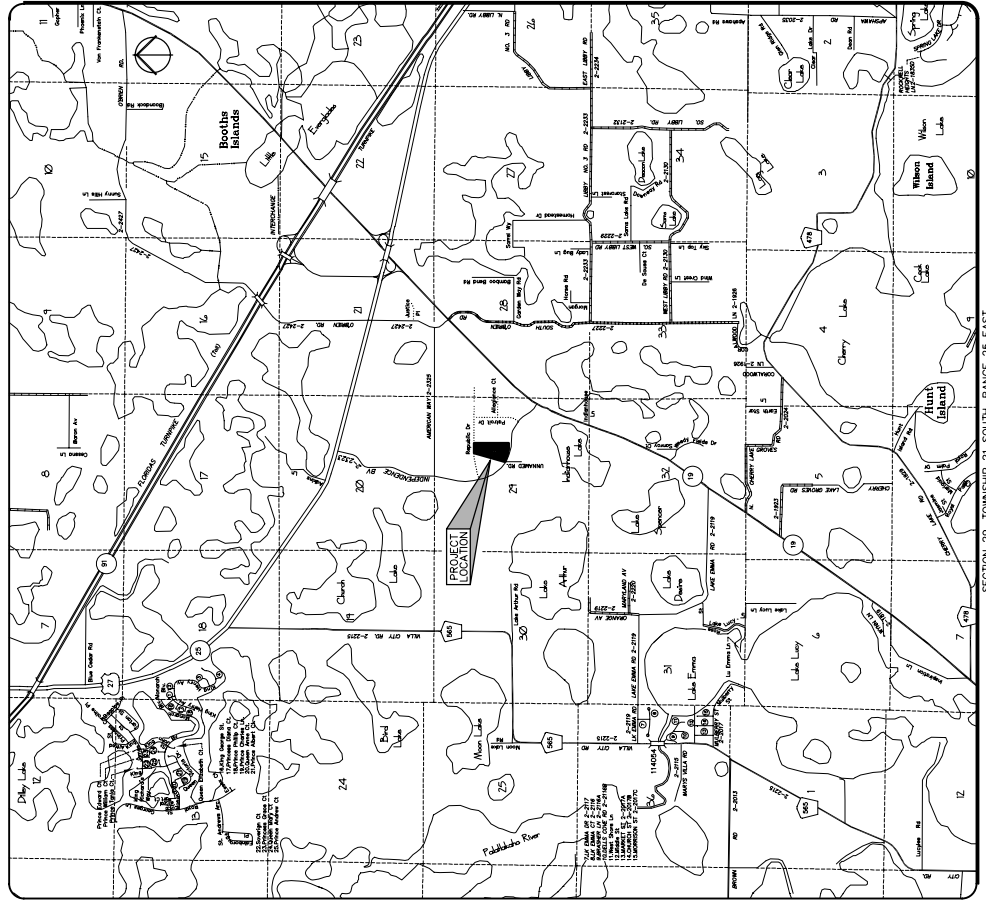


# RANEY HOLDINGS

## GROVELAND, FLORIDA



### GENERAL NOTES

- BOUNDARY AND TOPOGRAPHICAL INFORMATION SHOWN ARE PER DRAWINGS PREPARED BY HALL-FARNER & ASSOCIATES, INC., DATED 4/12/08.
- CONTRACTOR SHALL VERIFY ALL ELEVATIONS PRIOR TO CONSTRUCTION AND BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ENGINEER OR ARCHITECT.
- CONTRACTOR SHALL LOCATE AND MAINTAIN IN GOOD WORKING ORDER ALL ABOVE GROUND AND BELOW GROUND UTILITIES. CONTRACTOR SHALL COORDINATE THE RELOCATION OR ALTERATION OF EXISTING UTILITIES AS MAY BE REQUIRED.
- ALL ON-SITE CONSTRUCTION SHALL BE IN ACCORDANCE WITH LAKE COUNTY PUBLIC SERVICES, FLORIDA BUILDING CODE AND ALL OTHER APPLICABLE CODES. ALL FOOT RIGHT-OF-WAY CONSTRUCTION SHALL BE IN ACCORDANCE WITH FOOT STANDARD SPECIFICATIONS.
- ALL DISTURBED OPEN AREAS SHALL BE SODDED OR SEEDED AND MULCHED IMMEDIATELY FOLLOWING COMPLETION OF THE BUILDING CONSTRUCTION AS SHOWN ELSEWHERE IN THESE PLANS.
- CONTRACTOR SHALL SUPPLY THE ENGINEER WITH "AS-BUILT" CONDITIONS OF ACTUAL CONSTRUCTION.
- CONSTRUCTION SURVEYING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED.
- CONTRACTOR TO PAY COST OF MET TAPS INTO LAKE COUNTY WATER MAIN.
- ALL WATER & SEWER LINE CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH LAKE COUNTY REQUIREMENTS.
- NO ANY SOIL MATERIAL (EITHER ON-SITE OR IMPORTED) UTILIZED FOR THE CONSTRUCTION OF RETENTION SWALES OR RETENTION PONDS SHALL BE CLEAN FINE SAND (SP) AS DEFINED BY THE UNITED SOIL CLASSIFICATION SYSTEM. FINES (MATERIAL PASSING THE NO. 200 SIEVE) SHALL BE LESS THAN 5%.
- THE OWNER WILL OBTAIN A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORMWATER PERMIT AS REGULATED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP). THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE CONSTRUCTION AND OPERATION OF A STORMWATER POLLUTION PREVENTION PLAN (SWPPP). THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE CONSTRUCTION SITE IS IN COMPLIANCE WITH NPDES REGULATIONS AND WILL BE RESPONSIBLE FOR ANY VIOLATIONS CITED BY DEP DURING CONSTRUCTION. INFORMATION SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD, IF ANY.

### LEGAL DESCRIPTION

LOT 27, LAKE COUNTY CENTRAL PARK, PHASE 2, AS RECORDED IN DEED BOOK 2032, PAGE 4234, COUNTY OF GROVELAND, FLORIDA. SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD, IF ANY.

### SITE DATA

TOTAL SITE AREA = 571,915 sq.ft. (13.13 ac.)  
 PROPOSED IMPERVIOUS AREA = 252,988 sq.ft. (5.81 ac.)  
 PROPOSED PAVEMENT AREA = 150,071 sq.ft.  
 PROPOSED CONCRETE = 7,450 sq.ft.  
 FUTURE PAVEMENT AREA = 19,015 sq.ft.  
 TOTAL PROPOSED AND FUTURE IMPERVIOUS AREA = 44.2% (of total area) < 60% ALLOWED BY ST. JOHNS PERMIT  
 FLOOD ZONE = "X"  
 ZONING = "P10", with "L1", USE  
 FUTURE LAND USE = EMPLOYMENT CENTER  
 EXISTING USE OF SITE = VACANT  
 PROPOSED USE OF SITE = CONSTRUCTION COMPANY / OFFICE  
 PROPOSED BUILDING AREA = 44,700 sq.ft. (CONSTRUCTION WAREHOUSING)  
 BUILDING B (F) = 7,500 sq.ft. (VEHICLE MAINTENANCE)  
 FUTURE BUILDING (OFFICE) = 7,200 sq.ft.  
 PARKING REQUIRED = 38 spaces + FUTURE OFFICE PARKING  
 FUTURE OFFICE = 1 per 400 sq.ft. = 38 spaces  
 FUTURE OFFICE = 1 per 400 sq.ft. = 7,200/400 = 18 spaces  
 PARKING PROVIDED = 38 spaces + FUTURE OFFICE PARKING  
 WATER = CITY OF GROVELAND  
 SEWER = CITY OF GROVELAND  
 ELEVATIONS BASED ON N.A.S.D. 1988 VERTICAL DATUM  
 PROJECT LOCATED WITHIN PHASE II OF THE CHRISTOPHER C. FORD INDUSTRIAL PARK  
 (ST. JOHNS PERMIT NO. 40-008-19307-5)

SHEET INDEX	
C1.1	COVER SHEET
C1.2	STORMWATER POLLUTION PREVENTION PLAN
C1.3	SEWER PUMP STATION
C1.4	SEWER DRAINAGE PLAN
C1.5	UTILITY PLAN
C1.6	DETAILS
C1.7	GENERAL UTILITY DETAILS (GROVELAND)
C1.8	SANITARY SEWER DETAILS (GROVELAND)
C1.9	WATER DETAILS (GROVELAND)
C1.10	PUMP STATION DETAILS

