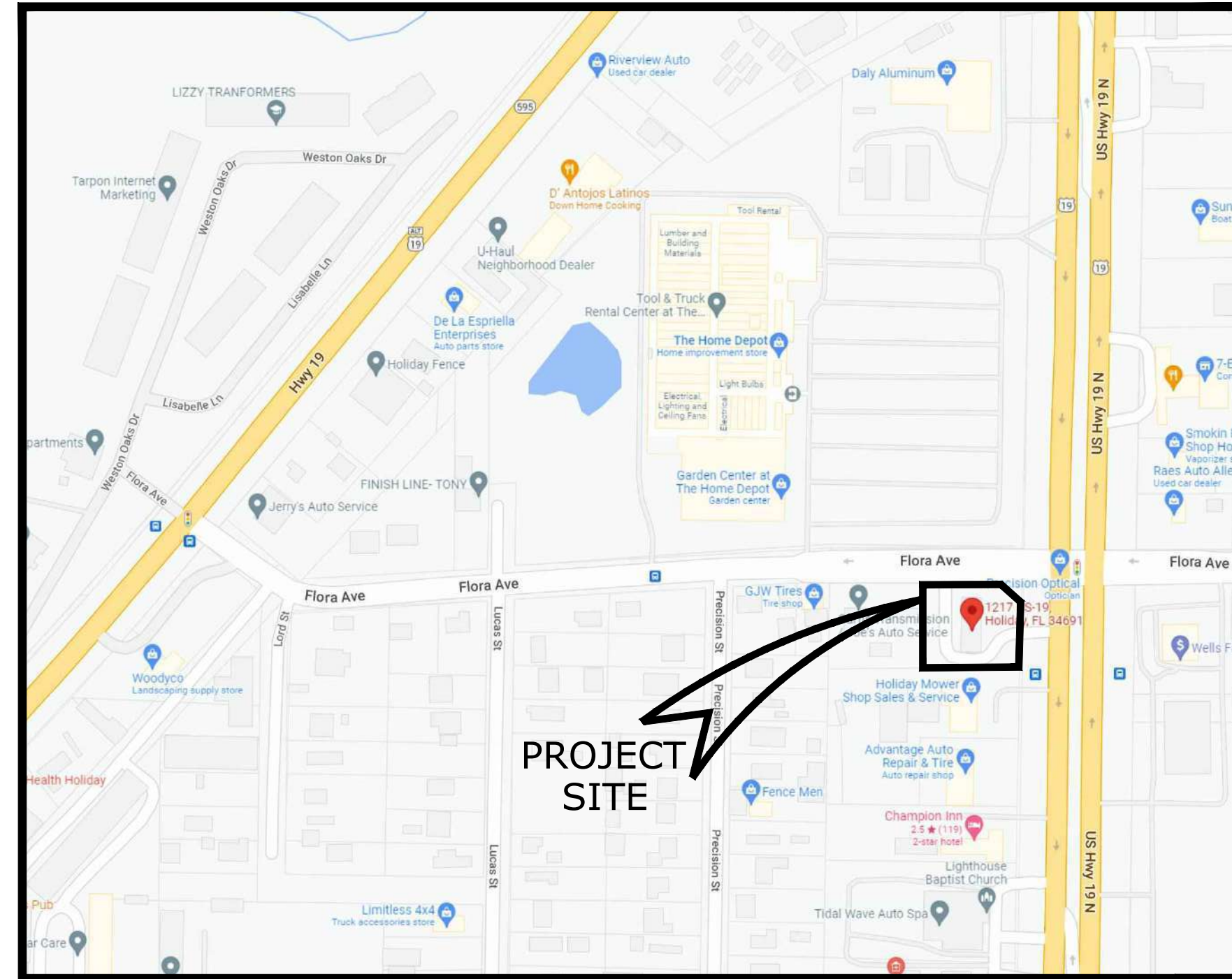


RETAIL @ FLORA AVE. & US HWY 19 N.

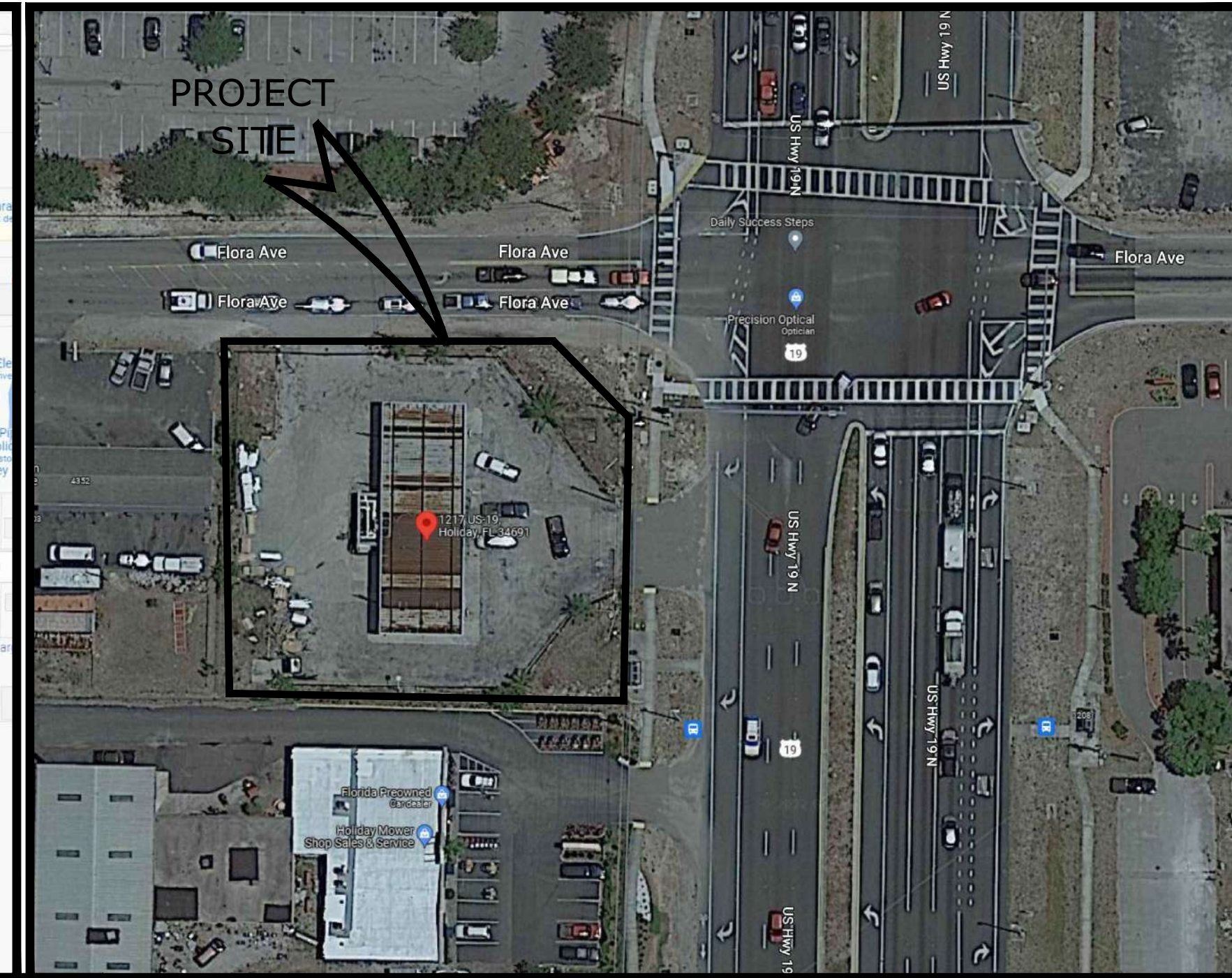
SECTION 31 - TOWNSHIP 26 S - RANGE 16 E
 PARCEL NO. 31-26-16-0120-00A00-0125
 PASCO COUNTY, FLORIDA

LEGAL DESCRIPTION

PAPPAS COLONY SUB PB 5 PG 4 PORTION LOTS 11 & 12 BLOCK A DESC AS COM INT W R/W LN US 19 & N BDY LN LOT 12 TH S01DEG 21' 42" W 15.00 FT FOR POB TH CONT ALG W R/W LN US 19 S01DEG 21' 42" W 140.00 FT TH N88DEG 38' 18" W 175.00 FT TH N01DEG 21' 42" E 155.00 FT TO N BDY LN LOT 12 TH S88DEG 38' 18" E 155.00 FT TH S51DEG 46' 06" E 25.00 FT TO POB OR 9121 PG 3305



STREET MAP



AERIAL MAP



INDEX OF SHEETS

C1.1	CIVIL SITE DATA
C1.2	CIVIL SPECIFICATIONS
C2.1	SITE PREPARATION PLAN
C3.1	PROPOSED SITE PLAN
C4.1	GRADING AND DRAINAGE PLAN
C4.2	STORMTECH DETAILS
C5.1	UTILITY PLAN
C5.2	LIFT STATION
C6.1	CONSTRUCTION DETAILS
C6.2	CONSTRUCTION DETAILS
L1.1	LANDSCAPING PLAN
L1.2	LANDSCAPING DETAILS
IR1.1	IRRIGATION PLANS

OWNER CONTACT

EUROPEAN EQUITIES CORPORATION
 ATTN: DAVID MCCOMAS
 18167 U.S. HIGHWAY 19 NORTH; SUITE 600
 CLEARWATER, FL 33764
 PHONE: (727) 723-3771
 EMAIL: DMCCOMAS@EUROPEANEQUITIES.COM

DESIGN PROFESSIONALS

CIVIL ENGINEER/PLANNER:	ARCHITECT
NORTHSIDE ENGINEERING, INC. 300 SOUTH BELCHER ROAD CLEARWATER, FLORIDA 33765 727-443-2869	ARCHITECT ADDRESS 1 ADDRESS 2 PHONE NUMBER
SURVEY	GEOTECH
SURVEYOR ADDRESS 1 ADDRESS 2 PHONE NUMBER	GEOTECH ADDRESS 1 ADDRESS 2 PHONE NUMBER

FLOOD ZONE INFORMATION

THIS PROPERTY LIES IN FLOOD ZONES "X", AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP; COMMUNITY PANEL No. 12101C0361G, EFF. 6/5/2020.

SITE DATA

MATRIX	EXISTING	PROPOSED	ALLOWED/CODE
ZONING:	C2	C2	OK.
USAGE:	RETAIL	RETAIL	OK.
FUTURE LAND USE:	ROR	ROR	OK.
LOT AREA (GROSS):	26,975 S.F. 0.62 ACRES	26,975 S.F. 0.62 ACRES	15,000 S.F. (MIN.)
LOT WIDTH:	140'	140'	90' (MIN.)
BUILDING COVERAGE:	907 S.F.	5,470 S.F.	13,487.5 S.F.(MAX.)
FLOOR AREA RATIO (FAR):	907 S.F. (0.034)	5,470 S.F. (0.203)	0.60 (MAX)
BLDG. SETBACKS:	FRONT (NORTH)	66'	60.3' 25' SETBACK & 10' TYPE 'D' LANDSCAPE BUFFER
	FRONT (EAST)	73.4'	87.3' 25' SETBACK & 15' TYPE 'D' LANDSCAPE BUFFER
	SIDE (SOUTH)	67.2'	10.5' 0 SETBACK & 10' TYPE 'A' LANDSCAPE BUFFER
	SIDE (WEST)	59.4'	22.7' 0 SETBACK & 10' TYPE 'A' LANDSCAPE BUFFER
BLDG. HEIGHT:	-	<60'	60' MAX.
VEHICULAR USE AREA (VUA):	17,760 S.F.	11,197 S.F.	-
INTERIOR LANDSCAPING:	-	1,200 S.F. 10.7 %	10% OF VUA (MIN.)
IMPERVIOUS SURFACE RATIO (I.S.R.):	19,767 S.F. (0.733)	19,844 S.F. (0.736)	-
OPEN SPACE (S.F. & % OF GROSS SITE)	7,208 S.F. (26.7%)	7,131 S.F. (26.4%)	-
PARKING:	-	25 SPACES + 1 BIKE PARKING + 1 LOADING SPACE	19 SPACES + 1 BIKE PARKING + 1 LOADING SPACE
PARKING CALCULATIONS:	- ON-SITE PARKING: 1 PER 300 sf. GFA = 18.23 = 19 SPACES - BIKE PARKING: 0.02 PER PROVIDED SPACE = 0.02 X 23 = 0.46 = 1 SPACE - 1 LOADING SPACE REQUIRED		

UTILITY COMPANIES

GAS: CLEARWATER GAS SYSTEMS 400 N MYRTLE AVE CLEARWATER, FL 33755 CONTACT: BOBBY MORIG (727) 562-4900 EXT. 7423	SEWER: PASCO COUNTY UTILITIES 194367 CENTRAL BLVD LAND O LAKES, FL 34637 CONTACT: CHARLES CULLEN (813) 235-6012
TELECOM: FRONTIER COMMUNICATIONS 3712 W. WALNUT ST TAMPA, FL 33607 CONTACT: CARLOS BATES (941) 906-6709	WATER: PASCO COUNTY UTILITIES 194367 CENTRAL BLVD LAND O LAKES, FL 34637 CONTACT: CHARLES CULLEN (813) 235-6012
SPECTRUM: 30432 SR 54 WESLEY CHAPEL, FL 33543 CONTACT: MIKE KIKER (813) 862-0522 EXT: 84263	POWER: DUKE ENERGY 2001 OLD SCENIC HWY LAKE WALES, FL 33853 CONTACT: SHARON DEAR (407) 905-3321
TRAFFIC OPERATIONS: PASCO COUNTY TRAFFIC OPERATIONS DIVISION 7536 STATE ST ROOM 124 NEW PORT RICHEY, FL 34854 CONTACT: JACK KING (727) 847-8139 EXT. 8523	FIRE: PASCO COUNTY FIRE RESCUE - STATION 12 4713 MILE STRETCH DR HOLIDAY, FL 34690 CONTACT: SCOTT CASSIN (813) 929-2750

AGENCY RESPONSE STAMPS

AGENCY RESPONSE STAMPS

Daniel E. Shockey, P.E. #85385
 REGISTRY # 31306

PROJECT # 2305
 ISSUE DATE: 01/12/23

NO.	DATE	DESCRIPTION

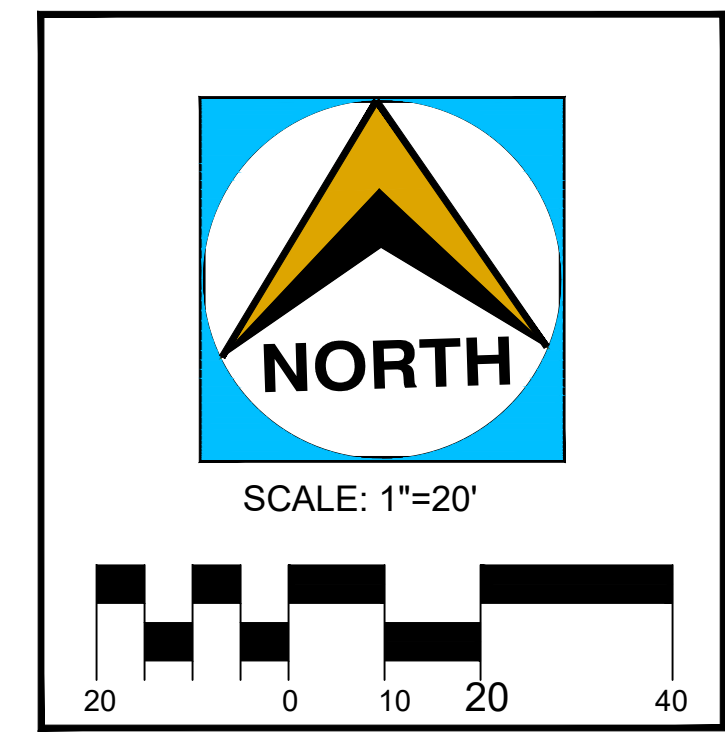
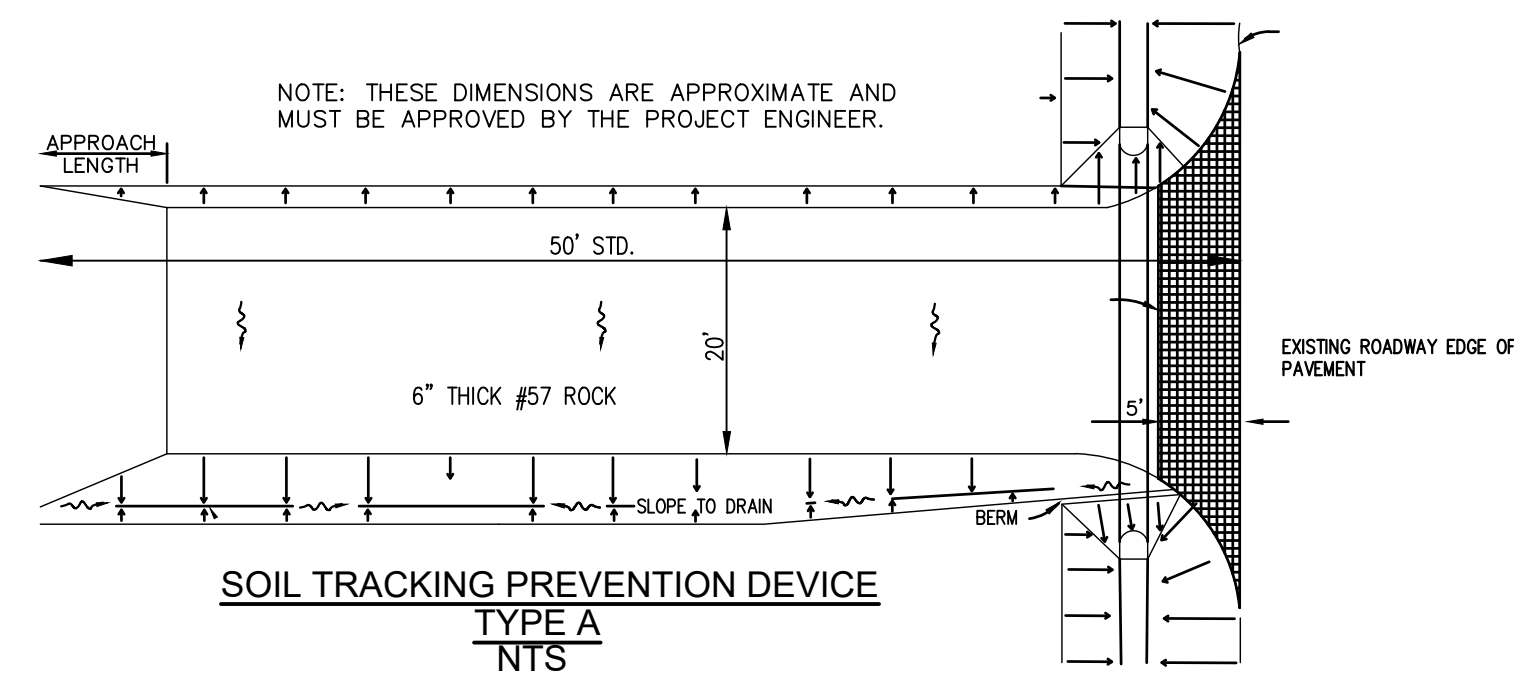
CIVIL SITE DATA
 RETAIL@SWC FLORA AVE & US HWY 19
 1217 US HWY 19 N,
 HOLIDAY, FLORIDA 34691



7 a.m. TO 5 p.m., MONDAY THROUGH FRIDAY
 CALL 811 OR 800-432-4770 - SUNSHINE811.COM

SOIL TRACKING PREVENTION DEVICE NOTES

1. A Soil Tracking Prevention Device (STPD) shall be constructed at locations designated by the Engineer for points of egress from unstabilized areas of the project to public roads where off site tracking of mud could occur. Traffic from unstabilized areas of the construction project shall be directed through a STPD. Barriers, flagging, or other positive means shall be used as required to limit and direct vehicular egress across the STPD.
2. The contractor may propose an alternative technique to minimize off site tracking of sediment. The alternative must be reviewed and approved by the Engineer prior to its use.
3. All materials spilled, dropped or tracked onto public roads (including the STPD aggregate and construction mud) shall be removed daily, or more frequently if so directed by the Engineer.
4. Aggregates shall be described in section 901 excluding 901-2.3. Aggregates shall be FDOT side #1. If this size is not available, the next available smaller size aggregate may be substituted with the approval of the Engineer. Sizes containing excessive small aggregate will track off the project and are not suitable.
5. The sediment pit should provide a retention volume of 3600 cubic feet/acre of surface area draining to the pit. When the STPD is isolated from other drainage areas, the following pit volumes will satisfy this requirement:
 15'x50'=100 ft.³
 30'x50'=200 ft.³
 as an option to the sediment pit, the width of the swale bottom can be increased to obtain the volume. When the sediment pit or swale volume has been reduced to one half, it shall be cleaned. When a swale is used, hay bales or silt fence shall be placed along the entire length.
6. The swale ditch draining the STPD shall have a 0.2% minimum and a 1.0% maximum grade along the STPD and to the sediment pit.
7. Mitered end sections are not required when the side drain pipe satisfies the clear zone requirements.
8. The STPD shall be maintained in a condition that will allow it to perform its function. To prevent offset tracking, the STPD shall be rinsed (daily when in use) to move accumulated mud downward through the stone. Additional stabilization of the vehicular route leading to the STPD may be required to limit mud tracking.
9. A STPD shall be paid for under the contract unit price for Soil Tracking Prevention Device, EA. The unit price shall constitute full compensation for construction, maintenance, replacement of materials, removal, and restoration of the area utilized for the STPD; including but not limited to excavation, grading, temporary pipe (including M.E.S. when required), filter fabric, aggregate, paved turnout (including asphalt and base construction), ditch stabilization, approach route stabilization, sediment removal and disposal, water, rinsing and cleaning of the STPD and cleaning of public roads, grassing and sod. Hay bales shall be paid for under the contract unit price for Hay or Straw Baled, EA. Silt fence shall be paid for under the contract unit price for Staked Silt Fence, L.F.
10. The nominal size of a standard STPD is 15'x50' unless otherwise shown in the plans. If the volume of entering and exiting vehicles warrant, a 30' width STPD may be used if approved by the Engineer. When a double width (30') STPD is used, the pay quantity shall be 2 for each location.

