

**SECTION 06, TOWNSHIP 26 S., RANGE 16 E  
CITY OF NEW PORT RICHEY  
PASCO COUNTY, FLORIDA**

**PRELIMINARY SITE PLANS**

**LEGAL DESCRIPTION**

LEGAL DESCRIPTION FOR PARCEL 50.0:

A TRACT OF LAND LYING IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 16 EAST; THENCE RUN ALONG THE SOUTH LINE OF SAID SECTION 6, S89°44'45"W, 460.00 FEET TO THE P.C. OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 100.00 FEET, A CHORD BEARING OF N45°15'15"W, 141.42 FEET; THENCE ALONG THE ARC OF SAID CURVE 157.08 FEET; THENCE N00°15'15"W, 368.33 FEET; THENCE S89°44'45"W, 25.00 FEET TO THE POINT OF BEGINNING; THENCE S00°15'15"E, 368.33 FEET TO THE P.C. OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 125.00 FEET, A CHORD BEARING OF S12°05'32"E, 51.28 FEET; THENCE ALONG THE ARC OF SAID CURVE 51.65 FEET; THENCE S89°44'45"W, 744.52 FEET; THENCE N00°04'52"E, 554.29 FEET TO THE P.C. OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 185.86 FEET, A CHORD BEARING OF S64°39'13"E, 44.04 FEET; THENCE ALONG THE ARC OF SAID CURVE 44.14 FEET; THENCE S72°27'32"E, 106.68 FEET; THENCE S73°52'34"E, 163.50 FEET; THENCE S76°21'01"E, 53.32 FEET; THENCE S08°21'50"E, 54.64 FEET; THENCE N81°25'54"E, 24.68 FEET; THENCE S14°24'44"E, 34.38 FEET; THENCE N74°54'24"E, 14.93 FEET; THENCE N14°30'23"W, 34.20 FEET; THENCE N74°18'55"E, 13.90 FEET; THENCE N74°41'15"E, 31.27 FEET; THENCE N56°58'18"E, 17.74 FEET; THENCE N64°05'45"E, 6.03 FEET; THENCE N47°22'45"E, 23.72 FEET; THENCE N45°10'23"E, 24.22 FEET; THENCE N81°05'17"E, 15.35 FEET; THENCE N61°27'04"E, 19.26 FEET; THENCE N36°16'16"E, 12.66 FEET; THENCE S53°56'50"E, 96.17 FEET; THENCE N89°44'45"E, 118.43 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.57 ACRES MORE OR LESS.

**DATUM INFORMATION**

N.A.V.D. 1988 DATUM

ELEVATIONS BASED ON N.G.S. T.B.M. R-760, ELEV.=2.86. A 4X4CM WITH A BRASS DISK LOCATED AT THE NORTHWEST CORNER OF GREEN KEY ROAD & HEAVENS WAY.

**FLOOD ZONE INFORMATION**

THE PROPERTY SHOWN HEREON APPEARS TO BE IN ZONE AE, IN ACCORDANCE WITH THE FIRM MAP OF PASCO COUNTY, MAP NUMBER 12101C0188F, MAP DATED 9-26-14

**ARCHITECT**

D. MACARTNEY WILSON, A.I.A.  
DAVID WILSON  
PMB 609  
3438 EAST LAKE ROAD  
PALM HARBOR, FL 34685  
(727) 781-7492

**LANDSCAPE ARCHITECT**

ROMAN EARTH  
DEBRA L. ROMAN  
4420 13th WAY NE  
ST. PETERSBURG, FL 33703  
(813) 431-9338

**SURVEYOR**

DENNIS V. MOYLAN, P.S.M.  
LAND SURVEYS  
5342 Birchwood Road  
Spring Hill, FL 34608  
(352) 684-5450 FAX (352) 684-9955

**ENGINEER**

OZONA ENGINEERING, INC.  
P.O. BOX 432  
OZONA, FLORIDA 34660  
(727) 785-3939

**NOTE TO CONTRACTOR**

THIS SET OF PLANS IS COMPRISED OF SEVERAL SHEETS THAT REFER TO EACH OTHER FOR VARIOUS DESIGN DATA AND DESCRIPTIVE PURPOSES. NO SHEET SHALL STAND ALONE. FOR BIDDING, CONSTRUCTION AND COORDINATION PURPOSES, ALL PAGES WITHIN THIS SET OF PLANS SHALL BE PRESENTED TOGETHER, NOT IN PART. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A COMPLETE SET OF PLANS TO ALL THOSE CONDUCTING WORK ON THIS PROJECT. INCOMPLETE PLAN PACKAGES MAY BE CONSIDERED INVALID BY THE ENGINEER OF RECORD.

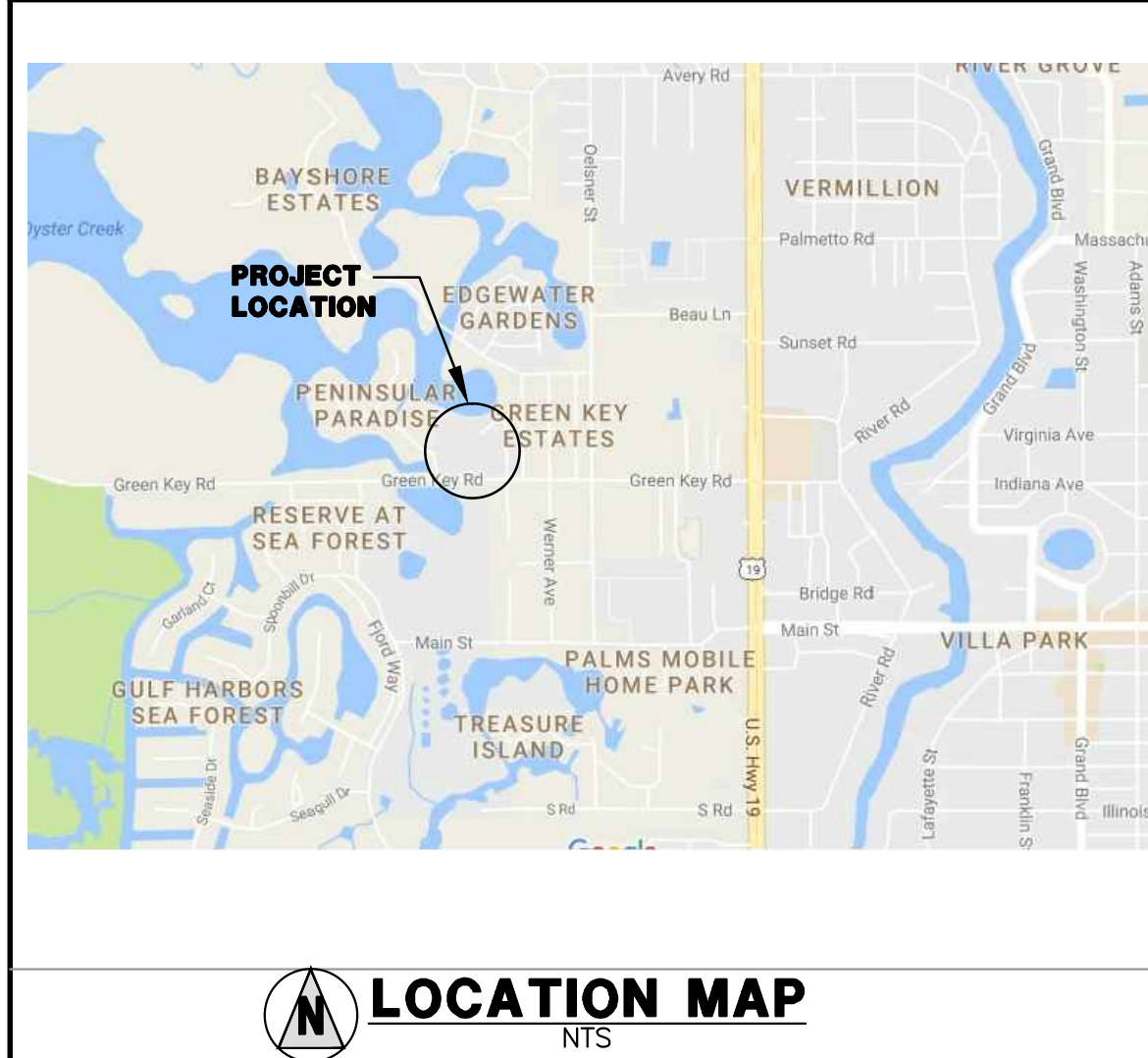
**SITE INFORMATION**

PARCEL ID #:

06-26-16-0000-00500-0000

PROPERTY ADDRESS:

4835 GREEN KEY ROAD  
NEW PORT RICHEY, FL



**LOCATION MAP**  
NTS



**AERIAL PHOTOGRAPH**  
NTS

**SITE DATA:**

PROJECT NAME:	OYSTER BAYOU COTTAGES													
EXISTING LAND USE:	LDR & LMDR	LANDSCAPE BUFFERS:												
PROPOSED LAND USE:	LDR & LMDR	NORTH: (OYSTER BAYOU) = 0'												
PHYSICAL ADDRESS:	4835 GREEN KEY ROAD	SOUTH: (GREEN KEY ROAD) = 10'												
EXISTING ZONING:	RPD W/MF-10 & R3 USES	EAST: 15'												
PROPOSED ZONING:	RPD W/MF-10 & R3 USES	WEST: 15'												
FLOOD ZONE:	"AE" (PANEL NO. 12101C0188F, 9-26-14)	SETBACKS:												
PARCEL I.D.:	06-26-16-0000-00500-0000	NORTH: (OYSTER BAYOU) = 20'												
ZONING:	NORTH: WATER (OYSTER BAYOU) SOUTH: R1 EAST: R4 WEST: R2	SOUTH: (GREEN KEY ROAD) = 25'												
NEW BUILDING HEIGHT:	<40'	EAST: 15'												
NEW BUILDING CONSTRUCTION:	TYPE V	WEST: 15'												
METHOD OF FIRE PROTECTION:	FIRE HYDRANT	REFUSE COLLECTION:												
DENSITY:	66 TOTAL UNITS/7.60 ACRES = 8.68 UNITS/ACRE RESIDENTIAL MAX.: 10 UNITS/ACRE x 76 = 76	REFUSE COLLECTION SHALL BE INDIVIDUAL PICKUP												
SITE AREA (TOTAL):	329,015 S.F. (7.60 ACRES)	TREE REMOVAL AND REPLACEMENT:												
PROJECT AREAS:	<table border="0"> <tr> <th>EXISTING</th> <th>PROPOSED</th> </tr> <tr> <td>PROJECT AREA: 7.60 AC. (100%)</td> <td>7.60 AC. (100%)</td> </tr> <tr> <td>TOTAL IMPERVIOUS AREA: 1.11 AC. (14.60%)</td> <td>4.38 AC. (57.63%)</td> </tr> <tr> <td>PERVIOUS AREA: 6.55 AC. (86.18%)</td> <td>3.22 AC. (42.37%)</td> </tr> <tr> <td>PAVEMENT AREA: 1.11 AC. (14.60%)</td> <td>1.69 AC. (22.36%)</td> </tr> <tr> <td>PROPOSED BUILDINGS: 0 AC. (0%)</td> <td>0.80 AC. (10.53%)</td> </tr> </table>	EXISTING	PROPOSED	PROJECT AREA: 7.60 AC. (100%)	7.60 AC. (100%)	TOTAL IMPERVIOUS AREA: 1.11 AC. (14.60%)	4.38 AC. (57.63%)	PERVIOUS AREA: 6.55 AC. (86.18%)	3.22 AC. (42.37%)	PAVEMENT AREA: 1.11 AC. (14.60%)	1.69 AC. (22.36%)	PROPOSED BUILDINGS: 0 AC. (0%)	0.80 AC. (10.53%)	PER CITY OF NEW PORT RICHEY CODE AND APPROVED LANDSCAPE BETTERMENT PLAN
EXISTING	PROPOSED													
PROJECT AREA: 7.60 AC. (100%)	7.60 AC. (100%)													
TOTAL IMPERVIOUS AREA: 1.11 AC. (14.60%)	4.38 AC. (57.63%)													
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PAVEMENT AREA: 1.11 AC. (14.60%)	1.69 AC. (22.36%)													
PROPOSED BUILDINGS: 0 AC. (0%)	0.80 AC. (10.53%)													
		WATER:												
		CITY OF NEW PORT RICHEY												
		SEWER:												
		CITY OF NEW PORT RICHEY												
		FIRE:												
		CITY OF NEW PORT RICHEY												
		ELECTRIC:												
		DUKE ENERGY												
		TELEPHONE:												
		SPECTRUM												
		REQUIRED PARKING:												
		2 BEDROOM COTTAGES (2 SPACES / UNIT) 66 UNITS x 2 = 132 SPACES REQUIRED												
		PROVIDED PARKING:												
		3 SPACES PER UNIT 66 UNITS x 3 = 198 + 13 = 211 PROVIDED												

**PROJECT INFORMATION**

PROPERTY OWNER:

OYSTER BAYOU MANAGEMENT, LLC  
PMB 149  
35246 U.S. HWY. NO. 19 N.  
PALM HARBOR, FL 34684-1931

DESCRIPTION OF WORK:

CONSTRUCT 66 UNIT SUBDIVISION FOR COTTAGES AND RV PARKING ALONG WITH ASSOCIATED PARKING, LANDSCAPING, WATER MANAGEMENT SYSTEM AND WATER/SEWER UTILITIES

**CIVIL SITE INDEX**

- C1.1 CIVIL SITE INFORMATION**
- C2.1 DEMOLITION PLAN**
- C3.1 SITE PLAN**
- C4.1 GRADING AND DRAINAGE PLAN**
- C5.1 SITE UTILITY PLAN**
- C6.1 AERIAL VIEWS**
- C7.1 S.W.F.W.M.D. / LIDAR CONTOURS**
- T-1 TREE IDENTIFICATION PLAN**
- T-2 TREE IDENTIFICATION LIST**
- L.1.1 LANDSCAPE PLAN**
- L.1.2 LANDSCAPE DETAILS**
- L2.1 TREE PRESERVATION PLAN**
- IR-1 IRRIGATION PLAN**
- IR-2 IRRIGATION PLAN**
- IR-3 IRRIGATION DETAILS**
- S-1 SURVEY BOUNDARY**
- S-2 SURVEY CONTOURS**
- S-3 SURVEY TREES**
- A1.0 UNIT FLOOR PLANS**
- A2.0 UNIT FLOOR PLANS**
- A3.0 BUILDING ELEVATIONS**

