MAIN STREET LANDING

New Port Richey, Florida

RECEIVED
MAY 10 2016
DEVELOPMENT DEPARTMENT
CITY OF NEW PORT RICHEY

Owner:

MAIN STREET LANDING, LLP
P.O. BOX 2900
Gainesville, Florida 32602-2900
Phone: (352) 372-6172

Architect/Engineer:

SPRING ENGINEERING, INC.
3014 U.S. Highway 19
Holiday, Florida 34691
(727) 938-1516
Roland P. Dove, P.E.

Surveyor:

BSI & ASSOCIATES
1628 DALE MABRY HIGHWAY SUITE 106
LUTZ, FLORIDA 33548
Phone: (813) 948-6020

Location Map:

Index of Drawings:

SPRING ENGINEERING, INC.
ARCHITECTURE • ENGINEERING • LAND PLANNING
3014 U.S. HWY. 19, HOLIDAY, FL. (727) 938-1516

100%
CONSTRUCTION DOC'S.
ISSUE DATE: 02-23-16

REV	DATE	DESCRIPTION

NOT VALID WITHOUT SIGNATURE
ROLAND P. DOVE, P.E.
P.E. NO. 38933
DATE
STATE OF FLORIDA

MAIN STREET LANDING
New Port Richey, Florida

CONTRACT DATE:
July 20, 2004

SPRING ENGINEERING, INC.
ENGINEERING • LAND PLANNING • ARCHITECTURE
3014 U.S. HWY 19, HOLIDAY, FL (727) 938-1516
FL COA NO. 00005158 & LICENCE NO. AA-0001747

TITLE SHEET

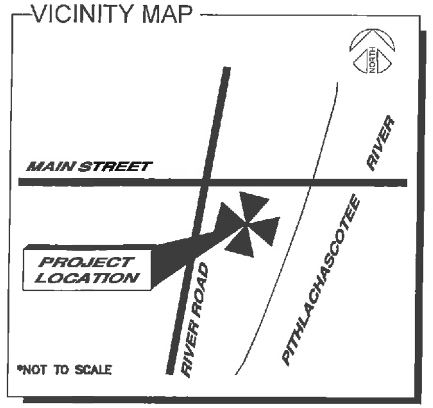
DESIGNED BY:	JPE
DRAWN BY:	JPE
CHECKED BY:	RPD

JOB NUMBER
2004-26

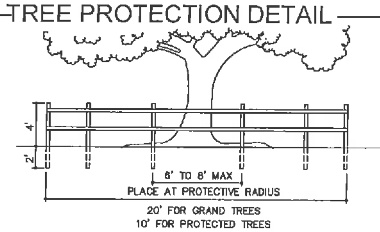
SHEET
T1.0

SECTION 5, TOWNSHIP 26 SOUTH, RANGE 16 EAST
PASCO COUNTY, FLORIDA

VICINITY MAP



TREE PROTECTION DETAIL



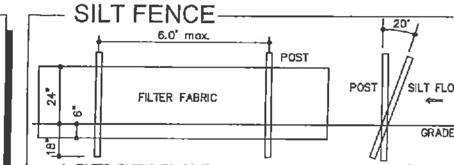
1. VERTICAL MEMBERS TO BE 2"x2" WOOD STAKES.
2. HORIZONTAL MEMBERS TO BE 1"x4" WOOD OR APPROVED SUBSTITUTE.
3. PLACE PROTECTIVE BARRIER AT DRIPLINE OR PER LOCAL CODE.

SIGNATURE FOR CSWMP

THIS IS TO CERFITY THAT THE OWNER/AGENT IS AWARE AND ASSURES MAINTENANCE OF EROSION PROTECTION THAT IS ASSOCIATED WITH THIS PROJECT DURING CONSTRUCTION.

SIGNITURE OF OWNER OR AUTHORIZED AGENT PURSUANT TO SEC. 2.8.4.b OF B.O.R.
PETER ALTMAN, OWNER

SILT FENCE



1. FILTER FABRIC TO CONFORM WITH F.D.O.T. SPECIFICATIONS (SEC. 985)
2. POSTS TO BE 2"x4" WOOD POST OR 1.3 LB/FT STEEL POST.
3. POST POSITION TO BE CANTED (20°) OR VERTICAL (90°).
4. DO NOT DEPLOY IN A MANNER THAT SILT FENCE WILL ACT AS A DAM ACROSS PERMANENT FLOWING WATERCOURSES.

NOTES

1. THE CONTRACTOR SHALL DEMOLISH, REMOVE AND DISPOSE OF EXISTING BUILDINGS, PAVEMENT, SIDEWALKS, FENCES, POWER POLES & OVERHEAD LINES. LIGHT POLES. SEWER AND WATER LINES, IRRIGATION SYSTEM, SIGNS, ETC. WITHIN THE PROJECT SITE.

2. ALL DEMOLITION DEBRIS AND REFUSE MATERIALS SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE LOCAL CODES AND STATE RULES.

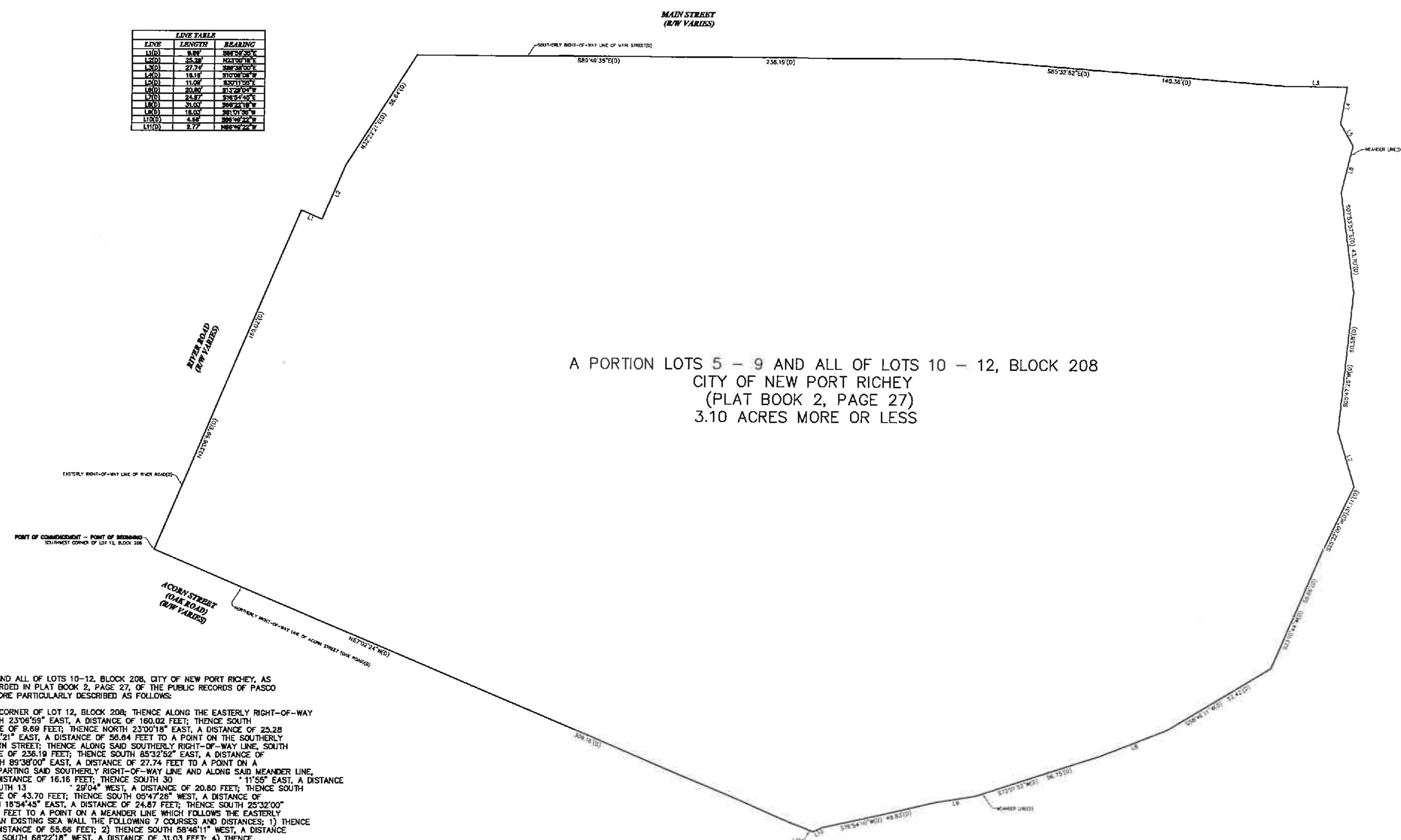
3. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM LOCAL AND STATE AGENCIES PRIOR TO PERFORMING DEMOLITION/DISPOSAL WORK.

4. PRIOR TO REMOVAL OF ANY UTILITIES IN THE PROJECT SITE (I.E. GAS, WATER, SEWER, ELECTRIC, TELEPHONE) THE CONTRACTOR SHALL CONTACT APPROPRIATE UTILITY COMPANY.

5. PRIOR TO REMOVING EXISTING BUILDINGS THE G.C. SHALL HAVE AN ASBESTOS SURVEY PREPORMED. THE CONTRACTOR SHALL THEN PROCEED AS OUTLINED IN THE WRITTEN SURVEY REPORT.

6. THE INFORMATION CONTAINED ON THIS EXISTING CONDITION PLAN WAS OBTAINED BY SUMMIT SURVEYING SERVICES, INC. AND SPRING ENGINEERING ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY AND/OR ITS COMPLETENESS.

LINE TABLE		
LINE	LENGTH	BEARING
L1(D)	9.69'	S66°59'35"E
L2(D)	25.28'	N23°00'18"E
L3(D)	27.74'	S89°38'00"E
L4(D)	16.16'	S10°09'06"W
L5(D)	11.09'	S30°11'55"E
L6(D)	20.80'	S13°29'04"W
L7(D)	24.87'	S18°54'45"E
L8(D)	31.03'	S68°22'18"W
L9(D)	18.03'	S81°01'56"W
L10(D)	4.68'	S66°49'22"W
L11(D)	2.77'	N66°49'22"W



LEGAL DESCRIPTION:

A PORTION OF LOTS 5–9 AND ALL OF LOTS 10–12, BLOCK 208, CITY OF NEW PORT RICHEY, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 2, PAGE 27, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF LOT 12, BLOCK 208; THENCE ALONG THE EASTERLY RIGHT–OF–WAY LINE OF RIVER ROAD, NORTH 23°06'59" EAST, A DISTANCE OF 160.02 FEET; THENCE SOUTH 66°59'35" EAST, A DISTANCE OF 9.69 FEET; THENCE NORTH 23°00'18" EAST, A DISTANCE OF 25.28 FEET; THENCE NORTH 32°22'21" EAST, A DISTANCE OF 56.64 FEET TO A POINT ON THE SOUTHERLY RIGHT–OF–WAY LINE OF MAIN STREET; THENCE ALONG SAID SOUTHERLY RIGHT–OF–WAY LINE, SOUTH 89°49'35" EAST, A DISTANCE OF 236.19 FEET; THENCE SOUTH 85°32'52" EAST, A DISTANCE OF 140.36 FEET; THENCE SOUTH 89°38'00" EAST, A DISTANCE OF 27.74 FEET TO A POINT ON A MEANDER LINE; THENCE DEPARTING SAID SOUTHERLY RIGHT–OF–WAY LINE AND ALONG SAID MEANDER LINE, SOUTH 10°09'06" WEST, A DISTANCE OF 16.16 FEET; THENCE SOUTH 30 ° 11'55" EAST, A DISTANCE OF 11.09 FEET; THENCE SOUTH 13 ° 29'04" WEST, A DISTANCE OF 20.80 FEET; THENCE SOUTH 07°53'57" EAST, A DISTANCE OF 43.70 FEET; THENCE SOUTH 05°47'26" WEST, A DISTANCE OF 60.58 FEET; THENCE SOUTH 18°54'45" EAST, A DISTANCE OF 24.87 FEET; THENCE SOUTH 25°32'00" WEST, A DISTANCE OF 31.11 FEET TO A POINT ON A MEANDER LINE WHICH FOLLOWS THE EASTERLY AND SOUTHERLY FACE OF AN EXISTING SEA WALL THE FOLLOWING 7 COURSES AND DISTANCES; 1) THENCE SOUTH 23°10'44" WEST, A DISTANCE OF 55.66 FEET; 2) THENCE SOUTH 58°46'11" WEST, A DISTANCE OF 52.42 FEET; 3) THENCE SOUTH 68°22'18" WEST, A DISTANCE OF 31.03 FEET; 4) THENCE SOUTH 72°01'52" WEST, A DISTANCE OF 56.75 FEET; 5) THENCE SOUTH 81°01'56" WEST, A DISTANCE OF 18.03 FEET; 6) THENCE SOUTH 76°54'10" WEST, A DISTANCE OF 49.83 FEET; 7) THENCE SOUTH 66°49'22" WEST, A DISTANCE OF 4.68 FEET TO A POINT ON THE NORTHERLY RIGHT–OF–WAY LINE OF OAK ROAD (A.K.A. ACORN STREET); THENCE DEPARTING SAID MEANDER LINE AND ALONG SAID NORTHERLY RIGHT–OF–WAY LINE, NORTH 66°49'22" WEST, A DISTANCE OF 2.77 FEET; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT–OF–WAY LINE, NORTH 67°02'24" WEST, A DISTANCE OF 309.16 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 135,039 SQUARE FEET – 3.10 ACRES MORE OR LESS.

NORTH

Existing Conditions/Demolition Plan

Scale: 1"=30'

0 15 30 60 90

100%
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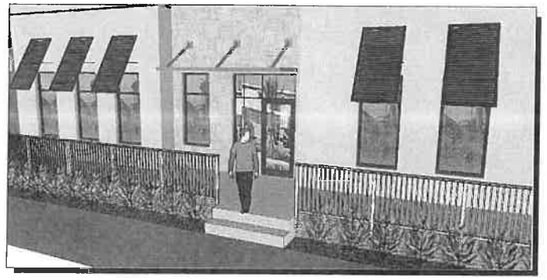
SHEET C1.0

SECTION 5, TOWNSHIP 26 SOUTH, RANGE 16 EAST
PASCO COUNTY, FLORIDA



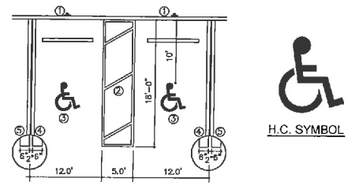
LEGEND

- BRICK PAVERS (SEE DETAIL ON SHEET C3.1)
- WOODEN BOARDWALK
- EXISTING CONCRETE SIDEWALK

PROJECT DATA

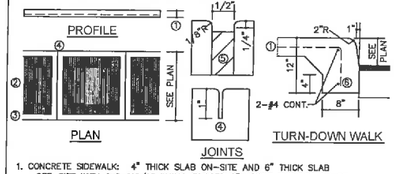
PROJECT NAME:	MAIN STREET LANDING
ARCHITECT:	EUGENE RUSSELL DAVIS ARCHITECT 3615 N.W. 13th STREET GAINESVILLE, FLORIDA 32609 PHONE: (352) 372-6477
ENGINEER:	SPRING ENGINEERING, INC. 3014 US HIGHWAY 19 HOLIDAY, FLORIDA 34691 PHONE: (727) 938-1516 FAX: (727) 942-4174
SURVEYOR:	BSI & ASSOCIATES 1628 DALE MABRY HIGHWAY SUITE 106 LUTZ, FLORIDA 33548 PHONE: (813) 948-6020
CONTACT PERSON:	SPRING ENGINEERING, INC. ROLAND P. DOVE, P.E.

HANDICAPPED PARKING DETAIL



1. H.C. SIGN FTP-22-04 BELOW SIGN FTP-21-04 MOUNTED TO A GALVANIZED METAL POST (ASTM A-499 GRADE 60, ASTM A-123 FINISH). SIGN TO BE 84" ABOVE FINISHED GRADE. ALL HARDWARE TO BE RUSTPROOF. INSTALL 1' DIA. X 2' DEEP, 3000 PSI CONC. FOOTING.
2. 6" WIDE PAINTED STRIPE (WHITE)
3. PAINTED H.C. SYMBOL (WHITE)
4. 6" WIDE PAINTED STRIPE (BLUE)
5. 6" WIDE PAINTED STRIPE (WHITE)
6. ALL BLUE TINTING TO MATCH FEDERAL STANDARD 595a, SHADE 15180.

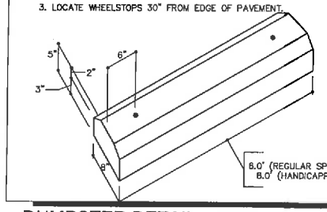
SIDEWALK DETAIL



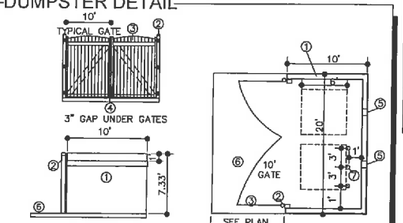
1. CONCRETE SIDEWALK: 4" THICK SLAB ON-SITE AND 6" THICK SLAB OFF-SITE WITH 6x6 #10/10 W.W.M. PLACED 2" ABOVE THE BOTTOM OF THE SLAB.
2. ROUGH BROOM FINISH.
3. 5' WIDE SMOOTH TROWEL FINISH ALONG SIDEWALK EDGE AND JOINTS.
4. CONTRACTION JOINT: 1/8" WIDE x 1" DEEP, SPACED 5' O.C.
5. CONSTRUCTION JOINT: USE PRE-MOLDED FILLER AT BUILDING & UTILITIES.
6. TURN-DOWN WALK: TERMINATE SIDEWALK ALONG ASPHALT PAVING WITH A THICKENED FOOTING AS SHOWN.

WHEEL STOP DETAIL

1. REQUIRES TWO 5/8" DIA. x 24" LONG STEEL BAR STAKES FOR EACH WHEELSTOP.
2. WHEELSTOP TO BE 3000 PSI CONCRETE AND REINFORCED WITH TWO #3 REBARS.
3. LOCATE WHEELSTOPS 30" FROM EDGE OF PAVEMENT.



DUMPSTER DETAIL



① 6" CMU DUMPSTER ENCLOSURE W/STUCCO FINISH & PAINTED TO MATCH BUILDINGS.
② BOLLARD: 6" DIA. GALV. PIPE COL., 4' BELOW GRADE & EXTEND 8' ABOVE GRADE FILL WITH CONC. AND SET IN CONC. FOOTING. PAINT TO MATCH BLDG.
③ WOOD GATES: 1x6 TREATED BOARDS WITH 1x8 BOARD 1' BELOW TOP EDGE, Z BRACING ON BACK. PAINT TO MATCH BUILDING. 3/4" DIA. x 1.5" DEEP RECESSES FOR GATE CANE BOLTS AT OPEN AND CLOSED POSITION (FIELD VERIFY LOCATION).
④ RICHARD WILCOX HARDWARE: CANE BOLT NO. 524-P23. INDUSTRIAL STRAP HINGE NO. 434-P28 (3 PER GATE). PAINT TO MATCH BLDG.
⑤ 6" X 6" DRAIN WEEP HOLES
⑥ 6" THICK CONCRETE SLAB WITH 6x6 x 1.4x1.4 WWF. SLOPE TO DRAIN WEEP HOLES SLAB TO WITHSTAND 10,000 #/ SINGLE WHEEL LOADS
⑦ BOLLARD: 6" DIA. GALV. PIPE COL.,3' BELOW GRADE & EXTEND 4' ABOVE GRADE FILL WITH CONC. AND SET IN CONC. FOOTING. PAINT OSHA YELLOW.

SITE DATA

EXISTING LAND USE: SHELL BUILDING

PROPOSED LAND USE: MIXED USE

FLOOD ZONE: "A9" (PANEL No. 120232 0003 D, 07/05/83)
BASE FLOOD ELEV=11.00

PARCEL I.D. NO.: 05-26-16-0030-20800-0050

ZONING:
SITE: PDD
NORTH: MAIN STREET
SOUTH: R-2
EAST: PITHLACHASCOTEE RIVER
WEST: RIVER ROAD

NEW BUILDING HEIGHT: 50' FROM BFE TO TOP OF STRUCTURE

NEW BUILDING CONSTRUCTION: TYPE 6

MAXIMUM BUILDING COVERAGE: 48,704 SF TOTAL = 36%

FLOOR AREA RATIO: 270,072 SF ALLOWED @ 2.0

METHOD OF FIRE PROTECTION: FIRE HYDRANT

DENSITY: RESIDENTIAL, 80 TOTAL UNITS/3.10 ACRES = 25.8 = UNITS/ACRE
ISR: 2.597/3.10 = 83.87

SITE AREAS: (TOTAL SITE = 135,036 SF OR 3.10 ACRES)

	Existing	Proposed
PROJECT AREA	3.10 Ac (100%)	3.10 Ac (100%)
- IMPERVIOUS AREA	1.28 Ac (41.55%)	2.597 Ac (83.77%)
- PERVIOUS AREA	1.82 Ac (58.45%)	0.503 Ac (16.23%)

LANDSCAPE BUFFERS:
NORTH (MAIN STREET) = 0' PROPOSED; 10' REQ'D IN C-2
SOUTH = 0'-4'
EAST (PITHLACHASCOTEE RIVER) = VARIES 0'-27'
WEST (RIVER ROAD) = VARIES 0'-5' PROPOSED; 10' REQ'D IN C-2

REQUIRED PARKING:
64 - 2 & 3 BEDROOM UNITS: 64x2 = 128 SPACES
16 - 1 BEDROOM UNITS: 16x1.5 = 24 SPACES

VISITOR: 0.5/UNIT: 80x0.5 = 40 SPACES

RETAIL: 1 SPACE/200 SQ. FT. G.F.A.
13,640 SQ. FT./200 = 68 SPACES

TOTAL REQUIRED PARKING = 260 SPACES

PROPOSED PARKING: GARAGE (9'x18') = 87 + 2 H.C. = 89 SPACES
SURFACE:
- REGULAR (9'x18') = 36 SPACES
- PARALLEL (9'x22') = 3 SPACES
- SPECIAL (9'x16') = 78 SPACES + 1 H.C.
- HANDICAP (12'x16') = 6 SPACES
- GRASS (9'x18') =12 SPACES

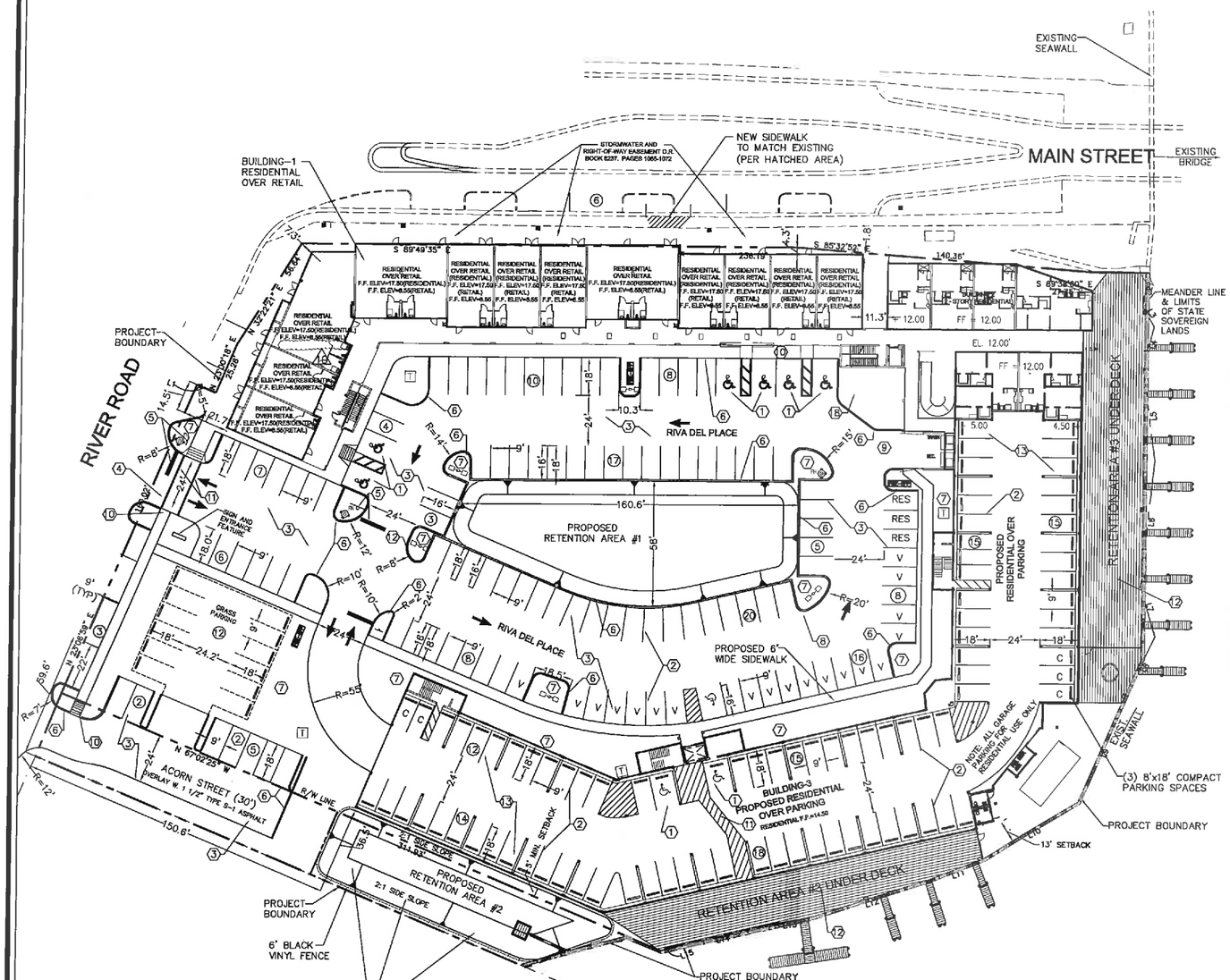
TOTAL SURFACE = 134 SPACES
TOTAL PROVIDED PARKING = 223 SPACES

SEWER: CITY OF NEW PORT RICHEY
FIRE: CITY OF NEW PORT RICHEY FIRE DEPARTMENT
ELECTRIC: SERVICE PROVIDED BY DUKE ENERGY
TELEPHONE: SERVICE PROVIDED BY VERIZON

SITE KEY NOTES

1. HANDICAP SPACE WITH H.C. PARKING SIGN. (SEE DETAIL THIS SHEET).
2. 4" WHITE PAINTED PARKING STRIPES (TYPICAL)
3. NEW ASPHALT PAVEMENT (SEE DETAIL ON SHEET C3)
4. INSTALL NEW DRIVEWAY PER F.D.O.T. STANDARD INDEX NO. 515
5. INSTALL 24" WHITE STOP BAR & STOP SIGN PER F.D.O.T. STANDARD INDEX NO. 17348
6. NEW TYPE "D" CURB PER F.D.O.T. STANDARD INDEX NO. 300
7. LANDSCAPE AREA
8. ALL RADII = 4' UNLESS OTHERWISE SHOWN
9. INSTALL NEW DUMPSTER ENCLOSURE SIZE AND CAPACITY TO COMPLY WITH CHAPTER 10 IN CITY OF NEW PORT RICHEY CODE
10. INSTALL CURB RAMP PER F.D.O.T. STANDARD INDEX NO. 304
11. INSTALL 5' WIDE CROSSWALK PER F.D.O.T. STANDARD INDEX NO. 17348
12. PROPOSED WOODEN BOARDWALK (PRIVATE)
13. CONCRETE PARKING GARAGE FLOOR; ALL GARAGE SPACES FOR RESIDENTIAL USE ONLY.
14. NOT USED
15. NOT USED
16. NOT USED
17. NOT USED
18. 10'X15' CONCRETE PAD WITH 6 "U" SHAPED BICYCLE RACKS.
19. NOT USED

FIRE DEPARTMENT NOTE: DRAWINGS WILL CONFORM TO ALL LOCAL FIRE DEPARTMENT AND NFPA REQUIREMENTS



Site Plan

Scale: 1"=30'

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SITE PLAN

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CHECKED BY:	RPD

JOB NUMBER
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SECTION 5, TOWNSHIP 26 SOUTH, RANGE 16 EAST
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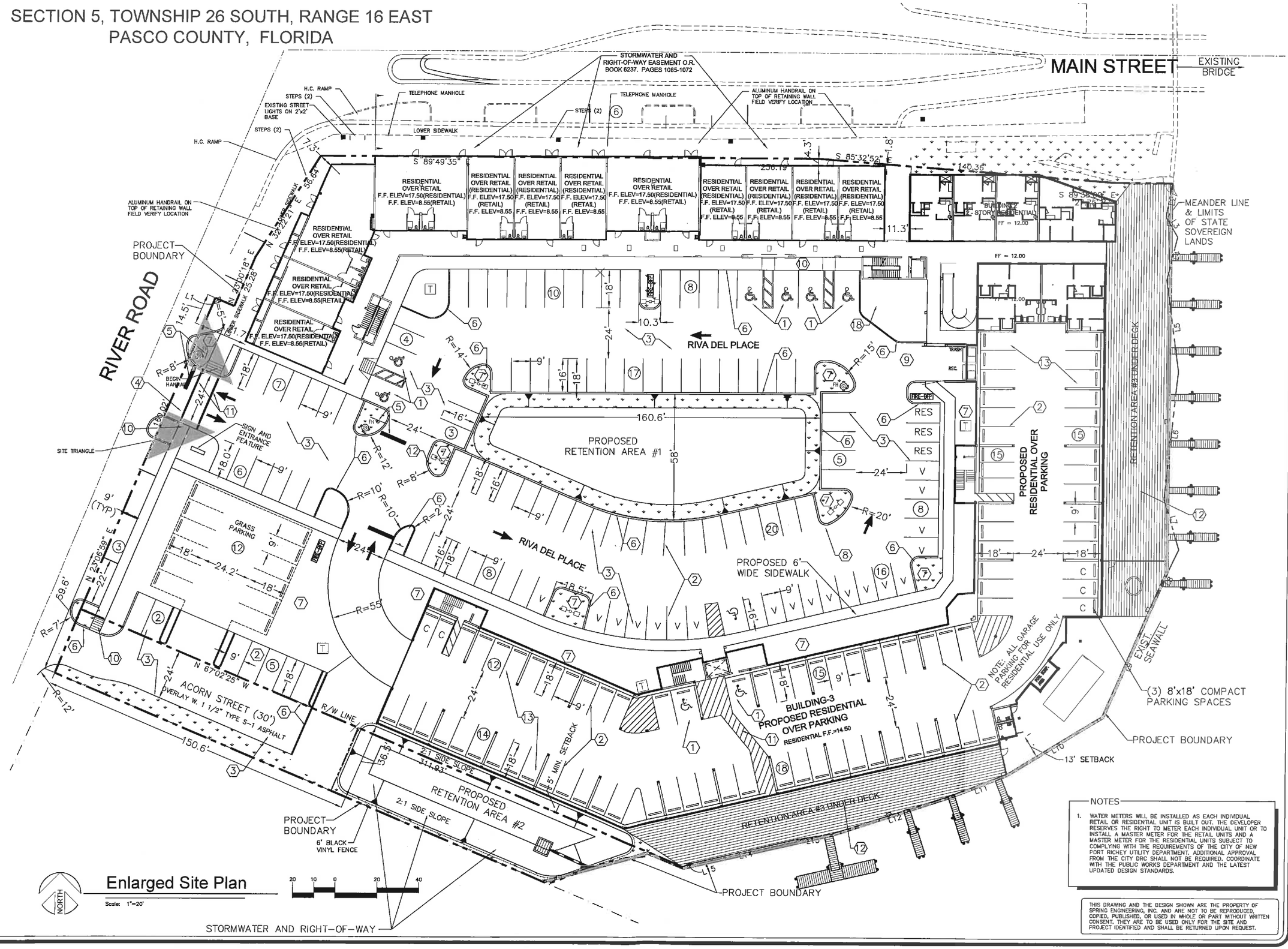

Enlarged Site Plan

Scale: 1"=20'

NOTES

1. WATER METERS WILL BE INSTALLED AS EACH INDIVIDUAL RETAIL OR RESIDENTIAL UNIT IS BUILT OUT. THE DEVELOPER RESERVES THE RIGHT TO METER EACH INDIVIDUAL UNIT OR TO INSTALL A MASTER METER FOR THE RETAIL UNITS AND A MASTER METER FOR THE RESIDENTIAL UNITS SUBJECT TO COMPLYING WITH THE REQUIREMENTS OF THE CITY OF NEW PORT RICHEY UTILITY DEPARTMENT. ADDITIONAL APPROVAL FROM THE CITY DRC SHALL NOT BE REQUIRED. COORDINATE WITH THE PUBLIC WORKS DEPARTMENT AND THE LATEST UPDATED DESIGN STANDARDS.

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ROLAND P. DOVE, P.E.
P.E. NO. 36533
DATE

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ENLARGED SITE PLAN

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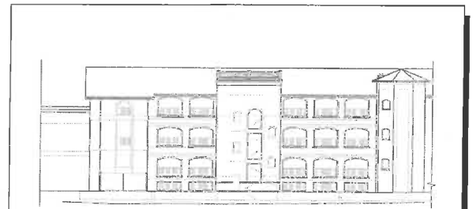
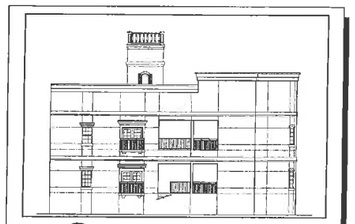
2004-26

SHEET
C2.1



A ELEVATION

K ELEVATION



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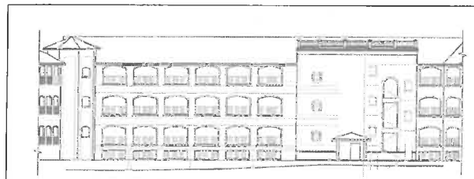

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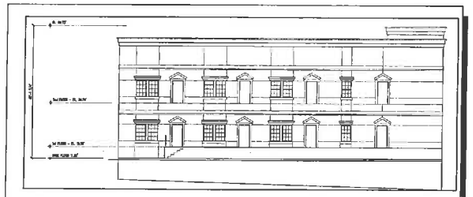

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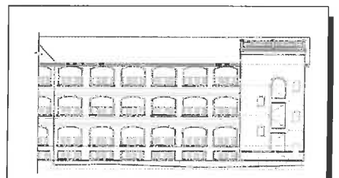
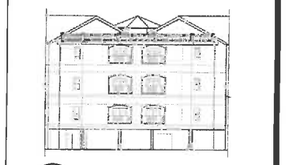


C ELEVATION

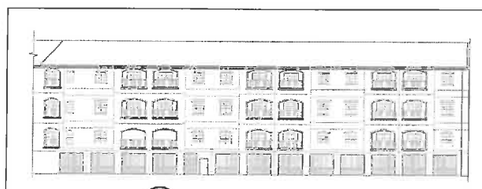
H ELEVATION

D ELEVATION

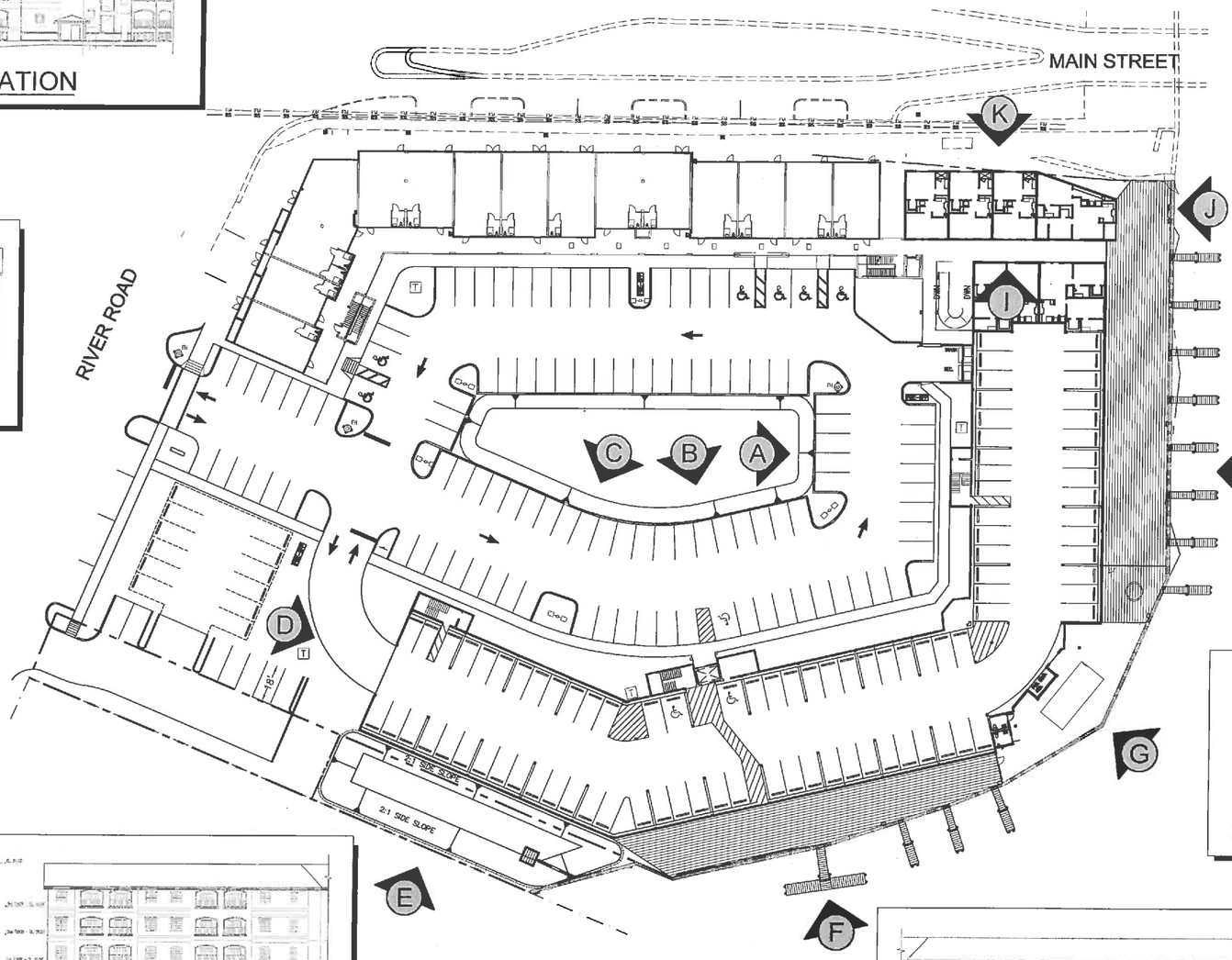


G ELEVATION

E ELEVATION



F ELEVATION



Site Plan

Scale: 1"=30'

0 15 30 60 90

100%
CONSTRUCTION DOC'S.
ISSUE DATE: 02-23-16

REV	DATE	DESCRIPTION

NOT VALID without SIGNATURE and ORIGINAL RAISED SEAL

ROLAND P. DOVE, P.E.
P.E. NO. 36933
DATE

MAIN STREET LANDING

New Port Richey, Florida

CONTRACT DATE:
July 20, 2004

SPRING ENGINEERING, INC.
ENGINEERING • LAND PLANNING • ARCHITECTURE
3014 U.S. HWY 19, HOLIDAY, FL (727) 938-1516
FL COA NO. 00006158 & LICENCE NO. AA-C001747

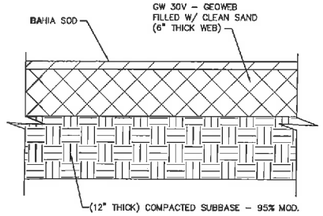
SITE PLAN

DESIGNED BY:	JPE
DRAWN BY:	JPE
CHECKED BY:	RPD

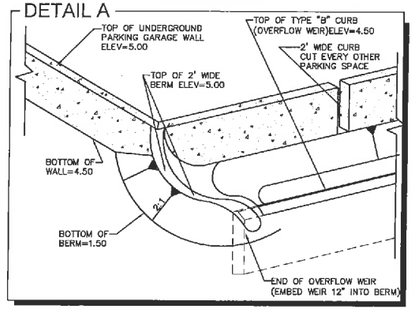
JOB NUMBER
2004-26

SHEET
C2.2

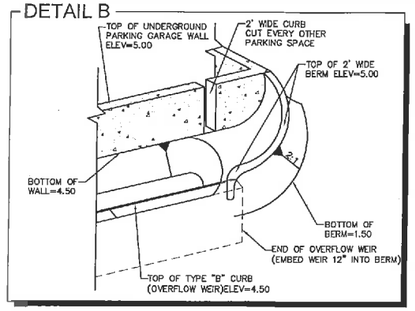
GRASS PARKING DETAIL



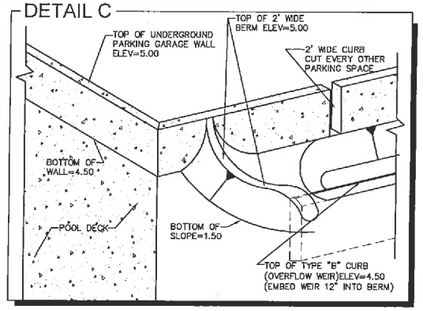
DETAIL A



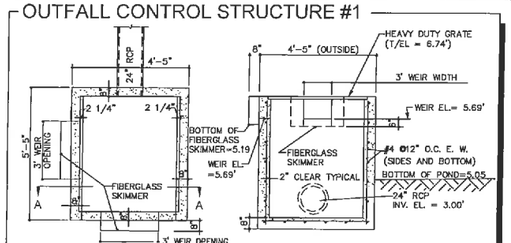
DETAIL B



DETAIL C

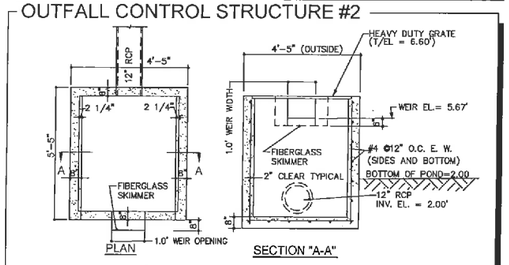


OUTFALL CONTROL STRUCTURE #1



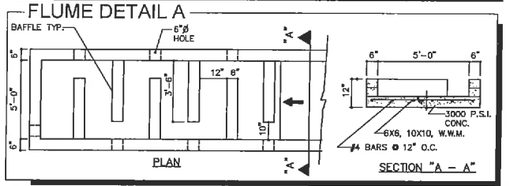
MODIFIED F.D.O.T. TYPE "D" INLET (INDEX 232)

OUTFALL CONTROL STRUCTURE #2



MODIFIED F.D.O.T. TYPE "D" INLET (INDEX 232)

FLUME DETAIL A



LEGEND

DIRECTION OF FLOW
PROPOSED ELEVATION
EXISTING ELEVATION
STORM CATCH BASIN
ROUND CONCRETE PIPE
EXISTING CONTOURS

GRADING NOTES

ALL COMMERCIAL BUILDINGS AND ATTENDANT UTILITY FACILITIES CONSTRUCTED BELOW ELEVATION 11.00--FEET WILL BE WATER TIGHT AND CAPABLE OF RESISTING THE EFFECTS OF THE REGULATORY FLOOD.

