



SITE PLAN REVIEW COMMITTEE MEETING ZEPHYRHILLS, FLORIDA

**Tuesday, March 21, 2023
9:30 AM**

**Zephyrhills
City Hall**

**Council
Chambers**

The city will maintain a quorum in the Council Chambers but will host a GoTo meeting to allow the public/applicants to attend virtually. Please use the following information to access the meeting.

SPRC Meeting
Mar 21, 2023, 9:30 – 10:30 AM (America/New_York)

Please join my meeting from your computer, tablet or smartphone.
<https://meet.goto.com/617091645>

You can also dial in using your phone.
Access Code:
617-091-645
United States:
[+1 \(312\) 757-3121](tel:+13127573121)

1. BUSINESS ITEMS

- 1.1 **SUB-0031-22:** Tyson Townhome Final Plat
 1. Tyson Thomes (2023-02-28)
- 1.2 **VAC-0005-23:** Vacation of ROW Along Portion of Henry Dive Abutting Tyson Townhome Project

1. F2021-502 HENRY DR DEDICATION S&S
- 1.3 **SPR-0049-22:** Broach School
 1. A New Broach School
- 1.4 **SPR-0060-23:** Self-Storage at Market at Zephyrhills
 1. 10. Issued for Permits (1-23-22) S&S
- 1.5 **USE-0013-23:** Premium Stone Gallery RV Storage
 1. Survey 21-281
 2. 22145 Conditional Use Conceptual
 3. 22145 Statement of Use
 4. 22145 Justification Report

ADJOURN

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

STAFF REPORT

To: Site Plan Review Committee (SPRC)
From: Rod Corriveau, Senior Planner
RE: SUB-0031-22: Tyson Townhome Final Plat
Date: March 21, 2023

I. BACKGROUND & INFORMATION

The Planning Department reviewed this submittal per the applicable sections of Section 11.03.04 of the City's Land Development Code (LDC) and the City's surveyor of record (SOR) has reviewed the plat per technical sections of Section 11.03.04 of the City's Land Development Code and Florida Statutes Chapter 177. Additionally, the City's engineer or record (EOR) has reviewed cost-estimates pertaining to bonding. The plat is in conformance with all applicable regulations. Some of the infrastructure has not been completed, therefore the applicant has provided a required letter of credit (for the yet to be installed infrastructure), and a maintenance bond, and the related detailed engineer's cost estimates, as well as the subdivider's agreement.

II. DATA & ANALYSIS

The final plat has been reviewed by the City's surveyor of record and found to comply with Section 11.03.04.02 of the City's LDCs for preliminary plat submission requirements;
The final plat has been reviewed by the City's surveyor of record and has been found to comply with State Statute Chapter 177, Part I, Platting;
The City Staff reviewed the final plat for a general compliance review and found it to comply with the pertinent LDCs;
The City Attorney has reviewed the submitted subdivider's agreement and HOA documents/Deed restrictions and covenants, and found the information legally sufficient;

A subdivider's agreement, maintenance bond and performance bond for the site infrastructure improvements, as well as the corresponding cost estimates were reviewed by Staff and the City's EOR and found to be in compliance with pertinent LDCs and generally accepted engineering practices. Additionally, a property information report & legal description have been reviewed by Staff.

III. RECOMMENDATION

Staff - Approval

TYSON TOWNHOMES

PARTIALLY BEING A REPLAT OF A PORTION OF THE PRIVATE ROAD, LYING 25.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH BOUNDARY OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 26 SOUTH, RANGE 21 EAST, AND A PORTION OF TRACT "A", ALL ACCORDING TO THE PLAT OF TYSON SUBDIVISION, AS RECORDED IN PLAT BOOK 4, PAGE 109, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, LYING IN SECTIONS 2 AND 3, TOWNSHIP 26 SOUTH, RANGE 21 EAST, CITY OF ZEPHYRHILLS, PASCO COUNTY, FLORIDA

LEGAL DESCRIPTION:

A parcel of land lying in Sections 2 and 3, Township 26 South, Range 21 East, Pasco County, Florida, including a portion of the Private Road, lying 25.00 feet South of and parallel with the North boundary of the South 1/2 of the Southwest 1/4 of Section 2, Township 26 South, Range 21 East, Pasco County, Florida, also including a portion of TRACT "A", ALL according to the plat of TYSON SUBDIVISION, as recorded in Plat Book 4, Page 109, of the Public Records of Pasco County, Florida, and also including a portion of the Railroad Right-of-Way for Seaboard Air Line Railway Mainline, Vacated by Valuation Map V04292, as referenced in State of Florida Department of Transportation, according to Warranty Deed for PARCEL 183.01R, as recorded in Official Records Book 9664, Page 1905, of the Public Records of Pasco County, Florida, being more particularly described as follows:

COMMENCE at the Southwest corner of said Section 2, run thence along the South boundary of the Southwest 1/4 of said Section 2, N.89°52'45"E., 398.60 feet to the Southwest corner of said TRACT "A", also being a point on the Easterly boundary of the aforesaid vacated Railroad Right-of-Way for Seaboard Air Line Railway; thence along said Easterly boundary of the vacated Railroad Right-of-Way for Seaboard Air Line Railway, also being the Westerly boundary of the aforesaid TRACT "A", the following two (2) courses: 1) N.25°29'30"W., 676.19 feet to the **POINT OF BEGINNING**; 2) N.25°35'34"W., 25.54 feet; thence S.83°40'38"W., 105.98 feet to a point on the Easterly boundary of the right-of-way for Fort King Road, according to State of Florida Department of Transportation Right-of-Way Map Section 14050-2528; thence along said Easterly boundary of the right-of-way for Fort King Road, N.25°35'03"W., 59.98 feet; thence N.64°26'17"E., 100.03 feet to a point on the aforesaid Easterly boundary of the vacated Railroad Right-of-Way for Seaboard Air Line Railway and the aforesaid Westerly boundary of TRACT "A"; thence along said Easterly boundary of Seaboard Air Line Railway and said Westerly boundary of TRACT "A", S.25°35'34"E., 34.90 feet; thence N.64°24'44"E., 190.01 feet; thence N.25°08'14"W., 277.12 feet; thence N.87°02'20"E., 19.32 feet; thence N.01°10'14"E., 50.93 feet; thence N.00°57'00"E., 230.56 feet to a point on the Southerly boundary of the right-of-way for Henry Drive as established by the conveyance of land in Special Warranty Deed, as recorded in Official Records Book 10538, Page 2404, of the Public Records of Pasco County, Florida; thence along said Southerly boundary of the right-of-way for Henry Drive, N.89°47'01"E., 506.42 feet to the Northwest corner of the property described in Warranty Deed, as recorded in Official Records Book 806, Page 104, of the Public Records of Pasco County, Florida; thence along the Westerly and Southerly boundaries of said property described in Warranty Deed, as recorded in Official Records Book 806, Page 104, the following two (2) courses, in their respective order: 1) S.00°18'07"W., 199.79 feet; 2) S.89°58'39"E., 200.10 feet to a point on the Westerly boundary of the right-of-way for 8th Street, as recorded in Official Records Book 1510, Page 92, of the Public Records of Pasco County, Florida; thence along said Westerly boundary of the right-of-way for 8th Street, as recorded in Official Records Book 1510, Page 92 and as recorded in Official Records Book 474, Page 481, of the Public Records of Pasco County, Florida; S.00°20'11"W., 492.58 feet; thence S.89°50'46"W., 743.43 feet to the **POINT OF BEGINNING**.

Containing 10.370 acres, more or less.

CERTIFICATE OF OWNERSHIP AND DEDICATION:

STARLIGHT HOMES FLORIDA L.L.C., a Delaware limited liability company ("Owner"), authorized to do business in the State of Florida, hereby states and declares that it is the fee simple owner of all the lands as shown hereon, which lands are referred to as TYSON TOWNHOMES, as described in the legal description which is a part of this plat, and makes the following dedications:

- Owner hereby reserves fee title to TRACTS "A", "B-1", "B-2", "B-3", "B-4" and "B-5", as shown hereon for conveyance by Owner by separate instrument to Tyson Towns Homeowners Association, Inc., a Florida not-for-profit corporation ("Association" or "HOA"), by separate instrument, subsequent to the recording of this plat. TRACTS "A", "B-1", "B-2", "B-3", "B-4" and "B-5", shall be maintained by the Association for the purposes stated hereon from and after such conveyance occurs.
- Owner hereby grants to the Association, a non-exclusive easement over all (HOA) Drainage and Access Easements as shown hereon for drainage and access purposes, to be used by the Association in accordance with the terms of the Declaration of Covenants, Conditions, Easements, and Restrictions for Tyson Towns, as amended from time to time.
- Owner grants, conveys and dedicates to the City of Zephyrhills, Florida ("the City"), the (Public) Sanitary Sewer Easement, as shown hereon, and the utility improvements and facilities located therein for purposes incidental thereto.
- Owner hereby grants, conveys and dedicates to the City, a perpetual easement over and across TRACT "A" (HOA Right-of-Way), as shown hereon, for any and all governmental purposes including (without limitation) fire and law enforcement, and emergency medical services.
- Owner hereby dedicates to the perpetual use of the public and the City, all water and sewer system improvements and facilities including, but not limited to, water or sewer lines or pipes, fire hydrants, pumping stations and other appurtenances, lying within or upon the lands depicted on this plat, and further does hereby reserve unto itself, its heirs, successors, assigns or legal representatives, the right to construct, operate and maintain all water or sewer improvements or facilities and appurtenances until such time as the operation and maintenance of said improvements, facilities and appurtenances is assumed by the City.
- Although the roadways, sidewalks and drainage facilities are not publicly owned or maintained by the City, Owner does hereby grant, convey and dedicate to the City a Non-Exclusive Flow Through Easement and reasonable right of access to ensure the free flow of water for general public drainage purposes over, through and under all drainage easements, drainage areas or commonly owned property, including TRACT "A", as shown on this plat. Owner shall construct, and the Association shall operate and maintain, the drainage facilities and improvements within the drainage easements, drainage areas, and commonly owned property shown on this plat. In the event the Owner or the Association fails to properly maintain any drainage easements/facilities preventing the free flow of water, the City shall have the reasonable right, but not the obligation, to access and enter upon any drainage easement for the purpose of performing maintenance to ensure the free flow of water.
- Owner hereby reserves unto itself, its heirs, successors, and/or assigns, the title to any lands or improvements dedicated to the public or the City, if for any reason such as dedication shall be either voluntarily vacated, voided, or invalidated.
- Owner hereby reserves for itself, its heirs, successors and assigns a non-exclusive easement in common with others located within the Utility & Sidewalk Easement shown hereon. Said non-exclusive easement is for the installation, operation and maintenance and/or replacement of communication lines including but not limited to cable television, Internet access, telecommunications and bulk telecommunication services to the extent consistent with Section 177.091(28), Florida Statutes.
- Owner hereby grants to all providers of street lights, telephone utilities, electric utilities, cable television utilities and other public utilities as selected by Owner, a nonexclusive easement for utility purposes and access over the areas depicted on this plat as "Utility & Sidewalk Easement".

OWNER: STARLIGHT HOMES FLORIDA L.L.C., a Delaware limited liability company, authorized to do business in the State of Florida

By: Darryl Colwell, Authorized Representative Witness Witness
Printed Name Printed Name

ACKNOWLEDGMENT: State of Florida, County of

I hereby certify on this, day of, 20, before me personally appeared by means of physical presence, Darryl Colwell, as Authorized Representative of STARLIGHT HOMES FLORIDA L.L.C., a Delaware limited liability company, authorized to do business in the State of Florida, [] personally known to me or [] who has produced as identification, who has identified himself as the person described in and who executed the foregoing certificate of ownership and dedication and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed.

Witness my hand and seal at County, Florida, the day and year aforesaid.

Notary Public, State of Florida at Large My Commission expires:
(Printed Name of Notary) Commission Number:

CERTIFICATE OF ACCEPTANCE

of the Tyson Towns Homeowners Association, Inc.

Tyson Towns Homeowners Association, Inc., a Florida not-for-profit corporation, hereby accepts the proposed conveyance and maintenance responsibilities as shown hereon.

By: Darryl Colwell, as Vice President Witness Witness
Printed Name Printed Name

ACKNOWLEDGMENT: State of Florida, County of

I hereby certify on this, day of, 20, before me personally appeared by means of physical presence, Darryl Colwell, as Vice President of Tyson Towns Homeowners Association, Inc., a Florida not-for-profit corporation, [] personally known to me or [] who has produced as identification, who has identified himself as the person described in and who executed the foregoing certificate of acceptance and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed.

Witness my hand and seal at County, Florida, the day and year aforesaid.

Notary Public, State of Florida at Large My Commission expires:
(Printed Name of Notary) Commission Number:

PROPERTY INFORMATION

STATE OF FLORIDA)
) SS:
COUNTY OF PASCO)

We, First American Title Insurance Company, a Title Company duly licensed in the State of Florida, have completed a Ownership and Encumbrance Report, File No. 2061-6150935 and based on said report find that the title of the property is vested in STARLIGHT HOMES FLORIDA L.L.C., that the current taxes have been paid, and that the property is not encumbered by any mortgages, other encumbrances or easements other than shown in that Ownership and Encumbrance Report, File No. 2061-6150935.

This the day of, 20.

First American Title Insurance Company

By: David H. Roberts, Authorized Signatory

CERTIFICATE OF APPROVAL BY THE CITY COUNCIL

This is to certify that on this the day of, 20, the foregoing plat was approved to be recorded by the City Council of Zephyrhills, Florida.

Jodi Wilkeson, President of City Council

ATTEST:

William C. Poe, Jr., City Manager

CERTIFICATE OF THE CLERK OF CIRCUIT COURT

I hereby certify that the foregoing plat has been filed in the Public Records of Pasco County, Florida on this the day of, 20, in Plat Book, Page(s) -.

BY: Nikki Alvarez-Sowles, Esq.,
Pasco County Clerk & Comptroller

REVIEW OF PLAT BY REGISTERED SURVEYOR, CITY OF ZEPHYRHILLS

Pursuant to Section 177.081(1), Florida Statutes, I hereby certify that I have performed a limited review of this plat for conformity to Chapter 177, Part I, Florida Statutes and that this plat complies with the technical requirements of said chapter, however my review and certification does not include computations or field verification of any points or measurements.

Signed and Sealed this day of, 20.

David G. Armstrong, PLS
Florida Professional Surveyor and Mapper No. 4970

SURVEYOR'S CERTIFICATE

The undersigned, being currently licensed by the State of Florida as a Professional Surveyor and Mapper, does hereby certify that this plat was prepared under my direction and supervision, and said plat complies with all survey requirements of Florida Statutes Chapter 177, Part I, and that Permanent Reference Monuments (P.R.M.'s) were set on the 24th day of October, 2022, as shown hereon, and that the "P.C.P.'s" (Permanent Control Points) as shown hereon, and all other monumentation of lot corners, points of intersection and changes of direction of lines within the subdivision as required by said Chapter 177 of the Florida Statutes will be set within the time allotted in 177.091 (8) (9), or pursuant to terms of bond.

Signed and Sealed this day of, 20.

AMERRITT, INC.
3010 W. Azeele Street, Suite 150
Tampa, Florida 33609

Arthur W. Merritt
Professional Land Surveyor No. LS4498
Certificate of Authorization No. LB7778

AMERRITT, INC.
LAND SURVEYING & MAPPING
Certificate of Authorization Number LB 7778
3010 W. Azeele Street, Suite 150
Tampa, FL 33609
PHONE (813) 221-5200
Job No. AM18LH-TT-002
File: P:\Tyson Homes (Zephyrhills)\Master Plan\Plat\Tyson Homes-1

TYSON TOWNHOMES
PARTIALLY BEING A REPLAT OF A PORTION OF THE PRIVATE ROAD, LYING 25.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH BOUNDARY OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 26 SOUTH, RANGE 21 EAST, AND A PORTION OF TRACT "A", ALL ACCORDING TO THE PLAT OF TYSON SUBDIVISION, AS RECORDED IN PLAT BOOK 4, PAGE 109, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, LYING IN SECTIONS 2 AND 3, TOWNSHIP 26 SOUTH, RANGE 21 EAST, CITY OF ZEPHYRHILLS, PASCO COUNTY, FLORIDA

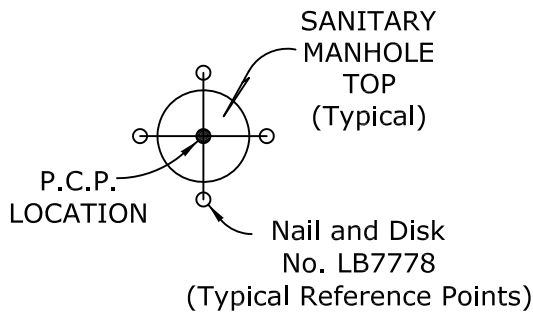
The coordinate values shown hereon are based on the Pasco County Primary Horizontal control Network and were established to Third Order Class 1 accuracy as defined by the Standards and Specifications for Geodetic Control Networks, as published by the Federal Geodetic Control Committee dated September 1984 or latest edition.

NOTE:
A 1/2 INCH DIAMETER IRON ROD WITH CAP No. LB7778, OR A 5/8 INCH DIAMETER IRON PIPE WITH CAP No. LB7778, WILL BE SET AT EACH LOT CORNER AS REQUIRED BY CHAPTER 177 OF THE FLORIDA STATUTES WITHIN THE TIME ALLOTTED IN 177.091 (9), UNLESS PRIOR MONUMENTATION OF THE LOT CORNER IS FOUND IN PLACE.

NOTICE:
This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00')

Note: In the case where the location of a P.C.P. falls in the top of a Sanitary Manhole or other Utility Structure and it cannot be set, four (4) reference points are set establishing two lines that intersect at the P.C.P. location.



**P.C.P. REFERENCE
DIAGRAM**
(NOT TO SCALE)

SURVEYOR'S NOTES:

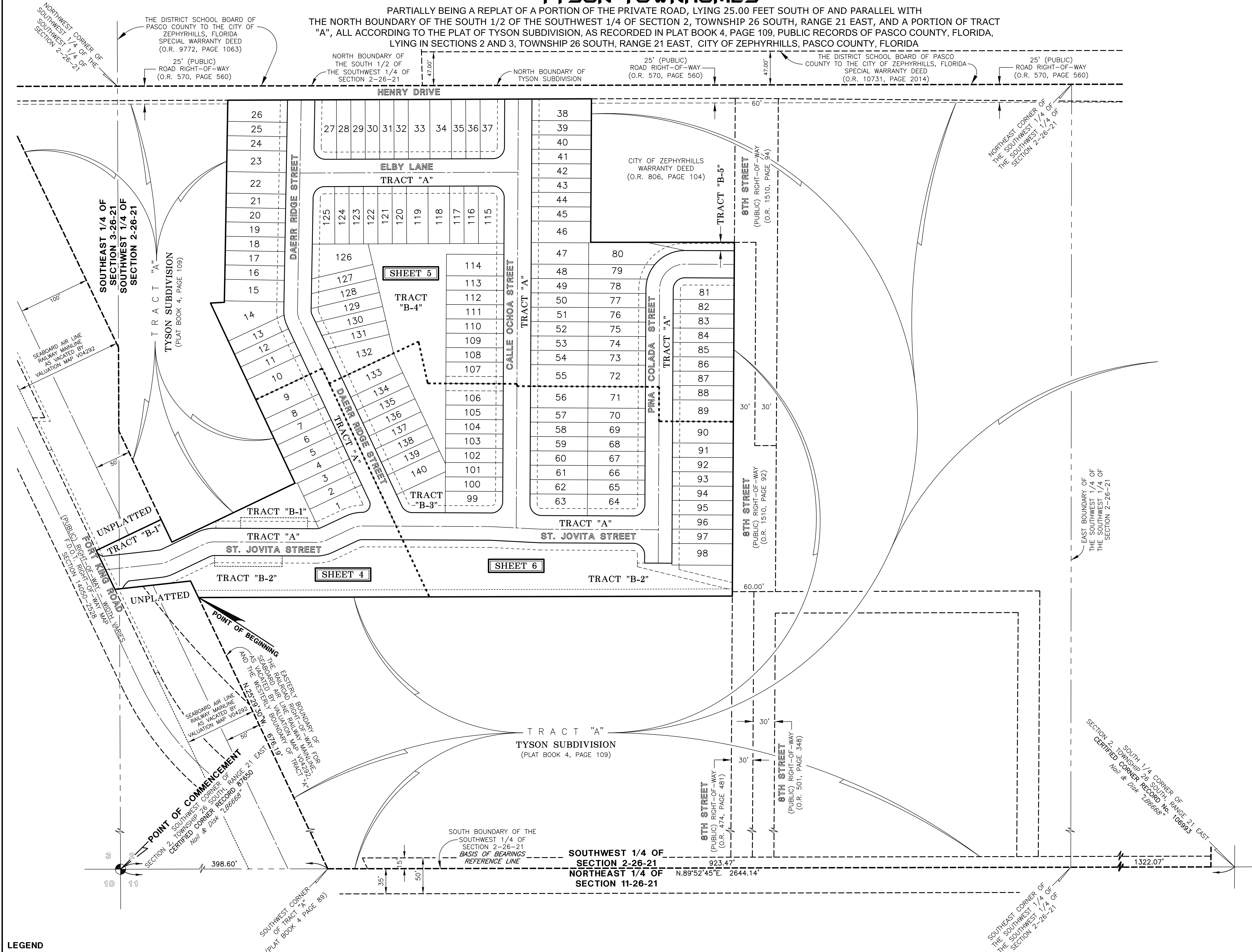
- Subdivision plats by no means represent a determination on whether properties will or will not flood. Land within the boundaries of this plat may or may not be subject to flooding; the City of Zephyrhills Building Department has information regarding flooding and restrictions on development.
- All platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility.
- Drainage Easements shall not contain, except for the construction and maintenance of nature trails and walks by the developer, permanent improvements, including, but not limited to, sidewalks, driveways, impervious surfaces, patios, decks, pools, air conditioners, structures, utility sheds, and sprinkler systems. The Installation of poles, fences, trees, shrubs, hedges, and landscaping plants are permitted if installed in a manner that will not obstruct the free flow of water and prohibit access to those easements labeled as access easements. However it will be the individual lot owner's responsibility to bear the full cost if said poles, fences, trees, shrubs, hedges, and landscaping plants are required to be removed for the installation, repair and maintenance of surface/subsurface drainage structures and the grading according to the approved grading and drainage plan. This note shall appear on each affected deed.

TRACT DESIGNATION TABLE

TRACT	DESIGNATION	ACREAGE
TRACT "A"	(HOA) RIGHT-OF-WAY	2.384 Ac.±
TRACT "B-1"	(HOA) OPEN SPACE & PARK AREA; (HOA) PARKING AREA	0.185 Ac.±
TRACT "B-2"	(HOA) OPEN SPACE & DRAINAGE AREA; (HOA) PARKING AREA	1.167 Ac.±
TRACT "B-3"	(HOA) OPEN SPACE & PARK AREA	0.060 Ac.±
TRACT "B-4"	(HOA) OPEN SPACE & PARK AREA	0.476 Ac.±
TRACT "B-5"	(HOA) OPEN SPACE & PARK AREA	0.025 Ac.±

TYSON TOWNHOMES

PARTIALLY BEING A REPLAT OF A PORTION OF THE PRIVATE ROAD, LYING 25.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH BOUNDARY OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 26 SOUTH, RANGE 21 EAST, AND A PORTION OF TRACT "A", ALL ACCORDING TO THE PLAT OF TYSON SUBDIVISION, AS RECORDED IN PLAT BOOK 4, PAGE 109, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, LYING IN SECTIONS 2 AND 3, TOWNSHIP 26 SOUTH, RANGE 21 EAST, CITY OF ZEPHYRHILLS, PASCO COUNTY, FLORIDA



SCALE: 1" = 60'

0 60 120

SCALE IN FEET

BASIS OF BEARINGS

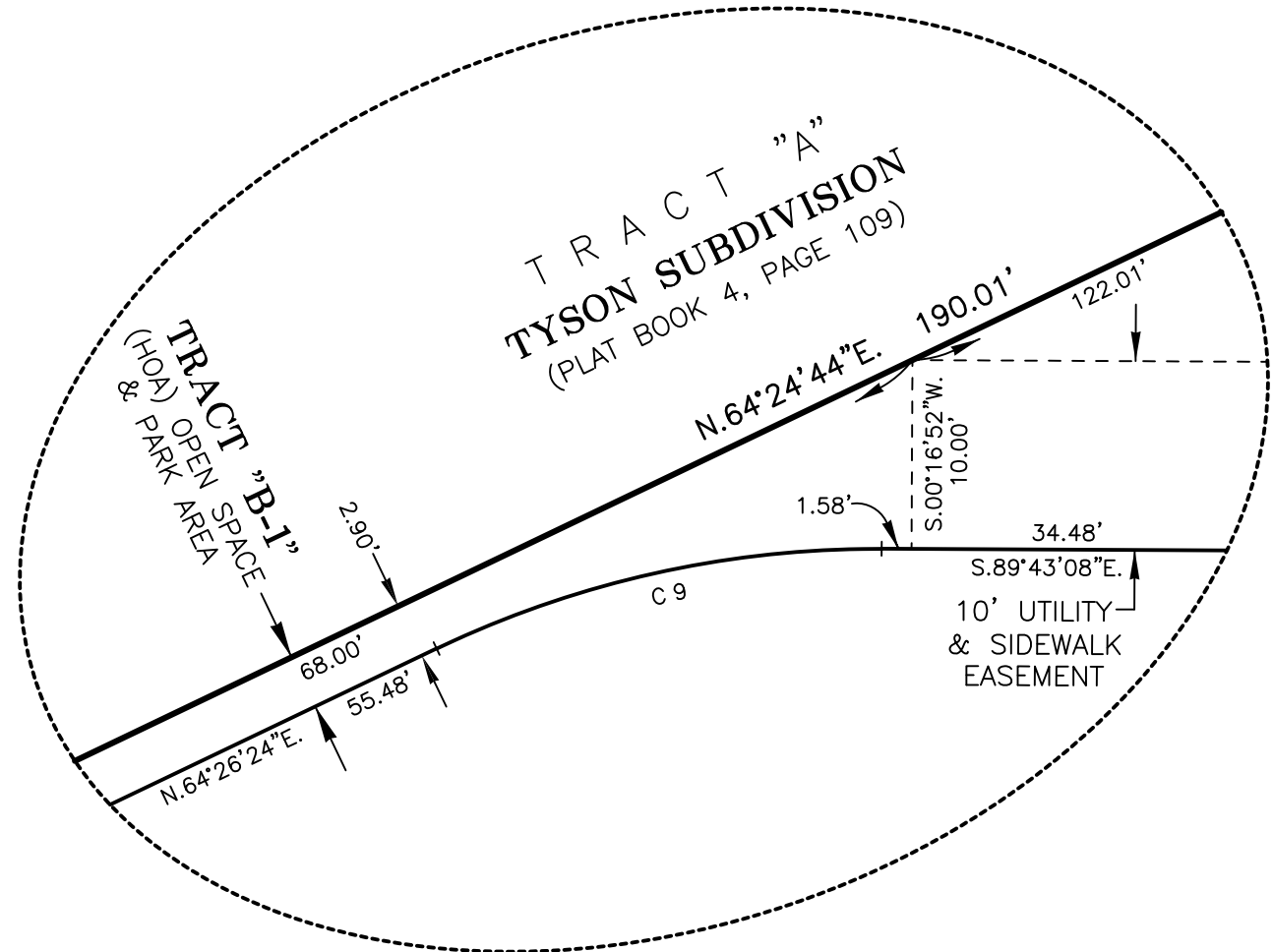
The South boundary of the Southwest 1/4 of Section 2, Township 26 South, Range 21 East, Pasco County, Florida, has a Grid Bearing of N.89°52'45"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-1990 ADJUSTMENT) for the West Zone of Florida.

KEY SHEET

NOTE: REFER TO THE FOLLOWING SHEETS OF THIS PLAT FOR DETAILED LABELING AND DIMENSIONING.

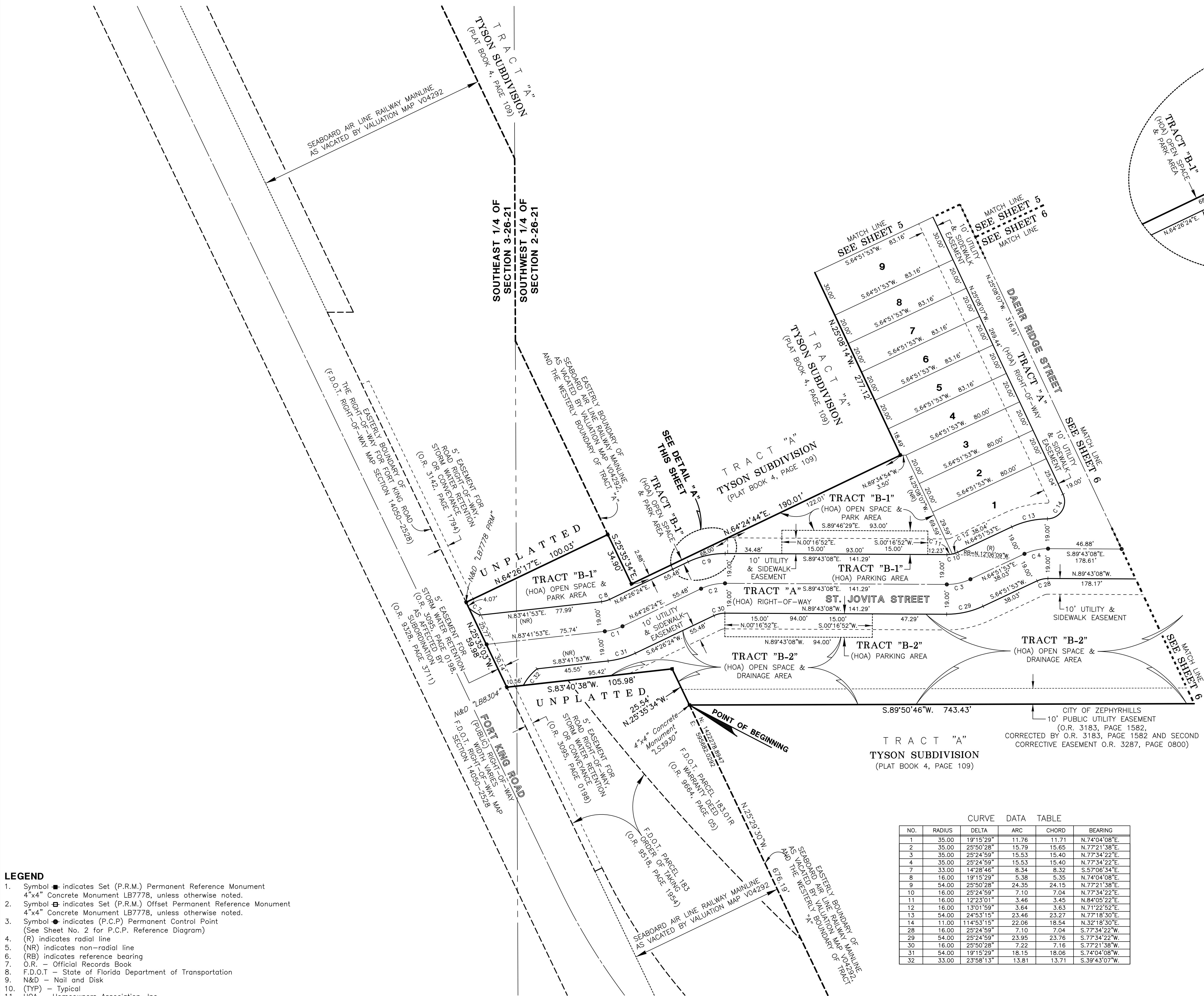
TYSON TOWNHOMES

PARTIALLY BEING A REPLAT OF A PORTION OF THE PRIVATE ROAD, LYING 25.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH BOUNDARY OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 26 SOUTH, RANGE 21 EAST, AND A PORTION OF TRACT "A", ALL ACCORDING TO THE PLAT OF TYSON SUBDIVISION, AS RECORDED IN PLAT BOOK 4, PAGE 109, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, LYING IN SECTIONS 2 AND 3, TOWNSHIP 26 SOUTH, RANGE 21 EAST, CITY OF ZEPHYRHILLS, PASCO COUNTY, FLORIDA



DETAIL "A"

NOT TO SCALE
(SEE THIS SHEET)



LEGEND

- Symbol ■ indicates Set (P.R.M.) Permanent Reference Monument 4"x4" Concrete Monument LB7778, unless otherwise noted.
- Symbol □ indicates Set (P.R.M.) Offset Permanent Reference Monument 4"x4" Concrete Monument LB7778, unless otherwise noted.
- Symbol ● indicates (P.C.P.) Permanent Control Point (See Sheet No. 2 for P.C.P. Reference Diagram)
- (R) indicates radial line
- (NR) indicates non-radial line
- (RB) indicates reference bearing
- O.R. - Official Records Book
- F.D.O.T. - State of Florida Department of Transportation
- N&D - Nail and Disk
- (TYP) - Typical
- HOA - Homeowners Association, Inc.

CURVE DATA TABLE				
NO.	RADIUS	DELTA	ARC	CHORD
1	35.00	19°15'29"	11.76	11.71
2	35.00	25°50'28"	15.79	15.65
3	35.00	25°24'59"	15.53	15.40
4	35.00	25°24'59"	15.53	15.40
7	33.00	14°28'46"	8.34	8.32
8	16.00	19°15'29"	5.38	5.35
9	54.00	25°50'28"	24.35	24.15
10	16.00	25°24'59"	7.10	7.04
11	16.00	12°23'01"	3.46	3.45
12	16.00	13°01'59"	3.64	3.63
13	54.00	24°53'15"	23.46	23.27
14	11.00	11°45'15"	22.06	18.54
28	16.00	25°24'59"	7.10	7.04
29	54.00	25°24'59"	23.95	23.76
30	16.00	25°50'28"	7.22	7.16
31	54.00	19°15'29"	18.15	18.06
32	33.00	23°58'13"	13.81	13.71

SCALE: 1" = 30'
0 30 60
SCALE IN FEET

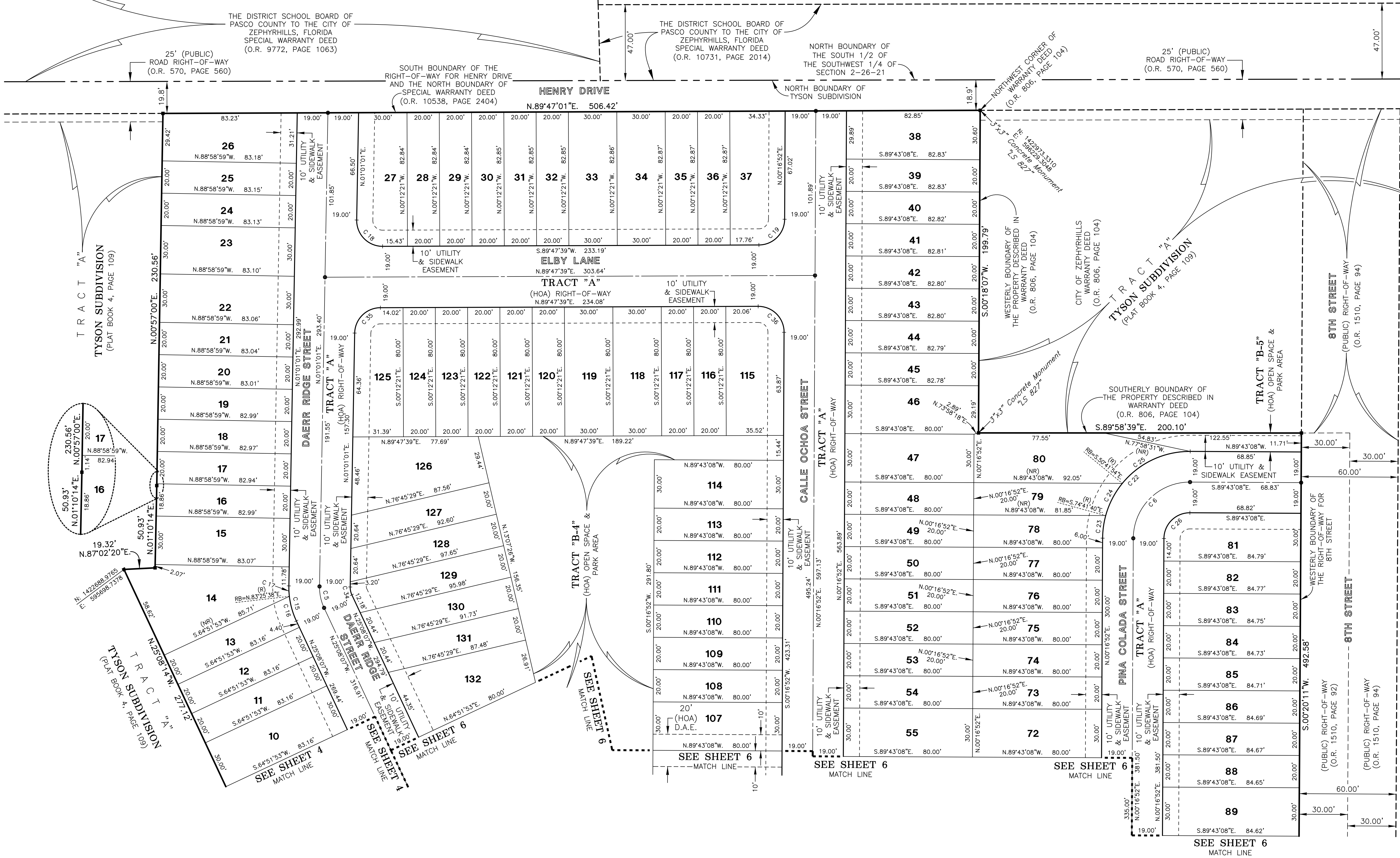
SEE SHEET 3 OF 6
FOR BASIS OF BEARINGS.

SEE SHEET 2 OF 6
FOR PARALLEL OFFSET
DIMENSIONS NOTE

AMERRITT, INC.
LAND SURVEYING & MAPPING
Certificate of Authorization Number LB 7778
3010 W. Azalea Street, Suite 150
Tampa, FL 33609
PHONE (813) 221-5200

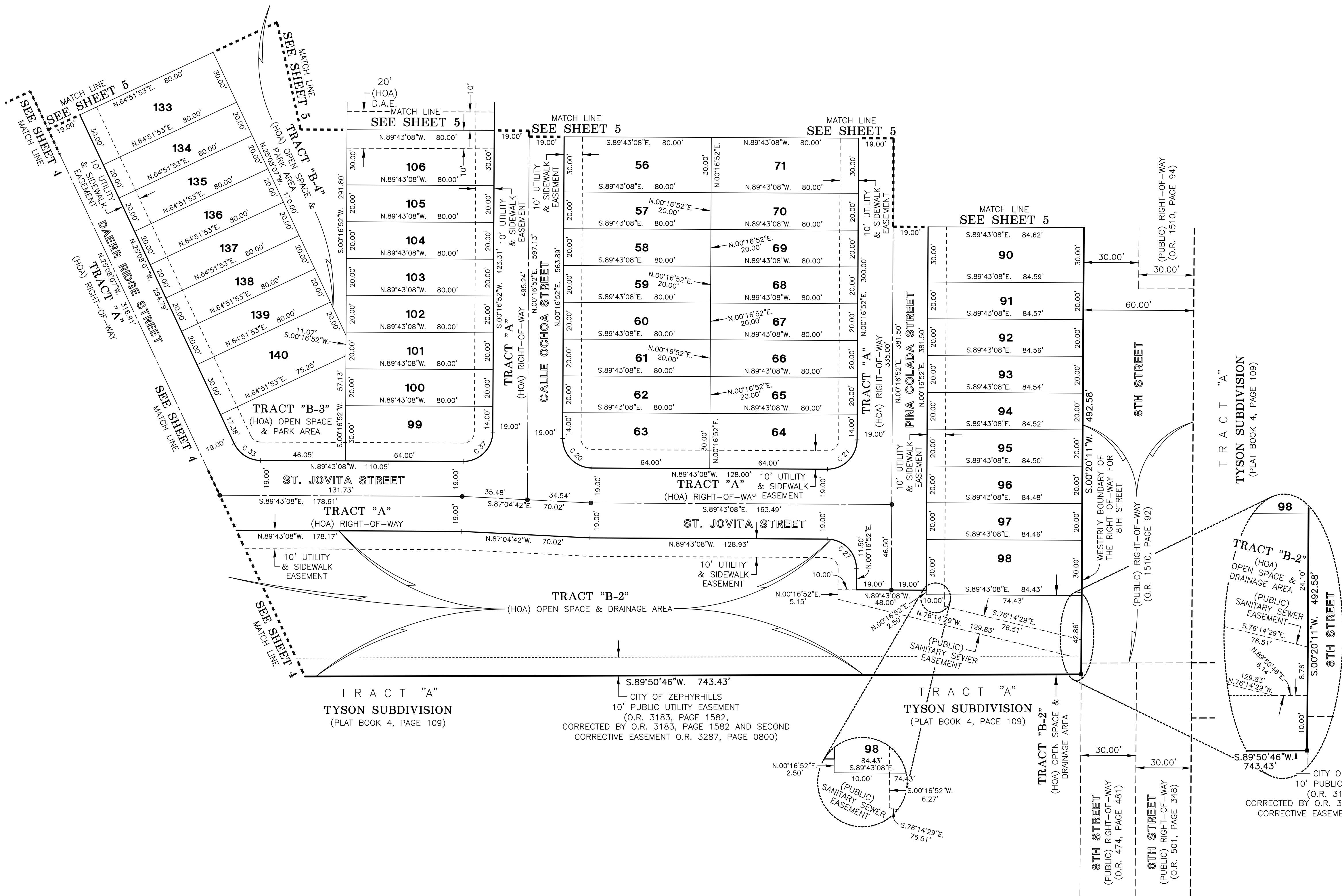
TYSON TOWNHOMES

PARTIALLY BEING A REPLAT OF A PORTION OF THE PRIVATE ROAD, LYING 25.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH BOUNDARY OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 26 SOUTH, RANGE 21 EAST, AND A PORTION OF TRACT "A", ALL ACCORDING TO THE PLAT OF TYSON SUBDIVISION, AS RECORDED IN PLAT BOOK 4, PAGE 109, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, LYING IN SECTIONS 2 AND 3, TOWNSHIP 26 SOUTH, RANGE 21 EAST, CITY OF ZEPHYRHILLS, PASCO COUNTY, FLORIDA



TYSON TOWNHOMES

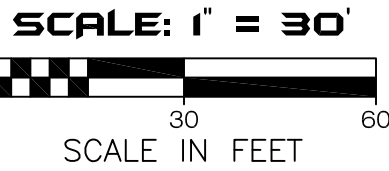
PARTIALLY BEING A REPLAT OF A PORTION OF THE PRIVATE ROAD, LYING 25.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH BOUNDARY OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 26 SOUTH, RANGE 21 EAST, AND A PORTION OF TRACT "A", ALL ACCORDING TO THE PLAT OF TYSON SUBDIVISION, AS RECORDED IN PLAT BOOK 4, PAGE 109, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, LYING IN SECTIONS 2 AND 3, TOWNSHIP 26 SOUTH, RANGE 21 EAST, CITY OF ZEPHYRHILLS, PASCO COUNTY, FLORIDA



LEGEND

- Symbol ■ indicates Set (P.R.M.) Permanent Reference Monument 4"x4" Concrete Monument LB7778, unless otherwise noted.
- Symbol □ indicates Set (P.R.M.) Offset Permanent Reference Monument 4"x4" Concrete Monument LB7778, unless otherwise noted.
- Symbol ● indicates (P.C.P.) Permanent Control Point (See Sheet No. 2 for P.C.P. Reference Diagram)
- (R) indicates radial line
- (NR) indicates non-radial line
- (RB) indicates reference bearing
- O.R. - Official Records Book
- (TYP) - Typical
- D.A.E. - Drainage and Access Easement
- HOA - Homeowners Association, Inc.

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
20	16.00	90°00'00"	25.13	22.63	S.44°43'08"E.
21	16.00	90°00'00"	25.13	22.63	N.45°16'52"E.
27	16.00	90°00'00"	25.13	22.63	N.44°43'08"W.
33	16.00	64°35'01"	18.04	17.10	N.57°25'38"W.
37	16.00	90°00'00"	25.13	22.63	S.45°16'52"W.



SEE SHEET 3 OF 6 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 6 FOR PARALLEL OFFSET DIMENSIONS NOTE

AMERRITT, INC.
LAND SURVEYING & MAPPING
Certificate of Authorization Number LB 7778
3010 W. Azule Street, Suite 150
Tampa, FL 33609
PHONE (813) 221-5200

STAFF REPORT

To: Site Plan Review Committee (SPRC)
From: Rod Corriveau, Senior Planner
RE: VAC-0005-23: Vacation of ROW Along Portion of Henry Drive Abutting Tyson Townhome Project
Date: March 21, 2023

I. BACKGROUND & INFORMATION

This is a petition for a vacation of a portion of Right of Way abutting the Tyson Townhome Subdivision. Please note the final plat for the Tyson Townhome Subdivision is in the process of being reviewed by the City and is a separate agenda item.

The Tyson Subdivision was originally platted in 1957 with the yet to be named Henry Drive as a private road. The plat indicated it was to be a “future dedication”. Please see Figure 2 – Tyson Subdivision Plat. When that private roadway was deeded to the City in 1971, inconsistencies with the legal descriptions of the roadway resulted in Henry Drive overlapping abutting properties to the south of the roadway. Similar legal description inconsistencies with those properties abutting Henry Drive resulted in a portion of those properties being captured within the ROW of Henry Drive. The area to be vacated is a 6.1-foot strip of land that runs east-west for approximately 506 feet immediately south of Henry Drive. Please see Figure 3 – Sketch of Area to be Vacated. This vacation remedies the issue along that portion of Henry Drive.

II. DATA & ANALYSIS

Subsection 7.03.02.03 Review

Per the Land Development Code, Subsection 7.03.02.03, Vacation of Rights-of-Way, applications to vacate a right-of-way may be approved subject to the following requirements:

The requested vacation is consistent with the traffic element of the city's Comprehensive Plan. Staff found the requested vacation to be consistent with the transportation element of the city's Comprehensive Plan.

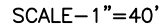
The right-of-way does not provide the sole access to any property (remaining access shall not be by easement). Not applicable. Please see the above discussion in Section A – History and Application Summary.

The vacation will not jeopardize the current or future location of any utility. The vacation will not jeopardize the current or future location of any utility. Utility easements will be provided to the city as a condition of the development order.

The proposed vacation is not detrimental to the public interest and will not have a negative impact on the city. The staff have found that the vacation is not detrimental to the public interest and is not expected to have a negative impact on the city.

III. RECOMMENDATION

A. Staff - Approval

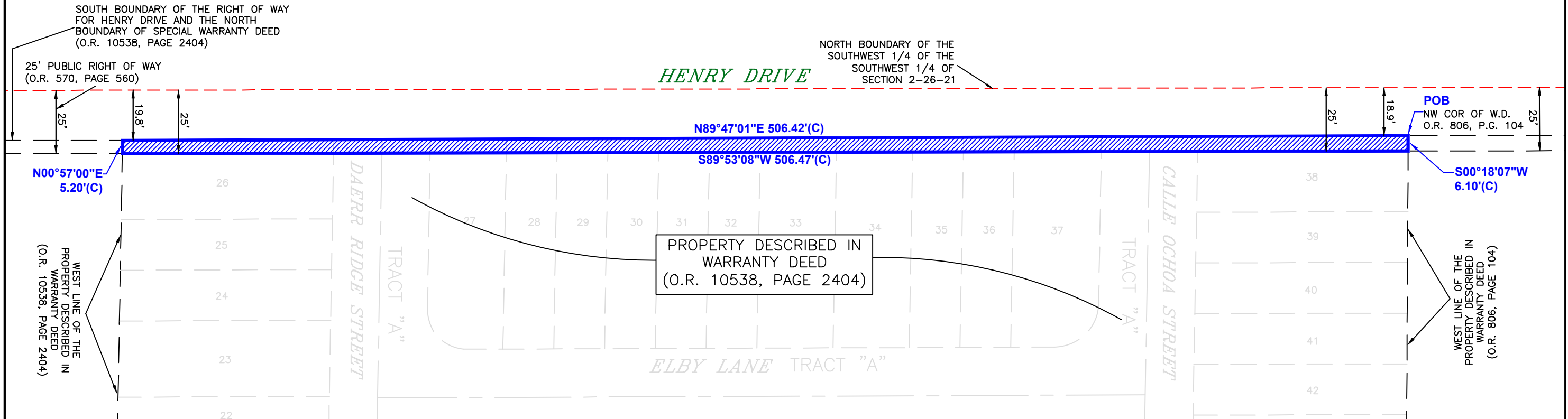


LEGAL DESCRIPTION SKETCH
LOCATED IN SW 1/4 OF SW 1/4 OF SEC. 2, T26S, R21,
PASCO COUNTY, FLORIDA.

ALPHA SURVEYING & MAPPING LB8304
10024 PALERMO CIRCLE, SUITE 202

TAMPA, FLORIDA
(813)-221-2144

website—www.alphalandsurveying.com
email—franklin@alsm96.com



LEGAL DESCRIPTION:

LEGEND:

POB - POINT OF BEGINNING
C - COMPUTED

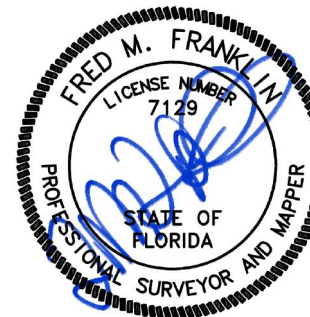
BEGINNING AT THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED, AS RECORDED IN OFFICIAL RECORDS BOOK 806, PAGE 104 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA MARKED BY A 3' BY 3' CONCRETE MONUMENT STAMPED 'LS 827'; THENCE S00°18'07"W, ON THE WEST LINE OF SAID TRACT OF LAND, A DISTANCE OF 6.10 FEET TO A POINT THAT IS 25 FEET SOUTH OF THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2; THENCE S89°53'08"W, PARALLEL TO AND 25 FEET SOUTH OF SAID NORTH LINE, A DISTANCE OF 506.47 FEET TO THE WEST LINE OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED, AS RECORDED IN OFFICIAL RECORDS BOOK 10538, PAGE 2404 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE N00°57'00"E, ON SAID WEST LINE, A DISTANCE OF 5.20 FEET TO THE SOUTH RIGHT OF WAY OF HENRY DRIVE AS PER A WARRANTY DEED, AS RECORDED IN OFFICIAL RECORDS BOOK 10538, PAGE 2404 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA ; THENCE N89°47'01"E, ON SAID SOUTH RIGHT OF WAY, A DISTANCE OF 506.42 FEET BACK TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 0.07 ACRES, MORE OR LESS.

SURVEYORS CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEYING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION, IT MEETS THE MINIMUM TECHNICAL STANDARD REQUIREMENTS OF CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF FLORIDA.

THIS SURVEY HAS BEEN ELECTRONICALLY SIGNED AND SEALED
BY FRED M. FRANKLIN USING A DIGITAL SIGNATURE. PRINTED
COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED
AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY
ELECTRONIC COPIES.

Digitally signed by
Fred M. Franklin
email=
franklin@alsm96.com
Date: 2023.03.03 12:
30:18 CST



FRED M FRANKLIN PSM 7129

TO: BEACON CIVIL ENGINEERING

LYSON TOWNHOMES
LEGAL DESCRIPTION SKETCH

ALPHA SURVEYING & MAPPING LB8304
10024 PALERMO CIRCLE, SUITE 202

TAMPA, FLORIDA
(813)-221-2144

website—www.alphalandsurveying.com
email—franklin@alsm96.com

B NO:	2021-502
ELD:	N/A
FFICE:	03-03-2023
CALE:	1"-40"
PAPER SIZE:	11X17

STAFF REPORT

To: Site Plan Review Committee (SPRC)
From: Rod Corriveau, Senior Planner
RE: SPR-0049-22: Broach School
Date: March 21, 2023

I. BACKGROUND & INFORMATION

A new K-12 Broach School (two buildings totaling 20,940 SF) on a parcel totaling 2.84 Acres along North Ave just east of the First Christian Church (at North Ave and 8th Street). This project also features a ROW dedication by the developer for the City for a potential future left-turn lane.

II. DATA & ANALYSIS

III. RECOMMENDATION

A. Staff - Approval

CONSTRUCTION PLANS

FOR:

A NEW BROACH SCHOOL

CITY OF ZEPHYRHILLS, FLORIDA 33542

PASCO COUNTY

SECTION 2, TOWNSHIP 26, RANGE 21

JUNE 2022

SHEET INDEX

SHEET	DWG No	SHEET TITLE
1	C1.0	COVER
2	C2.0	GENERAL CONSTRUCTION NOTES
3	C3.0	DEMOLITION PLAN
4	C4.0	AERIAL SITE PLAN
5	C5.0	SITE PLAN
6	C6.0	GRADING AND DRAINAGE PLAN
7	C7.0	STORMWATER POLLUTION PREVENTION PLAN
8	C7.1	EROSION DETAILS
9	C8.0	SITE DETAILS
10	C9.0	STORM DETAILS
11	C10.0	UTILITY PLAN
12	C10.1	UTILITY CONNECTION PLAN
13	C11.0	UTILITY DETAILS
14	C11.1	UTILITY DETAILS
15	C11.2	UTILITY DETAILS
16	C12.0	LANDSCAPE PLAN

PROJECT LOCATION

PASCO COUNTY

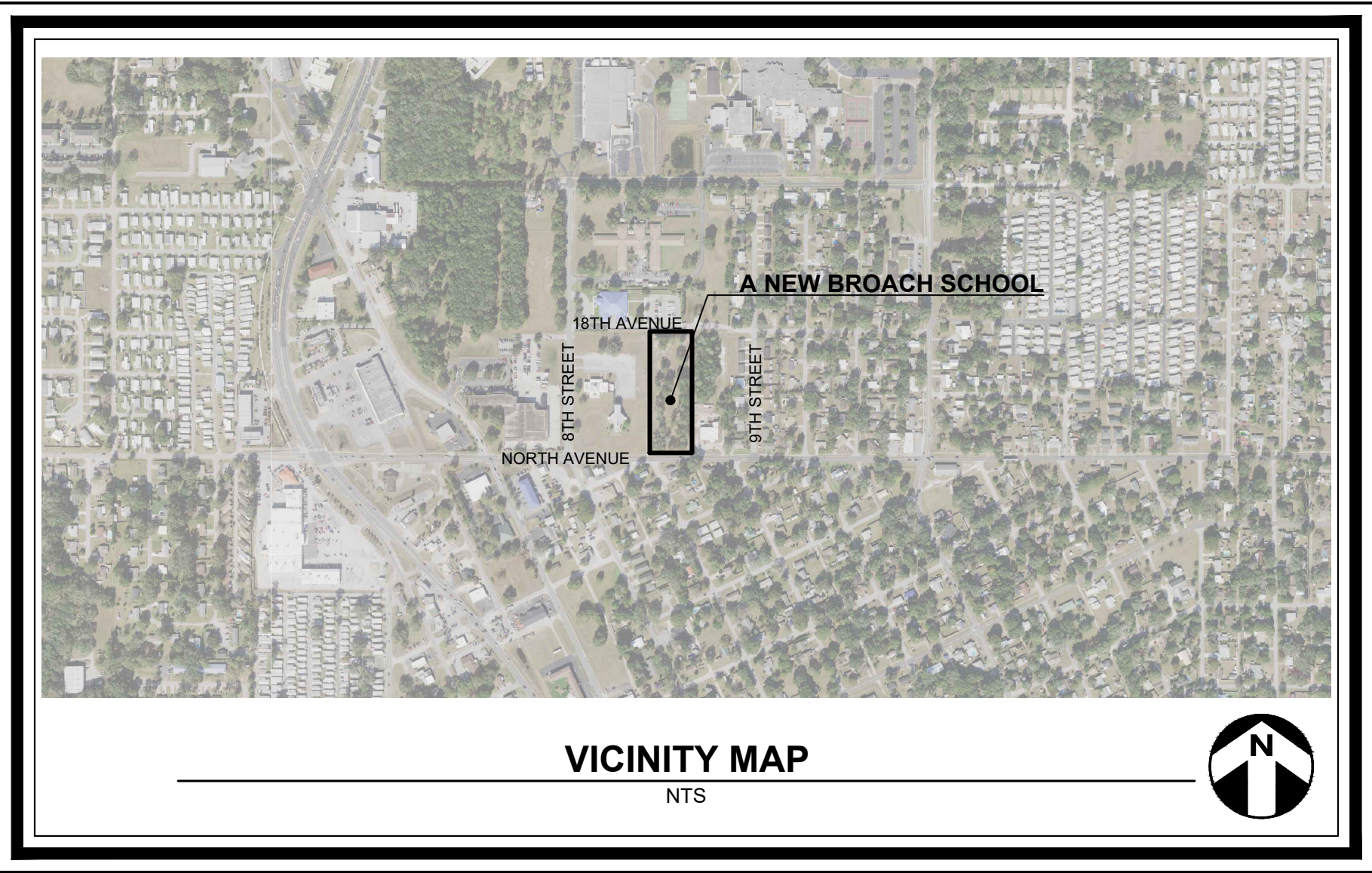
PARCEL ID

02-26-21-0080-00A00-0130

LEGAL DESCRIPTION

(AS PROVIDED BY CLIENT AND DESCRIBED IN OFFICIAL RECORDS BOOK 7801, PAGE 1810)

TYSON SUBDIVISION AS PER PLAT BOOK 4, PAGE 109, A PORTION OF TRACT A DESCRIBED AS: COMMENCE AT THE SE CORNER OF THE SW 1/4; THENCE WESTERLY ALONG THE SINE OF SECTION 733.00 FEET; THENCE NORTHERLY 15.00 FEET; THENCE WESTERLY 430.00 FEET FOR A POINT OF BEGINNING; THENCE WESTERLY 205.55 FEET; THENCE NORTH 602.33 FEET; THENCE EAST 205.55 FEET; THENCE SOUTH 602.06 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN SECTION 2, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA.



HAMILTON

ENGINEERING & SURVEYING, LLC

3409 W LEMON ST
TAMPA, FL 33609
TEL: 813.250.3535

LB #7013 CA #65325
www.HamiltonEngineering.US

775 WARNER LANE
ORLANDO, FL 32803
TEL: 407.362.5929

ENGINEER/SURVEYOR

HAMILTON ENGINEERING
& SURVEYING, LLC
ATTN: LUCAS CARLO, PE
3409 W LEMON STREET
TAMPA, FLORIDA 33609
(813) 250-3535
lucasc@hamiltonengineering.us

PREPARED FOR:

OWNER/DEVELOPER

CHILDREN'S EDUCATIONAL SERVICES, INC
ATTN: RICH WEAD, PRESIDENT
12267 SAN JOSE BLVD, SUITE 528
JACKSONVILLE, FLORIDA 32223
P: (904)-652-1282
rwead@ces-schools.net

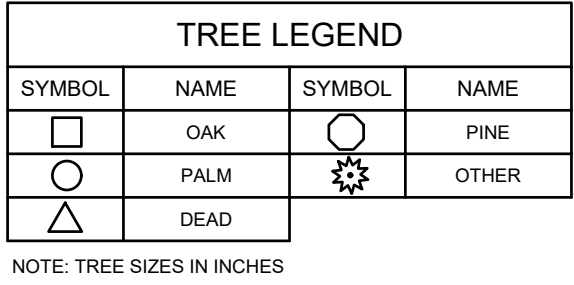
Sunshine811

Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.

Check positive response codes before you dig!

LUCAS CARLO, PE

LICENSE NO. 61636

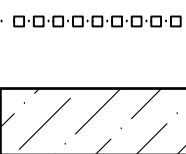


TREE REMOVAL	
TREE SIZE	QTY
6" - 23"	2
>23	81

LEGEND



TREE TO BE REMOVED



CONC / ASPHALT TO BE REMOVED



DEMOLITION NOTES

1. 4' SIDEWALK TO BE REMOVED
2. SANITARY MANHOLE TO REMAIN. PROTECT IN PLACE

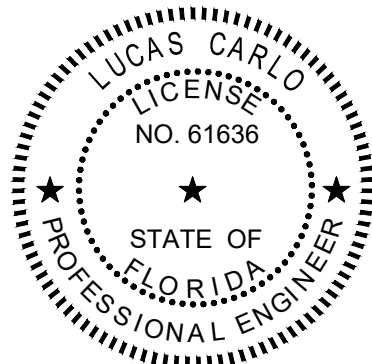
HAMILTON
ENGINEERING & SURVEYING, LLC.

