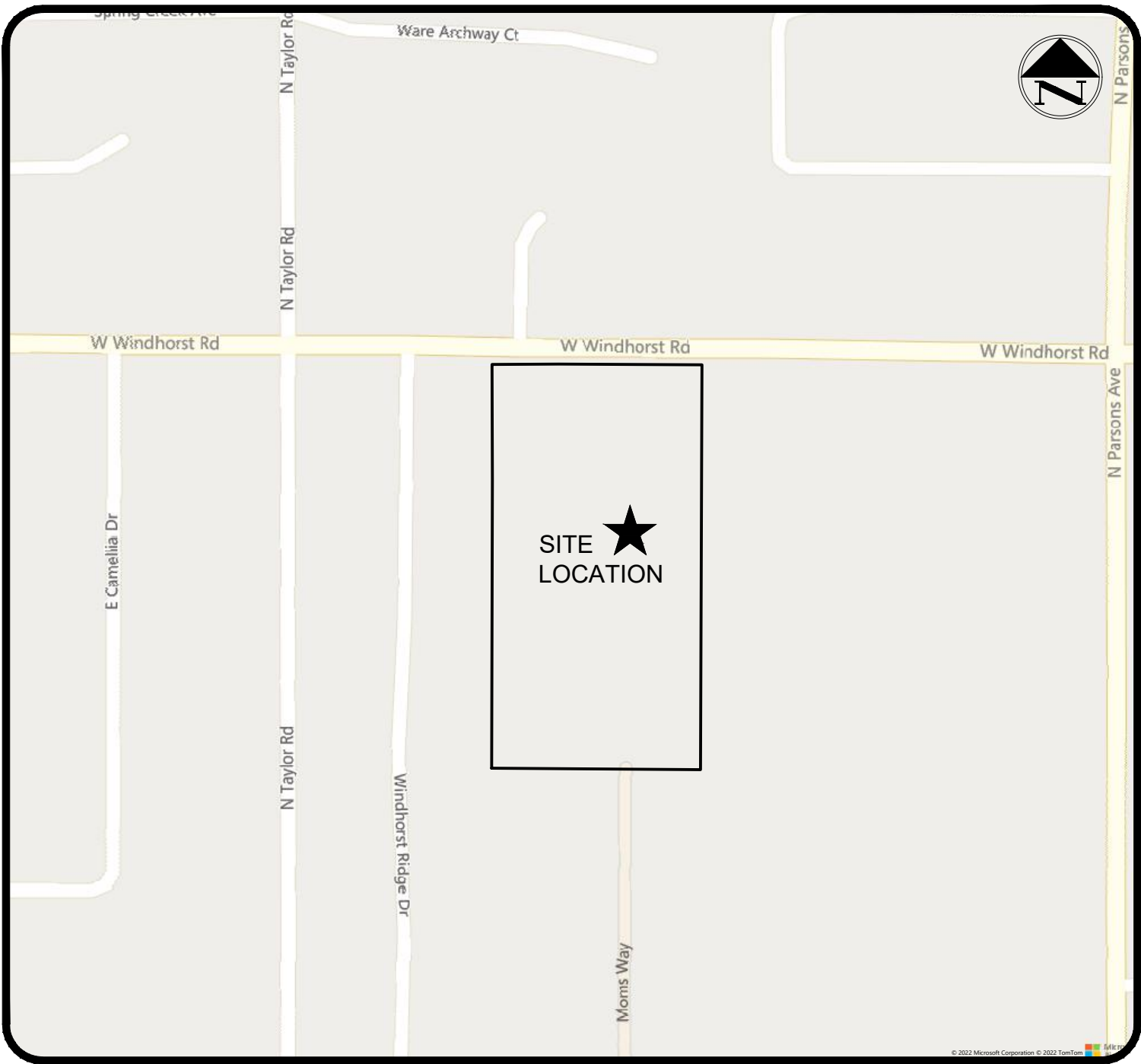