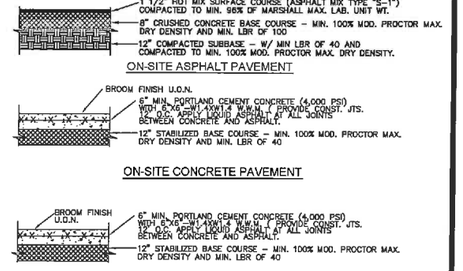
CONTRACTOR SHALL INSURE THAT THE CONSTRUCTION OF ALL HANDICAPPED PARKING SPACES, ACCESS AISLES, LOADING ZONES AND RAMPS COMPLY WITH THE ADA AND CABO/ANSI STANDARDS. SLOPES OF HANDICAPPED PARKING AND LOADING AREAS SHALL NOT EXCEED 2%. CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER (IN WRITING) OF ANY PROBLEM AREAS PRIOR TO CONSTRUCTION OR ASSUME RESPONSIBILITY FOR ALL NECESSARY RELATED CORRECTIONS.

ALL ORGANIC MATERIAL SHALL BE REMOVED FROM BENEATH THE FOOTINGS, SLABS AND PAVEMENT AND REPLACED WITH COMPACTED INORGANIC GRANULAR BACKFILL. EXCAVATION OF UNSUITABLE MATERIALS SHOULD EXTEND A MINIMUM DISTANCE OF 5' BEYOND THE FOOTPRINT OF THE BUILDING OR EDGE OF PAVEMENT.

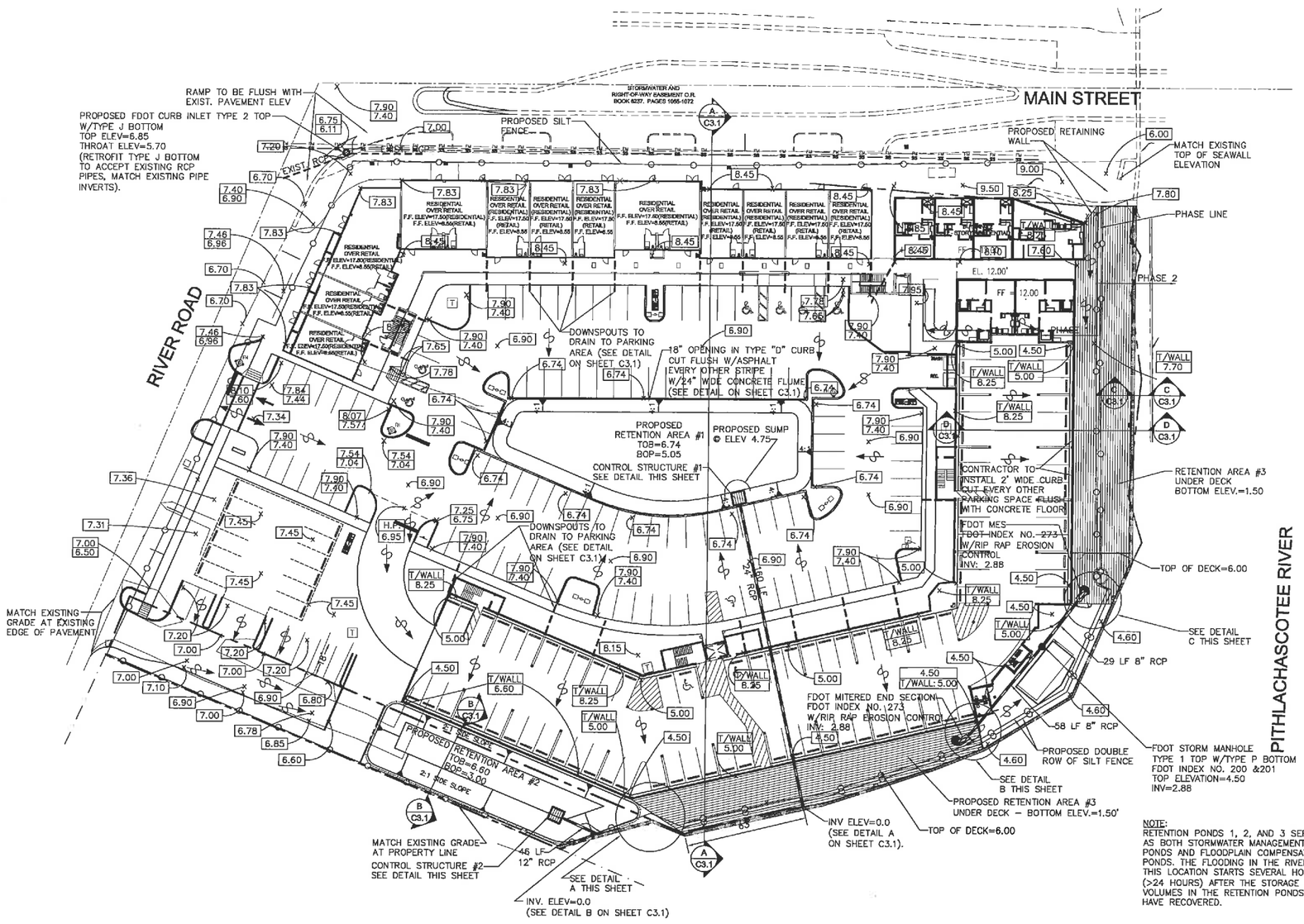
FOR ADDITIONAL INFORMATION ON THE REQUIRED SITE PREPARATION REFER TO THE REPORT OF GEOTECHNICAL SUBSURFACE EXPLORATION.

ALL SITE DRAINAGE IS DESIGNED TO FLOW TO THE PROPOSED RETENTION POND, THEREFORE NO ADJACENT SITES WILL BE AFFECTED DUE TO STORM WATER RUN-OFF FROM OUR SITE.

TYPICAL PAVEMENT SECTIONS



SECTION 5, TOWNSHIP 26 SOUTH, RANGE 16 EAST
PASCO COUNTY, FLORIDA



NOTE:
RETENTION PONDS 1, 2, AND 3 SERVE AS BOTH STORMWATER MANAGEMENT PONDS AND FLOODPLAIN COMPENSATION PONDS. THE FLOODING IN THE RIVER AT THIS LOCATION STARTS SEVERAL HOURS (>24 HOURS) AFTER THE STORAGE VOLUMES IN THE RETENTION PONDS HAVE RECOVERED.

Paving Grading & Drainage Plan

Scale: 1"=30'

100% CONSTRUCTION DOC'S.
ISSUE DATE: 02-23-16

REV	DATE	DESCRIPTION

SIGNATURE — NOT VALID WITHOUT SIGNATURE AND EMBOSSED SEAL
ROLAND P. DOVE, P.E.
P.E. NO. 36933
DATE

MAIN STREET LANDING
New Port Richey, Florida

CONTRACT DATE:
July 20, 2004

SPRING ENGINEERING, INC.
ENGINEERING • LAND PLANNING • ARCHITECTURE
3014 U.S. HWY 19, HOLIDAY, FL (727) 938-1516
FL COA NO. 00005158 & LICENCE NO. AA-C001747

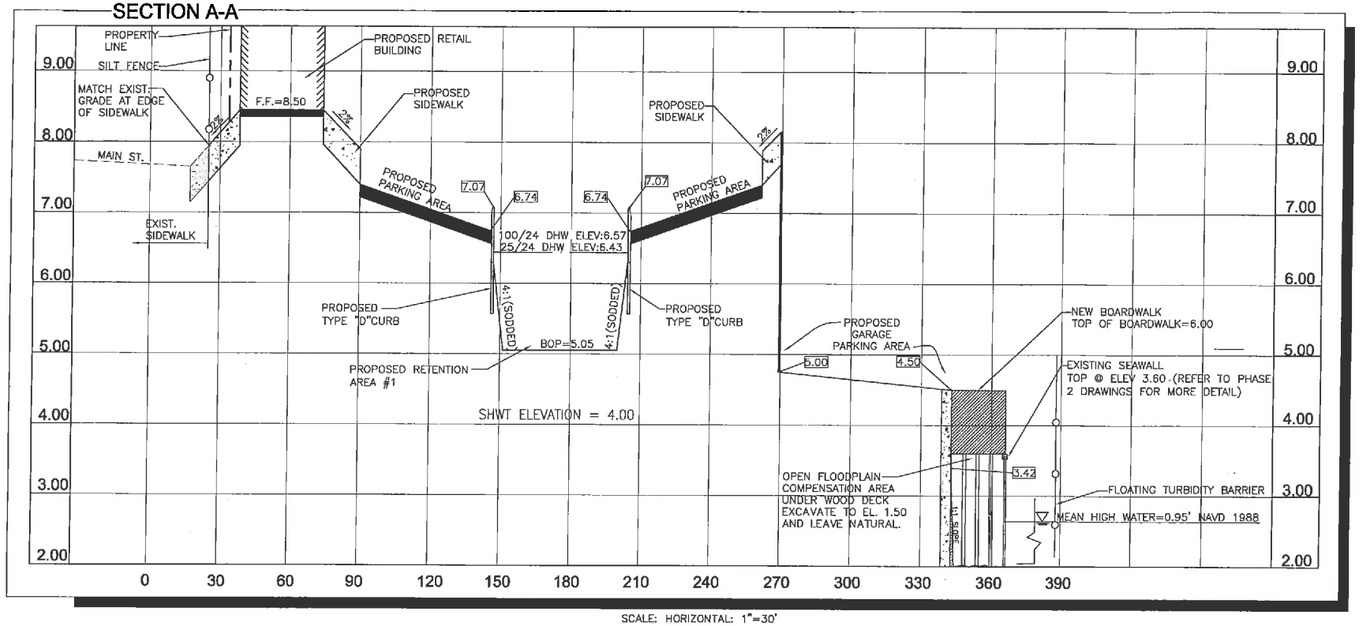
PAVING GRADING & DRAINAGE PLAN

DESIGNED BY:	JPE
DRAWN BY:	JPE
CHECKED BY:	RPD

JOB NUMBER
2004-26

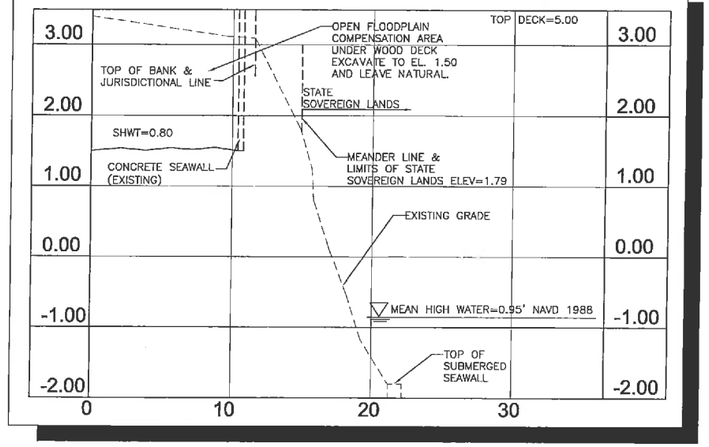
SHEET
C3.0

SECTION A-A



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

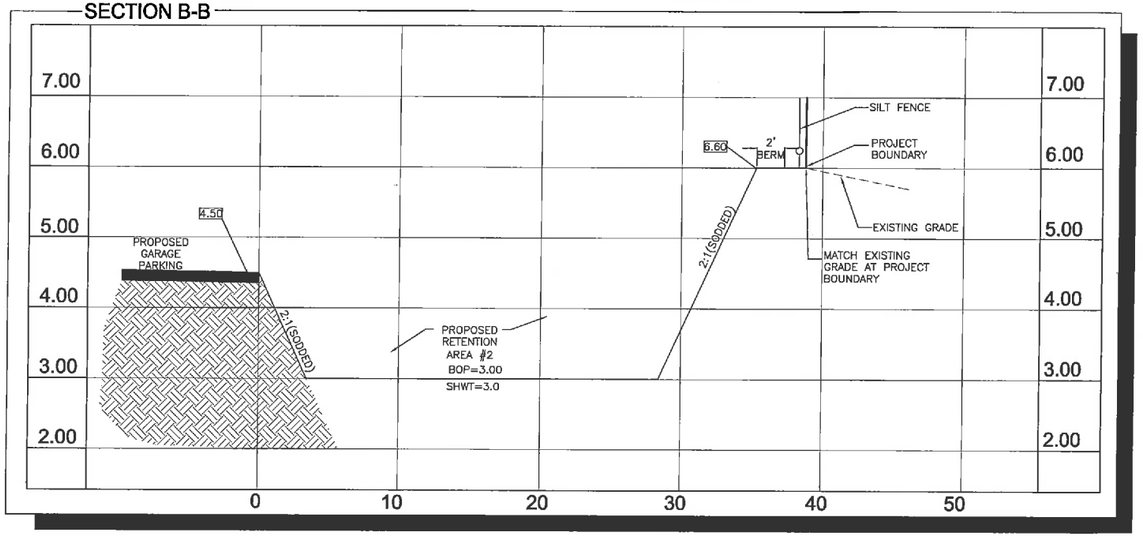
SECTION C-C



SCALE: HORIZONTAL: 1"=5'
VERTICAL: 1"=1'

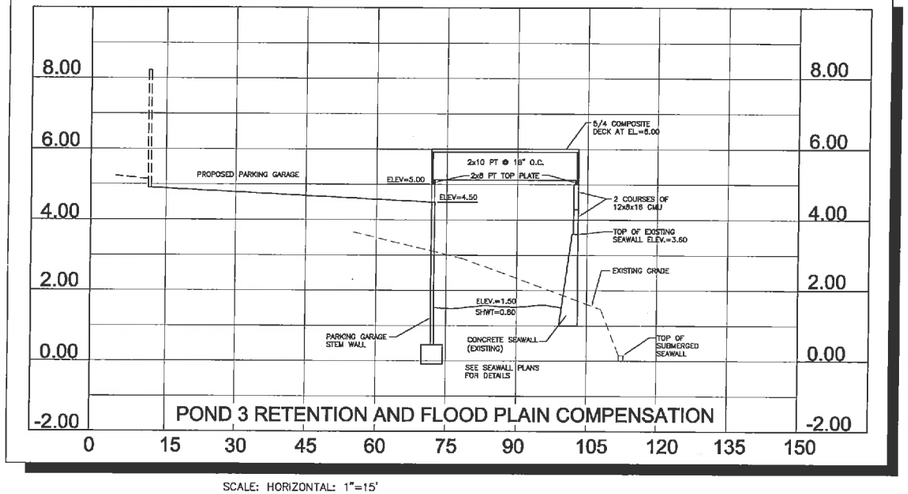
REFER TO GEOTECHNICAL REPORT PREPARED BY UNIVERSAL ENGINEERING SERVICES DATED FEB. 2, 2005 FOR DRI AND SHWT TEST RESULTS.

SECTION B-B

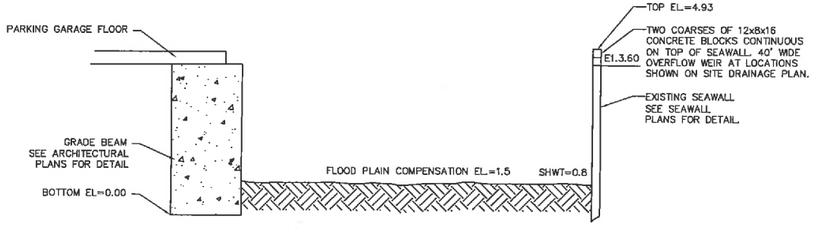


SCALE: HORIZONTAL: 1"=5'
VERTICAL: 1"=1'

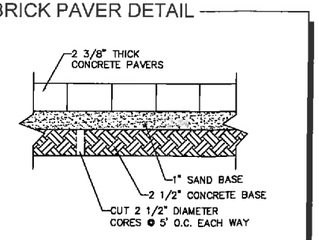
SECTION D-D



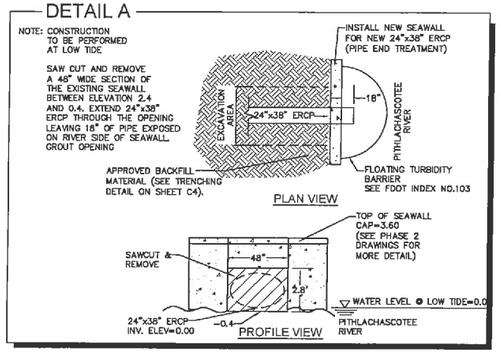
SCALE: HORIZONTAL: 1"=15'
VERTICAL: 1"=1'



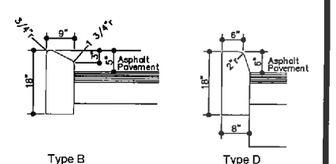
BRICK PAVER DETAIL



DETAIL A



CURB DETAILS



100% CONSTRUCTION DOC'S.
ISSUE DATE: 02-23-16

REV	DATE	DESCRIPTION

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ROLAND P. DOVE, P.E.
P.E. NO. 39933
DATE

MAIN STREET LANDING
New Port Richey, Florida

CONTRACT DATE:
July 20, 2004

SPRING ENGINEERING, INC.
ENGINEERING • LAND PLANNING • ARCHITECTURE
3014 U.S. HWY 19, HOLIDAY, FL (727) 938-1516
FL COA NO. 00005158 & LICENCE NO. AA-C001747

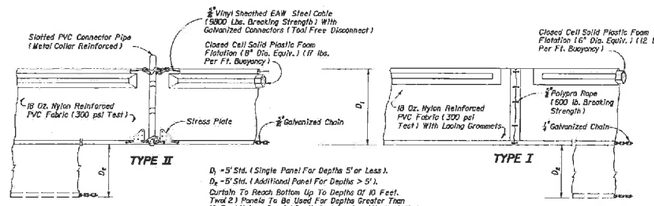
DRAINAGE DETAILS

DESIGNED BY:	JPE
DRAWN BY:	JPE
CHECKED BY:	RPD

JOB NUMBER
2004-26

SHEET
C3.1

TUBIDITY BARRIER



NOTICE: COMPONENTS OF TYPES I AND II MAY BE SIMILAR OR IDENTICAL TO PROPRIETARY DESIGNS. ANY INFRINGEMENT ON THE PROPRIETARY RIGHTS OF THE DESIGNER SHALL BE THE SOLE RESPONSIBILITY OF THE USER. SUBSTITUTIONS FOR TYPES I AND II SHALL BE AS APPROVED BY THE ENGINEER.

FLOATING TURBIDITY BARRIERS

EROSION CONTROL

TREE BARRICADES AND EROSION CONTROL: ALL EROSION CONTROL MEASURES (SILT BARRIERS) AND TREE BARRICADES MUST BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND REMAIN IN PLACE THROUGHOUT CONSTRUCTION. ENCROACHMENT OR FAILURE TO MAINTAIN THESE BARRICADES COULD RESULT IN ENFORCEMENT ACTION WHICH MAY INCLUDE CITATIONS AND/OR PERMIT REVOCATION. SILTATION BARRIERS SHALL BE MAINTAINED AND REPAIRED AT THE END OF EACH WORKING DAY. HAY BALES SHALL BE INSTALLED ONCE PERIMETER GRADING IS COMPLETED. STORMWATER FACILITIES SHALL HAVE HAY BALES PLACED AROUND THEIR ENTRANCES TO PREVENT SEDIMENT FROM BEING TRANSPORTED INTO THE STORMWATER SYSTEM. HAY BALES SHALL BE PLACED ALONG THE PERIMETER OF ALL DOWNSTREAM BOUNDARIES TO PROVIDE FILTRATION OF RUNOFF DURING CONSTRUCTION. THE HAY BALES SHALL REMAIN IN PLACE UNTIL THE ENGINEER HAS APPROVED THE VEGETATIVE COVER ALONG EMBANKMENTS PROVIDING RUNOFF TO THE PERIMETER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN SOIL EROSION CONTROL DEVICES. IF AT ANY TIME DRAINAGE STRUCTURES OR EROSION CONTROL DEVICES BECOME DAMAGED OR INOPERABLE, IT IS THE CONTRACTORS RESPONSIBILITY TO REPAIR THEM.

THE CONTRACTOR IS EXPECTED, AT THE END OF EACH DAY, TO HAVE THE SITE GRADED IN SUCH A WAY THAT ADJACENT PROPERTIES ARE NOT ADVERSELY IMPACTED BY EROSION OR SEDIMENT LEAVING THE SITE. CLEARED AREAS SHALL BE STABILIZED EARLY IN THE CONSTRUCTION PROCESS AND IF NATURAL PRECIPITATION DOES NOT PROVIDE PERIODIC WETTING OF THE SITE, THEN THE CONTRACTOR SHALL PROVIDE A METHOD OF SPRAYING THE SITE TO PREVENT WIND EROSION. CONTRACTOR SHALL CLEAR ONLY THAT AREA SHOWN TO BE CLEARED ON THE PLAN. CARE SHALL BE TAKEN TO DISTURB THE EXISTING VEGETATION IN ONLY THOSE AREAS UNDER CONSTRUCTION AT THAT TIME.

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. 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 DRIP LINE OF A TREE TO REMAIN ON THE SITE UNLESS OTHERWISE APPROVED BY THE LOCAL GOVERNMENT. ALL TREE ROOTS EXISTING WITHIN APPROVED IMPROVEMENT AREAS AND ORIGINATING FROM A PROTECTED TREE SHALL BE SEVERED CLEAN AT THE LIMITS OF THE PRESERVED AREA. 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.

EROSION CONTROL NOTES

1. THE PERIMETER CONTROLS (SILT FENCE AND HAY BALES) SHALL BE INSTALLED AROUND THE ENTIRE AREA TO BE DISTURBED, AS SHOWN.
2. HAY BALES TO BE PROVIDED AROUND THE NEW CATCH BASINS IMMEDIATELY AFTER THE BASINS ARE INSTALLED AND TEMPORARILY REMOVED FOR PAVEMENT INSTALLATION.
3. HAY BALE BARRIERS SHALL BE PROVIDED IN EXISTING UPLAND DITCHES DURING PIPE PLACEMENT AND DITCH FILLING OPERATIONS. SEE DETAIL THIS SHEET.
4. WASTE, SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER OR SANITARY WASTE ARE TO BE PROPERLY CONTROLLED AND NOT DISCHARGED TO THE DRAINAGE DITCHES.
5. TRUCKING OF SEDIMENTS AND GENERATION OF DUST BY OFF-SITE VEHICLES SHALL BE MINIMIZED.
6. PROVIDE TEMPORARY DISTURBED AREA STABILIZATION BY SPREADING RYE GRASS SEED AT THE RATE OF 188 LBS PER ACRE.
7. THE APPLICATION, GENERATION AND MIGRATION OF TOXIC SUBSTANCES SHALL BE LIMITED AND PROPERLY STORED AND DISPOSED OF.
8. EROSION CONTROL DEVICES SHALL BE MAINTAINED IN PROPER WORKING ORDER THROUGHOUT THE CONSTRUCTION. MAINTENANCE SHALL BE PERFORMED AS NEEDED. DEVICES SHALL BE REPAIRED AND/OR REPLACED AS REQUIRED. MATERIAL SHALL BE REMOVED WHEN SEDIMENT BUILD-UP REACHES 50% OF THE HEIGHT OF THE DEVICE.
9. ALL EFFORTS MUST BE UNDERTAKEN TO PREVENT ANY EROSION OR TURBID WATER FROM BEING DISCHARGED INTO WETLANDS AND/OR WATERS OF THE COUNTY. TURBID DISCHARGES THAT EXCEED 50 JTU'S (JACKSON TURBIDITY UNITS) OR 29 NTU'S (NEPHELOMETRIC TURBIDITY UNITS) ABOVE BACKGROUND LEVELS SHALL NOT BE EXCEEDED. HAY BALES, SILT FENCES OR OTHER EPC APPROVED METHODS OF EROSION/TURBIDITY CONTROL ARE REQUIRED. CONTROLS SHOWN ARE MINIMUM REQUIREMENTS. INSTALLATION AND MAINTENANCE OF ADEQUATE CONTROLS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. CONTROLS SHALL BE MAINTAINED IN GOOD CONDITION THROUGHOUT THE CONSTRUCTION PROCESS AND UNTIL ALL LOOSE SOILS HAVE STABILIZED. CONTROL DEVICES SHALL BE INSPECTED REGULARLY AND MODIFIED AS REQUIRED FOR PROPER OPERATION.

EROSION CONTROL NOTES

ALL EROSION CONTROL MEASURES (SILT BARRIERS) MUST BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND REMAIN IN PLACE THROUGHOUT CONSTRUCTION. ENCROACHMENT OR FAILURE TO MAINTAINTHESE BARRICADES COULD RESULT IN ENFORCEMENT ACTION WHICH MAY INCLUDE CITATIONS AND/OR PERMIT REVOCATION. SILTATION BARRIERS SHALL BE MAINTAINED AND REPAIRED AT THE END OF EACH WORKING DAY. HAY BALES SHALL BE INSTALLED ONCE PERIMETER GRADING IS COMPLETED. STORMWATER FACILITIES SHALL HAVE HAY BALES PLACED AROUND THEIR ENTRANCES TO PREVENT SEDIMENT FROM BEING TRANSPORTED INTO THE STORMWATER SYSTEM. HAY BALES SHALL BE PLACED ALONG THE PERIMETER OF ALL DOWNSTREAM BOUNDARIES TO PROVIDE FILTRATION OF RUNOFF DURING CONSTRUCTION. THE HAY BALES SHALL REMAIN IN PLACE UNTIL THE ENGINEER HAS APPROVED THE VEGETATIVE COVER ALONG EMBANKMENTS PROVIDING RUNOFF TO THE PERIMETER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN SOIL EROSION CONTROL DEVICES. IF AT ANY TIME DRAINAGE STRUCTURES OR EROSION CONTROL DEVICES BECOME DAMAGED OR INOPERABLE, IT IS THE CONTRACTORS RESPONSIBILITY TO REPAIR THEM. THE CONTRACTOR IS EXPECTED, AT THE END OF EACH DAY, TO HAVE THE SITE GRADED IN SUCH A WAY THAT ADJACENT PROPERTIES ARE NOT ADVERSELY IMPACTED BY EROSION OR SEDIMENT LEAVING THE SITE. CLEARED AREAS SHALL BE STABILIZED EARLY IN THE CONSTRUCTION PROCESS AND IF NATURAL PRECIPITATION DOES NOT PROVIDE PERIODIC WETTING OF THE SITE, THEN THE CONTRACTOR SHALL PROVIDE A METHOD OF SPRAYING THE SITE TO PREVENT WIND EROSION.

CSWMP SIGNATURES

OWNER: MAIN STREET LANDING, LLC
P.O. BOX 2900
GAINSEVILLE, FLORIDA 32602-2900
PHONE: (352) 372-6172

OWNERS SIGNATURE
AGENT

ENGINEER: SPRING ENGINEERING, INC.
3014 US HIGHWAY 19
HOLIDAY, FLORIDA 34691
PHONE: (727) 938-1516

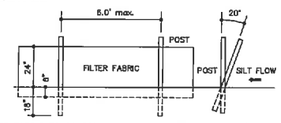
ROLAND P. DOVE, P.E.
PROJECT ENGINEER
#36933

LEGAL DESCRIPTION

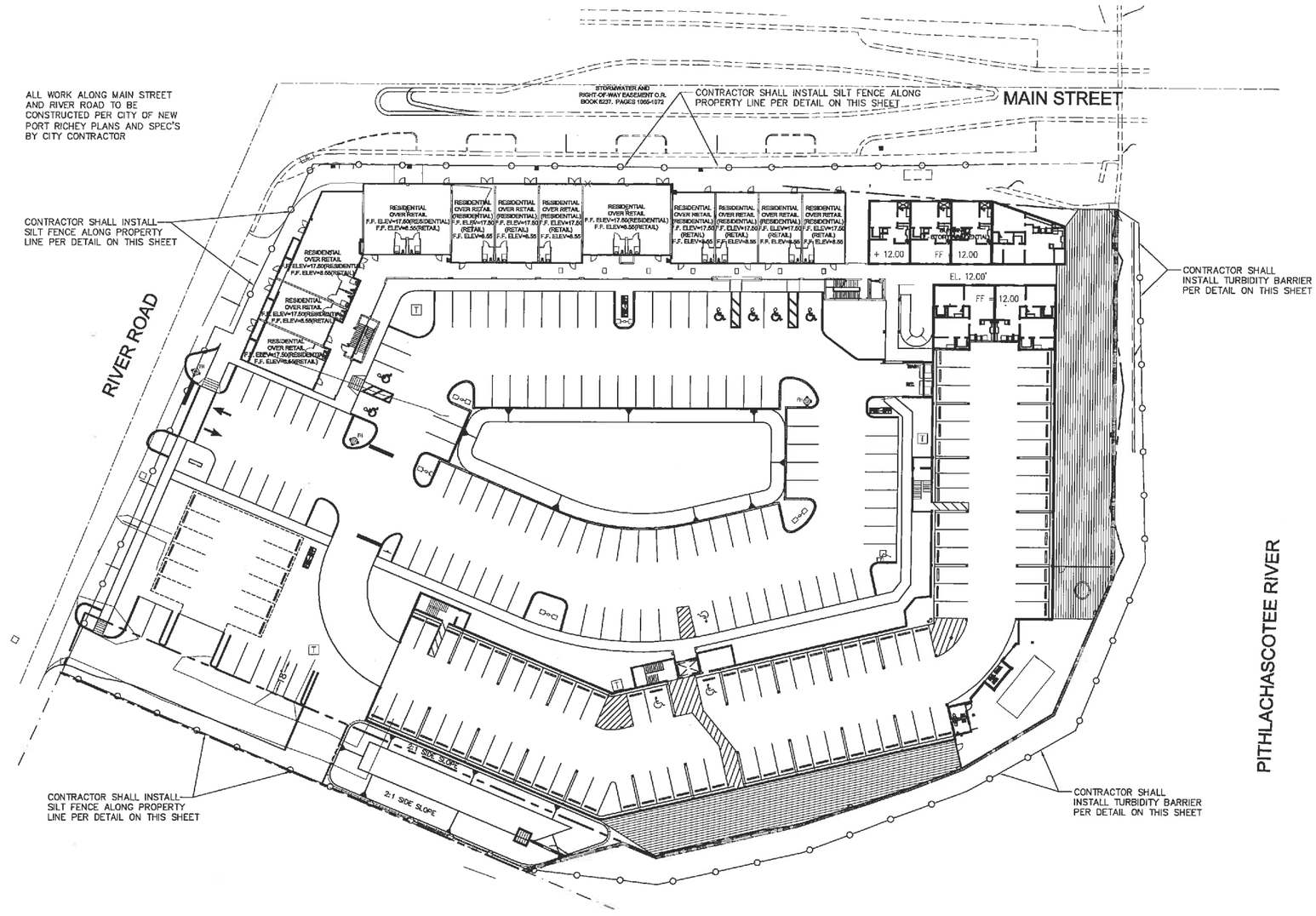
A PORTION OF LOTS 5-9 AND ALL OF LOTS 10-12, BLOCK 208, CITY OF NEW PORT RICHEY, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 2, PAGE 27, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF LOT 12, BLOCK 208; THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF RIVER ROAD; NORTH 23°06'59" EAST, A DISTANCE OF 160.02 FEET; THENCE SOUTH 66°59'35" EAST, A DISTANCE OF 9.69 FEET; THENCE NORTH 23°00'18" EAST, A DISTANCE OF 25.28 FEET; THENCE NORTH 32°22'21" EAST, A DISTANCE OF 56.64 FEET; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY AND ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF MAIN STREET SOUTH 89°49'35" EAST, A DISTANCE OF 236.19 FEET; THENCE SOUTH 85°32'52" EAST, A DISTANCE OF 140.36 FEET; THENCE SOUTH 89°39'00" EAST, A DISTANCE OF 18.50 FEET TO A POINT AT THE TOP OF BANK OF PITHLACHASCOTEE RIVER AND THE BEGINNING MEANDER LINE FOLLOWING THE EXISTING TOP OF BANK; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY ALONG SAID MEANDER LINE SOUTH 37°43'45" WEST, A DISTANCE OF 17.26 FEET; THENCE SOUTH 56°32'43" EAST, A DISTANCE OF 23.44 FEET; THENCE SOUTH 13°43'23" WEST, A DISTANCE OF 16.73 FEET; THENCE SOUTH 01°37'21" EAST, A DISTANCE OF 27.40 FEET; THENCE SOUTH 09°31'07" EAST, A DISTANCE OF 21.19 FEET; THENCE SOUTH 65°09'27" WEST, A DISTANCE OF 4.48 FEET; THENCE SOUTH 12°29'44" EAST, A DISTANCE OF 14.75 FEET; THENCE SOUTH 02°50'00" WEST, A DISTANCE OF 33.43 FEET; THENCE SOUTH 00°55'03" EAST, A DISTANCE OF 26.94 FEET; THENCE SOUTH 35°28'41" EAST, A DISTANCE OF 8.14 FEET; THENCE SOUTH 21°52'51" WEST, A DISTANCE OF 29.98 FEET TO A POINT ON THE FACE OF A CONCRETE SEAWALL; THENCE CONTINUE ALONG SAID MEANDER LINE AND THE FACE OF THE CONCRETE SEAWALL SOUTH 23°10'44" WEST, A DISTANCE OF 55.66 FEET; THENCE SOUTH 58°46'11" WEST, A DISTANCE OF 52.42 FEET; THENCE SOUTH 68°22'18" WEST, A DISTANCE OF 31.03 FEET; THENCE SOUTH 72°01'52" WEST, A DISTANCE OF 56.75 FEET; THENCE SOUTH 81°01'56" WEST, A DISTANCE OF 18.03 FEET; THENCE SOUTH 76°54'10" WEST, A DISTANCE OF 49.83 FEET; THENCE SOUTH 68°49'22" WEST, A DISTANCE OF 4.68 FEET TO THE SOUTHERLY LINE OF LOT 12; THENCE DEPARTING SAID MEANDER LINE ALONG SAID SOUTHERLY LINE OF LOT 12 NORTH 67°02'25" WEST, A DISTANCE OF 311.31 FEET TO THE POINT OF BEGINNING.
CONTAINING 3.08 ACRES, 134256.5 SQUARE FEET, MORE OR LESS.

SILT FENCE DETAIL



1. FILTER FABRIC TO CONFORM WITH F.D.O.T. SPECIFICATIONS (SEC. 985)
2. POSTS TO BE 2"x4" WOOD POST OR 1.3 LB/FT STEEL POST.
3. POST POSITION TO BE CANTED (20°) OR VERTICAL (90°).
4. DO NOT DEPLOY IN A MANNER THAT SILT FENCE WILL ACT AS A DAM ACROSS PERMANENT FLOWING WATER COURSES.



