





## GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS FROM THE OWNER/ENGINEER PRIOR TO COMMENCEMENT OF CONSTRUCTION. IT IS THE CONTRACTORS RESPONSIBILITY TO THOROUGHLY REVIEW AND UNDERSTAND ALL PERMIT CONDITIONS. ALL WORK SHALL COMPLY WITH THE REQUIREMENTS THE PERMITS. ANY ADDITIONAL CONSTRUCTION/BUILDING PERMITS REQUIRED TO EXECUTE/COMPLETE THE WORK SHOWN IN THESE DOCUMENTS MUST BE OBTAINED BY THE CONTRACTOR. (6) ON SITE PRELIMINARY WATERING. (6)
2. ALL CONSTRUCTION MATERIALS AND METHODS SHALL CONFORM TO THE LATEST EDITION OF THE LOCAL MUNICIPAL LAND DEVELOPMENT CODE AND CURRENT TRANSPORTATION TECHNICAL MANUAL. ALL STRUCTURES SHALL BE IN ACCORDANCE WITH FDOT STANDARDS. WORK WITHIN THE FOOT ROW SHALL CONFORM TO THE MOST CURRENT FDOT STANDARDS AND SPECIFICATIONS. QUESTIONS ON MATERIALS SHALL BE DIRECTED TO THE EOR
3. ALL ELEVATION DATA IS BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL WORK WITH SUBCONTRACTORS AND OTHER PUBLIC OR PRIVATE UTILITIES CONSTRUCTING FACILITIES WITHIN THE PROJECT LIMITS.
5. THE CONTRACTOR SHALL SOLID SOD ALL SLOPES STEEPER THAN 5:1 AND WITHIN CITY/COUNTY FDOT ROW, AND SEED ALL OTHER AREAS DISTURBED BY CONSTRUCTION. IT IS THE CONTRACTORS RESPONSIBILITY TO MAINTAIN SODDED UNTIL STABILIZATION HAS OCCURRED.
6. CONTRACTOR SHALL CONTACT THE ENGINEER AND/OR OWNER PRIOR TO ANY CONSTRUCTION ACTIVITY THAT MAY DAMAGE OR OTHERWISE AFFECT TREES NOT SCHEDULED FOR REMOVAL.
7. EXISTING UNDERGROUND UTILITY LINES SHOWN ON THE DRAWINGS WERE TAKEN FROM VISUAL OBSERVATION, RECORD DRAWINGS AND DOCUMENTS FURNISHED BY OTHERS, AND NOT FIELD VERIFIED. THE CONTRACTOR SHALL FIELD EXPOSE THE LOCATION OF ALL UNDERGROUND UTILITIES WHICH MAY BE AFFECTED BY THE PROPOSED CONSTRUCTION, PRIOR TO ACTUAL CONSTRUCTION. THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED IF A CONFLICT EXISTS BETWEEN ACTUAL FIELD CONDITIONS AND THESE PLANS. CALL SUNSHINE STATE ONE CALL AT 1-800-432-4770 MIN. 48 HOURS BEFORE DIGGING.
8. THE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION, INCLUDING TESTING, WITH ENGINEER AND APPROPRIATE MUNICIPALITY INSPECTORS IN ACCORDANCE WITH THE MUNICIPALITIES REQUIREMENTS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL FIELD ASBUILT INFORMATION TO THE ENGINEER FOR THE PREPARATION OF RECORD DRAWINGS. A MARK-UP "IN RED" SET OF PLANS SHALL BE AVAILABLE AT ALL TIME AT THE CONSTRUCTION SITE. FINAL FIELD CONDITIONS SHALL BE SURVEYED BY A LICENSE SURVEYOR. ONE CERTIFIED AS-BUILT SURVEYS AND CAD FILE SHALL BE FURNISHED TO THE ENGINEER AFTER THE FINAL INSPECTION.
10. ALL CUT/FILLING SHALL MEET THE FOLLOWING REQUIREMENTS:
  - 10.a. COMPACTED TO A DENSITY OF NOT LESS THAN 95% PASST# D 1557-70
  - 10.b. DENSITY TESTS SHALL BE CONDUCTED EVERY 12" OF COMPACTED DEPTH UNLESS DIRECTED OTHERWISE BY THE ENGINEER OF RECORD.
11. THE INFORMATION PROVIDED IN THESE PLANS IS SOLELY TO ASSIST THE CONTRACTOR IN ASSESSING THE NATURE AND EXTENT OF THE CONDITIONS WHICH MAY BE ENCOUNTERED DURING THE COURSE OF WORK. ALL CONTRACTORS ARE DIRECTED, PRIOR TO BIDDING, TO CONDUCT WHATEVER INVESTIGATIONS THEY MAY DEEM NECESSARY TO ARRIVE AT THEIR OWN CONCLUSIONS REGARDING THE ACTUAL CONDITIONS THAT WILL BE ENCOUNTERED, AND UPON WHICH THEIR BIDS WILL BE BASED UPON.
12. THE CONTRACTOR SHALL COMPLY WITH ALL NPDES REQUIREMENTS. THE CONTRACTOR IS REQUIRED TO PROVIDE EROSION CONTROL/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 THE 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 VEHICULAR TRAFFIC, THE CONTRACTOR IS TO REMOVE AND CLEAN TO THE SATISFACTION OF THE ENGINEER AND/OR AUTHORITIES.
13. CONTRACTOR SHALL PROVIDE EOR WITH SUBMITTALS FOR ALL MATERIAL TO BE USED ONSITE AND OFFSITE. THE CONTRACTOR SHALL ALLOW 14 DAYS FOR REVIEW OF MATERIALS IN THE SCHEDULE.
14. CONTRACTOR SHALL OBTAIN PERMITS FROM THE FIRE MARSHAL AND / OR OTHER REGULATING ENTITY PRIOR TO ONSITE BURNING WHERE APPLICABLE.
15. WATER TRUCKS/SPRAY WILL BE USED FOR FUGITIVE DUST CONTROL.
16. IF DURING CONSTRUCTION ACTIVITIES ANY EVIDENCE OF HISTORIC RESOURCES, INCLUDING BUT NOT LIMITED TO ABNORMAL 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.
17. 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.
18. IT IS THE OWNER'S RESPONSIBILITY TO INSPECT AND MAINTAIN THE WATER RETENTION SYSTEM ON A REGULAR BASIS AFTER PROJECT COMPLETION.
19. PRIOR TO CONSTRUCTION, A BUILDING PERMIT SHALL BE OBTAINED FOR ALL STRUCTURES THAT HAVE A FOOTER, REGARDLESS OF SIZE, THROUGH PASCO COUNTY CENTRAL PERMITTING. (IE INCLUDING BUT NOT INCLUDING BUILDINGS, ACCESSORIES, AND RETAINING WALLS)
20. ALL SODDED SLOPES OVER 4 TO 1, SHALL BE INSTALLED WITH SOD PEGS. ALL DISTURBED RIGHT OF WAYS SHALL BE RESTORED WITH SOD. A PROPOSED SOD LIMITS MAP SHALL BE SUBMITTED TO THE EOR FOR REVIEW.
21. ALL DEMOLITION DEBRIS (IF ANY) SHALL BE REMOVED FROM THE SITE AND LEGALLY DISPOSED OF.

## GENERAL SITE PREPARATION AND EARTHWORK NOTES

### EXCAVATION

1. CONTRACTOR SHALL PROVIDE SHORING, SHEETING, AND BRACING AS MAY BE NECESSARY TO PROPERLY ACCOMPLISH THEIR WORK. CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PREVENT DAMAGE TO EXISTING UNDERGROUND UTILITIES TO REMAIN. SHOULD ANY UTILITIES BE ENCOUNTERED THAT ARE NOT INDICATED ON THE PLANS NOTIFY THE OWNERS REPRESENTATIVE/ENGINEER OF RECORD. THE CONTRACTOR SHALL ENSURE TO COMPLY WITH CURRENT OSHA GUIDELINES.
    - 1.a. DISPOSAL: SURPLUS MATERIAL FROM EXCAVATIONS, TRASH, DEBRIS AND MATERIALS RESULTING FROM CLEARING, GRUBBING, AND OTHER OPERATIONS SHALL BECOME THE PROPERTY OF CONTRACTOR AND SHALL BE DISPOSED OF BY REMOVING FROM THE SITE. NO BURYING OF TREES IS ALLOWED.
    - 1.b. CLEARING AND GRUBBING: CLEAR AND GRUB TO REMOVE STUMPS, ROOTS, TREES, VEGETATION, ORGANIC MATERIALS, EXISTING PAVEMENT, STRUCTURES AND OTHER OBSTRUCTIONS TO THE WORK. ALL ORGANIC SOILS OR MUCK SHALL BE REMOVED AND BACKFILLED WITH SUITABLE MATERIALS.
  2. STRIP THE TOPSOIL FROM ALL AREAS WITHIN THE LIMITS OF CLEARING AND GRUBBING AND STOCKPILE ON THE SITE. TOPSOIL MAY BE SPREAD OVER AREAS OUTSIDE BUILDING AND PAVING LINES UPON COMPLETION OF ROUGH GRADING.
- ### GRADING
1. GRADE THE SITE TO THE FINISHED CONTOURS INDICATED. IMMEDIATELY BEFORE REQUESTING FINAL INSPECTIONS, CHECK THE LINES AND DRESS TO THE PROPER CONTOURS. ALL AREAS ARE TO BE STABILIZED. THESE AREAS ARE TO BE MAINTAINED UNTIL ACCEPTANCE BY OWNER AND/OR EOR. WHEN SOD, PLANT BEDS, GRAVEL AREAS AND THE LIKE ARE INDICATED ON LANDSCAPE DRAWINGS OR SPECIFIED, MAKE ALLOWANCES WHEN ROUGH GRADING FOR THE FINISHED GRADES IN THESE AREAS.
    - 1.a. BORROW: SUITABLE EXCAVATED MATERIAL, AS DETERMINED BY THE OWNER'S REPRESENTATIVE & EOR, MAY BE USED FOR GRADING. PROCURE ADDITIONAL MATERIALS, WHERE NECESSARY, FROM BORROW PITS APPROVED BY THE OWNER'S REPRESENTATIVE AND EOR. BORROW MATERIALS SHALL HAVE PLASTIC INDEX OF SIX (6) OR LESS WITH A MAXIMUM OF 12 PERCENT PASSING A 200 SIEVE. THIS RECOMMENDATION SHALL BE SUPERCEDED BY THOSE OF THE GEOTECHNICAL ENGINEER.
    - 1.b. COMPACTION: AREAS OUTSIDE OF BUILDING AND PAVING LINES SHALL BE COMPACTED TO 95 PERCENT OF MAXIMUM DENSITY (ASSTHT T-180) AT OPTIMUM MOISTURE (ASTM D 1557).

## GENERAL OPERATION AND MAINTENANCE PLAN FOR SURFACE WATER MANAGEMENT SYSTEM

1. THE OWNER SHALL CHECK WEIR (AND/OR ORIFICE) IN ALL CONTROL STRUCTURES PERIODICALLY TO ASSURE THAT THEY ARE FREE FROM DEBRIS WHICH MAY HAVE EFFECT ON THEIR HYDRAULIC FUNCTION. ANY DAMAGES OR CLOGGING NEED TO BE REPAIRED AND/OR CLEANED IMMEDIATELY.
2. THE OWNER AND/OR OPERATION/MAINTENANCE ENTITY SHALL NOT CONSTRUCT OR MAINTAIN ANY BUILDING OR STRUCTURE OR UNDERTAKE OR PERFORM ANY ACTIVITY IN THE WETLANDS, BUFFER AREAS, DRAINAGE EASEMENTS AND CONSERVATION AREAS.
3. THE POND BANKS SHOULD BE REGULARLY MOWED, WITH GRASS CLIPPINGS REMOVE FROM THE POND, AND NOTE THAT ANY ERODED BANKS SHOULD BE REPAIRED AND RESODDED TO MAINTAIN THE CORRECT VOLUME.
4. PICK UP GRASS CLIPPINGS AFTER CUTTING. MOW FREQUENTLY ENOUGH TO PREVENT THATCH BUILDUP. LIMIT FERTILIZER USE AROUND THE RETENTION POND AND DO NOT FERTILIZE GRASS IN THE POND AREA.
5. RESOD DISTURBED SIDE SLOPE AND ANY AREAS WHERE GRASS OR SOD HAS BEEN REMOVED OR ERODED.
6. ALL STORM WATER PIPES, INLETS, CATCH BASINS, MANHOLES, FLUMES, POND INFLOW AND OUTFALL STRUCTURES, INCLUDING OIL SKIMMERS AND DISCHARGE PIPES, SHOULD BE INSPECTED ON REGULAR BASIS (MONTHLY OR QUARTERLY) AND AFTER SEVERE RAINFALLS. THEY SHOULD BE MAINTAINED TO OPERATE AS DESIGNED BY REMOVING BUILT UP DEBRIS AND VEGETATION FROM INLETS, OUTLETS, CULVERTS, REPAIR DETERIORATION STRUCTURES.
7. NOTE THAT CHEMICALS, OILS, GREASES, OR SIMILAR WASTES ARE NOT TO BE DISPOSED OF DIRECTLY OR THROUGH STORM SEWERS TO THE STORMWATER FACILITY. TREATMENT PONDS ARE DESIGNED TO REMOVE NORMAL ROAD, PARKING LOT, ROOF, AND YARD RUNOFF ONLY.
8. NO ALTERATION OF ANY PART OF THE STORMWATER FACILITIES IS PERMITTED WITHOUT PRIOR APPROVAL FORM ALL APPLICABLE GOVERNING AGENCIES.
9. IT IS USUALLY MORE COST EFFECTIVE TO MONITOR AND PERFORM ROUTINE MAINTENANCE ON SURFACE WATER MANAGEMENT SYSTEM THAN TO LET IT FAIL AND THEN HAVE TO RECONSTRUCT THE ENTIRE SYSTEM.
10. THE REMOVAL OF LITTORAL SHELF VEGETATION (INCLUDING CATTAILS) FROM THE WET DETENTION PONDS IS PROHIBITED UNLESS OTHERWISE APPROVED BY THE GOVERNING WATER MANAGEMENT DISTRICT. REMOVAL INCLUDES DREDGING, THE APPLICATION OF HERBICIDE, CUTTING, AND THE INTRODUCTION OF GRASS CARP. ANY QUESTIONS REGARDING AUTHORIZED ACTIVITIES WITHIN THE WET DETENTION PONDS SHALL BE ADDRESSED TO THE DISTRICT'S SURFACE WATER REGULATION MANAGER, LOCAL SERVICE OFFICE.

## GENERAL PAVING AND DRAINAGE CONSTRUCTION NOTES

1. REPORT OF SUBSURFACE CONDITIONS
  - 1.a. A COPY OF THE SOILS INVESTIGATIONS REPORT IS AVAILABLE FROM TAMPA CIVIL DESIGN LLC., TELEPHONE NUMBER (813) 920-2005. THE RECOMMENDATION IN THE REPORT BY UES, DATED MAY 1ST, 2025 SHALL BE CONSIDERED APART OF THE SITE CONSTRUCTION REQUIREMENTS.
  - 1.b. THE ENGINEER DISCLAIMS ALL RESPONSIBILITY FOR FINDINGS AND INTERPRETATIONS EXPRESSED IN THE REPORT BY THE TESTING LABORATORY. CONTRACTOR SHALL MAKE WHATEVER SUBSURFACE INVESTIGATIONS HE DEEMS NECESSARY TO SATISFY HIMSELF AS TO THE ACTUAL FIELD CONDITIONS.
2. TESTING
  - 2.a. THE CONTRACTOR WILL PAY FOR ALL TESTING REQUIRED BY THE MUNICIPALITY, INCLUDING THOSE PROVING SATISFACTORY OPERATION OF ALL INSTALLED EQUIPMENT, PRESSURE AND LEAKAGE TEST, AND BACTERIOLOGICAL TESTS, FOR PIPE, STRUCTURES, AND ASPHALTIC MATERIALS. THE CONTRACTOR SHALL FORMALLY NOTIFY THE EOR FOR EACH INSPECTION. ANY TESTS WHICH HAVE TO BE MADE BECAUSE OF THE FAILURE OF INSTALLED MATERIALS TO MEET SPECIFICATIONS SHALL BE PAID FOR BY THE CONTRACTOR AND COSTS OF ANY SUCH TESTS SHALL BE DEDUCTED FROM PAYMENTS DUE THE CONTRACTOR.
  - 2.b. THE OWNER / CONTRACTOR WILL RETAIN A CERTIFIED ENGINEERING TESTING LABORATORY TO PERFORM ALL MATERIALS TESTING SPECIFIED IN THE TECHNICAL SPECIFICATION AND AS MAY BE REQUIRED BY THE APPROPRIATE GOVERNMENTAL AGENCY HAVING JURISDICTION. ANY QUESTIONS ON TESTING REQUIREMENTS SHALL BE DIRECTED TO THE EOR.

## GENERAL EROSION AND TURBIDITY CONTROL NOTES

1. THE CONTRACTOR SHALL BE REQUIRED TO COMPLY WITH NPDES AT ALL TIMES DURING CONSTRUCTION UNLESS SPECIFICALLY STATED IN THE CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NPDES PERMIT, NPDES MAINTENANCE, MONITORING, AND IMPLEMENTATION.
2. THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF ALL EROSION AND TURBIDITY CONTROLS THROUGHOUT THE PROJECT CONSTRUCTION PROCESS AND UNTIL FINAL COMPLETION. DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT DURING CONSTRUCTION, RUNOFF WATER QUALITY AND QUANTITY LEAVING THE SITE DO NOT EXCEED LOCAL, STATE, AND FEDERAL GUIDELINES.
3. PRIOR TO CONSTRUCTION, THE SITE CONTRACTOR IS RESPONSIBLE FOR HAVING THEIR DEWATERING PLAN AND TURBIDITY CONTROL PLAN APPROVED BY THE EOR AND APPLICABLE REVIEWING AGENCIES. REFER TO THE PROJECTS PERMIT APPROVALS AND PERMIT CONDITIONS FOR AGENCIES REQUIRING SUCH REVIEW AND APPROVAL. QUESTIONS CONCERNING APPROPRIATE TECHNIQUES SHOULD BE ADDRESSED TO THOSE AGENCIES AND/OR DISCUSSED WITH THE PROJECT ENGINEER AND OWNER.
4. THE APPROPRIATE TURBIDITY AND EROSION CONTROL METHODOLOGIES SELECTED BY THE SITE CONTRACTOR FOR THIS PROJECT SHOULD BE MADE FOLLOWING ASSESSMENT OF THE PLANS AND PROJECT SITE SPECIFIC FACTORS AND AFTER CONSULTATION, AS NEEDED, WITH THE PROJECT ENGINEER AND APPROPRIATE AGENCIES. THE SITE CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING ANY AND ALL NECESSARY PERMITS FOR SUCH ACTIVITY. VARIOUS FACTORS TO CONSIDER ARE LISTED BELOW:
  - 4.a. CLAY CONTENT IN EXCAVATED MATERIALS AND/OR PERMEABILITY RATES
  - 4.b. DEPTH OF CUT IN PONDS, TRENCHES, OR UTILITY LINES
  - 4.c. AMBIENT GROUND WATER LEVELS
  - 4.d. ACTUAL RAINFALL AMOUNTS AND TIME OF YEAR RELATIVE TO NORMAL RAINY SEASON
  - 4.e. PROXIMITY TO WETLANDS, WATER BODIES, OR OFFSITE PROPERTIES
  - 4.f. "CLASS" DESIGNATION OF RECEIVING WATER BODIES (I.E., OUTSTANDING FLORIDA WATERS, SHELL FISH HARVESTING AREAS, ETC.)
  - 4.g. DENSITY, TYPE, AND PROXIMITY OF UPLAND VEGETATION TO BE RETAINED DURING CONSTRUCTION (FOR USE AS POSSIBLE FILTRATION AREAS)
  - 4.h. FILL HEIGHT RELATIVE TO NATURAL GRADE AND LENGTH AND STEEPNESS OF THE PROPOSED SLOPES
  - 4.i. EXISTING TOPOGRAPHY AND DIRECTIONS OF SURFACE FLOW
  - 4.j. TYPE OF EQUIPMENT USED
  - 4.k. PROJECT TYPE
  - 4.l. DURATION OF CONSTRUCTION ACTIVITIES
  - 4.m. SEPARATION DISTANCE OF ONSITE PONDS
  - 4.n. AMBIENT QUALITY OF SURFACE AND GROUNDWATER
  - 4.o. TEMPORARY STOCKPILE LOCATIONS AND HEIGHTS
5. DISCHARGES WHICH EXCEED 29 IN TUS OVER THE BACKGROUND LEVELS ARE IN VIOLATION OF STATE WATER QUALITY STANDARDS. DISCHARGES OF WATER QUANTITIES WHICH AFFECT OFFSITE PROPERTIES OR MAY DAMAGE WETLANDS ARE ALSO PROHIBITED BY REGULATING AGENCIES.
6. THE EROSION AND TURBIDITY CONTROL MEASURES SHOWN HEREON ARE THE MINIMUM REQUIRED FOR AGENCY APPROVAL. **ADDITIONAL** CONTROL AND MEASURES MAY BE REQUIRED DUE TO THE SITE CONTRACTOR'S SITUATION AND UNFORSEEN CONDITIONS.
7. EROSION CONTROL SHALL BE INSTALLED PRIOR TO LAND CLEARING TO PROTECT WATER QUALITY AND TO IDENTIFY AREAS TO BE PROTECTED FROM CLEARING ACTIVITIES AND MAINTAINED FOR THE DURATION OF THE PROJECT UNTIL ALL SOIL IS STABILIZED.
8. FLOATING TURBIDITY BARRIERS SHALL BE IN PLACE IN FLOWING SYSTEMS OR IN OPEN WATER LAKE EDGES PRIOR TO INITIATION OF EARTHWORK AND MAINTAINED FOR THE DURATION OF THE PROJECT UNTIL ALL SOIL IS STABILIZED.
9. NO CLAY MATERIAL SHALL BE LEFT EXPOSED IN ANY STORMWATER STORAGE FACILITY. IF CLAY OR SANDY-CLAYS ARE ENCOUNTERED DURING STORMWATER STORAGE EXCAVATION, THE SITE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY BEFORE PROCEEDING WITH FURTHER EXCAVATION. IF THE ENGINEER OF RECORD HAS DETERMINED THAT SUCH SOILS ARE NON-CONFINING AND MUST BE EXCAVATED TO MEET PERMIT AND DESIGN CONDITIONS, EXCAVATION MAY PROCEED AFTER OBTAINING WRITTEN AUTHORIZATION FROM THE EOR. IF SAND SOILS ARE LEFT EXPOSED AT THE PERMITTED AND DESIGNED DEPTH, THE SITE SUBCONTRACTOR SHALL OVER-EXCAVATE THE POND'S BOTTOM AND SIDE SLOPES BY A MINIMUM OF TWELVE (12) INCHES AND BACKFILL WITH CLEAN SANDS TO HELP PREVENT SUSPENSION OF FINE PARTICLES IN THE WATER COLUMN.
10. THE INSTALLATION OF TEMPORARY EROSION CONTROL BARRIERS SHALL BE COORDINATED WITH THE CONSTRUCTION OF THE PERMANENT EROSION CONTROL FEATURES TO THE EXTENT NECESSARY TO ASSURE EFFECTIVE AND CONTINUOUS CONTROL OF EROSION AND WATER POLLUTION THROUGHOUT THE LIFE OF THE CONSTRUCTION PHASE.
11. THE TYPE OF EROSION CONTROL BARRIERS USED SHALL BE GOVERNED BY THE NATURE OF THE CONSTRUCTION OPERATION AND SOIL TYPE THAT WILL BE EXPOSED. SILTY AND CLAYEY MATERIAL MAY REQUIRE SLOID SEDIMENT BARRIERS TO PREVENT TURBID WATER DISCHARGE, WHILE SANDY MATERIAL MAY NEED ONLY SILT SCREENS OR BALES TO PREVENT EROSION. FLOATING TURBIDITY CURTAINS SHOULD GENERALLY BE USED IN OPEN WATER SITUATIONS. WERBISON 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.
12. 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, FOR EXAMPLE, TURBID WATER BEING PUMPED INTO GRASSSED SWALES OR APPROPRIATE UPLAND VEGETATED AREAS (OTHER THAN UPLAND PRESERVATION AREAS AND WETLAND BUFFERS), SEDIMENT BASINS, OR CONFINED BY AN APPROPRIATE ENCLOSURE SUCH AS TURBIDITY BARRIERS OR LOW BERMS, AND KEPT CONFINED UNTIL TURBIDITY LEVELS MEET STATE WATER QUALITY STANDARDS.
13. THE CONTRACTOR SHALL SCHEDULE THEIR OPERATIONS SUCH THAT THE AREA OF UNPROTECTED, ERODIBLE EARTH EXPOSED AT ANY ONE TIME IS NOT LARGER THAN THE MINIMUM AREA NECESSARY FOR EFFICIENT CONSTRUCTION OPERATION, AND THE DURATION OF EXPOSED, UNCOMPLETED CONSTRUCTION TO THE ELEMENTS SHALL BE AS SHORT AS PRACTICABLE. CLEARING AND GRUBBING SHALL BE SO SCHEDULED AND PERFORMED SUCH THAT GRADING OPERATIONS CAN FOLLOW IMMEDIATELY THEREAFTER. GRADING OPERATIONS SHALL BE SO SCHEDULED AND PERFORMED THAT PERMANENT EROSION CONTROL FEATURES CAN FOLLOW IMMEDIATELY THEREAFTER.
14. WATER DERIVED FROM VARIOUS DEWATERING METHODS USED WITH APPROVED PERMITTING SHOULD BE PASSED THROUGH SUFFICIENTLY WIDE AREAS OF EXISTING UPLAND VEGETATION TO FILTER OUT EXCESS TURBIDITY. IF THIS IS NOT SUFFICIENT, THE WATER SHALL BE RETAINED IN PREVIOUSLY CONSTRUCTED PERMANENT STORMWATER PONDS OR ELSE RETAINED IN TEMPORARY SEDIMENTATION BASINS UNTIL THE CLARITY IS SUITABLE TO ALLOW FOR ITS DISCHARGE. PLUGGING THE OUTFALLS FROM COMPLETED STORMWATER PONDS MAY BE NEEDED TO AVOID DISCHARGE. HOWEVER, SUCH SITUATIONS SHOULD BE MONITORED CLOSELY TO PRECLUDE BERM FAILURE IF WATER LEVELS RISE TOO HIGH.
15. WATER CAN BE TRANSPORTED AROUND THE SITE BY THE USE OF INTERNAL SWALES OR BY PUMPS AND PIPES.
16. SHEET FLOW OF NEWLY FILLED OR SCRAPED AREAS MAY BE CONTROLLED OR CONTAINED BY THE USE OF BRUSH BARRIERS, DIVERSION SWALES, INTERCEPTOR DITCHES, OR LOW BERMS. FLOW SHOULD BE DIRECTED TOWARD AREAS WHERE SEDIMENTS CAN SUFFICIENTLY SETTLE OUT.
17. EXPOSED SOILS SHALL BE STABILIZED AS SOON AS POSSIBLE, ESPECIALLY SLOPES LEADING TO WETLANDS. STABILIZATION METHODS INCLUDING, BUT NOT LIMITED TO, SOLID SOD, SEEDING AND MULCHING, OR HYDRO-MULCHING TO PROVIDE A TEMPORARY OR PERMANENT GRASS COVER, MULCH BLANKETS, AND FILTER FABRICS CAN BE EMPLOYED TO PROVIDE VEGETATIVE COVER.
18. ENERGY DISSIPATERS (SUCH AS RIP RAP, A GRAVEL BED, BALES, ETC.) SHALL BE INSTALLED AT THE DISCHARGE POINT OF PIPES OR SWALES IF SCOURING IS OBSERVED.
19. IMPLEMENT STORM DRAIN INLET PROTECTION (FILTER FABRIC, SOCK, FOOT BALES, GRAVEL, OR OTHER) TO LIMIT SEDIMENTATION WITHIN THE STORMWATER SYSTEM. PERFORM INSPECTIONS AND COAGULATE THE SEDIMENT PARTICLES, SUBJECT TO APPROVED PERMITTING.
20. BALES, MATS, OR GRAVEL BEDS CAN BE ADDED AROUND THE PIPE OR SWALE DISCHARGE POINTS TO HELP CLARIFY DISCHARGES. SPREADER SWALES MAY HELP DISSIPATE CLOUDY WATER PRIOR TO CONTACT WITH WETLANDS.
21. ALL FUEL STORAGE AREAS OR OTHER HAZARDOUS STORAGE AREAS SHALL CONFORM TO ACCEPTED STATE OR FEDERAL CRITERIA FOR SUCH CONTAINMENT AREAS.
22. VEHICLE OR EQUIPMENT WASH-DOWN AREAS WILL BE SUFFICIENTLY REMOVED FROM WETLANDS OR OFFSITE AREAS.
23. FUGITIVE DUST CONTROLS (PRIMARYLY BY USING WATER SPRAY TRUCKS) SHALL BE EMPLOYED AS NEEDED. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH LOCAL AND STATE ORDINANCES REGARDING FUGITIVE DUST POLLUTION AND / OR WIND-BORN EMISSIONS.
24. IF THE ABOVE CONTROLS REMAIN INEFFECTIVE IN PRECLUDING RELEASE OF TURBID WATER, ESPECIALLY DURING POND OR UTILITY LINE DEWATERING, THEN THE CONTRACTOR MAY BE COMPELLED TO USE A VERTICAL DEWATERING SYSTEM SUCH AS WELL POINTS OR SOCK DRAINS TO WITHDRAW GROUNDWATER WHICH MAY ALREADY BE CLEAR ENOUGH TO ALLOW FOR DIRECT DISCHARGE TO WETLANDS. CONTRACTOR SHALL OBTAIN ALL DEWATERING PERMITS AS REQUIRED BY LOCAL AND STATE ENTITIES AS APPLICABLE.
25. ONGOING INSPECTIONS AND PERIODIC MAINTENANCE BY THE SITE SUBCONTRACTOR SHALL OCCUR THROUGHOUT CONSTRUCTION AS NECESSARY TO INSURE THE ABOVE METHODS ARE WORKING SUITABLY. THIS MAY BE NEEDED DAILY, IF CONDITIONS SO WARRANT. SITE SUBCONTRACTORS ARE ENCOURAGED TO OBTAIN AND THOROUGHLY REVIEW THE FLORIDA DEVELOPMENT MANUAL, A GUIDE TO SOUND LAND AND WATER MANAGEMENT, WHICH WAS DEVELOPED BY THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION IN 1988. THIS PROVIDES FAIRLY IN-DEPTH DISCUSSIONS OF RECOMMENDED TECHNIQUES AND ALSO PROVIDES SPECIFIC DESIGN AND TECHNICAL STANDARDS, OR FLORIDA STORMWATER EROSION AND SEDIMENTATION CONTROL INSPECTORS' MANUAL, 2008. A COPY OF THESE DOCUMENTS ARE AVAILABLE FOR REVIEW AT TAMPA CIVIL DESIGN, LLC.
26. THE CONTRACTOR WILL PERFORM DAILY INSPECTIONS OF ALL ON-SITE WETLANDS WITHIN THE CONSTRUCTION AREA TO ENSURE THAT WATER LEVELS WITHIN THOSE WETLANDS ARE NOT EXCESSIVELY IMPOUNDED PRIOR TO THE TIME WHEN THE PERMITTED CONTROL STRUCTURE OR OUTFALL IS BUILT. WATER LEVELS SIGNIFICANTLY ABOVE NORMAL SHOULD BE CORRECTED AT A FREQUENCY THAT PREVENTS A CHANGE IN THE VEGETATIVE CHARACTER OR HEALTH OF ANY WETLANDS.
27. CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL (SILT FENCE) REMOVAL AFTER STABILIZATION.
28. ALL RETENTION AREA BERMS AND SLOPES SHALL BE SODDED TO TWO FEET BELOW THE SEASONAL HIGH WATER LINE OR A DEPTH NECESSARY TO PREVENT DAMAGING EROSION WHILE POND WATER LEVELS RECOVER TO NORMAL POOL LEVELS.