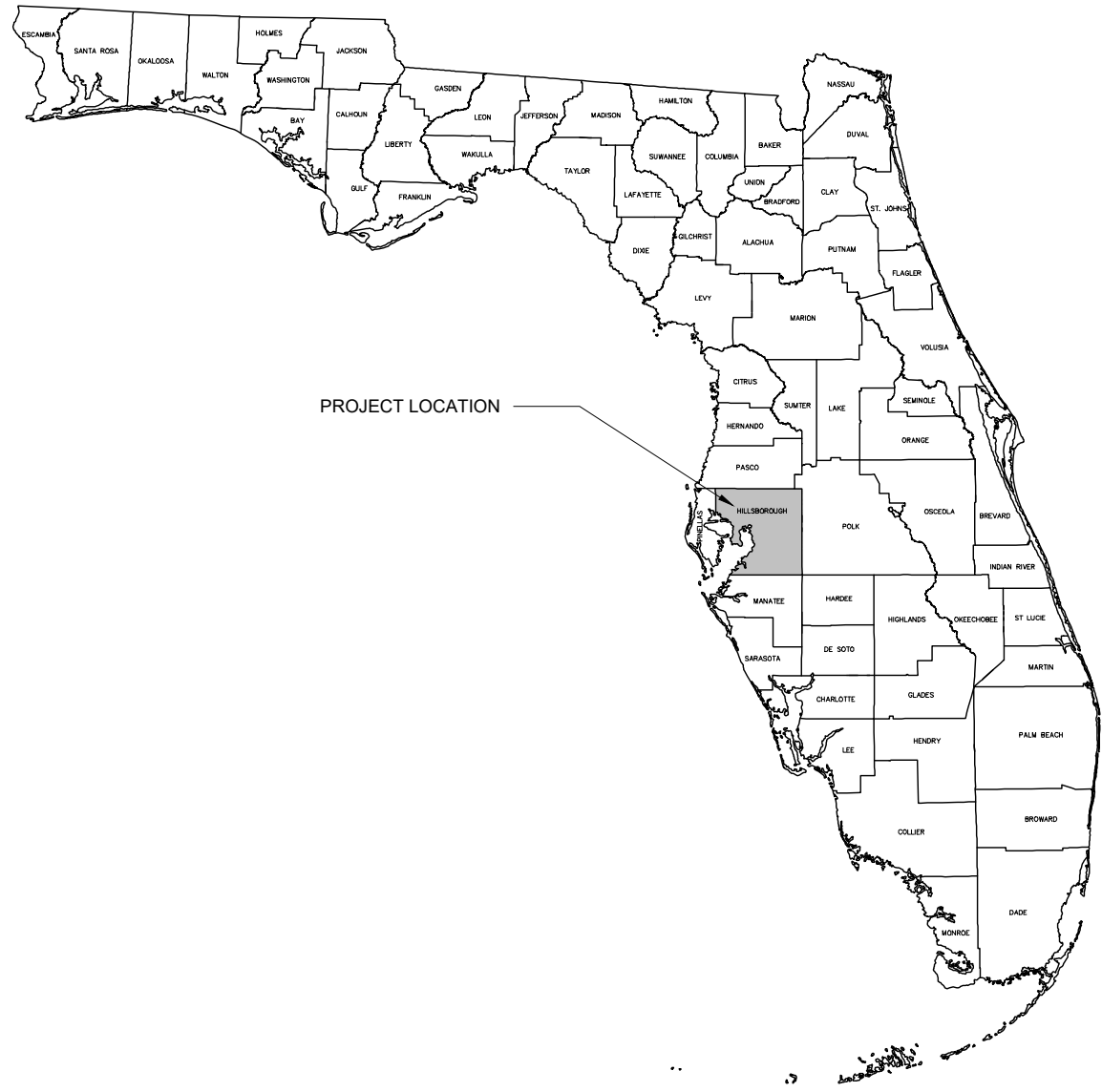


