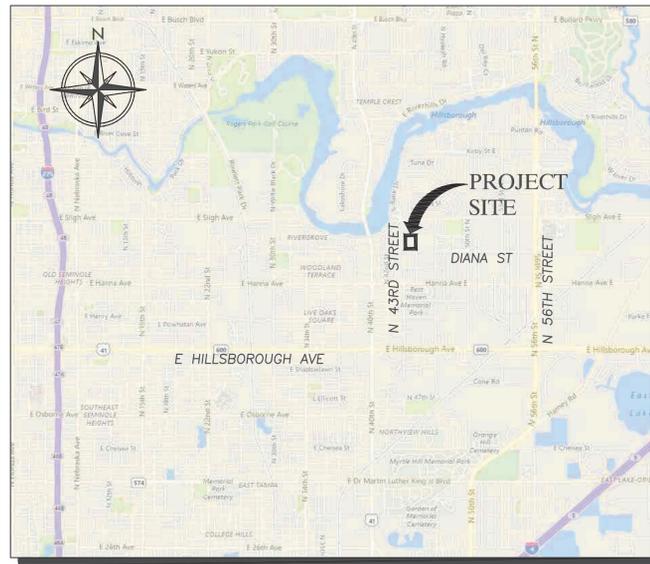


Gardens Townhomes

PHASE 2

Construction Plans



VICINITY MAP
HILLSBOROUGH COUNTY, FLORIDA
SECTION 33, TOWNSHIP 28 SOUTH, RANGE 19 EAST

ELEVATIONS SHOWN HEREON ARE REFERRED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.'88), USING HILLSBOROUGH COUNTY BENCHMARK SYSTEM, ALUMINUM BENCHMARK DISC, STAMPED VA-832 LOCATED ON THE EAST SIDE OF 56TH STREET, 43 FEET NORTH OF PROJECTED CENTERLINE OF DIANA STREET, ELEVATION = 37.17 FEET. CONVERSION FACTOR: N.A.V.D.'88 + 0.84' = N.G.V.D.'29.

LEGAL DESCRIPTION (PER SURVEY):

A portion of the South 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 33, Township 28 South, Range 19 East, Hillsborough County, Florida,

COMMENCING at the Northwest corner of the South 1/2 of the Northwest 1/4 of the Northeast 1/4 of said Section 33; thence South 89°48'41" East, along the North boundary of said South 1/2, a distance of 25.00 feet to the Eastern right of way line of 43rd Street and the POINT OF BEGINNING; thence continue South 89°48'41" East, along the North boundary of said South 1/2, a distance of 709.58 feet to the Northern right of way line of proposed State Road 5-598 and a point on a non-tangent curve, concave Southeasterly; thence leaving said North boundary, 144.17 feet along the arc of said curve, having a radius of 880.47 feet, through a central angle of 09°22'54", having a chord bearing South 75°16'36" West, and a chord distance of 144.01 feet to a point on a line 570.12 feet East of, and parallel with the West boundary of the, Southwest 1/4 of Northwest 1/4 of the Northeast 1/4 of said Section 33; thence South 00°14'53" East, along said parallel line, a distance of 280.58 feet, thence North 89°52'21" West a distance of 570.13 feet to the East right of way line of 43rd Street; thence North 00°14'49" West, along said East right of way line a distance of 318.32 feet to the POINT OF BEGINNING.

INDEX OF CONSTRUCTION PLANS

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	GENERAL NOTES
3	AERIAL SITE PLAN
4	DEMOLITION PLAN
5	PAVEMENT SECTIONS & DETAILS
6	GRADING & DRAINAGE PLAN
7	DRAINAGE STRUCTURE DATA & DETAILS
8	CROSS SECTIONS
9	WATER & SEWER PLAN
10	SIDEWALK DETAILS
11	SANITARY SEWER SYSTEM DETAILS
12	PRE-DEVELOPMENT DRAINAGE AREA MAP
13	POST-DEVELOPMENT DRAINAGE AREA MAP
L-01	CODE LANDSCAPE PLAN
L-02	TREE MITIGATION PLAN
L-03	PLANTING DETAILS
L-04	PLANTING SPECIFICATIONS
IR-01	IRRIGATION PLAN
IR-02	IRRIGATION PLAN

Prepared For:

CDCT Gardens, LLC
1907 East Hillsborough Ave,
Suite 100
Tampa, Florida 33610
Phone: (813) 960-1991



Fuxan Engineering, Inc.

15018 Maurine Cove Ln.
Odessa, Florida 33556
Phone: 813-244-6194
email: dfuxan@fuxaneng.com
Engineering Business Certificate of Authorization No.: 26548

DAVID G. FUXAN FLORIDA PROFESSIONAL ENGINEER 33133

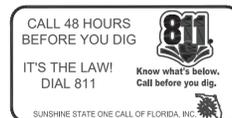
DATE: JULY 25, 2023 JOB NO. 23-08 GARDENS2

Elevations based on North American Vertical Datum 1988 (NAVD 88)
Conversion from NAVD 88 to NGVD 29 = +0.84 Feet

DESIGNED BY: FUXAN DRAWN BY: SOMERVILLE

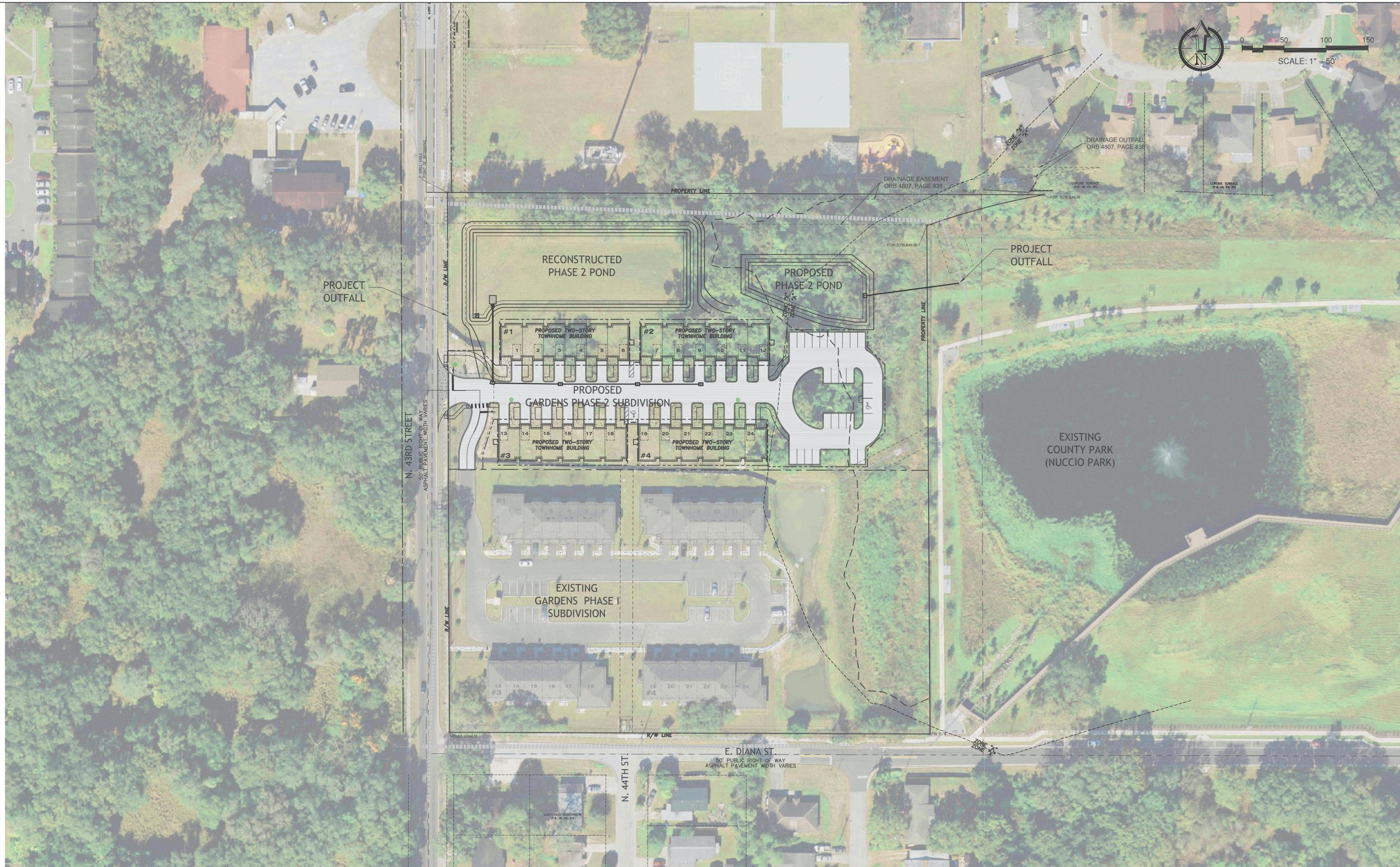
FILE: 1 CV SHEET 1 OF 13

PERMIT / FILE NOS.	
SITE ADDRESS	4410 EAST DIANA STREET, TAMPA, FL
WATER COMMITMENT	
SEWER COMMITMENT	
SWFWD	
WATER DEP	
SEWER DEP	
PARCEL ID NO.	039511-0105
RZ#	



DATE	SHEET NO.	BY

REVISIONS



THE PROJECT LIES WITHIN FLOOD ZONE 'X' AND 'A' ACCORDING TO FEMA-FIRM COMMUNITY PANEL NUMBER 12057C0218 J, DATED OCTOBER 7, 2021.

