEILING RUNNER, BATT. INSULATION. 2 LAYERS OF 5/8" FIRE RATED GYP. BD. SEE DETAIL SHEET A-14.1
--	--

FLOOR PLAN LEGEND

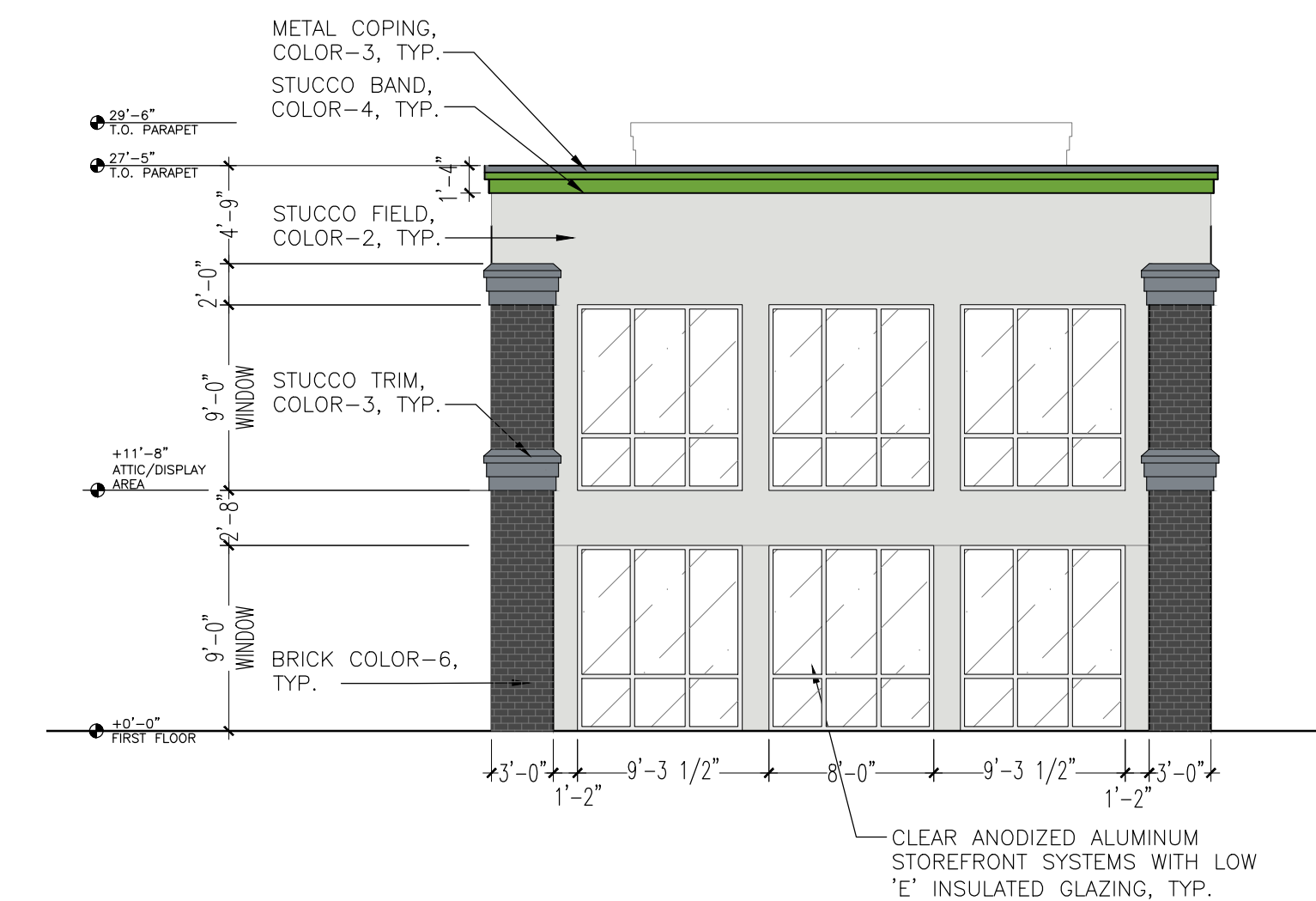
ROOM 600	ROOM NAME AND NUMBER
100	DOOR NUMBER
B	WINDOW TYPE
XX	COLUMN LINE
00 A-X	DETAILED PLAN OR DRAWING BLOW-UP
2 A-XX	EXTERIOR OR INTERIOR ELEVATION
4 A-7.1	WALL SECTION CUT OR BUILDING SECTION CUT
XX	WALL TYPE



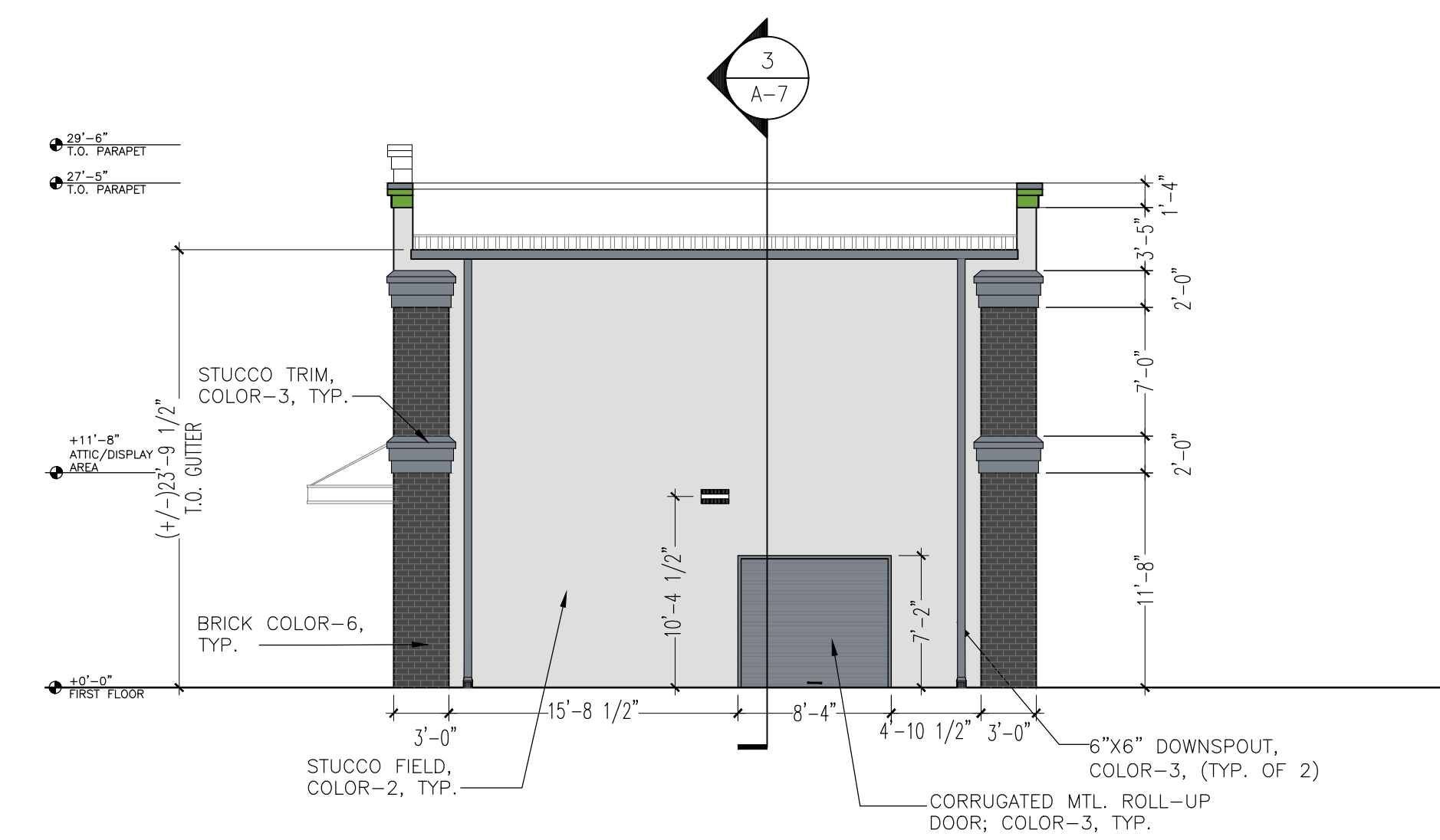
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SCALE: 1/8" = 1'-0"



6 EAST ELEVATION
SCALE: 1/8" = 1'-0"



5 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



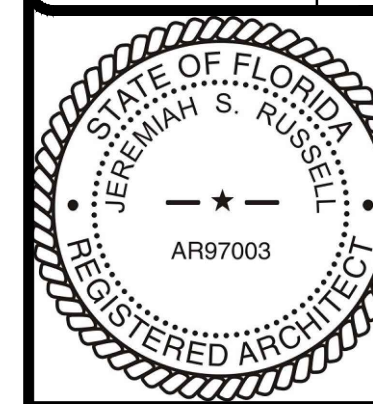
7 WEST ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR FINISHES

- METAL COLOR-1: PREFINISHED METAL CANOPIES CLEAR ANODIZE
- STUCCO COLOR-2: SHERWIN-WILLIAMS, NEBULOUS WHITE, SW 7063, LRV: 74
- STUCCO COLOR-3: SHERWIN-WILLIAMS, SERIOUS GRAY, SW 6256 LRV: 23
- STUCCO COLOR-4: WASABI GREEN
- STUCCO COLOR-5: SHERWIN WILLIAMS, IRON ORE, SW 7069 LRV: 6
- BRICK COLOR-6: "TUXEDO"

REVISIONS	BY
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02/03/22	
02/04/22	

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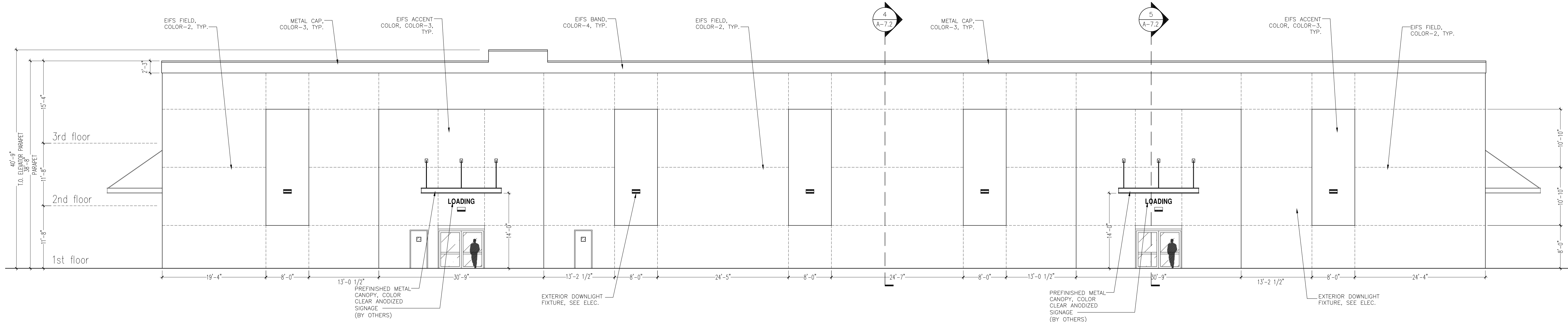
PROPOSED NEW BUILDING:
**BROWARD DEVELOPMENT
CLIMATE CONTROLLED STORAGE**
6923 GALL BOULEVARD
ZEPHYRHILLS, FL. 33542

SHEET TITLE
**OFFICE
BUILDING
FLOOR PLANS &
ELEVATIONS**

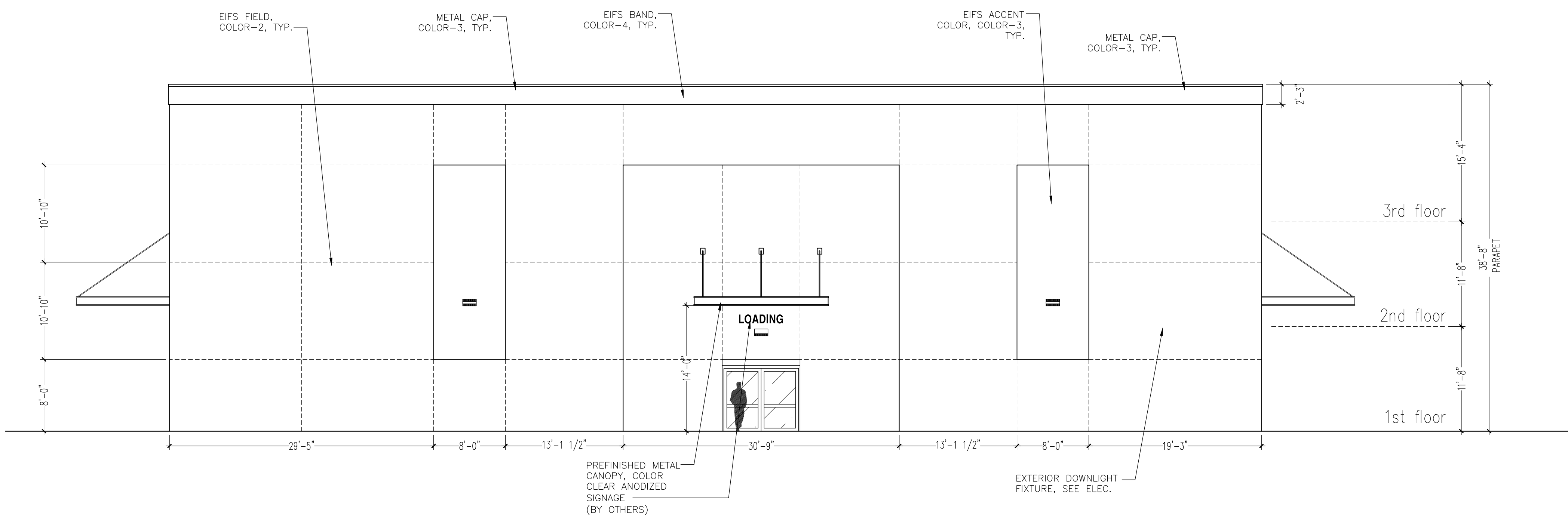
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CHECKED
DATE 11/2021
SCALE 1/8" = 1'-0"
JOB NO. 0000
SHEET A-1
OF SHEETS

Colin Lichtenstein and Associates & Jeremiah Russell, AIA, ARCHITECT

1150 LAKE HEARN DR - SUITE 150
ATLANTA, GA 30342 (404)303-7008



1 NORTH ELEVATION
A-6 SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
A-6 SCALE: 1/8" = 1'-0"

- EXTERIOR FINISHES**
- METAL COLOR-1: PREFINISHED METAL CANOPIES
CLEAR ANODIZE
 - EIFS COLOR-2
SHERWIN-WILLIAMS, NEBULOUS WHITE, SW 7063,
LRV: 74
 - EIFS COLOR-3
SHERWIN-WILLIAMS, SERIOUS GRAY, SW 6256
LRV: 23
 - EIFS COLOR-4
WASABI GREEN

1150 LAKE HEARY DR - SUITE 150
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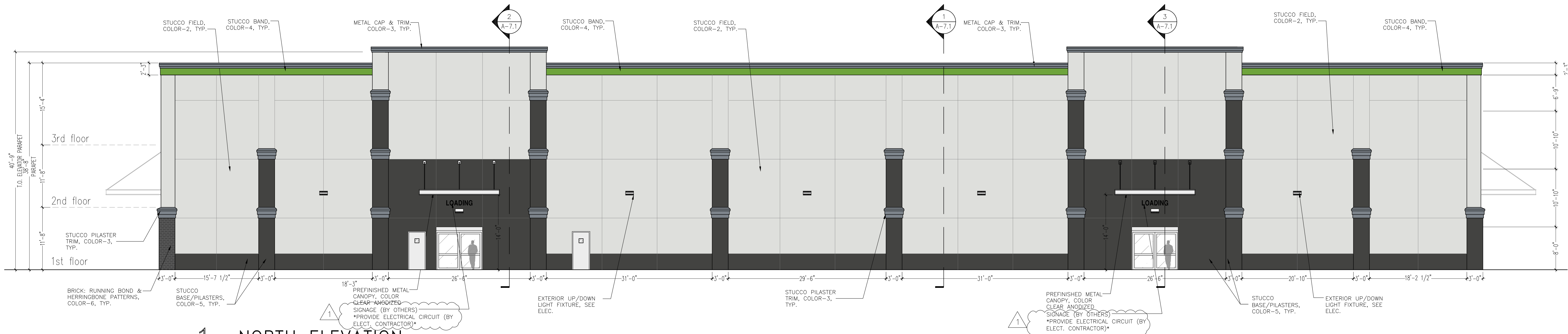
PROPOSED NEW BUILDING:
BROWARD DEVELOPMENT
CLIMATE CONTROLLED STORAGE
6923 GALL BOULEVARD
ZEPHYRHILLS, FL. 33542

SHEET TITLE
ELEVATIONS

DRAWN
XXXXX
CHECKED
DATE
11/2021
SCALE
1/8" = 1'-0
JOB NO.
0000
SHEET
A-6
SHEETS

Colin Lichtenstein and Associates & Jeremiah Russell, AIA, ARCHITECT

RELEASED FOR CONSTRUCTION



1 NORTH ELEVATION
A-6 SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
A-6 SCALE: 1/8" = 1'-0"

EXTERIOR FINISHES

- METAL COLOR-1: PREFINISHED METAL CANOPIES
CLEAR ANODIZE
- STUCCO COLOR-2
SHERWIN-WILLIAMS, NEBULOUS WHITE, SW 7063,
LRV: 74
- STUCCO COLOR-3
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LRV: 23
- STUCCO COLOR-4
WASABI GREEN
- STUCCO COLOR-5
SHERWIN WILLIAMS, IRON ORE, SW 7069
LRV: 6
- BRICK COLOR-6
'TUXEDO'

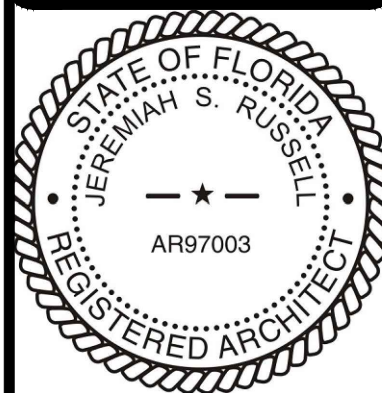
RELEASED FOR CONSTRUCTION

Colin Lichtenstein and Associates & Jeremiah Russell, AIA, ARCHITECT

1150 LAKE HEARN DR - SUITE 150
ATLANTA, GA 30342 (404)303-7008

REVISIONS	BY
02/04/22	1
05/10/22	

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02/04/22	
REVISION-1	1
05/10/22	



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PROPOSED NEW BUILDING:
**BROWARD DEVELOPMENT
CLIMATE CONTROLLED STORAGE**
6923 GALL BOULEVARD
ZEPHYRHILLS, FL. 33542

SHEET TITLE
ELEVATIONS

DRAWN XXXX
CHECKED
DATE 11/2021
SCALE 1/8" = 1'-0"
JOB NO. 0000
SHEET
A-6
OF SHEETS

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE		QTY	ORG./PTS.	REMARKS
	CC	Cercis canadensis 'Forest Pansy' TM	Forest Pansy Redbud		2" Cal. / 10' Ht.		15	Native / 2.2 = 33 pts.	
	JB	Juniperus silicicola 'Brodie'	Brodie Southern Red Cedar	3" Cal.	12'-14' Ht.		24	Native / 3.3 = 79.2 pts.	
	IAE	Ilex x attenuata 'Eagleston'	Eagleston Holly	3" Cal.	12'-14' Ht.		23	Native / 3.3 = 75.9 pts.	
	MG	Magnolia grandiflora 'Brackens Brown Beauty'	Bracken's Southern Magnolia	4" Cal. / 12' Ht.			14	Native / 4.4 = 61.6 pts.	
	QV	Quercus virginiana	Southern Live Oak		4" Cal. / 12' Ht.		32	Native / 4.4 = 140.8 pts.	
	UA	Ulmus alata	Winged Elm		2" Cal. / 10' Ht.		7	Native / 2.2 = 15.4 pts.	
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER		QTY	DETAIL	REMARKS
	VO3	Viburnum odoratissimum	Sweet Viburnum	7 gal.	36" Ht. x 24" Sp. / 4' O.C.		268		
	VO2	Viburnum obovatum	Walter's Viburnum	3 gal.	24" Ht. x 18" Sp. / 36" O.C.		58		
SHRUB AREAS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	QTY	DETAIL	REMARKS
	ZP	Zamia pumila	Cootie	3 gal.	15" Ht. x 15" Sp. / 36" O.C.	36" o.c.	47		
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	QTY	DETAIL	REMARKS
	BH	Bulbine frutescens 'Hallmark'	Stalked Bulbine	1 gal.	12" Ht. x 12" Sp.	24" o.c.	35		

PLANTING NOTES

- The LANDSCAPE CONTRACTOR is responsible for verifying project site conditions and all quantities indicated on these plans before commencing any work. LANDSCAPE CONTRACTOR shall notify the LANDSCAPE ARCHITECT if soil conditions are poorly drained to determine if substitution of materials is necessary.
- All plant material shall be Florida Grade No. 1 or better nursery grown in accordance to Florida Grades and Standards
- All plant material shall be container grown or B&B. B&B materials shall be "hardened off" root pruned during field production and shall be dug at least several weeks before
- Plants shall be sound, healthy and vigorous, well branched and densely foliated when in leaf. They shall be free of disease, insects, eggs or larvae and shall have healthy, well developed root systems. They shall be free from physical damage or adverse conditions that would prevent thriving growth.

- Substitution of plant materials will not be permitted unless authorized in writing by the LANDSCAPE ARCHITECT. If proof is submitted that any plant specified in not obtainable, a proposal will be considered for use of the nearest equivalent size or variety with corresponding adjustment of contract price.
- LANDSCAPE CONTRACTOR shall bear final responsibility for proper surface drainage of planted areas. Any discrepancy in the drawings, obstruction on the site, or prior to work done by any other party, which the CONTRACTOR feels precludes establishing proper drainage shall be brought to the attention of the LANDSCAPE ARCHITECT for correction or relief of said responsibility.
- All trees planted within 7.5' to any CCUA utility line shall have root barrier installed per CCUA specifications. No trees shall be planted closer than 5' to a CCUA utility.
- Planting beds shall be cut or edged to form a uniform clean line between beds and lawn areas.

CLAY COUNTY LANDSCAPE REQUIREMENTS

SITE SHADE COVERAGE REQUIREMENT	REQUIRED	PROVIDED
(3.74 AC. GROSS x 24) = 89.76 PTS.	20% SMALL (2"-3") = 17.95 PTS.	174.9 PTS. (PROPOSED)
	10% MEDIUM (4"-11") = 8.9 PTS.	202.4 PTS. (PROPOSED)
	10% LARGE (12" UP) = 8.9 PTS.	49 PTS. (RETAINED) (28" MAPLE)
TOTAL	89.76 PTS.	377.3 PTS. (TOTAL PROPOSED)
RIGHT OF WAY BUFFERS	REQUIRED	PROVIDED
US-17 (170 FT)	TREES PTS. = 10.2	TREES PTS. = 17.6 (PROPOSED)
PERIMETER BUFFERS	REQUIRED	PROVIDED
(1,035 LN FT)	TYPE "B" BUFFER CANOPY TREES = 35 NON-CANOPY PTS. = 186.3 PTS.	CANOPY TREES = 35 (PROPOSED) NON-CANOPY PTS = 168.1 PTS.
VUA LANDSCAPE	REQUIRED	PROVIDED
(VUA = 20,033 SF)	10 % LS. AREA = 2,003 SF CANOPY TREE PTS. = 26.7	10 % LS. AREA = 2,379 SF CANOPY TREE PTS. = 27.5

16. After all plant material in a plant bed area has been installed and approved, the areas between plants shall be raked to an even grade to conform to premulching finish grades. All planting beds and plant saucers shall then be uniformly covered with a minimum three (3) inches of #2 grade or better of PINE BARK MINI NUGGETS.

17. Before fertilization a soil and/or foliar nutrient analysis shall be performed to determine whether phosphorus fertilizer with 30% slow release nitrogen will be required. All planting bed areas shall be fertilized approximately 4-6 weeks after installation.

18. Plant material soil shall be "native" soil that was removed from the planting hole. If soil is badly contaminated, good quality soil shall be used as replacement after contaminated soil has been completely removed from planting area.

19. After sodding is completed, the entire side areas shall be watered by hand or irrigation system each day for two weeks. After approximately one month of installation, sodded areas shall then be top dressed with a 15-0-15 commercial slow-release fertilizer at a rate of 6.67 pounds per 1,000 square feet of area in an evenly broad-case pattern.

20. The LANDSCAPE CONTRACTOR is responsible for all fine grading preparation for planting. Apply pre-emergent to all beds prior to planting.

21. Rough grades will be established by the owners general contractor at approximately 3 inches below curbs, sidewalks, hardscape amenities, mowing strips and abutments. All materials shall be a minimum 30" from buildings or walks.

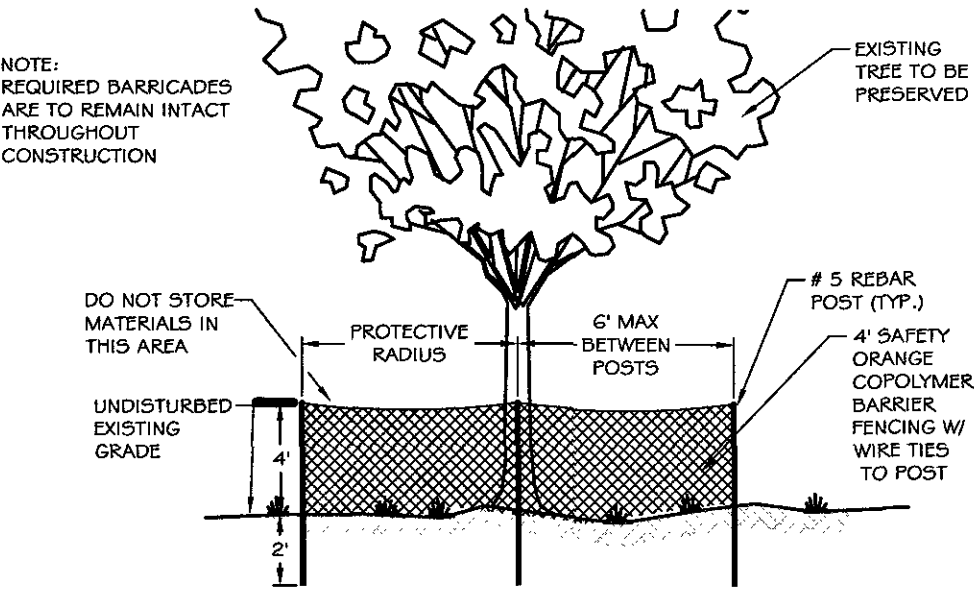
24. Sod areas shall be ARGENTINE BAHAGRASS. Grass for sodding shall be freshly cut in squares one foot wide by two feet long. Sod shall be healthy, free of insects and weeds, in naturally flourishing conditions. Dry, brown and unfresh sod will be rejected.

25. Sod shall be laid end to end and side to side in a staggered line to form a uniform layer. All uneven edges shall be squarely trimmed to allow close and firm fitting of each piece.

27. The LANDSCAPE CONTRACTOR is responsible for fully maintaining all plant material on site during and before planting, until the work in accepted by the LANDSCAPE ARCHITECT and/or owner.

28. All plants shall be guaranteed by the LANDSCAPE CONTRACTOR to be healthy plants and in flourishing condition of active growth for ninety (90) days from final inspection and acceptance. All trees shall be guaranteed an additional one year from final inspection and acceptance.

29. The LANDSCAPE ARCHITECT, owner or owners representative shall have the right to reject any and all work which in his opinion does not meet with the requirements of the specifications at any stage of the project operation.

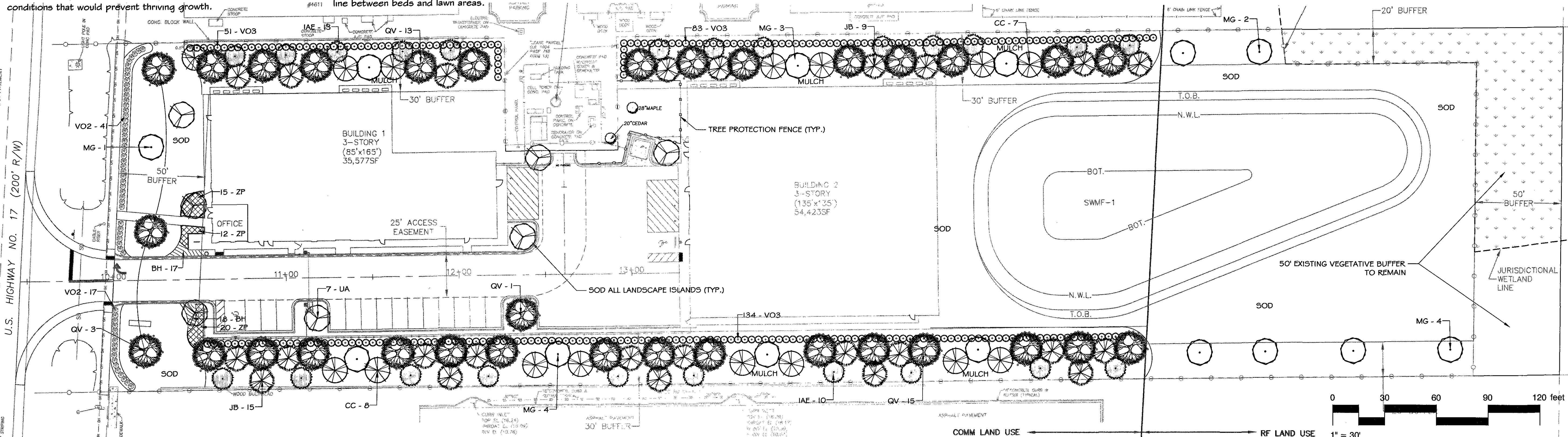
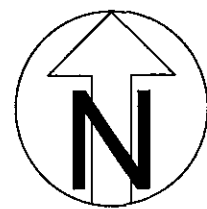


ALL PROTECTED TREES, PRESERVED UNDERSTORY VEGETATION, AND TREES RETAINED FOR TREE CREDIT SHALL BE PROTECTED FROM INJURY DURING ANY LAND CLEARING AND CONSTRUCTION PROCESS IN THE FOLLOWING MANNER.

- THE MINIMUM UNDISTURBED AREA SHALL BE DESCRIBED BY A RADIUS OF ONE FOOT FOR EACH INCH OF THE TREE'S DIAMETER AT BREAST HEIGHT. DURING DEVELOPMENT ACTIVITY, ENCROACHMENT INTO THE UNDISTURBED AREA FOR PROPOSED ACTIVITY DESCRIBED IN CC LDC 6-2(5)(D), MAY BE PERMITTED UP TO 25% OF THE RADIUS OR UP TO 50% OF THE RADIUS ON ONE SIDE BUT NOT CLOSER THAN 6 FEET TO THE TRUNK OF THE TREE IN ALL EVENTS.
- A TEMPORARY BARRIER SHALL BE CONSTRUCTED TO PREVENT DISTURBANCE OF THE SOIL EQUAL TO MINIMUM UNDISTURBED AREA. THE BARRIERS SHALL BE IN PLACE PRIOR TO LAND CLEARING AND REMAIN IN PLACE THROUGHOUT CONSTRUCTION.
- THE DEVELOPER SHALL NOT CAUSE OR ALLOW THE CLEANING OF EQUIPMENT, STORAGE OR DISPOSAL OF MATERIALS OR WASTE MATERIALS SUCH AS PAINT, SOLVENTS, ASPHALT, CONCRETE, MORTAR, OR ANY OTHER MATERIAL THAT MAY ENDANGER THE HEALTH OF TREES OR VEGETATION WITHIN THE MINIMUM UNDISTURBED AREAS OF PROTECTED TREES.
- THE MINIMUM UNDISTURBED AREA SHALL BE MAINTAINED AT ITS ORIGINAL GRADE WITH NO TRENCHING OR CUTTING OF ANY ROOTS, AND THERE SHALL BE NO STORAGE OF FILL OR COMPACTION OF SOIL. IN NO EVENT SHALL MOTORIZED VEHICLES OR EQUIPMENT BE ALLOWED TO PARK ON OR TRAVEL THROUGH THAT AREA WITHIN THE MINIMUM UNDISTURBED AREA OF THE PROTECTED TREES, NOR SHALL ANY DIRT OR OTHER MATERIALS BE STORED WITHIN THE BARRIERS.
- NO ATTACHMENT, WIRES (OTHER THAN PROTECTIVE GUY WIRES), SIGNS OR PERMITS SHALL BE FASTENED TO A TREE.
- ALL CLEARING AND GRUBBING WITHIN PROTECTED TREE AREA WILL BE DONE WITH HAND TOOLS ONLY.
- ALL ROOT SYSTEMS OUTSIDE THE PROTECTIVE RADIUS WHICH OCCUR IN AREAS OF PROPOSED IMPROVEMENTS SHALL BE PRUNED BY A QUALIFIED TREE SURGEON PRIOR TO EXCAVATION.

00 TREE PROTECTION FENCING / MIN. UNDISTURBED AREAS

1" = 1'-0"



REGISTERED LANDSCAPE ARCHITECT
MATTHEW A. JURNIEY, P.L.A.
CA#28535 FL#669893

REVISIONS

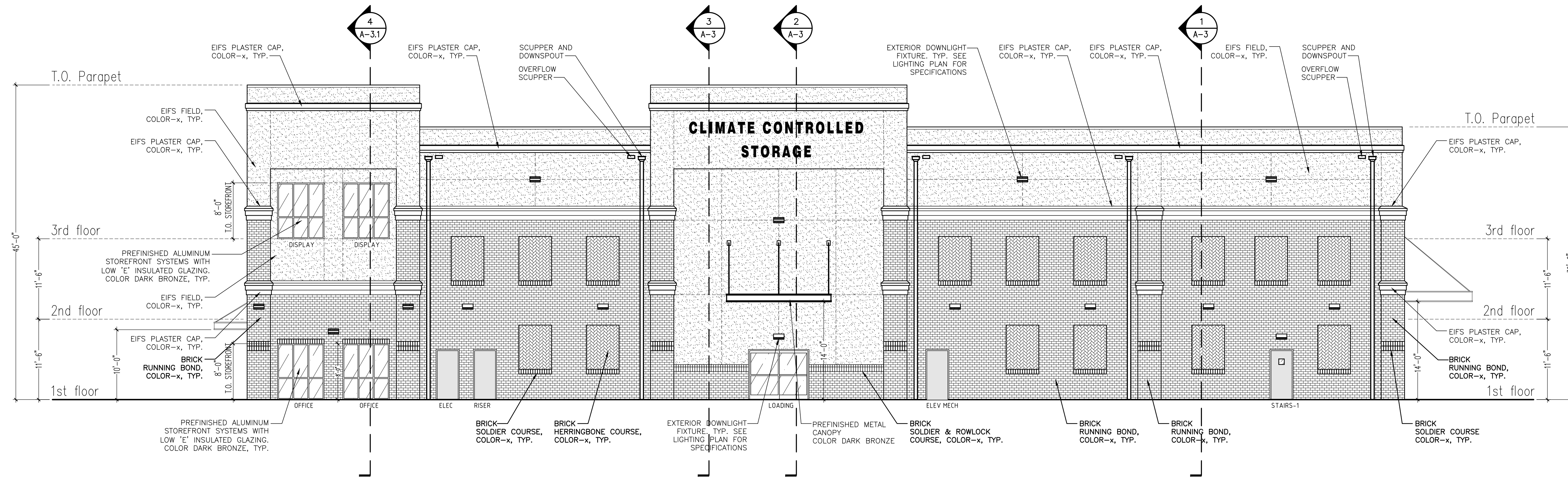
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2	###	###
3	###	###
4	###	###
5	###	###

DESIGN BY: MAJ
DRAWN BY: MAJ
CHECKED BY: MAJ
DATE: 8-24-18
JOB NO.: 18173

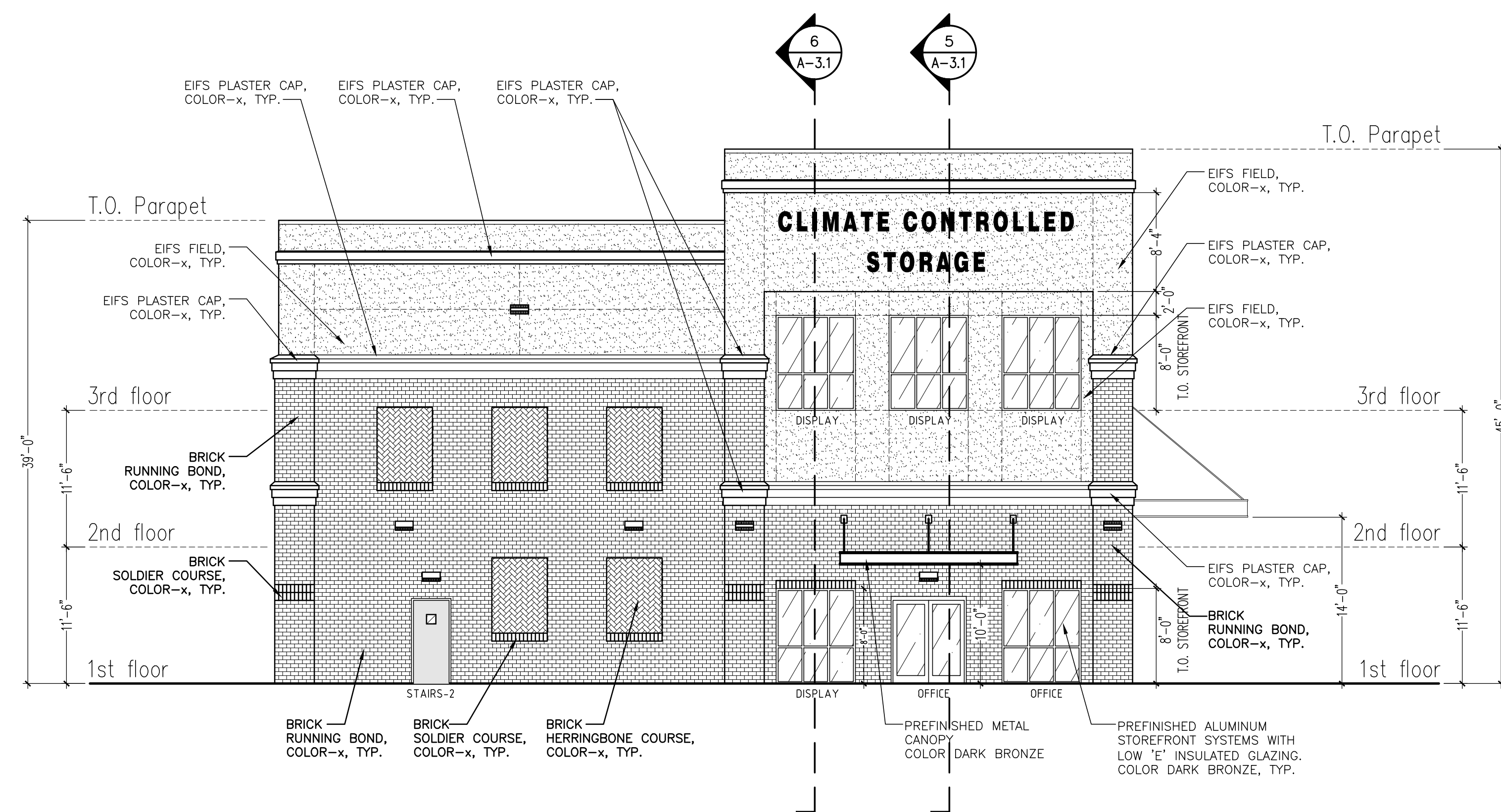
MATTHEWS DESIGN GROUP
P.O. BOX 3126, 7 WALDO STREET
ST. AUGUSTINE, FL 32084
PHONE: 904.826.1334 • FAX: 904.826.4547
INFO@MDGNC.COM

LANDSCAPE PLAN
Fleming Island Storage
Clay County, FL
PREPARED FOR

SHEET NO.: **LS-1**
OF



1
BUILDING-1
SOUTH ELEVATION
A-2 SCALE: 1/8" = 1'-0"



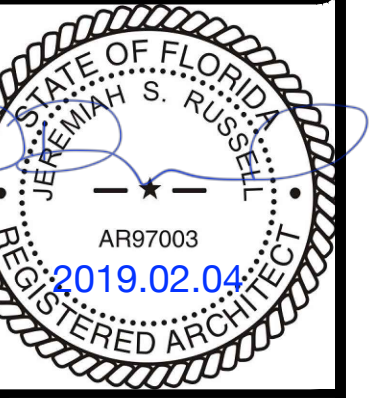
2
BUILDING-1
WEST ELEVATION (US HGWY 17)
A-2 SCALE: 1/8" = 1'-0"

1150 LAKE HEARN DR - SUITE 150
ATLANTA, GA 30342 (404)303-7008

Colin Lichtenstein and Associates & Jeremiah Russell, AIA, ARCHITECT

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01/22/19	

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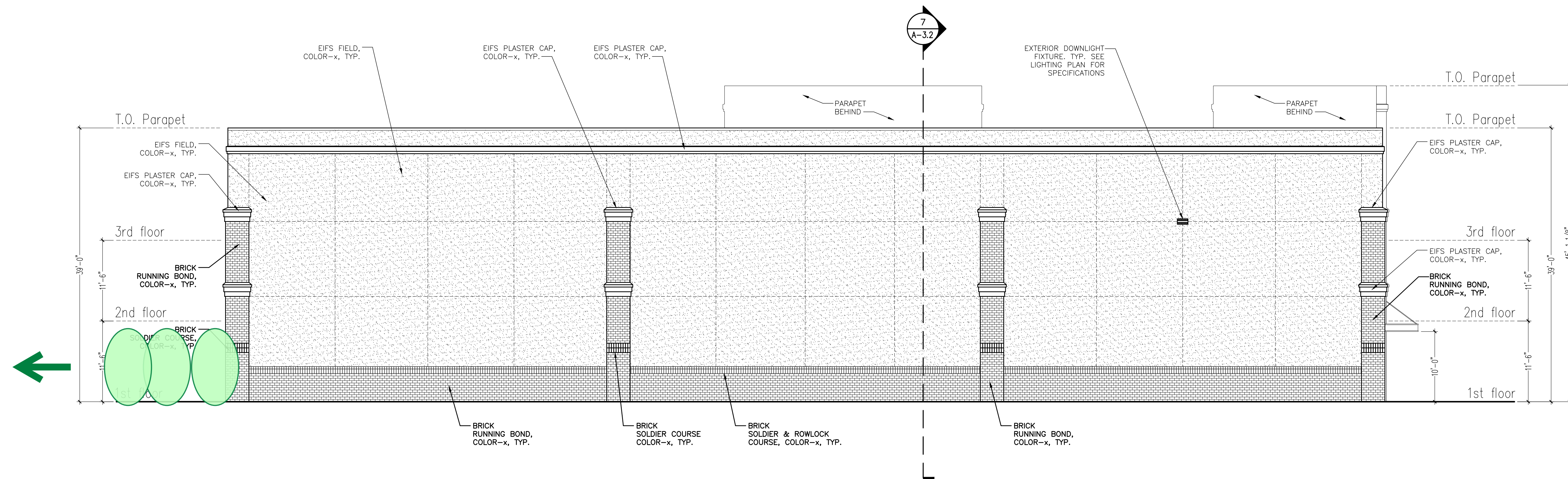
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BROWARD FLEMING ISLAND
CLIMATE CONTROLLED STORAGE
4665 US HIGHWAY 17, BUILDINGS #1 & #2
FLEMING ISLAND, FL 32003

PROPOSED NEW BUILDING:

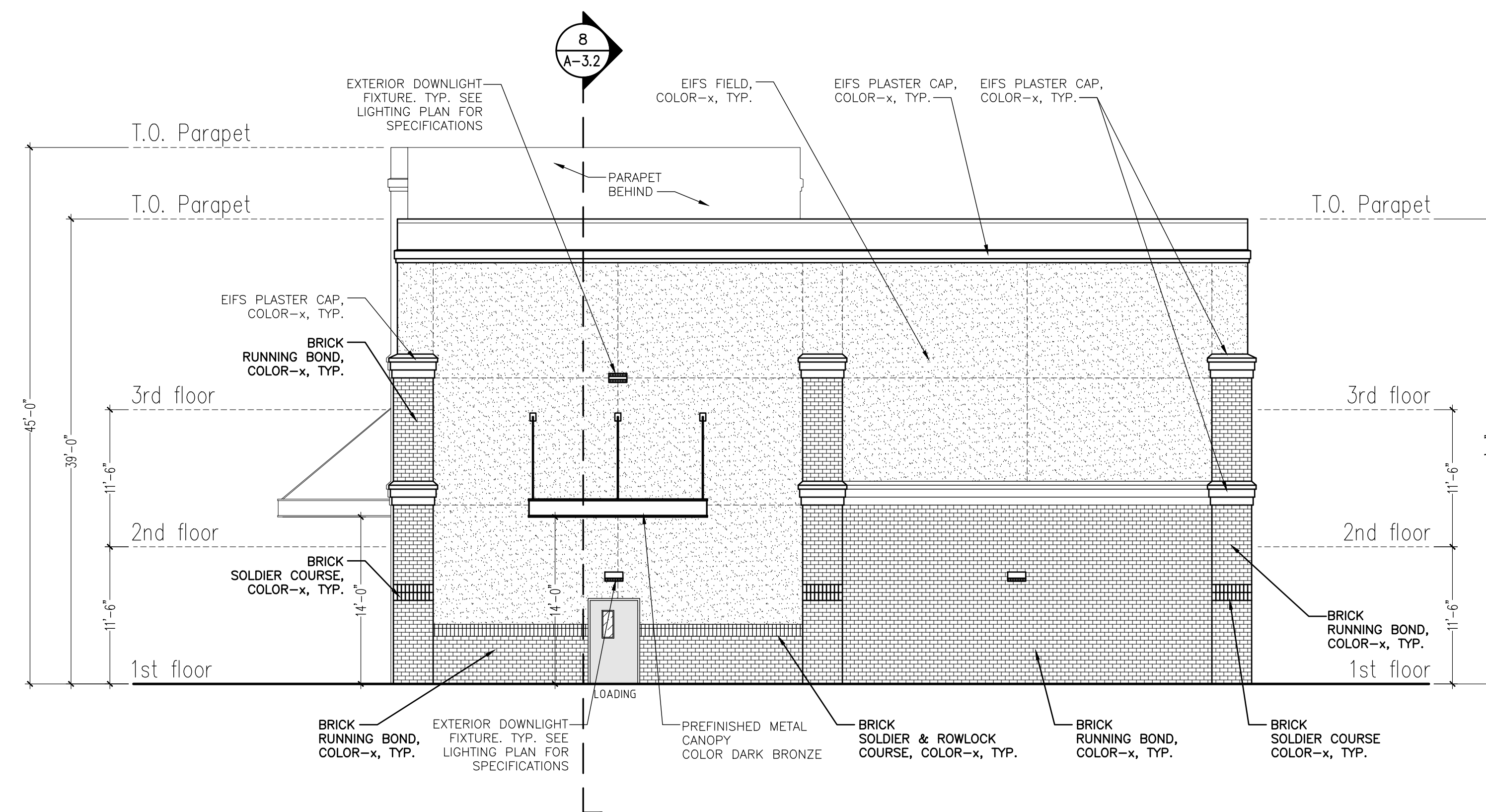
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XXXX
CHECKED
DATE
10/2018
SCALE
1/8" = 1'-0
JOB NO.
0000
SHEET

A-2

RELEASED FOR CONSTRUCTION



3
A-2.1 **BUILDING-1**
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



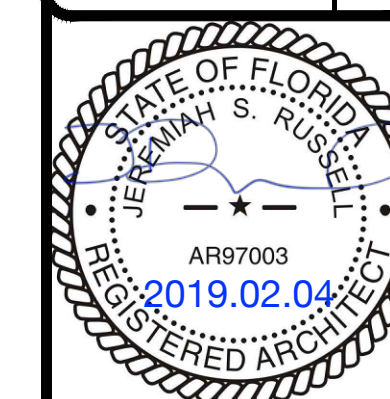
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A-2.1 **BUILDING-1**
EAST ELEVATION
SCALE: 1/8" = 1'-0"

1150 LAKE HEARN DR - SUITE 150
ATLANTA, GA 30342 (404)303-7008

Colin Lichtenstein and Associates & Jeremiah Russell, AIA, ARCHITECT

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01/22/19	

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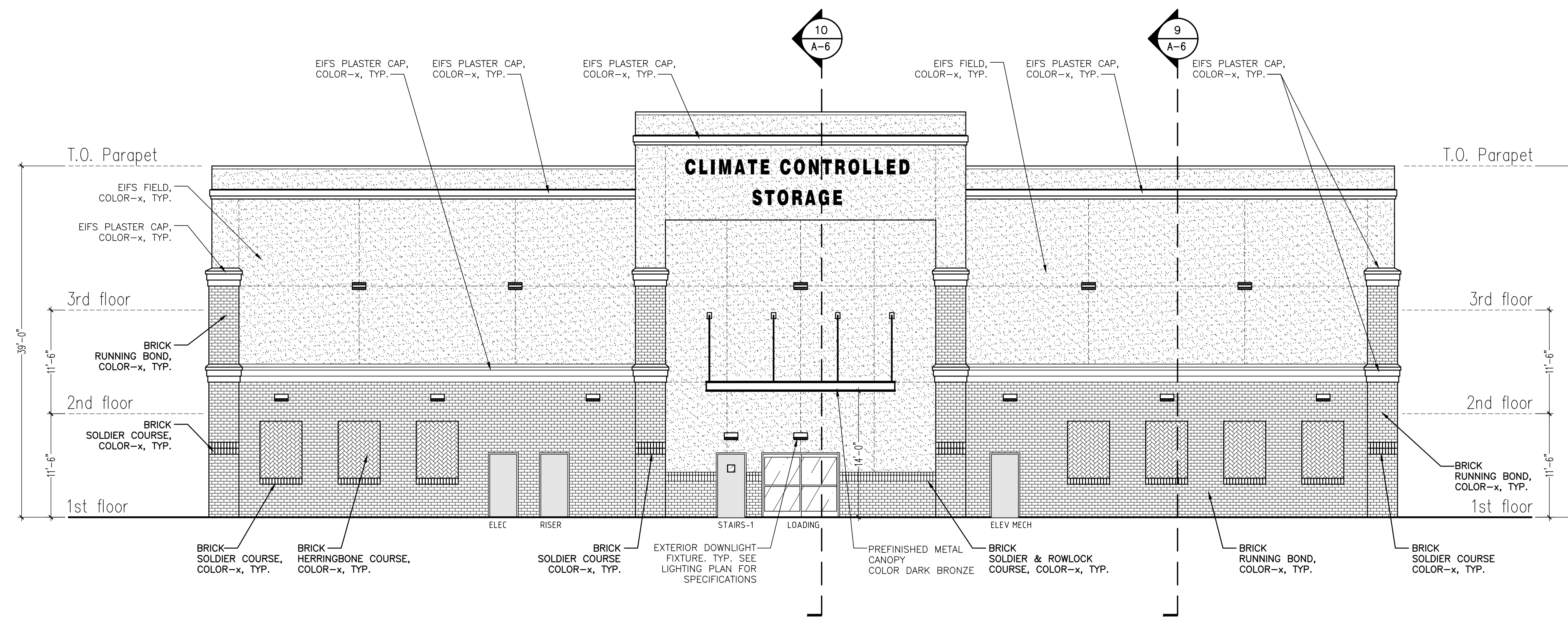
BROWARD FLEMING ISLAND
CLIMATE CONTROLLED STORAGE
4665 US HIGHWAY 17, BUILDINGS #1 & #2
FLEMING ISLAND, FL 32003