CONSTRUCTION PLANS FOR WINDHORST COMMONS

SECTION 15, TOWNSHIP 20 SOUTH, RANGE 20 EAST
HILLSBOROUGH COUNTY, FLORIDA



VICINITY MAP

N.T.S.

PROPERTY DESCRIPTION

LEGAL DESCRIPTION PROVIDED BY: W.C. SHERRILL AND COMPANY, LLC.

DESCRIPTION:

THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 29 SOUTH, RANGE 20 EAST, LESS THE WEST 104 FEET OF THE NORTH 208 FEET AND LESS THE NORTH 25 FEET FOR ROAD, ALL LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA.

SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
C 1.0	COVER SHEET
C 2.0	GENERAL NOTES
C 3.0	AERIAL SITE PLAN
C 4.0	EXISTING CONDITIONS AND DEMOLITION PLAN
C 5.0	SITE PLAN
C 6.0	PAVING, GRADING, AND DRAINAGE PLAN
C 7.0	CROSS SECTIONS
C 8.0	UTILITY PLAN
C 9.0	PLAN AND PROFILE - STREET A
C 10.0	WATER DETAILS (1)
C 10.1	WATER DETAILS (2)
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C 11.1	LIFT STATION DETAILS
C 12.0	BEST MANAGEMENT PRACTICES PLAN
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L 1.0	TREE REPLACEMENT PLAN
L 2.0	LANDSCAPE PLAN
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L 5.0	IRRIGATION DETAILS
L 6.0	GENERAL NOTES & LANDSCAPE SPECIFICATIONS

PROJECT TEAM MEMBERS:

DEVELOPER:
HABITAT FOR HUMANITY
505 E. JACKSON STREET
TAMPA, FLORIDA 33602
PHONE: (813) 239-2242

ENGINEER:
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505 E. JACKSON STREET SUITE 200
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SURVEYOR:
W.C. SHERRILL AND COMPANY, LLC.
26232 WESLEY CHAPEL BOULEVARD
LUTZ, FLORIDA 33559
PHONE: (813) 345-4270

SITE DATA TABLE

PROJECT LOCATION	HILLSBOROUGH COUNTY, FLORIDA
FOLIO NUMBER	67361.0000
PROJECT AREA	4.34 ACRES±
ADDRESS	205 WEST WINDHORST ROAD, BRANDON FL 33510
S/T/R	SECTION 15, TOWNSHIP 20, RANGE 20
ZONING	PD PER PD 08-0270 PRIOR MAJOR MODIFICATION- 21-0944
FEMA	ZONE "X" PANEL No. 12057C0385H, 08/28/2008
COMPREHENSIVE PLAN DESIGNATION/FLU	R-6
URBAN SERVICE AREA	YES
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK	5'
MINIMUM REAR YARD SETBACK	5'
MAXIMUM BUILDING HEIGHT	2 STORY/35'
MINIMUM LOT SIZE	3,480 SQ. FT.
MINIMUM LOT WIDTH	40'

VERTICAL DATUM INFORMATION

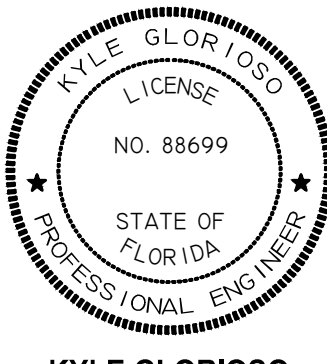
ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND ARE RELATIVE TO THE NATIONAL GEODETIC SURVEY BENCHMARK "VB-434" HAVING A PUBLISHED ELEVATION OF 57.41 FEET (NAVD 88)

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KYLE GLORIOSO
FLORIDA LICENSED PROFESSIONAL ENGINEER
REGISTRATION NUMBER 88699

PI#6163

PROJECT NAME: WINDHORST COMMONS


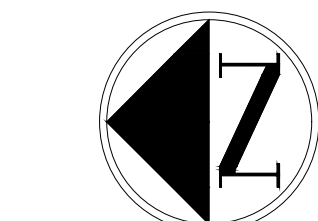
T:\Project\184-01 Windhorst Commons\Drawings\184-01-02 Construction Plan\Current Plans\184-01\0202-0-0N.dwg
4/11/2024 8:19:48 AM PLOTTED BY: chm sellers

