# SITE PLAN for SUNCOAST CROSSING NEW RETAIL PARCEL 3, SUNCOAST CROSSING PARCEL 3, SUNCOAST CROSSING SECTION 31, TOWNSHIP 26 SOUTH, RANGE 18 EAST ODESSA, FLORIDA



REVISIONS:	DATE
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## PREPARED FOR: APPT INVESTMENTS, LLC 16408 AVILA BLVD TAMPA, FL 33613-1033

## CONTACTS: PROPERTY OWNER:

APPT INVESTMENTS, LLC 16408 AVILA BLVD TAMPA, FL 33613-1033 CONTACT: DR. P. BIKKASANI ANKUSH BIKKASANI PH: 352-697-0073 917-319-2286 EMAIL: PBIKKASANI@YAHOO.COM ANKUSHBIKKASANI@GMAIL.COM

BUILD WELL, LLC 12826 BIG SUR DR TAMPA, FL 33625 CONTACT: PARESH JOSHI (PJ) PH: 813-318-2626 EMAIL: pareshjoshi@yahoo.com

CONTRACTOR:

ARCHITECT:

CIVIL ENGINEER:

TBD ADDRESS CITY, STATE ZIP CONTACT: PH: EMAIL: HENDRA & ASSOCIATES, INC. 5028 W LONGFELLOW AVE TAMPA, FL 33629 CONTACT: ERIC HENDRA, PE PH: 727-403-4973 EMAIL: HENDRAASSOC@GMAIL.COM

PERMIT

INTY L SET	VMD 1 SET		SHEET INDEX
COL	SWFV	Sheet #	SHEET TITLE
•	•	C-000	Cover Sheet
•	•	C-001	General Notes
•	•	C-002	SWPPP
•		C-003	Existing Conditions - Erosion Control Plan
•	•	C-003A	Existing Conditions - Erosion Control Plan Aerial
•	•	C-100	Site Plan
•	•	C-101	Paving Grading Drainage Plan
•		C-102	Utility Plan
•	•	C-500	Details Plan
•	•	C-501	Sections Plan
•		C-502	Water Details Plan
•		C-503	Water Details Plan
•		C-504	Water Details Plan
•		C-505	Wastewater Details Plan
			* MAY BE PROVIDED BY SUBCONSULTANTS

## LEGAL DESCRIPTION:

SEE SHEET C-001 GENERAL NOTES.

PARCEL:

30-26-18-0000-00400-0060 30-26-18-0000-00400-0063 **ADDRESS:** 16212 STATE ROAD 54, ODESSA, FL 33556 16210 STATE ROAD 54, ODESSA, FL 33556 **SITE LIGHTING:** NO SITE LIGHTING PROPOSED, NOR REQUIRED (EXISTING)

SPECIAL DISTRICT: NO ZONING: MPUD FLOOD PANEL/ZONE: 12101C0391F ZONE X BASIN: PINELLAS ANCLOTE (EAST)

BUILDING CODE: FL BUILDING CODE CONST TYPE: GROUP B-BUSINESS STORIES: SINGLE BUILDING TOTAL: 6,490SF OCCUPANCY/USE:

FIRE SPRINKLER:

DATE

## FLOOD ZONING

According to Flood Insurance Rate Map Community Panel Number 12101C 0391F, Dated 9-26-14 issued by the Federal Emergency Management Agency, the property shown and described hereon appears to lie within Zone X. BASE FLOOD ELEVATION = N/A (N.A.V.D. 1988 DATUM) NAVD88 = NGVD29 - 0.830'

This has been digitally signed and sealed by Eric J. Hendra, PE on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.





## CONSTRUCTION NOTES

## MISCELLANEOUS

- 1 THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS SPECIFIED BY THE VARIOUS GOVERNMENTAL AGENCIES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, AND SCHEDULE ANY NECESSARY INSPECTIONS ACCORDING TO AGENCY INSTRUCTIONS.
- 2 ALL SPECIFICATIONS AND DOCUMENTS REFERRED TO IN THESE PLANS SHALL BE OF THE LATEST REVISION.
- 3. ALL WORK PERFORMED SHALL COMPLY WITH THE REGULATIONS AND ORDINANCES OF THE VARIOUS GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK.
- 4. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS ON ALL PRECAST AND MANUFACTURED ITEMS TO THE OWNER'S ENGINEER FOR APPROVAL. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT CONTRACTOR'S EXPENSE.
- WORK PERFORMED UNDER THIS CONTRACT SHALL INTERFACE SMOOTHLY WITH OTHER WORK BEING PERFORMED ON SITE BY OTHER CONTRACTORS AND UTILITY COMPANIES. IT WILL BE NECESSARY FOR THE CONTRACTOR TO COORDINATE AND SCHEDULE HIS ACTIVITIES. WHERE NECESSARY, WITH OTHER CONTRACTORS AND UTILITY COMPANIES, INCLUDING TECO, GTE, TIME WARNER & THEIR SUBCONTRACTORS.
- 6. THE WATER, SANITARY SEWER, AND STORM DRAINAGE FACILITIES ARE SUBJECT TO THE REVIEW AND APPROVAL OF PASCO COUNTY AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN THE REQUIRED PERMITS TO PERFORM WORK IN THE PUBLIC RIGHT-OF-
- 7. CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES BEFORE ORDERING MATERIALS AND CASTING STRUCTURES.
- 8. IT WILL BE NECESSARY TO EXAMINE, COORDINATE AND ADJUST ACCORDINGLY THE PROPOSED LOCATIONS OF THE VARIOUS COMPONENTS OF THE SITE UTILITIES. THE LAYOUTS INDICATED IN THE PLANS ARE NOT EXACT AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SUBMIT COORDINATION DRAWINGS SHOWING PIPE SIZES, STRUCTURES, AND ELEVATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SCHEDULING AND COORDINATION OF ALL THE UNDERGROUND WORK ASSOCIATED WITH THIS PROJECT.
- 9. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW BY USE OF LANDSCAPING OR FENCING MATERIALS.
- 10. ADJUSTMENTS OF INLETS, JUNCTION BOXES, MANHOLE TOPS, WATER VALVES, WATER METERS, ETC. SHALL BE INCLUDED IN THE CONTRACTOR'S BID AND NO CLAIM SHALL BE MADE AGAINST THE OWNER OR ENGINEER FOR THESE ADJUSTMENTS, IF REQUIRED.

## SAFETY

- 1. DURING THE CONSTRUCTION AND MAINTENANCE OF THIS PROJECT, ALL SAFETY REGULATIONS ARE TO BE ENFORCED. THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE CONTROL AND SAFETY OF THE TRAVELING PUBLIC AND THE SAFETY OF HIS PERSONNEL.
- 2. THE CONTRACTOR'S MAINTENANCE OF TRAFFIC PLAN MUST BE SUBMITTED AND APPROVED BY PASCO COUNTY PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES.
- 3. LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY OSHA IN THE FEDERAL REGISTER OF THE DEPARTMENT OF TRANSPORTATION.
- 4. CONTRACTOR SHALL PROVIDE AND MAINTAIN ITS OWN SAFETY EQUIPMENT IN ACCORDANCE WITH ITS HEALTH & SAFETY PROGRAM AND ALL OTHER APPLICABLE LEGAL AND HEALTH AND SAFETY REQUIREMENTS. THE CONTRACTOR IS ALSO RESPONSIBLE FOR PROVIDING ITS EMPLOYEES AND SUBCONTRACTORS WITH ADEQUATE INFORMATION AND TRAINING TO ENSURE THAT ALL EMPLOYEES AND SUBCONTRACTORS AND SUBCONTRACTORS' EMPLOYEES COMPLY WITH ALL APPLICABLE REQUIREMENTS. CONTRACTOR SHALL REMAIN IN COMPLIANCE WITH ALL OCCUPATION SAFETY AND HEALTH REGULATIONS AS WELL AS THE ENVIRONMENTAL PROTECTION LAWS. THE FOLLOWING IS NOT TO BE PERCEIVED AS THE ENTIRE SAFETY PROGRAM BUT JUST BASIC REQUIREMENTS
- 5. ALL EXCAVATIONS BY THE CONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF THE DEPARTMENT OF LABOR'S OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION RULES AND REGULATIONS. PARTICULAR ATTENTION MUST BE PAID TO THE CONSTRUCTION STANDARDS FOR EXCAVATIONS, 29 CFR PART 1926, SUBPART P.
- 6. THE MINIMUM STANDARDS AS SET FORTH IN THE CURRENT EDITION OF "THE STATE OF FLORIDA. MANUAL ON TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS" SHALL BE FOLLOWED IN THE DESIGN APPLICATION, INSTALLATION, MAINTENANCE AND REMOVAL OF ALL TRAFFIC CONTROL DEVICES. WARNING DEVICES AND BARRIERS NECESSARY TO PROTECT THE PUBLIC AND WORKMEN FROM HAZARDS WITHIN THE PROJECT LIMITS.
- 7. ALL TRAFFIC CONTROL MARKINGS AND DEVICES SHALL CONFORM TO THE PROVISIONS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES PREPARED BY THE U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION.
- 8. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY AND ENFORCE ALL APPLICABLE SAFETY REGULATIONS. THE ABOVE INFORMATION HAS BEEN PROVIDED FOR THE CONTRACTOR'S INFORMATION ONLY AND DOES NOT IMPLY THAT THE OWNER OR ENGINEER WILL INSPECT AND/OR ENFORCE SAFETY REGULATIONS.
- 9. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES AND SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE UTILITY COMPANIES PRIOR TO CONSTRUCTION TO OBTAIN FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES. CALL SUNSHINE STATE ONE CALL OF FLORIDA AT 800-432-4770 TO ARRANGE FIELD LOCATIONS.
- 10 THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND, THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED BY THE CONTRACTOR CALLED FOR IN THIS CONTRACT.
- 11. ALL UNDERGROUND UTILITIES MUST BE IN PLACE AND TESTED OR INSPECTED PRIOR TO BASE AND PAVEMENT CONSTRUCTION.

