



# LAND USE PLAN AMENDMENT & REZONING APPLICATION

City of New Port Richey  
Development Department  
City Hall, 5919 Main Street, 1<sup>st</sup> Floor  
New Port Richey, FL 34652  
Phone (727) 853-1039 Fax (727) 853-1052

- Submit original signed and notarized application (plus two copies)
- Submit original signed and sealed survey (plus two copies)
- Submit application fees: \$750 for land use plan amendment; \$750 for rezoning (checks made payable to the *City of New Port Richey*)

CASE # REZ2016-04

Land Use Plan Amendment

Rezoning

Send copy to Pasco Govt. if w/in 1 mile

Send copy to Pasco Schools if residential

Date Received: \_\_\_\_\_

**RECEIVED**

OCT 06 2016

DEVELOPMENT DEPARTMENT  
CITY OF NEW PORT RICHEY

FILE COPY

## PROPERTY OWNERS AND REPRESENTATIVE INFORMATION:

**Current Property Owner(s):** Morton Plant Hospital Association, Inc.

**Mailing Address:** 303 Pinellas Street, Suite 310

(Street, City, State, Zip Code for all owners)

**Daytime Phone Number:** 727.859.4883 **Fax Number:** \_\_\_\_\_

**Email or Alternate Contact Information:** deborah.bartley@baycare.org

**Representative(s) of Owner(s):** Deborah Bartley

**Relationship to Owner(s):** Morton Plant Hospital Association, Inc., BayCare Construction Manager - Authorized Agent

**Mailing Address:** 303 Pinellas Street, Suite 310, Clearwater, FL 33756

(Street, City, State, Zip Code)

**Daytime Phone Number:** 727.859.4883 **Fax Number:** \_\_\_\_\_

**Email or Alternate Contact Information:** deborah.bartley@baycare.org

**Who is the PRIMARY contact for this application?** Deborah Bartley

## PROPERTY INFORMATION:

**Street Address:** 6705 Jackson Street

**General Location:** one parcel south of Ohio Avenue and west of Jackson Street

**Size of Site:** 5,700 square feet 0.13 acres

**Legal Description:** See Enclosed Survey

**Parcel Number(s):** 04-26-16-0070-00000-0200

**Existing Categories:** Zoning District: R6 Land Use Category: Low-Medium Density Residential & Res/Office

(For property to be annexed, obtain this information from Pasco County - 727-847-8132 or 727-847-8193)

**Proposed Categories:** Zoning District: PDD Land Use Category: Public/Semi-Public

**Existing Use and Size:** Existing single family home: 1,248 SF

(Existing number of dwelling units or square footage of non-residential use on the property)

**Proposed Use:** Asphalt parking area

(Proposed number of dwelling units or square footage of nonresidential use)

**CONSISTENCY WITH CONCURRENCY:** The following calculations shall be used to **determine the projected demand** of the proposed project on the applicable public facility/service. The calculations are listed by facility/service type. *(Please fill in blanks.)*

**Potable water** - Adopted level of service (LOS) = 152 gal/day/capita (nonresidential uses included in adopted LOS).

Residential: Single-family: 152 gal × 2.12 persons/household × 0 units = 0 gal/day/capita (demand)  
Multi-family: 152 gal × 1.90 persons/household × 0 units = 0 gal/day/capita (demand)

Commercial: See Table I in the Land Development Code for estimated water flows: N/A gal/day/capita

**Wastewater** - Adopted level of service (LOS) = 114 gal/day/capita (nonresidential uses included in adopted LOS).

Residential: Single-family: 114 gal × 2.12 persons/household × 0 units = 0 gal/day/capita (demand)  
Multi-family: 114 gal × 1.90 persons/household × 0 units = 0 gal/day/capita (demand)

Commercial: See Table I in the Land Development Code for estimated sewer flows: N/A gal/day/capita

**Solid waste** - Adopted level of service (LOS) = 6.3 lbs/day/capita (nonresidential uses included in the adopted LOS).

Residential: Single-family: 6.3 lbs × 2.12 persons/household × 0 units = 0 lbs/day/capita(demand)  
Multi-family: 6.3 lbs × 1.90 persons/household × 0 units = 0 lbs/day/capita(demand)

Commercial: Commercial uses are included in the adopted LOS: N/A lbs/day/capita (demand).

**Recreation/open space.** Refer to the New Port Richey Comprehensive Plan for adopted level of service standards.

Single-family: 0 units × 2.12 persons/household = 0 (population projection)  
 Multi-family: 0 units × 1.90 persons/household = 0 (population projection)

**Stormwater Management.** Refer to the Stormwater Management and Erosion Control Policy and Procedures Manual for standards necessary to comply: LOS = 25-year, 24-hour storm event.

**Transportation.** Refer to the New Port Richey Comprehensive Plan for the adopted Level of Service Standards. Refer to the Land Development Code for the **requirements of a Transportation Study.** *(Please attach to this form)*

1. Determine the number of trips generated by the proposed project during the PM peak hour using the most recent edition of the ITE "Trip Generation" report with no adjustments for internal capture or passerby trips.
2. If the total number of trips is equal to or greater than 50 trips, then a transportation study shall be done. The report shall be signed and/or sealed by either a registered professional engineer or a member of the American Institute of Certified Planners.
  - a. **If no study is required, the applicant is required to provide only the existing directional PM peak hour traffic volumes and level of service for the roadways link to which project driveways connect. This information shall include project traffic.**
  - b. The data shall be in conformance with Notes 3a and 3b of "Existing Conditions" below.
3. Existing conditions. The following shall be provided:
  - a. Existing directional PM peak hour traffic volumes and LOS on all collectors and arterials within study area.
  - b. Existing turning movements at the impacted intersection(s) and intersection LOS.

**NOTE FOR QUASI-JUDICIAL PROCEEDINGS:**

I understand the hearing process to review this application is considered quasi-judicial and operates much like a court of law. The Land Development Review Board and City Council members act in a similar capacity as a judge and must govern themselves in accordance with the basics of due process in making decisions. I understand that contact with any of these members about my application should be avoided. I also understand these members have been instructed to avoid all such conversations with applicants or people in opposition to or support of any variance. I further understand that decisions will be made based on evidence and testimony that is presented at scheduled public hearings and not on information gathered outside of these hearings.

**ATTENDANCE AT MEETINGS:**

The applicant or applicant's representative needs to be present at the DRC, LDRB and City Council meetings.

**AUTHORIZATION TO VISIT THE PROPERTY:**

Site visits to the property by City representatives are essential to process this application. The Owner/Applicant, as notarized below, hereby authorizes the City representatives to visit, photograph and post a notice on the property described in this application.

**AUTHORIZATION FOR OWNER'S REPRESENTATIVE(S):**

I Michael Yungmann, the owner, hereby authorize Deborah Bartley, BayCare Health Systems, Inc. to act as my representative(s) in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all representations and agreements made by the designated representative.

Signature of Current Property Owner(s): *Michael Yungmann*

Date: 9/6/16

Subscribed and sworn to before me this 9 day of Sept., 20 16 who is personally known to me and/or produced Employee ID as identification.

STATE OF FLORIDA, COUNTY OF PASCO  
Notary Public *Michelle Brown*



My Commission Expires: 8/22/20

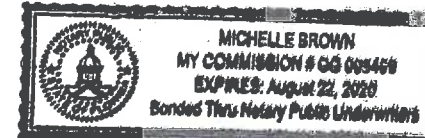
**APPLICANT'S AFFIDAVIT:**

I Deborah Bartley, the owner or authorized representative, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all aspects true and correct, to the best of my knowledge.

Signature of Owner or Authorized Representative: *Deborah Bartley*  
Date: 9/6/16

Subscribed and sworn to before me this 9 day of Sept., 20 16 who is personally known to me and/or produced Employee ID as identification.

STATE OF FLORIDA, COUNTY OF PASCO  
Notary Public *Michelle Brown*



My Commission Expires: 8/22/20

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**Table I: Estimated sewage/water flows for Commercial Development**

Type of Establishment Gallons Per Day (GPD)

**Commercial:**

Airports

- (a) Per passenger . . . 5
- (b) Add per employee (per 8 hr. shift) . . . 20

Barber and beauty shops (per chair) . . . 100

Bowling alleys (toilet wastes only per lane) . . . 100

Country club

- (a) Per resident . . . 100
- (b) Per member . . . 25
- (c) Per employee (per 8 hour shift) . . . 20

Dentist offices

- (a) Per wet chair . . . 200
- (b) Per non-wet chair . . . 50

Doctors' offices . . . 250

Factories, exclusive of industrial wastes (gallons per employee per 8 hr. shift)

- (a) No showers provided . . . 20
- (b) Showers provided . . . 35

Food service operations

- (a) Ordinary restaurant (per seat) . . . 50
- (b) 24-hour restaurant (per seat) . . . 75
- (c) Single service articles only (per seat) . . . 25
- (d) Bar and cocktail lounge (per seat) . . . 30
- (e) Drive-in restaurant (per car space) . . . 50

(f) Carry-out only

- 1. Per 100 square feet of floor space . . . 50
- 2. Add per employee (per 8 hr. shift) . . . 20

(g) Institutions (per meal) . . . 5

Hotel and motels

- (a) Regular (per room)
- (b) Resort hotels, camps, cottages (per person) . . . 75
- (c) Add for establishments with self-service laundry facilities (per machine) . . . 400

Office building (per employee per 8 hr shift) . . . 20

Service stations (per water closet and urinal) . . . 250

Shopping centers without food or laundry (per square foot of floor space) . . . 0.1

Stadium, race track, ball parks (per seat) . . . 5

Stores (per square foot of floor space) . . . 0.1

Swimming and bathing facilities, public (per person) . . . 10

Theaters

- (a) Indoor, auditoriums (per seat) . . . 5
- (b) Outdoor, drive-ins (per space) . . . 10

Trailer or mobile home park (per trailer space) . . . 200

Travel trailer or recreational vehicle park

- (a) Travel trailer (overnight), without water and sewer hookup (per trailer space) . . . 75
- (b) Travel trailer (overnight), with water and sewer hookups (per trailer space) . . . 100

**Institutional:**

Churches (per seat) . . . 3

Hospitals (per bed (does not include kitchen wastewater flows) . . . 200

Nursing homes, rest homes (per bed) (does not include kitchen wastewater flows) . . . 100

Parks, public picnic

- (a) With toilets only (per person) . . . 5
- (b) With bathhouses, showers and toilets (per person) . . . 10

Schools (per person)

- (a) Day-type . . . 15
- (b) Add for showers . . . 5
- (c) Add for cafeteria . . . 5
- (d) Add for day school workers . . . 15
- (e) Boarding type . . . 75

Work or construction camps, semi-permanent (per worker) . . . 50"

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

**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 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 0.814 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°36'10"E., along the west right-of-way of Forest Avenue, 50.00 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, 80.01 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, 80.00 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 0.894 acres more or less.

