

SITE DATA

- TOTAL PROJECT AREA: PHASE 1 = 12.7 AC. / PHASE 2 = 27.3 AC. (TOTAL = 40 AC.)
- EXISTING ZONING: PASCO COUNTY, FL (MPUD 6288)
- FUTURE LANDUSE: ROR (RETAIL, OFFICE, RESIDENTIAL)
- PIN: 27-26-19-0010-00900-0010, 27-26-19-0010-00900-0012
- EXISTING LANDUSE: VACANT PASTURE
- PROPOSED USE: THIS APPLICATION IS FOR INFRASTRUCTURE ONLY

PAST COUNTY APPROVALS

RZ 6288 BCC 11/23/2004
 MASTER ROADWAY PLAN 03/15/07
 BIKE AND PEDESTRIAN PLAN 03/15/07
 DRI 252 11/23/2004

CUT/FILL CALCULATIONS

- APPROXIMATE CUT: 25,000 CY
- APPROXIMATE FILL: 30,000 CY
- ALL ONSITE CUT IS ANTICIPATED TO BE USED ON-SITE

SITE/AREA CALCULATIONS

- THERE ARE NO KNOWN WETLANDS WITHIN PHASE 1 OR PHASE 2
- PHASE 1 CONSISTS OF 12.7 AC OF VACANT PASTURE
- PHASE 1 PROPOSED INFRASTRUCTURE YIELDS 4.9 IMPERVIOUS ACRES
- PHASE 2 CONSISTS OF 27.3 AC OF VACANT PASTURE
- PHASE 2 PROPOSED INFRASTRUCTURE YIELDS 3.2 IMPERVIOUS ACRES