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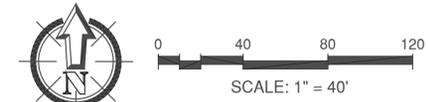
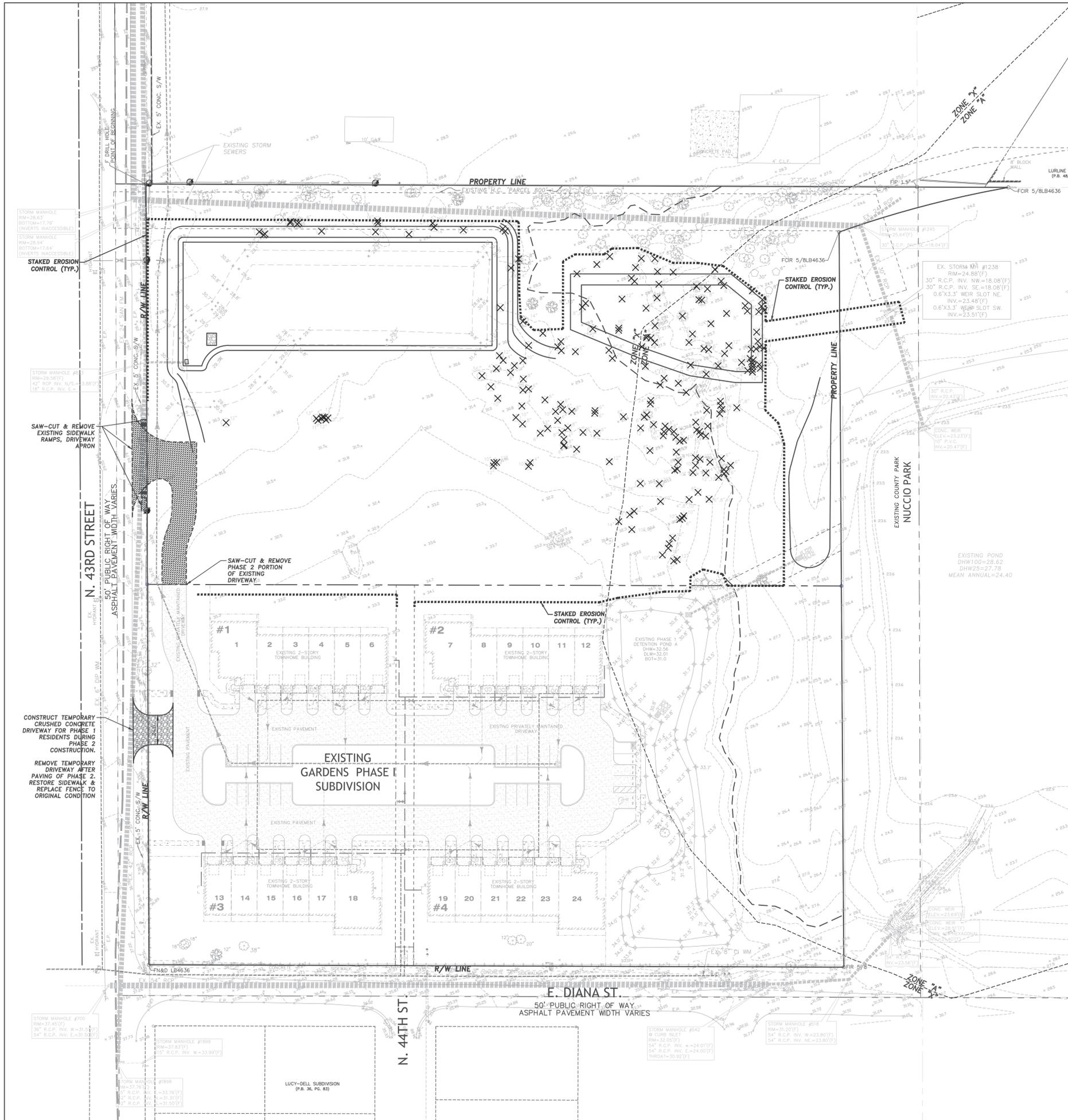
DATE	DESCRIPTION	BY
	REVISIONS	

Engineering Business Certificate of Authorization No. 26548

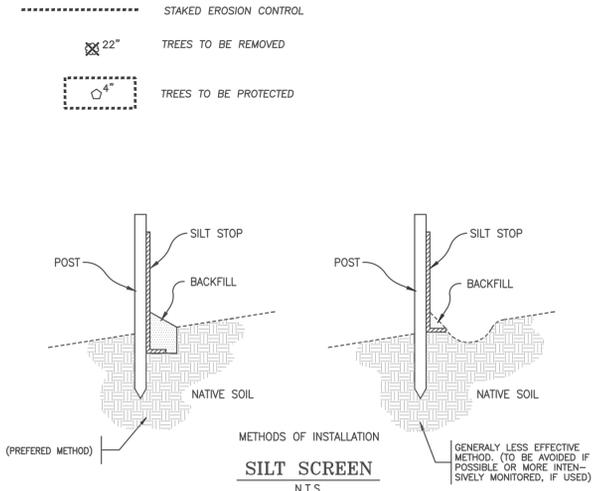
Fuxan Engineering, Inc.
15018 Maurine Cove Ln.
Odessa, Florida 33556
Phone: 813-244-6194

DATE: DAVID G. FUXAN, P.E. NO. 33133
FLORIDA PROFESSIONAL ENGINEER

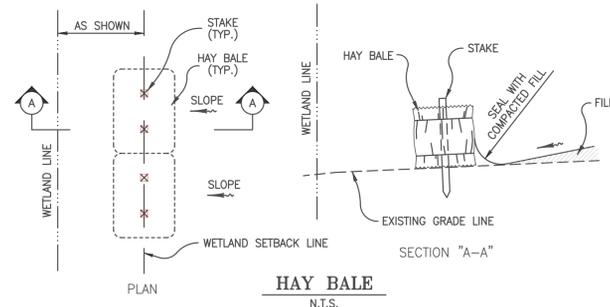
AERIAL SITE PLAN	
JOB NO. 23-08	GARDENS TOWNHOMES PHASE 2
DESIGN FUXAN	PREPARED FOR: CDCT GARDENS, LLC
DRAWN SOMERVILLE	DATE: 7-25-2023
FILE 3 ASP	Elevations based on North American Vertical Datum 1988 (NAVD 88)
SHEET 3	OF 14 SHEETS



LEGEND



NOTE: THE EROSION BARRIER, AS SHOWN, IS NOT TO BE CONSTRUED TO MEAN THAT IT IS ALL THAT MAY BE REQUIRED. THE CONTRACTOR IS TO TAKE WHATEVER MEASURES NECESSARY TO CONTROL EROSION THROUGHOUT THE PROJECT. EROSION CONTROL WILL BE INSTALLED PRIOR TO LAND CLEARING AND SHALL REMAIN IN PLACE UNTIL THE AREA IS STABILIZED. (SEE OTHER EROSION AND TURBIDITY NOTES ON THE GENERAL NOTES SHEET OF THIS PLAN.)

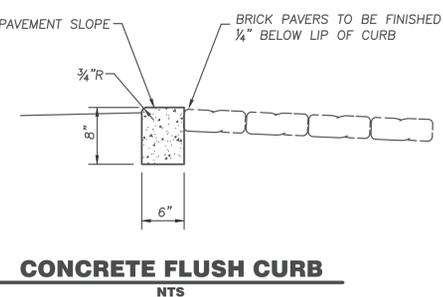
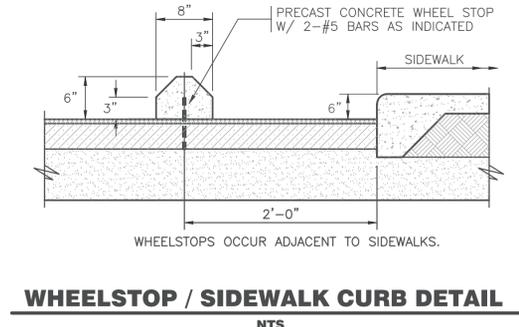
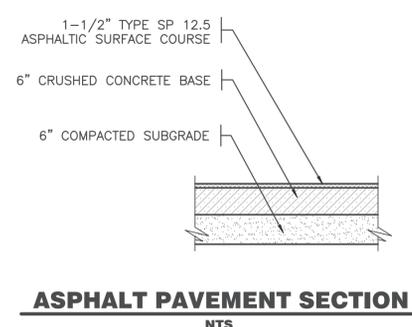
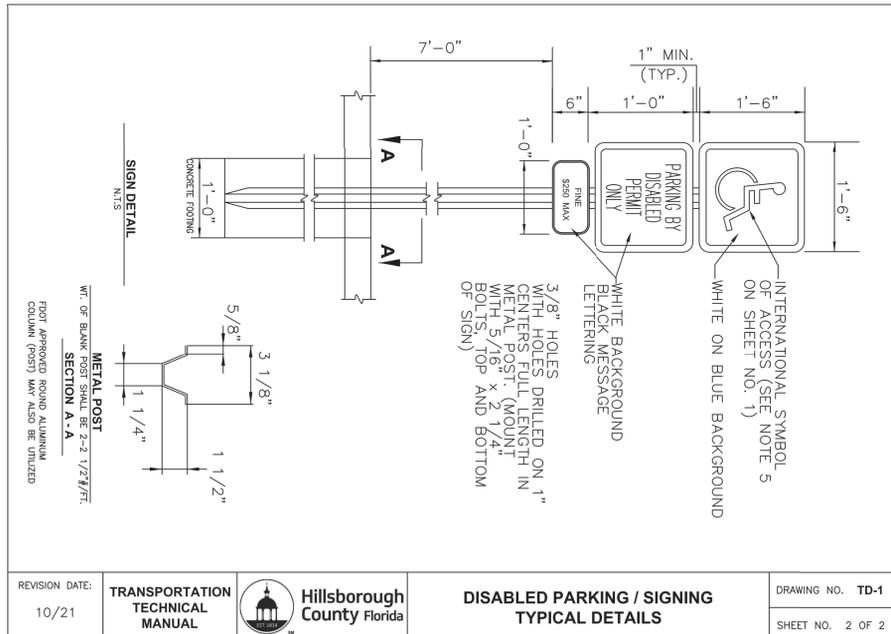
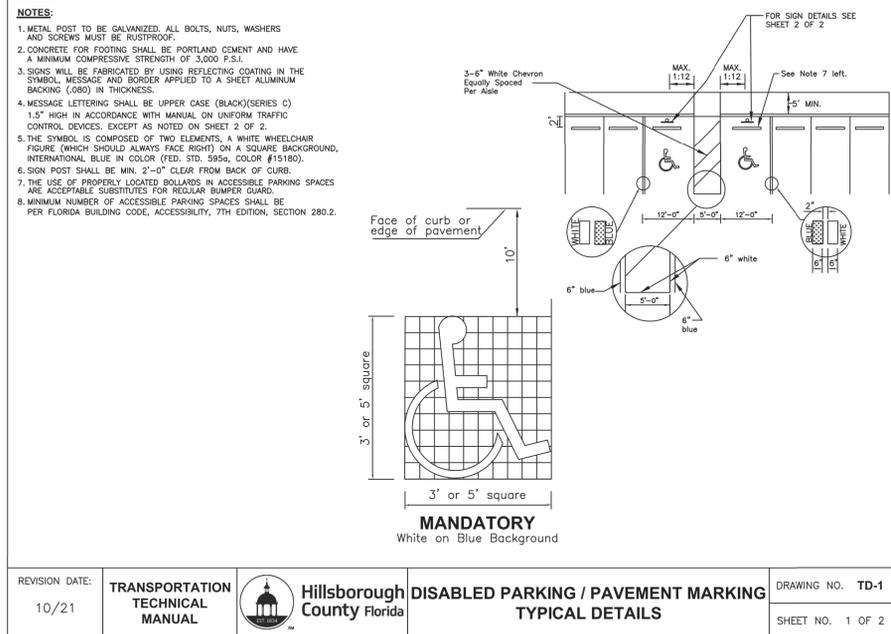


THE PROJECT LIES WITHIN FLOOD ZONE 'X' AND 'A' ACCORDING TO FEMA-FIRM COMMUNITY PANEL NUMBER 12057C0218 J, DATED OCTOBER 7, 2021.

