



SITE PLAN REVIEW COMMITTEE MEETING ZEPHYRHILLS, FLORIDA

**Tuesday, June 20, 2023
9:30 AM**

**Zephyrhills
City Hall**

**Council
Chambers**

Call to Order –

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.

Site Plan Review Committee
Jun 20, 2023, 9:30 AM – 1:30 PM (America/New_York)

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1. PLANNING ITEMS

1.1 SPR-66-23-Brooke-lyn Townhomes

A review of a 4.5 Acre (Mol) Parcel with 55 townhomes. The City recently annexed the parcel into the City with an R-4 zoning designation and a RU FLU in the fall of 2022.

1. SPR-66-23 Brooke-Lyn Townhomes Construction Plan Set (5-8-23)

1.2 RZ-15-23 Rezone of 5028 Airport Road

A rezoning of a parcel of land (3.99 Acres, Mol) located on the fringe of the AP-2, or airport supportive zoning designation. Petition submitted to allow a gym/recreation facility not permissible under the AP-2 designation.

1. RZ 15-23 Rezone of 5028 Airport Road Proposed Zoning

1.3 SPR-46-22 Resubmission-4538 Skydive Lane

Site improvements include new asphalt paving on the east side of the existing warehouse, a new driveway apron along Air Time Ave adjacent to the existing apron and loading dock, a dumpster enclosure as required by the city. As well as restoring the existing conditions of the parking lot and landscaping to acceptable standards. This project was originally submitted and reviewed last year 2022. And per the original SPRC meeting on July 19th 2022, the applicants were required to make changes to the plans.

1. SPR-46-22 ZPH-BNH Facility Upgrades-Signed

1.4 ANX-16-22 Black Marlin Annexation, Rezoning And Future Land Use Map Amendment

Annexation of 4.155 acres (located off Geiger Road across from Wedgwood Manor), and an assignment of R-4 zoning designation and future land use of RU for a proposed 36 unit single-family attached townhome community.

1. ANX 16-22 Black Marlin Annex Rezone FLUMA

1.5 SPRC-0057-22 Cottages at Abbott Square

A review of Preliminary Plan for a Multi-Family project in "Area K" – Silver Oaks Village consisting of 176 units and a clubhouse / pool on 11.96 acres.

1. 2023-05-30 1089_Cottages at Abbott Station - Preliminary Plan (1)

1.6 SPR-0062-23 Resubmission-Trump Place Boat & RV Storage

A review of the Construction Plans for Trump Place Boat & RV Storage in Park Place Industrial Park.

1. Trump Place Plans

1.7 ANX-0015-22 Providence Village Annexation

A review of a petition for Annexation, future land use (RS to RU) & zoning R4 to PUD) amendments for 20 acres located on the south side of Geiger Rd and off Wilson Drive for proposed townhome development.

1. Providence Village Existing Zoning
2. Providence Village Site Plan

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:

From:

RE: **SPR-66-23-Brooke-lyn Townhomes**
 A review of a 4.5 Acre (Mol) Parcel with 55 townhomes. The City recently annexed the
 parcel into the City with an R-4 zoning designation and a RU FLU in the fall of 2022.

Date: **June 20, 2023**

I. BACKGROUND & INFORMATION

- A. History | Application Summary
- B. Site Information
 - 1. Applicant/Owner:
 - 2. File #:
 - 3. Historic Designation:
 - 4. Acreage:
 - 5. Existing Land Use:
 - 6. Current FLU:
 - 7. Proposed FLU:
 - 8. Existing Zoning:
 - 9. Current Zoning:

II. DATA & ANALYSIS

- A. Character Analysis
- B. Compatibility Analysis
- C. Natural & Historic Resources Analysis
- D. Public Service Analysis & Impact
- E. Comprehensive Plan Consistency

III. RECOMMENDATION

- A. Staff / Site Plan Review Committee
- B. Historic Preservation Board
- C. Planning Commission
- D. Board of Adjustment

SITE DEVELOPMENT PLANS FOR BROOKE-LYN TOWNHOMES

WIRE ROAD AT DRIFTWOOD ROAD ZEPHYRHILLS, FL PASCO COUNTY

PARCEL ID# 02-26-21-0010-03600-0000 / 02-26-21-0010-03600-0010

PROJECT DATA

TOTAL PROJECT ACREAGE: +/- 4.92 ACRES/DEVELOPABLE AREA
BUILDING BREAKDOWN:
A UNITS 1,532 SF EACH: 16 UNITS (24,512 SF)
B UNITS 1,516 SF EACH: 16 UNITS (24,256 SF)
C UNITS 1,624 SF EACH: 32 UNITS (37,352 SF)
TOTAL UNITS SF: 55 UNITS (86,120 SF)

MAX. DENSITY ALLOWABLE: 20 DU/AC = 99 UNITS
PROPOSED PROVIDED BY PUD = 55 UNITS

JURISDICTION: CITY OF ZEPHYRHILLS

EXISTING USE: VACANT LAND/NO EXISTING STRUCTURES

ZONING: R-4 HIGH DENSITY RESIDENTIAL
TOTAL OF 55 UNITS PROVIDED FOR BY PUD DEED
RESTRICTION

ABUTTING:
NORTH: AR
EAST: PUD - PLANNED UNIT DEVELOPMENT
WEST: M1 - MOBILE HOME SUBDIVISION
SOUTH: M3 - RECREATIONAL VEHICLE PARK

PROPOSED USE: TOWNHOME / RESIDENTIAL
BUILDING HEIGHT:
ALLOWED: 35 FT.
PROPOSED: 26.5 FT.
PROPOSED F.A.R. = 86,120/214,315=0.40

SETBACKS:
REQUIRED: PROVIDED:
F - 30' F - 20'
S - 20' S - 20'
S - 20' S - 20'
R - 20' R - 20'

REQUIRED LANDSCAPED OPEN SPACE: 30%
PROPOSED LANDSCAPED OPEN SPACE: 30%

REQUIRED/PROVIDED BUFFERS:
FRONT: 20'/20'
SIDES: 10'/10'
REAR: 10'/10'

PARKING REQUIREMENTS FOR PROPOSED USE:
REQUIRED:
2 SPACES PER UNIT = 55 UNITS X 2 = 110
1 VISITOR SPACE PER 5 TOWNHOMES = 55 UNITS/5 = 11

PARKING SPACES PROVIDED:
UNIT PARKING = 110 (ONE GARAGE PARKING SPACE, ONE DRIVEWAY)
VISITOR PARKING = 14 SPACES
RECREATION AREA PARKING = 4 SPACES
TOTAL VISITOR/RECREATION SPACE = 18 SPACES (2 H/C INCLUDED).

AGENCY AND UTILITY CONTACTS

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

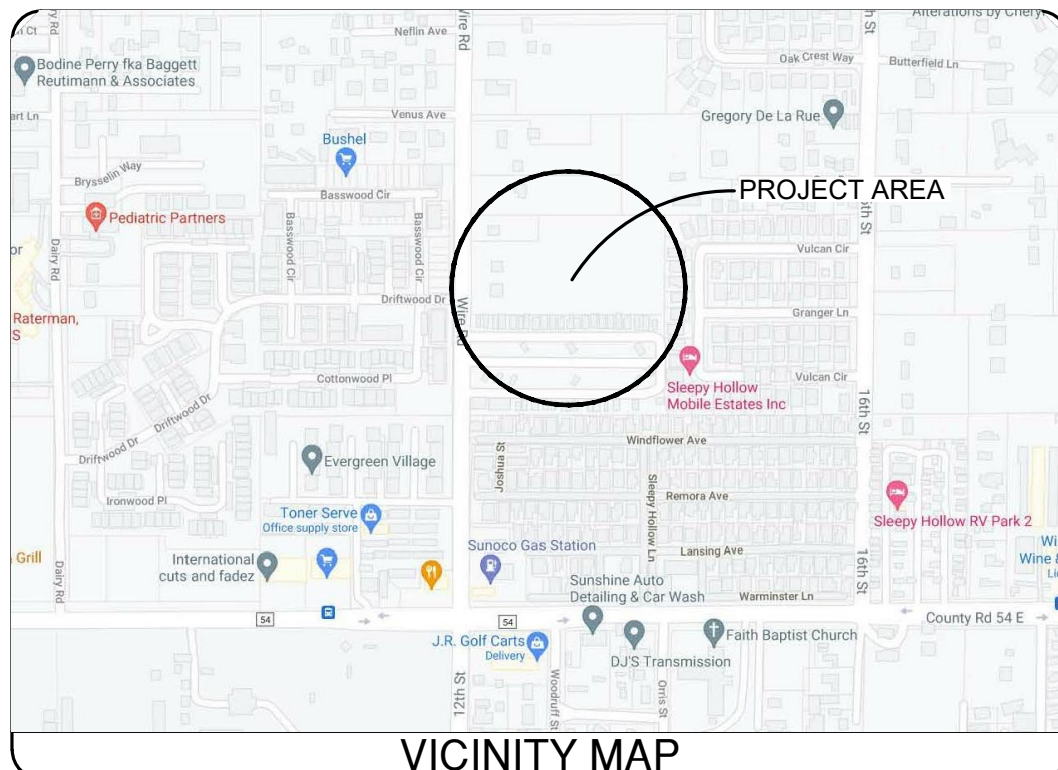
CITY UTILITIES DEPARTMENT:
39825 ALSTON AVENUE
ZEPHYRHILLS, FL 33542
CONTACT: JOHN BOSTIC
PHONE: (813) 780-0029
EMAIL:

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

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

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

POWER:
2501 25TH ST N
ST PETERSBURG, FL 33713
CONTACT: MEGAN VONSTETINA
PHONE: (717) 893-9394
EMAIL:



SECTION x, TOWNSHIP xx SOUTH, RANGE xx

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. (885-813-2032) 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 SHEETINGS, 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 CITY OF ZEPHYRHILLS STANDARDS AND SPECIFICATIONS.
6. ALL CURB/HANDICAP RAMP DESIGNS SHALL CONFORM TO ADA OR 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 PROJECT, PREPARATION OF THE NECESSARY/REQUIRED AS-BUILT WATER AND SEWER PLANS TO BE SUBMITTED TO CITY OF ZEPHYRHILLS PUBLIC WORKS DEPARTMENT AND/OR 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 CITY OF ZEPHYRHILLS UTILITY DEPARTMENT, 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 CITY OF ZEPHYRHILLS UTILITIES AND CITY OF ZEPHYRHILLS BUILDING DEPARTMENT AND 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.
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 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.
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.
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. 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.

CONTACT LIST

OWNER/DEVELOPER: ACME DEVELOPMENT COMPANY
CONTACT: KELLI RYMAN
P.O. BOX 1209
CRYSTAL SPRINGS, FL 22524
PHONE: (813) 782-0825
EMAIL: KELLI@RYMANCONSTRUCTION.COM

ENGINEER: COMMERCIAL SITE SOLUTIONS, INC.
CONTACT: SCOTT STANNARD, P.E.
21764 STATE ROAD 54
LUTZ, FL 33549
PHONE: 813-885-2032
EMAIL: SSTANNARD@CSS-ENG.COM

SURVEYOR: TERRAMETRIX, LLC
CONTACT: CRAIG WARD, PLS
5353 GULF BOULEVARD
SAINT PETE BEACH, FL 33706
PHONE: 727-289-2113
EMAIL: WCWPLS4815@HOTMAIL.COM

DRAWING LIST

	SHEET NO.
COVER SHEET	C-0.0
GENERAL NOTES	C-1.0
TOPOGRAPHIC AND BOUNDARY SURVEY	C-2.0
SITE DEMOLITION PLAN	C-3.0
SITE PLAN	C-4.0
DIMENSIONING PLAN	C-4.1
SITE DETAILS	C-5.0
SITE DETAILS SIGNING & MARKING	C-5.1
GRADING PLAN	C-6.0
PLAN & PROFILES ROAD A	C-7.0
PLAN & PROFILE ROAD B	C-7.1
SECTIONS	C-7.2
DRAINAGE PROFILES	C-7.3
GRADING & DRAINAGE DETAILS	C-7.4
GRADING & DRAINAGE DETAILS	C-7.5
SWPPP & EROSION CONTROL PLAN PHASE 1	C-8.0
SWPPP & EROSION CONTROL PLAN PHASE 2	C-8.1
SWPPP & EROSION CONTROL DETAILS	C-9.0
SWPPP & EROSION CONTROL DETAILS	C-9.1
SWPPP & EROSION CONTROL DETAILS	C-9.2
SWPPP & EROSION CONTROL NOTES	C-9.3
UTILITY PLAN	C-10.0
UTILITY WATER DETAILS	C-11.0
UTILITY WATER DETAILS	C-11.1
UTILITY SANITARY SEWER DETAILS	C-11.2
LIFT STATION DETAILS	C-11.3
MOT FDOT STANDARD	C-12.0
LANDSCAPE PLAN	L-1.0
LANDSCAPE DETAILS	L-2.0
(29)	

ISSUE FOR:

CITY REVIEW FIRST SUBMITTAL	5-8-2023
SWFWMD REVIEW FIRST SUBMITTAL	5-8-2023
PASCO COUNTY ROW USE FIRST SUBMITTAL	5-8-2023

ENGINEER:



COMMERCIAL SITE SOLUTIONS, INC.
SITE PLANNING • ENGINEERING • LANDSCAPE ARCHITECTS
21764 STATE ROAD 54
LUTZ, FL 33549
813-885-2032
402 EAST 1ST AVENUE
EASLEY, SC 29640
864-855-5200

OWNER/DEVELOPER:

BROOKE-LYN TOWNHOMES, LLC.
Contact: KEVIN RYMAN
6814 OAKCREST WAY, ZEPHYRHILLS,
FL 22542
PH: (813) 782-0825 (OFFICE)

UTILITY NOTES

1.

ALL SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE STATE OF FLORIDA AND THE CITY OF ZEPHYRHILLS UTILITIES.

2.

WATER LINES SHALL BE INSTALLED WITH A MINIMUM OF 36" OF COVER UNLESS OTHERWISE NOTED. ALL WATER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF ZEPHYRHILLS UTILITIES.

3.

VALVES SHALL BE RESILIENT SEAT GATE VALVES, DIRECT BURY WITH A VALVE BOX (AWWA C509).

4.

6" WATER LINE ON-SITE SHALL BE C900 RATED PVC. ALL SERVICE LINES LESS THAN 3" IN DIAMETER SHALL BE PE.

5.

SEWER LINES (INCLUDING LATERALS) SHALL BE POLYVINYL CHLORIDE (PVC) SDR 26 PER ASTM D-3034.

6.

SEWER CLEANOUTS SHALL BE IN ACCORDANCE WITH THE CITY OF ZEPHYRHILLS UTILITIES DETAILS AND SPECIFICATIONS.

7.

THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT UTILITY EXIT POINTS, EXIT PORCHES, ETC.

8.

INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS AND FIELD LOCATIONS WHEN POSSIBLE, BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF TRENCHING. IF CLEARANCES ARE LESS THAN SPECIFIED ON THE PLAN OR 12", WHICHEVER IS LESS, CONTACT THE DESIGN ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

9.

ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND/OR FINAL CONNECTION OF SERVICES.

10.

A MINIMUM OF 10 FEET HORIZONTAL SEPARATION MUST BE MAINTAINED BETWEEN WATER AND SEWER LINES. THE VERTICAL SEPARATION IS TO BE A MINIMUM OF 18".

11.

REFER TO THE PHOTOMETRIC AND ARCHITECTURAL PLANS FOR SITE LIGHTING ELECTRICAL DESIGN AND LAYOUT.

12.

ALL SITEWORK SHALL MEET OR EXCEED THE CITY OF ZEPHYRHILLS STANDARDS AND THE SITEWORK SPECIFICATIONS.

13.

CONTRACTOR TO PROVIDE ALL TRENCHING, BACKFILLING, & INSTALL ALL ELECTRICAL CONDUITS TO UTILITY COMPANY SPECIFICATIONS.

14.

LOCATION OF SITE UTILITIES SHALL BE VERIFIED BY GENERAL CONTRACTOR & THE PROPER UTILITY COMPANY PROVIDING SERVICE.

15.

GENERAL CONTRACTOR SHALL PROVIDE CONCRETE APRON AT ALL CLEANOUTS OUTSIDE OF BUILDING PER CITY OF ZEPHYRHILLS STANDARD DETAIL S-14.

16.

GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR ALL TAP AND TIE ON FEES REQUIRED, AS WELL AS COST OF UNDERGROUND SERVICE CONNECTIONS TO THE BUILDING.

17.

ELECTRICAL SERVICE TO PAD MOUNTED TRANSFORMER SHALL BE RUN UNDERGROUND, FROM ROAD RIGHT-OF-WAY TO BUILDING. ASSOCIATED MATERIALS AND COST BY GENERAL CONTRACTOR.

18.

ALL ELECTRIC AND TELEPHONE EXTENSIONS INCLUDING SERVICE LINE SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.

19.

RESTRAINED JOINTS SHALL BE PROVIDED AT ALL BENDS, TEES, AND FIRE HYDRANTS.

20.

DIMENSIONS SHOWN ARE TO CENTERLINE OF PIPE OR FITTING.

21.

ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.

22.

GENERAL CONTRACTOR SHALL HAVE APPROVAL OF ALL GOVERNING AGENCIES HAVING JURISDICTION OVER THIS SYSTEM PRIOR TO INSTALLATION.

POTABLE WATER PIPING SPECIFICATIONS

DUCTILE IRON PIPE (DIP) (CL-50) & FITTINGS - ALL SIZES CEMENT MORTAR LINED

PVC WATER MAINS 4 INCHES THROUGH 12 INCHES SHALL BE IN ACCORDANCE WITH AWWA C-900 (DR18) STANDARDS.

PVC WATER MAINS 2 INCHES TO 3 INCHES SHALL BE CLASS 1120 OR 1220 (SDR 21) AND SHALL MEET REQUIREMENTS OF ASTM D-2241.

POLYETHYLENE PLASTIC PIPE 2 INCHES OR SMALLER SHALL MEET THE REQUIREMENTS OF ASTM D-3350 ANSI/AWWA C901, (SDR9)

HDPE 4 INCHES AND UP SHALL BE C-906 SDR 11

PVC FIRE LINE TO BE C-900 DR 14 OR AS SPECIFIED ON PLANS AND/OR IN STANDARD DETAILS.

WASTEWATER PIPING SPECIFICATIONS

ALL ON-SITE PVC WASTEWATER MAINS 4 INCHES THROUGH 12 INCHES SHALL BE IN ACCORDANCE WITH AWWA C-900 (SDR 35 AND/OR SDR 26 AS SPECIFIED ON PLAN)

WATER SYSTEM TESTING NOTES:

1.

ALL COMPONENTS OF THE WATER SYSTEM, INCLUDING FITTINGS, HYDRANTS, CONNECTIONS, AND VALVES SHALL REMAIN UNCOVERED UNTIL PROPERLY PRESSURE TESTED AND ACCEPTED BY THE OWNER AND CITY OF ZEPHYRHILLS. PRESSURE TEST TO BE IN ACCORDANCE WITH CITY OF ZEPHYRHILLS SPECIFICATIONS. CONTRACTOR TO NOTIFY OWNER AND CITY OF ZEPHYRHILLS INSPECTORS 3 WORKING DAYS IN ADVANCE OF PERFORMING TEST.

2.

CONTRACTOR SHALL PRESSURE TEST WATER MAINS AT 150 PSI FOR A PERIOD OF 2 HOURS IN ACCORDANCE WITH AWWA C600-87 STANDARDS. CONTRACTOR SHALL NOTIFY THE ENGINEER AND CITY OF ZEPHYRHILLS AT LEAST 72 HOURS PRIOR TO START OF ANY TEST. THE CONTRACTOR SHALL MAKE ALL NECESSARY APPLICATIONS AND ARRANGEMENTS.

3.

CONTRACTOR TO PERFORM CHLORINATION AND COORDINATE BACTERIOLOGICAL SAMPLING WITH CITY OF ZEPHYRHILLS CONSTRUCTION INSPECTION SECTION IN ACCORDANCE WITH CITY OF ZEPHYRHILLS STANDARDS AND CONSTRUCTION SPECIFICATIONS AS WELL AS DEP SPECIFICATIONS FOR BACTERIOLOGICAL SAMPLING AND TESTING.

4.

CONTRACTOR IS TO ASSURE THAT ALL AS-BUILT SURVEY DATA IS RECORDED AND TRANSFERRED TO THE EOR PRIOR TO COVERING OF ANY UTILITIES TO COMPLY WITH AS BUILT SURVEY REQUIREMENTS.

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.

MATERIALSAFETY DATA SHEET (MSDS) INFORMATION SHALL BE KEPT ON SITE FOR ANY AND ALL APPLICABLE MATERIALS. HOWEVER, MSDS MAY ALSO BE 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:

1) ALL MATERIAL WITH HAZARDOUS PROPERTIES, SUCH AS PESTICIDE, PETROLEUM PRODUCTS, FERTILIZERS, SOAPS, DETERGENTS, CONSTRUCTION CHEMICALS, ACIDS, BASES, PAINTS, PAINT SOLVENTS, ADDITIVES 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.

2) 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.

3) 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.

4) 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.

5) ALL PRODUCTS SHALL BE USED IN STRICT ACCORDANCE WITH THE INSTRUCTIONS ON THE PRODUCT LABELS.

6) THE DISPOSAL OF EXCESS OR USED PRODUCTS SHALL BE IN STRICT COMPLIANCE WITH INSTRUCTIONS ON THE PRODUCT LABELS AND REGULATIONS.

1. WHENEVER A CONFLICT OCCURS BETWEEN ANY SPECIFICATION AND/OR REGULATORY REQUIREMENT, THE MORE STRINGENT REQUIREMENT SHALL APPLY.

2. THE DRAWINGS ARE CURRENTLY UNDER REVIEW BY THE WATER MANAGEMENT DISTRICT AND OTHER REGULATORY AGENCIES. THE FINAL APPROVED PLANS MAY DEVIATE CONSIDERABLY FROM THESE DRAWINGS. THE CONTRACTOR MUST ASSURE CONSTRUCTION IS IN ACCORDANCE WITH THE APPROVED DRAWINGS. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD TO VERIFY THE CORRECT VERSION OF THE PLANS ARE BEING UTILIZED. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO INSURE ALL SUB-CONTRACTORS ON THE PROJECT HAVE THE LATEST COPIES OF THE DRAWINGS. THE ENGINEER OF RECORD WILL SUPPLY ONLY THE OWNER THE FULLY APPROVED PLANS. THE GENERAL CONTRACTOR IS TO CONTACT THE OWNER TO OBTAIN THE PLANS.

3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HIRE A LICENSED SURVEYOR TO PROVIDE ALL STAKEOUT WORK. IT IS ALSO THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THE SURVEYOR HAVE THE MOST CURRENT SET OF DRAWINGS. THE ENGINEER OF RECORD WILL NOT SEND PLANS DIRECTLY TO THE SURVEYOR.

4. THE ENGINEER OF RECORD IS NOT RESPONSIBLE, NOR LIABLE FOR ANY STAKEOUT WORK REQUIRED FOR THE PROJECT. ANY ELECTRONIC FILES UTILIZED DURING THE STAKE OUT OF THE PROJECT ARE USED AS THE SOLE DISCRETION OF THE CONTRACTOR AND SURVEYOR. CSS INC. DOES NOT WARRANT ANY STAKEOUT INFORMATION GENERATED BY ANY THIRD PARTY.

5. THE DRAWINGS SHALL NOT BE UTILIZED FOR CONSTRUCTION PRIOR TO OBTAINING REQUIRED PERMITS FROM ALL GOVERNING AGENCIES HAVING JURISDICTION OVER THE WORK. THE CONTRACTOR SHALL OBTAIN COPIES OF ALL PERMITS FOR WORK WITHIN PUBLIC EASEMENTS AND RIGHTS-OF-WAY AND INSURE THAT ALL OTHER REQUIRED PERMITS ARE APPROVED PRIOR TO COMMENCING THE WORK.

6. CONTRACTOR SHALL NOT COMMENCE CONSTRUCTION OF POTABLE WATER OR SANITARY SEWER COLLECTION SYSTEMS PRIOR TO ASSURING THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) PERMITS HAVE BEEN ACQUIRED. CONTRACTOR IS RESPONSIBLE TO REVIEW AND IMPLEMENT ANY SPECIFIC CONDITIONS DEPICTED ON FDEP PERMITS, WHICH MAY OR MAY NOT BE SHOWN HEREON.

7. UNLESS NOTED OTHERWISE, ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION.

8. CONTRACTOR IS TO COORDINATE ALL WORK WITH UTILITY COMPANIES IN ORDER TO PREVENT DAMAGE TO UTILITY LINES AND THE MAKING OF ADJUSTMENTS TO SAME. IF REQUIRED, THE CONTRACTOR SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE VARIOUS UTILITY OWNERS PRIOR TO CONSTRUCTION.

9. SURVEY INFORMATION AND LEGAL DESCRIPTIONS SHOWN HEREON WERE OBTAINED BY WILLIAMSON AND ASSOCIATED SURVEYING INC. ELEVATIONS, LOCATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES, AND OTHER FEATURES ARE SHOWN ACCORDING TO INFORMATION AVAILABLE AT THE TIME OF PLAN PREPARATION BUT DO NOT PURPORT TO BE ABSOLUTELY CORRECT. THE CONTRACTOR SHALL FIELD VERIFY THIS INFORMATION AND BE FAMILIAR WITH ALL SITE CONDITIONS (INCLUDING SUB-SURFACE CONDITIONS AND UTILITIES) PRIOR TO COMMENCING THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR TAKING SUCH ACTION AS NECESSARY TO ESTABLISH LOCATIONS OF UNDERGROUND UTILITIES. DAMAGES TO ANY EXISTING FACILITIES (ABOVE GROUND OR UNDERGROUND) SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR, WHETHER OR NOT SHOWN HEREON. THE CONTRACTOR SHALL NOTIFY THE UNDERGROUND UTILITY NOTIFICATION CENTER (CALL SUNSHINE STATE ONE CALL AT 1-800-432-4770) 48 HOURS PRIOR TO COMMENCING ANY WORK.

10. DEMOLITION WORK SHALL NOT BE LIMITED TO THESE DOCUMENTS TO COMPLETE THE PROJECT AS SHOWN. CONTRACTOR SHALL REMOVE ALL ITEMS NECESSARY TO ALLOW FOR NEW CONSTRUCTION.

11. ALL EXISTING WELLS ON SITE ARE TO BE PROPERLY ABANDONED BY A FLORIDA LICENSED WATER WELL CONTRACTOR IN ACCORDANCE WITH RULE 40D-3.531(2), F.A.C., UNLESS OTHERWISE SHOWN.

12. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL VERIFY THE FEASIBILITY OF CONSTRUCTING GRAVITY SEWER SYSTEMS (I.E. VERIFY EXISTING INVERTS AT POINTS OF CONNECTION, EXIT INVERTS OF BUILDING PLUMBING, GREASE TRAP CONFIGURATION, MINIMUM SLOPES, ETC.)

13. REFERENCED INDEX NUMBERS REFER TO DETAILS DEPICTED IN THE F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS PLANS FY-2021-22.

14. CONSTRUCTION SHOWN ON THESE PLANS IS PERMITTED ONLY FOR THE WORK LOCATED WITHIN THE PRIVATE PROPERTY. ALL WORK WITHIN THE RIGHT-OF-WAY AND EASEMENTS WILL REQUIRE A SEPARATE PERMIT AND MAY REQUIRE AN ALTERATION TO THE CONSTRUCTION OR MATERIALS SHOWN ON THESE PLANS.

15. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE MAINTENANCE OF TRAFFIC AND PEDESTRIAN PER APPROPRIATE FDOT SPECIFICATION. SEE FDOT INDEX NUMBER 102-100 THROUGH 102-670.

16. ALL WORK WITHIN THE RIGHT-OF-WAY SHALL CONFORM TO ALL APPLICABLE PROVISIONS OF F.D.O.T. STANDARD SPECIFICATIONS, LATEST EDITION AS SUPPLEMENTED.

17. CONTRACTOR SHALL LOCATE PROPERTY LINES AS REQUIRED TO AVOID ENCROACHMENT ONTO ADJACENT PROPERTY.

18. CONTRACTOR IS TO PROVIDE EROSION CONTROL/SEDIMENT BARRIER (HAY BALES OR SILTATION CURTAIN) TO PREVENT SILTATION OF ADJACENT PROPERTY, STREETS, STORM SEWERS, AND WATERWAYS. BARRIERS ARE TO BE BUILT BEFORE LAND ALTERATION, MAINTAINED EFFECTIVELY DURING CONSTRUCTION, AND REMOVED AFTER FINAL SOIL STABILIZATION. IN ADDITION, CONTRACTOR SHALL PLACE TEMPORARY STONE CONSTRUCTION EXIT/ENTRANCE WHERE CONSTRUCTION RELATED TRAFFIC IS TO ENTER OR EXIT THE SITE. THE STONE SHALL BE CLEANED OR REPLACED REGULARLY AS NEEDED TO INSURE PROPER FUNCTION PER THE DESIGN AND DETAIL. IF, IN THE OPINION OF THE ENGINEER OR STATE/LOCAL AUTHORITIES, EXCESSIVE QUANTITIES OF EARTH ARE TRANSPORTED OFF-SITE EITHER BY NATURAL CAUSES OR VEHICULAR TRAFFIC, THE CONTRACTOR SHALL TAKE ADDITIONAL MEASURES TO CLEAN THE ADJOINING STREET AND PREVENT FUTURE TRACK OUT.

19. CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL TEMPORARY CONSTRUCTION TRAFFIC RELATED ACCESS POINTS TO THE PROJECT SITE AND/OR SPECIFIC AREAS OF WORK ON THE PROJECT SITE AS NECESSARY.

20. ALL TREES TO REMAIN MUST BE PROTECTED BY TREE PROTECTION BARRICADES MEETING THE MINIMUM STANDARDS SHOWN. PROTECTIVE BARRICADES SHALL REMAIN IN PLACE UNTIL LAND ALTERATION AND CONSTRUCTION ACTIVITIES ARE COMPLETED.

21. THE WETLAND PRESERVATION AREA SHALL BE RETAINED IN A NATURAL STATE, PER THE APPROVED PERMIT, PURSUANT TO PINELLAS COUNTY, FL, LAND DEVELOPMENT CODE AS AMENDED.

22. ALL FILL SHALL CONSIST OF SATISFACTORY SOIL MATERIALS, DEFINED AS THOSE COMPLYING WITH ASTM D2487 SOIL CLASSIFICATION GROUPS GW, GP, GM, SW, AND SP FREE OF RUBBLE ORGANICS, CLAY, DEBRIS AND OTHER SIMILAR UNSUITABLE MATERIALS. UNSATISFACTORY SOIL MATERIALS ARE DEFINED AS THOSE COMPLYING WITH ASTM D2487 SOIL CLASSIFICATION GROUPS GC, SM, SC, ML, MH, CL, CH, OL, OH, AND PT. UNLESS OTHERWISE NOTED, ALL FILL SHALL BE COMPACTED TO A MINIMUM OF 95% ASSHTO T-180, METHOD D.

23. EXISTING TREES AND LANDSCAPING SHOWN THIS PLAN. SEE TREE REMOVAL PLAN FOR TREES TO BE REMOVED OR PROTECTED.

24. DURING LAND ALTERATION AND CONSTRUCTION ACTIVITIES, IT SHALL BE UNLAWFUL TO REMOVE VEGETATION, EXCEPT BY HAND, BY GRUBBING OR TO PLACE SOIL DEPOSITS, DEBRIS, SOLVENTS, CONSTRUCTION MATERIAL, MACHINERY OR OTHER EQUIPMENT OF ANY KIND WITHIN THE DRIPLINE OF A TREE TO REMAIN ON THE SITE UNLESS OTHERWISE APPROVED BY THE COUNTY.

25. TREE LIMBS SHALL BE PRUNED AS REQUIRED FOR NEW CONSTRUCTION, WHEN TREE LIMBS OVERHANG EXISTING OR NEW VEHICULAR USE AREAS, THE CONTRACTOR SHALL PRUNE SUCH TREES TO PROVIDE CLEARANCE MEETING THE STANDARDS SET FORTH BY THE FLORIDA DEPARTMENT OF TRANSPORTATION. PRUNING SHALL BE IN ACCORDANCE WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A-300 PRUNING STANDARDS.

26. ALL TRIMMING UNDERTAKEN ON A TREE PROTECTED BY THE PROVISIONS OF THE LDC SHALL BE PRUNED IN ACCORDANCE WITH THE ANSI A-300 PRUNING STANDARDS

27. ALL PEDESTRIAN ROUTES, CROSSWALKS, SIDEWALKS, AND RAMPS, AS WELL AS ALL HANDICAP SIGNS, SYMBOLS, PARKING SPACES, ETC. SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH LOCAL, STATE AND FEDERAL ADA REQUIREMENTS WHETHER OR NOT SHOWN HEREON. CONTRACTOR SHALL VERIFY REQUIREMENTS WITH LOCAL INSPECTORS PRIOR TO POURING SIDEWALKS AND RAMPS.

28. OPEN CUTS WITHIN ROADWAYS WILL TYPICALLY REQUIRE AN ASPHALT OVERLAY, FROM EDGE OF PAVEMENT TO EDGE OF PAVEMENT, A LENGTH OF 100 FEET FOR ROADWAYS WITH 35 MPH SPEED LIMIT AND LESS OR 200 FEET FOR ROADWAYS WITH A SPEED LIMIT GREATER THAN 35 MPH. REFER TO ORANGE COUNTY "UTILITY ACCOMMODATION GUIDE AND RIGHTS-OF-WAY USE PROCEDURES MANUAL FOR ADDITIONAL REQUIREMENTS.

29. IF UTILITY WORK WITHIN THE R.O.W. WILL BE REQUIRED, A RIGHT-OF-WAY USE PERMIT FROM PINELLAS COUNTY IS TO BE OBTAINED.

30. PORTIONS OF WORK AND/OR MATERIALS FOR THE UTILITY CONNECTIONS MAY BE PROVIDED BY THE GOVERNING MUNICIPALITY. CONTRACTOR TO VERIFY AND COORDINATE.

31. WATER AND SANITARY SEWER SYSTEMS SHALL NOT BE PLACED INTO SERVICE UNTIL INSPECTED AND APPROVED BY THE FDEP AND OTHER REQUIRED REGULATORY AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING AND OBTAINING THE FOLLOWING ITEMS:

* INSPECTION APPROVALS

* SCHEDULING AT LEAST 72 HOURS PRIOR TO TESTING, HAVING THE APPROPRIATE PARTIES ON SITE TO WITNESS TEST

* LIFT STATION START UP TESTS

* CURRENT BACTERIOLOGICAL TEST RESULTS

* PRESSURE, EXFILTRATION AND OTHER REQUIRED TESTS

* AS-BUILT SURVEYS, STAMPED AND SIGNED BY PROFESSIONAL SURVEYOR

ALL APPLICABLE ITEMS SHALL BE PROVIDED TO THE ENGINEER OF RECORD A MINIMUM OF 60 DAYS PRIOR TO FINAL ACCEPTANCE AND PLACEMENT INTO OPERATION

32. IF APPLICABLE ALL MECHANICAL EQUIPMENT MUST BE SCREENED IN ACCORDANCE WITH CURRENT OSHA REGULATIONS.

33. UNLESS NOTED OTHERWISE, ALL RCP SHALL BE CLASS III, WALL 'B' PER ASTM C-76

34. PIPE LENGTHS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL PROVIDE LENGTHS REQUIRED TO COMPLETE CONSTRUCTION.

35. ALL DIMENSIONS ARE TO OUTSIDE FACE OF WALL, FACE OF CURB, CENTER OR STRUCTURE, UNLESS NOTED OTHERWISE.

36. PROVIDE PAVEMENT MARKINGS AS SHOWN PER FDOT INDEX 711-001.

37. THE CONTRACTOR SHALL REPLACE ALL SOD, PAVING, STABILIZED EARTH, CURBS, DRIVEWAYS, SIDEWALKS, ETC. WITH MATERIALS OF THE SAME TYPE OR BETTER THAN THAT REMOVED DURING CONSTRUCTION.

38. PRIOR TO PAVING, THE CONTRACTOR SHALL ENSURE ALL NEW UNDERGROUND UTILITIES, I.E. ELECTRIC, IRRIGATION, ETC., HAVE BEEN INSTALLED. IF PAVING IS TO OCCUR BEFORE THE INSTALLATION OF ANY UNDERGROUND UTILITIES, THE CONTRACTOR SHALL ENSURE THE NECESSARY CONDUITS ARE PROVIDED AND SHALL COORDINATE THE LOCATIONS WITH THE CONSTRUCTION PLANS.

39. CONTRACTOR SHALL SECURE ALL OPENINGS UNDER CONSTRUCTION AT THE END OF EACH WORKING DAY.

40. GRASS SOD AND SEED SHALL BE BAHIA, UNLESS OTHERWISE SHOWN ON THE PLANS. SEED AND MULCH ALL AREAS LEFT BARREN FROM CONSTRUCTION. SOD ALL SLOPES STEEPER THAN 6:1. WHETHER OR NOT SHOWN HEREON. ALL RETENTION POND BANKS SHALL BE SODDED, REGARDLESS OF SLOPE. TO THE POND BOTTOM FOR DESIGNED DRY PONDS OR THE WATER LINE AT THE TIME OF INSTALLATION FOR DESIGNED WET PONDS. STEEP SLOPES SODDED AS SOON AS POSSIBLE AFTER FINE GRADING TO PREVENT EROSION (WITHIN 14 DAYS OF COMPLETION OF GRADING OF THAT AREA).

41. THE CONTRACTOR SHALL PROVIDE THE ENGINEER OF RECORD WITH STAMPED AND SIGNED AS-BUILT SURVEYS OF ALL WATER, SANITARY SEWER, AND STORMWATER MANAGEMENT SYSTEMS (INCLUDING THE POND OUTLET STRUCTURE) AS REQUIRED BY THE FDEP AND SWFWMD.

42. ALL 6 INCH WATER MAIN FROM THE POINT OF CONNECTION TO THE METER ASSEMBLY SHALL BE D.I.P. (CLASS 50). THE METER ASSEMBLY SHALL BE LOCATED TO BE DIRECTLY ACCESSIBLE BY THE BOOM TRUCK FROM THE COUNTY RIGHT-OF-WAY OR BY AN INTERIOR ROAD THAT IS NOT BLOCKED BY A WALL OR GATE. THE ELEVATION OF THE CONCRETE SLAB WILL BE HIGHER THAN THE IMMEDIATE SURROUNDINGS AREA. DO NOT MULCH THE AREA AROUND THE SLAB. DO NOT PLANT ANY LANDSCAPE THAT WILL HINDER THE DIRECT ACCESS IN THE FUTURE TO THE METER ASSEMBLY.

Issued:

Date:

A

ISSUED FOR PERMITS

05-08-23

B

C

D

Revisions:

Date:

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xx-xx-xx

2

3

4

5

6

SCOTT K. STANNARD

FLORIDA

PROFESSIONAL ENGINEER

No. 50565

SEAL

Scott K. Stannard, P.E.

FL P.E. No. 50565

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.

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CONTACT: KEVIN RYMAN

Client Name:

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WIRE ROAD @ DRIFTWOOD RD

CITY OF ZEPHYRHILLS, FL

PASCO COUNTY

PH: (813) 782-0825

CONTACT: KEVIN RYMAN

Project Name & Location:

GENERAL NOTES

Drawing Name:

Date: 07/13/21

Revised: XXX

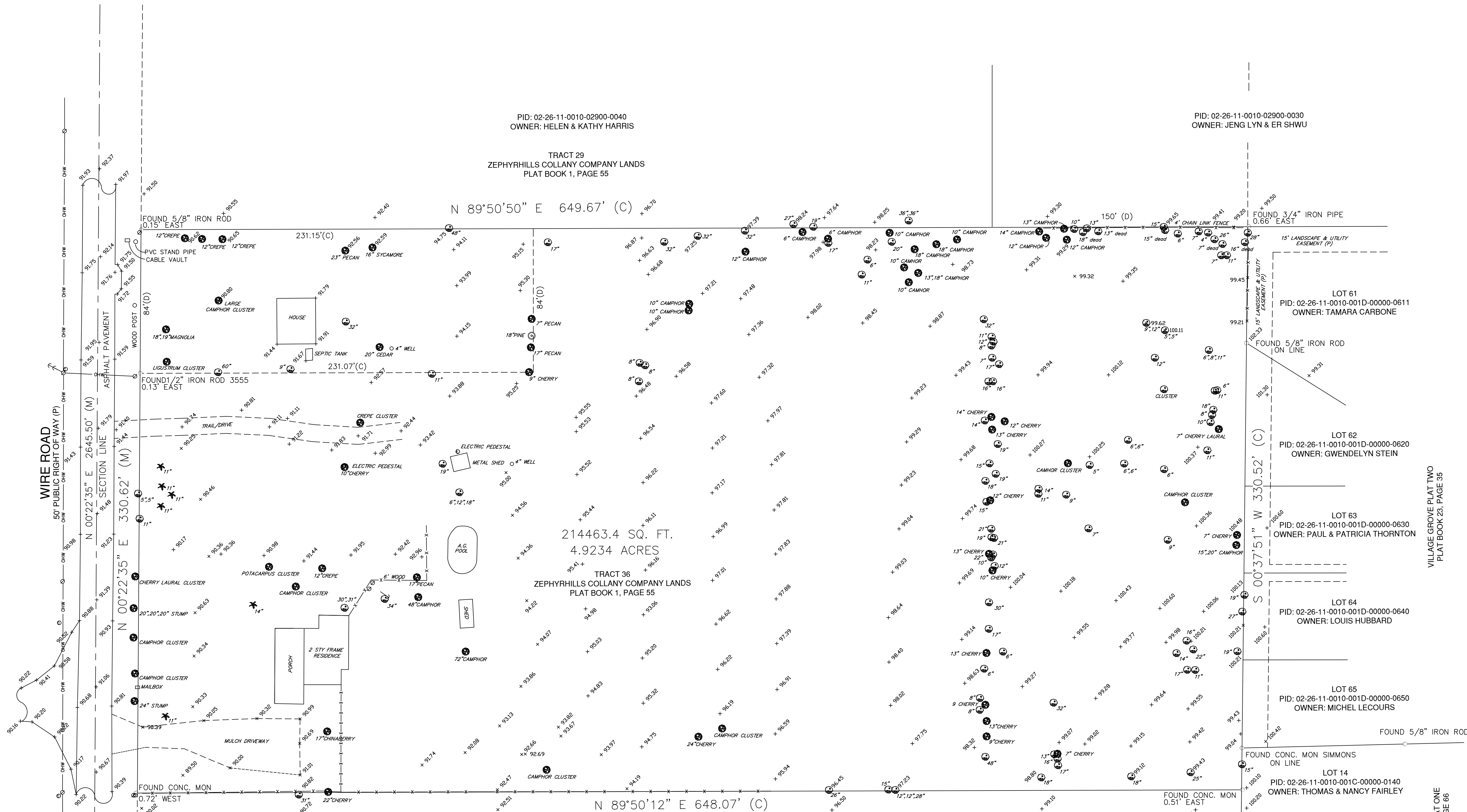
Drawn: sks

Checked: SKS

Drawing No.

C-1.0

Page 5 of 65



LEGAL DESCRIPTION :

TRACT 36, ZEPHYRHILLS COLONY COMPANY LANDS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 55, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

CONTAINING 4.9234 ACRES MORE OR LESS

LEGEND:			
SYMBOLS		SYMBOLS	
ARV	AIR RELEASE VALVE	NMS	NOT A MATTER OF SURVEY
BFP	BACKFLOW PREVENTER	OHW	OVERHEAD WIRE
CI	CURB INLET	OR	OPTIONAL RECORDS
CP	CAPPED IRON PIPE	PB	PLAT BOOK
CR	FOUND CAPPED IRON ROD	PG	PAGE
CO	CLEANOUT	PE	PEDESTRIAN
CMP	CORRUGATED METAL PIPE	P	PLAT REFERENCE
CM	CONCRETE MONUMENT	PK	PARKER KALON HAIL
CI	CURB INLET	PVC	POLYVINYL CHLORIDE
D	DEED REFERENCE	RCP	REINFORCED CONCRETE PIPE
EB	ELECTRIC BOX	R/W	RIGHT OF WAY
FDC	FIRE DEPARTMENT CONNECTOR	SR	STATE ROAD
FE	FLANGE ELEVATION	TBM	TEMPORARY BENCHMARK
FOR	FOUND CAPPED IRON ROD	TE	TOP ELEVATION
FCM	FOUND CONCRETE MONUMENT	TSP	TRAFFIC SIGNAL POLE
FPK&D	FOUND PK & DISK	TW	TOP OF WALL
IE	INVERT ELEVATION	WM	WATER METER
M	MEASURED	UGE	UNDERGROUND ELECTRIC
MES	MITERED END SECTION	UGT	UNDERGROUND TELEPHONE
MH	MANHOLE	○	FOUND MONUMENT (AS NOTED)
MW	MONITOR WELL	●	FOUND MONUMENT (LB #168)
O/A	OVERALL	○	SET CIR LB #168
○	POWER POLE (UP)	○	CABLE MARKER
○	FIRE HYDRANT (FH)	○	FIRE HYDRANT (FH)
○	GRATE INLET (GI)	○	TELEPHONE
○	GUY WIRE (GW)	○	FIBER MARKER
○	HANDICAPPED (HC)	○	ELECTRIC PEDESTAL
○	LIGHT POLE (LP)	○	GAS
○	MITERED END SECTION	○	PEDESTRIAN POLE
○	SIGN TOW AWAY	○	PEDESTRIAN POLE
○	WATER ASSEMBLY	○	PEDESTRIAN POLE
○	WATER VALVE (WV)	○	PEDESTRIAN POLE
○	IRRIGATION CONTROL	○	PEDESTRIAN POLE
○	VALVE (CV)	○	PEDESTRIAN POLE
○	WOOD FENCE	○	PEDESTRIAN POLE
○	CHAIN LINK FENCE	○	PEDESTRIAN POLE
○	MANHOLE	○	PEDESTRIAN POLE
○	CLEAN OUT	○	PEDESTRIAN POLE
○	OAK TREE	○	PEDESTRIAN POLE
○	PALM TREE	○	PEDESTRIAN POLE
○	PINE TREE	○	PEDESTRIAN POLE
○	TREE AS NOTED	○	PEDESTRIAN POLE

6718 WIRE ROAD
ZEPHYRHILLS, FLORIDA
PID:02-26-21-0010-03600-0000
AND 02-26-21-0010-03600-0010
ALTA/NSPS LAND TITLE SURVEY

SHEET NO.

TERRAMETRIX, LLC
SURVEYING - PLANNING - GEOMATICS
State of Florida LB No. 8168
5353 GULF BLVD. SUITE 204A, ST. PETE BCH., FL, 33706 727-289-2113

DRAWN BY: AAW
CHECKED BY: WCW
DATE: 9-16-21
JOB NUMBER: 21048
FILE: 21048-ALTA.dwg

REVISION
NO.
DATE
BY

TREE NO.	SPECIES	TREE SIZE (DBH)
1	CREPE MYRTLE	32"
2	CREPE MYRTLE	17"
3	CREPE MYRTLE	32"
4	CREPE MYRTLE	32"
5	CREPE MYRTLE	10"

TREE NO.	SPECIES	TREE SIZE (DBH)
1	PECAN	23"
2	PECAN	7"
3	PECAN	17"
4	PECAN	17"

TREE NO.	SPECIES	TREE SIZE (DBH)
1	PALM	11"
2	PALM	11"
3	PALM	11"
4	PALM	11"
5	PALM	14"

TREE NO.	SPECIES	TREE SIZE (DBH)
1	CHINABERRY	17"

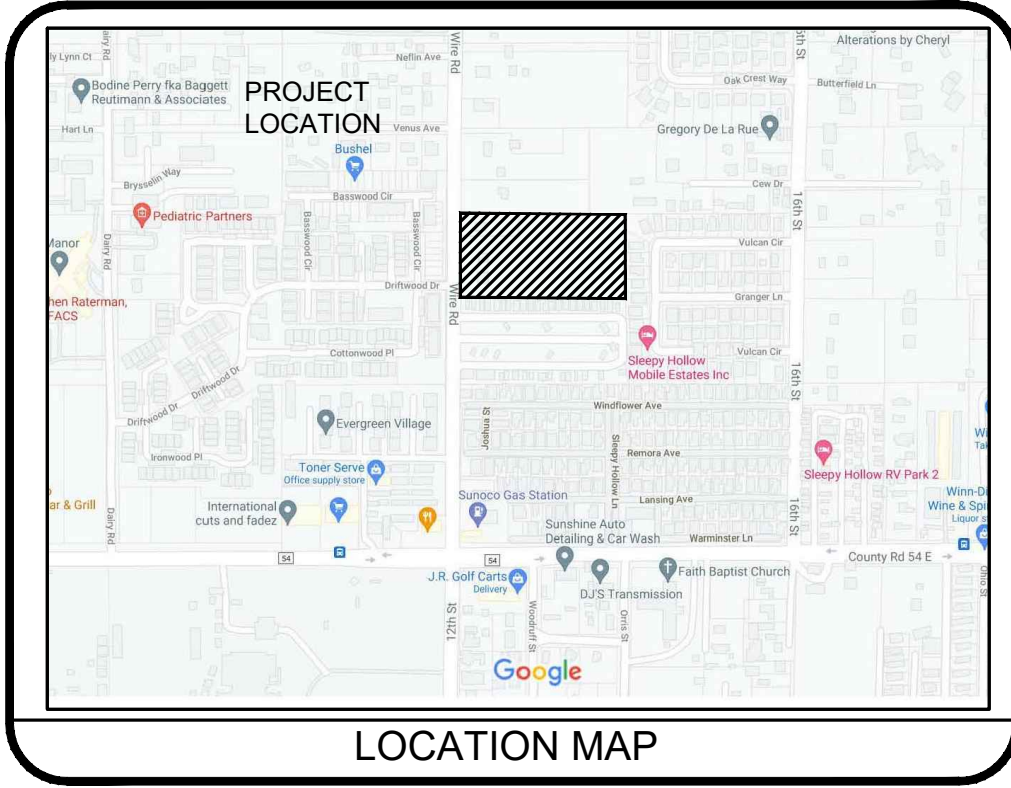
TREE NO.	SPECIES	TREE SIZE (DBH)
1	SYCAMORE	16"

TREE NO.	SPECIES	TREE SIZE (DBH)
1	CAMPHOR	10"
2	CAMPHOR	18"
3	CAMPHOR	18"
4	CAMPHOR	10"
5	CAMPHOR	13",18"
6	CAMPHOR	10"
7	CAMPHOR	6"
8	CAMPHOR	6"
9	CAMPHOR	12"
10	CAMPHOR	10"
11	CAMPHOR	10"
12	CAMPHOR	10"
13	CAMPHOR	15",20"
14	CAMPHOR	48"
15	CAMPHOR	72"
16	CAMPHOR	72"
17	CAMPHOR	72"
18	CAMPHOR	72"

TREE NO.	SPECIES	TREE SIZE (DBH)
1	CHERRY	9"
2	CHERRY	12"
3	CHERRY	14"
4	CHERRY	7"
5	CHERRY	10"
6	CHERRY	12"
7	CHERRY	7"
8	CHERRY	13"
9	CHERRY	10"
10	CHERRY	8"
11	CHERRY	13"
12	CHERRY	24"
13	CHERRY	7"
14	CHERRY	9"
15	CHERRY	22"

TREE NO.	SPECIES	TREE SIZE (DBH)
1	OAK	32"
2	OAK	17"
3	OAK	32"
4	OAK	32"
5	OAK	10"
6	OAK	6"
7	OAK	17"
8	OAK	11"
9	OAK	32"
10	OAK	11"
11	OAK	12"
12	OAK	32"
13	OAK	8"
14	OAK	7"
15	OAK	17"
16	OAK	16"
17	OAK	6",8",11"
18	OAK	16"
19	OAK	8"
20	OAK	12"
21	OAK	8"
22	OAK	11"
23	OAK	9"
24	OAK	60"
25	OAK	11"
26	OAK	

TREE NO.	SPECIES	TREE SIZE (DBH)
27	OAK	11"
28	OAK	8"
29	OAK	14"
30	OAK	6", 6"
31	OAK	19"
32	OAK	5"
33	OAK	6", 6"
34	OAK	19"
35	OAK	6"
36	OAK	15"
37	OAK	11"
38	OAK	19"
39	OAK	14"
40	OAK	9"
41	OAK	6",12",18"
42	OAK	18"
43	OAK	11"
44	OAK	15"
45	OAK	21"
46	OAK	19"
47	OAK	7"
48	OAK	9"
49	OAK	21"
50	OAK	22"
51	OAK	10"
52	OAK	12"
53	OAK	30"
54	OAK	34"
55	OAK	30",31"
56	OAK	27"
57	OAK	16"
58	OAK	17"
59	OAK	22"
60	OAK	6"
61	OAK	19"
62	OAK	14"
63	OAK	11"
64	OAK	17"
65	OAK	8"
66	OAK	32"
67	OAK	8"
68	OAK	48"
69	OAK	15"
70	OAK	25"
71	OAK	26"
72	OAK	15"
73	OAK	13"
74	OAK	12",12",28"
75	OAK	16"
76	OAK	17"



DEMOLITION NOTES:

A. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF THE EXISTING ITEMS AS SHOWN AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED, SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED.

B. 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. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.

C. THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.

D. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IF CLEARANCES ARE LESS THAN SPECIFIED ON THE PLAN OR TWELVE INCHES (12"), WHICHEVER IS LESS, CONTACT THE DESIGN ENGINEER AND THE OWNER PRIOR TO PROCEEDING WITH CONSTRUCTION.

E. 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 USING DOT APPROVED TRAFFIC BARRICADES, BARRELS, AND/OR CONES. TEMPORARY SIGNAGE AND FLAGMEN MAY BE ALSO NECESSARY.

F. INTERRUPTION OF POWER TO ANY STREET LIGHT POLES OR SIGNS SHALL NOT EXCEED 24 HOURS.

G. THE CONTRACTOR SHALL MAINTAIN ALL SANITARY SEWER SERVICES TO ANY "UPSTREAM" FACILITIES AT ALL TIMES. SANITARY SEWER SERVICES SHALL NOT BE INTERRUPTED AT ANY TIME DURING CONSTRUCTION ACTIVITIES.

H. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUTED IF UNDER BUILDING.

I. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC., TO THE BEST PRACTICES AND APPROVED BY OWNER/DEVELOPER CONSTRUCTION MANAGER.

J. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED. REFER TO EROSION CONTROL PLAN.

K. CONTRACTOR IS TO ENSURE NO DISTURBANCE OCCURS BEYOND THE LIMITS SHOWN ON THIS PLAN.

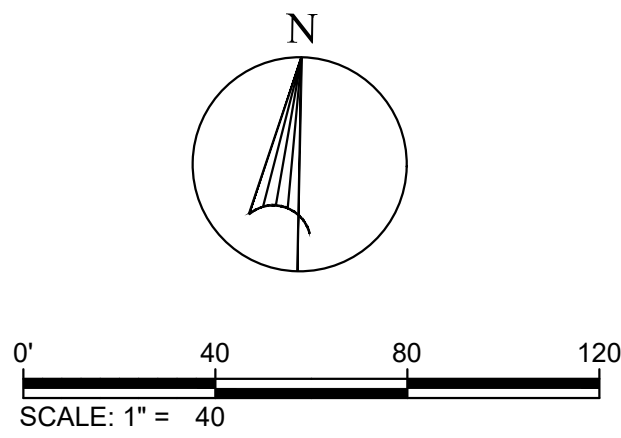
TREE REPLACEMENT CALCULATIONS

PROTECTED TREES ON SITE = 21
SITE AREA = 4.92 ACRES
21 / 4.92 = 4.27 TREES / ACRE

PROTECTED TREES > 23" 743" @ 2:1 REPLACEMENT 1,486"

TOTAL REPLACEMENT REQUIRED 1,486"
REPLACEMENT ON SITE 102"
REPLACEMENT DUE TO TREE BANK 1,384"

Issued:	Date:
A ISSUED FOR PERMITS	05-08-23
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Revisions:	Date:
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Scott K. Stannard, P.E.

FL P.E. No. 50565 SEAL

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CITY OF ZEPHYRHILLS, FL
PASCO COUNTY
PH: (813) 782-0825
CONTACT: KEVIN RYMAN

Project Name & Location:

DEMOLITION / TREE REMOVAL PLAN

Drawing Name:

Date: 07/13/21

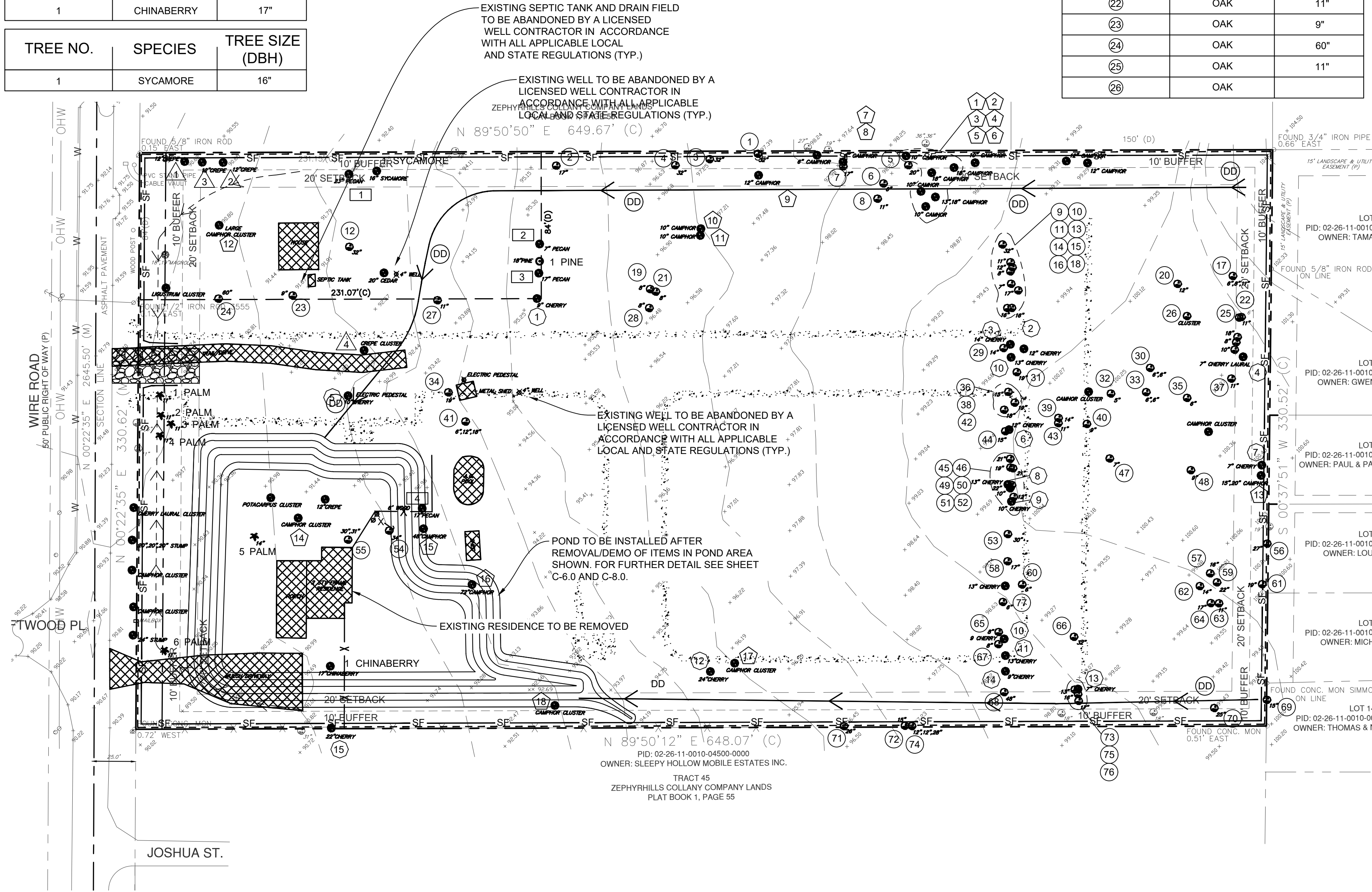
Revised: XXX

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Checked: SKS

Drawing No.

C-3.0



CAUTION

811: UTILITY LOCATOR SERVICE

3 DAYS BEFORE DIGGING CALL TOLL FREE 1-(800) 432-4770 OR 811

A ONE CALL SYSTEM FOR COMMUNITY AND JOB SAFETY.

CAUTION

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN CORRESPOND TO ALL UTILITIES IN THE AREA. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE TO OR LOSS OF UTILITIES OR OTHER PROPERTY THAT MAY BE CAUSED BY ANY PERSONS OR VEHICLES THAT ARE NOT PROPERLY OPERATED OR USED IN THE FIELD. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

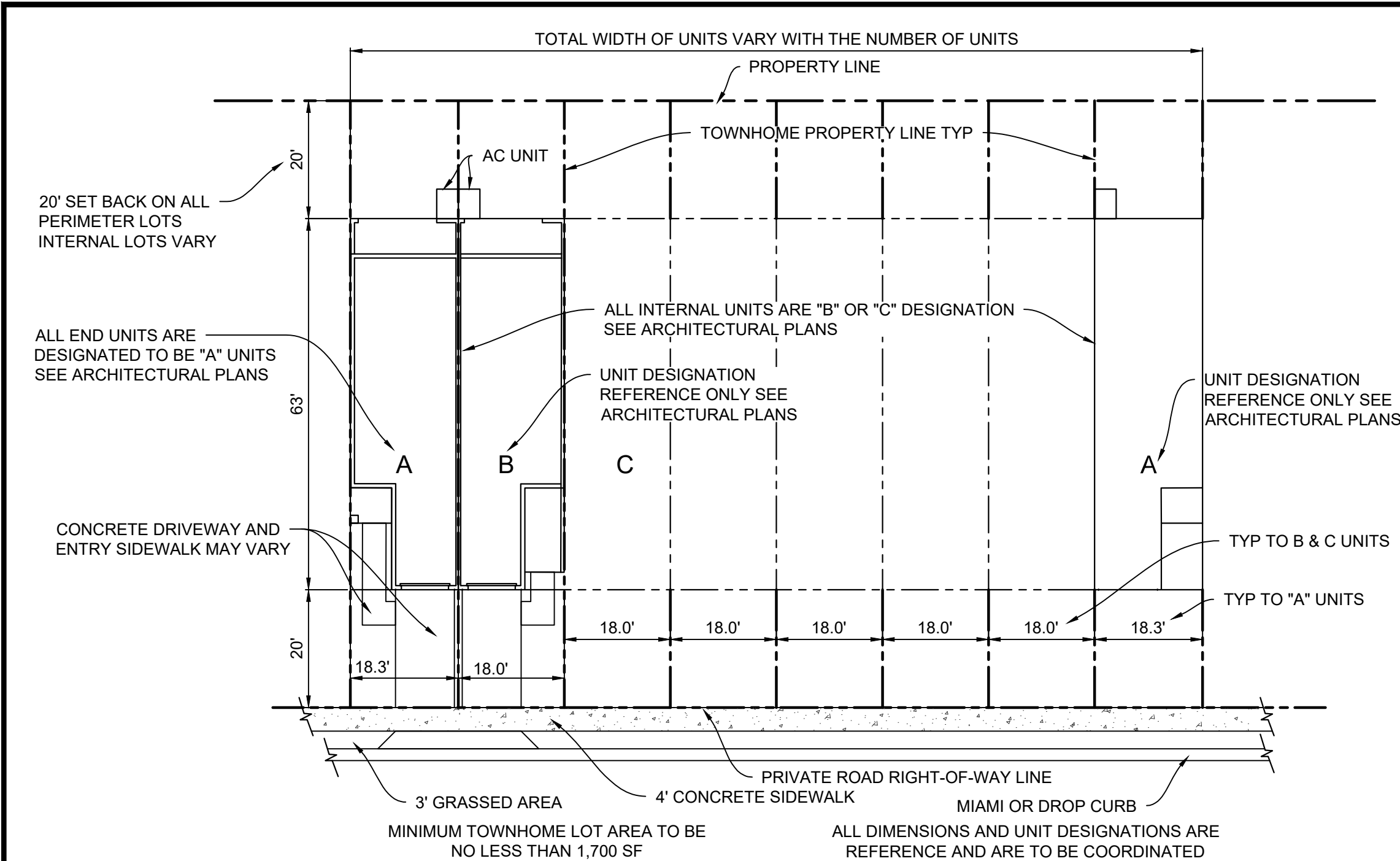
NOTE: DURING LAND ALTERNATION AND CONSTRUCTION ACTIVITIES, IT SHALL BE UNLAWFUL TO REMOVE VEGETATION BY GRUBBING OR TO PLACE SOIL DEPOSITS, DEBRIS, SOLVENTS, CONSTRUCTION MATERIAL, MACHINERY OR OTHER EQUIPMENT OF ANY KIND WITHIN THE DRIP LINE OF A TREE TO REMAIN ON THE SITE UNLESS OTHERWISE APPROVED BY THE COUNTY.

NOTE: ALL UTILITIES WITHIN PROJECT BOUNDARY TO BE REMOVED AND LEGALLY DISPOSED. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER

NOTE: ALL CONSTRUCTION, SILT AND TREE PROTECTION FENCING TO BE INSTALLED PRIOR COMMENCEMENT OF DEMOLITION ACTIVITIES. REFER TO EROSION CONTROL PLANS.

NOTE: REFERENCE EROSION CONTROL PHASE 1 PLAN AND FOLLOW THE SEQUENCE OF CONSTRUCTION LISTED DURING DEMOLITION ACTIVITIES.