**UTILITY PROVIDERS:**

<b>FIRE:</b> CITY OF NEW PORT RICHEY (727)	<b>ELECTRICAL SERVICE:</b> DUKE ENERGY - FLORIDA REGION 4121 ST. LAWRENCE DR. NEW PORT RICHEY, FL 34653 CONTACT: ROB CRAWFORD (727) 599-4605	<b>CABLE:</b> SPECTRUM 10555 MOON LAKE ROAD NEW PORT RICHEY, FL 34654 CONTACT: SANDRA JEFFERS PHONE: (813) 856-3278
<b>WATER AND SEWER:</b> CITY OF NEW PORT RICHEY (727)	<b>TELEPHONE:</b> SPECTRUM 10555 MOON LAKE ROAD NEW PORT RICHEY, FL 34654 CONTACT: SANDRA JEFFERS PHONE: (813) 856-3278	

REVISIONS


I HEREBY CERTIFY THAT THIS DESIGN AND ANY SPECIFICATIONS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND I AM A FULLY LICENSED CIVIL ENGINEER UNDER THE LAWS OF THE STATE OF FLORIDA. WITNESSED BY MY HAND AND SEAL ON THIS 11th DAY OF OCTOBER, 2014.  
Garry A. Baucher, PE# 72885

STATE CERT. OF AUTH. #00069021

**Ozona Engineering, Inc.**  
P.O. Box 432  
Ozona, Florida 34660-432  
Phone: (727) 785-3939 Fax: (727) 785-3434  
www.ozonavehicle.com

FOR  
**OYSTER BAYOU MANAGEMENT, LLC**

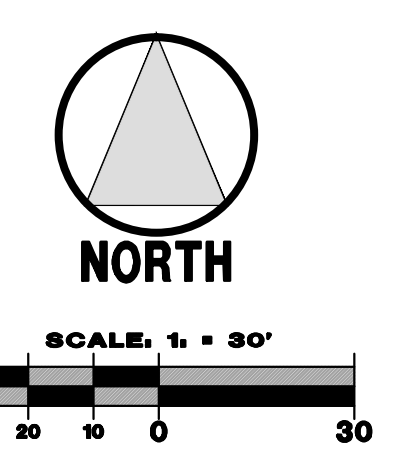
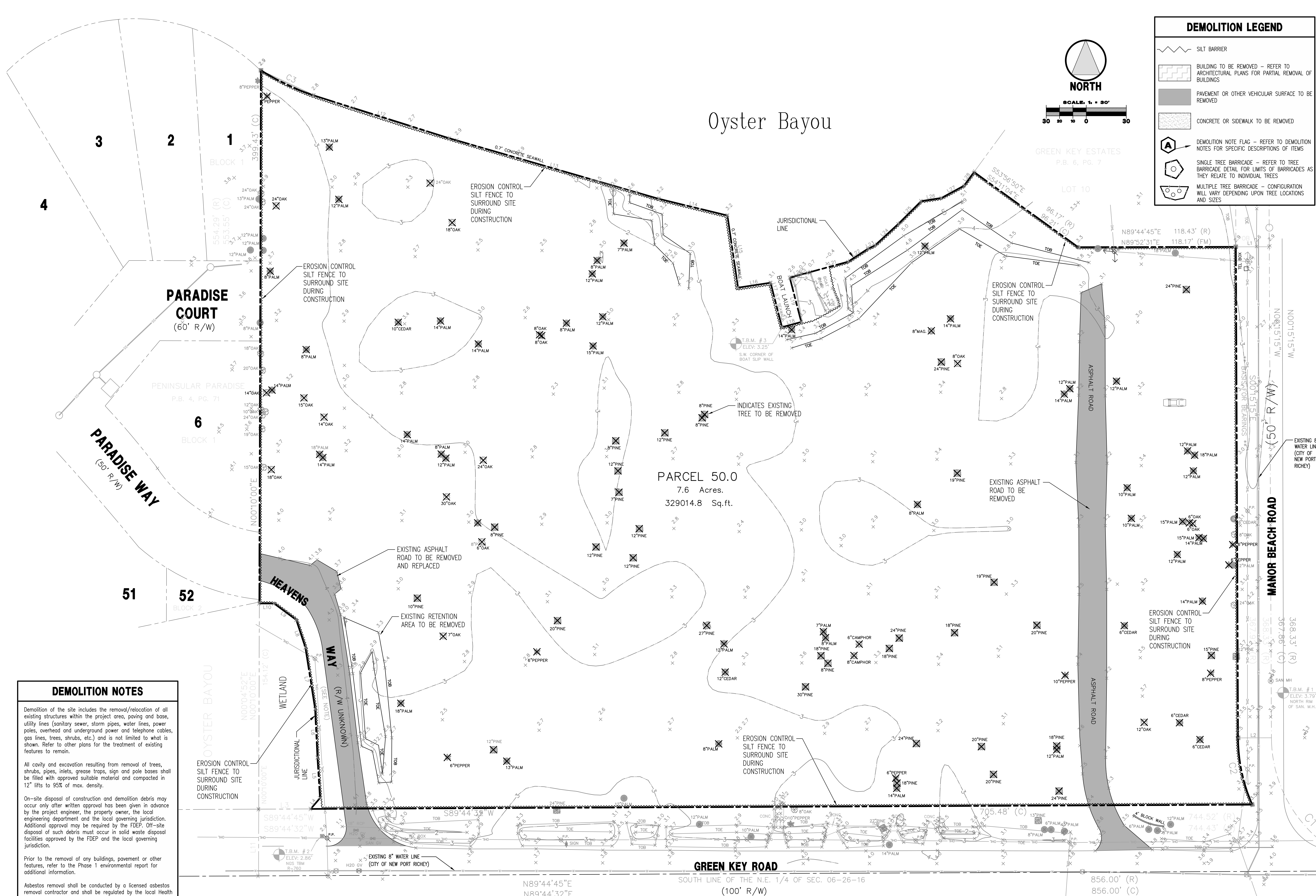
PROJECT: **Oyster Bayou Cottages**  
GREEN KEY ROAD  
NEW PORT RICHEY, FLORIDA

PROJECT #: -  
ORIG. DATE: -  
DRAWN BY: BH  
SCALE: AS SHOWN

SHEET #:  
**C1.1**

**CIVIL SITE INFORMATION**

SCALE: NONE



DEMOLITION LEGEND	
	SILT BARRIER
	BUILDING TO BE REMOVED - REFER TO ARCHITECTURAL PLANS FOR PARTIAL REMOVAL OF BUILDINGS
	PAVEMENT OR OTHER VEHICULAR SURFACE TO BE REMOVED
	CONCRETE OR SIDEWALK TO BE REMOVED
	DEMOLITION NOTE FLAG - REFER TO DEMOLITION NOTES FOR SPECIFIC DESCRIPTIONS OF ITEMS
	SINGLE TREE BARRICADE - REFER TO TREE BARRICADE DETAIL FOR LIMITS OF BARRICADES AS THEY RELATE TO INDIVIDUAL TREES
	MULTIPLE TREE BARRICADE - CONFIGURATION WILL VARY DEPENDING UPON TREE LOCATIONS AND SIZES

**DEMOLITION NOTES**

Demolition of the site includes the removal/relocation of all existing structures within the project area, paving and base, utility lines (sanitary sewer, storm pipes, water lines, power poles, overhead and underground power and telephone cables, gas lines, trees, shrubs, etc.) and is not limited to what is shown. Refer to other plans for the treatment of existing features to remain.

All cavity and excavation resulting from removal of trees, shrubs, pipes, inlets, grease traps, sign and pole bases shall be filled with approved suitable material and compacted in 12" lifts to 95% of max. density.