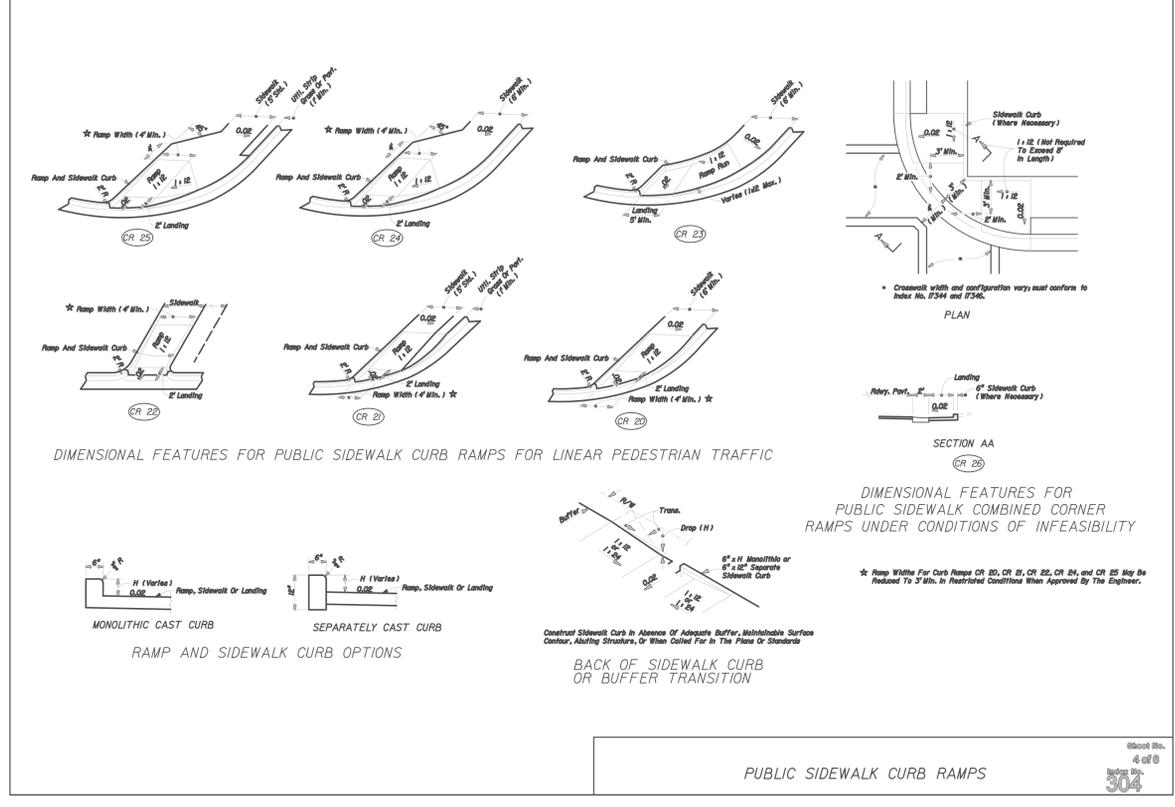
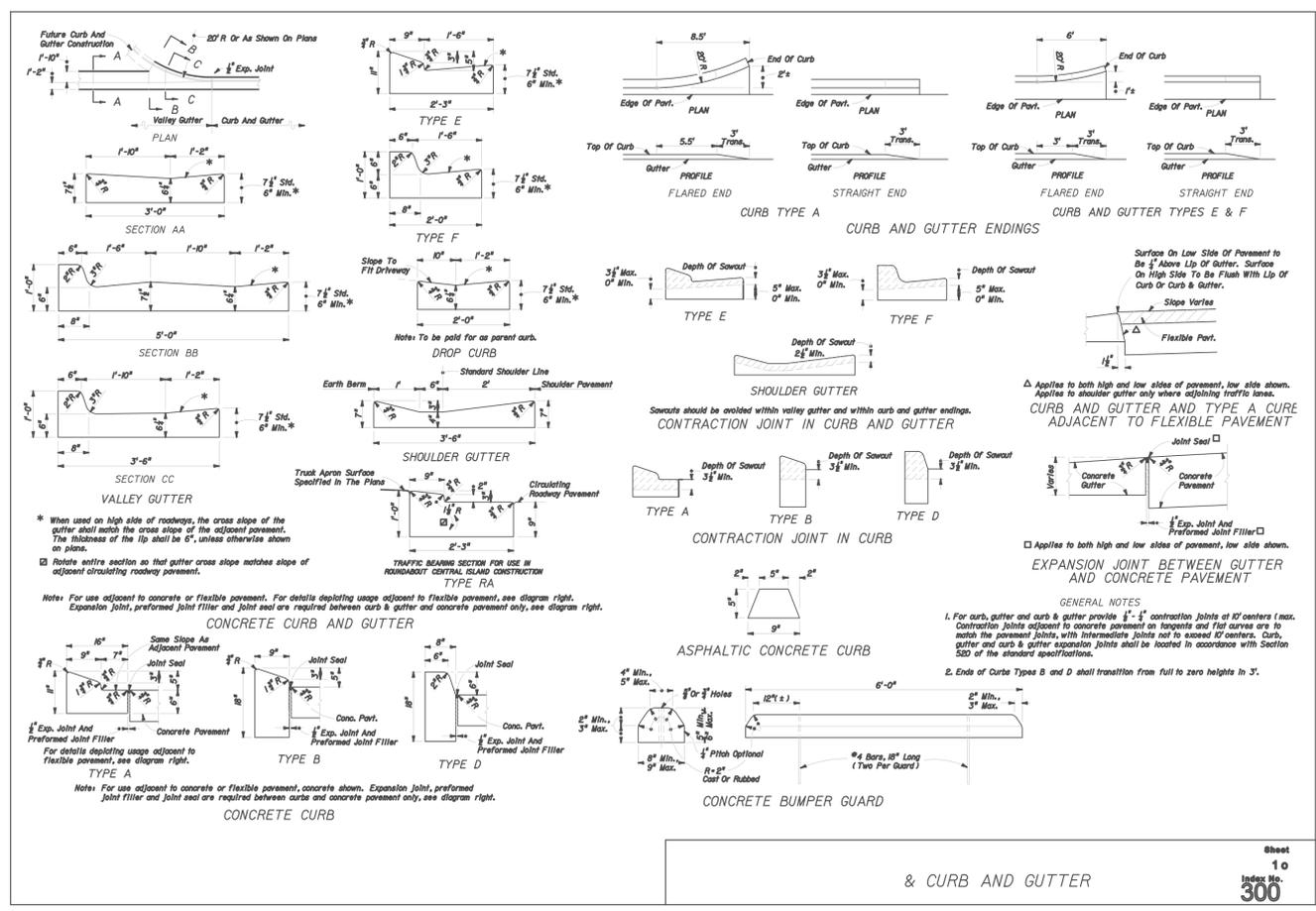
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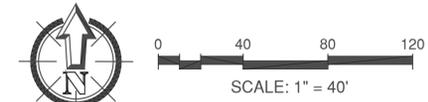
David G. Fuxan, State of Florida Professional Engineer, License No. 33133 This item has been digitally signed and sealed by David G. Fuxan, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed, and the signature must be verified on any electronic copies.			Engineering Business Certificate of Authorization No.: 26548 Fuxan Engineering, Inc. 15018 Maurline Cove Ln., Odessa, Florida 33556 Phone: 813-244-6194											
<table border="1"> <thead> <tr> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>			DATE	DESCRIPTION	BY							DATE: DAVID G. FUXAN, P.E. NO. 33133 FLORIDA PROFESSIONAL ENGINEER		
DATE	DESCRIPTION	BY												
JOB NO. 23-08 DESIGN: FUXAN DRAWN: SOMERVILLE DATE: 7-25-2023 FILE: 4 DEMO			DEMOLITION PLAN GARDENS TOWNHOMES PHASE 2 PREPARED FOR: CDCT GARDENS, LLC Elevations based on North American Vertical Datum 1988 (NAVD 88)											
SHEET 4 OF 14 SHEETS			SHEET 4 OF 14 SHEETS											



SUBMIT SHOP DRAWINGS TO OWNER & ENGINEER FOR PARKING SPACE BRICK DELINEATION IN LIEU OF STRIPING, AND FOR WHEEL STOP INSTALLATION OVER BRICK PAVERS.

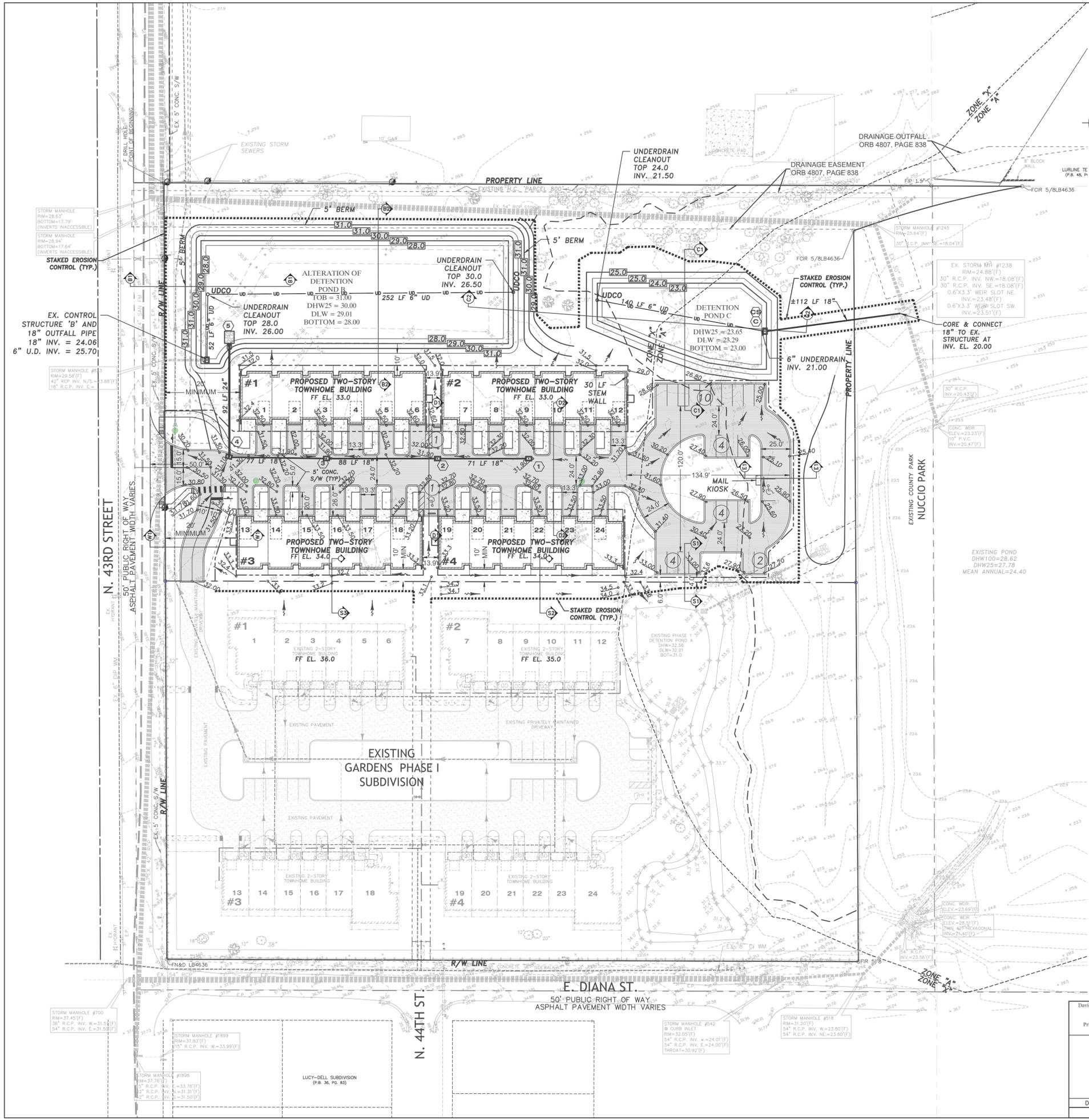


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	JOB NO. 23-08	GARDENS TOWNHOMES PHASE 2		
	DESIGN FUXAN	DRAWN SOMERVILLE		
	DATE 7-25-2023	PREPARED FOR: CDCT GARDENS, LLC	Elevations based on North American Vertical Datum 1988 (NAVD 88)	
	FILE 5 RD	SHEET 5 OF 14 SHEETS		
	DATE DESCRIPTION BY	DATE: DAVID G. FUXAN, P.E. NO. 33133 FLORIDA PROFESSIONAL ENGINEER		



