FT.PIERCE FT.LAUDERDALE

E HILLSBOROUGH AVE

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.

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



Gardens Townhomes

PHASE 2 Construction Plans

INDEX OF CONSTRUCTION PLANS

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,

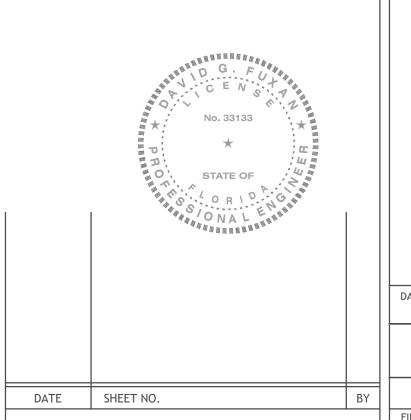
COMMENCING at the Northwest corner of the South 1/2 of the Northwest 1/4 of the Northeast 1/4 of said Section 33; thence South 89°48'41" East, along the North boundary of said South 1/2, a distance of 25.00 feet to the Eastern right of way line of 43rd Street and the POINT OF BEGINNING; thence continue 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 S-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.

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	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
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L-01 CODE LANDSCAPE PLAN L-02 TREE MITIGATION PLAN		CODE LANDSCAPE PLAN
		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





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 JOB NO. 23-08 GARDENS2 JULY 25, 2023

Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NaVD 88 to NGVD 29 = +0.84 Feet DRAWN BY: SOMERVILLE DESIGNED BY: FUXAN

1 CV

REVISIONS

SHEET 1 OF 13

STORM WATER POLLUTION PREVENTION PLAN

Contained on these plans and within the following notes is a Storm Water Pollution Prevention Plan (SWPPP) which has been developed by Fuxan Engineering, Inc. in accordance with the Florida Department of Environmental Protection's (FDEP) "National Pollutant Discharge Elimination System" (NPDES) Generic Permit for Stormwater Discharge from Large and Small Construction

The following entities are identified as team members of "SWPPP": Fuxan Engineering, Inc., the Developer as identified in the title box of these plans. and the site contractor and his sub-contractors. Each team member has specific responsibilities and obligations. In general, all team members, with regard to their involvement and responsibilities on the project, are to implement all necessary storm water management controls to assure compliance with the NPDES Generic Permit for Storm Water Discharges from Construction Activities, the Southwest Florida Water Management District Permit, the applicable local governing agency (i.e. Hillsborough County, City of Tampa, etc) and the quidelines listed in the SWPPP. The duties and responsibilities of the team members as they pertain to the SWPPP are as follows:

Fuxan Engineering, Inc.

- A. Develop SWPPP including, but not limited to, retention/detention ponds, control structures, erosion control methods and locations and stabilization criteria. This design is included within these construction plans and the following notes and instructions.
- B. Submit and obtain the necessary design related storm water permits from the Florida Department of Environmental Protection, the Southwest Florida Water Management District and other applicable governmental bodies.
- C. Submit to SWFWMD and the operator of the municipal separate storm water system, if applicable, a letter of construction commencement.

Contractor

- A. Sign and return to Fuxan a Contractors Certification Form certifying your understanding of and willingness to comply with the Storm Water Pollution Prevention Plan no later than 48 hours prior to commencement of construction. Also, each subcontractor affected by the SWPPP must certify to the contractor that they understand and shall comply with the NPDFS permit and SWPPP. A record of these certifications shall be maintained by the contractor on site.
- B. Submit notice of intent to the FDEP. Prepare Dewatering Plan. During construction, assure compliance with the designed Storm Water Pollution Prevention Plans prepared by Fuxan Engineering, Inc. and the NPDES Generic Permit for Storm Water Discharges from Large and Small Construction
- C. Maintain a copy of the construction plans, which include the Storm Water Pollution Prevention Plan, the NOI, and all inspection reports and certifications on site.
- D. Undertake all reasonable Best Management Practices (BMP's) to assure that silted or otherwise polluted storm water is not allowed to discharge from the site during all phases of construction. Stabilization BMP's that may be used include: temporary or permanent seeding, mulching, geotextiles, sodding, vegetative buffer strips, protection of trees and preservation of mature vegetation. Structural erosion and sediment control BMP's that may be used include: straw bale dikes, silt fences, earth dikes, brush barriers, drainage swales, check dams, subsurface drain, pipe slope drain, level spreaders, storm drain inlet protection, outlet protection, sediment traps, and temporary sediment basins. Detention ponds may also be used as temporary sediment basins. Additional BMP's that may need to be implemented include: providing protected storage areas for chemicals, paints, solvents, fertilizers, and other potentially toxic materials. Providing waste receptacles at convenient locations and providing regular collection of wastes, including building material wastes. Minimizing off-site tracking of sediments. Making adequate preparations, including training and equipment to contain spills of oil and hazardous materials. Complying with applicable state or local waste disposal, sanitary sewer or septic system regulations and the use of appropriate pollution prevention measures for allowable non-storm water components of discharge.
- E. Notify Fuxan Engineering, Inc. and the developer in writing of any non-storm water pollution sources which are being stored, or otherwise used during the construction of the project, i.e., fertilizers, fuels, pesticides, other chemicals. This notification should be accompanied with the contractor's design and methods to prevent pollution run-off from these sources.
- F. Develop a maintenance and inspection plan which includes, but is not limited to the following:
- A. The specific areas to be inspected and maintained that includes all the disturbed areas and material storage areas of the site.
- B. The erosion and sediment controls identified in the SWPPP to be maintained and inspected and those additional controls that the contractor deems necessary.
- C. Maintenance procedures.
- D. The procedure to follow if additional work is required or whom to call.
- E. Inspections and maintenance forms.
- F. The personnel assigned to each task.
- The following shall be inspected a minimum of once a week or within 24 hours after 0.50 inches of rainfall:
 - Stabilization measures (once a month if fully stabilized).

Structural controls.

Discharge points.

Construction entrances and exits.

Areas used for storage of exposed materials.

An inspection form shall be completed for each inspection. Any permit violations should be noted and corrective measures shall be taken no later than 7 days after the inspection occurred. If revisions to the SWPPP are needed, a report form for changes in the SWPPP shall be completed and a copy sent to Fuxan Engineering, Inc. The original shall be kept on—site as documentation of the change. If the inspection passes, a certification that the facility is in compliance with the SWPPP and the NPDES permit must be signed by a duly authorized representative of the principal executive official of the operator of the SWPPP with one of the following qualifications:

- 1. Has successfully completed the Florida Stormwater, Erosion and Sediment Control Inspector Training Program.
- 2. Successfully completed a similar training program.
- 3. Has enough practical on the job training to be qualified to perform the inspections.

Retain inspection reports and certifications for at least three years.

G. Site stabilization measures shall be initiated as soon as practical but in no case more than 7 days, in portions of the site where construction activities have temporarily or permanently ceased.

H. Releases in Excess of Reportable Quantities.

- 1. The discharge of hazardous substances or oil in the stormwater discharge(s) from a facility or activity shall be prevented or minimized n accordance with the applicable stormwater pollution prevention plan for the facility or activity. This permit does not relieve the operator of the reporting requirements of 40 CFR part 117 and 40 CFR part 302. Where a release containing a hazardous substance in an amount equal to or in excess of a reporting quantity established under either 40 CFR 117 or 40 CFR 302, occurs during a 24 hour period:
 - a. The operator is required to notify the State Warning Point (800-210-0519 or 850-413-9911) as soon as he or she has knowledge of the discharge;
- b. The operator shall submit within 14 calendar days of knowledge of the release a written description of: the release (including the type and estimate of the amount of material released), the date that such release occurred, the circumstances leading to the release, and remedial steps to be taken, to the Florida Department of Environmental Protection, NPDES Stormwater Section, Mail Station 2500, 2600 Blair Stone Road, Tallahassee, Florida 32399-2400: and
- c. The stormwater pollution prevention plan required under Part V of this permit must be modified within 14 calendar days of knowledge of the release to: provide a description of the release, the circumstances leading to the release, and the date of the release. In addition, the plan must be reviewed to identify measures to prevent the reoccurrence of such releases and to respond to such releases, and the plan must be modified where appropriate.
- 2. This permit does not authorize the discharge of hazardous substances or oil resulting from an on-site spill.

- A. Notify Fuxan Engineering, Inc. of your intent to commence construction. Sign the Notice of Intent form as operator of the storm water discharge facility and permittee and return to Fuxan Engineering, Inc.
- B. Sign a Certification of Storm Water Pollution Prevention Plan and return to Fuxan Engineering, Inc.
- C. Notify Fuxan Eng. when it is time to submit a Notice of Termination as defined under Part E of the Fuxan Engineering. Inc. section of the SWPPP. Sign and return to Fuxan Engineering, Inc. for submittal to FDEP a Notice of Termination form and certification.