## SITE PLAN AND COORDINATE GEOMETRY

- BOUNDARY, TREE AND TOPOGRAPHIC SURVEY PREPARED BY SURVEYOR OF RECORD.
- ALL POINTS AND MONUMENTS SHALL BE SURVEYED UPON MOBILIZATION TO VERIFY THEIR ACCURACY, ANY DISCREPANCIES DISCOVERED MUST BE BROUGHT
- TO THE ATTENTION OF THE ENGINEER IN WRITING. MONUMENTS AND OTHER SURVEY CONTROL POINTS SHALL BE PROTECTED FROM DAMAGE AND DISTURBANCE. IF ANY CONTROL POINTS ARE DAMAGED OR DISTURBED. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ENGINEER AND REPLACE THE CONTROL POINTS TO THEIR ORIGINAL
- CONDITION AT HIS OWN EXPENSE. ELEVATIONS SHOWN HEREON ARE BASED ON PASCO COUNTY BENCHMARKS REFENCING THE NORTH AMERICAN VERTICAL DATUM, NAVD 88 DATUM.
- LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES AFFECTING THIS WORK PRIOR TO CONSTRUCTION.
- UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL FURNISH THE OWNER'S ENGINEER WITH COMPLETE "AS-BUILT" INFORMATION CERTIFIED BY A REGISTERED LAND SURVEYOR. THIS "AS-BUILT" INFORMATION SHALL INCLUDE INVERT ELEVATIONS, LOCATION OF FITTINGS, LOCATION OF STRUCTURES FOR ALL UTILITIES INSTALLED, AS WELL AS TOP OF BANK, TOF OF SLOPE AND GRADE BREAK LOCATIONS AND ELEVATIONS FOR POND AND DITCH CONSTRUCTION. NO ENGINEER'S CERTIFICATIONS FOR CERTIFICATE OF OCCUPANCY PURPOSES WILL BE MADE UNTIL THIS INFORMATION IS RECEIVED AND APPROVED BY THE OWNER'S ENGINEER

## CLEARING/DEMOLITION

- 1. PRIOR TO ANY SITE CLEARING, ALL TREES SHOWN TO REMAIN AS INDICATED ON THE CONSTRUCTION PLANS SHALL BE PROTECTED IN ACCORDANCE WITH LOCAL TREE ORDINANCES AND DETAILS CONTAINED IN THESE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THESE TREES IN GOOD CONDITION. NO TREE SHOWN TO REMAIN SHALL BE REMOVED WITHOUT WRITTEN APPROVAL FROM PASCO COUNTY OR THE OWNER.
- 2. THE CONTRACTOR SHALL CLEAR AND GRUB ONLY THOSE PORTIONS OF THE SITE NECESSARY FOR CONSTRUCTION. DISTURBED AREAS WILL BE SEEDED, MULCHED, SODDED OR PLANTED WITH OTHER APPROVED LANDSCAPE MATERIAL IMMEDIATELY FOLLOWING
- CONSTRUCTION 3. REMAINING EARTHWORK THAT RESULTS FROM CLEARING AND GRUBBING OR SITE EXCAVATION IS TO BE UTILIZED ON-SITE IF REQUIRED, PROVIDED THAT THE MATERIAL IS DEEMED SUITABLE FOR CONSTRUCTION BY THE OWNER'S SOILS TESTING COMPANY EXCESS MATERIAL IS TO BE EITHER STOCKPILED ON THE SITE AS DIRECTED BY THE OWNER OR OWNER'S ENGINEER. OR REMOVED FROM THE SITE. THE CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING EXCESS EARTHWORK FROM THE SITE.
- 4. ALL CONSTRUCTION DEBRIS AND OTHER WASTE MATERIALS SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH APPLICABLE REGULATORY AGENCY REQUIREMENTS.
- 5. CONTRACTOR WILL BE RESPONSIBLE FOR MAKING A VISUAL INSPECTION OF THE SITE AND WILL BE RESPONSIBLE FOR THE DEMOLITION AND REMOVAL. PURSUANT TO ALL FEDERAL STATE, COUNTY, CITY OR OTHER GOVERNMENT AGENCY REQUIREMENTS, OF ALL UNDERGROUND AND ABOVE GROUND STRUCTURES THAT WILL NOT BE INCORPORATED WITHIN THE NEW FACILITIES.
- 6. ANY EXOTIC SPECIES, I.E., BRAZILLIAN PEPPER (SCHINUS TEREBINTHIFOLIUS). PUNK TREES (MELALEUCA QUINQUENERVIA), CHINESE TALLOW (SPIUM SEBIFENUM) AND AUSTRALIAN PINE (CASUARINA EQUISETIFOLIUM), MUST BE REMOVED AS A CONDITION OF SITE DEVELOPMENT. WHERE NECESSARY DUE TO THEIR PROXIMITY TO PROTECTED PLANT MATERIAL, HAND REMOVAL WILL BE REQUIRED. SHOULD THIS REMOVAL BE TO A DEGREE THAT POTENTIAL FOR EROSION IS CREATED, THE AREA MUST BE RE-SATBILIZED WITH SUITABLE MATERIAL

## PAVING AND GRADING

- 1. ALL DELETERIOUS SUBSURFACE MATERIAL (I.E. MUCK, PEAT, BURIED DEBRIS) IS TO BE EXCAVATED IN ACCORDANCE WITH THESE PLANS OR AS DIRÉCTED BY THE OWNER, THE OWNER'S ENGINEER, OR OWNER'S SOIL TESTING COMPANY. DELETERIOUS MATERIAL IS TO BE STOCKPILED OR REMOVED FROM THE SITE AS DIRECTED BY THE OWNER, EXCAVATED AREAS TO BE BACK FILLED WITH APPROVED MATERIALS AND COMPACTED AS SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING DELETERIOUS MATERIAL FROM THE SITE.
- 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRACING, SHEETING OR SHORING AS NECESSARY. DEWATERING METHODS SHALL BE USED AS REQUIRED TO KEEP TRENCHES DRY WHILE PIPE AND APPURTENANCES ARE BEING PLACED.
- 3. ALL NECESSARY FILL AND EMBANKMENT THAT IS PLACED DURING CONSTRUCTION SHALL CONSIST OF MATERIAL SPECIFIED BY THE OWNER'S SOIL TESTING COMPANY OR ENGINEER AND BE PLACED AND COMPACTED ACCORDING TO THESE PLANS OR THE REFERENCED SOILS REPORT
- 4. PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADE UNLESS OTHERWISE NOTED ON DRAWINGS.
- 5. CONTRACTOR SHALL TRIM, TACK AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT.
- 6. CURBING WILL BE PLACED AT THE EDGE OF ALL PAVEMENT, AS SHOWN ON THE PLANS.
- 7. REFER TO THE LATEST EDITION OF F.D.O.T. "ROADWAY AND TRAFFIC DESIGN STANDARDS" FOR DETAILS AND SPECIFICATIONS OF ALL F.D.O.T. TYPE CURBING AND GUTTERS CALLED FOR IN THESE
- 8. CONTRACTOR TO PROVIDE A 1/2" TO 1" BITUMINOUS EXPANSION JOINT MATERIAL WITH SEALER AT ABUTMENT OF CONCRETE AND OTHER MATERIALS (BUILDINGS, OTHER POURED CONCRETE, ETC.)
- 9. ALL PAVEMENT MARKINGS SHALL BE MADE WITH PERMANENT THERMOPLASTIC AND SHALL CONFORM TO F.D.O.T STANDARD INDEX NO. 17346, SHEETS 1-7. PARKING STALL STRIPING TO BE 4" WIDE PAINTED STRIPES.
- 10. CONTRACTOR IS TO PROVIDE EROSION CONTROL AND SEDIMENTATION BARRIER (HAY BALES OR SILTATION CURTAIN) TO PREVENT SILTATION OF ADJACENT PROPERTY, STREETS, STORM SEWERS AND WATERWAYS IN ADDITION CONTRACTOR SHALL PLACE STRAW, MULCH OR OTHER SUITABLE MATERIAL ON GROUND IN AREAS WHERE CONSTRUCTION RELATED TRAFFIC IS TO ENTER AND EXIT SITE IF IN THE OPINION OF THE ENGINEER AND/OR LOCAL AUTHORITIES EXCESSIVE QUANTITIES OF EARTH ARE TRANSPORTED OFF-SITE EITHER BY NATURAL DRAINAGE OR BY VEHICULAR TRAFFIC. THE CONTRACTOR IS TO REMOVE SAID EARTH TO THE SATISFACTION OF THE ENGINEER AND/OR AUTHORITIES.
- 11. IF WIND FROSION BECOMES SIGNIFICANT DURING CONSTRUCTION THE CONTRACTOR SHALL STABILIZE THE AFFECTED AREA USING SPRINKLING, IRRIGATION OR OTHER ACCEPTABLE METHODS.
- 12. THE CONTRACTOR WILL STABILIZE BY SEED AND MULCH, SOD OR OTHER APPROVED MATERIALS ANY DISTURBED AREAS WITHIN ONE WEEK FOLLOWING CONSTRUCTION OF THE UTILITY SYSTEMS AND PAVEMENT AREAS. CONTRACTOR SHALL MAINTAIN SUCH AREAS UNTIL FINAL ACCEPTANCE BY OWNER.
- 13. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPLICABLE TESTING WITH THE SOILS ENGINEER. TESTS WILL BE REQUIRED PURSUANT WITH THE TESTING SCHEDULE LOCATED ON TABLE SC-1. UPON COMPLETION OF THE WORK, SOILS ENGINEER WILL SUBMIT CERTIFICATIONS TO THE OWNER'S ENGINEER STATING THAT ALL REQUIREMENTS HAVE BEEN
- 14 A QUALIFIED TESTING LABORATORY SHALL PERFORM ALL TESTING NECESSARY TO ASSURE COMPLIANCE OF THE IN PLACE MATERIALS AS REQUIRED BY THESE PLANS AND THE VARIOUS AGENCIES. SHOULD ANY RETESTING BE REQUIRED DUE TO THE FAILURE OF ANY TESTS TO MEET THE REQUIREMENTS, THE CONTRACTOR WILL BEAR ALL COST OF SAID RETESTING.