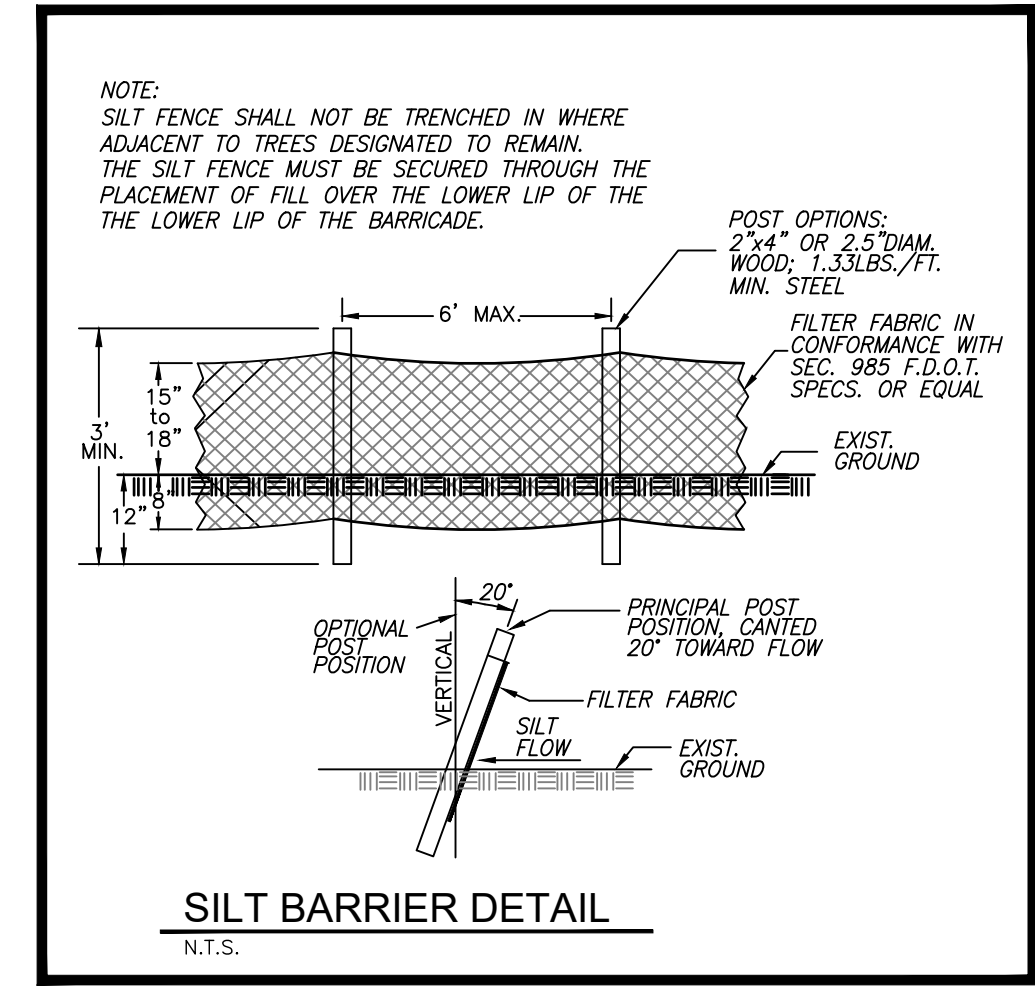
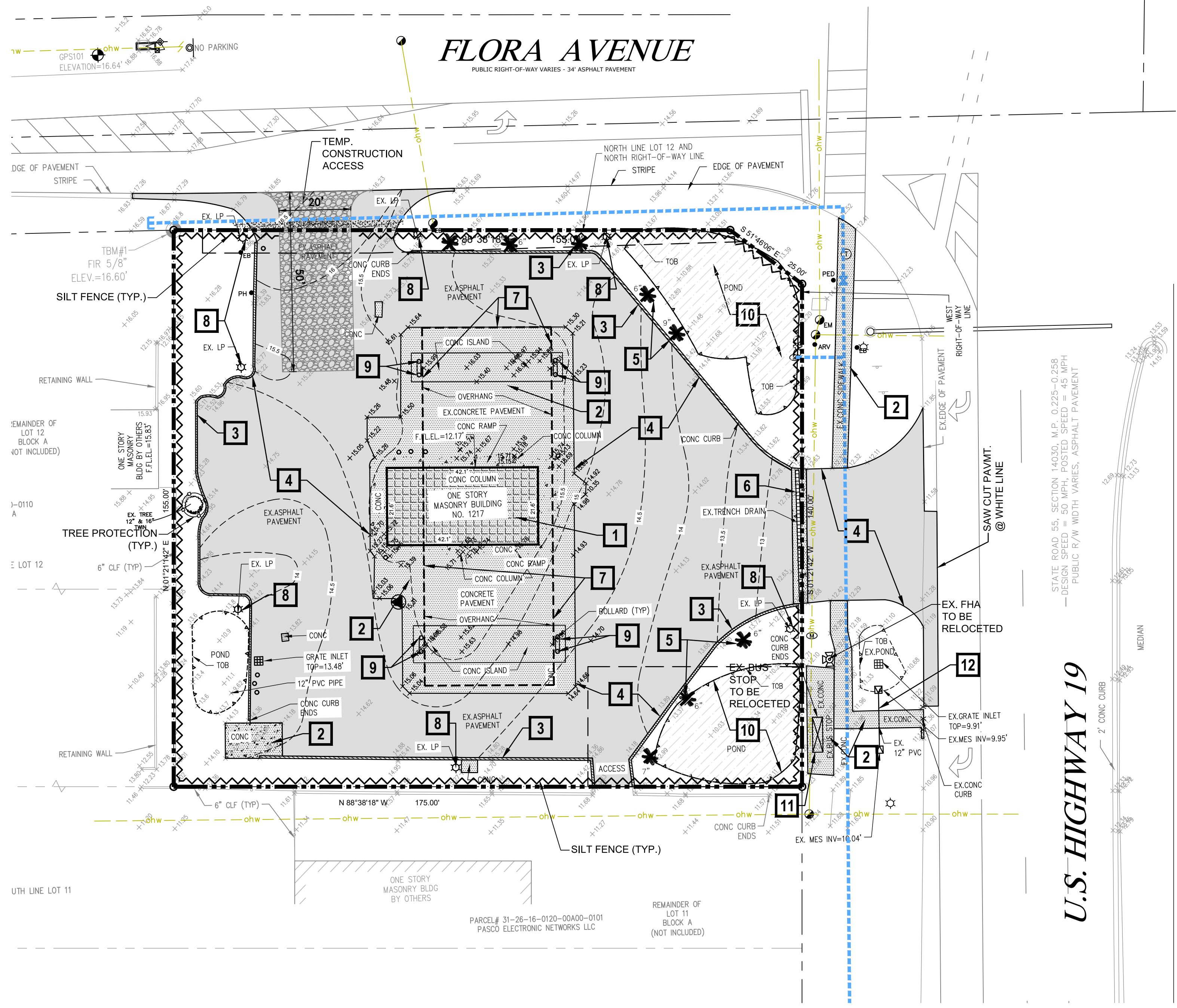


SITE PREPARATION NOTES

1	REMOVE EX. BUILDING	[Pattern]
2	REMOVE EX. CONC. PAVEMENT & CONC. ISLAND	[Pattern]
3	REMOVE EX. CURB	[Pattern]
4	REMOVE EX. ASPH. & BASE	[Pattern]
5	REMOVE EX. TREES	[Symbol]
6	REMOVE EX. TRENCH DRAIN	[Symbol]
7	REMOVE EX. CANOPY & COLUMNS	[Symbol]
8	REMOVE EX. LIGHT POLES	[Symbol]
9	REMOVE EX. BOLLARDS	[Symbol]
10	EX. POND TO BE FILLED	[Symbol]
11	REMOVE EX. BUS STOP	[Symbol]
12	REMOVE EX. 12" PVC	[Symbol]

PREPARATION OF THE SITE INCLUDES THE REMOVAL/RELOCATION OF ALL EXISTING STRUCTURES WITHIN 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, AC UNITS, ETC.) AND IS NOT LIMITED TO WHAT'S SHOWN.

- ALL CAVITY & EXCAVATION RESULTING FROM REMOVAL OF TREES, SHRUBS, PIPES, INLETS, GREASE TRAPS, SIGN, AND POLE BASE AND BLDG FOUNDATION SHALL BE FILLED WITH APPROVED SUITABLE MATERIAL AND COMPACTED IN 12" LIFTS TO 95% OF MAX DENSITY.
- OFF-SITE DISPOSAL OF STRUCTURES, UTILITIES AND CONSTRUCTION DEBRIS SHALL OCCUR IN SOLID WASTE DISPOSAL FACILITIES APPROVED BY F.D.E.P., AND PASCO COUNTY.



Northside Engineering, Inc.
 300 South Belcher Road, Clearwater, Florida 34616
 Tel: 727-442-3869 Fax: 727-442-8208
 tec@northsideengineering.net Est. 1989

Civil, Land Planning, Traffic Studies, Landscape Due Diligence Reports, Land Use Rezoning, Stormwater Management, Utility Design, Construction Administration

Daniel E. Shockey, P.E. #85385

COPIES OF THESE PLANS ARE NOT VALID UNLESS EMBOSSED WITH THE SIGNING ENGINEER'S SEAL

PROJECT # 2305		
ISSUE DATE: 01/12/23		
REVISIONS:		
No.	Date	Description

Registry # 31306

SITE PREPARATION PLAN

RETAIL @ SWC FLORA AVE & US HWY 19

1217 US HWY 19 N, HOLIDAY, FLORIDA 34691

LEGEND

- PROPERTY LINE
- PROPOSED BUILDING
- PROPOSED ASPHALT
- PROPOSED CONC.

NORTH

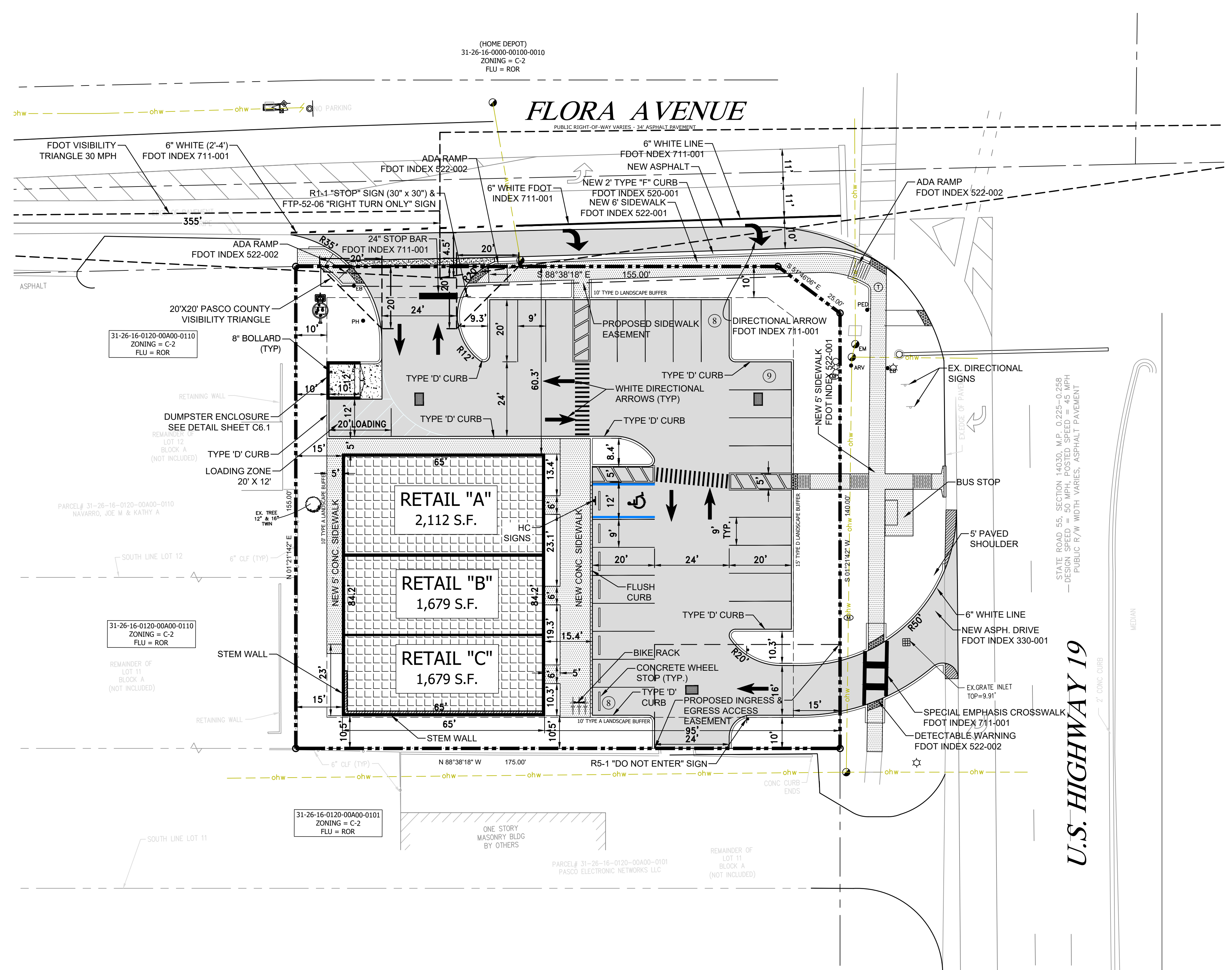
SCALE: 1"=20'

Northside

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CIVIL SITE PLAN

RETAIL @SWC FLORA AVE
 & US HWY 19

1217 US HWY 19 N,
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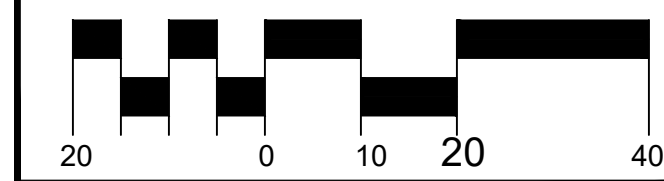
Northside Engineering, Inc.

G3.1

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SCALE: 1"=20'



STORM STRUCTURE TABLE

#	STRUCTURE TYPE	RIM ELEV.	INV. ELEV.
1	FDOT TYPE "C" INLET	15.0	10.5
2	FDOT TYPE "C" INLET	14.2	10.5
3	FDOT TYPE "C" INLET	14.2	10.5
4	EX. STRUCTURE	9.91 (EX.) RAISE TOP TO EL. 11.0	7.41 EX.

LEGEND

- PROPERTY LINE
- NEW STORM SERVICE
- EXIST STORM SERVICE
- NEW WATER SERVICE
- EXIST. WATER SERVICE
- NEW SAN. SEWER
- EXIST. SAN. SEWER
- PROPOSED SAN. MH
- PROPOSED CLEAN-OUT
- PROPOSED STORM INLET
- PROPOSED LIFT STATION
- FLOW ARROW
- EX. ELEV.
- PROP. ELEV.