LAKE / POND EXCAVATION NOTE	
1.) NO EXCAVATION SHALL EXTEND BELOW THE PERMITTED DESIGN DEPTHS/ELEVATIONS SHOWN ON THE DRAWINGS, UNLESS ADDITIONAL TESTING SUPPORTS OTHERWISE; AND NO LOWER SEMI-CONFINING UNIT CLAYEY SOIL MATERIAL AND / OR LIMESTONE MATERIALS SHALL BE EXCAVATED, REGARDLESS IF THESE MATERIALS ARE ENCOUNTERED WITHIN THE PERMITTED EXCAVATION DEPTHS/ELEVATIONS. IF ANY LOWER SEMI-CONFINING UNIT CLAY SOIL MATERIALS OR LIMESTONE MATERIALS ARE ENCOUNTERED ABOVE THE PERMITTED DEPTHS /ELEVATIONS, THEN EXCAVATION OPERATIONS SHALL CEASE IN THE GENERAL AREA. EPC WETLANDS MANAGEMENT STAFF MUST BE CONTACTED PRIOR TO ANY EXCAVATION OF CLAYS. *IN THE ABSENCE OF ANY CONFINING OR SEMI-CONFINING UNIT CLAYEY SOILS, A MINIMUM OF FIVE FEET UNDISTURBED SOILS SHALL REMAIN ABOVE THE UNDERLYING LIMESTONE.	
NATURAL RESOURCES	
1.) WETLAND CONSERVATION AREA NOTE: THE WETLAND CONSERVATION AREA SHALL BE RETAINED IN A NATURAL STATE PURSUANT TO THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE (LDC) AS AMENDED; THE HILLSBOROUGH COUNTY ENVIRONMENTAL PROTECTION ACT, CHAPTER 84.446; AND CHAPTER 1-11, RULES OF THE HILLSBOROUGH COUNTY ENVIRONMENTAL PROTECTION COMMISSION. IN ADDITION, A 30 FOOT SETBACK FROM THE WETLAND CONSERVATION AREA IS REQUIRED AND SHALL CONFORM TO THE PROVISIONS STIPULATED WITHIN THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE.	
2.) PRUNING OF A GRAND OAK WITH THE EXCEPTION OF MINOR PRUNING, IS PROHIBITED UNLESS CONDUCTED IN ACCORDANCE WITH THE ANSI-A-300 PRUNING STANDARDS, AND PERFORMED BY AN ARBORIST CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) OR A REGISTERED CONSULTING ARBORIST WITH THE AMERICAN SOCIETY OF CONSULTING ARBORISTS (ASCA). MINOR PRUNING IS THE PRUNING OF A TREE BY THE REMOVAL OF BRANCHES NO GREATER THAN THREE INCHES IN DIAMETER AT THE POINT OF CONNECTION TO A SUPPORTING BRANCH AND SHALL BE IN ACCORDANCE WITH THE ANSI A-300 PRUNING STANDARDS. A NOTARIZED AFFIDAVIT AFFIRMING AN ISA CERTIFIED ARBORIST OR AN ASCA REGISTERED CONSULTING ARBORIST WILL CONDUCT OR PROVIDE ONSITE SUPERVISION OF 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.	
3.) 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 DRILIPE OF A TREE TO REMAIN ON THE SITE UNLESS OTHERWISE APPROVED BY THE COUNTY.	
4.) ADEQUATE PROTECTION MEASURES (I.E. HAY BALES, BAFFLES, SODDING AND SANDBAGGING) SHALL BE PROVIDED, AS NECESSARY, TO MINIMIZE EROSION AND DOWNSTREAM SEDIMENTATION CAUSED BY SURFACE WATER RUN-OFF ON EXPOSED LAND SURFACES.	
5.) 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. FOR COMMERCIAL SITE DEVELOPMENT PROJECTS, NO MORE THAN 50% OF THE LANDSCAPED AREA MAY BE PLANTED WITH SHALLOW-ROOTED (I.E. ST. AUGUSTINE) TURF GRASS VARIETIES. THESE TURF GRASS VARIETIES SHALL BE CONSOLIDATED IN AND LIMITED TO AREAS THAT ARE PROVIDED WITH CENTRAL AUTOMATIC IRRIGATION SYSTEMS.	
GENERAL OPERATION AND MAINTENANCE PLAN FOR SURFACE WATER MANAGEMENT SYSTEM	
1.) THE OWNER SHALL CHECK WEIR (AND/OR ORIFICE) IN ALL CONTROL STRUCTURES PERIODICALLY TO ASSURE THAT THEY ARE FREE FROM DEBRIS WHICH MAY HAVE EFFECT ON THEIR HYDRAULIC FUNCTIONING AND/OR NEED TO BE REPAIRED AND/OR CLEANED IMMEDIATELY.	
2.) THE OWNER AND/OR OPERATION/MAINTENANCE ENTITY SHALL NOT CONSTRUCT OR MAINTAIN ANY BUILDING OR STRUCTURE OR UNDERTAKE OR PERFORM ANY ACTIVITY IN THE WETLANDS, BUFFER AREAS, DRAINAGE EASEMENTS AND CONSERVATION AREAS.	
3.) THE POND BANKS SHOULD BE REGULARLY MOWED, WITH GRASS CLIPPINGS REMOVE FROM THE POND, AND NOTE THAT ANY ERODED BANKS SHOULD BE REPAIRED AND RESODDED TO MAINTAIN THE CORRECT VOLUME.	
4.) PICK UP GRASS CLIPPINGS AFTER CUTTING, MOW FREQUENTLY ENOUGH TO PREVENT THATCH BUILDUP, LIMIT FERTILIZER USE AROUND THE RETENTION POND AND DO NOT FERTILIZE GRASS IN THE POND AREA.	
5.) RESOD DISTURBED SIDE SLOPE AND ANY AREAS WHERE GRASS OR SOD HAS BEEN REMOVED OR ERODED.	