On-site disposal of construction and demolition debris may occur only after written approval has been given in advance by the project engineer, the property owner, the local engineering department and the local governing jurisdiction. Additional approval may be required by the FDEP. Off-site disposal of such debris must occur in solid waste disposal facilities approved by the FDEP and the local governing jurisdiction.

Prior to the removal of any buildings, pavement or other features, refer to the Phase 1 environmental report for additional information.

Asbestos removal shall be conducted by a licensed asbestos removal contractor and shall be regulated by the local Health Department.

NO.	DATE	REVISIONS

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR SUPERVISED AND THAT I AM A DULY LICENSED CIVIL ENGINEER UNDER THE SEAL OF THE STATE OF FLORIDA AS SIGNED BY MY HAND AND SEAL.

Gary A. Boucher, P.E. #22885

STATE CERT. OF AUTH. #000942

**Ozoma Engineering, Inc.**  
P.O. Box 432  
Ozonia, Florida 34660-432  
Phone: (727) 785-3859 Fax: (727) 785-3434  
www.ozomae.com

FOR

**Oyster Bayou Management, LLC**

PROJECT #:

**Oyster Bayou Cottages**

GREEN KEY ROAD  
NEW PORT RICHEY, FLORIDA

PROJECT #:

ORIG. DATE:

DRAWN BY: BH

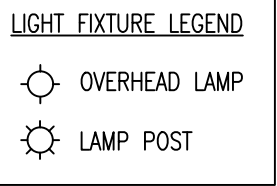
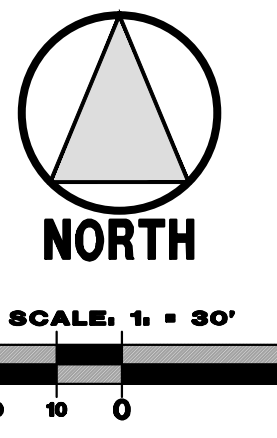
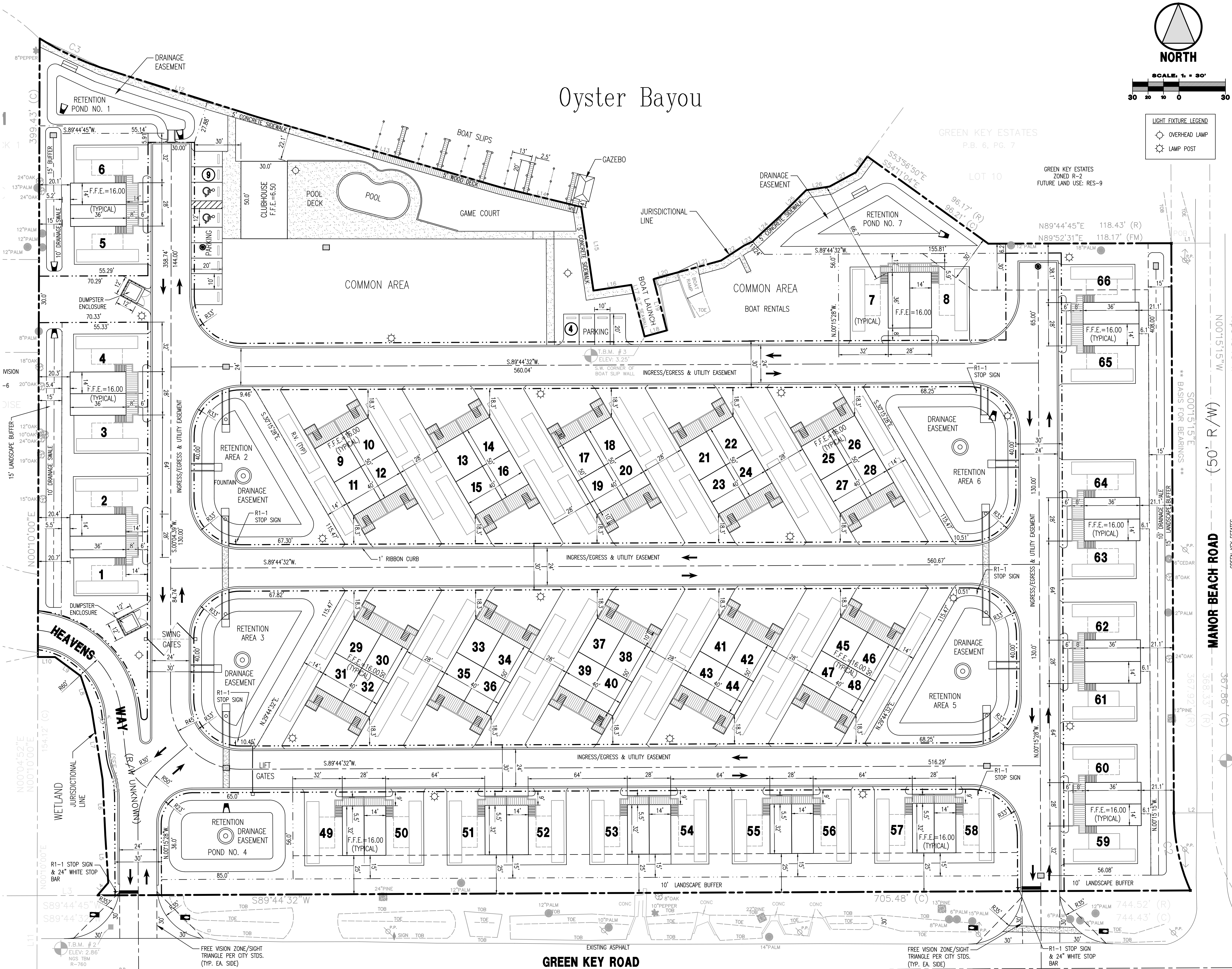
SCALE: AS SHOWN

SHEET #:

**C2.1**

**SITE DEMOLITION PLAN**  
SCALE: 1"=30'

NOTE: REFER TO OTHER PLANS FOR ADDITIONAL DEMOLITION TREATMENT INFORMATION SUCH AS EROSION CONTROL AND EXISTING TREES, IF ANY.



# Oyster Bayou

## LEGAL DESCRIPTION

LEGAL DESCRIPTION FOR PARCEL 50.0:  
 A TRACT OF LAND LYING IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:  
 COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 16 EAST; THENCE RUN ALONG THE SOUTH LINE OF SAID SECTION 6, S89°44'45"W, 460.00 FEET TO THE P.C. OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 100.00 FEET, A CHORD BEARING OF N45°15'15"W, 141.42 FEET; THENCE ALONG THE ARC OF SAID CURVE 157.08 FEET; THENCE N00°15'15"W, 368.33 FEET; THENCE S89°44'45"W, 25.00 FEET TO THE POINT OF BEGINNING; THENCE S00°15'15"E, 368.33 FEET TO THE P.C. OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 125.00 FEET, A CHORD BEARING OF S12°05'32"E, 51.28 FEET; THENCE ALONG THE ARC OF SAID CURVE 51.65 FEET; THENCE S89°44'45"W, 744.52 FEET; THENCE N00°04'52"E, 554.29 FEET TO THE P.C. OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 185.86 FEET, A CHORD BEARING OF S64°39'13"E, 44.04 FEET; THENCE ALONG THE ARC OF SAID CURVE 44.14 FEET; THENCE S72°27'32"E, 106.68 FEET; THENCE S72°52'34"E, 163.50 FEET; THENCE S76°21'01"E, 53.32 FEET; THENCE S08°21'50"E, 54.64 FEET; THENCE N81°25'54"E, 24.66 FEET; THENCE S14°24'44"E, 34.38 FEET; THENCE N74°54'24"E, 14.93 FEET; THENCE N14°30'23"W, 34.20 FEET; THENCE N74°18'55"E, 13.90 FEET; THENCE N74°41'15"E, 31.27 FEET; THENCE N56°58'18"E, 17.74 FEET; THENCE N64°05'45"E, 6.03 FEET; THENCE N47°22'45"E, 23.72 FEET; THENCE N45°10'23"E, 24.22 FEET; THENCE N81°05'17"E, 15.35 FEET; THENCE N61°27'04"E, 19.26 FEET; THENCE N36°16'16"E, 12.66 FEET; THENCE S53°56'50"E, 96.17 FEET; THENCE N89°44'45"E, 118.43 FEET TO THE POINT OF BEGINNING.  
 CONTAINING 7.57 ACRES MORE OR LESS.