## DRAINAGE

- STANDARD INDEXES REFER TO THE LATEST EDITION OF FDOT DESIGN STANDARDS WITH SUPPLEMENTS FROM PASCO COUNTY. ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE CLASS III (ASTM C-76) UNLESS OTHERWISE NOTED ON PLANS. ALL DRAINAGE STRUCTURES SHALL BE IN ACCORDANCE WITH FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS AND PASCO COUNTY UNLESS
- OTHERWISE SHOWN ON PLANS. PIPE LENGTHS SHOWN ARE APPROXIMATE ALL DRAINAGE STRUCTURE GRATES AND COVERS SHALL BE TRAFFIC RATED FOR H-20 LOADINGS.
- ALL STORM DRAINAGE PIPING SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S ENGINEER PRIOR TO THE PLACEMENT OF BACKFILL. CONTRACTOR TO NOTIFY THE ENGINEER 48 HOURS IN
- ADVANCE TO SCHEDULE INSPECTION. THE CONTRACTOR SHALL MAINTAIN AND PROTECT FROM MUD, DIRT DEBRIS, ETC, THE STORM DRAINAGE SYSTEM UNTIL FINAL ACCEPTANCE OF THE PROJECT. THE CONTRACTOR SHALL BE REQUIRED TO RECLEAN PIPES AND INLETS FOR THESE PURPOSES.

## GENERAL NOTES

- OVERALL CLEANUP SHALL BE ACCOMPLISHED BY THE CONTRACTOR IN ACCORDANCE WITH COUNTY STANDARDS OR AS DIRECTED BY THE ENGINEER, ANY AND ALL EXPENSES INCURRED FOR THIS WORK SHALL BE INCLUDED IN THE UNIT PRICE BID FOR OTHER ITEMS.
- THE CONTRACTOR SHALL ENDEAVOR TO PROTECT PRIVATE 2. PROPERTY. ANY DAMAGE CAUSED BY THE CONTRACTOR IN THE PERFORMANCE OF HIS WORK SHALL BE CORRECTED TO THE SATISFACTION OF THE ENGINEER AT THE CONTRACTOR'S EXPENSE, PAYMENT SHALL NOT BE MADE FOR THIS WORK.
- ANY DAMAGE TO STATE, COUNTY, OR LOCAL ROADS CAUSED 3. BY THE CONTRACTOR'S HAULING OR EXCAVATION EQUIPMENT SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE ENGINEER. PAYMENT SHALL NOT BE MADE FOR THIS WORK.
- ANY U.S.C. & G.S. MONUMENT WITHIN LIMITS OF CONSTRUCTION IS TO BE PROTECTED. IF IN DANGER OF DAMAGE, THE PROJECT ENGINEER SHOULD NOTIFY HENDRA & ASSOCIATES, ENG.
- LAKE/POND EXCAVATION NOTE: "NO EXCAVATION SHALL EXTEND BELOW THE PERMITTED DESIGN DEPTHS / ELEVATIONS SHOWN ON THE DRAWINGS, UNLESS ADDITIONAL TESTING SUPPORTS OTHERWISE; AND NO LOWER SEMI-CONFINING UNIT CLAYEY SOIL MATERIAL AND / OR NO LIMESTONE MATERIALS SHALL BE EXCAVATED REGARDLESS IF THESE MATERIALS ARE ENCOUNTERED WITHIN THE PERMITTED EXCAVATION DEPTHS / ELEVATIONS. IF ANY LOWER
- SEMI-CONFINING UNIT CLAYEY SOIL MATERIALS OR LIMESTONE MATERIALS ARE ENCOUNTERED ABOVE THE PERMITTED DEPTHS / ELEVATIONS, THEN EXCAVATION OPERATIONS SHALL CEASE IN THE GENERAL AREA. EPC MUST BE CONTACTED PRIOR TO ANY EXCAVATION OF CLAYS."

EROSION/TURBIDITY CONTROL NOTES

- 1. PRIOR TO THE START OF THE CLEARING AND GRUBBING, OR ANY SOIL DISTURBANCE CONTACT PC STORMWATER MGMT\_AT (727) 834-3611 FOR A SOIL EROSION AND SEDIMENT CONTROL, PRE-INSPECTION MEETING.
- 2. CONTRACTOR MUST PROVIDE A DEWATERING PLAN. IF APPLICABLE, TO PASCO COUNTY ENGINEERING INSPECTIONS DEPARTMENT AT (727) 834-3670 FOR REVIEW PRIOR TO THE EROSION CONTROL MEASURES PRÈ-INSPECTION
- 3. THE INSTALLATION OF TEMPORARY EROSION CONTROL BARRIERS SHALL BE COORDINATED WITH THE CONSTRUCTION OF THE PERMANENT EROSION CONTROL FEATURES TO THE EXTENT NECESSARY TO ASSURE ECONOMICAL, EFFECTIVE AND CONTINUOUS CONTROL OF EROSION AND WATER POLLUTION THROUGHOUT THE LIFE OF THE CONSTRUCTION PHASE.
- 4. THE TYPE OF EROSION CONTROL BARRIERS USED SHALL BE GOVERNED BY THE NATURE OF THE CONSTRUCTION OPERATION AND SOIL TYPE THAT WILL BE EXPOSED. SILTY AND CLAYEY MATERIAL USUALLY REQUIRE SOLID SEDIMENT BARRIERS TO PREVENT TURBID WATER DISCHARGE, WHILE SANDY MATERIAL MAY NEED ONLY SILT SCREENS OR HAY BALES TO PREVENT EROSION. FLOATING TURBIDITY CURTAINS SHALL BE USED IN OPEN WATER SITUATIONS. DIVERSION DITCHES OR SWALES MAY BE REQUIRED TO PREVENT TURBID STORMWATER RUNOFF FROM BEING DISCHARGED TO WETLANDS OR OTHER WATER BODIES. IT MAY BE NECESSARY TO EMPLOY A COMBINATION OF BARRIERS, DITCHES AND OTHER EROSION/TURBIDITY CONTROL MEASURES IF CONDITIONS WARRANT
- 5. CONSTRUCTION OPERATIONS IN OR ADJACENT TO WETLANDS SHALL BE RESTRICTED TO THOSE AREAS IDENTIFIED IN THE PLANS AND IN THE SPECIFICATIONS.
- 6. EXCAVATED MATERIAL SHALL NOT BE DEPOSITED IN THE WETLANDS OR IN A POSITION CLOSE ENOUGH THERETO TO BE WASHED AWAY BY HIGH WATER OR RUNOFF.
- 7. WHERE PUMPS ARE TO BE USED TO REMOVE TURBID WATERS FROM CONSTRUCTION AREAS, THE WATER SHALL BE TREATED PRIOR TO DISCHARGE TO THE WETLANDS TREATMENT METHODS INCLUDE AND AR NOT LIMITED TO, TURBID WATER BEING PUMPED INTO GRASSED SWALES OR APPROPRIATE VEGETATED AREAS, SEDIMENT BASINS, OR CONFINED BY AN APPROPRIATE ENCLOSURE SUCH AS TURBIDITY BARRIERS, AND KEPT CONFINED UNTIL ITS TURBIDITY LEVEL MEETS STATE WATER QUALITY STANDARDS.
- 8. THE CONTRACTOR SHALL SCHEDULE HIS OPERATIONS SUCH THAT THE AREA OF UNPROTECTED ERODIBLE EARTH EXPOSED AT ANY ONE TIME IS NOT LARGER THAN THE MINIMUM AREA NECESSARY FOR EFFICIENT CONSTRUCTION OPERATIONS, AND THE DURATION OF EXPOSED. UNCOMPLETED CONSTRUCTION TO THE ELEMENTS SHALL BE AS SHORT AS PRACTICABLE. CLEARING AND GRUBBING SHALL BE SO SCHEDULED AND PERFORMED THAT GRADING OPERATIONS CAN FOLLOW IMMEDIATELY THEREAFTER, AND GRADING OPERATIONS SHALL BE SCHEDULED AND PERFORMED THAT PERMANENT EROSION CONTROL FEATURES CAN FOLLOW IMMEDIATELY THEREAFTER IF CONDITIONS ON THE PROJECT PERMIT.
- 9. THE CONTRACTOR AND/OR OWNER'S REPRESENTATIVE SHALL PROVIDE ROUTINE MAINTENANCE OF PERMANENT AND TEMPORARY EROSION CONTROL FEATURES UNTIL THE PROJECT IS COMPLETE AND ALL BARE SOILS ARE STABILIZED.
- 10. SILT FENCE SHALL BE LOCATED AT THE PERIMETER OF CONSTRUCTION LIMITS. AS DEFINED BY FIELD CONDITIONS.