## 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 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/MPD/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 EASEMENTS OF RECORD ON THE PLANS.
14. EXPORT FILL QUANTITIES SHALL NOT EXCEED 29,000 CUBIC YARDS

## GENERAL UTILITY NOTES

1. ALL UTILITY SYSTEM DESIGN, MATERIALS, AND WORKMANSHIP SHALL COMPLY WITH THE LATEST UTILITY TECHNICAL MANUAL/SPECIFICATION
2. CONTRACTOR ARE TO EXPOSE AND IDENTIFY ELEVATIONS OF EXISTING UTILITIES IN THE AREA SURROUNDING PROPOSED UTILITIES. IF CONFLICTS ARISE, THE CONTRACTOR IS TO CONTACT THE EOR FOR FURTHER INSTRUCTION, AND THE EOR WILL COORDINATE WITH MUNICIPAL STAFF AND MAKE FIELD ADJUSTMENTS AS NECESSARY. CONTINGENCIES SHOULD BE CONSIDERED FOR VERTICAL OFFSET OF PROPOSED UTILITIES AROUND EXISTING, AS NECESSARY
3. ALL WATER AND SANITARY SERVICE LOCATIONS ARE SHOWN GRAPHICALLY FOR PLANNING PURPOSES ONLY. FOR ACTUAL SERVICE CONSTRUCTION LOCATION SEE PASCO COUNTY UTILITY SERVICE DETAILS
4. CONTRACTOR SHALL PROVIDE DENSITY TESTS IN OVER PROPOSED UTILITIES. DENSITIES SHALL BE 98% MINIMUM USING MODIFIED PROCTOR
5. CALL SUNSHINE STATE ONE AT 1-800-432-4770 MIN. 48 HOURS BEFORE DIGGING
6. CONTRACTOR SHALL EXPOSE AND IDENTIFY ELEVATIONS OF EXISTING UTILITIES IN THE AREA SURROUNDING PROPOSED UTILITIES. IF CONFLICTS ARISE, THE CONTRACTOR SHALL CONTACT THE EOR FOR FURTHER INSTRUCTION, AND THE EOR WILL COORDINATE WITH MUNICIPAL STAFF AND MAKE FIELD ADJUSTMENTS AS NECESSARY. CONTINGENCIES SHOULD BE CONSIDERED FOR VERTICAL OFFSET OF PROPOSED UTILITIES AROUND EXISTING, AS NECESSARY.

## PASCO COUNTY UTILITY CONSTRUCTION NOTES

1. PASCO COUNTY SHALL NOT OWN OR MAINTAIN ANY WATER LINES, SEWER LINES, OR FACILITIES CONSTRUCTED ON PRIVATE PROPERTY
2. ALL NEWLY INSTALLED WATER DISTRIBUTION MAINS AND SERVICE LATERALS SHALL BE COLOR CODED BLUE
3. ALL NEWLY INSTALLED FORCE MAINS AND GRAVITY LINES SHALL BE COLOR CODED GREEN
4. ALL MATERIALS AND LABOR SHALL MEET THE SPECIFICATIONS REQUIRED BY THE COUNTY. ALL CONSTRUCTION SHALL BE PERFORMED UNDER THE INSPECTION OF THE COUNTY AND IN STRICT COMPLIANCE WITH THE STANDARDS OF THE COUNTY DESIGN STANDARDS.
5. CONNECTIONS TO THE COUNTY'S SYSTEM SHALL BE MADE BY WET TAPS. WET TAPS SHALL BE PERFORMED EXCLUSIVELY BY PASCO COUNTY UTILITIES AT THE DEVELOPER'S EXPENSE. EXCAVATION, BACKFILL, AND SURFACE RESTORATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
6. ELEMENTS OF THE WASTEWATER SYSTEM WITHIN RIGHT-OF-WAY SHALL MEET PASCO COUNTY STANDARDS
7. THERE SHALL BE SUFFICIENT AREA TO ALLOW FOR A SERVICE VEHICLE TO BE OFF THE ROAD AND SIDEWALK WHILE MAINTAINING THE STATION
8. WATER/WASTEWATER LINES ARE A MINIMUM 5' OFF RW LINE UNLESS NOTED OTHERWISE
9. ALL WATER AND SANITARY SEWER LOCATIONS ARE SHOWN GRAPHICALLY FOR PLANNING PURPOSES ONLY. FOR ACTUAL SERVICE CONSTRUCTION LOCATIONS SEE PASCO COUNTY UTILITY SERVICE DETAILS
10. ALL FITTINGS, APPURTENANCES, AND DEPTH OF PIPE SHALL BE MARKED IN THE FIELD FOR AS-BUILT PLAN PREPARATION
11. ALL GRAVITY PIPES SHALL BE SDR-26 UNLESS OTHERWISE NOTED
12. CONTRACTOR'S RESPONSIBILITIES REGARDING WET TAPS TWO INCHES AND LARGER SHALL BE AS FOLLOWS:
  - 2" ONLY: THE EXCAVATED TRENCH MUST BE DRY OR THE TRENCH WILL REQUIRE ROCK AND A PUMP TO BE IN PLACE. THE MINIMUM DISTANCE FROM THE FACE OF THE VALVE TO THE WALL OF THE TRENCH IS TO BE SIX FEET. THE COUNTY WILL PROVIDE THE TAPPING SADDLE, COPORATION STOP, STAINLESS STEEL NIPPLE, AND IRON BOLT VALVE.

3" AND LARGER: THE CONTRACTOR WILL SUPPLY THE TAPPING SADDLE BEING EPOXY COATED, A TAPPING VALVE WITH MECHANICAL JOINT AND THE EQUIPMENT TO PROVIDE, AND CONDUCT A PRESSURE TEST. COUNTY PERSONNEL WILL WITNESS THE PRESSURE TEST WHICH MUST BE AT 150 PSI FOR DURATION OF THIRTY MINUTES.

THE CONTRACTOR IS RESPONSIBLE FOR THE EXCAVATION BEFORE ANY COUNTY PERSONNEL WILL ENTER AN EXCAVATED AREA. IF TRENCH IS FOUR FEET IN DEPTH OR DEEPER, IT WILL REQUIRE A TRENCH BOX OR SLOPING, AND A LADDER ACCORDING TO OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS.

THE TAPPING VALVE WILL REQUIRE A BLOCKING DEVICE MADE OF SUITABLE MATERIAL OR DEVICE. THIS BLOCKING DEVICE OR MATERIAL WILL BE PLACED UNDER THE VALVE AND REMAIN IN PLACE UNTIL THE TAP MACHINE IS REMOVED AND THE TAP IS COMPLETED.

15. IF THE CONTRACTOR HAS NOT FULFILLED HIS RESPONSIBILITIES, AS STATED ABOVE, PRIOR TO THE ARRIVAL OF PASCO COUNTY UTILITIES OPERATIONS AND MAINTENANCE TAPPING CREW, THERE WILL BE AN ADDITIONAL CHARGE OF \$98.00.

IF THERE ARE ANY QUESTIONS REGARDING THIS INFORMATION, CONTACT NELSON D. HOLT, MAINTENANCE SUPERVISOR, UTILITIES SERVICE BRANCH, AT (813) 235-6189, OR EMAIL NHOLT@PASCOCOUNTYFL.NET

16. MINIMUM CLEARANCE DISTANCE BETWEEN PIPELINES SHALL BE AS FOLLOWS:

- 16.A. WATER MAINS MUST BE SEPARATED AT LEAST TEN (10) FEET HORIZONTALLY FROM GRAVITY SEWERS AND SANITARY SEWER FORCE MAINS, AS MEASURED FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE (I.E. SURFACE-TO-SURFACE)
- 16.B. WATER MAINS MUST BE SEPARATED AT LEAST THREE (3) FEET HORIZONTALLY FROM STORMWATER AND RECLAIMED WATER LINES, AS MEASURED FROM SURFACE-TO-SURFACE
- 16.C. WATER MAINS MUST BE SEPARATED AT LEAST SIX (6) INCHES VERTICALLY FROM GRAVITY SEWER AND STORMWATER LINES AND SHOULD BE ABOVE THE SANITARY AND/OR STORM LINES, WHERE THERE IS NO FEASIBLE ALTERNATIVE TO PLACING WATER MAINS BELOW SANITARY AND/OR STORMWATER PIPING. THE MINIMUM SEPARATION MUST BE 12 INCHES. DISTANCE IS MEASURED FROM SURFACE-TO-SURFACE
- 16.D. WATER MAINS MUST BE VERTICALLY SEPARATED AT LEAST 18 INCHES FROM WASTEWATER FORCE MAINS AND RECLAIMED WATER MAINS AND MUST BE LOCATED ABOVE FORCE MAINS. DISTANCE IS MEASURED FROM SURFACE-TO-SURFACE
- 16.E. WATER MAINS THAT CROSS OTHER PIPES MUST BE CENTERED ON THE OTHER PIPE SO THAT THE WATER PIPE JOINTS ARE AS FAR AS POSSIBLE FROM THE OTHER UTILITY PIPE
- 16.F. POTABLE WATER METERS MUST BE SEPARATED A MINIMUM OF TEN FEET (CENTER-TO-CENTER) FROM RECLAIMED WATER CONNECTIONS
- 16.G. POTABLE WATER METERS MUST BE SEPARATED A MINIMUM OF TEN FEET (CENTER-TO-CENTER) FROM ANY WASTEWATER SERVICES

**TAMPA CIVIL DESIGN**  
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COA-28871

PROJECT: 665

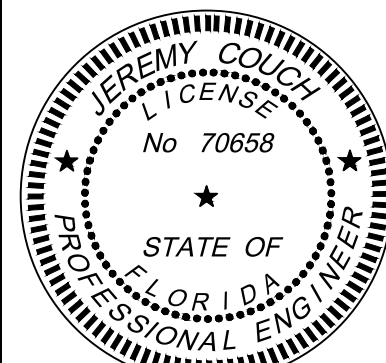
**MANNING**  
23-25-20-000-0060-0023  
WESLEY CHAPEL, FL 33545

CLIENT:

**WILLIAM RYAN HOMES**  
3825 COCONUT PALM DRIVE SUITE 117  
TAMPA, FL 33619

REVISION	DATE
INITIAL DESIGN	2024-07-18
1ST SUBMITTAL	2025-05-14
1ST SWP/MD SUBMITTAL	2025-05-16
SWP/MD_2ND SUB	2025-09-04
PASCO_2ND SUB	2025-09-08
SWP/MD_3RD SUB	2025-11-10
PASCO_3RD SUB	2025-11-19
SWP/MD_4TH SUB	2025-12-10
PASCO_4TH SUB	2026-01-12
SWP/MD_5TH SUB	2026-01-14
PASCO_5TH SUB	2026-02-13

PM L.K. DES: K.M.



Jeremy Couch, P.E.  
State of Florida, Professional Engineer,  
License No. 70658

This item has been digitally signed and sealed by Jeremy Couch on the date adjacent to the seal.

Signature must be verified on any electronic copies.

GENERAL NOTES

SHEET NO:

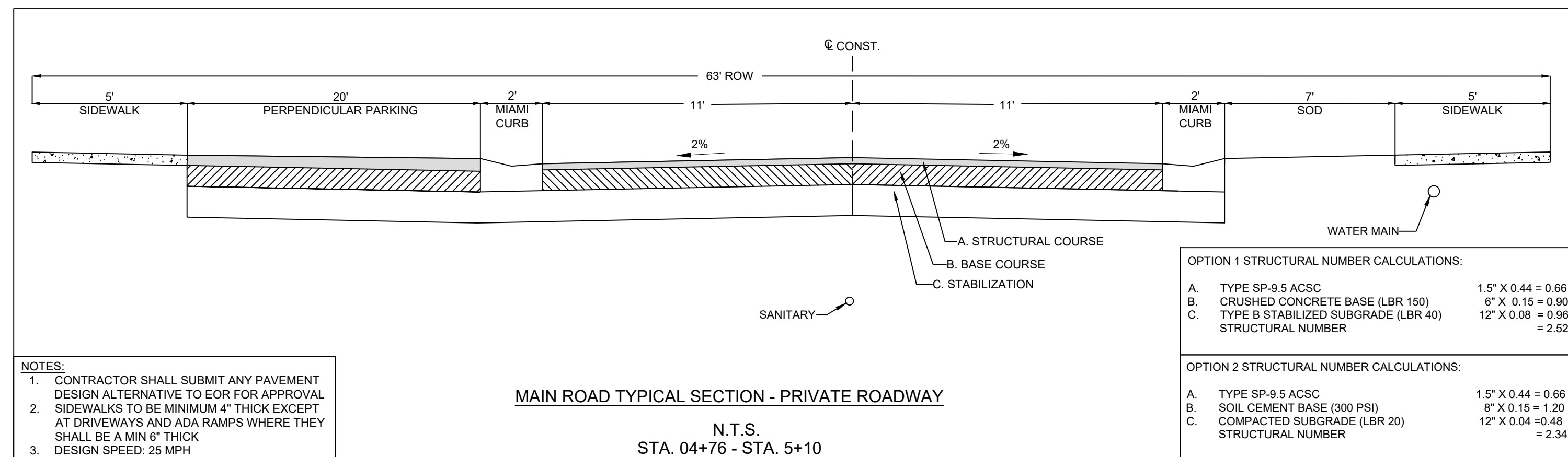
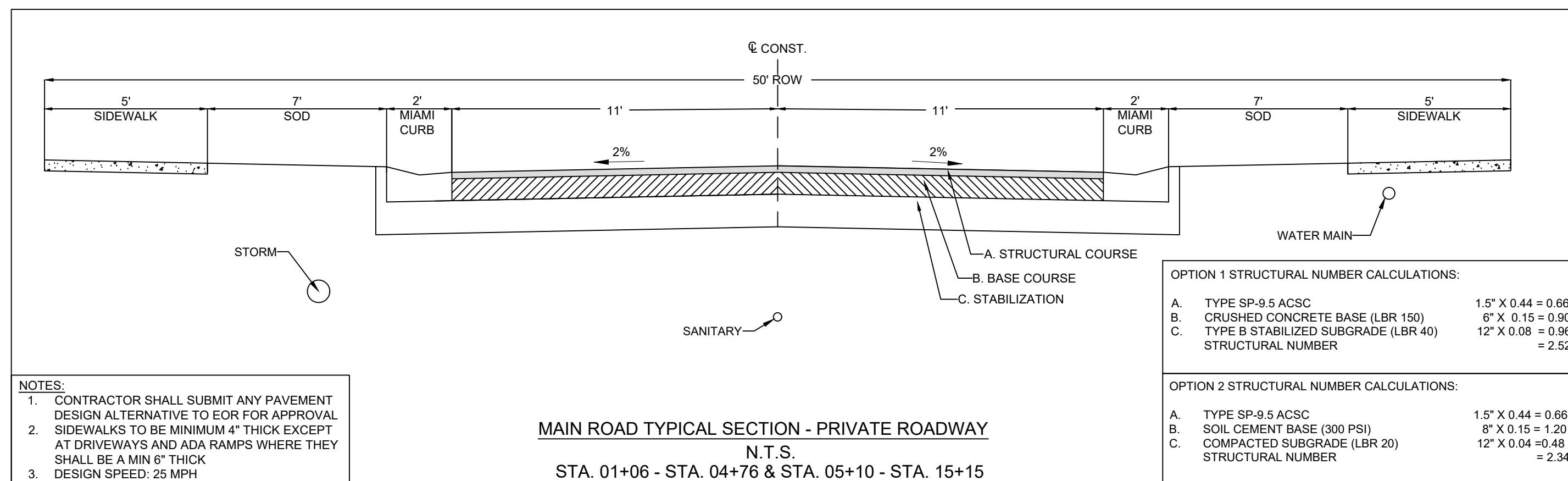
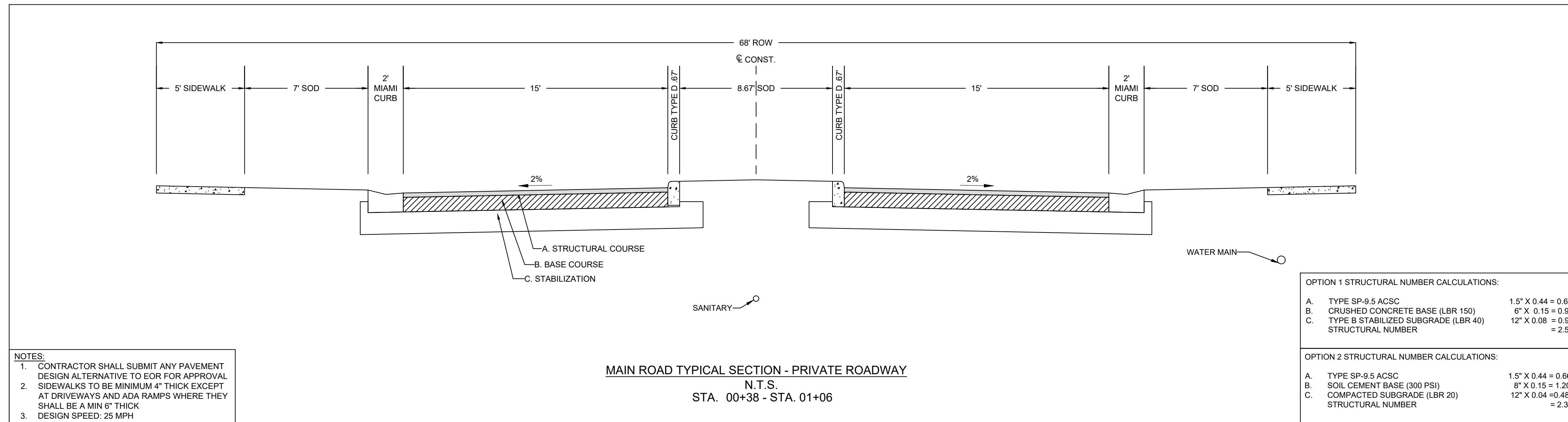
C-2

EXCAVATION AND EMBANKMENT					
ITEM	TEST	METHOD	MINIMUM STANDARD	FREQUENCY OF TEST	REMARKS
Field density	Nuclear or drive cylinder	FM1-1238 Method A FM1-1204	98% of FM5-521 (1180)	Each layer consisting of not more than 12" compacted thickness. Tests shall be at intervals of not greater than 500 L.F.	FDOTSS, Section 100
Soil classification	Sieve Analysis	FM1-1027 (27)	15% Maximum Passing No. 200 Sieve	Tests shall be at intervals of one (1) per 500 L.F. and any material change.	FDOTSS, Index 505 and AASHTO M145.
Subsoil excavation	Remove organic and plastic materials to the required limits and backfill with suitable material. * 24" below base if subgrade is unstabilized, or 24" below subgrade if subgrade is stabilized.				FDOTSS, Index 500 and AASHTO M145.
Liquid Limit		FM1-1009 (109)	40% Maximum		
Plasticity Index		FM1-1000 (100)	10% Maximum		
Organic Content		FM1-1207 (1207)	4% Maximum		
STABILIZED SUBGRADE - TYPE B					
Material	Limerock bearing ratio	FM5-515	LBR 40	Under pavement or pavement with curb, one (1) test per 500 L.F. randomly selected left, right, and centerline. One (1) per street minimum.	FDOTSS, Section 100.
	Liquid limit	FM1-1009	40 Maximum.	One (1) test per type of material.	Materials used for stabilizing are to be tested for liquid limit and plasticity before being blended. FDOTSS, Section 914.
	Plasticity index	FM1-1000	10 Maximum	One (1) test per type of material.	Materials used for stabilizing are to be tested for liquid limit and plasticity before being blended. FDOTSS, Section 914.
Lab density	Modified proctor	FM5-521		One (1) per material or soil type.	The County Engineer may request additional samples to evaluate the material. FDOTSS, Section 100.
Field density	Nuclear or drive cylinder	FM1-1238 Method A FM1-1204	98% of FM5-521	Under pavement, one (1) per 300 L.F. randomly selected left, right, and centerline. Under curb or shoulder, one (1) per 300 L.F. each side. One (1) per street minimum. Circle parking lots shall be every 5000 SF alternating sides.	FDOTSS, Section 100. Drive cylinder must be checked against nuclear meter for first three (3) tests. If correlation is within two (2) percentage points, the nuclear meter may be used for the balance of tests.
Thickness			As per approved plan. If not specified, assumed thickness 12"	One (1) at each density	FDOTSS Section 100. Subgrade may be stabilized deeper than shown on plans, but with no credit given for additional structural number value. Thickness tolerance shall be 1"

LIMEROCK BASE					
Material	Limerock bearing ratio	FM5-515	Minimum LBR 100.	One (1) per 500 L.F.	FDOTSS, Section 911
Lab density	Modified proctor	FM5-521		One (1) per LBR test	The test lab shall apply a current lab density at the beginning of base work in the project. Additional lab densities may be required by the County Engineer to evaluate the material source. FDOTSS, Section 200.
Field density	Nuclear	FM1-1238 Method A	98% of FM5-521	One (1) per 300 L.F. randomly selected left, right, and centerline. One (1) per street minimum.	FDOTSS, Section 200.
Thickness		Minimum 3" core	Per approved plans.	One (1) at each density. One (1) per street minimum.	FDOTSS, Section 205. Thickness tolerance shall be +/- 1/2"
SOIL CEMENT BASE					
Mix design					Mix design submitted and work to be in accordance to FDOTSS, Section 295.
Material	Compressive strength	FM5-520	60% 100% of design strength at age of seven (7) days.	Field mix - Minimum one (1) test each change of material, but not less than one (1) per 500 L.F. randomly selected locations left, right, and centerline. Plant mix - One (1) test per day per mix design. Two (2) tests per street minimum for either field or plant mix.	FDOTSS, Section 295. NOTE: Excessive shrinkage cracking of 1/4" or more in width may require repair.
Lab density	Standard proctor	FM1-1134		One (1) per mix design for plant mix. One (1) per day's processing for field mix.	FDOTSS, Section 270.
Field density	Nuclear	FM1-1238 Method A	98% of lab density	One (1) per 300 L.F. at randomly selected locations right, left, and centerline. One (1) per street minimum.	FDOTSS, Section 270.
Thickness		Minimum 3" core	Per approved plan.	One (1) each density. One (1) per street minimum.	The acceptable tolerance is +/- 1/2" and to change the asphalt thickness.
Curing		Seven (7) day period			FDOTSS, Section 270.
ASPHALTIC CONCRETE					
Laboratory density		FM1-1166		Minimum of one (1) per day per mix design.	FM1-1166 Method A sampling and testing per pack of manufacturer.
Mix design	Mix temperature		Master range is the mix temperature +/- 3°F.		Per FDOTSS, Section 330.
Field density	Core density	FM1-1166	95% of the lab density per mix design.	Every 300 L.F. with a minimum of two (2) each street, or as approved by the County Engineer, additional test as requested by the County Engineer.	FM1-1166 Method B
Field density	Nuclear density	FM1-1238 Method B	95% of the lab density per mix design.	Every 300 L.F. with a minimum of two (2) each street, or as approved by the County Engineer, additional test as requested by the County Engineer, after the initial four (4) cores.	May be substituted interchangeably with core density above, as approved by the County Engineer, after the initial four (4) cores.
Stability and flow	Marshall	FM5-511	FDOTSS, Section 331, table 331-2	Minimum of one (1) test per day per mix design.	In no case shall the mixture be reheated.
Gradation	Sieve analysis of extracted aggregate	FM1-1030	Per mix design +/- 0.5% No. 4 to 20. No. 10 to 40. No. 40 to 60. No. 60 to 100. No. 100 to 200.	One (1) per day per mix design.	
Extraction		FM1-1194	Per mix design +/- 0.5% (one (1) test) see Table 331-5, FDOTSS.	One (1) per day per mix design.	
Thickness	Core	Core borings	Minimum acceptable thickness shall be the specified minimum in the Land Development Code, but not less than the thickness approved in the plant's typical core section.	One (1) each 300 L.F. at randomly selected locations left, right, and centerline. Two (2) per street minimum.	Core diameter shall be 2" or greater. Measure nests may be taken from core samples obtained for other tests but must meet frequency requirements. No under tolerance.
Smoothness and texture	Straightedge		15 rolling straightedge or 15 straightedge, as applicable. 3/16" per 15' for rolling straightedge; 3/8" per 15' for fixed straightedge.	Per FDOTSS, Section 330-13.	As required by the County Engineer.

BACKFILL					
Storm Sewer and Pipe Culverts					
Material					All material used for backfill shall be free from large lumps, clay, wood, or other extraneous material. FDOTSS, Section 125.8.
Method					Backfilling shall be done according to the illustration shown on Page 8. Hydraulic method of backfill is not acceptable. Backfilling under wet conditions shall conform to FDOTSS, Section 125.8.
Lab density	Modified proctor	FM5-521 (1180)		One (1) per material of same source.	
Field density	Nuclear or drive cylinder	FM1-1238 Method A FM1-1204	98% of lab density.	First test at 2' over top of pipe. Test every 1' thereafter up to bottom of subgrade. Tests shall be at intervals no greater than 300 L.F.	Backfilling outside the shoulder area in all stages shall be to a minimum equal to that of the soil adjacent to the trench.
				One (1) set of tests per every 4th utility lateral crossing, with a minimum of one (1) set of tests between each pair of utility structures.	
Structures Other Than Storm Sewers, Pipe Culverts, Sanitary Sewer, Water Distribution, and Reclaimed Water Lines					
Material					All material used for backfill shall be free from large lumps, clay, wood, or other extraneous material.
Method					Backfill constructed in 12" lifts require each lift to be tested for density. Backfill may be constructed in 30" lifts using granular materials with density tests taken every 12".
Lab density	Modified proctor	FM5-521 (1180)		One (1) per material of same source.	
Field density	Nuclear or drive cylinder	FM1-1238 Method A FM1-1204	98% of lab density.	One (1) every 12" of backfill.	
Pavement Open Cuts for Storm Sewers, Pipe Culverts, Sanitary Sewer, Water Distribution, and Reclaimed Water Lines					
Material					All material used for backfilling shall be free from large lumps, wood, or other extraneous material. FDOTSS, Section 125.8. Base material will be new material introduced from excavation.
Method					Restoration of open cut shall be done as shown in diagram on Page 14.
Asphalt tests	Marshall stability	FM5-511	Per FDOT for specified mix. 15" mixes shall not be less than 1,500 lbs.	One (1) per day per mix design.	
	Field Density	FM1-1238 Method B	95% of lab density per mix design.	One (1) per crossing or every 300 L.F.	
	Sieve analysis of extracted aggregate	FM1-1030	Per mix design.	One (1) per day per mix design.	
	Extraction	FM1-1194	Per mix design.	One (1) per day per mix design.	
	Thickness	Core borings	Twice the thickness of original asphalt.	One (1) per crossing cut or every 300 L.F.	
Limerock base	Limerock bearing ratio	FM5-515	LBR 100	One (1) per crossing cut or 500 L.F.	
	Lab density, modified proctor	FM5-521		One (1) per material source.	
	Field density	FM1-1238 Method A	98% of lab density.	One (1) per crossing cut or one (1) per 300 L.F.	
Limerock base	Thickness	Core boring - Minimum 3" core	Twice the original base thickness or 10", whichever is greater.	One (1) per crossing cut or one (1) per 500 L.F.	
Trench cut or shoulder backfill	Lab density, standard proctor	FM5-520		One (1) per uniform material.	
	Field density nuclear or drive cylinder	FM1-1238 Method A FM1-1204	98% of FM5-521 (1180)	One (1) each 12" compacted lift in crossing cut or each 12" compacted lift at 500 L.F.	
CONCRETE					
Material	Compressive strength twenty-eight (28) days	FM1-1022 and FM1-1023	Minimum 3,000 psi or per design.	Set of three (3) cylinders per each day's placement or each 500 c.y. 3	FDOTSS, Section 340.

\*Note: Total cementitious materials shall be minimum 508 lb/cy or per design. Water/cementitious materials ratio shall be maximum 0.50 lb/lb or per design.



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COA-28871

PROJECT: 665

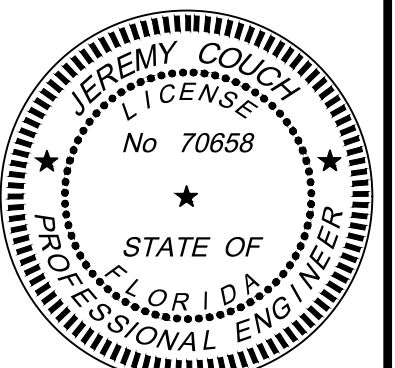
MANNING  
23-25-20-000-0060-0023  
WESLEY CHAPEL, FL 33545

CLIENT:

WILLIAM RYAN HOMES  
3825 COCONUT PALM DRIVE SUITE 117  
TAMPA, FL 33619

REVISION	DATE
INITIAL DESIGN	2024-07-18
1ST SUBMITTAL	2025-05-14
1ST SWPMD SUBMITTAL	2025-05-16
SWPMD - 2ND SUB	2025-09-04
PASCO - 2ND SUB	2025-09-08
SWPMD - 3RD SUB	2025-11-10
PASCO - 3RD SUB	2025-11-19
SWPMD - 4TH SUB	2025-12-10
PASCO - 4TH SUB	2026-01-12
SWPMD - 5TH SUB	2026-01-14
PASCO - 5TH SUB	2026-02-13

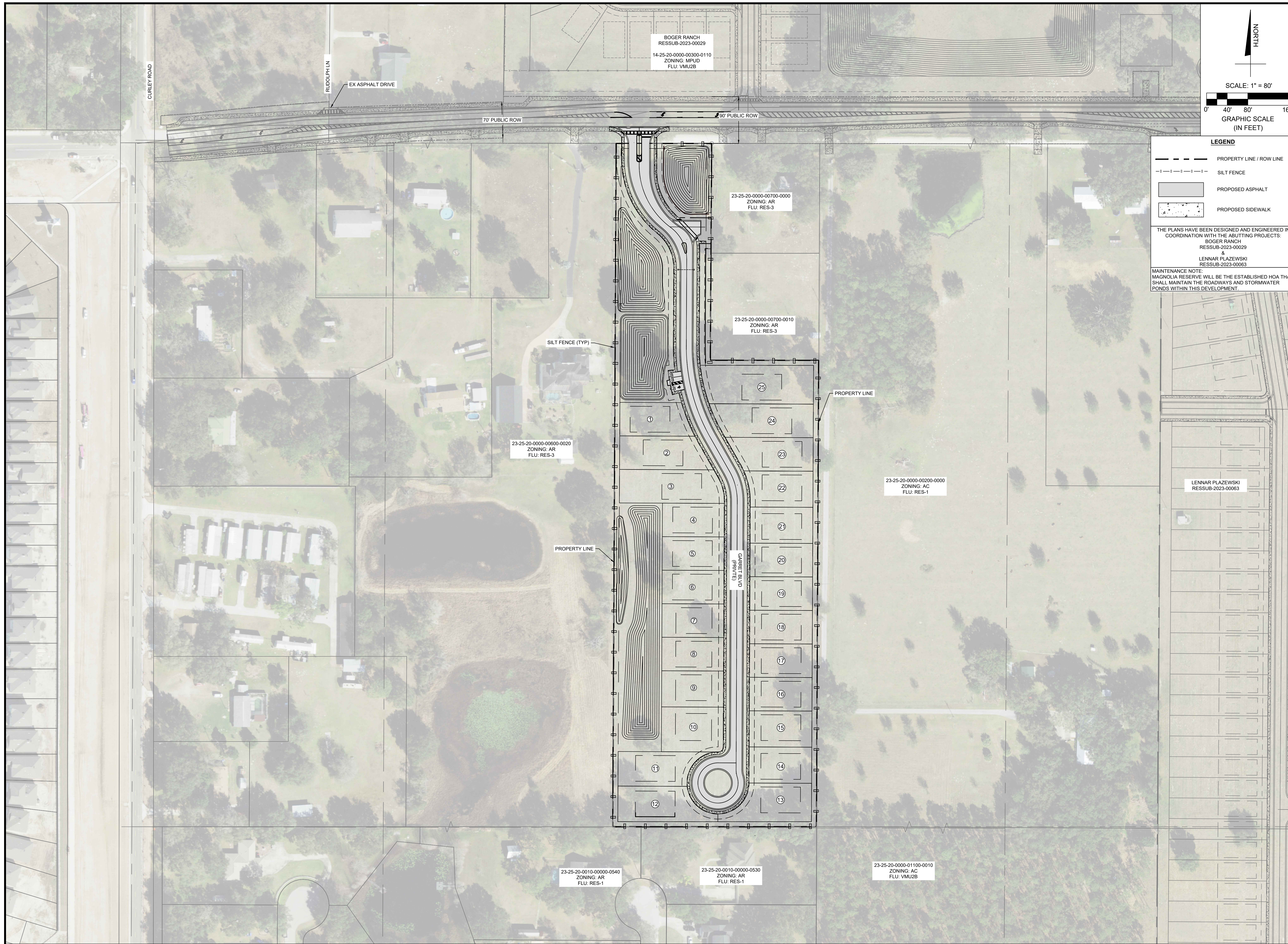
PM: L.K. DES: K.M.