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



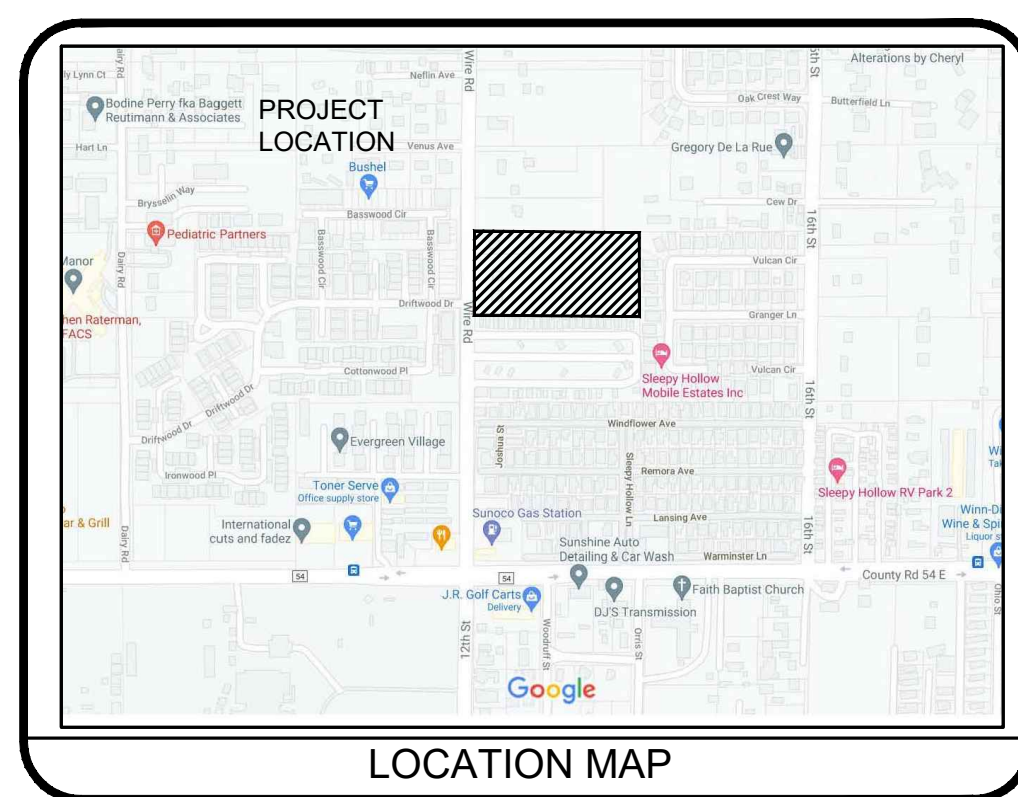
TYPICAL LOT LAYOUT

- SITE DETAILS - SEE DETAIL SHEETS**
- 1A TYPE F CURB (FDOT INDEX 520-001)
 - 1B TRANSITION CURB TO VALLEY CURB, 5' TRANSITION
 - 1C MIAMI CURB OR DROP CURB PER FDOT D# 520-001
 - 1D TYPE D CURB PER FDOT DL# 520-001
 - 1E CURB RAMP TYPE CR-F PER FDOT STANDARD PLANS INDEX 522-002
 - 1F CURB RAMP TYPE CR-D PER FDOT STANDARD PLANS INDEX 522-002
 - 1G CURB RAMP TYPE CR-L PER FDOT STANDARD PLANS INDEX 522-002
 - 1H CURB RAMP TYPE CR-E PER FDOT STANDARD PLANS INDEX 522-002
 - 1I 4' WIDE CONCRETE SIDEWALK PER FDOT STANDARD PLANS INDEX 522-001
 - 2A 6" PARKING STALL STRIPE (WHITE PAINT)
 - 2B SPECIAL EMPHASIS CROSSWALK STRIPING PER FDOT STD. PLANS INDEX 711-001 (WHITE THERMOPLASTIC)
 - 2C STANDARD CROSSWALK 12" (WHIT PAINT) STRIPING PER FDOT D# 711-001
 - 2D 24" STOP BAR (WHT PAINT)(TYP.) PER FDOT STD
 - 2E 24" STOP BAR (WHT THERMOPLASTIC) PER FDOT STD
 - 2F ACCESSIBLE PARKING SPACE & SYMBOL (ALL HANDICAP PARKING SPACES SHALL BE SIGNED AND MARKED IN ACCORDANCE WITH FDOT STANDARDS PLANS INDEX 711-001. REFER TO SITE DETAIL C-14.0 STOP SIGN, 30" R1-1 PER MUTCD STANDARDS
 - 3A STOP SIGN, 36" R1-1 PER MUTCD STANDARDS & FDOT D# 700-010
 - 3B OBJECT MARKER SIGN OM-1.1 (9 BUTTON YELLOW) THREE RED
 - 3C YIELD HERE TO PEDESTRIAN R1-5
 - 4A MAIL KIOSK (RE: ARCH PLANS)
 - 4B CONCRETE WHEELSTOP
 - 4C 5' HIGH VINYL COATED CHAINLINK FENCE WITH PEDESTRIAN GATE
 - 4D 6' HIGH PVC FENCE WITH GATE FOR LIFT STATION MAINTENANCE
 - 4E 6' HIGH PVC FENCE AROUND PERIMETER

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 ADJACENT TO CONCRETE PAVING SHALL BE 6" INTEGRAL CURBING. CURB AND GUTTER NEXT TO ASPHALT SHALL BE TYPE MIAMI OR DROP CURB AND 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 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.
- E. 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, 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.
- F. 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 THAT THE CONSTRUCTION FENCE ENCOMPASSES THE ENTIRE WORK 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 SEE TYPICAL ROAD SECTION.
- 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 "HANDICAP PARKING" 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.
- L. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL BUILDING PLANS AND SPECIFICATIONS.
- M. 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.



PROJECT DATA

TOTAL PROJECT ACREAGE: +/- 4.92 ACRES/DEVELOPABLE AREA
BUILDING BREAKDOWN:
A UNITS 1,532 SF EACH: 16 UNITS (24,512 SF)
B UNITS 1,516 SF EACH: 16 UNITS (24,256 SF)
C UNITS 1,624 SF EACH: 32 UNITS (52,384 SF)
TOTAL UNITS SF: 101,152 SF

MAX. DENSITY ALLOWABLE: 20 DU/AC = 99 UNITS
PROPOSED PROVIDED BY PUD = 55 UNITS

JURISDICTION: CITY OF ZEPHYRHILLS

EXISTING USE: VACANT LAND/NO EXISTING STRUCTURES

ZONING: R-4 HIGH DENSITY RESIDENTIAL
TOTAL OF 55 UNITS PROVIDED FOR BY PUD DEED RESTRICTION

ABUTTING:
NORTH: AR
EAST: PUD - PLANNED UNIT DEVELOPMENT
WEST: M1 - MOBILE HOME SUBDIVISION
SOUTH: M3 - RECREATIONAL VEHICLE PARK

PROPOSED USE: TOWNHOME / RESIDENTIAL
BUILDING HEIGHT:
ALLOWED: 35 FT
PROPOSED: 28.5 FT
PROPOSED F.A.R. = 86,120/214,315=0.40

SETBACKS:
REQUIRED: F - 30', S - 20', S - 20', R - 20'
PROVIDED: F - 20', S - 20', S - 20', R - 20'

REQUIRED LANDSCAPED OPEN SPACE: 30%
PROPOSED LANDSCAPE OPEN SPACE: 30%

REQUIRED/PROVIDED BUFFERS:
FRONT: 20'/20'
SIDES: 10'/10'
REAR: 10'/10'

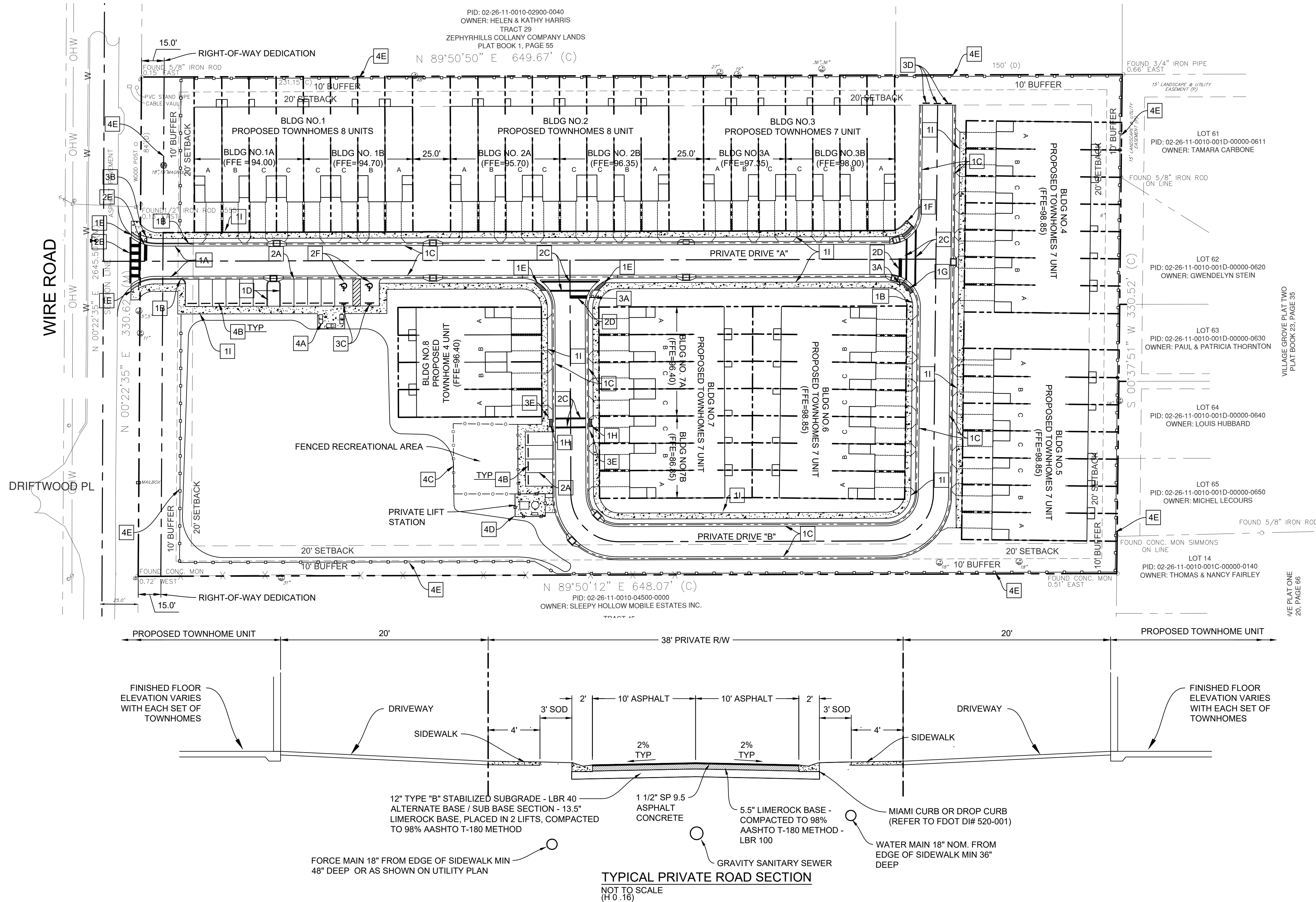
PARKING REQUIREMENTS FOR PROPOSED USE:
REQUIRED:
2 SPACES PER UNIT = 55 UNITS X 2 = 110
1 VISITOR SPACE PER 5 TOWNHOMES = 55 UNITS/5 = 11

PARKING SPACES PROVIDED:
UNIT PARKING = 110 (ONE GARAGE PARKING SPACE, ONE DRIVEWAY)
VISITOR PARKING = 14 SPACES
RECREATION AREA PARKING = 4 SPACES
TOTAL VISITOR/RECREATION SPACE = 18 SPACES (2 H/C INCLUDED).

PLAN LEGEND

- PARCEL BOUNDARY
- LOT LINE
- PROPOSED ROAD CENTERLINE
- BUFFER LINE
- SET BACK LINE
- EDGE OF DRIVEWAY
- SIDEWALK
- PVC OPAQUE FENCING
- CHAIN LINK FENCING
- PROPOSED GRADE CONTOUR
- DRAINAGE FLOW
- STORMWATER PIPE
- POTABLE WATER LINE
- PLAN VIEW
- PROFILE VIEW
- SANITARY SEWER LINE
- PLAN VIEW
- PROFILE VIEW
- SANITARY FORCEMAIN

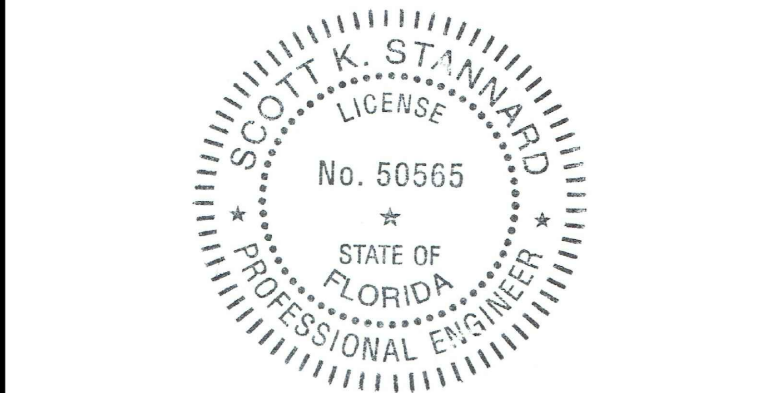
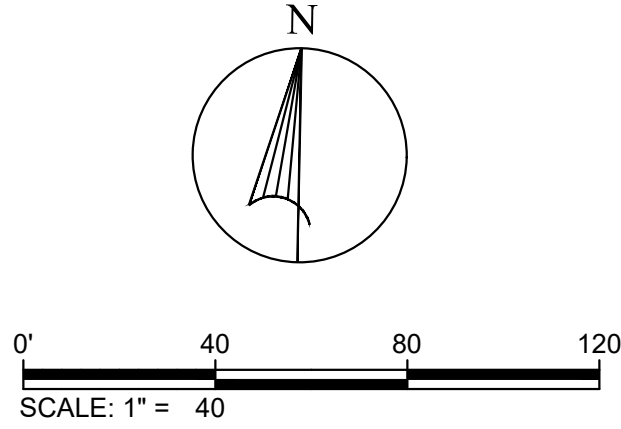
NOTE: SIDEWALK AND DRIVEWAY LOCATION IN FRONT OF PROPOSED TOWNHOMES SUBJECT TO CHANGE DEPENDING ON PROPOSED FLOORPLAN AND DRIVEWAY LAYOUT.
NOTE: ALL REFUSE SERVICE TO BE CURB SIDE PICKUP.



TYPICAL PRIVATE ROAD SECTION

NOT TO SCALE
(H=16)

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A ISSUED FOR PERMITS	05-08-23
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Revisions:	Date:
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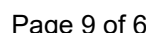
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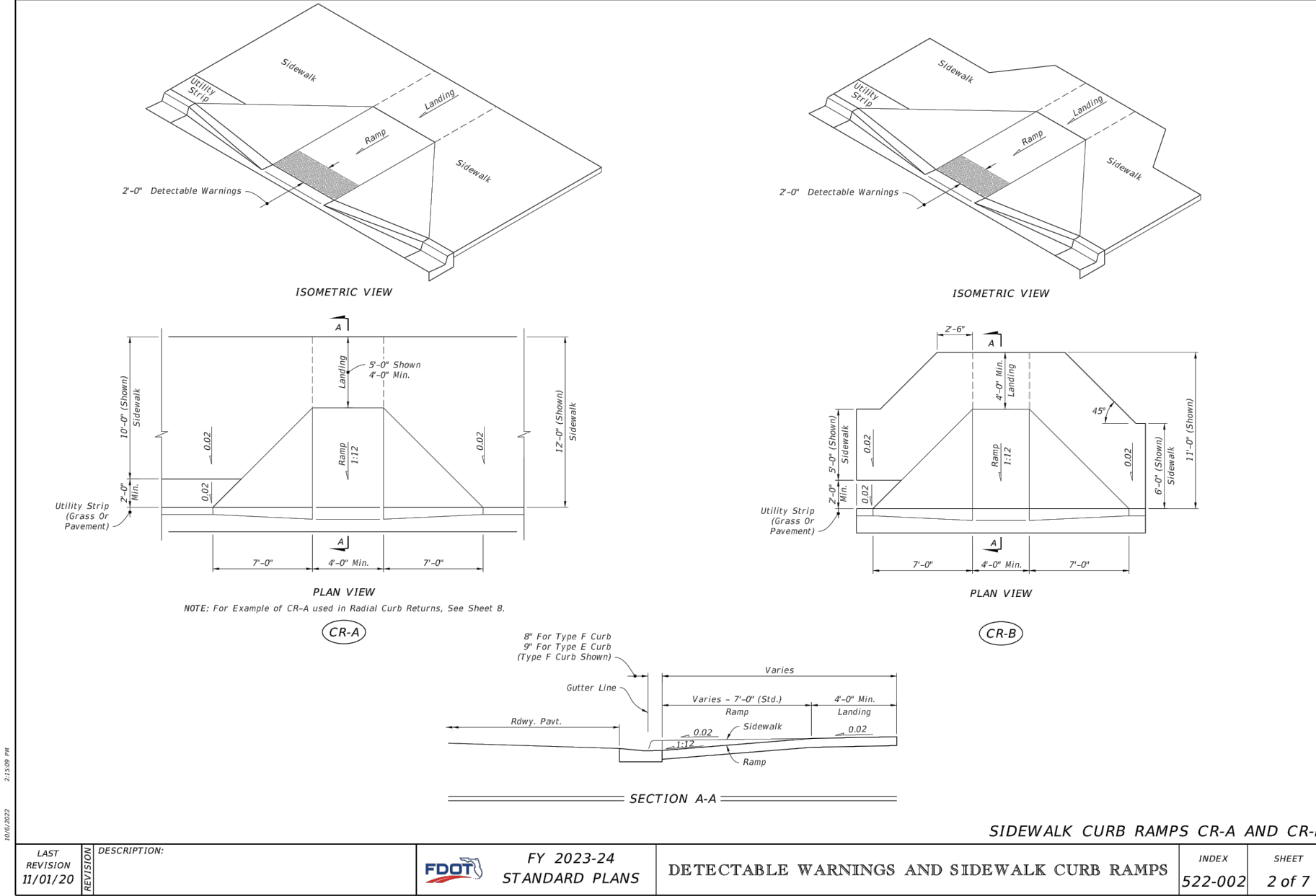
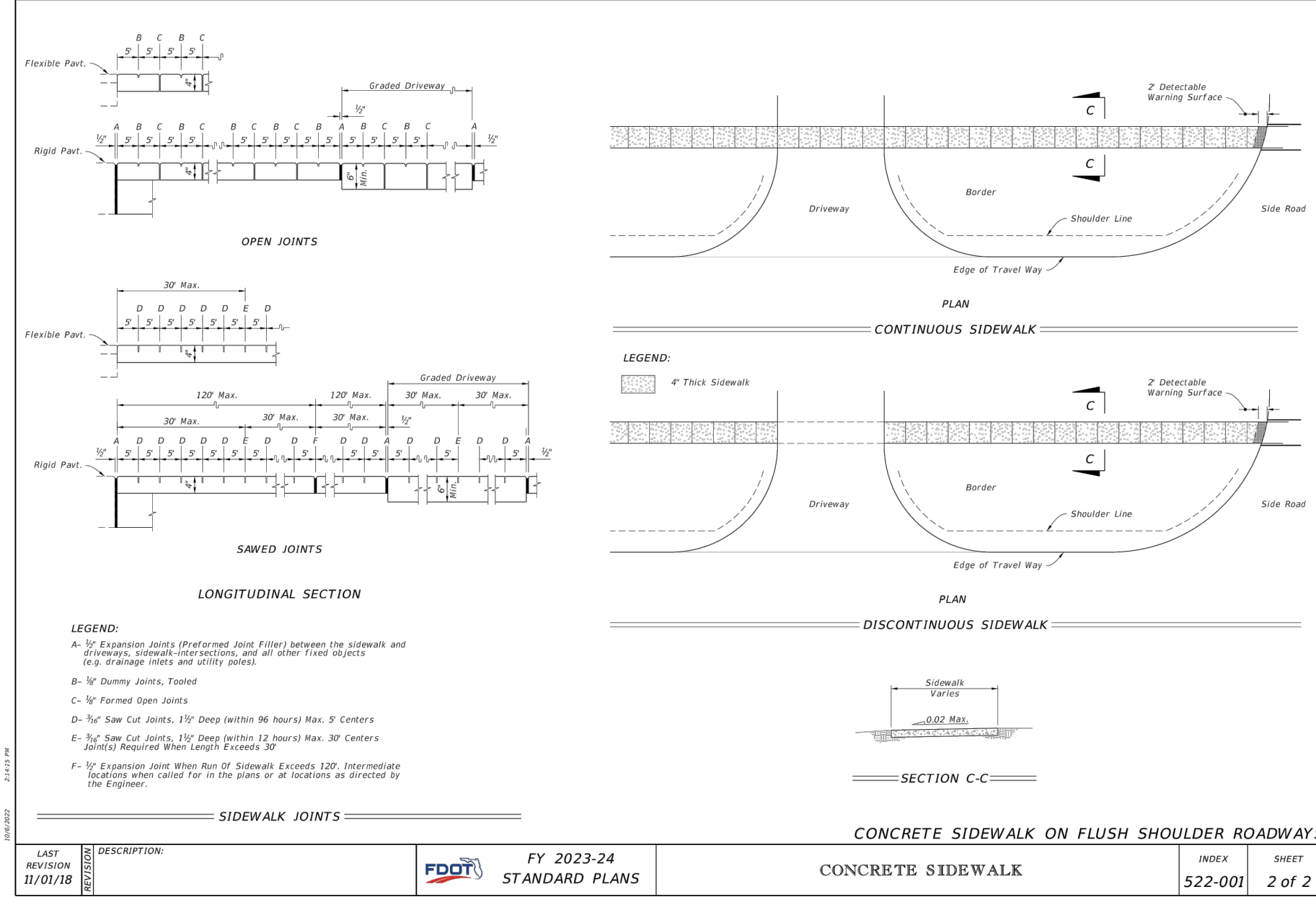
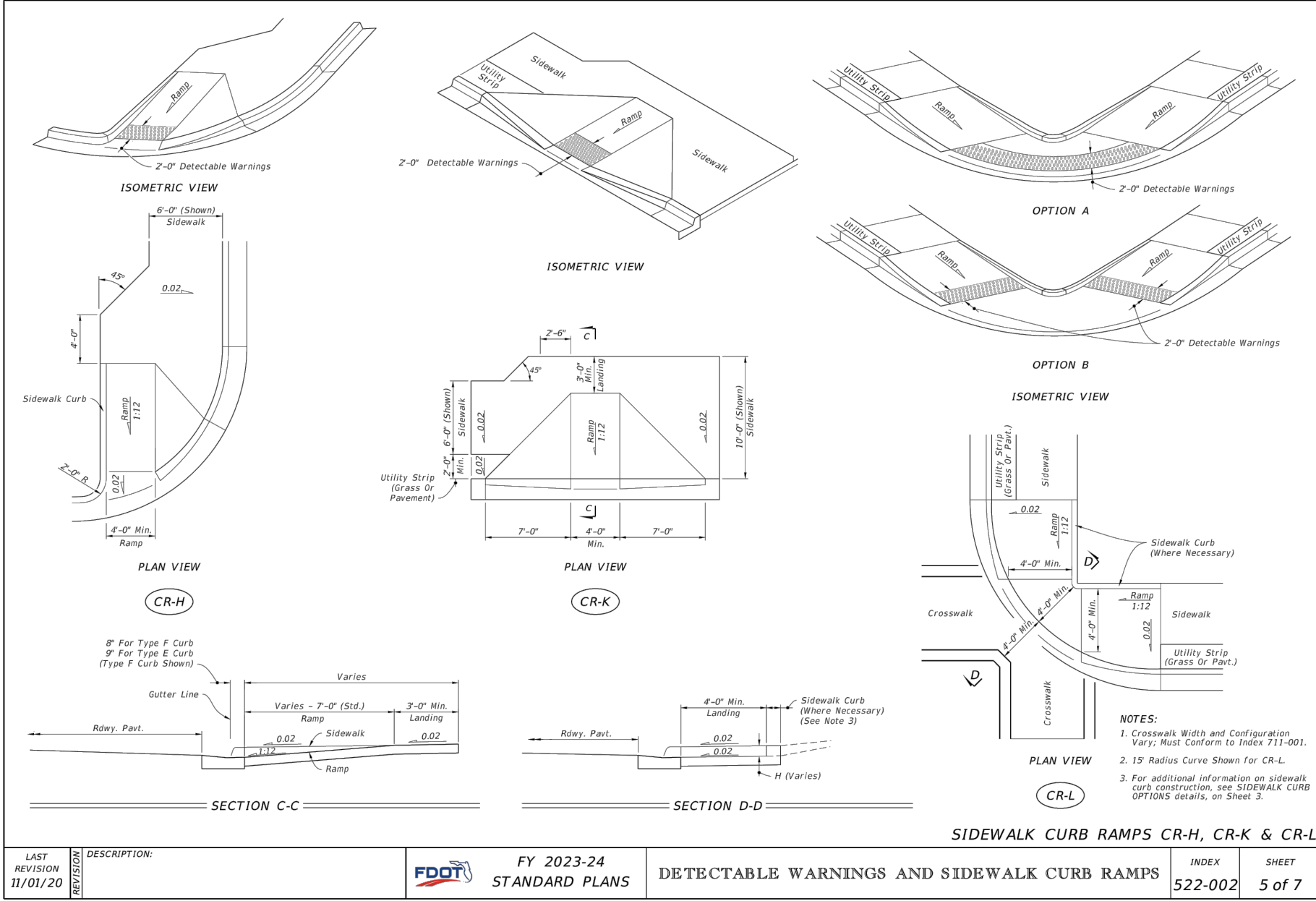
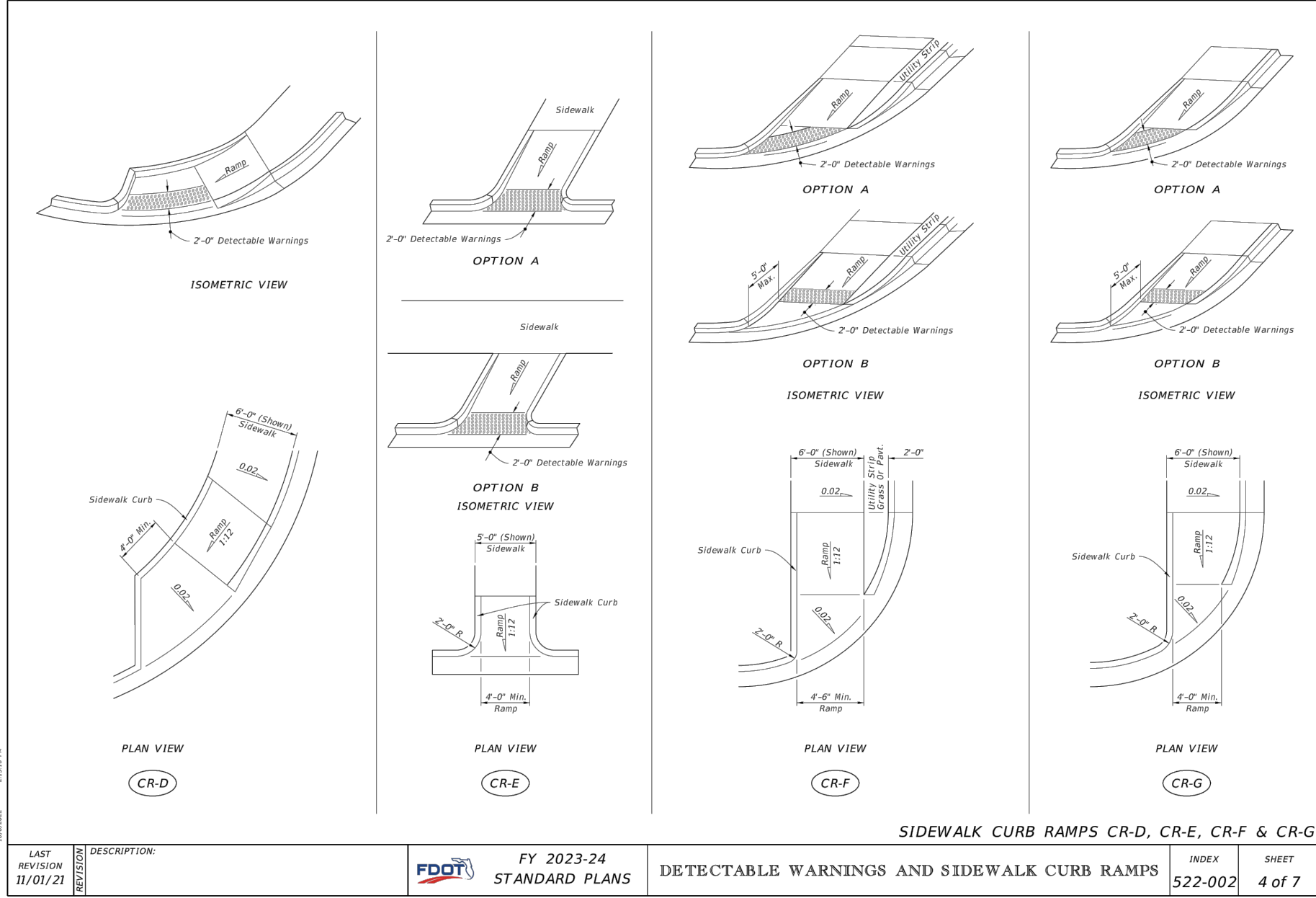
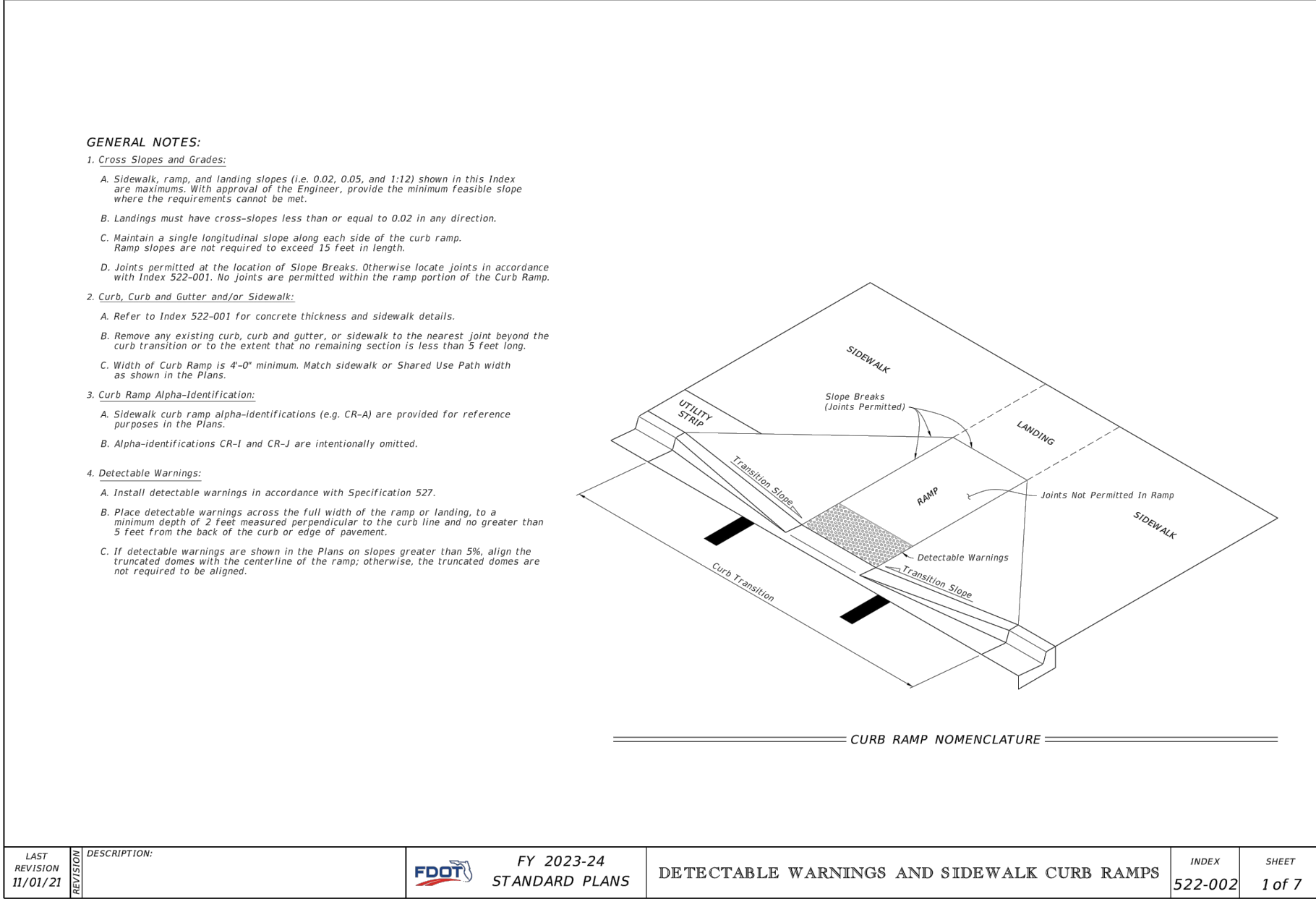
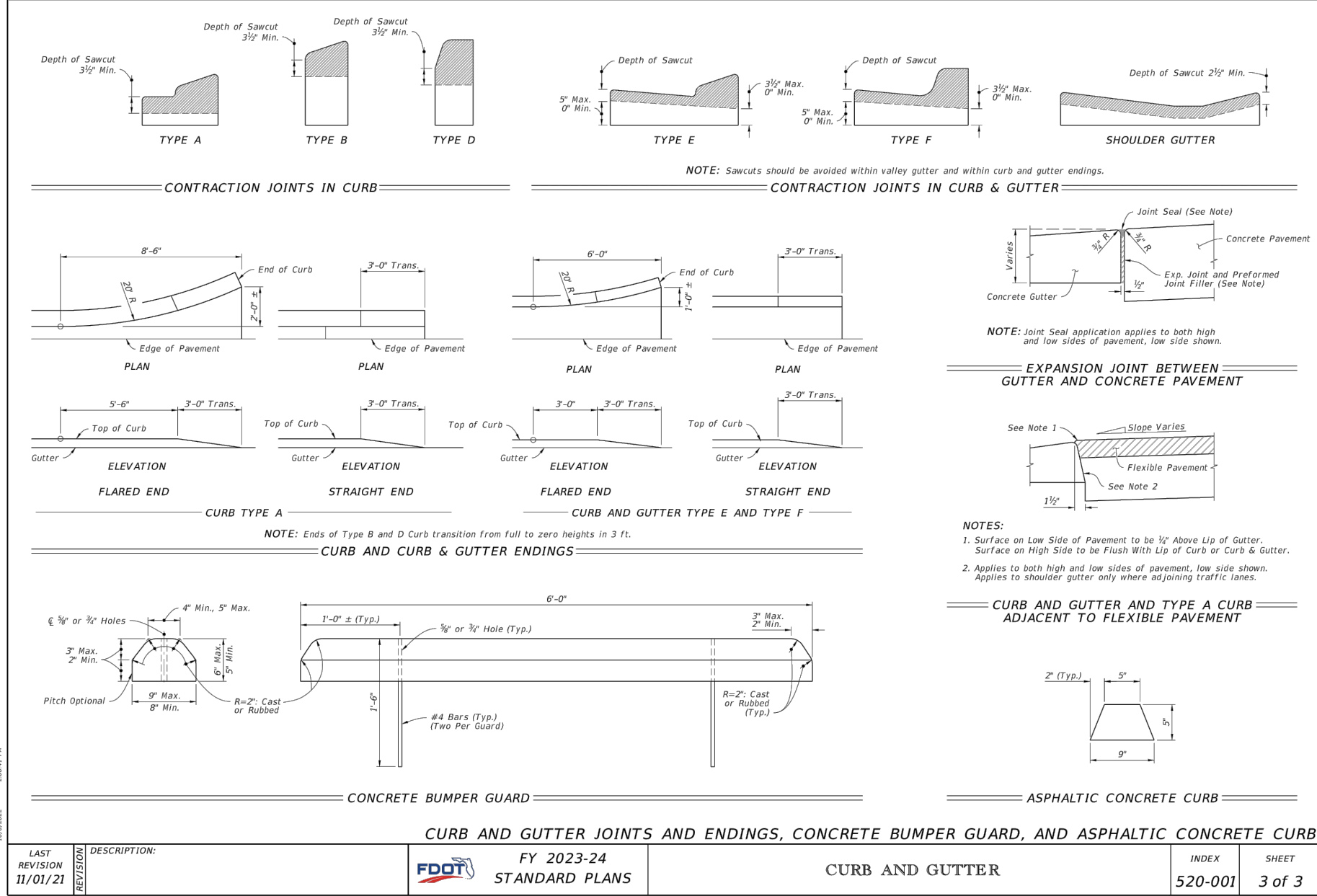
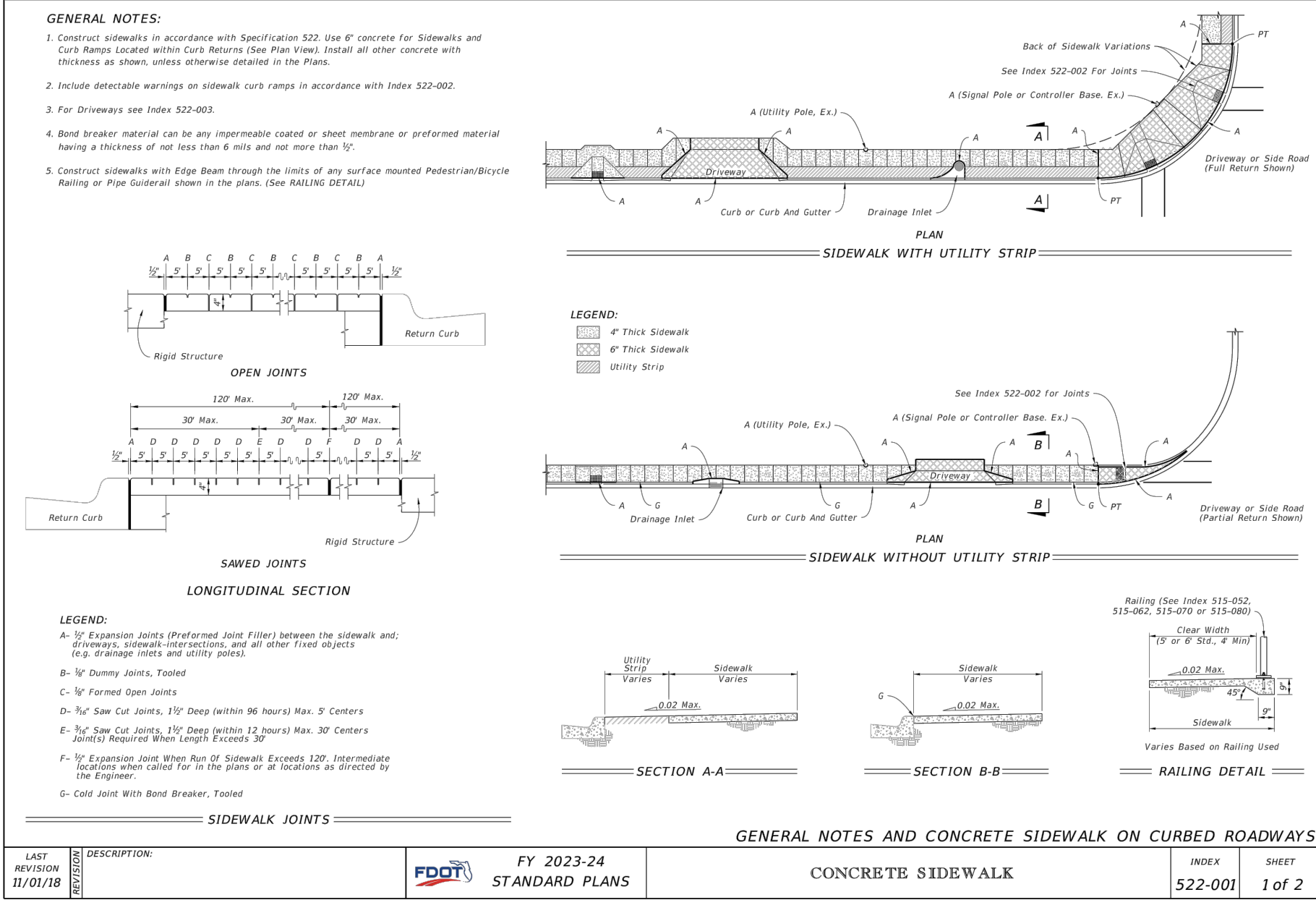
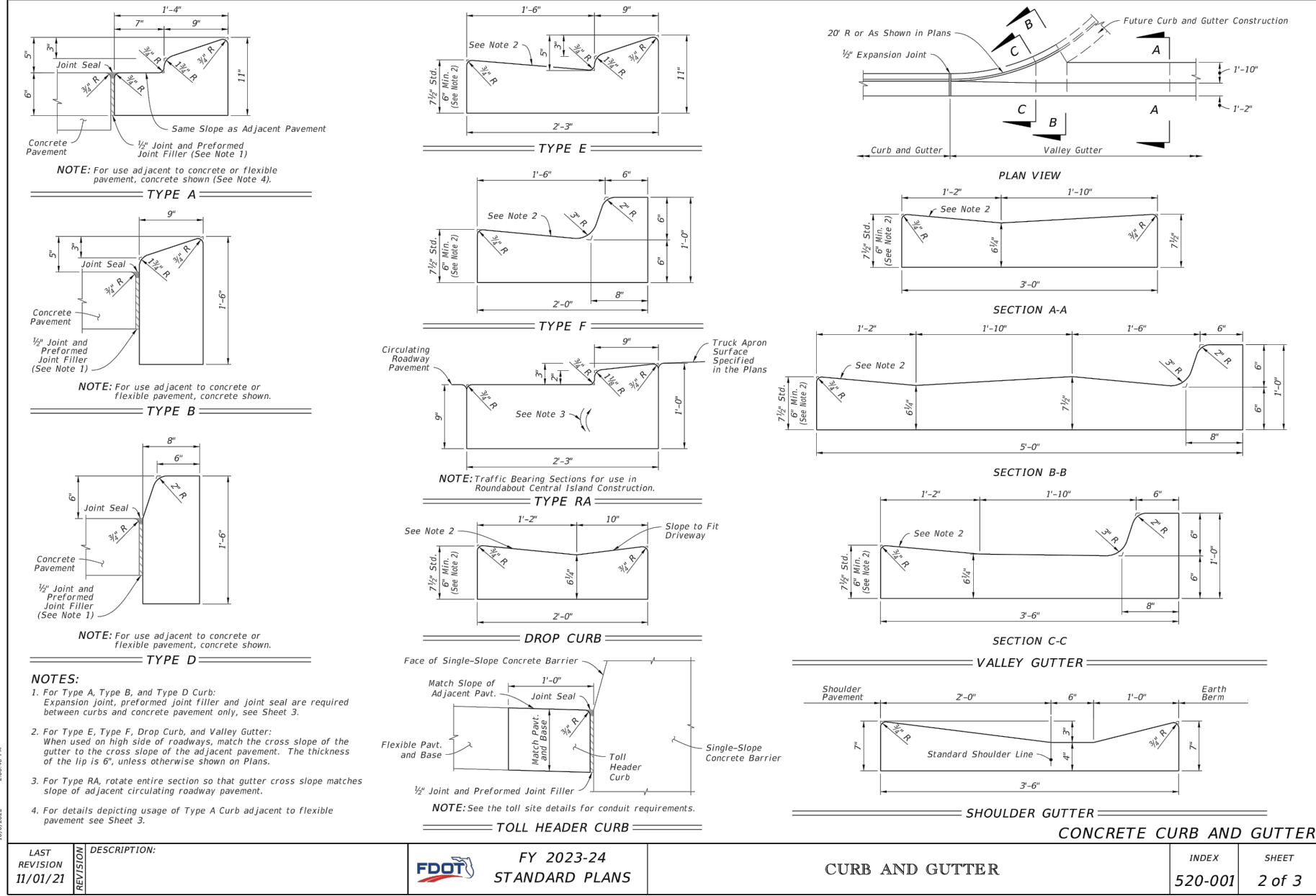
BROOKE-LYN TOWNHOMES, LLC.
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PH: (813) 782-0825 (OFFICE)
CONTACT: KEVIN RYMAN

Client Name:
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WIRE ROAD @ DRIFTWOOD RD
CITY OF ZEPHYRHILLS, FL
PASCO COUNTY
PH: (813) 782-0825
CONTACT: KEVIN RYMAN

Project Name & Location:

Drawing Name:		Drawing No. C-4.0
Date:	07/13/21	
Revised:	XXX	
Drawn:	sks	
Checked:	SKS	





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Project Name & Location:

SITE DETAILS

Drawing Name:

Date: 07/13/21

Revised: XXX

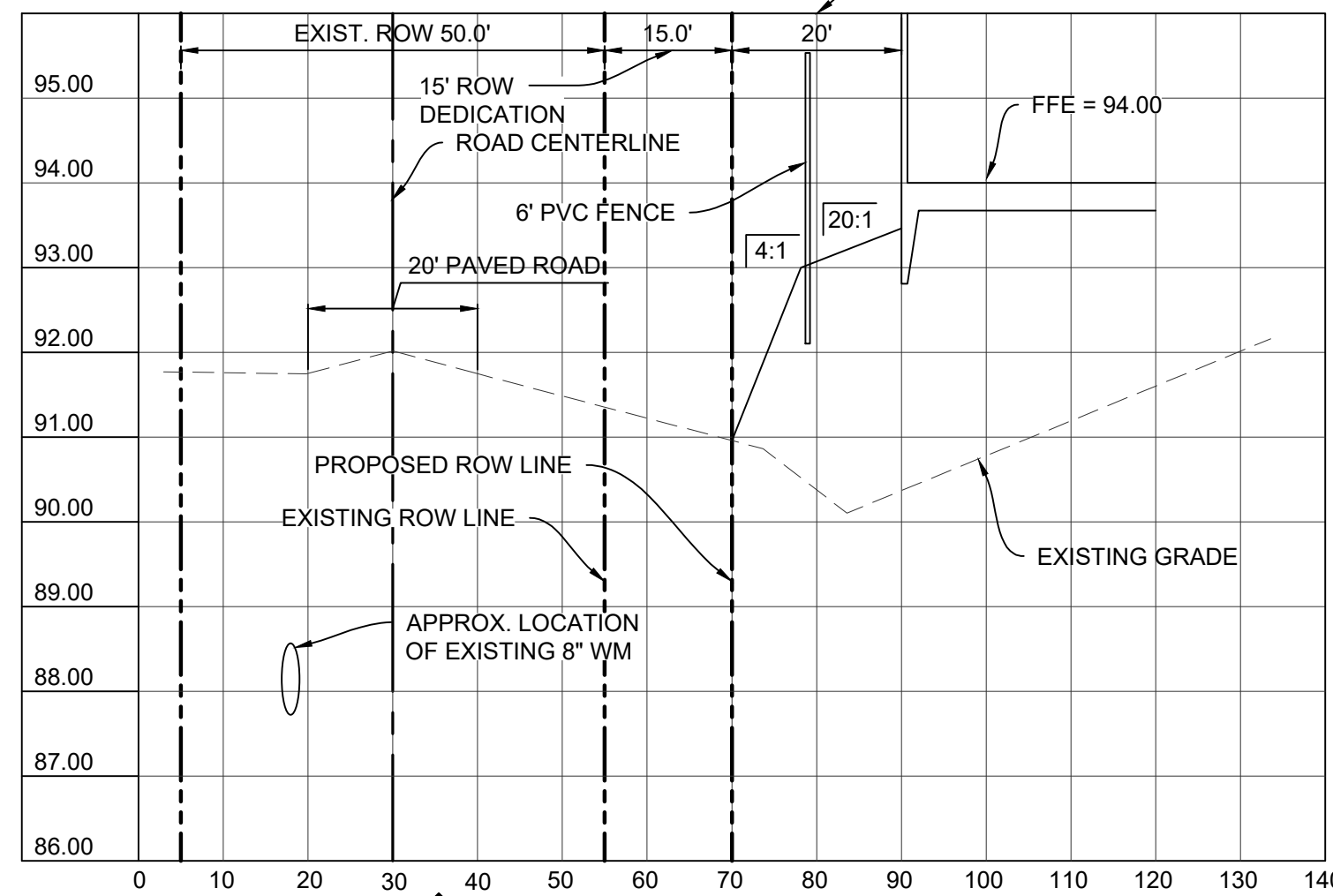
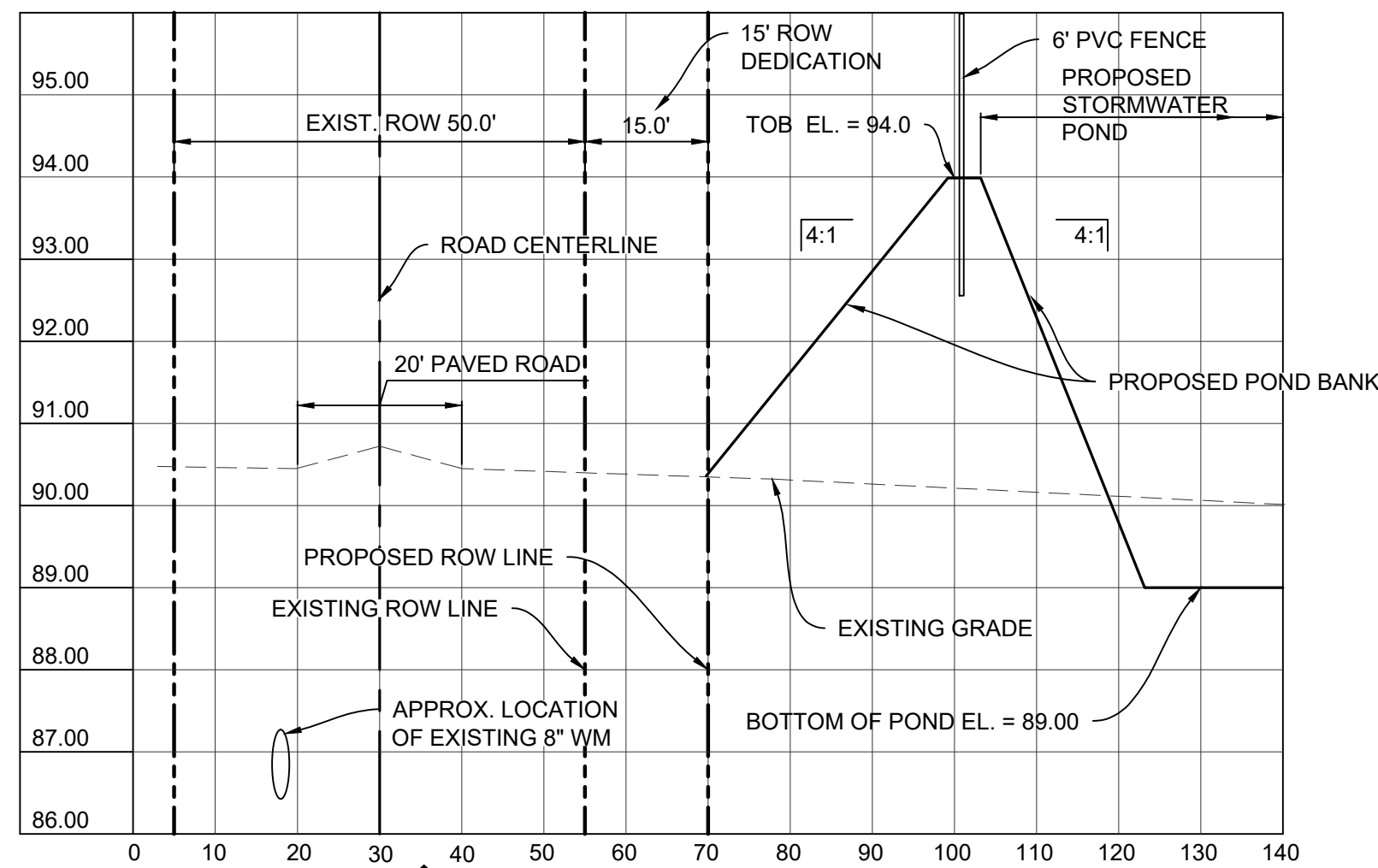
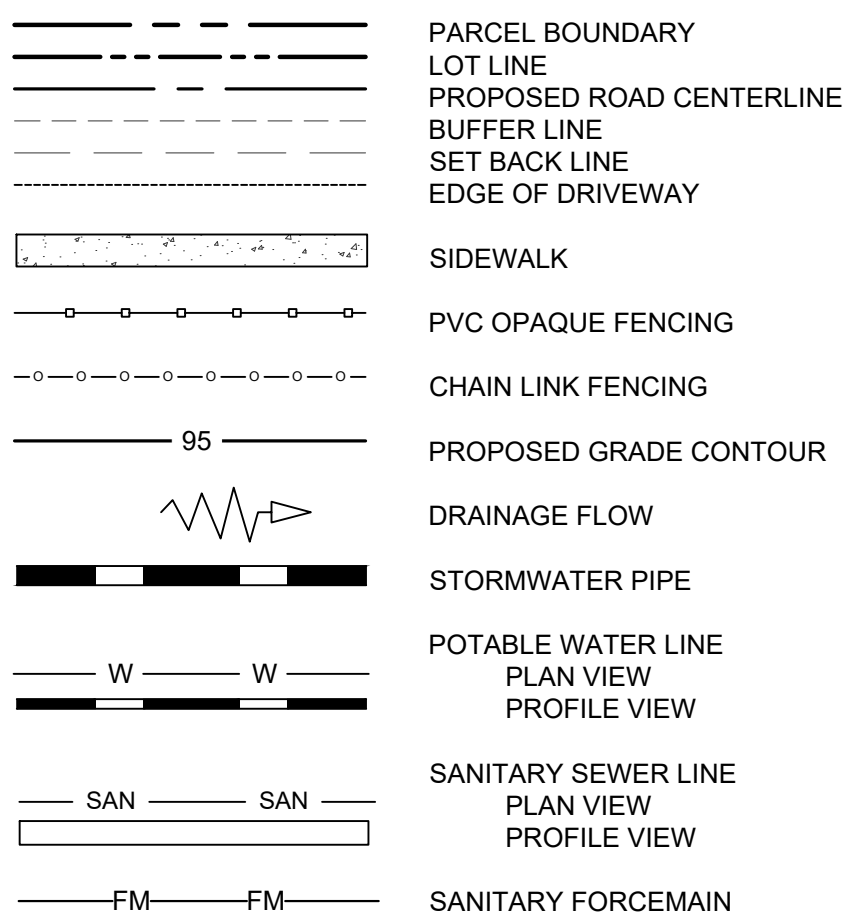
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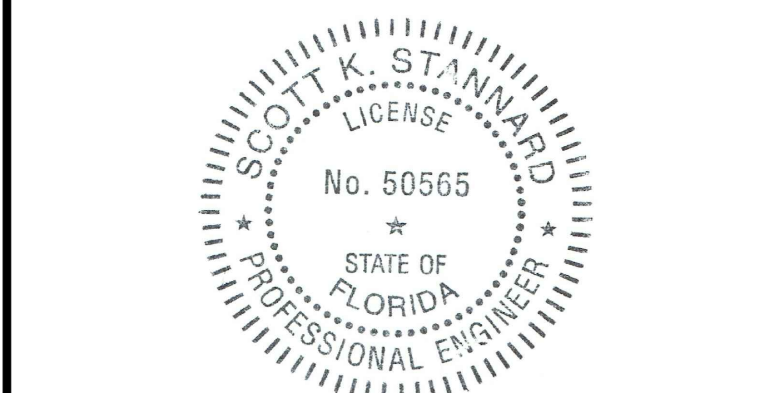
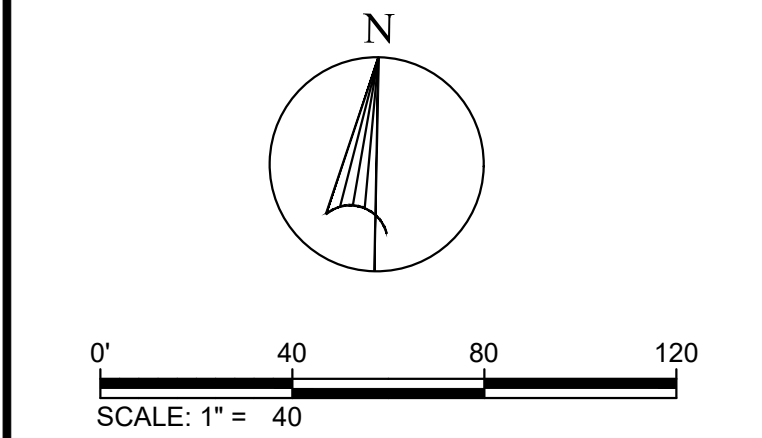
PLAN LEGEND



GENERAL SITE GRADING NOTES

- CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE. UTILITIES ARE TO BE REMOVED TO THE RIGHT-OF-WAY.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
- PRECAST STRUCTURES MAY BE USED AT CONTRACTORS OPTION. STORM PIPE SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED: TYPE 1: RCP, CLASS II PER ASTM C-76, WITH FLEXIBLE PLASTIC BITUMEN GASKETS AT JOINTS, UNLESS OTHERWISE NOTED.
- EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
- EXISTING GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.
- PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.
- IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
- ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
- ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RINGS & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".
- THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
- CONTRACTOR SHALL ADJUST AND/OR PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
- TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY BY GEOPONT SURVEYING, INC. IF CONVEYING DATA NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.
- ALL UNDISTURBED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STAKED SOD TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL GRASS DISTURBED AREAS IN ACCORDANCE WITH STATE SPECIFICATIONS UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED.
- CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
- ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT TO INVERT OUT.
- CATCH BASINS, MANHOLES, FRAMES, GRATES, SHALL MEET THE REQUIREMENTS OF THE LATEST EDITION OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD PLANS FOR CONSTRUCTION AND THE CITY OF ZEPHYRHILLS REQUIREMENTS. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR THE EXACT NUMBER, SIZE AND LOCATION OF ANY ROOF DRAINS.
- INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS AND FIELD LOCATIONS WHEN POSSIBLE, BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES BY DIGGING TEST PITS BY HAND AT ALL CROSSINGS WELL IN ADVANCE OF TRENCHING. IF CLEARANCES ARE LESS THAN SPECIFIED ON THE PLAN OR TWELVE INCHES (12"), WHICHEVER IS LESS, CONTACT THE DESIGN ENGINEER AND THE OWNER PRIOR TO PROCEEDING WITH CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL SHEETING, SHORING, BRACING, AND SPECIAL EXCAVATION MEASURES REQUIRED TO MEET OSHA, FEDERAL, STATE, AND LOCAL REGULATIONS PURSUANT TO THE INSTALLATION OF ALL WORK INDICATED ON THESE DRAWINGS. THE OWNER AND THE DESIGN ENGINEER ACCEPT NO RESPONSIBILITY FOR THE DESIGNS TO INSTALL SAID ITEMS.
- PRECAST DRAINAGE STRUCTURES HAVE BEEN SPECIFIED ON THE PLANS. THE OWNER AND THE ENGINEER, HOWEVER, ASSUME NO RESPONSIBILITY FOR THESE STRUCTURES, AS FIELD CONDITIONS OFTEN DICTATE MAJOR ELEVATION ADJUSTMENTS. THE CONTRACTOR ASSUMES ALL RESPONSIBILITY AND EXPENSE FOR MODIFYING THE PRECAST STRUCTURES TO ACCOMMODATE FIELD REVISIONS.
- ALL SLOPES 3:1 AND STEEPER ARE TO RECEIVE STAKED SOD.
- ALL GRADING OPERATIONS, INCLUDING EXCAVATIONS, COMPACTION TESTING AND BACKFILL SHALL BE OBSERVED AND TESTED BY A QUALIFIED GEOTECHNICAL ENGINEER. THE GEOTECHNICAL ENGINEER SHALL BE DESIGNATED BY AND PAID FOR BY THE OWNER.
- NO FILL SHALL BE PLACED PRIOR TO APPROVAL OF THE SUBGRADE BY THE GEOTECHNICAL ENGINEER.
- COMPACTION SHALL BE DONE IN ACCORDANCE WITH ALDI'S REQUIREMENTS AND THE ON-SITE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL COSTS INCURRED FOR INSPECTION AND TESTING OF SOILS DUE TO FAILURE TO COMPLY WITH THE MINIMUM REQUIREMENTS OF THE SOILS REPORT.
- ALL GRADING OPERATIONS SHALL BE STAKED BY A LICENSED LAND SURVEYOR PROVIDED BY THE CONTRACTOR AND APPROVED BY THE OWNER.
- UPON COMPLETION OF THE GRADING, THE GEOTECHNICAL ENGINEER SHALL PROVIDE OWNER WITH A LETTER INDICATING THAT THE SITE AND BUILDING PAD WERE PREPARED IN DIRECT CONFORMANCE WITH THE RECOMMENDATIONS AND CONCLUSIONS IN THE SOILS REPORT.
- CROSS-SLOPE THROUGH STRIPED AREA LEADING TO PUBLIC SIDEWALK SHALL NOT EXCEED 2.0%.
- NO EXPOSED FOOTINGS SHALL BE ALLOWED.

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BROOKE-LYN TOWNHOMES, LLC.

6814 OAKCREST WAY
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PH: (813) 782-0825 (OFFICE)
CONTACT: KEVIN RYMAN

Client Name:

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WIRE ROAD @ DRIFTWOOD RD
CITY OF ZEPHYRHILLS, FL
PASCO COUNTY
PH: (813) 782-0825
CONTACT: KEVIN RYMAN

Project Name & Location:

GRADING PLAN

Drawing Name:

Date: 07/13/21

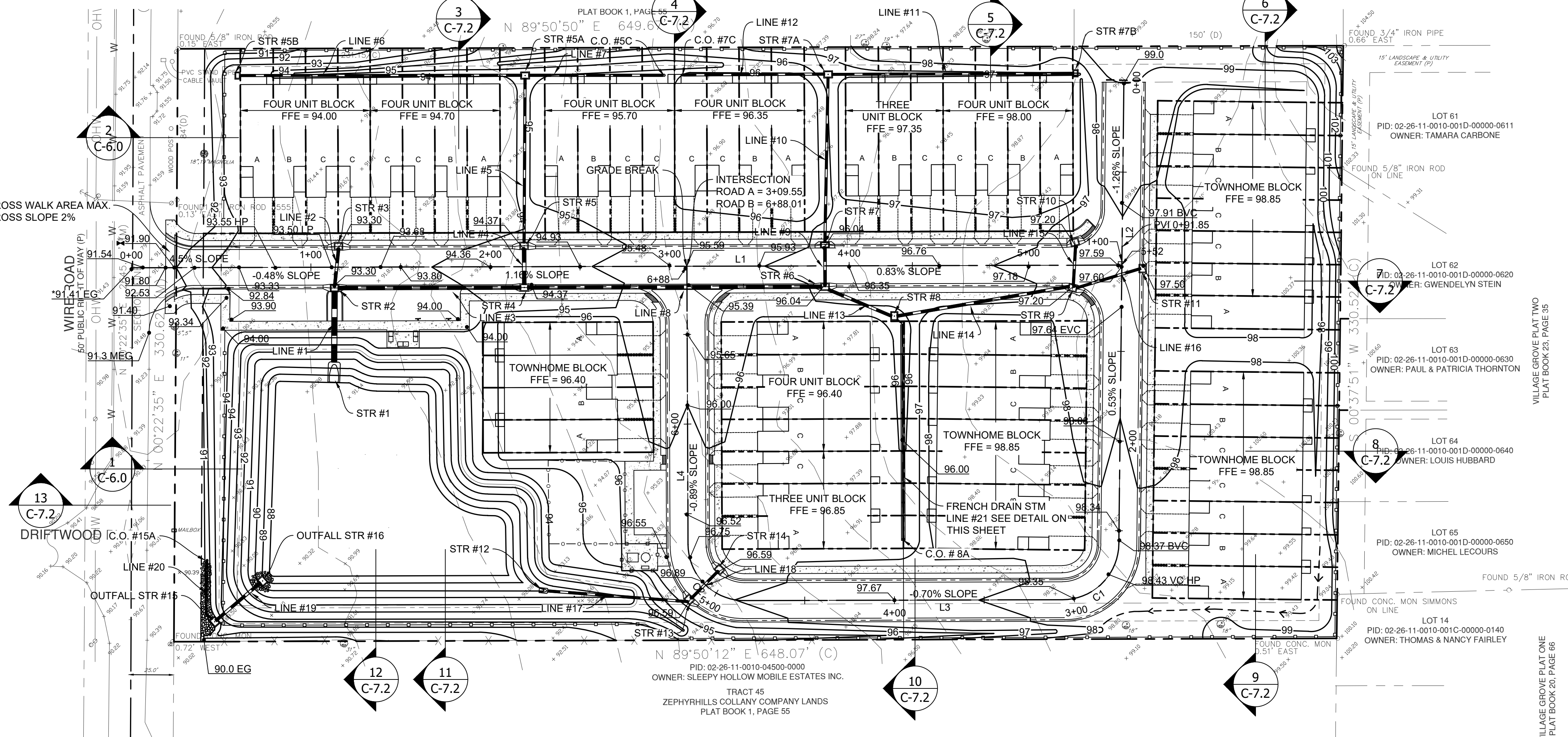
Revised: XXX

Drawn: sks

Checked: SKS

Drawing No.