PRE-DEVELOPED SITE INFORMATION:

1. Total site acreage: 4.34

2. Land use: VACANT

3. Vegetation: OAK, PALM, LAUREL & UNKNOWN TREES

4. Receiving waters or municipal separate storm water system: HILLSBOROUGH RIVER

5. 2 Year/24 Hour rainfall depth: 4.5"

6. Soil types: CANDLER-URBAN, ZOLFO FINE SANDS

7. Endangered species: NONE

PROJECT INFORMATION:

- 1. Project type: COMMERCIAL
- 2. Anticipated construction sequence is as follows: 1. Complete erosion control installation
 - 2. Clearing and grubbing
 - 3. Earthwork activities 4. Storm water system construction
 - 5. Utility construction 6. Base and pavement construction
- 7. Final stabilization The BMP's listed in Part D of the Contractor section of the SWPPP shall be

considered during all phases of construction.

3. Anticipated start date: OCTOBER 2023

4. Anticipated completion date: JUNE 2024

5. Total acres disturbed: 3.3

6. Pre-developed "C" factor: ____0.20

7. Post-developed "C" factor: 0.60

- 8. The storm water management system, upon completion of construction and appropriate certification and as-built submittals will be operated and maintained by CDCT GARDENS, LLC.
- 9. The potential source of pollution from this project is on-site development and construction activity.

OWNER'S INSTRUCTIONS FOR MAINTENANCE AND INSPECTION OF STORMWATER FACILITIES

The entire stormwater system should be inspected on at least a semi—annual basis. This should include a visual inspection of the pond, pond banks, bleed-down orifices, other control structures, and discharge pipes. These should be kept free of debris and cleaned on a frequency as required to keep them functional, as designed. Mowing/clearing around the structures may be required to prevent vegetation from clogging them.

Wetland plants, if intentionally installed, should be monitored and maintained as required on the approved construction plans. Areas of littoral shelving, which are required to be vegetated but not intentionally planted, should not be cleared of the wetland plants. These areas should have as high a plant coverage as possible, for maximum water filtration.

Sediment sumps, if designed and installed, should have sediment removed as necessary to allow them to efficiently remove suspended particles. They should be re—dug to the original design specifications, if silted in.

For percolation treatment ponds/swales, the owner of the facility shall inspect the pond bottom periodically after heavy rainfall events to check for persistent ponding or pooling of water. All large debris shall be removed and disposed of elsewhere. If prolonged ponding persists, i.e., in excess of 72 hours, the owner shall rake or scarify the surface. If required, the soil in the area of ponding shall be removed and replaced with clean sandy,

Please check the construction plans to see if written reports on monitoring or plant survival rates are required to be sent to any reviewing agencies. Written notes should always be kept which describe maintenance activities undertaken during each inspection.

Specific conditions of all permits may require additional maintenance activities above and beyond those outlined above. Please be aware of all permit conditions as issued by regulatory agencies to ensure permit compliance.

The joints for the Permeable Pavers should be vacuumed at least once per year. Cleaning shall be conducted when the pavement surface and detritus are dry and can be loosened by sweeping and removed by

GENERAL EROSION AND TURBIDITY CONTROL NOTES

- 1. The Site Subcontractor shall be responsible for installation and maintenance of all erosion and turbidity controls and the quality and
- auantity of offsite or wetland discharges. 2. Prior to construction, the Site Subcontractor is responsible for having his dewatering plan and turbidity control plan approved by the applicable reviewing agencies. Refer to the project's permit approvals and permit conditions for agencies requiring such review and approval. Questions concerning appropriate techniques should be addressed to those agencies and/or discussed with the project engineer and owner.
- 3. The appropriate turbidity and erosion control methodologies selected by the Site Subcontractor for this project should be made following assessment of the plans and project site specific factors and after consultations as needed with the project engineer and appropriate agencies. The Site Subcontractor will be responsible for obtaining any and all necessary permits for such activity; several

factors to consider are listed below: Clay content in excavated materials and/or permeabilities rates Depth of cut in ponds, trenches, or utility lines

- Ambient around water levels Actual rainfall amounts and time of year relative to normal rainv season
- Proximity to wetlands, water bodies or offsite properties 'Class' designation of receiving water bodies (i.e., Outstanding Florida Waters, shellfish harvesting areas, etc.)
- Density, type, and proximity of upland vegetation to be retained during construction (for use as possible filtration areas) H. Fill height relative to natural grade and length and steepness
- of the proposed slopes Existing topography and directions of surface flow
- Type of equipment used
- Project type Duration of construction activities
- Separation distance of onsite ponds Ambient quality of surface and groundwater Temporary stockpile locations and heights
- 4. At the onset of construction, the Site Subcontractor, as the party responsible for implementation of the erosion and sediment control plan shall assess the above described conditions and factors with respect to relative cost effectiveness and select the appropriate methods of protection. A fairly extensive list of techniques are presented below but it must be stressed that any or all of the following may be necessary to maintain water quality and quantity standards. The construction sequencing should be thought out in advance of initiation to provide adequate protection of water quality.
- 5. Discharges which exceed 29 N.T.U.'s over the background levels are in violation of state water quality standards. Discharges of water quantities which affect offsite properties or may damage wetlands are also prohibited
- by regulating agencies. 6. The erosion and turbidity control measures shown hereon are the minimum required for agency approval. Additional control and measures may be required due to the Site Subcontractor's construction sequence & unforeseen weather conditions. Any additional measures deemed necessary by the Site Subcontractor shall be included in the lump sum bid with no extras for
- materials and labor allowed. 7. Hay bales or silt screens shall be installed prior to land clearing to protect water quality and to identify areas to be protected from clearing activities and maintained for the duration of the project until all soil is stabilized.
- 8. Floating turbidity barriers shall be in place in flowing systems or in open water lake edges prior to initiation of earthwork and maintained for the
- duration of the project until all soil is stabilized. 9. No clay material shall be left exposed in any stormwater storage facility. If clay or sandy—clays are encountered during stormwater storage excavation, the Site Subcontractor shall notify the Engineer immediately before proceeding with further excavation. If the Engineer of Record has determined that such soils are non-confining and must be excavated to meet permit and design conditions, excavation may proceed after obtaining written authorization from the appropriate governing agency. If said soils are left exposed at the permitted and designed depth, the Site Subcontractor shall over-excavate the pond's bottom and side slopes by a minimum of twelve (12") inches and backfill with clean sands to help
- prevent suspension of fine particles in the water column. 10. 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 effective and continuous control of erosion and water pollution throughout the life of the construction phase.
- 11. 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 may 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 should generally 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.
- 12. 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, for example, turbid water being pumped into grassed swales or appropriate upland vegetated areas (other than upland preservation areas and wetland buffers), sediment basins, or confined by an appropriate enclosure such as turbidity barriers or low berms, and kept confined until turbidity levels meet State Water Quality Standards.
- 13. The Permittee 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 operation, 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 such that grading operations can follow immediately thereafter. Grading operations shall be so scheduled and performed that permanent erosion control features can follow immediately thereafter if conditions on the project permit.
- 14. Water derived from various dewatering methods should be passed through sufficiently wide areas of existing upland vegetation to filter out excess turbidity. If this is not sufficient, the water shall be retained in previously constructed permanent stormwater ponds or else retained in temporary sedimentation basins until the clarity is suitable to allow for its discharge. Plugging the outfalls from completed stormwater ponds may be needed to avoid discharge. However, such situations should be monitored closely to preclude berm failure if water levels rise too high. 15. Water can be transported around the site by the use of internal swales or
- by pumps and pipes. 16. Sheet flow of newly filled or scraped areas may be controlled or contained by the use of brush barriers, diversion swales, interceptor ditches or low berms. Flow should be directed toward areas where sediments can
- sufficiently settle out. 17. Exposed soils shall be stabilized as soon as possible, especially slopes leading to wetlands. Stabilization methods include solid sod, seeding and mulching or hydromulching to provide a temporary or permanent grass cover mulch blankets, filter fabrics, etc., can be employed to provide vegetative cover.
- 18. Energy dissipaters (such as rip rap, a gravel bed, hay bales, etc.) shall be installed at the discharge point of pipes or swales if scouring is observed.
- 19. Attempt to install roadway curb and gutters as soon as possible to reduce the surface area for erosion to occur.
- 20. Implement storm drain inlet protection (hay bales or gravel) to limit sedimentation within the stormwater system. Perform inspections and periodic cleaning of sediments which wash out into the streets until all soil is stabilized.
- 21. Water discharge velocities from impounded areas and temporary sedimentation basins shall be restricted to avoid scouring in receiving areas. 22. If water clarity does not reduce to state standards rapidly enough in holding ponds, it may be possible to use chemical agents such as alum to flocculate or coagulate the sediment particles.
- 23. Hay bales, silt screens, or gravel beds can be added around the pipe or swale discharge points to help clarify discharges. Spreader swales may help dissipate cloudy water prior to contact with wetlands.
- 24. All fuel storage areas or other hazardous storage areas shall conform to accepted state or federal criteria for such containment areas. 25. Vehicle or equipment washdown areas will be sufficiently removed from wetlands or offsite areas.
- 26. Fugitive dust controls (primarily by using water spray trucks) shall be employed as needed to control windborn emissions. 27. If the above controls remain ineffective in precluding release of turbid water, especially during pond or utility line dewatering, then the contractor may be compelled to use a vertical dewatering system such as
- clear enough to allow for direct discharge to wetlands. 28. Ongoing inspections and periodic maintenance by the Site Subcontractor shall occur throughout construction as necessary to insure the above methods are working suitably. This may be needed daily, if conditions so warrant. Site Subcontractors are encouraged to obtain and thoroughly review The Florida Development Manual: A Guide to Sound Land and Water Management, which was developed by the State of Florida Department of Environmental Protection in 1988. This provides fairly in-depth discussions of recommended techniques and also provides specific design

