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 DEVELOPMENT DEPARTMENT
 CITY OF NEW PORT RICHEY

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 CITY OF NEW PORT RICHEY

CONSTRUCTION DOCUMENTS FOR
**MORTON PLANT NORTH BAY HOSPITAL
 E.D. EXPANSION AND RENOVATION**

SECTION 4, TOWNSHIP 26 SOUTH, RANGE 16 EAST,
 NEW PORT RICHEY, FLORIDA

A DEVELOPMENT BY
MORTON PLANT HOSPITAL ASSOC., INC.
 6600 MADISON STREET
 NEW PORT RICHEY, FLORIDA 34652-1971

LEGAL DESCRIPTION:

Parcel 1: Lots 36 to 40, both numbers inclusive, in A.D. Gibbon's Subdivision, City of New Port Richey, Florida; said lots and subdivision being numbered and designated in accordance with the plat thereof as recorded in Plat Book 2 at page 26 of the Public Records of Pasco County, Florida; and also Lots 1 to 16, both numbers inclusive, in Block 2, and Lots 1 to 16, both numbers inclusive, in Block 3, both Blocks 2 and 3 being in Oak Hill Heights Subdivision, City of New Port Richey, Florida; said Lots, Blocks and Subdivision being numbered and designated in accordance with the plat thereof as recorded in Plat Book 3 at page 82 of the Public Records of Pasco County, Florida; and also that portion of Oak Hill Drive of said Oak Hill Heights, lying South of Ohio Avenue and north of Lot 38 of said A.D. Gibbon's Subdivision vacated by City of New Port Richey Ordinance No. 299, dated September 17, 1983, less that portion of Lots 36 through 40, inclusive of said A.D. Gibbon's Subdivision, lying east of the southern extension of the east line of Block 3 of said Oak Hill Heights; Containing 9.614 Acres more or less.

Parcel 2: Lots 1, 2, 20 and the south 10 feet of Lot 19, Block 1 of the Plat of Oak Hill Heights Subdivision as recorded in Plat Book 3, Page 82 of the Public Records of Pasco County, Florida; Containing 0.505 Acres more or less.

Parcel 3: Lots 1 through 20, Block 4 of the Plat of Oak Hill Heights Subdivision as recorded in Plat Book 3, Page 82 of the Public Records of Pasco County, Florida; Containing 3.158 Acres more or less.

Parcel 4: Lots 11 through 18, of the Plat of Golden Heights Unit Four, as recorded in Plat Book 8, Page 76 of the Public Records of Pasco County, Florida; Containing 1.089 Acres more or less.

Ohio Avenue/Oak Hill Avenue Right-of-Way Vacation: That portion of Ohio Avenue and Oak Hill Drive lying in Section 4, Township 26 South, Range 16 East, Pasco County, Florida, being more particularly described as follows:

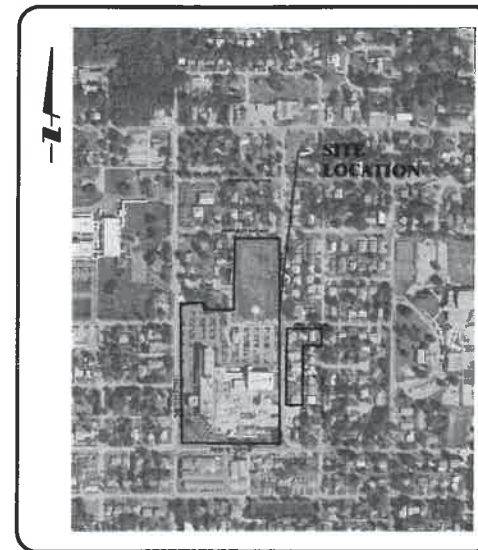
Begin at the Southeast corner of lot 20, Block 4 of the plat of Oak Hill Heights, recorded in Plat Book 3, Page 82 of the Public Records of Pasco County, Florida; thence S.00°38'10"E., along the west right-of-way of Forest Avenue, 60.00 feet, to the northeast corner of Lot 9, Block 3 of the aforementioned plat of Oak Hill Heights, thence, leaving said west right-of-way line, S.89°56'28"W., along the north boundary line of Blocks 2 and 3 of the aforementioned plat of Oak Hill Heights, also being the south right-of-way line of Ohio Avenue, 599.05 feet, to a point on the east right-of-way line of Madison Street, also being the northwest corner of Lot 9, Block 2 of the aforementioned plat of Oak Hill Heights, thence, leaving said north boundary line, N.00°56'10"W., along the east right-of-way line of Madison Street, 60.01 feet, to the southwest corner of Lot 1, Block 1, of the aforementioned plat of Oak Hill Heights, thence, leaving said east right-of-way line, N.89°56'28"E., along the south boundary line of Block 1 of the aforementioned plat of Oak Hill Heights, also being the north right-of-way line of Ohio Avenue, 274.68 feet, to the southeast corner of Lot 20, Block 1 of the aforementioned plat of Oak Hill Heights, thence, leaving said south boundary line, N.00°36'36"W., along the east boundary line of Block 1, of the aforementioned plat of Oak Hill Heights, also being the west right-of-way line of Oak Hill Drive, 60.00 feet, thence, leaving said east boundary line, N.89°56'28"E., 50.00 feet, to a point on the west boundary line of Block 4, of the aforementioned plat of Oak Hill Heights, also being the east right-of-way line of Oak Hill Drive, thence S.00°38'38"E., along the aforementioned west boundary line of Block 4, 60.00 feet, to the southwest corner of Lot 1, Block 4 of the aforementioned plat of Oak Hill Heights, thence, leaving said west boundary line, N.89°56'28"E., along the south boundary line of Block 4 of the aforementioned plat of Oak Hill Heights, also being the north right-of-way line of Ohio Avenue, 274.68 feet, to the Point of Beginning; Containing 0.894 acres more or less.

AND

(As per Official Records Book 8503, page 1650)
 Lot 19, Golden Heights, Unit Three, according to the plat thereof as recorded in Plat Book 8, Page 60, of the Public Records of Pasco County, Florida; Containing 0.153 acres more or less.



LOCATION MAP



SITE MAP

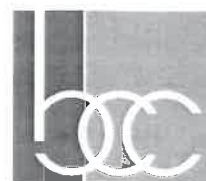
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Always call 811 two full business days before you dig to have underground utilities located and marked.

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Sunshine 811.com

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engineering
 BCC ENGINEERING, INC.
 5405 CYPRESS CENTER DRIVE, SUITE 290
 TAMPA, FLORIDA 33609
 813.637.3700
 CERTIFICATE OF AUTH. #7184
 WWW.BCCENG.COM

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 PROJECT: 40889.00
 DATE: 03/29/2016
 ADDENDUM #3: 05/03/2016

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GENERAL CONSTRUCTION NOTES

- 1. UNLESS OTHERWISE NOTED HEREIN, THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH THE FOLLOWING DOCUMENTS... A. CITY OF NEW PORT RICHEY LAND DEVELOPMENT CODE... B. CITY WATER, WASTEWATER, AND RECLAIMED WATER TECHNICAL MANUAL AND TECHNICAL SPECIFICATIONS... C. FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION... D. FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADWAY AND TRAFFIC DESIGN STANDARDS... THE ABOVE NOTED DOCUMENTS SHALL BE THE TECHNICAL SPECIFICATIONS FOR THE CONSTRUCTION OF THIS PROJECT... 2. ALL SPECIFICATIONS AND DOCUMENTS REFERRED TO IN THESE PLANS SHALL BE OF THE LATEST REVISION... 3. PRIOR TO CONSTRUCTION COMMENCEMENT, THE CONTRACTOR SHALL OBTAIN FROM THE ENGINEER AND/OR THE OWNER COPIES OF ALL PERTINENT PERMITS AND APPROVALS RELATED TO THIS PROJECT... 4. THE CONTRACTOR SHALL ASSURE AND BE RESPONSIBLE FOR THE PROPER PLACEMENT AND MAINTENANCE OF ALL TRAFFIC CONTROL DEVICES... 5. AREAS DISTURBED BY THE CONTRACTOR OUTSIDE OF THE CONSTRUCTION SITE SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN THE PRE-CONSTRUCTION CONDITION... 6. THE CONTRACTOR SHALL NOT UNDERTAKE ANY WORK HE FEELS WILL CONSTITUTE A CHANGE ORDER WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER AND THE OWNER... 7. THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER FOR HIS REVIEW, ALL SHOP DRAWINGS A MINIMUM OF SEVEN (7) WORKING DAYS IN ADVANCE OF THE CONTRACTORS NEED FOR SAME... 8. PRIOR TO BIDDING, CONTRACTOR SHALL VERIFY THE TOPOGRAPHICAL INFORMATION AS SHOWN ON THE CONSTRUCTION DRAWINGS AND ACCEPT THE SITE (ACCURATE TO 0.5 FEET OF THE CONTOUR INTERVAL AND 0.2 FEET OVERALL) AS REPRESENTED... 9. THE CONTRACTOR SHALL MAINTAIN A SET OF FIELD "AS BUILT" FOR ALL IMPROVEMENTS NOTING ANY FIELD ADJUSTMENTS... 10. CONTRACTOR TO OBTAIN ALL REQUIRED PERMITS FOR BURNING ON SITE, IF ALLOWED... 11. DEVELOPER SHALL PROVIDE SOILS AND MATERIALS TESTING SERVICES FROM A LICENSED GEOTECHNICAL ENGINEER AT HIS OWN EXPENSE... 12. OWNER AND CONSULTANT CONTACT INFORMATION: OWNER: MORTON PLANT HOSPITAL ASSOCIATION, INC. 303 PINELLAS STREET, SUITE 310 CLEARWATER, FLORIDA 33759... ENGINEER: BGC ENGINEERING, INC. 5405 OYSTER CENTER DR., SUITE 200 TAMPA, FLORIDA 33609... LANDSCAPE ARCHITECT: WALDROP ENGINEERING, INC. 8432 CAMDEN FIELD PARKWAY RIVERVIEW, FLORIDA 33575... 13. WORK PERFORMED BY THE CONTRACTOR SHALL INTERFACE SMOOTHLY WITH OTHER WORK BEING PERFORMED ON SITE OR ADJACENT TO THE SITE BY OTHER CONTRACTORS AND UTILITY COMPANIES... 14. OVERALL CLEANUP SHALL BE ACCOMPLISHED BY THE CONTRACTOR IN ACCORDANCE WITH CITY OF NEW PORT RICHEY STANDARDS... 15. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ACCESS TO PRIMATE PROPERTY... 16. ANY DAMAGE TO STATE, COUNTY, OR LOCAL ROADS CAUSED BY THE CONTRACTORS HAULING OR EXCAVATION EQUIPMENT SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR... 17. ANY U.S.C. & G.S. MONUMENT WITHIN LIMITS OF CONSTRUCTION IS TO BE PROTECTED BY THE CONTRACTOR.

LAND SURVEYING

- 1. BOUNDARY, TREE AND TOPOGRAPHIC SURVEYS WERE CONDUCTED BY CARDNO... 2. ALL BENCHMARKS USED FOR CONSTRUCTION LAYOUT SHALL BE VERIFIED BY A PROFESSIONAL SURVEYOR AND MAPPER PRIOR TO USE... 3. MONUMENTS AND OTHER SURVEY CONTROL POINTS SHALL BE PROTECTED FROM DAMAGE AND DISTURBANCE... 4. ALL ELEVATIONS REFER TO THE NAD 83 U.S. SURVEY FEET... 5. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS...

SAFETY

- 1. DURING THE CONSTRUCTION AND MAINTENANCE OF THIS PROJECT, ALL SAFETY REGULATIONS ARE TO BE ENFORCED... 2. LABOR SAFETY SHALL CONFORM TO THE PROVISIONS SET FORTH BY THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA)... 3. CONTRACTOR SHALL PROVIDE AND MAINTAIN ITS OWN SAFETY EQUIPMENT IN ACCORDANCE WITH ITS HEALTH & SAFETY PROGRAM... 4. ALL EXCAVATIONS BY THE CONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF THE DEPARTMENT OF LABOR'S OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS... 5. DURING CONSTRUCTION, ALL SAFETY REGULATIONS OF THE FDOT SHALL BE OBSERVED AND THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY IN ORDER TO SAFELY CONDUCT THE PUBLIC AND WORKMEN... 6. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY AND ENFORCE ALL APPLICABLE SAFETY REGULATIONS... 7. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES AND SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE UTILITY COMPANIES...

EROSION PROTECTION

- 1. THE CONTRACTOR IS RESPONSIBLE FOR SITE CONDITIONS FROM THE DATE OF NOTICE TO PROCEED UNTIL THE PROJECT IS ACCEPTED BY THE OWNER AND ENGINEER... 2. CHEMICALS, OILS, GREASES, OR SIMILAR WASTES ARE NOT TO BE DISPOSED OF DIRECTLY TO THE STORMWATER FACILITY OR THROUGH STORM SEWERS... 3. ACCUMULATED POND SEDIMENTS MAY CONTAIN HEAVY METALS SUCH AS LEAD, CADMIUM AND MERCURY... 4. DURING ANY REPAIR OR MAINTENANCE ACTIVITY USE CARE TO AVOID CAUSING EROSION OR SILTATION TO ADJACENT OR OFF-SITE AREAS... 5. ALTERATIONS (FILLING, ENLARGING, ETC.) OF ANY PART OF THE STORMWATER FACILITY IS NOT PERMITTED WITHOUT PRIOR APPROVAL FROM ALL APPLICABLE GOVERNING AGENCIES... 6. THE APPROVED OPERATION AND MAINTENANCE PERMIT AND AS-BUILT DRAWINGS ARE AVAILABLE AT YOUR LOCAL DISTRICT SERVICE OFFICE... 7. IT IS USUALLY MORE COST EFFECTIVE TO MONITOR AND PERFORM ROUTINE MAINTENANCE ON A SWMS, RATHER THAN LET IT FAIL AND HAVE TO RECONSTRUCT THE ENTIRE SYSTEM... 8. MOSQUITO GROWTH CAN BE MINIMIZED IN A SWMS BY THE FOLLOWING MEASURES: A. DO NOT DUMP GRASS CLIPPINGS OR OTHER ORGANIC DEBRIS INTO SWMS... B. CLEAN OUT ANY OBSTRUCTIONS WHICH GET INTO THE SYSTEM... C. REMOVE WATER LETTUCE AND WATER HYACINTH... D. STOCK PONDS WITH PREDATORY MOSQUITO PREDATORS...

STATE OF FLORIDA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES)

THE CONTRACTOR ACKNOWLEDGES THE REQUIREMENT OF THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) WHICH HAS PUBLISHED RULES FOR OBTAINING COVERAGE UNDER THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION GENERAL PERMIT FOR STORMWATER DISCHARGES FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES... IN OCTOBER 2000, EPA AUTHORIZED THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) TO IMPLEMENT THE NPDES STORMWATER PERMITTING PROGRAM IN THE STATE OF FLORIDA... THE CONTRACTOR AGREES TO ASSIST THE OWNER IN THE PREPARATION AND IMPLEMENTATION OF A STORMWATER POLLUTION PREVENTION PLAN (SWPPP)...

CLEARING/DEMOLITION

- 1. PRIOR TO ANY SITE CLEARING, ALL TREES SHOWN TO REMAIN AS INDICATED ON THE CONSTRUCTION PLANS SHALL BE PROTECTED IN ACCORDANCE WITH LOCAL TREE ORDINANCES AND RULES CONTAINED IN THESE PLANS... 2. 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 CANOPY OF TREES TO REMAIN ON THE SITE... 3. RESIDUAL MATERIAL THAT RESULTS FROM CLEARING OR GRUBBING, OR SITE EXCAVATION, IS TO BE UTILIZED ON-SITE AS NECESSARY... 4. ALL CONSTRUCTION DEBRIS AND OTHER WASTE MATERIALS SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR IN ACCORDANCE WITH APPLICABLE STATE AND LOCAL REGULATIONS.

PAVING AND GRADING

- 1. ALL DELETERIOUS SUBSURFACE MATERIAL (I.E. MUCK, FEAT, BURIED DEBRIS) IS TO BE EXCAVATED IN ACCORDANCE WITH THESE PLANS... 2. ALL NECESSARY FILL AND EMBANKMENT THAT IS PLACED DURING CONSTRUCTION SHALL CONSIST OF SUITABLE MATERIAL SPECIFIED BY THE OWNER'S GEOTECHNICAL CONSULTANT... 3. PROPOSED SPOT ELEVATIONS REPRESENT TOP OF FINISHED PAVEMENT OR GROUND SURFACE GRADE UNLESS OTHERWISE NOTED ON DRAWINGS... 4. CONTRACTOR SHALL TRIM, TACK AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT... 5. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING NECESSARY TESTING WITH THE OWNER'S SOILS TESTING COMPANY... 6. ALL UNDERGROUND UTILITIES, INCLUDING UTILITY SLEEVES, AND CONDUITS SHALL BE INSTALLED PRIOR TO BASE & PAVEMENT CONSTRUCTION.

STORM DRAINAGE SYSTEM

- 1. STANDARD INDICES REFER TO THE LATEST EDITION OF CITY AND/OR FDOT SPECIFICATIONS... 2. ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE, CLASS III, MANUFACTURED IN ACCORDANCE WITH ASTM C-76 UNLESS OTHERWISE NOTED ON PLANS... 3. JOINTS FOR CONCRETE PIPE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN ASTM STANDARD C 443... 4. PIPE LENGTHS SHALL BE APPROXIMATE AND TO CENTER OF DRAINAGE STRUCTURE WITH THE EXCEPTION OF MITERED AND FLARED END SECTIONS... 5. ALL DRAINAGE STRUCTURE TOPS AND COVERS SHALL BE TRAFFIC RATED FOR H-20 LOADING... 6. THE CONTRACTOR SHALL MAINTAIN AND PROTECT FROM MUD, DIRT, DEBRIS, ETC. THE STORM DRAINAGE SYSTEM UNTIL FINAL ACCEPTANCE OF THE PROJECT... 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DETENTION AREA AND SUBSURFACE DRAINAGE SYSTEM... 8. JOINTS FOR PVC PIPE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN ASTM STANDARD D 2774... 9. ALL DUCTILE IRON WATER, SANITARY SEWER, AND REUSE WATER MAINS SHALL HAVE A MINIMUM OF 36 INCHES OF COVER... 10. ALL PIPES AND FITTINGS SHALL BE CLEARLY MARKED WITH THE NAME OR TRADEMARK OF THE MANUFACTURER... 11. THE CONTRACTOR SHALL TEST ALL GRAVITY SEWERS, AT A MINIMUM, IN ACCORDANCE WITH CITY OF NEW PORT RICHEY STANDARDS... 12. PIPE DEFLECTION SHALL BE IN ACCORDANCE WITH AWWA STANDARD C-600, LATEST EDITION... 13. THURST BLOCKS ARE NOT ALLOWED! RESTRAINED JOINTS SHALL BE USED ON ALL PRESSURIZED PIPING... 14. ALL DUCTILE IRON WATER MAINS SHALL BE PRESSURE TESTED IN ACCORDANCE WITH SECTION 4 OF THE AWWA C600, LATEST EDITION... 15. ALL PORTABLE WATER MAINS SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA 861, LATEST EDITION...

STORMWATER MANAGEMENT SYSTEM MAINTENANCE OPERATIONAL MAINTENANCE SCHEDULE

THE OWNER OR HIS ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DETENTION AREA AND SUBSURFACE DRAINAGE SYSTEM... THIS WILL REQUIRE INSPECTION, ON AT LEAST AN ANNUAL BASIS, OF THE ON-SITE DRAINAGE SYSTEM... THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DETENTION AREA AND SUBSURFACE DRAINAGE SYSTEM UNTIL FINAL ACCEPTANCE OF THE PROJECT... THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DETENTION AREA AND SUBSURFACE DRAINAGE SYSTEM UNTIL FINAL ACCEPTANCE OF THE PROJECT...

GENERAL MAINTENANCE

- 1. ALL STORM WATER PIPES, INLETS, CATCH BASINS, MANHOLES, FLUMES, POND INFLOW AND OUTFALL STRUCTURES (INCLUDING OIL, SKIMMERS), AND DISCHARGE PIPES SHOULD BE INSPECTED ON A REGULAR BASIS... 2. CHEMICALS, OILS, GREASES, OR SIMILAR WASTES ARE NOT TO BE DISPOSED OF DIRECTLY TO THE STORMWATER FACILITY... 3. ACCUMULATED POND SEDIMENTS MAY CONTAIN HEAVY METALS SUCH AS LEAD, CADMIUM AND MERCURY... 4. DURING ANY REPAIR OR MAINTENANCE ACTIVITY USE CARE TO AVOID CAUSING EROSION OR SILTATION TO ADJACENT OR OFF-SITE AREAS... 5. ALTERATIONS (FILLING, ENLARGING, ETC.) OF ANY PART OF THE STORMWATER FACILITY IS NOT PERMITTED WITHOUT PRIOR APPROVAL FROM ALL APPLICABLE GOVERNING AGENCIES... 6. THE APPROVED OPERATION AND MAINTENANCE PERMIT AND AS-BUILT DRAWINGS ARE AVAILABLE AT YOUR LOCAL DISTRICT SERVICE OFFICE... 7. IT IS USUALLY MORE COST EFFECTIVE TO MONITOR AND PERFORM ROUTINE MAINTENANCE ON A SWMS, RATHER THAN LET IT FAIL AND HAVE TO RECONSTRUCT THE ENTIRE SYSTEM... 8. MOSQUITO GROWTH CAN BE MINIMIZED IN A SWMS BY THE FOLLOWING MEASURES: A. DO NOT DUMP GRASS CLIPPINGS OR OTHER ORGANIC DEBRIS INTO SWMS... B. CLEAN OUT ANY OBSTRUCTIONS WHICH GET INTO THE SYSTEM... C. REMOVE WATER LETTUCE AND WATER HYACINTH... D. STOCK PONDS WITH PREDATORY MOSQUITO PREDATORS...

WET DETENTION POND MAINTENANCE

- 1. ALL SLOODED SIDE SLOPES AND BERMS SHOULD BE MAINTAINED BY THE PROCEDURE OUTLINED FOR DITCHES AND SWALES... 2. MAINTAIN, RATHER THAN REMOVE, WETLAND VEGETATION THAT BECOMES ESTABLISHED IN THE LITTORAL ZONE... 3. WHEN WET DETENTION POND LITTORAL ZONES ARE INTENTIONALLY PLANTED FOR AESTHETIC PURPOSES OR TO OFFSET WETLANDS IMPACTS... 4. ON A MONTHLY OR QUARTERLY BASIS AND AFTER SEVERE RAINFALL EVENTS, CHECK THE AREA IN FRONT OF THE OUTFALL CONTROL STRUCTURE... 5. WHEN LITTORAL ZONE VEGETATION AND SEDIMENT ACCUMULATE TO SUCH AN EXTENT THAT WATER DEPTH DECREASES... 6. DITCH & SWALE MAINTENANCE: SOME ERP PERMITS REQUIRE THAT THE VEGETATION IN SOME DITCHES BE PROTECTED TO OFFSET WETLAND IMPACTS... 7. HOW TO OPERATE AND MAINTAIN THE STORMWATER MANAGEMENT SYSTEM: THE STORMWATER MANAGEMENT SYSTEM (SWMS) IS DESIGNED AND CONSTRUCTED TO COMPLY WITH CERTAIN ENVIRONMENTAL PROTECTION AGENCY (EPA) STANDARDS... 8. GREEN SANITARY FORCE MAIN: BLUE PORTABLE AND FIRE WATER PURPLE RECLAIMED MAIN

WATER, WASTEWATER & REUSE WATER SYSTEM NOTES

- 1. HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND CHASTE SEWAGE TREATMENT AND DISPOSAL SYSTEMS SHALL BE AS FOLLOWS: A. NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET... B. NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET... C. NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET... D. NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN FEET... 2. VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, AND RECLAIMED WATER PIPELINES SHALL BE AS FOLLOWS: A. NEW OR RELOCATED UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER SHALL BE LAID TO THE OUTSIDE OF THE WATER MAIN... B. NEW OR RELOCATED UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER... C. AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS (A) AND (B) ABOVE... 3. SEPARATION BETWEEN WATER MAINS AND SANITARY OR STORM SEWER MANHOLES: A. NO WATER MAIN SHALL PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A SANITARY SEWER MANHOLE... 4. ALL UTILITY MATERIAL AND WORKMANSHIP MUST COMPLY, AT A MINIMUM, WITH CITY OF NEW PORT RICHEY WATER, WASTEWATER, AND RECLAIMED WATER TECHNICAL MANUAL, LATEST EDITION... 5. ALL PVC WATER MAINS 4" - 12" INCHES SHALL BE IN ACCORDANCE WITH AWWA C-900... 6. ALL PVC FIRE MAINS 4" - 12" INCHES SHALL BE IN ACCORDANCE WITH AWWA C-900... 7. WATER AND FIRE MAIN PIPE FITTINGS, SIZE 4" - 12" INCHES, SHALL BE DUCTILE IRON CONFORMING TO THE LATEST VERSION OF ANSII/AWSA C119A21-11... 8. ALL PVC WATER DISTRIBUTION SYSTEM MAINS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN ASTM STANDARD D 2774... 9. ALL DUCTILE IRON WATER, SANITARY SEWER, AND REUSE WATER MAINS 12 INCHES AND SMALLER IN DIAMETER, SHALL BE PRESSURE CLASS 350... 10. DUCTILE IRON FITTINGS SHALL BE MANUFACTURED IN ACCORDANCE WITH ANSII/AWSA C119A21-11... 11. ALL DUCTILE IRON WATER MAINS AND PIPE FITTINGS SHALL HAVE A GEMENT MORTAR LINING AND BITUMINOUS SLIC COAT... 12. ALL DUCTILE IRON SEWER MAINS AND FITTINGS SHALL BE LINED WITH PROTECTO 401 CERAMIC EPOXY... 13. ALL GRAVITY SANITARY SEWER PIPE SHALL BE PVC (GREEN COLOR) AND MEET THE REQUIREMENTS OF ASTM D-3034... 14. ALL GRAVITY SANITARY SEWER PIPE SHALL BE PVC (GREEN COLOR) AND MEET THE REQUIREMENTS OF ASTM D-3034... 15. ALL GRAVITY SANITARY SEWER PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN ASTM STANDARD D 2321... 16. PRIOR TO COMMENCING NEW WORK WHICH REQUIRES CONNECTING TO EXISTING LINES OR APPURTENANCES, THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY AND SHALL VERIFY THE LOCATION AND ELEVATION OF THE EXISTING CONNECTION POINT... 17. CONNECTIONS INTO EXISTING COUNTY-OWNED SYSTEMS SHALL BE VIA WET TAP, WET TAPS FOR MAINS UP TO 12 INCHES IN DIAMETER... 18. CONFLICTS BETWEEN REUSE WATER AND STORM, SANITARY SEWER OR WATER MAIN TO BE RESOLVED BY ADJUSTING THE REUSE WATER LINES AS NECESSARY... 19. JOINT RESTRAINTS SHALL BE PROVIDED AT ALL FITTINGS, JOINTS AND BENDS AS SHOWN ON DETAILS... 20. ALL PVC PIPE SHALL BE LAID WITH COPPER LOCATING WIRE... 21. ALL PIPE AND FITTINGS SHALL BE CLEARLY MARKED WITH THE NAME OR TRADEMARK OF THE MANUFACTURER... 22. THE CONTRACTOR SHALL TEST ALL GRAVITY SEWERS, AT A MINIMUM, IN ACCORDANCE WITH CITY OF NEW PORT RICHEY STANDARDS... 23. PIPE DEFLECTION SHALL BE IN ACCORDANCE WITH AWWA STANDARD C-600, LATEST EDITION... 24. THURST BLOCKS ARE NOT ALLOWED! RESTRAINED JOINTS SHALL BE USED ON ALL PRESSURIZED PIPING... 25. ALL DUCTILE IRON WATER MAINS SHALL BE PRESSURE TESTED IN ACCORDANCE WITH SECTION 4 OF THE AWWA C600, LATEST EDITION... 26. ALL PORTABLE WATER MAINS SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA 861, LATEST EDITION...



Atlanta GA Knoxville TN Birmingham AL Louisville KY Cincinnati OH Memphis TN Columbus OH Nashville TN Dallas TX Richmond VA Ft Lauderdale FL Tallahassee FL Jackson MS Tampa FL Jacksonville FL

GRESHAM SMITH AND PARTNERS RECEIVED JUN 09 2016 DEVELOPMENT DEPARTMENT CITY OF NEW PORT RICHEY

CONSTRUCTION DOCUMENTS

E.D. Expansion and Renovation

Morton Plant North Bay Hospital 6600 Madison Street New Port Richey, FL 34652

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Revision table with columns: No., Date, Description. Row 1: 04/19/2016, ACCORDUM No. 01. Row 2: 05/03/2016, ACCORDUM No. 02.