3409 W. LEWIS ST. | 775 WARNER LANE
LEWISVILLE, OH 44641 | COLUMBUS, OH 43260
TEL: 419.362.3535 | TEL: 614.962.5929

LB #7013 CA #6474
www.HamiltonEngineering.US

DEMOLITION PLAN

**A NEW BROACH SCHOOL
NORTH AVENUE AND 9th STREET
CITY OF ZEPHYRHILLS, FLORIDA**

[illegible]

This item has been digitally signed and sealed by
Lucas Carlo, PE on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

February 8, 2023	
FLOOD ZONE: X	PANEL NO: 12101C 0456F DATED 09/25/2014

DATE: **NAVD88**

SEC TWP RNG:	DATE:
02/26/21	01/24/2023

JOB No: 03957.0001

C3.0

SHEET **3** OF **16**



3409 W LEMON ST
TAMPA, FL 33609
TEL: 813.250.3535

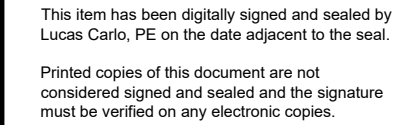
LB #7013 CA #8474

775 WARNER LANE
ORLANDO, FL 32803
TEL 407.362.5929

www.HamiltonEngineering.US

AERIAL SITE PLAN

REVISION	BY

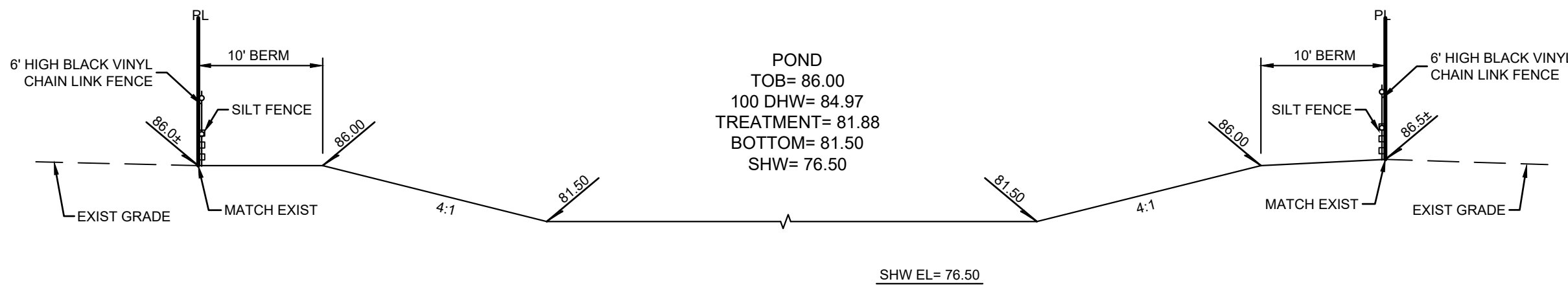


X

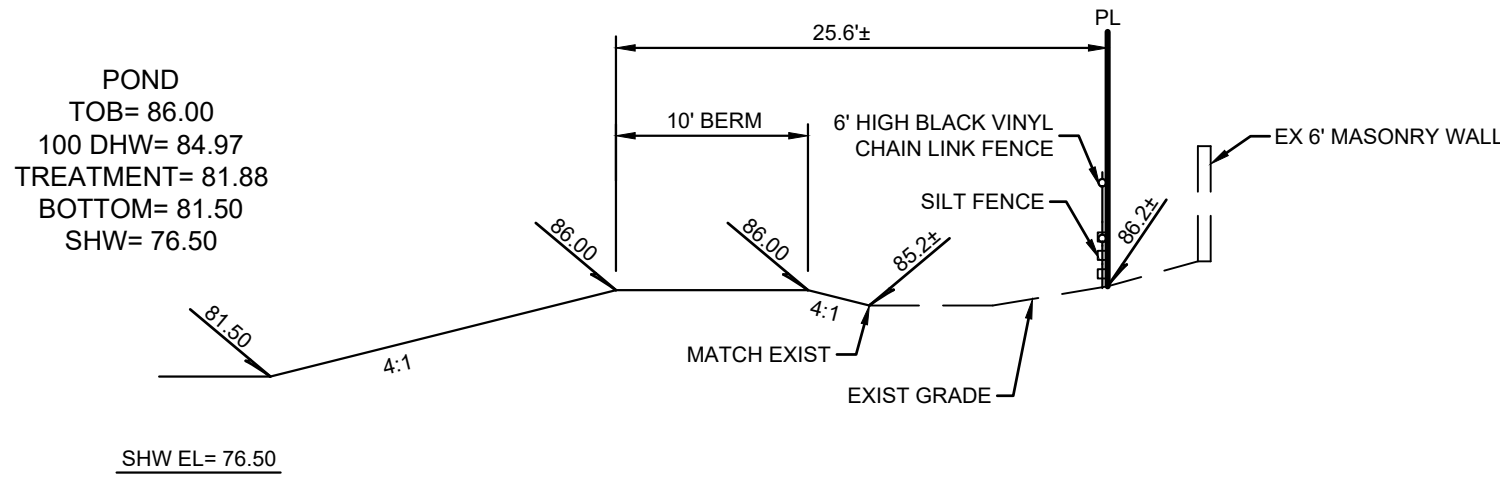
SEC TWP RNG:	DATE:
02/26/21	01/24/2022

SHEET 4 OF 16

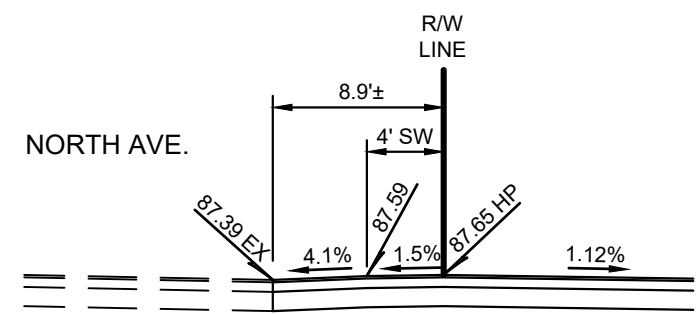
L:\3501 To 3999\03957 CHILDRENS EDUCATIONAL SERVICES\0001 A NEW BROACH SCHOOL\DWG\Construction\C6.0 GD PLAN.dwg (C6.0 GRADING PLAN) RayC Feb 08, 2023 - 2:55 pm



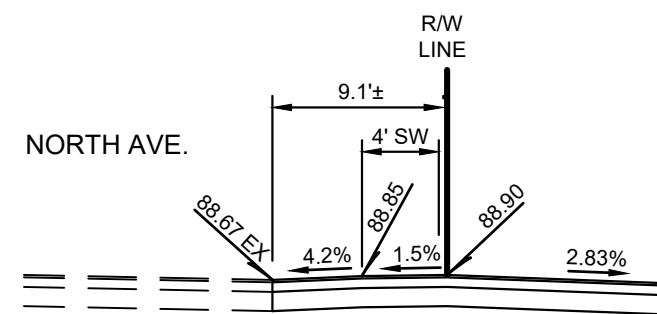
SECTION A
SCALE: 1" = 10'



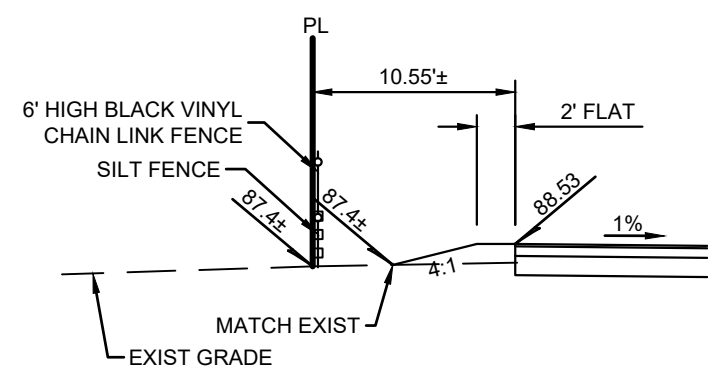
SECTION B
SCALE: 1" = 10'



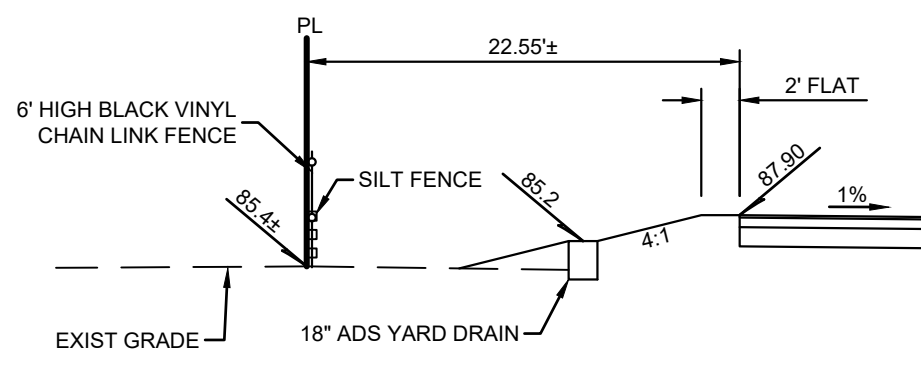
SECTION C
SCALE: 1" = 10'



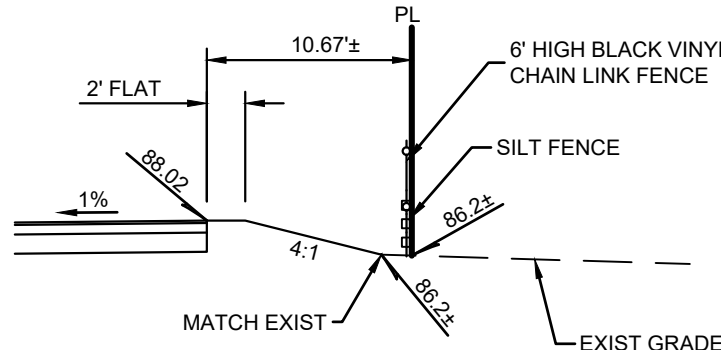
SECTION D
SCALE: 1" = 10'



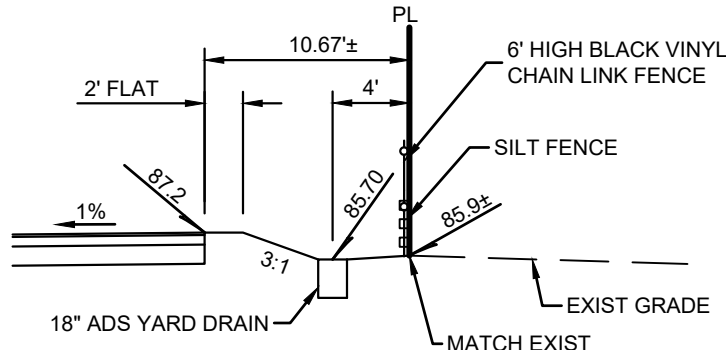
SECTION E
SCALE: 1" = 10'



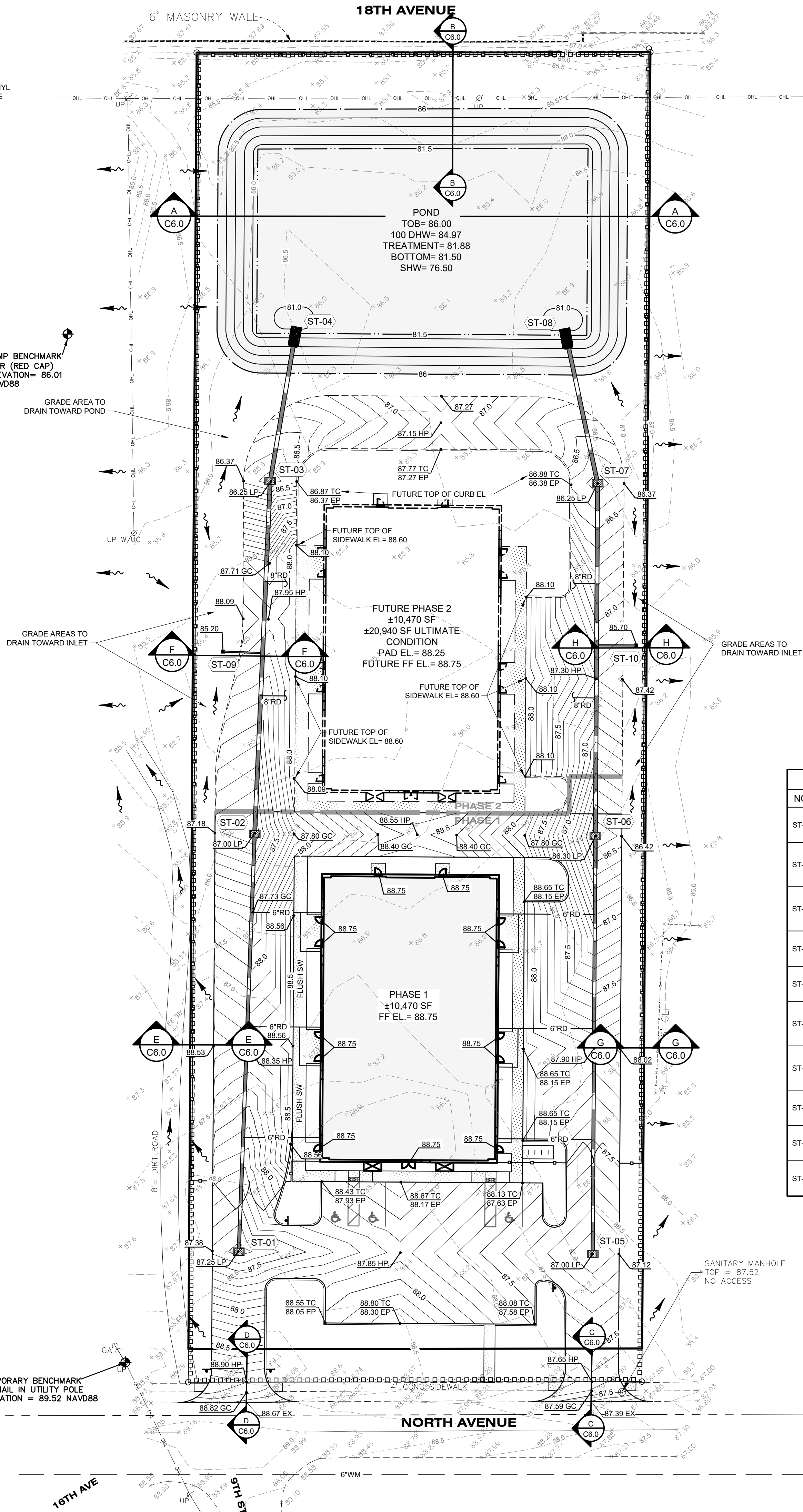
SECTION F
SCALE: 1" = 10'



SECTION G
SCALE: 1" = 10'



SECTION H
SCALE: 1" = 10'



LEGEND

- STAKED EROSION CONTROL (SILT FENCE)
- ROOF DRAIN (SIZE PER PLAN) @ 1% MIN SLOPE

NOTES:

- WALKING SURFACES WITH A RUNNING SLOPE NOT STEEPER THAN 1:20 (5%) AND A CROSS SLOPE OF 1:48 (2%).
- WALKING SURFACES SHALL HAVE A MINIMUM CLEAR WIDTH OF 36 INCHES AND A CLEAR WIDTH OF 48 INCHES AT ALL TURNS AND WHEN SIDEWALKS CHANGE DIRECTION THERE SHALL BE 5-FOOT FLAT AREA WITH A 1:48 (2%) MAXIMUM SLOPE AT THE TRANSITION AREA.
- GROUND ADJACENT TO THE FOUNDATIONS OF THE PROPOSED STRUCTURES SHALL BE GRADED AWAY AT A SLOPE NO LESS THAN 1:20 (5%) FOR A MINIMUM DISTANCE OF 10 FEET AS PER REQUIREMENTS OF SECTION 1804.3 FLORIDA BUILDING CODE (FBC), 2017

DRAINAGE STRUCTURES		
NO.	STRUCTURE DATA	LOCATION
ST-01	FDOT TYPE "F" INLET RIM= 87.25 15"(N) INV= 83.00	N: 1421744.54 E: 596872.97
ST-02	FDOT TYPE "F" INLET RIM= 87.00 15"(S) INV= 82.50 18"(N) INV= 82.50	N: 1421933.83 E: 596880.18
ST-03	FDOT TYPE "F" INLET RIM= 86.25 18"(S) INV= 82.00 18"(N) INV= 82.00	N: 1422093.49 E: 596887.19
ST-04	18" CONC MES RIM= 82.64 18"(S) INV= 81.00	N: 1422162.42 E: 596898.97
ST-05	FDOT TYPE "F" INLET RIM= 87.00 15"(N) INV= 83.00	N: 1421743.52 E: 597033.34
ST-06	FDOT TYPE "F" INLET RIM= 86.30 15"(S) INV= 82.50 18"(N) INV= 82.50	N: 1421932.84 E: 597034.56
ST-07	FDOT TYPE "F" INLET RIM= 86.25 18"(S) INV= 82.00 18"(N) INV= 82.00	N: 1422092.54 E: 597035.58
ST-08	18" CONC MES RIM= 82.64 18"(S) INV= 81.00	N: 1422161.64 E: 597020.79
ST-09	18" ADS YARD DRAIN RIM= 85.20 6"(E) INV= 83.20	N: 1422016.35 E: 596865.77
ST-10	18" ADS YARD DRAIN RIM= 85.70 6"(W) INV= 83.20	N: 1422019.11 E: 597053.13

STORM PIPE DATA			
PIPE RUN	LENGTH	DIA & TYPE	SLOPE
ST-01 TO ST-02	189'	15" N12 HDPE	0.26%
ST-02 TO ST-03	160'	18" N12 HDPE	0.31%
ST-03 TO ST-04	70'	18" N12 HDPE	1.43%
ST-05 TO ST-06	189'	15" N12 HDPE	0.26%
ST-06 TO ST-07	175'	18" N12 HDPE	0.29%
ST-07 TO ST-08	71'	18" N12 HDPE	1.42%
ST-09 TO	17'	6" N12 HDPE	5.59%
ST-10 TO	17'	6" N12 HDPE	4.70%

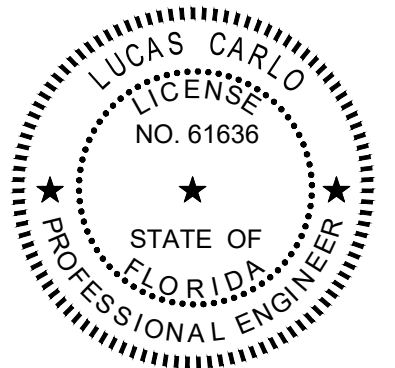
HAMILTON
ENGINEERING & SURVEYING, LLC

775 W. WASHINGTON AVE.
TAMPA, FL 33609
TEL: 813.352.5525

LEG #7013 CA #8474
www.HamiltonEngineering.us

GRADING AND DRAINAGE PLAN
A NEW BROACH SCHOOL
NORTH AVENUE AND 9th STREET
CITY OF ZEPHYRHILLS, FLORIDA

NO.	REVISION	DATE



This item has been digitally signed and sealed by Lucas Carlo, P.E. on the date adjacent to the seal.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

February 8, 2023

FLOOD ZONE: X PANEL NO: 12101C 0456F
DATED: 09/25/2014

NAVD88

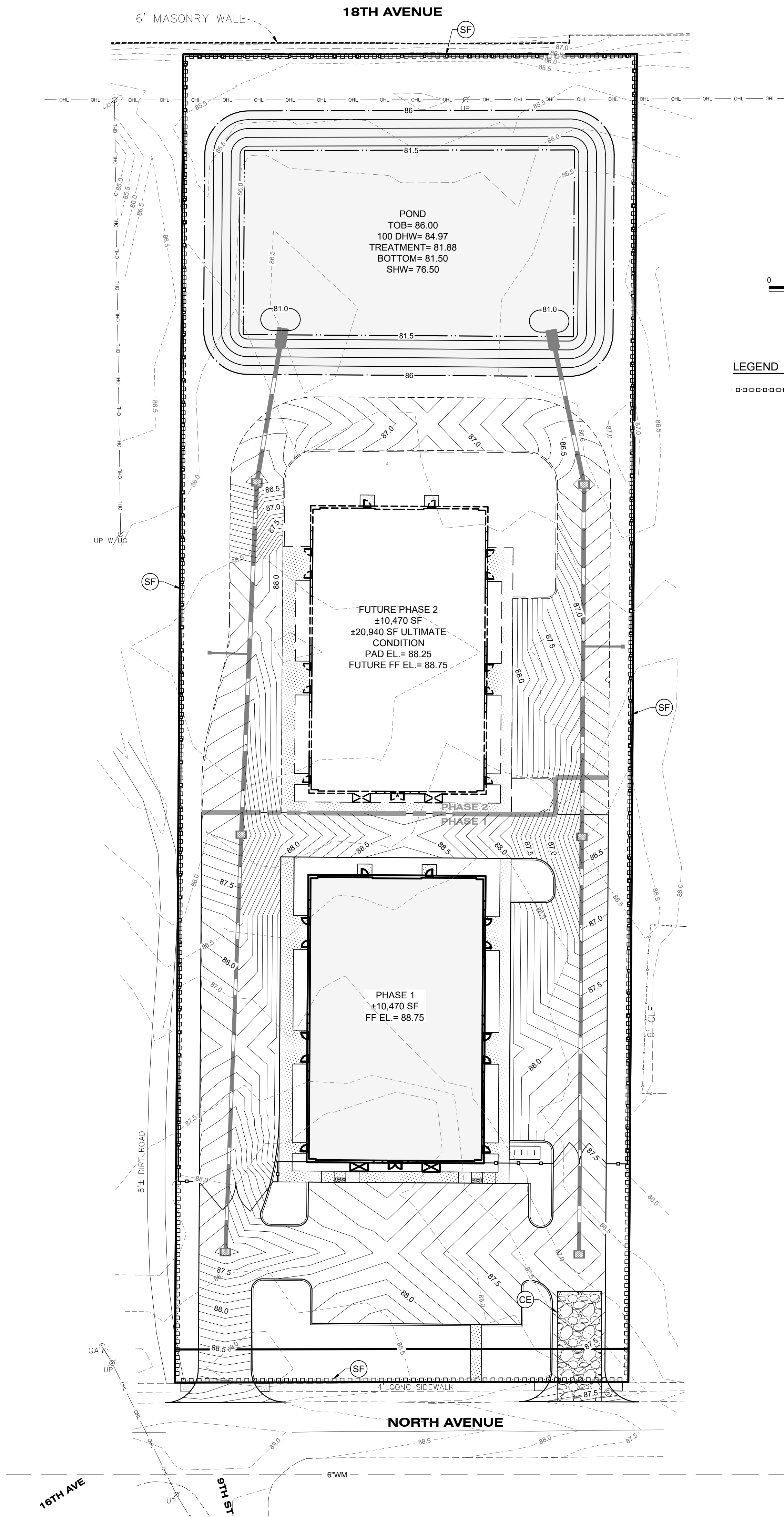
SEC TWP PRG: 02/26/21 DATE: 01/24/2022

JOB No: 03957.0001

C6.0

SHEET 6 OF 16

L:\3501 To 3899\03567 CHILDRENS EDUCATIONAL SERVICES\0001 A NEW BROACH SCHOOL\DWG\Construction\C7.0 SWPP.dwg (C7.0 STORMWATER POLLUTION PREVENTION PLAN) RayG Feb 08, 2023 - 2:15 pm



GENERAL CONSTRUCTION NOTES:

- ALL CONSTRUCTION SHALL CONFORM TO THESE DRAWINGS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL PERFORM A "SUNSHINE ONE-CALL" PRIOR TO EXCAVATIONS.
- THE CONTRACTOR SHALL OBTAIN ALL APPLICABLE PERMITS PRIOR TO CONSTRUCTION AND MAINTAIN COPIES AT THE JOBSITE.
- THE LOCATION OF ALL EXISTING UTILITIES AND STORM DRAINAGE SHOWN ON THE PLANS IS APPROXIMATE AND HAS BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE OWNER/ENGINEER ASSUMES NO RESPONSIBILITY FOR INACCURACY PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES, FIELD DETERMINE THE EXACT LOCATION OF UTILITIES AND TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATION OF THESE UTILITIES WITH THE OWNER OF THE UTILITY IF CONFLICTS EXIST. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING UNDERGROUND UTILITY AND ALL EXISTING UTILITIES SHALL BE PROTECTED.
- THE CONTRACTOR SHALL COORDINATE ALL TREE REMOVALS REQUIRED BY CONSTRUCTION WITH THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL STRIVE TO PROTECT AS MANY TREES AS POSSIBLE DURING CONSTRUCTION OPERATIONS. COORDINATE EFFORTS WITH AREA DEVELOPMENT PLANS.
- THE CONTRACTOR IS ADVISED TO BRING ANY LAYOUT DISCREPANCIES TO THE IMMEDIATE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
- COORDINATE WITH LOCAL EMERGENCY SERVICES AND PROVIDE EMERGENCY ACCESS CORRIDOR THROUGHOUT CONSTRUCTION.
- CONTACT LOCAL ENVIRONMENTAL COMPLIANCE OFFICIAL FOR APPROVAL OF EROSION CONTROL MEASURES 24 HOURS PRIOR TO BEGINNING GRADE WORK.
- MATERIALS INTERFERING WITH CONSTRUCTION SHALL BE DISPOSED OF AS DIRECTED BY THE OWNER.
- ALL EXCESS DIRT, CLEARING DEBRIS, UNSUITABLE MATERIALS AND EXISTING ROADWAY MATERIAL RESULTING FROM CONSTRUCTION ACTIVITIES SHALL BE HAULED OFF IN A LEGAL MANNER.
- THE CONTRACTOR SHALL PROVIDE A LEVEL GROUND SURFACE AREA ACCESSIBLE TO THE HAUL ROADS AND CONSTRUCTION ENTRANCE FOR MATERIAL LAY-DOWN AND CONSTRUCTION STAGING. THE AREA SHALL BE DELINEATED WITH SAFETY FENCING AND SILT FENCE SHALL BE INSTALLED ALONG THE DOWNHILL BOUNDARY.
- SURVEY DATA - ELEVATIONS ON THE PLANS ARE BASED ON: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD-88), EXISTING TOPOGRAPHY AND ROADWAY DATA SHOWN ARE BASED UPON TOPOGRAPHIC SURVEY BY: HAMILTON ENGINEERING AND SURVEYING, LLC 3409 W. LEMON STREET TAMPA, FLORIDA 33609 (813) 250-3535
- CONTRACTOR SHALL CONFINE HIS OFF-SITE ACTIVITIES TO LIMITS OF CONSTRUCTION AS DEPICTED ON THE DEMOLITION PLAN (PROPOSED BY HAMILTON ENGINEERING & SURVEYING, INC.).
- ANY PUBLIC LAND CORNER, WITHIN THE LIMITS OF CONSTRUCTION, IS TO BE PROTECTED. IF A CORNER MONUMENT IS IN DANGER OF BEING DESTROYED AND HAS NOT BEEN PREVIOUSLY REFERENCED, THE CONTRACTOR SHALL NOTIFY THE OWNERS REPRESENTATIVE WITHOUT DELAY.
- SOILS DATA GEOTECHNICAL REPORT PREPARED BY UNIVERSAL ENGINEERING SCIENCES, ORLANDO, FLORIDA.
- ALL REFERENCES TO PROPOSED CONSTRUCTION INDICATES CONSTRUCTION INCLUDED IN THIS CONTRACT.

CONSTRUCTION ACTIVITIES & CONTRACTOR RESPONSIBILITIES:

- THE CONTRACTOR SHALL BECOME FAMILIAR WITH AND ABIDE BY ALL PERMIT CONDITIONS, INSPECTIONS, SCHEDULES, AND OTHER RELEVANT REGULATORY AGENCY RULES AND REGULATIONS.
- BMPs:** SYNTHETIC BALES OR SEDIMENT FILTER LOGS.
- INLET PROTECTION:** PERFORATED PIPE WRAPPED IN FILTER FABRIC (FILTER LOGS).
- TEMPORARY SLOPE STABILIZATION:** CONTRACTOR SHALL PROVIDE FOR THE SAFETY OF TEMPORARY SOIL EMBANKMENT AND SHORING REQUIREMENTS AT NO ADDITIONAL COST TO THE OWNER.
- POTENTIAL POLLUTANTS DURING CONSTRUCTION:** DELETERIOUS, TOXIC, OR CONTAMINATED MATERIAL, IF ENCOUNTERED, IS TO BE STOCKPILED OR REMOVED FROM THE SITE AS DIRECTED BY THE OWNER AND DISPOSED OF IN APPROVED LANDFILL. CONTACT LOCAL EMERGENCY OFFICIAL REPRESENTATIVES IN CASE OF ANY SPILLS OR CONTAMINATION OF A CHEMICAL NATURE PRIOR TO ANY OTHER ACTION.
- INSPECTIONS:** CONTRACTOR TO INSPECT CONSTRUCTION SITE FOR EROSION PROBLEMS ONCE A WEEK AND AFTER EACH RAINFALL GREATER THAN 0.5 INCHES. CONTRACTOR TO PROVIDE AND MONITOR A RAIN GAUGE ON SITE AND RECORD DAILY RAINFALL AMOUNTS.
- PERMANENT STORMWATER MANAGEMENT CONTROLS:** RETENTION AND DETENTION/FILTRATION SYSTEMS, STORMWATER SEWER SYSTEM, PLUS STORMWATER CONTROL STRUCTURE IS TO PREVENT TRASH FROM GOING TO CITY/COUNTY DRAINAGE SYSTEM.
- DEWATERING:** IN GENERAL, WATER FROM CONTAMINATED AREAS ARE TO BE DISCHARGED TO SANITARY SEWER SYSTEM AND WATER FROM NON-CONTAMINATED AREAS ARE TO BE DISCHARGED INTO STORM SEWER SYSTEM. THE DEWATERING OPERATION SHALL COMPLY WITH THE REQUIREMENTS OF F.O.D.P., THE NPDES PERMIT, AND THE GEOTECHNICAL REPORT.
- CONTRACTOR SHALL MAKE AN EFFORT TO MINIMIZE THE AREA OF DISTURBANCE AND WILL BE RESPONSIBLE FOR ALL DAMAGES. ALL EXISTING WOODED AREAS DISTURBED DURING THE CONSTRUCTION SHALL BE REPLACED WITH THE SAME TYPE OF SOD IN CONFORMANCE WITH THE STANDARD SPECIFICATIONS WITHIN 7 DAYS OF FINAL GRADING.
- SURFACE DRAINAGE SHALL BE DIVERTED FROM EXCAVATIONS AND STOCKPILE AREAS SUCH THAT PROPER SITE CONDITIONS ARE MAINTAINED AND EROSION DUE TO RAIN RUN-OFF OR SEEPAGE IS PREVENTED OR MINIMIZED.
- INLETS AND CATCH BASINS SHALL BE PROTECTED FROM SEDIMENT UNTIL THE COMPLETION OF ALL CONSTRUCTION OPERATIONS. EROSION CONTROL AT ALL INLET DRAINAGE STRUCTURES DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FLORIDA STORMWATER, EROSION AND SEDIMENTATION CONTROL INSPECTORS HANDBOOK.
- NO FERTILIZERS, HERBICIDES, OR PESTICIDES ARE TO BE USED ON-SITE WITHOUT PRIOR APPROVAL OF CITY STAFF.
- AFTER ALL CONSTRUCTION IS COMPLETE, ALL STRUCTURES AND STORM SEWER PIPES IN THE SYSTEM SHALL BE CLEANED AND TEMPORARY PLUGS IN STRUCTURES SHALL BE REMOVED.
- ADDITIONAL NOTES: IF NECESSARY, CONTRACTOR SHALL INSTALL TURBIDITY BARRIER, AND USE STREET SWEEPER TO CLEAN ANY OFF-SITE TRACKING OF SOIL. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ANY ADDITIONAL EROSION CONTROL IF IT BECOMES NECESSARY TO MEET STATE AND LOCAL STANDARDS AND TO COMPLY WITH THIS PLAN.
- WASTE DISPOSAL: ALL WASTE SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER, AND SANITARY WASTE SHALL BE PROPERLY CONTROLLED IN ACCORDANCE WITH ALL APPLICABLE STATE, LOCAL, AND FEDERAL REGULATIONS. THERE SHOULD BE NO DISCHARGE OF SOLID MATERIALS, INCLUDING BUILDING MATERIALS, TO SURFACE WATERS OF THE STATE OR AN MSA.
- NO EXCAVATING MATERIAL SHALL BE STOCKPILED IN A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE OR INTO ANY ADJACENT WATER BODY OR STORMWATER COLLECTION FACILITY.
- ALL EXCESS FILL MATERIAL WILL BE HAULED OFFSITE.
- INSPECTIONS BY THE CONTRACTOR TO DETERMINE THE EFFECTIVENESS OF EROSION/SEDIMENT CONTROL EFFORTS SHALL BE CONDUCTED DAILY AND WITHIN 24 HOURS AFTER EACH 0.50 INCH OR GREATER RAINFALL EVENT. ANY NECESSARY REMEDIES SHALL BE PERFORMED IMMEDIATELY.
- SEDIMENTATION CONTROL/BMPs SHALL PREVENT STORMWATER RUNOFF WITH TURBIDITY GREATER THAN 20 NTUS FROM LEAVING THE CONSTRUCTION SITE.
- ALL DESIGNATED CONSTRUCTION ENTRANCES AND EXITS FOR THE CONSTRUCTION SITE SHALL BE STABILIZED USING FILTER FABRIC AND GRAVEL OR OTHER PRE-APPROVED METHODS TO PREVENT OFF-SITE TRACKING OF SEDIMENTS.

ENGINEER CERTIFICATION

I CERTIFY THAT I PREPARED THE SWPPP FOR THE REFERENCED SITE. TO THE BEST OF MY KNOWLEDGE, THE SWPPP MEETS THE INTENT AND REQUIREMENTS OF THE NPDES GENERAL PERMIT NO. FLR100000, AND IS IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS WHICH GOVERN THE DISCHARGES FROM CONSTRUCTION SITES.

SIGNATURE _____ DATE _____

NAME AND TITLE: **LUCAS CARLO, PE**

COMPANY: **HAMILTON ENGINEERING & SURVEYING, LLC**

ADDRESS: **3409 W LEMON ST, FLORIDA 33609**

CONTRACTOR CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH THE INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS A PART OF THIS CERTIFICATION.

SIGNATURE _____ DATE _____

PROJECT MANAGER

NAME AND TITLE

COMPANY

ADDRESS (CONTRACTING FIRM)

ADDRESS (CONSTRUCTION SITE)

TELEPHONE _____ AREA _____ CODE NUMBER _____

EROSION & SEDIMENTATION CONTROL NOTES:

- THE CONTRACTOR MUST IMPLEMENT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES REQUIRED TO RETAIN SEDIMENT ON-SITE AND TO PREVENT VIOLATIONS OF THE WATER QUALITY CRITERIA AND STANDARDS IN CHAPTERS 62-4, 62-302, FAC. ALL EROSION/SEDIMENT CONTROL PRACTICES MUST BE IN ACCORDANCE WITH THE GUIDELINES AND SPECIFICATIONS IN SECTION 6 OF THE FLORIDA LAND DEVELOPMENT MANUAL, A GUIDE TO SOUND LAND AND WATER MANAGEMENT (FLORIDA DEPARTMENT OF ENVIRONMENTAL REGULATION 1988). UNLESS A PROJECT-SPECIFIC EROSION AND SEDIMENT CONTROL PLAN IS APPROVED BY THE WATER MANAGEMENT DISTRICT IN WHICH CASE THE PRACTICES MUST BE IN ACCORDANCE WITH THE PLAN. IF SITE SPECIFIC CONDITIONS REQUIRE ADDITIONAL MEASURES DURING ANY PHASE OF CONSTRUCTION OR OPERATION TO PREVENT EROSION OR CONTROL SEDIMENT, THE CONTRACTOR MUST IMPLEMENT THE NECESSARY ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES.
- STABILIZATION MEASURES SHALL BE INITIATED FOR EROSION AND SEDIMENT CONTROL ON DISTURBED AREAS AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14-DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.
- THE LOCATION AND TYPE OF THE EROSION CONTROL MEASURES SHOWN ON THESE DRAWINGS ARE PROVIDED FOR GENERAL GUIDANCE TO THE CONTRACTOR. THE METHODS AND SEQUENCING OF CONSTRUCTION EMPLOYED BY THE CONTRACTOR MAY REQUIRE MORE OR LESS EROSION CONTROL MEASURES THAN THAT DEPICTED TO MAINTAIN ADEQUATE EROSION AND SEDIMENT CONTROL FOR THE CONSTRUCTION ACTIVITIES.
- EROSION/TURBIDITY BARRIERS MUST BE INSTALLED AT ALL LOCATIONS WHERE THE POSSIBILITY OF TRANSFERRING SEDIMENT OR SUSPENDED SOLIDS TO ADJACENT PROPERTIES, JURISDICTIONAL WETLANDS AND/OR RECEIVING WATER BODIES EXISTS DUE TO THE PROPOSED WORK. TURBIDITY BARRIERS MUST REMAIN IN PLACE AT ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND SOILS ARE STABILIZED AND VEGETATION HAS BEEN ESTABLISHED. THEREAFTER THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REMOVAL OF THE BARRIERS. THE CONTRACTOR SHALL MAINTAIN THE EROSION/TURBIDITY CONTROL BARRIERS DAILY. THE CONTRACTOR IS TOTALLY RESPONSIBLE FOR PROVIDING THE NECESSARY EROSION/TURBIDITY CONTROL FOR THIS PROJECT. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY PENALTIES IMPOSED BY THE PERMITTING AGENCIES FOR ANY EROSION, SLOPING, OR WATER QUALITY PROBLEMS RESULTANT TO CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTION OF ANY EROSION, SEDIMENTATION, SHOALING OR WATER QUALITY PROBLEMS THAT RESULT FROM THE CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL USE APPROPRIATE BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROL AS DESCRIBED IN THE FLORIDA LAND DEVELOPMENT MANUAL, A GUIDE TO SOUND LAND AND WATER MANAGEMENT (DEP, 1988) AND/OR ACCORDING TO FOOT ROADWAY AND TRAFFIC DESIGN STANDARDS FOR EROSION CONTROL, APPLICATIONS AND ACCORDING TO THE CITY OF ORLANDO WATER QUALITY CODE AND THE FLORIDA STORMWATER, EROSION AND SEDIMENTATION CONTROL INSPECTORS HANDBOOK.
- MEASURES SHALL BE TAKEN BY THE CONTRACTOR TO INSURE THAT SEDIMENTATION AND/OR TURBIDITY PROBLEMS ARE NOT CREATED IN THE RECEIVING WATER.
- PRIOR TO BEGINNING THE CLEARING AND GRUBBING OF THE SITE, SYNTHETIC BALES SHALL BE STAKED TO THE PROPERTY LINE AT LOW AREAS IN ADDITION TO THE PROPOSED PERMETER SILT FENCE TO PREVENT STORMWATER FROM WASHING ERODED SOIL FROM THE SITE.
- THE SITE SHALL BE GRADED SUCH THAT ALL STORMWATER WILL BE DIRECTED INTO THE ON-SITE STORMWATER SYSTEM. SYNTHETIC BALES SHALL BE STAKED IN LOCATIONS WHERE WATER ENTERS THE SYSTEM TO PREVENT THE ERODED SOILS AND CONSTRUCTION FINES. THE CONTRACTOR SHALL MAKE PROVISIONS TO AVOID TRACKING DIRT AND CONSTRUCTION DEBRIS TO THE ROADWAY VIA TRUCK AND EQUIPMENT TIRES.
- SILT FENCE SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH FDOT STANDARDS AND SPECIFICATIONS, AND THE CONTRACT DRAWINGS.
- CONTRACTOR SHALL REPLACE CLOGGED SECTIONS OF SILT FENCES AND PERFORATED PIPE WITH FABRIC SOCK AS NECESSARY TO MAINTAIN WATER PASSAGE.
- CONTRACTOR SHALL PROVIDE SEDIMENT CONTROL DURING INSTALLATION OF NEW CURBING AND DRIVEWAYS AS APPROVED BY THE ENGINEER.
- CONTRACTOR SHALL TAKE CARE TO KEEP EXPOSED AREAS TO A MINIMUM POSSIBLE TIME DURING CONSTRUCTION.
- ON-SITE CONTROL MEASURES SHALL BE APPLIED TO REDUCE EROSION AS SHOWN ON THE PLANS, DETAIL SHEETS AND IN ACCORDANCE WITH FDOT, AND FDEP REGULATIONS FOR EROSION CONTROL MEASURES. STOCKPILING AND STORAGE OF MATERIALS SHOULD NOT BE LOCATED IN A MANNER TO IMPEDE FLOW OR CAUSE MATERIALS TO BE ERODED BY STORMWATER RUNOFF.
- ALL TEMPORARY SEDIMENTATION CONTROL STRUCTURES AND MEASURES TO BE USED DURING CONSTRUCTION SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITY AND SHALL BE MAINTAINED IN AN EFFECTIVE CONDITION UNTIL SUCH TIME AS THE COMPLETION OF THE PERMANENT SYSTEM OR OTHER EROSION CONTROL MEASURES CAN ASSURE ADEQUATE EROSION AND SEDIMENT CONTROL.

STORMWATER POLLUTION PREVENTION PLAN NOTES:

LOCATION: THE 2.84+ ACRE SITE IS LOCATED IN PASCO COUNTY, FLORIDA

LIMITS OF CONSTRUCTION: THE ENTIRE 2.84 ACRES WILL BE DISTURBED DURING CONSTRUCTION.

CONSTRUCTION ACTIVITIES: CLEARING AND GRUBBING OF EXISTING SITE; GRADING OPERATIONS; UTILITY INSTALLATION; CONSTRUCTION OF STORMWATER MANAGEMENT FACILITY; CONSTRUCTION OF BUILDING AND SURFACE PARKING LOTS.

SOIL TYPES: REFER TO THE GEOTECHNICAL REPORT FOR THE ON-SITE SOIL CLASSIFICATIONS.

GENERAL CONSTRUCTION SEQUENCE:

- INSTALL SILT FENCE AROUND PERIMETER OF SITE. PROVIDE MINIMUM SITE DEMOLITION REQUIRED TO INSTALL SILT FENCE. INSTALL TEMP INLET PROTECTION.
- GENERAL SITE CLEARING AND GRUBBING, AND DEMOLITION.
- ROUGH GRADE SITE.
- INSTALL UNDERGROUND UTILITIES.
- INSTALL STORMWATER DRAINAGE.
- CONSTRUCT BUILDING.
- INSTALL LANDSCAPING.
- REMOVE TEMP. PROTECTION SYSTEMS.

UTILITY AND INFRASTRUCTURE WATER MANAGEMENT PLAN

PURPOSE

DUE TO THE POTENTIAL OF RAIN DURING THIS CONSTRUCTION PROJECT AND THE ELEVATED GROUNDWATER, CONTRACTOR WILL NEED TO DEWATER AREAS OF THE JOB SITE WHERE POND CONSTRUCTION AND UTILITY PIPE INSTALLATION ACTIVITIES OCCUR. CONTRACTOR SHALL UTILIZE ON SITE POND, VAULT, MS4 SYSTEMS, SUMPS AND TEMPORARY SEDIMENT BASINS (OUTLINED IN THICK DASHED LINE) WHEN DEWATERING EXPOSED GROUNDWATER. THESE AREAS ARE DESIGNED TO CONTAIN WATER LONG ENOUGH THAT STATE WATER QUALITY CRITERIA IS MET PRIOR TO DISCHARGE OFF-SITE. TEMPORARY SEDIMENT BASINS TYPICALLY ACCOMMODATE 3-4 FEET OF WATER VERTICALLY PRIOR TO OUTFALLING THROUGH A DISCHARGE PIPE (ARROW) ONTO A DISCHARGE AREA. GROUNDWATER FROM SOCK OR WELL-POINT SYSTEMS SHALL BE DIRECTED TO ONE OF THE SEDIMENT BASINS OR TO DISCHARGE AREAS BUILT NEAR THE PERIMETER OF THE JOB SITE. ALL TEMPORARY SEDIMENT BASINS, DISCHARGE AREAS AND PUMPS SHALL BE SET UP AS NEEDED IN AREAS OF THE JOB SITE THAT ALLOW THE BEST PLACEMENT AT THE TIME OF THE NEEDED PUMPING ACTIVITY. DUE TO THE EVER-CHANGING ENVIRONMENT, THESE LOCATIONS CANNOT BE IDENTIFIED ON THIS PLAN. ALL WATERS DISCHARGING FROM THIS PROJECT SHALL BE DIRECTED INTO MS4 SYSTEMS, WETLANDS AND TRIBUTARIES ASSOCIATED WITH THE PERMITTED PROJECT AT A FLOW RATE LOWER THAN THE REQUIREMENTS FOR A STATE WATER USE PERMIT.

DISCHARGE LOCATION

GROUNDWATER DRAWN FROM SOCK OR WELL-POINT SYSTEMS SHALL BE DIRECTED INTO ON-SITE POND OR DISCHARGE AREAS CONSTRUCTED ON-SITE FOR THIS PROJECT. ALL DISCHARGE AREAS ARE LOCATED IN AS-NEEDED LOCATIONS ALONG THE INSIDE PERIMETER OF THE JOB SITE. THEY ARE DESIGNED TO RETAIN SEDIMENT AND REDUCE THE VELOCITY AT THE END OF THE HOSE PRIOR TO DISCHARGING OFF-SITE. WATER REMOVED FROM THE GROUND USING ROTARY PUMP SHALL AVERAGE A FLOW RATE OF APPROXIMATELY 150 GALLONS PER MINUTE OR LESS. AREAS OF EXPOSED GROUNDWATER OR SURFACE WATER DEWATERED USING A CENTRIFUGAL PUMP SHALL AVERAGE A FLOW RATE OF APPROXIMATELY 800 GALLONS A MINUTE OR LESS. ONLY WATER MEETING ALL STATE WATER QUALITY CRITERIA SHALL BE DIRECTED INTO DISCHARGE AREAS THAT ARE CONSTRUCTED OF AN IMPERMEABLE LINER AND HIGH-FLOW MATERIAL THAT ALLOWS THE WATER TO BE TRANSPORTED OFF-SITE WITHOUT CAUSING EROSION AT THE DISCHARGE.

WATER QUALITY MONITORING

THE CONTRACTOR'S ENVIRONMENTAL DEPARTMENT, WITH THE USE OF A NEPHELOMETRIC TURBIDITY UNIT (NTU) METER, SHALL MONITOR ALL POND AND OFF-SITE DISCHARGES. THE NTU OF THE DISCHARGE SHALL BE MEASURED AND COMPARED TO BACKGROUND WATER QUALITY TO ENSURE COMPLIANCE WITH STATE WATER QUALITY CRITERIA. THIS WILL ALLOW ADJUSTMENTS IN DISCHARGE LOCATIONS OR DEWATERING METHODOLOGIES, IF NECESSARY.

WATER LEVEL MONITORING

THE CONTRACTOR SHALL MONITOR WATER LEVELS TO ENSURE THAT THE PONDS AND WETLANDS ARE NOT OVERLOADED BEYOND THEIR ABILITY TO ACCOMMODATE A DESIGN STORM. IN GENERAL, THE CONTRACTOR SHALL MAKE EFFORTS TO KEEP THE PONDS AT A LEVEL BETWEEN THE WATER QUALITY TREATMENT BLEED-DOWN ELEVATION ASSOCIATED WITH THE PONDS CONTROL STRUCTURE AND THE ATTENUATION VEER CREST ELEVATION SUCH THAT THE FULL ATTENUATION VOLUME OF THE POND IS AVAILABLE TO ACCOMMODATE STORMWATER RUNOFF WITHOUT ADVERSE DOWNSTREAM IMPACTS. THE PONDS AND WETLANDS INVOLVED AREA OF A SIZE SUCH THAT THE POTENTIAL FOR OVERLOADING THEM AS A RESULT OF DEWATERING ACTIVITIES IS REMOTE.



STORMWATER POLLUTION PREVENTION PLAN

A NEW BROACH SCHOOL NORTH AVENUE AND 9th STREET CITY OF ZEPHYRHILLS, FLORIDA

NO.	DATE	REVISION	BY	SHEET TITLE:

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY
LUCAS CARLO, PE ON THE DATE ADJACENT TO THE SEAL

Printed copies of this document are not
considered signed and sealed and the signature
must be verified on any electronic copies.

February 8, 2023

FLOOD ZONE: **X** PANEL NO: **12101 C 0456F**
DATED: **09/25/2014**

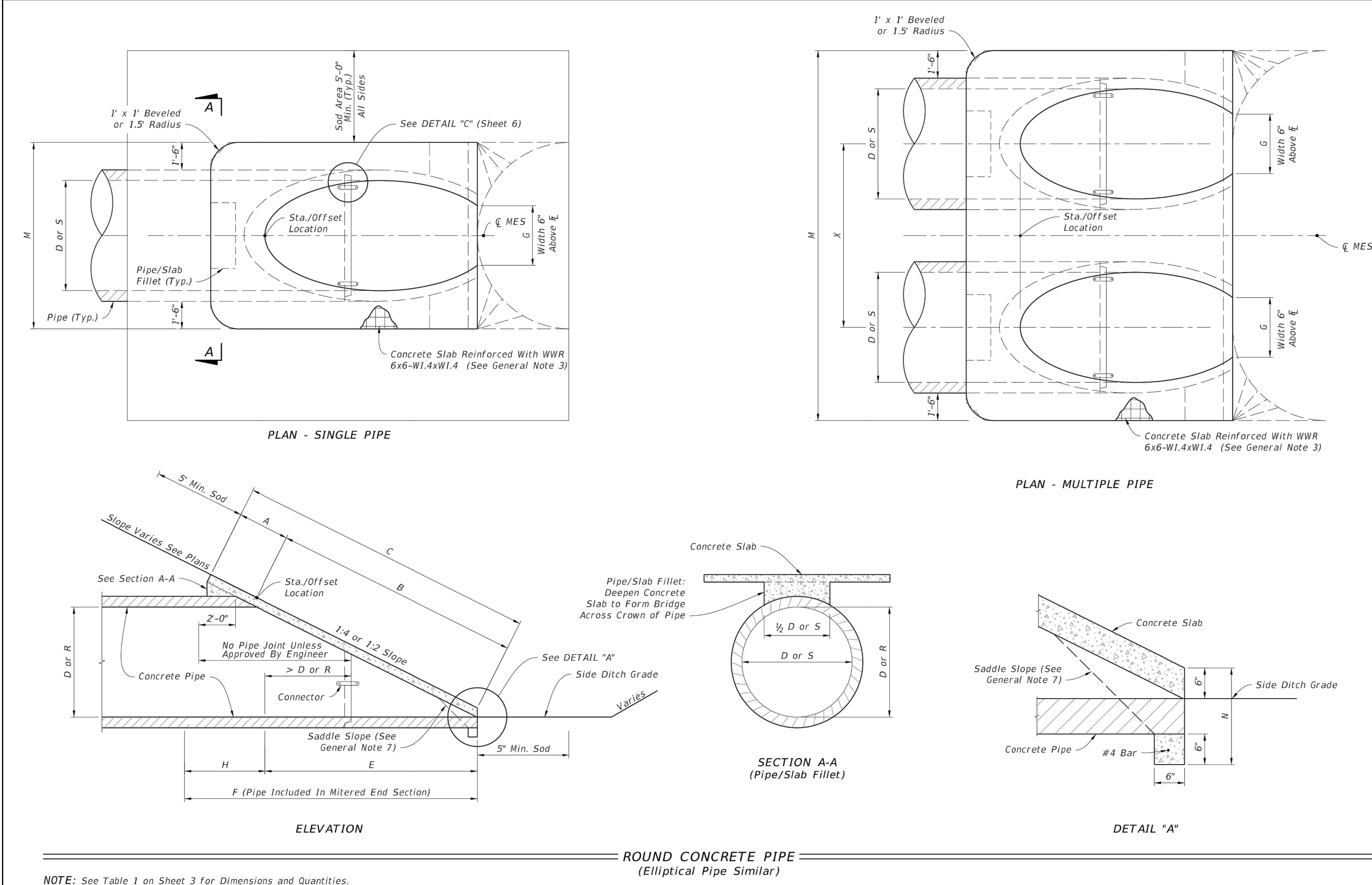
DATUM: **NAVD88**

SEC TWP PRG: **02/26/21** DATE: **01/24/2022**

JOB NO: **03957.0001**

C7.0

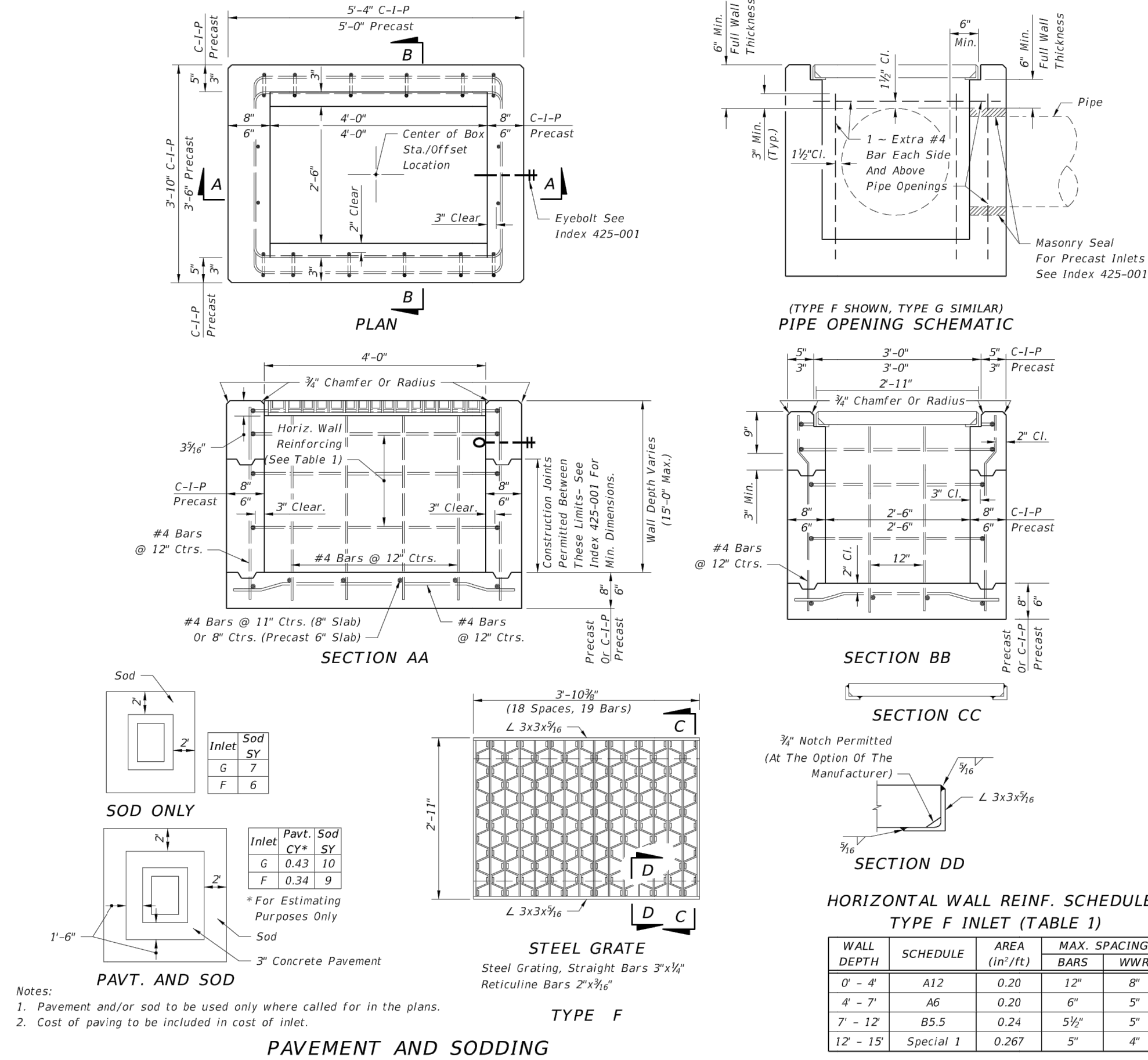
SHEET **7** OF **16**



LAST REVISION 11/01/19	DESCRIPTION:	 FY 2020-21 STANDARD PLANS	CROSS DRAIN MITERED END SECTION INDEX 430-021	SHEET 2 of 6
------------------------------	--------------	--	--	-----------------

[illegible]

<i>B</i>	<i>E</i>	
△ 6.42'	△ 6.25'	Dimensions permitted to allow use of 8' standard pipe lengths.
◇ 10.40'	◇ 10.10'	Dimensions permitted to allow use of 12' standard pipe lengths.



RECOMMENDED MAXIMUM PIPE SIZES	
INLET INSIDE WIDTH	PIPE SIZE
2'-6" (Type F)	18"
4'-0" (Type F)	30"
4'-10" / 5'-0" (Type G)	42"

Note: Recommended sizes are for concrete pipe. Sizes for other types of pipe must be verified for fit in accordance with Index 425-001. For larger pipe sizes see Note 3.

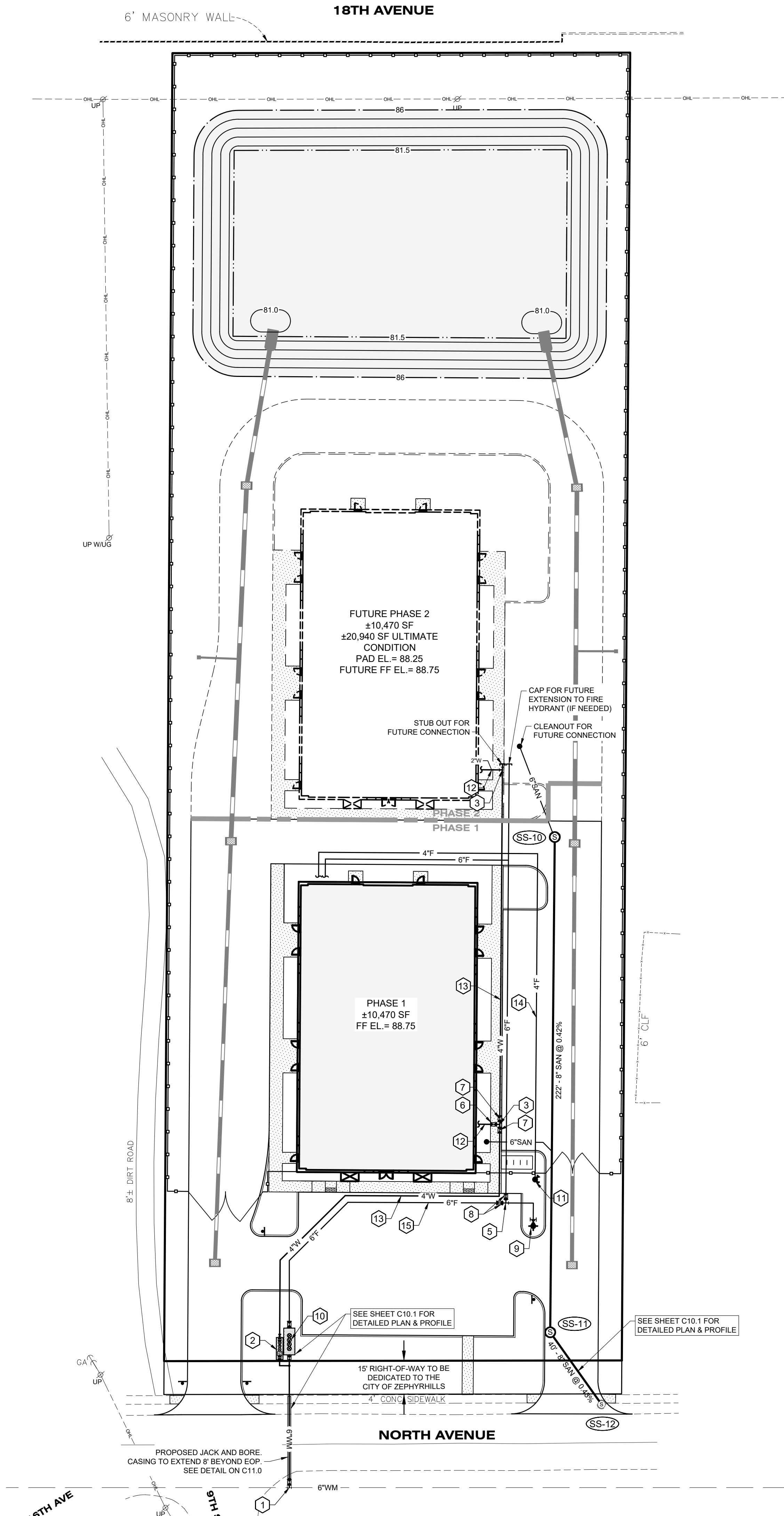
INDEX	SHEET
125.053	1 of 2

LAST REVISION 11/01/19	DESCRIPTION:	 FY 2020-21 STANDARD PLANS	CROSS DRAIN MITERED END SECTION 430-021	INDEX 430-021	SHEET 3 of 6
------------------------------	--------------	--	--	------------------	-----------------

L:\3501 To 3999\03957 CHILDRENS EDUCATIONAL SERVICES\0001 A NEW BROACH SCHOOL\ENR\ DWGs\Construction\C10.0 UTIL PLAN.dwg (C10.0 UTILITY PLAN) RayG Feb 08, 2023 - 2:52pm

SANITARY SEWER STRUCTURE ATA		
NO.	STRUCTURE DATA	LOCATION
SS-10	48" SAN MH RIM=86.75 8"(S) INV= 82.70	N: 1421935.70 E: 597025.62
SS-11	48" SAN MH RIM=87.42 8"(N) INV= 81.77 8"(SE) INV= 81.67	N: 1421713.35 E: 597023.57
SS-12	EX SAN MH RIM=87.50 8"(NW) INV= 81.50	N: 1421680.96 E: 597046.64

SANITARY SEWER PIPE DATA				
PIPE RUN	LENGTH	DIA & TYPE	SLOPE	
SS-10 TO SS-11	222'	8" PVC	0.42%	
SS-11 TO SS-12	40'	8" PVC	0.43%	



W

N

E

S

0153060

SCALE: 1" = 30'

LEGEND

GATE VALVE & BOX

TEE

REDUCER

FIRE HYDRANT ASSEMBLY

FIRE DEPT CONNECTION (FDC)

SINGLE SANITARY SERVICE w/
CLEANOUT

SS-10

SANITARY SEWER STRUCTRE #

S

SANITARY SEWER

UTILITY NOTES (WATER/FIRE)

1. CONNECTION TO EXISTING 6" WATER MAIN. 6" TAPPING SLEEVE AND VALVE.

2. 2" WATER METER ASSEMBLY

3. 4" x 4" x 2" TEE

4. 6" x 6" x 4" TEE

5. 6" TEE

6. 2" GATE VALVE

7. 4" GATE VALVE

8. 6" GATE VALVE

9. FIRE HYDRANT ASSEMBLY

10. 6" REDUCED PRESSURE BACKFLOW DEVICE

11. FDC (FREE STANDING)

12. 2" PVC WATER MAIN (SCH80)

13. 4" PVC WATER MAIN (C900 DR18)

14. 4" PVC FIRE MAIN (C900 DR14)

15. 6" PVC FIRE MAIN (C900 DR18)

HAMILTON

ENGINEERING & SURVEYING, LLC.

775 WARDEN LANE
ORLANDO, FL 32803
TEL: 407.362.5929

3630 W. LINDA AVE.
TAMPA, FL 33609
TEL: 813.250.9335

LB #7013 CA #8474
www.HamiltonEngineering.US

UTILITY PLAN

A NEW BROACH SCHOOL
NORTH AVENUE AND 9th STREET
CITY OF ZEPHYRHILLS, FLORIDA

NO.

REVISION

DATE

BY

SHEET TITLE

LUCAS CARLO
LICENSE
NO. 61636
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by
Lucas Carlo, PE on the date adjacent to the seal.

Printed copies of this document are not
considered signed and sealed and the signature
must be verified on any electronic copies.

