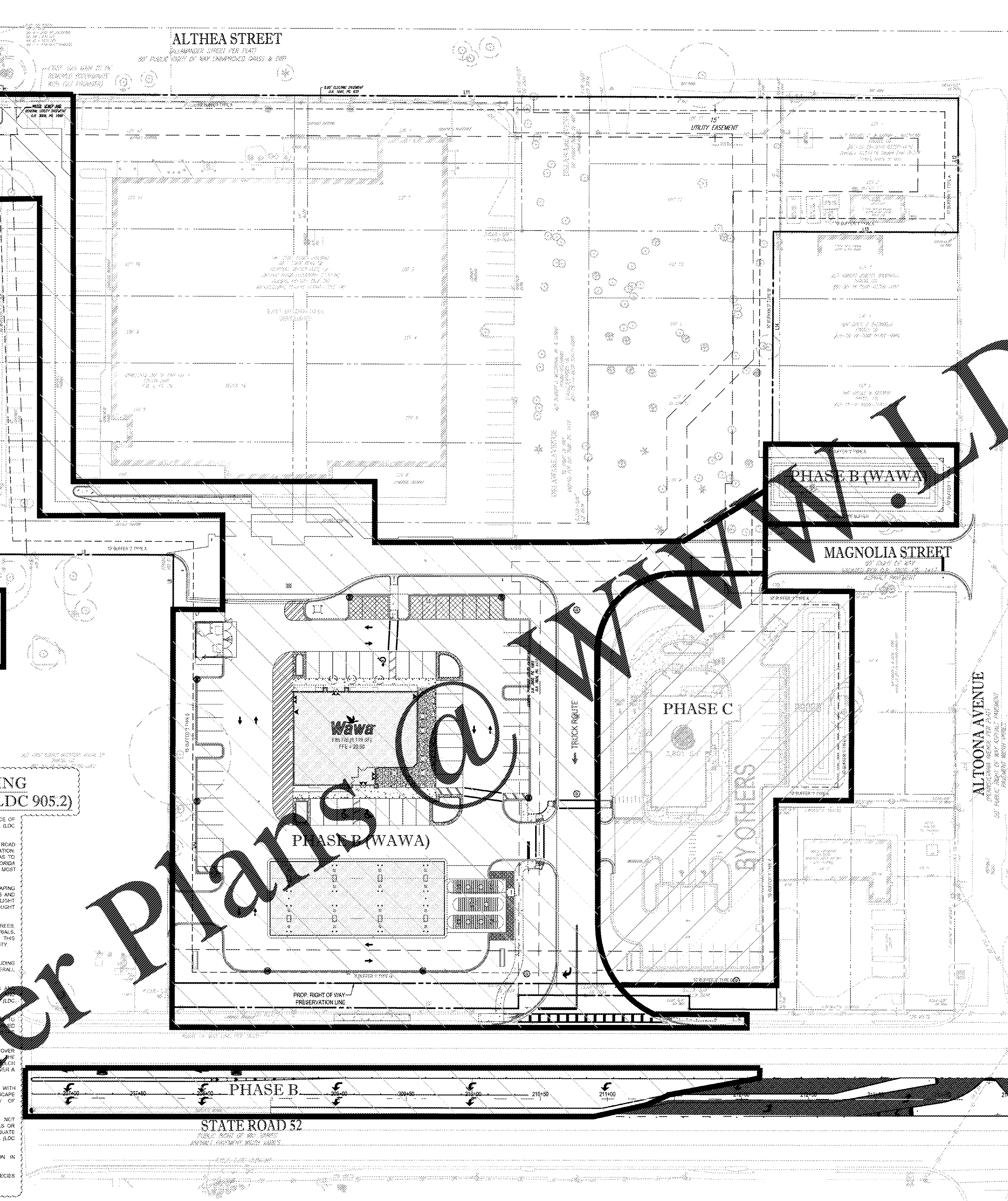
LITTLE ROAD



PHASING LEGEND

PHASE A	
PHASE B	
PHASE C	

PHASING NOTES:

PHASE B TO INCLUDE:

- -WAWA SITE DEVELOPMENT
- -POND TO SERVE WAWA
- -WATER / SEWER EXTENSION TO PHASE B & C
- - ACCESS TO DRIVEWAY ON SR 52, BOTH DRIVEWAYS ON LITTLE ROAD AND ACCESS TO MAGNOLIA ST.
- -SHARED SIGN ON 52
- -BANK NORTHERN DRIVEWAY CLOSURE
- -LITTLE ROAD WAWA SIGN

PHASE C TO INCLUDE:

- - BURGER KING SITE DEVELOPMENT
- - POND TO SERVE PHASE C

PASCO COUNTY LANDSCAPING STANDARD NOTES (PASCO LDC 905.2)

1. *MAINTENANCE RESPONSIBILITY.* THE COUNTY IS NOT RESPONSIBLE FOR MAINTENANCE OF ANY LANDSCAPING UNLESS APPROVED THROUGH A COUNTY MAINTENANCE AGREEMENT. (LDC 905.2-C.1.A)
2. *CLEAR-SIGHT TRIANGLE.* WHERE A DRIVEWAY/ACCESSWAY INTERSECTS A ROAD RIGHT-OF-WAY OR WHERE TWO (2) ROAD RIGHTS-OF-WAY INTERSECT, VEGETATION, STRUCTURES, AND NON-VEGETATIVE VISUAL SCREENS SHALL NOT BE LOCATED SO AS TO INTERFERE WITH THE CLEARSIGHT TRIANGLE AS DEFINED IN THIS CODE OR THE *FLORIDA DEPARTMENT OF TRANSPORTATION, MANUAL OF UNIFORM MINIMUM STANDARDS*, MOST RECENT EDITION (GREEN BOOK), WHICHEVER IS MORE RESTRICTIVE. *(LDC 905.2-C.1.B)*
3. *SUSTAINABLE PRACTICES.* LANDSCAPING SHALL BE INSTALLED SO THAT LANDSCAPING MATERIALS MEET THE CONCEPT OF RIGHT MATERIAL/RIGHT PLACE. INSTALLED TREES AND PLANTS SHALL BE GROUPED INTO ZONES ACCORDING TO WATER, SOIL, CLIMATE, AND LIGHT REQUIREMENTS. PLANT GROUPINGS BASED ON WATER REQUIREMENTS ARE DROUGHT TOLERANT, NATURAL, AND OASIS. *(LDC 905.2-C.1.C)*
4. *DIVERSITY.* A MAXIMUM OF 50 PERCENT OF THE PLANT MATERIALS USED, OTHER THAN TREES, MAY BE NON-DROUGHT TOLERANT. A MINIMUM OF 30 PERCENT OF THE PLANT MATERIALS, OTHER THAN TREES AND TURFGRASS, USED TO FULFILL THE REQUIREMENTS OF THIS SUBSECTION SHALL BE NATIVE FLORIDIAN SPECIES, SUITABLE FOR GROWTH IN THE COUNTY. *(LDC 905.2-C.1.D)*
5. *DIVERSITY.* NO ONE PLANT SPECIES OF SHRUBS OR GROUND COVER PLANTS, EXCLUDING TURFGRASS, SHALL CONSTITUTE MORE THAN 25 PERCENT COVERAGE OF THE OVERALL LANDSCAPE AREA. *(LDC 905.2-C.1.D.5)*
6. *QUALITY.* ALL PLANT MATERIALS SHALL BE FLORIDA NO. 1 GRADE PER "GRADES AND STANDARDS FOR NURSERY PLANTS." FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES (FDACS), WHICH IS INCORPORATED HEREIN BY REFERENCE. *(LDC 905.2-C.2.A)*
7. *AVOID EASEMENTS.* TREES SHALL NOT BE PLANTED WITHIN ANY EASEMENT SO AS TO INTERFERE WITH THE USE OF THAT EASEMENT, NOR UNDER ANY EXISTING OR PLANNED OVERHEAD UTILITY, NOR IN ANY RIGHTS-OF-WAY WITHOUT COUNTY APPROVAL THROUGH THE ASSOCIATED REVIEW PROCESS. (LDC 905.2-C.3.C)
8. MULCH SHALL BE USED IN CONJUNCTION WITH LIVING PLANT MATERIALS SO AS TO COVER EXPOSED SOIL. MULCH SHALL BE INSTALLED TO A MINIMUM DEPTH OF THREE (3) INCHES. THE MULCH SHOULD NOT BE PLACED DIRECTLY AGAINST THE PLANT STEM OR TREE TRUNK. MULCH SHALL NOT BE REQUIRED IN ANNUAL BEDS. STONE OR GRAVEL MAY BE USED TO COVER A MAXIMUM OF 20 PERCENT OF THE LANDSCAPED AREA. *(LDC 905.2-C.3.D)*
9. *QUALITY PRACTICES.* ALL LANDSCAPING SHALL BE INSTALLED IN ACCORDANCE WITH STANDARDS AND PRACTICES OF THE FLORIDA NURSERY, GROWERS, AND LANDSCAPE ASSOCIATION AND THE FLORIDA CHAPTER OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE. *(LDC 905.2-C.3.E)*
10. ALL PORTIONS OF A LOT 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 STABILIZATION. ADEQUATE COVERAGE, SO AS TO SUPPRESS FUGITIVE DUST, SHALL BE ACHIEVED WITHIN 45 DAYS. *(LDC 905.2-C.3.G)*
11. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY CONDITION IN PERPETUITY IN ACCORDANCE WITH THIS CODE. *(LDC 905.2-E.2)*
12. ONGOING MAINTENANCE TO PREVENT THE ESTABLISHMENT OF PROHIBITED EXOTIC SPECIES IS REQUIRED. *(LDC 905.2-E.4)*