**OWNER**  
 Raney Holdings, LLC  
 1812 Greenleaf Lane, Suite 2  
 Leesburg, Florida 34748  
 Phone (352) 782-7482  
 Fax (352) 782-7412

**CONTRACTOR**  
 Weaver Construction Co LLC  
 1812 Greenleaf Lane, Suite 2  
 Leesburg, Florida 34748  
 Phone (352) 782-7482  
 Fax (352) 782-7412

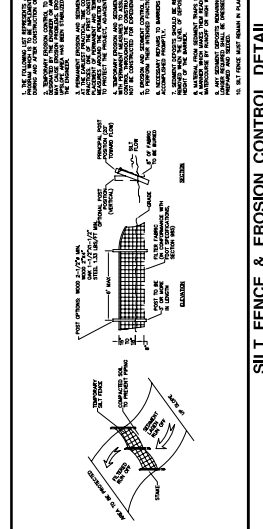
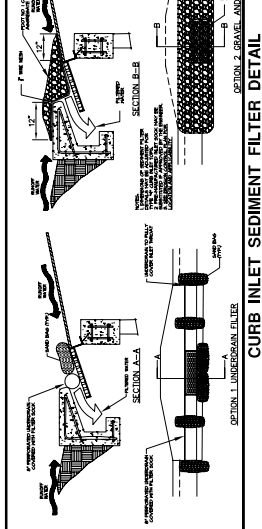
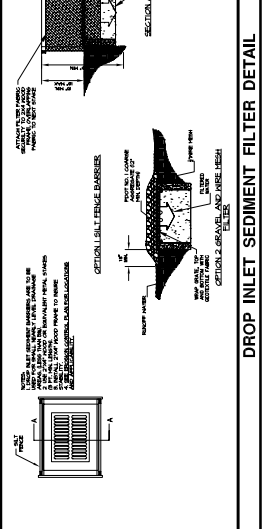
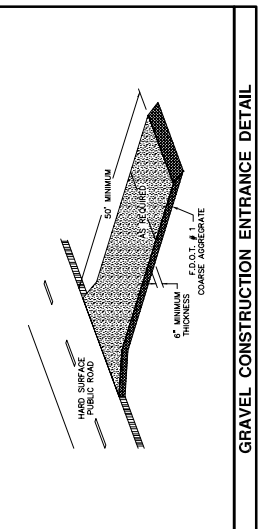
**ENGINEER**  
 Hall-Farner & Associates, Inc.  
 115 North Canal Street  
 Leesburg, Florida 34748  
 Phone (352) 782-7482  
 Fax (352) 782-7412

**SURVEYOR**  
 Hall-Farner & Associates, Inc.  
 115 North Canal Street  
 Leesburg, Florida 34748  
 Phone (352) 782-7482  
 Fax (352) 782-7412

COVER SHEET  
 RANEY HOLDINGS  
 GROVELAND  
 FLORIDA  
 SHEET NO. C1.1

RIDDLE - NEWMAN ENGINEERING, INC.  
 115 NORTH CANAL STREET  
 LEESBURG, FLORIDA 34748  
 PHONE (352) 782-7482  
 FAX (352) 782-7412  
 WEB @ RIDDLENEWMAN.COM  
 C#F 0002083

FILE: \\C1.21\Rainy Holdings  
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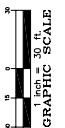
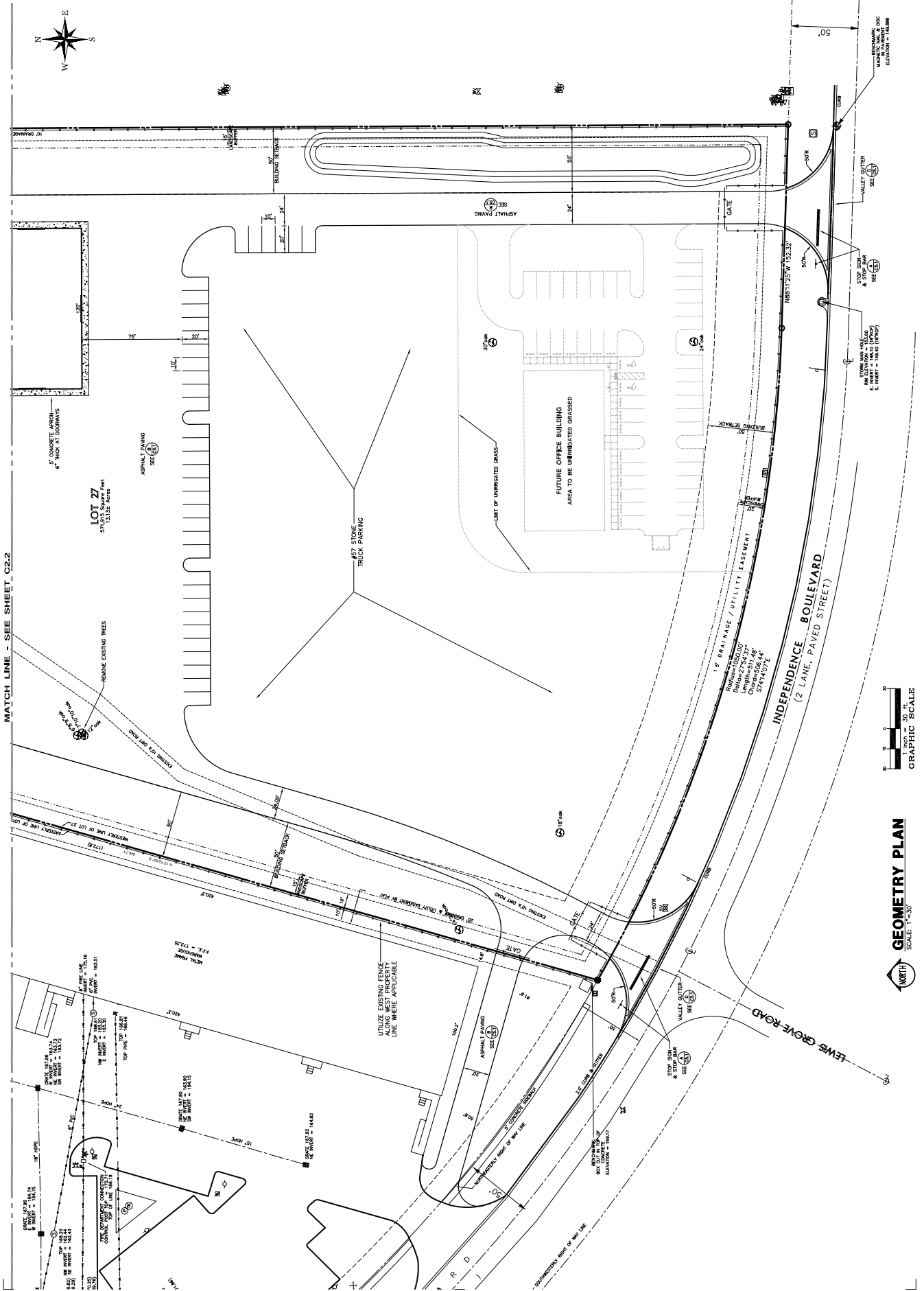


**NPDES Requirements:**

- The contractor shall be responsible for obtaining all necessary permits, including the NPDES permit, from the appropriate regulatory agency. The contractor shall be responsible for maintaining the permit in good standing throughout the project.
- The contractor shall be responsible for implementing and maintaining the SWPPP in accordance with the NPDES permit. The contractor shall be responsible for conducting regular inspections and record keeping as required by the permit.
- The contractor shall be responsible for implementing and maintaining the SWPPP in accordance with the NPDES permit. The contractor shall be responsible for conducting regular inspections and record keeping as required by the permit.



