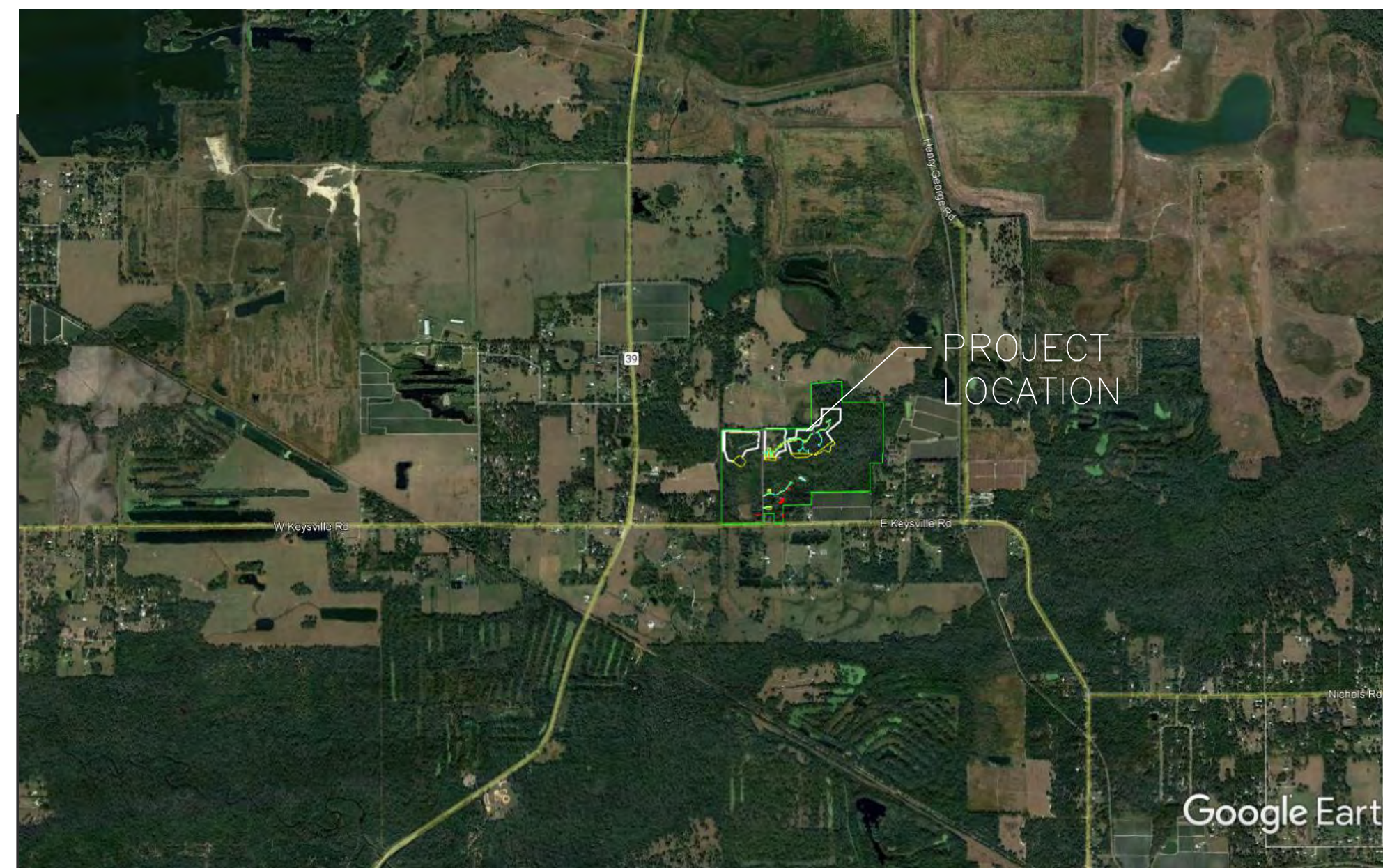


# SITE CONSTRUCTION PLANS FOR HUTTOPIA PLANT CITY 8418 LUPTON PLACE PLANT CITY, FL 33567

PARCEL FOLIO NOS.: 093268-0400, 093268-0300, 093282-0400, 093282-02000, 91340-0600, 093142-0000



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093268-0400: COM AT SW COR OF SW 1/4 OF SECTION 4-30-22 S 89° 13' 56" E 60 FT N 05° 30' 16" E 1810.71 FT TO CENTERLINE OF AN ABANDONED MEANDERING PRIVATE RD N 85° 49' 26" E 547.96 FT S 60° 51' 44" E 715.09 FT S 02° 37' 04" E 185.28 FT S 08° 00' 44" E 160.56 FT N 72° 31' 05" E 414.34 FT N 83° 33' 22" E 236.84 FT S 01° 06' 24" W 905.89 FT TO POB N 86° 14' 26" E 669.57 FT S 00° 33' 51" E 472.46 FT S 89° 27' 28" E 907.89 FT S 00° 44' 06" W 751.51 FT S 00° 44' 06" W 383.49 FT N 89° 53' 11" W 29.55 FT S 00° 26' 29" W 209.92 FT N 89° 41' 13" W 877.43 FT N 89° 43' 14" W 681.83 FT N 00° 43' 46" E 768.16 FT N 00° 38' 41" E 563.64 FT N 01° 06' 24" E 422.16 FT TO POB

093268-0300: NE 1/4 OF SE 1/4 OF NW 1/4 LESS S 30 FT --- W 597.8 FT OF NW 1/4 OF SW 1/4 LESS S 30 FT

093282-0400: BEG AT PT ON NORTH R/W LINE OF KEYSVILLE RD 1680 FT WEST OF SE COR OF WEST 1/4 OF SE 1/4 OF NW 1/4 RUN NORTH 605 FT EAST 570 FT NORTH 1470 FT EAST 1110 FT SOUTH 1680 FT WEST 620 FT SOUTH 84.12 FT S 50° 08' 20" W 123.68 FT S 58° 43' 37" W 135.86 FT NORTH 33.88 FT WEST 210 FT SOUTH 210 FT WEST 630 FT MOL TO POB

093282-0200: TRACT BEG 630 FT W OF SE COR OF W 1/2 OF SE 1/4 OF NW 1/4 AND RUN N 355.88 FT S 50° 08' 20" W 123.68 FT S 58° 43' 37" W 135.86 FT S 206.12 FT AND E 210 FT TO POB

0931440-0600: AS PT OF REF COM AT NW COR OF 19-30-22 S 89° 13' 56" E 60 FT S 00° 41' 40" W 590.05 FT N 90° 00' 00" E 436.35 FT FOR POB CONT N 90° 00' 00" E 435 FT TO PT WHICH LIES 1110 FT W OF E BDRY OF W 1/2 OF NW 1/4 OF SD 19 S 00° 38' 41" W 1470 FT S 90° 00' 00" W 570 FT S 00° 38' 41" W 605 FT S 90° 00' 00" W 303.15 FT TO PT LYING 60 FT E OF W BDRY OF NW 1/4 OF SD 19 N 00° 41' 40" E 685 FT N 90° 00' 00" E 437.56 FT N 00° 41' 40" E 1390 FT TO POB

093142-0000: BEG AT NW COR OF 19 TWN 30 RGE 22 RUN S 89° 13' 56" E 60 FT S 00° 41' 40" W 590.05 FT FOR POB N 90° E 436.35 FT S 00° 38' 41" W 1390 FT W 437.56 FT N 00° 41' 40" E 1390 FT TO POB

JAMES Y. ZINNER, P.E. NO. 44211

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SHEET  
**C-1**



# CONSTRUCTION NOTES

## MISCELLANEOUS

1. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE PERMITS AND INSPECTION REQUIREMENTS SPECIFIED BY THE VARIOUS GOVERNMENTAL AGENCIES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, AND SCHEDULE ANY NECESSARY INSPECTIONS ACCORDING TO AGENCY INSTRUCTIONS.
2. ALL SPECIFICATIONS AND DOCUMENTS REFERRED TO IN THESE PLANS SHALL BE OF THE LATEST REVISION.
3. ALL WORK PERFORMED SHALL COMPLY WITH THE REGULATIONS AND ORDINANCES OF THE VARIOUS GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK.
4. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS ON ALL PRECAST AND MANUFACTURED ITEMS TO THE OWNER'S ENGINEER FOR APPROVAL. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT CONTRACTOR'S EXPENSE.
5. WORK PERFORMED UNDER THIS CONTRACT SHALL INTERFACE SMOOTHLY WITH OTHER WORK BEING PERFORMED ON SITE BY OTHER CONTRACTORS AND UTILITY COMPANIES. IT WILL BE NECESSARY FOR THE CONTRACTOR TO COORDINATE AND SCHEDULE HIS ACTIVITIES, WHERE NECESSARY, WITH OTHER CONTRACTORS AND UTILITY COMPANIES.
6. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN THE REQUIRED PERMITS TO PERFORM WORK IN THE PUBLIC RIGHT-OF-WAY.
7. CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES BEFORE ORDERING MATERIALS AND CASTING STRUCTURES.
8. IT WILL BE NECESSARY TO EXAMINE, COORDINATE AND ADJUST ACCORDINGLY THE PROPOSED LOCATIONS OF THE VARIOUS COMPONENTS OF THE SITE UTILITIES. THE LAYOUTS INDICATED IN THE PLANS ARE NOT EXACT AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SUBMIT COORDINATION DRAWINGS SHOWING PIPE SIZES, STRUCTURES, AND ELEVATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SCHEDULING AND COORDINATION OF ALL UNDERGROUND WORK ASSOCIATED WITH THIS PROJECT.
9. ADJUSTMENTS OF INLETS, JUNCTION BOXES, MANHOLE TOPS, WATER VALVES, WATER METERS, ETC. SHALL BE INCLUDED IN THE CONTRACTOR'S BID AND NO CLAIM SHALL BE MADE AGAINST THE OWNER OR ENGINEER FOR THESE ADJUSTMENTS, IF REQUIRED.

## SAFETY

1. DURING THE CONSTRUCTION AND MAINTENANCE OF THIS PROJECT, ALL SAFETY REGULATIONS ARE TO BE ENFORCED. THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE CONTROL AND SAFETY OF THE TRAVELING PUBLIC AND THE SAFETY OF HIS PERSONNEL.
2. THE CONTRACTOR'S MAINTENANCE OF TRAFFIC PLAN MUST BE SUBMITTED AND APPROVED BY POLK COUNTY PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES WITHIN THE POLK RIGHT-OF-WAY.
3. LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY OSHA IN THE FEDERAL REGISTER OF THE DEPARTMENT OF TRANSPORTATION.
4. CONTRACTOR SHALL PROVIDE AND MAINTAIN THEIR OWN SAFETY EQUIPMENT IN ACCORDANCE WITH THEIR HEALTH & SAFETY PROGRAM AND ALL OTHER APPLICABLE LEGAL AND HEALTH AND SAFETY REQUIREMENTS. THE CONTRACTOR IS ALSO RESPONSIBLE FOR PROVIDING THEIR EMPLOYEES AND SUBCONTRACTORS WITH ADEQUATE INFORMATION AND TRAINING TO ENSURE THAT ALL EMPLOYEES AND SUBCONTRACTORS AND SUBCONTRACTORS' EMPLOYEES COMPLY WITH ALL APPLICABLE REQUIREMENTS. CONTRACTOR SHALL REMAIN IN COMPLIANCE WITH ALL OCCUPATION SAFETY AND HEALTH REGULATIONS AS WELL AS THE ENVIRONMENTAL PROTECTION LAWS. THE FOLLOWING IS NOT TO BE PERCEIVED AS THE ENTIRE SAFETY PROGRAM BUT JUST BASIC REQUIREMENTS.
5. ALL EXCAVATIONS BY THE CONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF THE DEPARTMENT OF LABOR'S OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION RULES AND REGULATIONS. PARTICULAR ATTENTION MUST BE PAID TO THE CONSTRUCTION STANDARDS FOR EXCAVATIONS, 29 CFR PART 1926, SUBPART P.
6. THE MINIMUM STANDARDS AS SET FORTH IN THE CURRENT EDITION OF "THE STATE OF FLORIDA, MANUAL ON TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS" SHALL BE FOLLOWED IN THE DESIGN, APPLICATION, INSTALLATION, MAINTENANCE AND REMOVAL OF ALL TRAFFIC CONTROL DEVICES, WARNING DEVICES AND BARRIERS NECESSARY TO PROTECT THE PUBLIC AND WORKMEN FROM HAZARDS WITHIN THE PROJECT LIMITS.
7. ALL TRAFFIC CONTROL MARKINGS AND DEVICES SHALL CONFORM TO THE PROVISIONS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES PREPARED BY THE U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION.
8. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY AND ENFORCE ALL APPLICABLE SAFETY REGULATIONS. THE ABOVE INFORMATION HAS BEEN PROVIDED FOR THE CONTRACTOR'S INFORMATION ONLY AND DOES NOT IMPLY THAT THE OWNER OR ENGINEER WILL INSPECT AND/OR ENFORCE SAFETY REGULATIONS.
9. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES AND SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE UTILITY COMPANIES PRIOR TO CONSTRUCTION TO OBTAIN FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES. CALL SUNSHINE STATE ONE CALL OF FLORIDA AT 811 TO ARRANGE FIELD LOCATIONS.
10. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND, THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED BY THE CONTRACTOR CALLED FOR IN THIS CONTRACT.
11. ALL UNDERGROUND UTILITIES MUST BE IN PLACE AND TESTED OR INSPECTED PRIOR TO BASE AND PAVEMENT CONSTRUCTION.

## SITE PLAN AND COORDINATE GEOMETRY

1. CURRENT ZONING: RL-4
2. ALL POINTS AND MONUMENTS SHALL BE SURVEYED UPON MOBILIZATION TO VERIFY THEIR ACCURACY. ANY DISCREPANCIES DISCOVERED MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN WRITING.
3. MONUMENTS AND OTHER SURVEY CONTROL POINTS SHALL BE PROTECTED FROM DAMAGE AND DISTURBANCE. IF ANY CONTROL POINTS ARE DAMAGED OR DISTURBED, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ENGINEER AND REPLACE THE CONTROL POINTS TO THEIR ORIGINAL CONDITION AT HIS OWN EXPENSE.
4. REFER TO SURVEYING AND MAPPING FOR HORIZONTAL AND VERTICAL SATUM REFERENCES.

5. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES AFFECTING THIS WORK PRIOR TO CONSTRUCTION.
6. UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL FURNISH THE OWNER'S ENGINEER WITH COMPLETE "AS-BUILT" INFORMATION CERTIFIED BY A REGISTERED LAND SURVEYOR. THIS "AS-BUILT" INFORMATION SHALL INCLUDE INVERT ELEVATIONS, LOCATION OF FITTINGS, LOCATION OF STRUCTURES FOR ALL UTILITIES INSTALLED, AS WELL AS TOP OF BANK, TOE OF SLOPE AND GRADE BREAK LOCATIONS AND ELEVATIONS FOR POND AND DITCH CONSTRUCTION. NO ENGINEER'S CERTIFICATIONS FOR CERTIFICATE OF OCCUPANCY PURPOSES WILL BE MADE UNTIL THIS INFORMATION IS RECEIVED AND APPROVED BY THE OWNER'S ENGINEER.

## CLEARING/DEMOLITION

1. PRIOR TO ANY SITE CLEARING, ALL TREES SHOWN TO REMAIN AS INDICATED ON THE CONSTRUCTION PLANS SHALL BE PROTECTED IN ACCORDANCE WITH LOCAL TREE ORDINANCES AND DETAILS CONTAINED IN THESE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THESE TREES IN GOOD CONDITION. NO TREE SHOWN TO REMAIN SHALL BE REMOVED WITHOUT WRITTEN APPROVAL FROM POLK COUNTY OR THE OWNER.
2. THE CONTRACTOR SHALL CLEAR AND GRUB ONLY THOSE PORTIONS OF THE SITE NECESSARY FOR CONSTRUCTION. DISTURBED AREAS WILL BE SEEDED, MULCHED OR PLANTED WITH OTHER APPROVED LANDSCAPE MATERIAL IMMEDIATELY FOLLOWING CONSTRUCTION.
3. REMAINING EARTHWORK THAT RESULTS FROM CLEARING AND GRUBBING OR SITE EXCAVATION IS TO BE UTILIZED ON-SITE IF REQUIRED; PROVIDED THAT THE MATERIAL IS DEEMED SUITABLE FOR CONSTRUCTION BY THE OWNER'S SOILS TESTING COMPANY. EXCESS MATERIAL IS TO BE EITHER STOCKPILED ON THE SITE AS DIRECTED BY THE OWNER OR OWNER'S ENGINEER, OR REMOVED FROM THE SITE. THE CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING EXCESS EARTHWORK FROM THE SITE.
4. ALL CONSTRUCTION DEBRIS AND OTHER WASTE MATERIALS SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH APPLICABLE REGULATORY AGENCY REQUIREMENTS.
5. CONTRACTOR WILL BE RESPONSIBLE FOR MAKING A VISUAL INSPECTION OF THE SITE AND WILL BE RESPONSIBLE FOR THE DEMOLITION AND REMOVAL, PURSUANT TO ALL FEDERAL, STATE, COUNTY, CITY OR OTHER GOVERNMENT AGENCY REQUIREMENTS, OF ALL UNDERGROUND AND ABOVE GROUND STRUCTURES THAT WILL NOT BE INCORPORATED WITHIN THE NEW FACILITIES.

## PAVING AND GRADING

1. ALL DELETERIOUS SUBSURFACE MATERIAL (I.E. MUCK, PEAT, BURIED DEBRIS) IS TO BE EXCAVATED IN ACCORDANCE WITH THESE PLANS OR AS DIRECTED BY THE OWNER, THE OWNER'S ENGINEER, OR OWNER'S SOIL TESTING COMPANY. DELETERIOUS MATERIAL IS TO BE STOCKPILED OR REMOVED FROM THE SITE AS DIRECTED BY THE OWNER. EXCAVATED AREAS TO BE BACK FILLED WITH APPROVED MATERIALS AND COMPACTED AS SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING DELETERIOUS MATERIAL FROM THE SITE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRACING, SHEETING OR SHORING AS NECESSARY. DEWATERING METHODS SHALL BE USED AS REQUIRED TO KEEP TRENCHES DRY WHILE PIPE AND APPURTENANCES ARE BEING PLACED.
3. ALL NECESSARY FILL AND EMBANKMENT THAT IS PLACED DURING CONSTRUCTION SHALL CONSIST OF MATERIAL SPECIFIED BY THE OWNER'S SOIL TESTING COMPANY OR ENGINEER AND BE PLACED AND COMPACTED ACCORDING TO THESE PLANS OR THE REFERENCED SOILS REPORT.
4. PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADE UNLESS OTHERWISE NOTED ON DRAWINGS.
5. CONTRACTOR SHALL TRIM, TACK AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT.
6. CURBING WILL BE PLACED AT THE EDGE OF PAVEMENT SHOWN ON THE PLANS.
7. REFER TO THE LATEST EDITION OF F.D.O.T. "ROADWAY AND TRAFFIC DESIGN STANDARDS" FOR DETAILS AND SPECIFICATIONS OF ALL F.D.O.T. TYPE CURBING AND GUIDES CALLED FOR IN THESE PLANS.
8. CONTRACTOR TO PROVIDE A 1/2" TO 1" BITUMINOUS EXPANSION JOINT MATERIAL WITH SEALER AT ABUTMENT OF CONCRETE AND OTHER MATERIALS (BUILDINGS, OTHER POURED CONCRETE, ETC.)
9. ALL PAVEMENT MARKINGS SHALL BE MADE WITH PERMANENT THERMOPLASTIC AND SHALL CONFORM TO F.D.O.T. STANDARD INDEX NO. 17346, SHEETS 1-7. PARKING STALL STRIPING TO BE 4" WIDE PAINTED STRIPES.
10. CONTRACTOR IS TO PROVIDE EROSION CONTROL AND SEDIMENTATION BARRIER (HAY BALES OR SILTATION CURTAIN) TO PREVENT SILTATION OF ADJACENT PROPERTY, STREETS, STORM SEWERS AND WATERWAYS. IN ADDITION, CONTRACTOR SHALL PLACE STRAW, MULCH OR OTHER SUITABLE MATERIAL ON GROUND IN AREAS WHERE CONSTRUCTION RELATED TRAFFIC IS TO ENTER AND EXIT SITE. IF, IN THE OPINION OF THE ENGINEER AND/OR LOCAL AUTHORITIES, EXCESSIVE QUANTITIES OF EARTH ARE TRANSPORTED OFF-SITE EITHER BY NATURAL DRAINAGE OR BY VEHICULAR TRAFFIC, THE CONTRACTOR IS TO REMOVE SAID EARTH TO THE SATISFACTION OF THE ENGINEER AND/OR AUTHORITIES.
11. IF WIND EROSION BECOMES SIGNIFICANT DURING CONSTRUCTION, THE CONTRACTOR SHALL STABILIZE THE AFFECTED AREA USING SPRINKLING, IRRIGATION OR OTHER ACCEPTABLE METHODS.
12. THE CONTRACTOR WILL STABILIZE BY SEED AND MULCH, SOD OR OTHER APPROVED MATERIALS ANY DISTURBED AREAS WITHIN ONE WEEK FOLLOWING CONSTRUCTION OF THE UTILITY SYSTEMS AND PAVEMENT AREAS. CONTRACTOR SHALL MAINTAIN SUCH AREAS UNTIL FINAL ACCEPTANCE BY OWNER, WITHIN THE FDOT RIGHT-OF-WAY, THE CONTRACTOR SHALL STABILIZE THE RIGHT-OF-WAY BY SODDING ONLY.
13. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPLICABLE TESTING WITH THE SOILS ENGINEER. TESTS WILL BE REQUIRED PURSUANT WITH THE TESTING SCHEDULE PER THE POLK COUNTY LAND WITH THE TESTING SCHEDULE PER THE POLK COUNTY LAND DEVELOPMENT CODE. UPON COMPLETION OF THE WORK, SOILS ENGINEER WILL SUBMIT CERTIFICATIONS TO THE OWNER'S ENGINEER STATING THAT ALL REQUIREMENTS HAVE BEEN MET.
14. A QUALIFIED TESTING LABORATORY SHALL PERFORM ALL TESTING NECESSARY TO ASSURE COMPLIANCE OF THE IN PLACE MATERIALS AS REQUIRED BY THESE PLANS AND THE VARIOUS AGENCIES. SHOULD ANY RETESTING BE REQUIRED DUE TO THE FAILURE OF ANY TESTS TO MEET THE REQUIREMENTS, THE CONTRACTOR WILL BEAR ALL COST OF SAID RETESTING.

## DRAINAGE

1. STANDARD INDEXES REFER TO THE LATEST EDITION OF THE FDOT DESIGN STANDARDS FOR DESIGN, CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS ON THE STATE HIGHWAY SYSTEM.
2. ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE CLASS III (ASTM C-76) UNLESS OTHERWISE NOTED ON PLANS.
3. PIPE LENGTHS SHOWN ARE APPROXIMATE AND MEASURED FROM CENTER TO CENTER OF THE PROPOSED DRAINAGE STRUCTURES OR TO THE CONNECTION OF END WALLS AND MITERED END SECTIONS.

4. ALL DRAINAGE STRUCTURE GRATES AND COVERS SHALL BE TRAFFIC RATED FOR H-20 LOADINGS.
5. ALL STORM DRAINAGE PIPING SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S ENGINEER PRIOR TO THE PLACEMENT OF BACKFILL. CONTRACTOR TO NOTIFY THE ENGINEER 48 HOURS IN ADVANCE TO SCHEDULE INSPECTION. CONTRACTOR SHALL ONLY INSTALL FDOT APPROVED/STAMPED PIPE IN FDOT RIGHT-OF-WAY.
6. THE CONTRACTOR SHALL MAINTAIN AND PROTECT FROM MUD, DIRT, DEBRIS, ETC. THE STORM DRAINAGE SYSTEM UNTIL FINAL ACCEPTANCE BY THE OWNER'S ENGINEER.

## EXISTING TREE PROTECTION NOTES:

1. REQUIRED BARRICADES AND FLAGGING SHALL BE ERECTED BY THE CONTRACTOR AND APPROVED BY THE ENGINEER AND POLK COUNTY PRIOR TO COMMENCEMENT OF LAND ALTERATION ACTIVITIES. COMMENCEMENT OF LAND ALTERATION ACTIVITIES, BARRICADES SHALL REMAIN IN PLACE UNTIL ALTERATION AND CONSTRUCTION ACTIVITIES ARE COMPLETED.
2. DURING LAND ALTERATION AND CONSTRUCTION ACTIVITIES, IT SHALL BE UNLAWFUL TO REMOVE VEGETATION BY GRUBBING OF TO PLACE SOIL DEPOSITS, DEBRIS, SOLVENTS, CONSTRUCTION MATERIAL, MACHINERY OR OTHER EQUIPMENT OF ANY KIND WITHIN THE DRIPLINE OF A TREE TO REMAIN ON THE SITE UNLESS OTHERWISE APPROVED BY THE COUNTY.

## EROSION/TURBIDITY CONTROL NOTES

1. THE INSTALLATION OF TEMPORARY EROSION CONTROL BARRIERS SHALL BE COORDINATED WITH THE CONSTRUCTION OF THE PERMANENT EROSION CONTROL FEATURES TO THE EXTENT NECESSARY TO ASSURE ECONOMICAL, EFFECTIVE AND CONTINUOUS CONTROL OF EROSION AND WATER POLLUTION THROUGHOUT THE LIFE OF THE CONSTRUCTION PHASE.
2. THE TYPE OF EROSION CONTROL BARRIERS USED SHALL BE GOVERNED BY THE NATURE OF THE CONSTRUCTION OPERATION AND SOIL TYPE THAT WILL BE EXPOSED. SILTY AND CLAYEY MATERIAL REQUIRE SOLID SEDIMENT BARRIERS TO PREVENT TURBID WATER DISCHARGE, WHILE SANDY MATERIAL MAY NEED ONLY SILT SCREENS OR HAY BALES TO PREVENT EROSION. FLOATING TURBIDITY CURTAINS SHALL BE USED IN OPEN WATER SITUATIONS. DIVERSION DITCHES OR SWALES MAY BE REQUIRED TO PREVENT TURBID STORMWATER RUNOFF FROM BEING DISCHARGED TO WETLANDS OR OTHER WATER BODIES. IT MAY BE NECESSARY TO EMPLOY A COMBINATION OF BARRIERS, DITCHES AND OTHER EROSION/TURBIDITY CONTROL MEASURES IF CONDITIONS WARRANT.
3. CONSTRUCTION OPERATIONS IN OR ADJACENT TO WETLANDS SHALL BE RESTRICTED TO THOSE AREAS IDENTIFIED IN THE PLANS AND IN THE SPECIFICATIONS.
4. EXCAVATED MATERIAL SHALL NOT BE DEPOSITED IN THE WETLANDS OR IN A POSITION CLOSE ENOUGH THERETO BE WASHED AWAY BY HIGH WATER OR RUNOFF.
5. WHERE PUMPS ARE TO BE USED TO REMOVE TURBID WATERS FROM CONSTRUCTION AREAS THE WATER SHALL BE TREATED PRIOR TO BE DISCHARGED TO THE WETLANDS. TREATMENT METHODS INCLUDE AND ARE NOT LIMITED TO, TURBID WATER BEING PUMPED INTO GRASSED SWALES OR APPROPRIATE VEGETATED AREAS, SEDIMENT BASINS, OR CONFINED BY AN APPROPRIATE ENCLOSURE SUCH AS TURBIDITY BARRIERS, AND KEPT CONFINED UNTIL ITS TURBIDITY LEVEL MEETS STATE WATER QUALITY STANDARDS.
6. THE CONTRACTOR SHALL SCHEDULE HIS OPERATIONS SUCH THAT THE AREA OF UNPROTECTED ERODIBLE EARTH EXPOSED AT ANY ONE TIME IS NOT LARGER THAN THE MINIMUM AREA NECESSARY FOR EFFICIENT CONSTRUCTION OPERATIONS, AND THE DURATION OF EXPOSURE. UNCOMPLETED CONSTRUCTION TO THE ELEMENTS SHALL BE AS SHORT AS SUCH. CLEARING AND GRUBBING SHALL BE SO SCHEDULED AND PERFORMED SUCH THAT GRADING OPERATIONS CAN FOLLOW IMMEDIATELY THEREAFTER, AND GRADING OPERATIONS SHALL BE SCHEDULED AND PERFORMED THAT PERMANENT EROSION CONTROL FEATURES CAN FOLLOW IMMEDIATELY THEREAFTER IF CONDITIONS ON THE PROJECT PERMIT.
7. THE CONTRACTOR AND/OR OWNER'S REPRESENTATIVE SHALL PROVIDE ROUTINE MAINTENANCE OF PERMANENT AND TEMPORARY EROSION CONTROL FEATURES, UNTIL THE PROJECT IS COMPLETE AND ALL BARRED SOILS ARE STABILIZED.
8. SILT FENCE SHALL BE LOCATED AT THE PERIMETER OF CONSTRUCTION LIMITS, AS DEFINED BY FIELD CONDITIONS.