C-6.0



STORMDRAIN STRUCTURE TABLE		
STR NO.	TYPE	RIM/THROAT ELEV.
1	FDOT MES 36" CPP 430-022	I.E. = 88.00
2	FDOT TYPE V 425-041 (3'-10"x3'-3") GI	93.30
3	FDOT TYPE V 425-041 (3'-10"x3'-3") GI	93.30
4	FDOT TYPE V 425-041 (3'-10"x3'-3") GI	94.37
5A	FDOT TYPE D INLET 425-052 (3X4) GI	94.50
5B	FDOT TYPE C INLET 425-052 (2X3) GI	92.50
5	FDOT TYPE V 425-041 (3'-10"x3'-3") GI	94.37
6	FDOT TYPE V 425-041 (3'-10"x3'-3") GI	94.04
7	FDOT TYPE V 425-041 (3'-10"x3'-3") GI	94.04
7A	FDOT TYPE D INLET 425-052 (3X4) GI	96.50
7B	FDOT TYPE C INLET 425-052 (2X3) GI	96.50
8	FDOT TYPE D INLET (3X4) 425-052 GI	95.50
9	FDOT TYPE V 425-041 (3'-10"x3'-3") GI	97.20
10	FDOT TYPE V 425-041 (3'-10"x3'-3") GI	97.20
11	FDOT TYPE V 425-041 (3'-10"x3'-3") GI	97.40
12	FDOT MES 15" CPP 430-022	I.E. = 90.00
13	FDOT TYPE V 425-041 (3'-10"x3'-3") GI	96.59
14	FDOT TYPE V 425-041 (3'-10"x3'-3") GI	96.59
15	FDOT TYPE D INLET (3X4) W/ GRATE	90.00
16	FDOT TYPE D INLET (3X4) W/ GRATE	93.50

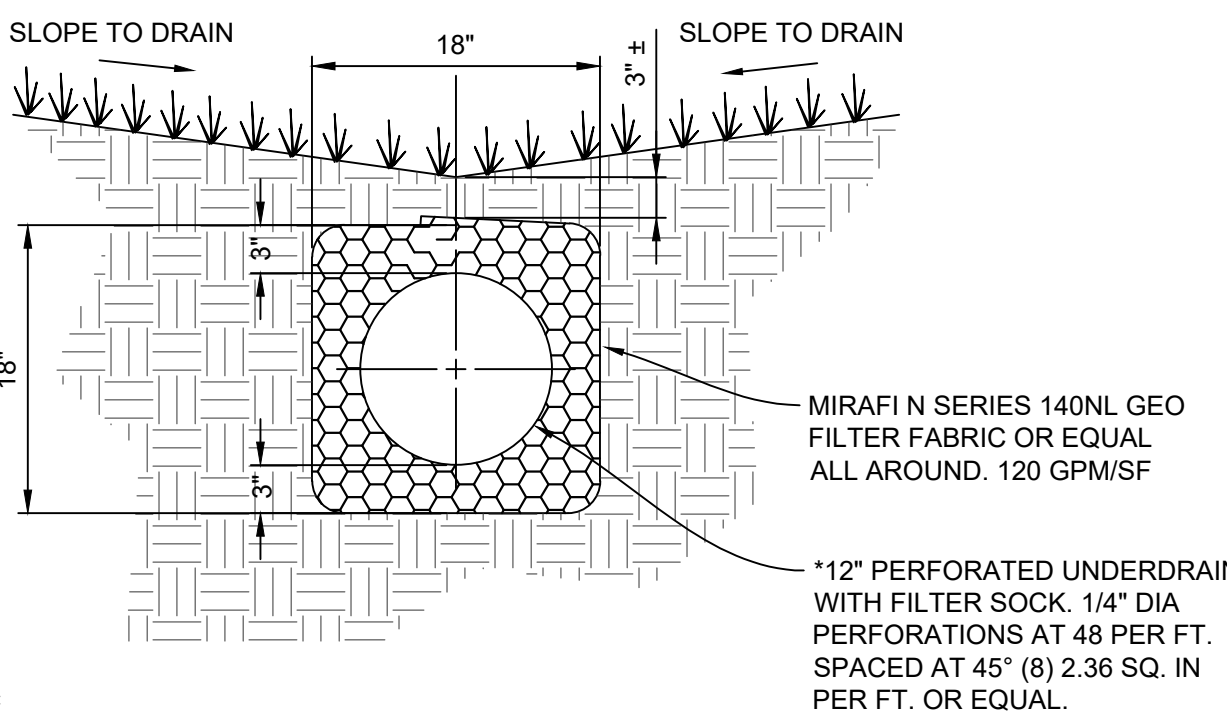
STORMDRAIN SCHEDULE									
STM LINE #	STR	SIZE	LG	TYPE	SLOPE	IE DOWN	IE UP		
1	1 TO 2	36"	52	CPP	0.21%	88.00	89.10		
2	2 TO 3	18"	25	CPP	0.16%	89.10	89.14		
3	2 TO 4	24"	106	CPP	0.23%	89.10	89.34		
4	4 TO 5	18"	25	ERCP	0.20%	87.72	87.77		
5	5 TO 5A	18"	94	CPP	2.85%	87.77	89.64		
6	5A TO 5B	15"	160	CPP	0.20%	89.64	89.82		
7	5A TO 5C	15"	77	CPP	0.45%	89.64	92.85		
8	4 TO 6	24"	168	CPP	0.20%	89.34	89.68		
9	6 TO 7	18"	25	CPP	0.20%	89.68	89.73		
10	7 TO 7A	18"	94	CPP	2.95%	89.73	92.50		
11	7A TO 7B	15"	138	CPP	1.81%	92.50	95.00		
12	7A TO 7C	15"	81	CPP	1.23%	92.50	93.50		
13	6 TO 8	18"	44	CPP	6.41%	89.68	92.50		
14	8 TO 9	18"	100	CPP	0.20%	92.50	92.70		
15	9 TO 10	15"	25	CPP	0.80%	92.70	92.90		
16	9 TO 11	18"	40	CPP	0.50%	92.70	92.90		
17	12 TO 13	18"	85	CPP	3.39%	90.00	92.88		
18	13 TO 14	15"	25	CPP	0.48%	92.88	93.00		
19	15 TO 16	15"	39	CPP	0.60%	87.00	87.25		
20	15 TO 15A	12"	35	CPP*	0.50%	86.82	87.00		
21	8A TO 8	12"	121	CPP*	0.50%	92.50	93.11		

*INDICATES PERFORATED CPP SEE DETAIL ON THIS SHEET AND ON C-7.2

CAUTION



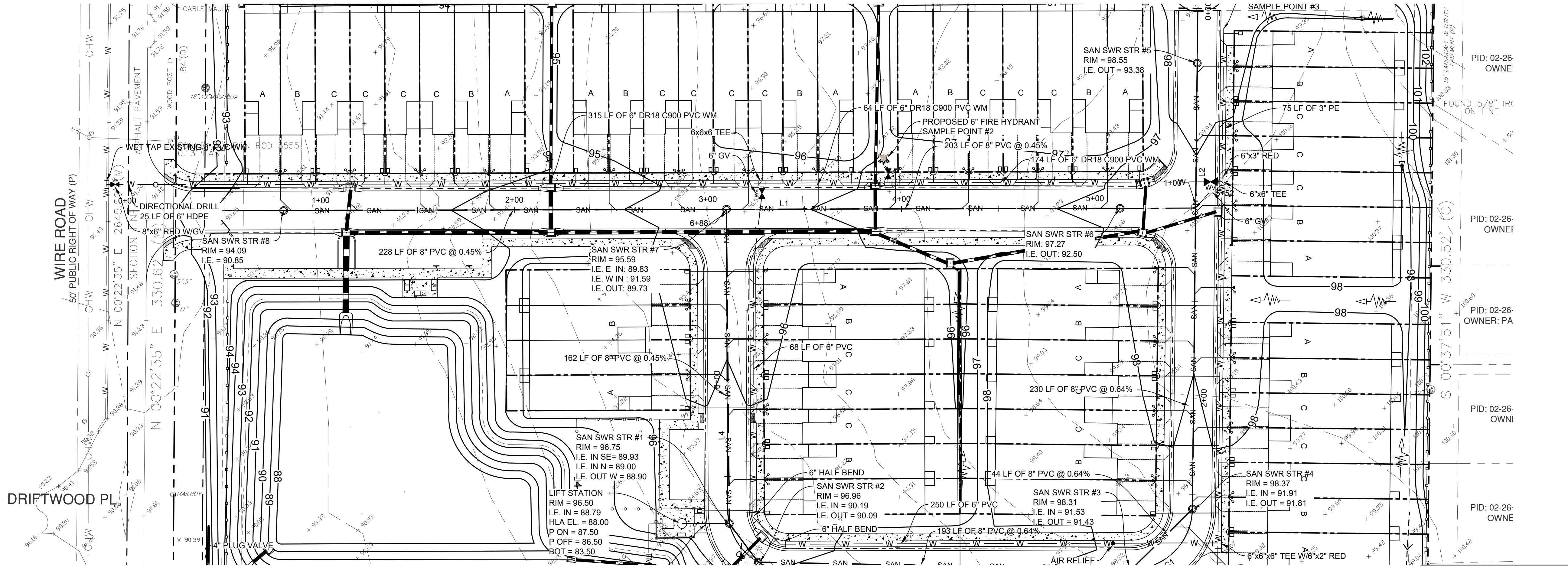
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY. INFORMATION IS OBTAINED FROM THE SURVEYOR'S RECORDS AND FIELD LOCATIONS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN CORRESPOND TO THE ACTUAL UTILITIES. THE SURVEYOR IS NOT RESPONSIBLE FOR THE LOCATION OF UTILITIES NOT SHOWN ON THE PLANS. THE SURVEYOR IS NOT RESPONSIBLE FOR THE LOCATION OF UTILITIES NOT SHOWN ON THE PLANS. THE SURVEYOR IS NOT RESPONSIBLE FOR THE LOCATION OF UTILITIES NOT SHOWN ON THE PLANS.



*DETAIL OF FRENCH DRAIN

SEASONAL HIGH-WATER TABLE:

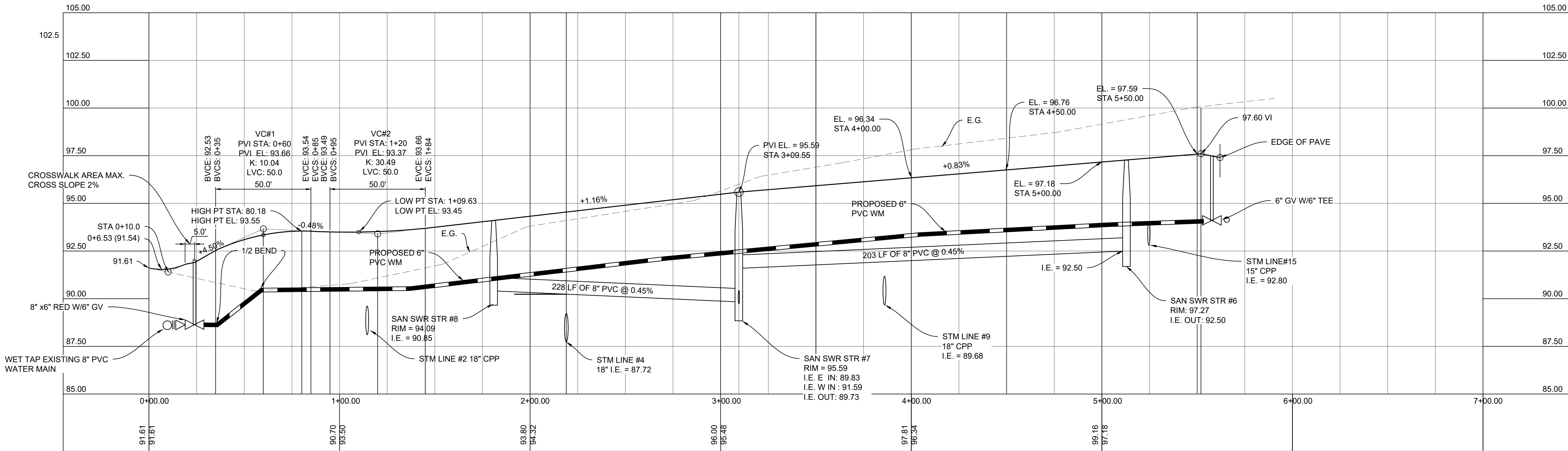
BASED ON THE GEOTECHNICAL EXPLORATION REPORT BY UNIVERSAL ENGINEERING SCIENCES, LLC., DATED DECEMBER 21, 2021, THE ESTIMATED SHWT IS 3' TO 4' BELOW EXISTING GRADE.



PLAN VIEW OF ROAD A STA 0+00 TO STA 5+52.00
NOTE SCALE: 1" = 30'

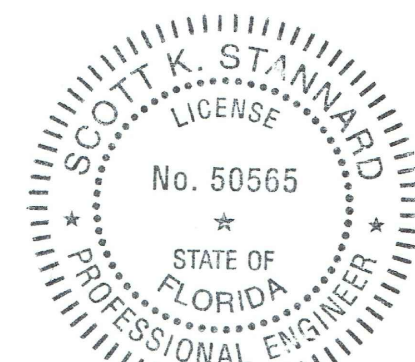
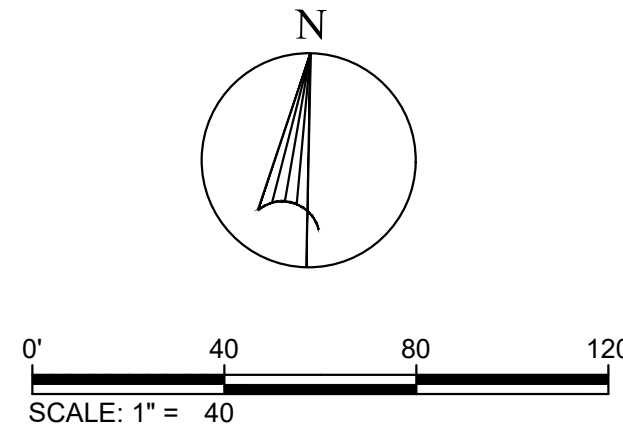
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BASED ON THE GEOTECHNICAL EXPLORATION REPORT BY
UNIVERSIAL ENGINEERING SCIENCES, LLC., DATED
DECEMBER 21, 2021, THE ESTIMATED SHWT IS 3' TO 4'
BELOW EXISTING GRADE.



PROFILE VIEW OF ROAD A STA 0+00 TO STA 5+52.00

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PASCO COUNTY
PH: (813) 782-0825
CONTACT: KEVIN RYMAN

Project Name & Location:

PLAN & PROFILE ROAD A

Drawing Name:

Date: 07/13/21

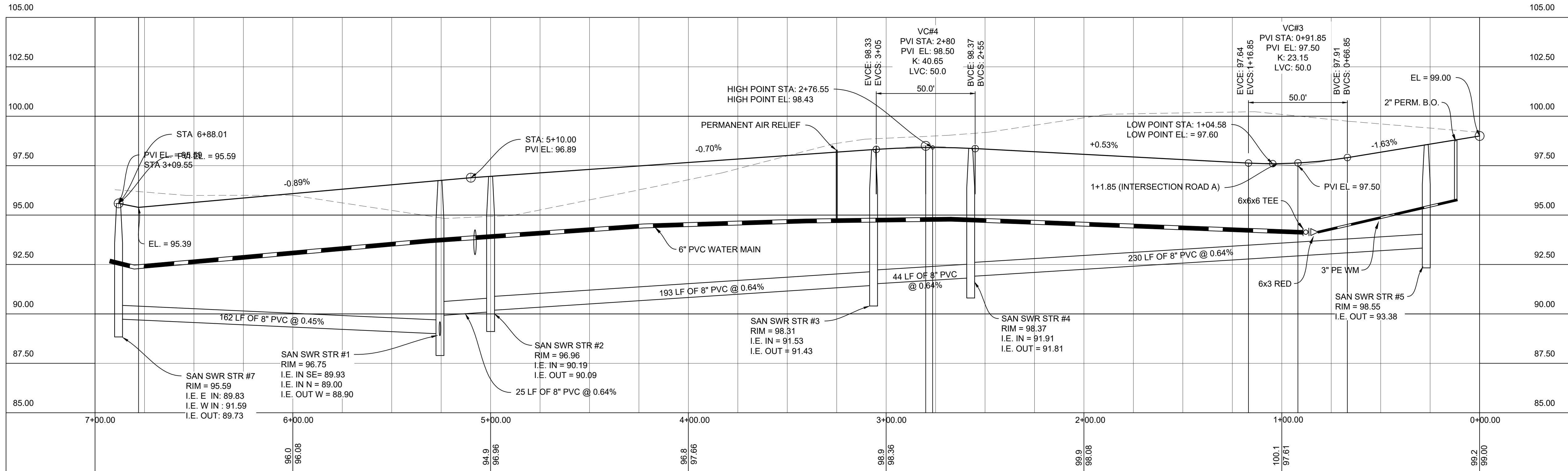
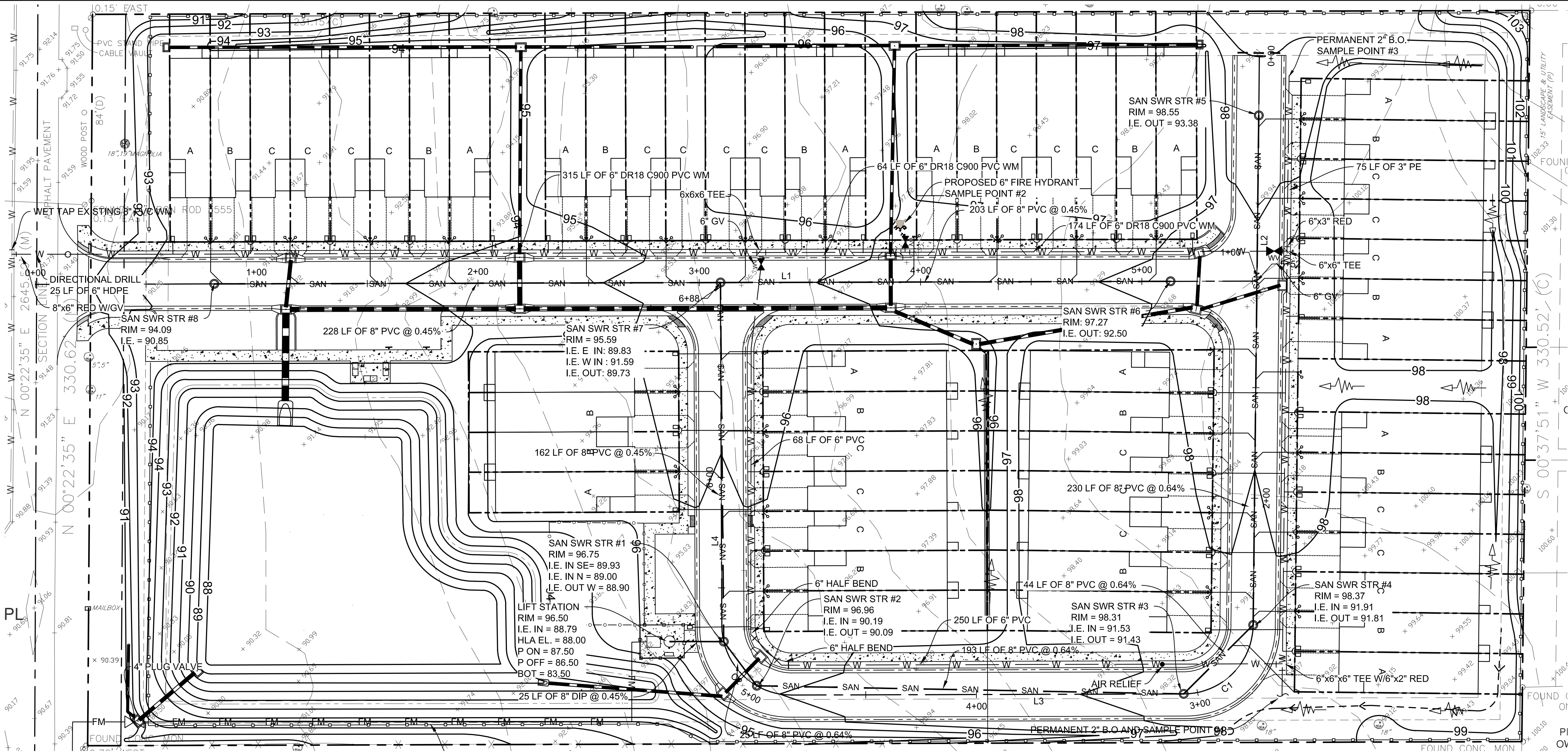
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Checked: SKS

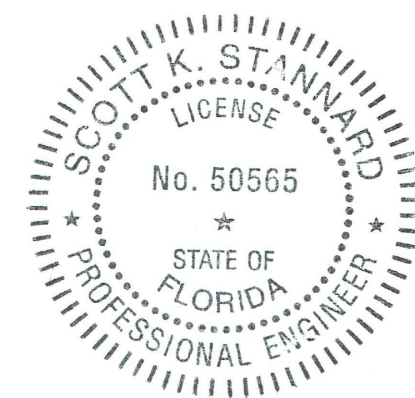
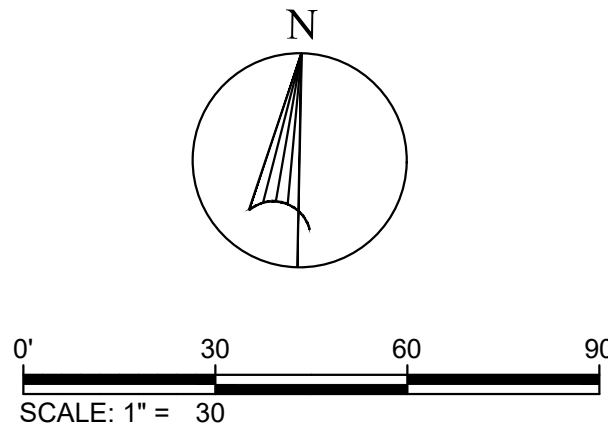
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PROFILE VIEW OF ROAD B STA 0+00 TO STA 6+88.01

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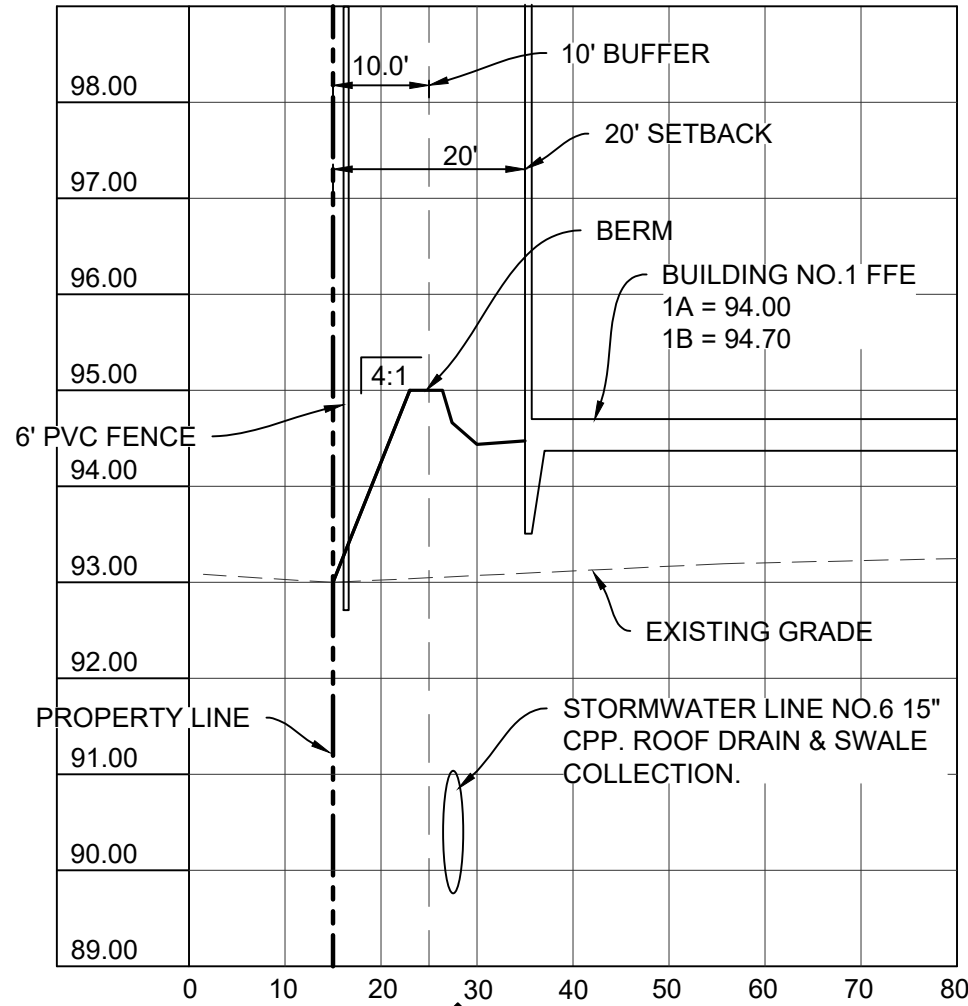
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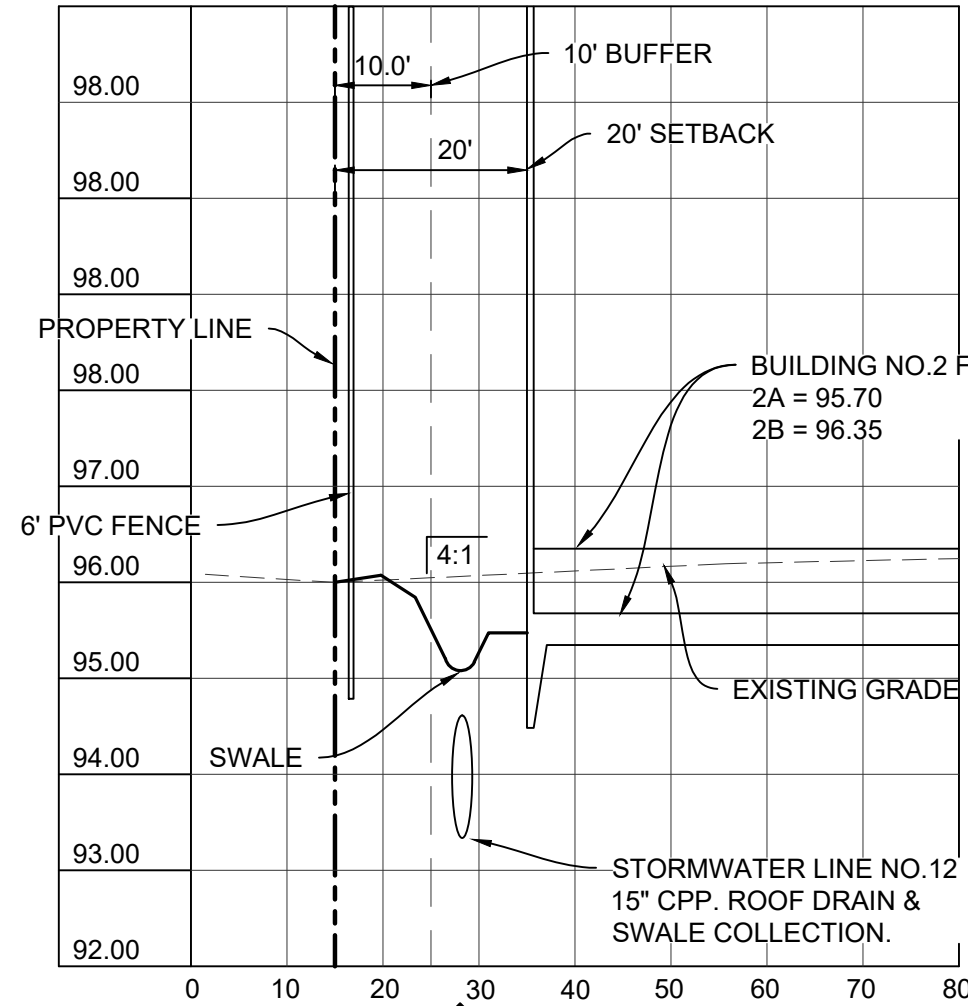
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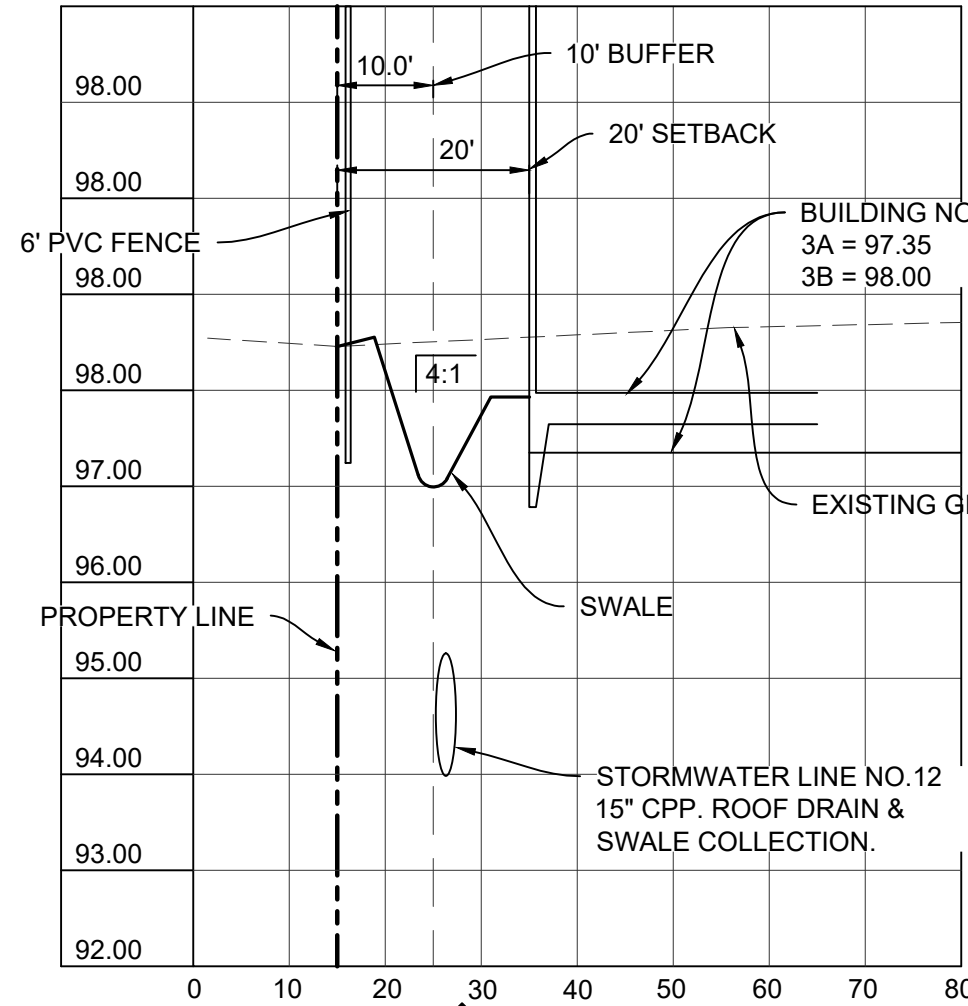
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Drawn:	sks	
Checked:	SKS	



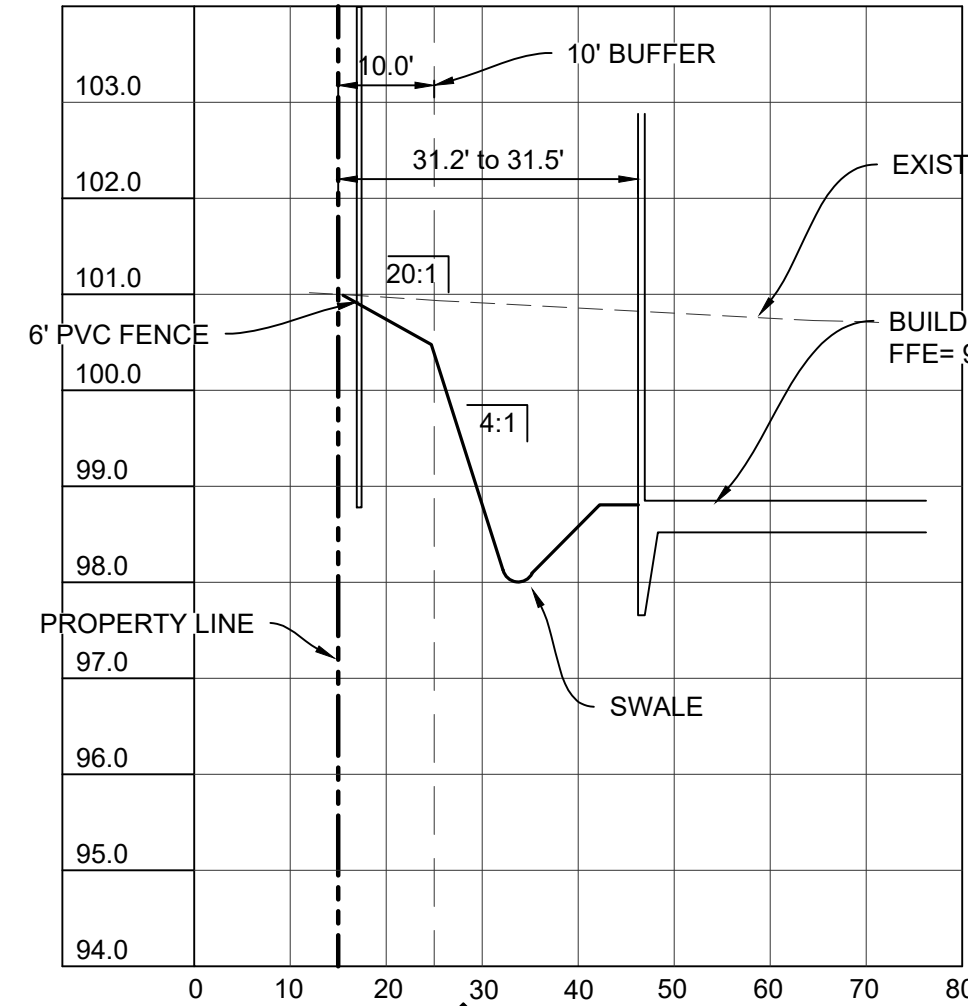
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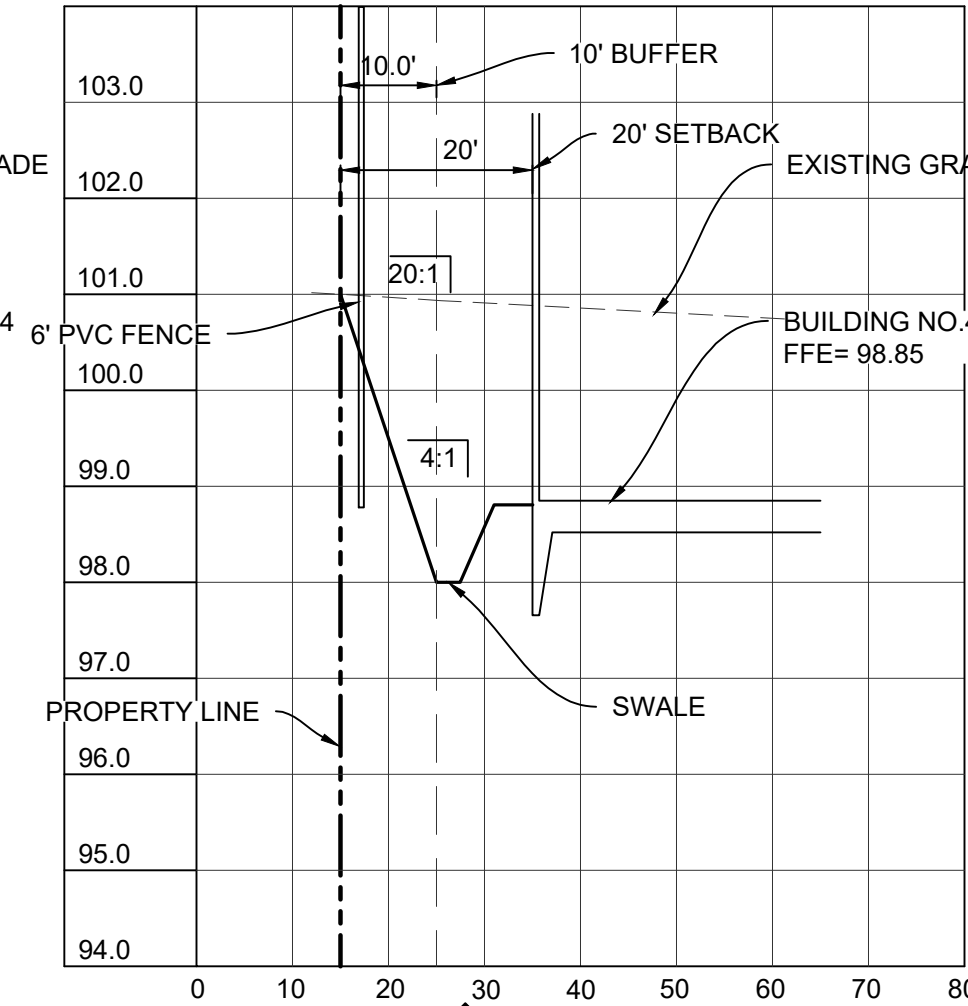
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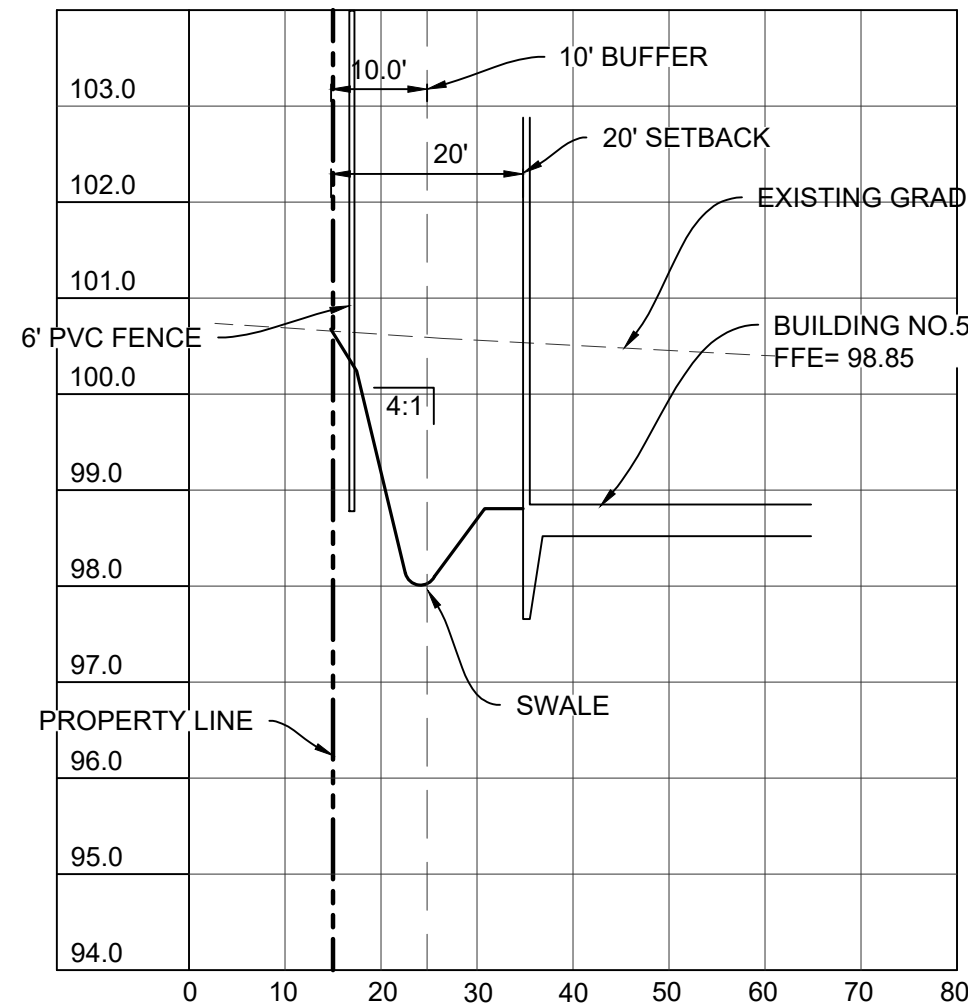
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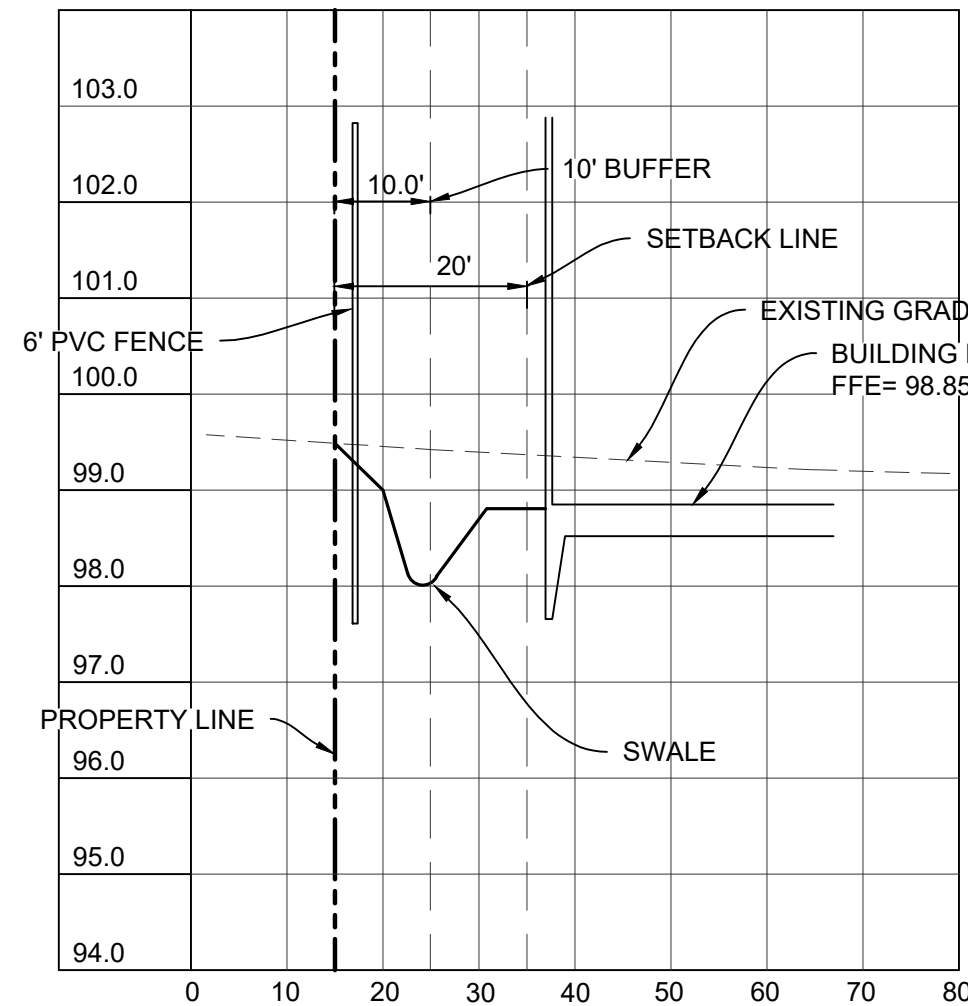
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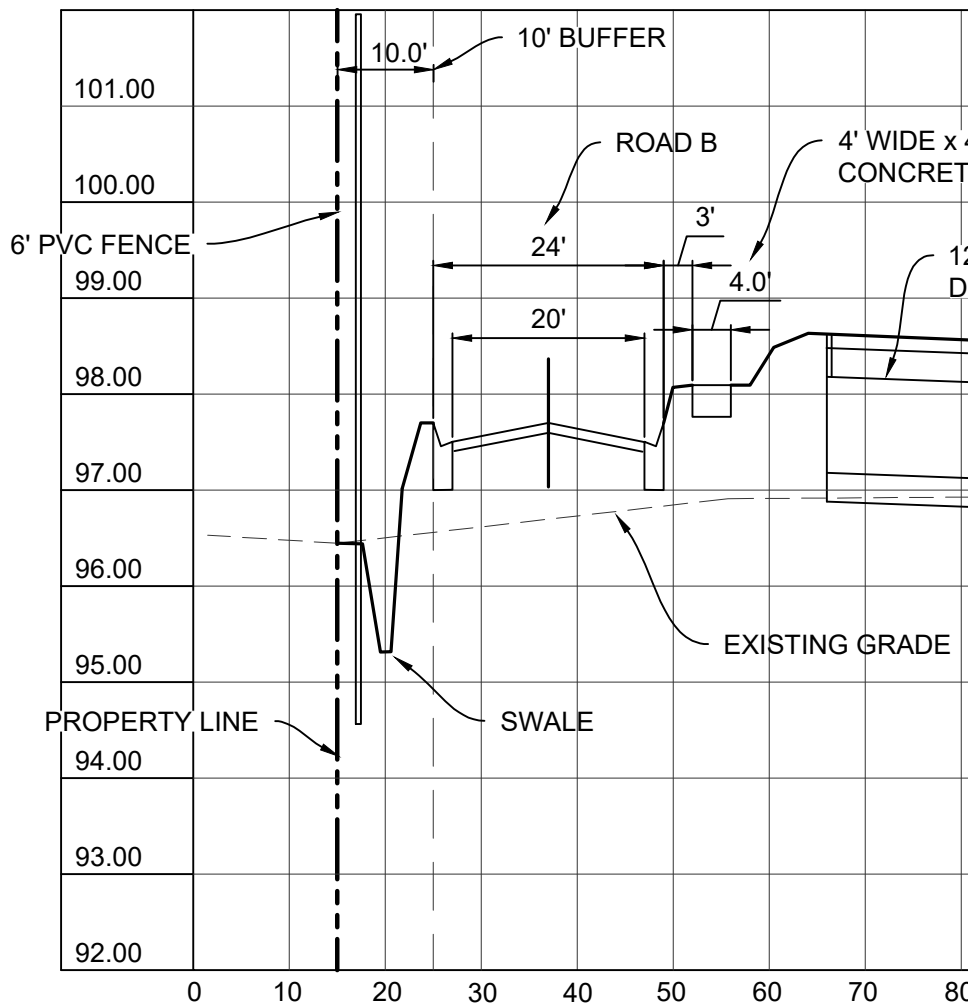
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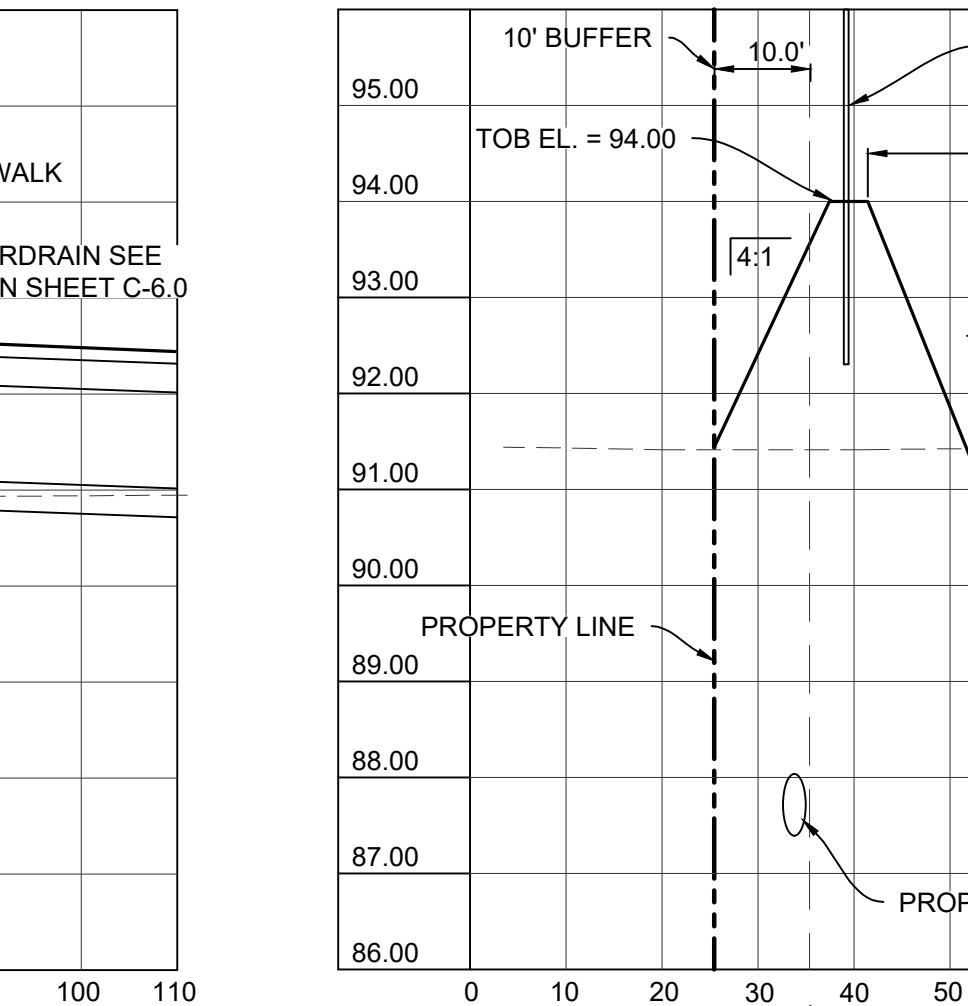
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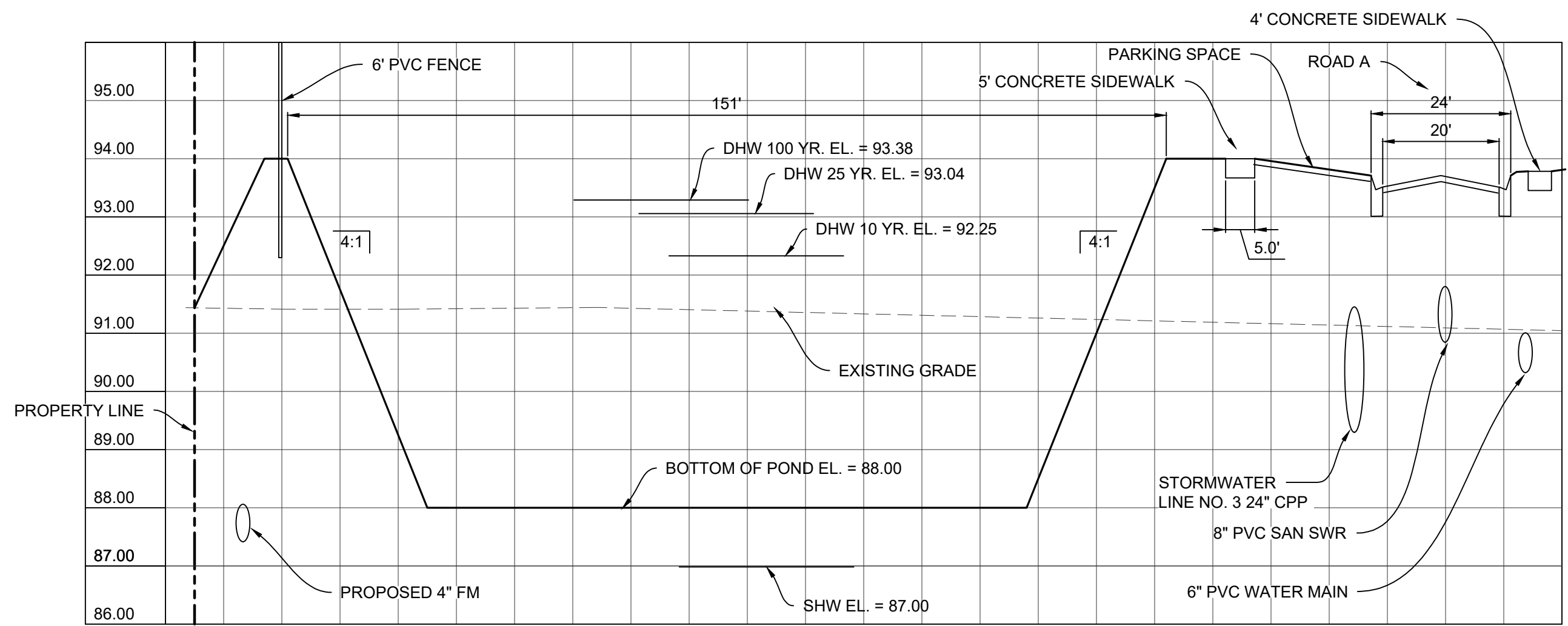
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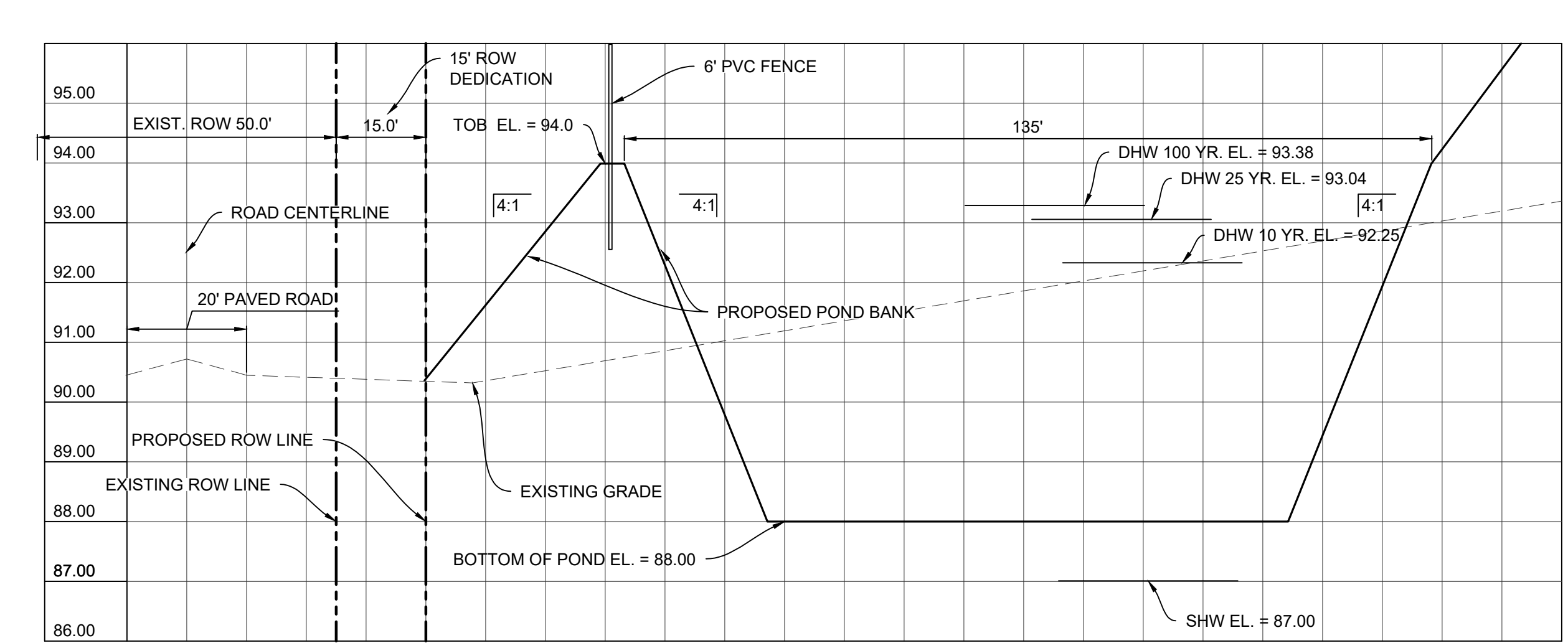
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SECTION 11
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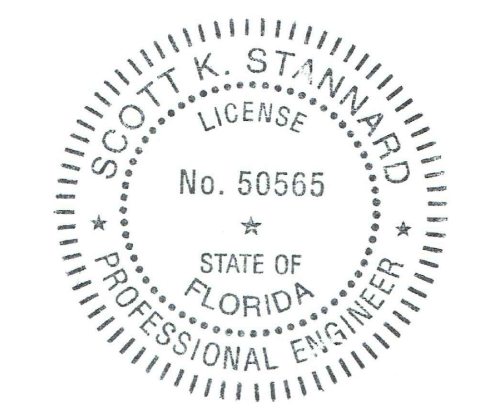
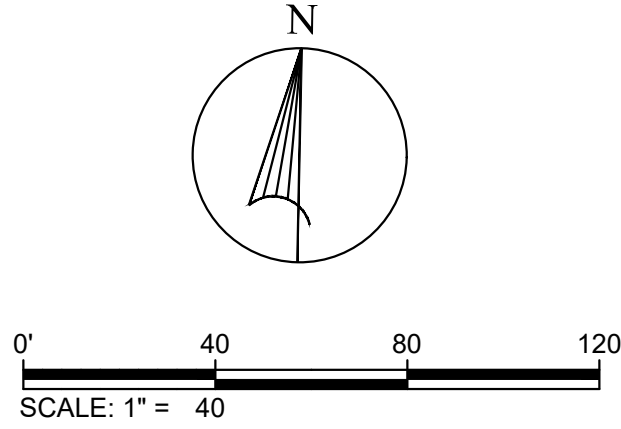


SECTION 12
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SECTION 12
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Project Name & Location:

SECTIONS

Drawing Name:

Date: 07/13/21

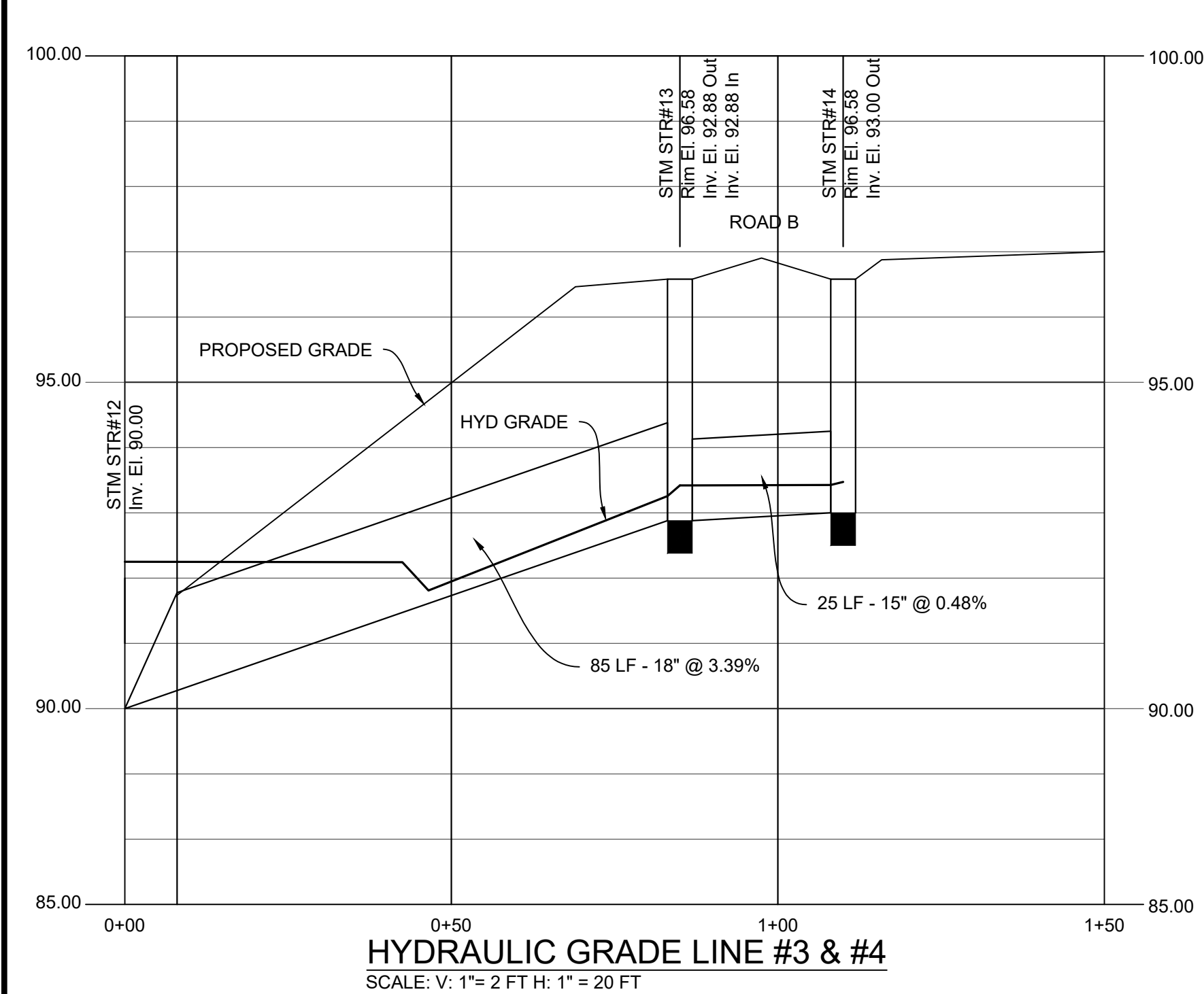
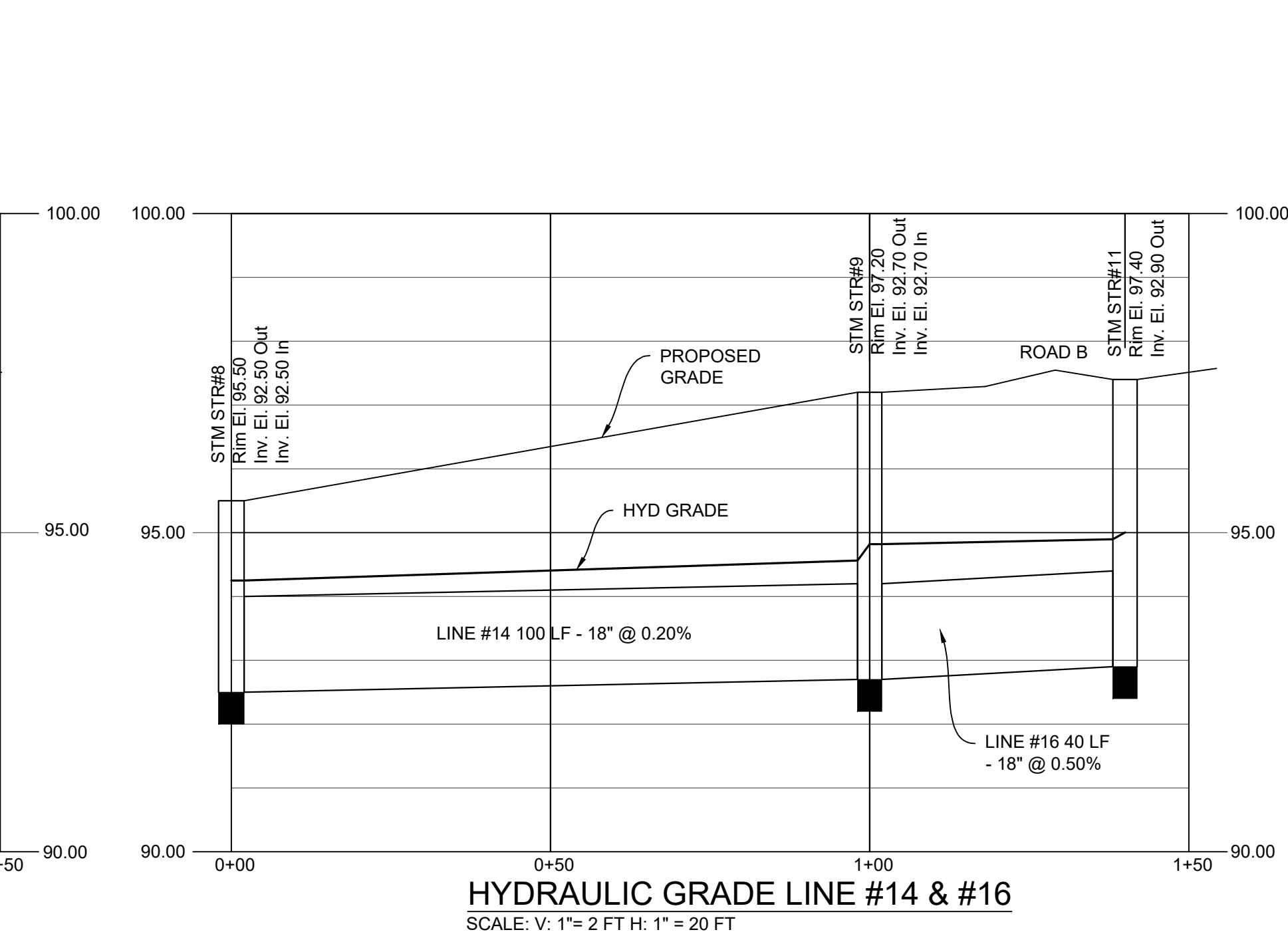
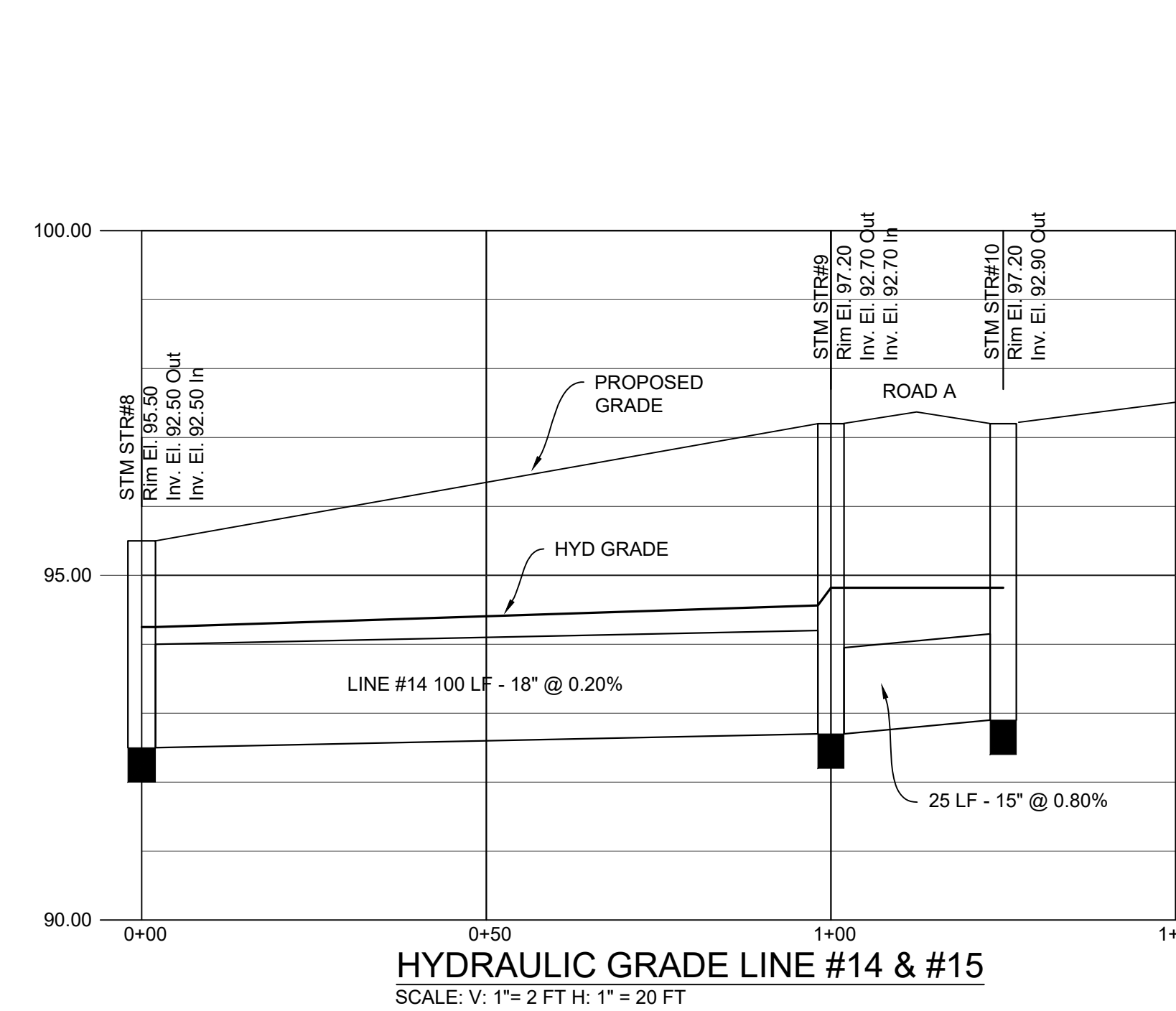
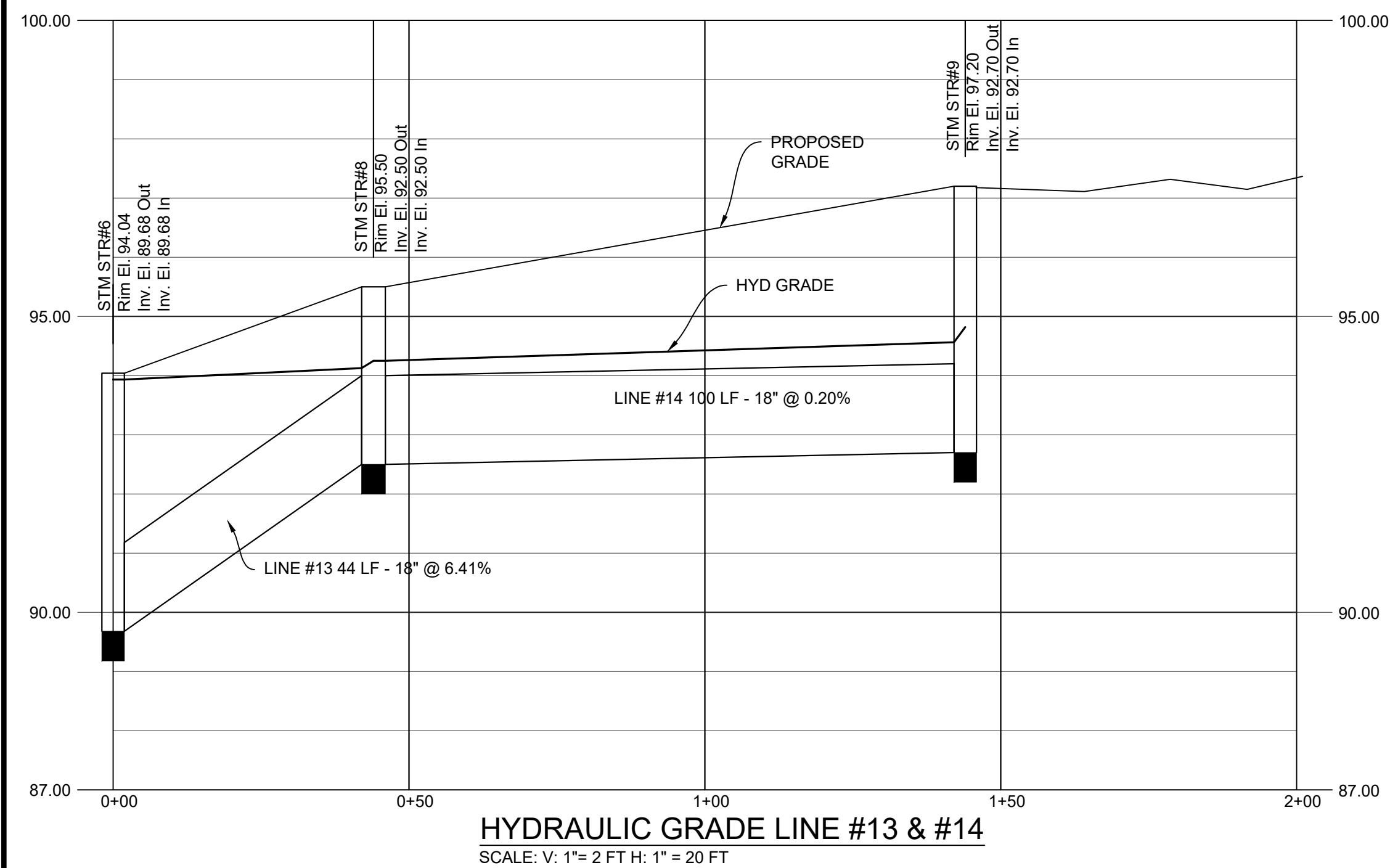
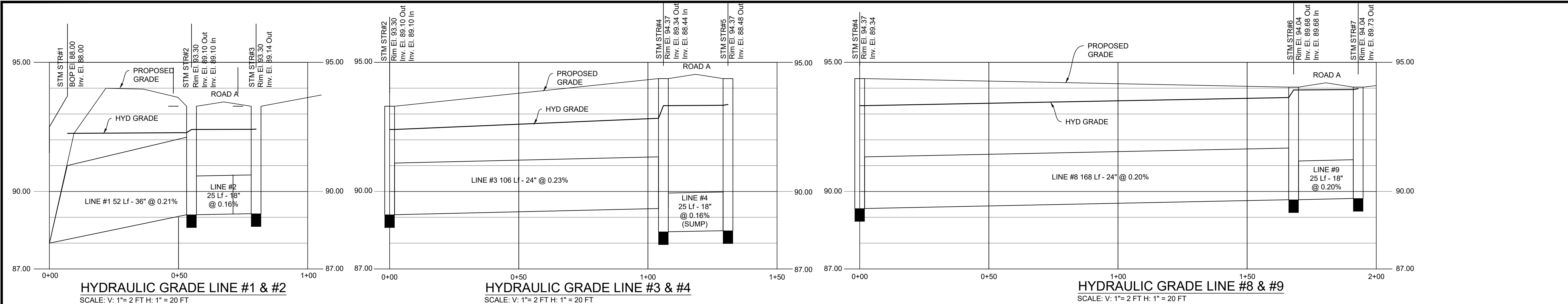
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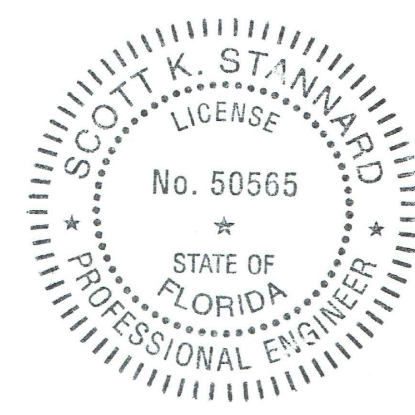
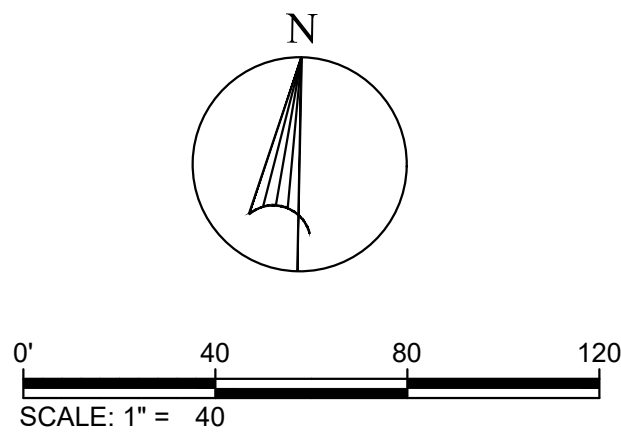
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HYDRAULIC GRADE CALCULATED AT A 10 YEAR 24 HOUR STORM EVENT

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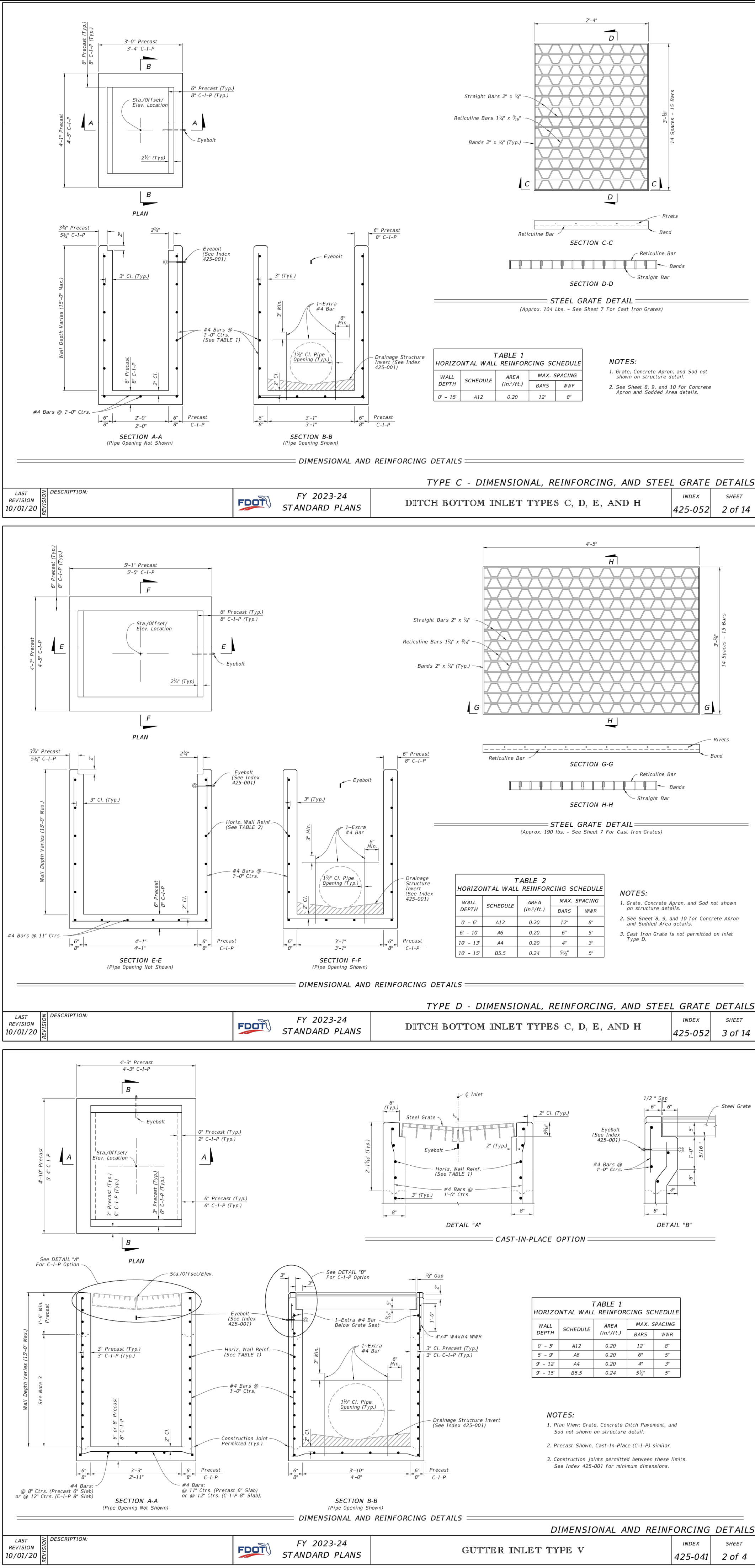
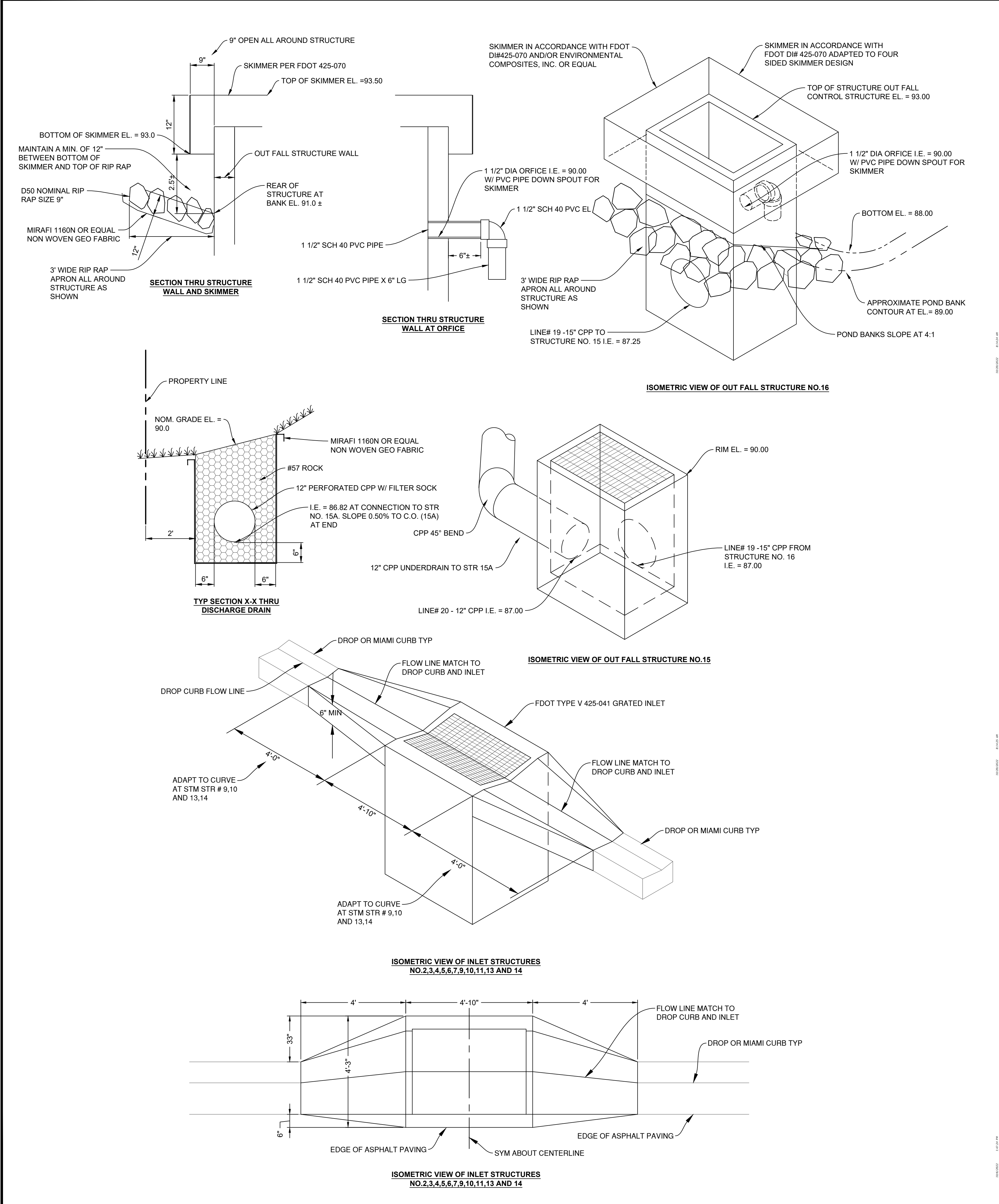
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Date:	07/13/21	
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SCOTT K. STANNARD

LICENSE

No. 50565

STATE OF FLORIDA

PROFESSIONAL ENGINEER

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CITY OF ZEPHYRHILLS, FL

PASCO COUNTY

PH: (813) 782-0825

CONTACT: KEVIN RYMAN

Project Name & Location:

GRADING AND DRAINAGE DETAILS

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Date:07/13/21

Revised:XXX

Drawn:sk

Checked:SKS

Drawing No.