## SITE DATA:

PROJECT NAME: OYSTER BAYOU COTTAGES  
 OWNER: OYSTER BAYOU MANAGEMENT, LLC  
 PHILIP H. DUMAS, MANAGER  
 PMB 149, 35246 U.S. HWY. 19 N.  
 PALM HARBOR, FL 34684  
 PHONE: 727-243-7430  
 ENGINEER: OZONA ENGINEERING, INC.  
 P.O. BOX 432  
 OZONA, FL 34660  
 PHONE: 727-785-3939  
 SURVEYOR: DENNIS V. MOYAN, P.S.M.  
 5342 BIRCHWOOD ROAD  
 SPRING HILL, FL 34608  
 PHONE: 352-684-5450  
 EXISTING LAND USE: LDR & LMDR  
 PROPOSED LAND USE: LDR & LMDR  
 PHYSICAL ADDRESS: 4835 GREEN KEY ROAD  
 EXISTING ZONING: RPD W/MF-10 & R3 USES  
 PROPOSED ZONING: RPD W/MF-10 & R3 USES  
 FLOOD ZONE: "AE" (PANEL NO. 121010188F, 9-26-14)  
 PARCEL I.D.: 06-26-16-0000-0000-0000  
 ZONING: NORTH: WATER (OYSTER BAYOU)  
 SOUTH: R1  
 EAST: R4  
 WEST: R2  
 NEW BUILDING HEIGHT: <40'  
 METHOD OF FIRE PROTECTION: FIRE HYDRANT  
 DENSITY: RESIDENTIAL: 66 TOTAL UNITS/7.60 ACRES = 8.68 UNITS/ACRE  
 RESIDENTIAL MAX: 10 UNIT/ACRE x 7.6 = 76  
 (TOTAL SITE = 329,015 S.F. OR 7.60 ACRES)  
 SITE AREAS:  
 PROJECT AREA: EXISTING 7.60 AC. (100%) PROPOSED 7.60 AC. (100%)  
 TOTAL IMPERVIOUS AREA 1.11 AC. (14.60%) 4.38 AC. (57.63%)  
 PERVIOUS AREA 6.55 AC. (86.18%) 3.22 AC. (42.37%)  
 PAVEMENT AREA 1.11 AC. (14.60%) 1.69 AC. (22.36%)  
 PROPOSED BUILDINGS 0 AC. (0%) 0.80 AC. (10.53%)  
 LANDSCAPE BUFFERS: NORTH: (OYSTER BAYOU) = 0'  
 SOUTH: (GREEN KEY ROAD) = 10'  
 EAST: 15'  
 WEST: 15'  
 SETBACKS: NORTH: (OYSTER BAYOU) = 20'  
 SOUTH: (GREEN KEY ROAD) = 25'  
 EAST: 15'  
 WEST: 15'  
 REQUIRED PARKING: 2 BEDROOM COTTAGES (2 SPACES / UNIT)  
 66 UNITS x 2 = 132 SPACES REQUIRED  
 PROPOSED PARKING: 3 SPACES PER UNIT  
 66 UNITS x 3 = 198 + 13 = 211 PROVIDED  
 REFUSE COLLECTION: REFUSE COLLECTION SHALL BE INDIVIDUAL PICKUP  
 TREE REMOVAL AND REPLACEMENT: PER CITY OF NEW PORT RICHEY CODE AND APPROVED LANDSCAPE BETTERMENT PLAN  
 WATER: CITY OF NEW PORT RICHEY  
 SEWER: CITY OF NEW PORT RICHEY  
 FIRE: CITY OF NEW PORT RICHEY  
 ELECTRIC: DUKE ENERGY  
 TELEPHONE: SPECTRUM

REVISIONS


I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR SUPERVISION AND THAT I AM A DULY LICENSED CIVIL ENGINEER UNDER THE SEAL OF THE STATE OF FLORIDA AS SIGNED BY MY HAND AND SEAL.

Gary A. Boucher, P.E. #22885

FOR PROJECT: Oyster Bayou Cottages

OZONA Engineering, Inc.  
 P.O. Box 432  
 OZONA, Florida 34660-432  
 Phone: (727) 785-3889 Fax: (727) 785-3434  
 www.ozonaeng.com

MANOR BEACH ROAD (50' R/W)

GREEN KEY ESTATES ZONED R-2 FUTURE LAND USE: RES-9

368.33' (R)  
 367.92' (R)  
 367.86' (C)  
 368.33' (R)  
 367.92' (R)  
 367.86' (C)

T.B.M. #1  
 ELEV: 3.79'  
 NORTH RM. OF SAN. M.H.

T.B.M. #2  
 ELEV: 2.86'  
 NOS. TBM R=760

T.B.M. #3  
 ELEV: 3.23'  
 SW-CORNER OF BOAT SLIP WALL

GREEN KEY ROAD (100' R/W)

856.00' (R)  
 856.00' (C)

PROJECT #:  
 ORIG. DATE: -  
 DRAWN BY: BH  
 SCALE: AS SHOWN

SHEET #:  
**C3.1**

## SITE PLAN

SCALE: 1"=30'

REVISIONS	

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR SUPERVISION AND THAT I AM A DULY LICENSED CIVIL ENGINEER UNDER THE SEAL OF THE STATE OF FLORIDA AS SIGNED BY MY HAND AND SEAL.

Gary A. Boucher, P.E. #22885

STATE CERT. OF AUTH. #0009422

**Ozma Engineering, Inc.**

Ozma, Florida 34660-432  
 P.O. Box 432  
 Phone: (727) 785-3859 Fax: (727) 785-3434  
 www.ozmaeng.com

FOR

**Oyster Bayou Management, LLC**

PROJECT:

**Oyster Bayou Cottages**

GREEN KEY ROAD  
 NEW PORT RICHEY, FLORIDA

PROJECT #:

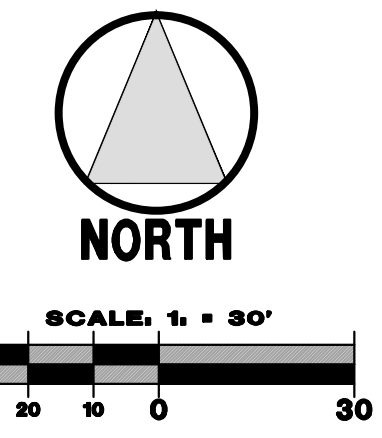
ORIG. DATE:

DRAWN BY: BH

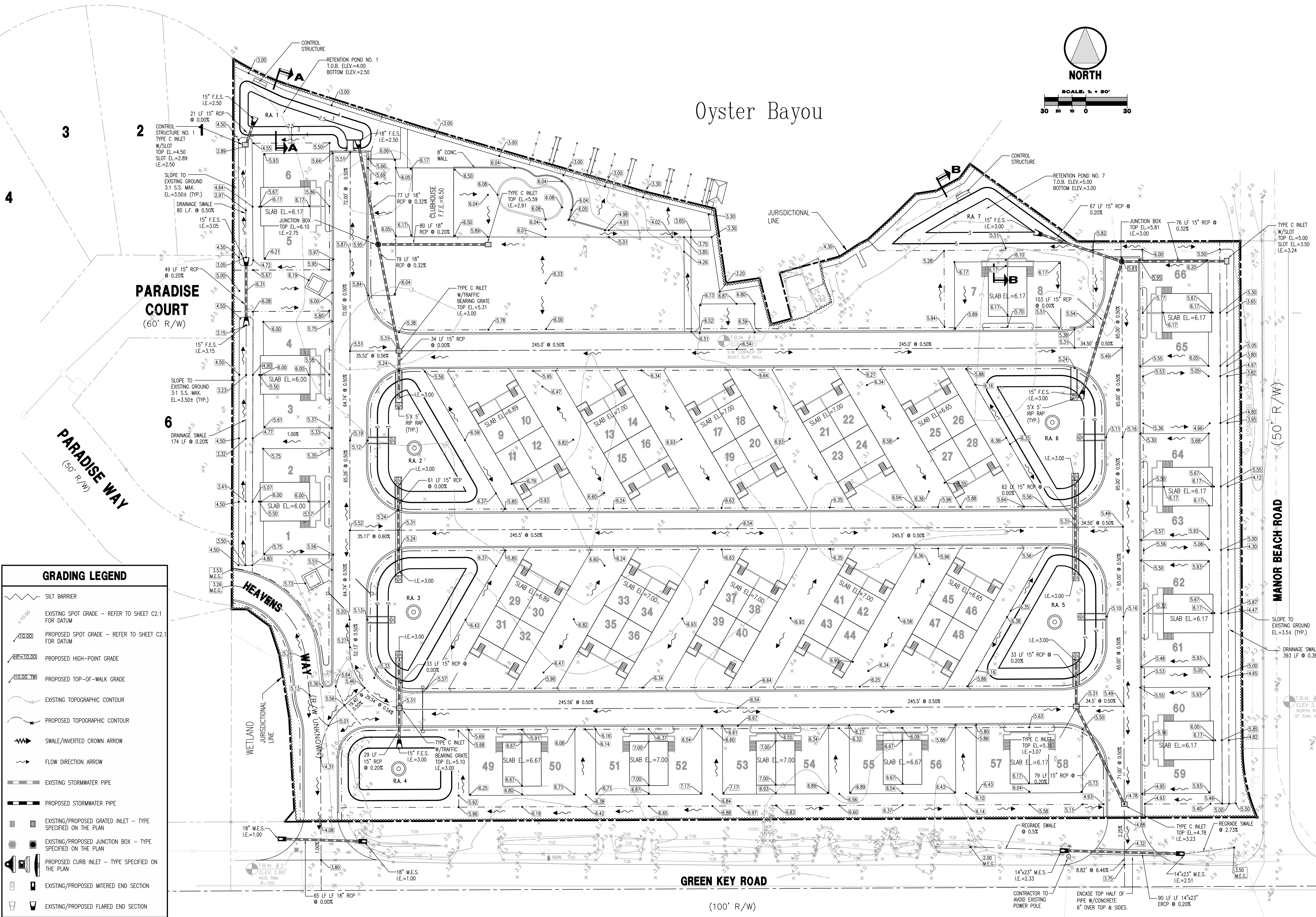
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SHEET #:

**C4.1**



# Oyster Bayou

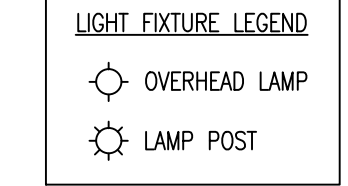
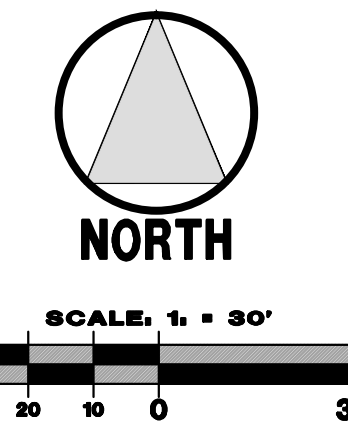


**GRADING LEGEND**

- SILT BARRIER
- EXISTING SPOT GRADE - REFER TO SHEET C2.1 FOR DATUM
- PROPOSED SPOT GRADE - REFER TO SHEET C2.1 FOR DATUM
- PROPOSED HIGH-POINT GRADE
- PROPOSED TOP-OF-WALK GRADE
- EXISTING TOPOGRAPHIC CONTOUR
- PROPOSED TOPOGRAPHIC CONTOUR
- SWALE/INVERTED CROWN ARROW
- FLOW DIRECTION ARROW
- EXISTING STORMWATER PIPE
- PROPOSED STORMWATER PIPE
- EXISTING/PROPOSED GRATED INLET - TYPE SPECIFIED ON THE PLAN
- EXISTING/PROPOSED JUNCTION BOX - TYPE SPECIFIED ON THE PLAN
- PROPOSED CURB INLET - TYPE SPECIFIED ON THE PLAN
- EXISTING/PROPOSED MITERED END SECTION
- EXISTING/PROPOSED FLARED END SECTION