## SANITARY SEWER

1. ALL SANITARY SEWER MAINS, LATERALS AND FORCE MAINS SHALL HAVE A MINIMUM OF 36 INCHES OF COVER.
2. ALL ON SITE P.V.C. GRAVITY SANITARY SEWER PIPE SHALL BE MADE OF MATERIAL HAVING A CELL CLASSIFICATION OF 12454 B, 12454 C OR 12354 B AS DEFINED IN ASTM D-1784 AND CONFORM TO THE REQUIREMENTS OF SDR 26. ELASTOMERIC GASKET JOINTS SHALL BE UTILIZED.
3. ALL ON SITE DUCTILE IRON PIPE SHALL BE CLASS 52 AND SHALL RECEIVE INTERIOR AND EXTERIOR BITUMINOUS COATING IN ACCORDANCE WITH ANSI A 21.6, A 21.8, OR A 21.51.
4. POINTS OF CONNECTION FOR THE SANITARY SEWER LINES ARE TO BE COORDINATED WITH THE BUILDING PLUMBING PLANS. SANITARY SERVICE CONNECTION LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE.
5. ALL SANITARY SEWER WORK SHALL CONFORM WITH APPLICABLE AGENCY STANDARDS AND SPECIFICATIONS.
6. PRIOR TO COMMENCING WORK WHICH REQUIRES CONNECTING NEW SANITARY SEWER LINES TO EXISTING LINES OR APPURTENANCES, THE CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES NEAR THE POINT OF CONNECTION AND NOTIFY OWNER'S ENGINEER OF ANY CONFLICTS OR DISCREPANCIES WITH DESIGN INFORMATION SHOWN IN THESE PLANS. CONTRACTOR SHALL NOTIFY ENGINEER AND POLK COUNTY AT LEAST 48 HOURS IN ADVANCE OF SCHEDULED WORK.

## WATER DISTRIBUTION

1. ALL WATER MAINS SHALL HAVE A MINIMUM OF 36 INCHES OF COVER.
2. ALL WATER SYSTEM WORK SHALL CONFORM TO POLK COUNTY STANDARDS AND SPECIFICATIONS
3. CONFLICTS BETWEEN WATER AND STORM OR SANITARY SEWER TO BE RESOLVED BY ADJUSTING THE WATER LINES AS NECESSARY.
4. CONTRACTOR TO INSTALL TEMPORARY BLOWOFFS AT THE END OF WATER SERVICE LATERALS TO BUILDINGS TO ASSURE ADEQUATE FLUSHING AND DISINFECTION.
5. THRUST BLOCKING SHALL BE PROVIDED AT ALL FITTINGS AND HYDRANTS AS SHOWN ON DETAILS. ALL JOINTS SHALL BE RESTRAINT JOINT FITTINGS.
6. POINTS OF CONNECTION OF THE EXTERNAL WATER LINES ARE TO COINCIDE WITH THE BUILDING PLUMBING AS SHOWN ON THE BUILDING PLUMBING PLANS. CONNECTION LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE.
7. CONTRACTOR TO PERFORM CHLORINATION AND BACTERIOLOGICAL SAMPLING AND OBTAIN CLEARANCE OF DOMESTIC WATER SYSTEM. COPIES OF ALL BACTERIOLOGICAL TESTS TO BE SUBMITTED TO OWNER'S ENGINEER.
8. WATER MAIN SHALL HAVE SUITABLE MAGNETIC LOCATOR TAPE BURIED ABOVE THE PIPE.

PREPARED FOR
PERMITTING
CONSTRUCTION
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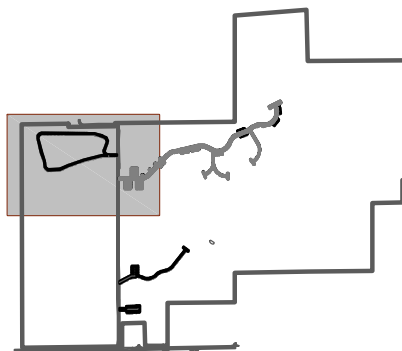
## NOTES

PROJECT NAME:

HUTTOPIA  
PLANT CITY  
CAMPGROUND

PREPARED FOR:

HUTTOPIA CANADA-USA  
911 Jean-Talon Street East,  
Bureau 324  
Montreal, H2R 1V5  
CANADA



Scale:		Designed:	
Start Date:		Drawn:	
Job No.:		Checked:	
File:		Approved:	
No.	Revision Description	Date	
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PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO. 44211  
JAMES Y. ZINNER  
PE #44211

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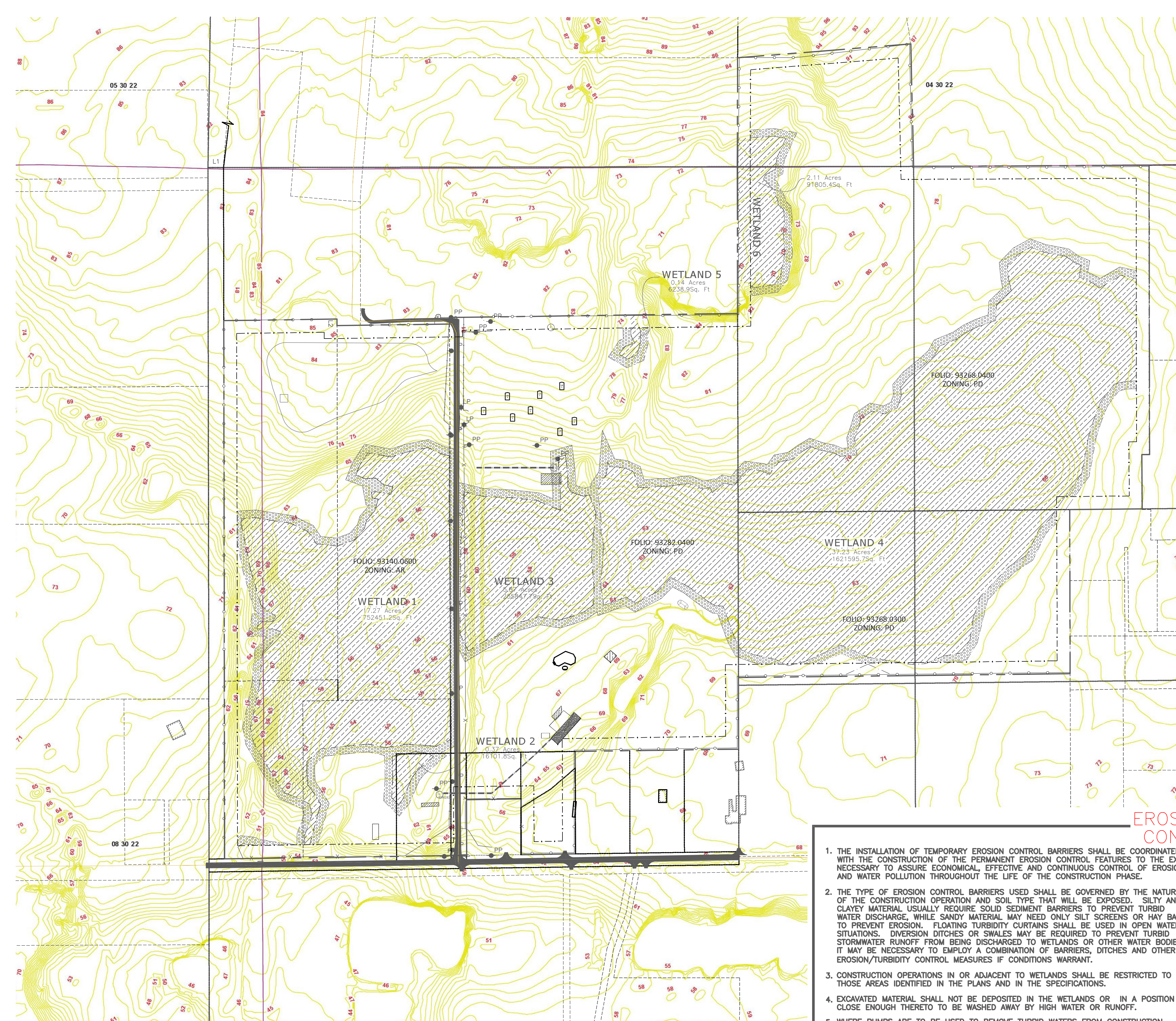
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- ### DEMOLITION NOTES
1. PRIOR TO THE INITIATION OF SITE CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, COMMUNICATION, CABLE TV, SANITARY AND STORM SEWER BOTH ON AND ADJACENT TO THE SITE.
  2. CONTRACTOR TO REMOVE ALL IMPROVEMENTS WITHIN THE LIMITS OF CONSTRUCTION EXCEPT AS NOTED.
  3. CONTRACTOR TO COORDINATE WITH LOCAL UTILITY OWNERS TO DISCONNECT/RELOCATE THEIR FACILITIES WITHIN THE LIMITS OF CONSTRUCTION PRIOR TO ANY DEMOLITION.
  4. SITE SPECIFIC EROSION AND SEDIMENT CONTROL: SILT FENCE TO BE PLACED AROUND THE PERIPHERY OF THE SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION/DEMOLITION.
  5. FUGITIVE DUST EMISSIONS DURING DEMOLITION SHALL BE MAINTAINED TO AN ACCEPTABLE LEVEL BY CONTRACTOR, IN ACCORDANCE WITH THE CONSTRUCTION NOTES AND TESTING SCHEDULE, SHEET C-2
  6. REMOVE OR CAP ALL UTILITIES TO EXISTING STRUCTURES WHICH ARE TO BE REMOVED. CONTRACTOR TO COORDINATE WITH UTILITY OWNERS PRIOR TO MAKING ANY UTILITY ADJUSTMENTS.
  7. CONTRACTOR TO DEMOLISH, REMOVE AND DISPOSE OF ALL ASPHALT, CONCRETE, SIDEWALKS, CURBING, BUILDINGS AND BUILDING FOUNDATIONS WITHIN THE LIMITS OF CONSTRUCTION UNLESS OTHERWISE NOTED ON PLANS. DISPOSAL SHALL BE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS OF POLK COUNTY.
  8. CONTRACTOR TO PROTECT PROPERTY CORNERS DURING DEMOLITION AND CONSTRUCTION
  9. DURING LAND ALTERATION AND CONSTRUCTION ACTIVITIES, IT SHALL BE UNLAWFUL TO REMOVE VEGETATION BY GRUBBING OR TO PLACE SOIL DEPOSITS, DEBRIS, SOLVENTS, CONSTRUCTION MATERIAL, MACHINERY OR OTHER EQUIPMENT OF ANY KIND WITHIN THE DRIPLINE OF A TREE TO REMAIN ON THE SITE UNLESS OTHERWISE APPROVED BY POLK COUNTY.

**NORTH**  
1" = 200'

PREPARED FOR:  
PERMITTING  
CONSTRUCTION

**JIM ZINNER  
P.E. LLC**

CIVIL ENGINEERING SERVICES  
James Y. Zinner, Professional Engineer  
1103 North Wheeler Street, Suite D  
Plant City, Florida 33563  
813-489-8708  
jimzinner@gmail.com

SHEET NAME:  
**DEMOLITION /  
EROSION  
CONTROL PLAN**

PROJECT NAME:  
**HUTTOPIA  
PLANT CITY  
CAMPGROUND**

PREPARED FOR:  
**HUTTOPIA CANADA-USA  
911 Jean-Talon Street East,  
Bureau 324  
Montreal, H2R 1V5  
CANADA**



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### EROSION/TURBIDITY CONTROL NOTES

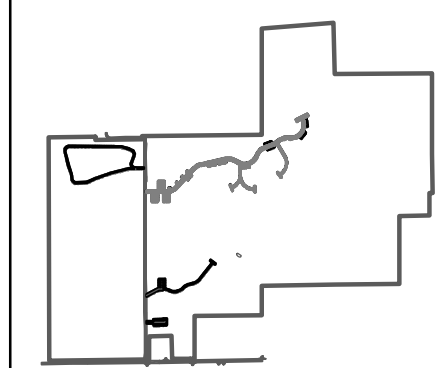
1. THE INSTALLATION OF TEMPORARY EROSION CONTROL BARRIERS SHALL BE COORDINATED WITH THE CONSTRUCTION OF THE PERMANENT EROSION CONTROL FEATURES TO THE EXTENT NECESSARY TO ASSURE ECONOMICAL, EFFECTIVE AND CONTINUOUS CONTROL OF EROSION AND WATER POLLUTION THROUGHOUT THE LIFE OF THE CONSTRUCTION PHASE.
2. THE TYPE OF EROSION CONTROL BARRIERS USED SHALL BE GOVERNED BY THE NATURE OF THE CONSTRUCTION OPERATION AND SOIL TYPE THAT WILL BE EXPOSED. SILTY AND CLAYEY MATERIAL USUALLY REQUIRE SOLID SEDIMENT BARRIERS TO PREVENT TURBID WATER DISCHARGE, WHILE SANDY MATERIAL MAY NEED ONLY SILT SCREENS OR HAY BALES TO PREVENT EROSION. FLOATING TURBIDITY CURTAINS SHALL BE USED IN OPEN WATER SITUATIONS. DIVERSION DITCHES OR SWALES MAY BE REQUIRED TO PREVENT TURBID STORMWATER RUNOFF FROM BEING DISCHARGED TO WETLANDS OR OTHER WATER BODIES. IT MAY BE NECESSARY TO EMPLOY A COMBINATION OF BARRIERS, DITCHES AND OTHER EROSION/TURBIDITY CONTROL MEASURES IF CONDITIONS WARRANT.
3. CONSTRUCTION OPERATIONS IN OR ADJACENT TO WETLANDS SHALL BE RESTRICTED TO THOSE AREAS IDENTIFIED IN THE PLANS AND IN THE SPECIFICATIONS.
4. EXCAVATED MATERIAL SHALL NOT BE DEPOSITED IN THE WETLANDS OR IN A POSITION CLOSE ENOUGH THERETO TO BE WASHED AWAY BY HIGH WATER OR RUNOFF.
5. WHERE PUMPS ARE TO BE USED TO REMOVE TURBID WATERS FROM CONSTRUCTION AREAS, THE WATER SHALL BE TREATED PRIOR TO DISCHARGE TO THE WETLANDS. TREATMENT METHODS INCLUDE AND ARE NOT LIMITED TO, TURBID WATER BEING PUMPED INTO GRASSED SWALES OR APPROPRIATE VEGETATED AREAS, SEDIMENT BASINS, OR CONFINED BY AN APPROPRIATE ENCLOSURE SUCH AS TURBIDITY BARRIERS, AND KEPT CONFINED UNTIL ITS TURBIDITY LEVEL MEETS STATE WATER QUALITY STANDARDS.
6. THE CONTRACTOR SHALL SCHEDULE HIS OPERATIONS SUCH THAT THE AREA OF UNPROTECTED ERODIBLE EARTH EXPOSED AT ANY ONE TIME IS NOT LARGER THAN THE MINIMUM AREA NECESSARY FOR EFFICIENT CONSTRUCTION OPERATIONS, AND THE DURATION OF EXPOSED, UNCOMPLETED CONSTRUCTION TO THE ELEMENTS SHALL BE AS SHORT AS PRACTICABLE. CLEARING AND GRUBBING SHALL BE SO SCHEDULED AND PERFORMED THAT GRADING OPERATIONS CAN FOLLOW IMMEDIATELY THEREAFTER, AND GRADING OPERATIONS SHALL BE SCHEDULED AND PERFORMED THAT PERMANENT EROSION CONTROL FEATURES CAN FOLLOW IMMEDIATELY THEREAFTER IF CONDITIONS ON THE PROJECT PERMIT.
7. THE CONTRACTOR AND/OR OWNER'S REPRESENTATIVE SHALL PROVIDE ROUTINE MAINTENANCE OF PERMANENT AND TEMPORARY EROSION CONTROL FEATURES UNTIL THE PROJECT IS COMPLETE AND ALL BARED SOILS ARE STABILIZED.
8. SILT FENCE SHALL BE LOCATED AT THE PERIMETER OF CONSTRUCTION LIMITS, AS DEFINED BY FIELD CONDITIONS.
9. CONTRACTOR SHALL PROVIDE EROSION CONTROL AND SEDIMENTATION BARRIER (HAY BALES OR SILTATION CURTAIN) TO PREVENT SILTATION OF ADJACENT PROPERTY, STREETS, STORM SEWERS AND WATERWAYS. IN ADDITION, CONTRACTOR SHALL PLACE STRAW, MULCH OR OTHER SUITABLE MATERIAL ON GROUND IN AREAS WHERE CONSTRUCTION RELATED TRAFFIC IS TO ENTER AND EXIT SITE. IF, IN THE OPINION OF THE ENGINEER AND/OR LOCAL AUTHORITIES, EXCESSIVE QUANTITIES OF EARTH ARE TRANSPORTED OFF-SITE EITHER BY NATURAL DRAINAGE OR BY VEHICULAR TRAFFIC, THE CONTRACTOR IS TO REMOVE SAID EARTH TO THE SATISFACTION OF THE ENGINEER AND/OR AUTHORITIES.
10. IF WIND EROSION BECOMES SIGNIFICANT DURING CONSTRUCTION, THE CONTRACTOR SHALL STABILIZE THE AFFECTED AREA USING SPRINKLING, IRRIGATION OR OTHER ACCEPTABLE METHODS.

- 50' PERIMETER SETBACK
- 100 YR FLOODPLAIN
- 30' WETLAND BUFFER
- STABILIZED ACCESS LANES
- EXISTING ASPHALT PAVEMENT

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Sheet No.  
**C-3**





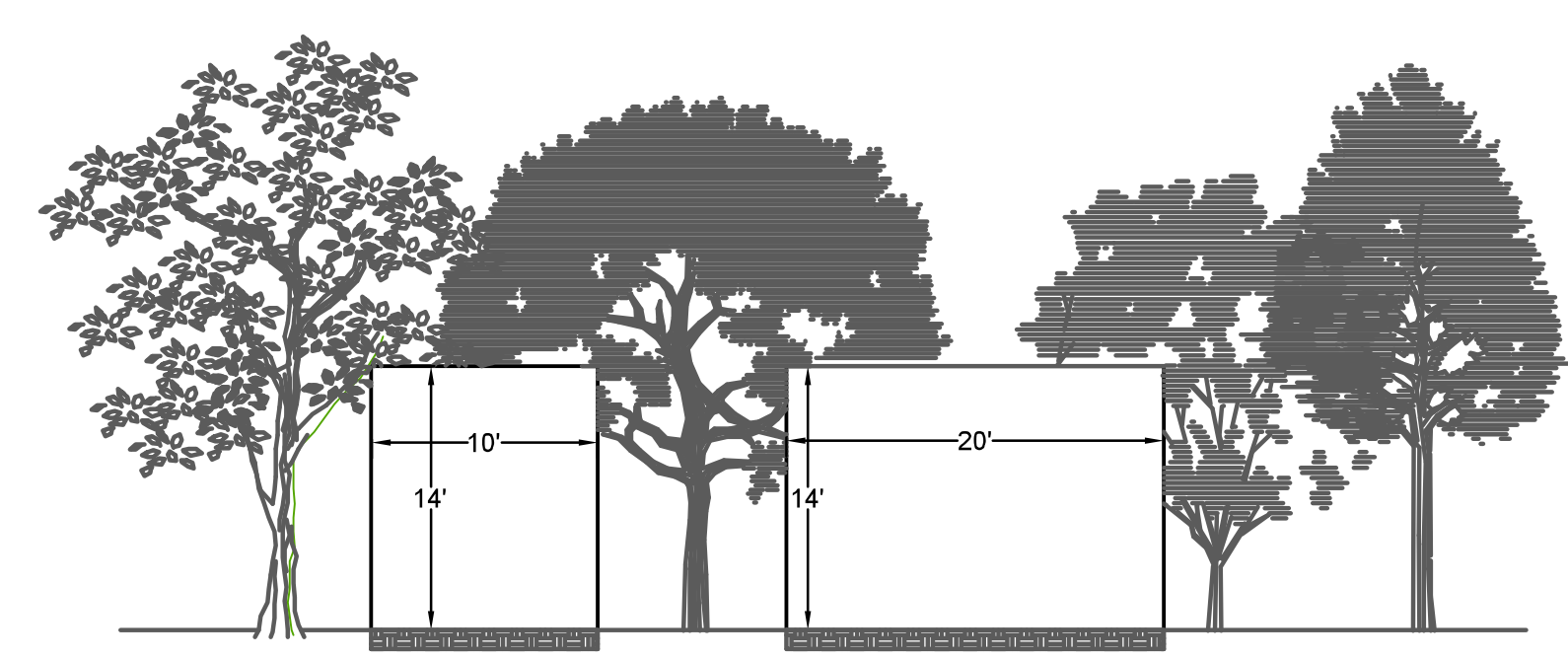
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TRUEGRID "ROOT" PAVERS OVER  
12" COMPACTED SUBGRADE  
60' MINIMUM CENTERLINE RADIUS  
8% MAXIMUM GRADE

TRUEGRID® ROOT™ NEW PRODUCT THE GRASS PAVER

**Advanced Patented Design**  
- Protects Grass from Rutting  
- Fast, Easy Installation  
- Usually Costs Less than Asphalt

**SPECIFICATIONS:**

- Dimensions: 24" x 24" x 1.0" (4 sf)
- Pre-Assembled: 16 sf per layer (4 x 4' sheet of 4 grids)
- Strength: Holds up to 10,000 lbs GVW
- Permeability: 100%
- Material: 100% Post-Consumer Recycled HDPE
- Color: Black with UV Stabilizer (Other Colors Available)

**APPLICATIONS:**

- Grass Parking for Cars & Trucks
- Festival Site Protection
- Light Aircraft Runways & Taxiways
- Event Centers
- Paths & Trails
- Slope & Scour Protection
- RV & Boat Storage & Access
- Fairground Turf Support

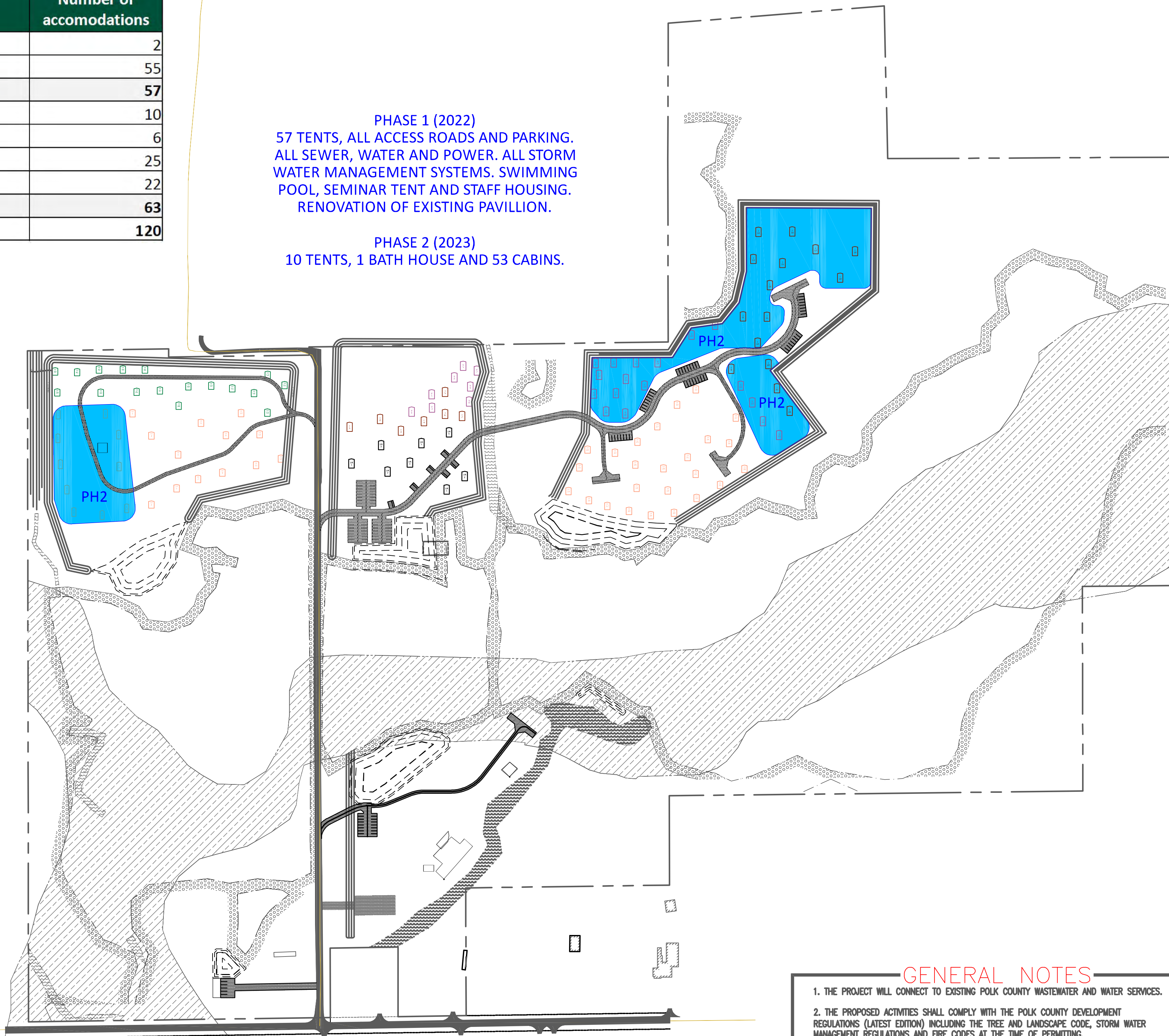
**MORE:**

- Only Available Immediate Heavy Load Grass System
- Stabilized Grass Drains. No Runoff.
- 100% Recycled Plastic
- Little or No Maintenance
- 60-Year Lifespan

LADA



Name	Number of accommodations
Trappeur duo ADA tent	2
Trappeur family Florida tent	55
<b>Subtotal Phase 1</b>	<b>57</b>
Canadienne Florida tent	10
Liberty ADA cabin	6
Vista cabin	25
Toronto cabin	22
<b>Subtotal Phase 2</b>	<b>63</b>
<b>TOTAL</b>	<b>120</b>



**PHASE 1 (2022)**  
 57 TENTS, ALL ACCESS ROADS AND PARKING.  
 ALL SEWER, WATER AND POWER. ALL STORM  
 WATER MANAGEMENT SYSTEMS. SWIMMING  
 POOL, SEMINAR TENT AND STAFF HOUSING.  
 RENOVATION OF EXISTING PAVILLION.

**PHASE 2 (2023)**  
 10 TENTS, 1 BATH HOUSE AND 53 CABINS.

### GENERAL NOTES

1. THE PROJECT WILL CONNECT TO EXISTING POLK COUNTY WASTEWATER AND WATER SERVICES.
2. THE PROPOSED ACTIVITIES SHALL COMPLY WITH THE POLK COUNTY DEVELOPMENT REGULATIONS (LATEST EDITION) INCLUDING THE TREE AND LANDSCAPE CODE, STORM WATER MANAGEMENT REGULATIONS AND FIRE CODES AT THE TIME OF PERMITTING.
3. SIDEWALKS TO BE PROVIDED AND BUILT IN ACCORDANCE WITH THE POLK COUNTY LAND DEVELOPMENT REGULATIONS (LATEST EDITION). ALL PROPOSED SIDEWALKS SHALL MEET ADA REQUIREMENTS.
4. BUFFERING AND SCREENING SHALL BE PROVIDED IN ACCORDANCE WITH THE LAND DEVELOPMENT CODE.
5. MAXIMUM BUILDING HEIGHT SHALL BE AS SHOWN, EXCLUDING UNIQUE ARCHITECTURAL FEATURES.
6. ALL SITE LIGHTING SHALL BE PLACED BELOW ROOF LEVEL UNLESS OTHERWISE REQUIRED BY THE POLK COUNTY LAND DEVELOPMENT CODE.
7. TRAFFIC SIGNAGE SHALL BE PER POLK COUNTY LAND DEVELOPMENT CODE AND FDOT CODE REQUIREMENTS.
8. OPERATION AND MAINTENANCE OF THE STORMWATER AREAS PERFORMED BY THE PRIVATE OWNER.
9. SITE ACCESS HAS BEEN DESIGNED FOR EMERGENCY AND PARATRANSIT VEHICLES.
10. SOLID WASTE COLLECTION SHALL BE VIA CURB SIDE PICK UP.
11. THERE ARE WETLANDS AREAS WITHIN THE PROJECT BOUNDARIES.
12. ALL SIGNAGE SHALL COMPLY WITH THE POLK COUNTY SIGNAGE CODES.
13. ALL BUILDING CONSTRUCTION SHALL CONFORM TO THE FLORIDA BUILDING CODE, LATEST EDITION.
14. ALL EASEMENTS SHALL BE DEDICATED TO THE APPROPRIATE ENTITY AND ALL ROADS AND

### SITE INFORMATION

- 1) PROPERTY LOCATION:  
 8418 Lupton Place, Plant City, North side of E. Keyville Road, 1/2 MILE east of County Road 39  
 FOLIO NO. 093268.0400, 093282.040, 093268.0300, 093140.0600, 093142.0000, 93282.0200  
 SECTION TOWNSHIP RANGE: SEC 09 – T30S – R22E  
 ZONING JURISDICTION: HILLSBOROUGH COUNTY  
 EXISTING LAND USE: FORMER SPECIAL EVENT VENUE (LUBTON'S BOGGY BOTTOM EVENT RANCH)  
 PROPOSED LAND USE : CAMPGROUND (130 CAMPSITES)  
 COMBINED PARCEL SIZE: 159.96 AC  
 PROJECT AREA : 37 AC (AREA OF DISTURBED AREA)  
 EXISTING ZONING: PD 21-0422  
 ADJACENT ZONINGS:  
 NORTH: AR, PD 82-0223  
 SOUTH: AS-1, PD 82-0223  
 EAST: AR, AS-1, PD 82-0223  
 WEST: AR, AS-1

- 2) SPECIAL ZONE(S): WELLHEAD PROTECTION, PUBLIC POTABLE WATER SUPPLY WELL, PROTECTION ZONE 2, SIGNIFICANT WILDLIFE HABITAT

- 3) OWNER/ APPLICANT:  
 OWNER: LUPTON REAL ESTATE ALAFIA LLC

- 4) APPLICANT:  
 HUTTOPIA NORTH AMERICA PROPERTIES, INC.  
 297 RUE MAPLE, SUTTON QC J0E2K0, CANADA  
 PH: (438) 873-9793

- 5) ARCHITECTURAL PROVIDED BY:  
 ARCHITECTURAL, INC.  
 1103 N. WHEELER STREET, SUITE E  
 PLANT CITY, FLORIDA 33563  
 PH: (813) 312-2455

- 6) SITE ENGINEERING PROVIDED BY:  
 JAMES ZINNER PE LLC  
 1103 N. WHEELER STREET, SUITE D  
 PLANT CITY, FLORIDA 33563  
 PH: (813) 480-8708

- 7) BUILDING SETBACKS:

50' FROM PD BOUNDARY

- 8) BUFFERING SCREENING:

50' NATURAL BUFFER/CURRENT NATURAL SCREENING EXCEPT WHERE FENCING IS CALLED OUT ON SITE PLAN

- 9) FLOODPLAIN:  
 ZONE X, A, FIRM MAP NUMBER 12057C0440H, AUGUST 28, 2008 HILLSBOROUGH COUNTY, FLORIDA

- 10) UTILITIES PROVIDED BY:  
 DOMESTIC WATER / FIRE – ONSITE WELL AND STORAGE TANK FOR FIRE IF NECESSARY  
 SANITARY SEWER - ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM  
 ELECTRIC – TECO  
 TELEPHONE – FRONTIER FLORIDA LLC  
 STORM WATER – ONSITE

- 11) ALL MECHANICAL EQUIPMENT IS TO BE SCREENED

- 12) TRANSFORMER LOCATIONS SHALL BE COORDINATED WITH TECO.