## EXISTING TREE PROTECTION NOTES:

- REQUIRED BARRICADES AND FLAGGING SHALL BE ERECTED BY THE CONTRACTOR AND APPROVED BY THE ENGINEER AND THE PASCO COUNTY LAND ALTERATION AND LANDSCAPE DEPARTMENT PRIOR TO COMMENCEMENT OF LAND ALTERATION ACTIVITIES.
- BARRICADES SHALL REMAIN IN PLACE UNTIL ALTERATION AND CONSTRUCTION ACTIVITIES ARE COMPLETED.
- DURING LAND ALTERATION 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 DRIPLINE OF A TREE TO REMAIN ON THE SITE UNLESS OTHERWISE APPROVED BY THE COUNTY.
- IN ORDER TO COMPLY WITHTHE PASCO COUNTY LAND DEVELOPMENT CODE TO MINIMIZE SOIL EROSION AND CONTRIBUTE TO WATER QUALITY, PROPOSED LAND ALTERATION ACTIVITIES SHALL NOT UNNECESSARILY REMOVE EXISTING VEGETATION AND ALTER EXISTING TOPOGRAPHY. ADEQUATE PROTECTION MEASURES (I.E. HAY BALES, BAFFLES, SODDING AND SANDBAGGING) SHALL BE
- PROVIDED, AS NECESSARY, TO MINIMIZE EROSION AND DOWNSTRESS SEDIMENTATION CAUSED BY SURFACE WATER RUNOFF ON EXPOSED LAND SURFACES. ALL TRIMMING UNDERTAKEN ON A TREE PROTECTED BY THE PROVISIONS OF THE LAND DEVELOPMENT CODE SHALL BE PRUNED
- IN ACCORDANCE WITH THE NATIONAL ARBORIST ASSOCIATION (NAA) PRUNING STANDARDS. THIS INFORMATION MUST BE CLEARLY IDENTIFIED ON THE SUBDIVISION CONSTRUCTION PLANS. SEE PASCO COUNTY PROTECTIVE BARRIER REQUIREMENTS PROVISIONS FOR ADDITIONAL INFORMATION.

PASCO COUNTY DEVELOPMENT REVIEW STANDARD SITE PLAN NOTES

- 1. ALL UTILITY CONSTRUCTION SHALL COMPLY WITH THE PASCO COUNTY STANDARDS FOR DESIGN AND CONSTRUCTION OF WATER AND WASTEWATER FACILITIES SPECIFICATIONS, LATEST EDITION.
- 2. ALL ON-SITE WATER AND SEWER FACILITIES SHALL BE OWNED AND MAINTAINED BY THE OWNER-DEVELOPER.
- 3. INSTALLATION OF FUEL STORAGE TANKS REQUIRES REVIEW AND APPROVAL BY THE FIRE MARSHAL AND THE ISSUANCE OF A SEPARATE BUILDING PERMIT. APPROVAL OF THE SITE PLAN DOES NOT CONSTITUTE APPROVAL OF THE LOCATION OF THE FUEL TANKS.
- 4. ALL PROPOSED SIGNS MUST BE APPLIED FOR, APPROVED, AND PERMITTED ON AN INDIVIDUAL BASIS APART FROM ANY ULTIMATELY APPROVED SITE PLAN. APPROVAL OF THIS SITE PLAN DOES NOT CONSTITUTE APPROVAL OF ANY SIGNAGE.
- 5. HANDICAP PARKING SPACES WILL BE PROPERLY SIGNED AND STRIPED IN ACCORDANCE WITH FLORIDA STATUTE 316. THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, OR OTHER APPLICABLE STANDARDS.
- 6. THE ARCHITECT/ENGINEER CERTIFIES THAT THE SITE HAS BEEN DESIGNED IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT.
- 7. ALL ON-SITE PARKING SPACES WILL BE STRIPED AND SIGNED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION. PARKING SPACES, DIRECTIONAL ARROWS, AND STOP BARS SHALL BE STRIPED IN WHITE. IT SHALL BE THE OWNER/DEVELOPER'S RESPONSIBILITY TO PROPERLY SIGN AND STRIPE IN ACCORDANCE WITH APPLICABLE STANDARDS.
- 8. THE OWNER/DEVELOPER ACKNOWLEDGES THAT THIS APPROVAL DOES NOT INCLUDE ANY WORK IN THE COUNTY RIGHT-OF-WAY. ALL RIGHT-OF-WAY WORK SHALL BE A FUNCTION OF AN APPROVED PASCO RIGHT-OF-WAY USE PERMIT.
- 9. ALL CLEAR-SITE AREAS SHALL BE KEPT FREE OF ANY SIGNAGE PLANTINGS, TREES, ETC. IN EXCESS OF THREE-AND-A-HALF (3-1/2) FEET IN HEIGHT.
- 10. NO IRRIGATION SYSTEM OR LANDSCAPING SHALL BE INSTALLED IN ANY COUNTY OR STATE RIGHT-OF-WAY WITHOUT ISSUANCE OF APPROPRIATE RIGHT-OF-WAY USE PERMIT
- 11. THE OWNER/DEVELOPER ACKNOWLEDGES THAT THE SITE AND ITS SUBSEQUENT BUILDING PERMITS SHALL COMPLY WITH ALL REZONING/MPUD/PUD CONDITIONS.
- 12. ALL STRUCTURES, INCLUDING BUFFER WALLS, RETAINING WALLS, SIGNAGE,

ETC. REQUIRE BUILDING PERMITS.

13. IF A PROJECT SITE CONTAINS AN EASEMENT, ESPECIALLY A POWER COMPANY EASEMENT, A LETTER OF NO OBJECTION IS REQUIRED FROM THE EASEMENT HOLDER. BY SIGNING AND SEALING THIS PLAN THE ENGINEER OF RECORD IS ATTESTING THAT HE/SHE HAS IDENTIFIED AND ACCURATELY SHOWN ALL IDENTIFIED EASEMENTS OF RECORD ON THE PLANS FROM SURVEYOR OF RECORD, BASED UPON TITLE OPINION OR WARRANTEE.

14. IF DURING CONSTRUCTION ACTIVITIES ANY EVIDENCE OF THE PRESENCE OF STATE OR FEDERALLY PROTECTED PLANT AND/OR ANIMAL SPECIES IS DISCOVERED, PASCO COUNTY AND APPLICABLE AGENCIES SHALL BE NOTIFIED WITHIN TWO WORKING DAYS OF THE PLANT AND/OR ANIMAL SPECIES FOUND ON THE SITE, ALL WORK IN THE AFFECTED AREA SHALL COME TO AN IMMEDIATE STOP UNTIL ALL PERTINENT PERMITS HAVE BEEN OBTAINED, AGENCY WRITTEN AUTHORIZATION TO COMMENCE ACTIVITIES HAS BEEN GIVEN. OR UNLESS COMPLIANCE WITH STATE AND FEDERAL GUIDELINES CAN BE DEMONSTRATED

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

IF DURING CONSTRUCTION ACTIVITIES ANY EVIDENCE OF HISTORIC RESOURCES, INCLUDING BUT NOT LIMITED TO ABORIGINAL OR HISTORIC POTTERY, PREHISTORIC STONE TOOLS, BONE OR SHELL TOOLS, HISTORIC TRASH PITS, OR HISTORIC BUILDING FOUNDATION, ARE DISCOVERED, WORK SHALL COME TO AN IMMEDIATE STOP AND THE FLORIDA DEPARTMENT OF HISTORIC RESOURCES (STATE HISTORIC PRESERVATION OFFICER) AND PASCO COUNTY SHALL BE NOTIFIED WITHIN TWO WORKING DAYS OF THE RESOURCES FOUND ON THE SITE

## SC-1 TESTING SCHEDULE

ILOCAL GOVERNING AGENCY SUPERCEDE LISTED MINIMUM REQUIREMENTS.