6.) ALL STORMWATER PIPES, INLETS, YARD DRAINS, CATCH BASINS, MANHOLES, FLUMES, POND INFLOW AND OUTFALL STRUCTURES, INCLUDING OIL SKIMMERS AND DISCHARGE PIPES, SHOULD BE INSPECTED ON REGULAR BASIS (MONTHLY OR QUARTERLY) AND AFTER SEVERE RAINFALLS. THEY SHOULD BE MAINTAINED TO OPERATE AS DESIGNED BY REMOVING BUILT UP DEBRIS AND VEGETATION FROM INLETS, OUTLETS, CULVERTS, REPAIR DETERIORATION STRUCTURES. HOA TO ASSUME O&M RESPONSIBILITIES.	
7.) NOTE THAT CHEMICALS, OILS, GREASES, OR SIMILAR WASTES ARE NOT TO BE DISPOSED OF DIRECTLY OR THROUGH STORM SEWERS TO THE STORMWATER FACILITY. TREATMENT PONDS ARE DESIGNED TO REMOVE NORMAL ROAD, PARKING LOT, ROOF, AND YARD RUNOFF ONLY.	
8.) NO ALTERATION OF ANY PART OF THE STORMWATER FACILITIES IS PERMITTED WITHOUT PRIOR APPROVAL FROM ALL APPLICABLE GOVERNING AGENCIES.	
9.) IT IS USUALLY MORE COST EFFECTIVE TO MONITOR AND PERFORM ROUTINE ON SURFACE WATER MANAGEMENT SYSTEM THAN TO LET IT FAIL AND THEN HAVE TO RECONSTRUCT THE ENTIRE SYSTEM.	
10.) THE REMOVAL OF LITTORAL SHELF VEGETATION (INCLUDING CATTAILS) FROM THE WET DETENTION PONDS IS PROHIBITED UNLESS OTHERWISE APPROVED BY THE GOVERNING WATER MANAGEMENT DISTRICT. REMOVAL INCLUDING DREDGING, THE APPLICATION OF HERBICIDE, CUTTING, AND THE INTRODUCTION OF GRASS CARP. ANY QUESTIONS REGARDING AUTHORIZED ACTIVITIES WITHIN THE WET DETENTION PONDS SHALL BE ADDRESSED TO THE DISTRICTS SURFACE WATER REGULATION MANAGER, LOCAL SERVICE OFFICE.	
11.) PERIODIC INSPECTIONS OF ALL SWALES WITHIN THE PROPERTY ARE REQUIRED IN ORDER TO MAINTAIN THE CAPACITY TO CONVEY THE INTENDED HYDRAULIC CONVEYANCE.	
GENERAL NOTES	
1.) THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS SPECIFIED BY THE VARIOUS GOVERNMENTAL AGENCIES AND THE ENGINEER/ARCHITECT. 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 TO COORDINATE AND SCHEDULE THE ACTIVITY AND WORK NECESSARY, WHEN NECESSARY, WITH OTHER CONTRACTORS AND UTILITY COMPANIES, INCLUDING BUT NOT LIMITED TO TECO, VERIZON, BRIGHTHOUSE, TECO PEOPLE GAS AND THEIR SUBCONTRACTORS.	
6.) THE WATER, SANITARY SEWER AND STORM DRAINAGE FACILITIES ARE SUBJECT TO THE REVIEW AND APPROVAL OF HILLSBOROUGH COUNTY PMGD.	
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 THE ALL UNDERGROUND WORK ASSOCIATED WITH THIS PROJECT.	
9.) PRIOR TO ANY CLEARING, AREAS THAT ARE CUT CORRIDORS SHALL BE ROOT PRUNED WITH A DOSKO BRAND ROOT PRUNER, OR APPROVED EQUAL. PROVIDE TREE PROTECTION BARRICADES, IN ACCORDANCE WITH HILLSBOROUGH COUNTY SPECIFICATIONS, AROUND EXISTING TREES TO REMAIN. COORDINATE WITH OWNER'S ARBORIST PRIOR TO REMOVAL OF EXISTING TREES IN CONFLICT WITH PROPOSED UNDERGROUND UTILITIES.	
10.) ALL UTILITY CONFLICTS NEED TO BE RESOLVED PRIOR TO CONSTRUCTION.	
SAFETY NOTES	
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.) LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY OSHA IN THE FEDERAL REGISTER OF THE DEPARTMENT OF TRANSPORTATION.	
3.) CONTRACTOR SHALL PROVIDE AND MAINTAIN ITS OWN SAFETY EQUIPMENT IN ACCORDANCE WITH ITS HEALTH & SAFETY PROGRAM AND ALL OTHER APPLICABLE LEGAL AND HEALTH AND SAFETY REQUIREMENTS. THE CONTRACTOR IS ALSO RESPONSIBLE FOR PROVIDING ITS EMPLOYEES AND SUBCONTRACTORS WITH ADEQUATE INFORMATION AND TRAINING TO ENSURE THAT ALL EMPLOYEES 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.	
4.) 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.	
5.) 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.	
6.) 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.	
7.) 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.	
8.) 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. (480-432-4770) TO ARRANGE FIELD LOCATIONS.	
9.) 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.	
10.) ALL UNDERGROUND UTILITIES MUST BE IN PLACE AND TESTED OR INSPECTED PRIOR TO BASE AND PAVEMENT CONSTRUCTION.	