LEGEND

	EXISTING		PROPOSED
	STORM DRAINAGE STRUCTURE		PROPOSED STRUCTURE NO.
	EXISTING CONTOUR		DIRECTION OF SLOPE
	ELEVATION		STAKED EROSION CONTROL
	TREES TO BE REMOVED		TREES TO BE PROTECTED



THE PROJECT LIES WITHIN FLOOD ZONE 'X' AND 'A' ACCORDING TO FEMA-FIRM COMMUNITY PANEL NUMBER 12057C0218 J, DATED OCTOBER 7, 2021.

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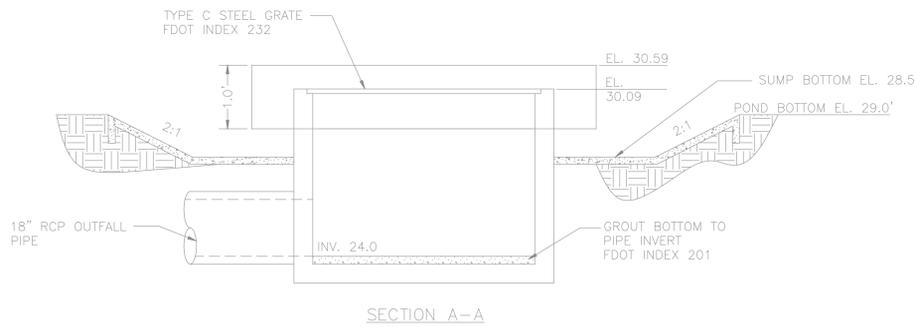
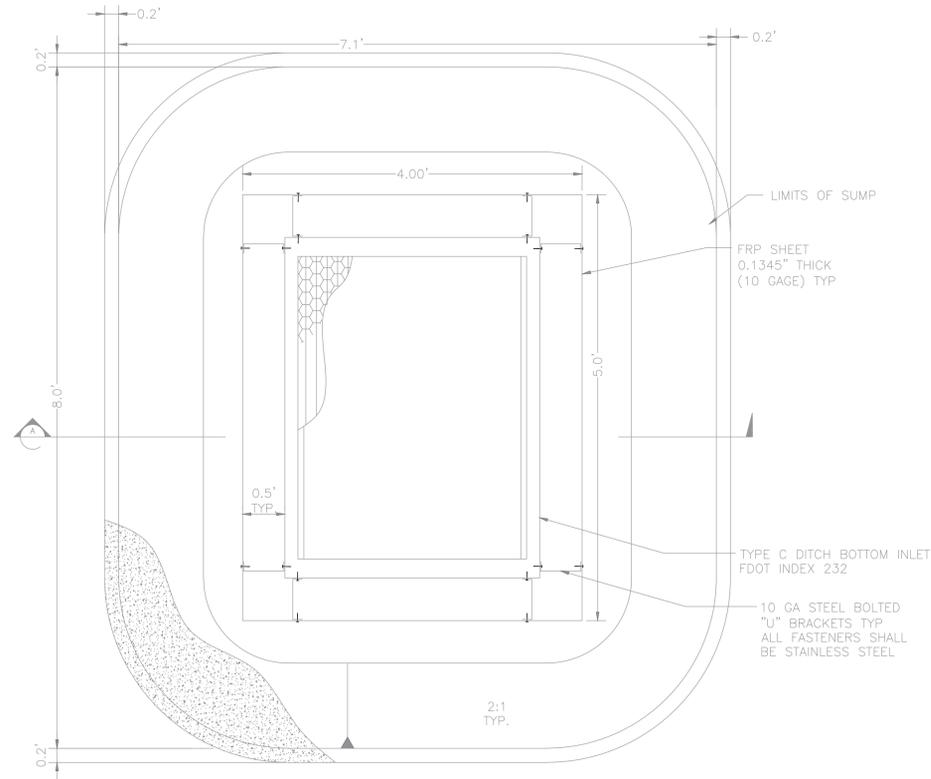
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Fuxan Engineering, Inc.

15018 Maurine Cove Ln.
Odessa, Florida 33556
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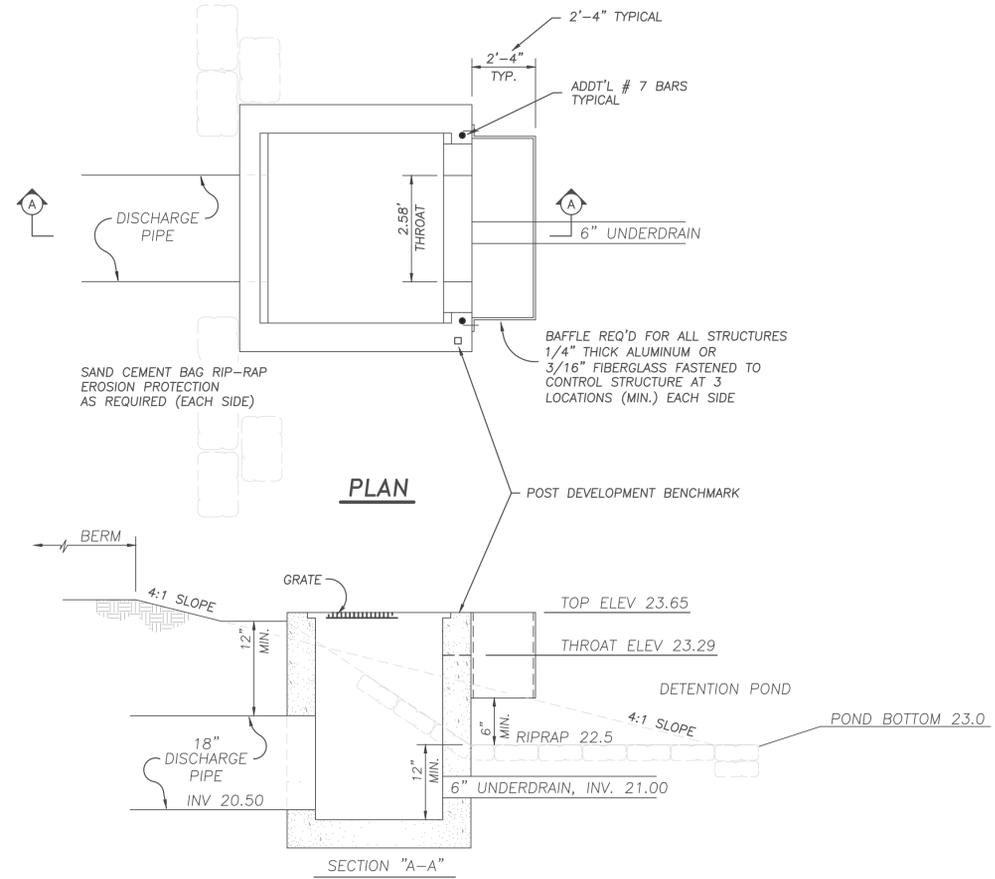
DATE: DAVID G. FUXAN, P.E. NO. 33133
FLORIDA PROFESSIONAL ENGINEER

GRADING & DRAINAGE PLAN	
JOB NO. 23-08	GARDENS TOWNHOMES PHASE 2
DESIGN FUXAN	PREPARED FOR: CDCT GARDENS, LLC
DRAWN SOMERVILLE	DATE: 7-25-2023
FILE 6 GDP	Elevations based on North American Vertical Datum 1988 (NAVD 88)
SHEET 6	OF 14 SHEETS



EXISTING CONTROL STRUCTURE 'B'
N.T.S.

**NOTE:
DRAWING NOT TO SCALE**



CONTROL STRUCTURE 'C'
N.T.S.