TEM	TEST	TEST FREQUENCY
EMBANKMENT	OPTIMUM MOISTURE/MAXIMUM DENSITY 100% MAXIMUN DENSITY AS DETERMINED BY AASHTO T99-57(D-698-70) NO TOLERANCE	PER SOIL TYPE ONE PER 500 FEET HORIZONTALLY, IN 12 INCH LIFTS
UTILITY TRENCH BACKFILL OVER PIPELINES AND AROUND STRUCTURES FROM R.O.W. LINE TO R.O.W. LINE	OPTIMUM MOISTURE/MAXIMUM DENSITY 98% MAXIMUN DENSITY AS DETERMINED BY AASHTO T180-57 (ASTM D1557-70) - MINUS 3% TOLERANCE	PER SOIL TYPE
UTILITY TRENCH BACKFILL OVER PIPELINES AND AROUND STRUCTURES OUTSIDE THE R.O.W.	OPTIMUM MOISTURE/MAXIMUM DENSITY 95% MAXIMUM DENSITY AS DETERMINED BY AASHTO T180-57 (ASTM D1557-70) - MINUS 3% TOLERANCE	PER SOIL TYPE *,**
STABILIZED SUBGRADE	OPTIMUM MOISTURE/MAXIMUM DENSITY MINIMUM 40 LBR 98% MAXIMUM DENSITY AS DETERMINED BY AASHTO T180-57 (ASTM D1557-70) - NO TOLERANCE	PER MATERIAL TYPE *** PER MATERIAL TYPE ***
BASE (OTHER THAN SOIL CEMENT)	OPTIMUM MOISTURE/MAXIMUM DENSITY MINIMUM 100 LBR 98% MAXIMUM DENSITY AS DETERMINED BY AASHTO T180-57 (ASTM D1557-70) - NO TOLERANCE GRADATION, ATTERBURG LIMITS	PER SOURCE PER SOURCE *** EACH LIFT PER SOURCE
CONCRETE	SLUMP TEST COMPRESSIVE STRENGTH CYLINDERS AIR CONTENT	ONE PER SET OF CYLINDERS ONE SET OF THREE (3) CYLINDERS FOR 100 CUBIC YARDS OR FRACTION THEREOF ONE PER SET OF CYLINDERS
ASPHALTIC CONCRETE	AGGREGATE ANALYSIS DESIGN MIX BITUMEN CONTENT GRADATION STABILITY FLOW PROPERTIES OF IN PLACE MATERIALS (MARSHALL) THICKNESS 95% LAB DENSITY	ONE PER DESIGN ONE PER TYPE ONE PER DAY ONE PER DAY ONE PER DAY ONE PER DAY
<ul> <li>TESTS SHALL BE LOCATED NO MORE THAN 500 FEET APA PERFORMED ON EACH LIFT, EXCEPT THAT TESTS SHALL 1 THAN ONE (1) FOOT VERTICALLY. FIELD DENSITIES SHALL CROSSINGS. FIELD DENSITIES FOR SANITARY LINES SHA INCLUDE RESULTS OVER SERVICE LATERALS. THERE SH. (1) TEST SERIES FOR EACH 12 INCHES OF LIFT OVER PIPE TOTOTA DRUMP OTDIVIDED ONLY DE OFDIALED IN 1001</li> </ul>		N, 95% MAXIMUM DENSITY NS SUB ARTICLE 125-8.3.2 PART. THERE SHALL BE NO

#### LEGAL DESCRIPTION: DESCRIPTION - PARCEL 3

A PARCEL OF LAND LYING WITHIN SECTIONS 30 AND 31, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF IVY LAKE ESTATES PARCEL ONE, PHASE ONE AS Recorded in Plat Book 44, page 14, of the public records of pasco county, florida, said point also being the NORTHWEST CORNER OF THAT CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 5352. PAGE 289. OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY OF HEDERA BOULEVARD HENCE ALONG SAID EASTERLY RIGHT-OF-WAY OF HEDERA BOULEVARD AND THE WESTERLY BOUNDARY OF SAID CERTAIN PARCE THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) S. 24º4512"E., A DISTANCE OF 197.02 FEET TO A POINT OF CURVATURE; 2 SOUTHEASTERLY 15.84 FEET ALONG THE ARC OF A CURVE TO THE LEFT. SAID CURVE HAVING A RADIUS OF 1,200.00 FEET. A CENTRA ANGLE OF 00°45'23", AND A CHORD BEARING AND DISTANCE OF S.25°07'54"E., 15.84 FEET FOR A POINT OF BEGINNING; THENCE ALON( THE SOUTHERLY BOUNDARY OF SAID CERTAIN PARCEL, N.65°13'29"E, A DISTANCE OF 273.72 FEET; THENCE S.24°46'31"E., A DISTANCE OF 392.06 FEET; THENCE S.65°13'29'W., A DISTANCE OF 30.78 FEET; THENCE N.79°38'59'W., A DISTANCE OF 124.12 FEET; THENCE S.65°13'29"W., A DISTANCE OF 78.18 FEET TO A POINT OF CURVATURE; THENCE WESTERLY 17.22 FEET ALONG THE ARC OF A CURVI TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 28°11'16", AND A CHORD BEARING AND DISTANCE OF S.79°19'07'W., 17.05 FEET TO A NON-TANGENT POINT OF CURVATURE ON THE EASTERLY RIGHT-OF-WAY OF HEDERA BOULEVARD THENCE NORTHWESTERLY 320.87 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, ALONG SAID EASTERLY RIGHT-OF-WAY O HEDERA BOULEVARD, SAID CURVE HAVING A RADIUS OF 1,200.00 FEET, A CENTRAL ANGLE OF 15°19'13", AND A CHORD BEARING AND DISTANCE OF N.33°10'12'W., 319.91 FEET TO THE POINT OF BEGINNING.

DESCRIPTION - PARCEL 4:

A PARCEL OF LAND LYING WITHIN SECTION 31, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF "TRACT H", IVY LAKE ESTATES, PARCEL ONE, PHASI ONE AS BECORDED IN PLAT BOOK 44 PAGE 14 OF THE PUBLIC BECORDS OF PASCO COUNTY FLORIDA, SAID POINT ALSO BEING OF THE EASTERLY RIGHT-OF-WAY OF HEDERA BOULEVARD (ALSO KNOWN AS CROSSINGS BOULEVARD), AS RECORDED IN PLAT BOOK , PAGE 14, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY

FOLLOWING SEVEN (7) COURSES AND DISTANCES: 1) N 00°57'14"E. A DISTANCE OF 195/24 FEET: 2) N 04°11'14"E. A DISTANCE OF 32/8 FEET; 3) N.26°25'16"E., A DISTANCE OF 67:37 FEET TO A POINT OF CURVATURE; 4) NORTHERLY 40.24 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 38°25'36", AND A CHORD BEARING AND DISTANCE OF N.07°12'28"E., 39.49 FEET; 5) N.12°00'20'W, A DISTANCE OF 246.55 FEET TO A POINT OF CURVATURE; 6) NORTHWESTERLY 509.75 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1,050.00 FEET, A CENTRAL ANGLE OF ,7°48'56", AND A CHORD BEARING AND DISTANCE OF N.25°57'20"W., 504.76 FEET FOR A POINT OF BEGINNING; 7) CONTINUI NORTHWESTERLY 10.16 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1.050.00 FEET, A CENTRAL ANGLE OF 00°33'17" AND A CHORD BEARING AND DISTANCE OF N 40°08'26'W 10.16 FEET TO THE SOUTHERLY MOS ORNER OF THAT CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 6535, PAGE 300, OF THE PUBLIC RECORDS OF PASC COUNTY, FLORIDA: THENCE ALONG THE BOUNDARY OF SAID CERTAIN PARCEL. THE FOLLOWING (7) COURSES AND DISTANCES: 1 N 48/25/42"E, A DISTANCE OF 20.48 FEET THENCE N 34°11/29"E. A DISTANCE OF 139.96 FEET: THENCE N 11°35/0"W. A DISTANCE OF 40.45 FEET; 4) N.09°14'14''E, A DISTANCE OF 62.55 FEET; 5) N.26°21'31''E., A DISTANCE OF 29.27 FEET; 6) N.58°56'15''W., A DISTANCE O 213.57 FEET 7) S.31°03'45'W A DISTANCE OF 225.01 FEET TO THE AFOREMENTIONED FASTERLY RIGHT-OF-WAY OF HEDER BOULEVARD AND A NON-TANGENT POINT OF CURVATURE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY OF HEDERA BOULEVARD HE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) NORTHWESTERLY 205.44 FEET ALONG THE ARC OF A CURVE TO THE LEF SAID CURVE HAVING A RADIUS OF 1,050.00 FET, A CENTRAL ANGLE OF 11°12'37', AND A CHORD BEARING AND DISTANCE OF N.60°0819'W., 205.11 FEET; 2) N.65°44'37'W., A DISTANCE OF 282.47 FEET TO A POINT OF CURVATURE: 3) NORTHWESTERLY 465.85 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1,200.00 FEET, A CENTRAL ANGLE OF 22°14'33", AND A

CHORD BEARING AND DISTANCE OF N.54'37'21'W., 462.93 FEET TO A NON-TANGENT POINT OF CURVATURE; THENCE NORTHEASTERLY 38.62 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 63°13'08", AND A CHORD BEARING AND DISTANCE OF N.33°36'55"E., 36.69 FEET; THENCE N.65°13'29"E., A DISTANCE OF 23.01 FEET TO A POINT OF CURVATURE; THENCE EASTERLY 27.59 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 45.00 FEET, A CENTRAL ANGLE OF 35°07'32", AND A CHORD BEARING AND DISTANCE OF N.82°47'15"E., 27.16 FEET: THENCI S.79°3859"E, A DISTANCE OF 109.88 FEET; THENCE N.65°1329"E, A DISTANCE OF 187.43 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY 26.78 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRA

ANGLE OF 30°40'59", AND A CHORD BEARING AND DISTANCE OF N.49'52'59"E, 26.46 FEET TO A POINT OF REVERSE CURVATURE THENCE NORTHEASTERLY 12.98 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 50.00 FEET, A ENTRAL ANGLE OF 14°52'33", AND A CHORD BEARING AND DISTANCE OF N.41°58'46"E., 12.95 FEET; THENCE S.24°46'31"E., A DISTANCI OF 273.28 FEET: THENCE S.65°13'29'W., A DISTANCE OF 20.00 FEET: THENCE S.24°46'31''E., A DISTANCE OF 38.16 FEET: THENCI S.65°13'29'W. A DISTANCE OF 54.67 FEET: THENCE S.24°46'31"E., A DISTANCE OF 75.33 FEET: THENCE S.54°38'57"E., A DISTANCE OF 8.1 EET; THENCE S.66°01'13"E., A DISTANCE OF 77.01 FEET; THENCE N.24°15'23"E., A DISTANCE OF 37.36 FEET; THENCE N.65°13'29"E., DISTANCE OF 747.54 FEET TO THE WESTERLY RIGHT-OF-WAY OF STATE BOAD 589 (SUNCOAST PARKWAY) AND A NON-TANGEN POINT OF CURVATURE; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY OF STATE ROAD 589 (SUNCOAST PARKWAY) THE FOLLOWING FOUR (4) COURSES AND DISTANCES: 1) SOUTHEASTERLY 216.07 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAIL CURVE HAVING A RADIUS OF 2.958.79 FEET. A CENTRAL ANGLE OF 04°11'03". AND A CHORD BEARING AND DISTANCE OF S.43°25'48"E 216.03 FEET: 2) S.45°31'19'E. A DISTANCE OF 227.79 FEET TO A POINT OF CURVATURE: 3) SOUTHEASTERLY 134.21 FEET ALONG THI ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 3.180.04 FEET, A CENTRAL ANGLE OF 02°25'06", AND A CHORI BEARING AND DISTANCE OF S.44°18'46"E., 134.21 FEET; 4) S.37°12'04"E., A DISTANCE OF 81.39 FEET TO THE NORTH BOUNDARY OF THAT CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 5390, PAGE 509, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA HENCE ALONG THE NORTH BOUNDARY OF SAID CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 5390. PAGE 509. TH