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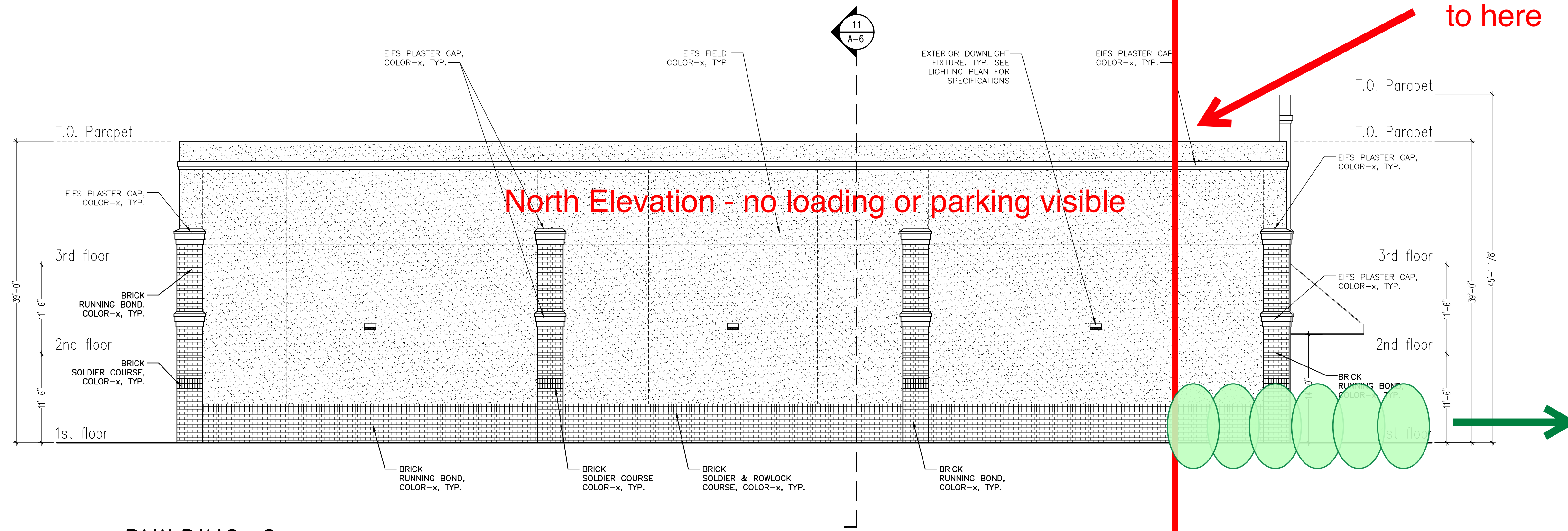
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DATE	10/2018
SCALE	1/8" = 1'-0"
JOB NO.	0000
SHEET	

A-2.1

RELEASED FOR CONSTRUCTION



1
BUILDING-2
WEST ELEVATION
A-5 SCALE: 1/8" = 1'-0"



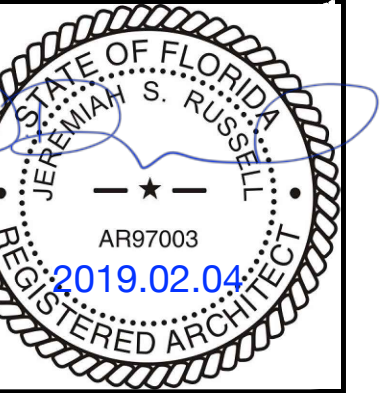
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BUILDING-2
NORTH ELEVATION
A-5 SCALE: 1/8" = 1'-0"

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01/22/19	

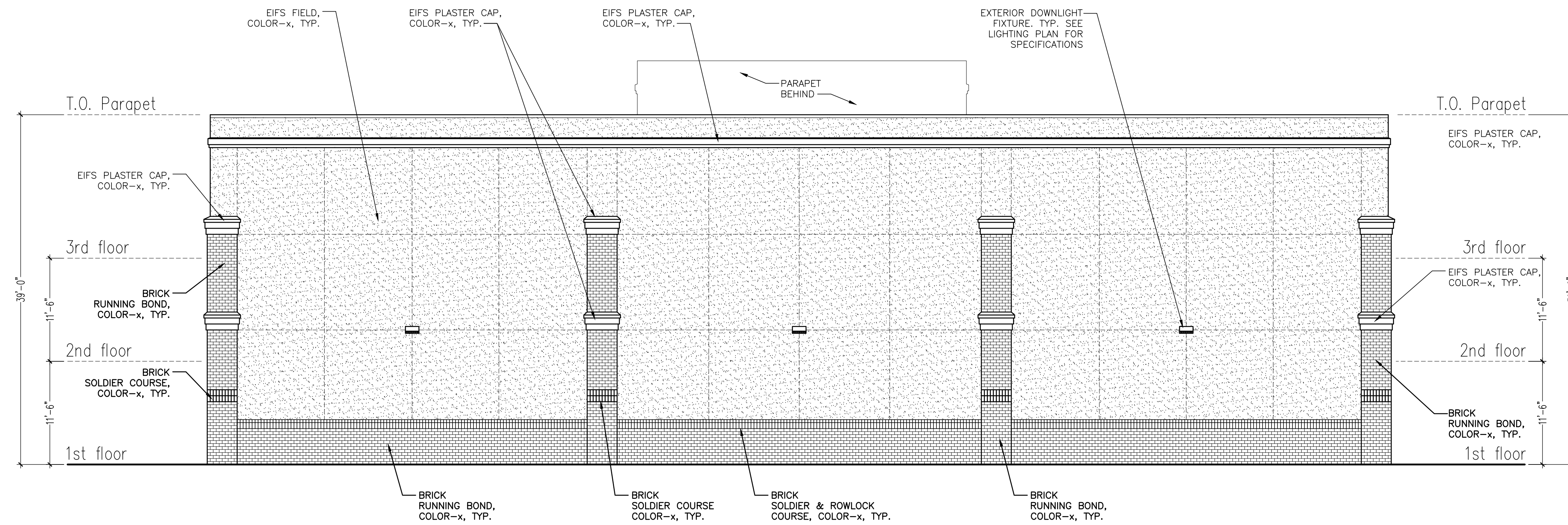
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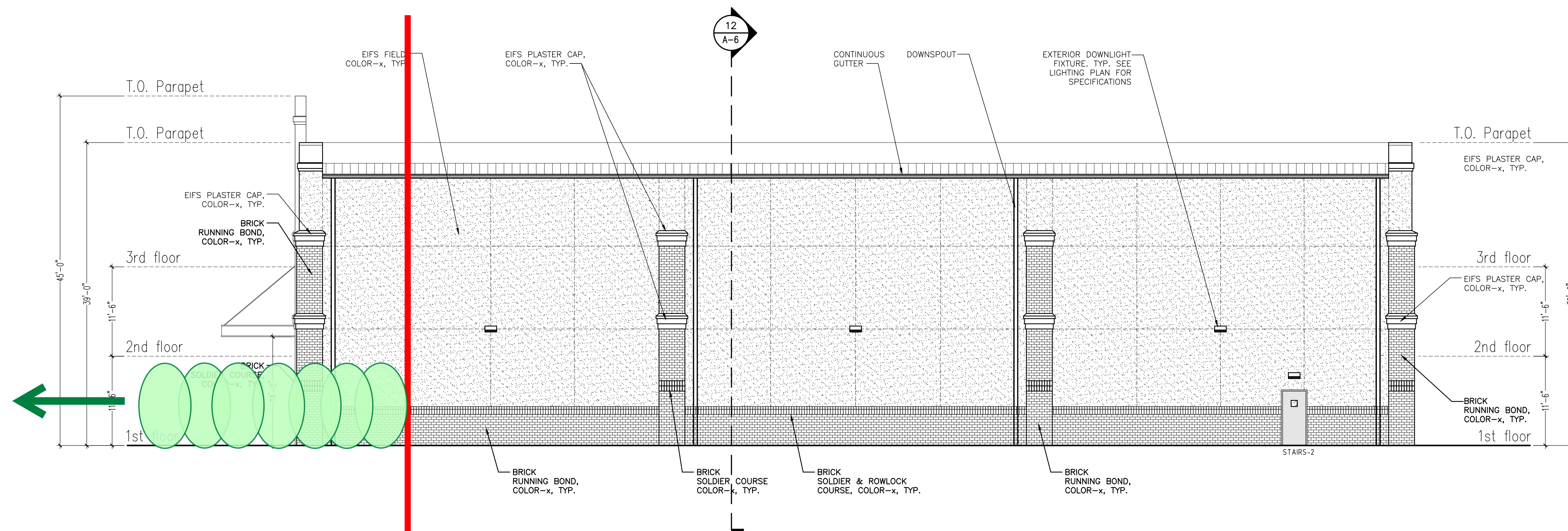
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CLIMATE CONTROLLED STORAGE
4665 US HIGHWAY 17, BUILDINGS #1 & #2
FLEMING ISLAND, FL 32003

DRAWN XXXX
CHECKED
DATE 10/2018
SCALE 1/8" = 1'-0"
JOB NO. 0000
SHEET A-5

RELEASED FOR CONSTRUCTION



1
BUILDING-2
EAST ELEVATION
A-5.1 SCALE: 1/8" = 1'-0"



2
BUILDING-2
SOUTH ELEVATION
A-5.1 SCALE: 1/8" = 1'-0"

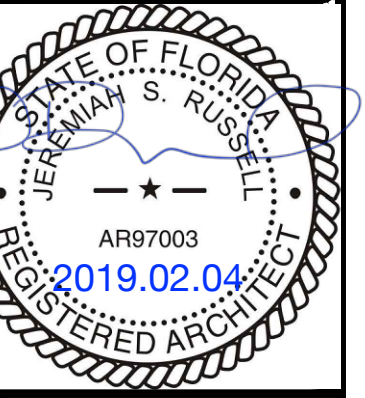
RELEASED FOR CONSTRUCTION

Colin Lichtenstein and Associates & Jeremiah Russell, AIA, ARCHITECT

1150 LAKE HEARN DR - SUITE 150
ATLANTA, GA 30342 (404)303-7008

REVISIONS	BY
12/14/18	
01/22/19	

PRINTED	PERMIT
01/22/19	



BROWARD FLEMING ISLAND
CLIMATE CONTROLLED STORAGE
4665 US HIGHWAY 17, BUILDINGS #1 & #2
FLEMING ISLAND, FL 32003

PROPOSED NEW BUILDING:

DRAWN	XXXX
CHECKED	
DATE	10/2018
SCALE	1/8" = 1'-0"
JOB NO.	0000
SHEET	

A-5.1

PARK PLACE BOAT & RV STORAGE

3971,4001 TRUMP PLACE, ZEPHYRHILLS, FL 33542

SITE DATA TABLE

FLOOD_ZONE: FLOOD_ZONE "X","AE","A" ACCORDING TO F.I.R.M. COMMUNITY PANEL 12101C0268F, DATED 9/26/2014.

PROJECT SUMMARY & SITE DATA:	EXISTING	PROPOSED
TOTAL BUILDING AREA	0 SF (0%)	83,600 SF (26%)
TOTAL GROSS FLOOR AREA	0 SF (0%)	83,600 SF (26%)
TOTAL ASPHALT/CONC AREA	0 SF (0%)	120,835 SF (37%)
TOTAL IMPERVIOUS AREA	0 SF (0%)	204,435 SF (63%)
TOTAL GREEN AREA	322,890 (100%)	118,455 SF (37%)
TOTAL SITE AREA	322,890 SF/7.41 AC.	

ZONING: LI LAND_USE: INDUSTRIAL PRESENT_USE: VACANT INDUSTRIAL PROPOSED_USE: MANUFACTURING W/OFFICE

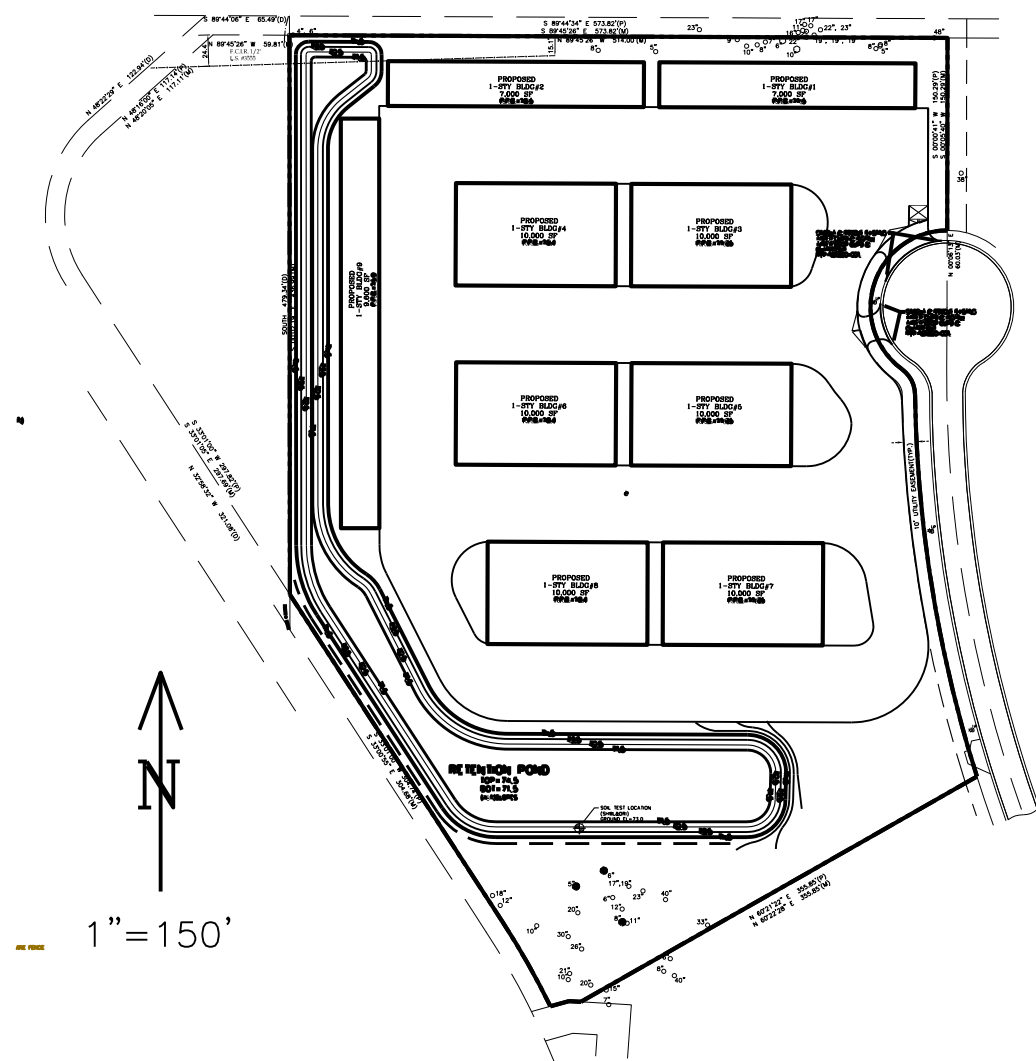
LOT REQUIREMENTS:	REQUIRED	PROPOSED
LOT AREA	NONE	322,890 SF
LOT WIDTH	75 FT	514 FT
LOT DEPTH	100 FT	740 FT

SETBACK REQUIREMENTS:		
FRONT(TRUMP PLACE)	50 FT	63 FT
SIDE(NORTH)	50 FT	20 FT
SIDE(SOUTHWEST)	5 FT	108.2 FT
REAR(WEST)	50 FT	40 FT

MAXIMUM LOT COVERAGE (ISR):	0.85	0.56
MAXIMUM FLOOR/AREA RATIO (FAR):	0.50	0.20
MAXIMUM BUILDING HEIGHT:	30 FT OR 2 STORY	30 FT

NUMBER OF PARKING SPACES:		
OFFICE:		
(1 SP FOR PER 200SF OF GFA)		
3000 SF/200	15 SP	16 SP
(1 SP PER 2 EMPLOYEE ON COMBINED LARGEST & 2ND LARGEST SHIFT)		
16 EMPLOYEE/2 SP	8 SP	8 SP
TOTAL	23 SP	24 SP
NUMBER OF H.C. PARKING SPACES: (1SP-25SP) =	1 SP	1 SP

SEWER_SERVICE_PROVIDER: CITY OF ZEPHYRHILLS UTILITIES
WATER_SERVICE_PROVIDER: CITY OF ZEPHYRHILLS UTILITIES
ELECTRIC_SERVICE_PROVIDER: DUKE ENERGY
FIRE_SERVICE_PROVIDER: CITY OF ZEPHYRHILLS FIRE & RESCUE
SOLID_WASTE: CITY OF ZEPHYRHILLS PUBLIC WORKS



SECTION 19, TOWNSHIP 26S., RANGE 22E.
PARCEL ID#: 19-26-22-0010-00000-0120
PARCEL ID#: 19-26-22-0010-00000-0110

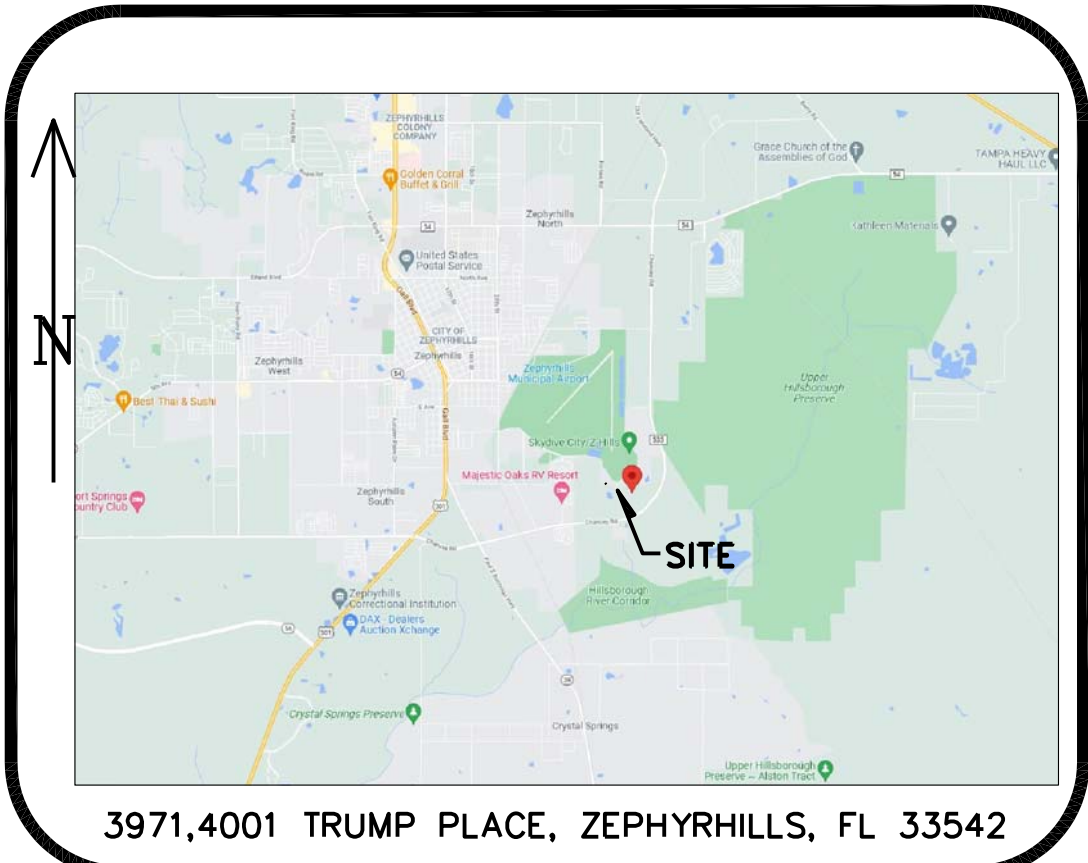
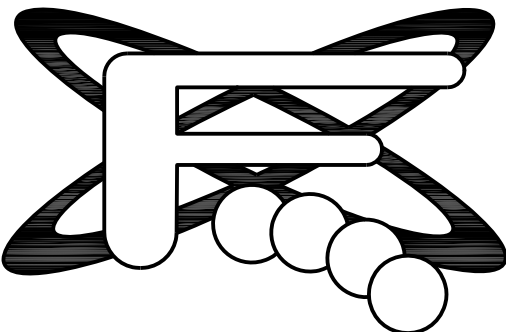
CIVIL CONSTRUCTION PLANS

PARK PLACE BOAT & RV STORAGE

PREPARED BY:

FRONTIER ENGINEERING, INC.

COMMERCIAL · MUNICIPAL · RESIDENTIAL
ST. PETERSBURG · TAMPA



LOCATION MAP
N.T.S.

Timothy J Healey

LEGAL DESCRIPTION

(AS REQUESTED)

LOT 11, PARK PLACE CENTER SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 65, PAGES 77 THROUGH 80 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

LESS THAT PORTION LYING WITHIN THE FOLLOWING DESCRIBED PARCEL OF LAND:

COMMENCE AT THE NORTHWEST CORNER OF TRACT "LB2" FOR THE POINT OF BEGINNING, THENCE RUN S 89°44'06" E, ALONG THE NORTH PLAT BOUNDARY, A DISTANCE OF 65.49 FEET; THENCE RUN SOUTH 479.34 FEET; THENCE RUN N 32°58'32" W, A DISTANCE OF 321.08 FEET TO A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 100.00 FEET AN ARC DISTANCE OF 141.87 FEET, A CHORD BEARING OF N 07°41'18" E, A CHORD DISTANCE OF 129.79 FEET TO A POINT OF TANGENCY; THENCE RUN N 48°22'29" E, A DISTANCE OF 122.94 FEET T TO THE POINT OF BEGINNING.

TOGETHER WITH:

LOT 12, PARK PLACE CENTER SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 65, PAGES 77 THROUGH 80 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

PROFESSIONAL TEAM

PROPERTY_OWNER: K&L FAMILY INVESTMENTS LLC & MICHAEL P. CORREIA
37545 SKY RIDGE CIR
DADE CITY, FL 33525
PH: (813) 997-0636
Email: sunstatedaluminum@juno.com

CIVIL_ENGINEER: FRONTIER ENGINEERING, INC.
P.O. BOX 4444
TAMPA, FL 33677
PH: (813) 251-0169
FX: (813) 251-0179
Email: frontierengineering@yahoo.com

LANDSCAPE_ARCHITECT: COPLEY DESIGN ASSOCIATES, INC
2230 HUNTING VALLEY LN,
STREETSBORO, OH 44241
PH: (330) 474-7776
Email: copleydesign@gmail.com

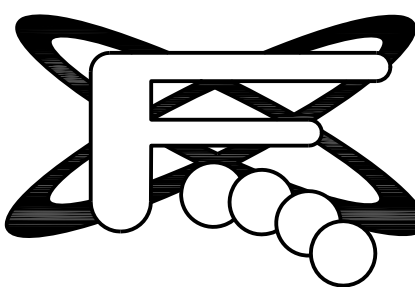
SURVEYOR: CROW & ASSOCIATES, INC.
2004 THONOTOSASSA RD., STE #102
PLANT CITY, FL 33563
PH: (813) 754-0505
Email: crowsurveying@gmail.com



AERIAL MAP
N.T.S.

CIVIL PLAN INDEX:

SHEET#	TITLE
COVER	COVER PAGE
1 OF 7	SITE PLAN
2 OF 7	GRADING & DRAINAGE/C.S.W.M. PLAN
3 OF 7	UTILITY PLAN
4 OF 7	EXISTING CONDITIONS/DEMO PLAN
5 OF 7	NOTES & SPECIFICATIONS
6 OF 7	DETAILS
7 OF 7	NPDES/SWPP PLAN
L1	LANDSCAPE DEVELOPMENT PLAN



P.O.BOX 4444
TAMPA, FL 33677
PH: (813) 251-0169
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frontierengineering@yahoo.com

FRONTIER ENGINEERING, INC.
COMMERCIAL · MUNICIPAL · RESIDENTIAL
ST. PETERSBURG · TAMPA

PARK PLACE BOAT & RV STORAGE
COVER SHEET

CITY OF ZEPHYRHILLS, FLORIDA

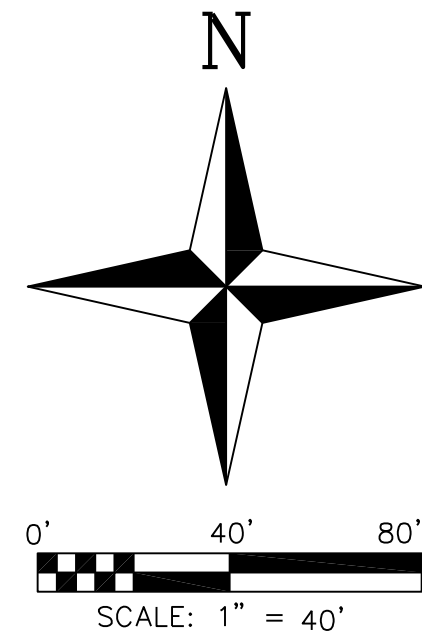
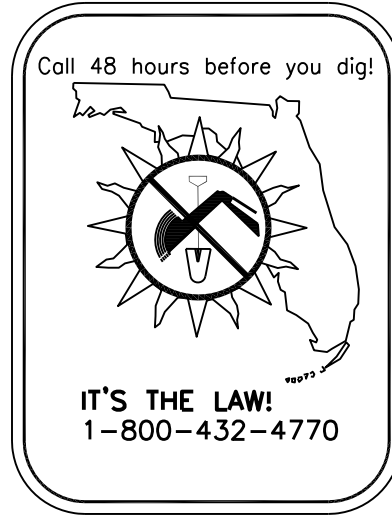
DESIGN: IB
DRAWN: IB
CHECKED: TJH

J. HEALEY

Digitally signed by Timothy J Healey
DN: cn=Timothy J Healey, o=Frontier Engineering Inc., ou=AP000000016000015000000B4E, cns=Timothy J Healey
Date: 2022.07.06 14:32:04 -0400

53661

REV #	DATE	REVISION	BY
9			
8			
7			
6			
5			
4			
3			
2			
1			
DATE: 6/27/22 JOB #: 19-29			
SCALE: 1" = 30'			
SHEET #COVOF			



PROPOSED LEGEND

	DIRECTION OF FLOW
	EXISTING ELEVATION
	PROPOSED ELEVATION
NOTE: PROPOSED ELEVATIONS AT CURBLINE ARE AT BOTTOM OF CURB LINE. ADD 0.5' TO THESE ELEVATIONS FOR TOP OF CURB HEIGHT. (MEG = MATCH EXISTING GRADE)	
	SILT FENCE
	6" TALL PVC FENCE
	6" HIGH FDOT FENCE VINYL COATED (BLACK) W/ BARBED WIRE
	CEMENT BAG RIP-RAP PAD
	FILTER SOCK
	NUMBER OF PROPOSED PARKING SPACES
	PROTECTIVE TREE BARRICADE
	REMOVE EXISTING TREE

PAVING LEGEND	
	PROPOSED CONCRETE
	PROPOSED COMPACTED GRAVEL

EX.TREE LEGEND:

- Cypress Tree (3)
 Sycamore Tree (1)

BENCHMARKS:

ELEVATIONS SHOWN HEREON WERE BASED ON NATIONAL GEODETIC SURVEY BENCH MARK 682, PID DK5507, SAID BENCH MARK HAVING A PUBLISHED ELEVATION OF 75.20' NORTH AMERICAN VERTICAL DATUM OF 1988. ALL ELEVATIONS SHOWN HEREON ARE RELATED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.

TBM #1:

STATION IS A P.K. NAIL & DISK LOCATED 20.5'±
NORTH AND 24.8'± EAST OF THE NORTHEAST
CORNER OF LOT 12 DESCRIBED HEREON.
ELEVATION: 78.79' (NAVD 1988)

TBM #2:

STATION IS A P.K. NAIL & DISK LOCATED 25.6'±
NORTH AND 34.8'± EAST OF THE SOUTHEAST
CORNER OF LOT 12 DESCRIBED HEREON.
ELEVATION: 76.87' (NAVD 1988)

NOTES:

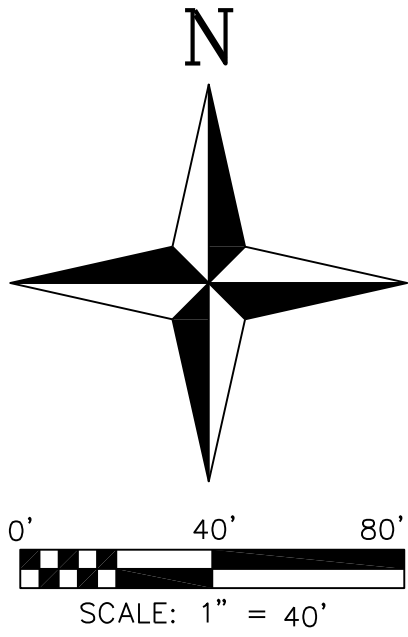
1. ELEVATIONS SHOWN HEREON ARE IN U.S. FEET.
2. THE TEMPORARY BENCHMARKS NOTED HEREON
ARE NOT FOR PUBLIC USE, AND REFER TO THIS
MAP ONLY.

LEGEND:

F.I.P.	FOUND IRON PIPE	P.C.P.	PERMANENT CONTROL POINT
F.C.I.P.	FOUND CAPPED IRON PIPE	P.R.M.	PERMANENT REFERENCE MONUMENT
F.I.R.	FOUND IRON ROD	W.F.	WOOD FENCE
F.C.I.R.	FOUND CAPPED IRON ROD	C.L.F.	CHAIN LINK FENCE
F.C.M.	FOUND CONCRETE MONUMENT	B.W.F.	BARBED WIRE FENCE
S.C.I.R.	SET CAPPED IRON ROD 1/2"	V.F.	VINYL FENCE
	PSM#5761	COR.	CORNER
SM&D	SET MAG NAIL & DISK	F.F.	FINISHED FLOOR
	P.S.M.#5761	P.P.F.	POOL PUMP/FILTER
L.B.	LICENSED BUSINESS	EL.	ELEVATION
P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER	T.O.B.	TOP OF BANK
		T.O.S.	TOE OF SLOPE
FPKN&D	FOUND PK NAIL & DISK	E.O.W.	EDGE OF WARE (TIME OF SURVEY)
F.R.R.S.	FOUND RAILROAD SPIKE	E.P.	EDGE OF PAVEMENT
D	DEED	C.E.	COVERED ENTRY
P	PLAT	P.O.B.	POINT OF BEGINNING
F	FIELD	P.C.	POINT OF COMMENCEMENT
C	CALCULATED	W.U.P.	WOOD UTILITY POLE
CONC.	CONCRETE	E.M.P.	ELECTRIC METER POLE
A/C	AIR CONDITIONER	W.L.P.	WOOD LIGHT POLE
C.B.	CONCRETE BLOCK	T.B.M.	TEMPORARY BENCH MARK
⊙ ⁺	CONCRETE LIGHT POLE	R.C.P.	REINFORCED CONCRETE PIPE
⊙	LIGHT POLE ELECTRIC BOX	C.M.P.	CORRUGATE METAL PIPE
⊙	EXISTING ELEVATION		

CURVE DATA					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C-7(P)	85.00'	120.59'	110.73'	S 07°37'30" W	81°17'00"
C-7(M)	85.00'	120.60'	110.74'	S 07°34'55" W	81°17'41"
C-8(P)	60.00'	150.62'	114.07'	S 18°05'45" W	143°49'52"
C-8(M)	60.00'	150.64'	114.01'	S 18°01'31" W	143°50'11"
C-11(P)	25.00'	23.13'	22.31'	N 27°19'09" W	53°00'05"
C-11(M)	25.00'	23.14'	22.32'	N 27°27'37" W	53°01'37"
C-13(P)	1039.33'	303.40'	302.32'	S 09°10'52" E	16°43'33"
C-13(M)	1039.33'	303.41'	302.33'	S 09°11'39" E	16°43'34"
C-53(P)	615.00'	76.93'	75.99'	N 28°28'29" W	7°05'01"
C-53(M)	615.00'	76.94'	76.02'	N 28°24'42" W	7°05'11"
C-100(O)	100.00'	141.24'	129.79'	S 07°41'18" W	80°55'30"
C-100(E)	100.00'	141.87'	130.27'	S 07°37'30" W	80°55'30"

LINE	BEARING	DISTANCE
L-1(P)	N 74°10'40" E	15.22'
L-1(M)	N 74°19'44" E	15.05'
L-2(P)	S 86°29'34" E	9.30'
L-2(M)	S 87°17'10" E	9.34'



EXTREE LEGEND:
● Camphor Tree (4) ● Oak Tree (74)
● Cypress Tree (3) ● Sycamore Tree (1)

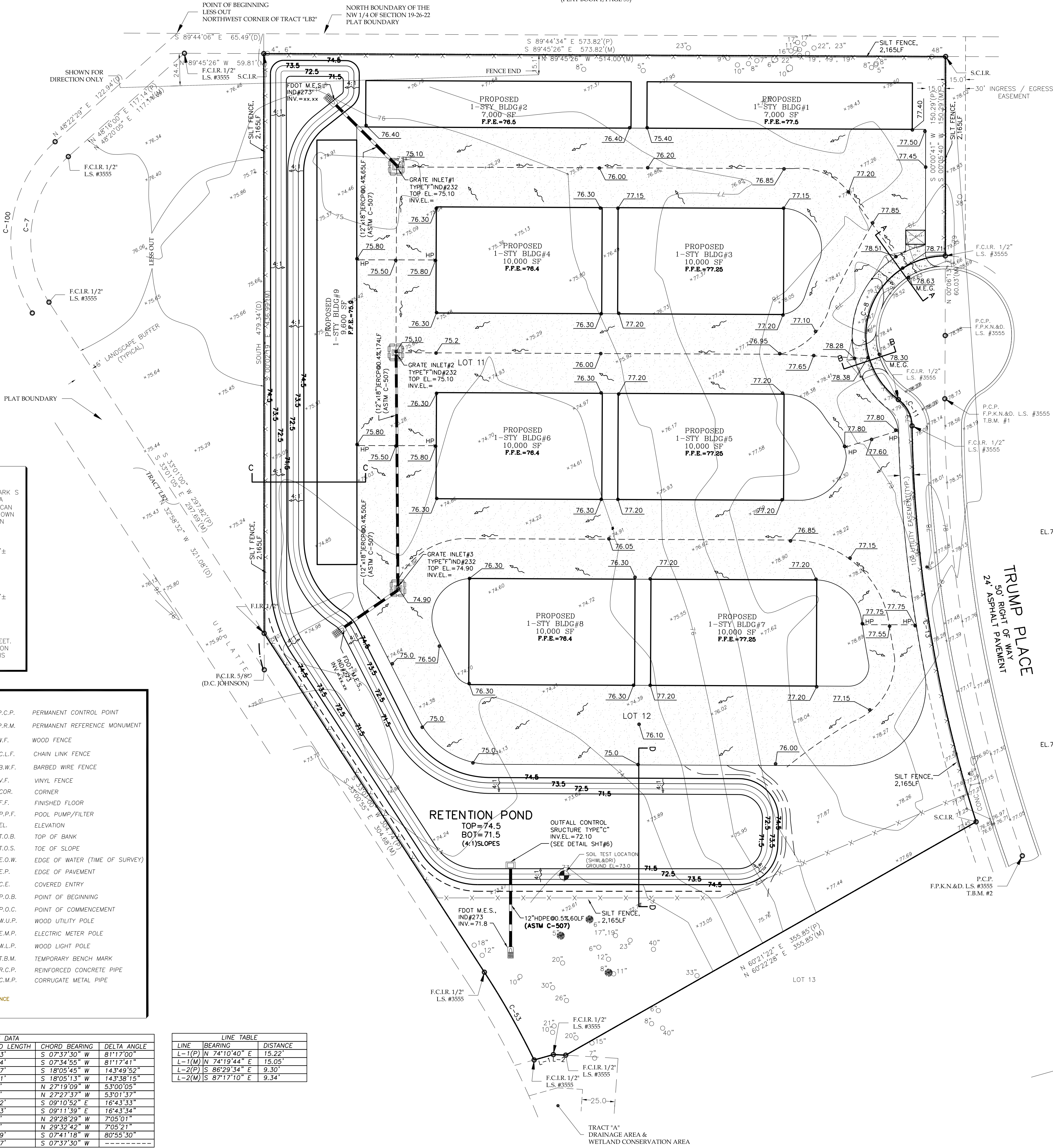
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TBM #2:
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NOTES:
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LEGEND:			
F.I.P.	FOUND IRON PIPE	P.C.P.	PERMANENT CONTROL POINT
F.C.I.P.	FOUND CAPPED IRON PIPE	P.R.M.	PERMANENT REFERENCE MONUMENT
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P.S.M.#5761		P.P.F.	POOL PUMP/FILTER
L.B.	LICENSED BUSINESS	EL.	ELEVATION
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AND MAPPER		T.O.S.	TOE OF SLOPE
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F.R.R.S.	FOUND RAILROAD SPIKE	E.P.	EDGE OF PAVEMENT
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P	PLAT	P.O.B.	POINT OF BEGINNING
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CONC.	CONCRETE	E.M.P.	ELECTRIC METER POLE
A/C	AIR CONDITIONER	W.L.P.	WOOD LIGHT POLE
C.B.	CONCRETE BLOCK	T.B.M.	TEMPORARY BENCH MARK
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@	LIGHT POLE ELECTRIC BOX	C.M.P.	CORRUGATE METAL PIPE
	EXISTING ELEVATION		
	BARBED WIRE FENCE		
	EASEMENT		
	PLAT LINE		

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C-8(M)	60.00'	150.42'	114.01'	S 18°05'13" W 143°38'15"
C-11(P)	25.00'	23.13'	22.31'	N 27°19'09" W 53°00'05"
C-11(M)	25.00'	23.14'	22.32'	N 27°27'37" W 53°01'37"
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C-53(P)	615.00'	76.03'	75.99'	N 29°28'29" W 7°05'01"
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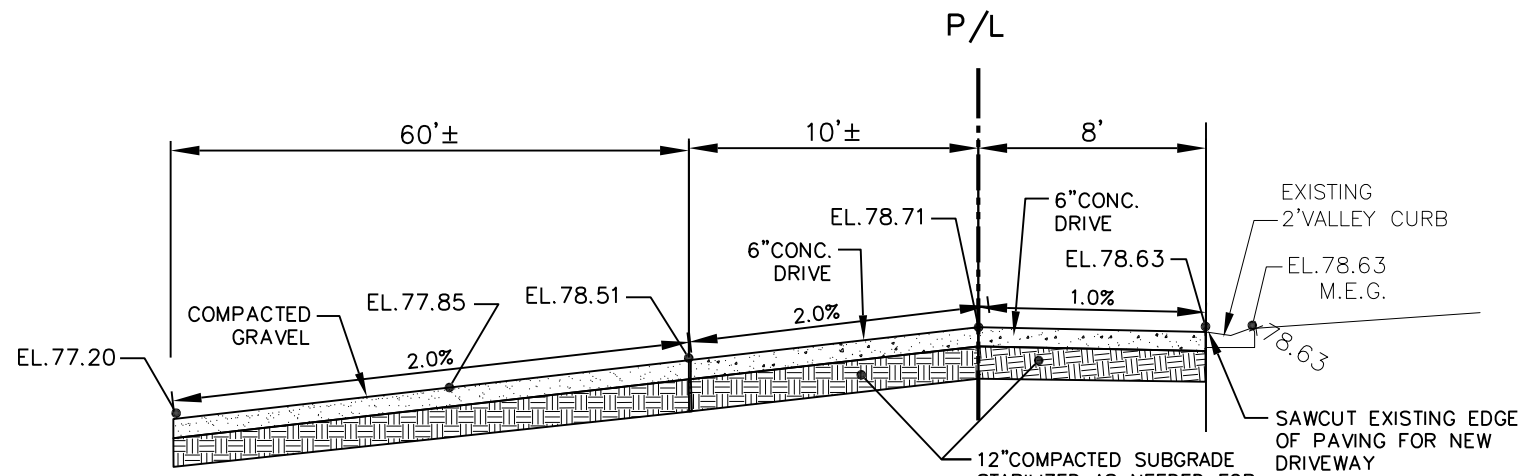
LINE TABLE		
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ZEPHYRHILLS COLONY COMPANY LANDS
(PLAT BOOK 1, PAGE 55)



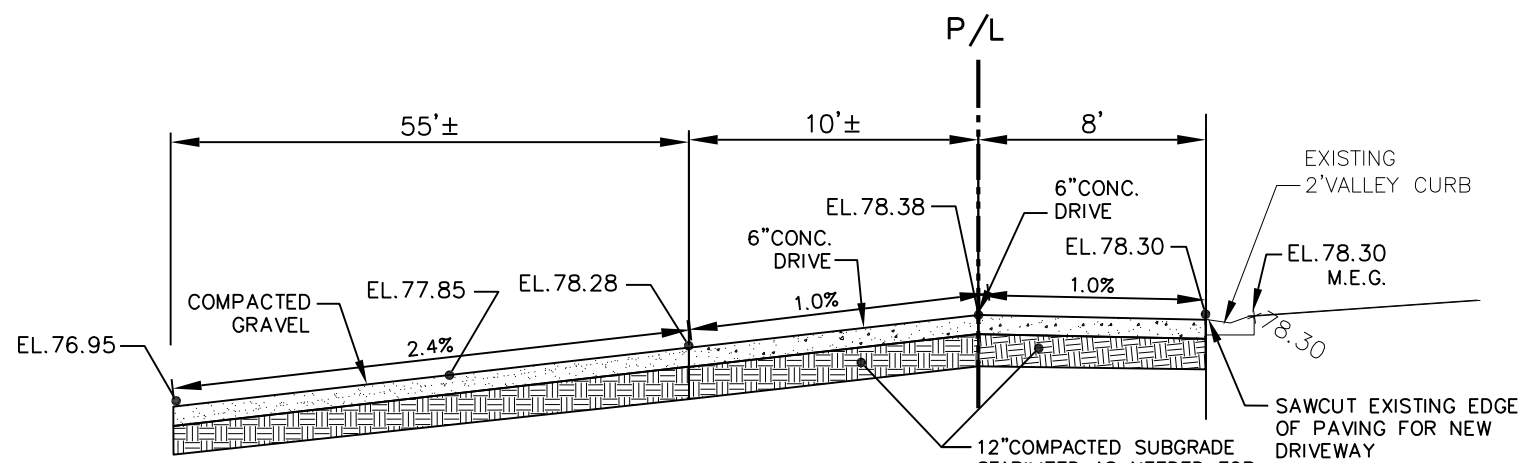
PROPOSED LEGEND	
	DIRECTION OF FLOW
	EXISTING ELEVATION
	PROPOSED ELEVATION
NOTE: PROPOSED ELEVATIONS AT CURBLINE ARE AT BOTTOM OF CURB FACE. ADD 0.5' TO THESE ELEVATIONS FOR TOP OF CURB HEIGHT. (MEG = MATCH EXISTING GRADE)	
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	6" HIGH FDOT FENCE VINYL COATED(BLACK) W/BARBED WIRE
	CEMENT BAG RIP-RAP PAD
	FILTER SOCK
	NUMBER OF PROPOSED PARKING SPACES
	PROTECTIVE TREE BARRICADE
	REMOVE EXISTING TREE

PAVING LEGEND	
	PROPOSED CONCRETE
	PROPOSED COMPACTED GRAVEL



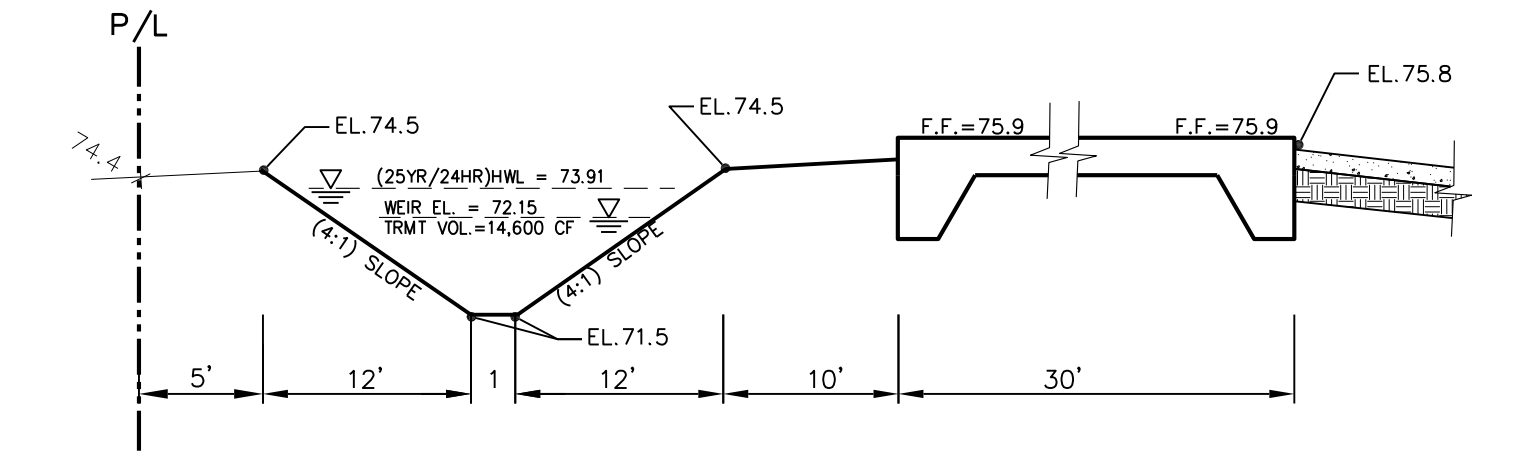
NOTES:
1. ALL DISTURBED AREAS WITHIN THE RIGHT OF WAY ARE TO BE SOODED.
2. DRIVEWAY IS TO BE CONSTRUCTED PER CITY OF ZEPHYRHILLS STANDARDS.
3. M.O.T. PER CITY OF ZEPHYRHILLS STANDARDS.

SECTION A-A (DRIVEWAY CENTERLINE PROFILE)
N.T.S.

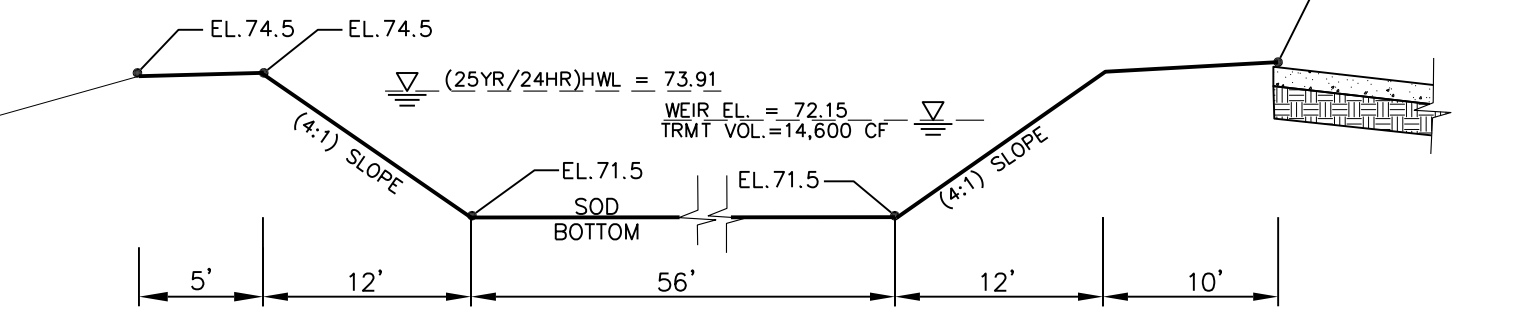


NOTES:
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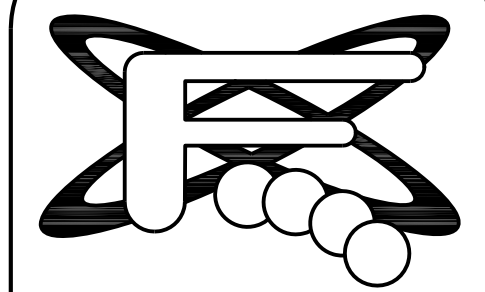
SECTION B-B (DRIVEWAY CENTERLINE PROFILE)
N.T.S.



SECTION C-C
N.T.S.



SECTION D-D
N.T.S.