**GRADING AND DRAINAGE PLAN**  
 SCALE: 1"=30'

# Oyster Bayou



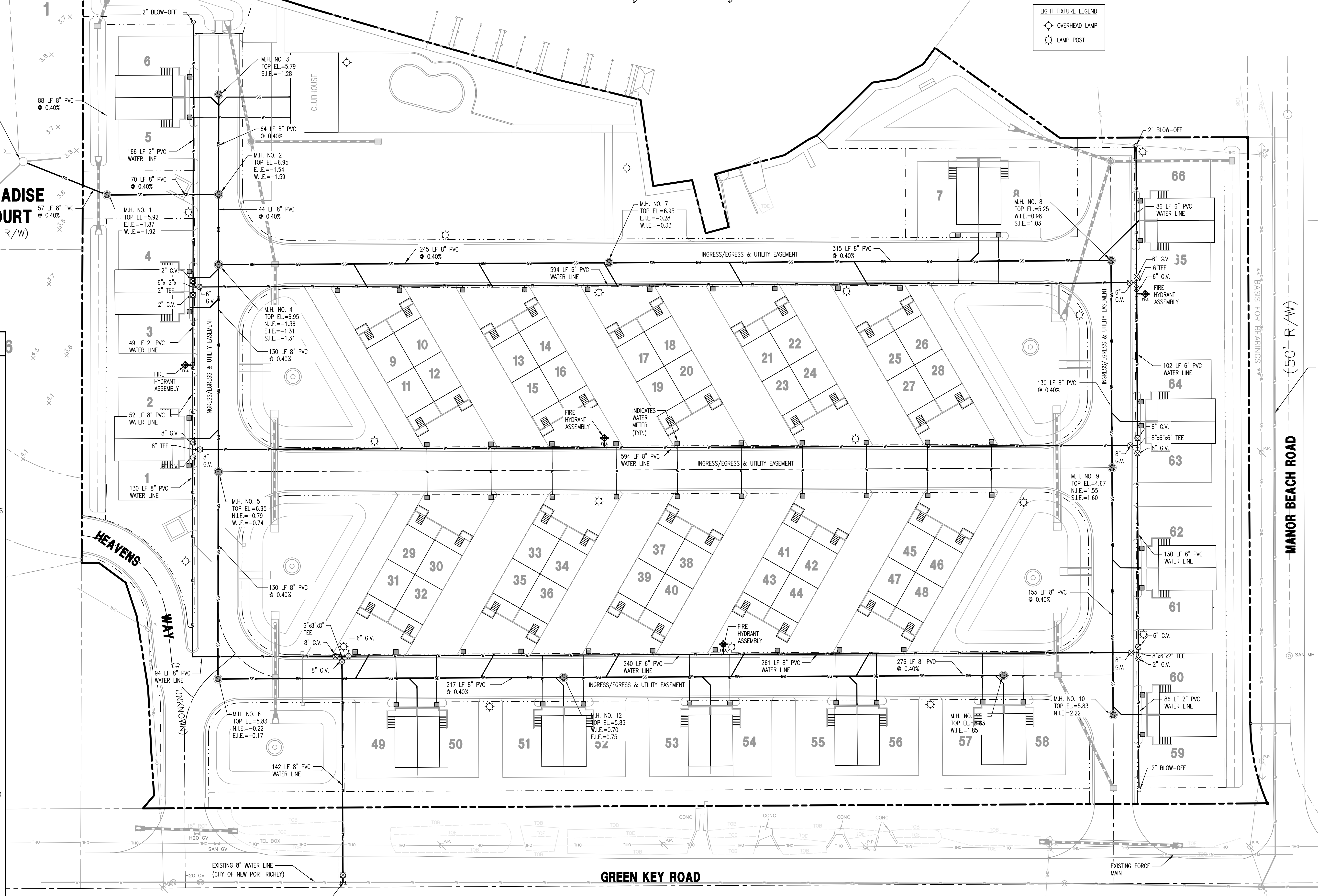
UTILITY LEGEND	
	EXISTING/PROPOSED WATER LINE - SIZE AND TYPE NOTED ON THE PLAN
	EXISTING/PROPOSED SEWER LINE - SIZE AND TYPE NOTED ON THE PLAN
	EXISTING/PROPOSED FORCE MAIN - SIZE AND TYPE NOTED ON THE PLAN
	EXISTING/PROPOSED REUSE LINE - SIZE AND TYPE NOTED ON THE PLAN
	EXISTING/PROPOSED STORM SEWER LINE - REFER TO GRADING PLAN FOR SIZES AND TYPES
	EXISTING/PROPOSED OVERHEAD UTILITY LINES
	EXISTING/PROPOSED UNDERGROUND UTILITY LINES
	EXISTING/PROPOSED POWER POLE
	SITE LIGHTS - REFER TO ARCHITECTURAL PLANS FOR SPECIFICATIONS
	EXISTING/PROPOSED FIRE HYDRANT ASSEMBLY
	EXISTING/PROPOSED FIRE DEPARTMENT CONNECTION
	EXISTING/PROPOSED WATER METER
	EXISTING/PROPOSED IRRIGATION METER
	EXISTING/PROPOSED DOUBLE DETECTOR CHECK VALVE ASSEMBLY (DDCVA)
	EXISTING/PROPOSED GATE VALVE
	EXISTING/PROPOSED SANITARY MANHOLE
	EXISTING/PROPOSED SANITARY CLEANOUT
	EXISTING/PROPOSED GRATED INLET - REFER TO GRADING PLAN FOR SIZES AND TYPES
	EXISTING/PROPOSED JUNCTION BOX - REFER TO GRADING PLAN FOR SIZES AND TYPES
	PROPOSED CURB INLET - TYPE SPECIFIED ON THE PLAN
	EXISTING/PROPOSED MITERED END SECTION
	EXISTING/PROPOSED FLARED END SECTION
	POINT OF CONNECTION

**PARADISE COURT**  
(60' R/W)

**HEAVENS WAY**  
(UNKNOWN)

**GREEN KEY ROAD**  
(100' R/W)

**MANOR BEACH ROAD**  
(50' R/W)



NO.	REVISIONS

STATE CERT. OF AUTH. #000942  
**Ozma Engineering, Inc.**  
 P.O. Box 432  
 Ozona, Florida 34660-432  
 Phone: (727) 785-3859 Fax: (727) 785-3454  
 www.ozmaeng.com  
 I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR SUPERVISION AND THAT I AM A DULY LICENSED CIVIL ENGINEER UNDER THE LAWS OF THE STATE OF FLORIDA AS SIGNED BY MY HAND AND SEAL.  
 Gary A. Boucher, P.E. #22885

FOR  
**Oyster Bayou Cottages**  
 MANAGEMENT, LLC

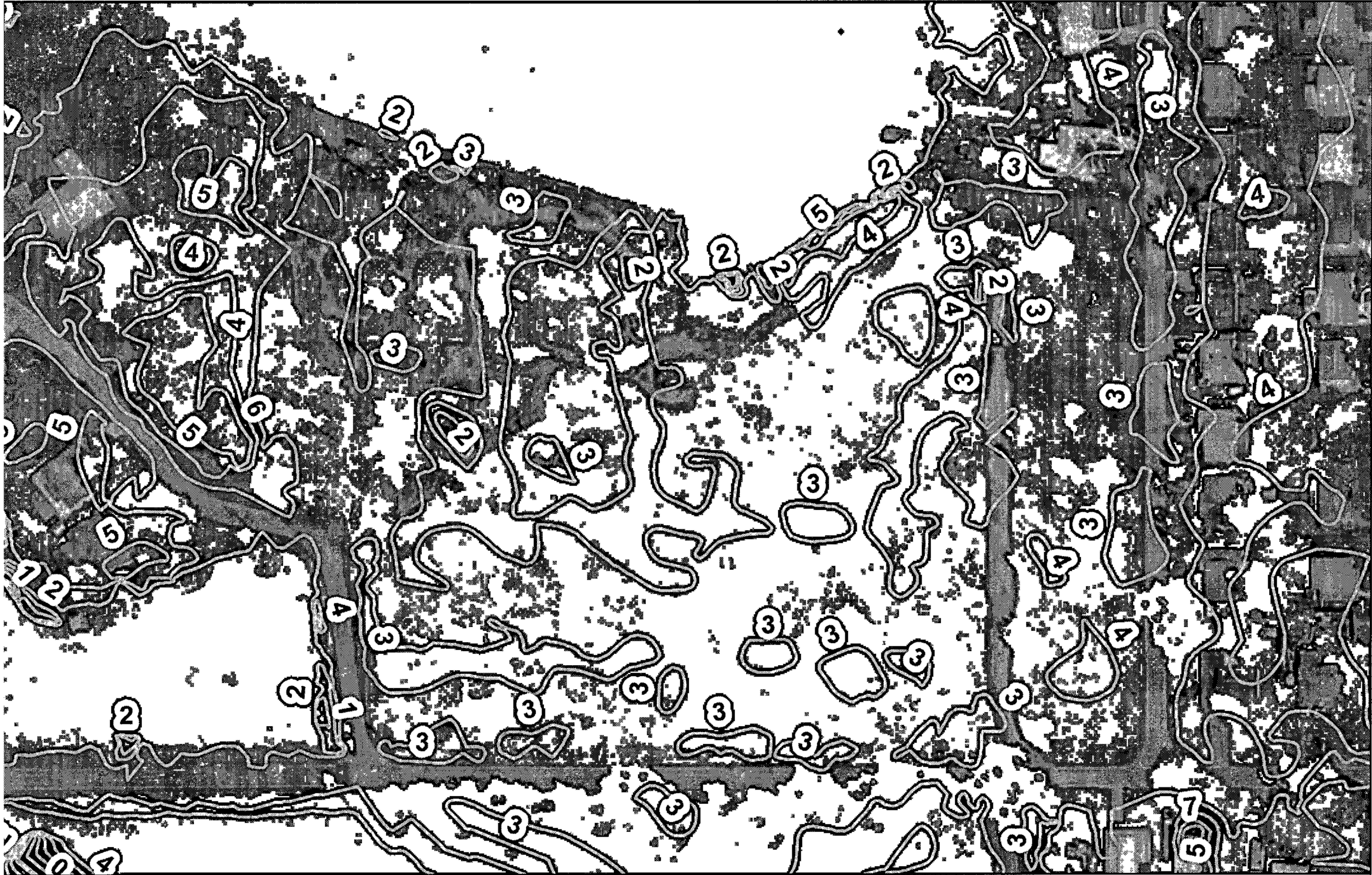
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 ORIG. DATE:  
 DRAWN BY: BH  
 SCALE: AS SHOWN