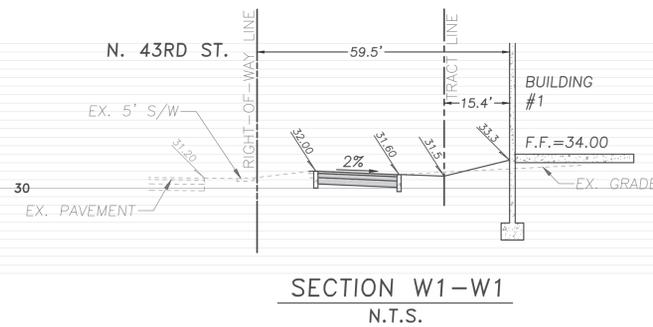
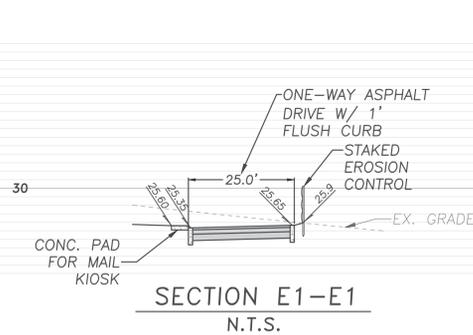
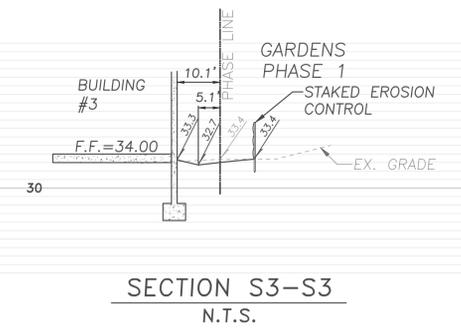
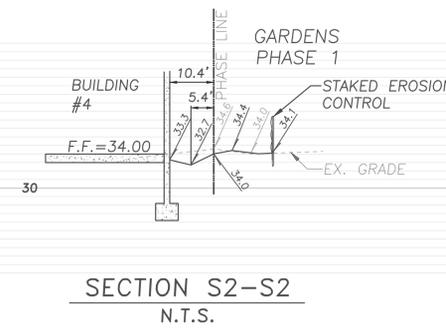
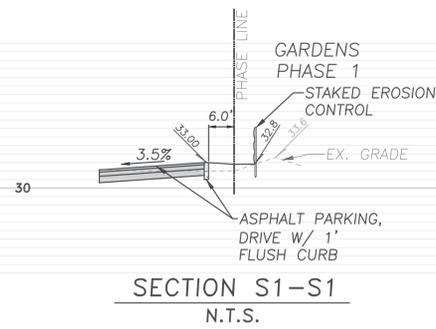
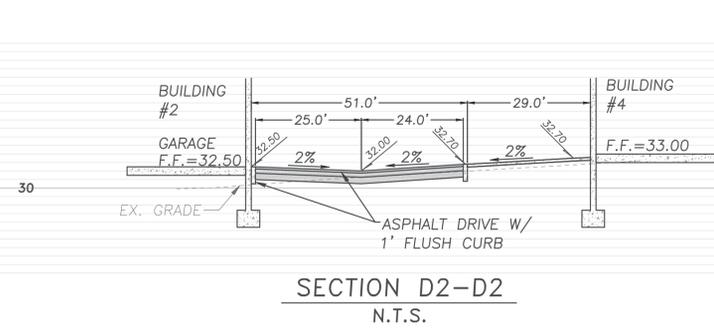
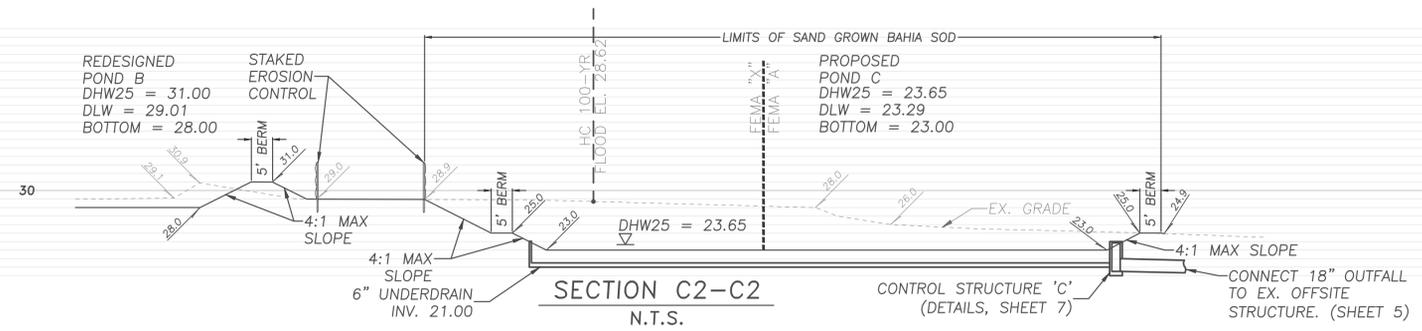
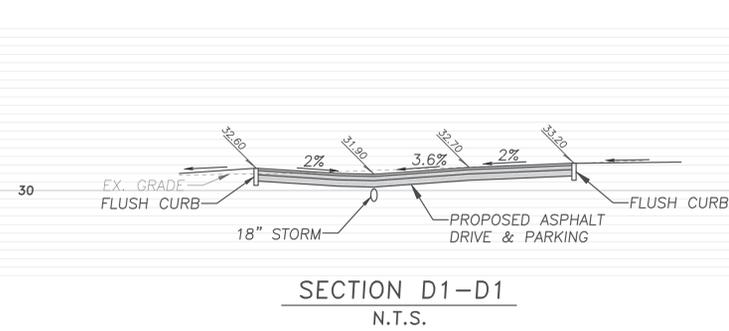
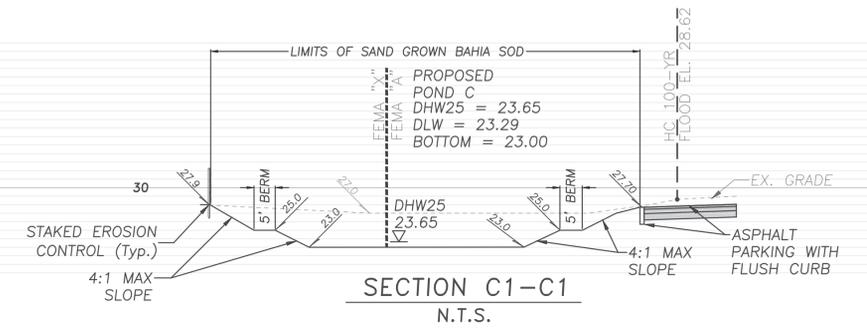
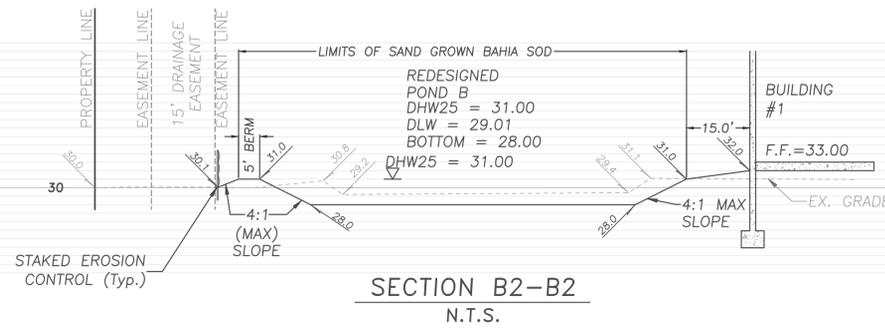
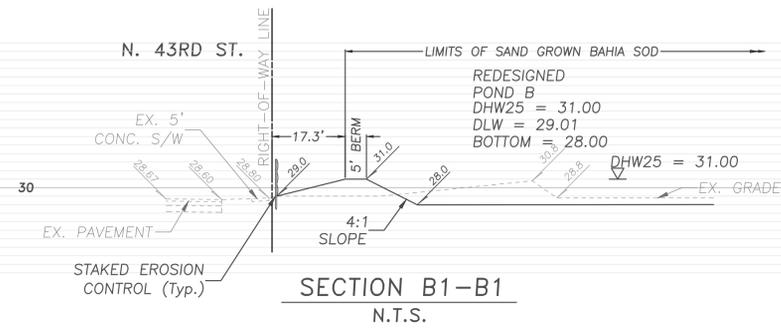
**NOTE:
DRAWING NOT TO SCALE**

PROPOSED DRAINAGE STRUCTURE DATA

- ① TYPE 'C' INLET
TOP = 31.90
INV. = 28.90
- ② TYPE 'C' INLET
TOP = 31.90
INV. = 28.70
- ③ TYPE 'C' INLET
TOP = 31.90
INV. = 28.50
- ④ TYPE 'C' INLET
TOP = 31.10
INV. = 28.10
- ⑤ MITERED END WITH RUBBLE RIPRAP SUMP
INV. = 28.00
- ⑥ MODIFIED TYPE "C" BOX
TOP = 23.65
THROAT = 23.29
INV. = 20.50
SEE DETAIL, THIS SHEET
- ⑦ MITERED END SECTION
INV. = 23.10

NOTE: INSTALL CHAINS ON ON-SITE INLET GRATES

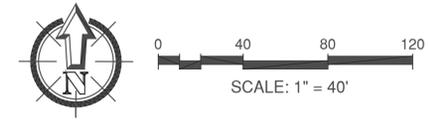
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DATE: _____ DESCRIPTION: _____ BY: _____ REVISIONS		DATE: DAVID G. FUXAN, P.E. NO. 33133 FLORIDA PROFESSIONAL ENGINEER		FILE: 7 STR SHEET 7 OF 13 SHEETS	



THE PROJECT LIES WITHIN FLOOD ZONE 'X' AND 'A' ACCORDING TO FEMA-FIRM COMMUNITY PANEL NUMBER 12057C0218 J, DATED OCTOBER 7, 2021.

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			CROSS SECTIONS		
			GARDENS TOWNHOMES PHASE 2		
DATE: 7-25-2023			JOB NO. 23-08		
BY: DAVID G. FUXAN, P.E. NO. 33133 FLORIDA PROFESSIONAL ENGINEER			DESIGN: FUXAN		
REVISIONS			DRAWN: SOMERVILLE		
			PREPARED FOR: CDCT GARDENS, LLC		
			DATE: 7-25-2023		
			Elevations based on North American Vertical Datum 1988 (NAVD 88)		
			FILE: 8 SEC		
			SHEET 8 OF 14 SHEETS		



LEGEND

- STAKED EROSION CONTROL
- EXISTING ----- PROPOSED
- WATER MAIN (WM)
- FIRE HYDRANT
- VALVE & BOX
- REDUCER
- PLUG
- BLOW-OFF
- BENDS
- SANITARY SEWER (SM)
- SANITARY FORCEMAIN (FM)

EX. STORM MH #1238
RIM=24.88'(F)
30" R.C.P. INV. NW=18.06'(F)
30" R.C.P. INV. SE=18.06'(F)
0.6'X3.3' WEIR SLOT NE.
INV.=23.48'(F)
0.6'X3.3' WEIR SLOT SW.
INV.=23.51'(F)

THE PROJECT LIES WITHIN FLOOD ZONE 'X' AND 'A' ACCORDING TO FEMA-FIRM COMMUNITY PANEL NUMBER 12057C0218 J, DATED OCTOBER 7, 2021.