FILE: \\s1\17\ranney\holdings



**GEOMETRY PLAN**  
SCALE: 1"=30'



MATCH LINE - SEE SHEET C2.2

LOT 27  
57,915 SQUARE FEET  
UTILIZE TREES

5" CONCRETE APRON  
6" THICK AT DOORWAYS

REMOVE EXISTING TREES

ASPHALT PAVING

ASPHALT PAVING

ASPHALT PAVING

ASPHALT PAVING

ASPHALT PAVING

UTILIZE EXISTING FENCE  
ALONG WEST PROPERTY  
LINE WHERE APPLICABLE

1.5" DRAINAGE / UTILITY EASEMENT

1.5" DRAINAGE / UTILITY EASEMENT

1.5" DRAINAGE / UTILITY EASEMENT

1.5" DRAINAGE / UTILITY EASEMENT

1.5" DRAINAGE / UTILITY EASEMENT

1.5" DRAINAGE / UTILITY EASEMENT

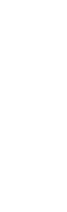
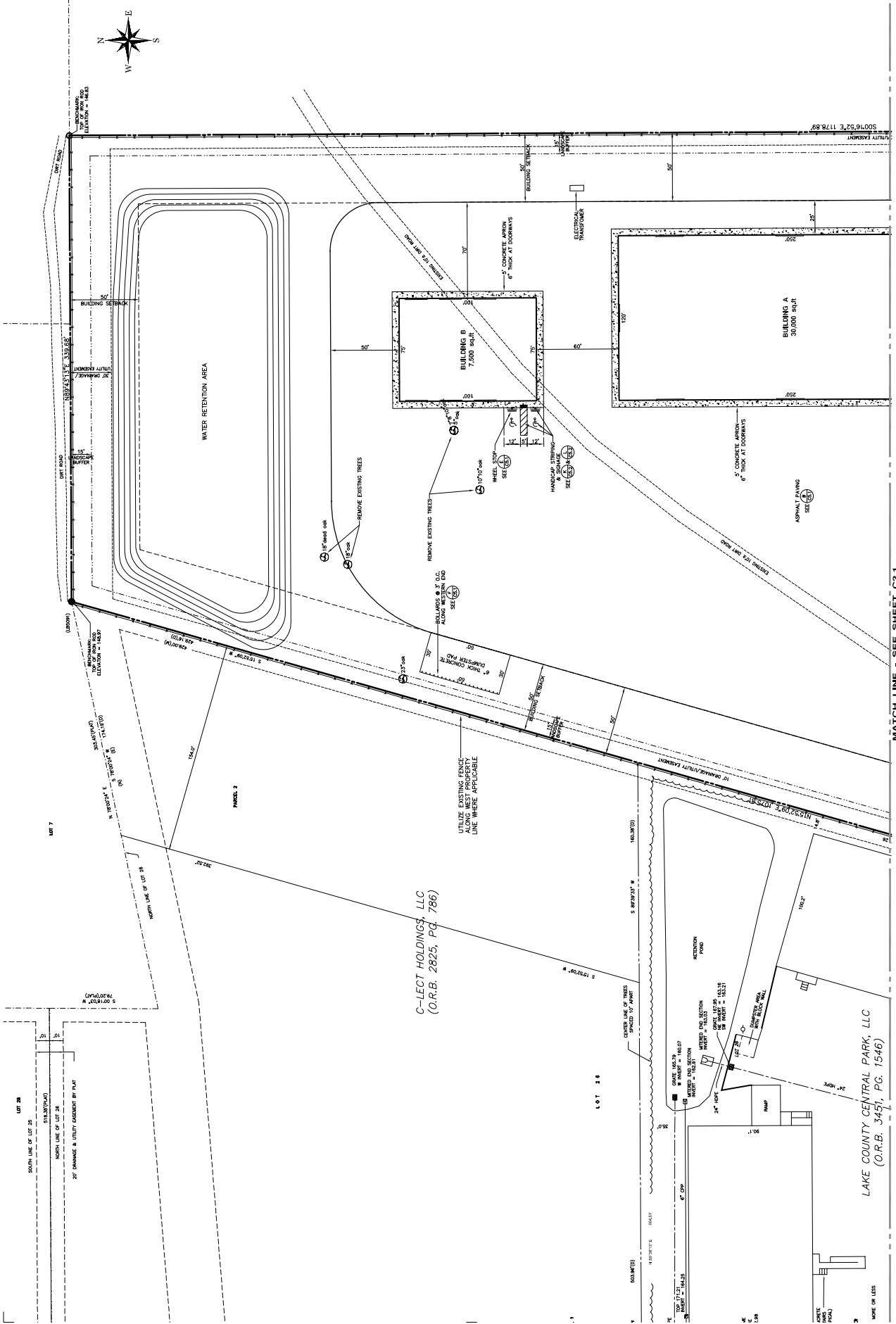
1.5" DRAINAGE / UTILITY EASEMENT

1.5" DRAINAGE / UTILITY EASEMENT

1.5" DRAINAGE / UTILITY EASEMENT

1.5" DRAINAGE / UTILITY EASEMENT

1.5" DRAINAGE / UTILITY EASEMENT



MATCH LINE - SEE SHEET C2.1

**GEOMETRY PLAN**  
 SCALE: 1"=30'

LAKE COUNTY CENTRAL PARK, LLC  
 (O.R.B. 3457, PG. 1546)

C-LECT HOLDINGS, LLC  
 (O.R.B. 2825, PG. 786)

UTILIZE EXISTING FENCE  
 ALONG WEST PROPERTY  
 LINE WHERE APPLICABLE

REMOVE EXISTING TREES

REMOVE EXISTING TREES

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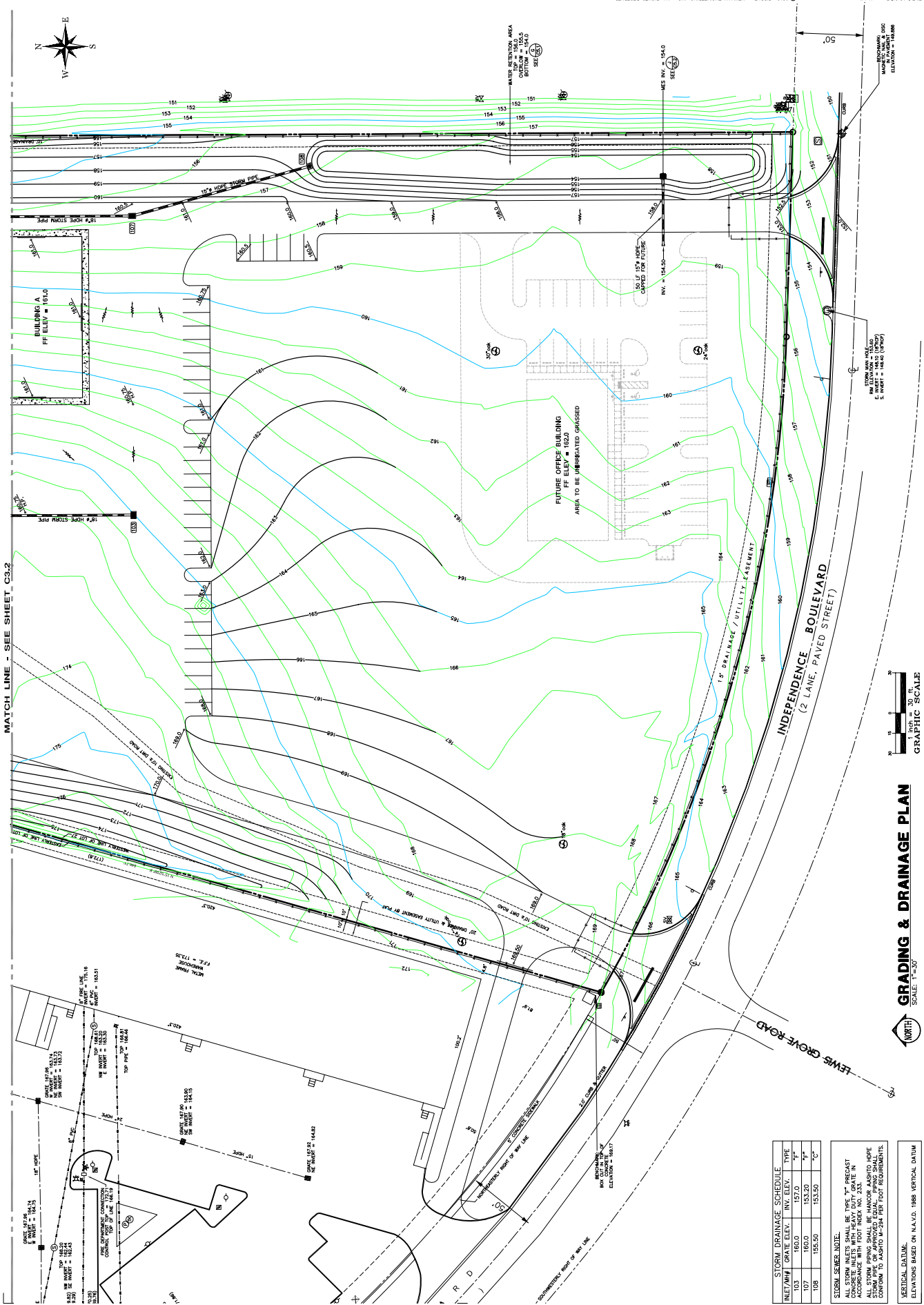
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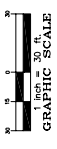
REMOVE EXISTING TREES