February 8, 2023

FLOOD ZONE:
X

PANEL NO.
12101C 0456F

DATED
09/25/2014

NAV D88

SEC TWP PRG:
02/26/21

DATE:
01/24/2022

JOB No:
03957.0001

C10.0

SHEET 11 OF 16

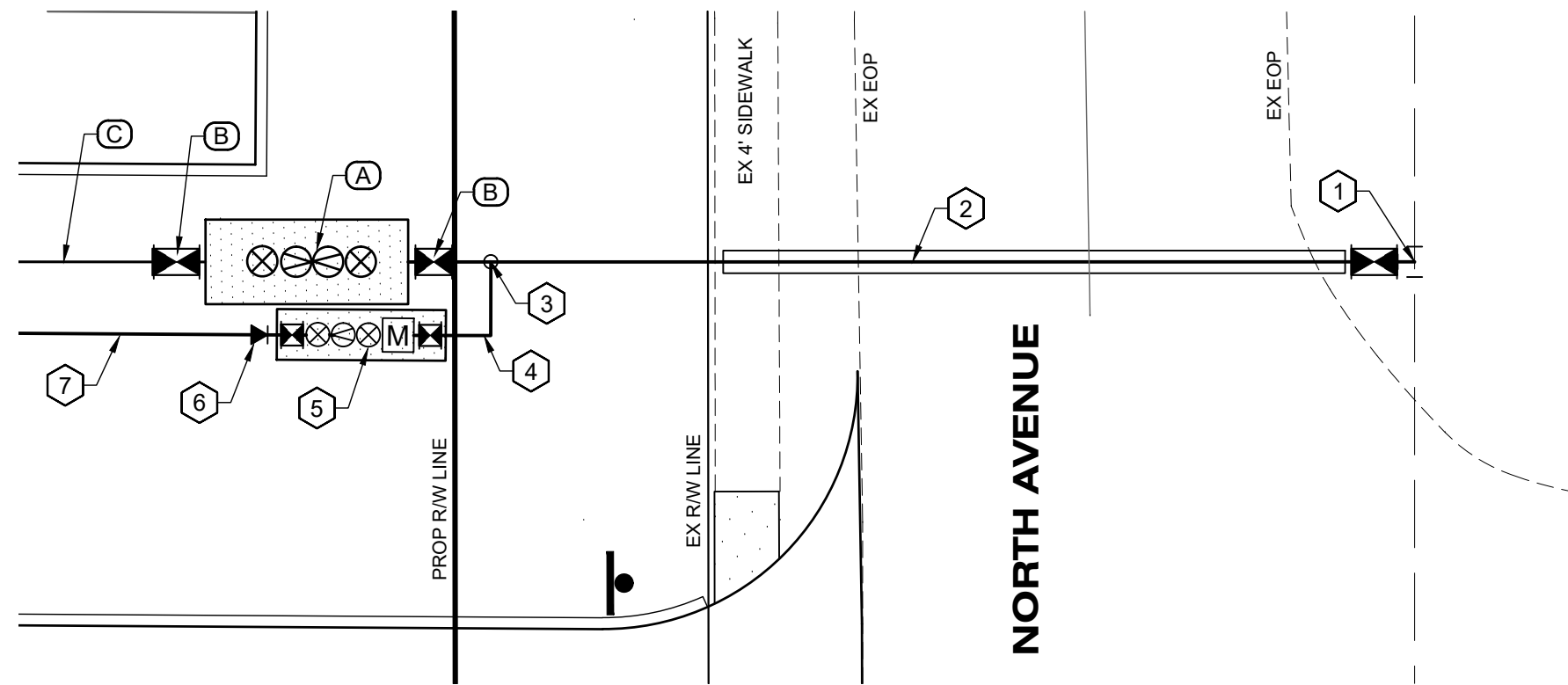
Page 23 of 68

- # UTILITY NOTES (DOMESTIC)**

 - 1. PROP. POINT OF CONNECTION TO EX 6" WM WITH 6" TAPPING SLEEVE AND VALVE. CHLORINE INJECTION POINT
 - 2. 61 LF OF 6" DIP WM
 - 3. 2" CORPORATION STOP
 - 4. 7 LF- 2" HDPE WATER SERVICE LINE
 - 5. 2" WATER METER ASSEMBLY.
 - 6. 2" x 4" REDUCER, SAMPLE TAP
 - 7. 4" DR18 C900 PVC WATER MAIN

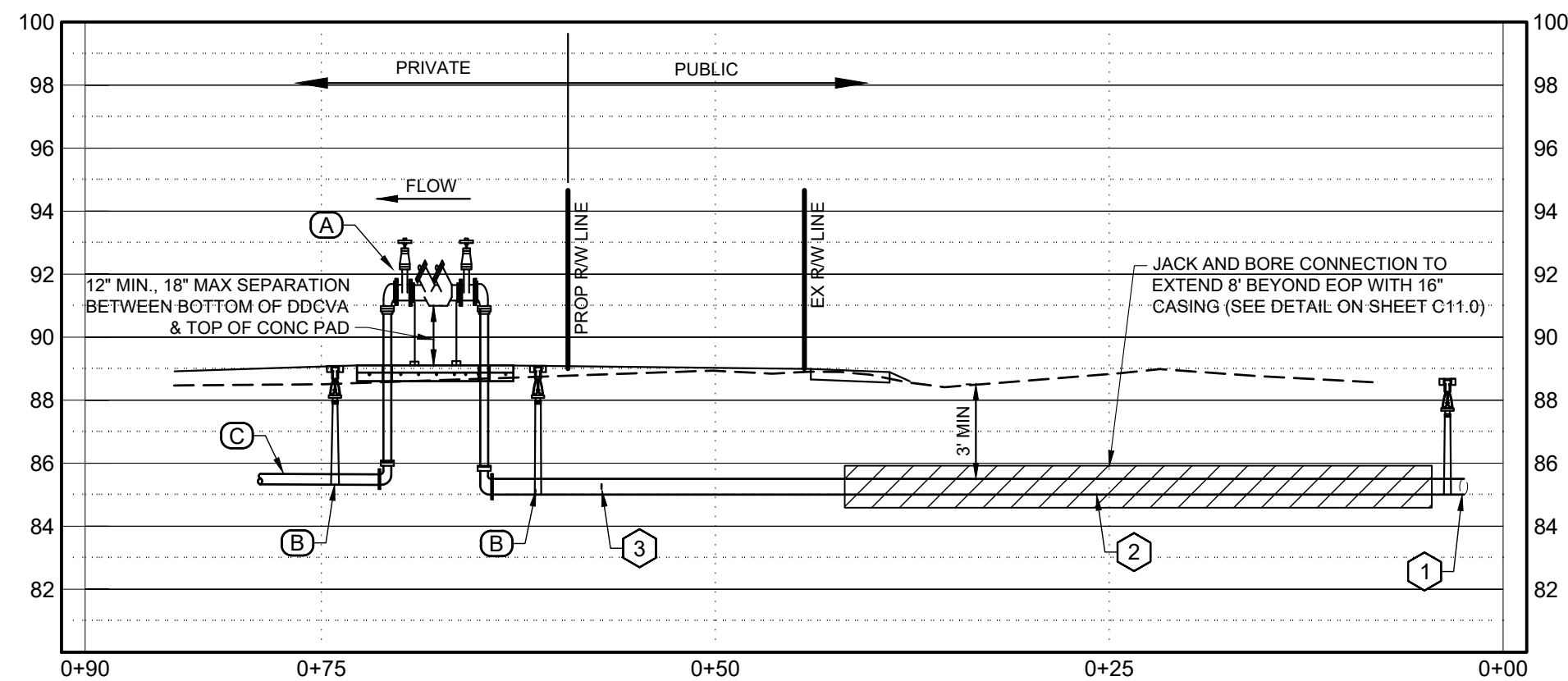
UTILITY NOTES (FIRE)

 - A. 6" DDCV ASSEMBLY, ASSEMBLY ABOVE GROUND ON 6" REINFORCED CONC PAD
 - B. 6" GATE VALVE w/ VALVE BOX & CONC PAD
 - C. PRIVATE 6" PVC (DR14 C-900) FIRE MAIN



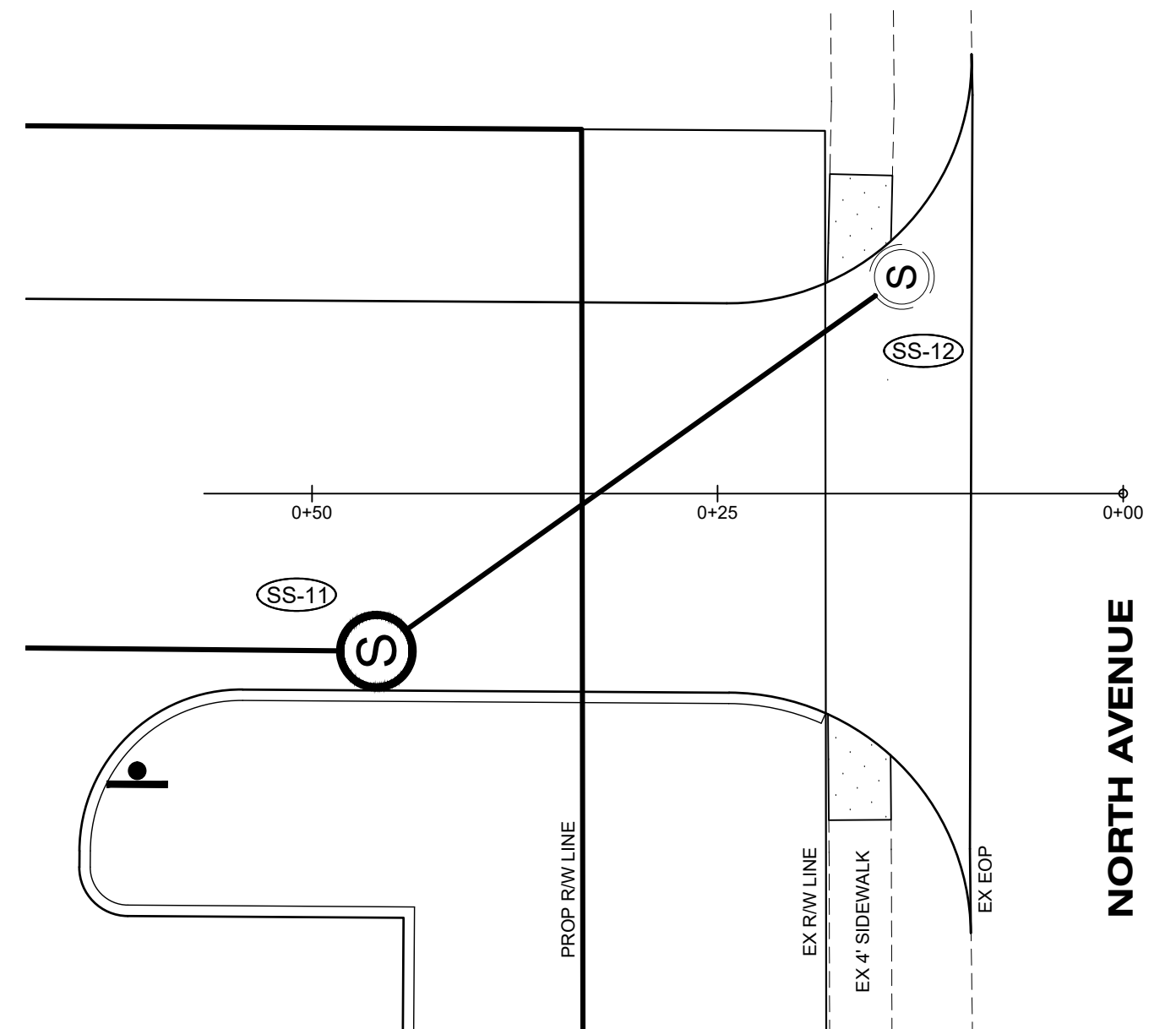
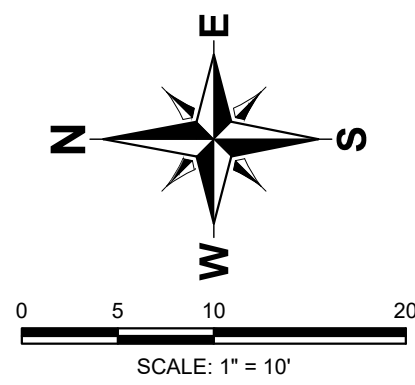
WATER CONNECTION PLAN

SCALE: 1" = 10'

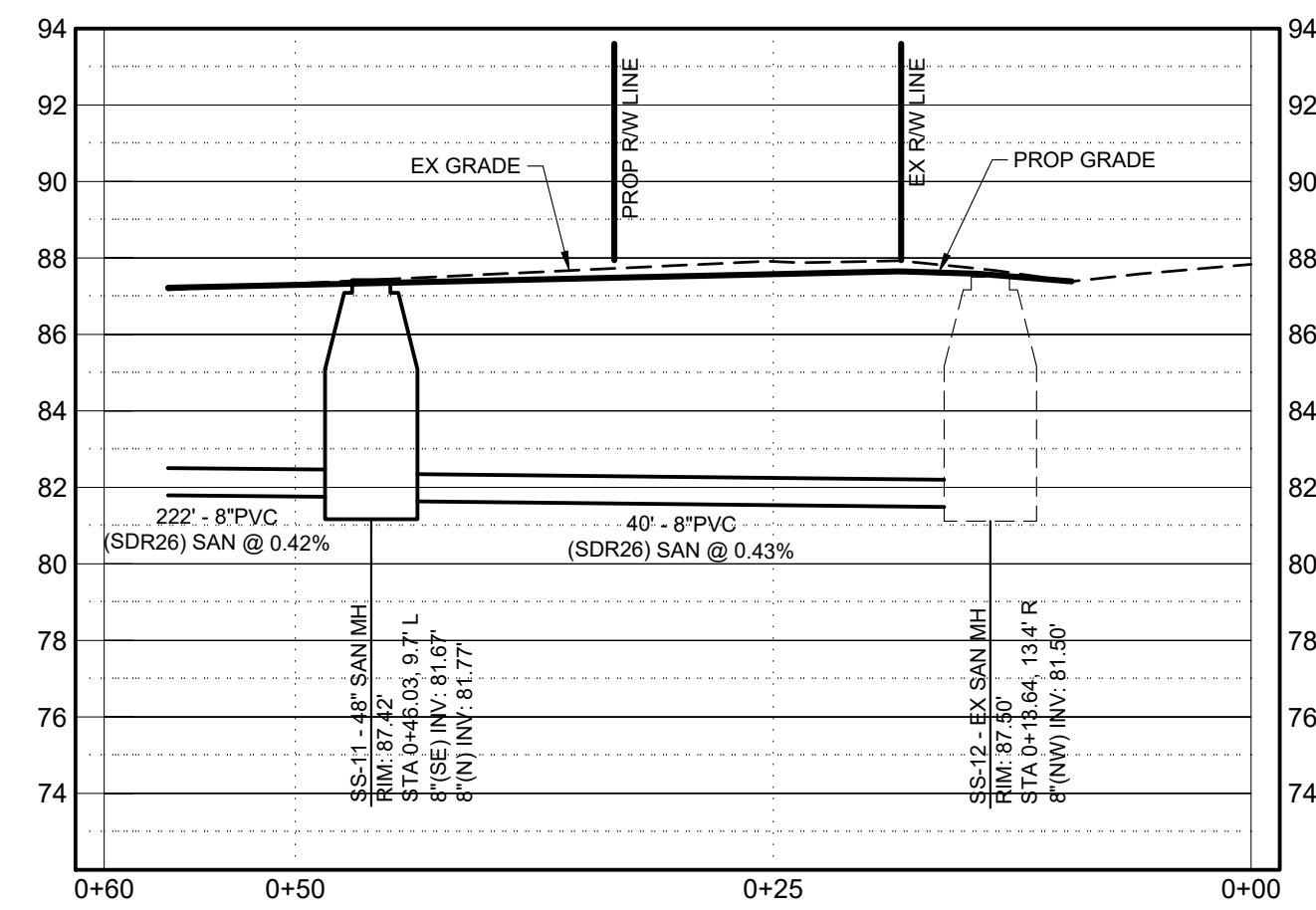


WATER CONNECTION PROFILE

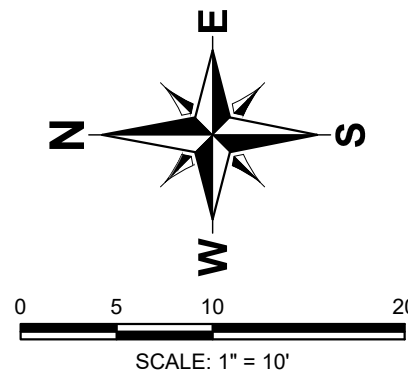
HORZ: 1" = 10', VERT: 1" = 5'



SANITARY SEWER CONNECTION PLAN
1" = 10'



SANITARY SEWER CONNECTION PROFILE

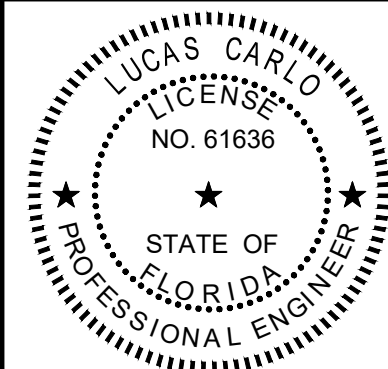


HAMILTON
ENGINEERING & SURVEYING, LLC.

LEMON ST. | LB #7013 CA #6474 | 775 WARNER LANE
FL 32609 | www.HamiltonEngineering US | ORLANDO, FL 32803
F 320 3535 | TEL 407 362 5929

UTILITY CONNECTION PLAN

**A NEW BROACH SCHOOL
NORTH AVENUE AND 9th STREET
CITY OF ZEPHYRHILLS, FLORIDA**

[illegible]

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

February 8, 2023

FLOOD ZONE: X	PANEL NO: 12101C 0456F DATED 09/25/2014
------------------	---

DATUM: **NAVD88**

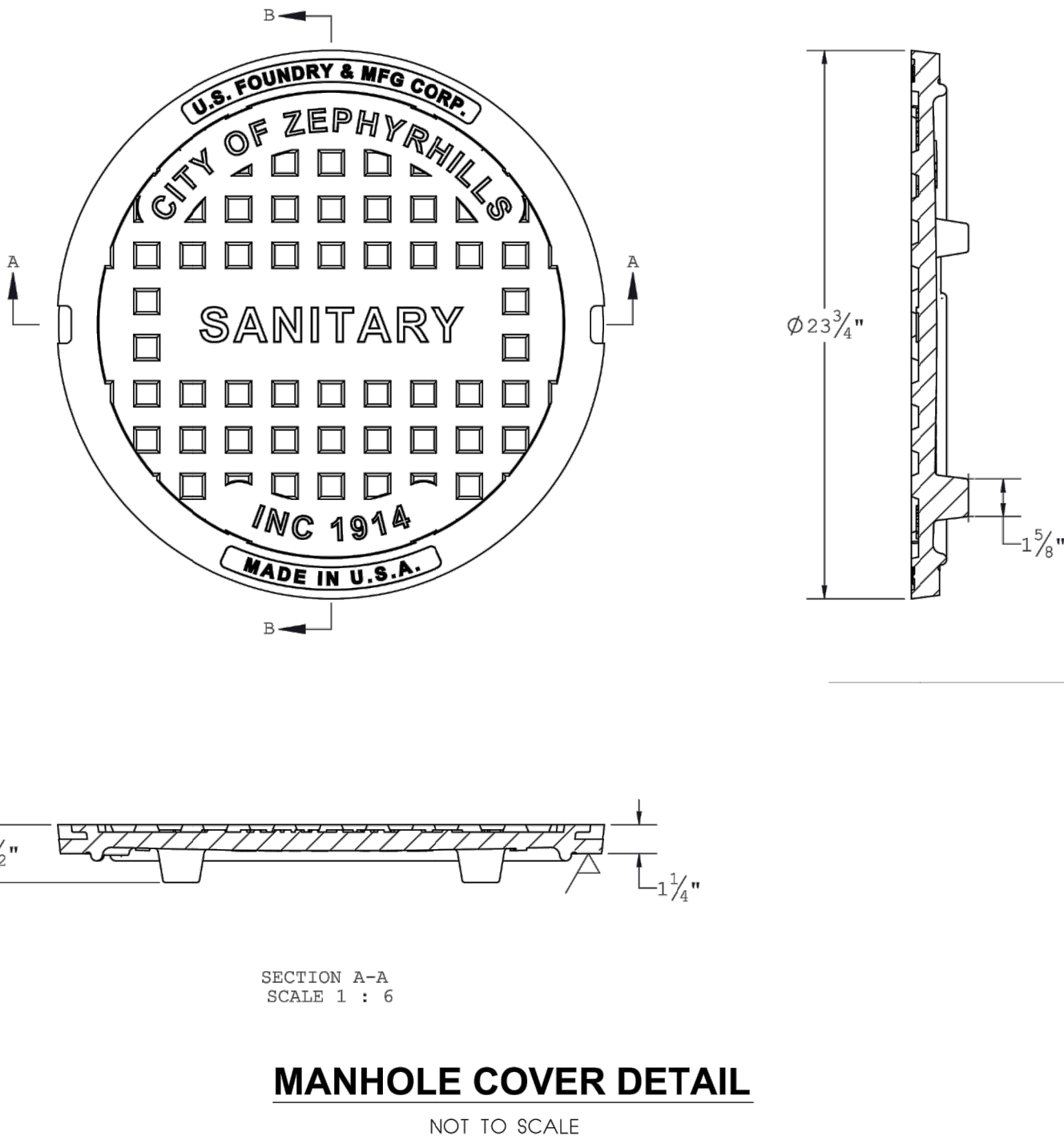
SEC TWP RING:	DATE:
02/26/21	01/24/2022

JOB No: 03957.0001

C10.1

SHEET **12** OF **16**

L:\3501 To 3899\03957 CHILDRENS EDUCATIONAL SERVICES\0001 A NEW BROACH SCHOOL\DWG\Construction\C11.2 UTIL DETL.dwg (C11.2 UTILITY DETAILS) RayG Feb 08, 2023 - 2:52pm

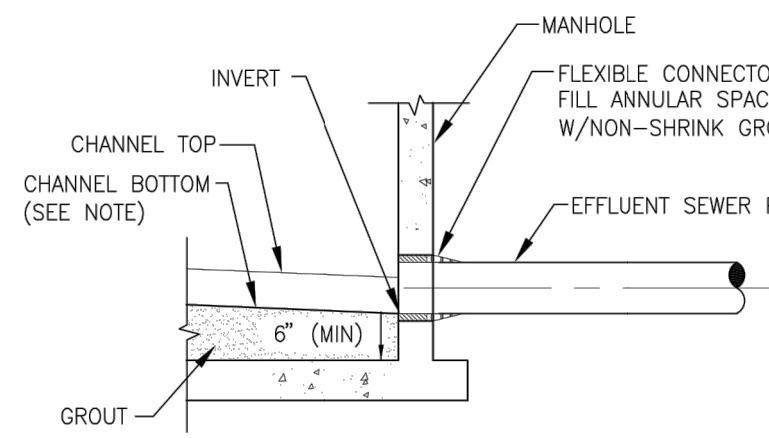


MANHOLE COVER DETAIL
NOT TO SCALE



**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
W-12

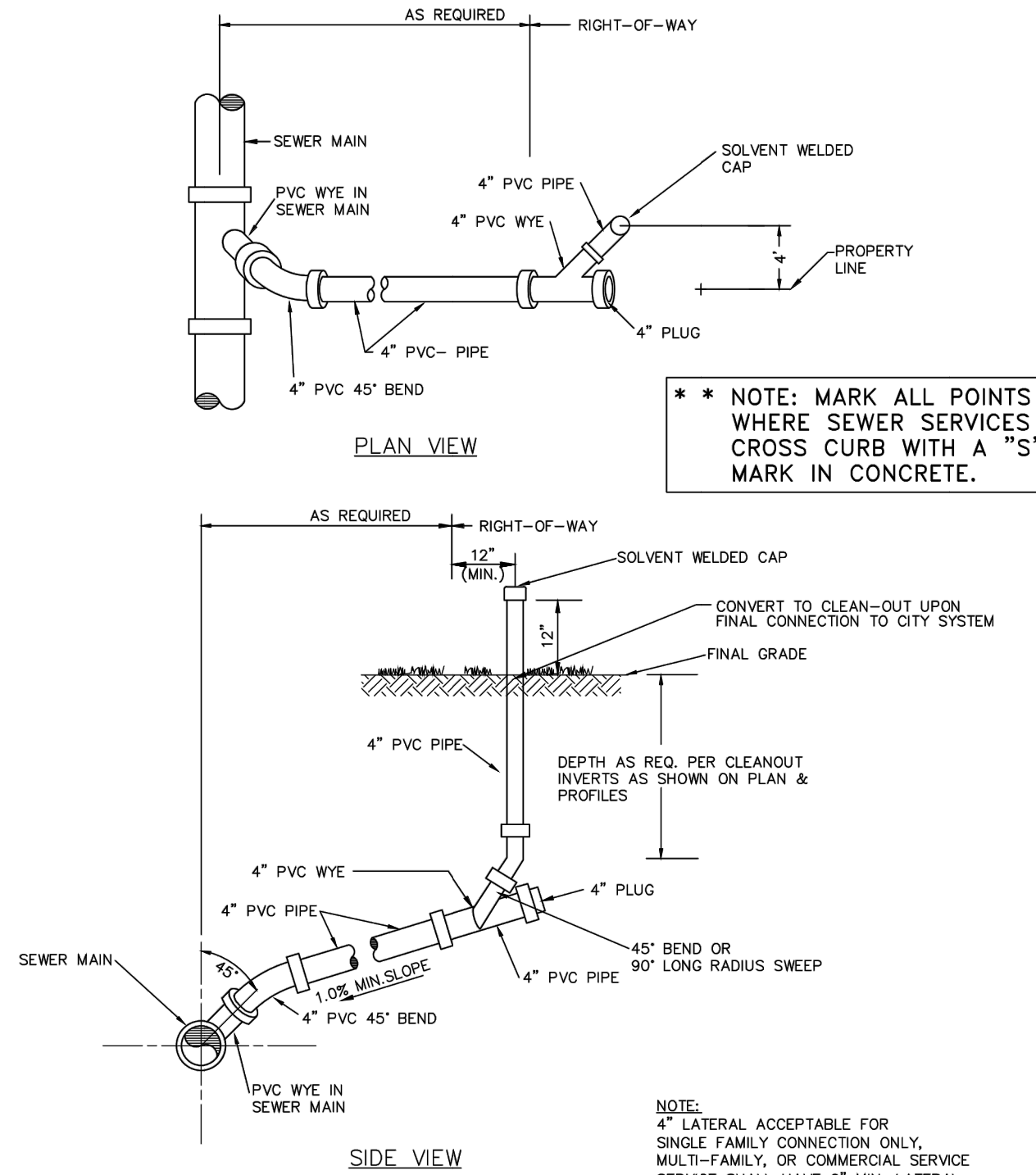


**MANHOLE - CONNECTION
TO EFFLUENT GRAVITY SEWER**
NTS



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

NOVEMBER 2018
S-2

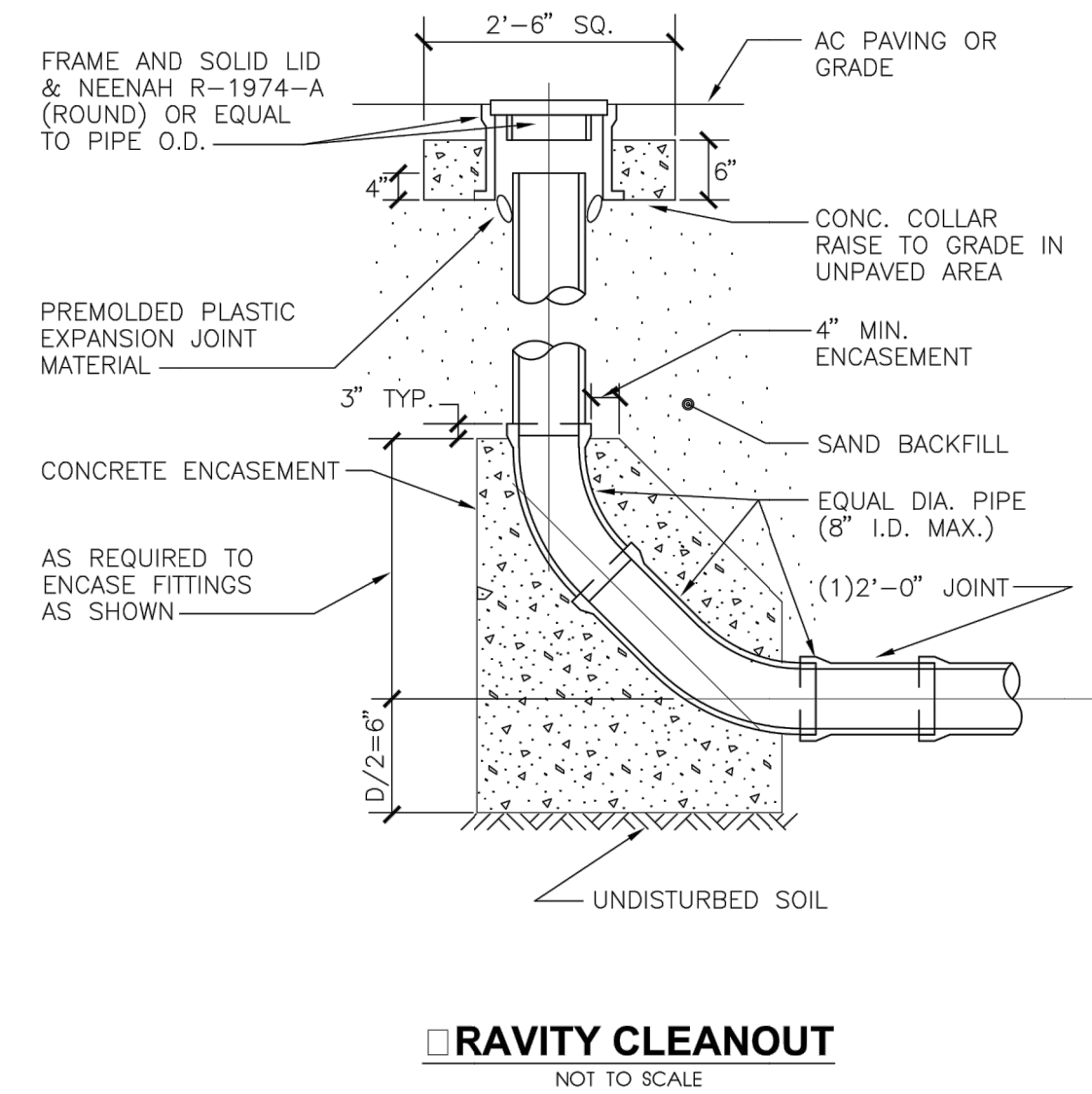


SANITARY SEWER SERVICE
PVC SINGLE SERVICE



**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
S-5



RAVITY CLEANOUT
NOT TO SCALE



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

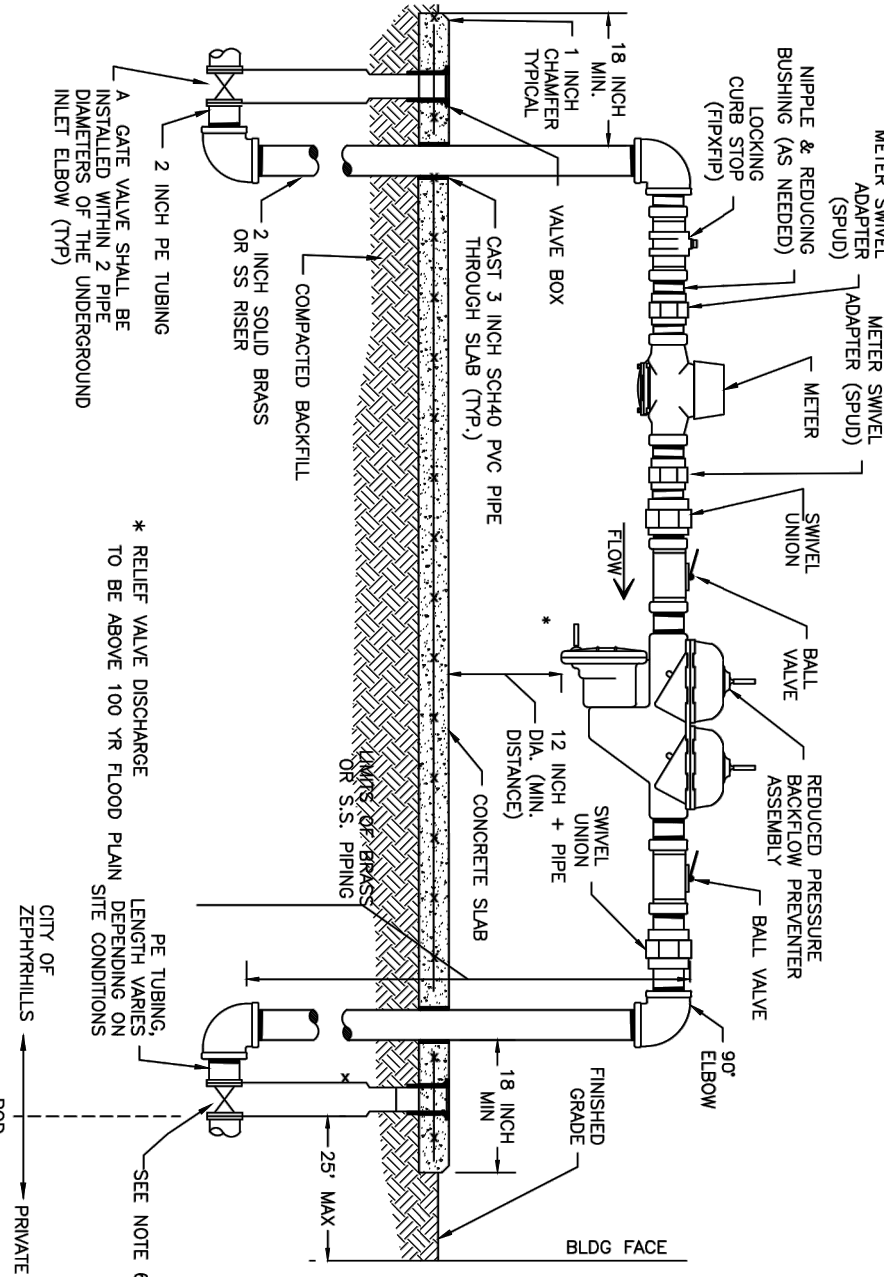
NOVEMBER 2018
S-9

BACKFLOW PREVENTION ASSEMBLY (FOR FIRE SERVICE ONLY)
NTS



**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
W-12

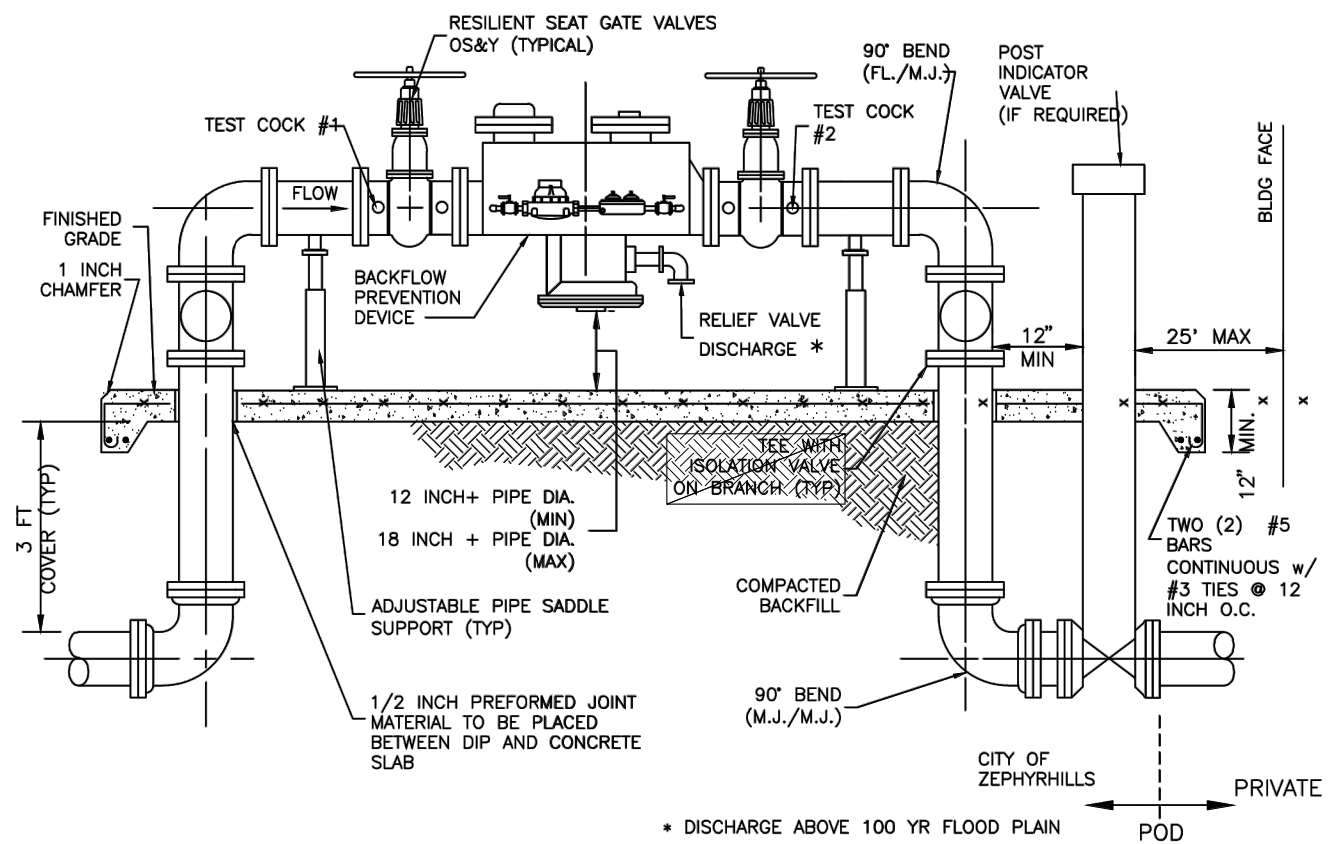


**GENERAL WATER METER ASSEMBLY NOTES
RESIDENTIAL OR COMMERCIAL DEVELOPMENT**
NTS



**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
W-16E



- NOTES:**
1. ALL PIPE AND FITTINGS SHALL BE DUCTILE IRON, CLASS 53, CEMENT LINED INTERIOR WITH FLANGE FITTINGS FOR ABOVE GROUND USE. MANUFACTURERS RESTRAINED JOINTS SHALL BE USED FOR UNDERGROUND PIPING.
 2. CERTIFICATION BY THE CITY OF PROPER INSTALLATION AND OPERATION WILL BE REQUIRED PRIOR TO ACCEPTANCE BY THE CITY.
 3. ALL BACKFLOW ASSEMBLIES OR DEVICES MUST HAVE ASSE APPROVAL. THE BACKFLOW PREVENTION DEVICE ASSEMBLY SHALL BE A REDUCED PRESSURE DEVICE AS LISTED ON THE APPROVED LIST OF THE UNIVERSITY OF SOUTHERN CALIFORNIA FOUNDATION FOR CROSS CONNECTION AND HYDRAULIC RESEARCH FOR INSTALLATIONS WHERE CHEMICALS ARE ADDED TO THE FIRE SUPPRESSION SYSTEM. IF NO CHEMICALS ARE ADDED, A DUAL CHECK BACKFLOW PREVENTER CAN BE USED.
 4. THE 6 INCH CONCRETE SLAB SHALL BE REINFORCED WITH 6x6-W1.4xW1.4 WELDED WIRE FABRIC AND SHALL BE TYPE I, PORTLAND CEMENT WITH A MINIMUM 28-DAY STRENGTH OF 3000psi.
 5. SLAB WIDTH SHALL BE 5 FT TYPICAL AND LENGTH SHALL VARY WITH ASSEMBLY.
 6. BOLLARDS NEEDED IN HIGH TRAFFIC OR VEHICLE MOVEMENT AREAS.
 7. ALL ABOVE GRADE VALVES TO BE OS&Y. VALVE HAND WHEELS SHALL BE LOCKED WITH CORROSION-RESISTANT CHAINS (THE CITY TO PROVIDE THE LOCKS).

**WATER METER ASSEMBLY COMMERCIAL
1-1/2 INCH AND 2 INCH METERS**
NTS



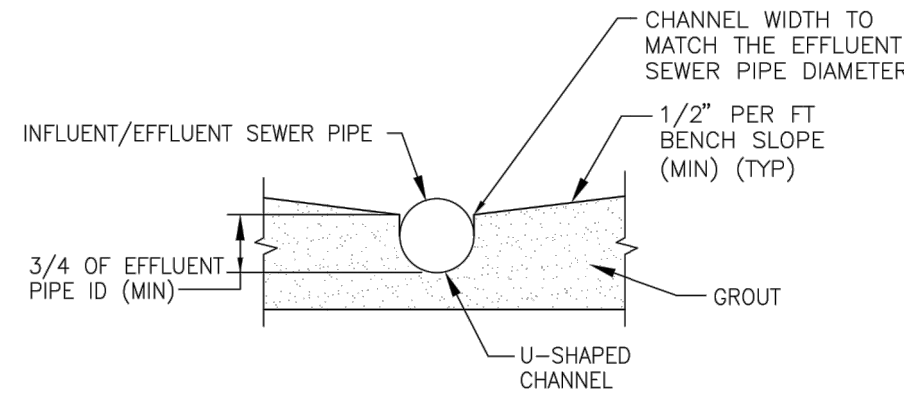
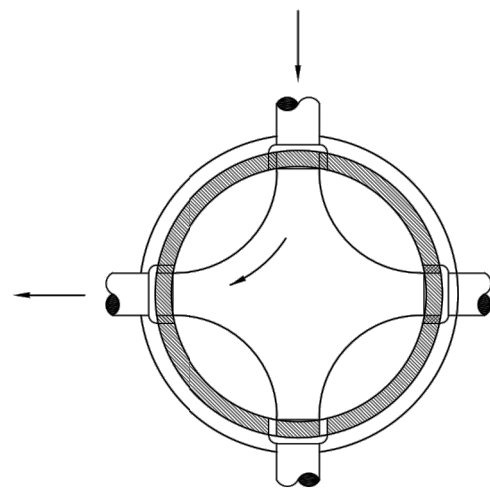
**CITY OF ZEPHYRHILLS
STANDARD DETAILS**
CITY OF ZEPHYRHILLS UTILITY DEPARTMENT
39825 ALSTON AVENUE ZEPHYRHILLS, FLORIDA 33542
PHONE (813)780-0029 FAX (813)780-0613

DECEMBER 2015
W-16A

- GENERAL NOTES:**
1. A MASTER METER ASSEMBLY SHALL BE DIRECTLY ACCESSIBLE BY BOOM TRUCK OFF A COMMON BASE ROW, OR BY AN INTERIOR ROAD THAT IS NOT BLOCKED BY A WALL OR GATE. THE ACCESS ROAD SHALL BE 12 FT WIDE (MIN.) AND PAVED (CONCRETE OR ASPHALT).
 2. ALL ABOVE GROUND PIPES AND FITTINGS SHALL BE CLASS 53 D.I.P. FOR 4 INCH AND LARGER PIPE.
 3. CERTIFICATION BY THE CITY OF PROPER INSTALLATION AND OPERATION WILL BE REQUIRED PRIOR TO ACCEPTANCE BY THE CITY.
 4. ALL BACKFLOW ASSEMBLIES OR DEVICES MUST HAVE ASSE APPROVAL. IN ADDITION THE BACKFLOW PREVENTION DEVICE ASSEMBLY SHALL BE A REDUCED PRESSURE DEVICE AS LISTED ON THE APPROVED LIST OF THE UNIVERSITY OF SOUTHERN CALIFORNIA FOUNDATION FOR CROSS-CONNECTION CONTROL AND HYDRAULIC RESEARCH.
 5. THE 6 INCH CONCRETE SLAB SHALL BE REINFORCED WITH 6x6-W1.4xW1.4 WELDED WIRE FABRIC AND SHALL BE TYPE I, PORTLAND CEMENT WITH A MINIMUM 28-DAY STRENGTH OF 3000psi.
 6. SLAB WIDTH AND LENGTH SHALL VARY WITH ASSEMBLY. THE TOP OF SLAB SHALL BE 2 INCHES ABOVE FINISHED GRADE.
 7. THE METER ASSEMBLY & BOLLARDS SHALL BE PAINTED IN ACCORDANCE WITH SSPC STANDARDS. COLOR TO BE CHOSEN BY THE CITY.
 8. IF THE METER ASSEMBLY IS LOCATED WITHIN A TRAFFIC/VEHICLE AREA (PARKING LOT, DRIVEWAY, OR WITHIN 15 FT OF EDGE OF PAVEMENT/BACK OF CURB), METERS UP TO 2 INCHES SHALL HAVE A MINIMUM OF 4 TRAFFIC BOLLARD PROTECTION POSTS, AND FOR METERS 3 INCHES & LARGER A MINIMUM OF 6 TRAFFIC BOLLARDS ARE REQUIRED.

TEMPORARY METER NOTES:

1. THE IN-LINE VALVE IS TO REMAIN CLOSED UNTIL AFTER THE CONSTRUCTION AND ACCEPTANCE OF THE DEVELOPMENT WATER DISTRIBUTION SYSTEM.
2. THE METER ASSEMBLY IS TO BE REMOVED AFTER FINAL ACCEPTANCE OF THE WATER DISTRIBUTION SYSTEM BY THE CITY OF ZEPHYRHILLS HEALTH DEPARTMENT AND THE CITY OF ZEPHYRHILLS PLANNING DEPARTMENT.
3. ALL CONSTRUCTION MUST MEET APPLICABLE STATE AND/OR LOCAL ROADWAY/ROADSIDE DESIGN STANDARDS INCLUDING, BUT NOT LIMITED TO, CLEAR ZONE REQUIREMENTS.



- NOTES:**
1. TROWEL SLOPES AND CHANNELS SMOOTH TO PREVENT COLLECTION OF MATERIALS.
 2. ALL INVERTS SHALL BE CONSTRUCTED IN A MANOR TO ALLOW FOR EASY INSERTION OF A SEWER CAMERA/TRANSPORTER

MANHOLE - U-SHAPED CHANNEL
NTS

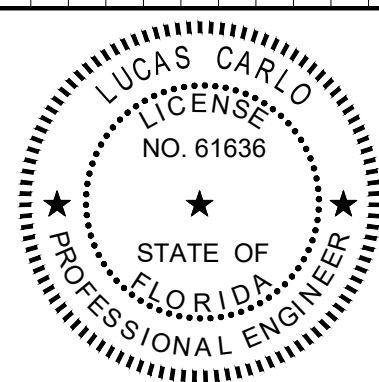


**CITY OF ZEPHYRHILLS
STANDARD DETAILS**
CITY OF ZEPHYRHILLS UTILITY DEPARTMENT
39825 ALSTON AVENUE ZEPHYRHILLS, FLORIDA 33542
PHONE (813)780-0029 FAX (813)780-0613

APRIL 2020
S-1

UTILITY DETAILS
A NEW BROACH SCHOOL
NORTH AVENUE AND 9th STREET
CITY OF ZEPHYRHILLS, FLORIDA

NO.	DATE	REVISION	BY	SHEET TITLE



This item has been digitally signed and sealed by
Lucas Carlo, P.E. on the date adjacent to the seal.

Printed copies of this document are not
considered signed and sealed and the signature
must be verified on any electronic copies.

February 8, 2023

FLOOD ZONE: X PANEL NO. 12101C 0456F
DATED 09/25/2014

DATUM: **NAVD88**

SEC TWP PRG: 02/26/21 DATE: 01/24/2022

JOB No: 03957.0001

C11.2

SHEET **15** OF **16**



TREE REMOVAL AND REPLACEMENT CALCULATIONS			
TREE SIZE	NO. OF TREES REMOVED	REPLACEMENT RATE REQUIRED	NO OF REPLACEMENT TREES REQUIRED
6" - 23"	81	1 TREE PER 2 REMOVED	41
>23"	2	2 TREES PER 1 REMOVED	4
TOTAL	83		45

Page 28 of 68

STAFF REPORT

To: Site Plan Review Committee (SPRC)
From: Rodney Corriveau, Senior Planner
RE: SPR-0060-23: Self-Storage at Market at Zephyrhills
Date: March 21, 2023

I. BACKGROUND & INFORMATION

A 3-Story (44 ft.) self-storage facility measuring 89,062 SF located on Lot 1 (4.092 Acres) at the newly platted 'Market at Zephyrhills'. This project obtained City Council approval for a Conditional Use to exceed the given maximum 15 feet or 1-story for storage facilities in the C-2 zoning designation at the February 27th, 2023 Council meeting.

II. DATA & ANALYSIS

III. RECOMMENDATION

Approval

SITE DEVELOPMENT PLANS

FOR

ZEPHYRHILLS SELF STORAGE

NW CORNER OF US 301 & PRETTY POND ROAD

ZEPHYRHILLS, FL

PARCEL#: 34-25-21-0190-00000-0010

PROJECT DATA
PROPERTY LOCATION:
NW CORNER OF PRETTY POND ROAD AND GALL BLVD
SIZE: 4.092 ACRES (178,260 SF)

PREVIOUS ZONING APPLICATIONS:
PLAT - PB90-PN96 APPROVED 10/24/22
CUP - XX-XXXX APPROVED 12/20/22

PARCEL ID:
34-25-21-0190-00000-0010

PROPERTY ZONING: C-2 COMMUNITY COMMERCIAL

BUILDING SETBACK REQUIREMENTS:
FRONT: 30 FT
SIDE: 5 FT
REAR: 20 FT

BUILDING BUFFER REQUIREMENTS:
EAST (FRONT): 15'
SOUTH (PRETTY POND RD): 7' TYPE D BUFFER
NORTH (SIDE): 10' TYPE A BUFFER
WEST (CANAL DRIVE): 10' TYPE D BUFFER
INTERNAL: 5' BUFFER

MAXIMUM BUILDING HEIGHT:

	ALLOWED	PROPOSED
FRONT:	44 FT	44 FT

TOTAL PROPOSED SELF-STORAGE SF: 89,062 SF (3-STORY)
1ST FLOOR SF - 29,687 SF

PARKING REQUIRED:
OFFICE - 1 SPACE PER 200 SF = 1,050 SF / 200 SF = 5 SPACES
WAREHOUSE - 1 SPACE PER 2 EMPLOYEES MAX SHIFT = 2 SPACES

TOTAL REQUIRED:	7
PROVIDED:	7
RV / BOAT PARKING:	20

MAXIMUM ALLOWABLE F.A.R.: 0.50
PROPOSED F.A.R.: 0.50

I.S.R.:
REQUIRED: 0.80 MAXIMUM
PROVIDED: 0.60
P.S.R.:
REQUIRED: 0.20 MAXIMUM
PROVIDED: 0.40

MASTER DRAINAGE PERMIT#: 43042696.003
43042696.005

ALLOWABLE IMPERVIOUS AREA FOR POND: 85%
FEMA FLOOD ZONE DESIGNATION: X & AE
*FLOOD PLAIN COMPENSATION SATISFIED UNDER EXISTING SWFWMD PERMIT

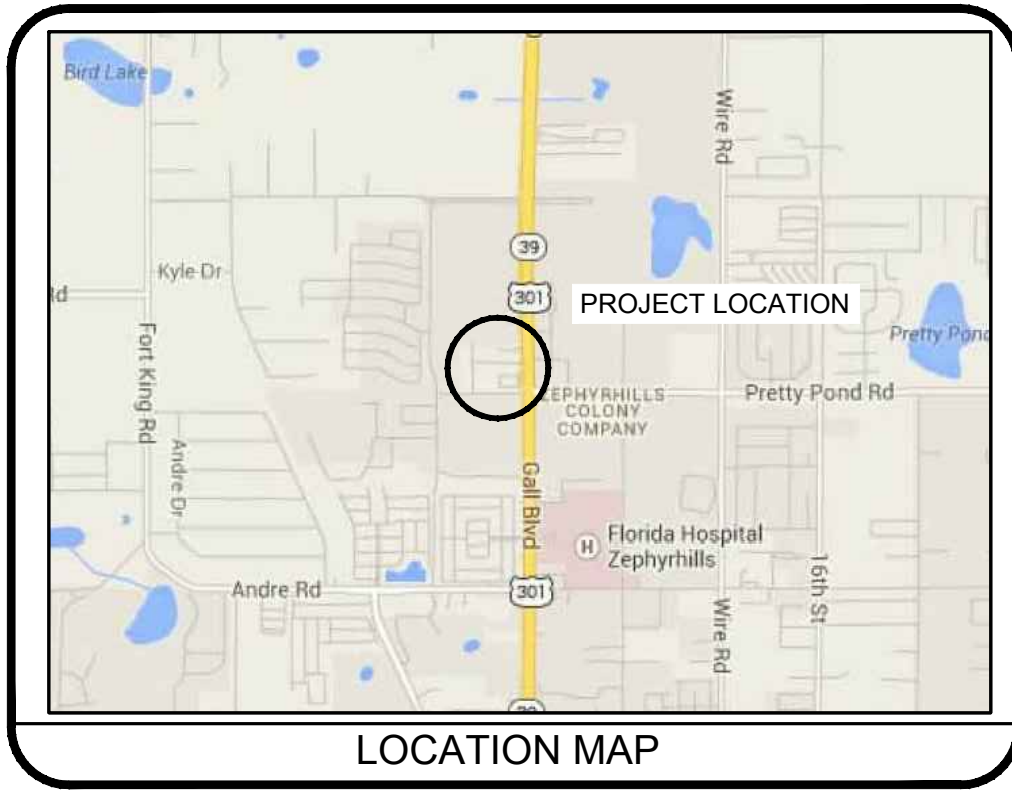
AGENCY AND UTILITY CONTACTS

CITY PLANNING DEPARTMENT:
5335 8th STREET
ZEPHYRHILLS, FL 33542
PHONE: (813) 780-0006
CONTACT: TODD VANDE BERG, DIR.
EMAIL:

CITY BUILDING DEPARTMENT:
5335 8th STREET
ZEPHYRHILLS, FL 33542
PHONE: (813) 780-0020
CONTACT: BILL BURGESS, BLDG. OFFICIAL
EMAIL:

CITY UTILITIES DEPARTMENT:
39825 ALSTON AVENUE
ZEPHYRHILLS, FL 33542
CONTACT: JOHN BOSTIC
PHONE: (813) 780-0029
EMAIL:

CITY FIRE DEPARTMENT:
FIRE STATION No. 1
6907 DAIRY ROAD
ZEPHYRHILLS, FL 33542
CONTACT: DANIEL SPILLMAN, FIRE CHIEF
PHONE: (813) 780-0041
EMAIL:



CONTACT LIST

DEVELOPER: FLAGSHIP COMPANIES GROUP, LLC
CONTACT: RON ROBERTS
2406 CYPRESS GLEN DRIVE, STE 102
WESLEY CHAPEL, FL 33543
PHONE: (813) 335-5929
EMAIL: roberts@flagshipdevelopment.com

ENGINEER: COMMERCIAL SITE SOLUTIONS, INC.
CONTACT: SCOTT STANNARD, PE
21764 STATE ROAD 54
LUTZ, FL 33549
PHONE: (813) 885-2032
EMAIL: sstannard@css-eng.com

SURVEYOR: HAMILTON ENGINEERING & SURVEYING, LLC
CONTACT: AARON J. MURPHY, PLS
3409 W LEMON STREET
TAMPA, FL 33609
PHONE: (813) 250-3535
EMAIL:

DRAWING LIST

COVER SHEET	C-1.0
EXISTING CONDITIONS	C-2.0
DEMOLITION & EROSION CONTROL	C-3.0
PLAN PHASE I	
EROSION CONTROL PLAN PHASE II	C-3.1
SWPP PLAN	C-3.2
EROSION CONTROL DETAILS	C-4.0, 4.1, 4.2
OVERALL SITE PLAN	C-5.0
SITE PLAN	C-5.1
DIMENSION PLAN	C-5.2
SITE DETAILS	C-6.0, 6.1
GRADING PLAN	C-7.0
GRADING SECTIONS	C-7.1
GRADING PROFILES & DETAILS	C-8.0
UTILITY PLAN	C-9.0
UTILITY DETAILS	C-10.0, 10.1
LANDSCAPE PLAN	L-1.0
LANDSCAPE DETAILS	L-2.0

GENERAL NOTES:

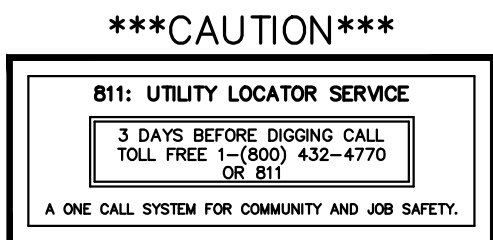
1. INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS AND FIELD CONDITIONS WHEN POSSIBLE, BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF TRENCHING. IF THE CLEARANCES ARE LESS THAN SPECIFIED ON THE PLANS OR 12", WHICHEVER IS LESS, CONTACT COMMERCIAL SITE SOLUTIONS, INC. (813-885-2032) AND OWNER PRIOR TO PROCEEDING WITH CONSTRUCTION.
 2. THE CONTRACTOR SHALL INCLUDE IN HIS CONTRACT PRICE THE REMOVAL AND DISPOSAL OF ANY EXCESS TOPSOIL HE DETERMINES IS NOT REQUIRED TO PERFORM THE FINAL GRADING AND LANDSCAPING OPERATION.
 3. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL REQUIRED/NECESSARY SHEETING, SHORING, AND SPECIAL EXCAVATION MEASURES REQUIRED ON THE PROJECT TO MEET OSHA, FEDERAL, STATE AND LOCAL REGULATIONS PURSUANT TO THE INSTALLATION OF THE WORK INDICATED ON THE DRAWINGS. OWNER AND COMMERCIAL SITE SOLUTIONS, INC. ACCEPT NO RESPONSIBILITY FOR THE DESIGN TO INSTALL SAID ITEMS.
 4. CALL FLORIDA ONE CALL: UTILITY LOCATOR SERVICE 72 HOURS IN ADVANCE OF DIGGING AT 1-800-432-4770.
 5. ALL WORK SHALL CONFORM TO THE CITY OF ZEPHYRHILLS STANDARDS AND SPECIFICATIONS.
 6. ALL CURB/HANDICAP RAMP DESIGNS SHALL CONFORM TO ADA OR THE CITY OF ZEPHYRHILLS STANDARDS, WHICHEVER IS MORE RESTRICTIVE.
 7. PRE-CAST DRAINAGE AND SANITARY SEWER STRUCTURES HAVE BEEN SPECIFIED ON THE PLANS. OWNER AND COMMERCIAL SITE SOLUTIONS, INC., HOWEVER, ASSUME NO RESPONSIBILITY FOR THESE STRUCTURES AS FIELD CONDITIONS DURING CONSTRUCTION OFTEN DICTATE MINOR ELEVATION ADJUSTMENTS. THE CONTRACTOR ASSUMES ALL RESPONSIBILITY AND EXPENSE FOR MODIFYING THESE STRUCTURES TO ACCOMMODATE THESE FIELD ADJUSTMENTS.
 8. THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE DAILY RECORD KEEPING OF THE AS-BUILT CONDITION OF ALL OF THE UNDERGROUND UTILITIES, CONSTRUCTION STAKEOUT ASSOCIATED WITH THE TESTING OF THE WATER AND SEWER LINES REQUIRED AS-BUILT WATER AND SEWER PLANS TO BE SUBMITTED TO THE CITY OF ZEPHYRHILLS AND/OR THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, AND ALL OTHER INFORMATION REQUIRED IN CONNECTION WITH OBTAINING PERMITS TO OPERATE AND RELEASE OF BONDS.
 9. ALL WATER LINE AND SEWER LINE INSTALLATION SHALL CONFORM TO THE STANDARDS AND DETAILS OF THE CITY OF ZEPHYRHILLS AND THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION CONSTRUCTION PERMIT.
 10. A COPY OF THE FINANCIAL RESPONSIBILITY FORM AND THE STORM WATER POLLUTION PREVENTION PLAN MUST BE KEPT ON THE WORK SITE AND SHOWN UPON REQUEST.
 11. THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE ALL MATERIAL AND LABOR ASSOCIATED WITH THE TESTING OF THE WATER AND SEWER LINES REQUIRED BY THE CITY OF ZEPHYRHILLS PUBLIC WORKS DEPARTMENT AND/OR FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION.
 12. THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE ANY DE-WATERING NECESSARY TO CONSTRUCT THE PROJECT AS SHOWN ON THE PLANS, INCLUDING PERMITTING PRICE.
 13. SEDIMENT CONTROL MEASURES MUST BE INSPECTED AND MAINTAINED REGULARLY TO INSURE THAT THE INTENDED PURPOSES ARE ACCOMPLISHED.
 14. ALL DRAINAGE STRUCTURES MUST MEET FDOT AND THE CITY OF ZEPHYRHILLS STANDARD SPECIFICATIONS.
 15. ALL SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE PROVIDED SITE WORK SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL WITHIN RIGHT OF WAY. THIS IS TO BE DONE IN ACCORDANCE WITH M.U.T.C.D.
 16. CONTRACTOR SHALL BE RESPONSIBLE FOR RAZING AND REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, UNDERGROUND STORAGE TANKS AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED. (BY OTHERS)
 17. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS. (BY OTHERS)
 18. THE GENERAL CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
 19. ANY/ALL CONSTRUCTION WITHIN STATE HIGHWAY DEPARTMENT RIGHT-OF-WAY SHALL BE COORDINATED WITH THE HIGHWAY DEPARTMENT RESIDENT MAINTENANCE ENGINEER.
 20. ALL SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE SPECIFICATIONS OF THE RELEVANT UTILITY COMPANY OR REGULATORY AUTHORITY, AND THE SPECIFICATIONS FOR THE CONSTRUCTION OF THE EXISTING IMPROVEMENTS WHICH ARE BEING ALTERED OR REPLACED. CONTRACTOR SHALL CONTACT THE ENGINEER FOR SPECIFICATION SECTIONS FOR ITEMS SUCH AS LANDSCAPING AND IRRIGATION THAT ARE AFFECTED BY THE WORK BUT NOT COMPLETELY DETAILED OR SPECIFIED ON THESE PLANS.
- WARRANTY/DISCLAIMER:**
THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER THE ENGINEER NOR ITS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THE SITE.
- SAFETY NOTICE TO CONTRACTOR:**
IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.

ENGINEER:



Commercial Site Solutions, Inc.
FL C.O.A.# 27575
ENGINEERING • LANDSCAPE ARCHITECTS
402 EAST 1ST AVENUE
EASLEY, SC 29640
864-855-5200

21764 STATE ROAD 54
LUTZ, FL 33549
813-885-2032

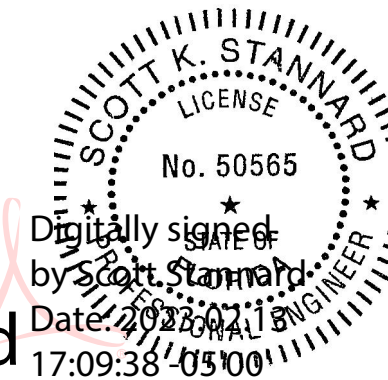


*** CAUTION ***
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND OTHER SOURCES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN CORRESPOND TO THE ACTUAL UTILITIES IN THE FIELD. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS CLOSELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

REVISIONS/SUBMITTALS:

01/23/23 - ISSUED FOR PERMITS

Scott
Stannard



This item has been digitally signed and sealed by Scott K. Stannard, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

DEVELOPER:

FLAGSHIP COMPANIES GROUP, LLC

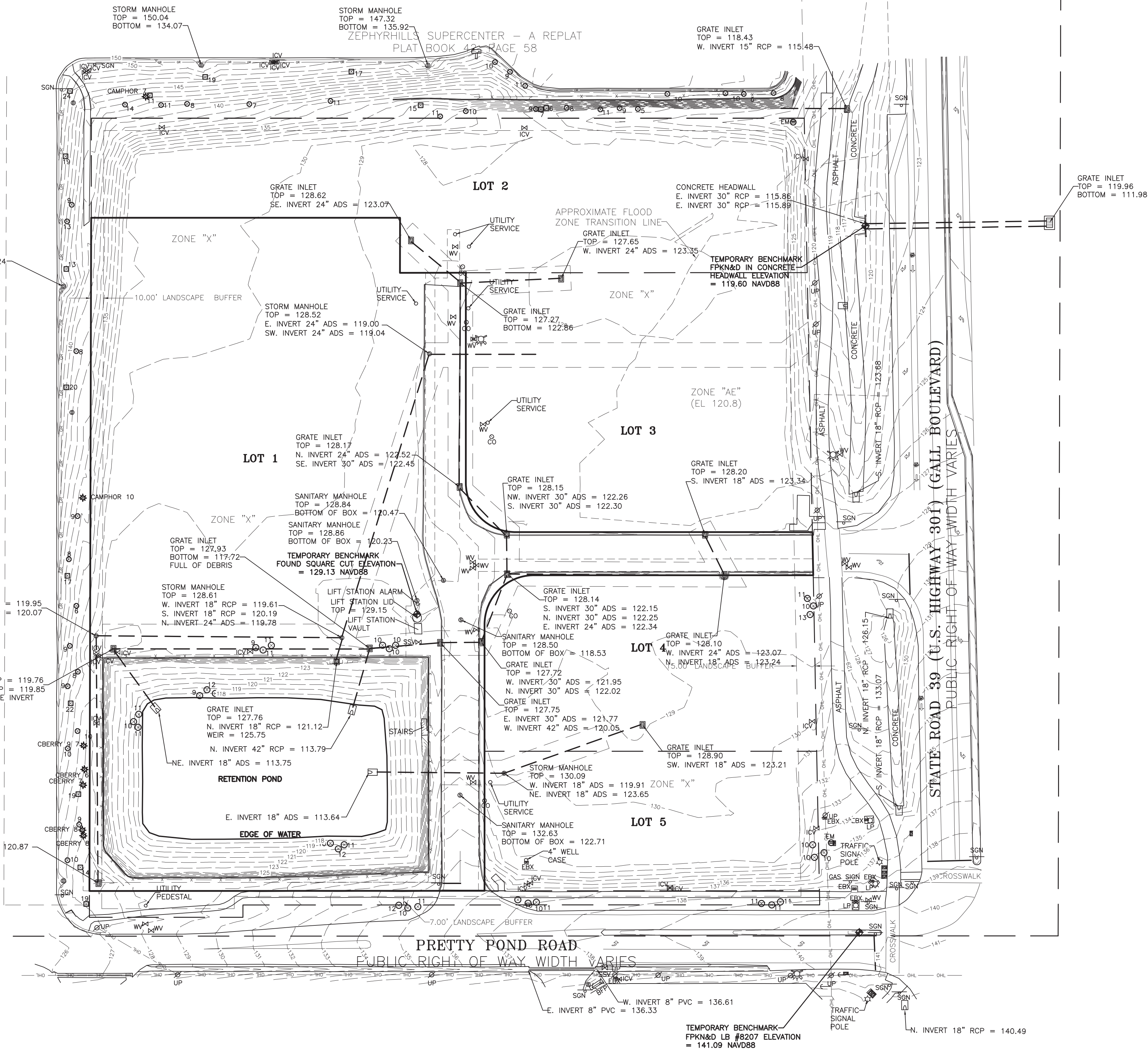
RON ROBERTS
FLAGSHIP COMPANIES GROUP
2406 CYPRESS GLEN DRIVE, STE 102
WESLEY CHAPEL, FL 33543
PHONE: 813-335-5929
roberts@flagshipdevelopmentllc.com

Tree Legend			
SYMBOL	NAME	SYMBOL	NAME
	OAK		PINE
	PALM		OTHER
	DEAD		

NOTE: TREE SIZES IN INCHES

NOTE:
STORM PIPES ARE
APPROXIMATE DUE TO
FELT BEING ON TOP
OF ALL STRUCTURES

TRACT "A"
STORMWATER DRAINAGE FACILITY
ZEPHYRHILLS SUPERCENTER - A REPLAT
PLAT BOOK 42, PAGE 58



Legend: (AS APPLICABLE)

SCIR	SET CAPPED IRON ROD 1/2" LB #7013	ID	IDENTIFICATION	(D)	DESCRIPTION
FOR	FOUND CAPPED IRON ROD	LB	LICENSED BUSINESS	(C)	CALCULATED
FIR	FOUND IRON ROD	CONC	CONCRETE	(P)	PLAT
FOIP	FOUND CAPPED IRON PIPE	CLF	CHAIN LINK FENCE	(F)	FIELD
FIP	FOUND IRON PIPE	B/W	BARBED-WIRE		
FCM	FOUND CONCRETE MONUMENT	OUL	OVERHEAD UTILITY LINE		
SPKN&D	SET PK NAIL & DISK	UP	UTILITY POLE		
FPKN&D	FOUND PK NAIL & DISK	LP	LIGHT POLE		
FRBS	FOUND RAILROAD SPIKE	GA	GUY ANCHOR		
WM	WATER METER	SGN	SIGN		
HYD	FIRE HYDRANT	RCP	REINFORCED CONCRETE PIPE		
WV	WATER VALVE	CMP	CORRUGATED METAL PIPE		
BFP	BACK FLOW PREVENTER	CP	CORRUGATED PLASTIC PIPE		
GI	GRATE INLET	X 99.99	EXISTING ELEVATION		
CI	CURB INLET	TCB	TRAFFIC SIGNAL BOX		

ELEVATIONS SHOWN HEREON ARE NAVD 1988

HAMILTON

ENGINEERING & SURVEYING, LLC

3409 W LEON STREET
TAMPA, FL 33609

TEL (813) 250-3435
FAX (813) 250-3636

LB #7013

LB #7013

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY
ALTA/NSPS LAND TITLE SURVEY

ZEPHYRHILLS STORAGE
7495 GALL BOULEVARD, ZEPHYRHILLS
FLORIDA, PASCO COUNTY

PREPARED FOR:	
FLAGSHIP COMPANIES GROUP, LLC	
CERTIFIED TO:	
FIELD BOOK/PAGE:	
DIGITAL	
QUALITY CONTROL FIELD:	
VINCE	
QUALITY CONTROL OFFICE:	
AJM	
DRAWN BY:	PARTY CHIEF:
RHF	VINCE
JOB #:	
03598.0024	
SEC TWP RNG:	
34-25-21	
SURVEY DATE:	
10-28-2022	
NOT VALID WITHOUT ALL SHEETS	
3 OF 3	

DEVELOPER/OWNER:
FLAGSHIP COMPANIES GROUP
2406 CYPRESS GLEN DRIVE
SUITE 102
WESLEY CHAPEL, FL 33543
813-335-5929

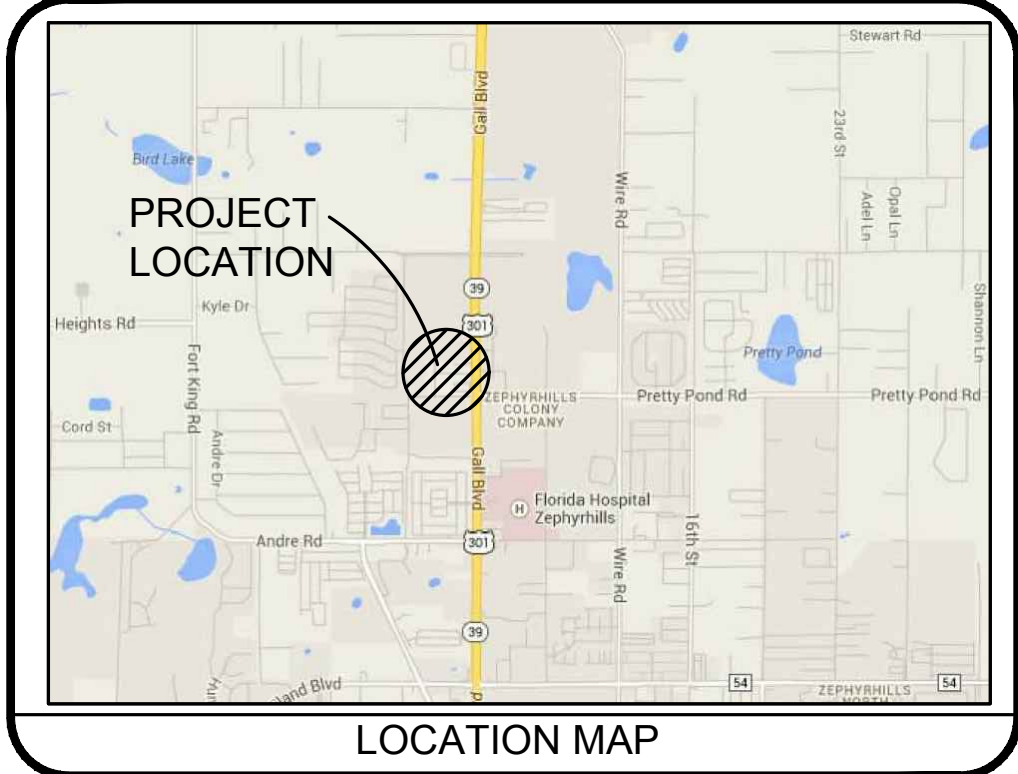
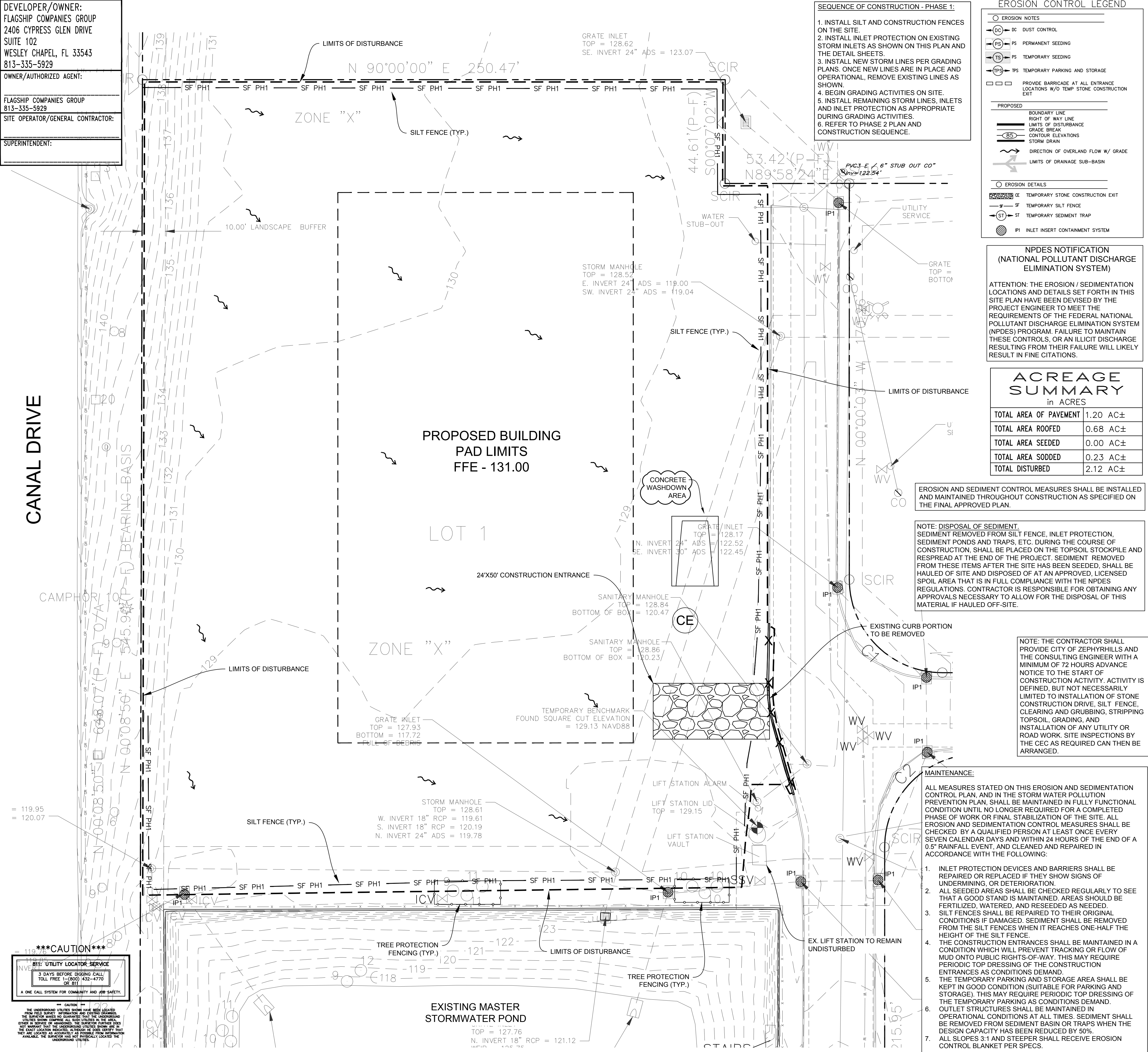
OWNER/AUTHORIZED AGENT:

FLAGSHIP COMPANIES GROUP
813-335-5929

SITE OPERATOR/GENERAL CONTRACTOR:

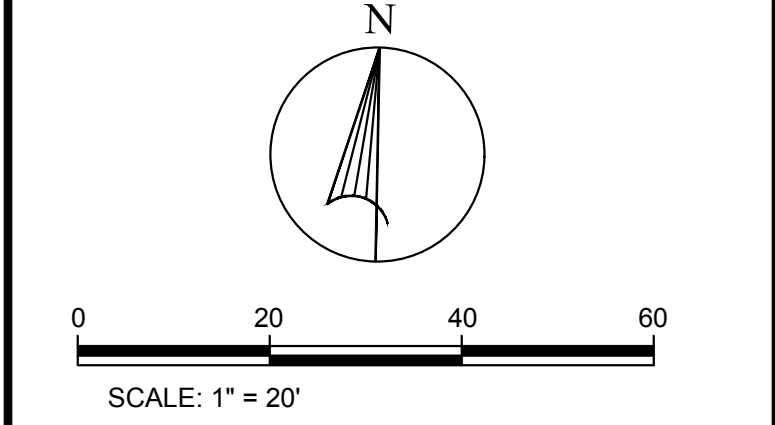
SUPERINTENDENT:

CANAL DRIVE



- GENERAL EROSION NOTES:
- A. THE STORMWATER POLLUTION PREVENTION PLAN IS COMPRISED OF THESE CONSTRUCTION PLANS, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN SPECIFICATIONS, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
 - B. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE FLORIDA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
 - C. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THIS SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
 - D. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
 - E. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
 - F. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
 - G. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
 - H. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
 - I. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
 - J. DUST ON THE SITE SHALL BE CONTROLLED BY SPRAYING WATER ON DRY AREAS OF THE SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
 - K. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORMWATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
 - L. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.
 - M. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED FOR AT LEAST 21 DAYS, SHALL BE TEMPORARILY SEEDDED. AREAS SHALL BE SEEDDED NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS OR AS REQUIRED BY THE PERMIT.
 - N. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDDED. THESE AREAS SHALL BE SEEDDED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN.
 - O. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER 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 THE SITE.
 - P. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
 - Q. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
 - R. ON-SITE & OFFSITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE FIELD-LOCATED AND NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
 - S. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
 - T. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STRAW BALES, ETC.) TO PREVENT EROSION.
 - U. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.
- THE LOCATION OF THE SILT FENCE AND CONSTRUCTION/TREE PROTECTION FENCING ON THE DRAWINGS IS FOR GRAPHICAL PURPOSES ONLY. THE CONTRACTOR IS TO ENSURE THAT THE SILT FENCE AND CONSTRUCTION/TREE PROTECTION FENCING ENCOMPASSES THE ENTIRE WORK AREA.
- NOTE: CONTRACTOR TO INCLUDE COST FOR REMOVAL OF ON-SITE WATER, SEWER, ELECTRIC, GAS AND PHONE SERVICE LINES TO EXISTING BUILDING.
- CONTRACTOR TO ENSURE SAFE AND PROPER ACCESS FOR FIRE DEPARTMENT TO PROJECT AREA AND ALL ADJACENT PROPERTIES AT ALL TIMES.
- NOTE: PAVEMENT & OTHER DEMOLITION IN CITY ROW TO BE COMPLETED & AREA STABILIZED WITH SOD PRIOR TO ANY OTHER ITEM ON-SITE. SILT FENCE INSTALLATION PER PLANS. DEMO SHALL TAKE PLACE IN ACCORDANCE WITH CITY PERMIT REQUIREMENTS

Issued:	Date:
A ISSUED FOR PERMITS	01/23/23
B	
C	
D	
Revisions:	Date:
1	
2	
3	
4	
5	
6	



Scott K. Stannard, P.E.