Jeremy Couch, P.E.  
State of Florida, Professional Engineer,  
License No. 70658  
This item has been digitally signed and sealed by Jeremy Couch on the date adjacent to the seal.  
Signature must be verified on any electronic copies.

TESTING NOTES & TYPICAL ROADWAY SECTIONS

SHEET NO: C-3



BOGER RANCH  
RESSUB-2023-00029  
14-25-20-0000-00300-0110  
ZONING: MPUD  
FLU: VMU2B

23-25-20-0000-00700-0000  
ZONING: AR  
FLU: RES-3

23-25-20-0000-00700-0010  
ZONING: AR  
FLU: RES-3

23-25-20-0000-00600-0020  
ZONING: AR  
FLU: RES-3

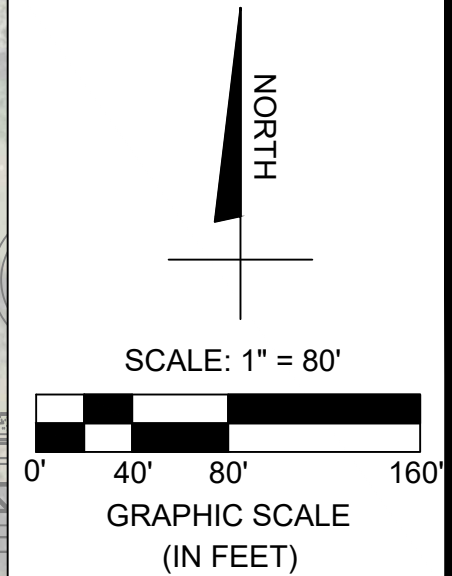
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FLU: RES-1

LENNAR PLAZEWSKI  
RESSUB-2023-00063

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ZONING: AR  
FLU: RES-1

23-25-20-0010-00000-0530  
ZONING: AR  
FLU: RES-1

23-25-20-0000-01100-0010  
ZONING: AC  
FLU: VMU2B



**LEGEND**

- PROPERTY LINE / ROW LINE
- SILT FENCE
- PROPOSED ASPHALT
- PROPOSED SIDEWALK

THE PLANS HAVE BEEN DESIGNED AND ENGINEERED IN COORDINATION WITH THE ABUTTING PROJECTS:  
BOGER RANCH  
RESSUB-2023-00029  
&  
LENNAR PLAZEWSKI  
RESSUB-2023-00063

MAINTENANCE NOTE:  
MAGNOLIA RESERVE WILL BE THE ESTABLISHED HOA THAT SHALL MAINTAIN THE ROADWAYS AND STORMWATER PONDS WITHIN THIS DEVELOPMENT.

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COA: 28971

PROJECT: 665

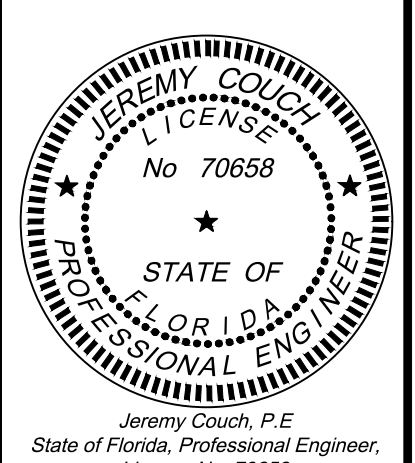
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WILLIAM RYAN HOMES  
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1ST SWFWD SUBMITTAL	2025-05-16
SWFWD - 2ND SUB	2025-09-04
PASCO - 2ND SUB	2025-09-08
SWFWD - 3RD SUB	2025-11-10
PASCO - 3RD SUB	2025-11-19
SWFWD - 4TH SUB	2025-12-10
PASCO - 4TH SUB	2026-01-12
SWFWD - 5TH SUB	2026-01-14
PASCO - 5TH SUB	2026-02-13

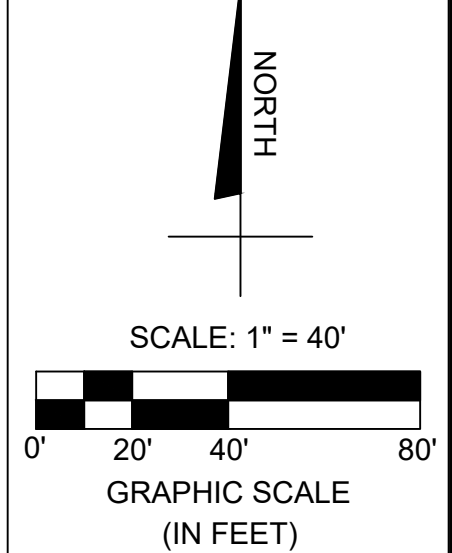
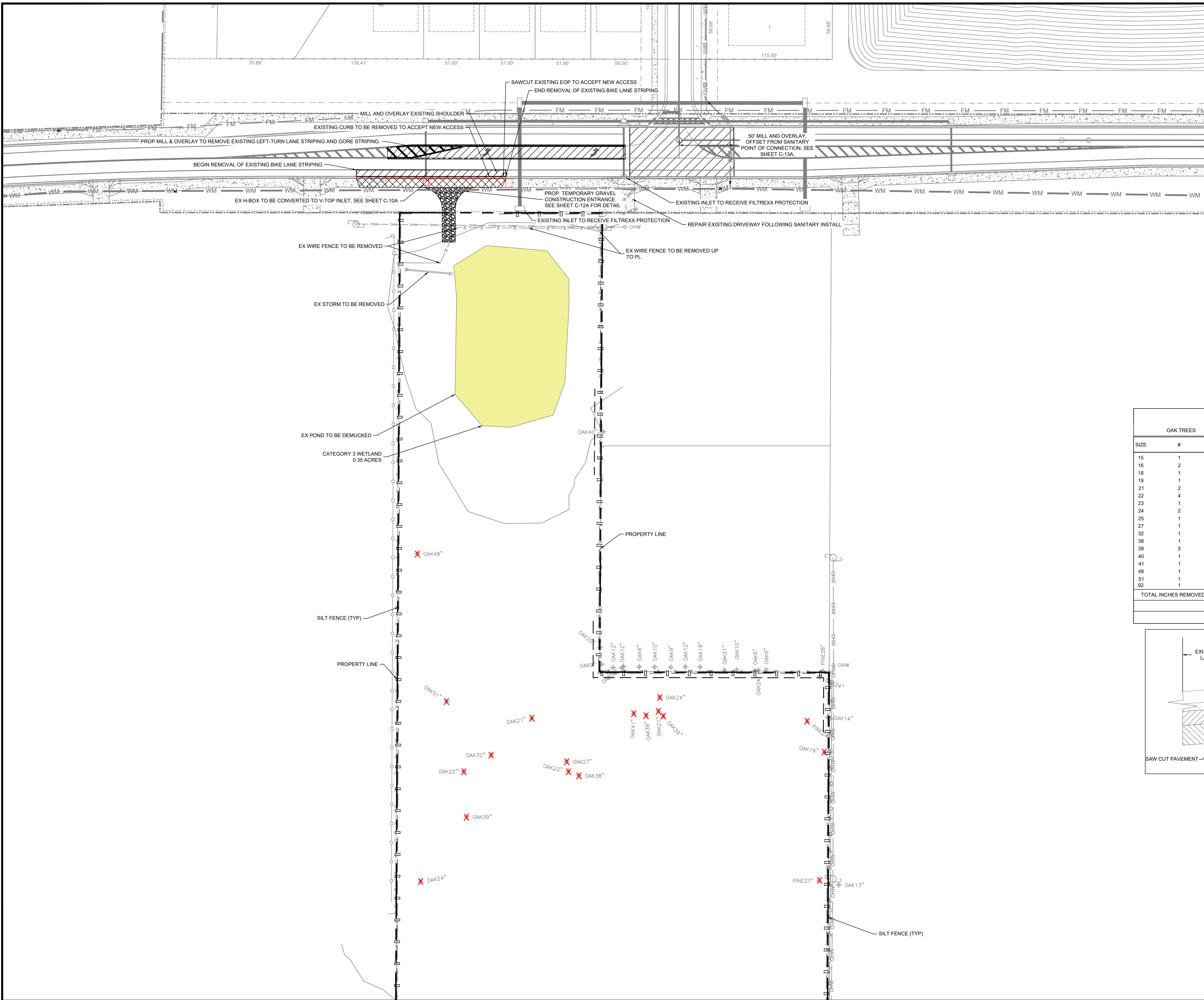
PM: L.K. DES: K.M.



Jeremy Couch, P.E.  
State of Florida, Professional Engineer,  
License No: 70658  
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AERIAL SITE PLAN

SHEET NO: C-4

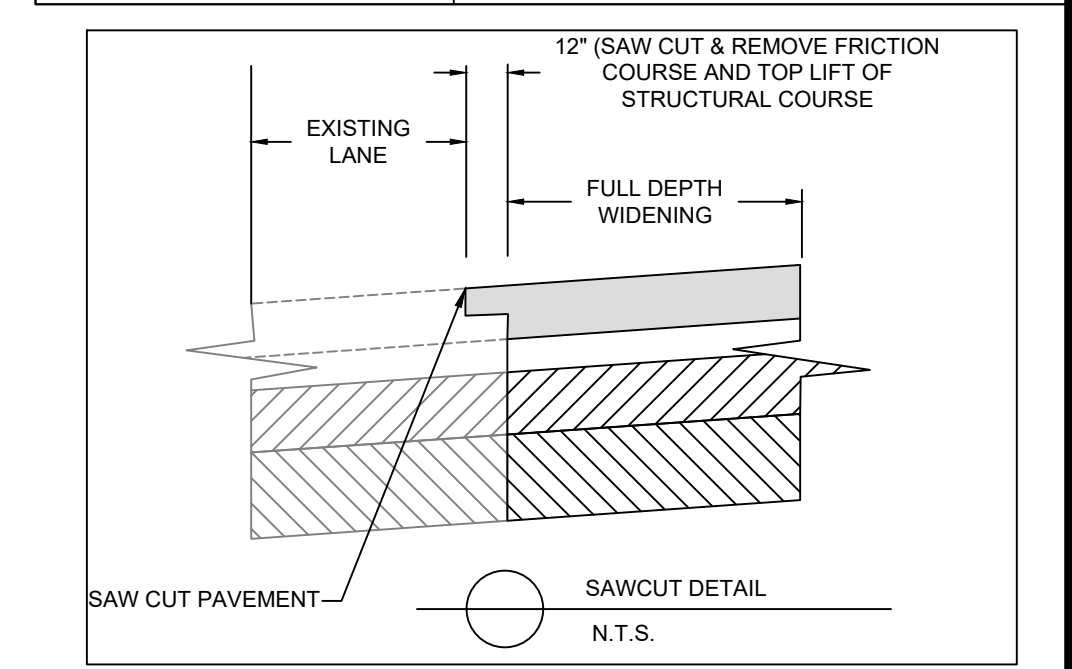


**LEGEND**

- PROPERTY LINE / ROW LINE
- SILT FENCE
- ▨ ROOT PRUNING
- ▩ DEMO
- ▨ MILL AND OVERLAY
- DEMUCK WETLAND
- X TREE TO BE REMOVED

- NOTES:**
- CONTRACTOR TO RESTORE ALL DISTURBED ROW, SHOULDERS, SIDEWALKS, PAVEMENT, ETC OUTSIDE OF THE PROPOSED IMPROVEMENTS TO EXISTING CONDITIONS OR BETTER, AS NECESSARY
  - CONTRACTOR TO PROVIDE MOT PER FDOT STANDARD PLANS 102-600
  - CONTRACTOR SHALL 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
  - 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
  - CONTRACTOR TO A DOSKO ROOT CUTTER OR EQUIVALENT FOR ROOT PRUNING
  - WHERE SILT FENCE IS TO BE USED AS PROTECTIVE TREE BARRICADE, IT IS TO BE INSTALLED WITHOUT TRENCING TO AVOID ROOT DISTURBANCE.

OAK TREES			OTHER TREES			
SIZE	#	TOT. IN	TYPE	SIZE	#	TOT. IN
15	1	15				
16	2	32				
18	1	18				
19	1	19				
21	2	42				
22	4	88				
23	1	23				
24	2	48				
25	1	25				
27	1	27				
32	1	32				
38	1	38				
39	3	117				
40	1	40				
41	1	41				
48	1	48				
51	1	51				
92	1	92				
TOTAL INCHES REMOVED = 796"			TOTAL INCHES REMOVED = 00"			
24" X 1/2" = 00"						
REQUIRED TOTAL REPLACEMENT INCHES = 796"						



**TAMPA CIVIL DESIGN**  
 17937 HUNTING BOW CIR. S-102  
 LUTZ, FL 33558  
 (813) 920-2005 PHONE  
 (813) 482-9128 FAX  
 WWW.TAMPA-CIVIL.COM  
 COA: 28971

PROJECT: 665  
 MANNING  
 23-25-20-0000-00600-0023  
 WESLEY CHAPEL, FL 33545

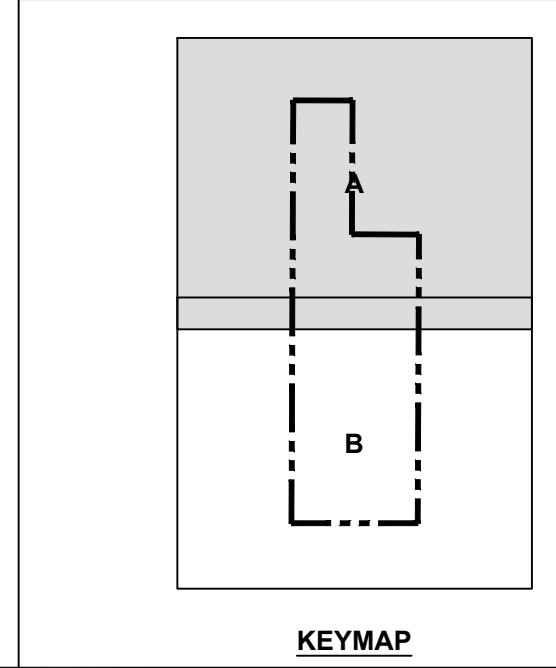
CLIENT:  
 WILLIAM RYAN HOMES  
 3825 COCONUT PALM DRIVE SUITE 117  
 TAMPA, FL 33619

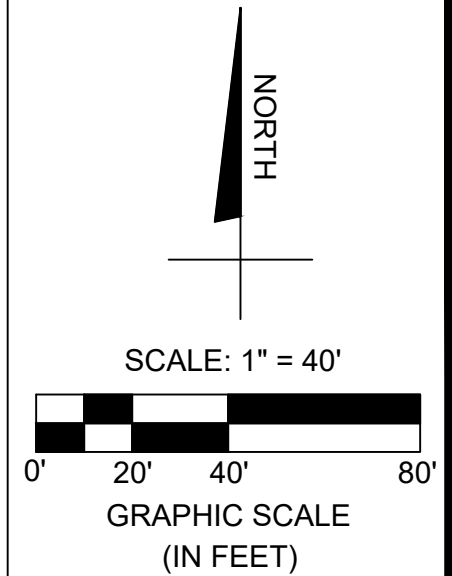
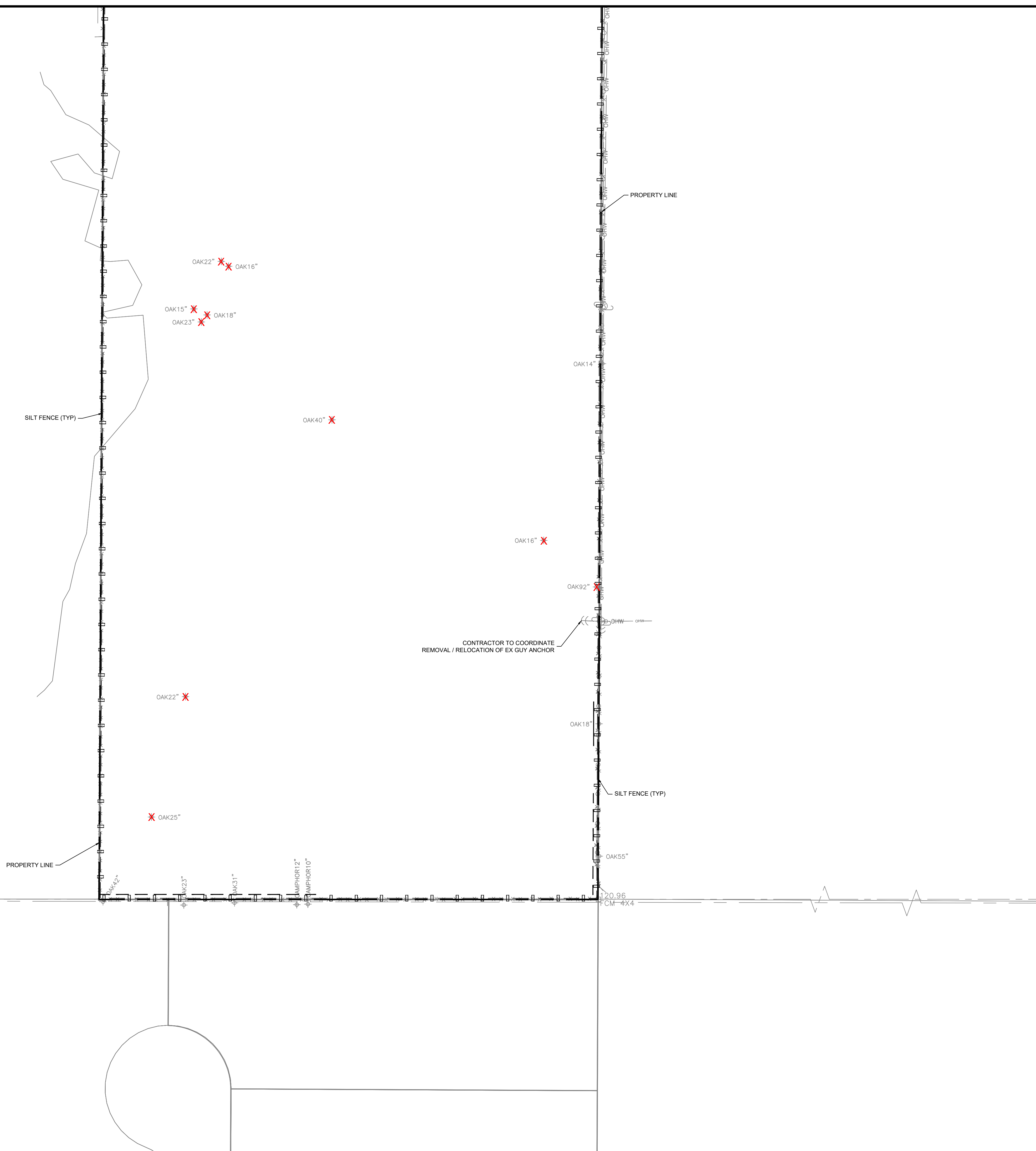
REVISION	DATE
INITIAL DESIGN	2024-07-18
1ST SUBMITTAL	2025-05-14
1ST SWFWM SUBMITTAL	2025-05-16
SWFWM - 2ND SUB	2025-09-04
PASCO - 2ND SUB	2025-09-08
SWFWM - 3RD SUB	2025-11-10
PASCO - 3RD SUB	2025-11-19
SWFWM - 4TH SUB	2025-12-10
PASCO - 4TH SUB	2026-01-12
SWFWM - 5TH SUB	2026-01-14
PASCO - 5TH SUB	2026-02-13

PM: L.K. DES: K.M.

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 State of Florida, Professional Engineer,  
 License No: 70658  
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DEMO PLAN  
 SHEET NO: C-5A





**LEGEND**

	PROPERTY LINE / ROW LINE
	SILT FENCE
	ROOT PRUNING
	DEMO
	MILL AND OVERLAY
	DEMUCK WETLAND
	TREE TO BE REMOVED

- NOTES:**
- CONTRACTOR TO RESTORE ALL DISTURBED ROW, SHOULDERS, SIDEWALKS, PAVEMENT, ETC OUTSIDE OF THE PROPOSED IMPROVEMENTS TO EXISTING CONDITIONS OR BETTER, AS NECESSARY
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  - 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
  - CONTRACTOR TO A DOSKO ROOT CUTTER OR EQUIVALENT FOR ROOT PRUNING
  - WHERE SILT FENCE IS TO BE USED AS PROTECTIVE TREE BARRICADE, IT IS TO BE INSTALLED WITHOUT TRENCHING TO AVOID ROOT DISTURBANCE.

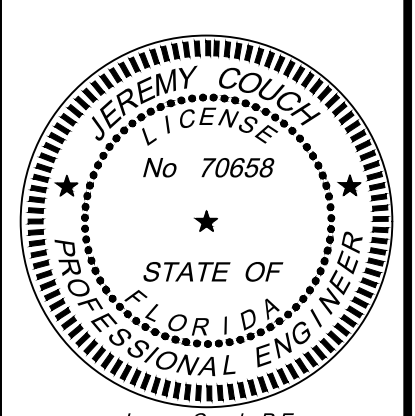
**TAMPA CIVIL DESIGN**  
 17937 HUNTING BOW CIR. S-102  
 LUTZ, FL 33558  
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 WWW.TAMPAFCIVIL.COM  
 COA: 28971

PROJECT: 665  
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 WESLEY CHAPEL, FL 33545

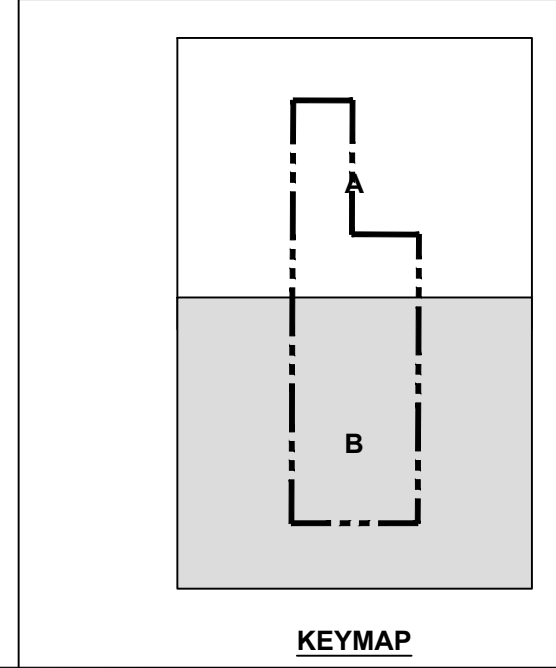
CLIENT:  
 WILLIAM RYAN HOMES  
 3825 COCONUT PALM DRIVE SUITE 117  
 TAMPA, FL 33619

REVISION	DATE
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PASCO - 2ND SUB	2025-09-08
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PASCO - 4TH SUB	2026-01-12
SWFWM - 5TH SUB	2026-01-14
PASCO - 5TH SUB	2026-02-13

PM: L.K. DES: K.M.

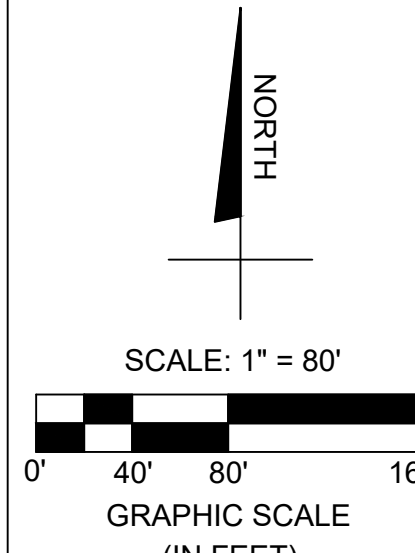
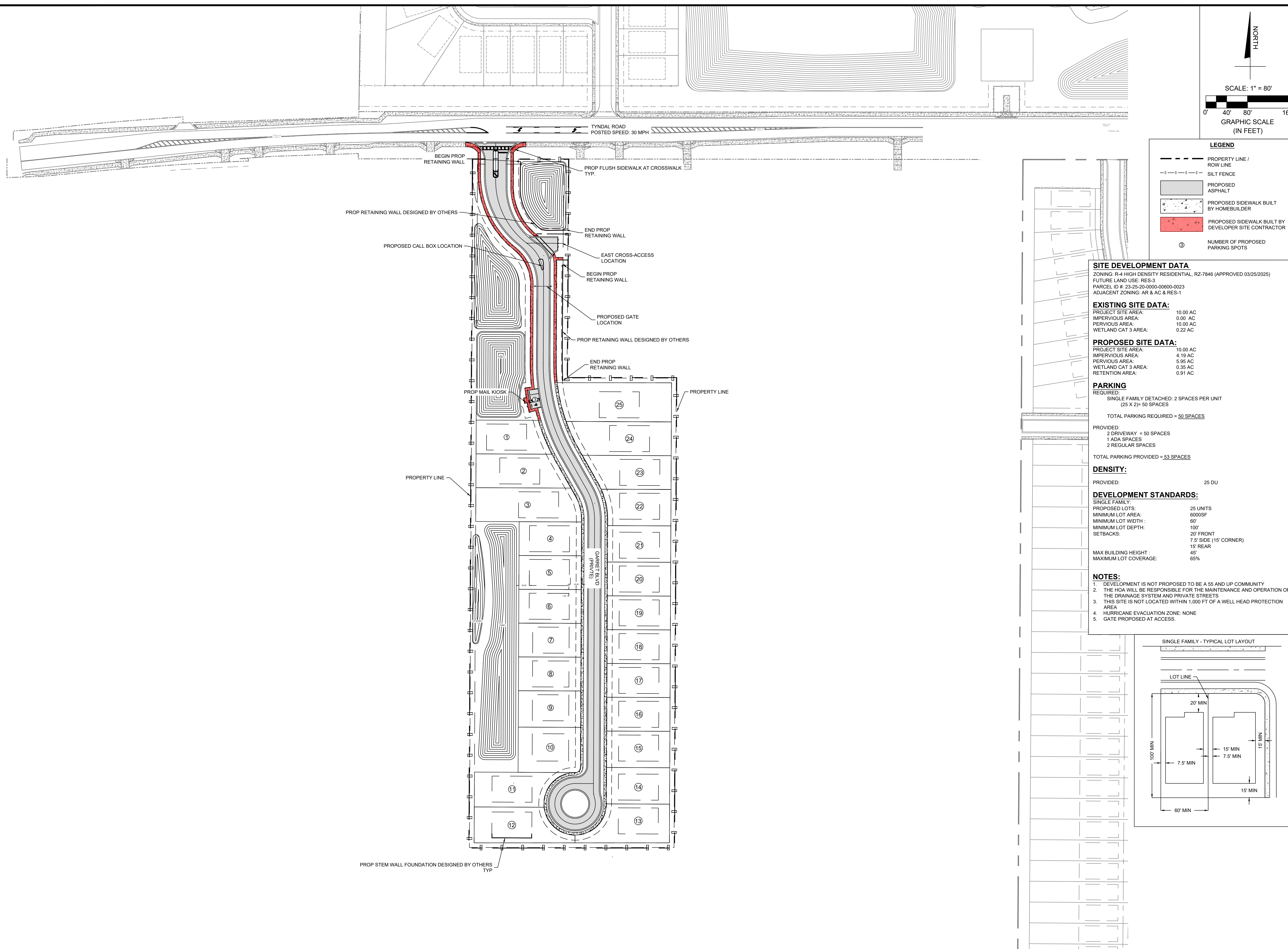


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DEMO PLAN

SHEET NO: C-5B



**LEGEND**

---	PROPERTY LINE / ROW LINE
- - - - -	SILT FENCE
▒	PROPOSED ASPHALT
▒	PROPOSED SIDEWALK BUILT BY HOMEBUILDER
▒	PROPOSED SIDEWALK BUILT BY DEVELOPER SITE CONTRACTOR
Ⓢ	NUMBER OF PROPOSED PARKING SPOTS

**SITE DEVELOPMENT DATA**

ZONING: R-4 HIGH DENSITY RESIDENTIAL, RZ-7846 (APPROVED 03/25/2025)  
 FUTURE LAND USE: RES-3  
 PARCEL ID #: 23-25-20-0000-00600-0023  
 ADJACENT ZONING: AR & AC & RES-1

**EXISTING SITE DATA:**

PROJECT SITE AREA:	10.00 AC
IMPERVIOUS AREA:	0.00 AC
PERVIOUS AREA:	10.00 AC
WETLAND CAT 3 AREA:	0.22 AC

**PROPOSED SITE DATA:**

PROJECT SITE AREA:	10.00 AC
IMPERVIOUS AREA:	4.19 AC
PERVIOUS AREA:	5.85 AC
WETLAND CAT 3 AREA:	0.35 AC
RETENTION AREA:	0.91 AC

**PARKING**

REQUIRED:  
 SINGLE FAMILY DETACHED: 2 SPACES PER UNIT  
 (25 X 2) = 50 SPACES

TOTAL PARKING REQUIRED = 50 SPACES

PROVIDED:  
 2 DRIVEWAY = 50 SPACES  
 1 ADA SPACES  
 2 REGULAR SPACES

TOTAL PARKING PROVIDED = 53 SPACES

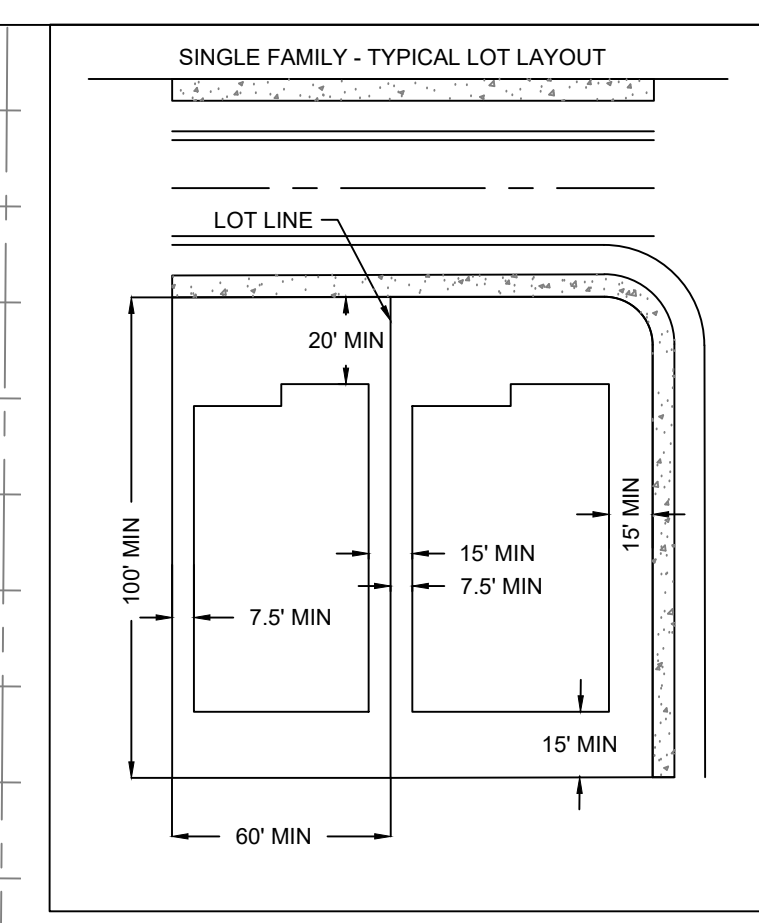
**DENSITY:**

PROVIDED: 25 DU

**DEVELOPMENT STANDARDS:**

SINGLE FAMILY:	25 UNITS
PROPOSED LOTS:	6000SF
MINIMUM LOT AREA:	60'
MINIMUM LOT WIDTH:	100'
MINIMUM LOT DEPTH:	20' FRONT
SETBACKS:	7.5' SIDE (15' CORNER)
	15' REAR
MAX BUILDING HEIGHT:	45'
MAXIMUM LOT COVERAGE:	65%

- NOTES:**
1. DEVELOPMENT IS NOT PROPOSED TO BE A 55 AND UP COMMUNITY
  2. THE HOA WILL BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF THE DRAINAGE SYSTEM AND PRIVATE STREETS
  3. THIS SITE IS NOT LOCATED WITHIN 1,000 FT OF A WELL HEAD PROTECTION AREA
  4. HURRICANE EVACUATION ZONE: NONE
  5. GATE PROPOSED AT ACCESS.