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LEGEND

EROSION NOTES

- PS PERMANENT SEEDING
- TS TEMPORARY SEEDING
- TPS TEMPORARY PARKING AND STORAGE
- PROVIDE BARRICADE AT ALL ENTRANCE LOCATIONS W/O TEMP STONE CONSTRUCTION EXIT

PROPOSED

- BOUNDARY LINE
- RIGHT OF WAY LINE
- LIMITS OF DISTURBANCE
- GRADE BREAK
- CONTOUR ELEVATIONS
- STORM DRAIN
- DIRECTION OF OVERLAND FLOW W/ GRADE
- LIMITS OF DRAINAGE SUB-BASIN

EROSION DETAILS

- TEMPORARY STONE CONSTRUCTION EXIT
- TEMPORARY SILT FENCE
- TREE PROTECTION FENCE
- TEMPORARY SEDIMENT TRAP
- GRAVEL CURB INLET SEDIMENT FILTER
- GRAVEL CURB OPENING PROTECTION

NOTE: DISPOSAL OF SEDIMENT. SEDIMENT REMOVED FROM SILT FENCE, INLET PROTECTION, SEDIMENT PONDS AND TRAPS, ETC. DURING THE COURSE OF CONSTRUCTION. SHALL BE PLACED ON THE TOPSOIL STOCKPILE AND RESPREAD AT THE END OF THE PROJECT. SEDIMENT REMOVED FROM THESE ITEMS AFTER THE SITE HAS BEEN SEEDED, SHALL BE HAULED OF SITE AND DISPOSED OF AT AN APPROVED, LICENSED SPOIL AREA THAT IS IN FULL COMPLIANCE WITH THE NPDES REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY APPROVALS NECESSARY TO ALLOW FOR THE DISPOSAL OF THIS MATERIAL IF HAULED OFF-SITE.

NOTE: CONTRACTOR SHALL NOT TRACK MUD/SEDIMENT ONTO ANY PUBLIC OR PRIVATE ROAD. IF TRACKING OR SEDIMENT BUILD UP OCCURS, CONTRACTOR IS RESPONSIBLE FOR CLEAN UP AND CONTAINMENT TO RESTORE ROAD TO ITS ORIGINAL CONDITION.

ACREAGE SUMMARY in ACRES	
TOTAL AREA OF PAVEMENT	3.42 AC±
TOTAL AREA ROOFED	0.46 AC±
TOTAL AREA SEEDED	0.00 AC±
TOTAL AREA SODDED	0.38 AC±
TOTAL DISTURBED	4.36 AC±

DEVELOPER/OWNER:
ACME DEVELOPMENT CO.
P.O. BOX 1209
CRYSTAL SPRINGS, FL 22524
813 782 0825
KEVIN RYMAN

OWNER/AUTHORIZED AGENT:

ACME DEVELOPMENT CO.
813 782 0825

SITE OPERATOR/GENERAL CONTRACTOR:

SUPERINTENDENT:

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:

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.
2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS NEEDED.
3. 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.
4. 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.
5. 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.
6. OUTLET STRUCTURES IN THE SEDIMENTATION BASIN SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASIN OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
7. ALL SLOPES 3:1 AND STEEPER SHALL RECEIVE EROSION CONTROL BLANKET PER SPECS.

SEQUENCE OF CONSTRUCTION - PHASE 1:

1. INSTALL ALL TREE PROTECTION FENCING AND SILT FENCE
2. INSTALL TEMPORARY STONE CONSTRUCTION ENTRANCE. INSTALL INLET PROTECTION ON EXISTING STRUCTURES
3. DEMOLISH & REMOVE ALL EXISTING PAVEMENT, STRUCTURES, AND UTILITIES.
4. INSTALL TEMPORARY DIVERSION DITCHES TO DIRECT RUNOFF TO EXISTING LOWS.
5. BEGIN MASS GRADING

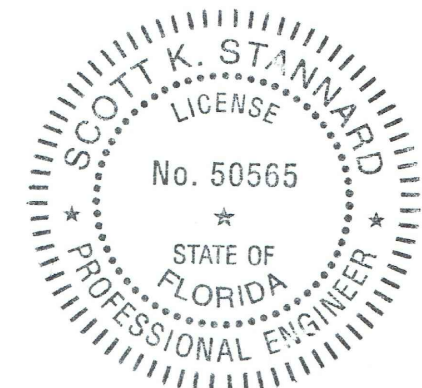
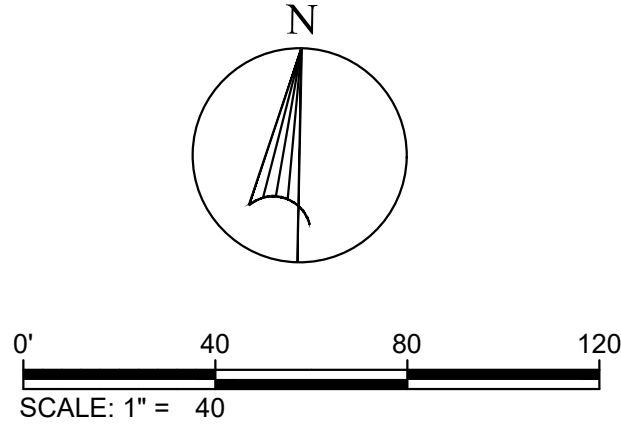


LOCATION MAP

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 SPECIFICATIONS SECTION 02370 ("SWPPP"), 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 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 AFTER 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.

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Scott K. Stannard, P.E.

FL P.E. No. 50565 SEAL

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WIRE ROAD @ DRIFTWOOD RD
CITY OF ZEPHYRHILLS, FL
PASCO COUNTY
PH: (813) 782-0825
CONTACT: KEVIN RYMAN

Project Name & Location:

EROSION CONTROL PLAN PHASE 1

Drawing Name:

Date: 07/13/21

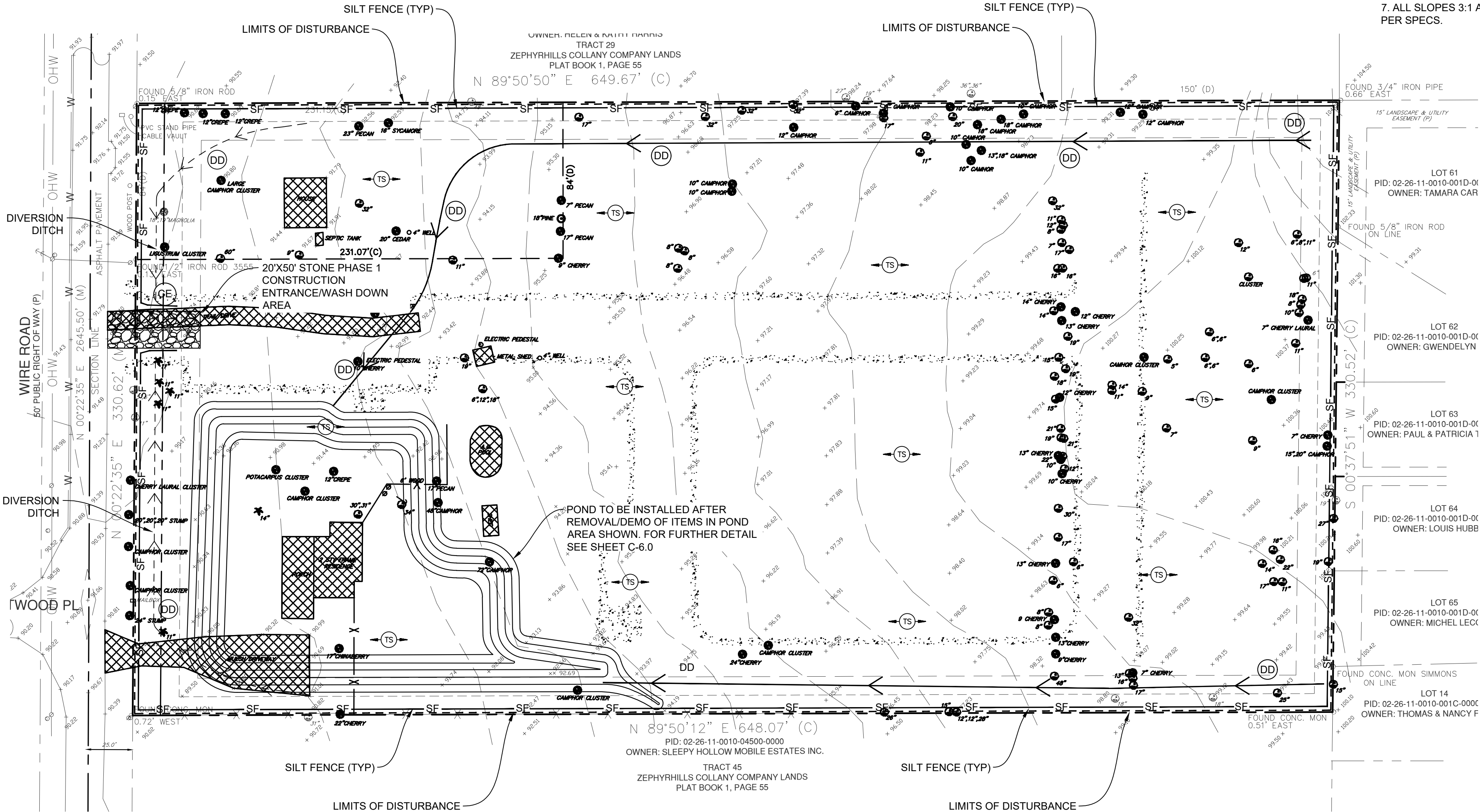
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Checked: SKS

Drawing No.

C-8.0



NPDES NOTIFICATION (NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM)

ATTENTION: THE EROSION / SEDIMENTATION LOCATIONS AND DETAILS SET FORTH IN THIS SITE PLAN HAVE BEEN DEVISED BY THE PROJECT ENGINEER TO MEET THE REQUIREMENTS OF THE FEDERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PROGRAM. FAILURE TO MAINTAIN THESE CONTROLS, OR AN ILLICIT DISCHARGE RESULTING FROM THEIR FAILURE WILL LIKELY RESULT IN FINE CITATIONS.

EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AS SPECIFIED ON THE FINAL APPROVED PLAN.

TREE BARRICADE PLACEMENT:

INSTALL TREE BARRICADES TO THE FULLEST EXTENT OF THE DRIP LINE OF ALL TREES AS POSSIBLE AND / OR TO THE MAXIMUM LIMIT OF IMPROVEMENT(S) AS POSSIBLE (OF COURSE REALIZING THAT THE TREE BARRICADES MAY HAVE TO BE "BACKED OFF" THE IMPROVEMENT(S) BY 1' TO 2' MAXIMUM TO INSTALL THE IMPROVEMENT(S). DO NOT INSTALL TREE BARRICADES (SPECIFICALLY SILT FENCING MATERIAL) BY TRENCHING WITHIN THE DRIPLINE OF EXISTING TREES

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.

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SITE SOIL IS COMPRISED OF:

- POMPANO FINE SAND
- ARREDONDO FINE SANE, 0 TO 5% SLOPES
- KENDRICK FINE SAND, 0 TO 5 % SLOPES

NOTE: THE CONTRACTOR SHALL PROVIDE THE CITY OF ZEPHYRHILLS AND THE CONSULTING ENGINEER WITH A MINIMUM OF 72 HOURS ADVANCE NOTICE TO THE START OF CONSTRUCTION ACTIVITY. ACTIVITY IS DEFINED, BUT NOT NECESSARILY LIMITED TO INSTALLATION OF STONE CONSTRUCTION DRIVE, SILT FENCE, CLEARING AND GRUBBING, STRIPPING TOPSOIL, GRADING, AND INSTALLATION OF ANY UTILITY OR ROAD WORK. SITE INSPECTIONS BY THE CEC AS REQUIRED CAN THEN BE ARRANGED.

CAUTION



CAUTION
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SERVICE PROVIDER DOES NOT GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN CORRESPOND TO THE ACTUAL UTILITIES IN THE AREA. EXISTING UTILITIES MAY BE DEEPER, DEEPER, OR DEEPER THAN THE EXACT LOCATION INDICATED. ALTHOUGH THE USER CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE, THE SERVICE PROVIDER DOES NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

LEGEND

EROSION NOTES

- PS PERMANENT SEEDING
- TS TEMPORARY SEEDING
- TPS TEMPORARY PARKING AND STORAGE
- PROVIDE BARRICADE AT ALL ENTRANCE LOCATIONS W/O TEMP STONE CONSTRUCTION EXIT

PROPOSED

- BOUNDARY LINE
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- DIRECTION OF OVERLAND FLOW W/ GRADE
- LIMITS OF DRAINAGE SUB-BASIN

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NOTE: DISPOSAL OF SEDIMENT. SEDIMENT REMOVED FROM SILT FENCE, INLET PROTECTION, SEDIMENT PONDS AND TRAPS, ETC. DURING THE COURSE OF CONSTRUCTION, SHALL BE PLACED ON THE TOPSOIL STOCKPILE AND RESPREAD AT THE END OF THE PROJECT. SEDIMENT REMOVED FROM THESE ITEMS AFTER THE SITE HAS BEEN SEEDED, SHALL BE HAULED OF SITE AND DISPOSED OF AT AN APPROVED, LICENSED SPOIL AREA THAT IS IN FULL COMPLIANCE WITH THE NPDES REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY APPROVALS NECESSARY TO ALLOW FOR THE DISPOSAL OF THIS MATERIAL IF HAULED OFF-SITE.

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SEQUENCE OF CONSTRUCTION - PHASE 2:

1. INSTALL ALL TREE PROTECTION FENCING AND SILT FENCE.
2. INSTALL TEMPORARY STONE CONSTRUCTION ENTRANCE. INSTALL INLET PROTECTION ON EXISTING STRUCTURES.
3. DEMOLISH & REMOVE ALL EXISTING PAVEMENT, STRUCTURES, AND UTILITIES.
4. INSTALL TEMPORARY DIVERSION DITCHES TO DIRECT RUNOFF TO EXISTING LOWS.
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P.O. BOX 1209
CRYSTAL SPRINGS, FL 22524
813 782 0825
KEVIN RYMAN

OWNER/AUTHORIZED AGENT:

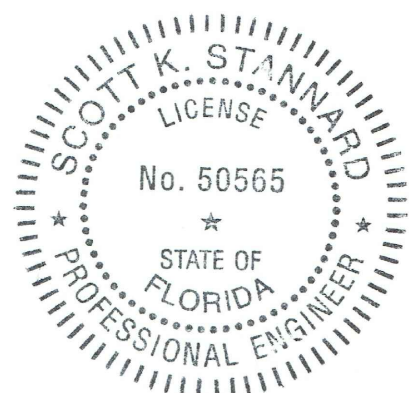
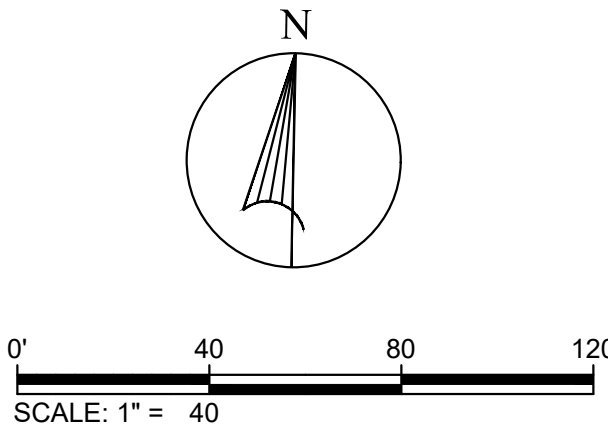
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813 782 0825

SITE OPERATOR/GENERAL CONTRACTOR:

SUPERINTENDENT:



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Scott K. Stannard, P.E.:

FL P.E. No. 50565 SEAL

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PH: (813) 782-0825
CONTACT: KEVIN RYMAN

Project Name & Location:

EROSION CONTROL PLAN PHASE 2

Drawing Name:

Date: 07/13/21

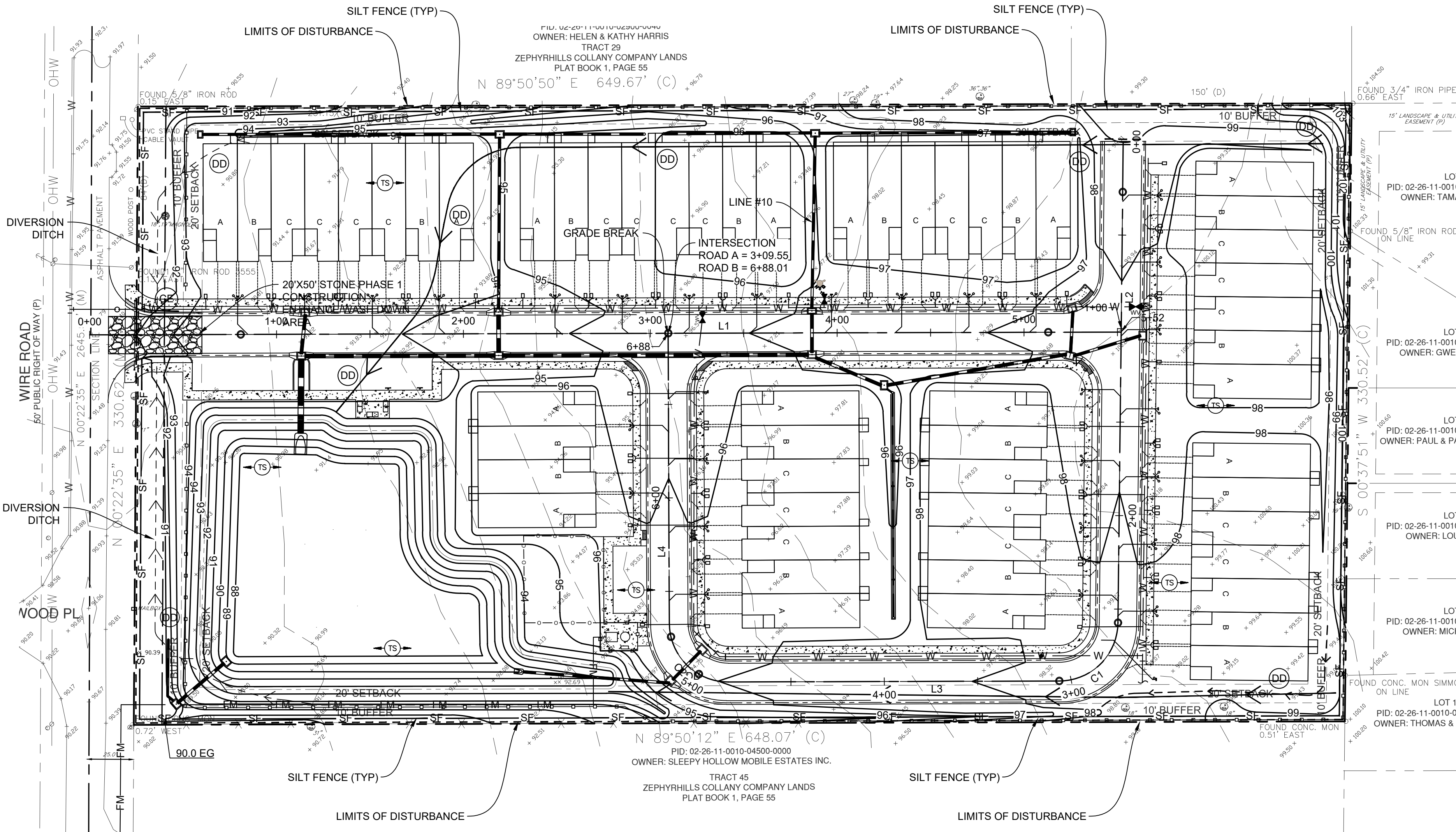
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CAUTION



CAUTION
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4.3 Stabilized Construction Exit



Definition
A stabilized pad located at points where vehicles enter and leave a construction site.

Purpose
To reduce the amount of sediment transported onto public roads by motor vehicles or runoff.

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

Planning Considerations
Construction entrances provide an area where mud can be removed from construction vehicle tires before they enter a public road. If the action of the vehicle traveling over the stabilized pad is not sufficient to remove most of the mud, then the tires must be washed before the vehicle enters a public road. If tire washing is provided, provisions must be made to intercept the wash water and trap the sediment before it is carried offsite. Construction entrances should be used in conjunction with the stabilization of construction roads to reduce the amount of mud picked up by construction vehicles.

Design Criteria

Aggregate Size
If stone is utilized, FDOT No. 1 Coarse Aggregate, 1 1/2 to 3 1/2 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

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4.4.1 Silt Fence

Definition
A temporary sediment barrier consisting of a filter fabric stretched across and attached to supporting posts and entrenched. Some silt fence is wire reinforced for support.

Purpose
The purpose of a silt fence is to slow the velocity of water and retain sediment onsite.

Conditions Where Practice Applies
A silt fence should only be installed for sediment capture under sheetflow conditions. It should not be installed for channel flow conditions or in live streams or waterways.

Planning Considerations
Silt fences can trap a much higher percentage of suspended sediments than straw bales and are preferable to straw barriers in many cases. The most effective application is to install two parallel silt fences spaced a minimum of three feet apart. The installation and maintenance methods outlined here can improve performance.



Silt fences composed of a wire support fence with attached synthetic filter fabric slow the flow rate significantly and have high filtering efficiency. Both woven and nonwoven synthetic fabrics are commercially available. The woven fabrics are generally stronger than the nonwoven fabrics. When tested under acid and alkaline water conditions, most of the woven fabrics increase in strength. There is a variety of reactions among the nonwoven fabrics. The same is true of testing under extensive ultraviolet radiation. Permeability rates vary regardless of fabric type. While all of the fabrics demonstrate high filtering efficiencies for sandy sediments, there is considerable variation among both woven and nonwoven fabrics when filtering finer silt and clay particles.

Design Criteria

1. No formal design is required for many small projects and for minor and incidental applications.
2. Silt fences shall have an expected usable life of six months. They are applicable around perimeters and stockpiles, and at temporary locations where continuous construction changes the earth contour and runoff characteristics.
3. Silt fences have limited applicability to situations in which only sheet or overland flows are expected. They normally cannot filter the volumes of water generated by channel flows, and many fabrics do not have sufficient structural strength to support the weight of water ponded behind the fence line.

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roadways. If a stabilized exit is not sufficient, street sweeping can be provided as an additional measure.

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).

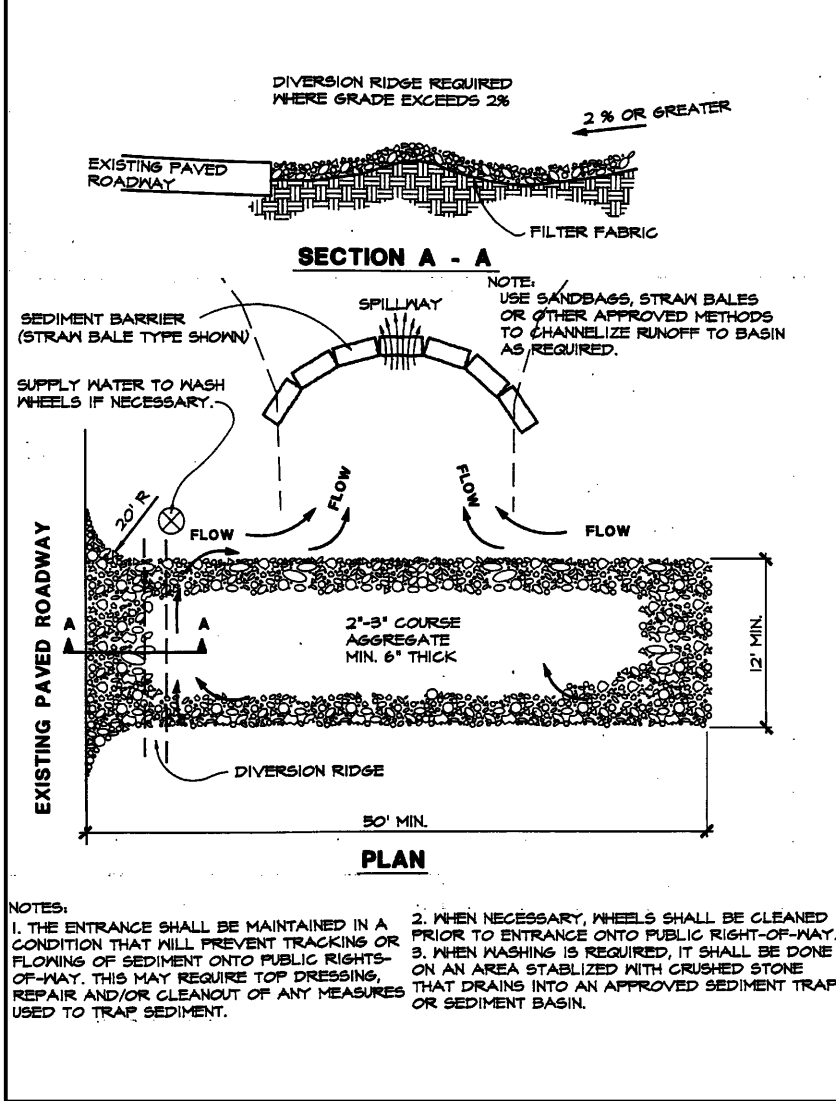


Figure 4.3a. Temporary Gravel Construction Entrance
Source: Erosion Draw

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Construction Specifications

Materials

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 shall 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, 16 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.

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7.4 Temporary Seeding

Definition
The establishment of temporary vegetative cover on disturbed areas by seeding with appropriate, rapidly growing annual plants.

Purposes

1. To reduce erosion and sedimentation by stabilizing disturbed areas that will not be brought to final grade within 7 days or more.
2. To reduce problems associated with mud and dust production from bare soil surfaces during construction.

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, dikes, 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:

1. **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.
2. **Fertilizer** – Shall be applied as 217.5 pounds per acre (5 pounds/1,000 square feet) (204 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 it to 3 weeks after seed has sprouted.
3. **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 discing, raking, harrowing, or other acceptable means (see SURFACE ROUGHENING in this chapter).

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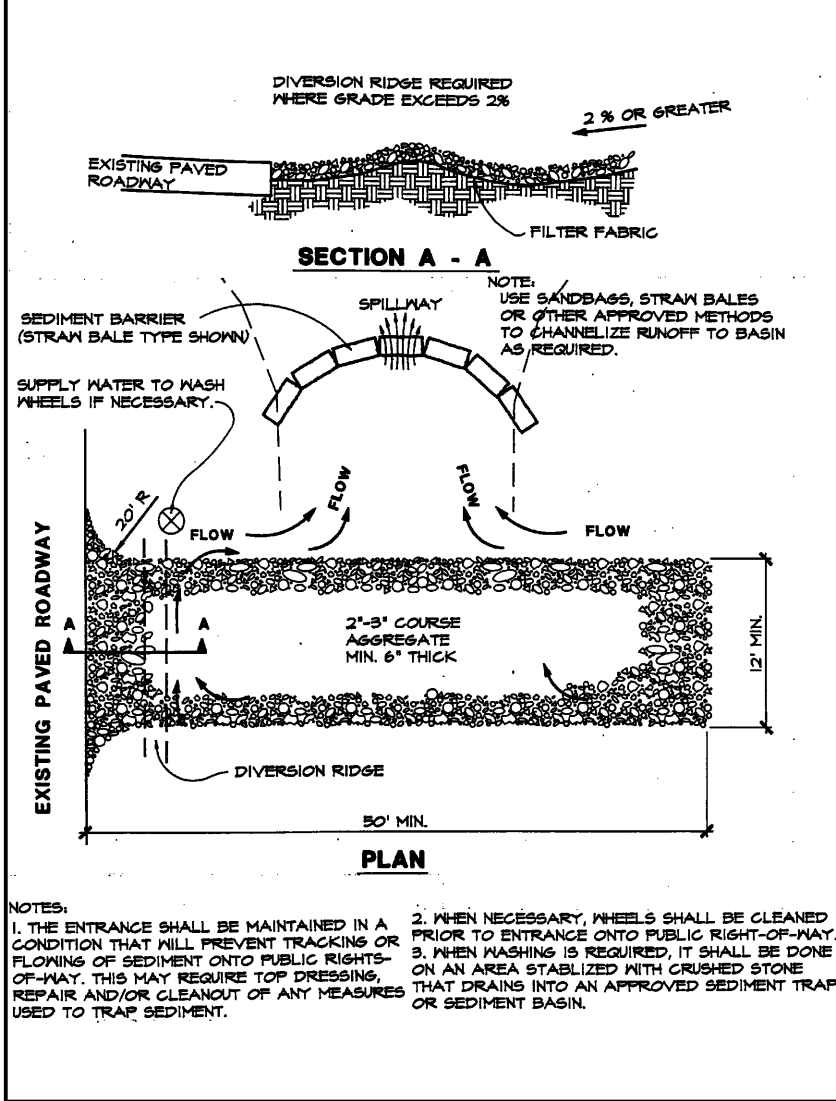


Figure 4.3b. Soil Tracking Prevention Device
Source: FDOT Roadway and Traffic Design Standards

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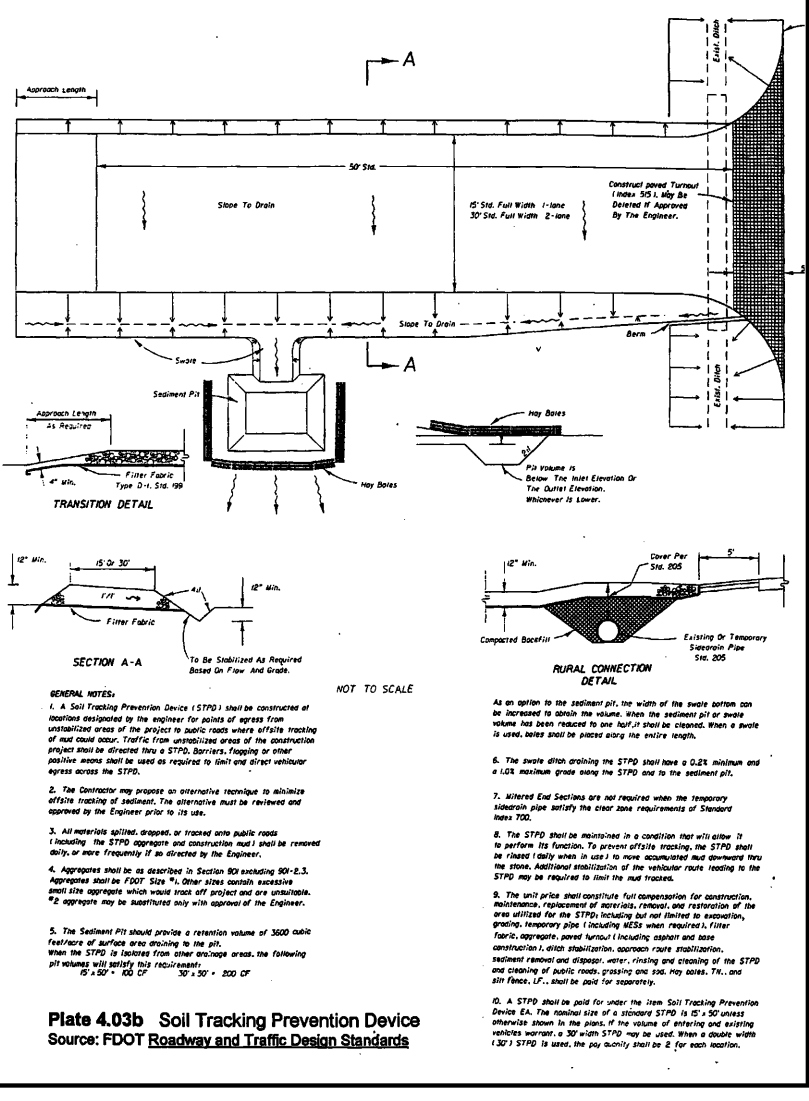


Figure 4.3c. Construction Entrance with Wash Rack
Source: FDOT Roadway and Traffic Design Standards

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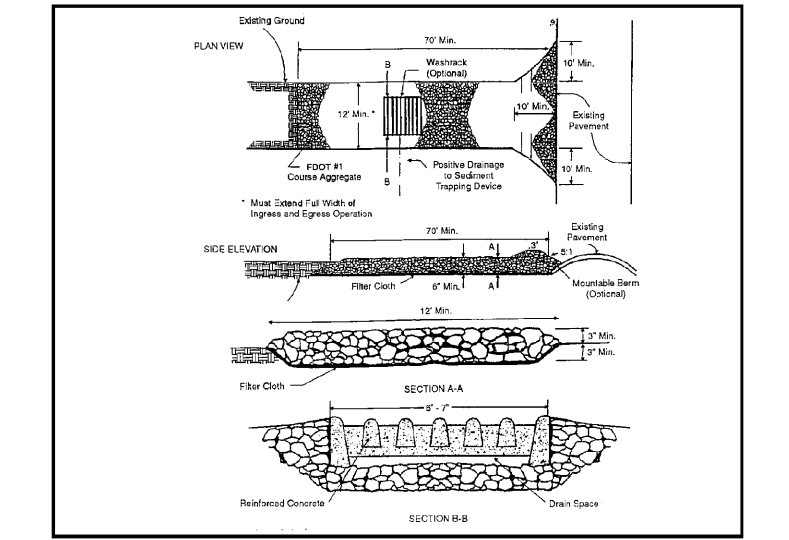


Figure 4.3c. Construction Entrance with Wash Rack
Source: 1983 Maryland Standards for Soil Erosion and Sediment Control

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 cleanup 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 trailer equipment "cutting corners" where the construction exit meets the roadway. Sweep the paved road as needed.

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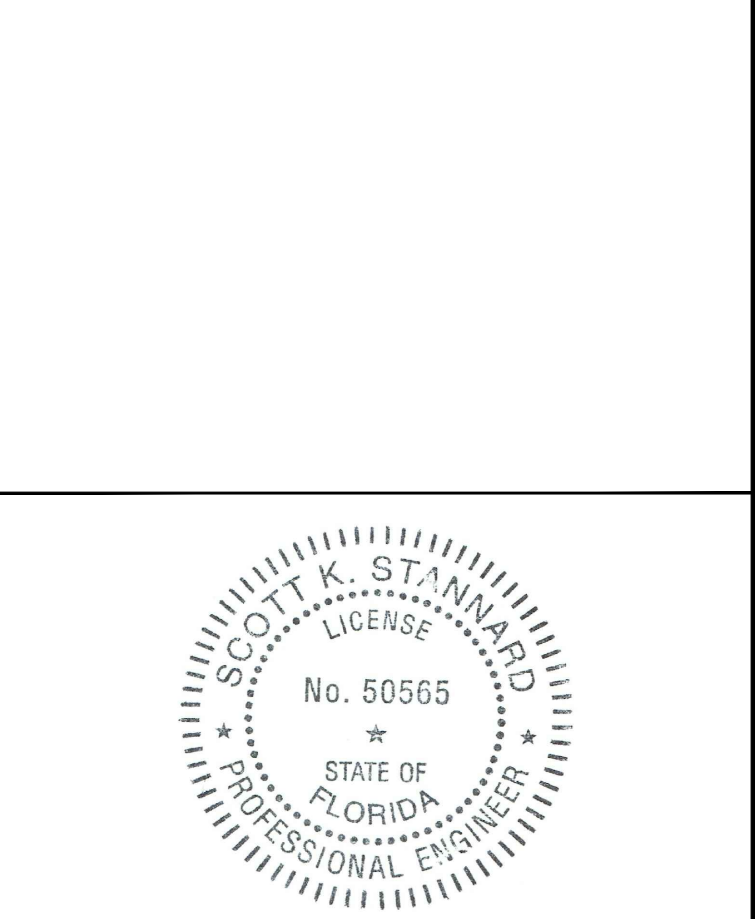
8. When attaching 2 silt fences together, place the end post of the second fence inside the end post of the first fence. Rotate both posts at least 180 degrees in a clockwise direction to create a tight seal with the filter fabric. Drive both posts into the ground and bury the flap (see Figure 4.4b).
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 1/2-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.

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CONTACT: KEVIN RYMAN

Project Name & Location:

SWPPP& EROSION CONTROL DETAILS

Drawing Name:	Drawing No.
Date: 07/13/21	C-9.0
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EROSION CONTROL STRUCTURE
NOT TO SCALE

THE FOLLOWING LIST REPRESENTS A BASIC EROSION AND SEDIMENT CONTROL PROGRAM WHICH IS TO BE IMPLEMENTED TO HELP PREVENT OFF-SITE SEDIMENTATION DURING AND AFTER CONSTRUCTION OF THE PROJECT. PERMANENT EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AT THE EARLIEST PRACTICAL TIME CONSISTENT WITH GOOD CONSTRUCTION PRACTICES. ONE OF THE FIRST CONSTRUCTION ACTIVITIES SHOULD BE THE PLACEMENT OF PERMANENT EROSION CONTROL STRUCTURES. THESE STRUCTURES MAY BE REMOVED AFTER USEFULNESS HAS BEEN ESTABLISHED BY 500, OR COMPACTED AS DETERMINED BY CONTRACTOR.

2. CONSTRUCT STORMWATER SYSTEMS BEFORE ANY BUILDING OR ROAD CONSTRUCTION IS STARTED.

a) PROTECT SYSTEM FROM SILING AND DEBRIS BY METHODS PROVIDED IN DETAILS.

b) PROTECT SHALE BOTTOM FROM SEALING BY EXCAVATING ALL SALT DEPOSITS DURING CONSTRUCTION. THIS SHALL BE DONE BEFORE 500 & SEEDING & MULCHING IS FINISHED.

CITY OF ZEPHYRHILLS STANDARD DETAILS
CITY OF ZEPHYRHILLS UTILITY DEPARTMENT
39925 ALTON AVENUE ZEPHYRHILLS, FLORIDA 33542
PHONE (813) 780-0029 FAX (813) 780-0013

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4.5 Storm Drain Inlet Protection

Definition

A sediment filter or an excavated impounding area around a storm drain drop inlet or curb inlet.

Purpose

To prevent sediment from entering stormwater conveyance systems prior to permanent stabilization of the disturbed area.

Condition Where Practice Applies

Where storm drain inlets are to be made operational before permanent stabilization of the disturbed drainage area. Different types of structures are applicable to different conditions (see Figures 4.5a through 4.5j).

Planning Considerations

Storm sewers that are made operational before their drainage area is stabilized can convey large amounts of sediment to receiving waters. In the case of extreme sediment loading, the storm sewer itself may clog and lose most of its capacity. To avoid these problems, it is necessary to prevent sediment from entering the system at the inlets.

There are several types of inlet filters and traps, which have different applications depending on the site conditions and type of inlet. Other innovative techniques for accomplishing the same purpose are encouraged, but only after specific plans and details are submitted to and approved by the stormwater permitting agency.

Note that these various inlet protection devices are for drainage areas of **less than 1 acre (0.4 ha)**. Runoff from large, disturbed areas should be routed through a **TEMPORARY SEDIMENT TRAP** (Chapter 4).

Design Criteria

1. The drainage area shall be no greater than 1 acre (0.4 ha).
2. The inlet protection device shall be constructed to facilitate the cleanout and disposal of trapped sediment and to minimize interference with construction activities.
3. The inlet protection devices shall be constructed so that any resultant ponding or stormwater will not cause excessive inconvenience or damage to adjacent areas or structures.
4. Figures 4.5a through 4.5j provide specific design criteria for each particular inlet protection device.

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7.5 Permanent Seeding

Definition

The establishment of perennial vegetative cover on disturbed areas by planting seed.

Purposes

1. To reduce erosion and decrease sediment yield from disturbed areas.
2. To permanently stabilize disturbed areas in a manner that is economical and adaptable to site conditions, and that allows the selection of the most appropriate plant materials.

Conditions Where Practice Applies

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

Specifications

Selection of Plant Materials

1. 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 1.66a and 1.66c of the Florida Development Manual, which describe plant characteristics and list recommended varieties.
2. 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 1.66a and 1.66c for recommended varieties.

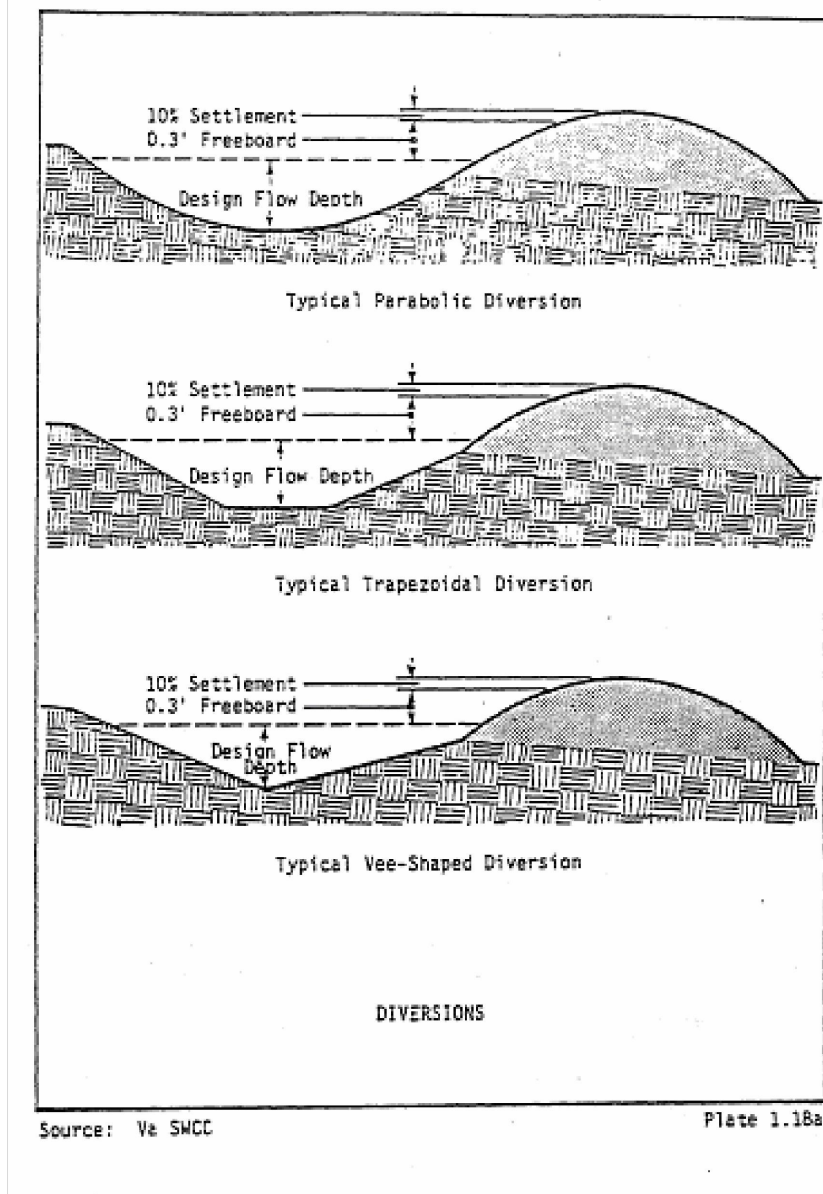
Seedbed Requirements

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:

1. Enough fine-grained material to maintain adequate moisture and nutrient supply.

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Source: Ve SWCC

Plate 1.18a

Construction Specifications

Fabric Drop Inlet Sediment Filter

1. Fabric shall be cut from a continuous roll to avoid joints.
2. Stakes shall be 2 x 4 inches (5 x 10 cm) wood (preferred) or equivalent metal with a minimum length of 3 feet (90 cm) (see Figure 4.5a).
3. Staples shall be of heavy duty wire at least 1/8 inch (13 mm) long.
4. Stakes shall be spaced around the perimeter of the inlet a maximum of 3 feet (90 cm) apart and securely driven into the ground a minimum of 8 inches (20 cm). A frame of 2 x 4 inches (5 x 10 cm) of wood shall be constructed around the top of the stakes for proper stability.
5. A trench shall be excavated approximately 4 inches (10 cm) wide and 4 inches (10 cm) deep around the outside perimeter of the stakes (see Figure 4.5b).
6. The fabric shall be stapled to the wooden stakes, and 8 inches (20 cm) of the fabric shall be extended into the trench. The height of the filter barrier shall be a minimum of 15 inches (38 cm) and shall not exceed 18 inches (45 cm).
7. The trench shall be backfilled and the soil compacted over the fabric.

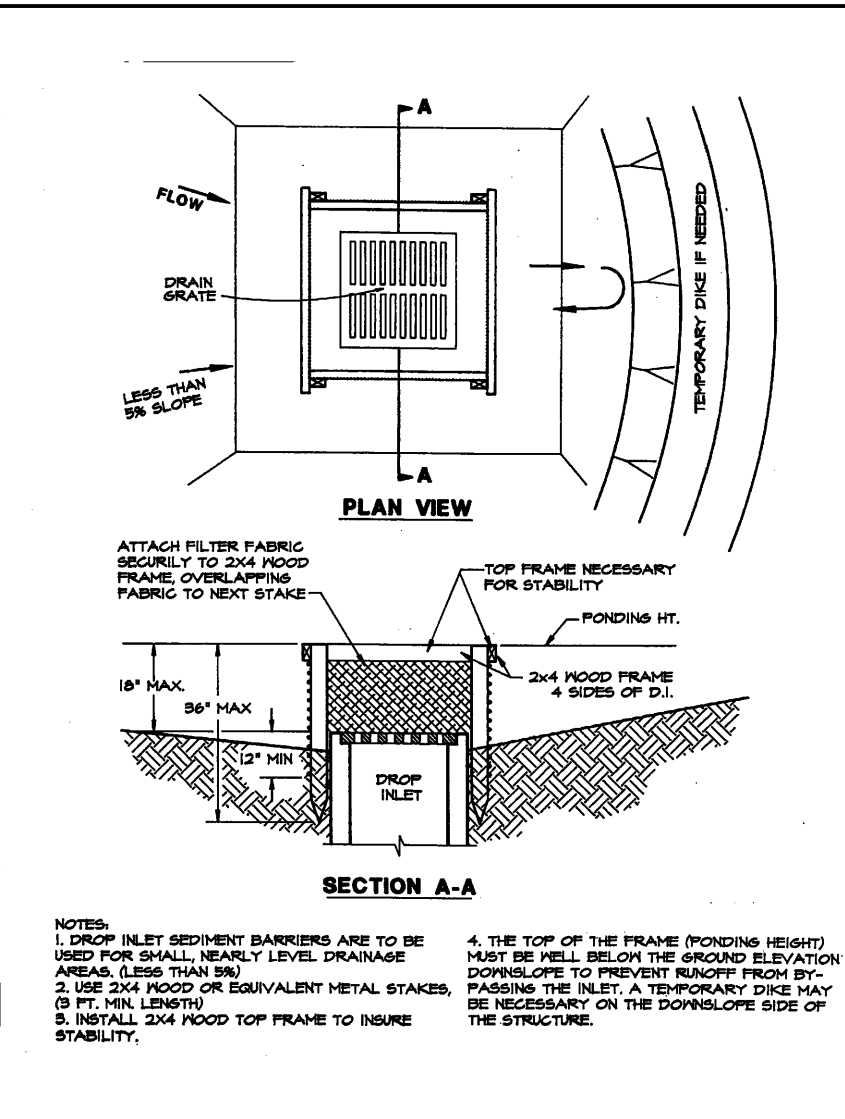


Figure 4.5a. Silt Fence Drop Inlet Sediment Barrier
Source: Erosion Draw

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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 (80 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 discing or other means. When applying lime and fertilizer with a hydroseeder, apply to a rough, loose surface.

Seeding

1. Certified seed should be used for all permanent seeding whenever possible.
2. 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.
3. Apply seed uniformly with a cyclone seeder, drill, cultipacker-seeder, or hydroseeder on a firm, friable seedbed. The maximum seeding depth should be 1/4 inch.
4. 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.
5. Legume inoculants should be used by the date indicated on the container. When dry seeding, use 4 times the manufacturer's

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3. Peak rates of runoff used in determining the capacity requirements shall be as outlined in Chapter 5 of this manual or by other accepted methods.
 - Channel Design
The diversion channel may be parabolic, trapezoidal or Vee-shaped and shall be designed and constructed according to ES BMP 1.35 (STORMWATER CONVEYANCE CHANNELS).
 - Ridge Design
The supporting ridge cross-section shall meet the following criteria (Plate 1.18a).
 1. The side slopes shall be no steeper than 2:1 and shall be flat enough to insure ease of maintenance of the structure and its protective vegetative cover.
 2. The width at the design water elevation shall be a minimum of 4 feet.
 3. The minimum freeboard shall be 0.3 foot.
 4. The design shall include a 10 percent settlement factor.
- Diversions shall be stabilized outlets which will convey concentrated runoff without erosion. Acceptable outlets include: STORMWATER CONVEYANCE CHANNELS (ES BMP 1.35); LEVEL SPREADERS (ES BMP 1.40); OUTLET PROTECTION (ES BMP 1.36); and PAVED FLUMES (ES BMP 1.31).

Outlets shall be constructed and stabilized prior to the operation of the diversion. Stabilization

1. Unless otherwise stabilized, the ridge and channel shall be seeded and mulched within 15 days of installation in accordance with ES BMP 1.66 (PERMANENT SEEDING).
2. Disturbed areas draining into the diversion shall be seeded and mulched prior to or at the time the diversion is constructed.
3. Permanent diversions should include a filter strip of close growing grass maintained above the channel. The width of the filter, measured from the center of the channel, shall be one-half the channel width plus 15 feet.

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

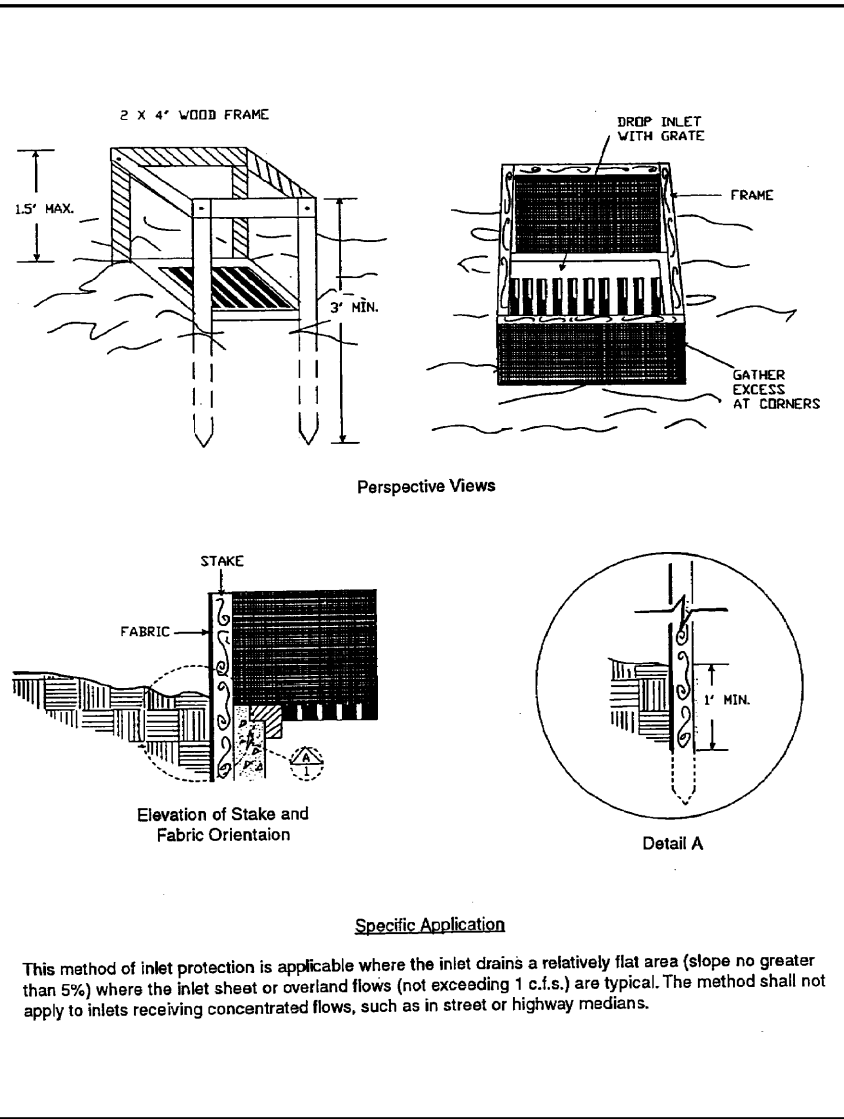


Figure 4.5b. Filter Fabric Drop Inlet Sediment Filter
Source: North Carolina Erosion and Sediment Control Manual

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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

1. 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.
2. Reseeding – Inspect seeded areas for failure and make necessary repairs and reseedings within the same season, if possible.
 - a. If vegetative cover is inadequate to prevent rill erosion, overseed and fertilize in accordance with soil test results.
 - b. 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 seedbed 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.
3. Fertilization – Seedlings should be fertilized 1 year after planting to ensure proper stand density.
 - a. To established all-grass stands, apply 300 pounds per acre of 15-0-15 or 15-2-15 slow release (6.7 pounds per 1,000 square feet) between August 15 and November 15 (the first fall following seeding).
 - b. To legume-and-grass stands or pure legume stands, apply 150 pounds per acre of 0-20-20 (5.5 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.

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Table 3
SEED APPLICATION RATES
(KILOGRAMS PER HECTARE)

SEED TYPES		ZONE 1 (NORTH OF INTERSTATE 4)			
		COASTAL		INLAND	
		MARCH TO OCTOBER	NOVEMBER TO MARCH	MARCH TO OCTOBER	NOVEMBER TO MARCH
Permanent Grasses	Unballed bermuda	6.8 kg	6.8 kg	4.5 kg	6.8 kg
	Argentine/Pennsola 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	Unballed bermuda	6.8 kg	6.8 kg	4.5 kg	6.8 kg
	Argentine/Pennsola 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.

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April 14, 1995

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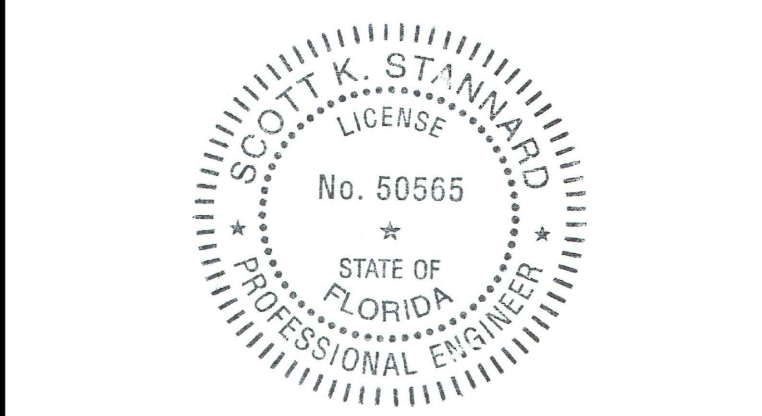
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Project Name & Location:

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CONTROL
DETAILS

Drawing Name:

Date:	07/13/21	Drawing No.
Revised:	XXX	
Drawn:	sks	
Checked:	SKS	

C-9.1

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) SWPPPSITE 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 SUPERINTENDENTS(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.

OFF-SITE AREA(S) TO BE DISTURBED AS PART OF THIS PROJECT (NOT ON OWNER PROPERTY) INCLUDE THE CONSTRUCTION OF THE UTILITY LINE CONNECTIONS ON 6TH AVENUE, DRIVEWAY WORK ON 18TH, AND REPAIR OF ROAD, CURBING, AND DISTURBED AREAS WITHIN THE RIGHTS-OF-WAY IF THE THESE TWO ROADS.

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 MANGED 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 STOMRWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITES 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/WATER/STORMWATER/NPDES/DOCS/CGP.PDF

BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS MUST BE IMPLEMENTED FOR THE GENERAL PERIT ALLOWABLE DISCHARGES FOR THE DURATION OF THE PERMIT. THE TECHNIQUES DESCRIBED IN THIS SWPPP FOCUS ON PROVIDING ~~CONCRETE~~ POLLUTANT DISCHARGES WITH PRACTICLE APPROACHES THAT ~~OTHER READY~~ AVAILABLE EXPERTISE MATERAIL, 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.

BUILDING 7
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 DOWNGRADIENT OF DISCHARGE LOCATIONS SHALL BE REPORTED AS A SEDIMENT DISCHARGE AND THE POTENTIAL UPSTREAM CASUE 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.
BUILDING 8
5-UNITS

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:

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.
2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS NEEDED.
3. 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.
4. 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.
5. 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.
6. OUTLET STRUCTURES IN THE SEDIMENTATION BASIN SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASIN OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
7. ALL SLOPES 3:1 AND STEEPER SHALL RECEIVE EROSION CONTROL BLANKET PER SPECS.

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 SPECIFICATIONS SECTION 02370 ("SWPPP"), 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 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 READLY 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.