- 13) PARKING SPACES:  
 DWELLING: 1 SPACES PER CAMPING LOCATON = 1 X 119 SPACES REQUIRED  
 REGULAR SPACES (9'x18') 118 SPACES PROVIDED  
 ADA SPACES (12'x18') 9 SPACES PROVIDED  
 TOTAL PROVIDED 127 SPACES

- 14) BUILDING DATA:  
 BLDG. HEIGHT 30' MAX. (2-STORY)

- 15) AREA INFORMATION:  
 SITE = 159.96 AC = 6,967,684 SF  
 PROJECT AREA = 36.82 AC = 1,604,000 SF  
 EXISTING AREAS:  
 TOTAL IMPERVIOUS AREA = 1.3 AC = 56,440 SF  
 TOTAL PERVIOUS AREA = 158.6 AC = 6,911,244 SF

- PROPOSED AREAS:  
 POND AREA = 2.9 AC = 126,000 SF  
 TOTAL IMPERVIOUS AREA = 6.47 AC = 281,900 SF  
 TOTAL PERVIOUS AREA = 153.5 AC = 6,685,784 SF

FLOOR AREA RATIO = 1.77 AC / 153.48 AC = 1.1%

**NORTH**  
1" = 200'

**JIM ZINNER PE LLC**  
 CIVIL ENGINEERING SERVICES  
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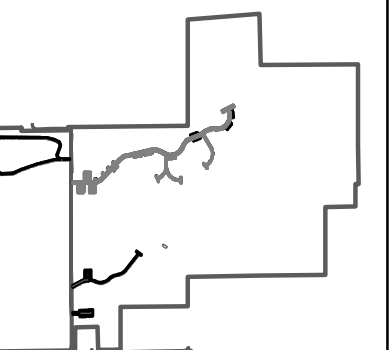
### OVERALL SITE

PROJECT NAME:

**HUTTOPIA  
 PLANT CITY  
 CAMPGROUND**

PREPARED FOR:

**HUTTOPIA CANADA-USA**  
 911 Jean-Talon Street East,  
 Bureau 324  
 Montreal, H2R 1V5  
 CANADA



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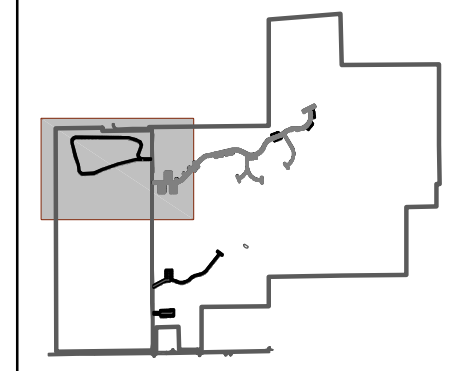
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Sheet No.  
**C-5**

- 50' PERIMETER SETBACK
- 100 YR FLOODPLAIN
- 30' WETLAND BUFFER
- STABILIZED ACCESS LANES
- EXISTING ASPHALT PAVEMENT





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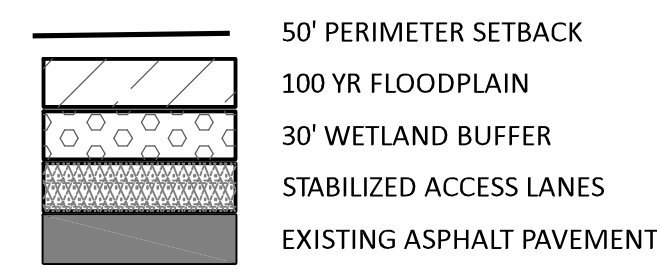


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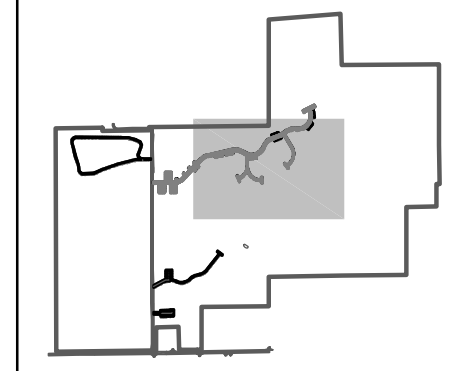
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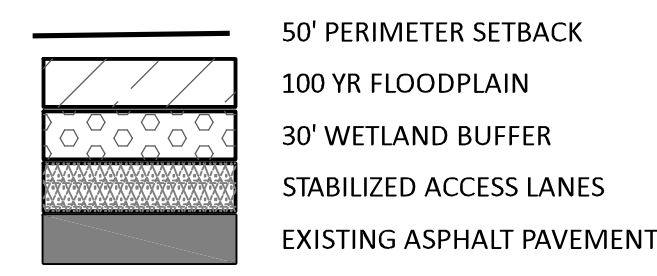
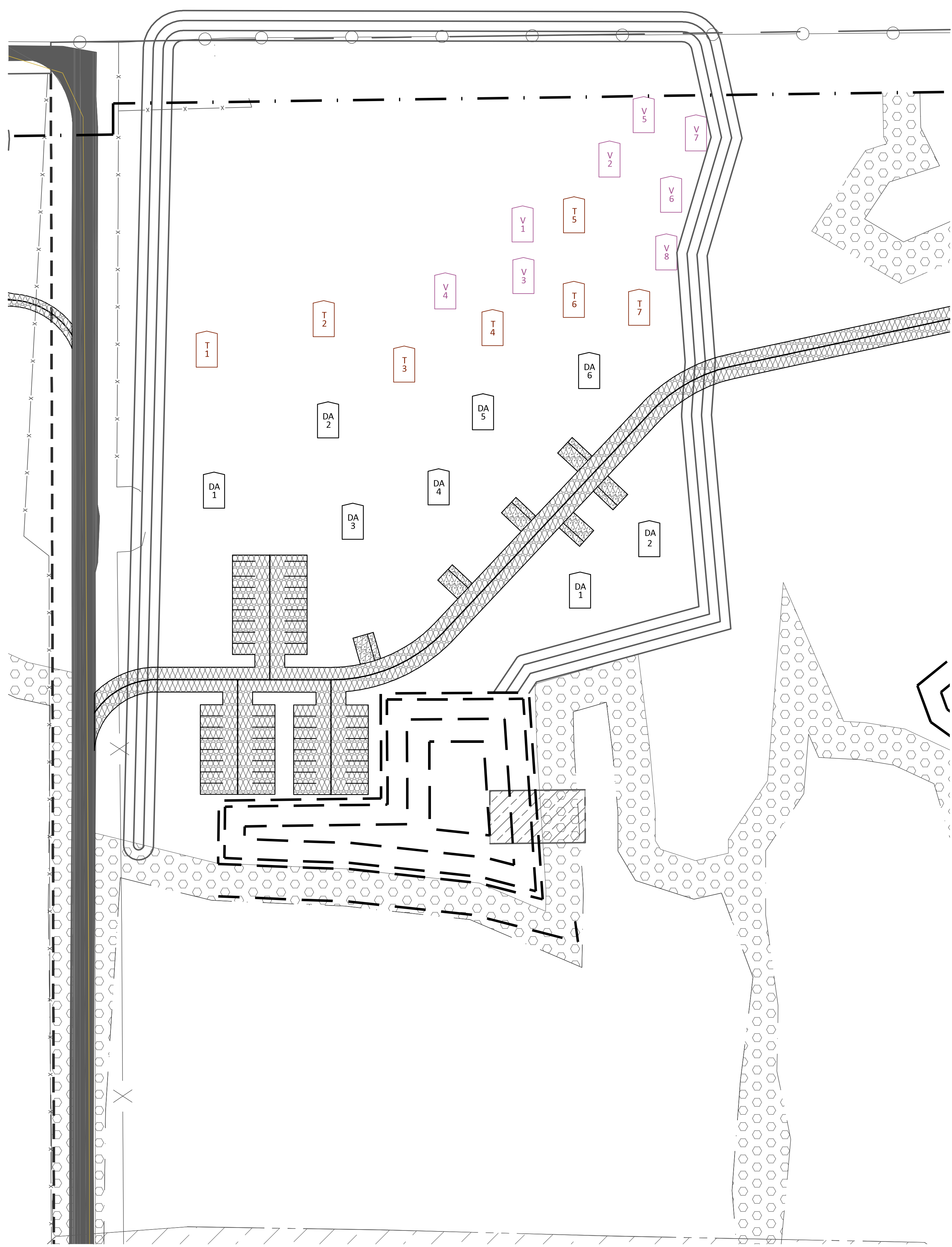
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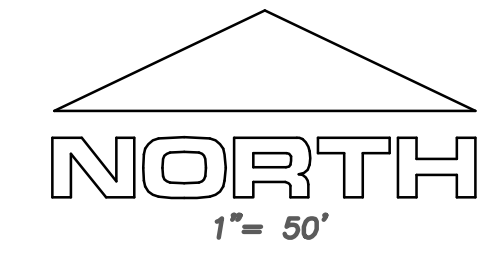
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 CONSTRUCTION

**JIM ZINNER  
 PE LLC**

CIVIL ENGINEERING SERVICES  
 James Y. Zinner, Professional  
 Engineer  
 1103 North Wheeler Street, Suite D  
 Plant City, Florida 33563  
 813-883-8788  
 jimzinner@gmail.com

SHEET NAME:  
**SECTION C  
 SITE PLAN**

PROJECT NAME:  
**HUTTOPIA  
 PLANT CITY  
 CAMPGROUND**

PREPARED FOR:  
**HUTTOPIA CANADA-USA  
 911 Jean-Talon Street East,  
 Bureau 324  
 Montreal, H2R 1V5  
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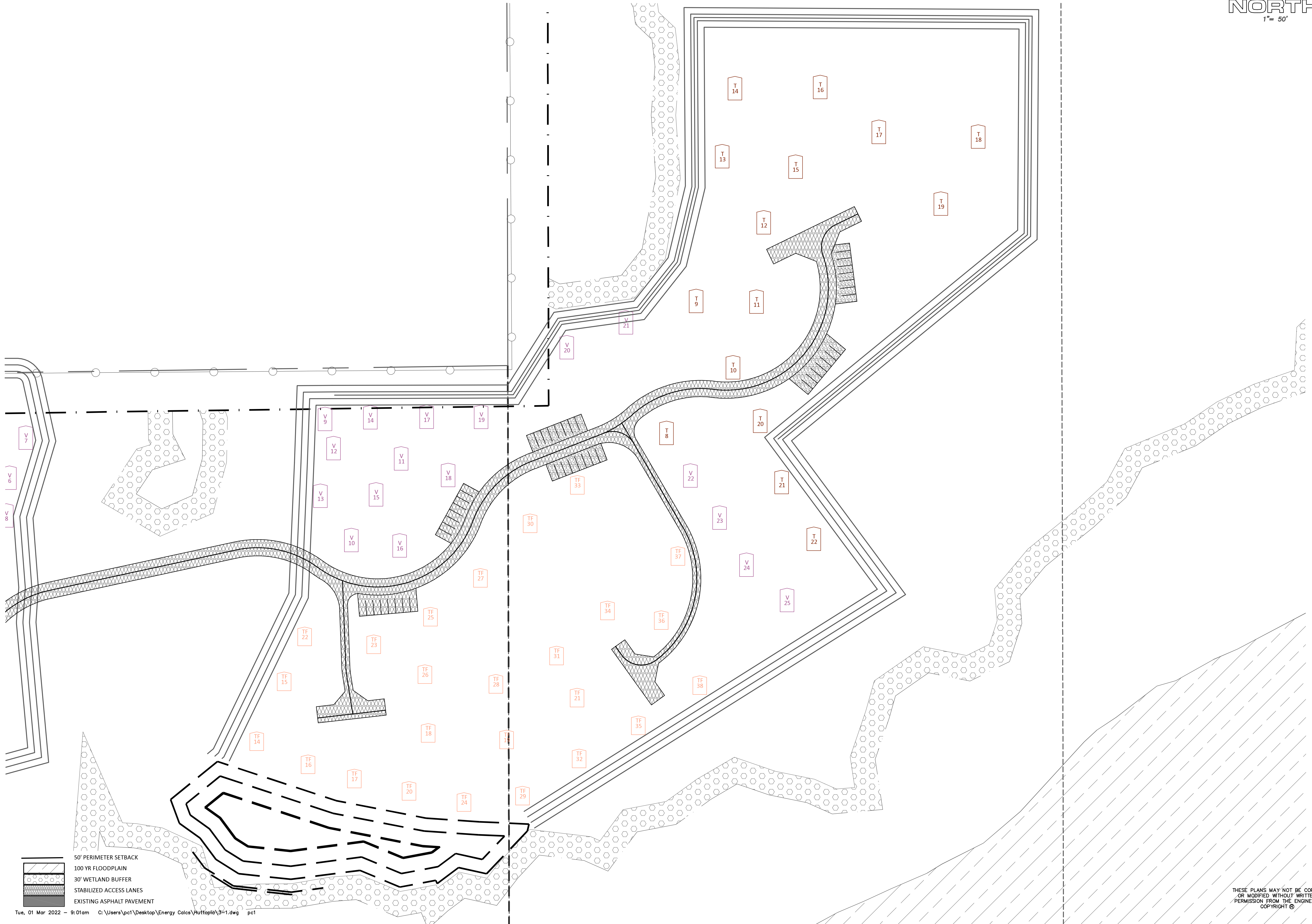
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Sheet No.  
**C-5C**



- 50' PERIMETER SETBACK
- 100 YR FLOODPLAIN
- 30' WETLAND BUFFER
- STABILIZED ACCESS LANES
- EXISTING ASPHALT PAVEMENT



NORTH  
1" = 50'

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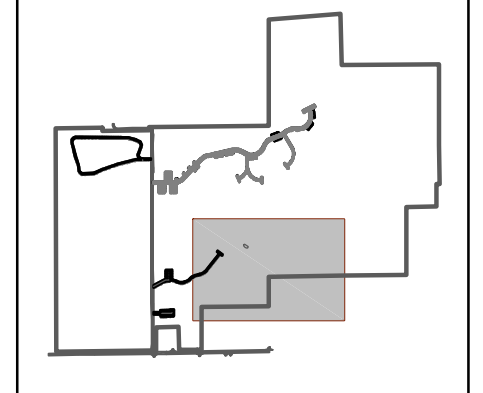
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Plant City, Florida 33563  
813-883-8718  
jimzinner@gmail.com

SHEET NAME:  
**SECTION E  
SITE PLAN**

PROJECT NAME:  
**HUTTOPIA  
PLANT CITY  
CAMPGROUND**

PREPARED FOR:  
**HUTTOPIA CANADA-USA  
911 Jean-Talon Street East,  
Bureau 324  
Montreal, H2R 1V5  
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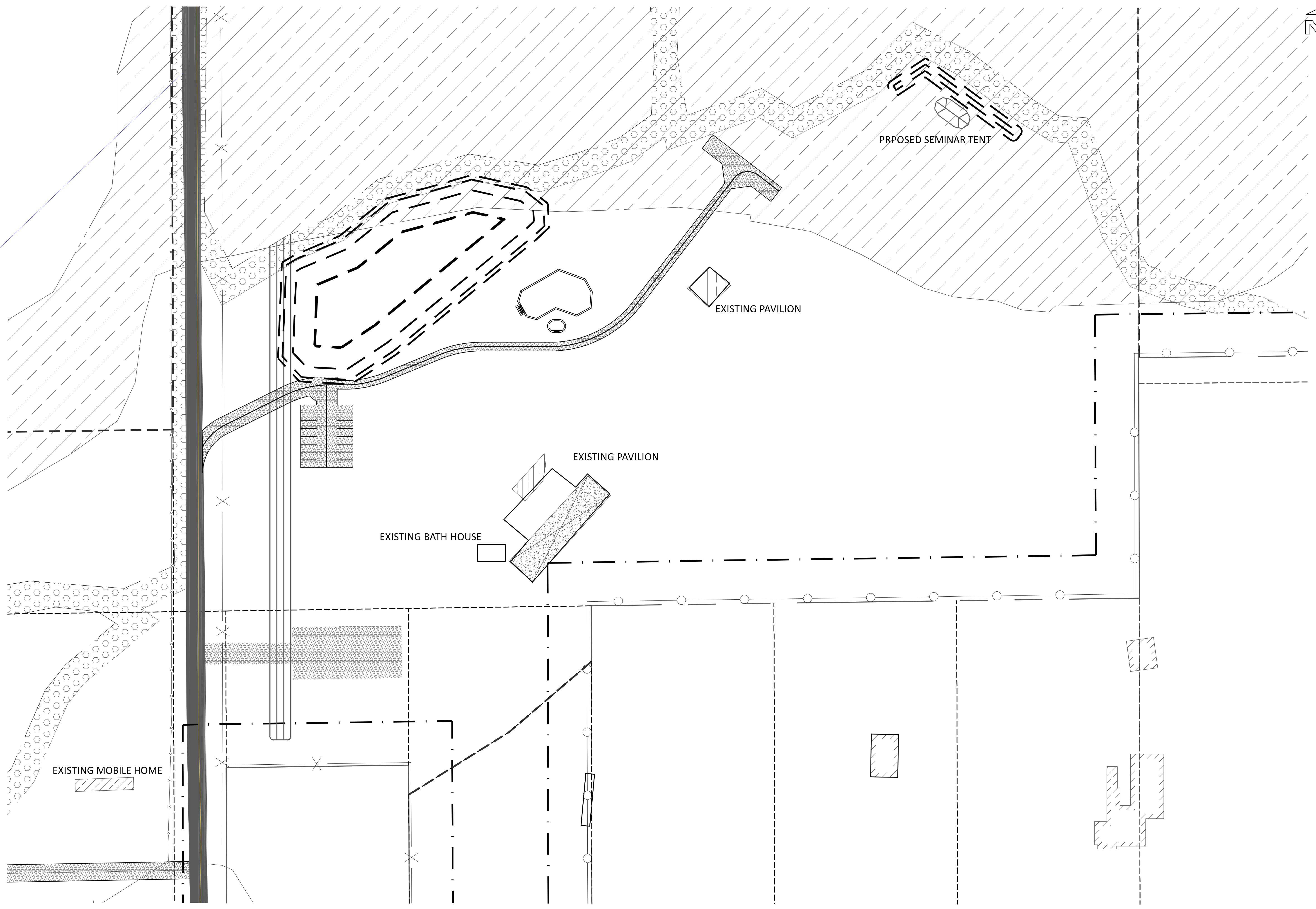


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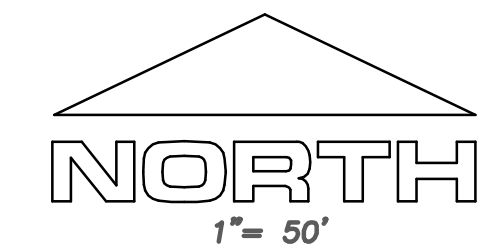
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**C-5D**



- 50' PERIMETER SETBACK
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- 30' WETLAND BUFFER
- STABILIZED ACCESS LANES
- EXISTING ASPHALT PAVEMENT





PREPARED FOR  
 PERMITTING  
 CONSTRUCTION

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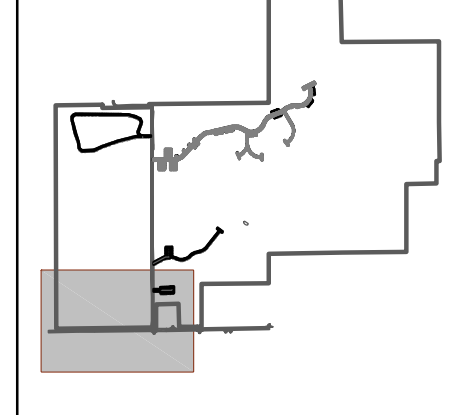
**SECTION F  
 SITE PLAN**

PROJECT NAME:

**HUTTOPIA  
 PLANT CITY  
 CAMPGROUND**

PREPARED FOR:

**HUTTOPIA CANADA-USA  
 911 Jean-Talon Street East,  
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No.	Revision Description	Date

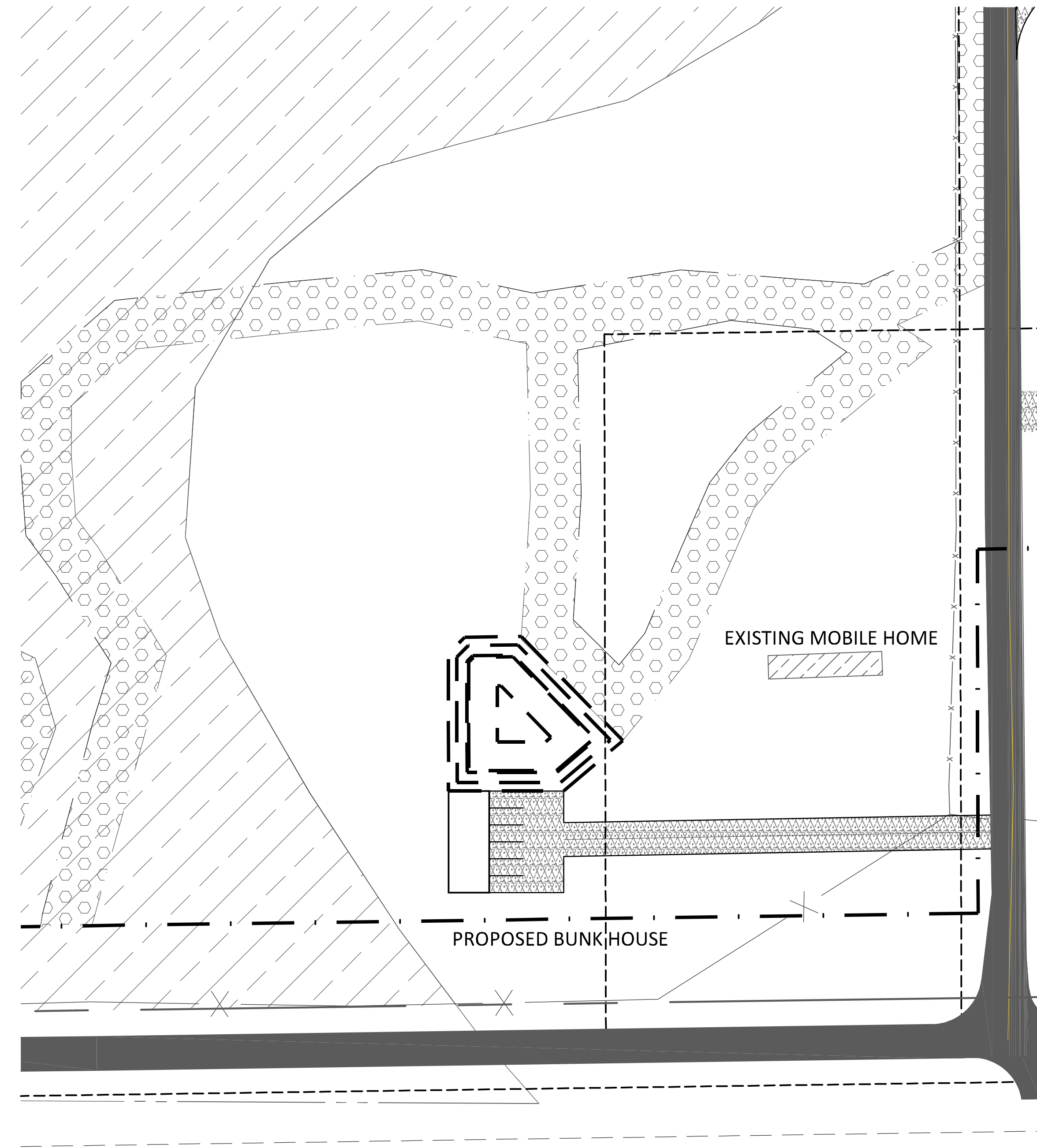


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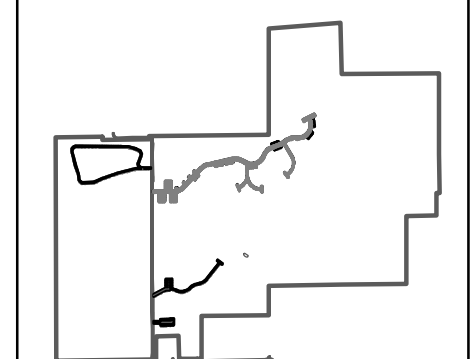
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Sheet No.