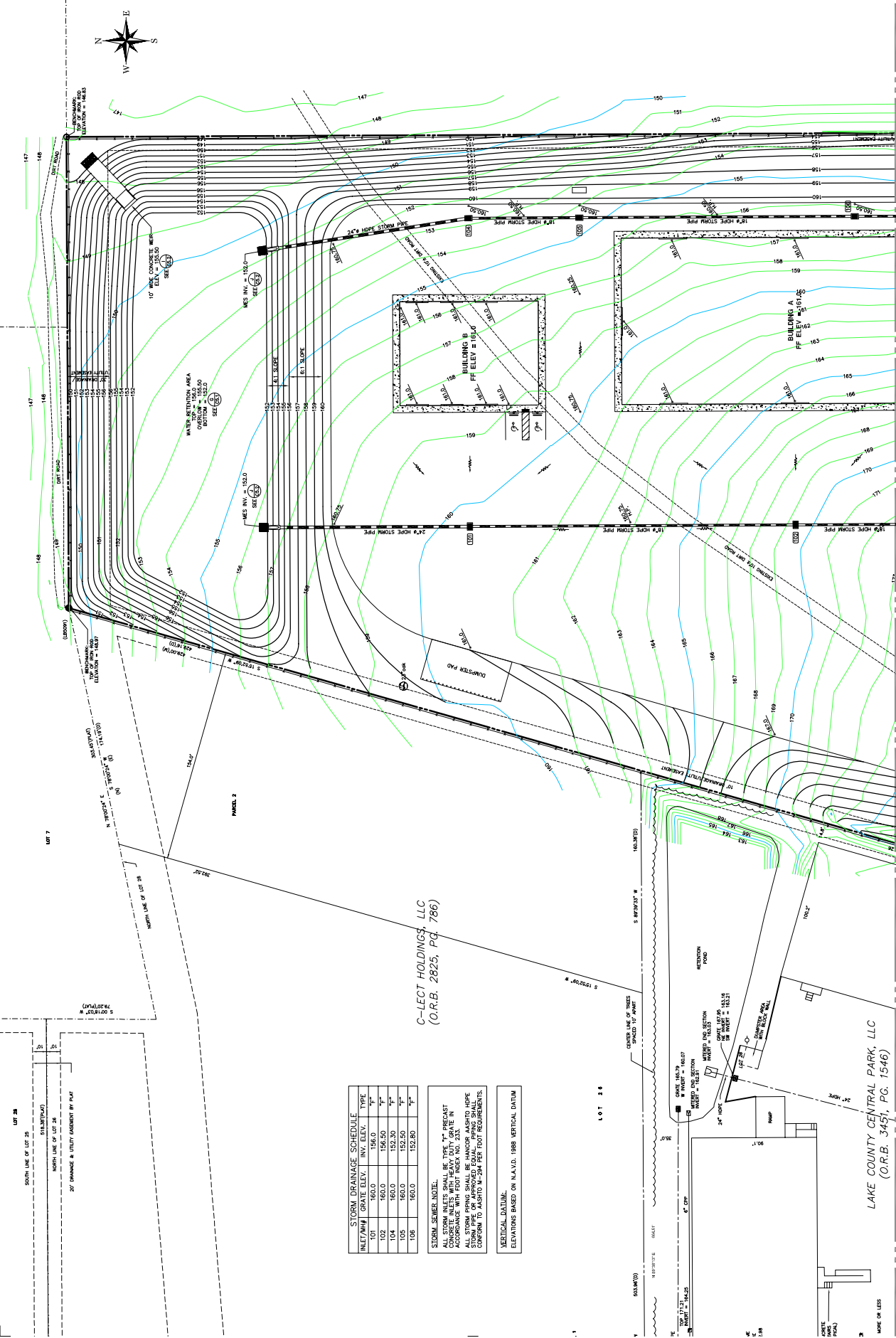
STORM DRAINAGE SCHEDULE			
INLET/PIPE	GRATE ELEV.	INV. ELEV.	TYPE
103	186.00	157.0	12"
107	186.00	153.20	12"
108	152.50	153.20	12"

STORM SEWER NOTE:  
 ALL STORM INLETS SHALL BE TYPE "B" PRECAST CONCRETE INLETS WITH HEAVY DUTY GRATE IN CONCRETE. ALL STORM PIPES SHALL BE 12" PRECAST CONCRETE PIPE ON APPROVED FILL. ALL PIPES SHALL BE 12" TO 15" DIA. PER FDOT REQUIREMENTS.

VERTICAL DATUM:  
 ELEVATIONS BASED ON N.A.S.D., 1988 VERTICAL DATUM



MATCH LINE - SEE SHEET C3.2



GRAPHIC SCALE  
 1 inch = 30 ft.  
 0 10 20 30

GRADING & DRAINAGE PLAN  
 SCALE: 1"=30'

MATCH LINE - SEE SHEET C3.1



LAKE COUNTY CENTRAL PARK, LLC  
 (O.R.B. 3451, PG. 1546)

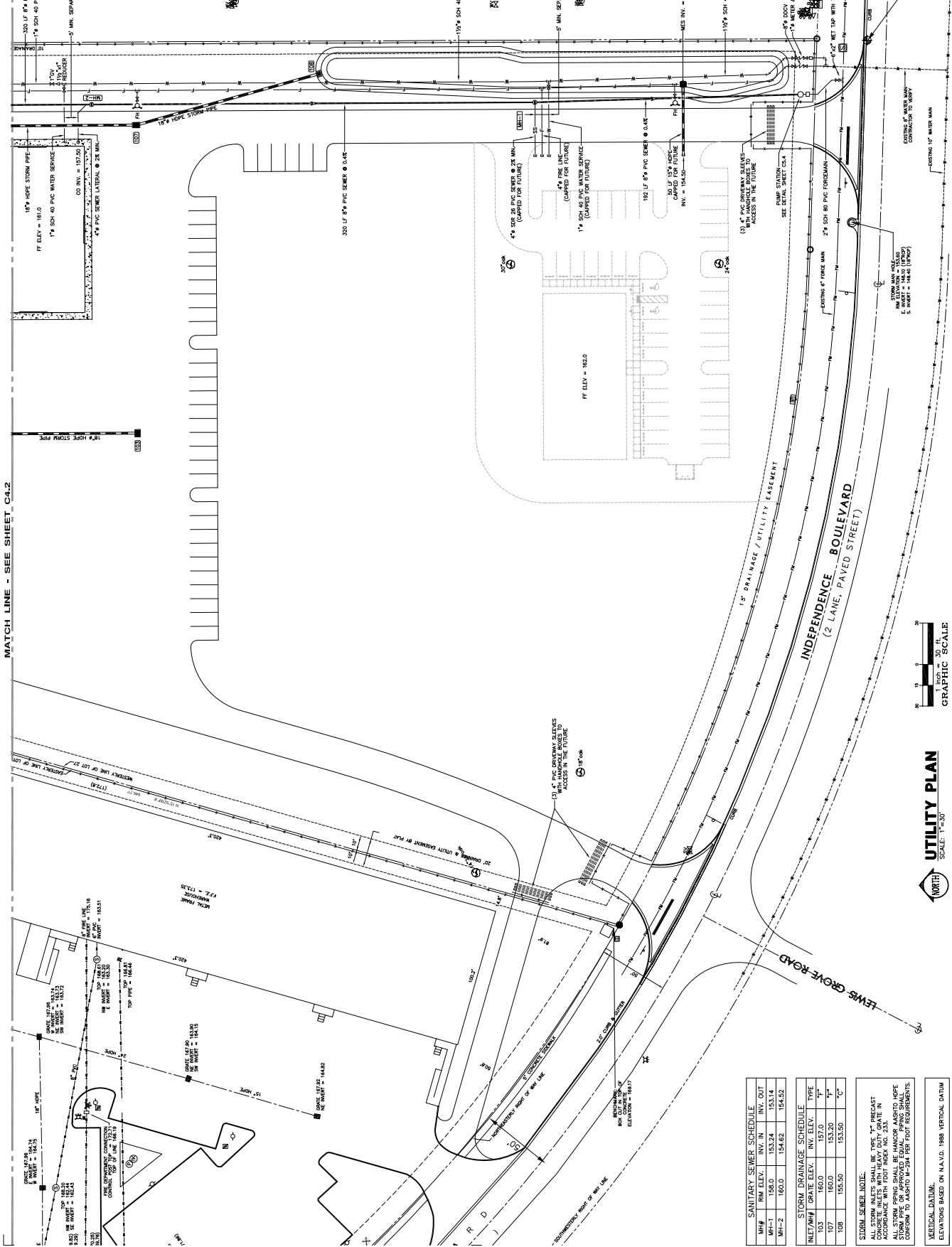
C-LECT HOLDINGS, LLC  
 (O.R.B. 2825, PG. 786)