NORTH

Construction Surface Water Management Plan

Scale: 1"=30'

0 15 30 60 90

100%
CONSTRUCTION DOC'S.
ISSUE DATE: 02-23-16

REV	DATE	DESCRIPTION

NOT VALID WITHOUT SIGNATURE AND ORIGINAL RAISED SEAL
ROLAND P. DOVE, P.E.
P.E. NO. 36933
DATE
STATE OF FLORIDA

MAIN STREET LANDING
New Port Richey, Florida

CONTRACT DATE:
July 20, 2004

SPRING ENGINEERING, INC.
ENGINEERING • LAND PLANNING • ARCHITECTURE
3014 U.S. HWY 19, HOLIDAY, FL (727) 938-1516
FL COA NO. 00005188 & LICENCE NO. AA-C001747

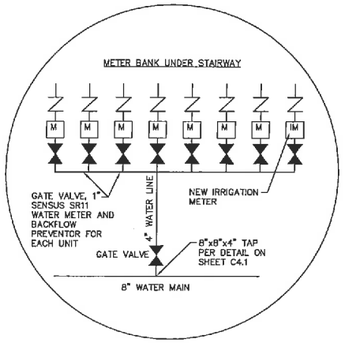
CONSTRUCTION SURFACE WATER MANAGEMENT PLAN

DESIGNED BY: JPE
DRAWN BY: JPE
CHECKED BY: RPD

JOB NUMBER
2004-26

SHEET
C3.2

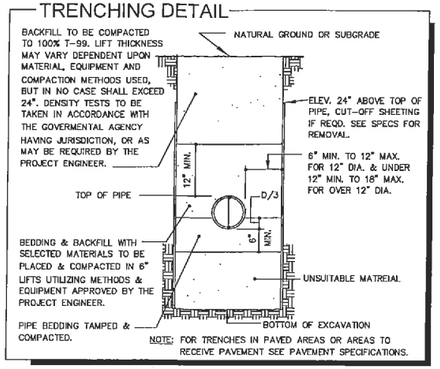
SECTION 5, TOWNSHIP 26 SOUTH, RANGE 16 EAST
PASCO COUNTY, FLORIDA

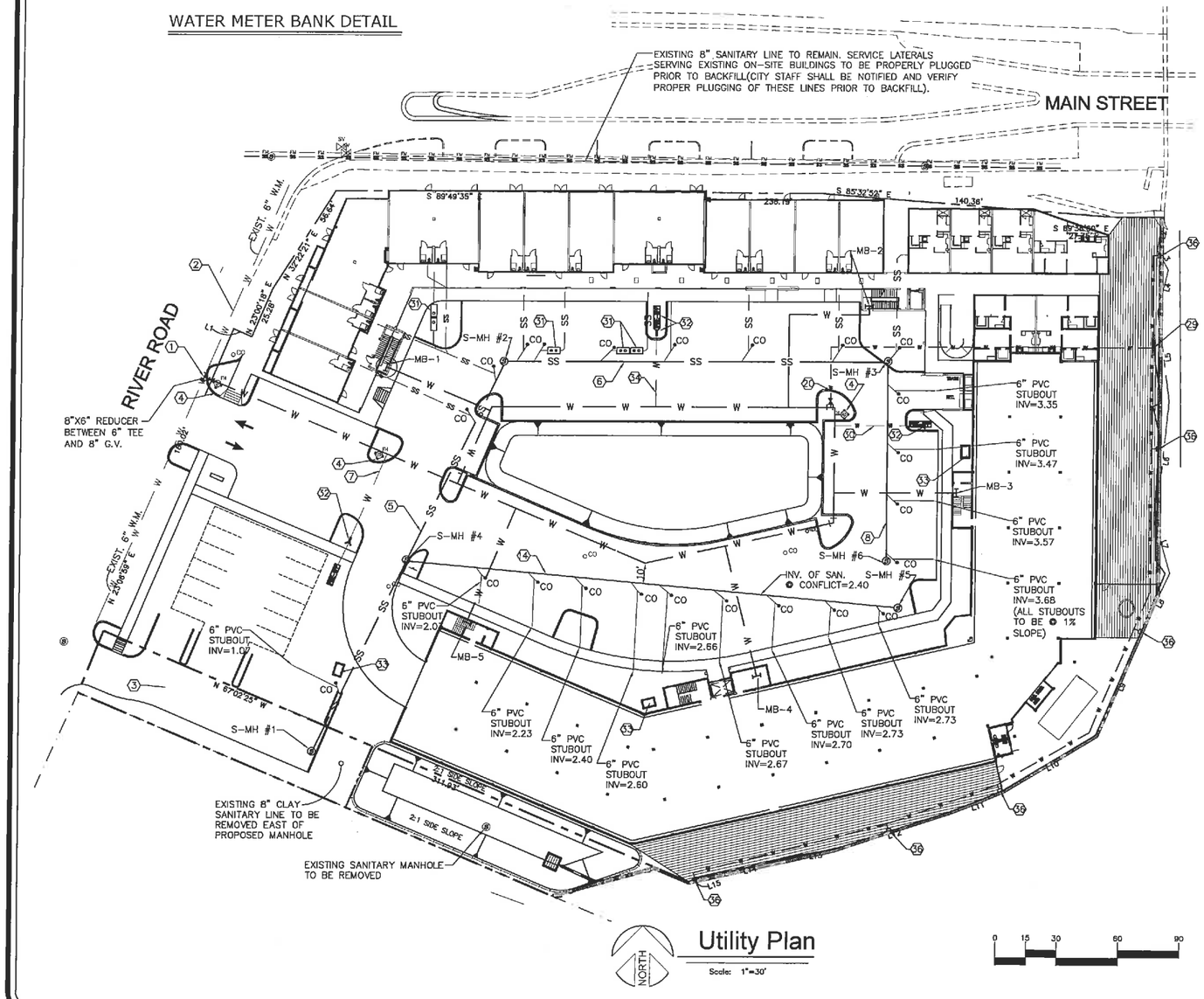


METER BANK LOCATION NO.	NUMBER OF METERS
MB-1	8 RETAIL, 7 RESIDENTIAL
MB-2	7 RETAIL, 19 RESIDENTIAL
MB-3	15 RESIDENTIAL
MB-4	24 RESIDENTIAL
MB-5	15 RESIDENTIAL

WATER METER BANK DETAIL

TRENCHING DETAIL





Utility Plan

Scale: 1"=30'

0 15 30 60 90

UTILITY CONTACTS

SANITARY SEWER:	CITY OF NEW PORT RICHEY PUBLIC WORKS 6420 PINEHILL ROAD PORT RICHEY, FL 34668 BARETT DOE (727) 841-4541
POTABLE WATER:	CITY OF NEW PORT RICHEY PUBLIC WORKS 6420 PINEHILL ROAD PORT RICHEY, FL 34668 BARETT DOE (727) 841-4541
ELECTRICAL:	DUKE ENERGY 5225 TECH DATA DRIVE CLEARWATER, FL 33760 ROB CRANFORD (727) 599-4609
TELEPHONE:	VERIZON 1280 E. CLEAVELAND AVENUE CLEARWATER, FLORIDA 33755 DAN FARMER (727) 562-1165

SANITARY MANHOLE INDEX

S-MH #1: SEE DETAIL ON SHEET C4.1
TOP ELEV=8.50
INV (N)=1.23
INV (W & E)=1.13

S-MH #2: SEE DETAIL ON SHEET C4.1
TOP ELEV=7.55
INV (S)=2.15
INV (E)=2.25

S-MH #3 SEE DETAIL ON SHEET C4.1
TOP ELEV=7.50
INV (W)=3.05
INV (S)=3.08

S-MH #4 SEE DETAIL ON SHEET C4.1
TOP ELEV=7.10
INV (S)=1.72
INV (E)=1.72
INV (N)=1.72

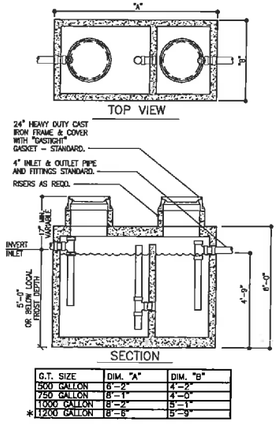
S-MH #5 SEE DETAIL ON SHEET C4.1
TOP ELEV=7.30
INV=2.67

S-MH #6 SEE DETAIL ON SHEET C4.1
TOP ELEV=6.97
INV=3.45

LEGEND

- W EXISTING WATER LINE
- SS EXISTING SANITARY LINE
- W PROPOSED WATER LINE
- SS PROPOSED SANITARY LINE
- PROPOSED FIRE HYDRANT
- M PROPOSED 3/4" WATER METER
- 3/4" PROPOSED BACKFLOW PREVENTER
- FIRE LINE BACKFLOW PREVENTER W/F.D.C.
- PROPOSED GATE VALVE & BOX

GREASE TRAP DETAIL



G.T. SIZE	DIM. "A"	DIM. "B"
500 GALLON	6'-2"	4'-2"
750 GALLON	6'-1"	4'-0"
1000 GALLON	6'-2"	5'-1"
*1200 GALLON	6'-5"	5'-9"

SEPARATION FOR WATER/SEWER CONFLICTS

1. SANITARY SEWERS, FORCE MAINS AND STORM SEWERS SHOULD ALWAYS CROSS UNDER WATER MAINS. SANITARY SEWERS, FORCE MAINS AND STORM SEWERS CROSSING WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE WHENEVER POSSIBLE.

   WHERE SANITARY SEWERS, FORCE MAINS AND STORM SEWERS MUST CROSS A WATER MAIN WITH LESS THAN 18 INCHES VERTICAL DISTANCE, BOTH THE SEWER AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) AT THE CROSSING. SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE LEAK FREE AND MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT THE CROSSING.

   WHERE THERE IS NO ALTERNATIVE TO SEWER PIPES CROSSING OVER THE WATER MAIN, THE CRITERIA FOR MINIMUM SEPARATION OF 18 INCHES BETWEEN LINES AND 10 FEET BETWEEN JOINTS SHALL BE REQUIRED.

   ALL CROSSINGS SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS AND THE WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING (PIPES CENTERED ON THE CROSSING).

   WHERE A NEW PIPE CONFLICTS WITH AN EXISTING PIPE, THE NEW PIPE SHALL BE CONSTRUCTED OF DIP AND THE CROSSING SHALL BE ARRANGED TO MEET THE REQUIREMENTS ABOVE.
2. A MINIMUM 10 FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF SEWER & WATER MAIN IN PARALLEL INSTALLATION WHENEVER POSSIBLE.

   IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN 10 FOOT HORIZONTAL SEPARATION THE WATER MAIN MUST BE LAID IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER OR FORCE MAIN AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER.

   WHERE IT IS NOT POSSIBLE TO MAINTAIN A VERTICAL DISTANCE OF 18 INCHES IN PARALLEL INSTALLATIONS THE WATER MAIN SHALL BE CONSTRUCTED OF DIP AND THE SEWER OR THE FORCE MAIN SHALL BE CONSTRUCTED OF DIP WITH A MINIMUM VERTICAL DISTANCE OF 6 INCHES. THE WATER MAIN SHOULD ALWAYS BE ABOVE THE SEWER. JOINTS ON THE WATER MAIN SHALL BE LOCATED AS FAR APART AS POSSIBLE FROM JOINTS ON THE SEWER OR FORCE MAIN (STAGGERED JOINTS).
3. ALL DIP SHALL BE CLASS 50 OR HIGHER, ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE AS REQUIRED BY THE PERMITTING UTILITIES DEPARTMENT.

UTILITY KEY NOTES

1. CONTRACTOR TO INSTALL NEW ±598 LF OF 8" SCH. 40 DR18 WATER LINE FROM EXISTING 8" WATER MAIN, SEE TAPPING DETAIL ON SHEET C4.1.
2. EXISTING 6" CI WATER LINE.
3. EXISTING 8" GRAVITY SANITARY SEWER LINE.
4. CONTRACTOR TO INSTALL NEW FIRE HYDRANT ASSEMBLY PER DETAIL ON SHEET C4.1.
5. CONTRACTOR TO INSTALL ±208 L.F. 8" PVC SANITARY SEWER LINE (@ 0.49% SLOPE) FROM SM-#1 TO SM-#2.
6. CONTRACTOR TO INSTALL ±184 L.F. 8" PVC SANITARY SEWER LINE (@ 0.4% SLOPE) FROM SM-#2 TO SM-#3.
7. CONTRACTOR TO INSTALL ±45 L.F. 2 1/2" CPVC FIRE LINE
8. CONTRACTOR TO INSTALL ±94 L.F. 8" PVC SANITARY SEWER LINE (@ 0.4% SLOPE) FROM SM-#3 TO SM-#6.
9. CONTRACTOR TO INSTALL PVC SANITARY CLEANOUTS, SEE DETAIL ON SHEET C4.1.
10. CONTRACTOR TO INSTALL ±61L.F. 3" W.M. SCH. 40 DR18
11. CONTRACTOR TO INSTALL ±56L.F. 3" W.M. SCH. 40 DR18
12. CONTRACTOR TO INSTALL ±56L.F. 3" W.M. SCH. 40 DR18
13. CONTRACTOR TO INSTALL ±56L.F. 3" W.M. SCH. 40 DR18
14. CONTRACTOR TO INSTALL ±238 L.F. 8" PVC SANITARY SEWER LINE (@ 0.4% SLOPE)
15. CONTRACTOR TO INSTALL ±60L.F. 3" W.M. SCH. 40 DR18
16. CONTRACTOR TO INSTALL ±59L.F. 3" W.M. SCH. 40 DR18
17. CONTRACTOR TO INSTALL ±98L.F. 3" W.M. SCH. 40 DR18
18. CONTRACTOR TO INSTALL ±54L.F. 3" W.M. SCH. 40 DR18
19. CONTRACTOR TO INSTALL ±45L.F. 3" W.M. SCH. 40 DR18
20. CONTRACTOR TO INSTALL ±220L.F. 3" W.M. SCH. 40 DR18
21. CONTRACTOR TO INSTALL ±51L.F. 3" W.M. SCH. 40 DR18
22. CONTRACTOR TO INSTALL ±51L.F. 3" W.M. SCH. 40 DR18
23. CONTRACTOR TO INSTALL ±53L.F. 3" W.M. SCH. 40 DR18
24. CONTRACTOR TO INSTALL ±51L.F. 3" W.M. SCH. 40 DR18
25. CONTRACTOR TO INSTALL ±51L.F. 3" W.M. SCH. 40 DR18
26. CONTRACTOR TO INSTALL ±97L.F. 3" W.M. SCH. 40 DR18
27. CONTRACTOR TO INSTALL ±55L.F. 3" W.M. SCH. 40 DR18
28. WATER SERVICE TO DWELLING UNITS SHALL BE INDIVIDUALLY METERED WITH DOUBLE CHECK VALVE BACKFLOW DEVICES INSTALLED IN A VALVE BOX BETWEEN THE METER AND THE DWELLING UNIT. SEE DETAIL ON SHEET C4.1.
29. CONTRACTOR TO INSTALL TEMPORARY BLOW OFF VALVE FOR BOAT DOCKS SEE DETAIL ON SHEET C4.1.
30. CONTRACTOR TO INSTALL ±40 L.F. 6" C-900 DR14 PVC FIRE LINE
31. 1200 GALLON GREASE TRAP PER DETAIL THIS SHEET.
32. FIRE LINE BACKFLOW PREVENTER WITH FIRE DEPARTMENT CONNECTION
33. PROPOSED TRANSFORMER LOCATIONS BY OTHERS
34. CONTRACTOR TO INSTALL ±38 L.F. 6" C-900 DR14 PVC FIRE LINE
35. CONTRACTOR TO INSTALL ±20L.F. 3/4" W.M. SCH. 40 DR18 TO TEMPORARY BLOW OFF VALVE (SEE BLOW OFF DETAIL ON SHEET C4.1).
36. CONTRACTOR TO CONNECT HOSE CABINET TO 3" PVC WATER LINE.

UTILITY NOTES

MANHOLES SHALL BE INSPECTED BY THE CITY BEFORE PLACEMENT AND SURFACE TREATMENT.

ALL OPENINGS IN PRECAST MANHOLES SHALL BE CAST AT TIME OF MANUFACTURE. CONNECTIONS TO EXISTING MANHOLES SHALL BE CORE ENTRY ONLY.

ALL MANHOLES SHALL BE SET PLUMB TO LINE AND GRADE.

(PVC) GRAVITY SEWER PIPE SHALL CONFORM TO ASTM D-3034, SDR 35, LATEST REVISIONS, WITH PUSH ON RUBBER GASKET JOINTS.

(DIP) GRAVITY SEWER PIPE SHALL BE CLASS 52, EPOXY LINED OR AS OTHERWISE APPROVED BY CITY ENGINEER.

NO SERVICE CONNECTIONS, WYES, SERVICES OR VALVES WILL BE PERMITTED IN RESIDENTIAL DRIVEWAYS, EXCEPT UPON APPROVAL OF THE CITY ENGINEER.

MANHOLE FRAMES SHALL BE ATTACHED TO THE PRECAST STRUCTURE WITH A MINIMUM OF TWO 3/4 " 316 STAINLESS STEEL BOLTS, NUTS AND WASHERS. FRAMES SHALL BE SEALED WITH A MINIMUM OF TWO 1/2 " BEADS OF RAW-NEK CAULKING.

TRENCHES SHALL BE DE-WATERED TO ENABLE PIPE AND APPURTENANCES TO BE INSTALLED FREE OF WATER ON UNDISTURBED SOIL. IF UNSUITABLE SUBSURFACE MATERIAL IS ENCOUNTERED, EXCAVATE EXTRA 6" AND BACKFILL WITH 3/4 " GRAVEL.

PVC SHALL BE LAID IN STRICT CONFORMANCE TO MANUFACTURER'S SPEC (JOHNS MANVILLE RING TITE PVC PIPE INSTALLATION GUIDE OR EQUAL.) BACKFILLING OF UTILITY TRENCHES WILL NOT BE ALLOWED UNTIL INSPECTED BY THE CITY.

BACKFILL MATERIAL FOR SEWER MAIN AND LINES SHALL BE NON-COHESIVE, NON PLASTIC MATERIAL FREE OF ALL DEBRIS, LUMPS AND ORGANIC MATTER. BACKFILL MATERIAL PLACED WITHIN ONE (1) FOOT OF PIPING AND APPURTENANCES SHALL NOT CONTAIN ANY STONES LARGER THAN TWO (2) INCHES IN DIAMETER (1" FOR PVC PIPE) AND NO STONE LARGER THAN SIX (6) INCHES IN DIAMETER WILL BE PERMITTED IN ANY BACKFILL.

ALL EXCAVATION IN EXISTING RIGHT OF WAY SHALL BE BACKFILLED AND STABILIZED AT THE END OF EACH DAY TO PERMIT PEDESTRIAN AND VEHICULAR TRAFFIC PRIOR TO CONTRACTOR LEAVING SITE.

WHERE SEWER IS NOT WITHIN PUBLIC R/W, IT IS TO BE LOCATED IN A UTILITY EASEMENT AND CITY MAINTENANCE RESPONSIBILITY IS MANHOLE TO MANHOLE ONLY. SERVICE LATERALS WILL BE PRIVATELY MAINTAINED.

UPON COMPLETION OF THE WORK AND PRIOR TO PLACEMENT OF ASPHALT A VISUAL INSPECTION AND VIDEO RECORDING SHALL BE MADE OF THE COMPLETED SYSTEM. THE CITY SHALL APPROVE THE SYSTEM PRIOR TO IT BEING PLACED IN SERVICE AND BEING ACCEPTED FOR MAINTENANCE.

COMPLETE "AS BUILT" INFORMATION RELATIVE TO MANHOLES, VALVES, SERVICES, FITTINGS, PIPE LENGTHS, INVERTS AND SLOPES SHALL BE ACCURATELY RECORDED AND SUBMITTED TO THE CITY SIGNED AND SEALED BY A REGISTERED LAND SURVEYOR.

AT THE END OF THE ONE (1) YEAR WARRANTY PERIOD THE CITY WILL T.V. INSPECT, AND CHECK MANHOLE JOINTS AND CONNECTIONS TO DETERMINE IF REPAIRS ARE NECESSARY BEFORE THE WARRANTY BOND IS RELEASED.

ALL PROPOSED UTILITIES WILL CONFORM WITH THE NPR STANDARDS FOR DESIGN AND CONSTRUCTION OF WATER, WASTE WATER & RECLAIMED WATER FACILITIES.

DRAWINGS WILL CONFORM TO ALL LOCAL FIRE DEPARTMENT AND NFPA REQUIREMENTS

ALL SANITARY SEWERS SHALL BE TESTED USING A MANDREL.

100% CONSTRUCTION DOC'S.
ISSUE DATE: 02-23-16

REV	DATE	DESCRIPTION

ROLAND P. DOVE, P.E.
P.E. NO. 38923
DATE

NOT VALID WITHOUT SIGNATURE AND ORIGINAL EMBOSSED SEAL

MAIN STREET LANDING
New Port Richey, Florida

CONTRACT DATE:
July 20, 2004

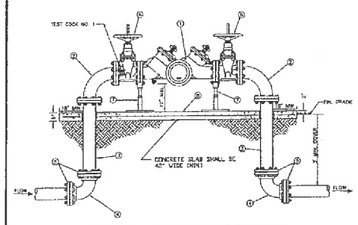
SPRING ENGINEERING, INC.
ENGINEERING • LAND PLANNING • ARCHITECTURE
3014 U.S. HWY 19, HOLIDAY, FL (727) 938-1516
FL COA NO. 00005158 & LICENCE NO. AA-C001747

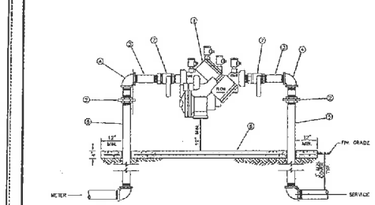
UTILITY PLAN

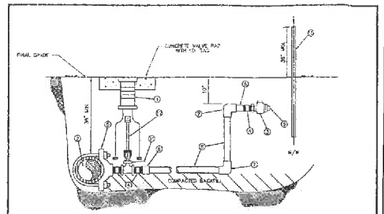
DESIGNED BY:	JPE
DRAWN BY:	JPE
CHECKED BY:	RPD

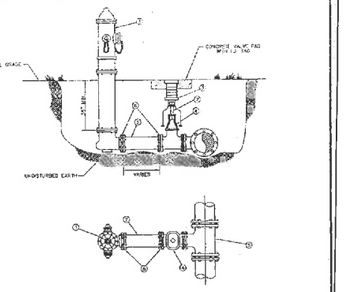
JOB NUMBER
2004-26

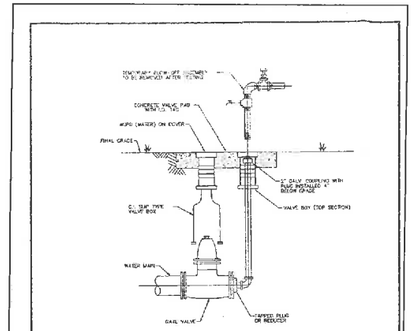
SHEET
C4.0

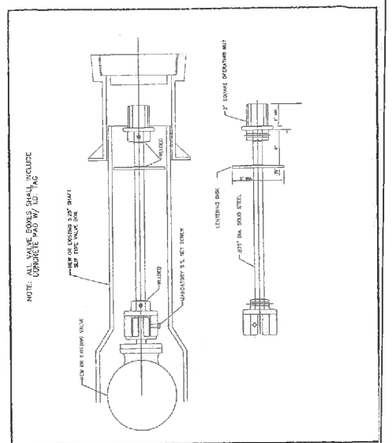












100%
CONSTRUCTION DOC'S.
ISSUE DATE: 02-23-16

REV	DATE	DESCRIPTION

ROLAND P. DOVE, P.E.
P.E. NO. 36933
DATE

MAIN STREET LANDING
New Port Richey, Florida

CONTRACT DATE:
July 20, 2004

SPRING ENGINEERING, INC.
ENGINEERING • LAND PLANNING • ARCHITECTURE
3014 U.S. HWY 19, HOLIDAY, FL (727) 938-1516
FL COA NO. 00005158 & LICENCE NO. AA-C001747

UTILITY
DETAILS

DESIGNED BY: JPE
DRAWN BY: JPE
CHECKED BY: RPD
JOB NUMBER
2004-26

SHEET
C4.1

ITEM	QUANT.	DESCRIPTION
1	1	3", 4", 6", 8" BFP, REDUCED PRESSURE PRINCIPLE WITH DETECTOR ASSEMBLY
2	2	3", 4", 6", 8" BEND, 90° FLANGE x FLANGE
3	2	3", 4", 6", 8" SPOOL PIECE FLG. x PE. D.I.P.
4	2	3", 4", 6", 8" BEND, 90° M.J. x M.J.
5	4	3", 4", 6", 8" GLAND, RETAINER M.J. (MEGALUG)
6	2	3", 4", 6", 8" VALVE, GATE FLG. x FLG. RESILIENT WEDGE O.S. & Y.
7	2	SUPPORT (AS NEEDED)
8	1	CONCRETE SLAB (6" THICK)

NOTE:
- NO TIE RODS OR EYE BOLT RETAINERS PERMITTED ABOVE GROUND.
- B.F.P. ASSEMBLY TO BE INSTALLED LEVEL & PLUMB.
- MINIMUM CLEARANCE OF 36" TO BE MAINTAINED AROUND ENTIRE DEVICE FOR TESTING
- ENTIRE ASSEMBLY TO BE PAINTED SAFETY BLUE.
- DETECTOR BY-PASS ASSEMBLY TO BE FACTORY INSTALLED AND CERTIFIED
- ALL MECHANICAL JOINTS SHALL BE RESTRAINED WITH MEGALUGS OR APPROVED EQUAL
- BELL JOINT RESTRAINERS SHALL BE PROVIDED ON ALL UNDERGROUND PIPING AS SPECIFIED IN JOINT RESTRAINT TABLE DETAIL
- ALL ABOVE GROUND PIPING SHALL BE FLANGED DUCTILE IRON PIPE (NO GALVANIZED OR PVC)
- ITEM 3 SHALL BE FIELD CUT TO PROPER LENGTH TO ACHIEVE DESIGNATED GROUND CLEARANCE
- IF SO SPECIFIED, ENTIRE ASSEMBLY TO BE ENCLOSED IN 6' CHAIN LINK FENCE.
- BFP DEVICE MUST BE LISTED WITH THE UNIVERSITY OF SOUTHERN CALIFORNIA FOUNDATION FOR CROSS CONNECTION CONTORL AND HYDRAULIC RESEARCH.

CREATED 04/13/05
REVISED

REDUCED PRESSURE BACKFLOW PREVENTER (SINGLE SERVICE: 3", 4", 6", 8")

New Port Richey – Public Works

PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN NPRPW APPROVAL.

DETAIL 10

ITEM	QUANT.	DESCRIPTION
1	1	BACKFLOW PREVENTER ASSEMBLY, REDUCED PRESSURE ZONE
2	2	UNIONS – GALV
3	2	NIPPLES – BRASS
4	2	ELBOWS – GALV. 90°
5	2	RISER – GALV.
6	*	CONCRETE SLAB
7	2	BALL VALVES – BRASS OR S.S. (PROVIDED WITH BFP ASS'Y)

NOTE:
- FIELD ADJUST AND CUT ITEM 5 TO THE PROPER LENGTH.
- MINIMUM CLEARANCE OF 24" TO BE MAINTAINED AROUND DEVICE FOR TESTING.
- ENTIRE ASSEMBLY TO BE PAINTED SAFETY BLUE
- CONCRETE SLAB TO EXTEND 12" MIN. AROUND ENTIRE DEVICE.
- DEVICE MUST BE LISTED WITH THE UNIVERSITY OF SOUTHERN CALIFORNIA FOUNDATION FOR CROSS CONNECTION CONTROL AND HYDRAULIC RESEARCH.

CREATED 04/13/05
REVISED

REDUCED PRESSURE BACKFLOW PREVENTER (SINGLE SERVICE: 3/4", 1", 1-1/2", 2")

New Port Richey – Public Works

PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN NPRPW APPROVAL.

DETAIL 11

ITEM	QUANT.	DESCRIPTION
1	1	BOX, VALVE, CAST IRON SLIP TYPE
2	*	4" & LARGER PIPE, PVC (DR-18) OR D.I.P. (CLASS 50)
3	2	1 1/2", 2" CURB STOP BALL VALVE W/ LOCK WINGS (FIP x FIP OR FIP x CTS)
4	3	1 1/2", 2" NIPPLE, BRASS OR STAINLESS STEEL
5	1	1 1/2", 2" SADDLE, SERVICE (I.P. THREADS)
6	2	1 1/2", 2" ADAPTER (PVC SCH 40 / SLIP x FPT OR BRASS MP x CTS)
7	2	1 1/2", 2" 90° ELBOW (SLIP x SLIP) SCH 40 (NOT REQUIRED FOR HDPE)
8	*	1 1/2", 2" PIPE, PVC (SCH 40) OR HDPE (3408) – LENGTH VARIES
9	1	1 1/2", 2" PLUG, THREADED (W/ TEFLON TAPE)
10	1	2" x 4" P.T. MARKER STAKE
11	1	2" GATE VALVE, IRON BODY W/ SQUARE NUT
12	1	VALVE EXTENSION ROD, AS REQUIRED (3' MAX. BELOW GRADE)

NOTE.
- A VALVE BOX SHALL BE REQUIRED ON ALL GATE VALVES
- SERVICE SADDLES SHALL BE INSTALLED ON ALL TAPS TO P.V.C. (DR-18) WATER MAINS.
- 2" GATE VALVE TO BE RESILIENT WEDGE IRON BODY TYPE WITH 2" OPERATING UNIT
- SADDLES 4" AND LARGER TO BE DUCTILE IRON DUAL STRAP TYPE.
- 1 1/2" BRASS REDUCER BUSHING REQUIRED WITH ITEM NO. 11 FOR 1 1/2" SERVICE.
- MARKER STAKES PAINTED SAFETY BLUE FOR WATER, PURPLE FOR REUSE
- 4" DIAMETER CASING REQUIRED FOR ROAD CROSSINGS
- Extention Shall Be Fastened To Valve Nut W/ Set Pin

CREATED 04/13/05
REVISED

WATER AND REUSE LATERAL SERVICE 1 1/2" OR 2" SERVICE LATERAL PVC (SCHEDULE 40)

New Port Richey – Public Works

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DETAIL 20

ITEM	QUANT.	DESCRIPTION
1	1	HYDRANT, FIRE (5 1/4" VALVE MIN.), PAINTED YELLOW
2	*	6" PIPE, P.V.C. (DR-18)
3	1	BOX, VALVE SLIP TYPE
4	1	6" VALVE, GATE, M.J. RESILIENT WEDGE
5	1	TEE, ANCHORING, M.J.
6	*	6" RESTRAINER GLAND (MEGALUG)
7	*	VALVE EXTENSION ROD, AS NECESSARY (3' MAX. BELOW GRADE)

Extention Shall Be Fastened To Valve Nut W/ Set Pin

CREATED 04/13/05
REVISED

FIRE HYDRANT PERPENDICULAR TO THE MAIN

New Port Richey – Public Works

PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN NPRPW APPROVAL.

DETAIL 24

NOTES:
- MECHANICAL JOINTS/UNDERGROUND PIPING SHALL BE RESTRAINED AS SPECIFIED IN JOINT RESTRAINT TABLE (DETAIL 46)
- VALVE EXTENSION ROD SHALL BE UTILIZED, AS NECESSARY, SO THAT VALVE OPERATING NUT IS A MAXIMUM OF 3' BELOW GRADE.

Extention Shall Be Fastened To Valve Nut W/ Set Pin

CREATED 04/13/05
REVISED

PERMANENT BLOW-OFF DETAIL

New Port Richey – Public Works

PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN NPRPW APPROVAL.

DETAIL 25

CREATED 04/13/05
REVISED

VALVE EXTENSION RODS

New Port Richey – Public Works

PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN NPRPW APPROVAL.

DETAIL 26

NOTE:
- SELECT MATERIAL IS NATIVE SOIL EXCAVATED FROM THE TRENCH FREE OF ROCKS AND FOREIGN MATERIAL
- COMPACTION TO TOP OF PILE IS TO BE APPROXIMATELY 90% STANDARD PROCTOR, AASHTO T-99.
- EXISTING CONCRETE/ASPHALT PAVEMENT SURFACE AND BASE TO BE CUT SQUARE WITH CONCRETE SAW

NTS

CREATED 04/13/05
REVISED

PIPE LAYING CONDITIONS FLOWABLE FILL BACKFILL STANDARD EXISTING PAVED AREAS & ROADWAYS

New Port Richey – Public Works

PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN NPRPW APPROVAL.

DETAIL 33

NOTES:
- SADDLE CONNECTION WILL BE TESTED TO 150 PSI PRIOR TO TAPPING MAIN.
- MECHANICAL JOINTS/UNDERGROUND PIPING SHALL BE RESTRAINED AS SPECIFIED BY THE COTTY/ENGINEER.
- VALVE EXTENSION ROD SHALL BE UTILIZED, AS NECESSARY, SO THAT VALVE OPERATING NUT IS A MAXIMUM OF 3' BELOW GRADE.

CREATED 04/13/05
REVISED

WATER, REUSE, AND FORCE MAIN TAPPING DETAIL W/ VALVE LOCATION

New Port Richey – Public Works

PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN NPRPW APPROVAL.

DETAIL 34

CREATED 04/13/05
REVISED

STANDARD MANHOLE (BENCH AND INVERTS)

New Port Richey – Public Works

PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN NPRPW APPROVAL.

DETAIL 36

NOTE:
PRECAST CONCRETE
SHALL ATTAIN A MINIMUM
COMPRESSIVE STRENGTH
OF 4,000 p.s.i. AT 28 DAYS.

NOTE:
1. WRAPID SEAL MUST BE USED ON ALL JOINTS, CASTINGS AND RISER RINGS: ON ALL JOINTS ON A/P RELEASES, MANHOLES, GREASE/WATER, OIL/WATER SEPARATORS, AND WETWELLS.
2. WRAPID SEAL MUST BE USED IN ACCORDANCE WITH MANUFACTURES RECOMMENDATIONS.
3. THE CITY SHALL HAVE THE OPTION OF SPECIFYING THE TYPE OF INTERIOR LINING TO BE INSTALLED FOR EACH INDIVIDUAL MANHOLE.
4. THE CITY SHALL HAVE THE OPTION OF REQUIRING A NEGATIVE PRESSURE TEST PER ASTM C-1244
5. LIFT HOLES MUST NOT PENETRATE THE WALLS

CREATED 04/13/05
REVISED

STANDARD MANHOLE

New Port Richey – Public Works

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DETAIL 38

NOTE:
- CONTRACTOR SHALL MAKE, ON A CLEAN SET OF PLANS, THE FINAL STATIONING OR DISTANCE AND DIRECTION FROM MANHOLE OF EACH SERVICE LATERAL AND THEN GIVE TO ENGINEER FOR RECORD PURPOSES.
- PROVIDE 2" x 4" PRESSURE TREATED WOOD MARKER STAKE AT ALL SANITARY SERVICES (INCLUDE IN PIPE PRICE). TOP OF STAKE TO BE PAINTED WITH GREEN PAINT
- THE MINIMUM DIAMETER OF ALL SERVICE LATERALS SHALL BE 6 INCHES.

CREATED 04/13/05
REVISED

SEWER LATERAL CONNECTION

New Port Richey – Public Works

PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN NPRPW APPROVAL.

DETAIL 41

NTS

CREATED 04/13/05
REVISED

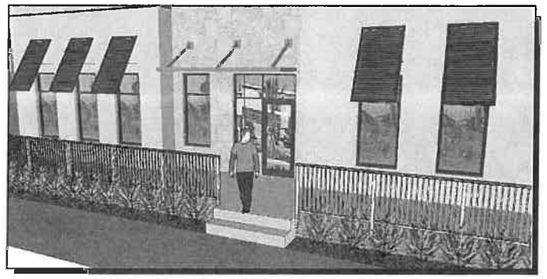
SANITARY SEWER – SINGLE WYE CONNECTION AND TYPICAL CLEAN-OUT

New Port Richey – Public Works

PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN NPRPW APPROVAL.

