

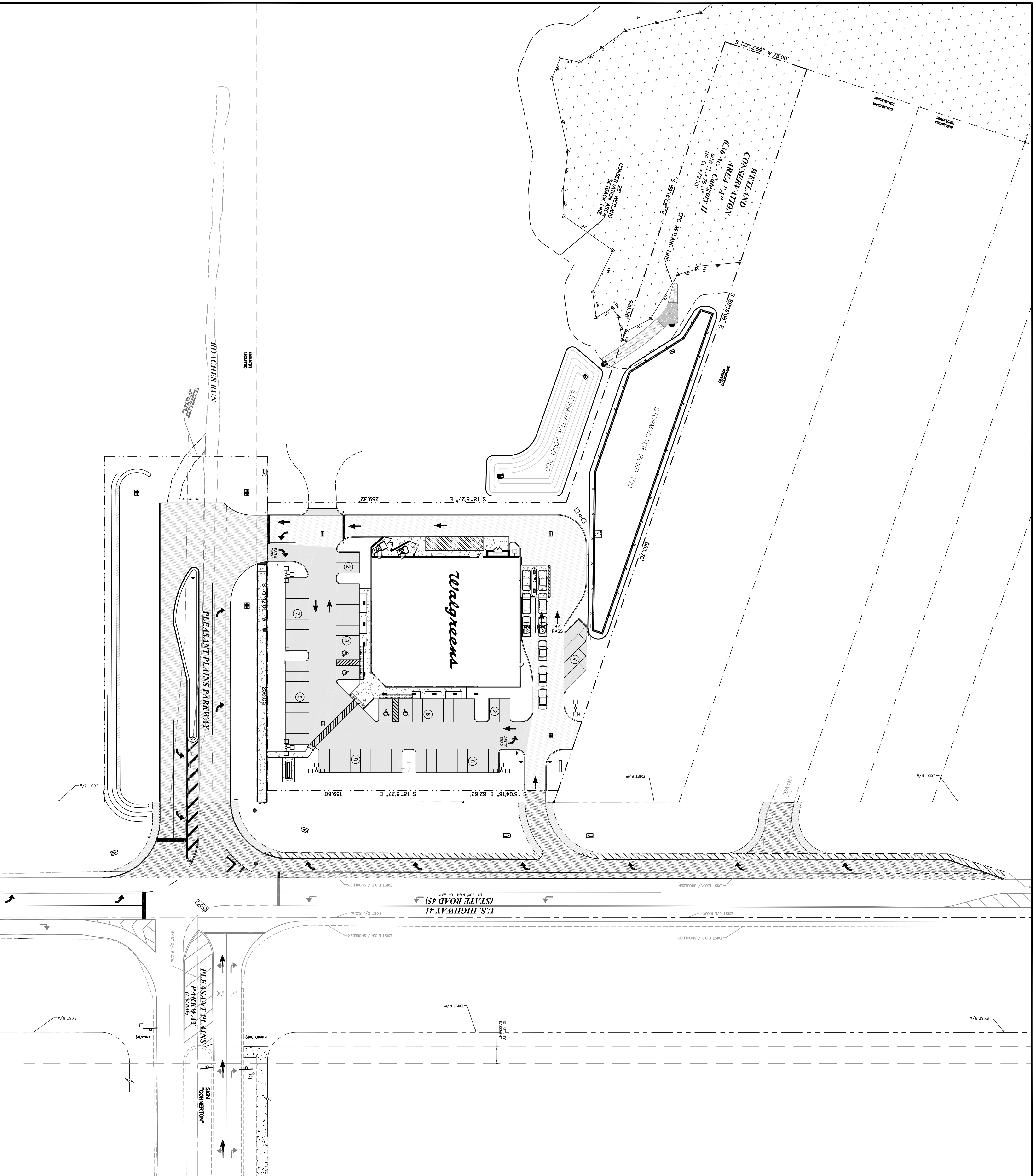
NOTE:
SEE ROADWAY PLAN
SHEET 10 FOR U.S. HWY
41 DRAINAGE STRUCTURE
DATA & GRADING