LOT 28  
 SOUTH LINE OF LOT 25  
 SHILLY ROAD  
 NORTH LINE OF LOT 26  
 20' DRAINAGE & UTILITY EASEMENT BY PLAT

STORM DRAINAGE SCHEDULE			
INLET/WH	GRATE ELEV.	INV. ELEV.	TYPE
T01	160.0	156.0	1" P
T02	160.0	156.50	1" P
T03	160.0	152.50	1" P
T04	160.0	152.80	1" P

STORM SEWER NOTE:  
 ALL STORM INLETS SHALL BE TYPE "P" PRECAST  
 MANHOLES WITH 12" DIA. INLETS AND 18" DIA. IN  
 ALL STORM PIPING SHALL BE HANCOCK ANSHUTZ PIPE  
 CONFORM TO ANSHUTZ M-24 PER FOOT REQUIREMENTS.

VERTICAL DATUM:  
 ELEVATIONS BASED ON N.A.S.D. 1988 VERTICAL DATUM



SANITARY SEWER SCHEDULE				
INLET/INCH	GRATE ELEV.	INV. ELEV.	TYPE	
MH-1	145.0	153.24	153.14	"C"
MH-2	160.0	154.62	154.52	"C"

STORM DRAINAGE SCHEDULE			
INLET/INCH	GRATE ELEV.	INV. ELEV.	TYPE
103	160.0	157.0	"C"
107	160.0	153.20	"C"
108	155.50	153.50	"C"

**STORM SEWER NOTE:**  
 ALL STORM INLETS SHALL BE TYPE "C" PRECAST CONCRETE INLETS WITH HEAVY DUTY GRATE IN CONCRETE. ALL STORM PIPES SHALL BE HANGAR ASSTD HDPE STORM PIPE OR APPROVED EQUAL. ALL PIPING SHALL BE 15' MIN. TO 15' DIA. PER 15' PER 15' REQUIREMENTS.

**VERTICAL DATUM:**  
 ELEVATIONS BASED ON N.A.S.D. 1988 VERTICAL DATUM

MATCH LINE - SEE SHEET C4.2

1" = 30' ft. GRAPHIC SCALE

UTILITY PLAN  
SCALE: 1"=30'

LEGISLATION - 1988

LEGISLATION - 1988

LEGISLATION - 1988

LEGISLATION - 1988

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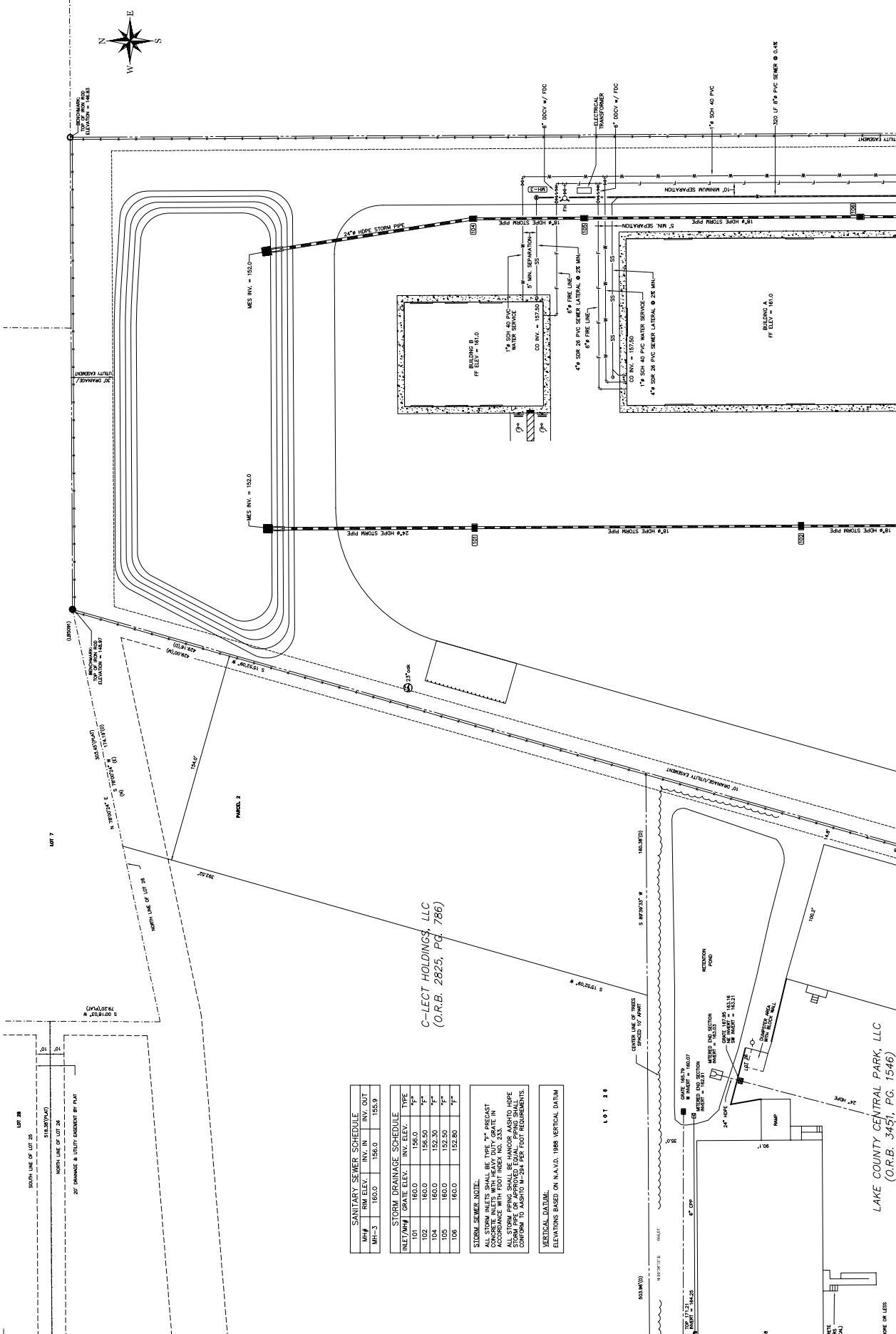
LEGISLATION - 1988

LEGISLATION - 1988

LEGISLATION - 1988

LEGISLATION - 1988

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**SANITARY SEWER SCHEDULE**

MANHOLE #	PIPE ELEV.	INV. IN	INV. OUT
MANHOLE-3	156.0	156.0	156.7

**STORM DRAINAGE SCHEDULE**

INLET/MANHOLE	GRATE ELEV.	INV. ELEV.	PIPE TYPE
101	160.0	156.0	12"
102	160.0	156.50	12"
104	160.0	152.30	12"
105	160.0	152.50	12"
108	160.0	152.50	12"

**STORM SEWER NOTE:**  
 ALL STORM INLETS SHALL BE TYPE "T" PRECAST CONCRETE INLETS WITH HEAVY DUTY GRATE IN CONCRETE. ALL STORM PIPING SHALL BE HANGAR ASBESTO ROPE STORM PIPE OR APPROVED EQUAL. PIPING SHALL CONFORM TO ADOPTED IN 2015 IFC REQUIREMENTS.