DETAIL 42

SECTION 5, TOWNSHIP 26 SOUTH, RANGE 16 EAST
PASCO COUNTY, FLORIDA

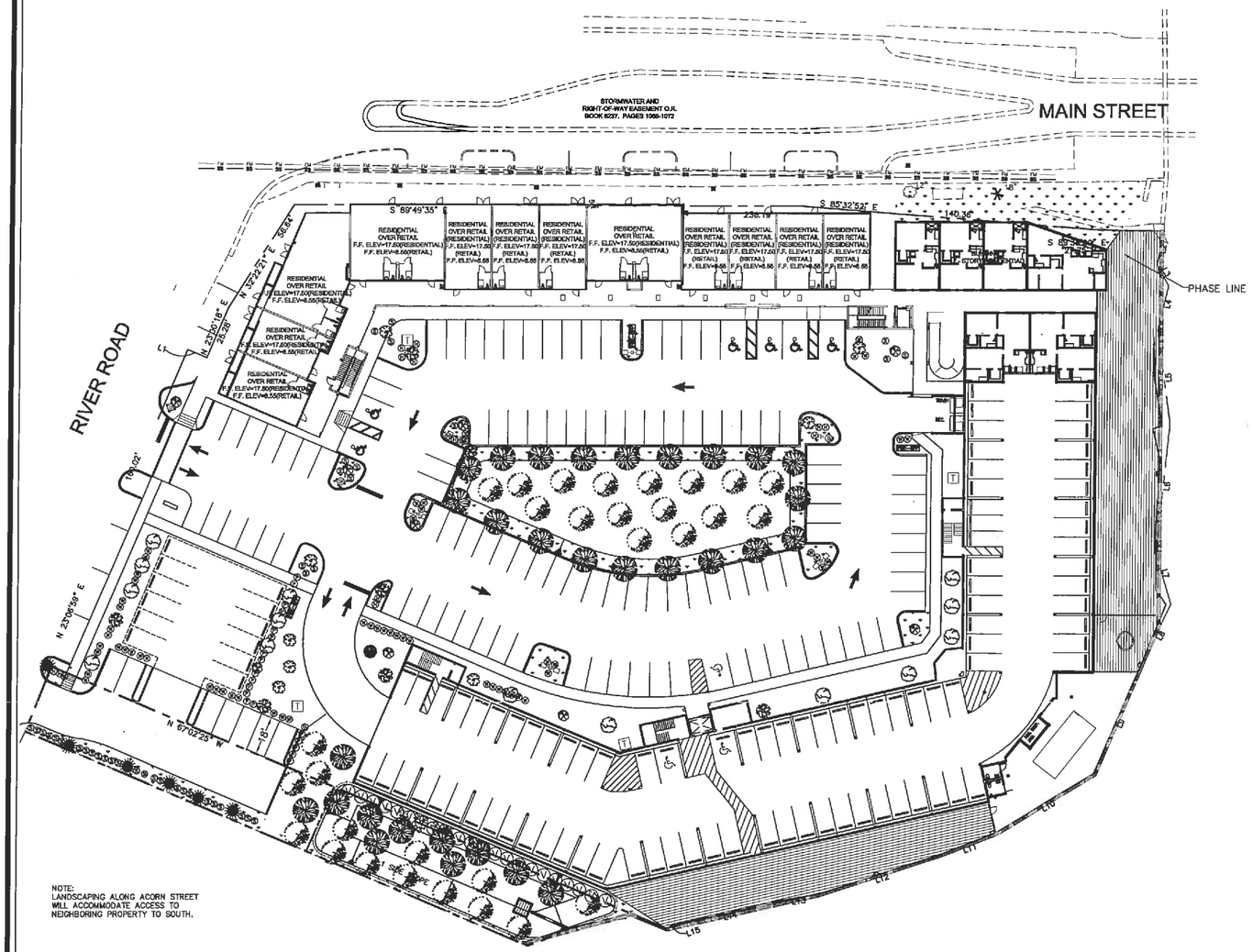


PLANTING LEGEND

	Shade Trees Symbol	No.	Scientific Name	Common Name	Size Requirements	Native Florida	Drought Tolerant
AR		11	ACER RUBRUM	RED MAPLE	8' height (min.) 3" caliper (min.)	YES	NO
MG		8	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	8' height (min.) 3" caliper (min.)	YES	YES
QV		9	QUERCUS VIRGINIANA	LIVE OAK	8' height (min.) 3" caliper (min.)	YES	YES
QL		14	QUERCUS LAURIFOLIA	LAUREL OAK	8' height (min.) 3" caliper (min.)	YES	YES
PE		6	PINUS ELLIOTTII	SLASH PINE	8' height (min.) 3" caliper (min.)	YES	YES
TA		30	TAXODIUM ASCENDENS	POND CYPRESS	8' height (min.) 3" caliper (min.)	YES	YES
TD		30	TAXODIUM DISTICHUM	BALD CYPRESS	8' height (min.) 3" caliper (min.)	YES	YES

	Shrub Symbol	No.	Scientific Name	Common Name	Size Requirements	Native Florida	Drought Tolerant
		0	CAMELLIA JAPONICA 'PROF. SERGEANT'	PROF. SERGEANT CAMALEA	24" height; 3 gal; 24" O.C.	NO	NO
	Ⓦ	77	VIBURNUM OBOVATUM	WALTER VIBURNUM	24" height; 3 gal.; 24" O.C.	YES	YES
	Ⓢ	46	SPIRAEA CANTONIENSIS	REEVE'S SPIRAEA	24" height; 3 gal.; 24" O.C.	NO	YES
	Ⓗ	16	ILEX VOMITORIA 'SCHELLINGS DWARF'	SCHELLINGS DWARF YAUPON HOLLY	24" height; 3 gal.; 24" OC	YES	YES
		0	ILEX CORNUTA 'BURFORDII NANA'	DWARF BURFORD HOLLY	24" height; 3 gal.; 24" OC	NO	YES
	Ⓟ	41	FORESTIERA SEGREGATA	FLORIDA PRIVET	30" height; 5 gal.; 48" OC	YES	YES
	Ⓥ	40	VIBURNUM ODORATISSIMUM	SWEET VIBURNUM	30" height; 5 gal.; 48" OC	NO	YES
Vo	Ⓥ	0	VIBURNUM SUSPENSUM	SANDANKWA VIBURNUM	30" height; 5 gal.; 48" OC	NO	YES

Groundcover Symbol	Scientific Name	Common Name	Size Requirements	Native Florida	Drought Tolerant
Ⓑ	BUXUS MICROPHYLLA	BOXWOOD	3 gal.; 36" O.C.	NO	YES
	HELIANTHUS DEBILIS	BEACH SUNFLOWER	4" or 1 qt; 18" O.C.	YES	YES
	CRINUM AMERICANUM	STRING LILY	1 gal.; 36" O.C.	YES	NO
	LANTANA INVOLUCRATA or DEPRESSA	WILD SAGE or PINELAND LANTANA	1 gal.; 36" O.C.	YES	YES
	RUDBECKIA HIRTA	BLACK-EYED SUSAN	1 gal.; 36" O.C.	YES	YES
	IBERIS SPP.	CANDYTUFT	4" or 1 qt; 12" O.C.	NO	NO
	PASPALUM NOTATUM	BAHIA SOD	1 gal.; 24" O.C.	YES	YES
	PASPALUM NOTATUM	BAHIA SEED		YES	YES

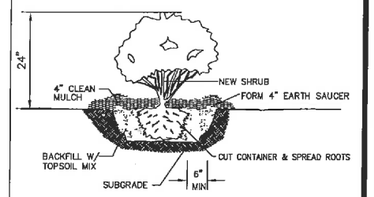


Landscape Plan
Scale: 1"=30'

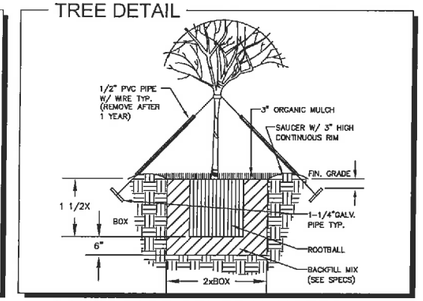
NORTH

0 15 30 60 90

SHRUB DETAIL



TREE DETAIL



LANDSCAPE GENERAL NOTES

L1. LANDSCAPING: ALL PLANT MATERIALS USED SHALL CONFORM TO THE STANDARDS FOR FLORIDA NO. 1 OR BETTER AS GIVEN IN GRADES AND STANDARDS FOR NURSERY PLANTS, PART I, 1963 AND PART II, STATE OF FLORIDA DEPT. OF AGRICULTURE, TALLAHASSEE. ALL PLANT MATERIAL WILL BE GUARANTEED FOR ONE (1) YEAR FROM DATE OF FINAL ACCEPTANCE BY ARCHITECT. PLANTS AND TREES ARE LOCATED BY SCALING OFF PLANS. INSTALLER SHALL INSPECT SITE PRIOR TO BEGINNING PLANTING OPERATIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. INSTALLER SHALL IMMEDIATELY NOTIFY ARCHITECT IF ANY CONFLICTS OCCUR BETWEEN PROPOSED LOCATION OF TREES CALLED FOR ON THE PLANS AND ANY UNDERGROUND UTILITIES OR SUBSURFACE STRUCTURES. INSTALLER SHALL NOTIFY ARCHITECT OF ANY CONDITION THAT WOULD PREVENT THE HEALTHY GROWTH OF PLANT SPECIES CALLED FOR ON THESE PLANS PRIOR TO CONTRACT AWARD. ALL LANDSCAPE AREAS AND GRADED SWALES ARE TO BE SODDED WITH FLORATAM UNLESS NOTED OTHERWISE. THE GROUND IS TO BE PROPERLY PREPARED AND FERTILIZED PRIOR TO LAYING SOD. THERE SHALL BE A CRISP LINE SEPARATING PLANT BEDS FROM ALL SOD AREAS. SOD TO BE STAKED AS NECESSARY TO PREVENT EROSION. CONTRACTOR TO SOD ALL DISTURBED AREAS DUE TO PROPOSED CONSTRUCTION.

L2. PLANTING SOILS: ALL PLANTING PITS SHALL BE BACKFILLED WITH TOPSOIL MIX CONSISTING OR FIFTY (50) PERCENT SAND, FORTY (40) PERCENT MUCK AND TEN (10) PERCENT HUMUS OR PEAT, BY VOLUME, WELL MIXED WITH APPROPRIATE FERTILIZER ADDED.

L3. MULCH: ALL EXPOSED AREAS IN PLANTING BEDS, INCLUDING HEDGE ROWS, SHALL BE KEPT WEED FREE AND MULCHED TO A MINIMUM OF THREE (3) INCHES DEPTH, EXCEPT THAT TWO (2) INCHES SHALL BE REQUIRED IN ANNUAL BEDS. MULCH SHALL BE REPLENISHED, AS NEEDED, TO MEET THIS REQUIREMENT.

EXISTING TREE LEGEND

TREE LEGEND

10" OAK	4" CITRUS TREE	7" HEDGE	6" CYPRES
6" PALM			5" ELM
6" PINE	8" CHERRY LAUREL	8" CHAMPHER	6" LIGUSTRUM
14" PECAN	10" MAGNOLIA	10" MULBERRY	8" SWEET GUM
14" CEDAR	8" MAPLE	17" PLUM	5" MISC

TREE SUMMARY

TREES APPROVED FOR REMOVAL IN 2005 W/O REPLACEMENT.
A. CEDARS – 268 INCHES
B. OAKS – 972 INCHES

PROPOSED NEW TREES
A. RED MAPLE – 33 INCHES
B. SOUTHERN MAGNOLIA – 24 INCHES
C. LIVE OAK – 27 INCHES
D. LAUREL OAK – 42 INCHES
E. SLASH PINE – 18 INCHES
F. POND CYPRESS – 90 INCHES
G. BALD CYPRESS – 90 INCHES
TOTAL REPLACED = 324 INCHES

100%
CONSTRUCTION DOC'S.
ISSUE DATE: 02-23-16

REV	DATE	DESCRIPTION

NOT VALID WITHOUT SIGNATURE AND ORIGINAL RAISED SEAL

ROLAND P. DOVE, P.E.
P.E. NO. 39935
DATE

MAIN STREET LANDING
New Port Richey, Florida

CONTRACT DATE:
July 20, 2004

SPRING ENGINEERING, INC.
ENGINEERING • LAND PLANNING • ARCHITECTURE
3014 U.S. HWY 19, HOLIDAY, FL (727) 938-1516
FL COA NO. 00005198 & LICENCE NO. AA-C001747

LANDSCAPE PLAN

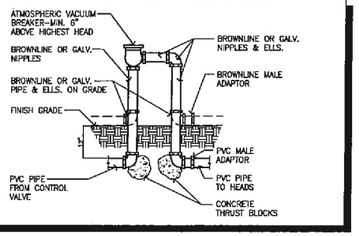
DESIGNED BY: JPE
DRAWN BY: JPE
CHECKED BY: RPD

JOB NUMBER
2004-26

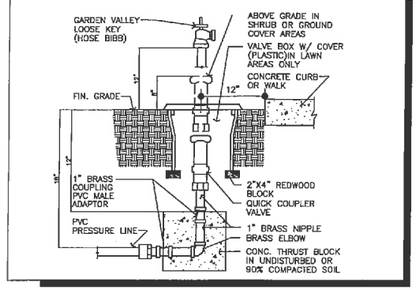
SHEET
C5.0

SECTION 5, TOWNSHIP 26 SOUTH, RANGE 16 EAST
PASCO COUNTY, FLORIDA

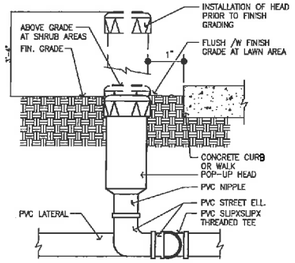
ATMOSPHERIC VAC BREAKER

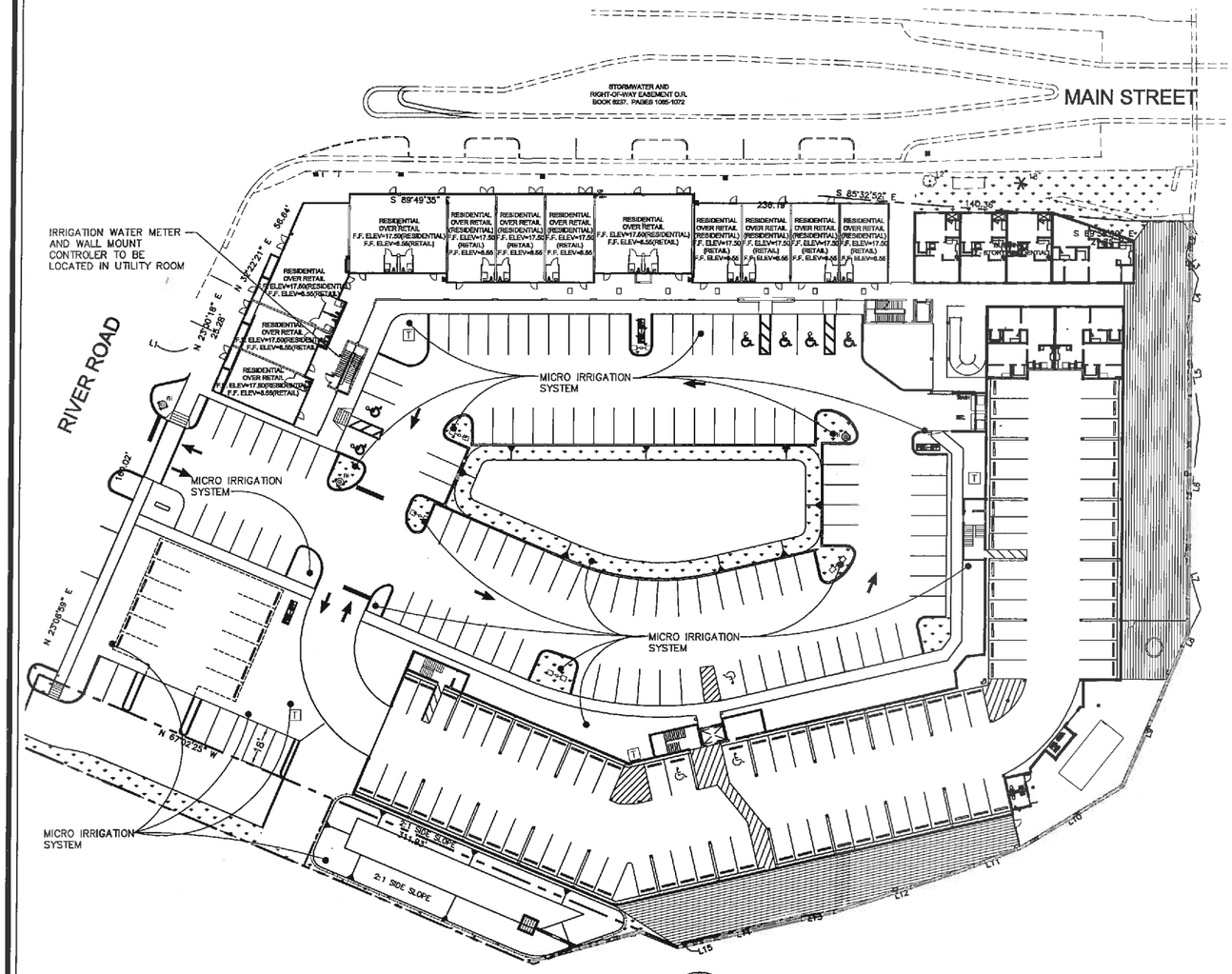


QUICK COUPLER/ HOSE BIB



4"x6" SHRUB HEADS





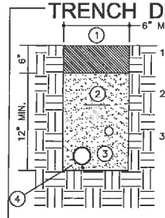
Irrigation Plan

Scale: 1"=30'

NORTH

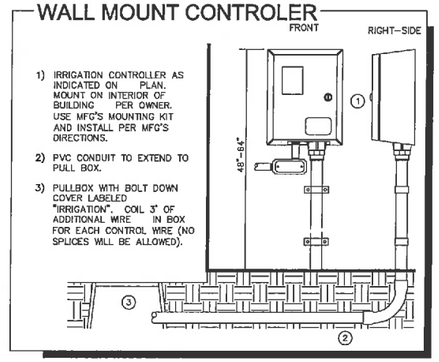
0 15 30 60 90

TRENCH DETAIL



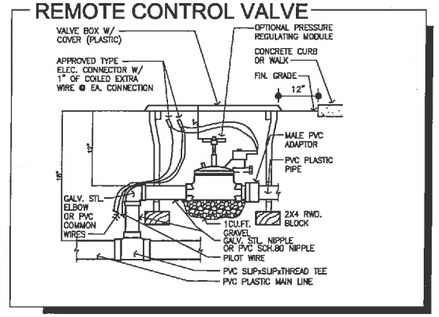
1) BACKFILL TO BE WATERED DOWN, NATIVE ROCK FREE SOIL, COMPACTED TO 90% DENSITY AND GRADED FLUSH.
2) CONTINUOUS DETECTABLE WARNING TAPE TO BE BURIED 6" OVER PVC LINES AND CONTROL WIRES.
3) PVC (SCH 40) LATERAL LINE TO BE A MINIMUM OF 12" DEEP. DRIP LATERAL TO BE A MINIMUM OF 6" DEEP. CONTROL WIRING TO BE BURIED UNDER MAIN LINE AND TAPED WITH PVC TAPE TO MAIN AT 10' INTERVALS. MAIN LINE TO BE A MINIMUM OF 18" DEEP. ALL WIRE RUNS LESS THAN 500' SHALL HAVE NO SPLICES. 3" MINIMUM HORIZONTAL SEPARATION BETWEEN PIPES.

WALL MOUNT CONTROLER

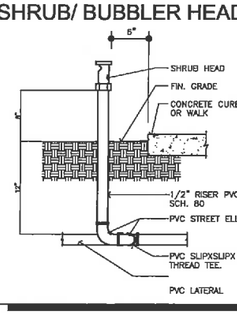


1) IRRIGATION CONTROLLER AS INDICATED ON PLAN. MOUNT ON INTERIOR OF BUILDING PER OWNER. USE MFG'S MOUNTING KIT AND INSTALL PER MFG'S DIRECTIONS.
2) PVC CONDUIT TO EXTEND TO PULL BOX.
3) PULLBOX WITH BOLT DOWN COVER LABELED "IRRIGATION". COIL 3' OF ADDITIONAL WIRE IN BOX FOR EACH CONTROL WIRE (NO SPLICES WILL BE ALLOWED).

REMOTE CONTROL VALVE



SHRUB/ BUBBLER HEADS



IRRIGATION NOTES

1. Plan is diagrammatic only. Final location of lines and heads shall be determined in the field and approved by the Architect. Lines shall be in a common trench wherever possible. The point of connection shall be as indicated on the plans.

2. The Contractor shall verify existing site conditions and ensure that all local codes are met.

3. The Contractor shall apply and pay for all permits required for installation of the irrigation system as depicted in these plans.

4. Contractor shall verify available flow and pressure downstream from the point-of-connection prior to system installation. Contractor shall notify Architect immediately if available flow is less than required to run the largest zone. Contractor shall not proceed any further with installation of the system until necessary revisions have been determined by the Architect.

5. The Contractor shall not willfully install the sprinkler system as shown on the drawings when it is obvious in the field that unknown obstructions or differences in dimensions exist that might have been unknown during engineering. Such obstructions shall be brought to the attention of the Owner's authorized representative. In the event this notification is not performed, the Contractor shall assume full responsibility for any revisions necessary at no cost to the Owner.

6. All sprinkler equipment not otherwise detailed or specified shall be installed per manufacturer's recommendations and specifications.

7. Contractor shall coordinate the installation of all sprinkler materials, including pipe, with the landscape drawings to avoid interfering with the planting of trees, shrubs or other plants.

8. It is the intent of these drawings to indicate a complete irrigation system installed and ready for use without further cost to the Owner.

9. All valves are to be located in planting areas wherever possible and in lockable valve boxes.

10. All electrical wire from controller to valves shall be 12 gauge UL direct burial or larger as required by length per manufacturer's specifications.

11. Backfill for trenching shall be compacted to a dry density equal to the undisturbed adjacent soil and shall conform to adjacent grades without dips, humps, or other irregularities.

12. A minimum of two working days prior to performing any digging, call Sunshine at 1-800-432-4770 for information on the location of natural gas lines, electrical cables, telephone cables, etc.

13. Contractor agrees that, in accordance with generally accepted construction practices, Contractor will be required to assume sole and complete responsibility for job site conditions during the course of construction of the project, including safety of all persons and property. This requirement shall apply continuously and shall not be limited to normal working hours.

14. Install pipe and control wires in landscape beds and common trenches where possible.

15. Install all pipe and control wire, which runs under paving, within Sch. 40 PVC sleeves 2" dia. minimum size as required to allow installation without binding. Provide (1) sleeve per pipe. Provide separate sleeves for control wire.

16. Schedule 40 PVC is required for all pressure lines and under all paved areas. Piping must be installed a min. of 12" underground for non pressure irrigation lines and 18" underground for constant pressure irrigation lines.

17. All irrigation materials and installation shall comply with the Uniform Plumbing Code.

FLUSHING AND TESTING

18. Piping shall be completely flushed of foreign particles before attaching irrigation components and drain valves.

19. After flushing, and when all valves and quick couplers are in place, all main supply lines shall be tested at 100 pounds per square inch (100 psi) with valves closed. Maintain pressure for a period of not less than (4) consecutive hours. All joints showing leaks shall be cleaned, remade and tested.

20. After flushing, lateral pipes shall be tested with risers capped and drain valves closed. The test shall be made at maximum operating pressure for a period of not less than (1) hour. All joints showing leaks shall be cleaned, remade, and tested. All testing shall be done in the presence of the Owner's representative prior to backfilling over piping.

21. Operational Testing: Perform operational testing after hydrostatic testing is completed. Demonstrate to the Architect that the system meets coverage requirements (100%) and that automatic controls function properly.

SUBMITTALS

22. Complete warranty cards for automatic controller and other irrigation material (controller keys, etc.) shall be delivered to Owner.

23. Contractor shall prepare and issue to the Owner (at completion of the installation) an annual chart indicating location, operating dates, cycles, and time for each zone.

GUARANTEE/FINAL ACCEPTANCE

24. Contractor shall unconditionally guarantee the irrigation system for a period of one year from the date of Final Acceptance. Manufacturer warranties shall only exceed this guarantee and Contractor shall be liable for repairs/replacement of failed material/workmanship.

100%
CONSTRUCTION DOC'S.
ISSUE DATE: 02-23-16

REV	DATE	DESCRIPTION

NOT VALID WITHOUT SIGNATURE AND ORIGINAL SEAL
ROLAND P. DOVE, P.E.
P.E. NO. 38833
DATE

MAIN STREET LANDING
New Port Richey, Florida

CONTRACT DATE:
July 20, 2004

SPRING ENGINEERING, INC.
ENGINEERING • LAND PLANNING • ARCHITECTURE
3014 U.S. HWY 19, HOLIDAY, FL (727) 938-1516
FL. COA NO. 00005158 & LICENCE NO. AA-C001747

IRRIGATION PLAN

DESIGNED BY: JPE
DRAWN BY: JPE
CHECKED BY: RPD

JOB NUMBER
2004-26

SHEET
C6.0

GENERAL NOTES

A. THE LOCATIONS, ELEVATIONS AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF THE PREPARATION OF THESE PLANS BUT DO NOT PURPORT TO BE ABSOLUTELY CORRECT. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS, ELEVATIONS AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES AFFECTING HIS WORK PRIOR TO BIDDING AND DETERMINE THE EXACT LOCATION OF THE UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY SUNSHINE @ (800)432-4770 AND THE UTILITY COMPANIES IN THE AREA AT LEAST 48 HOURS BEFORE COMMENCING WORK. REPAIR AND REPLACEMENT OF ALL PRIVATE AND PUBLIC PROPERTY AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTED BEFORE COMMENCING CONSTRUCTION UNLESS SPECIFICALLY EXEMPTED BY THE PLANS. COST TO BE INCIDENTAL TO OTHER CONSTRUCTION AND NO EXTRA COMPENSATION TO BE ALLOWED.

B. ALL WORK SHALL BE LEFT IN SUCH A MANNER THAT IT IS SAFE TO THE PUBLIC. THE CONTRACTOR SHALL MAINTAIN TRAFFIC AT ALL TIMES. SIGNS AND BARRICADES TO BE ACCORDING TO F.D.O.T. MANUAL OF SAFE PRACTICES; REFERENCE F.D.O.T. INDEXES 600 THROUGH 650 AND 17349 PER ROADWAY AND TRAFFIC DESIGN STANDARDS LATEST EDITION OF D.C. INDEXES 100 THROUGH 116. THERE WILL BE NO ON-SITE BURNING.

C. ADDITIONAL CONTROL AND SCOPE OF WORK: THE CONTRACTOR SHALL PROVIDE SPRING ENGINEERING, INC. WITH AS-BUILT DRAWINGS AND SURVEYS UPON COMPLETION OF ALL WORK.

D. A SURVEYOR SHALL DO ALL BUILDING LAYOUT, CURB & ROADWAY, AND GRADE STAKING. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO STARTING ANY WORK. THE CONTRACTOR SHALL CONTACT THE ENGINEER'S OFFICE IMMEDIATELY ON ANY CONFLICTS ARISING DURING CONSTRUCTION OF ANY IMPROVEMENTS SHOWN ON THESE DRAWINGS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONSULT WITH THE ENGINEER FOR MAKING ANY AND ALL REQUIRED INTERPRETATIONS OF THE PLANS; HOWEVER, THIS IN NO WAY RELIEVES THE CONTRACTOR OF HIS RESPONSIBILITY FOR CONSTRUCTING THE PROJECT TO ACCOMPLISH THE INTENT OF THE PLANS. ALL ELEVATIONS REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1929. MEAN SEA LEVEL = 0.00.

E. PERMITS: NO CONSTRUCTION SHALL COMMENCE UNTIL ALL APPLICABLE PERMITS HAVE BEEN APPROVED. A RIGHT-OF-WAY USE PERMIT IS REQUIRED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY WITHIN THE RIGHT-OF-WAY, AND NO IRRIGATION SYSTEM OR LANDSCAPING SHALL BE INSTALLED IN ANY PUBLIC RIGHT-OF-WAY WITHOUT ISSUANCE OF APPROPRIATE PERMIT. 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 SIGN.

F. STRIPING: HANDICAPPED 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. ALL ON-SITE PARKING SPACES SHALL 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/DEVELOPERS RESPONSIBILITY TO PROPERLY SIGN AND STRIPE THE SITE IN ACCORDANCE WITH APPLICABLE STANDARDS.

G. CONCRETE: CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS. PORTLAND CEMENT SHALL CONFORM TO ASTM C150. AGGREGATE SHALL CONFORM TO ASTM C33. WIRE FABRIC SHALL CONFORM TO ASTM A185. READY MIXED CONCRETE SHALL CONFORM TO ASTM C-94. SIX INCH MESH, 10 GAUGE WIRE FABRIC SHALL BE USED IN SLABS THICKER THAN FOUR INCHES. STANDARD THICKNESS SHALL BE FOUR INCHES, EXCEPT AT DRIVEWAYS WHERE THE THICKNESS SHALL BE SIX INCHES. SURFACES SHALL BE FREE FROM TROWEL OR MACHINE MARKS. SURFACE VARIATIONS SHALL NOT EXCEED 1/4 INCH UNDER A 10 FOOT STRAIGHTEDGE. EDGE OF SLABS SHALL HAVE A SMOOTH FINISH. SIDEWALKS SHALL HAVE A BROOM FINISH.

H. UTILITIES: ALL UNDERGROUND UTILITIES MUST BE INSTALLED BEFORE BASE AND SURFACE COURSES ARE CONSTRUCTED. SITE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL UTILITIES IN ACCORDANCE WITH LOCAL CODES, WHETHER INDICATED ON THE PLANS OR NOT. CHECK WITH THE LOCAL GOVERNMENT PRIOR TO BID SUBMISSION. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO MINIMIZE INTERRUPTIONS OF EXISTING UTILITY SERVICE DURING CONSTRUCTION AND CONNECTION OF PROPOSED SERVICE LINES. CONFLICTS BETWEEN WATER LINES AND STORM/SANITARY SEWER SYSTEMS ARE TO BE RESOLVED BY ADJUSTING WATER LINES AS NECESSARY. CONTRACTOR SHALL MAINTAIN A MINIMUM OF TEN FOOT (10') HORIZONTAL SEPARATION OR 18" VERTICAL SEPARATION WHERE UNDERGROUND SERVICES CONFLICT. PIPE MEASUREMENTS ARE TO CENTER OF STRUCTURES AND ALL LENGTHS ARE PLUS OR MINUS.

I. WATERMAINS: ALL NEW WATERMAINS, PIPES, FITTINGS, VALVES, PACKING AND JOINTING MATERIALS SHALL CONFORM WITH ALL APPLICABLE AWWA STANDARDS AND THE STATE PLUMBING CODE AND SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE AWWA STANDARDS AND/OR THE MANUFACTURER'S RECOMMENDED PROCEDURES. ALL WATER MAIN PIPES AND FITTINGS SHALL CONTAIN NO MORE THAN EIGHT PERCENT LEAD. ALL STONES FOUND IN WATER MAIN TRENCHES SHALL BE REMOVED TO A DEPTH OF AT LEAST SIX INCHES BELOW THE BOTTOM OF THE PIPE. CONTINUOUS AND UNIFORM BEDDING TO BE PROVIDED AND BACKFILL MATERIAL SHALL BE TAMPED IN LAYERS AROUND THE PIPE AND FITTINGS AND TWELVE INCHES (12") ABOVE THE TOP OF THE PIPE TO ADEQUATELY SUPPORT AND PROTECT THE PIPE. ALL NEW WATER MAINS SHALL BE PRESSURE AND LEAK TESTED PER AWWA STANDARD C600 AND DISINFECTED PER AWWA STANDARD C651 AND RULE 62-555.345,F.A.C.. ALL FOUR INCH (4") AND LARGER WATER MAINS TO BE C-900 P.V.C. AND ALL WATER MAINS SMALLER THAN 4" TO BE SCHEDULE 40 P.V.C. WATER MAIN TO BE 2.5' (MIN.) BELOW PROPOSED GRADE.

J. SANITARY SEWERS: ALL SANITARY SEWER MAINS TO BE SDR-26 PVC.

K. TREE BARRICADES AND EROSION CONTROL: ALL EROSION CONTROL MEASURES (SILT BARRIERS) AND TREE BARRICADES MUST BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND REMAIN IN PLACE THROUGHOUT CONSTRUCTION. ENCROACHMENT OR FAILURE TO MAINTAIN THESE BARRICADES COULD RESULT IN ENFORCEMENT ACTION WHICH MAY INCLUDE CITATIONS AND/OR PERMIT REVOCATION. SILTATION BARRIERS SHALL BE MAINTAINED AND REPAIRED AT THE END OF EACH WORKING DAY. HAY BALES SHALL BE INSTALLED ONCE PERIMETER GRADING IS COMPLETED. STORMWATER FACILITIES SHALL HAVE HAY BALES PLACED AROUND THEIR ENTRANCES TO PREVENT SEDIMENT FROM BEING TRANSPORTED INTO THE STORMWATER SYSTEM. HAY BALES SHALL BE PLACED ALONG THE PERIMETER OF ALL DOWNSTREAM BOUNDARIES TO PROVIDE FILTRATION OF RUNOFF DURING CONSTRUCTION. THE HAY BALES SHALL REMAIN IN PLACE UNTIL THE ENGINEER HAS APPROVED THE VEGETATIVE COVER ALONG EMBANKMENTS PROVIDING RUNOFF TO THE PERIMETER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN SOIL EROSION CONTROL DEVICES. IF AT ANY TIME DRAINAGE STRUCTURES OR EROSION CONTROL DEVICES BECOME DAMAGED OR INOPERABLE, IT IS THE CONTRACTORS RESPONSIBILITY TO REPAIR THEM. THE CONTRACTOR IS EXPECTED, AT THE END OF EACH DAY, TO HAVE THE SITE GRADED IN SUCH A WAY THAT ADJACENT PROPERTIES ARE NOT ADVERSELY IMPACTED BY EROSION OR SEDIMENT LEAVING THE SITE. CLEARED AREAS SHALL BE STABILIZED EARLY IN THE CONSTRUCTION PROCESS AND IF NATURAL PRECIPITATION DOES NOT PROVIDE PERIODIC WETTING OF THE SITE, THEN THE CONTRACTOR SHALL PROVIDE A METHOD OF SPRAYING THE SITE TO PREVENT WIND EROSION. CONTRACTOR SHALL CLEAR ONLY THAT AREA SHOWN TO BE CLEARED ON THE PLAN. CARE SHALL BE TAKEN TO DISTURB THE EXISTING VEGETATION IN ONLY THOSE AREAS UNDER CONSTRUCTION AT THAT TIME. 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. 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 LOCAL GOVERNMENT. ALL TREE ROOTS EXISTING WITHIN APPROVED IMPROVEMENT AREAS AND ORIGINATING FROM A PROTECTED TREE SHALL BE SEVERED CLEAN AT THE LIMITS OF THE PRESERVED AREA. 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.

L. GRADING AND BACKFILL: THE GRADING SHOWN ON THESE PLANS IS INTENDED TO EXPRESS THE GENERAL GRADING INTENT OF THE PROJECT. THE CONTRACTOR IS EXPECTED TO GRADE THE ENTIRE SITE TO PROVIDE POSITIVE DRAINAGE IN ALL AREAS THROUGHOUT THE SITE. SMOOTH TRANSITIONS SHALL BE PROVIDED BETWEEN CONTOURS OR SPOT ELEVATIONS AS SHOWN ON THE PLANS TO ACCOMPLISH THE GRADING INTENT. ALL SLOPES SHALL BE STABILIZED IMMEDIATELY AFTER FINAL GRADING HAS BEEN COMPLETED. CONTRACTOR TO GRADE PROPERTY SO THAT GRADING MEETS ADJACENT PROPERTY AND RIGHT-OF-WAY ELEVATIONS. CONTRACTOR SHALL NOTIFY THE OWNER AND SEI PRIOR TO DEMOBILIZATION OF GRADING EQUIPMENT TO DETERMINE THAT THE GRADING INTENT HAS BEEN ACHIEVED. ALL FILL MATERIAL SHALL BE SOIL OR SOIL-ROCK MIXTURE WHICH IS FREE FROM ORGANIC MATTER AND OTHER DELETERIOUS SUBSTANCE. IT SHALL BE PREDOMINATELY GRANULAR WITH A MAXIMUM PARTICLE SIZE OF TWO INCHES AND A PLASTICITY INDEX OF 12 OR LESS. ALL BACKFILL WITHIN THE ROADWAY, OVER ANY PIPE THAT IS TO BE INSTALLED UNDER THE ROADWAY OR WITHIN EMBANKMENTS, ETC. IS TO BE COMPACTED TO 100% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO AND PER F.D.O.T. SPECIFICATIONS, SECTION 125.8.3, LATEST EDITION.

M. DRAINAGE: ALL DRAINAGE STRUCTURES MUST BE CONSTRUCTED PER FLORIDA DEPARTMENT OF TRANSPORTATION ROAD DESIGN STANDARDS. MITERED END SECTION AS PER D.O.T. INDEX NO. 272 AND NO. 273. ALL PIPE LENGTHS ARE PLUS OR MINUS AND MEASUREMENTS ARE TO THE CENTER OF STRUCTURES. OWNER SHALL MAINTAIN RETENTION AREAS.

N. DRIVES: ALL DRIVES SHALL BE IN ACCORDANCE WITH FDOT REQUIREMENTS.

O. PAVING: ALL PAVING SURFACES IN INTERSECTIONS AND ADJACENT SECTIONS SHALL BE GRADED TO DRAIN POSITIVELY IN THE DIRECTION SHOWN BY THE FLOW ARROWS ON THE PLANS AND TO PROVIDE A SMOOTH TRANSITION WITH NO BREAKS IN GRADE AND NO STEEP OR REVERSE CROSS SLOPES. AT APPROACHES TO AND INTERSECTIONS WITH EXISTING GRADES, IT MAY BE NECESSARY AND ADVISABLE TO MAKE MINOR LOCAL FIELD ADJUSTMENTS TO ACCOMPLISH THE PURPOSES OUTLINED. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE POSITIVE DRAINAGE AND SEI SHALL BE CONSULTED SO THAT WE MAY MAKE ANY AND ALL REQUIRED INTERPRETATIONS OF THE PLANS OR GIVE SUPPLEMENTARY INSTRUCTIONS TO ACCOMPLISH THE INTENT OF THE PLANS. ASPHALTIC CONCRETE TYPE S-1, SHALL CONFORM TO THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION LATEST EDITION, FOR MATERIALS AND METHOD OF CONSTRUCTION. ALL ROADWAY BASES SHALL BE PRIMED AND, IF REQUIRED, A TACK COAT SHALL BE APPLIED. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. TEST REPORTS FOR SUBGRADE, BASE, ASPHALT AND BASE CORE AND CONCRETE SHALL BE SUBMITTED TO THE ENGINEER OF RECORD FOR REVIEW AND APPROVAL. SEE SPECIFICATIONS FOR SPECIFIC TESTING REQUIREMENTS.

P. LANDSCAPING: ALL PLANT MATERIALS USED SHALL CONFORM TO THE STANDARDS FOR FLORIDA NO. 1 OR BETTER AS GIVEN IN GRADES AND STANDARDS FOR NURSERY PLANTS, PART I, 1963 AND PART II, STATE OF FLORIDA DEPT. OF AGRICULTURE, TALLAHASSEE. ALL PLANT MATERIAL WILL BE GUARANTEED FOR ONE (1) YEAR FROM DATE OF FINAL ACCEPTANCE BY ARCHITECT. PLANTS AND TREES ARE LOCATED BY SCALING OFF PLANS. INSTALLER SHALL INSPECT SITE PRIOR TO BEGINNING PLANTING OPERATIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. INSTALLER SHALL IMMEDIATELY NOTIFY ARCHITECT IF ANY CONFLICTS OCCUR BETWEEN PROPOSED LOCATION OF TREES CALLED FOR ON THE PLANS AND ANY UNDERGROUND UTILITIES OR SUBSURFACE STRUCTURES. INSTALLER SHALL NOTIFY ARCHITECT OF ANY CONDITION THAT WOULD PREVENT THE HEALTHY GROWTH OF PLANT SPECIES CALLED FOR ON THESE PLANS PRIOR TO CONTRACT AWARD. ALL LANDSCAPE AREAS AND GRADED SWALES ARE TO BE SODDED WITH FLORATAM UNLESS NOTED OTHERWISE. THE GROUND IS TO BE PROPERLY PREPARED AND FERTILIZED PRIOR TO LAYING SOD. THERE SHALL BE A CRISP LINE SEPARATING PLANT BEDS FROM ALL SOD AREAS. SOD TO BE STAKED AS NECESSARY TO PREVENT EROSION. CONTRACTOR TO SOD ALL DISTURBED AREAS DUE TO PROPOSED CONSTRUCTION.

Q. PLANTING SOILS: ALL PLANTING PITS SHALL BE BACKFILLED WITH TOPSOIL MIX CONSISTING OR FIFTY (50) PERCENT SAND, FORTY (40) PERCENT MUCK AND TEN (10) PERCENT HUMUS OR PEAT, BY VOLUME, WELL MIXED WITH APPROPRIATE FERTILIZER ADDED.