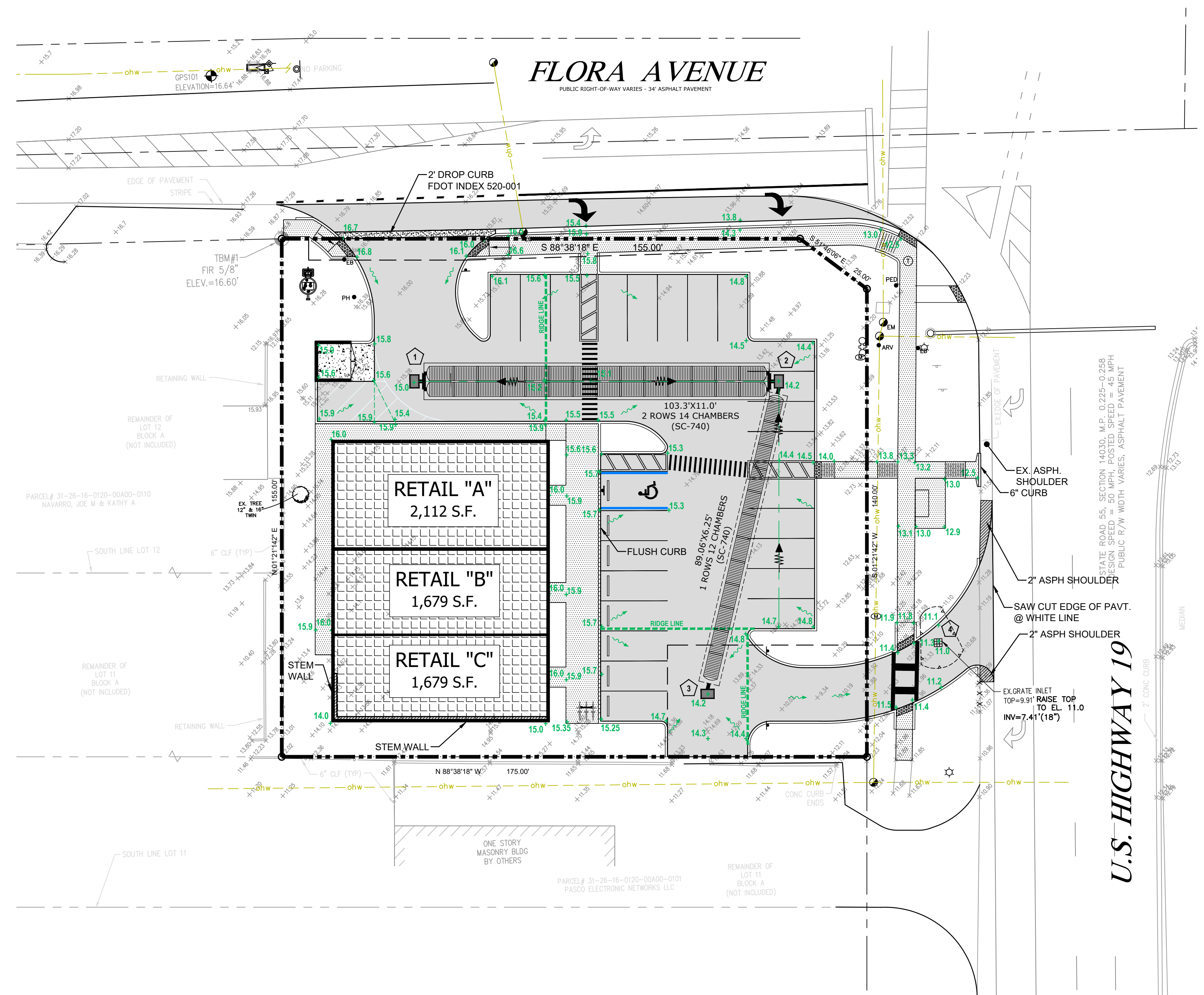
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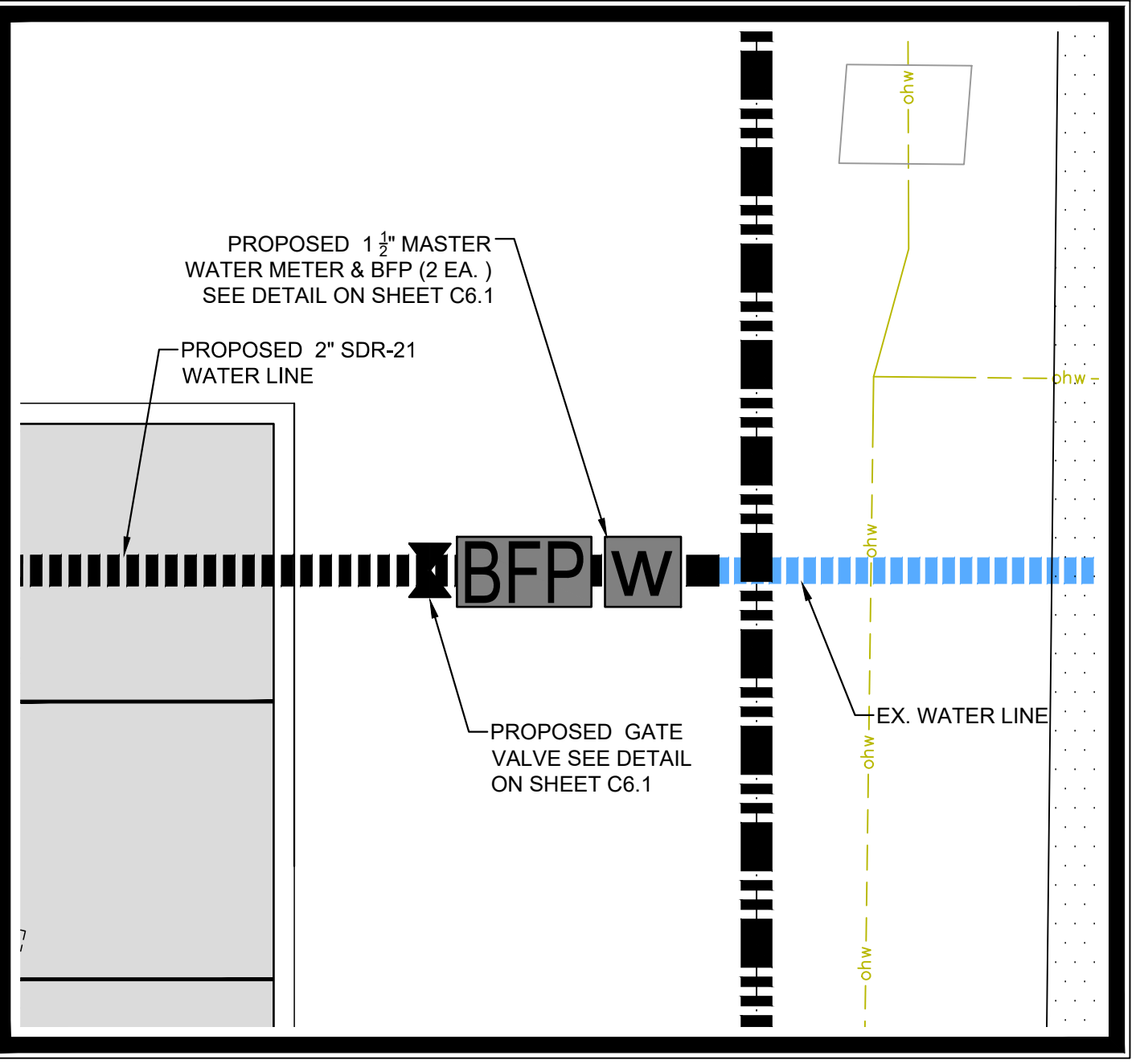
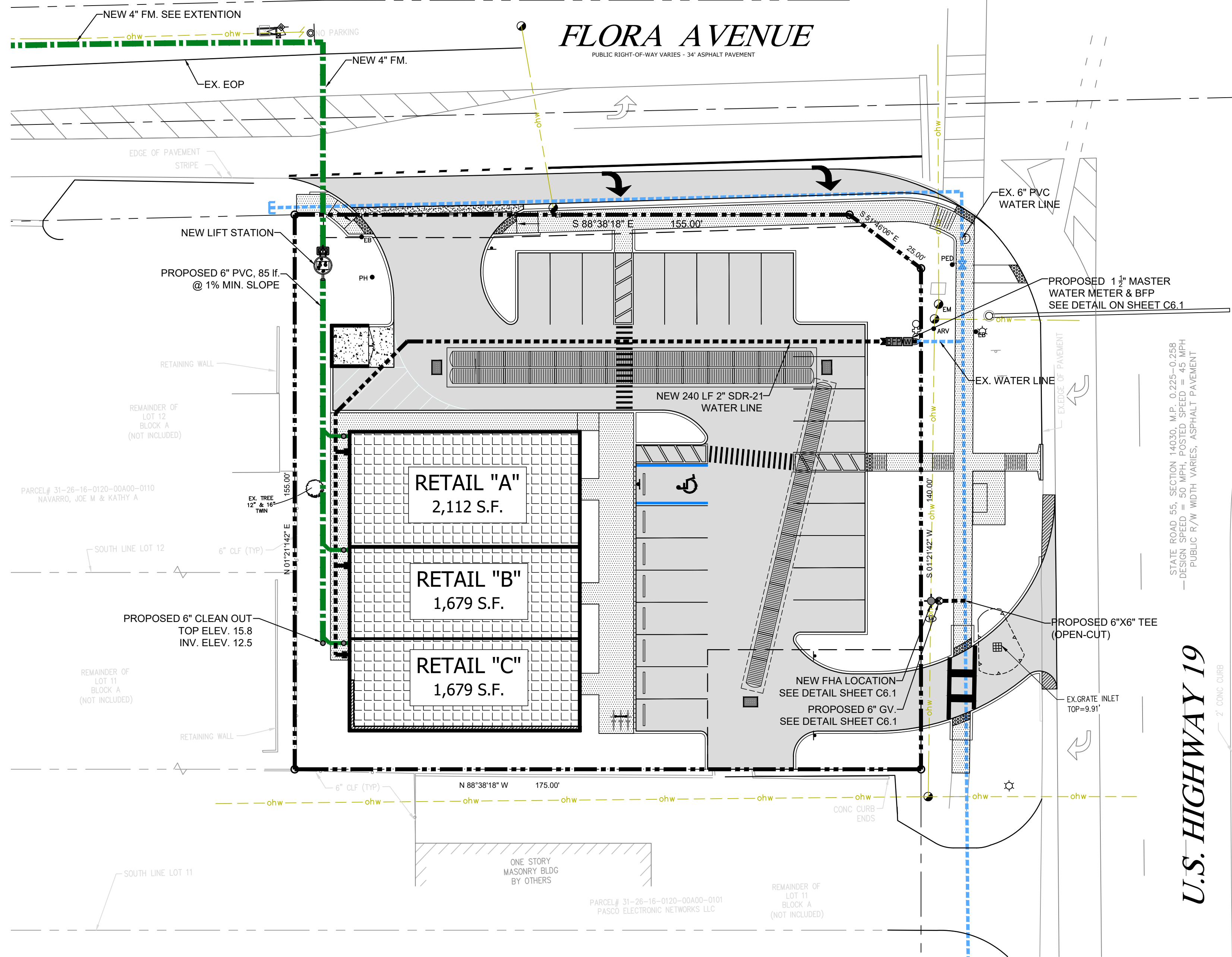
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GRADING & DRAINAGE PLAN
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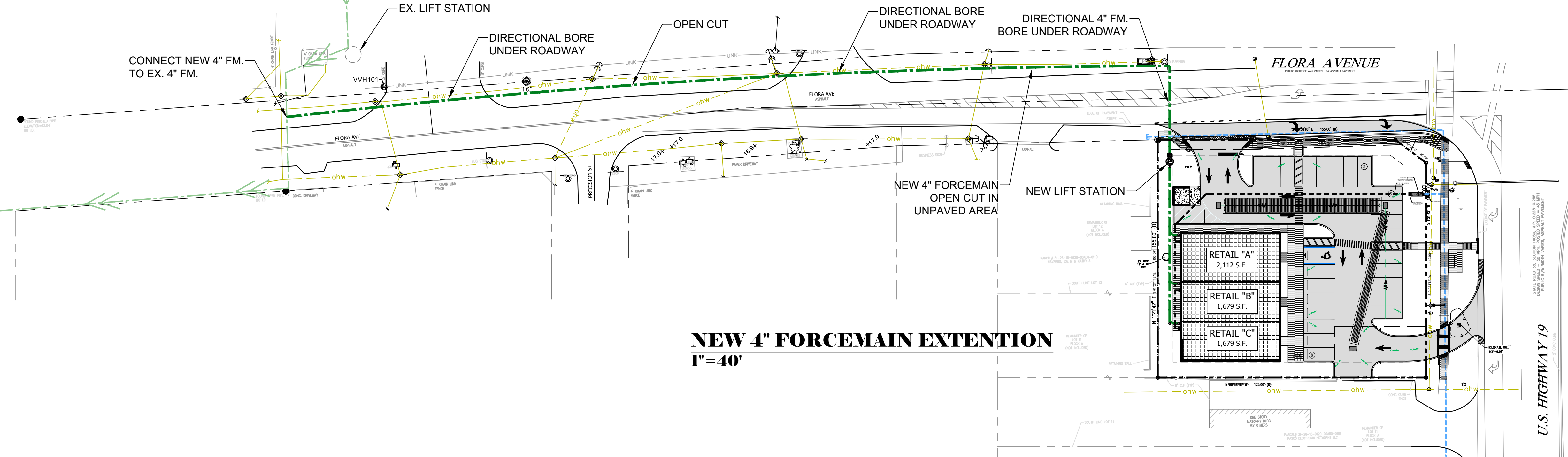
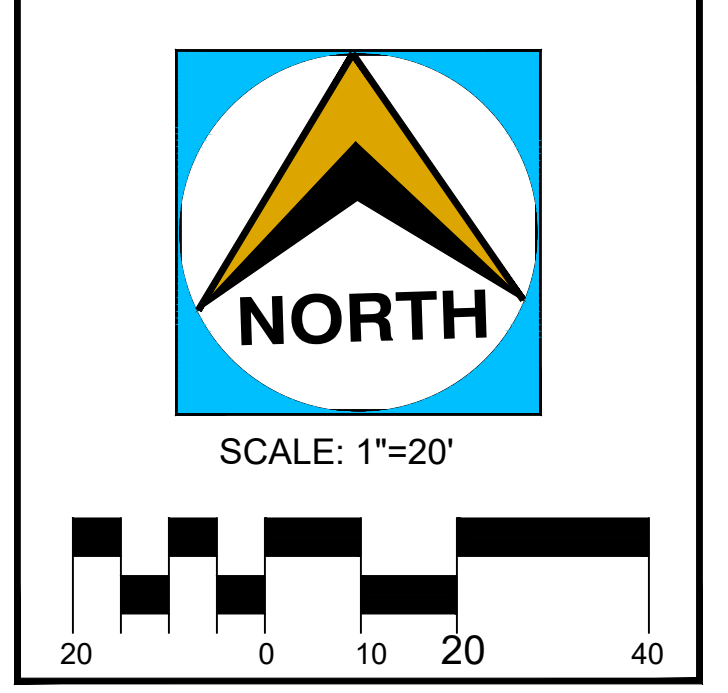




SITE DETAIL-A
N

- PASCO COUNTY UTILITY NOTES**
- PASCO COUNTY SHALL NOT OWN OR MAINTAIN ANY WATER LINES, SEWER LINES, OR FACILITIES CONSTRUCTED ON PRIVATE PROPERTY.
 - ALL MATERIALS AND LABOR SHALL MEET THE SPECIFICATIONS REQUIRED BY THE COUNTY. ALL CONSTRUCTION SHALL BE PERFORMED UNDER THE INSPECTION OF THE COUNTY AND IN STRICT COMPLIANCE WITH THE STANDARDS OF THE COUNTY DESIGN STANDARDS.
 - ALL NEWLY INSTALLED WATER DISTRIBUTION MAINS AND SERVICE LATERALS SHALL BE COLOR CODED BLUE.
 - ALL NEWLY INSTALLED FORCE MAINS AND GRAVITY LINES SHALL BE COLOR CODED GREEN.
 - ALL NEWLY INSTALLED RECLAIM WATER DISTRIBUTION MAINS AND SERVICE LATERALS SHALL BE CO-CO CODED PURPLE.
 - CONNECTIONS TO THE COUNTY'S SYSTEM SHALL BE MADE BY WET TAP. WET TAPS SHALL BE PERFORMED EXCLUSIVELY BY PASCO COUNTY UTILITIES AT THE DEVELOPER'S EXPENSE. EXCAVATION, BACKFILL, AND SURFACE RESTORATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
 - CONTRACTOR'S RESPONSIBILITIES REGARDING WET TAPS TWO INCHES AND LARGER SHALL BE AS FOLLOWS: 2" ONLY: THE EXCAVATED TRENCH MUST BE DRY OR THE TRENCH WILL REQUIRE ROCK AND A PUMP TO BE IN PLACE. THE MINIMUM DISTANCE FROM THE FACE OF THE VALVE TO THE WALL OF THE TRENCH IS TO BE SIX FEET. THE COUNTY WILL PROVIDE THE TAPPING SADDLE, CORPORATION STOP, STAINLESS STEEL NIPPLE, AND IRON BODY VALVE.
 - THE CONTRACTOR IS RESPONSIBLE FOR THE EXCAVATION BEFORE ANY COUNTY PERSONNEL WILL ENTER AN EXCAVATED AREA. IF THE TRENCH IS FOUR FEET IN DEPTH OR DEEPER, IT WILL REQUIRE A TRENCH BOX OR SLOPING, AND A LADDER ACCORDING TO OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS.
 - THE TAPPING VALVE WILL REQUIRE A BLOCKING DEVICE MADE OF SUITABLE MATERIAL OR DEVICE. THIS BLOCKING DEVICE OR MATERIAL WILL BE PLACED UNDER THE VALVE AND REMAIN IN PLACE UNTIL THE TAP MACHINE IS REMOVED AND THE TAP IS COMPLETED.
 - IF THE CONTRACTOR HAS NOT FULFILLED HIS RESPONSIBILITIES, AS STATED ABOVE, PRIOR TO THE ARRIVAL OF PASCO COUNTY UTILITIES OPERATIONS AND MAINTENANCE TAPPING CREW, THERE WILL BE AN ADDITIONAL CHARGE OF \$96.00.
 - FIRE HYDRANT SHALL BE FLOW-TESTED AND COLOR-CODED BASED ON FLOW RESULTS.
 - PRIVATE FIRE LINES AND HYDRANTS SHALL BE INSTALLED ONLY BY A FLORIDA STATE CERTIFIED FIRE SYSTEM CONTRACTOR.
 - ADD NOTE OF REQUIRED FIRE FLOW AS FLOW DURATION.
 - PASCO COUNTY SHALL NOT OWN OR MAINTAIN ANY WATER LINE, SEWER LINES, OR FACILITIES CONSTRUCTED ON PRIVATE PROPERTY.
 - ALL MATERIALS AND LABOR SHALL MEET THE SPECIFICATIONS REQUIRED BY THE COUNTY, ALL CONSTRUCTION SHALL BE PERFORMED UNDER THE INSPECTION OF THE COUNTY AND IN STRICT COMPLIANCE WITH THE STANDARDS OF THE COUNTY DESIGN STANDARDS.

- UTILITY NOTES**
- REFER TO SHEET C6.1 FOR UTILITY DETAILS.
 - REFER TO MEP PLANS FOR ALL UTILITY LEADS INTO BUILDING.
 - SANITARY SEWER PIPES SHALL HAVE A MINIMUM SLOPE OF 1.00%.
 - ALL DEMOLITION AND CONSTRUCTION WORK PERFORMED SHALL BE DONE IN STRICT ACCORDANCE WITH GOVERNING JURISDICTIONAL CODES.
 - ALL UTILITY CONDUIT MATERIAL FOR TELEPHONE, CABLE, AND ELECTRIC SHALL BE INSTALLED PER UTILITY PROVIDER SPECIFICATIONS BY THE CONTRACTOR.
 - CONTRACTOR SHALL BUILD CONCRETE TRANSFORMER PAD AND INSTALL SCHEDULE 80 PVC CONDUIT AND PULL STRING WITH SWEEPING BENDS, IF APPLICABLE BY ELECTRIC COMPANY.
 - ALL SANITARY GRAVITY PIPES, SERVICE LATERALS, AND FITTINGS SHALL BE MATERIALS APPROVED BY THE GOVERNING JURISDICTION.
 - ALL NON-METALLIC PIPE WILL BE INSTALLED WITH 2 PAIR, 10 GAUGE, COPPER TRACE WIRE.
 - CONTRACTOR SHALL COORDINATE WITH GOVERNING JURISDICTION(S) FOR ANY PROPOSED WET TAPS AND R.O.W. CONNECTIONS.
 - ALL UTILITIES SHALL MAINTAIN AT LEAST 3 FEET OF COVER FROM TOP OF PIPE TO SURFACE ELEVATION. CONTRACTOR SHALL DEFLECT WATER AND FORCE MAINS AS NECESSARY TO ACHIEVE MINIMUM GOVERNING JURISDICTION(S) SEPARATION REQUIREMENTS.
 - CONTRACTOR MUST COORDINATE THE SHUTDOWN OF THE EXISTING POTABLE WATER, WASTEWATER FORCEMAIN, OR RECLAIMED WATER MAIN WITH GOVERNING JURISDICTION(S), IF NECESSARY.
 - OVER STORY TREES SHALL NOT BE LOCATED WITHIN 12 FT OF ANY PUBLIC UNDERGROUND OR OVERHEAD UTILITY LINE.
 - CONTRACTOR SHALL VERIFY LOOP DETECTORS TO AVOID UTILITY CONFLICTS PRIOR TO CONSTRUCTION, IF APPLICABLE.
 - CONTRACTOR SHALL PROTECT ALL UTILITIES OUTSIDE LIMITS OF CONSTRUCTION UNLESS OTHERWISE NOTED IN THE CONSTRUCTION PLANS OR SPECIFICATIONS.
 - ALL DISTURBED AREAS WITHIN THE SIDEWALK/ CURB AND GUTTER/ ROAD PAVEMENT SHALL BE RESTORED TO ITS ORIGINAL OR BETTER CONDITIONS.
 - THE SANITARY SEWER SYSTEM IN ALL ITS ENTIRETY IS PRIVATELY OWNED AND MAINTAINED WITHIN PROPERTY BOUNDARIES.
 - THE LOCATION OF ALL NEWLY INSTALLED FIRE HYDRANTS SHALL BE IDENTIFIED WITH A BLUE REFLECTIVE PAVEMENT MARKER INSTALLED ON THE ROADWAY, PERPENDICULAR TO THE FIRE HYDRANT. THE REFLECTIVE MARKER WILL BE LOCATED IN THE CENTER OF THE LANE CLOSEST TO THE HYDRANT, IF APPLICABLE.
 - IF APPLICABLE, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE FLOW TESTING AND COLOR CODING OF ALL NEWLY INSTALLED FIRE HYDRANTS IN THE GOVERNING JURISDICTION'S RIGHT OF WAY AND UTILITY GASEMENTS THAT ARE TO BE DEDICATED TO GOVERNING JURISDICTION(S) PRIOR TO THE FINAL INSPECTION OF THE PROJECT. THE CONTRACTOR SHALL REFER TO NFPA STANDARD 291 FOR FLOW TESTING AND COLOR CODING METHODS AND PROCEDURES.
 - ALL PROPOSED WATER SUPPLY AND FIRE HYDRANTS SHALL COMPLY NFPA-1, CHAPTER 18.3.
 - CONTRACTOR SHALL NOTIFY ENGINEER OF RECORD (E.O.R.) 72 HOURS IN ADVANCE OF ALL INSPECTIONS THAT REQUIRE THE E.O.R. OR E.O.R. REPRESENTATIVES PRESENCE.
 - CONTRACTOR SHALL DEFLECT ALL PROPOSED WATER MAINS AND FORCE MAINS TO ACHIEVE 18" MIN. VERTICAL CLEARANCE FROM ALL EXISTING AND PROPOSED UTILITIES.
 - CONTRACTOR SHALL ADJUST TOP OF ALL CLEANOUTS, VALVES, AND STRUCTURE RIMS TO BE FLUSH WITH FINAL GRADE.
 - ALL TRENCHING AND BACKFILL OPERATIONS SHALL COMPLY WITH GOVERNING JURISDICTIONAL STANDARDS. SEE SHEET C6.1 FOR PIPE TRENCHING DETAILS.