P.O. BOX 4444
TAMPA, FL 33677
PH: (813) 251-0169
FAX: (813) 251-0179
frontierengineering@yahoo.com

FRONTIER ENGINEERING, INC.
COMMERCIAL · MUNICIPAL · RESIDENTIAL
ST. PETERSBURG · TAMPA

TIMOTHY J. HEALEY
DESIGN: IB
DRAWN: IB
CHECKED: TJH

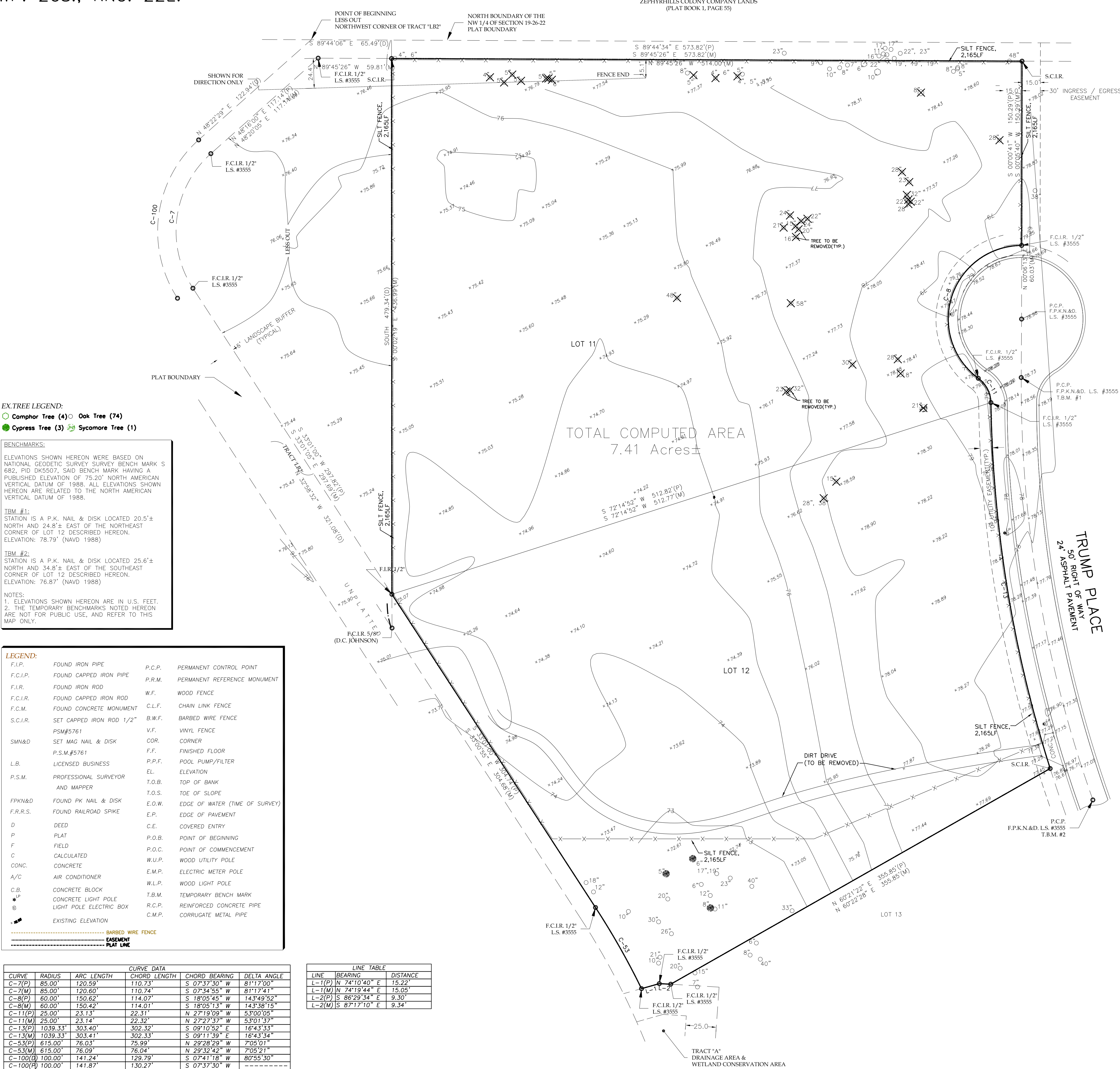
**PARK PLACE BOAT & RV STORAGE
GRADING & DRAINAGE PLAN**

CITY OF ZEPHYRHILLS, FLORIDA

FLORIDA ENGINEER'S REGISTRATION NO. 53661

REV.	DATE	REVISION	BY
1	6/27/22		
2			
3			
4			
5			
6			
7			
8			

DATE: 6/27/22 JOB #: 21-16
SCALE: 1" = 40'
SHEET #: 2 OF 7



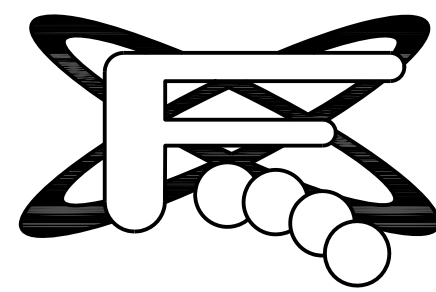
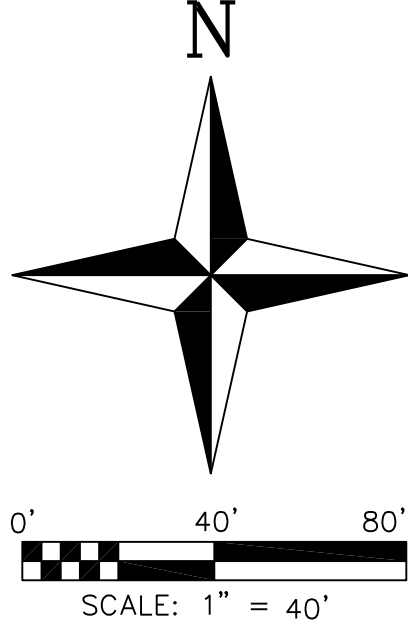
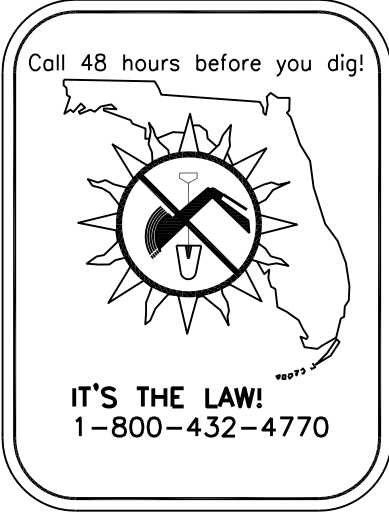
EXTREE LEGEND:
○ Camphor Tree (4) ○ Oak Tree (74)
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BENCHMARKS:
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STATION IS A P.K. NAIL & DISK LOCATED 25.6'± NORTH AND 34.8'± EAST OF THE SOUTHEAST CORNER OF LOT 12 DESCRIBED HEREON. ELEVATION: 76.87' (NAVD 1988)
NOTES:
1. ELEVATIONS SHOWN HEREON ARE IN U.S. FEET.
2. THE TEMPORARY BENCHMARKS NOTED HEREON ARE NOT FOR PUBLIC USE, AND REFER TO THIS MAP ONLY.

LEGEND:			
F.I.P.	FOUND IRON PIPE	P.C.P.	PERMANENT CONTROL POINT
F.C.I.P.	FOUND CAPPED IRON PIPE	P.R.M.	PERMANENT REFERENCE MONUMENT
F.I.R.	FOUND IRON ROD	W.F.	WOOD FENCE
F.C.I.R.	FOUND CAPPED IRON ROD	C.L.F.	CHAIN LINK FENCE
F.C.M.	FOUND CONCRETE MONUMENT	B.W.F.	BARBED WIRE FENCE
S.C.I.R.	SET CAPPED IRON ROD 1/2"	V.F.	VINYL FENCE
PSM#5761		COR.	CORNER
SMN&D	SET MAG NAIL & DISK	F.F.	FINISHED FLOOR
P.S.M.#5761		P.P.F.	POOL PUMP/FILTER
L.B.	LICENSED BUSINESS	EL.	ELEVATION
P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER	T.O.B.	TOP OF BANK
FPKN&D	FOUND PK NAIL & DISK	T.O.S.	TOE OF SLOPE
F.R.R.S.	FOUND RAILROAD SPIKE	E.O.W.	EDGE OF WATER (TIME OF SURVEY)
D	DEED	E.P.	EDGE OF PAVEMENT
P	PLAT	C.E.	COVERED ENTRY
F	FIELD	P.O.B.	POINT OF BEGINNING
C	CALCULATED	P.O.C.	POINT OF COMMENCEMENT
CONC.	CONCRETE	W.U.P.	WOOD UTILITY POLE
A/C	AIR CONDITIONER	E.M.P.	ELECTRIC METER POLE
C.B.	CONCRETE BLOCK	W.L.P.	WOOD LIGHT POLE
LP	CONCRETE LIGHT POLE	T.B.M.	TEMPORARY BENCH MARK
S	LIGHT POLE ELECTRIC BOX	R.C.P.	REINFORCED CONCRETE PIPE
8	EXISTING ELEVATION	C.M.P.	CORRUGATE METAL PIPE
---	BARBED WIRE FENCE		
---	EASEMENT		
---	PLAT LINE		

CURVE DATA				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE
C-7(P)	85.00'	120.59'	110.73'	S 07°37'30" W 81°17'00"
C-7(M)	85.00'	120.60'	110.74'	S 07°34'55" W 81°17'41"
C-8(P)	60.00'	150.62'	114.07'	S 18°05'45" W 143°49'52"
C-8(M)	60.00'	150.42'	114.01'	S 18°05'13" W 143°38'15"
C-11(P)	25.00'	23.13'	22.31'	N 27°19'09" W 53°00'05"
C-11(M)	25.00'	23.14'	22.32'	N 27°27'37" W 53°01'37"
C-13(P)	1039.33'	303.40'	302.32'	S 09°10'52" E 16°43'33"
C-13(M)	1039.33'	303.41'	302.33'	S 09°11'39" E 16°43'34"
C-53(P)	615.00'	76.03'	75.99'	N 29°28'29" W 7°05'01"
C-53(M)	615.00'	76.09'	76.04'	N 29°32'42" W 7°05'21"
C-100(P)	100.00'	141.24'	129.79'	S 07°41'18" W 80°55'30"
C-100(M)	100.00'	141.87'	130.27'	S 07°37'30" W -----

LINE TABLE		
LINE	BEARING	DISTANCE
L-1(P)	N 74°10'40" E	15.22'
L-1(M)	N 74°19'44" E	15.05'
L-2(P)	S 86°29'34" E	9.30'
L-2(M)	S 87°17'10" E	9.34'



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FRONTIER ENGINEERING, INC.
COMMERCIAL · MUNICIPAL · RESIDENTIAL
ST. PETERSBURG · TAMPA

TIMOTHY J. HEALEY

DESIGN: IB

DRAWN: IB

CHECKED: TJH

PARK PLACE BOAT & RV STORAGE
EXISTING CONDITIONS / DEMO PLAN

CITY OF ZEPHYRHILLS, FLORIDA

FLORIDA ENGINEER'S REGISTRATION NO. 53661

REVISION		DATE	BY
REV.#	DATE		
9			
8			
7			
6			
5			
4			
3			
2			
1			
DATE: 6/27/22 JOB #: 21-16			
SCALE: 1" = 40'			
SHEET #: 4 OF 7			

GENERAL CONSTRUCTION NOTES

- ALL WORK PERFORMED SHALL COMPLY WITH THE REGULATIONS AND ORDINANCES OF THE VARIOUS GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK.
- ELEVATIONS REFER TO THE NAVD 88.
- LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES, AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES AFFECTING THIS WORK PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL CHECK THE PLANS FOR CONFLICTS AND DISCREPANCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE OWNER'S ENGINEER OF ANY CONFLICTS OR DISCREPANCIES BEFORE PERFORMING ANY WORK IN THE AFFECTED AREA.
- THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES, AND SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE VARIOUS UTILITY COMPANIES, IN ORDER TO PERMIT MARKING THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES, IN ADVANCE OF CONSTRUCTION, BY CALLING "SUNSHINE" AT 1-800-432-4770. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITIES NOT INCLUDED IN THE "SUNSHINE" PROGRAM.
- 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.
- ALL UNDERGROUND UTILITIES MUST BE IN PLACE AND TESTED OR INSPECTED PRIOR TO BASE AND SURFACE CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS OF THE VARIOUS GOVERNMENTAL AGENCIES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, AND SCHEDULE INSPECTIONS ACCORDING TO AGENCY INSTRUCTION.
- THE CONTRACTOR SHALL SUBMIT FOR APPROVAL TO THE OWNER'S ENGINEER, SHOP DRAWINGS ON ALL PRECAST AND MANUFACTURED ITEMS WHICH ARE FROM THIS SITE. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE. ALL SHOP DRAWINGS ARE TO BE REVIEWED AND APPROVED BY THE CONTRACTOR PRIOR TO SUBMITTAL TO THE OWNER'S ENGINEER.
- AT LEAST THREE (3) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND APPROPRIATE AGENCIES, AND SUPPLY THEM WITH ALL REQUIRED SHOP DRAWINGS, THE CONTRACTOR'S NAME, STARTING DATE, PROJECTED SCHEDULE, AND OTHER INFORMATION AS REQUIRED. ANY WORK PERFORMED PRIOR TO NOTIFYING THE ENGINEER, OR WITHOUT AGENCY INSPECTOR PRESENT, MAY BE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
- BACKFILL MATERIAL SHALL BE SOLIDLY TAMPED AROUND PIPES IN 6" LAYERS UP TO A LEVEL OF AT LEAST ONE FOOT ABOVE THE TOP OF THE PIPE. IN AREAS TO BE PAVED, BACKFILL SHALL BE COMPACTED TO 100% MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.
- SITE WORK CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF AT LEAST 3,000 P.S.I. IN 28 DAYS, UNLESS OTHERWISE NOTED.
- ALL PRIVATE 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. ADDITIONAL COSTS ARE INCIDENTAL TO OTHER CONSTRUCTION AND NO EXTRA COMPENSATION IS TO BE ALLOWED.
- ALL DISTURBED AREAS WHICH ARE NOT TO BE SODDED, ARE TO BE SEEDED AND MULCHED TO DOT STANDARDS, AND MAINTAINED UNTIL A SATISFACTORY STAND OF GRASS, ACCEPTABLE TO THE REGULATORY AGENCY, AND ENGINEER OF RECORD, HAVE BEEN OBTAINED. ANY WASHOUTS, REGRADEING, RESEEDING, AND GRASSING WORK, AND OTHER EROSION WORK REQUIRED, WILL BE PERFORMED BY THE CONTRACTOR, UNTIL THE SYSTEM IS ACCEPTED FOR MAINTENANCE, BY THE REGULATORY AGENCY AND ENGINEER OF RECORD.
- THE SOILS ENGINEER IS TO SUPPLY THE ENGINEER WITH A PHOTOCOPY OF ALL COMPACTION TESTS, AND ASPHALT RESULTS. THE SOILS ENGINEER IS TO CERTIFY TO THE ENGINEER OF RECORD, IN WRITING, THAT ALL TESTING REQUIREMENTS, REQUIRED BY THE LOCAL REGULATORY AGENCY, AND THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT), FOR THE IMPROVEMENTS, AS REQUIRED BY THE ENGINEERING CONSTRUCTION DRAWINGS, HAVE BEEN SATISFIED.
- THE CONTRACTOR SHALL MAINTAIN A COPY OF THE APPROVED PLANS AND PERMITS AT THE CONSTRUCTION SITE.
- THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS FOR CONSTRUCTION SITE SAFETY.
- ALL SODDING, SEEDING AND MULCHING SHALL INCLUDE WATERING AND FERTILIZATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THESE AREAS UNTIL THE PROJECT IS COMPLETED AND ACCEPTED BY THE OWNER.

CLEARING AND GRUBBING NOTES

- PRIOR TO ANY SITE CLEARING, ALL TREES SHOWN TO REMAIN ON THE CONSTRUCTION PLANS SHALL BE PROTECTED IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY'S TREE ORDINANCE AND DETAILS CONTAINED IN THESE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THESE TREES IN GOOD CONDITION. NO TREES SHOWN TO REMAIN SHALL BE REMOVED WITHOUT WRITTEN APPROVAL FROM THE OWNER.
- THE CONTRACTOR IS TO PREPARE THE SITE PRIOR TO BEGINNING ACTUAL CONSTRUCTION IN ACCORDANCE, WITH THE SOILS TESTING REPORT. COPIES OF THE SOILS REPORT ARE AVAILABLE THROUGH THE OWNER OR THE SOILS TESTING COMPANY. QUESTIONS REGARDING SITE PREPARATION REQUIREMENTS DESCRIBED IN THE SOILS REPORT ARE TO BE DIRECTED TO THE SOILS TESTING COMPANY.
- THE CONTRACTOR SHALL CLEAR AND GRUB ONLY THOSE PORTIONS OF THE SITE, NECESSARY FOR CONSTRUCTION. DISTURBED AREAS WILL BE SEEDED, MULCHED, OR PLANTED WITH OTHER APPROVED LANDSCAPE MATERIAL IMMEDIATELY FOLLOWING CONSTRUCTION.
- THE TOP 4" TO 6" OF GROUND REMOVED DURING CLEARING AND GRUBBING SHALL BE STOCKPILED AT A SITE DESIGNATED BY THE OWNER TO 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 APPLICABLE REGULATIONS. ONLY "GRADING BY HAND" IS PERMITTED WITHIN THE CANOPY LINE OF TREES THAT ARE TO REMAIN.
- THE CONTRACTOR IS TO OBTAIN ALL NECESSARY PERMITS FOR REMOVING ANY EXISTING STRUCTURES.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES TO DISCONNECT OR REMOVE THEIR FACILITIES PRIOR TO REMOVING OR DEMOLISHING.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR MAKING A VISUAL INSPECTION OF THE SITE AND WILL BE RESPONSIBLE FOR THE DEMOLITION AND REMOVAL OF ALL UNDERGROUND AND ABOVE GROUND STRUCTURES THAT WILL NOT BE INCORPORATED WITH THE NEW FACILITIES. SHOULD ANY DISCREPANCIES EXIST WITH THE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING THE OWNER AND REQUESTING A CLARIFICATION OF THE PLANS PRIOR TO DEMOLITION.
- DURING CONSTRUCTION, ALL STORM SEWER INLETS IN THE VICINITY OF THE PROJECT SHALL BE PROTECTED BY SEDIMENT TRAPS SUCH AS SECURED HAY BALES, SOD, STONE, ETC., WHICH SHALL BE MAINTAINED AND MODIFIED AS REQUIRED BY CONSTRUCTION PROGRESS.
- ALL EROSION AND SILTATION CONTROL METHODS SHALL BE IMPLEMENTED PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED UNTIL CONSTRUCTION IS COMPLETE.
- WHEN CONSTRUCTION IS COMPLETED, THE RETENTION/DETENTION AREAS WILL BE RESHAPED, CLEANED OF SILT, MUD AND DEBRIS, AND RE-SODDED IN ACCORDANCE TO THE PLANS.
- CONTRACTOR IS TO PROVIDE EROSION CONTROL/SEDIMENTATION BARRIER (HAY BALES OR SILTATION CURTAIN) TO PREVENT SILTATION OF ADJACENT PROPERTY, STREETS, STORM SEWERS, WATERWAYS, AND EXISTING WETLANDS.

STORM SEWER NOTES

- ALL DELETERIOUS SUBSTANCE MATERIAL, (I.E. MUCK, PEAT, BURIED DEBRIS), IS TO BE EXCAVATED IN ACCORDANCE WITH THESE PLANS, OR AS DIRECTED BY THE OWNER'S ENGINEER, OR OWNER'S SOIL TESTING COMPANY. DELETERIOUS MATERIAL IS TO BE STOCKPILED OR REMOVED FROM THE SITE AS DIRECTED BY THE OWNER. EXCAVATED AREAS ARE TO BE BACKFILLED WITH APPROVED MATERIALS AND COMPACTED AS SHOWN ON THESE PLANS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRACING, SHEETING, OR SHORING, AS NECESSARY. TRENCHES SHALL BE KEPT DRY WHILE PIPE AND APPURTENANCES ARE BEING PLACED. DEWATERING SHALL BE USED AS REQUIRED.
- ALL DRAINAGE STRUCTURE GRATES AND COVERS WITHIN TRAFFIC AREAS SHALL BE TRAFFIC RATED FOR H-20 LOADINGS.
- THE CONTRACTOR IS TO SOD THE RETENTION/DETENTION POND AS INDICATED ON PLANS WITHIN ONE WEEK FOLLOWING CONSTRUCTION OF THE POND.
- MATERIALS AND CONSTRUCTION METHODS FOR STREETS AND STORM DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY.

PAVING NOTES

- PRIOR TO CONSTRUCTING CONCRETE PAVEMENT, THE CONTRACTOR IS TO SUBMIT A PROPOSED JOINTING PATTERN TO THE OWNER'S ENGINEER FOR APPROVAL.
- THE CONTRACTOR IS TO PROVIDE A 1/2" BITUMINOUS EXPANSION JOINT MATERIAL WITH SEALER, AT ABUTMENT OF CONCRETE AND ANY STRUCTURE.
- ALL PAVEMENT MARKINGS SHALL BE MADE WITH TRAFFIC PAINT IN ACCORDANCE TO FDOT STANDARD SPECIFICATIONS 971-12 OR 971-13. PARKING STALL STRIPING TO BE 4" WIDE PAINTED WHITE STRIPES.
- THE CONTRACTOR IS TO INSTALL EXTRA BASE MATERIAL WHEN THE DISTANCE BETWEEN THE PAVEMENT ELEVATION AND THE TOP OF THE PIPE OR BELL IS LESS THAN TWELVE (12) INCHES.
- STANDARD INDEXES REFER TO THE LATEST EDITION OF FDOT "ROADWAY AND TRAFFIC DESIGN STANDARDS".

PAVING, GRADING & DRAINAGE TESTING AND INSPECTION REQUIREMENTS

- THE STORM DRAINAGE PIPING AND FILTRATION SYSTEM SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S SOILS ENGINEER PRIOR TO THE PLACEMENT OF BACKFILL.
- THE CONTRACTOR SHALL MAINTAIN THE STORM DRAINAGE SYSTEMS UNTIL FINAL ACCEPTANCE OF THE PROJECT.
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE APPLICABLE TESTING WITH THE SOILS ENGINEER. TESTS WILL BE REQUIRED PURSUANT WITH THE TESTING SCHEDULE FOUND IN THE ENGINEERING CONSTRUCTION DRAWINGS. UPON COMPLETION OF THE WORK, THE SOILS ENGINEER MUST SUBMIT CERTIFICATIONS TO THE OWNER'S ENGINEER STATING THAT ALL REQUIREMENTS HAVE BEEN MET.

WATER SYSTEM NOTES

- ALL WATER MAINS SHALL HAVE A MINIMUM OF 36 INCHES OF COVER.
- ALL WATER SYSTEM WORK SHALL CONFORM WITH LOCAL REGULATORY STANDARDS AND SPECIFICATIONS.
- MATERIALS AND CONSTRUCTION METHODS FOR WATER DISTRIBUTION SYSTEM SHALL BE IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY CODES.
- ALL FITTINGS LARGER THAN 2" SHALL BE DUCTILE IRON CLASS 53 IN ACCORDANCE WITH AWWA C-110 WITH A PRESSURE RATING OF 350 P.S.I. JOINTS SHALL BE MECHANICAL JOINTS IN ACCORDANCE WITH AWWA C-111. FITTINGS SHALL BE CEMENT MORTAR LINED AND COATED IN ACCORDANCE WITH AWWA C-104.
- ALL PVC WATER MAINS 4" THROUGH 12" SHALL BE IN ACCORDANCE WITH AWWA C-900. PIPE SHALL BE CLASS 150 AND MEET THE REQUIREMENTS OF SDR 18 IN ACCORDANCE WITH ASTM D-2241.
- WATER MAIN PIPING OF LESS THAN 4" SHALL BE PER PVC SCH40.
- ALL FITTINGS 2" AND SMALLER SHALL BE PVC SDR26 WITH PUSH ON JOINTS.
- ALL GATE VALVES 2" OR LARGER SHALL BE RESILIENT SEAT OR RESILIENT WEDGE MEETING THE REQUIREMENTS OF AWWA C509
- ALL FIRE HYDRANTS (IF NEEDED) SHALL MEET THE REQUIREMENTS OF AWWA C502 AND SHALL BE APPROVED BY THE LOCAL UTILITY AND FIRE MARSHAL.
- THE CONTRACTOR IS TO INSTALL TEMPORARY BLOW-OFFS AT THE END OF WATER SERVICE LATERALS TO ASSURE ADEQUATE FLUSHING AND DISINFECTION.
- THRUST BLOCKING SHALL BE PROVIDED AT ALL FITTINGS AND HYDRANTS AS SHOWN ON DETAILS.
- THE IRRIGATION SYSTEM SHALL HAVE COLOR CODED PIPING AND LABELING ON THE PIPE TO INSURE DIFFERENTIATION FROM POTABLE WATER PIPING.

WATER SYSTEM TESTING AND INSPECTION REQUIREMENTS

- ALL COMPONENTS OF THE WATER SYSTEM, INCLUDING FITTINGS, HYDRANTS, CONNECTIONS, AND VALVES SHALL REMAIN UNCOVERED UNTIL PROPERLY PRESURE TESTED AND ACCEPTED BY THE OWNER'S ENGINEER. PRESURE TESTS TO BE IN ACCORDANCE WITH WATER DEPARTMENT SPECIFICATIONS. CONTRACTOR TO NOTIFY OWNER'S ENGINEER AND WATER DEPARTMENT INSPECTORS 48 HOURS IN ADVANCE OF PERFORMING TESTS.
- CONTRACTOR TO PERFORM CHLORINATION. BACTERIOLOGICAL SAMPLING SHALL BE BY THE LOCAL PUBLIC HEALTH UNIT AND/OR LOCAL UTILITY. CONTRACTOR SHALL OBTAIN CLEARANCE OF DOMESTIC WATER SYSTEM. COPIES OF ALL BACTERIOLOGICAL TESTS TO BE SUBMITTED TO OWNER'S ENGINEER.

HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR SEWER FORCE MAINS AND RECLAIMED WATER PIPELINES.

- NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART II OF CHAPTER 62-610, F.A.C.
- NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.
- NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.
- NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2), F.S., AND RULE 64E-6.002, F.A.C.

VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, AND RECLAIMED WATER PIPELINES

- NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY- OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES, AND PREFERABLY 12 INCHES, ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
- NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
- AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS (A) AND (B) ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE 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, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY- OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

SANITARY SEWER NOTES

- ALL SANITARY SEWER MAINS & LATERALS SHALL HAVE A MINIMUM OF 36 INCHES OF COVER.
- ALL SANITARY SEWER MAINS & SERVICE LATERALS SHALL BE CONSTRUCTED OF POLYVINYL CHLORIDE PIPE, SDR 26 OR AS OTHERWISE INDICATED ON THE CONSTRUCTION DRAWINGS.
- ALL SANITARY SEWER WORK SHALL CONFORM WITH LOCAL REGULATORY STANDARDS AND SPECIFICATIONS.
- PRIOR TO COMMENCING WORK WHICH REQUIRES CONNECTING NEW WORK TO EXISTING LINES OR APPURTENANCES, THE CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF EXISTING CONNECTION POINT AND NOTIFY OWNER'S ENGINEER OF ANY CONFLICTS OR DISCREPANCIES.
- PVC PIPE AND FITTINGS SHALL CONFORM TO ASTM SPECIFICATIONS DESIGNATION D-3034-77C, MA SDR 26. INSTALLATION OF SDR 26 PIPE SHALL BE IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF ASTM SPECIFICATION SECTION D2321. ALL SANITARY SEWER PIPELINES SHALL BE SOLID GREEN IN COLOR.
- ALL SANITARY SEWER COVERS SHALL BE TRAFFIC RATED FOR H-20 LOADING.

SANITARY SEWER TESTING AND INSPECTION REQUIREMENTS

- THE CONTRACTOR SHALL PERFORM AN EXFILTRATION TEST ON ALL GRAVITY SEWERS INSTALLED IN ACCORDANCE WITH THE REGULATION AGENCY HAVING JURISDICTION. MAXIMUM ALLOWABLE LEAKAGE RATE: 200 GPD PER INCH PIPE DIAMETER PER MILE. TEST RESULTS ARE TO BE SUBMITTED TO THE REGULATORY AGENCY FOR APPROVAL. COORDINATION AND NOTIFICATION OF ALL PARTIES IS THE CONTRACTOR'S RESPONSIBILITY.

NOTICE TO ALL CONTRACTORS AND DEVELOPERS

THE STORM, DOMESTIC WATER SYSTEM AND SANITARY SYSTEM FOR THIS PROJECT MUST BE INSPECTED BY OUR OFFICE IN ORDER THAT THEY BE CERTIFIED TO THE APPROPRIATE GOVERNMENTAL AGENCY. IT IS, THEREFORE, IMPERATIVE THAT OUR OFFICE BE NOTIFIED AT LEAST 24 HOURS PRIOR TO BACKFILLING OVER THESE FACILITIES. FAILURE TO DO SO WILL RESULT IN THESE FACILITIES HAVING TO BE UNCOVERED AND INSPECTED BEFORE A CERTIFICATE OF OCCUPANCY IS ISSUED. YOUR CERTIFICATE OF OCCUPANCY WILL BE WITHHELD UNTIL THE MATTER IS RESOLVED.

SWFWMD MAINTENANCE AND OPERATIONS INSPECTIONS FOR STORMWATER DISCHARGE FACILITY

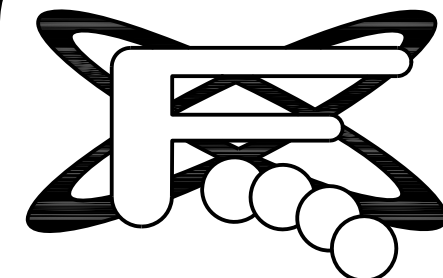
GENERAL MAINTENANCE:

- ALL STORMWATER PIPES, INLETS, CATCH BASINS, MANHOLES, FLUMES, POND INFLOW AND OUTFALL STRUCTURES (INCLUDING OIL SKIMMERS), AND DISCHARGE PIPES SHOULD BE INSPECTED ON A REGULAR BASIS (MONTHLY OR QUARTERLY) AND AFTER MAJOR RAINFALLS. THEY SHOULD BE MAINTAINED BY REMOVING BUILT-UP DEBRIS AND VEGETATION AND REPAIRING DETERIORATING STRUCTURES.
- CHEMICALS, OILS, GREASES OR SIMILAR WASTES ARE NOT TO BE DISPOSED OF DIRECTLY TO THE STORMWATER FACILITY OR THROUGH STORM SEWERS. TREATMENT PONDS ARE DESIGNED TO TREAT NORMAL ROAD, PARKING LOT, ROOF AND YARD RUNOFF ONLY. SOME CHEMICALS MAY INTERFERE WITH A TREATMENT POND'S FUNCTIONS OR KILL VEGETATION AND WILDLIFE. DISPOSE OF THESE POTENTIALLY DANGEROUS MATERIALS PROPERLY BY TAKING THEM TO RECYCLING FACILITIES OR TO COLLECTION LOCATIONS SPONSORED BY MANY LOCAL GOVERNMENTS.

DO NOT DISPOSE OF GRASS CLIPPINGS IN THE SURFACE WATER MANAGEMENT SYSTEM (SWMS). GRASS CLIPPINGS POSE PROBLEMS BY SMOTHERING DESIRABLE VEGETATION, CLOGGING OUTFALL STRUCTURES AND, WHEN THEY DECOMPOSE, MAY CAUSE UNSIGHTLY ALGAE BLOOMS THAT CAN KILL FISH.
- ACCUMULATED POND SEDIMENTS MAY CONTAIN HEAVY METALS SUCH AS LEAD, CADMIUM AND MERCURY, AS WELL AS OTHER POTENTIALLY HAZARDOUS MATERIALS. THEREFORE, SEDIMENTS REMOVED FROM STORM SEWERS, INLETS, PIPES, AND PONDS SHOULD BE DISPOSED OF AT AN APPROVED FACILITY (CHECK WITH YOUR COUNTY SOLID WASTE DEPARTMENT OR THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR DISPOSAL FACILITIES APPROVED TO ACCEPT TREATMENT POND SEDIMENT).
- DURING ANY REPAIR OR MAINTENANCE ACTIVITY, USE CARE TO AVOID CAUSING EROSION OR SILTATION TO ADJACENT OR OFF-SITE AREAS.
- REMEMBER, ALTERATIONS (FILLING, ENLARGING, ETC.) OF ANY PART OF THE STORMWATER FACILITY IS NOT PERMITTED WITHOUT PRIOR APPROVAL FROM ALL APPLICABLE GOVERNING AGENCIES.
- IT IS USUALLY MORE COST-EFFECTIVE TO MONITOR AND PERFORM ROUTINE MAINTENANCE ON THE SWMS, RATHER THAN LET IT FAIL AND HAVE TO RECONSTRUCT THE ENTIRE SYSTEM.
- MOSQUITO GROWTH CAN BE MINIMIZED IN THE SWMS BY THE FOLLOWING MEASURES:
 - DO NOT DUMP GRASS CLIPPINGS OR OTHER ORGANIC DEBRIS INTO THE SWMS. DECAYING GRASS CLIPPINGS AND OTHER DECOMPOSING VEGETATION CREATE IDEAL CONDITIONS FOR BREEDING MOSQUITOES.
 - CLEAN OUT ANY OBSTRUCTIONS THAT GET INTO THE SYSTEM. DEBRIS CAN OBSTRUCT FLOW AND HARBOR MOSQUITO EGGS AND LARVAE.
 - REMOVE WATER LETTUCE AND WATER HYACINTH, WHICH NOURISH AND SHELTER MOSQUITO LARVAE.
 - STOCK PONDS WITH PREDATORY "MOSQUITO FISH" - GAMBUSIA MINNOWS, WHICH MAY BE COLLECTED FROM OTHER PONDS AND DITCHES AND INTRODUCED INTO YOUR SWMS. REMEMBER, THE INTRODUCTION OF GRASS CARP INTO YOUR SWMS WILL REQUIRE SWFWMD APPROVAL.
- DITCHES AND SWALES SHOULD BE PERIODICALLY MOVED AND CLEANED OF ACCUMULATED REFUSE. DURING THE MOWING OPERATIONS, DITCHES AND SWALES SHOULD BE INSPECTED FOR BARE SPOTS, DAMAGE OR EROSION. BARE AREAS SHOULD BE SODDED OR SEEDED TO REPLACE THE GRASS COVER. IN THE CASE OF EROSION, REPLACE THE MISSING SOILS AND BRING THE AREA BACK TO GRADE.

DRY RETENTION PONDS:

- ON A MONTHLY OR QUARTERLY BASIS, AND FOLLOWING A STORM EVENT, YOU SHOULD MAKE AN INSPECTION OF THE POND AND ITS OUTFALL STRUCTURE TO ENSURE THAT THE SYSTEM IS OPERATING PROPERLY. IF STANDING WATER PERSISTS LONGER THAN 72 HOURS AFTER A NORMAL SUMMER RAIN EVENT, OR IF WETLAND VEGETATION SUCH AS CATTAILS GROW IN THE POND, THE STORMWATER FACILITY MAY BE IN NEED OF REPAIR. REPAIRS MAY BE AS SIMPLE AS SCARIFYING OR RAKING THE POND BOTTOM, OR MAY CONSIST OF REMOVING THE BOTTOM SEDIMENT (APPROXIMATELY THE TOP FOOT OF SOIL) AND REPLACING THE SOIL WITH CLEAN SAND. FOR MORE INFORMATION, CONTACT YOUR LOCAL SWFWMD SERVICE OFFICE.
- MOW FREQUENTLY ENOUGH TO PREVENT THATCH BUILDUP. PICK UP GRASS CLIPPINGS AFTER CUTTING. LIMIT FERTILIZER USE AROUND THE POND, AND DO NOT FERTILIZE GRASS IN THE POND AREA.
- RESOD ANY AREAS (SIDES OR BOTTOM) WHERE GRASS OR SOD HAS BEEN REMOVED OR ERODED.
- KEEP THE OUTFALL STRUCTURE CLEAR OF DEBRIS AND VEGETATION.



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FRONTIER ENGINEERING, INC.
COMMERCIAL - MUNICIPAL - RESIDENTIAL
ST. PETERSBURG - TAMPA

PARK PLACE BOAT & RV STORAGE
NOTES & SPECIFICATIONS

TIMOTHY J. HEALEY

53661

FLORIDA ENGINEER'S REGISTRATION NO.

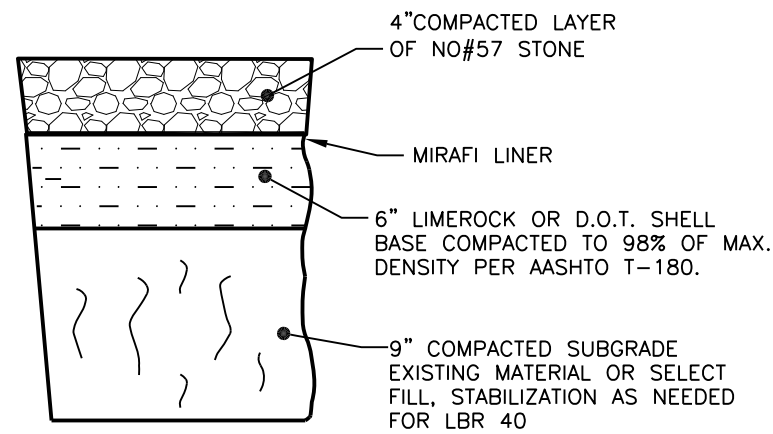
CITY OF ZEPHYRHILLS, FLORIDA

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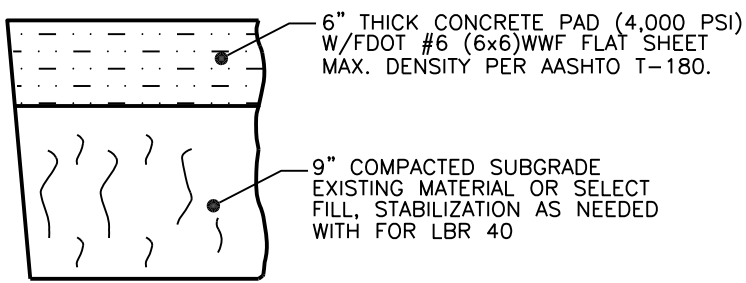
DATE: 6/27/22 JOB #:21-16

SCALE: N.T.S.

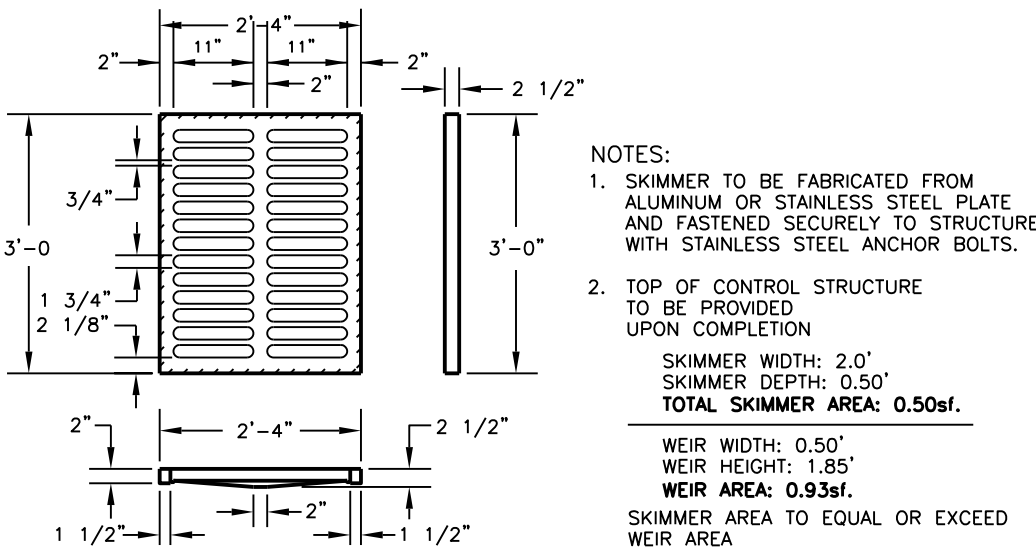
SHEET #: 5 OF 7



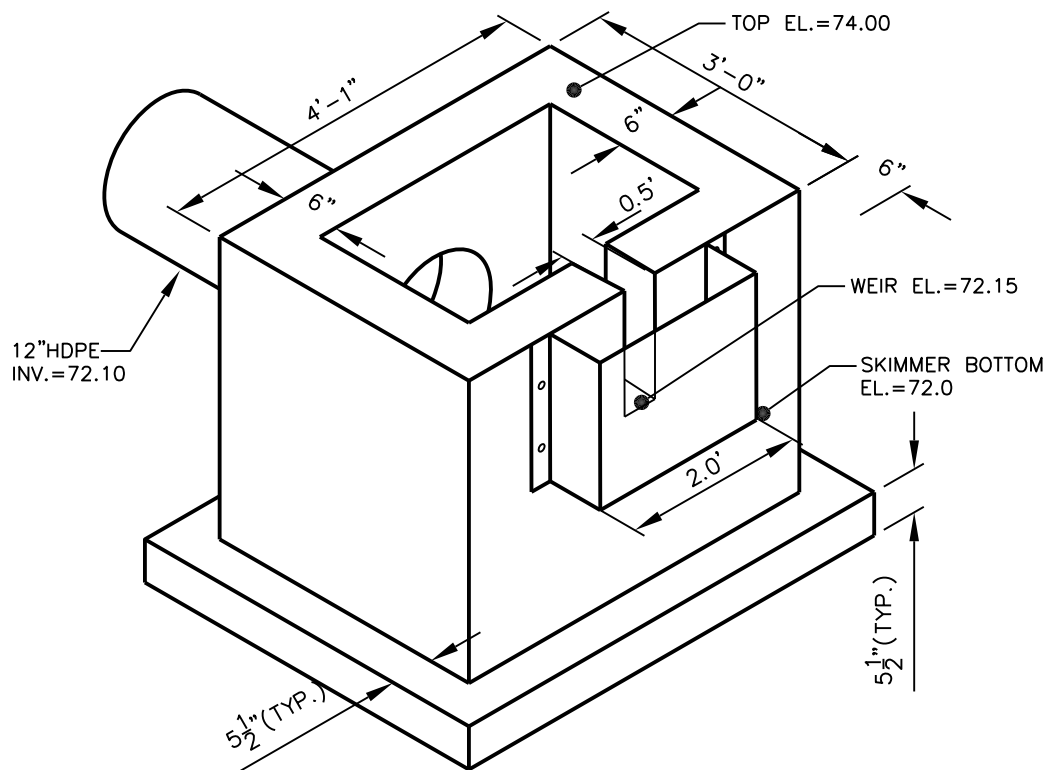
HEAVY DUTY ROCK
PAVEMENT DETAIL
N.T.S.



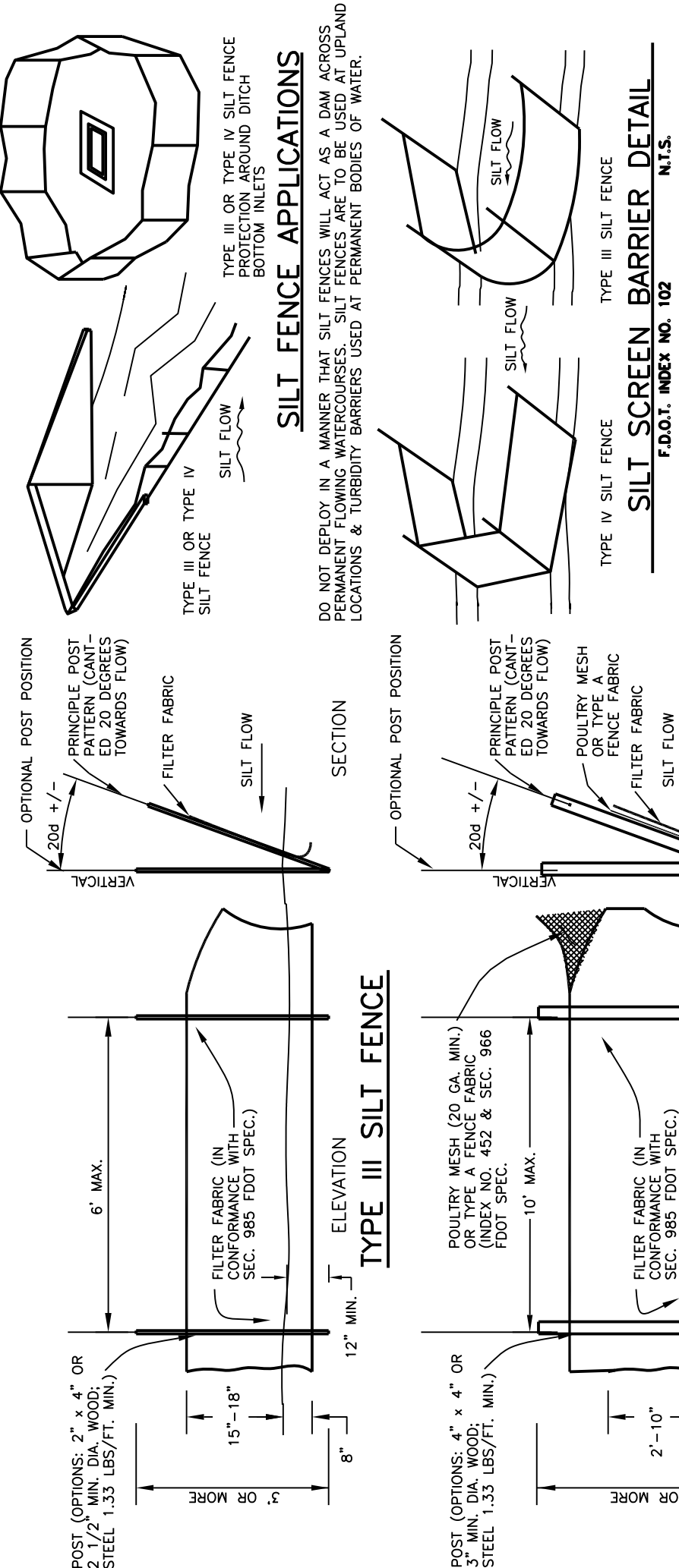
CONCRETE PAVEMENT DETAIL
(DRIVEWAY ENTRANCES)
N.T.S.



TYPE "C" - CAST IRON GRATE
APPROX. WEIGHT 235 LBS.
N.T.S.



OUTFALL CONTROL STRUCTURE
SCALE: N.T.S.
TYPE "C"



NOTE: SILT BARRIERS FOR FLOODING PREVENTION OR EROSION CONTROL SHALL BE EITHER PLASTIC OR STAKED TYPES OR ANY COMBINATIONS OF TYPES THAT MEET THE REQUIREMENTS OF THE DESIGN, CONTROL AND WATER QUALITY REQUIREMENTS. THE BARRIER SHALL BE INSTALLED IN THE MANNER SPECIFIED IN THE DESIGN UNLESS OTHERWISE SPECIFIED IN THE DESIGN. THE BARRIER SHALL BE INSTALLED IN THE MANNER SPECIFIED IN THE DESIGN UNLESS OTHERWISE SPECIFIED IN THE DESIGN.

SILT SCREEN BARRIER DETAILS
F.D.O.T. INDEX NO. 102
N.T.S.

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PARK PLACE BOAT & RV STORAGE DETAILS I

CITY OF ZEPHYRHILLS, FLORIDA

TIMOTHY J. HEALEY

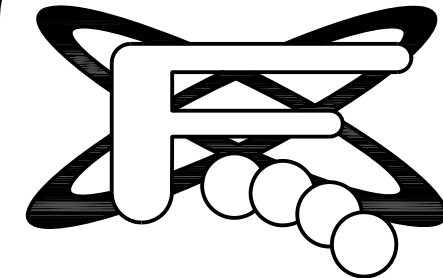
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FLORIDA ENGINEER'S REGISTRATION NO. 53661

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REV.#	DATE	REVISION	BY
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DATE: 6/27/22 JOB #: 21-16

SCALE: N.T.S.

SHEET #: 6 OF 7

PROPOSED LEGEND

- DIRECTION OF FLOW
EXISTING ELEVATION
PROPOSED ELEVATION
NOTE: PROPOSED ELEVATIONS AT CURBLINE ARE AT BOTTOM OF CURB FACE. ADD 0.5' TO THESE ELEVATIONS FOR TOP OF CURB HEIGHT. (MEG = MATCH EXISTING GRADE)
SILT FENCE
6'TALL PVC FENCE
6'HIGH PDOT FENCE VINYL COATED(BLACK) W/ BARBED WIRE
CEMENT BAG RIP-RAP PAD
FILTER SOCK
NUMBER OF PROPOSED PARKING SPACES
PROTECTIVE TREE BARRICADE
REMOVE EXISTING TREE

PAVING LEGEND

- PROPOSED CONCRETE
PROPOSED COMPACTED GRAVEL

EX.TREE LEGEND:

- Camphor Tree (4) Oak Tree (74)
Cypress Tree (3) Sycamore Tree (1)

BENCHMARKS:

ELEVATIONS SHOWN HEREON WERE BASED ON NATIONAL GEODETIC SURVEY BENCH MARK S 682, PID DK5507, SAID BENCH MARK HAVING A PUBLISHED ELEVATION OF 75.20' NORTH AMERICAN VERTICAL DATUM OF 1988. ALL ELEVATIONS SHOWN HEREON ARE RELATED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.

TBM #1:
STATION IS A P.K. NAIL & DISK LOCATED 20.5'± NORTH AND 24.8'± EAST OF THE NORTHEAST CORNER OF LOT 12 DESCRIBED HEREON.
ELEVATION: 76.79' (NAVD 1988)

TBM #2:
STATION IS A P.K. NAIL & DISK LOCATED 25.6'± NORTH AND 34.8'± EAST OF THE SOUTHEAST CORNER OF LOT 12 DESCRIBED HEREON.
ELEVATION: 76.87' (NAVD 1988)

NOTES:
1. ELEVATIONS SHOWN HEREON ARE IN U.S. FEET.
2. THE TEMPORARY BENCHMARKS NOTED HEREON ARE NOT FOR PUBLIC USE, AND REFER TO THIS MAP ONLY.