well points or sock drains to withdraw groundwater which may already be

at Fuxan Engineering, Inc. 29. The contractor will perform daily inspections of all on-site wetlands within the construction area to ensure that water levels within those wetlands are not excessively impounded prior to the time when the permitted control structure or outfall is built. Water levels significantly above normal should be corrected at a frequency that prevents a change in the vegetative character or health of any

and technical standards. A copy of this document is available for review

STREET & DRAINAGE CONSTRUCTION NOTES:

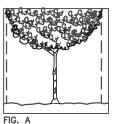
- 1. Prior to construction, the Contractor shall obtain from the Engineer or Owner a copy of all pertinent permits related to this project. It is the Contractor's responsibility to assure that all construction activities are in compliance with the conditions of all permits and approvals. Contractor is also
- responsible for having his dewatering plan approved by SWFWMD. 2. All construction, materials and workmanship are to be in accordance with Hillsborough County Subdivision Regulations and DOT Specifications, latest editions.
- Grass and mulch, or solid sod, all areas in existing rightsof-way disturbed by construction. In the proposed rights-ofway a 2' wide area behind the back of curb to be solid sodded. The remainder of the proposed rights—of—way to be seeded and mulched if the slope is greater than 6:1.
- 4. Contractor is to coordinate all work within, but not limited to Hillsborough County rights-of-way with utility companies in order to prevent damage to utility lines and making of adjustments to same, if required.
- Prior to curb inlet construction, the Engineer shall lay out the back of the curb in the vicinity of the respective inlet for alianment and grade, and the Contractor shall construct the inlet allowing for an 18" concrete throat between the back of the curb and the face of the inlet. The top of the inlet shall be constructed to an elevation of 3/8" above the top of curb (these dimensions apply to the concrete valley autter type section only). Any inlets constructed incorrectly by deviating from this sequence of inlet construction shall be the sole responsibility of the Contractor and no additional payment shall be made or allowed for removing and/or
- correcting the inlet. 6. Fill obtained through excavation of streets and detention ponds shall be placed on lots and adjacent land in accordance with the Master Drainage and Grading Plan as directed by the
- Sod/Seed & Mulch shall be placed in accordance with applicable City/County standards as well as in accordance with standard and specific conditions in the SWFWMD permit, if applicable. At a minimum this shall include sodding of all pond embankments of a slope 5:1 or greater to the NW line, as well as seeding and mulching of the balance of the pond tracts (including pond berms, excluding the area below NW), sodding at a minimum of 2' from the back of curb, and seeding and mulching of any project area with a slope of 5:1 or steeper.
- 8. Roadway underdrain has been located on these plans to meet the minimum standards of Hillsborough County. Prior to curb construction, the Geotechnical Engineer shall review the predesign borings and, along with their field inspection, make a recommendation regarding additional underdrain requirements. 9. Site clearing shall be performed per the approved construction
- plans and in accordance with Hillsborough County LAL Ordinance Installation and maintenance of the required barricading and erosion control shall be the responsibility of the site development contractor unless otherwise designated. 10. Prior to beginning construction, Contractor shall expose all

existing utility inverts to which a tie-in is proposed and

- have Engineer verify the elevation and adequacy of these 11. All subsurface construction shall comply with the "Trench Safety Act." The Contractor shall insure that the method of trench protection and construction is in compliance with the
- Occupational Safety and Health Administration (OSHA) regulations. 12. Siltation accumulations greater than the lesser of 12 inches or one-half the depth of the siltation barrier shall be
- immediately removed and placed in upland areas. 13. 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 the County. 14. All erosion control installation and installation coordination shall be the responsibility of the Contractor. Be advised that the construction approval and maintenance of the erosion control shall be the sole responsibility of the Site

HILLSBOROUGH COUNTY PLANNING AND GROWTH MANAGEMENT DEPARTMENT PROTECTIVE BARRIER REQUIREMENT AND SPECIFICATIONS PROTECTIVE BARRIERS are used during land alteration and construction activities

to protect trees and natural areas to be retained on a site PROTECTIVE BARRIERS must be erected around TREES to be retained within an area where land alteration and construction activities will occur as well as along NATURAL AREAS where such greas are adjacent to permitted land alteration or construction activities. A PROTECTIVE BARRIER must remain in place until the land alteration and construction activities are completed or until commencement of grade finishing and sodding. No ground disturbance must occur within the



The DRIPLINE of a tree is the imaginary, vertical line that extends downward from the outermost tips of the tree's branches to the ground. Fig. A. BARRIER SPECIFICATIONS FOR TREES: Four corner upright stakes of no less than 2" x 2"

TREES - To restrict access into the area within the

DRIPLINE of a tree, a physical structure not less than 3 feet in height, comprised of wood or other suitable

are approved within the dripline. See Ordinance 90-6,

material, is placed around the tree at the DRIPLINE.

lumber connected by horizontal members of no less than 1" x 4" lumber, or upright stakes spaced at 5' intervals of no less than 2" x 2" lumber connected by a silt screen fabric or material of comparable durability NATURAL AREAS - To restrict access into areas where land

alteration and construction activities are not authorized, a physical structure not less than 3 feet in BARRIER SPECIFICATIONS FOR NATURAL AREAS: Upright stakes of no less than 2" x 2" lumber spaced no more than 25' apart and connected by twine flagged with plastic surveying tape at regular intervals of 5–10'. Fig. C. Other methods of demarcation will be considered depending upon the characteristics of the site.

- 1. To protect all above ground portions of trees and other significant vegetation from mechanical
- 2. To protect root systems from compaction.
- 3. To provide awareness of protected areas to
- A tree's chance for survival is greatly enhanced if no construction material, heavy equipment or stockpiling of soil is allowed inside the barrier, only hand labor.
- 1. All trees to remain, where indicated on the returned site plan, must be protected by tree protection barricades meeting the minimum standards shown on the attached diagram. Protective barricades shall remain in
- place until land alteration and construction activities are completed 2. 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
- 3. In order to comply with the Hillsborough County LDC and to minimize soil erosion, proposed land alteration activities shall not unnecessarily remove existing vegetation and alter existing topography. Adequate protection measures (i.e., hay bales, baffles, sodding and sandbagging) shall be provided, as necessary, to minimize erosion and downstrear sedimentation caused by surface water runoff on exposed land surfaces

4. 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 is acceptable unless otherwise specified. 5. All tree roots existing within proposed improvement greas and originating from a protected tree shall be severed clean at the limits of the
- Itilization of root pruning equipment producing a clean, non-tattered cut 6. All trimming undertaken on a tree to be retained according to the permitted construction plans shall be pruned in accordance with the National Arborist Association (NAA) standards. Failure to conform to these pruning standards may result in a delay in issuance of the Certificate of Occupancy (C/O).

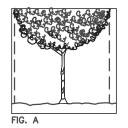
7. A field review indicated a number of native pine trees. It is the

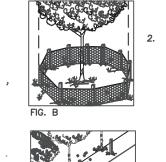
preserved area as identified on the approved construction plans.