AND

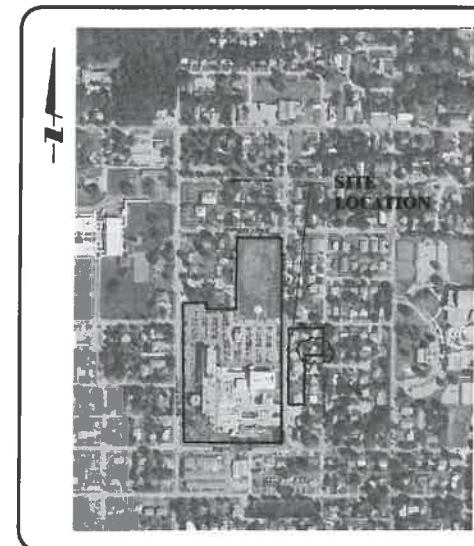
(As per Official Records Book 8503, page 1859)  
 Lot 19, Golden Heights, Unit Three, according to the plat thereof as recorded in Plat Book 8, Page 80, of the Public Records of Pasco County, Florida; Containing 0.153 acres more or less.

AND

(As per Official Records Book 9411, Page 3768)  
 Lot 20, Golden Heights, Unit Three, according to the plat thereof as recorded in Plat Book 8, Page 80, of the Public Records of Pasco County, Florida; Containing 0.13 acres more or less.



**LOCATION MAP**

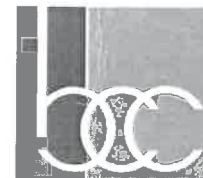


**SITE MAP**

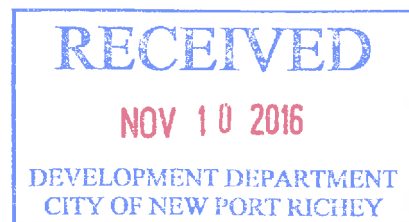
**INDEX OF SHEETS**

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
L6.2	LANDSCAPE NOTES AND DETAILS

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



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



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

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

THE ABOVE NOTED DOCUMENTS SHALL BE THE TECHNICAL SPECIFICATIONS FOR THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR SHALL OBTAIN AND FULLY FAMILIARIZE HIMSELF WITH THE CONTENTS OF SAID SPECIFICATIONS. IN THE EVENT THAT A DISCREPANCY OCCURS BETWEEN THESE PLANS AND THE AFORESAID TECHNICAL SPECIFICATIONS, THE SPECIFICATIONS SHALL TAKE PRECEDENCE. UNLESS OTHERWISE DIRECTED BY THE ENGINEER IN WRITING, THE CONTRACTOR SHALL HAVE A SET OF THESE PLANS MARKED "APPROVED FOR CONSTRUCTION" ALONG WITH A COPY OF ALL THE DOCUMENTS NOTED ABOVE ON THE PROJECT SITE AT ALL TIMES.

- 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. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE PERMIT CONDITIONS AND INSPECTION REQUIREMENTS SPECIFIED BY THE PERMITS AND VARIOUS GOVERNMENTAL AGENCIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROPERLY POST ALL PERMITS ON-SITE AND TO ASSURE ALL CONSTRUCTION ACTIVITIES ARE IN COMPLIANCE WITH THE CONDITIONS OF ALL PERMITS AND APPROVALS. THE CONTRACTOR SHALL SCHEDULE ANY NECESSARY INSPECTIONS ACCORDING TO AGENCY REQUIREMENTS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES WHETHER OR NOT THEY ARE INDICATED ON THESE PLANS, AND SHALL NOTIFY ALL UTILITY OWNERS A MINIMUM OF 48 HOURS IN ADVANCE OF CONSTRUCTION COMMENCEMENT. THE CONTRACTOR SHALL NOTIFY AND COORDINATE WITH ALL UTILITY COMPANIES AND OBTAIN NECESSARY APPROVALS FOR CONSTRUCTION OF THE PROJECT, INCLUDING BUT NOT LIMITED TO THE CITY OF NEW PORT RICHEY, WITH ACOOTEE RIVER ELECTRIC (WREC), VERIZON, AND BRIGHTHOUSE NETWORKS. CALL 813-932-4170 (FOR NEW PORT RICHEY) OR ANY EXCAVATION.

4. THE CONTRACTOR SHALL ASSURE AND BE RESPONSIBLE FOR THE PROPER PLACEMENT AND MAINTENANCE OF ALL TRAFFIC CONTROL DEVICES REQUIRED FOR THE CONSTRUCTION OF THIS PROJECT.
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. THIS INCLUDES LAND OWNED BY THE DEVELOPER.

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 CONTRACTOR'S NEED FOR SAME.

8. PRIOR TO REMOVAL, 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. COMMENTARY OF SITE IMPROVEMENTS SHALL BE INTERPRETED AS ACCEPTANCE BY CONTRACTOR OF ALL REPRESENTATIONS IN CONTRACT DOCUMENTS.

9. THE CONTRACTOR SHALL MAINTAIN A SET OF FIELD "AS BUILTS" FOR ALL IMPROVEMENTS NOTING ANY FIELD ADJUSTMENTS. THE "AS BUILT" SHALL INCLUDE VERTICAL AND HORIZONTAL LOCATIONS OF ALL GRAVITY UTILITY SYSTEMS INCLUDING SLOPE OF PIPES, TYPES OF PIPES FOR UTILITY SYSTEMS IF DIFFERENT FROM DESIGN, TOP OF BANK AND TOP OF SLOPE FOR ALL STORMWATER PONDS, STORMWATER CONTROL STRUCTURE AND OUTFALL PIPE DATA (ODIR WIDTHS AND ELEVATIONS, ORIFICE SIZES AND ELEVATIONS, TOP OF STRUCTURE ELEVATIONS, INVERT ELEVATION OF OUTFALL PIPE, ETC.). UTILITY CROSSING DETAILS IF DIFFERENT FROM DESIGN, HORIZONTAL LOCATION OF PRESSURE PIPE SYSTEMS IF DIFFERENT FROM DESIGN LOCATIONS, AND ALL OTHER DATA INDICATING DEVIATIONS FROM DESIGN AS APPLICABLE. PRIOR TO FINAL PAYMENT, THE CONTRACTOR SHALL BE RESPONSIBLE TO SUBMIT A CERTIFIED SET OF "AS BUILT" PERIODICALLY IN ACCORDANCE WITH F.A.C. RULE 91G(174.3041) TO THE ENGINEER. EACH SHEET OF THE PLANS SHALL BE SIGNED, SEALED AND DATED BY A PROFESSIONAL LAND SURVEYOR LICENSED TO PERFORM LAND SURVEYING SERVICES IN THE STATE OF FLORIDA. THE ENGINEER SHALL REVIEW THE "AS BUILT" AND CONVERT THEM INTO RECORD DRAWINGS.

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. CONTRACTOR SHALL COOPERATE WITH THE OWNERS' GEOTECHNICAL ENGINEER AND SHALL NOTIFY THE GEOTECHNICAL ENGINEER AT LEAST 24 HOURS PRIOR TO ANY TESTING REQUIRED BY THE PLANS, SPECIFICATIONS, REPORTS, AND/OR GOVERNMENTAL AGENCIES, OR AS COMMENCED BY GEOTECHNICAL ENGINEER. IF A FAILURE IN ANY OF THE CONTRACTOR'S ACTIVITIES RELATED TO SOILS OR MATERIALS TESTING OCCURS, THE CONTRACTOR SHALL IMMEDIATELY REPORT THE FAILURE AT HIS EXPENSE AND RE-SCHEDULE THE RE-TESTING AS NECESSARY. ALL RE-TESTING TESTS FROM THE GEOTECHNICAL ENGINEER RESULTING FROM THE AFORESAID FAILURES SHALL BE AT THE CONTRACTOR'S EXPENSE.

12. OWNER AND CONSULTANT CONTACT INFORMATION

OWNER: MORTON PLANT HOSPITAL ASSOCIATION, INC. 363 PINELLAS STREET, SUITE 310 CLEARWATER, FLORIDA 33756 TELEPHONE (727) 493-4433

ENGINEER: BCC ENGINEERING, INC. 5405 CYPRESS CENTER DR., SUITE 290 TAMPA, FLORIDA 33699 ATTENTION: JESSIE L. BLACKSTOCK, P.E. TELEPHONE: (813) 937-0200

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. IT WILL BE NECESSARY FOR THE CONTRACTOR TO COORDINATE AND SCHEDULE HIS ACTIVITIES, WHERE NECESSARY, WITH OTHER CONTRACTORS AND UTILITY COMPANIES, INCLUDING BUT NOT LIMITED TO WREC, VERIZON, AND BRIGHTHOUSE NETWORKS.