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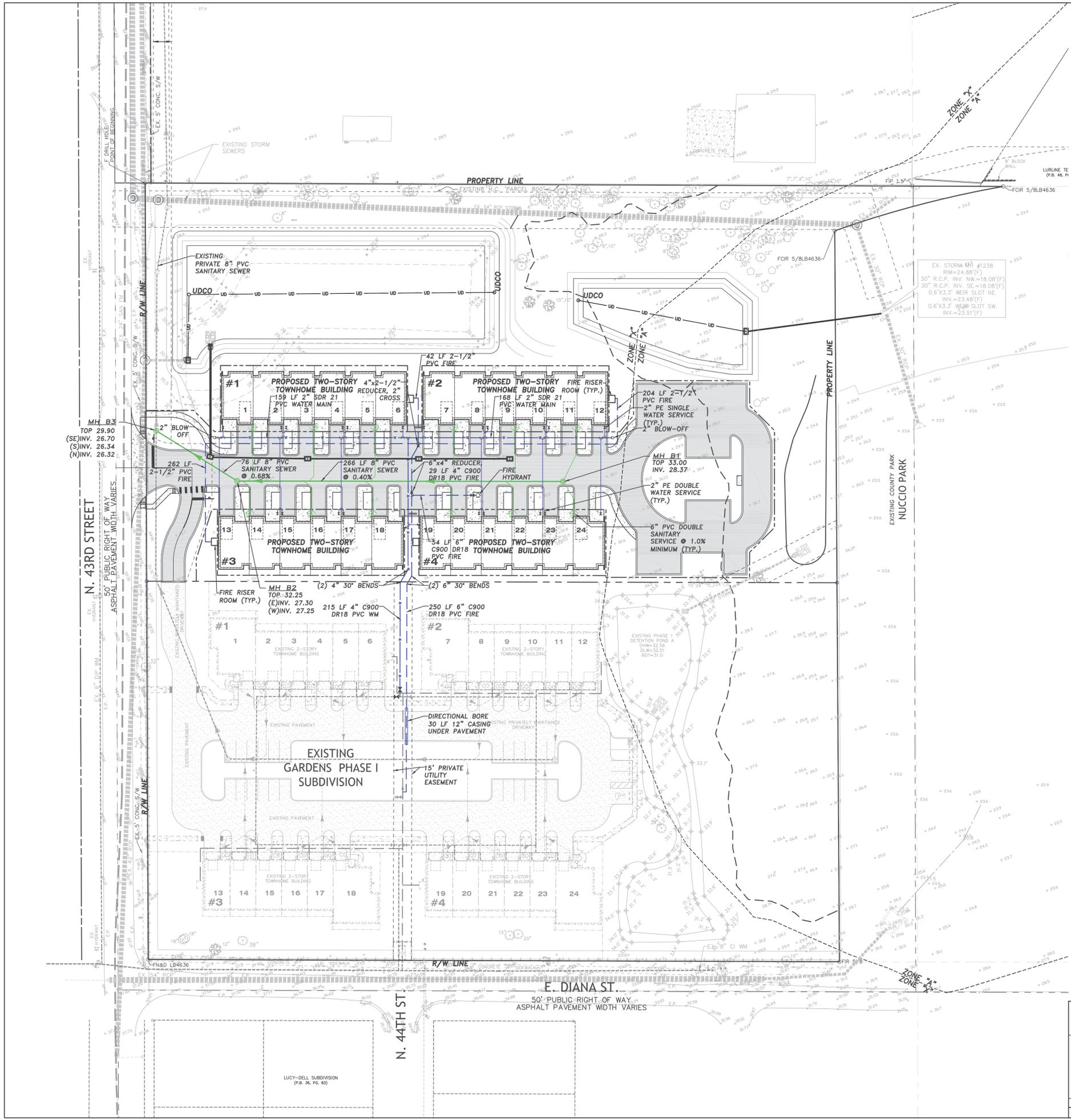
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DATE: _____ DESCRIPTION: _____ BY: _____ REVISIONS: _____			JOB NO. 23-08 DESIGN FUXAN DRAWN SOMERVILLE DATE 7-25-2023 FILE 9 WSP			PREPARED FOR: CDCT GARDENS, LLC ELEVATIONS based on North American Vertical Datum 1988 (NAVD 88)	
DATE: _____ DESCRIPTION: _____ BY: _____ REVISIONS: _____			DATE: 7-25-2023 FILE 9 WSP			SHEET 9 OF 13 SHEETS	



GENERAL NOTES:

- Cross Slopes and Grades
 - Sidewalk, ramp, and landing slopes (i.e. 0.02, 0.05, and 1:12) shown in this Index are minimums. With approval of the Engineer, provide the minimum feasible slope where the requirements cannot be met.
 - Landings must have cross-slopes less than or equal to 0.02 in any direction.
 - Handrails a single longitudinal slope along each side of the curb ramp. Ramp slopes are not required to exceed 1:5 feet in length.
 - Joints permitted at the location of Slope Breaks. Otherwise locate joints in accordance with Index 522-001. No joints are permitted within the ramp portion of the curb ramp.
- Curb, Curb and Gutter, and/or Sidewalk
 - Refer to Index 522-001 for concrete thickness and sidewalk details.
 - Remove any existing curb, curb and gutter, or sidewalk to the nearest joint beyond the curb transition or to the extent that the existing section is less than 5 feet long.
 - Width of Curb Ramp is 4'-0" minimum. Match sidewalk or Shared Use Path width as shown in the Plans.
- Curb Ramp Alpha-Identification
 - Sidewalk curb ramp alpha-identifications (e.g. CR-A) are provided for reference purposes in the Plans.
 - Alpha-identifications CR-1 and CR-2 are intentionally omitted.
- Detectable Warnings
 - Install detectable warnings in accordance with Specification 527.
 - Place detectable warnings across the full width of the ramp or landing, to a minimum depth of 2 feet measured perpendicular to the curb line and no greater than 5 feet from the base of the curb or edge of pavement.
 - If detectable warnings are shown in the Plans on slopes greater than 5%, align the truncated domes with the centerline of the ramp; otherwise, the truncated domes are not required to be aligned.

CURB RAMP NOMENCLATURE

LAST REVISION 11/01/21	DESCRIPTION FY 2022-23 STANDARD PLANS	FDOT	FY 2022-23 STANDARD PLANS	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS	INDEX 522-002	SHEET 1 of 7
---------------------------	--	------	---------------------------	---	------------------	-----------------

SIDEWALK CURB RAMPS CR-A AND CR-B

LAST REVISION 11/01/20	DESCRIPTION FY 2022-23 STANDARD PLANS	FDOT	FY 2022-23 STANDARD PLANS	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS	INDEX 522-002	SHEET 2 of 7
---------------------------	--	------	---------------------------	---	------------------	-----------------

SIDEWALK CURB RAMPS CR-C AND SIDEWALK CURB

LAST REVISION 11/01/20	DESCRIPTION FY 2022-23 STANDARD PLANS	FDOT	FY 2022-23 STANDARD PLANS	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS	INDEX 522-002	SHEET 3 of 7
---------------------------	--	------	---------------------------	---	------------------	-----------------

SIDEWALK CURB RAMPS CR-D, CR-E, CR-F & CR-G

LAST REVISION 11/01/21	DESCRIPTION FY 2022-23 STANDARD PLANS	FDOT	FY 2022-23 STANDARD PLANS	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS	INDEX 522-002	SHEET 4 of 7
---------------------------	--	------	---------------------------	---	------------------	-----------------

SIDEWALK CURB RAMPS CR-H, CR-K & CR-L

LAST REVISION 11/01/20	DESCRIPTION FY 2022-23 STANDARD PLANS	FDOT	FY 2022-23 STANDARD PLANS	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS	INDEX 522-002	SHEET 5 of 7
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CURB RAMPS WITHOUT SIDEWALKS AND FLUSH SHOULDER SIDEWALKS