STRIPING NOTE:

ALL PARKING SPACES, PAVEMENT ARROWS, STOP BARS AND SIGNS SHALL MEET FDOT INDEX NUMBER 17346 STANDARDS.

RIGHT-OF-WAY NOTE:

A RIGHT-OF-WAY USE PERMIT WILL BE REQUIRED FOR THE PROPOSED WORK IN THE RIGHT-OF-WAY OF LITTLE ROAD. PLEASE CONTACT DEBBY PORAZZI AT 727-847-8142 EXT. 7636. dporrazzi@pascocountyfl.net.

CONSTRUCTION ACTIVITY NOTES:

1. IF DURING CONSTRUCTION ACTIVITIES ANY EVIDENCE OF HISTORIC RESOURCES, INCLUDING BUT NOT LIMITED TO ABORIGINAL OR HISTORIC POTTERY, PREHISTORIC STONE TOOLS, BONE OR SHELL TOOLS, HISTORIC TRASH PITS, OR HISTORIC BUILDING FOUNDATION, ARE DISCOVERED, WORK SHALL COME TO AN IMMEDIATE STOP AND THE FLORIDA DEPARTMENT OF HISTORIC RESOURCES (STATE HISTORIC PRESERVATION OFFICER) AND PASCO COUNTY SHALL BE NOTIFIED WITHIN TWO WORKING DAYS OF THE RESOURCES FOUND ON THE SITE.
2. IF DURING CONSTRUCTION ACTIVITIES ANY EVIDENCE OF THE PRESENCE OF STATE AND FEDERALLY PROTECTED PLANT AND / OR ANIMAL SPECIES IS DISCOVERED, WORK SHALL COME TO AN IMMEDIATE STOP AND PASCO COUNTY SHALL BE NOTIFIED WITHIN TWO WORKING DAYS OF THE PLANT AND / OR ANIMAL SPECIES FOUND ON THE SITE.

GENERAL NOTES:

1. ALL DIMENSIONS SHOWN ARE SHOWN AT FACE OF CURB, UNLESS OTHERWISE NOTED. B/C INDICATES DIMENSION IS TO BACK OF CURB.
2. ALL RADII DIMENSIONS ARE 3' TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS," LATEST EDITION; AND PASCO COUNTY LAND DEVELOPMENT CODE.
4. THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE "X" ACCORDING TO THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 12101C0193F, EFFECTIVE SEPTEMBER 26, 2014, FOR PASCO COUNTY, FLORIDA.
5. FREE STANDING SIGNAGE SHOWN ONLY FOR REPRESENTATIONAL PURPOSES, AND SHALL BE PERMITTED SEPARATELY.

FIRE PROTECTION NOTES:

1. ALL PROJECTS MUST COMPLY WITH PASCO COUNTY FIRE HYDRANT ORDINANCE NO. 46-51.
2. FIRE HYDRANTS MUST BE IN INSTALLED AND IN SERVICE PRIOR TO THE ACCUMULATION OF COMBUSTIBLES.
3. PER NATIONAL FIRE PROTECTION ASSOCIATION, NFPA 1; 16.4.3.1.3: WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED, COMPLETED AND IN SERVICE PRIOR TO CONSTRUCTION WORK.
4. PER NFPA-1, 18.3.4.1: CLEARANCES OF 7 ½ FEET IN FRONT OF AND TO THE SIDES OF THE FIRE HYDRANT WITH A 4 FOOT CLEARANCE TO THE REAR MUST BE MAINTAINED AT ALL TIMES.
5. GATED ENTRIES REQUIRE A SIREN OPERATING SYSTEM OR A 3M OPTICOM SYSTEM FOR EMERGENCY ACCESS.