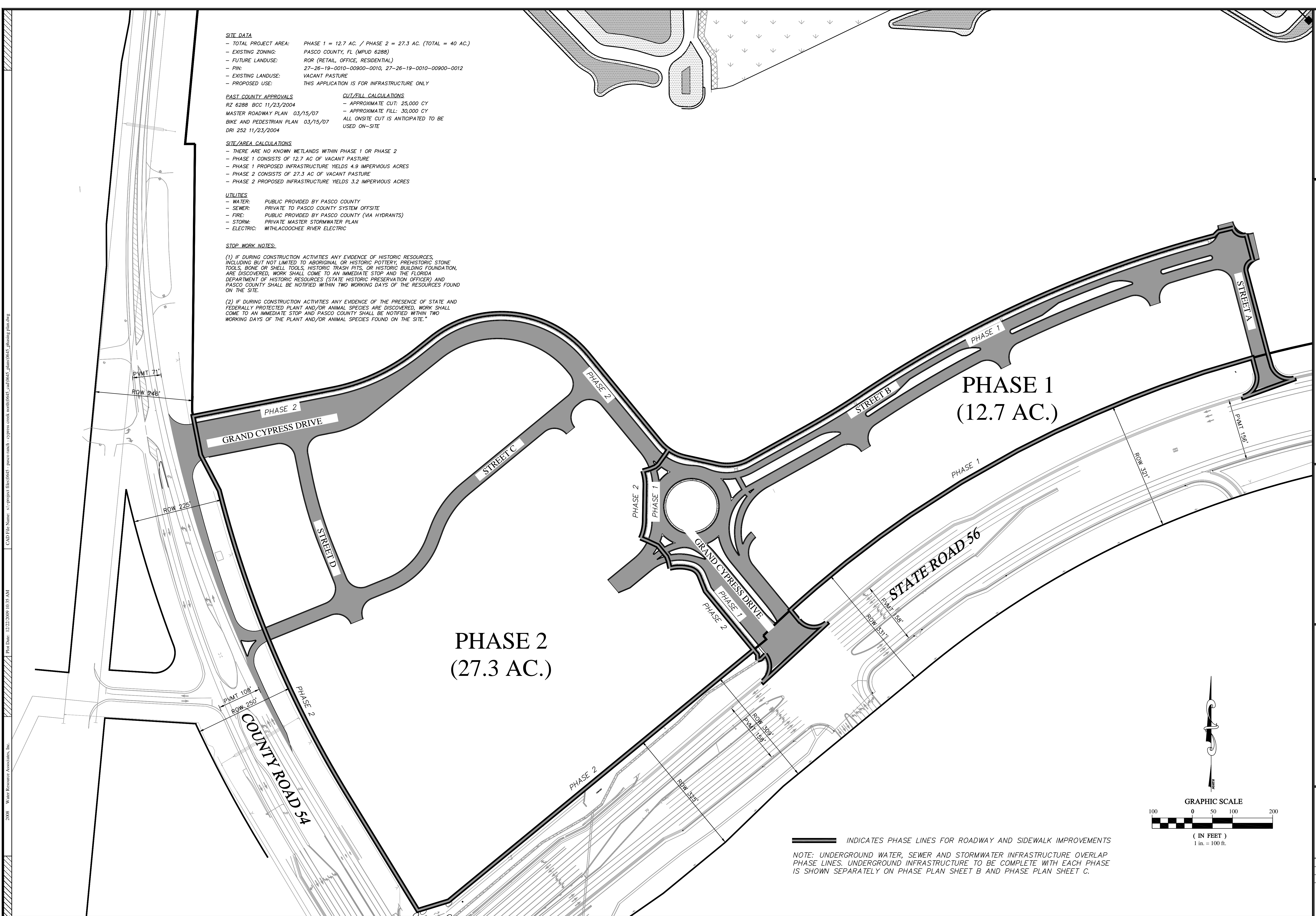
UTILITIES

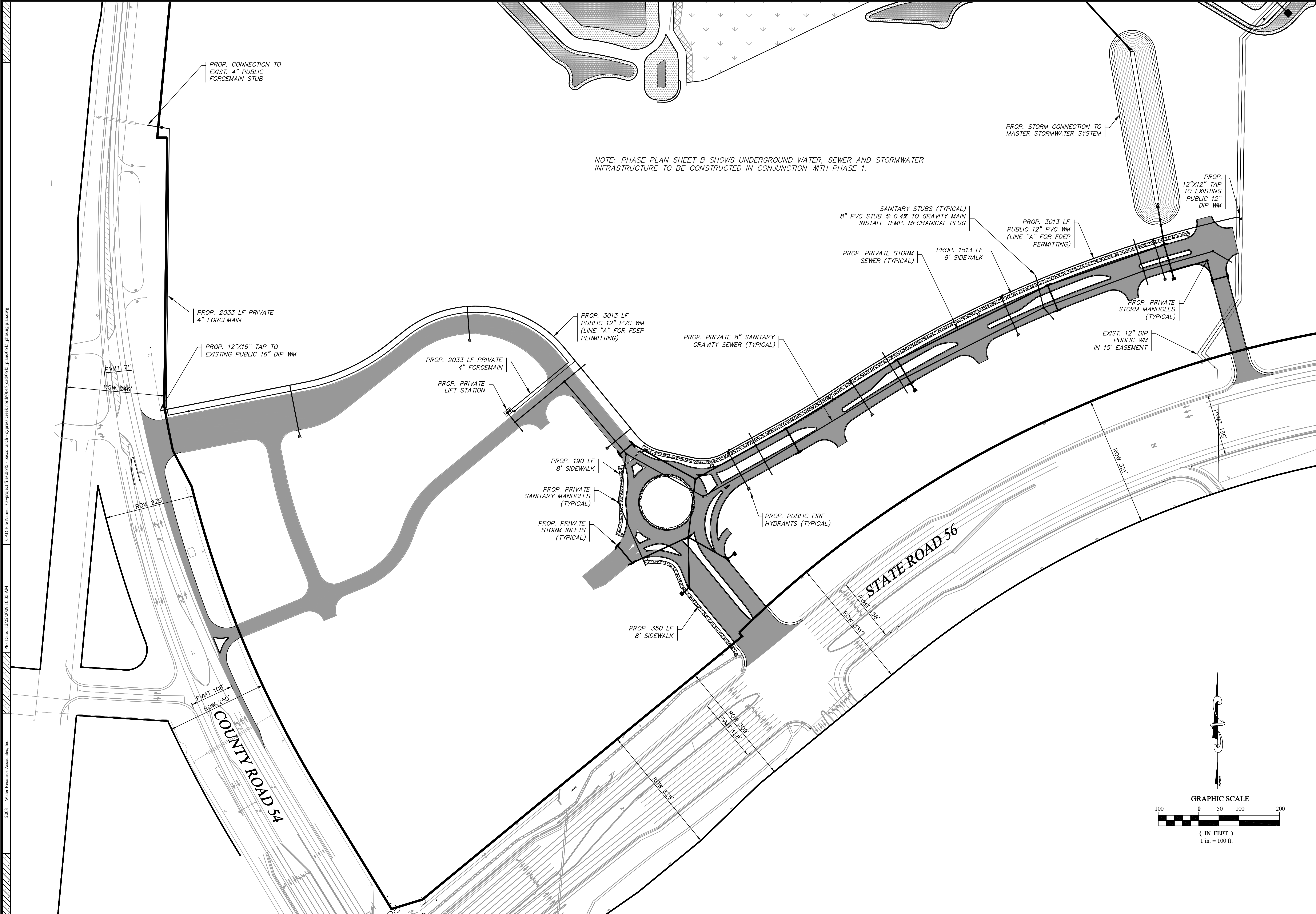
- WATER: PUBLIC PROVIDED BY PASCO COUNTY
- SEWER: PRIVATE TO PASCO COUNTY SYSTEM OFFSITE
- FIRE: PUBLIC PROVIDED BY PASCO COUNTY (VIA HYDRANTS)
- STORM: PRIVATE MASTER STORMWATER PLAN
- ELECTRIC: WITHLACOOCHEE RIVER ELECTRIC

STOP WORK NOTES:

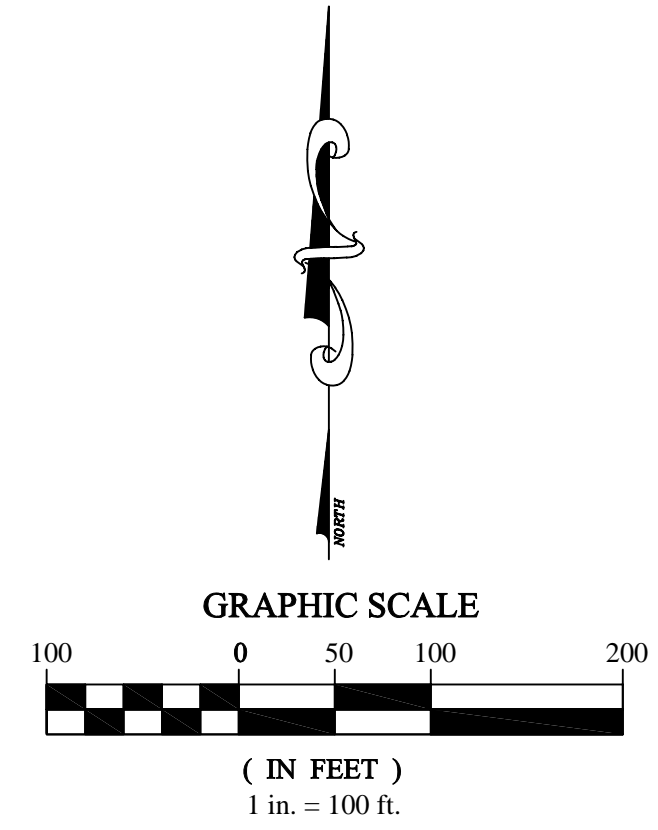
(1) IF DURING CONSTRUCTION ACTIVITIES ANY EVIDENCE OF HISTORIC RESOURCES, INCLUDING BUT NOT LIMITED TO ABORIGINAL OR HISTORIC POTTERY, PREHISTORIC STONE TOOLS, BONE OR SHELL TOOLS, HISTORIC TRASH PITS, OR HISTORIC BUILDING FOUNDATION, ARE DISCOVERED, WORK SHALL COME TO AN IMMEDIATE STOP AND THE FLORIDA 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 ARE 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.





NOTE: PHASE PLAN SHEET B SHOWS UNDERGROUND WATER, SEWER AND STORMWATER INFRASTRUCTURE TO BE CONSTRUCTED IN CONJUNCTION WITH PHASE 1.



REVISIONS	
NO.	DATE
1.	11-03-09
2.	
3.	
4.	
5.	
6.	

Water Resource Associates, Inc.
 Engineering ~ Planning ~ Environmental Science
 4260 West Linebaugh Avenue
 Tampa, Florida 33624
 Phone: 813.265.3130 Fax: 813.265.6610
 www.wraconsultants.com CA 0007652



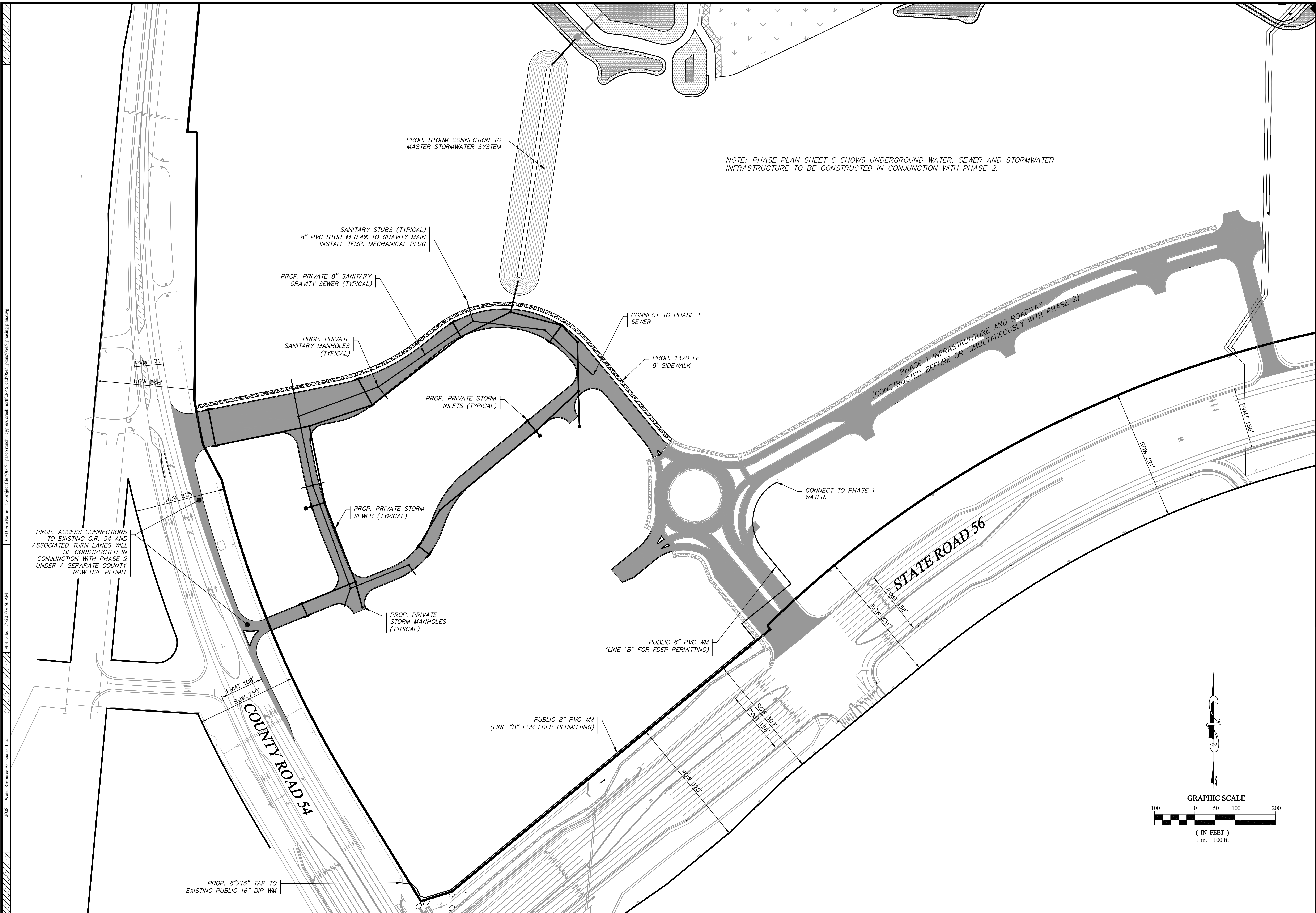
DRAWING
 PHASE PLAN SHEET B
 (PHASE I INFRASTRUCTURE)