**TAMPA CIVIL DESIGN**  
 17937 HUNTING BOW CIR. S-102  
 LUTZ, FL 33558  
 (813) 920-2005 PHONE  
 (813) 482-9128 FAX  
 WWW.TAMPAFCIVIL.COM  
 COA: 28971

PROJECT: 665

MANNING  
 23-25-20-0000-00600-0023  
 WESLEY CHAPEL, FL 33545

CLIENT:  
 WILLIAM RYAN HOMES  
 3825 COCONUT PALM DRIVE SUITE 117  
 TAMPA, FL 33619

REVISION	DATE
INITIAL DESIGN	2024-07-18
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PM: L.K. DES: K.M.

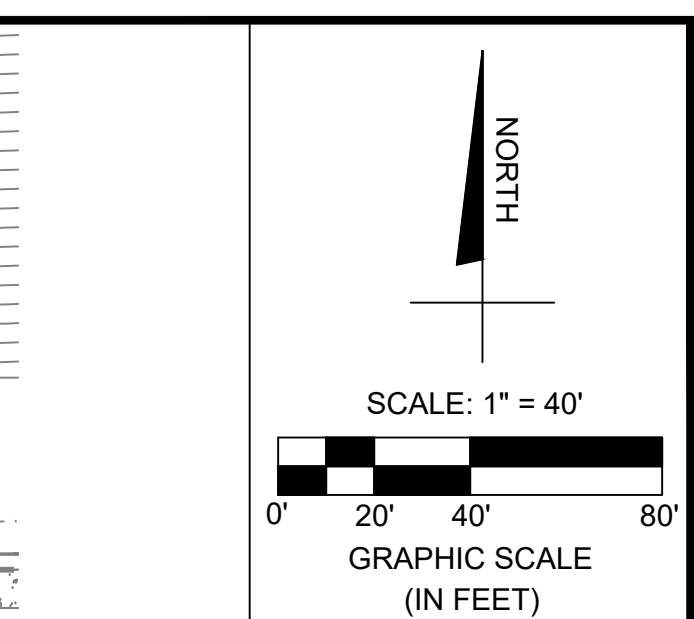
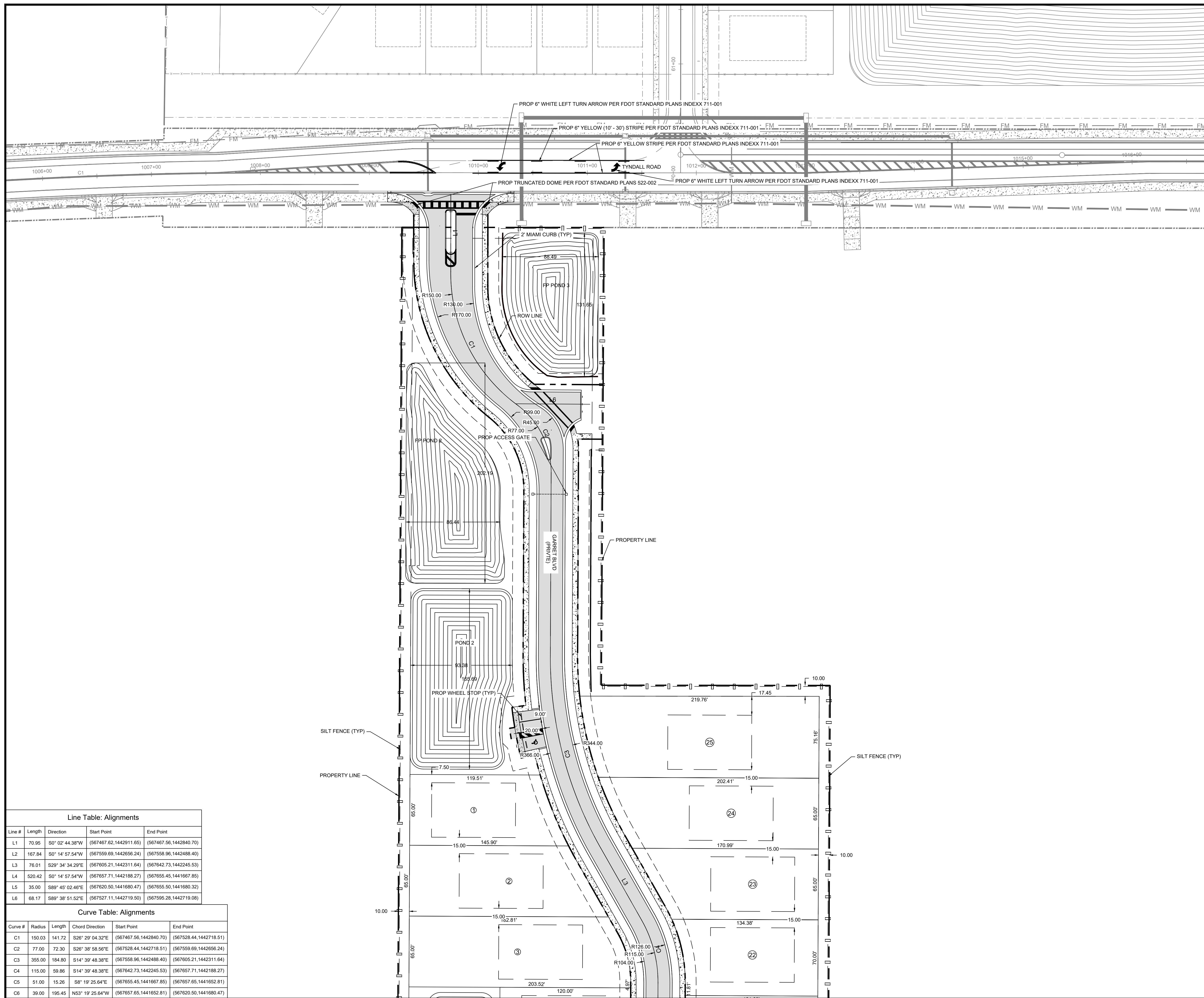
Jeremy Couch, P.E.  
 State of Florida, Professional Engineer,  
 License No: 70658

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MASTER SITE PLAN

SHEET NO: C-7



**LEGEND**

- PROPERTY LINE / ROW LINE
- SILT FENCE
- PROPOSED ASPHALT
- PROPOSED SIDEWALK
- PROPOSED FLUSH SIDEWALK

**NOTES:**

- CONTRACTOR TO RESTORE ALL DISTURBED ROW, SHOULDERS, SIDEWALKS, PAVEMENT, ETC OUTSIDE OF THE PROPOSED IMPROVEMENTS TO EXISTING CONDITIONS OR BETTER, AS NECESSARY.
- CONTRACTOR TO PROVIDE MOT PER FDOT STANDARD PLANS 102-600
- PER PASCO COUNTY RESOLUTION NO. 25-30RZ THE PROJECT IS NOT LOCATED WITHIN THE VILLAGE OF PASADENA HILLS BUT SHALL COMPLY WITH ALL REQUIREMENTS OF THE VOPH OVERLAY DISTRICT, FINANCIAL PLAN, AND STEWARDSHIP ORDINANCES.

**TAMPA CIVIL DESIGN**  
 17937 HUNTING BOW CIR. S-102  
 LUTZ, FL 33558  
 (813) 920-2005 PHONE  
 (813) 482-9128 FAX  
 WWW.TAMPA CIVIL.COM  
 COA: 28971

PROJECT: 665

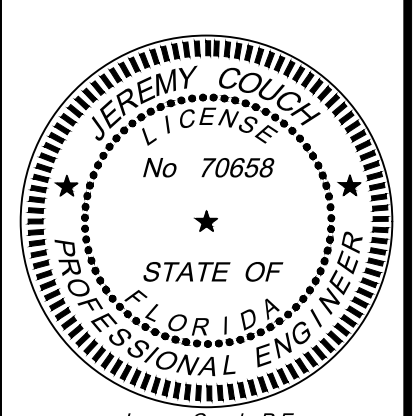
MANNING  
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 WESLEY CHAPEL, FL 33545

CLIENT:

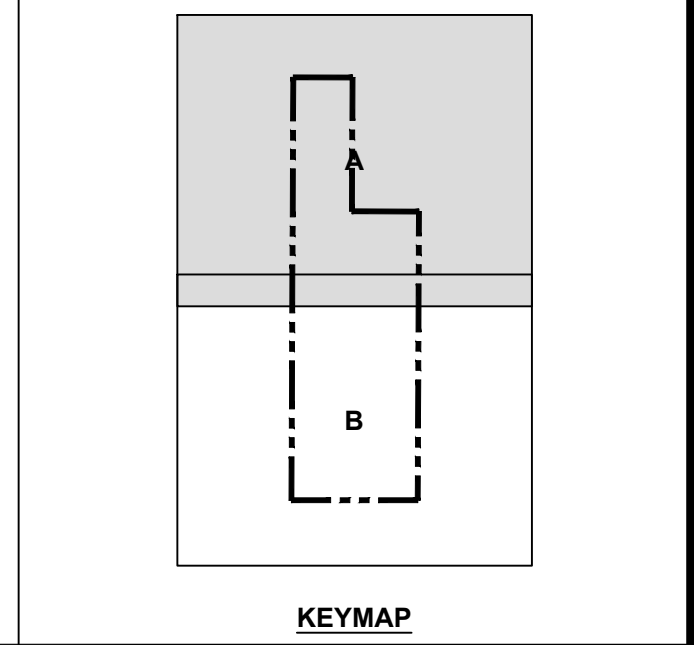
WILLIAM RYAN HOMES  
 3825 COCONUT PALM DRIVE SUITE 117  
 TAMPA, FL 33619

REVISION	DATE
INITIAL DESIGN	2024-07-18
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PM: L.K. DES: K.M.



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**Line Table: Alignments**

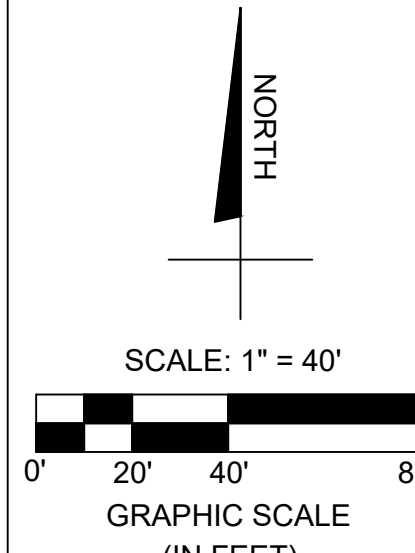
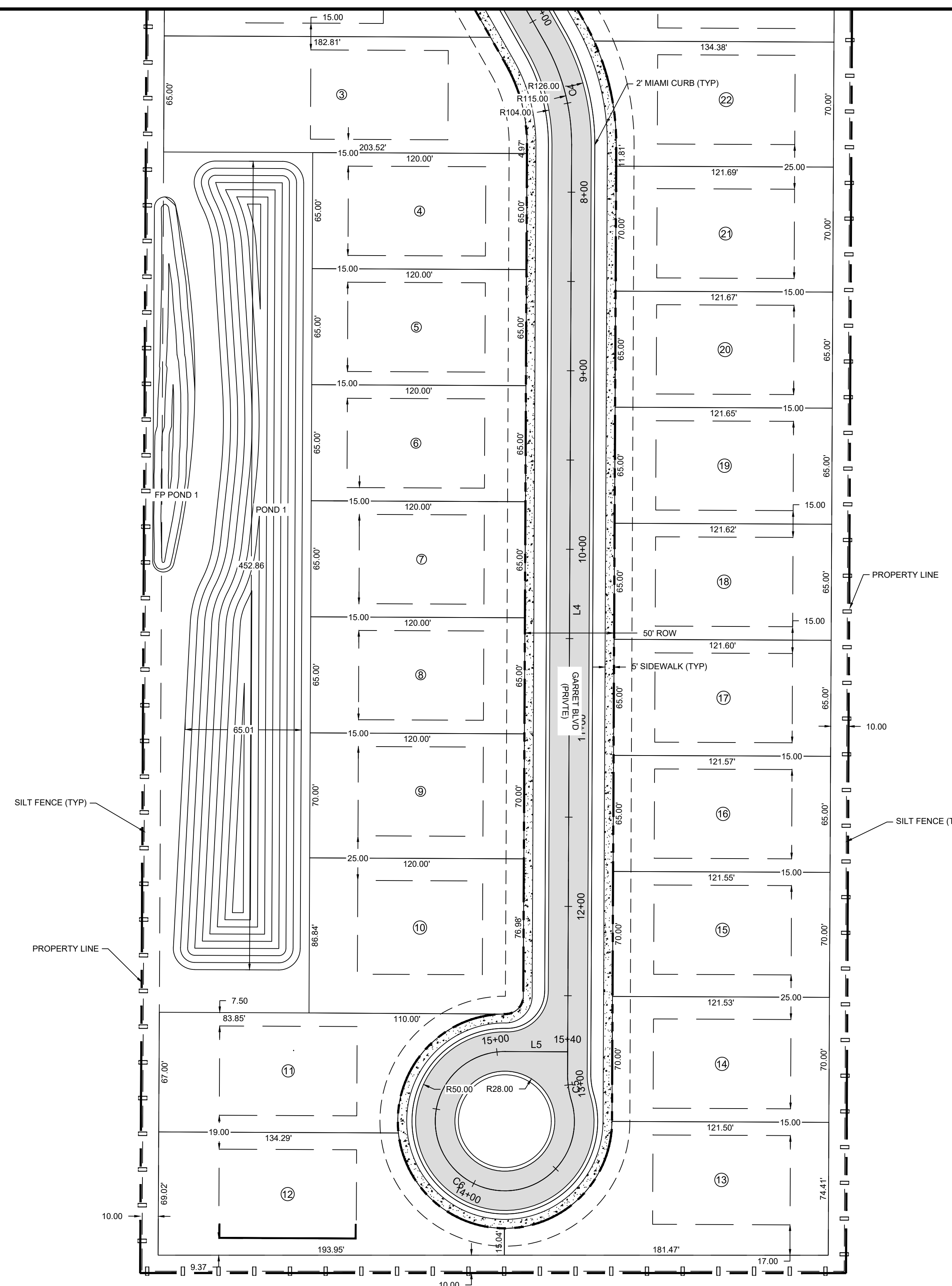
Line #	Length	Direction	Start Point	End Point
L1	70.95	S0° 02' 44.38"W	(567467.62,1442911.65)	(567467.56,1442840.70)
L2	167.84	S0° 14' 57.54"W	(567559.69,1442856.24)	(567558.96,1442488.40)
L3	76.01	S29° 34' 34.29"E	(567805.21,1442311.64)	(567642.73,1442245.53)
L4	520.42	S0° 14' 57.54"W	(567657.71,1442188.27)	(567655.45,1441667.85)
L5	35.00	S89° 45' 02.46"E	(567620.50,1441680.47)	(567655.50,1441680.32)
L6	68.17	S89° 38' 51.52"E	(567527.11,1442719.50)	(567595.28,1442719.08)

**Curve Table: Alignments**

Curve #	Radius	Length	Chord Direction	Start Point	End Point
C1	150.03	141.72	S26° 29' 04.32"E	(567467.56,1442840.70)	(567528.44,1442718.51)
C2	77.00	72.30	S26° 38' 58.56"E	(567528.44,1442718.51)	(567559.69,1442656.24)
C3	355.00	184.80	S14° 39' 48.38"E	(567558.96,1442488.40)	(567805.21,1442311.64)
C4	115.00	59.86	S14° 39' 48.38"E	(567805.21,1442311.64)	(567642.73,1442245.53)
C5	51.00	15.26	S8° 19' 25.64"E	(567642.73,1442245.53)	(567657.71,1442188.27)
C6	39.00	195.45	N53° 19' 25.64"W	(567657.71,1442188.27)	(567620.50,1441680.47)

SITE AND HORIZONTAL CONTROL PLAN

SHEET NO: C-8A



**LEGEND**

	PROPERTY LINE / ROW LINE
	SILT FENCE
	PROPOSED ASPHALT
	PROPOSED SIDEWALK

- NOTES:**
- CONTRACTOR TO RESTORE ALL DISTURBED ROW, SHOULDERS, SIDEWALKS, PAVEMENT, ETC OUTSIDE OF THE PROPOSED IMPROVEMENTS TO EXISTING CONDITIONS OR BETTER, AS NECESSARY.
  - CONTRACTOR TO PROVIDE MOT PER FDOT STANDARD PLANS 102-600

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 17937 HUNTING BOW CIR. S-102  
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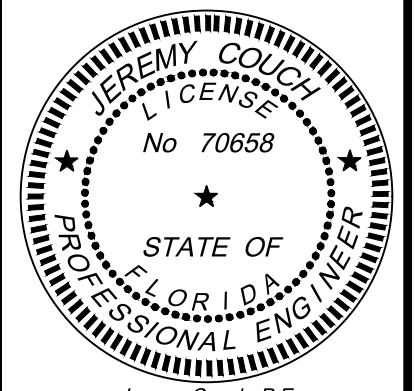
PROJECT: 665

**MANNING**  
 23-25-20-000-00600-0023  
 WESLEY CHAPEL, FL 33545

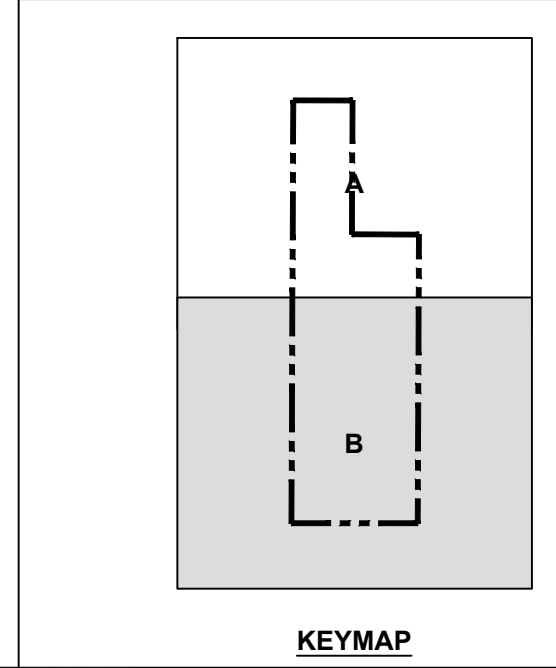
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SITE AND HORIZONTAL CONTROL PLAN

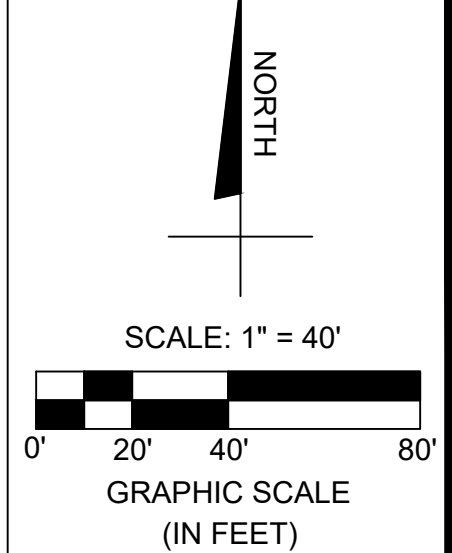
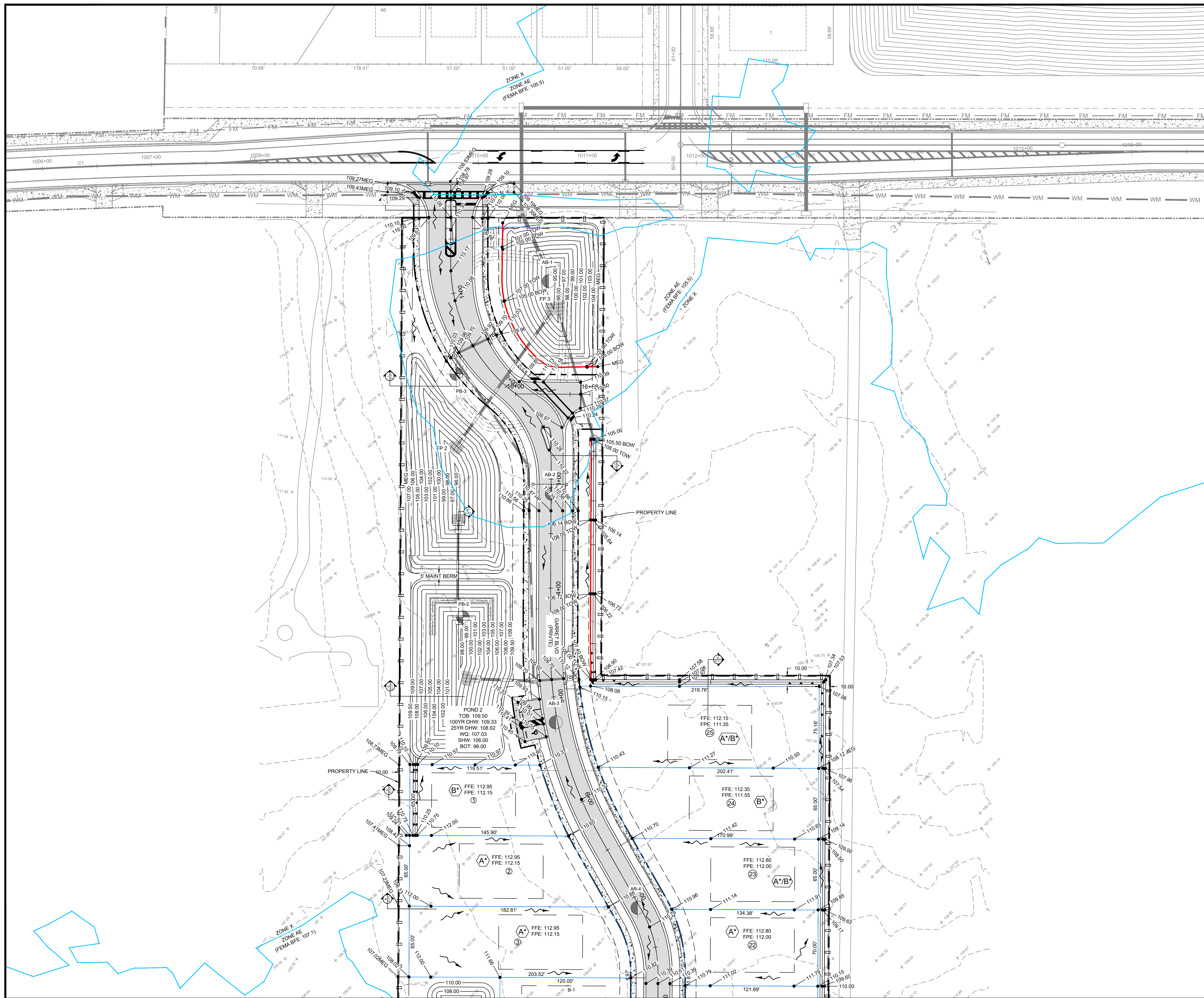
SHEET NO: C-8B

**Line Table: Alignments**

Line #	Length	Direction	Start Point	End Point
L1	70.95	S0° 02' 44.38"W	(567467.62,1442911.65)	(567467.56,1442840.70)
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**Curve Table: Alignments**

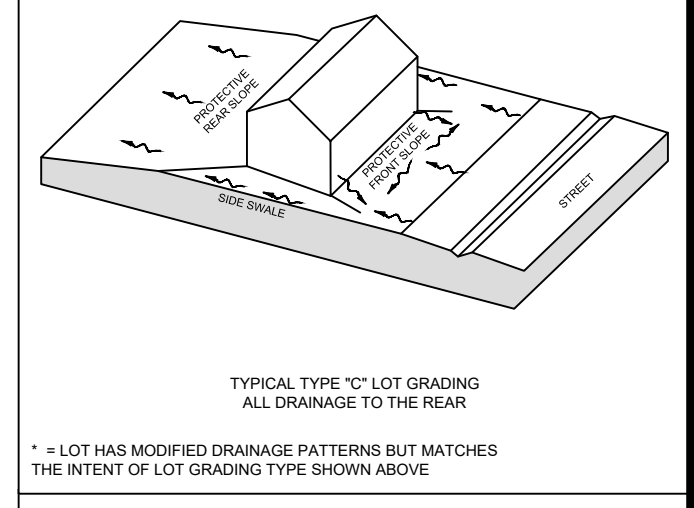
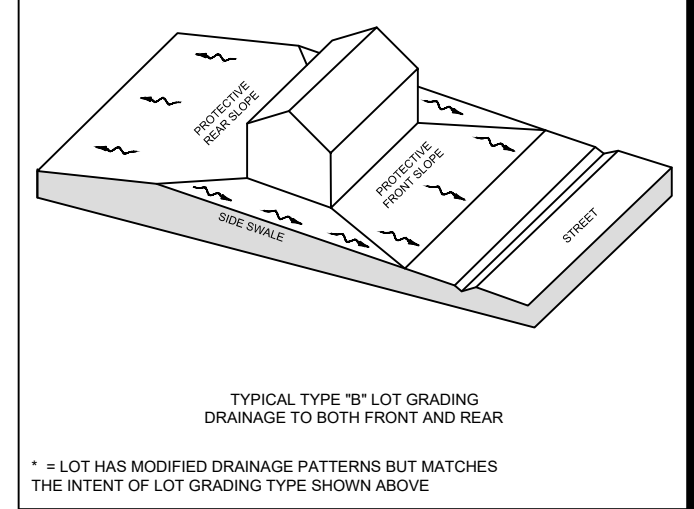
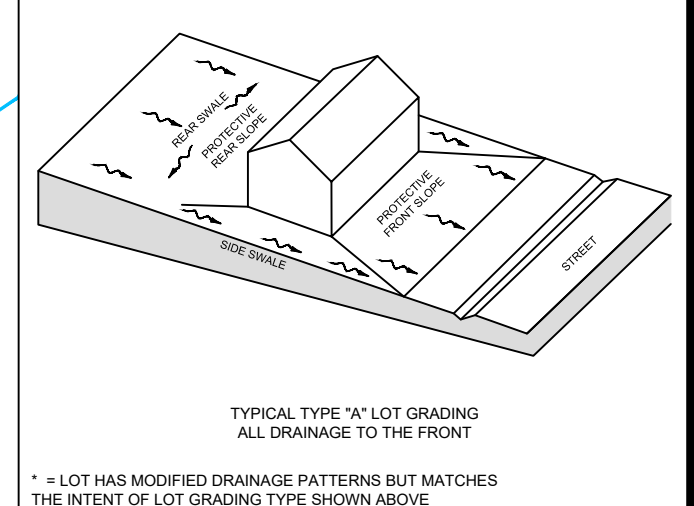
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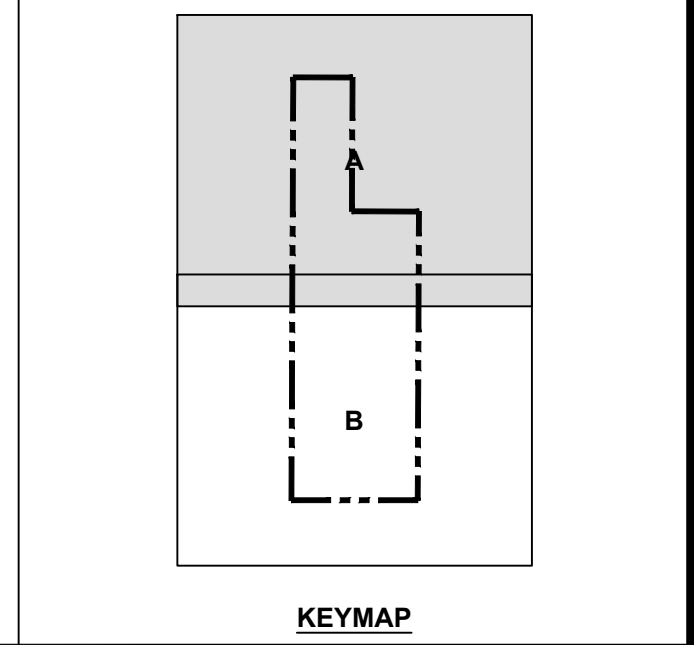
**LEGEND**

- PROPERTY LINE / ROW LINE
- - - - - SILT FENCE
- FEMA LINE
- WALL LINE
- LOT LINE
- PROPOSED SIDEWALK
- (A) LOT GRADING TYPE
- (L) (R) LEFT / RIGHT DRIVEWAYS (FACING BUILDING)
- PROPOSED FLOW ARROW
- ⊕ BORING LOCATION
- FINISHED GRADE
- 70.00 HP FINISHED GRADE ROADWAY HIGH POINT
- 70.00 LP FINISHED GRADE ROADWAY LOW POINT
- - - - - EXISTING CONTOUR
- + 70.00 EXISTING GRADE

FEMA COMMUNITY PANEL NO. 12101C0267F 9/26/2014.  
THE PROPERTY FALLS WITHIN FLOOD ZONE X & AE



ELEVATIONS BASED ON:  
NORTH AMERICAN VERTICAL DATUM 1988  
CONVERSION: NAVD 88 TO NGVD 29 = +0.84



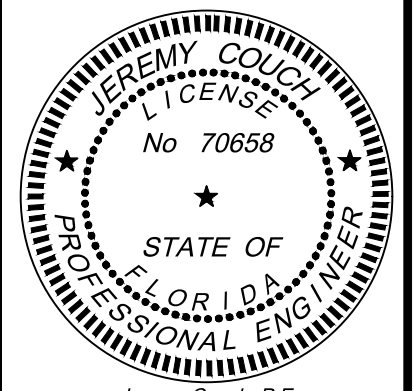
**TAMPA CIVIL DESIGN**  
17937 HUNTING BOW CIR. S-102  
LUTZ, FL 33558  
(813) 920-2005 PHONE  
(813) 482-9128 FAX  
WWW.TAMPAFCIVIL.COM  
COA-28971