LAST REVISION 11/01/20	DESCRIPTION FY 2022-23 STANDARD PLANS	FDOT	FY 2022-23 STANDARD PLANS	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS	INDEX 522-002	SHEET 6 of 7
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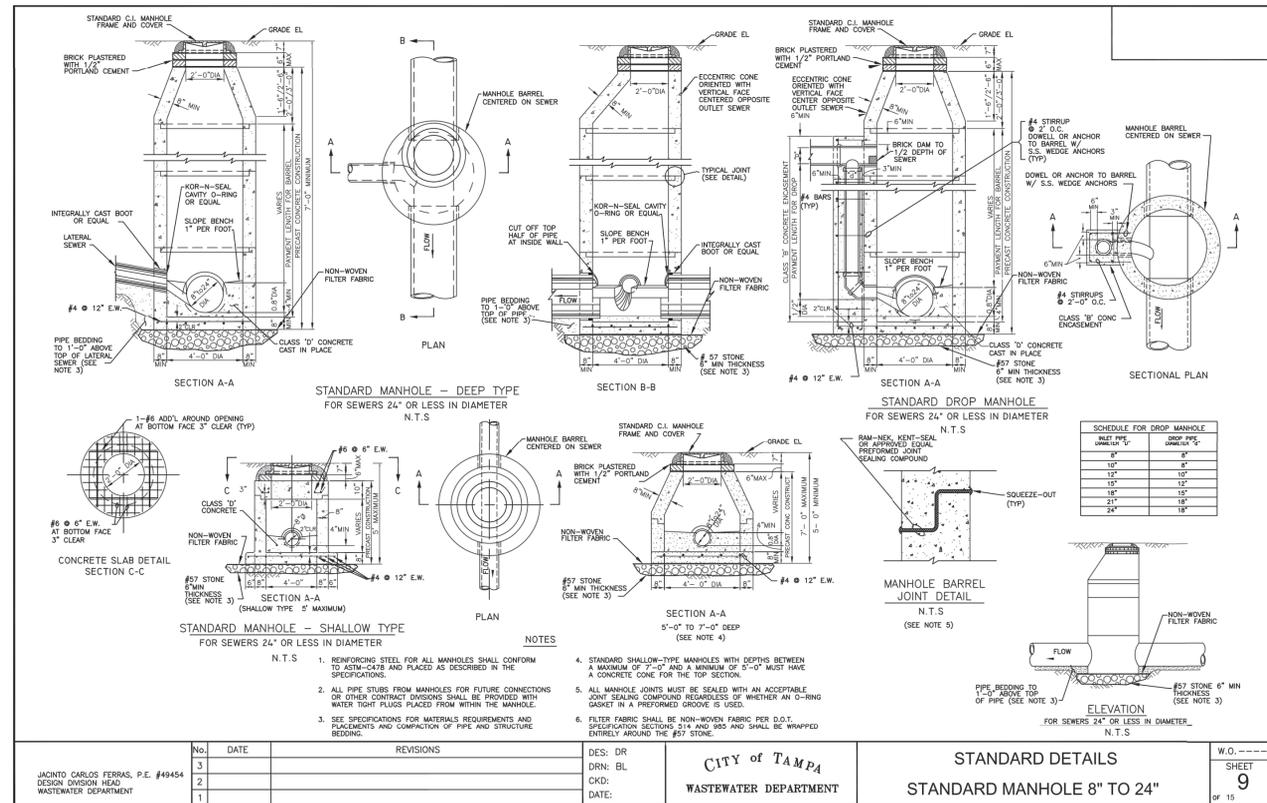
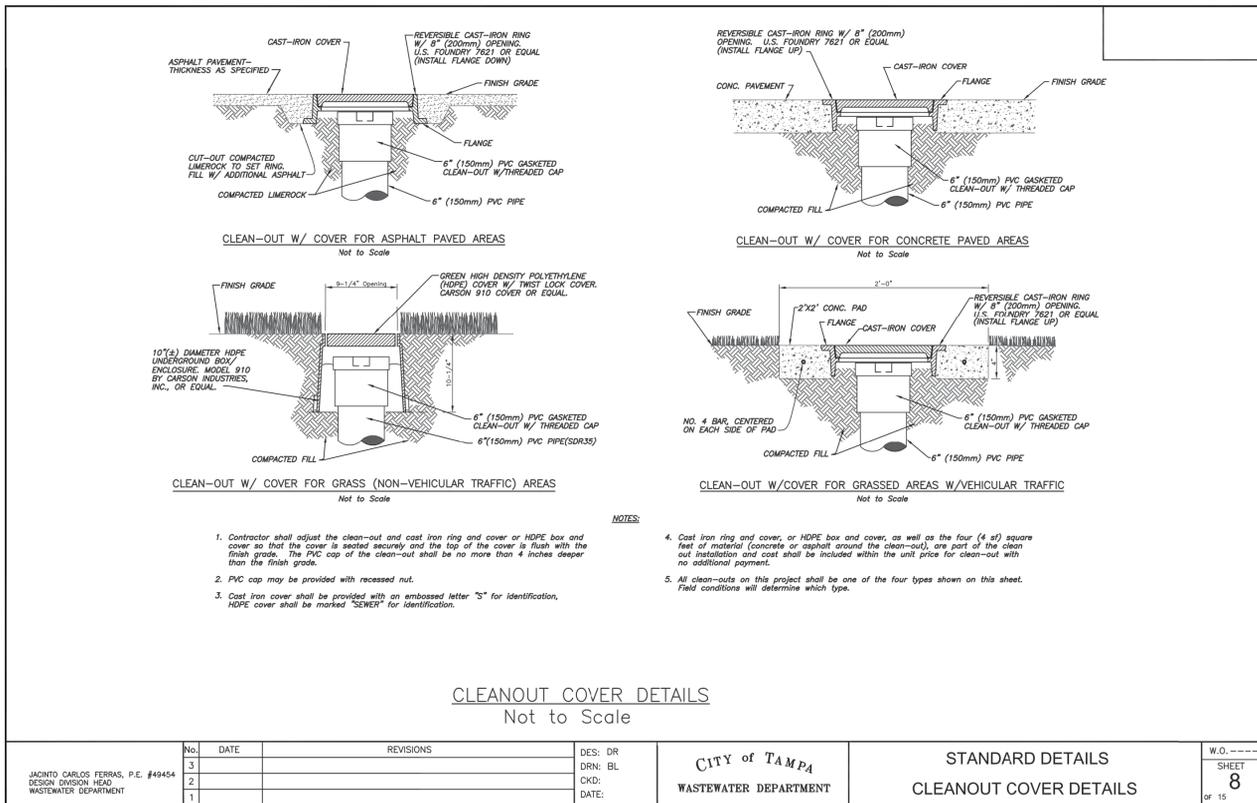
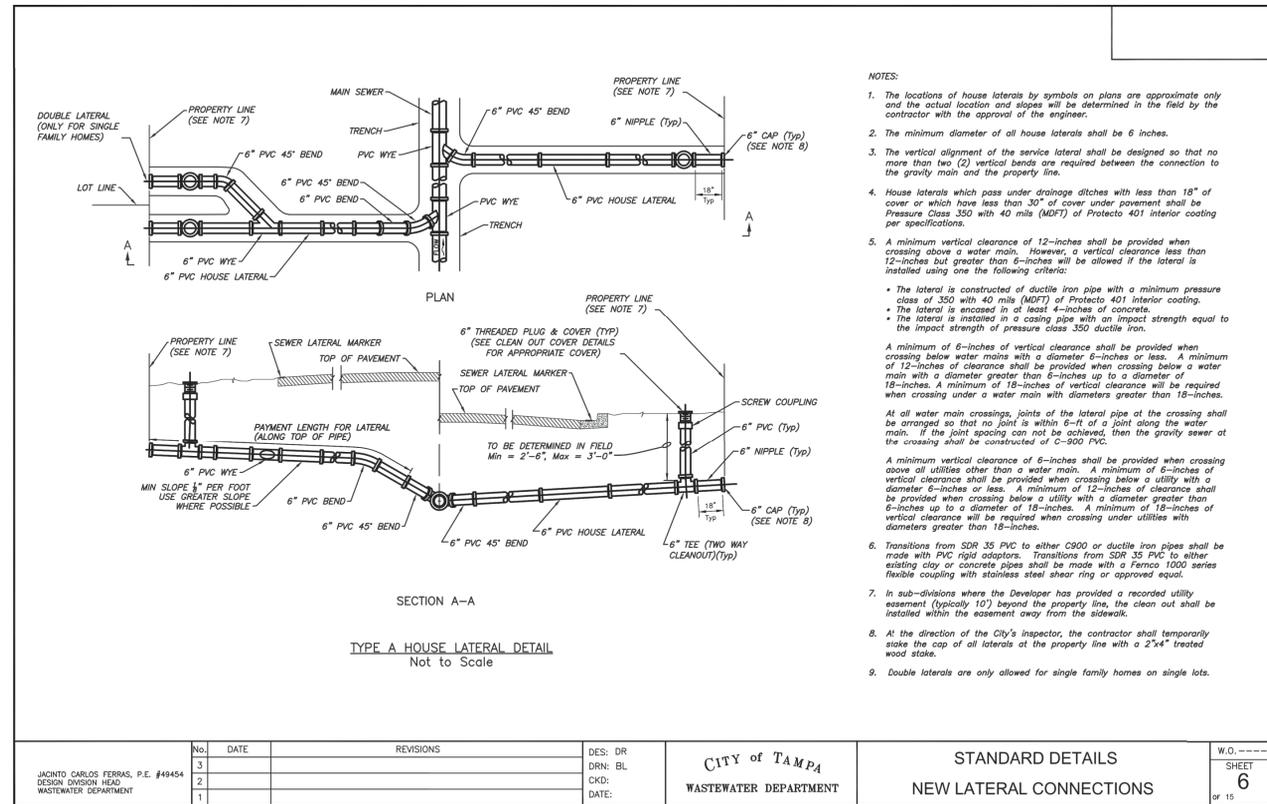
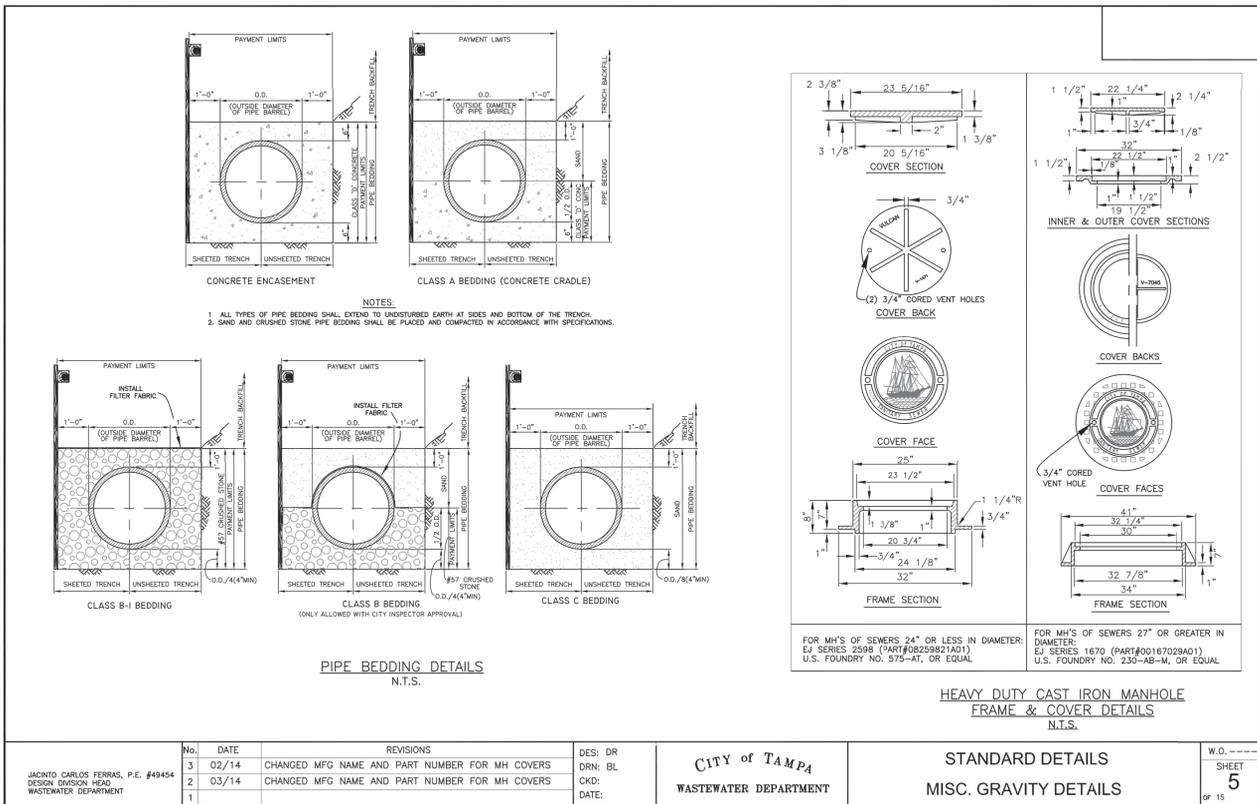
NOTES:

- Where 2'-0" crosswalk markings are used, ramps must fall within the crosswalk limits.
- Where 2'-0" crosswalk markings are not present, a clear space of 4'-0" minimum is required at the bottom of the curb or edge of pavement.
- Crosswalk widths and configurations vary; must conform to Index 713-001.
- Flangeway Gap may be up to 3' for Freight-only Railways.

RAILROAD CROSSING AND CURB RAMPS AT CURBED RETURNS

LAST REVISION 11/01/20	DESCRIPTION FY 2022-23 STANDARD PLANS	FDOT	FY 2022-23 STANDARD PLANS	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS	INDEX 522-002	SHEET 7 of 7
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David G. Fuxan, State of Florida Professional Engineer, License No. 33133 This item has been digitally signed and sealed by David G. Fuxan, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed, and the signature must be verified on any electronic copies.	Engineering Business Certificate of Authorization No.: 26548 15018 Maurine Cove Ln., Odessa, Florida 33556 Phone: 813-244-6194	SIDEWALK & CURB RAMP DETAILS GARDENS TOWNHOMES PHASE 2 JOB NO. 23-08 DESIGN FUXAN DRAWN SOMERVILLE PREPARED FOR: CDCT GARDENS, LLC DATE 7-25-2023 Elevations based on North American Vertical Datum 1988 (NAVD 88) FILE 10 SWD SHEET 10 OF 13 SHEETS
DATE DESCRIPTION BY REVISIONS	DATE: DAVID G. FUXAN, P.E. NO. 33133 FLORIDA PROFESSIONAL ENGINEER	



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Engineering Business Certificate of Authorization No. 26548

Fuxan Engineering, Inc.
No. 33133
15018 Marlin Cove Ln.,
Odessa, Florida 33556
Phone: 813-244-6194