14. OVERALL CLEANUP SHALL BE ACCOMPLISHED BY THE CONTRACTOR IN ACCORDANCE WITH CITY OF NEW PORT RICHEY STANDARDS, OR AS DIRECTED BY THE ENGINEER AND OWNER.

15. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ACCESS TO PRIVATE PROPERTY. ANY DAMAGE CAUSED BY THE CONTRACTOR IN THE PERFORMANCE OF HIS WORK SHALL BE CORRECTED TO THE SATISFACTION OF THE ENGINEER AND THE OWNER AT THE CONTRACTOR'S EXPENSE.

16. ANY DAMAGE TO STATE, COUNTY, OR LOCAL ROADS CAUSED BY THE CONTRACTOR'S HAULING OR EXCAVATION EQUIPMENT SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE ENGINEER, THE OWNER, AND THE APPLICABLE GOVERNMENTAL AGENCY.

17. ANY U.S.C. & G.S. MONUMENT WITHIN LIMITS OF CONSTRUCTIONS TO BE PROTECTED BY THE CONTRACTOR.

LAND SURVEYING

- 1. BOUNDARY, TREE, AND TOPOGRAPHIC SURVEYS WERE CONDUCTED BY CAROLIN.
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.
3. MONUMENTS AND OTHER SURVEY CONTROL POINTS SHALL BE PROTECTED FROM DAMAGE AND DISTURBANCE. IF ANY CONTROL POINTS ARE DAMAGED OR DISTURBED, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPLACE THE CONTROL POINTS TO THEIR ORIGINAL LOCATION AT HIS OWN EXPENSE.
4. ALL ELEVATIONS REFER TO THE NAVD 1928 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. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES AFFECTING THIS WORK PRIOR TO CONSTRUCTION OR ORDERING STRUCTURES.

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).

CONTRACTOR SHALL PROVIDE AND MAINTAIN ITS OWN SAFETY EQUIPMENT IN ACCORDANCE WITH ITS HEALTH & SAFETY PROGRAM AND ALL OTHER APPLICABLE LEGAL AND HEALTH AND SAFETY REQUIREMENTS. THE CONTRACTOR IS ALSO RESPONSIBLE FOR PROVIDING ITS EMPLOYEES AND SUBCONTRACTORS WITH ADEQUATE INFORMATION AND TRAINING TO ENSURE THAT ALL EMPLOYEES AND SUBCONTRACTORS FULLY UNDERSTAND AND COMPLY WITH ALL APPLICABLE REQUIREMENTS. CONTRACTOR SHALL REMAIN IN COMPLIANCE WITH ALL OCCUPATIONAL SAFETY AND HEALTH REGULATIONS AS WELL AS THE ENVIRONMENTAL PROTECTION LAWS. THE FOLLOWING IS NOT TO BE PERCEIVED AS THE ENTIRE SAFETY PROGRAM BUT JUST BASIC REQUIREMENTS.

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. PARTICULAR ATTENTION MUST BE GIVEN TO THE CONSTRUCTION PART 1926 SUBPART P. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRACING, SHEETING OR SHORING AS NECESSARY. DRAINAGING METHODS SHALL BE USED AS REQUIRED TO KEEP TRENCHES DRY WHILE PIPE AND APPURTENANCES ARE BEING PLACED. ALL SUBSURFACE CONSTRUCTION SHALL COMPLY WITH THE STATE OF FLORIDA'S TRENCH SAFETY ACT (F.S. 353.90).

6. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY AND ENFORCE ALL APPLICABLE SAFETY REGULATIONS. THE ABOVE INFORMATION HAS BEEN PROVIDED FOR THE CONTRACTOR'S INFORMATION ONLY AND DOES NOT IMPLY THAT THE OWNER OR ENGINEER WILL INSPECT AND/OR ENFORCE SAFETY REGULATIONS.

7. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES AND SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE UTILITY COMPANIES PRIOR TO CONSTRUCTION TO OBTAIN FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES. CALL 813-932-4170 (FOR NEW PORT RICHEY) TO ARRANGE FIELD LOCATIONS.

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, FIGHT THE DUST, CONTROL AND PREVENT EROSION, AND TRANSPORTATION OF SEDIMENT INTO EXISTING WATERS. CONSERVATION AREAS, NATURAL AREAS AND OFFSITE AREAS, AS WELL AS NEWLY CONSTRUCTED ROADWAYS, STORMWATER FACILITIES AND MITIGATION AREAS. THIS MAY REQUIRE ADDITIONAL MEASURES FROM THOSE SHOWN ON THE CONSTRUCTION PLANS, SUCH AS WEEDS, DIVERSION COVERS, SEED & MULCH, STAKED MUD BAILS, OR OTHER EROSION CONTROL MEASURES NECESSARY TO REACT TO VARYING SITE CONDITIONS OR INCIDENT WEATHER. IF EROSION OCCURS, THE CONTRACTOR SHALL IMMEDIATELY REMEDY THE DAMAGE CAUSED BY SUCH EROSION BY CONTROLLED REMOVAL OF SEDIMENTS, REPLANTING IF NECESSARY AND RE-ESTABLISHMENT OF EROSION PROTECTION DEVICES. AT THE CONTRACTOR'S SOLE EXPENSE.
2. SEE PLAN ENTITLED EROSION AND SEDIMENTATION CONTROL PLAN FOR ADDITION 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 2006 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 403.005, FLORIDA STATUTES (F.S.). THE NPDES STORMWATER PROGRAM REGULATES POINT SOURCE DISCHARGES OF STORMWATER INTO SURFACE WATERS OF THE STATE OF FLORIDA FROM CERAMIC MANUFACTURING, 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 ENFORCING COMPLIANCE AND ENFORCEMENT ACTIVITIES. THE CONTRACTOR AGREES TO ASSIST THE OWNER IN THE PREPARATION AND IMPLEMENTATION OF A STORMWATER POLLUTION PREVENTION PLAN (SWPPP). THE EPA HAS PUBLISHED SUMMARY GUIDANCE FOR "DEVELOPING POLLUTION PREVENTION PLANS AND BEST MANAGEMENT PRACTICES" (EPA 823-G-02-005, SEPTEMBER 1992).

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, AND TREES SHOWN TO REMAIN SHALL BE REMOVED WITHOUT WRITTEN APPROVAL FROM CITY AND THE OWNER.
2. DURING LAND ALTERATION AND CONSTRUCTION ACTIVITIES, IT SHALL BE UNLAWFUL TO REMOVE VEGETATION BY GRUBBING OR TO PLACE SOIL, DEBRIS, SOLVENTS, CONSTRUCTION MATERIAL, MACHINERY OR OTHER EQUIPMENT OF ANY KIND WITHIN THE PERIMETER OF TREES TO REMAIN ON THE SITE UNLESS OTHERWISE APPROVED BY THE CITY.
3. RESIDUAL MATERIAL THAT RESULTS FROM CLEARING AND GRUBBING, OR SITE EXCAVATION, IS TO BE UTILIZED ON-SITE AS NECESSARY, PROVIDED THAT THE MATERIAL IS DEEMED SUITABLE FOR CONSTRUCTION BY THE OWNERS' GEOTECHNICAL/SOILS TESTING COMPANY. EXCESS SUITABLE MATERIAL IS TO BE EITHER STOCKPILED ON THE SITE AS DIRECTED BY THE OWNER OR OWNER'S ENGINEER, OR REMOVED FROM THE SITE. THE CONTRACTOR IS RESPONSIBLE FOR ACCORDING ANY PERMITS THAT ARE NECESSARY FOR REMOVING EXCESS EARTHWORK FROM THE SITE.
4. ALL CONSTRUCTION DEBRIS AND OTHER WASTE MATERIALS SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR IN ACCORDANCE WITH APPLICABLE STATE AND LOCAL REGULATIONS.

PAVING AND GRADING

- 1. ALL DELETERIOUS SUBSURFACE MATERIAL (E.G. MUCK, FEAT, BURIED DEBRIS) IS TO BE EXCAVATED IN ACCORDANCE WITH THESE PLANS OR AS DIRECTED BY THE OWNER OR THE OWNER'S REGISTERED 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 OWNERS' GEOTECHNICAL CONSULTANT/ SOIL TESTING COMPANY. CONTRACTOR IS RESPONSIBLE FOR ACCORDING ANY PERMITS THAT ARE NECESSARY FOR REMOVING DELETERIOUS MATERIAL FROM THE SITE.
2. ALL NECESSARY FILL AND EMBANKMENT THAT IS PLACED DURING CONSTRUCTION SHALL CONSIST OF SUITABLE MATERIAL SPECIFIED BY THE OWNERS' GEOTECHNICAL CONSULTANT/ SOIL TESTING COMPANY, OR ENGINEER, AND BE PLACED AND COMPACTED ACCORDING TO THESE PLANS OR THE REFERENCED SOILS REPORT.
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 OWNERS' SOILS TESTING COMPANY. TESTS WILL BE REQUIRED AT A MINIMUM PURSUANT TO HILLSBOROUGH COUNTY TESTING SCHEDULE. UPON COMPLETION OF PROPOSED CONSTRUCTION, SOILS TESTING COMPANY WILL SUBMIT CERTIFICATIONS TO THE OWNERS' ENGINEER STATING THAT ALL REQUIREMENTS HAVE BEEN MET.
6. ALL UNDERGROUND UTILITIES, INCLUDING UTILITY SUBVEIN, AND CONDUITS SHALL BE INSTALLED PRIOR TO BASE & PAVEMENT CONSTRUCTION.