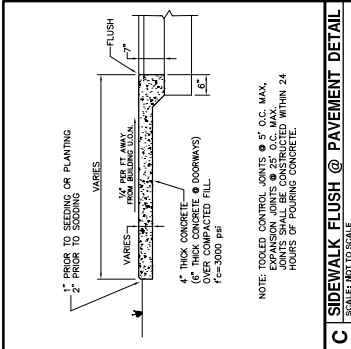
**VERTICAL DATUM:**  
 ELEVATIONS BASED ON M.A.S.D. 1088 VERTICAL DATUM

MATCH LINE - SEE SHEET C4.1  
**UTILITY PLAN**  
 SCALE: 1"=30'  
 NORTH

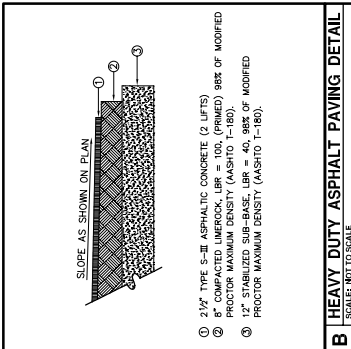
LAKE COUNTY CENTRAL PARK, LLC  
 (O.R.B. 3451, PG. 1546)

MADE OR LESS

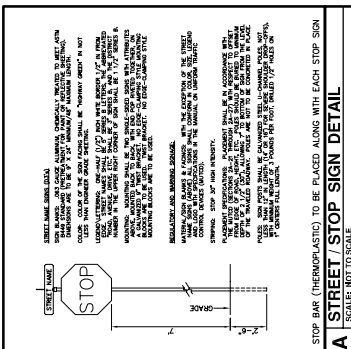




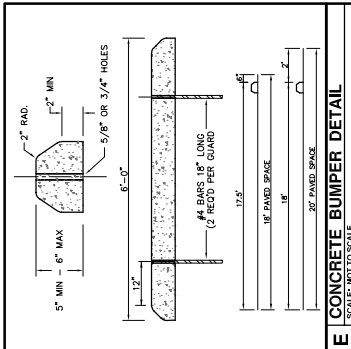
**C SIDEWALK FLUSH @ PAVEMENT DETAIL**  
 SCALE: NOT TO SCALE



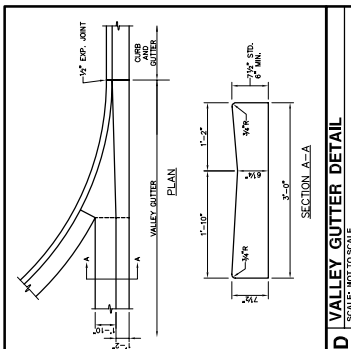
**B HEAVY DUTY ASPHALT PAVING DETAIL**  
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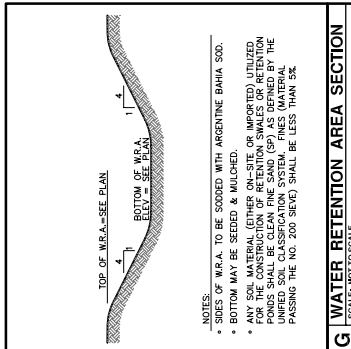
**A STREET/STOP SIGN DETAIL**  
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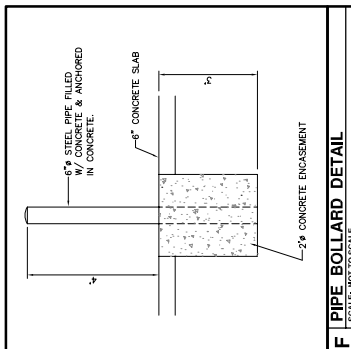
**E CONCRETE BUMPER DETAIL**  
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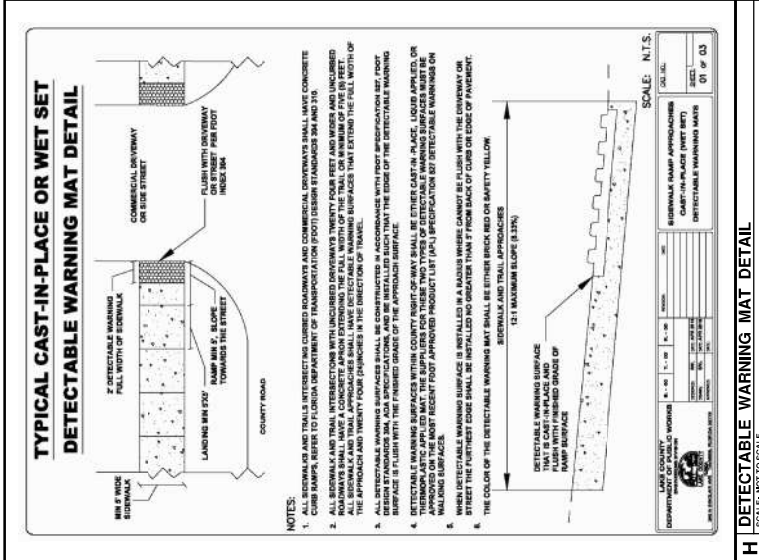
**D VALLEY GUTTER DETAIL**  
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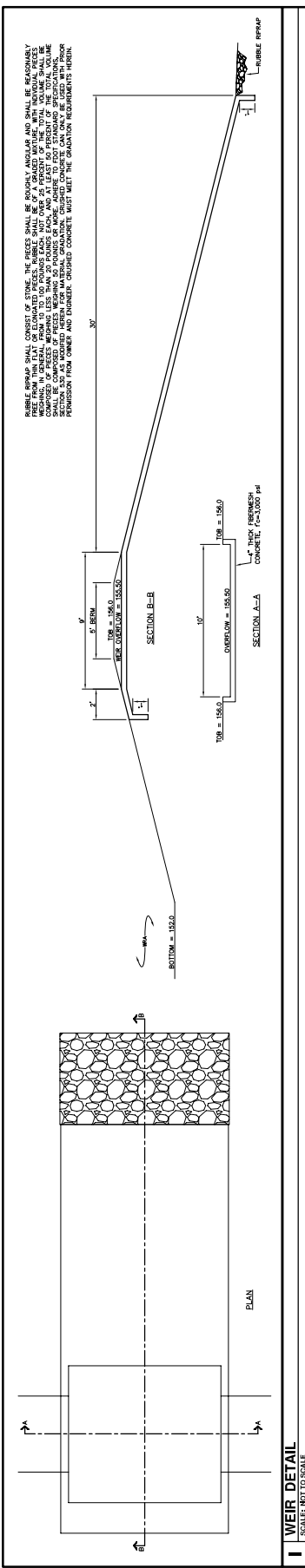
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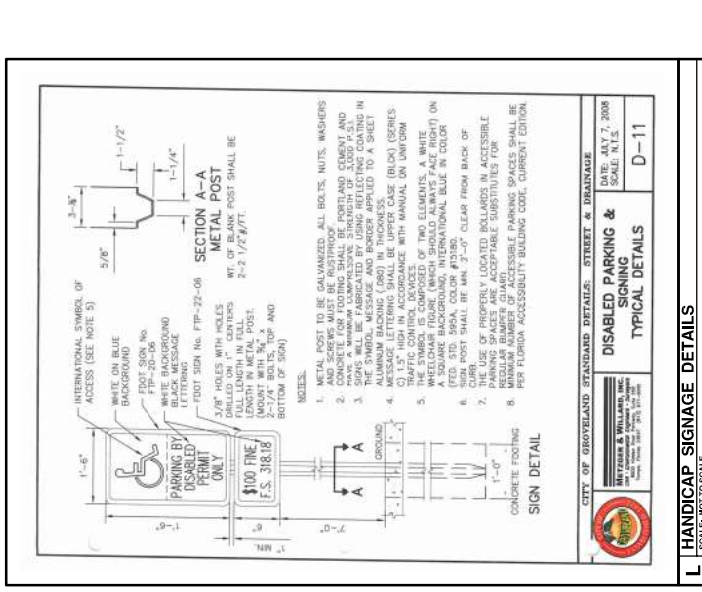
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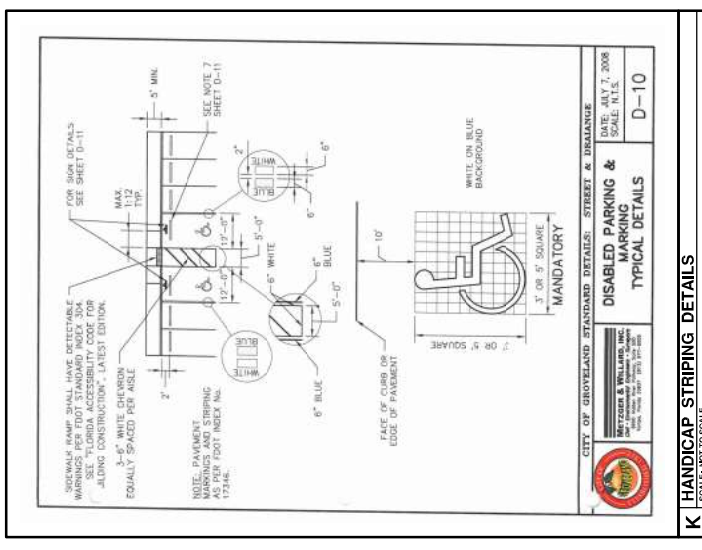
**H DETECTABLE WARNING MAT DETAIL**  
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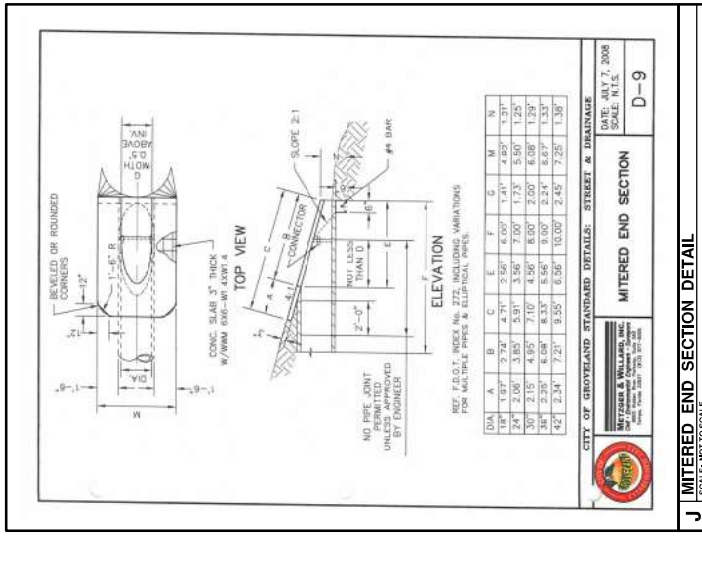
**I WEIR DETAIL**  
 SCALE: 1/8\"/>