FOLLOWING ELEVEN (11) COURSES AND DISTANCES; 1) S.72°48'31"W., A DISTANCE OF 51.70 FEET; 2) S.54°54'10"W., A DISTANCE O 45.33 FEET; 3) S.81 '09'38'Ŵ., A DISTANCE OF 70.32 FEET; 4) S.76°57'56'Ŵ., A DISTANCE OF 183.52 FEET; 5) S.72°53'58'W., A DISTANCE O 115 14 FEFT 6) S 69°46'30'W A DISTANCE OF 38 20 FEFT 7) S 55°50'11'W A DISTANCE OF 38 16 FEFT 8) N 73°32'06'W A DISTANCE O 56.08 FEET; 9) N.11°36'35'W., A DISTANCE OF 44.72 FEET; 10) S.34°10'43'W., A DISTANCE OF 148.63 FEET; 11) S.48°24'56'W., A DISTANCE OF 35.63 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT THOSE PORTIONS OF THE ABOVE DESCRIBED PROPERTY LYING WITHIN THE FOLLOWING DESCRIBED PARCELS 1

PARCEL 1: A PARCEL OF LAND LYING WITHIN SECTION 31, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE MOST NORTHERLY CORNER OF TRACT "A", IVY LAKE ESTATES, PARCEL ONE PHASE ONE AS PER THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 14 THROUGH 22 INCLUSIVE IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY OF STATE ROAD 54: THENCE ALONG THE EASTERLY BOUNDARY OF SAID TRACT "A", IVY LAKE ESTATES THE FOLLOWING THREE (3) COURSES AND DISTANCES: S.24°45′12″E., A DISTANCE OF 197.02 FEET TO A POINT OF CURVATURE; (2) SOUTHEASTERLY 858.50 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1,200.00 FEET, A CENTRAL ANGLE OF 40°5925", AND A CHORD BEARING AND DISTANCE OF S.45°14'55''E, 840.31 FEET; (3) S.65°44'37''E, A DISTANCE OF 163.03 FEET TO THE MOST WESTERLY CORNER OF THA CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 8896, PAGE 3658, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA THENCE ALONG THE NORTH BOUNDARY OF SAID CERTAIN PARCEL, THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1 N.24°15'23"E., 87.36 FEET; 2) N.65°13'29"E., 438.22 FEET FOR A POINT OF BEGINNING, SAID POINT BEING ON THE SOUTH BOUNDARY O THAT CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 6937, PAGE 47, OF THE PUBLIC RECORDS OF PASCO COUNTY FLORIDA; THENCE ALONG THE SOUTH BOUNDARY OF SAID CERTAIN PARCEL, CONTINUE N.65°13'29'E., A DISTANCE OF 309.32 FEET TO HE WEST RIGHT-OF-WAY OF STATE ROAD 589 (SUNCOAST PARKWAY) AND A NON-TANGENT POINT OF CURVATURE; THENCE ALONG AID WEST RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES AND DISTANCES 1) SOUTHEASTERLY 216.07 FEET ALONG THE AR OF A CURVE TO THE LEFT. SAID CURVE HAVING A RADIUS OF 2958.79 FEET. A CENTRAL ANGLE OF 04°1103". AND A CHORD BEARING AND DISTANCE OF S.43°25'48'E., 216.03 FEET; 2) S.45°31'19'E., 227.79 FEET TO A POINT OF CURVATURE; 3) SOUTHEASTERLY 134.22 FEET ALONG THE ARC OF A CURVE TO THE RIGHT. SAID CURVE HAVING A RADIUS OF 3.180.04 FEET. A CENTRAL ANGLE OF 02°25'06 AND A CHORD BEARING AND DISTANCE OF S.44° 18'46'E., 134.21 FEET: 4) S.37° 12'04'E., 81.39 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 5390 PAGE 509 OF THE PUBLIC RECORDS OF PASCO COUNT FLORIDA; THENCE ALONG THE NORTH BOUNDARY OF SAID CERTAIN PARCEL THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES 1) S 72°4831'W 51 70 FEFT 2) S 54°54'10'W 4533 FEFT 3) S 81°0938'W 70.32 FEFT 4) S 76°5756'W 183.52 FEFT 5 3.72°53'58'W., 115.14 FEET; 6) S.69°46'30'W., 38.20 FEET; 7) S.55°50'11'W., 38.16 FEET; 8) N.73°32'06'W., 56.08 FEET; 9) N.11°36'35'W., 44.7 FEET 10) S 34°10'43'W 148 63 FEET 11) S 48°24'56'W 35 63 FEET TO THE AFOREMENTIONED FASTERI Y BOUNDARY OF TRACT "A" IVY AKE ESTATES PARCEL ONE PHASE ONE AND A NON-TANGENT POINT OF CURVATURE THENCE ALONG THE EASTERLY BOUNDARY OF SAID TRACT "A", NORTHWESTERLY 10.16 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1 050 00 FEET A CENTRAL ANGLE OF 00°33'17" AND A CHORD BEARING AND DISTANCE OF N 40°08'26"W 10 16 FEET TO THE MOST SOUTHERLY CORNER OF THAT CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 6535, PAGE 300 OF THE PUBLIC RECORDS F PASCO COUNTY, FLORIDA; THENCE ALONG THE EAST BOUNDARY OF SAID CERTAIN PARCEL THE FOLLOWING FIVE (5) COURSE AND DISTANCES: 1) N.48°2542'E., 20.48 FEET; 2) N.34°11'29'E., 139.96 FEET; 3) N.11°35'50'W., 40.45 FEET; 4) N.09°14'14'E., 62.55 FEET; 5 N.26°21'31'E., 29.27 FEET TO THE MOST EASTERLY CORNER OF THE AFOREMENTIONED CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 8896, PAGE 3658; THENCE ALONG THE NORTHEASTERLY BOUNDARY OF SAID CERTAIN PARCEL, N.24°36'37'W., A DISTANCE OF 365.09 FEET TO THE POINT OF BEGINNING.

PARCEL 2: A PARCEL OF LAND LYING WITHIN SECTION 31, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE MOST NORTHERLY CORNER OF TRACT "A", IVY LAKE ESTATES, PARCEL ONE PHASE ONE AS PER THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 14 THROUGH 22 INCLUSIVE IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY OF STATE ROAD 54; THENOE ALONG THE EASTERLY BOUNDARY OF SAID TRACT "A", IVY LAKE ESTATES THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1 S.24°4512'E., A DISTANCE OF 197.02 FEET TO A POINT OF CURVATURE; (2) SOUTHEASTERLY 858.50 FEET ALONG THE ARC OF A CURVE O THE LEFT, SAID CURVE HAVING A RADIUS OF 1,200.00 FEET, A CENTRAL ANGLE OF 40°59'25", AND A CHORD BEARING AND DISTANCE OF S.45°14'55"E., 840.31 FEET; (3) S.65°44'37"E., A DISTANCE OF 163.03 FEET FOR A POINT OF BEGINNING; THENC N.24°15'23'E., A DISTANCE OF 87.36 FEET; THENCE N.65°13'29'E., A DISTANCE OF 438.22 FEET; THENCE S.24°36'37'E., A DISTANCE O 365.09 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 6535, PAGE 300, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA: THENCE ALONG SAID CERTAIN PARCEL THE FOLLOWING TWO (2) COURSE: ND DISTANCES: 1) N.58°56'15'W., A DISTANCE OF 213.57 FEET; 2) S.31°03'45'W., A DISTANCE OF 225.01 FEET TO THE EASTERLY BOUNDARY OF SAID TRACT "A", IVY LAKE ESTATES AND A NON TÁNGENT POINT OF CURVATURE; THENCE ALONG THE EASTERL'I BOUNDARY OF SAID TRACT "A", IVY LAKE ESTATES THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) NORTHWESTERLY 2054 EET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1,050.00 FEET, A CENTRAL ANGLE OF 11°12'37" AND A CHORD BEARING AND DISTANCE OF N.60°08'19'W., 205.11 FEET; 2) N.65°44'37'W., A DISTANCE OF 119.44 FEET TO THE POINT OF

BEGINNING



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## STORMWATER POLLUTION PREVENTION PLAN (S.W.P.P.P.)

## NOTICE OF INTENT:

A "Notice of Intent to Use Generic Permit for Stormwater Discharge from a Large and Small Construction Activities" (NOI) is required for this site since the size of the project is greater than one acre in size. Contractor shall obtain the NOI from the Florida Department of Environmental Protection 48 hours before the construction start.