R. MULCH: ALL EXPOSED AREAS IN PLANTING BEDS, INCLUDING HEDGE ROWS, SHALL BE KEPT WEED FREE AND MULCHED TO A MINIMUM OF THREE (3) INCHES DEPTH, EXCEPT THAT TWO (2) INCHES SHALL BE REQUIRED IN ANNUAL BEDS. MULCH SHALL BE REPLENISHED, AS NEEDED, TO MEET THIS REQUIREMENT.

S. ALL POTABLE WATER AND SANITARY SEWER LINES MUST MEET PUBLIC WORKS STANDARDS.

T. ALL ON-SITE WATER AND SEWER LINES ARE PRIVATELY OWNED AND MAINTAINED.

TESTING SCHEDULE GUIDE

ITEM	TEST TYPE	TEST I.D.	REQUIREMENTS	FREQUENCY
EMBANKMENT	MAXIMUM DENSITY OPTIMUM MOISTURE FIELD DENSITY	AASHTO T180 ASTM D1557 AASHTO T191, T204, T238 ASTM D1556, D2937, D2922	N/A 95% OF MAXIMUM DENSITY	PER SOIL TYPE ONE PER 2,500 S.F. HORIZONTALLY *, ALTERNATING LIFTS (12")
UTILITY TRENCH BACKFILL UNDER ROADWAYS AND STRUCTURES	MAXIMUM DENSITY OPTIMUM MOISTURE FIELD DENSITY	AASHTO T180 ASTM D1557 AASHTO T191, T204, T238 ASTM D1556, D2937, D2922	N/A 95% OF MAXIMUM DENSITY	PER SOIL TYPE ONE PER 2,500 S.F. HORIZONTALLY *, EVERY 2' VERTICALLY D2922 - AT LEAST ONE FOR EACH PIPE RUN
BACKFILL OF STRUCTURES	MAXIMUM DENSITY OPTIMUM MOISTURE FIELD DENSITY	AASHTO T180 ASTM D1557 AASHTO T191, T204, T238 ASTM D1556, D2937, D2922	N/A 95% OF MAXIMUM DENSITY	PER SOIL TYPE ONE PER 2,500 S.F. EVERY 2' VERTICALLY
SUBGRADE	BEARING VALUES MAXIMUM DENSITY OPTIMUM MOISTURE FIELD DENSITY & THICKNESS	LBR - FLA. D.O.T. AASHTO T180 ASTM D1557 AASHTO T191, T238 ASTM D1556, D2922	LBR = 40 MIN. N/A 98% OF MAXIMUM DENSITY	ONE PER SOIL TYPE CHECK POINT LBR AT 500 L.F. HORIZONTALLY ONE PER SOIL TYPE ONE PER 2,500 S.F. HORIZONTALLY
BASE	BEARING VALUES MAXIMUM DENSITY OPTIMUM MOISTURE THICKNESS FIELD DENSITY GRADATION ATTERBURG LIMITS	LBR - FLA. D.O.T. AASHTO T180 ASTM D1557 AASHTO T191, T238 ASTM D1556, D2922 AASHTO T27, T98 AASHTO T90 ASTM C136, D423, D424	LBR = 100 MIN. N/A 98% OF MAXIMUM DENSITY PER SPECIFICATIONS	ONE PER SOURCE OR AS MATERIAL CHANGES CHECK POINT LBR AT 500 L.F. HORIZONTALLY ONE PER SOURCE ONE PER 2,500 S.F. HORIZONTALLY ONE PER SOURCE
SOIL CEMENT BASE MIX DESIGN (TO BE USED IF SEPARATION BETWEEN SHWT AND BOTTOM OF BASE IS < 1.5')	PORTLAND CEMENT ASSOC. SPECIFICATIONS MAXIMUM DENSITY OPTIMUM MOISTURE COMPRESSIVE STRENGTH SPECIMENS TEST CORES FIELD DENSITY & THICKNESS	 AASHTO T134 (STANDARD) PORTLAND CEMENT ASSOC. SPECIFICATIONS PORTLAND CEMENT ASSOC. SPECIFICATIONS AASHTO T191, T238 ASTM D1556, D2922	PER SPECIFICATIONS N/A 300 PSI AT 7-DAYS TYPE DAILY ** 450 PSI AT 21-DAYS SET OF COMPRESSIVE ** 95% OF MAXIMUM DENSITY	ONE PER SOIL TYPE ONE PER SOIL TYPE DAILY ONE SET OF 3 PER SOIL TYPE ONE SET OF 3 PER SOIL TYPE ONE PER 2,500 S.F. HORIZONTALLY
ASPHALTIC CONCRETE	MATERIALS QUALITY BITUMEN CONTENT GRADATION FIELD DENSITY COMPACTION LOS ANGELES ABRASION THICKNESS	AASHTO T164 ASTM D2172 ASTM D2950-81 AASHTO T96-77 ASTM C131-81 N/A	 PER SPECIFICATIONS 95% OF LAB DENSITY 95% OF MARSHALL MAXIMUM UNIT PER SPECIFICATIONS PER SPECIFICATIONS	 ONE PER DAY ONE PER 2,500 S.F. HORIZONTALLY ONE PER SOURCE ONE PER 2,500 S.F.

NOTES:
- * THE CONTRACTOR SHALL NOT PAVE OVER SOIL CEMENT BASE UNTIL A 30-DAY CURING HAS ELAPSED.
- ** MAXIMUM STRENGTH LIMITS, AS ESTABLISHED BY SOILS TESTING COMPANY, SHALL NOT BE EXCEEDED.
- *** SHOULD ANY OF THE INFORMATION PROVIDED HEREIN CONFLICT WITH EITHER THE RECOMMENDATION OF THE GEOTECHNICAL ENGINEER, AND/OR THE GEOTECHNICAL REPORT, THEN THE AFOREMENTED RECOMMENDATIONS WILL SUPERCEDE THIS "TESTING SCHEDULE GUIDE".

100%
CONSTRUCTION DOC'S.
ISSUE DATE: 02-23-16

REV	DATE	DESCRIPTION

NOT VALID WITHOUT SIGNATURE AND ORIGINAL SEAL
ROLAND P. DOVE, P.E.
P.E. NO. 36933
DATE
STATE OF FLORIDA

MAIN STREET LANDING
New Port Richey, Florida

CONTRACT DATE:
July 20, 2004

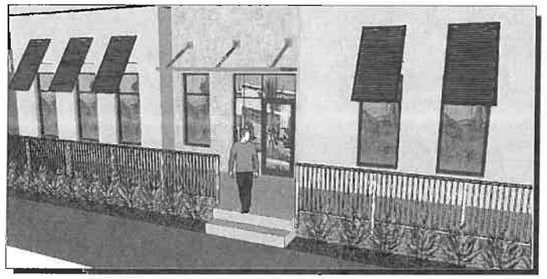
SPRING ENGINEERING, INC.
ENGINEERING • LAND PLANNING • ARCHITECTURE
3014 U.S. HWY 19, HOLIDAY, FL (727) 938-1516
FL COA NO. 00005158 & LICENCE NO. AA-C001747

NOTES & SPECIFICATIONS

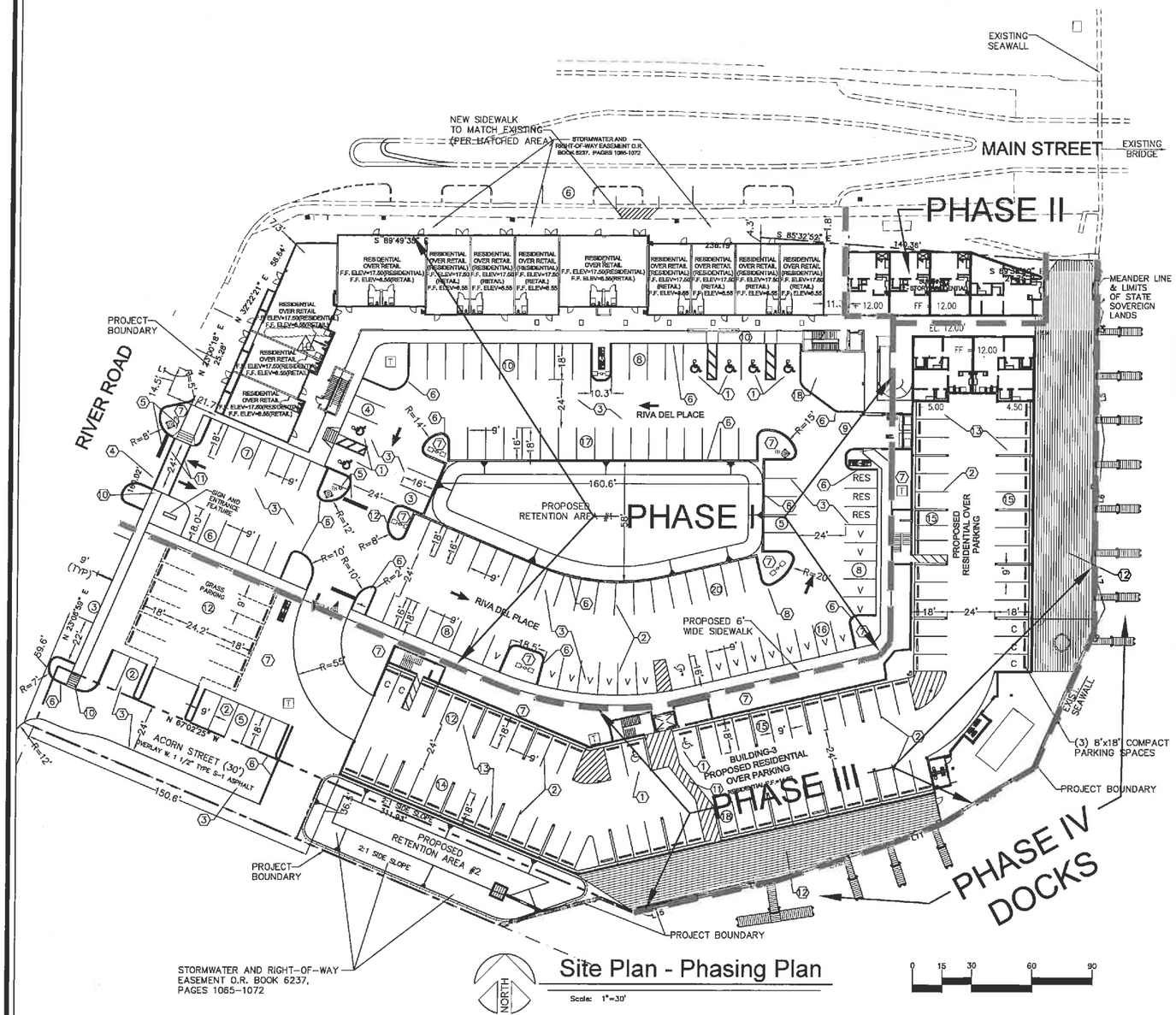
DESIGNED BY: JPE
DRAWN BY: JPE
CHECKED BY: RPD
JOB NUMBER
2004-26

SHEET
C7.0

SECTION 5, TOWNSHIP 26 SOUTH, RANGE 16 EAST
PASCO COUNTY, FLORIDA



FIRE DEPARTMENT NOTE: DRAWINGS WILL CONFORM TO ALL LOCAL FIRE DEPARTMENT AND NFPA REQUIREMENTS



Site Plan - Phasing Plan

Scale: 1"=30'

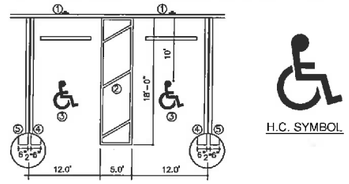
LEGEND

- BRICK PAVERS (SEE DETAIL ON SHEET C3.1)
- WOODEN BOARDWALK
- EXISTING CONCRETE SIDEWALK

PROJECT DATA

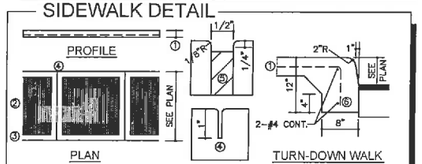
PROJECT NAME:	MAIN STREET LANDING
ARCHITECT:	EUGENE RUSSELL DAVIS ARCHITECT 3615 N.W. 13th STREET GAINESVILLE, FLORIDA 32609 PHONE: (352) 372-6477
ENGINEER:	SPRING ENGINEERING, INC. 3014 US HIGHWAY 19 HOLIDAY, FLORIDA 34691 PHONE: (727) 938-1516 FAX: (727) 942-4174
SURVEYOR:	BSI & ASSOCIATES 1628 DALE MABRY HIGHWAY SUITE 106 LUTZ, FLORIDA 33548 PHONE: (813) 948-8020
CONTACT PERSON:	SPRING ENGINEERING, INC. ROLAND P. DOVE, P.E.,

HANDICAPPED PARKING DETAIL



1. H.C. SIGN FTP-22-04 BELOW SIGN FTP-21-04 MOUNTED TO A GALVANIZED METAL POST (ASTM A-499 GRADE 60, ASTM A-123 FINISH). SIGN TO BE 84" ABOVE FINISHED GRADE. ALL HARDWARE TO BE RUSTPROOF. INSTALL 1" DIA. X 2' DEEP, 3000 PSI CONC. FOOTING.
2. 6" WIDE PAINTED STRIPE (WHITE)
3. PAINTED H.C. SYMBOL (WHITE)
4. 6" WIDE PAINTED STRIPE (BLUE)
5. 6" WIDE PAINTED STRIPE (WHITE)
6. ALL BLUE TINTING TO MATCH FEDERAL STANDARD 595a, SHADE 15180.

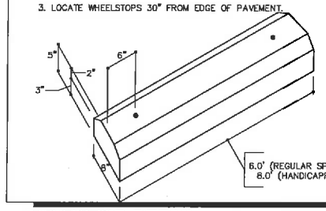
SIDEWALK DETAIL



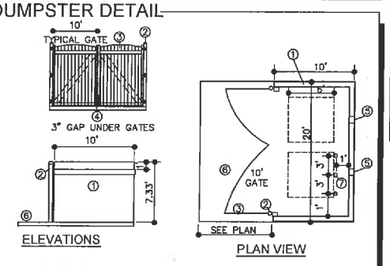
1. CONCRETE SIDEWALK: 4" THICK SLAB ON-SITE AND 6" THICK SLAB OFF-SITE WITH 6x6 #10/10 W.W.M. PLACED 2" ABOVE THE BOTTOM OF THE SLAB.
2. ROUGH BROOM FINISH.
3. 5' WIDE SMOOTH TROWEL FINISH ALONG SIDEWALK EDGE AND JOINTS.
4. CONTRACTION JOINT: 1/8" WIDE x 1" DEEP, SPACED 5' O.C.
5. CONSTRUCTION JOINT: USE PRE-MOLDED FILLER AT BUILDING & UTILITIES.
6. TURN-DOWN WALK: TERMINATE SIDEWALK ALONG ASPHALT PAVING WITH A THICKENED FOOTING AS SHOWN.

WHEEL STOP DETAIL

1. REQUIRES TWO 5/8" DIA. x 24" LONG STEEL BAR STAKES FOR EACH WHEELSTOP.
2. WHEELSTOP TO BE 3000 PSI CONCRETE AND REINFORCED WITH TWO #3 REBARS.
3. LOCATE WHEELSTOPS 30" FROM EDGE OF PAVEMENT.



DUMPSTER DETAIL



1. 6" CMU DUMPSTER ENCLOSURE W/STUCCO FINISH & PAINTED TO MATCH BUILDINGS.
2. BOLLARD: 6" DIA. GALV. PIPE COL., 4' BELOW GRADE & EXTEND 8' ABOVE GRADE FILL WITH CONC. AND SET IN CONC. FOOTING. PAINT TO MATCH BLDG.
3. WOOD GATES: 1x6 TREATED BOARDS WITH 1x8 BOARD 1" BELOW TOP EDGE, Z BRACING ON BACK. PAINT TO MATCH BUILDING. 3/4" DIA. x 1.5" DEEP RECESSES FOR GATE CANE BOLTS AT OPEN AND CLOSED POSITION (FIELD VERIFY LOCATION).
4. RICHARD WILCOX HARDWARE: CANE BOLT NO. 524-P23. INDUSTRIAL STRAP HINGE NO. 434-P28 (3 PER GATE). PAINT TO MATCH BLDG.
5. 8" X 8" DRAIN WEEP HOLES
6. 6" THICK CONCRETE SLAB WITH 6x6 x 1.4x1.4 WWF. SLOPE TO DRAIN WEEP HOLES SLAB TO WITHSTAND 10,000 #/ SINGLE WHEEL LOADS
7. BOLLARD: 6" DIA. GALV. PIPE COL.,3' BELOW GRADE & EXTEND 4' ABOVE GRADE FILL WITH CONC. AND SET IN CONC. FOOTING. PAINT OSHA YELLOW.

SITE DATA

EXISTING LAND USE: SHELL BUILDING

PROPOSED LAND USE: MIXED USE

FLOOD ZONE: "A9" (PANEL No. 120232 0003 D, 07/05/83)
BASE FLOOD ELEV=11.00

PARCEL I.D. NO.: 05-26-16-0030-20800-0050

ZONING:
SITE: PDD
NORTH: MAIN STREET
SOUTH: R-2
EAST: PITHLACHASCOTEE RIVER
WEST: RIVER ROAD

NEW BUILDING HEIGHT: 50' FROM BFE TO TOP OF STRUCTURE

NEW BUILDING CONSTRUCTION: TYPE 6

MAXIMUM BUILDING COVERAGE: 48,704 SF TOTAL = 36%

FLOOR AREA RATIO: 270,072 SF ALLOWED @ 2.0

METHOD OF FIRE PROTECTION: FIRE HYDRANT

DENSITY: RESIDENTIAL, 80 TOTAL UNITS/3.10 ACRES = 25.8 = UNITS/ACRE
ISR: 2.597/3.10 = 83.87

SITE AREAS: (TOTAL SITE = 135,036 SF OR 3.10 ACRES)

	Existing	Proposed
PROJECT AREA	3.10 Ac (100%)	3.10 Ac (100%)
- IMPERVIOUS AREA	1.28 Ac (41.55%)	2.597 Ac (83.77%)
- PERVIOUS AREA	1.82 Ac (58.45%)	0.503 Ac (16.23%)

LANDSCAPE BUFFERS:
NORTH (MAIN STREET) = 0' PROPOSED; 10' REQ'D IN C-2
SOUTH = 0'-4'
EAST (PITHLACHASCOTEE RIVER) = VARIES 0'-27'
WEST (RIVER ROAD) = VARIES 0'-5' PROPOSED; 10' REQ'D IN C-2

REQUIRED PARKING:
64 - 2 & 3 BEDROOM UNITS: 64x2 = 128 SPACES
16 - 1 BEDROOM UNITS: 16x1.5 = 24 SPACES

VISITOR: 0.5/UNIT: 80x0.5 = 40 SPACES

RETAIL: 1 SPACE/200 SQ. FT. G.F.A.
13,640 SQ. FT./200 = 68 SPACES

TOTAL REQUIRED PARKING = 260 SPACES

PROPOSED PARKING: GARAGE (9'x18') = 86 + 3 H.C. = 89 SPACES
SURFACE:
- REGULAR (9'x18') = 18 SPACES
- PARALLEL (9'x22') = 3 SPACES
- SPECIAL (9'x16') = 98 SPACES
- HANDICAP (12'x18') = 4 SPACES
- GRASS (9'x18') =12 SPACES

TOTAL PROVIDED PARKING = 225 SPACES

SEWER: CITY OF NEW PORT RICHEY
FIRE: CITY OF NEW PORT RICHEY FIRE DEPARTMENT
ELECTRIC: SERVICE PROVIDED BY DUKE ENERGY
TELEPHONE: SERVICE PROVIDED BY VERIZON

SITE KEY NOTES

1. HANDICAP SPACE WITH H.C. PARKING SIGN. (SEE DETAIL THIS SHEET).
2. 4" WHITE PAINTED PARKING STRIPES (TYPICAL)
3. NEW ASPHALT PAVEMENT (SEE DETAIL ON SHEET C3)
4. INSTALL NEW DRIVEWAY PER F.D.O.T. STANDARD INDEX NO. 515
5. INSTALL 24" WHITE STOP BAR & STOP SIGN PER F.D.O.T. STANDARD INDEX NO. 17346
6. NEW TYPE "D" CURB PER F.D.O.T. STANDARD INDEX NO. 300
7. NATURAL AREA
8. ALL RADII = 4' UNLESS OTHERWISE SHOWN
9. INSTALL NEW DUMPSTER ENCLOSURE SIZE AND CAPACITY TO COMPLY WITH CHAPTER 10 IN CITY OF NEW PORT RICHEY CODE
10. INSTALL CURB RAMP PER F.D.O.T. STANDARD INDEX NO. 304
11. INSTALL 5' WIDE CROSSWALK PER F.D.O.T. STANDARD INDEX NO. 17346
12. PROPOSED WOODEN BOARDWALK
13. CONCRETE PARKING GARAGE FLOOR; ALL GARAGE SPACES FOR RESIDENTIAL USE ONLY.
14. NOT USED
15. NOT USED
16. NOT USED
17. NOT USED
18. 10'X15' CONCRETE PAD WITH 8 "U" SHAPED BICYCLE RACKS.
19. NOT USED
20. MONUMENT SIGN - EXACT SIZE AND LOCATION TO BE DETERMINED.

100% CONSTRUCTION DOC'S.
ISSUE DATE: 02-23-16

REV	DATE	DESCRIPTION

NOT VALID WITHOUT SIGNATURE AND ORIGINAL SEAL

ROLAND P. DOVE, P.E.
P.E. NO. 36933
DATE

STATE OF FLORIDA

MAIN STREET LANDING
New Port Richey, Florida

CONTRACT DATE:
July 20, 2004

SPRING ENGINEERING, INC.
ENGINEERING • LAND PLANNING • ARCHITECTURE
3014 U.S. HWY 19, HOLIDAY, FL (727) 938-1516
FL COA NO. 00005158 & LICENCE NO. AA-C001747

SITE PLAN
STAGING EXHIBIT

DESIGNED BY:	JPE
DRAWN BY:	JPE
CHECKED BY:	RPD

JOB NUMBER
2004-26

SHEET
C8.0

NPDES
NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM
EROSION CONTROL NOTES

THE FOLLOWING NARRATIVE OF THE STORMWATER POLLUTION PREVENTION PLAN CONTAINS REFERENCES TO THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, THE DESIGN STANDARDS, AND OTHER SHEETS FOR THESE CONSTRUCTION PLANS. THE FIRST SHEET OF THE CONSTRUCTION PLANS (CALLED THE COVER SHEET) CONTAINS AN INDEX TO THE OTHER SHEETS. THE COMPLETE STORMWATER POLLUTION PREVENTION PLAN INCLUDES SEVERAL ITEMS: THIS NARRATIVE DESCRIPTION, THE DOCUMENTS REFERENCED IN THIS NARRATIVE, THE CONTRACTOR'S APPROVED EROSION CONTROL PLAN IS REQUIRED BY SPECIFICATION SECTION 104, AND REPORTS OF INSPECTIONS MADE DURING CONSTRUCTION.

SITE SPECIFICATION PROJECT INFORMATION

a CONSTRUCTION ACTIVITIES

a CONSTRUCTION ACTIVITIES

a CONSTRUCTION ACTIVITIES

a CONSTRUCTION ACTIVITIES

CONTROLS

EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO, OR AS THE FIRST STEP IN CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL EROSION CONTROL MEASURES SHOWN ON THE PLANS. THE EROSION CONTROL SYSTEM DESCRIBED WITHIN THE CONSTRUCTION DOCUMENTS SHOULD BE CONSIDERED TO REPRESENT THE MINIMUM ACCEPTABLE STANDARDS FOR THIS PROJECT. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DEPENDENT UPON THE STAGE OF CONSTRUCTION, THE SEVERITY OF THE RAINFALL EVENT AND/OR AS DEEMED NECESSARY AS A RESULT OF ON-SITE INSPECTIONS BY THE APPLICABLE JURISDICTIONAL AUTHORITIES. THESE ADDITIONAL MEASURES (IF NEEDED) SHALL BE INSTALLED. IT IS NOTED THAT THE MEASURES IDENTIFIED ON THIS PLAN SHOULD BE ONLY THE SUGGESTED BEST MANAGEMENT PRACTICES (BMPS). THE CONTRACTOR SHALL PROVIDE POLLUTION PREVENTION AND EROSION CONTROL MEASURES AS SPECIFIED IN FDOT INDEXES #100 THROUGH #106 AND AS NECESSARY FOR EACH SPECIFIC APPLICATION. IT IS THE CONTRACTOR'S ULTIMATE RESPONSIBILITY TO ASSURE THAT THE STORMWATER DISCHARGE FROM THE SITE DOES NOT EXCEED THE TOLERANCES ESTABLISHED BY ANY TO THE APPLICABLE JURISDICTIONAL AUTHORITIES.

EROSION AND SEDIMENT CONTROLS

1 CLEARING AND GRUBBING OPERATIONS SHALL BE CONTROLLED SO AS TO MINIMIZE UNPROTECTED ERODIBLE AREAS EXPOSED TO WEATHER. GENERAL EROSION CONTROL BMPS SHALL BE EMPLOYED TO MINIMIZE SOIL EROSION AND OFF-SITE SEDIMENTATION. WHILE THE VARIOUS TECHNIQUES REQUIRED WILL BE SITE AND PLAN SPECIFIC, THEY SHOULD BE EMPLOYED PRIOR TO ANY CONSTRUCTION ACTIVITY.

2 EXCAVATED MATERIAL WILL NOT BE DEPOSITED IN LOCATIONS WHERE IT COULD BE WASHED AWAY BY HIGH WATER OR STORM WATER RUNOFF. STOCKPILED MATERIAL SHALL BE COVERED OR ENCIRCLED WITH SEDIMENT CONTAINMENT DEVICES.

3 STABILIZATION MEASURES SHALL BE INITIATED FOR EROSION AND SEDIMENT CONTROL DISTURBED AREAS AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. CLEARED SITE DEVELOPMENT AREAS WHICH WILL REMAIN AT ROUGH GRADE FOR 14 DAYS OR MORE SHOULD BE STABILIZED IMMEDIATELY BY COVERING WITH ADEQUATE AMOUNTS OF HAY, OVER SEEDED AND PERIODICALLY WATER SUFFICIENT TO STABILIZE THE TEMPORARY GROUNDCOVER, OR BY THE USE OF AN APPROPRIATE ALTERNATIVE BMP.

4 ALL GRASS SLOPES CONSTRUCTED STEEPER THAN 4H:1V SHALL BE SODDED IMMEDIATELY AFTER FINAL GRADE IS ESTABLISHED.

5 WHERE REQUIRED TO PREVENT EROSION FROM SHEET FLOW ACROSS BARE GROUND FROM ENTERING A LAKE OR SWALE, A TEMPORARY SEDIMENT SUMP SHALL BE CONSTRUCTED. THE TEMPORARY SEDIMENT SUMP SHALL REMAIN IN PLACE UNTIL VEGETATION IS ESTABLISHED ON THE GROUND DRAINING TO THE SUMP.

6 PERMANENT SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREAS, SHALL BE COMPLETED IMMEDIATELY AFTER FINAL GRADING. WHEN IT IS NOT POSSIBLE TO PERMANENTLY PROTECT A DISTURBED AREA IMMEDIATELY AFTER GRADING OPERATIONS, TEMPORARY EROSION CONTROL MEASURES SHALL BE INSTALLED. ALL TEMPORARY PROTECTION SHALL BE MAINTAINED UNTIL PERMANENT MEASURES ARE IN PLACE AND ESTABLISHED.

PROTECTION OF SURFACES WATERS

1 WHERE PRACTICAL STORMWATER SHALL BE CONVEYED BY SWALES. SWALES SHALL BE CONSTRUCTED AS SHOWN ON PLANS.

2 EROSION CONTROL MEASURES SHALL BE EMPLOYED TO MINIMIZE TURBIDITY OF SURFACE WATERS LOCATED DOWNSTREAM OF ANY CONSTRUCTION ACTIVITY. WHILE THE VARIOUS MEASURES REQUIRED WILL BE SITE SPECIFIC, THEY SHALL BE EMPLOYED AS NEEDED IN ACCORDANCE WITH THE FOLLOWING:

a IN GENERAL, EROSION SHALL BE CONTROLLED AT THE FURTHEST PRACTICAL UPSTREAM LOCATION.

b NEW AND EXISTING STORMWATER INLETS AND OUTFALL STRUCTURES SHALL BE PROTECTED DURING CONSTRUCTION. PROTECTION MEASURES SHALL BE EMPLOYED IMMEDIATELY AS REQUIRED DURING THE VARIOUS STAGES OF CONSTRUCTION.

c PERIMETER EROSION CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL FINAL SITE STABILIZATION HAS BEEN ESTABLISHED.

3 HEAVY CONSTRUCTION EQUIPMENT PARKING AND MAINTENANCE AREAS SHALL BE DESIGNED TO PREVENT OIL, GREASE, AND LUBRICANTS FROM ENTERING SITE DRAINAGE FEATURES INCLUDING STORMWATER COLLECTION AND TREATMENT SYSTEMS. CONTRACTORS SHALL PROVIDE BROAD DIKES OR SILT SCREENS AROUND SEDIMENT SUMPS WITHIN SUCH AREAS AS REQUIRED TO CONTAIN SPILLS OF OIL, GREASE, LUBRICANTS, OR OTHER CONTAMINANTS. CONTRACTORS SHALL HAVE AVAILABLE AND SHALL USE ABSORBENT FILTER PADS TO CLEAN UP SPILLS IMMEDIATELY AFTER ANY OCCURRENCE.

STORMWATER MANAGEMENT

THE CONTRACTOR IS REQUIRED TO INSPECT AND MAINTAIN CONTROLS WEEKLY AND WITHIN 24 HOURS AFTER A RAINSTORM IN EXCESS OF 0.25 INCHES. THE INSPECTION REPORTS SHALL BE SIGNED BY THE INSPECTOR AND CONTRACTOR AND MAINTAINED FOR FUTURE REFERENCE AS NEEDED. THE CONTRACTOR SHALL REPORT ALL INSPECTION FINDINGS AND CORRECTIVE ACTIONS TAKEN. THE INSPECTOR MUST BE A QUALIFIED EROSION AND SEDIMENT CONTROL INSPECTOR AS DEFINED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION.

REFERENCES

IT IS THE CONTRACTOR'S RESPONSIBILITY TO FILE "NOTICE OF INTENT TO USE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES" (DEP FORM 62-621.300(4)(B)) OR LATEST VERSION) TO FEDP TO THE FOLLOWING ADDRESS:

NPDES STORMWATER NOTICES CENTER, MS #2510
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
2600 BLAIR STONE ROAD
TALLAHASSEE, FLORIDA 32399-2400

MATERIAL MANAGEMENT PRACTICES

THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT SHALL BE USED TO REDUCE THE RISK OF THE SPILLS AFTER ACCIDENTAL EXPOSURE OF STORM WATER RUNOFF.

GOOD HOUSEKEEPING

THE FOLLOWING GOOD HOUSEKEEPING PRACTICES SHALL BE FOLLOWED ON SITE DURING THE CONSTRUCTION PROJECT. AN EFFORT SHALL BE MADE TO STORE ENOUGH PRODUCTS OR COMPLETE THE PROJECT. ALL MATERIALS STORED ON SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND IF POSSIBLE, KEPT IN THE ORIGINAL MANUFACTURER'S LABELED CONTAINERS. SUBSTANCES SHALL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER. WHENEVER POSSIBLE ALL THE MANUFACTURER'S RECOMMENDATION FOR PROPER USE AND DISPOSAL OF MATERIALS ON SITE.

HAZARDOUS PRODUCTS

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

PETROLEUM PRODUCTS

ALL SITE VEHICLES SHALL BE MONITORED LEAKS AND RECEIVE REGULAR PREVENTATIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE LABELED. ANY ASPHALT SUBSTANCES USED ON SITE SHALL BE APPLIED ACCORDINGLY TO THE MANUFACTURER'S RECOMMENDATIONS.

FERTILIZERS

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

PAINTS

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

SPILL CONTROL PRACTICES

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

1 MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP SHALL BE CLEARLY POSED AND SIT PERSONNEL SHALL BE MADE AWARE OF THE PROCEDURES AND LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.

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

3 ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.

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

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

6 THE SPILL PREVENTION PLAN SHALL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM REOCCURRING AND THE CLEANUP PROCEDURES FOR FUTURE USE. A DESCRIPTION OF THE SPILL, IT'S CAUSE AND THE CLEANUP MEASURES SHALL BE INCLUDED.

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

WASTE DISPOSAL

WASTE MATERIALS. ALL MATERIAL SHALL BE COLLECTED AND CONTAINED IN A CONTROLLED AREA PURSUANT TO STATE AND LOCAL SOLID WASTE REGULATION. ALL TRASH AND CONSTRUCTION DEBRIS CONSTRUCTION SHALL BE BURIED ON SITE. ALL PERSONNEL SHALL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE OF WASTE DISPOSAL. NOTICES STATING THESE PRACTICES SHALL BE POSTED IN THE ONSITE CONSTRUCTION TRAILER AND THE CONSTRUCTION MANAGER RESPONSIBLE FOR THE DAY-TO-DAY SITE OPERATIONS SHALL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.

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

SANITARY WASTE. ALL SANITARY SEWER WASTE SHALL BE COLLECTED FROM PORTABLE UNITS BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR AS REQUIRED BY STATE AND LOCAL CODE.

CONTROL OF WIND EROSION

1 BARE EARTH AREAS SHALL BE WATERED DURING CONSTRUCTION AS NECESSARY TO MINIMIZE THE TRANSPORT OF FUGITIVE DUST. IT MAY BE NECESSARY TO LIMIT CONSTRUCTION VEHICLE SPEED IF BARE EARTH HAS NOT BEEN EFFECTIVELY WATERED. IN NO CASE SHALL FUGITIVE DUST BE ALLOWED TO THE THE SITE UNDER CONSTRUCTION.

2 AS REQUIRED AFTER COMPLETION OF CONSTRUCTION, BARE EARTH SHALL BE VEGETATED.

3 AT ANY TIME BOTH DURING AND AFTER SITE CONSTRUCTION THAT WATERING AND/OR VEGETATIVE ARE NOT EFFECTIVE IN CONTROLLING WIND EROSION AND/OR TRANSPORT OF FUGITIVE DUST, OTHER METHODS AS ARE NECESSARY FOR SUCH CONTROL SHALL BE EMPLOYED. THESE METHODS MAY INCLUDE ERECTION OF DUST CONTROL FENCES. IF REQUIRED, DUST CONTROL FENCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAIL FOR A SILT FENCE EXCEPT, THE MINIMUM HEIGHT SHALL BE 4 FEET.

IN ADDITION TO THOSE RESPONSIBLE OUTLINED WITHIN THE CONSTRUCTION PLANS AND DOCUMENTS THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING MEASURES:

a PROJECT SCHEDULE WITH EROSION AND SEDIMENT CONTROL INSTALLATION AND MAINTENANCE TIED TO SPECIFIC DATES/OR CONSTRUCTION ACTIVITIES.

b ALTERATIONS TO THE DESIGN EROSION AND SEDIMENT CONTROLS DUE TO DIFFERENCES BETWEEN THE DESIGN PLANS AND ANTICIPATED CONSTRUCTION PHASING AND THE CONTRACTOR'S CONSTRUCTION METHODS.

c NAME AND PHONE NUMBER OF CONTRACTOR'S REPRESENTATIVE FOR EROSION AND SEDIMENT INSTALLATION AND MAINTENANCE ON A 24 HOUR BASIS.

d THE CONTRACTOR WILL FURNISH, INSTALL, MAINTAIN AND SUBSEQUENTLY REMOVE ALL NECESSARY EROSION CONTROL. THE CONTRACTOR WILL FURNISH AND INSTALL ALL NECESSARY PERMANENT EROSION CONTROLS.

e THE DEVELOPMENT OF THE APPLICABLE BMP'S TO ENSURE THE CONTROL OF OFF-SITE TRACKING/SPILLAGE, SANITARY WASTE, FERTILIZERS & PESTICIDES, SOLID WASTE DISPOSAL, AND NON STORMWATER DISCHARGES & HAZARDOUS WASTE. WHEN THE CONTRACTOR ENCOUNTERS A SPILL CONSTRUCTION WILL STOP AND WORK WILL NOT RESUME UNTIL DIRECTED BY THE PROJECT ENGINEER. DISPOSITION OF HAZARDOUS WASTE WILL BE MADE IN ACCORDANCE WITH ANY REQUIREMENTS AND REGULATIONS OF ANY LOCAL, STATE, OR FEDERAL AGENCY HAVING JURISDICTION.

THE CONTRACTOR IS ADVISED THAT THE CONTRACT DRAWING ONLY INDICATE EROSION, SEDIMENT AND TURBIDITY CONTROLS AT LOCATIONS DETERMINED IN THE DESIGN PROCESS. HOWEVER, THE CONTRACTOR IS REQUIRED TO PROVIDE ANY ADDITIONAL CONTROLS NECESSARY TO PREVENT THE POSSIBILITY OF SILTING ANY ADJACENT LOWLAND PARCEL OR RECEIVING WATER.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE & EXIT

DEFINITION

A STONE STABILIZED PAD LOCATED AT POINTS OF VEHICULAR INGRESS AND EGRESS ON A CONSTRUCTION SITE.

PURPOSE

TO STABILIZE ENTRANCES TO THE CONSTRUCTION SITE AND REDUCE THE AMOUNT OF SEDIMENT TRANSPORTED ONTO PUBLIC ROADS BY MOTOR VEHICLES OR RUNOFF.

CONDITIONS WHERE PRACTICE APPLIES

WHEREVER TRAFFIC WILL BE LEAVING A CONSTRUCTION SITE AND MOVING DIRECTLY ONTO A PUBLIC ROAD OR OTHER PAVED AREA.

PLANNING CONSIDERATIONS

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

DESIGN CRITERIA

AGGREGATE SIZE

FDOT NO 1 COARSE AGGREGATE (1.5 - 3.5 INCH STONE) SHOULD BE USED. WOOD CHIPS MAY BE USED FOR SINGLE FAMILY RESIDENTIAL CONSTRUCTION, PROVIDED THAT THEY CAN BE PREVENTED FROM FLOATING AWAY IN A STORM.

ENTRANCE DIMENSIONS

THE AGGREGATE LAYER MUST BE AT LEAST 6 INCHES THICK. IT MUST BE FULL WIDTH OF THE VEHICULAR INGRESS AND EGRESS AREA. THE LENGTH OF THE ENTRANCE MUST BE AT LEAST 50 FEET. THE ENTRANCE MUST WIDEN AT ITS CONNECTION TO THE ROADWAY IN ORDER TO ACCOMMODATE THE TURNING RADIUS OF LARGE TRUCKS.