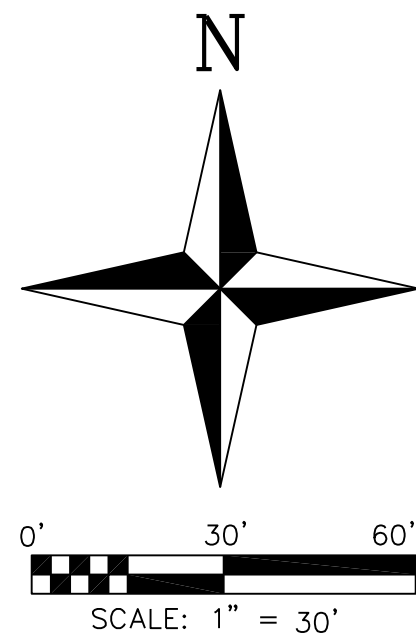
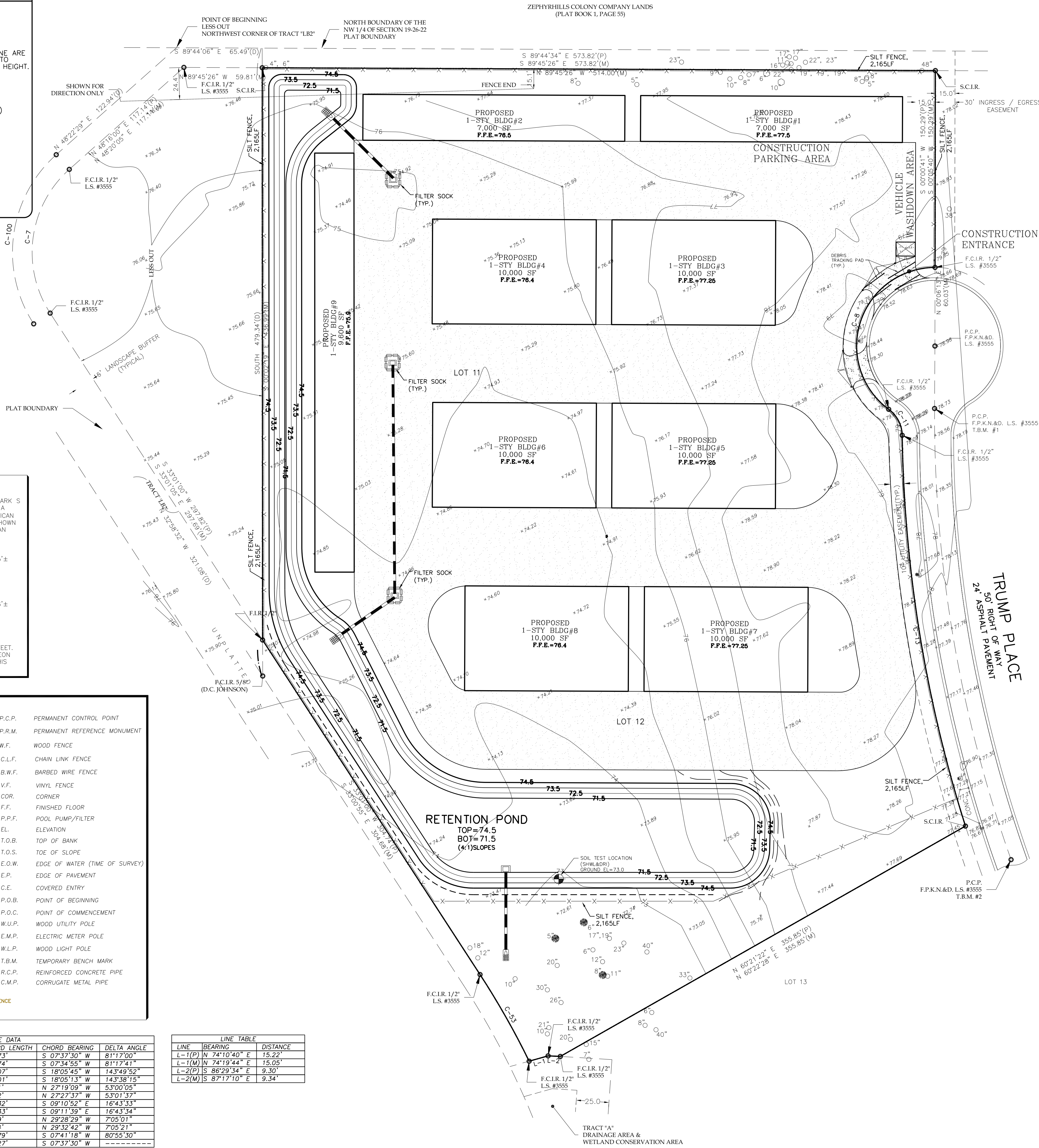
LEGEND:

F.I.P.	FOUND IRON PIPE	P.C.P.	PERMANENT CONTROL POINT
F.C.I.P.	FOUND CAPPED IRON PIPE	P.R.M.	PERMANENT REFERENCE MONUMENT
F.I.R.	FOUND IRON ROD	W.F.	WOOD FENCE
F.C.I.R.	FOUND CAPPED IRON ROD	B.W.F.	BARBED WIRE FENCE
F.C.M.	FOUND CONCRETE MONUMENT	C.L.F.	CHAIN LINK FENCE
S.C.I.R.	SET CAPPED IRON ROD 1/2"	P.S.M.#5761	V.F. VINYL FENCE
SMN&D	SET MAG NAIL & DISK	COR.	CORNER
P.S.M.#5761		F.F.	FINISHED FLOOR
L.B.	LICENSED BUSINESS	P.P.F.	POOL PUMP/FILTER
P.S.M.	PROFESSIONAL SURVEYOR	EL.	ELEVATION
AND MAPPER		T.O.B.	TOP OF BANK
FPKN&D	FOUND PK NAIL & DISK	T.O.S.	TOE OF SLOPE
F.R.R.S.	FOUND RAILROAD SPIKE	E.O.W.	EDGE OF WATER (TIME OF SURVEY)
D	DEED	E.P.	EDGE OF PAVEMENT
P	PLAT	C.E.	COVERED ENTRY
F	FIELD	P.O.B.	POINT OF BEGINNING
C	CALCULATED	P.O.C.	POINT OF COMMENCEMENT
CONC.	CONCRETE	W.U.P.	WOOD UTILITY POLE
A/C	AIR CONDITIONER	E.M.P.	ELECTRIC METER POLE
C.B.	CONCRETE BLOCK	W.L.P.	WOOD LIGHT POLE
C.L.P.	CONCRETE LIGHT POLE	T.B.M.	TEMPORARY BENCH MARK
R.C.P.	REINFORCED CONCRETE PIPE	C.M.P.	CORRUGATE METAL PIPE
EXISTING ELEVATION			

BARBED WIRE FENCE
EASEMENT
PLAT LINE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C-7(P)	85.00'	120.59'	110.73'	S 07°37'30" W	81°17'00"
C-7(M)	85.00'	120.60'	110.74'	S 07°34'55" W	81°17'41"
C-8(P)	60.00'	150.62'	114.07'	S 18°05'45" W	143°49'52"
C-8(M)	60.00'	150.42'	114.01'	S 18°05'13" W	143°38'15"
C-11(P)	25.00'	23.13'	22.31'	N 27°19'09" W	53°00'05"
C-11(M)	25.00'	23.14'	22.32'	N 27°27'37" W	53°01'37"
C-13(P)	1039.33'	303.40'	302.32'	S 09°10'52" E	16°43'33"
C-13(M)	1039.33'	303.41'	302.33'	S 09°11'39" E	16°43'34"
C-53(P)	615.00'	76.03'	75.99'	N 29°28'29" W	7°05'01"
C-53(M)	615.00'	76.09'	76.04'	N 29°32'42" W	7°05'21"
C-100(D)	100.00'	141.24'	129.79'	S 07°41'18" W	80°55'30"
C-100(P)	100.00'	141.87'	130.27'	S 07°37'30" W	-----

LINE	BEARING	DISTANCE
L-1(P)	N 74°10'40" E	15.22'
L-1(M)	N 74°19'44" E	15.05'
L-2(P)	S 86°29'34" E	9.30'
L-2(M)	S 87°17'10" E	9.34'



SEQUENCE OF CONSTRUCTION

1. THE SITE SUPERINTENDENT AND/OR THE PARTY THAT WILL BE DIRECTLY RESPONSIBLE FOR MAINTAINING THE SEDIMENT CONTROL DEVICES MUST MEET WITH THE CITY OF ZEPHYRHILLS SEDIMENT CONTROL INSPECTOR AT THE SITE WITH A PRINT OF THE APPROVED SEDIMENT CONTROL PLAN PRIOR TO CONSTRUCTION.
2. OBTAIN SITE PERMIT FROM CITY OF ZEPHYRHILLS.
3. INSTALL THE STABILIZED CONSTRUCTION ENTRANCE LOCATED ON THE SOUTHEAST CORNER OF THE PROPERTY ADJACENT TO EXISTING APRON. ENTRANCE WILL BE LOCATED WHERE THE PROPOSED FUTURE CROSS ACCESS POSITION IS.

NOTE: THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF SEDIMENTATION ONTO PUBLIC RIGHT-OF-WAYS OR STREET. ALL SEDIMENT SPILLED, DROPPED OR WASHED ONTO PUBLIC RIGHT-OF-WAYS OR STREETS MUST BE REMOVED IMMEDIATELY.

4. CONSTRUCT TEMPORARY PARKING AREAS.
5. INSTALL SILT FENCE AROUND THE PERIMETER OF THE PROJECT AREA.
6. INSTALL FILTER SOCK AT THROAT OF EXISTING CONCRETE FLUME WEST SIDE OF SITE.
7. CLEAR AND GRUB SITE.
8. BEGIN ROUGH GRADING OF SITE.
9. STOCK PILE ALL EXCESS CUT ONTO DESIGNATED STOCK PILE AREA. INSTALL SILT FENCE AROUND THE STOCK PILE AREA.
10. START HEAVY EARTHWORK GRADING.
11. BEGIN PIPEWORK IN EDGE OF DETENTION PONDS.
12. BEGIN INSTALL OF WATER, STORM SEWER, SANITARY SEWER & UTILITY CONDUIT LINES.
13. INSTALL THE FOLLOWING SEDIMENT CONTROL DEVICES: A. RIP RAP BELOW ALL MITERED END SECTIONS. B. FILTER SOCKS IN FRONT OF ALL INLET STRUCTURES.
14. GRADE SITE TO FINAL DESIGN ELEVATIONS.
15. UPON APPROVAL OF GRADING STABILIZATION, BEGIN SEEDING/SODDING WHERE APPLICABLE.
17. INSTALL CURB AND GUTTER AND PAVE SITE.
18. EROSION AND SEDIMENT CONTROL DEVICES SHALL NOT BE REMOVED UNTIL ALL CONSTRUCTION HAS BEEN COMPLETED AND ALL LANDSCAPING HAS BEEN INSTALLED. NOTE: TEMPORARY PARKING AREA TO BE CONSTRUCTED PER TEMPORARY GRAVEL CONSTRUCTION ENTRANCE SPECS

MAINTENANCE

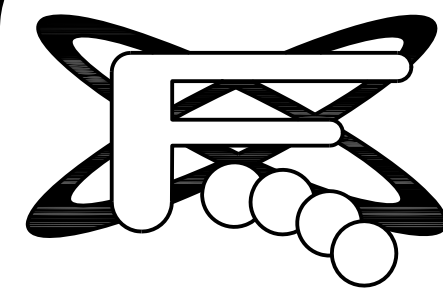
IN GENERAL ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED AFTER EACH RAINFALL OR WEEKLY, WHICHEVER IS MOST FREQUENT AND SHOULD BE CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

1. STRAW BALE BARRIERS WILL BE CHECKED REGULARLY FOR UNDERMINING OR DETERIORATION.
2. ALL SEEDED AREAS WILL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED AND SHOULD BE FERTILIZED AND RESEEDED AS NEEDED.
3. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DISPOSED OF WITHIN 30 DAYS AFTER FINAL STABILIZATION. 4. THE SEDIMENT TRAPS WILL BE CHECKED PERIODICALLY FOR SEDIMENT CLEANOUT.

NOTE:
ROADS ADJACENT TO THE CONSTRUCTION SITE SHALL BE CLEAN AT THE END OF EACH DAY. CONSTRUCTION ENTRANCES PROVIDE AN AREA WHERE MUD CAN BE REMOVED FROM VEHICLE TIRES BEFORE THEY ENTER A PUBLIC ROAD. IF THE ACTION OF VEHICLE TRAVELING OVER THE GRAVEL PAD IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF THE MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLE ENTERS A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF-SITE. CONSTRUCTION ENTRANCES SHOULD BE USED IN IN CONJUNCTION WITH THE STABILIZATION OF CONSTRUCTION ROADS TO REDUCE THE AMOUNT OF MUD PICKED UP BY CONSTRUCTION VEHICLES.

DEWATERING NOTES:

CONTRACTOR MUST PROVIDE A DEWATERING PLAN, IF APPLICABLE, TO PASCO COUNTY ENGINEERING INSPECTIONS DEPARTMENT AT (727) 834-3670 FOR REVIEW PRIOR TO THE EROSION CONTROL MEASURES PRE-INSPECTION MEETING. - CONDITION OF APPROVAL (COA).



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COMMERCIAL · MUNICIPAL · RESIDENTIAL
ST. PETERSBURG · TAMPA

TIMOTHY J. HEALEY

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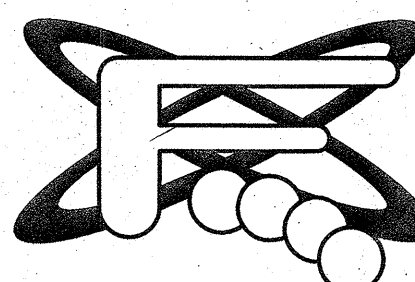
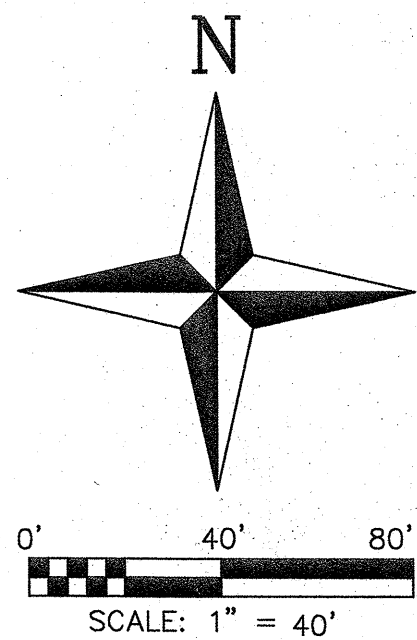
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ZEPHYRHILLS COLONY COMPANY LANDS
(PLAT BOOK 1, PAGE 55)



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PARK PLACE RV BOAT & STORAGE
LANDSCAPE PLAN

CITY OF ZEPHYRHILLS, FLORIDA

TIMOTHY J. HEALEY

FLORIDA ENGINEER'S REGISTRATION NO. 53561

DESIGN: IB

DRAWN: IB

CHECKED: TJH

REVISION

DATE

DATE: 12/3/21 JOB # 21-16

SCALE: 1" = 40'

SHEET #: L1 OF

LEGEND:			
F.I.P.	FOUND IRON PIPE	P.C.P.	PERMANENT CONTROL POINT
F.C.I.P.	FOUND CAPPED IRON PIPE	P.R.M.	PERMANENT REFERENCE MONUMENT
F.I.R.	FOUND IRON ROD	W.F.	WOOD FENCE
F.C.I.R.	FOUND CAPPED IRON ROD	C.L.F.	CHAIN LINK FENCE
F.C.M.	FOUND CONCRETE MONUMENT	C.W.F.	BARBED WIRE FENCE
S.C.I.R.	SET CAPPED IRON ROD 1/2"	V.F.	VINYL FENCE
PSM#5761	SET MAG NAIL & DISK	COR.	CORNER
SM&D	SET MAG NAIL & DISK	F.F.	FINISHED FLOOR
P.S.M.#5761	SET MAG NAIL & DISK	P.P.F.	POOL PUMP/FILTER
L.B.	LICENSED BUSINESS	EL.	ELEVATION
P.S.M.	PROFESSIONAL SURVEYOR	T.O.B.	TOP OF BANK
AND MAPPER		T.O.S.	TOE OF SLOPE
F.P.K.N.&D.	FOUND P.K. NAIL & DISK	E.O.W.	EDGE OF WATER (TIME OF SURVEY)
F.R.P.S.	FOUND RAILROAD SPIKE	E.P.	EDGE OF PAVEMENT
D.	DEED	C.E.	COVERED ENTRY
P.	PLAT	P.O.B.	POINT OF BEGINNING
F.	FIELD	P.O.C.	POINT OF COMMENCEMENT
C.	CALCULATED	W.U.P.	WOOD UTILITY POLE
CONC.	CONCRETE	E.M.P.	ELECTRIC METER POLE
A/C	AIR CONDITIONER	W.L.P.	WOOD LIGHT POLE
C.B.	CONCRETE BLOCK	T.B.M.	TEMPORARY BENCH MARK
C.L.P.	CONCRETE LIGHT POLE	R.C.P.	REINFORCED CONCRETE PIPE
C.M.P.	CONCRETE METAL PIPE	C.M.P.	CORRUGATE METAL PIPE
EXISTING ELEVATION			
BARBED WIRE FENCE			
EASEMENT PLAT LINE			

EX.TREE LEGEND:
○ Camphor Tree (4) ○ Oak Tree (74)
● Cypress Tree (3) ● Sycamore Tree (1)

BENCHMARKS:
ELEVATIONS SHOWN HEREON WERE BASED ON NATIONAL GEODETIC SURVEY BENCH MARK S 662, P.O. BOX 507, SAID BENCH MARK HAVING A PUBLISHED ELEVATION OF 75.20' NORTH AMERICAN VERTICAL DATUM OF 1988. ALL ELEVATIONS SHOWN HEREON ARE RELATED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.
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1. ELEVATIONS SHOWN HEREON ARE IN U.S. FEET.
2. THE TEMPORARY BENCHMARKS NOTED HEREON ARE NOT FOR PUBLIC USE, AND REFER TO THIS MAP ONLY.

CURVE DATA				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C-7(P)	85.00'	120.59'	110.73'	S 07°37'30" W
C-7(M)	85.00'	120.60'	110.74'	S 07°34'55" W
C-8(P)	60.00'	150.62'	114.07'	S 18°05'45" W
C-8(M)	60.00'	150.42'	114.01'	S 18°05'13" W
C-11(P)	25.00'	23.13'	22.31'	N 27°19'09" W
C-11(M)	25.00'	23.14'	22.32'	N 27°27'37" W
C-13(P)	1039.33'	303.40'	302.32'	S 09°10'52" E
C-13(M)	1039.33'	303.41'	302.33'	S 09°11'39" E
C-53(P)	615.00'	76.03'	76.04'	N 29°28'29" W
C-53(M)	615.00'	76.09'	76.04'	N 29°32'42" W
C-100(P)	100.00'	141.24'	129.79'	S 07°41'18" W
C-100(M)	100.00'	141.87'	130.27'	S 07°37'30" W

RETENTION POND
TOP= 80'
(4:1) SLOPES
SOIL TEST LOCATION
(SHWL&DRI)
TRUMP PLACE
50' RIGHT OF WAY
24' ASPHALT PAVEMENT
2' VALLEY CUTTER
TYPE "O" BUFFER
9± DIRT DRIVE
TRACT "A" DRAINAGE AREA & WETLAND CONSERVATION AREA

LINE TABLE		
LINE	BEARING	DISTANCE
L-1(P)	N 74°10'40" E	15.22'
L-1(M)	N 74°19'44" E	15.05'
L-2(P)	S 86°29'34" E	9.30'
L-2(M)	S 87°17'10" E	9.34'

PROPOSED LEGEND	
	DIRECTION OF FLOW
	EXISTING ELEVATION
	PROPOSED ELEVATION
NOTE: PROPOSED ELEVATIONS AT CURBLINE ARE AT BOTTOM OF CURB FACE. ADD 0.5' TO THESE ELEVATIONS FOR TOP OF CURB HEIGHT. (MEG = MATCH EXISTING GRADE)	
	SILT FENCE
	6' TALL PVC FENCE
	6' HIGH FDOT FENCE VINYL COATED (BLACK)
	CEMENT BAG RIP-RAP PAD
	HAYBALE BARRICADE
	NUMBER OF PROPOSED PARKING SPACES
	PROTECTIVE TREE BARRICADE
	REMOVE EXISTING TREE

PAVING LEGEND	
	PROPOSED CONCRETE
	PROPOSED ASPHALT

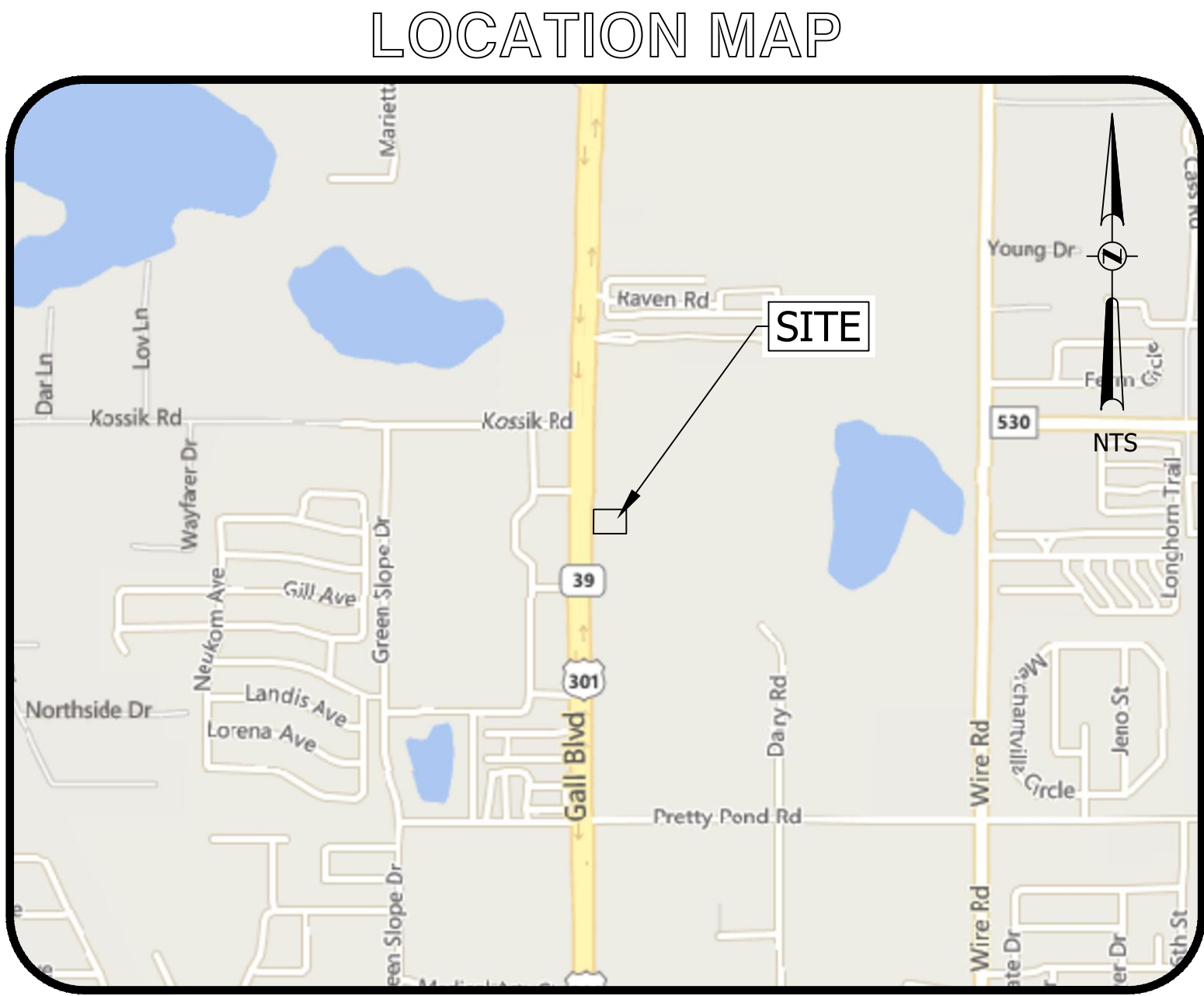
PROPRIETARY INFORMATION

ARCHITECTURAL APPROVAL
REC'D. STEPHEN HERRMANN 2021
APP'D. _____
CONDITIONS _____

Stephen Herrmann
31131 Pasco Rd
San Antonio, FL 33578

K:\PROJECTS\29800398040\DWG\CURRENT\CIVIL\2980040-COV.DWG, 7/6/2022 3:25:17 PM, Marc Boudo

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MAP REFERENCES

BOUNDARY AND TOPOGRAPHIC SURVEY

INFORMATION TAKEN FROM TOPOGRAPHIC SURVEY "ALTA-TOPO-LOT 4" FOR "PARCEL 4 @ ZEPHYR COMMONS" PREPARED BY JOHN WABY, PLS, OF AVID GROUP DATED 05/24/2019.

EXISTING UTILITY & DRAINAGE

INFORMATION TAKEN FROM "ZEPHYR COMMONS PHASE 1 PLAT DRAWINGS" FOR "PARCEL 4 @ ZEPHYR COMMONS" PREPARED BY AVID GROUP DATED 09/02/2008.

LEGAL DESCRIPTION

SEE LEGAL DESCRIPTIONS FOR THE FOLLOWING PROJECTS:
ZEPHYR COMMONS PHASE 1
PB 65 PG 132
LOT 4
OR 9254 PG 1646

PROFESSIONAL TEAM

CIVIL ENGINEER/PLANNER:

AVID GROUP
2300 CURLEW ROAD SUITE 201
PALM HARBOR, FLORIDA 34683
PHONE: (727) 789-9500

ARCHITECT:

WOOLPERT
11486 CORPORATE BOULEVARD, SUITE 190,
ORLANDO, FL 32817
PHONE: (407) 591-5031

GEOTECHNICAL ENGINEER:

UNIVERSAL ENGINEERING SCIENCES
9802 PALM RIVER RD.
TAMPA, FLORIDA, 33619
PHONE: (813) 740-8506

LANDSCAPE ARCHITECT:

CJM DESIGNS, LLC
2116 RIVERS EDGE COURT
CLEARWATER, FLORIDA 33763
PHONE: (727) 430-5038

SURVEYOR:

AVID GROUP
2300 CURLEW ROAD SUITE 201
PALM HARBOR, FLORIDA 34683
PHONE: (727) 789-9500

UTILITY COMPANIES

FIBER, CABLE:

BRIGHT HOUSE NETWORKS
30432 SR 54
WESLEY CHAPEL, FL 33543
CONTACT: MIKE KIKER
PHONE: (813) 862-0522 EXT: 84263

CABLE/FIBER/PHONE:

FRONTIER COMMUNICATIONS
3712 W. WALNUT ST
TAMPA, FL 33607
CONTACT: CARLOS BATES
PHONE: (941) 906-6709

WATER & SEWER:

CITY OF ZEPHYRHILLS
39421 SOUTH AVE
ZEPHYRHILLS, FL 33542
CONTACT: BRUCE SELLERS
PHONE: (813) 780-0000 EXT: 3567

GAS:

TECO PEOPLES GAS
1400 CHANNELSIDE DR
TAMPA, FL 33605
CONTACT: JACK EVERIDGE
PHONE: (813) 309-5966

ELECTRIC:

DUKE ENERGY
2501 25TH ST N
ST. PETERSBURG, FL 33713
CONTACT: MEGAN VONSTETINA
PHONE: 717-893-9394

SITE DEVELOPMENT PLAN

FOR

PARCEL 4 @ ZEPHYR COMMONS

SECTION 35, TOWNSHIP 25 SOUTH, RANGE 21 EAST
CITY OF ZEPHYRHILLS, FLORIDA

Prepared For:

SF ZEPHYR COMMONS OUTPARCELS LP

400 CLEMATIS STREET; SUITE 201
WET PALM BEACH, FLORIDA 33401
PHONE: (561) 578-8700

Prepared By:



CIVIL ENGINEERING
LAND PLANNING
TRAFFIC/TRANSPORTATION
SURVEYING
GIS

2300 CURLEW ROAD STE 201
PALM HARBOR, FLORIDA
34683

PHONE (727) 789-9500
AVIDGROUP.COM

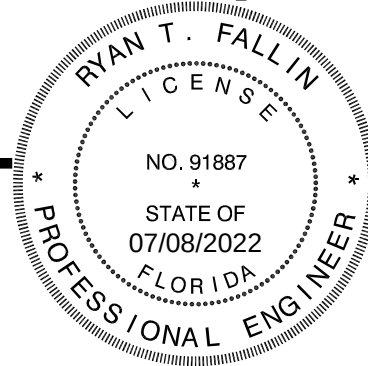
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1	----	----	----
NO.	DATE	DESCRIPTION	BY
R E V I S I O N S			

PLAN INDEX

SHEET NUMBER	SHEET TITLE
1.0	COVER SHEET
2.0	NOTES & SPECIFICATIONS
3.0	EXISTING CONDITIONS & EROSION CONTROL PLAN
4.0	OVERALL HORIZONTAL CONTROL PLAN
4.1	HORIZONTAL CONTROL PLAN
5.0	PAVING, GRADING AND DRAINAGE PLAN
6.0	CROSS-SECTIONS, CROSSINGS, & STORM TABULATION SHEET
7.0	UTILITY PLAN
8.0	NPDES NOTES
9.0	NPDES DETAILS
10.0	ADA DETAILS
11.0	SITE DETAILS
12.0	CITY OF ZEPHYRHILLS DETAILS
13.0	UTILITY DETAILS
L1	LANDSCAPE PLAN
L2	LANDSCAPE DETAILS
L3	LANDSCAPE NOTES
IR1	IRRIGATION PLAN
IR2	IRRIGATION DETAILS
IR3	IRRIGATION NOTES



SITE DATA

PROPERTY OWNER:

SF ZEPHYR COMMONS OUTPARCELS LP
400 CLEMATIS STREET, SUITE 201
WEST PALM BEACH, FL 33401
(678) 977-3362

PROPERTY ZONING:

"C-2" (COMMUNITY COMMERCIAL)

FUTURE LAND USE:

VILLAGE CENTER - MIXED USE

PROPERTY LOCATION:

7874 GALL BOULEVARD
ZEPHYRHILLS, FL 33541

BUILDING SETBACK REQUIREMENTS:

FRONT: 30'
SIDE: 0'
REAR: 20'

PROPERTY PARCEL I.D. NUMBER:

35-25-21-0130-00000-0040

LANDSCAPE BUFFER REQUIREMENTS:

FRONT (EAST): 10' (TYPE A)
SIDE (NORTH/SOUTH): 10' (TYPE A)
REAR (WEST): 20' (TYPE D)

PROPERTY USE:

USE:

EXISTING

UNIMPROVED COMMERCIAL

PROPOSED

C-2 COMMUNITY COMMERCIAL

MAXIMUM BUILDING HEIGHT:

HEIGHT:

ALLOWED

30' / 2 STORIES

PROPOSED

LESS THAN 25' / 1 STORY

LOT COVERAGE CALCULATIONS:

	EXISTING		PROPOSED	
BUILDING AREA	0 SF	0.00%	7,000 SF	19.54%
VEHICULAR USE AREA	0 SF	0.00%	18,405 SF	51.37%
SIDEWALK/MISC CONC. AREA	0 SF	0.00%	120 SF	0.33%
TOTAL IMPERVIOUS AREA	0 SF	0.00%	25,525 SF	71.25%
TOTAL PERVIOUS AREA	35,825 SF	100.00%	10,300 SF	28.75%
TOTAL SITE AREA	35,825 SF	100.00%	35,825 SF	100.00%

PARKING (REQUIRED):

1 PARKING SPACE PER 200 SF OF FLOOR AREA
7000 SF/200SF = 35 SPACES REQUIRED

FAR: 0.50 (MAX)

35,825 SF X 0.50 = 17,913 SF
BUILDING AREA = 7,000 SF (0.179)

HC SPACES REQUIRED: 2

STANDARD STALL SIZE = 9' x 20'
HC STALL SIZE = 12' x 20'

ISR: 0.80 (MAX)

35,825 SF X 0.80 = 28,660 SF

PARKING (PROPOSED):

STANDARD PARKING SPACES = 39
HC SPACES = 2
TOTAL PARKING SPACES = 41

FLOOD ZONE:

THIS PROPERTY LIES IN FLOOD ZONE "X", AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP; COMMUNITY PANEL No. 12101C 0289 F, DATED 09/25/2014.

NOTES:

- BUILDINGS AND ARCHITECTURE TO BE DESIGNED IN ACCORDANCE WITH DESIGN GUIDELINES FOR ZEPHYR COMMONS.
- STORMWATER MANAGEMENT IS PROVIDED OFF-SITE IN A MASTER DRAINAGE RETENTION AREA.

Always call 811 two full business days before you dig



PARCEL 4 @ ZEPHYR COMMONS
AVID GROUP JOB # 2980040
DATE: 05/20/2022

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GENERAL CONSTRUCTION NOTES

- SEE PAVING, GRADING & DRAINAGE PLAN FOR SITE SPECIFIC BENCHMARK AND ELEVATION DATUM.
- LOCATIONS, DIMENSIONS AND ELEVATIONS OF EXISTING UTILITIES, STRUCTURES, AND OTHER FEATURES ARE SHOWN ACCORDING TO STANDARD UTILITY ATLAS SHEETS OR OTHER INFORMATION OBTAINED AT THE TIME OF PREPARATION OF THESE PLANS. 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.
- THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES AND SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO ALL UTILITY COMPANIES BEFORE PERFORMING ANY EXCAVATION. THE CONTRACTOR SHALL HAVE UTILITY LOCATIONS MARKED BY CALLING "SUNSHINE 811" AT 1-800-432-4770 OR 811 AT LEAST 48 HOURS PRIOR TO THE START OF ANY EXCAVATION. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITIES NOT INCLUDED IN THE "SUNSHINE 811" PROGRAM.
- CHAPTER 77-153 OF THE FLORIDA STATUTES REQUIRES THAT AN EXCAVATOR NOTIFY ALL GAS UTILITIES A MINIMUM OF TWO (2) WORKING DAYS PRIOR TO EXCAVATING. THESE PLANS SHOW ONLY THE APPROXIMATE LOCATION OF GAS MAINS AND THE GAS MAINS MUST BE FIELD VERIFIED BY ON SITE INSPECTION BY GAS COMPANY PERSONNEL. EXCAVATORS ARE INSTRUCTED TO TELEPHONE THE GAS COMPANY A MINIMUM OF TWO (2) WORKING DAYS BEFORE ENTERING A CONSTRUCTION AREA.
- 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.
- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR ALL PRECAST AND MANUFACTURED ITEMS TO BE USED ON THE PROJECT. ALL SHOP DRAWINGS ARE TO BE REVIEWED AND APPROVED BY THE CONTRACTOR PRIOR TO SUBMITTAL TO THE ENGINEER.
- 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, PROJECTED SCHEDULE, AND OTHER INFORMATION AS REQUIRED.
- WORK PERFORMED UNDER THIS CONTRACT SHALL INTERFACE SMOOTHLY WITH OTHER WORK BEING PERFORMED ON SITE BY OTHERS. IT WILL BE NECESSARY FOR THE CONTRACTOR TO COORDINATE AND SCHEDULE HIS ACTIVITIES WITH OTHERS WHERE NECESSARY.
- SITE WORK CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF AT LEAST 3,000 PSI. AT 28 DAYS UNLESS OTHERWISE NOTED.
- ALL PRIVATE 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 SODDED, ARE TO BE SEEDED AND MULCHED IN ACCORDANCE WITH FDOT STANDARDS. THE CONTRACTOR SHALL MAINTAIN ALL GRASSED AREAS UNTIL A SATISFACTORY STAND OF GRASS, ACCEPTABLE TO THE APPLICABLE REGULATORY AGENCIES, OWNER, AND ENGINEER, HAS BEEN ACHIEVED. THE CONTRACTOR SHALL BEAR THE RESPONSIBILITY OF ALL REMEDIAL WORK REQUIRED UNTIL THE SYSTEM HAS BEEN ACCEPTED.
- ALL SODDED AND SEEDED AREAS BE WATERED AND FERTILIZED UNTIL THE PROJECT IS COMPLETED AND ACCEPTED BY THE OWNER.
- THE CONTRACTOR SHALL LOCATE AND FLAG ALL PROPERTY CORNERS PRIOR TO FINAL ENGINEERING INSPECTION AND CERTIFICATION. THE CONTRACTOR SHALL BEAR ALL COSTS INCURRED AS A CONSEQUENCE OF LOST 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 AND SPECIFICATIONS. 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 THE PROJECT GEOTECHNICAL REPORT PRIOR TO BIDDING AND THE START OF CONSTRUCTION. PLEASE REFER TO THE GEOTECHNICAL REPORT FOR RECOMMENDATIONS ON CUT/FILL PLACEMENT AND COMPACTION REQUIREMENTS.
- THE CONTRACTOR SHALL MAINTAIN A COPY OF THE APPROVED CONSTRUCTION DRAWINGS AND ALL PERMITS AT THE CONSTRUCTION SITE.
- THE CONSTRUCTION DRAWINGS DO NOT INCLUDE SPECIFICATION REQUIREMENTS FOR CONSTRUCTION SAFETY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS OF CONSTRUCTION SITE SAFETY.
- ALL DESIGN RELATED REQUESTS OR SUBMISSIONS ARE TO BE MADE TO THE ENGINEER OF RECORD (EOR) AND THE EOR WILL COORDINATE WITH OWNER (IF NEEDED).

TESTING SCHEDULE GUIDE

ITEM	TEST TYPE	TEST I.D.	REQUIREMENT	FREQUENCY
EMBANKMENT	MAXIMUM DENSITY OPTIMUM MOISTURE FIELD DENSITY	AASHTO T180 ASTM D1557	N/A	PER SOIL TYPE
		AASHTO T191, T204 T238 ASTM D1556, D2937 D2922	95% OF MAXIMUM DENSITY	ONE PER 2,500 S.F. HORIZONTALLY; ALTERNATING LIFTS (12 INCHES)
UTILITY TRENCH BACKFILL UNDER ROADWAYS AND STRUCTURES	MAXIMUM DENSITY OPTIMUM MOISTURE FIELD DENSITY	AASHTO T180 ASTM D1557	N/A	PER SOIL TYPE
		AASHTO T191, T204 T238 ASTM D1556, D2937 D2922	95% OF MAXIMUM DENSITY	ONE PER 2,500 S.F. HORIZONTALLY; EVERY 12" VERTICALLY D2922 AT LEAST ONE FOR EACH PIPE RUN
BACKFILL OF STRUCTURES	MAXIMUM DENSITY OPTIMUM MOISTURE FIELD DENSITY	AASHTO T180 ASTM D1557	N/A	PER SOIL TYPE
		AASHTO T191, T204 T238 ASTM D1556, D2937 D2922	95% OF MAXIMUM DENSITY	EVERY 12" VERTICALLY D2922 AT LEAST ONE FOR EACH PIPE RUN
SUBGRADE	BEARING VALUES	LBR - F.L.A. D.O.T.		ONE PER SOIL TYPE CHECK POINT LBR AT 500 L.F. HORIZONTALLY ONE PER SOIL TYPE
		AASHTO T180 ASTM D1557	SEE TYPICAL PAVEMENT SECTION	ONE PER 2,500 S.F. HORIZONTALLY
BASE	BEARING VALUES	LBR - F.L.A. D.O.T.		ONE PER SOURCE OR AS MTL. CHANGES CHECK POINT LBR AT 500 L.F. HORIZ.
		AASHTO T180 ASTM D1557	SEE TYPICAL PAVEMENT SECTION	ONE PER 2,500 S.F. HORIZONTALLY
SOIL CEMENT BASE MIX DESIGN (TO BE USED IF SEPARATION BETWEEN SHIRT & BOTTOM OF BASE <1.5")	MAXIMUM DENSITY OPTIMUM MOISTURE COMPRESSIVE STRENGTH SPECIMENS TEST CORES	PORTLAND CEMENT ASSOC. SPECIFICATIONS AASHTO T134		ONE PER SOIL TYPE DAILY
		(STANDARD) PORTLAND CEMENT ASSOC. SPECIFICATIONS PORTLAND CEMENT ASSOC. SPECIFICATIONS AASHTO T191, T238 ASTM D1556, D2922	SEE TYPICAL PAVEMENT SECTION	ONE SET OF 3 PER SOIL ONE SET OF 3 PER SOIL
ASPHALTIC CONCRETE	MATERIALS QUALITY BITUMEN CONTENT, GRADATION FIELD DENSITY	AASHTO T164 ASTM D2172		ONE PER SOIL TYPE
		ASTM D2950-81	PER SPECIFICATIONS 95% OF LAB DENSITY	ONE PER DAY ONE PER 2,500 S.F. HORIZONTAL
	LOS ANGELES ABRASION THICKNESS	AASHTO T96-77 ASTM C131-81		ONE PER SOURCE
		N/A	PER SPECIFICATIONS PER SPECIFICATIONS	ONE PER 2,500 S.F.

NOTES:

- THE CONTRACTOR SHALL NOT PAVE OVER SOIL CEMENT BASE UNTIL A 30 DAY CURING TIME HAS ELAPSED
- SHOULD ANY OF THE INFORMATION PROVIDED HEREIN CONFLICT WITH EITHER THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER, AND/OR THE GEOTECHNICAL REPORT, THEN THE AFOREMENTIONED RECOMMENDATIONS WILL SUPERSEDE THIS "TESTING SCHEDULE GUIDE"

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, ARCHITECT OR THE GEOTECHNICAL ENGINEER. QUESTIONS REGARDING SITE PREPARATION REQUIREMENTS SHALL BE DIRECTED TO THE GEOTECHNICAL ENGINEER AND OWNER.
- THE CONTRACTOR SHALL CLEAR AND GRUB ONLY THOSE PORTIONS OF THE SITE NECESSARY FOR CONSTRUCTION. ALL DISTURBED OPEN AREAS SHALL BE SEEDED, MULCHED, OR PLANTED WITH OTHER APPROVED LANDSCAPE MATERIAL IMMEDIATELY FOLLOWING CONSTRUCTION.
- 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 DEMOLITION AND REMOVAL OF ALL EXISTING 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 AREAS SHALL BE RESHAPED, CLEARED OF SILT, MUD AND DEBRIS, AND GRASSED IN ACCORDANCE WITH THE CONSTRUCTION DRAWINGS.

PAVING, GRADING AND 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 IS TO SUBMIT A PROPOSED JOINTING PATTERN TO THE ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTING CONCRETE PAVEMENT.
- THE CONTRACTOR SHALL PROVIDE AN EXPANSION JOINT AT ABUTMENT OF CONCRETE AND ANY STRUCTURE.
- ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS OF WAY SHALL BE MADE WITH PERMANENT THERMOPLASTIC, AND SHALL CONFORM TO FOOT STANDARD PLANS INDEX NO. 711-001 UNLESS INDICATED OTHERWISE ON THE DRAWINGS. PARKING STALL STRIPING SHALL BE 6' 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 FOOT DRAINAGE MANUAL APPENDIX C (COVER HEIGHT TABLES).
- STANDARD INDICES REFER TO THE LATEST EDITION OF FDOT "STANDARD PLANS FOR ROAD AND BRIDGE CONSTRUCTION".
- ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE CLASS III (ASTM C-76) UNLESS OTHERWISE INDICATED IN THE DRAWINGS AND SPECIFICATIONS.
- PVC STORM PIPE, 12" AND SMALLER, SHALL CONFORM TO AWWA C-900, SDR-18, CLASS 150, UNLESS OTHERWISE INDICATED IN THE DRAWINGS AND SPECIFICATIONS.
- PIPE LENGTHS SHOWN ARE APPROXIMATE.
- ALL DRAINAGE STRUCTURE FRAMES, GRATES AND COVERS WITHIN TRAFFIC AREAS SHALL BE TRAFFIC RATED FOR H-20 LOADINGS.
- THE CONTRACTOR IS TO GRASS THE RETENTION/DETENTION POND AS INDICATED ON PLANS WITHIN ONE-WEEK FOLLOWING CONSTRUCTION OF THE POND.
- 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 THERE TO.
- 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 STORMWATER POND, DRAINAGE STRUCTURES, BERMS & SWALES. THE CONTRACTOR SHALL PROVIDE TEN COPIES OF THE CERTIFIED RECORD DRAWINGS TO THE ENGINEER FOR THE PURPOSE OF CERTIFYING THE STORMWATER MANAGEMENT SYSTEM.

PAVING, GRADING & DRAINAGE TESTING AND INSPECTION REQUIREMENTS

- THE STORM DRAINAGE PIPING AND FILTRATION SYSTEM SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE ENGINEER PRIOR TO THE PLACEMENT OF BACKFILL. THE CONTRACTOR SHALL NOTIFY THE ENGINEER 48 HOURS IN ADVANCE TO SCHEDULE AN INSPECTION.
- 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 OR THE OWNER'S MATERIALS TESTING CONSULTANT. TESTING IS REQUIRED IN ACCORDANCE WITH THE TESTING SCHEDULE FOUND IN THE CONSTRUCTION DRAWINGS AND SPECIFICATIONS. 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 AND LATERALS SHALL HAVE A MINIMUM OF 36 INCHES OF COVER.
- ALL SANITARY SEWER WORK SHALL CONFORM TO LOCAL REGULATORY STANDARDS AND SPECIFICATIONS.
- PRIOR TO COMMENCING WORK WHICH REQUIRES CONNECTING NEW WORK TO EXISTING LINES OR APPURTENANCES, THE CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF EXISTING CONNECTION POINT AND NOTIFY ENGINEER OF ANY CONFLICTS OR DISCREPANCIES.
- SANITARY SEWER PIPES SHALL MEET THE FOLLOWING MINIMUM CRITERIA;
3' - 12' DEPTH SDR-35
12' - 18' DEPTH SDR-26
> 18' DEPTH DIP
- ALL SANITARY SEWER PIPELINES SHALL BE SOLID GREEN IN COLOR.
- ALL PVC FORCE MAINS SHALL BE PRESSURE CLASS 200, SDR 21, COLOR GREEN, WITH A GREEN MAGNETIC TAPE A MINIMUM OF 2" WIDE 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 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 SANITARY SEWER GRAVITY MAINS OR SANITARY SEWER FORCE MAINS THAT REQUIRE DIP ARE TO BE POLYLINEED OR EPOXY LINED.
- ALL SANITARY SEWER RIMS AND COVERS SHALL BE TRAFFIC RATED FOR H-20 LOADINGS.
- 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 MAINS, STRUCTURES AND SERVICES. ALL RESTRAINED JOINTS SHALL BE SHOWN ON THE RECORD DRAWINGS. THE CONTRACTOR SHALL PROVIDE TEN COPIES OF THE CERTIFIED RECORD DRAWINGS TO THE ENGINEER.

SANITARY SEWER TESTING AND INSPECTION REQUIREMENTS

- ALL GRAVITY SEWER PIPING SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE ENGINEER. CONTRACTOR SHALL NOTIFY THE ENGINEER 48 HOURS IN ADVANCE TO SCHEDULE INSPECTION.
- ALL GRAVITY SEWER PIPING SHALL BE VIDEO TAPED AND RESULTS FURNISHED TO THE LOCAL UTILITY AND THE ENGINEER.
- THE GRAVITY SANITARY SEWER AND ALL SERVICE LATERALS SHALL BE SUBJECT TO ADDITIONAL TESTING AS REQUIRED BY LOCAL REGULATIONS. TESTS ARE TO BE CERTIFIED BY THE ENGINEER OF RECORD AND SHALL BE SUBMITTED TO THE LOCAL AUTHORITIES FOR APPROVAL. COORDINATION AND NOTIFICATION OF ALL PARTIES SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- ALL FORCE MAINS SHALL BE SUBJECT 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.
- 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 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 IN ACCORDANCE WITH ANSI A 21.10 AND A 21.11 (AWWA C110 AND AWWA C111 RESPECTIVELY). FITTINGS SHALL BE CEMENT MORTAR LINED AND BITUMINOUS COATED IN ACCORDANCE WITH AWWA C104 AND AWWA C151 RESPECTIVELY.
- 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. PIPE SHALL BE CLASS 150 AND MEET THE REQUIREMENTS OF SDR 18 IN ACCORDANCE WITH ASTM D-2241.
- 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.
- ALL PIPE AND FITTINGS 2.5" AND SMALLER SHALL BE POLYETHYLENE TUBING PE4710 (CTS SDR9, PC200) WITH COMPRESSION FITTINGS.
- ALL GATE VALVES 2" OR LARGER 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 MAIN 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 THE LOCATIONS, DIMENSIONS 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 TEN COPIES OF THE CERTIFIED RECORD DRAWINGS TO THE ENGINEER.

FDEP 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 IN THIS PROJECT WILL 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. PIPE WILL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN, OR WILL BE WHITE 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 ONE FOOT 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 MANUFACTURERS' RECOMMENDED PROCEDURES.
- A CONTINUOUS AND UNIFORM BEDDING WILL BE PROVIDED IN TRENCHES FOR UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT. BACKFILL 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 MANUFACTURERS' RECOMMENDED INSTALLATION PROCEDURES) FOUND IN TRENCHES WILL BE REMOVED FOR A DEPTH OF AT LEAST SIX 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 THREE 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 TWO FEET.

WATER SYSTEM TESTING AND INSPECTION REQUIREMENTS

- ALL COMPONENTS OF THE WATER SYSTEM, INCLUDING FITTINGS, HYDRANTS, CONNECTIONS, AND VALVES SHALL REMAIN UNCOVERED UNTIL PROPERLY PRESSURE TESTED AND ACCEPTED BY THE ENGINEER AND LOCAL AUTHORITIES. PRESSURE TESTS SHALL BE IN ACCORDANCE WITH LOCAL WATER DEPARTMENT & FDEP SPECIFICATIONS. CONTRACTOR SHALL NOTIFY OWNER'S ENGINEER AND 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 ABOVE. CONTRACTOR SHALL OBTAIN CLEARANCE OF DOMESTIC WATER SYSTEM. COPIES OF ALL BACTERIOLOGICAL TESTS (WHICH SHALL ALSO INDICATE THE CHLORINE RESIDUAL) SHALL BE SUBMITTED TO ENGINEER.

WATER CLEARANCE REQUIREMENTS

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

REFERENCED DOCUMENTS

- "ZEPHYR COMMONS SITE PLAN" PROVIDED BY AVID GROUP - 11/16/2007 - ERP: 32080.000
- "STORAGE/DRAINAGE ASBUILT ZEPHYR COMMONS PHASE 1 SPECIFIC PURPOSE ASBUILT SURVEY" PROVIDED BY SIMMONS & BEALL, INC. SURVEYING & MAPPING - 06/16/2009 - ERP: 32080.001
- "ZEPHYR COMMONS PHASE 1 PLAT" PROVIDED BY SIMMONS & BEALL, INC. SURVEYING & MAPPING - 12/30/2008
- "GEOTECHNICAL EXPLORATION: ZEPHYR COMMONS - OUTPARCEL 7, LATTA ROUNDABOUT, ZEPHYRHILLS FLORIDA" PROVIDED BY UNIVERSAL ENGINEERING SCIENCES

NOTE TO CONTRACTOR

- CONTRACTOR TO PROVIDE AS-BUILTS AS SOON AS UTILITY LINE HAS BEEN CONSTRUCTED.
- CONTRACTOR TO VERIFY EXISTING CONDITIONS AND LOCAL JURISDICTIONAL REQUIREMENTS OF UTILITIES PRIOR TO CONSTRUCTION.

FDOT NOTES

- ALL DISTURBED AREAS IN FDOT RIGHT-OF-WAY WILL BE SODDED.

SF ZEPHYR COMMONS OUTPARCELS LP

PARCEL 4 @ ZEPHYR

CITY OF ZEPHYRHILLS, FLORIDA

COMMONS

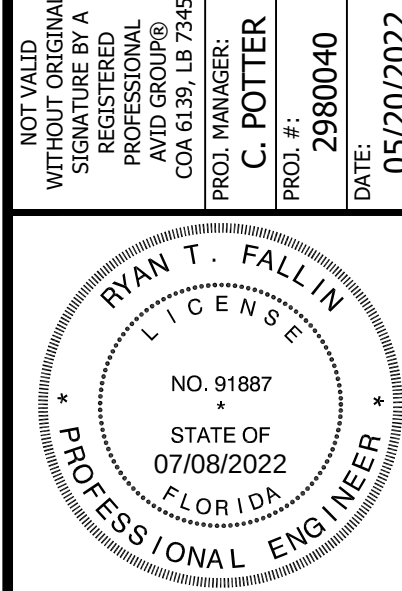
NOTES & SPECIFICATIONS

SHEET NO.