NEW 4" FORCEMAIN EXTENTION
1"=40'

LEGEND

PROPERTY LINE	-----
NEW STORM SERVICE	-----
EXIST STORM SERVICE	-----
NEW WATER SERVICE	-----
EXIST WATER SERVICE	-----
NEW SAN. SEWER	-----
EXIST. SAN. SEWER	-----
PROPOSED SAN. MH	○
PROPOSED CLEAN-OUT	○
PROPOSED STORM INLET	○
PROPOSED LIFT STATION	○
FLOW ARROW	→
EX. ELEV.	+
PROP. ELEV.	×

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300 South Belsaver Road, Clearwater, Florida 34615
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Registry # 31306
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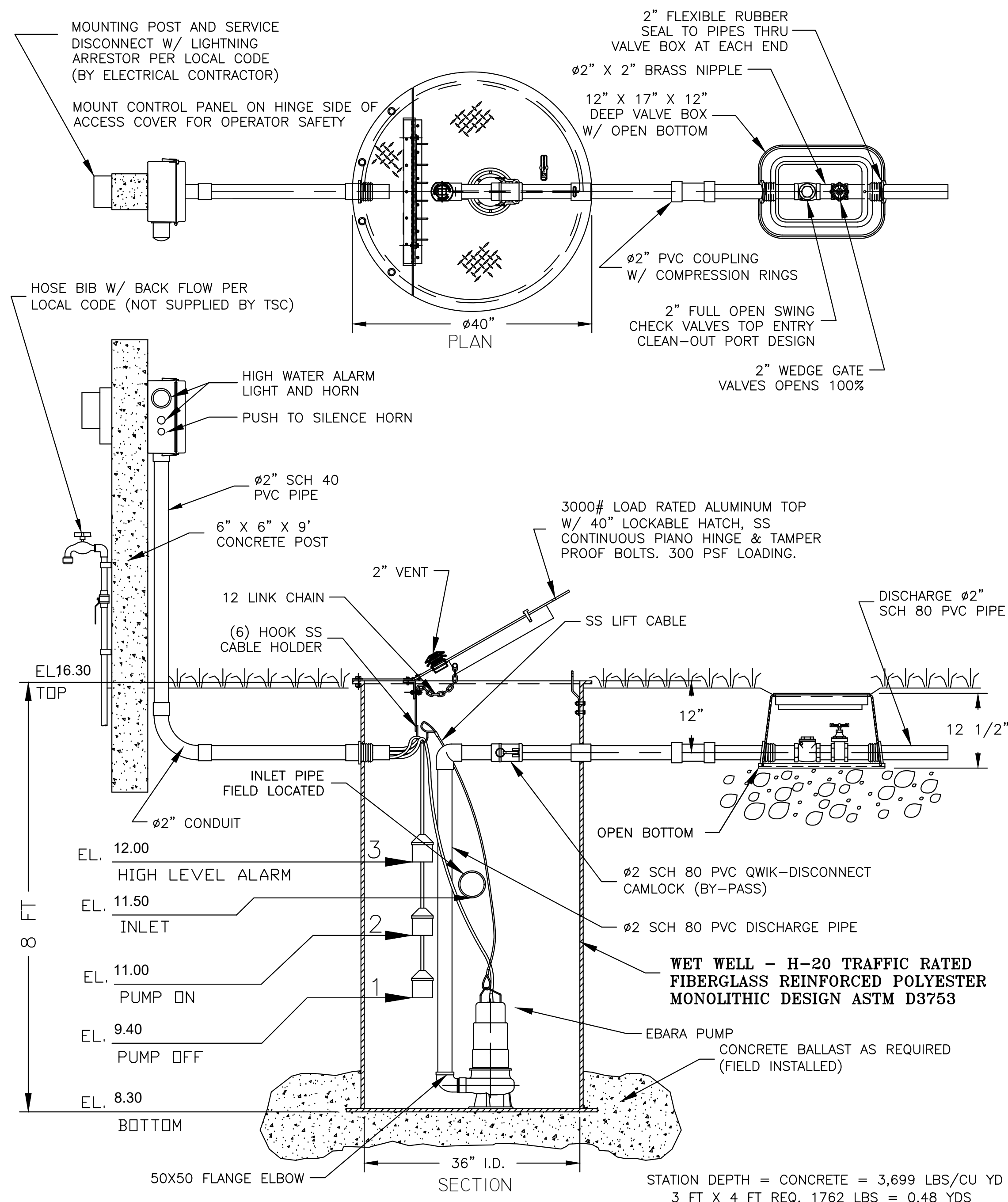
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GRADING & DRAINAGE PLAN
RETAIL @SWC FLORA AVE & US HWY 19
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Northside Engineering, Inc.
C5.1

Z:\2023 AutoCAD Projects\2305 - Retail @SWC Flora Ave & US HWY 19 Drawings\Design Drawings\Site plan 02.14.2023.dwg, 5/17/2023 3:03:22 PM, tech



36" SIMPLEX STATION
WITH VALVE BOX AND CONTROL PANEL
TSC PRE-FAB PUMP SOLUTIONS®

MODEL
TSC1-36.0 R4.dwg ©
REV 2004

JOB: _____
QS: _____

2. MOUNTING POST AND SERVICE DISCONNECT PER LOCAL CODE
1. CONCRETE BALLAST AS REQUIRED
FIELD INSTALL BY CONTRACTOR

GENERAL NOTES

FURNISH AND INSTALL EBARA SUBMERSIBLE PUMP:

MODEL	50DWXU	2	HP
GPM	82	35.00	FT/TDH
VOLTAGE	115 OR 208/230	SINGLE	PHASE
DISCHARGE	2"	FULL DIAMETER	IMPELLER

SEWAGE PUMP: 1. RATED FOR TWENTY (20) STARTS PER HOUR.
2. AIR FILLED MOTOR DESIGNED FOR SEWAGE APPLICATION WITH CLASS F INSULATION.
3. DUAL MECHANICAL SHAFT SEALS (SILICON CARBIDE / SILICON CARBIDE) LOCATED OUT OF THE PUMPAGE, IN A SEPARATE OIL FILLED CHAMBER.
4. HIGH TEMPERATURE BALL BEARINGS SEALED OR SHIELDED, UPPER AND LOWER BEARINGS - SINGLE ROW TYPE.
5. PUMP SHAFT HORSEPOWER (BHP) SHALL NOT EXCEED MOTOR RATED HORSEPOWER THROUGHOUT THE ENTIRE OPERATING RANGE OF THE PUMP PERFORMANCE CURVE.
6. PUMP SHALL BE INTERNAL SPLIT CAPACITOR DESIGN, CONSTRUCTED OF 304 STAINLESS STEEL AND OPERATE EITHER FULLY OR PARTIALLY SUBMERGED. THE PUMP IS CAPABLE OF PASSING 2" SOLIDS OR SEWAGE MATERIAL. THE IMPELLER SHALL BE VORTEX OR SINGLE VANE. THE PUMP SHALL HAVE A DISCHARGE SIZE OF 2".

FIBERGLASS WET WELL: SHALL BE A ONE PIECE UNIT WITH INTEGRAL BOTTOM, WALL AND UPPER FLANGE. THE ENTIRE FIBERGLASS WET WELL SHALL HAVE A DYNAMIC LOAD RATING OF 16,000 FT/LBS. EACH UNIT MUST BE SERIAL NUMBERED TO IDENTIFY THE TEST PROCEDURE. ASTM D 3753 & H-20 SPECIFICATIONS SHALL BE REQUIRED AS MINIMUM.

ALUMINUM HATCH: TSC MODEL-40R (40") ROUND LOCKABLE HINGED TOP, REINFORCED FOR LOAD RATING OF 300 LBS/FT OPENS 180° WITH LOCKING DEVICE FOR HASP TYPE PADLOCK AND STAINLESS STEEL HARDWARE.

VALVE BOX: HIGH-IMPACT, HIGH-DENSITY POLYETHYLENE CONSTRUCTION.

ACCESSORIES: #304 S/S - CABLE HOLDER, PUMP LIFTING CABLES AND HARDWARE.

VALVES: SHALL BE SEWAGE SERVICE DESIGN BRASS SWING CHECK VALVE WITH TOP ENTRY CLEAN-OUT PORT AND BRASS WEDGE GATE VALVE OPEN 100%.

PIPING: 2" SCHEDULE 80 PVC.

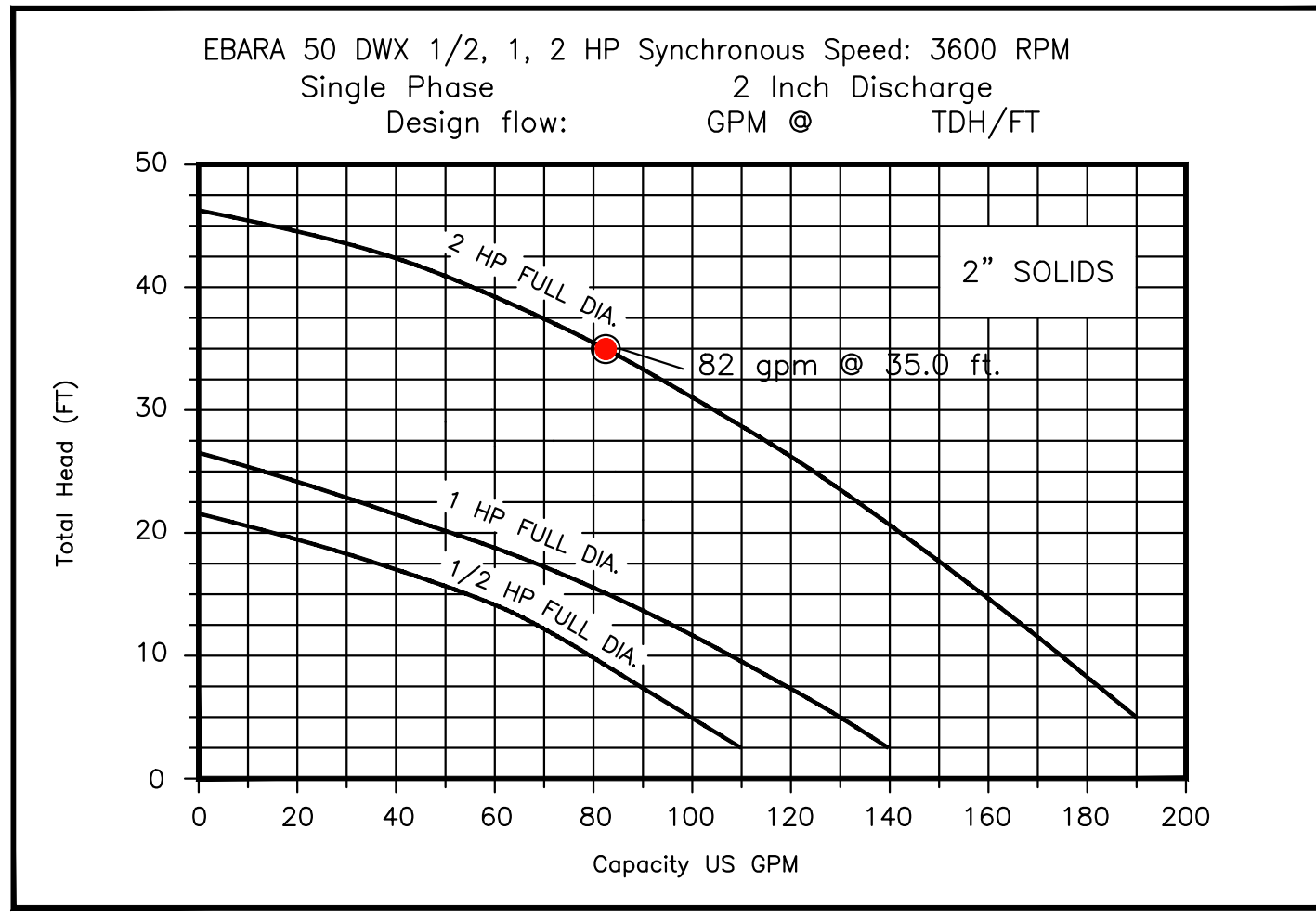
FLOAT SWITCHES: UL LISTED SJ ELECTRO MODEL (SJ 20 MSWENO).

PUMP SUPPLIER SHALL PROVIDE SUBMERSIBLE PUMP, CONTROL PANEL, FLOAT SWITCHES, WET WELL, ALUMINUM HATCH, VALVE BOX AND ACCESSORIES TO INSURE PROPER OPERATION AND WARRANTY.

THE COMPLETE PACKAGE STATION SHALL HAVE DISCHARGE PIPING ASSEMBLED BY TECHNICAL SALES CORPORATION READY TO SHIP FOR FIELD INSTALLATION.

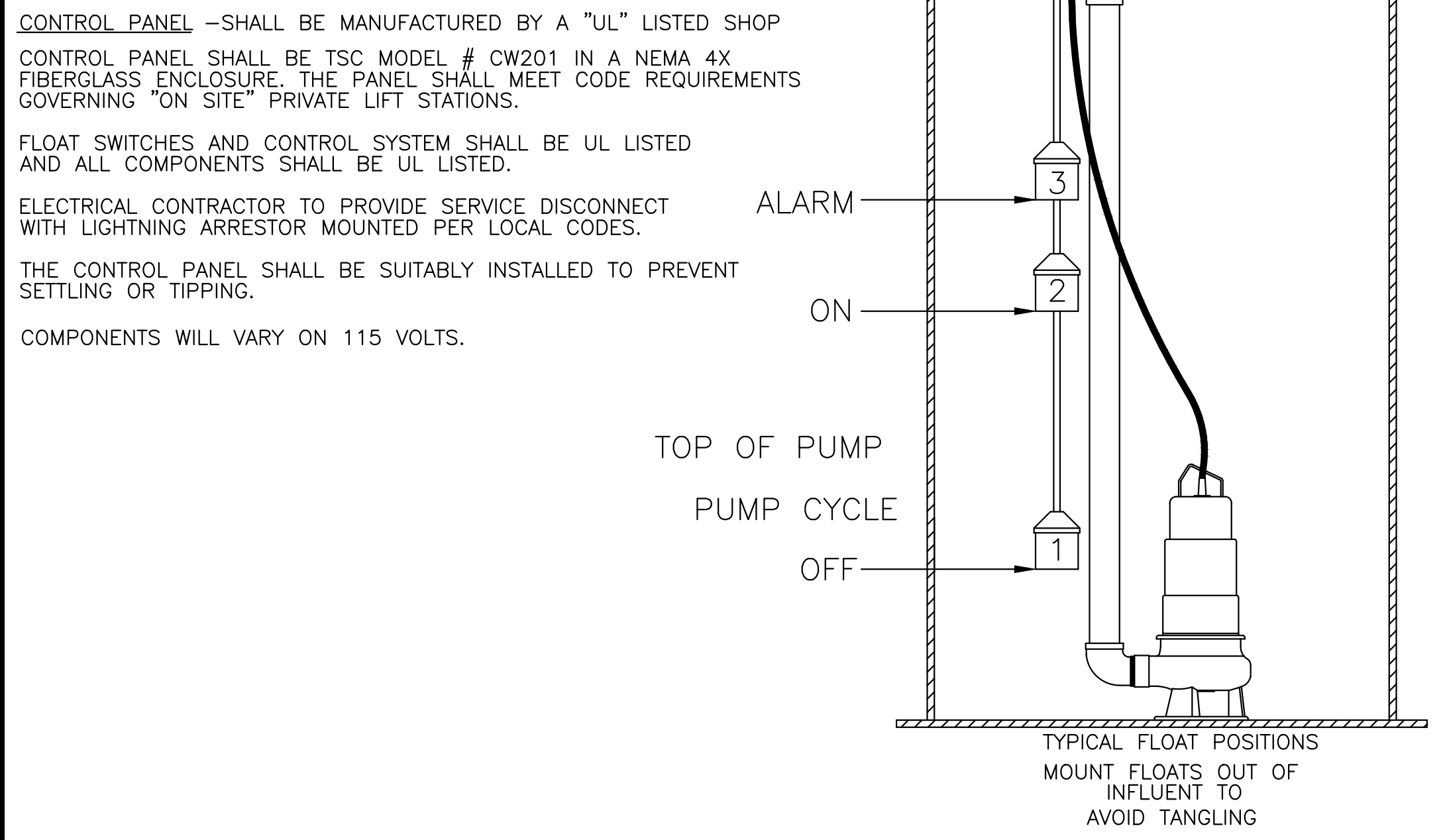
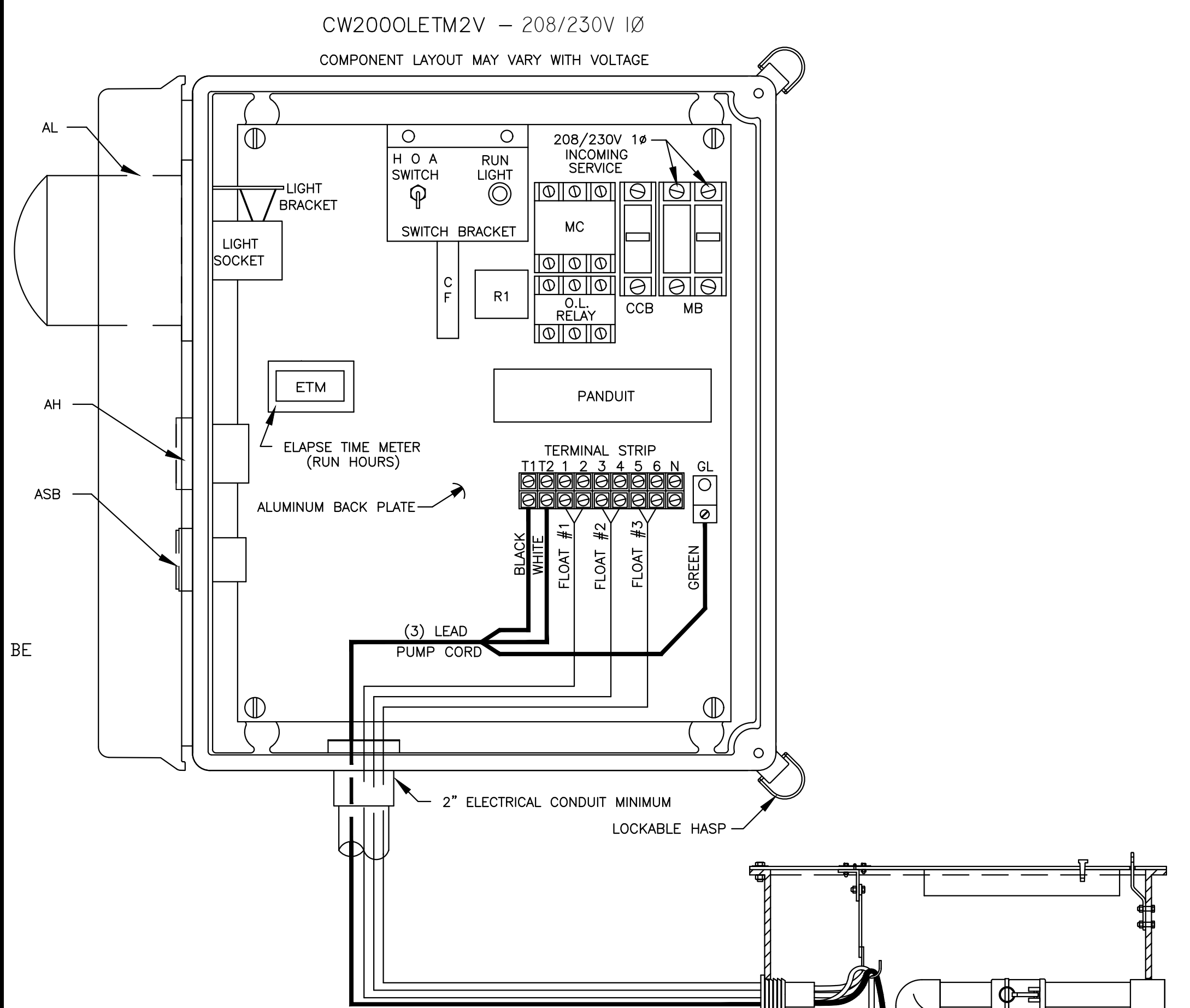
THE MANUFACTURER OF PRE-FAB PUMP SOLUTIONS®
TECHNICAL SALES CORPORATION, 4621 N. HALE AVE TAMPA, FL 33614 (813)876-9256

Ebara Submersible Pumps



PUMP PERFORMANCE CURVE

CONTROL PANEL LAYOUT



LEGEND

- AL VISUAL HIGH WATER ALARM LIGHT
- AH AUDIBLE HIGH WATER ALARM HORN
- ASB HIGH WATER ALARM SILENCE BUTTON
- CF CONTROL FUSE
- ETM ELAPSE TIME METER (RUN HOURS)
- GL GROUND LUG
- HOA HAND - OFF - AUTO SWITCH
- MB MOTOR BREAKER
- MC MOTOR CONTACTOR
- O.L. ADJUSTABLE OVER LOAD RELAY
- R1 ALARM SILENCE CONTROL RELAY

PUMPS MUST HAVE INTEGRAL OVERLOAD PROTECTION

TSC SIMPLEX PUMP STATION
FIBERGLASS WET WELL

TECHNICAL SALES CORPORATION
TSC PRE-FAB PUMP SOLUTIONS®
WATERWORKS & WASTEWATER SPECIALTIES

Representing Innovative Manufacturers
MODEL TSCE1-36.0

4621 N. HALE AVENUE PH (813)876-9256
TAMPA, FL 33614 FAX (813)874-1194
EMAIL: Sales@TSCtampa.com
REV-4 07/04 SCALE: N.T.S.