SILT FENCE

DEFINITION

A TEMPORARY SEDIMENT BARRIER CONSISTING OF A FABRIC STRETCHED ACROSS AND ATTACHED TO SUPPORTING POSTS AND ENTRENCHED. THERE ARE TWO TYPES. THE SILT FENCE IS A TEMPORARY LINEAR FILTER BARRIER CONSTRUCTED OF SYNTHETIC FILTER FABRIC, POSTS, AND DEPENDING UPON THE STRENGTH OF THE FABRIC USED, WIRE FENCE FOR SUPPORT. THE FILTER BARRIER IS CONSTRUCTED OF STAKES AND BURLAP OR SYNTHETIC FILTER FABRIC.

PURPOSES

1. TO INTERCEPT AND DETAIN SMALL AMOUNTS OF SEDIMENT FROM DISTURBED AREA DURING CONSTRUCTION OPERATIONS.
2. TO DECREASE THE VELOCITY OF SHEET FLOWS AND LOW-TO-MODERATE LEVEL CHANNEL FLOWS.

CONDITIONS WHEN PRACTICES APPLIES

1. BELOW DISTURBED AREAS WHERE EROSION WOULD OCCUR IN THE FORM OF SHEET AND RILL EROSION. 2. WHERE THE SIZE OF THE DRAINAGE AREA IS NO MORE THAN 1/4 ACRE PER 100 FEET OF SILT FENCE LENGTH, THE MAXIMUM SLOPE LENGTH BEHIND THE BARRIER IS 100 FEET, AND THE MAXIMUM GRADIENT BEHIND THE BARRIER IS 50 PERCENT (2:1).

3. IN MINOR SWALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBUTING THE DRAINAGE AREA IS NO GREATER THAN 2 ACRES.

4. UNDER NO CIRCUMSTANCES SHOULD SILT FENCES BE CONSTRUCTED IN LIVE STREAMS OR IN SWALES OR DITCH LINES WHERE FLOWS ARE LIKELY TO EXCEED ONE CUBIC FOOT PER SECOND (CFS). SEE DESIGN CRITERIA FOR FURTHER CLARIFICATION.

PLANNING CONSIDERATIONS

SILT FENCES CAN TRAP A MUCH HIGHER PERCENTAGE OF SUSPENDED SEDIMENTS THAN CAN STRAW BALES AND MAY BE PREFERABLE TO STRAW BARRIERS IN MANY CASES. WHILE THE FAILURE RATE OF SILT FENCES IS LOWER THAN THAT OF STRAW BARRIERS, THIS FAILURE RATE IS STILL DUE MAINLY TO IMPROPER INSTALLATION. THE MOST EFFECTIVE APPLICATION IS TO INSTALL TWO PARALLEL SILT FENCES SPACED A MINIMUM OF THREE FEET APART. THE INSTALLATION AND MAINTENANCE METHODS OUTLINED HERE CAN IMPROVE PERFORMANCE.

BARRIERS ARE INEXPENSIVE STRUCTURES COMPOSED OF BURLAP OR STANDARD WEIGHT SYNTHETIC FILTER FABRIC STAPLED TO WOODEN STAKES. FLOW RATES THROUGH BURLAP FILTER BARRIERS ARE SLIGHTLY SLOWER AND FILTERING EFFICIENCY IS SIGNIFICANTLY HIGHER THAN FOR STRAW BALE BARRIERS.

SILT FENCES COMPOSED OF A WIRE SUPPORT FENCE AND AN ATTACHED SYNTHETIC FILTER FABRIC SLOW THE FLOW RATE SIGNIFICANTLY BUT HAVE A HIGHER FILTERING EFFICIENCY THAN BURLAP. BOTH WOVEN AND NON-WOVEN SYNTHETIC FABRICS ARE COMMERCIALLY AVAILABLE. THE WOVEN FABRICS GENERALLY DISPLAY HIGHER STRENGTH THAN THE NON-WOVEN FABRICS. WHEN TESTED UNDER ACID AND ALKALINE WATER CONDITIONS, MOST OF THE WOVEN FABRICS INCREASE IN STRENGTH. THERE ARE A VARIETY OF REACTIONS AMONG THE NON-WOVEN FABRICS. THE SAME IS TRUE OF TESTING UNDER EXTENSIVE ULTRAVIOLET RADIATION. PERMEABILITY RATES VARY REGARDLESS OF FABRIC TYPE. WHILE ALL OF THE FABRICS DEMONSTRATE VERY HIGH FILTERING EFFICIENCIES FOR SANDY SEDIMENTS, THERE IS CONSIDERABLE VARIATION AMONG BOTH WOVEN AND NON-WOVEN FABRICS WHEN FILTERING THE FINER SILT AND CLAY PARTICLES.

DESIGN CRITERIA

1. NO FORMAL DESIGN IS REQUIRED FOR MANY SMALL PROJECTS AND FOR MINOR AND INCIDENTAL APPLICATIONS. FOR CHANNEL FLOW APPLICATIONS REFER TO FDOT STANDARD INDEX 102, CHART 1 (PLATE 4.04A) FOR GUIDANCE ON RECOMMENDED SPACING.

2. FILTER BARRIERS SHALL HAVE AN EXPECTED USABLE LIFE OF 3 MONTHS. THEY ARE APPLICABLE IN DITCH LINES, AROUND DROP OUTLETS, AND AT TEMPORARY LOCATIONS WHERE CONTINUOUS CONSTRUCTION CHANGES THE EARTH CONTOUR AND RUNOFF CHARACTERISTICS AND WHERE LOW OR MODERATE FLOWS (NOT EXCEEDING 1CFS) ARE EXPECTED.

3. SILT FENCES, BECAUSE THEY HAVE MUCH LOWER PERMEABILITY THAN BURLAP FILTER BARRIERS, HAVE THEIR APPLICABILITY LIMITED TO SITUATIONS IN WHICH ONLY SHEET OR OVERLAND FLOWS ARE EXPECTED. THEY NORMALLY CANNOT FILTER THE VOLUMES OF WATER GENERATED BY CHANNEL FLOWS, AND MANY FABRICS DO NOT HAVE SUFFICIENT STRENGTH TO SUPPORT THE WEIGHT OF WATER PONDED BEHIND THE FENCE LINE. THEIR EXPECTED USABLE LIFE IS 6 MONTHS.

CONSTRUCTION SPECIFICATIONS

MATERIALS

1. SYNTHETIC FILTER FABRIC SHALL BE PERVIOUS SHEET OF PROPYLENE, NYLON, POLYESTER, OR POLYETHYLENE YARN. SYNTHETIC FILTER FABRIC SHALL CONTAIN ULTRAVIOLET RAY INHIBITORS AND STABILIZERS TO PROVIDE A MINIMUM OF 6 MONTHS OF EXPECTED USABLE CONSTRUCTION LIFE AT A TEMPERATURE RANGE OF 0 DEGREES FAHRENHEIT TO 120 DEGREES FAHRENHEIT.
2. BURLAP SHALL BE 10 OUNCES PER SQUARE YARD FABRIC.
3. POSTS FOR SILT FENCES SHALL BE EITHER 4 INCH DIAMETER WOOD, OR 1.33 POUNDS PER LINEAR FOOT STEEL WITH A MINIMUM LENGTH OF 5 FEET. STEEL POSTS SHALL HAVE PROJECTIONS FOR FASTENING WIRE TO THEM.
4. STAKES FOR FILTER BARRIERS SHALL BE 1" X 2" WOOD (PREFERRED), OR EQUIVALENT METAL WITH A MINIMUM LENGTH OF 3 FEET.
5. WIRE FENCE REINFORCEMENT FOR SILT FENCES USING STANDARD STRENGTH FILTER CLOTH SHALL BE A MINIMUM OF 36 INCHES IN HEIGHT OF 14 GAUGE AND SHALL HAVE A MAXIMUM MESH SPACING OF 6 INCHES.

STORM DRAIN INLET PROTECTION

DEFINITION

A SEDIMENT FILTER OR AN EXCAVATED IMPOUNDING AREA AROUND A STORM DRAIN DROP INLET OR CURB INLET.

PURPOSE

TO PREVENT SEDIMENT FOR ENTERING STORM WATER CONVEYANCE SYSTEMS PRIOR TO PERMANENT STABILIZATION OF THE DISTURBED AREA. CONDITION WHERE PRACTICE APPLIES WHERE STORM DRAIN INLETS ARE TO BE MADE OPERATIONAL BEFORE PERMANENT STABILIZATION OF DISTURBED DRAINAGE AREA. DIFFERENT TYPES OF STRUCTURES ARE APPLICABLE TO DIFFERENT CONDITIONS.

PLANNING CONSIDERATIONS

STORM SEWERS WHICH ARE MADE OPERATIONAL BEFORE THEIR DRAINAGE AREA IS STABILIZED CAN CONVEY LARGE AMOUNTS OF SEDIMENT TO RECEIVING WATERS. IN CASE OF EXTREME SEDIMENT LOADING, THE STORM SEWER ITSELF MAY CLOG AND LOSE MOST OF ITS CAPACITY. TO AVOID THESE PROBLEMS, IT IS NECESSARY TO PREVENT SEDIMENT FROM ENTERING THE SYSTEM AT THE INLETS. THERE ARE SEVERAL TYPES OF INLET FILTERS AND TRAPS WHICH HAVE DIFFERENT APPLICATIONS DEPENDENT UPON SITE CONDITIONS AND TYPE OF INLET. OTHER INNOVATIVE TECHNIQUES FOR ACCOMPLISHING THE SAME PURPOSE ARE ENCOURAGED, BUT ONLY AFTER SPECIFIC PLANS AND DETAILS ARE SUBMITTED TO AND APPROVED BY THE STORMWATER PERMITTING AGENCY. NOTE THAT THESE VARIOUS INLET PROTECTION DEVICES ARE FOR DRAINAGE AREAS OF LESS THAN ONE ACRE. RUNOFF FROM LARGE DISTURBED AREAS SHOULD BE ROUTED THROUGH A TEMPORARY SEDIMENT TRAP - SECTION 4.25 (ES BMP 1.25).

DESIGN CRITERIA

1. THE DRAINAGE AREA SHALL BE NO GREATER THAN 1 ACRE.
2. THE INLET PROTECTION DEVICE SHALL BE CONSTRUCTED TO FACILITATE CLEAN OUT AND DISPOSAL OF TRAPPED SEDIMENT AND TO MINIMIZE INTERFERENCE WITH CONSTRUCTION ACTIVITIES. 3. THE INLET PROTECTION DEVICES SHALL BE CONSTRUCTED SO THAT ANY RESULTANT PONDING OR STORMWATER WILL NOT CAUSE EXCESSIVE INCONVENIENCE OR DAMAGE TO ADJACENT AREAS OR STRUCTURES.
4. DESIGNS CRITERIA MORE SPECIFIC TO EACH PARTICULAR INLET PROTECTION DEVICES WILL BE FOUND ON PLATES 4.08 A-H CONSTRUCTION SPECIFICATIONS.

STRAW BALE DROP INLET FILTER

1. BALES SHALL BE EITHER WIRE BOUND OR STRING TIED WITH BINDINGS ORIENTED AROUND THE SIDES RATHER THAN OVER AND UNDER THE BALES.
2. BALES SHALL BE PLACED LENGTHWISE IN A SINGLE ROW SURROUNDING THE INLET, WITH THE ENDS OF ADJACENT BALES PRESSED TOGETHER.
3. THE FILTER BARRIER SHALL BE ENTRENCHED AND BACKFILLED. A TRENCH SHALL BE EXCAVATED AROUND THE INLET THE WIDTH OF A BALE TO A MINIMUM DEPTH OF 4 INCHES. AFTER THE BALES ARE STAKED, THE EXCAVATED SOIL SHALL BE BACKFILLED AND COMPACTED AGAINST THE FILTER BARRIER.
4. EACH BALE SHALL BE SECURELY ANCHORED AND HELD IN PLACE BY AT LEAST TWO STAKES OR REBARDS DERIVED THROUGH THE BALE.
5. LOOSE STRAW SHOULD BE WEDGED BETWEEN BALES TO PREVENT WATER FROM ENTERING BETWEEN BALES. 6. GRAVEL MAY BE SPREAD AROUND THE BALES TO IMPROVE STABILITY.

FABRIC DROP INLET SEDIMENT FILTER

1. FABRIC SHALL BE CUT FROM A CONTINUOUS ROLL TO AVOID JOINTS.
2. STAKES SHALL BE 2" X 4" WOOD (PREFERRED) OR EQUIVALENT METAL WITH A MINIMUM LENGTH OF 3 FEET.
3. STAPLES SHALL BE OF HEAVY DUTY WIRE AT LEAST 1/2-INCH LONG.
4. STAKES SHALL BE SPACED AROUND THE PERIMETER OF THE INLET A MAXIMUM OF 3 FEET APART AND SECURELY DRIVEN INTO THE GROUND MINIMUM OF 8 INCHES. A FRAME OF 2" X 4" WOOD RAILS AND POSTS SHALL BE CONSTRUCTED AROUND THE TOP OF THE STAKES FOR PROPER STABILITY.
5. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES WIDE AND 4 INCHES DEEP AROUND THE OUTSIDE PERIMETER OF THE STAKES.
6. THE BURLAP SHALL BE STAPLED TO THE WOODEN STAKES, AND 8 INCHES OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE HEIGHT OF THE FILTER BARRIER SHALL BE A MINIMUM OF 15 INCHES AND SHALL NOT EXCEED 18 INCHES.
7. THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE BURLAP.

SECTION 5, TOWNSHIP 26 S, AND RANGE 16 E.

SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT CERTIFICATION
CONSTRUCTION SURFACE WATER MANAGEMENT PLAN (CSWMP)

1 THE CSWMP CONSISTS OF PLAN SHEETS __ __ AND __ SHOWING EROSION PROTECTION DEVICES TO BE UTILIZED ON THE PROJECT.
2 THE APPLICANT/OWNER OR AUTHORIZED AGENT HAS REVIEWED THE CSWMP AND HAS SIGNED THE CSWMP WHERE REQUIRED BELOW.
3 THE CSWMP SHALL BE PART OF THE FINAL CONSTRUCTION PLANS FOR THE PERMITTED SURFACE WATER MANAGEMENT SYSTEM.

SIGNATURE __________
NAME __________
TITLE __________
DATE __________

__ APPLICANT __ OWNER __ AUTHORIZED AGENT / SITE CONTRACTOR

OWNER CERTIFICATION

TO THE BEST OF MY KNOWLEDGE, I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS MANAGING THE SYSTEM OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED, IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINES AND IMPRISONMENT FOR KNOWING VIOLATIONS.

OWNER __________
NAME __________ TITLE __________
SIGNATURE __________ DATE __________

CONTRACTOR CERTIFICATION

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

SIGNATURES	**COMPANY NAME & ADDRESS**	**RESPONSIBLE FOR**
SIGNATURE ____ NAME ____ DATE ____	COMPANY ____ ADDRESS ____ ____ PHONE ____	GENERAL CONTRACTOR
SIGNATURE ____ NAME ____ DATE ____	COMPANY ____ ADDRESS ____ ____ PHONE ____	TEMPORARY AND PERMANENT STABILIZATION
SIGNATURE ____ NAME ____ DATE ____	COMPANY ____ ADDRESS ____ ____ PHONE ____	STABILIZED CONSTRUCTION ENTRANCE, EARTH DIKES SEDIMENT BASIN

THE NPDES CONTRACTOR AND SUBCONTRACTOR CERTIFICATION TO BE COMPLETED AFTER CONTRACTORS HAVE BEEN SELECTED.

MAIN STREET LANDING
NPDES STORMWATER MANAGEMENT PLAN

NEW PORT RICHEY FLORIDA

PREPARED FOR		APPROVED BY
Main Street Landing, LLP P.O. BOX 2900 Gainesville, FL 32602-2900 (352) 372-6172	DATE DES DRN CKD SCALE JOB NO	APPROVERS INFORMATION HERE

SPRING ENGINEERING, INC.

SHEET
1 OF 2

NOTE:
ALL CONSTRUCTION TRAFFIC AND EQUIPMENT SHALL ACCESS THE SITE USING THE EXISTING PAVED PARKING LOT DRIVEWAYS INDICATED ABOVE.

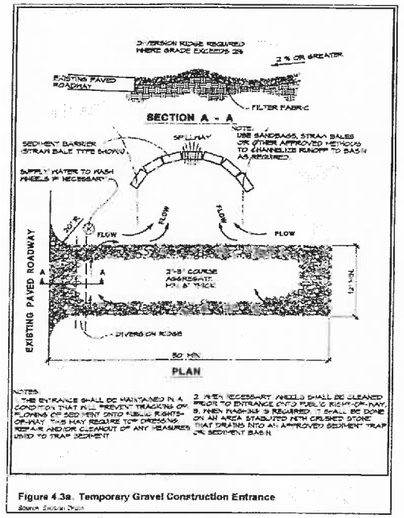


Figure 4.3a. Temporary Gravel Construction Entrance

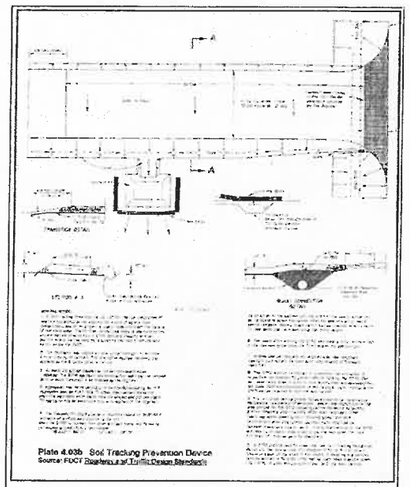


Plate 4.03b Soil Tracking Prevention Device
Source: FDOT Standards of Traffic Design Standards

Figure 4.3b. Soil Tracking Prevention Device

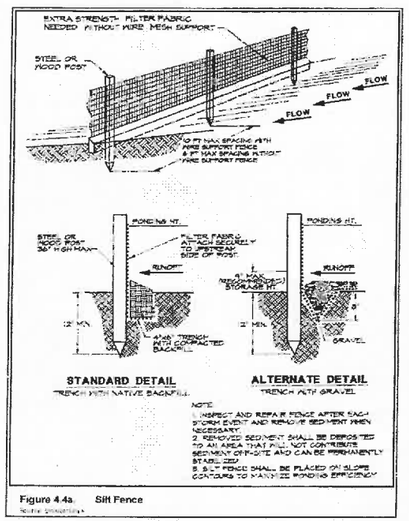


Figure 4.4a. Silt Fence

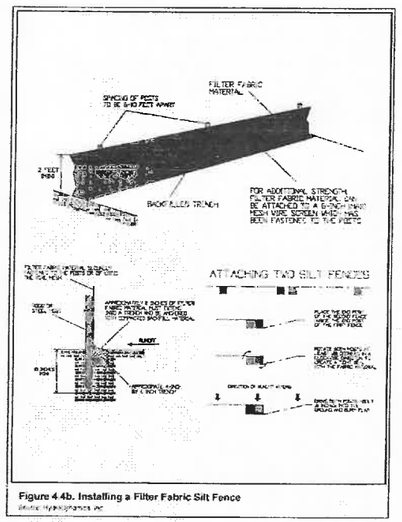


Figure 4.4b. Installing a Filter Fabric Silt Fence

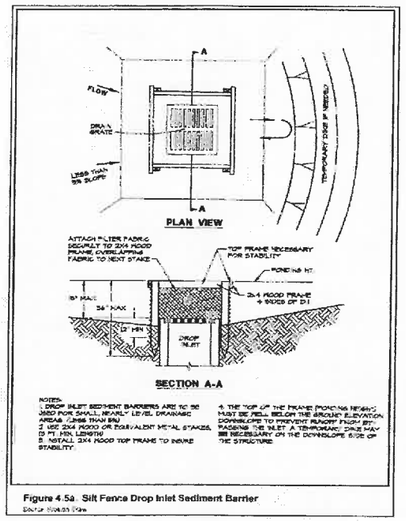


Figure 4.5a. Silt Fence Drop Inlet Sediment Barrier

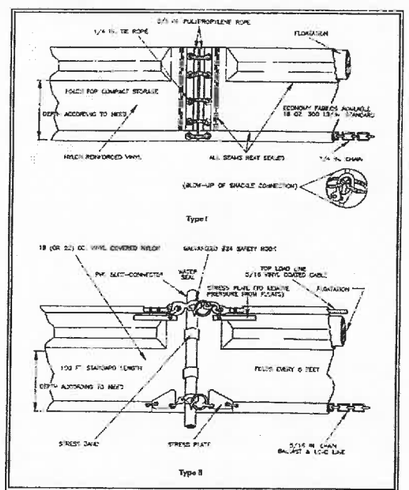


Figure 4.4l. Type I and II Floating Turbidity Barriers

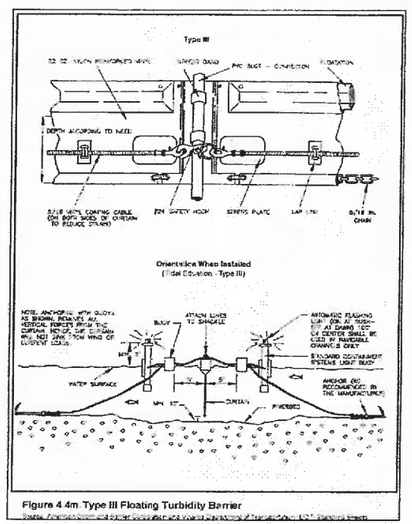


Figure 4.4m Type III Floating Turbidity Barrier

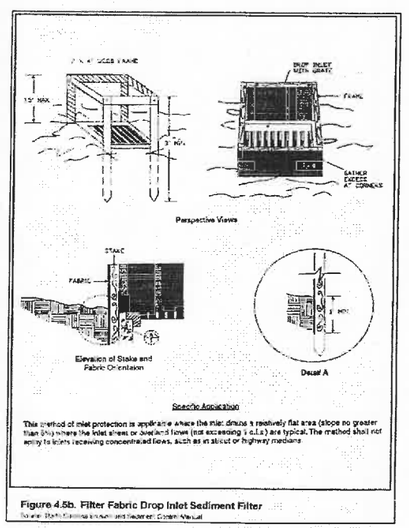


Figure 4.5b. Filter Fabric Drop Inlet Sediment Filter

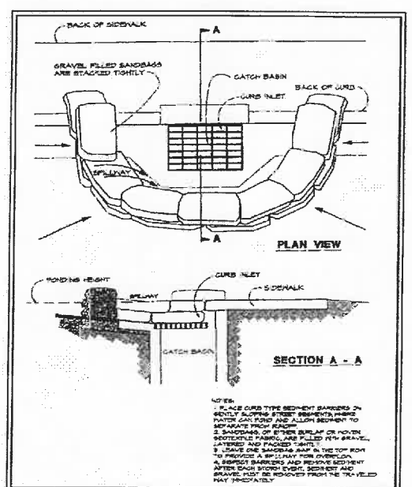


Figure 4.5k. Curb Inlet Sediment Barrier

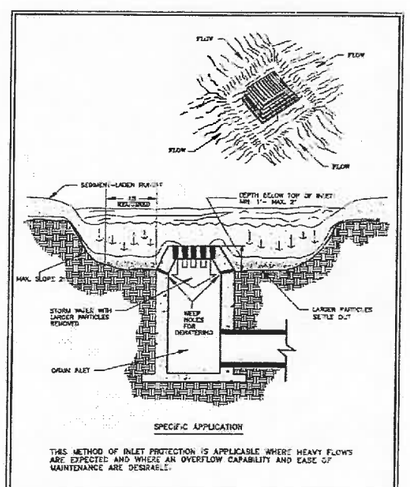


Figure 4.6e. Excavated Drop Inlet Sediment Trap

HAY BALE PROTECTION AROUND INLETS
N.T.S.

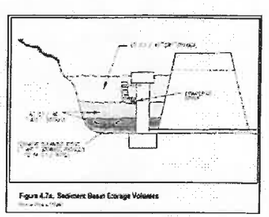


Figure 4.7a. Sediment Basin Storage Volumes

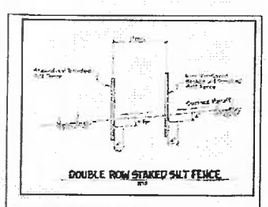


Figure 4.4c. Double Row Staked Silt Fence

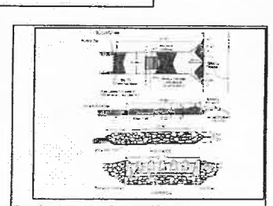
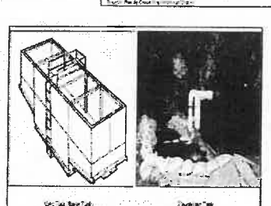


Figure 4.3c. Construction Entrance with Wash Rack



NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM DETAILS

MAIN STREET LANDING

PREPARD FOR:

Main Street Landing, LLP
P.O. Box 2900
Gainsville, FL 32602-2900
(352) 372-6172

APPROVED BY

APPROVERS INFORMATION HERE

DATE:

DES.

DRN.

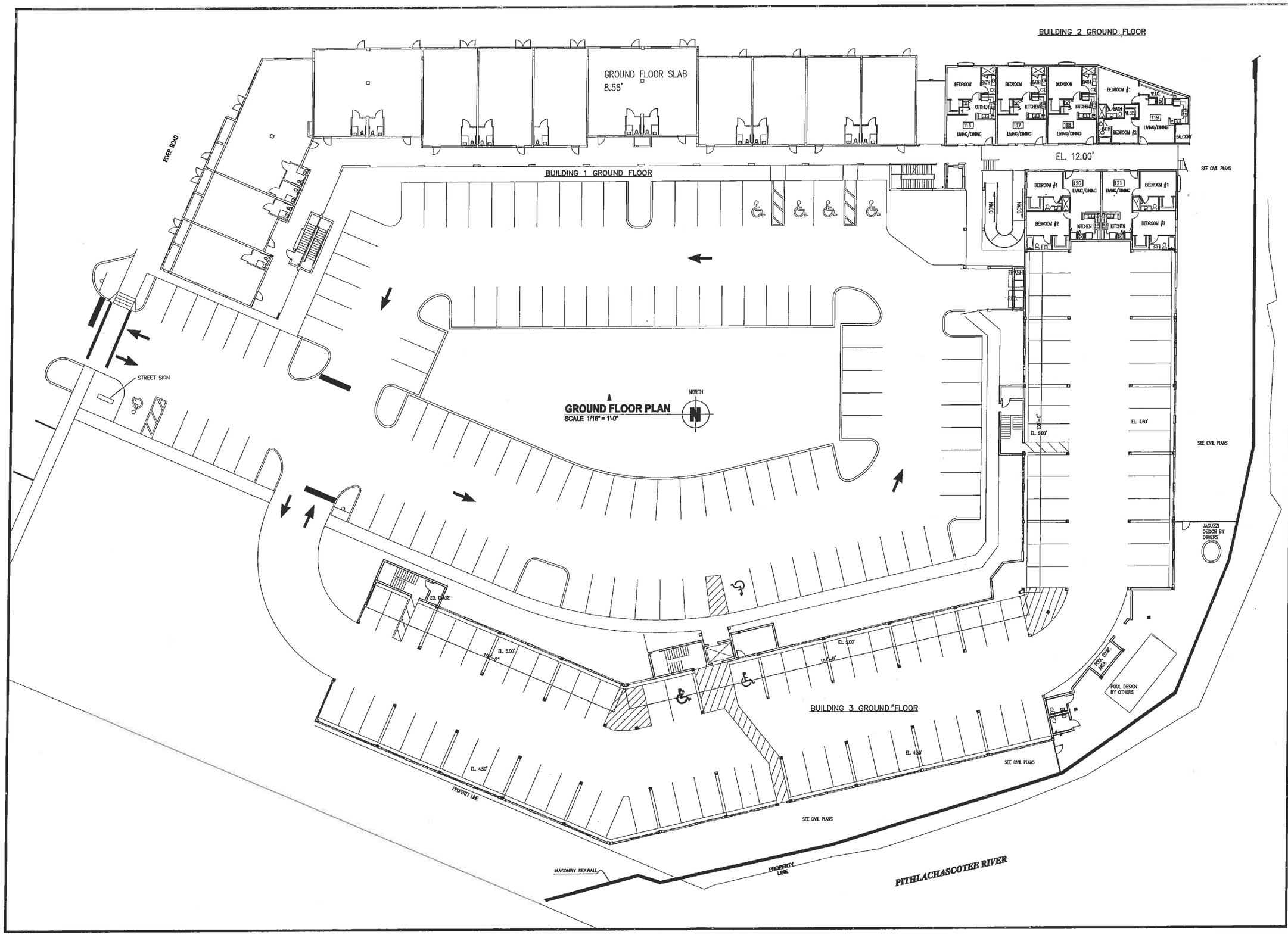
CKD.

SCALE

JOB NO.

SPRING ENGINEERING, INC.

SHEET 2 OF 2



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EUGENE RUSSELL DAVIS architect inc.

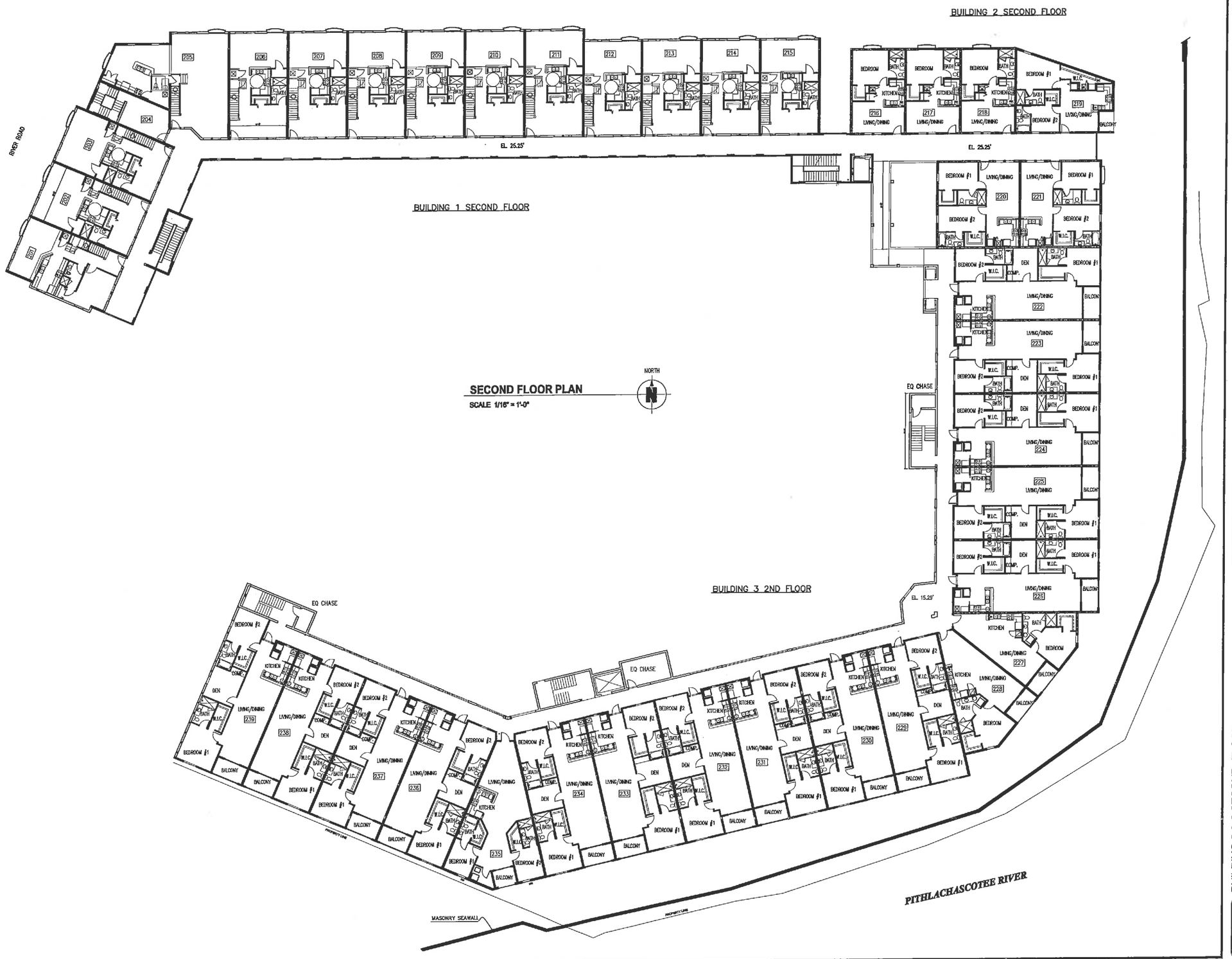
MAIN STREET LANDING LLP
NEW PORT RICHEY, FLORIDA
7236 RIVER ROAD

PROJ. NO.: 2015-01
DRAWN: dae
CHECKED: ERD
DATE: 4-19-16

revisions:

BUILDING 2 & 3 GROUND FLOOR

drawing no.:
A1



seal

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NEW PORT RICHEY, FLORIDA
6235 RIVER ROAD

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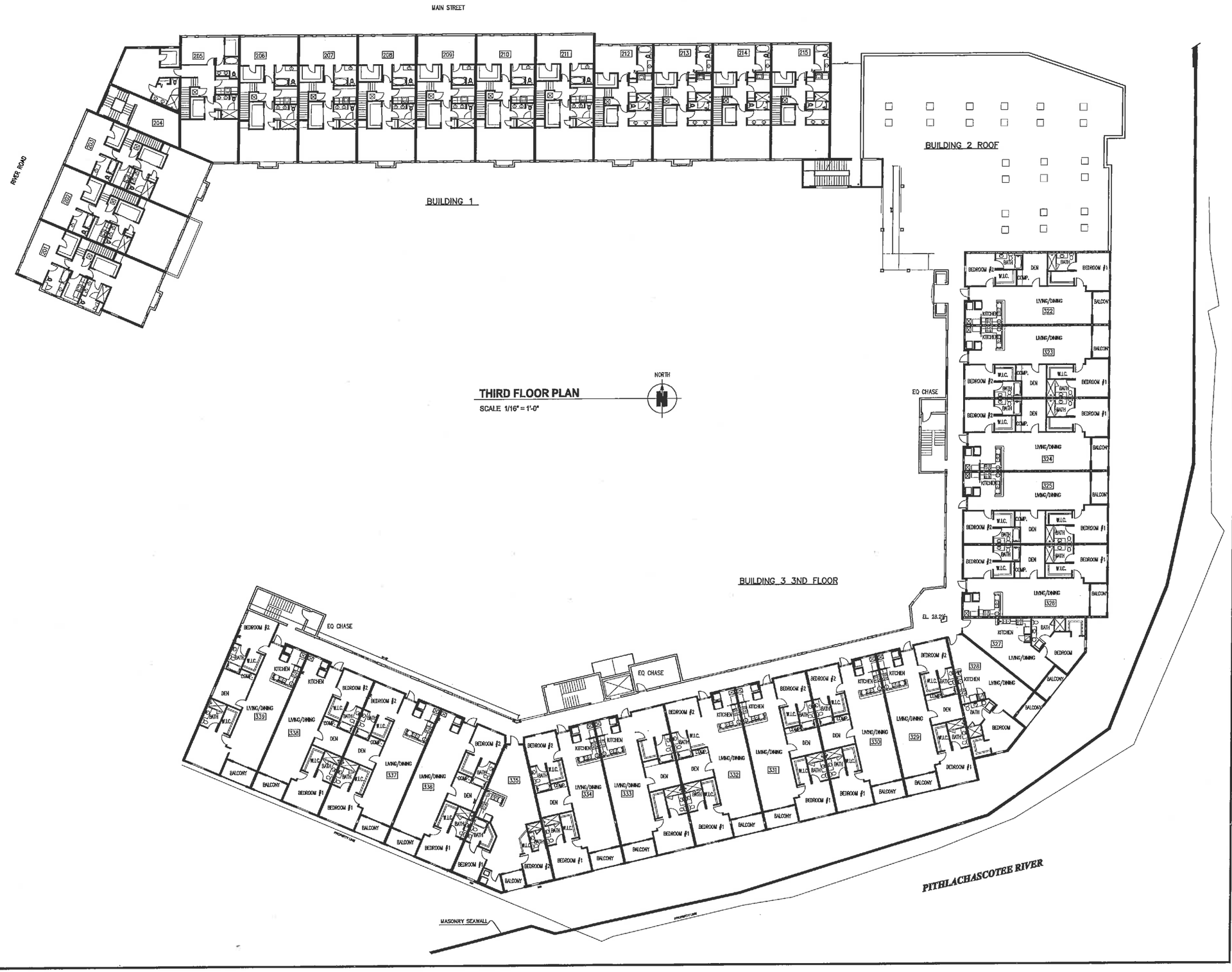
DATE: 4-19-16

revisions:

BUILDING 2 & 3 SECOND FLOOR

drawing no.:

A2



THIRD FLOOR PLAN

SCALE 1/16" = 1'-0"

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NEW PORT RICHEY, FLORIDA

6236 RIVER ROAD

BUILDING 2 & 3 THIRD FLOOR

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CHECKED: ERD
DATE: 4-18-16

revisions:

drawing no.:

A3

FOURTH FLOOR PLAN

SCALE 1/16" = 1'-0"

seal

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Gainesville, FL 32609
Phone (352) 372-6477
Fax (352) 338-4476

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NEW PORT RICHEY, FLORIDA
6236 RIVER ROAD

BUILDING 2 & 3 FOURTH FLOOR

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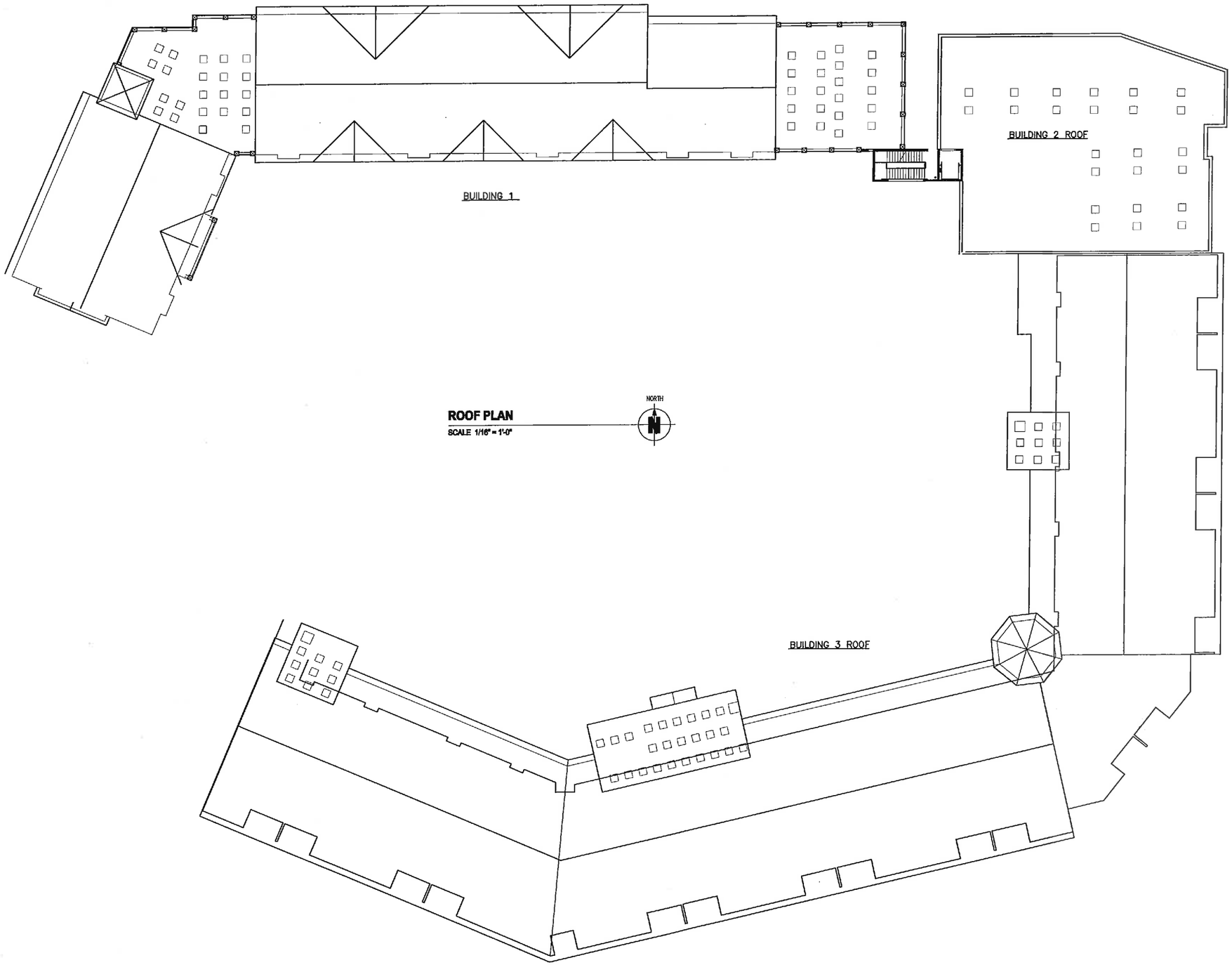
DRAWN: dae
CHECKED: ERD
DATE: 3-30-16

revisions:

drawing no.:

A4



ROOF PLAN

SCALE 1/16" = 1'-0"

LIC. No. AA0002469
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FOR

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NEW PORT RICHEY, FLORIDA

6256 RIVER ROAD

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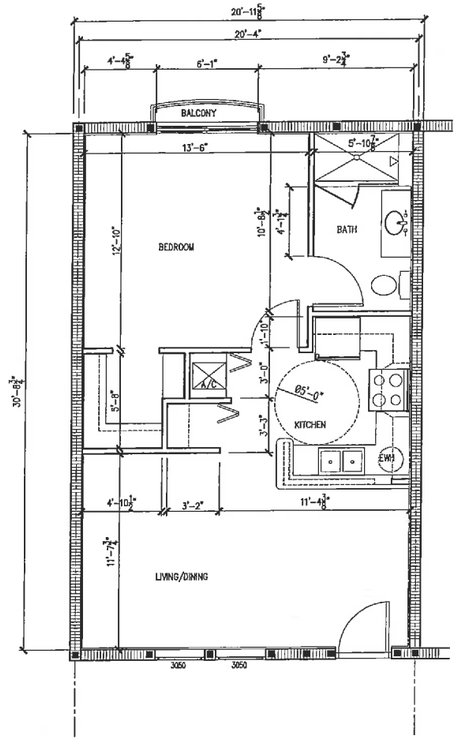
DATE: 4-19-16

revisions:

BUILDING 2 & 3 ROOF FLOOR

drawing no.:

A5



MODEL TYPE '1' FLOOR PLAN

UNIT 116, 117, 118

SCALE 1/4" = 1'-0"

NORTH

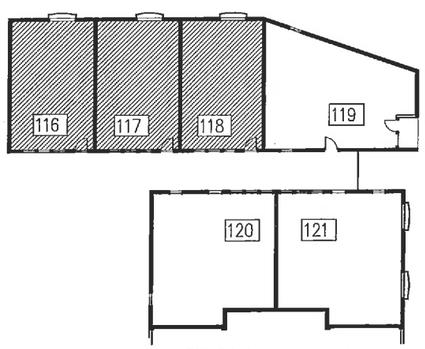
COND. AREA = 651 SF

LEGEND

GENERAL NOTE: SEE BUILDING SECTIONS FOR WALL HEIGHTS

2 X 4 STUD WALL 1/2" GYP BOARD w/ VP

MASONRY WALL w/ FURRING & 1/2" GYP BOARD w/ VP (ONE SIDE OR BOTH SIDES)



BUILDING 2 KEY PLAN

seal

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Phone (352) 372-6477
Fax (352) 338-4476

EUGENE RUSSELL DAVIS architect inc.