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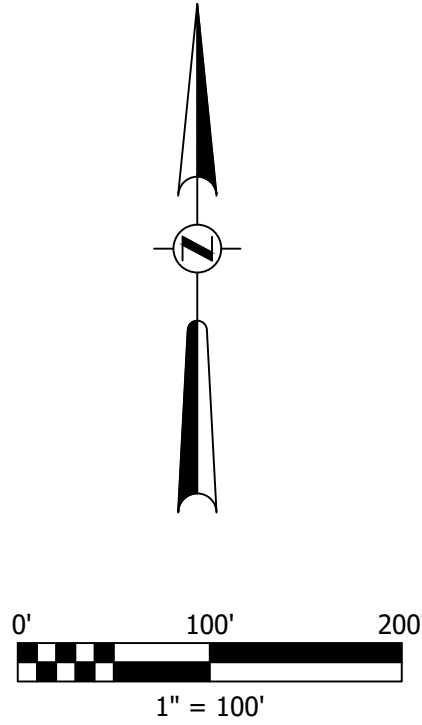
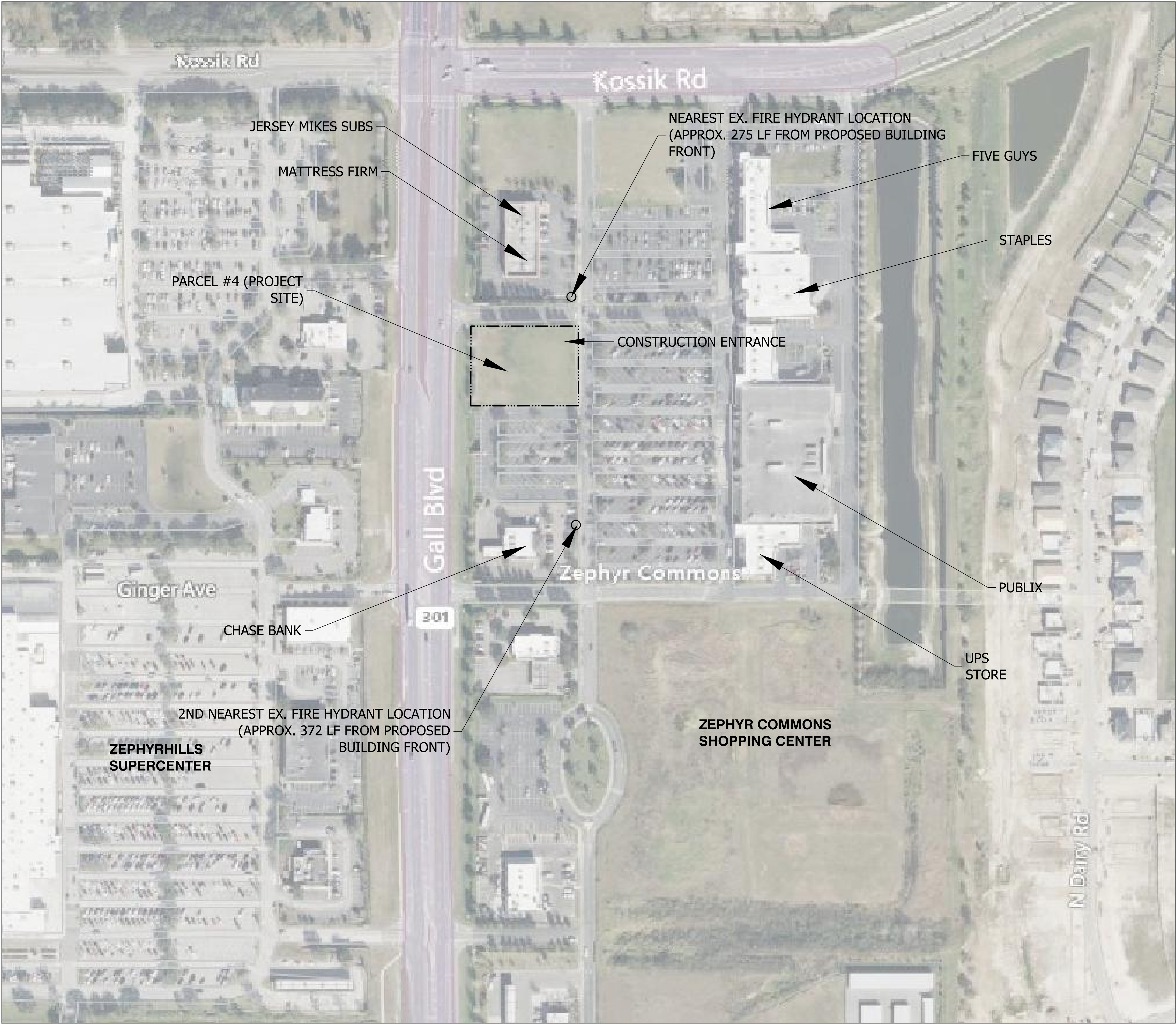
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TRAFFIC TRANSPORTATION SURVEYING GIS
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BY	DATE	NO.	DESCRIPTION
11	05/20/2022	1	NOT VALID
10		2	NOT VALID
9		3	NOT VALID
8		4	NOT VALID
7		5	NOT VALID
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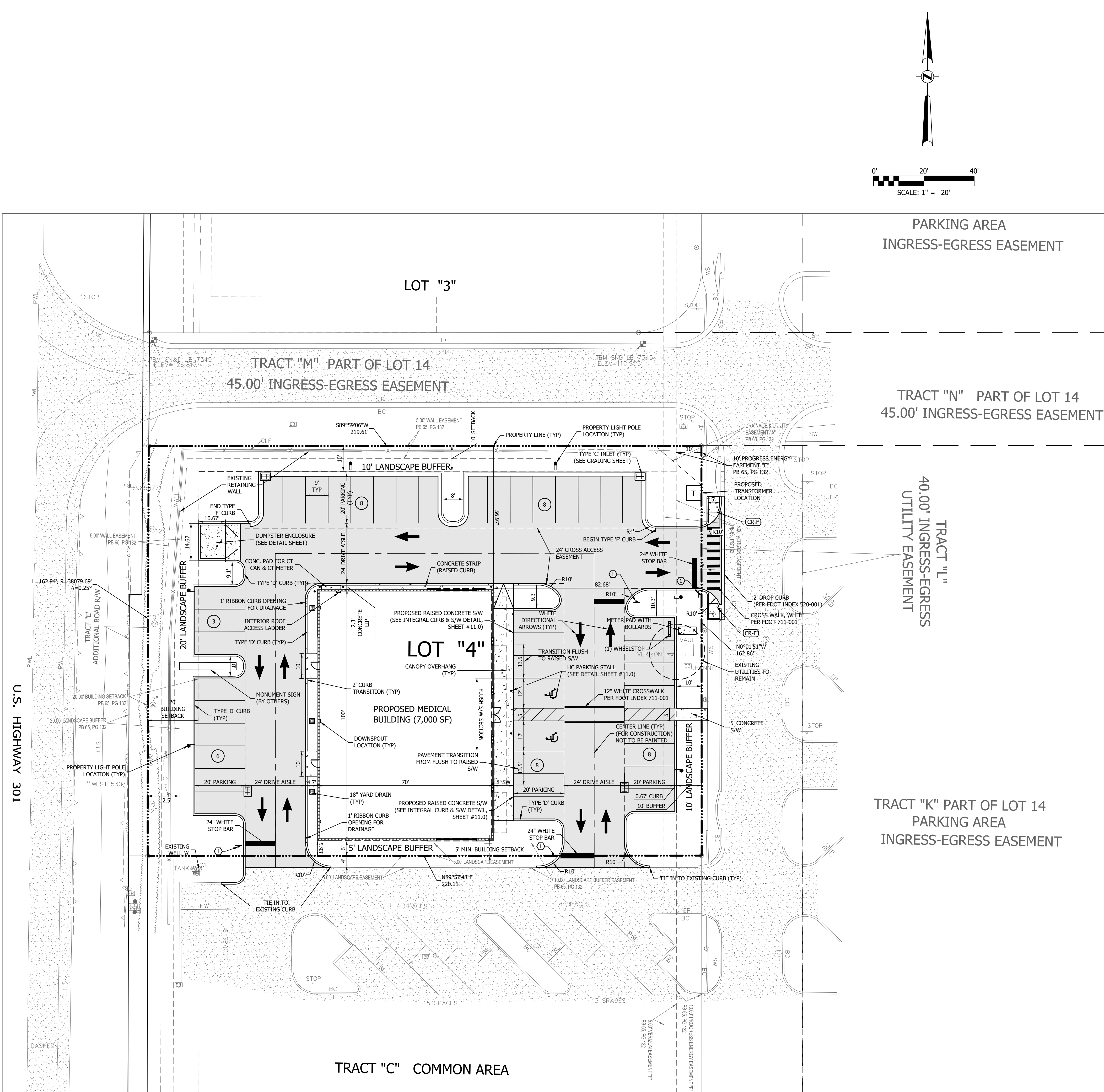
SITE ACCESS NOTES:

ZEPHYR COMMONS SHOPPING CENTER IS LOCATED AT THE NORTHEAST CORNER OF GALL BLVD (US 39/US 301) AND PRETTY POND ROAD. PARCEL 4 SHALL BE ACCESSED FROM THE DRIVE ON THE NORTH EAST SIDE OF THE PROJECT SITE.



SHEET NO.	PARCEL 4 @ ZEPHYR COMMONS CITY OF ZEPHYRHILLS, FLORIDA		SF ZEPHYR COMMONS OUTPARCELS LP		NOT VALID WITHOUT ORIGINAL STAMPED REGISTERED PROFESSIONAL C.O.A. 6139, L.S. 7345 PROJ. MANAGER: C. POTTER PROJ. #: 2980040 DATE: 05/20/2022	NO.	DATE	DESCRIPTION	BY
	OVERALL HORIZONTAL CONTROL PLAN		4.0						

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SITE LEGEND

	HANDICAP PARKING
	SITE BOUNDARY LINE
	CENTER LINE OF ROAD
	PROPOSED CURB
	EXISTING EDGE OF PAVEMENT
	PROPOSED CONCRETE PAVEMENT (HEAVY DUTY)
	PROPOSED ASPHALT PAVEMENT
TYP	TYPICAL
HC	HANDICAP
11	11 PARKING SPACES
S/W	SIDEWALK
RS'	5' RADIUS
LF	LINEAR FEET
SF	SQUARE FEET
CR-7	CURB RAMP TYPE PER FDOT STANDARD PLANS INDEX 522-002
	PROPOSED LIGHT POLE

SIGN LEGEND

KEY	SIGN	I.D.	DESCRIPTION	SIZE	QTY.
1		R1-1	STOP	30" x 30"	3
3		ADA	ADA ACCESSIBLE PARKING (SEE DETAIL)	12" x 18" 12" x 6"	2

ALL SIGNS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND FDOT STANDARD PLANS INDEX 700-102 "SPECIAL SIGN DETAILS".

STRIPING NOTES:

- ALL PRIVATE PARKING LOT STRIPING ON ASPHALT SHALL BE 4" WIDE WHITE, UNLESS OTHERWISE SPECIFIED IN THESE PLANS.
- SEE DETAIL SHEETS FOR HANDICAP PARKING STRIPING.
- STRIPING AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION. FOR ROADWAYS, FDOT STANDARD PLANS INDEX 711-001 "PAVEMENT MARKINGS" SHALL ALSO APPLY.
- 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.

PROPOSED CONSTRUCTION NOTES:

- ALL CURB RADII 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 RAMP 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.

BUILDING REFERENCE:

BUILDING OUTLINE BASED UPON PLANS PROVIDED BY STINARD ARCHITECTURE INC, WITH AN ISSUE DATE OF 10-22-18.

SF ZEPHYR COMMONS OUTPARCELS LP

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PARCEL 4 @ ZEPHYR

COMMONS
CITY OF ZEPHYRHILLS, FLORIDA

HORIZONTAL CONTROL PLAN

SHEET NO.

4.1

NOT VALID
UNLESS ORIGINAL
STAMPED
REGISTERED
PROFESSIONAL
CIVIL ENGINEER
C. POTTER
PROJ. #:
2980040
DATE:
05/20/2022



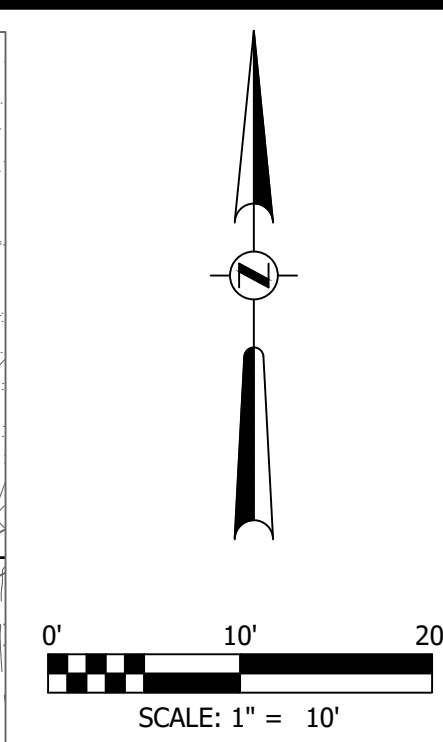
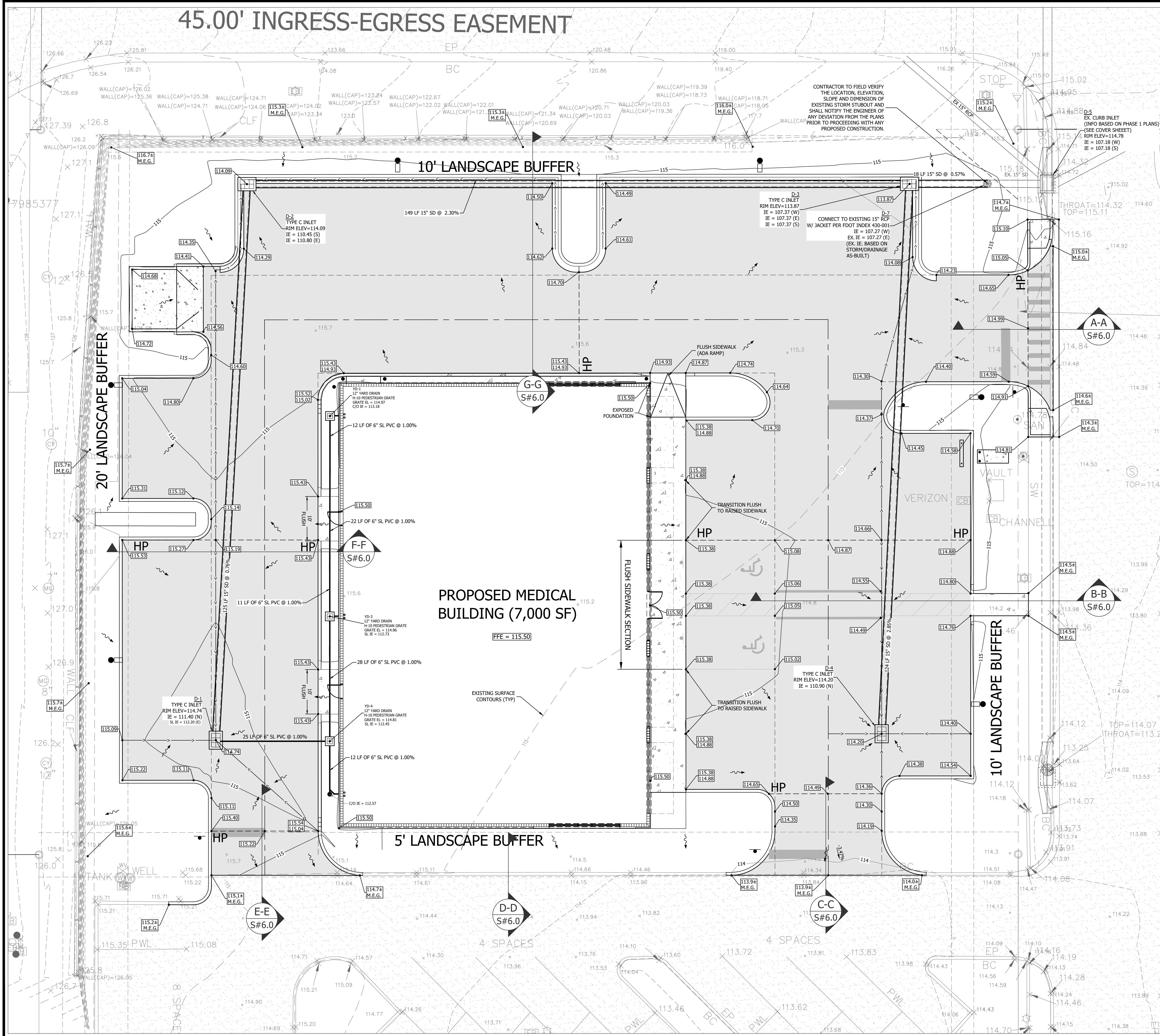
KEY - ZEPHYR COMMONS

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GRADING LEGEND

- EL ELEVATION
- TYP TYPICAL
- C/O CLEANOUT
- IE INVERT ELEVATION
- SD STORM DRAIN
- SL STORM LEADER
- x 49.58 EXISTING ELEVATION
- 112.52 PROPOSED SPOT ELEVATION
- M.E.G. MATCH EXISTING GRADE
- DRAINAGE INLET
- MITERED END SECTION
- SURFACE STORMWATER FLOW
- FFE FINISH FLOOR ELEVATION
- S#6.0 SEE SHEET # 6.0
- S/W SIDEWALK
- (D-50) STORM SEWER STRUCTURE NUMBER

- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT
- EROSION CONTROL
- DIRECTION OF FLOW
- EXISTING SURFACE CONTOURS

ALTERNATIVE PIPE MATERIALS NOTES:

ALTERNATIVE PIPE MATERIALS MAY BE USED AS STORM PIPE MATERIAL UNDER THE FOLLOWING CONDITIONS:

- OUTSIDE THE LIMITS OF THE ROADWAY OR PAVED AREAS
- WITHIN THE PRIVATE ROADWAY OR PAVED AREAS WHEN DEPTH OF COVER MEETS THE REQUIREMENTS OF FDOT INDEX # 205
- ALTERNATIVE PLASTIC PIPE TYPES INCLUDE:
 - ADS N-12 WT IB HDPE
 - CONTECH A-2000 PVC
 - HANCOR SURE-LOK WT HDPE
- ALTERNATIVE CONCRETE PIPE INCLUDES ERCP CLASS III.
- FINAL APPROVAL FOR PIPE MATERIAL SHALL BE AUTHORIZED BY ENGINEER OF RECORD PRIOR TO CONTRACTOR PURCHASING MATERIALS FOR INSTALLATION.
- MANUFACTURER'S PIPE BEDDING REQUIREMENTS, OR LOCAL JURISDICTIONAL CODE STANDARDS, WHICHEVER ARE GREATER, ARE TO BE INCORPORATED WITH ALTERNATIVE PIPE SELECTION.
- LOCAL JURISDICTION PIPE MATERIAL RESTRICTIONS WILL GOVERN.

NPDES NOTES:

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

DATUM NOTE:

ELEVATIONS ARE BASED ON NAVD 1988, AS PROVIDED BY SURVEY. THE DATUM CONVERSION FROM NAVD 1988 TO NGVD 1929 IS AS FOLLOWS:
NAVD 1988 + 0.85 = NGVD 1929

DRAINAGE STRUCTURE NOTE:

ALL DRAINAGE STRUCTURES & GRATES SHALL BE RATED FOR H-20 TRAFFIC LOADS.

SOME DRAINAGE STRUCTURES MAY REQUIRE A TYPE "J" OR "P" BOTTOM IN ACCORDANCE TO FDOT INDEX 200.

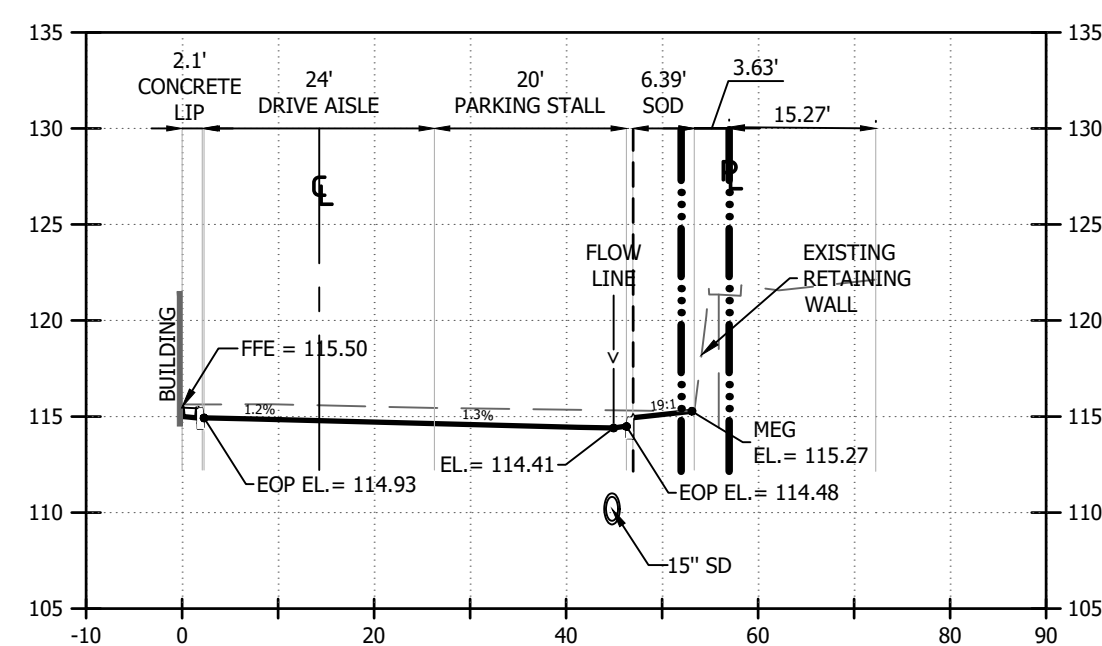
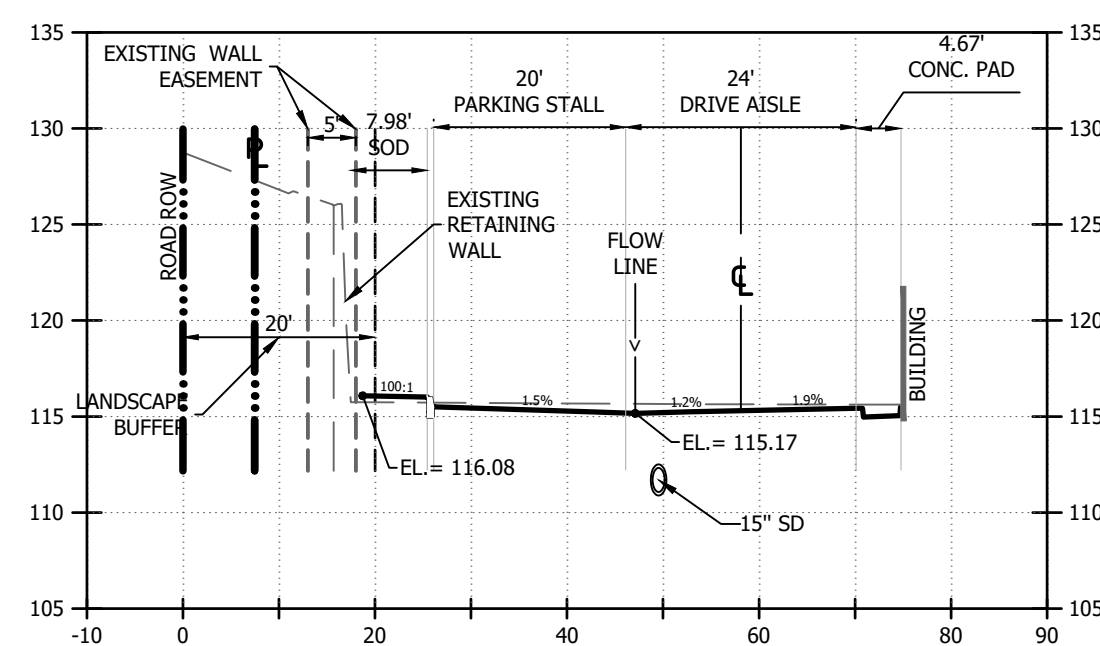
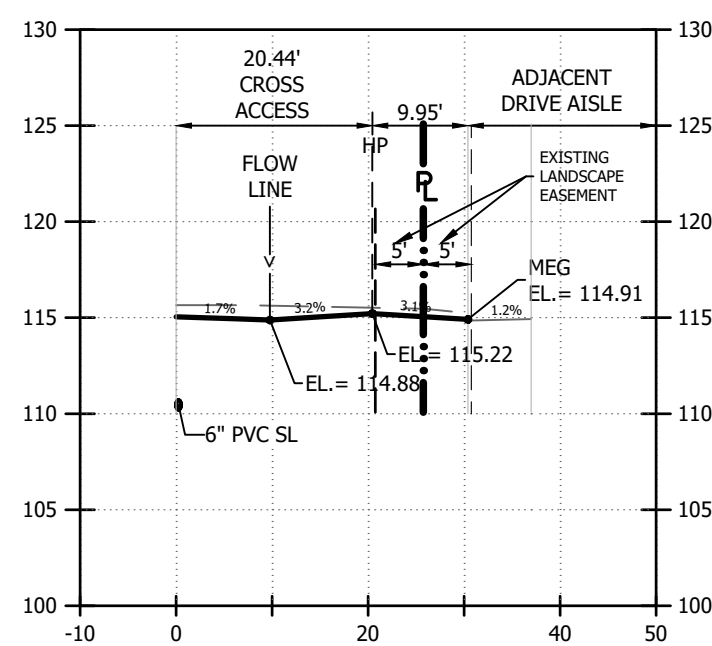
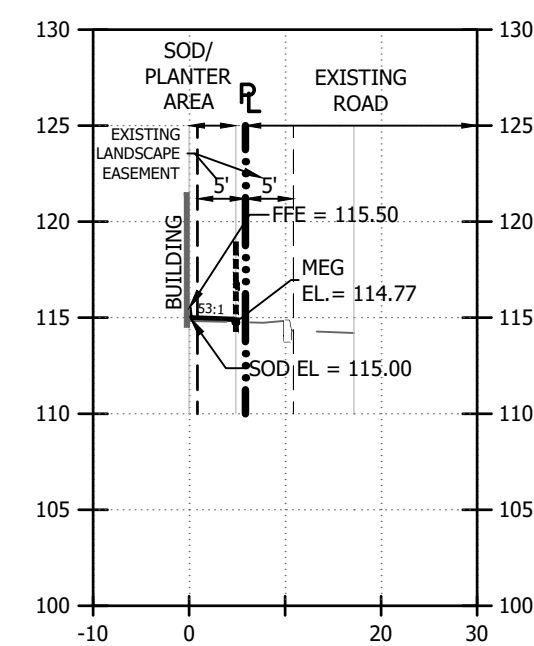
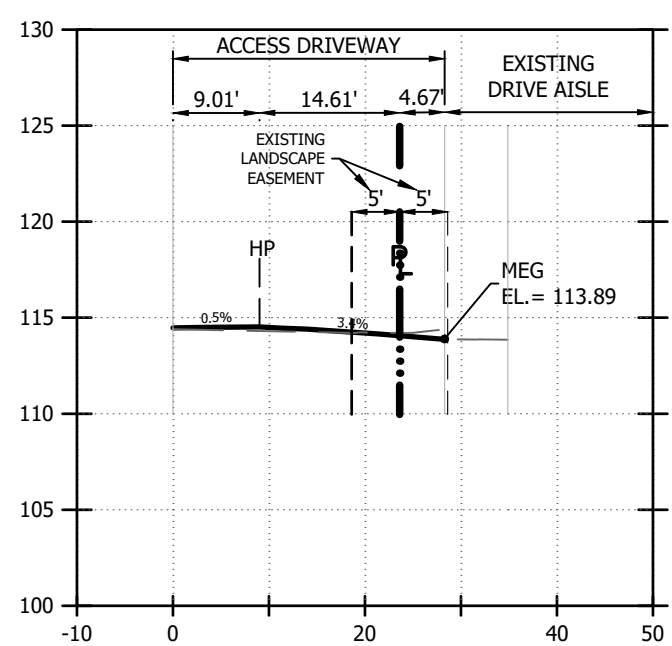
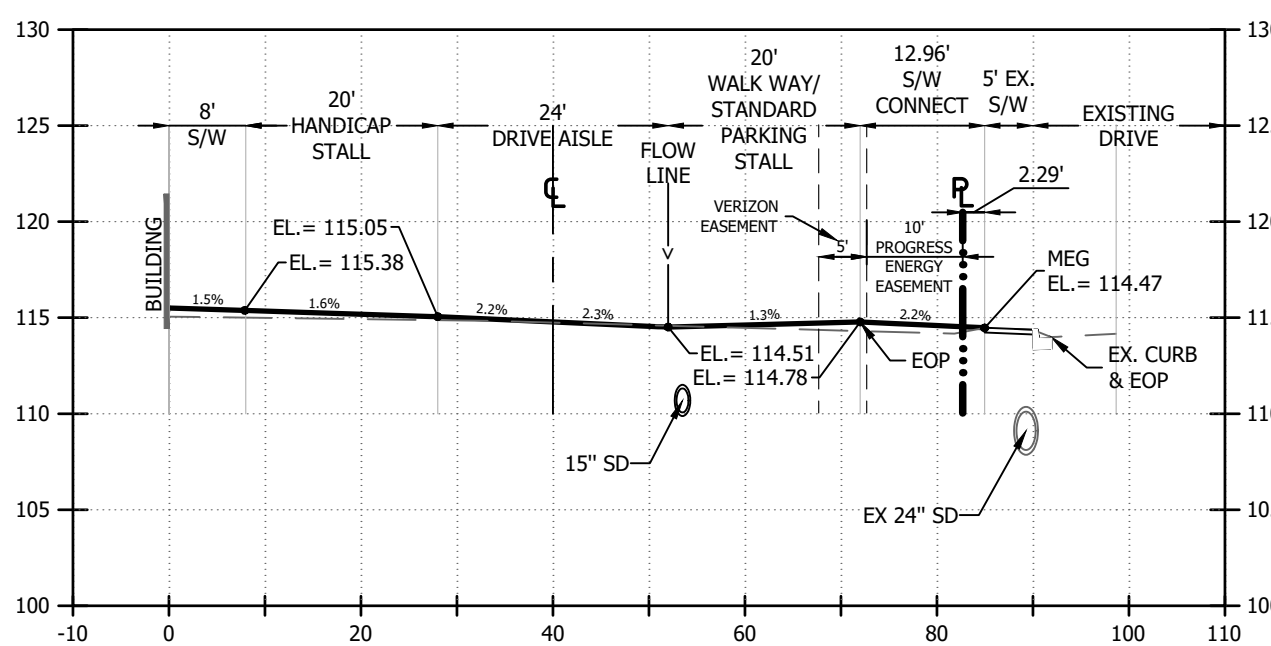
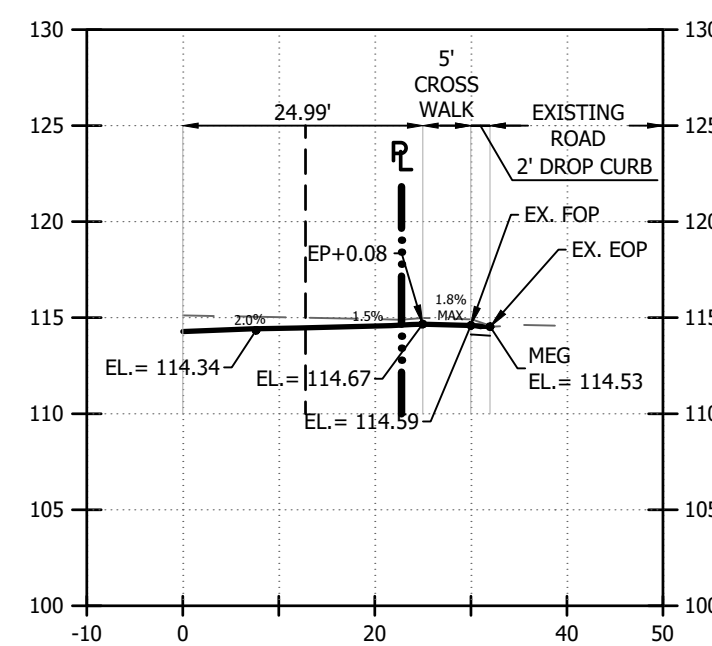
SOD NOTE:

ALL SOD & PLANTER AREA GRADES ADJACENT TO BUILDINGS SHALL BE 6" BELOW FFE.

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SF ZEPHYR COMMONS OUTPARCELS LP										PARCEL 4 @ ZEPHYR COMMONS										CITY OF ZEPHYRHILLS, FLORIDA										PAVING, GRADING AND DRAINAGE										PLAN									
CIVIL ENGINEERING 2300 CURLEW ROAD STE. 201 LAND PLANNING PALM HARBOR, FLORIDA 34683										TRAFFIC 34683										TRANSPORTATION SURVEYING										PHONE (727) 789-9500 FAX (727) 784-6662 AVIDGROUP.COM																			
NO. 91887										STATE OF FLORIDA										PROFESSIONAL ENGINEER																													
PROJECT # 2980040										DATE: 05/20/2022																																							
DESCRIPTION										DATE										BY																													



Storm Sewer Tabulation

Station	Len	Drng Area		Rnoff	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)	coeff (C)	Incr	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	17.523	0.19	0.64	0.85	0.16	0.54	10.0	14.6	6.1	3.29	5.28	2.68	15	0.57	107.27	107.37	109.55	109.62	108.79	113.87	D3-D7
2	1	146.916	0.21	0.36	0.85	0.18	0.30	10.0	13.0	6.4	1.93	10.62	2.63	15	2.30	107.37	110.80	109.79	111.35	113.87	114.09	D2-D3
3	2	125.173	0.14	0.14	0.85	0.12	0.12	10.0	10.0	7.0	0.85	6.09	1.89	15	0.76	110.45	111.40	111.35	111.76	114.09	114.74	D1-D2
4	1	123.768	0.09	0.09	0.85	0.08	0.08	10.0	10.0	7.0	0.55	11.81	1.50	15	2.85	107.37	110.90	109.79	111.19	113.87	114.20	D4-D3

Project File: 2980040-STORM.stm	Number of I
NOTES: Intensity = 12.5403 + -2.1359(X) + -0.2044(X)^2 + 0.0387(X)^3 -- X = Ln(Tc/(min); Return period = Yrs. 10 ; c = cir e = ellip b = box	

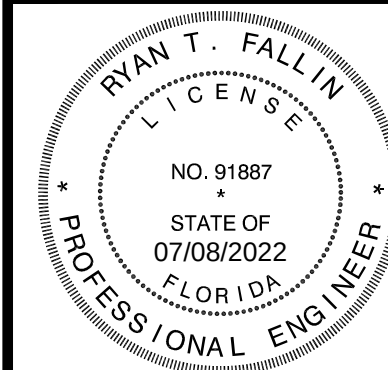
110.43 NGVD (= 109.60 NAVD) PER ZEPHYR COMMONS
STORM SEWER TABULATION DATED 02/22/08

PROFILE VIEW LEGEND

- | | |
|---|-----------------------|
|  | BUILDING EXTERIOR |
|  | PROPOSED GRADE |
|  | BUFFER LINE |
|  | EXISTING GRADE |
|  | EXISTING BOUNDARY (P) |
|  | CENTERLINE (C) |
|  | SILT FENCE |
|  | TYPE "D" CURB |
|  | TYPE "F" CURB |
| MEG | MATCH EXISTING GRADE |
| PL | PROPERTY LINE |
| WL | WETLANDS LINE |

NO.	DATE	DESCRIPTION	BY
11	11	PAID	
10	10	PAID	
9	9	PAID	
8	8	PAID	
7	7	PAID	
6	6	PAID	
5	5	PAID	
4	4	PAID	
3	3	PAID	
2	2	PAID	
1	1	PAID	

NOT VALID WITHOUT ORIGINAL SIGNATURE BY A REGISTERED PROFESSIONAL AVID GROUP® COA 6139, LB 7345	PROJ. MANAGER: C. POTTER	PROJ. #: 2980040	DATE:
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SF ZEPHYR COMMONS OUTPARCELS LP

CIVIL ENGINEERING 2300 CURLEW ROAD STE 201
LAND PLANNING PALM HARBOR, FLORIDA

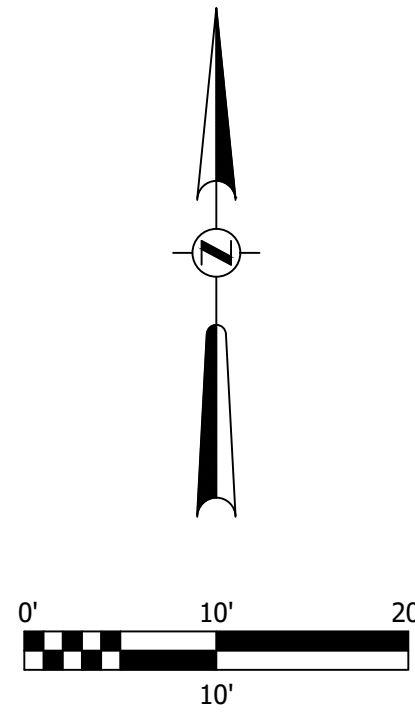
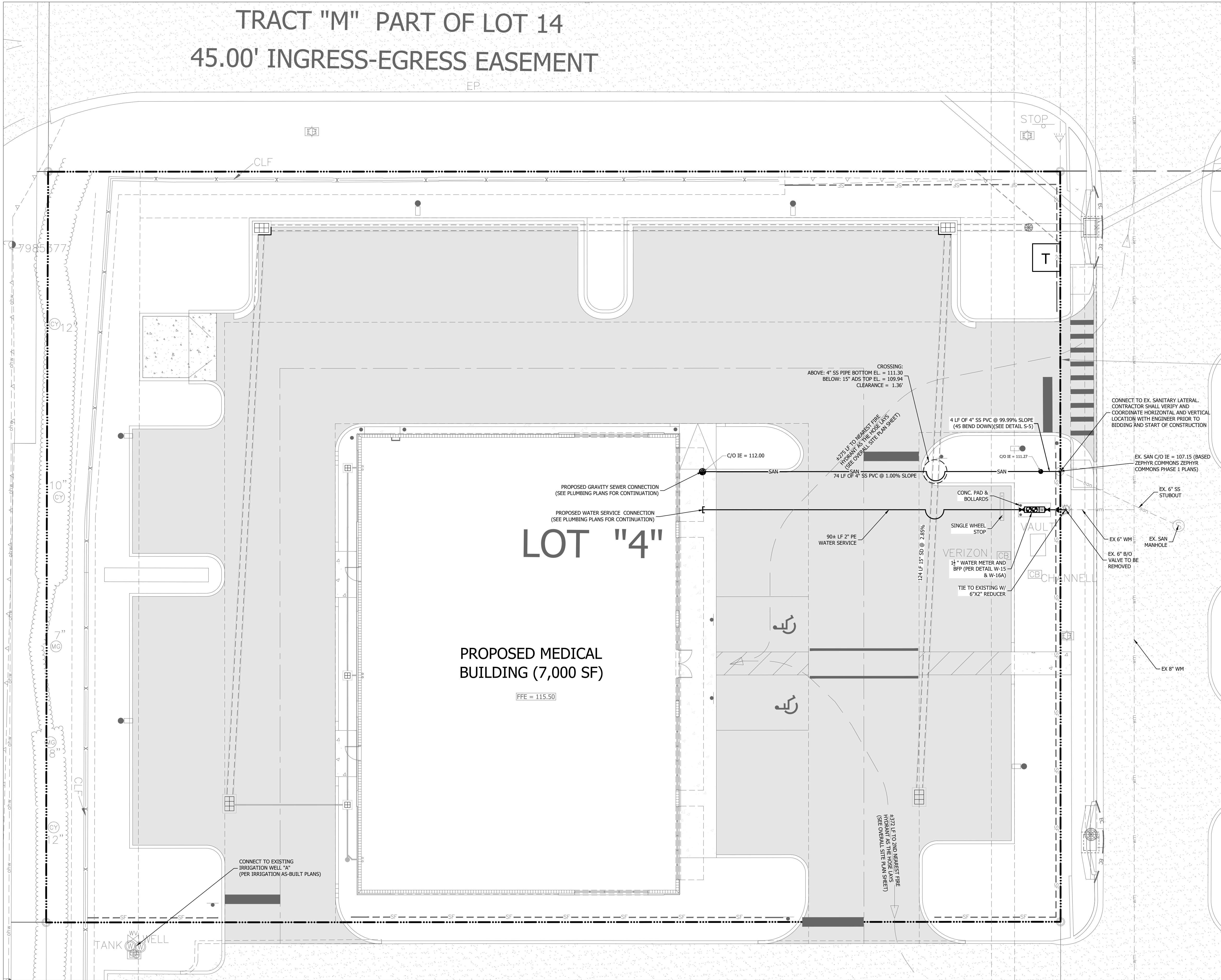
**PARCEL 4 @ ZEPHYR**

COMMONS
CITY OF ZEPHYRHILLS, FLORIDA

CROSS-SECTIONS, CROSSINGS, & STORM TABULATION SHEET

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UTILITY LEGEND

- SS SANITARY SEWER
- CLEANOUT - CO
- GATE VALVE
- FIRE HYDRANT
- REDUCER
- B/O BLOWOFF
- W WATER METER
- BACKFLOW PREVENTER
- WM WATER MAIN
- CHLORINE INJECTION POINT
- WATER SAMPLE POINT

SERVICE LATERAL NOTE:

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).

DATUM NOTE:

ELEVATIONS FOR THIS PROJECT ARE BASED ON NAVD 1988.

UTILITY NOTES:

- CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES FOR EXACT LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- CONTRACTOR RESPONSIBLE FOR ALL UNDERGROUND CONDUITS AND WIRING TO SIGNS AND LIGHTING.
- SEE ARCHITECTURAL/MECHANICAL ENGINEERING PLANS FOR FIRE PROTECTION DESIGNS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN EXCAVATING IN PROXIMITY OF ALL UTILITIES. EXISTING UTILITY LOCATIONS SHOWN ON PLANS ARE NOT EXACT OR GUARANTEED.

NOTE TO CONTRACTORS:

BEFORE BEGINNING SITE WORK, THE CONTRACTOR IS REQUIRED TO FIELD VERIFY THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES AND OTHER FEATURES. 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 MODIFICATION REQUIRED OTHER THAN SHOWN ON PLANS.

FIRE FLOW CALCULATIONS:

PROJECT NAME: PARCEL 4 @ ZEPHYR COMMONS
PROJECT ADDRESS: 7874 GALL BOULEVARD
PROJECT DESCRIPTION: 7,000 SF MEDICAL OFFICE BUILDING
OCCUPANCY: IBC/IFC: TYPE II-B
NFPA: II (000)

FIRE FLOW IS BASED ON 2017 FLORIDA FIRE PREVENTION CODE 6TH EDITION

BASE GPM REQUIRED PER TABLE 18.4.5.2.1: CH. 18, NFPA = 1,750 GPM FOR 2 HR

FIRE HYDRANT TEST DATA:

ON 06/28/2019, THE CITY OF ZEPHYRHILLS UTILITIES DEPARTMENT PERFORMED A FIRE HYDRANT FLOW TEST. FLOW WAS MEASURED ON F.H. # 8523 ZEPHYR COMMONS, MATTHESS FIRM. THE STATIC & RESIDUAL PRESSURE WAS RECORDED ON F.H. # 8525 ZEPHYR COMMONS, CHASE BANK.

STATIC PRESSURE = 49 PSI
RESIDUAL 1 = 40 PSI
RESIDUAL 2 = 40 PSI
FLOW @ PITOT READING = 980 GPM
FLOW @ 20 PSI = 1843 GPM

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REGISTERED
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SEAL
C.O.A. 0139, L.S. 7345
PROJ. MANAGER:
C. POTTER
PROJ. #:
2980040
DATE:
05/20/2022

RYAN T. FALLIN
LICENSE
NO. 91887
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

SF ZEPHYR COMMONS OUTPARCELS LP

CIVIL ENGINEERING 2300 CURLEW ROAD STE. 201
LAND PLANNING PALM HARBOR, FLORIDA
TRAFFIC 34683
TRANSPORTATION SURVEYING
PHONE (727) 789-9500
FAX (727) 784-6662
GIS AVIDGROUP.COM

PARCEL 4 @ ZEPHYR
COMMONS
CITY OF ZEPHYRHILLS, FLORIDA

UTILITY PLAN

SHEET NO.

7.0

NO.	DATE	DESCRIPTION	BY
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Page 33 of 63

SITE DESCRIPTION:

PROJECT NAME: PARCEL 4 @ ZEPHYR COMMONS
PROPERTY OWNER NAME AND ADDRESS: SF ZEPHYR COMMONS OUTPARCELS LP
400 CLEMATIS STREET, SUITE 201
WEST PALM BEACH, FL 33401

TOTAL AREA OF THE SITE: 0.822 ACRES
TOTAL AREA OF THE SITE TO BE DISTURBED: 0.822 ACRES

NAME OF RECEIVING WATER: EAST PASCO WATERSHED

NATURE OF THE CONSTRUCTION ACTIVITY:

SOIL DISTURBING ACTIVITIES WILL INCLUDE: CLEARING AND GRUBBING; INSTALLING A STABILIZED CONSTRUCTION ENTRANCE, PERIMETER AND OTHER EROSION AND SEDIMENT CONTROLS THROUGHOUT THE SITE; GRADING; CONSTRUCTING A STORM WATER POND, STORM SEWER, UTILITIES AND BUILDING FOUNDATIONS; CONSTRUCTION OF CURB AND PARKING LOT; PREPARATION FOR FINAL PLANTING AND SEEDING.

INTENDED SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES:

1. INSTALL STAKED SILT FENCE AS INDICATED ON THE CONSTRUCTION PLANS.
2. EXCAVATE PONDS FOR SEDIMENT TRAPS FOR SITE RUNOFFS.
3. BEGIN BUILDING CONSTRUCTION.
4. CONSTRUCT DIVERSION SWALES AROUND PERIMETER OF SITE TO PONDS, AS NECESSARY.
5. INSTALL STORM SEWER SYSTEM AND ITS SILTATION PROTECTION, UTILITIES AND OUT FALL STRUCTURES.
6. STABILIZE PARKING LOT.
7. CONSTRUCT CURB, BASE AND ASPHALT.
8. COMPLETE FINAL SITE GRADING.
9. INSTALL PERMANENT LANDSCAPING ON SITE. REPAIR ANY WASHED OUT AREAS.
10. WHEN CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, REMOVE EROSION PROTECTION DEVICES AND PLACE SOD AS NECESSARY.

CERTIFICATION OF COMPLIANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS

THE STORM WATER POLLUTION PREVENTION PLAN REFLECTS THE SOUTH WEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD) REQUIREMENTS FOR STORM WATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL AS ESTABLISHED BY SWFWMD STORM WATER MANAGEMENT PRACTICES MANUAL AND THE FLORIDA ADMINISTRATIVE CODE, CHAPTER 400 -4 AND 400-40. TO ENSURE COMPLIANCE, THIS PLAN WAS PREPARED IN ACCORDANCE WITH SWFWMD'S "BASIS OF REVIEW FOR SURFACE WATER MANAGEMENT PERMIT APPLICATIONS WITHIN THE SOUTH WEST FLORIDA WATER MANAGEMENT DISTRICT".

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 PVIOUS 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 PANGOLA, 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' 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.

STORM WATER MANAGEMENT

STORM WATER DRAINAGE WILL BE PROVIDED BY A CURB, STORM WATER AND CATCH BASIN SYSTEM FOR THE DEVELOPED AREAS. THE AREAS NOT DEVELOPED SHALL BE GRADED TO LESS THAN 2% SLOPES AND HAVE PERMANENT SEEDING OR PLANTINGS. WHEN CONSTRUCTION IS COMPLETE THE SITE WILL DRAIN TO STORM WATER PONDS THAT WERE UTILIZED AS THE TEMPORARY SEDIMENT BASINS DURING THE CONSTRUCTION PROCESS. ANY ACCUMULATED SEDIMENT SHALL BE REMOVED FROM THE SEDIMENT BASINS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONSTRUCT AL RETENTION/DETENTION AREAS IN ACCORDANCE WITH THE APPROVED CONSTRUCTION PLANS.

SPECIFIED OTHER CONTROLS

WASTE DISPOSAL

WASTE MATERIALS - ALL WASTE MATERIAL SHALL BE COLLECTED AND CONTAINED IN A CONTROLLED AREA PURSUANT TO STATE AND LOCAL SOLID WASTE REGULATIONS. ALL TRASH AND CONSTRUCTION DEBRIS GENERATED FROM CONSTRUCTION IS TO BE REMOVED FROM THE SITE AND DISPOSED OF APPROPRIATELY. NO CONSTRUCTION MATERIALS SHALL BE BURIED ON SITE. ALL PERSONNEL SHALL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL. NOTICES STATING THESE PRACTICES SHALL BE POSTED IN THE ON SITE OFFICE TRAILER AND THE CONSTRUCTION MANAGER RESPONSIBLE FOR THE DAY TO DAY SITE OPERATIONS SHALL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.

HAZARDOUS WASTE - IF ENCOUNTERED, ALL WASTE MATERIALS SHALL BE DISPOSED OF IN THE MANNER SPECIFIED BY STATE AND/LOCAL REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SEEING THAT THESE PRACTICES ARE FOLLOWED.

SANITARY WASTE - 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.

OFF SITE 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 TARPAULIN AT ALL TIMES.

TIMING OF CONTROL MEASURES

AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES, STAKED SILT FENCE, 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 STAKED SILT FENCES SHALL BE REMOVED.

MAINTENANCE INSPECTION PROCEDURES

EROSION AND SEDIMENT CONTROL INSPECTION AND MAINTENANCE PRACTICES

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 BY 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 AND MULCHING AND 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 DESIGNEES 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-STORM WATER DISCHARGE

IT IS EXPECTED THAT THE FOLLOWING NON-STORM WATER 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. UNCONTAMINATED GROUNDWATER (FROM DEWATERING EXCAVATION). ALL NON-STORM WATER DISCHARGES SHALL BE DIRECTED TO THE SEDIMENT BASIN PRIOR TO DISCHARGE.

NON-STORM WATER DISCHARGE

IT IS NOT EXPECTED THAT THE FOLLOWING NON-STORM WATER DISCHARGES SHALL OCCUR FROM THE SITE DURING THE CONSTRUCTION PERIOD:

CONCRETE
DETERGENTS
PAINTS (ENAMEL AND LATEX)
METAL STUDS
GLASS
TAR
SAND

FERTILIZERS
PETROLEUM BASED PRODUCTS AND
FUELS
CLEANING SOLVENTS
WOOD
MASONRY BLOCK
ROOFING SHINGLES
STONE

SPILL PREVENTION

MATERIAL MANAGEMENT PRACTICES

THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT SHALL 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 HOUSEKEEPING PRACTICES SHALL BE FOLLOWED ON SITE DURING THE CONSTRUCTION PROJECT. AN EFFORT SHALL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO COMPLETE THE PROJECT. ALL MATERIALS STORED ON SITE SHALL BE STORED IN A NEAT ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND IF POSSIBLE, UNDER A ROOF OR OTHER CONTAINED ENCLOSURE. PRODUCTS SHALL BE KEPT IN THEIR ORIGINAL MANUFACTURER'S LABELED CONTAINERS. SUBSTANCES SHALL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER. WHENEVER POSSIBLE, ALL OF THE PRODUCT SHALL BE USED BEFORE DISPOSING OF THE CONTAINER. MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL SHALL BE FOLLOWED. THE SITE SUPERINTENDENT SHALL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS ON SITE.

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

PETROLEUM PRODUCTS
ALL ON SITE VEHICLES SHALL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTATIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. PETROLEUM PRODUCTS SHALL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT SUBSTANCES USED ON SITE SHALL BE APPLIED ACCORDINGLY TO THE MANUFACTURER'S RECOMMENDATIONS.

FERTILIZERS
FERTILIZERS USED SHALL BE APPLIED ONLY IN THE MINIMUM AMOUNT RECOMMENDED BY THE MANUFACTURER. ONCE APPLIED, FERTILIZER SHALL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORM WATER. STORAGE SHALL BE IN A COVERED SHED. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER SHALL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.

PAINTS
ALL CONTAINERS SHALL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT SHALL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM BUT SHALL BE PROPERLY DISPOSED OF ACCORDING TO MANUFACTURER'S INSTRUCTIONS OR STATE AND LOCAL REGULATIONS. CONCRETE TRUCKS: CONTRACTOR SHALL DESIGNATE AN AREA FOR DISCHARGE OF SURPLUS CONCRETE OR DRUM WASH WATER AND SHALL INSTALL A CONTAINMENT BERM AROUND THIS AREA TO PREVENT RUNOFF TO THE REMAINDER OF THE SITE. HARD DEBRIS SHALL BE DISPOSED OF BY CONTRACTOR UPON COMPLETION OF THE PROJECT.

SPILL CONTROL PRACTICES

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

MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEAN UP SHALL BE CLEARLY POSTED AND SITE PERSONNEL SHALL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEAN UP SUPPLIES.

MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEAN UP SHALL BE KEPT IN THE MATERIAL STORAGE AREA ON SITE. EQUIPMENT AND MATERIALS SHALL INCLUDE, BUT NOT BE LIMITED TO, BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, KITTY LITTER, SAND, SAWDUST AND PLASTIC AND METAL TRASH CONTAINERS.

ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.

THE SPILL SHALL BE KEPT WELL VENTILATED AND PERSONNEL SHALL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH HAZARDOUS SUBSTANCE.