SITE LEGEND

	HANDICAP PARKING
	PROPOSED DRAINAGE INLET
	PROPOSED CURB
	SITE BOUNDARY LINE
	CENTER LINE OF ROAD
	RIGHT-OF-WAY
	EXISTING EDGE OF PAVEMENT
	PROPOSED CONCRETE PAVEMENT
	TYPICAL
	HANDICAP
	10 PARKING SPACES
	SIDEWALK
	5' RADIUS
	LINEAR FEET
	SQUARE FEET
	ASPHALT PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
	US 41 ASPHALT PAVEMENT
	PLEASANT PLAINS ASPHALT PAVEMENT

GENERAL NOTES

1. THE PROJECT IS TO BE COMPLETED IN ONE PHASE.
2. NO OUTSIDE BURNING WILL BE ALLOWED.
3. NO ON-SITE FILL WILL BE REQUIRED.
4. THE SOIL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED PRIOR TO CONSTRUCTION, MAINTAINED THROUGHOUT CONSTRUCTION AND UNTIL THE SITE IS PERMANENTLY STABILIZED.
5. DURING CONSTRUCTION, IF SOMETHING IS UNCOVERED, PARTICULARLY OF AN ARCHEOLOGICAL NATURE, THAT ALL WORK SHALL STOP AND THAT THE STATE ARCHEOLOGICAL OFFICE AND THE COUNTY ARE NOTIFIED.
6. PRIOR TO CONSTRUCTION, A BUILDING PERMIT SHALL BE OBTAINED FOR ALL STRUCTURES THAT HAVE FOOTER, REGARDLESS OF SIZE, THROUGH PASCO COUNTY, AND PASCO COUNTY SHALL HAVE A RIGHT OF FIRST REFUSAL TO DEVELOP/OWNER BEHIND WATER OR WATER USE PERMITS OR WATER USE RIGHTS. DEVELOPER/OWNER SHALL NOTIFY PASCO COUNTY AND PASCO COUNTY SHALL HAVE A RIGHT OF FIRST REFUSAL TO DEVELOP/OWNER BEHIND WATER OR WATER USE PERMITS OR WATER USE RIGHTS.
7. IT IS THE OWNER'S RESPONSIBILITY (OR "RESPONSIBLE ENTITY") IS TO INSPECT AND MAINTAIN THE WATER RETENTION SYSTEM ON A REGULAR BASIS.
8. ALL SLOPED SLOPES OVER 4 TO 1, SHALL BE INSTALLED WITH SOD PEGS.
9. ALL DEMOLITION DEBRIS SHALL BE REMOVED FROM THE SITE AND LEGALLY DISPOSED OF.
10. OFF SITE DISTURBED AREAS MUST BE RESTORED AT LEAST TO PRE-EXISTING CONDITIONS OR BETTER.
11. SOLID WASTE PICKUP SHALL BE FROM ON-SITE DUMPSTERS.
12. IN LIEU OF INSTALLATION OF REQUIRED SIDEWALK ALONG US-41, THE DEVELOPER SHALL PAY \$20 PER LINEAR FOOT OF FRONTAGE ON THAT RIGHT OF WAY.
13. THERE WILL BE NO LIGHT SPILLAGE OR GLARE BEYOND THE PROJECT SITE.
14. ANY PORTION OF THIS SITE UPON WHICH DEVELOPMENT HAS COMMENCED, BUT NOT CONTINUED FOR A PERIOD OF 30 DAYS, SHALL BE PLANTED WITH A GRASS SPECIES OR GROUND COVER TO PREVENT EROSION AND ENCOURAGE SOIL FLURRIE DUST SHALL BE CONTROLLED AS APPROPRIATE USING FERT APPROVED METHODS.
15. IN CONSPERATION OF PASCO COUNTY'S AGREEMENT TO PROVIDE POTABLE WATER AND/OR RECLAIMED WATER TO THE SUBJECT PROPERTY, DEVELOPER/OWNER, AND ITS SUCCESSORS AND ASSIGNS, AGREE TO THE FOLLOWING:
 - (a) BAY WATER DEVELOPER/OWNER SHALL TRANSFER TO PASCO COUNTY ANY AND ALL WATER USE PERMITS OR WATER USE RIGHTS THE DEVELOPER/OWNER MAY HAVE TO USE OR CONSUME SURFACE OR GROUND WATER.
 - (b) PRIOR TO DEVELOPER/OWNER BEHIND WATER OR WATER USE PERMITS OR WATER USE RIGHTS, DEVELOPER/OWNER SHALL NOTIFY PASCO COUNTY, AND PASCO COUNTY SHALL HAVE A RIGHT OF FIRST REFUSAL TO DEVELOP/OWNER BEHIND WATER OR WATER USE PERMITS OR WATER USE RIGHTS.
16. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO LIMIT FLOODING TO THE PROJECT SITE AND TO PREVENT FLOODING FROM OCCURRING ON ADJACENT PROPERTIES AND WILDLIFE.
17. PROJECT DRIVEWAY B WILL HAVE FULL ACCESS (MEDIAN OPENING) TO PLEASANT PLAINS PARKWAY UNTIL THE EARLIER OF THE FOLLOWING:
 - (a) PLEASANT PLAINS PARKWAY FUNCTIONS AS A COLLECTOR ROADWAY FOR THE PURPOSE OF DETERMINING WHEN PLEASANT PLAINS PARKWAY WILL FUNCTION AS A COLLECTOR ROADWAY IT IS WHEN THE ROADWAY CONNECTS TO A NORTH/SOUTH ROADWAY IT IS EXTENDED TO THE WEST ACROSS THE MAINLINE RIGHT OF WAY.
 - (b) WHEN THE FULL MEDIAN OPENING FOR PROJECT DRIVEWAY B ON PLEASANT PLAINS PARKWAY HAS DOCUMENTED SAFETY AND/OR OPERATIONAL PROBLEMS.