FOR

MAIN STREET LANDING LLP
NEW PORT RICHEY, FLORIDA

6236 RIVER ROAD

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DATE: 4-19-16

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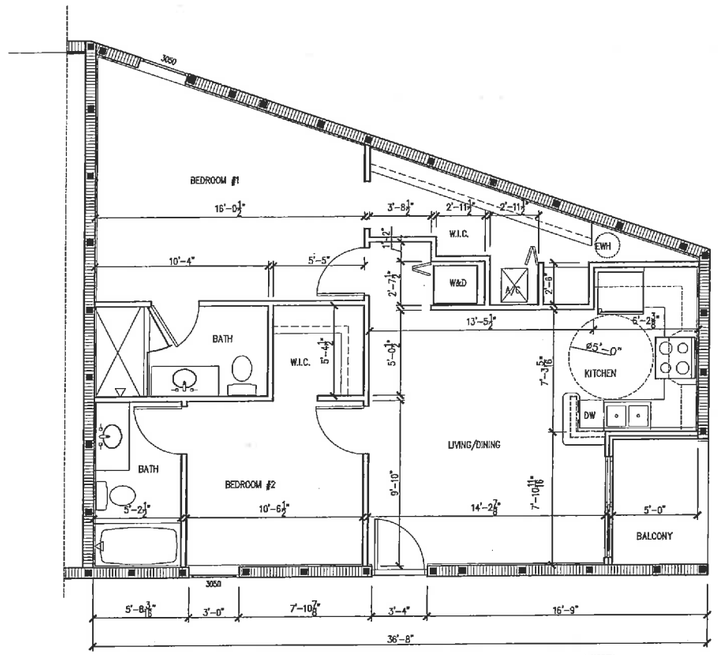
BUILDING 2 - UNIT TYPE '1' FLOOR PLAN

drawing no.:

A6



MODEL TYPE '2' FLOOR PLAN

UNIT 119

SCALE 1/4" = 1'-0"

GROSS AREA = 950 SF
COND. AREA = 908 SF

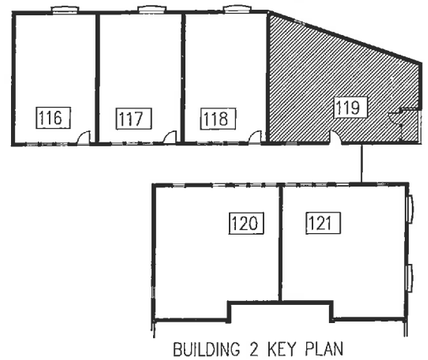
LEGEND

GENERAL NOTE: SEE BUILDING SECTIONS FOR WALL HEIGHTS

2 X 4 STUD WALL w/ R-13 INSUL & 1/2" GYP BOARD w/ VP

2 X 6 STUD WALL w/ R-19 INSUL. & 1/2" GYP BOARD w/ VP

MASONRY WALL w/ FURRING & 1/2" GYP BOARD w/ VP (ONE SIDE OR BOTH SIDES)



BUILDING 2 KEY PLAN

seal

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6236 RIVER ROAD

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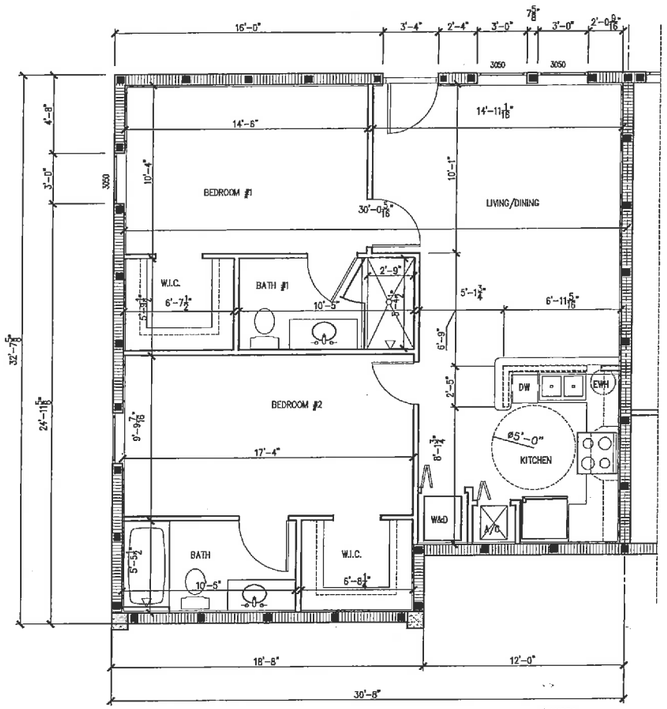
CHECKED: ERD
DATE: 4-18-16

revisions:

drawing no.:
A7

BUILDING 2 - UNIT TYPE '2' FLOOR PLAN

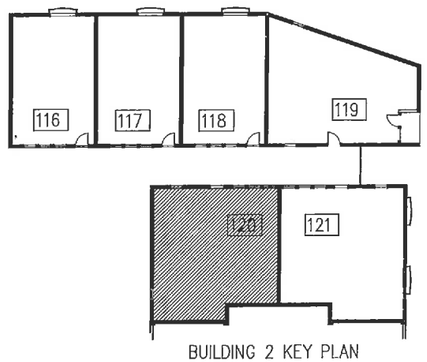


MODEL TYPE '3' FLOOR PLAN

UNIT 120

SCALE 1/4" = 1'-0"

GROSS AREA = 942 SF



BUILDING 2 KEY PLAN

LEGEND

GENERAL NOTE: SEE BUILDING SECTIONS FOR WALL HEIGHTS

2 X 4 STUD WALL w/ R-13 INSUL & 1/2" GYP BOARD w/ VP

MASONRY WALL w/ FURRING & 1/2" GYP BOARD w/ VP (ONE SIDE OR BOTH SIDES)

seal

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NEW PORT RICHEY, FLORIDA
6236 RIVER ROAD

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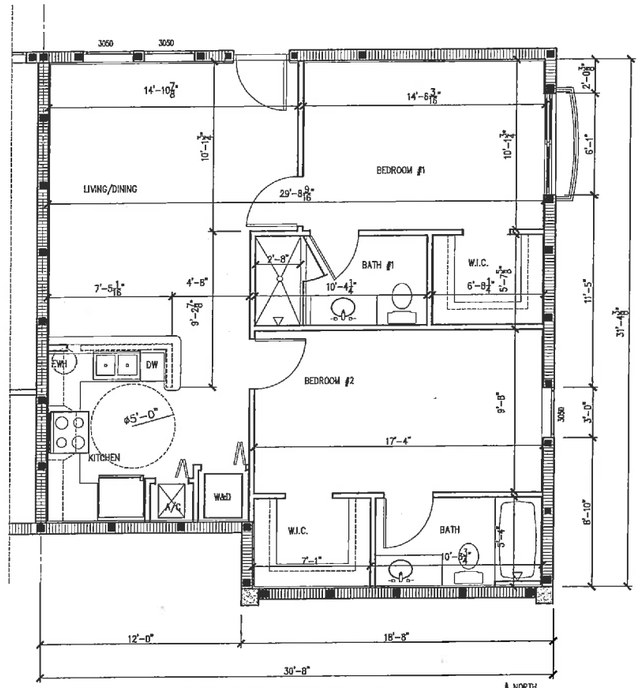
BUILDING 2 - UNIT TYPE '3' FLOOR PLAN

drawing no.:

A8

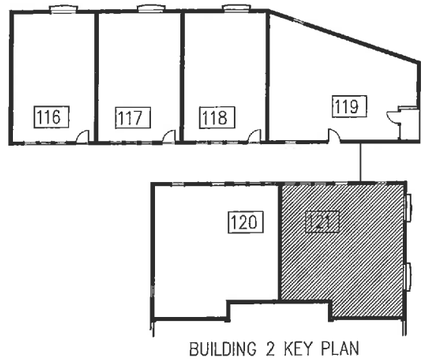


MODEL TYPE '4' FLOOR PLAN

UNIT 121

SCALE 1/4" = 1'-0"

GROSS AREA = 950 SF
COND. AREA = 942 SF



BUILDING 2 KEY PLAN

LEGEND

GENERAL NOTE: SEE BUILDING SECTIONS FOR WALL HEIGHTS

2 X 4 STUD WALL w/ R-13 INSUL & 1/2" GYP BOARD w/ VP

MASONRY WALL w/ FURRING & 1/2" GYP BOARD w/ VP (ONE SIDE OR BOTH SIDES)

seal

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FOR
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NEW PORT RICHEY, FLORIDA
6226 RIVER ROAD

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CHECKED: ERD
DATE: 4-19-16

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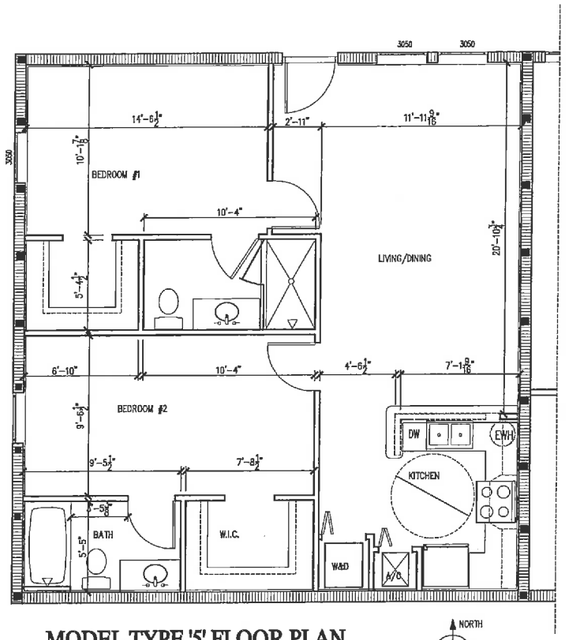
BUILDING 2 - UNIT TYPE '4' FLOOR PLAN

drawing no.:

A9



MODEL TYPE '5' FLOOR PLAN

NORTH

UNIT 220

SCALE 1/4" = 1'-0"

GROSS AREA = 992 SF

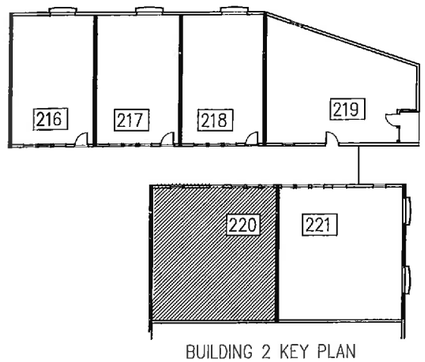
LEGEND

GENERAL NOTE: SEE BUILDING SECTIONS FOR WALL HEIGHTS

2 X 4 STUD WALL w/ R-13 INSUL & 1/2" GYP BOARD w/ VP

(2)2 X 4 STUD WALL w/ R-19 INSUL & 1/2" GYP BOARD w/ VP

MASONRY WALL w/ FURRING & 1/2" GYP BOARD w/ VP (ONE SIDE OR BOTH SIDES)



BUILDING 2 KEY PLAN

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Fax (352) 338-4476
EUGENE RUSSELL DAVIS architect inc.

FOR
MAIN STREET LANDING LLP
NEW PORT RICHEY, FLORIDA
6236 RIVER ROAD

PROJ. NO.: 2015-01
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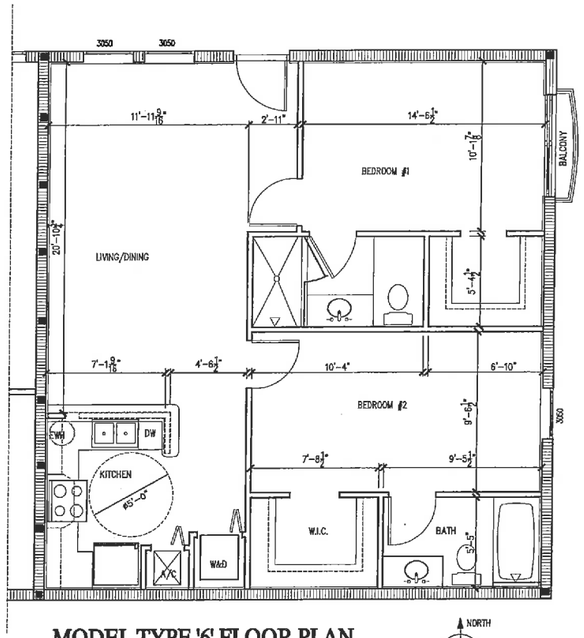
CHECKED: ERD
DATE: 4-19-16

revisions:

BUILDING 2 - UNIT TYPE '5' FLOOR PLAN

drawing no.:

A10



MODEL TYPE '6' FLOOR PLAN

UNIT 221

SCALE 1/4" = 1'-0"

GROSS AREA = 1000 SF
COND. AREA = 992 SF

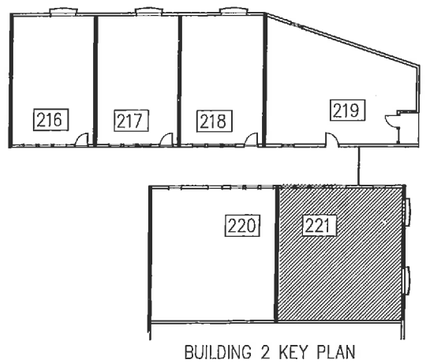
LEGEND

GENERAL NOTE: SEE BUILDING SECTIONS FOR WALL HEIGHTS

2 X 4 STUD WALL w/ R-13 INSUL & 1/2" GYP BOARD w/ VP

(2)2 X 4 STUD WALL w/ R-19 INSUL & 1/2" GYP BOARD w/ VP

MASONRY WALL w/ FURRING & 1/2" GYP BOARD w/ VP (ONE SIDE OR BOTH SIDES)



BUILDING 2 KEY PLAN

seal

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NEW PORT RICHEY, FLORIDA
10236 RIVER ROAD

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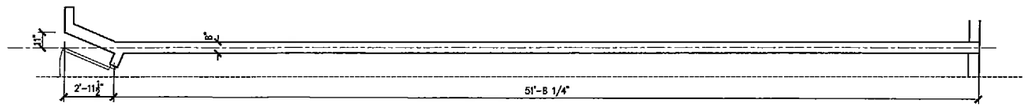
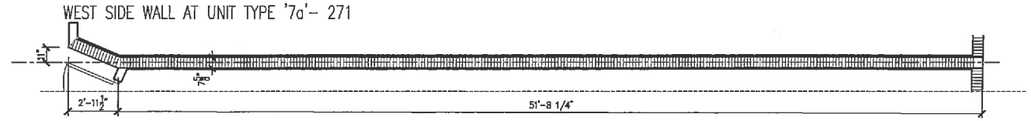
BUILDING 2 - UNIT TYPE '6' FLOOR PLAN

drawing no.:

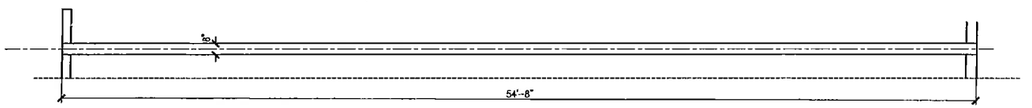
A11



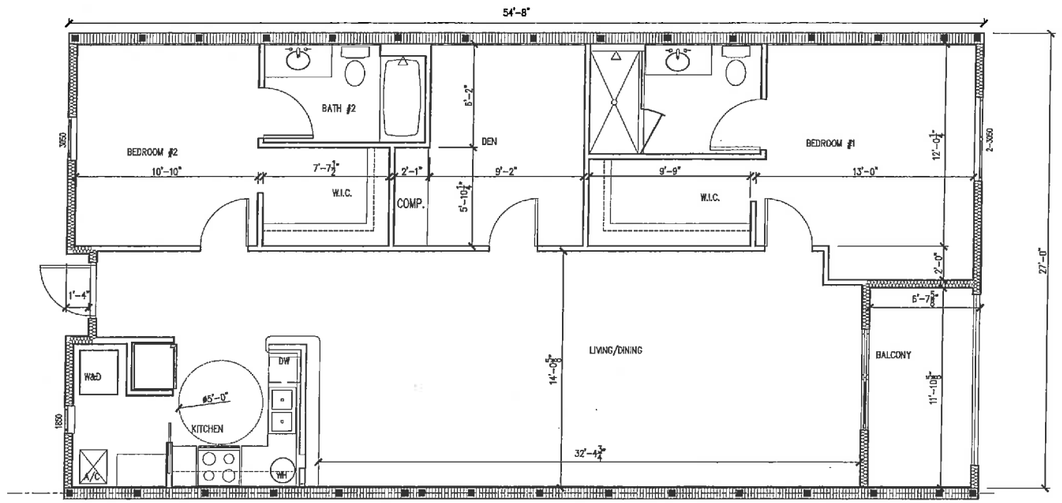
WEST SIDE WALL AT UNIT TYPE '7a'– 271



WEST SIDE WALL AT UNITS TYPE '7a'– 234, 253



DEMISING WALL AT UNITS TYPE '7' ON 4th FLOOR



MODEL TYPE '7' FLOOR PLAN

SCALE 1/4" = 1'-0"

NORTH

GROSS AREA = 1470 SF
COND. AREA = 1389 SF

LEGEND

GENERAL NOTE: SEE BUILDING SECTIONS FOR WALL HEIGHTS

- 2 X 4 STUD WALL 1/2" GYP BOARD w/ VP
- 2 X 6 STUD WALL 1/2" GYP BOARD w/ VP AND R-19 BATT INSULATION
- (2)2 X 4 STUD WALL 1/2" GYP BOARD w/ VP AND R-19 BATT INSULATION
- MASONRY WALL w/ FURRING & 1/2" GYP BOARD w/ VP (ONE SIDE OR BOTH SIDES)

BUILDING 3 KEY PLAN

seal

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FOR

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NEW PORT RICHEY, FLORIDA

10256 RIVER ROAD

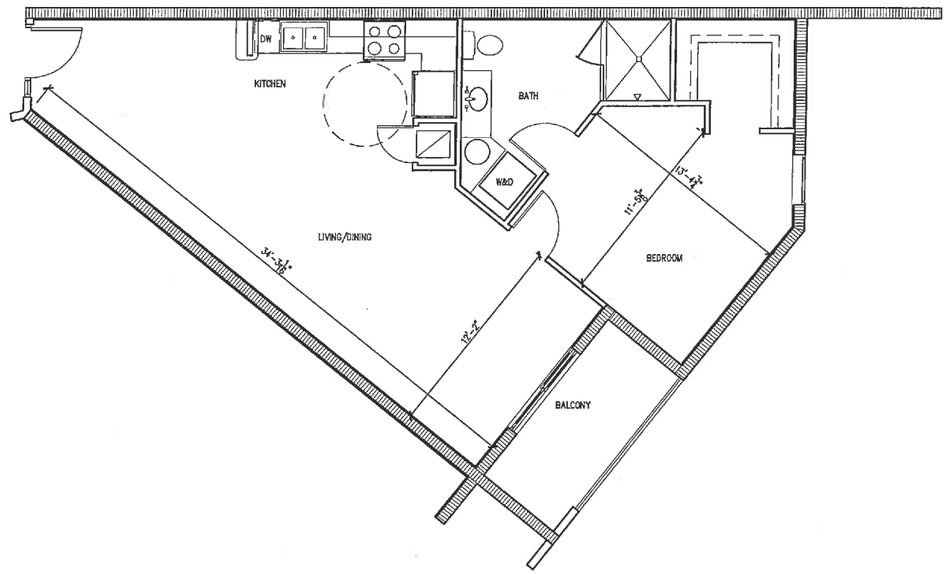
BUILDING 3 - UNIT TYPE 7' FLOOR PLAN

PROJ. NO.: 2015-01
DRAWN: dae
CHECKED: ERD
DATE: 4-19-16

revisions:

drawing no.:

A12



MODEL TYPE '8' FLOOR PLAN

SCALE 1/4" = 1'-0"

UNIT 227

NORTH

GROSS AREA = 922 SF
COND. AREA = 851 SF

BUILDING 3 KEY PLAN

seal

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NEW PORT RICHEY, FLORIDA
6256 RIVER ROAD

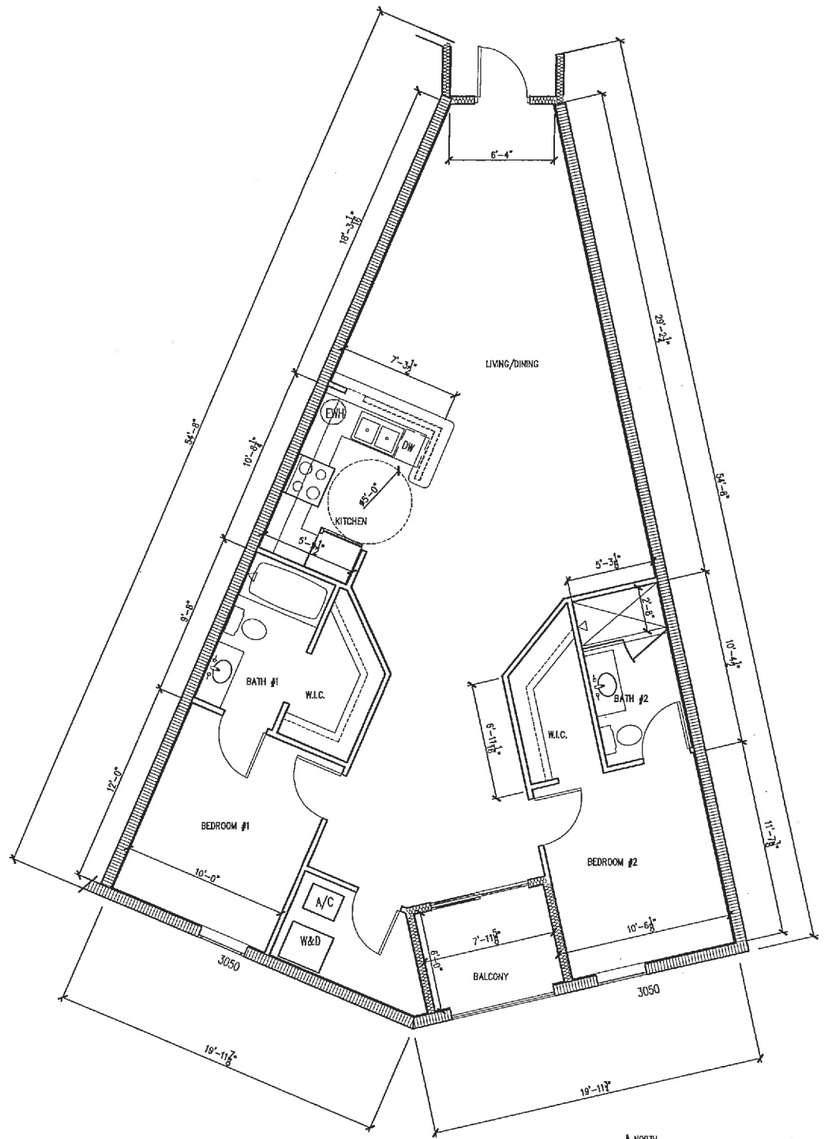
PROJ. NO.: 2015-01
DRAWN: das
CHECKED: ERD
DATE: 4-19-16

revisions:

BUILDING 3 - UNIT TYPE '8' REV. FLOOR PLAN

drawing no.:

A13



MODEL TYPE '9' FLOOR PLAN

SCALE 1/4" = 1'-0"

NORTH

GROSS AREA = 1239 SF
COND. AREA = 1186 SF

BUILDING 3 KEY PLAN

seal

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NEW PORT RICHEY, FLORIDA

6235 RIVER ROAD

PROJ. NO.: 2016-01
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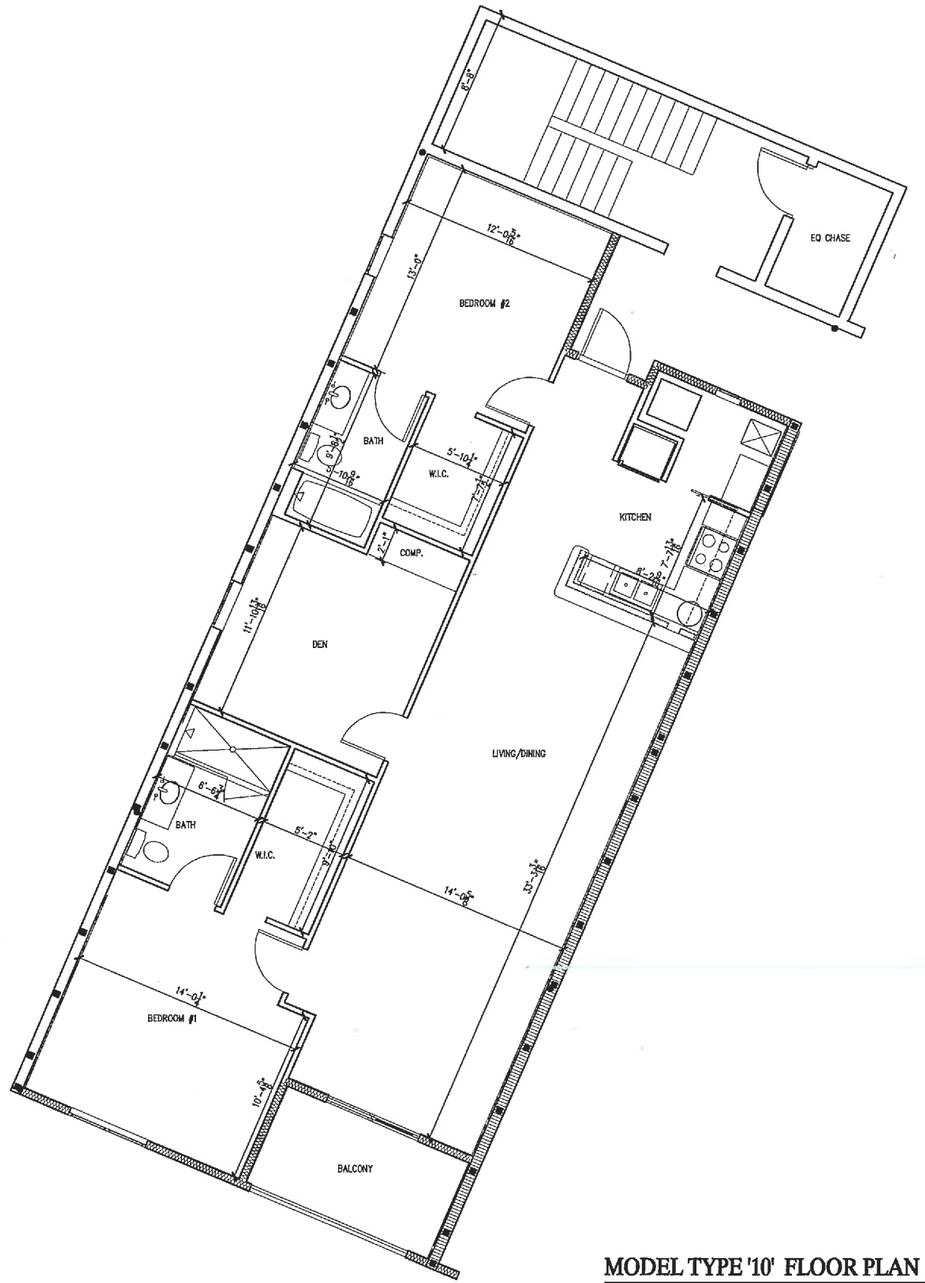
CHECKED: ERD
DATE: 4-19-16

revisions:

BUILDING 3 - UNIT TYPE '9' FLOOR PLAN

drawing no.:

A14



MODEL TYPE '10' FLOOR PLAN

SCALE 1/4" = 1'-0"

NORTH

GROSS AREA = 1573 SF
COND. AREA = 1496 SF

BUILDING 3 KEY PLAN

seal

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PROJ. NO.: 2015-01
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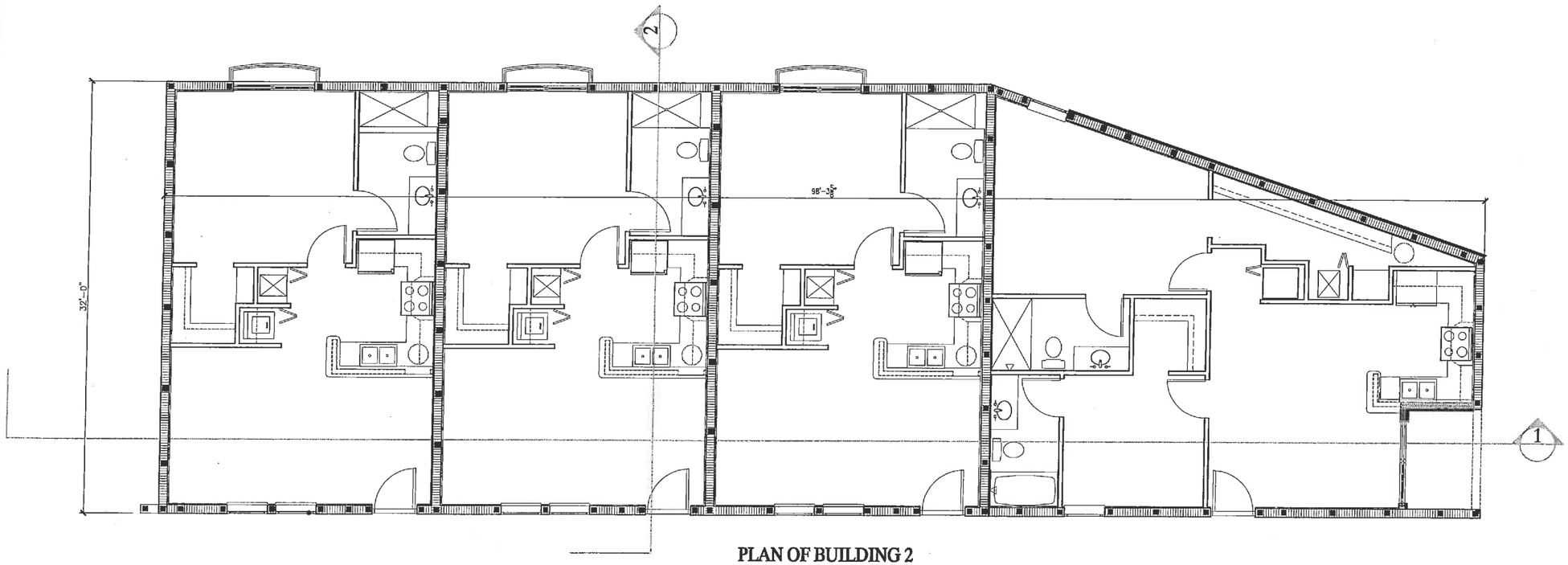
CHECKED: ERD
DATE: 4-19-16

revisions:

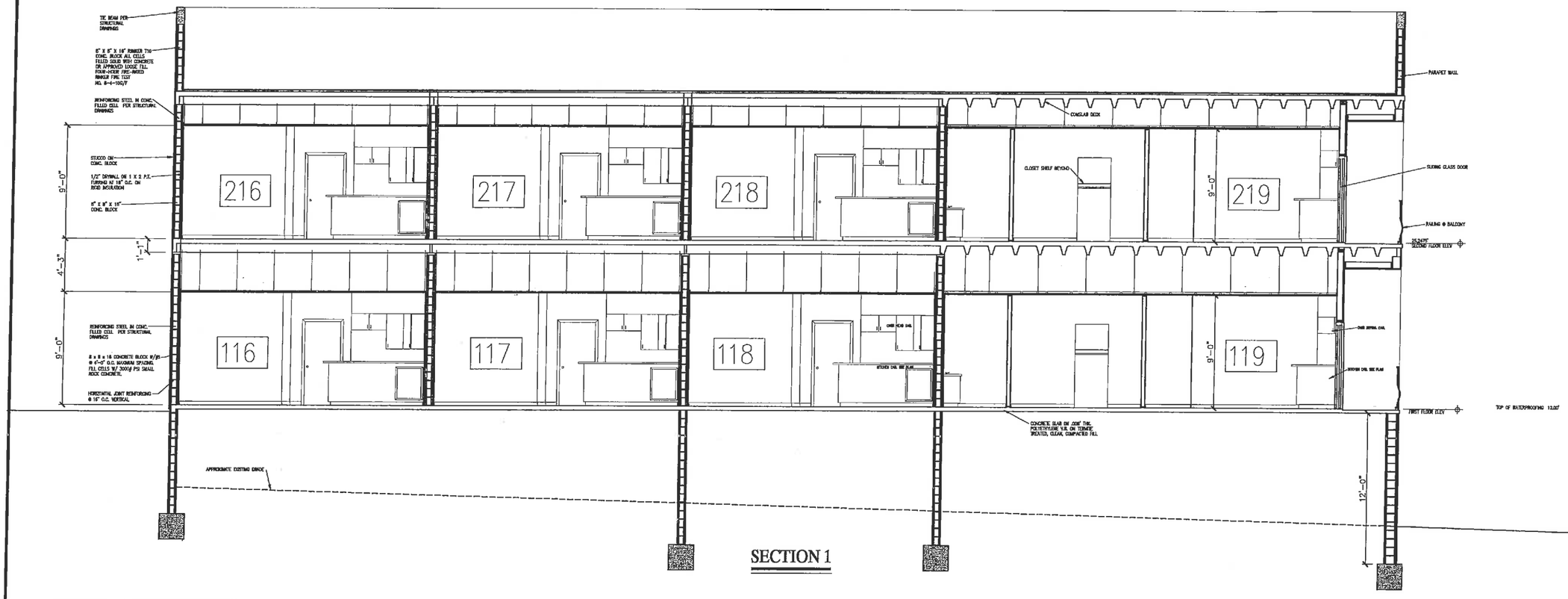
BUILDING 3 - UNIT TYPE '10' FLOOR PLAN

drawing no.:

A15



PLAN OF BUILDING 2



SECTION 1

seal

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SECTIONS OF BUILDINGS 2 & 3

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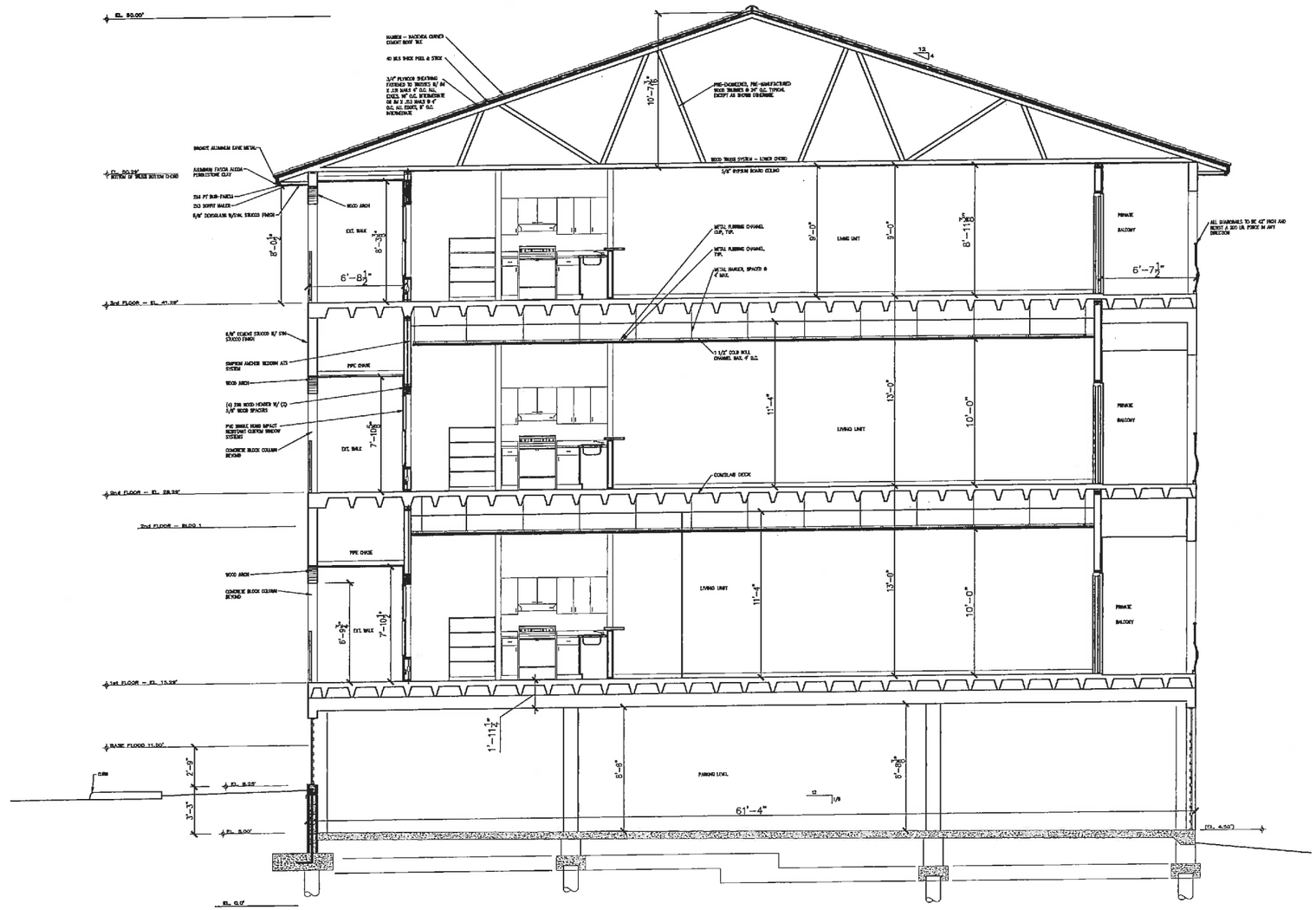
DRAWN: AMS
CHECKED: ERD
DATE: 4-19-16

revisions:

drawing no.:
A16



SECTION 3

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DRAWN: AMS
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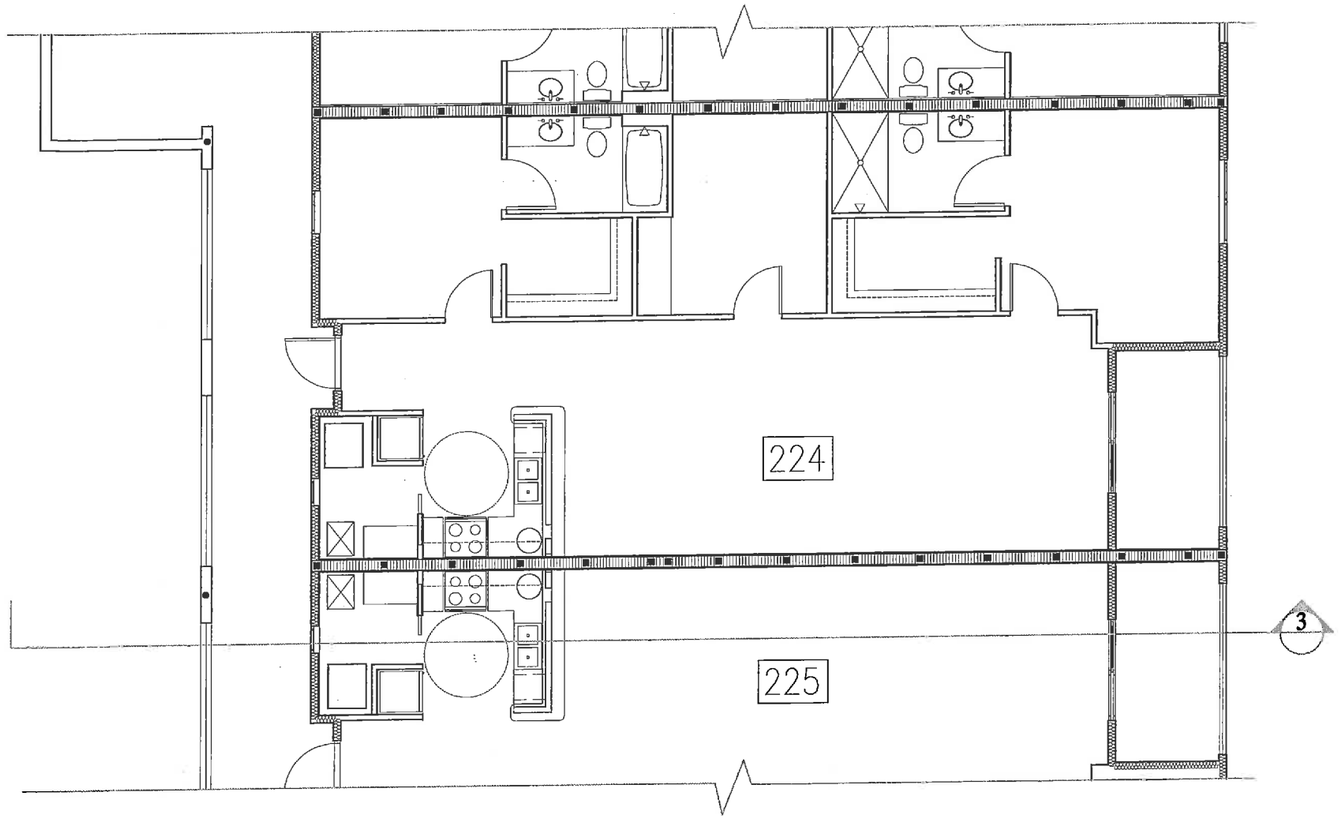
DATE: 4-19-16

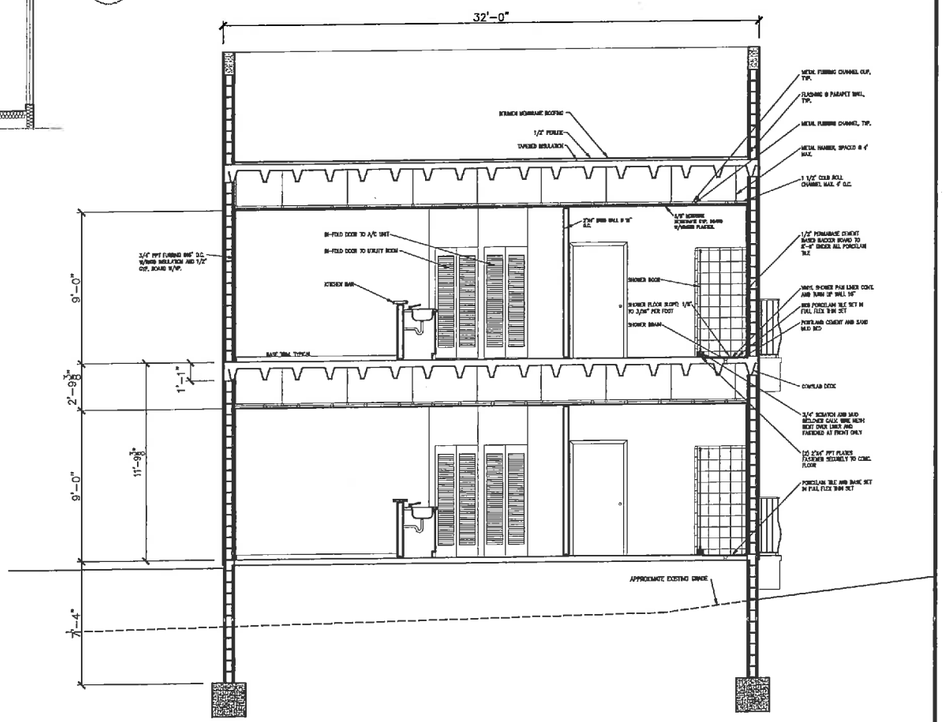
revisions:

SECTIONS OF BUILDINGS 2 & 3

drawing no.:
A17



PARTIAL PLAN OF BUILDING 3



SECTION 2

seal

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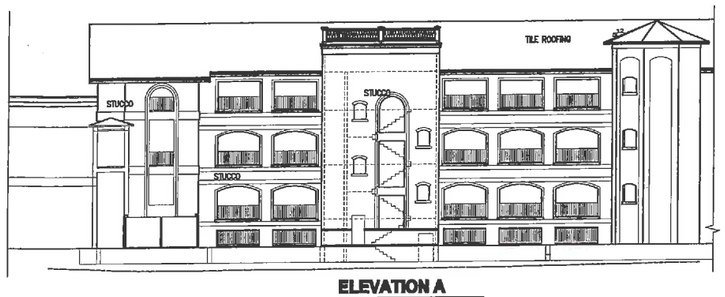
DATE: 4-19-16

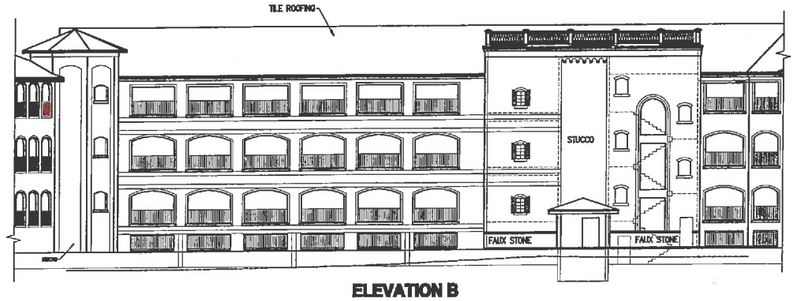
revisions:

SECTIONS OF BUILDINGS 2 & 3

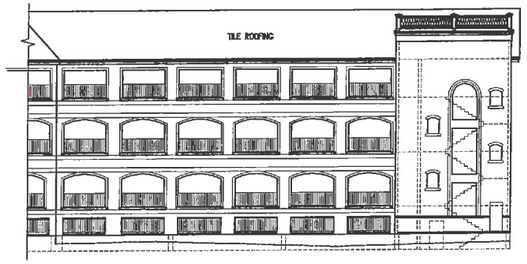
drawing no.:
A18



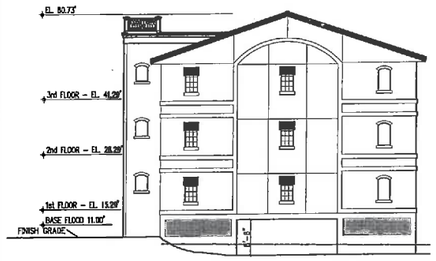
ELEVATION A
SCALE 1/16" = 1'-0"



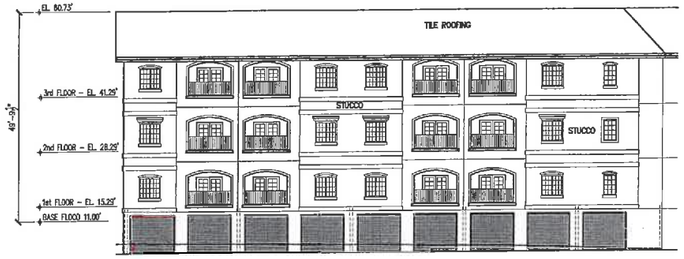
ELEVATION B
SCALE 1/16" = 1'-0"



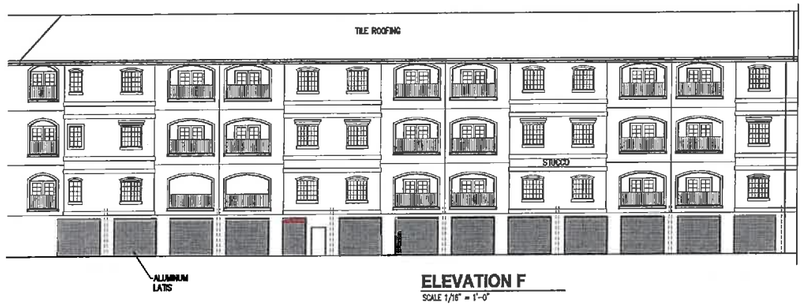
ELEVATION C
SCALE 1/16" = 1'-0"



ELEVATION D
SCALE 1/16" = 1'-0"



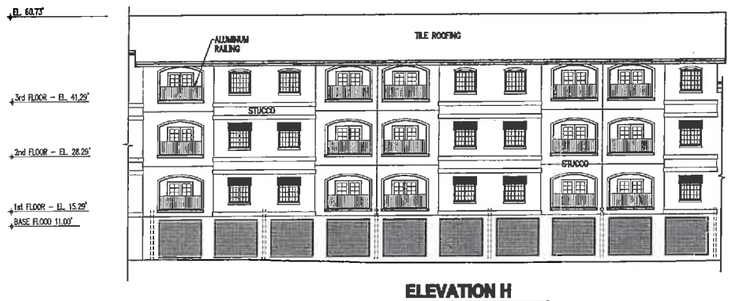
ELEVATION E
SCALE 1/16" = 1'-0"



ELEVATION F
SCALE 1/16" = 1'-0"

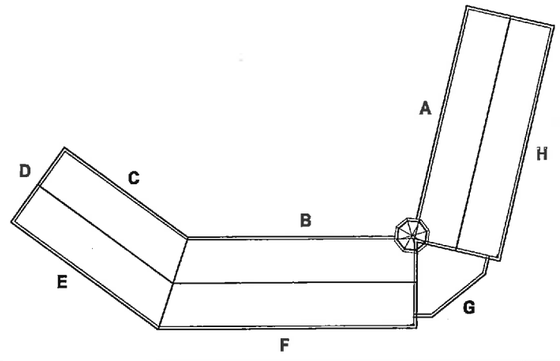
EXPANSION JOINTS ARE REQUIRED AT ALL DISSIMILAR MATERIAL

ELEVATION G
SCALE 1/16" = 1'-0"



ELEVATION H
SCALE 1/16" = 1'-0"

BUILDING 3



seal

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BUILDING 3 ELEVATIONS

PROJ. NO.: 2015-01
DRAWN: AMS
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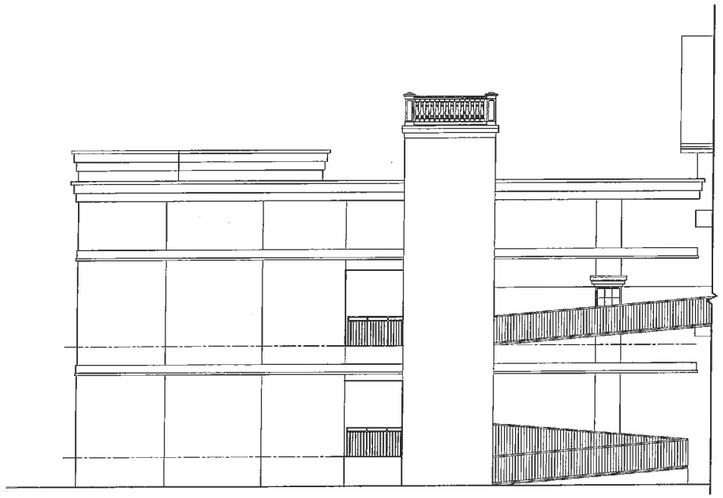
DATE: 4-19-16

revisions:

drawing no.:
A19



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

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

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

NORTH ELEVATION
SCALE 1/8" = 1'-0"

BUILDING 2

seal

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BUILDING 3 ELEVATIONS

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DRAWN: AMS
CHECKED: ERD
DATE: 4-19-16

revisions:

drawing no.:
A20

NORTH ELEVATION
SCALE 1/8" = 1'-0"

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

5-6-16

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EUGENE
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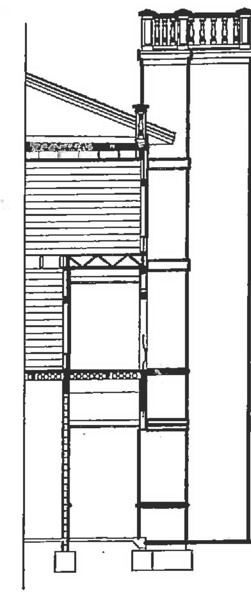
DAVIS
architect inc.

SHELL CONSTRUCTION DOCUMENTS
FOR
MAIN STREET LANDING LLP

ELEVATIONS

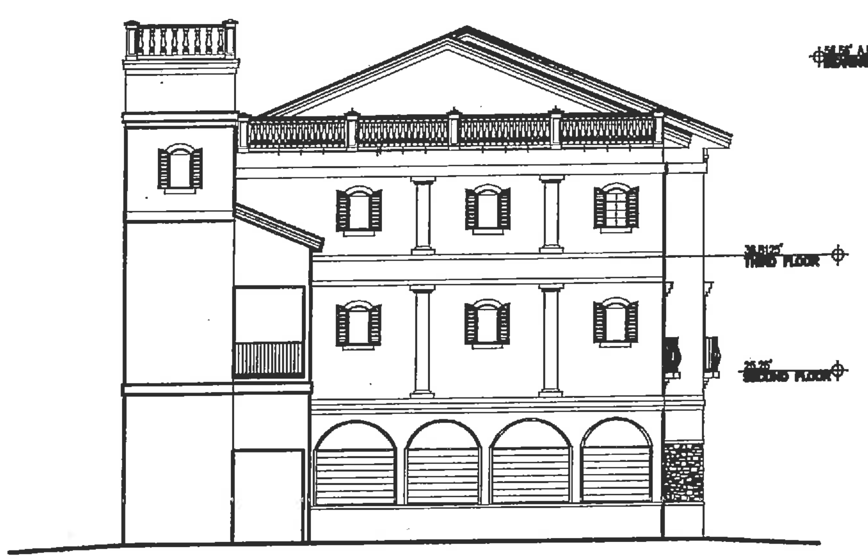
A2.0

SOUTHWEST ELEVATION
SCALE 1/8" = 1'-0"



WEST ELEVATION OF EAST STAIR
SCALE 1/8" = 1'-0"

SOUTHEAST ELEVATION
SCALE 1/8" = 1'-0"



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

NORTHWEST ELEVATION
SCALE 1/8" = 1'-0"

5-6-16

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SHELL CONSTRUCTION DOCUMENTS FOR MAIN STREET LANDING LLP

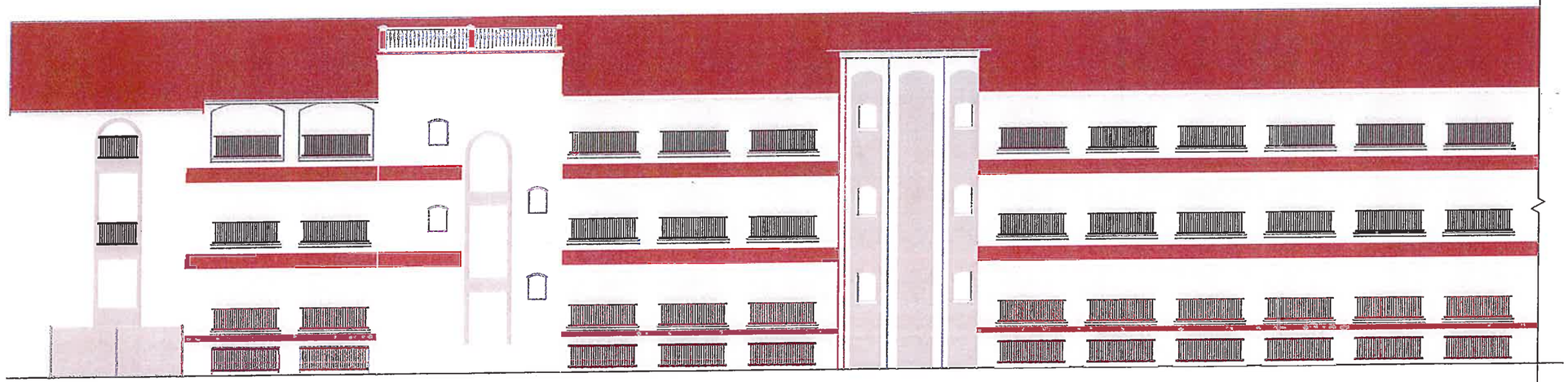
PROJ. NO.:	0814
DRAWN:	CAP
CHECKED:	ERD
DATE:	8-18-10

revisions:

8-30-10	BID DOC.
2-16-10	ISSUE DATE
1-18-11	ADDENDUM #1

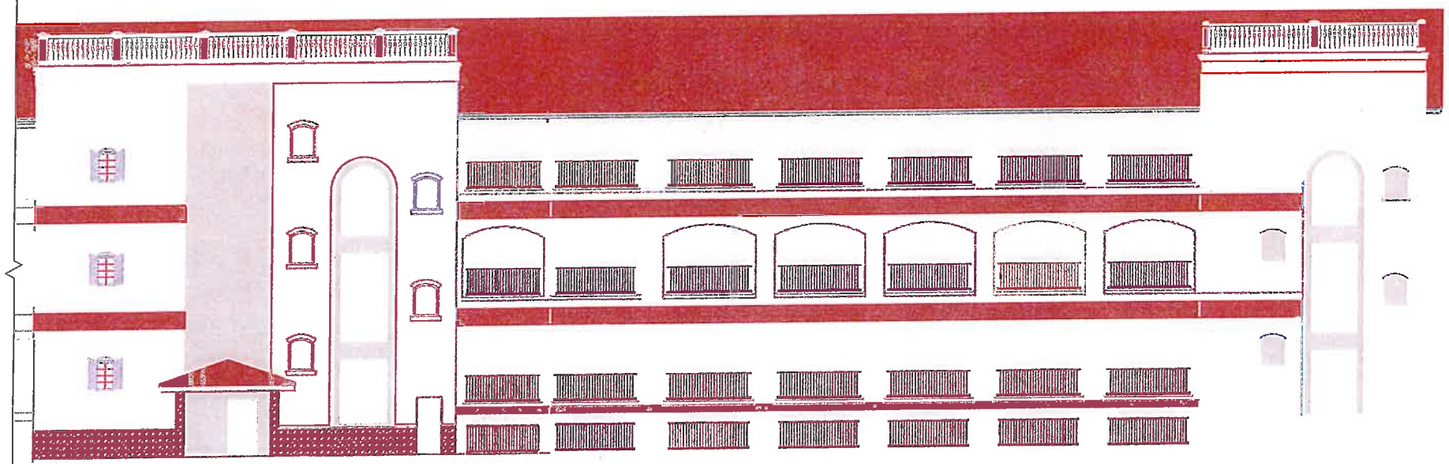
ELEVATIONS

drawing no.: A2.1



ELEVATION A
SCALE 1/8" = 1'-0"

ELEVATION B
SCALE 1/8" = 1'-0"



ELEVATION C
SCALE 1/8" = 1'-0"

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PROJ. NO.: 2015-01
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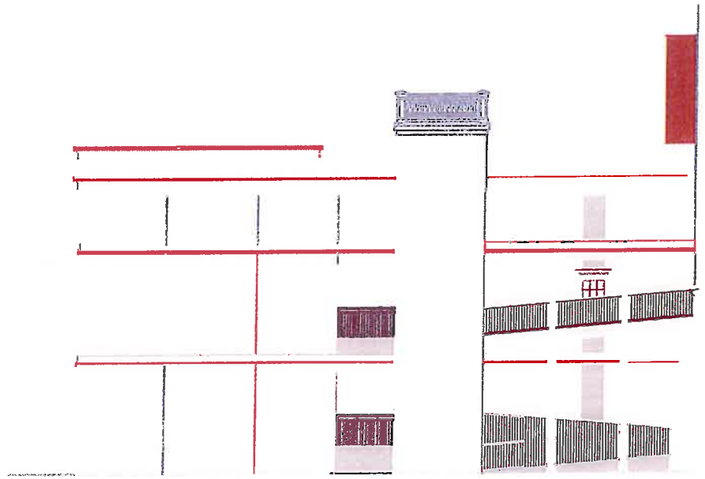
DATE: 4-19-16

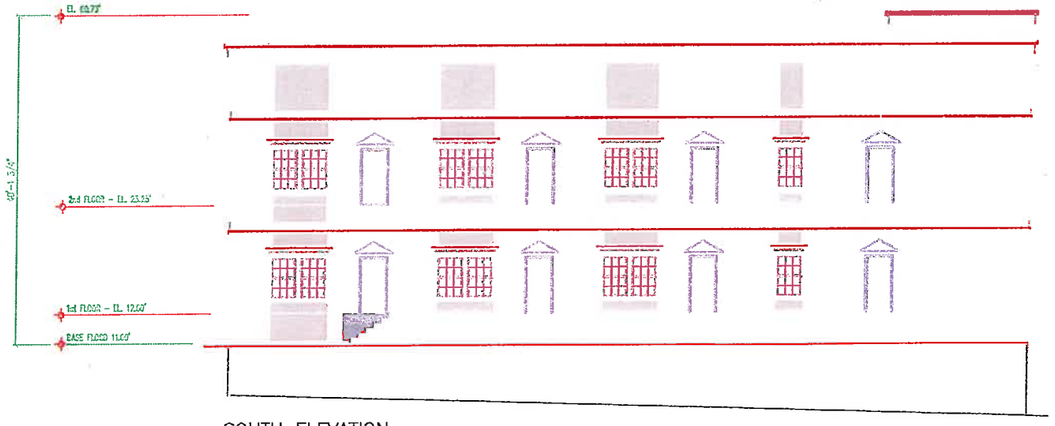
revisions:

BUILDING 3 ELEVATIONS

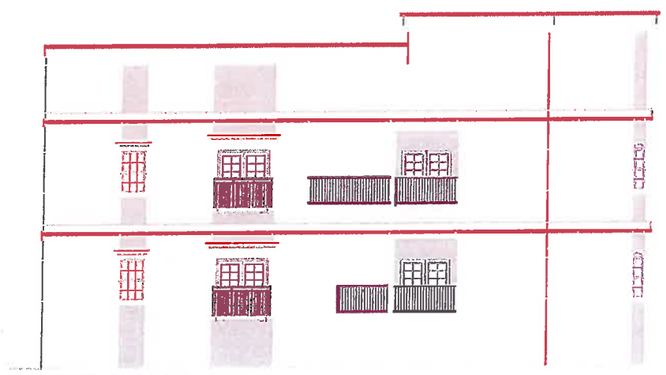
drawing no.:
ABC



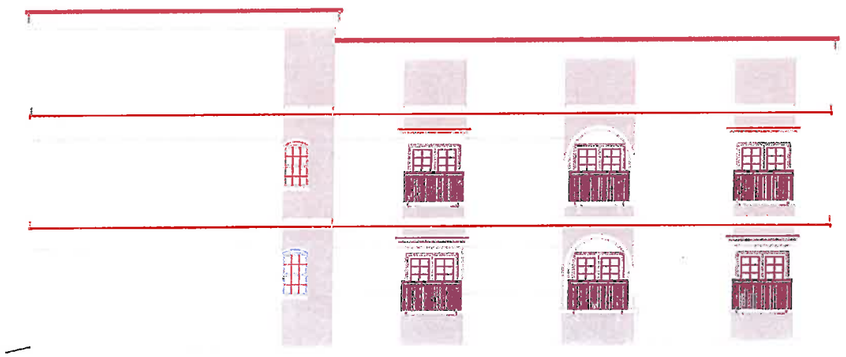
WEST ELEVATION
SCALE 1/8" = 1'-0"



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



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



NORTH ELEVATION
SCALE 1/8" = 1'-0"

BUILDING 2

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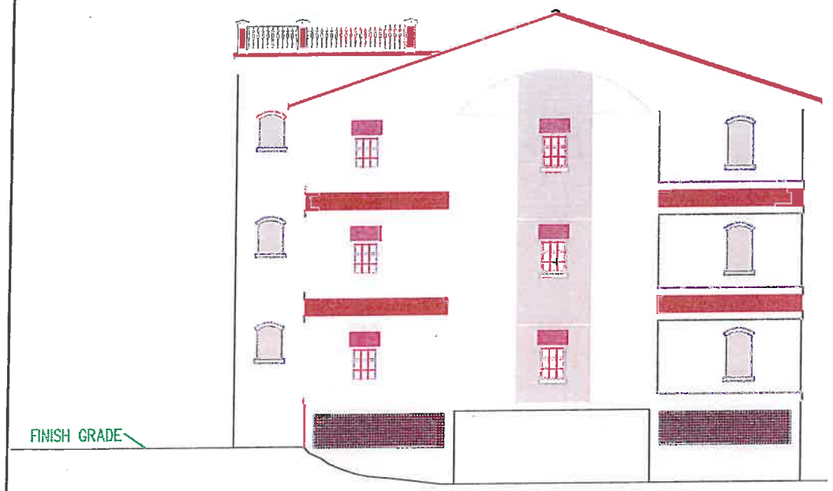
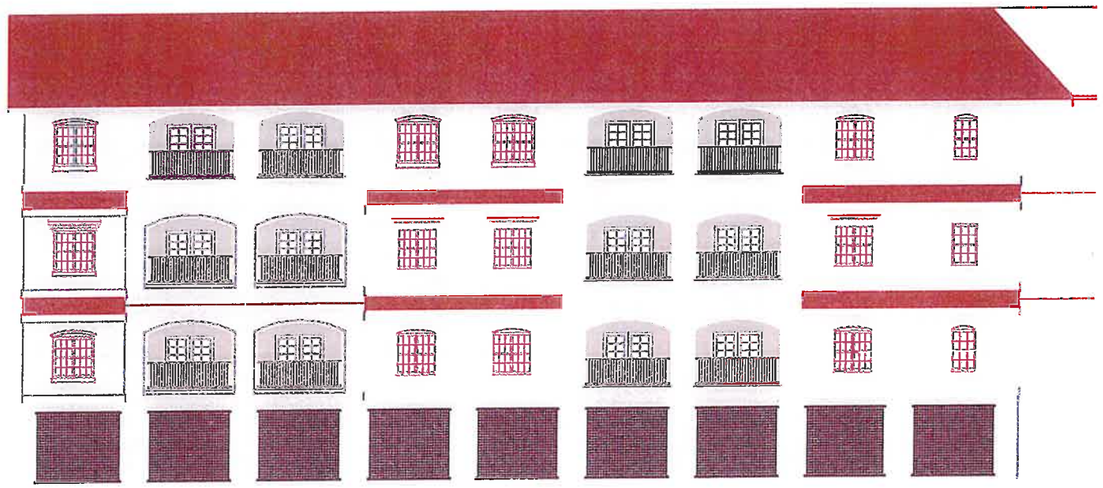
revisions:

BUILDING 3 ELEVATIONS

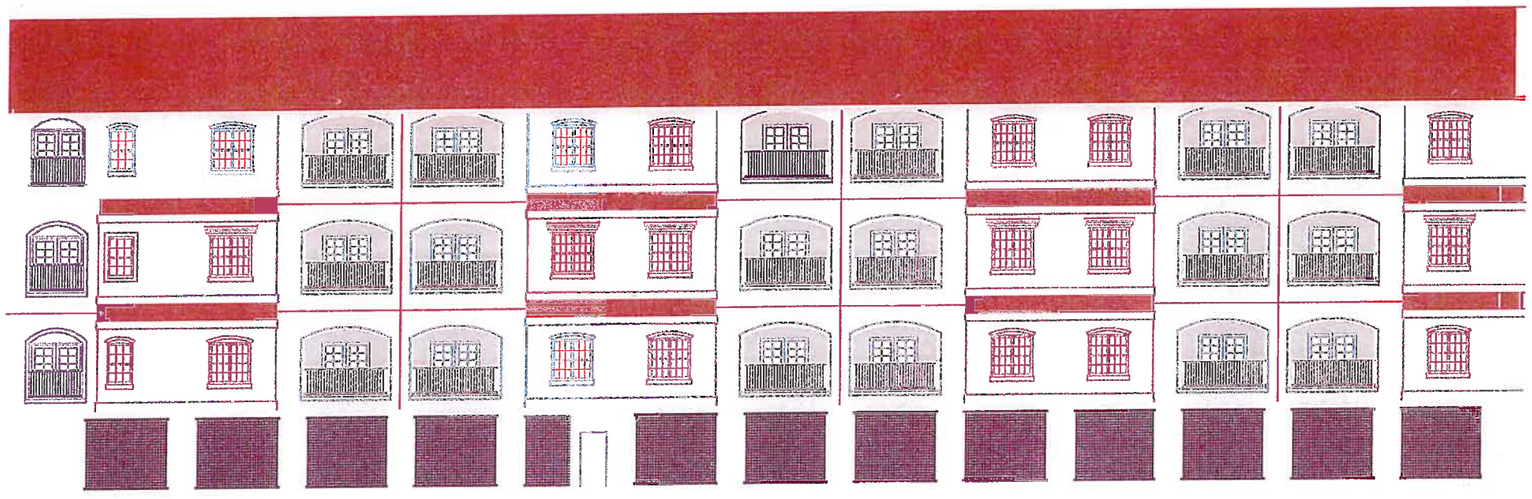
drawing no.:
BLG2



ELEVATION D



ELEVATION E



ELEVATION F

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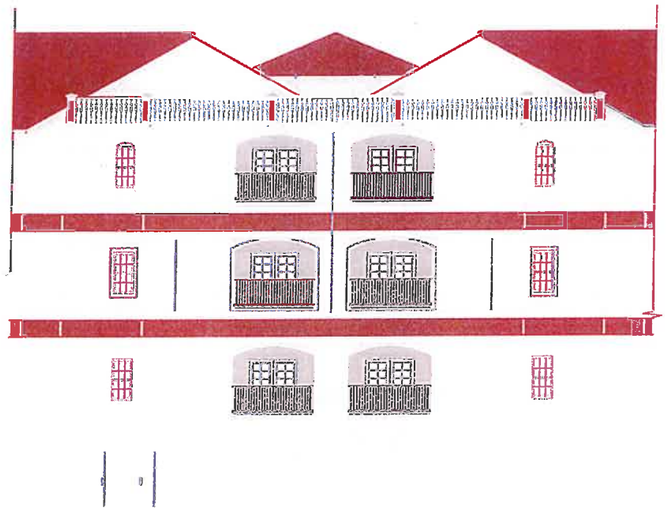
PROJ. NO.: 2015-01
DRAWN: AMS
CHECKED: ERD
DATE: 4-19-16

revisions:

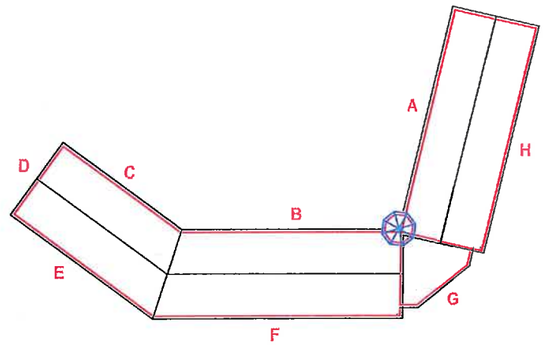
BUILDING 3 ELEVATIONS

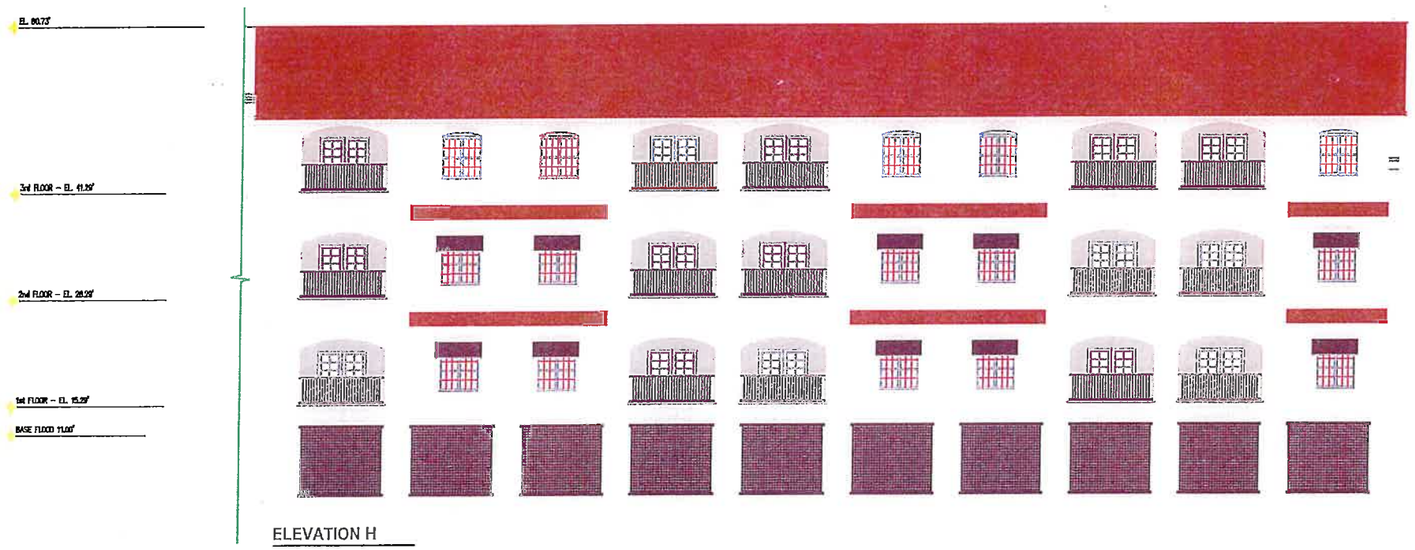
drawing no.:

DEF



ELEVATION G





ELEVATION H

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6236 RIVER ROAD

PROJ. NO.: 2015-01
DRAWN: AMS
CHECKED: ERD
DATE: 4-19-16

revisions:

BUILDING 3 ELEVATIONS

drawing no.:
GH