FL P.E. No. 50565 SEAL

This item has been digitally signed and sealed by Scott K. Stannard, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CSS

Site Engineering • Landscape Architects

Commercial Site Solutions, Inc.

FL C.O.A Number: 27575
21764 State Road 54
Lutz, FL 33549
(813) 885-2032
www.css-eng.com

FLAGSHIP COMPANIES GROUP LLC

2406 CYPRESS GLEN DRIVE
SUITE 102
WESLEY CHAPEL, FL 33543
PH: 813-335-5929
CONTACT: RON ROBERTS

Client Name:

PRETTY POND SELF-STORAGE

US HIGHWAY 301 (GAUL BLVD)
AT PRETTY POND ROAD
ZEPHYRHILLS, FL

Project Name & Location:

DEMOLITION & EROSION CONTROL PHASE I

Drawing Name:

Date: 05/20/22

Revised: XXX

Drawn: sks

Checked: SKS

Drawing No.

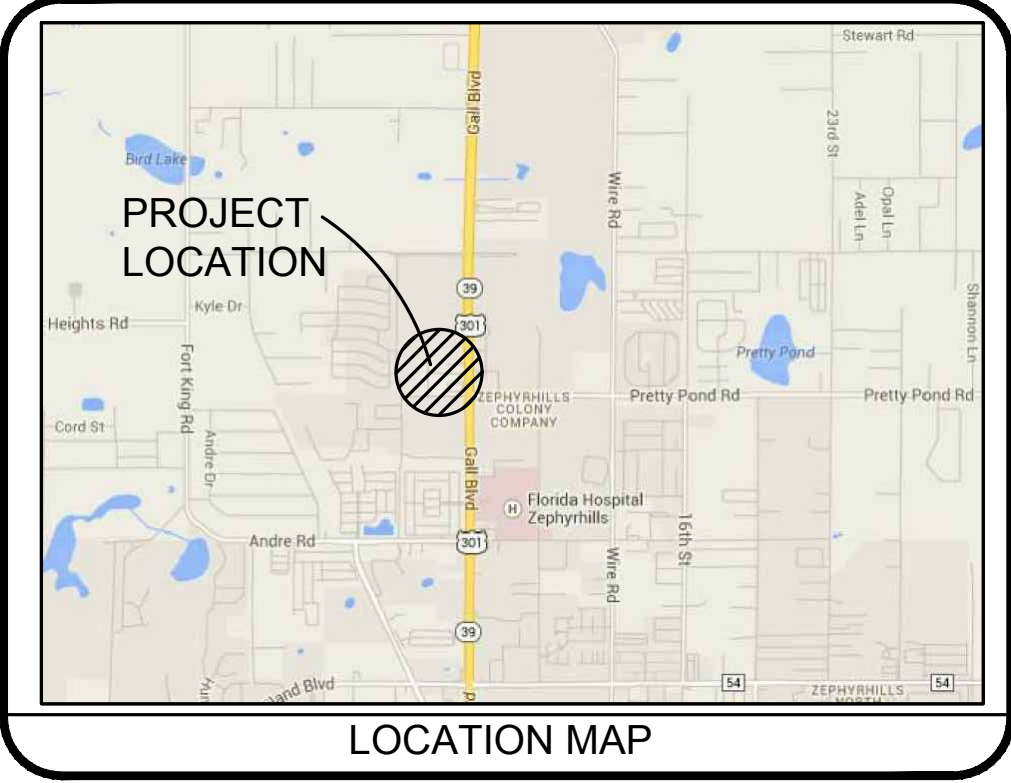
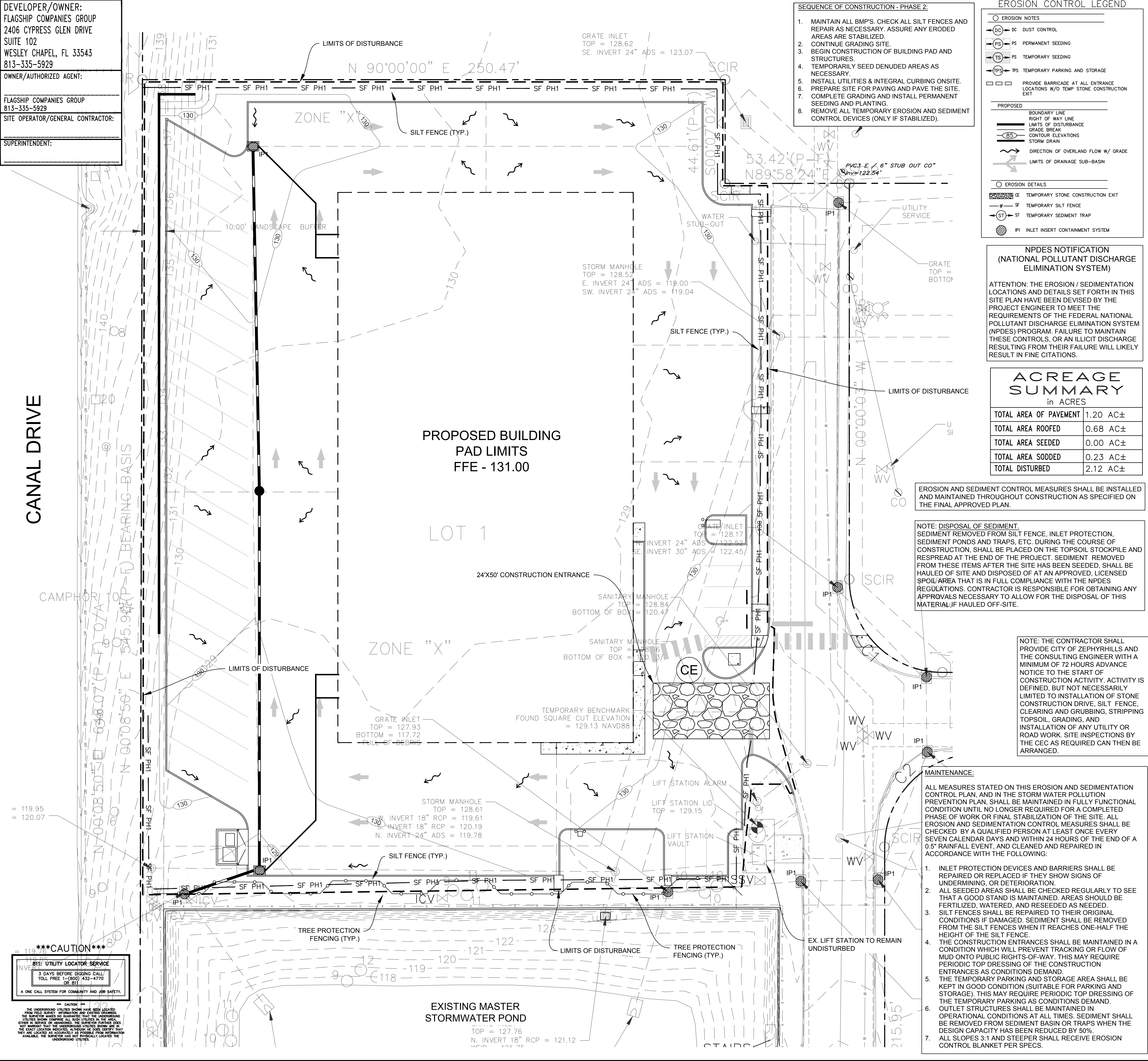
C-3.0

DEVELOPER/OWNER:
FLAGSHIP COMPANIES GROUP
2406 CYPRESS GLEN DRIVE
SUITE 102
WESLEY CHAPEL, FL 33543
813-335-5929
OWNER/AUTHORIZED AGENT:

FLAGSHIP COMPANIES GROUP
813-335-5929
SITE OPERATOR/GENERAL CONTRACTOR:

SUPERINTENDENT:

CANAL DRIVE



- GENERAL EROSION NOTES:
- A. THE STORMWATER POLLUTION PREVENTION PLAN IS COMPRISED OF THESE CONSTRUCTION PLANS, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN SPECIFICATIONS, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
 - B. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE FLORIDA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
 - C. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THIS SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
 - D. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
 - E. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
 - F. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
 - G. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
 - H. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
 - I. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
 - J. DUST ON THE SITE SHALL BE CONTROLLED BY SPRAYING WATER ON DRY AREAS OF THE SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
 - K. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORMWATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
 - L. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.
 - M. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED FOR AT LEAST 21 DAYS, SHALL BE TEMPORARILY SEEDDED. AREAS SHALL BE SEEDDED NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS OR AS REQUIRED BY THE PERMIT.
 - N. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDDED. THESE AREAS SHALL BE SEEDDED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN.
 - O. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER 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 THE SITE.
 - P. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
 - Q. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
 - R. ON-SITE & OFFSITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE FIELD-LOCATED AND NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
 - S. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
 - T. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STRAW BALES, ETC.) TO PREVENT EROSION.
 - U. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

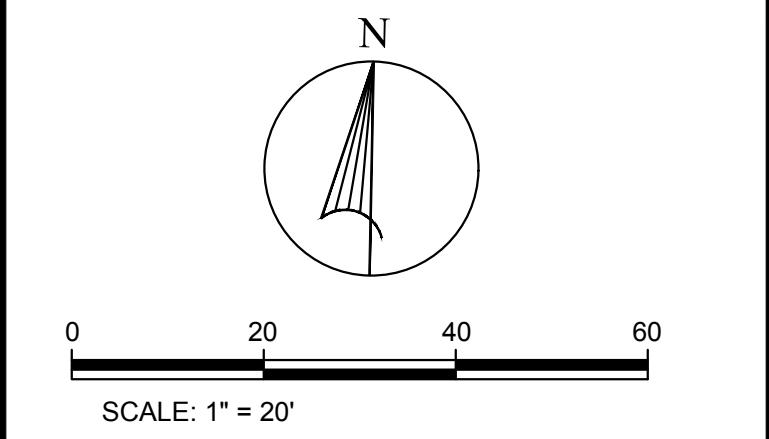
THE LOCATION OF THE SILT FENCE AND CONSTRUCTION/TREE PROTECTION FENCING ON THE DRAWINGS IS FOR GRAPHICAL PURPOSES ONLY. THE CONTRACTOR IS TO ENSURE THAT THE SILT FENCE AND CONSTRUCTION/TREE PROTECTION FENCING ENCOMPASSES THE ENTIRE WORK AREA.

NOTE: CONTRACTOR TO INCLUDE COST FOR REMOVAL OF ON-SITE WATER, SEWER, ELECTRIC, GAS AND PHONE SERVICE LINES TO EXISTING BUILDING.

CONTRACTOR TO ENSURE SAFE AND PROPER ACCESS FOR FIRE DEPARTMENT TO PROJECT AREA AND ALL ADJACENT PROPERTIES AT ALL TIMES.

NOTE: PAVEMENT & OTHER DEMOLITION IN CITY ROW TO BE COMPLETED & AREA STABILIZED WITH SOD PRIOR TO ANY OTHER ITEM ON-SITE. SILT FENCE INSTALLATION PER PLANS. DEMO SHALL TAKE PLACE IN ACCORDANCE WITH CITY PERMIT REQUIREMENTS

Issued:	Date:
A ISSUED FOR PERMITS	01/23/23
B	
C	
D	
Revisions:	Date:
1	
2	
3	
4	
5	
6	



Scott K. Stannard, P.E.

FL P.E. No. 50565 SEAL

This item has been digitally signed and sealed by Scott K. Stannard, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CSS

Site Engineering • Landscape Architects

Commercial Site Solutions, Inc.

FL C.O.A Number: 27575
21764 State Road 54
Lutz, FL 33549
(813) 885-2032
www.css-eng.com

FLAGSHIP COMPANIES GROUP LLC

2406 CYPRESS GLEN DRIVE
SUITE 102
WESLEY CHAPEL, FL 33543
PH: 813-335-5929
CONTACT: RON ROBERTS

Client Name:

PRETTY POND SELF-STORAGE

US HIGHWAY 301 (GAUL BLVD)
AT PRETTY POND ROAD
ZEPHYRHILLS, FL

Project Name & Location:

DEMOLITION & EROSION CONTROL PHASE II

Drawing Name:

Date: 05/20/22

Revised: XXX

Drawn: sks

Checked: SKS

Drawing No.

C-3.1

GENERAL NOTES:

A. PROJECT OFFICE WALL SWPPP POSTINGS:
THE FOLLOWING ITEMS MUST BE POSTED TOGETHER IN A SINGLE, ORGANIZED LOCATION ON A WALL INSIDE THE PROJECT OFFICE: 1) SWPPP SITE MAPS (ALL PHASES), 2) SWPPP DETAIL SHEETS, 3) MAP SHOWING LOCATION OF OFFSITE IMPORT OR EXPORT FACILITY (IF APPLICABLE) 4) REVISIONS TO DETAILS, SITE MAPS, OR SWPPP RELATED RFIS, 5) SITE SWPPP BINDER, 6) SWCT PLACARD, 7) CURRENT OWNER/OPERATOR STORMWATER COMPLIANCE TRAINING CERTIFICATES FOR SUPERINTENDENT(S) AND COMPLIANCE OFFICER(S), 8) CERTIFICATION AND/OR TRAINING CERTIFICATES REQUIRED TO PERFORM INSPECTIONS BY THE APPLICABLE CONSTRUCTION GENERAL PERMIT OR AUTHORITY HAVING JURISDICTION.

B. PERMITTED PROJECT AREA:
FOR PURPOSES OF THIS SWPPP AND ASSOCIATED STORMWATER PERMIT, PERMITTED PROJECT AREA IS DEFINED AS ANY AND ALL AREAS WITHIN THE PROJECT LIMITS OF DISTURBANCE, AS SHOWN ON THE SWPPP SITE MAPS AND IDENTIFIED IN THE NOTICE OF INTENT TO THE AGENCY. ALL GROUND-DISTURBING AND CONSTRUCTION RELATED ACTIVITIES (MATERIAL STORAGE, DUMPSTERS, PARKING AREA, PROJECT OFFICE TRAILER, ETC.) MUST BE INCLUDED WITHIN THE PERMITTED PROJECT AREA LIMITS OF DISTURBANCE.

ALL AREAS OUTSIDE THE PERMITTED PROJECT AREA (I.E. LIMITS OF DISTURBANCE)ACQUIRED FOR USE BY THE GC OR SUBCONTRACTOR OF THE GC (BORROW SOURCE, DISPOSAL AREAS, ETC.) MUST BE MANAGED IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL LAW UNDER THE STATE OF FLORIDA GENERAL NPDES PERMIT. THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL SUCH AREAS ARE CURRENTLY PERMITTED FOR THE INTENDED USE AND MAKING COPIES OF SAID PERMITS AVAILABLE TO THE AUTHORITY HAVING JURISDICTION UPON REQUEST.

C. SPECIAL PROJECT AREAS:
THERE ARE NO SPECIAL PROJECTS LOCATED BEYOND THE OWNER PERMITTED PROJECT AREA REQUIRING INSPECTION AND MAINTENANCE ASSOCIATED WITH THIS CONSTRUCTION PROJECT.

D. NON-STORMWATER DISCHARGES:
THE FLORIDA GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES PROHIBITS MOST NON-STORMWATER DISCHARGES DURING THE CONSTRUCTION PHASE. ALLOWABLE NON-STORMWATER DISCHARGES THAT OCCUR DURING CONSTRUCTION ON THIS PROJECT ARE INCLUDED IN THE PART IV.A.3 OF THE GENERAL PERMIT
HTTP://WWW.DEP.STATE.FL.US/WATERS/STORMWATER/NPDES/DOCS/CGP.PDF

BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS MUST BE IMPLEMENTED FOR THE GENERAL PERMIT ALLOWABLE DISCHARGES FOR THE DURATION OF THE PERMIT. THE TECHNIQUES DESCRIBED IN THIS SWPPP FOCUS ON PROVIDING CONTROL OF POLLUTANT DISCHARGES WITH PRACTICAL APPROACHES THAT UTILIZE READILY AVAILABLE EXPERTISE MATERIAL, AND EQUIPMENT.

NON-STORMWATER COMPONENTS OF THE SITE DISCHARGES MUST BE UNCONTAMINATED NON-TURBID WATER. ALL NON-STORMWATER DISCHARGES MUST BE ROUTED TO A STORMWATER CONTROL PRIOR TO DISCHARGE. WATER USED FOR CONSTRUCTION WHICH DISCHARGES FROM THE SITE MUST ORIGINATE FROM A PUBLIC WATER SUPPLY OR PRIVATE WELL APPROVED BY THE STATE HEALTH DEPARTMENT. WATER USED FOR CONSTRUCTION THAT DOES NOT ORIGINATE FROM AN APPROVED PUBLIC SUPPLY MUST NOT DISCHARGE FROM THE SITE. IT CAN BE RETAINED IN RETENTION PONDS UNTIL IT INFILTRATES OR EVAPORATES. WHEN NON-STORMWATER IS DISCHARGED FROM THE SITE, IT MUST BE DONE IN A MANNER SUCH THAT IT DOES NOT CAUSE EROSION OF THE SOIL DURING DISCHARGE.

E. POWER WASHING:
PROCESS WATER SUCH AS POWER WASHING WATER AND CONCRETE CUTTING EFFLUENT AMONG OTHERS, MUST BE COLLECTED FOR TREATMENT AND DISPOSAL. IT MUST NOT BE FLUSHED INTO THE SITE STORM DRAIN SYSTEM OR DISCHARGED OFF-SITE.

F. DISCHARGE POINTS:
ALL DISCHARGE POINTS MUST BE INSPECTED TO DETERMINE WHETHER EROSION AND SEDIMENT CONTROL MEASURES ARE EFFECTIVE IN PREVENTING DISCHARGE OR SEDIMENT FROM THE SITE AND/OR IMPACTS TO RECEIVING WATERS. SEDIMENT ACCUMULATION DOWN-GRADIENT OF DISCHARGE LOCATIONS SHALL BE REPORTED AS A SEDIMENT DISCHARGE AND THE POTENTIAL UPSTREAM CAUSE SHALL BE INVESTIGATED TO PREVENT FUTURE OCCURRENCE. CONTACT THE OWNER/OPERATOR AND AUTHORITY HAVING JURISDICTION TO DETERMINE APPROPRIATE ACTION FOR CLEANUP OF DISCHARGED SEDIMENT THAT MAY BE OUTSIDE OF THE LIMITS OF DISTURBANCE. SEE SAMPLING AND MONITORING PLAN IF APPLICABLE.

HAZARDOUS MATERIAL MANAGEMENT & SPILL REPORTING:

ANY HAZARDOUS OR POTENTIALLY HAZARDOUS MATERIAL THAT IS BROUGHT ONTO THE CONSTRUCTION SITE SHALL BE HANDLED PROPERLY TO REDUCE THE POTENTIAL FOR STORMWATER POLLUTION. ALL MATERIALS USED ON THIS CONSTRUCTION SITE SHALL BE PROPERLY STORED, HANDLED, DISPENSED, AND DISPOSED OF FOLLOWING ALL APPLICABLE LABEL DIRECTIONS. FLAMMABLE AND COMBUSTIBLE LIQUIDS SHALL BE STORED AND HANDLED ACCORDING TO APPLICABLE REGULATIONS AND, AT A MINIMUM, ACCORDING TO 29 CFR 1926.152. ONLY APPROVED CONTAINERS AND PORTABLE TANKS SHALL BE USED FOR STORAGE AND HANDLING OF FLAMMABLE AND COMBUSTIBLE LIQUIDS.

MATERIAL SAFETY DATA SHEET (MSDS) INFORMATION SHALL BE KEPT ON SITE FOR ANY AND ALL APPLICABLE MATERIALS. HOWEVER, MSDS MAY ALSO ACCESSED VIA TELEPHONE OR OTHER ELECTRONIC MEANS OR APPARATUS.

IN EVENT OF AN ACCIDENTAL SPILL, IMMEDIATE ACTION SHALL BE TAKEN BY THE GC TO CONTAIN AND REMOVE THE SPILLED MATERIAL. THE SPILL SHALL BE REPORTED TO THE APPROPRIATE AGENCIES IN THE REQUIRED TIME FRAMES, AS REQUIRED UNDER THE PROVISIONS OF THE CLEAN WATER ACT, ANY SPILL OR DISCHARGE ENTERING WATER OF THE UNITED STATES SHALL BE PROPERLY REPORTED.

ALL HAZARDOUS MATERIALS, INCLUDING CONTAMINATED SOIL AND LIQUID CONCRETE WASTE SHALL BE DISPOSED OF BY THE CONTRACTOR IN THE MANNER SPECIFIED BY FEDERAL, STATE, AND LOCAL REGULATIONS AND BY THE MANUFACTURER OF SUCH PRODUCTS.

THE GC SHALL PREPARE A WRITTEN RECORD OF ANY SPILL AND ASSOCIATED CLEAN-UP ACTIVITIES OR PETROLEUM PRODUCTS OR HAZARDOUS MATERIALS IN EXCESS OF REPORTABLE QUANTITIES AS DEFINED BY THE EPA OR THE STATE OR LOCAL AGENCY REGULATIONS, SHALL BE IMMEDIATELY REPORTED TO THE EPS NATIONAL RESPONSE CENTER (1-800-424-8802) AND TO THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) THROUGH THE STATE WATCH OFFICE AT 1-800-320-0519.

THE STATE REPORTABLE QUANTITY FOR PETROLEUM PRODUCTS IS: 25 GALLONS OR GREATER PER FDEP PETROLEUM CONTAMINATION SITE CLEANUP CRITERIA.
HTTP://WWW.DEP.STATE.FL.US/OER/REPORTABLE_INCIDENT.HTM

THE DISCHARGE SHALL BE REPORTED WITHIN 1 WEEK OF DISCOVERY. HOWEVER, DISCHARGE OF REPORTABLE QUANTITIES ONTO SURFACE OF LANDS OR SURFACE OF WATERS SHALL BE REPORTED TO THE STATE WATCH OFFICE OR FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION WEBSITE, BUREAU OF EMERGENCY RESPONSE, AS SOON AS POSSIBLE BY NO LATER THAN 24 HOURS AFTER OCCURRENCE.

THE REPORTABLE QUANTITY FOR HAZARDOUS MATERIALS CAN BE FOUND IN 40 CFR 302 AND ON THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION WEBSITE AT
HTTP://WWW.DEP.STATE.FL.US/WATERS/STORMWATER/NPDES/DOCS/INDGUIDE/APP_H_INDGUIDE.PDF

TO MINIMIZE THE POTENTIAL FOR A SPILL OF PETROLEUM PRODUCT OR HAZARDOUS MATERIALS TO COME IN CONTACT WITH STORMWATER, THE FOLLOWING STEPS SHALL BE IMPLEMENTED:

- ALL MATERIAL WITH HAZARDOUS PROPERTIES, SUCH AS PESTICIDE, PETROLEUM PRODUCTS, FERTILIZERS, SOAPS, DETERGENTS, CONSTRUCTION CHEMICAL, ACIDS, BASES, PAINTS, PAINT SOLVENTS, ADDITIVE FOR SOIL STABILIZATION, CONCRETE, CURING COMPOUNDS, AND ADDITIVES, ETC., SHALL BE STORED IN A SECURE LOCATION, UNDER COVER, AND IN APPROPRIATE, TIGHTLY SEALED CONTAINERS WHEN NOT IN USE.
- THE MINIMUM PRACTICAL QUANTITY OF ALL SUCH MATERIALS SHALL BE KEPT ON THE JOB SITE AND SCHEDULED FOR DELIVERY AS CLOSE TO TIME OF USE AS PRACTICAL.
- A SPILL CONTROL AND CONTAINMENT KIT (CONTAINING FOR EXAMPLE, ABSORBENT MATERIAL, SUCH AS KITTY LITTER OR SAWDUST, ACID, BASE, NEUTRALIZING AGENT, BROOM, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, PLASTIC AND METAL TRASH CONTAINERS, ETC.) SHALL BE PROVIDED AT THE CONSTRUCTION SITE AND ITS LOCATION(S) SHALL BE IDENTIFIED WITH LEGIBLE SIGNAGE AND SHOWN ON THE SITE MAPS.

A. THE SPILL CONTROL AND CONTAINMENT KIT SUPPLIES SHALL BE OF SUFFICIENT QUANTITIES AND APPROPRIATE CONTENT TO CONTAIN A SPILL FROM THE LARGEST PIECE OF EQUIPMENT AND FROM THE LARGEST ANTICIPATED QUANTITIES OF PRODUCTS STORED ON THE SITE AT ANY GIVEN TIME.
B. CONTENTS SHALL BE INSPECTED DAILY DURING THE DAILY STORMWATER INSPECTION.

- ALL PRODUCTS SHALL BE STORED IN AND USED FROM THE ORIGINAL CONTAINER WITH THE ORIGINAL PRODUCT LABEL. CONTAINERS MUST BE STORED IN A MANNER TO PROTECT THEM FROM THE ELEMENTS AND INCIDENTAL DAMAGE.
- ALL PRODUCTS SHALL BE USED IN STRICT ACCORDANCE WITH THE INSTRUCTIONS ON THE PRODUCT LABELS.
- THE DISPOSAL OF EXCESS OR USED PRODUCTS SHALL BE IN STRICT COMPLIANCE WITH INSTRUCTIONS ON THE PRODUCT LABELS AND REGULATIONS.

EROSION & SEDIMENT CONTROL NOTES:

A. THE STORMWATER POLLUTION PREVENTION PLAN IS COMPRISED OF THIS DRAWING ("SITE MAP"), THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN SITE/CIVIL SPECIFICATIONS, PLUS THE NPDES, CITY OF ZEPHYRHILLS, AND STATE STORMWATER PERMITS AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.

B. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.

C. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.

D. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.

E. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.

F. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.

G. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.

H. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.

I. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.

J. DUST ON THE SITE SHALL BE CONTROLLED BY SPRAYING WATER ON DRY AREAS OF THE SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.

K. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORMWATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.

L. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.

M. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED FOR AT LEAST 21 DAYS, SHALL BE TEMPORARILY SEEDED. AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS OR AS REQUIRED BY THE PERMIT.

N. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN.

O. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER 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 THE SITE.

P. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

Q. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.

R. ON-SITE & OFFSITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE FIELD-LOCATED AND NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.

S. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.

T. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STRAW BALES, ETC.) TO PREVENT EROSION.

U. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

SWPPP IMPLEMENTATION SEQUENCE

NOTE: UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREA, CONSTRUCTION TRAILER, TEMPORARY PARKING, CONSTRUCTION MATERIAL LAYDOWN AREA, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, MASON'S AREA, FUEL AND MATERIAL STORAGE AREA/CONTAINERS, SOLID WASTER CONTAINERS, ETC., THE SITE OPERATOR/GC SHALL IMMEDIATELY DENOTE THEM ON THE SITE MAPS AS POSTED AT THE JOB SITE AND NOTE ANY CHANGES IN LOCATION AS THEY MAY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS. IN ADDITION, NOTE ALL AREAS WHERE FILL IS IMPORTED FROM OR SOIL IS EXPORTED TO ON THE SITE MAPS.

NOTE: DOWN SLOPE PROTECTIVE MEASURES MUST ALWAYS BE IN PLACE BEFORE SOIL IS DISTURBED. ACTIVITIES ARE PRESENT IN THE ORDER OF SEQUENCE IN WHICH THEY ARE REQUIRED TO BE COMPLETED.

PHASE 1

- SEQUENCE OF CONSTRUCTION:
- INSTALL SILT AND CONSTRUCTION FENCES ON THE SITE.
 - INSTALL INLET PROTECTION ON EXISTING STORM INLETS AS SHOWN ON THIS PLAN AND THE DETAIL SHEETS.
 - INSTALL NEW STORM LINES PER GRADING PLANS. ONCE NEW LINES ARE IN PLACE AND OPERATIONAL, REMOVE EXISTING LINES AS SHOWN.
 - BEGIN GRADING ACTIVITIES ON SITE.
 - INSTALL REMAINING STORM LINES, INLETS AND INLET PROTECTION AS APPROPRIATE DURING GRADING ACTIVITIES.
 - REFER TO PHASE 2 PLAN AND CONSTRUCTION SEQUENCE.

PHASE 2

- SEQUENCE OF CONSTRUCTION (CONT.):
- MAINTAIN ALL BMP'S. CHECK ALL SILT FENCES AND REPAIR AS NECESSARY. ASSURE ANY ERODED AREAS ARE STABILIZED.
 - CONTINUE GRADING SITE.
 - BEGIN CONSTRUCTION OF BUILDING PAD AND STRUCTURES.
 - TEMPORARILY SEED DENUDED AREAS AS NECESSARY.
 - INSTALL UTILITIES & INTEGRAL CURBING ONSITE.
 - PREPARE SITE FOR PAVING AND PAVE THE SITE.
 - COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND PLANTING.
 - REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF STABILIZED).

EROSION CONTROL NOTES:

THE EROSION AND TURBIDITY CONTROL MEASURES SHOWN HEREON ARE THE MINIMUM REQUIRED FOR REGULATORY AGENCY PLANS APPROVAL. ADDITIONAL CONTROL AND MEASURES MAY BE REQUIRED DUE TO REGULATORY AGENCY RULES, CONSTRUCTION SEQUENCING AND/OR WEATHER CONDITIONS. ANY ADDITIONAL MEASURES DEEMED NECESSARY BY THE REGULATORY AGENCIES OR BY THE SITE CONTRACTOR BEFORE OR DURING CONSTRUCTION SHALL BE IMPLEMENTED AND MAINTAINED.

THE APPROPRIATE TURBIDITY AND EROSION CONTROL METHODOLOGIES SELECTED BY THE SITE CONTRACTOR FOR THE PROJECT SHOULD BE MADE FOLLOWING REVIEW OF THE PLANS AND PROJECT SITE SPECIFIC FACTORS AND AFTER CONSULTATIONS AS NEEDED WITH THE PROJECT ENGINEER AND REGULATORY AGENCIES. SEVERAL FACTORS TO CONSIDER ARE DURATION OF CONSTRUCTION ACTIVITIES, DEPTH OF CUT AND SEPARATION DISTANCE FOR PONDS, TRENCHES, AND UTILITY LINES, CLAY CONTENT IN EXCAVATED MATERIALS, FILL HEIGHT RELATIVE TO NATURAL GRADE AND LENGTH AND STEEPNESS OF THE PROPOSED SLOPES, GROUND WATER LEVELS, TIME OF YEAR RELATIVE TO THE RAINY SEASON, PROXIMITY TO WETLANDS, WATER BODIES OR OFFSITE PROPERTIES, EXISTING TOPOGRAPHY AND DIRECTIONS OF SURFACE FLOW.

THE TYPE OF EROSION CONTROL BARRIERS USED SHALL BE GOVERNED BY THE NATURE OF THE CONSTRUCTION OPERATION AND SOIL TYPE THAT WILL BE EXPOSED. SILTY AND CLAYEY MATERIAL MAY REQUIRE SOLID SEDIMENT BARRIERS TO PREVENT TURBID WATER DISCHARGE. WHILE SANDY MATERIAL MAY NEED ONLY SILT SCREENS OR HAY BALES TO PREVENT EROSION. FLOATING TURBIDITY CURTAINS SHOULD GENERALLY BE USED IN OPEN WATER SITUATIONS. DIVERSION DITCHES OR SWALES MAY BE REQUIRED TO PREVENT TURBID STORMWATER RUNOFF FROM BEING DISCHARGED TO WETLANDS OR OTHER WATER BODIES. IT MAY BE NECESSARY TO EMPLOY A COMBINATION OF BARRIERS, DITCHES, AND OTHER EROSION/TURBIDITY CONTROL MEASURES IF CONDITIONS WARRANT.

THE SITE CONTRACTOR IS RESPONSIBLE FOR HAVING THEIR DEWATERING PLAN AND TURBIDITY CONTROL PLAN APPROVED BY THE APPLICABLE REGULATORY AGENCIES, PRIOR TO CONSTRUCTION, . AS NECESSARY, REFER TO THE SITE PERMIT CONDITIONS FOR AGENCIES REQUIRING SUCH REVIEW, APPROVAL AND/OR SEPARATE. WHERE PUMPS ARE TO BE USED TO REMOVE WATER FROM CONSTRUCTION AREAS, THE WATER SHALL BE TREATED PRIOR TO DISCHARGE TO WETLANDS. TREATMENT METHODS INCLUDE, FOR EXAMPLE, TURBID WATER BEING PUMPED INTO GRASSED SWALES OR APPROPRIATE UPLAND VEGETATED AREAS (OTHER THAN UPLAND PRESERVATION AREAS AND WETLAND BUFFERS), SEDIMENT BASINS, OR CONFINED BY AN APPROPRIATE ENCLOSURE SUCH AS TURBIDITY BARRIERS OR LOW BERMS, AND KEPT CONFINED UNTIL TURBIDITY LEVELS MEET STATE WATER QUALITY STANDARDS.

SILT SCREENS SHALL BE INSTALLED PRIOR TO LAND CLEARING TO PROTECT WATER QUALITY AND TO IDENTIFY AREAS TO BE PROTECTED FROM CLEARING ACTIVITIES AND MAINTAINED FOR THE DURATION OF THE PROJECT UNTIL ALL SOIL IS STABILIZED. FLOATING TURBIDITY BARRIERS SHALL BE IN PLACE IN OPEN WATER SYSTEMS PRIOR TO INSTALLATION OF EARTHWORK AND MAINTAINED FOR THE DURATION OF THE PROJECT UNTIL ALL SOIL IS STABILIZED. THE INSTALLATION OF TEMPORARY EROSION CONTROL BARRIERS SHALL BE COORDINATED WITH THE CONSTRUCTION OF THE PERMANENT EROSION CONTROL FEATURES TO THE EXTENT NECESSARY TO ASSURE EFFECTIVE AND CONTINUOUS CONTROL OF EROSION AND WATER QUALITY THROUGHOUT THE DURATION OF THE PROJECT.

THE SITE CONTRACTOR SHALL SCHEDULE THEIR OPERATIONS SUCH THAT THE AREA OF UNPROTECTED ERODIBLE EARTH EXPOSED AT ANY ONE TIME IS NOT LARGER THAN THE MINIMUM AREA NECESSARY FOR EFFICIENT CONSTRUCTION OPERATION, AND THE DURATION OF EXPOSED, UNCOMPLETED CONSTRUCTION TO THE ELEMENTS SHALL BE AS SHORT AS PRACTICABLE. CLEARING AND GRUBBING SHALL BE SO SCHEDULED AND PERFORMED SUCH THAT GRADING OPERATIONS CAN FOLLOW IMMEDIATELY THEREAFTER. GRADING OPERATIONS SHALL BE SO SCHEDULED AND PERFORMED THAT PERMANENT EROSION CONTROL FEATURES CAN FOLLOW IMMEDIATELY THEREAFTER IF CONDITIONS ON THE PROJECT PERMIT. EXPOSED SOILS SHOULD BE STABILIZED AS SOON AS POSSIBLE, ESPECIALLY SLOPES LEADING TO WETLANDS. STABILIZATION METHODS INCLUDE SOLID SOD, SEEDING AND MULCHING OR HYDROMULCHING TO PROVIDE A TEMPORARY OR PERMANENT GRASS COVER MULCH BLANKETS. SCRAPED AREAS MAY BE CONTROLLED OR CONTAINED BY THE USE OF BRUSH BARRIERS, DIVERSION SWALES, INTERCEPTOR DITCHES OR LOW BERMS. FLOW SHOULD BE DIRECTED TOWARD AREAS WHERE SEDIMENTS CAN SUFFICIENTLY SETTLE OUT. SPREADER SWALES MAY HELP DISSIPATE CLOUDY WATER PRIOR TO CONTACT WITH WETLANDS.

WATER DERIVED FROM VARIOUS DEWATERING METHODS SHOULD BE PASSED THROUGH SUFFICIENTLY WIDE AREAS OF EXISTING UPLAND VEGETATION TO FILTER OUT EXCESS TURBIDITY. IF THIS IS NOT SUFFICIENT, THE WATER SHALL BE RETAINED IN PREVIOUSLY CONSTRUCTED PERMANENT STORMWATER PONDS OR ELSE RETAINED ON TEMPORARY SEDIMENT BASINS UNTIL THE CLARITY IS SUITABLE TO ALLOW FOR ITS DISCHARGE. HOWEVER, SUCH SITUATIONS SHOULD BE MONITORED CLOSELY TO PRECLUDE BERM FAILURE IS WATER LEVELS RISE TOO HIGH.

IF THE ABOVE CONTROLS REMAIN INEFFECTIVE IN PRECLUDING RELEASE OF TURBID WATER, ESPECIALLY DURING POND OR UTILITY LINE DE-WATERING, THEN THE CONTRACTOR MAY BE COMPELLED TO USE A VERTICAL DEWATERING SYSTEM SUCH AS WELL POINTS OR SOCK DRAINS TO WITHDRAW GROUNDWATER WHICH MAY ALREADY BE CLEAR ENOUGH TO ALLOW FOR DIRECT DISCHARGE TO WETLANDS.

ENERGY DISSIPATERS (SUCH AS RIP-RIP, A GRAVEL BED, ETC.) SHALL BE INSTALLED AT THE DISCHARGE POINT OF PIPES OR SWALES IF SCOURING IS OBSERVED. ATTEMPT TO INSTALL ROADWAY CURB AND GUTTERS AS SOON AS POSSIBLE TO REDUCE THE SURFACE AREA FOR EROSION TO OCCUR. IMPLEMENT STORM DRAIN INLET PROTECTION TO LIMIT SEDIMENTATION WITH THE STORMWATER SYSTEM. PERFORM INSPECTIONS AND PERIODIC CLEANING OF SEDIMENTS WHICH WASH OUT INTO THE STREETS UNTIL ALL SOIL IS STABILIZED. VEHICLE OR EQUIPMENT WASHDOWN AREAS WILL BE SUFFICIENTLY REMOVED FROM WETLANDS OR OFF-SITE AREAS. FUGITIVE DUST CONTROLS (PRIMARILY BY USING WATER SPRAY TRUCKS) SHALL BE EMPLOYED AS NEEDED TO CONTROL WINDBORNE EMISSIONS.

NO CLAY MATERIAL SHALL BE LEFT EXPOSED IN ANY STORMWATER STORAGE FACILITY. IF CLAY OR SANDY-CLAYS ARE ENCOUNTERED DURING STORMWATER STORAGE EXCAVATION, THE SITE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY BEFORE PROCEEDING WITH FURTHER EXCAVATION. IF THE ENGINEER HAS DETERMINED THAT SUCH SOILS ARE NON-CONFORMING AND MUST BE EXCAVATED TO MEET PERMIT AND DESIGN CONDITIONS, EXCAVATION MAY PROCEED AFTER OBTAINING WRITTEN AUTHORIZATION FROM THE APPROPRIATE LOCAL REGULATORY AUTHORITY. IF SAID SOILS ARE LEFT EXPOSED AT THE PERMITTED AND DESIGNED DEPTH, THE SITE CONTRACTOR SHALL OVER-EXCAVATE THE POND BOTTOM AND SIDE SLOPES BY A MINIMUM OF 12 INCHES AND BACKFILL WITH CLEAN SANDS TO HELP PREVENT SUSPENSION OF FINE PARTICLES IN THE WATER COLUMN.

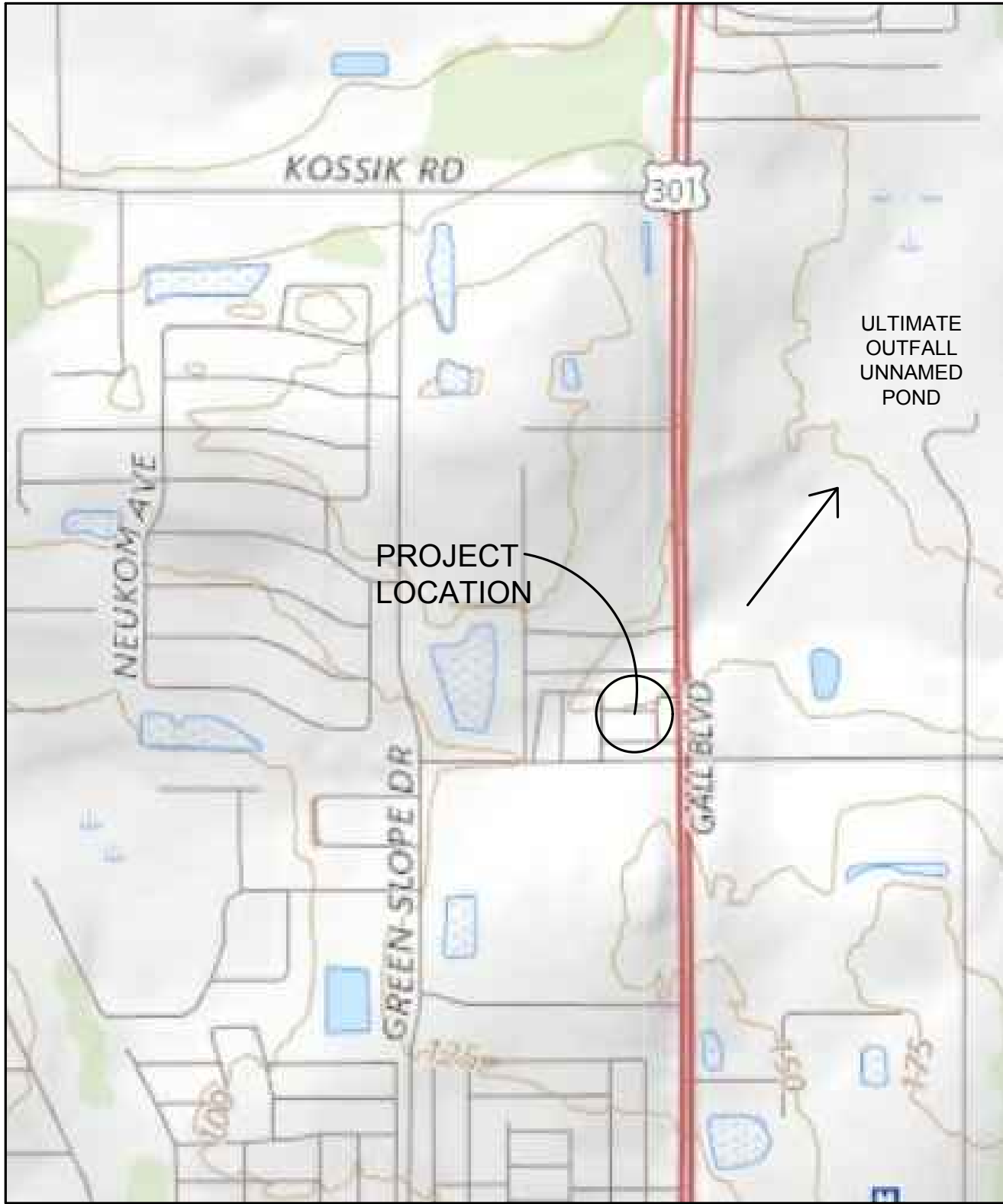
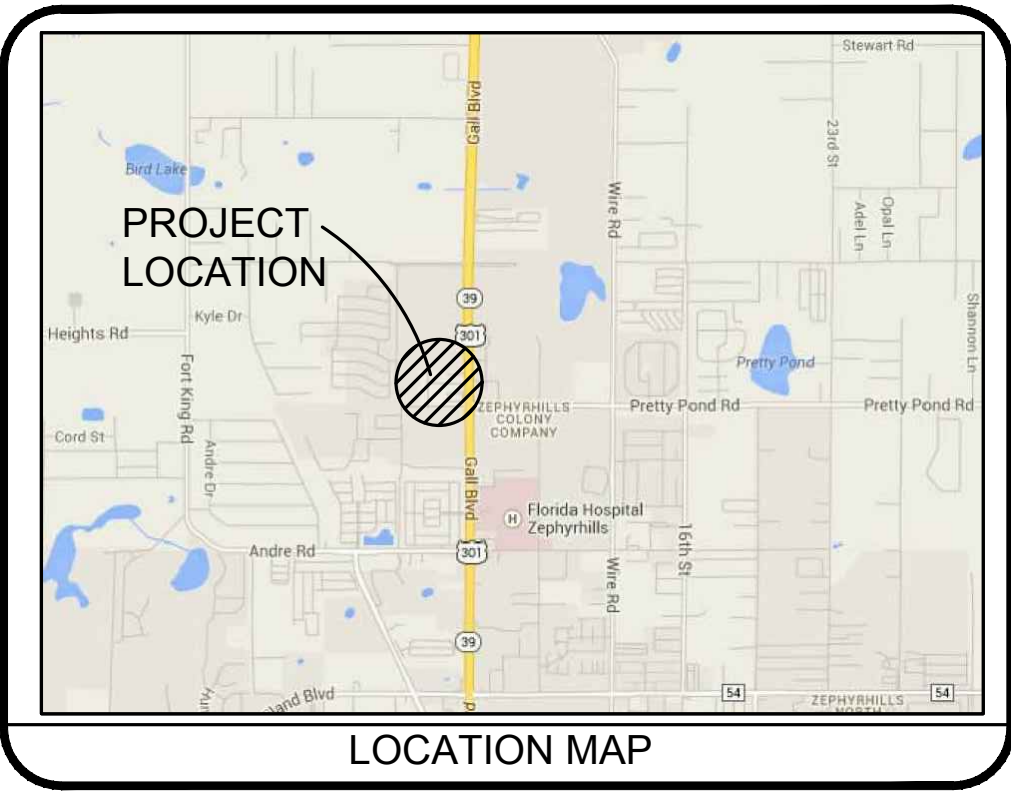
DISCHARGES WHICH EXCEED 29 N.T.U.'S OVER THE BACKGROUND LEVELS ARE IN VIOLATION OF STATE WATER QUALITY STANDARDS. DISCHARGES OF WATER QUANTITIES WHICH AFFECT OFFSITE PROPERTIES OR MAY DAMAGE WETLANDS ARE ALSO PROHIBITED BY REGULATING AGENCIES. WATER DISCHARGE VELOCITIES FROM IMPOUNDED AREAS AND TEMPORARY SEDIMENT BASINS SHALL BE RESTRICTED TO AVOID SCOURING IN RECEIVING AREAS. IF WATER CLARITY DOES NOT REDUCE TO STATE STANDARDS RAPIDLY ENOUGH IN HOLDING PONDS, IT MAY BE POSSIBLE TO USE CHEMICAL AGENTS SUCH AS ALUM TO FLOCCULATE OR COAGULATE THE SEDIMENT PARTICLES.

ONGOING INSPECTIONS AND PERIODIC MAINTENANCE BY THE SITE CONTRACTOR SHALL OCCUR THROUGHOUT CONSTRUCTION AS NECESSARY TO INSURE THE ABOVE METHODS ARE WORKING SUITABLY. THIS MAY BE NEEDED DAILY, IF CONDITIONS SO WARRANT. SITE CONTRACTORS ARE ENCOURAGED TO OBTAIN AND THOROUGHLY REVIEW THE FLORIDA DEVELOPMENT MANUAL, A GUIDE TO SOUND LAND AND WATER MANAGEMENT, WHICH WAS DEVELOPED BY THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION IN 1988. THIS PROVIDES FAIRLY IN DEPTH DISCUSSIONS OF RECOMMENDED TECHNIQUES AND ALSO PROVIDES DETAILED DESIGN AND TECHNICAL STANDARDS.

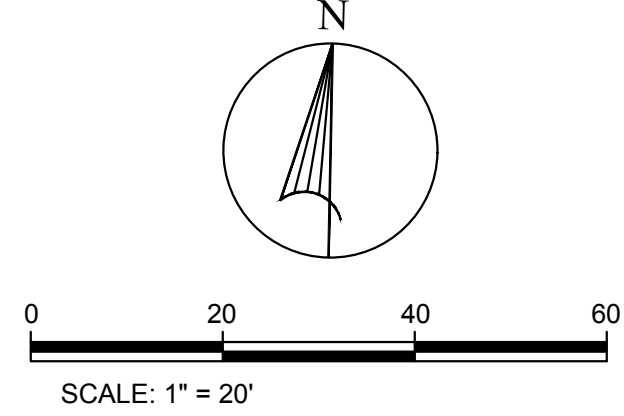
MAINTENANCE:

ALL MEASURES STATED ON THIS EROSION AND SEDIMENTATION CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5" RAINFALL EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

- INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.
- ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RE-SEEDED AS NEEDED.
- SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
- THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
- THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
- ON-GOING MAINTENANCE WILL BE REQUIRED OF THE OPERATOR AND PERMITTED FOR THE DURATION OF THE CONSTRUCTION PERIOD. THIS INCLUDES, BUT MAY NOT BE LIMITED TO, REMOVAL OF SILT AND SEDIMENT FOR SILT/SEDIMENT FENCES, INLET PROTECTION DEVICES, REPLACEMENT OF STONE ON CONSTRUCTION ENTRANCE, AND PERIODIC MAINTENANCE OF ANY OTHER INSTALLED BMP DEVICES.
- ALL SLOPES 3:1 AND STEEPER SHALL RECEIVE EROSION CONTROL BLANKET PER SPECIFICATIONS.



Issued:	Date:
A ISSUED FOR PERMITS	01/23/23
B	
C	
D	
Revisions:	Date:
1	
2	
3	
4	
5	
6	



Scott K. Stannard, P.E.
FL P.E. No. 50565 SEAL
This item has been digitally signed and sealed by Scott K. Stannard, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



Site Engineering • Landscape Architects

Commercial Site Solutions, Inc.

FL C.O.A Number: 27575
21764 State Road 54
Lutz, FL 33549
(813) 885-2032
www.css-eng.com

FLAGSHIP COMPANIES GROUP LLC

2406 CYPRESS GLEN DRIVE
SUITE 102
WESLEY CHAPEL, FL 33543
PH: 813-335-5929
CONTACT: RON ROBERTS

Client Name:

PRETTY POND SELF-STORAGE

US HIGHWAY 301 (GAUL BLVD)
AT PRETTY POND ROAD
ZEPHYRHILLS, FL

Project Name & Location:

SWPP PLAN

Drawing Name:	Drawing No.
Date: 05/20/22	C-3.2
Revised: XXX	
Drawn: sks	
Checked: SKS	

Construction Specifications

Materials

For Silt Fence

1. Synthetic filter fabric shall be a pervious sheet of propylene, nylon, polyester, or polyethylene yarn. It shall contain ultraviolet ray inhibitors and stabilizers to provide a minimum of 6 months of expected usable construction life at a temperature range of 0°F. to 120°F. (-17°C. to 49°C.).
2. The stakes for a silt fence shall be 1 x 2 inches (2.5 x 5 cm) wood (preferred), or equivalent metal with a minimum length of 3 feet (90 cm).
3. Wire fence reinforcement for silt fences using standard-strength filter cloth shall be a minimum of 36 inches (90 cm) in height, shall be a minimum of 14 gauge, and shall have a maximum mesh spacing of 6 inches (15 cm).

Sheetflow Application: Silt Fence

This sediment barrier uses standard-strength or extra-strength synthetic filter fabrics. It is designed for situations in which only sheet or overland flows are expected (see Figures 4.4a and 4.4b):

1. The height of a silt fence shall not exceed 36 inches (90 cm). Higher fences may impound volumes of water sufficient to cause failure of the structure.
2. The filter fabric be purchased in a continuous roll cut to the length of the barrier to avoid the use of joints. When joints are necessary, filter cloth shall be spliced as described in Item 8 below.
3. Posts shall be spaced a maximum of 10 feet (3 m) apart at the barrier location and driven securely into the ground a minimum of 12 inches (30 cm). When extra-strength fabric is used without the wire support fence, post spacing shall not exceed 6 feet (1.8 m).
4. A trench shall be excavated approximately 4 inches (10 cm) wide and 4 inches (10 cm) deep along the line of posts and upslope from the barrier.
5. When standard-strength filter fabric is used, a wire mesh support fence shall be fastened securely to the upslope side of the posts using heavy-duty wire staples at least 1 inch (25 mm) long, tie wires, or hog rings. The wire shall extend into the trench a minimum of 2 inches (5 cm) and shall not extend more than 36 inches (90 cm) above the original ground surface.
6. The standard-strength filter fabric shall be stapled or wired to the fence, and 8 inches (20 cm) of the fabric shall be extended into the trench. The fabric shall not extend more than 36 inches (90 cm) above the original ground surface.
7. When extra-strength filter fabric and closer post spacing are used, the wire mesh support fence may be eliminated. In this case, the filter fabric is stapled or wired directly to the posts with all other provisions of Item 6 applying.
8. When attaching 2 silt fences together, place the end post of the second fence inside the end post of the first fence. Rotate both posts at least 180 degrees in a clockwise direction to create a tight seal with the filter fabric. Drive both posts into the ground and bury the flap (see Figure 4.4b).
9. The trench shall be backfilled and the soil compacted over the filter fabric.
10. The most effective application consists of a double row of silt fences spaced a minimum of 3 feet apart, so that if the first row collapses it will not fall on the second row. Wire or synthetic mesh may be used to reinforce the first row (see Figure 4.4c).
11. When used to control sediments from a steep slope, silt fences should be placed away from the toe of the slope for increased holding capacity (see Figure 4.4d).
12. Silt fences shall be removed when they have served their useful purpose, but not before the upslope area has been permanently stabilized.

Maintenance

1. Silt fences shall be inspected within 24 hours after each ½-inch rainfall event and at least once a week. Any required repairs shall be made immediately.
2. Should the fabric on a silt fence decompose or become ineffective before the end of the expected usable life and the barrier is still necessary, the fabric shall be replaced promptly.
3. Sediment deposits should be removed when deposits reach approximately one-half the height of the barrier.
4. Any sediment deposits remaining in place after the silt fence is no longer required shall be dressed to conform with the existing grade, prepared, and seeded.