STORM DRAINAGE SYSTEM

- 1. STANDARD NOTES REFER TO THE LATEST EDITION OF CITY AND/OR FOOT SPECIFICATIONS.
2. ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE, CLASS II, MANUFACTURED IN ACCORDANCE WITH ASTM C-75 UNLESS OTHERWISE NOTED ON PLANS. ALL DRAINAGE STRUCTURES SHALL BE IN ACCORDANCE WITH CITY AND/OR FOOT DESIGN STANDARDS 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 SHOWN ARE APPROXIMATE AND TO CENTER OF DRAINAGE STRUCTURE WITH THE EXCEPTION OF MITERED AND FLANGED END SECTIONS, WHICH ARE INCLUDED IN LENGTHS.
5. ALL DRAINAGE STRUCTURE TOPS AND COVERS SHALL BE TRAFFIC RATED FOR 100 LOAD UNLESS OTHERWISE NOTED. ALL STORM DRAINAGE PIPES SHALL BE SUBJECT TO A MIN. INSPECTION BY THE OWNER'S ENGINEER PRIOR TO THE PLACEMENT OF BACKFILL. CONTRACTOR TO NOTIFY THE ENGINEER 48 HOURS IN ADVANCE TO SCHEDULE INSPECTION.
6. THE CONTRACTOR SHALL MAINTAIN AND PROTECT FROM MUD, DIRT, DEBRIS, ETC. THE STORM DRAINAGE SYSTEM UNTIL FINAL ACCEPTANCE OF THE PROJECT. THE CONTRACTOR MAY BE REQUIRED TO CLEAN PIPES AND INLETS PRIOR TO FINAL ACCEPTANCE.

STORMWATER MANAGEMENT SYSTEM MAINTENANCE

OPERATION/MAINTENANCE SCHEDULE
THE OWNER OR HIS AGENTS 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 PERFORMED BY THE CONTRACTOR AT HIS OWN EXPENSE. THIS MAINTENANCE PROGRAM WILL REQUIRE PERIODIC FLOWING 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 NEEDED TO MAINTAIN THE INTENT 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 50% OF THE POND SURFACE.

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 (MONTHLY) OR QUARTERLY AND AFTER MAJOR RAINFALLS. THE SYSTEM SHOULD BE MAINTAINED BY REPAIR, TUNING, DEBRIS AND VEGETATION AND REPAIRING DETERIORATING STRUCTURES.
2. CHEMICALS, OILS, GREASES, OR SIMILAR WASTES ARE NOT TO BE DISPOSED OF DIRECTLY TO THE STORMWATER FACILITY OR THROUGH STORM SEWERS. TREATMENT PONDS ARE DESIGNED TO TREAT NORMAL ROAD PARKING LOT, ROOF AND YARD RUNOFF ONLY. SOME CHEMICALS MAY INTERFERE WITH A TREATMENT POND'S FUNCTIONING AND VEGETATION AND WILDLIFE. DISPOSE OF THESE POTENTIALLY DANGEROUS MATERIALS PROPERLY BY TAKING THEM TO RECYCLING FACILITIES OR TO LOCAL "HAZARDOUS WASTE" SPONSORED BY MANY LOCAL GOVERNMENTS. ALSO, DO NOT DISPOSE OF GRASS CLIPPINGS IN SWALS. GRASS CLIPPINGS POSE PROBLEMS BY SMOOTHING DESIRABLE VEGETATION, CLOSING OUTFALL STRUCTURES, AND WHEN THEY DECAY, THEY MAY CAUSE UNDESIRABLE ALGAE BLOOMS THAT CAN KILL FISH.
3. ACCUMULATED POND SEDIMENTS MAY CONTAIN HEAVY METALS SUCH AS LEAD, CADMIUM AND MERCURY, AS WELL AS OTHER POTENTIALLY HAZARDOUS MATERIALS. THEREFORE, SEDIMENTS REMOVED FROM STORM SEWERS, INLETS, PIPES AND PONDS SHOULD BE DISPOSED OF AT AN APPROVED FACILITY (CHECK WITH THE COUNTY SOLID WASTE DEPARTMENT OR THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR DISPOSAL FACILITIES APPROVED TO ACCEPT TREATMENT POND SEDIMENT).
4. DURING ANY REPAIR OR MAINTENANCE ACTIVITY USE CARE TO AVOID CAUSING EROSION OR SILTATION TO ADJACENT OFF-SITE AREAS.
5. ALTERATIONS (FILLING, ENLARGING, ETC.) OF ANY PART OF THE STORMWATER FACILITY IS NOT PERMITTED WITHOUT PRIOR APPROVAL FROM ALL APPLICABLE AGENCIES AND AGENCIES.
6. THE APPROVED OPERATION AND MAINTENANCE PERMIT AND AS-BUILT DRAWINGS ARE AVAILABLE AT YOUR LOCAL DISTRICT SERVICE OFFICE. REFER TO THOSE PLANS AND PERMITS FOR ADDITIONAL RESTRICTIONS, INSTRUCTIONS AND CONDITIONS.
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 - DECAYING GRASS CLIPPINGS AND OTHER DECAYING ORGANIC DEBRIS CREATE IDEAL CONDITIONS FOR BREEDING MOSQUITOES.
B. CLEAN OUT ANY OBSTRUCTIONS WHICH GET INTO THE SYSTEM. DEBRIS CAN OBSTRUCT FLOW AND HARBOR MOSQUITO EGGS AND LARVAE.
C. REMOVE WATER LETTUCE AND WATER HYACINTH WHICH NURSE AND SHELTER MOSQUITO LARVAE.
D. STOCK PONDS WITH PREDATORY MOSQUITO-FISH, GAMBUSIA MUSHROOMS.

WET DETENTION POND MAINTENANCE

- 1. ALL SLOPED SIDE SLOPES AND BERMS SHOULD BE MAINTAINED BY THE PROCEDURE OUTLINED FOR DITCHES AND SWALES. INFLOW STRUCTURES SHOULD BE MAINTAINED BY THE PROCEDURES OUTLINED UNDER "GENERAL MAINTENANCE".
2. MAINTAIN RATHER THAN REMOVE WETLAND VEGETATION THAT BECOMES ESTABLISHED IN THE LITTORAL ZONE. THE REMOVAL OF LITTORAL SHELF VEGETATION INCLUDING CATTAILS FROM WET DETENTION PONDS IS PROHIBITED UNLESS OTHERWISE APPROVED BY THE SWAMP/ WETLANDS DIVISION, INCLUDING DREDGING, THE APPLICATION OF HERBICIDE, CUTTING, AND THE INTRODUCTION OF GRASS SEED. ANY QUESTIONS REGARDING AUTHORIZED ACTIVITIES WITHIN WET DETENTION PONDS SHALL BE ADDRESSED TO THE DISTRICT'S SURFACE WATER REGULATION MANAGER, TAMPA SERVICE OFFICE.
3. WHEN WET DETENTION POND LITTORAL ZONE ARE INTENTIONALLY PLANTED FOR AESTHETIC PURPOSES OR TO OFFSET WETLAND IMPACTS, REMOVAL OF VISIBLY OR EXOTIC VEGETATION SHALL BE REQUIRED AND ACCOMPANIED BY REPLANTING OF DESIRABLE VEGETATION. CHECK WITH THE LOCAL DISTRICT SERVICE OFFICE TO DETERMINE SPECIFIC REQUIREMENTS.
4. ON A MONTHLY OR QUARTERLY BASIS AND AFTER REVERSE 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.
5. WHEN LITTORAL ZONE VEGETATION AND SEDIMENT ACCUMULATE TO SUCH AN EXTENT THAT WATER DEPTH DECREASES, THE LITTORAL ZONE MAY NEED TO BE REGRADED AND REVEGETATED. WHEN IT APPEARS THAT A POND HAS REACHED THIS STATE, IT IS BEST TO CONTACT A DISTRICT REPRESENTATIVE PRIOR TO LARGE SCALE MAINTENANCE.