**Oyster Bayou Cottages**  
 GREEN KEY ROAD  
 NEW PORT RICHEY, FLORIDA

SHEET #:  
**C5.1**

**UTILITIES SITE PLAN**  
 SCALE: 1"=30'





SHEET #:

**C7.1**

PROJECT #: -  
 ORIG. DATE: -  
 DRAWN BY: BH  
 SCALE: AS SHOWN

**Oyster Bayou Cottages**

GREEN KEY ROAD  
 NEW PORT RICHEY, FLORIDA

FOR  
**OYSTER BAYOU  
 MANAGEMENT, LLC**

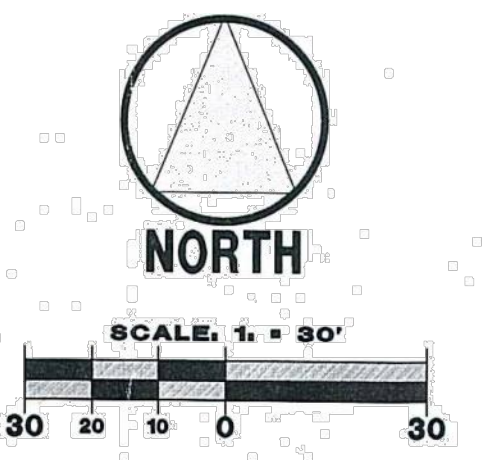
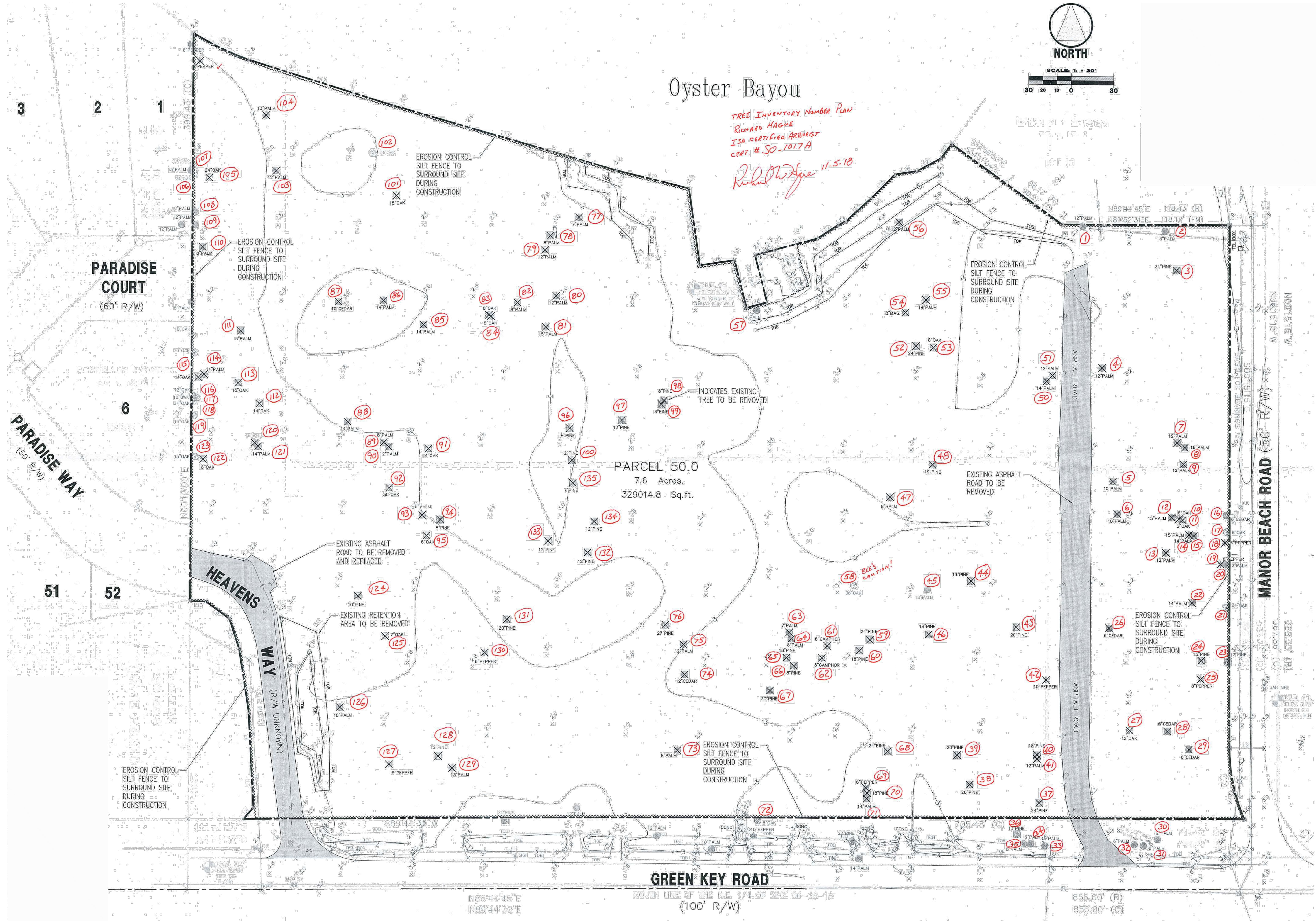
**Ozona**  
**Engineering, Inc.**

P.O. Box 432  
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 Phone: (727) 785-3859 Fax: (727) 785-3434  
[www.ozonaeng.com](http://www.ozonaeng.com)

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 UNDER MY CLOSE  
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 AM A DULY LICENSED  
 CIVIL ENGINEER UNDER  
 THE LAWS OF THE STATE  
 OF FLORIDA AS SIGNED  
 BY MY HAND AND SEAL.  
 Cory A. Boucher, P.E. #22885

REVISIONS

NO.	DESCRIPTION



REVISIONS

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COPY A. Boucher, P.E. #22855

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 www.ozonaeng.com

FOR  
**OYSTER BAYOU**  
**MANAGEMENT, LLC**

PROJECT:

**Oyster Bayou Cottages**

GREEN KEY ROAD  
 NEW PORT RICHEY, FLORIDA

PROJECT #:  
 ORIG. DATE:  
 DRAWN BY: BH  
 SCALE: AS SHOWN

SHEET #:  
T-1

**TREE IDENTIFICATION PLAN**  
 SCALE: NONE