- 50' PERIMETER SETBACK
- 100 YR FLOODPLAIN
- 30' WETLAND BUFFER
- STABILIZED ACCESS LANES
- EXISTING ASPHALT PAVEMENT





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1		
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3		
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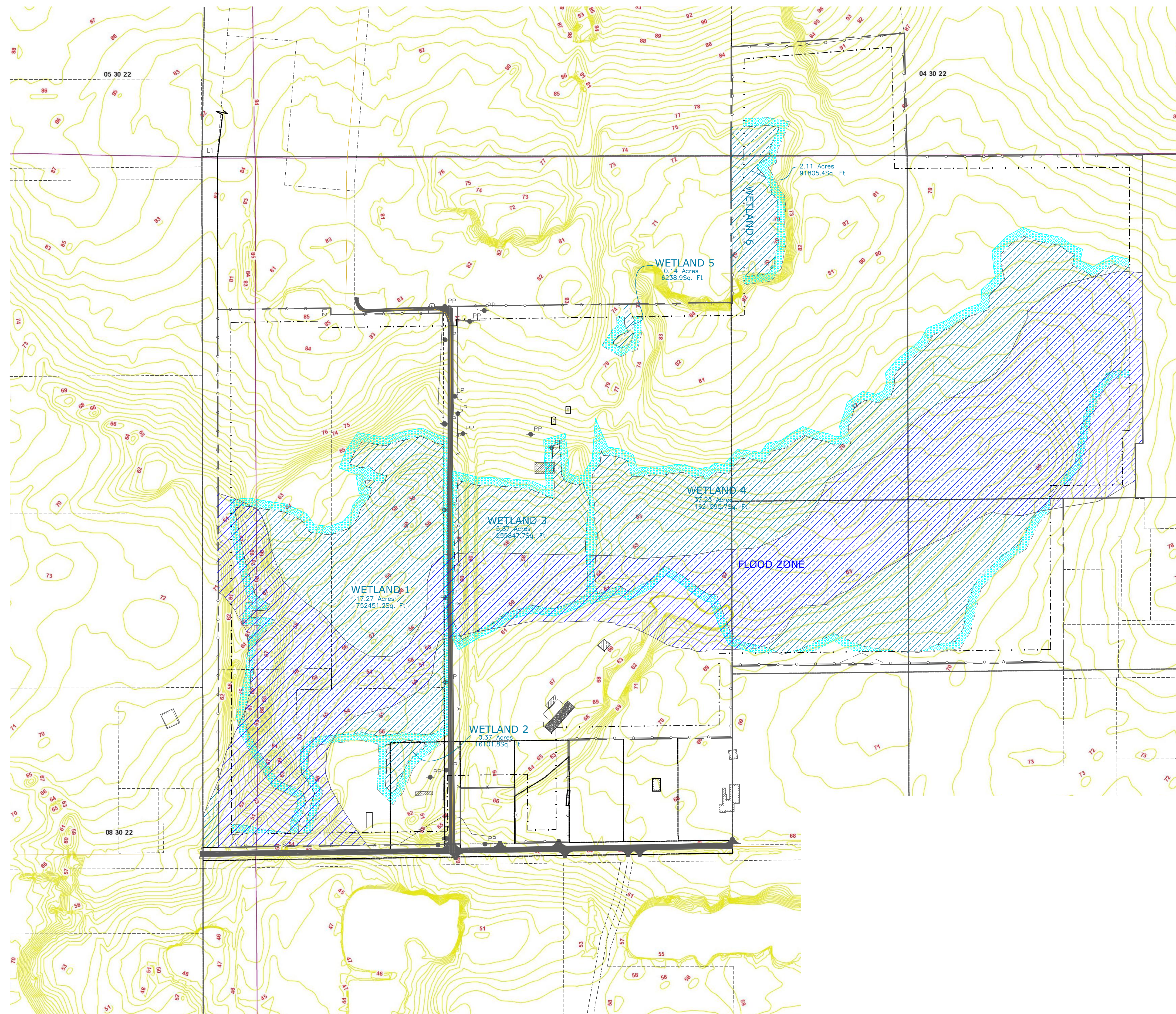
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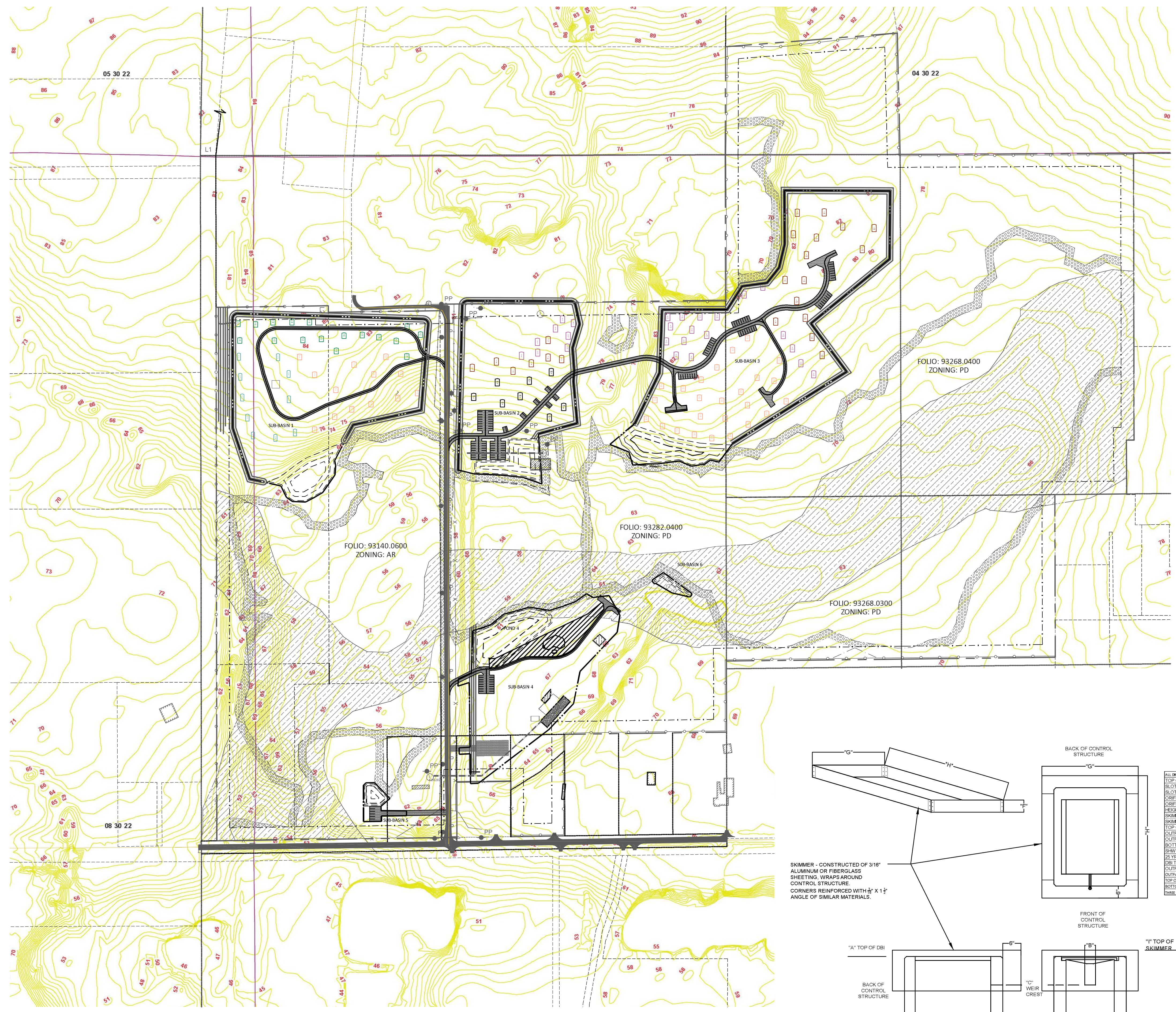
Sheet No.

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- 50' PERIMETER SETBACK
- 100 YR FLOODPLAIN
- 30' WETLAND BUFFER
- STABILIZING ACCESS LANES
- EXISTING ASPHALT PAVEMENT

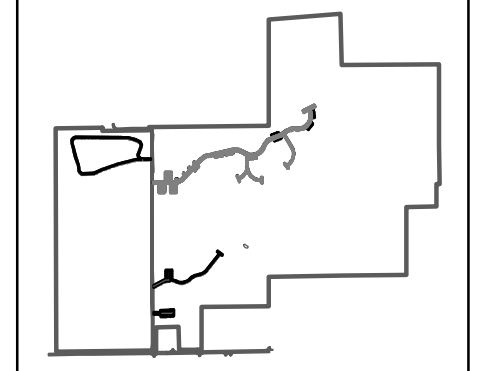




- ### GENERAL NOTES
- GRASS AND MULCH, OR SOLID SOD, ALL AREAS IN EXISTING RIGHT-OF-WAY DISTURBED BY CONSTRUCTION.
  - CONTRACTOR IS TO COORDINATE ALL WORK WITHIN, BUT NOT LIMITED TO PUBLIC RIGHT-OF-WAY WITH UTILITY COMPANIES IN ORDER TO PREVENT DAMAGE TO UTILITY LINES AND THE MAKING OF ADJUSTMENTS TO SAME, IF REQUIRED.
  - CONTRACTOR SHALL CONTACT THE ENGINEER AND/OR THE OWNER PRIOR TO ANY CONSTRUCTION THAT MAY DAMAGE TREES.
  - ADJUSTING MANHOLE TOPS TO MATCH GRADE AND SLOPE OF THE FINISH PAVING SHALL BE INCLUDED IN THE RESPECTIVE CONTRACT UNIT PRICE FOR MANHOLES, PAYMENT OF WHICH WILL CONSTITUTE FULL COMPENSATION FOR THE CONSTRUCTION AND COMPLETION OF THE MANHOLE TOPS.
  - MANHOLE AND NO ADDITIONAL PAYMENT WILL BE ALLOWED OR MADE FOR ADJUSTING MANHOLE TOPS.
  - NOT USED.
  - ALL FINISH FLOOR ELEVATIONS (FFE) ARE MINIMUMS.
  - SLOPE PERIMETER GRADE TO MATCH EXISTING GRADE AT 4:1 MAXIMUM.
  - ANY AREAS SUBJECT TO EROSION MUST BE ADEQUATELY STABILIZED WITH VEGETATIVE MATERIAL THAT WILL, WITHIN A REASONABLE TIME FRAME, DETER SOIL DISTURBANCE. SODDING, PLUGGING, SPRIGGING OR SEEDING IS ACCEPTABLE FOR STABILIZATION. HOWEVER, SODDING MAY BE REQUIRED IN AREAS OF EROSION-PRONE SOILS OR WHERE SLOPES ARE GREATER THAN 5:1. VEGETATION OTHER THAN GRASS IS ACCEPTABLE UNLESS OTHERWISE SPECIFIED.
  - THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE "X" ACCORDING TO THE FLOOD INSURANCE RATE MAP, FIRM PANEL NUMBER 12057C0535H, REVISED 08/28/2006, FOR POLK COUNTY, FLORIDA.
  - ALL GRADING OF SIDEWALKS AND PEDESTRIAN WALKWAYS SHALL MEET MINIMUM "ADA" STANDARDS. SIDEWALK CROSS SLOPES AND DRIVEWAY CROSSINGS FOR SIDEWALKS TO BE 2.0% MAX. SLOPE. ALL SIDEWALK RUNNING SLOPES SHALL NOT EXCEED 5% WITHOUT USE OF PROPER RAMPS PER FOOT OR FLORIDA BUILDING CODE. CONTRACTOR SHALL FIELD VERIFY SIDEWALK FORM BOARDS PRIOR TO CONSTRUCTING WALKWAYS.
  - CONTRACTOR SHALL WRAP ALL INLET GRATES WITH FILTER FABRIC UPON INSTALLATION. FABRIC TO BE REMOVED UPON COMPLETION OF BUILDING CONSTRUCTION.
  - BUILDING EXTERIOR GRADE SHALL BE 5' LEVEL AT BUILDING PERIMETER PRIOR TO SLOPING TO GRADE.
  - CONTRACTOR SHALL OBTAIN ALL CONTRACTOR RELATED PERMITS.
  - ELEVATIONS SHOWN HEREON ARE BASED ON FLORIDA DEPARTMENT OF TRANSPORTATION, FLORIDA PERMANENT REFERENCE NETWORK CONFIRMED TO BE ON THE NAVD88 OF 1988.
  - DATUM CONVERSION: NAVD 88 - NGVD = 0.86 FT.
  - WITH ASSISTANCE FROM GEOTECHNICAL ENGINEERING PERSONNEL, THE CONTRACTOR MUST IDENTIFY ANY CLAY EXPOSED DURING EXCAVATION OF THE DETENTION POND. WHEN CLAY IS ENCOUNTERED IT MUST BE EXCAVATED 1 FT BELOW THE PROPOSED GRADE AND FILLED WITH CLEAN SAND.

- ### POND OPERATION AND MAINTENANCE INSTRUCTIONS
- OPERATION**  
THE PROJECT'S STORMWATER MANAGEMENT SYSTEM IS A GRAVITY OPERATED SYSTEM AND REQUIRES NO OPERATOR ACTION OTHER THAN MAINTENANCE.
- MAINTENANCE**
- SWALES:** ALL SWALES SHALL BE PERIODICALLY MOWED AND CLEANED, DURING THE MOWING OPERATION, SWALES SHALL BE INSPECTED FOR BARE SPOTS, DAMAGE, AND EROSION. ANY BARE SPOTS GREATER THAN ONE (1) SQUARE FOOT IN AREA SHALL BE SEEDED OR SODDED TO REPLACE THE GRASS COVER. IN CASE OF EROSION OR DAMAGE WHERE UNDERLYING SOIL IS MISSING, THE MISSING SOIL SHALL BE REPLACED AND THE AREA BROUGHT BACK TO GRADE THEN SEEDED OR SODDED AS REQUIRED.
  - INLET GRATES:** INLET GRATES WILL BE CHECKED MONTHLY FOR DAMAGE OR BLOCKAGE. ANY DAMAGED GRATES WILL BE REPLACED OR REPAIRED. ANY DEBRIS BLOCKING FULL FLOW THROUGH THE GATE WILL BE REMOVED.
  - PIPES AND INLETS:** PIPES AND INLETS WILL BE INSPECTED YEARLY FOR DAMAGE OR BLOCKAGE. ANY DAMAGED PIPES OR INLETS WILL BE REPAIRED OR REPLACED. REMOVE ANY TRASH, DEBRIS, OR SAND DEPOSITS.
  - POND RETENTION AREAS:** ALL PONDS SHALL BE PERIODICALLY MOWED AND CLEANED. DURING THE MOWING OPERATION, PONDS SHALL BE INSPECTED FOR BARE SPOTS, DAMAGE, AND EROSION. ANY BARE SPOTS GREATER THAN ONE (1) SQUARE FOOT IN AREA SHALL BE SEEDED OR SODDED TO REPLACE THE GRASS COVER. IN CASE OF EROSION OR DAMAGE WHERE UNDERLYING SOIL IS MISSING, THE MISSING SOIL SHALL BE REPLACED AND THE AREA BROUGHT BACK TO GRADE THEN SEEDED OR SODDED AS REQUIRED.

PREPARED FOR:  
HUTTOPIA CANADA-USA  
911 Jean-Talon Street East,  
Bureau 324  
Montreal, H2R 1V5  
CANADA



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No.	Revision Description	Date

PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO. 44211

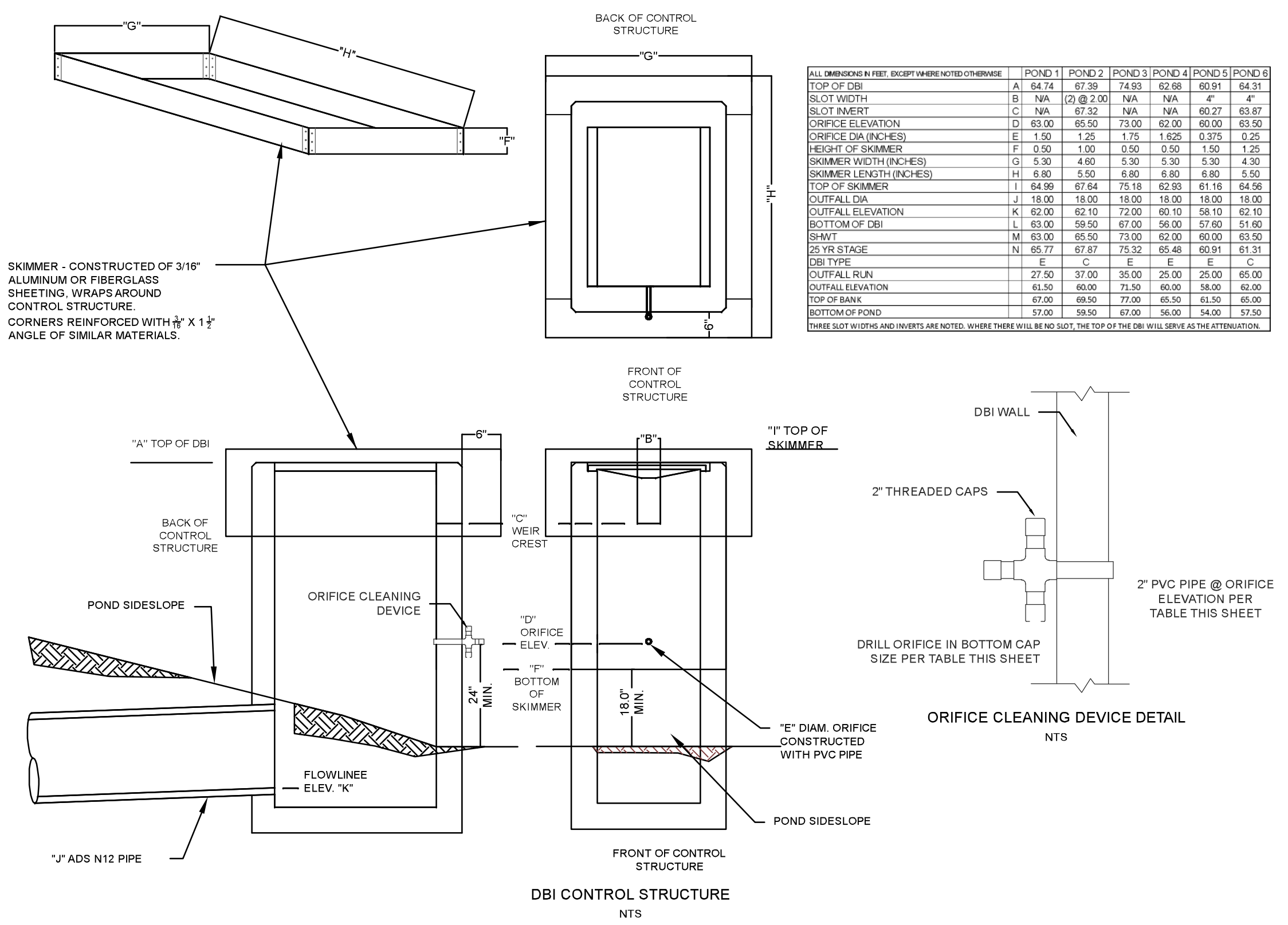
JAMES Y. ZINNER, P.E.

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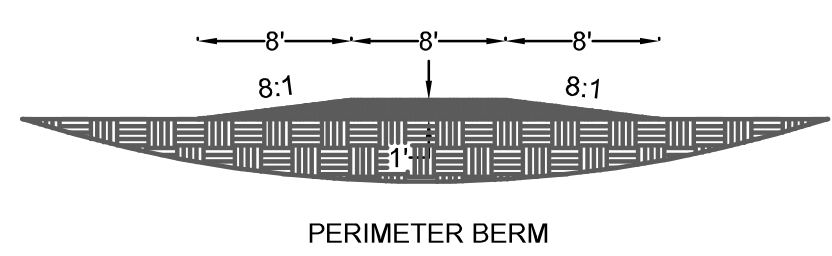
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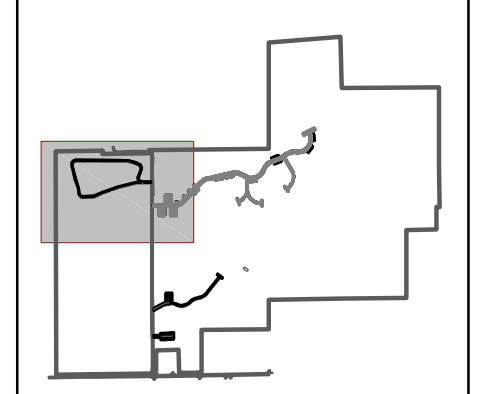
Sheet No.  
**C-7**



- 50' PERIMETER SETBACK
- 100 YR FLOODPLAIN
- 30' WETLAND BUFFER
- STABILIZED ACCESS LANES
- EXISTING ASPHALT PAVEMENT







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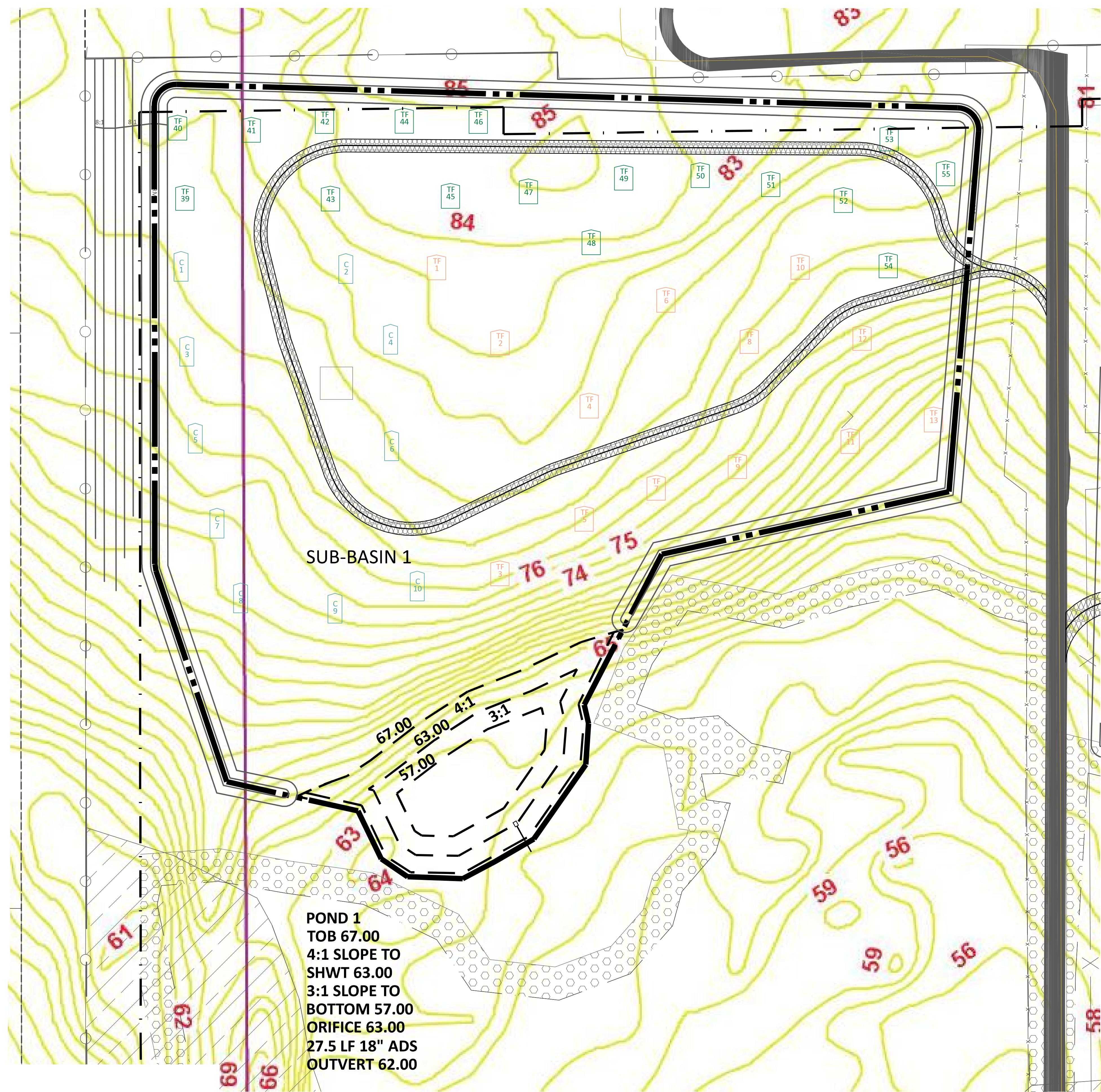
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**SUB-BASIN 1**

**POND 1**  
TOB 67.00  
4:1 SLOPE TO SHWT 63.00  
3:1 SLOPE TO BOTTOM 57.00  
ORIFICE 63.00  
27.5 LF 18" ADS  
OUTVERT 62.00

- 50' PERIMETER SETBACK
- 100 YR FLOODPLAIN
- 30' WETLAND BUFFER
- STABILIZED ACCESS LANES
- EXISTING ASPHALT PAVEMENT



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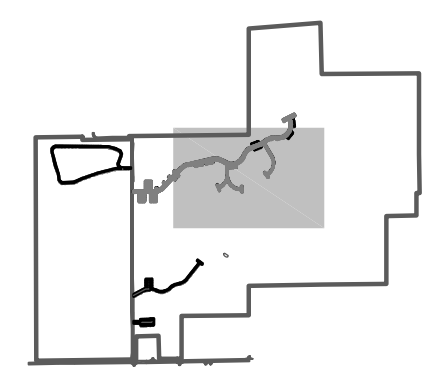
**SECTION  
ABGRADING  
PLAN**

PROJECT NAME:

**HUTTOPIA  
PLANT CITY  
CAMPGROUND**

PREPARED FOR:

**HUTTOPIA CANADA-USA  
911 Jean-Talon Street East,  
Bureau 324  
Montreal, H2R 1V5  
CANADA**



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Start Date:	Drawn:
Job No.:	Checked:
File:	Approved:

No.	Revision Description	Date



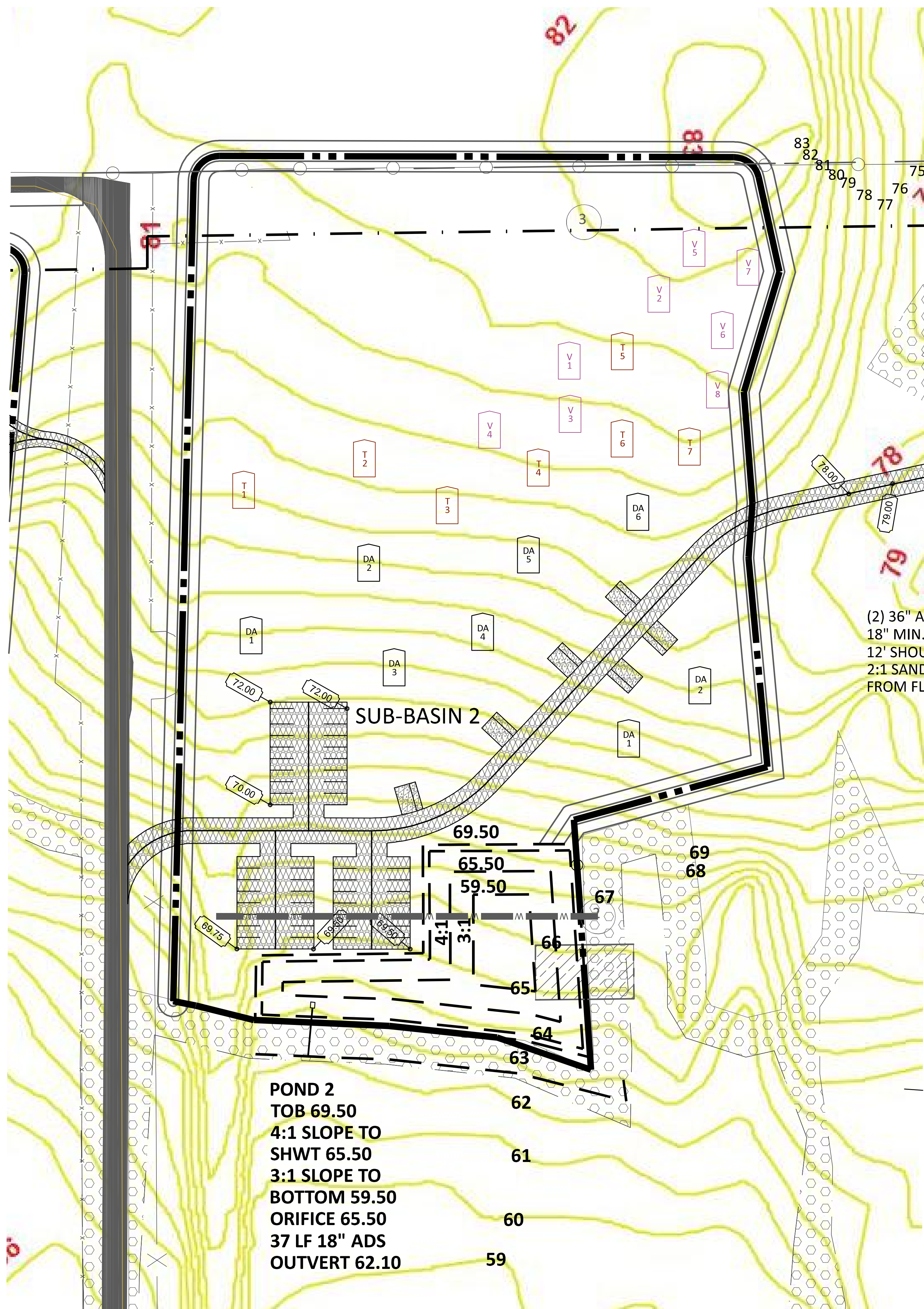
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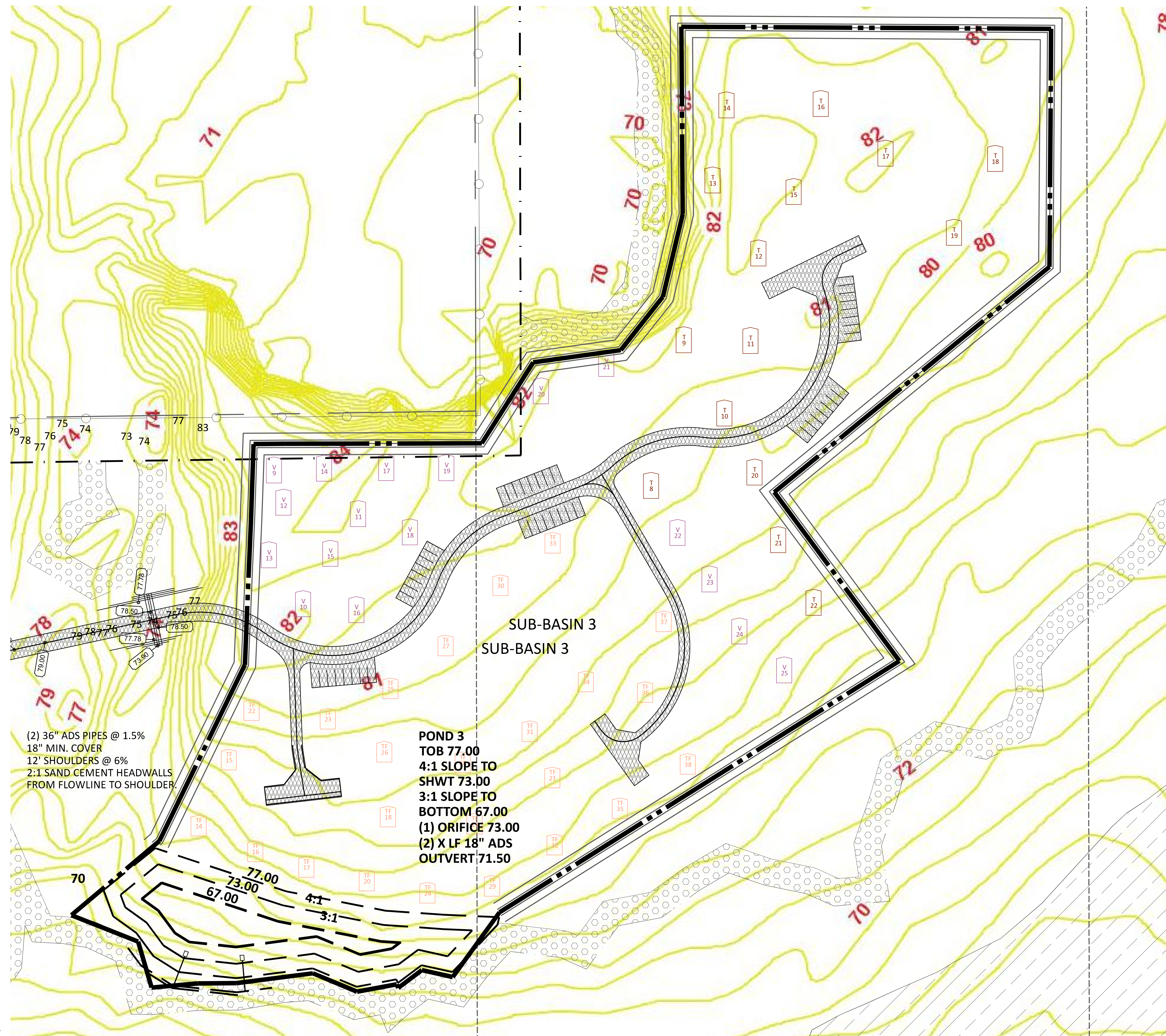
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- 50' PERIMETER SETBACK
- 100 YR FLOODPLAIN
- 30' WETLAND BUFFER
- STABILIZED ACCESS LANES
- EXISTING ASPHALT PAVEMENT








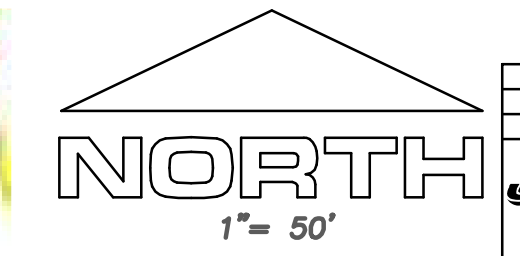


(2) 36" ADS PIPES @ 1.5%  
 18" MIN. COVER  
 12' SHOULDERS @ 6%  
 2:1 SAND CEMENT HEADWALLS  
 FROM FLOWLINE TO SHOULDER.