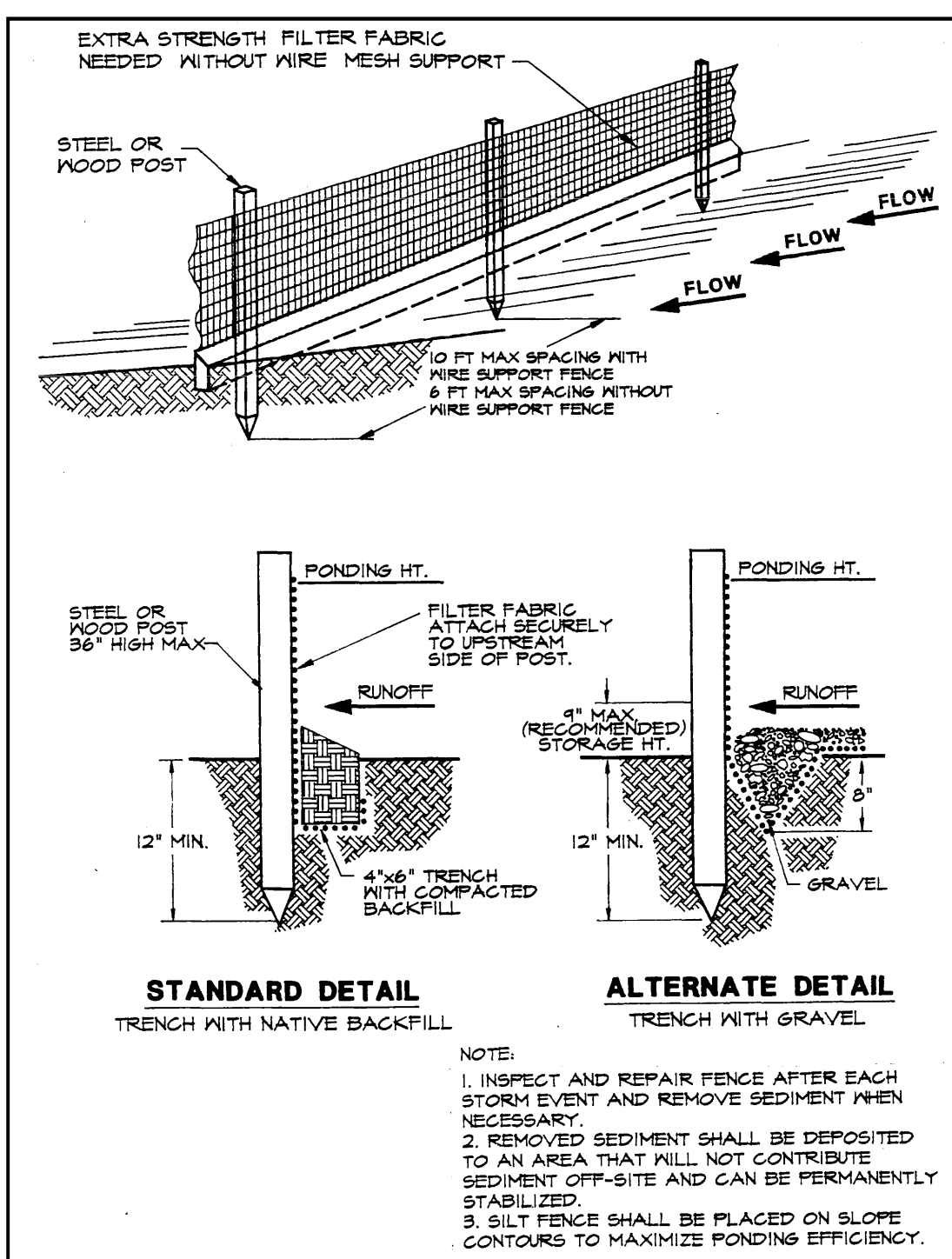


Figure 4.4a. Silt Fence
Source: Erosion Draw

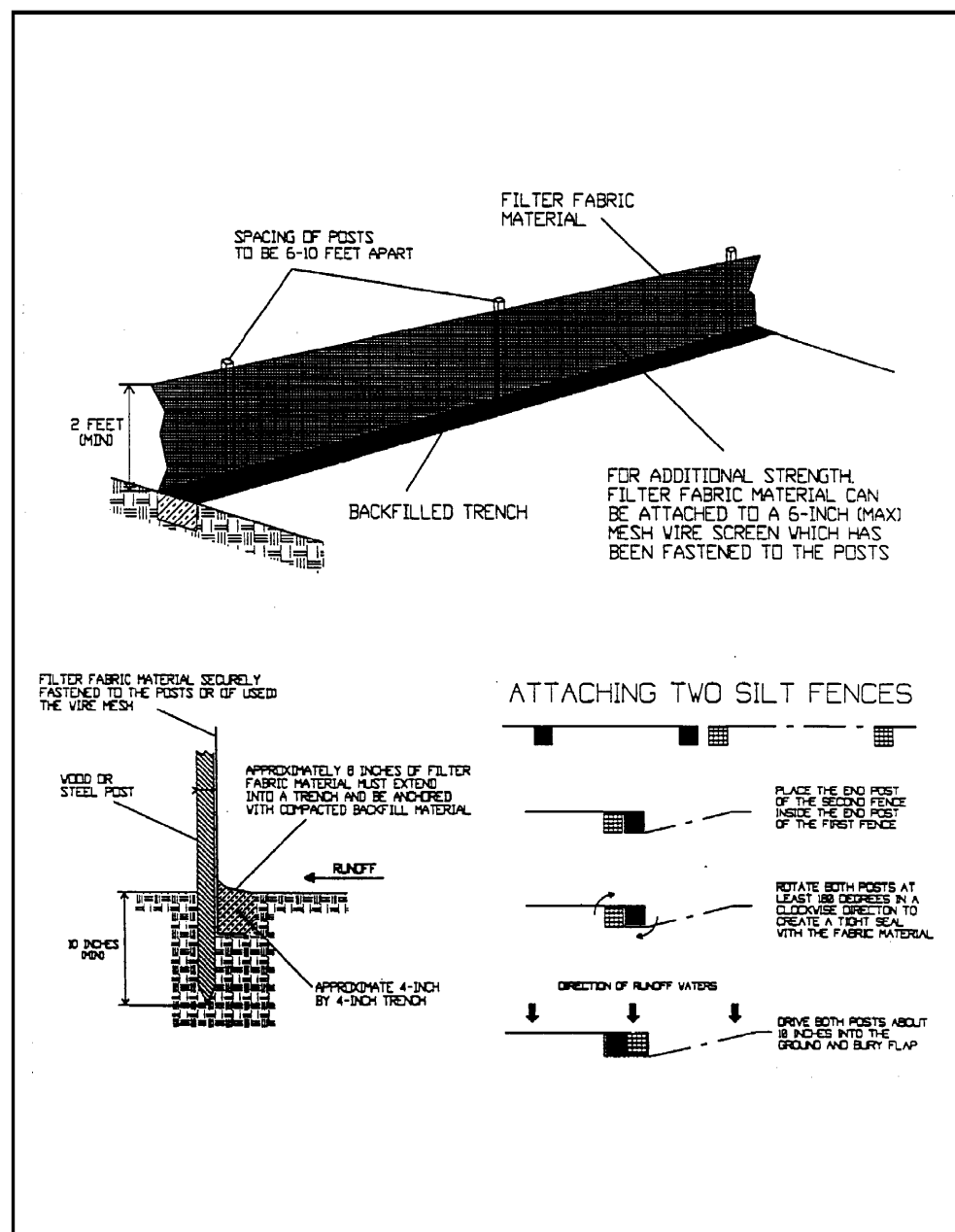
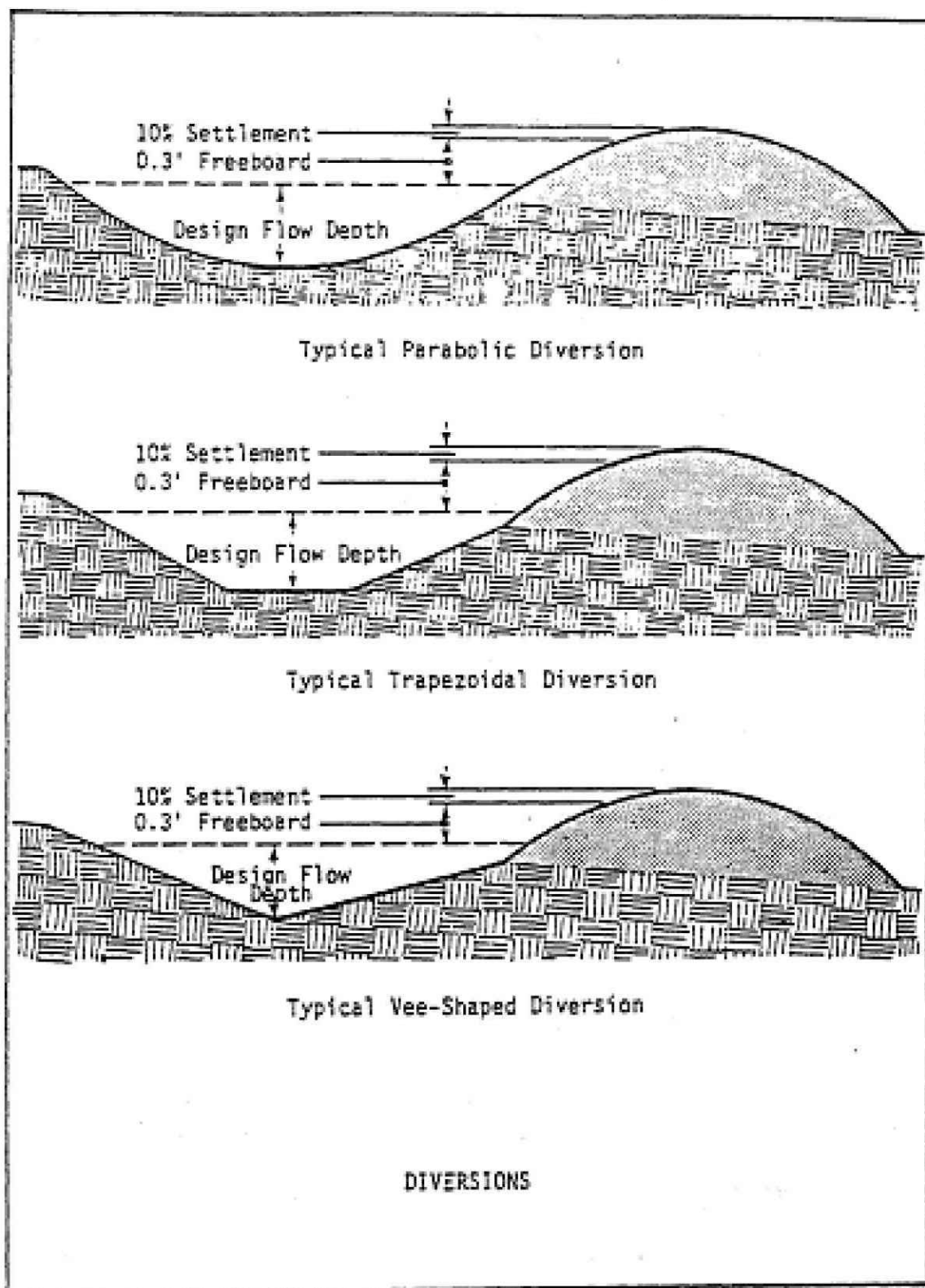


Figure 4.4b. Installing a Filter Fabric Silt Fence
Source: HydroDynamics, Inc.



Source: V&E SMC

Construction Specifications

1. All trees, brush, stumps, debris, and other obstructions shall be removed and disposed of so as not to interfere with the proper functioning of the diversion.
 2. The diversion shall be excavated or shaped to line, grade, and crosssection as required to meet the criteria specified herein, free of irregularities which will impede flow.
 3. Fills shall be compacted as needed to prevent unequal settlement that would cause damage in the complete diversion.
 4. All earth removed and not needed in construction shall be spread or disposed of so that it will not interfere with the functioning of the diversion.
 5. Permanent stabilization of disturbed areas shall be done in accordance with the applicable standard and specification contained in this handbook. Permanent stabilization techniques include PERMANENT SEEDING (ES BMP 1.66) and SODDING.. (ES BMP 1.67).
- Maintenance**
Before final stabilization, the diversion should be inspected after every rainfall. Sediment shall be removed from the ditchline and repairs made as necessary. Seeded areas which fail to establish a vegetative cover shall be reseeded as necessary.

4.3 Stabilized Construction Exit



Conditions Where Practice Applies

Wherever traffic will be leaving a construction site and moving directly onto a public road or other paved area.

Design Criteria

Aggregate Size

If stone is utilized, FDOT No. 1 Coarse Aggregate, 1½ to 3½ inch (4 to 9 cm) stone is suggested. Wood chips may be used for single-family residential construction, provided that they can be prevented from floating away during a storm event. Manufactured products also are available to prevent or reduce the amount of sediment tracked onto

Dimensions

If stone is used, then the aggregate layer must be at least 6 inches (15 cm) thick. It must extend the **FULL WIDTH** of the vehicular ingress and egress area. The length of the entrance must be at least 50 feet (20 m). The exit should widen at its connection to the roadway to accommodate the turning radius of large trucks (see Figure 4.3a).

Washing

If conditions on the site are such that most of the mud is not removed by the vehicles traveling over the stone, then the vehicle tires must be washed before entering a public road. Wash water must be carried away from the entrance to a settling area to remove sediment (see Figure 4.3b). A wash rack may also be used to make washing more convenient and effective (see Figure 4.3c).

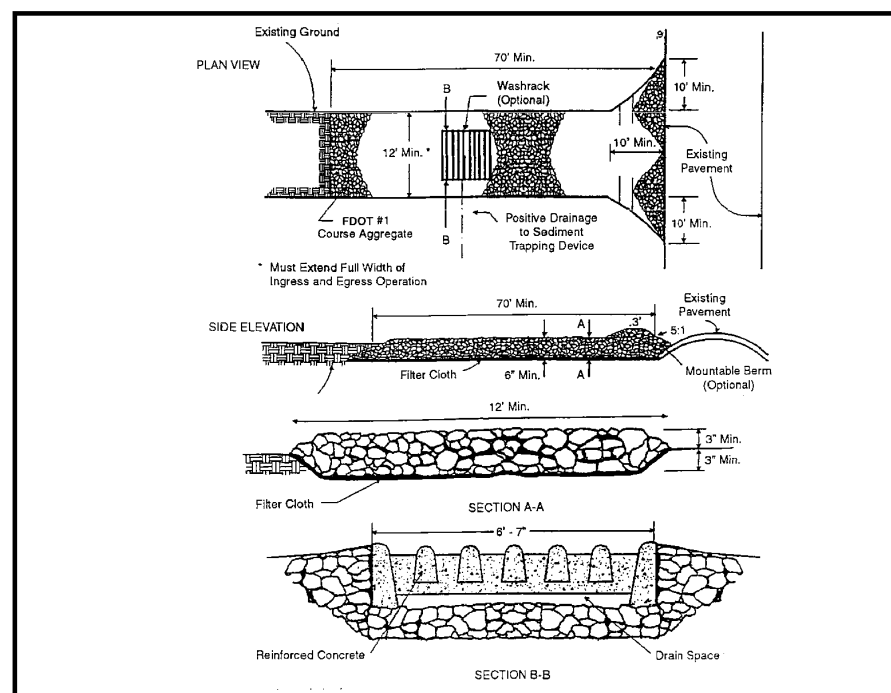


Figure 4.3c. Construction Entrance with Wash Rack
Source: 1983 Maryland Standards for Soil Erosion and Sediment Control

Location

The entrance should be located to provide for maximum utility by all construction vehicles.

Construction Specifications

The entrance area should be cleared of all vegetation, roots, and other objectionable material. A geotextile should be laid down to improve stability and simplify maintenance when gravel is used. The gravel shall then be placed over the geotextile to the specified dimensions.

Maintenance

The stabilized construction exit shall be maintained in a condition that will prevent the tracking or flow of mud onto public rights of way. This may require periodic maintenance as conditions demand, and the repair and/or cleanout of any structures used to trap sediments. All materials spilled, dropped, washed, or tracked from vehicles onto roadways or into storm drains must be removed immediately. Look for signs of trucks and trailered equipment "cutting corners" where the construction exit meets the roadway. Sweep the paved road as needed.

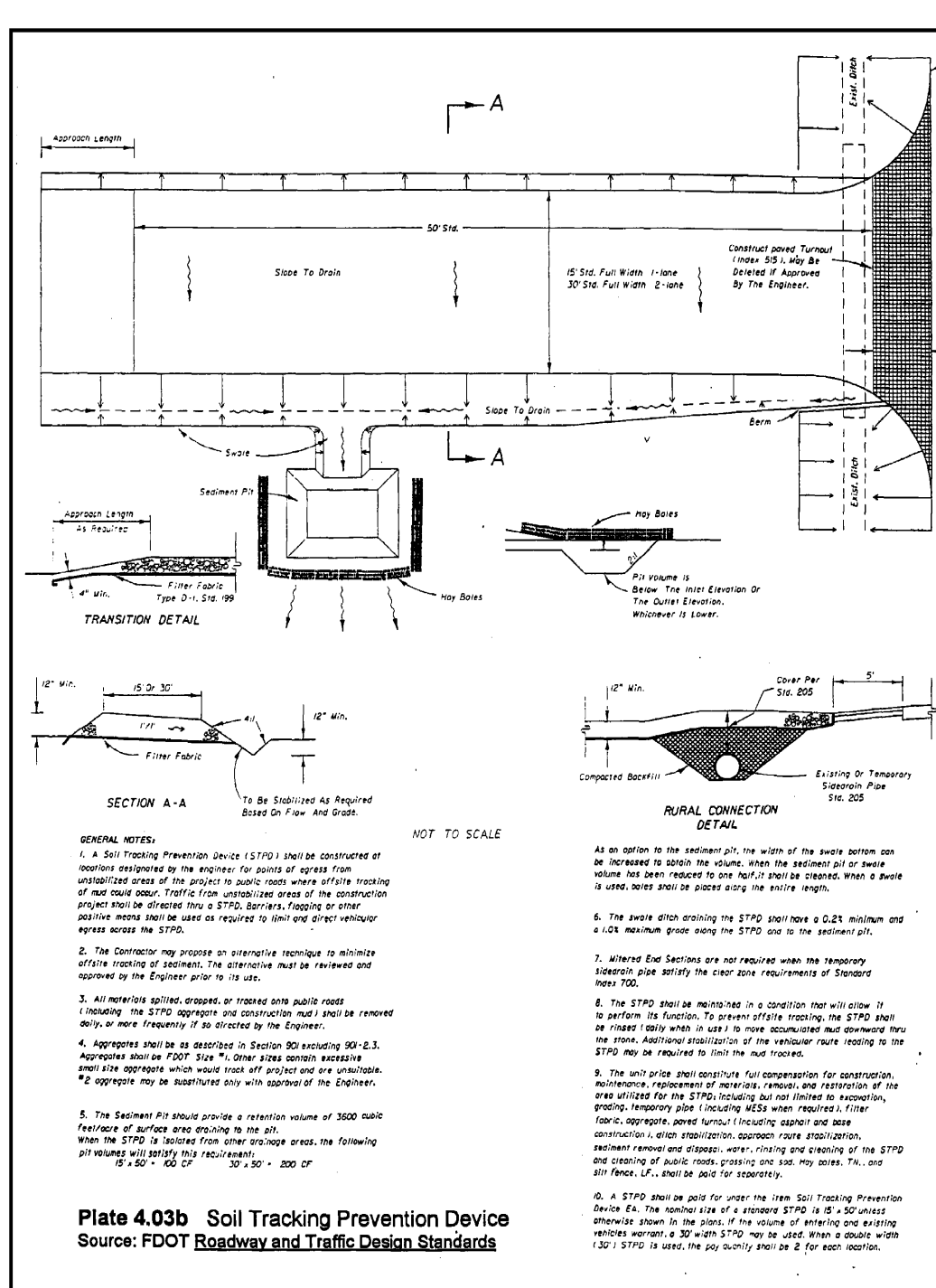


Figure 4.3b. Soil Tracking Prevention Device
Source: FDOT Roadway and Traffic Design Standards

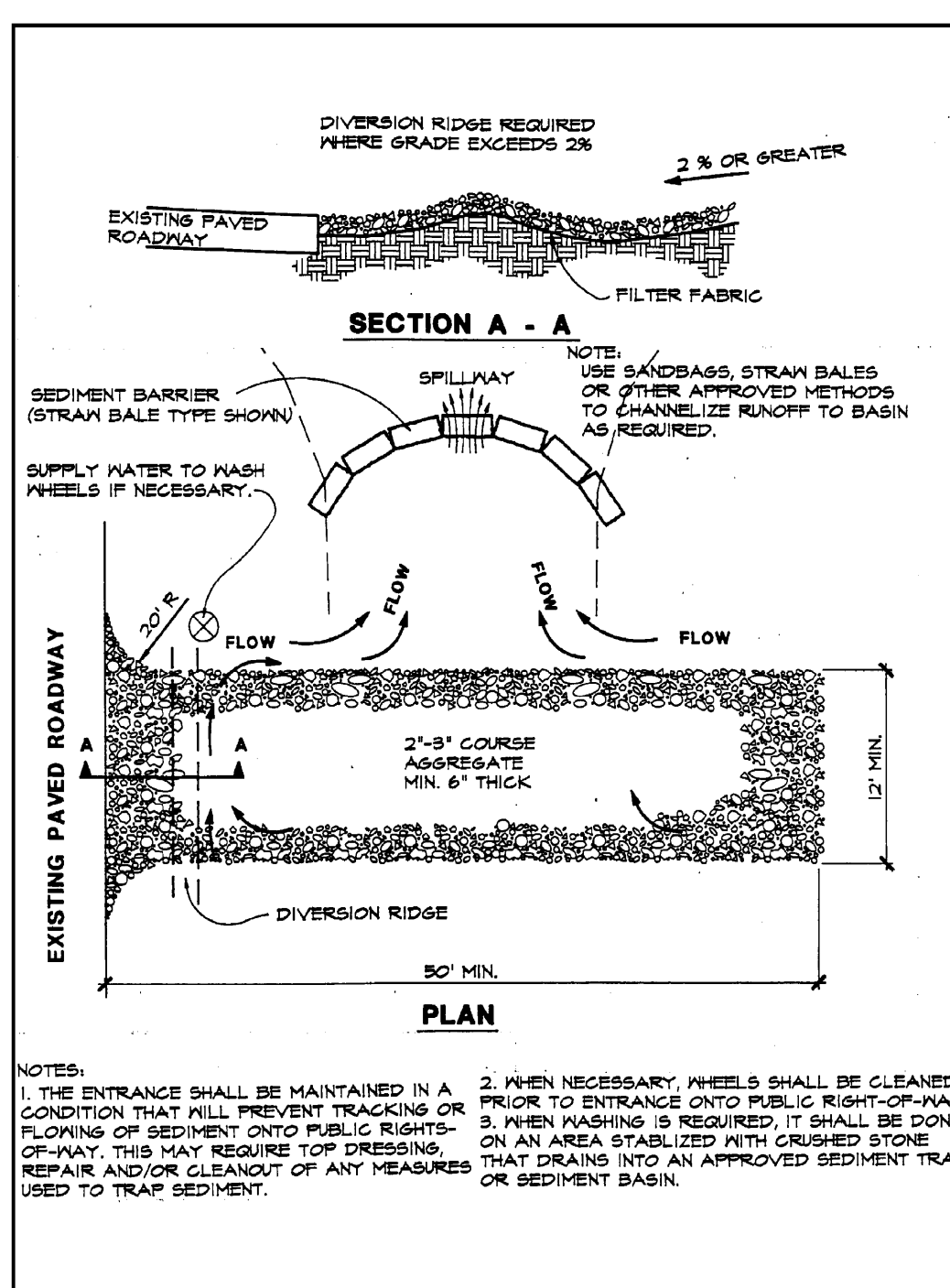


Figure 4.3a. Temporary Gravel Construction Entrance
Source: Erosion Draw

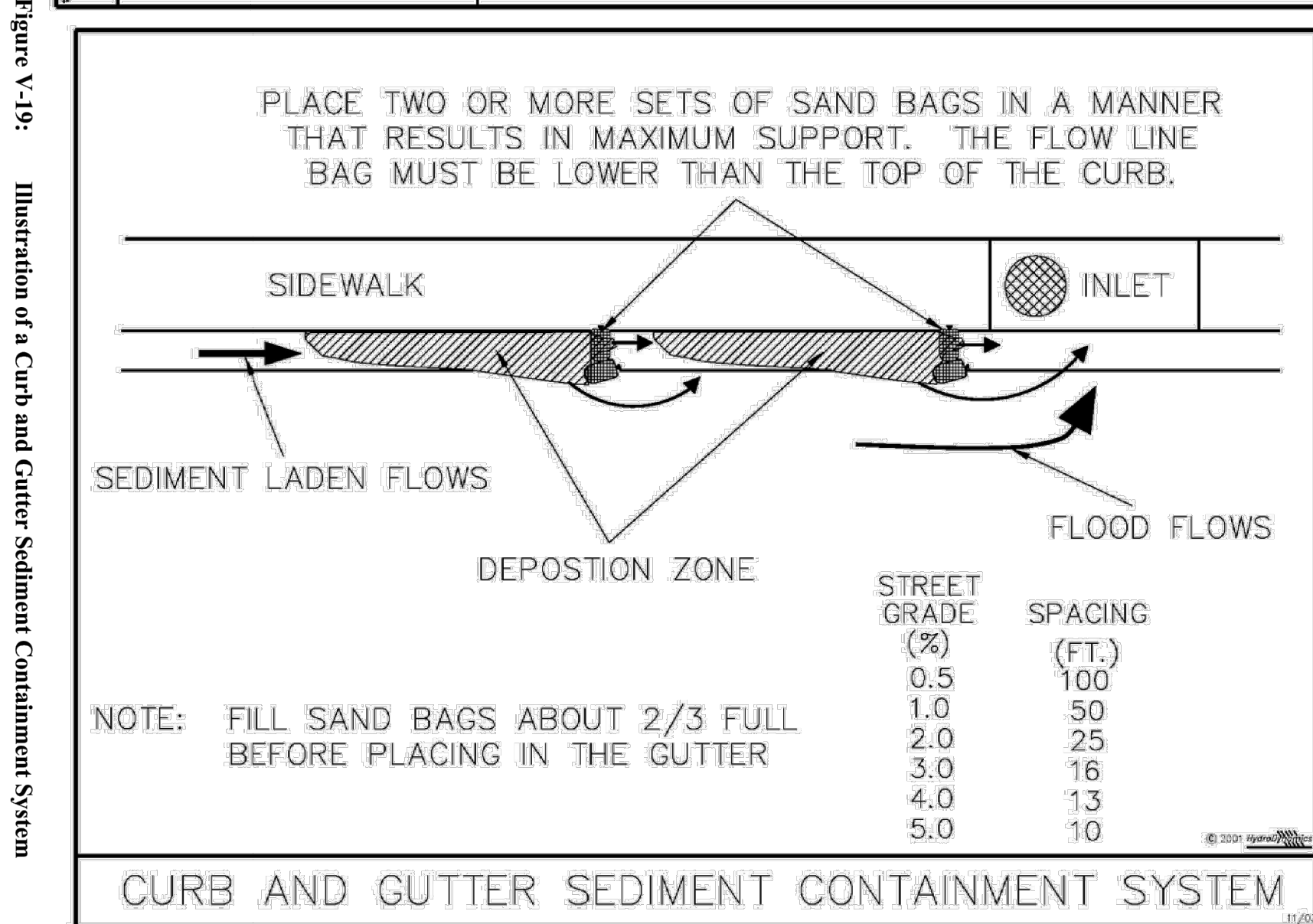
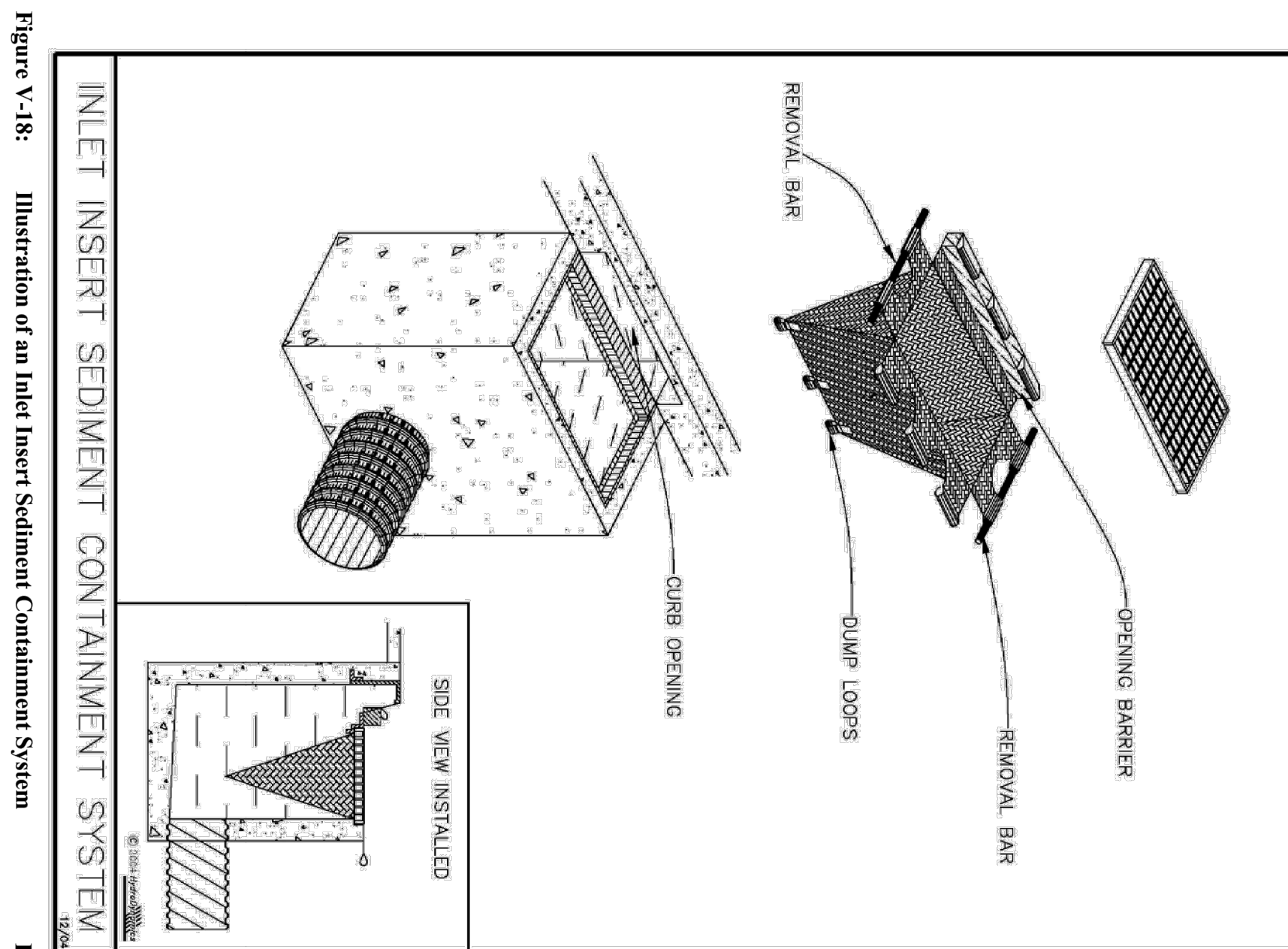
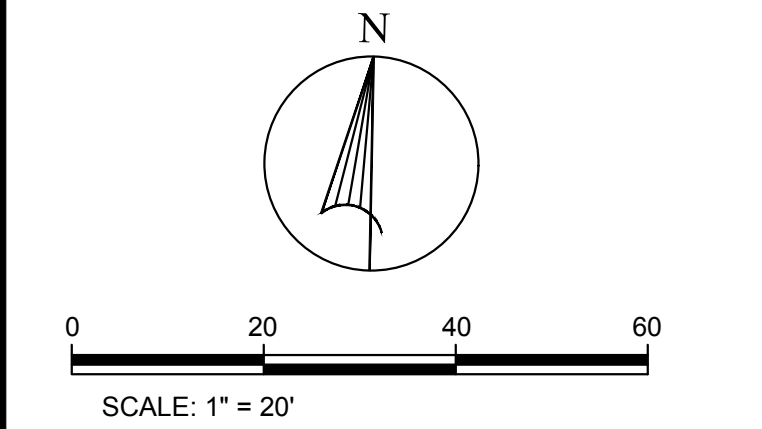


Figure V-18. Illustration of an Inlet Insert Sediment Containment System
Figure V-19. Illustration of a Curb and Gutter Sediment Containment System

Issued:	Date:
A ISSUED FOR PERMITS	01/23/23
B	
C	
D	
Revisions:	Date:
1	
2	
3	
4	
5	
6	



Scott K. Stannard, P.E.

FL P.E. No. 50565 SEAL

This item has been digitally signed and sealed by Scott K. Stannard, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



Site Engineering • Landscape Architects

Commercial Site Solutions, Inc.

FL C.O.A Number: 27575
21764 State Road 54
Lutz, FL 33549
(813) 885-2032
www.css-eng.com

FLAGSHIP
COMPANIES
GROUP LLC

2406 CYPRESS GLEN DRIVE
SUITE 102
WESLEY CHAPEL, FL 33543
PH: 813-335-5929
CONTACT: RON ROBERTS

Client Name:

PRETTY POND
SELF-STORAGE

US HIGHWAY 301 (GAUL BLVD)
AT PRETTY POND ROAD
ZEPHYRHILLS, FL

Project Name & Location:

EROSION
CONTROL
DETAILS

Drawing Name:

Date: 05/20/22

Revised: XXX

Drawn: sks

Checked: SKS

Drawing No.

C-4.1

7.6 Sodding

Conditions Where Practice Applies

- Disturbed areas that require immediate vegetative covers, or where sodding is preferred to other means of grass establishment.
- The following locations are particularly suited to stabilization with sod:
 - Slopes and buffer strips.
 - Waterways and swales, especially around drop inlets.
 - Residential or commercial lawns where quick use or aesthetics are factors.

Specifications

Soil Preparation

- Prior to soil preparation, areas to be sodded shall be brought to final grade in accordance with the approved plan. These operations should leave as much topsoil as possible or replace the topsoil to a depth of 4 inches (10 cm) (see Figure 7.6a).
- Soil tests should be carried out to determine the exact requirements for lime. They may be conducted by the state Soil Testing Laboratory at the University of Florida or a reputable commercial laboratory. Information on state soil tests is available from county Cooperative Extension agents. When a soil test is not carried out, pulverized agricultural limestone may be added at a rate of 100 pounds per 1,000 square feet (2 tons/acre).
- Before sod is laid, the soil surface shall be clear of trash, debris, roots, branches, stones, and clods more than 2 inches (5 cm) in length or diameter. Sod shall not be applied to gravel or other non-soil surfaces.
- Any irregularities in the soil surface resulting from topsoil or other operations shall be filled or leveled to prevent the formation of depressions or water pockets.
- Areas to be topsoiled and the topsoil used shall fulfill the requirements of TOPSOILING (in this chapter). No sod shall be spread on soil that has been treated with soil sterilants until enough time has elapsed to permit the dissipation of toxic materials.

Sod Quality

- Sod should be free of weeds and undesirable coarse weedy grasses. If possible, Certified or Approved turfgrass sod should be used.
- Sod shall be machine cut at a uniform soil thickness of ¾ inch (20 mm), plus or minus ¼ inch (6 mm), at the time of cutting. This thickness shall exclude root growth and thatch.
- Pieces of sod shall be cut to the supplier's standard width and length, with a maximum allowable deviation in any dimension of 5%. Torn or uneven pads are not acceptable.
- Standard-size sections of sod shall be strong enough to support their own weight and retain their size and shape when suspended from a firm grasp on one end of the section.
- Sod shall not be cut or laid in excessively wet or dry weather.
- Sod shall be harvested, delivered, and installed within 36 hours.

Installation

Solid Sodding

- Irrigate areas to be sodded with a minimum of ½ inch (13 mm) of water, unless recent rains have provided an equivalent amount of moisture (see Figure 7.6b).
- The first row of sod shall be laid in a straight line, with subsequent rows placed parallel to and butting tightly against each other. Lateral joints shall be staggered to promote more uniform growth and strength. Care shall be exercised to ensure that the sod is not stretched or overlapped and that all joints are butted tightly to prevent voids that would dry out the roots.
- On slopes of 3:1 or greater, or wherever erosion may be a problem, sod shall be laid with staggered joints and secured by pegging or other approved methods. Sod shall be installed with the length perpendicular to the slope (on the contour). Begin laying sod at the bottom of the slope and work uphill. On very steep slopes, the use of ladders facilitates the work and prevents damage to the sod.
- Surface water flow cannot always be diverted from the face of the slope, but a capping strip of heavy jute or erosion netting, properly secured, along the crown of the slope provides extra protection against the lifting and undercutting of sod. The same technique is used to fortify sod in water-carrying channels and other critical areas. Use wire staples to anchor heavy jute or erosion netting in channels.

- As the sodding of clearly defined areas is completed, sod shall be rolled or tamped to provide firm contact between roots and soil.
- After rolling, sod shall be irrigated deeply enough that the underside of the sod pad and the soil 4 inches (10 cm) below the sod are thoroughly wet.
- During the first week, in the absence of adequate rainfall, watering shall be performed as often as necessary to maintain moist soil to a depth of at least 4 inches (10 cm).
- The first mowing shall not be attempted until the sod is firmly rooted, usually after 2 to 3 weeks. Not more than one-third of the grass leaf should be removed at any one cutting.
- Two to 4 weeks after sod is laid, fertilize at an application rate of 300 pounds per acre or 6.7 pounds per 1,000 square feet with 15-0-15 or 15-2-15 slow release.

Spot Sodding

- Spot sodding is the planting of plugs or blocks, a minimum of 4 inches (10 cm) in diameter or square, of sod at measured intervals. The plugs or blocks should be placed 1 foot (30 cm) apart.
- Sod spots in a row should be placed alternately and not directly opposite sod spots in adjacent rows.
- Fit the plugs or blocks tightly into the prepared holes and tamp them firmly into place.
- Irrigate deeply enough that the underside of the sod spot and the soil 4 inches (10 cm) below the sod are thoroughly wet.

Strip Sodding

- Areas to be strip sodded should be fertilized, limed, prepared, and smoothed as in solid sodding.
- Lay the strips end to end in rows 1 to 1½ feet (30 to 45 cm) apart, with the strips a minimum of 2 to 4 inches (5 to 10 cm) wide.

- Roll or tamp the strips thoroughly to create firm contact between roots and soil.
- Irrigate deeply enough that the underside of the strips and the soil 4 inches (10 cm) below the strips are wet.

Sodded Swales and Waterways

- Care should be taken to prepare the soil adequately in accordance with this specification. The sod type shall consist of plant materials able to withstand the designed velocity (see STORMWATER CONVEYANCE CHANNEL) (in Chapter 6).
- Sod strips in swales and waterways shall be laid perpendicular to the direction of flow. Care should be taken to butt the ends of the strips tightly.
- After rolling or tamping, sod shall be pegged or stapled to resist washout during the establishment period. Chicken wire, jute, or other netting may be pegged over the sod for extra protection in critical areas.
- All other specifications for this practice shall be adhered to when sodding a swale or waterway.

Maintaining Established Sod

- After the first week, sod shall be watered as necessary to maintain adequate moisture in the root zone and prevent dormancy.
- Apply lime and fertilizer under a regular program based on soil tests and on the use and general appearance of the vegetative cover. In the absence of a soil test, apply 1 to 2 tons per acre (45 to 90 pounds/1,000 square feet) (2.24 to 4.48 t/ha) of finely ground agricultural limestone every 3 years. Apply 300 pounds per acre (6.7 pounds/1,000 square feet) of 15-0-15 or 15-2-15 slow-release fertilizer in the spring and fall.
- Mow to control weeds, improve the appearance of the vegetative cover, and reduce fire hazard, as necessary. In general, the coarser the leaf texture of the grass, the higher it should be cut. Continuous, close mowing results in a loss of vigor and reduced stand. No more than one-third of the grass leaf should be removed in any mowing.

CHAPTER 7: BEST MANAGEMENT PRACTICES-VEGETATION FOR EROSION CONTROL

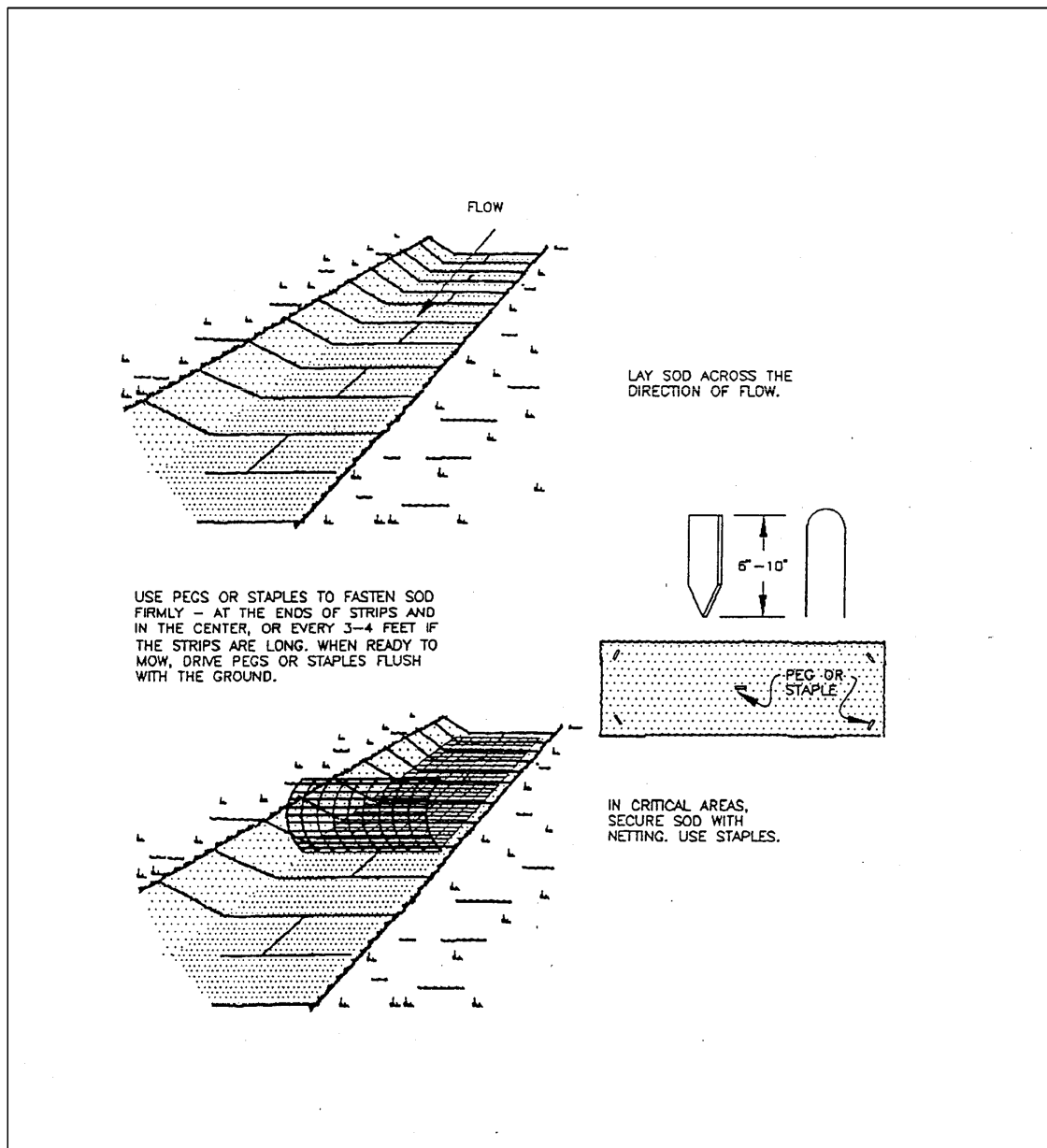


Figure 7.6b. Sodding Swales and Waterways

Source: Virginia DSWC

CHAPTER 7: BEST MANAGEMENT PRACTICES-VEGETATION FOR EROSION CONTROL

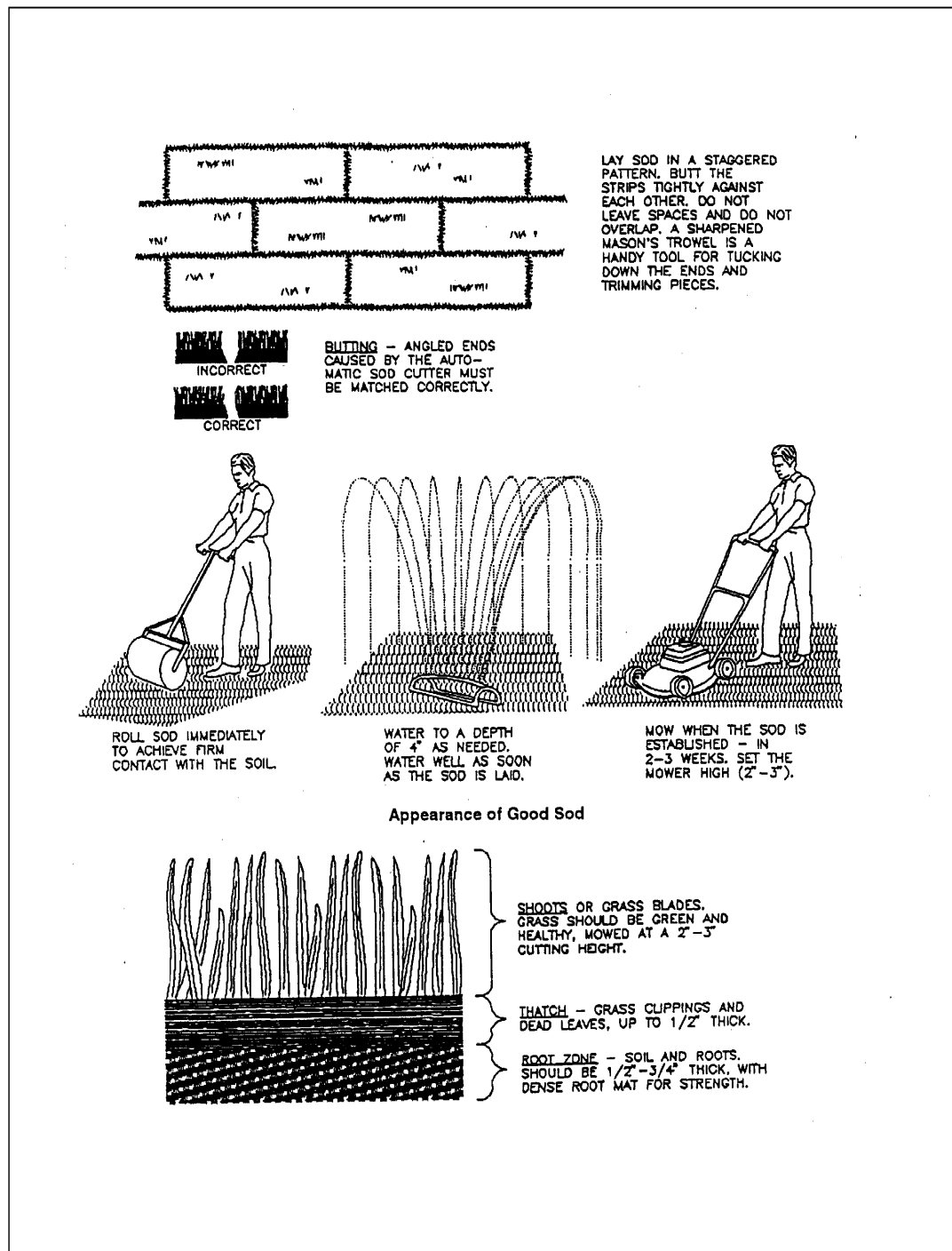


Figure 7.6a. Sodding

Source: Virginia DSWC

7.4 Temporary Seeding

Conditions Where Practice Applies

Where exposed soil surfaces are not to be fine graded for periods of 7 days or more. Such areas include denuded areas, soil stockpiles, berms, dams, the sides of sediment basins, and temporary road banks.

Specifications

Prior to seeding, install necessary erosion control practices such as berms, waterways, and basins.

Plant Selection

Select plants appropriate to the season, region, and site conditions. Consult with your local Agricultural Extension agent, county, FDEP, water management district, or FDOT office, or see Table 1.65a of the Florida Development Manual.

Seedbed Preparation

To control erosion on bare soil surfaces, plants must be able to germinate and grow. Seedbed preparation is essential. A soil test should be taken to determine liming and fertilization requirements. In the absence of a soil test, the following guidelines apply:

- Liming** – Where soils are known to be highly acid (pH 6.0 and lower), lime should be applied at the rate of 2 tons of pulverized agricultural limestone per acre.
- Fertilizer** – Shall be applied as 217.5 pounds per acre (5 pounds/1,000 square feet) (504 kg/ha) of 50% slow-release 10-20-20 or equivalent. Lime and fertilizer shall be incorporated into the top 2 to 4 inches (5 to 10 cm) of the soil. If quick-release nitrogen is used, apply 2 to 3 weeks after seed has sprouted.
- Surface Roughening** – If the area has been recently loosened or disturbed, no further roughening is required. When the area is compacted, crusted, or hardened, the soil surface shall be loosened by disking, raking, harrowing, or other acceptable means (see SURFACE ROUGHENING (in this chapter)).
- Tracking** – Tracking with bulldozer cleats is most effective on sandy soils. This practice often causes the undue compaction of the soil surface, especially in clayey soils, and does not aid plant growth as effectively as other methods of surface roughening.

Seeding

Seed shall be evenly applied with a cyclone seeder, drill, cultipacker-seeder, or hydroseeder. Small grains shall be planted no more than 1 inch deep. Grasses and legumes shall be planted no more than ¼ inch (6 mm) deep.

Mulching

- Mulch should usually be applied to reduce damage from water runoff or wind erosion, and to improve moisture conditions for seedlings. Mulching without seeding should be considered for very short-term protection. The use of mulch is a judgment decision based on the time of seeding and conditions of individual sites. When used, mulch shall be applied according to MULCHING (in this chapter).
- Seedings made on slopes in excess of 3:1, or on adverse soil conditions, or during excessively hot or dry weather, shall be mulched according to MULCHING (in this chapter).
- Seedings made during optimum spring and summer seeding dates, with favorable soil and site conditions, may not require mulch.

Re seeding

Areas that fail to establish enough vegetative cover to prevent rill erosion will be filled in with proper topsoil and reseeded as soon as they are identified.

SEED TYPES		SEED APPLICATION RATES (KILOGRAMS PER HECTARE)			
		ZONE 1 (NORTH OF INTERSTATE 4)			
		COASTAL		INLAND	
Permanent Grasses	Unhulled bermuda	6.8 kg	6.8 kg	4.5 kg	6.8 kg
	Argentine/Pensacola bahia	-	-	13.6 kg	13.6 kg
Temporary Grasses	Brown-top millet	9 kg	-	9 kg	-
	Annual ryegrass	-	9 kg	-	9 kg

Note: Bahia 1.814 kg - 3,628 kg per 93 sq m; bermuda 1.814 kg - 3,628 kg per 93 sq m. When seeding centipede grass, use approximately 5 kg of seed per hectare. Centipede may be seeded from April to September throughout Florida.

SEED TYPES		ZONE 2 (SOUTH OF INTERSTATE 4)			
		COASTAL		INLAND	
		MARCH TO OCTOBER	NOVEMBER TO MARCH	MARCH TO OCTOBER	NOVEMBER TO MARCH
Permanent Grasses	Unhulled bermuda	6.8 kg	6.8 kg	4.5 kg	6.8 kg
	Argentine/Pensacola bahia	-	-	13.6 kg	13.6 kg
Temporary Grasses	Brown-top millet	9 kg	-	9 kg	-
	Annual ryegrass	-	9 kg	-	9 kg

Note: Bahia 1.814 kg - 3,628 kg per 93 sq m; bermuda 1.814 kg - 3,628 kg per 93 sq m. When seeding centipede grass, use approximately 5 kg of seed per hectare. Centipede may be seeded from April to September throughout Florida.

7.5 Permanent Seeding

Conditions Where Practice Applies

- Disturbed areas where permanent, long-lived vegetative cover is needed to stabilize the soil.
- Rough-graded areas that will not be brought to final grade for a year or more.

Specifications

Selection of Plant Materials

- The selection of plant materials is based on climate, topography, soils, land use, and planting season. To determine which plant materials are best adapted to a specific site, see Tables 1.66b and 1.66c of the Florida Development Manual, which describe plant characteristics and list recommended varieties.
- Table 1.66a of the Florida Development Manual lists appropriate seeding mixtures for various site conditions in Florida. These mixtures are designed for general use and are known to perform well on the sites described. Adhere to these mixtures whenever feasible. Check Tables 1.66b and 1.66c for recommended varieties.

Seedbed Requirements

Vegetation should not be established on slopes that are unsuitable because of inappropriate soil texture, poor internal structure or internal drainage, a high volume of overland flow, or excessive steepness, until measures have been taken to correct these problems.

To maintain a good stand of vegetation, the soil must meet certain minimum requirements as a growth medium. The existing soil must meet the following criteria:

- Enough fine-grained material to maintain adequate moisture and nutrient supply.
- Sufficient pore space to permit root penetration. A bulk density of 1.2 to 1.5 indicates that sufficient pore space is present. A fine granular or crumb-like structure is also favorable.
- Sufficient depth to provide an adequate root zone. The depth to rock or impermeable layers such as hardpans shall be 12 inches (30 cm) or more, except on slopes steeper than 2:1, where the addition of soil is not feasible.
- A favorable pH range for plant growth. If the soil is so acid that a pH range of 6.0 to 7.0 cannot be attained by the addition of pH-modifying materials, then the soil is unsuitable for plant roots.
- Freedom from toxic amounts of materials harmful to plant growth.
- Freedom from excessive quantities of roots, branches, large stones, large clods of earth, or trash of any kind. Clods and stones may be left on slopes steeper than 3:1 if they are to be hydroseeded.

If any of the above criteria cannot be met—I.e., if the existing soil is too coarse, dense, shallow, acid, or contaminated to foster vegetation—then topsoil should be applied in accordance with TOPSOILING (in this chapter). The necessary mechanical erosion and sediment control practices will be installed prior to seeding. Grading will be carried out according to the approved plan. Surfaces will be roughened in accordance with SURFACE ROUGHENING (in this chapter).

Soil Conditioners

To modify the texture, structure, or drainage characteristics of a soil, the following materials may be added to the soil:

- Peat shall be sphagnum moss peat, hypanum moss peat, reed-sedge peat, or peat humus from freshwater sources. Peat shall be shredded and conditioned in storage piles for at least 6 months after excavation.
- Sand shall be clean and free of toxic materials.
- Vermiculite shall be horizontal grade and free of toxic substances.
- Composted manure shall be stable or cattle manure not containing undue amounts of straw or other bedding materials or toxic chemicals. Phosphorus shall be limited to soil test recommendations.
- Thoroughly rotted sawdust shall be 6 pounds of nitrogen added to each cubic yard (3.5 kg/m³) and shall be free of stones, sticks, and toxic substances.
- Where local ordinances permit, treated sewage sludge may be used in accordance with local, state, and federal regulations. The use of treated sewage sludge shall be limited to soil test recommendations.

Lime and Fertilizer

Lime and fertilizer needs should be determined by soil tests. Soil tests may be performed by the Cooperative Extension Service Soil Testing Laboratory at the University of Florida, or by a reputable commercial laboratory. Information on the state's Soil Testing Laboratory is available from county extension agents. Under unusual conditions where it is not possible to obtain a soil test, the following soil amendments will be applied:

- LIME:** 2 tons per acre finely ground agricultural or dolomitic limestone (90 pounds per 1,000 square feet) (4.48 t/ha)
- FERTILIZER:** Mixed grasses and legumes: 150 pounds per acre of 5-25-10 (3.5 pounds per 1,000 square feet)

Legume stands only: 150 pounds per acre of 5-20-10 (3.5 pounds per 1,000 square feet)

Grass stands only: 870 pounds per acre of 5-5-10 (1.12 t/ha) and 57 pounds of 38-0-0 in spring (1.3 pounds per 1,000 square feet)

220 pounds per acre of 10-5-10 and 57 pounds of 38-0-0 in fall (1.3 pounds per 1,000 square feet)

Other fertilizer formulations may be used, provided they supply the same amounts and proportions of plant nutrients.

Lime and fertilizer shall be incorporated into the top 4 to 6 inches (10 to 15 cm) of the soil by disking or other means. When applying lime and fertilizer with a hydroseeder, apply to a rough, loose surface.

Seeding

- Certified seed should be used for all permanent seeding whenever possible.
- Legume seed should be inoculated with the inoculant appropriate to the species. The seed of lespedeza, crown vetch, and clovers should be scarified to promote uniform germination.
- Apply seed uniformly with a cyclone seeder, drill, cultipacker-seeder, or hydroseeder on a firm, friable seedbed. The maximum seeding depth should be ¼ inch.
- During hydroseeding, to avoid seed damage, it is recommended that if a machinery breakdown of 30 minutes to 2 hours occurs, 50% more seed be added to the tank, based on the proportion of the slurry remaining in the tank. Beyond 2 hours, a full rate of new seed may be necessary. Often hydroseeding contractors prefer not to apply lime in their rigs, as it is abrasive. In inaccessible areas, lime may have to be applied in pelletized or liquid form, separately. The rates of wood fiber should be at least 2,000 pounds per acre (2.24 t/ha). Surface roughening is particularly important when hydroseeding, as a roughened slope provides some natural coverage of lime, fertilizer, and seed.
- Legume inoculants should be used by the date indicated on the container. When dry seeding, use 4 times the manufacturer's

recommended rate, and use 10 times the recommended rate of inoculant when hydroseeding.

Mulching

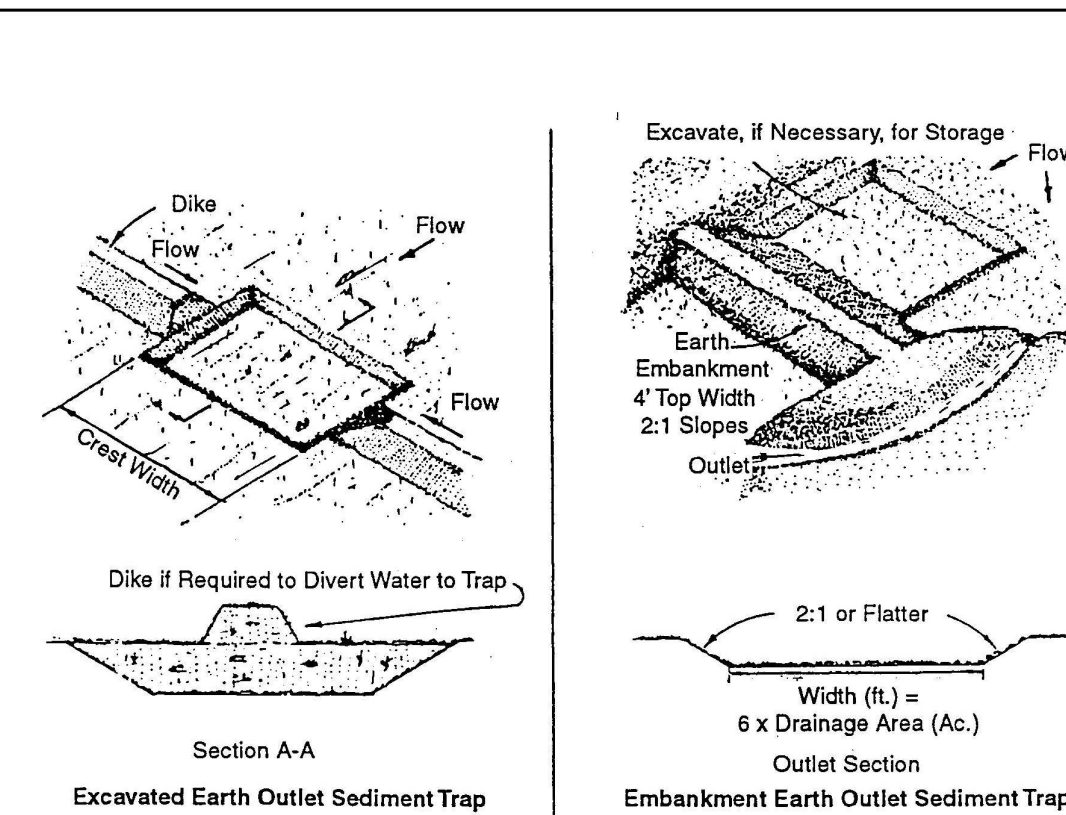
All permanent seeding must be mulched immediately upon the completion of seed application (refer to the extended discussion in MULCHING below).

Maintenance of New Seedlings

- Irrigation** – New seedlings should be supplied with adequate moisture. Supply water as needed, especially late in the season, in abnormally hot or dry weather, or on adverse sites. Water application rates should be controlled to prevent runoff. Inadequate amounts of water may be more harmful than no water.
- Re seeding** – Inspect seeded areas for failure and make necessary repairs and reseeding within the same season, if possible:
 - If vegetative cover is inadequate to prevent rill erosion, overseed and fertilize in accordance with soil test results.
 - If a stand has less than 40% cover, re-evaluate the choice of plant materials and quantities of lime and fertilizer. Re-establish the stand following seeded preparation and seeding recommendations, omitting lime and fertilizer in the absence of soil test results. **NOTE:** If vegetation has failed to grow, the soil must be tested to determine if acidity or nutrient imbalances are responsible.
- Fertilization** – Seedlings should be fertilized 1 year after planting to ensure proper stand density:
 - To established all-grass stands, apply 300 pounds per acre of 15-0-15 or 15-2-15 slow release (8.7 pounds per 1,000 square feet) between August 15 and November 15 (the first fall following seeding).
 - To legume-and-grass stands or pure legume stands, apply 150 pounds per acre of 0-20-20 (3.5 pounds per 1,000 square feet) in early May, or between August 15 and October 15.

GENERALLY, A STAND OF VEGETATION IS NOT DETERMINED TO BE FULLY ESTABLISHED UNTIL SOIL COVER HAS BEEN MAINTAINED FOR 1 FULL YEAR FROM PLANTING. DISTURBED AREAS THAT ARE TO BE STABILIZED WITH PERMANENT VEGETATION MUST BE SEEDED OR PLANTED WITHIN 15 DAYS AFTER FINAL GRADE IS REACHED, UNLESS TEMPORARY STABILIZATION IS APPLIED.

SEDIMENT TRAP



Construction Specifications

- Area under embankment shall be cleared, grubbed and stripped of any vegetation and root mat. The pool area shall be cleared.
- The fill material for the embankment shall be free of roots or other woody vegetation as well as over-sized stones, rocks, organic material, or other objectionable material. The embankment shall be compacted by traversing with equipment while it is being constructed.
- Sediment shall be removed and trap restored to its original dimensions when the sediment has accumulated to 1/2 the design depth of the trap. Removed sediment shall be deposited in a suitable area and in such a manner that it will not erode.
- The structure shall be inspected after each rain and repairs made as needed.
- Construction operations shall be carried out in such a manner that erosion and water pollution are minimized.
- Tile structure shall be removed and area stabilized when the drainage area has been properly stabilized.
- All out and fill slopes shall be 2:1 or flatter.
- Outlet crest elevation shall be at least one foot below the top of the embankment.

Plate 4.25a Earth Outlet Sediment Trap

Source: NRCS

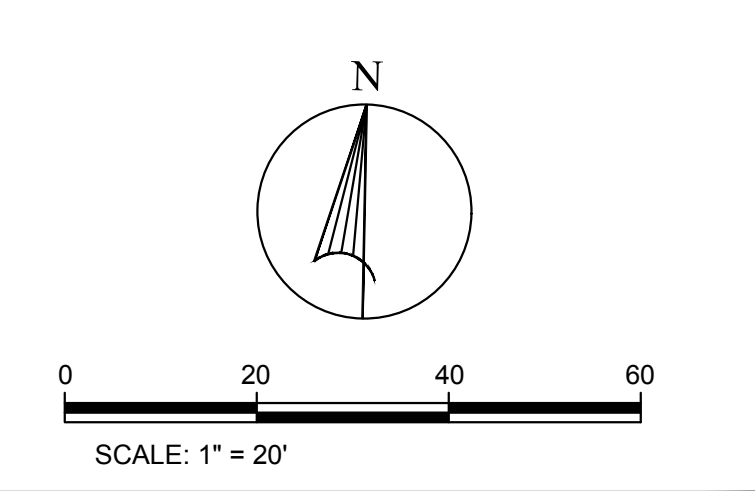
Construction Specifications

- The area under the embankment shall be cleared, grubbed, and stripped of any vegetation and root mat. To facilitate cleanout, the pool area should be cleared.
- Fill material for the embankment shall be free of roots or other woody vegetation, organic material, large stones, and other objectionable material. The embankment should be compacted in 8 inch (20 cm) layers by traversing with construction equipment.
- The earthen embankment shall be seeded with temporary or permanent vegetation (see Sections 6.65 and 6.66) within 15 days of construction.
- Construction operations shall be carried out so that erosion and water pollution are minimized.
- The structure shall be removed and the area stabilized when the upslope drainage area has been stabilized.

Maintenance

- Sediment shall be removed and the trap restored to its original dimensions when the sediment has accumulated to 1/2 the design volume of the trap. Sediment removed from the basin shall be deposited in a suitable area and in such a manner that it will not erode.
- The structure should be checked regularly to insure that it is structurally sound and has not been damaged by erosion or construction equipment. The height of the outlet should be checked to ensure that its center is at least one foot (30 cm) below the top of the embankment.

Issued:	Date:
A ISSUED FOR PERMITS	01/23/23
B	
C	
D	
Revisions:	Date:
1	
2	
3	
4	
5	
6	



Scott K. Stannard, P.E.
FL P.E. No. 50565 SEAL
This item has been digitally signed and sealed by Scott K. Stannard, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



Site Engineering • Landscape Architects

Commercial Site Solutions, Inc.