PROJECT: 665  
MANNING  
23-25-20-0000-00600-0023  
WESLEY CHAPEL, FL 33545

CLIENT:  
WILLIAM RYAN HOMES  
3825 COCONUT PALM DRIVE SUITE 117  
TAMPA, FL 33619

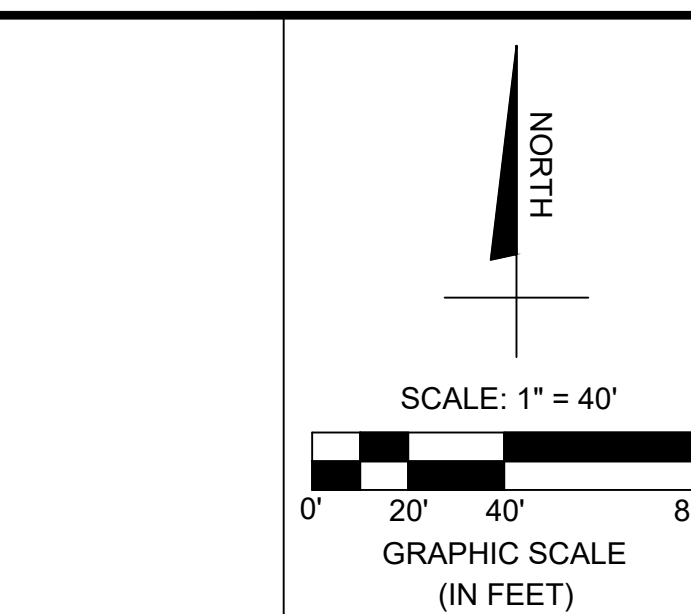
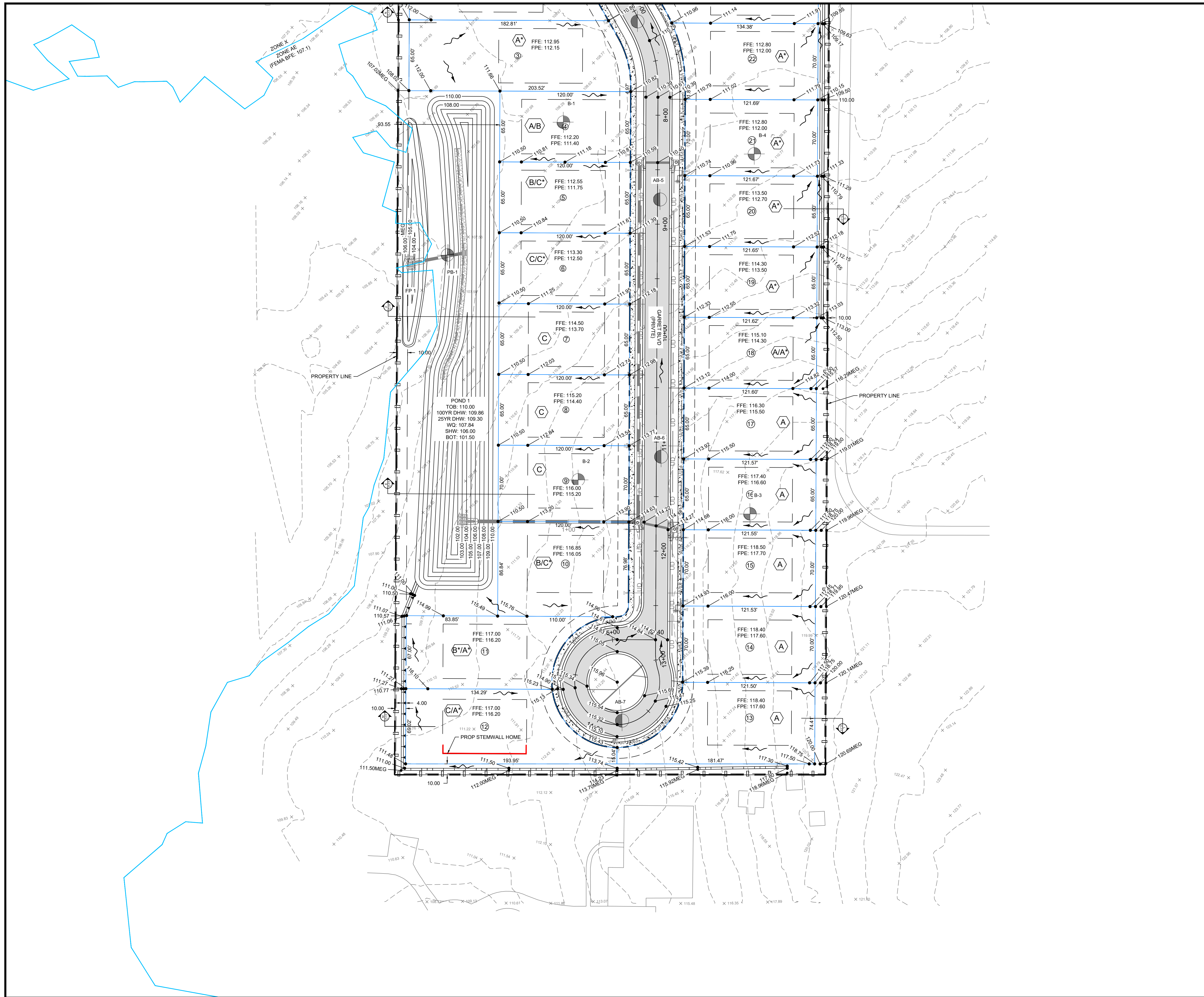
REVISION	DATE
INITIAL DESIGN	2024-07-18
1ST SUBMITTAL	2025-05-14
1ST SWFWM SUBMITTAL	2025-05-16
SWFWM - 2ND SUB	2025-09-04
PASCO - 2ND SUB	2025-09-08
SWFWM - 3RD SUB	2025-11-10
PASCO - 3RD SUB	2025-11-18
SWFWM - 4TH SUB	2025-12-10
SWFWM - 5TH SUB	2026-01-12
PASCO - 5TH SUB	2026-01-13

PM: L.K. DES: K.M.



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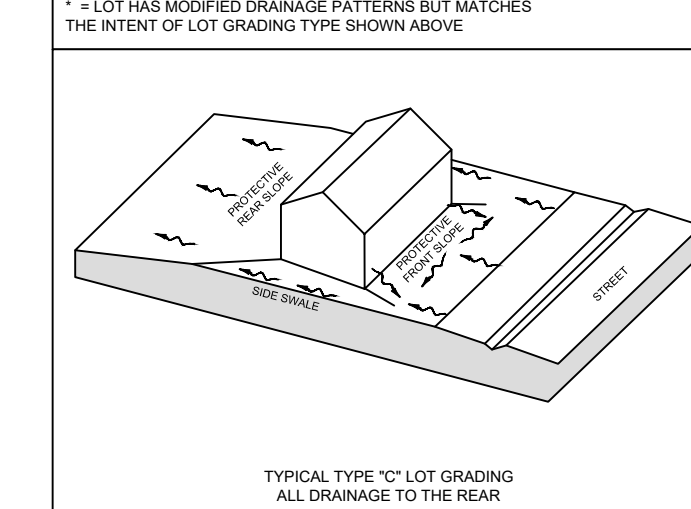
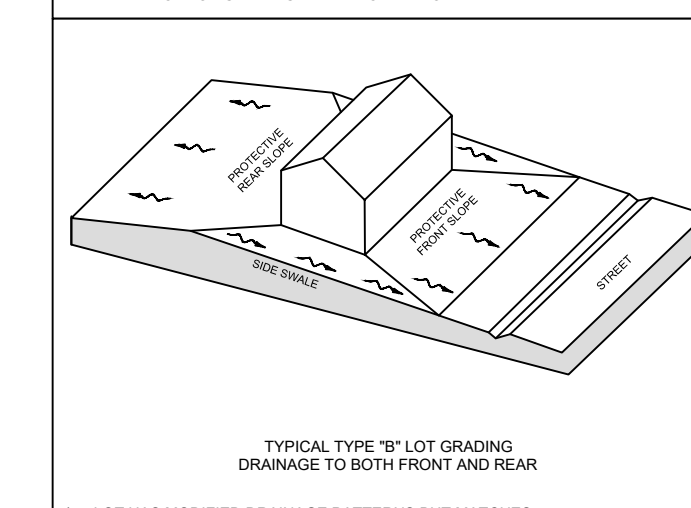
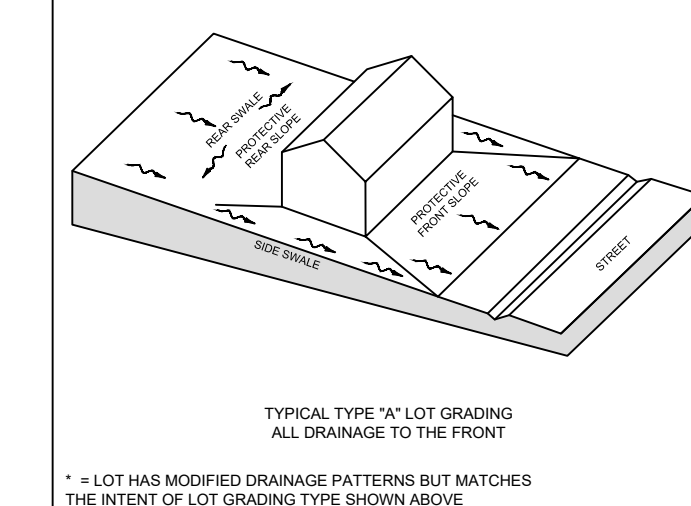
GRADING PLAN  
SHEET NO: C-9A



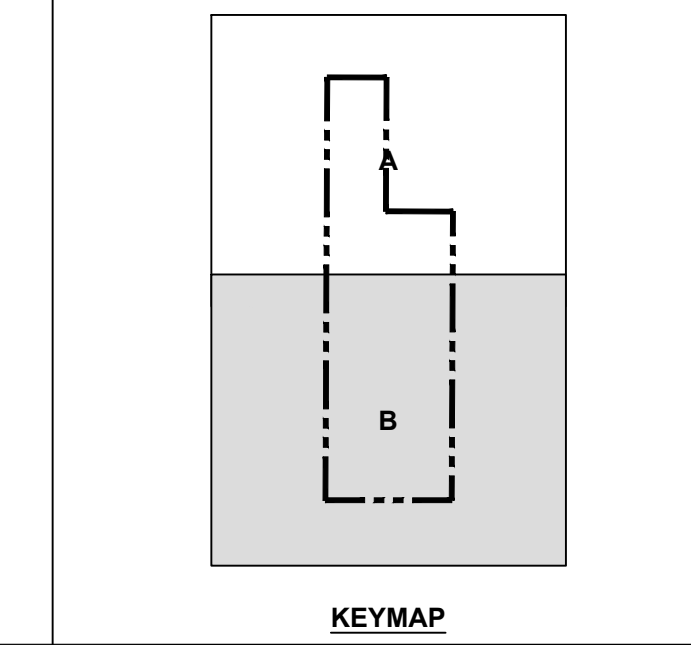
**LEGEND**

- PROPERTY LINE / ROW LINE
- SILT FENCE
- FEMA LINE
- WALL LINE
- LOT LINE
- PROPOSED SIDEWALK
- LOT GRADING TYPE
- LEFT / RIGHT DRIVEWAYS (FACING BUILDING)
- PROPOSED FLOW ARROW
- BORING LOCATION
- FINISHED GRADE
- FINISHED GRADE ROADWAY HIGH POINT
- FINISHED GRADE ROADWAY LOW POINT
- EXISTING CONTOUR
- EXISTING GRADE

FEMA COMMUNITY PANEL NO. 121010267F 9/26/2014.  
THE PROPERTY FALLS WITHIN FLOOD ZONE X & AE



ELEVATIONS BASED ON:  
NORTH AMERICAN VERTICAL DATUM 1988  
CONVERSION: NAVD 88 TO NGVD 29 = +0.84



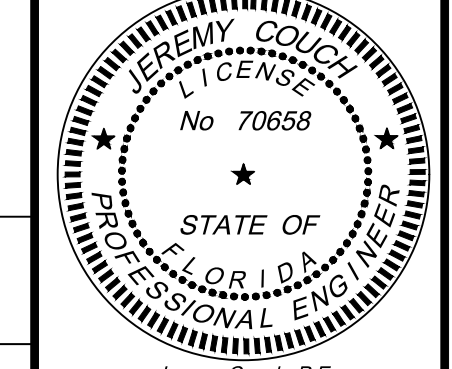
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23-25-20-000-0060-0023  
WESLEY CHAPEL, FL 33545

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3925 COCONUT PALM DRIVE SUITE 117  
TAMPA, FL 33619

REVISION	DATE
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1ST SUBMITTAL	2025-05-14
1ST SWFWD SUBMITTAL	2025-05-16
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SWFWD - 5TH SUB	2026-01-12
SWFWD - 6TH SUB	2026-01-14
PASCO - 5TH SUB	2026-02-13

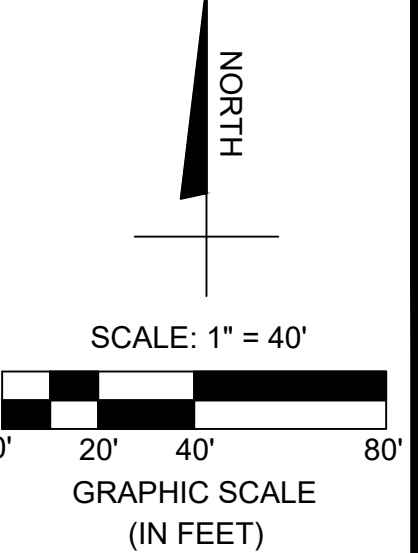
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GRADING PLAN  
  
SHEET NO:  
C-9B

DRAINAGE EASEMENT CALCULATIONS				
NUMBER	UPSTREAM	DOWNSTEAM	REQUIRED WIDTH	PROVIDED WIDTH
1	D-9	MES-7	23.10'	25.00'



LEGEND	
	PROPERTY LINE / ROW LINE
	SILT FENCE
	FEMA LINE
	PROPOSED SIDEWALK
	PROPOSED DRAINAGE EASEMENT

FEMA COMMUNITY PANEL NO. 12101C0267F 9/28/2014.  
THE PROPERTY FALLS WITHIN FLOOD ZONE X & AE.

- GENERAL NOTES:
- OWNER FURTHER DOES HEREBY GRANT, CONVEY, WARRANT AND DEDICATE TO THE COUNTY A NON-EXCLUSIVE FLOW THROUGH EASEMENT AND REASONABLE RIGHT OF ACCESS TO ENSURE THE FREE FLOW OF WATER FOR GENERAL PUBLIC DRAINAGE PURPOSE, OVER, THROUGH AND UNDER ALL DRAINAGE EASEMENTS OR COMMONLY OWNED PROPERTY SHOWN ON THIS PLAT. IN THE EVENT THE OWNER OR THE DISTRICT FAILS TO PROPERLY MAINTAIN ANY DRAINAGE EASEMENTS/FACILITIES PREVENTING THE FREE FLOW OF WATER, THE COUNTY SHALL HAVE THE REASONABLE RIGHT, BUT NOT THE OBLIGATION, TO ACCESS AND ENTER UPON ANY DRAINAGE EASEMENT FOR THE PURPOSE OF PERFORMING MAINTENANCE TO ENSURE THE FREE FLOW OF WATER.
  - THE DEVELOPER SHALL CONVEY, AT NO COST TO THE COUNTY, A DRAINAGE EASEMENT WITHIN THE PROJECT FOR AN UNINTERRUPTED FLOW THROUGH THE PROJECT OF ANY OFFSITE DRAINAGE SUFFICIENT TO ACCOMMODATE A 100-YEAR/ONE-DAY, STORM EVENT WITHIN THE LIMITS OF THE EASEMENT WITHOUT ANY INCREASE IN PREDEVELOPMENT UPSTREAM STAGES FOR THE PURPOSE OF MAINTAINING NATURAL DRAINAGE AND THE FREE FLOW OF STORMWATER AND OTHER SURFACE WATERS (I.E. WETLANDS) WITH A LIMITED RIGHT OF INGRESS AND EGRESS TO PERFORM MAINTENANCE ACTIVITIES RELATED THERETO FOR THE COUNTY'S AGENTS AND NECESSARY EQUIPMENT.
  - HP-PP MUST BE USED IN ALL EASEMENTS AND RIGHT-OF-WAYS.
  - HP-PP MUST COMPLY WITH SECTION 430 AND 948 OF THE FDOT STANDARD SPECIFICATIONS, MEET CLASS II (100-YEAR DESIGN SERVICE LIFE) DESIGNATION, AND BE MANUFACTURED IN AN FDOT APPROVED PIPE PRODUCTION FACILITY.
  - EOR MUST CERTIFY RECEIPT AND ACCEPTANCE OF VIDEO INSPECTIONS OF HP-PP. LASER PROFILING FOR PIPE RUNS WHERE VIDEO HAS IDENTIFIED POTENTIAL ISSUES, AND DOCUMENTATION OF ANY REMEDIATION TAKEN TO ADDRESS THE ISSUE.
  - SHOULD CLAY BE ENCOUNTERED WHILE EXCAVATING THE PONDS, CONTRACTOR IS TO BACKFILL A MINIMUM 1' OF CLEAN SAND OVER THE EXPOSED CLAY.

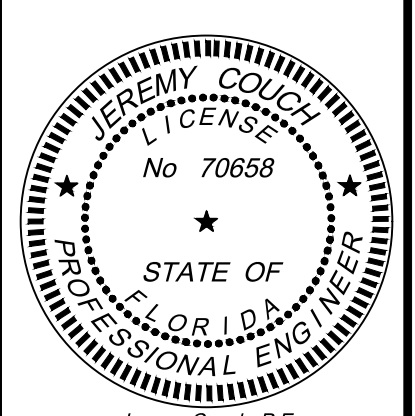
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COA: 28971

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23-25-20-0000-0060-0023  
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CLIENT:  
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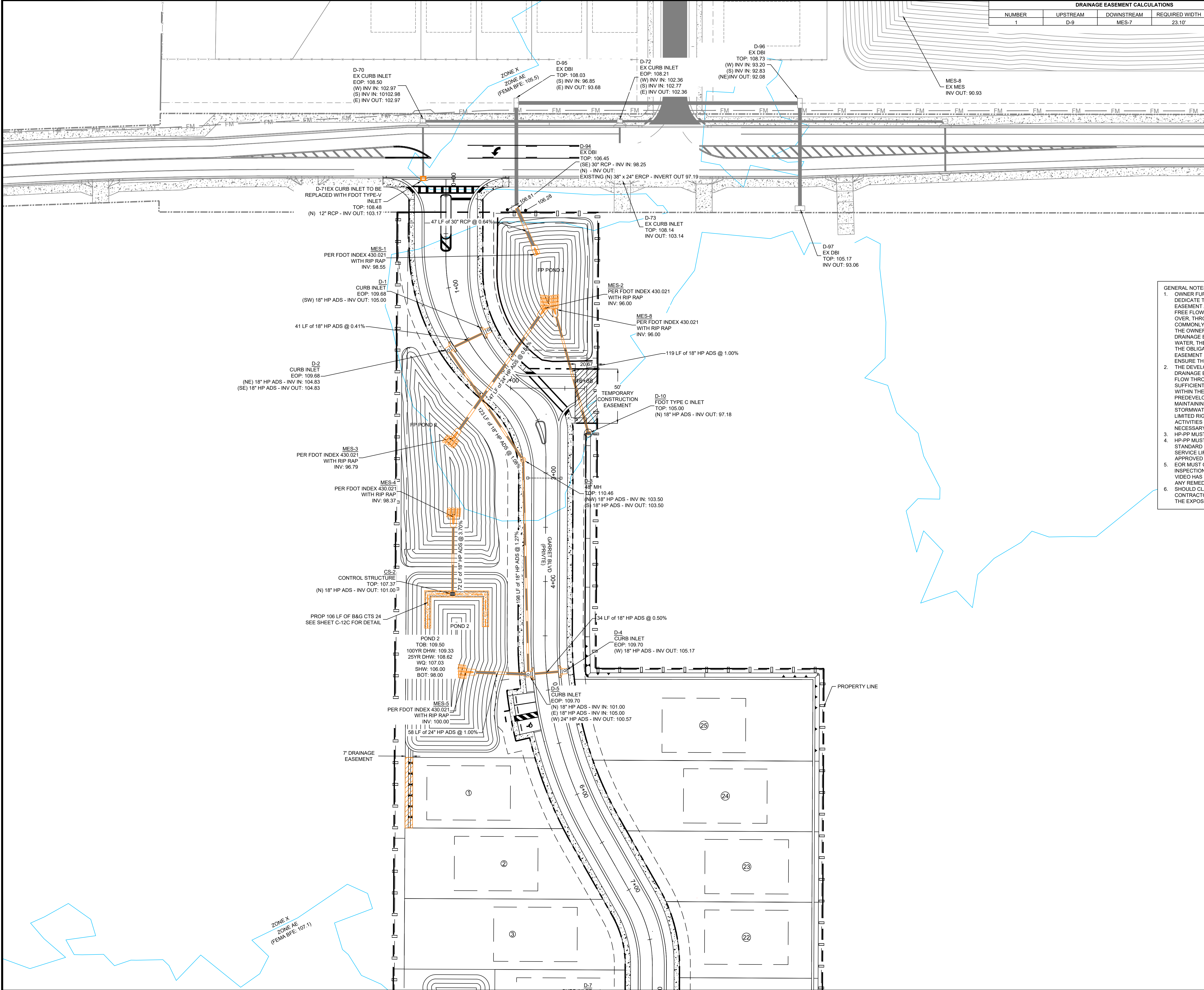
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PM: L.K. DES: K.M.

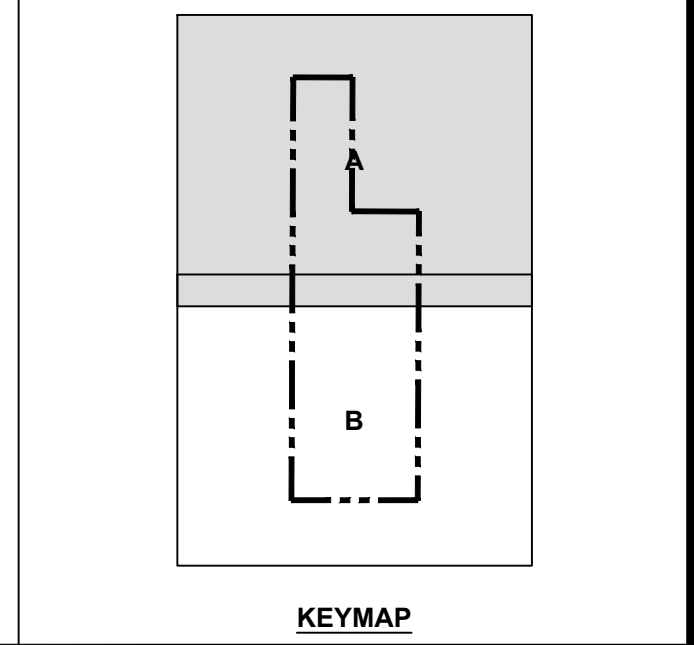


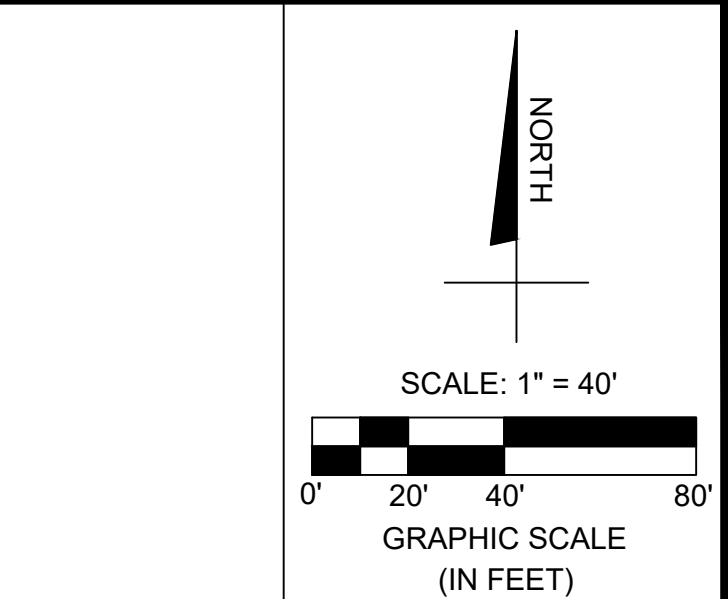
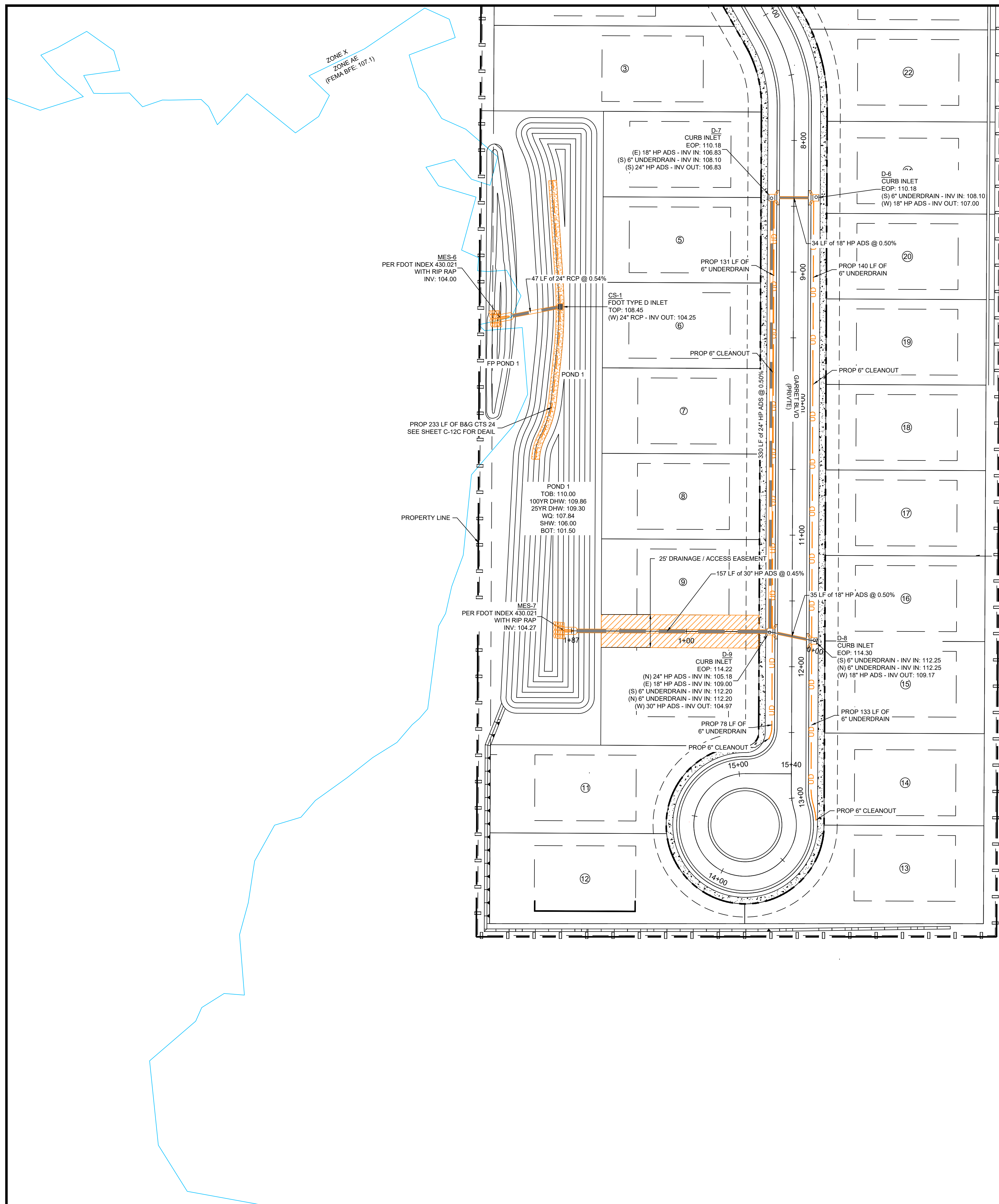
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DRAINAGE PLAN  
SHEET NO:  
C-10A



ELEVATIONS BASED ON:  
NORTH AMERICAN VERTICAL DATUM 1988  
CONVERSION: NAVD 88 TO NGVD 29 = +0.84





**LEGEND**

	PROPERTY LINE / ROW LINE
	SILT FENCE
	FEMA LINE
	PROPOSED SIDEWALK
	PROPOSED DRAINAGE EASEMENT

FEMA COMMUNITY PANEL NO. 12101C0267F 9/28/2014.  
THE PROPERTY FALLS WITHIN FLOOD ZONE X & AE.

**GENERAL NOTES:**

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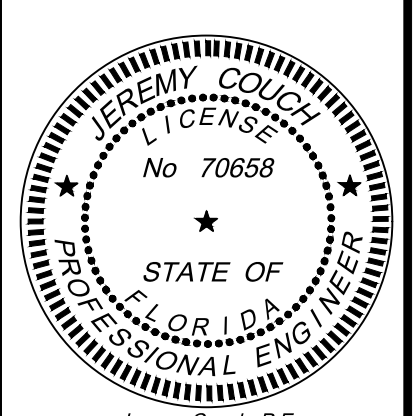
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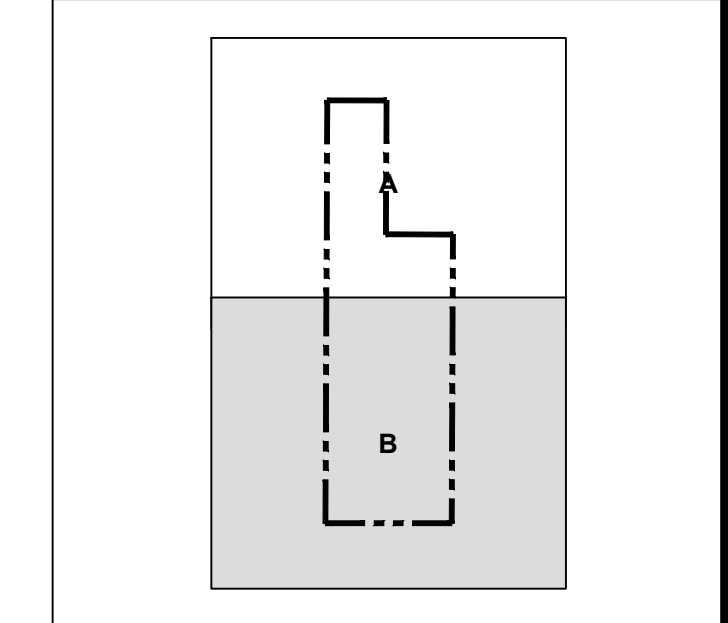
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PM: L.K. DES: K.M.