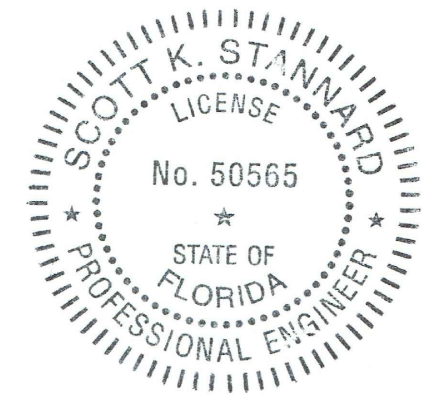
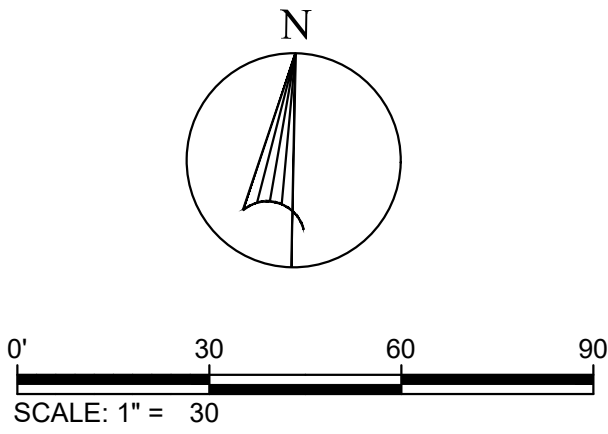


LOCATION MAP



USGS MAP

Issued:	Date:
A ISSUED FOR PERMITS	05-08-23
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Revisions:	Date:
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Scott K. Stannard, P.E.:

FL P.E. No. 50565 SEAL

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Client Name:

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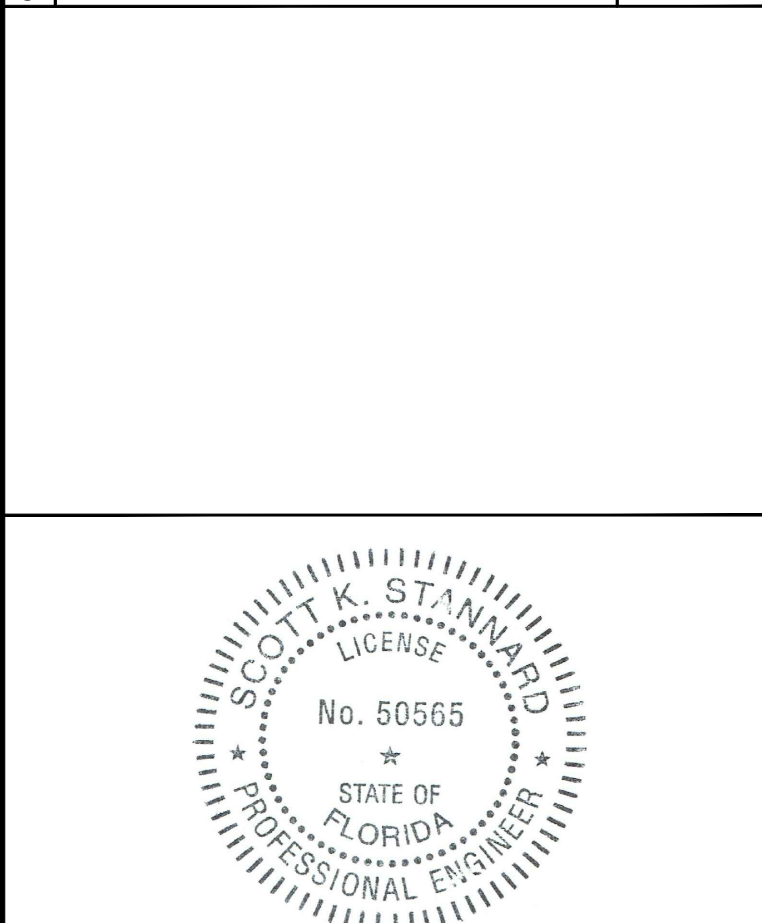
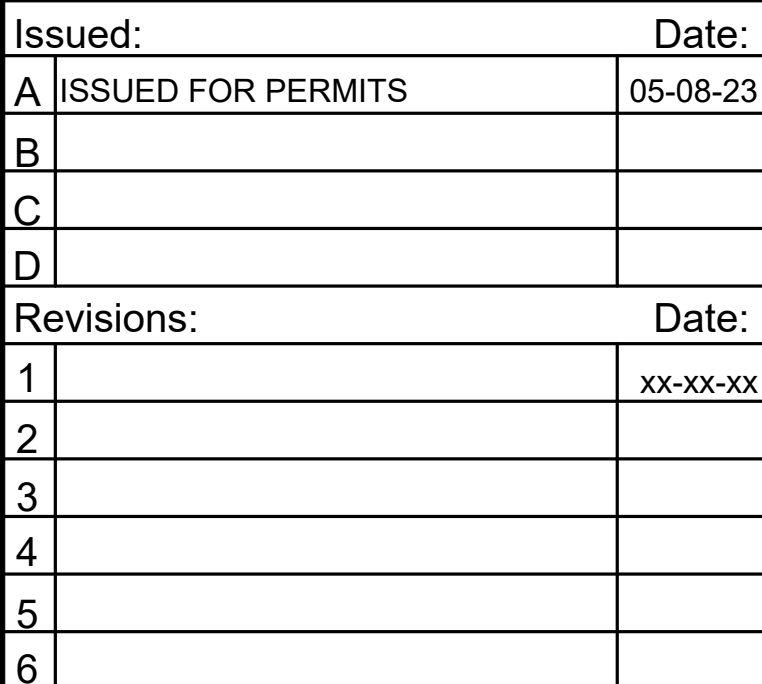
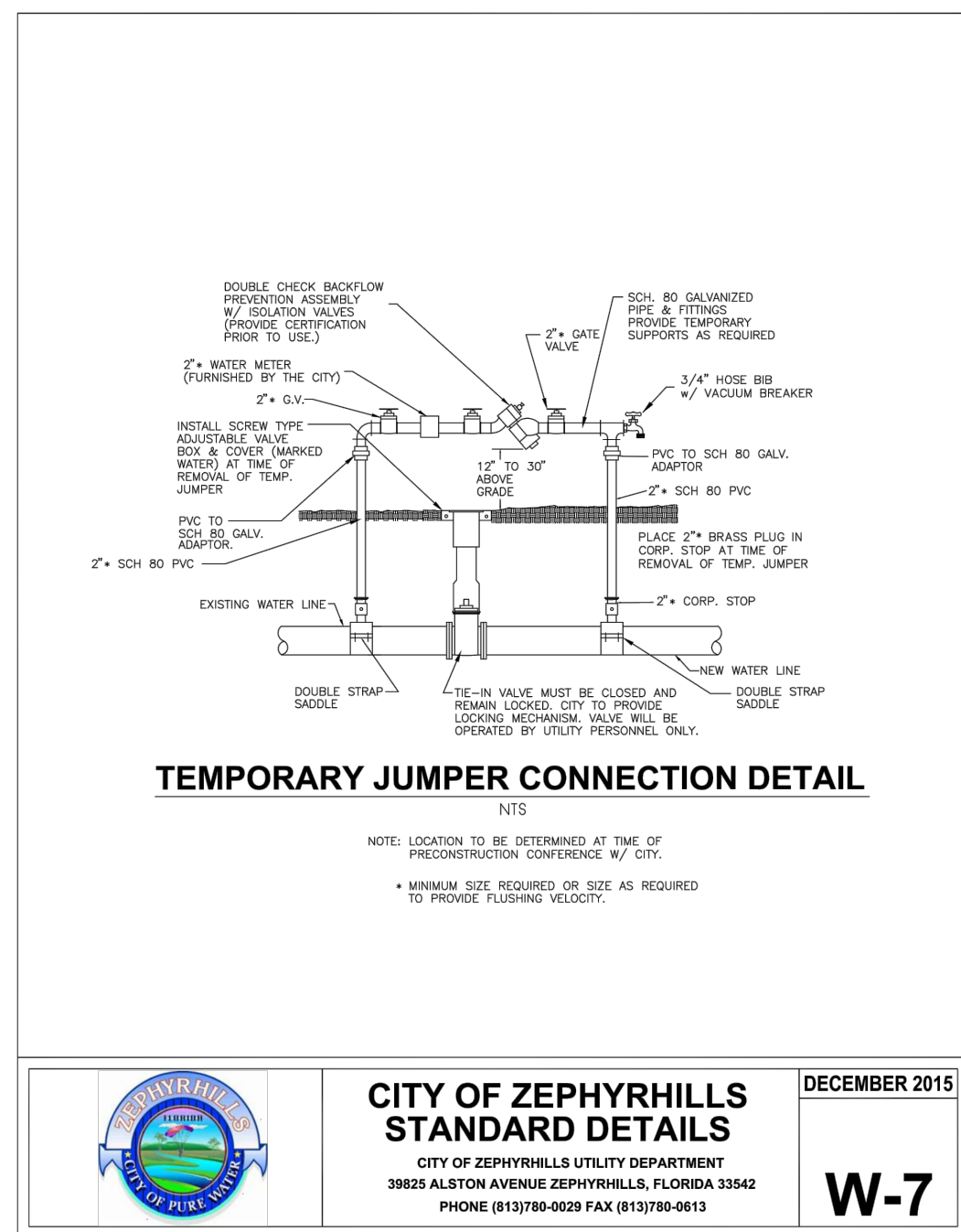
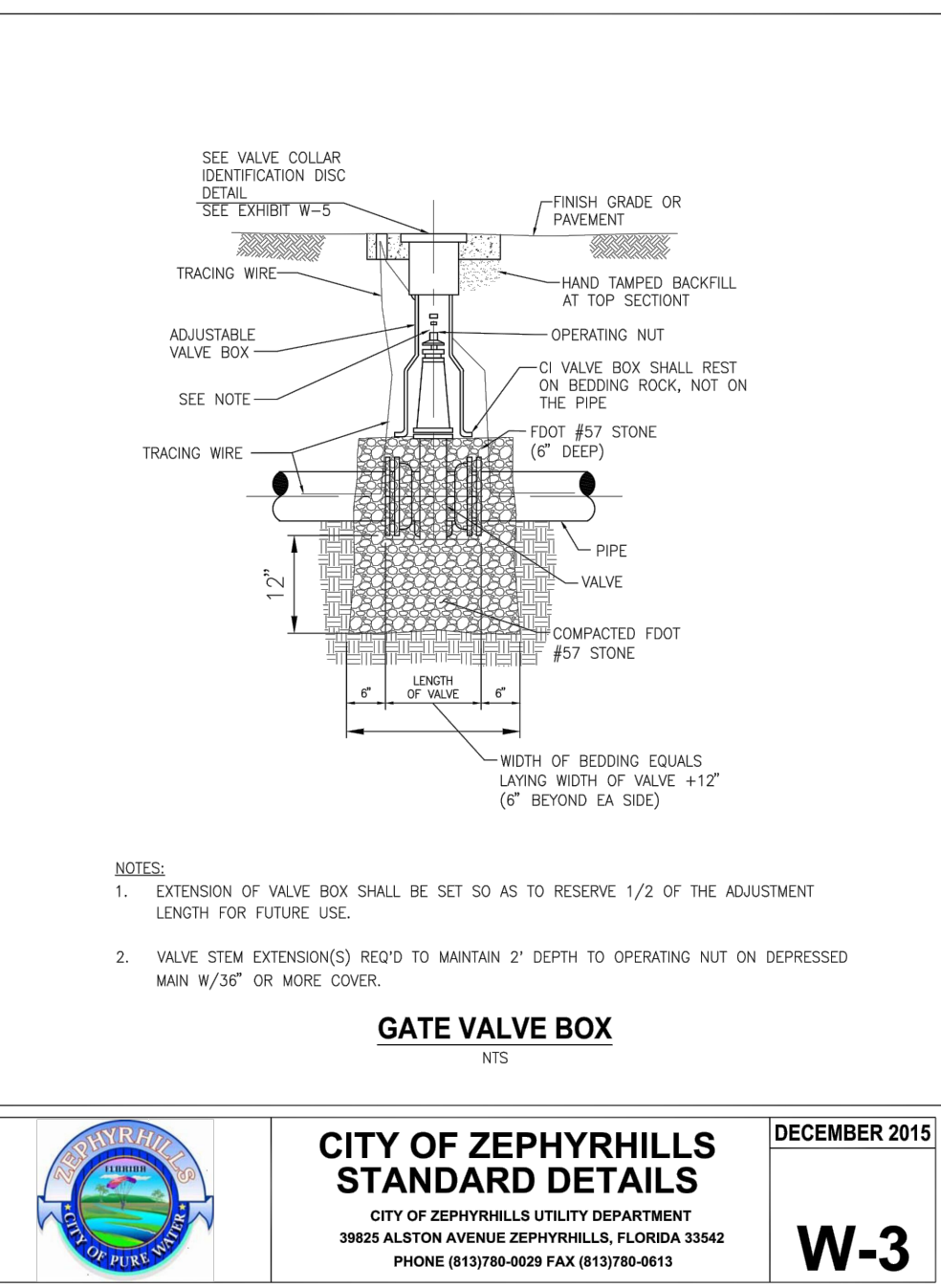
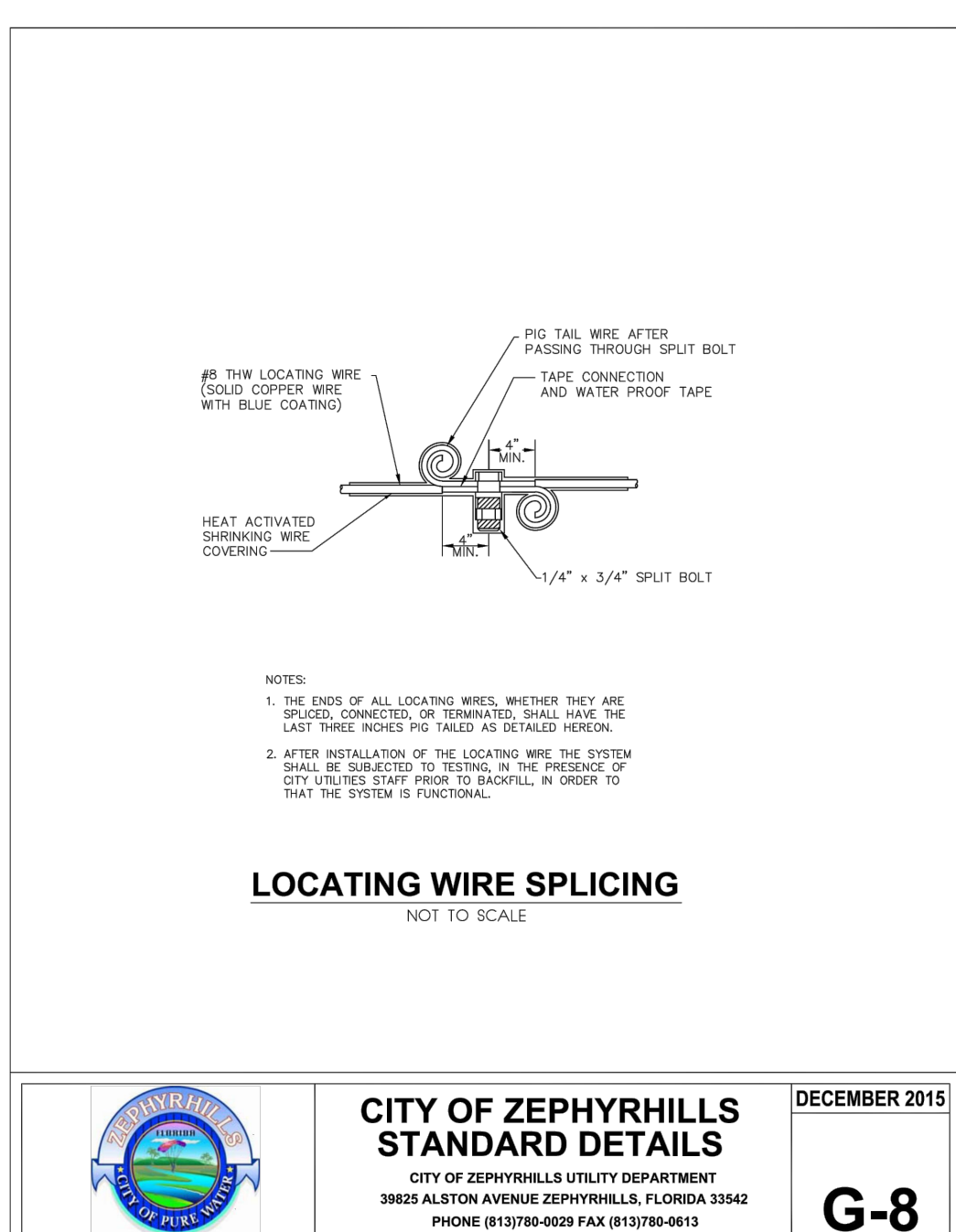
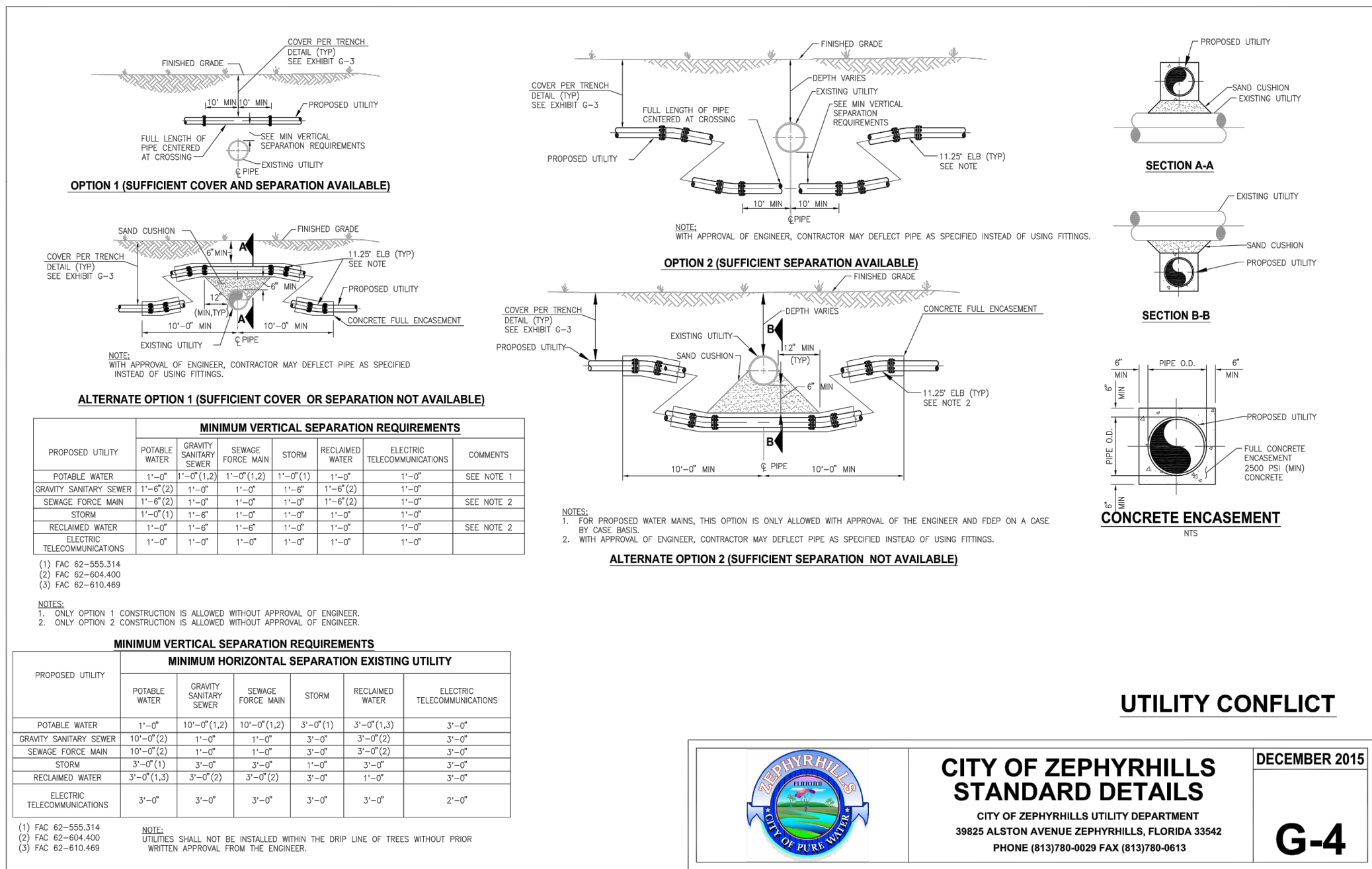
WIRE ROAD @ DRIFTWOOD RD
CITY OF ZEPHYRHILLS, FL
PASCO COUNTY
PH: (813) 782-0825
CONTACT: KEVIN RYMAN

Project Name & Location:

SWPPP &
EROSION
CONTROL NOTES

Drawing Name:

Date:	07/13/21	Drawing No. C-9.3
Revised:	XXX	
Drawn:	skS	
Checked:	SKS	



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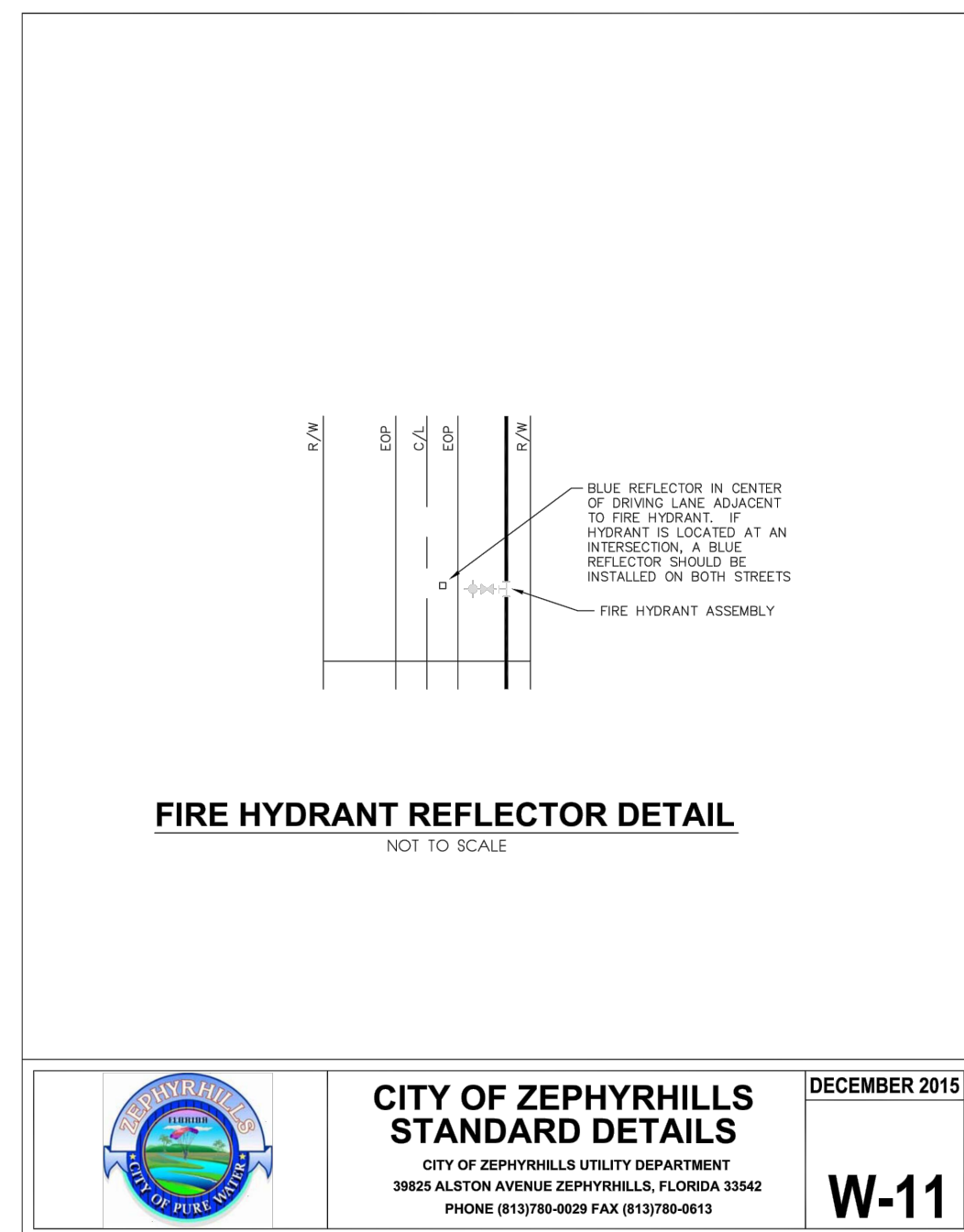
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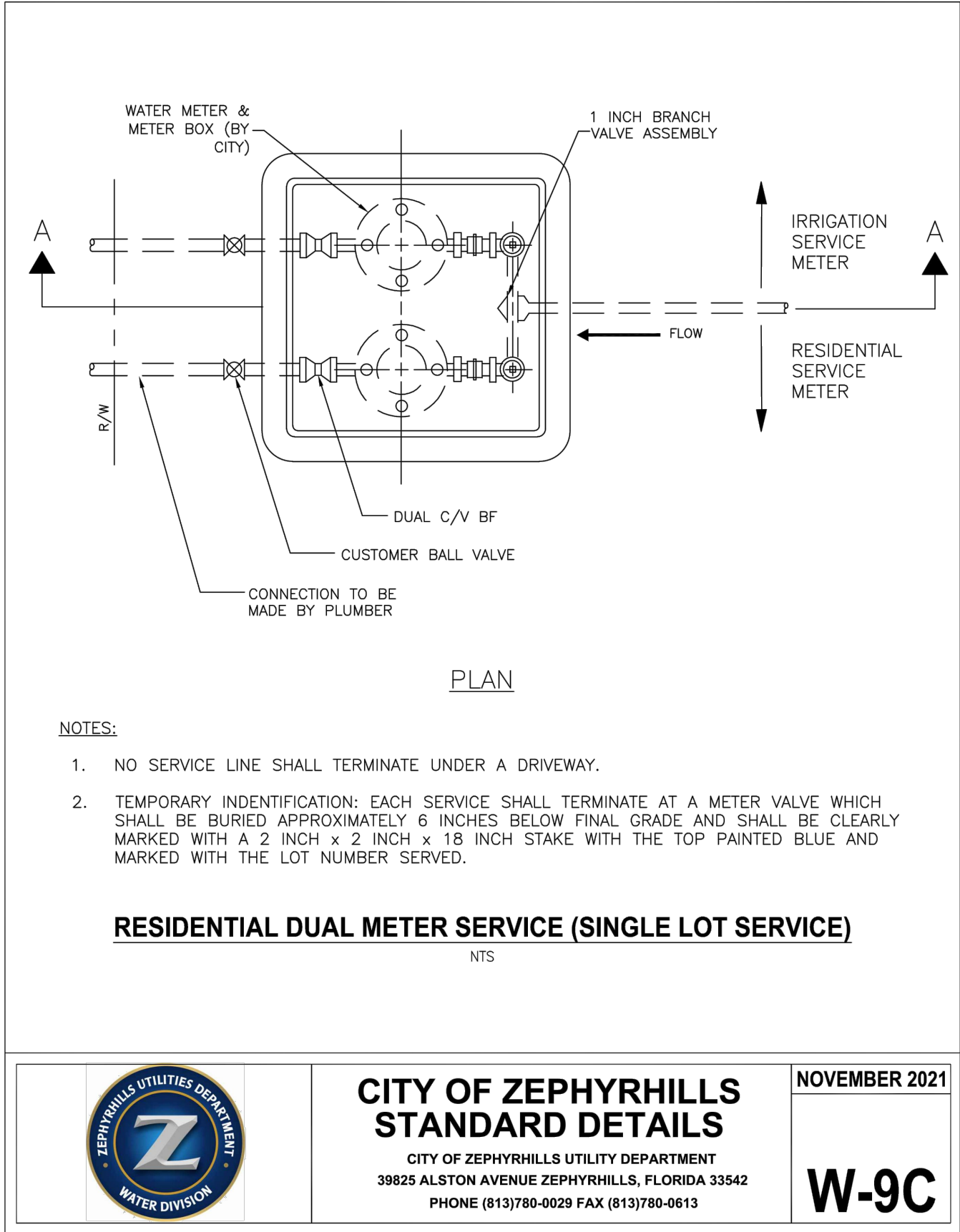
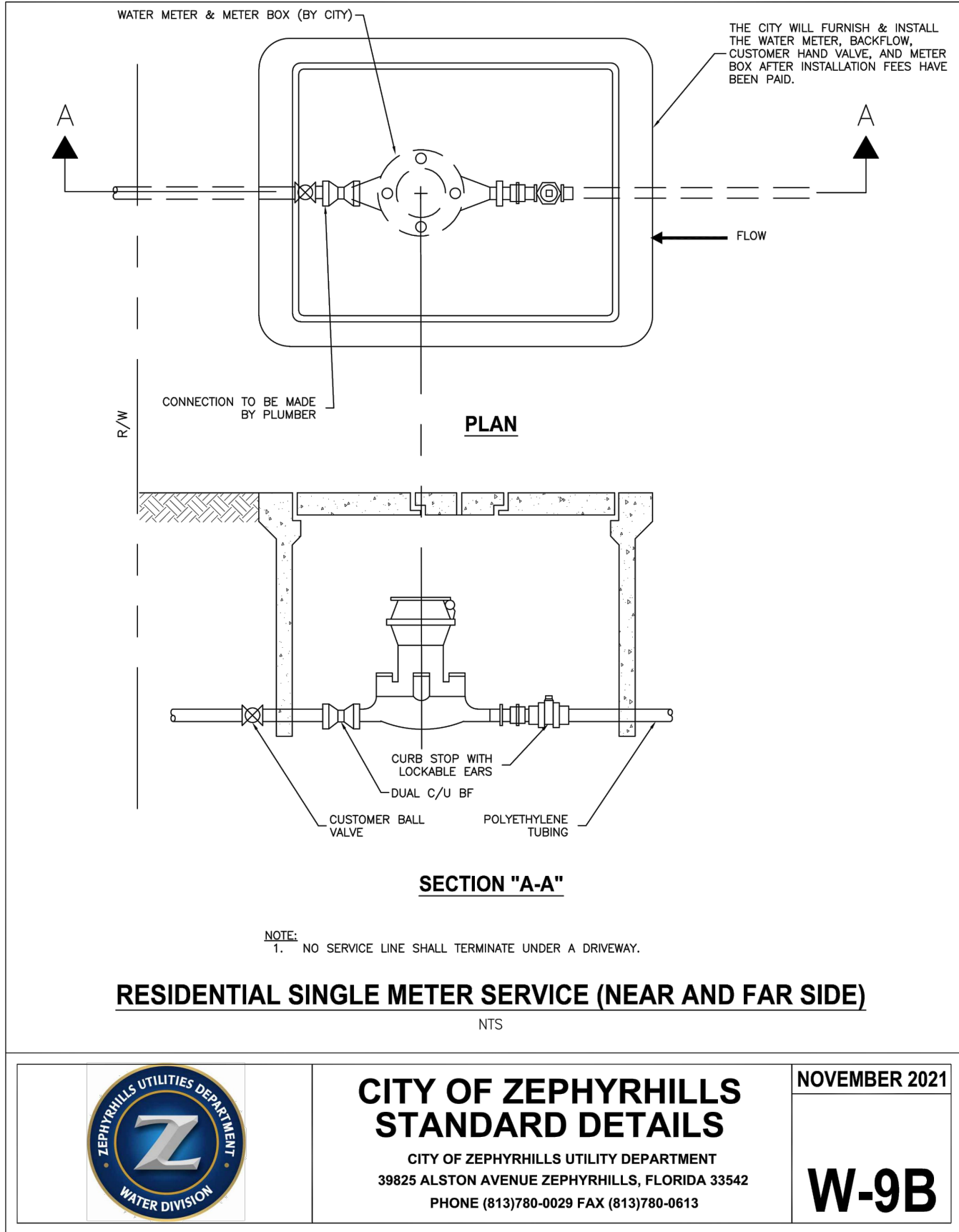
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TOWNHOMES**

**WIRE ROAD @ DRIFTWOOD RD
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PASCO COUNTY
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CONTACT: KEVIN RYMAN**

UTILITY, WATER DETAILS

Date: 07/13/21	Drawing No. C-11.0
Revised: XXX	
Drawn: sks	
Checked: SKS	





A PRODUCT SHEET OF NEPTUNE TECHNOLOGY GROUP

E-CODER®)R900i™

Protect And Expand Your Technology Investments

Neptune® designed the R900® System to make it easy for your utility – installation, everyday use, and expansion for the future without stranded assets. The E-CODER®)R900i™ combination absolute encoder register/ radio frequency meter interface unit (RF MIU) is a perfect example of all of the above. Not only does it work with past generations of meters and meter reading systems, but seamless integration is built into this single-unit end-point itself, providing two-way communications of advanced metering data. The E-CODER®)R900i's interleaved mobile and high-power fixed network messages allow for simple migration from mobile to fixed network reading without site visits or reprogramming.

Streamline Operations And Manage Resources

In addition to eliminating the need for programming, the E-CODER®)R900i has no external wires, making installation easier, faster, and less costly; plus it reduces potential vandalism or tamper. As with the rest of the R900 System, the design of the unit is intuitive and user-friendly so that minimal training is required for operation. It's designed to help manage time, labor, and other resources. The radio frequency transmission of the E-CODER®)R900i can save your utility significant amounts of time in terms of both meter reading and billing, and provide flexibility to reallocate personnel to different tasks or departments depending on your changing workforce needs.

Do More With Detailed, Actionable Data

The types of data your utility can generate through the E-CODER®)R900i can take you far beyond a simple meter reading for a monthly bill. Hourly consumption profile information over an account's last 96 days, along with alerts for leak or backflow, help to proactively identify and resolve customer issues – heading off high bill complaints, reducing delinquent payments, and eliminating write-offs. Using Neptune® 360™ host software, your utility can leverage detailed data from the E-CODER®)R900i to balance water produced versus water consumed, group accounts for District Metered Area analysis, and track and manage Non-Revenue Water. From increasing efficiencies to pinpointing possible tamper or water theft to aiding customer service, the data supplied by the E-CODER®)R900i can help your utility make better, more confident decisions.



KEY BENEFITS

Facilitates Migration to AMI

- 1 Watt fixed network message reduces infrastructure costs

- Interleaved mobile and fixed network messages facilitate migration without changing the "modes" in the MIU

Reduces Non-Revenue Water

- Provides leak history/diagnostics
- Enables proactive leak notification

- Provides hourly consumption data
- Improves meter reading accuracy

- Eliminates estimated reads
- Identifies Potential Theft

- Tamper detection
- Reverse flow detection

- Identifies significant periods of zero consumption

Simplifies Installation Process

- Easy to install/no programming required
- No external wires

- Reduces labor cost
- Reduces potential wire vandalism and damage

Technical Specifications

Electrical Specifications

- MIU power: Lithium battery with capacitor

Transmitter Specifications

- Two-way MIU
- Transmit period (interleaved mobile and fixed network messages):
 - Standard mobile message every 14 seconds at 100 mW
 - Standard fixed network message every 7½ minutes at 1 Watt
- FCC verification: Part 15.247:
 - Transmitter channels: 50; frequency-hopping, spread-spectrum
 - Channel frequency: 910 to 920 MHz

- Encoder register reading interval:
 - Every 15 minutes
- Data logging interval:
 - 96 days of hourly data
- Environmental Conditions
 - Operating temperature: -22°F to +149°F (-30°C to +65°C)
 - Storage temperature: -40°F to +158°F (-40°C to +70°C)
 - Operating humidity:
 - Inside set - 0 to 95%, condensing
 - Pit set - 100% submersible

- Materials
 - Register housing:
 - Inside set: plastic polycarbonate
 - Pit set: roll-sealed copper shell

- Lens:
 - Inside set: plastic
 - Pit set: glass
- Antennas
 - Standard internal antenna
 - Optional through-the-lid antenna:
 - 18" Coax
 - 6' Coax
 - 20' Coax

Options

Compatibility

- Available for all sizes and makes of current Neptune meters
- Handhelds with R900® Belt Clip Transceiver - mobile RF
- MRX920™ - mobile RF

- R900® Gateways - fixed network RF
- Units of Measure: U.S. Gallons, Cubic Feet, Imperial Gallons, Cubic Metres

Warranty

- 20 years (10/10): Neptune provides a limited warranty for performance, materials, and workmanship. See warranty statement for details.

- 1 Internal Antenna
- 2 Optional Antenna Port
- 3 Solar Panel
- 4 Date of Manufacture
- 5 LCD Display
- 6 T-10" Meter



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#winyourday
neptuneig.com

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Tallapoosa, AL 36078
800-633-8754 f 334-283-7293

Guaranteed Accuracy, Efficiency, and Integration

Neptune® MACH 10®)R900i™



The Neptune® MACH 10®)R900i™ is designed as an all-in-one package — pairing the MACH 10® ultrasonic meter with an integrated R900® System endpoint — adding simplicity and efficiency to your metering program. The durable, no-maintenance MACH 10, combined with reliable, integrated network connectivity, accurately measures consumption and delivers data to optimize system performance, improve customer service, maximize revenue, and support water conservation initiatives all right out of the box.

- Eliminate the hassle of endpoint programming and wiring
- Flexible meter reading options with simultaneous AMR/AMI capabilities
- Peace of mind with access to 96 days of stored history
- Prevent tampering and environmental damage with no external wires
- Improve quality of service and billing accuracy with detailed consumption data
- Reduce inventory with an all-in-one meter and endpoint package

- Eliminate meter maintenance with cutting-edge ultrasonic technology and a durable maincase
- Measure every drop with improved accuracy and low flow detection
- Pinpoint trouble areas quickly with flags that identify leaks, low battery, reverse flow, and tampering
- Improve installation efficiency with a lead free, bronze maincase that can be installed in either horizontal or vertical applications



Endpoint Specifications

Electrical Specifications

- Endpoint power: Lithium battery with capacitor
- Transmitter Specifications:
 - Two-way endpoint
 - Transmissions
 - Standard mobile message
 - Standard fixed network message
 - LoRa® fixed network message (only on LoRaWAN® model)
- Transmitter Channels:
 - 50 (R900 mobile and fixed network messages)
 - 64 (LoRa fixed network message)
- FCC Verification: Part 15.247
 - Channel Frequency: 902 to 928 MHz
 - Frequency hopping, spread-spectrum
- Meter Reading & Flag Interval:
 - Every 15 minutes
 - Leak, Backflow, Tamper, Excessive Flow, Low Battery
- Data Logging Interval: 96 days of hourly data

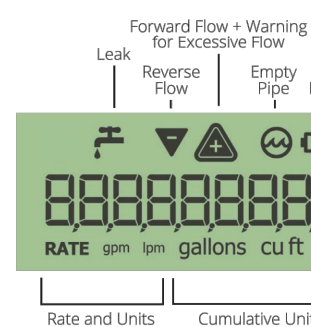
Environmental Conditions

- Operating Temperature: +15°F to +149°F (-10°C to +65°C)
- Storage Temperature: -40°F to +158°F (-40°C to +70°C)
- Operating Humidity: 100% condensing, fully submersible

Materials

- Register Housing: Engineer Polymer
- Lens: Tempered Glass
- Antennas
 - Internal antenna (not available on LoRaWAN)
 - Optional through-the-lid antenna
 - 18" coax
 - 6' coax
 - 20' coax

LCD Display



Operating Characteristics

Meter Size	Extended Low Flow @ 100% Accuracy (U.S. gpm ± 3%)	Normal Operating Range @ 100% Accuracy (U.S. gpm ± 1.5%)	Safe Maximum Operating Capacity (U.S. gpm)	
			Normal Operation	Fire Service
¾"	0.05	0.10 to 25	25	N/A
¾"	0.05	0.10 to 35	35	35
1"	0.25	0.40 to 55	55	55
1½"	0.30	0.80 to 125	125	125
2"	0.50	1.5 to 160	160	160
3"	0.50	0.75 to 500	500	420
4"	0.75	1.5 to 1250	1250	1100
6"	1.0	2.0 to 2000	2000	1800
8"	4.0	6.0 to 4000	4000	4000
10"	6.0	10.0 to 6500	6500	6500
12"	8.0	12.0 to 8000	8000	6500

Meter Specifications

- See Neptune MACH 10 product sheets for detailed meter specifications

Options

Compatibility

- Available for ¾"-12" MACH 10
- Handhelds with belt clip transceiver – mobile RF
- Mobile data collector RF
- Gateway – fixed network RF
- LoRaWAN gateway – fixed network

Units of Measure

- U.S. Gallons, Cubic Feet, Imperial Gallons, Cubic Metres

Registration

High Resolution (8-digit reading)

MACH 10 Size	G	ft³	m³
¾", ¾", 1"	0.1	0.01	0.001
1½", 2", 3", 4"	1	0.1	0.01
6", 8", 10", 12"	10	1	0.1



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Issued: Date:

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Revisions: Date:

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Scott K. Stannard, P.E.

FL P.E. No. 50565 SEAL

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Project Name & Location:

UTILITY, WATER DETAILS

Drawing Name:

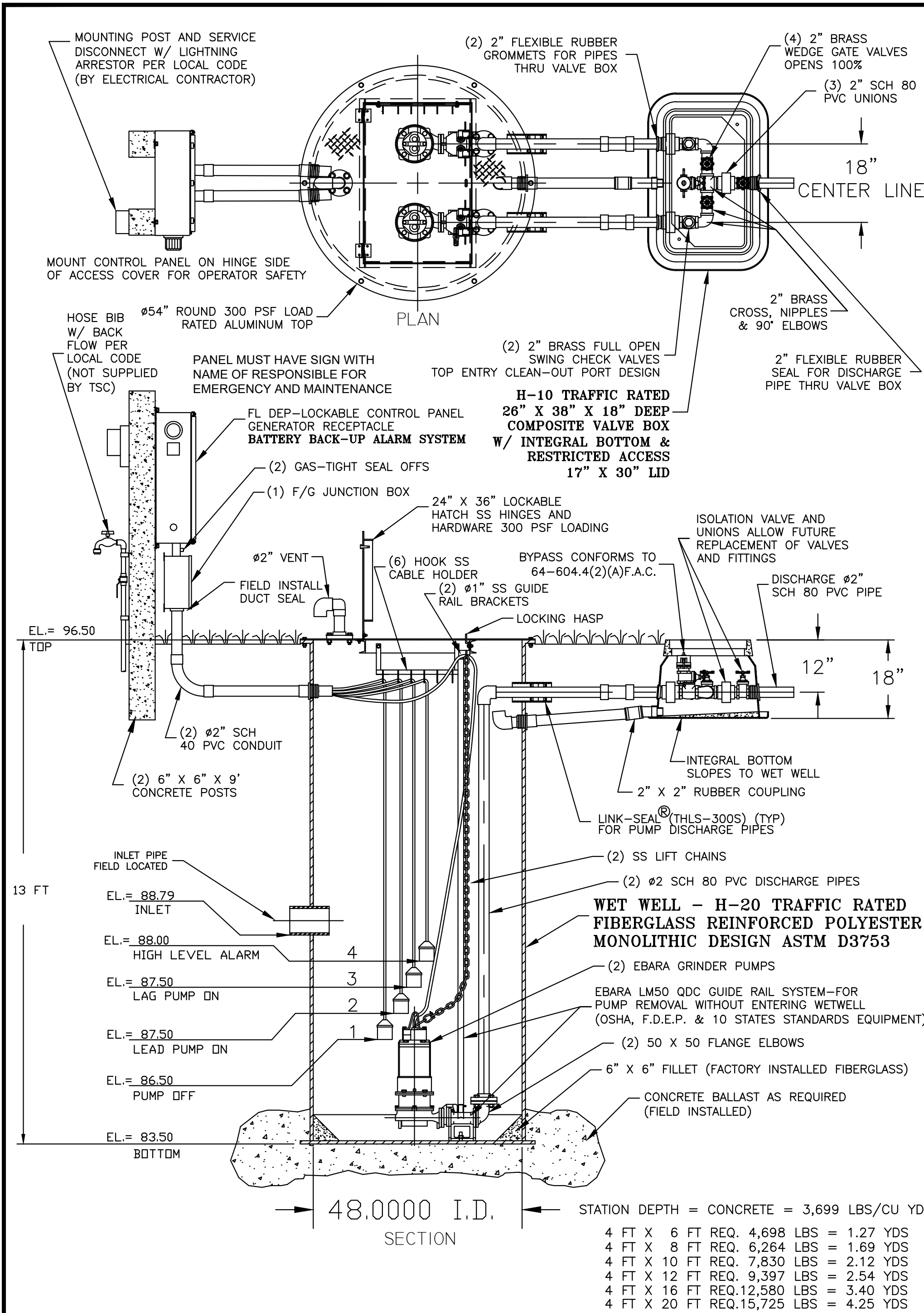
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C-11.1



EBARA SEWAGE GRINDER PUMP
48" DUPLEX STATION - 2" PIPING
WITH SLIDE RAIL SYSTEM, V.B., F.D.E.P. PANEL & B.B.U.
TSC PRE-FAB PUMP SOLUTIONS®

MODEL
TSC2-48.1 BBU R9.dwg©

2. GROUT FILLET (1 TO 1 SLOPE TO "HOPPER" BOTTOM)
1. HOSE BIBB WITH REDUCED PRESSURE BACK FLOW PREVENTER
FIELD INSTALL BY CONTRACTOR

JOB: _____
QS: _____

GENERAL NOTES

FURNISH AND INSTALL EBARA SUBMERSIBLE GRINDER PUMPS:

DESIGN CONDITION:

MODEL	DGFU	3	HP
GPM	80	16	FT/TDH
VOLTAGE	208	SINGLE	PHASE
DISCHARGE	2"		IMPELLER

SEWAGE GRINDER PUMP: 1. RATED FOR TWENTY (20) STARTS PER HOUR.

2. AIR FILLED MOTOR DESIGNED FOR SEWAGE APPLICATION WITH CLASS F INSULATION.

3. DUAL MECHANICAL SHAFT SEALS (SILICON CARBIDE / SILICON CARBIDE) LOCATED OUT OF THE PUMPAGE, IN A SEPARATE OIL FILLED CHAMBER.

4. HIGH TEMPERATURE BALL BEARINGS B-10 RATING OF 60,000 HOURS. UPPER BEARING - SINGLE ROW AND LOWER BEARINGS - DOUBLE ROW TYPE.

5. PUMP SHAFT HORSEPOWER (BHP) SHALL NOT EXCEED MOTOR RATED HORSEPOWER THROUGHOUT THE ENTIRE OPERATING RANGE OF THE PUMP PERFORMANCE CURVE.

6. SINGLE PHASE MOTORS SHALL BE DUAL WOUND, CAPACITOR START-RUN AND CAPABLE OF OPERATING ON 208/230 VOLT WITH A 10% TOLERANCE VOLTAGE (190 TO 260). THREE PHASE MOTORS SHALL BE DUAL WOUND AND CAPABLE OF OPERATING ON 208/230 VOLT WITH A 10% TOLERANCE VOLTAGE (190 TO 260) OR OPERATE ON 460 VOLT BY CHANGING THE MOTOR LEADS INSIDE THE PUMP.

FIBERGLASS WET WELL: SHALL BE A ONE PIECE UNIT WITH INTEGRAL BOTTOM, WALL AND UPPER FLANGE. THE ENTIRE FIBERGLASS WET WELL SHALL HAVE A DYNAMIC LOAD RATING OF 16,000 FT/LBS. EACH UNIT MUST BE SERIAL NUMBERED TO IDENTIFY THE TEST PROCEDURE. ASTM D 3753 & H-20 SPECIFICATIONS SHALL BE REQUIRED AS MINIMUM.

ALUMINUM HATCH: TSC MODEL-54R (54") ROUND WITH 24" X 36" LOCKABLE HATCH, REINFORCED FOR LOAD RATING OF 300 LBS/FT WITH HOLD OPEN SAFETY ARM, LOCKING DEVICE FOR HASP TYPE PADLOCK AND STAINLESS STEEL HARDWARE.

VALVE BOX: FIBERGLASS COMPOSITE (H-10 TRAFFIC RATED) WITH INTEGRAL BOTTOM. (FOR 1 1/4" AND 2" DISCHARGE PIPING SXS HEADER SYSTEM) SHALL BE 26" X 38" X 18" WITH 17" X 30" LIMITED ACCESS LID

ACCESSORIES: #304 S/S - GUIDE RAILS, UPPER GUIDE RAIL BRACKETS, CABLE HOLDER, ANCHOR BOLTS AND PUMP LIFTING CHAINS.

VALVES: SHALL BE SEWAGE SERVICE DESIGN BRASS SWING CHECK VALVES WITH TOP ENTRY CLEAN-OUT PORT AND BRASS WEDGE GATE VALVES OPEN 100%.

PIPING: 2" SCHEDULE 80 PVC.

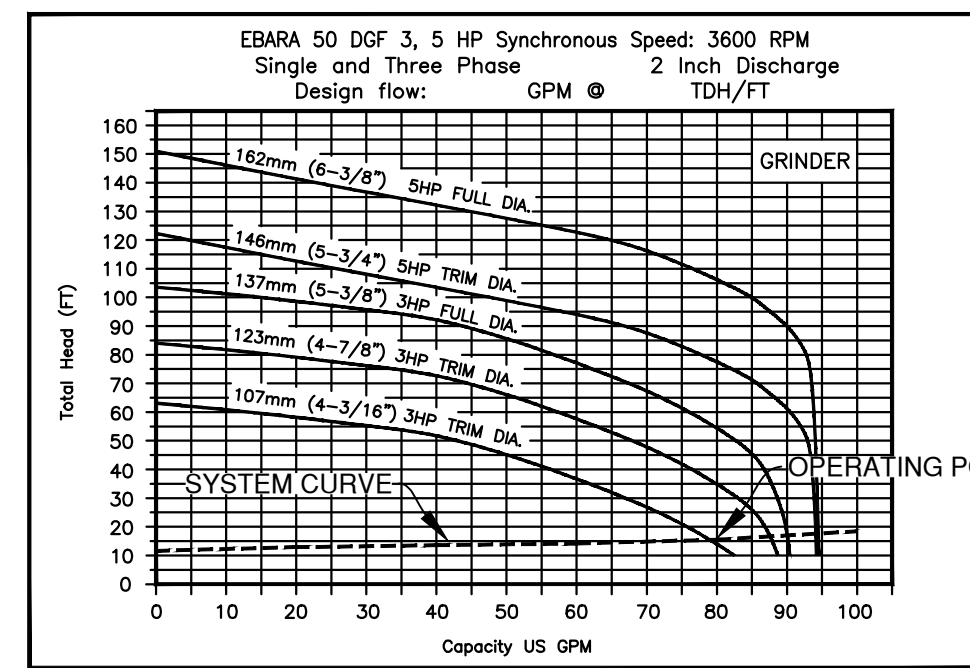
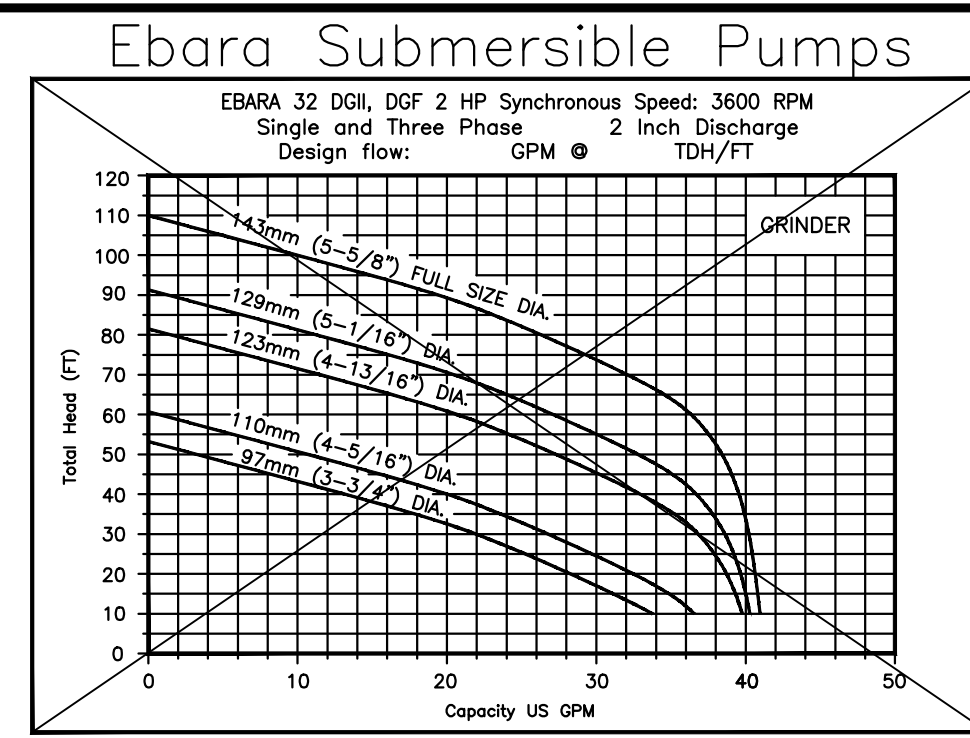
FLOAT SWITCHES: UL LISTED SJ ELECTRO MODEL (SJ 30 SWENO).

PUMP SUPPLIER SHALL PROVIDE SUBMERSIBLE PUMPS, SLIDE RAIL ASSEMBLIES, CONTROL PANEL, JUNCTION BOX, FLOAT SWITCHES, ALUMINUM HATCH AND ACCESSORIES TO INSURE PROPER OPERATION AND WARRANTY.

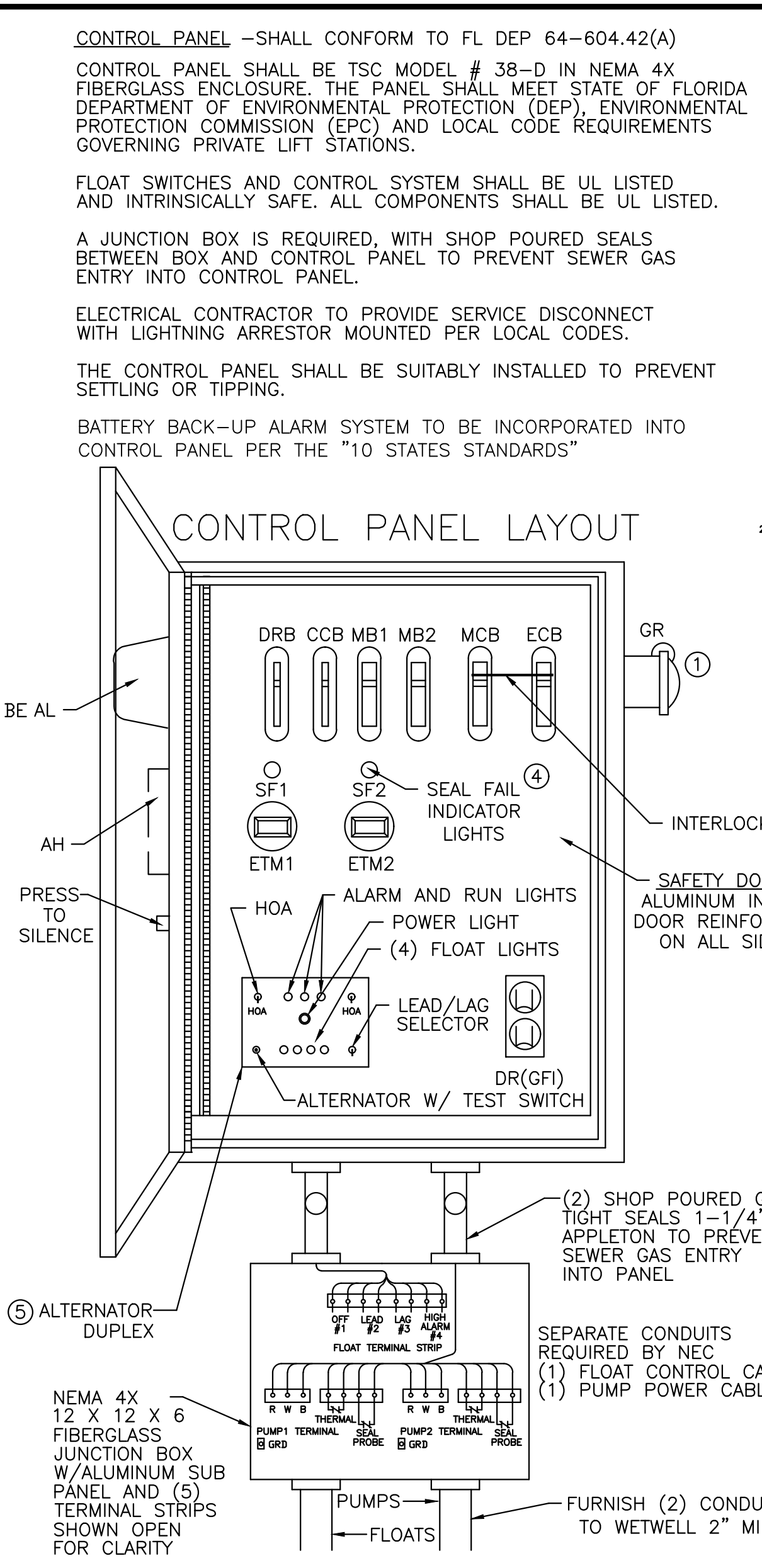
THE COMPLETE PACKAGE PUMPING STATION SHALL HAVE PUMP BASES, SLIDE RAIL ASSEMBLIES AND DISCHARGE PIPING ASSEMBLED BY TECHNICAL SALES CORPORATION READY TO SHIP FOR FIELD INSTALLATION.

THE MANUFACTURER OF PRE-FAB PUMP SOLUTIONS®.

TECHNICAL SALES CORPORATION, 4621 N. HALE AVE TAMPA, FL 33614 (813)876-9256

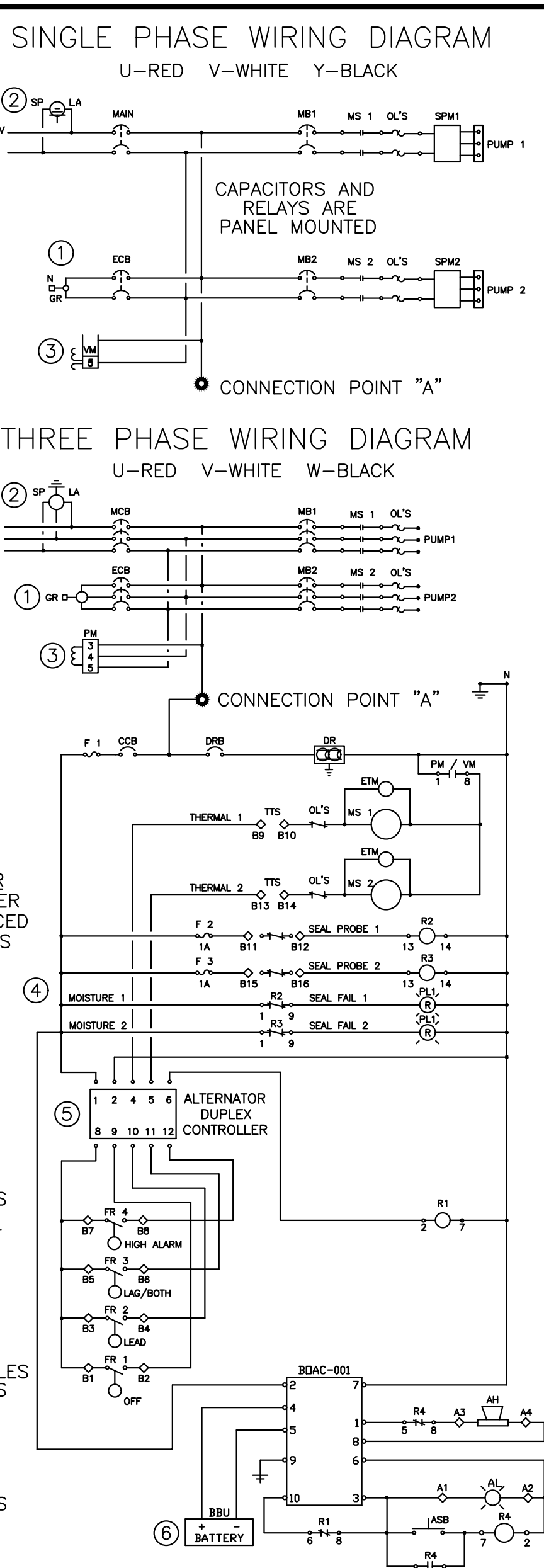


PUMP PERFORMANCE CURVE



LEGEND

AH ALARM HORN
AL ALARM LIGHT
ASB ALARM SILENCE BUTTON
ATS ALTERNATOR W/TEST SWITCH
BBU BATTERY (BACK-UP UNIT)
CCB CONTROL CIRCUIT BREAKER
DR DUPLEX RECEPTACLE
DRB DUPLEX RECEPTACLE BREAKER
ECB EMERGENCY CIRCUIT BREAKER
ETM ELAPSED TIME METER
F FUSE
FL FLASHER
FS FLOAT SWITCH (REGULATOR)
GR GENERATOR RECEPTACLE
GRD GROUND
HOA HAND-OFF-AUTOMATIC SELECTOR
LA LIGHTNING ARRESTOR
MB MOTOR BREAKER
MCB MAIN CIRCUIT BREAKER
MS MOTOR STARTER
N NEUTRAL
OL'S OVERLOAD HEATERS
PM PHASE MONITOR
PTS PUMP TERMINAL STRIP
R RELAY
RC RUN CAPACITOR
RD DISCHARGE RESISTOR
RL PUMP RUN INDICATORS
RTS REGULATOR TERMINAL STRIP
SC START CAPACITOR
SF SEAL FAIL (SHAFT)
SR START RELAY
SP SURGE PROTECTOR
TTS THERMAL TERMINAL STRIP



TECHNICAL SALES CORPORATION

TSC PRE-FAB PUMP SOLUTIONS®

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REV-9 SCALE: N.T.S.

48" DUPLEX GRINDER STATION-2" PIPING W/SLIDE RAIL SYSTEM, VALVE BOX, F.D.E.P. PANEL & B.B.U. TSCE2-48.1BBU R9©

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Revisions: _____ Date: _____

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SCOTT K. STANNARD

LICENSE

No. 50565

STATE OF FLORIDA

PROFESSIONAL ENGINEER

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.

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LLC.

6814 OAKCREST WAY

ZEPHYRHILLS, FL 22542

PH: (813) 782-0825 (OFFICE)

CONTACT: KEVIN RYMAN

Client Name: _____

BROOKE-LYN

TOWNHOMES

WIRE ROAD @ DRIFTWOOD RD

CITY OF ZEPHYRHILLS, FL

PASCO COUNTY

PH: (813) 782-0825

CONTACT: KEVIN RYMAN

Project Name & Location: _____

PRIVATE LIFT

STATION

DETAILS

Drawing Name: _____

Date: 07/13/21

Revised: XXX

Drawn: sks

Checked: SKS

Drawing No. _____

C-11.3

Page 29 of 65

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MULTILANE ROADWAY SHOWN, TWO-LANE ROADWAY SIMILAR

NOTES:

1. This Index applies to Two-Lane, Two-Way and Multilane Roadways, including medians of divided roadways, with work beyond the shoulder.
2. Use Index 102-602 when the work operation (excluding establishing and terminating the work area) requires that two or more vehicles cross the Offset Zone in any one hour period.
3. Use Index 102-600 when Work Area encroaches a Shoulder.

SYMBOLS:

- Work Area
- Lane Identification and Direction of Traffic

ENGINEER OF RECORD APPROVAL OF THE CONTRACTORS NOT DOES NOT RELIEVE THE CONTRACTOR OF SOLE RESPONSIBILITY FOR ALL UTILITY IMPACTS, COSTS, DELAYS OR DAMAGES, WHETHER DIRECT OR INDIRECT, RESULTING FROM CONTRACTOR INITIATED CHANGES IN THE DESIGN OR CONSTRUCTION ACTIVITIES FROM THOSE IN THE ORIGINAL PLANS AND SPECIFICATIONS, DESIGN PLANS (INCLUDING MOT) OR OTHER CONTRACT DOCUMENTS AND WHICH EFFECT A CHANGE IN UTILITY WORK DIFFERENT FROM THAT SHOWN IN THE UTILITY PLANS OR SITE PLANS.

WRITTEN APPROVAL FROM THE EOR BEFORE BEGINNING WORK IS REQUIRED.

BROOKE-LYN
TOWNHOMES,
LLC.

Client Name:	
--------------	--

**BROOKE-LYN
TOWNHOMES**

**WIRE ROAD @ DRIFTWOOD RD
CITY OF ZEPHYRHILLS, FL
PASCO COUNTY
PH: (813) 782-0825
CONTACT: KEVIN RYMAN**

Project Name & Location:
MOT STANDARD EDOT

Drawing Name:		Drawing No. C-12.0
Date:	07/13/21	
Revised:	XXX	
Drawn:	sks	
Checked:	SKS	

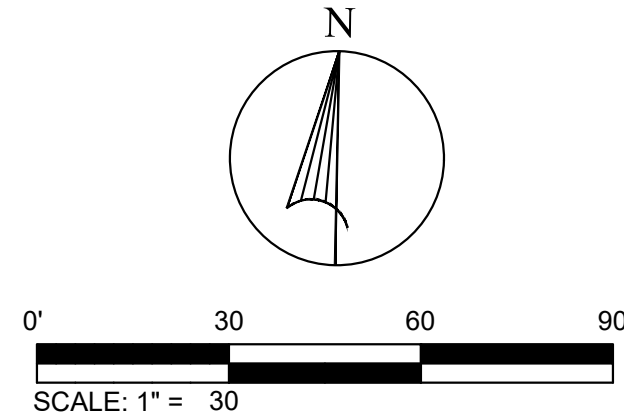
BUFFER DESCRIPTIONS

ZEPHYRHILLS LDC PART 7.06.041
RESIDENTIAL TO RESIDENTIAL:
(1) TYPE A BUFFER. A TEN-FOOT WIDE BUFFER WITH A SINGLE ROW OF SHADE TREES SPACED A MAXIMUM OF 50 FEET ON CENTER AND A CONTINUOUS ROW OF EVERGREEN SHRUBS WITH A MINIMUM HEIGHT OF 18 INCHES AT INSTALLATION WITH A MAXIMUM SPACING OF 36 INCHES ON CENTER.
RESIDENTIAL TO RIGHT OF WAY:
(4) TYPE D BUFFER (RIGHT-OF-WAY BUFFER). THIS LANDSCAPE BUFFER SHALL BE REQUIRED ADJACENT TO ANY ROAD RIGHT-OF-WAY EXTERNAL TO THE DEVELOPMENT PROJECT AND ADJACENT TO ANY ACCESS ROADS INTERNAL TO A COMMERCIAL DEVELOPMENT.
(A) THE MINIMUM WIDTH OF THE RIGHT-OF-WAY BUFFER SHALL VARY ACCORDING TO THE ULTIMATE WIDTH OF THE ABUTTING RIGHT-OF-WAY AS INDICATED BELOW:
1. A RIGHT-OF-WAY WIDTH FROM ZERO TO 99 FEET WIDE REQUIRES A MINIMUM TEN-FOOT WIDE BUFFER.
(B) SHADE TREES SHALL BE PLANTED WITH A MAXIMUM SPACING OF 50 FEET ON CENTER. PALMS MAY BE SUBSTITUTED FOR UP TO 30% OF THE REQUIRED SHADE TREES AND SHALL BE PLANTED IN CLUSTERS WITH A MINIMUM OF THREE PALMS PER CLUSTER WITH A MAXIMUM SPACING OF EIGHT FEET ON CENTER.

A MAXIMUM DISTANCE OF 50 FEET SHALL BE MAINTAINED BETWEEN ALL TYPES OF TREE PLANTINGS. THE REMAINDER OF THE BUFFER SHALL BE LANDSCAPED WITH SHRUBS, AT A MINIMUM RATE OF FIVE SHRUBS PER TREE OR PALMS, GROUND COVER AND SOD.
(C) NO MORE THAN 50% OF THE REQUIRED LANDSCAPE AREA MAY BE GRASSED, WITH THE BALANCE SHALL BE LANDSCAPED IN SHRUBS AND GROUND COVERS.
NOTE: THIS REQUIREMENT WILL BE REVIEWED ON A CASE BY CASE BASIS AND A SPECIAL EXCEPTION CAN BE SUBMITTED FOR THOSE SITES THAT CANNOT MEET THIS REQUIREMENT.
(D) A MASONRY WALL, NOT TO EXCEED EIGHT FEET IN HEIGHT, MAY BE LOCATED WITHIN A REQUIRED TYPE D BUFFER (RIGHT-OF-WAY BUFFER) TO SEPARATE A RESIDENTIAL DEVELOPMENT FROM AN ARTERIAL OR COLLECTOR ROAD. LANDSCAPING SHALL BE PROVIDED ALONG THE RIGHT-OF-WAY SIDE CLOSEST TO THE WALL. SHRUBS SHALL BE PLANTED AT A MINIMUM RATE OF 40 SHRUBS FOR EVERY 100 LINEAL FEET OF WALL OR FRACTION THEREOF. THE SHRUBS MAY BE PLANTED IN GROUPINGS OR IN A ROW.



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Revisions:	Date:
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Timothy W. Larson, RLA
SEAL Lic. # 6667115
This item has been digitally signed and sealed by Timothy W. Larson, RLA 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.