FL C.O.A Number: 27575

21764 State Road 54

Lutz, FL 33549

(813) 885-2032

www.css-eng.com

FLAGSHIP COMPANIES GROUP LLC

2406 CYPRESS GLEN DRIVE

SUITE 102

WESLEY CHAPEL, FL 33543

PH: 813-335-5929

CONTACT: RON ROBERTS

Client Name:

PRETTY POND SELF-STORAGE

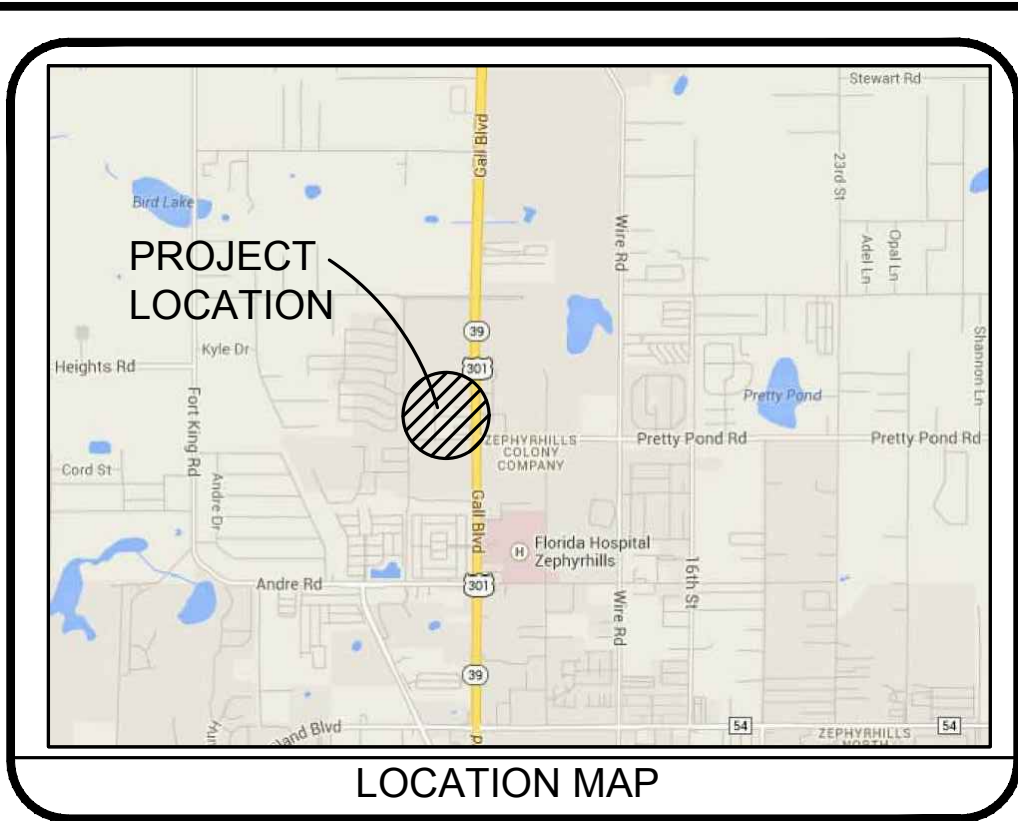
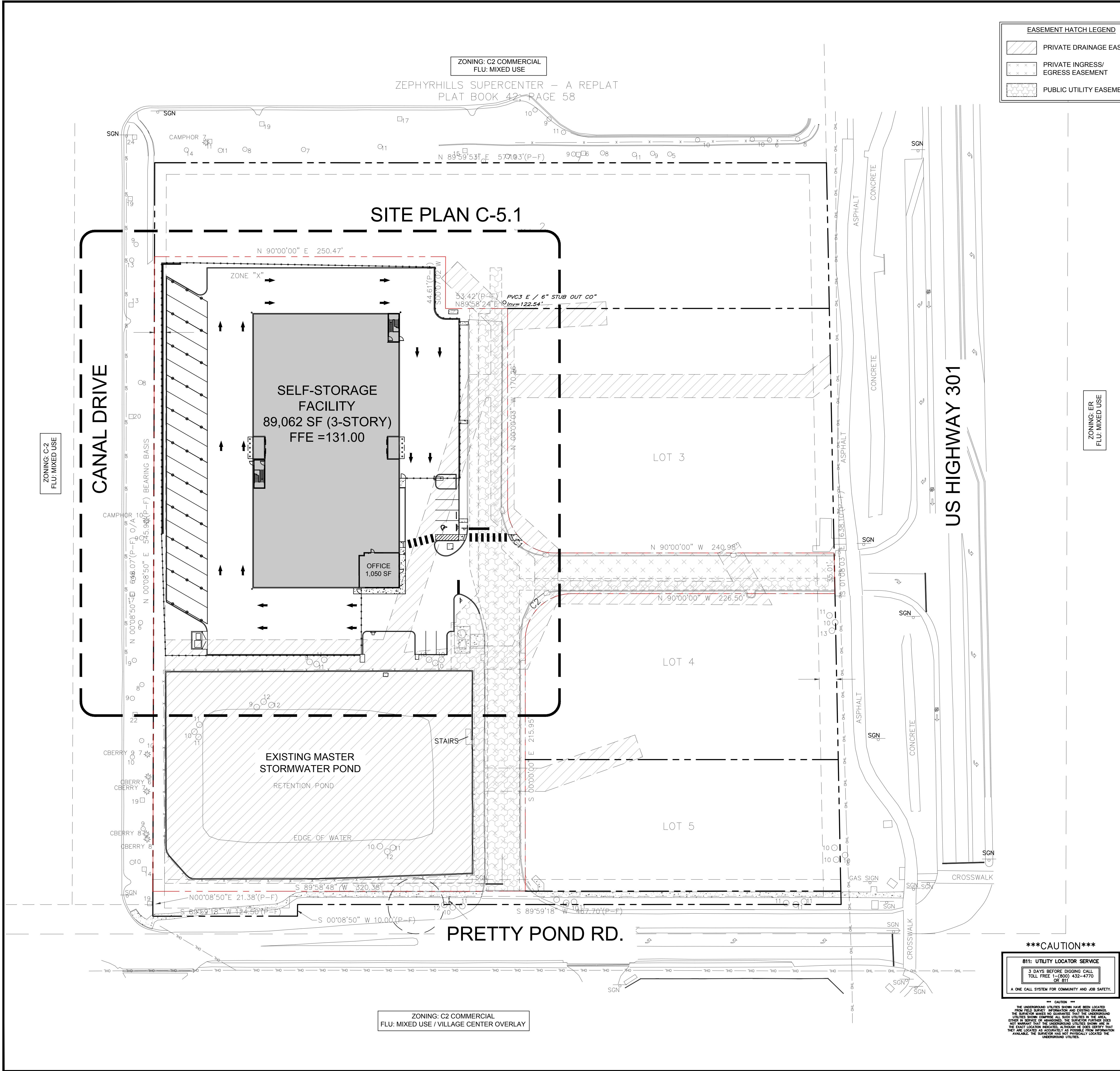
US HIGHWAY 301 (GAUL BLVD)

AT PRETTY POND ROAD

ZEPHYRHILLS, FL

Project Name & Location:

EROSION CONTROL DETAILS	
Drawing Name:	Drawing No.
Date: 05/20/22	C-4.1
Revised: XXX	
Drawn: sks	
Checked: SKS	



PROJECT DATA
PROPERTY LOCATION:
NW CORNER OF PRETTY POND ROAD AND GALL BLVD
SIZE: 4.092 ACRES (178,260 SF)

PREVIOUS ZONING APPLICATIONS:
PLAT - PB90-PN96 APPROVED 10/24/22
CUP - XX-XXXX APPROVED 12/20/22

PARCEL ID:
34-25-21-0190-00000-0010

PROPERTY ZONING: C-2 COMMUNITY COMMERCIAL

BUILDING SETBACK REQUIREMENTS:

FRONT: 30 FT
SIDE: 5 FT
REAR: 20 FT

BUILDING BUFFER REQUIREMENTS:

EAST (FRONT): 15'
SOUTH (PRETTY POND RD): 7' TYPE D BUFFER
NORTH (SIDE): 10' TYPE A BUFFER
WEST (CANAL DRIVE): 10' TYPE D BUFFER
INTERNAL: 5' BUFFER

MAXIMUM BUILDING HEIGHT:

FRONT: ALLOWED 44 FT PROPOSED 44 FT

TOTAL PROPOSED SELF-STORAGE SF: 89,062 SF (3-STORY)
1ST FLOOR SF - 29,687 SF

PARKING REQUIRED:

OFFICE - 1 SPACE PER 200 SF = 1,050 SF / 200 SF = 5 SPACES
WAREHOUSE - 1 SPACE PER 2 EMPLOYEES MAX SHIFT = 2 SPACES

TOTAL REQUIRED: 7
PROVIDED: 7
RV / BOAT PARKING: 20

MAXIMUM ALLOWABLE F.A.R.: 0.50
PROPOSED F.A.R.: 0.50

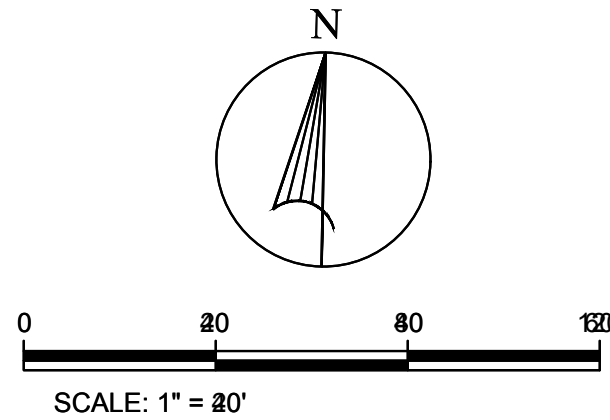
I.S.R.:
REQUIRED: 0.80 MAXIMUM
PROVIDED: 0.60
P.S.R.:
REQUIRED: 0.20 MAXIMUM
PROVIDED: 0.40

MASTER DRAINAGE PERMIT#: 43042696.003
ALLOWABLE IMPERVIOUS AREA FOR POND: 43042696.005
FEMA FLOOD ZONE DESIGNATION: X & AE
FLOOD PLAIN COMPENSATION SATISFIED UNDER EXISTING SWFWMD PERMIT

GENERAL SITE NOTES

- ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON ALL CURBING ADJACENT TO CONCRETE PAVING SHALL BE 6" INTEGRAL CURBING. CURB AND GUTTER NEXT TO ASPHALT SHALL BE TYPE 'D' CURB AND GUTTER.
- DEMOLITION OF EXISTING PAVEMENT AND UTILITIES IS A PART OF THIS CONSTRUCTION PACKAGE. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS AND STEPS TO INSURE THAT ALL ADJOINING PROPERTIES ARE PROTECTED FROM DAMAGE AND TO INSURE THAT ALL ADJOINING PROPERTIES RETAIN ALL UTILITY SERVICES DURING THE DURATION OF THE CONSTRUCTION.
- IF DEMOLITION OR CONSTRUCTION ON SITE WILL INTERFERE WITH THE ADJACENT PROPERTY OWNERS TRAFFIC FLOW, THE CONTRACTOR SHALL COORDINATE WITH THE ADJACENT PROPERTY OWNER, TO MINIMIZE THE IMPACT ON TRAFFIC FLOW. TEMPORARY RE-ROUTING OF TRAFFIC IS TO BE ACCOMPLISHED BY USING DOT APPROVED TRAFFIC BARRICADES, BARRELS, AND/OR CONES. TEMPORARY SIGNAGE AND FLAGMEN MAY BE ALSO NECESSARY.
- CONTRACTOR TO PROTECT ALL EXISTING LANDSCAPE NOTED TO BE SAVED.
- ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEEDED/SODDED, FERTILIZED, MULCHED AND WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- THE PROPOSED ON-SITE STORMWATER POND WILL SERVE THE ENTIRE DEVELOPMENT PROPERTY.
- THE LOCATION OF THE CONSTRUCTION FENCE ON THE DRAWINGS IS FOR GRAPHICAL REPRESENTATION ONLY. THE CONTRACTOR IS TO ENSURE THAT THE CONSTRUCTION FENCE ENCOMPASSES THE ENTIRE WORK AREA.
- ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE TO FACE OF CURB, OUTSIDE FACE OF BUILDING (BLOCK), OR CENTERLINE OF PARKING BAY, REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS OF ALL ENTRY/EXIT PORCHES AND PRECISE BUILDING DIMENSIONS.
- UNLESS OTHERWISE NOTED, ON-SITE PAVEMENT SHALL BE STANDARD DUTY ASPHALT.
- ALL HANDICAP SPACES ARE TO RECEIVE A HANDICAP SIGN AND SYMBOL PAINTED ON THE ASPHALT. STALL(S) ADJACENT TO THE FIVE (5) FOOT STRIPED AISLES ARE TO RECEIVE A "VAN ACCESSIBLE" SIGN IN ADDITION TO THE ABOVE. STRIPING TO BE BLUE.
- STOP SIGNS SHALL MEET THE CRITERIA OF THE FLORIDA DEPARTMENT OF TRANSPORTATION AND MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL BUILDING PLANS AND SPECIFICATIONS.
- THE GENERAL CONTRACTOR IS TO COORDINATE WITH THE APPROPRIATE UTILITY COMPANIES PRIOR TO CONSTRUCTION, ADJUSTMENT, OR RELOCATION OF EXISTING UTILITIES AS DESIGNATED ON THE PLANS.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING DAMAGE TO ANY EXISTING ITEM DURING CONSTRUCTION SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS. THE CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND NOTIFY CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION START.

Issued:	Date:
A ISSUED FOR PERMITS	01/23/23
B	
C	
D	
Revisions:	Date:
1	
2	
3	
4	
5	
6	



Scott K. Stannard, P.E.

FL P.E. No. 50565 SEAL

This item has been digitally signed and sealed by Scott K. Stannard, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



Site Engineering • Landscape Architects

Commercial Site Solutions, Inc.

FL C.O.A Number: 27575
21764 State Road 54
Lutz, FL 33549
(813) 885-2032
www.css-eng.com

FLAGSHIP COMPANIES GROUP LLC

2406 CYPRESS GLEN DRIVE
SUITE 102
WESLEY CHAPEL, FL 33543
PH: 813-335-5929
CONTACT: RON ROBERTS

Client Name:

PRETTY POND SELF-STORAGE

US HIGHWAY 301 (GAUL BLVD)
AT PRETTY POND ROAD
ZEPHYRHILLS, FL

Project Name & Location:

SITE PLAN

Drawing Name:

Date: 05/20/22

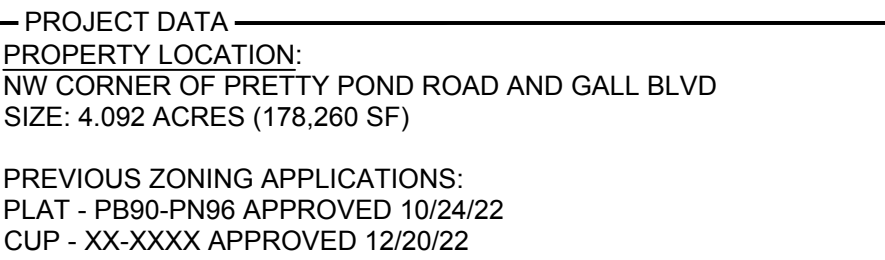
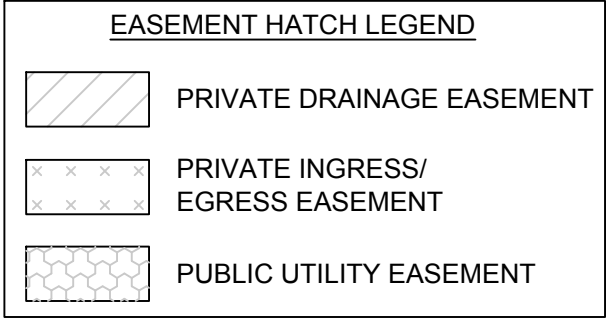
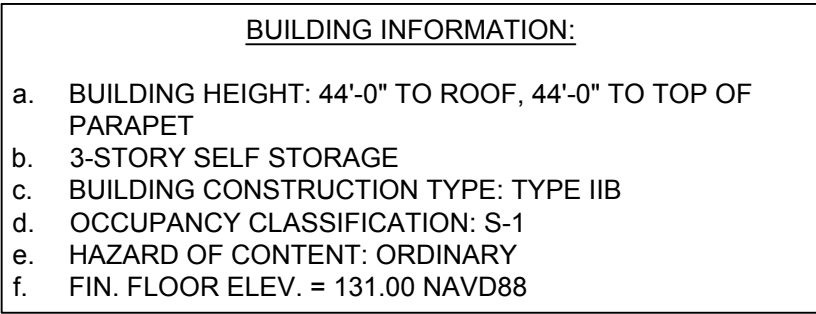
Revised: XXX

Drawn: sks

Checked: SKS

Drawing No.

C-5.0



PARCEL ID: 34-25-21-0190-00000-0010

PROPERTY ZONING: C-2 COMMUNITY COMMERCIAL

BUILDING SETBACK REQUIREMENTS:
FRONT: 30 FT
SIDE: 5 FT
REAR: 20 FT

BUILDING BUFFER REQUIREMENTS:
EAST (FRONT): 15'
SOUTH (PRETY POND RD): 7' TYPE D BUFFER
NORTH (SIDE): 10' TYPE A BUFFER
WEST (CANAL DRIVE): 10' TYPE D BUFFER
INTERNAL: 5' BUFFER

MAXIMUM BUILDING HEIGHT:

	<u>ALLOWED</u>	<u>PROPOSED</u>
FRONT:	44 FT	44 FT

TOTAL PROPOSED SELF-STORAGE SF: 89,062 SF (3-STORY)
1ST FLOOR SF - 29,687 SF

PARKING REQUIRED:
OFFICE - 1 SPACE PER 200 SF = 1,050 SF / 200 SF = 5 SPACES
WAREHOUSE - 1 SPACE PER 2 EMPLOYEES MAX SHIFT = 2 SPACES

TOTAL REQUIRED:	7
PROVIDED:	7
RV / BOAT PARKING:	20

MAXIMUM ALLOWABLE F.A.R.: 0.50
PROPOSED F.A.R.: 0.50

I.S.R.:
REQUIRED: 0.80 MAXIMUM
PROVIDED: 0.60
P.S.R.:
REQUIRED: 0.20 MAXIMUM
PROVIDED: 0.40

MASTER DRAINAGE PERMIT#: 43042696.003
43042696.005

ALLOWABLE IMPERVIOUS AREA FOR POND: 85%
FEMA FLOOD ZONE DESIGNATION: X & AE
SWFLOOD PLAIN COMPENSATION SATISFIED UNDER EXISTING FLOODWMD PERMIT*

- ## GENERAL SITE NOTES
- A. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- B. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON ALL CURBING AND ADJACENT TO CONCRETE PAVING SHALL BE 6" INTERGAL CURBING, CURB AND GUTTER NEXT TO ASPHALT SHALL BE TYPE "C" INTERGAL GUTTER.
- C. DEMOLITION OF EXISTING PAVEMENT AND UTILITIES IS A PART OF THIS CONSTRUCTION PACKAGE. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS AND STEPS TO INSURE THAT ALL ADJOINING PROPERTIES ARE PROTECTED FROM DAMAGE AND TO INSURE THAT ALL ADJOINING PROPERTIES RETAIN ALL UTILITY SERVICES DURING THE DURATION OF THE CONSTRUCTION.
- D. IF DEMOLITION OR CONSTRUCTION ON SITE WILL INTERFERE WITH THE ADJACENT PROPERTY OWNER'S TRAFFIC FLOW, THE CONTRACTOR SHALL COORDINATE WITH THE ADJACENT PROPERTY OWNER, TO MINIMIZE THE IMPACT ON TRAFFIC FLOW. TEMPORARY RE-ROUTING OF TRAFFIC IS TO BE ACCOMPLISHED BY BARRICADING APPROVED TRAFFIC BARRICADES, BARRELS, AND/OR CONES. TEMPORARY SIGNAGE AND FLAGMEN MAY BE ALSO NECESSARY.
- E. CONTRACTOR TO PROTECT ALL EXISTING LANDSCAPE NOTED TO BE SAVED. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED TO MATCH EXISTING SLOPES OR TO MEET THE SPECIFIED SLOPE. SOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEEDED/SODDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARD GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED BY ROAD REPAIRS ARE TO BE ACCEPTED AS EXISTING. THE PROPOSED AREA WILL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- G. THE PROPOSED ON-SITE STORMWATER POND WILL SERVE THE ENTIRE DEVELOPMENT PROPERTY.
- H. THE LOCATION OF THE CONSTRUCTION FENCE ON THE DRAWINGS IS FOR GRAPHICAL REPRESENTATION ONLY. THE CONTRACTOR IS TO ENSURE THE FENCE IS LOCATED TO MEET THE REQUIREMENTS OF THE PROPOSED AREA.
- I. ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE TO FACE OF CURB, OUTSIDE FACE OF BUILDING (BLOCK), OR CENTERLINE OF PARKING BAY. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS OF ALL ENTRY/EXIT PORCHES AND PRECISE BUILDING DIMENSIONS.
- J. UNLESS OTHERWISE NOTED, ON-SITE PAVEMENT SHALL BE STANDARD DUTY ASPHALT.
- K. ALL HANDICAP SPACES ARE TO RECEIVE A HANDICAP SIGN AND SYMBOL. PAINTED ON THE ASPHALT. STALL(S) ADJACENT TO THE FIVE (5)' FOOT STRIPED AISLES ARE TO RECEIVE A "VAN ACCESSIBLE" SIGN IN ADDITION TO THE ABOVE. SIGN IS TO BE BLUE.
- L. STOP SIGNS SHALL MEET THE CRITERIA OF THE FLORIDA DEPARTMENT OF TRANSPORTATION AND MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- M. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL BUILDING PLANS AND SPECIFICATIONS.
- N. THE GENERAL CONTRACTOR IS TO COORDINATE WITH THE APPROPRIATE UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION MOVEMENT, OR RELOCATION OF EXISTING UTILITIES AS DESIGNATED ON THE PLANS.
- O. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING DAMAGE TO ANY EXISTING ITEM DURING CONSTRUCTION SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS. THE CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND NOTIFY CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION START.

Scott K. Stannard, P.E.	
FL P.E. No. 50565	SEAL
This item has been digitally signed and sealed by Scott K. Stannard, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.	
	
Site Engineering • Landscape Architects	
Commercial Site Solutions, Inc.	
FL C.O.A Number: 27575	
21764 State Road 54	
Lutz, FL 33549	
(813) 885-2032	
www.css-eng.com	

**FLAGSHIP
COMPANIES
GROUP LLC**

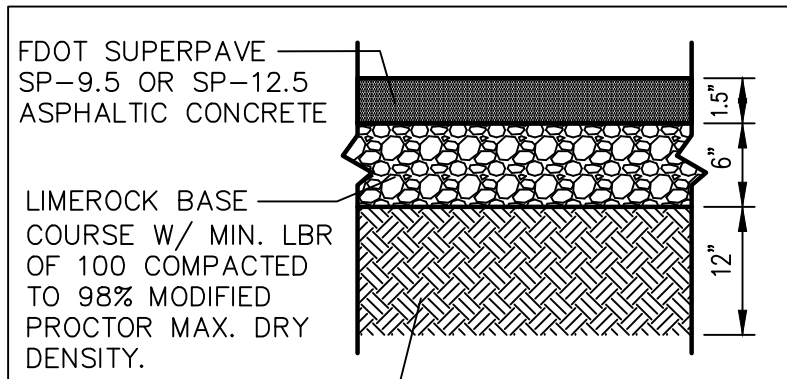
2406 CYPRESS GLEN DRIVE
SUITE 102
WESLEY CHAPEL, FL 33543
PH: 813-335-5929
CONTACT: RON ROBERTS

Client Name:

PRETTY POND SELF-STORAGE

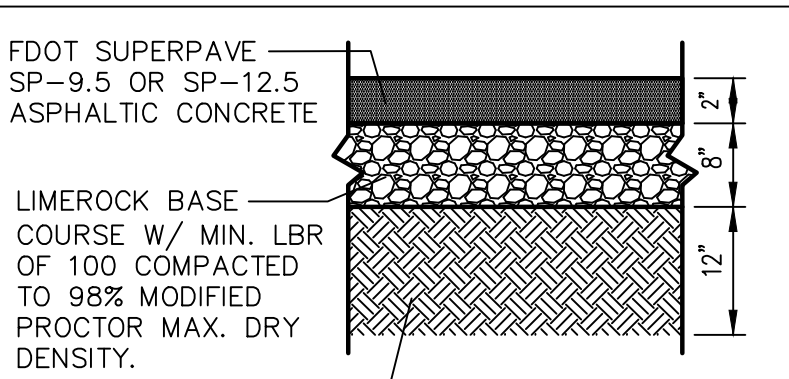
US HIGHWAY 301 (GAUL BLVD)
AT PRETTY POND ROAD
ZEPHYRHILLS, FL

DIMENSION PLAN	
Drawing Name:	Drawing No. C-5.2
Date: 05/20/22	
Revised: XXX	
Drawn: sks	
Checked: SKS	



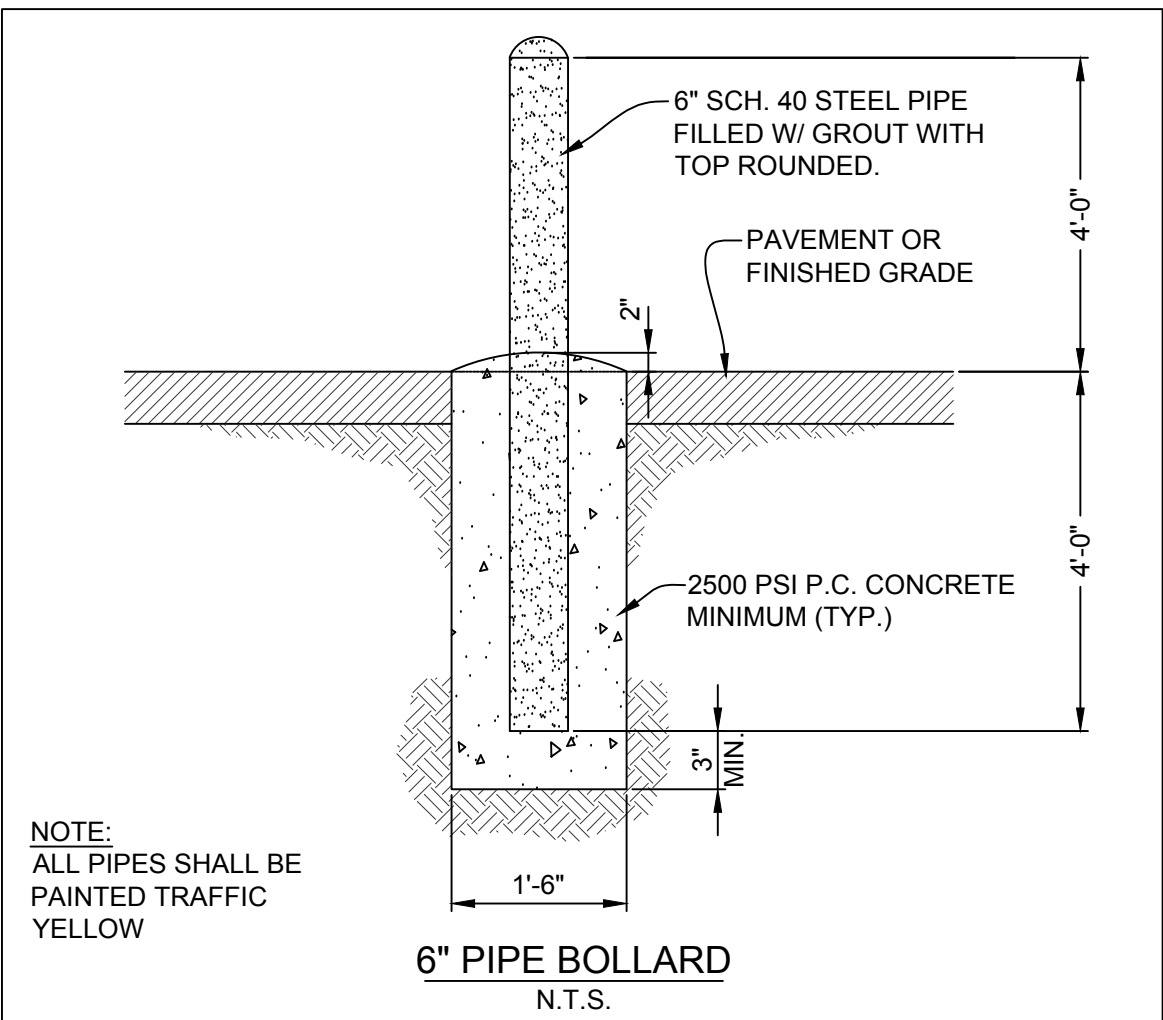
STD. DUTY PAVEMENT SECTION
FOR USE ON SITE
(N.T.S.)

NOTE: ON-SITE ASPHALT PAVEMENT DESIGN BASED ON GEOTECHNICAL EXPLORATION AND EVALUATION BY GROUND DOWN ENGINEERING, DATED OCTOBER 2022

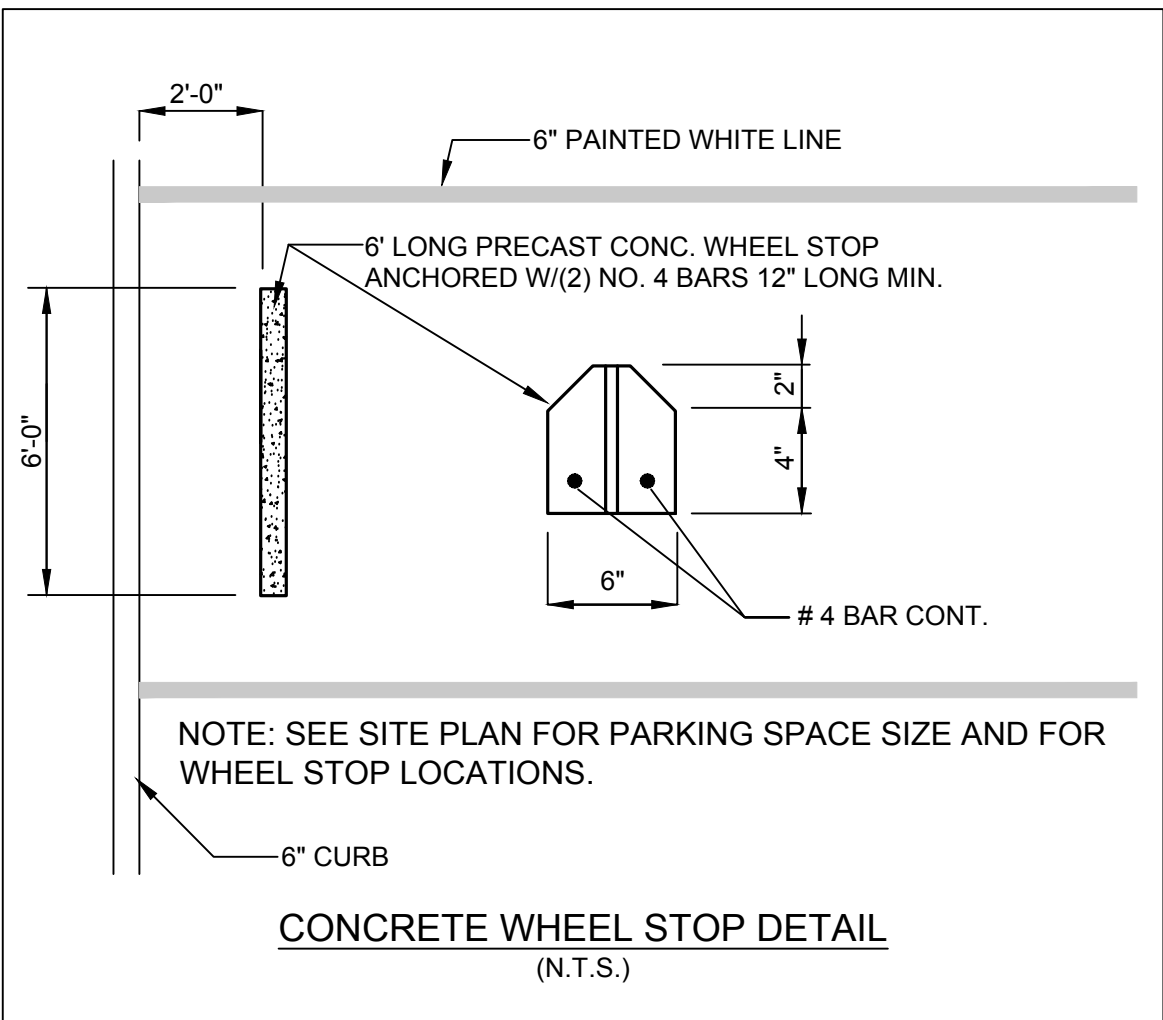


H.D. DUTY PAVEMENT SECTION
FOR USE ON SITE
(N.T.S.)

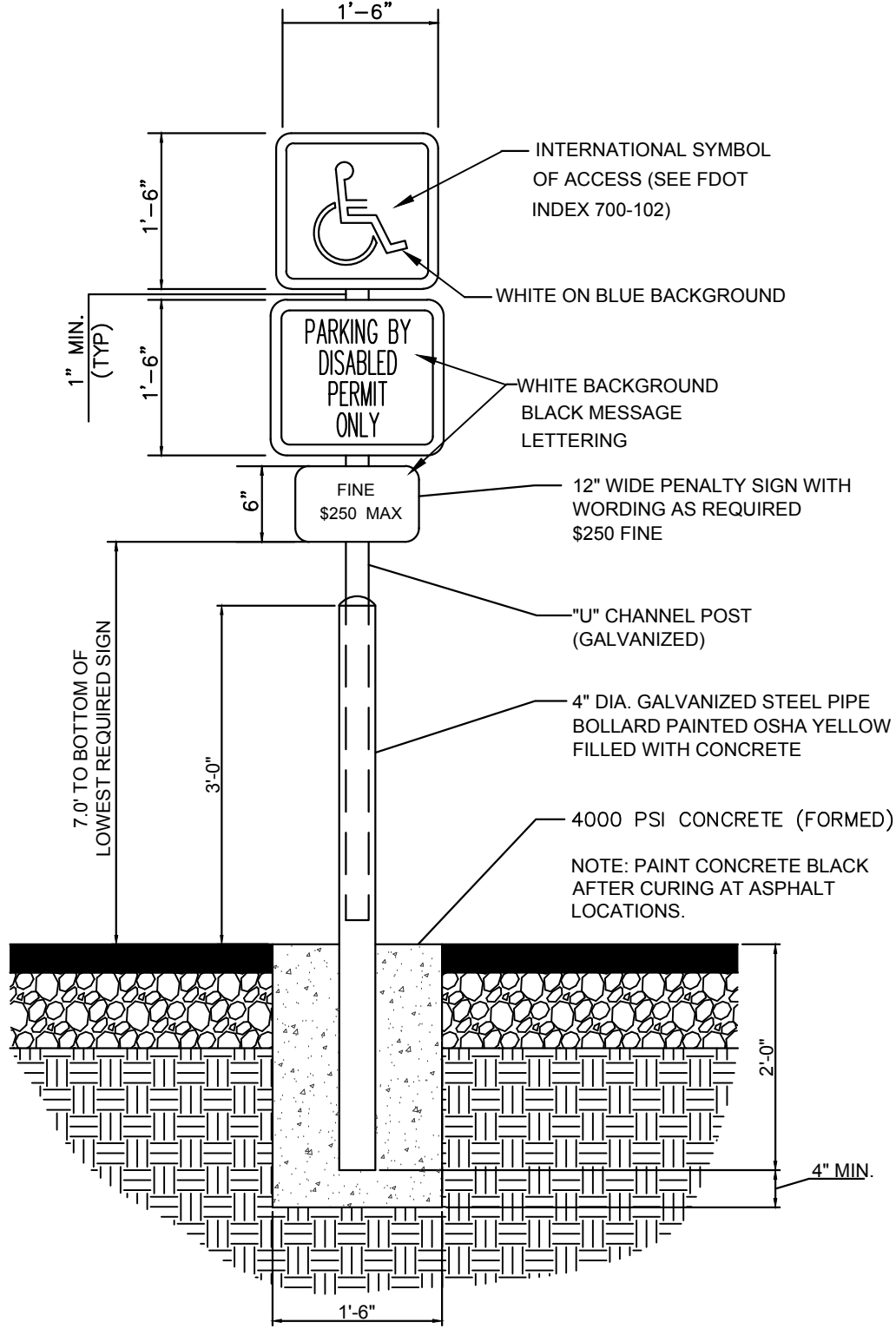
NOTE: ON-SITE ASPHALT PAVEMENT DESIGN BASED ON GEOTECHNICAL EXPLORATION AND EVALUATION BY GROUND DOWN ENGINEERING, DATED OCTOBER 2022



6" PIPE BOLLARD
N.T.S.



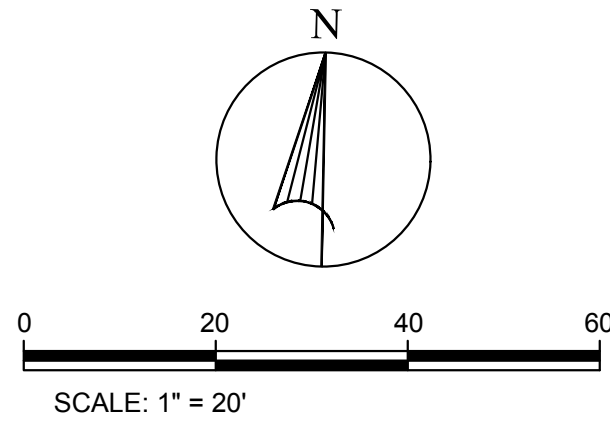
CONCRETE WHEEL STOP DETAIL
(N.T.S.)



HANDICAP PARKING SIGN
(N.T.S.)

ONE AT EACH HANDICAP SPACE.
WHERE HANDICAP SPACES FACE EACH OTHER WITHOUT WALKWAY,
THERE SHALL BE ONE POST WITH SIGNS MOUNTED BOTH SIDES

Issued:	Date:
A ISSUED FOR PERMITS	01/23/23
B	
C	
D	
Revisions:	Date:
1	
2	
3	
4	
5	
6	



Scott K. Stannard, P.E.

FL P.E. No. 50565 SEAL

This item has been digitally signed and sealed by Scott K. Stannard, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



Site Engineering • Landscape Architects

Commercial Site Solutions, Inc.

FL C.O.A Number: 27575
21764 State Road 54
Lutz, FL 33549
(813) 885-2032
www.css-eng.com

FLAGSHIP COMPANIES GROUP LLC

2406 CYPRESS GLEN DRIVE
SUITE 102
WESLEY CHAPEL, FL 33543
PH: 813-335-5929
CONTACT: RON ROBERTS

Client Name:

PRETTY POND SELF-STORAGE

US HIGHWAY 301 (GAUL BLVD)
AT PRETTY POND ROAD
ZEPHYRHILLS, FL

Project Name & Location:

SITE DETAILS

Drawing Name:

Date: 05/20/22

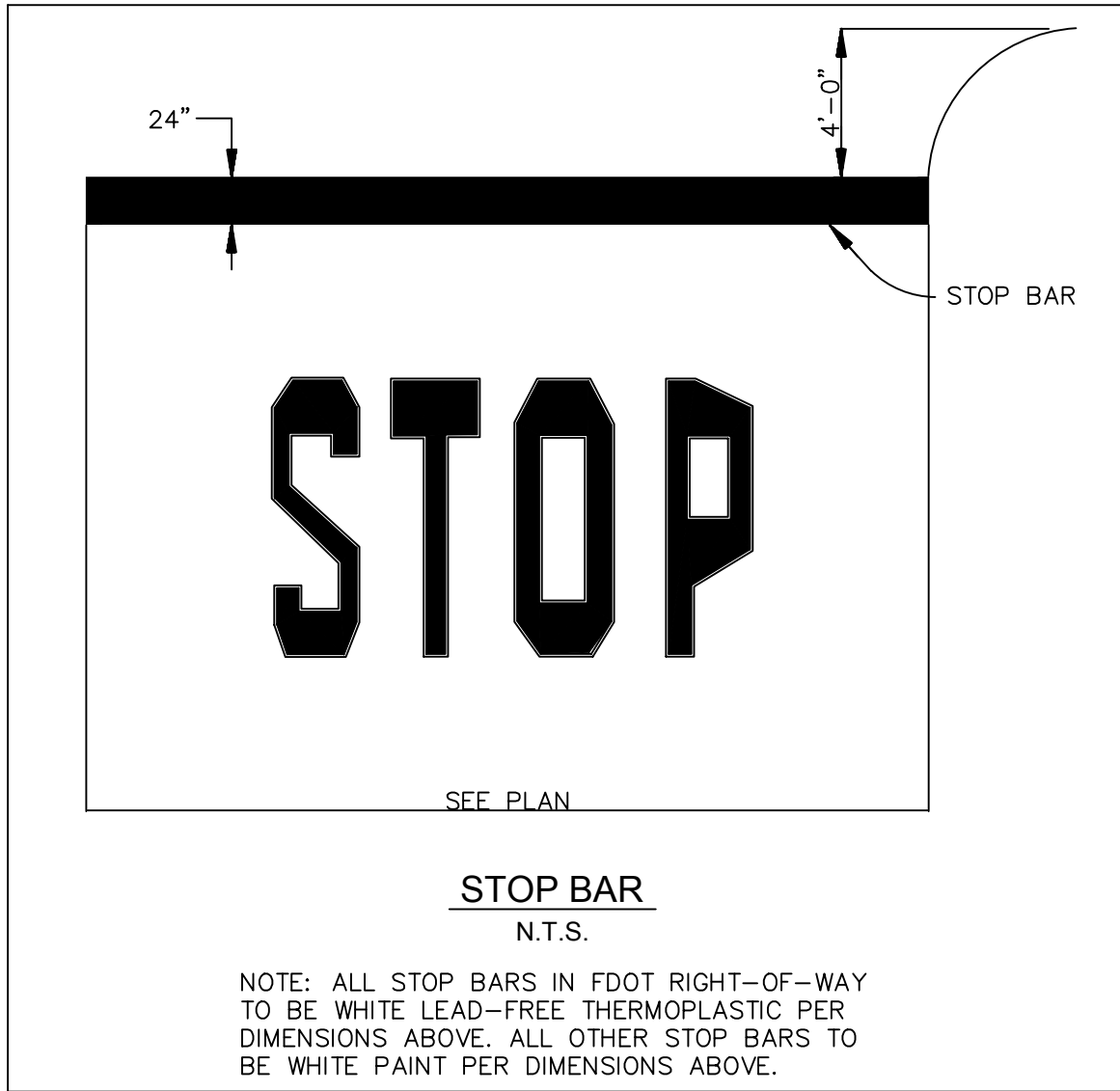
Revised: XXX

Drawn: sks

Checked: SKS

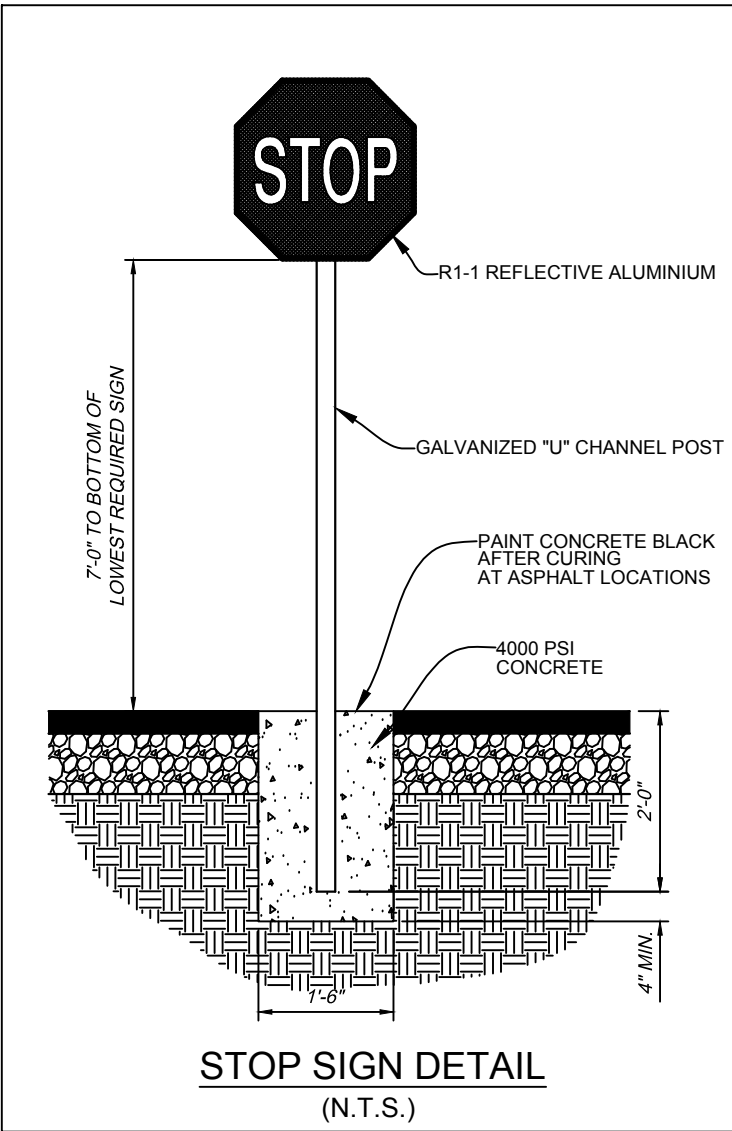
Drawing No.

C-6.0

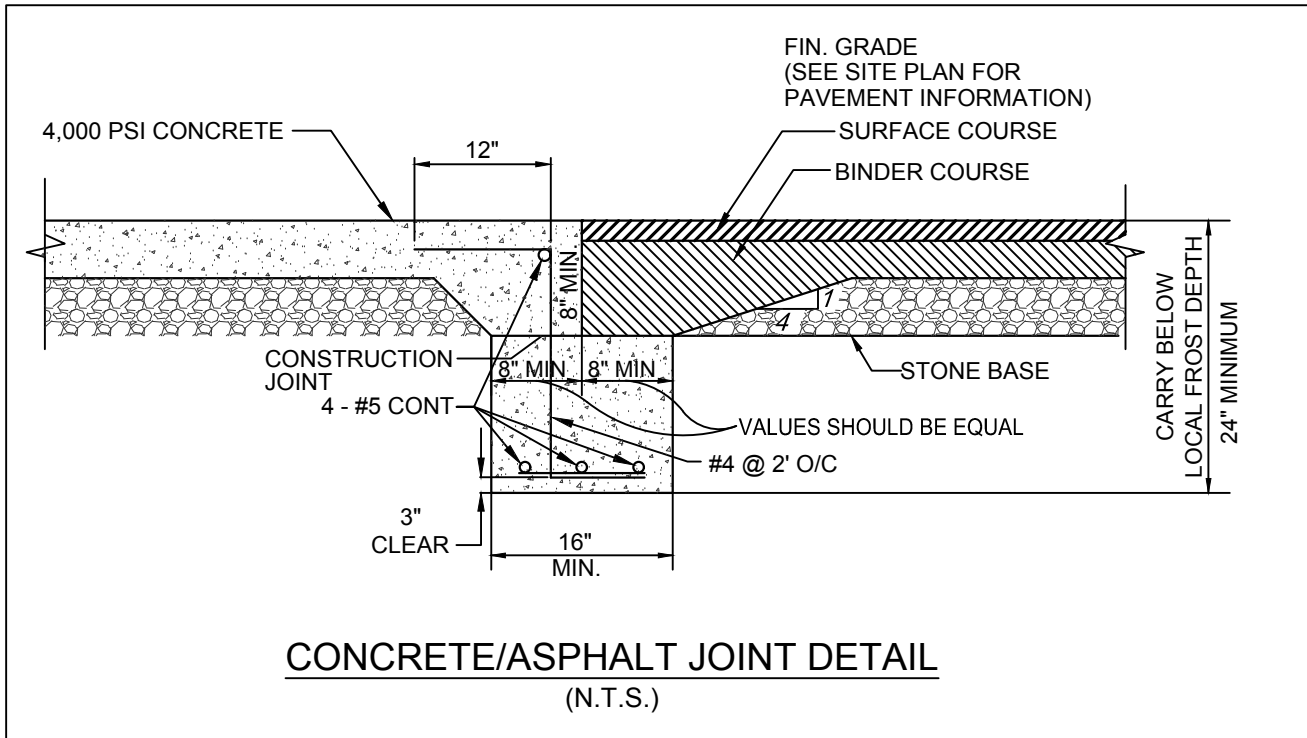


STOP BAR
N.T.S.

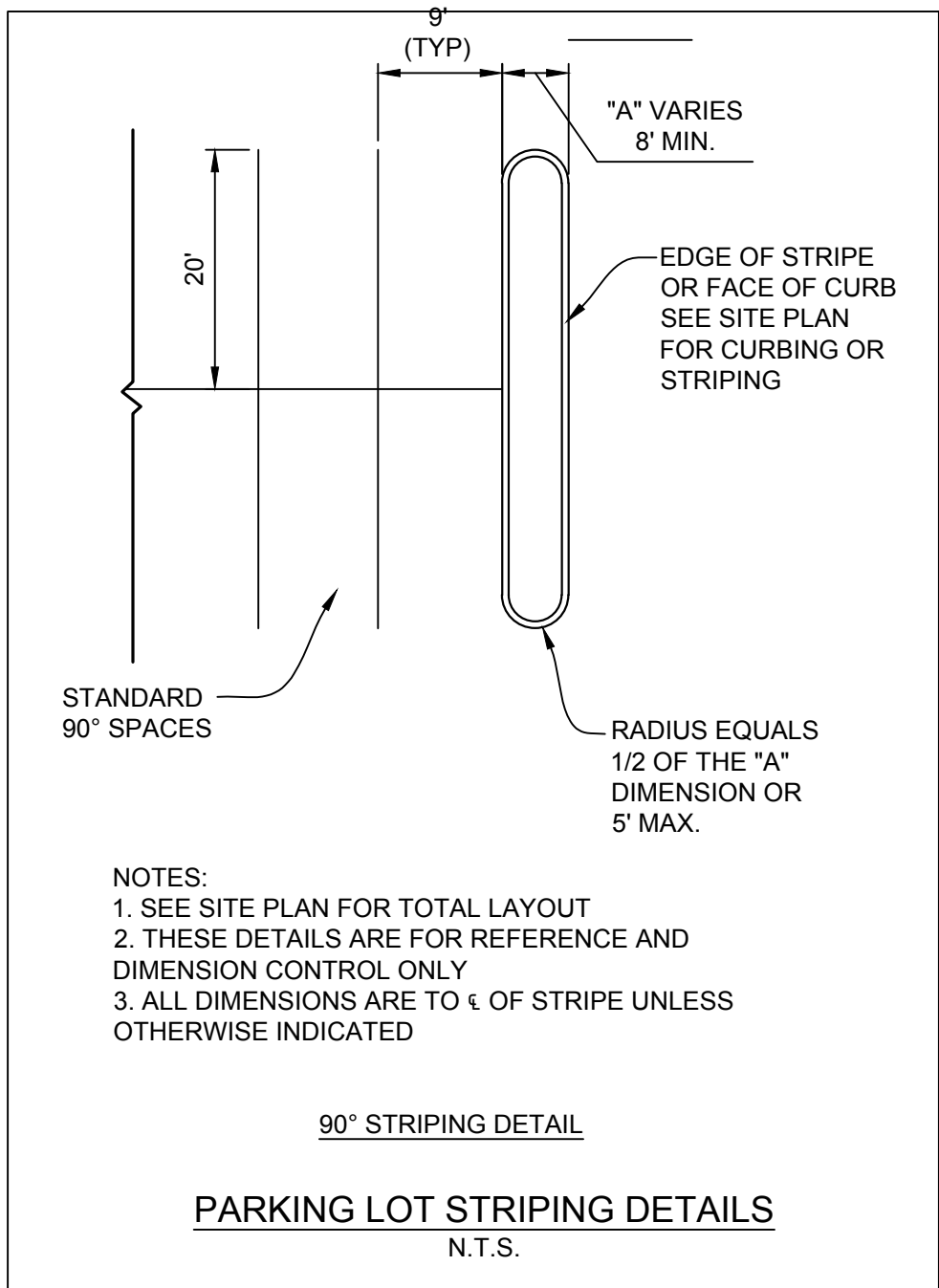
NOTE: ALL STOP BARS IN FDOT RIGHT-OF-WAY TO BE WHITE LEAD-FREE THERMOPLASTIC PER DIMENSIONS ABOVE. ALL OTHER STOP BARS TO BE WHITE PAINT PER DIMENSIONS ABOVE.



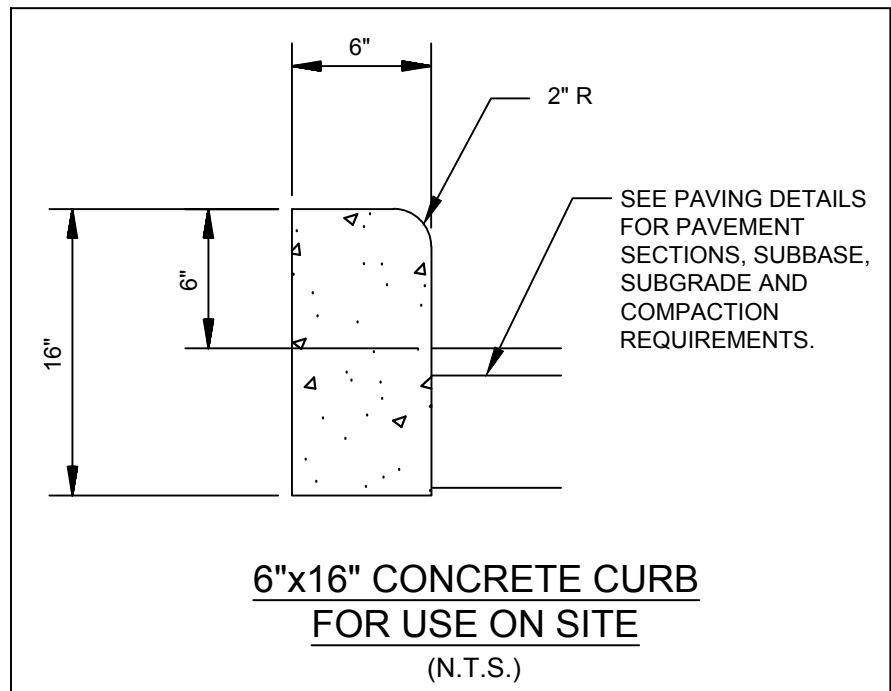
STOP SIGN DETAIL
(N.T.S.)



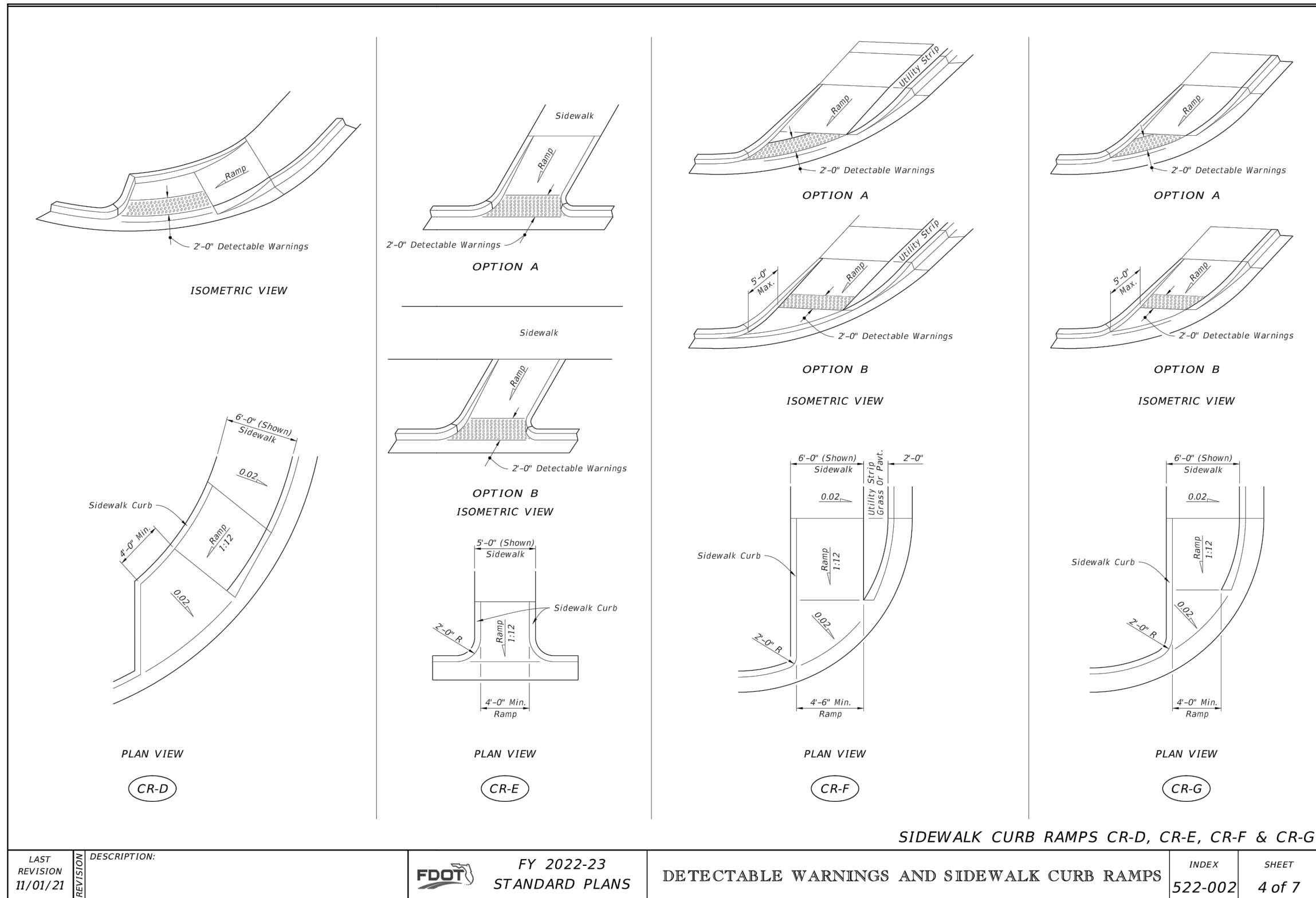
CONCRETE/ASPHALT JOINT DETAIL
(N.T.S.)



PARKING LOT STRIPING DETAILS
N.T.S.

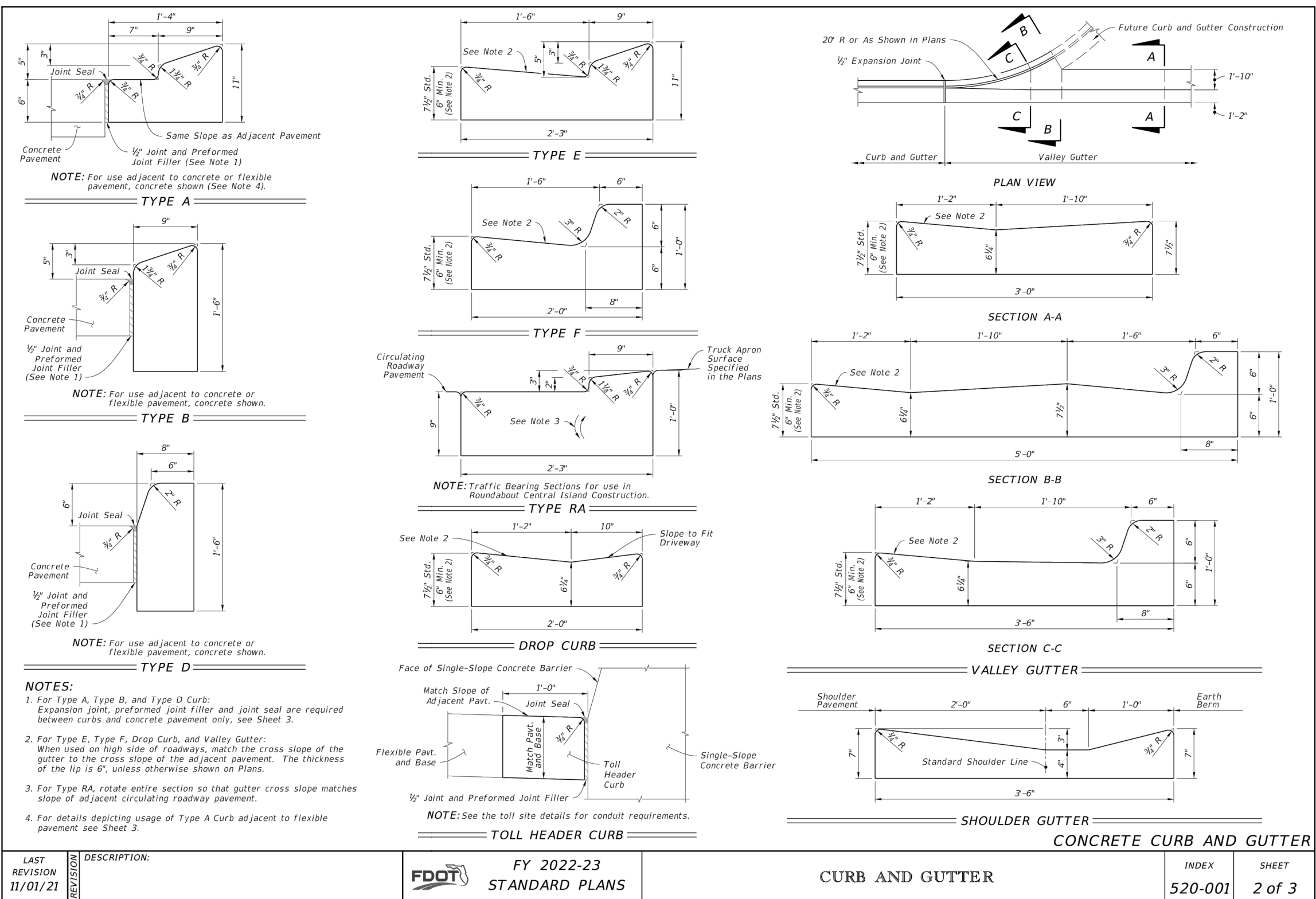


6"x16" CONCRETE CURB
FOR USE ON SITE
(N.T.S.)



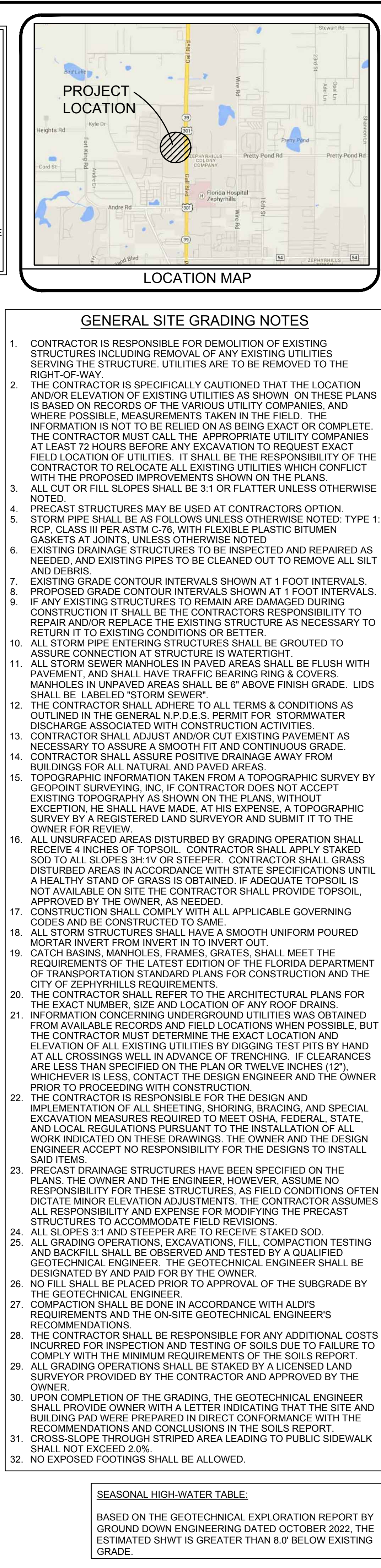
SIDEWALK CURB RAMPS CR-D, CR-E, CR-F & CR-G

LAST REVISION 11/01/21	DESCRIPTION: FDOT FY 2022-23 STANDARD PLANS	INDEX 522-002	SHEET 4 of 7
---------------------------	--	------------------	-----------------

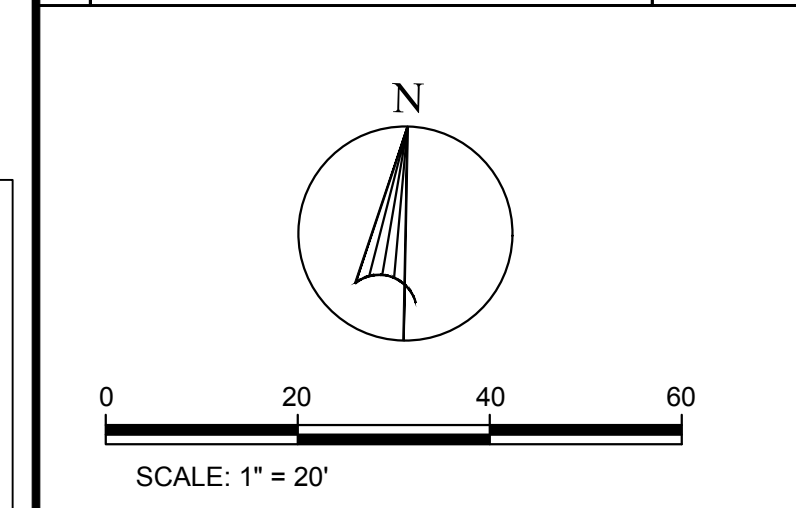


CURB AND GUTTER

LAST REVISION 11/01/21	DESCRIPTION: FDOT FY 2022-23 STANDARD PLANS	INDEX 520-001	SHEET 2 of 3
---------------------------	--	------------------	-----------------



Issued:		Date:
A	ISSUED FOR PERMITS	01/23/23
B		
C		
D		
Revisions:		Date:
1		
2		
3		
4		
5		
6		



Scott K. Stannard, P.E.
FL P.E. No. 50565 SEAL
This item has been digitally signed and sealed by Scott K. Stannard, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



CSS

Site Engineering • Landscape Architects

Commercial Site Solutions, Inc.