SPILLS OF TOXIC OR HAZARDOUS MATERIAL SHALL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE.

THE SPILL PREVENTION PLAN SHALL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM REOCCURRING AND THE CLEAN UP PROCEDURES FOR FUTURE USE. A DESCRIPTION OF THE SPILL, ITS CAUSE AND THE CLEAN UP MEASURES SHALL ALSO BE INCLUDED.

THE SITE SUPERINTENDENT RESPONSIBLE FOR THE DAY TO DAY SITE OPERATIONS SHALL BE THE SPILL PREVENTION AND CLEAN UP COORDINATOR. HE OR SHE SHALL DESIGNATE OTHER SITE PERSONNEL WHO WILL RECEIVE SPILL PREVENTION AND CLEAN UP TRAINING. THESE INDIVIDUALS SHALL EACH BECOME RESPONSIBLE FOR A PARTICULAR PHASE OF PREVENTION AND CLEAN UP. THE NAMES OF THE RESPONSIBLE SPILL PERSONNEL SHALL BE POSTED IN THE MATERIAL STORAGE AREA OR IN THE OFFICE TRAILER ON SITE, IF APPLICABLE.

NOTICE OF TERMINATION

A NOTICE OF TERMINATION SHALL BE SUBMITTED TO THE FDPE 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: _____ TITLE: _____
OPERATOR AND/OR RESPONSIBLE AUTHORITY

SIGNATURE: _____ DATE: _____

CONTRACTOR'S 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: _____ NAME: _____ TITLE: _____ DATE: _____	COMPANY: _____ ADDRESS: _____ PHONE: _____	GENERAL CONTRACTOR
SIGNATURE: _____ NAME: _____ TITLE: _____ DATE: _____	COMPANY: _____ ADDRESS: _____ PHONE: _____	TEMPORARY AND PERMANENT STABILIZATION
SIGNATURE: _____ NAME: _____ TITLE: _____ DATE: _____	COMPANY: _____ ADDRESS: _____ PHONE: _____	STABILIZED CONSTRUCTION ENTRANCE, EARTH DIKES, SEDIMENT BASIN

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05/20/2022

RYAN T. FALLIN
LICENSE
NO. 91887
STATE OF
07/08/2022
FLORIDA
PROFESSIONAL ENGINEER

SF ZEPHYR COMMONS OUTPARCELS LP

CIVIL ENGINEERING 2300 CURLEW ROAD STE 201
LAND PLANNING PALM HARBOR, FLORIDA
TRAFFIC 34663
TRANSPORTATION SURVEYING
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CITY OF ZEPHYRHILLS, FLORIDA

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8.0

Page 34 of 63

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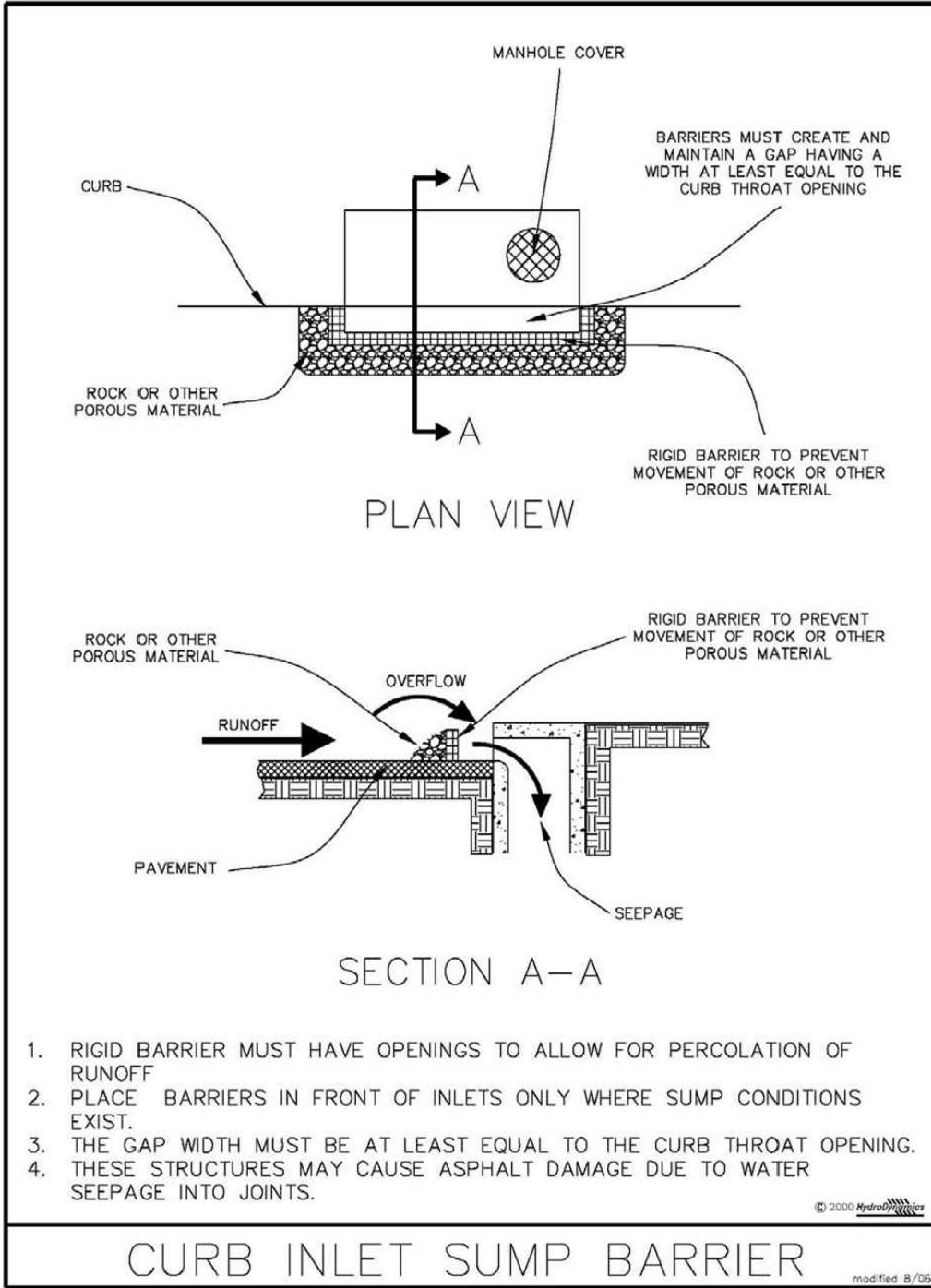


Figure V-15: Illustration of a Curb Inlet "Sump" Barrier

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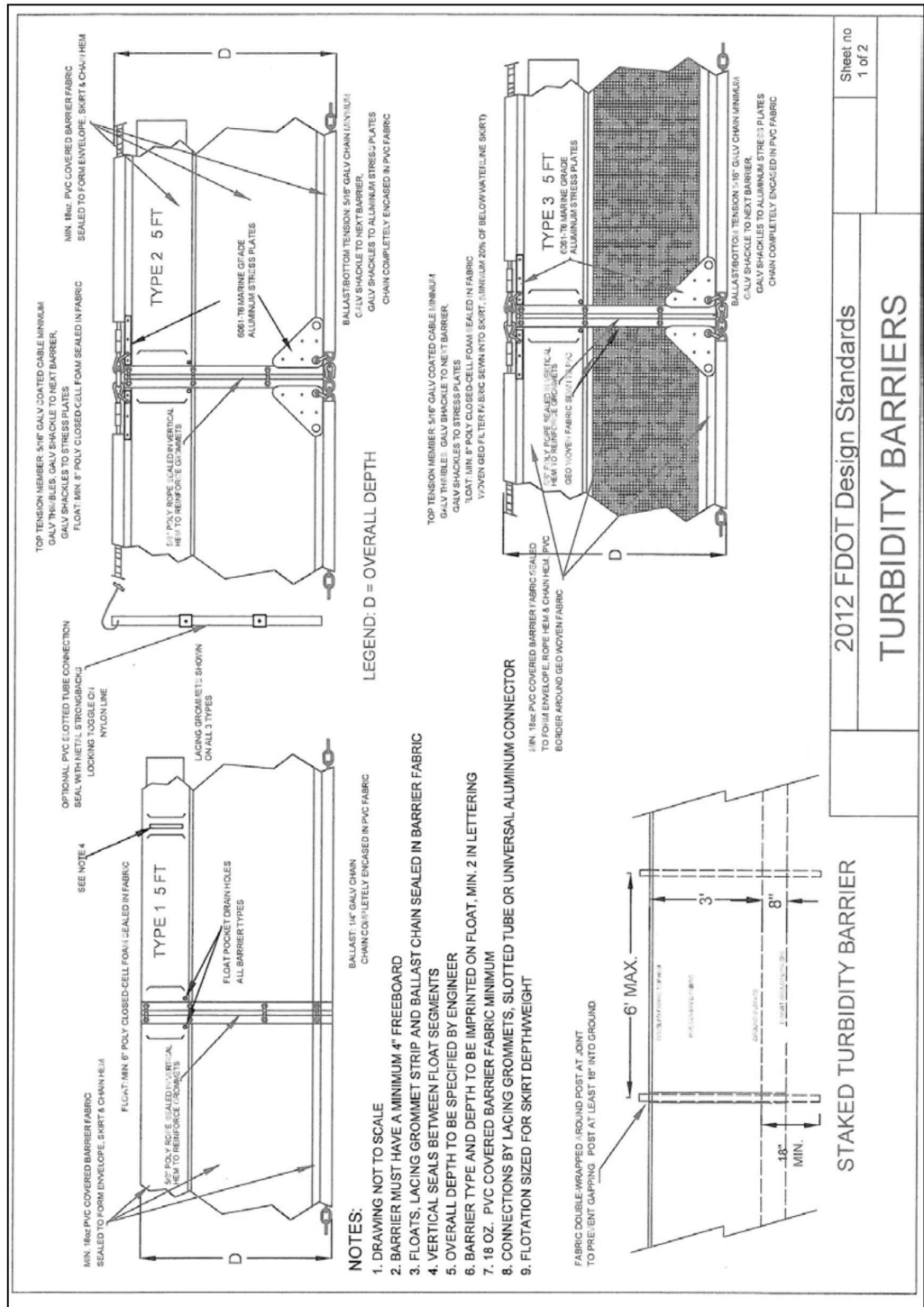


Figure V-9: Illustration of Installing a Floating Turbidity Barrier

V-24

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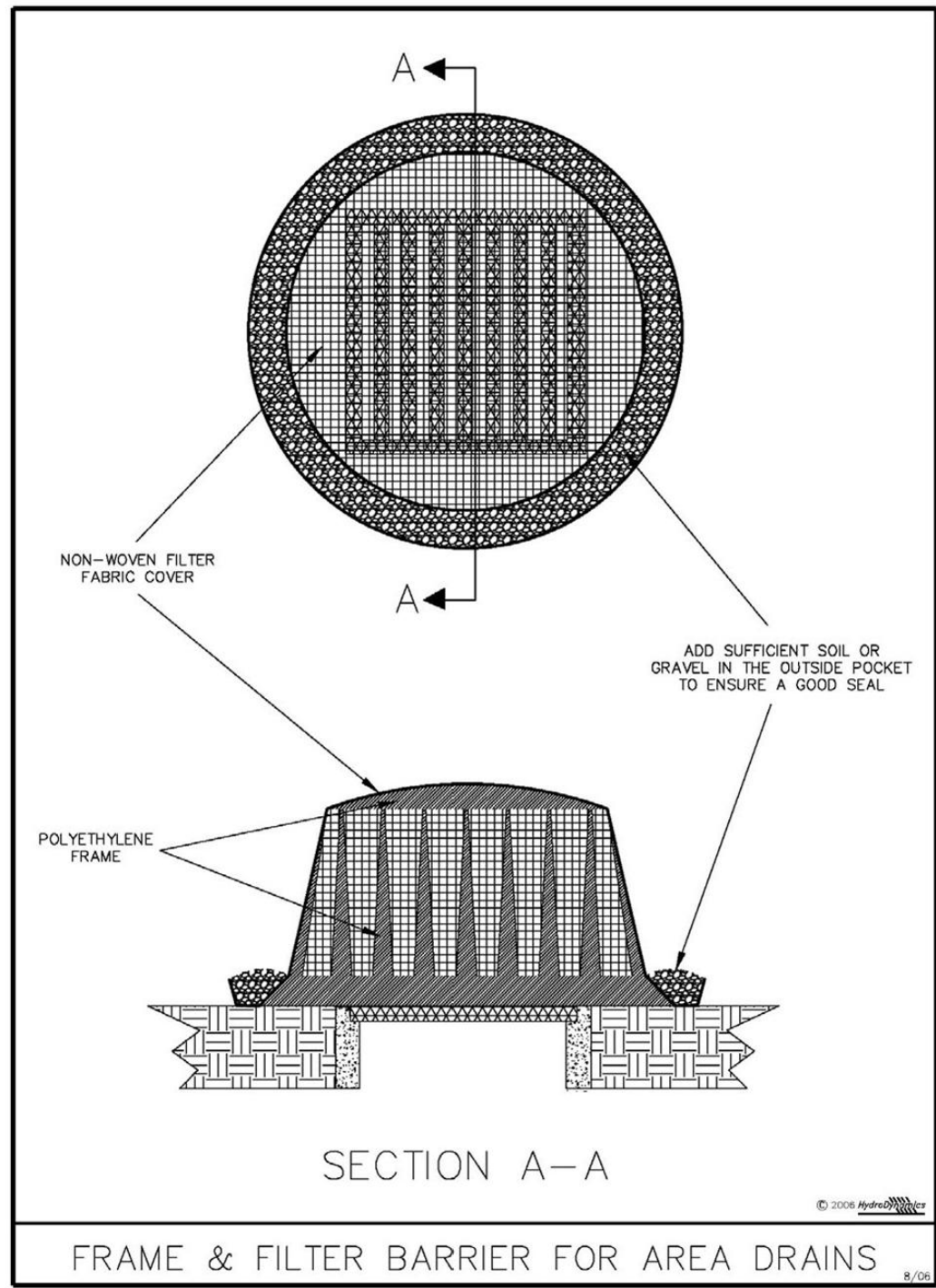


Figure V-14: Illustration of a Frame & Filter Barrier for Area Drains

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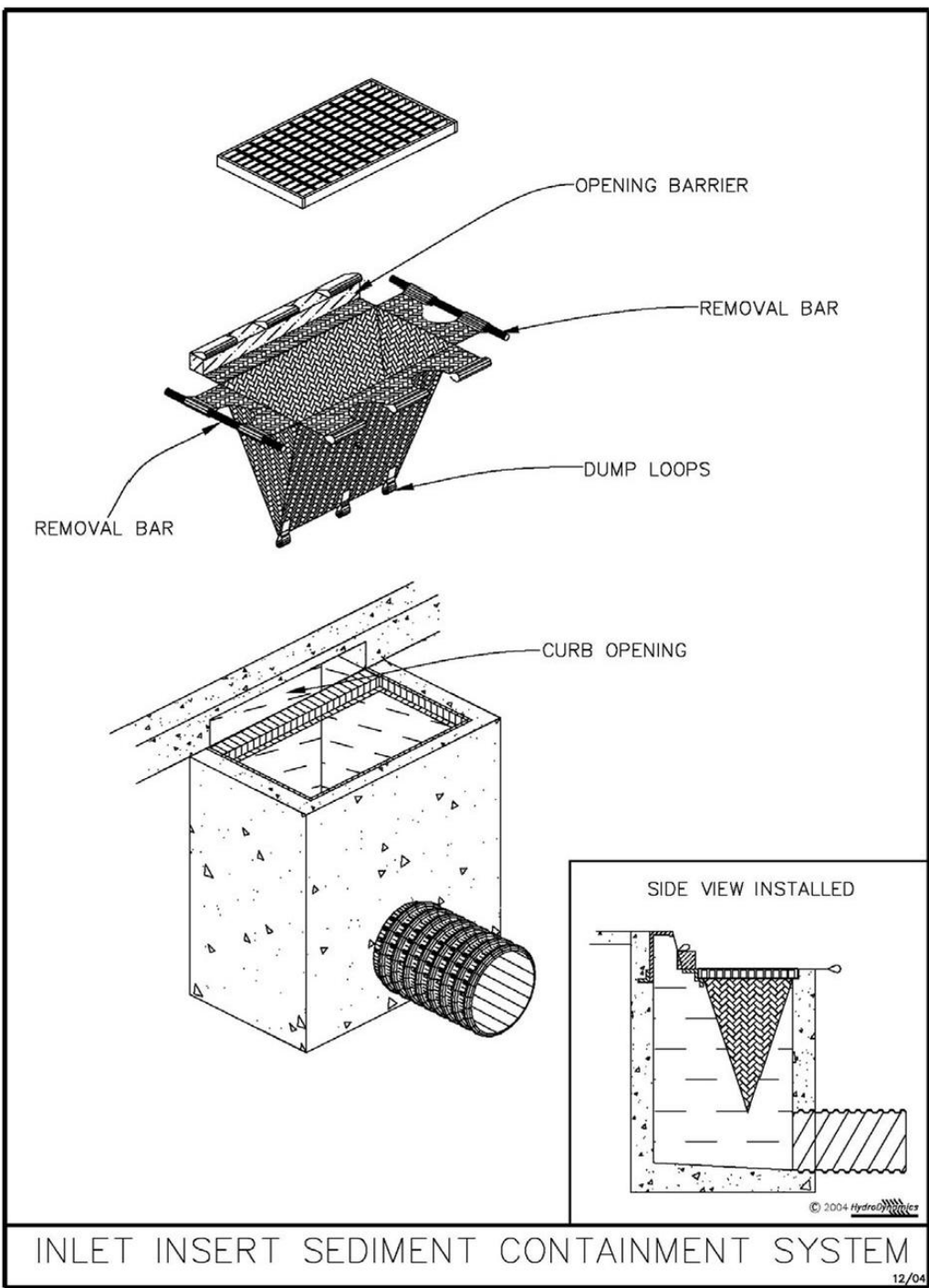


Figure V-18: Illustration of an Inlet Insert Sediment Containment System

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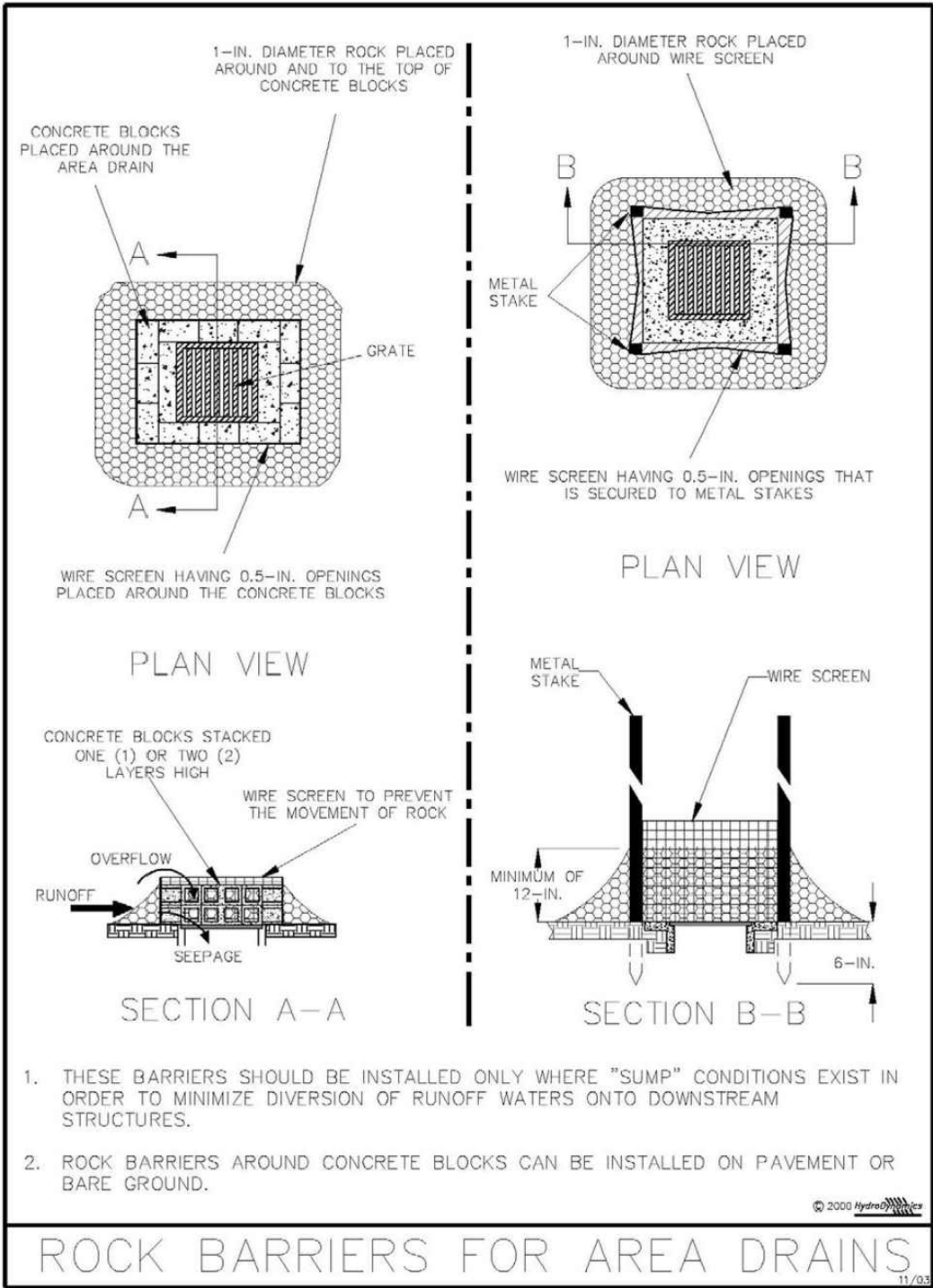


Figure V-13: Illustration of Rock Barriers around Area Drains

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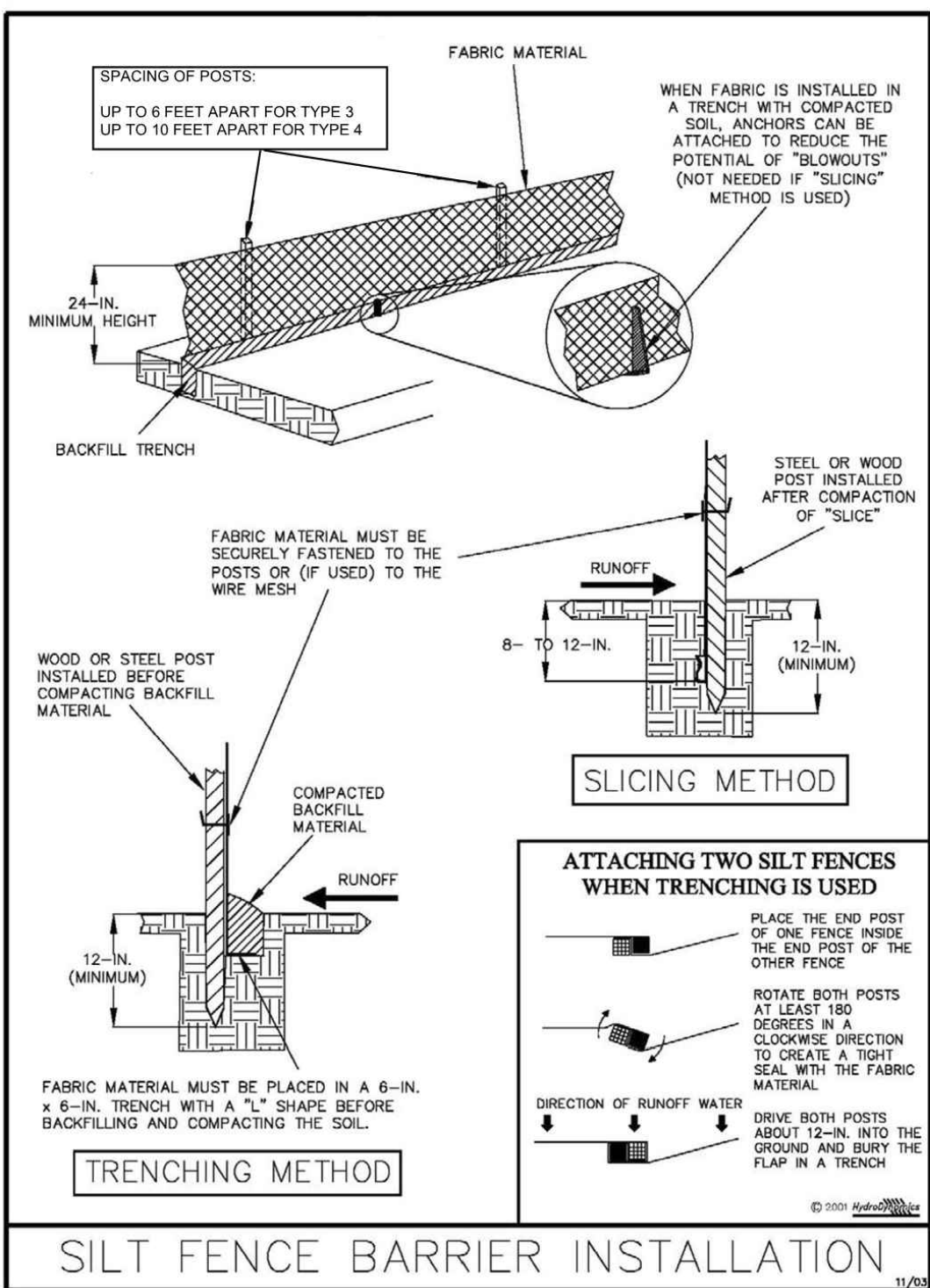


Figure V-2: Illustration of a Silt Fence Barrier

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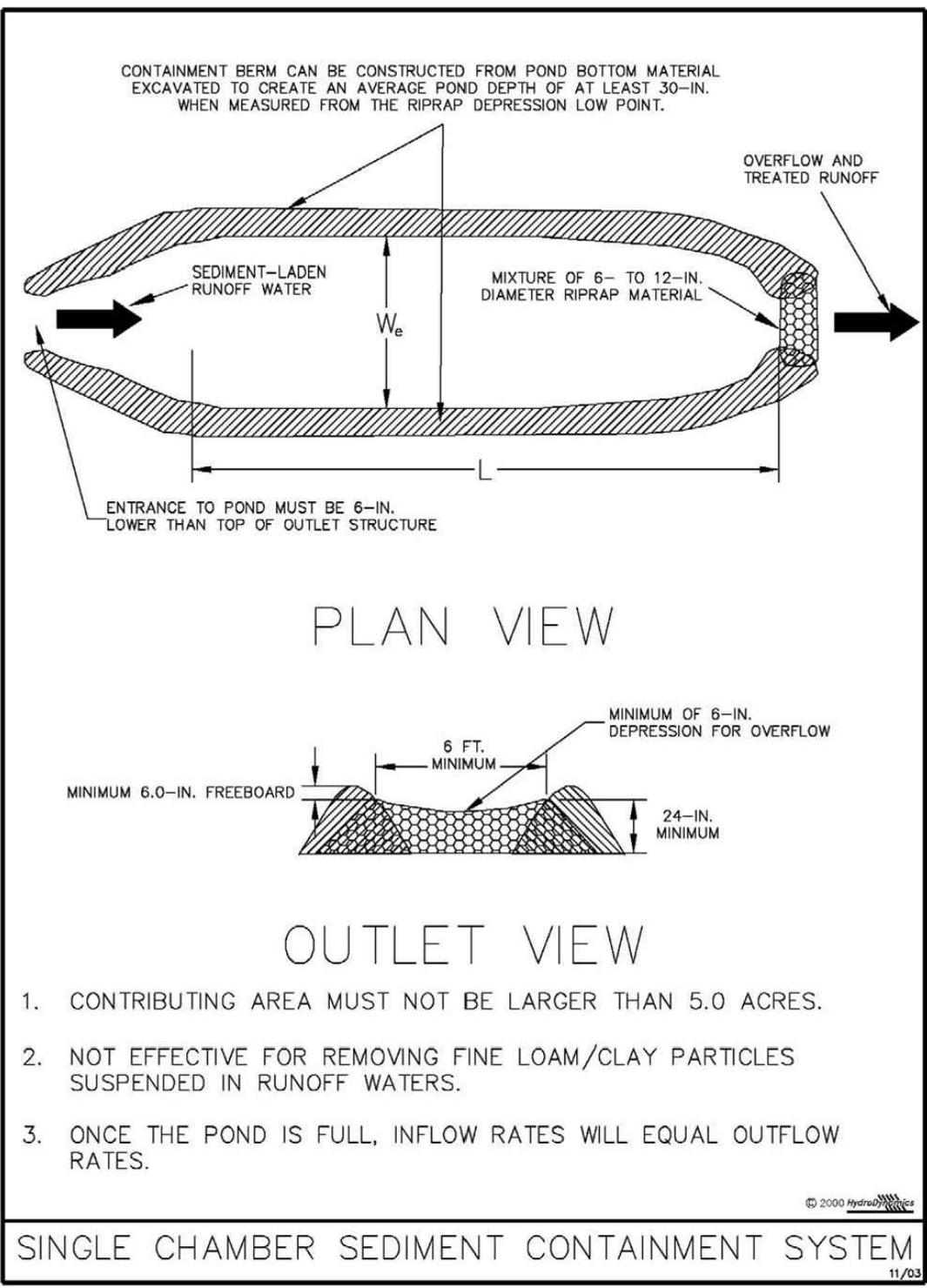


Figure IV-13: Illustration of a Single Chamber SCS

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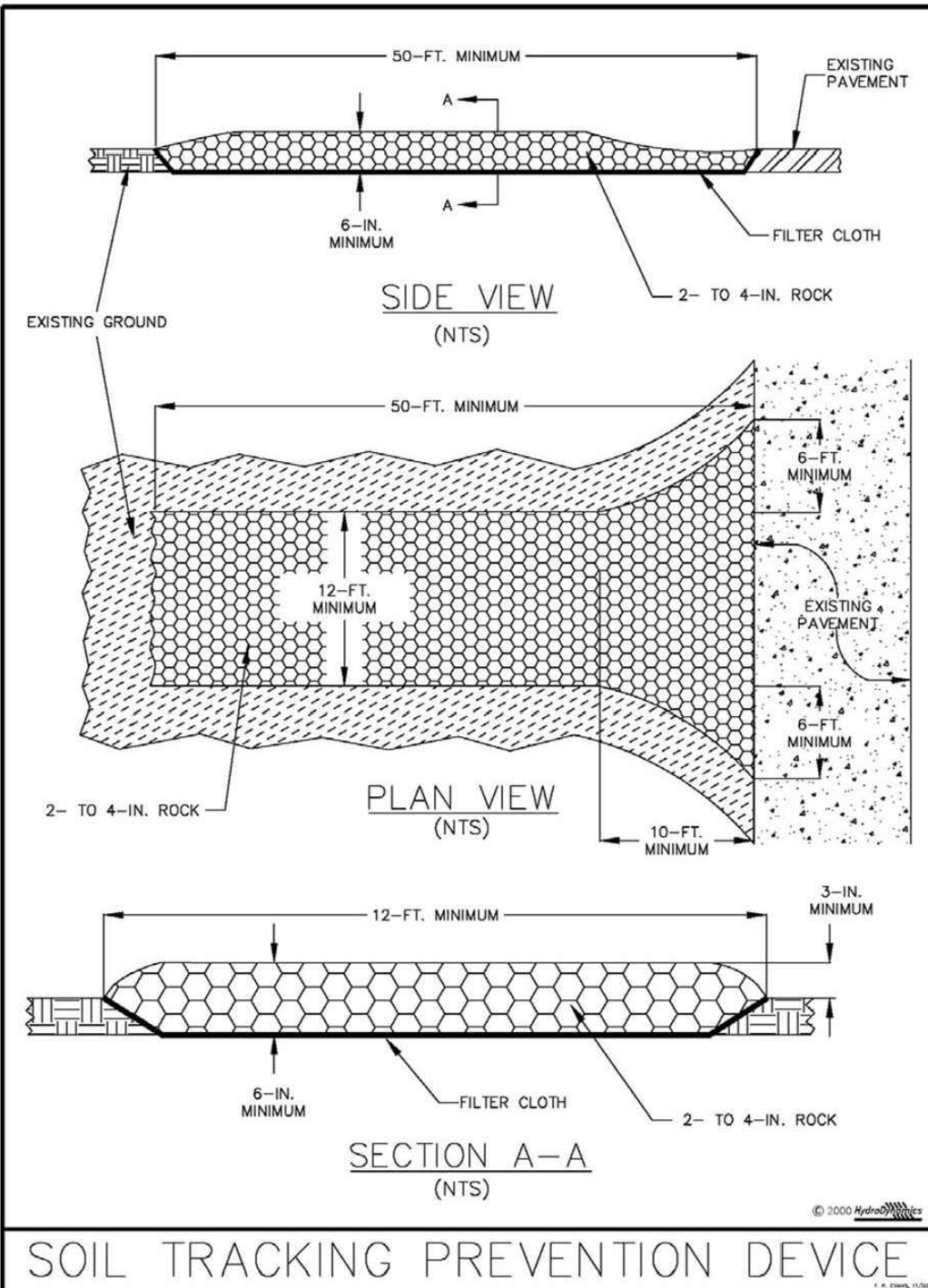


Figure V-19: Illustration of a Soil Tracking Prevention Device

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V-44

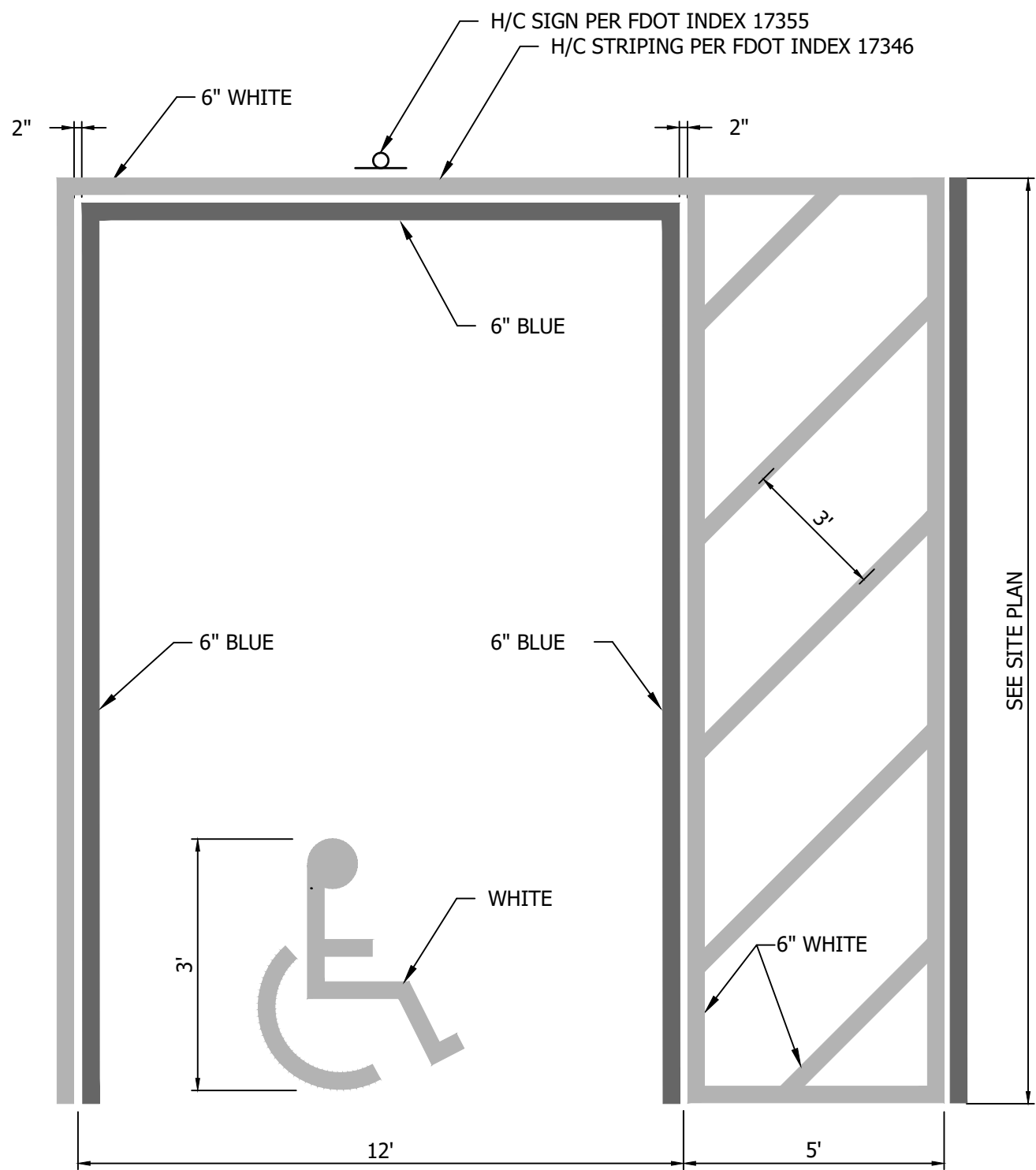
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07/08/2022					

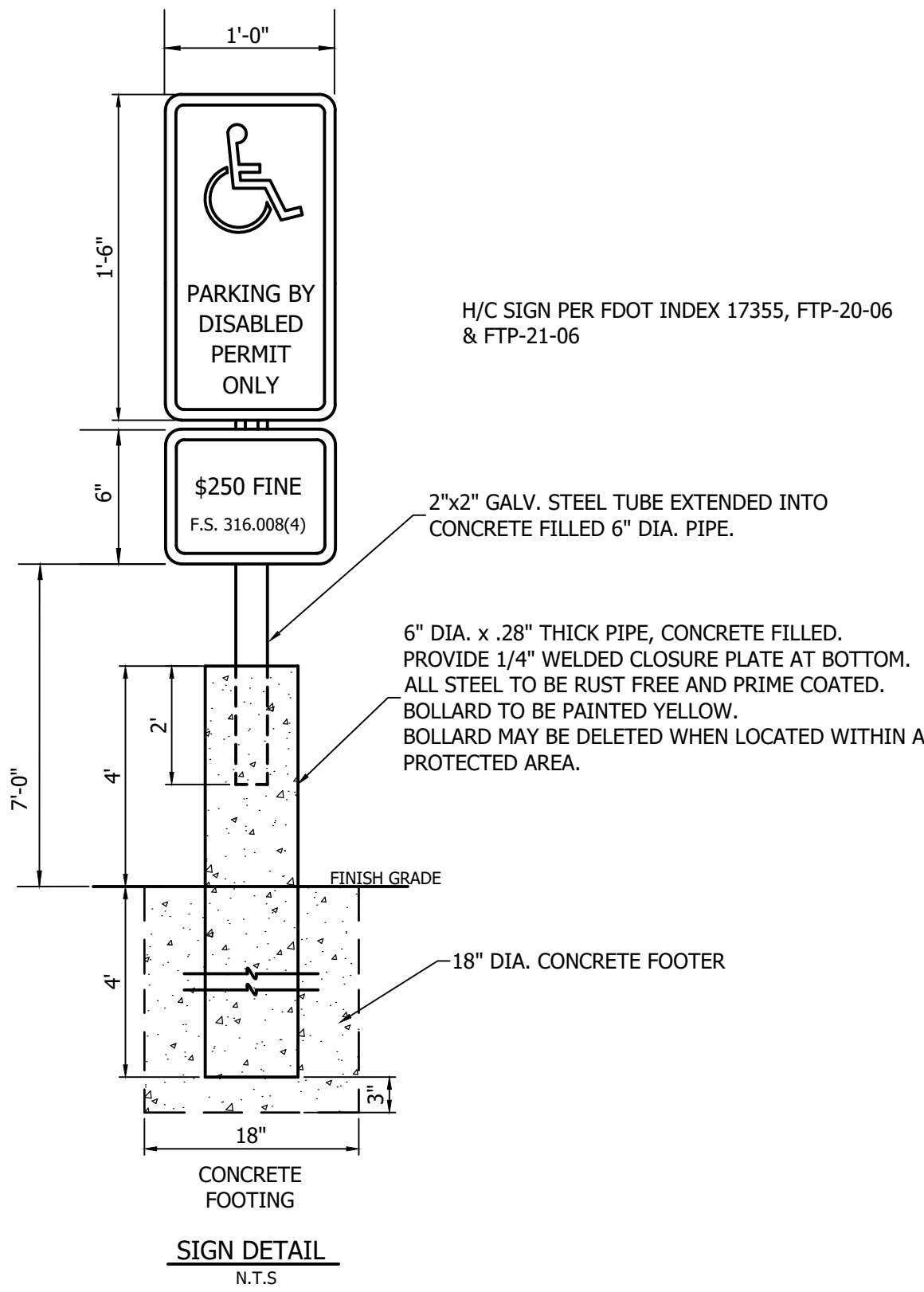
SF ZEPHYR COMMONS OUTPARCELS LP	CIVIL ENGINEERING	2300 CURLEW ROAD STE. 201	LAND PLANNING	PALM HARBOR, FLORIDA	TRAFFIC	34663	TRANSPORTATION	PHONE (727) 789-9500	SURVEYING	FAX (727) 784-6662	GIS	AVIDGROUP.COM
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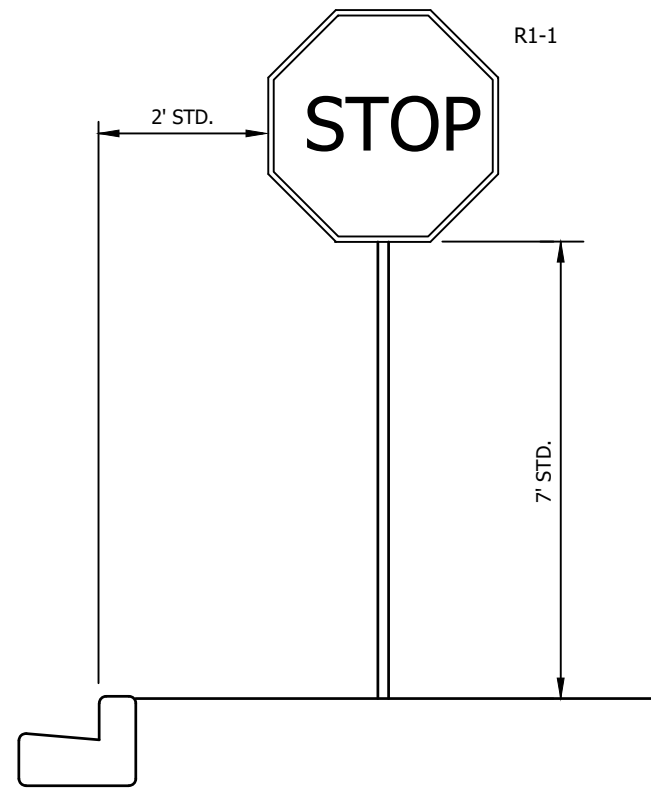
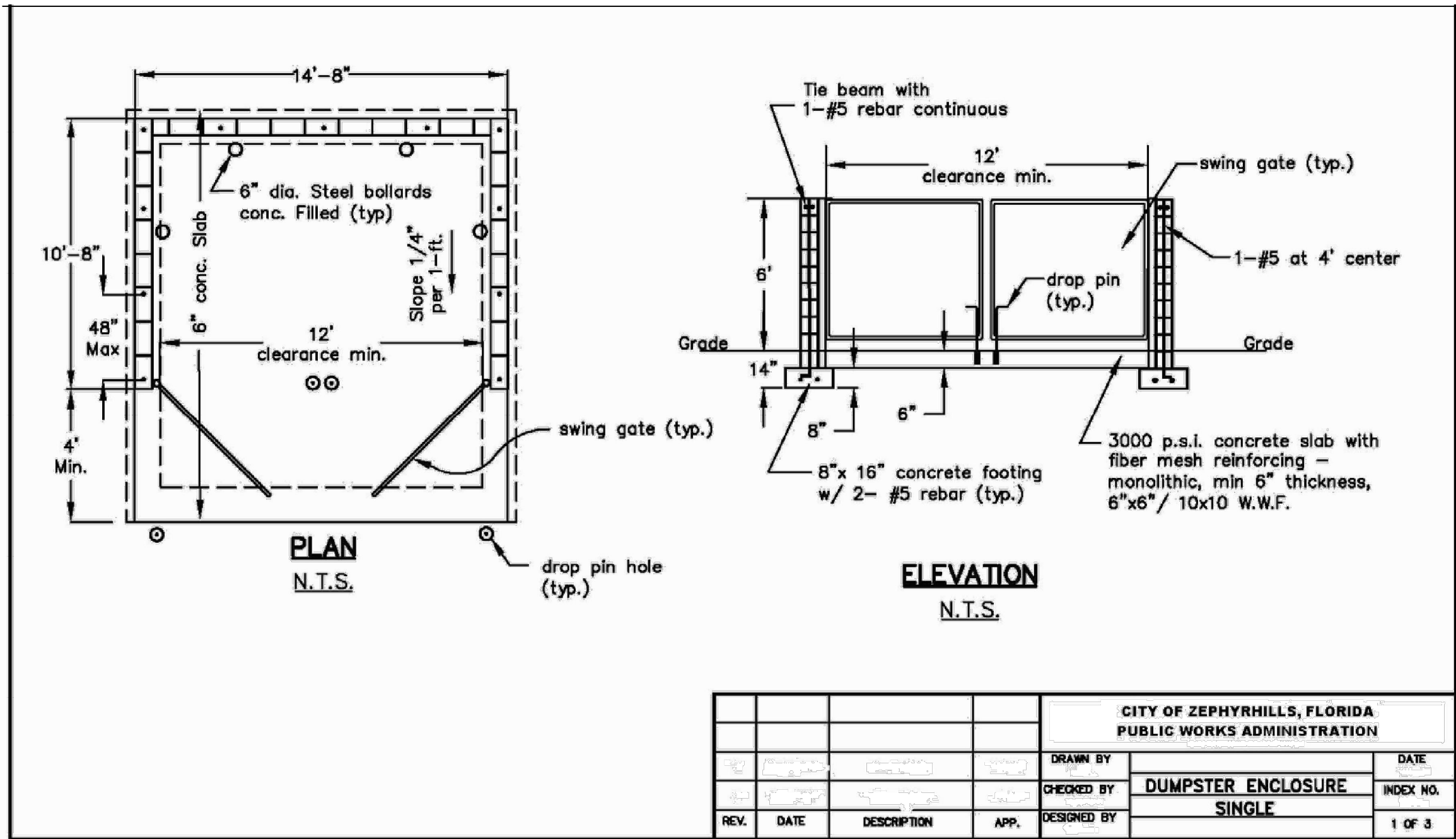
HANDICAP PARKING PAVEMENT MARKING

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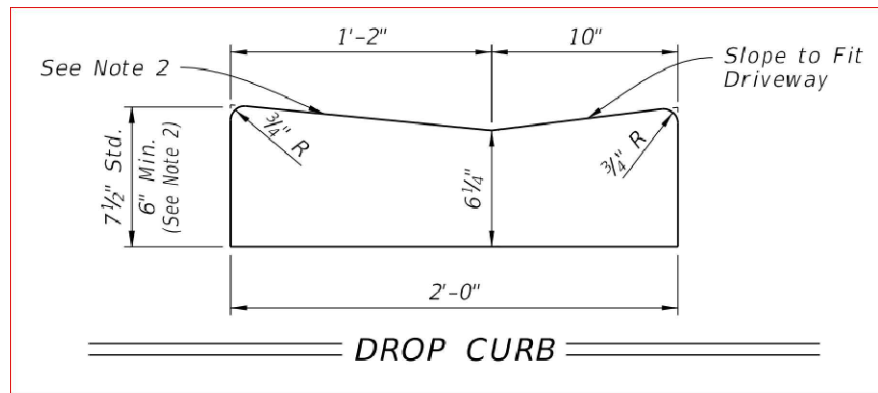
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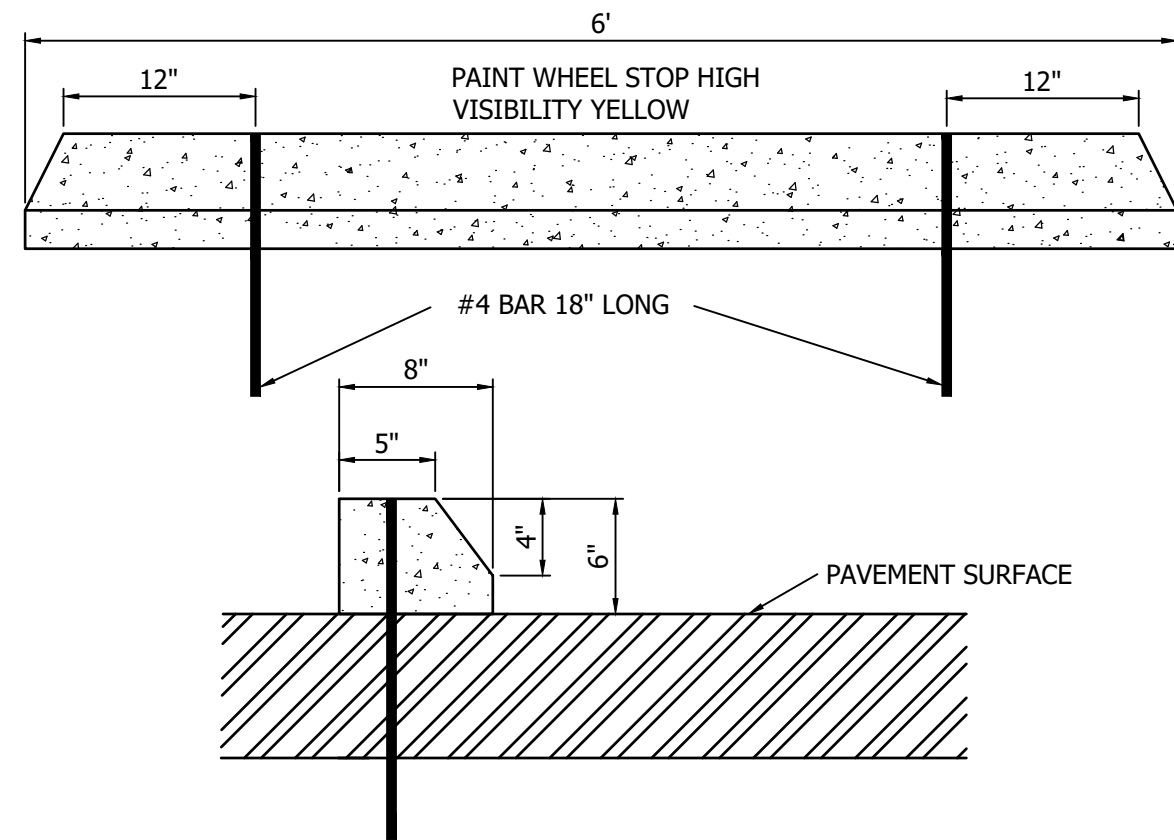


STOP SIGN DETAIL

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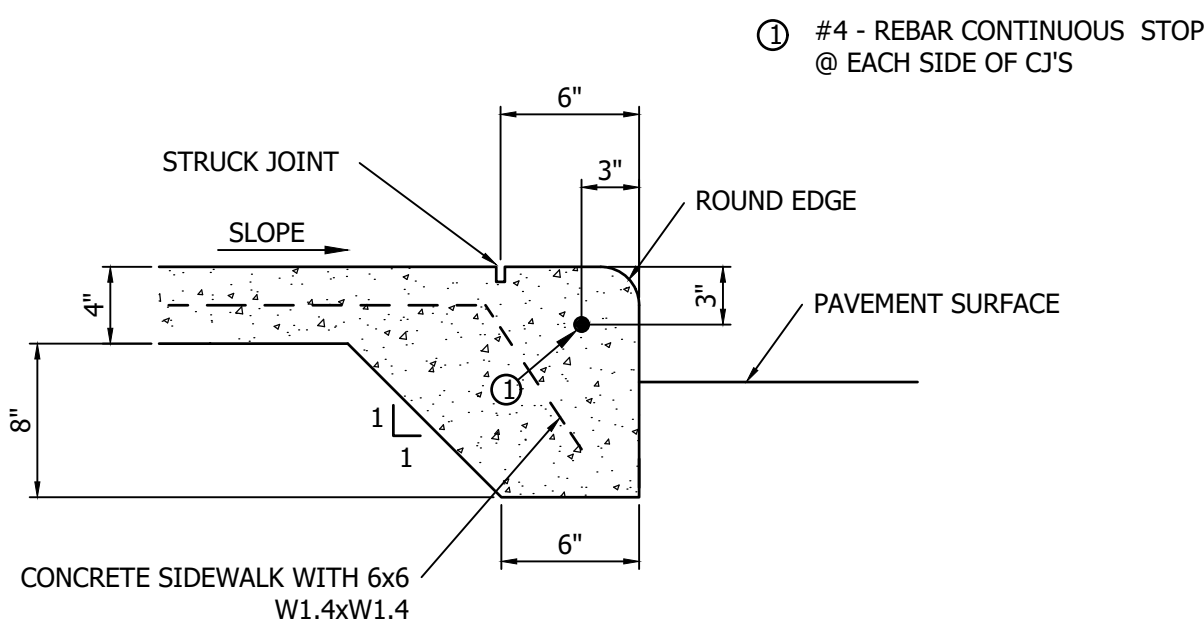


NOTE 2: FOR TYPE E, TYPE F, DROP CURB, AND VALLEY GUTTER: WHEN USED ON HIGH SIDE OF ROADWAYS. MATCH THE CROSS SLOPE OF THE GUTTER TO THE CROSS SLOPE OF THE ADJACENT PAVEMENT. THE THICKNESS OF THE LIP IS 6", UNLESS OTHERWISE SHOWN ON PLANS.