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CITY OF ZEPHYRHILLS, FL
PASCO COUNTY
PH: (813) 782-0825
CONTACT: KEVIN RYMAN

Project Name & Location:

LANDSCAPE PLAN

Drawing Name:

Date: 07/13/21

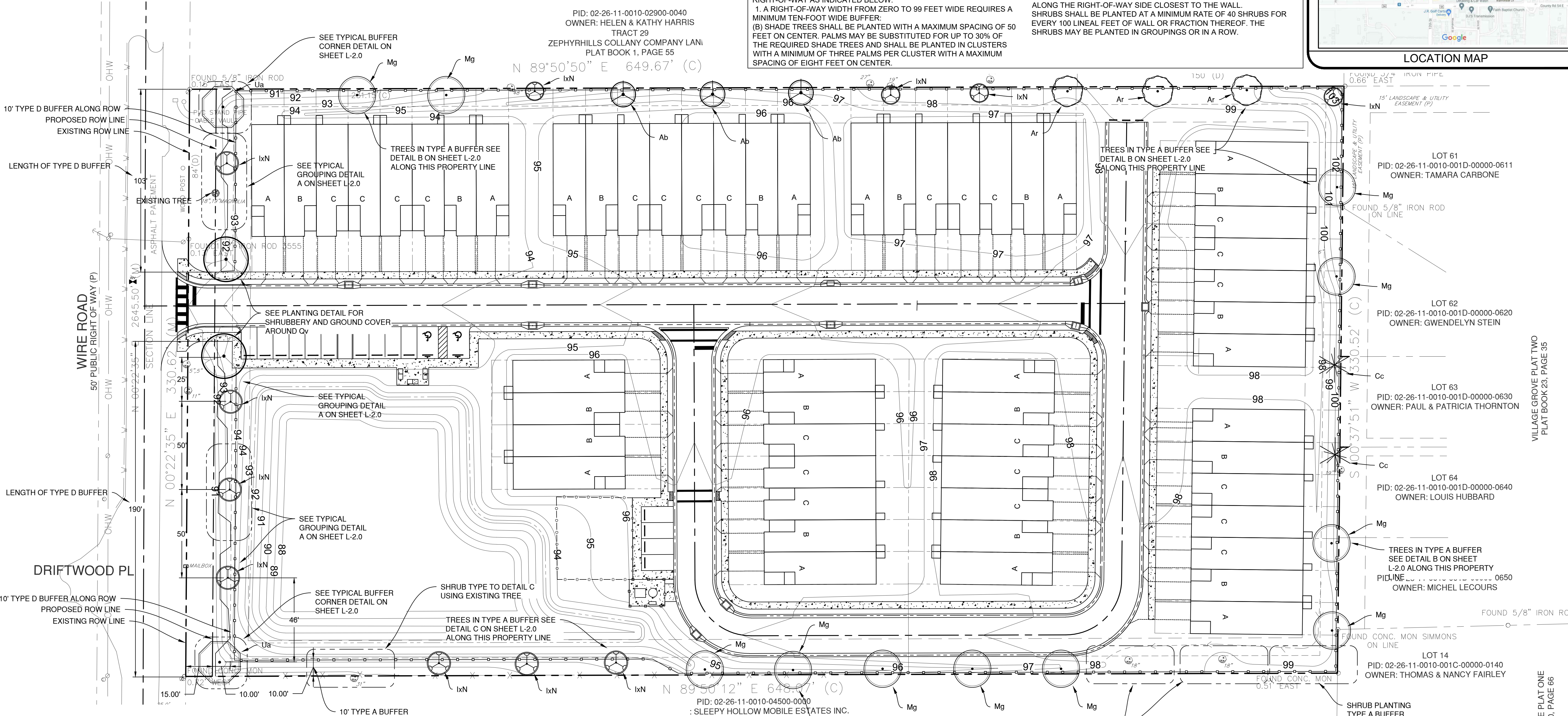
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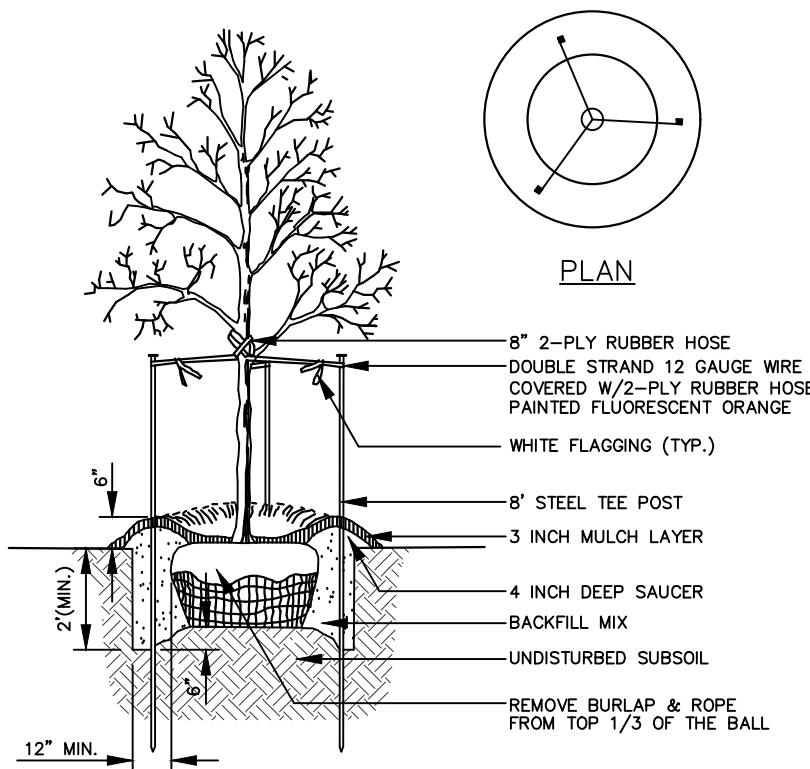
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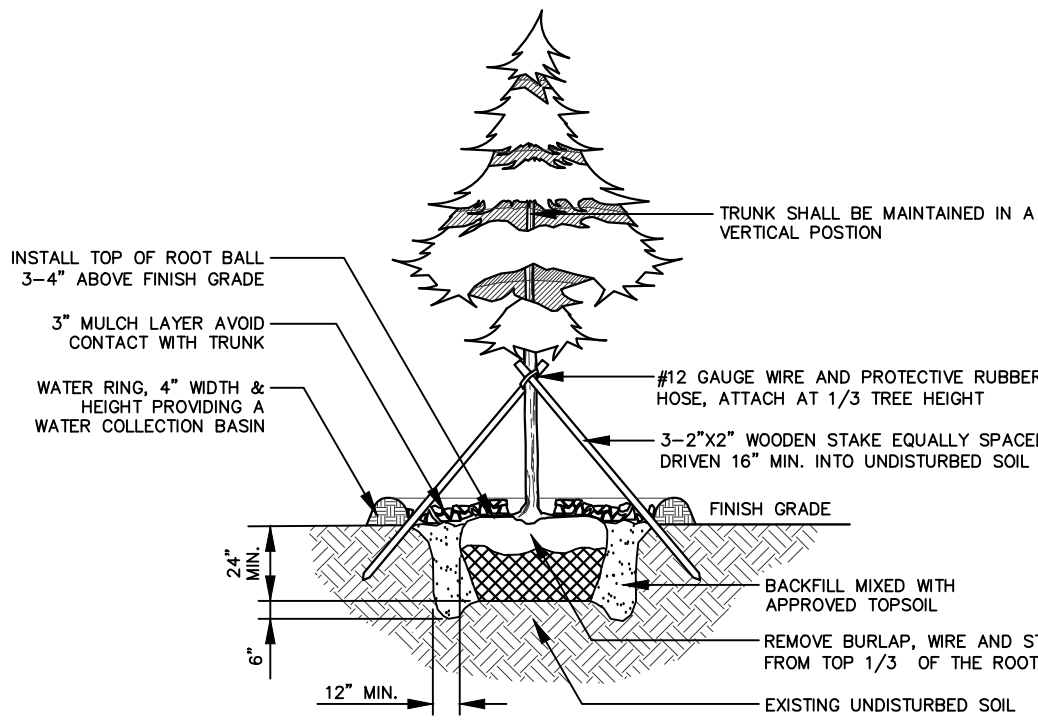
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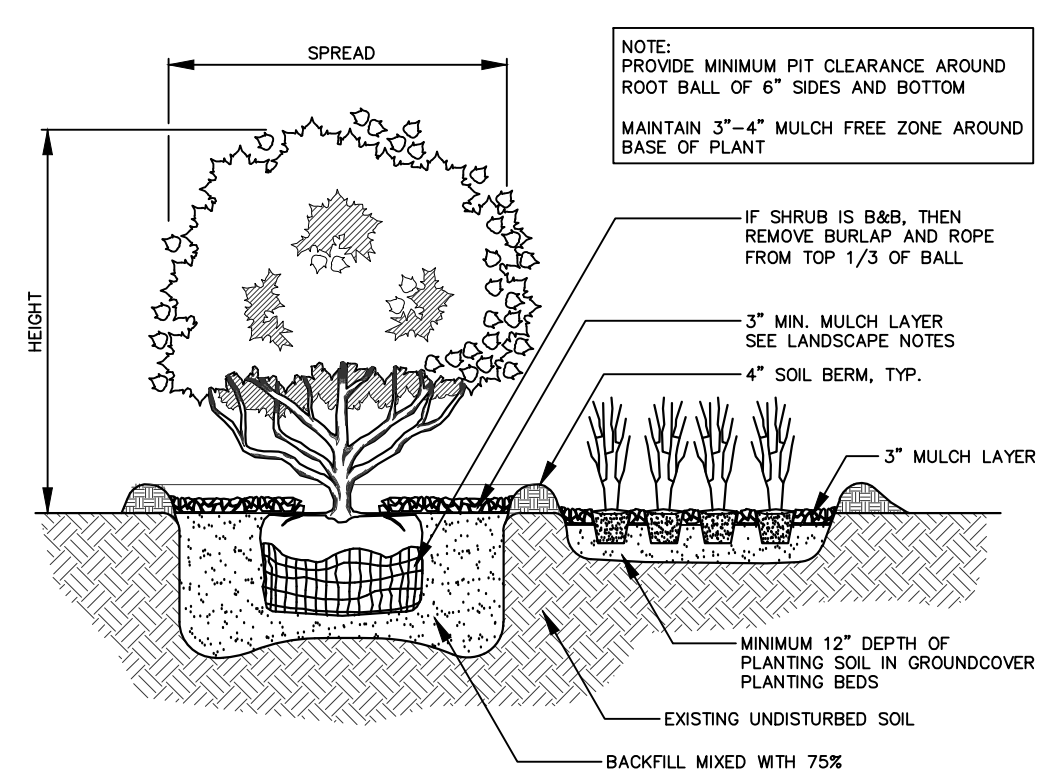




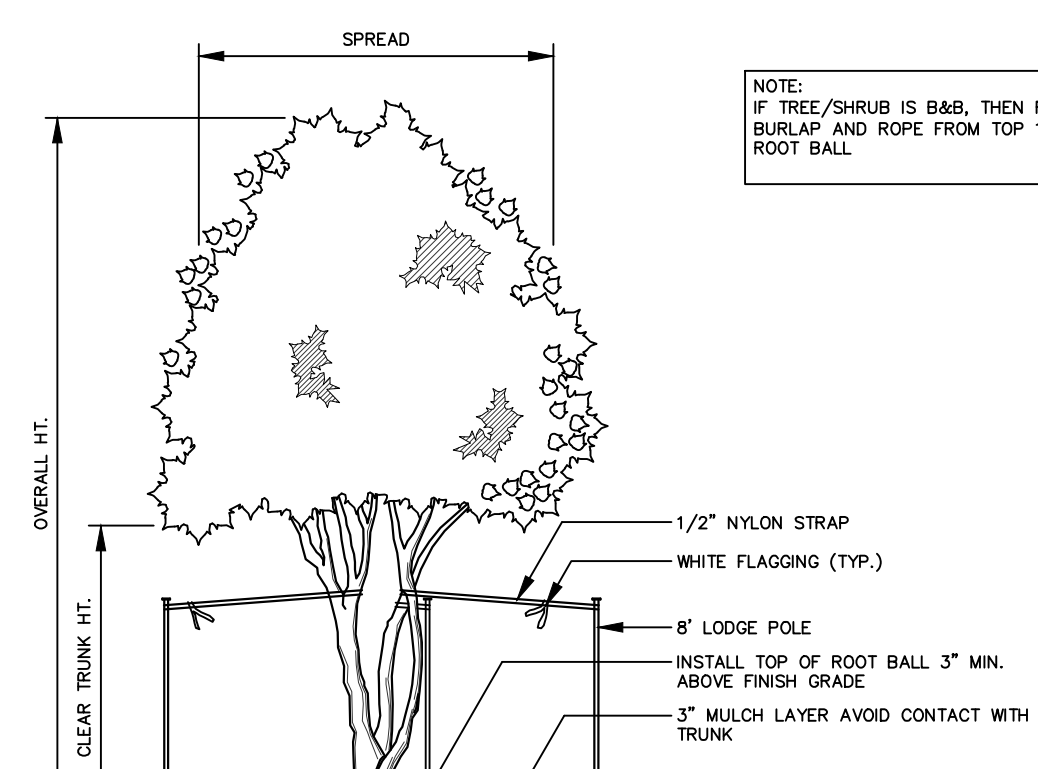
TREE PLANTING DETAIL
N.T.S.



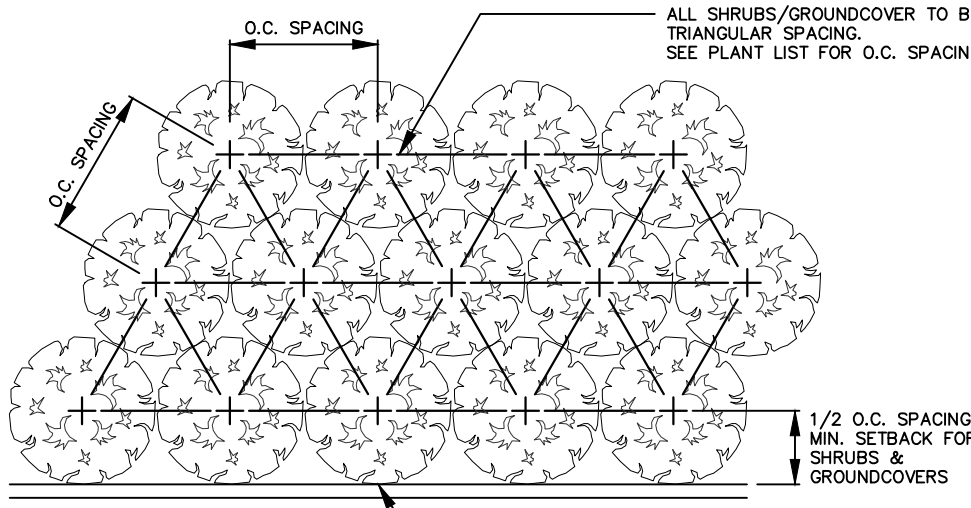
EVERGREEN TREE PLANTING DETAIL
N.T.S.



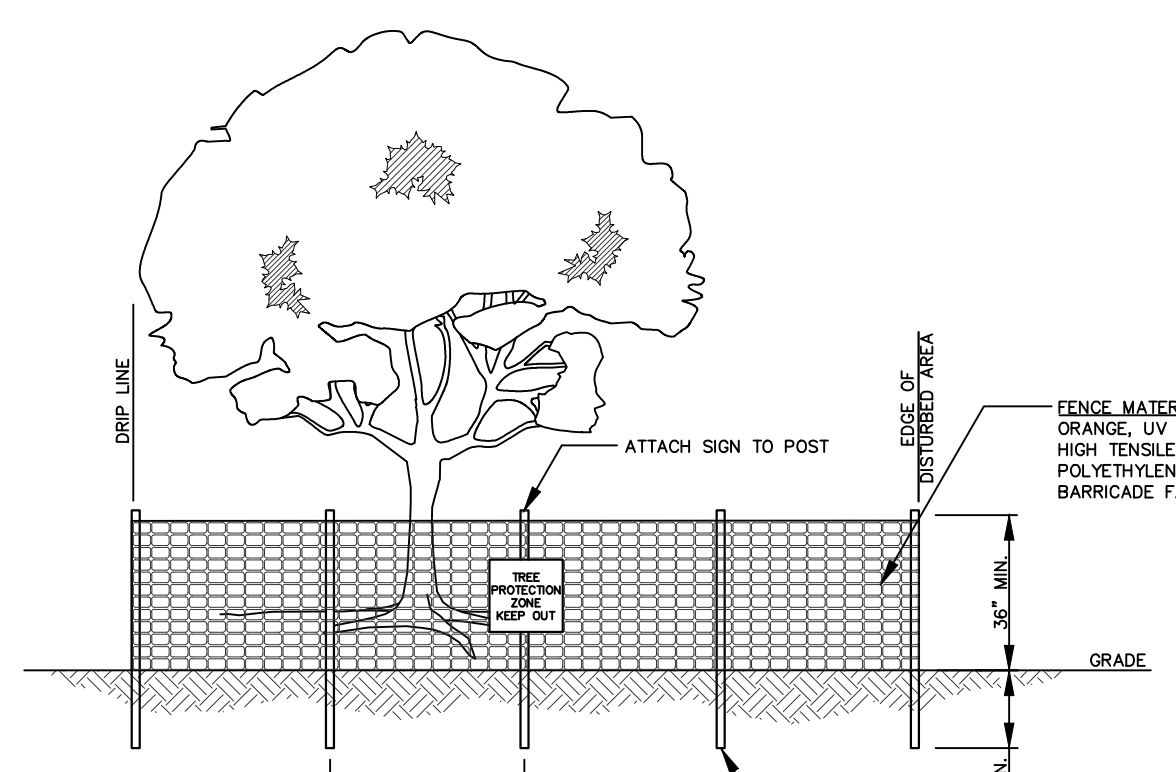
SHRUB & GROUNDCOVER PLANTING DETAIL
N.T.S.



MULTI-STEM TREE/LARGE SHRUB PLANTING DETAIL

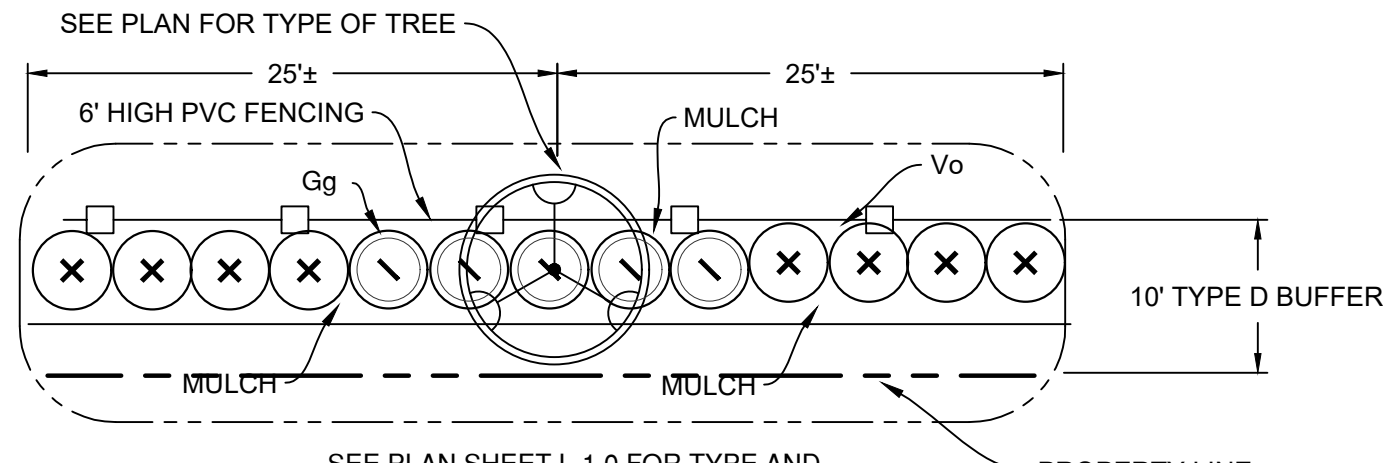


SHRUB/GROUNDCOVER SPACING DETAIL
N.T.S.

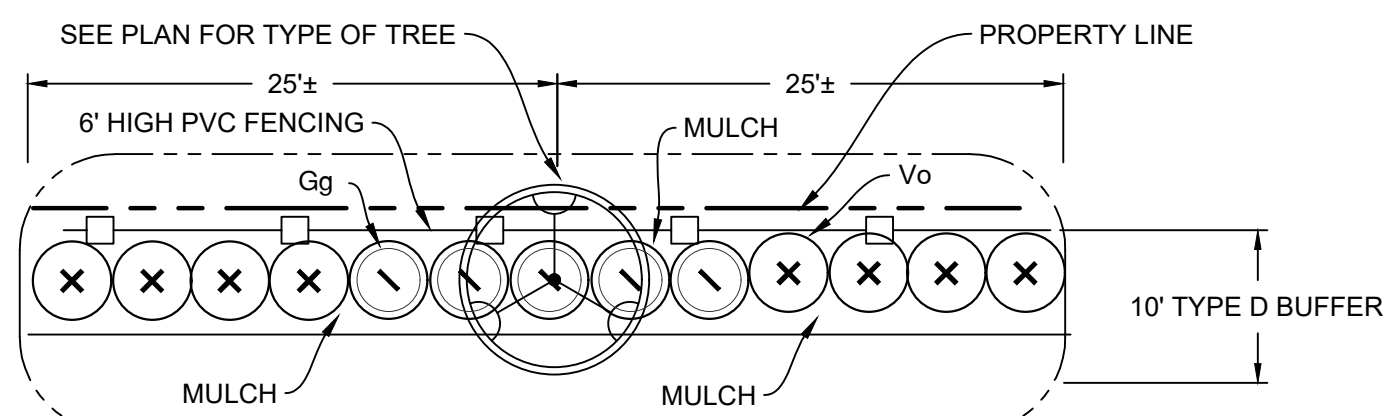


- NOTES:
1. ALL PLANTS DESIGNATED TO BE SAVED SHALL BE PROTECTED BY FENCING, AS ILLUSTRATED.
 2. INSTALL TREE PROTECTION FENCE AT TREE DRIP LINE OR AT EDGE OF DISTURBED AREA, AS SHOWN ON PLANS, PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 3. SPACE TREE PROTECTION ZONE SIGNS A MINIMUM OF ONE EVERY 300 FEET. 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".
 3. THERE SHALL BE NO STORAGE OF MATERIAL WITHIN THE BOUNDARIES OF THE TREE PROTECTION FENCING.
 4. TREE PROTECTION FENCING SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT.

TREE PROTECTION FENCE DETAIL



TYPE A BUFFER AT POND ALONG PROPERTY LINE PLANTING DETAIL



TYPE A BUFFER ALONG PROPERTY LINE PLANTING DETAIL

EFFICIENT IRRIGATION NOTES:
THE IRRIGATION SYSTEM USED FOR LANDSCAPE SHALL BE DESIGNED TO CORRELATE TO THE WATER USE PLANT ZONES ESTABLISHED IN THE LANDSCAPE DESIGN. THE FOLLOWING STANDARDS FOR IRRIGATING THE SITE SHALL BE USED IN THE DESIGN OF THE SYSTEM.

IN THE HIGH WATER USE ZONE, ALL PORTIONS OF THE ZONE SHALL BE PROVIDED WITH AN AUTOMATIC IRRIGATION SYSTEM WITH LOW VOLUME HEADS THAT ARE TIMED TO PRODUCE NO MORE THAN TWO INCHES OF WATER PER WEEK IN ESTABLISHED LANDSCAPES.

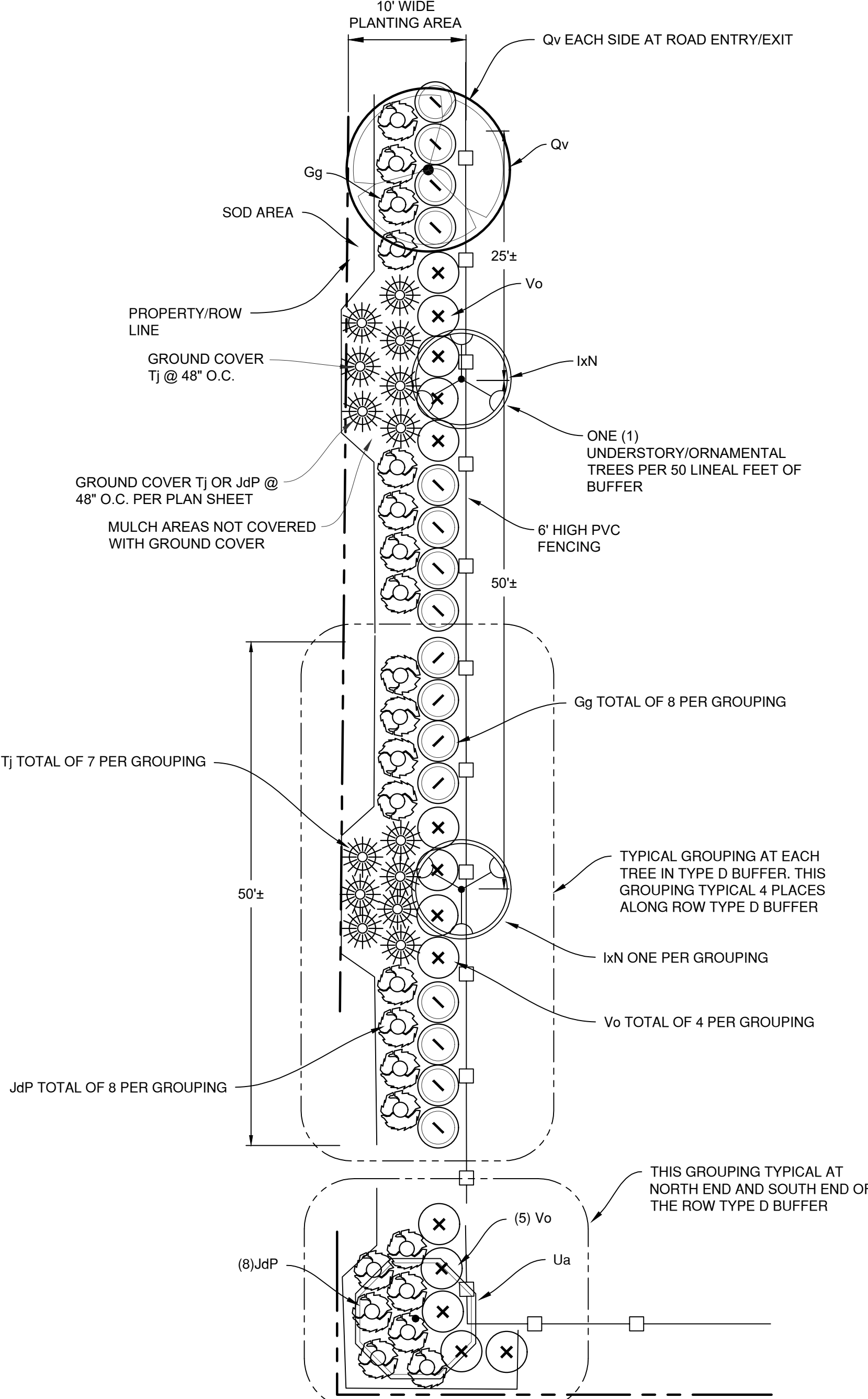
IN THE MODERATE WATER USE ZONE, ALL PORTIONS OF THE ZONE SHALL BE PROVIDED WITH A READILY AVAILABLE WATER SUPPLY WITHIN 100 FEET, TO SUPPLEMENT NATURAL RAINFALL WHEN NEEDED, AND TO HELP ENSURE THAT WATERING WILL TAKE PLACE UNTIL THE PLANT MATERIAL IS ESTABLISHED.

IN LOW WATER USE ZONES, ALL PORTIONS OF THE ZONE SHALL BE PROVIDED WITH A READILY AVAILABLE WATER SUPPLY WITHIN 50 FEET, TO SUPPLEMENT NATURAL RAINFALL WHEN NEEDED, AND TO HELP ENSURE THAT WATERING WILL TAKE PLACE UNTIL THE PLANT MATERIAL IS ESTABLISHED.

RAIN SENSOR DEVICES SHALL BE REQUIRED ON ALL AUTOMATIC IRRIGATION SYSTEMS TO AVOID IRRIGATION DURING PERIODS OF SUFFICIENT RAINFALL.

THE IRRIGATION SYSTEM SHALL BE DESIGNED TO MINIMIZE IRRIGATION OVERTHROW ONTO IMPERVIOUS SURFACES AND TO NEGATE ANY PONDING EFFECTS.

- NOTES:
- IF SPECIFIED PLANTS ARE UNAVAILABLE AT THE TIME OF CONSTRUCTION, CONTRACTOR MAY REPLACE SPECIFIED PLANTS WITH PLANTS APPROVED BY LANDSCAPE ARCHITECT AND COUNTY STAFF. ALTERATION TO LANDSCAPE PLAN REQUIRES WRITTEN APPROVAL.
 - ALL OPEN SPACE AREAS WITHIN THE PROPERTY SHALL BE SODDED UNLESS PAVED, SEEDED AND MULCHED OR PLANTED WITH SHRUBS AND GROUNDCOVER.
 - ALL LANDSCAPED AREAS NOT SODDED SHALL BE COVERED IN MULCH UNLESS OTHERWISE NOTED. PLANT BEDS SHALL BE TOP DRESSED WITH A MINIMUM OF 2" SETTLED SHREDDED ORGANIC MULCH.
 - AN IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED TO PROVIDE 100% COVERAGE FOR ALL REQUIRED LANDSCAPING PLANT MATERIAL.



TYPE D BUFFER ALONG ROW OF WIRE ROAD PLANTING DETAIL

- GENERAL LANDSCAPE NOTES
1. LANDSCAPE CONTRACTOR SHALL REVIEW ARCHITECTURAL/ENGINEERING DRAWINGS AND BECOME THOROUGHLY FAMILIAR WITH ALL SURFACE AND SUBSURFACE UTILITIES.
 2. 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.
 3. 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.
 4. EXCEPT AS OTHERWISE SPECIFIED, THE REQUIRED LANDSCAPING SHALL BE INSTALLED ACCORDING TO ACCEPTED COMMERCIAL PLANTING PROCEDURES AS SET FORTH IN "GRADES AND STANDARDS FOR NURSERY PLANTS, STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE, 1998", AND ANY AMENDMENTS THERETO.
 5. 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.
 6. ALL PLANTING SHALL BE PERFORMED BY PERSONS FAMILIAR WITH PLANTING PROCEDURE AND UNDER THE SUPERVISION OF A QUALIFIED FOREMAN.
 7. ALL PLANT MATERIAL SHALL EQUAL OR EXCEED THE STANDARDS FOR FLORIDA NO. 1 AS DEFINED IN THE MOST CURRENT EDITION OF THE GRADES AND STANDARDS FOR NURSERY PLANTS, PART I AND II, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, AND ANY AMENDMENTS THERETO. GRASS SOD SHALL BE CLEAN AND REASONABLY FREE OF WEEDS AND NOXIOUS PESTS OR DISEASES.
 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 WITH 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 MAXIMUM OF 3" SETTLED SHREDDED ORGANIC MULCH. 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 Z60.1, 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, TIGHTENING AND REPAIRING OF GUYS, 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 THE 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 GUARANTEE 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.
 26. TOPSOIL SHALL BE ASTM D 5268, NATURAL, FRIABLE, FERTILE, FINE LOAMY SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY THAT PRODUCES HEAVY GROWTH. TOPSOIL SHALL HAVE A pH RANGE OF 5.5 TO 7.4 PERCENT, FREE FROM SUBSOIL, OBJECTIONABLE WEEDS, LITTER, SODS, STIFF CLAY, STONES LARGER THAN 1 INCH IN DIAMETER, STUMPS, ROOTS, TRASH, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH OR LANDSCAPE PLANTING OPERATIONS. TOP SOIL SHALL CONTAIN A MINIMUM OF THREE PERCENT ORGANIC MATERIAL.

Issued:		Date:
A	ISSUED FOR PERMITS	05-08-23
B		
C		
D		
Revisions:		Date:
1		xx-xx-xx
2		
3		
4		
5		
6		

Timothy W. Larson, RLA
SEAL Lic. # 6667115

This item has been digitally signed and sealed by Timothy W. Larson, RLA 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

BROOKE-LYN TOWNHOMES, LLC.

6814 OAKCREST WAY
ZEPHYRHILLS, FL 22542
PH: (813) 782-0825 (OFFICE)
CONTACT: KEVIN RYMAN

Client Name:

BROOKE-LYN TOWNHOMES

WIRE ROAD @ DRIFTWOOD RD
CITY OF ZEPHYRHILLS, FL
PASCO COUNTY
PH: (813) 782-0825
CONTACT: KEVIN RYMAN

Project Name & Location:

LANDSCAPE PLAN

Drawing Name:

Date:	07/13/21
Revised:	XXX
Drawn:	sks
Checked:	SKS

Drawing No.

L-2.0

STAFF REPORT

To:

From:

RE: **RZ-15-23 Rezone of 5028 Airport Road**
A rezoning of a parcel of land (3.99 Acres, Mol) located on the fringe of the AP-2, or airport supportive zoning designation. Petition submitted to allow a gym/recreation facility not permissible under the AP-2 designation.

Date: **June 20, 2023**

I. BACKGROUND & INFORMATION

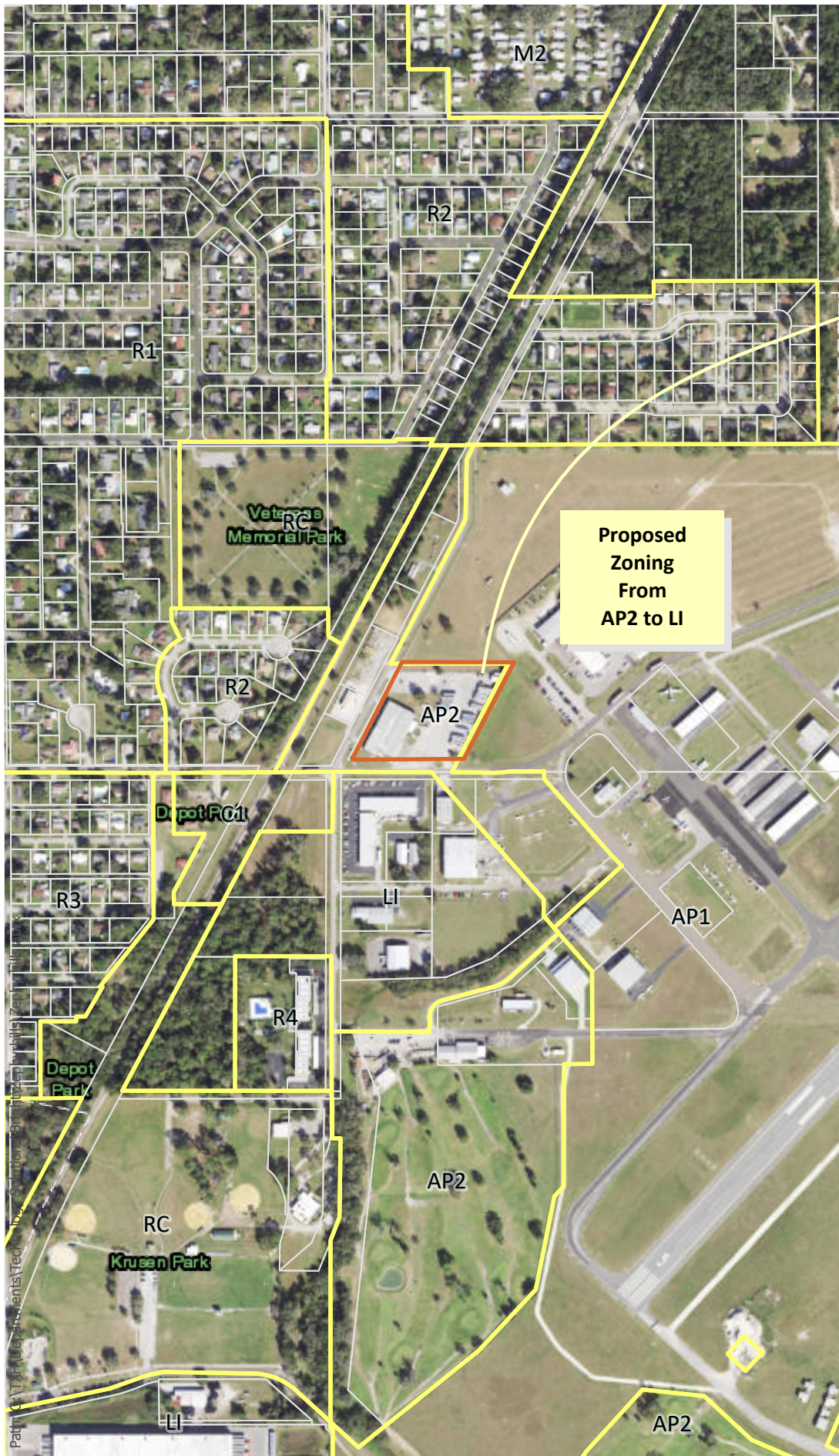
- A. History | Application Summary
- B. Site Information
 - 1. Applicant/Owner:
 - 2. File #:
 - 3. Historic Designation:
 - 4. Acreage:
 - 5. Existing Land Use:
 - 6. Current FLU:
 - 7. Proposed FLU:
 - 8. Existing Zoning:
 - 9. Current Zoning:

II. DATA & ANALYSIS

- A. Character Analysis
- B. Compatibility Analysis
- C. Natural & Historic Resources Analysis
- D. Public Service Analysis & Impact
- E. Comprehensive Plan Consistency

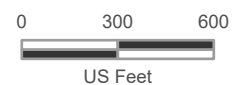
III. RECOMMENDATION

- A. Staff / Site Plan Review Committee
- B. Historic Preservation Board
- C. Planning Commission
- D. Board of Adjustment



CODE	ZONING
AP1	Airport
AP2	Airport Related
C2	Community Commercial
ER	Estate Residential
C3	General Commercial
LI	Light Industrial
R1	Low Density Residential
R3	Medium Density Residential
M2	Mobile Home Park
M1	Mobile Home Subdivision
R4	Multi-Family Residential
C1	Neighborhood Commercial District
OP	Office/Professional
PUD	Planned Unit Development
RC	Recreation/Conservation
M3	Recreational Vehicle Park
R2	Single-Family Residential
TCBD-H	Traditional Central Business Historic
TMU	Traditional Mixed Use
TMU-H	Traditional Mixed Use Historic

- Project Area
- Zephyrhills Zoning
- Pasco County Parcels



STAFF REPORT

To:

From:

RE: **SPR-46-22 Resubmission-4538 Skydive Lane**
Site improvements include new asphalt paving on the east side of the existing warehouse, a new driveway apron along Air Time Ave adjacent to the existing apron and loading dock, a dumpster enclosure as required by the city. As well as restoring the existing conditions of the parking lot and landscaping to acceptable standards. This project was originally submitted and reviewed last year 2022. And per the original SPRC meeting on July 19th 2022, the applicants were required to make changes to the plans.

Date: June 20, 2023

I. BACKGROUND & INFORMATION

- A. History | Application Summary
- B. Site Information
 - 1. Applicant/Owner:
 - 2. File #:
 - 3. Historic Designation:
 - 4. Acreage:
 - 5. Existing Land Use:
 - 6. Current FLU:
 - 7. Proposed FLU:
 - 8. Existing Zoning:
 - 9. Current Zoning:

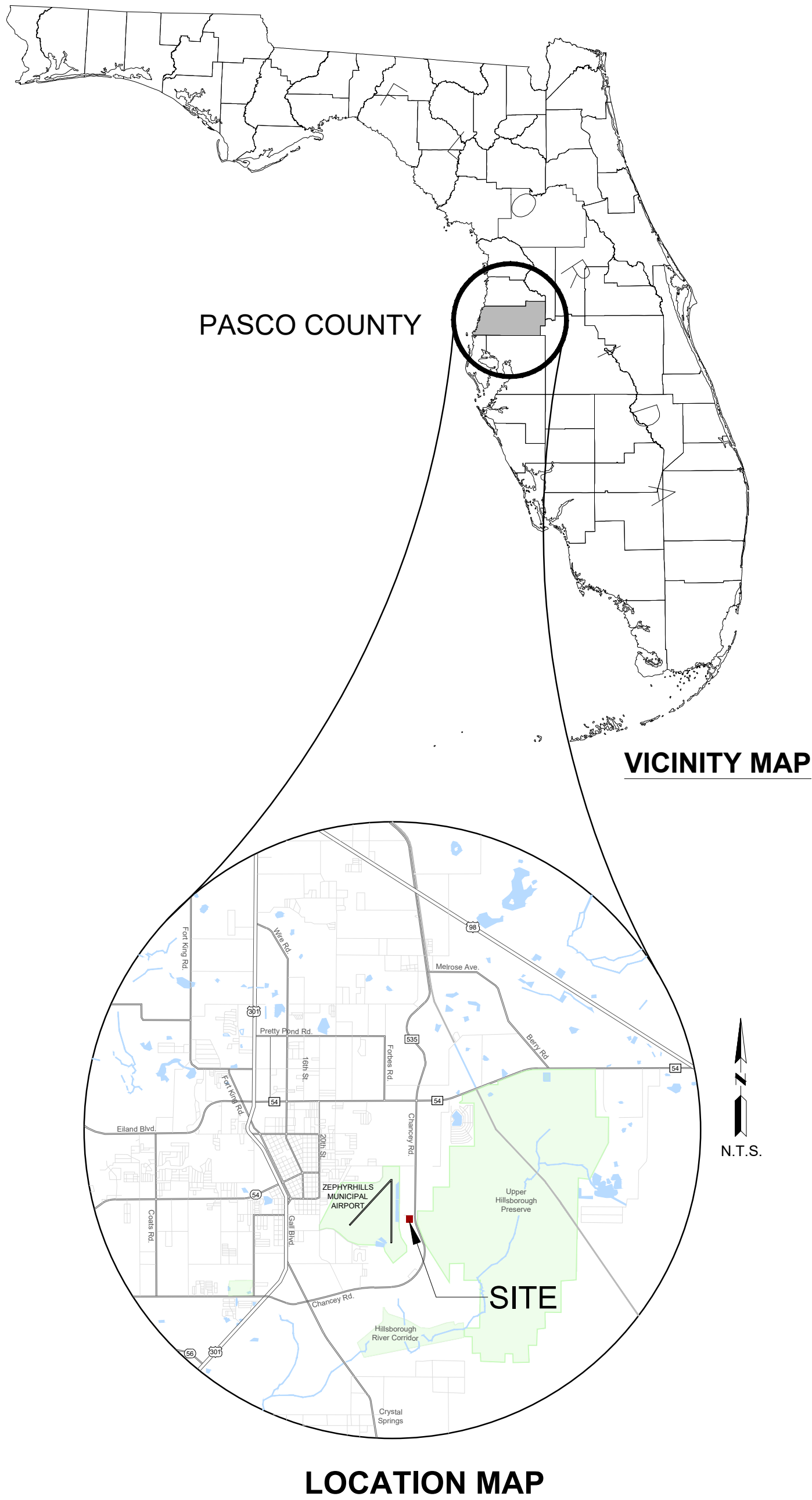
II. DATA & ANALYSIS

- A. Character Analysis
- B. Compatibility Analysis
- C. Natural & Historic Resources Analysis
- D. Public Service Analysis & Impact
- E. Comprehensive Plan Consistency

III. RECOMMENDATION

- A. Staff / Site Plan Review Committee
- B. Historic Preservation Board
- C. Planning Commission
- D. Board of Adjustment

CONSTRUCTION OF FACILITY UPGRADE

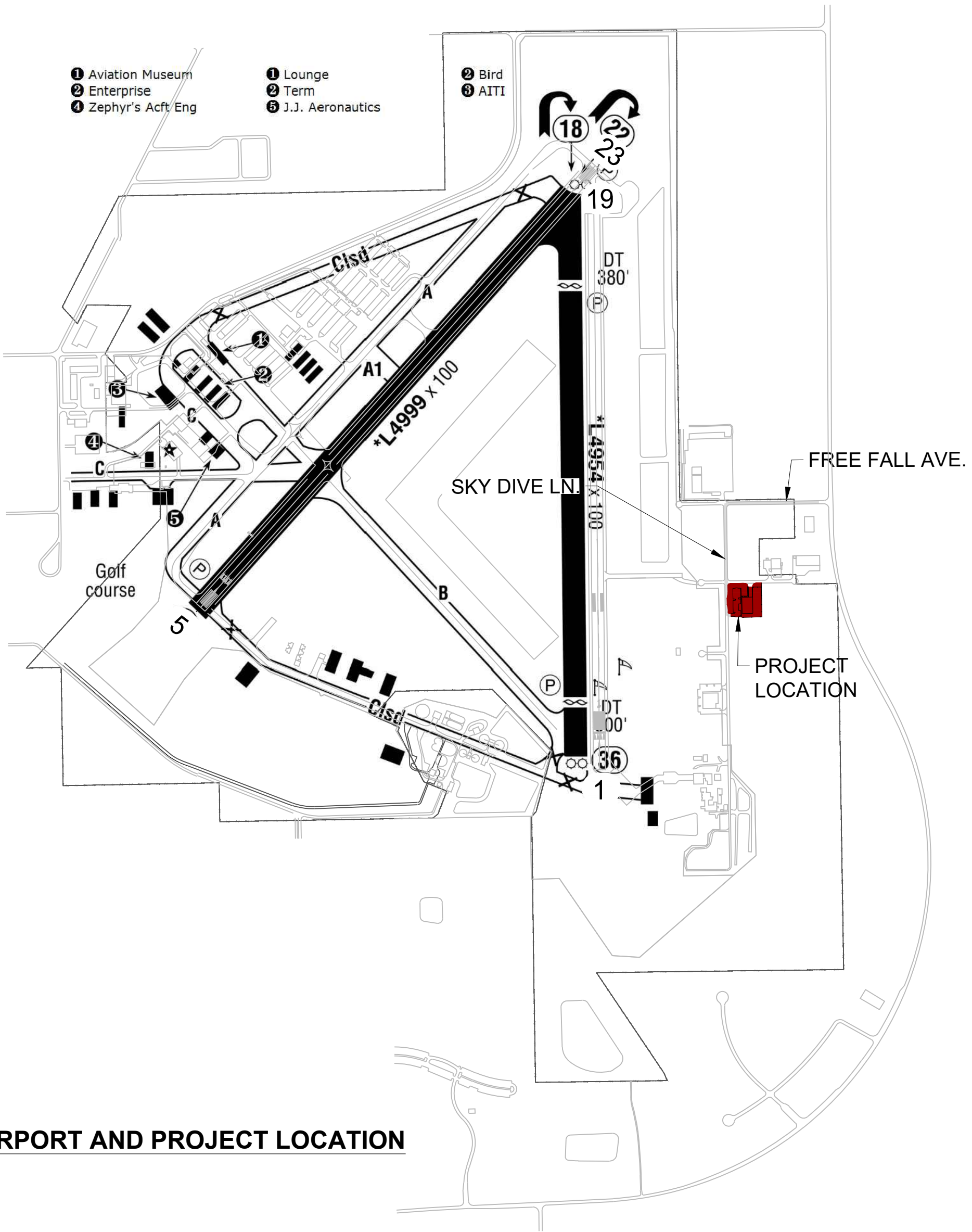


ISSUED FOR PERMIT
PREPARED FOR:
B & H CONSTRUCTION
MAY 2023

PREPARED BY:



3810 NORTHDAL BLVD.
STE. 170
TAMPA, FL 33624
OFFICE: 813-374-2200
FLORIDA CERT. OF AUTHORIZATION 28731



REVISIONS:			
REV. NO	DATE	DESCRIPTION:	EOR
1	04/22/22	SWFWMD COMMENTS	MM
Certification Note: Kyle Holley, State of Florida, Professional Engineer, License No. 72953 This item has been electronically signed and sealed by Kyle Holley, PE on 5/4/2023 using a SHA-1 authentication code. Printed copies of this document are not considered signed and sealed and the SHA-1 authentication code must be verified on any electronic copies.			

**FACILITY UPGRADE
AT
ZEPHYRHILLS MUNICIPAL AIRPORT**



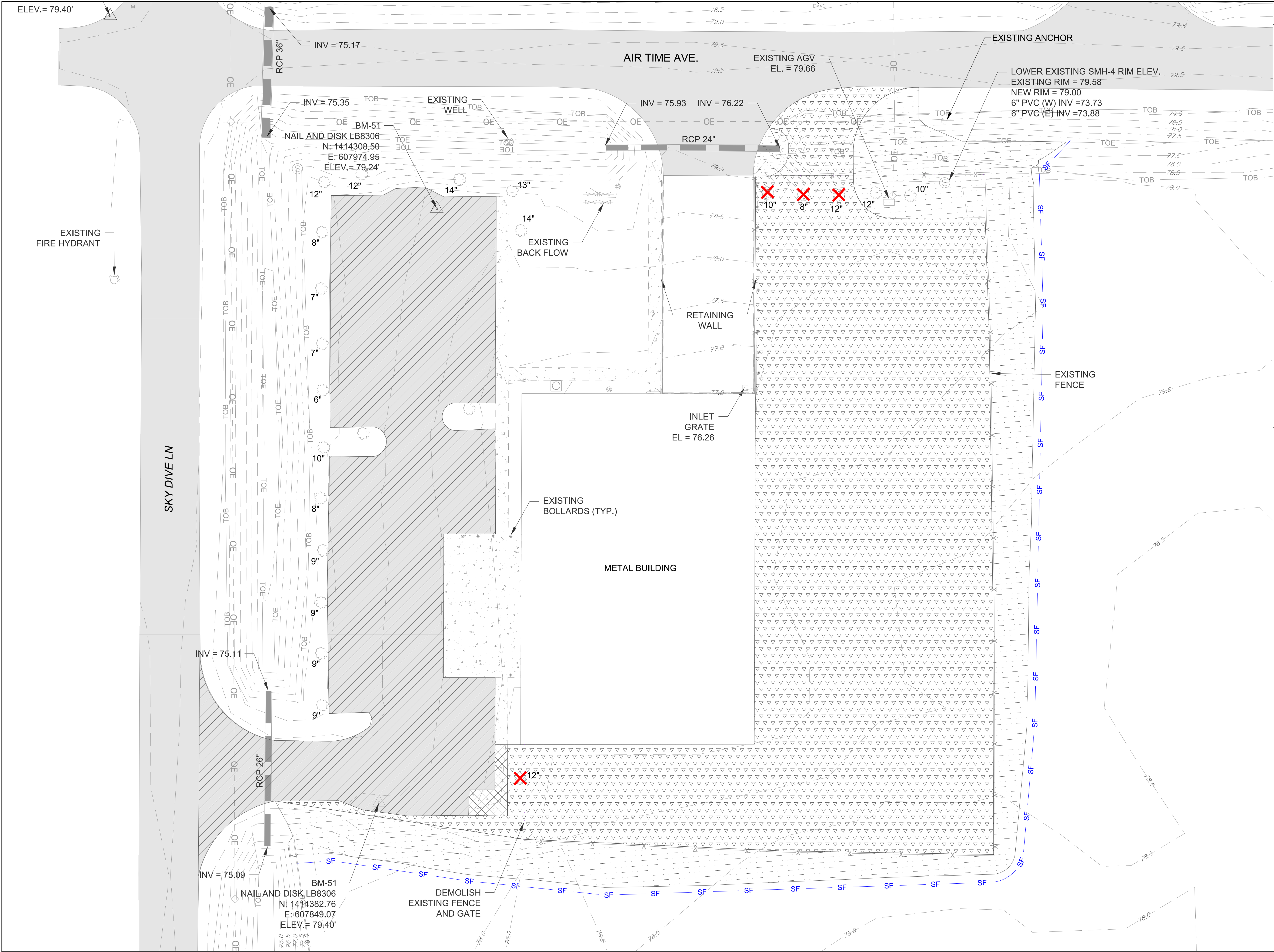
3810 NORTHDAL BLVD.
SUITE 170
TAMPA, FL 33624
OFFICE: 813-374-2200
FLORIDA CERT. OF
AUTHORIZATION 28731

Digitally signed by
Kyle B. Holley
Date: 2023.05.04
16:59:08 -0400
FLORIDA PROFESSIONAL ENGINEER 72953

JOB NO:	BNH21001
DRAWN:	YZY
DESIGN:	YZY
CHECKED:	KBH
DATE:	MARCH, 2023

COVER SHEET
C101

C:\Users\venee culmer\id Dropbox\1-projects\ZPH\BNH21001\03-drawings\WP\BNH21001 C102 EXISTING CONDITIONS AND DEMOLITION PLAN.dwg Renee Culmer Fri, 21 Apr 2023 - 2:49pm



EXISTING PAVEMENT

SEAL COAT EXISTING PAVEMENT

EXISTING SANITARY MANHOLE

EXISTING SANITARY CLEANOUT

EXISTING FIRE HYDRANT

EXISTING GATE VALVE

EXISTING BACKFLOW PREVENTER

EXISTING ANCHOR

EXISTING STORM PIPE

EXISTING TOP OF BANK

EXISTING TOE

EXISTING FENCE

EXISTING OVERHEAD ELECTRIC

EXISTING OAK TREE

EXISTING CONTOURS

SEAL COAT EXISTING PAVEMENT

TOPSOIL STRIPPING

RE-GRADING

DEMOLISH EXISTING CONCRETE

EXISTING OAK TREE REMOVAL

EXISTING FENCE REMOVAL

SF SITE FENCE

LEGEND

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RE-GRADING

DEMOLISH EXISTING CONCRETE

EXISTING OAK TREE REMOVAL

EXISTING FENCE REMOVAL

SF SITE FENCE

LEGEND

SURVEYOR'S NOTES:

1. THIS SURVEY WAS PERFORMED ON THE GROUND ON THE SHOWN IN TITLE BLOCK UNDER THE SUPERVISION OF A FLORIDA PROFESSIONAL SURVEYOR & MAPPER.

2. THE SUBJECT PROPERTY APPEARS TO BE WITHIN FLOOD ZONE "X" AND "AE", FIRM PANEL 12101C0457F WITH AN EFFECTIVE DATE OF 09/26/2014. ALL DIMENSIONS SHOWN ARE IN US SURVEY FEET AND DECIMAL PARTS THEREOF.

3. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.

4. NO UTILITIES (UNDERGROUND OR ABOVE-GROUND) WERE LOCATED EXCEPT AS SHOWN HEREON.

5. NO SEARCH FOR VISIBLE EVIDENCE OF EXISTING OR FORMER AREAS OF FACILITIES WHICH MAY HAVE INVOLVED THE USE OF STORAGE OF HAZARDOUS MATERIALS WAS MADE.

6. INFORMATION SHOWN HEREON MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

7. THIS SURVEY REFLECTS THE DESCRIPTION PROVIDED BY THE CLIENT.

8. REPRODUCTIONS OF THIS SURVEY ARE NOT VALID UNLESS SIGNED AND SEALED WITH AN ORIGINAL RAISED SURVEYOR'S SEAL.

9. ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY ANY OTHER THAN THE SIGNING SURVEYOR ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR OF RECORD.

10. THIS SURVEY WAS PREPARED EXCLUSIVELY FOR THE CERTIFIED PARTIES LISTED HEREON. COPYING, DISTRIBUTING AND/OR USING THIS DRAWING IN WHOLE OR IN PART FOR ANY PURPOSE OTHER THAN ORIGINALLY INTENDED WITHOUT THE WRITTEN CONSENT FROM UNITED SURVEY AND MAPPING INC. IS PROHIBITED AND RENDERS THE SURVEYOR'S CERTIFICATION, SIGNATURE AND SEAL NULL AND VOID.

11. THE COORDINATES SHOWN HEREON ARE IN NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT.

12. NO TITLE SEARCH REPORT WAS PROVIDED TO THE SURVEYOR.

13. NO TITLE SEARCH WAS PERFORMED BY THE SURVEYOR.

14. ALL ELEMENTS SHOWN HERON ARE EXISTING UNLESS OTHERWISE STATED.

15. ELEVATIONS SHOWN HERON ARE IN NORTH AMERICAN VERTICAL DATUM OF 1988.

16. THIS SURVEY WAS COMPLETED USING MULTIPLE REAL-TIME KINEMATIC GPS OBSERVATIONS AND MANUAL TOTAL STATION OBSERVATIONS.

17. THE FOLLOWING NATIONAL GEODETIC SURVEY CONTROL MONUMENTS WERE RECOVERED AND UTILIZED FOR THE ELEVATIONS INDICATED HEREON: DESIGNATION: U 682, PID - DK5509

REVISIONS :			
REV. NO	DATE	DESCRIPTION:	EOR
1	04/22/22	SWFWMD COMMENTS	MM
Certification Note: Kyle Holley, State of Florida, Professional Engineer, License No. 72953 This item has been electronically signed and sealed by Kyle Holley, PE on 5/2/2023 using a SHA-1 authentication code. Printed copies of this document are not considered signed and sealed and the SHA-1 authentication code must be verified on any electronic copies.			

FACILITY UPGRADE

AT

ZEPHYRHILLS MUNICIPAL AIRPORT

AD

AMERICAN INFRASTRUCTURE DEVELOPMENT, INC.

TRANSPORTATION CONSULTING

3810 NORTHDAL BLVD. SUITE 170 TAMPA, FL 33624 OFFICE: 813-374-2200

FLORIDA CERT. OF AUTHORIZATION 28731

ENGINEER OF RECORD

KYLE B HOLLEY, P.E.

FLORIDA. P.E. LIC. # 72953

JOB NO: BNH21001

DRAWN: YZY

DESIGN: YZY

CHECKED: KBH

DATE: MARCH, 2023

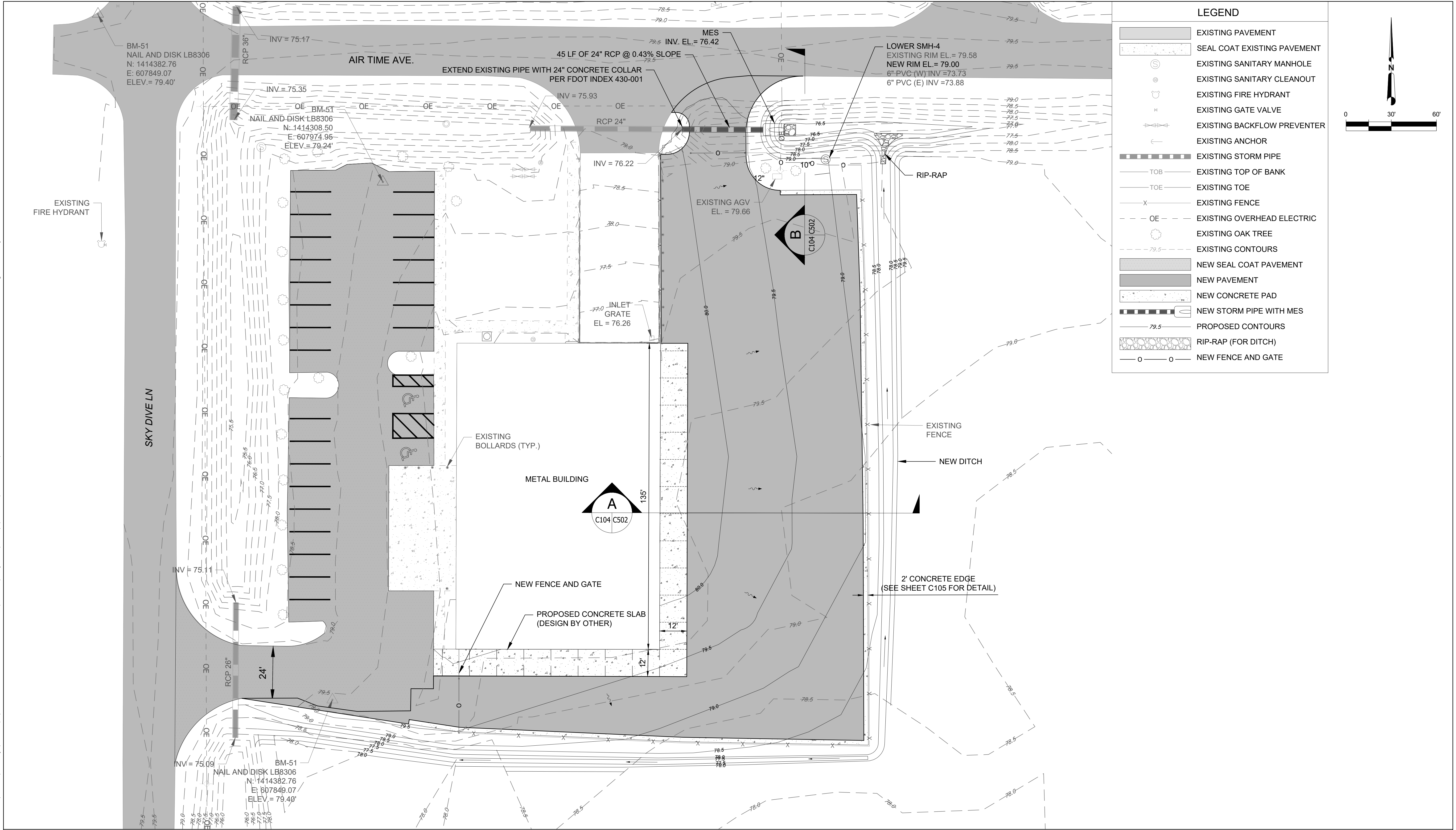
EXISTING CONDITIONS AND DEMOLITION PLAN

C102

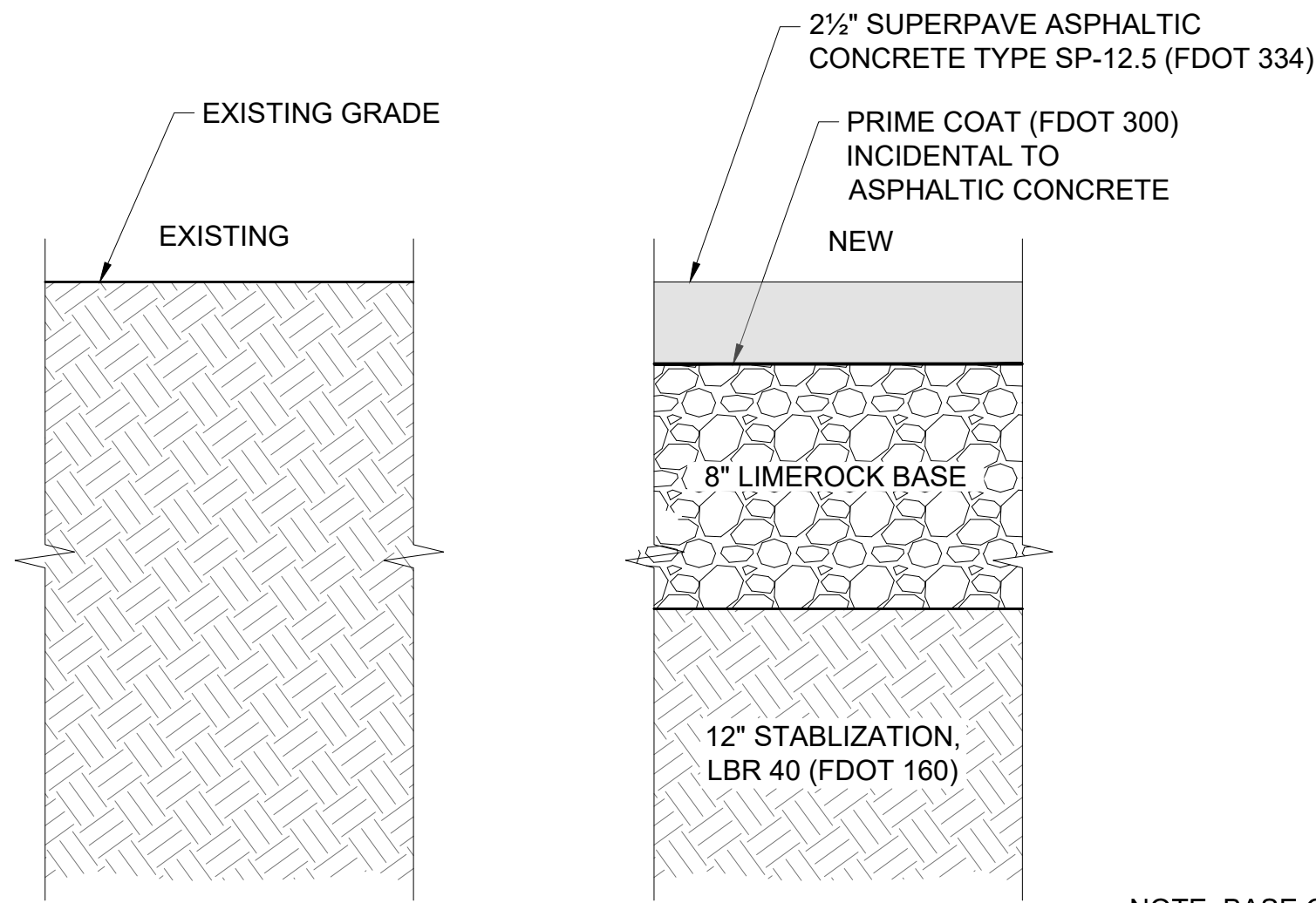
PERMIT SET

Page 37 of 65

Sat, 29 Apr 2023 - 8:42pm C:\Users\Beverly\Desktop\American Infrastructure Development\Projects\BNH\April 29\Submitted\BNH21001_C104 GRADING AND DRAINAGE PLAN.dwg Beverly

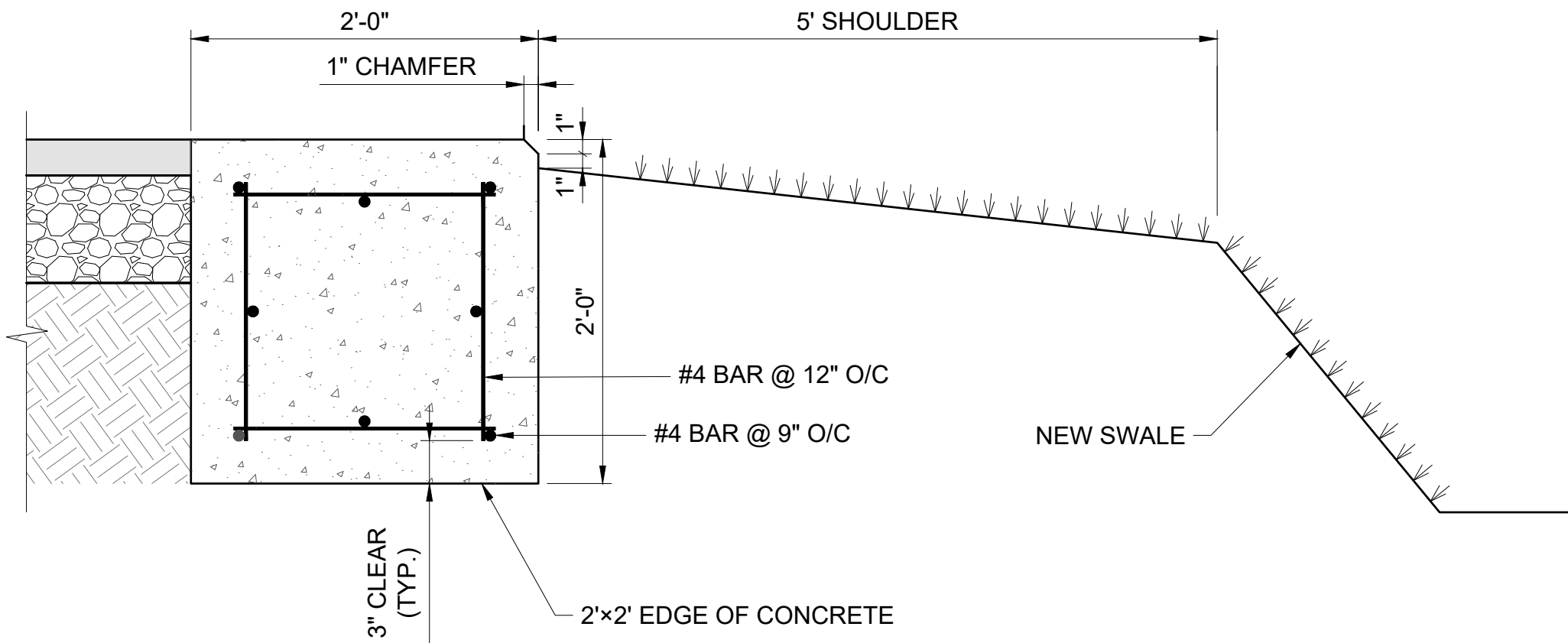


C:\Users\yeneeculmer\OneDrive\Documents\Projects\ZPH\BNH21001\03-drawings\WP\BNH21001_C105-C107_PAVEMENT_SECTION_AND_SITE_DETAILS.dwg Renee Culmer
Fri, 21 Apr 2023 2:50pm

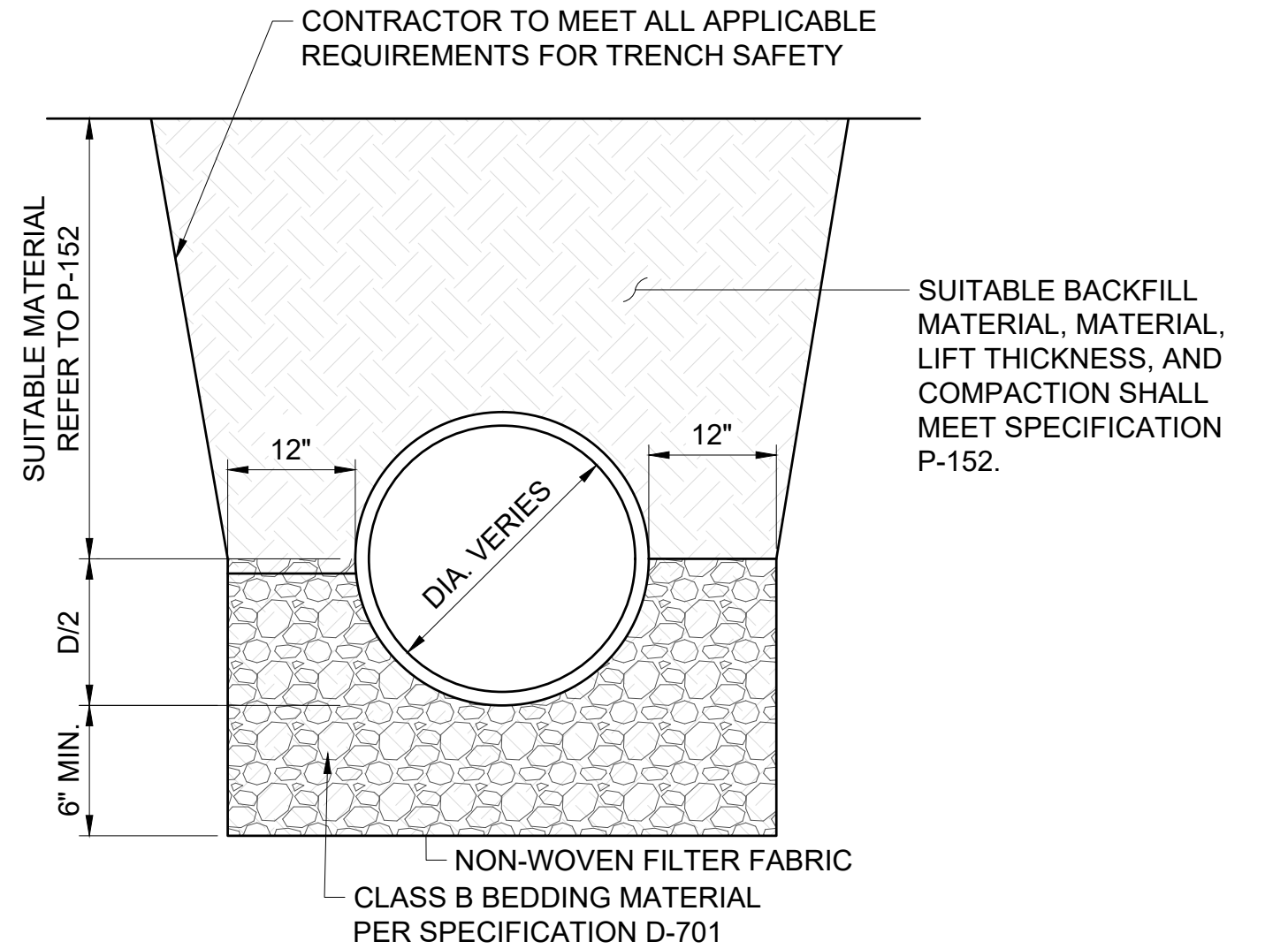


1 NEW PAVEMENT SECTION
N.T.S.

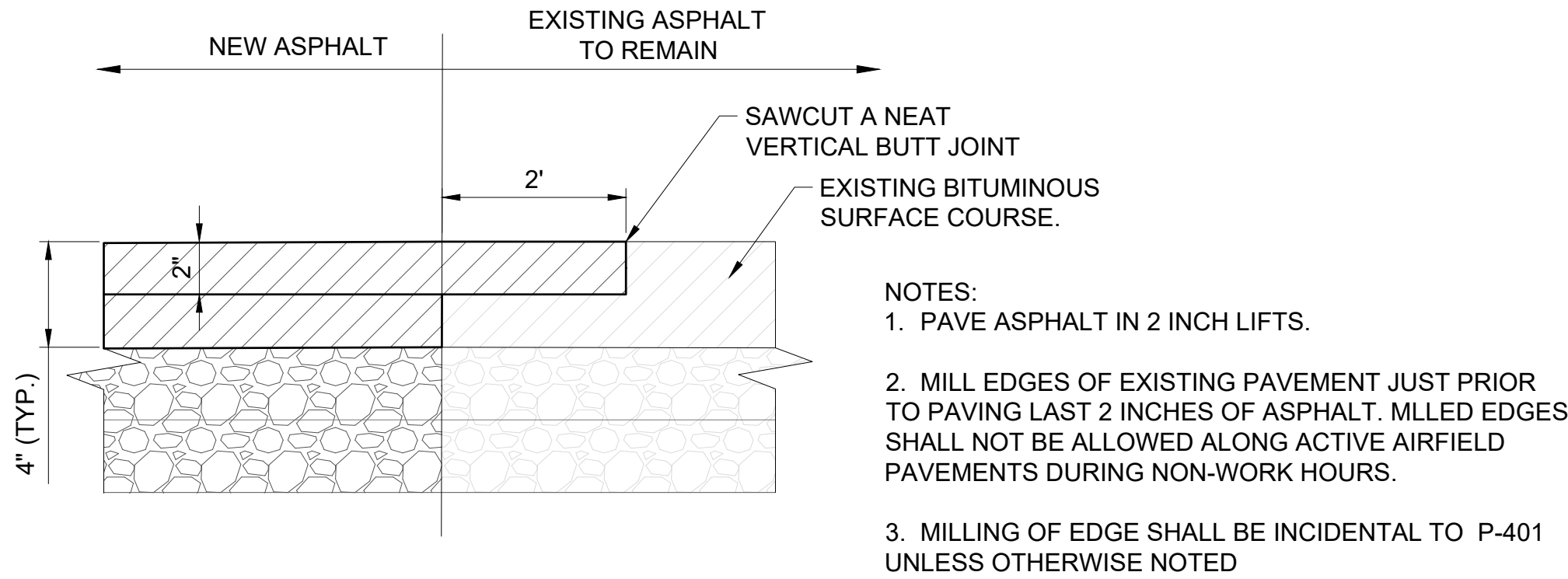
NOTE: BASE COMPACTION TO MEET 98% AASHTO T-180 STABILIZED SUBGRADE - TYPE "B" - MINIMUM LBR 40.