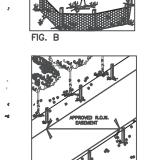
insecticide be applied to all pines remaining for protection against the prominent lps pine beetle. The occurrence of this insect is initiated through a pine's stressed condition which may readily result from various forms of ground disturbance. The application of an insecticide is recommended prior to construction activity. Pruning of a grand oak, with the exception of minor pruning, is prohibited unless conducted in accordance with the ANSI A 300 Pruning Standards as performed by an Arborist certified by the International Society of Arboriculture (ISA) or a Registered Consulting Arborist with the American Society of Consulting Arborist (ASCA). A notarized affidavit affirming an ISA Certified Arborist or an ASCA Registered Consulting Arborist will conduct or onsite supervise the pruning shall

be submitted to the County prior to the pruning of a grand oak. An ISA Certified Arborist or an ASCA Registered Consulting Arborist contracted by a property owner to prune a grand oak shall assume full responsibility for all pruning activities determined in noncompliance with standards specified within the Land Development Code.

recommendation of the Hillsborough County LAL Department that an approved







PARKING TABULATION

= 24 Spaces = 24 Spaces = 25 Spaces = 1 Space

2 GN

FLORIDA PROFESSIONAL ENGINEER

Single Family Parking Requirement = 2 Spaces per Unit

TOTAL REQUIRED = 48 Spaces

AREA SUMMARY TABLE FOR NEW

AND EXISTING DEVELOPMENT		
	EX (SF/%)	PROP (SF/%)
TOTAL SITE AREA	188,875	100%
BUILDING COVERAGE DRIVES/PARKING/SIDEWALK TOTAL IMPERVIOUS COVERAGE	0/0% <u>3,071/1.6%</u> 3,071/1.6%	25,081 / 13.39 41.023 / 21.79 66,104 / 35.09
STORMWATER POND	21,826/11.6%	36,886 / 19.5%
OPEN SPACE	163,978/86.8%	85,885 / 45.5%

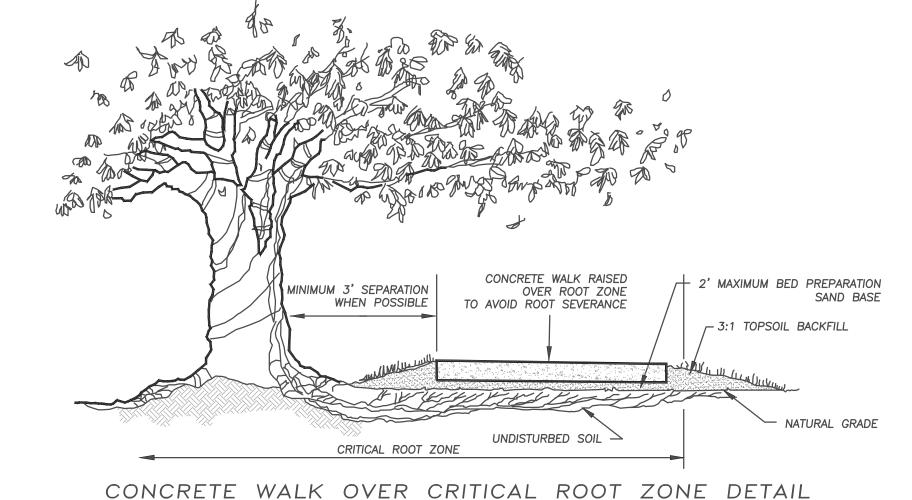
GENERAL NOTES

GARDENS TOWNHOMES

PHASE 2

evations based on North American Vertical Datum 1988 (NAVD 88)

CDCT GARDENS, LLC



Engineering Business Certificate of Authorization No.: 26548 David G. Fuxan, State of Florida Professional Engineer, Licence 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, JOB NO and the signature must be verified on any electronic copies. 23-08 Fuxan Engineering, Inc. DESIGN 15018 Maurine Cove Ln. * **FUXAN** _Odessa, Florida 33556 DRAWN ₽Phone: 813-244-6194 : ш SOMERVILL STATE OF ORID 7-25-2023 DATE DESCRIPTION DAVID G. FUXAN P.E. NO. 33133

REVISIONS

NOTES

1. SITE ACREAGE: 4.34 ACRES

2. FOLIO NUMBER: 039511.0105 3. TOTAL UNITS: 24 MULTI-FAMILY UNITS (DENSITY 5.66

UNITS PER ACRE) 4. POTABLE WATER BY CITY OF TAMPA

- 5. SEWAGE DISPOSAL BY CITY OF TAMPA 6. PRESENTLY ZONED: PD (MM 16-1334)
- LAND USE DESIGNATION: R-6 8. DRAINAGE PLANS AND CALCULATIONS SHALL COMPLY WITH
- THE REQUIREMENTS OF HILLSBOROUGH COUNTY. 9. FIRE FLOW IS PROVIDED AS REQUIRED BY THE FIRE DEPARTMENT AND WATER AUTHORITY HAVING JURISDICTION.
- 10. BUILDING HEIGHT IS A MAXIMUM OF 35', 2 STORIES.
- 11. MECHANICAL EQUIPMENT IS SCREENED PER THE LDC. 12. THE PROJECT LIES WITHIN FLOOD ZONES 'A' AND 'X'
- ACCORDING TO FEMA-FIRM COMMUNITY PANEL NUMBER 12057C0218 H, DATED OCTOBER 7, 2021.
- 13. SIDEWALKS ARE PROVIDED INTERNALLY WHERE REQUIRED BY THE LDC AND ADA STANDARDS. 14. SIGHT DISTANCE TRIANGLES ARE PROVIDED AT EACH
- ACCESS POINT PER THE LDC. 15. EACH UNIT HAS ONE GARAGE PARKING SPACE AND ONE TANDEM DRIVEWAY PARKING SPACE.
- 16. OUTDOOR POLE LIGHTING IS PROVIDED FOR ALL STREETS. 17. SOLID WASTE REMOVAL SHALL BE MADE BY INDIVIDUAL CURBSIDE PICKUP.

ADJACENT USES AND ZONING

<u>ADJACENT TO:</u>	<u>USE:</u>	ZONING:
NORTH	INSTITUTIONAL	RSC-6
SOUTH	SINGLE—FAMILY	RDC-6, RSC-6, RSC-9
EAST	COUNTY DRAINAGE	RSC-6
WEST	RIGHT OF WAY	

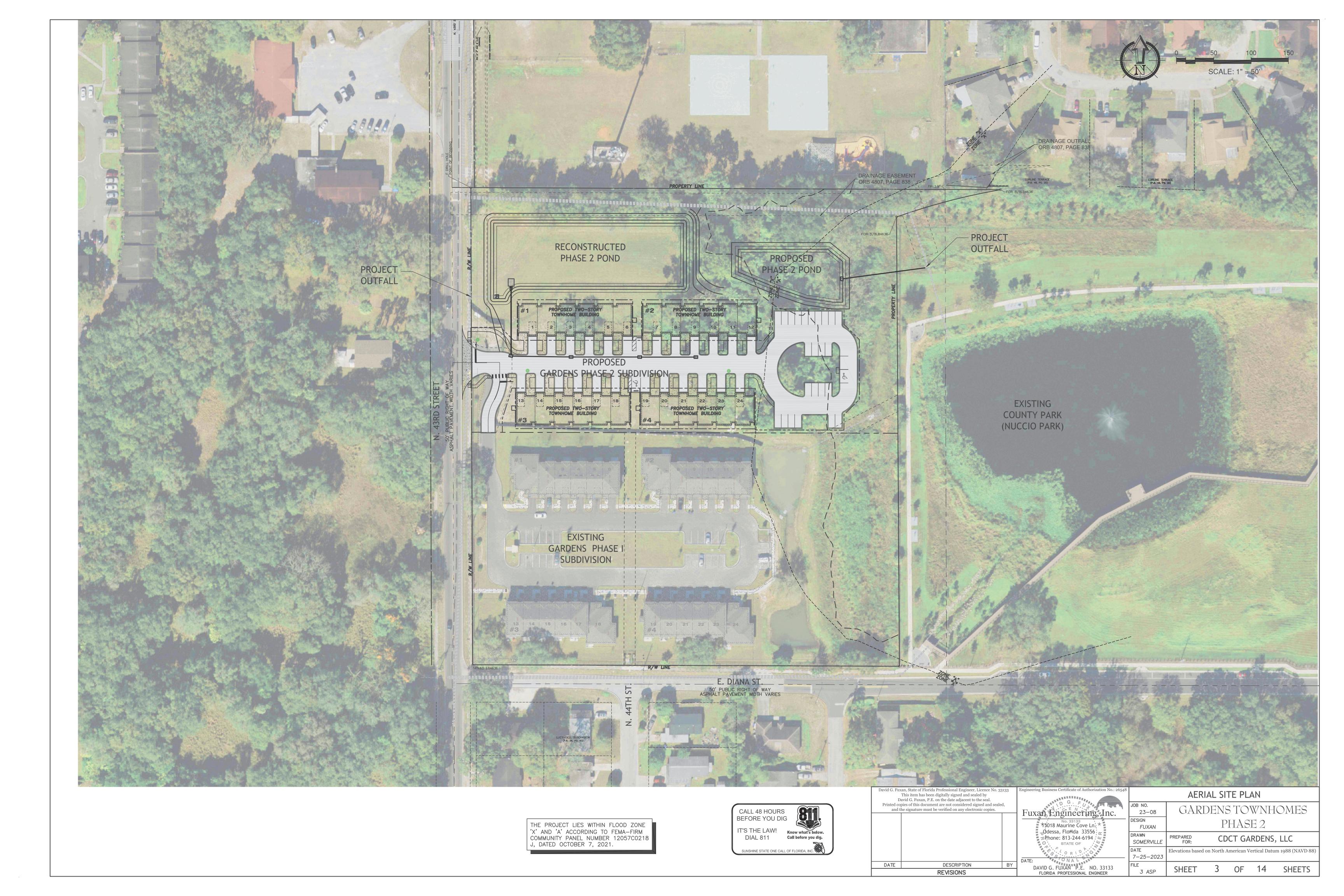
PARKING PROVIDED:

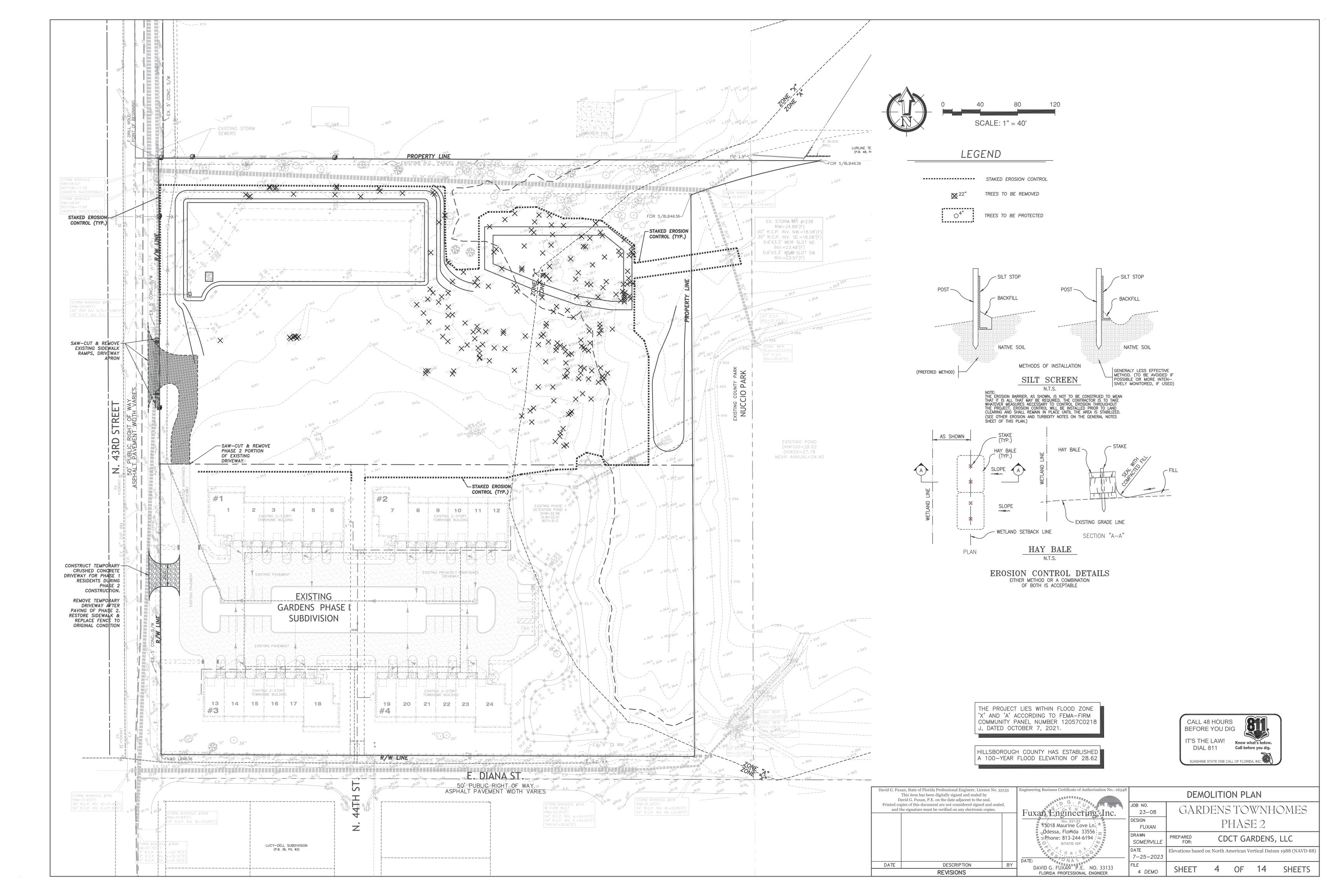
Garage Spaces Tandem Spaces Standard Visitor Spaces ADA Visitor Spaces = 74 Spaces Total Parking

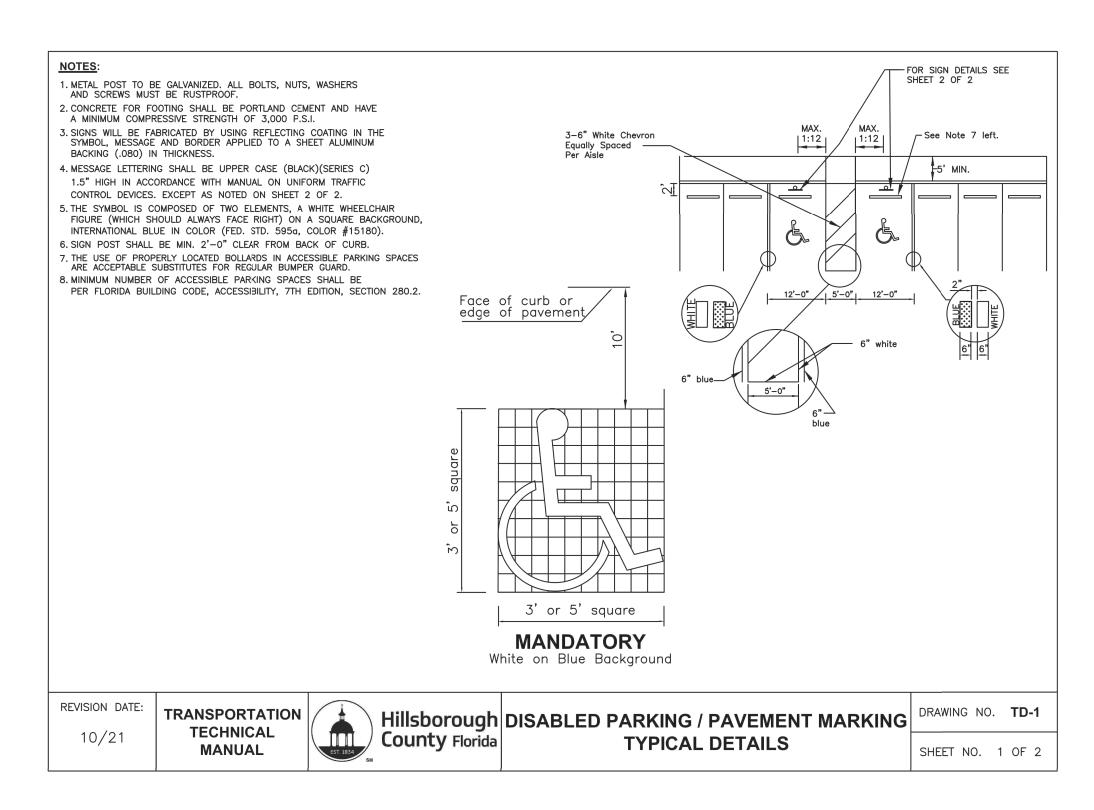
PARKING REQUIRED:

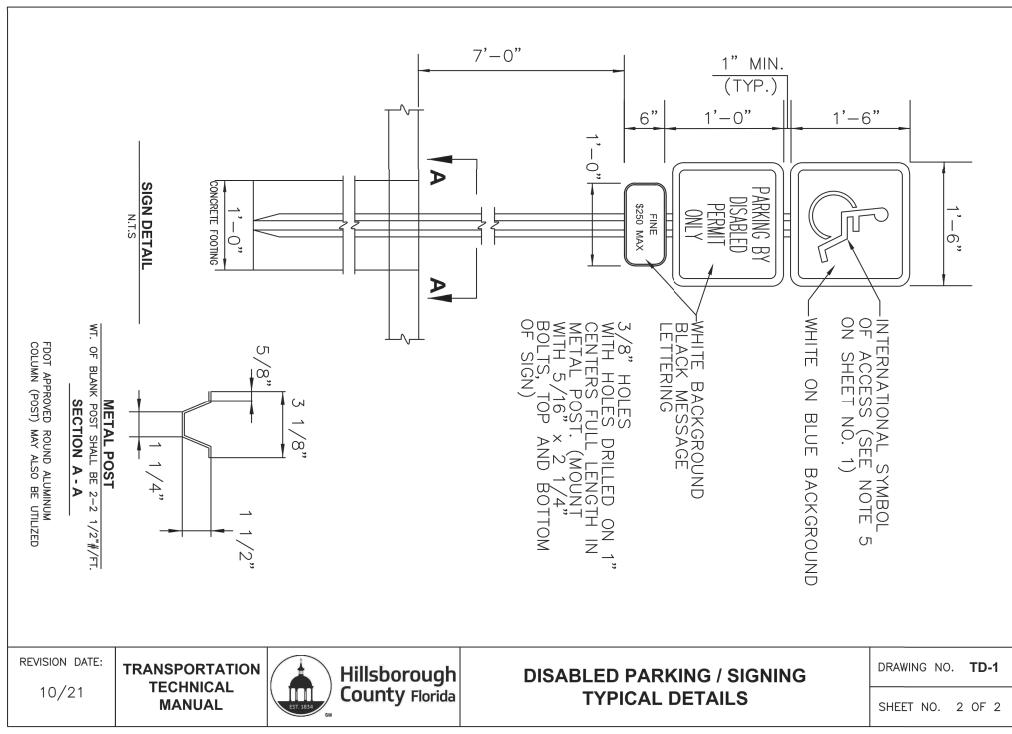
24 Units X 2 Spaces / Unit = 48 Spaces

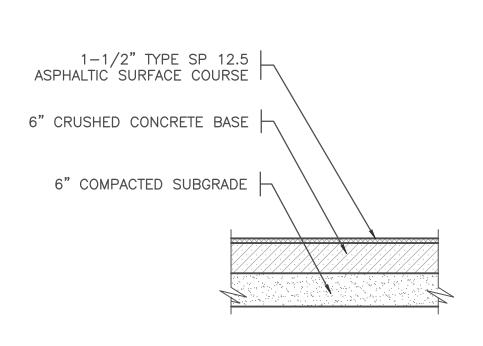
AND EXISTING DEVELOPMENT











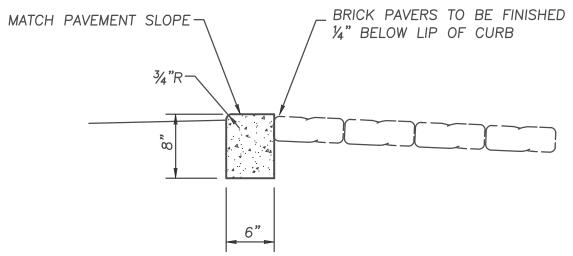
PRECAST CONCRETE WHEEL STOP W/ 2-#5 BARS AS INDICATED

SIDEWALK

6"

2'-0"

WHEELSTOPS OCCUR ADJACENT TO SIDEWALKS.