PROJECT
 CYPRESS CREEK
 TOWNCENTER NORTH

JOSEPH A. CIMINO
 FL P.E. # 07340

Original Date: 08-14-09
 Last Modified: 11-03-09
 Scale: 1" = 100'

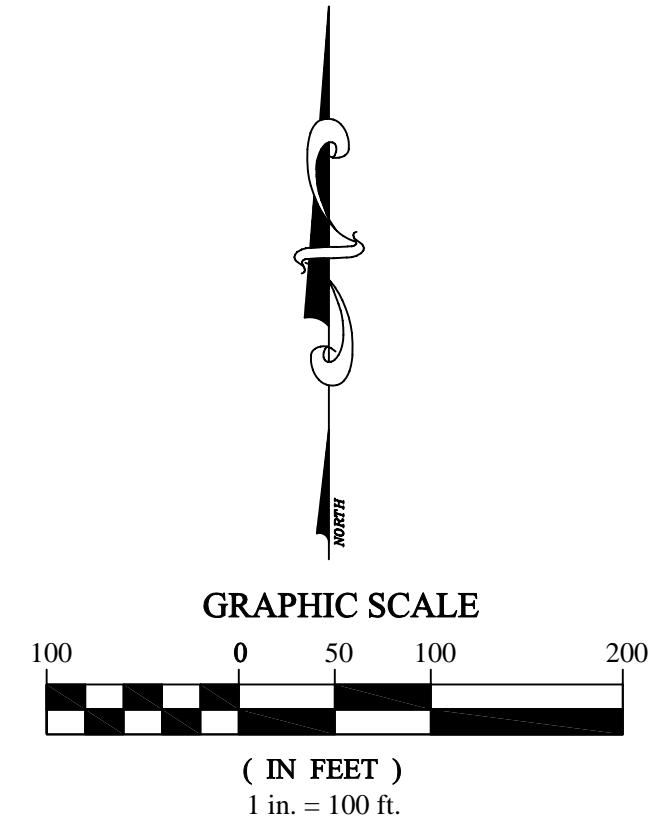
2008 Water Resource Associates, Inc. Plot Date: 12/22/2009 10:35 AM CAD File Name: \\s:\project files\0645\phase\0645\plan\0645_plan\0645_plan.dwg



NOTE: PHASE PLAN SHEET C SHOWS UNDERGROUND WATER, SEWER AND STORMWATER INFRASTRUCTURE TO BE CONSTRUCTED IN CONJUNCTION WITH PHASE 2.

2008 Water Resource Associates, Inc. Plot Date: 11/20/10 9:56 AM CAD File Name: \\project files\0645\pssoc\msh\0645\plan\0645\phase2\plan.dwg

PROP. ACCESS CONNECTIONS TO EXISTING C.R. 54 AND ASSOCIATED TURN LANES WILL BE CONSTRUCTED IN CONJUNCTION WITH PHASE 2 UNDER A SEPARATE COUNTY ROW USE PERMIT.