FL C.O.A Number: 27575
21764 State Road 54
Lutz, FL 33549
(813) 885-2032
www.css-eng.com

**FLAGSHIP
COMPANIES
GROUP LLC**

2406 CYPRESS GLEN DRIVE
SUITE 102
WESLEY CHAPEL, FL 33543
PH: 813-335-5929
CONTACT: RON ROBERTS

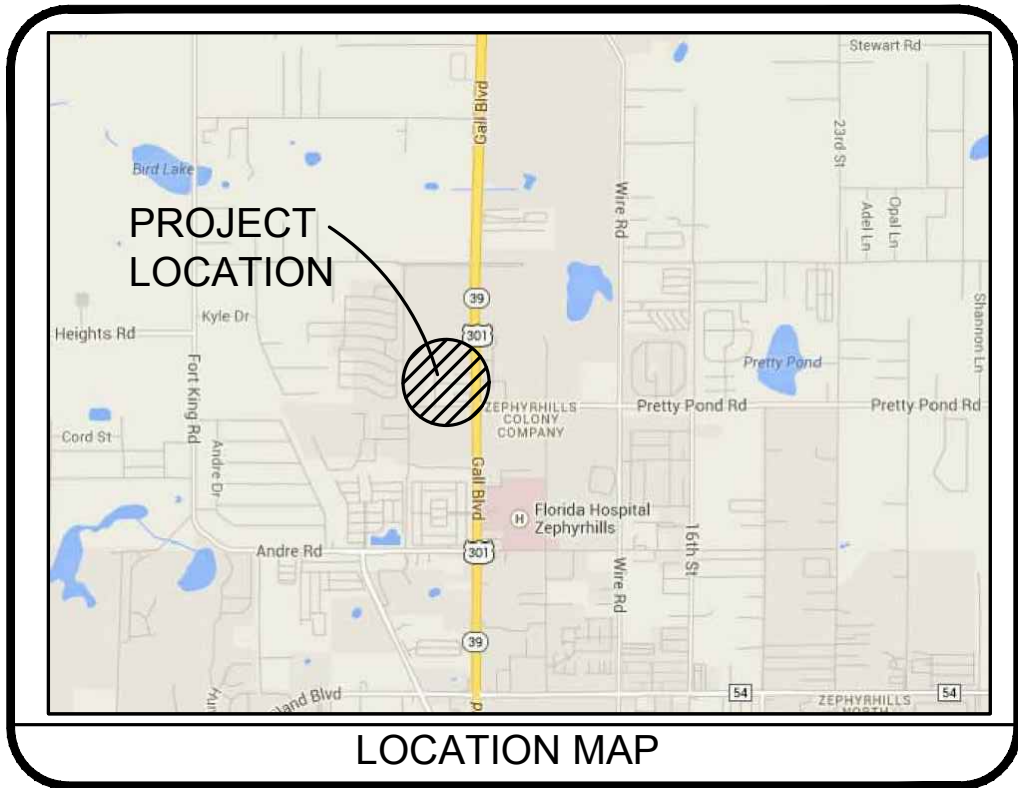
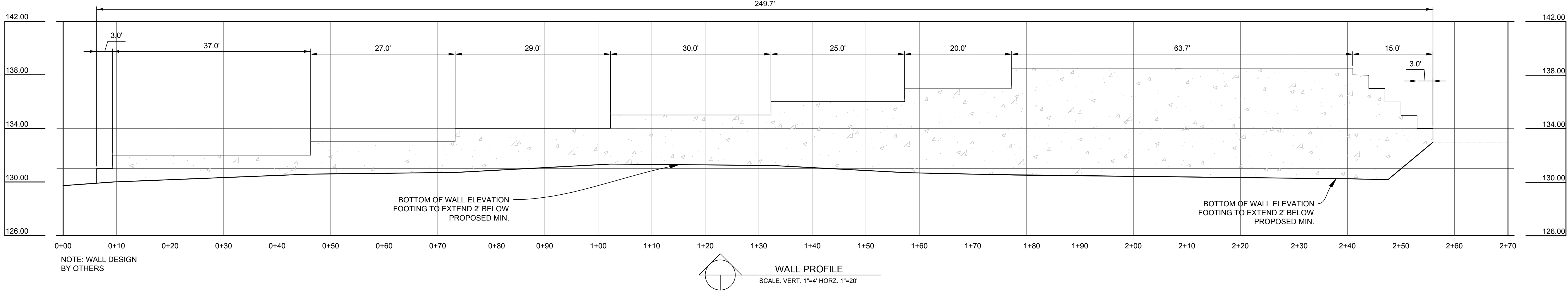
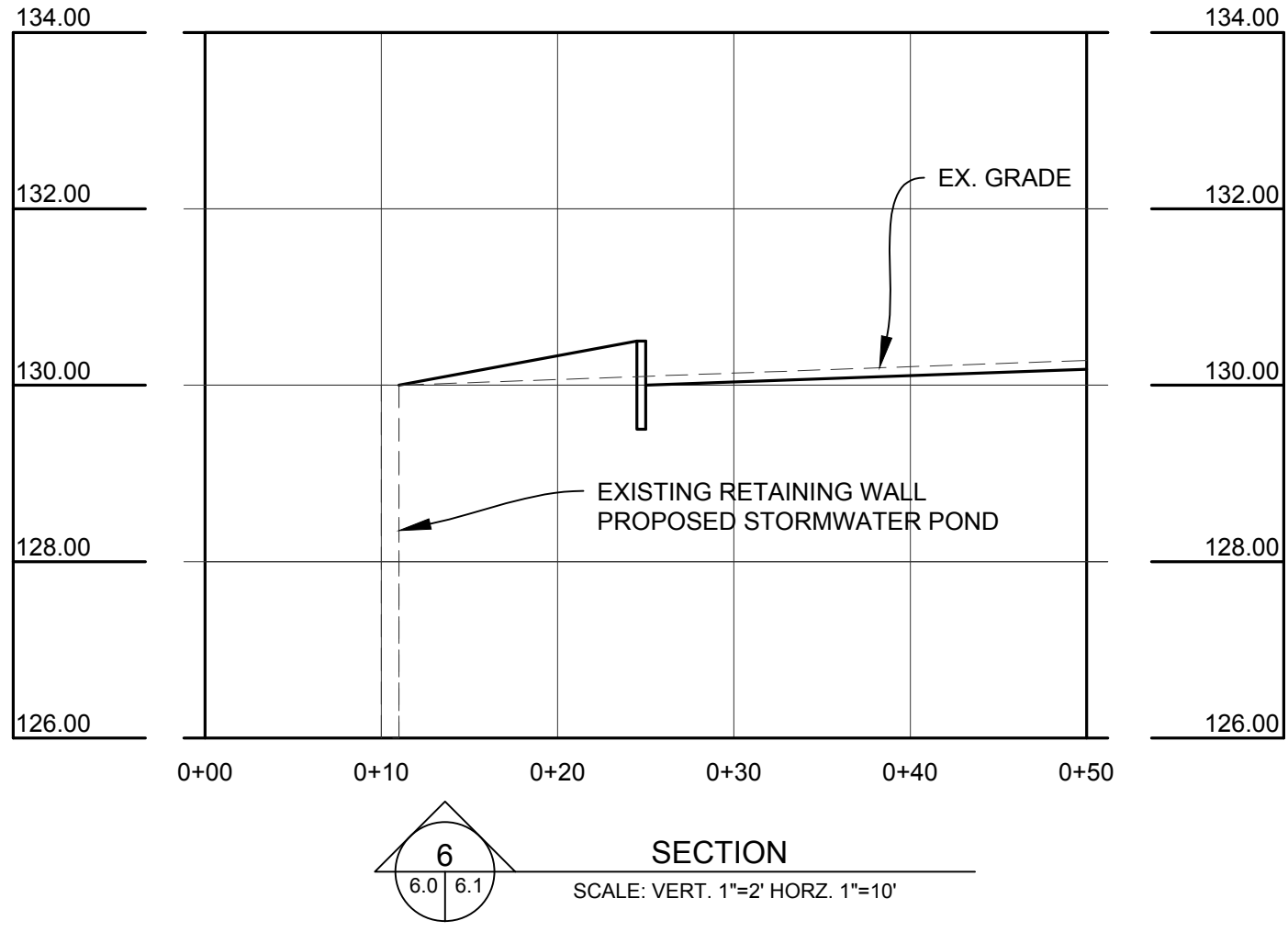
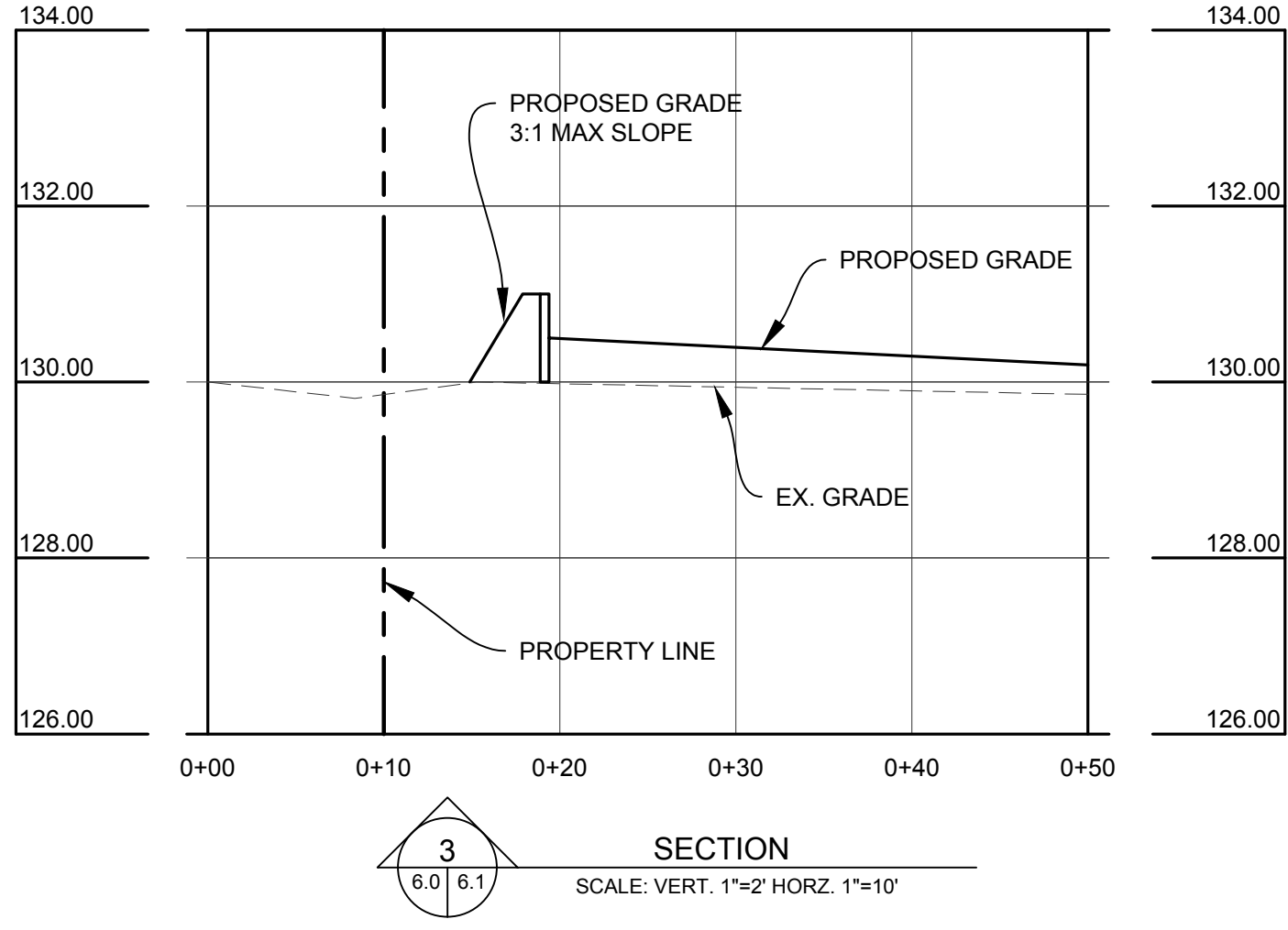
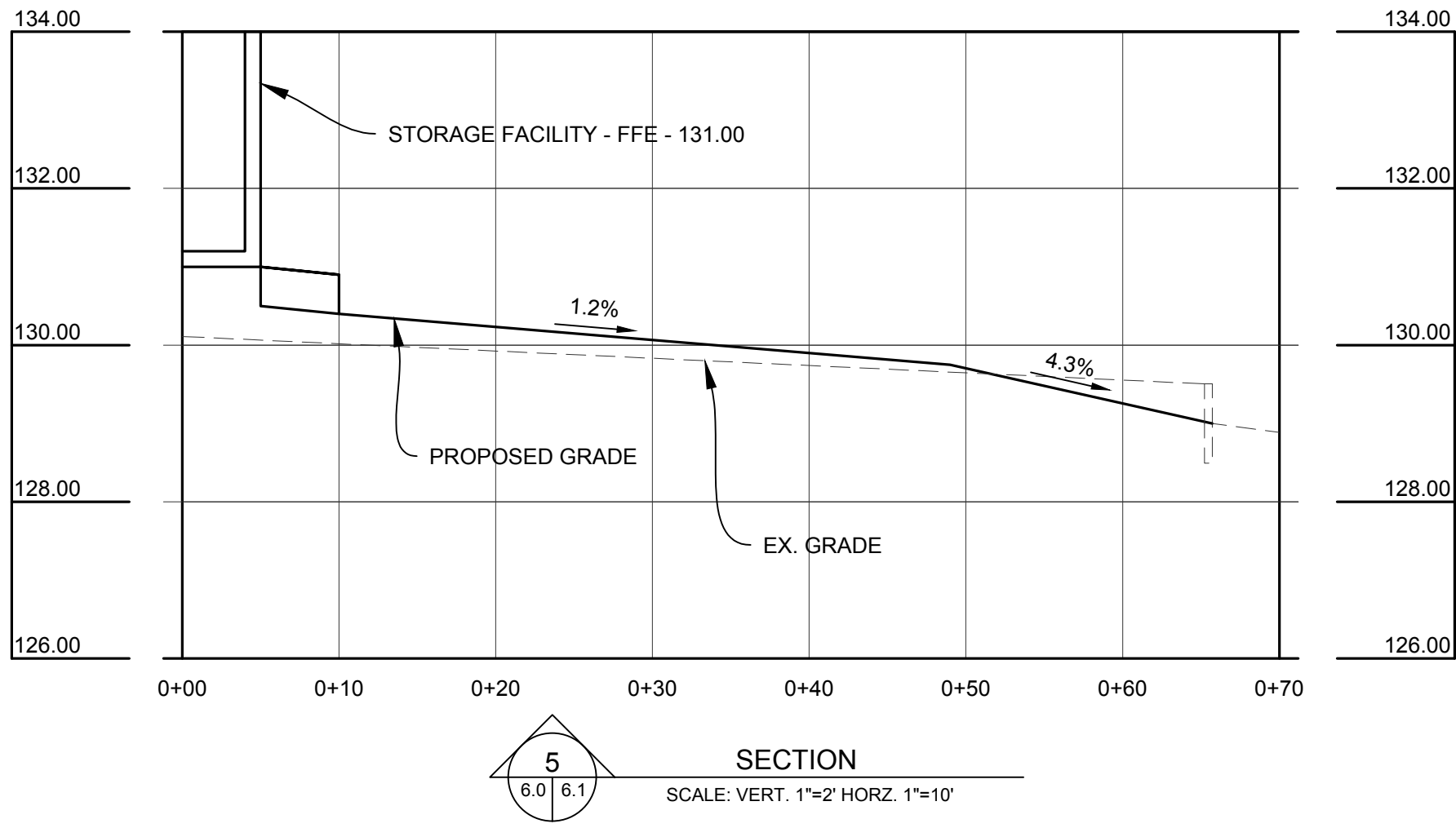
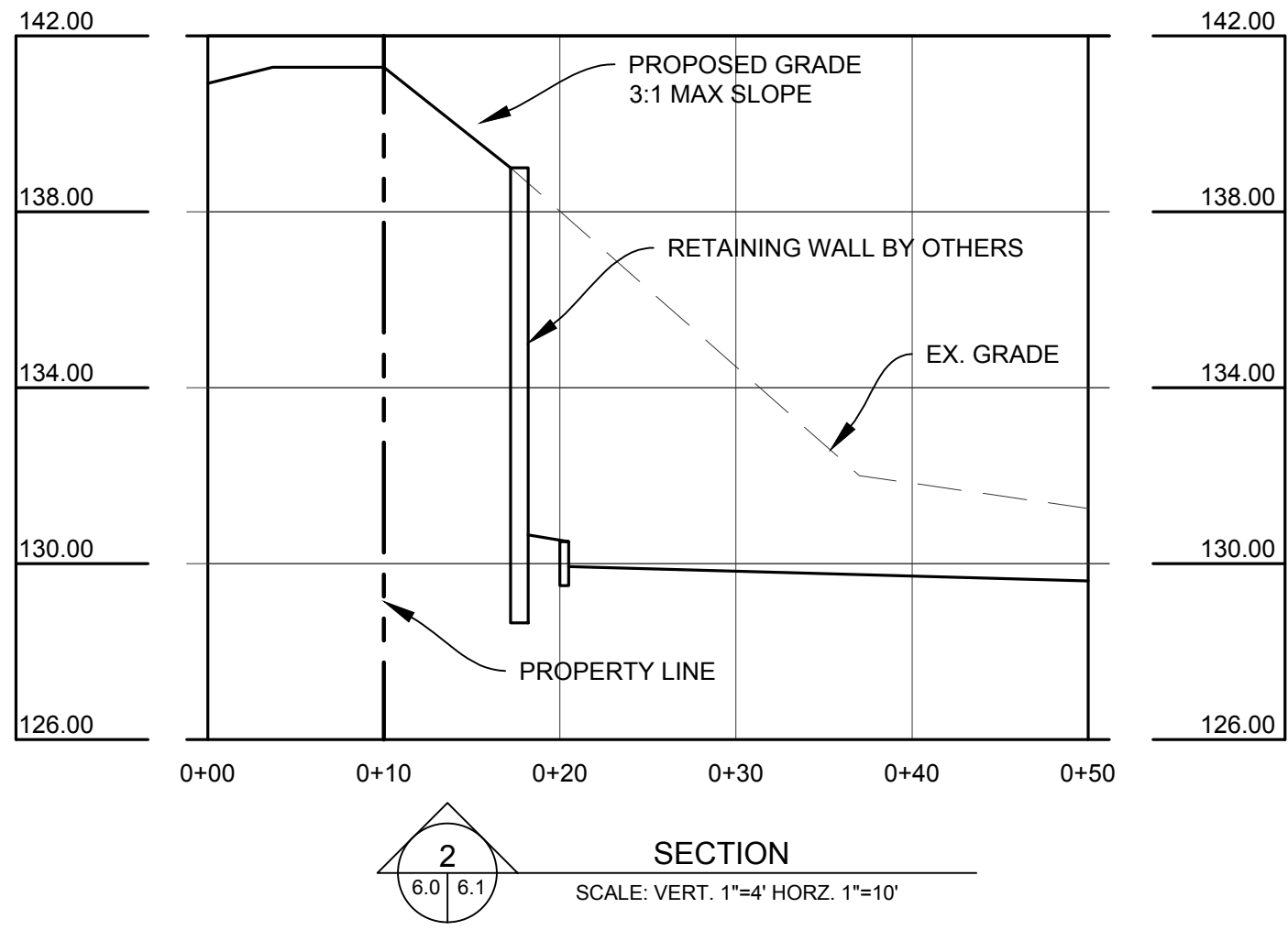
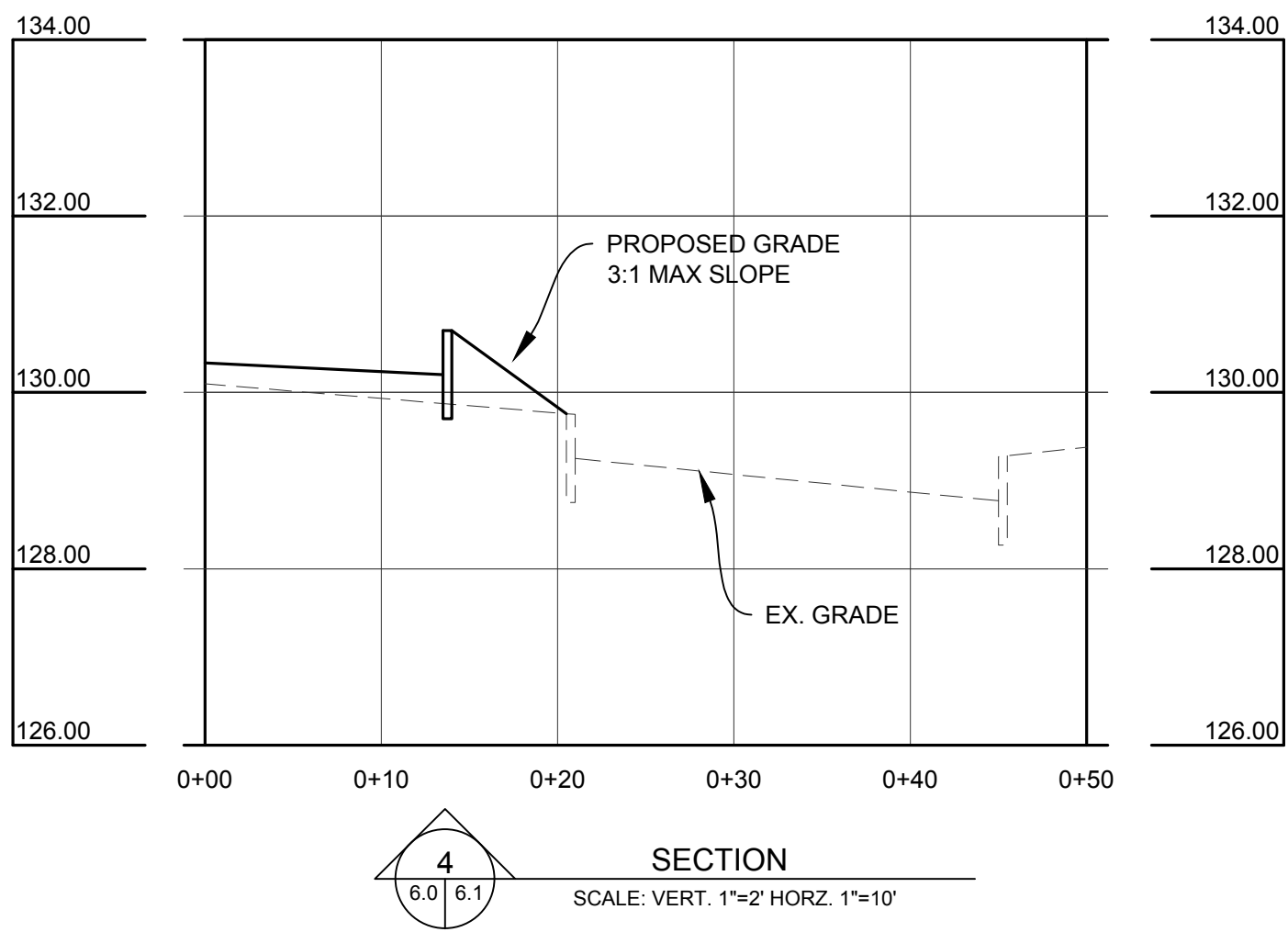
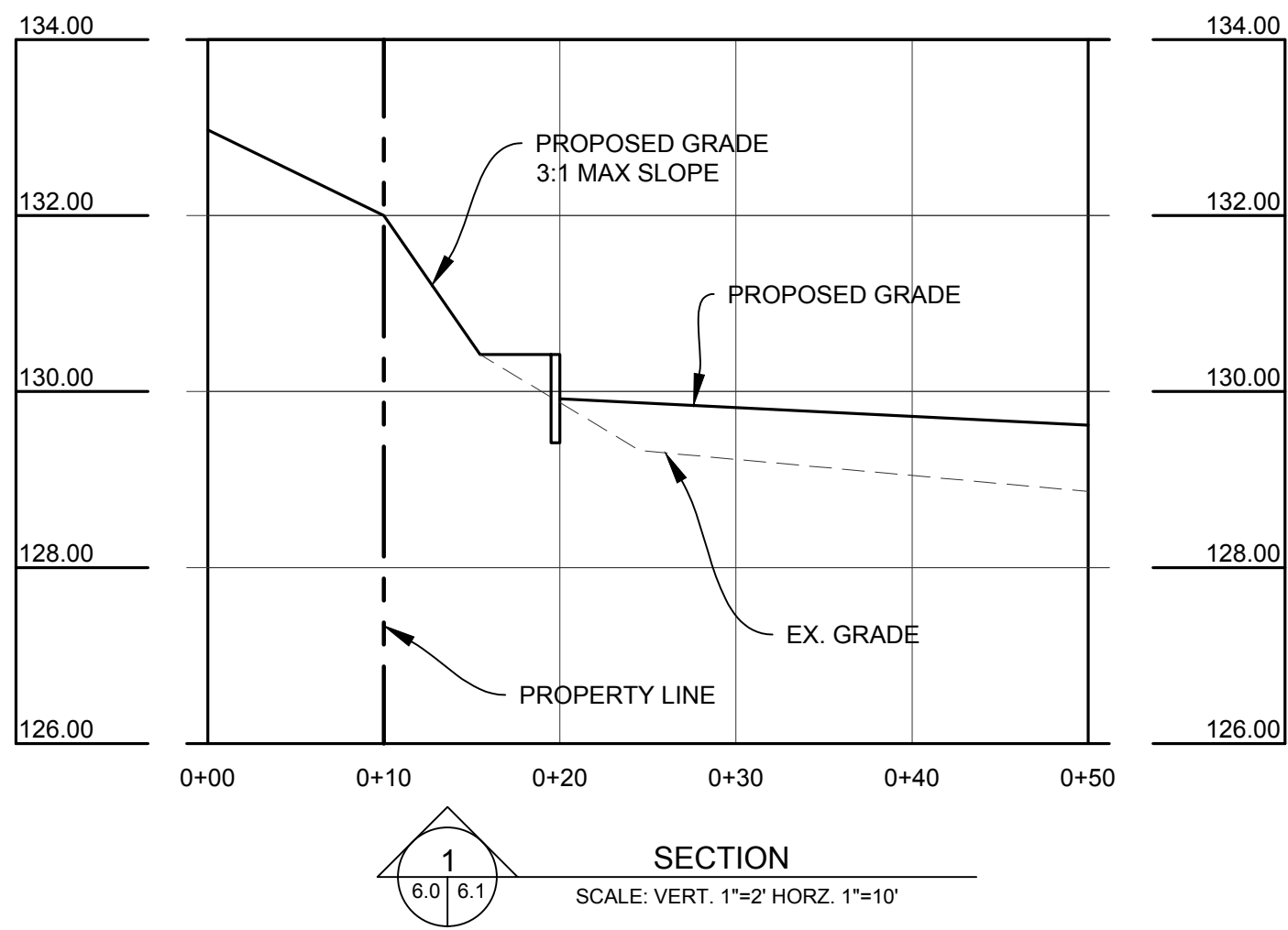
Client Name:

PRETTY POND SELF-STORAGE

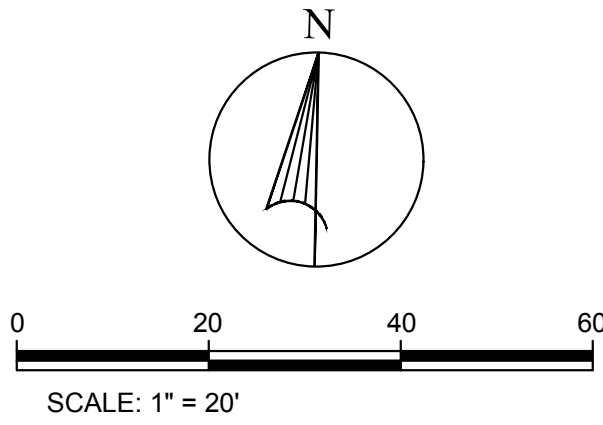
US HIGHWAY 301 (GAUL BLVD)
AT PRETTY POND ROAD
ZEPHYRHILLS, FL

Project Name & Location:

GRADING PLAN	
Drawing Name:	
Date: 05/20/22	Drawing No.
Revised: XXX	C-7.0
Drawn: sks	
Checked: SKS	



Issued:	Date:
A ISSUED FOR PERMITS	01/23/23
B	
C	
D	
Revisions:	Date:
1	
2	
3	
4	
5	
6	



Scott K. Stannard, P.E.
FL P.E. No. 50565 SEAL
This item has been digitally signed and sealed by Scott K. Stannard, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



Site Engineering • Landscape Architects
Commercial Site Solutions, Inc.
FL C.O.A Number: 27575
21764 State Road 54
Lutz, FL 33549
(813) 885-2032
www.css-eng.com

FLAGSHIP COMPANIES GROUP LLC

2406 CYPRESS GLEN DRIVE
SUITE 102
WESLEY CHAPEL, FL 33543
PH: 813-335-5929
CONTACT: RON ROBERTS

Client Name:

PRETTY POND SELF-STORAGE

US HIGHWAY 301 (GAUL BLVD)
AT PRETTY POND ROAD
ZEPHYRHILLS, FL

Project Name & Location:

GRADING SECTIONS

Drawing Name:

Date: 05/20/22

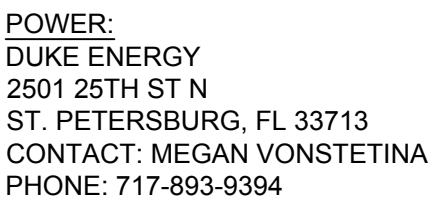
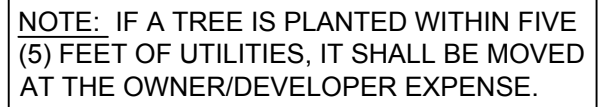
Revised: XXX

Drawn: sks

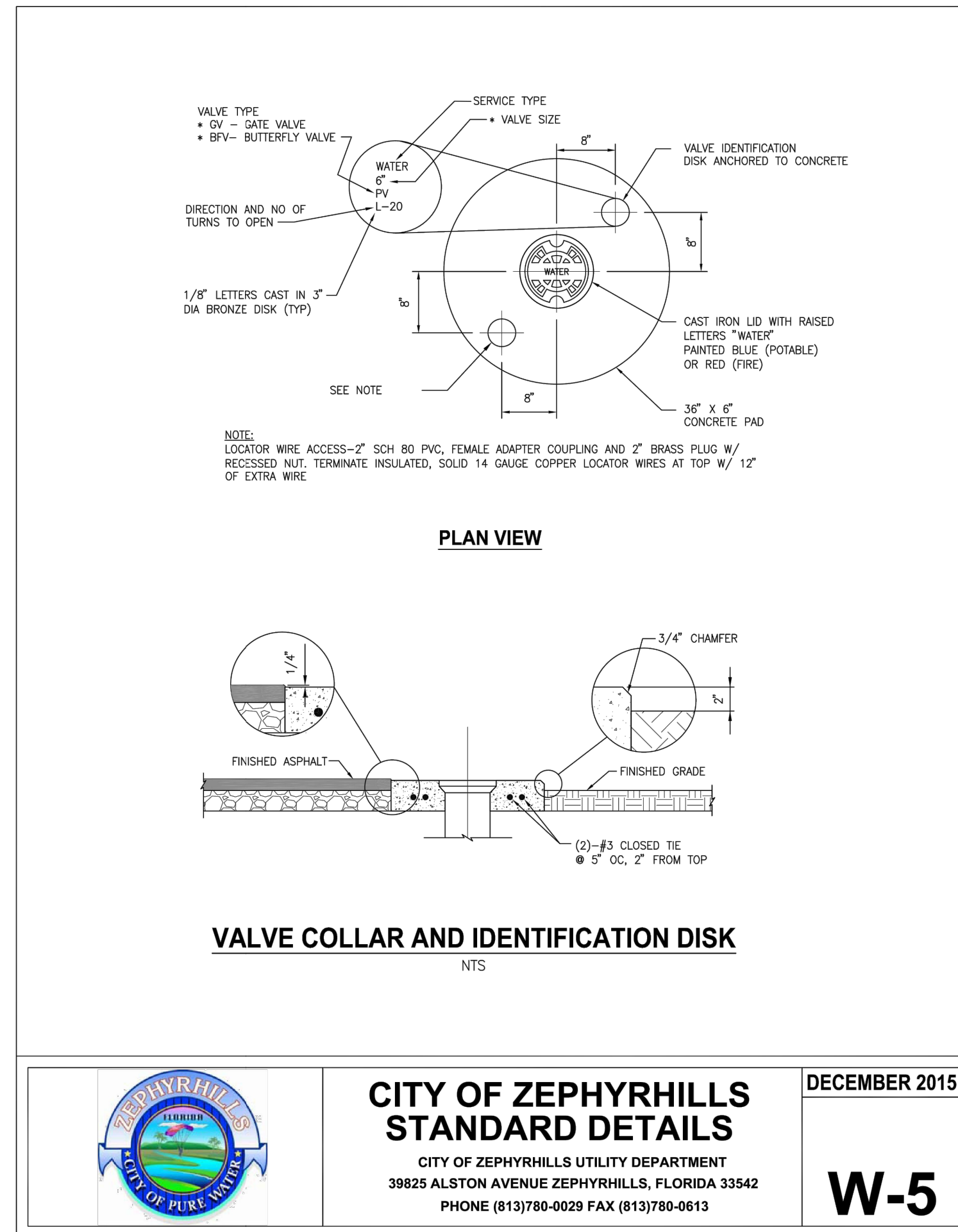
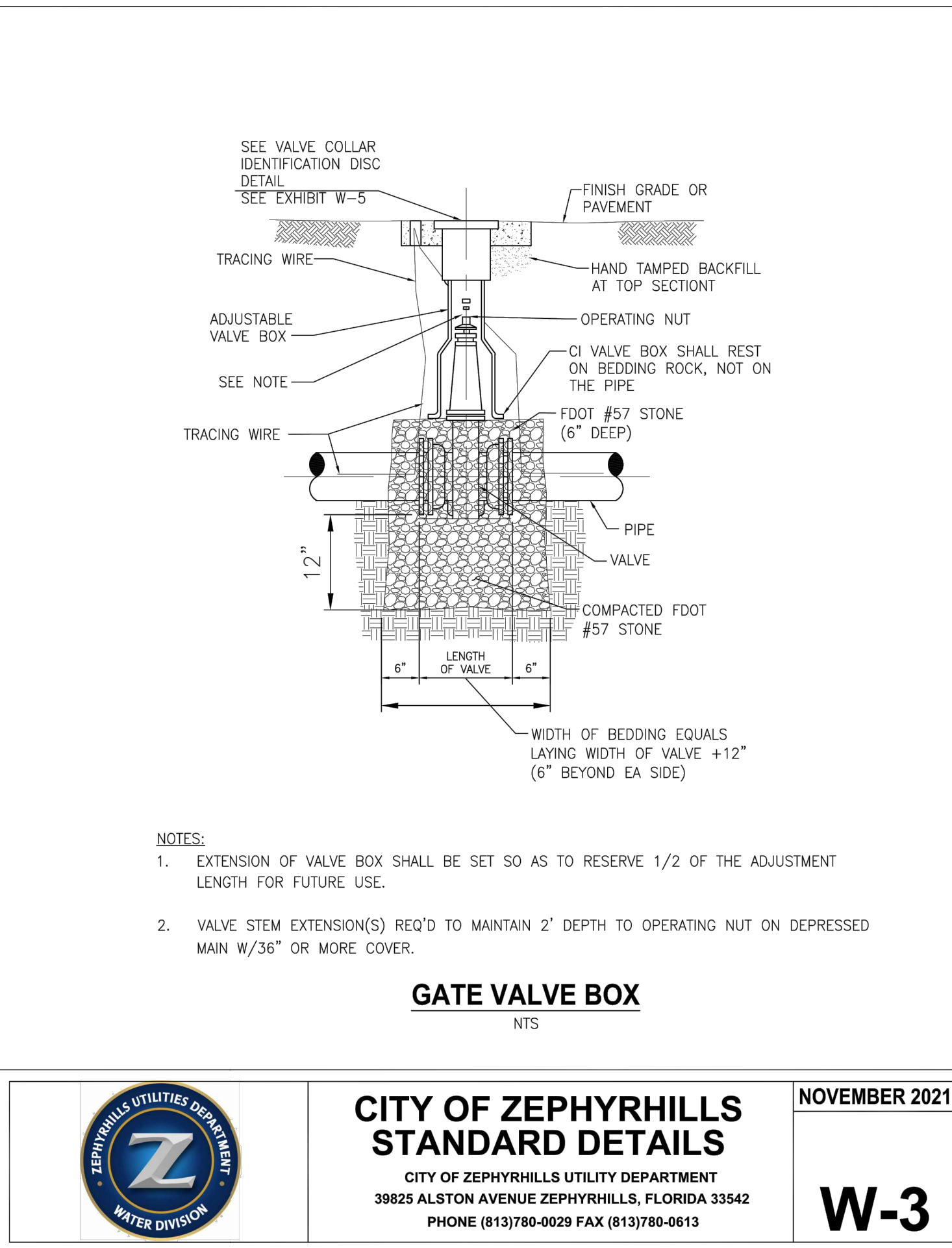
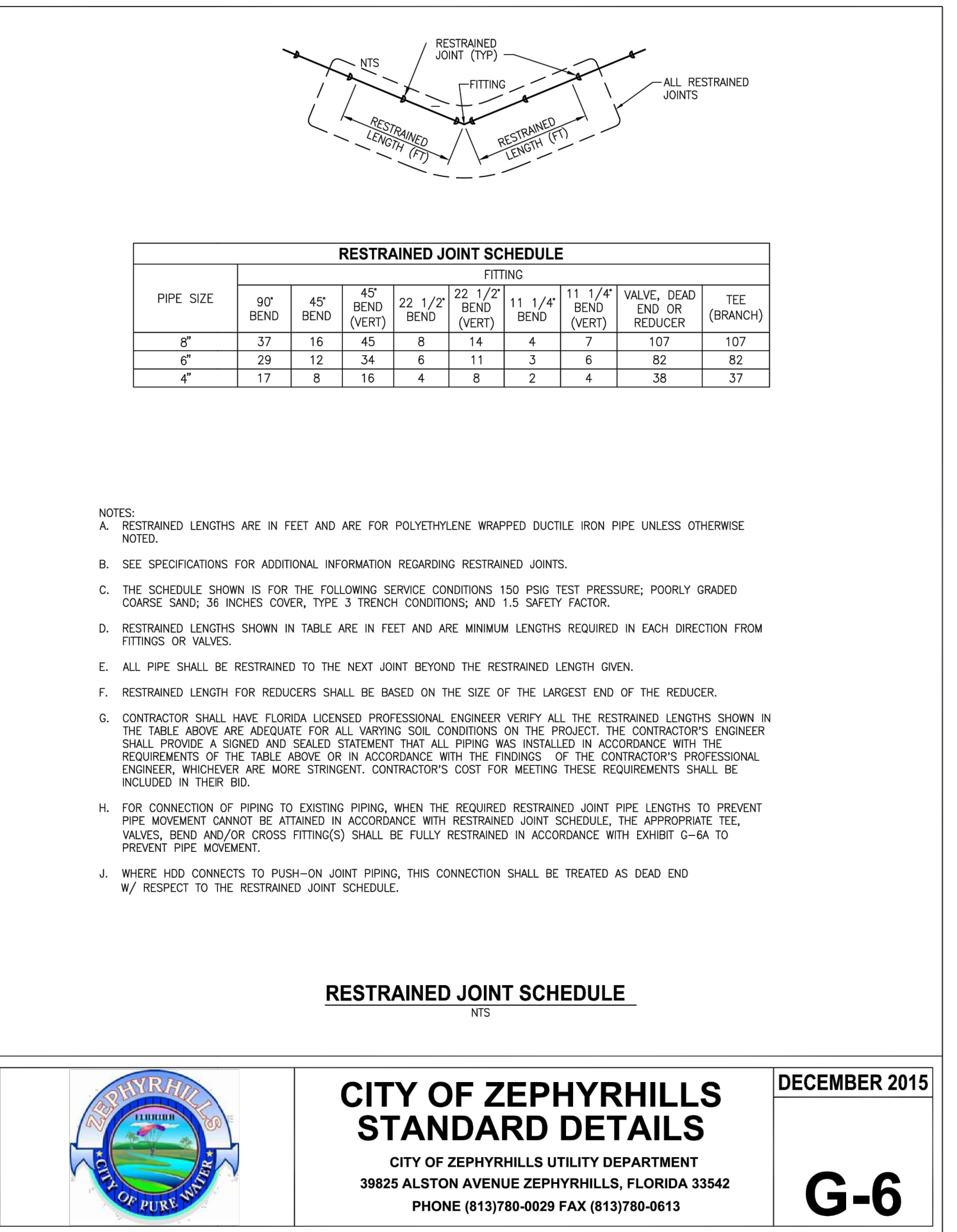
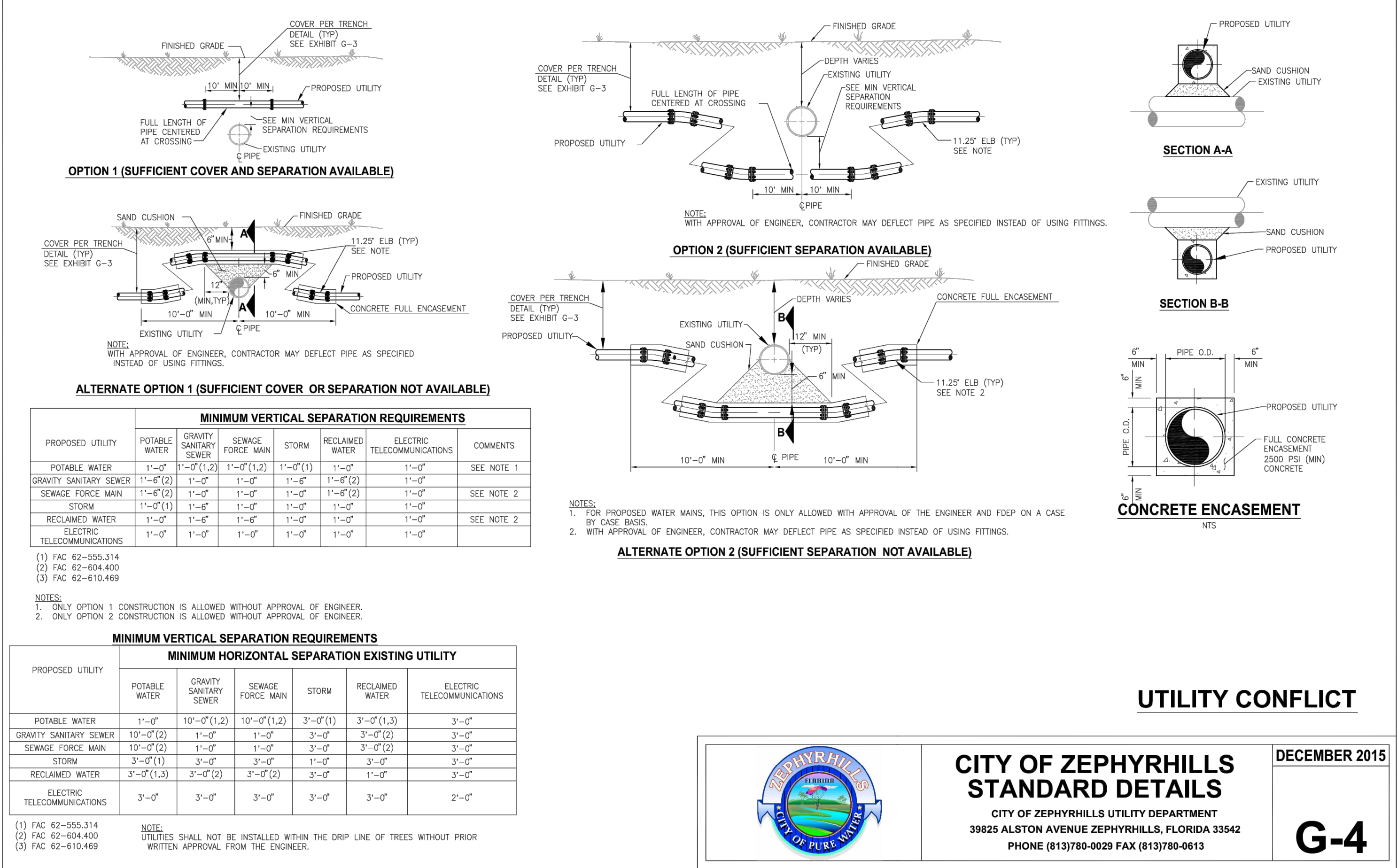
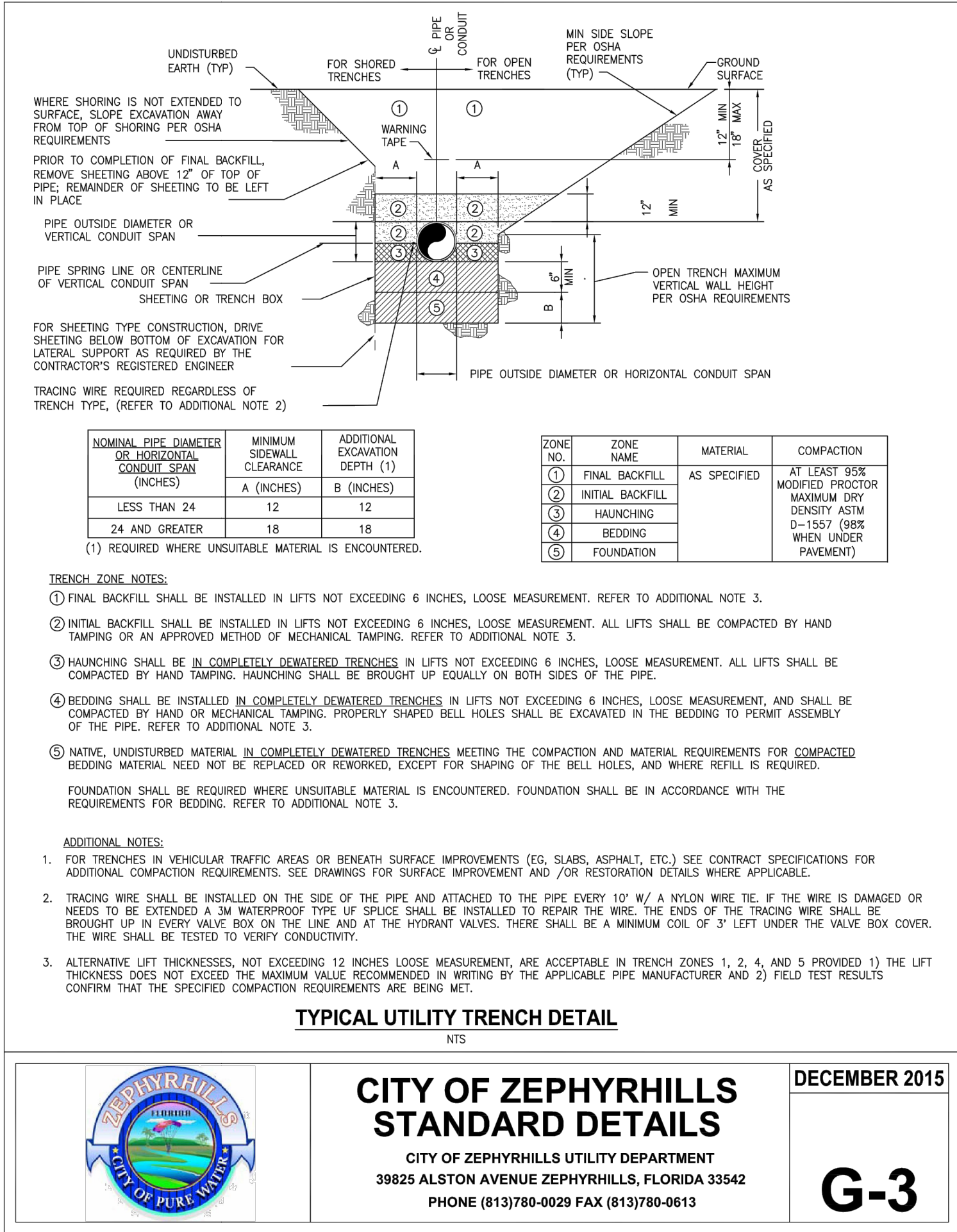
Checked: SKS

Drawing No.

C-7.1



UTILITY PLAN	
Drawing Name:	
Date: 05/20/22	Drawing No. C-9.0
Revised: XXX	
Drawn: sks	
Checked: SKS	



Issued: _____ Date: _____

A ISSUED FOR PERMITS _____ 01/23/23

B _____

C _____

D _____

Revisions: _____ Date: _____

1 _____

2 _____

3 _____

4 _____

5 _____

6 _____

N

0 20 40 60

SCALE: 1" = 20'

Scott K. Stannard, P.E.

FL P.E. No. 50565 SEAL

This item has been digitally signed and sealed by Scott K. Stannard, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CSS

Site Engineering • Landscape Architects

Commercial Site Solutions, Inc.

FL C.O.A Number: 27575
21764 State Road 54
Lutz, FL 33549
(813) 885-2032
www.css-eng.com

FLAGSHIP COMPANIES GROUP LLC

2406 CYPRESS GLEN DRIVE
SUITE 102
WESLEY CHAPEL, FL 33543
PH: 813-335-5929
CONTACT: RON ROBERTS

Client Name: _____

PRETTY POND SELF-STORAGE

US HIGHWAY 301 (GAUL BLVD)
AT PRETTY POND ROAD
ZEPHYRHILLS, FL

Project Name & Location: _____

UTILITY DETAILS

Drawing Name: _____

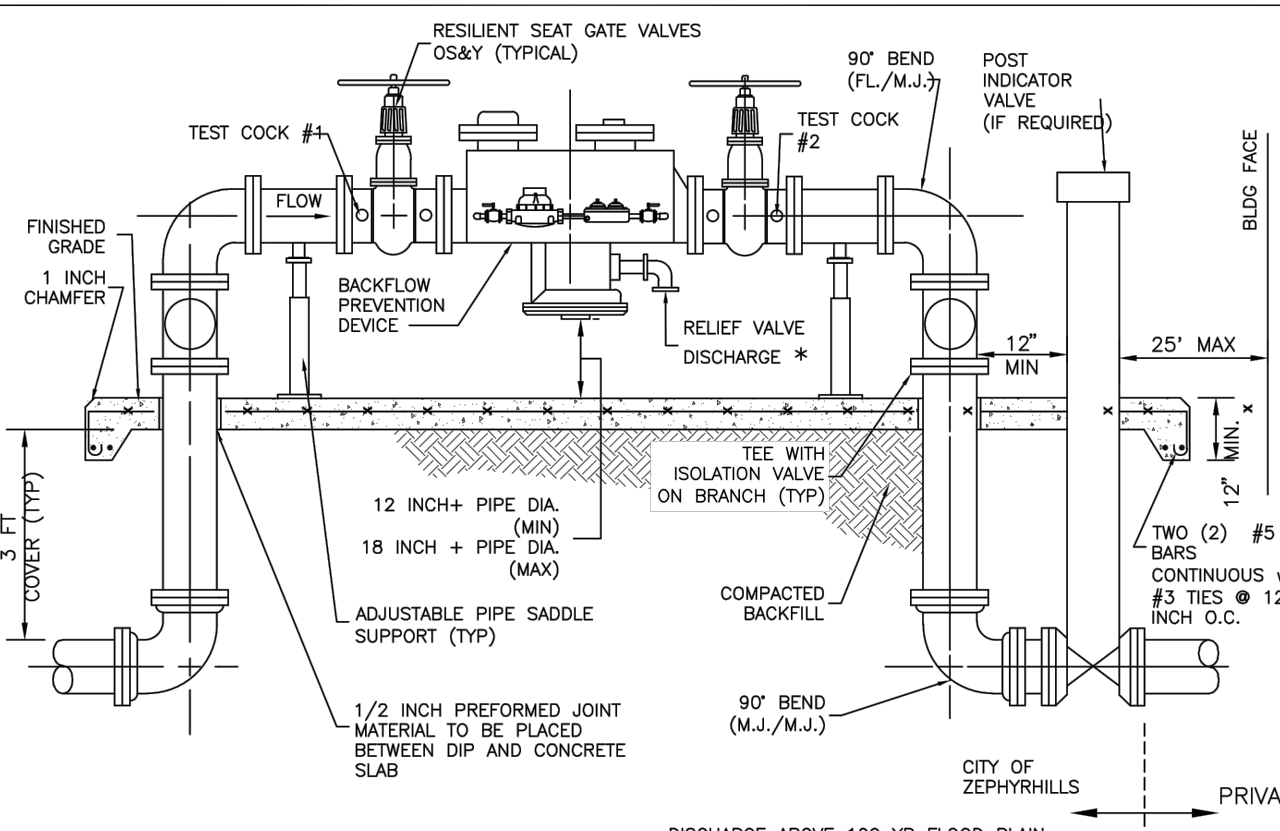
Date: 05/20/22 Drawing No. _____

Revised: XXX _____

Drawn: sks _____

Checked: SKS _____

C-10.0



NOTES:

- ALL PIPE AND FITTINGS SHALL BE DUCTILE IRON, CLASS 53, CEMENT LINED INTERIOR WITH FLANGE FITTINGS FOR ABOVE GROUND USE. MANUFACTURERS RESTRAINED JOINTS SHALL BE USED FOR UNDERGROUND PIPING.
- CERTIFICATION BY THE CITY OF PROPER INSTALLATION AND OPERATION WILL BE REQUIRED PRIOR TO ACCEPTANCE BY THE CITY.
- ALL BACKFLOW ASSEMBLIES OR DEVICES MUST HAVE ASSE APPROVAL. THE BACKFLOW PREVENTION DEVICE ASSEMBLY SHALL BE A REDUCED PRESSURE DEVICE AS LISTED ON THE APPROVED LIST OF THE UNIVERSITY OF SOUTHERN CALIFORNIA FOUNDATION FOR CROSS CONNECTION AND HYDRAULIC RESEARCH FOR INSTALLATIONS WHERE CHEMICALS ARE ADDED TO THE FIRE SUPPRESSION SYSTEM. IF NO CHEMICALS ARE ADDED, A DUAL CHECK BACKFLOW PREVENTER CAN BE USED.
- THE 6 INCH CONCRETE SLAB SHALL BE REINFORCED WITH 6x6-W1.4xW1.4 WELDED WIRE FABRIC AND SHALL BE TYPE I, PORTLAND CEMENT WITH A MINIMUM 28-DAY STRENGTH OF 3000psi.
- SLAB WIDTH SHALL BE 5 FT TYPICAL AND LENGTH SHALL VARY WITH ASSEMBLY.
- BOLLARDS NEEDED IN HIGH TRAFFIC OR VEHICLE MOVEMENT AREAS.
- ALL ABOVE GRADE VALVES TO BE OS&Y. VALVE HAND WHEELS SHALL BE LOCKED WITH CORROSION-RESISTANT CHAINS (THE CITY TO PROVIDE THE LOCKS).

BACKFLOW PREVENTION ASSEMBLY (FOR FIRE SERVICE ONLY)

NTS

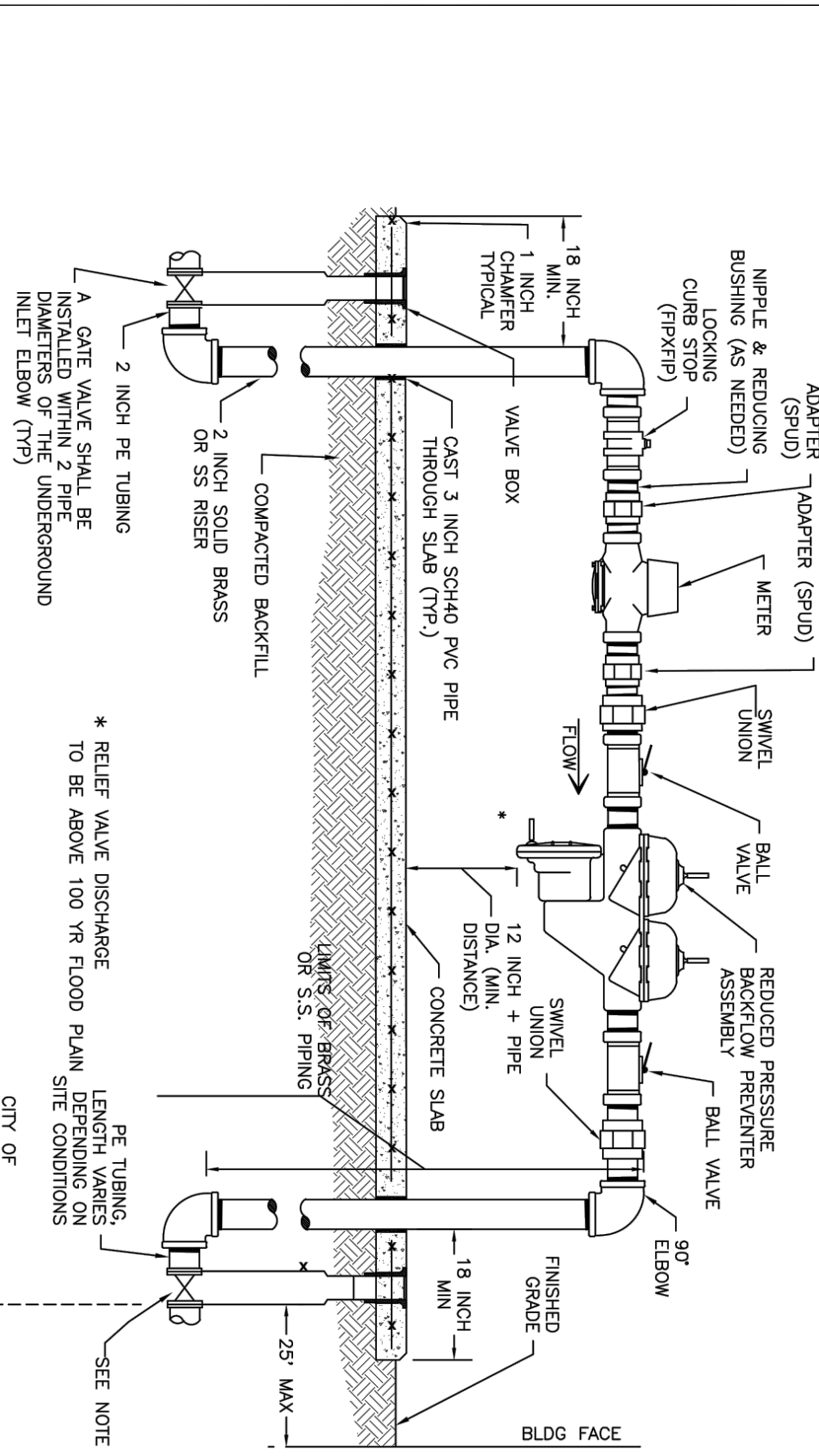


CITY OF ZEPHYRHILLS
STANDARD DETAILS

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

DECEMBER 2015

W-12



NOTES:

- SEE EXHIBIT W-16 FOR GENERAL WATER METER ASSEMBLY NOTES.
- WATER METER SIZE/STYLE TO BE DETERMINED BY ENGINEER AS WELL AS UPSTREAM AND DOWNSTREAM.
- SEE GENERAL CONSTRUCTION NOTES ATTACHED (D) FOR PAINTING REQUIREMENTS.
- SEE GENERAL CONSTRUCTION NOTES ATTACHED (E) FOR PAINTING REQUIREMENTS.
- ALL PIPING TO BE A MINIMUM OF 2 INCHES UP THROUGH THE EXISTING CURB STOP.
- IF THE GATE VALVE CANNOT BE INSTALLED WITHIN THE CONCRETE SLAB, INSTALL IT WITHIN 25 FT. OF THE EXISTING CURB STOP. THE VALVE SHALL BE INSTALLED WITHIN THE CONCRETE SLAB, INSTALL IT WITHIN 25 FT. OF THE EXISTING CURB STOP.
- 2-INCH COMMERCIAL SERVICE LINES SHALL USE A 2-INCH SLEEVE AND TAPPING VALVE (INSTEAD OF A COMPRESSION STOP) AT THE WATER MAIN CONNECTION.

WATER METER ASSEMBLY COMMERCIAL

1-1/2 INCH AND 2 INCH METERS

NTS



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

W-16A

GENERAL NOTES:

- A MASTER METER ASSEMBLY SHALL BE DIRECTLY ACCESSIBLE BY BOOM TRUCK OFF A COMMON BASE ROW, OR BY AN INTERIOR ROAD THAT IS NOT BLOCKED BY A WALL OR GATE. THE ACCESS ROAD SHALL BE 12 FT WIDE (MIN.) AND PAVED (CONCRETE OR ASPHALT)
- ALL ABOVE GROUND PIPES AND FITTINGS SHALL BE CLASS 53 D.I.P. FOR 4 INCH AND LARGER PIPE.
- CERTIFICATION BY THE CITY OF PROPER INSTALLATION AND OPERATION WILL BE REQUIRED PRIOR TO ACCEPTANCE BY THE CITY.
- ALL BACKFLOW ASSEMBLIES OR DEVICES MUST HAVE ASSE APPROVAL. IN ADDITION THE BACKFLOW PREVENTION DEVICE ASSEMBLY SHALL BE A REDUCED PRESSURE DEVICE AS LISTED ON THE APPROVED LIST OF THE UNIVERSITY OF SOUTHERN CALIFORNIA FOUNDATION FOR CROSS-CONNECTION CONTROL AND HYDRAULIC RESEARCH.
- THE 6 INCH CONCRETE SLAB SHALL BE REINFORCED WITH 6x6-W1.4xW1.4 WELDED WIRE FABRIC AND SHALL BE TYPE I, PORTLAND CEMENT WITH A MINIMUM 28-DAY STRENGTH OF 3000psi.
- SLAB WIDTH AND LENGTH SHALL VARY WITH ASSEMBLY. THE TOP OF SLAB SHALL BE 2 INCHES ABOVE FINISHED GRADE.
- THE METER ASSEMBLY & BOLLARDS SHALL BE PAINTED IN ACCORDANCE WITH SSPC STANDARDS. COLOR TO BE CHOSEN BY THE CITY.
- IF THE METER ASSEMBLY IS LOCATED WITHIN A TRAFFIC/VEHICLE AREA (PARKING LOT, DRIVEWAY, OR WITHIN 15 FT OF EDGE OF PAVEMENT/BACK OF CURB), METERS UP TO 2 INCHES SHALL HAVE A MINIMUM OF 4 TRAFFIC BOLLARD PROTECTION POSTS, AND FOR METERS 3 INCHES & LARGER A MINIMUM OF 6 TRAFFIC BOLLARDS ARE REQUIRED.

TEMPORARY METER NOTES:

- THE IN-LINE VALVE IS TO REMAIN CLOSED UNTIL AFTER THE CONSTRUCTION AND ACCEPTANCE OF THE DEVELOPMENT WATER DISTRIBUTION SYSTEM.
- THE METER ASSEMBLY IS TO BE REMOVED AFTER FINAL ACCEPTANCE OF THE WATER DISTRIBUTION SYSTEM BY THE CITY OF ZEPHYRHILLS HEALTH DEPARTMENT AND THE CITY OF ZEPHYRHILLS PLANNING DEPARTMENT.
- ALL CONSTRUCTION MUST MEET APPLICABLE STATE AND/OR LOCAL ROADWAY/ROADSIDE DESIGN STANDARDS INCLUDING, BUT NOT LIMITED TO, CLEAR ZONE REQUIREMENTS.

GENERAL WATER METER ASSEMBLY NOTES
RESIDENTIAL OR COMMERCIAL DEVELOPMENT

NTS

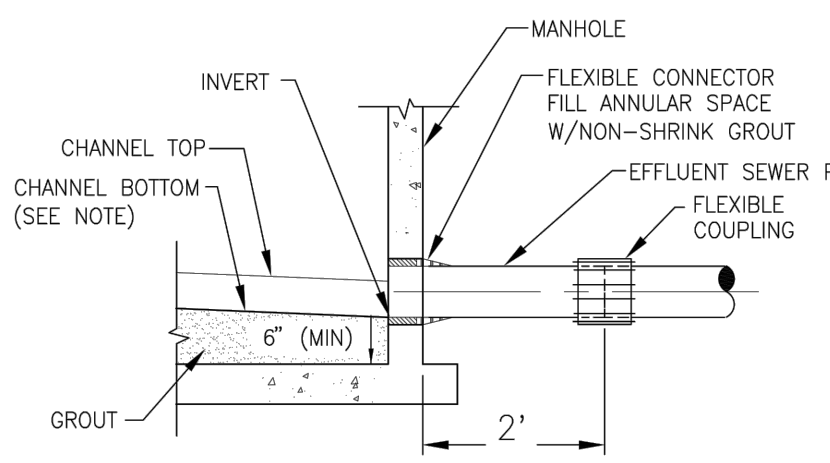


CITY OF ZEPHYRHILLS
STANDARD DETAILS

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

DECEMBER 2015

W-16E



NOTE:
PROVIDE SMOOTH TRANSITION IN CHANNEL BOTTOM FROM INFLUENT IE TO EFFLUENT IE.

MANHOLE - CONNECTION TO EFFLUENT GRAVITY SEWER

NTS

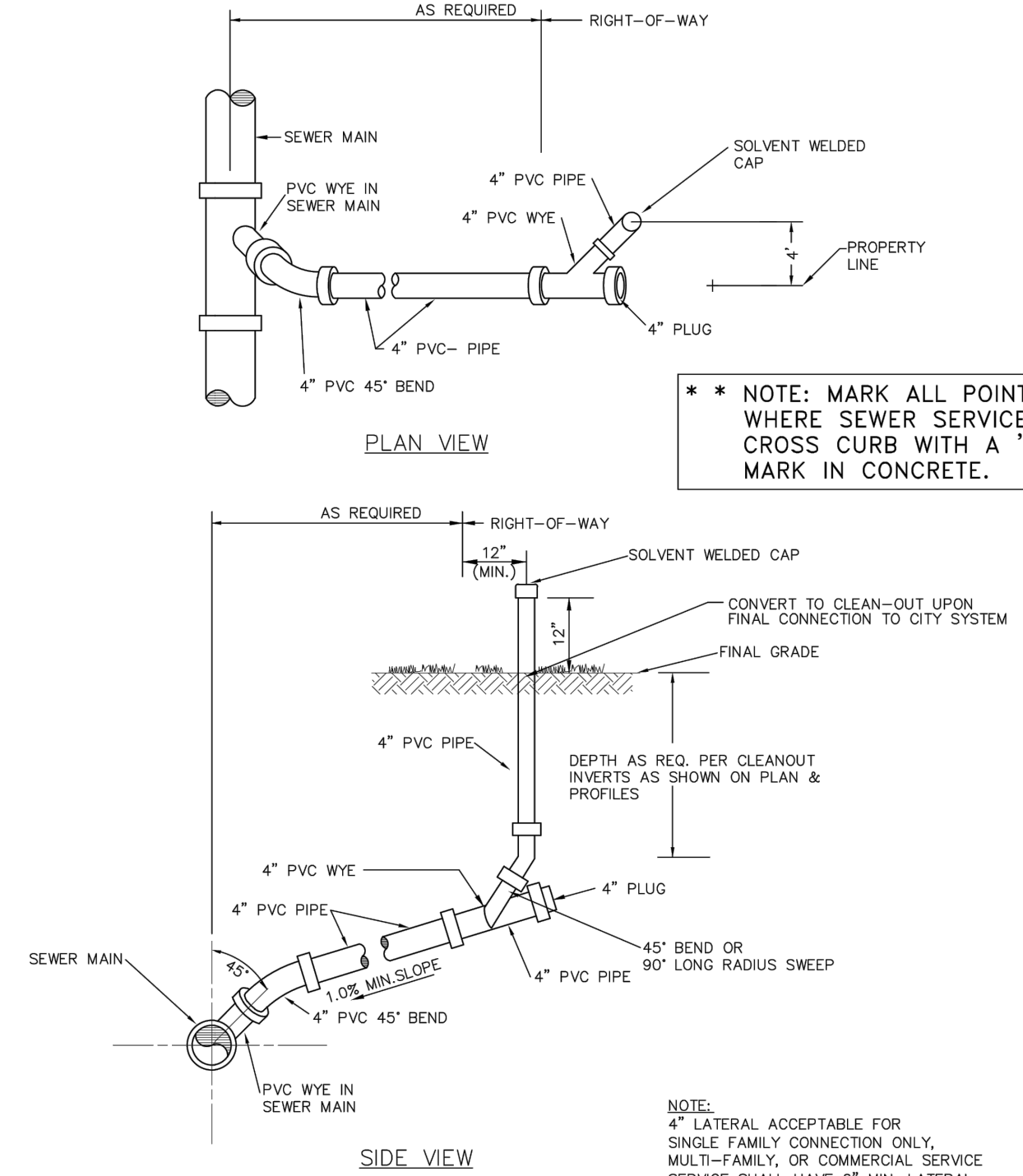


CITY OF ZEPHYRHILLS
STANDARD DETAILS

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

DECEMBER 2015

S-2



NOTE:
4" LATERAL ACCEPTABLE FOR SINGLE FAMILY CONNECTION ONLY. MULTI-FAMILY, OR COMMERCIAL SERVICE SHALL HAVE 6" MIN. LATERAL.