#### SITE DESCRIPTION:

This STORMWATER CONSTRUCTION SURFACE WATER MANAGEMENT PLAN (S.C.S.W.M.P.) is for construction of the SUNCOAST CROSSING BUILDING ADDITION a proposed retail center. Construction activities to include clearing, grubbing, excavation, fill, construction of parking areas, buildings, stormwater collection system and utilities.

#### PROJECT AREA:

Total DISTURBED AREA: 1.7+/- ACRES

PROJECT LOCATION:

The project site is located at SOUTHEAST CORNER OF OLD COUNTY ROAD 54 & CROSSING BOULEVARD in Section 23, Township 26 S, Range 16 E, PASCO COUNTY, Florida

#### PROJECT CONTACTS:

Owner/Lot Leasee:	APTT INVESTMENTS, LLC 16408 AVILA BLVD, TAMPA, FL 33613
Developer:	PH: 352-697-0073 APTT INVESTMENTS, LLC
	16408 AVILA BLVD, TAMPA, FL 33613
	PH: 352-697-0073
Civil Engineer:	HENDRA & ASSOCIATES, INC.
	5028 W. LONFELLOW AVE, TAMPA, FL 33629
	PH: 727-403-4973
Construction Plans:	SITE CONSTRUCTION PLANS FOR SUNCOAST CROSSING BULDING ADDITION
Site Contractor:	TBD

#### FLOOD ZONE:

The property shown hereon appears to lie in Flood Zone "X" according to the flood Insurance Rate Map FIRM Panel Number 12101C0391F, revised September 26, 2014 for Pasco County, Florida.

#### NAME OF RECEIVING WATERS:

Existing master drainage system culverts connecting to existing offsite wetlands and floodway. WETLANDS:

None within project area and disturbed area.

## EROSION AND SEDIMENT CONTROLS

#### STABILIZATION PRACTICES:

Denude only portions of the site expected to be graded or altered within 14 days, In no case denude more than one half the site area at a time.

Temporary Stabilization — Denuded areas, soil stockpiles and other areas of the site where construction activity temporarily ceases for at least 21 days will be stabilized with temporary seed and mulch no later than 14 days after the last construction activity in that area. Hydromulch using locally recommended application for quick germinating ground cover.

As an alternative, manually apply rye grain at the rate of 150 pounds per acre (or other quick germinating ground cover at recommended rate for area) along with 10—10—10 fertilizer at rate recommended by manufacturer and apply 3,000 pounds per acre of straw (or other fibrous mulch) secured by crimping. Reapply as required until vegetative cover established.

Wind Erosion Stabilization — Manage fugitive dust from bare areas and areas of active construction by applying water spray to saturate surface soils. Apply water spray on a daily basis or as needed to maintain minimal dust transport. Monitor fugitive dust on a continuous basis and use additional measures as required to control off-site transport of unacceptable levels of dust. Stabilize area to be paved by spreading base material.

Perm anent Stabilization — Perm anently stabilize all disturbed areas with pavement, landscaping & mulch, sod, seed & mulch, per plans. Maintain as required.

#### STRUCTURAL PRACTICES:

Prior to disturbing the site, install staked silt fence barriers and other erosion control measures per plans. Excavate portions of ponds to use as sediment basins and construct diversion swales to route site runoff into sedim ent basins. Inspect all aspects of the system per the inspection plan and maintain as required. Install additional erosion control measures such as staked hay or straw bales, double row of silt fence, etc. at locations of excessive erosion. Install sediment traps such as geotextile fabric with clean rock cover at sediment pond outfall locations if turbid discharge is noted.

#### STORM WATER MANAGEMENT:

The permanent storm water system will include curbed and paved parking areas with storm inlets. An underground storm water piping system will convey storm water to the ponds. Sediments accumulated in the storm water system and ponds during construction will be removed prior to completion of the project. All pervious areas of the site disturbed during construction will be revegetated with a permanent vegetative cover.

#### OTHER CONTROLS

#### WASTE MANAGEMENT:

Collect and contain all waste materials in a controlled area in accordance with applicable regulations. All trash and construction debris to be removed from site and properly disposed. No construction debris to be buried on-site. The General Contractor for the site is responsible for assuring that all personnel are instructed regarding the correct procedures for waste disposal and will be responsible for im plementing these procedures.

#### HAZARDOUS WASTE:

Local and state environmental agencies will be notified if any hazardous materials or waste are encountered on the site. Hazardous waste/materials will

be identified, removed from the site and properly disposed per applicable handled, stored, transported and disposed per applicable regulations. The will be responsible for implementing these procedures.

#### SANITARY WASTE:

Portable toilet units will be utilized to collect sanitary waste. Waste from portable toilet units to be collected and disposed by licensed sanitary waste hauler in accordance with applicable regulations.

#### **OFF-SITE VEHICLE TRACKING:**

Stabilized construction entrances will be constructed to minimize off-site vehicle tracking. Paved streets used for haul routes will be cleaned as needed to remove excess mud, dirt and rock tracked from the site. Dump trucks hauling material from and to the site to be covered with a tarpaulin at all times.

#### SEQUENCE OF CONSTRUCTION EVENTS:

- 1. Install staked silt fence and other erosion control features as indicated on
- construction plans. 2. Continue clearing & grubbing of remainder of site.
  - Fill building site to grade & begin building construction.
  - 5. All remainder of site & install storm water piping system and storm piping
  - system silt controls.
  - 7. Final grading and landscaping/sod installation.
  - 9. Once all site areas stabilized, remove erosion protection devices.

#### CERTIFICATION OF COMPLIANCE

This Storm Water CONSTRUCTION SURFACE WATER MANAGEMENT PLAN reflects applicable Federal, State and local regulations for storm water management and erosion and sediment control.

## MAIN TENANCE/IN SPECTION PROCEDURES

#### EROSION A SEDIMENT CONTROL INSPECTION AND MAINTENANCE PRACTICES

- \* Less than one half of the site will be denuded at one time.
- any storm event of 0.5 inches or greater.
- \* All measures will be maintained in good working order and; if repair is necessary, will be initiated within 24 hours of the report.
- third the height of the fence.
- posts and firm embedment of posts in the ground.
- end of the job.
- and any needed repairs made within 24 hours of the report. spots, washouts and healthy growth. Repairs and reseeding to be initiated within 24 hours of the report.
- bound notebook at the project site office. \* The General Contractor for the site will assign the Site Superintendent to be responsible for inspections, maintenance and repair activities. The Site Superintendent is authorized to assign responsibility for inspections and maintenance and repair activities to a designated representative(s). General Contractor to advise Owner and Engineer of the names of the Site Superintendent and designated representative(s) and provide 24 hour contact information for same. General Contractor to provide training for Site

## NON-STORM WATER DISCHARGES:

It is expected that the following non-storm water discharges will occur from the site during the construction period:

- \* Water from water line flushing(s).
- have occurred).
- \* Uncontaminated groundwater from dewatering operations.

## **INVENTORY FOR CONSTRUCTION SURFACE WATER MANAGEMENT PLAN:**

The following materials and substances may be present on the site during construction:

- \* Concrete
- \* Detergents \* Paints (enam el 8c latex)
- \* Metal Studs
- \* Tar
- \* Fertilizers\* Petroleum Based Products and Fuels \* Cleaning Solvents
- \* Wood (including pressure treated)
- Masonry Block
- \* Roofing Shingles
- \* Chlorine (for disinfection of water lines) \* Asphalt Glass \* Stone

## GOOD HOUSEKEEPING:

The following good housekeeping practices will be followed at the site during the construction of the project:

- \* An effort will be made to store only enough product required to do the job
- containers and, if possible, under a roof or other enclosure. \* Products will be kept in their original containers with the original manufacturer's
- labels.
- manufacturer.
- container.

4. Excavate ponds, stabilize pond banks with sod or seed and mulch per plans.

6. Construct underground utility system and parking lot base, curbing & paving. 8. Clean storm water system and remove sediments from pond as required.

\* All control measures will be inspected at least once each week and following

\* Built up sediment will be removed from silt fences when it has reached one-

\* Silt fence will be inspected for depth of sediment, tears, secure attachment to

\* Sedim ent basin(s) will be inspected for depth of sediment and built up sediment will be removed when it reaches ten percent of the design capacity and at the

\* Other erosion control devices installed and diversion swales will be inspected \* Temporary and permanent seed & mulch/sod areas will be inspected for bare

\* A maintenance inspection report will be made after each inspection. A copy of the report to be completed by the inspector is attached. Reports to be kept in a

Superintendent and designated representative(s) to assure they are aware of the inspection and maintenance practices required by this CSWMP.

\* Pavement wash waters (where no spills or leaks of toxic or hazardous materials

\* All materials stored onsite will be stored in a neat, orderly manner in appropriate

\* Substances will not be mixed with one another unless recommended by the

\* Whenever possible, all of a product will be used up before disposing of the

\* Manufacturer's recommendation for proper use and disposal will be followed.

\* The Site Superintendent will inspect daily to endure proper use and disposal of materials onsite.

These practices are use to reduce the risks associated with hazardous materials:

- \* Products will be kept in their original containers unless they are not re-sealable. \* Original labels and material safety data will be retained since they contain
- important product information. \* If surplus product must be disposed of, manufacturer's as well as local, State and Federal recommended methods for proper handling, transport and
- disposal will be followed. \* Prior to handling hazardous materials, personnel will receive all required training and wear appropriate personal protective equipment.