REVISIONS	
NO.	DATE
1.	11-03-09
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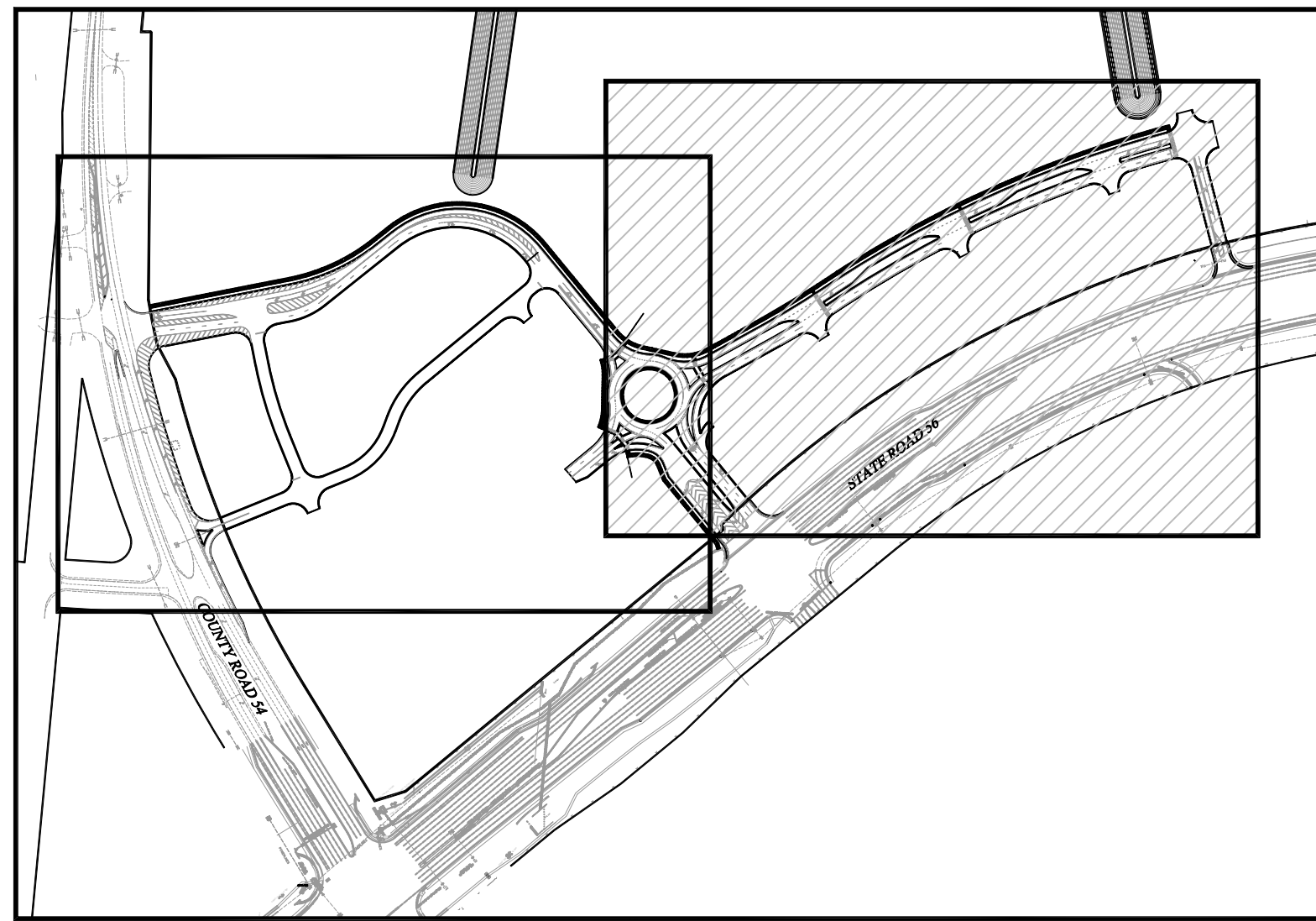


DRAWING
PHASE PLAN SHEET C
(PHASE 2 INFRASTRUCTURE)