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 UNSURE, CONTACT THE LOCAL DISTRICT SERVICE OFFICE. IF VEGETATION IS NOT REQUIRED TO BE PROTECTED, DITCHES AND SWALES SHOULD BE PERIODICALLY MOVED AND CLEARED OF ACCUMULATED RESIDUE DURING THE MOVING OPERATIONS. DITCHES AND SWALES SHOULD BE INSPECTED FOR BARE SPOTS, DAMAGE OR EROSION. BARE AREAS SHOULD BE SOODED OR SEEDS TO REPLACE THE GRASS COVER. IN THE CASE OF EROSION, REPLACE THE MISSING SOILS AND BRING THE AREA BACK TO GRASS. SOME DITCHES ARE DESIGNED TO STORE RUNOFF FOR SHORT PERIODS OF THE UTILITY 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 THROUGH PROCESSES SUCH AS PERCOLATION, FILTERING AND/OR DETENTION, AS LONG AS THEY ARE CONSTRUCTED PROPERLY AND MAINTAINED IN AN EFFECTIVE STATE. WATER QUALITY STANDARDS ARE PRESCRIBED TO BE MET. STORMWATER MANAGEMENT SYSTEMS SHOULD BE INSPECTED 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 WHEN PROVIDING A REPORT TO THE DISTRICT AT THE TIME OF YOUR 18 OR 24 MONTH INSPECTION. YOUR ENVIRONMENTAL RESOURCES PERMIT (ERP) INCLUDES A CONDITION THAT SPECIFIES HOW OFTEN THE INSPECTION REPORTS ARE DUE. IT WOULD BE WISE TO DETERMINE ONE INDIVIDUAL AS THE PERSON RESPONSIBLE FOR OVERSEEING 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 III OF CHAPTER 62-1619.
B. NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.
C. NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET AND PREFERABLY TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-1619. F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET BETWEEN THE BOTTOM OF THE WATER MAIN AND AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.
D. NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 391.006(2), F.S., AND RULE 64C-002, F.A.C.
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 SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE AND PREFERABLY 12 INCHES ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
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 SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
C. AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS (A) AND (B) ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ANNEALED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-1619. F.A.C.
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, STORM SEWER MANHOLE OR INLET STRUCTURE.
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 ANSIAWWA C-900. PIPE SHALL BE CLASS 150 (DR-18). ALL PVC WATER MAINS 14 INCHES SHALL MEET THE REQUIREMENTS OF ASTM D2441 AND BE RATED AT 160 PSR (SOR-21). ALL WATER MAINS SMALLER THAN 2 INCHES SHALL MEET THE REQUIREMENTS OF ASTM D745, CLASS 1120 OR 1225, SCHEDULE 40.
6. ALL PVC FIRE MAINS 4" - 12 INCHES SHALL BE IN ACCORDANCE WITH ANSIAWWA C-900. PIPE SHALL BE CLASS 200 (DR-14). ALL PVC FIRE MAINS SMALLER THAN 4 INCHES SHALL MEET THE REQUIREMENTS OF ASTM D2441 AND BE RATED AT 200 PSR (SOR-21).
7. WATER AND FIRE MAIN PIPE FITTINGS, SIZE 4"-12 INCHES, SHALL BE DUCTILE IRON CONFORMING TO THE LATEST VERSION OF ANSIAWWA C119410-10 WITH GASKETS IN ACCORDANCE WITH ANSIAWWA C119410-11. WATER MAIN PIPE FITTINGS 8 INCHES AND SMALLER SHALL BE PVC (SCH 80) IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN ASTM STANDARD D2467.
8. ALL PVC WATER DISTRIBUTION SYSTEM MAINS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN ASTM STANDARD D 2774. JOINTS FOR PVC PIPE 4"-12 INCHES SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN ASTM STANDARD D 3358. JOINTS FOR PVC PIPE 8 INCHES AND SMALLER SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN ASTM STANDARD D 2859 AND/OR D3267, AS APPLICABLE. IN ADDITION, ALL FIRE MAIN DISTRIBUTION SYSTEM MAINS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARD 24 AND TESTED IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN NFPA STANDARD 25.
9. ALL DUCTILE IRON WATER, SANITARY SEWER AND REUSE WATER MAINS 12 INCHES AND SMALLER IN DIAMETER, SHALL BE PRESSURE CLASS 150 AND BE MANUFACTURED IN ACCORDANCE WITH ANSIAWWA C-1511A.21.51. MECHANICAL AND PUSH ON JOINTS AND GASKETS SHALL BE MANUFACTURED IN ACCORDANCE WITH ANSIAWWA C-1119410.11.
10. DUCTILE IRON FITTINGS SHALL BE MANUFACTURED IN ACCORDANCE WITH ANSIAWWA C119410-10 AND ANSIAWWA C119410-11. ALL DUCTILE IRON WATER MAIN AND PIPE FITTINGS SHALL HAVE A "MORTAR LINING" AND BUTYRMAHOLIC SEAL COAT ON THE INSIDE IN ACCORDANCE WITH ANSIAWWA C104241.4 AND BE COATED ON THE EXTERIOR WITH A 1.0 MIL THICK BUTYRMAHOLIC COAT IN ACCORDANCE WITH ANSIAWWA C151A21.51.
11. ALL DUCTILE IRON SEWER MAINS AND FITTINGS SHALL BE LINED WITH PROTECTO 401 CERAMIC EPOXY. THE LINING SHALL BE APPLIED A MINIMUM OF 1/8" TO 1/4" THICK.
12. ALL GRAVITY SANITARY SEWER PIPE SHALL BE PVC (GREEN COLOR) AND MEET THE REQUIREMENTS OF ASTM D3524 WITH THICKNESS FOLLOWING AN INVERT FROM 6" - 12" SHALL BE SDR-35, INVERT DEPTH FROM 12" - 18" SHALL BE SDR 26. FOR INVERTS DEEPER THAN 18" DUCTILE IRON PIPE SHALL BE USED.
13. ALL GRAVITY SANITARY SEWER PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN ASTM STANDARD D2221.
14. ALL WATER MAINS, SANITARY SEWER MAINS AND RECLAIMED WATER MAINS SHALL HAVE A MINIMUM OF 35 INCHES OF COVER.
15. 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 AND WATER THE DEVELOPER'S ENGINEER OF ANY CONFLICTS OR DISCREPANCIES.
16. CONNECTIONS INTO EXISTING COUNTY-OWNED SYSTEMS SHALL BE VIA MET TAP. WET TAPS FOR MAINS UP TO 12 INCHES IN DIAMETER SHALL BE PERFORMED BY THE CITY OF NEW PORT RICHEY WATER RESOURCES TEAM AT THE OWNERS EXPENSE. WET TAPS LARGER THAN 12" SHALL BE PERFORMED BY THE PROJECTS CONTRACTOR. THE TAPPING BELLEVUE AND VALVE SHALL BE FURNISHED AND TESTED BY THE CONTRACTOR. IN ALL CASES, EXCAVATION BACKFILL, AND SURFACE RESTORATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
17. CONFLICTS BETWEEN REUSE WATER AND STORM, SANITARY SEWER OR WATER MAIN TO BE RESOLVED BY ADJUSTING THE REUSE WATER LINES AS NECESSARY.
18. JOINT RESTRAINTS SHALL BE PROVIDED AT ALL FITTINGS, JOINTS AND BENDS AS SHOWN ON DETAILS.
19. ALL PVC PIPE SHALL BE LAID WITH COPPER LOCATING WIRE, INSTALLED IN ACCORDANCE WITH CITY OF NEW PORT RICHEY STANDARDS.
20. ALL PIPE AND FITTINGS SHALL BE CLEARLY MARKED WITH THE NAME OR TRADEMARK OF THE MANUFACTURER, THE BATCH NUMBER, THE LOCATION OF THE PLANT AND STRENGTH DESIGNATION, AS APPLICABLE. ALL PIPE SHALL BE LAID WITH ELECTRONICALLY DETECTABLE TAPE. THE TAPE SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH CITY OF NEW PORT RICHEY STANDARDS. THE TAPE COLOR CODES ARE AS FOLLOWS:
GREEN SANITARY FORCE MAIN
BLUE POTABLE AND FIRE WATER
PURPLE RECLAIMED MAIN
21. THE CONTRACTOR SHALL TEST ALL GRAVITY SEWERS AT A MINIMUM, IN ACCORDANCE WITH CITY OF NEW PORT RICHEY STANDARDS. TESTING SHALL, AT A MIN. NUM. INCLUDE AIR TESTING PER ASTM F147, DEFLECTION TESTING, AND TV INSPECTIONS.
22. PIPE DEFLECTION SHALL BE IN ACCORDANCE WITH ANSIAWWA STANDARD C-900, LATEST EDITION.
23. THRUST BLOCKS ARE NOT ALLOWED. RESTRAINED JOINTS SHALL BE USED ON ALL PRESSURIZED PIPES.
24. ALL DUCTILE IRON WATER MAIN SHALL BE PRESSURE TESTED IN ACCORDANCE WITH SECTION 4 OF THE ANSIAWWA C900, LATEST EDITION. ALL PVC PRESSURE MAINS AND FOREDRUMS MAINS SHALL BE PRESSURE TESTED IN ACCORDANCE WITH ANSIAWWA C900, LATEST EDITION.
25. ALL POTABLE WATER MAINS SHALL BE DISINFECTED IN ACCORDANCE WITH ANSIAWWA 651, LATEST EDITION. LOCATION OF CHLORINATION AND BAKING POINT WILL BE ESTABLISHED BY THE ENGINEER. BACTERIOLOGICAL SAMPLING AND TESTING SHALL BE DONE BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.



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FEDERAL REGISTER, U.S. GOVERNMENT PRINTING OFFICE: 2008-01-23 (2008-01-23)



CONSTRUCTION DOCUMENTS

FOREST AVENUE PARKING

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

Table with 3 columns: No., Date, Description. Row 1: 1, 02/25/10, ADDITION No. 01. Row 2: 2, 04/16/10, ADDITION No. 02. Row 3: 3, 09/21/10, ADDITION No. 03.

GENERAL NOTES
C1.0
PROJECT: 06889.00
DATE: 01/22/2010

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Checked By: \_\_\_\_\_  
 Approved By: \_\_\_\_\_  
 Date: \_\_\_\_\_

PHASE 0A IS AN EXISTING CONDITION AND SHOWN HEREIN FOR REFERENCE ONLY. PHASES 0B AND 0C ARE PROPOSED & PHASE 0B WAS PREVIOUSLY PERMITTED SUCCESSFULLY THROUGH THE CITY OF NEW PORT RICHEY & SWFWMD.