GENERAL NOTES C1.0 PROJECT: 40889.00 DATE: 03/29/2016

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DEVELOPMENT DEPARTMENT
CITY OF NEW PORT RICHEY



Design Services
For The Built
Environment

GRESHAM
SMITH AND
PARTNERS



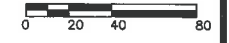
CONSTRUCTION
DOCUMENTS

E.D.
Expansion
and
Renovation

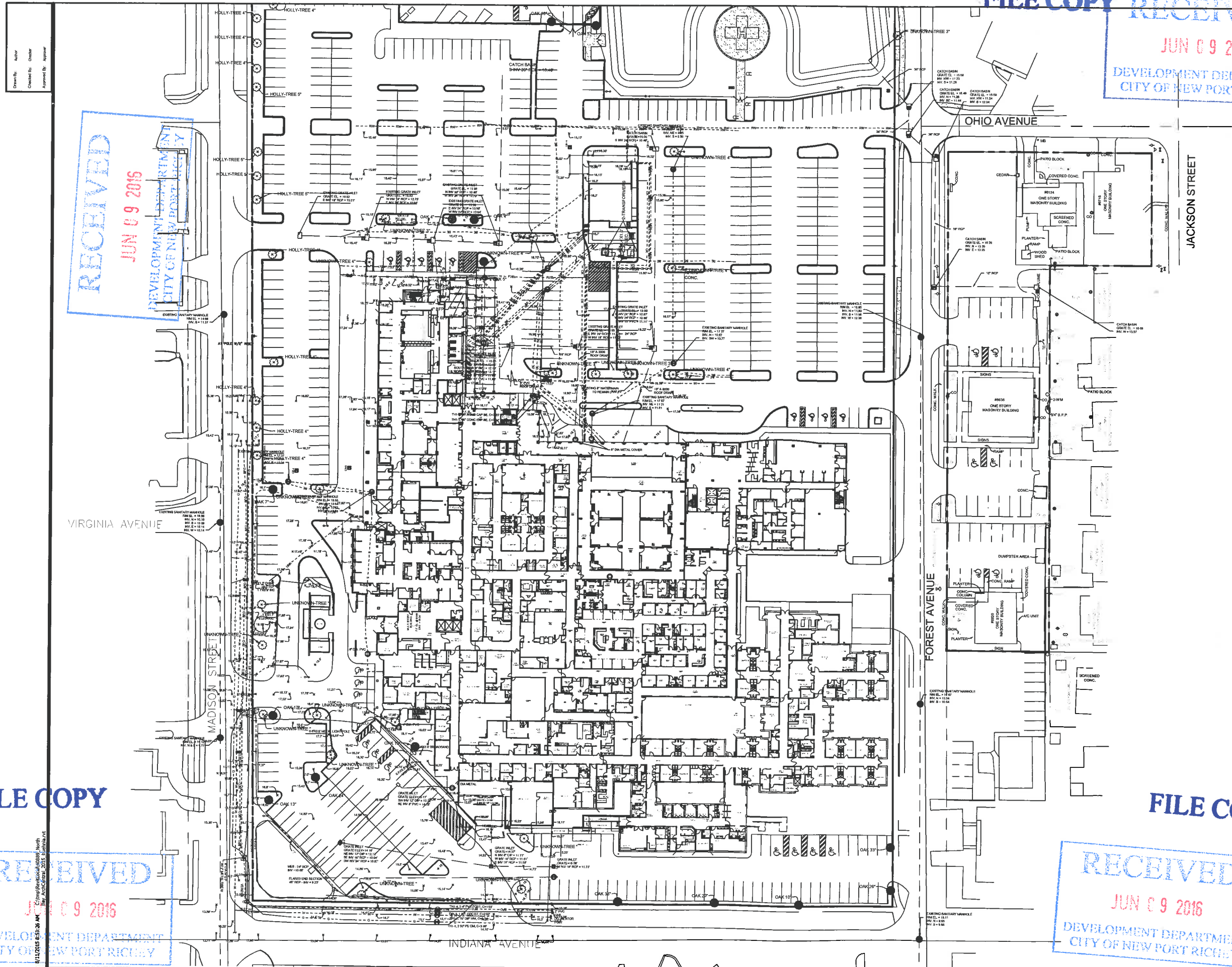
Morton Plant
North Bay
Hospital

Revision		
No.	Date	Description
1	04/18/2016	ADDENDUM No. 01
2	05/03/2016	ADDENDUM No. 02

EXISTING CONDITIONS
PLAN
C1.1
PROJECT: 4089.00
DATE: 03/29/2016



- TREE LEGEND
- BUSH
 - CABBAGE PALM
 - OAK TREE
 - PALM TREE
 - PINE TREE
 - SHADE TREE (VARIOUS TYPE)



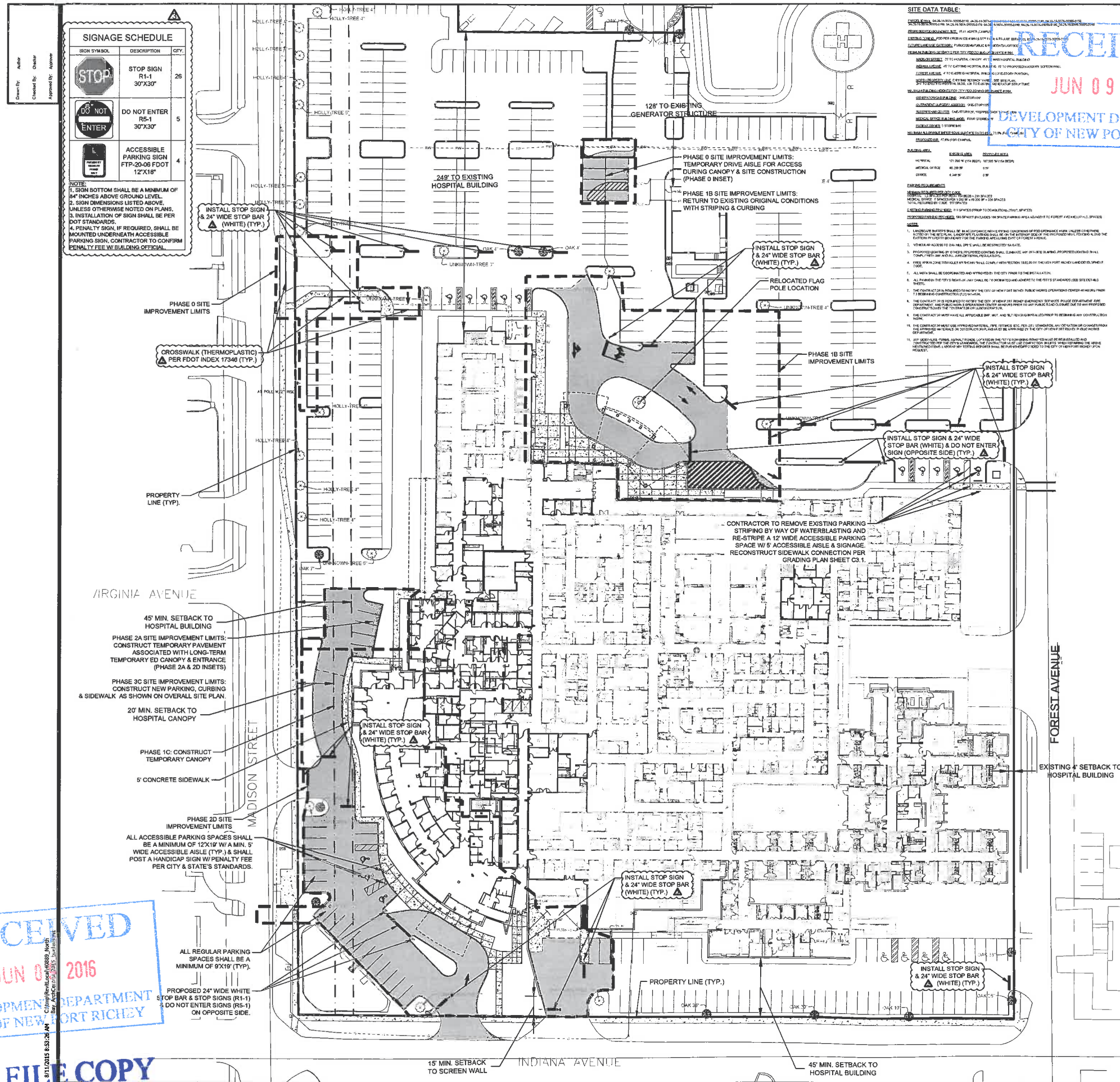
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CITY OF NEW PORT RICHEY

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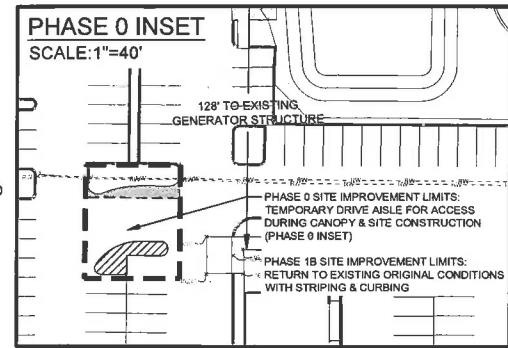
SIGNAGE SCHEDULE

SIGN SYMBOL	DESCRIPTION	CITY
	STOP SIGN R-1 30"X30"	26
	DO NOT ENTER RS-1 30"X30"	5
	ACCESSIBLE PARKING SIGN FTP-20-06 FDOT 12"X18"	4

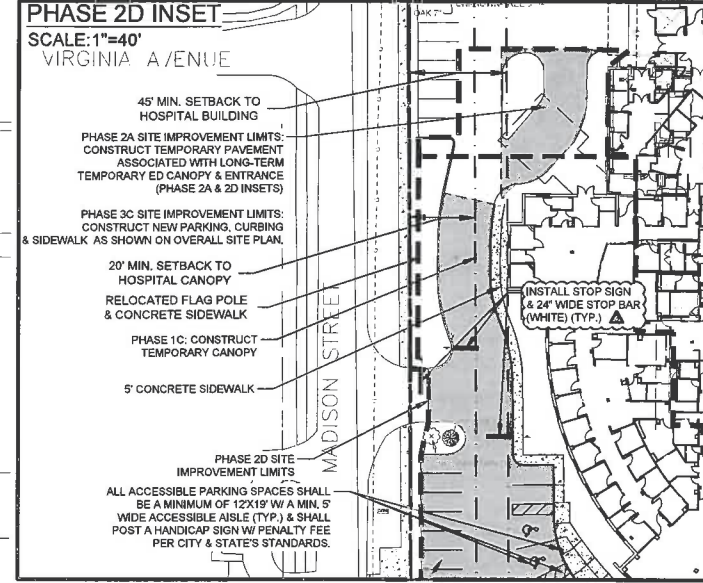
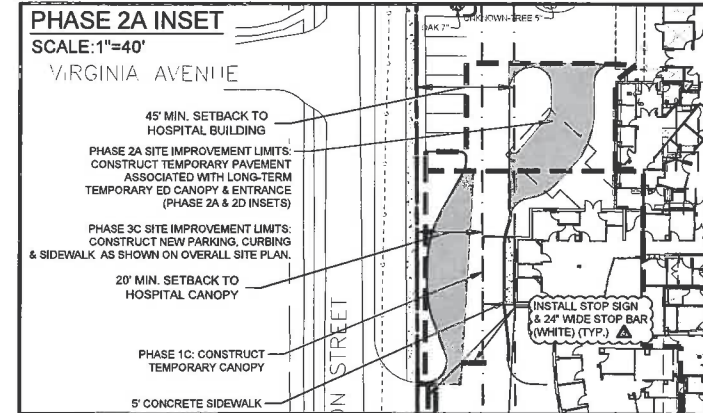
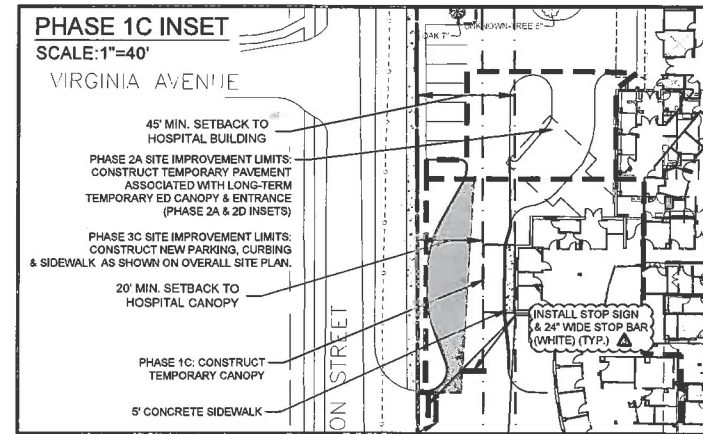
NOTE:
 1. SIGN BOTTOM SHALL BE A MINIMUM OF 64" INCHES ABOVE GROUND LEVEL.
 2. SIGN DIMENSIONS LISTED ABOVE, UNLESS OTHERWISE NOTED ON PLANS.
 3. INSTALLATION OF SIGN SHALL BE PER DOT STANDARDS.
 4. PENALTY SIGN, IF REQUIRED, SHALL BE MOUNTED UNDERNEATH ACCESSIBLE PARKING SIGN. CONTRACTOR TO CONFIRM PENALTY FEE W/ BUILDING OFFICIAL.

SITE DATA TABLE:

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- TREE LEGEND**
- BUSH
 - CABBAGE PALM
 - OAK TREE
 - PALM TREE
 - PINE TREE
 - SHADE TREE (VARIOUS TYPE)



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GRESHAM SMITH AND PARTNERS

Two Harbor Place
 302 Knight Run Avenue
 Tampa, FL 33602
 July 1992
 #15-21-0028

FLORIDA CERT. NO. AP000200000000
 100000781/00000001

CONSTRUCTION DOCUMENTS

E.D. Expansion and Renovation

Morton Plant North Bay Hospital

6600 Madison Street New Port Richey, FL 34652

Revision

No.	Date	Description
1	04/17/2016	ADDENDUM No. 01
2	05/20/2016	ADDENDUM No. 02
3	06/02/2016	ADDENDUM No. 03

OVERALL SITE PLAN

C2.1

PROJECT: 66889.00
 DATE: 03/29/2016

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CONSTRUCTION DOCUMENTS

E.D. Expansion and Renovation

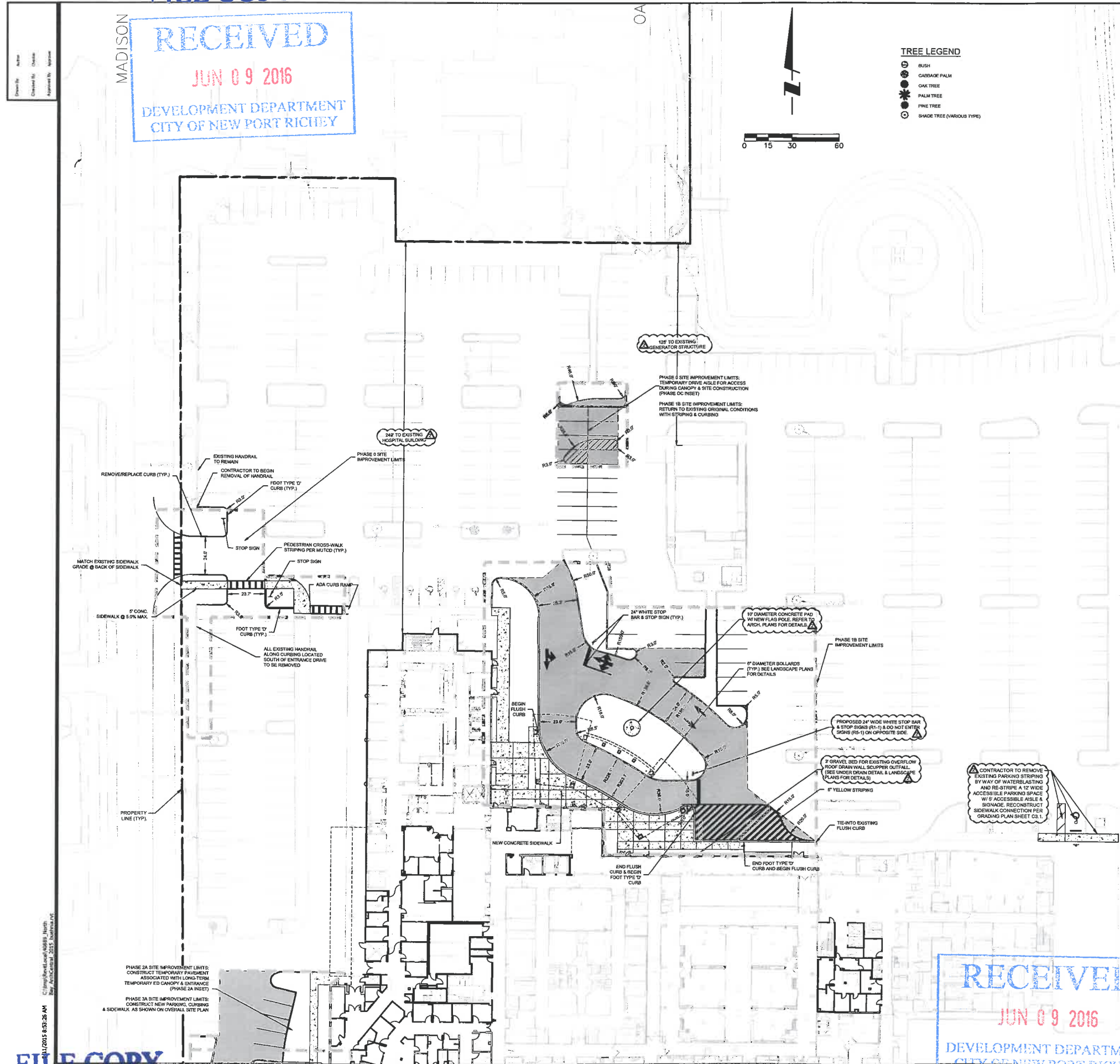
Morton Plant North Bay Hospital

Revision table with columns: No., Date, Description

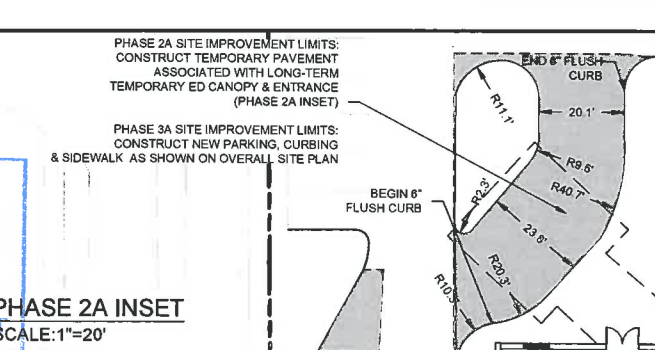
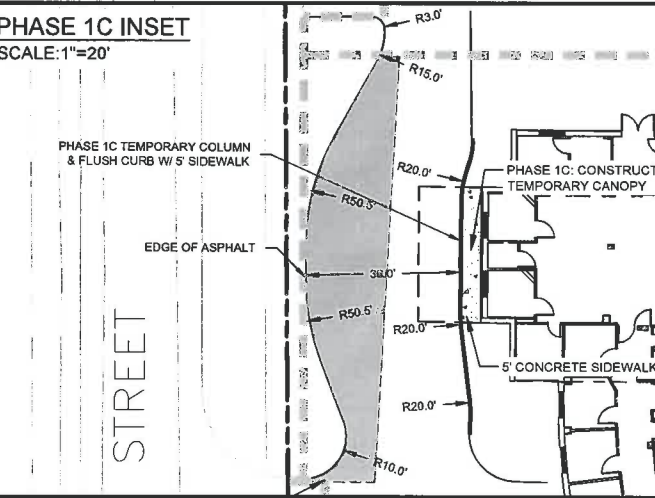
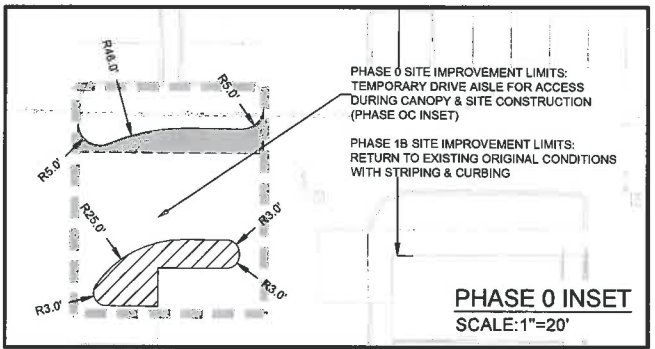
SITE PLAN 1 OF 2

C2.2

PROJECT: 40889.00 DATE: 03/29/2016



SITE DATA TABLE: Includes sections for GENERAL NOTES, EXISTING CONDITIONS, PROPOSED CONDITIONS, and NOTES.



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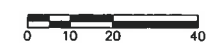
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Drawn By: _____
Checked By: _____
Approved By: _____

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TREE LEGEND

- BUSH
- CABBAGE PALM
- OAK TREE
- PALM TREE
- PINE TREE
- SHADE TREE (VARIOUS TYPE)



SITE DATA TABLE:

PARCEL ID No's: 04-26-16-007A-00000-0110, 04-26-16-007A-00000-0130, 04-26-16-007A-00000-0140, 04-26-16-007A-00000-0150, 04-26-16-007A-00000-0160, 04-26-16-007A-00000-0170, 04-26-16-007A-00000-0180, 04-26-16-007A-00000-0190, 04-26-16-0040-00000-0380

PROPOSED PDD BOUNDARY SIZE: 15.41 ACRES (CAMPUS)

EXISTING ZONING: PDD PER ORDINANCE #1884 (LOTS 11-18) & R3 (LOT 19 PARCEL ID: 04-26-16-0070-00000-0190)

FUTURE LAND USE CATEGORY: PUBLIC/SEMI-PUBLIC & RESIDENTIAL/OFFICE

MINIMUM BUILDING SETBACKS PER CITY PDD ZONING ORDINANCE #1884:

MADISON STREET: 20' TO HOSPITAL CANOPY, 45' TO MAIN HOSPITAL BUILDING

INDIANA AVENUE: 45' TO EXISTING HOSPITAL BUILDING, 15' TO PROPOSED MASONRY SCREEN WALL

FOREST AVENUE: 4' TO EXISTING HOSPITAL BUILDING (ONE-STORY PORTION)

NORTH PROPERTY LINE: EXISTING SETBACK VARIES. SEE SITE PLAN.

240' TO EXISTING HOSPITAL BLDG. 128' TO EXISTING GENERATOR STRUCTURE

MAXIMUM BUILDING HEIGHTS PER CITY PDD ZONING ORDINANCE #1884:

GENERATOR/GAS BUILDING: ONE-STORY/20'

OUTPATIENT SURGERY ADDITION: ONE-STORY/25'

SLEEP/REHAB CENTER: ONE-STORY/25', STEPPED BACK TO THE MOB

MEDICAL OFFICE BUILDING (MOB): FOUR STORIES/70'

PATIENT TOWER: 3 STORIES/60'

MAXIMUM ALLOWABLE IMPERVIOUS SURFACE RATIO (ISR): 70.0% (FOR CAMPUS)

PROPOSED ISR: 67.8% (FOR CAMPUS)

BUILDING AREA:	EXISTING AREA	PROPOSED AREA
HOSPITAL:	171,000 SF (154 BEDS)	187,000 SF (154 BEDS)
MEDICAL OFFICE:	65,200 SF	0 SF
OFFICE:	6,940 SF	0 SF

PARKING REQUIREMENTS:

MINIMUM REQUIRED PER CITY CODE:

HOSPITAL: 1.5 SPACES PER BED x 154 BEDS = 231 SPACES

MEDICAL OFFICE: 5 SPACES PER 1,000 SF x 65,200 SF = 326 SPACES

TOTAL REQUIRED BY CODE: 557 SPACES

EXISTING PARKING PROVIDED: 611 SPACES (PRIOR TO DEMOLITION) (25 H.C. SPACES)

PROPOSED PARKING PROVIDED: 593 SPACES (INCLUDES 100 SPACE PARKING AREA ADJACENT TO FOREST AVENUE) (17 H.C. SPACES)

- NOTES:
- LANDSCAPE BUFFERS SHALL BE IN ACCORDANCE WITH EXISTING CONDITIONS OF PDD ORDINANCE #1884, UNLESS OTHERWISE NOTED ON THE SITE PLAN. LANDSCAPE PLANTINGS SHALL BE ON THE INTERIOR SIDE OF THE PROPOSED VINYL FENCING ALONG THE EASTERN PROPERTY BOUNDARY FOR THE PARKING AREA LYING EAST OF FOREST AVENUE.
 - VEHICULAR ACCESS TO OAK HILL DRIVE SHALL BE RESTRICTED VIA GATE.
 - PROPOSED LIGHTING BY OTHERS. PROPOSED LIGHTING SHALL ELIMINATE ANY OFF-SITE GLARING. PROPOSED LIGHTING SHALL COMPLY WITH ANY AND ALL JURISDICTIONAL REGULATIONS.
 - FREE VISION ZONE TRIANGLES AS SHOWN SHALL COMPLY WITH SECTION 10.02.00 OF THE NEW PORT RICHEY LAND DEVELOPMENT CODE.
 - ALL MOT&S SHALL BE COORDINATED AND APPROVED BY THE CITY PRIOR TO THE INSTALLATION.
 - ALL PAVING IN THE CITY'S RIGHT-OF-WAY SHALL BE COORDINATED AND ADHERE TO THE CITY'S STANDARDS (SEE SITE DETAILS SHEET).
 - THE CONTRACTOR IS REQUIRED TO NOTIFY THE CITY OF NEW PORT RICHEY PUBLIC WORKS OPERATIONS CENTER 48 HOURS PRIOR TO BEGINNING CONSTRUCTION (727) 841-4538.
 - THE CONTRACTOR IS REQUIRED TO NOTIFY THE CITY OF NEW PORT RICHEY EMERGENCY SERVICES, POLICE DEPARTMENT, FIRE DEPARTMENT, AND PUBLIC WORKS OPERATIONS CENTER 48 HOURS PRIOR TO ANY PUBLIC ROAD CLOSURE DUE TO ANY PROPOSED CONSTRUCTION BY THE CONTRACTOR OR SUBCONTRACTOR.
 - THE CONTRACTOR MUST HAVE ALL APPLICABLE BMP, MOT, AND SILT FENCING INSTALLED PRIOR TO BEGINNING ANY CONSTRUCTION WORK.
 - THE CONTRACTOR MUST USE APPROVED MATERIAL, PIPE, FITTINGS, ETC. PER CITY STANDARDS. ANY DEVIATION OR CHANGES FROM THE APPROVED MATERIALS OR CONSTRUCTION PLANS MUST BE APPROVED BY THE CITY OF NEW PORT RICHEY PUBLIC WORKS DEPARTMENT.
 - ANY SIDEWALKS, CURBS, ASPHALT ROADS, LOCATED IN THE CITY'S ROW BEING REMOVED MUST BE RE-INSTALLED AND CONSTRUCTED PER THE CITY'S STANDARDS. THE CONTRACTOR MUST USE COMPACTION, IN LIFTS, WHEN REPAIRING THE ABOVE MENTIONED ITEMS. LABORATORY TESTING REPORTS SHALL BE FURNISHED/PROVIDED TO THE CITY OF NEW PORT RICHEY UPON REQUEST.

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Cincinnati OH Memphis TN
Columbus OH Nashville TN
Dallas TX Richmond VA
Ft Lauderdale FL Tallahassee FL
Jackson MS Tampa FL
Jacksonville FL

GRESHAM SMITH AND PARTNERS

Two Harbour Place
302 Koger Blvd, Suite 200
Tampa, FL 33602
Toll Free: 800-843-9292
Tel: 813-251-4838

FLORIDA PROFESSIONAL ENGINEER
NO. 14970
FLORIDA PROFESSIONAL ARCHITECT
NO. 12900

CONSTRUCTION DOCUMENTS

E.D. Expansion and Renovation

Morton Plant
North Bay
Hospital

6600 Madison Street New Port
Richey, FL 34652

Revision		
No.	Date	Description
1	04/12/2015	ADDENDUM NO. 01
2	09/03/2016	ADDENDUM NO. 02

SITE PLAN 2 OF 2

C2.3

PROJECT: 46889.00
DATE: 03/29/2015

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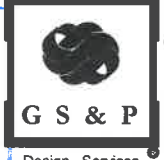
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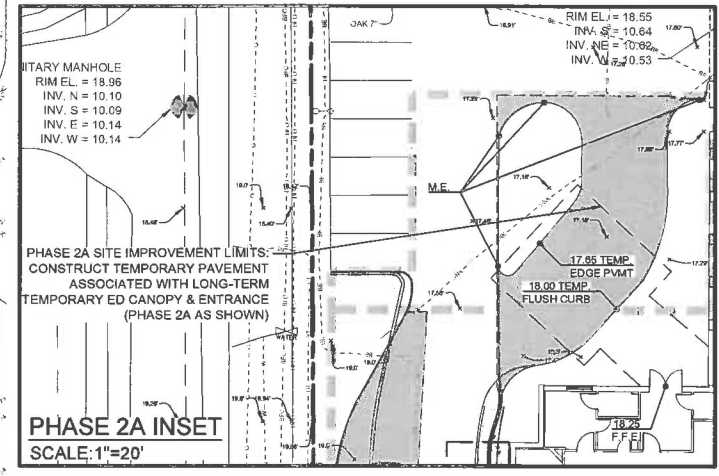
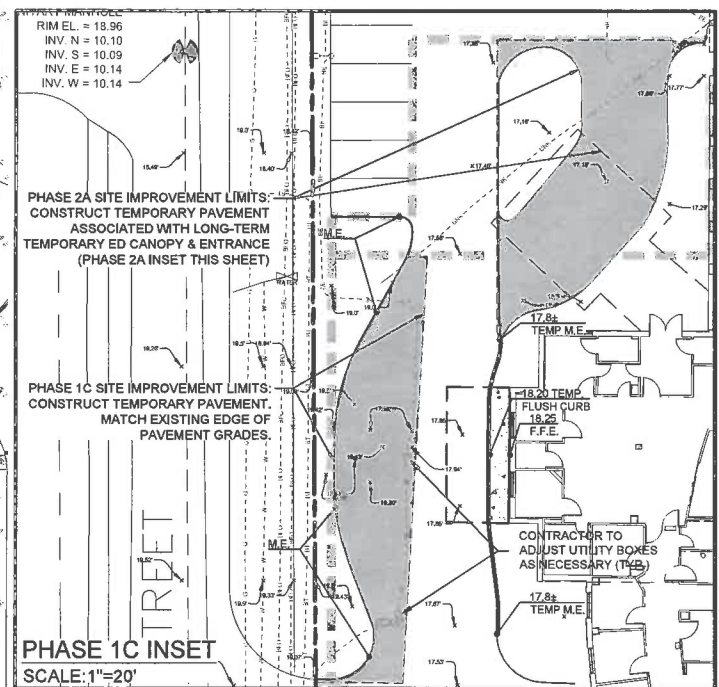
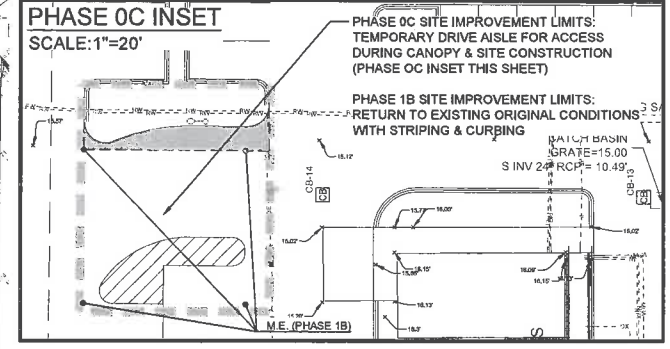


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For The Built
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GRESHAM
SMITH AND
PARTNERS



OC ENGINEERING, INC.
5685 DRYDEN CENTER DRIVE, SUITE 200, TAMPA, FL 33634
813-988-8888
WWW.OCENGINEERING.COM



CONSTRUCTION DOCUMENTS

E.D.
Expansion
and
Renovation

Morton Plant
North Bay
Hospital

6000 Madison Street New Port
Richey, FL 34652

Revision		
No.	Date	Description
1	04/12/2014	ADDENDUM No. 21
2	06/03/2014	ADDENDUM No. 22

GRADING & DRAINAGE
PLAN SHEET 1 OF 2

C3.1

PROJECT: 0889.00
DATE: 03/29/2016

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GRESHAM SMITH AND PARTNERS

engineering

CONSTRUCTION DOCUMENTS

E.D. Expansion and Renovation

Morton Plant North Bay Hospital

Revision table with columns: No., Date, Description

DRAINAGE DETAILS

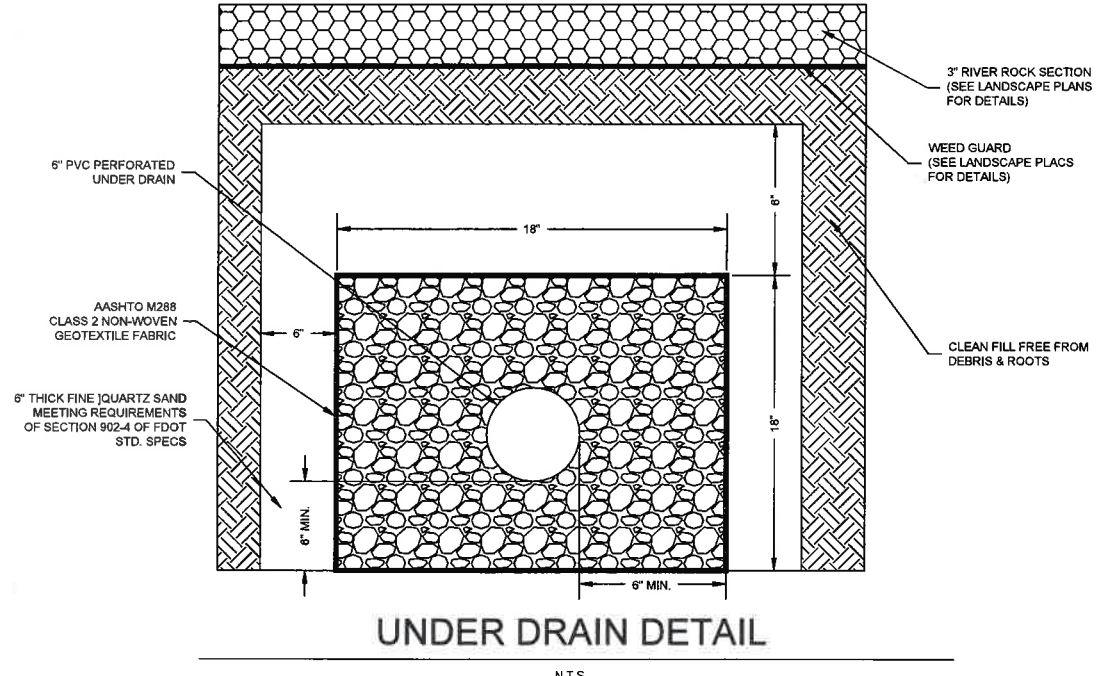
C5.2

PROJECT: 40889.00 DATE: 02/29/2015

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Horizontal wall reinforcing schedules (Table 1, 2, 3) and Ditch Bottom Inlet Types C, D, E and H. Includes plan and section views for each type and a table with columns: WALL DEPTH, SCHEDULE, AREA, MAX. SPACING, BARS, WWF.