36" SIMPLEX STATION WITH VALVE BOX AND CONTROL PANEL TSCE1-36.0 R4

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Daniel E. Shockey, P.E. #85385
REGISTRY # 31306

PROJECT # 2305
ISSUE DATE: 01/12/23

REVISIONS:

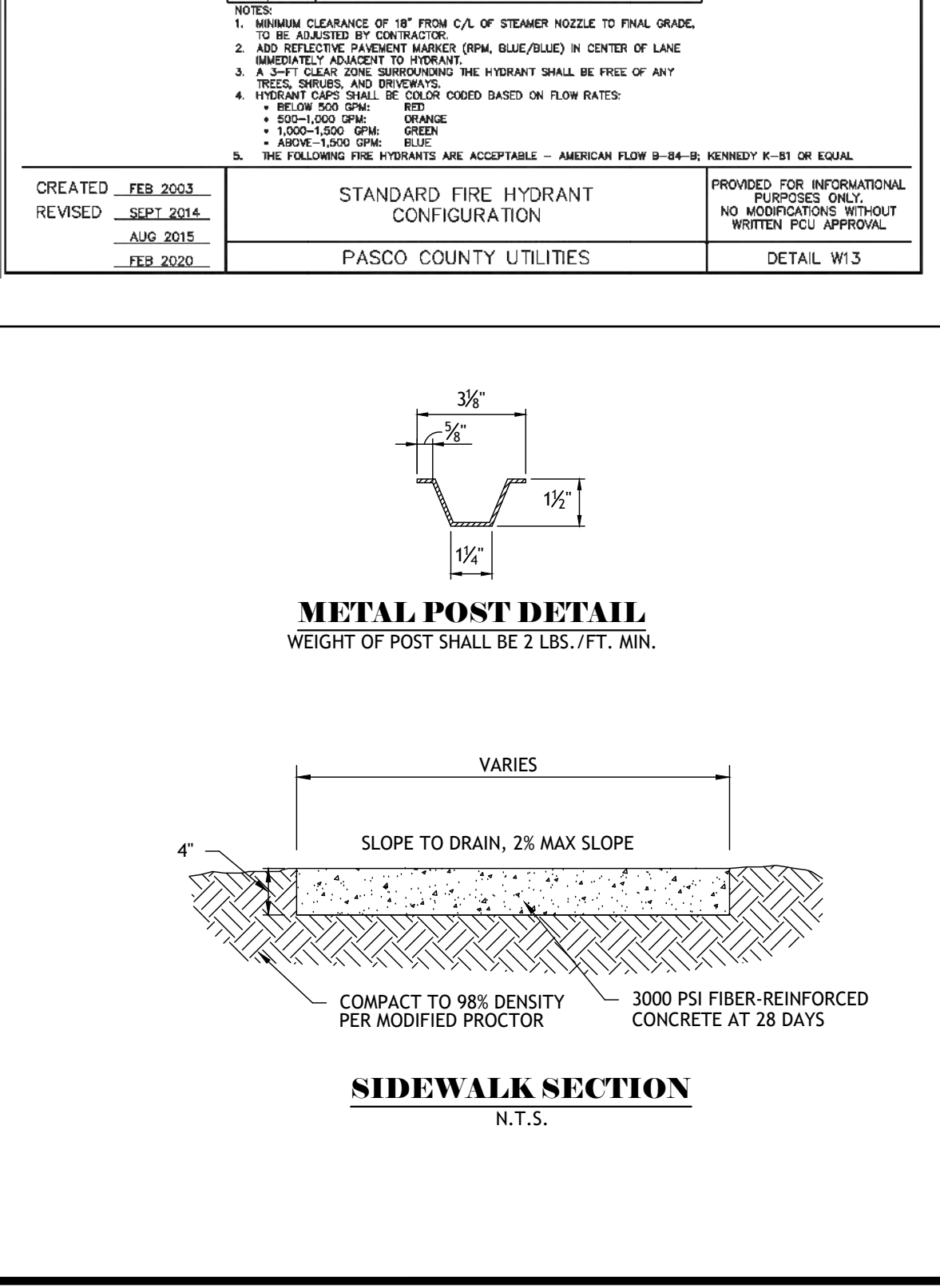
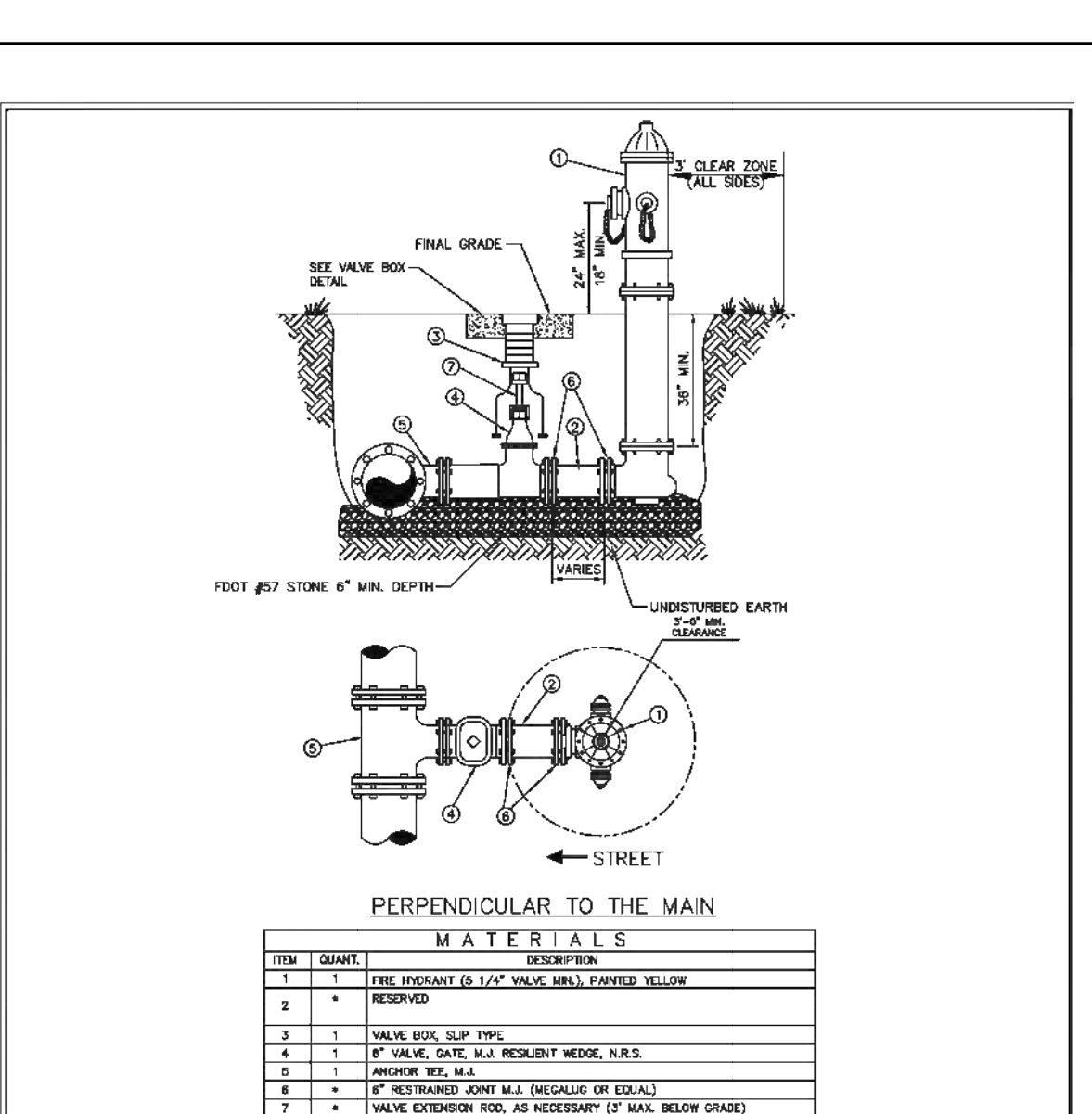
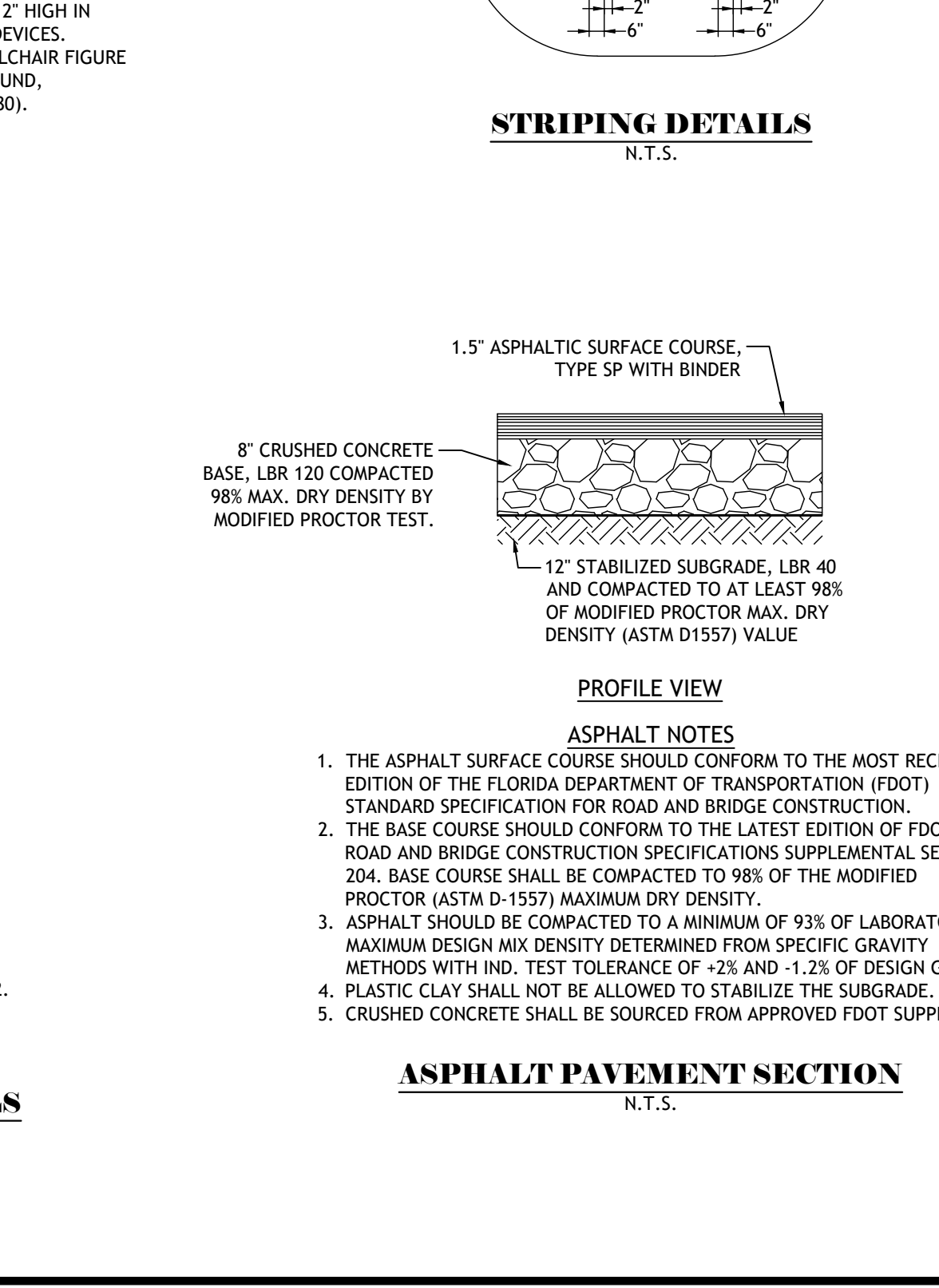
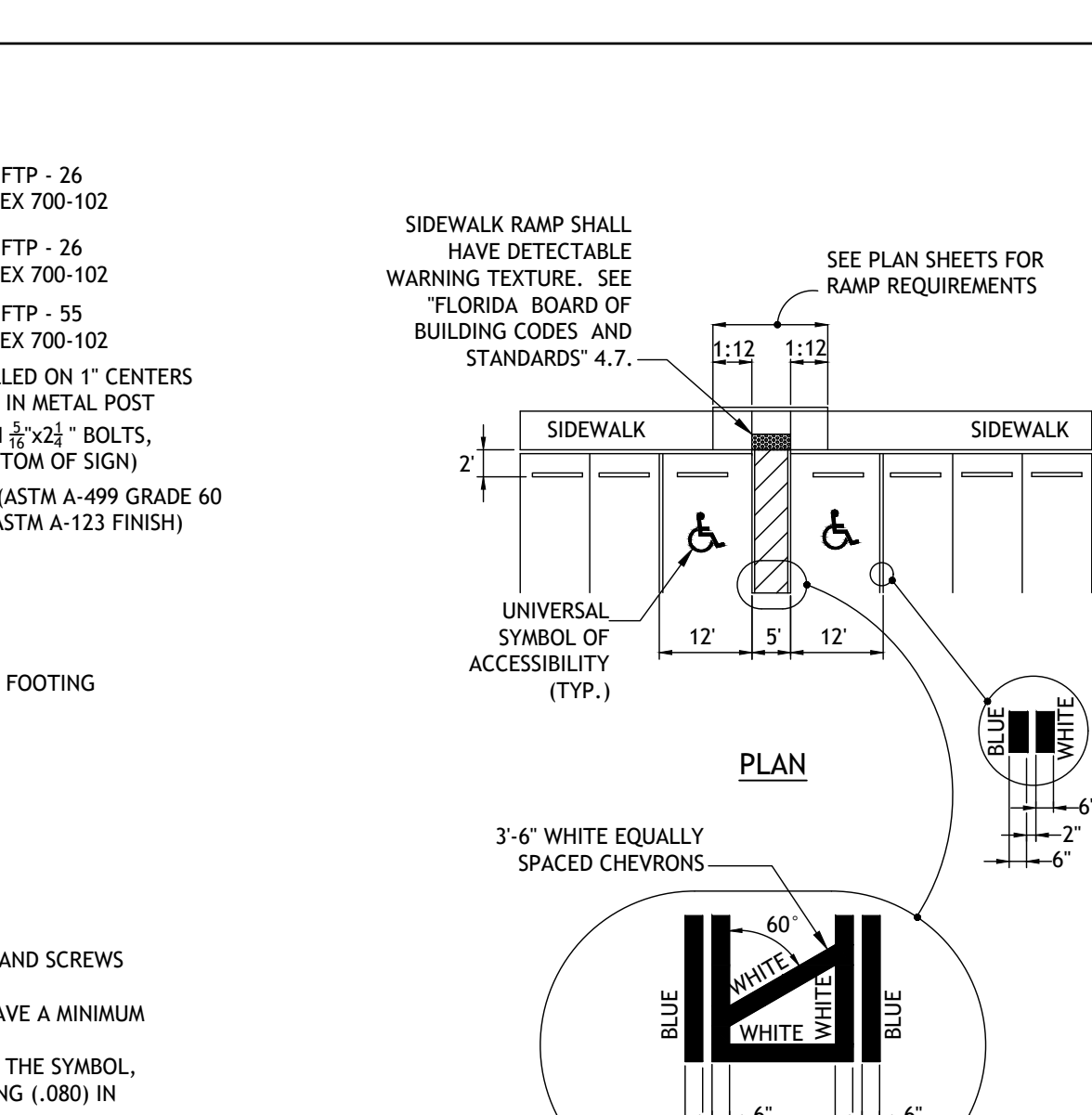
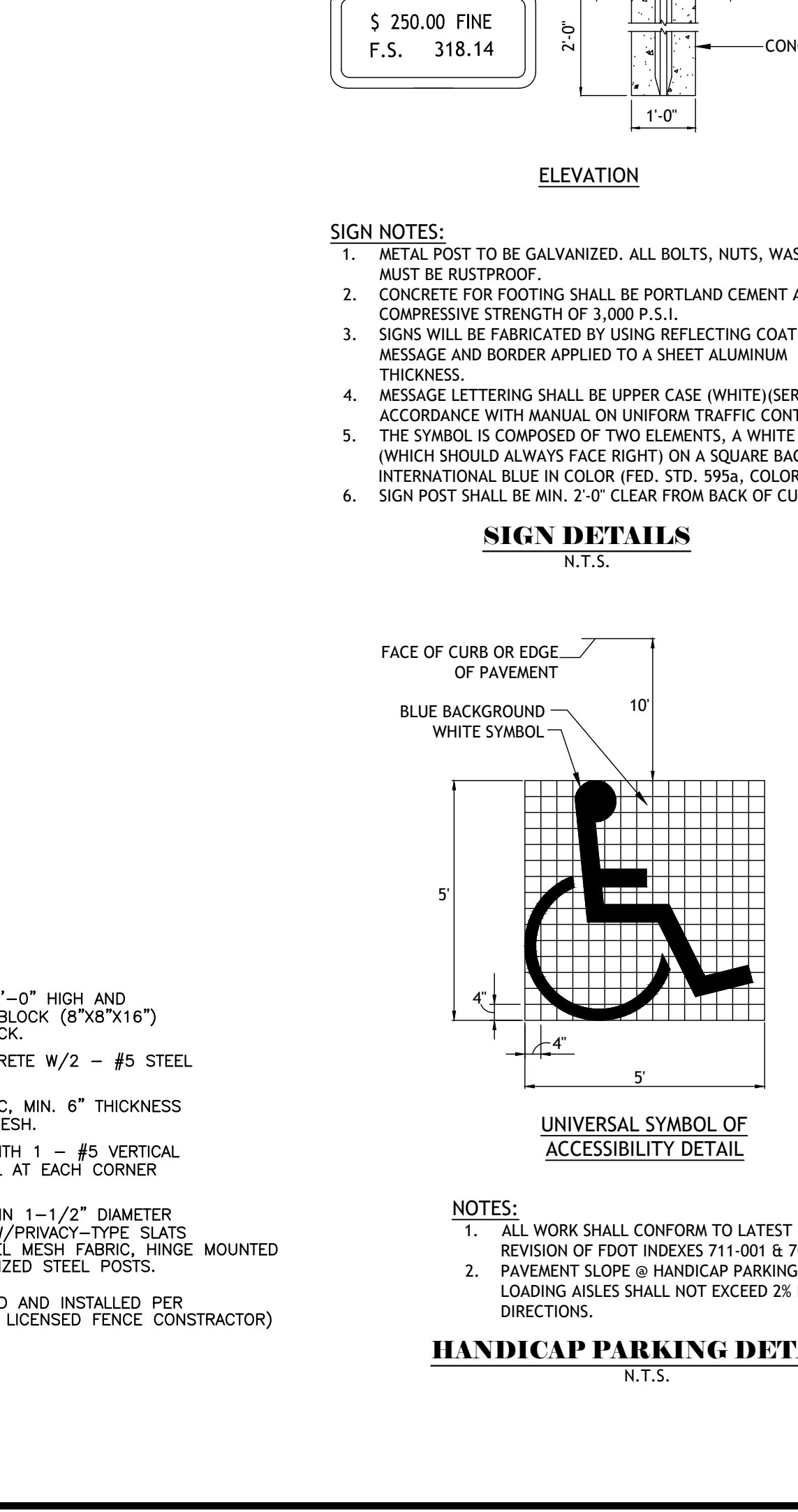