ADA ACCESSIBILITY NOTES:

1. ALL HANDICAPPED PARKING SPACES AND ACCESS AISLES ADJACENT TO THE HANDICAP PARKING SPACES SHALL HAVE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS (THIS INCLUDES RUNNING SLOPE AND CROSS SLOPE).
2. AN ACCESSIBLE ROUTE FROM THE PUBLIC STREET OR SIDEWALK TO ALL BUILDING ENTRANCES MUST BE PROVIDED. THIS ACCESSIBLE ROUTE SHALL BE A MINIMUM OF 60" WIDE. THE RUNNING SLOPE OF AN ACCESSIBLE ROUTE SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%.
3. SLOPES EXCEEDING 5% BUT LESS THAN 8% WILL REQUIRE A RAMP AND MUST CONFORM TO THE REQUIREMENTS FOR RAMP DESIGN (HANDRAILS, CURBS, LANDINGS). NO RAMP SHALL EXCEED AN 8% RUNNING SLOPE OR 2% CROSS SLOPE.
4. IN THE CASE THAT A NEW SIDEWALK WILL BE CONSTRUCTED IN THE RW OF A SITE THE RUNNING SLOPE OF THE SIDEWALK SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%. THIS STANDARD APPLIES TO CROSS WALKS IN THE DRIVEWAY AS WELL AND WILL REQUIRE SPECIAL ATTENTION DURING STAKING TO MAKE SURE THE 2% CROSS SLOPE IS MET IN THE CROSS WALK.
5. IT WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT THE HANDICAP PARKING SPACES, ACCESSIBLE ROUTES, AND SIDEWALKS/CROSSWALKS ARE CONSTRUCTED TO MEET ADA REQUIREMENTS.
6. ANY REQUIREMENTS LISTED ABOVE THAT CAN NOT BE MET SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY. ANYTHING NOT BUILT TO THE ABOVE STANDARDS WILL REQUIRE REMOVAL AND REPLACEMENT OF THE NON COMPLIANT AREAS AT THE GENERAL CONTRACTORS COST.