**L HANDICAP SIGNAGE DETAILS**  
 SCALE: 1/8\"/>



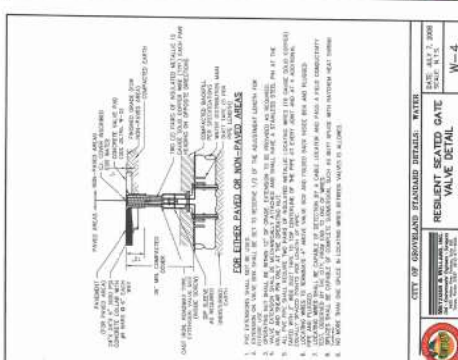
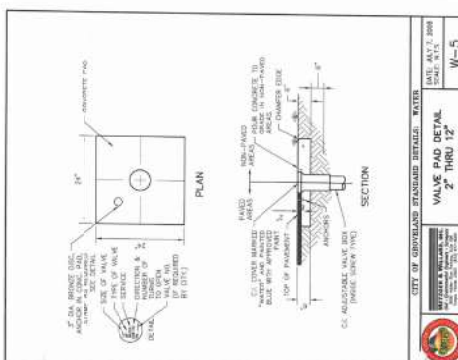
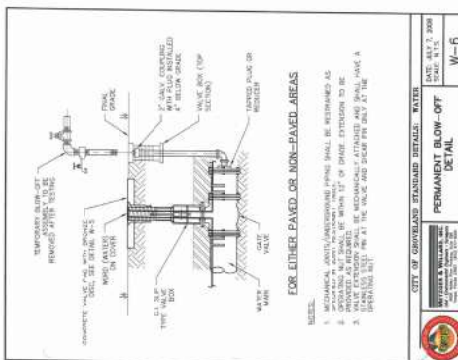
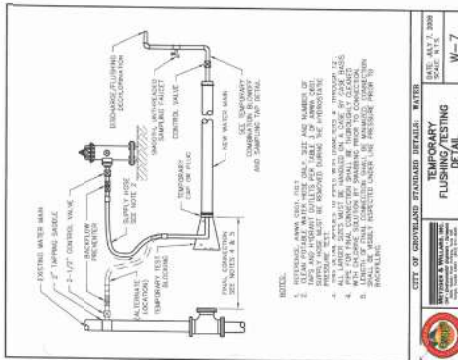
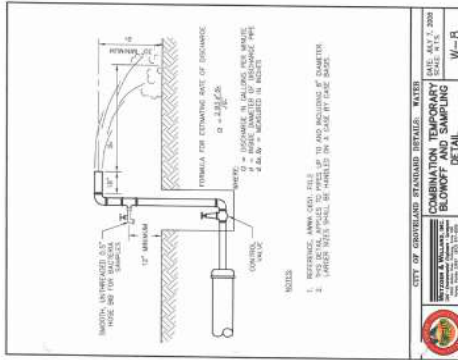
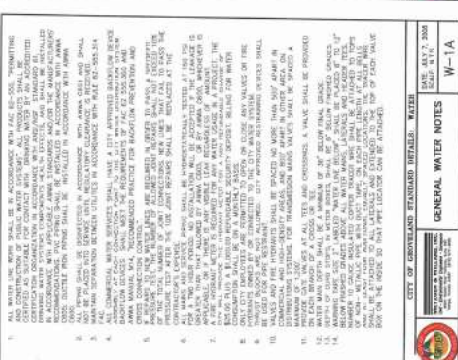
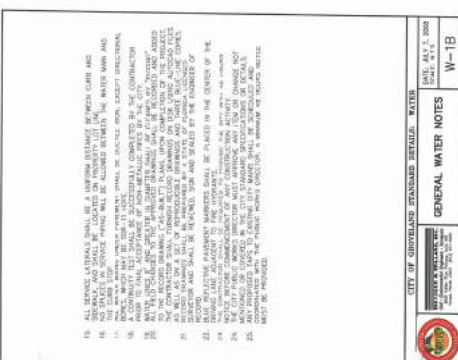
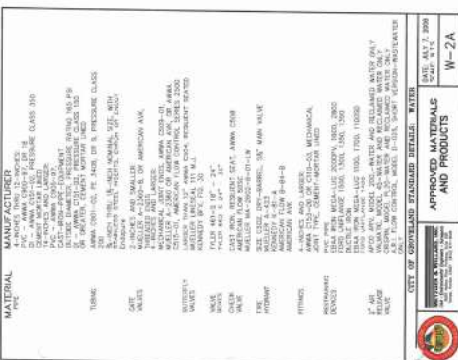
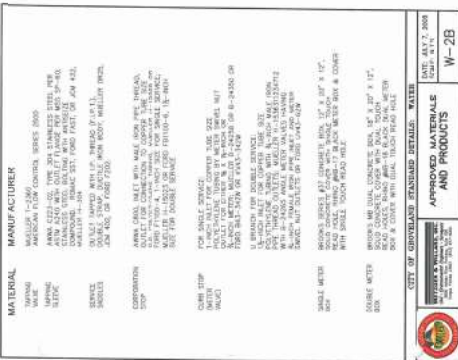
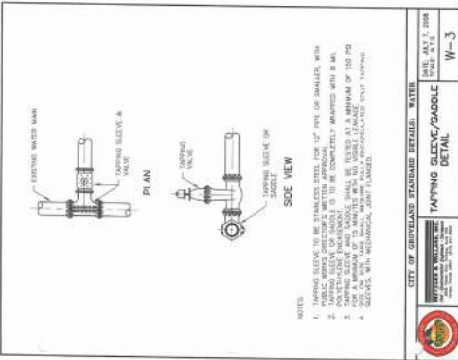
**K HANDICAP STRIPING DETAILS**  
 SCALE: 1/8\"/>

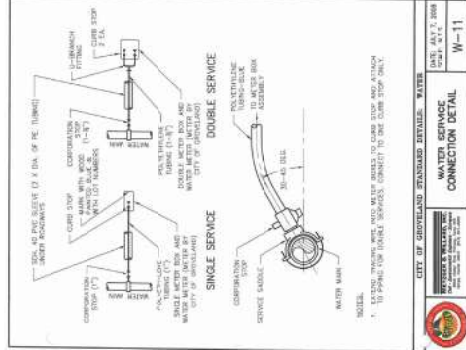
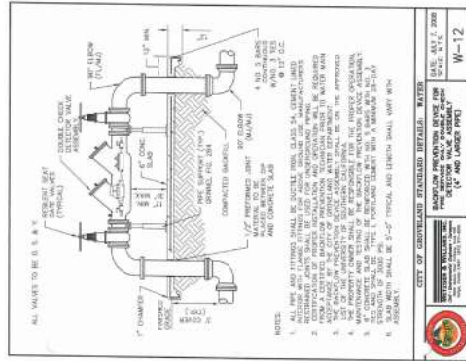