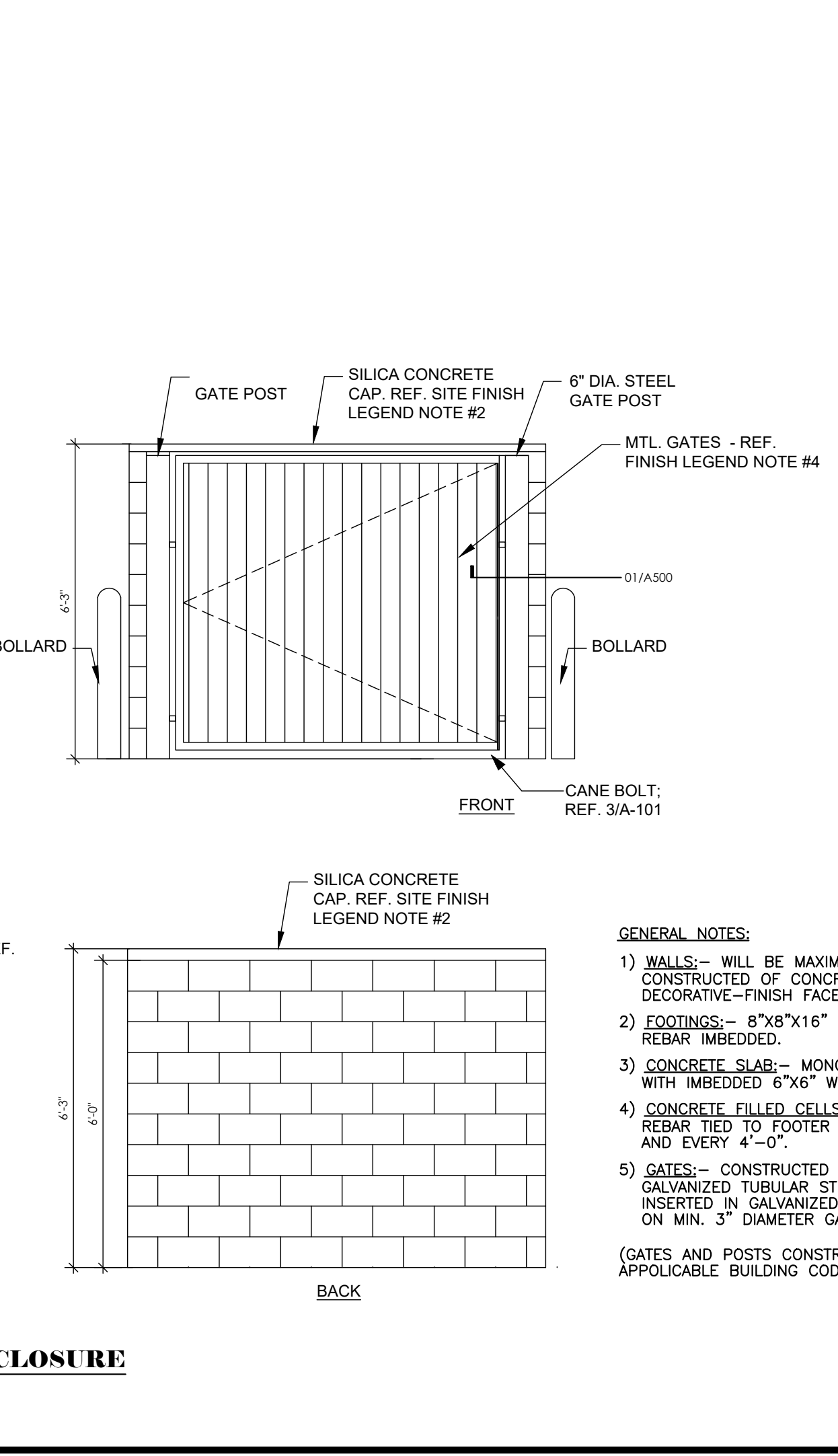
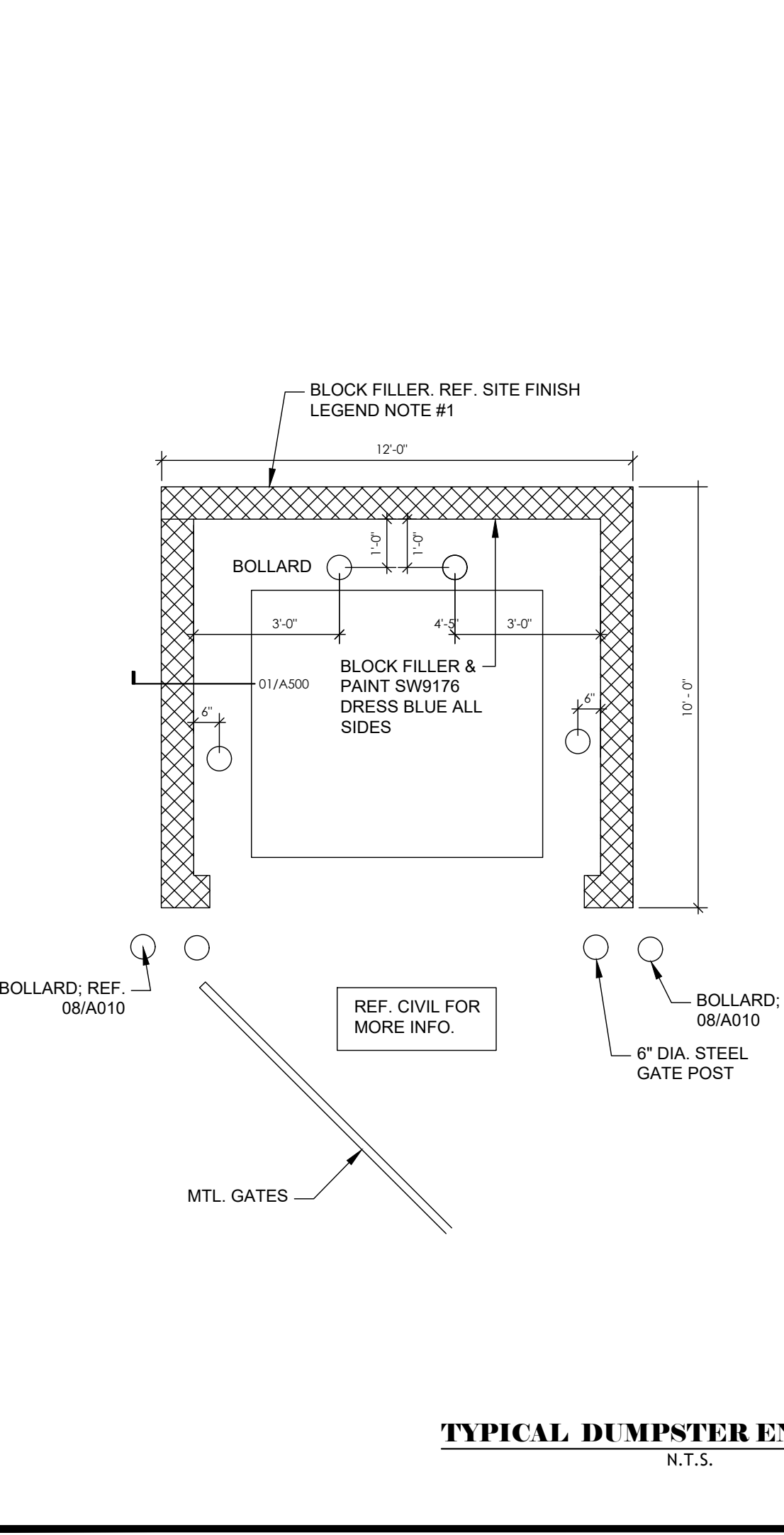
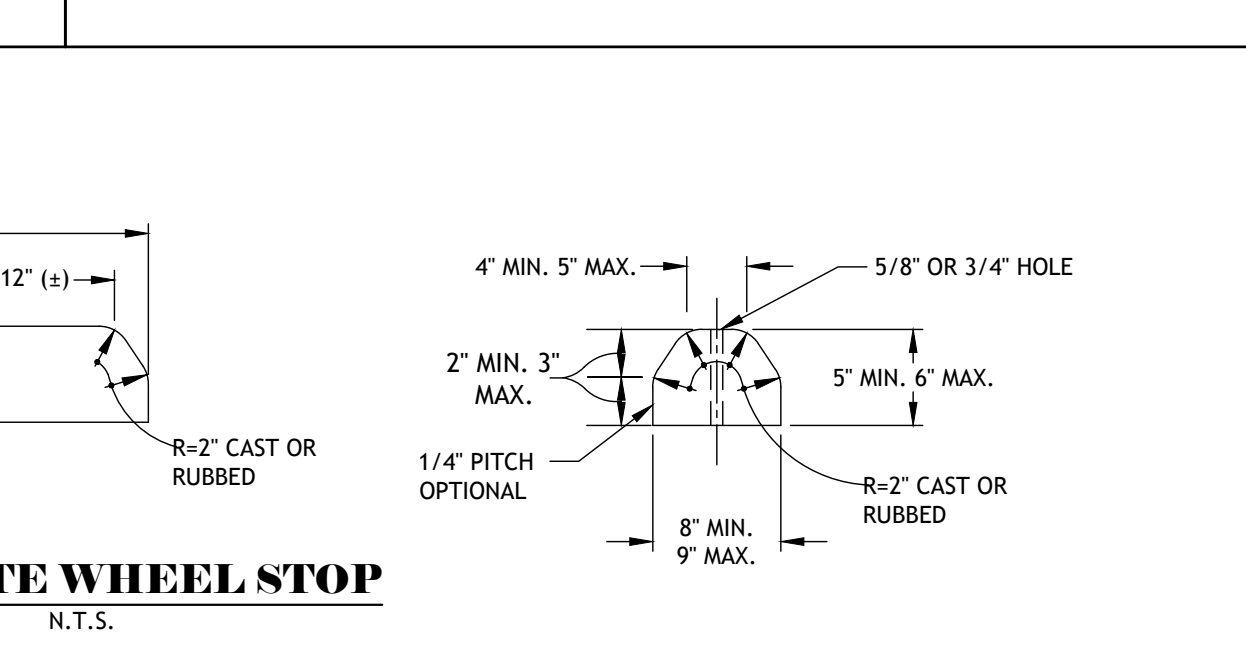
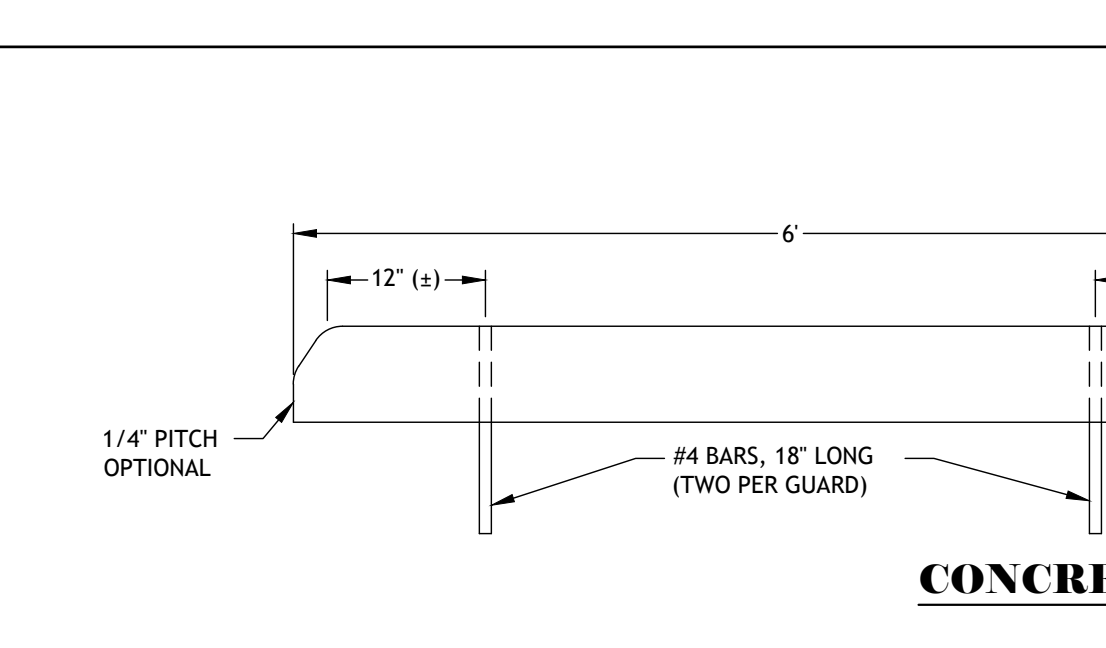
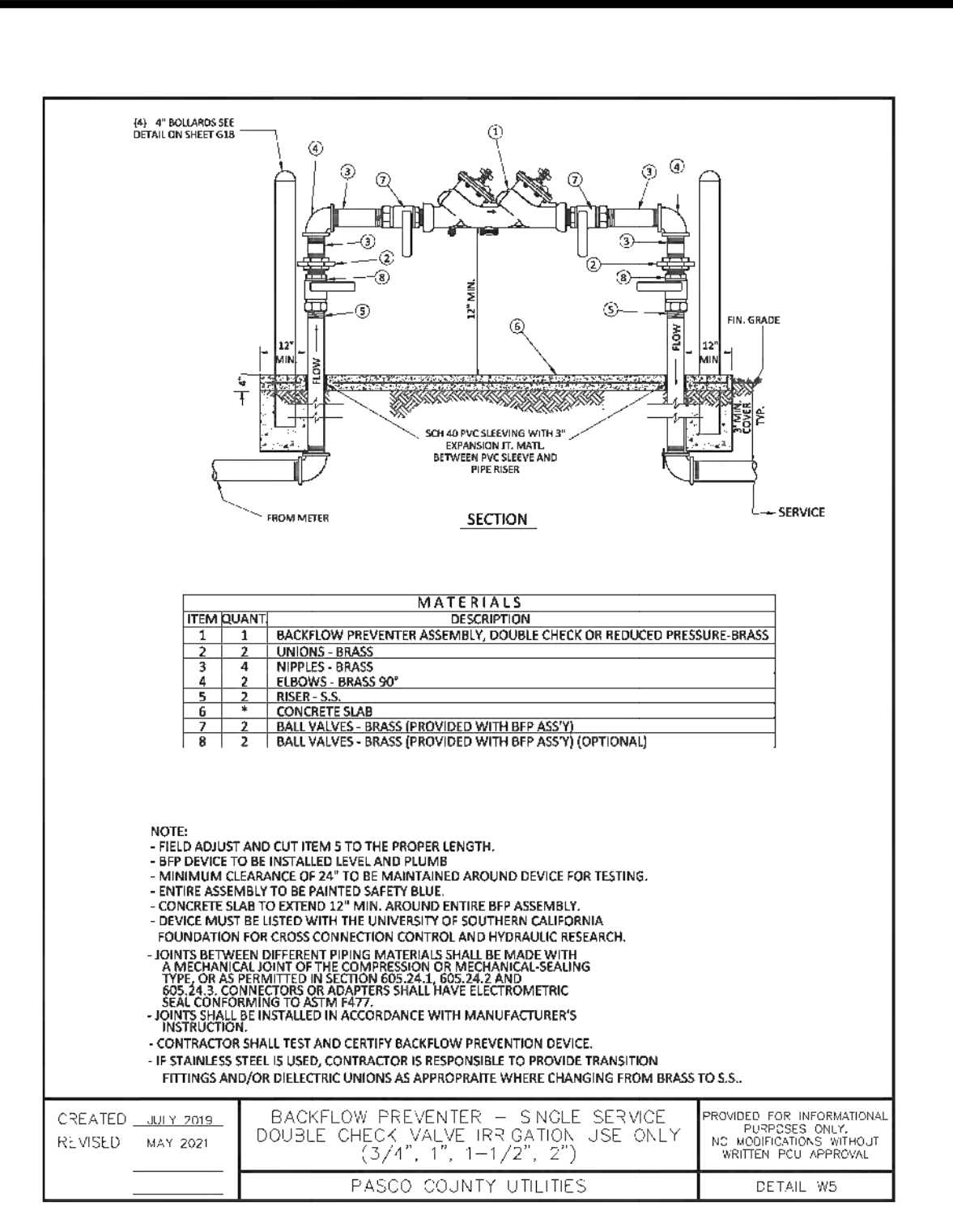
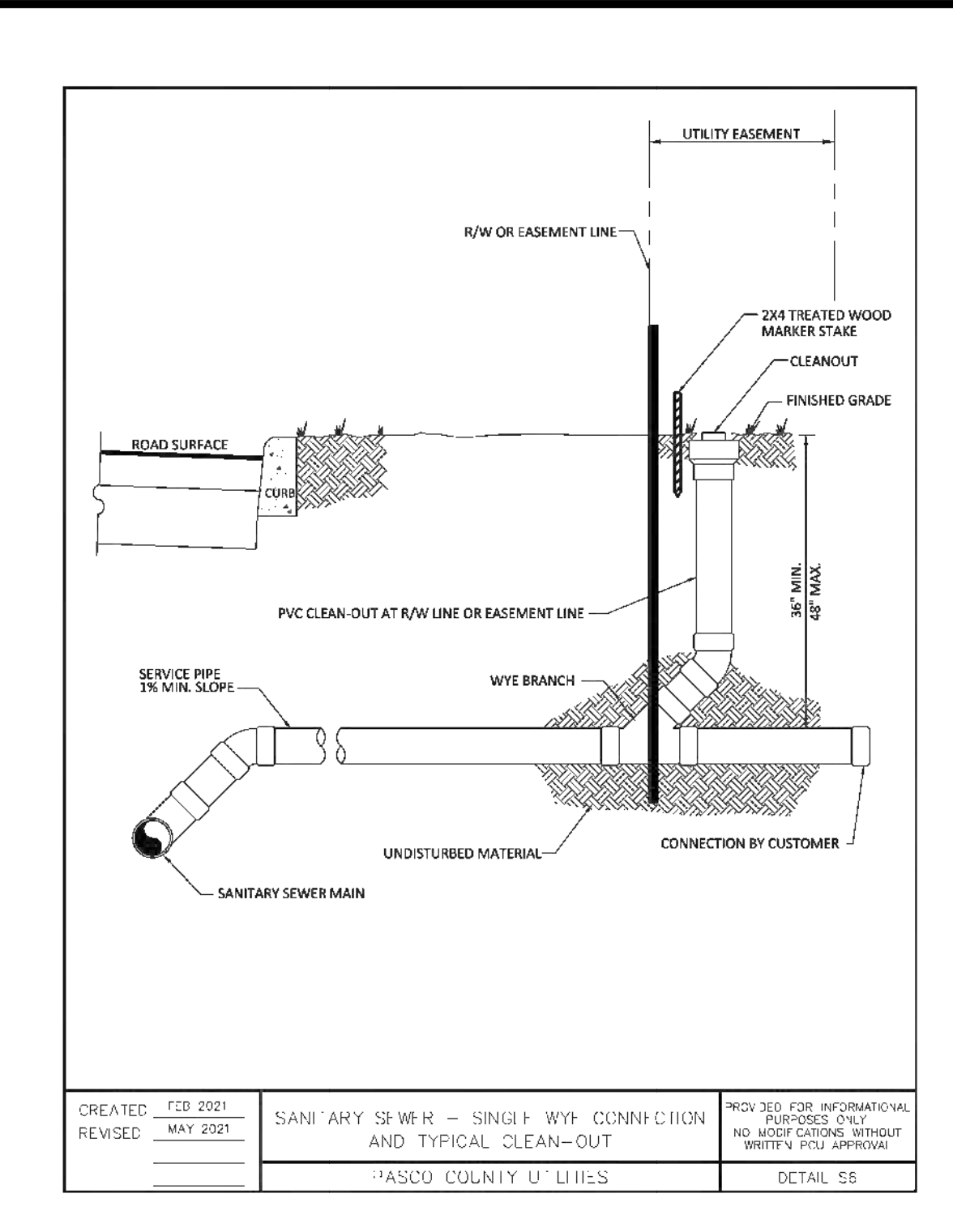
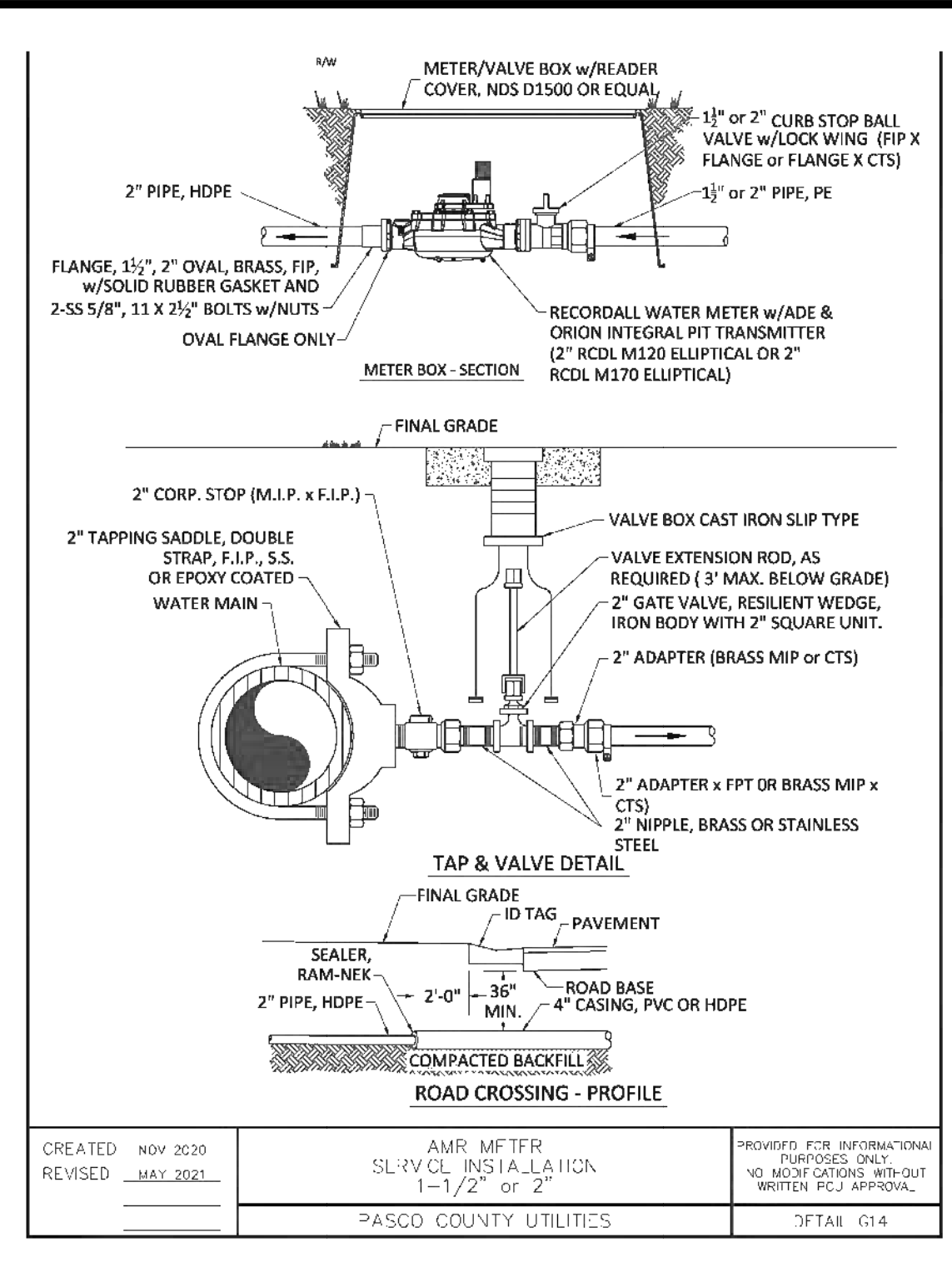
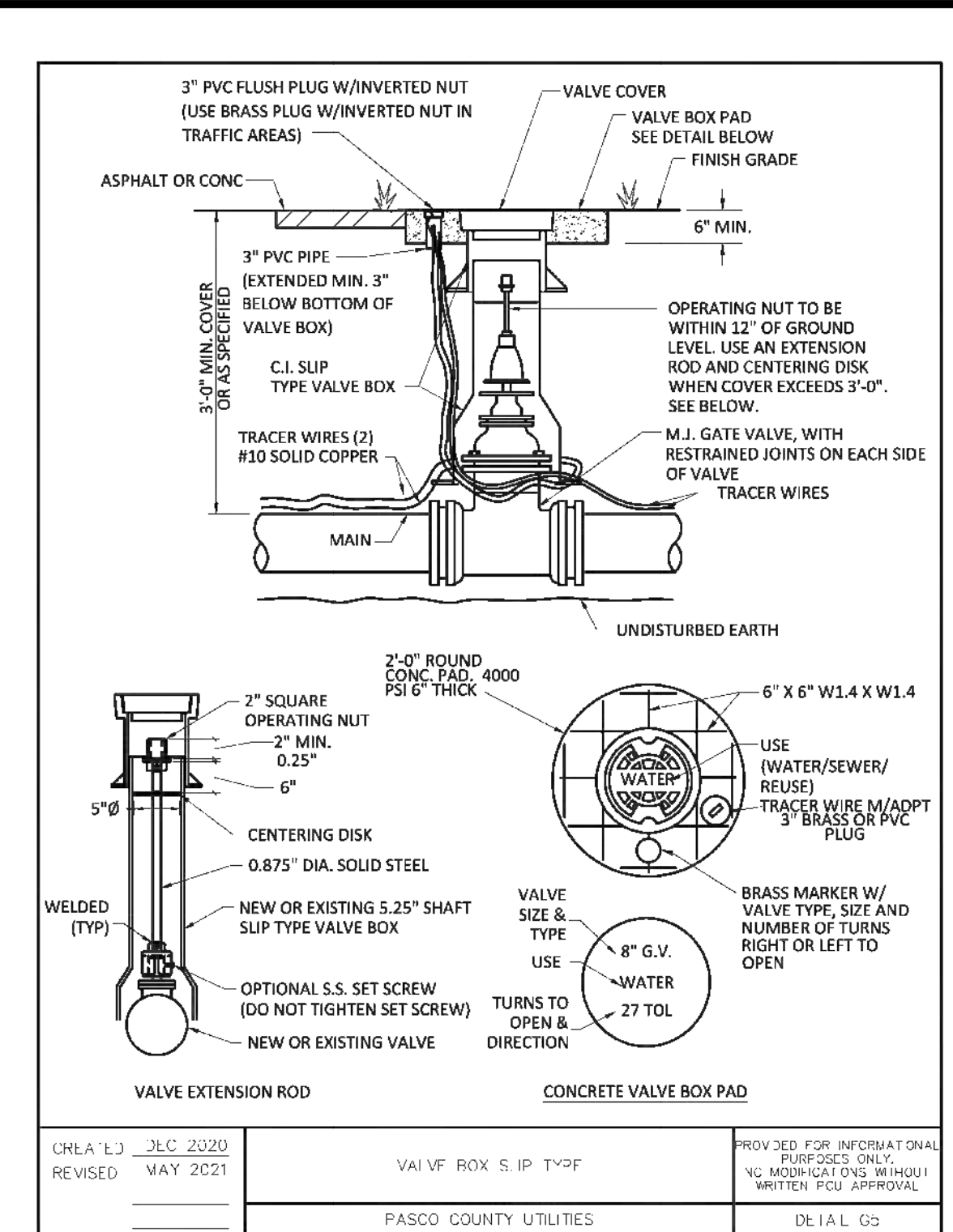
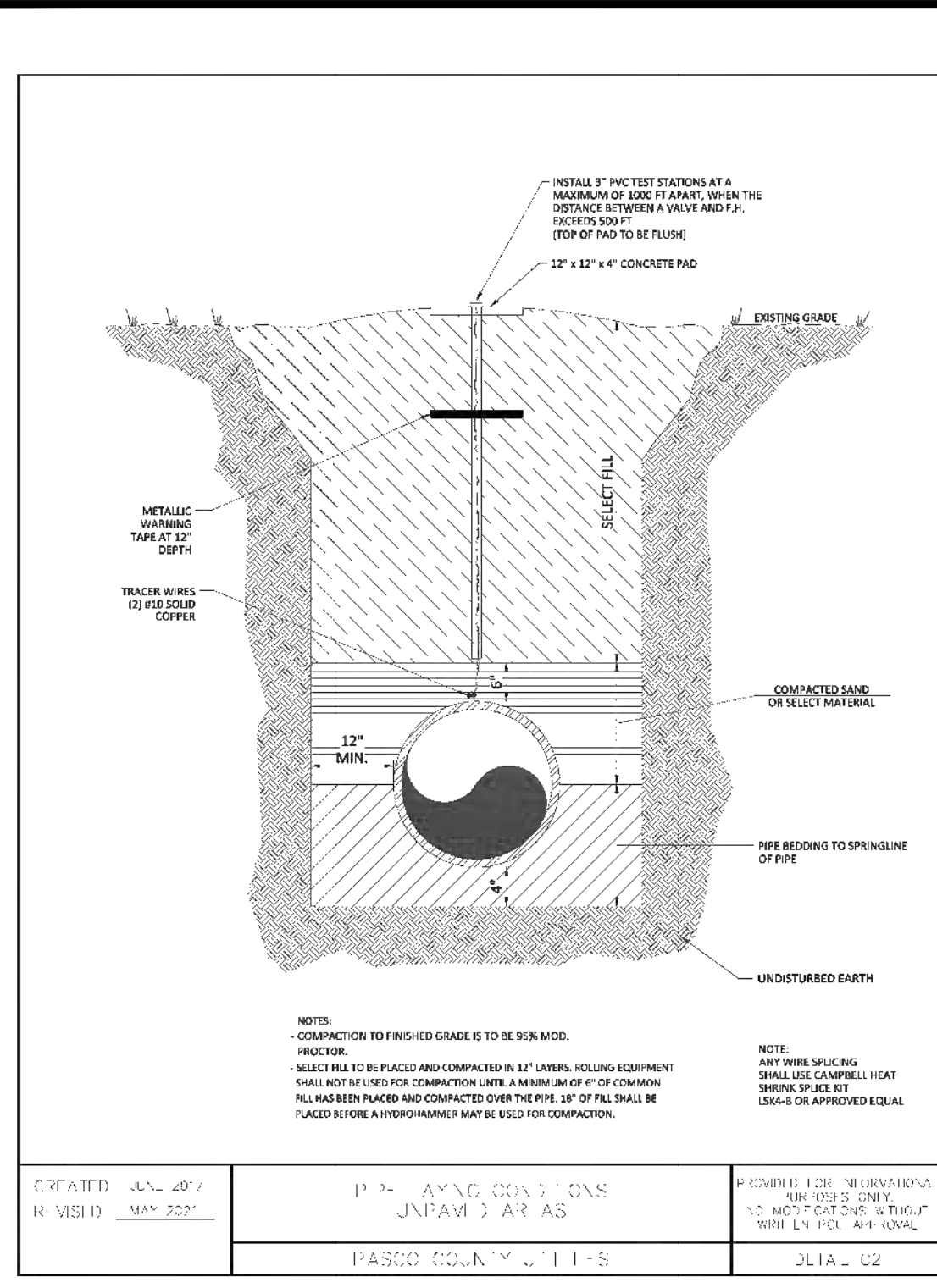
No.	Date	Description