#### PRODUCT SPECIFIC PRACTICES:

Petroleum Products — All on—site vehicles and mobile equipment will be monitored for leaks and receive regular preventive maintenance to reduce the chance for leakage. Petroleum products will be stored in appropriately labeled approved containers. Any asphalt substances used on-site will be applied according to the manufacturer's recommendations.

Fertilizers — Fertilizers used will be applied only in the minimum amounts recommended by the manufacturer. Once applied, the fertilizer will be worked into the soil to limit exposure to storm water. Storage will be in a covered shed.

The contents of any partially used bags of fertilizer will be transferred to a sealable plastic bin to avoid spills.

Paints - All containers will be tightly sealed and stored when not required for use. Excess paint will not be discharged into the storm water system but will be properly disposed of according to

Concrete Trucks — The Site Superintendent will designate an area for concrete trucks to wash out or discharge surplus concrete. A containment berm will be installed around this area to prevent run off to the remainder of the site. Hard debris will be properly disposed off-site upon completion of the project.

SPILL CONTROL PRACTICES:

In addition to the good housekeeping and material management practices discussed in the previous sections of this plan, the following practices will be follow ed for spill prevention and cleanup:

- \* Manufacturer's recommended methods for spill cleanup will be clearly posted and site personnel will be made aware of the procedures and the location of the information and cleanup supplies.
- \* Material and equipment necessary for spill cleanup will be kept in the material storage area on-site. Equipment and materials will include at a minimum; broom s, dust pans, mops, rags, cloves, goggles, cat litter, sand saw dust and plastic and metal trash containers specifically designated for this purpose.
- \* All spills will be cleaned up immediately after discovery.
- \* The spill area will be kept well ventilated and personnel will wear appropriate protective clothing 8c equipment to prevent injury from contact with hazardous substances.
- \* Spills of toxic or hazardous material will be reported to the appropriate local and State government agency, regardless of the size of the spill.
- \* Should a spill occur, the spill prevention plan will be adjusted to include measures to prevent the same type of spill from reoccurring and how to clean up the spill if there is another one. A description of the spill, what caused it, and the cleanup measures implemented will also be included.
- \* The Site Superintendent will be the spill prevention and cleanup coordinator. The Site Superintendent may designate other site personnel who will receive spill prevention and cleanup training. These individuals may be assigned responsibility for a specific phase of prevention and cleanup. The names and 24 hour contact information for the spill personnel will be posted in the material storage area and in the office trailer on-site.

#### IN SPECTION:

- \* The Contractor shall install and maintain rain gauges on the project site and record weekly rainfall. All control measures will be maintained by the Contractor.
- \* All erosion and water pollution abatement and control measures will be inspected daily by Contractors personnel who are FDEP Certified Stormwater
- Inpectors. \* The Contractor shall complete all SWPPP Impaction Report Form required for the NPDES Perm it

## TRACKING AND INSPECTION:

- \* The Contractor shall submit a weekly report to the engineer document the daily injections and maintenance or repairs to the sediment control devices. The Contractor shall maintain all required report and complete all SWPPP infection forms.
- \* Preparation of all the Contractor's reports and inspection, maintenance and repairs required for the control and abatem ent of erosion and water pollution, shall be included in the costs of the project.

#### NOTICE OF TERMINATION:

A Notice of Termination will be submitted to the Florida Department of Environmental Protection after the construction has been completed and the site has undergone final stabilization.

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## STORMWATER POLLUTION PREVENTION PLAN CERTIFICATION:

I certify, under penalty of law, that this document and all attachments were prepared under my direction or supervision, in accordance with a system design to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who m anage the system, or those persons directly responsible for the gathering the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

OWNER:	
SIGNED:	
MEAND TITLE:	
ADDRESS:	

DATE:

## CONTRACTOR'S CERTIFICATION:

I certify, under penalty of law, that I understand, and shall comply with, the terms and condition of the State of Florida Generic Permit for storm water discharge from large and small contraction activities and they storm water pollution prevention plans prepared thereunder.

am e:	Title:	Company Name Address Phone E-mai	Date:

			FFICE: 5028 W. LONGFELLOW AVE., TAMPA, FL 33629   P.(727) 403-4973   #34166   www.tampacivilengineer.com
Eric J. Hendra, P.E. Florida P.E. NO. 48883		This has been digitally signed and sealed by Eric. Hendra, Fe on the date adjacent to the seal. Printed copies of this document are not	considered spred and and the signature must be verified on the signature must be verified on any electronic copies.
PRINT DATE 11/1/2023 ORIGINAL 10/17/2023 REVISIONS:		4	
SUNCOAST CROSSING - NEW RETAIL	16212 & 16210 STATE RD 54	ODESSA, FL 33556	STORMWATER POLLUTION PREVENTION PLAN
APPT INVESTMENTS, LLC	16408 AVILA BLVD	TAMPA, FL 33613-1033	
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ORIGINAL: 10/17/2023			
PRINT DATE <mark>: 11/1/2023</mark> REVISIONS:		- M 4	
SUNCOAST CROSSING - NEW RETAIL	16244 & 16248 SR 54	ODESSA, FL 33556	EXISTING CONDITIONS EROSION
APPT INVESTMENTS, LLC	16408 AVILA BLVD	TAMPA, FL 33613-1033	





BASE FLOOD ELEVATION = N/A (N.A.V.D. 1988 DATUM) NAVD88 = NGVD29 - 0.830'











- 8" -

2'-0'

TYPE F



![](_page_8_Figure_5.jpeg)

![](_page_9_Figure_0.jpeg)

			W. LONGFELLOW AVE., TAMPA, FL 33629   P:(727) 403-4973   #34166   www.tampacivilengineer.com
Eric J. Hendra, P.E. Florida P.E. NO. 48883		This has been digitally signed and sealed by Eric J. Hendra, PE on the date adjacent to the seal. Printed	considered signed and sealed and the signature must be verified on any electronic copies.
PRINT DATE: 10/25/2023 ORIGINAL: 10/17/2023 REVISIONS:			4 0 0
SUNCOAST CROSSING - NEW RETAIL	16244 & 16248 SR 54	<b>ODESSA, FL 33556</b>	SECTION PLAN
APPT INVESTMENTS, LLC	16408 AVILA BLVD	TAMPA, FL 33613-1033	
JOB N DRAW DESIG CHECI QC SHEE	NO N NED KED T <b>C</b>	C-5(	D1

![](_page_9_Picture_3.jpeg)

![](_page_10_Figure_0.jpeg)

![](_page_11_Figure_0.jpeg)

![](_page_11_Figure_1.jpeg)

CREATED <u>FEB 2003</u> REVISED <u>MAY 2021</u> 	DOUBLE CHECK WITH DETECTOR ASSE FOR FIRE SERVICE LINES (3", 4", 6", 8", 12") NOTES
_	PASCO COUNTY UTILITIES

![](_page_12_Figure_0.jpeg)

![](_page_12_Figure_1.jpeg)

NOTES: 1. MINIMUM CLEAR, TO BE ADJUSTED E 2. ADD REFLECTIVE F IMMEDIATELY ADJ 3. A 3-FT CLEAR ZON TREES, SHRUBS, AI 4. HYDRANT CAPS SI • BELOW 500 GF • 500-1,000 GPN • 1,000-1,500 G • ABOVE-1,500 G • ABOVE-1,500 G	ANCE OF 18" FROM C/L OF STEAMER NOZZLE TO FINAL GRADE, Y CONTRACTOR. 'AVEMENT MARKER (RPM, BLUE/BLUE) IN CENTER OF LANE ACENT TO HYDRANT. E SURROUNDING THE HYDRANT SHALL BE FREE OF ANY ND DRIVEWAYS. IALL BE COLOR CODED BASED ON FLOW RATES: 'M: RED 'M: GREN SPM: GREN SPM: BLUE 'IRE HYDRANTS ARE ACCEPTABLE - AMERICAN FLOW B-84-B; KENNE	DY K-81 OR APPROVED EQUAL
	FIDE LYDDANIT	

![](_page_12_Figure_3.jpeg)

			28 W. LONGFELLOW AVE., TAMPA, FL 33629   P-(727) 403-4973   #34166   www.tampacivilengineer.com	
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PRINT DATE: 10/25/2023 ORIGINAL: 10/17/2023 REVISIONS:				
SUNCOAST CROSSING - NEW RETAIL	16244 & 16248 SR 54	ODESSA, FL 33556	WATER DETAILS PLAN	
APPT INVESTMENTS, LLC	16408 AVILA BLVD	TAMPA, FL 33613-1033		
JOB NO DRAWN DESIGNED CHECKED QC SHEET C-504				

nc

![](_page_12_Picture_5.jpeg)

![](_page_13_Figure_0.jpeg)

![](_page_13_Figure_1.jpeg)

![](_page_13_Figure_2.jpeg)

			8 W. LONGFELLOW AVE., TAMPA, FL 33629   P.(727) 403-4973   #34166   www.tampadivilengineer.com	
Eric J. Hendra, P.E. Florida P.E. NO. 48883		This has been digitally signed and sealed by Eric J. Hendra, FE on the date adjacent to the search Printed	considered signed and scaled and the control of the signature must be verified on the signature must be verified on any electronic opties.	
PRINT DATE: 10/25/2023 ORIGINAL: 10/17/2023 REVISIONS:			0 21 4	
SUNCOAST CROSSING - NEW RETAIL	16244 & 16248 SR 54	ODESSA, FL 33556	WASTEWATER DETAILS PLAN	
APPT INVESTMENTS, LLC	16408 AVILA BLVD	TAMPA, FL 33613-1033		
JOB NO DRAWN DESIGNED CHECKED QC SHEET <b>C505</b>				

![](_page_13_Picture_4.jpeg)