**POND 3**  
 TOB 77.00  
 4:1 SLOPE TO SHWT 73.00  
 3:1 SLOPE TO BOTTOM 67.00  
 (1) ORIFICE 73.00  
 (2) X LF 18" ADS  
 OUTVERT 71.50

SUB-BASIN 3  
 SUB-BASIN 3

-  50' PERIMETER SETBACK
-  100 YR FLOODPLAIN
-  30' WETLAND BUFFER
-  STABILIZED ACCESS LANES
-  EXISTING ASPHALT PAVEMENT



PREPARED FOR  
 PERMITTING  
 CONSTRUCTION

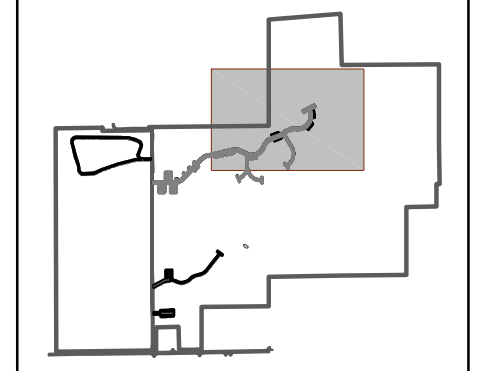
**JIM ZINNER  
 PE LLC**

CIVIL ENGINEERING SERVICES  
 James Y. Zinner, Professional  
 Engineer  
 1103 North Wheeler Street, Suite D  
 Plant City, Florida 33563  
 813-883-8788  
 jimzinner@gmail.com

SHEET NAME:  
**SECTION C  
 GRADING  
 PLAN**

PROJECT NAME:  
**HUTTOPIA  
 PLANT CITY  
 CAMPGROUND**

PREPARED FOR:  
 HUTTOPIA CANADA-USA  
 911 Jean-Talon Street East,  
 Bureau 324  
 Montreal, H2R 1V5  
 CANADA



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No.	Revision Description	Date



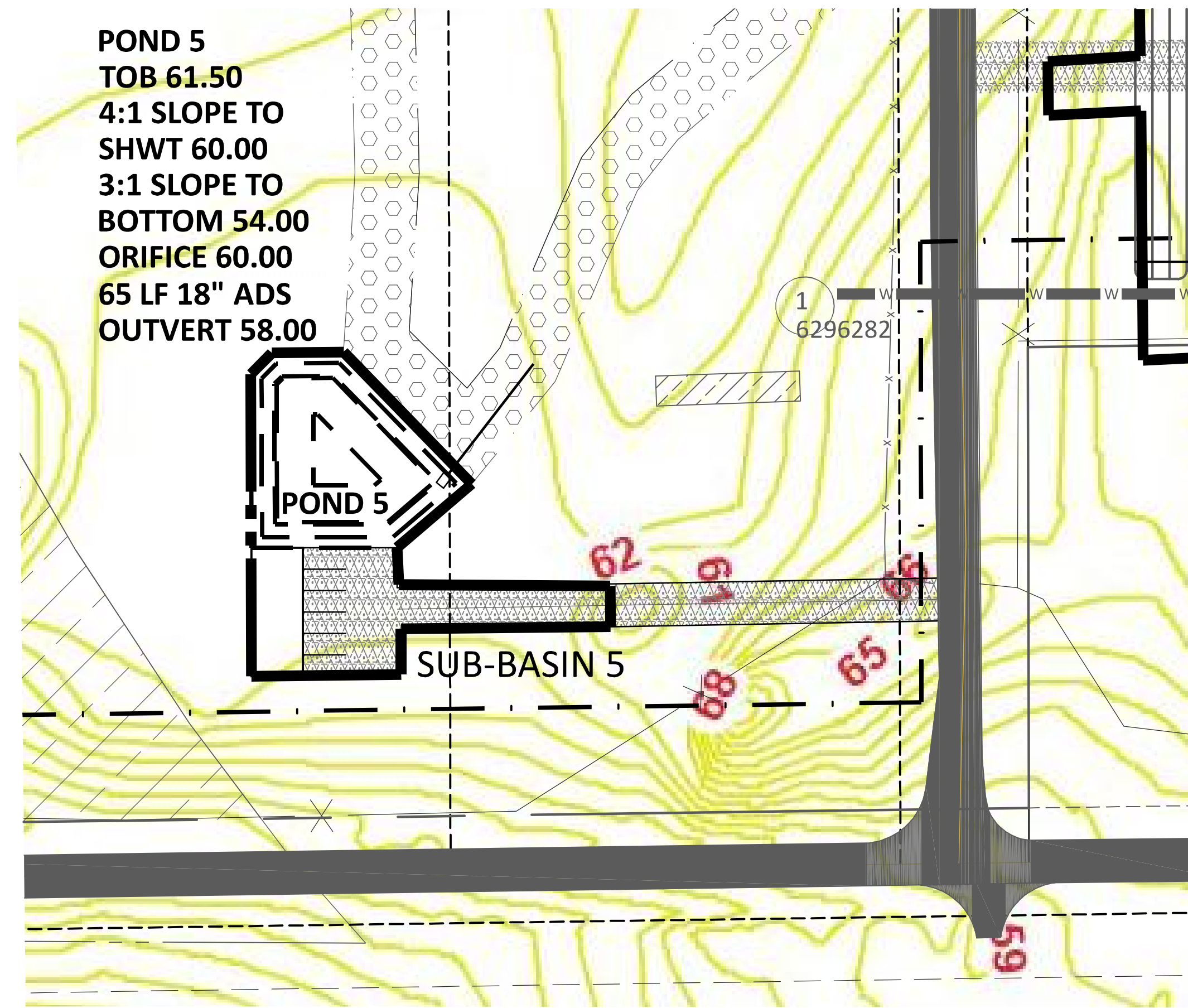
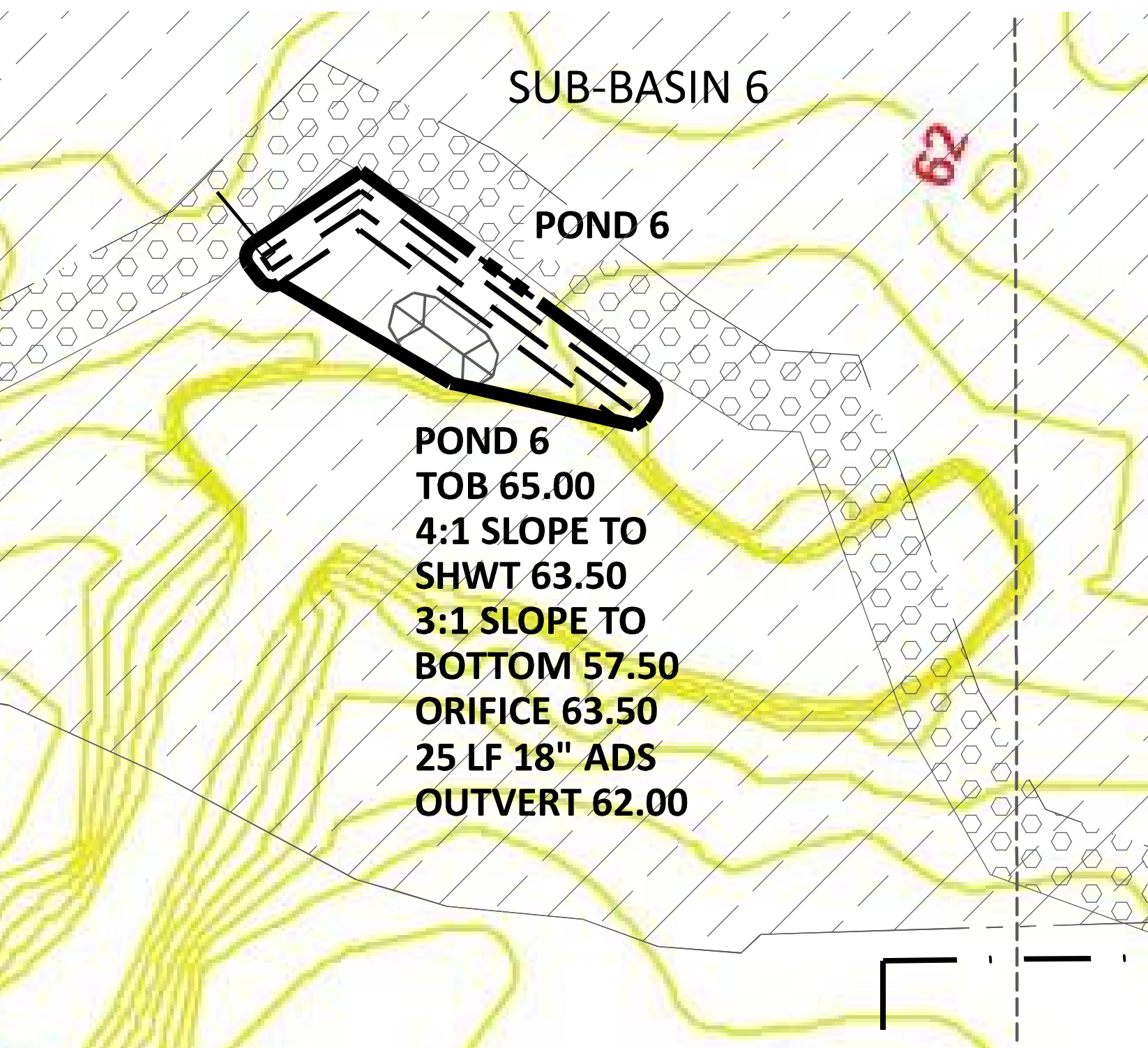
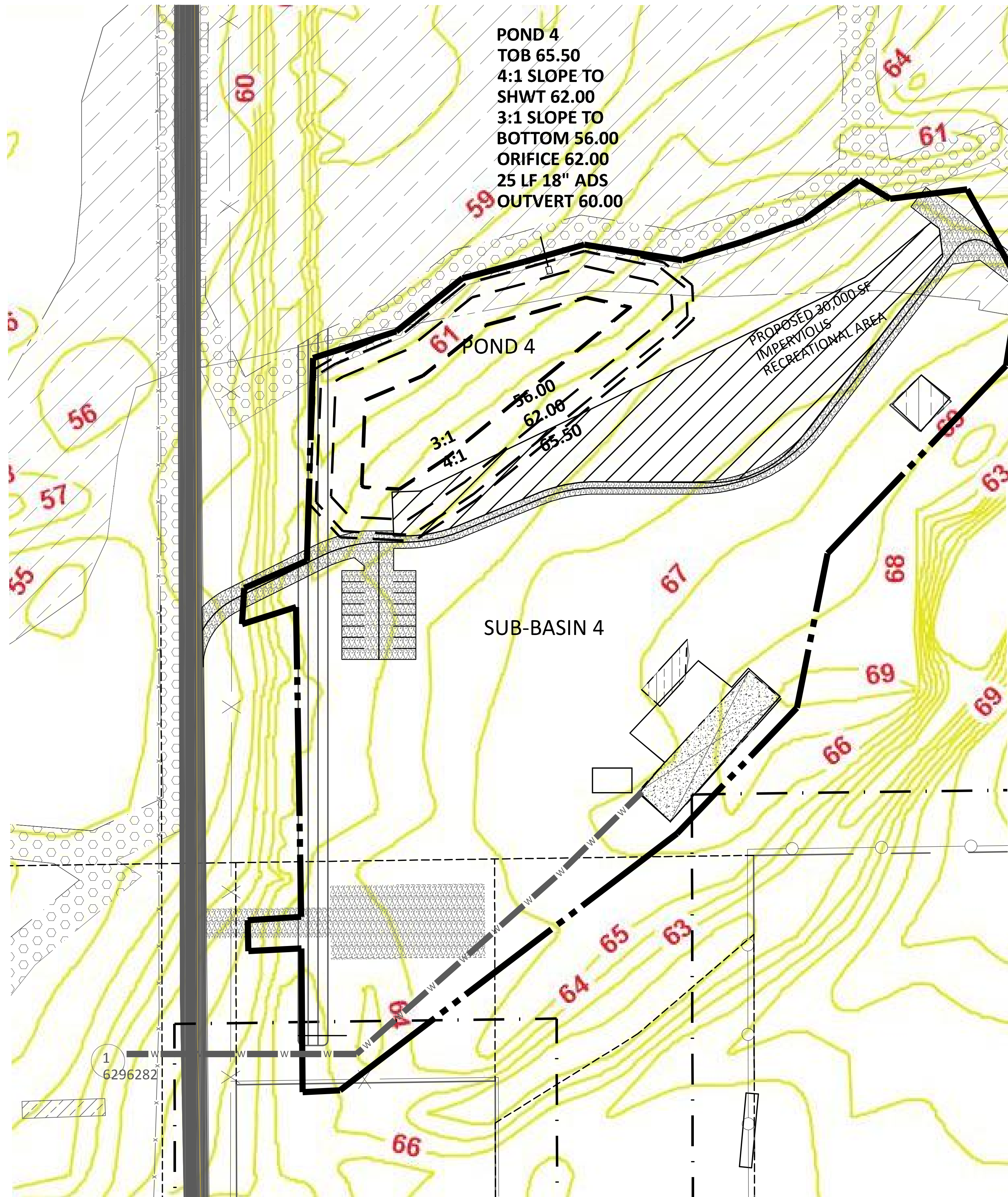
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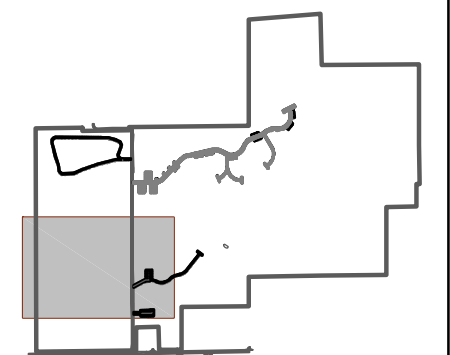
NORTH  
1" = 50'

PREPARED FOR  
PERMITTING  
CONSTRUCTION  
**JIM ZINNER  
PE LLC**  
CIVIL ENGINEERING SERVICES  
James Y. Zinner, Professional  
Engineer  
1103 North Wheeler Street, Suite D  
Plant City, Florida 33563  
813-883-5718  
jimzinner@gmail.com

SHEET NAME:  
**SECTION D  
GRADING  
PLAN**

PROJECT NAME:  
**HUTTOPIA  
PLANT CITY  
CAMPGROUND**

PREPARED FOR:  
**HUTTOPIA CANADA-USA  
911 Jean-Talon Street East,  
Bureau 324  
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CANADA**



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Sheet No.  
**C-7D**

- 50' PERIMETER SETBACK
- 100 YR FLOODPLAIN
- 30' WETLAND BUFFER
- STABILIZED ACCESS LANES
- EXISTING ASPHALT PAVEMENT



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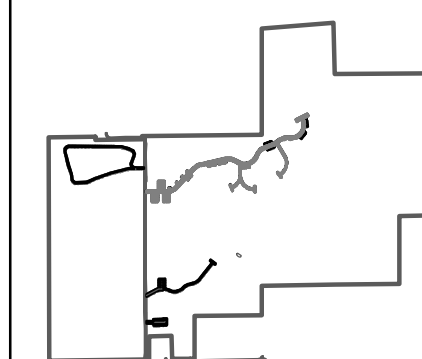
DETAILS

PROJECT NAME:

HUTTOPIA  
PLANT CITY  
CAMPGROUND

PREPARED FOR:

HUTTOPIA CANADA-USA  
911 Jean-Talon Street East,  
Bureau 324  
Montreal, H2R 1V5  
CANADA

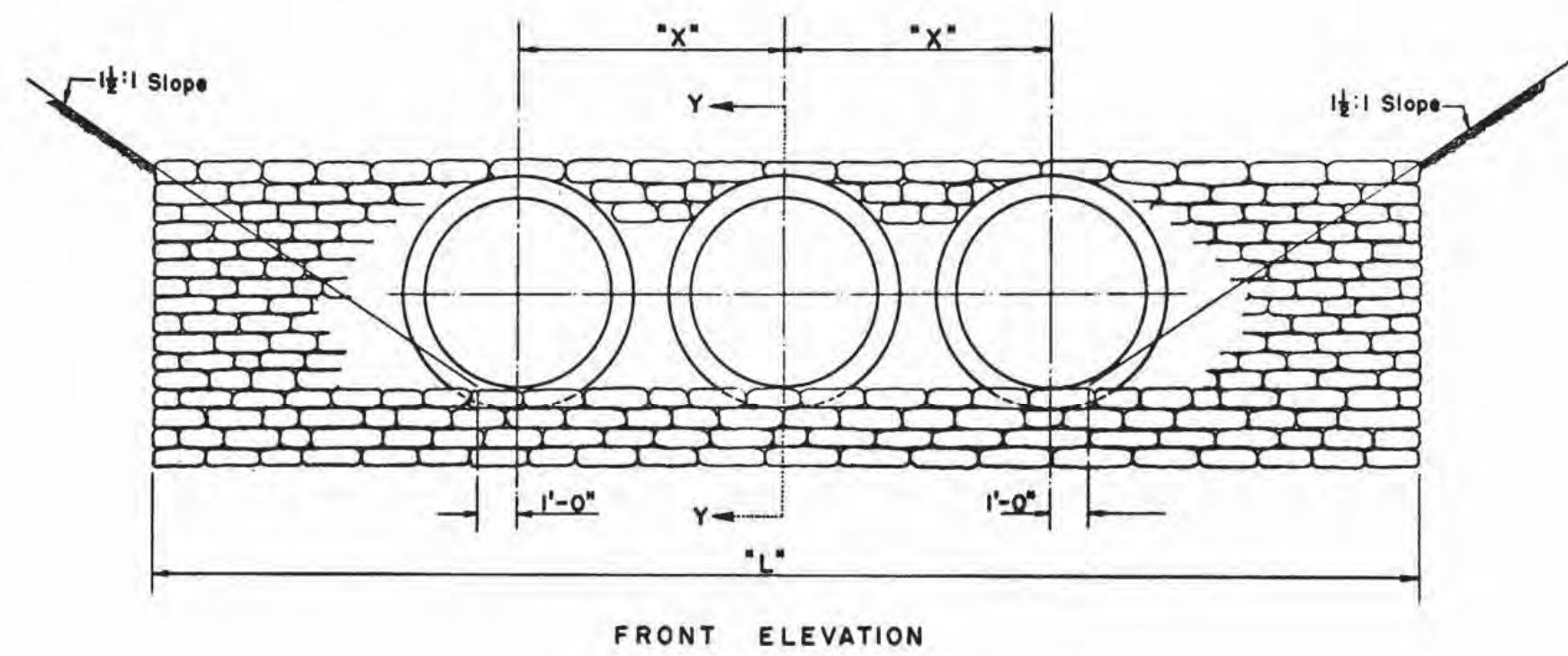
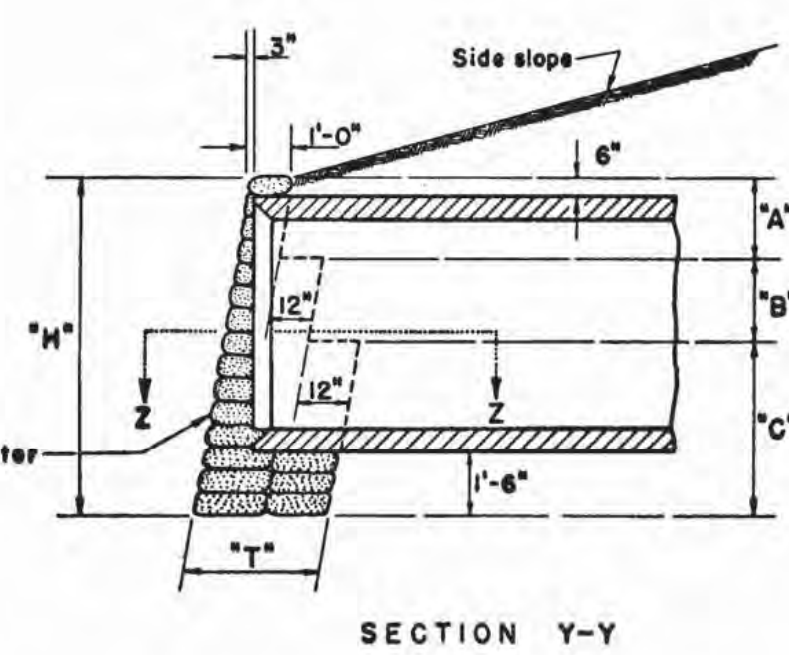


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No.	Revision Description	Date
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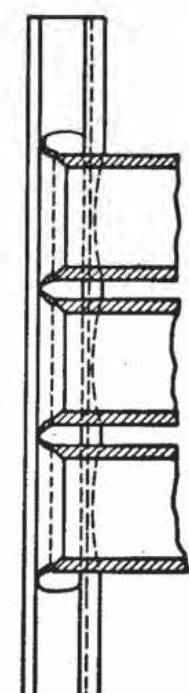


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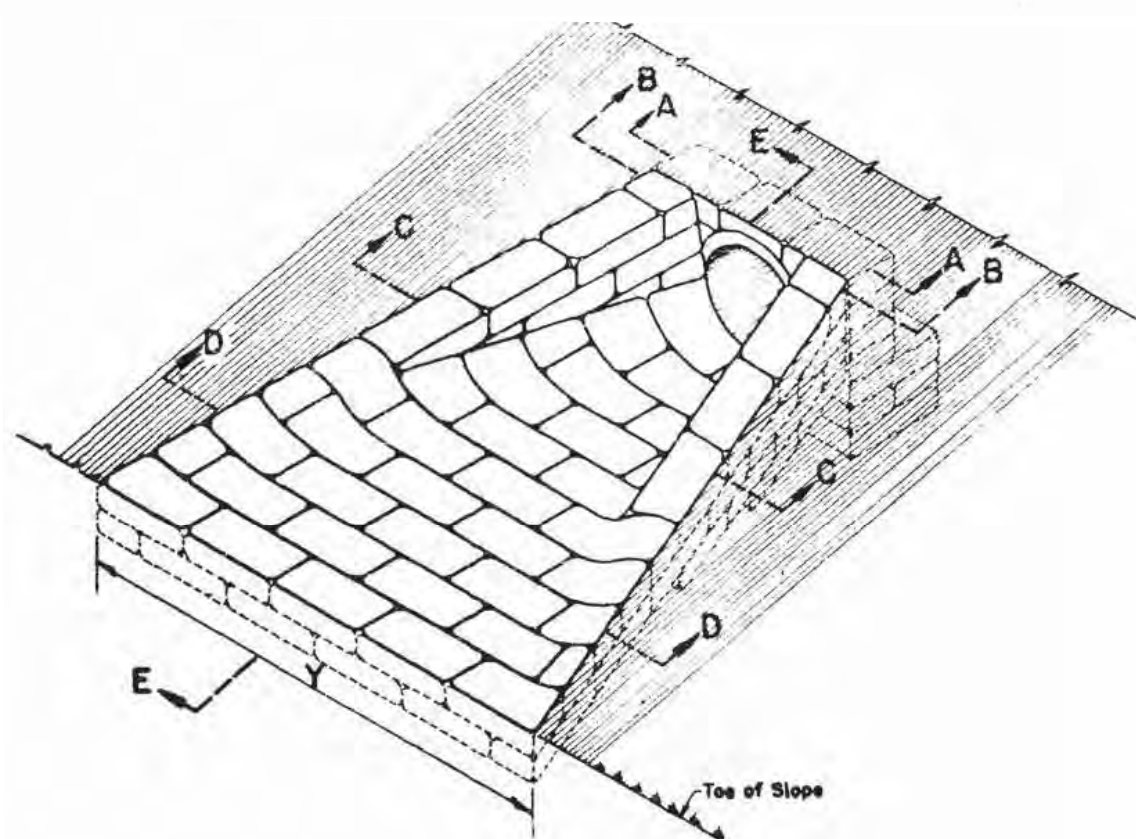
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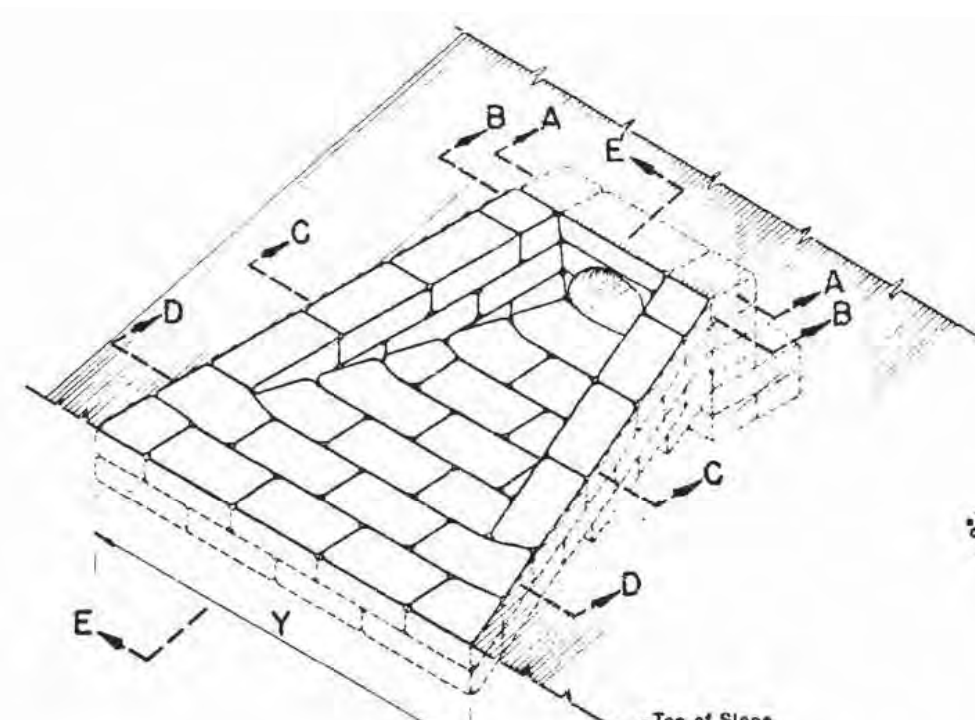
SIZE OF PIPE	TABLE OF DIMENSIONS										QUANTITIES FOR ONE ENDWALL							
	H	T	A	B	C	X	ONE PIPE CULVERTS		TWO PIPE CULVERTS		THREE PIPE CULVERTS		FOUR PIPE CULVERTS					
	L	RIPRAP CU. YDS.	L	RIPRAP CU. YDS.	L	RIPRAP CU. YDS.	L	RIPRAP CU. YDS.	L	RIPRAP CU. YDS.	L	RIPRAP CU. YDS.						
18"	3'-10"	1'-0"	3'-10"	0'-0"	0'-0"	2'-10"	8'-0"	1.04	10'-10"	1.34	13'-8"	1.65	16'-6"	1.95				
24"	4'-5"	2'-0"	2'-0"	0'-0"	0'-0"	3'-5"	9'-8"	2.22	13'-1"	2.85	16'-6"	3.49	19'-11"	4.13				
30"	5'-0"	2'-0"	3'-0"	0'-0"	4'-3"	11'-3"	11'-3"	2.94	15'-6"	3.81	19'-9"	4.67	24'-0"	5.54				
36"	5'-7"	2'-0"	2'-0"	3'-7"	0'-0"	5'-1"	12'-11"	3.79	18'-0"	4.91	23'-1"	6.04	28'-2"	7.17				
42"	6'-3"	3'-0"	2'-0"	2'-3"	6'-0"	14'-7"	16'-3"	5.94	20'-7"	7.83	26'-7"	9.71	32'-7"	11.60				
48"	6'-10"	3'-0"	2'-0"	2'-0"	2'-10"	16'-9"	16'-3"	7.45	23'-0"	9.81	29'-9"	12.16	36'-6"	14.51				
54"	7'-6"	3'-0"	2'-0"	3'-6"	7'-8"	18'-0"	18'-0"	9.22	25'-8"	12.12	33'-4"	15.02	41'-0"	17.92				
60"	8'-2"	3'-0"	2'-0"	2'-0"	4'-2"	19'-9"	19'-9"	11.23	28'-3"	14.75	36'-9"	18.27	45'-3"	21.79				
66"	8'-7"	3'-0"	2'-0"	2'-0"	4'-7"	21'-7"	21'-7"	12.92	30'-9"	15.18								
72"	9'-2"	3'-0"	2'-0"	2'-0"	5'-2"	23'-3"	23'-3"	15.07										
84"	10'-4"	3'-0"	2'-0"	2'-0"	6'-4"	26'-6"	26'-6"	18.72										