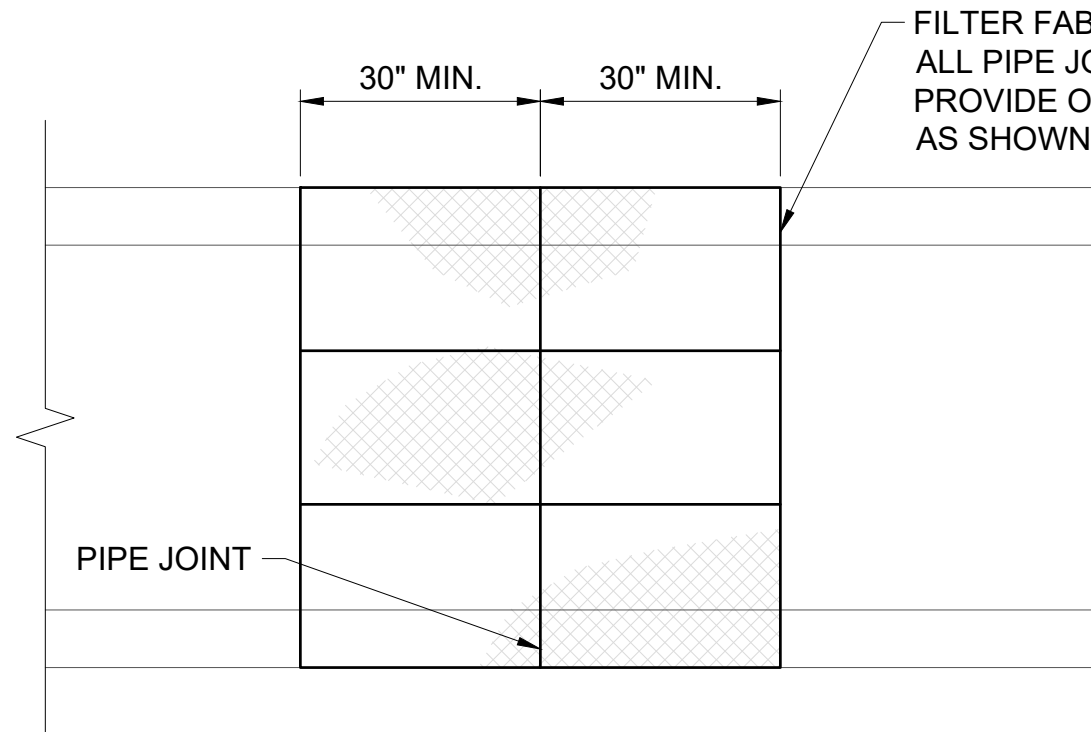
2 EDGE OF CONCRETE DETAIL
N.T.S.



7 PIPE BEDDING DETAIL
N.T.S.



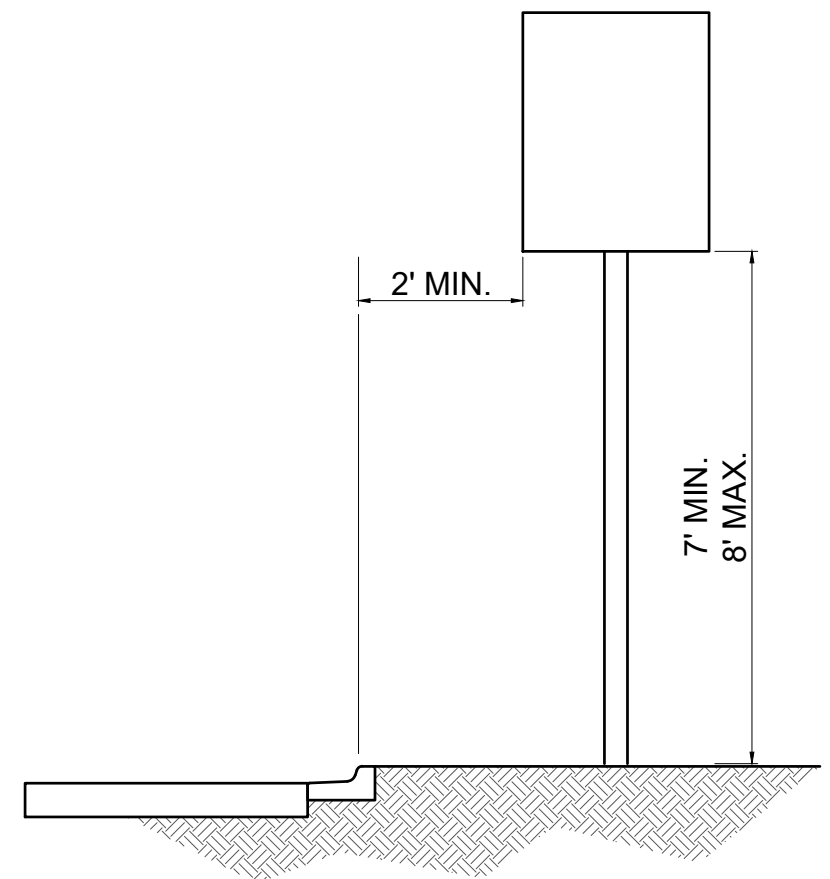
3 FLEXIBLE-FLEXIBLE PAVEMENT INTERFACE DETAIL
N.T.S.



4 PIPE JOINT DETAIL
N.T.S.

PIPE BEDDING NOTES:

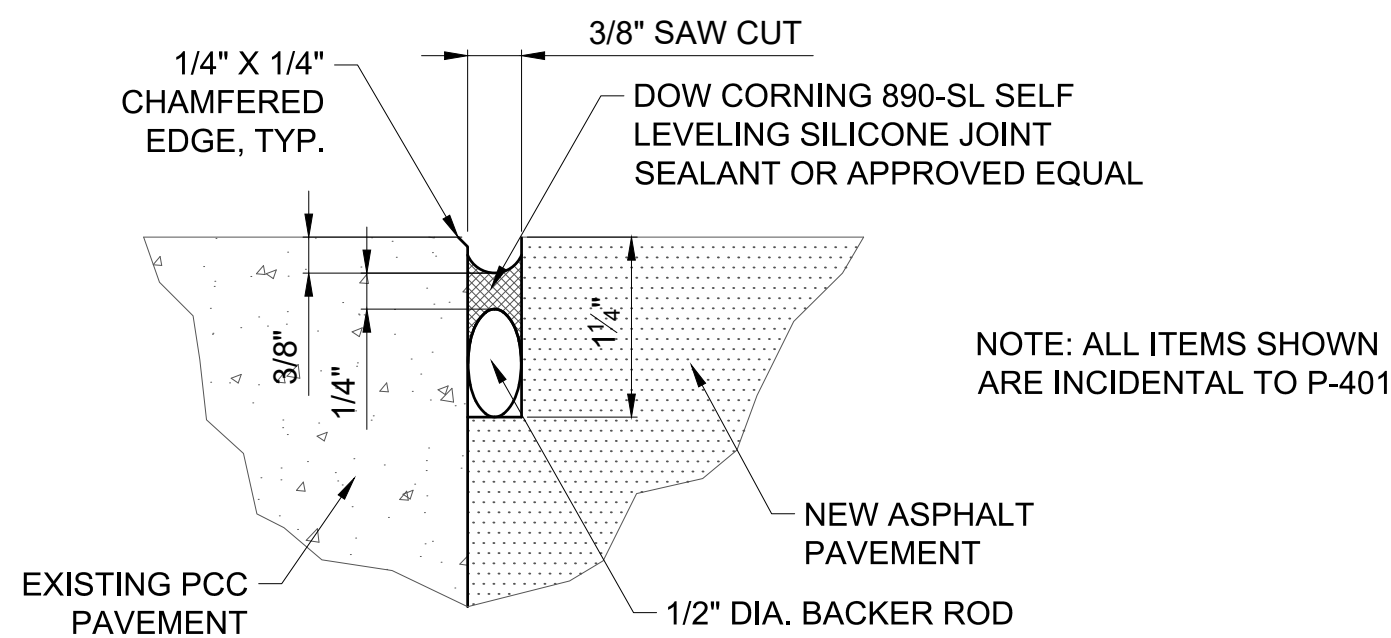
1. CLASS B BEDDING MATERIAL SHALL CONFORM TO FDOT #57 STONE SPECIFICATION AND BE OBTAINED FROM FDOT APPROVED SOURCES.
2. NON-WOVEN FILTER FABRIC SHALL BE FURNISHED FROM FDOT APPROVED MATERIAL SUPPLIER.
3. ALL PIPE JOINTS SHALL BE GASKETED AND WRAPPED WITH FILTER FABRIC. REFER TO PIPE JOINT DETAIL.



NOTE:

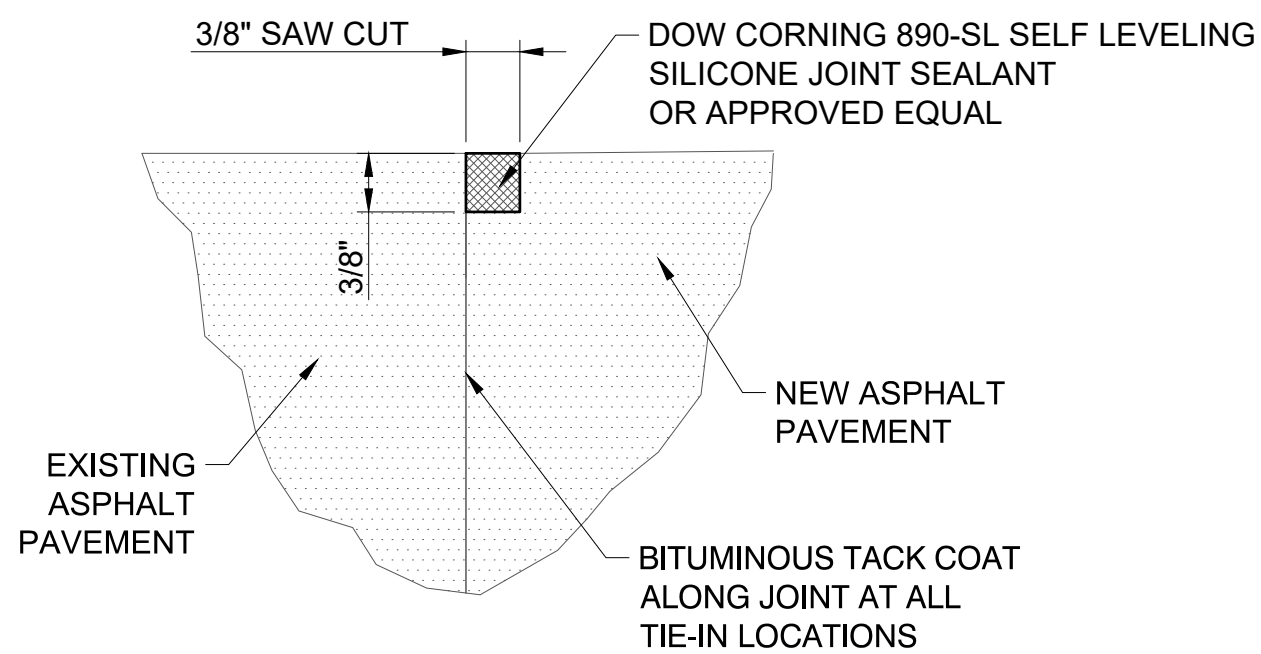
1. THE TYPICAL SECTION SHOWN HEREON SERVES AS A GUIDE FOR LOCATING THE TRAFFIC SIGNS REQUIRED UNDER VARIOUS ROADSIDE CONDITIONS. FOR SIZE AND DETAILS OF SIGN CONSTRUCTION AND FOOTING REFER TO THE APPROPRIATE STANDARD INDEX DRAWING FOR ROADSIDE SIGNS.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LENGTH OF SIGN SUPPORTS IN THE FIELD PRIOR TO FABRICATION.
3. GROUND SIGNS SHALL BE INSTALLED AT AN ANGLE OF 1 TO 4 DEGREES AWAY FROM THE TRAFFIC FLOW (SEE ILLUSTRATION). SHOULDER MOUNTED SIGNS SHALL BE ROTATED COUNTERCLOCKWISE AND MEDIAN MOUNTED SIGNS ROTATED CLOCKWISE. SIGNS ON CURVES SHALL BE MOUNTED AS NOTED ABOVE FROM THE PERPENDICULAR TO THE MOTORIST LINE OF SIGHT.
4. THE MOUNTING HEIGHTS ARE MEASURED FROM THE BOTTOM OF THE SIGN PANEL TO A HORIZONTAL LINE EXTENDED FROM THE EDGE OF THE DRIVING LANE.
5. SIGN SUPPORTS SHALL NEVER BE PLACED IN THE BOTTOM OF DITCHES WHERE EROSION MIGHT AFFECT THE PROPER OPERATION OF THE BREAKAWAY FEATURE.
6. SIGN SUPPORTS SHALL NOT REDUCE THE ACCESSIBLE ROUTE / CONTINUOUS PASSAGE TO LESS THAN 4' MIN. CLEAR WIDTH AS REQUIRED BY THE AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBILITY GUIDELINES.

9 N.T.S.



5 PCC-AC JOINT SEAL
N.T.S.

NOTE: ALL ITEMS SHOWN ARE INCIDENTAL TO P-401



6 AC-AC JOINT SEAL
N.T.S.

REVISIONS:

REV. NO	DATE	DESCRIPTION:	EOR
1	04/22/22	SWFWMD COMMENTS	MM
Certification Note:			
Kyle Holley, State of Florida, Professional Engineer, License No. 72953			
This item has been electronically signed and sealed by Kyle Holley, PE			
on 5/2/2023 using a SHA-1 authentication code. Printed copies of this			
document are not considered signed and sealed and the SHA-1			
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FACILITY UPGRADE
AT
ZEPHYRHILLS MUNICIPAL AIRPORT



3810 NORTHDAL BLVD.
SUITE 170
TAMPA, FL 33624
OFFICE: 813-374-2200

FLORIDA CERT. OF
AUTHORIZATION 28731

ENGINEER OF RECORD

KYLE B HOLLLEY, P.E.
FLORIDA, P.E. LIC. # 72953

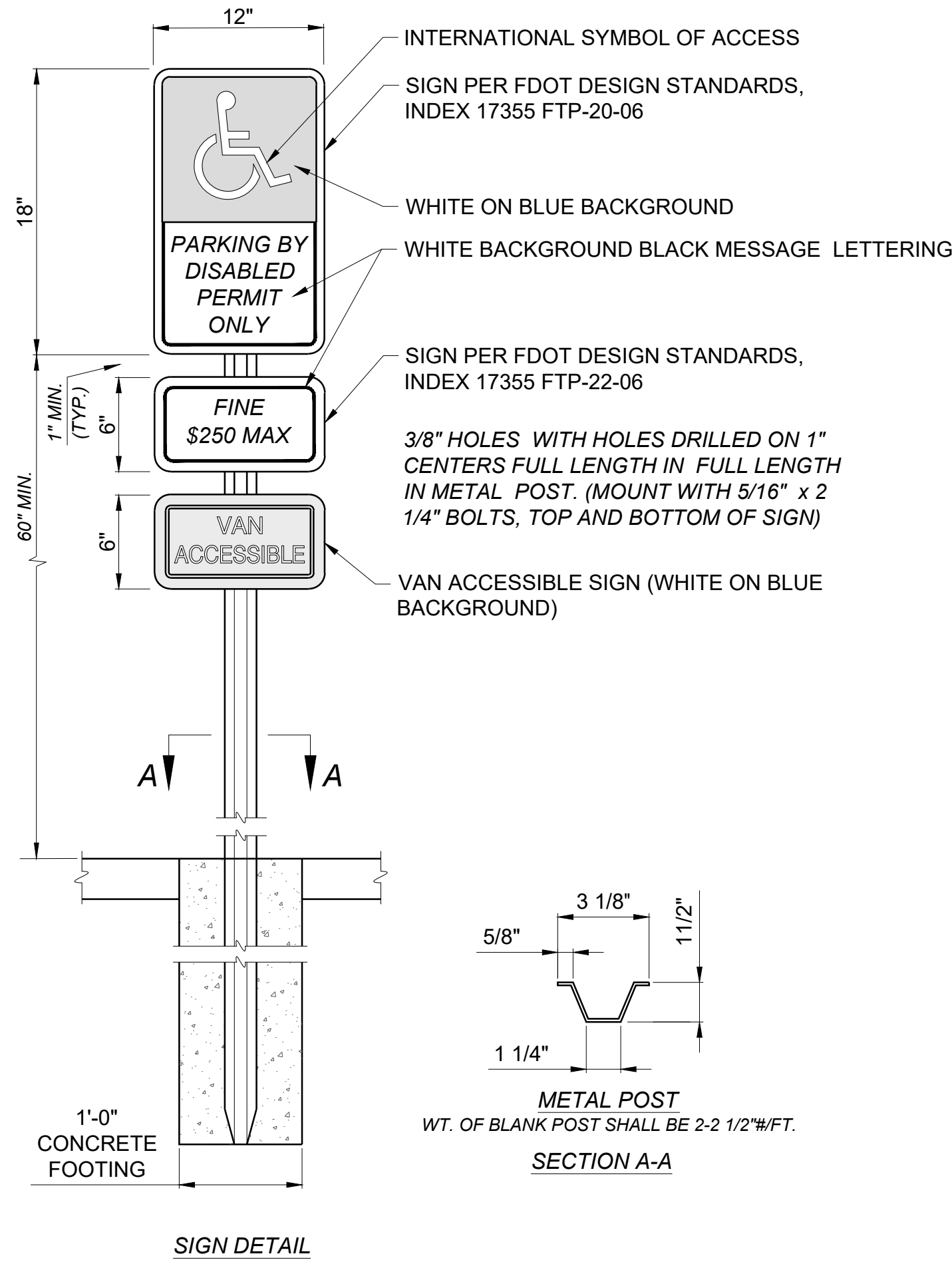
JOB NO:	BNH21001
DRAWN:	YZY
DESIGN:	YZY
CHECKED:	KBH
DATE:	MARCH, 2023

PAVEMENT SECTION AND
SITE DETAILS

C105

PERMIT SET

Sat, 29 Apr 2023 - 11:18am C:\Users\Beverly\Desktop\American Infrastructure Development\Projects\BNH\April 29\BNH21001 C105-C107 PAVEMENT SECTION AND SITE DETAILS.dwg Beverly

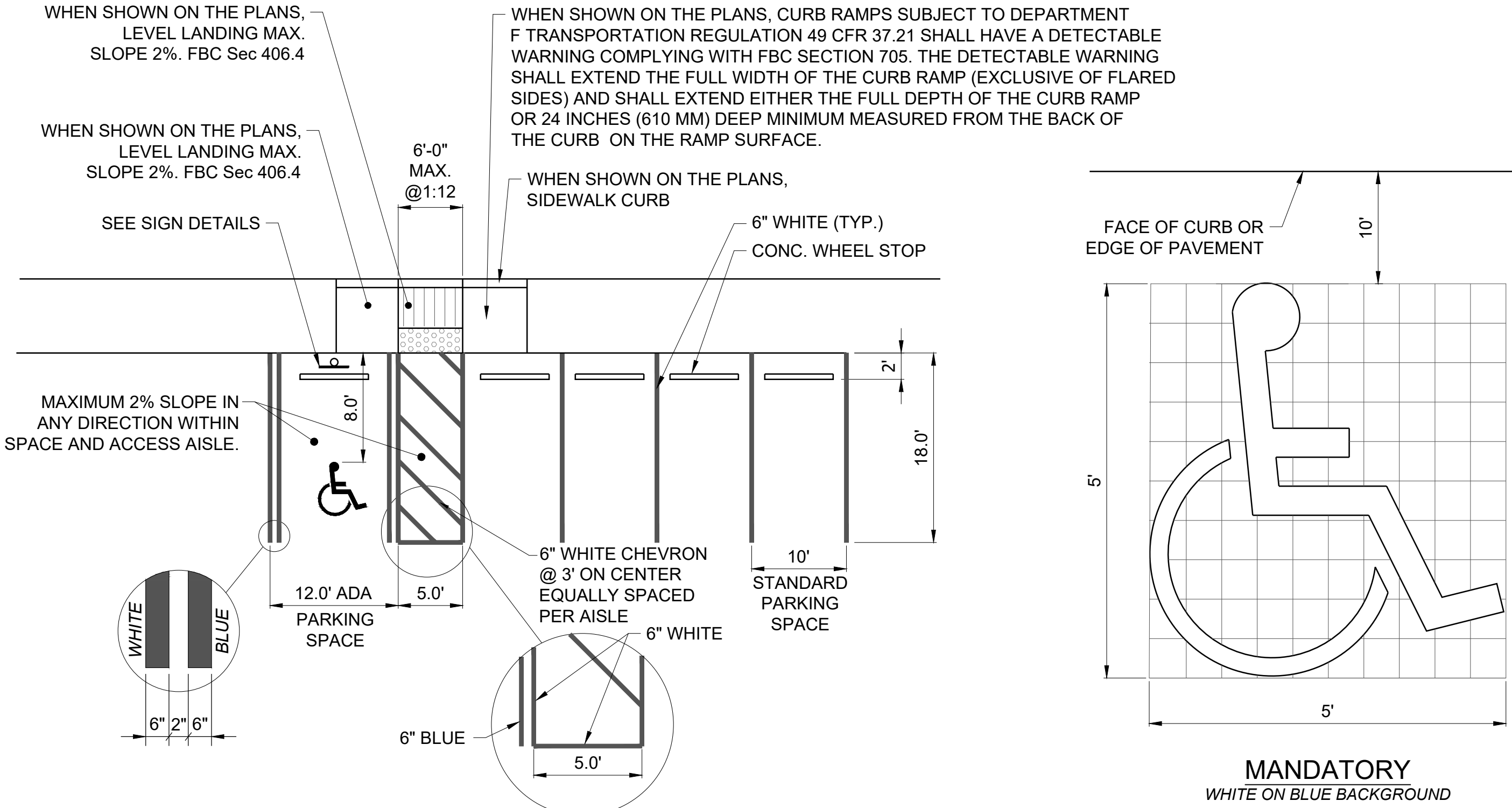


1 HANDICAP PARKING SIGN DETAILS
N.T.S.

CONTRACTOR ADA NOTICE:

CONTRACTOR WILL BE HELD ACCOUNTABLE DURING CONSTRUCTION FOR ALL SITE IMPROVEMENTS. COMPLIANCE WITH THE FLORIDA BUILDING CODE (FBC), LATEST EDITION AT TIME OF BIDDING, FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION IS MANDATORY. IF INCORRECT AT THE FINAL INSPECTION, CONTRACTOR WILL BE REQUIRED TO MODIFY CONSTRUCTION TO COMPLY WITH FBC. THE FOLLOWING ITEMS TAKE PRECEDENCE AND SUPERSEDE OTHER DETAILS ON PLANS:

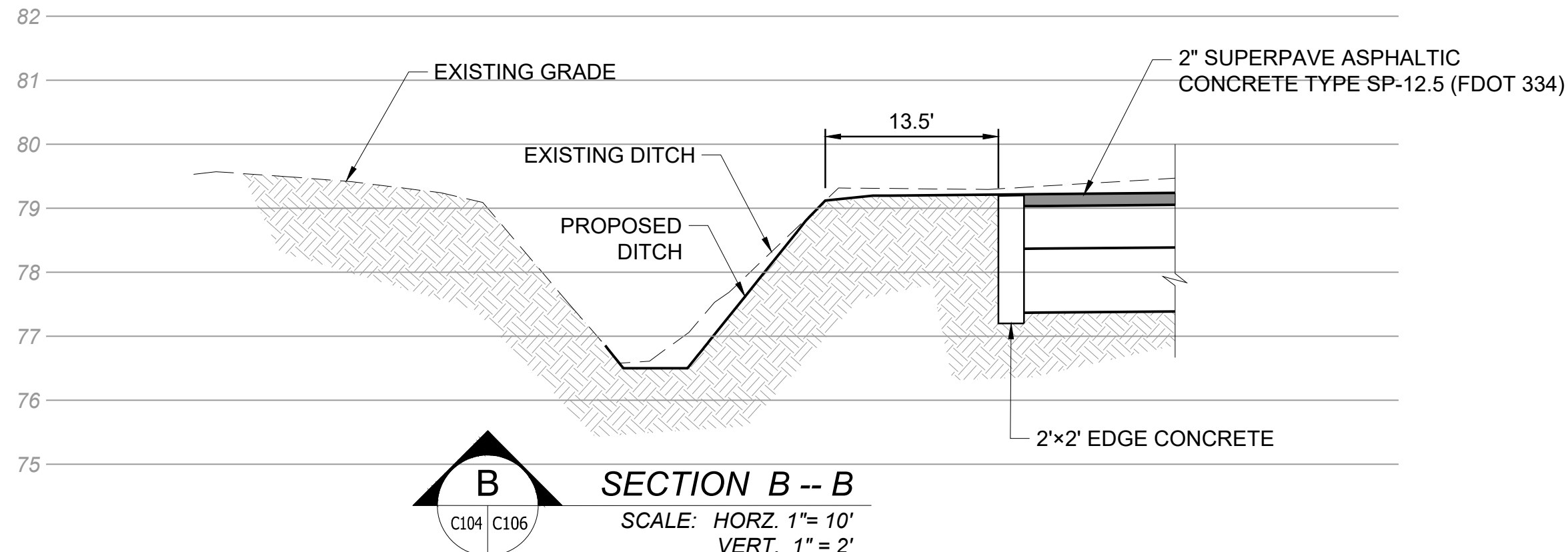
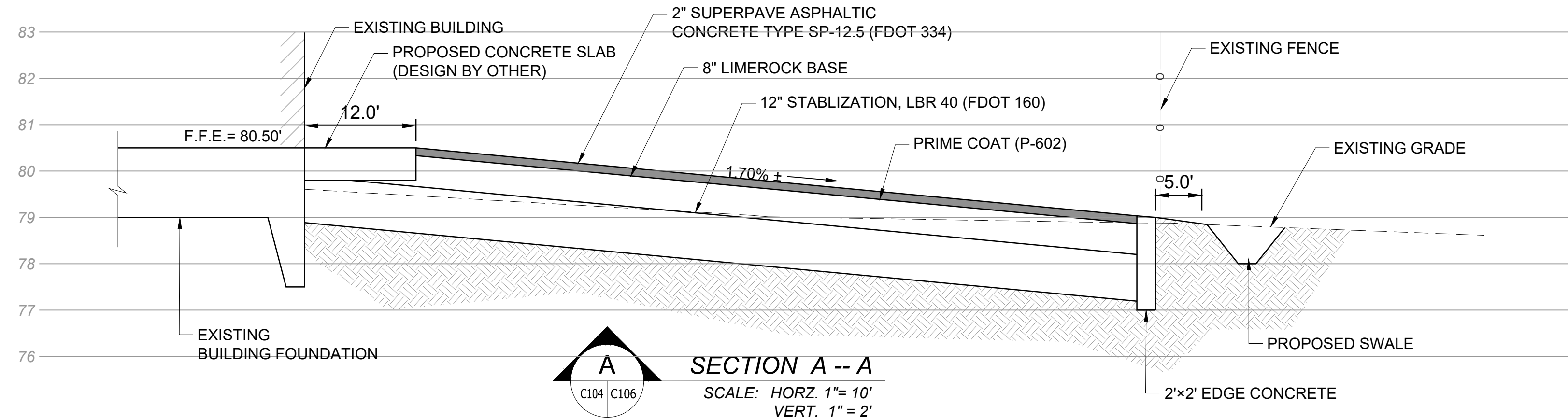
- PARKING SPACE(S) SHALL BE 12' WIDE (CENTERLINE OF WHITE STRIPING) WITH WHITE STRIPING OUTER LINE, BLUE STRIPING INNER LINES. FBC SECTION 502
- PARKING SPACES COMPLYING WITH SECTION 502 THAT SERVE A PARTICULAR BUILDING OR FACILITY SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE FROM PARKING TO AN ENTRANCE COMPLYING WITH FBC SECTION 206.4.
- ACCESS AISLE(S) SHALL BE IN ACCORDANCE WITH FBC SECTION 502.3. 5' WIDE WITH REQUIRED DIAGONAL STRIPING IN ACCORDANCE WITH FLORIDA STATUTES 553.5041(5)(c)1.
- PARKING SPACES AND ACCESS AISLES SERVING THEM SHALL COMPLY WITH FBC 502. ACCESS AISLES SHALL BE AT THE SAME LEVEL (MAX 1:48 SLOPE IN ANY DIRECTION) AS THE PARKING SPACES THEY SERVE. CHANGES IN LEVEL ARE NOT PERMITTED. FBC SECTION 502.4
- APPROVED H/C SIGNS AT 60" FROM GRADE PAVEMENT TO BOTTOM OF THE FTP 20-06 OR FTP 21-06 SIGN. SIGNS PER FDOT DESIGN STANDARDS MANUAL INDEX 17355, FTP 20-06 OR FTP 21-06 AND FTP 22-06.
- CURB RAMP SLOPES SHALL NOT TO EXCEED 1:12 (8.33%) SLOPE IN ANY DIRECTION. RAMP SIDE SLOPES SHALL NOT EXCEED 1:12 (8.33%) SLOPE. CURB RAMP SHALL NOT ENCROACH ACCESS AISLE(S). FBC SECTION 406
- ALL RAMP OTHER THAN CURB RAMP AS REFERENCED ABOVE SHALL COMPLY WITH THE DESIGN REQUIREMENTS OF FBC SECTION 405.
- ACCESSIBLE ROUTE TO "MAIN ENTRY" SHALL NOT EXCEED 1:20 (5%) SLOPE (UNLESS RAMP PROVIDED) WITH CROSS SLOPE NOT IN EXCESS OF 1:50 (2%).
- ACCESSIBLE ROUTE "CONNECTING ALL BUILDINGS" ON THE SAME SITE SHALL NOT EXCEED 1:20 (5%) SLOPE (UNLESS RAMP PROVIDED) WITH CROSS SLOPE NOT IN EXCESS OF 1:50 (2%).
- ACCESSIBLE ROUTE TO "PUBLIC WAY" SHALL NOT EXCEED 1:20 (5%) SLOPE (UNLESS RAMP PROVIDED) WITH CROSS SLOPE NOT IN EXCESS OF 1:50 (2%).
- CURB RAMP SUBJECT TO DEPARTMENT OF TRANSPORTATION REGULATION 49 CFR 37.21 SHALL HAVE A DETECTABLE WARNING COMPLYING WITH FBC SECTION 705. THE DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH OF THE CURB RAMP (EXCLUSIVE OF FLARED SIDES) AND SHALL EXTEND EITHER THE FULL DEPTH OF THE CURB RAMP OR 24 INCHES (610 MM) DEEP MINIMUM MEASURED FROM THE BACK OF THE CURB ON THE RAMP SURFACE.



NOTES

- METAL POST TO BE HOT DIPPED GALVANIZED. ALL BOLTS, NUTS, WASHERS AND SCREWS MUST BE RUSTPROOF.
- CONCRETE FOR FOOTING SHALL BE PORTLAND CEMENT AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 P.S.I.
- SIGNS WILL BE FABRICATED BY USING REFLECTING COATING IN THE SYMBOL, MESSAGE AND BORDER APPLIED TO A SHEET ALUMINUM BACKING (.080) IN THICKNESS.
- MESSAGE LETTERING SHALL BE UPPER CASE (BLACK)(SERIES C) 1.5" HIGH IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. EXCEPT AS NOTED ON SHEET 2 OF 2.
- THE SYMBOL IS COMPOSED OF TWO ELEMENTS, A WHITE WHEELCHAIR FIGURE (WHICH SHOULD ALWAYS FACE RIGHT) ON A SQUARE BACKGROUND, INTERNATIONAL BLUE IN COLOR (FED. STD. 595a, COLOR #15180).
- SIGN POST SHALL BE MIN. 2'-0" CLEAR FROM BACK OF CURB.
- THE USE OF PROPERLY LOCATED BOLLARDS IN ACCESSIBLE PARKING SPACES ARE ACCEPTABLE SUBSTITUTES FOR REGULAR BUMPER GUARD.
- MINIMUM NUMBER OF ACCESSIBLE PARKING SPACES SHALL BE PER FLORIDA ACCESSIBILITY BUILDING CODE SECTION 4.6.3.
- AT LEAST ONE A.D.A SPACE SHALL BE SIGNED AS VAN ACCESSIBLE. SEE SITE PLAN FOR LOCATION(S). ACCESS AISLE SHOULD ALWAYS BE ON THE PASSENGER SIDE OF ALL VAN ACCESSIBLE SPACES.

2 HANDICAP AND STANDARD PARKING SPACE DETAILS
N.T.S.



REVISIONS:			
REV. NO	DATE	DESCRIPTION:	EOR
1	04/22/22	SWFWMD COMMENTS	MM
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FACILITY UPGRADE
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3810 NORTHDAL BLVD.
SUITE 170
TAMPA, FL 33624
OFFICE: 813-374-2200

FLORIDA CERT. OF
AUTHORIZATION 28731

ENGINEER OF RECORD

KYLE B HOLLEY, P.E.
FLORIDA, P.E. LIC. # 72953

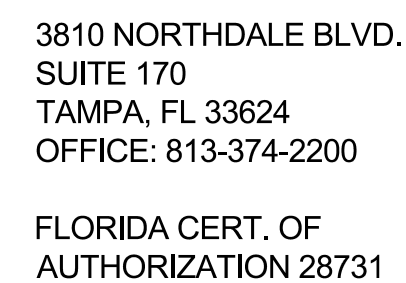
JOB NO:	BNH21001
DRAWN:	YZY
DESIGN:	YZY
CHECKED:	KBH
DATE:	MARCH, 2023

SITE DETAIL AND
SECTIONS

C106



FACILITY UPGRADE AT ZEPHYRHILLS MUNICIPAL AIRPORT



KYLE B HOLLEY, P.E.
FLORIDA. P.E. LIC. # 72953

FENCE AND GATE DETAILS

C107

PERMIT SET

STAFF REPORT

To:

From:

RE: ANX-16-22 Black Marlin Annexation, Rezoning And Future Land Use Map Amendment
Annexation of 4.155 acres (located off Geiger Road across from Wedgwood Manor), and an
assignment of R-4 zoning designation and future land use of RU for a proposed 36 unit
single-family attached townhome community.

Date: June 20, 2023

I. BACKGROUND & INFORMATION

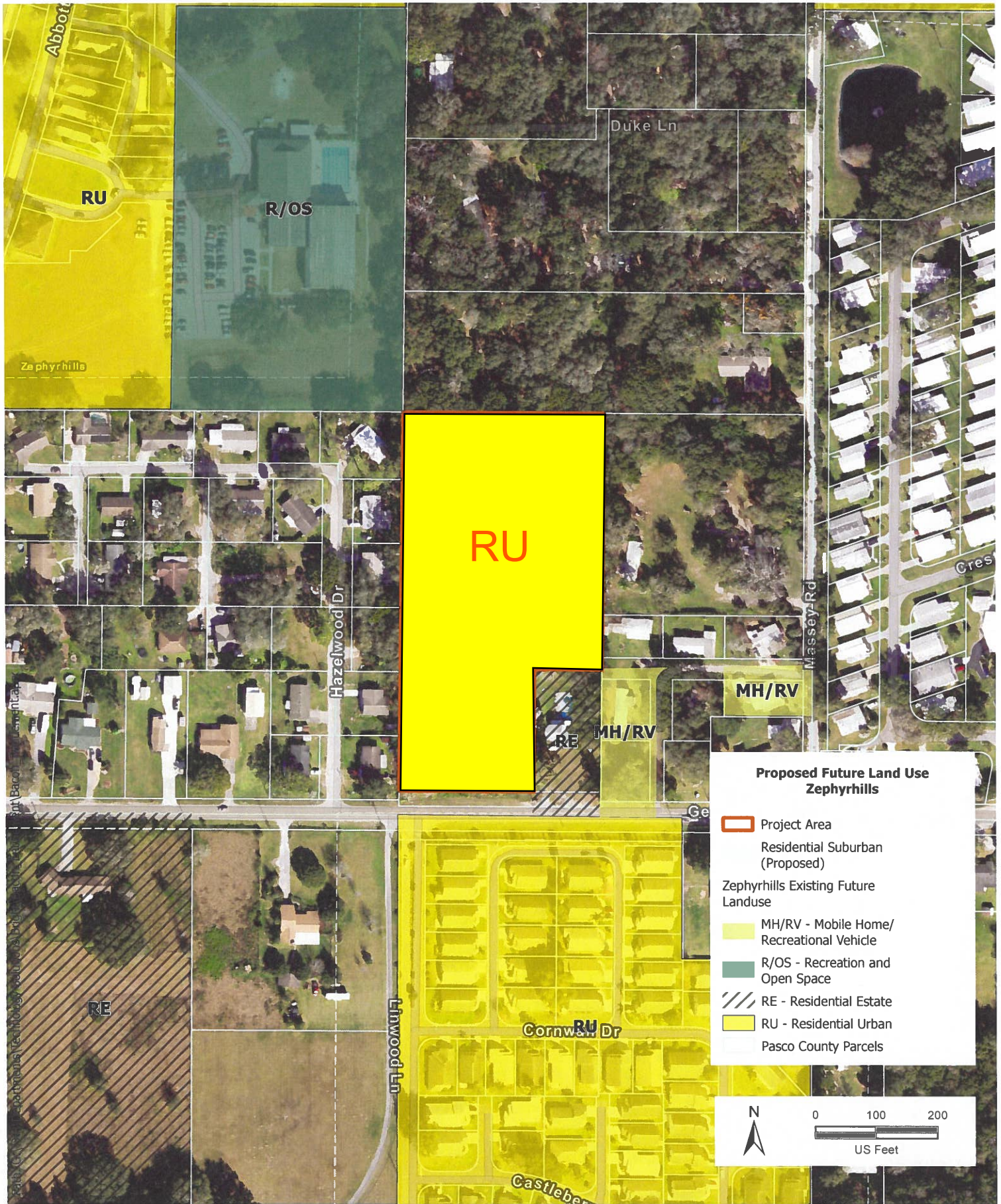
- A. History | Application Summary
- B. Site Information
 - 1. Applicant/Owner:
 - 2. File #:
 - 3. Historic Designation:
 - 4. Acreage:
 - 5. Existing Land Use:
 - 6. Current FLU:
 - 7. Proposed FLU:
 - 8. Existing Zoning:
 - 9. Current Zoning:

II. DATA & ANALYSIS

- A. Character Analysis
- B. Compatibility Analysis
- C. Natural & Historic Resources Analysis
- D. Public Service Analysis & Impact
- E. Comprehensive Plan Consistency

III. RECOMMENDATION

- A. Staff / Site Plan Review Committee
- B. Historic Preservation Board
- C. Planning Commission
- D. Board of Adjustment



STAFF REPORT

To:

From:

RE: SPRC-0057-22 Cottages at Abbott Square

A review of Preliminary Plan for a Multi-Family project in “Area K” – Silver Oaks Village consisting of 176 units and a clubhouse / pool on 11.96 acres.

Date: June 20, 2023

I. BACKGROUND & INFORMATION

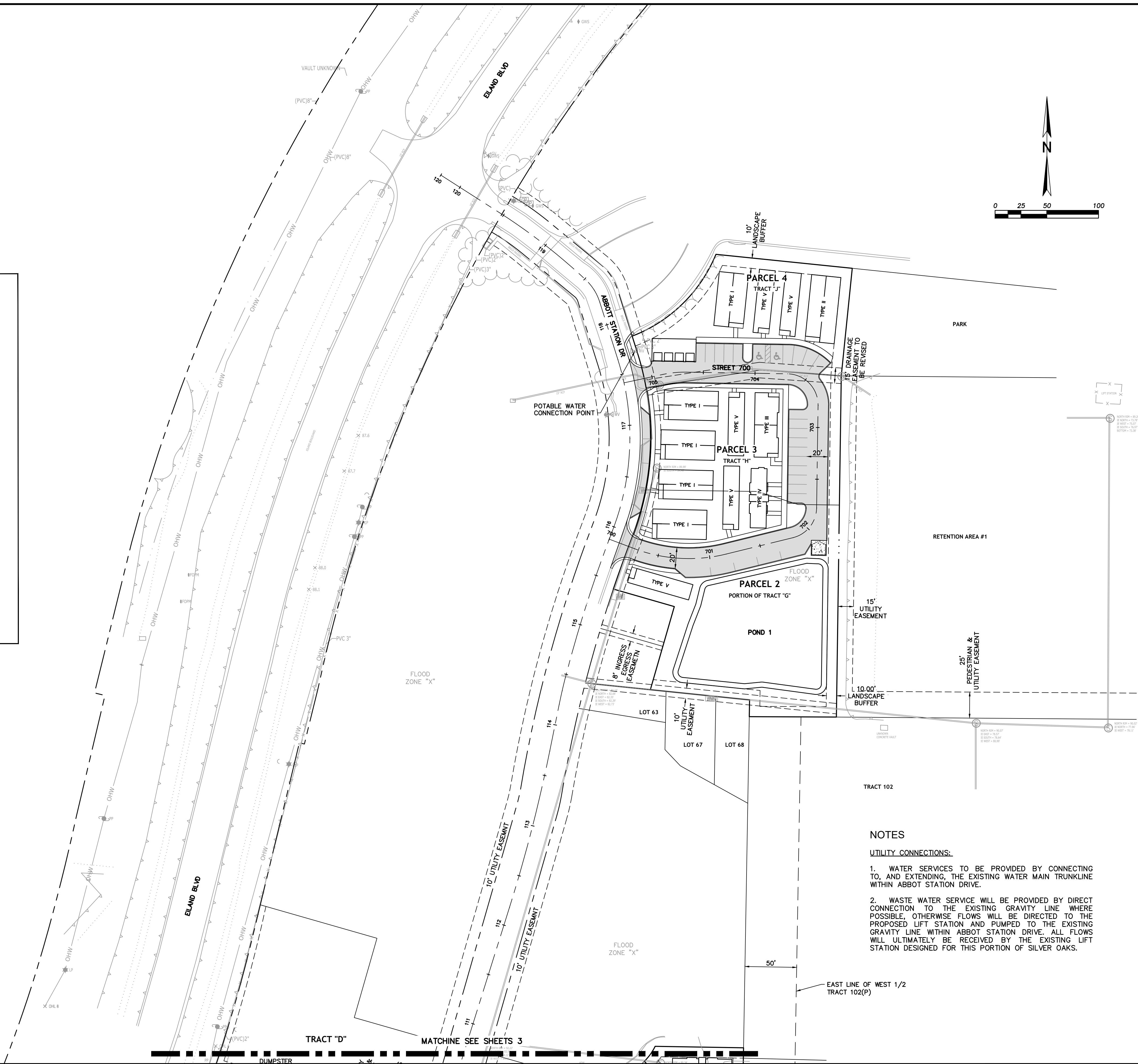
- A. History | Application Summary
- B. Site Information
 - 1. Applicant/Owner:
 - 2. File #:
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 - 4. Acreage:
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- A. Staff / Site Plan Review Committee
- B. Historic Preservation Board
- C. Planning Commission
- D. Board of Adjustment



2. WASTE WATER SERVICE WILL BE PROVIDED BY DIRECT CONNECTION TO THE EXISTING GRAVITY LINE WHERE POSSIBLE, OTHERWISE FLOWS WILL BE DIRECTED TO THE PROPOSED LIFT STATION AND PUMPED TO THE EXISTING GRAVITY LINE WITHIN ABBOT STATION DRIVE. ALL FLOWS WILL ULTIMATELY BE RECEIVED BY THE EXISTING LIFT STATION DESIGNED FOR THIS PORTION OF SILVER OAKS.

— EAST LINE OF WEST 1/2
TRACT 102(P)

PROJECT ID	1089		
PROJECT NO	2023-1089		
DESIGNED	DJA	CHECKED	RDF
DRAWN	AVS	QC	EM
DATE	MAY 30, 2023		
SHEET	2	OF	3

STAFF REPORT

To:

From:

RE: **SPR-0062-23 Resubmission-Trump Place Boat & RV Storage**
A review of the Construction Plans for Trump Place Boat & RV Storage in Park Place Industrial Park.

Date: **June 20, 2023**

I. BACKGROUND & INFORMATION

- A. History | Application Summary
- B. Site Information
 - 1. Applicant/Owner:
 - 2. File #:
 - 3. Historic Designation:
 - 4. Acreage:
 - 5. Existing Land Use:
 - 6. Current FLU:
 - 7. Proposed FLU:
 - 8. Existing Zoning:
 - 9. Current Zoning:

II. DATA & ANALYSIS

- A. Character Analysis
- B. Compatibility Analysis
- C. Natural & Historic Resources Analysis
- D. Public Service Analysis & Impact
- E. Comprehensive Plan Consistency

III. RECOMMENDATION

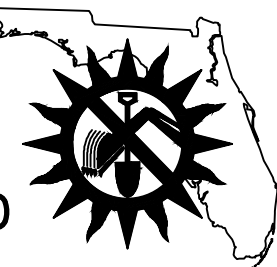
- A. Staff / Site Plan Review Committee
- B. Historic Preservation Board
- C. Planning Commission
- D. Board of Adjustment

SITE CONSTRUCTION PLANS

CALL 48 HOURS
BEFORE YOU DIG

It's the Law!
1-800-432-4770

SUNSHINE STATE ONE CALL OF FLORIDA, INC.



for TRUMP PLACE BOAT AND RV STORAGE

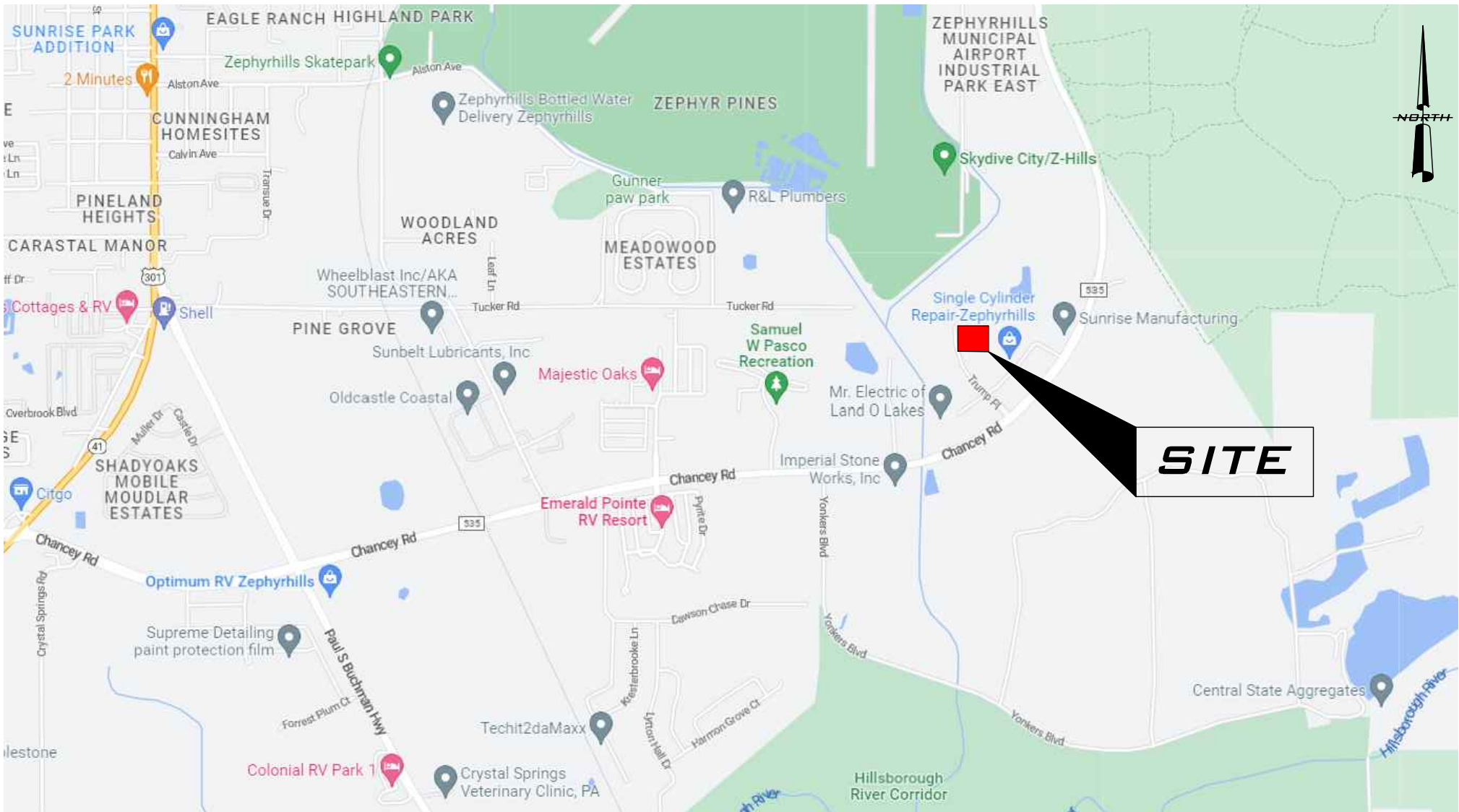
(PID 19-26-22-0010-00000-0090)
CITY OF ZEPHYRHILLS, FLORIDA

INDEX OF DRAWINGS

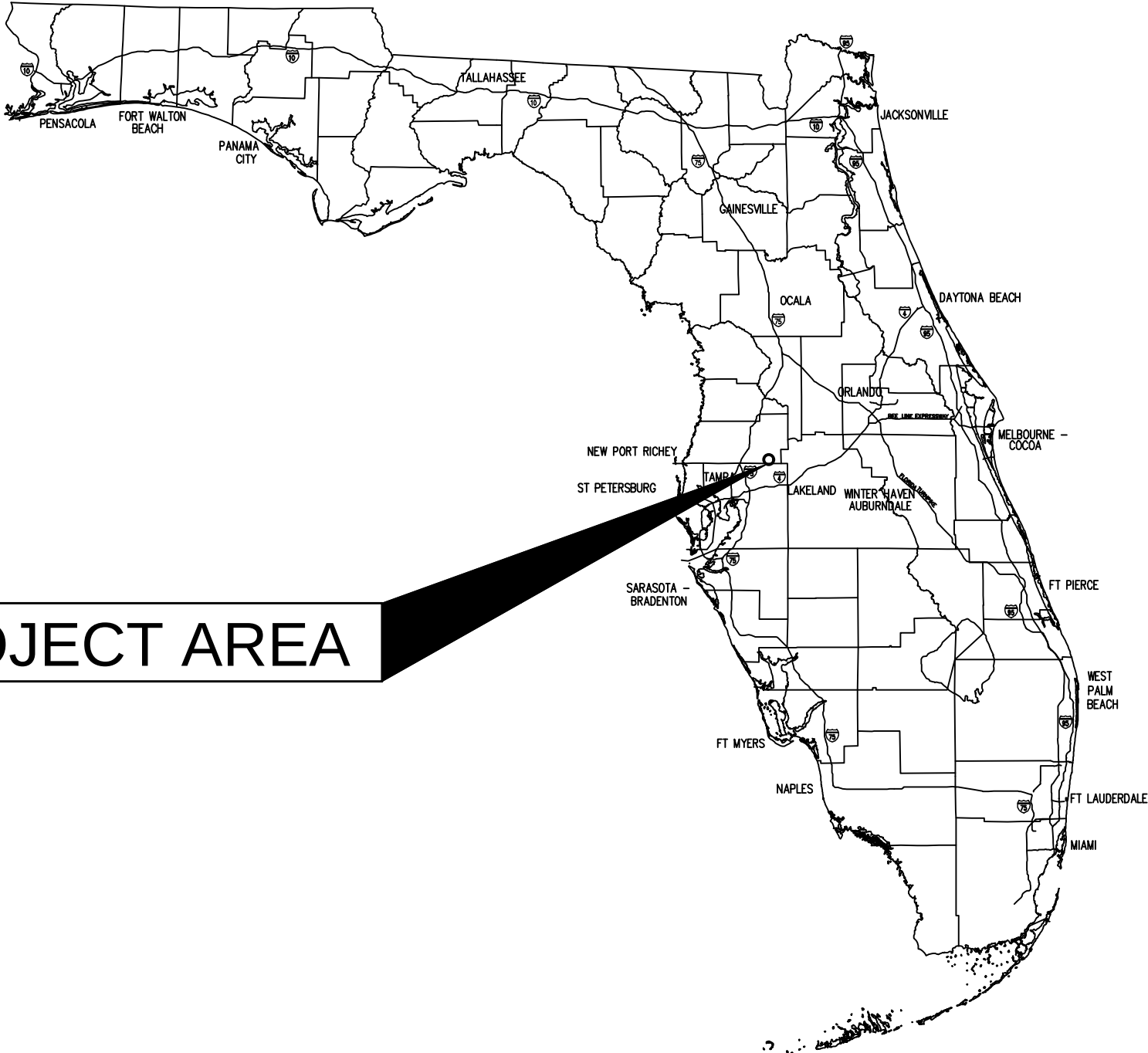
VICINITY MAP

LOCATION MAP

DRAWING TITLE	SHEET NO.	LATEST DATE
COVER SHEET		
GENERAL NOTES & TESTING SCHEDULE	C-1	03-31-2023
OVERALL SITE PLAN	C-2	05-31-2023
MASTER DRAINAGE PLAN	C-3	05-31-2023
UTILITY, PAVING, GRADING & DRAINAGE PLAN	C-4	05-31-2023
FLOODPLAIN	C-5	03-31-2023
DRAINAGE DETAILS	C-6	05-31-2023
CITY OF ZEPHYRHILLS STANDARD DETAILS	C-7	03-31-2023
CITY OF ZEPHYRHILLS STANDARD DETAILS	C-8	03-31-2023
STORMWATER POLLUTION PREVENTION PLAN	C-9	03-31-2023
FIRE TRUCK VEHICLE TRACKING PLAN	C-10	05-31-2023
VEHICLE TRACKING PLAN	C-11	05-31-2023
LANDSCAPE PLAN	L-1	05-31-2023
IRRIGATION PLAN	L-2	05-31-2023



SECTION 19 TOWNSHIP 26S RANGE 22E



LEGAL DESCRIPTION (DEED)

(OFFICIAL RECORDS BOOK 10622, PAGE 3002)

COMMENCE AT THE NORTHWEST CORNER OF LOT 10, PARK PLACE CENTER, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 65, PAGE 77 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE RUN S 00°00'47" W, ALONG THE WEST LINE OF SAID LOT 10, A DISTANCE OF 150.29 FEET TO A POINT OF INTERSECTION WITH THE RIGHT-OF-WAY LINE FOR TRUMP PLACE, ALSO BEING ON A CURVE CONCAVE TO THE SOUTH; THENCE RUN ALONG SAID CURVE CONCAVE TO THE SOUTHWEST AN ARC DISTANCE OF 150.90 FEET, HAVING A RADIUS OF 60.00 FEET, A CHORD BEARING OF S 17°56'33" E, A CHORD DISTANCE OF 114.16 FEET TO THE POINT OF BEGINNING; THENCE RUN N 70°33'47" E, A DISTANCE OF 395.08 FEET; THENCE RUN S 40°05'47" E, A DISTANCE OF 150.17 FEET TO A POINT ON THE SOUTHEASTLY LINE OF LOT 10; THENCE RUN S 49°42'46" W, A DISTANCE OF 104.66; THENCE RUN S 65°58'31" W, A DISTANCE OF 411.70 FEET TO A POINT OF INTERSECTION WITH THE RIGHT-OF-WAY LINE FOR TRUMP PLACE, ALSO BEING ON A CURVE CONCAVE TO THE NORTHEAST; THENCE RUN ALONG SAID CURVE CONCAVE TO THE NORTHEAST AN ARC DISTANCE OF 200.34 FEET, HAVING A RADIUS OF 989.33 FEET, A CHORD BEARING OF N 06°43'08" W, A CHORD DISTANCE OF 200.00 FEET, TO A POINT OF COMPOUND CURVATURE; THENCE RUN ALONG A CURVE CONCAVE TO THE SOUTHEAST AN ARC DISTANCE OF 23.24 FEET, HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF N 26°26'03" E, A CHORD DISTANCE OF 22.41 FEET TO THE POINT OF BEGINNING.

FIRM PANEL No. 12101C0459F
EFFECTIVE DATE: 09/26/2014
FLOOD ZONE: X & AE (EL 74.2 & EL 75.1)

City of Zephyrhills
Site Address: 3972 TRUMP PLACE,
ZEPHYRHILLS, FL 33542

Property Acreage: 2.54-ac.
Project Acreage: 2.54-ac.

PID: 19-26-22-0010-00000-0090
Water: # TBD

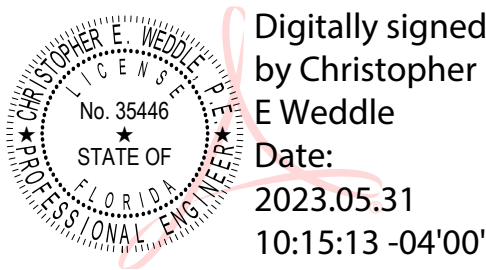
SWFWMD:
App: 868630
ERP: TBD

PREPARED BY



PREPARED FOR

RCE INVESTMENT GROUP LLC
29619 MORNINGMIST DR
WESLEY CHAPEL, FL 33543-6751



This item has been digitally signed and sealed by Christopher E. Weddle, 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.

CHRISTOPHER E. WEDDLE, P.E.
FLORIDA P.E. No. 35446
AURORA CIVIL ENGINEERING, INC.
CERTIFICATE OF AUTHORIZATION No. 00008909

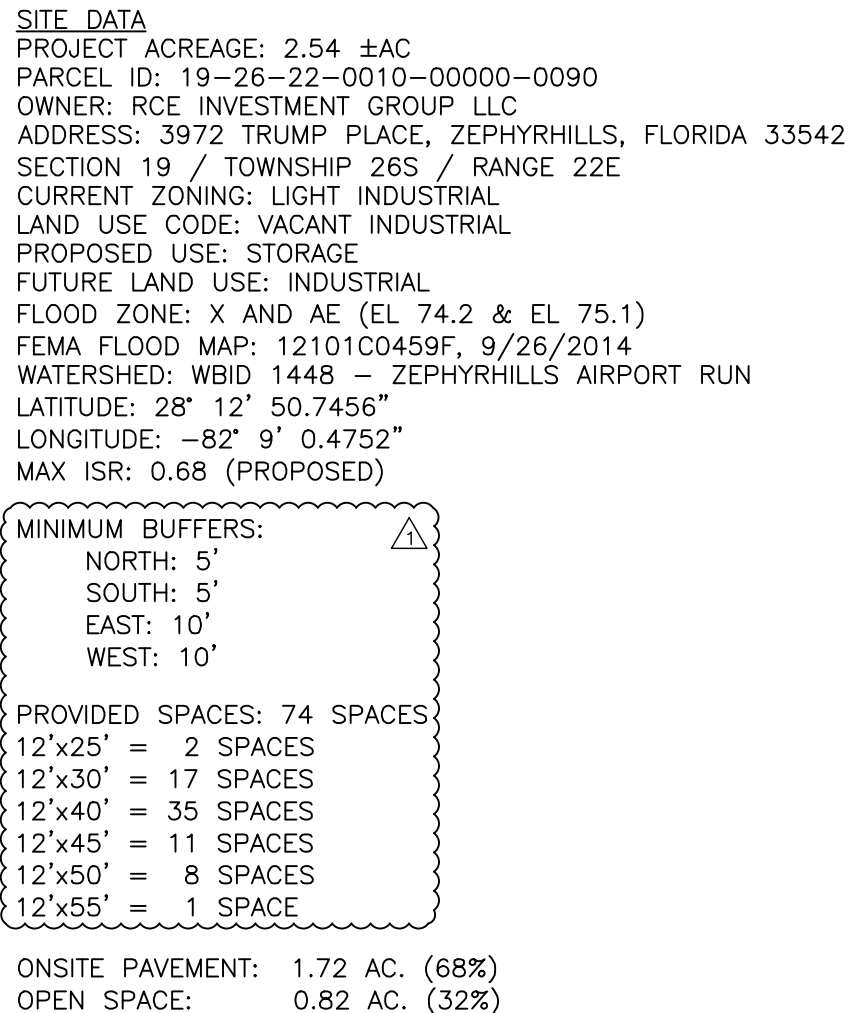


PROJECT 23-102

(ADDRESSED CITY & SWFWMD COMMENTS) 05-31-2023
03-31-2023

Trump Place
Boat and RV Storage

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GENERAL GEOMETRY NOTES:

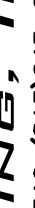
1. DIMENSIONS AND RADII IN PAVEMENT AREAS WITHOUT CURBING ARE SHOWN TO THE EDGE OF PAVEMENT. DIMENSIONS AND RADII IN PAVEMENT AREAS WITH CURBING ARE SHOWN TO THE FACE OF CURB. FACE OF CURB OR EDGE OF PAVEMENT RADII ARE 3' UNLESS NOTED OTHERWISE.
2. STORMWATER POND DIMENSIONS ARE SHOWN TO THE INSIDE TOP OF BANK.
3. STORMWATER STRUCTURE AND PIPE DIMENSIONS ARE CALCULATED AND SHOWN TO THE C/L OF STRUCTURES. MITERED END SECTION LOCATIONS ARE APPROXIMATE. THE CONTRACTOR SHALL FIELD ADJUST PIPE LENGTHS IF NEEDED TO ENSURE THE MITERED ENDS FIT THE SIDE SLOPES. PIPE LENGTHS SHOWN DO NOT INCLUDE THE LENGTH OF THE MITERED END SECTION.
4. ALL DISTURBED AREAS WITHIN ANY RIGHT-OF-WAY SHALL BE RESTORED TO EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
5. ANY MATERIALS REMOVED FROM THE SITE DURING CONSTRUCTION SHALL BE PROPERLY DISPOSED OF OFF-SITE OR AS DIRECTED BY THE OWNER.
6. ALL SIGNS AND PAVEMENT MARKING TO CONFORM TO MUTCD LATEST EDITION.
7. ALL STRIPING AND PAVEMENT MARKING TO BE PAINTED

FENCE AND GATE DETAILS:

- INSTALL 949' OF 6" HIGH #9 GAUGE CHAIN-LINK FENCE (GALVANIZED) WITH (4) 6 5/8" X 10' 6" POSTS SS40, 2 1/2" X 10' 6" 6" TERMINAL POSTS SS40, AND 2" X 8' LINE POSTS.
- INSTALL 3 STRANDS OF BARBWARE, #9 GAUGE BOTTOM TENSION WIRE, AND (2) 30" CANTILEVER GATES WITH (2) LIFT MASTER COMMERCIAL SLIDE GATE OPERATORS (W/ VIZ PEN PHONE ACCESS), (4) GOOSENECK KEYPAD STANDS, AND (1) 12" DOUBLE GATE WITH 949' OF BLACK WIND SCREEN.