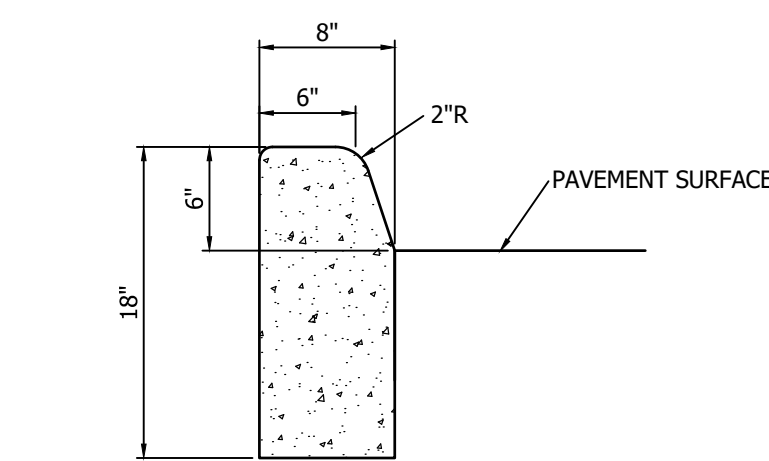
PRECAST CONCRETE WHEEL STOP

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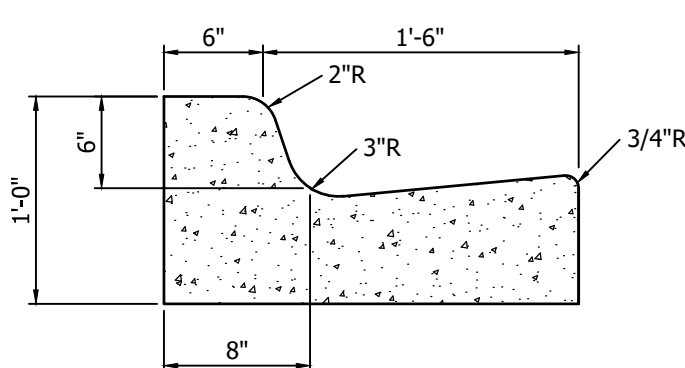
INTEGRAL CURB & SIDEWALK

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FOR MORE NOTES AND DETAILS SEE FDOT INDEX NO. 300

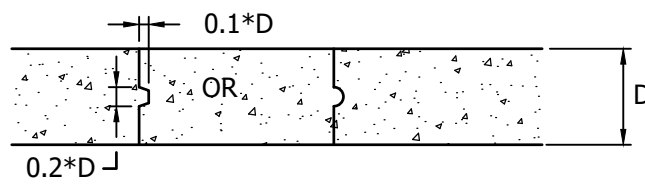
TYPE "D" CURB



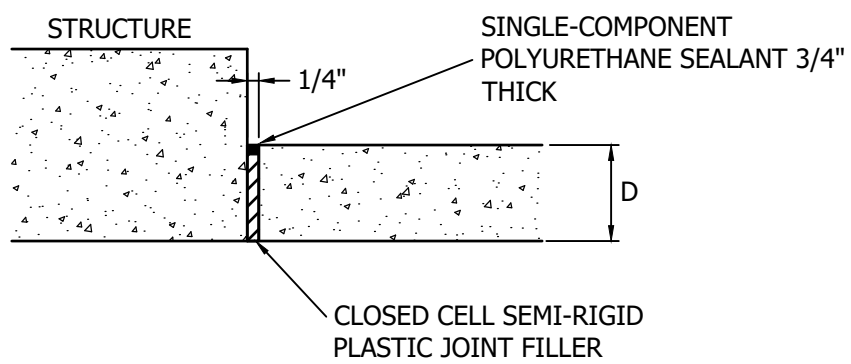
FOR MORE NOTES AND DETAILS SEE FDOT INDEX NO. 300

TYPE "F" CURB

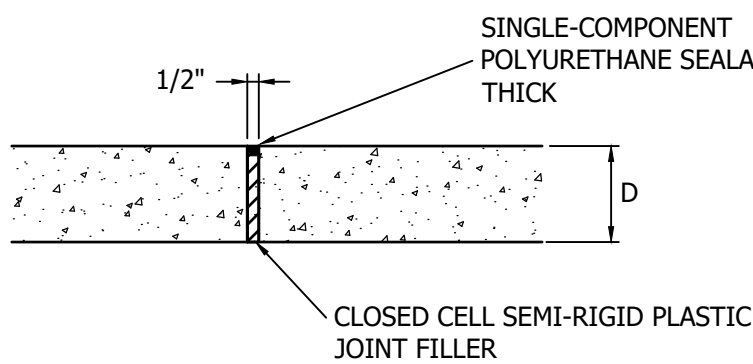
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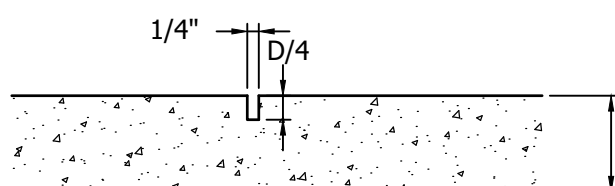
CONSTRUCTION JOINT



1/4" EXPANSION JOINT



1/2" EXPANSION JOINT



CONTROL JOINT

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SPECIFICATION REQUIREMENTS ON LAYER THICKNESS FOR TYPE SP STRUCTURAL COURSES

THE LAYER THICKNESS MUST BE CONSISTENT WITH THE FOLLOWING THICKNESS RANGES:

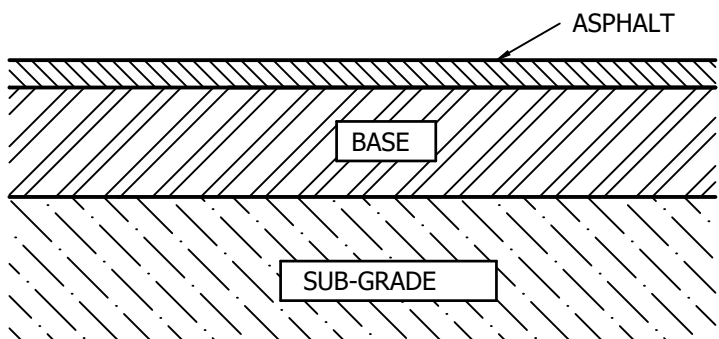
TYPE MIX	FINE MIXES	
	MINIMUM	MAXIMUM
SP-9.5	1"	1.5"
SP-12.5	1.5"	2.5"
SP-19.0	2"	3"

IN ADDITION TO THE MINIMUM AND MAXIMUM THICKNESS REQUIREMENTS, THE FOLLOWING RESTRICTIONS ARE PLACED ON THE RESPECTIVE MATERIAL WHEN USED AS A STRUCTURAL COURSE:

SP-9.5	LIMITED TO THE TOP TWO STRUCTURAL LAYERS, TWO LAYERS MAXIMUM.
SP-9.5	MAY NOT BE USED ON TRAFFIC LEVEL D AND F APPLICATIONS.
SP-19.0	MAY NOT BE USED IN THE FINAL (TOP) STRUCTURAL LAYER.

ASPHALT COMPACTION REQUIREMENTS:

SP FINE GRADED	93% IN ACCORDANCE TO FM 1-T 166
TYPE III OR S-1	95% OF THE MARSHAL DESIGN DENSITY
OR OTHER FDOT PROCEDURE AS APPROVED BY THE ENGINEER.	



NORMAL		
ASPHALT	2"	TYPE SP-9.5 FOR NORMAL DUTY
BASE	6"	LIMEROCK LBR-100, COMPACTED TO 98% OF AASHTO T-180 OR RECYCLED CONCRETE AGGREGATE, LBR-150, PER FDOT STANDARD SPEC 911, COMPACTED TO 100% OF AASHTO T-180
SUB-GRADE	12"	LBR-40, COMPACTED TO 98% AASHTO T-180

NOTE: PRIME AND TACK COATS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SECTION 300.
NOTE: SP-9.5 ASPHALT TO BE CONSTRUCTED IN 1" LIFTS

TYPICAL ASPHALT PAVEMENT SECTION

NTS

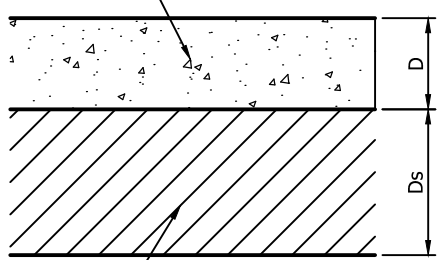
GENERAL NOTES:

- USE ACI OR FCPSA CERTIFIED FLATWORK FINISHER
- USE ACI 330R-01 GUIDE FOR DESIGN AND CONSTRUCTION OF CONCRETE PARKING LOTS
- USE ACI 330.1-94 STANDARD SPECIFICATION FOR PLAIN CONCRETE PARKING LOTS
- ALL CONCRETE USED IN PARKING LOT, UNLESS OTHERWISE INDICATED, SHALL HAVE A COMPRESSIVE STRENGTH OF 3,500 PSI AT 28 DAYS.
- PREPARE THE SUBGRADE IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS FOR RIGID PAVEMENTS. SUBGRADE SOIL DENSITY TESTING MUST BE COMPLETED AND VERIFIED BY THE GEOTECHNICAL ENGINEER PRIOR TO CONCRETE PLACEMENT.
- IMPORTED SOIL USE FOR BACK FILL SHOULD BE FREE OF HEAVY CLAY, SILTS, STONES, PLANT ROOT OR OTHER FOREIGN MATERIAL GREATER THAN 1/2" IN DIAMETER IN ORDER TO ACHIEVE ADEQUATE COMPACTION AROUND ANY FIXED OBJECT IN GROUND. ALTERNATE WILL BE TO USE FLOWABLE FILL.
- LAYOUT CONTROL JOINT BY STARTING WITH ANY DRAINAGE INLET WITHIN THE PAVEMENT SECTION AND WORK TOWARD EDGE OF PAVEMENT
- KEEP ALL JOINTS CONTINUOUS
- CONTROL JOINTS SHALL BE FORMED OR SAWED WITHIN 12 HOURS FROM TIME OF PLACEMENT;
A. SIDEWALK-SPACING SHALL BE SAME AS WIDTH OF PAVEMENT AND LESS THAN 5 FEET IN LENGTH
B. PAVEMENT-MAXIMUM SPACING SHALL BE 2.5 TIMES THICKNESS IN UNIT OF FEET AND LESS THAN 15 FEET IN LENGTH (E.G. 1'-4" INCH SPACING AT 10'x10')
- CURE CONCRETE IMMEDIATELY AFTER FINISHING OPERATION IS COMPLETED BY USING ONE OF THE FOLLOWING METHODS: WATER, PIGMENTED WATER-BASED CURING COMPOUND OR VISQUEEN AND BURLAP
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING A JOINT LAYOUT PLAN AS A SHOP DRAWING SUBMITTAL

CURBS:

- ALL CURBING SHALL BE CONSTRUCTED OF CONCRETE THAT WILL OBTAIN A MINIMUM COMPRESSIVE STRENGTH OF 3,500 PSI AT 28 DAYS
- ALL CONCRETE CURBS SHALL BE SPACED WITH A FULL-DEPTH, 1/2" WIDTH ISOLATION JOINT MATERIAL PRIOR TO PLACEMENT OF ADJACENT CONCRETE PAVEMENT
- THERE SHALL BE CONTROL JOINTS, EITHER TOOL OR SAW-CUT, MATCH PAVEMENT JOINTS, UNLESS OTHERWISE SPECIFIED; JOINTS SHALL BE FORMED WITHIN 12 HOURS OF PLACEMENT
- ALL CURB ENDS THAT DO NOT TIE INTO OTHER FACILITIES SHALL TRANSITION DOWN TO PAVEMENT GRADE IN 24 INCHES
- CONSTRUCTION JOINT SHALL BE TIED WITH A No.4 TIE BAR EXTENDED 6 INCHES INTO EACH CURB SECTION AND SHALL BE SPACED WITH A FULL-DEPTH 1/2" WIDTH ISOLATION JOINT MATERIAL

CONCRETE PAVEMENT



D = PAVEMENT THICKNESS
Ds = COMPACTED SUBGRADE THICKNESS

LIGHT DUTY PAVEMENT
PROVIDE 5.0 INCH (D) JOINTED PLANE CONCRETE PAVEMENT ON TOP OF 12" COMPACTED SUBGRADE (Ds) 98% AASHTO T-180

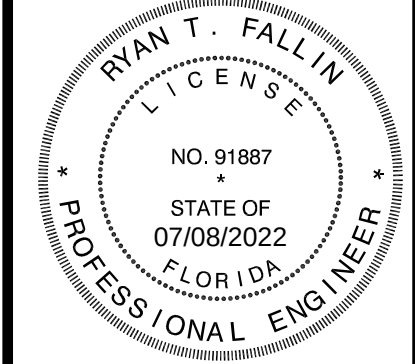
HEAVY DUTY PAVEMENT
PROVIDE 6.0 INCH (D) JOINTED PLANE CONCRETE PAVEMENT ON TOP OF 12" COMPACTED SUBGRADE (Ds) 98% AASHTO T-180

TYPICAL CONCRETE PAVEMENT SECTION

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CIVIL ENGINEER
C.O.A. 0139, L.S. 7345
PROJ. MANAGER:
C. POTTER
PROJ. #:
2980040
DATE:
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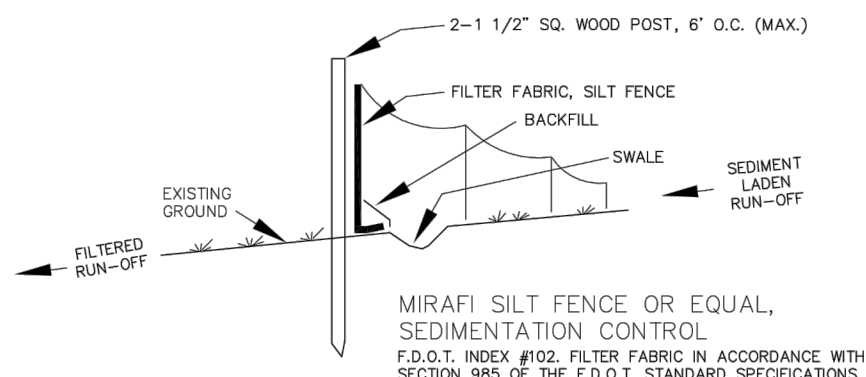
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CITY OF ZEPHYRHILLS, FLORIDA

SITE DETAILS

SHEET NO.

11.0



NOTES:

1. TEMPORARY EROSION CONTROL STRUCTURE TO BE UTILIZED DURING CONSTRUCTION AT AREAS DESIGNATED BY ENGINEER OR AREAS ON-SITE WHERE UNSTABILIZED GRADES MAY CAUSE EROSION PROBLEMS. EROSION CONTROL STRUCTURE MAY BE REMOVED AFTER UPSLOPE AREA HAS BEEN STABILIZED BY SOD, OR COMPACTED AS DETERMINED BY CONTRACTOR.
2. CONSTRUCT STORMWATER SYSTEMS BEFORE ANY BUILDING OR ROAD CONSTRUCTION IS STARTED.
- a.) PROTECT SYSTEM FROM SILTING AND DEBRIS BY METHODS PROVIDED IN DETAILS.
- b.) PROTECT SWALE BOTTOM FROM SEALING BY EXCAVATING ALL SILT DEPOSITS DURING CONSTRUCTION. THIS SHALL BE DONE BEFORE SOD & SEEDING & MULCHING IS FINISHED.

EROSION CONTROL STRUCTURE

NOT TO SCALE

THE FOLLOWING LIST REPRESENTS A BASIC EROSION AND SEDIMENT CONTROL PROGRAM WHICH IS TO BE IMPLEMENTED TO HELP PREVENT OFF-SITE SEDIMENTATION DURING AND AFTER CONSTRUCTION OF THE PROJECT.

PERMANENT EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AT THE EARLIEST PRACTICAL TIME CONSISTENT WITH GOOD CONSTRUCTION PRACTICES. ONE OF THE FIRST CONSTRUCTION ACTIVITIES SHOULD BE THE PLACEMENT OF PERMANENT AND TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AROUND THE PERIMETER OF THE PROJECT OR THE INITIAL WORK AREA TO PROTECT THE PROJECT, ADJACENT PROPERTIES AND WATER RESOURCES.

TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE COORDINATED WITH PERMANENT MEASURES TO ASSURE ECONOMICAL, EFFECTIVE, AND CONTINUOUS CONTROL THROUGHOUT THE CONSTRUCTION PHASE. TEMPORARY MEASURES SHALL NOT BE CONSTRUCTED FOR EXPEDIENCY IN LIEU OF PERMANENT MEASURES.

EROSION AND SEDIMENT CONTROL MEASURES SHALL BE ADEQUATELY MAINTAINED TO PERFORM THEIR INTENDED FUNCTION DURING CONSTRUCTION OF THE PROJECT.

NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BARRIERS SHALL BE ACCOMPLISHED PROMPTLY.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.

MATERIAL FROM SEDIMENT TRAPS SHALL NOT BE STOCKPILED OR DISPOSED OF IN A MANNER WHICH MAKES THEM READILY SUSCEPTIBLE TO BEING WASHED INTO ANY WATERCOURSE BY RUNOFF OR HIGH WATER.

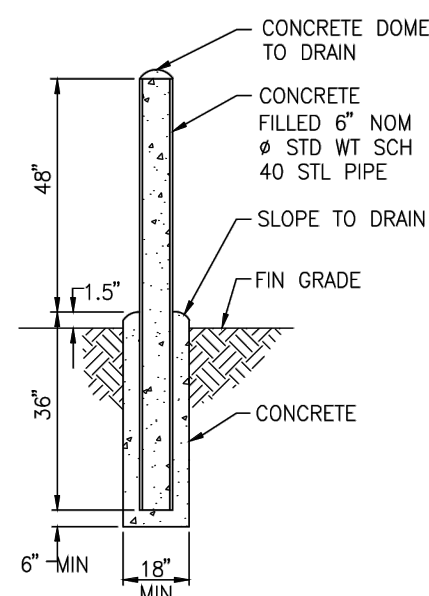
ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE BARRIERS ARE NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEED.



**CITY OF ZEPHYRHILLS
STANDARD DETAILS**
CITY OF ZEPHYRHILLS UTILITY DEPARTMENT
39825 ALSTON AVENUE ZEPHYRHILLS, FLORIDA 33542
PHONE (813)780-0029 FAX (813)780-0613

DECEMBER 2015

G-1



NOTES:

1. ACTUAL INSTALLATION LOCATION OF EACH BOLLARD SHALL BE AS SHOWN ON THE DRAWINGS OR AS DIRECTED IN THE FIELD.
2. PAINT ALL PIPING MATERIALS IN ACCORDANCE WITH SSPC STANDARDS. COLOR TO BE CHOSEN BY THE CITY.

BOLLARD CONCRETE FILLED

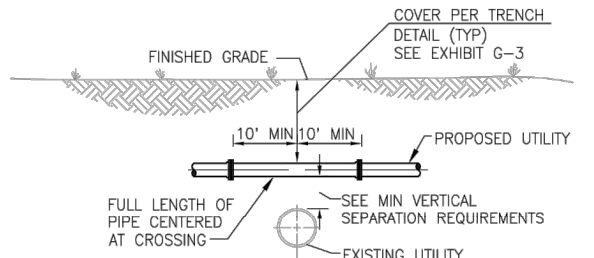
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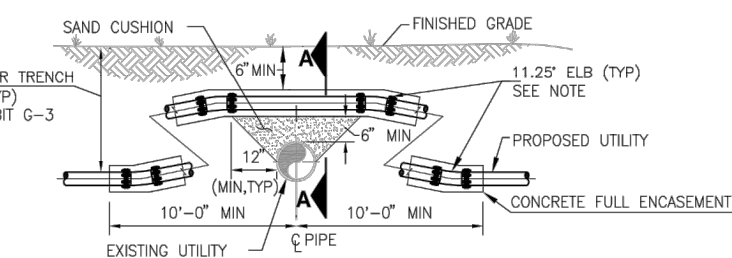
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STANDARD DETAILS**
CITY OF ZEPHYRHILLS UTILITY DEPARTMENT
39825 ALSTON AVENUE ZEPHYRHILLS, FLORIDA 33542
PHONE (813)780-0029 FAX (813)780-0613

DECEMBER 2015

G-10



OPTION 1 (SUFFICIENT COVER AND SEPARATION AVAILABLE)



OPTION 2 (SUFFICIENT SEPARATION AVAILABLE)

MINIMUM VERTICAL SEPARATION REQUIREMENTS						
PROPOSED UTILITY	POTABLE WATER	GRAVITY SANITARY SEWER	SEWAGE FORCE MAIN	STORM	RECLAIMED WATER	ELECTRIC TELECOMMUNICATIONS
POTABLE WATER	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"
GRAVITY SANITARY SEWER	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"
SEWAGE FORCE MAIN	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"
STORM	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"
RECLAIMED WATER	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"
ELECTRIC TELECOMMUNICATIONS	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"

- (1) FAC 62-555.314
- (2) FAC 62-604.400
- (3) FAC 62-610.469

- NOTES:
1. ONLY OPTION 1 CONSTRUCTION IS ALLOWED WITHOUT APPROVAL OF ENGINEER.
 2. ONLY OPTION 2 CONSTRUCTION IS ALLOWED WITHOUT APPROVAL OF ENGINEER.

MINIMUM VERTICAL SEPARATION REQUIREMENTS

MINIMUM HORIZONTAL SEPARATION EXISTING UTILITY

PROPOSED UTILITY	POTABLE WATER	GRAVITY SANITARY SEWER	SEWAGE FORCE MAIN	STORM	RECLAIMED WATER	ELECTRIC TELECOMMUNICATIONS
POTABLE WATER	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"
GRAVITY SANITARY SEWER	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"
SEWAGE FORCE MAIN	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"
STORM	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"
RECLAIMED WATER	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"
ELECTRIC TELECOMMUNICATIONS	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"

- (1) FAC 62-555.314
- (2) FAC 62-604.400
- (3) FAC 62-610.469

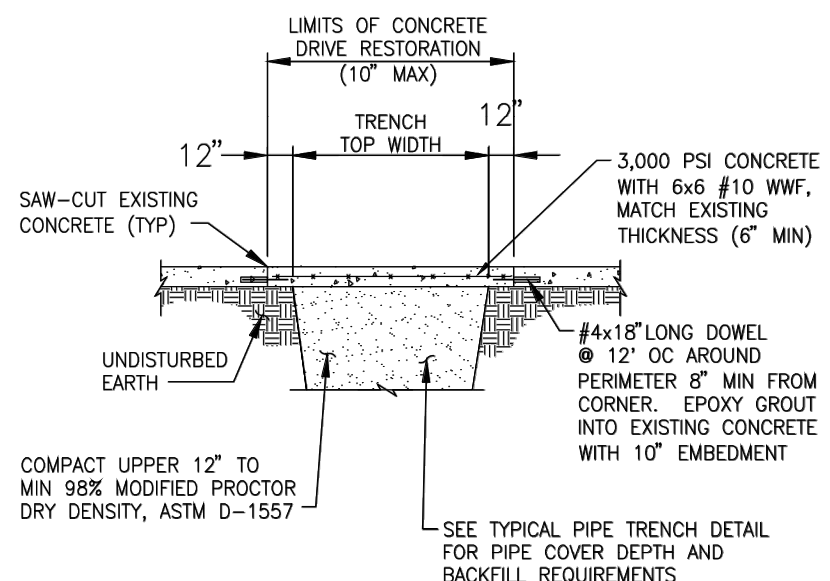
NOTE:
UTILITIES SHALL NOT BE INSTALLED WITHIN THE DRP LINE OF TREES WITHOUT PRIOR WRITTEN APPROVAL FROM THE ENGINEER.



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CITY OF ZEPHYRHILLS UTILITY DEPARTMENT
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PHONE (813)780-0029 FAX (813)780-0613

DECEMBER 2015

G-4



CONCRETE DRIVE RESTORATION

NTS

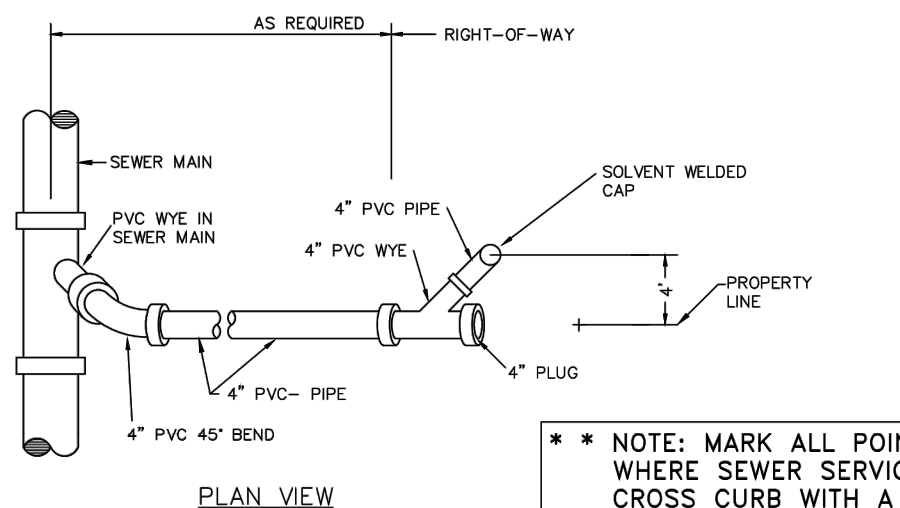
- NOTES:
1. MATCH EXISTING GRADE AND FINISH.



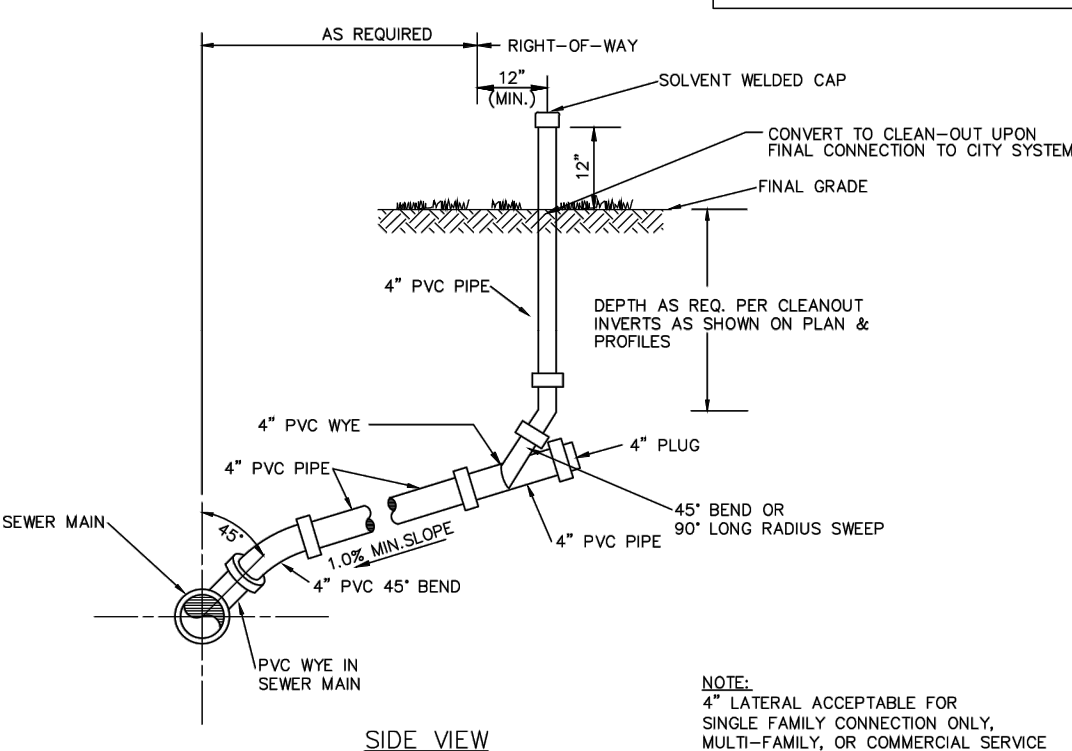
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- NOTE: MARK ALL POINTS WHERE SEWER SERVICES CROSS CURB WITH A "S" MARK IN CONCRETE.



SANITARY SEWER SERVICE

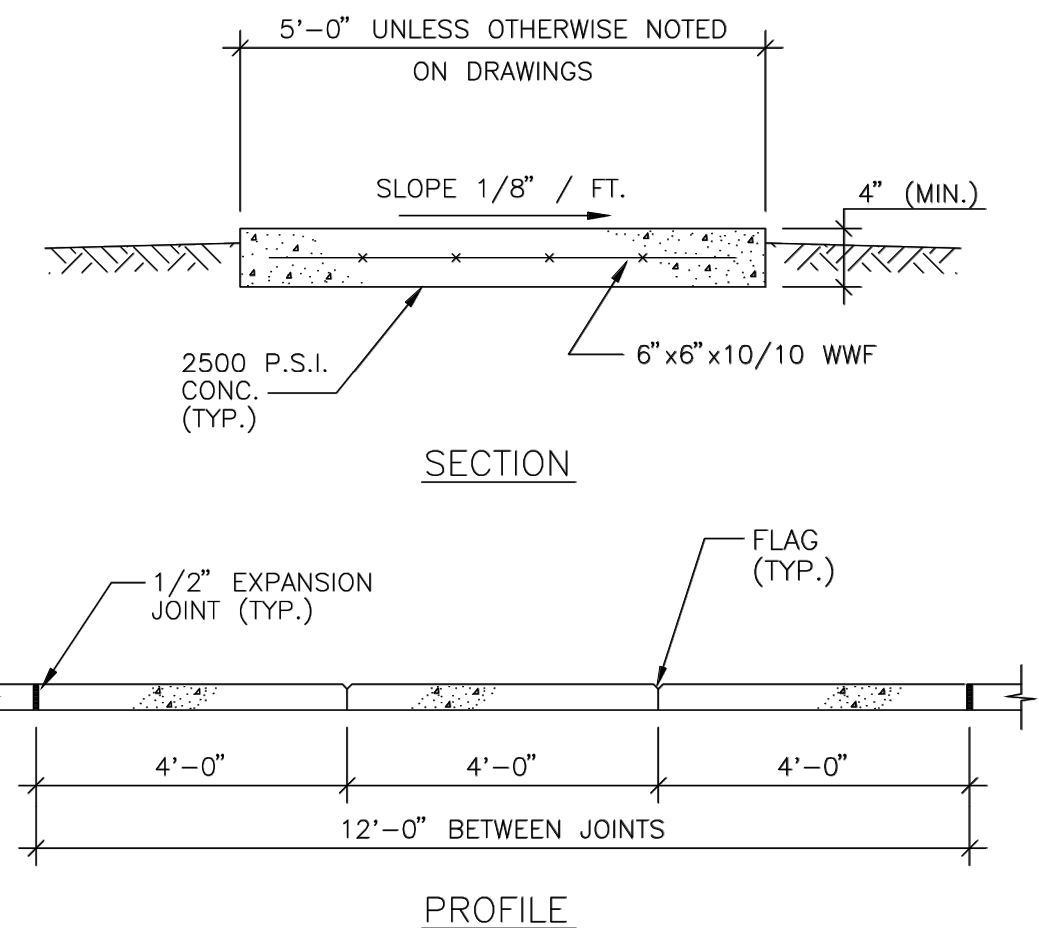
PVC SINGLE SERVICE



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S-5



CONCRETE WALKWAY DETAIL

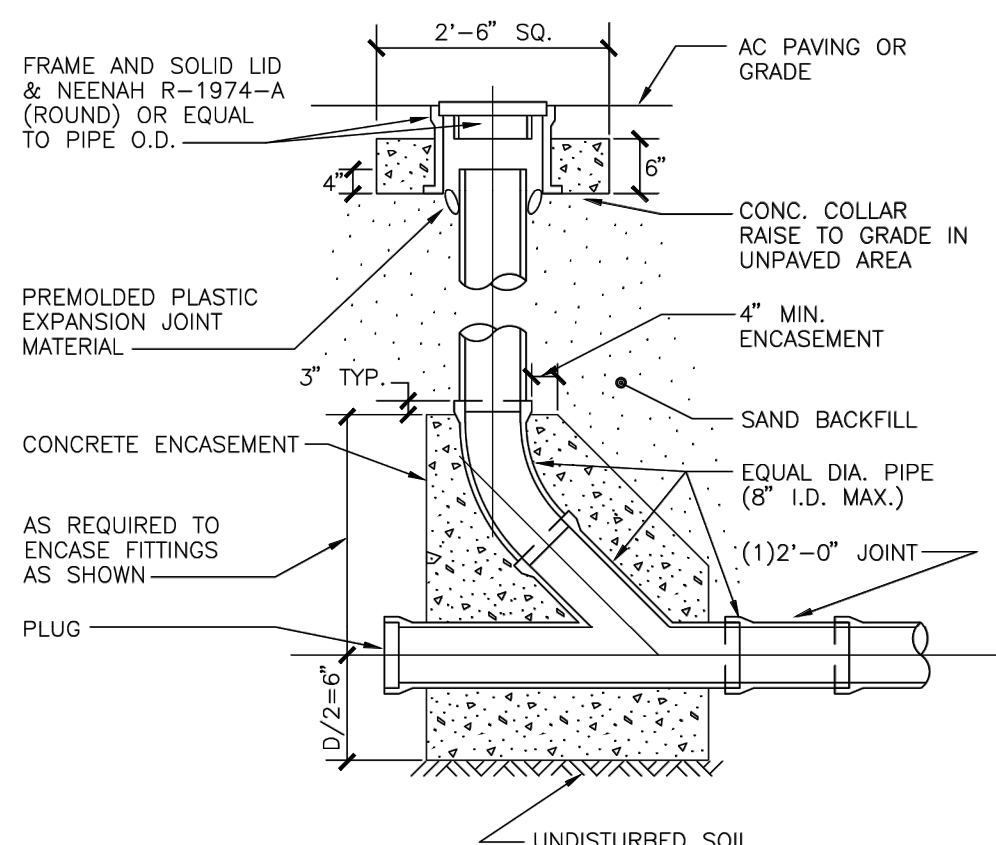
NOT TO SCALE



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GRAVITY CLEANOUT

NOT TO SCALE



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PARCEL 4 @ ZEPHYR

COMMONS
CITY OF ZEPHYRHILLS, FLORIDA

CITY OF ZEPHYRHILLS DETAILS

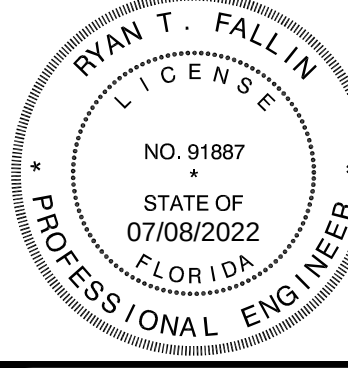
SF ZEPHYR COMMONS OUTPARCELS LP

CIVIL ENGINEERING 2300 CURLEW ROAD STE 201
LAND PLANNING PALM HARBOR, FLORIDA
TRAFFIC 34683
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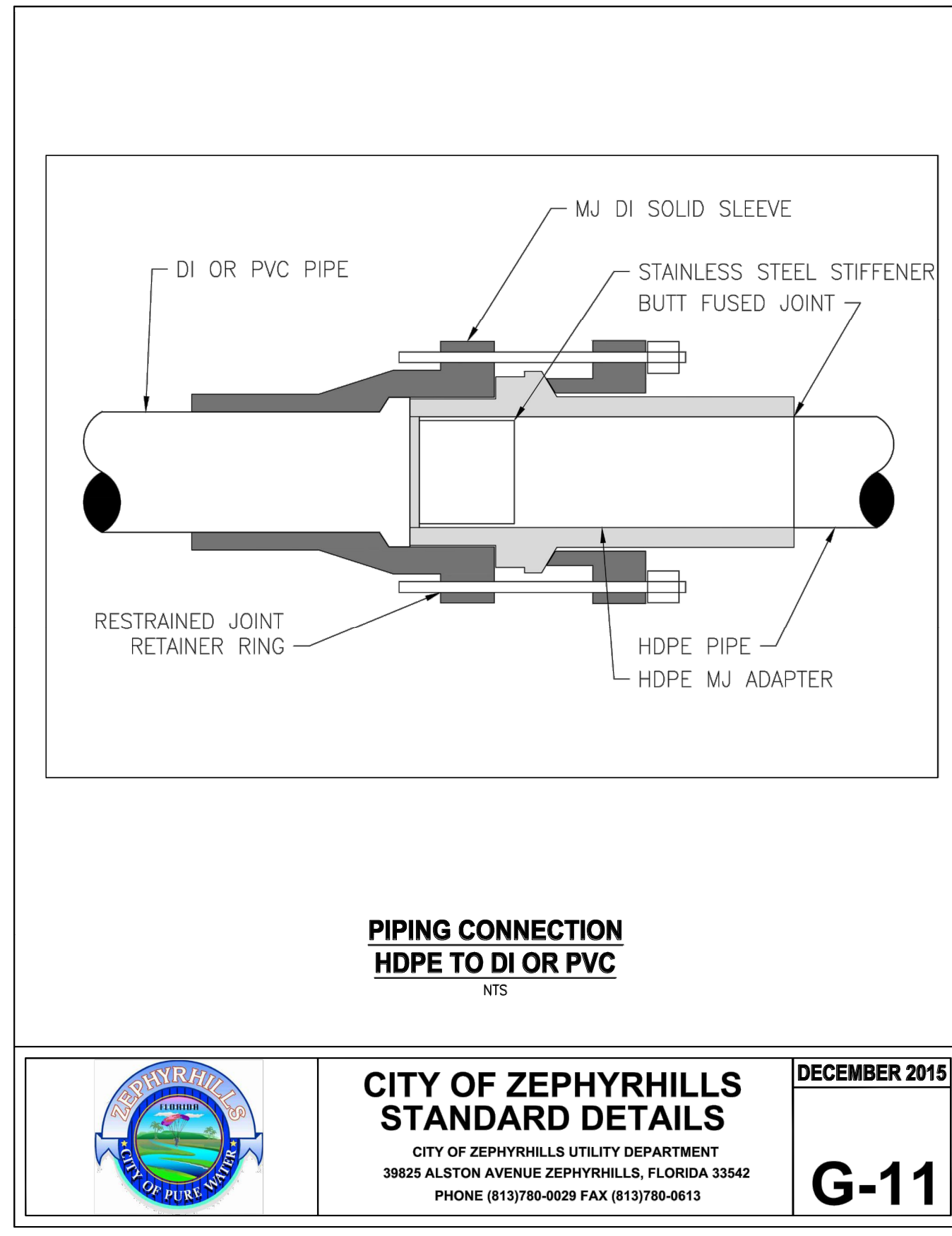
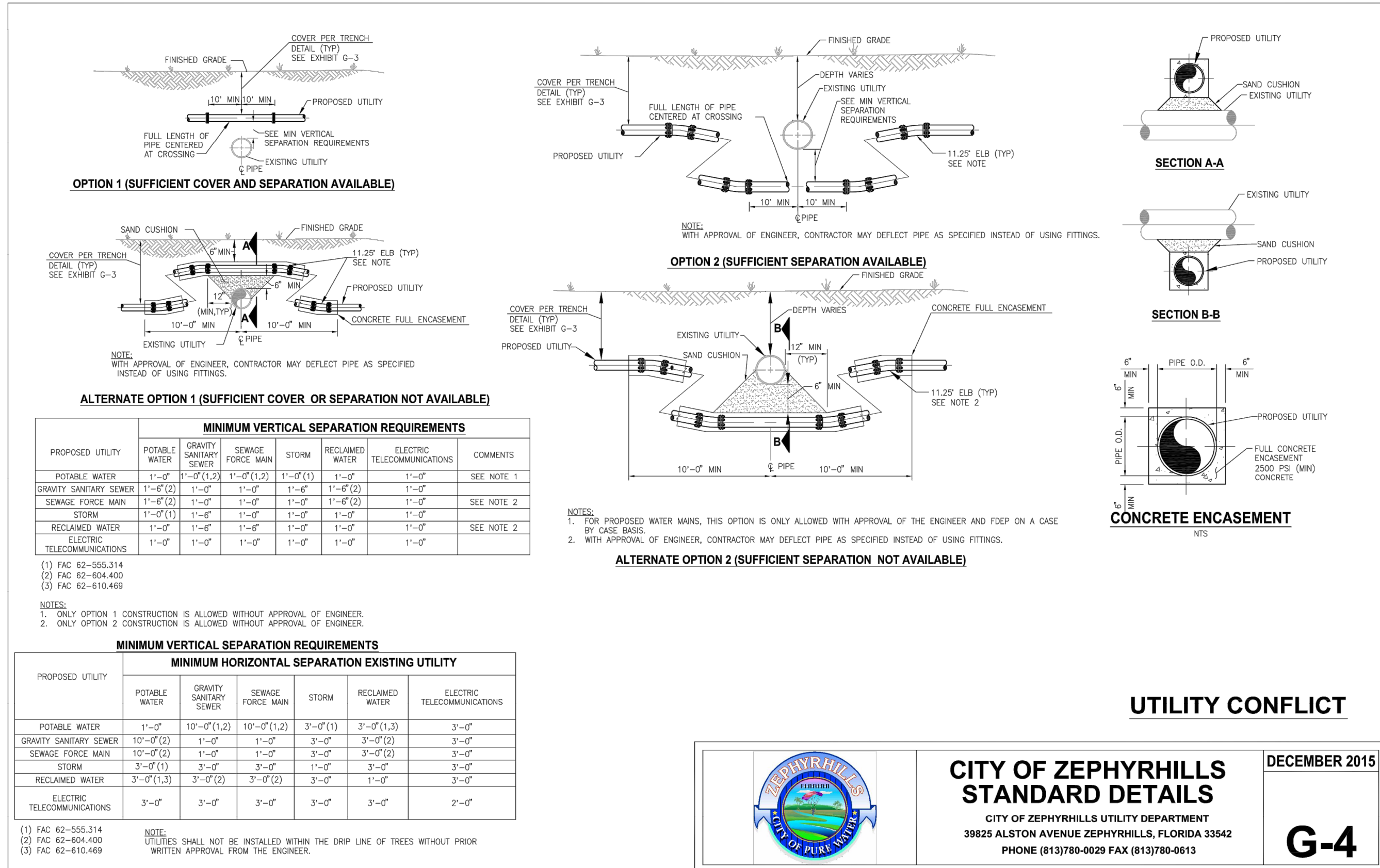
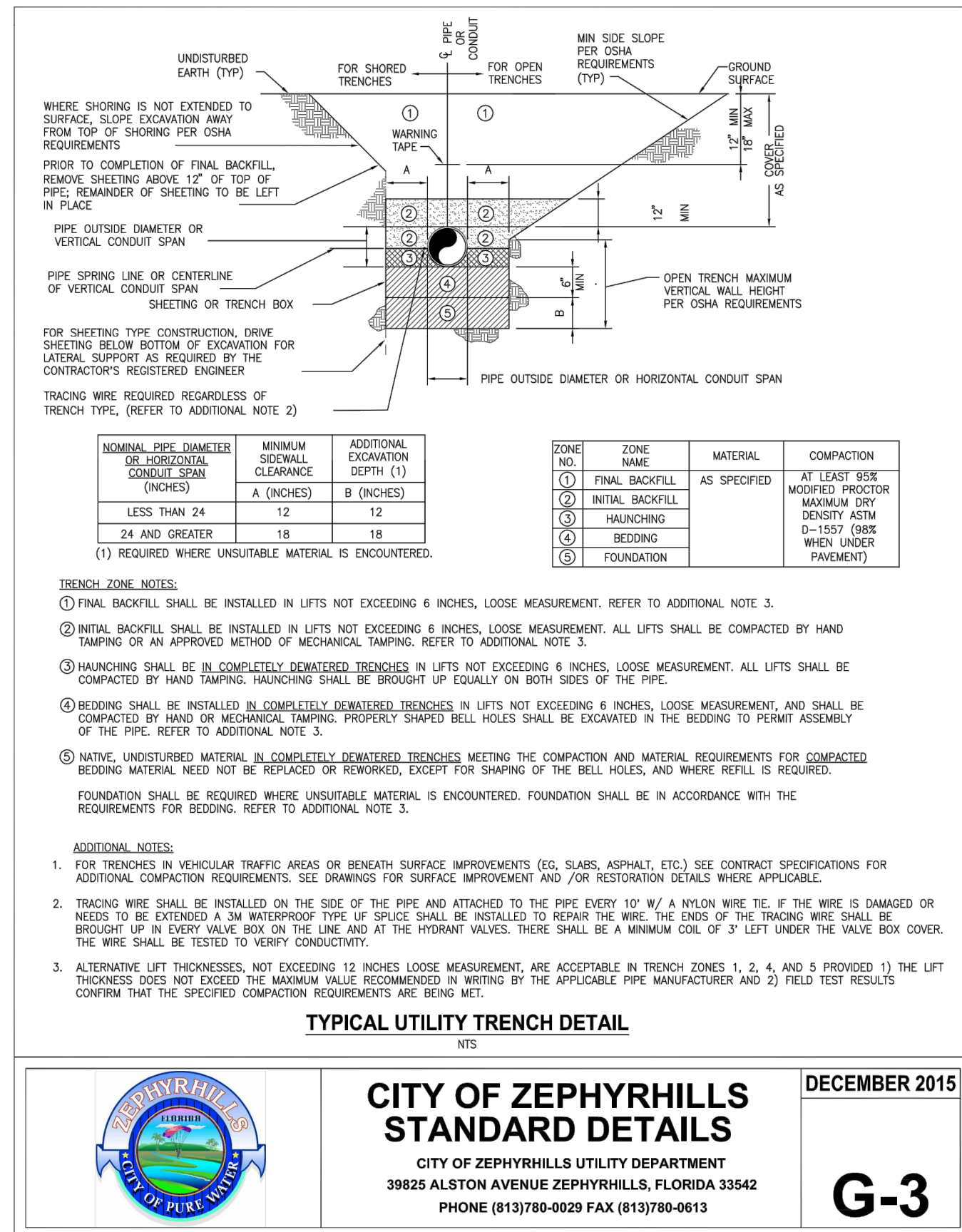
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C. POTTER
2980040
DATE: 05/20/2022

NO.	DATE	DESCRIPTION
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PARCEL 4 @ ZEPHYR