SANITARY SEWER SERVICE
PVC SINGLE SERVICE

NTS

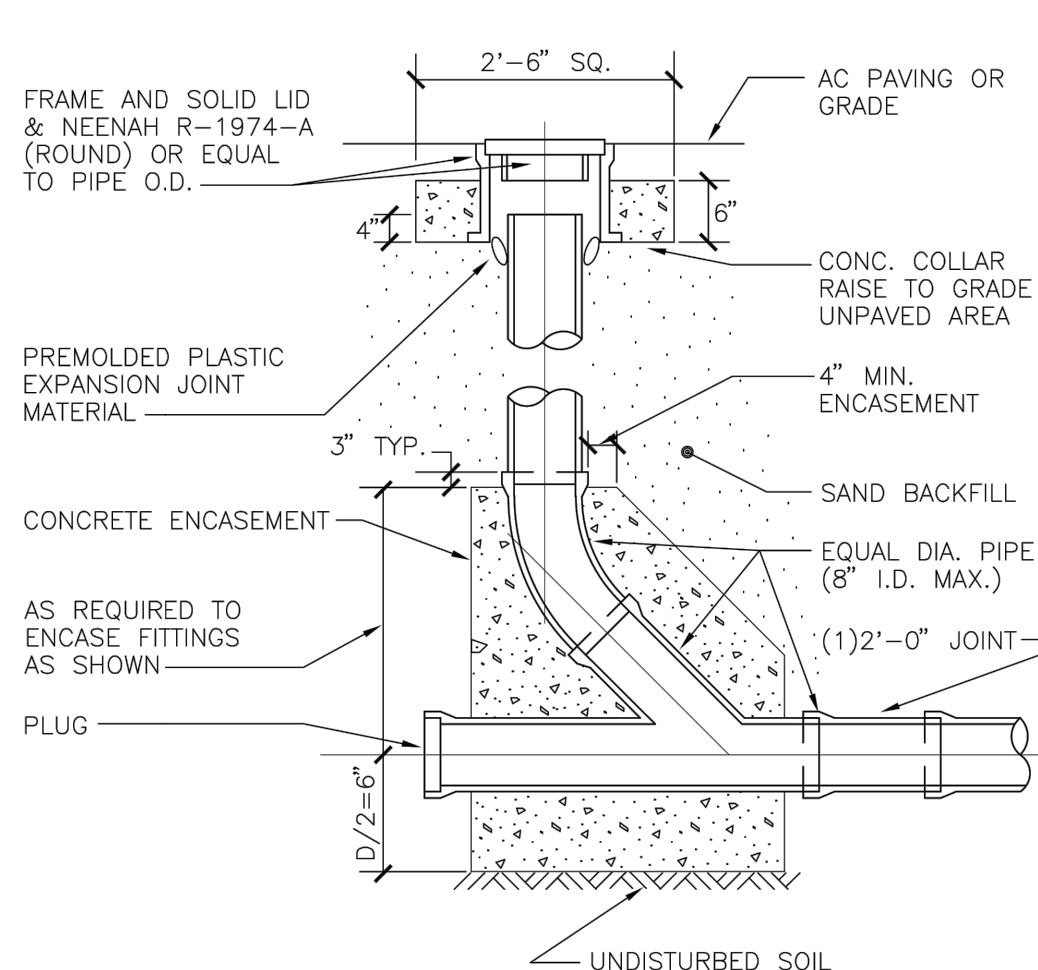


CITY OF ZEPHYRHILLS
STANDARD DETAILS

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

DECEMBER 2015

S-5



GRAVITY CLEANOUT
NOT TO SCALE

NTS



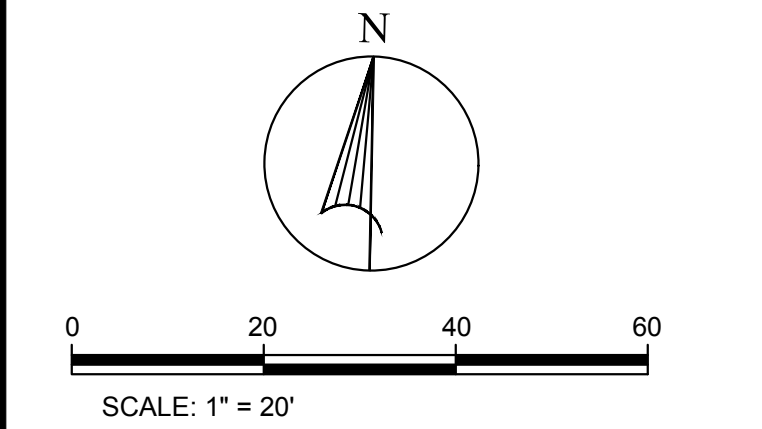
CITY OF ZEPHYRHILLS
STANDARD DETAILS

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

DECEMBER 2015

S-9

Issued:	Date:
A ISSUED FOR PERMITS	01/23/23
B	
C	
D	
Revisions:	Date:
1	
2	
3	
4	
5	
6	



Scott K. Stannard, P.E.

FL P.E. No. 50565 SEAL

This item has been digitally signed and sealed by Scott K. Stannard, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



Site Engineering • Landscape Architects

Commercial Site Solutions, Inc.

FL C.O.A Number: 27575
21764 State Road 54
Lutz, FL 33549
(813) 885-2032
www.css-eng.com

FLAGSHIP COMPANIES GROUP LLC

2406 CYPRESS GLEN DRIVE
SUITE 102
WESLEY CHAPEL, FL 33543
PH: 813-335-5929
CONTACT: RON ROBERTS

Client Name:

PRETTY POND SELF-STORAGE

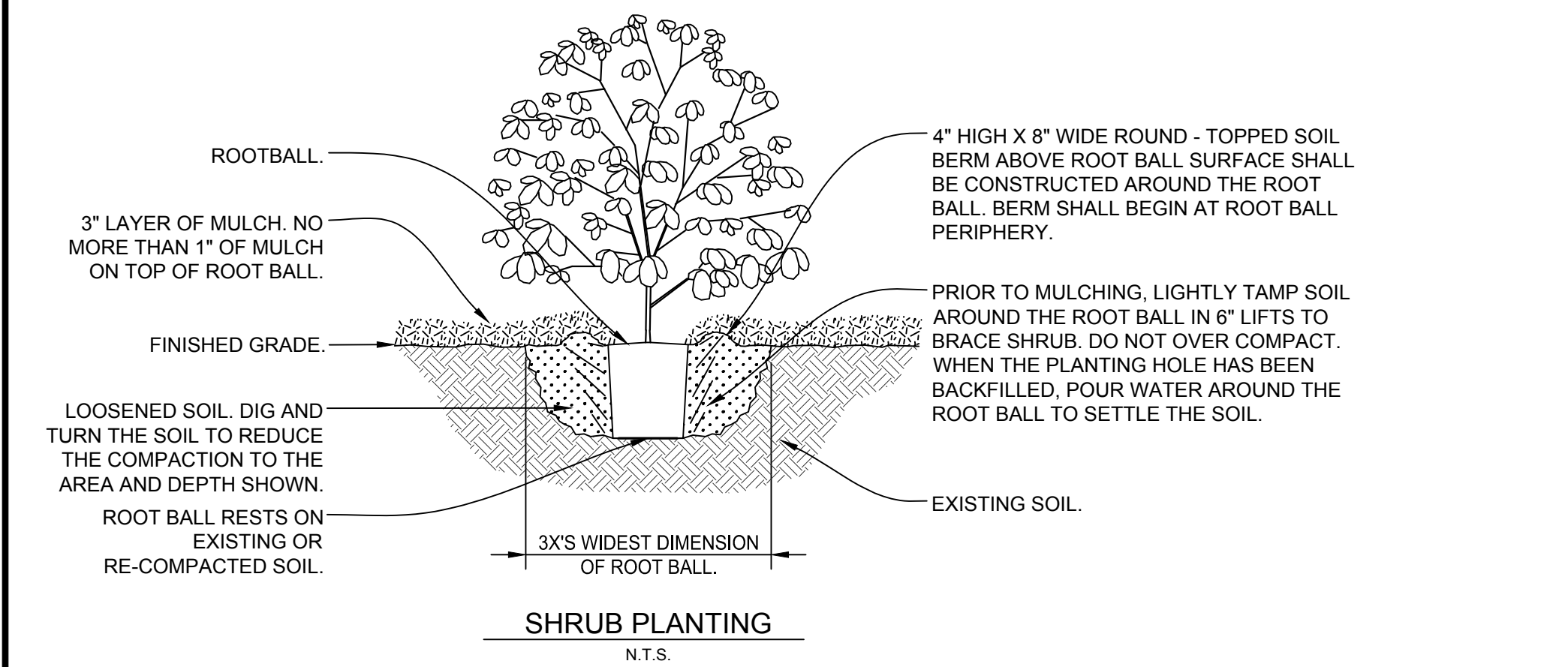
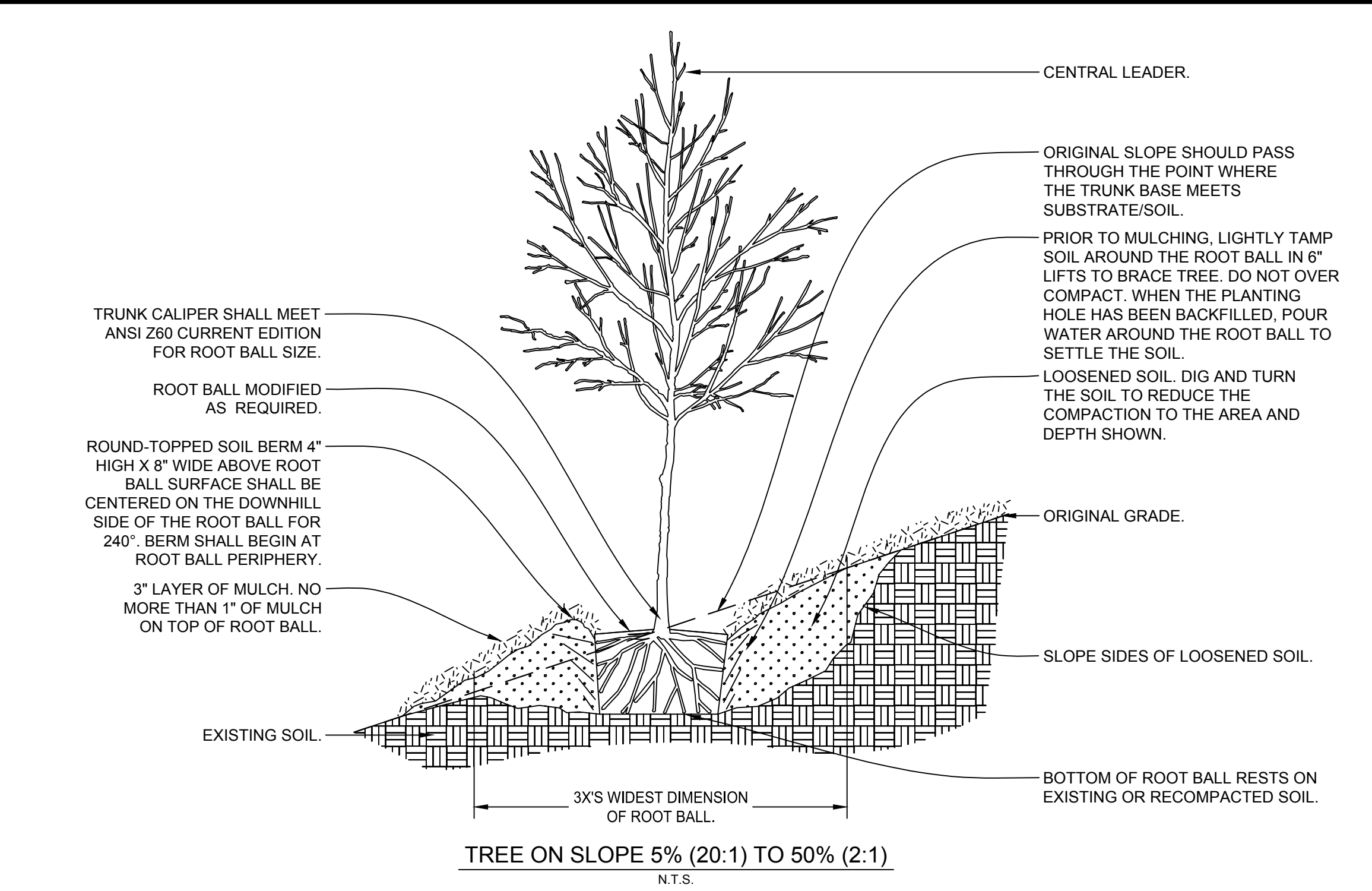
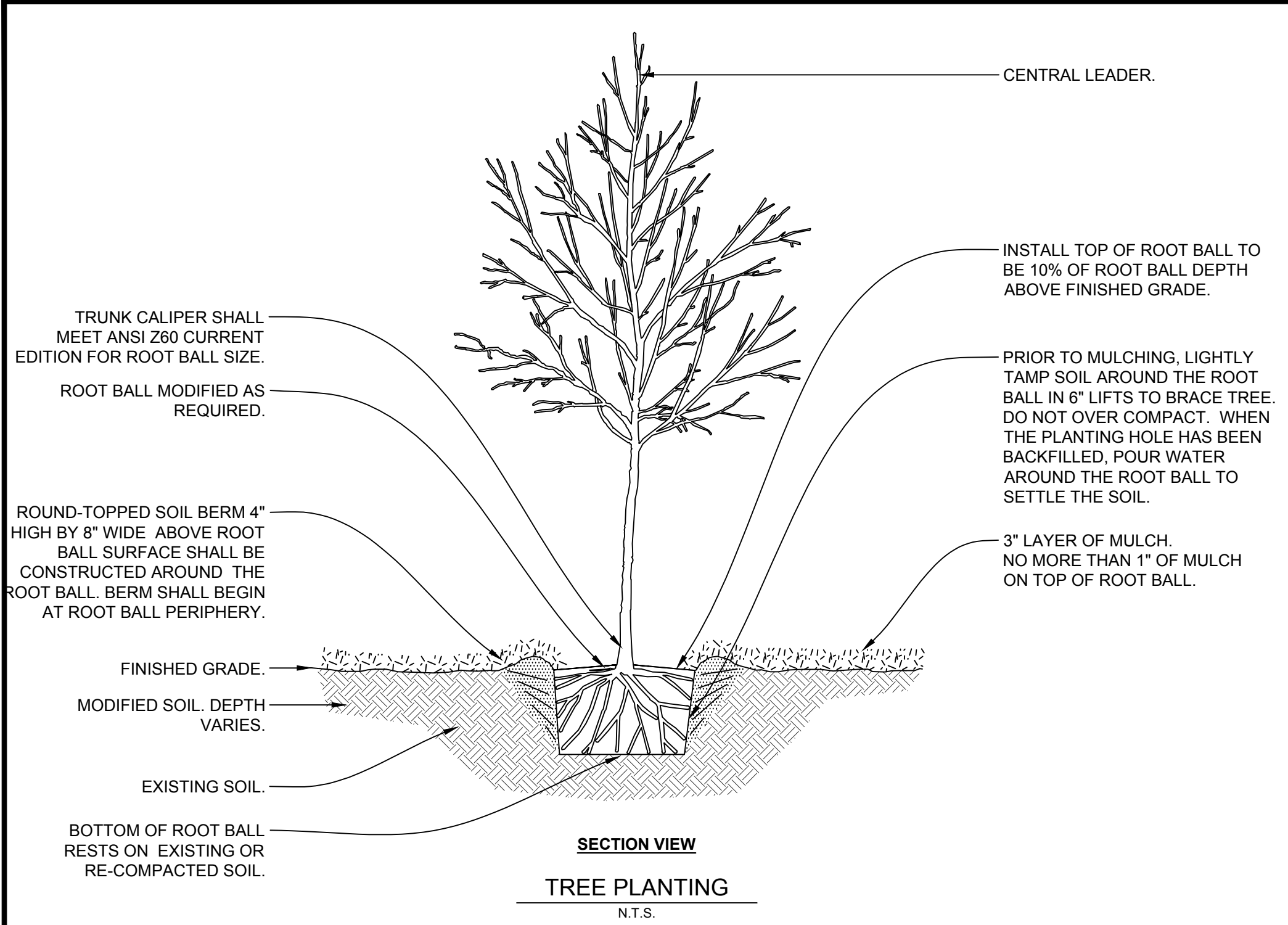
US HIGHWAY 301 (GAUL BLVD)
AT PRETTY POND ROAD
ZEPHYRHILLS, FL

Project Name & Location:

UTILITY DETAILS

Drawing Name:

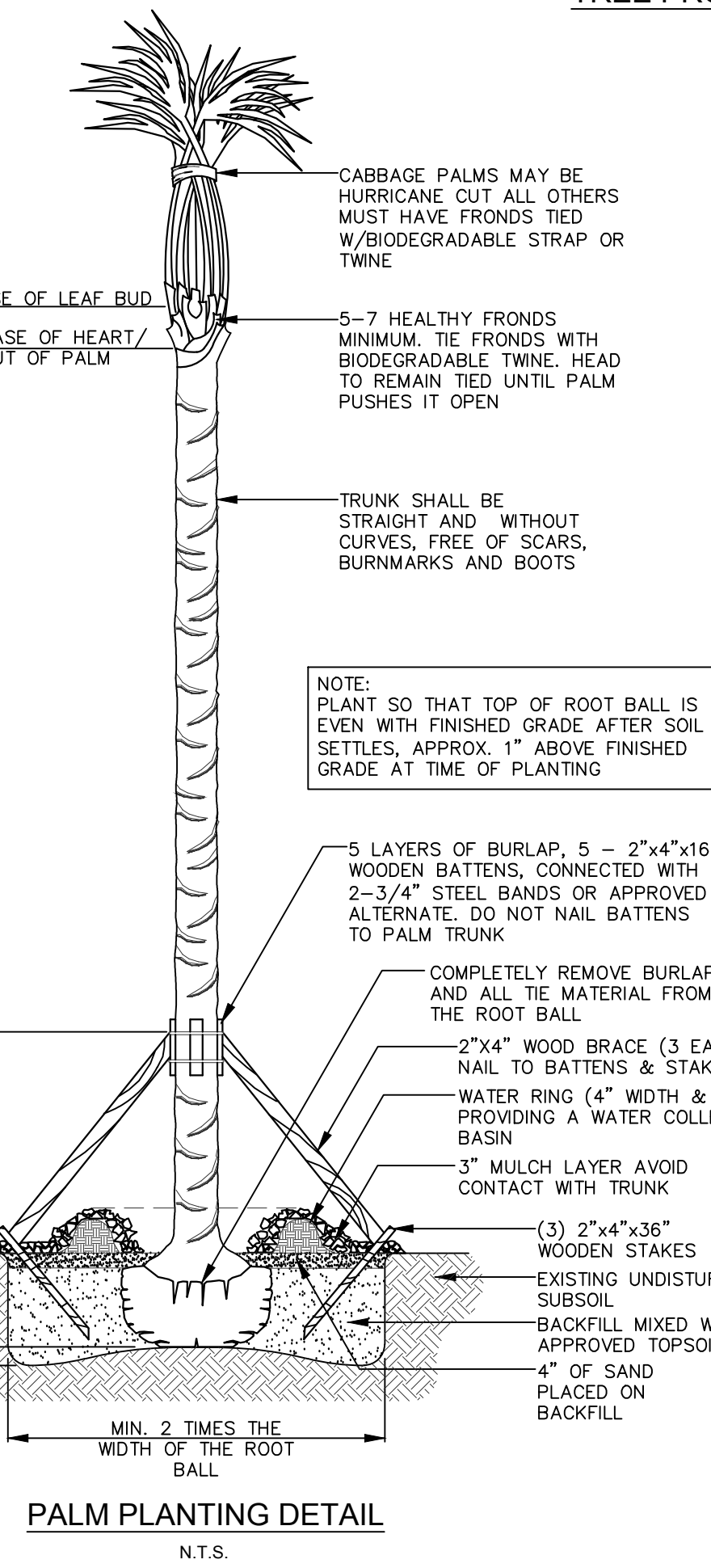
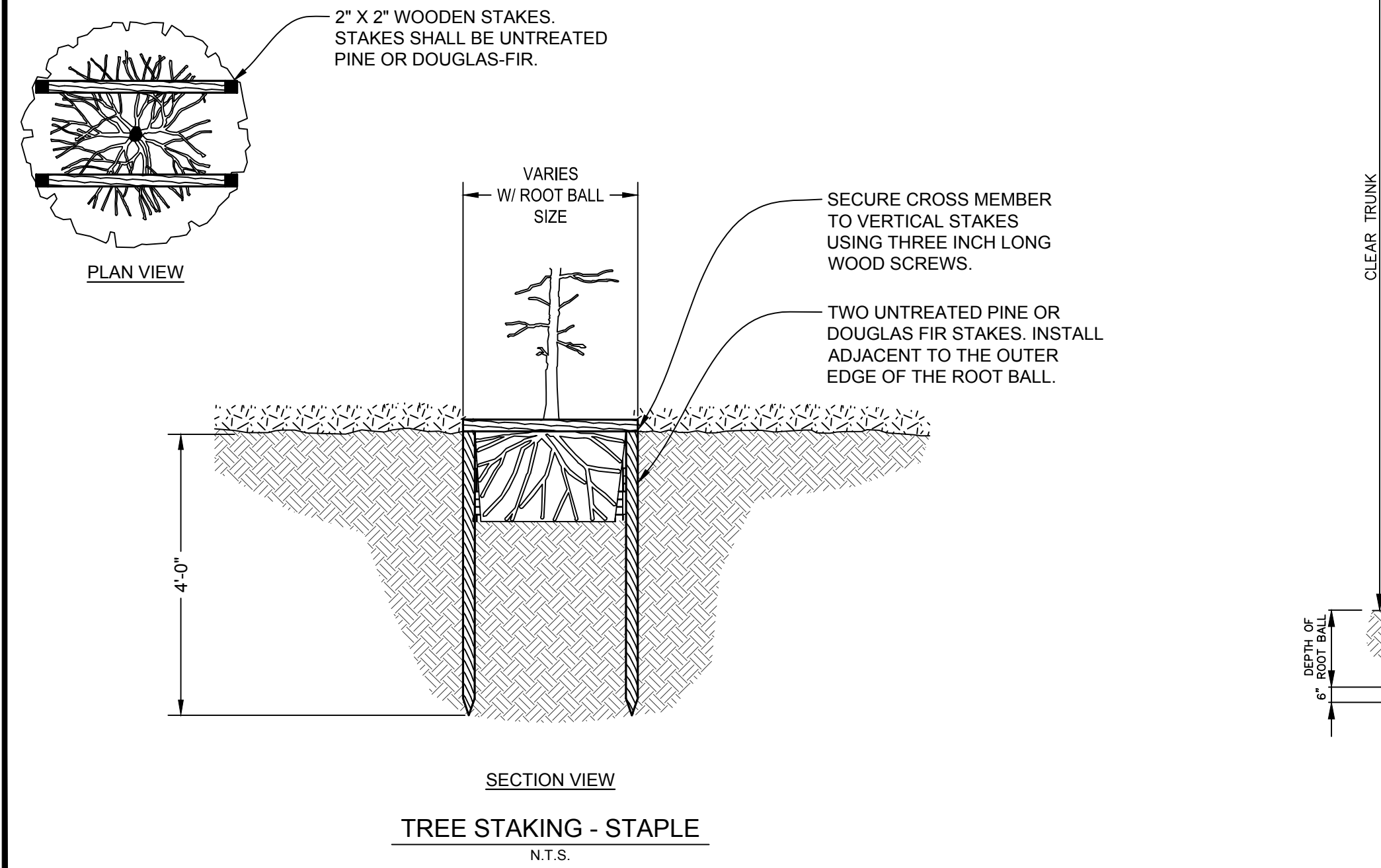
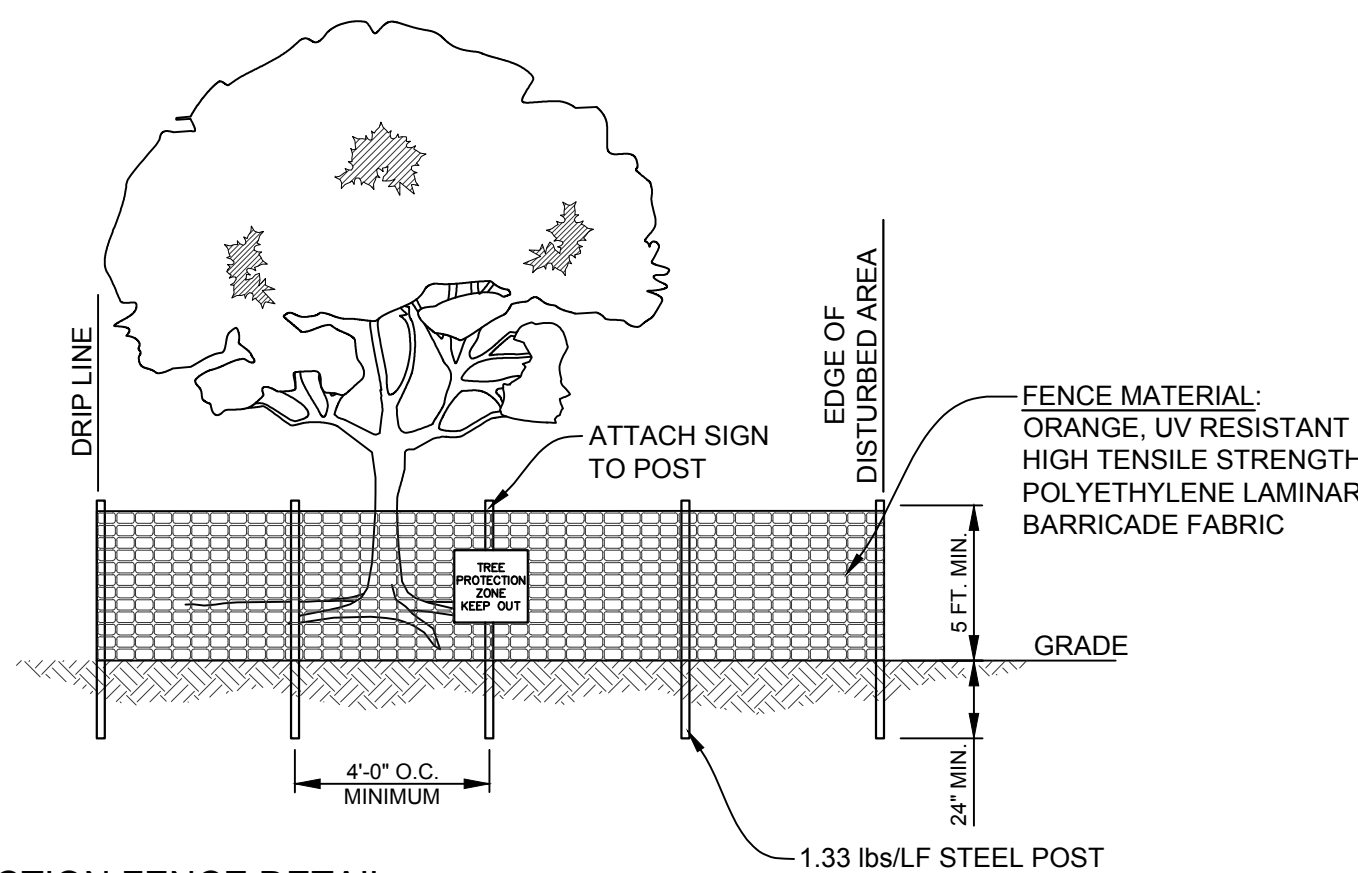
Date: 05/20/22	Drawing No. C-10.1
Revised: XXX	
Drawn: sks	
Checked: SKS	



NOTES:

1. ALL PLANTS DESIGNATED TO BE SAVED SHALL BE PROTECTED BY FENCING AS ILLUSTRATED.
2. INSTALL TREE PROTECTION FENCE AT TREE DRIP LINE OR AT EDGE OF DISTURBED AREA, AS SHOWN ON PLANS, PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. SPACE TREE PROTECTION ZONE SIGNS A MINIMUM OF ONE EVERY 300 FEET. THE SIZE OF EACH SIGN MUST BE A MINIMUM OF 2' x 2' AND BE VISIBLE FROM BOTH SIDES OF THE FENCE. THE SIGN MUST CONTAIN THE FOLLOWING LANGUAGE IN BOTH ENGLISH & SPANISH:

"TREE PROTECTION ZONE, KEEP OUT"
4. THERE SHALL BE NO STORAGE OF MATERIAL WITHIN THE BOUNDARIES OF THE TREE PROTECTION FENCING.
5. TREE PROTECTION FENCING SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT.



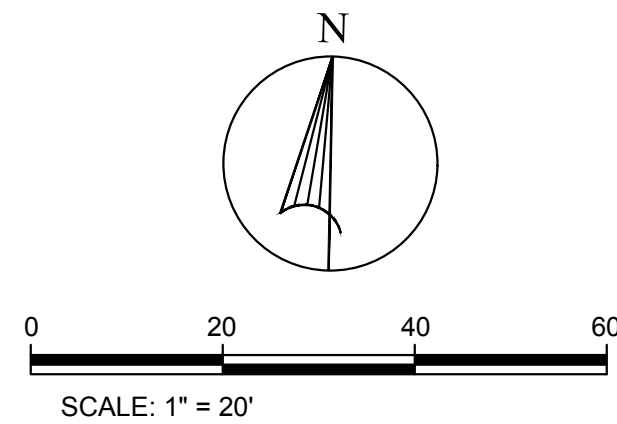
LANDSCAPING SPECIFICATIONS

1. TOPSOIL SHALL BE REMOVED FROM STOCKPILES AND SPREAD IN THE PLANTING AREAS SHOWN ON THE PLANS. THE DEPTH OF TOPSOIL SHALL BE A MINIMUM OF 4 INCHES IN LAWN AREAS AND A MINIMUM OF 12 INCHES IN LANDSCAPE PLANTING AREAS.
2. AFTER THE TOPSOIL IS IN PLACE IT SHALL BE FINE GRADED REMOVING ALL ROOTS, STICKS, STONES AND DEBRIS GREATER THAN 2 INCHES IN ANY DIMENSION. THE TOPSOIL SHALL BE FINE GRADED TO THE LINES AND GRADES SHOWN ON THE PLANS.
3. THE TOPSOIL SOIL SHALL HAVE A PH OF 5.5 TO 7.6 AND AN ORGANIC CONTENT OF 3 TO 20%. THE GRADATION OF THE TOPSOIL SHALL BE 100% PASSING 2 INCH SIEVE, 85 TO 100% PASSING THE 1 INCH SIEVE, 65 TO 100% PASSING THE 3/4 INCH SIEVE AND 20 TO 80% PASSING THE NO. 200 SIEVE.
4. LIME OF TYPE RECOMMENDED FOR SOIL CONDITIONING SHALL BE USED TO TREAT ACIDIC SOILS.
5. LAWN FERTILIZER SHALL BE 55% NITROGEN, 10% PHOSPHORUS AND 10% POTASH WHERE 50% OF THE NITROGEN IS DERIVED FROM UREAFORM SOURCE.
6. WATER LAWN AREAS AS NEEDED TO PROMOTE GROWTH. THE CONTRACTOR WILL BE RESPONSIBLE TO WATER, RESEED OR WORK WHEN NECESSARY TO INSURE THE GROWTH OF THE LAWN UNTIL A COMPLETE AND UNIFORM STAND OF GRASS HAS GROWN AND BEEN CUT AT LEAST TWICE.
7. UNLESS OTHERWISE NOTED ON THE DRAWINGS, ALL AREAS NOT RECEIVING STRUCTURES, PAVEMENT, RIP RAP, LANDSCAPING OR OTHER IMPROVEMENTS OR FUTURE IMPROVEMENTS SHALL BE CONSIDERED LAWN AREAS AND RECEIVE TOPSOIL AND SOD PER DRAWINGS AND ABOVE STATED REQUIREMENTS.
8. PLANTINGS SHALL BE SUPPLIED IN ACCORDANCE WITH THE PLANS AND ANSI 260.1 "AMERICAN STANDARD FOR NURSERY STOCK" IN GOOD HEALTH, VIGOROUS, AND FREE OF INSECTS, LARVAE, EGGS, DEFECTS AND DISEASE.
9. PLANTING BEDS SHALL BE PREPARED BY LOOSENING THE TOP 1 FOOT OF TOPSOIL. PLANTS SHALL BE LOCATED PER THE PLANS. THE HOLES SHALL BE EXCAVATED (PER THE DETAILS ON THE DRAWINGS) WITH THE CENTER SLIGHTLY HIGHER TO PROMOTE DRAINAGE. USE A TOPSOIL BACKFILL MIX OF 4 PARTS TOPSOIL, 1 PART PEAT MOSS, 1/2 PART WELL ROTTED MANURE, AND 10 POUNDS 5-10-5 PLANTING FERTILIZER AND PROPERLY MIXED PER CUBIC YARD. BERM AROUND PLANTS TO FORM A BOWL SHAPE.
10. WEED BARRIER MADE FROM FIBERGLASS AND ULTRA-VIOLET LIGHT RESISTANT SHALL BE PLACED UNDER ALL PLANTING BEDS PRIOR MULCHING.
11. ALL TREES AND SHRUBS SHALL BE STAKED AS DETAILED ON THE DRAWINGS. TREE WRAPPING WILL BE PROVIDED AT THE BASE OF ALL TREES.
12. ALL LANDSCAPING SHALL BE GUARANTEED FOR ONE YEAR AFTER FINAL ACCEPTANCE. ANY PLANTINGS IN NEED OF REPLACEMENT WILL BE GUARANTEED FROM THE TIME OF REPLACEMENT IF AFTER FINAL ACCEPTANCE.

GENERAL LANDSCAPE NOTES

1. LANDSCAPE CONTRACTOR SHALL REVIEW ARCHITECTURAL/ENGINEERING DRAWINGS AND BECOME THOROUGHLY FAMILIAR WITH ALL SURFACE AND SUBSURFACE UTILITIES. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE THE PLANTING WITH THE IRRIGATION WORK TO ASSURE AVAILABILITY AND PROPER LOCATION OF IRRIGATION ITEMS AND PLANTS.
2. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MATERIALS AND ALL WORK AS CALLED FOR ON THE LANDSCAPE PLANS AND IN THE LANDSCAPE SPECIFICATIONS. IN THE EVENT OF VARIATION BETWEEN QUANTITIES SHOWN ON PLANT LIST AND THE PLANS, THE PLANS SHALL CONTROL. LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES AND REPORT ANY DISCREPANCIES AT THE TIME OF BIDDING.
3. EXCEPT AS OTHERWISE SPECIFIED, THE REQUIRED LANDSCAPING SHALL BE INSTALLED ACCORDING TO ACCEPTED COMMERCIAL PLANTING PROCEDURES AS SET FORTH IN THE ANSI A300 STANDARDS FOR TREE CARE OPERATIONS.
4. EVERY POSSIBLE SAFEGUARD SHALL BE TAKEN TO PROTECT BUILDING SURFACES, EQUIPMENT AND FURNISHINGS. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE OR INJURY TO PERSON OR PROPERTY WHICH MAY OCCUR AS A RESULT OF NEGLIGENCE IN THE EXECUTION OF THE WORK.
5. ALL PLANTING SHALL BE PERFORMED BY PERSONS FAMILIAR WITH PLANTING PROCEDURE AND UNDER THE SUPERVISION OF A QUALIFIED FOREMAN.
6. ALL PLANT MATERIAL SHALL MEET OR EXCEED THE MINIMUM STANDARDS FOR HEALTH, FORM AND ROOT CONDITIONS AS OUTLINED IN THE AMERICAN ASSOCIATION OF NURSERYMAN (AAN) STANDARDS FOR NURSERY STOCK (ANSI 260, 1973). GRASS SOD SHALL BE CLEAN AND REASONABLY FREE OF WEEDS AND NOXIOUS PESTS OR DISEASES.
7. ALL PLANT MATERIAL SHALL BE FLORIDA #1 PER THE LATEST EDITION OF THE FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS.
8. THE MINIMUM ACCEPTABLE SIZE OF ALL PLANTS, MEASURED AFTER PRUNING WITH BRANCHES IN NORMAL POSITIONS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED ON THE PLANT LIST OR AS INDICATED ON THE LANDSCAPE PLAN. HEIGHT AND SPREAD DIMENSIONS REFER TO THE MAIN BODY OF THE PLANT AND NOT EXTREME BRANCH TIP TO TIP. TRUNK DIAMETER SHALL BE MEASURED 6" ABOVE THE ROOT BALL FOR TREES UP TO 4" CALIPER AND 12" FROM ROOT BALL FOR LARGER TREES.
9. THE PROJECT LANDSCAPE ARCHITECT OR OWNER SHALL HAVE THE RIGHT, AT ANY STAGE OF THE OPERATIONS, TO REJECT ANY AND ALL WORK AND MATERIALS WHICH, IN HIS/HER OPINION, DO NOT MEET WITH THE REQUIREMENTS OF THESE SPECIFICATIONS. PLANTS SHALL BE PROTECTED UPON ARRIVAL AT THE SITE BY BEING THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. NO PLANTS OR PLANTING MATERIAL SHALL BE STORED IN STREET RIGHT-OF-WAY.
10. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER WATERING OF ALL PLANTS. ALL PLANTS SHALL BE THOROUGHLY WATERED AT TIME OF PLANTING AND KEPT ADEQUATELY WATERED UNTIL TIME OF ACCEPTANCE. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT PLANTS ARE NOT OVER WATERED.
11. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO PREVENT PLANTS FROM FALLING OR BEING BLOWN OVER, TO STRAIGHTEN AND REPLANT ALL PLANTS WHICH LEAN OR FALL AND TO REPLACE ALL PLANTS WHICH ARE DAMAGED DUE TO LACK OF PROPER GUYING OR STAKING. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED BY INSTABILITY OF ANY PLANT MATERIAL.
12. ALL TREES AND PALMS SHALL BE GUYED, STAKED OR BRACED. LANDSCAPE CONTRACTOR SHALL DETERMINE WHICH SMALL OR MULTI-STEM TREES AND SHRUBS NEED TO BE GUYED AND STAKED TO MAINTAIN PLUMB. STAKING OF TREE AND SHRUBS, IF REQUIRED, SHALL BE DONE AS PER STAKING AND GUYING DETAIL PREPARED BY THE LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF ALL GUYS AND STAKES FROM THE TREES AND JOB SITE AFTER A PERIOD OF 1 YEAR.
13. PLANTS BLOWN OVER BY HIGH WINDS, WITHIN THE GUARANTEED PERIOD, SHALL NOT BE CAUSE FOR ADDITIONAL EXPENSE TO THE OWNER, BUT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. DAMAGED PLANTS SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
14. LANDSCAPE CONTRACTOR SHALL PRUNE, SHAPE AND REMOVE DEAD FOLIAGE/LIMBS FROM EXISTING PLANT MATERIAL TO REMAIN. CONFIRM WITH THE LANDSCAPE ARCHITECT OR OWNER THE EXTENT OF WORK REQUIRED AT TIME OF BIDDING.
15. SOD SHALL BE CERTIFIED TO BE FREE OF THE IMPORTED FIRE ANT. SOD SHALL HAVE A CLEAN GROWTH OF ACCEPTABLE GRASS, REASONABLY FREE OF WEEDS NOT LESS THAN 1-1/2" OF SOIL FIRMLY ADHERING TO ROOTS. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO MEASURE AND DETERMINE THE EXACT AMOUNT REQUIRED. THIS AMOUNT SHALL BE VERIFIED WITH THE OWNER OR LANDSCAPE ARCHITECT BEFORE INSTALLATION.
16. ALL PLANT BEDS SHALL BE TOP DRESSED WITH A MINIMUM OF 3" SETTLED MULCH OVER LANDSCAPE FABRIC PER PLAN AND SPECIFICATIONS (OR APPROVED EQUAL). ALL TREES ARE TO BE MULCHED.
17. LANDSCAPE CONTRACTOR SHALL ENSURE THAT HIS/HER WORK DOES NOT INTERRUPT ESTABLISHED OR PROJECTED DRAINAGE PATTERNS.
18. LANDSCAPE CONTRACTOR SHALL ENSURE ADEQUATE VERTICAL DRAINAGE IN ALL PLANT BEDS, PLANTERS AND SOD AREAS. VERTICAL DRILLING THROUGH ANY COMPACTED FILL TO NATIVE SOIL SHALL BE ACCOMPLISHED TO ENSURE ADEQUATE DRAINAGE. IF WELL DRAINED FILL IS NECESSARY TO ENSURE POSITIVE DRAINAGE, THIS ISSUE SHALL BE BROUGHT UP BY THE LANDSCAPE CONTRACTOR AT TIME OF BIDDING.
19. ALL TREE PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USDA STANDARD FOR NURSERY STOCK 260.1, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH THE SPECIFIED PLANTING SOIL. LANDSCAPE CONTRACTOR SHALL TEST FILL ALL TREE PITS WITH WATER BEFORE PLANTING TO ENSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE.
20. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING AND EVALUATING WHICH PLANT MATERIALS ARE SUITABLE FOR TRANSPLANTING AND SHALL VERIFY THIS WITH THE LANDSCAPE ARCHITECT OR OWNER. LANDSCAPE CONTRACTOR SHALL TAKE ALL REASONABLE AND ACCEPTABLE HORTICULTURAL MEASURES TO ENSURE THE SUCCESSFUL TRANSPLANTING OF DETERMINED PLANT MATERIALS. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING ANY RELOCATED PLANT MATERIALS WHICH DIE IF SUCH MEASURES ARE NOT TAKEN, AS DETERMINED BY THE LANDSCAPE ARCHITECT OR OWNER. REPLACEMENT PLANTS SHALL BE OF IDENTICAL SPECIES AND SIZE IF REQUIRED.
21. MAINTENANCE SHALL COMMENCE AFTER EACH PLANT IS PLANTED AND THE MAINTENANCE PERIOD SHALL CONTINUE UNTIL THE JOB OR SPECIFIC PHASE OF THE JOB IS ACCEPTED BY THE LANDSCAPE ARCHITECT OR OWNER. EXTREME CARE SHALL BE TAKEN TO INSTRUCT THE OWNER OR OWNER REPRESENTATIVES IN GENERAL MAINTENANCE PROCEDURES.
22. PLANT MAINTENANCE SHALL INCLUDE WATERING, PRUNING WEEDING, CULTIVATING, MULCHING, REPLACING AND/OR REPAIRING OF STAKING, REPLACEMENT OF SICK OR DEAD PLANTS, RESETTling PLANTS TO PROPER GRADES OR UPRIGHT POSITIONS AND RESTORATION OF THE PLANTING SAUCER AND ALL OTHER CARE NEEDED FOR PROPER GROWTH OF THE PLANTS.
23. DURING THE MAINTENANCE PERIOD AND UP TO THE DATE OF FINAL ACCEPTANCE, THE LANDSCAPE CONTRACTOR SHALL PERFORM ALL SEASONAL SPRAYING AND/OR DUSTING OF TREES AND SHRUBS. UPON COMPLETION OF ALL PLANTING, AN INSPECTION FOR ACCEPTANCE OF WORK WILL BE HELD. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OR OWNER FOR SCHEDULING THE INSPECTION 10 DAYS PRIOR TO THE ANTICIPATED DATE. AT TIME OF THE INSPECTION, IF ALL THE MATERIALS ARE ACCEPTABLE, A WRITTEN NOTICE WILL BE GIVEN BY THE LANDSCAPE ARCHITECT OR OWNER TO THE LANDSCAPE CONTRACTOR STATING THE DATE WHEN THE MAINTENANCE PERIOD ENDS.
24. ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE (1) YEAR FROM THE TIME OF FINAL INSPECTION AND PLANT MATERIAL SHALL BE ALIVE AND IN SATISFACTORY GROWTH FOR EACH SPECIFIC KIND OF PLANT AT THE END OF THE GUARANTEED PERIOD.
25. AT THE END OF THE GUARANTEE PERIOD, ANY PLANT REQUIRED UNDER THIS CONTRACT WHICH IS DEAD OR NOT IN SATISFACTORY GROWTH, AS DETERMINED BY THE OWNER OR LANDSCAPE ARCHITECT, SHALL BE REMOVED AND REPLACED. REPLACEMENT PLANTS SHALL HAVE AN EXTENDED GUARANTEE, AS NOTED ABOVE, FROM TIME OF REPLACEMENT. ALL REPLACEMENTS SHALL BE PLANTED OF THE SAME KIND AND SIZE AS SPECIFIED ON THE PLANT LIST AND SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.

Issued:		Date:
A	ISSUED FOR PERMITS	01/23/23
B		
C		
D		
Revisions:		Date:
1		
2		
3		
4		
5		
6		



Scott K. Stannard, P.E.

FL P.E. No. 50565 SEAL

This item has been digitally signed and sealed by Scott K. Stannard, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



Site Engineering • Landscape Architects

Commercial Site Solutions, Inc.

FL C.O.A Number: 27575

21764 State Road 54

Lutz, FL 33549

(813) 885-2032

www.css-eng.com

FLAGSHIP COMPANIES GROUP LLC

2406 CYPRESS GLEN DRIVE

SUITE 102

WESLEY CHAPEL, FL 33543

PH: 813-335-5929

CONTACT: RON ROBERTS

Client Name:

PRETTY POND SELF-STORAGE

US HIGHWAY 301 (GAUL BLVD)

AT PRETTY POND ROAD

ZEPHYRHILLS, FL

Project Name & Location:

LANDSCAPE NOTES AND DETAILS

Drawing Name:

Date: 05/20/22

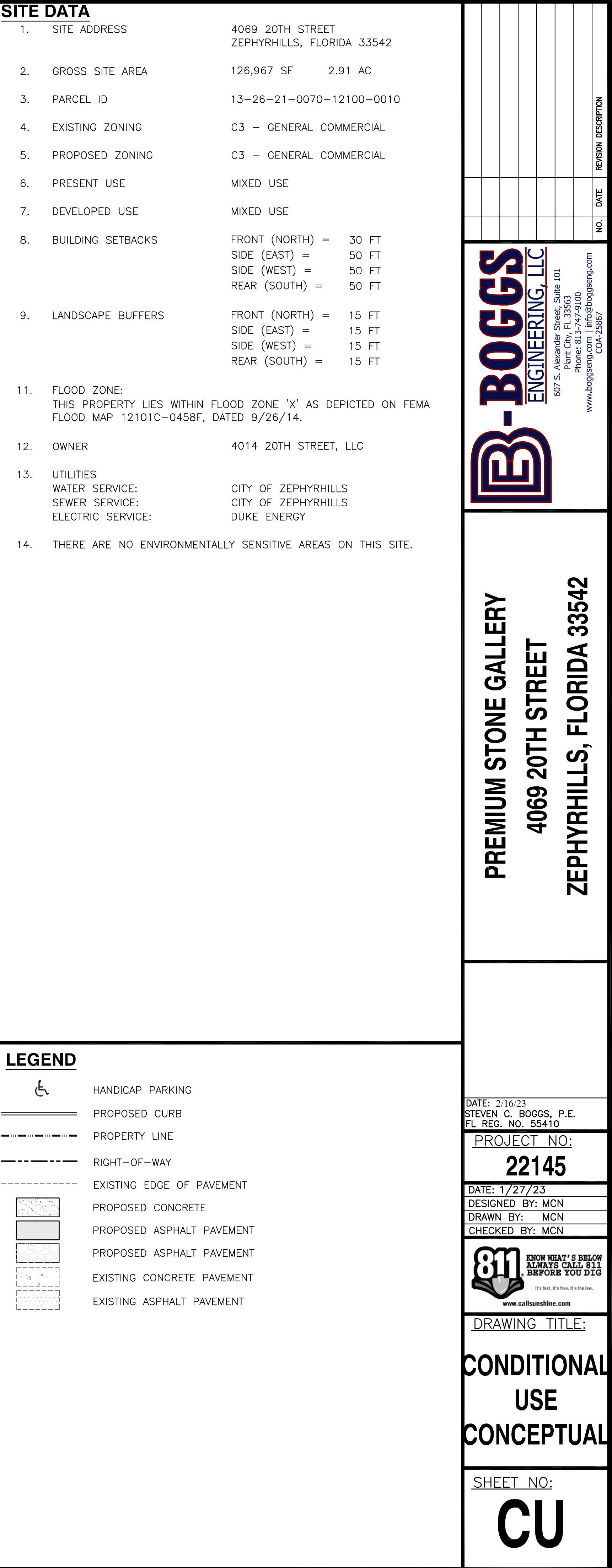
Revised: XXX

Drawn: sks

Checked: SKS

Drawing No.

L-2.0



Statement of Use 20th Street Recreational Vehicle Storage

4014 20th Street, LLC (Owner) is requesting conditional use approval from the City of Zephyrhills to operate a recreational vehicle storage facility at 4069 20th Street, Zephyrhills (Subject Property). The Subject Property is currently zoned C3 – General Commercial and has a Future Land Use of Mixed Use.

The Owner is planning to construct a granite wholesale facility on half of the Subject property. This use is permittable under the site's current zoning and future land use and does not require conditional use approval. The Owner is also planning to construct a recreational vehicle storage yard on the remaining half of the Subject Property if this Conditional Use application is approved by Zephyrhills. The Zephyrhills allows C3-zoned properties to operate recreational vehicle storage facilities if conditionally approved by Zephyrhills. If approved, the Owner will construct a recreational storage yard in conformance with Zephyrhills site, stormwater, and utility infrastructure requirements. Once constructed, the Owner will lease storage area for boats, jet skis, campers, etc. The Owner will operate and maintain the facility in conformance with Zephyrhills' open storage requirements.

The Subject Property is surrounded by industrial and residential properties within the vicinity of the Subject Property. The Subject Property is separated from the residential properties either by railroad right-of-way or 20th Street right-of-way. The proposed use would not detract from the characteristics of the developed areas surrounding the Subject Property. Furthermore, the Owner will screen and buffer the use from any adjacent properties as required by Zephyrhills' land development code. The Conditional Use Justification Report further details the compatibility of this request with the surrounding community.

Prepared For:
4014 20th Street, LLC



Prepared By:



TABLE OF CONTENTS

- 1.0 PROJECT OVERVIEW
- 2.0 COMPREHENSIVE PLAN COMPATIBILITY
- 3.0 CODE COMPATIBILITY
- 4.0 SURROUNDING FUTURE LAND USE AND ZONING ANALYSIS
- 5.0 STATEMENT OF COMPLIANCE

Appendix A: Subject Property Aerial

Appendix B: Zephyrhills Future Land Use Map

Appendix C: Pasco County Future Land Use Map

Appendix D: Zephyrhills Zoning Map

Appendix E: Pasco County Zoning Map

1.0 PROJECT OVERVIEW

4014 20th Street, LLC (Owner) is requesting a conditional use approval to allow recreational vehicle storage on its property located at 4069 20th Street, Zephyrhills, FL 33542 (Subject Property). Refer to Appendix A for an aerial of the Subject Property. The Subject Property is zoned C-3, General Commercial and has a Future Land Use (FLU) of Mixed Use (MU). All applicable Future Land Use and Zoning Maps are included as appendices to this report.

2.0 COMPREHENSIVE PLAN COMPATIBILITY

The Subject Property's Mixed Use FLU category delineates urban areas appropriate for intensive residential, office, and retail commercial uses. The proposed open storage would be compatible with the commercial/industrial uses that are prevalent on and within the vicinity of the Subject Property.

3.0 CODE COMPATIBILITY

The Zephyrhills Land Development Code (LDC) allows C-3 properties to have recreational vehicle storage as a conditional use if approved by Zephyrhills. The Owner is requesting approval to operate a recreational vehicle storage facility on a portion of the Subject Property. The Owner would like to rent space for customers to temporarily park boats, jet skis, campers, motorhomes, etc. The Owner will not store dilapidated/deteriorated vehicles if the conditional use application is approved by Zephyrhills. The Owner also plans to operate his granite wholesale business on the remainder of the Subject Property. Refer to the Conditional Use Conceptual included with the application. Therefore, the Owner would maintain the open storage area and ensure the storage area is presentable and will not undermine the aesthetic appeal of his granite wholesale operation. The open storage area would be operated in accordance with the conditions/restrictions outlined in the Zephyrhills' LDC and City Ordinances.

4.0 SURROUNDING FUTURE LAND USE AND ZONING ANALYSIS

The neighboring properties surrounding the Subject Property have varied future land use, zoning, and jurisdiction.

The properties immediately south of the Subject Property are within Zephyrhills' jurisdiction. The southern properties form a large enclave having an Industrial Future Land Use. The Industrial FLU is located on both sides of Copeland Drive/20th Street (the main road approaching the Subject Property from the South). These properties are all zoned as Light Industrial (LI). LI-zoned properties are allowed to have recreational vehicle storage as a conditional use.

The Subject Property is separated from the majority of the adjacent properties to the west by railroad right-of-way. The neighboring properties immediately adjacent to the Subject property are vacant maintenance parcels that are connected to the 20th Street right-of-way. The

neighboring properties on the opposite side of the railroad track are within Pasco County's jurisdiction. These properties have a Light Industrial FLU with Pasco County. However, the current zoning of the properties to the west of the Subject Property are zoned Agricultural Residential. The zoning of the area does not change to Industrial 1 until approximately 1,000 feet past the Subject Property as Tucker Road approaches State Road 39. Though the western properties are currently zoned as Agricultural Residential, these properties are separated from the Subject Property by the railroad. The Owner would screen the requested recreational vehicle storage area in accordance with the Land Development Code.

The Subject Property is separated from the adjacent properties to the north by 20th Street. The northern-adjacent properties are within Pasco County's jurisdiction. These properties have a Residential 3 FLU. These properties are zoned Agricultural Residential. The residential area is bordered by industrial properties to the north and south.

The adjacent parcel to the east of the Subject Property is a small parcel owned by Pasco County's facility management property. It has the same FLU and zoning as the Subject Property. This parcel includes a portion of 20th Street. Given its small size and irregular shape, Pasco County is unlikely to develop the parcel or sell the parcel to another developer.

5.0 STATEMENT OF COMPLIANCE

The Owner seeks a conditional use approval from the City of Zephyrhills which would allow recreational vehicle storage on the Subject Property. The Staff at Boggs Engineering believes this request meets the City's criteria for conditional use approval as details in Section 11.10.01 of the Land Development Code.

The recreational vehicle storage is a consistent use with the surrounding area given the industrial areas either immediately adjacent to or within the vicinity of the Subject Property. The proposed use will also respect the neighboring residential areas by providing any screening/buffering required by Zephyrhills. Additionally, the Owner will operate the facility in a manner that avoids the storage of deteriorated and abandoned vehicles. The Owner desires to provide a service to the surrounding neighborhoods in the event that any residents want to temporarily store any of their recreational vehicles. The proposed use will not generate excessive traffic. The storage area will be constructed with suitable access, stormwater, utility, and screening infrastructure. The Owner will ensure that any signage or lighting (if constructed) will not adversely affect the surrounding areas. This proposed use is allowed as a conditional use- if approved by Zephyrhills- and conforms to the conditional use requirements detailed in Section 11.10.01(B) as listed below:

- (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.

Appendix A: Aerial of the Subject Property

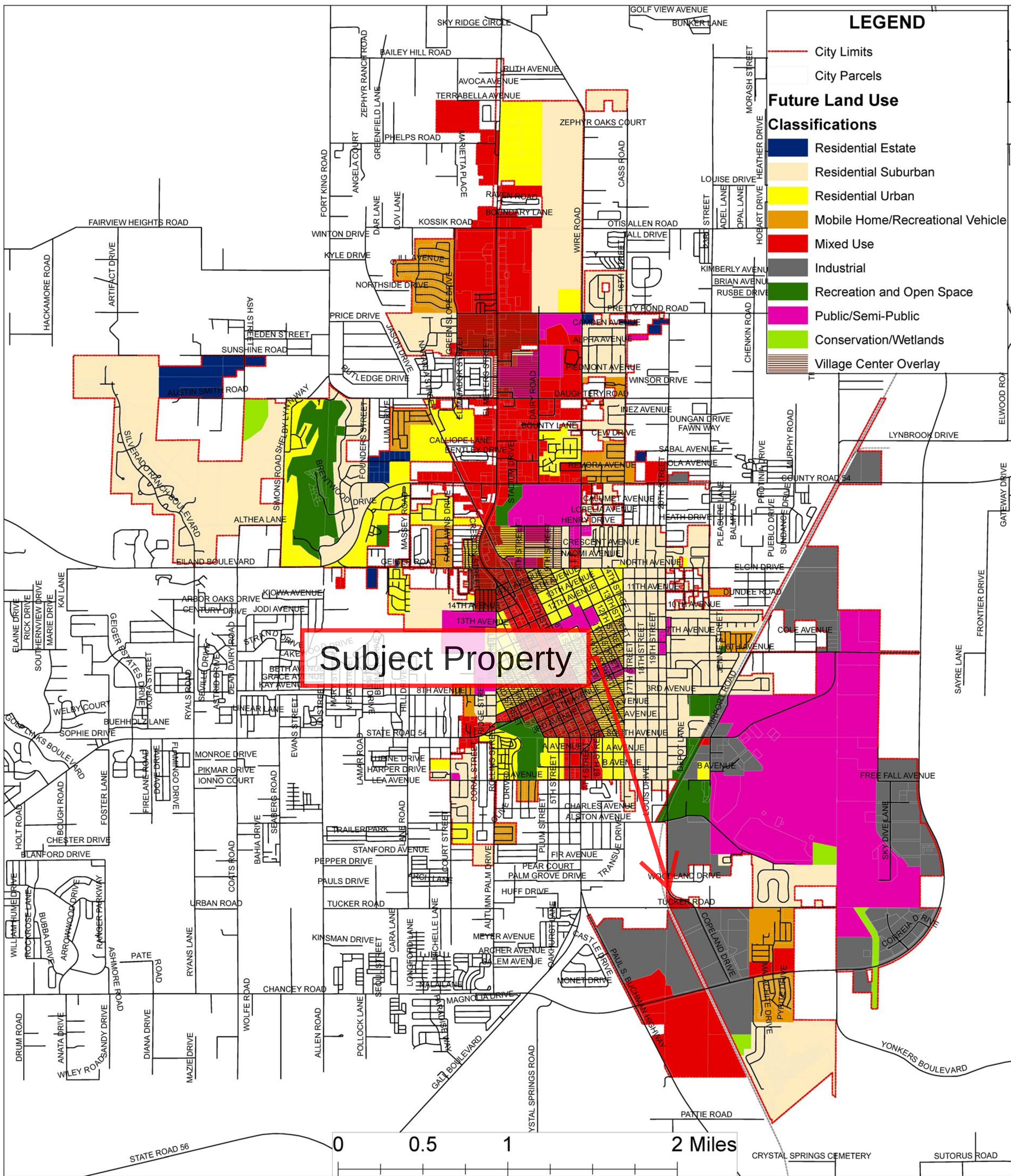


Legend

- Street (Labels)
- Parcel (Lines)
- Owner Name (Label)
- Subdivision (Boundaries and Labels)
- Parcels (Clickable Info)
- Parcels (Hyphenated ID)
- Blocks (Boundaries and Labels)
- Lot (Labels)



Appendix B: City of Zephyrhills Future Land Use (FLU) Map



Subject Property



City of Zephyrhills Future Land Use August 2019

NOTE: For Planning Purposes Only And Updated FLU Changes In Process For Annexed Properties



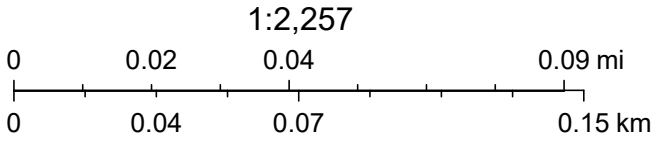
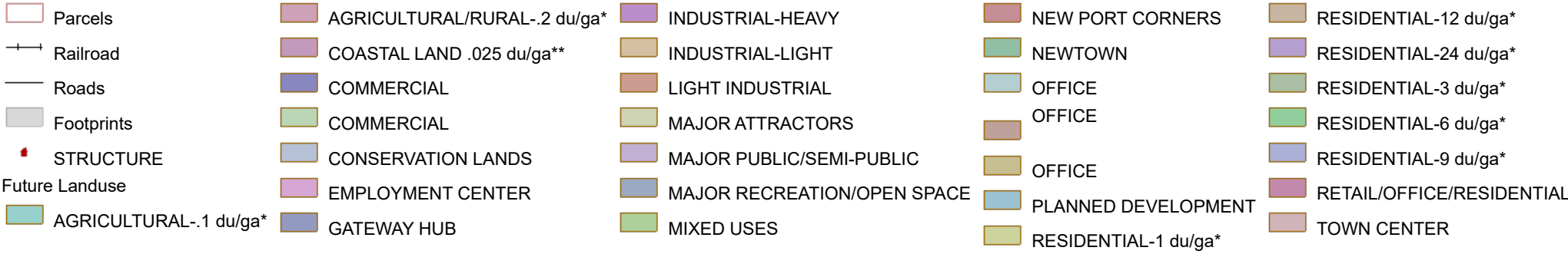
Source: Pasco County GIS, Property Appr.
Updated 8/28/19 by R.Corniveau & K. Defranc

Appendix C: Pasco County Future Land Use (FLU) Map

Pasco County Future Land Use

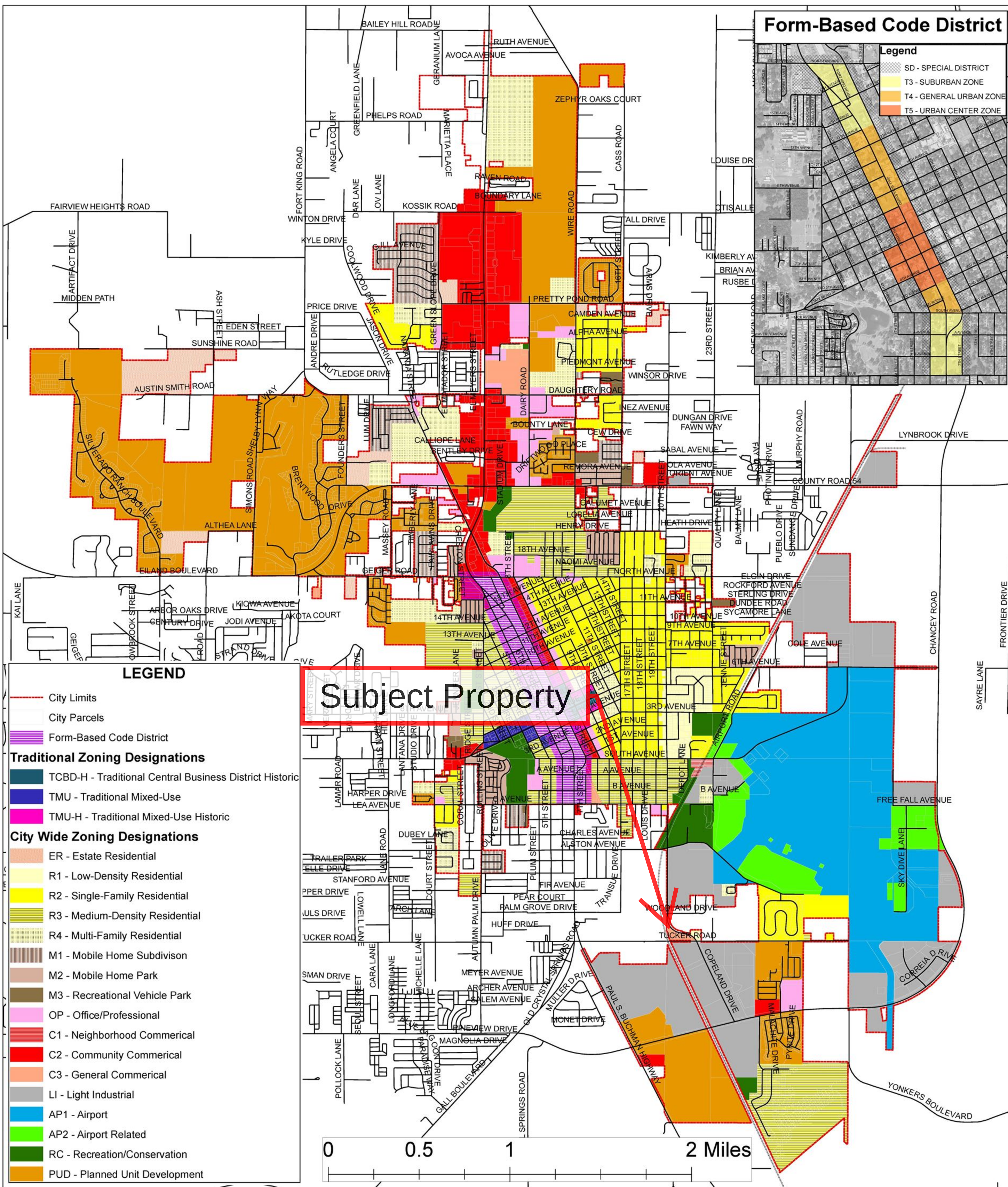


2/17/2023, 10:38:06 AM



J Edwards, SWFWMD

Appendix D: City of Zephyrhills Zoning Map



City of Zephyrhills Zoning August 2019

NOTE: For Planning Purposes Only And Updated Zoning Changes In Process For Annexed Properties



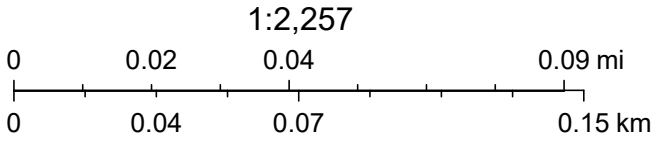
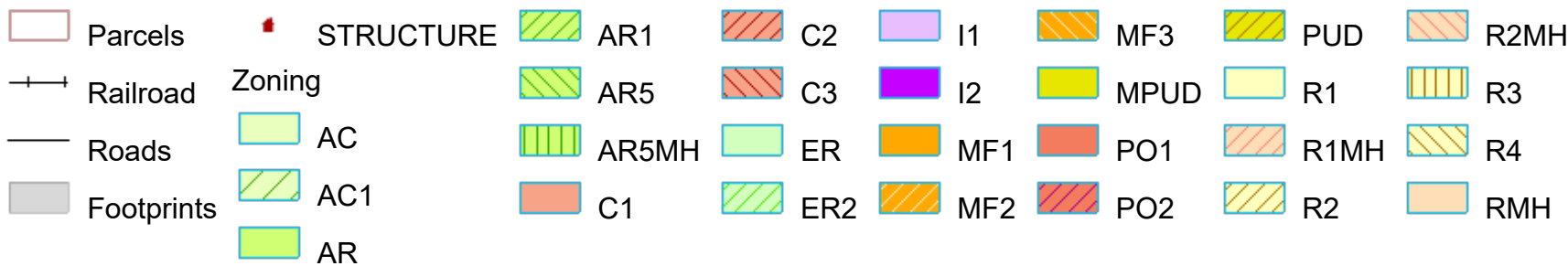
Source: Pasco County GIS, Property Appr.
Updated 8/28/19 by R. Corriveau, K. Defranc, J. Hackett

Appendix E: Pasco County Zoning Map

Pasco County Zoning



2/17/2023, 10:36:43 AM



J Edwards, SWFWMD