Cast Iron Grates and Steel Grates. Includes half section cast iron grates (Type C, E, H) and steel grates (Type C, D, E, H) with detailed dimensions and specifications.



- GENERAL NOTES: 1. These inlets are suitable for bicycle traffic... 2. Inlets subject to minimal debris... 3. Steel grates are to be used on all inlets where bicycle traffic is anticipated... 4. Recommended maximum pipe sizes... 5. All exposure edges and corners shall be 1/2" chamfered... 6. Concrete inlet pavement to be used on inlets without slots... 7. Traversable slots constructed in existing inlets shall be paid for as inlet part... 8. Siding to be used on all inlets not located in paved areas... 9. For supplementary details see Index No. 201... 10. All reinforcing is Grade 60 bars with 2" min cover unless otherwise noted.

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CC engineering

CONSTRUCTION DOCUMENTS

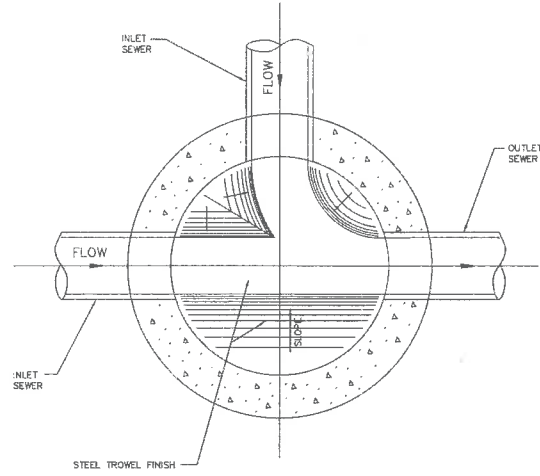
E.D. Expansion and Renovation

Morton Plant North Bay Hospital

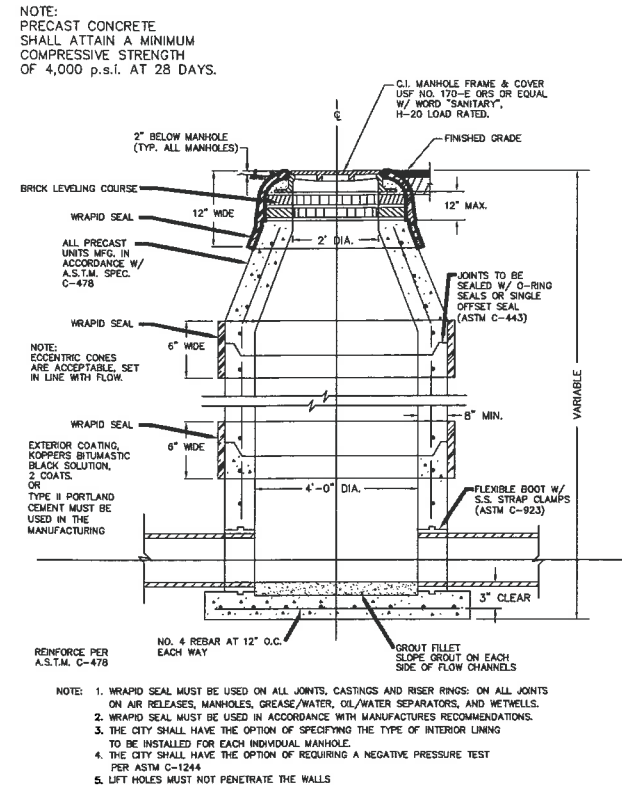
Revision table with columns: No., Date, Description

UTILITY DETAILS

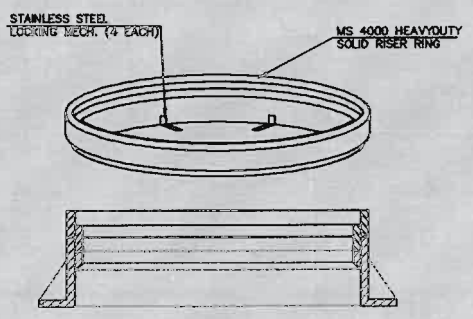
C5.4 PROJECT: 46889.00 DATE: 03/25/2016



CREATED 04/13/05 STANDARD MANHOLE (BENCH AND INVERTS) PROVIDED FOR INFORMATIONAL PURPOSES ONLY NO MODIFICATIONS WITHOUT WRITTEN NRPWP APPROVAL New Port Richey - Public Works DETAIL 36

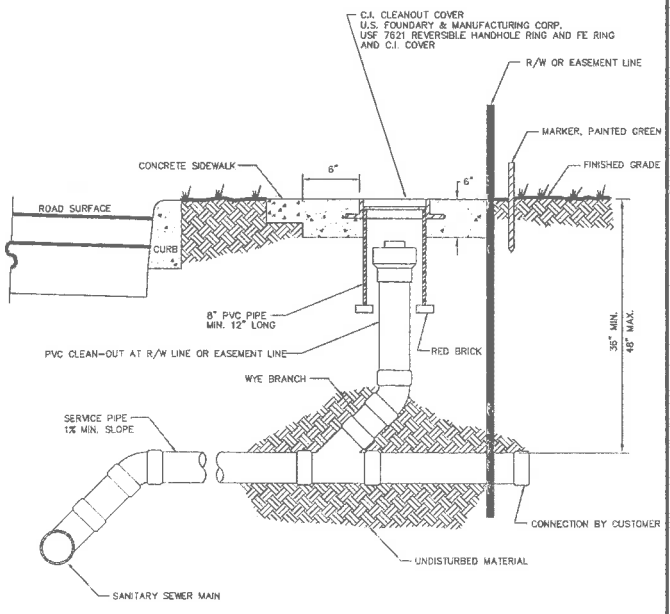


CREATED 04/13/05 STANDARD MANHOLE PROVIDED FOR INFORMATIONAL PURPOSES ONLY NO MODIFICATIONS WITHOUT WRITTEN NRPWP APPROVAL New Port Richey - Public Works DETAIL 38



NOTES: 1. RISER RING TO BE SOLID A36 HR STEEL WITH 7/8\"/>

CREATED 2/2/2009 Manhole Riser Ring Detail PROVIDED FOR INFORMATIONAL PURPOSES ONLY NO MODIFICATIONS WITHOUT WRITTEN NRPWP APPROVAL New Port Richey - Public Works Detail 104



CREATED 04/13/05 SANITARY SEWER - SINGLE WYE CONNECTION AND TYPICAL CLEAN-OUT PROVIDED FOR INFORMATIONAL PURPOSES ONLY NO MODIFICATIONS WITHOUT WRITTEN NRPWP APPROVAL New Port Richey - Public Works DETAIL 42

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 332 Virginia Ave
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 813-251-6336
 FIRM'S FLORIDA CERT. NO.
 AK00000000000000
 182000797L.CC.0000001

WALDROP
 ENGINEERING
 11000 W. US Highway 90
 Jacksonville, FL 32218
 904-766-1111

CONSTRUCTION
 DOCUMENTS

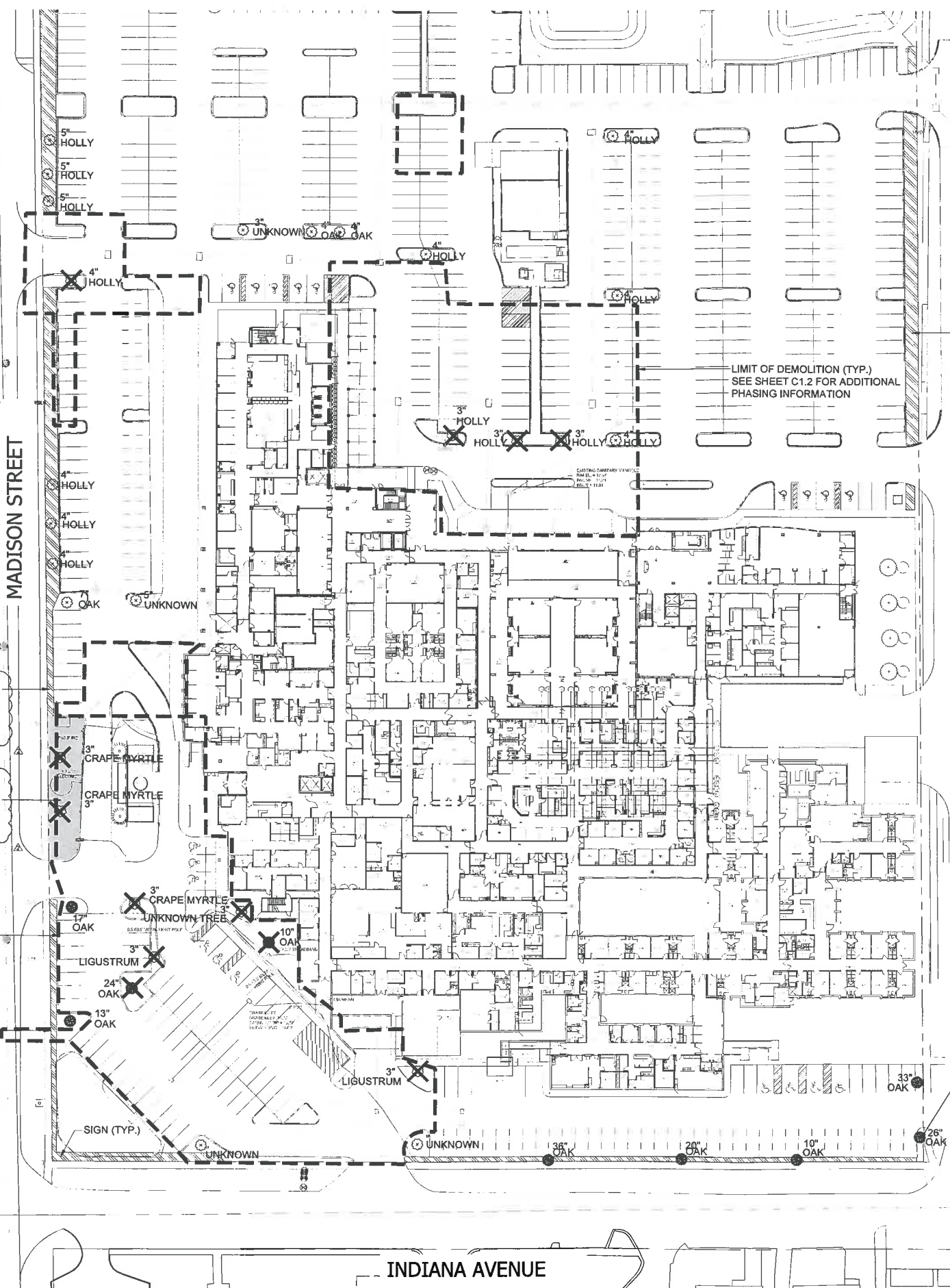
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Morton Plant
 North Bay
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 6600 Madison Street New Port
 Richey, FL 34652

Revision		
No.	Date	Description
1	5/6/2016	ADDENDUM No. 02

LANDSCAPE - DEMOLITION
 PLAN

L0.1
 PROJECT: 483-01-01
 DATE: 03/29/2016



LEGEND

X TREE TO BE REMOVED

TREE LEGEND

- BUSH
- CABBAGE PALM
- OAK TREE
- PALM TREE
- PINE TREE
- SHADE TREE (VARIOUS TYPE)

TREE TABULATION

DBH (IN.)	QTY. RETAINED	TOTAL INCHES RETAINED	QTY. REMOVED	TOTAL INCHES REMOVED
3			9	27
4			1	4
10			1	10
13				0
20				0
24			1	24
TOTAL INCHES:		0		65

TOTAL PALMS:	PALMS RETAINED	PALMS REMOVED
	0	0

TOTAL TREE INCHES RETAINED ON SITE: 0
 TOTAL PALMS RETAINED ON SITE: 0
 TOTAL REPLACEMENT INCHES REQUIRED: 65
 TREES TO BE REPLACED INCH FOR INCH WITH SIMILAR CANOPY COVERAGE
 TOTAL REPLACEMENT PALMS REQUIRED: 0

TREE REPLACEMENT

	QUANTITY	TOTAL INCHES PROVIDED
Live Oak (4" DBH)	1	4
Eagleston Holly (4" DBH)	7	28
Ligustrum (min. 3 trunks, 1" DBH, Each)	3	9
Crape Myrtle (min. 4 trunks, 1" DBH Each)	6	24
Cabbage Palm		
TOTAL REPLACEMENTS PROVIDED:		65

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TOTAL REPLACEMENT INCHES PROVIDED: 65
 TREES TO BE REPLACED INCH FOR INCH WITH SIMILAR CANOPY COVERAGE
 TOTAL REPLACEMENT PALMS PROVIDED: 0

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 CITY OF NEW PORT RICHEY

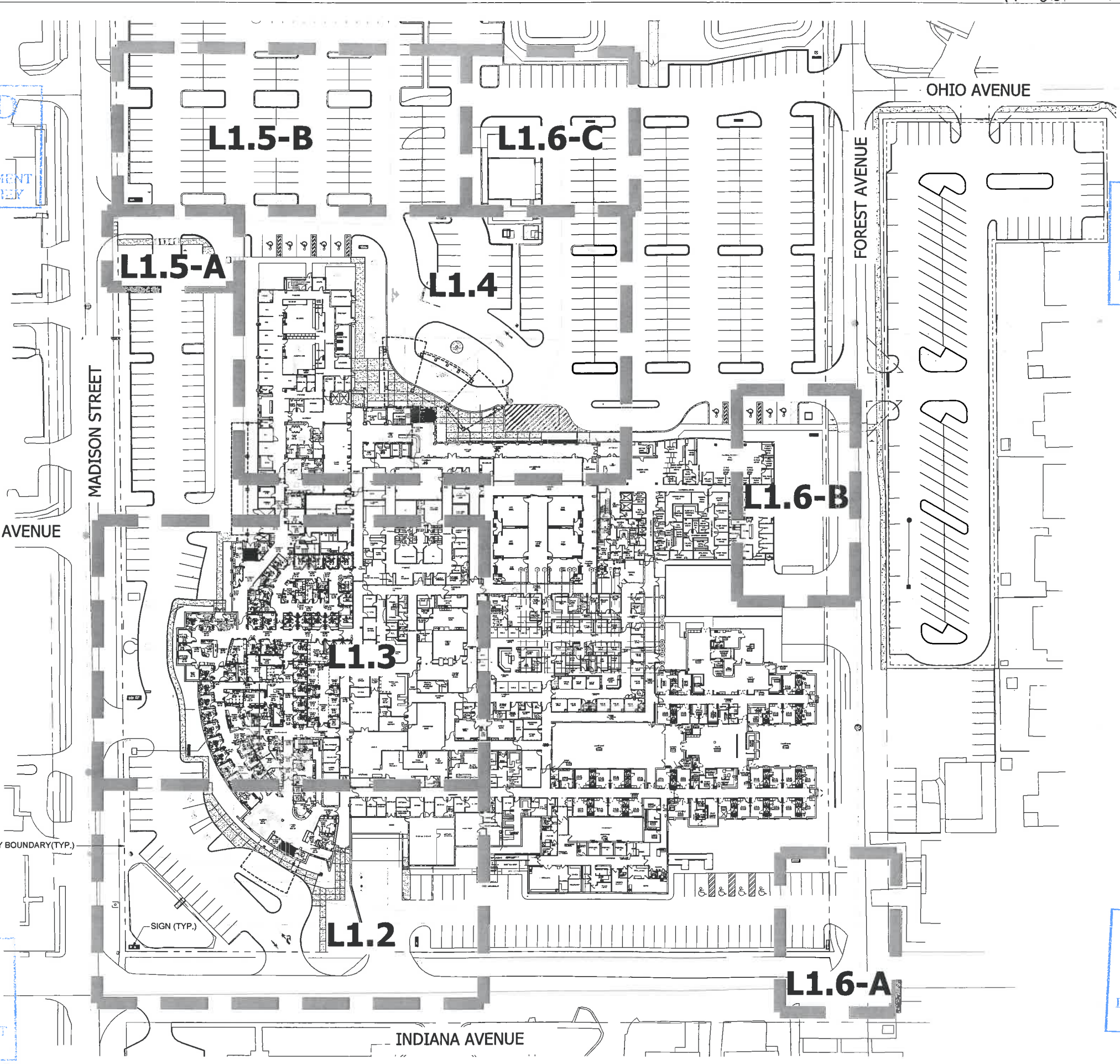
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GRESHAM SMITH AND PARTNERS
 Two Harbor Place
 302 Koger Boulevard
 Tampa, FL 33602
 Suite 900
 813-251-6808
 FIRM'S FLORIDA CERT. NO. A47000043-0000
 820000777/C20000081

WALDROP ENGINEERING
 11000 US Highway 19 North
 Palm Beach Gardens, FL 33418
 561-353-3333

CONSTRUCTION DOCUMENTS

E.D. Expansion and Renovation

Morton Plant North Bay Hospital
6600 Madison Street New Port Richey, FL 34652

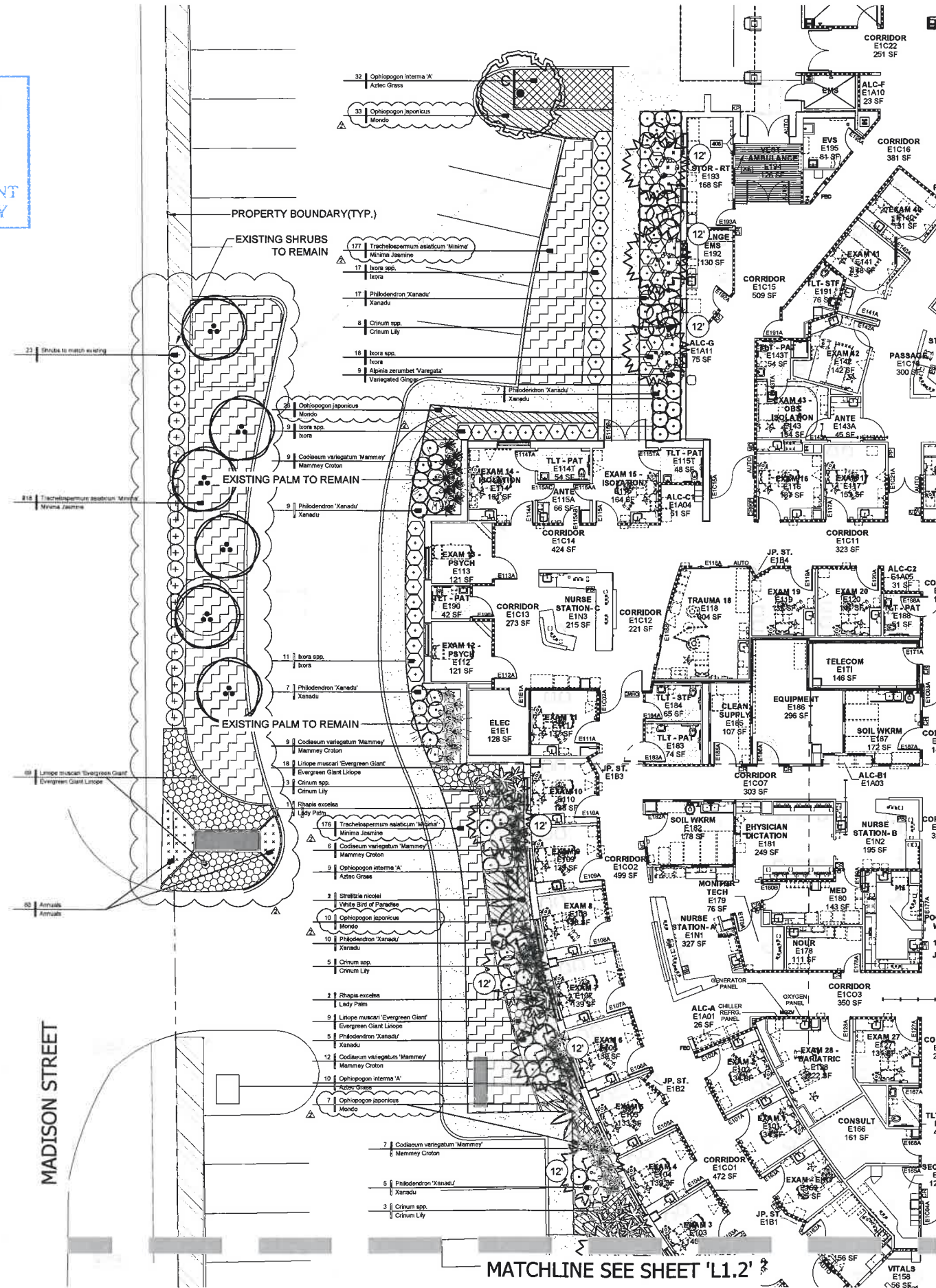
Revision		
No.	Date	Description
1	5/4/2016	ADDENDUM No. 02

OVERALL LANDSCAPE PLAN

L1.1
 PROJECT: 483-01-01
 DATE: 03/29/2016

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LEGEND table with columns: SYMBOL, QTY, PLANT SPECIES. Includes symbols for various plants like Eagleston Holly, Ligustrum Tree, etc.



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GRESHAM SMITH AND PARTNERS

Two Harbor Plaza 302 Knight Pine Avenue Tampa, FL 33602 Suite 900 813-251-0838

FLORIDA CERT. NO. AA0000043308 B00007976.C200000181



CONSTRUCTION DOCUMENTS

E.D. Expansion and Renovation

Morton Plant North Bay Hospital

6600 Madison Street New Port Richey, FL 34652

Revision table with columns: No., Date, Description. Includes revision 1 dated 5/4/2016.

LANDSCAPE PLAN

L1.3

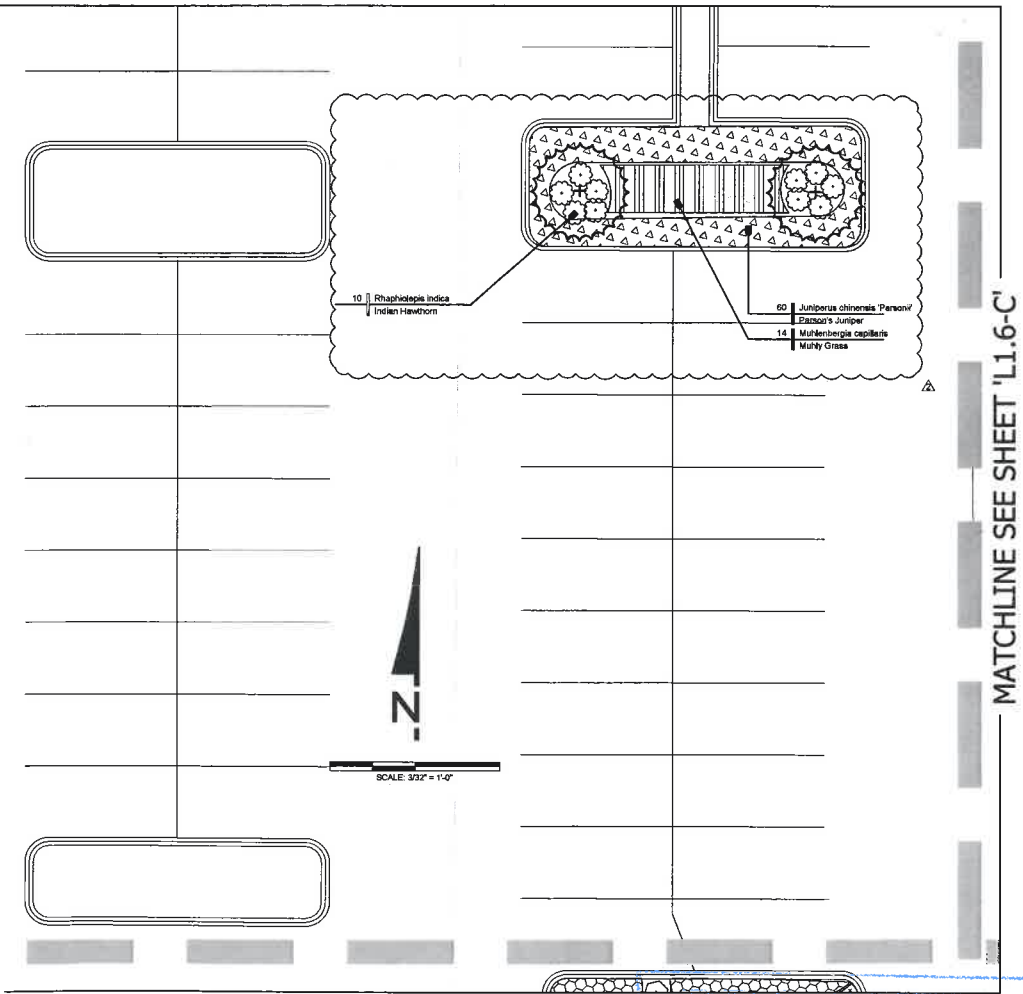
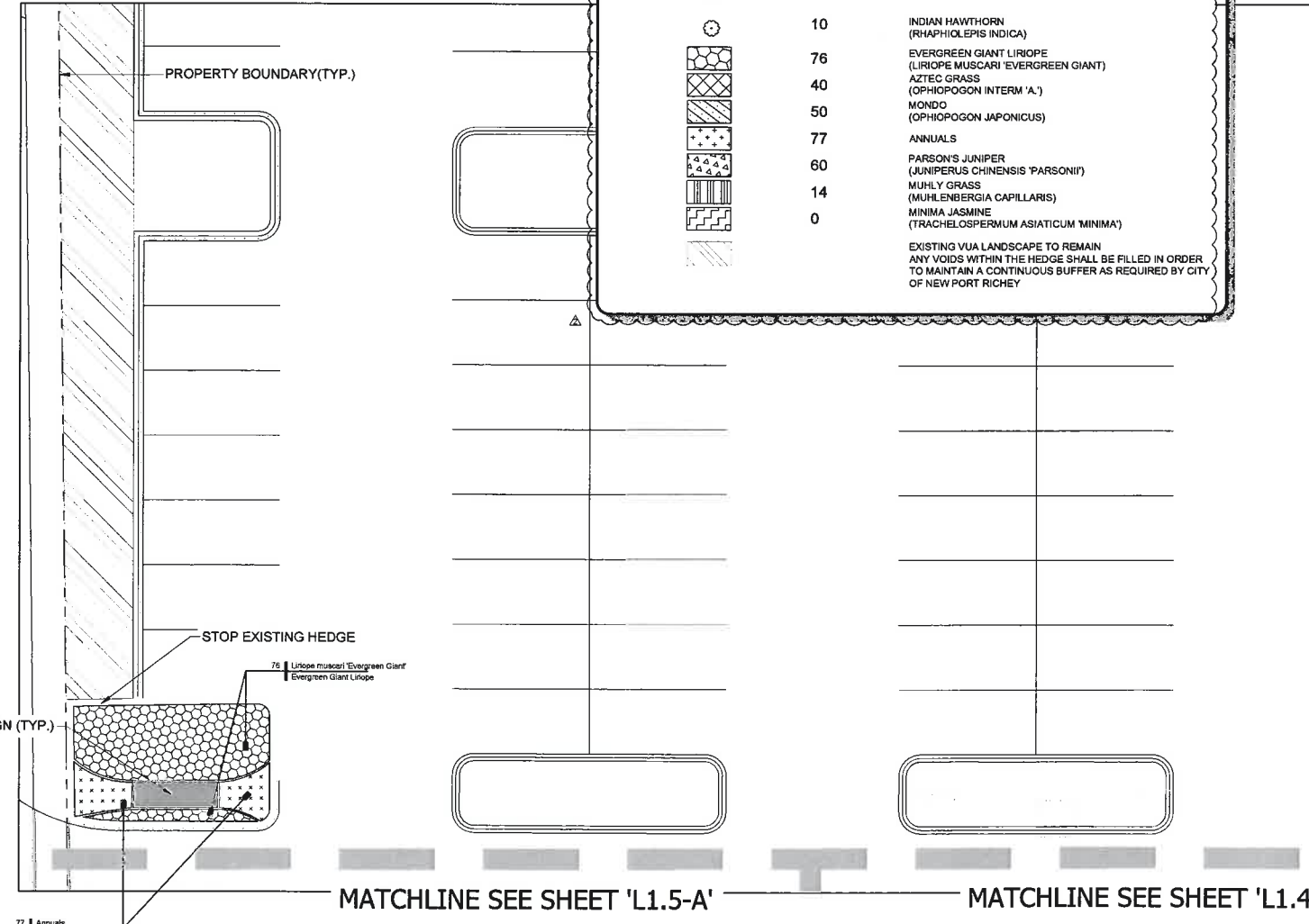
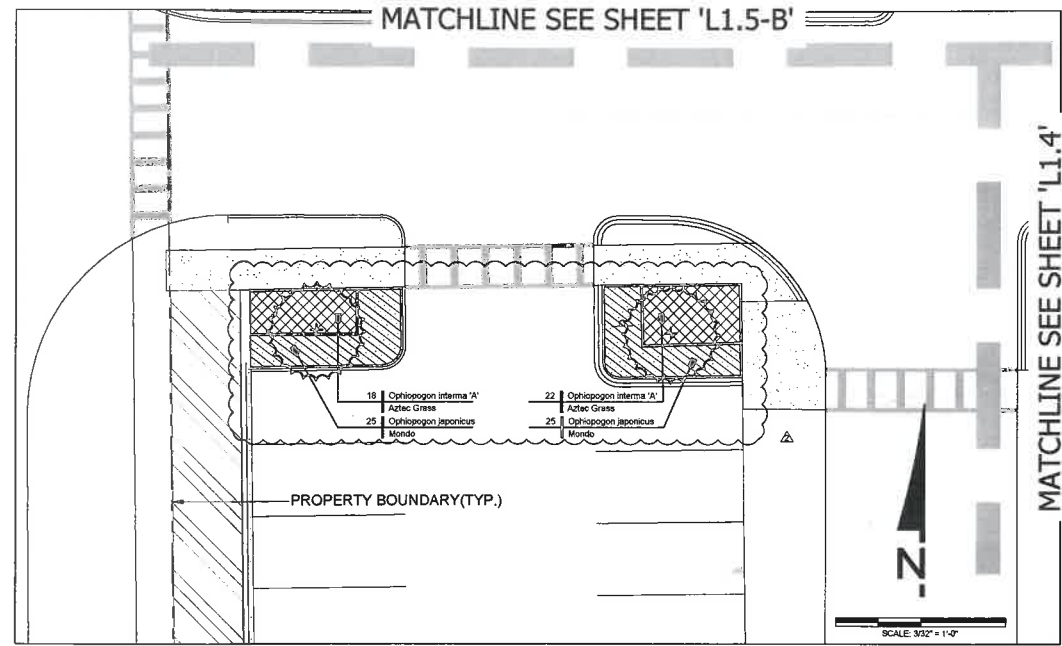
PROJECT: 483-01-01 DATE: 6/23/2016