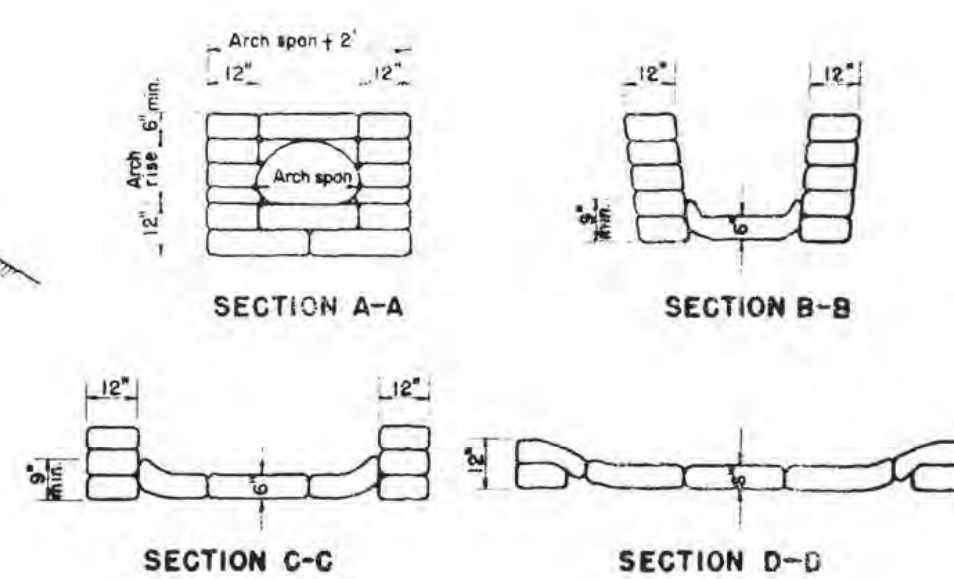
SECTION Z-Z



ISOMETRIC



ISOMETRIC

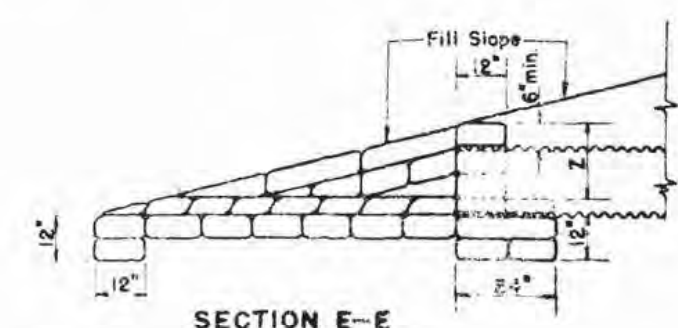


SECTION A-A

SECTION B-B

SECTION C-C

SECTION D-D



SECTION E-E

DETAILS FOR SINGLE METAL PIPE ARCH CULVERTS

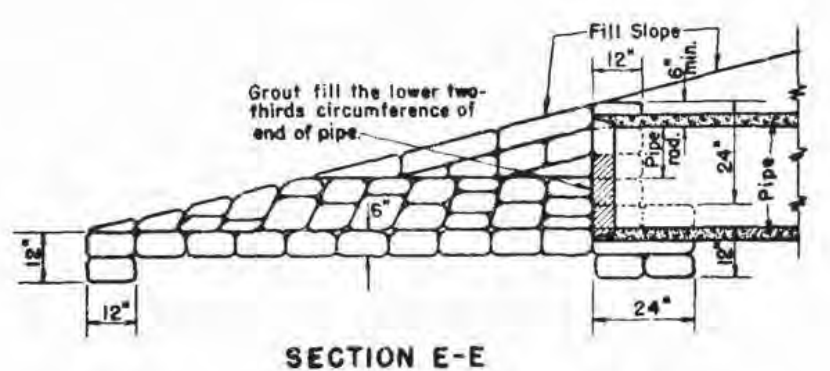
NOTE: For Multiple Metal Pipe Arch Culvert spacing between Arch centers = X

Span/Rise	DIMENSIONS and QUANTITIES for METAL PIPE ARCH CULVERTS												
	Dimensions					Quantity of Sand-Cement Riprap in Cu. Yds. for One Endwall							
	X	Y	Z	For 2:1 Slopes	For 4:1 Slopes	For 2:1 Slopes	For 4:1 Slopes	For 6:1 Slopes	For 6:1 Slopes	For 6:1 Slopes			
17'	15'	8'-0"	11'-0"	14'-0"	1.0	1.5	2.0	2.5	1.5	2.0	2.5	3.0	3.5
24'	20'	10'-0"	13'-0"	16'-0"	1.2	1.8	2.4	3.0	1.8	2.4	3.0	3.6	4.2
30'	25'	12'-0"	15'-0"	18'-0"	1.4	2.1	2.8	3.5	2.1	2.8	3.5	4.2	4.9
36'	30'	14'-0"	17'-0"	20'-0"	1.6	2.4	3.2	4.0	2.4	3.2	4.0	4.8	5.6
42'	35'	16'-0"	19'-0"	22'-0"	1.8	2.7	3.6	4.5	2.7	3.6	4.5	5.4	6.3
48'	40'	18'-0"	21'-0"	24'-0"	2.0	3.0	4.0	5.0	3.0	4.0	5.0	6.0	7.0
54'	45'	20'-0"	23'-0"	26'-0"	2.2	3.3	4.4	5.5	3.3	4.4	5.5	6.6	7.7
60'	50'	22'-0"	25'-0"	28'-0"	2.4	3.6	4.8	6.0	3.6	4.8	6.0	7.2	8.4
66'	55'	24'-0"	27'-0"	30'-0"	2.6	3.9	5.2	6.5	3.9	5.2	6.5	7.8	9.1
72'	60'	26'-0"	29'-0"	32'-0"	2.8	4.2	5.6	7.0	4.2	5.6	7.0	8.4	9.8
78'	65'	28'-0"	31'-0"	34'-0"	3.0	4.5	6.0	7.5	4.5	6.0	7.5	9.0	10.5
84'	70'	30'-0"	33'-0"	36'-0"	3.2	4.8	6.4	8.0	4.8	6.4	8.0	9.6	11.2

Pipe Diam.	DIMENSIONS and QUANTITIES for ROUND PIPE CULVERTS											
	Dimensions					Quantity of Sand-Cement Riprap in Cu. Yds. for One Endwall						
	X	Y	Z	For 2:1 Slopes	For 4:1 Slopes	For 2:1 Slopes	For 4:1 Slopes	For 6:1 Slopes	For 6:1 Slopes	For 6:1 Slopes		
18"	2'-7"	2'-0"	12'-9"	1.2	1.6	2.1	2.6	1.7	2.4	3.0	3.6	4.4
24"	3'-5"	2'-0"	15'-8"	1.4	1.9	2.6	3.1	2.1	2.9	3.7	4.4	5.3
30"	4'-3"	2'-0"	18'-7"	1.6	2.1	2.9	3.5	2.3	3.1	4.0	4.8	5.7
36"	5'-1"	2'-0"	21'-6"	1.8	2.4	3.3	4.0	2.5	3.4	4.3	5.2	6.1
42"	5'-9"	2'-0"	24'-5"	2.0	2.7	3.6	4.4	2.7	3.6	4.5	5.4	6.3
48"	6'-7"	2'-0"	27'-4"	2.2	3.0	4.0	4.8	2.9	3.9	4.9	5.9	6.9
54"	7'-5"	2'-0"	30'-3"	2.4	3.3	4.4	5.3	3.1	4.1	5.1	6.1	7.1
60"	8'-3"	2'-0"	33'-2"	2.6	3.6	4.8	5.7	3.3	4.4	5.5	6.6	7.7
66"	9'-1"	2'-0"	36'-1"	2.8	3.9	5.2	6.2	3.5	4.6	5.7	6.8	7.9
72"	9'-9"	2'-0"	39'-0"	3.0	4.2	5.6	6.6	3.7	4.8	5.9	7.0	8.1
78"	10'-7"	2'-0"	41'-9"	3.2	4.5	6.0	7.0	3.9	5.0	6.1	7.2	8.3
84"	11'-5"	2'-0"	44'-8"	3.4	4.8	6.4	7.5	4.1	5.2	6.3	7.4	8.5

SAND CEMENT HEADWALL DETAIL

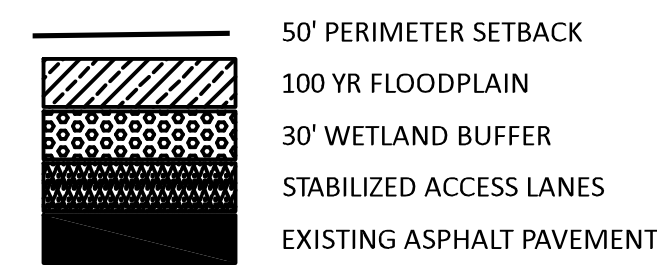
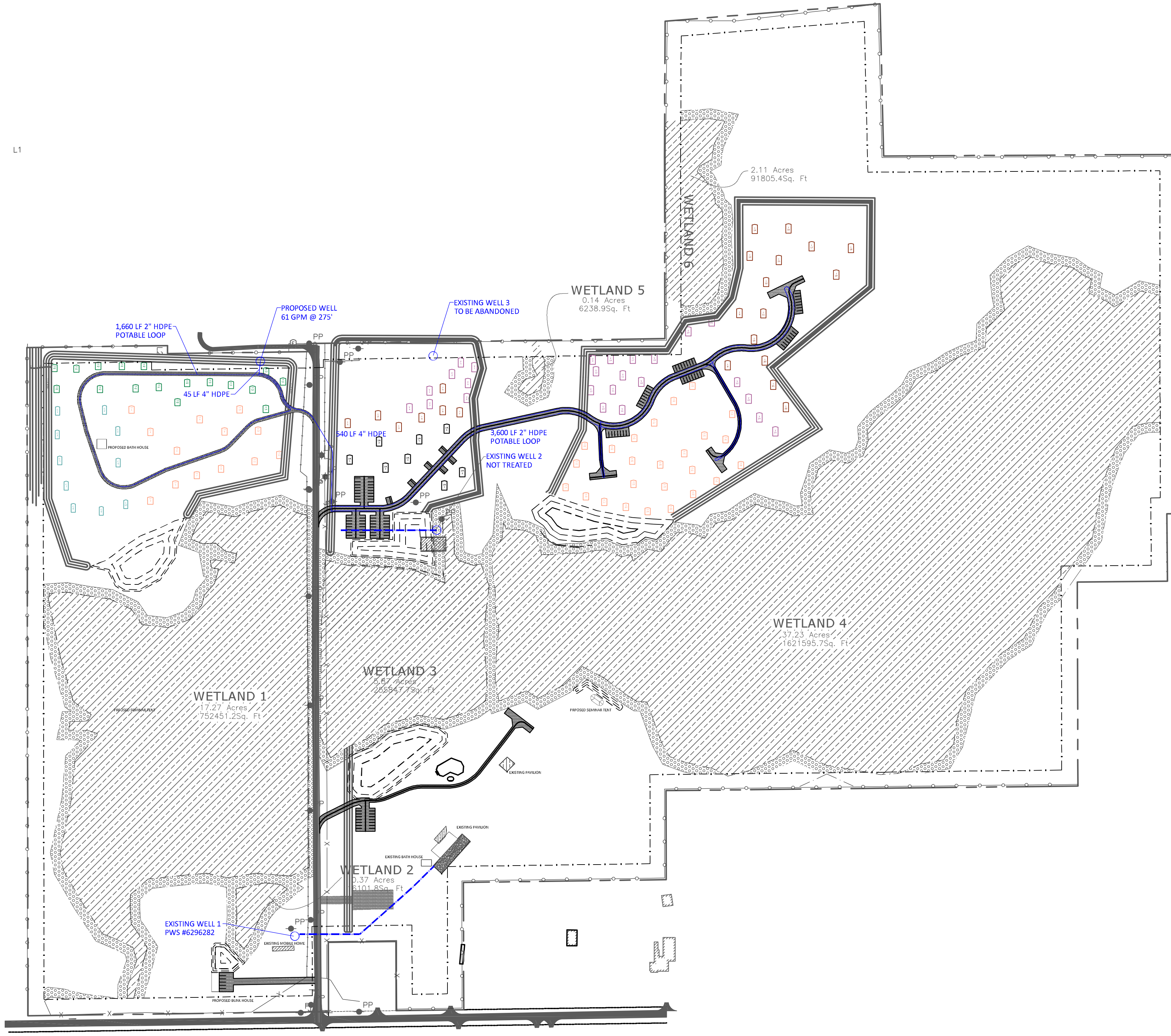
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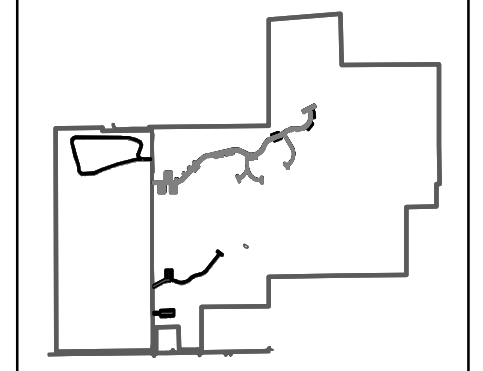
DETAIL FOR SINGLE PIPE CULVERT

NOTE: For Multiple Pipe Culvert spacing between pipe centers = X









Scale:	Designed:
Start Date:	Drawn:
Job No.:	Checked:
File:	Approved:

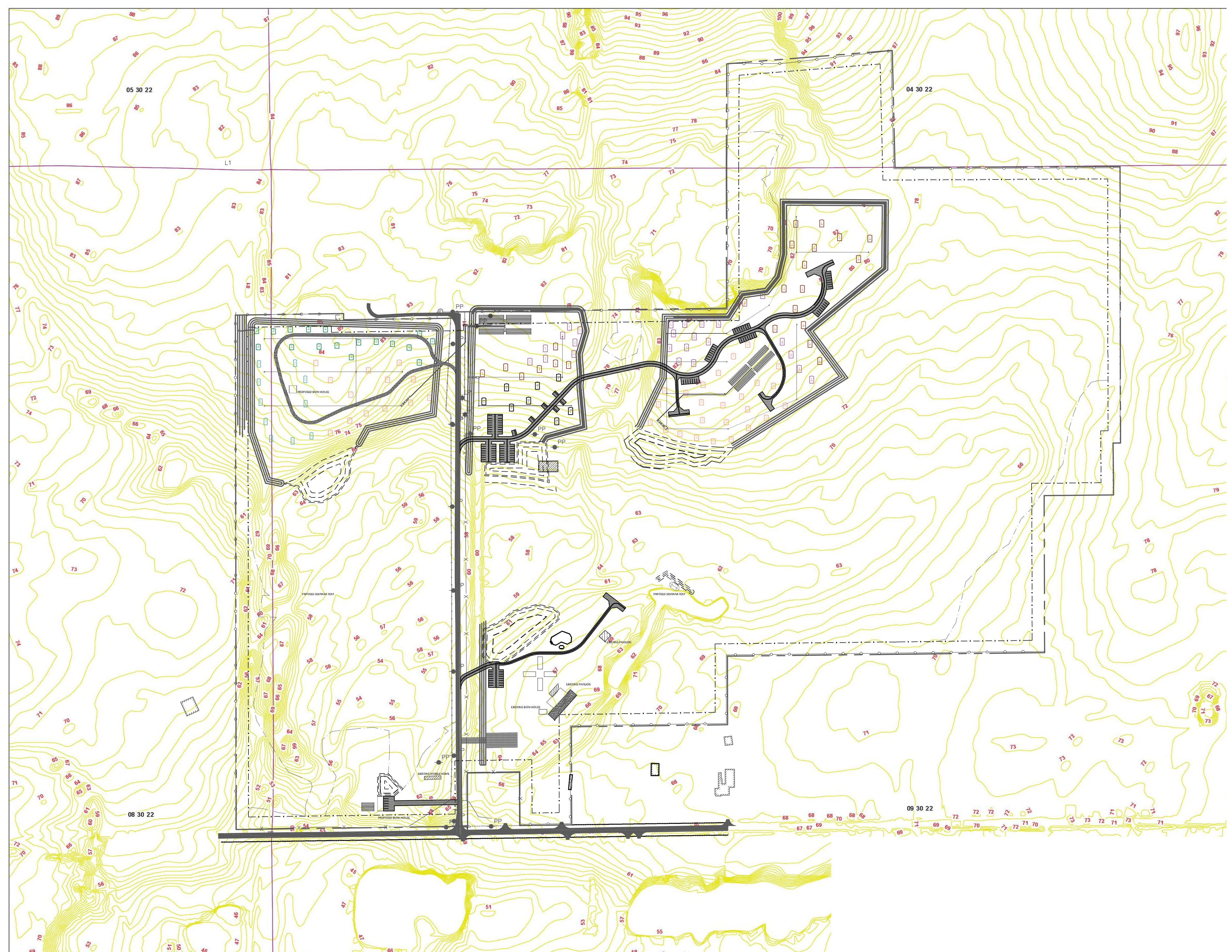
No.	Revision Description	Date
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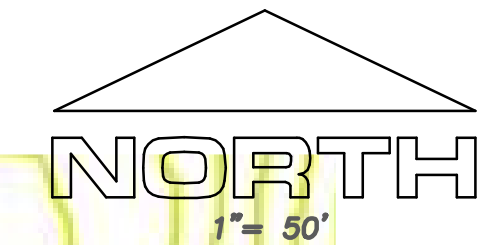
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- 50' PERIMETER SETBACK
- 100 YR FLOODPLAIN
- 30' WETLAND BUFFER
- STABILIZED ACCESS LANES
- EXISTING ASPHALT PAVEMENT





PREPARED FOR:  
 PERMITTING  
 CONSTRUCTION

**JIM ZINNER  
 PE LLC**

CIVIL ENGINEERING SERVICES  
 James Y. Zinner, Professional Engineer  
 1103 North Wheeler Street, Suite D  
 Plant City, Florida 33563  
 813-883-5708  
 jimzinner@gmail.com

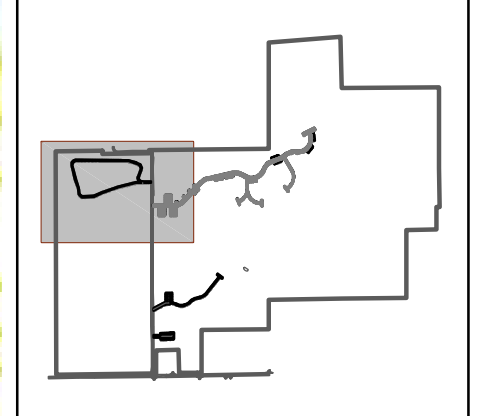
SHEET NAME:

**SEPTIC SYSTEMS 1&2**

PROJECT NAME:  
**HUTTOPIA PLANT CITY CAMPGROUND**

PREPARED FOR:  
 HUTTOPIA CANADA-USA  
 911 Jean-Talon Street East,  
 Bureau 324  
 Montreal, H2R 1V5  
 CANADA

Scale: \_\_\_\_\_ Designed: \_\_\_\_\_  
 Start Date: \_\_\_\_\_ Drawn: \_\_\_\_\_  
 Job No.: \_\_\_\_\_ Checked: \_\_\_\_\_  
 File: \_\_\_\_\_ Approved: \_\_\_\_\_



No.	Revision Description	Date

**PROFESSIONAL ENGINEER**  
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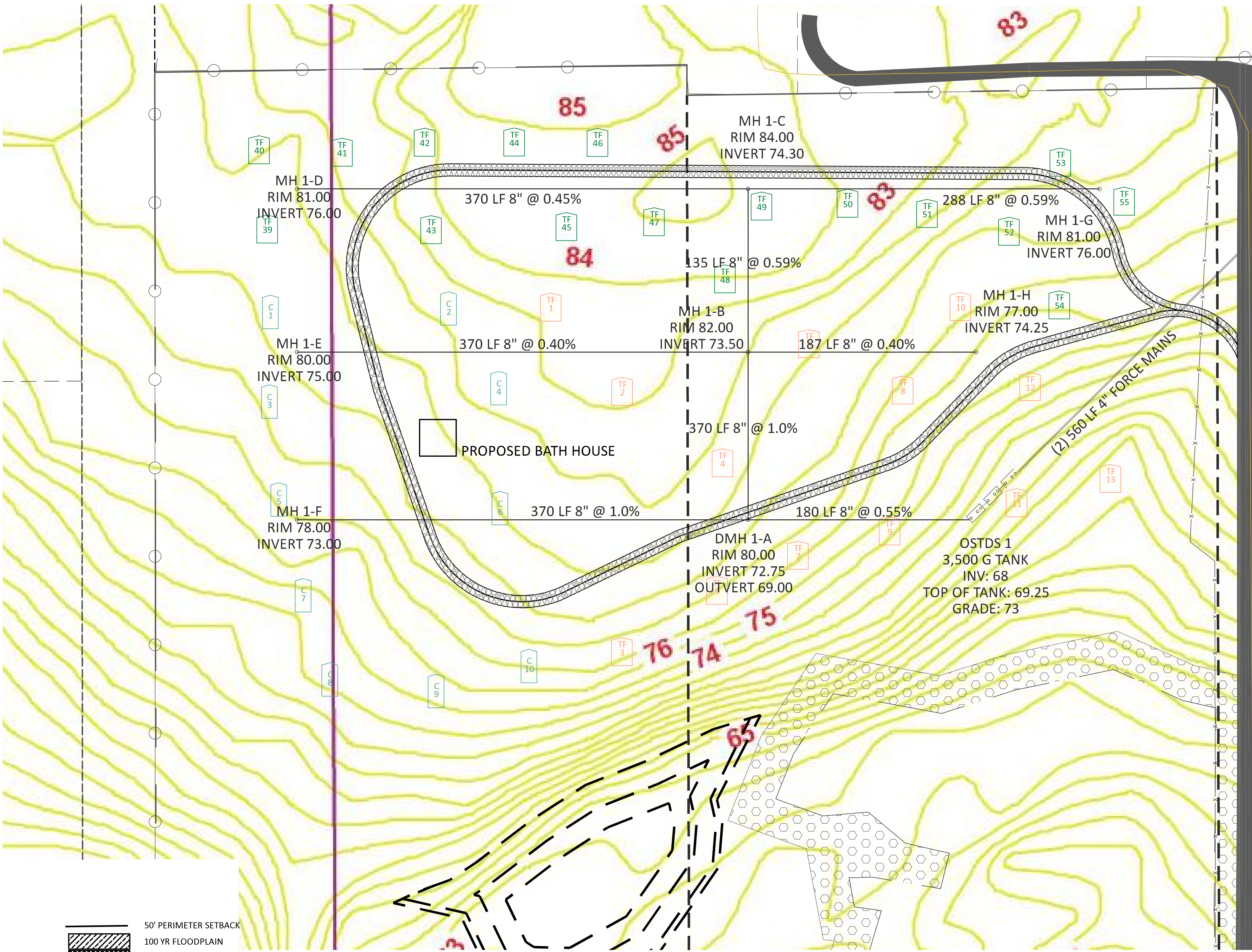
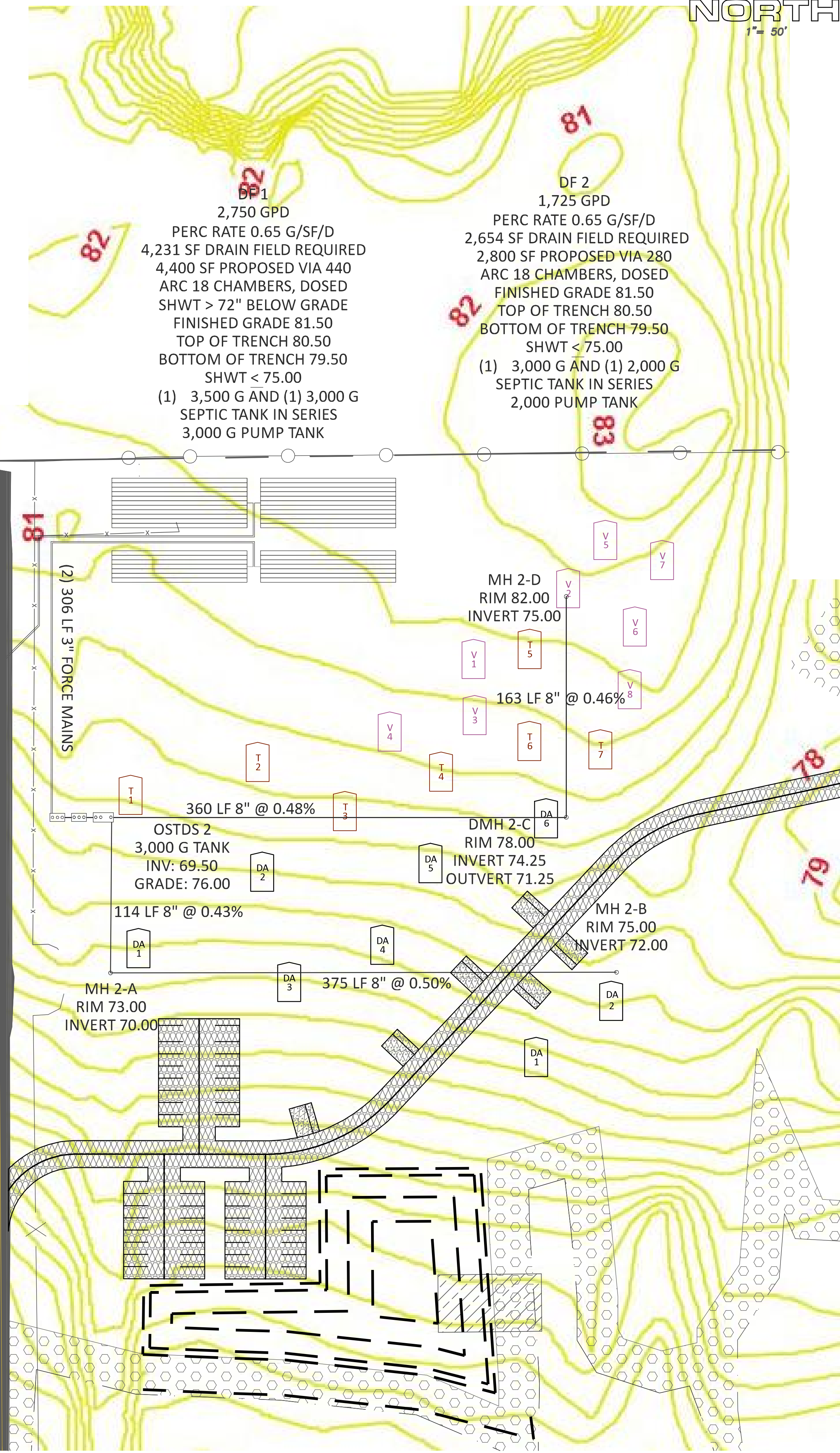
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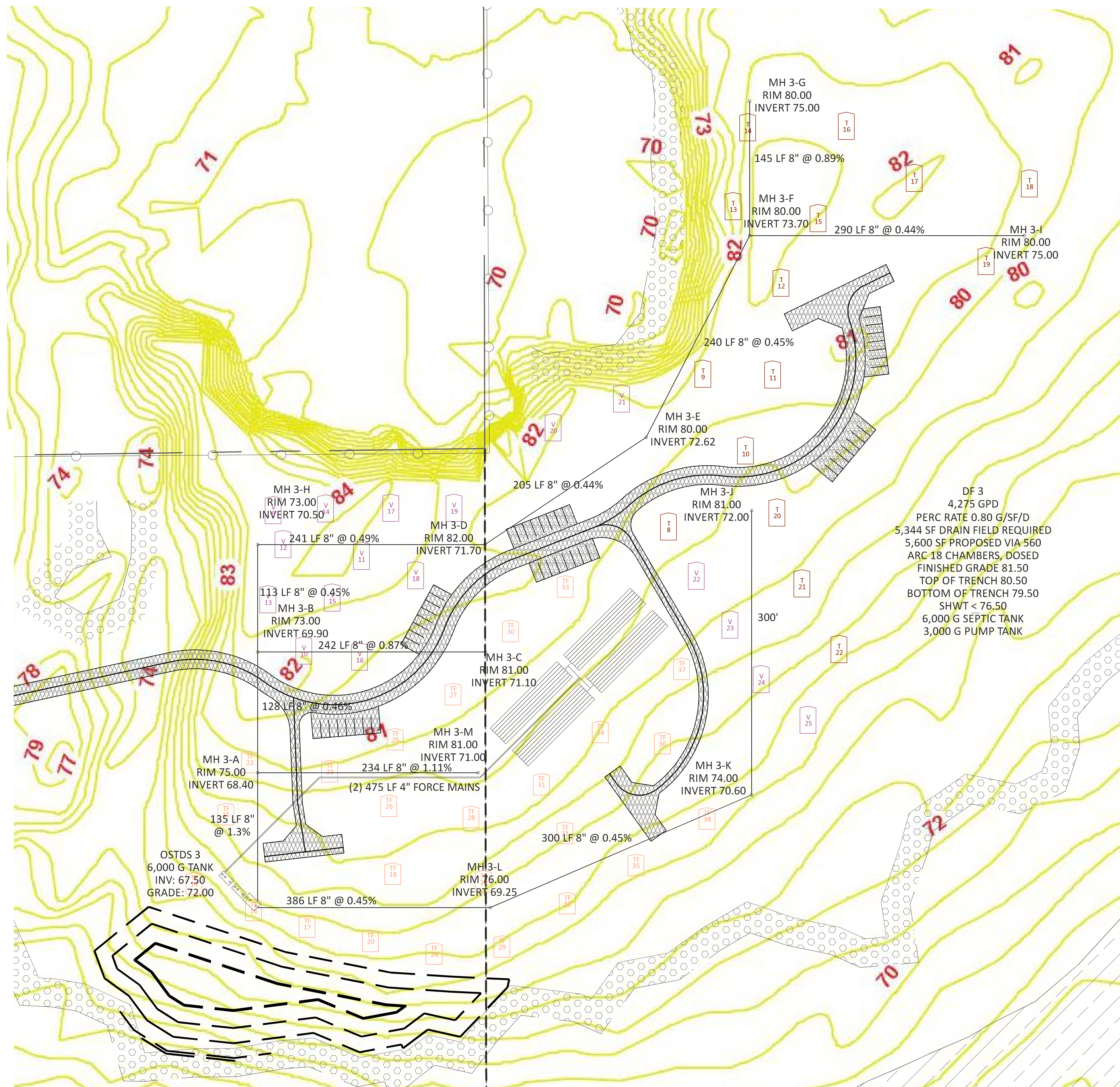
Sheet No.  
**C-10A**