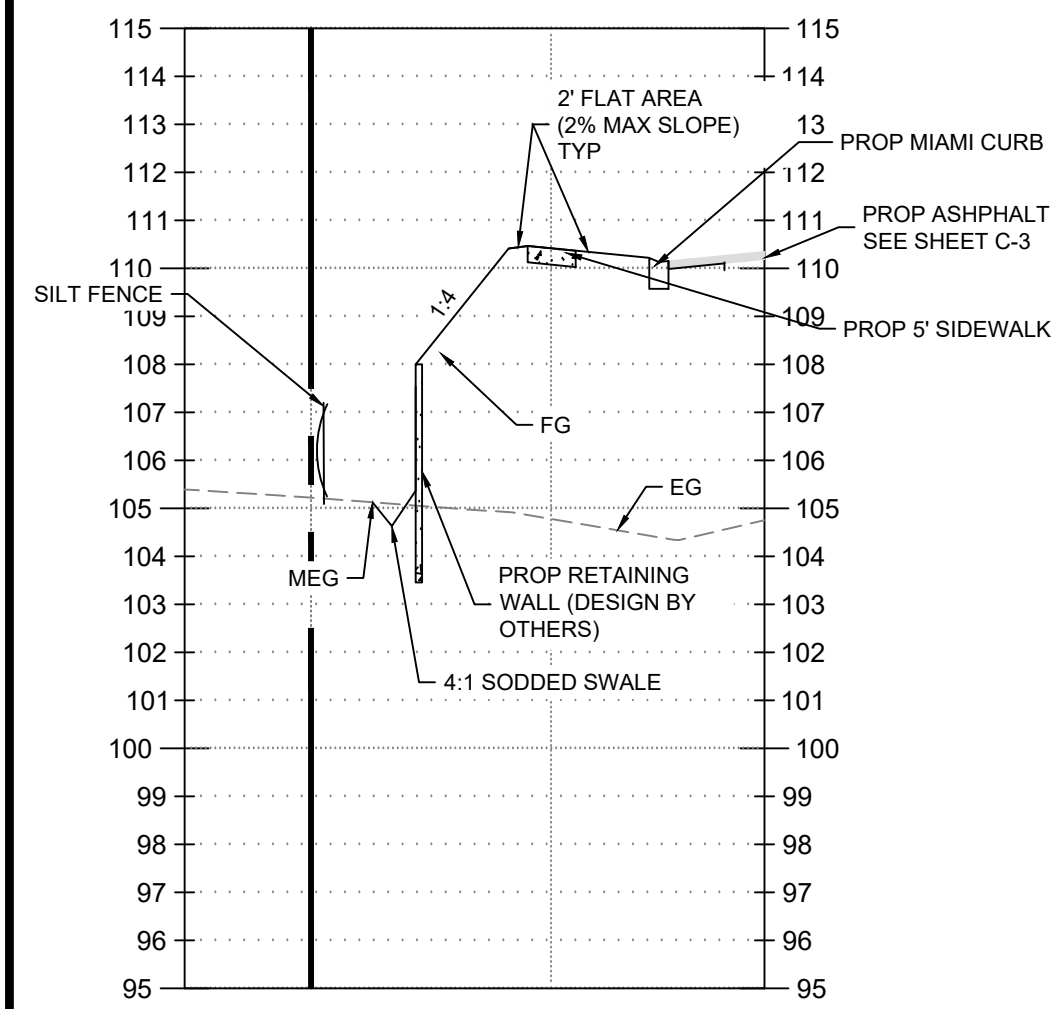


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NORTH AMERICAN VERTICAL DATUM 1988  
CONVERSION: NAVD 88 TO NGVD 29 = +0.84



DRAINAGE PLAN  
SHEET NO: C-10B



SCALE: HORIZONTAL 1" = 20' VERTICAL 1" = 4'  
A  
C-9

SCALE: HORIZONTAL 1" = 20' VERTICAL 1" = 4'  
B  
C-9

SCALE: HORIZONTAL 1" = 20' VERTICAL 1" = 4'  
C  
C-9

SCALE: HORIZONTAL 1" = 20' VERTICAL 1" = 4'  
D  
C-9

SCALE: HORIZONTAL 1" = 20' VERTICAL 1" = 4'  
E  
C-9

SCALE: HORIZONTAL 1" = 20' VERTICAL 1" = 4'  
F  
C-9

SCALE: HORIZONTAL 1" = 20' VERTICAL 1" = 4'  
G  
C-9

SCALE: HORIZONTAL 1" = 20' VERTICAL 1" = 4'  
H  
C-9

SCALE: HORIZONTAL 1" = 20' VERTICAL 1" = 4'  
I  
C-9

SCALE: HORIZONTAL 1" = 20' VERTICAL 1" = 4'  
J  
C-9

SCALE: HORIZONTAL 1" = 20' VERTICAL 1" = 4'  
K  
C-9

SCALE: HORIZONTAL 1" = 20' VERTICAL 1" = 4'  
L  
C-9

SCALE: HORIZONTAL 1" = 20' VERTICAL 1" = 4'  
M  
C-9

SCALE: HORIZONTAL 1" = 20' VERTICAL 1" = 4'  
N  
C-9

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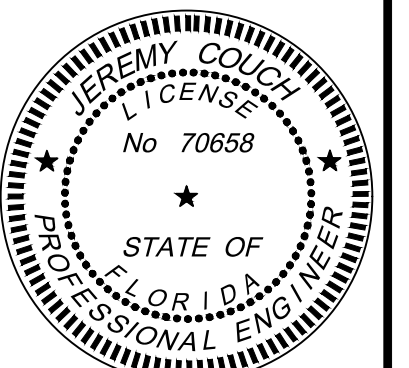
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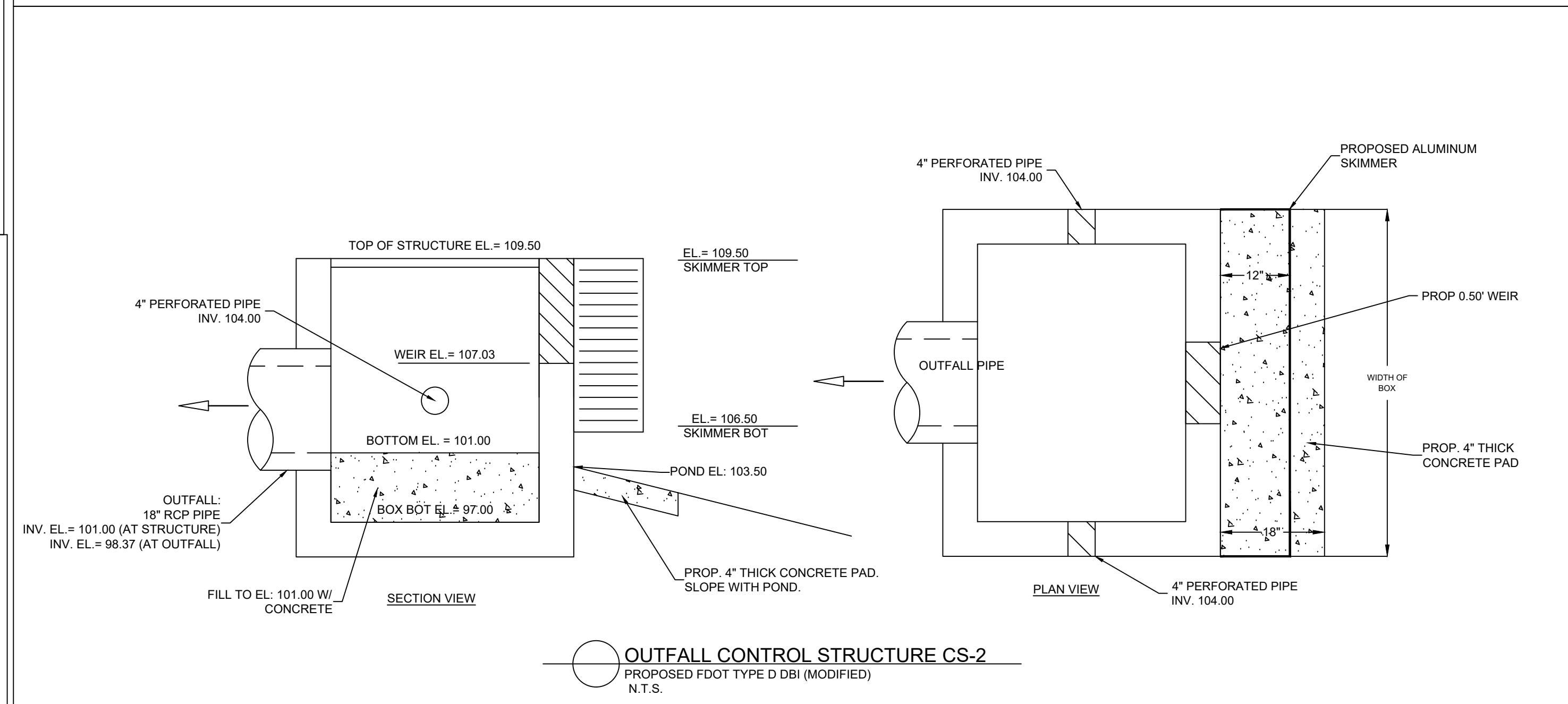
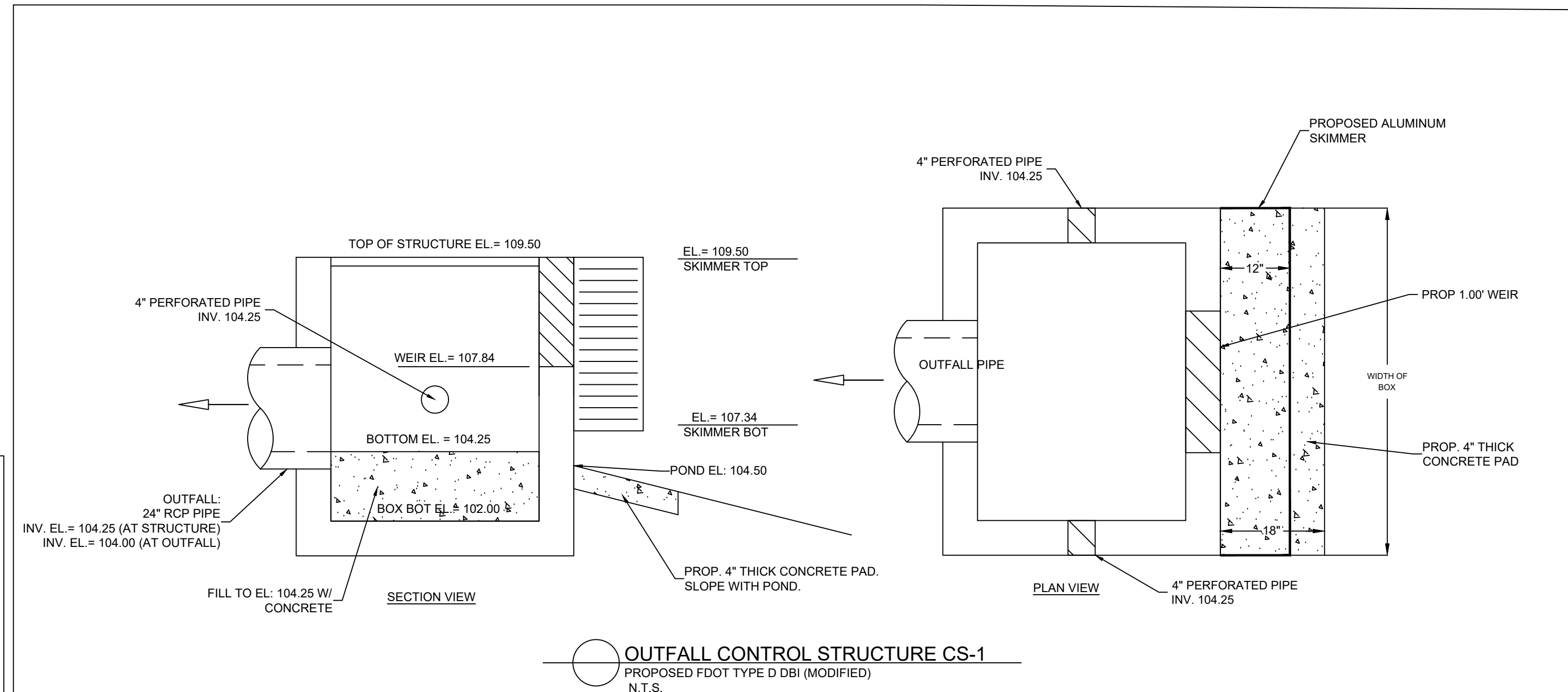
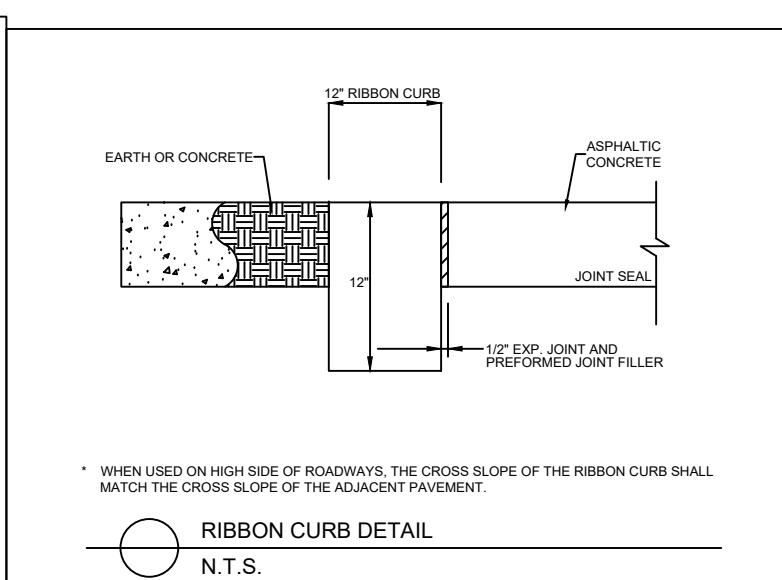
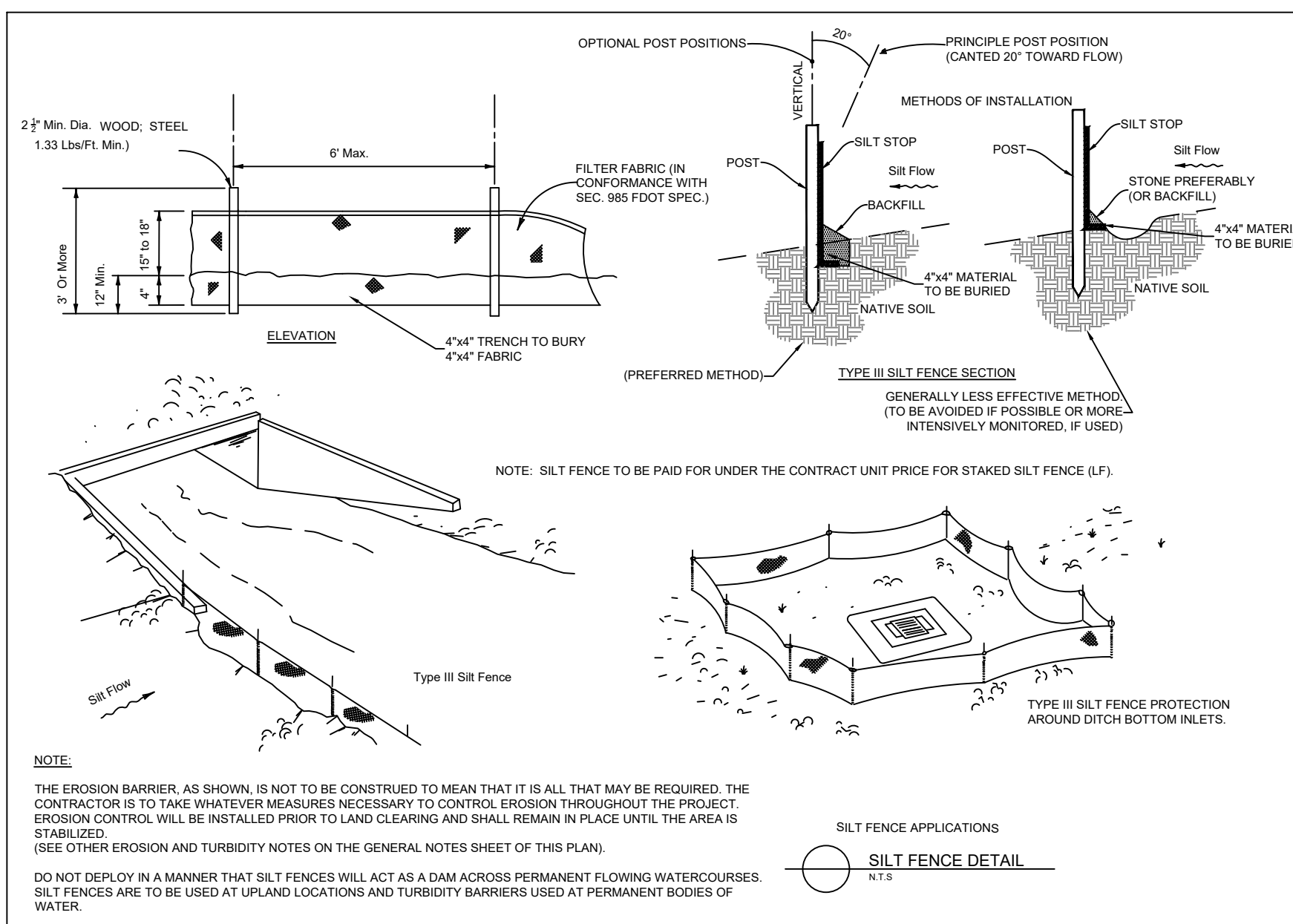
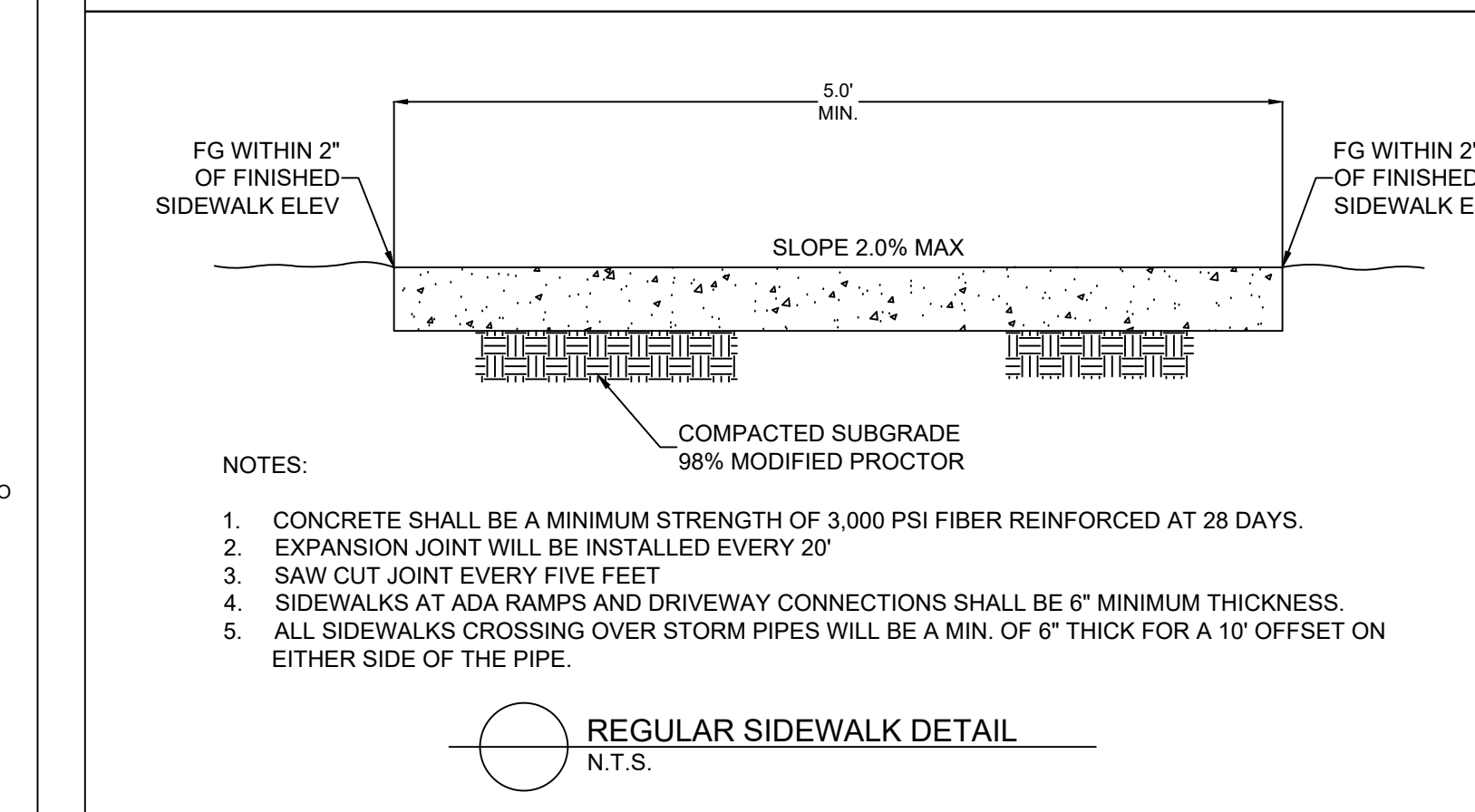
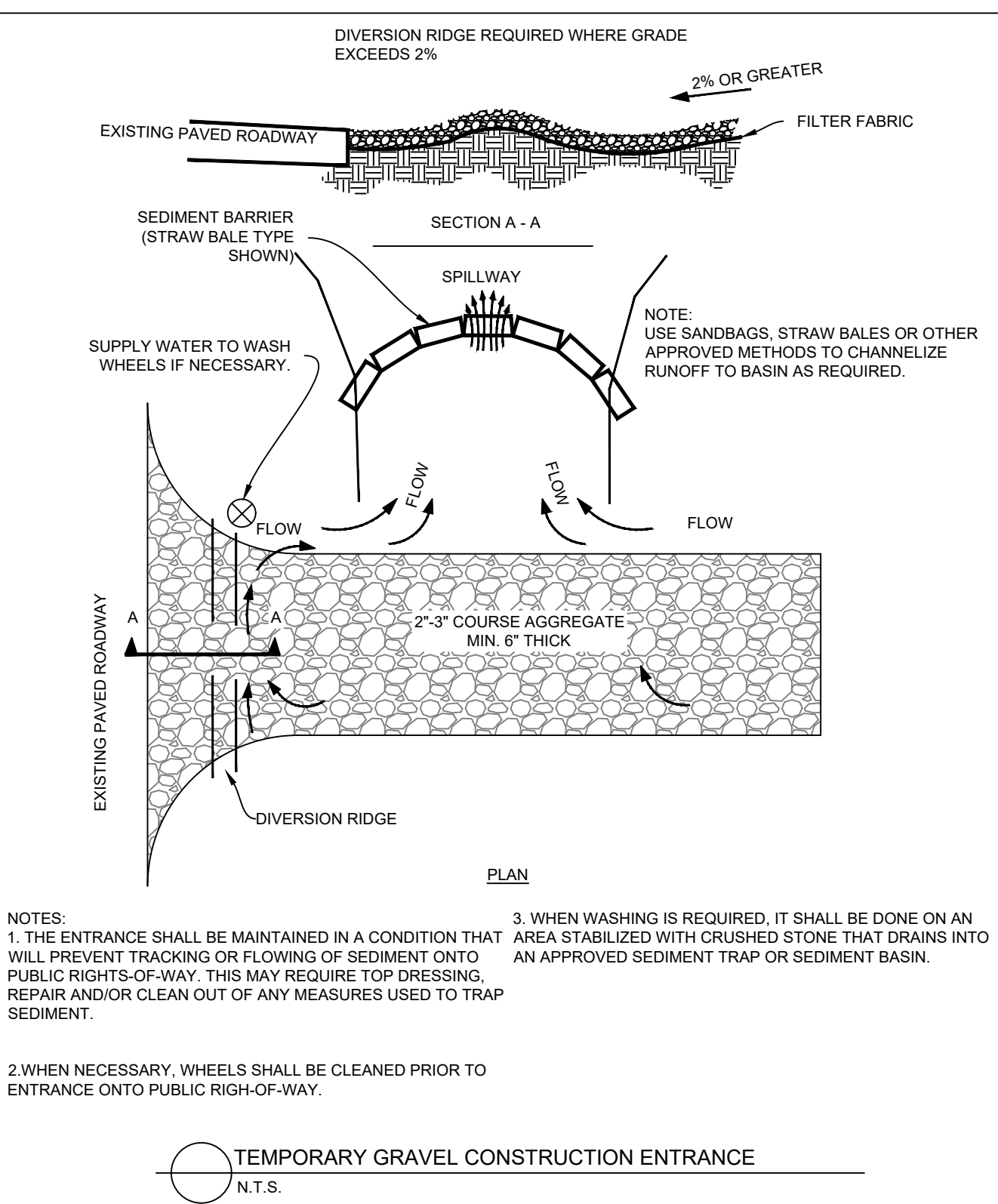
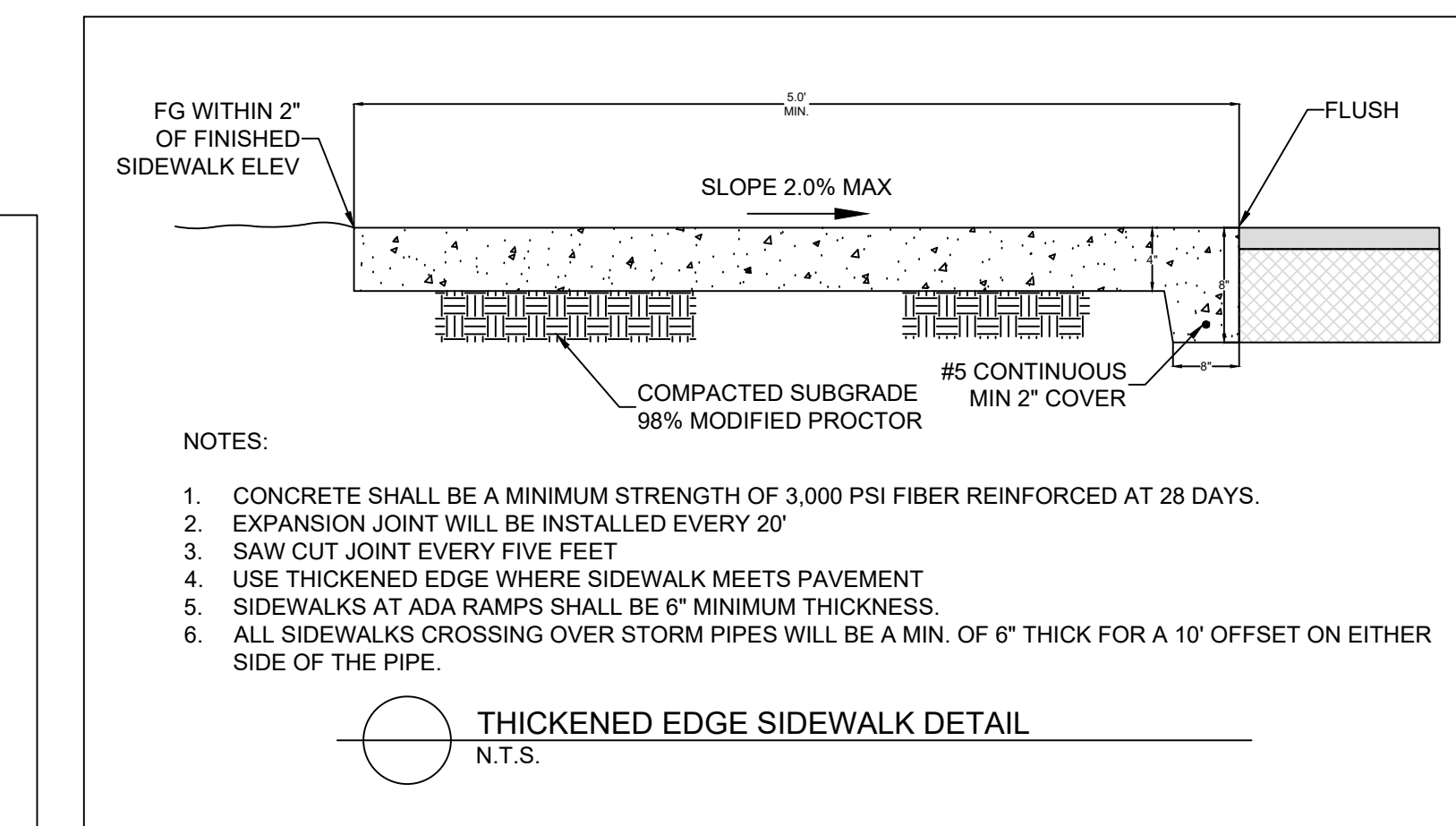
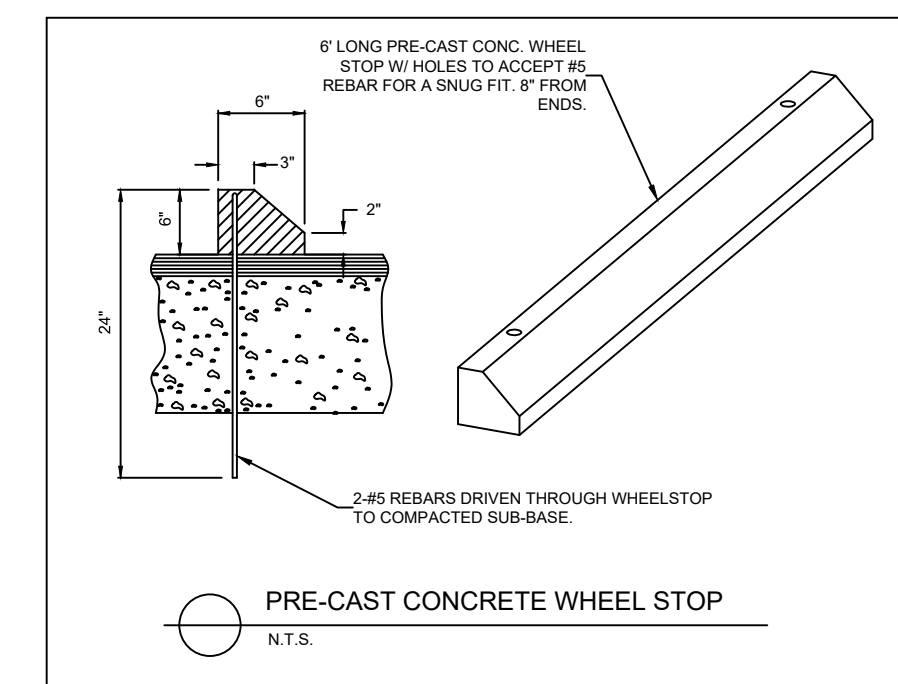
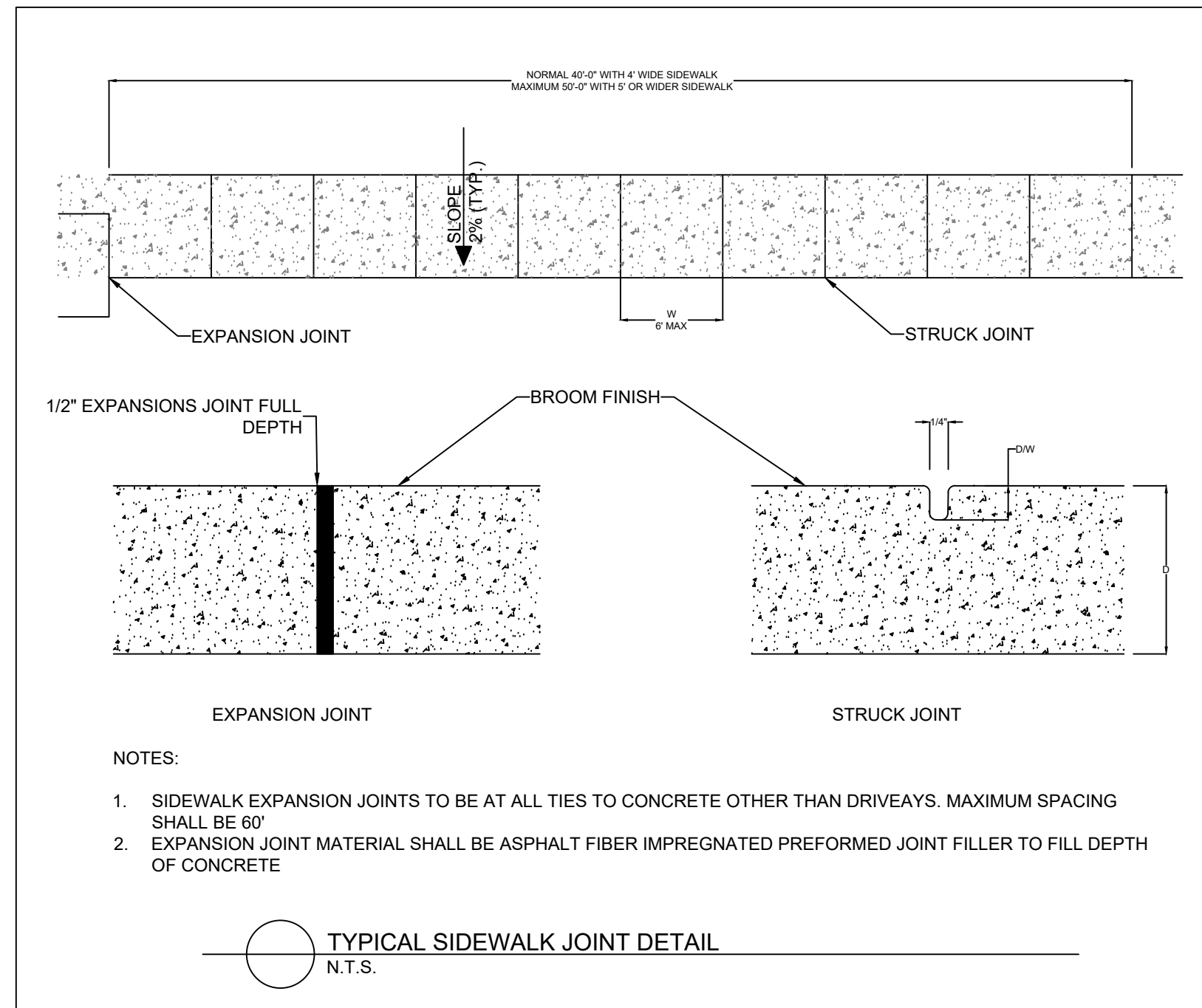
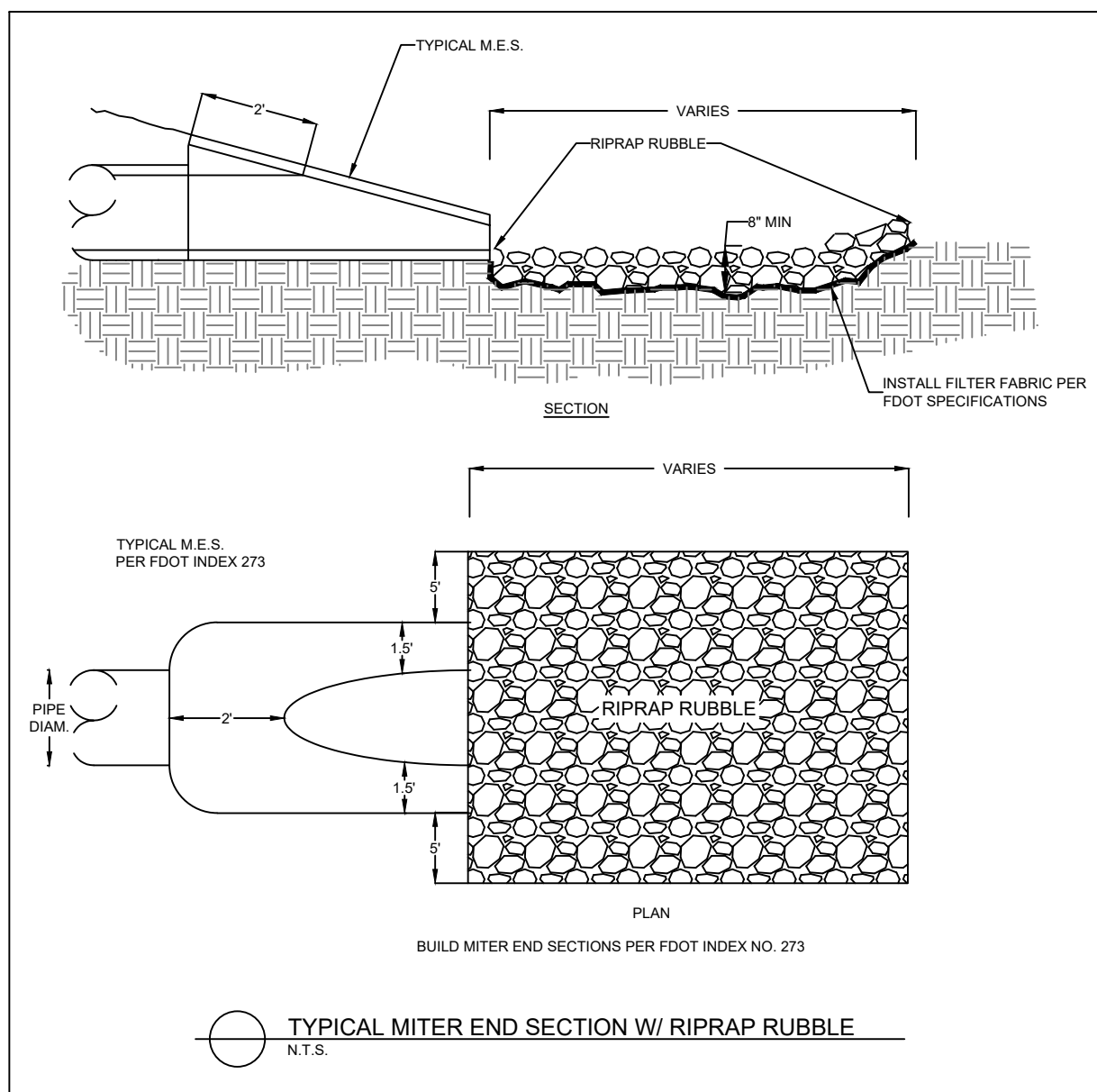
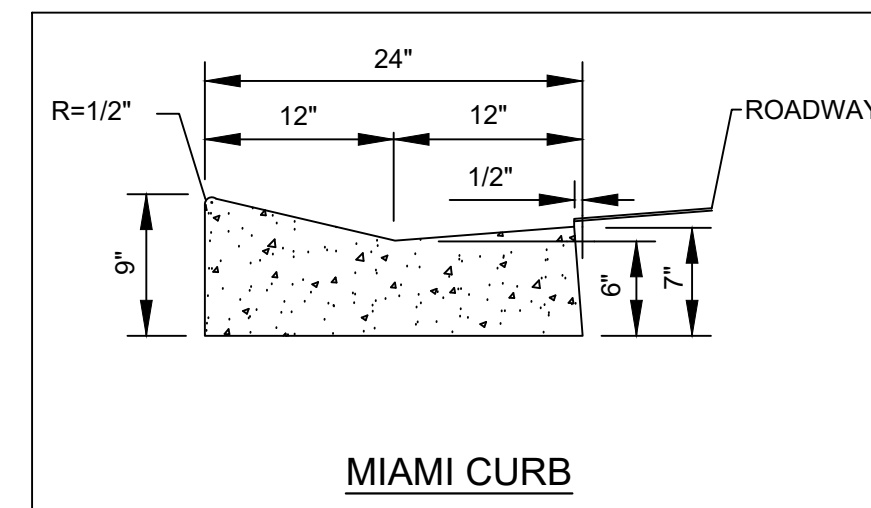
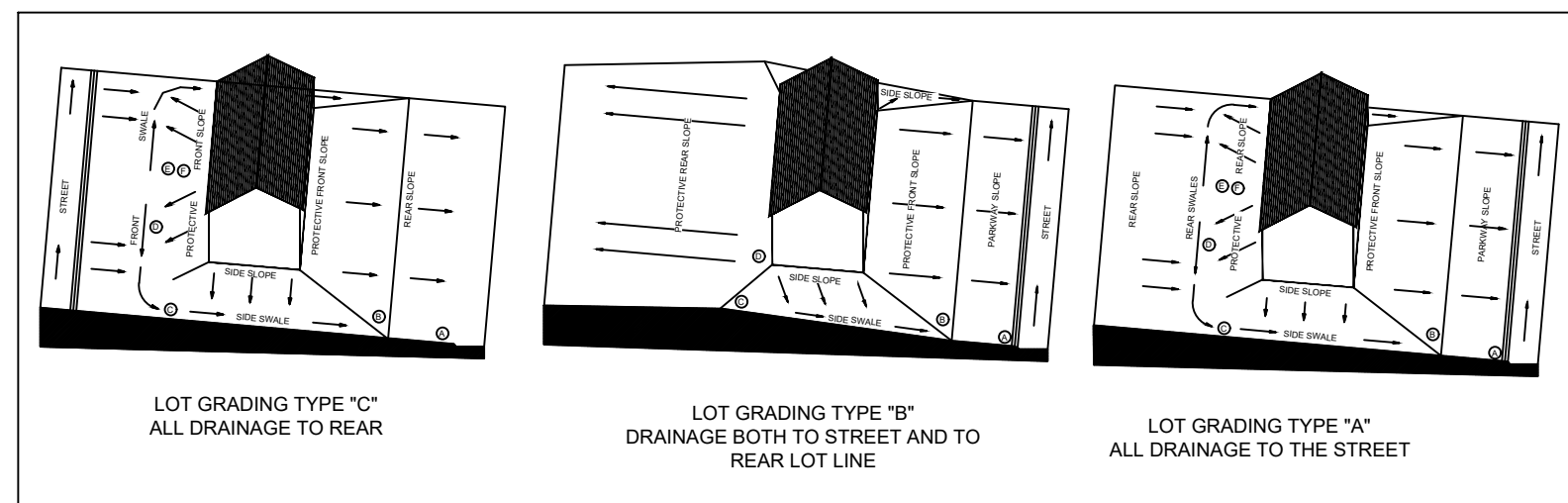
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CROSS SECTIONS