ASPHALT PAVEMENT SECTION

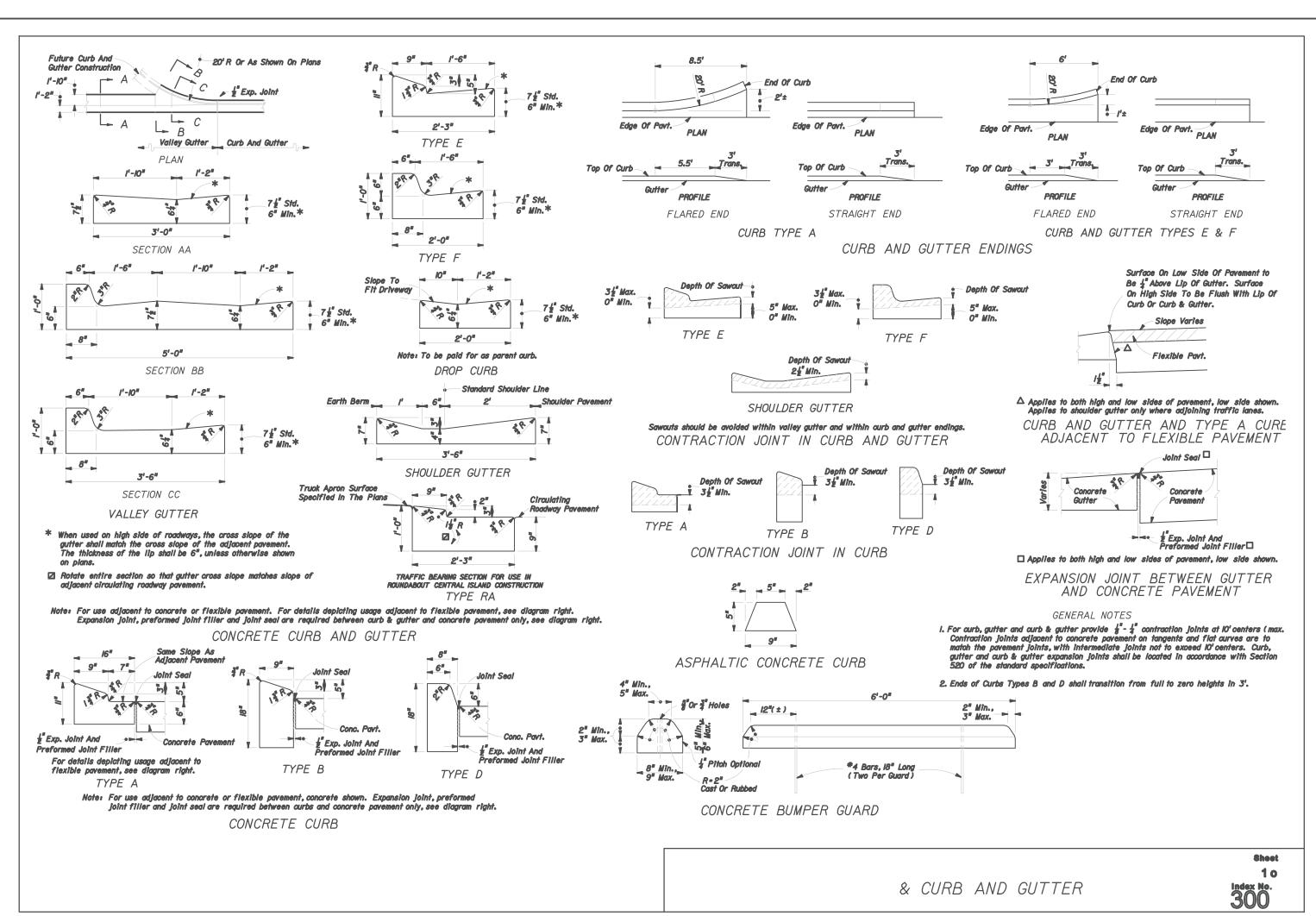
NTS

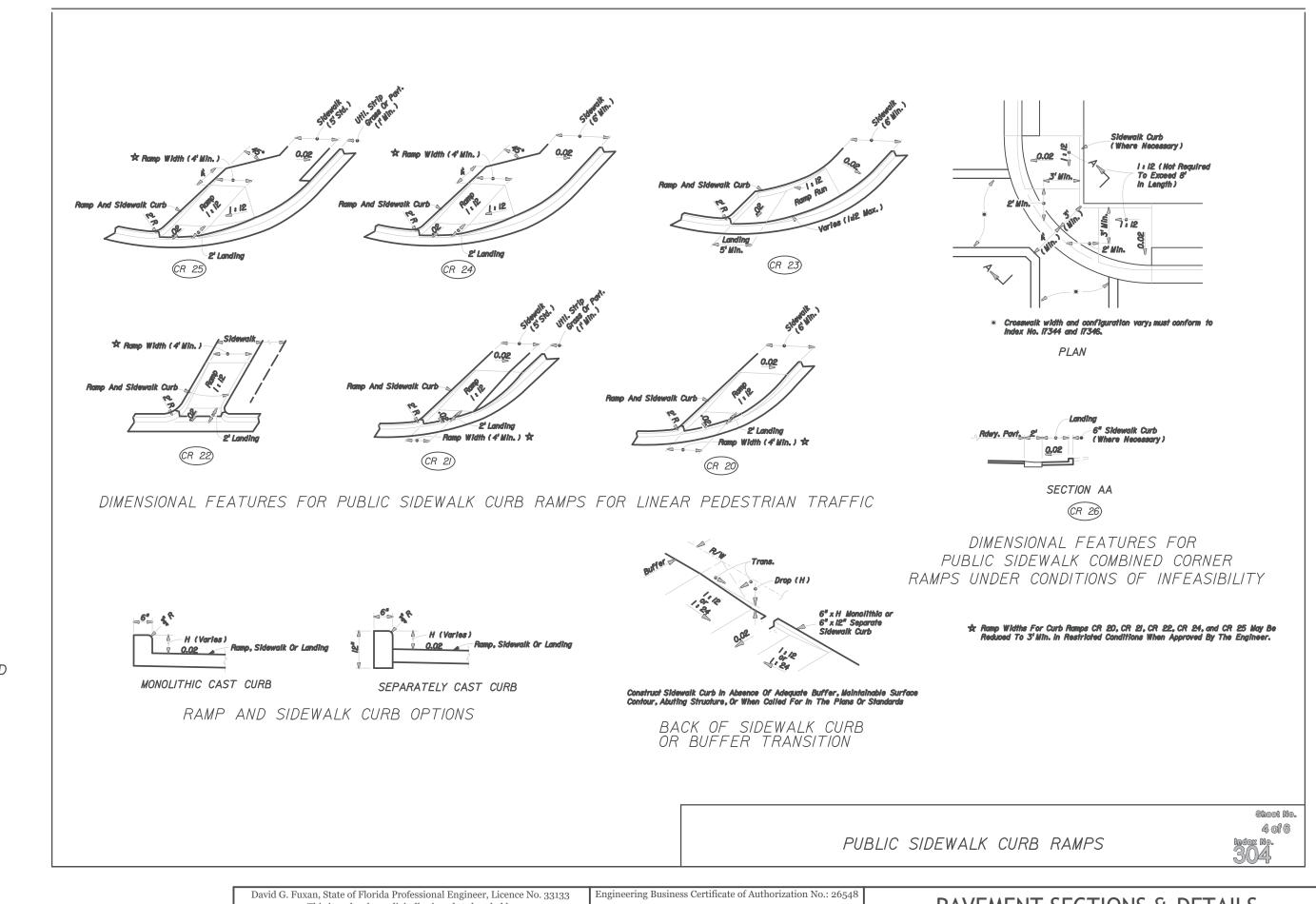
WHEELSTOP / SIDEWALK CURB DETAIL

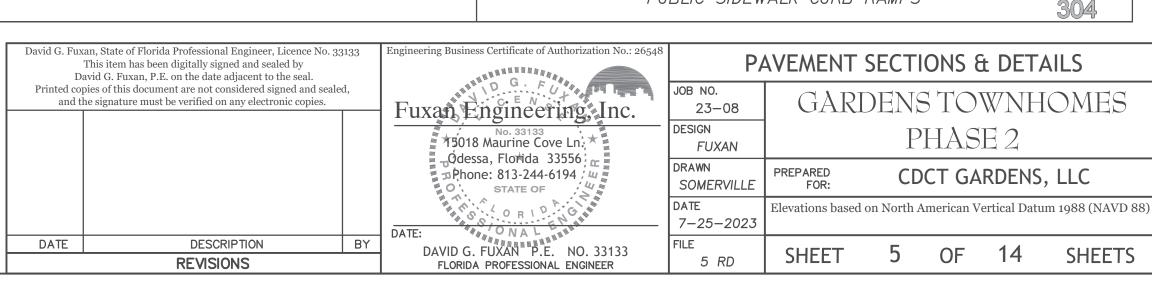
NTS

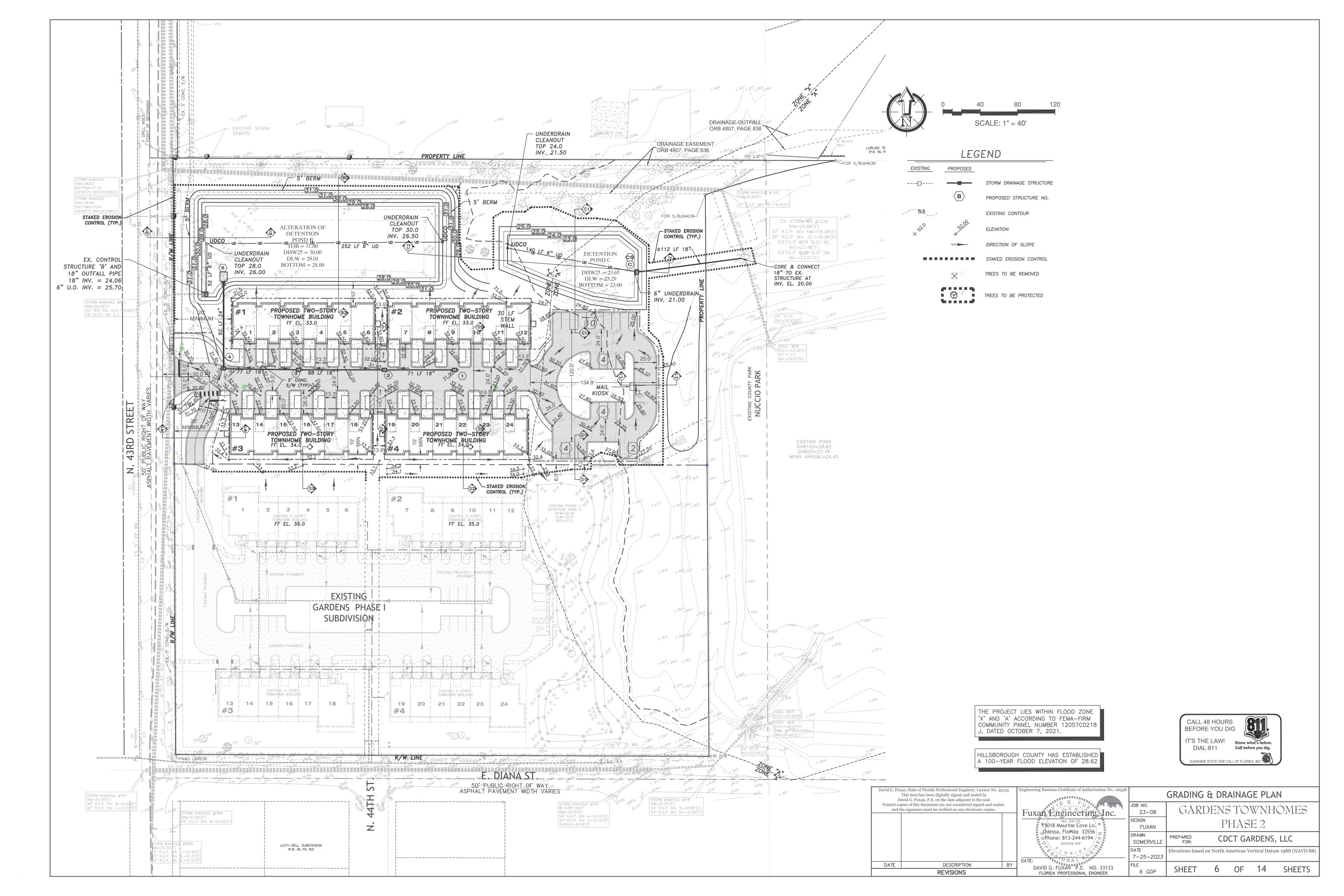
CONCRETE FLUSH CURB

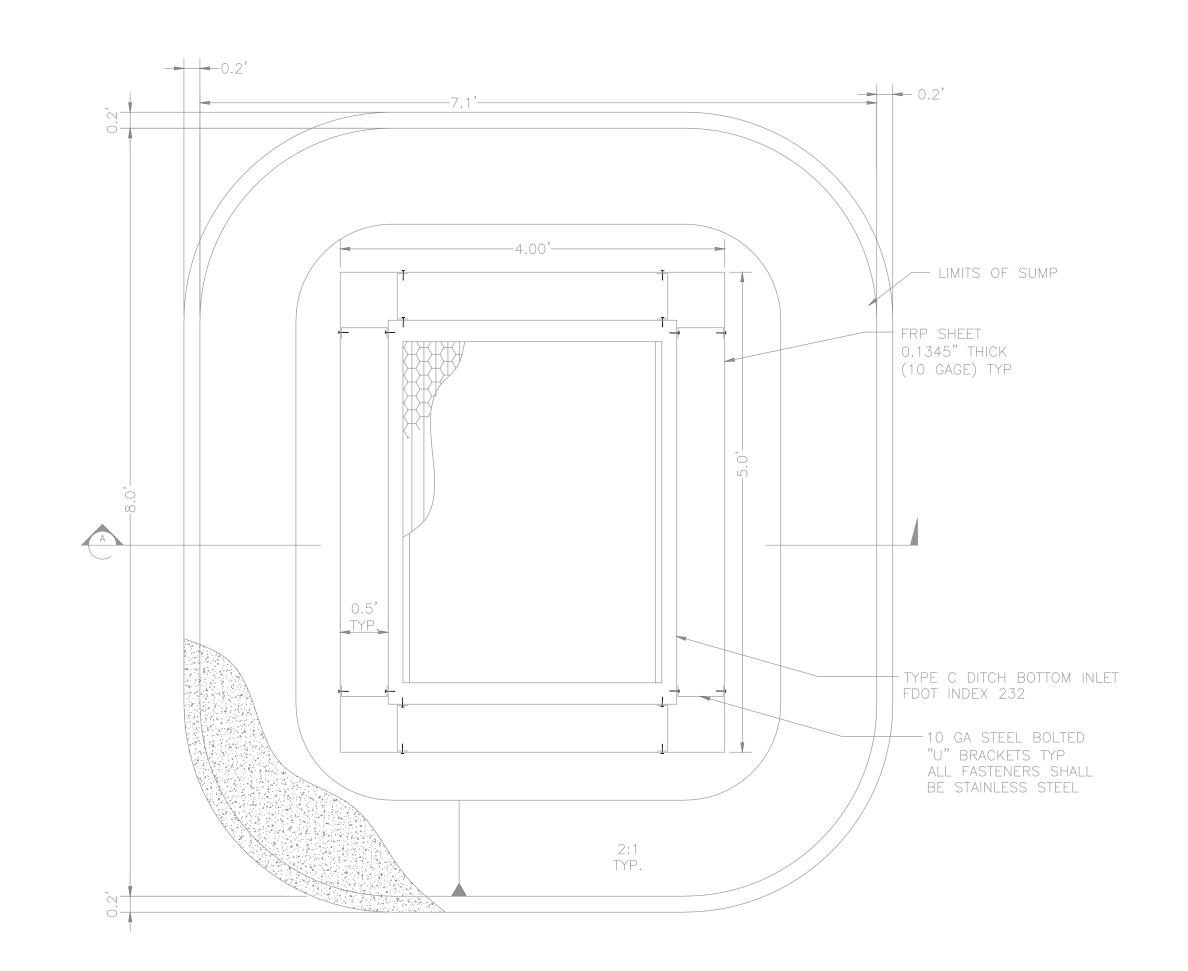
SUBMIT SHOP DRAWINGS TO OWNER & ENGINEER FOR PARKING SPACE BRICK DELINEATION IN LIEU OF STRIPING, AND FOR WHEEL STOP INSTALLATION OVER BRICK PAVERS.

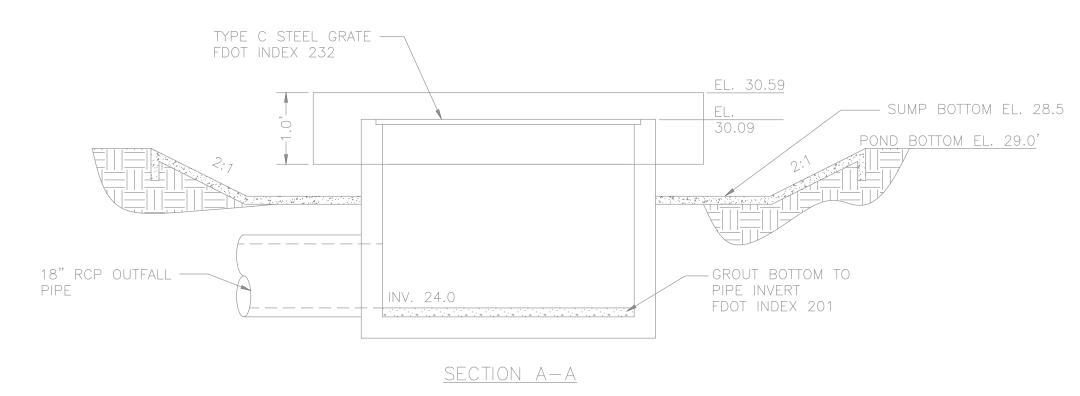






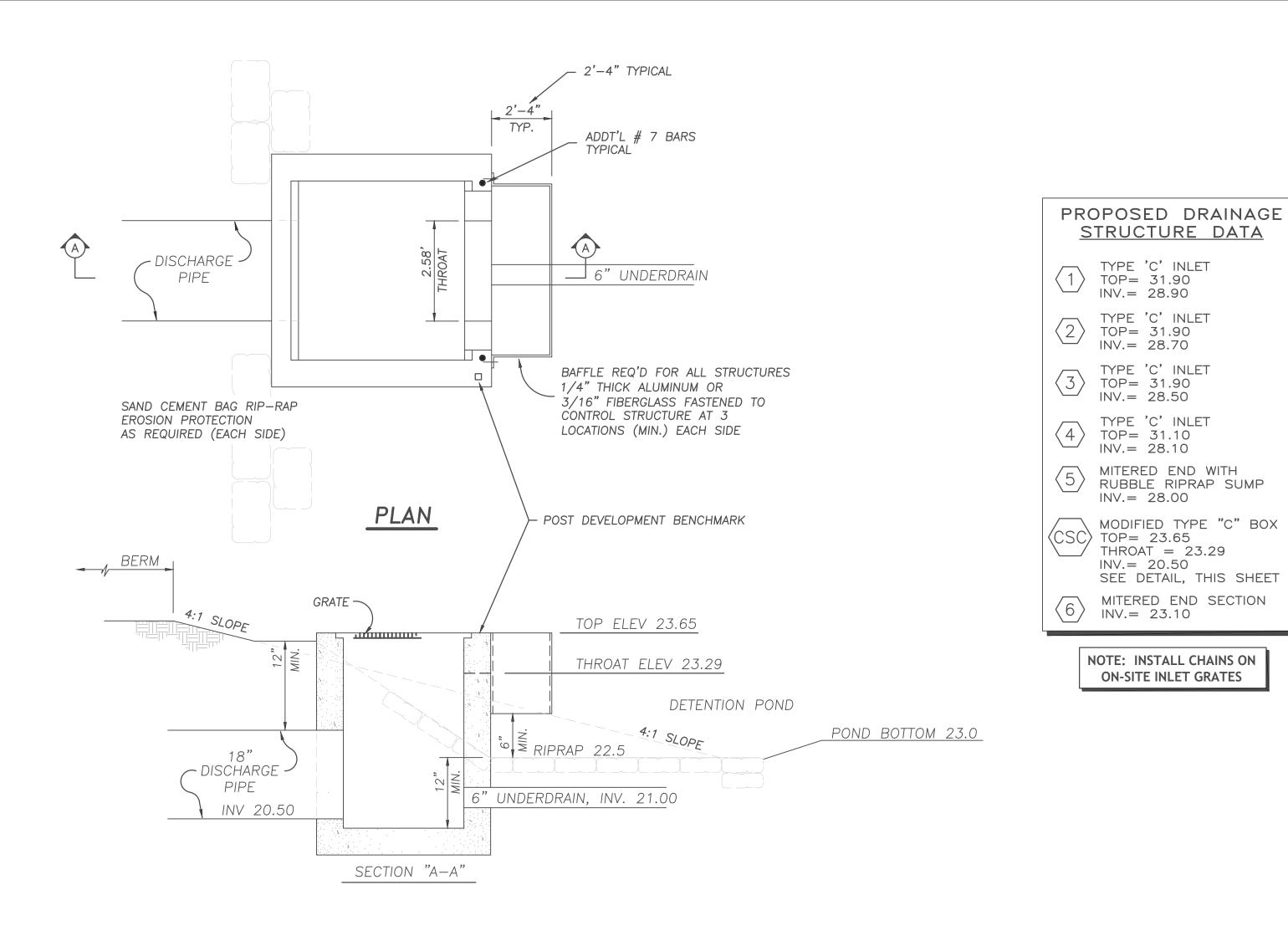






EXISTING CONTROL STRUCTURE 'B' N.T.S.

NOTE: DRAWING NOT TO SCALE



CONTROL STRUCTURE 'C' N.T.S.

NOTE: DRAWING NOT TO SCALE

> David G. Fuxan, State of Florida Professional Engineer, Licence No. 33133 Engineering Business Certificate of Authorization No.: 26548 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. DATE DESCRIPTION DAVID G. FUXAN P.E. NO. 33133 REVISIONS FLORIDA PROFESSIONAL ENGINEER

Fuxan Engineering, Inc. 15018 Maurine Cove Ln. Ódessa, Florida 33556 ¬Phone: 813-244-6194 ; ч O STATE OF

DRAINAGE DATA & STRUCTURE DETAILS JOB NO. GARDENS TOWNHOMES 23-08 DESIGN PHASE 2 FUXAN DRAWN CDCT GARDENS, LLC SOMERVILLE

Elevations based on North American Vertical Datum 1988 (NAVD 88) 7 OF 13 SHEETS

DATE 7-25-2023

7 STR

STRUCTURE DATA

TYPE 'C' INLET

TYPE 'C' INLET

TYPE 'C' INLET

INV.= 28.00

INV.= 20.50

INV.= 23.10

SEE DETAIL, THIS SHEET

MITERED END SECTION

NOTE: INSTALL CHAINS ON

ON-SITE INLET GRATES