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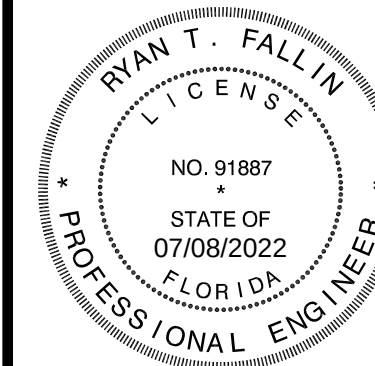
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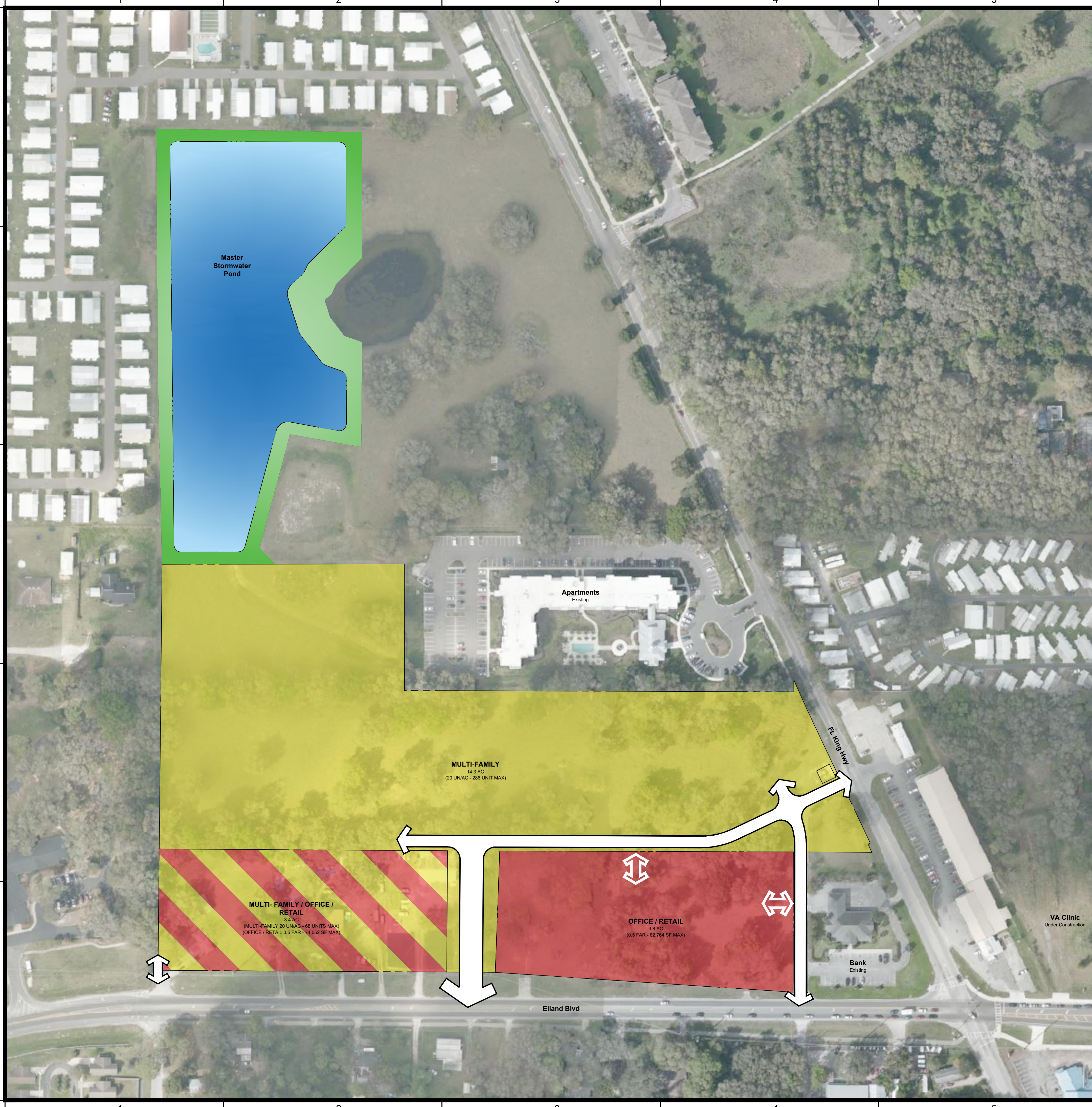
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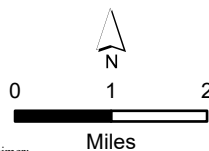
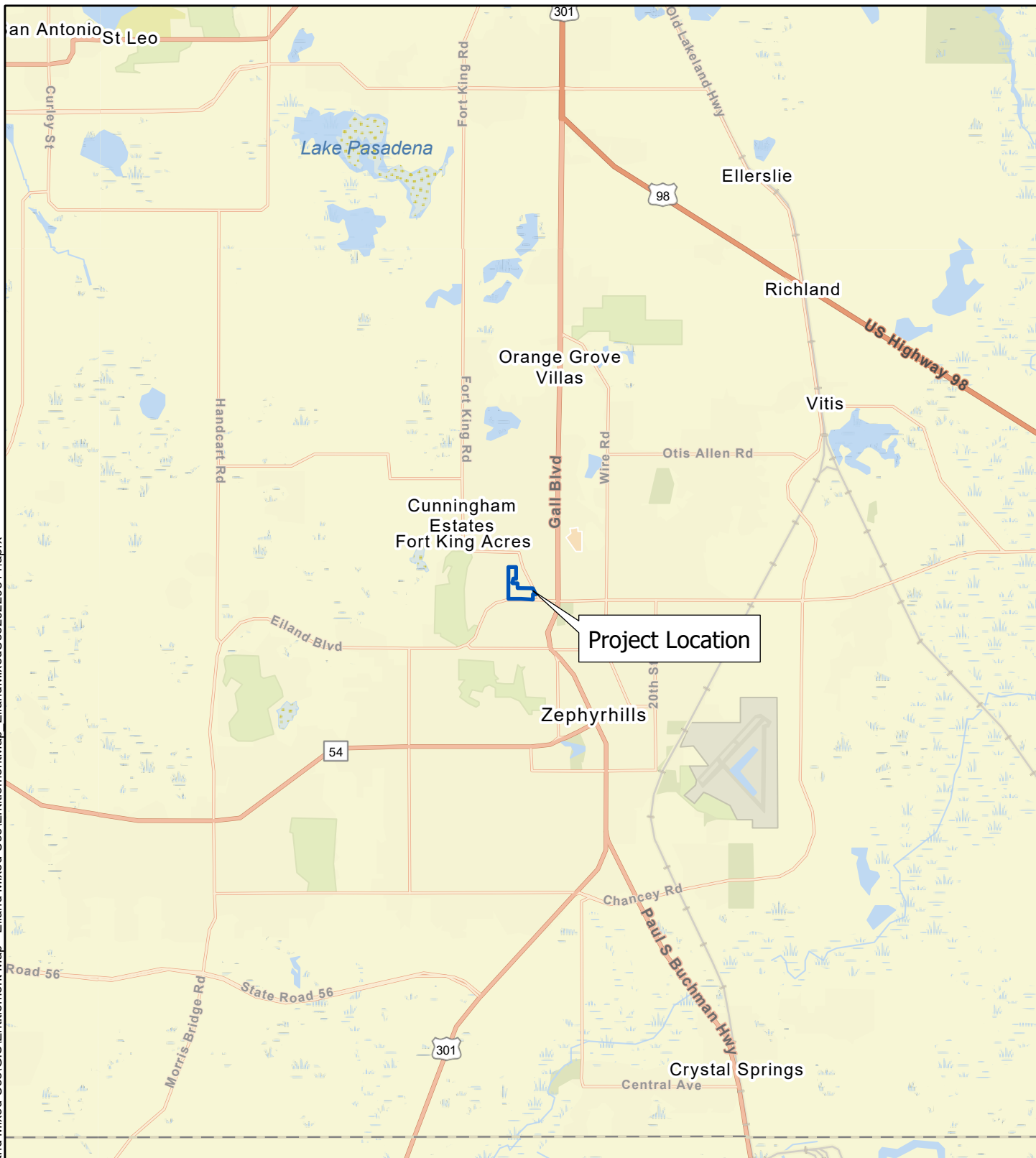
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Figure 1: Location Map
Golf Coast Construction
Eiland Mixed-Use
Pasco County, Florida
Page 1 of 9

Prepared By: BGE

Scale: 1:90,000

Job No.: 9585-00

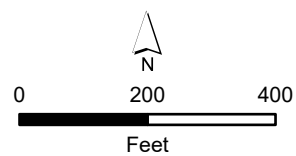
Date: Mar 14, 2022



Legend

- Parcels to be Annexed
- Subject Property Boundary
- Zephyrhills City Limits

Basemap: NearMap November 14, 2021



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Figure 2: Aerial Project Location
Golf Coast Construction
Eiland Mixed-Use
Pasco County, Florida
Page 2 of 9

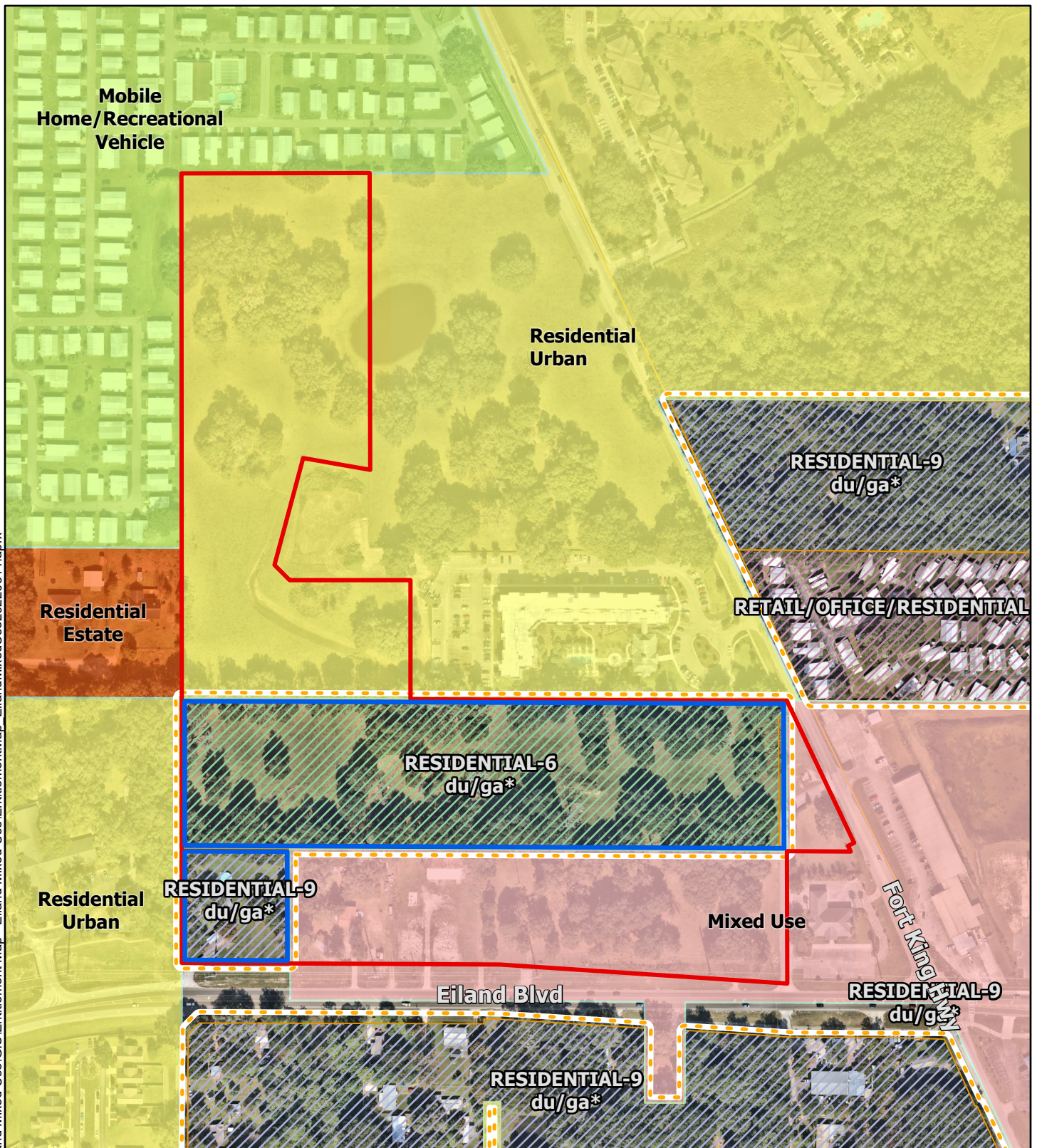
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Scale: 1:3,600

Job No.: 9585-00

Date: Mar 14, 2022

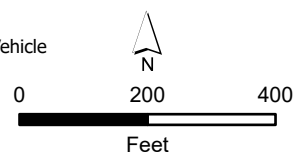
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Legend

- Parcels to be Annexed
- Subject Property Boundary
- Zephyrhills City Limits
- Existing Future Landuse (Pasco)
- RESIDENTIAL-6 du/ga*
- RESIDENTIAL-9 du/ga*
- RETAIL/OFFICE/RESIDENTIAL

- Existing Future Land Use (Zephyrhills)
- Mixed Use
 - Mobile Home/Recreational Vehicle
 - Residential Estate
 - Residential Urban



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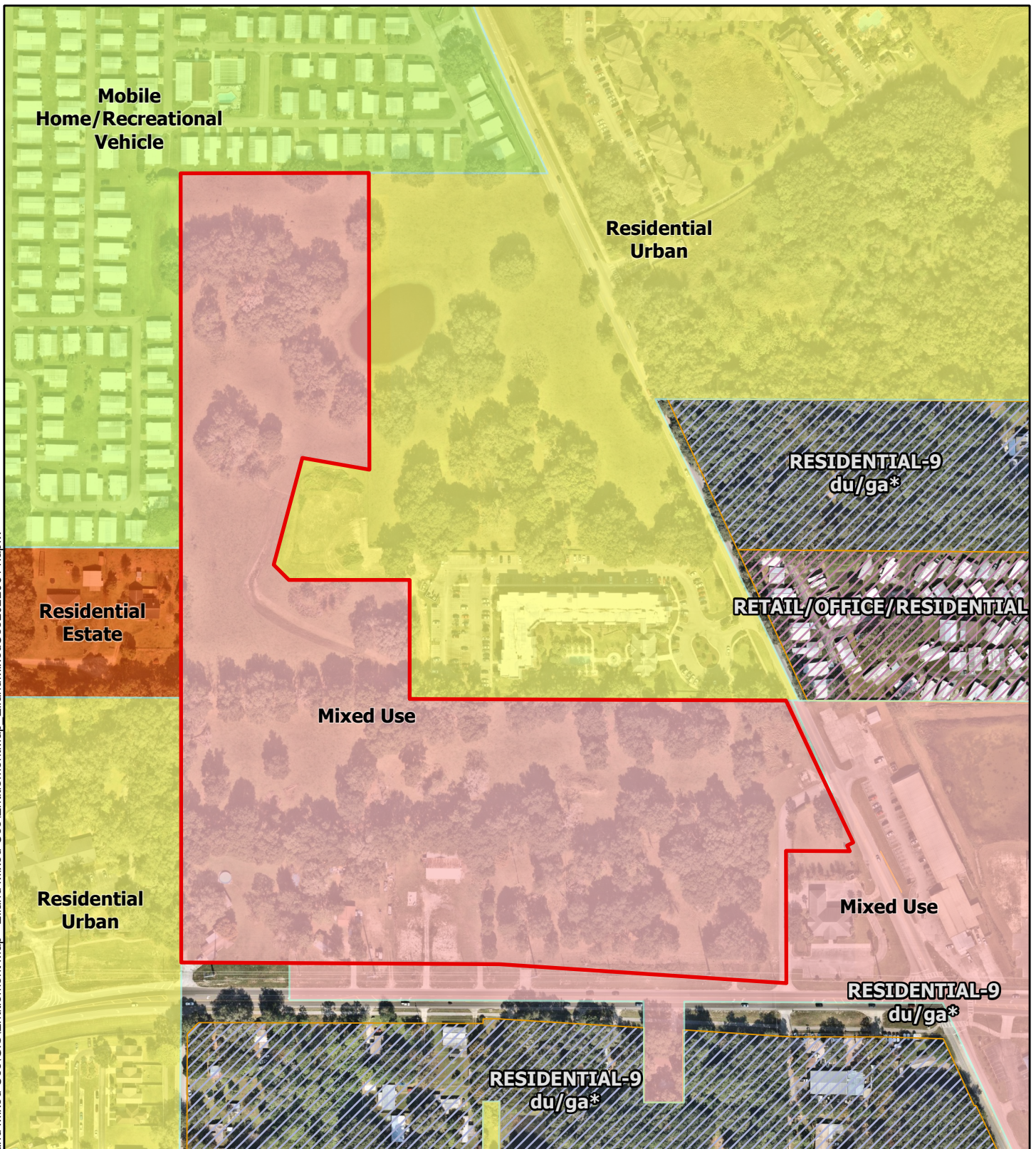
Figure 3a: Existing Future Land Use
Golf Coast Construction
Eiland Mixed-Use
Pasco County, Florida
Page 5 of 9

Prepared By: BGE

Scale: 1:3,600

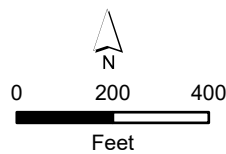
Job No.: 9585-00

Date: Mar 14, 2022



Legend

- Subject Property Boundary
- Proposed Future Land Use (Zephyrhills)
 - Mixed Use
 - Mobile Home/Recreational Vehicle
 - Residential Estate
 - Residential Urban
- Proposed Future Land Use (Pasco)
 - EMPLOYMENT CENTER
 - GATEWAY HUB



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Figure 3b: Proposed Future Land Use
Golf Coast Construction
Eiland Mixed-Use
Pasco County, Florida
Page 6 of 9

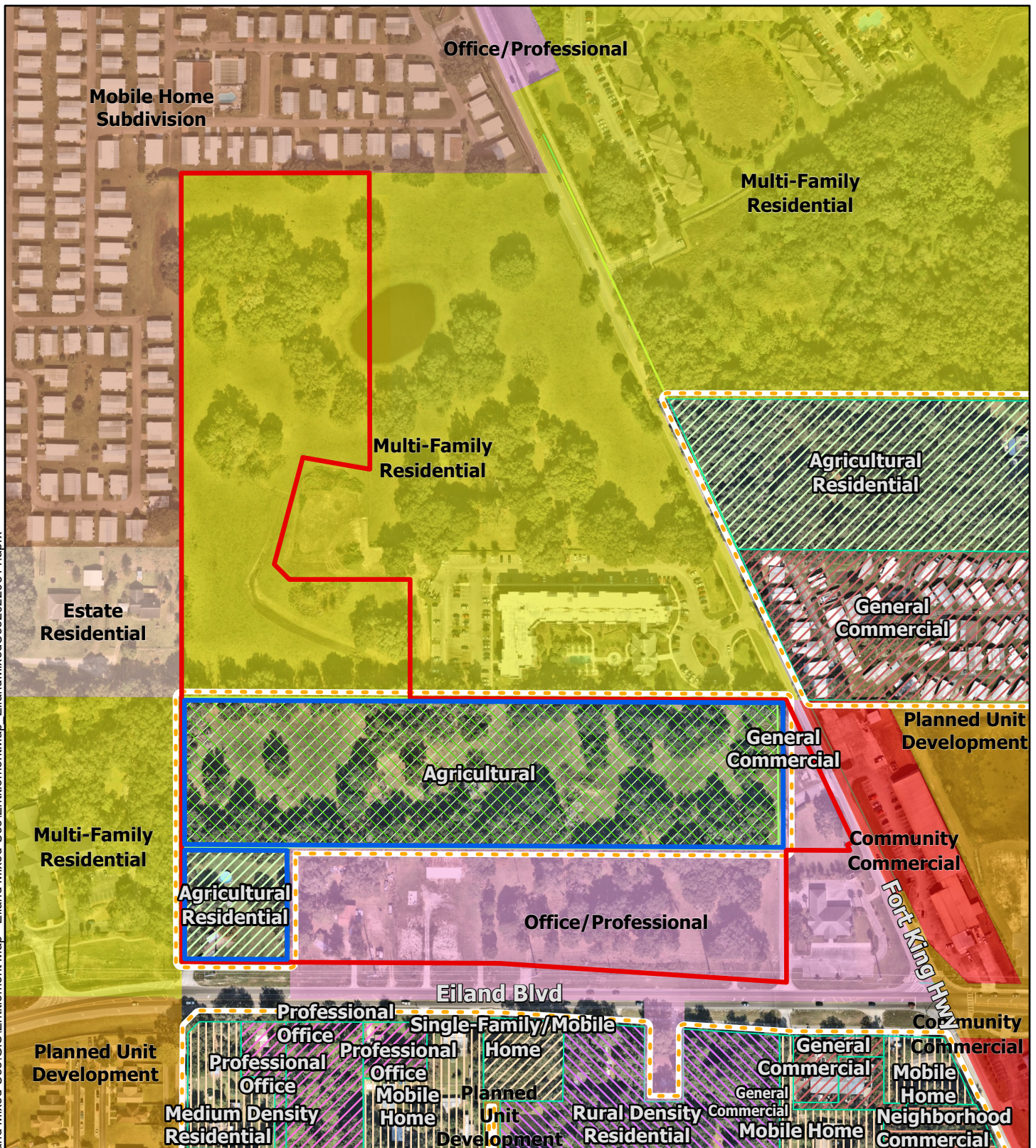
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Job No.: 9585-00

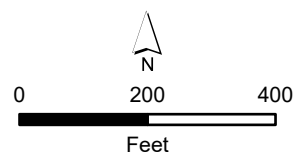
Date: Mar 14, 2022

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Legend

 Parcels to be Annexed	 Pasco County Zoning
 Subject Property Boundary	 Agricultural
 Zephyrhills City Limits	 Agricultural Residential
 Zephyrhills City Zoning	 General Commercial
 Community Commercial	 Medium Density Residential
 Estate Residential	 Mobile Home
 Mobile Home Subdivision	 Neighborhood Commercial
 Multi-Family Residential	 Professional Office
 Office/Professional	 Rural Density Residential
 Planned Unit Development	 Single-Family/Mobile Home



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Figure 4a: Existing City & County Zoning
Golf Coast Construction
Eiland Mixed-Use
Pasco County, Florida
Page 3 of 9

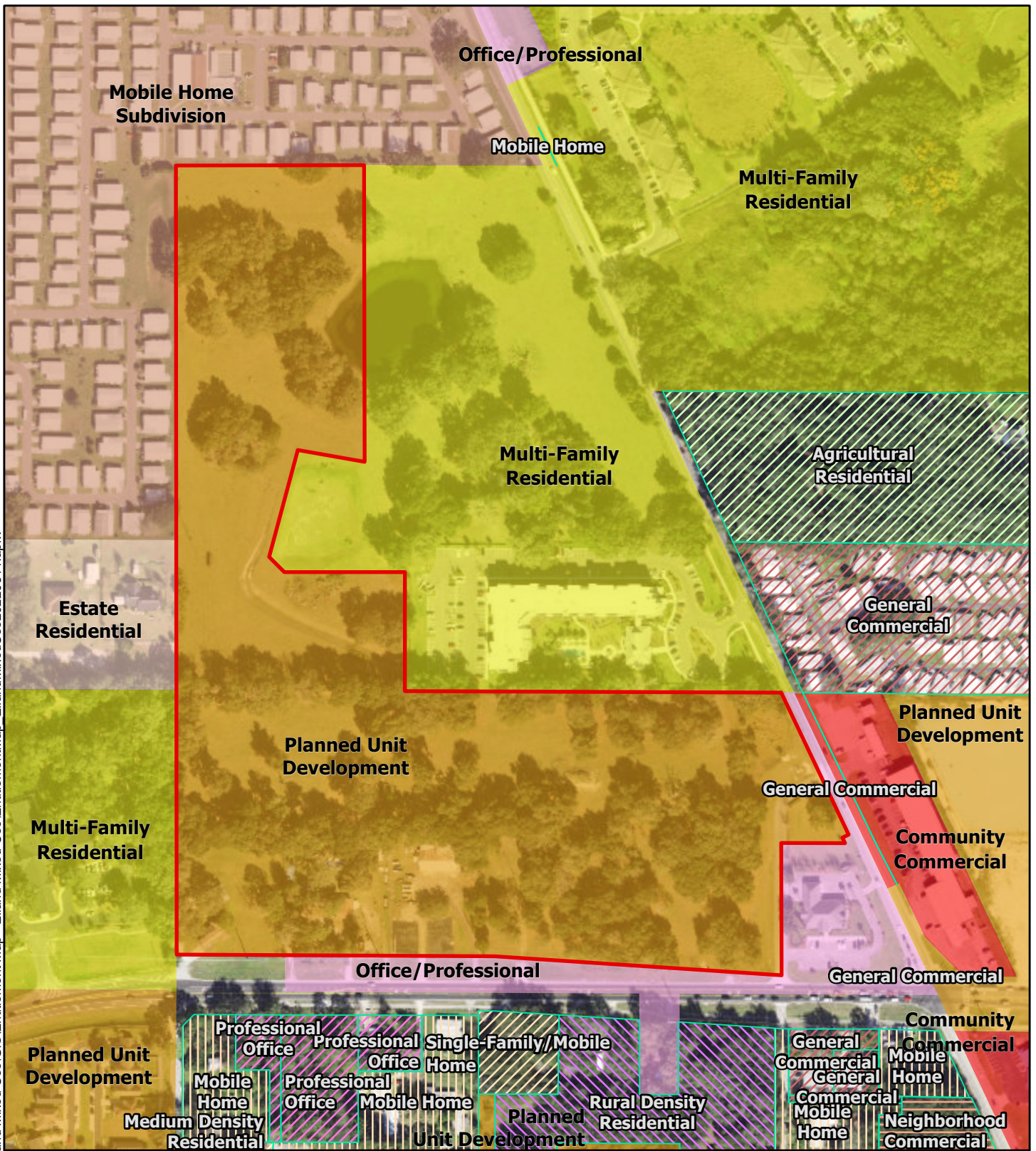
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Job No.: 9585-00

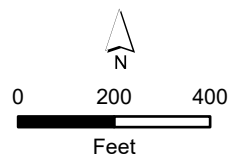
Date: Mar 14, 2022

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Legend

Subject Property Boundary	Pasco County Proposed Zoning
Zephyrhills Proposed Zoning	Agricultural Residential
Community Commercial	General Commercial
Estate Residential	Medium Density Residential
Mobile Home Subdivision	Mobile Home
Multi-Family Residential	Neighborhood Commercial
Office/Professional	Professional Office
Planned Unit Development	Rural Density Residential
	Single-Family/Mobile Home



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Figure 4b: Proposed City & County Zoning
Golf Coast Construction
Eiland Mixed-Use
Pasco County, Florida
Page 4 of 9

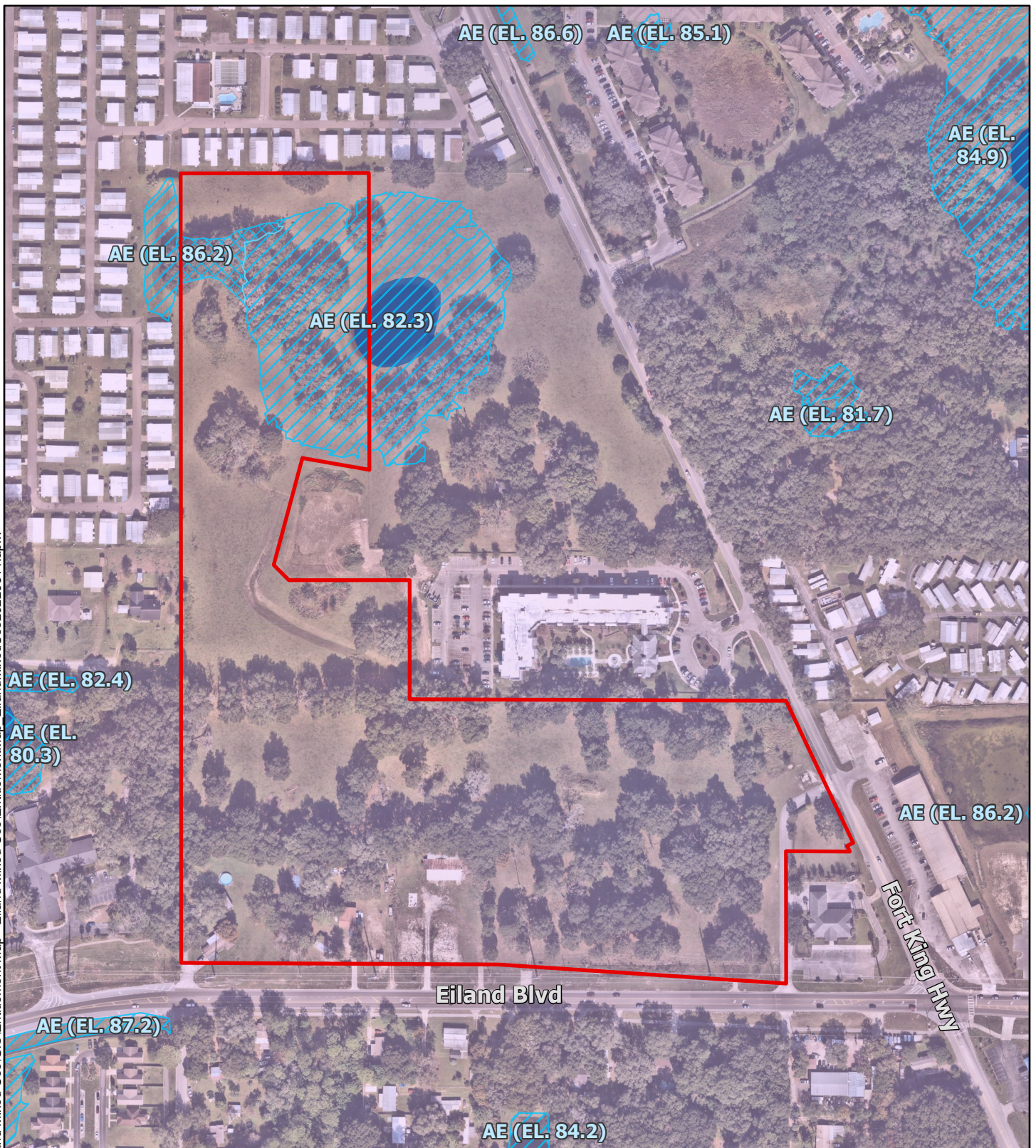
Prepared By: BGE

Scale: 1:3,600

Job No.: 9585-00

Date: Mar 14, 2022

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Legend

 Subject Property Boundary

Lake

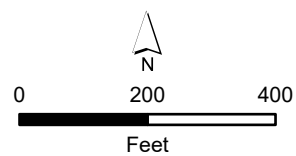
Aquifer Recharge Zone (Recharge 0.01 - 3 inches/yr)

Zone

A

AE

X



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Figure 5a: Floodplains
Golf Coast Construction
Eiland Mixed-Use
Pasco County, Florida
Page 7 of 9

Prepared By: BGE

Scale: 1:3,600

Job No.: 9585-00

Date: Mar 14, 2022

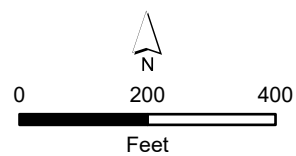


Legend

- Subject Property Boundary
- Lake

Wetlands (Pasco County Classification)

- Type 1
- Type 2
- Type 3



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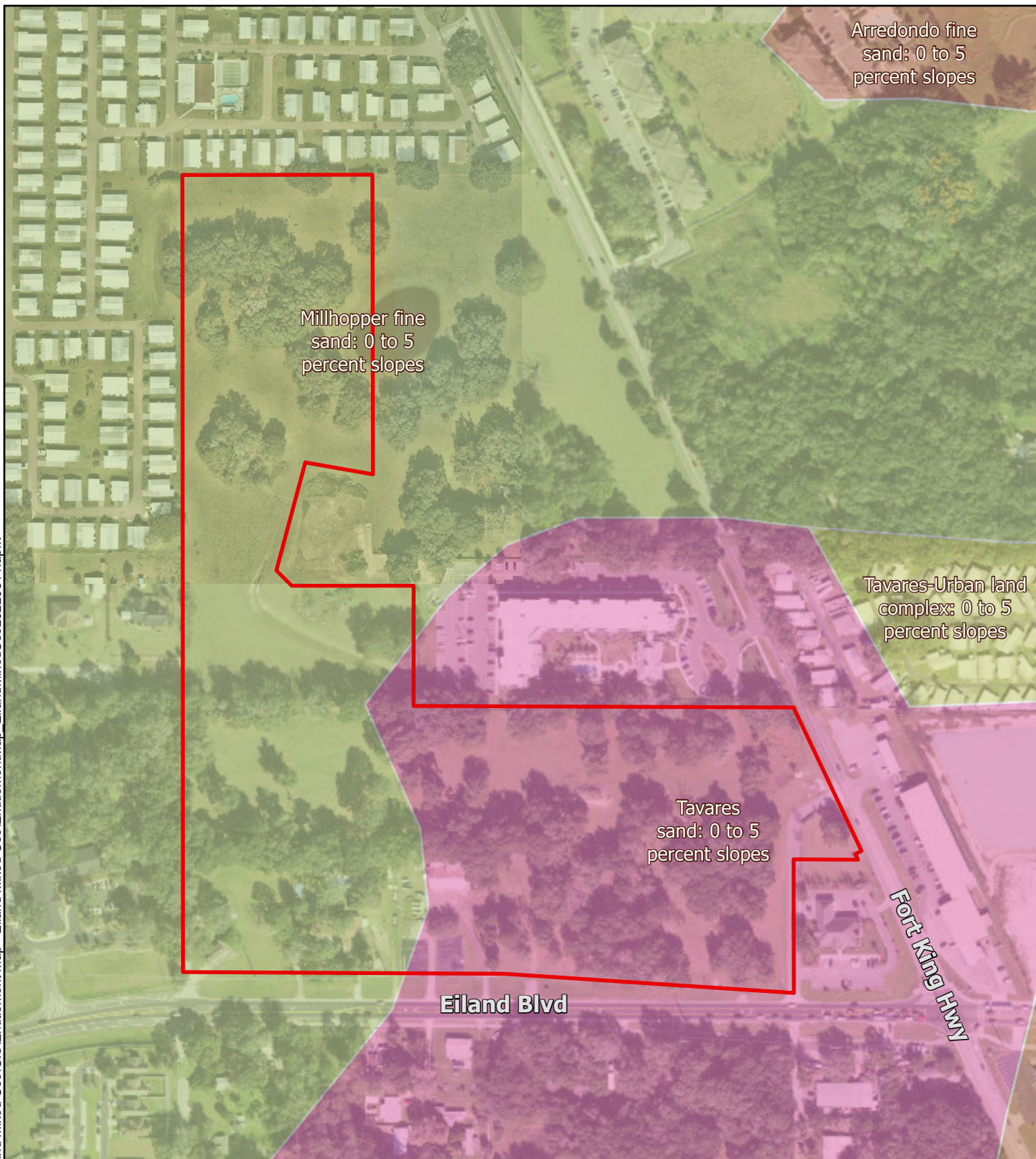
Figure 5b: Wetlands
Golf Coast Construction
Eiland Mixed-Use
Pasco County, Florida
Page 8 of 9

Prepared By: BGE

Scale: 1:3,600

Job No.: 9585-00

Date: Mar 14, 2022



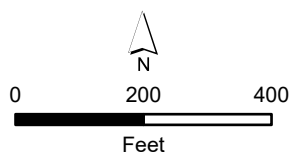
Legend

Subject Property Boundary

Soils

- Arredondo fine sand: 0 to 5 percent slopes
- Millhopper fine sand: 0 to 5 percent slopes
- Tavares sand: 0 to 5 percent slopes
- Tavares-Urban land complex: 0 to 5 percent slopes

*No Environmental Protection Units or Significant Wildlife Habitats occur within the map extent.



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Figure 5c: Natural Resources
Golf Coast Construction
Eiland Mixed-Use
Pasco County, Florida
Page 9 of 9

Prepared By: BGE

Scale: 1:3,600

Job No.: 9585-00

Date: Mar 14, 2022

SHELLY MAY JOHNSON, PA
ATTORNEYS AT LAW

6400 Madison Street, New Port Richey, Florida 34652
TELEPHONE: (727) 376-7300
FAX: (727) 376-7337

**Mixed Use Development Annexation; FLUM and
Rezoning Amendments Application**

**AMENDED PD ZONING REPORT AND PROJECT
NARRATIVE**

This land use amendment and rezoning to a mixed-use development (PUD) is in conjunction with a corresponding annexation into the city and a large-scale comprehensive plan amendment (CPAL) to the Mixed Use (MU) Future Land Use (FLU) classification. The area subject to this rezoning, CPAL, and annexation is located West of Fort King and North of Eiland Blvd.

As a result of the annexation, a City FLU classification and Zoning District are required. In order to ensure the smooth transition of the area from unincorporated Pasco County into the City, the applicant is submitting all three (3) applications concurrently.

The Applicant is proposing a mixed-use development of retail/office and multifamily development. The Applicant is proposing a density of 286 multi-family du's with the potential to develop 60 additional multi-family units abutting Eiland Blvd. The 286 units will be part of a larger mixed used development with the parcels directly abutting Eiland Blvd which are proposed with this request to be developed with either/or of retail and office or an additional 60 multi-family units.

1. ANALYSIS FOR COMPLIANCE

A. Consistency with the Comprehensive Plan

The proposal includes an annexation of property in conjunction with a corresponding land use amendment from County RES-6 to the City's MU FLUM designation. The area is comprised of a variety of land uses included County ROR (Retail Office Residential) and RES-9.

FUTURE LAND USE ELEMENT

The City of Zephyrhills is situated as the center of a growing urban region. While opportunities exist for significant new development within the city boundaries and expansion is expected through annexation, the City is strongly focused on infill and redevelopment and the management of its growth through enhanced annexation policies and improved coordination with Pasco County. The Comprehensive Plan policies provide a framework for Mixed use land use categories.

The purpose of the Mixed-Use category is to achieve a more balanced mix of uses to increase convenience and provide greater transportation choices. When a wide variety of uses are located in close proximity to each other, walking and bicycling become practical alternatives to automobile travel. Such areas would support objectives for improved mobility and reduced congestion. Infill development success can be enhanced by planning a mutually supportive mix of uses. The mixing of uses can add variety and vitality to an area, making it a more attractive, interesting place to live. In addition, convenient commercial and personal services, readily accessible to work sites and residential areas, and convenient cultural or recreational amenities can enhance the attractiveness of infill development. Infill development can fill gaps to benefit the entire neighborhood including existing residents, for instance by including a grocery store or park where none exists.

Locational Characteristics

This category is generally appropriate to locations within the urban area that are appropriate for more intensive residential, office and retail commercial uses. These areas are typically in close proximity to and served by the arterial highway network where mixed use developments allow interaction among land uses and encourage mass transit and non-vehicular trips.

Residential. This category encompasses the full range of residential uses including single family detached units, single family attached (duplex/triplex) units, multi-family developments, and mobile homes, mobile home parks and subdivisions, recreational vehicle campgrounds.

Availability of Facilities and Services to Serve Existing Land Uses

Traffic Circulation. All areas of the city are served by adequate transportation facilities. All roadways are operating at acceptable levels of service although deficiencies for US 301 are projected during the planning period.

Sanitary Sewer. The wastewater collection and treatment system are expected to have adequate capacity during the planning period. The wastewater treatment plant has been retrofitted to provide treated wastewater for reuse.

Solid Waste The Pasco County Resource Recovery Facility, with a design capacity of 1,050 tons per day, provides adequate solid waste disposal for the County, its municipalities, and municipalities outside Pasco County. The City is responsible for solid waste collection.

Drainage There are few areas of the City which experience flooding with average rain events. Areas that have experience flooding recently are the Silver Oaks and Meadowood subdivisions. Measures are being taken by the City to conduct a city-wide master stormwater drainage plan. The plan will identify areas with drainage problems and solutions. Otherwise, the City system appears to be operating at a satisfactory level relative to the issue of flooding. As new development and redevelopment are permitted, stormwater facilities are being brought up to current standards per Southwest Florida Water Management District rules.

Potable Water

The Public Facilities Element indicates that the potable water distribution system will be adequate throughout the planning horizon.

As evidenced by the remainder of the application narrative, reports and data , the development proposal comports with a variety of Goals Objectives and Policies of the City’s Comprehensive Plan such as:

GOAL

LU-1:

To achieve an economically and diversified tax base that ensures:

- a. that the residential/family character of the City of Zephyrhills is maintained and protected while recognizing the economic benefits of a diversified economic base.

POLICY

LU-1-6-2:

The Mixed Use (MU) land use designation shall recognize areas well-suited for mixed use with intensive residential, office, and retail development and shall be consistent in character with surrounding uses, transportation facilities, and natural resources. The mixed-use nature of this category is intended to reduce, and possibly eliminate, the proliferation of strip commercial development in the City and reduce vehicle miles traveled through internal capture

POLICY

PUB-1-2-2:

No building permits will be issued for new residential, office or commercial development which is not served by a public water supply.

POLICY

PUB-5-2-1:

The design of drainage facilities shall comply with the ambient water quality standards of SWFWMD, DEP, and Chapter 17 – 25 and other applicable water quality regulations for discharge.

POLICY

PUB-5-1-2:

Developers will be financially responsible for on-site stormwater detention.

POLICY

PUB-4-1-2:

New development or redevelopment is not permitted unless the finished floor elevation is at least 8 inches above the crown of the adjacent road unless waived by the Building Official and at or above the 100-year flood elevation.

**POLICY
PUB-4-1-3:**

All new development or redevelopment is required to provide on-site retention of stormwater of sufficient capacity to assure that post-development runoff is no greater than pre-development runoff. The adopted level of service standard is a 25-year storm of 3.6 inches of rainfall in 1 hour. Improvements undertaken to correct existing localized ponding of water will be based on meeting or making progress toward achievement of the adopted LOS standards for drainage facilities. The City will vigorously enforce present policy to require all development to connect to a public sewer when the wastewater collection line is within 200 feet of the property.

**POLICY
PUB-2-2-2:**

Future annexations will not be approved if existing of proposed development is/would be on septic tanks and lies within an area of concern as described above unless the landowner and City agree to extend the wastewater collection system.

**POLICY
PUB 2-2-3:**

B. Consistency with F.S. 163 & 171

The proposal complies with F.S. 171. The property is adjacent to city property and the annexation will not create an enclave.

Staff should note that pursuant to Section 163.3177(6)(a)4, the amount of land designated for future land uses should allow the operation of real estate markets to provide adequate choices for permanent and seasonal residents and may not be limited solely by the projected population. According to Section 163.3177(6)(a)8, F.S. Future Land Use map amendments shall be based on the following analyses:

a. An analysis of the availability of facilities and services.

See Exhibit C and the enclosed Transportation Study. The proposed amendment is consistent with available water supplies, public facilities and services. The developer will be providing the necessary infrastructure to make the connections to Utilities.

b. An analysis of the suitability of the plan amendment for its proposed use considering the character of the undeveloped land, soils, topography, natural resources, and historic resources on site.

See the Environmental and Cultural Assessment reports were submitted with the original

package

c. An analysis of the minimum amount of land needed to achieve the goals and requirements of this section.

See Exhibits A and B. Additionally the proposed development is uniquely situated between an existing multi-family development, a mobile home park, and nonresidential uses. A mixed-use development as proposed provides for infill development as well as a transitional use for the surrounding area. This mixed-use community will provide the necessary supply of residential housing stock (see Exhibit A) that is currently in under-supply and will thus strengthen and diversify the community's economy by providing a diversity of housing options as well as new employment options and opportunities. All of these factors will work collectively to make this area a vibrant economic contributor to the City's economy.

D. Consistency with LDC (Zoning) Ordinances and City Ordinances

Please see the enclosed Plan which has been created consistent with the applicable comprehensive plan goals and objectives and land development regulations. The intent of the planned development (PD) district is to encourage more creative and imaginative design than generally is possible under conventional zoning regulations. The Applicant has provided analysis as well as a variety of reports, cultural, environmental, transportation that demonstrates that the development will efficiently utilize the available land and will protect and preserve to the extent possible, natural features of the land such as trees, streams and topographic features. The development will provide for harmonious and coherent site and building design that creates a sense of place and is located in an area in which transportation, police and fire protection, other public facilities and public utilities, including sewerage, are available and adequate for the uses proposed.

d. Local Development Pattern

As can be seen on the Plan, the zoning results in a logical and orderly development pattern. The properties are surrounded by commercial and residential urban density development. The office and neighborhood commercial uses along Eiland Blvd. and the multi-family development transitioning north into additional existing multi-family development at this intersection is an appropriate transition in the development pattern that has been established for this area. the proposed development is uniquely situated between an existing multi-family development, a mobile home park, and non-residential uses. A mixed-use development as proposed provides for infill development as well as a transitional use for the surrounding area. This mixed-use community will provide the necessary supply of residential housing stock (see Exhibit A) that is currently in under-supply and will thus strengthen and diversify the community's economy by providing a diversity of housing options as well as new employment options and opportunities. All of these factors will work collectively to make this area a vibrant economic contributor to the City's economy.

e. Pre-Mature Development

See Exhibit B. The proposed zoning district will not create premature development. It is in an already developed area that is targeted for annexation and growth pursuant to the City

Comprehensive Plan. The parcel being annexed is surrounded by City properties and its annexation into the city meets all applicable statutory requirements as set forth herein.

2. SUITABILITY ANALYSIS -Water, Sewer, Emergency Services, Schools, Parks.

Further facilities analysis and capacity demands of the proposed development are being provided with this amendment. The following standard condition of approval is anticipated to be included as well for this project addressing public facilities: The City shall provide water and/or wastewater service to the project. A utility service agreement shall be executed and a master utility plan for the project shall be submitted for review and approval prior to construction plan approval. The developer shall construct all water and wastewater facilities within the development to current City standards. The development will be required to build a neighborhood park. There is also a YMCA in close proximity to the development. The site will be served by Pasco County Schools and Fire and City Police Services. There are two Pasco County Fire Stations in close proximity to the site, Station #16 and #25.

3. RESIDENTIAL IMPACT STATEMENT

The property is surrounded by residential and non-residential development including but not limited to existing apartments, a hospice facility, mobile home park, a bank and VA clinic under construction. The Applicant has included a variety of raw data in this package regarding the population growth projections in the area and the significant need for additional housing to the area as well as housing types to address the existing housing affordability crisis. Given the existing mix of development surrounding the property and the availability of sufficient infrastructure to serve it, no o negative impacts are anticipated.

Exhibit List

Deeds
Concept Plan
Existing Future Land Use
Proposed Future Land
Existing Zoning
Proposed Zoning
Natural Resources
Aerial Map of Site and Surrounding Area
Topographic and Survey
Cultural Assessment
Environmental Report
Traffic Methodology

EXHIBIT A
SECTION 163.3177(6)

There is no increase in land area residential density proposed by this amendment. The land is already allocated too residential. This amendment is limited to a change in FLU from a County Designation to a City MU FLUM to accommodate residential and non-residential development at the PUD rezoning level. Please find attached a study regarding the severe housing shortage in the United States dated February 27, 2020, The Housing Supply Shortage, State of the States, by Freddie Mac (Attachment 1). According to the Freddie Mac study, “The Major Challenge of Inadequate US Housing Supply”, 2.5 million additional housing units will be needed to make up this shortage. They estimate that 29 states, including Florida, have a housing deficit. When limiting their study to these 29 states, the housing shortage actually increases from 2.5 million units to 3.3 million units. This is important to factor in as vacancies across state lines do not necessarily help a shortage in another state (e.g., vacancies in Maine do not help housing shortages in Florida).

The article further describes how vacancy rates are looked at to track the vitality of the housing market. A low vacancy rate means demand for housing is outstripping supply. As can be seen on the attached article’s diagram, each state was evaluated to track vacancy rates vs historical vacancy. For example, the State of Florida is shown at -3.43. This indicates a tight housing market in that housing vacancy from 2018 is less than the historical vacancy rate. Freddie Mac anticipates that this housing shortage will take at least 10 years to correct. The article also emphasizes how high housing costs have limited household formation and has particularly hit the millennial generation hard as well as all age groups with the State of Florida listed as one of the top states for missing households due to high housing costs.

Last but not least, the report details housing stock deficit as a proportion of a state’s housing stock. Florida is in the top 5 states with a housing stock deficit of over 5%. All of these factors are clear signals to jurisdictions to find creative and innovative ways to promote housing stock and keep prices affordable. States such as California, Texas, and even a municipality, the City of Minneapolis are chipping away at zoning restrictions to loosen up the market and promote supply. For example, Oregon passed legislation eliminating exclusive single-family zoning in much of the state. The City of Minneapolis was the first major city in the country to eliminate single-family zoning and allow three (3) units on properties zoned single family.

This relates directly to the city due to its role in the Tampa Bay Region and as a municipality adjacent to Pasco County. Pasco County and Manatee County are the likely relievers for the Region. According to BEBR, Pasco County’s population was at 542,638 as of 4/1/2020 and is projected to grow to 720,500 (using the Medium) by 2045. This represents an increase of 133% over the next 24 years. However, the County is at risk of exacerbating the housing shortage through policies that restrict housing supply. Restrictive housing supply policies include the recent multifamily moratorium and the prior adoption of the NE Pasco Rural Protection Area which essentially removes about 53,000 acres from the potential to absorb growth needs. Although, the restrictions on this area were adopted through community involvement to protect their rural way of life, it essentially has the effect of limiting growth and infrastructure on over 53,000 acres in

Pasco County. This does have implications and can result in spillover pressures to other areas such as the area subject to this amendment.

EXHIBIT B

PREMATURE DEVELOPMENT/URBAN SPRAWL ANALYSIS 163.3177(6)(a)9.and 9.b, F.S.

The future land use element and any amendment to the future land use element shall discourage the proliferation of urban sprawl.

a. The primary indicators that a plan or plan amendment does not discourage the proliferation of urban sprawl is listed below. The evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality in order to determine whether the plan or plan amendment:

(I) Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

RESPONSE: This is not applicable as it does not represent a substantial area of the jurisdiction. There is no effective net increase in density with the proposed PUD.

(II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.

RESPONSE: This is not applicable. Furthermore, the proposed amendment does not seek to designate significant amount of urban development to occur in rural areas at substantial distances from existing urban areas. This area is undeveloped, available, suitable for development and is adjacent to and in direct proximity of future designated urban areas.

(III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

RESPONSE: This is not applicable as the project is not emanating from existing urban Developments.

(IV) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

RESPONSE: This is not applicable. Please refer back to the original application which includes Reports and maps on natural resources and features.

(V) Fails to adequately protect adjacent agricultural areas and activities, including

silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

RESPONSE: This is not applicable. This proposed amendment will not risk protection of adjacent agricultural activities listed. The corresponding PUD master plan and conditions of approval will be required to comply with all buffering requirements per the LDC.

(VI) Fails to maximize use of existing public facilities and services.

RESPONSE: This is not applicable. See Response to VII below.

(VII) Fails to maximize use of future public facilities and services.

RESPONSE: This is not applicable. The applicant fully intends to maximize existing and future public facilities and services. The corresponding PUD conditions of approval will include all of the City's standard conditions with regard to utilities.

(VIII) Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

RESPONSE: This is not applicable as the project. There is capacity to serve the development from all services. The applicant fully intends to maximize existing and future public facilities and services. The corresponding PUD conditions of approval will include all of the city's standard conditions with regard to utilities.

(IX) Fails to provide a clear separation between rural and urban uses.

RESPONSE: This is not applicable as the property is surrounded but urban uses. However, the zoning will address any required separations through buffering, preservation of natural features, and master planning to ensure compatibility with surrounding areas.

(X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

RESPONSE: This is not applicable as this project is not part of any existing neighborhood or community. The zoning will be PUD.

(XI) Fails to encourage a functional mix of uses.

RESPONSE: This is not applicable as this will be a mixed-use PUD and will serve as the mechanism to ensure that the mix of uses are functional. The development is going from a Res-6 to MU land use.

(XII) Results in poor accessibility among linked or related land uses.

RESPONSE: This is not applicable and in contrast it fosters accessibility amount linked and related land uses through the master planning/design process. Please see the corresponding PUD master plan and land use maps.

(XIII) Results in the loss of significant amounts of functional open space.

RESPONSE: This is not applicable as the proposed amendment does not result in a significant loss of functional open space.

b. The future land use element or plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following:

(I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

RESPONSE: Yes, this amendment locates associated land development in direct proximity of other non-residential uses. All applicable natural resources and ecosystems are proposed to be protected in conjunction with and as demonstrated on the corresponding PUD master plan. All environmental permitting requirements shall be complied with as required by the applicable agency throughout the development process.

(II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services

RESPONSE: Yes, this amendment promotes the efficient and cost-effective provision or extension of public infrastructure and services. Please see the attached Utilities Services Capacity Statement.

(III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

RESPONSE: Yes, the amendment will promote walkable and connected communities and a mix of densities and intensities. To our knowledge, there are no transit routes planned in this area; however, the PUD will address and include all of the standard language with regard to transit opportunities.

(IV) Promotes conservation of water and energy.

RESPONSE: Yes, all of the typical water and energy conservation measures will be followed and implemented through the PUD rezoning and permitting process.

(V) Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.

RESPONSE: This is not applicable as the area is already designated for residential land uses.

(VI) Preserves open space and natural lands and provides for public open space and recreation needs.

RESPONSE: Yes, the PUD master plan will preserve open space, natural lands will be preserved, and park space will be provided consistent with the City LDC.

(VII) Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

RESPONSE: Yes, the proposed amendment does create a balance of land uses based upon demands of the residential population for the nonresidential needs of an area. As further discussed in the population and land area demand sections, as of the fourth quarter of 2020, the US faces a housing shortage of an estimated 3.8 million units, according to Freddie Mac (See Exhibit A and related attachments). A report published by Harvard University's Joint Center for Housing Studies indicated that the residential market is significantly under-supplied and that is a result of "the low level of homebuilding since the mid-2000s.

(VIII) Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. [163.3164](#).

RESPONSE: This is not applicable.

Conclusion: As the proposed amendment satisfies at least four (4) of the above reference provisions, the amendment as proposed discourages the proliferation of urban sprawl.