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 CITY OF NEW PORT RICHEY

SYMBOL	QTY	PLANT SPECIES
	4	EAGLESTON HOLLY (ILEX X ATTENUATA 'EAGLESTON')
	0	LIGUSTRUM TREE (LIGUSTRUM JAPONICUM)
	0	GRAPE MYRTLE (LAGERSTROEMIA 'MUSKOGEE')
	0	LIVE OAK (QUERCUS VIRGINIANA)
	0	CHINESE FAN PALM (LIVISTONA CHINESES)
	0	WHITE BIRD OF PARADISE (STRELITZIA NICOLAI)
	0	VARIEGATED GINGER (ALPINIA ZERUMBET 'VARIEGATA')
	0	MAMMEY CROTON (CODIAEUM VARIEGATUM 'MAMMEY')
	0	CRINUM LILY (CRINUM SPP.)
	0	IXORA (IXORA SPP.)
	0	SELALUM (PHILODENDRON BIPINNATIFIDUM)
	0	XANADU (PHILODENDRON 'XANADU')
	0	LADY PALM (RHAPIS EXCELSA)
	10	INDIAN HAWTHORN (RHAPHIOLEPIS INDICA)
	76	EVERGREEN GIANT LIRIOPE (LIRIOPE MUSCARI 'EVERGREEN GIANT')
	40	AZTEC GRASS (OPHIPOGON INTERM 'A')
	50	MONDO (OPHIPOGON JAPONICUS)
	77	ANNUALS
	60	PARSON'S JUNIPER (JUNIPERUS CHINENSIS 'PARSONI')
	14	MUHLY GRASS (MUHLENBERGIA CAPILLARIS)
	0	MINIMA JASMINE (TRACHELOSPERMUM ASIATICUM 'MINIMA')

EXISTING VUA LANDSCAPE TO REMAIN
 ANY VOIDS WITHIN THE HEDGE SHALL BE FILLED IN ORDER TO MAINTAIN A CONTINUOUS BUFFER AS REQUIRED BY CITY OF NEW PORT RICHEY



CONSTRUCTION DOCUMENTS

E.D. Expansion and Renovation

Morton Plant North Bay Hospital
6600 Madison Street New Port Richey, FL 34652

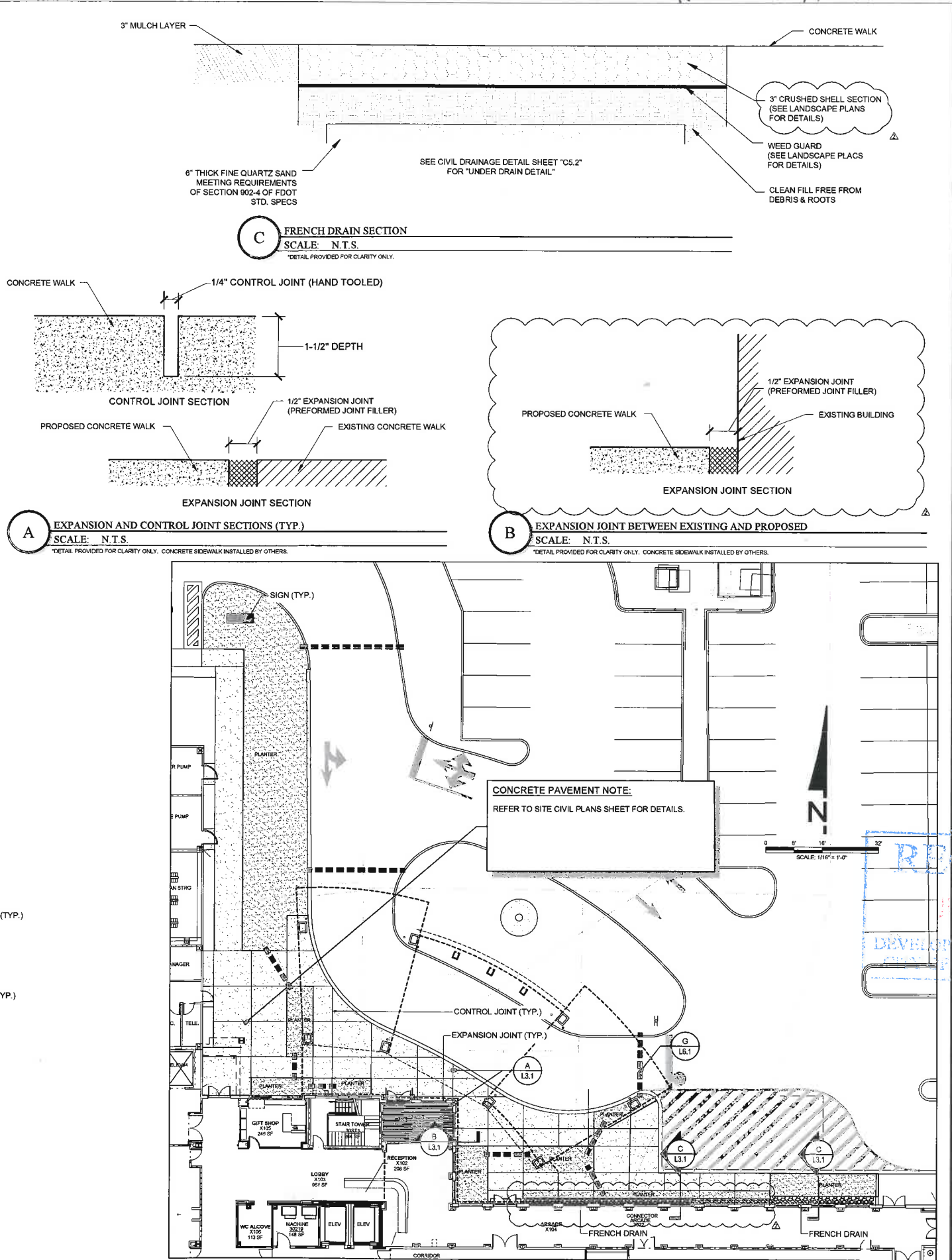
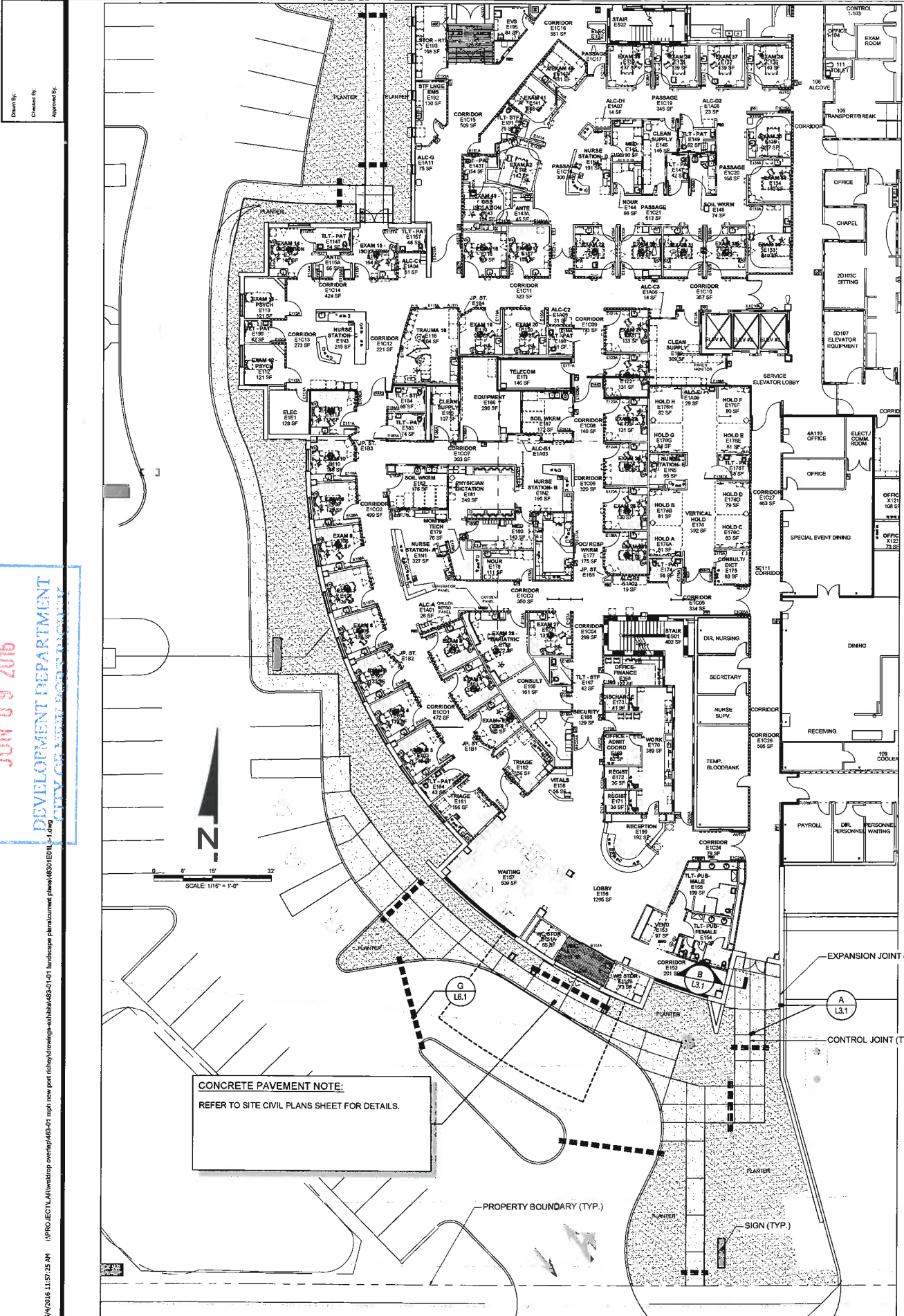
Revision		
No.	Date	Description
1	5/20/2016	ADDENDUM No. 02

LANDSCAPE PLAN

L1.5
PROJECT: 483-01-01
DATE: 03/29/2016

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 CITY OF NEW PORT RICHEY



CONCRETE PAVEMENT NOTE:
REFER TO SITE CIVIL PLANS SHEET FOR DETAILS.

CONCRETE PAVEMENT NOTE:
REFER TO SITE CIVIL PLANS SHEET FOR DETAILS.

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GS & P
Design Services
For The Built
Environment

GRESHAM SMITH AND PARTNERS
Two Harbor Place
200 Congress Ave
Tampa, FL 33602
813-291-6838



CONSTRUCTION
DOCUMENTS

E.D.
Expansion
and
Renovation

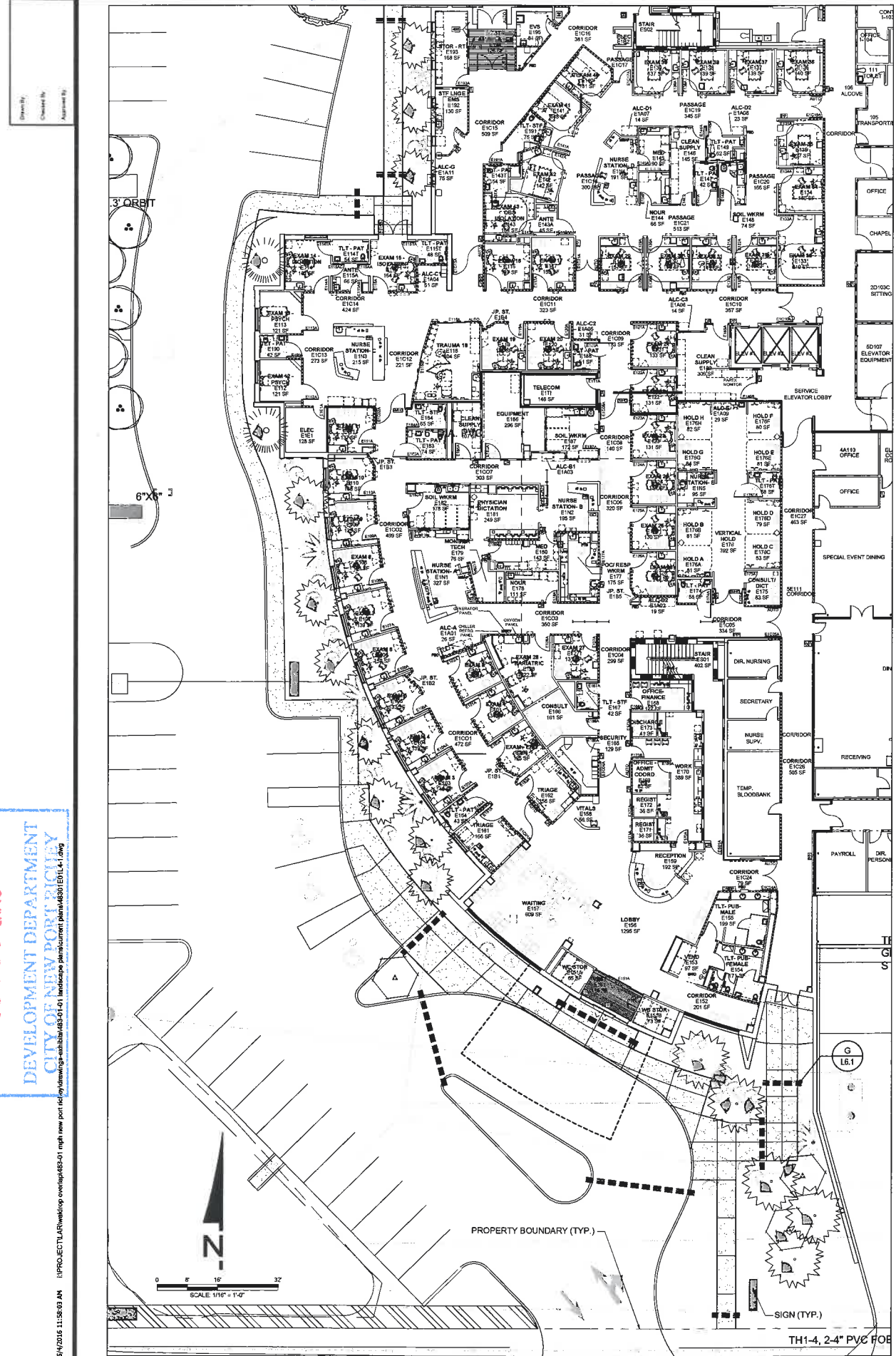
Morton Plant
North Bay
Hospital
6600 Madison Street New Port
Richey, FL 34652

Revision		
No.	Date	Description
Δ	5/4/2016	ADDENDUM No. 02

HARDSCAPE PLAN

L3.1

PROJECT: 483-01-01
DATE: 03/29/2016




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 CITY OF NEW PORT RICHEY

LEGEND

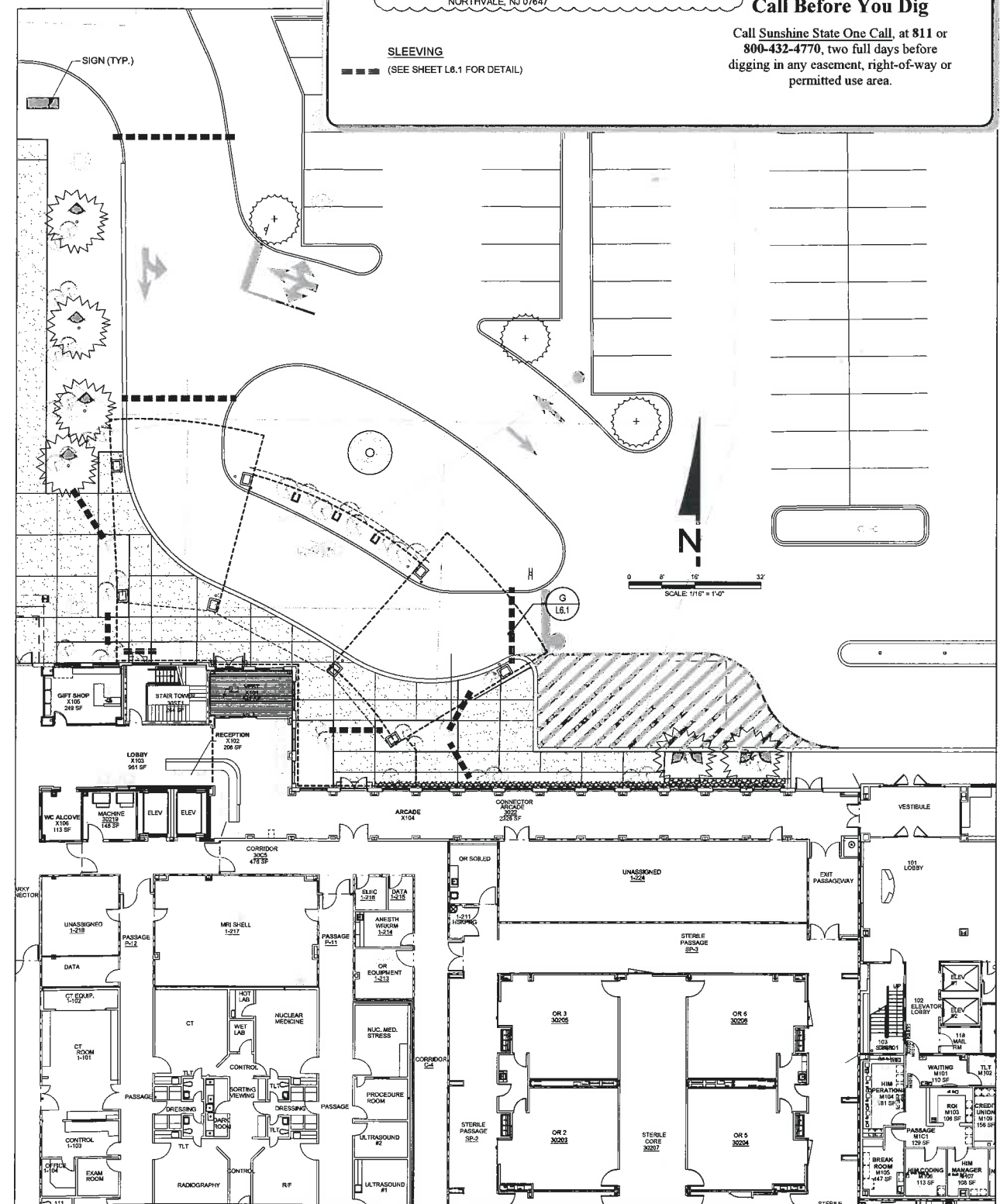
LANDSCAPE UPLIGHT
 QUANTITY: 28 (TO BE CONFIRMED W/ CLIENT)
 TYPE: LFLED4VA
 COLOR: BRONZE OR OTHER STANDARD COLOR APPROVED BY OWNER
 NOTES: INSTALL PER MANUFACTURER'S SPECIFICATIONS. CONTRACTOR SHALL MEET OR EXCEED ALL LOCAL AND STATE CODES. CONTRACTOR TO VERIFY FIXTURE LAYOUT WITH LANDSCAPE PLANTING PLAN PRIOR TO INSTALLATION. OWNER TO APPROVE LAYOUT PRIOR TO INSTALLATION
 MOUNTING: STAKE (PER CONTRACTOR)
 LAMP: 4 W LED, 5000K (COOL)
 SUPPLIER: RAB LIGHTING
<http://www.rabweb.com>
 170 LUDLOW AVE.
 NORTHVALE, NJ 07847

SAMPLE PHOTO:



Call Before You Dig
 Call Sunshine State One Call, at 811 or 800-432-4770, two full days before digging in any easement, right-of-way or permitted use area.

SLEEVING
 (SEE SHEET L8.1 FOR DETAIL)



G S & P

Design Services
 For The Built
 Environment

Atlanta GA Knoxville TN
 Birmingham AL Louisville KY
 Cincinnati OH Memphis TN
 Columbus OH Nashville TN
 Dallas TX Richmond VA
 Ft Lauderdale FL Tallahassee FL
 Jackson MS Tampa FL
 Jacksonville FL

**GRESHAM
 SMITH AND
 PARTNERS**

Two Harbor Place
 302 Eighth Street
 Tampa, FL 33602
 July 1997
 813-251-6636

FLORIDA CERT. NO.
 APR000433006
 B00000791L.C0000041

**WALDROP
 ENGINEERING**

10000 W. UNIVERSITY BLVD.
 SUITE 100
 TAMPA, FL 33613
 813-251-6636

CONSTRUCTION DOCUMENTS

E.D. Expansion and Renovation

Morton Plant North Bay Hospital
6600 Madison Street New Port Richey, FL 34652

Revision		
No.	Date	Description
1	6/2/2016	ADDENDUM NO. 02

LANDSCAPE LIGHTING PLAN

L4.1
PROJECT: 463-01-01
DATE: 03/29/2016

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 CITY OF NEW PORT RICHEY



Design Services For The Built Environment

- Atlanta GA
- Birmingham AL
- Cincinnati OH
- Columbus OH
- Dallas TX
- FL Lauderdale FL
- Jackson MS
- Jacksonville FL
- Knoxville TN
- Louisville KY
- Memphis TN
- Nashville TN
- Richmond VA
- Tallahassee FL
- Tampa FL

GRESHAM SMITH AND PARTNERS

Two Harbor Place
302 Foughton Road
Tampa, FL 33602
Suite 900
813-251-6539

FLORIDA LICENSE NO. AA00000423000
12/20/07/FL02090581



CONSTRUCTION DOCUMENTS

E.D. Expansion and Renovation

Morton Plant North Bay Hospital
6600 Madison Street New Port Richey, FL 34652

Revision		
No.	Date	Description
1	5/12/2016	ADDENDUM NO. 02

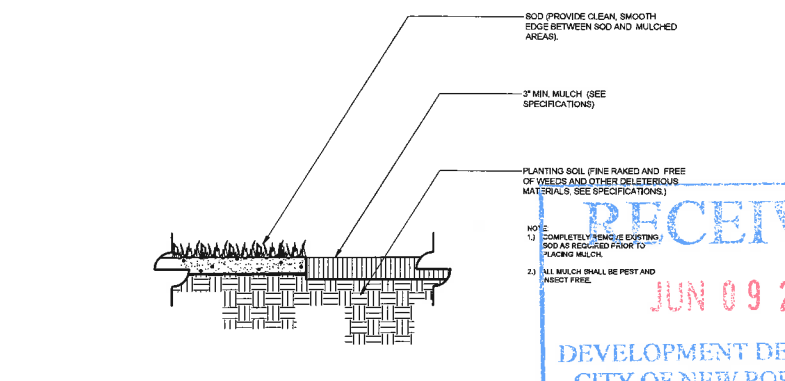
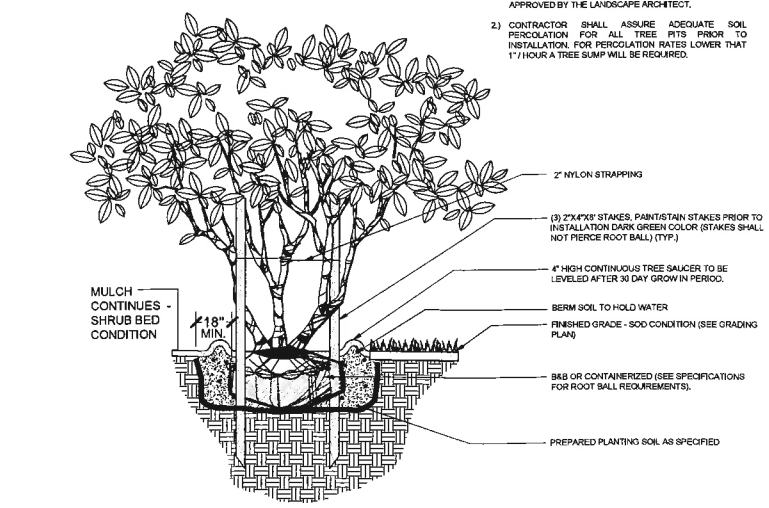
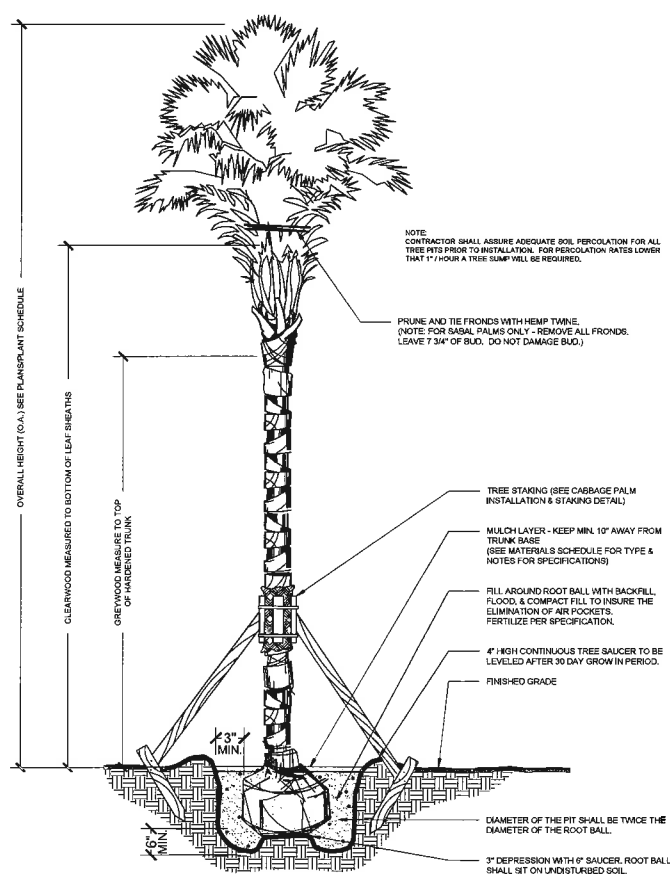
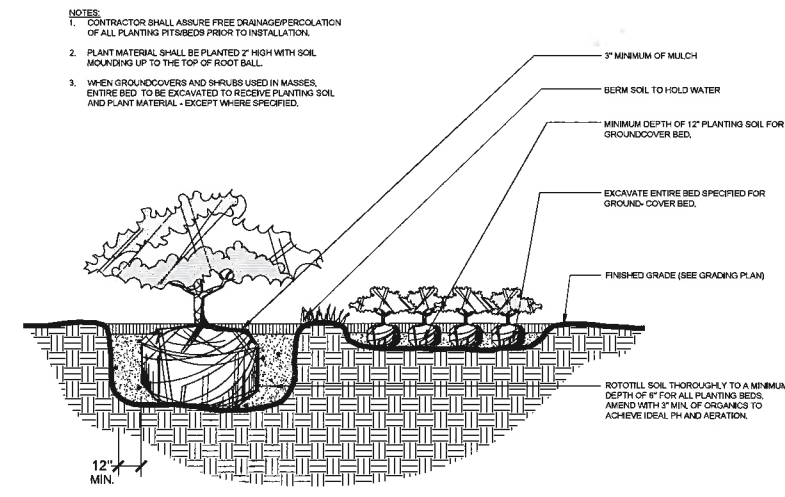
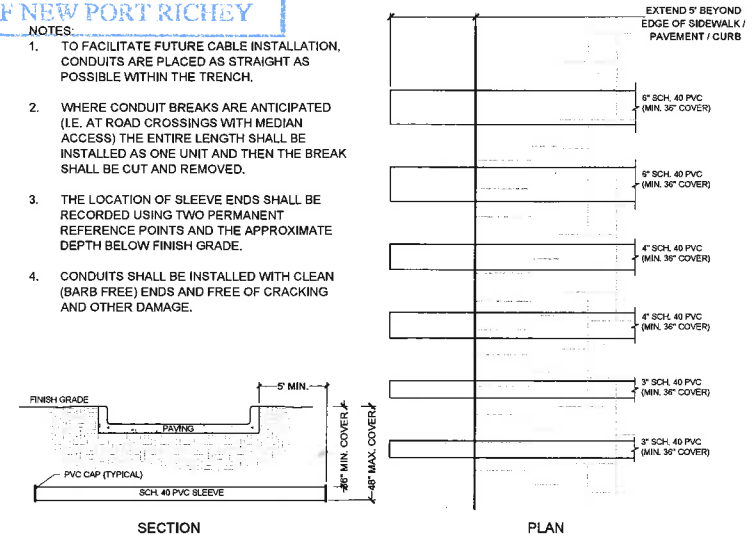
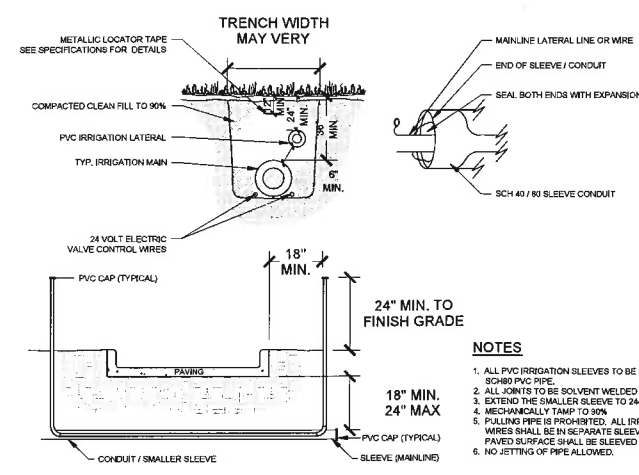
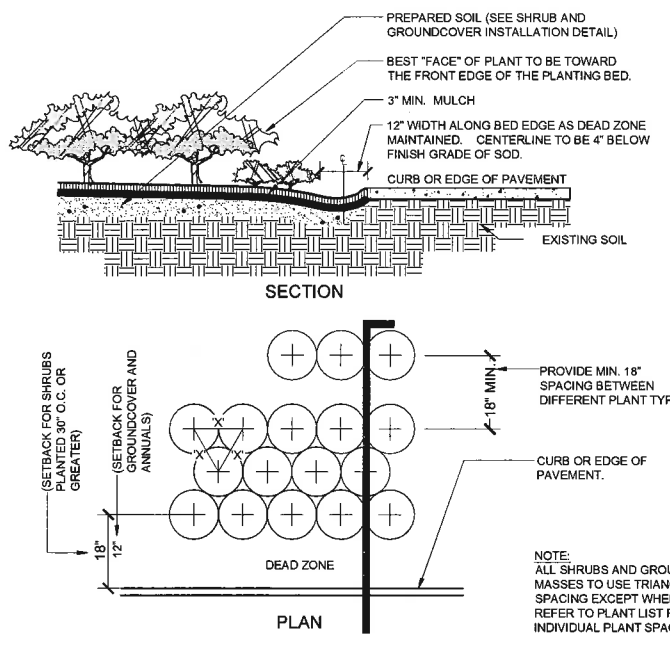
LANDSCAPE NOTES AND DETAILS