- 50' PERIMETER SETBACK
- 100 YR FLOODPLAIN
- 30' WETLAND BUFFER
- STABILIZED ACCESS LANES
- EXISTING ASPHALT PAVEMENT

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**NORTH**  
1" = 50'

PREPARED FOR PERMITTING CONSTRUCTION
<b>JIM ZINNER P.E. LLC</b>
CIVIL ENGINEERING SERVICES James Y. Zinner, Professional Engineer 1103 North Wheeler Street, Suite D Plant City, Florida 33563 813-883-5718 jimzinner@gmail.com

SHEET NAME:  
**SEPTIC SYSEM  
3**

PROJECT NAME:  
**HUTTOPIA  
PLANT CITY  
CAMPGROUND**

PREPARED FOR:  
HUTTOPIA CANADA-USA  
911 Jean-Talon Street East,  
Bureau 324  
Montreal, H2R 1V5  
CANADA

Scale:	Designed:
Start Date:	Drawn:
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JAMES Y. ZINNER, P.E. #844211

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**C-10B**

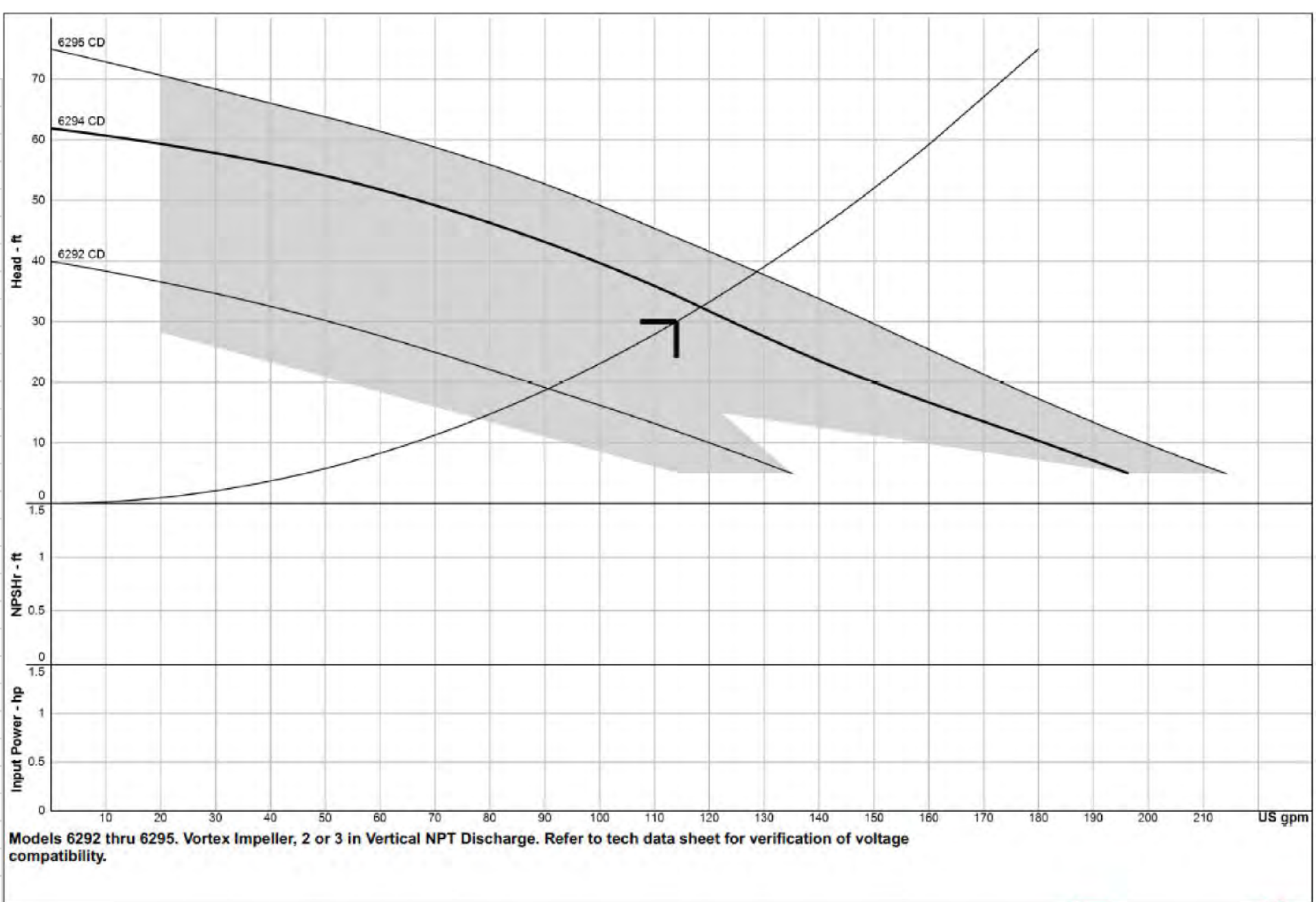
- 50' PERIMETER SETBACK
- 100 YR FLOODPLAIN
- 30' WETLAND BUFFER
- STABILIZED ACCESS LANES
- EXISTING ASPHALT PAVEMENT

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HUTTOPIA SEPTIC SYSTEM JIM ZINNER ENGINEER, LLC		OS10S 1 DRAINFIELD										
DESIGN FLOW (in galon/day)?		1375.00										
Elevation of the PUMP OFF SWITCH, in feet?		63.75										
Elevation of the upper LATERAL, in feet?		79										
DELIVERY PIPE distance, from pump to manifold, in feet?		4										
DELIVERY PIPE diameter, in inches (if not 2" - use 2" min)?		3										
Design DISTAL PRESSURE, in feet (if not 2.5)? (ft)		YES 0										
IS MANHOLE CENTERED & SYMMETRICAL (yes or no)?		YES 0										
How many orifices in the MANHOLE?		0										
MANHOLE ORFICE diameter, in inches (if not 5/16")		4										
MANHOLE DIAMETER (if not 2" - use 2" min)?		4										
TOTAL LENGTH OF MANHOLE		33.3										
Does MANHOLE drain to FIELD after dose (yes or no)?		NO 7										
How many LATERALS?		11										
Pumping chamber weep hole size (usually .25")		0 USE 0 F FORCE MAIN DOES NOT DRAIN										
<b>RESULTS</b>												
FRICION CALCULATIONS (using Hazen Williams friction f= 1.49(3.55m^CND^2)^.63)(1.85)												
PRESSURE CALCULATIONS (using orifice discharge equation Q=11.78 D^2 h^1.5)												
LATERAL DISCHARGE (first approximation)												
MANHOLE ORFICE DISCHARGE												
TOTAL SYSTEM DISCHARGE (first approximation)												
TOTAL DISCHARGE PER LATERAL												
DISCHARGE PER SQUARE FOOT OF LEACHFIELD												
ORFICE MAXIMUM DISCHARGE BY LATERAL												
ORFICE MINIMUM DISCHARGE BY LATERAL												
ORFICE % DIFFERENCE DISCHARGE WITHIN LATERAL												
MAXIMUM DISCHARGE LATERAL												
MINIMUM DISCHARGE LATERAL												
MAXIMUM DISCHARGE PER SQUARE FOOT												
MINIMUM DISCHARGE PER SQUARE FOOT												
VELOCITY AT FIRST ORFICE												
WEEP HOLE DISCHARGE (usually a 1/4" weep hole)												
VOID VOLUME IN DELIVERY PIPE												
VOID VOLUME IN MANHOLE												
VOID VOLUME IN EACH LATERAL												
TOTAL LATERAL VOID VOLUME												
MINIMUM DOSE VOLUME (four times the pipe volume)												
TOTAL HEAD LOSS IN EACH LATERAL												
MAXIMUM TOTAL LATERAL HEAD LOSS IN SYSTEM												
MANHOLE HEAD LOSS (center-fed unless manifold design)												
DELIVERY PIPE HEAD LOSS												
FITTING LOSS (headloss * 15)												
DISTAL PRESSURE HEAD												
STATIC HEAD (OFF-SWITCH TO HIGH LATERAL/MANHOLE)												
HEADLOSS PUMP TO WEEPHOLE (assume 3' run)												
PUMP REQUIREMENTS												

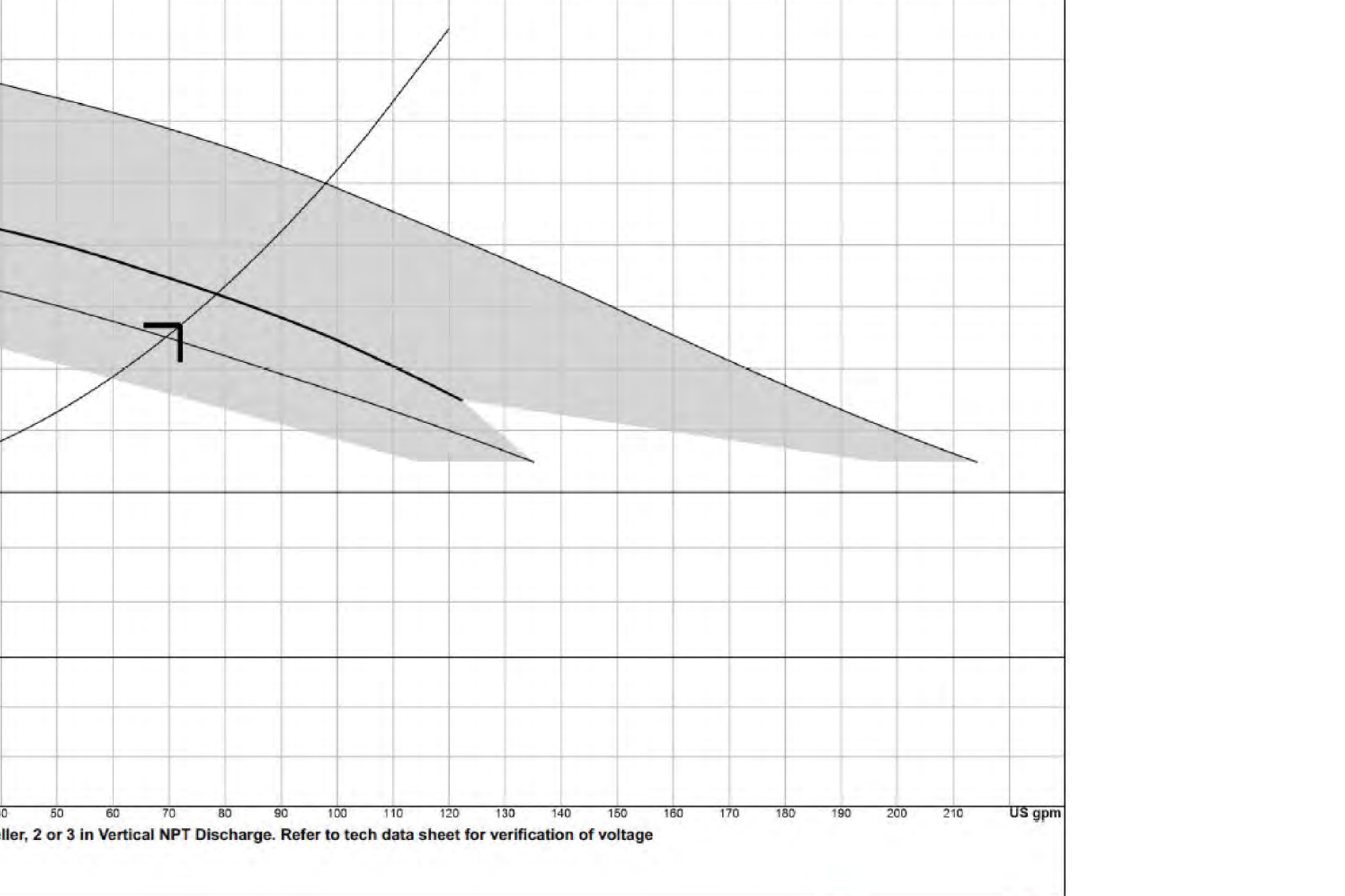
Tank Volume	3000
Overall Width	72.0 Inches
Overall Depth	60.0 Inches
Overall Length	168.0 Inches
Lid Thickness	6.0 Inches
Invert From Outside Bottom	69.0 Inches
Outvert From Outside Bottom	69.0 Inches
Tank Wall Thickness	6.0 Inches
Tank Cover	0.8 Feet
Finished Grade	75.00 Feet
Daily Flow	2750.00 Gallons / Day
Infiltration Rate	0.65 Gallons / SF / Day
Drainfield Required	4230.77 Square Feet
Drainfield rating	2.00 Gallons / LF
Lineal Feet of Drainfield Required	2115.38 Lineal Feet
Lineal Feet of Drainfield Proposed	2200.00 Lineal Feet
Size of Dosing Line	1.25 Inches
Volume of Dosing Lines	140.18 Gallons
Dosings Per Day	6.00 Each
Minimum Volume Dose	560.71 Gallons
Minimum Quantity Dose	458.33 Gallons
Design Dose Volume	355.00 Gallons
Pump Down Height	8.76 Inches
Top of Tank Wall Elevation	74.44 Feet
Invert Elevation	68.00 Feet
Outvert Elevation	67.50 Feet
Internal Tank Bottom Invert	62.75 Feet
Tank Bottom Elevation	62.25 Feet
Liquid Depth at Pump Off	12 Inches
Pump Off Elevation	63.75 Feet
Pump On	64.48 Feet
Alarm	67.00 Feet



Company: Zoeller Engineered Products  
Name: PUMP 1  
Date: 02/15/2022  
Catalog: Zoeller Sump and Sewage Pumps 60, Vers 1.1  
Design Point: 114 US gpm, 30 ft  
Static Head: 0 ft  
Size: 1/2 - 2 HP NPT DC, VTX  
Speed: 3450 rpm  
Line: 6294 CD  
Solids Capacity:  
Motor Type: STD

HUTTOPIA SEPTIC SYSTEM JIM ZINNER ENGINEER, LLC		OS10S 2 DRAINFIELD										
DESIGN FLOW (in galon/day)?		602.50										
Elevation of the PUMP OFF SWITCH, in feet?		63.75										
Elevation of the upper LATERAL, in feet?		79										
DELIVERY PIPE distance, from pump to manifold, in feet?		3										
DELIVERY PIPE diameter, in inches (if not 2" - use 2" min)?		3										
Design DISTAL PRESSURE, in feet (if not 2.5)? (ft)		YES 0										
IS MANHOLE CENTERED & SYMMETRICAL (yes or no)?		YES 0										
How many orifices in the MANHOLE?		0										
MANHOLE ORFICE diameter, in inches (if not 5/16")		4										
MANHOLE DIAMETER (if not 2" - use 2" min)?		4										
TOTAL LENGTH OF MANHOLE		33.3										
Does MANHOLE drain to FIELD after dose (yes or no)?		NO 7										
How many LATERALS?		7										
Pumping chamber weep hole size (usually .25")		0 USE 0 F FORCE MAIN DOES NOT DRAIN										
<b>RESULTS</b>												
FRICION CALCULATIONS (using Hazen Williams friction f= 1.49(3.55m^CND^2)^.63)(1.85)												
PRESSURE CALCULATIONS (using orifice discharge equation Q=11.78 D^2 h^1.5)												
LATERAL DISCHARGE (first approximation)												
MANHOLE ORFICE DISCHARGE												
TOTAL SYSTEM DISCHARGE (first approximation)												
TOTAL DISCHARGE PER LATERAL												
DISCHARGE PER SQUARE FOOT OF LEACHFIELD												
ORFICE MAXIMUM DISCHARGE BY LATERAL												
ORFICE MINIMUM DISCHARGE BY LATERAL												
ORFICE % DIFFERENCE DISCHARGE WITHIN LATERAL												
MAXIMUM DISCHARGE LATERAL												
MINIMUM DISCHARGE LATERAL												
MAXIMUM DISCHARGE PER SQUARE FOOT												
MINIMUM DISCHARGE PER SQUARE FOOT												
VELOCITY AT FIRST ORFICE												
WEEP HOLE DISCHARGE (usually a 1/4" weep hole)												
VOID VOLUME IN DELIVERY PIPE												
VOID VOLUME IN MANHOLE												
VOID VOLUME IN EACH LATERAL												
TOTAL LATERAL VOID VOLUME												
MINIMUM DOSE VOLUME (four times the pipe volume)												
TOTAL HEAD LOSS IN EACH LATERAL												
MAXIMUM TOTAL LATERAL HEAD LOSS IN SYSTEM												
MANHOLE HEAD LOSS (center-fed unless manifold design)												
DELIVERY PIPE HEAD LOSS												
FITTING LOSS (headloss * 15)												
DISTAL PRESSURE HEAD												
STATIC HEAD (OFF-SWITCH TO HIGH LATERAL/MANHOLE)												
HEADLOSS PUMP TO WEEPHOLE (assume 3' run)												
PUMP REQUIREMENTS												

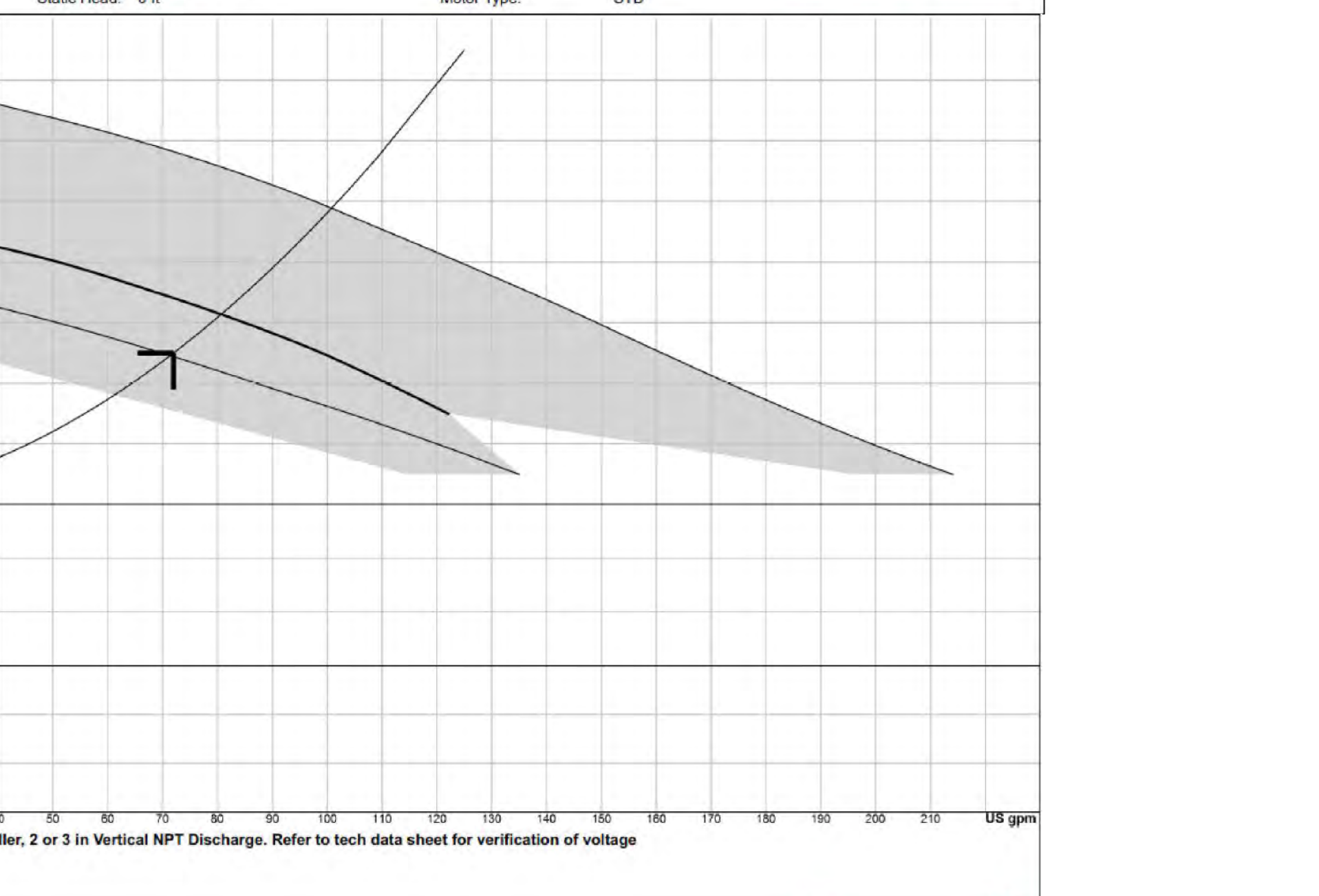
Tank Volume	2000
Overall Width	72.0 Inches
Overall Depth	88.0 Inches
Overall Length	132.0 Inches
Lid Thickness	6.0 Inches
Invert From Outside Bottom	69.0 Inches
Outvert From Outside Bottom	69.0 Inches
Tank Wall Thickness	6.0 Inches
Tank Cover	3.3 Feet
Finished Grade	77.00 Feet
Daily Flow	1725.00 Gallons / Day
Infiltration Rate	0.65 Gallons / SF / Day
Drainfield Required	2653.85 Square Feet
Drainfield rating	2.00 Gallons / LF
Lineal Feet of Drainfield Required	1326.92 Lineal Feet
Lineal Feet of Drainfield Proposed	1400.00 Lineal Feet
Size of Dosing Line	1.25 Inches
Volume of Dosing Lines	89.20 Gallons
Dosings Per Day	6.00 Each
Minimum Volume Dose	356.82 Gallons
Minimum Quantity Dose	287.50 Gallons
Design Dose Volume	355.00 Gallons
Pump Down Height	11.39 Inches
Top of Tank Wall Elevation	76.23 Feet
Invert Elevation	67.50 Feet
Outvert Elevation	67.50 Feet
Internal Tank Bottom Invert	62.75 Feet
Tank Bottom Elevation	62.25 Feet
Liquid Depth at Pump Off	12 Inches
Pump Off Elevation	63.75 Feet
Pump On	64.70 Feet
Alarm	67.00 Feet



Company: Zoeller Engineered Products  
Name: PUMP 2  
Date: 02/15/2022  
Catalog: Zoeller Sump and Sewage Pumps 60, Vers 1.1  
Design Point: 72 US gpm, 27 ft  
Static Head: 0 ft  
Size: 1/2 - 2 HP NPT DC, VTX  
Speed: 3450 rpm  
Line: 6293 CD  
Solids Capacity:  
Motor Type: STD

HUTTOPIA SEPTIC SYSTEM JIM ZINNER ENGINEER, LLC		OS10S 3 DRAINFIELD										
DESIGN FLOW (in galon/day)?		1068.75										
Elevation of the PUMP OFF SWITCH, in feet?		63.75										
Elevation of the upper LATERAL, in feet?		79										
DELIVERY PIPE distance, from pump to manifold, in feet?		4										
DELIVERY PIPE diameter, in inches (if not 2" - use 2" min)?		4										
Design DISTAL PRESSURE, in feet (if not 2.5)? (ft)		YES 0										
IS MANHOLE CENTERED & SYMMETRICAL (yes or no)?		YES 0										
How many orifices in the MANHOLE?		0										
MANHOLE ORFICE diameter, in inches (if not 5/16")		4										
MANHOLE DIAMETER (if not 2" - use 2" min)?		4										
TOTAL LENGTH OF MANHOLE		33.3										
Does MANHOLE drain to FIELD after dose (yes or no)?		NO 7										
How many LATERALS?		7										
Pumping chamber weep hole size (usually .25")		0 USE 0 F FORCE MAIN DOES NOT DRAIN										
<b>RESULTS</b>												
FRICION CALCULATIONS (using Hazen Williams friction f= 1.49(3.55m^CND^2)^.63)(1.85)												
PRESSURE CALCULATIONS (using orifice discharge equation Q=11.78 D^2 h^1.5)												
LATERAL DISCHARGE (first approximation)												
MANHOLE ORFICE DISCHARGE												
TOTAL SYSTEM DISCHARGE (first approximation)												
TOTAL DISCHARGE PER LATERAL												
DISCHARGE PER SQUARE FOOT OF LEACHFIELD												
ORFICE MAXIMUM DISCHARGE BY LATERAL												
ORFICE MINIMUM DISCHARGE BY LATERAL												
ORFICE % DIFFERENCE DISCHARGE WITHIN LATERAL												
MAXIMUM DISCHARGE LATERAL												
MINIMUM DISCHARGE LATERAL												
MAXIMUM DISCHARGE PER SQUARE FOOT												
MINIMUM DISCHARGE PER SQUARE FOOT												
VELOCITY AT FIRST ORFICE												
WEEP HOLE DISCHARGE (usually a 1/4" weep hole)												
VOID VOLUME IN DELIVERY PIPE												
VOID VOLUME IN MANHOLE												
VOID VOLUME IN EACH LATERAL												
TOTAL LATERAL VOID VOLUME												
MINIMUM DOSE VOLUME (four times the pipe volume)												
TOTAL HEAD LOSS IN EACH LATERAL												
MAXIMUM TOTAL LATERAL HEAD LOSS IN SYSTEM												
MANHOLE HEAD LOSS (center-fed unless manifold design)												
DELIVERY PIPE HEAD LOSS												
FITTING LOSS (headloss * 15)												
DISTAL PRESSURE HEAD												
STATIC HEAD (OFF-SWITCH TO HIGH LATERAL/MANHOLE)												
HEADLOSS PUMP TO WEEPHOLE (assume 3' run)												
PUMP REQUIREMENTS												

Tank Volume	3000
Overall Width	72.0 Inches
Overall Depth	60.0 Inches
Overall Length	168.0 Inches
Lid Thickness	6.0 Inches
Invert From Outside Bottom	69.0 Inches
Outvert From Outside Bottom	69.0 Inches
Tank Wall Thickness	6.0 Inches
Tank Cover	0.8 Feet
Finished Grade	75.00 Feet
Daily Flow	4275.00 Gallons / Day
Infiltration Rate	0.65 Gallons / SF / Day
Drainfield Required	6576.92 Square Feet
Drainfield rating	2.00 Gallons / LF
Lineal Feet of Drainfield Required	3288.46 Lineal Feet
Lineal Feet of Drainfield Proposed	2200.00 Lineal Feet
Size of Dosing Line	1.25 Inches
Volume of Dosing Lines	140.18 Gallons
Dosings Per Day	6.00 Each
Minimum Volume Dose	560.71 Gallons
Minimum Quantity Dose	712.50 Gallons
Design Dose Volume	355.00 Gallons
Pump Down Height	8.76 Inches
Top of Tank Wall Elevation	74.44 Feet
Invert Elevation	68.00 Feet
Outvert Elevation	67.50 Feet
Internal Tank Bottom Invert	62.75 Feet
Tank Bottom Elevation	62.25 Feet
Liquid Depth at Pump Off	12 Inches
Pump Off Elevation	63.75 Feet
Pump On	64.48 Feet
Alarm	67.00 Feet