SHEET NO:  
C-11



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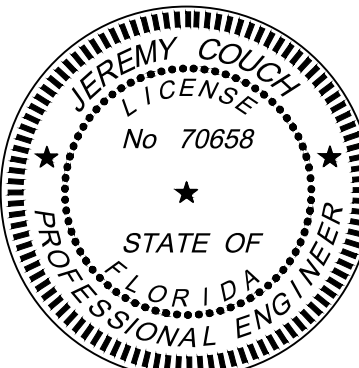
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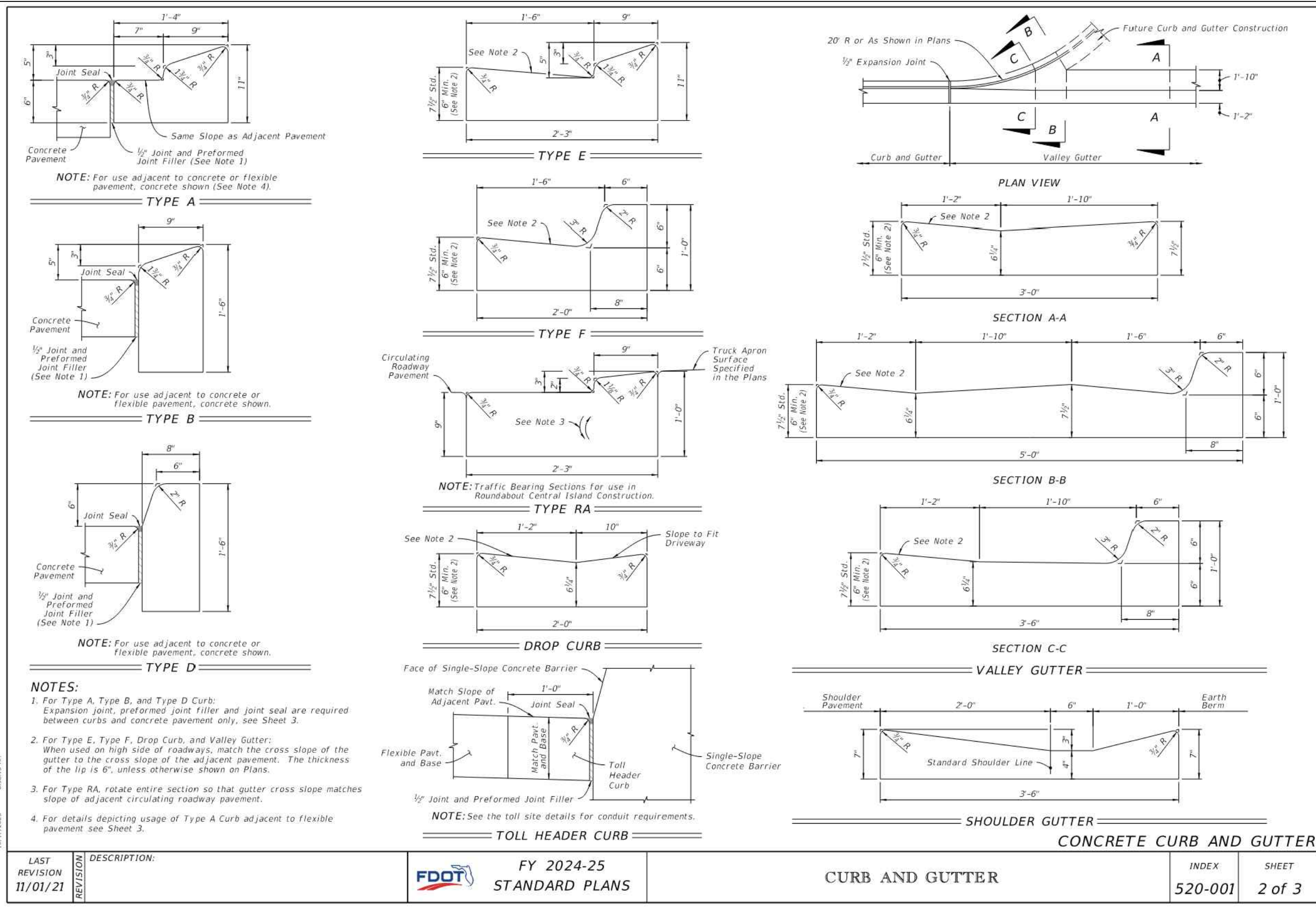
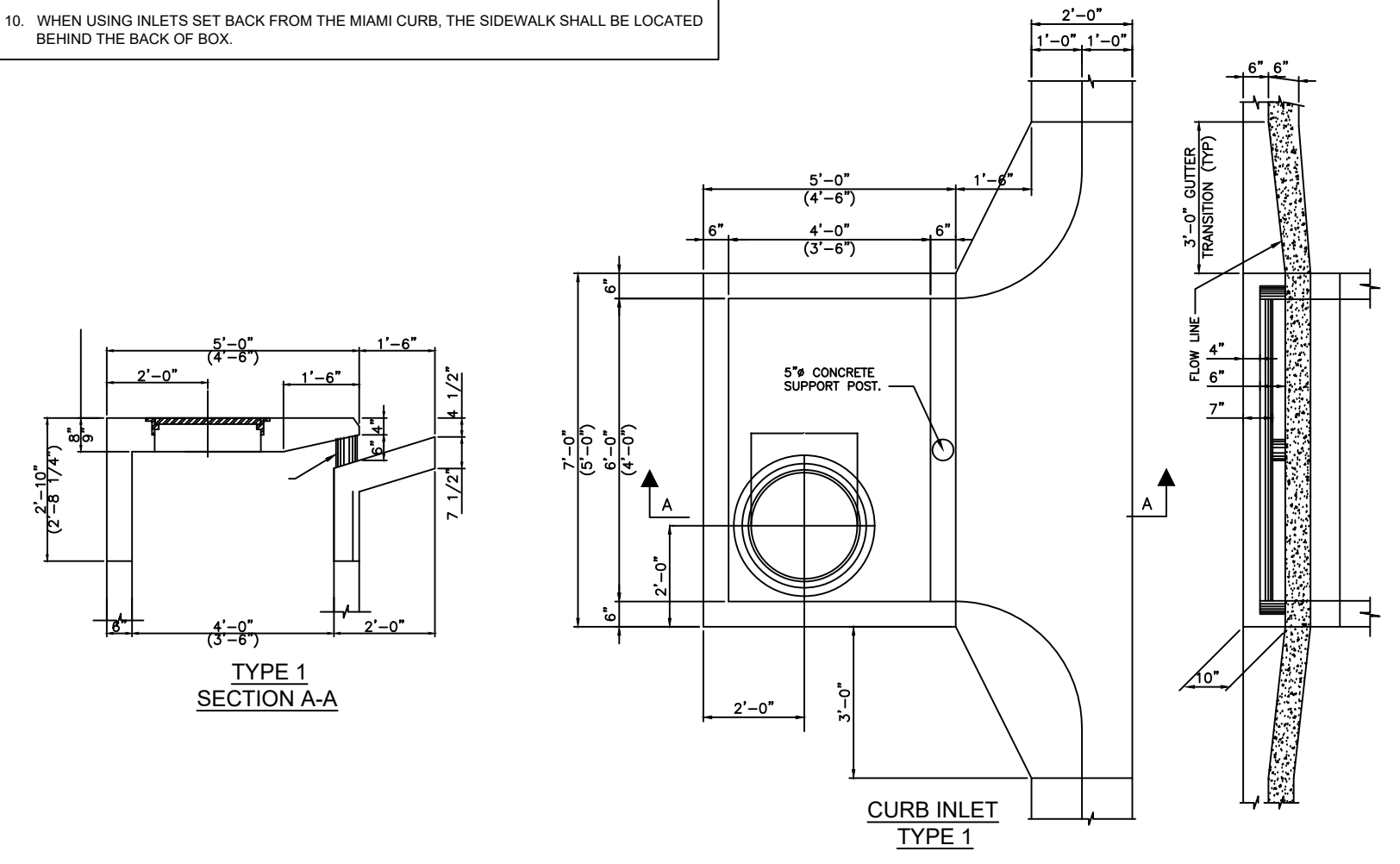
SITE DETAILS

SHEET NO: C-12A

NOTE:  
THIS CURB INLET HAS BEEN APPROVED BY PASCO COUNTY FOR USE ON NON-FUNCTIONALLY CLASSIFIED ROADWAYS, SUCH AS LOCAL STREETS AND SUBDIVISION COLLECTOR ROADWAYS. IT DOES NOT CONFORM TO THE FLORIDA DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION, AND MAINTENANCE FOR STREETS AND HIGHWAYS. THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, OR THE DESIGN STANDARDS FOR DESIGN, CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS ON THE STATE HIGHWAY SYSTEM. HOWEVER, WE HEREBY CERTIFY THAT IT IS SUITABLE FOR USE AT THE LOCATIONS DEPICTED HEREIN.

**INLET GENERAL NOTES:**

- INLETS MAY BE PLACED ADJACENT TO OR SET BACK FROM MIAMI CURB WITH THE PROPER TRANSITIONS INDICATED IN THE DETAILS.
- THE FINISHED GRADE AND SLOPE OF THE INLET TOPS ARE TO CONFORM WITH THE FINISHED CROSS SLOPE AND GRADE OF THE PROPOSED SIDEWALK AND/OR BORDER.
- WHEN THE INLETS ARE TO BE CONSTRUCTED ON A CURVE, REFER TO THE PLANS TO DETERMINE THE RADII AND, WHERE NECESSARY, MODIFY THE INLET DETAILS ACCORDINGLY. BEND STEEL WHEN NECESSARY. INLET SHOULD NOT BE PLACED IN CURB RETURN.
- ALL STEEL IN INLET TOP SHALL HAVE 1 1/2" MINIMUM COVER UNLESS OTHERWISE SHOWN. INLET TOPS SHALL BE EITHER CAST-IN-PLACE OR PRECAST CONCRETE.
- FOR STRUCTURE BOTTOMS AND SUPPLEMENTAL DETAILS SEE FOOT STANDARD INDEX NOS. 200 AND 201.
- ONLY ROUND CONCRETE SUPPORT POSTS WILL BE ACCEPTABLE.
- INLETS ADJACENT TO MIAMI CURB ARE DESIGNED FOR USE WITH STANDARD CURB AND GUTTER TYPES E AND F. PER FDOT STANDARD INDEX 300. LOCATE INLET OUTSIDE OF PEDESTRIAN CROSSWALKS.
- CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH,  $f'_c = 4000$  PSI.
- REINFORCING STEEL SHALL BE GRADE 60 DEFORMED BARS, PER ASTM A615.
- WHEN USING INLETS SET BACK FROM THE MIAMI CURB, THE SIDEWALK SHALL BE LOCATED BEHIND THE BACK OF BOX.



LAST REVISION	DESCRIPTION:	FY 2024-25 STANDARD PLANS	INDEX	SHEET
11/01/21			520-001	2 of 3

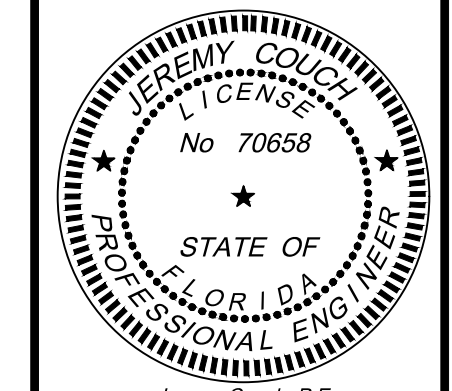
**TAMPA CIVIL DESIGN**  
17937 HUNTING BOW CIR. S-102  
LUTZ, FL 33558  
(813) 920-2005 PHONE  
(813) 482-9128 FAX  
WWW.TAMPACIVIL.COM  
COA-28971

PROJECT: 665  
MANNING  
23-25-20-000-0060-0023  
WESLEY CHAPEL, FL 33545  
CLIENT:  
WILLIAM RYAN HOMES  
3825 COCONUT PALM DRIVE SUITE 117  
TAMPA, FL 33619

REVISION	DATE
INITIAL DESIGN	2024-07-18
1ST SUBMITTAL	2025-05-14
1ST SWFWD SUBMITTAL	2025-05-16
SWFWD - 2ND SUB	2025-09-04
PASCO - 2ND SUB	2025-09-08
SWFWD - 3RD SUB	2025-11-10
PASCO - 3RD SUB	2025-11-19
SWFWD - 4TH SUB	2025-12-10
PASCO - 4TH SUB	2026-01-12
SWFWD - 5TH SUB	2026-01-14
PASCO - 5TH SUB	2026-02-13

REVISION	DATE
INITIAL DESIGN	2024-07-18
1ST SUBMITTAL	2025-05-14
1ST SWFWD SUBMITTAL	2025-05-16
SWFWD - 2ND SUB	2025-09-04
PASCO - 2ND SUB	2025-09-08
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PASCO - 4TH SUB	2026-01-12
SWFWD - 5TH SUB	2026-01-14
PASCO - 5TH SUB	2026-02-13

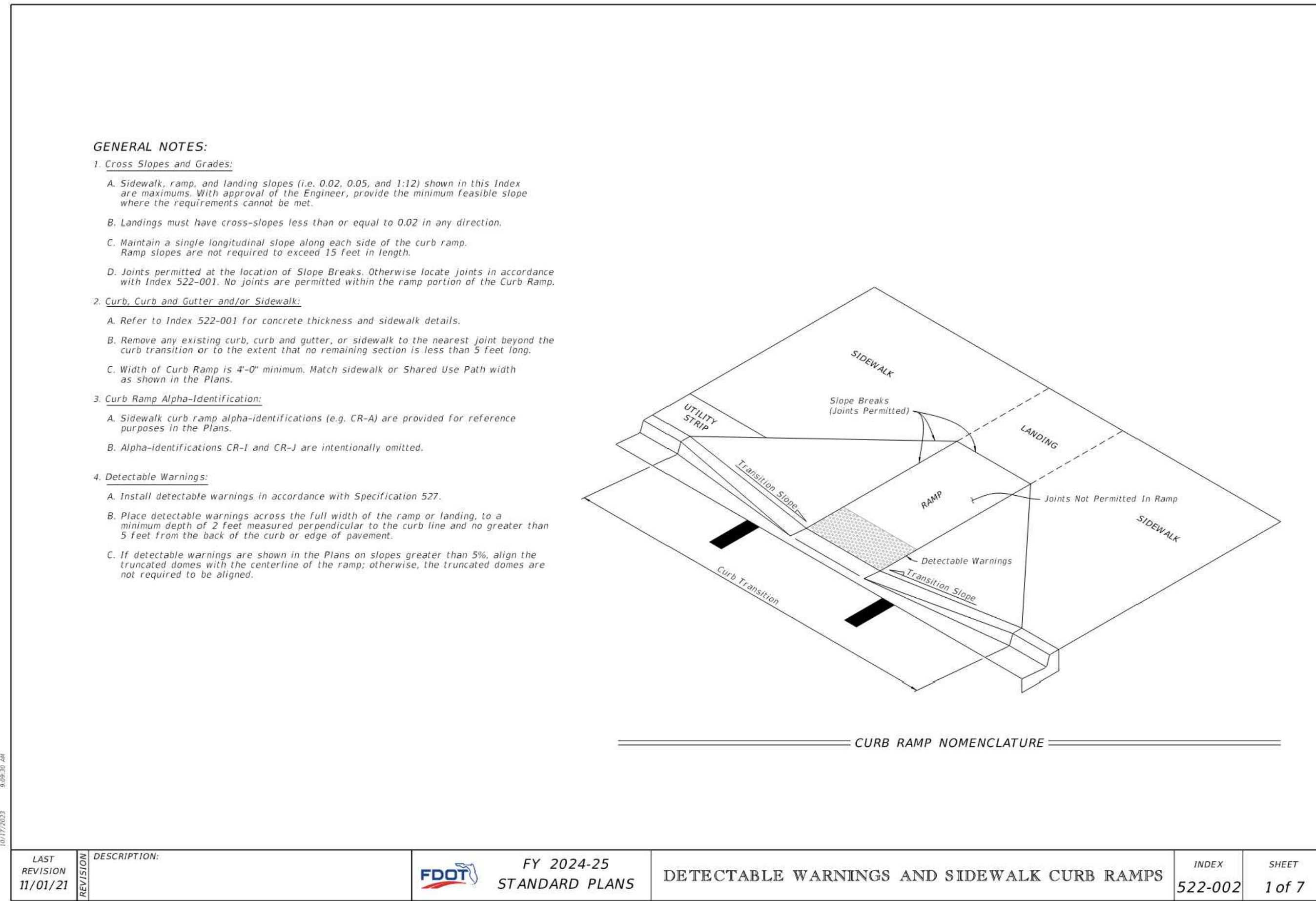
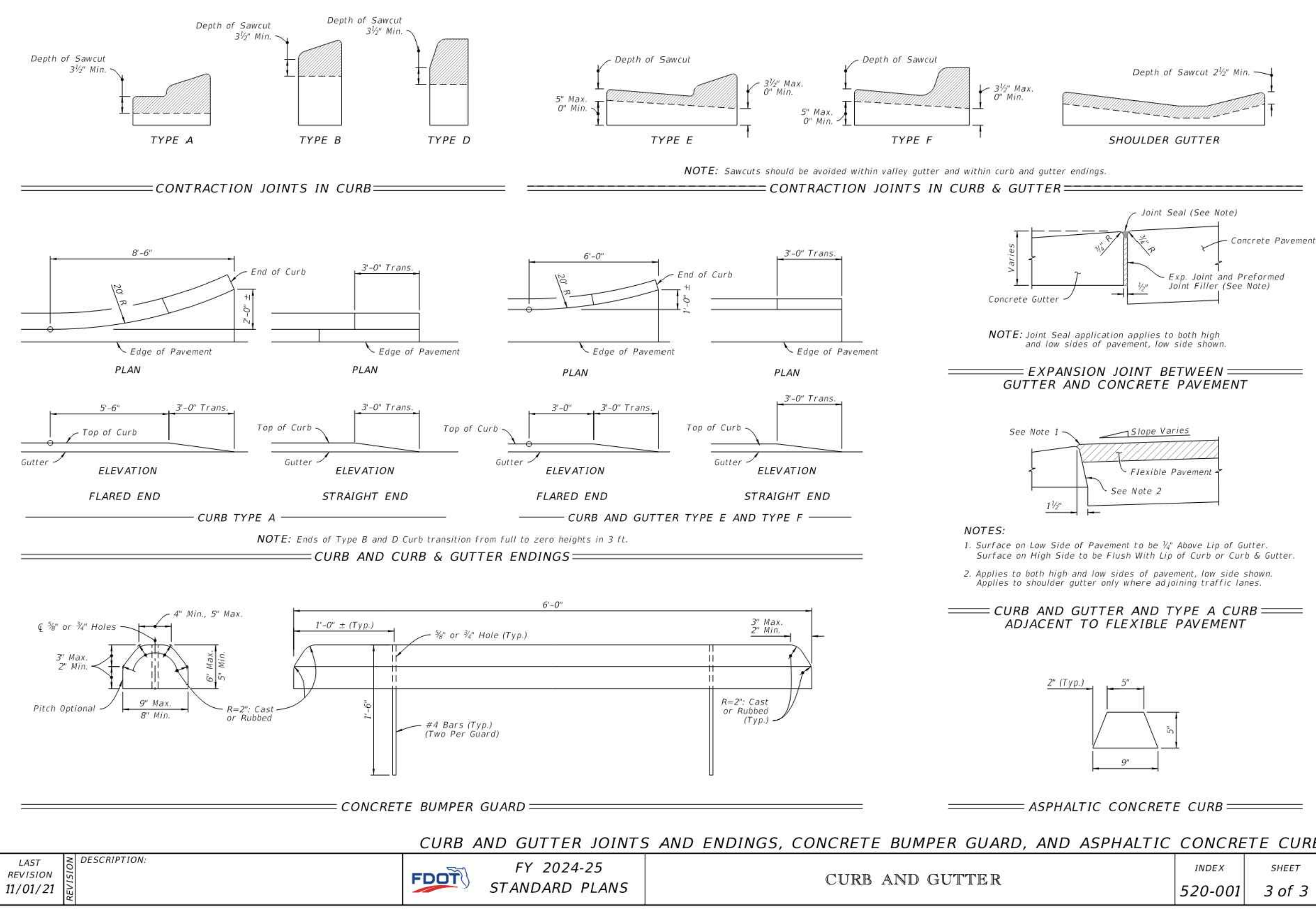
PM L.K. DES K.M.