L6.1

PROJECT: 483-01-01 DATE: 03/29/2016

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CITY OF NEW PORT RICHEY

Drawn By:
Checked By:
Approved By:

GENERAL LANDSCAPE:

- 1. TREES AND SHRUBS SHALL NOT BE PLACED WITHIN THE MIDDLE TWO-THIRDS (2/3) OF ANY DRAINAGE SWALE...
2. ACTIVITIES HAVE BEEN SHIPPED AWAY FROM EXISTING TREES WHERE POSSIBLE...
3. LANDSCAPE PRACTICES FOR THIS PROJECT SHALL CONFORM TO ALL LANDSCAPE AND LAND DEVELOPMENT CODES...
4. THE CONTRACTOR SHALL NOTIFY ALL NECESSARY UTILITY COMPANIES 48 HOURS MINIMUM PRIOR TO DIGGING...
5. THE LIMITS OF CONSTRUCTION ARE DEFINED BY THE PROJECT BOUNDARY (LIMITS, ETC.) NOTED ON THE DRAWINGS...
6. THE CONTRACTOR SHALL FIELD VERIFY ALL INFORMATION PRIOR TO INITIATING PLANTING INSTALLATION...
7. SEE ALL GRADING PLANS, PAVEMENT, WALLS, AND SITE FURNISHINGS PLANS FOR ADDITIONAL NOTES...
8. LANDSCAPE CONTRACTOR SHALL FIELD STAKE THE LOCATION OF ALL PLANT MATERIAL PRIOR TO INITIATING INSTALLATION...
9. REPORT ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS AND FIELD CONDITIONS...
10. THE LANDSCAPE CONTRACTOR SHALL CLEAN THE WORK AREAS AT THE END OF EACH WORKING DAY...
11. THE LOCATION OF THE LANDSCAPE HOLDING AREA WILL BE IDENTIFIED BY THE OWNER'S REPRESENTATIVE...
12. IN ORDER TO EXPEDITE THE PROGRESS OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL WORK WITH RELATED CONTRACTORS...
13. THE ATTACHED PLANTING PLANS ARE A GENERAL GUIDE FOR THE AESTHETIC TREATMENT OF THE DESIGNATED SITE...

PROJECT SUBMITTALS:

- 1. THE PROJECT SUBMITTALS LIST WILL BE GENERATED BY THE LANDSCAPE ARCHITECT AND MUST BE COMPLETED BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PROJECT COMMENCEMENT...
2. ALL PROJECT SUBMITTALS MUST BE COMPLETED AND COMPILED IN AN EARLY RETURNABLE FORM...
3. PRODUCTS INSTALLED ON THE PROJECT SITE THAT ARE NOT CONSISTENT WITH THE PROJECT SUBMITTALS WILL BE REMOVED AND REPLACED WITH THE PRODUCTS IDENTIFIED IN THE PROJECT SUBMITTALS PACKAGE AT THE CONTRACTOR'S EXPENSE...

REQUIRED SUBMITTAL FORM:

Table with columns: Description, Quantity, Unit, Approved. Lists various materials like Topsoil, Fertilizer, Mulch, etc.

PROJECT SCHEDULE:

- 1. ALL WORK SHALL BE COMPLETED WITHIN THE TIME ALLOTTED IN THE PROJECT SCHEDULE...
2. WITHIN SEVEN (7) DAYS OF RECEIPT OF "NOTICE TO PROCEED" THE SUCCESSFUL BIDDER WILL FURNISH A CRITICAL PATH SCHEDULE...

LIQUIDATED DAMAGES:

- 1. THE SUCCESSFUL BIDDER SHALL HAVE 180 WORK DAYS SUBSTANTIALLY COMPLETED BY THE RESPECTIVE TIMEFRAME...
2. BY SUBMITTING THE BID, THE BIDDER AGREES THAT THE PERIOD FOR PERFORMING THE WORK ARE REASONABLE AND THAT THE BIDDER'S WORK CAN BE SUBSTANTIALLY COMPLETED BY ITS APPLICABLE DATE(S)...
3. IF THE SUCCESSFUL BIDDER DOES NOT HAVE THE WORK ON THE PROJECT SUBSTANTIALLY COMPLETED BY THE DATE(S) IDENTIFIED...
4. THE BIDDER ACKNOWLEDGES BY SUBMITTING THE BID AND ENTERING INTO A CONTRACT WITH THE OWNER THAT SUCH AMOUNTS OF LIQUIDATED DAMAGES REPRESENT A REASONABLE ESTIMATE OF THE ACTUAL DAMAGES THAT THE OWNER WILL INCUR...

SITE REQUIREMENTS:

- 1. ALL CONTRACTORS AND SUBCONTRACTORS SHALL HAVE A SET OF APPROVED CONSTRUCTION DOCUMENTS ON SITE AT ALL TIMES...
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATIONS AND PROTECTION OF ALL EXISTING UTILITIES SHOWN...
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ADJACENT IMPROVEMENTS FROM DAMAGE AND EROSION...
4. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS TO COMPLETE WORK AND SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS...
5. CONTRACTOR SHALL AGREE TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION...
6. DURING CONSTRUCTION, CREWS ARE REQUIRED TO HAVE AT LEAST ONE (1) ENGLISH SPEAKING PERSON ON SITE.

EXISTING TREE CARE:

- 1. FLAG ALL TREES AND PALMS TO BE SAVED IN PLACE. PROVIDE BARRICADING IN ACCORDANCE WITH LOCAL STANDARDS...
2. ALL WORK SHALL BE UNDERTAKEN IN THE PRESENCE OF A REGISTERED ARBORIST EMPLOYED BY THE LANDSCAPE CONTRACTOR...
3. ROOT PRUNE ALL TREES TO BE SAVED PRIOR TO GRADING AREAS...
4. TREAT ALL CUTS WITH A FUNGICIDAL BARRIER...
5. THE ARBORIST SHALL VISIT THE SITE PERIODICALLY TO ASSESS THE HEALTH OF THE TREES AND ISSUE REPORTS...

SUBSTANTIAL COMPLETION:

- 1. CONTRACTOR TO REQUEST INSPECTION OF PROJECT IN WRITING...
2. CONTRACTOR TO GUARANTEE PLANT MATERIAL FOR A ONE (1) YEAR PERIOD FOLLOWING DATE OF SUBSTANTIAL COMPLETION...
3. MAINTENANCE PERIOD - THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR COMPLETE MAINTENANCE OF ALL PLANTING AREAS...

INSTALLATION:

- 1. THE LANDSCAPE CONTRACTOR SHALL FIELD STAKE THE LOCATION OF ALL PLANT MATERIAL PRIOR TO INITIATING INSTALLATION...
2. THE LANDSCAPE CONTRACTOR SHALL FIELD ADJUST LOCATION OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO ALL EXISTING UNDERGROUND UTILITIES...
3. SHRUB AND GROUND COVER PLANTINGS ARE SHOWN AS MASS PLANTING BEDS...
4. PROVIDE A MINIMUM VERTICAL CLEARANCE ON ALL TREES OF 8' ABOVE THE RELEVANT PATHS...
5. PROVIDE A MINIMUM HORIZONTAL OFFSET DISTANCE OF 2.5' FROM THE BACK OF CURBS...
6. ALL SHIPPED TREES...
7. TREES GROWN IN GROW BAGS OR GROW SACS...
8. CONTRACTOR TO REPLACE REJECTED PLANT MATERIAL WITHIN ONE WEEK...
9. CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS PLANT LIST...
10. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL PLANTING WORK WITH EROSION WORK...
11. ALL WOODEN STAKES, BOARDS, BRACES AND BATHES SHALL BE PAINTED/STAINED DARK GREEN PRIOR TO THEIR USE...
12. THE CONTRACTOR SHALL MULCH ALL NEW PLANT MATERIAL THROUGHOUT AND COMPLETELY TO A 3 INCH MINIMUM DEPTH...
13. THE CONTRACTOR IS RESPONSIBLE FOR COMPLETE MAINTENANCE OF ALL PLANTING AREAS...
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS OF TESTING OF SOILS...
15. APPLY ROUNDUP (MANUFACTURED BY MONSANTO CORP.) OR APPROVED HERBICIDE EQUAL ACCORDING TO MANUFACTURER'S RATE AND SPECIFICATION...
16. BEFORE REPLACING TOPSOIL, RAKE SUBSOIL SURFACE CLEAR OF STONES...
17. ESTABLISH OR REESTABLISH ROUGH GRADES INSURING POSITIVE FLOWS AND AESTHETIC LANDFORM SHAPES...
18. CONTRACTOR TO APPLY "ONSTAR" OR APPROVED PRE-EMERGENT HERBICIDE...
19. PLANTING SOIL MIX FOR TREES, SHRUBS, AND GROUND COVERS SHALL CONSIST OF A THOROUGHLY BLENDING MIXTURE OF:
- TREES: 70% CLEAN D.O.T. SAND, 30% APPROVED TOPSOIL MIX
- PALMS: 50% CLEAN D.O.T. SAND, 50% APPROVED TOPSOIL MIX
- SHRUBS AND GROUND COVERS: 50% CLEAN D.O.T. SAND, 50% APPROVED TOPSOIL MIX
- TOPSOIL MIX SHALL BE FREE OF CELESTORIC MATERIALS...
20. INITIAL INSTALLATION FERTILIZATION: ALL SHRUB AND GROUND COVER PLANTINGS SHALL RECEIVE AN APPROVED SLOW RELEASE FERTILIZER...
21. PALMS PLUS MINOR ELEMENTS - SLOW RELEASE: 1/2 LB. FERTILIZER PER 10" INCH CALIPER...
22. TREES PLUS MINOR ELEMENTS - SLOW RELEASE: 1/2 LB. FERTILIZER PER 12" INCH CALIPER...
23. SHRUBS PLUS MINOR ELEMENTS - SLOW RELEASE: 1/2 LB. FERTILIZER PER 1000 SF...
24. THE COST FOR LANDSCAPE FERTILIZER AS DESCRIBED ABOVE SHALL BE INCLUDED IN THE PER PLANT PRICE.

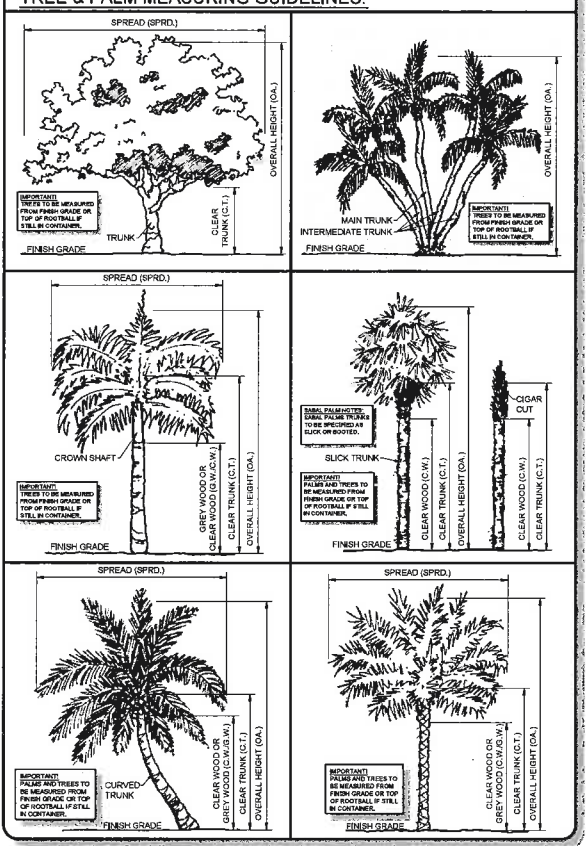
TRANSPLANTING:

- 1. APPROPRIATE CARE MUST BE TAKEN DURING TRANSPLANTING TO PREVENT CHAIN MARKS, GIRDLING OR BARK SPLITAGE...
2. TREES THAT ARE DAMAGED DURING THE TRANSPLANTING PROCESS WILL NOT BE ACCEPTED.

PLANTING:

- 1. ALL PLANT MATERIAL SHALL BE INSTALLED IN A SOUND, WORKMANLIKE MANNER...
2. CONTRACTOR SHALL ENSURE DRAINAGE AND PERCOLATION OF ALL PLANTING PITS...
3. TREES GROWN IN GROW BAGS OR GROW SACS...
4. BALLED AND BURLAPPED OR ANY BASKETED MATERIAL SHALL HAVE THE TOP ONE HALF (1/2) OF THE BURLAP...
5. CONTRACTOR TO REPLACE REJECTED PLANT MATERIAL WITHIN ONE WEEK...
6. CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS PLANT LIST...
7. THE CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING INSTRUCTIONS...
8. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL PLANTING WORK WITH EROSION WORK...
9. THE LANDSCAPE CONTRACTOR SHALL RE-GRADE ALL AREAS DISTURBED BY PLANT REMOVAL...
10. GIRDLING PRACTICES SHALL NOT PERMIT NAILS, SCREWS, WIRES, ETC. TO PENETRATE EXTERIOR SURFACE OF TREES...
11. ALL WOODEN STAKES, BOARDS, BRACES AND BATHES SHALL BE PAINTED/STAINED DARK GREEN...
12. THE CONTRACTOR SHALL MULCH ALL NEW PLANT MATERIAL THROUGHOUT...
13. THE CONTRACTOR IS RESPONSIBLE FOR COMPLETE MAINTENANCE OF ALL PLANTING AREAS...
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS OF TESTING OF SOILS...
15. APPLY ROUNDUP (MANUFACTURED BY MONSANTO CORP.) OR APPROVED HERBICIDE...
16. BEFORE REPLACING TOPSOIL, RAKE SUBSOIL SURFACE CLEAR OF STONES...
17. ESTABLISH OR REESTABLISH ROUGH GRADES INSURING POSITIVE FLOWS...
18. CONTRACTOR TO APPLY "ONSTAR" OR APPROVED PRE-EMERGENT HERBICIDE...
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- TOPSOIL MIX SHALL BE FREE OF CELESTORIC MATERIALS...
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21. PALMS PLUS MINOR ELEMENTS - SLOW RELEASE: 1/2 LB. FERTILIZER PER 10" INCH CALIPER...
22. TREES PLUS MINOR ELEMENTS - SLOW RELEASE: 1/2 LB. FERTILIZER PER 12" INCH CALIPER...
23. SHRUBS PLUS MINOR ELEMENTS - SLOW RELEASE: 1/2 LB. FERTILIZER PER 1000 SF...
24. THE COST FOR LANDSCAPE FERTILIZER AS DESCRIBED ABOVE SHALL BE INCLUDED IN THE PER PLANT PRICE.

TREE & PALM MEASURING GUIDELINES:



LANDSCAPE MATERIAL SCHEDULES:

Table with columns: Description, Specification, Estimated Quantity, Unit. Lists various plant species and materials like Ligustrum Tree, Lagerstroemia, etc.

NOTES: PLANT MATERIAL MUST BE FLORIDA NO. 1 OR BETTER



Design Services For The Built Environment

- Atlanta GA Knoxville TN
Birmingham AL Louisville KY
Cincinnati OH Memphis TN
Columbus OH Nashville TN
Dallas TX Richmond VA
Lakeland FL Tallahassee FL
Jackson MS Tampa FL
Jacksonville FL

GRESHAM SMITH AND PARTNERS

Two Harbor Place
332 Poydras Street
Tampa, FL 33602
504-576-1100
WWW.GS&P.COM



CONSTRUCTION DOCUMENTS

E.D. Expansion and Renovation

Morton Plant North Bay Hospital
6600 Hudson Street New Port Richey, FL 34652

Revision

Table with columns: No., Date, Description. Shows revision history.

LANDSCAPE NOTES AND DETAILS

L6.2

PROJECT: 463-01-01
DATE: 03/29/2016

REZ 2016-02 / PSP 2016-02

CONSTRUCTION DOCUMENTS FOR
**MORTON PLANT NORTH BAY HOSPITAL
 FOREST AVENUE PARKING**

SECTION 4, TOWNSHIP 26 SOUTH, RANGE 16 EAST,
 NEW PORT RICHEY, FLORIDA

A DEVELOPMENT BY
MORTON PLANT HOSPITAL ASSOC., INC.
 6600 MADISON STREET
 NEW PORT RICHEY, FLORIDA 34652-1971

JUN 09 2016
 DEVELOPMENT DEPARTMENT
 CITY OF NEW PORT RICHEY

RECEIVED
 JUN 09 2016
 DEVELOPMENT DEPARTMENT
 CITY OF NEW PORT RICHEY

LEGAL DESCRIPTION:

Parcel 1: Lots 36 to 40, both numbers inclusive, in A.D. Gibbon's Subdivision, City of New Port Richey, Florida; said lots and subdivision being numbered and designated in accordance with the plat thereof as recorded in Plat Book 2 at page 28 of the Public Records of Pasco County, Florida; and also Lots 1 to 16, both numbers inclusive, in Block 2, and Lots 1 to 16, both numbers inclusive, in Block 3, both Blocks 2 and 3 being in Oak Hill Heights Subdivision, City of New Port Richey, Florida; said Lots, Blocks and Subdivision being numbered and designated in accordance with the plat thereof as recorded in Plat Book 3 at page 82 of the Public Records of Pasco County, Florida; and also that portion of Oak Hill Drive of said Oak Hill Heights, lying South of Ohio Avenue and north of Lot 36 of said A.D. Gibbon's Subdivision vacated by City of New Port Richey Ordinance No. 299, dated September 17, 1963, less that portion of Lots 36 through 40, inclusive of said A.D. Gibbon's Subdivision, lying east of the southern extension of the east line of Block 3 of said Oak Hill Heights; Containing 9.614 Acres more or less.

Parcel 2: Lots 1, 2, 20 and the south 10 feet of Lot 10, Block 1 of the Plat of Oak Hill Heights Subdivision as recorded in Plat Book 3, Page 82 of the Public Records of Pasco County, Florida; Containing 0.505 Acres more or less.

Parcel 3: Lots 1 through 20, Block 4 of the Plat of Oak Hill Heights Subdivision as recorded in Plat Book 3, Page 82 of the Public Records of Pasco County, Florida; Containing 3.158 Acres more or less.

Parcel 4: Lots 11 through 18, of the Plat of Golden Heights Unit Four, as recorded in Plat Book 8, Page 76 of the Public Records of Pasco County, Florida; Containing 1.089 Acres more or less.

Ohio Avenue/Oak Hill Avenue Right-of-Way Vacation: That portion of Ohio Avenue and Oak Hill Drive lying in Section 4, Township 26 South, Range 16 East, Pasco County, Florida, being more particularly described as follows:

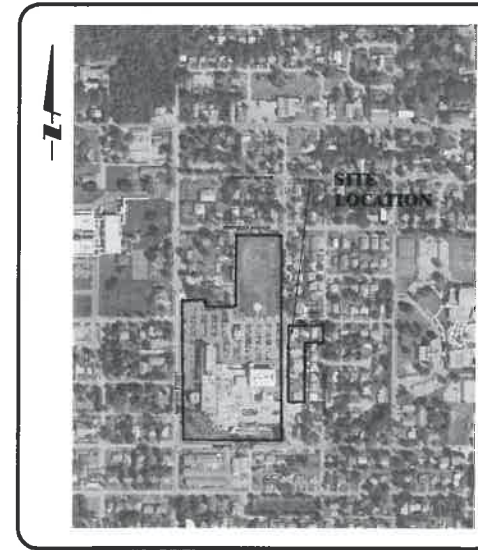
Begin at the Southeast corner of lot 20, Block 4 of the plat of Oak Hill Heights, recorded in Plat Book 3, Page 82 of the Public Records of Pasco County, Florida; thence S.00°38'10"E., along the west right-of-way of Forest Avenue, 60.00 feet, to the northeast corner of Lot 9, Block 3 of the aforementioned plat of Oak Hill Heights, thence, leaving said west right-of-way line, S.89°56'28"W., along the north boundary line of Blocks 2 and 3 of the aforementioned plat of Oak Hill Heights, also being the south right-of-way line of Ohio Avenue, 599.05 feet, to a point on the east right-of-way line of Madison Street, also being the northwest corner of Lot 8, Block 2 of the aforementioned plat of Oak Hill Heights, thence, leaving said north boundary line, N.00°56'10"W., along the east right-of-way line of Madison Street, 60.01 feet, to the southwest corner of Lot 1, Block 1, of the aforementioned plat of Oak Hill Heights, thence, leaving said east right-of-way line, N.89°56'28"E., along the south boundary line of Block 1 of the aforementioned plat of Oak Hill Heights, also being the north right-of-way line of Ohio Avenue, 274.68 feet, to the southeast corner of Lot 20, Block 1 of the aforementioned plat of Oak Hill Heights, thence, leaving said south boundary line, N.00°36'36"W., along the east boundary line of Block 1, of the aforementioned plat of Oak Hill Heights, also being the west right-of-way line of Oak Hill Drive, 60.00 feet, thence, leaving said east boundary line, N.89°56'28"E., 50.00 feet, to a point on the west boundary line of Block 4, of the aforementioned plat of Oak Hill Heights, also being the east right-of-way line of Oak Hill Drive, thence S.00°36'36"E., along the aforementioned west boundary line of Block 4, 60.00 feet, to the southwest corner of Lot 1, Block 4 of the aforementioned plat of Oak Hill Heights, thence, leaving said west boundary line, N.89°56'28"E., along the south boundary line of Block 4 of the aforementioned plat of Oak Hill Heights, also being the north right-of-way line of Ohio Avenue, 274.68 feet, to the Point of Beginning; Containing 0.864 acres more or less.

AND

(As per Official Records Book 8503, page 1659)
 Lot 19, Golden Heights, Unit Three, according to the plat thereof as recorded in Plat Book 8, Page 60, of the Public Records of Pasco County, Florida; Containing 0.153 acres more or less.



LOCATION MAP



SITE MAP

INDEX OF SHEETS	
SHEET NO.	DESCRIPTION
C0.0	COVER SHEET
C1.0	GENERAL NOTES
C1.1	EXISTING CONDITIONS PLAN
C1.2	DEMOLITION PLAN
C2.4	SITE PLAN
C3.1	DRAINAGE & UTILITIES PLAN
C4.1	SITE DETAILS
C4.2	EROSION CONTROL PLAN & DETAILS
C4.3	NPDES SIGNATURE PLAN
C4.4	NPDES DETAILS
L1.1	LANDSCAPE PLAN
L6.1	LANDSCAPE NOTES AND DETAILS
L6.2	LANDSCAPE NOTES AND DETAILS

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 CITY OF NEW PORT RICHEY

Always call 811 two full business days before you dig to have underground utilities located and marked.

Sunshine811.com

BCC
 engineering
 BCC ENGINEERING, INC.
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 TAMPA, FLORIDA 33609
 813.637.3700
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 CITY OF NEW PORT RICHEY

PROJECT: 40889.00
 DATE: 01/22/2016
 ADDENDUM #3: 05/03/2016

REV 2016-02 / PSP 2016-02

GENERAL CONSTRUCTION NOTES

- 1. UNLESS OTHERWISE NOTED HEREIN, THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH THE FOLLOWING DOCUMENTS:
A. CITY OF NEW PORT RICHEY LAND DEVELOPMENT CODE
B. CITY WATER, WASTEWATER, AND RECLAIMED WATER TECHNICAL MANUAL AND TECHNICAL SPECIFICATIONS
C. FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
D. FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY AND TRAFFIC DESIGN STANDARDS
... 17. ANY U.S.C. & G.S. MONUMENT WITHIN LIMITS OF CONSTRUCTION IS TO BE PROTECTED BY THE CONTRACTOR.

LAND SURVEYING

- 1. BOUNDARY, TREE AND TOPOGRAPHIC SURVEYS WERE CONDUCTED BY CARDNO.
2. ALL BENCHMARKS USED FOR CONSTRUCTION LAYOUT SHALL BE VERIFIED BY A PROFESSIONAL SURVEYOR AND MAPPER PRIOR TO USE. TO VERIFY THEIR ACCURACY, ANY DISCREPANCIES DISCOVERED MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN WRITING.
... 6. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS.

SAFETY

- 1. DURING THE CONSTRUCTION AND MAINTENANCE OF THIS PROJECT, ALL SAFETY REGULATIONS ARE TO BE ENFORCED. THE CONTRACTOR SHALL BE TOTALLY RESPONSIBLE FOR THE CONTROL AND SAFETY OF THE TRAVELING PUBLIC AND THE SAFETY OF HIS PERSONNEL.
2. LABOR SAFETY SHALL CONFORM TO THE PROVISIONS SET FORTH BY THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA).
... 6. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY AND ENFORCE ALL APPLICABLE SAFETY REGULATIONS.

EROSION PROTECTION

- 1. THE CONTRACTOR IS RESPONSIBLE FOR SITE CONDITIONS FROM THE DATE OF NOTICE TO PROCEED, UNTIL THE PROJECT IS ACCEPTED BY THE OWNER, ENGINEER AND CITY OF NEW PORT RICHEY. ACCORDINGLY, THE CONTRACTOR IS SOLELY RESPONSIBLE AND SHALL MANAGE HIS WORK AND TAKE ALL NECESSARY STEPS TO CONTROL FUGITIVE DUST, CONTROL AND PREVENT EROSION, AND TRANSPORT OF SEDIMENT INTO EXISTING WETLANDS, DRAINAGE WAYS, CONSERVATION AREAS, NATURAL AREAS AND OFFSITE AREAS.
... 2. SEE PLAN ENTITLED EROSION AND SEDIMENTATION CONTROL PLAN FOR ADDITIONAL REQUIREMENTS.

STATE OF FLORIDA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES)

THE CONTRACTOR ACKNOWLEDGES THE REQUIREMENT OF THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) WHICH HAS PUBLISHED RULES FOR OBTAINING COVERAGE UNDER THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION GENERAL PERMIT FOR STORMWATER DISCHARGES FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES.
IN OCTOBER 2000, EPA AUTHORIZED THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) TO IMPLEMENT THE NPDES STORMWATER PERMITTING PROGRAM IN THE STATE OF FLORIDA (IN ALL AREAS EXCEPT INDIAN COUNTRY LANDS). DEP'S AUTHORITY TO ADMINISTER THE NPDES PROGRAM IS SET FORTH IN SECTION 62.001, FLORIDA STATUTES (F.S.). THE NPDES STORMWATER PROGRAM REGULATES POINT SOURCE DISCHARGES OF STORMWATER INTO SURFACE WATERS OF THE STATE OF FLORIDA FROM CERTAIN MUNICIPAL, INDUSTRIAL AND CONSTRUCTION ACTIVITIES. AS THE NPDES STORMWATER PERMITTING AUTHORITY, DEP IS RESPONSIBLE FOR PROMULGATING RULES AND ISSUING PERMITS, MANAGING AND REVIEWING PERMIT APPLICATIONS, AND PERFORMING COMPLIANCE AND ENFORCEMENT ACTIVITIES.