**PHASE 0A INSET**  
 SCALE: 1"=30'

**SIGNAGE SCHEDULE**

SIGN SYMBOL	DESCRIPTION	QTY.
	STOP SIGN R1-1 30"x30"	6
	DO NOT ENTER R5-1 30"x30"	4
	ONE WAY SIGN R6-1L (LEFT) 36"x12"	1
	ONE WAY SIGN R6-1R (RIGHT) 36"x12"	1
	NO PARKING R8-3 18"x24"	9
	CROSSWALK W11-2 24"x24"	2

NOTE:  
 1. SIGN BOTTOM SHALL BE A MINIMUM OF 84" INCHES ABOVE GROUND LEVEL.  
 2. SIGN DIMENSIONS LISTED ABOVE, UNLESS OTHERWISE NOTED ON PLANS.

**NOTES**

1. A MODIFICATION TO THE EXISTING PDD ORDINANCE AND LAND USE IS REQUIRED AS DISCUSSED WITH THE CITY OF NEW PORT RICHEY. A SEPARATE SUBMITTAL OF THE PDD ORDINANCE MODIFICATION AND LAND USE AMENDMENT IS BEING MADE SIMULTANEOUSLY WITH THE SITE PERMIT APPLICATION. THE PDD ORDINANCE MODIFICATION AND LAND USE AMENDMENT WILL BE FOR LOT 20, WHICH CURRENTLY HAS A R3 ZONING DESIGNATION AND LOW MEDIUM DENSITY RESIDENTIAL.

**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, 04-26-16-0040-00000-0300

PROPOSED PDD BOUNDARY SIZE: 15.54 ACRES (CAMPUS)

EXISTING ZONING: PDD PER ORDINANCE #1864 (LOT 11-15) PER LOT 20 PARCEL ID 04-26-16-007A-00000-0150

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

MINIMUM BUILDING 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. 125' 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 (ISIR): 70.0% (FOR CAMPUS)

PROPOSED ISIR: 67.9% (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: 411 SPACES (PRIOR TO DEVELOPMENT) (210 SPACES ADJACENT TO FOREST AVENUE, 201 SPACES)

PROPOSED PARKING PROVIDED: 804 SPACES (INCLUDES 111 SPACE PARKING AREA ADJACENT TO FOREST AVENUE, 693 SPACES)

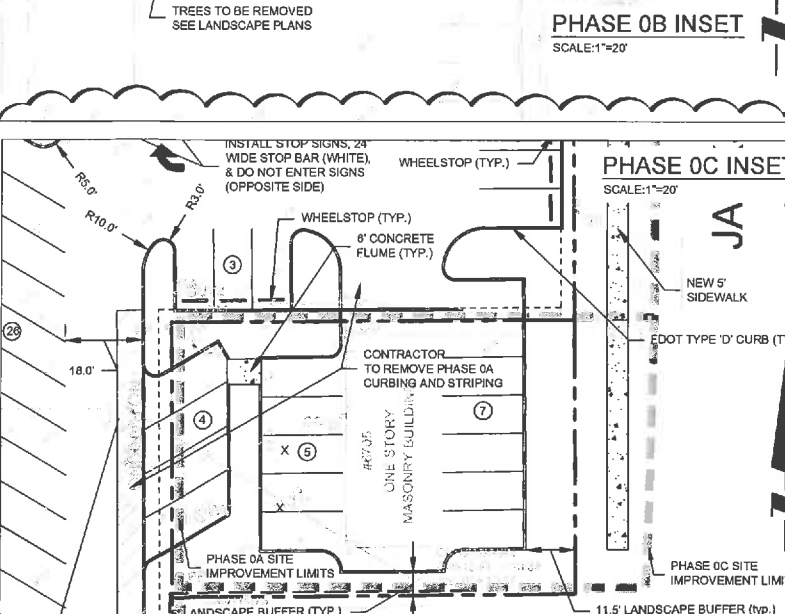
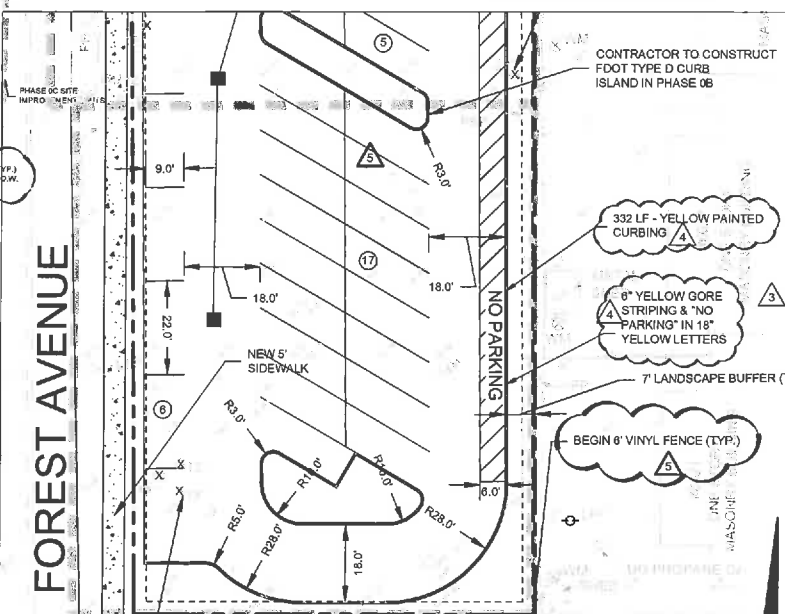
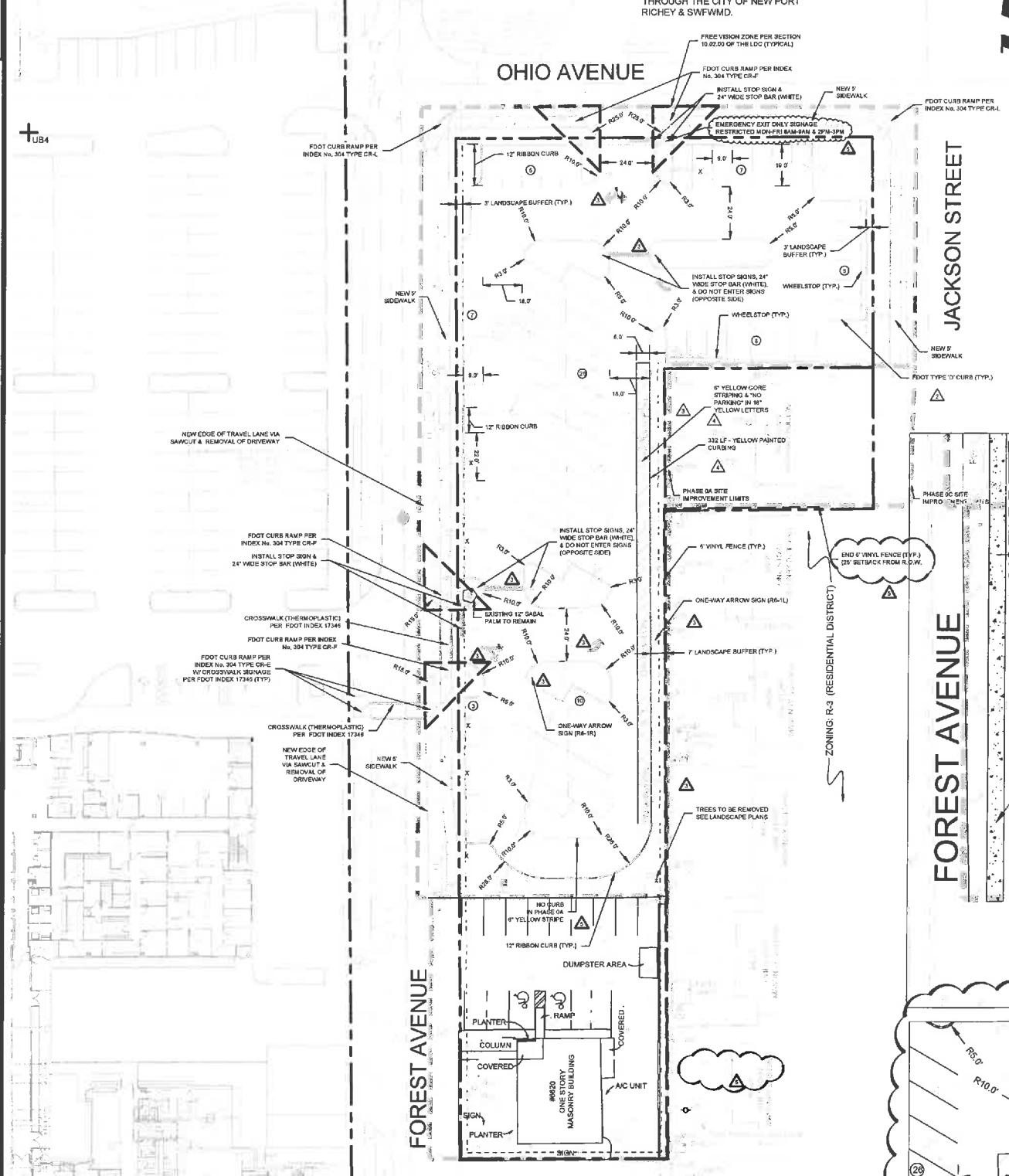
**NOTES:**

- 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.
- 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) 841-4638.
- 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 REINSTALLED 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.
- 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:**

BURIED FIBER OPTIC CABLE LINE	---	SYMBOL
BURIED WATER LINE	---	SYMBOL
BURIED ELECTRIC LINE	---	SYMBOL
BURIED FORCE MAIN LINE	---	SYMBOL
BURIED GAS LINE	---	SYMBOL
BURIED CABLE TV LINE	---	SYMBOL
BURIED TELEPHONE LINE	---	SYMBOL
BURIED LIQUOR LINE	---	SYMBOL
BURIED MEDICAL GAS ALARM LINE	---	SYMBOL
BURIED FUEL LINE	---	SYMBOL
BURIED NETWORK LINE	---	SYMBOL
BURIED NETWORK GROUND LINE	---	SYMBOL
BURIED DRAINAGE LINE	---	SYMBOL
BURIED RECLAIMED WATER LINE	---	SYMBOL
BURIED ELECTRIC DUCT BANK	---	SYMBOL