LIFT STATION

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& US HWY 19

1217 US HWY 19 N.
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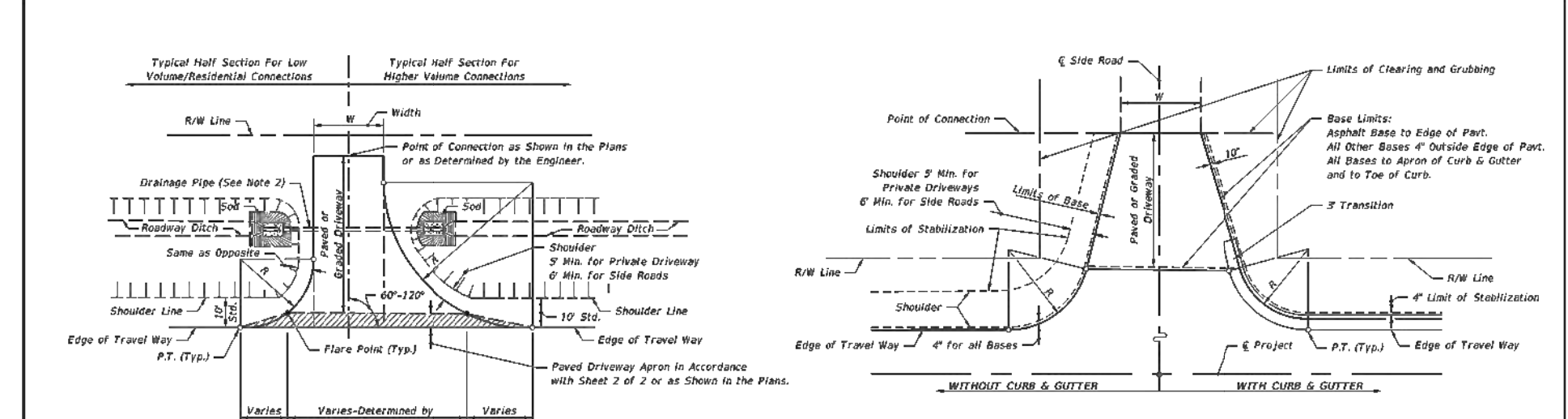
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PROJECT # 2305
ISSUE DATE: 01/12/23
REVISIONS:

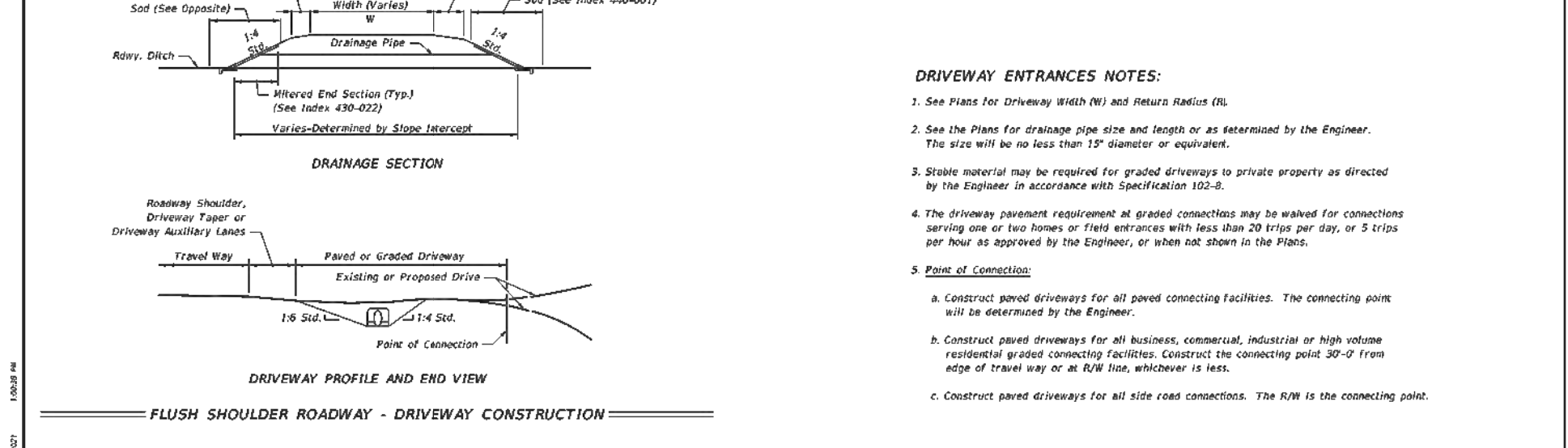
No.	Date	Description

CONSTRUCTION DETAILS
 RETAIL @ SWC FLORA AVE & US HWY 19
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G6.1



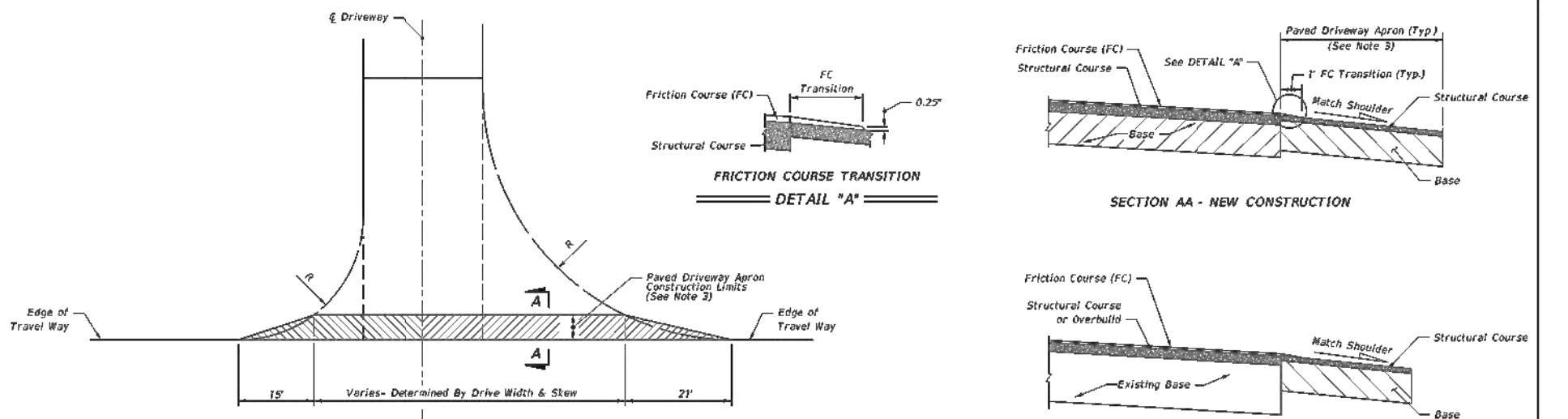
LIMITS OF CLEARING & GRUBBING, STABILIZING AND BASE AT DRIVEWAYS



DRIVEWAY ENTRANCES NOTES:

- See Plans for Driveway Width (W) and Return Ratio (R). The W shall be as shown on the Plans or as determined by the Engineer.
- See Plans for drainage pipe size and depth or as determined by the Engineer. This size will be at least 12" diameter if approved.
- Gravel material may be required for gravel driveways to provide protection as directed by the Engineer in accordance with Specification 102-B.
- The driveway pavement reinforcement at graded connections may be waived for connections serving one or two lanes or three entrances with less than 20 trips per day, or 5 trips per hour as approved by the Engineer, or when not shown in the Plans.
- Point of Connection:**
 - Construct paved driveways for all paved connecting facilities. The connecting joint will be determined by the Engineer.
 - Construct paved driveways for all business, commercial, industrial or high volume residential gravel connecting facilities. Construct the connecting joint 30" or from edge of travel way or at ROW line, whichever is less.
 - Construct paved driveways for all side road connections. The ROW is the connecting joint.