CLEARING/DEMOLITION

- 1. PRIOR TO ANY SITE CLEARING, ALL TREES SHOWN TO REMAIN AS INDICATED ON THE CONSTRUCTION PLANS SHALL BE PROTECTED IN ACCORDANCE WITH LOCAL TREE ORDINANCES AND DETAILS CONTAINED IN THESE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THESE TREES IN GOOD CONDITION. NO TREE SHOWN TO REMAIN SHALL BE REMOVED WITHOUT WRITTEN APPROVAL FROM THE CITY AND THE OWNER.
... 4. ALL CONSTRUCTION DEBRIS AND OTHER WASTE MATERIALS SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR IN ACCORDANCE WITH APPLICABLE STATE AND LOCAL REGULATIONS.

PAVING AND GRADING

- 1. ALL DELETERIOUS SUBSURFACE MATERIAL (I.E. MUCK, PEAT, BURIED DEBRIS) IS TO BE EXCAVATED IN ACCORDANCE WITH THESE PLANS OR AS DIRECTED BY THE OWNER OR THE OWNER'S GEOTECHNICAL CONSULTANT / SOIL TESTING COMPANY. DELETERIOUS MATERIAL IS TO BE REMOVED FROM THE SITE, UNLESS OTHERWISE DIRECTED BY THE OWNER. EXCAVATED AREAS TO BE BACK FILLED WITH SUITABLE MATERIALS AND COMPACTED AS SHOWN ON THESE PLANS, OR AS DIRECTED BY THE OWNER'S GEOTECHNICAL CONSULTANT / SOIL TESTING COMPANY. THE CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING DELETERIOUS MATERIAL FROM THE SITE.
... 6. ALL UNDERGROUND UTILITIES, INCLUDING UTILITY SLEEVES, AND CONDUITS SHALL BE INSTALLED PRIOR TO BASE & PAVEMENT CONSTRUCTION.

STORM DRAINAGE SYSTEM

- 1. STANDARD INCHES REFER TO THE LATEST EDITION OF CITY AND/OR FOOT SPECIFICATIONS.
2. ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE, CLASS III, MANUFACTURED IN ACCORDANCE WITH ASTM C-79 UNLESS OTHERWISE NOTED ON PLANS. ALL DRAINAGE STRUCTURES SHALL BE IN ACCORDANCE WITH CITY AND/OR FOOT DESIGN STANDARDS UNLESS OTHERWISE NOTED ON PLANS.
... 6. THE CONTRACTOR SHALL MAINTAIN AND PROTECT FROM MUD, DIRT, DEBRIS, ETC. THE STORM DRAINAGE SYSTEM UNTIL FINAL ACCEPTANCE OF THE PROJECT.

STORMWATER MANAGEMENT SYSTEM MAINTENANCE OPERATION/MAINTENANCE SCHEDULE

THE OWNER OR HIS ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DETENTION AREA AND SUBSURFACE DRAINAGE SYSTEM. THIS WILL REQUIRE INSPECTION, ON AT LEAST AN ANNUAL BASIS, OF THE ON-SITE DRAINAGE SYSTEM, INCLUDING BUT NOT LIMITED TO: INLETS, STORM MANHOLES, DETENTION AREAS, AND CONTROL STRUCTURES. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PERIODIC FLUSHING OF THE SUBSURFACE DRAINAGE SYSTEM, CUTTING AND REMOVAL OF VEGETATION FROM AND AROUND STRUCTURES, AND REMOVAL OF ACCUMULATED SEDIMENTS FROM THE BOTTOM OF THE DETENTION AREAS AND STRUCTURES AS NECESSARY TO MAINTAIN THE VIABILITY OF THE ORIGINAL DESIGN INTENT. THE DESIGNATED LITTORAL ZONE SHALL BE MAINTAINED AS A FUNCTIONAL BIOLOGICAL FILTRATION AREA (I.E. VEGETATED ZONE) AND SHALL NOT BE LESS THAN 35% OF THE POND SURFACE.

GENERAL MAINTENANCE

- 1. ALL STORM WATER PIPES, INLETS, CATCH BASINS, MANHOLES, FLUMES, POND INFLOW AND OUTFALL STRUCTURES (INCLUDING OR, SKIMMERS), AND DISCHARGE PIPES SHOULD BE INSPECTED ON A REGULAR BASIS (MONTHLY OR QUARTERLY) AND AFTER MAJOR RAINFALLS. THEY SHOULD BE MAINTAINED BY REMOVING BUILT-UP DEBRIS AND VEGETATION AND REPAIRING DETRIMENTAL STRUCTURES.
... 5. ALTERATIONS (FILLING, ENLARGING, ETC.) OF ANY PART OF THE STORMWATER FACILITY IS NOT PERMITTED WITHOUT PRIOR APPROVAL FROM ALL APPLICABLE GOVERNING AGENCIES.
... 10. ON A MONTHLY OR QUARTERLY BASIS AND AFTER SEVERE RAINFALL EVENTS, CHECK THE AREA IN FRONT OF THE OUTFALL CONTROL STRUCTURE FOR BUILT-UP SEDIMENTS AND VEGETATION THAT IMPAIR THE OPERATION OF THE STRUCTURE. REMOVE SEDIMENT AND VEGETATION TO AN APPROVED DISPOSAL SITE.

DITCH & SWALE MAINTENANCE

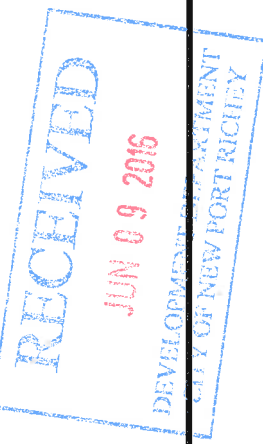
SOME ERP PERMITS REQUIRE THAT THE VEGETATION IN SOME DITCHES BE PROTECTED TO OFFSET WETLAND IMPACTS PERMITTED DURING CONSTRUCTION OR FOR WATER QUALITY TREATMENT. THE PERMIT OR APPROVED CONSTRUCTION SHOULD CLEARLY IDENTIFY WHICH DITCH VEGETATION MUST BE PRESERVED. IF YOU ARE UNSURE, CONTACT THE LOCAL DISTRICT SERVICE OFFICE. IF VEGETATION IS NOT REQUIRED TO BE PROTECTED, DITCHES AND SWALES SHOULD BE PERIODICALLY MOVED AND CLEANED OF ACCUMULATED REFUSE. DURING THE MOVING OPERATIONS, DITCHES AND SWALES SHOULD BE INSPECTED FOR BARE SPOTS, DAMAGE OR EROSION. BARE AREAS SHOULD BE SOODED OR SEEDED TO REPLACE THE GRASS COVER. IN THE CASE OF EROSION, REPLACE THE MISSING SOILS AND BRING THE AREA BACK TO GRADE. SOME DITCHES ARE DESIGNED TO STORE RUNOFF FOR SHORT PERIODS OF TIME UTILIZING DITCH BLOCKS OR RAISED INLETS. THESE DITCH BLOCKS OR INLETS SHOULD NOT BE REMOVED OR ALTERED, IF YOU ARE UNABLE TO IDENTIFY WHAT TYPE OF TREATMENT METHOD SERVES YOUR DEVELOPMENT, CONTACT THE DISTRICT SERVICE OFFICE.

HOW TO OPERATE AND MAINTAIN THE STORMWATER MANAGEMENT SYSTEM

THE STORMWATER MANAGEMENT SYSTEM (SWMS) IS DESIGNED AND CONSTRUCTED TO COMPLY WITH CERTAIN ENVIRONMENTAL PROTECTION CRITERIA. STORMWATER PONDS AND THEIR ASSOCIATED SURFACE WATER MANAGEMENT FACILITIES ARE DESIGNED TO CAPTURE AND REMOVE POLLUTANTS FROM SPECIFIC VOLUMES OF STORMWATER RUNOFF. THESE FACILITIES SUCH AS PERCOLATION FILTERING AND/OR DETENTION, AIR LINGS AS THEY ARE CONSTRUCTED PROPERLY AND MAINTAINED IN AN EFFECTIVE STATE, WATER QUALITY STANDARDS ARE PRESERVED TO BE MET. STORMWATER MANAGEMENT SYSTEMS SHOULD BE TESTED ON A ROUTINE BASIS TO ENSURE THAT THEY ARE FUNCTIONING PROPERLY. INSPECTIONS SHOULD BE SCHEDULED ON A MONTHLY OR QUARTERLY BASIS AND FOLLOWING ANY MAJOR RAIN EVENT. MORE FREQUENT INSPECTIONS MAY BE NECESSARY DURING THE RAINY SEASON. KEEPING DETAILED NOTES ON MAINTENANCE ACTIVITIES WILL HELP THE PERSON RESPONSIBLE FOR OVERSEENING OPERATION AND MAINTENANCE OF THE SYSTEM. YOUR ENVIRONMENTAL RESOURCES PERMIT (ERP) INCLUDES A CONDITION THAT SPECIFIES HOW OFTEN THE INSPECTION REPORTS ARE DUE. IT WOULD BE WISE TO DESIGNATE ONE INDIVIDUAL AS THE PERSON RESPONSIBLE FOR OVERSEENING OPERATION AND MAINTENANCE ACTIVITIES, MONITORING AND REPORTING. THIS WILL ALLOW THAT INDIVIDUAL TO BECOME WELL-ACQUAINTED WITH THE SWMS. A COPY OF THE PERMIT AND DISTRICT-APPROVED CONSTRUCTION DRAWINGS SHOULD BE MADE AVAILABLE TO THE RESPONSIBLE PERSON IF QUESTIONS OR ISSUES DEVELOP.

WATER, WASTEWATER & REUSE WATER SYSTEM NOTES

- 1. HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS SHALL BE AS FOLLOWS:
A. NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART II OF CHAPTER 62-410.
... 25. ALL POTABLE WATER MAINS SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA 651, LATEST EDITION. LOCATION OF CHLORINATION AND SAMPLING POINTS WILL BE ESTABLISHED BY THE ENGINEER. BACTERIOLOGICAL SAMPLING AND TESTING SHALL BE DONE BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.



GRESHAM SMITH AND PARTNERS
302 Kingsley Drive, Suite 1000, Tampa, FL 33602
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Fax: (813) 251-6839
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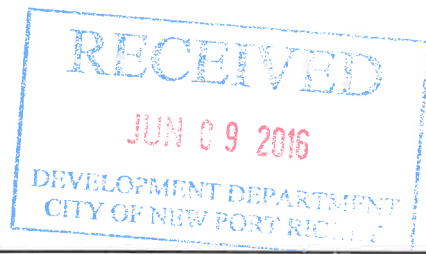
CONSTRUCTION DOCUMENTS

FOREST AVENUE PARKING

Morton Plant North Bay Hospital
6600 Madison Street New Port Richy, FL 34652

Revision table with columns: No., Date, Description. Includes entries for ADDENDUM No. 01, 02, 03.

GENERAL NOTES
C1.0
PROJECT: 46869.00
DATE: 01/22/2016



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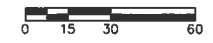
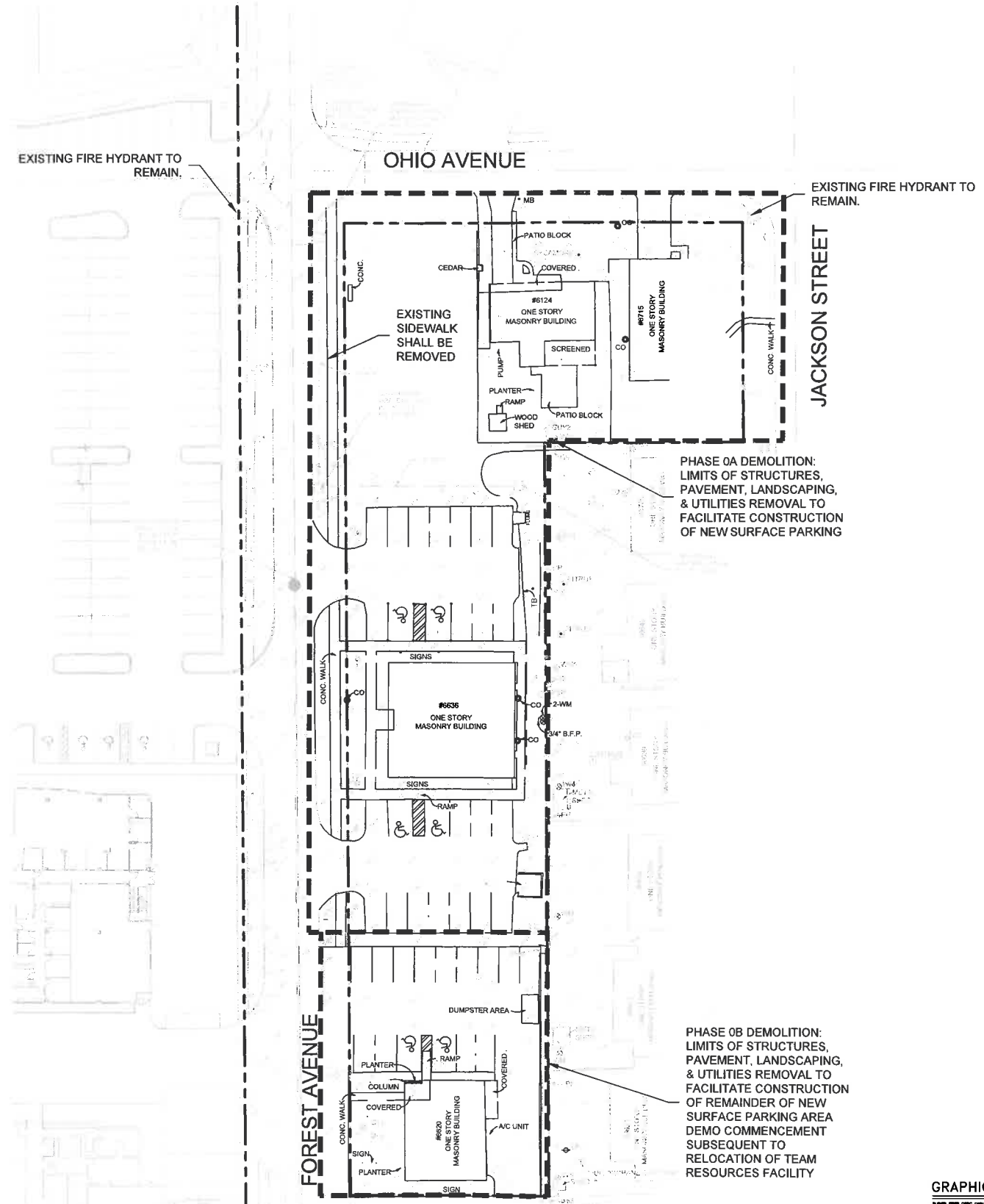
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CONSTRUCTION DOCUMENTS

FOREST AVENUE PARKING

Morton Plant North Bay Hospital 6600 Madison Street New Port Richey, FL 34652



DEMOLITION NOTES:

- 1. ANTICIPATED PHASE 0B SITE WORK COMMENCEMENT DATE SHALL BEGIN 5 MONTHS FROM PHASE 0A.
2. CONTRACTOR TO CUT & CAP ALL EXISTING SEWER LATERALS AT THE EDGE OF PAVEMENT OF FOREST AVENUE AND OHIO AVENUE AND REMOVE EXCESS MATERIALS.
3. CONTRACTOR TO REMOVE AND CAP ALL WATER SERVICES AT THE WATER MAIN AND CORPORATION STOP LOCATIONS AND REMOVE EXCESS MATERIALS.
4. ALL WATER METER REMOVAL SHALL BE SCHEDULED THROUGH THE CITY'S BILLING & COLLECTION DEPARTMENT.
5. THE EXISTING RECLAIMED WATER SHALL BE METERED AND USED FOR IRRIGATION.

LEGEND

Table with two columns: GRAPHIC SYMBOLS and ABBREVIATIONS. Lists various symbols and their corresponding abbreviations for construction elements like walls, doors, windows, etc.

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Revision table with columns: No., Date, Description. Shows three revisions: 02/05/2016 ADDENDUM No. 01, 04/18/2016 ADDENDUM No. 02, 05/02/2016 ADDENDUM No. 03.

DEMOLITION PLAN

C1.2

PROJECT: 40885.00 DATE: 01/22/2016

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REZ 2016-02 / PSP 2016-02



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GRESHAM SMITH AND PARTNERS

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CONSTRUCTION DOCUMENTS

FOREST AVENUE PARKING

Morton Plant North Bay Hospital 6600 Madison Street New Port Richey, FL 34652

NOTES:

1. A MODIFICATION TO THE EXISTING PDD ORDINANCE IS REQUIRED AS DISCUSSED WITH THE CITY OF NEW PORT RICHEY. A SEPARATE SUBMITTAL OF THE PDD ORDINANCE MODIFICATION IS BEING MADE SIMULTANEOUSLY WITH THE SITE PERMIT APPLICATION. THE PDD ORDINANCE MODIFICATION WILL THE PROPOSED REZONING OF LOT 19, WHICH CURRENTLY HAS A R3 ZONING DESIGNATION.

SITE DATA TABLE:

PARCEL ID No's: 04-26-16-007A-00000-0110, 04-26-16-007A-00000-0130, 04-26-16-007A-00000-0140, 04-26-16-007A-00000-0150, 04-26-16-007A-00000-0160, 04-26-16-007A-00000-0170, 04-26-16-007A-00000-0180, 04-26-16-007A-00000-0190, 04-26-16-007A-00000-0200

PROPOSED PDD BOUNDARY SIZE: 15.41 ACRES (CAMPUS)

EXISTING ZONING: PDD PER ORDINANCE #1864 (LOTS 11-18) & R3 (LOT 19) PARCEL ID. 04-26-16-007A-00000-0190

FUTURE LAND USE CATEGORY: PUBLIC/SEMI-PUBLIC & RESIDENTIAL/OFFICE

MINIMUM STREET SETBACKS PER CITY PDD ZONING ORDINANCE #1864:

MADISON STREET: 20' TO HOSPITAL CANOPY, 45' TO MAIN HOSPITAL BUILDING

INDIANA AVENUE: 45' TO EXISTING HOSPITAL BUILDING, 15' TO PROPOSED MASONRY SCREEN WALL

FOREST AVENUE: 4' TO EXISTING HOSPITAL BUILDING (ONE-STORY PORTION)

NORTH PROPERTY LINE: EXISTING SETBACK VARIES. SEE SITE PLAN. 240' TO EXISTING HOSPITAL BLDG. 120' TO EXISTING GENERATOR STRUCTURE

MAXIMUM BUILDING HEIGHTS PER CITY PDD ZONING ORDINANCE #1864:

GENERATOR/GAS BUILDING: ONE-STORY/20'

OUTPATIENT SURGERY ADDITION: ONE-STORY/25'

SLEEP/REHAB CENTER: ONE-STORY/25', STEPPED BACK TO THE MOB

MEDICAL OFFICE BUILDING (MOB): FOUR STORIES/70'

PATIENT TOWER: 3 STORIES/60'

MAXIMUM ALLOWABLE IMPERVIOUS SURFACE RATIO (ISR): 70.0% (FOR CAMPUS)

PROPOSED ISR: 67.8% (FOR CAMPUS)

BUILDING AREA: EXISTING AREA PROPOSED AREA

HOSPITAL: 171,000 SF (154 BEDS) 157,000 SF (154 BEDS)

MEDICAL OFFICE: 65,200 SF 0 SF

OFFICE: 6,840 SF 0 SF

PARKING REQUIREMENTS:

MINIMUM REQUIRED PER CITY CODE:

HOSPITAL: 15 SPACES PER BED x 154 BEDS = 231 SPACES

MEDICAL OFFICE: 8 SPACES PER 1,000 SF x 65,200 SF = 522 SPACES

TOTAL REQUIRED BY CODE: 597 SPACES

EXISTING PARKING PROVIDED: 611 SPACES (PRIOR TO DEMOLITION) (25 H.C. SPACES)

PROPOSED PARKING PROVIDED: 593 SPACES (INCLUDES 100 SPACE PARKING AREA ADJACENT TO FOREST AVENUE) (17 H.C. SPACES)

NOTES:

- 1. LANDSCAPE BUFFERS SHALL BE IN ACCORDANCE WITH EXISTING CONDITIONS OF PDD ORDINANCE #1864, UNLESS OTHERWISE NOTED ON THE SITE PLAN. LANDSCAPE PLANTINGS SHALL BE ON THE INTERIOR SIDE OF THE PROPOSED VINYL FENCING ALONG THE EASTERN PROPERTY BOUNDARY FOR THE PARKING AREA LYING EAST OF FOREST AVENUE.
2. VEHICULAR ACCESS TO OAK HILL DRIVE SHALL BE RESTRICTED VIA GATE.
3. PROPOSED LIGHTING BY OTHERS. PROPOSED LIGHTING SHALL ELIMINATE ANY OFF-SITE GLARING. PROPOSED LIGHTING SHALL COMPLY WITH ANY AND ALL JURISDICTIONAL REGULATIONS.
4. FREE VISION ZONE TRIANGLES AS SHOWN SHALL COMPLY WITH SECTION 10.02.00 OF THE NEW PORT RICHEY LAND DEVELOPMENT CODE.
5. ALL MOT'S SHALL BE COORDINATED AND APPROVED BY THE CITY PRIOR TO THE INSTALLATION.
6. ALL PAVING IN THE CITY'S RIGHT-OF-WAY SHALL BE COORDINATED AND ADHERE TO THE CITY'S STANDARDS (SEE SITE DETAILS SHEET).
7. THE CONTRACTOR IS REQUIRED TO NOTIFY THE CITY OF NEW PORT RICHEY PUBLIC WORKS OPERATIONS CENTER 48 HOURS PRIOR TO BEGINNING CONSTRUCTION (727) 841-4536.
8. THE CONTRACTOR IS REQUIRED TO NOTIFY THE CITY OF NEW PORT RICHEY EMERGENCY SERVICES, POLICE DEPARTMENT, FIRE DEPARTMENT, AND PUBLIC WORKS OPERATIONS CENTER 48 HOURS PRIOR TO ANY PUBLIC ROAD CLOSURE DUE TO ANY PROPOSED CONSTRUCTION BY THE CONTRACTOR OR SUBCONTRACTOR.
9. THE CONTRACTOR MUST HAVE ALL APPLICABLE BMP, MOT, AND SILT FENCING INSTALLED PRIOR TO BEGINNING ANY CONSTRUCTION WORK.
10. THE CONTRACTOR MUST USE APPROVED MATERIAL, PIPE, FITTINGS, ETC. PER CITY STANDARDS. ANY DEVIATION OR CHANGES FROM THE APPROVED MATERIALS OR CONSTRUCTION PLANS MUST BE APPROVED BY THE CITY OF NEW PORT RICHEY PUBLIC WORKS DEPARTMENT.
11. ANY SIDEWALKS, CURBS, ASPHALT ROADS, LOCATED IN THE CITY'S ROW BEING REMOVED MUST BE RE-INSTALLED AND CONSTRUCTED PER THE CITY'S STANDARDS. THE CONTRACTOR MUST USE COMPACTION, IN LIFTS, WHEN REPAIRING THE ABOVE MENTIONED ITEMS. LABORATORY TESTING REPORTS SHALL BE FURNISHED/PROVIDED TO THE CITY OF NEW PORT RICHEY UPON REQUEST.
12. PROPOSED 6' HIGH VINYL FENCE SHALL BE SETBACK A MINIMUM OF 25' FROM ANY RIGHT-OF-WAY. INSTALL FENCE PER MANUFACTURER'S RECOMMENDATION.

LEGEND

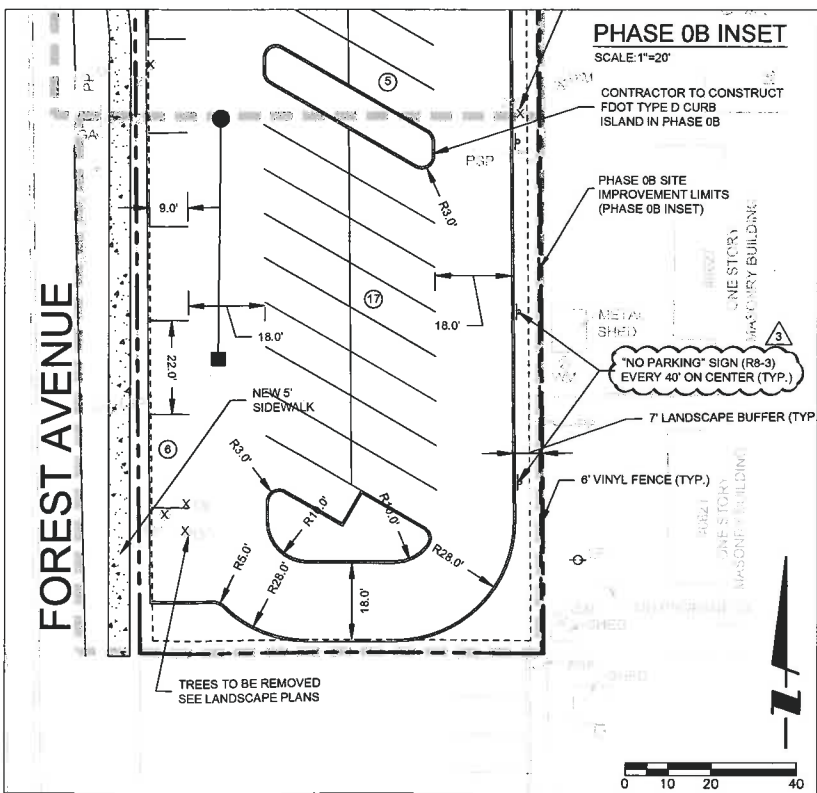
GRAPHIC SYMBOLS:

Table with 3 columns: Symbol, Description, and Notes. Includes symbols for Buried Fiber Optic Cable Line, Buried Water Line, Buried Electric Line, Buried Force Main Line, Buried Gas Line, Buried Cable TV Line, Buried Telephone Line, Buried Unknown Line, Buried Medical Gas Alarm Line, Buried Fuel Line, Buried Nitrogen Line, Buried Nitrogen Gas Line, Buried Oxygen Line, Buried Reclaimed Water Line, Buried Electric Duct Bank.

SIGNAGE SCHEDULE

Table with 3 columns: Sign Symbol, Description, Qty. Includes symbols for Stop, Do Not Enter, One Way, No Parking, and Crosswalk.

NOTE: 1. SIGN BOTTOM SHALL BE A MINIMUM OF 34" INCHES ABOVE GROUND LEVEL. 2. SIGN DIMENSIONS LISTED ABOVE, UNLESS OTHERWISE NOTED ON PLANS. 3. INSTALLATION OF SIGN SHALL BE PER DOT STANDARDS.



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Revision table with columns: No., Date, Description. Includes entries for Addendum No. 01, 02, 03.