**J MITERED END SECTION DETAIL**  
 SCALE: 1/8\"/>







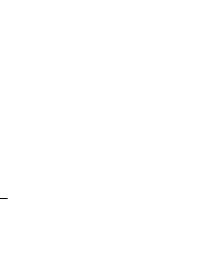
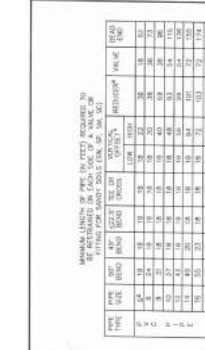
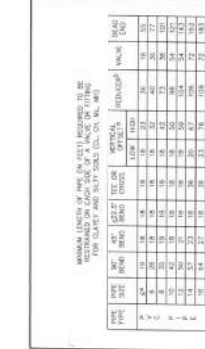
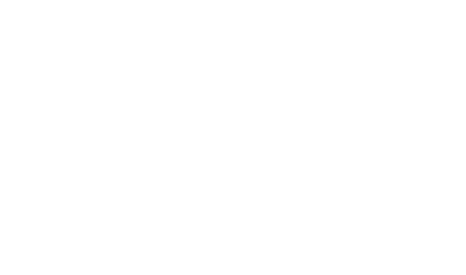
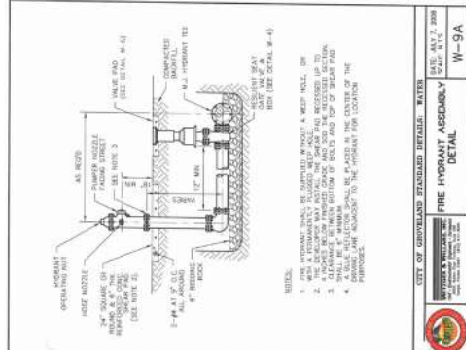


MINIMUM LENGTH OF PIPE (IN FEET) REQUIRED TO BE RESTRICTED TO EACH SIZE OF A NOMINAL PIPE SCHEDULE FOR VARIOUS TYPES OF SOILS

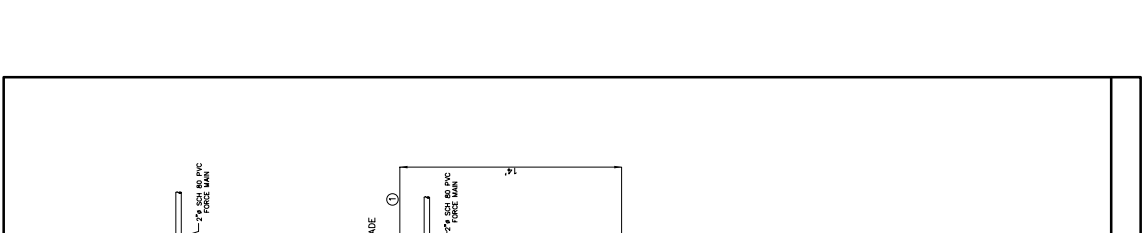
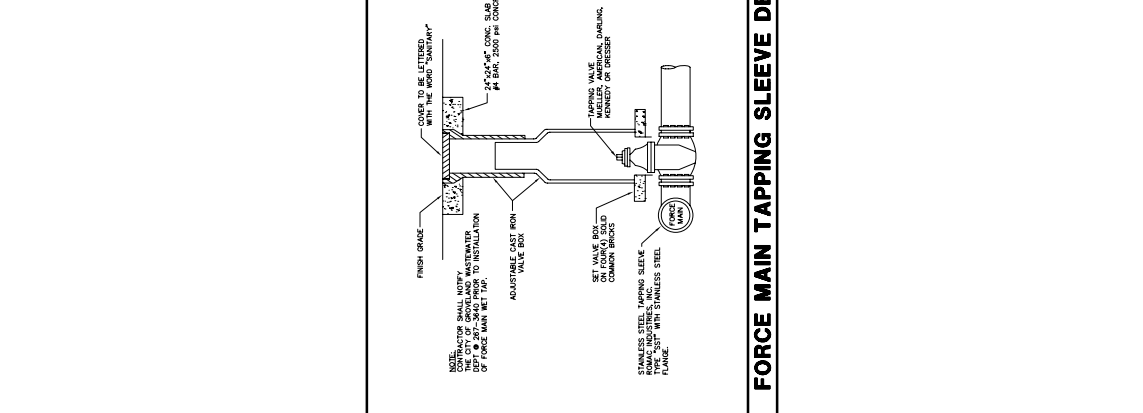
PIPE SIZE (IN)	TYPE 1 SOIL (SAND)			TYPE 2 SOIL (CLAY)			TYPE 3 SOIL (GRAVEL)		
	MIN.	MAX.	MIN.	MAX.	MIN.	MAX.	MIN.	MAX.	
2	10	15	10	15	10	15	10	15	
3	10	15	10	15	10	15	10	15	
4	10	15	10	15	10	15	10	15	
6	10	15	10	15	10	15	10	15	
8	10	15	10	15	10	15	10	15	
10	10	15	10	15	10	15	10	15	
12	10	15	10	15	10	15	10	15	
14	10	15	10	15	10	15	10	15	
16	10	15	10	15	10	15	10	15	
18	10	15	10	15	10	15	10	15	
20	10	15	10	15	10	15	10	15	
24	10	15	10	15	10	15	10	15	
30	10	15	10	15	10	15	10	15	

MINIMUM LENGTH OF PIPE (IN FEET) REQUIRED TO BE RESTRICTED TO EACH SIZE OF A NOMINAL PIPE SCHEDULE FOR VARIOUS TYPES OF SOILS

PIPE SIZE (IN)	TYPE 1 SOIL (SAND)			TYPE 2 SOIL (CLAY)			TYPE 3 SOIL (GRAVEL)		
	MIN.	MAX.	MIN.	MAX.	MIN.	MAX.	MIN.	MAX.	
2	10	15	10	15	10	15	10	15	
3	10	15	10	15	10	15	10	15	
4	10	15	10	15	10	15	10	15	
6	10	15	10	15	10	15	10	15	
8	10	15	10	15	10	15	10	15	
10	10	15	10	15	10	15	10	15	
12	10	15	10	15	10	15	10	15	
14	10	15	10	15	10	15	10	15	
16	10	15	10	15	10	15	10	15	
18	10	15	10	15	10	15	10	15	
20	10	15	10	15	10	15	10	15	
24	10	15	10	15	10	15	10	15	
30	10	15	10	15	10	15	10	15	



# PUMP STATION DETAILS



**FORCE MAIN TAPPING SLEEVE DETAIL**

**PUMP STATION DATA**

PUMP STATION	①
TOP OF PUMP STATION	154.00
HIGH LEVEL ALARM	153.00
INVERT	152.30
LAG PUMP ON	152.00
LEAD PUMP ON	151.50
PUMP OFF	147.50
BOTTOM OF PUMP STATION	145.50
WETWELL DIAMETER	70"
H.P. OF PUMP	3 H.P.

TYPICAL DUAL PUMP INSTALLATION  
 PUMP: (2) HYDROMATIC HFC-300 (3 HP), 3500 RPM,  
 20 GPM @ 72 FEET TDH.  
 PUMP SUPPLIER SHALL FURNISH SHOP DRAWINGS AND OPERATION MANUALS.

**PUMP STATION SPECIFICATIONS**  
 CONTROL PANEL WITH TWO (2) HFC-300 (3 HP) PUMP, 3500 RPM AS DISE BY  
 WET WELL DATA, 48" X 48" X 48" DEEP FIBERGLASS METAL.  
 LIFT STATION EQUIPMENT SHALL CONSIST OF THE FOLLOWING MINIMUM  
 EQUIPMENT:  
 1. 40% FIBERGLASS METAL W/ ALUMINUM COVERS  
 2. DISCHARGE PIPING, 2" CHECK VALVES & GATE VALVES  
 3. 3 HP, 3500 RPM MOTOR AND 20" POWER COORD.  
 4. HYDROMATIC HFC-300 (3 HP) SUBMERSIBLE PUMP (2 REQUIRED).  
 5. DUPLEX CONTROL PANEL W/ HIGH LEVEL ALARM AND LIGHT.  
 6. REMOTE CONTROL PANEL TO BE EQUIPPED W/ LIGHTNING ARRESTER AND  
 EMERGENCY STOP (RECOMMENDED FOR 20 GPM @ 72 TDH).  
 FORCE MAIN BRING SHALL BE 4" SCH 40 PIP AND SHALL BE CONNECTED TO THE  
 EXISTING 6" SANITARY FORCE MAIN. AIR RELEASE VALVES SHALL BE INSTALLED AT  
 IMMEDIATE HIGH POINTS AS APPLICABLE.

CONTRACTOR TO VERIFY POWER SUPPLY VOLTAGE.

**PUMP STATION DETAILS**