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 180600701A-CAD-0000001

**BCI ENGINEERING INC.**  
 1800 GRESHAM DRIVE, SUITE 100, TAMPA, FL 33609  
 813-971-4888  
 180600701A-CAD-0000001

**CONSTRUCTION DOCUMENTS**

**FOREST AVENUE PARKING**

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

Revision		
No.	Date	Description
1	05/05/2016	ADDITIONAL NO. 01
2	04/16/2016	ADDITIONAL NO. 02
3	05/03/2016	ADDITIONAL NO. 03
4	08/23/2016	ADDITIONAL NO. 04
5	10/03/2016	CCD NO. 03

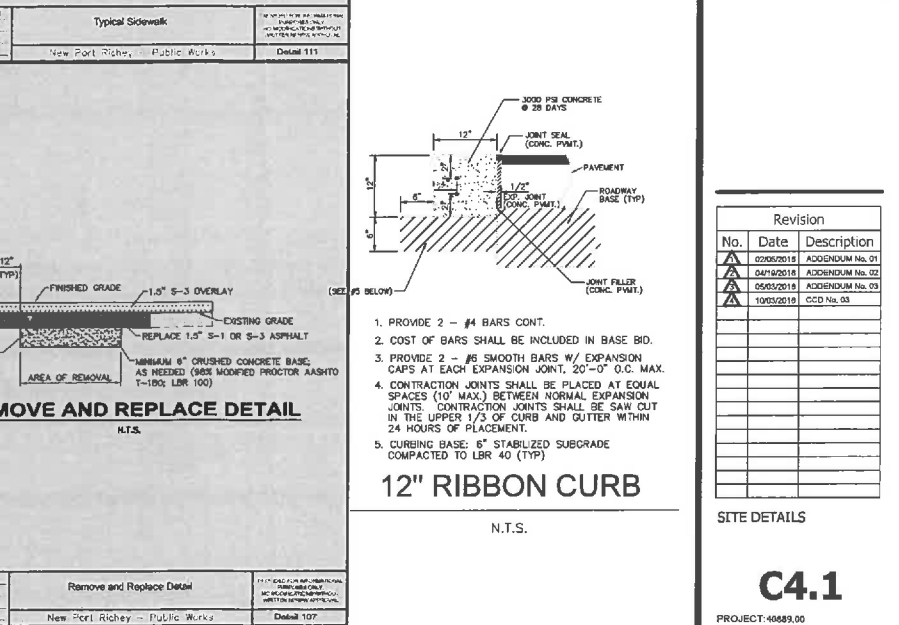
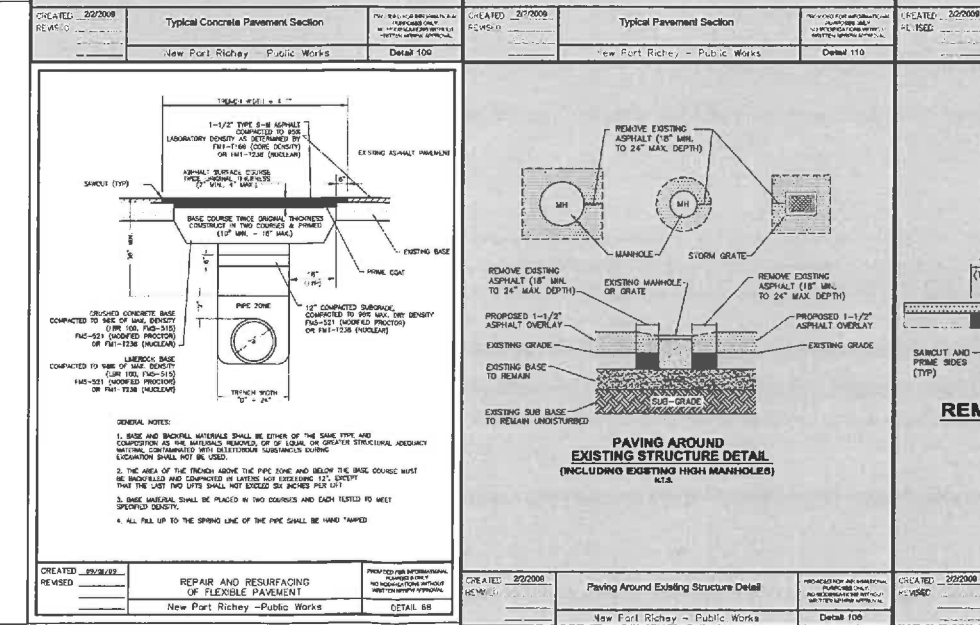
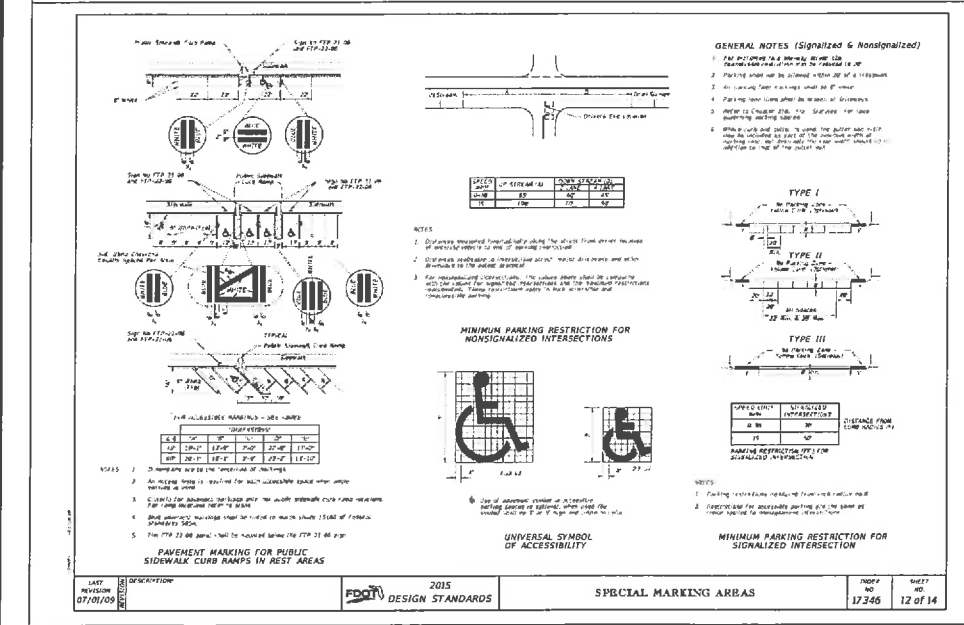
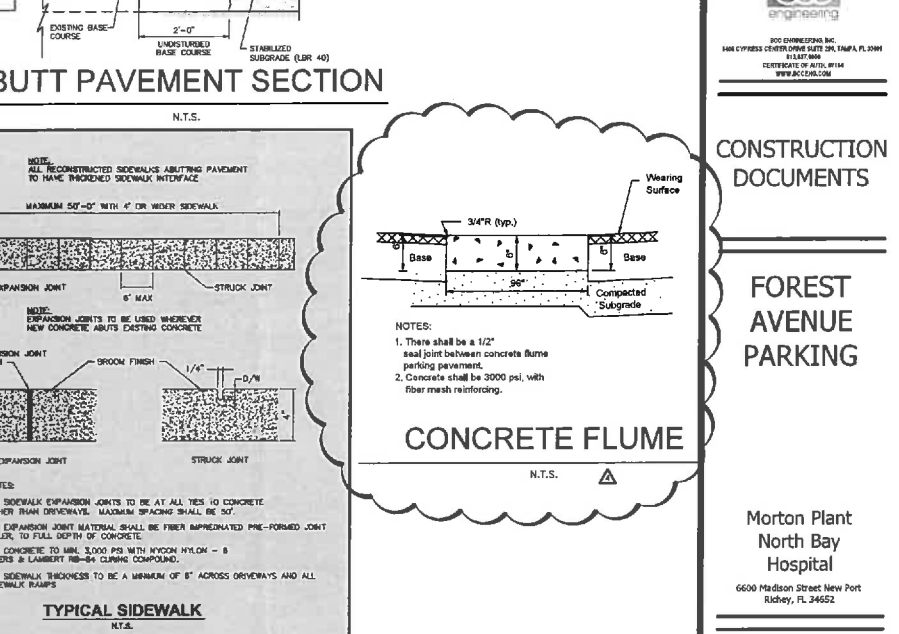
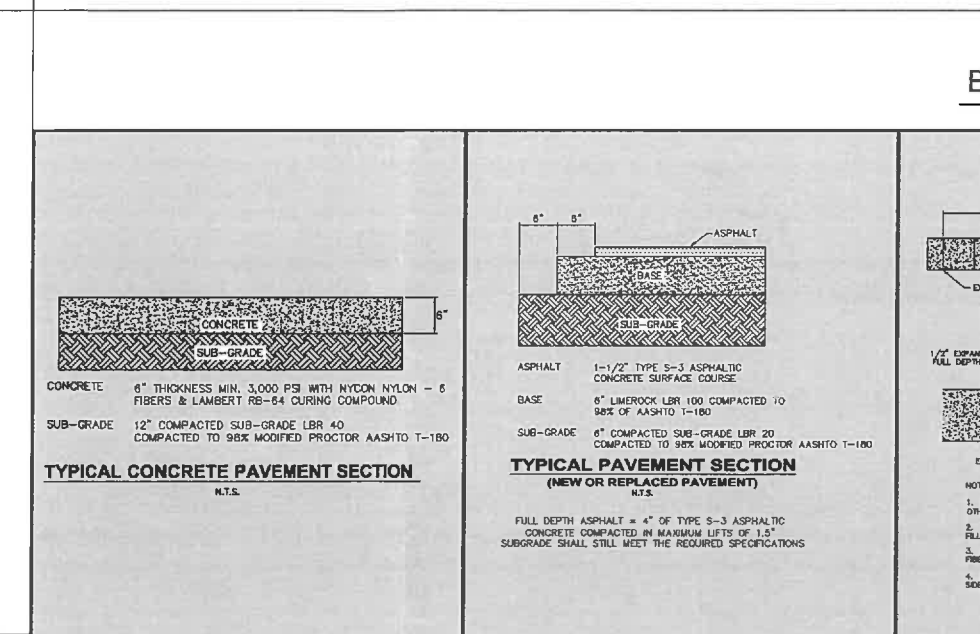