SITE PLAN

C2.4

PROJECT: 40889.00 DATE: 01/22/2016

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DEVELOPMENT DEPARTMENT
CITY OF NEW PORT RICHEY

Drawn By: _____
Checked By: _____
Approved By: _____

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DEVELOPMENT DEPARTMENT
CITY OF NEW PORT RICHEY



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Environment

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BOC ENGINEERING, INC.
5400 CROFTON ROAD, SUITE 200, TAMPA, FL 33611
TEL: 813-251-6020
WWW.BOCENGINEERING.COM

CONSTRUCTION
DOCUMENTS

FOREST
AVENUE
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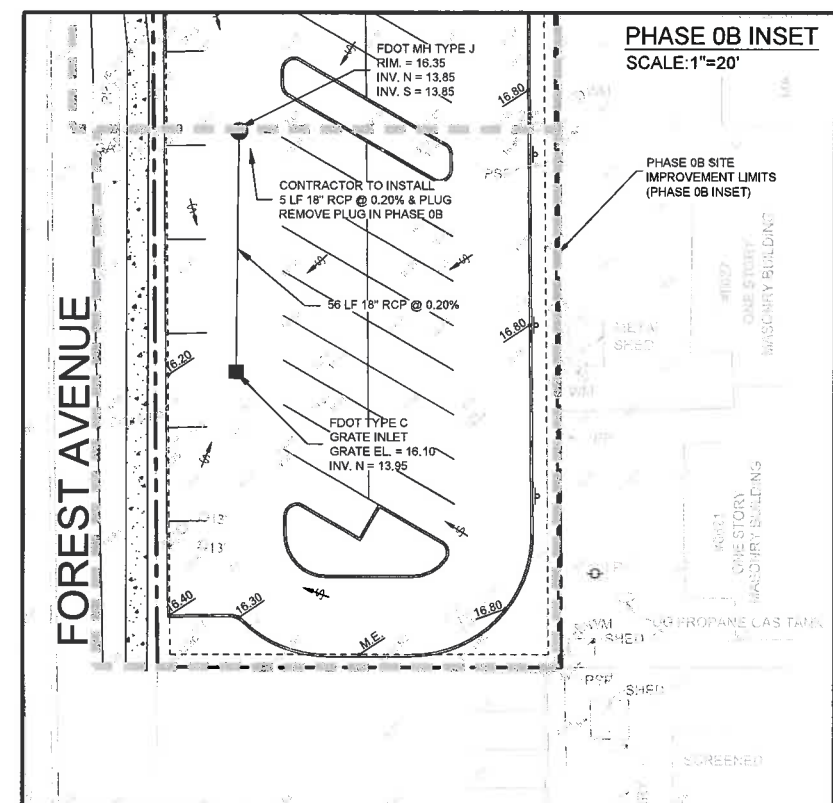
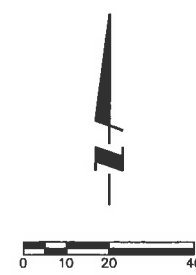
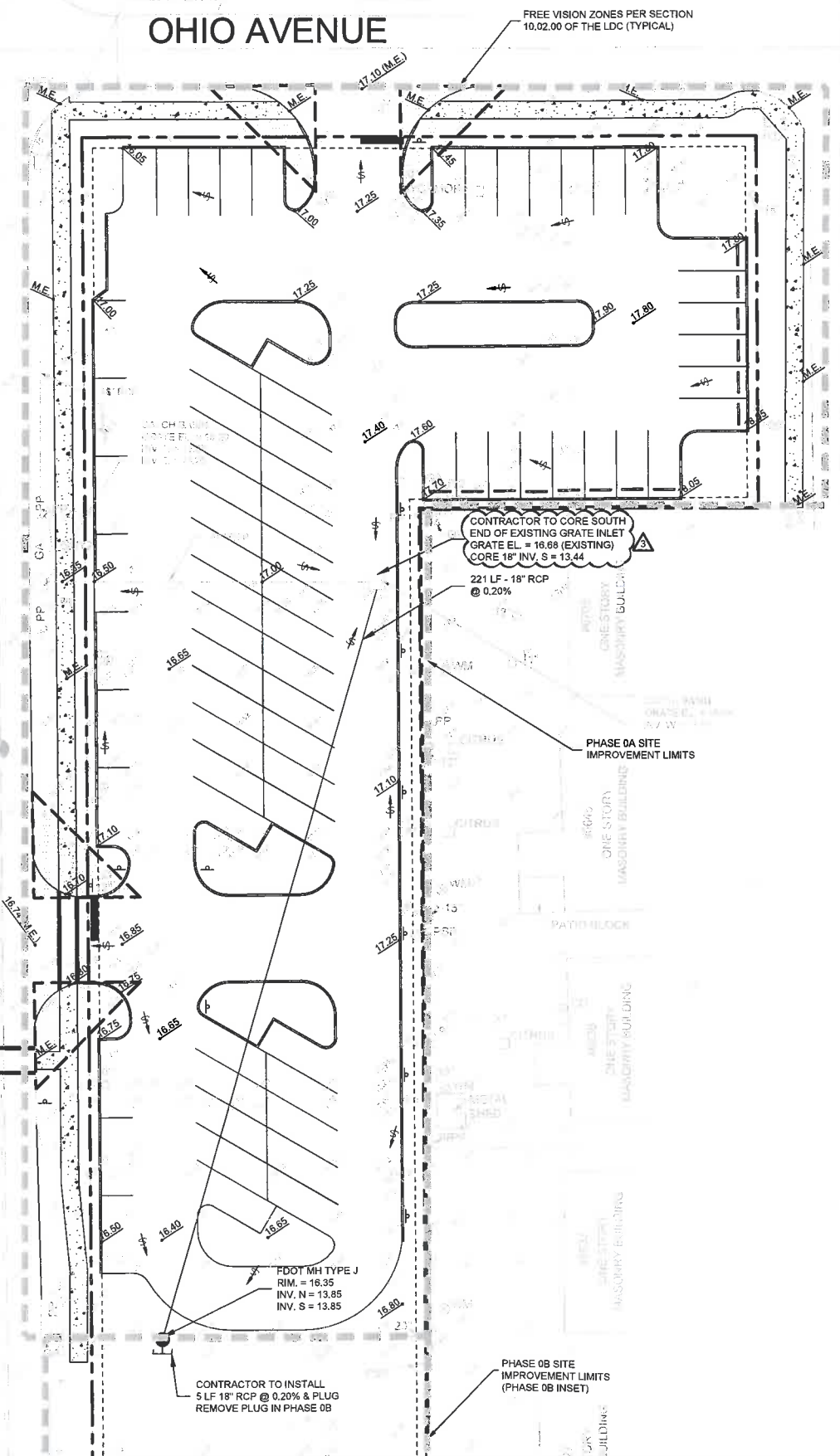
Morton Plant
North Bay
Hospital
6500 Madison Street New Port
Richey, FL 34652

Revision		
No.	Date	Description
1	02/05/2016	ADDENDUM No. 01
2	04/11/2016	ADDENDUM No. 02
3	05/03/2016	ADDENDUM No. 03

DRAINAGE & UTILITIES
PLAN

C3.1

PROJECT: 40885.00
DATE: 01/22/2016



LEGEND

GRAPHIC SYMBOLS:

BURIED FIBER OPTIC CABLE LINE	---
BURIED WATER LINE	---
BURIED ELECTRIC LINE	---
BURIED FORCE MAIN LINE	---
BURIED GAS LINE	---
BURIED CABLE TV LINE	---
BURIED TELEPHONE LINE	---
BURIED UNKNOWN LINE	---
BURIED MEDICAL GAS ALARM LINE	---
BURIED FUEL LINE	---
BURIED NITROGEN LINE	---
BURIED NITROGEN GAS LINE	---
BURIED OXYGEN LINE	---
BURIED RECLAIMED WATER LINE	---
BURIED ELECTRIC DUCT BANK	---

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CITY OF NEW PORT RICHEY

- EROSION AND SEDIMENTATION CONTROL NOTES:**
- Provide all disturbed areas within the limits of the work with temporary soil erosion control and sediment control, utilizing best management practices (BMPs), including but not limited to, silt fences, straw bales, hay bale barriers, etc., treating all soil surfaces with seeded topsoil and/or mulch and/or geotextiles.
 - All soil erosion and sediment control practices shall be installed prior to any major soil disturbance or in their proper sequence and maintained until permanent protection is established.
 - Construction operations shall be carried out in such a manner that erosion and/or sedimentation shall be minimized. State and local laws shall be complied with at all times.
 - Disturbed areas shall be stabilized in approved areas. Disturbances not anticipated to be present for 14 days, and disturbed areas where construction activities will temporarily cease for a maximum of 14 days will be stabilized using seed and mulch or an erosion control blanket within 14 days from the end of construction activity. Temporary seed shall be topsoil or brown topsoil applied at a rate of 120 lbs./Ac. Prior to seeding, the topsoil shall be amended with 10-20-20 fertilizer at a rate of 150 lbs./Ac. Seed shall be applied at a rate of 10 lbs./Ac. and the soil shall be prepared to a loose finished thickness of 2 to 4 inches or, and/or covered by straw mulch. If the season prevents the establishment of a temporary cover, the disturbed area shall be mulched with straw or equivalent material.
 - Provide hay bales at surface drainage ways and drains in such a manner that water will pass through the hay bales and filter the sediment within them. Staked hay bales in drainage ways shall be spaced at 10' intervals. Hay bales shall be spaced to not constitute the quantity of bales nor exact locations. The quantity and position of hay bales shall be adequate to filter the sediment from all drainage through the construction area.
 - Where space requirements prohibit the use of hay bales around storm drainage structures, the grass filter underlayment shall be used.
 - Maintain the adjacent storm sewer and/or utility lines and maintain erosion control devices as shown and in such a manner as to capture and filter surface water during construction.
 - Control the rate of water runoff by diversion ditches, berms, berms and other earth-formed shaping so that the rate of flow is retarded and filling will be minimized. Berms and other earth-formed shaping shall be constructed in accordance with the manufacturer's recommendations. For areas with slopes less than 4:1 (V:H), use seed with mulch, or hydroseed.
 - Permanent vegetation shall be by seeding or sodding of exposed areas within three days after final grading. Mulch shall be used as necessary for protection until the growth is established.
 - At the time when the site preparation for permanent vegetative stabilization is going to be accomplished, any soil which will not provide a suitable environment to support adequate vegetative growth shall be removed or treated in such a way as to permanently adjust the soil conditions and render it suitable for vegetative ground cover.
 - All new erosion and all control methods and locations indicated on this drawing are for start-up and general reference and shall be adjusted, as required, to suit the progress of the construction.
 - A copy of the stormwater pollution prevention plan shall be kept at the project site at all times.
 - The construction will be staged in phases whenever possible to minimize sediment and control erosion.
 - Covering may also occur, as required, for all excavation activity including, but not limited to, storm sewers, sanitary sewers, water lines and other utilities.
 - All construction dewatering will be contained within a specified location, and either directed to a temporary stabilization basin or allowed to infiltrate the soil. Southeast Florida Water Management District requires the maintenance of dewatering permits and records. It is necessary to discharge dewatering effluent off site. All dewatering effluent shall be prevented so that the effluent discharge meets water quality standards.
 - The contractor shall implement other best management practices if directed by regulatory agencies.
 - The contractor shall abide by all applicable requirements and conditions of the Southeast Florida Water Management District (SEFWMD) permit and have a copy on site.
 - Contractor shall provide or otherwise apply water to affected construction areas as needed to control dust and prevent soil erosion and surface rutting.
 - The contractor shall direct runoff to the stormwater management system through sediment traps during construction.
 - Areas that are designated for permanent stormwater treatment systems (e.g., stormwater retention ponds) shall not be used for temporary sediment basins unless appropriate measures are taken to ensure removal of accumulated fine sediments, which may cause premature clogging and loss of infiltration capacity, and to avoid excessive compaction of soils by construction machinery or equipment.
 - Shielded construction entrances will be provided to help reduce vehicle tracking of sediments. The gravel street adjacent to the site entrance will be swept as necessary, or as required by the local jurisdiction, to remove any excess mud, dirt or track material from the site and the public streets. Dump trucks hauling material from the construction site will be covered with a tarpaulin. Vehicles leaving the site are to have wheels cleaned prior to exiting the site.
 - Inspect all berms regularly for depth of sediment, to see if the berms are securely attached to the fence posts, and to see that the fence posts are firmly in the ground.
 - Obtain accumulations greater than the lesser of 12 inches or one-half of the depth of the erosion control barrier or control device shall be immediately removed and placed in a silted area. All silted berms shall be replaced to the original condition.
 - Temporary staked locations shall be field determined by the Contractor. In no case shall they be placed such that they block other runoff or interfere with upstream flow. In addition, temporary staked locations shall be located such that a sufficient buffer is provided between other properties in order to protect against erosion, including wind erosion.
 - Temporary staked locations adjacent to off-site properties, whether they be public rights-of-way or private property, shall be protected with a double row of all fence and an outer single row of staked hay bales.
 - Disturbed temporary staked locations where construction activity has ceased for at least 7 days shall be stabilized with temporary seed and mulch. The temporary seed and mulch shall be installed in accordance with T007 Road and Bridge Specifications, Section 575, Lane Edition, as an alternative, hydroseeding in an acceptable form of stabilizing temporary staked areas.
 - Temporary staked areas shall have a maximum height of 10' with a maximum side slope equal to 3:1.
 - Any export and disposal of curable materials shall be in accordance with the local approved hauling jurisdiction. Any export in excess of 30,000 CY requires a permit from Pinellas County. Contractor shall be responsible for obtaining such permit, as necessary.



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813-257-6535
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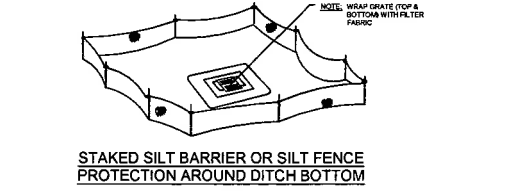
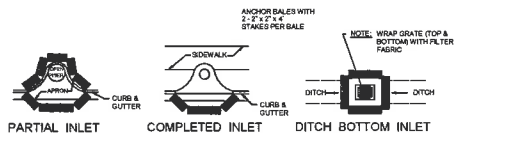
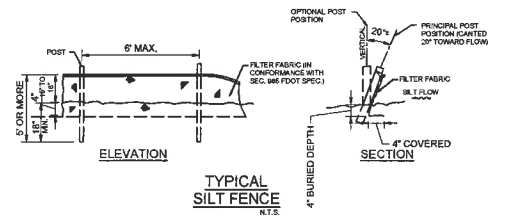
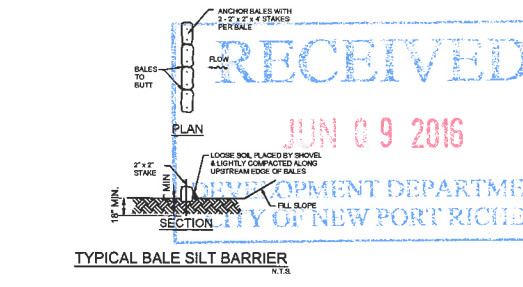
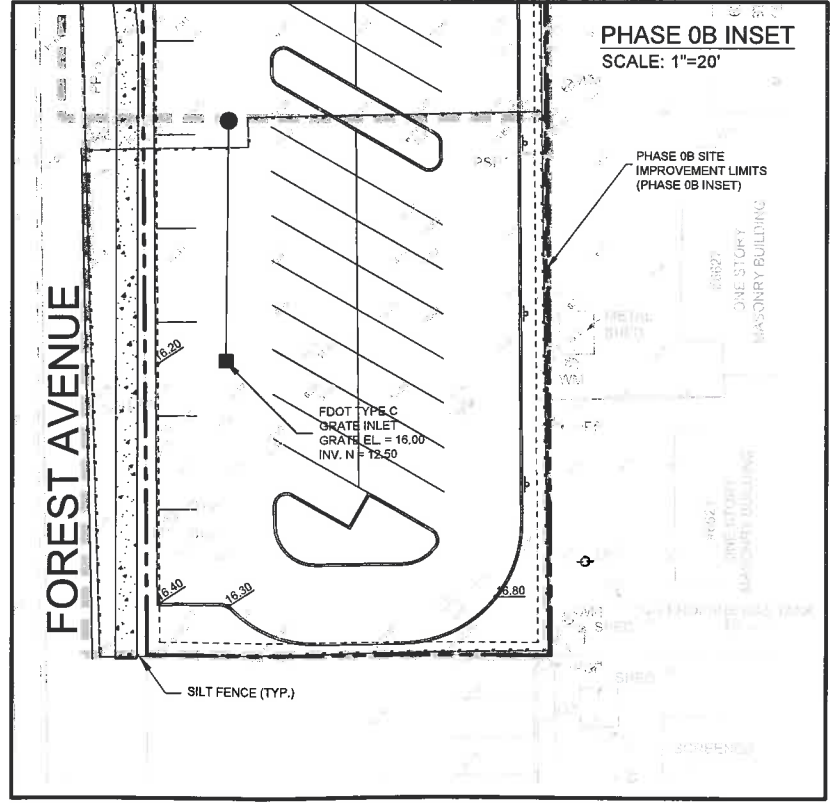
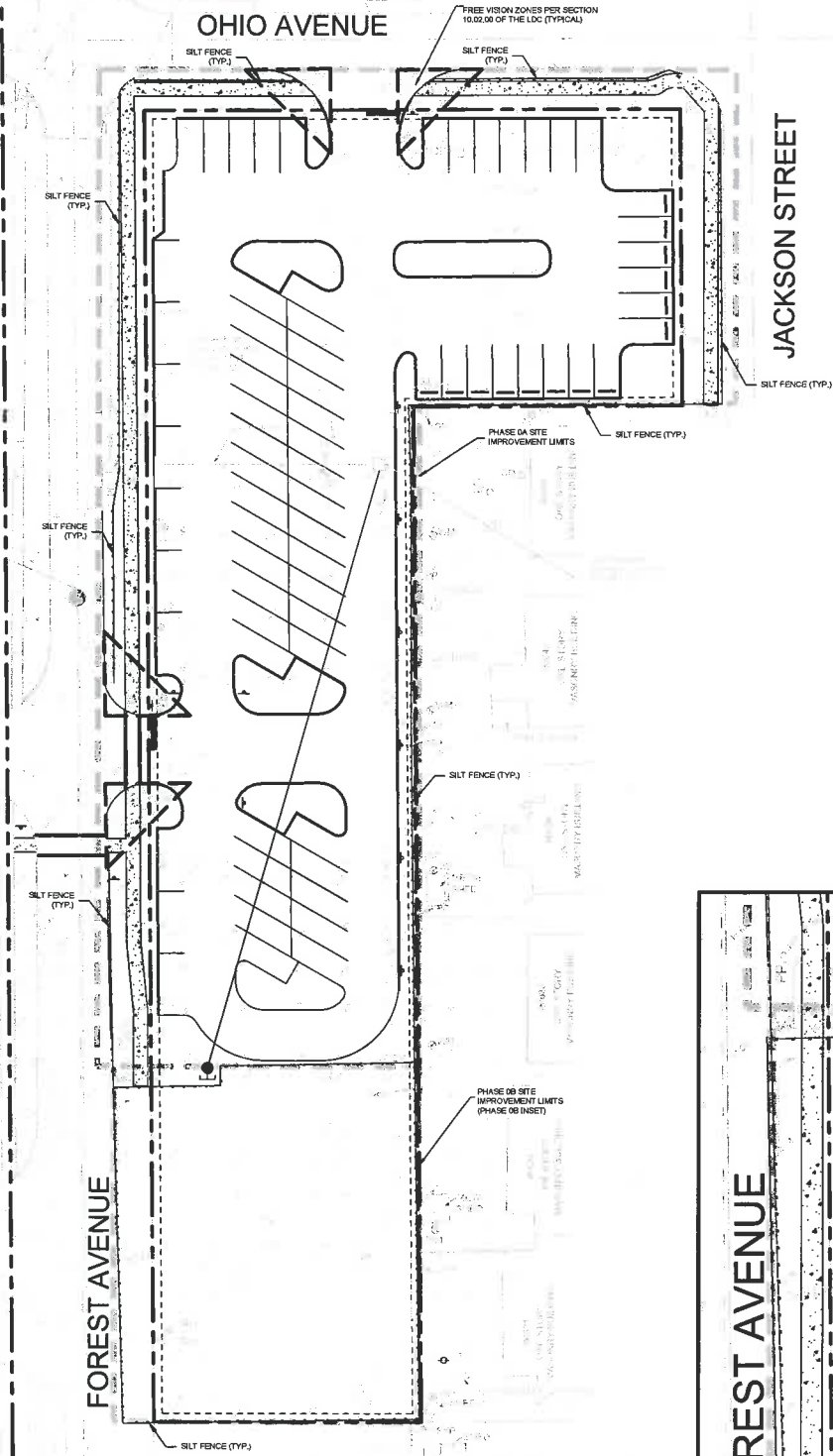
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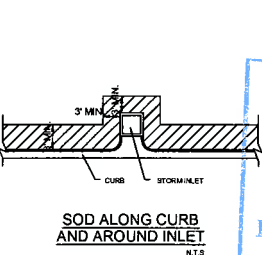
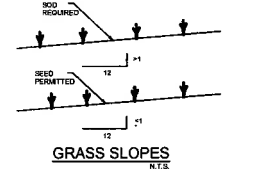
EROSION CONTROL PLAN & DETAILS

C4.2

PROJECT: 40889_08
DATE: 01/22/2016



INLETS
FIGURE 8



CONSTRUCTION SURFACE WATER MANAGEMENT PLAN (CSWMP) CERTIFICATION:

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

GRESHAM BARTLEY
CONSTRUCTION MANAGER

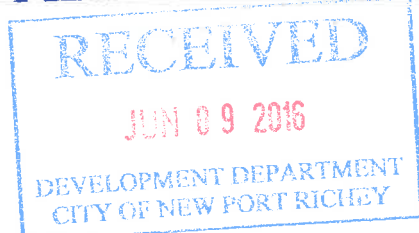
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CONSTRUCTION DOCUMENTS

FOREST AVENUE PARKING

Morton Plant North Bay Hospital 6600 Madison Street New Port Richey, FL 34652

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...

2.EROSION CONTROL MEASURES SHALL BE EMPLOYED TO MINIMIZE TURBIDITY OF SURFACE WATERS LOCATED DOWNSTREAM OF ANY CONSTRUCTION ACTIVITY...

WASTE DISPOSAL: ALL MATERIAL SHALL BE COLLECTED AND CONTAINED IN A CONTROLLED AREA PURSUANT TO STATE AND LOCAL SOLID WASTE REGULATION...

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...

SITE SPECIFICATION PROJECT INFORMATION

PROJECT CONSISTS OF A 100-SPACE NEW PARKING AREA SITUATED ON 0.123 ACRES OF PREVIOUSLY DEVELOPED LAND.

3.NEW AND EXISTING STORMWATER INLETS AND OUTFALL STRUCTURES SHALL BE PROTECTED DURING CONSTRUCTION...

HAZARDOUS WASTE: IF ENCOUNTERED, ALL WASTE MATERIALS SHALL BE DISPOSED OF IN THE MANNER SPECIFIED BY STATE AND LOCAL REGULATIONS...

BARRIERS ARE INEXPENSIVE STRUCTURES COMPOSED OF BURLAP OR STANDARD WEIGHT SYNTHETIC FILTER FABRIC STAPLED TO WOODEN STAKES...

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

1.THE CSWMP CONSISTS OF PLAN SHEETS C4.2, C4.3 AND C4.4 SHOWING EROSION PROTECTION DEVICES TO BE UTILIZED ON THE PROJECT...

NAME: DEBORAH BARLEY TITLE: CONSTRUCTION MANAGER

OWNER CERTIFICATION: I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION...

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...

NAME: MATT VALENTINE ADDRESS: 4426 N. LOIS AVE. TAMPA, FL 33614

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NAME: MATT VALENTINE ADDRESS: 4426 N. LOIS AVE. TAMPA, FL 33614

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

NEW PORT RICHEY FLORIDA

Table with columns: PREPARED FOR, DATE, DES., DRN., CKD., SCALE, JOB NO., APPROVED BY:

Table with columns: No., Date, Description, ADDENDUM No.

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

4.EROSION CONTROL MEASURES SHALL BE EMPLOYED TO MINIMIZE TURBIDITY OF SURFACE WATERS LOCATED DOWNSTREAM OF ANY CONSTRUCTION ACTIVITY...

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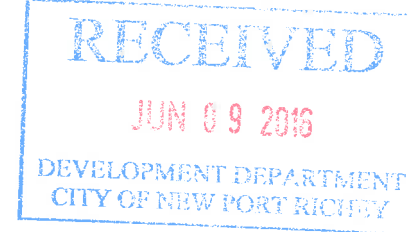
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Columbus OH Nashville TN
Dallas TX Richmond VA
Fort Lauderdale FL Tallahassee FL
Jackson MS Tampa FL
Jacksonville FL

GRESHAM SMITH AND PARTNERS

Two Harbor Place
302 Knight Run Avenue
Tampa, FL 33632
813-251-6533

FLORIDA CERT. NO.
AP0000423206
12/02/07/STL/CA000511

www.ecceonline.com

CONSTRUCTION DOCUMENTS

FOREST AVENUE PARKING

Morton Plant North Bay Hospital

6600 Madison Street New Port Richey, FL 34652

Revision		
No.	Date	Description
1	02/05/2014	ADDENDUM NO. 01
2	04/19/2014	ADDENDUM NO. 02
3	05/03/2014	ADDENDUM NO. 03

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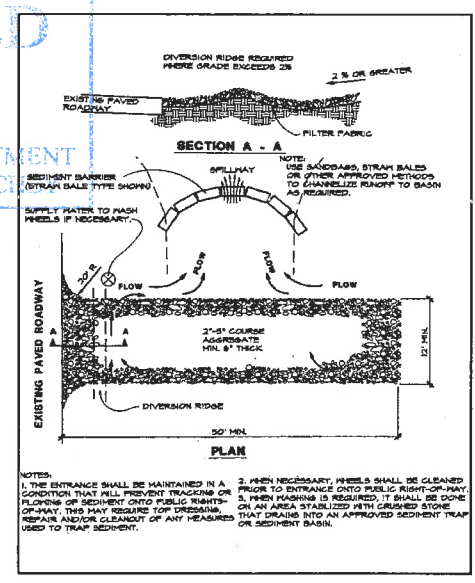


Figure 4.3a. Temporary Gravel Construction Entrance

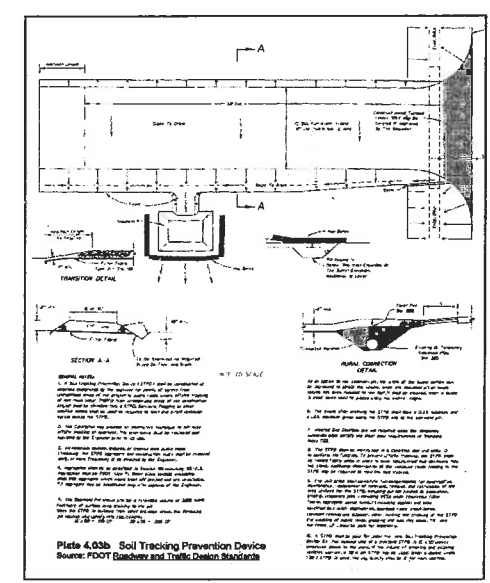


Figure 4.3b. Soil Tracking Prevention Device

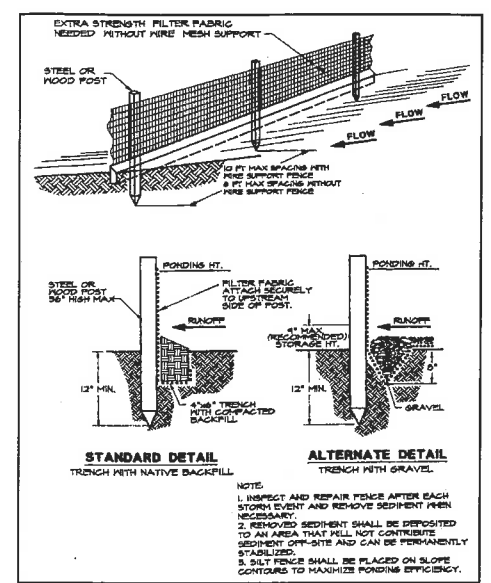


Figure 4.4a. Silt Fence

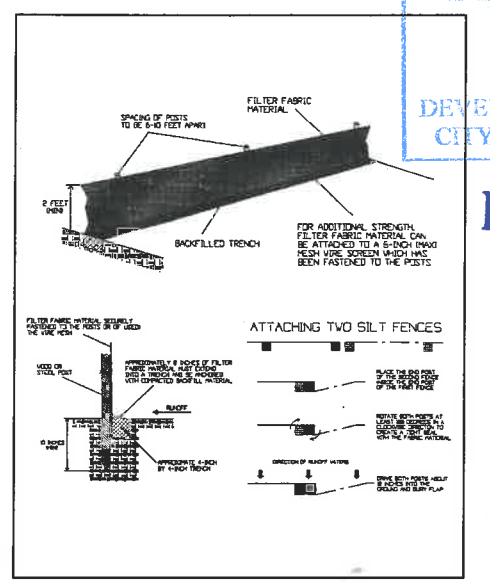


Figure 4.4b. Installing a Filter Fabric Silt Fence

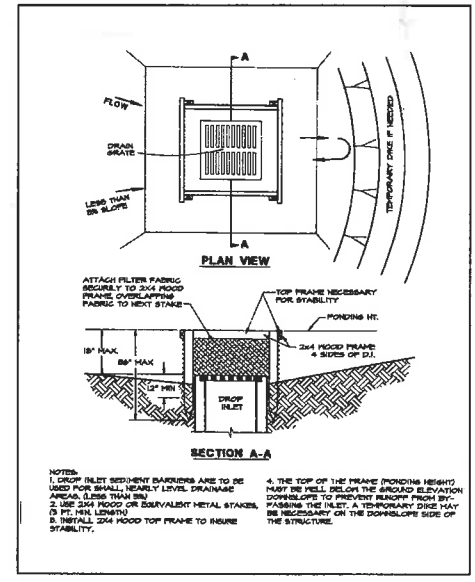


Figure 4.4c. Silt Fence Drop Inlet Sediment Barrier

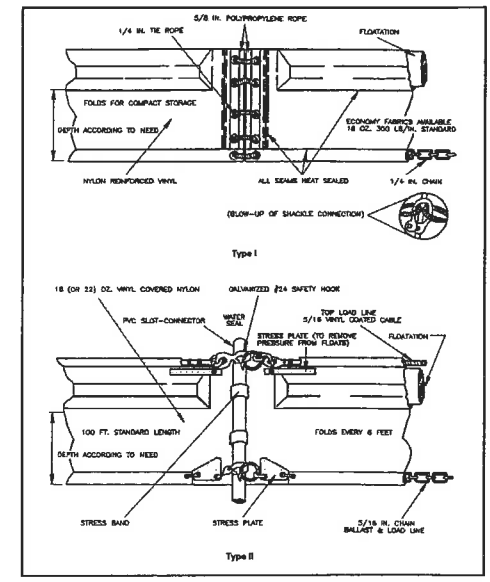


Figure 4.4d. Type I and II Floating Turbidity Barriers

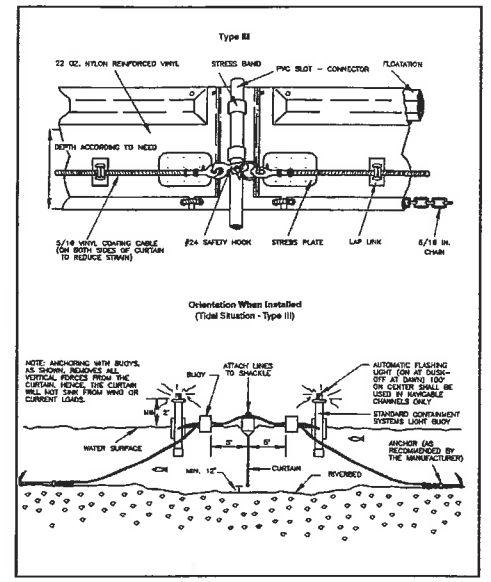


Figure 4.4e. Type III Floating Turbidity Barrier

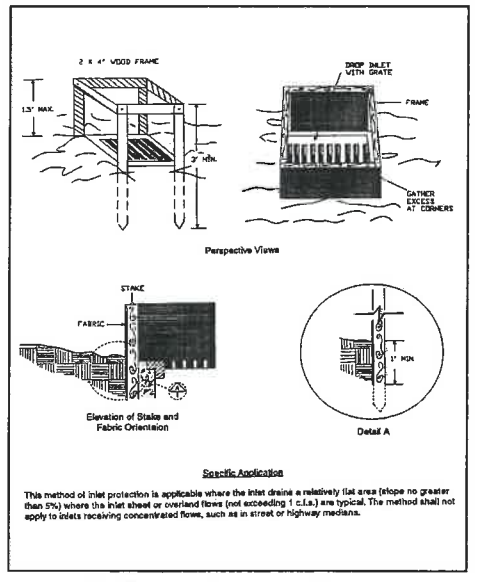


Figure 4.4f. Filter Fabric Drop Inlet Sediment Filter

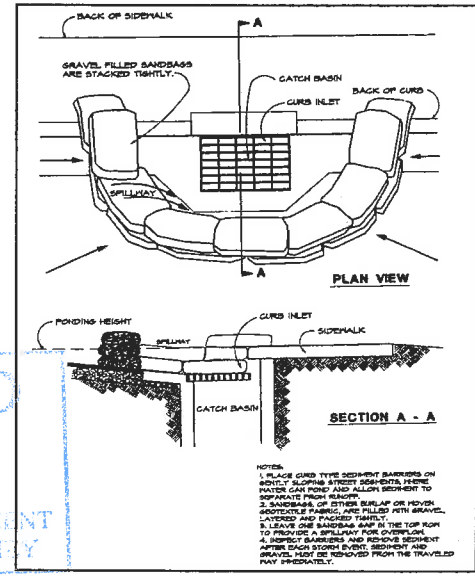


Figure 4.4g. Curb Inlet Sediment Barrier

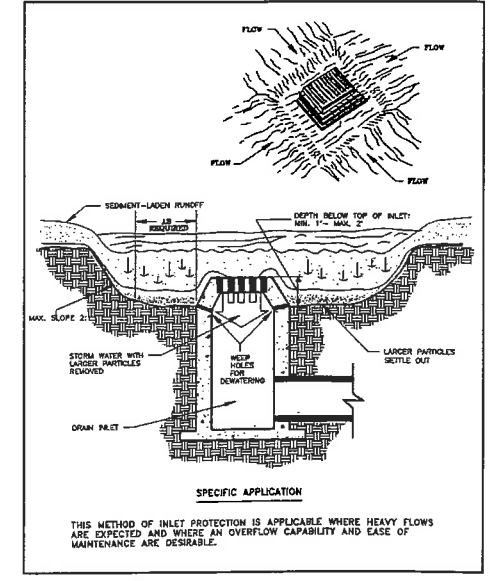


Figure 4.4h. Excavated Drop Inlet Sediment Trap

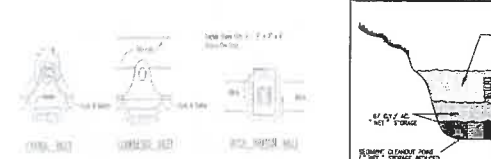


Figure 4.4i. Hay Bale Protection Around Inlets

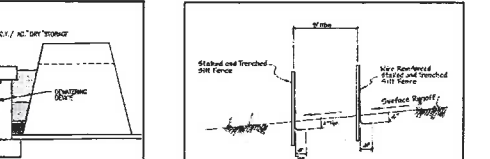


Figure 4.4j. Sediment Basin Storage Volumes

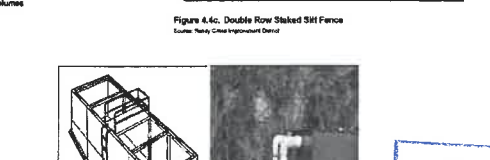


Figure 4.4k. Double Row Staked Silt Fence

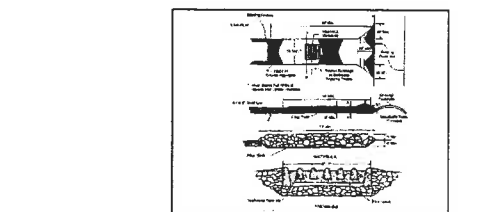


Figure 4.4l. Construction Entrance with Wash Rack



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8/11/2016 8:53:26 AM C:\mp\Development\0889_North Bay_Arch\central_2016_blackline.rvt