PROJECT
CYPRESS CREEK TOWN
CENTER NORTH

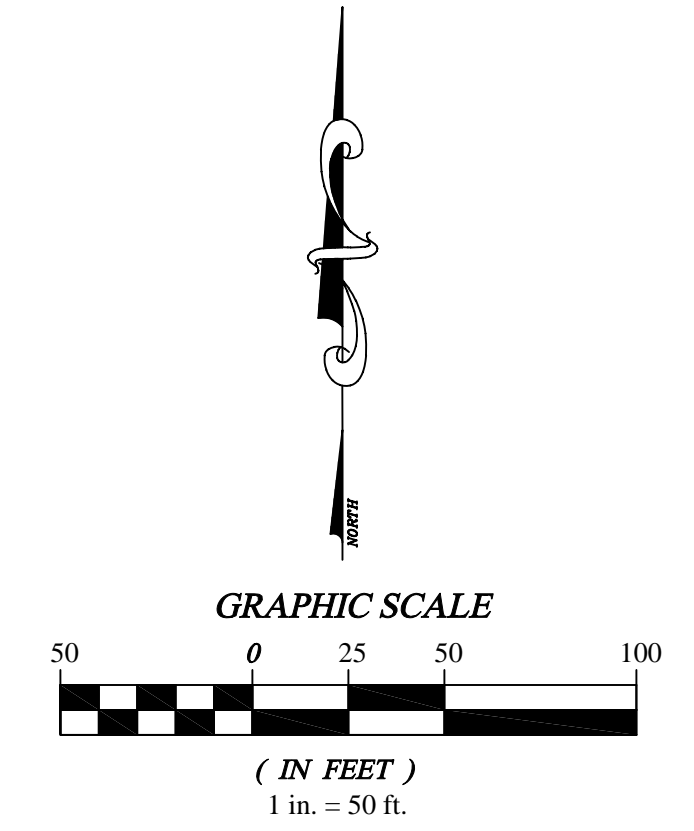
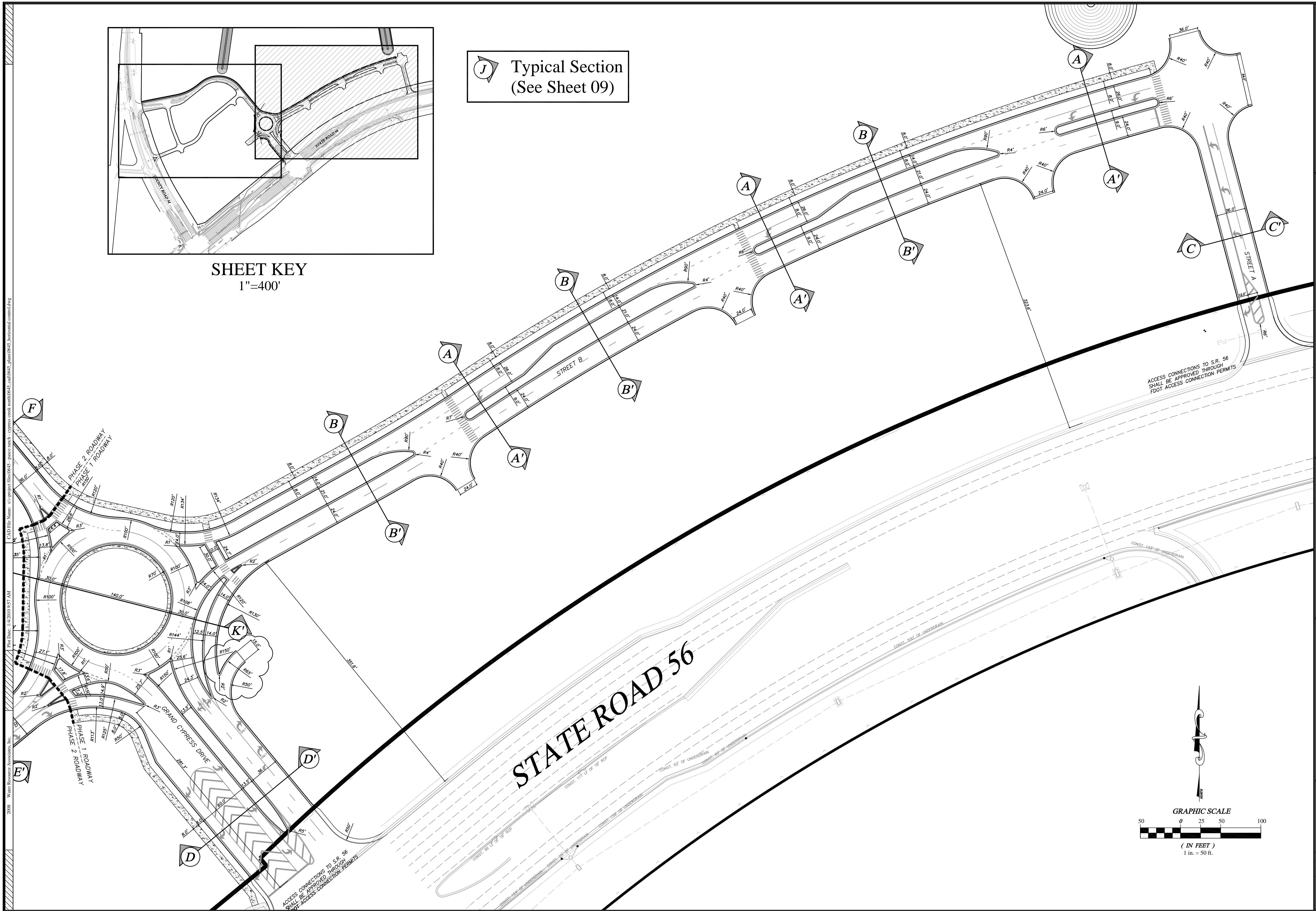
JOB #: 0655 SEC: 27 TOWN: 265 RING: 19E
 DESIGNED: JAC DRAWN: JAC APPROVED: JAC
 JOSEPH A. CIMINO
 FL P.E. # 07540

Original Date: 08-14-09
 Last Modified: 11-03-09
 Scale: 1" = 100'
06



SHEET KEY
1"=400'

J Typical Section
(See Sheet 09)