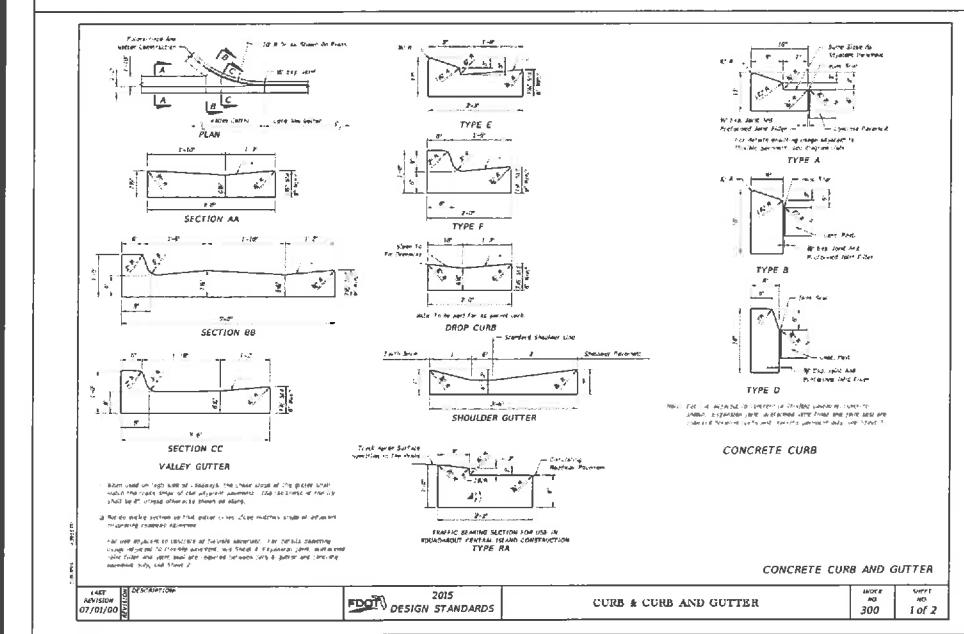
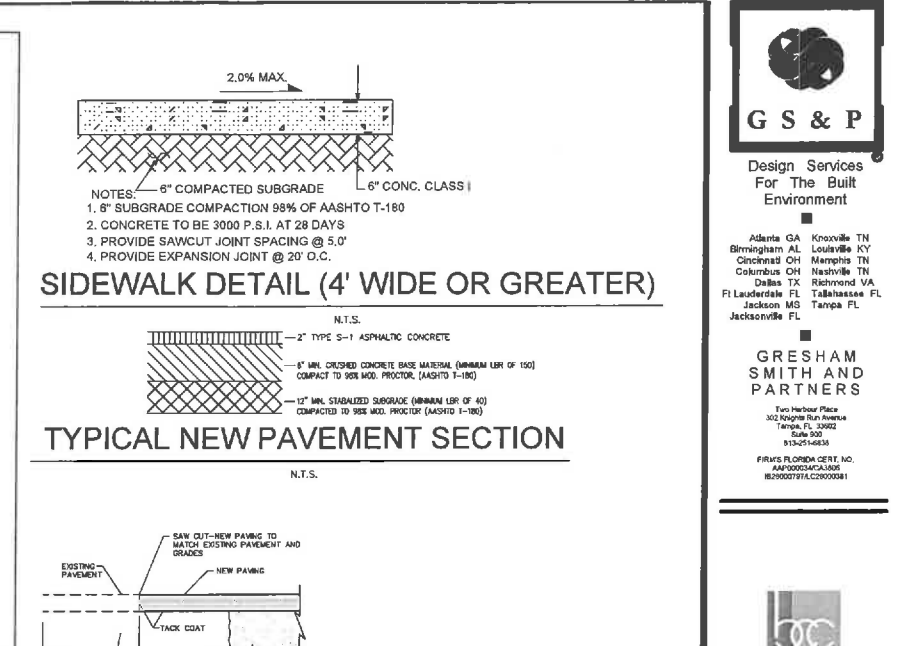
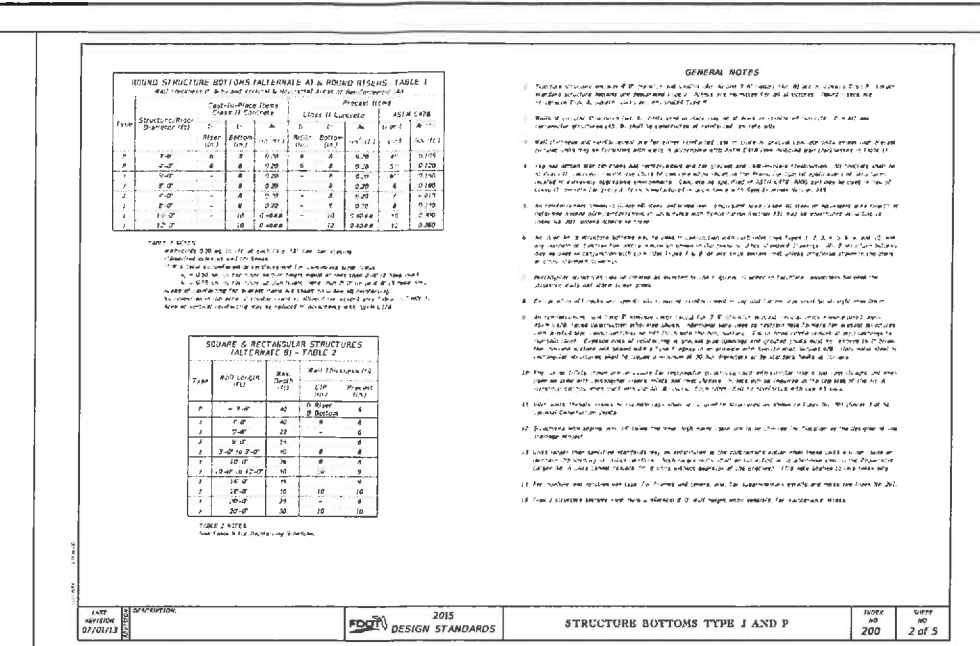
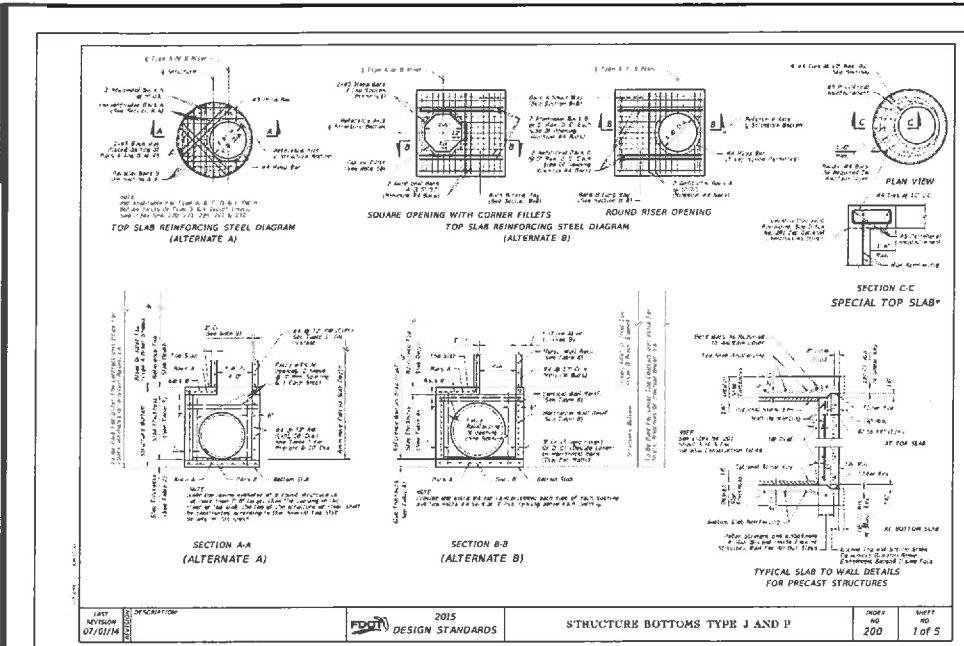
**SITE PLAN**

**C2.4**

PROJECT: 40889.00  
 DATE: 01/22/2016



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 2015  
 DESIGN STANDARDS  
 SPECIAL MARKING AREAS  
 SHEET NO. 12 OF 14  
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**CONSTRUCTION DOCUMENTS**

**FOREST AVENUE PARKING**

Morton Plant  
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 Hospital  
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**C4.1**

PROJECT: 06889.00  
 DATE: 01/22/2016