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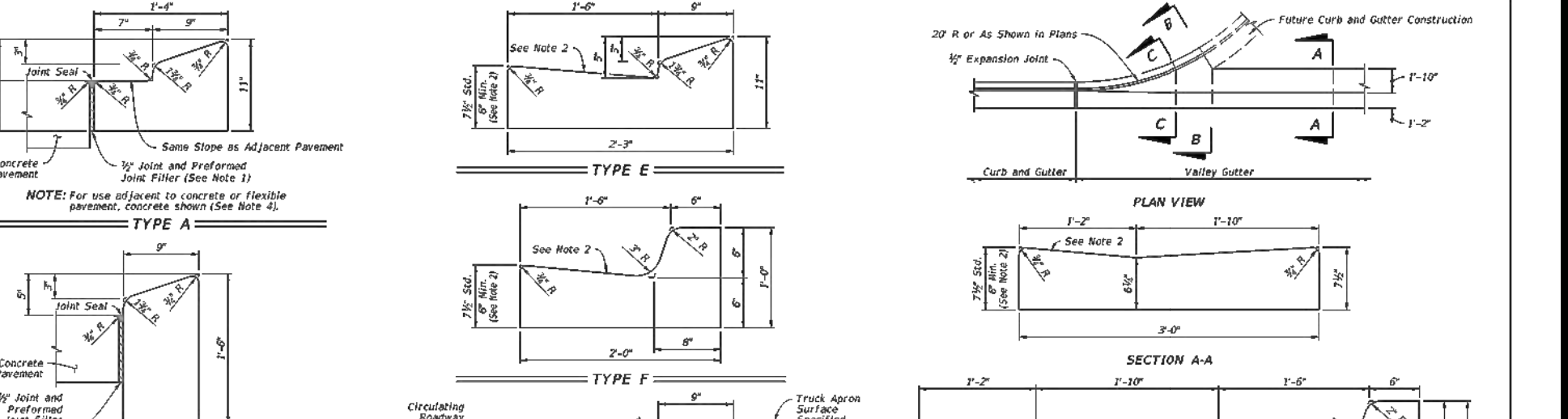
DRIVEWAY TYPES

Drive Width (FT)	Areas for One 6" Deep Driveway Apron (SY)				Material Types and Thicknesses for Paved Connections	
	Normal	Shoulder	Type I	Type II	Course	Materials
12	20	52	31	60	Structural	Asphalt Concrete
14	29	61	37	69	Base	Optional Base (See Specification 285)
16	38	70	43	77		
18	47	79	49	85		
20	56	88	55	93		
22	65	97	61	101		
24	74	106	67	109		
26	83	115	73	117		
28	92	124	79	125		
30	101	133	85	133		
32	110	142	91	141		
34	119	151	97	149		
36	128	160	103	157		
38	137	169	109	165		
40	146	178	115	173		

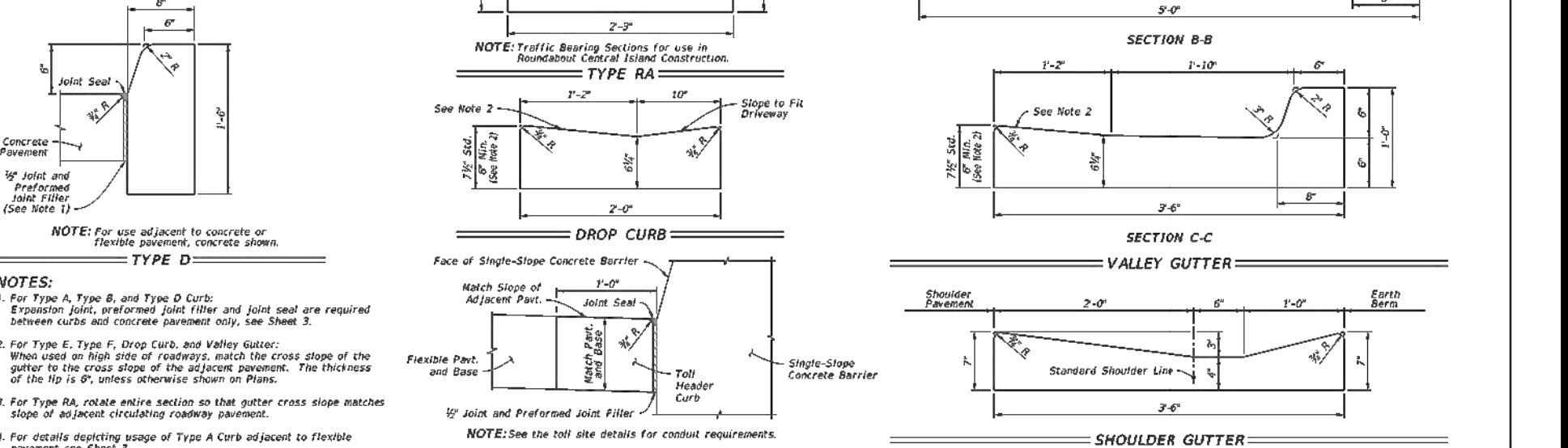
MATERIAL TYPES AND THICKNESSES FOR PAVED CONNECTIONS

- | Course | Materials | Minimum Thickness (In.) | ReadyMix? |
|------------|---------------------------------------|-------------------------|-----------|
| Structural | Asphalt Concrete | 12" | Yes |
| Base | Optional Base (See Specification 285) | 0.8 to 2" | No |
- Use same material for driveway structural course and roadway shoulder or structural course, except as approved by the Engineer for graded connections. Other Department-approved equivalent pavement may be used at the discretion of the Engineer.
 - Asphalt base and base transition layers shall be the same structure as the abutting travel way pavement thickness or one of the roadway structural layers above, whichever is greater.
 - If an asphalt base course is used for a driveway, its thickness may be increased to match the edge of travel way pavement thickness in one or a separate structural course. If Portland cement concrete is used for a driveway, its thickness shall be as shown in the Plans. See Notes 4 and 5 below.
 - A structural course is required for driveway pavements when they are used for auxiliary lanes serving more than a single connection.
 - Use Class III concrete at least 4" thick for driveways paved with Portland Cement Concrete. Construct in accordance with Specification 301, 302, and 303.
 - The Department may require special materials where local conditions warrant.

LAST REVISION: 11/01/18	DESCRIPTION: STANDARD PLANS	INDEX: 330-001	SHEET: 2 of 2
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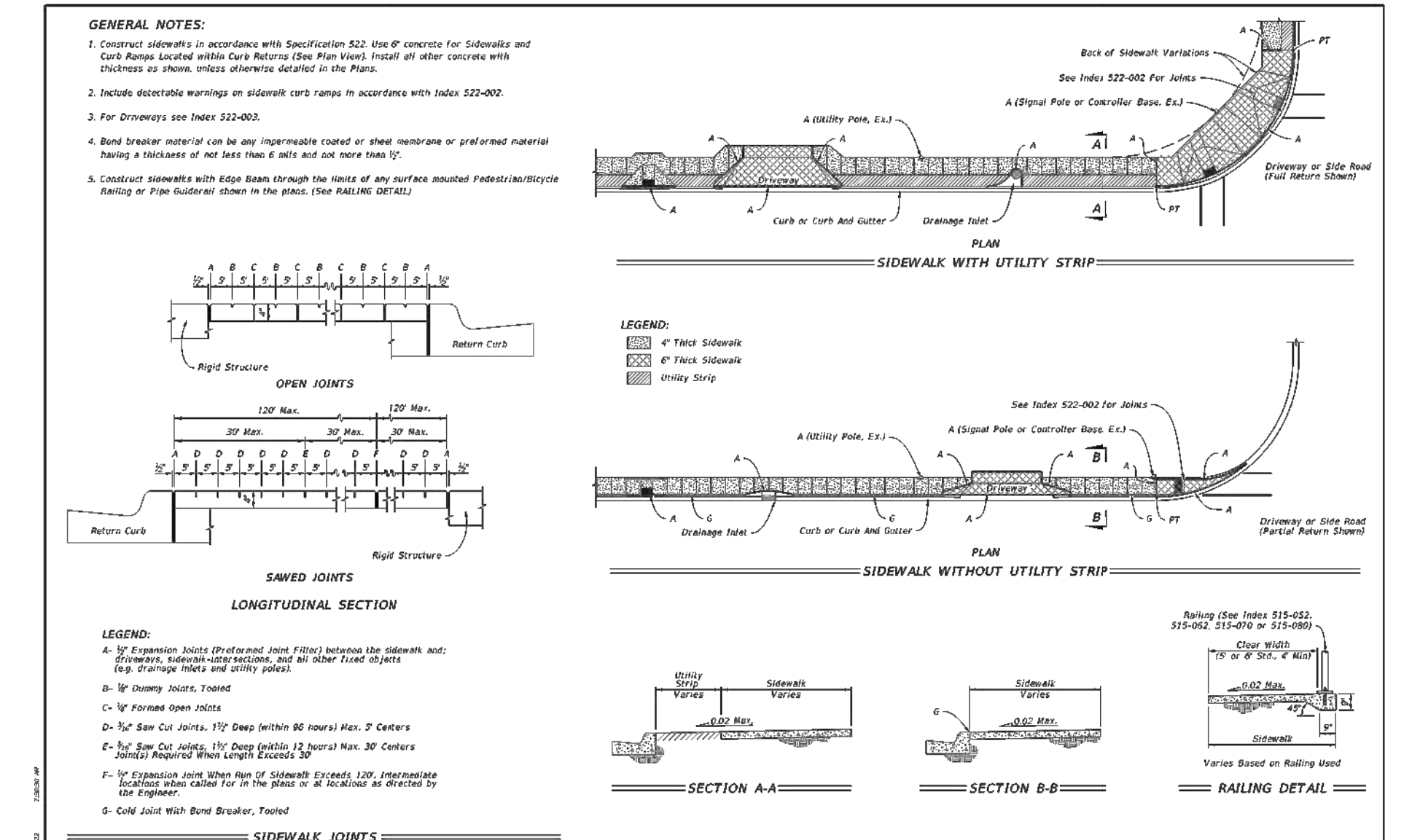
CURB AND GUTTER



GENERAL NOTES:

- Driveways are to be constructed or resurfaced for low volume (usage family, duplex, farm, etc.) residential connections as directed by the Engineer.
- Driveways construction is not required for low volume residential connections where roadway shoulders are shown.
- Match existing paved shoulder within 4' for all other shoulders conditions construct at 8' wide.
- Connections beyond the shoulder width are to be constructed as directed by the Engineer.
- Construct Driveway Base in accordance with Specification 300.
- Payment for structural course and friction course is to be included in roadway payment per item.

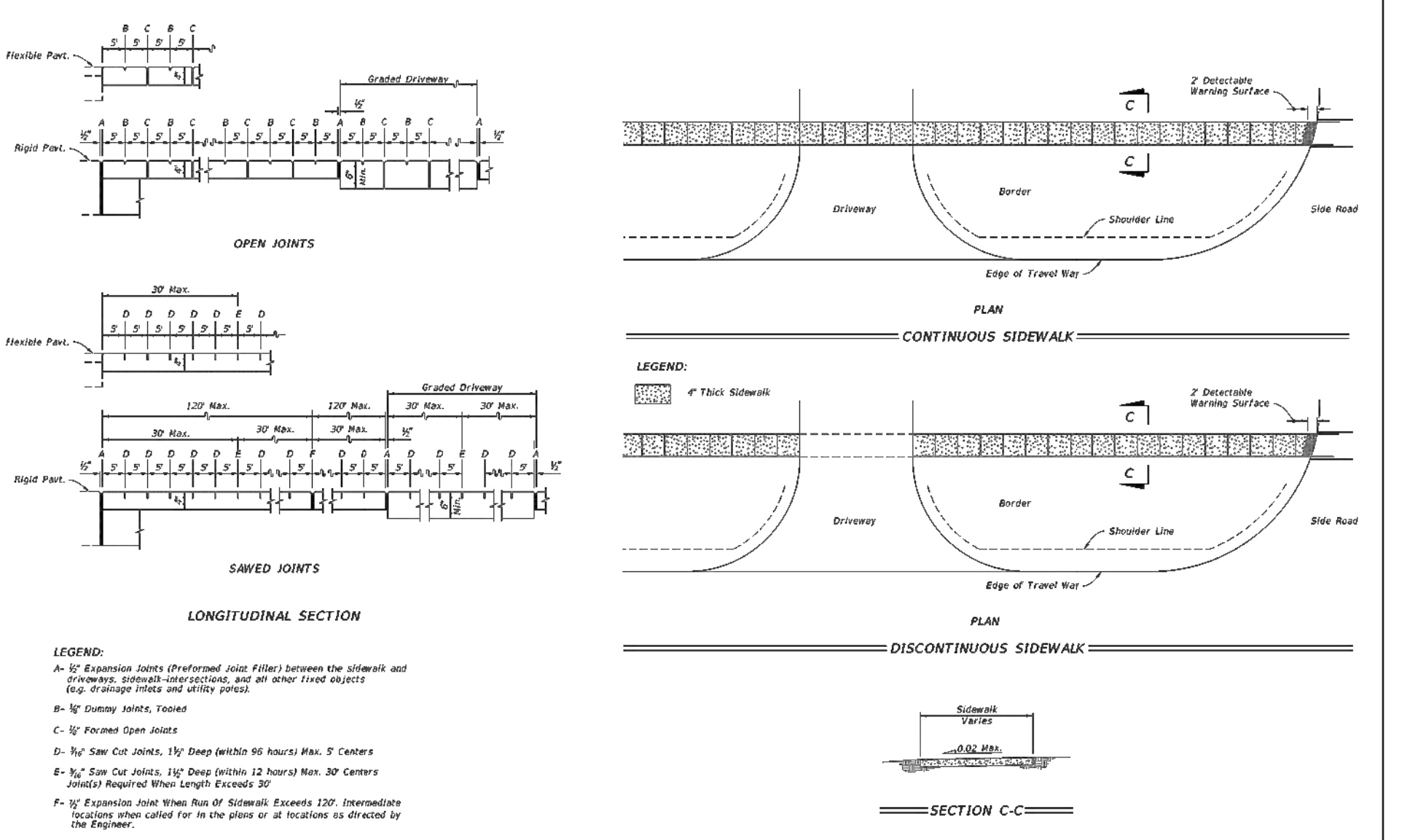
LAST REVISION: 11/01/18	DESCRIPTION: STANDARD PLANS	INDEX: 520-001	SHEET: 2 of 3
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GENERAL NOTES AND CONCRETE SIDEWALK ON CURBED ROADWAYS

- Concrete sidewalks in accordance with Specification 522. Use of concrete for sidewalks and curb returns located within curb returns (See Plan View). Install all other concrete with channels as shown unless otherwise indicated in the Plans.
 - Include detectable warnings on sidewalks curb ramps in accordance with Index 522-002.
 - For Driveways see Index 522-003.
 - Joint breaker material can be any impermeable coated or sheet membrane or preformed material having a thickness of not less than 6 mils and not more than 1/4".
 - Concrete sidewalks shall extend from the base of any surface mounted pedestrian bicycle facility or fire hydrant cabinet to the street. (See MATERIAL DETAIL).
- LEGEND:**
- 1/4" Thick Sidewalk
 - 6" Thick Sidewalk
 - Utility Strip

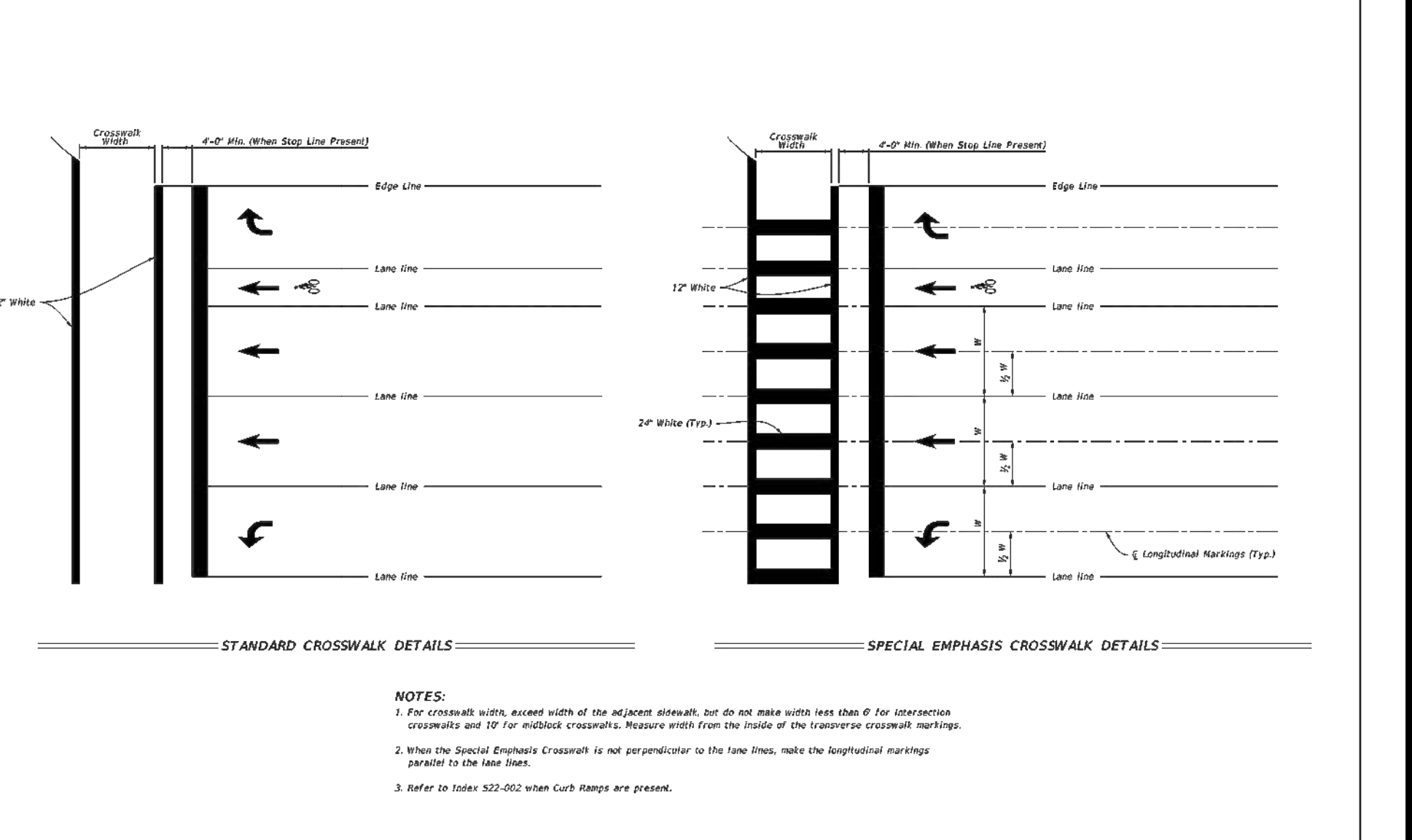
LAST REVISION: 11/01/18	DESCRIPTION: STANDARD PLANS	INDEX: 522-001	SHEET: 1 of 2
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CONCRETE SIDEWALK ON FLUSH SHOULDER ROADWAYS

- LEGEND:**
- 1/4" Expansion Joint (Preformed joint filler) between the sidewalk and driveway, driveway connections, and all other listed objects (eg. utility poles and utility poles)
 - 1/4" Driveway Joint, Form
 - 1/4" Thick Slab Joint
 - 1/4" Saw Cut Joint, 15' Deep (within 95 hours Max. 3" Centers)
 - 1/4" Saw Cut Joint, 15' Deep (within 12 hours Max. 30" Centers) (Install Required When Length Exceeds 20')
 - 1/4" Expansion Joint (Preformed joint filler) between the sidewalk and driveway when called for in the plans or at locations as directed by the Engineer.

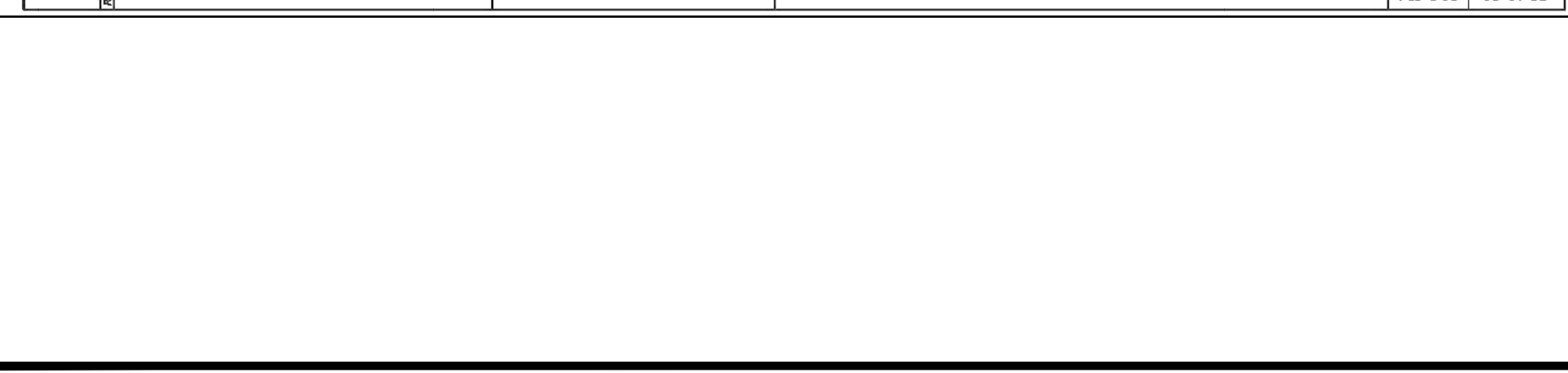
LAST REVISION: 11/01/18	DESCRIPTION: STANDARD PLANS	INDEX: 522-001	SHEET: 2 of 2
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PAVEMENT MARKINGS

- NOTES:**
- For crosswalks with exceed width of the adjacent sidewalk, but do not make width less than 4' for intersections crosswalks and 10' for midblock crosswalks. Measure width from the inside of the concrete curb markings.
 - When the Special Emphasis Crosswalk is not perpendicular to the lane lines, make the longitudinal markings parallel to the lane lines.
 - Refer to Index 522-002 when Curb Cuts are present.

LAST REVISION: 11/01/18	DESCRIPTION: STANDARD PLANS	INDEX: 711-001	SHEET: 9 of 13
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PROJECT # 2305
ISSUE DATE: 01/12/23

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CONSTRUCTION DETAILS
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