REVISIONS	
NO.	DATE
1.	11.08.09
2.	12.21.09
3.	
4.	
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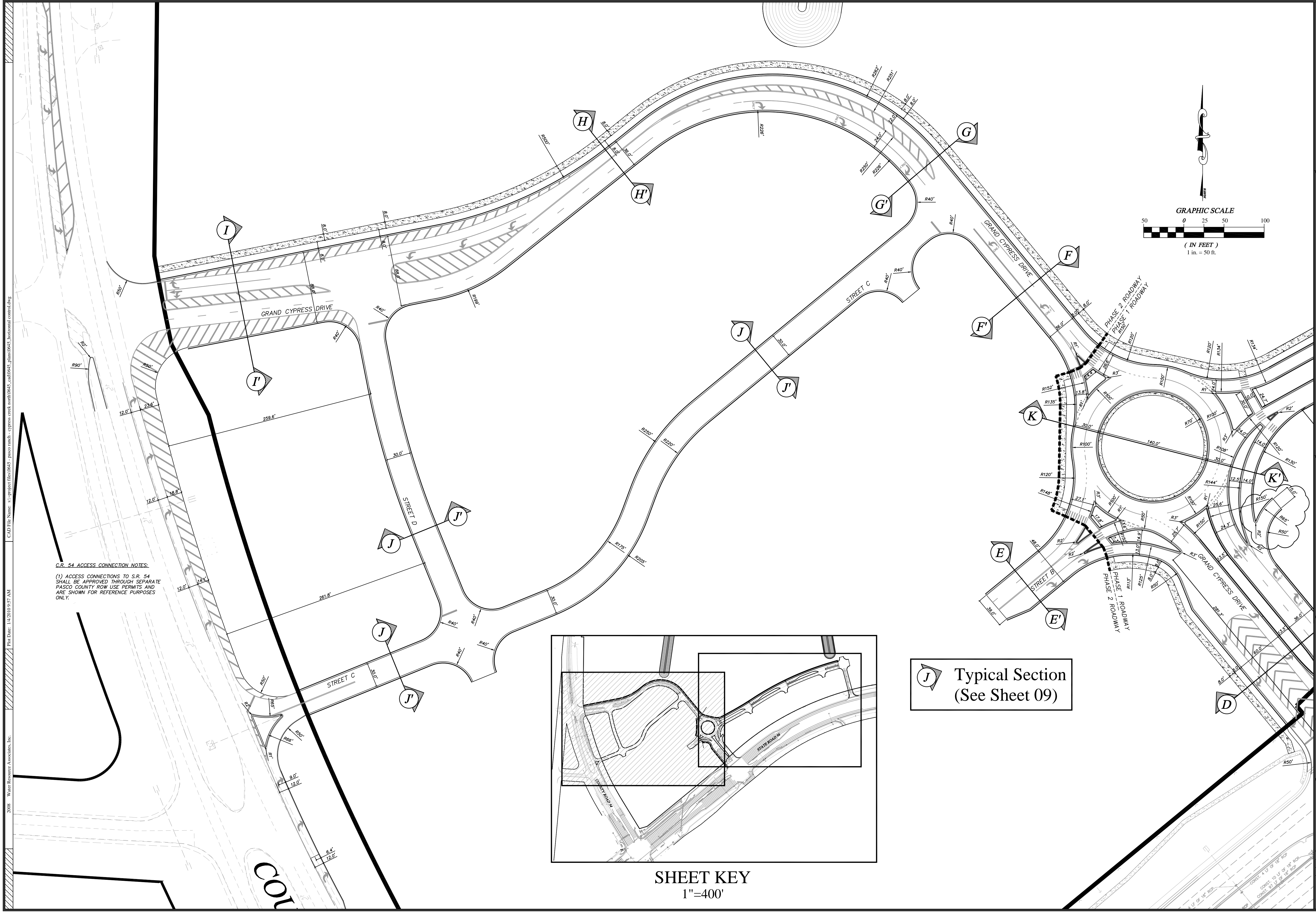