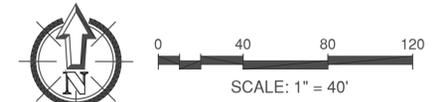
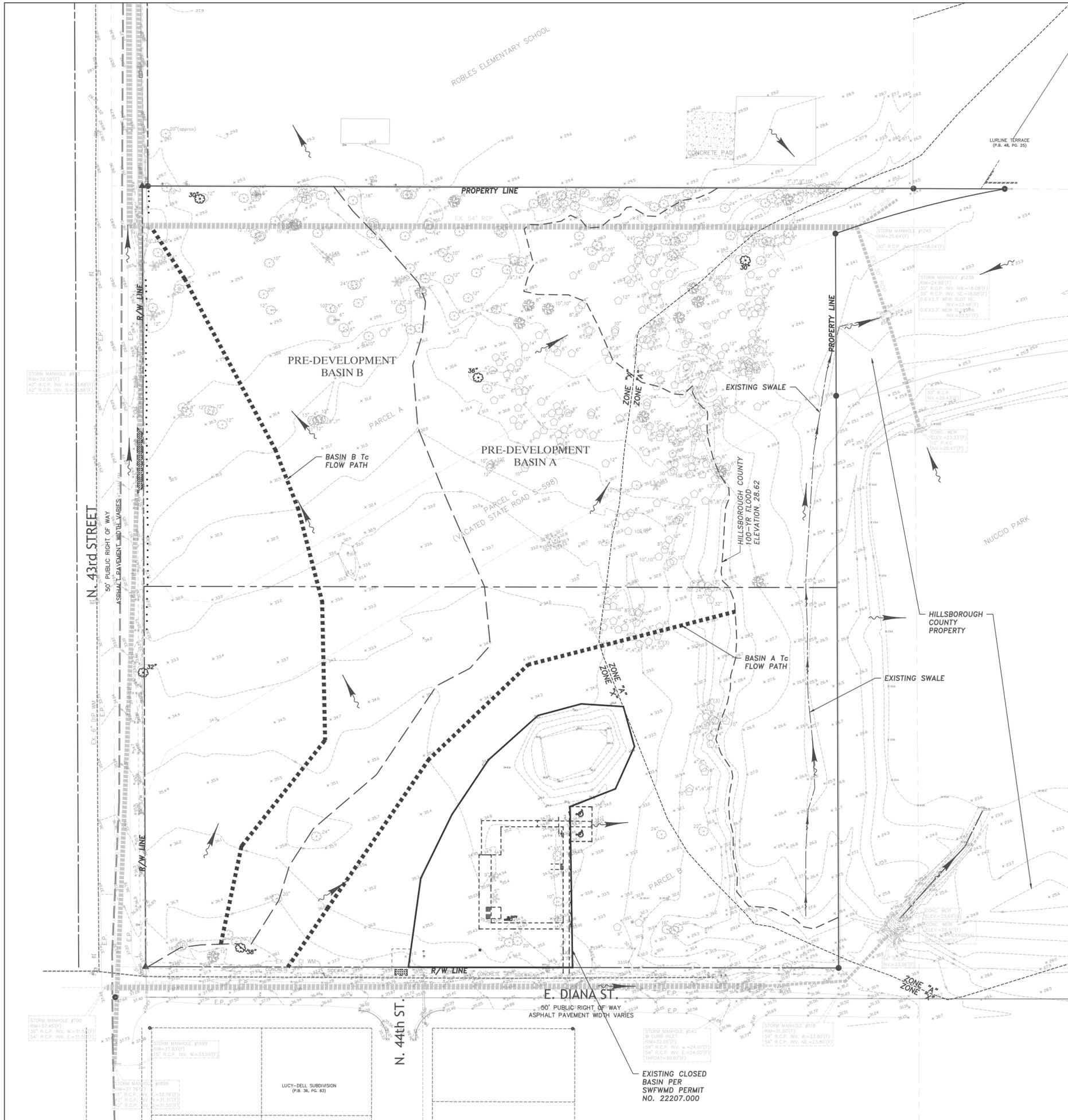
COT SANITARY SEWER DETAILS

JOB NO. 23-08
DESIGN FUXAN
DRAWN SOMERVILLE
DATE 7-25-2023
FILE 11 SSD

GARDENS TOWNHOMES
PHASE 2
PREPARED FOR: CDCT GARDENS, LLC
Elevations based on North American Vertical Datum 1988 (NAVD 88)

DATE: DAVID G. FUXAN, P.E. NO. 33133 FLORIDA PROFESSIONAL ENGINEER

SHEET **11** OF **13** SHEETS



LEGEND

- EXISTING DRAINAGE PIPE
- EXISTING DIRECTION OF DRAINAGE FLOW
- EXISTING DRAINAGE BASIN BOUNDARY
- EXISTING SWALE

THE PROJECT LIES WITHIN FLOOD ZONE 'X' AND 'A' ACCORDING TO FEMA-FIRM COMMUNITY PANEL NUMBER 12057C0218 J, DATED OCTOBER 7, 2021.

HILLSBOROUGH COUNTY HAS ESTABLISHED A 100-YEAR FLOOD ELEVATION OF 28.62

CALL 48 HOURS BEFORE YOU DIG

IT'S THE LAW! DIAL 811

Know what's below. Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

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DATE	DESCRIPTION	BY

Engineering Business Certificate of Authorization No.: 26548

Fuxan Engineering, Inc.

15018 Maurine Cove Ln.
 Odessa, Florida 33556
 Phone: 813-244-6194

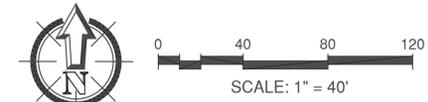
STATE OF FLORIDA

DATE: DAVID G. FUXAN, P.E. NO. 33133
 FLORIDA PROFESSIONAL ENGINEER

PRE DEVELOPMENT DRAINAGE MAP	
JOB NO. 23-08	GARDENS TOWNHOMES PHASE 2
DESIGN FUXAN	
DRAWN SOMERVILLE	PREPARED FOR: CDCT GARDENS, LLC
DATE 7-25-2023	Elevations based on North American Vertical Datum 1988 (NAVD 88)
FILE 12 DRAPRE	SHEET 12 OF 13 SHEETS

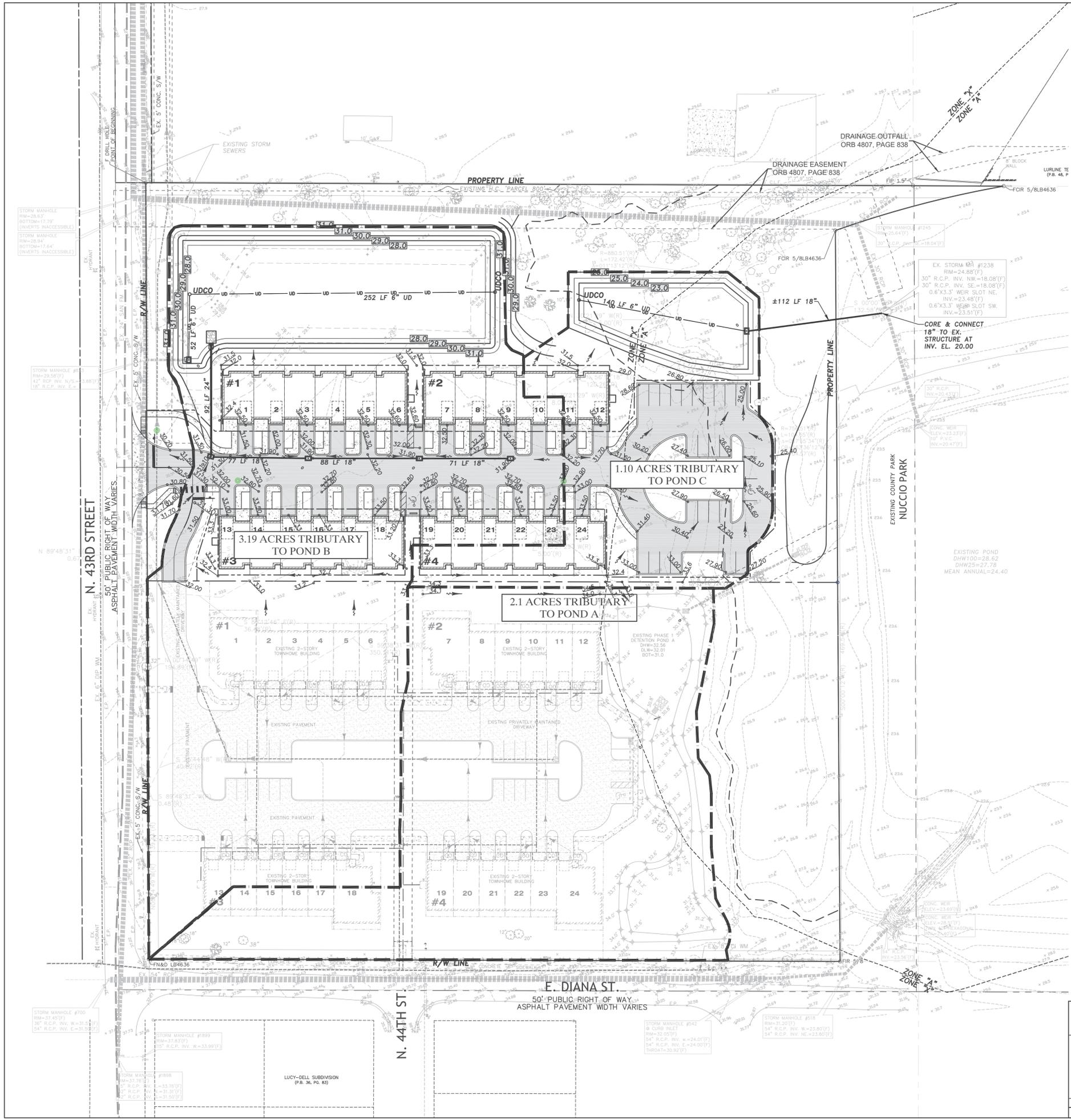
EXISTING CLOSED BASIN PER SWFWM PERMIT NO. 22207.000

LUCY-DELL SUBDIVISION (P.B. 36, PG. 83)



LEGEND

	EXISTING		PROPOSED
	STORM DRAINAGE STRUCTURE		PROPOSED STRUCTURE NO.
	EXISTING CONTOUR		ELEVATION
	DIRECTION OF SLOPE		POST DEVELOPMENT DRAINAGE BASIN BOUNDARY



THE PROJECT LIES WITHIN FLOOD ZONE 'X' AND 'A' ACCORDING TO FEMA-FIRM COMMUNITY PANEL NUMBER 12057C0218 J, DATED OCTOBER 7, 2021.

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 Fuxan Engineering, Inc. 15018 Maurine Cove Ln. Odessa, Florida 33556 Phone: 813-244-6194 STATE OF FLORIDA PROFESSIONAL ENGINEER			PROST DEVELOPMENT DRAINAGE MAP		
			JOB NO. 23-08	GARDENS TOWNHOMES PHASE 2	
DESIGN FUXAN	DRAWN SOMERVILLE		PREPARED FOR: CDCT GARDENS, LLC	DATE: 7-25-2023	
DATE: 7-25-2023	FILE: 14 DRA		SHEET: 14	OF: 14	SHEETS
DATE	DESCRIPTION	BY	DATE: DAVID G. FUXAN, P.E. NO. 33133 FLORIDA PROFESSIONAL ENGINEER		
REVISIONS					