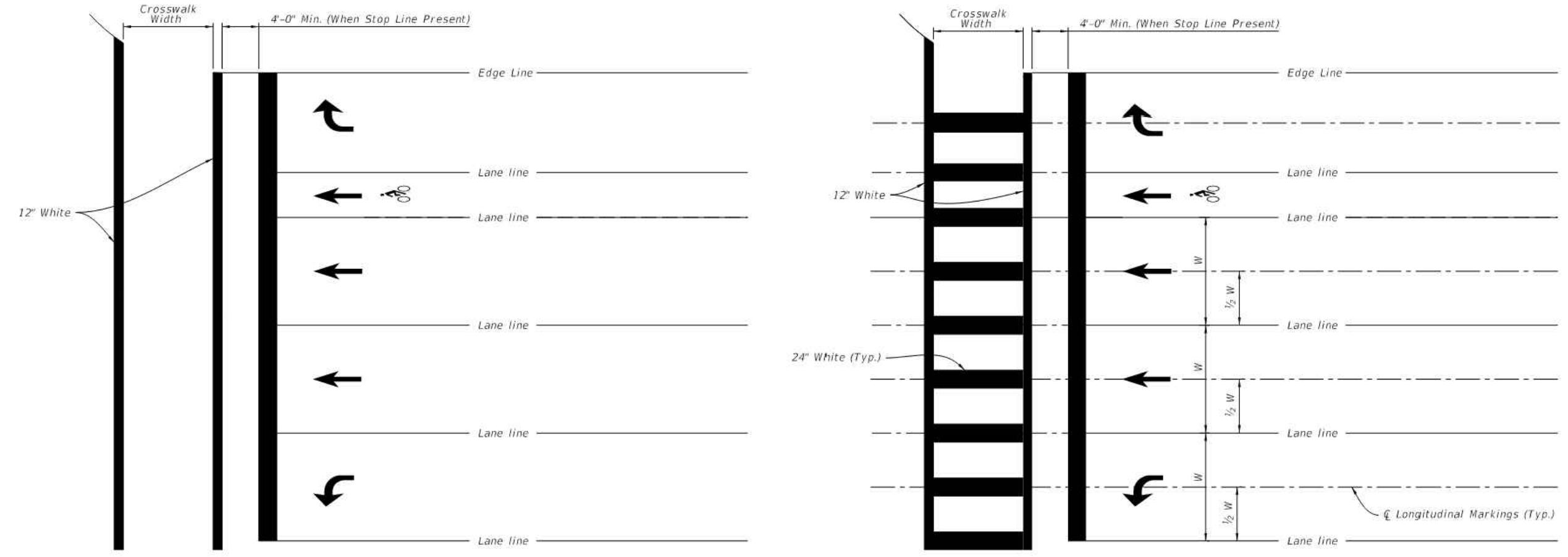
Jeremy Couch, P.E.  
State of Florida, Professional Engineer,  
License No. 70658  
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SITE DETAILS

SHEET NO:  
C-12B

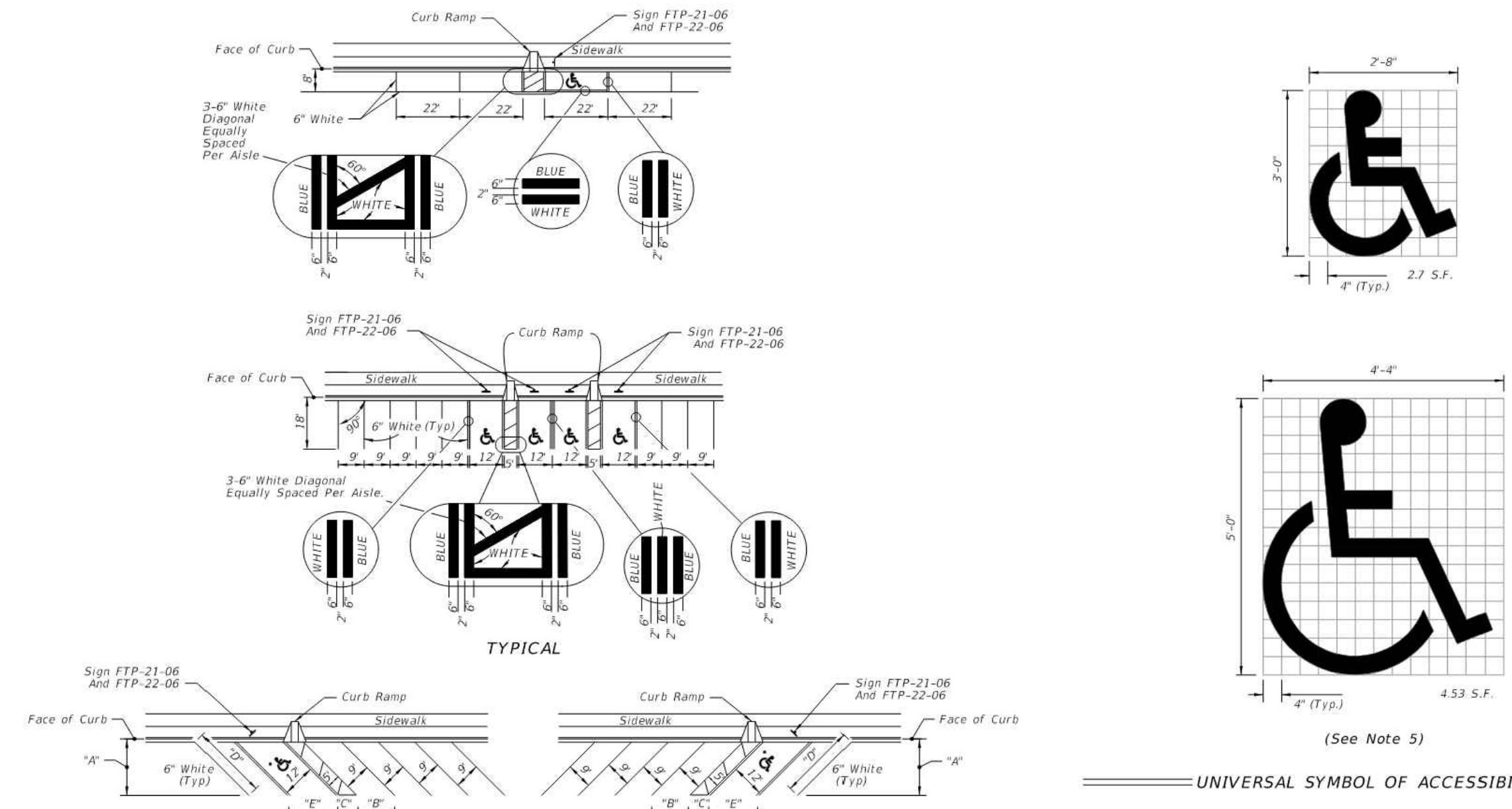


LAST REVISION	DESCRIPTION:	FY 2024-25 STANDARD PLANS	INDEX	SHEET
11/01/21			522-002	1 of 7



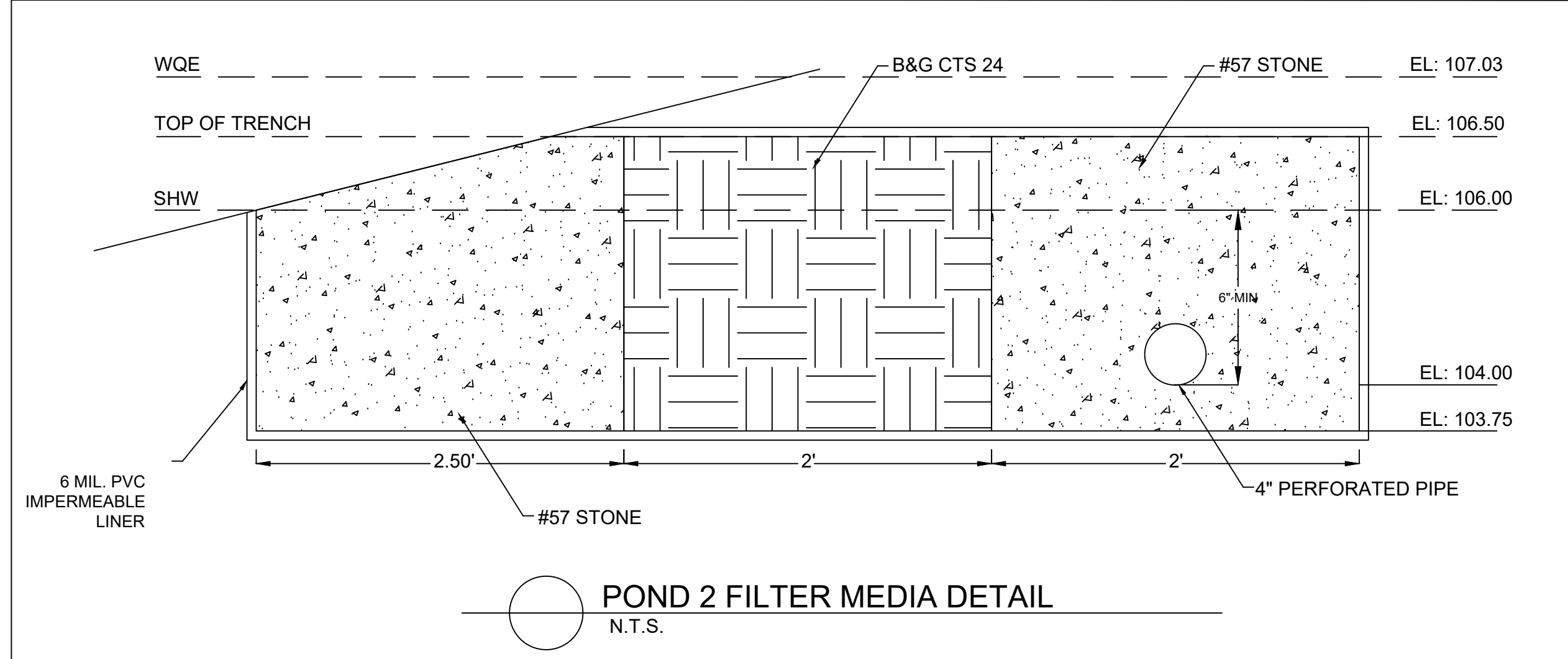
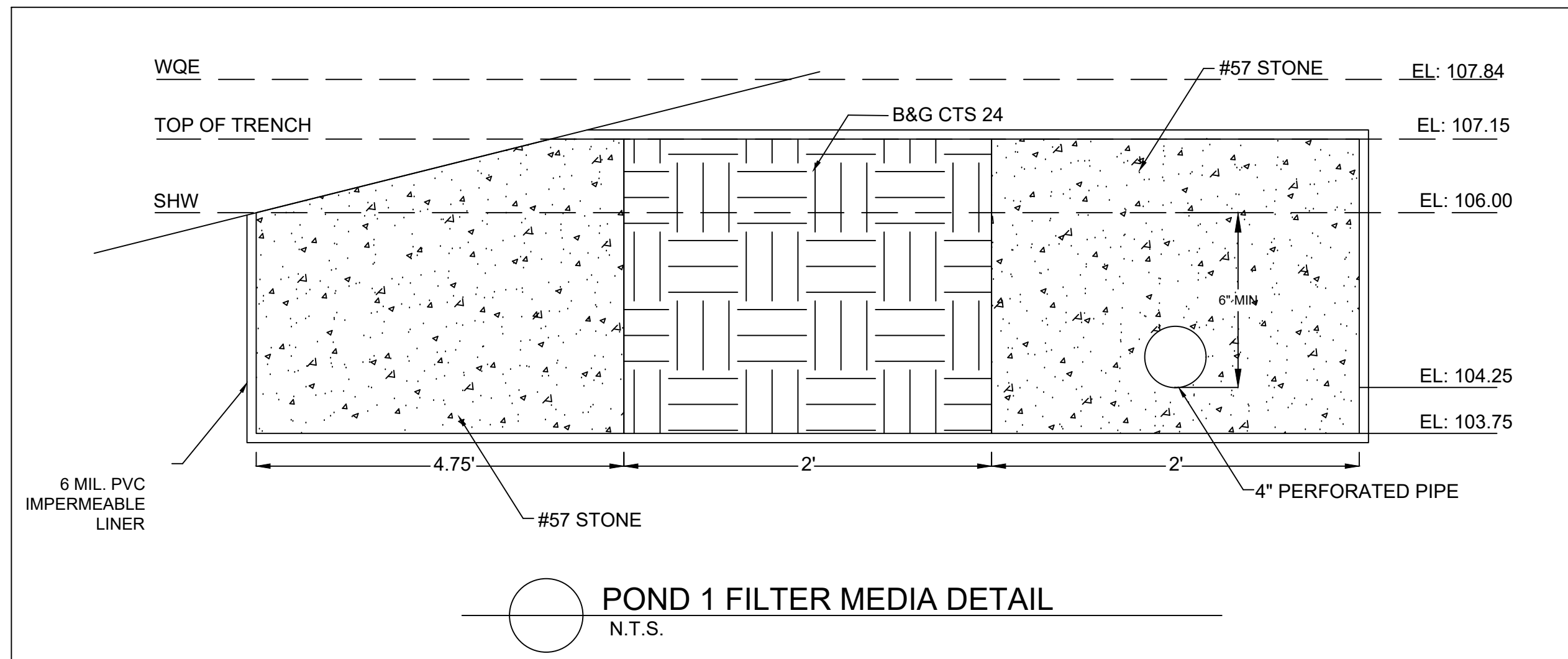
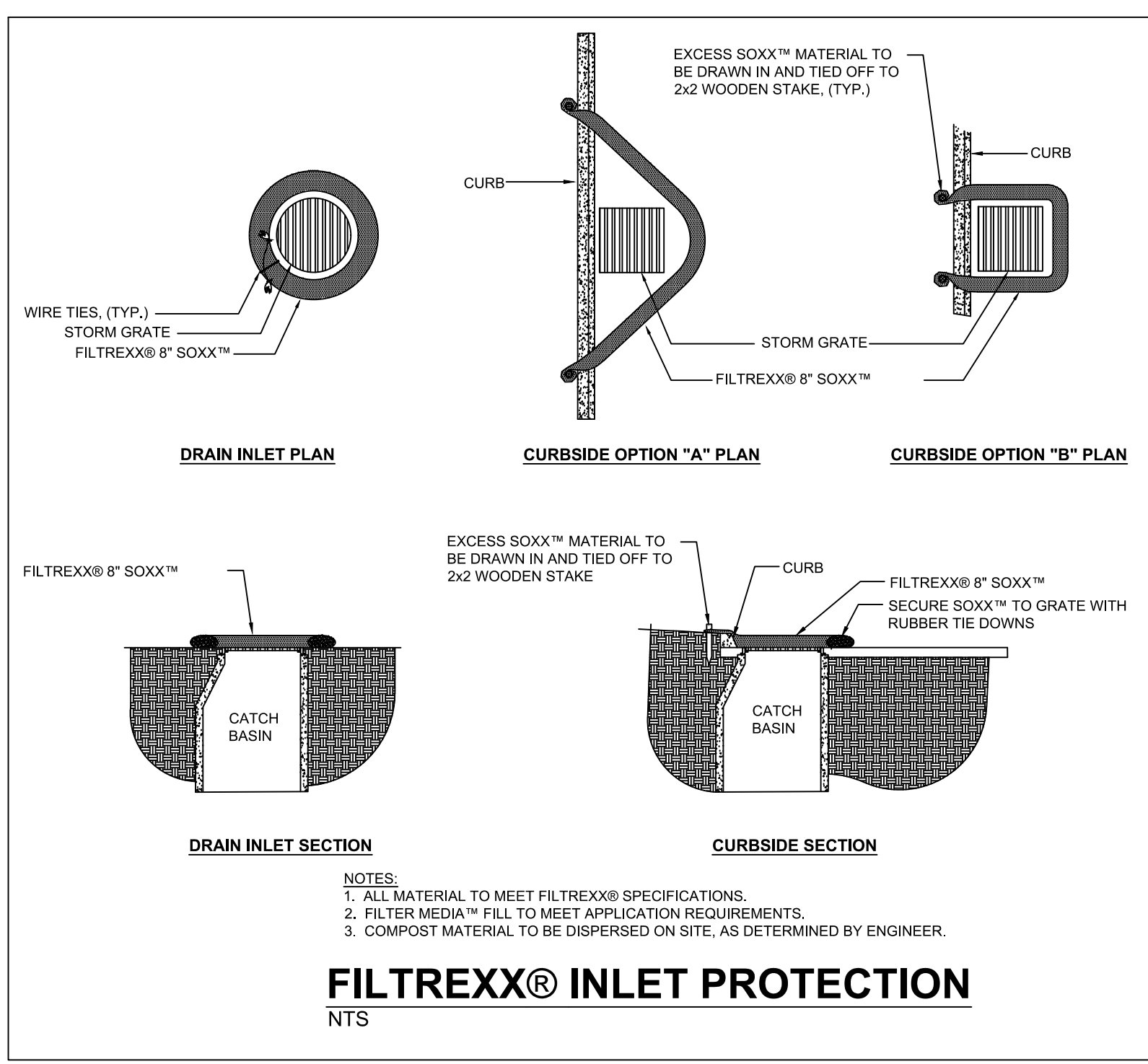
**NOTES:**  
 1. For crosswalk width, exceed width of the adjacent sidewalk, but do not make width less than 6' for intersection crosswalks and 10' for midblock crosswalks. Measure width from the inside of the transverse crosswalk markings.  
 2. When the Special Emphasis Crosswalk is not perpendicular to the lane lines, make the longitudinal markings parallel to the lane lines.  
 3. Refer to Index 522-002 when Curb Ramps are present.

LAST REVISION 11/01/21	DESCRIPTION: FY 2024-25 STANDARD PLANS	INDEX 711-001	SHEET 9 of 13
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**NOTES:**  
 1. Dimensions are to the centerline of markings.  
 2. An Access Aisle is required for each accessible space when angle parking is used.  
 3. Criteria for pavement markings only, not public sidewalk curb ramp locations. For ramp locations refer to plans.  
 4. Mount FFP-22-06 sign below the FFP-21-06 sign.  
 5. Use of the pavement symbol in accessible parking spaces is optional. When pavement symbol is used, the symbol is either 3'-0" or 3'-6" high and white in color.

LAST REVISION 11/01/21	DESCRIPTION: FY 2024-25 STANDARD PLANS	INDEX 711-001	SHEET 11 of 13
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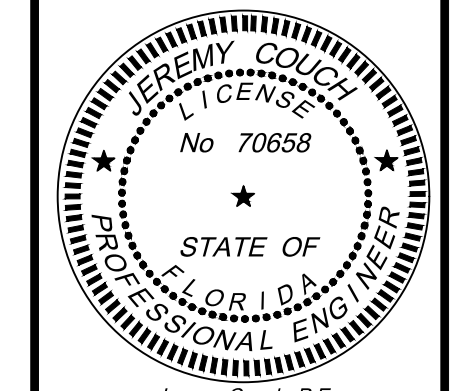
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PROJECT: 665  
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 WESLEY CHAPEL, FL 33545

CLIENT:  
 WILLIAM RYAN HOMES  
 3825 COCONUT PALM DRIVE SUITE 117  
 TAMPA, FL 33619

REVISION	DATE
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PASCO - 5TH SLB	2026-02-13

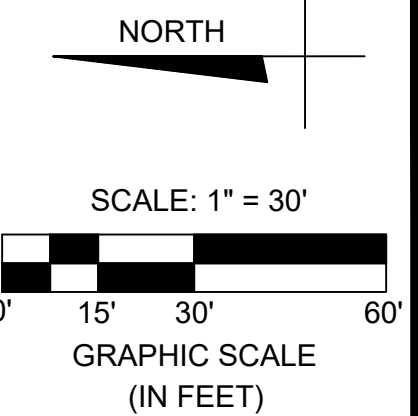
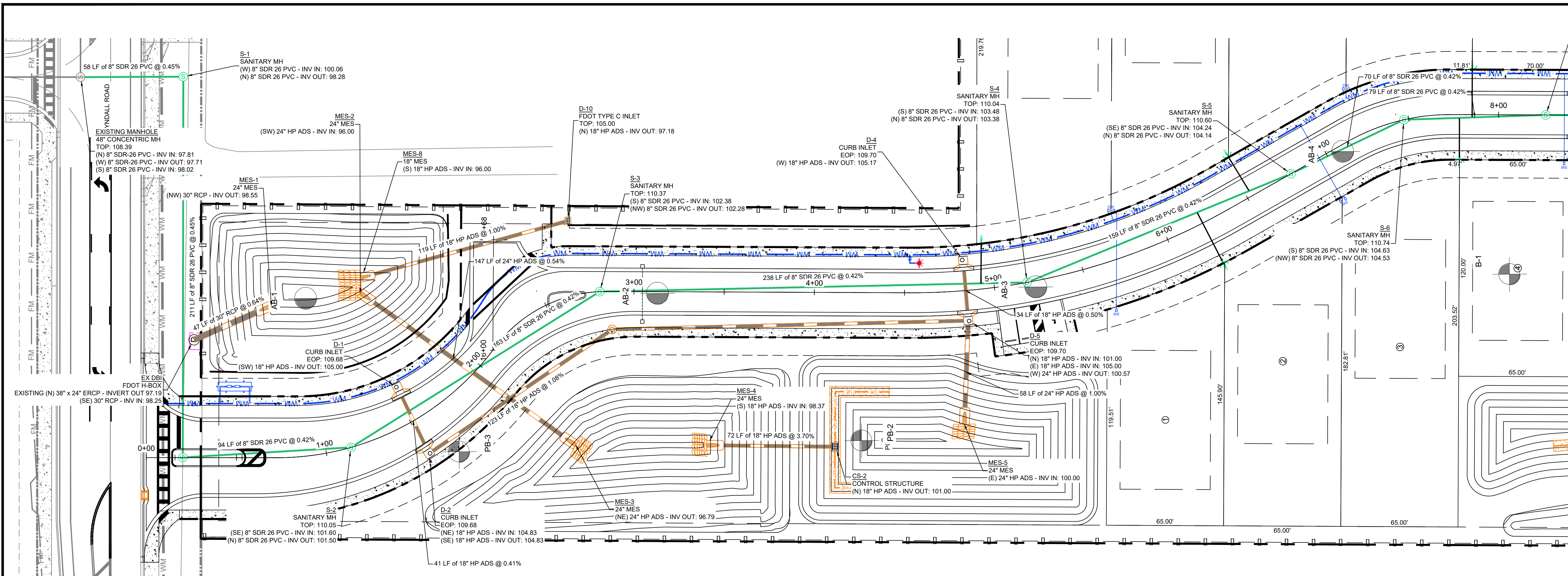
PM: L.K. DES: K.M.



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 License No. 70658  
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SITE DETAILS

SHEET NO:  
 C-12C



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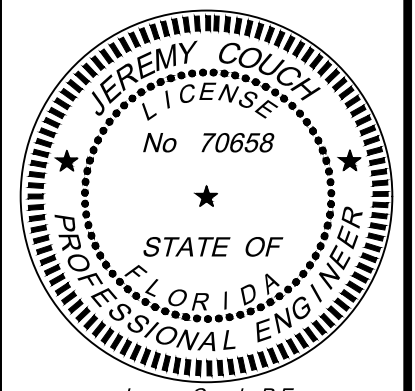
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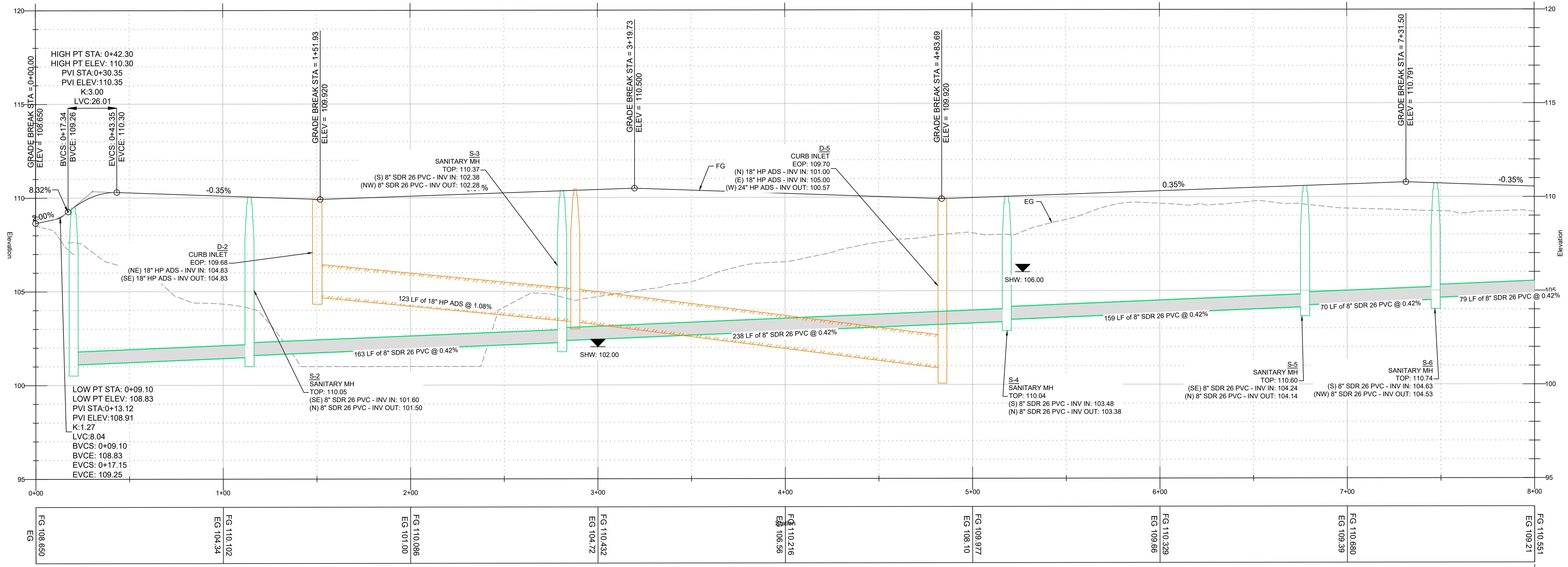
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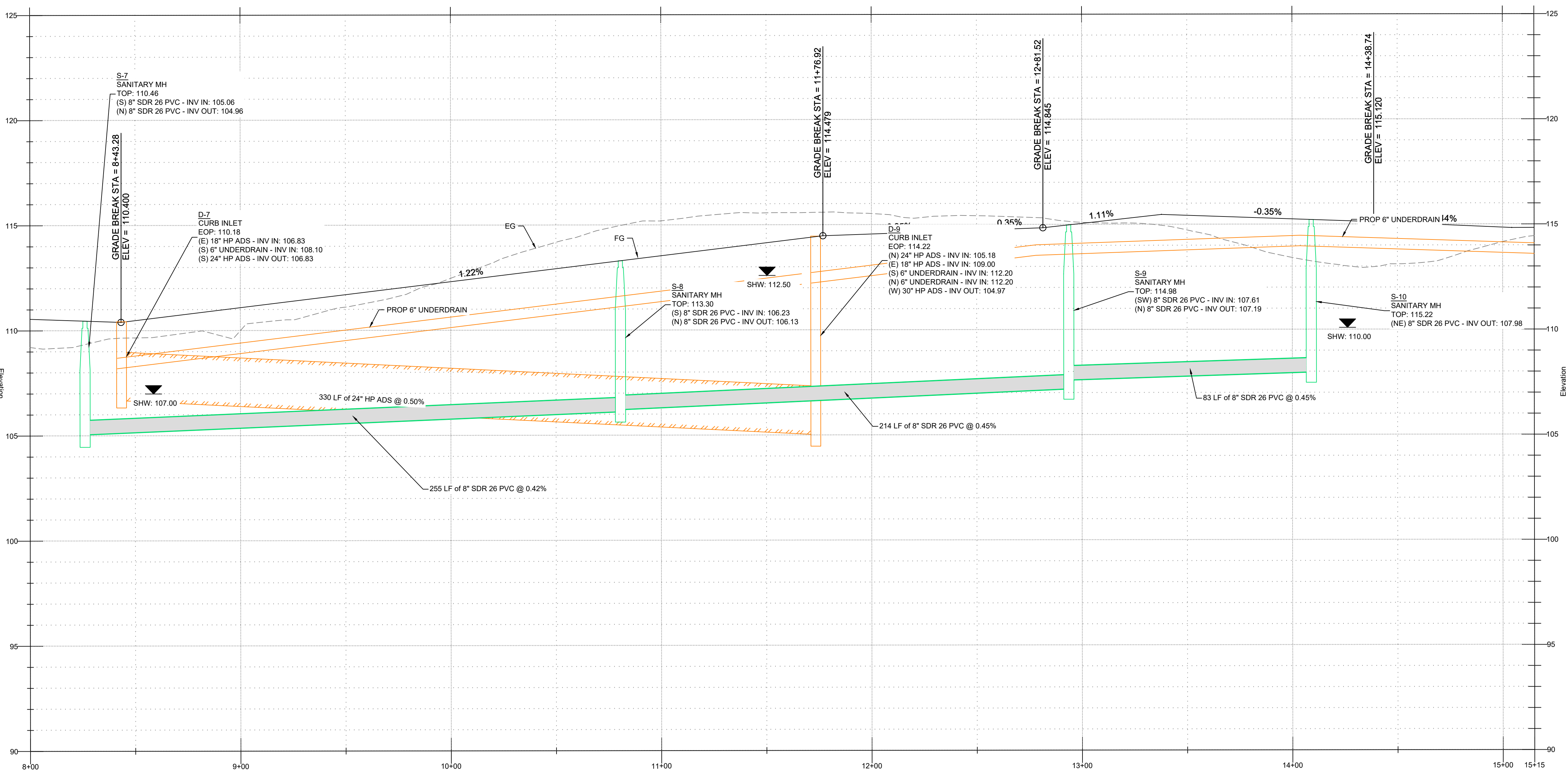
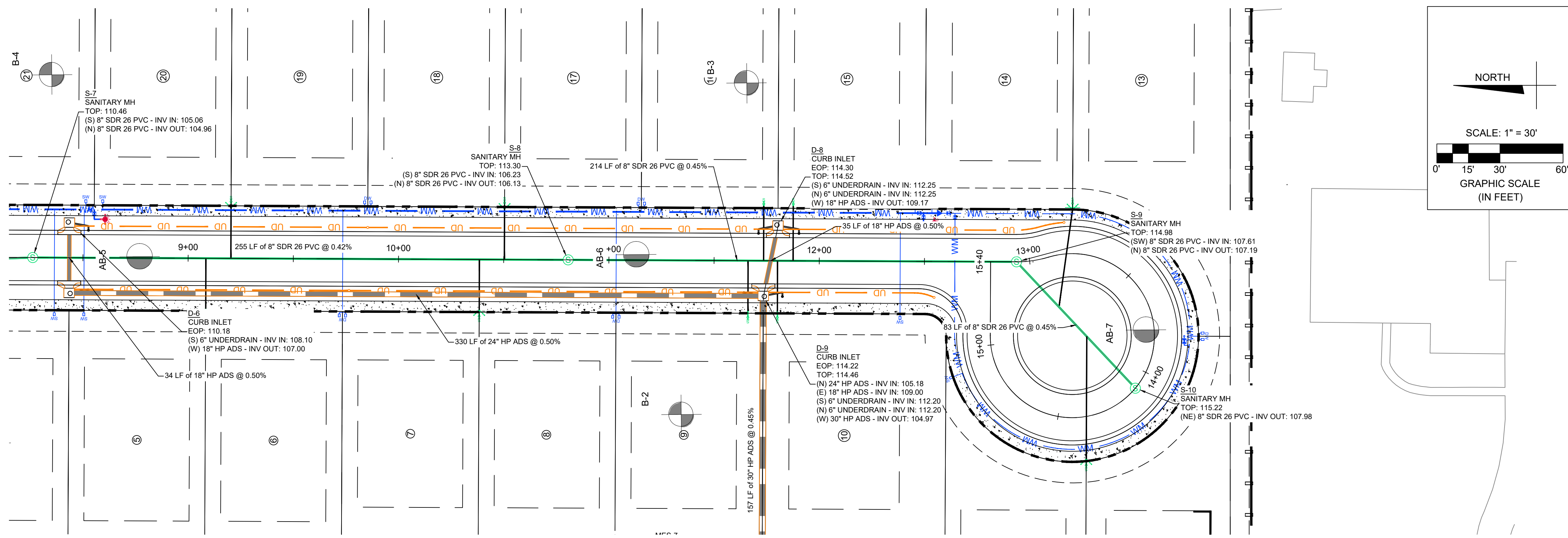
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ROADWAY PLAN AND PROFILE

SHEET NO: C-14A



SCALE:  
 HORIZONTAL: 1" = 30'  
 VERTICAL: 1" = 3'



SCALE:  
HORIZONTAL: 1" = 30'  
VERTICAL: 1" = 3'

FG 109.211	FG 110.001	FG 112.479	FG 115.197	FG 115.533	FG 115.101	FG 113.421	FG 114.445
Station	Station	Station	Station	Station	Station	Station	Station

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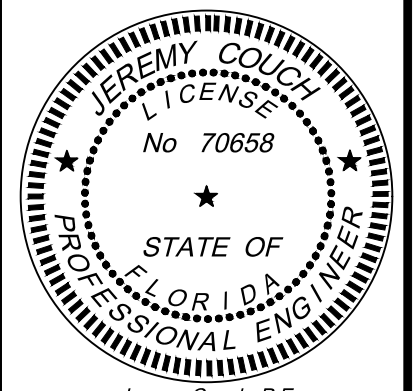
MANNING  
23-25-20-0000-00600-0023  
WESLEY CHAPEL, FL 33545

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ROADWAY PLAN AND PROFILE

SHEET NO: C-14B