DRAWING
HORIZONTAL
CONTROL PLAN

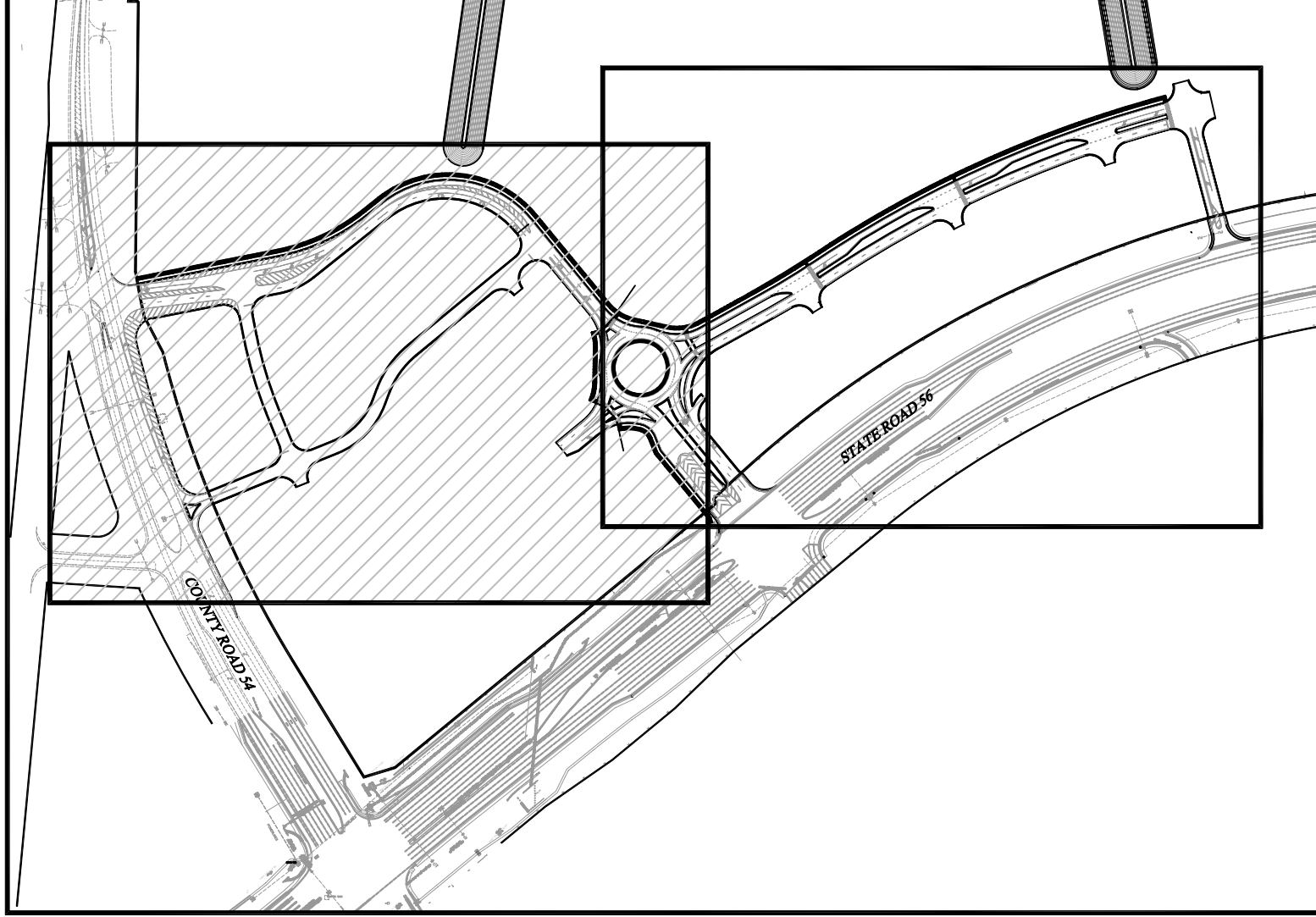
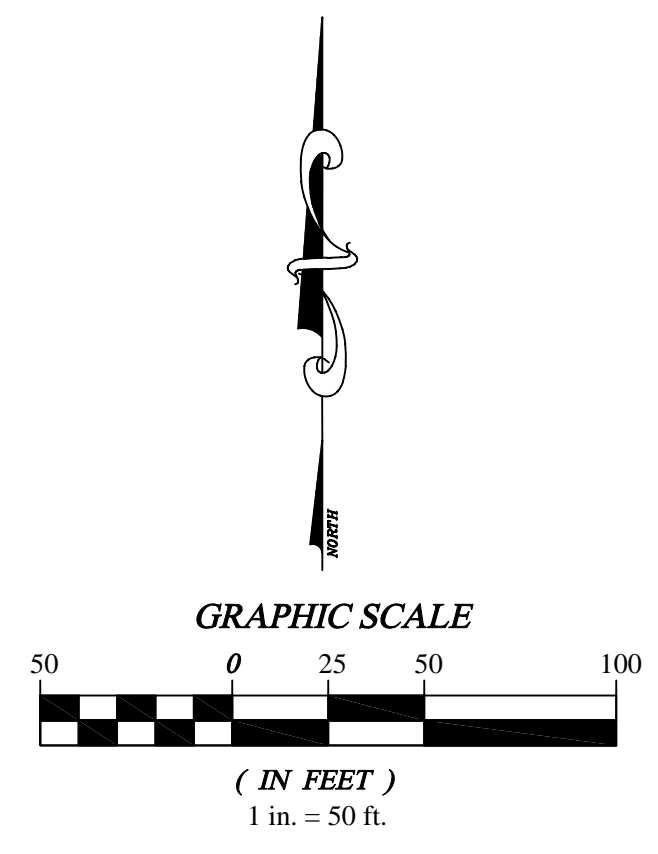
PROJECT
CYPRESS CREEK TOWN
CENTER NORTH

JOSEPH A. CIMINO
FL P.E. # 67540

Original Date: 08-14-09
Last Modified: 12-21-09
Scale: 1" = 50'



C.R. 54 ACCESS CONNECTION NOTES:
 (1) ACCESS CONNECTIONS TO S.R. 54 SHALL BE APPROVED THROUGH SEPARATE PASCO COUNTY ROW USE PERMITS AND ARE SHOWN FOR REFERENCE PURPOSES ONLY.



J Typical Section (See Sheet 09)

SHEET KEY
 1"=400'

REVISIONS	
NO.	DESCRIPTION
1.	11.05.09 REVISIONS PER PASCO COMMENTS
2.	12.15.09 REVISIONS PER PASCO COMMENTS
3.	
4.	
5.	
6.	

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DRAWING
HORIZONTAL CONTROL PLAN

PROJECT
CYPRESS CREEK TOWN CENTER NORTH

JOSEPH A. CIMINO
 FL P.E. # 67540

Original Date: 08-14-09
 Last Modified: 12-21-09
 Scale: 1" = 50'