Company: Zoeller Engineered Products  
Name: PUMP3  
Date: 02/15/2022  
Catalog: Zoeller Sump and Sewage Pumps 60, Vers 1.1  
Design Point: 72 US gpm, 25 ft  
Static Head: 0 ft  
Size: 1/2 - 2 HP NPT DC, VTX  
Speed: 3450 rpm  
Line: 6293 CD  
Solids Capacity:  
Motor Type: STD

PREPARED FOR:  
PERMITTING:  
CONSTRUCTION:  
**JIM ZINNER  
PE LLC**  
CIVIL ENGINEERING SERVICES  
James Y. Zinner, Professional Engineer  
1103 North Wheeler Street, Suite D  
Plant City, Florida 33563  
813-883-8708  
jimzinner@gmail.com

SHEET NAME:  
**SEPTIC SYSTEM  
DETAILS**

PROJECT NAME:  
**HUTTOPIA  
PLANT CITY  
CAMPGROUND**

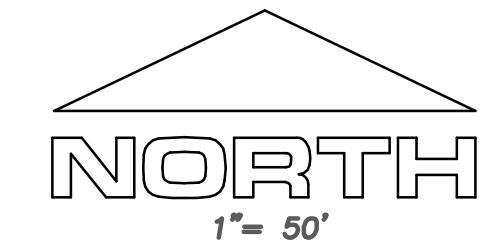
PREPARED FOR:  
**HUTTOPIA CANADA-USA  
911 Jean-Talon Street East,  
Bureau 324  
Montreal, H2R 1V5  
CANADA**

Scale:  
Start Date:  
Job No.:  
File:  

No.	Revision Description	Date
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STATE OF  
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LICENSE #44211**  
JAMES Y. ZINNER  
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PREPARED FOR  
 PERMITTING  
 CONSTRUCTION

**JIM ZINNER  
 PE LLC**

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 James Y. Zinner, Professional  
 Engineer  
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 813-880-8708  
 jimzinner@gmail.com

SHEET NAME:

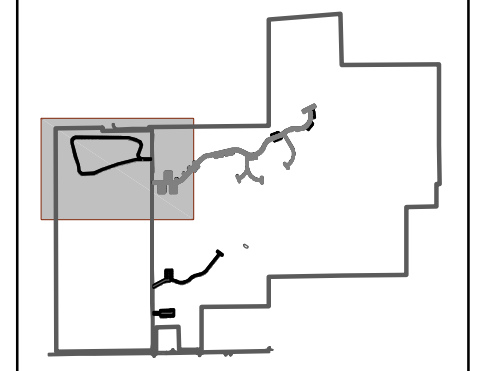
**FIRE  
 DEPARTMENT  
 ACCESS  
 SECTION A**

PROJECT NAME:

**HUTTOPIA  
 PLANT CITY  
 CAMPGROUND**

PREPARED FOR:

**HUTTOPIA CANADA-USA**  
 911 Jean-Talon Street East,  
 Bureau 324  
 Montreal, H2R 1V5  
 CANADA



Scale:	Designed:
Start Date:	Drawn:
Job No.:	Checked:
File:	Approved:

No.	Revision Description	Date

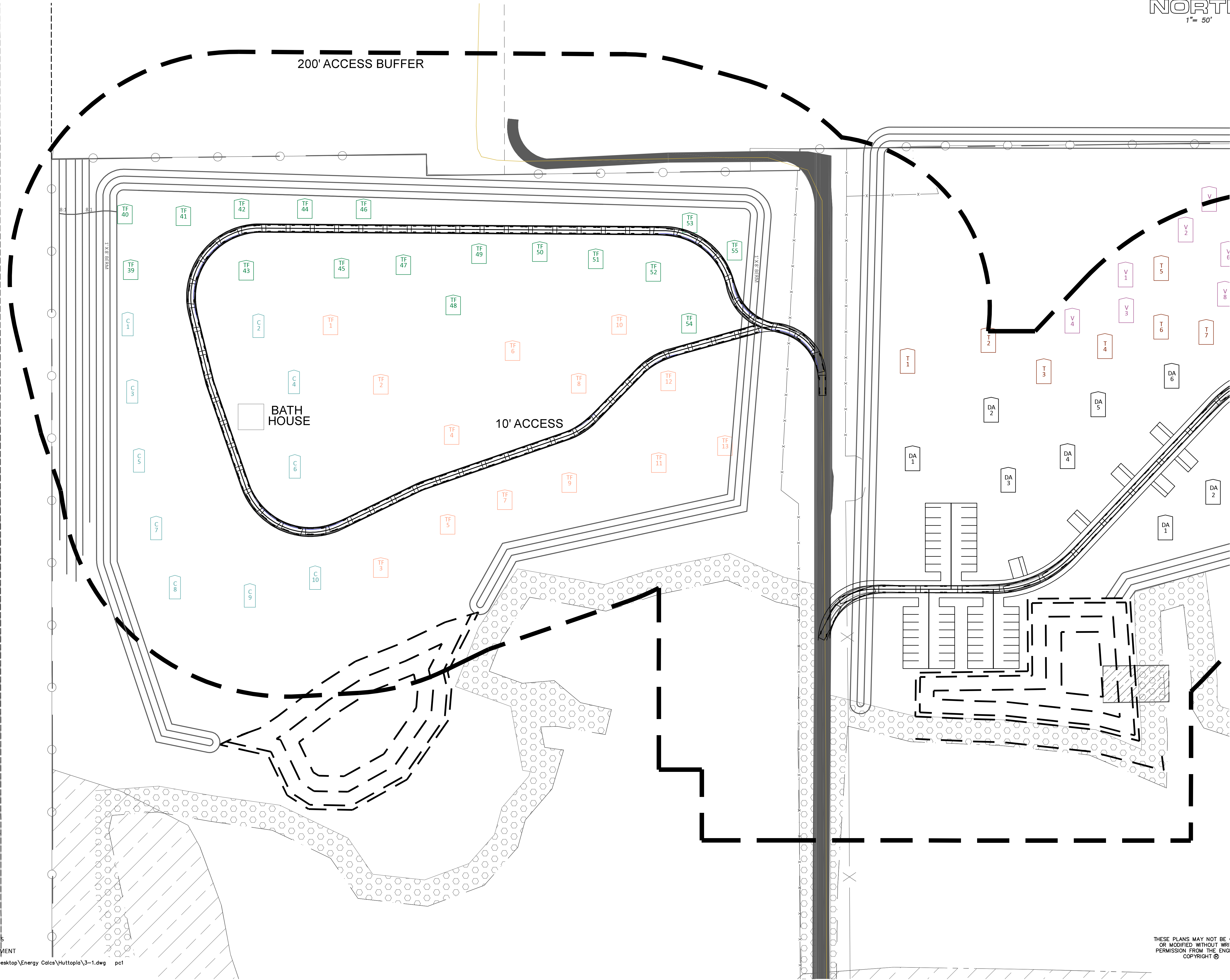


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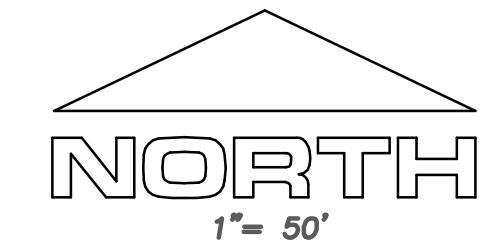
Sheet No.  
**C-11**



50' PERIMETER SETBACK  
 100 YR FLOODPLAIN  
 30' WETLAND BUFFER  
 STABILIZED ACCESS LANES  
 EXISTING ASPHALT PAVEMENT

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 CONSTRUCTION


**JIM ZINNER  
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SHEET NAME:  
**FIRE DEPARTMENT ACCESS SECTIN B**


PROJECT NAME:  
**HUTTOPIA PLANT CITY CAMPGROUND**

PREPARED FOR:  
 HUTTOPIA CANADA-USA  
 911 Jean-Talon Street East,  
 Bureau 324  
 Montreal, H2R 1V5  
 CANADA



Scale:	Designed:
Start Date:	Drawn:
Job No.:	Checked:
File:	Approved:

No.	Revision Description	Date



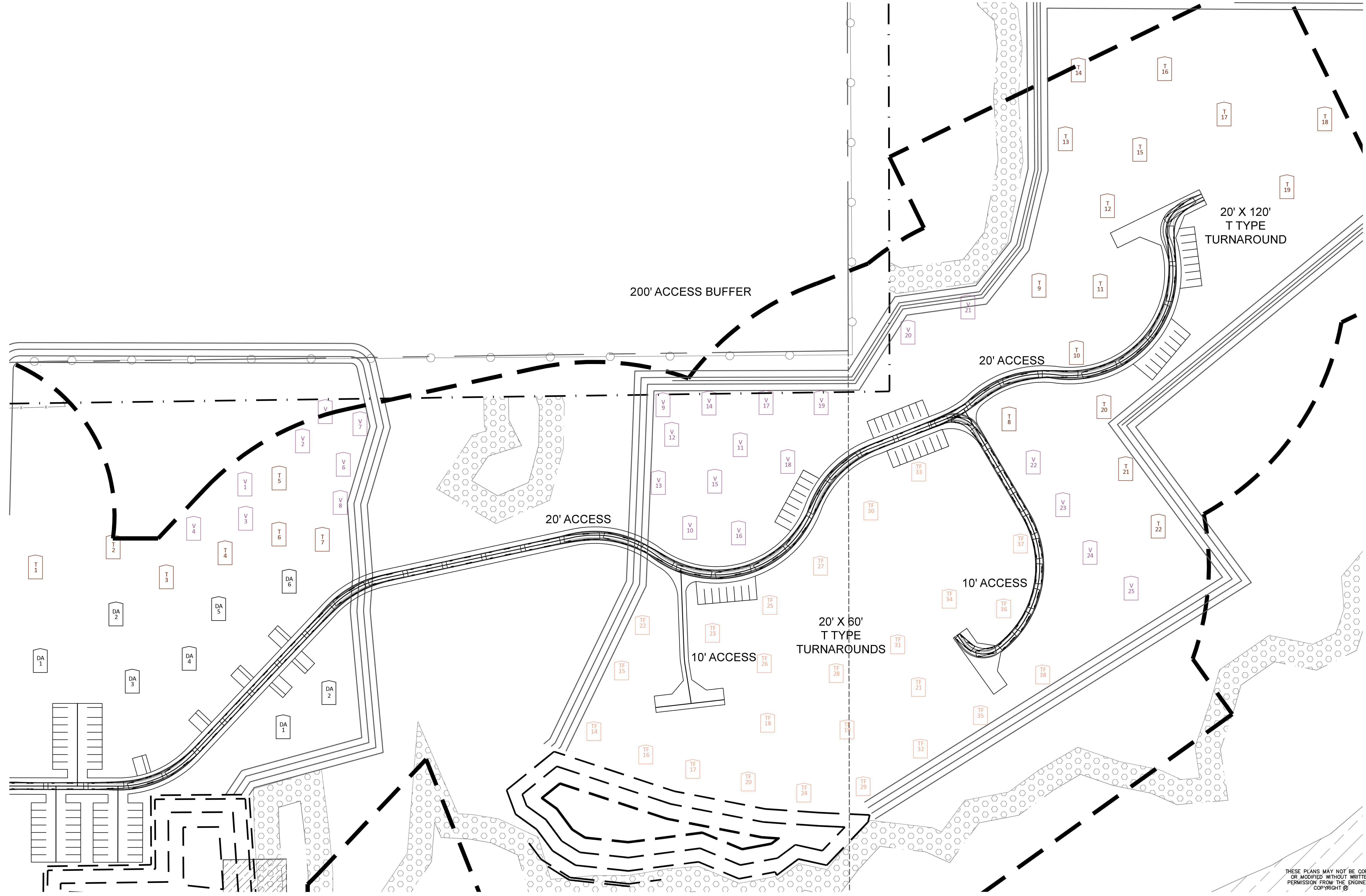
JAMES Y. ZINNER, P.E. #44211

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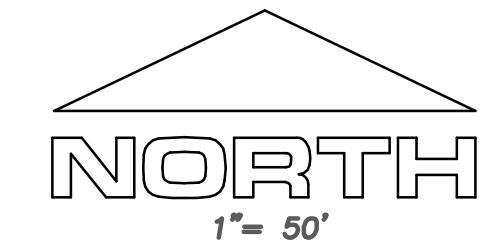
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SHEET NAME:  
**FIRE DEPARTMENT ACCESS SECTION C**


PROJECT NAME:  
**HUTTOPIA PLANT CITY CAMPGROUND**

PREPARED FOR:  
 HUTTOPIA CANADA-USA  
 911 Jean-Talon Street East,  
 Bureau 324  
 Montreal, H2R 1V5  
 CANADA



Scale:	Designed:
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Job No.:	Checked:
File:	Approved:

No.	Revision Description	Date



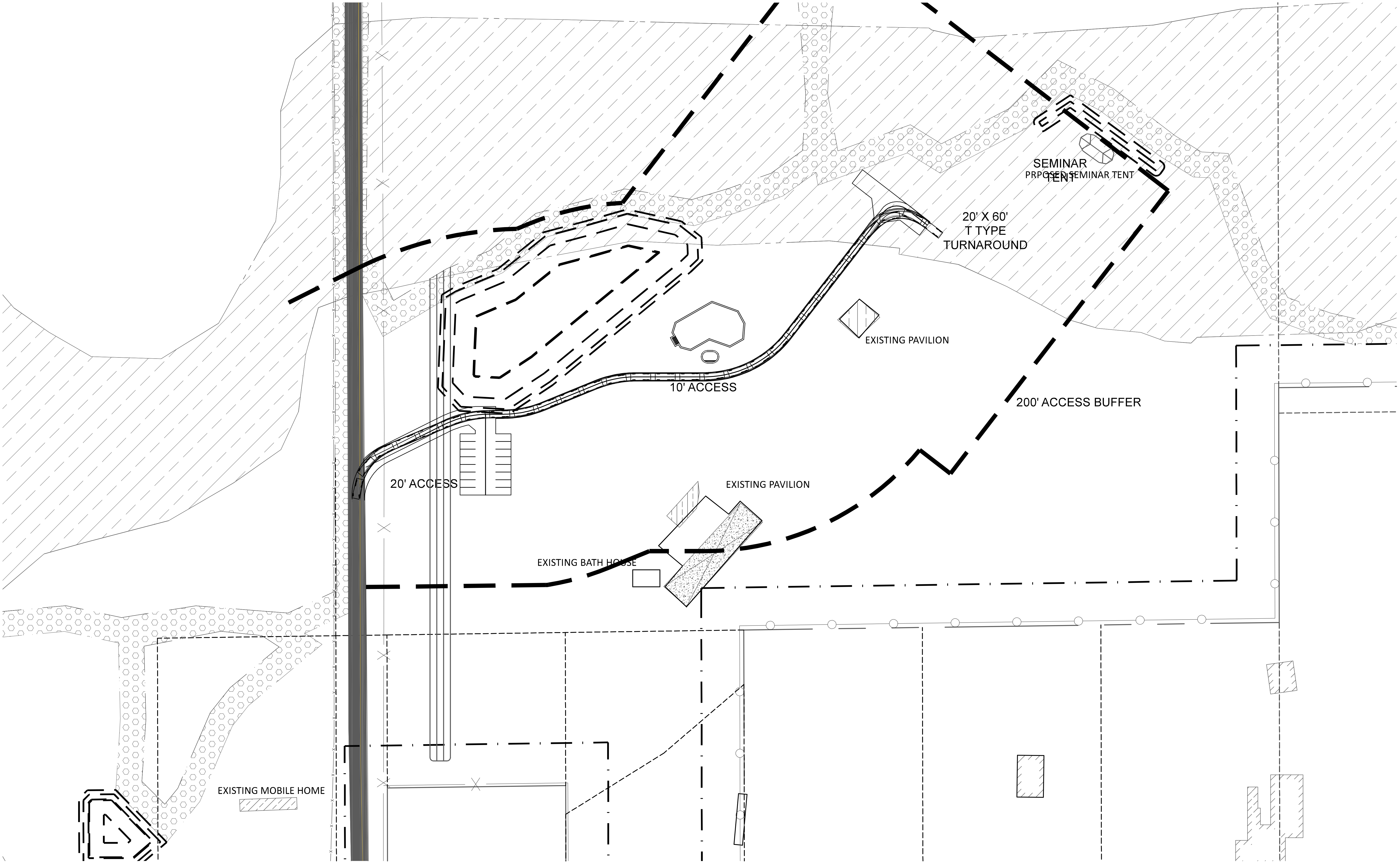
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STORMWATER CONSTRUCTION SURFACE WATER MANAGEMENT PLAN (C.S.W.M.P.)

This STORMWATER CONSTRUCTION SURFACE WATER MANAGEMENT PLAN (C.S.W.M.P.) is for construction of the SWISS VALLEY ESTATES MHP. Construction activities to include clearing, grubbing, excavation, fill, This CSWMP construction of parking areas, buildings and utilities.

SITE DESCRIPTION

The project site is located at 1529 Ritter Rd., Lakeland FL 33810 in Section 23 , Township 27 S, Range 11 E, POLK COUNTY, Florida This CSWMP shall be used in conjunction with the required Notice of Intent (NOI) and the required Stormwater Pollution Prevention Plan (SWPPP) as required by the NOI. The NOI permit must from the Florida Department of Environmental Protection by the general contractor before civil construction begins.

Owner: JEFFREY SCALLON – VICE PRESIDENT  
SRS BUSINESS ENTERPRISES INC.  
PH. (386) 383–7821

Civil Engineer: JIM ZINNER PE LLC  
1103 N. WHEELER ST., SUITE D  
PLANT CITY, FL 35635  
FBPE CERTIFICATION OF AUTHORIZATION NO. 32202

Construction Plans: PHASE 1 SITE CONSTRUCTION PLANS FOR SWISS VALLEY ESTATES 1529 RITTER ROAD LAKELAND, FL 33810

General Contractor: TBD

According to current Flood Insurance Maps Issued by the Federal Emergency Management Agency, the property shown appears to lie within zones "X & AE" PANEL NO. 12105C01636

SEQUENCE OF CONSTRUCTION EVENTS:

1. Install staked silt fence and other erosion control features as indicated on construction plans.
2. Continue clearing & grubbing remainder of site.
3. Fill building site to grade & begin building construction.
4. Excavate ponds, stabilize pond banks with sod or, seed and mulch, per plans.
5. Fill remainder of site & install stormwater piping system and storm piping system silt controls.
6. Construct underground utility system and parking lot base, curbing & paving.
7. Final grading and landscaping/sod installation.
8. Clean stormwater system and remove sediments from pond as required.
9. Once all site areas stabilized, remove erosion protection devices.

NAME OF RECEIVING WATERS:

Site discharges to Fox Branch Tributary.

EROSION AND SEDIMENT CONTROLS

STABILIZATION PRACTICES:

Denude only portions of the site expected to be graded or altered within 14 days. Do not denude more than one half the site area at a time.

Temporary Stabilization – Denuded areas, soil stockpiles and other areas of the site where construction activity temporarily ceases for at least 21 days will be stabilized with temporary seed and mulch no later than 14 days after the last construction activity in that area. Hydromulch using locally recommended application for quick germinating ground cover. As an alternative, manually apply rye grain at the rate of 150 pounds per acre (or other quick germinating ground cover at recommended rate for area) along with 10–10–10 fertilizer at rate recommended by manufacturer and apply 3,000 pounds per acre of straw (or other fibrous mulch) secured by crimping. Reapply as required until vegetative cover established.

Wind Erosion Stabilization – Manage fugitive dust from bare areas and areas of active construction by applying water spray to saturate surface soils. Apply water spray on a daily basis or as needed to maintain minimal dust transport. Monitor fugitive dust on a continuous basis and use additional measures as required to control off–site transport of unacceptable levels of dust. Stabilize area to be paved by spreading base material.

Permanent Stabilization – Permanently stabilize all disturbed areas with pavement, landscaping & mulch, sod, seed & mulch, etc. per plans. Maintain as required.

STRUCTURAL PRACTICES:

Prior to disturbing the site, install staked silt fence barriers and other erosion control measures per plans. Excavate portions of ponds to use as sediment basins and construct diversion swales to route site runoff into sediment basins. Inspect all aspects of the system per the inspection plan and maintain as required. Install additional erosion control measures such as staked hay or straw bales, double row of silt fence, etc. at locations of excessive erosion. Install sediment traps such as geotextile fabric with clean rock cover at sediment pond outfall locations if turbid discharge is noted.

STORM WATER MANAGEMENT:

The permanent storm water system will include curbed and paved parking areas with storm inlets. An underground stormwater piping system will convey stormwater to the ponds. Sediments accumulated in the stormwater system and ponds during construction will be removed prior to completion of the project. All pervious areas of the site disturbed during construction will be revegetated with a permanent vegetative cover.

OTHER CONTROLS

WASTE MANAGEMENT:

Collect and contain all waste materials in a controlled area in accordance with applicable regulations. All trash and construction debris to be removed from site and properly disposed. No construction debris to be buried on–site. The General Contractor for the site is responsible for assuring that all personnel are instructed regarding the correct procedures for waste disposal and will be responsible for implementing these procedures.

HAZARDOUS WASTE:

Local and state environmental agencies will be notified if any hazardous materials or waste are encountered on the site. Hazardous waste/materials will be identified, removed from the site and properly disposed per applicable regulations. Hazardous waste/waste generated and/or stored on–site will be handled, stored, transported and disposed per applicable regulations. The General Contractor for the site is responsible for assuring that all personnel are instructed regarding the correct procedures for hazardous waste/materials and will be responsible for implementing these procedures.

SANITARY WASTE:

Portable toilet units will be utilized to collect sanitary waste. Waste from portable toilet units to be collected and disposed by licensed sanitary waste hauler in accordance with applicable regulations.

OFF–SITE VEHICLE TRACKING:

Stabilized construction entrances will be constructed to minimize off–site vehicle tracking. Paved streets used for haul routes will be cleaned as needed to remove excess mud, dirt and rock tracked from the site. Dump trucks hauling material from and to the site to be covered with a tarpaulin at all times.

TIMING OF CONTROLS/MEASURES:

The Sequence of Construction (see above) will be followed as practicable.

CERTIFICATION OF COMPLIANCE

This Storm Water CONSTRUCTION SURFACE WATER MANAGEMENT PLAN reflects applicable Federal, State and local regulations for stormwater management and erosion and sediment control.

MAINTENANCE/INSPECTION PROCEDURES

EROSION & SEDIMENT CONTROL INSPECTION AND MAINTENANCE PRACTICES

- \* Less than one half of the site will be denuded at one time.
- \* All control measures will be inspected at least once each week and following any storm event of 0.5 inches or greater.
- \* A maintenance inspection report will be made after each inspection. A copy of the report to be completed by the inspector. Reports to be kept in a bound notebook at the project site office.
- \* All measures will be maintained in good working order and; if repair is necessary, will be initiated within 24 hours of the report.
- \* Built up sediment will be removed from silt fences when it has reached one–third the height of the fence.
- \* Silt fence will be inspected for depth of sediment, tears, secure attachment to posts and firm embedment of posts in the ground.
- \* Sediment basin(s) will be inspected for depth of sediment and built up sediment will be removed when it reaches ten percent of the design capacity and at the end of the job.
- \* Other erosion control devices installed and diversion swales will be inspected and any needed repairs made within 24 hours of the report.
- \* Temporary and permanent seed & mulch/sod areas will be inspected for bare spots, washouts and healthy growth. Repairs and reseeded to be initiated within 24 hours of the report.
- \* The General Contractor for the site will assign the Site Superintendent to be responsible for inspections, maintenance and repair activities. The Site Superintendent is authorized to assign responsibility for inspections and maintenance and repair activities to a designated representative(s). General Contractor to advise Owner and Engineer of the names of the Site Superintendent and designated representative(s) and provide 24 hour contact information for same. General Contractor to provide training for Site Superintendent and designated representative(s) to assure they are aware of the inspection and maintenance practices required by this CSWMP.

NON–STORM WATER DISCHARGES:

It is expected that the following non–stormwater discharges will occur from the site during the construction period and must be filtered or discharged in a settling sump before discharging offsite.

- \* Water from water line flushing(s).
- \* Pavement wash waters (where no spills or leaks of toxic or hazardous materials have occurred).
- \* Uncontaminated groundwater from dewatering operations.

INVENTORY FOR CONSTRUCTION SURFACE WATER MANAGEMENT PLAN:

The following materials and substances may be present on the site during construction:

- \* Concrete
- \* Detergents
- \* Paints (enamel & latex)
- \* Metal Studs
- \* Tar
- \* Fertilizers
- \* Petroleum Based Products and Fuels
- \* Cleaning Solvents
- \* Wood (including pressure treated)
- \* Masonry Block
- \* Roofing Shingles
- \* Chlorine (for disinfection of water lines)
- \* Asphalt
- \* Glass
- \* Stone

GOOD HOUSEKEEPING:

The following good housekeeping practices will be followed at the site during the construction of the project:

- \* An effort will be made to store only enough product required to do the job
- \* All materials stored onsite will be stored in a neat, orderly manner in appropriate containers and, if possible, under a roof or other enclosure.
- \* Products will be kept in their original containers with the original manufacturer's labels retained on the container.
- \* Substances will not be mixed with one another unless recommended by the manufacturer.
- \* Whenever possible, all of a product will be used up before disposing of the container.
- \* Manufacturer's recommendation for proper use and disposal will be followed.
- \* The Site Superintendent will inspect daily to ensure proper use and disposal of materials onsite.

These practices are used to reduce the risks associated with hazardous materials:

- \* Products will be kept in their original containers unless they are not re–sealable.
- \* Original labels and material safety data will be retained since they contain important product information.
- \* If surplus product must be disposed of, manufacturer's as well as local, State and Federal recommended methods for proper handling, transport and disposal will be followed.
- \* Prior to handling hazardous materials, personnel will receive all required training and wear appropriate personal protective equipment.

PRODUCT SPECIFIC PRACTICES:

Petroleum Products – All on–site vehicles and mobile equipment will be monitored for leaks and receive regular preventive maintenance to reduce the chance for leakage. Petroleum products will be stored in appropriately labeled approved containers. Any asphalt substances used on–site will be applied according to the manufacturer's recommendations.

Fertilizers – Fertilizers used will be applied only in the minimum amounts recommended by the manufacturer. Once applied, the fertilizer will be worked into the soil to limit exposure to storm water. Storage will be in a covered shed. The contents of any partially used bags of fertilizer will be transferred to a sealable plastic bin to avoid spills.

Points – All containers will be tightly sealed and stored when not required for use. Excess paint will not be discharged into the storm water system but will be properly disposed of according to manufacturer's specifications and local ordinances and codes.

Concrete Trucks – The Site Superintendent will designate an area for concrete trucks to wash out or discharge surplus concrete. A containment berm will be installed around this area to prevent runoff to the remainder of the site. Hard debris will be properly disposed off–site upon completion of the project.

SPILL CONTROL PRACTICES:

In addition to the good housekeeping and material management practices discussed in the previous sections of this plan, the following practices will be followed for spill prevention and cleanup:

- \* Manufacturer's recommended methods for spill cleanup will be clearly posted and site personnel will be made aware of the procedures and the location of the information and cleanup supplies.
- \* Material and equipment necessary for spill cleanup will be kept in the material storage area on–site. Equipment and materials will include at a minimum: brooms, dust pans, mops, rags, cloves, goggles, kitty litter, sand sawdust and plastic and metal trash containers specifically designated for this purpose.
- \* All spills will be cleaned up immediately after discovery.
- \* The spill area will be kept well ventilated and personnel will wear appropriate protective clothing & equipment to prevent injury from contact with hazardous substances.
- \* Spills of toxic or hazardous material will be reported to the appropriate local and State government agency, regardless of the size of the spill.
- \* Should a spill occur, the spill prevention plan will be adjusted to include measures to prevent the same type of spill from reoccurring and how to clean up the spill if there is another one. A description of the spill, what caused it, and the cleanup measures implemented will also be included.
- \* The Site Superintendent will be the spill prevention and cleanup coordinator. The Site Superintendent may designate other site personnel who will receive spill prevention and cleanup training. These individuals may be assigned responsibility for a specific phase of prevention and cleanup. The names and 24 hour contact information for the spill personnel will be posted in the material storage area and in the office trailer on–site.

NOTICE OF TERMINATION:

A Notice of Termination will be submitted to the Florida Department of Environmental Protection after the construction has been completed and the site has undergone final stabilization.

PREPARED FOR
PERMITTING
CONSTRUCTION

**JIM ZINNER  
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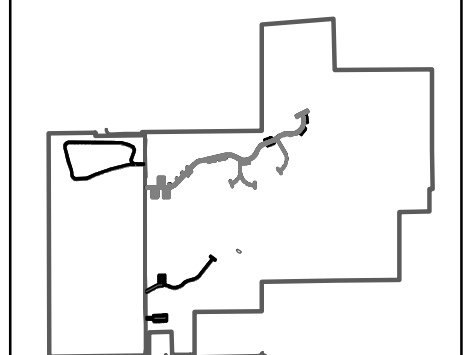
**STORWMATER  
CONSTRUCTION  
SURFACE WATER  
MANAGEMENT  
PLAN**

PROJECT NAME:

**HUTTOPIA  
PLANT CITY  
CAMPGROUND**

PREPARED FOR:

HUTTOPIA CANADA-USA  
911 Jean-Talon Street East,  
Bureau 324  
Montreal, H2R 1V5  
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