NPDES DETAILS
C4.4
PROJECT: 40889.00
DATE: 01/22/2016

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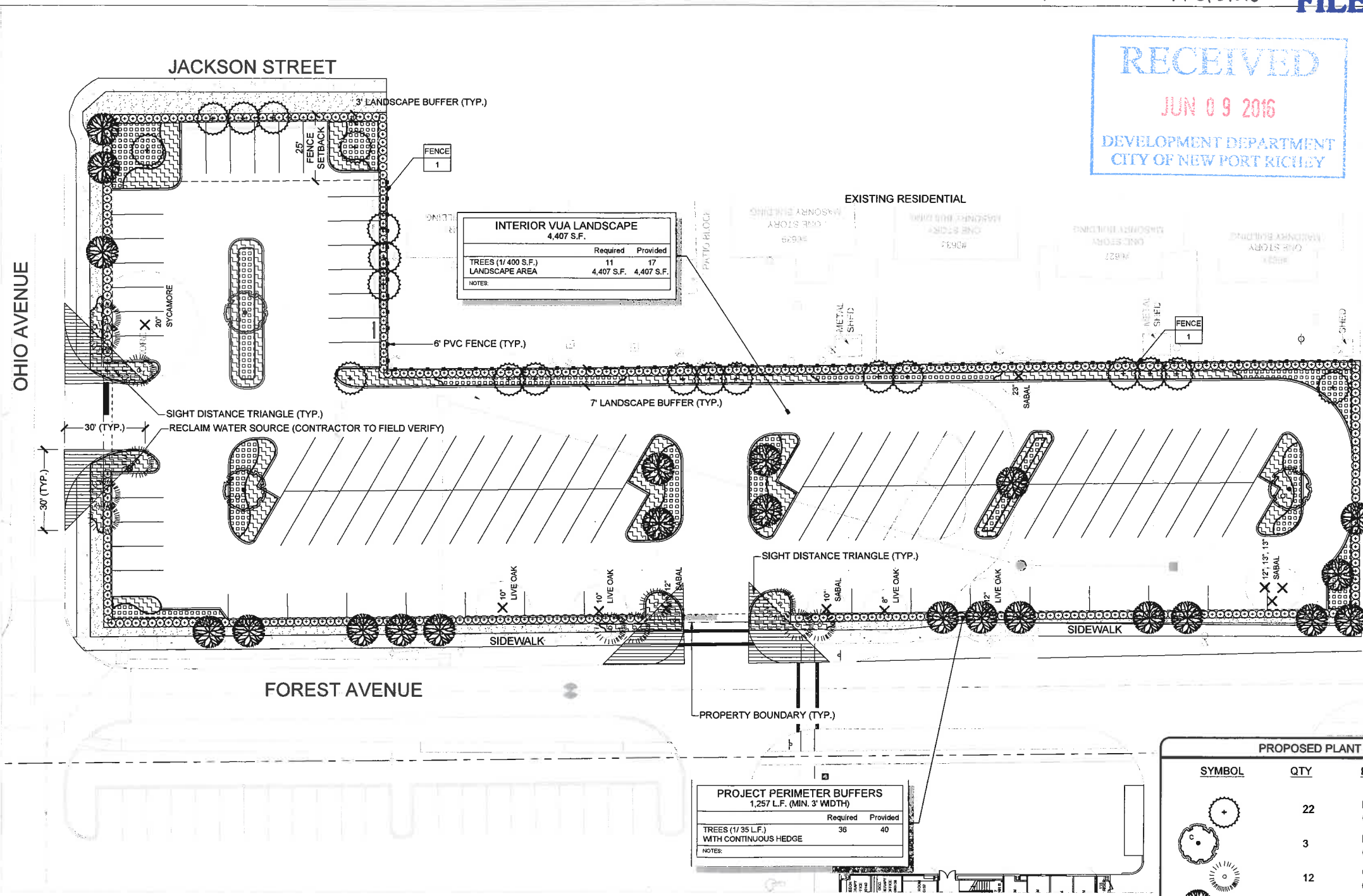
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 Environment
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 Birmingham AL Louisville KY
 Cincinnati OH Memphis TN
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 GRESHAM
 SMITH AND
 PARTNERS
 Two Harbor Place
 302 North Main Avenue
 Tampa, FL 33602
 Suite 900
 813-251-4333
 FIRM'S FLORIDA CERT. NO.
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 120000797A.C2000001

WALDROP
 ENGINEERING
 1400 South Dale Mabry Avenue
 Suite 200
 Tampa, FL 33629
 813-251-4333

CONSTRUCTION
 DOCUMENTS

FOREST
 AVENUE
 PARKING

Morton Plant
 North Bay
 Hospital
 6600 Madison Street New Port
 Richey, FL 34652



INTERIOR VUA LANDSCAPE
 4,407 S.F.

	Required	Provided
TREES (1/400 S.F.)	11	17
LANDSCAPE AREA	4,407 S.F.	4,407 S.F.

NOTES:

PROJECT PERIMETER BUFFERS
 1,257 L.F. (MIN. 3' WIDTH)

	Required	Provided
TREES (1/35 L.F.)	36	40
WITH CONTINUOUS HEDGE		

NOTES:

TREE TABULATION

DBH (IN.)	QTY. RETAINED	TOTAL INCHES RETAINED	QTY. REMOVED	TOTAL INCHES REMOVED
8			1	8
10			2	20
12			1	12
13				0
20			1	20
23				0

	PALMS RETAINED	PALMS REMOVED
TOTAL PALMS:	0	5

TOTAL TREE INCHES RETAINED ON SITE: 0
 TOTAL PALMS RETAINED ON SITE: 0

TOTAL REPLACEMENT INCHES REQUIRED: 60
 TREES TO BE REPLACED INCH FOR INCH WITH SIMILAR CANOPY COVERAGE
 TOTAL REPLACEMENT PALMS REQUIRED: 5

TREE REPLACEMENT

	TOTAL INCHES PROVIDED	TOTAL PALMS PROVIDED
Live Oak (3 trees @ 4" DBH = 12")	12	
Dahoon Holly (2 trees @ 5" DBH = 10")	10	
*Dahoon Holly (20 trees @ 5" DBH = 20")	20	
*Florida Elm (20 trees @ 5" DBH = 20")	20	
Cabbage Palm (5 palms)		5
TOTAL REPLACEMENTS PROVIDED	62	5

* Required trees that have been upgraded in order to meet New Port Richey LDC requirements of 4" DBH while using the additional 1" DBH towards replacement inches

TOTAL REPLACEMENT INCHES PROVIDED: 62
 TREES TO BE REPLACED INCH FOR INCH WITH SIMILAR CANOPY COVERAGE
 TOTAL REPLACEMENT PALMS PROVIDED: 5

FENCE
 1
 ITEM: PVC PRIVACY FENCE
 QUANTITY: 431 L.F. (CONTRACTOR TO VERIFY)
 TYPE: 6" THE STANDARD LAKELAND R TOP RAIL 1-1/2" X 5-1/2" FLAT RAIL PRIVACY FENCE
 COLOR: ALMOND (TO BE APPROVED BY CLIENT)
 NOTES: INSTALL PER MANUFACTURERS SPECIFICATIONS AND TO MEET OR EXCEED ALL LOCAL AND STATE CODES AND ORDINANCES.
 SUPPLIER: DANIELLE FENCE
 www.daniellefence.com
 4855 STATE ROAD 80 WEST
 MULBERRY, FLORIDA 33860



PROPOSED PLANT LEGEND

SYMBOL	QTY	PLANT SPECIES
(Symbol: Circle with cross)	22	DAHOON HOLLY (ILEX CASSINE)
(Symbol: Circle with dot)	3	LIVE OAK (QUERCUS VIRGINIANA)
(Symbol: Circle with vertical lines)	12	CABBAGE PALM (SABAL PALMETTO)
(Symbol: Circle with horizontal lines)	20	FLORIDA ELM (ULMUS AMERICANA)
(Symbol: Circle with diagonal lines)	401	VIBURNUM (VIBURNUM SPP.)
(Symbol: Circle with wavy lines)	1,506	PERENNIAL PEANUT (ARACHIS GLABRATA)
(Symbol: Circle with dots)	708	WHITE AFRICAN IRIS (DIETES VEGETA)
(Symbol: Square with cross-hatch)	2,503 SF	SOD

EXISTING TREE LEGEND

SYMBOL	PLANT SPECIES
(Symbol: Circle with cross)	SYCAMORE TO BE REMOVED
(Symbol: Circle with dot)	LIVE OAK TO BE REMOVED
(Symbol: Circle with vertical lines)	SABAL PALM TO BE REMOVED

Revision

No.	Date	Description

LANDSCAPE PLAN

L1.1

PROJECT: 443-01-02
 DATE: 01/22/2016

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GRESHAM SMITH AND PARTNERS



CONSTRUCTION DOCUMENTS

FOREST AVENUE PARKING

Morton Plant North Bay Hospital

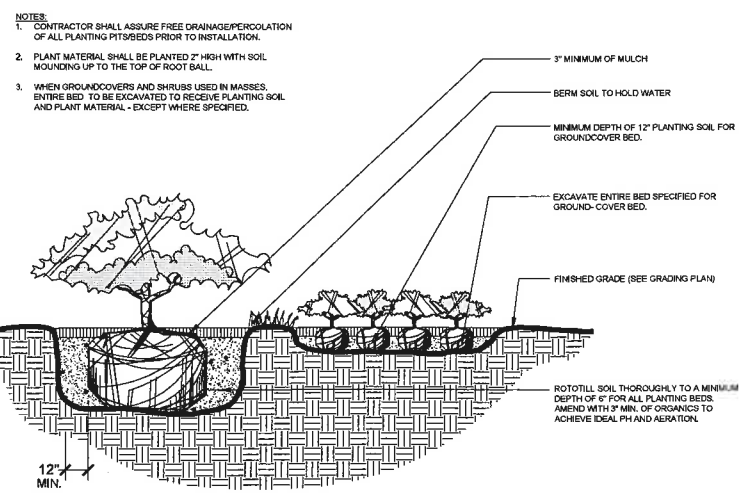
Revision table with columns: No., Date, Description

LANDSCAPE NOTES AND DETAILS

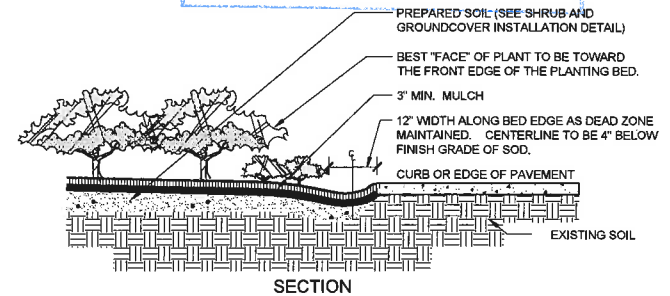
L6.1

PROJECT: 483-01-02 DATE: 01/22/2016

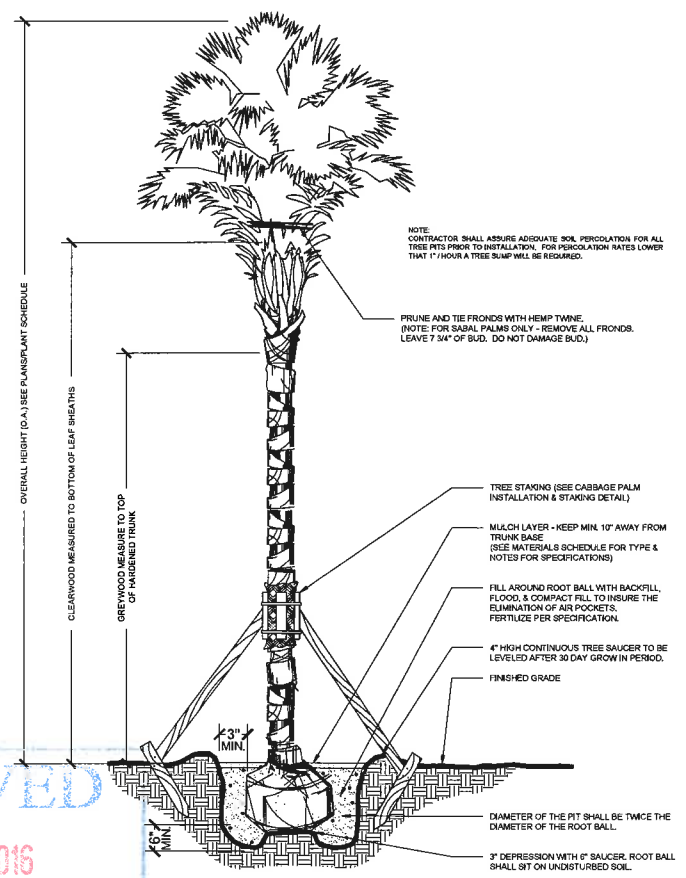
Drawn By: Checked By: Approved By:



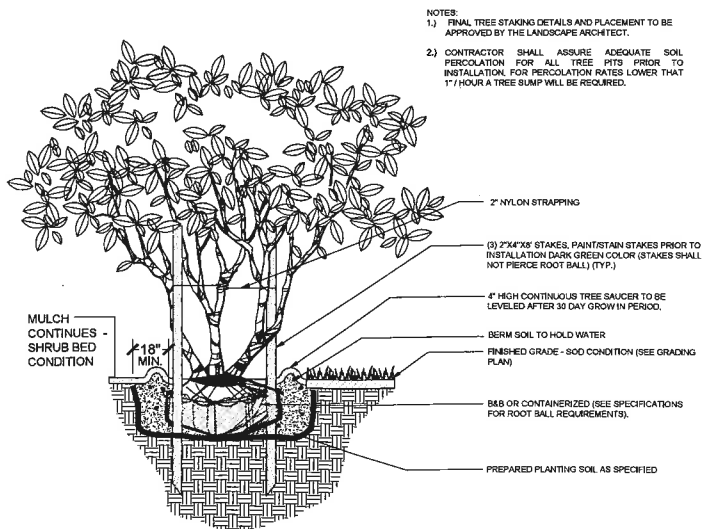
D SHRUB AND GROUND COVER INSTALLATION SCALE: N.T.S.



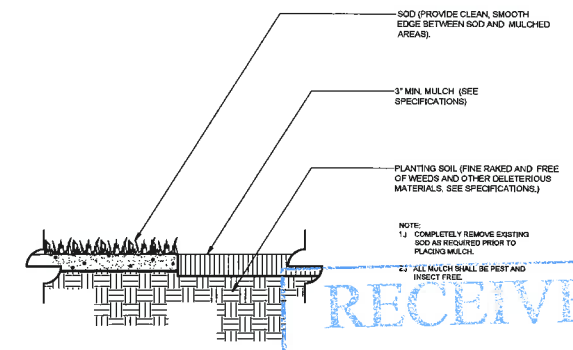
E TYPICAL PLANT SPACING DIAGRAM SCALE: N.T.S.



A PALM INSTALLATION SCALE: N.T.S.



B MULTI-TRUNK TREE INSTALLATION & STAKING SCALE: N.T.S.



C MULCH APPLICATION - TYPE I SCALE: N.T.S.

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WALDROP ENGINEERING

CONSTRUCTION DOCUMENTS

FOREST AVENUE PARKING

Morton Plant North Bay Hospital 6600 Madison Street New Port Richey, FL 34652

Revision table with columns: No., Date, Description

LANDSCAPE NOTES AND DETAILS

L6.2 PROJECT: 483-01-02 DATE: 01/22/2016

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GENERAL LANDSCAPE:

- 1. TREES AND SHRUBS SHALL NOT BE PLACED WITHIN THE MIDDLE TWO-THIRDS (2/3) OF ANY DRAINAGE SWALE... 2. ACTIVITIES HAVE BEEN SHIFTED AWAY FROM EXISTING TREES WHERE POSSIBLE... 3. LANDSCAPE PRACTICES FOR THIS PROJECT SHALL CONFORM TO ALL LANDSCAPE AND LAND DEVELOPMENT CODES...

INSTALLATION:

- 1. LANDSCAPE CONTRACTOR SHALL FIELD STAKE THE LOCATION OF ALL PLANT MATERIAL PRIOR TO INITIATING INSTALLATION... 2. LANDSCAPE CONTRACTOR SHALL FIELD ADJUST LOCATION OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO ALL EXISTING UNDERGROUND UTILITIES...

SOIL PREPARATION AND SOIL MIX:

- 1. THE CONTRACTOR SHALL BEAR ALL COSTS OF TESTING OF SOILS, AMENDMENTS, ETC., ASSOCIATED WITH THE WORK AND INCLUDED IN THE SPECIFICATIONS... A) APPLY ROCKWELL NURSERY (RNF) OR APPROVED HERBICIDE EQUAL ACCORDING TO MANUFACTURER'S RATE AND SPECIFICATION WITHIN LIMITS OF ALL AREAS TO BE PLANTED...

Table with columns: Item, Description, Quantity, Unit, Price. Includes items like Topsoil, Fertilizer, and various plants.

PLANT MATERIAL:

- 1. CONTRACTOR IS TO SUBMIT TO THE LANDSCAPE ARCHITECT THE GROWERS AND/OR STATE INSPECTION CERTIFICATE FOR PLANT MATERIAL... 2. ALL PLANT MATERIAL SHALL BE PROTECTED DURING TRANSPORT AND DELIVERY TO JOB SITE WITH SHADE CLOTH OR OTHER ACCEPTABLE MEANS OF WINDSCREEN PROTECTION...

EXISTING TREE CARE:

- 1. PLANT ALL TREES AND PALMS TO BE SAVED IN PLACE. PROVIDE BARRICADING IN ACCORDANCE WITH LOCAL STANDARDS AROUND TREES TO BE SAVED IN PLACE... 2. ALL WORK SHALL BE UNDERTAKEN IN THE PRESENCE OF A REGISTERED ARBORIST EMPLOYED BY THE LANDSCAPE CONTRACTOR...

SUBSTANTIAL COMPLETION

- 1. CONTRACTOR TO REQUEST INSPECTION OF PROJECT IN WRITING. IF ALL WORK IS SATISFACTORY AND COMPLETE IN ACCORDANCE WITH CONDITIONS OF CONTRACT DOCUMENTS... 2. LANDSCAPE CONTRACTOR TO GUARANTEE PLANT MATERIAL FOR A ONE (1) YEAR PERIOD FOLLOWING DATE OF SUBSTANTIAL COMPLETION...

INSTALLATION:

- 1. LANDSCAPE CONTRACTOR SHALL FIELD STAKE THE LOCATION OF ALL PLANT MATERIAL PRIOR TO INITIATING INSTALLATION... 2. LANDSCAPE CONTRACTOR SHALL FIELD ADJUST LOCATION OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO ALL EXISTING UNDERGROUND UTILITIES...

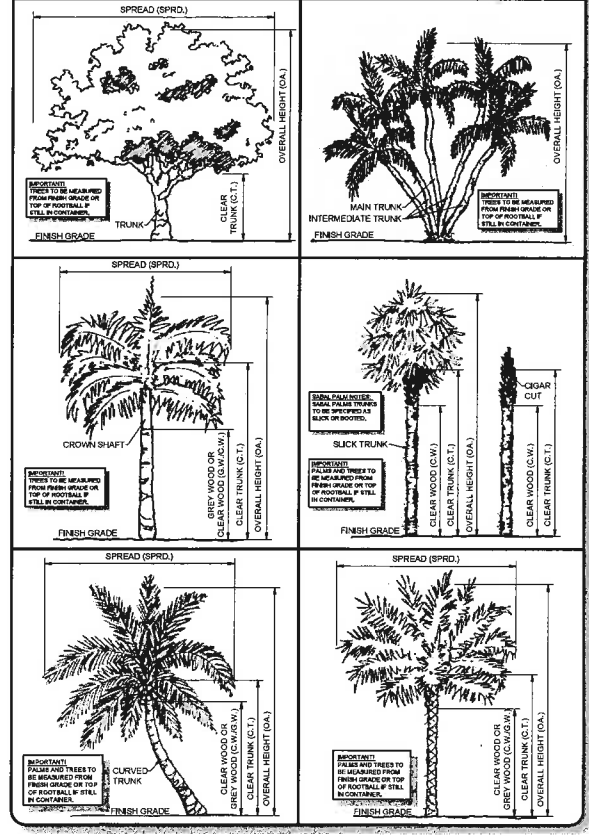
SOIL PREPARATION AND SOIL MIX:

- 1. THE CONTRACTOR SHALL BEAR ALL COSTS OF TESTING OF SOILS, AMENDMENTS, ETC., ASSOCIATED WITH THE WORK AND INCLUDED IN THE SPECIFICATIONS... A) APPLY ROCKWELL NURSERY (RNF) OR APPROVED HERBICIDE EQUAL ACCORDING TO MANUFACTURER'S RATE AND SPECIFICATION WITHIN LIMITS OF ALL AREAS TO BE PLANTED...

PLANT MATERIAL:

- 1. CONTRACTOR IS TO SUBMIT TO THE LANDSCAPE ARCHITECT THE GROWERS AND/OR STATE INSPECTION CERTIFICATE FOR PLANT MATERIAL... 2. ALL PLANT MATERIAL SHALL BE PROTECTED DURING TRANSPORT AND DELIVERY TO JOB SITE WITH SHADE CLOTH OR OTHER ACCEPTABLE MEANS OF WINDSCREEN PROTECTION...

TREE & PALM MEASURING GUIDELINES:



LANDSCAPE MATERIAL SCHEDULES:

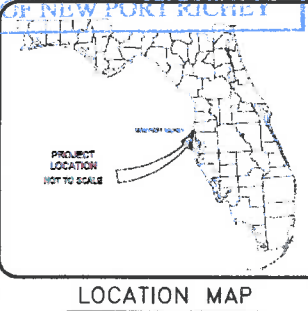
Table with columns: Description, Specification, Estimated Quantity, Unit. Lists plants like Ilex cassine, Quercus virginiana, Sabal palmetto, etc.

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GRESHAM SMITH AND PARTNERS

Two Million Plaza 302 Koger Run Avenue Tampa, FL 33602 813.251.8535



CONSTRUCTION DOCUMENTS

PDD Ordinance Modification

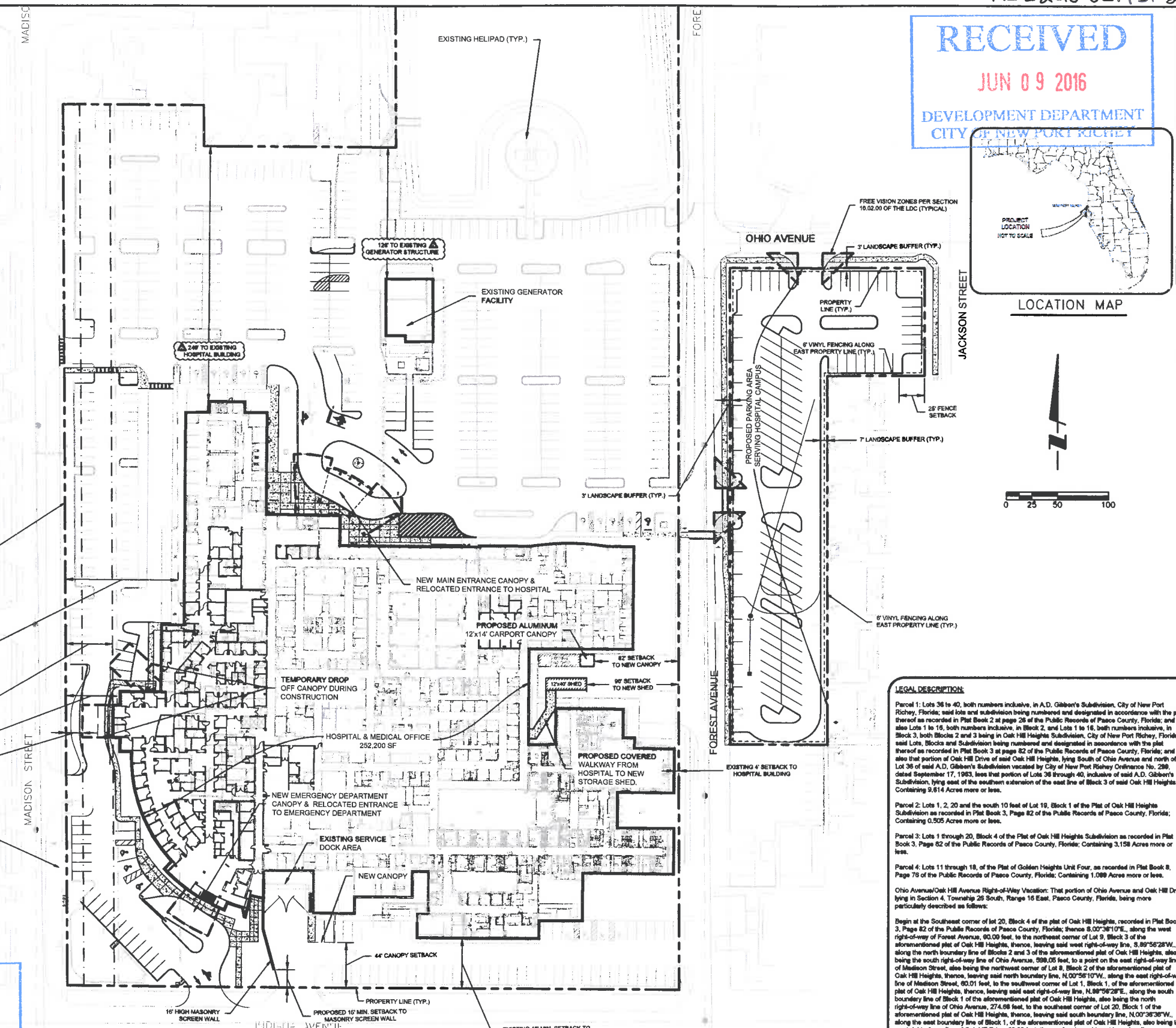
Morton Plant North Bay Hospital

6500 Madison Street New Port Richey, FL 34652

Table with 3 columns: No., Date, Description. Contains revision history entries.

PDD SITE PLAN

PROJECT: 4088.00 DATE: 02/11/2016



SITE DATA TABLE:

PARCEL ID: 04-26-16-007A-00000-0110, 04-26-16-007A-00000-0130... EXISTING ZONING: PDD PER ORDINANCE #164 (LOTS 11-16) & R3 (LOT 19 PARCEL ID)... FUTURE LAND USE CATEGORY: PUBLIC/SEMI-PUBLIC & RESIDENTIAL OFFICE... MINIMUM BUILDING SETBACKS PER CITY PDD ZONING ORDINANCE #164: MADISON STREET: 20' TO HOSPITAL CANOPY, 45' TO MAIN HOSPITAL BUILDING...

Table with 3 columns: BUILDING AREA, EXISTING AREA, PROPOSED AREA. Rows include HOSPITAL, MEDICAL OFFICE, OFFICE, and PARKING REQUIREMENTS.

LEGAL DESCRIPTION:

Parcel 1: Lots 36 to 40, both numbers inclusive, in A.D. Gibber's Subdivision, City of New Port Richey, Florida... Parcel 2: Lots 1, 2, 20 and the south 10 feet of Lot 19, Block 1 of the Plat of Oak Hill Heights Subdivision as recorded in Plat Book 3, Page 82 of the Public Records of Pasco County, Florida... Parcel 3: Lots 1 through 20, Block 4 of the Plat of Oak Hill Heights Subdivision as recorded in Plat Book 3, Page 82 of the Public Records of Pasco County, Florida... Parcel 4: Lots 11 through 18, of the Plat of Golden Heights Unit Four, as recorded in Plat Book 8, Page 78 of the Public Records of Pasco County, Florida... Ohio Avenue/Oak Hill Avenue Right-of-Way Vacation: That portion of Ohio Avenue and Oak Hill Drive lying in Section 4, Township 29 South, Range 16 East, Pasco County, Florida...

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FILE COPY REZONING FROM PDD & R-3 TO PDD