PASCO COUNTY DEVELOPMENT REVIEW - STANDARD SITE PLAN NOTES

1. ALL UTILITY CONSTRUCTION SHALL COMPLY WITH THE PASCO COUNTY STANDARDS FOR DESIGN AND CONSTRUCTION OF WATER AND WASTEWATER FACILITIES SPECIFICATIONS, LATEST EDITION.
2. ALL ON-SITE WATER AND SEWER FACILITIES SHALL BE OWNED AND MAINTAINED BY THE OWNER-DEVELOPER.
3. INSTALLATION OF FUEL STORAGE TANKS REQUIRES REVIEW AND APPROVAL BY THE FIRE MARSHAL AND THE ISSUANCE OF A SEPARATE BUILDING PERMIT. APPROVAL OF THE SITE PLAN DOES NOT CONSTITUTE APPROVAL OF THE LOCATION OF THE FUEL TANKS.
4. ALL PROPOSED SIGNS MUST BE APPLIED FOR, APPROVED, AND PERMITTED ON AN INDIVIDUAL BASIS APART FROM ANY ULTIMATELY APPROVED SITE PLAN. APPROVAL OF THIS SITE PLAN DOES NOT CONSTITUTE APPROVAL OF ANY SIGNAGE.
5. HANDICAP PARKING SPACES WILL BE PROPERLY SIGNED AND STRIPED IN ACCORDANCE WITH FLORIDA STATUTE 316, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, OR OTHER APPLICABLE STANDARDS.
6. THE ARCHITECT/ENGINEER CERTIFIES THAT THE SITE HAS BEEN DESIGNED IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT.
7. ALL ON-SITE PARKING SPACES WILL BE STRIPED AND SIGNED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION. PARKING SPACES, DIRECTIONAL ARROWS, AND STOP BARS SHALL BE STRIPED IN WHITE. IT SHALL BE THE OWNER/DEVELOPER'S RESPONSIBILITY TO PROPERLY SIGN AND STRIPE IN ACCORDANCE WITH APPLICABLE STANDARDS.
8. THE OWNER/DEVELOPER ACKNOWLEDGES THAT THIS APPROVAL DOES NOT INCLUDE ANY WORK IN THE COUNTY RIGHT-OF-WAY. ALL RIGHT-OF-WAY WORK SHALL BE A FUNCTION OF AN APPROVED PASCO RIGHT-OF-WAY USE PERMIT.
9. ALL CLEAR-SITE AREAS SHALL BE KEPT FREE OF ANY SIGNAGE PLANTINGS, TREES, ETC. IN EXCESS OF THREE-AND-A-HALF (3-1/2) FEET IN HEIGHT.
10. NO IRRIGATION SYSTEM OR LANDSCAPING SHALL BE INSTALLED IN ANY COUNTY OR STATE RIGHT-OF-WAY WITHOUT ISSUANCE OF APPROPRIATE RIGHT-OF-WAY USE PERMIT.
11. THE OWNER/DEVELOPER ACKNOWLEDGES THAT THE SITE AND ITS SUBSEQUENT BUILDING PERMITS SHALL COMPLY WITH ALL REZONING/MPUD/PUD CONDITIONS.
12. ALL STRUCTURES, INCLUDING BUFFER WALLS, RETAINING WALLS, SIGNAGE, ETC. REQUIRE BUILDING PERMITS.
13. ALL CONSTRUCTION WORK, INCLUDING ROADS, DRAINAGE, AND UTILITIES, SHALL BE CONSTRUCTED IN ACCORDANCE WITH COUNTY DESIGN STANDARDS AND TESTED IN COMPLIANCE WITH THE ENGINEERING SERVICES DEPARTMENT'S TESTING SPECIFICATIONS FOR CONSTRUCTION OF ROADS, STORM DRAINAGE, AND UTILITIES.
14. IN CONSIDERATION OF THE COUNTY'S AGREEMENT TO PROVIDE POTABLE WATER AND/OR RECLAIMED WATER TO THE SUBJECT PROPERTY, THE APPLICANT/DEVELOPER AND ITS OR THEIR SUCCESSORS AND ASSIGNS AGREE TO THE FOLLOWING:
    A. IN THE EVENT OF PRODUCTION FAILURE OR SHORTFALL BY TAMPA BAY WATER (TBW), AS SET FORTH IN SECTION 3.19 OF THE INTERLOCAL AGREEMENT CREATING TBW, THE APPLICANT/DEVELOPER SHALL TEMPORARILY TRANSFER TO THE COUNTY ANY AND ALL WATER-USE PERMITS OR WATER-USE RIGHTS THE APPLICANT/DEVELOPER MAY HAVE TO USE OR CONSUME SURFACE WATER OR GROUNDWATER WITHIN THE COUNTY FOR THE DURATION OF THE PRODUCTION FAILURE OR SHORTFALL.
    B. PRIOR TO THE APPLICANT/DEVELOPER SELLING WATER, WATER-USE PERMITS, OR WATER-USE RIGHTS, THE APPLICANT/DEVELOPER SHALL NOTIFY THE COUNTY, AND THE COUNTY SHALL HAVE A RIGHT OF FIRST REFUSAL TO PURCHASE SUCH WATER OR WATER-USE PERMITS OR WATER-USE RIGHTS.
15. THE APPLICANT/DEVELOPER ACKNOWLEDGES , IN ACCORDANCE WITH THE LDC, SECTION 905.2, LANDSCAPING AND BUFFERING, ANY PLANT MATERIALS OF WHATSOEVER TYPE AND KIND REQUIRED BY THE LANDSCAPE AND BUFFERING REGULATIONS AND THIS APPROVAL, SHALL BE REPLACED WITHIN THIRTY DAYS OF THEIR DEMISE AND/OR REMOVAL.

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REVISIONS

REV	DATE	COMMENT	BY
2	2017-07-11	PER COUNTY, SWFWMD & FDOT COMMENTS	JDP
3	2017-10-13	PER COUNTY COMMENTS	JDP
4	2017-10-27	PER FDOT COMMENTS	JDP
5	2017-11-30	PER COUNTY UTILITY COMMENTS	JDP
6	2018-01-02	PER COUNTY & FDOT COMMENTS	JDP
7	2018-01-25	PER FDOT COMMENTS	JDP
8	2018-02-08	PER FDOT COMMENTS	JDP
9	2018-04-05	HYDRANT PER FIRE MARSHAL	JDP
10	2018-09-07	WAWA BID SET	JDP
11	2018-10-03	PER ROW COMMENTS	SKK

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PERMIT SET

PROJECT No.:	FLT160078
DRAWN BY:	JDP
CHECKED BY:	KSM
DATE:	11/03/2016
SCALE:	1" = 40'
CAD I.D.:	SP0

PROJECT:

WAWA SR 52 & LITTLE RD

FOR

RMC PROPERTY GROUP

LOCATION OF SITE
9021 STATE ROAD 52
HUDSON, FLORIDA 34669
PASCO COUNTY

BOHLER ENGINEERING
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TAMPA, FLORIDA 33624
Phone: (813) 812-4100
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FLORIDA BUSINESS CERT. OF AUTH. No. 30780
LANDSCAPE ARCHITECT BUSINESS LIC. No LC26000551

10/5/2018

SHEET TITLE:

OVERALL SITE / PHASING PLAN

SHEET NUMBER:

C-5

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