OVERALL SITE PLAN

**TRUMP PLACE
BOAT AND RV STORAGE**

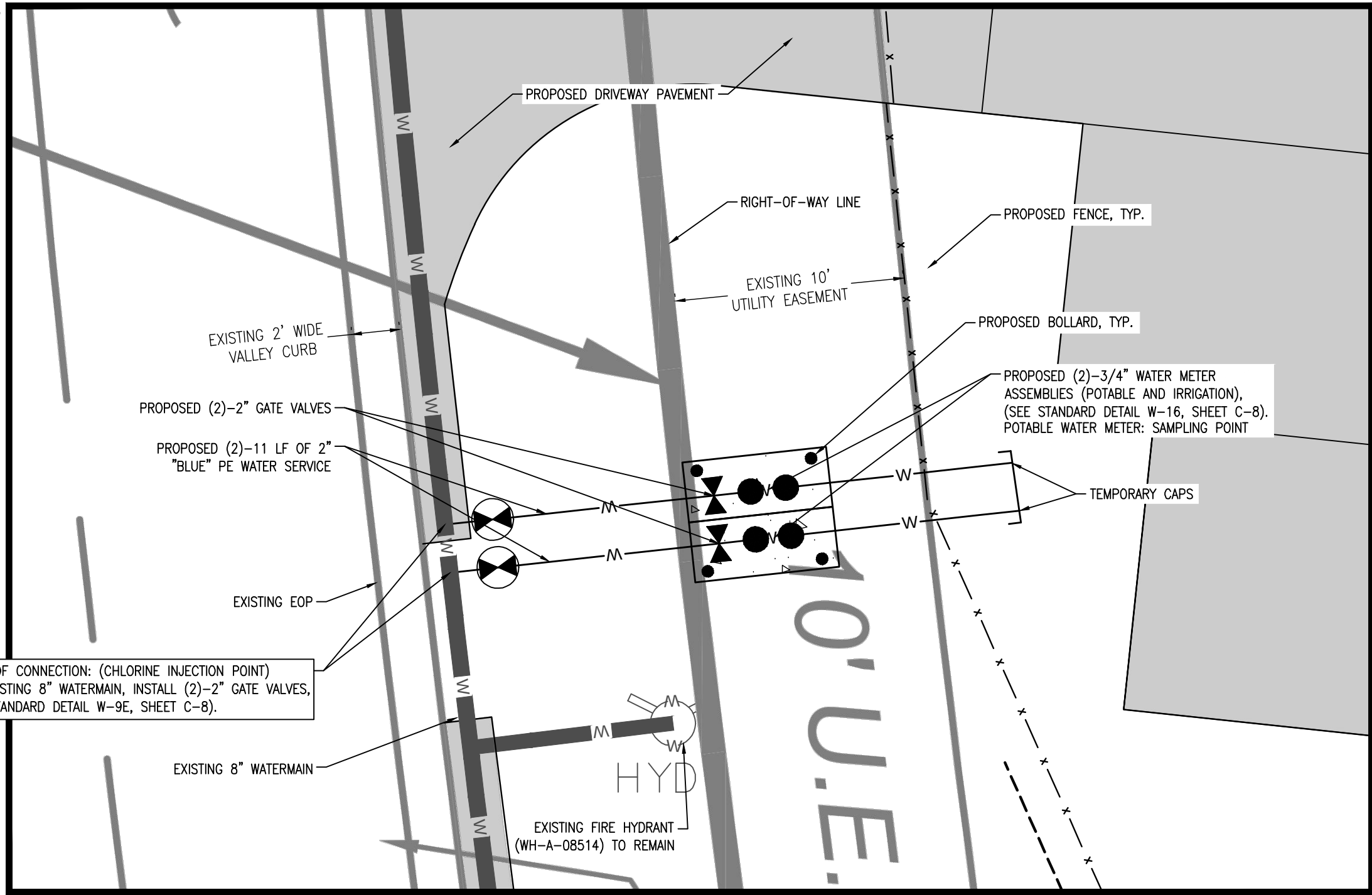


AURORA
ENGINEERING, INC.
610 E. Moran Street
Brandon, FL 33510 (813)643-9907

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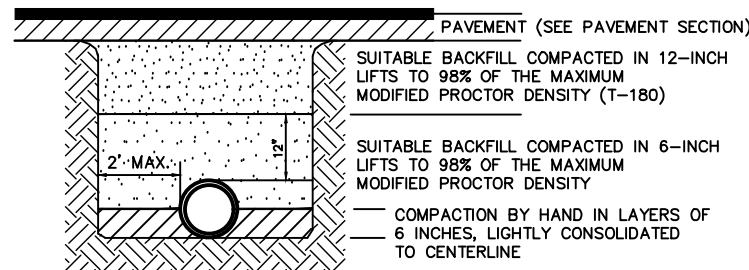
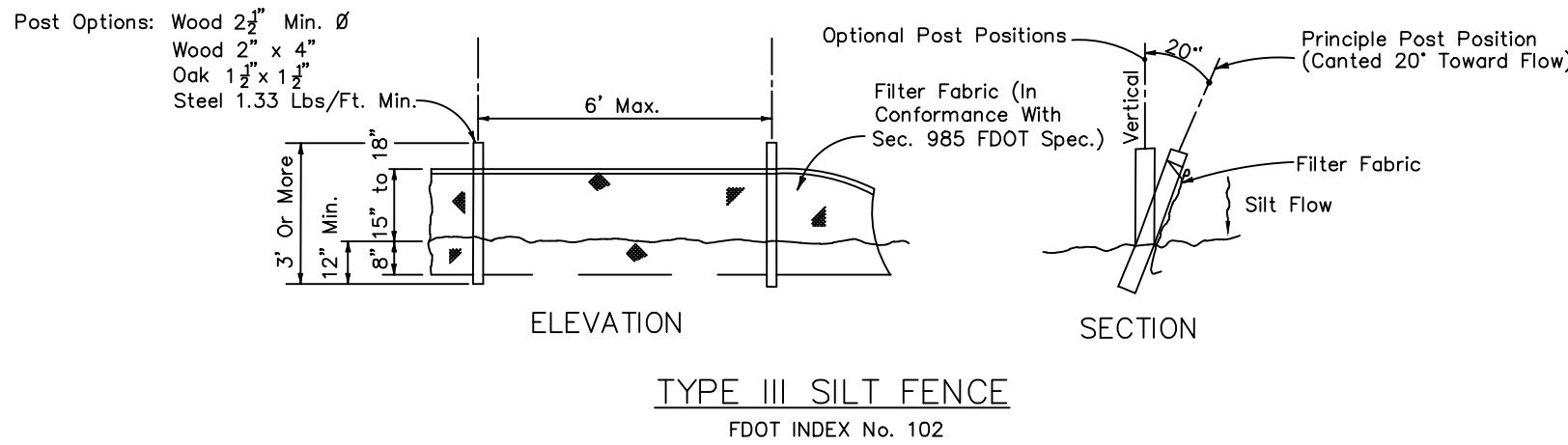
C-

Page 53 of 65



SCALE: 1"=5'

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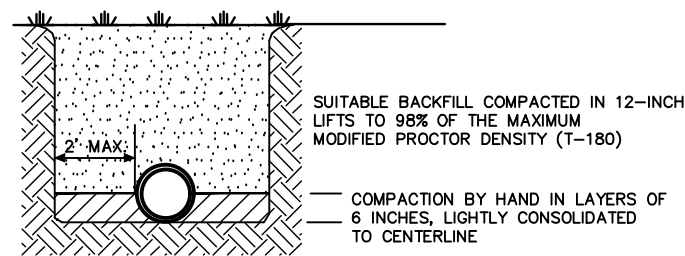


NOTES:

1. TYPE 2 TRENCH IS DEFINED AS A FLAT-BOTTOM TRENCH. BACKFILL LIGHTLY CONSOLIDATED TO CENTERLINE OF PIPE.
2. THIS STANDARD SHALL BE UTILIZED IN THE ABSENCE OF SPECIFIC STANDARDS.
3. SUITABLE BACKFILL SHALL BE DEFINED AS MATERIAL FREE FROM ONDERS, ASHES, REFUSE, ORGANIC MATTER, BOULDERS, ROCKS OR STONES, OR OTHER MATERIAL THAT IN THE OPINION OF THE ENGINEER IS UNSUITABLE.

TYPICAL TRENCHING, BEDDING AND BACKFILL
DETAIL FOR PAVED AREAS

N.T.S.

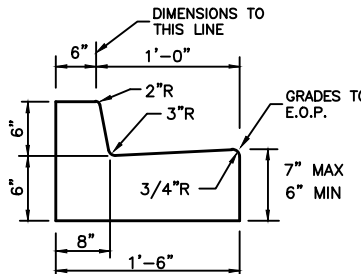
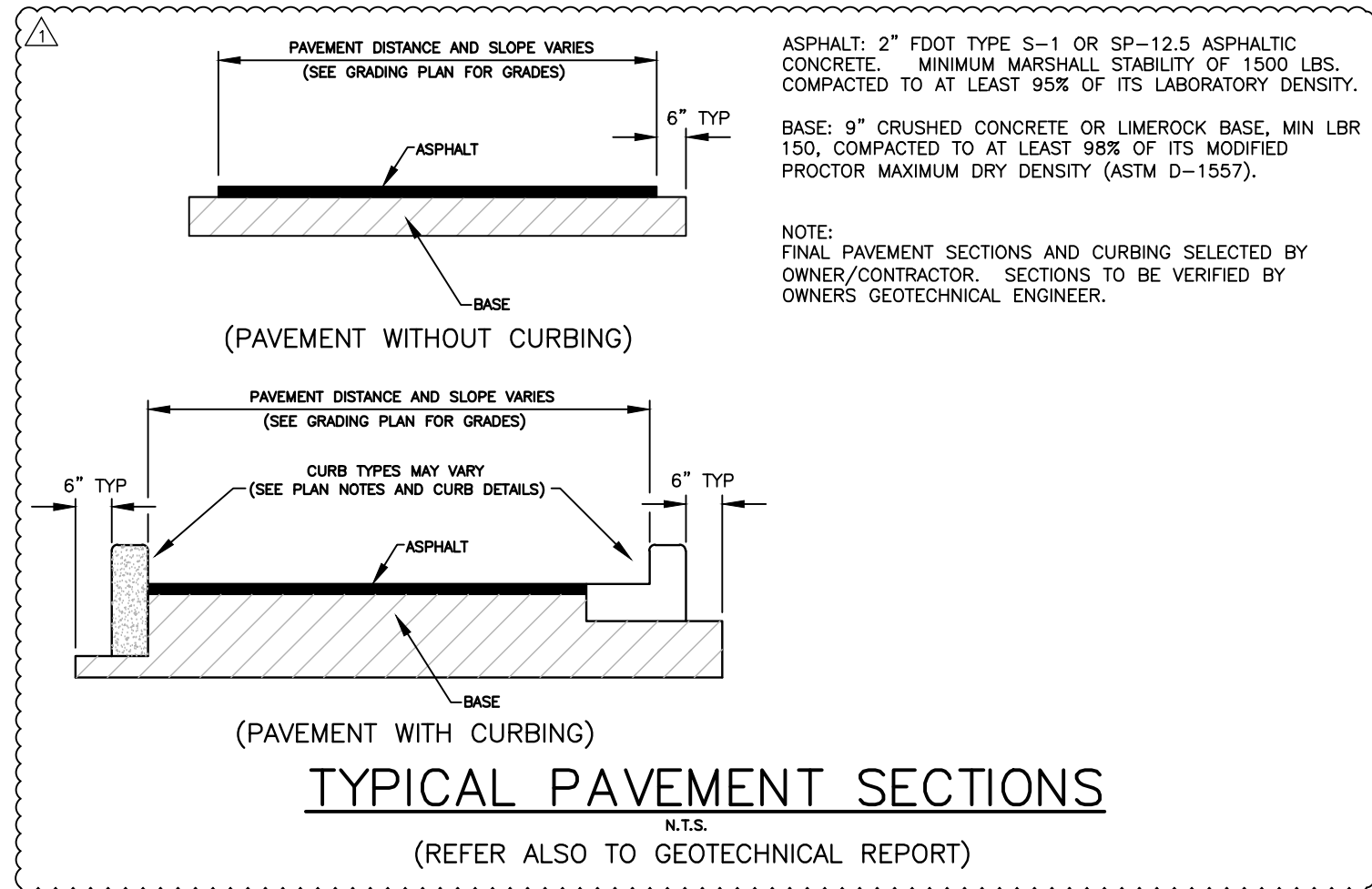


NOTES:

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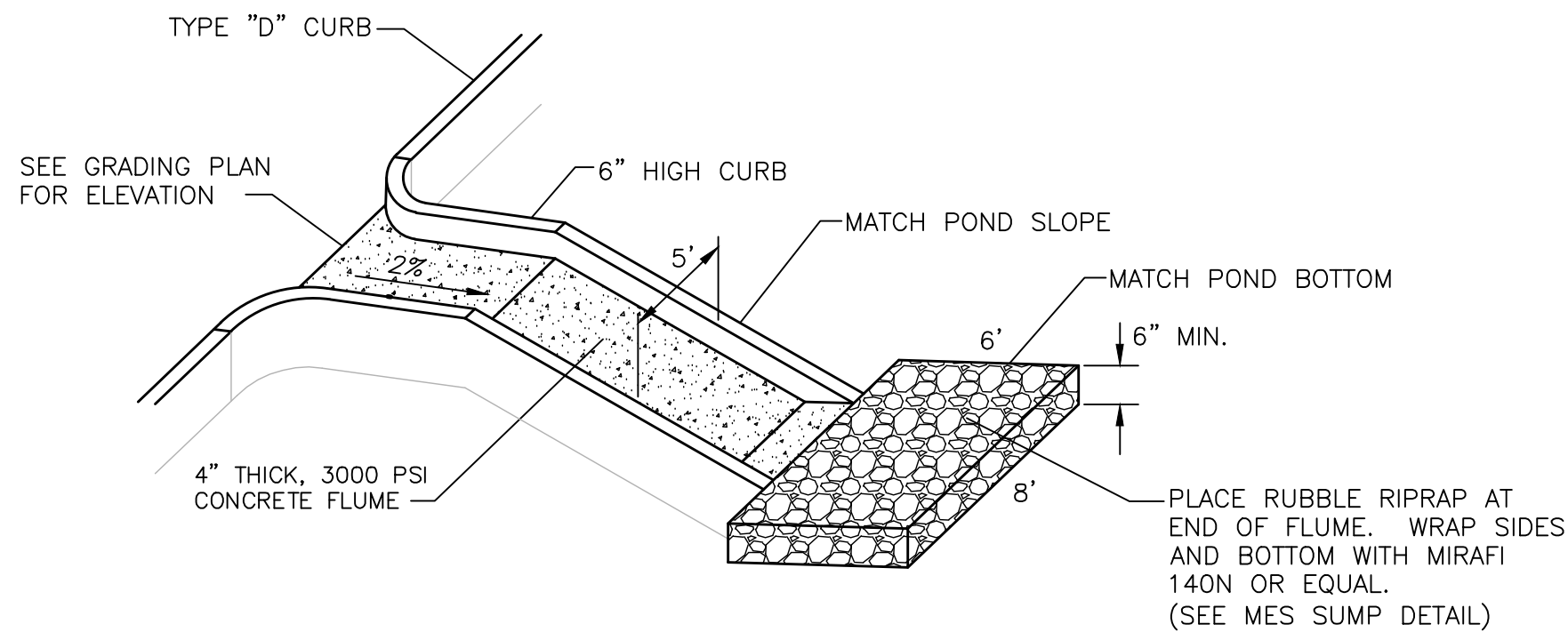
TYPICAL TRENCHING, BEDDING AND BACKFILL
DETAIL FOR NON-PAVED AREAS

N.T.S.

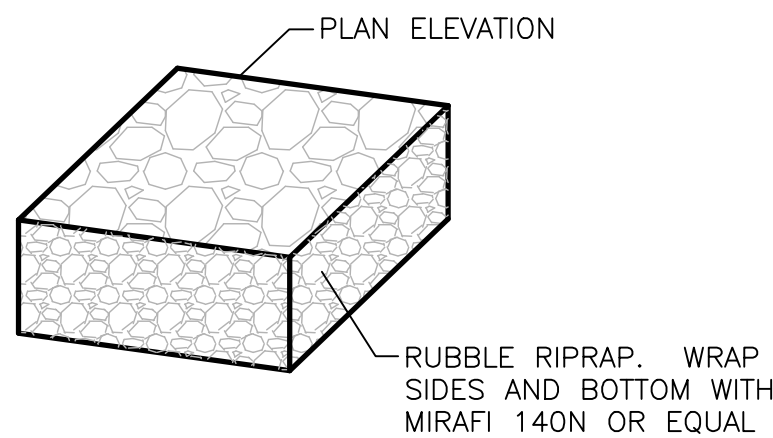


"LOW" SIDE CURB

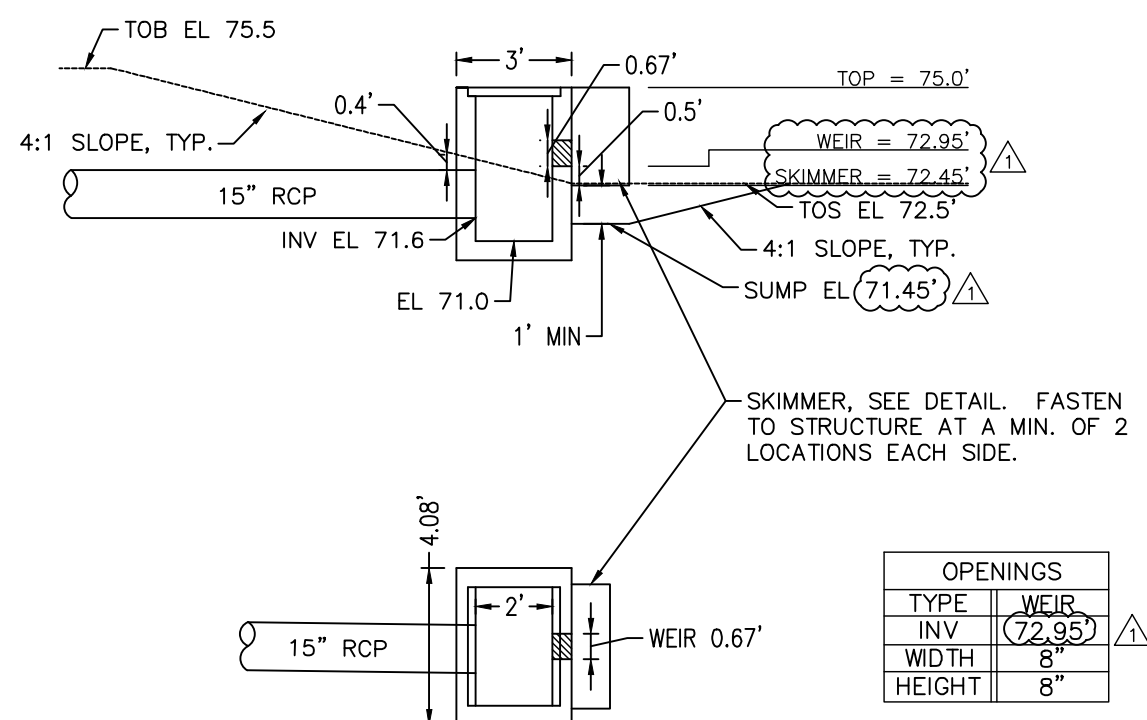
MODIFIED
TYPE 'F' CURB
N.T.S.



CONCRETE FLUME DETAIL
NTS

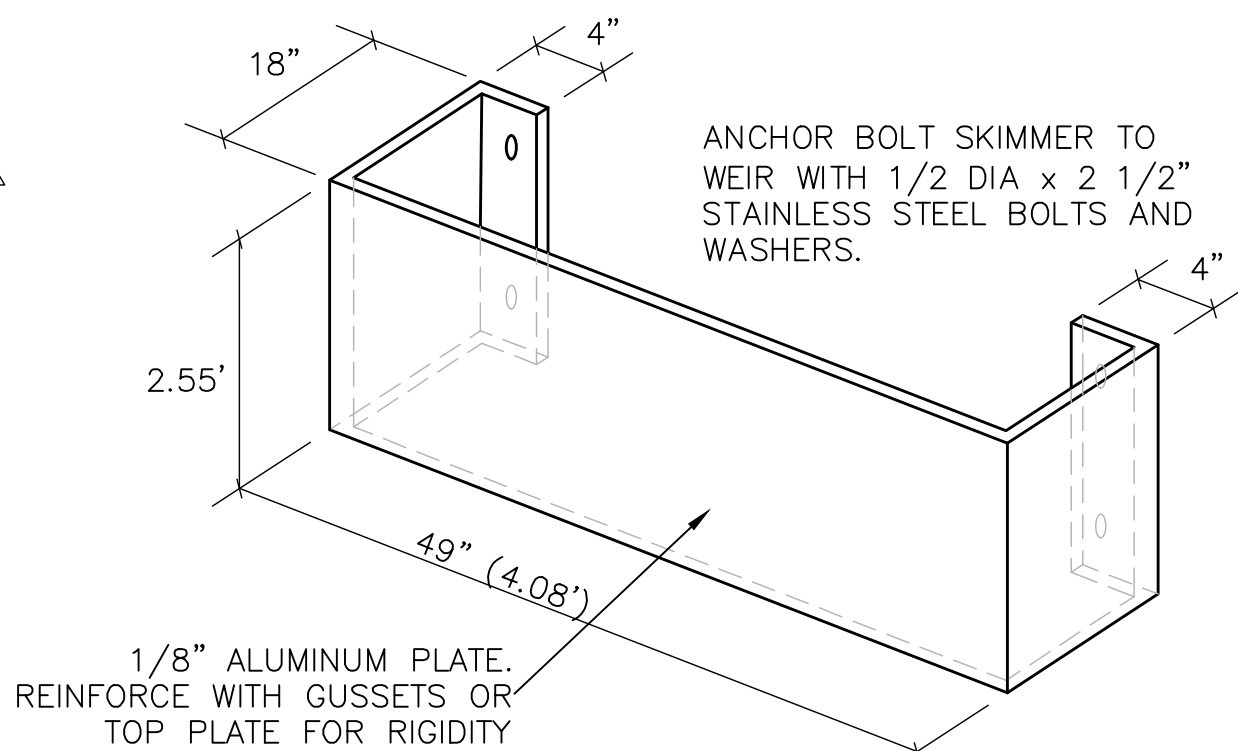


TYPICAL RIPRAP DETAIL



OUTFALL CONTROL STRUCTURE
NTS

DRY POND
TOB EL=75.5'
25-YR EL=74.94'
DLW EL=72.95'
BOTTOM EL=72.5'



SKIMMER DETAIL
NTS

LOCATION OF PUBLIC WATER SYSTEM MAINS IN ACCORDANCE WITH F.A.C. RULE 62-555.314

OTHER PIPE	HORIZONTAL SEPERATION	CROSSINGS (1)	JOINT SPACING @ CROSSINGS (FULL JOINT CENTERED)
STORM SEWER, STORMWATER FORCE MAIN, RECLAIMED WATER (2)	WATER MAIN 3 FT. MINIMUM	WATER MAIN	ALTERNATE 3 FT. MINIMUM WATER MAIN
VACUUM SANITARY SEWER	WATER MAIN 10 FT. PREFERRED 3 FT. MINIMUM	WATER MAIN	ALTERNATE 3 FT. MINIMUM WATER MAIN
GRAVITY OR PRESSURE SANITARY SEWER, SANITARY SEWER FORCE MAIN, RECLAIMED WATER (4)	WATER MAIN 10 FT. PREFERRED 3 FT. MINIMUM (3)	WATER MAIN	ALTERNATE 6 FT. MINIMUM WATER MAIN
ON-SITE SEWAGE TREATMENT & DISPOSAL SYSTEM	10 FT. MINIMUM		

- (1) WATER MAIN SHOULD CROSS ABOVE OTHER PIPE. WHEN WATER MAIN MUST BE BELOW OTHER PIPE, THE MINIMUM SEPARATION IS 12 INCHES.
- (2) RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
- (3) 3 FT. FOR GRAVITY SANITARY SEWER WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6 INCHES ABOVE THE TOP OF THE GRAVITY SANITARY SEWER.
- (4) RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

REVISIONS	DATE	BY	DESCRIPTION
1	05-31-2023	FL	ISSUED FOR PERMIT
2	05-31-2023	FL	ISSUED FOR PERMIT
3	05-31-2023	FL	ISSUED FOR PERMIT
4	05-31-2023	FL	ISSUED FOR PERMIT

APPROVED BY: CHRIS WEDDE
ISSUED BY: CHRIS WEDDE
DATE: 05-31-2023
PROJECT: TRUMP PLACE STORAGE
SHEET NO: 23-102

DRAINAGE DETAILS

TRUMP PLACE
BOAT AND RV STORAGE
RCE INVESTMENT GROUP, LLC
1909 CROOKING WOODS DR
WESLEY, CHAPEL, FL 33543-6751

AUTORA
CIVIL ENGINEERING, INC.
610 E. Morgan Street Brandon, FL 33510 (813)643-8807

CHRISTOPHER E. WEDDE, P.E.
A PROFESSIONAL ENGINEER IN THE STATE OF FLORIDA
CERTIFICATE OF AUTHORIZATION No. 00089909

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NOTES:

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

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 2021

G-1

NOTES:

- FINAL BACKFILL SHALL BE INSTALLED IN LIFTS NOT EXCEEDING 6 INCHES, LOOSE MEASUREMENT. REFER TO ADDITIONAL NOTE 3.
- INITIAL BACKFILL SHALL BE INSTALLED IN LIFTS NOT EXCEEDING 6 INCHES, LOOSE MEASUREMENT. ALL LIFTS SHALL BE COMPACTED BY HAND TAMPING OR AN APPROVED METHOD OF MECHANICAL TAMPING. REFER TO ADDITIONAL NOTE 3.
- HAUNCHING SHALL BE IN COMPLETELY Dewatered TRENCHES IN LIFTS NOT EXCEEDING 6 INCHES, LOOSE MEASUREMENT. ALL LIFTS SHALL BE COMPACTED BY HAND TAMPING. HAUNCHING SHALL BE BROUGHT UP EQUALLY ON BOTH SIDES OF THE PIPE.
- BEDDING SHALL BE INSTALLED IN COMPLETELY Dewatered TRENCHES IN LIFTS NOT EXCEEDING 6 INCHES, LOOSE MEASUREMENT, AND SHALL BE COMPACTED BY HAND OR MECHANICAL TAMPING. PROPERLY SHAPED BELL HOLES SHALL BE EXCAVATED IN THE BEDDING TO PERMIT ASSEMBLY OF THE PIPE. REFER TO ADDITIONAL NOTE 3.
- NATIVE, UNDISTURBED MATERIAL IN COMPLETELY Dewatered TRENCHES MEETING THE COMPACTION AND MATERIAL REQUIREMENTS FOR COMPACTED BEDDING MATERIAL NEED NOT BE REPLACED OR REMOVED, EXCEPT FOR SHAPING OF THE BELL HOLES, AND WHERE RETAIL IS REQUIRED. FOUNDATION SHALL BE REQUIRED WHERE UNSUITABLE MATERIAL IS ENCOUNTERED. FOUNDATION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS FOR BEDDING. REFER TO ADDITIONAL NOTE 3.

ADDITIONAL NOTES:

- FOR TRENCHES IN VEHICULAR TRAFFIC AREAS OR BENEATH SURFACE IMPROVEMENTS (EG, SLABS, ASPHALT, ETC.), SEE CONTRACT SPECIFICATIONS FOR ADDITIONAL COMPACTION REQUIREMENTS. SEE DRAWINGS FOR SURFACE IMPROVEMENT AND /OR RESTORATION DETAILS WHERE APPLICABLE.
- TRACING WIRE SHALL BE INSTALLED ON THE SIDE OF THE PIPE AND ATTACHED TO THE PIPE EVERY 10' W/ A NYLON WIRE TIE. IF THE WIRE IS DAMAGED OR NEEDS TO BE EXTENDED A 3/4\"/>

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 2021

G-3

NOTES:

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

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 2021

G-10

REFERENCED DATA

- TOPOGRAPHIC SURVEY WAS OBTAINED FROM _____ AND PERFORMED BY _____ DATED _____
- SUBSURFACE UTILITY DATA WAS OBTAINED FROM _____ AND PERFORMED _____
- ALL ELEVATIONS ARE REFERENCED TO _____ THE HORIZONTAL DATUM IS BASED ON STATE PLANE _____
- THE SURVEY INFORMATION CONTAINED HEREON WAS OBTAINED FOR DESIGN PURPOSES AND MAY NOT BE AN ACCURATE REPRESENTATION OF ACTUAL CONDITIONS FOR PROJECT CONSTRUCTION. EXISTING CONDITIONS SHOWN HEREON REPRESENT INFORMATION OBTAINED FROM THE BEST AVAILABLE SURVEY DATA. ALL RISKS RESULTING FROM THE USE OR INTERPRETATION OF THE SURVEY DATA SHOWN SHALL BE BORNE BY THE CONTRACTOR.
- GEOTECHNICAL INVESTIGATION AND RECOMMENDATIONS PERFORMED BY _____ REFER TO REPORT DATED _____
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH IN THE FIELD LIMITS OF CONSTRUCTION, BENCHMARK ELEVATIONS, CENTER LINES, AND STATIONING AS REQUIRED TO CONSTRUCT THE PROJECT.

GENERAL

- ALL DESIGN AND CONSTRUCTION SHALL CONFORM TO THE MINIMUM STANDARDS SET FORTH BY THE CITY, ANNA, NEV. AND CITY OF ZEPHYRHILLS.
- THE CONTRACTOR IS ADVISED NOT TO SCALE FROM DRAWINGS BUT TO FIELD VERIFY ALL DIMENSIONS. THE DIMENSIONS OF STRUCTURES AND DIMENSIONS PROVIDED AND MATERIAL TAKE PRECEDENCE OVER DIMENSIONS INDICATED ON THE DRAWINGS. IF DIMENSIONS DIMAGREEMENT OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST 72 HOURS PRIOR TO CONSTRUCTION FOR A DETERMINATION AND RESOLUTION.
- THE CONTRACTOR SHALL CHECK PLANS FOR CONFLICTS AND INCONGENITIES PRIOR TO PERFORMING ANY WORK IN THE AFFECTED AREA.
- IF THE CONTRACTOR'S RESPONSIBILITY TO RECORD VARIATION WITH THE PERMIT AND SUBMITTER, RECOMMENDATIONS PRIOR TO ANY WORK, INCLUDING APPROVALS, ACCURACY AND THE ENGINEER, DIMENSIONS, SCHEDULE, INSPECTION ACCORDING TO AGENCY INSTRUCTIONS.
- ALL WORK PERFORMED SHALL COMPLY WITH THE REGULATIONS AND DIMENSIONS OF THE VARIOUS GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK.

CONSTRUCTION SAFETY

- THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE PUBLIC AGENCY(IES) PRIOR TO COMMENCING WORK WITHIN THEIR JURISDICTION.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BE FAMILIAR WITH THE OSHA CONSTRUCTION SAFETY STANDARDS AND TO ABIDE BY THEM AS COVERED UNDER THE FLORIDA TRINCH SAFETY ACT.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION SAFETY.

RESTORATION

- ALL PAVING, STABILIZED EARTH, DRIVEWAYS, CURBS, SIDEWALKS, FENCES, SOD, LANDSCAPING, UTILITIES, ETC. DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE RESTORED BY AND AT THE EXPENSE OF THE CONTRACTOR TO THE SATISFACTION OF THE OWNER.
- ALL EXISTING SIGNS AND MARKINGS LOCATED WITHIN THE PROJECT SHALL BE REMOVED AND RESTORED OR REPLACED AS REQUIRED DURING CONSTRUCTION, AND SHALL BE RESTORED BY AND AT THE EXPENSE OF THE CONTRACTOR TO THE SATISFACTION OF THE OWNER.
- ALL SIDEWALKS DAMAGED DURING CONSTRUCTION ARE TO BE A MINIMUM WIDTH OF 3', A MINIMUM OF 4" THICK, 3,000 PSI CONCRETE, AND SHALL BE RESTORED WITH 1:4:14 P.A.W. ALL IN CONFORMANCE WITH MINIMUM DESIGN CRITERIA, LATEST EDITION.

ACCESS/MAINTENANCE OF FACILITIES

- THE CONTRACTOR SHALL PROVIDE ACCESS TO ALL EXISTING UTILITIES/FACILITIES AND MAINTAIN UNINTERRUPTED SERVICE THROUGHOUT THE CONSTRUCTION PERIOD.

PIPING NOTES

- LAY PIPE TO UNIFORM GRADE BETWEEN INDICATED ELEVATION POINTS. CONTRACTOR SHALL TAKE CARE TO PROVIDE PROPER GRADE ELEVATIONS AND ADJUSTMENTS.
- SIZE OF FITTINGS SHOWN ON PLANS SHALL CORRESPOND TO THE ADJACENT STRAIGHT RUN OF PIPE. FITTINGS NOTED OTHERWISE, FITTING SHALL BE 2\"/>
- ALL PIPE LENGTHS ARE APPROXIMATE. PIPE MEASUREMENTS FOR STRAIGHT DOWNSIDE AND SECTIONS ARE TO END OF PIPE.
- PIPE HANGERS AND SUPPORTS ARE NOT SHOWN UNLESS A SPECIAL TYPE OR CONFIGURATION IS REQUIRED. FINAL SUPPORTS, LOCATIONS, AND TYPES SHALL BE DETERMINED BY THE CONTRACTOR AND INCLUDED IN THE PERMISSIBLE SUBMITTALS FOR REVIEW AND APPROVAL BY THE ENGINEER PRIOR TO INSTALLATION. MAXIMUM SPACING FOR REVIEW AND APPROVAL BY THE ENGINEER PRIOR TO INSTALLATION, MAXIMUM SPACING SHALL BE AS SPECIFIED.
- WATER
- ALL WATER PIPES ARE TO BE CONSTRUCTED WITH 34\"/>
- FLUSHING AND INSTALL & GRADE TRENCH WIRE ON ALL MAIN LINES. WIRE TO EXTEND BEYOND VALVE BOX WITH SUFFICIENT EXCESS TO BRING WIRE THREE FEET ABOVE FINISH GRADE.
- WATER SYSTEMS ARE TESTED TO A MINIMUM OF 150 PSI FOR TWO-HOUR DURATION AS PER ANNA C 600 STANDARDS.
- ALL FIRE FLOW LINES WILL RUN SEPARATE FROM THE DOMESTIC WATER MAINS AND HAVE A FIRE DETECTION WATER AND A FIRE LINE BACK FLOW PREVENTION ASSEMBLY (BFP) ASSEMBLY SHALL INCLUDE A LOW FLOW BFP-PISS METER.
- ALL POTABLE WATER CONNECTIONS SHALL BE MADE WITH CUTTING-WIRE-LESS WITH VALVES. ANY EXCEPTIONS TO THIS WILL REQUIRE CITY OF ZEPHYRHILLS APPROVAL. WHEN ALLOWED BY CITY OF ZEPHYRHILLS, NOT TWO (2) W/ TWO (2) CONNECTIONS SHALL BE PERFORMED BY A LICENSED UNDERGROUND CONTRACTOR, WITH ADVANCE NOTIFICATION (72 HOURS) TO THE CITY OF ZEPHYRHILLS INSPECTOR.

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 2021

W-1

NOTES:

- ALL BRASS/STAINLESS PIPE AND FITTINGS SHALL BE THREADED SCH. 40.
- CAM-LOCK MALE ADAPTER & DUST CAP SHALL BE ALUMINUM/THREADED.
- ACTUAL LENGTH OF BRASS/STAINLESS PIPELINE TO BE DETERMINED IN THE FIELD.
- DEFLECT OR INSTALL FITTINGS AS REQUIRED TO MAINTAIN COVER AND TO SET BLOW-OFF ASSEMBLY PLUMB.
- EXTENSION OF VALVE BOX SHALL BE SET SO AS TO RESERVE 1/2 OF THE ADJUSTMENT LENGTH FOR FUTURE USE.
- VALVE STEM EXTENSION(S) REQ'D TO MAINTAIN 2' DEPTH TO OPERATING NUT ON DEPRESSION MAIN W/36" OR MORE COVER.

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 2021

W-2

NOTES:

- EXTENSION OF VALVE BOX SHALL BE SET SO AS TO RESERVE 1/2 OF THE ADJUSTMENT LENGTH FOR FUTURE USE.
- VALVE STEM EXTENSION(S) REQ'D TO MAINTAIN 2' DEPTH TO OPERATING NUT ON DEPRESSION MAIN W/36" OR MORE COVER.

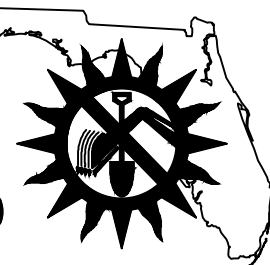
CITY OF ZEPHYRHILLS
STANDARD DETAILS
CITY OF ZEPHYRHILLS UTILITY DEPARTMENT
39825 ALSTON AVENUE ZEPHYRHILLS, FLORIDA 33542
PHONE (813)780-0029 FAX (813)780-0613

NOVEMBER 2021

W-3

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SUNSHINE STATE ONE CALL OF FLORIDA, INC.

REVISIONS	DATE	DESCRIPTION	APPROVED BY	DATE
1				
2				
3				
4				
5				
6				

CITY OF ZEPHYRHILLS
STANDARD DETAILS

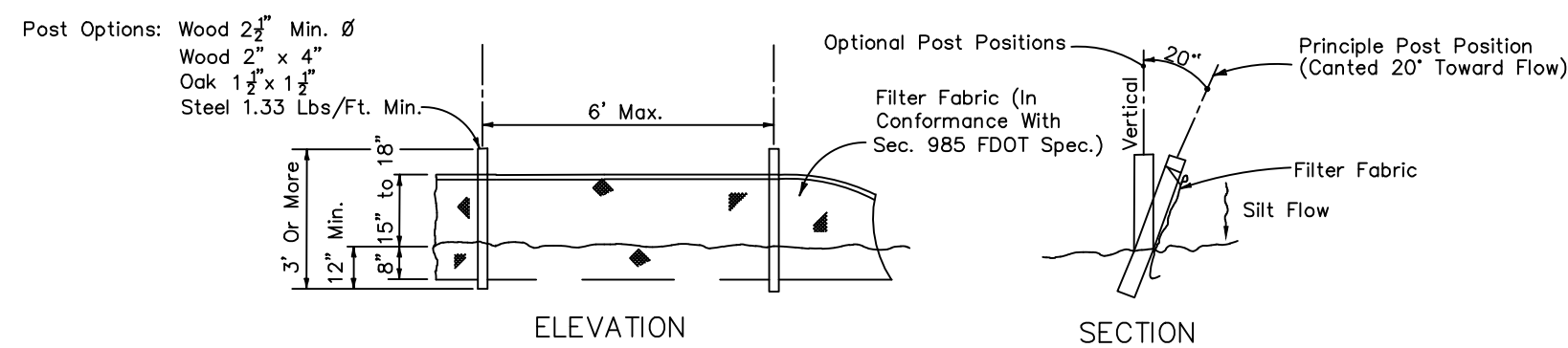
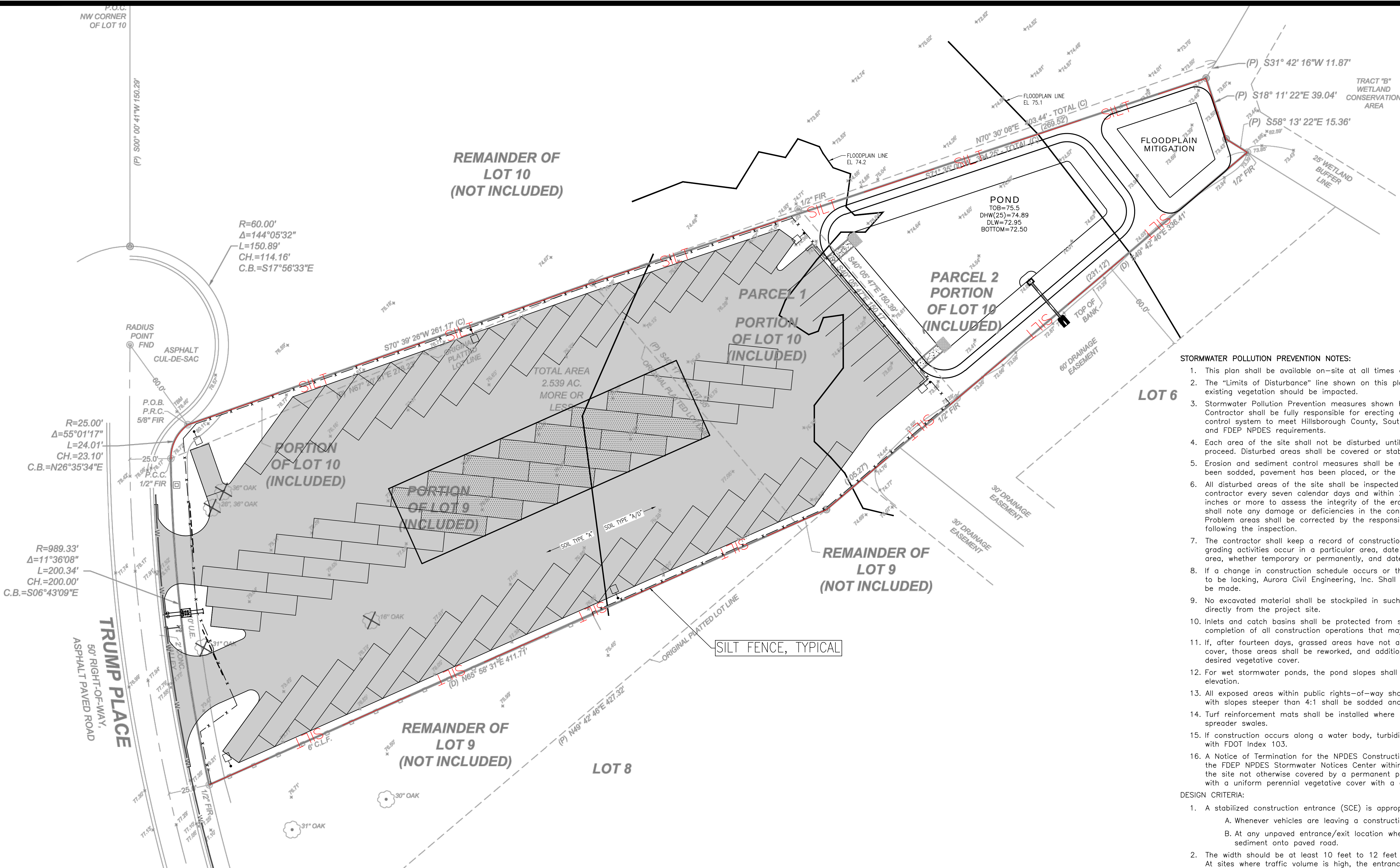
TRUMP PLACE
BOAT AND RV STORAGE
RCE INVESTMENT GROUP, LLC
1900 COUNTRYWOOD DRIVE
WESLEY, CHAPEL, FL 33543-6751

AUTORA
ENGINEERING, INC.
610 E. Morgan Street
Brandon, FL 33510 (813)643-9807

CHRISTOPHER E. WEDDLE, P.E.
AUTORA ENGINEERING, INC.
610 E. Morgan Street
Brandon, FL 33510
CERTIFICATE OF AUTHORIZATION NO. 00089993

C-7

File: R:\Projects\Trump Place Storage\Zepphirillis\Plans\Trump Place Storage SITE Rev. Plotted: 5/30/2023 4:26 PM by FLORELIZA DIMAKLING. Saved: 5/30/2023 4:23 PM by FLORELIZA DIMAKLING.



TYPE III SILT FENCE
FDOT INDEX No. 102

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STORMWATER POLLUTION PREVENTION NOTES:

1. This plan shall be available on-site at all times during the sitework construction.
2. The "Limits of Disturbance" line shown on this plan indicates the point beyond which the existing vegetation should be impacted.
3. Stormwater Pollution Prevention measures shown herein are the minimum required. Contractor shall be fully responsible for erecting and maintaining an erosion and sediment control system to meet Hillsborough County, South West Florida water Management District, and FDEP NPDES requirements.
4. Each area of the site shall not be disturbed until it is necessary for construction to proceed. Disturbed areas shall be covered or stabilized as soon as possible.
5. Erosion and sediment control measures shall be maintained until the area they protect has been sodded, pavement has been placed, or the area is otherwise completely stabilized.
6. All disturbed areas of the site shall be inspected by qualified personnel of the responsible contractor every seven calendar days and within 24 hours after every rainfall event of 0.25 inches or more to assess the integrity of the erosion and sediment controls. The inspector shall note any damage or deficiencies in the control measures in an inspection report. Problem areas shall be corrected by the responsible contractor within seven calendar days following the inspection.
7. The contractor shall keep a record of construction activities including dates when major grading activities occur in a particular area, date when construction activities cease in an area, whether temporary or permanent, and dates when area is stabilized.
8. If a change in construction schedule occurs or this plan proves, through regular inspections, to be lacking, Aurora Civil Engineering, Inc. Shall be notified so that plan modifications can be made.
9. No excavated material shall be stockpiled in such a manner as to allow rainfall runoff directly from the project site.
10. Inlets and catch basins shall be protected from sediment-laden stormwater runoff until the completion of all construction operations that may contribute sediment to the inlet.
11. If, after fourteen days, grassed areas have not attained a minimum of 75% good grass cover, those areas shall be reworked, and additional seed or sod applied to establish the desired vegetative cover.
12. For wet stormwater ponds, the pond slopes shall be solid sodded to the normal control elevation.
13. All exposed areas within public rights-of-way shall be solid sodded. Other non-pond areas with slopes steeper than 4:1 shall be sodded and staked as necessary.
14. Turf reinforcement mats shall be installed where stormwater pipes outfall at grade or in spreader swales.
15. If construction occurs along a water body, turbidity barrier shall be installed in accordance with FDOT Index 103.
16. A Notice of Termination for the NPDES Construction General Permit shall be submitted to the FDEP NPDES Stormwater Notices Center within 14 days of the date when all areas of the site not otherwise covered by a permanent pavement or structure have been stabilized with a uniform perennial vegetative cover with a density of 70% or greater.

DESIGN CRITERIA:

1. A stabilized construction entrance (SCE) is appropriate in the following locations:
 - A. Whenever vehicles are leaving a construction site and enter onto a public road.
 - B. At any unpaved entrance/exit location where there is a risk of transporting mud or sediment onto paved road.
2. The width should be at least 10 feet to 12 feet or as wide as the entire width of access. At sites where traffic volume is high, the entrance should be wide enough for two vehicles to pass safely.
3. Runoff from a stabilized construction entrance should drain to a sediment trap or sediment basin.
4. Prior to placing geotextile (filter fabric) make sure that the entrance is properly graded and compacted.
5. Inspect the stabilized construction entrance on a regular basis and after there has been a high volume of traffic or storm event. Apply additional stone periodically and when repair is required.
6. Immediately remove sediments or any other materials tracked onto the public roadway.

DUST CONTROL:

1. Contractor shall take measures to ensure dust control during construction. All measures shall meet FDEP regulations.
2. Truck watering of unstabilized areas may be necessary during dry periods. Contractor shall plan for equipment to be at the site as required.
3. Upon completion of final grading, sod shall be provided as soon as possible to minimize wind erosion and dust pollution.

REVISIONS	DATE	DESCRIPTION	APPROVED BY
1	5/30/2023	ISSUED FOR PERMIT	CHRIS WEDDE
2	5/30/2023	ISSUED FOR PERMIT	CHRIS WEDDE
3	5/30/2023	ISSUED FOR PERMIT	CHRIS WEDDE
4	5/30/2023	ISSUED FOR PERMIT	CHRIS WEDDE
5	5/30/2023	ISSUED FOR PERMIT	CHRIS WEDDE

STORMWATER POLLUTION PREVENTION PLAN

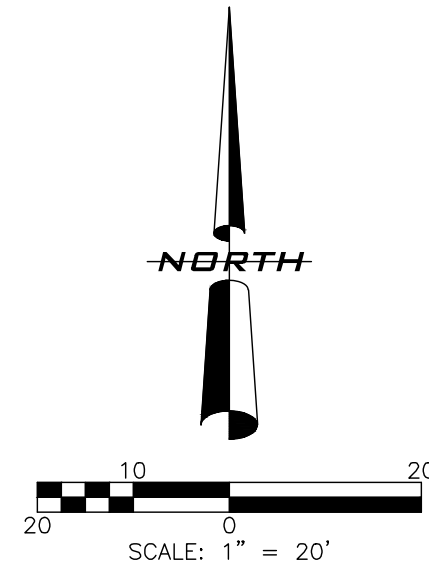
TRUMP PLACE BOAT AND RV STORAGE

AURORA
CIVIL ENGINEERING, INC.
610 E. Morgan Street
Brandon, FL 33510 (813)643-9807

CHRISTOPHER E. WEDDE, P.E.
AURORA CIVIL ENGINEERING, INC.
CERTIFICATE OF AUTHORIZATION NO. 00089993

This item has been digitally signed and sealed by
the signatory. Printed copies of this document are not
valid. The digital signature and the signature must
be verified on any electronic copy.

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$R=60.00'$
 $\Delta=144^{\circ}05'32''$
 $L=150.89'$
 $CH.=114.16'$
 $C.B.=S17^{\circ}56'33''E$

$R=25.00'$
 $\Delta=55^{\circ}01'17''$
 $L=24.01'$
 $CH.=23.10'$
 $C.B.=N26^{\circ}35'34''E$

$R=989.33'$
 $\Delta=11^{\circ}36'08''$
 $L=200.34'$
 $CH.=200.00'$
 $C.B.=S06^{\circ}43'09''E$

TRUMP PLACE
50' RIGHT-OF-WAY,
ASPHALT PAVED ROAD

$R=989.33'$
 $\Delta=06^{\circ}59'50''$
 $L=120.82'$
 $CH.=120.75'$

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30" WIDE GATE. SEE NOTES FOR DETAILS.

30" WIDE GATE. SEE NOTES FOR DETAILS.

**LOT 10
(NOT INCLUDED)**

**PORTION
OF LOT 10
(INCLUDED)**

**PORTION
OF LOT 9
(INCLUDED)**

**PARCEL 1
PORTION
OF LOT 10
(INCLUDED)**

**PARCEL 2
PORTION
OF LOT 10
(INCLUDED)**

**REMAINDER OF
LOT 9
(NOT INCLUDED)**

**REMAINDER OF
LOT 9
(NOT INCLUDED)**

LOT 8

TOTAL AREA
2.539 AC.
MORE OR
LESS

Vehicle Tracking Vehicle Details	Ref:
Vehicle Name:	E-ONE HP95 Mid Mount
Type:	Rigid vehicle
Category:	(Unspecified)
Classification:	(Unspecified)
Source:	
Description:	Cyclone II Chassis
Notes:	
Unit 1 Name:	E-ONE HP95 Mid Mount Tractor



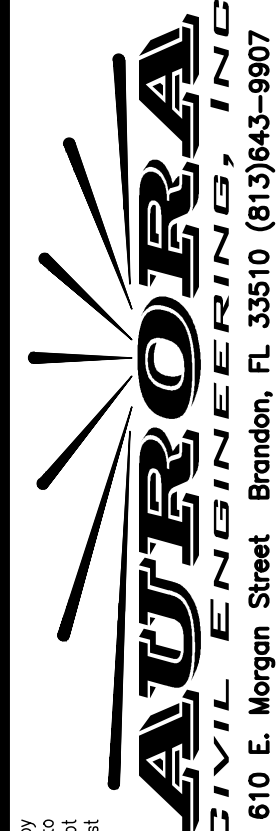
E-ONE HP95 Mid Mount
Overall Length 47.750ft
Overall Width 8.3333ft
Overall Body Height 11.000ft
Min Body Ground Clearance 1.3933ft
Track Width 8.3333ft
Lock-to-lock time 6.00s
Max Wheel Angle 45.00°

Every Effort Has Been Made To Ensure The Accuracy Of This Information
Please Check Data From Your Own Sources

REVISIONS	DATE	BY	DESCRIPTION
1	5/30/2023	FLODELIZA DIMAKLING	ISSUED FOR PERMITTING
2	5/30/2023	FLODELIZA DIMAKLING	ISSUED FOR PERMITTING
3	5/30/2023	FLODELIZA DIMAKLING	ISSUED FOR PERMITTING
4	5/30/2023	FLODELIZA DIMAKLING	ISSUED FOR PERMITTING
5	5/30/2023	FLODELIZA DIMAKLING	ISSUED FOR PERMITTING

**FIRE TRUCK
VEHICLE TRACKING PLAN**

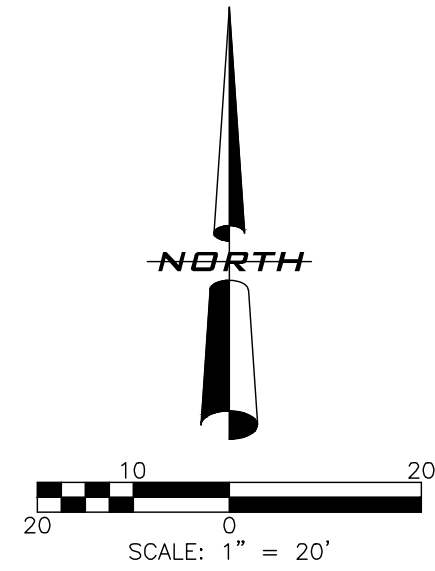
**TRUMP PLACE
BOAT AND RV STORAGE**
RCE INVESTMENT GROUP, LLC
10000 WOODBRIDGE WAY, DE
WESLEY, CHAPEL, FL 33543-6751



CHRISTOPHER E. WEDDE, P.E.
AURORA ENGINEERING, INC.
610 E. Morgan Street, Brandon, FL 33510 (813)643-9807
CERTIFICATE OF AUTHORIZATION NO. 00089909

C-10

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NORTH

$R=989.33'$
 $\Delta=11^{\circ}36'08''$
 $L=200.34'$
 $CH.=200.00'$
 $C.B.=S06^{\circ}43'09''E$

$R=25.00'$
 $\Delta=55^{\circ}01'17''$
 $L=24.01'$
 $CH.=23.10'$
 $C.B.=N26^{\circ}35'34''E$

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TRUMP PLACE
50' RIGHT-OF-WAY,
ASPHALT PAVED ROAD

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 $\Delta=06^{\circ}59'50''$
 $L=120.82'$
 $CH.=120.75'$

CALL 48 HOURS
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SUNSHINE STATE ONE CALL OF FLORIDA, INC.

**LOT 10
(NOT INCLUDED)**

TOTAL AREA
2.539 AC
MORE OR
LESS

**PORTION
OF LOT 10
(INCLUDED)**

**PORTION
OF LOT 9
(INCLUDED)**

**PARCEL 1
PORTION
OF LOT 10
(INCLUDED)**

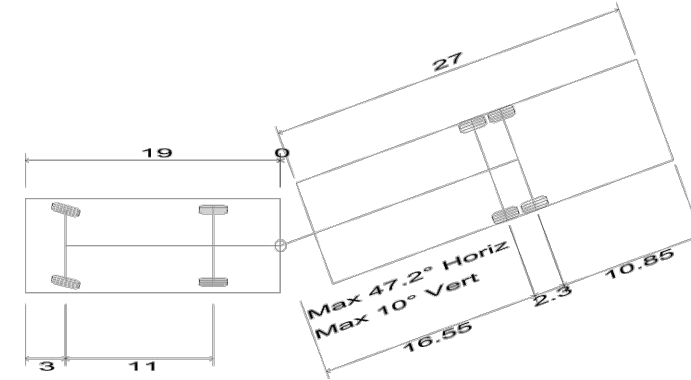
**PARCEL 2
PORTION
OF LOT 10
(INCLUDED)**

**REMAINDER OF
LOT 9
(NOT INCLUDED)**

**REMAINDER OF
LOT 9
(NOT INCLUDED)**

LOT 8

Vehicle Tracking Vehicle Details		Ref: 100048
Vehicle Name:	P/T - Car and Camper Trailer	
Type:	Car and trailer	
Category:	Autodesk	
Classification:	Autodesk	
Source:	AASHTO handbook 2011	
Description:	Design vehicle	
Notes:		
Unit 1 Name:	P/T - Car and Camper Trailer Tractor	
Unit 2 Name:	P/T - Car and Camper Trailer Trailer 1	



P/T - Car and Camper Trailer
Overall Length 48.701ft
Overall Width 8.000ft
Overall Body Height 10.008ft
Min Body Ground Clearance 0.795ft
Max Track Width 8.000ft
Lock-to-lock time 4.00s
Max Steering Angle (Virtual) 21.50°

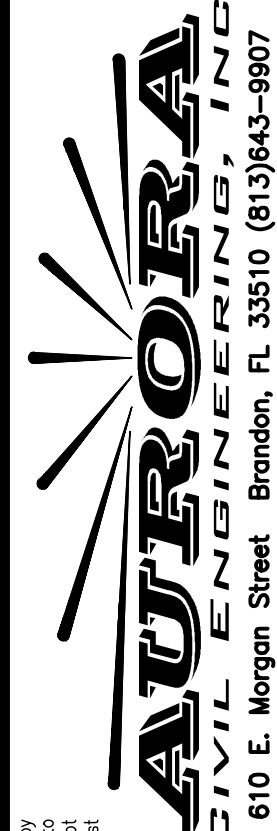
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Please Check Data From Your Own Sources

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1	5/30/2023	FLOR	ISSUED FOR PERMIT
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3	5/30/2023	FLOR	ISSUED FOR PERMIT
4	5/30/2023	FLOR	ISSUED FOR PERMIT
5	5/30/2023	FLOR	ISSUED FOR PERMIT

DESIGNED BY: FLODELIZA DIMAKLING
CHECKED BY: CHRIS WEDDE
APPROVED BY: CHRIS WEDDE
DATE: 5/30/2023
JOB NO.: 23-102

VEHICLE TRACKING PLAN

**TRUMP PLACE
BOAT AND RV STORAGE**
RCE INVESTMENT GROUP, LLC
10000 W. MORGAN STREET
WESLEY, CHAPEL, FL 33543-6751



CHRISTOPHER E. WEDDE, P.E.
AURORA ENGINEERING, INC.
610 E. Morgan Street, Brandon, FL 33510 (813)643-9807
CERTIFICATE OF AUTHORIZATION NO. 0008993

C-11

STAFF REPORT

To:

From:

RE: **ANX-0015-22 Providence Village Annexation**

A review of a petition for Annexation, future land use (RS to RU) & zoning R4 to PUD) amendments for 20 acres located on the south side of Geiger Rd and off Wilson Drive for proposed townhome development.

Date: **June 20, 2023**

I. BACKGROUND & INFORMATION

A. History | Application Summary

B. Site Information

1. Applicant/Owner:
2. File #:
3. Historic Designation:
4. Acreage:
5. Existing Land Use:
6. Current FLU:
7. Proposed FLU:
8. Existing Zoning:
9. Current Zoning:

II. DATA & ANALYSIS

A. Character Analysis

B. Compatibility Analysis

C. Natural & Historic Resources Analysis

D. Public Service Analysis & Impact

E. Comprehensive Plan Consistency

III. RECOMMENDATION

A. Staff / Site Plan Review Committee

B. Historic Preservation Board

C. Planning Commission

D. Board of Adjustment



DESIGNED BY	MS	DATE	Feb 13, 2023
CHECKED BY	MS	DATE	Feb 13, 2023
APPROVED BY	MS	DATE	Feb 13, 2023
PROJECT NO.	148261		
SHEET NO.	1		

PROJECT NO.	148261
SHEET NO.	1

usj
Engineering, Land Planners
Construction Management

3018 GERRARD ROAD, SUITE 200, BELL, FL 33542
TEL: 813.818.1818
WWW.USJCONSULTING.COM

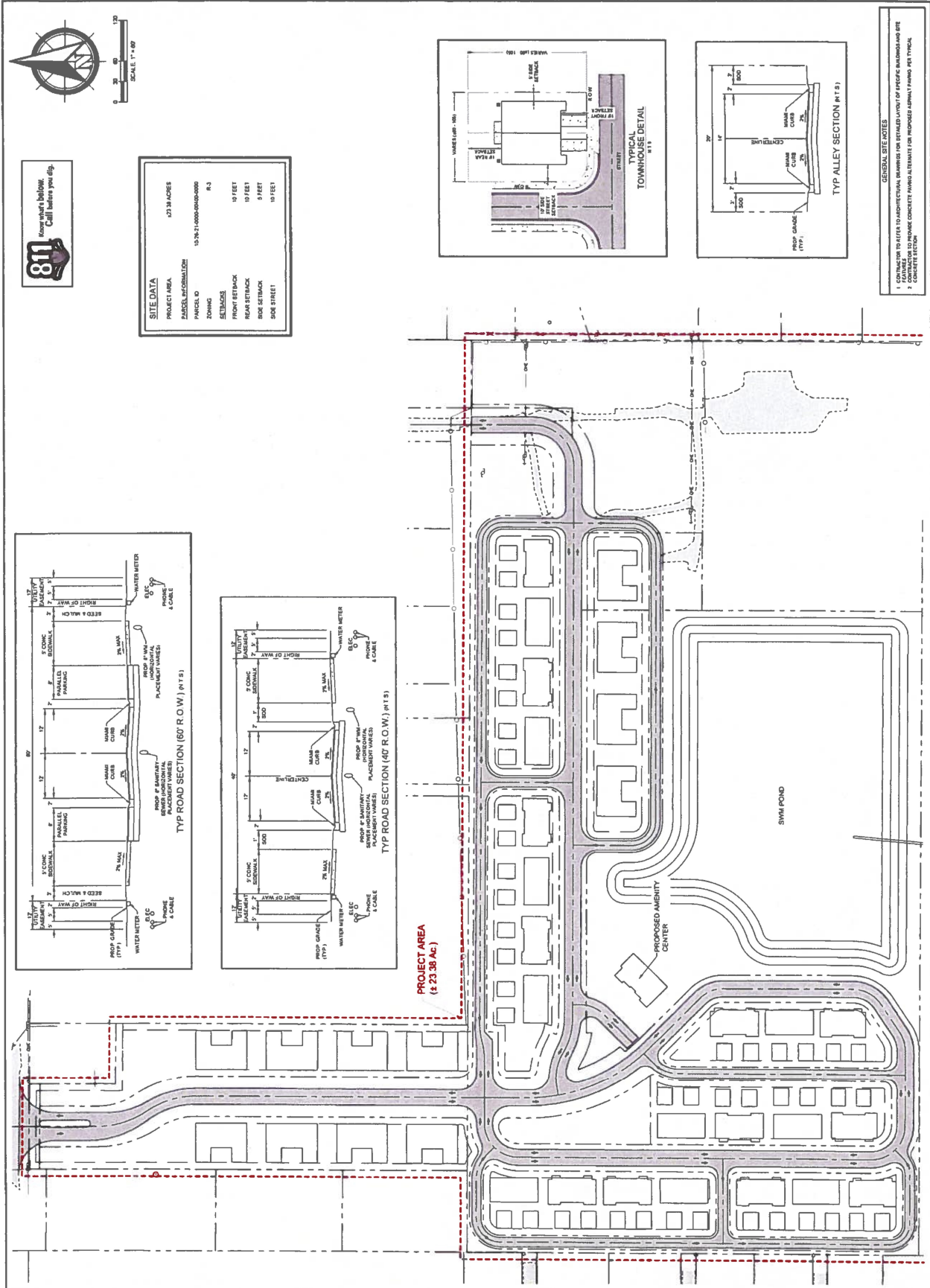
PUD SITE PLAN

WILSON TOWNHOMES
BLACK MARLIN CAPITAL, LLC

NOT FOR CONSTRUCTION

DATE: 02/13/23
BY: [Signature]

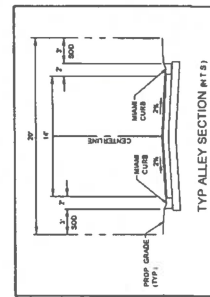
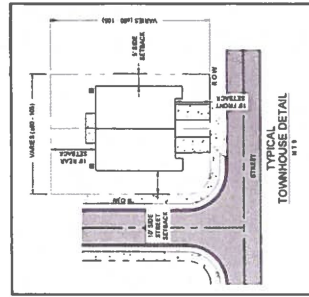
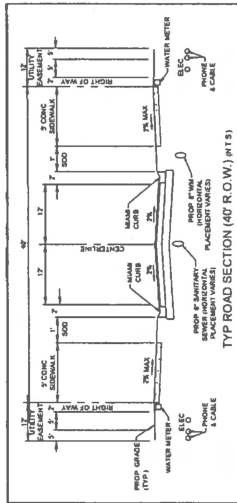
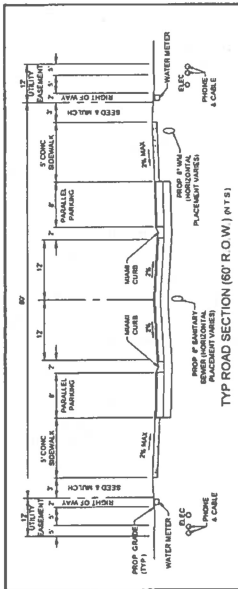
SHEET NUMBER
C000



Project Area (± 23.38 Ac)



SITE DATA	
PROJECT AREA	23.38 ACRES
PARCEL INFORMATION	13-76-1-0000-0000-0000
PARCEL ID	A-3
ZONING	13-76-1-0000-0000-0000
SETBACKS	10 FEET
FRONT SETBACK	10 FEET
REAR SETBACK	10 FEET
SIDE SETBACK	10 FEET
SIDE STREET	10 FEET



- GENERAL SITE NOTES**
1. CONSTRUCTION TO REFER TO ARCHITECTURAL DRAWINGS FOR DETAILED LAYOUT OF SPECIFIC BUILDING AND SITE.
 2. TOWNHOMES TO PROVIDE CONCRETE FINISH ALTERNATE FOR PROPOSED ASPHALT FINISH PER TYPICAL CONCRETE SECTION.