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	PREPARED BY: Professional Engineering, Inc.	PROJECT LOCATION: PASCO COUNTY, FLORIDA		<table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>9</td> <td></td> <td></td> <td></td> </tr> <tr> <td>8</td> <td></td> <td></td> <td></td> </tr> <tr> <td>7</td> <td></td> <td></td> <td></td> </tr> <tr> <td>6</td> <td>02/19/09</td> <td>FM ELEVATION AND LIFT STATION LOCATION</td> <td>AE</td> </tr> <tr> <td>5</td> <td>10/9/08</td> <td>FM LAYOUT AND CONNECTION POINT</td> <td>SA</td> </tr> <tr> <td>4</td> <td>8/23/08</td> <td>REVISIONS PER FDOT COMMENTS</td> <td>SA</td> </tr> <tr> <td>3</td> <td>6/12/08</td> <td>REVISIONS PER PASCO COUNTY & FDOT COMMENTS</td> <td>SA</td> </tr> <tr> <td>2</td> <td>4/25/08</td> <td>REVISIONS PER PASCO COUNTY & FDOT COMMENTS</td> <td>BML</td> </tr> <tr> <td>1</td> <td>12/19/07</td> <td>REVISIONS PER PASCO COUNTY COMMENTS</td> <td>BML</td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION	BY	9				8				7				6	02/19/09	FM ELEVATION AND LIFT STATION LOCATION	AE	5	10/9/08	FM LAYOUT AND CONNECTION POINT	SA	4	8/23/08	REVISIONS PER FDOT COMMENTS	SA	3	6/12/08	REVISIONS PER PASCO COUNTY & FDOT COMMENTS	SA	2	4/25/08	REVISIONS PER PASCO COUNTY & FDOT COMMENTS	BML	1	12/19/07
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SHEET 3 OF 14	SHEET NAME: SITE PLAN	SCALE: 1" = 40'	NO. DATE DESCRIPTION BY																																							