SITE PLAN AND COORDINATE GEOMETRY NOTES	
1.) TOPOGRAPHIC INFORMATION SHOWN IS BASED ON A SURVEY CONDUCTED BY W.C. SHERRILL AND COMPANY ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.	
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.) 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.	
5.) 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. NO ENGINEER'S CERTIFICATIONS, FOR FINALIZATION PURPOSES, WILL BE MADE UNTIL THIS INFORMATION IS RECEIVED AND APPROVED BY THE ENGINEER.	
CLEARING / DEMOLITION NOTES	
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 HILLSBOROUGH COUNTY AND/OR THE OWNER.	
2.) THE CONTRACTOR SHALL CLEAR AND GRUB THE SITE NECESSARY FOR CONSTRUCTION. DISTURBED AREAS WILL BE SEEDED, MULCHED, SODDED 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.	
PAVING AND GRADING NOTES	
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 ALL PAVEMENT, AS SHOWN ON THE PLANS.	
7.) REFER TO THE LATEST EDITION OF F.O.D.O.T. "ROADWAY AND TRAFFIC DESIGN STANDARDS" FOR DETAILS AND SPECIFICATIONS OF ALL F.O.D.O.T. TYPE CURBING AND GUTTERS CALLED FOR IN THESE PLANS.	
8.) ALL PAVEMENT MARKINGS SHALL BE MADE WITH PERMANENT THERMOPLASTIC AND SHALL CONFORM TO APPLICABLE F.O.D.O.T. STANDARD INDEXES.	
9.) THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPLICABLE TESTING WITH THE SOILS ENGINEER. TESTS WILL BE REQUIRED PURSUANT TO HILLSBOROUGH CO. AND FDOT SPECIFICATIONS. UPON COMPLETION OF PROPOSED CONSTRUCTION, SOILS ENGINEER WILL SUBMIT CERTIFICATIONS TO THE OWNER'S ENGINEER STATING THAT ALL REQUIREMENTS HAVE BEEN MET.	
10.) 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 COSTS OF SAID RETESTING.	
11.) THE CONTRACTOR IS RESPONSIBLE TO PREVENT ANY WIND OR STORMWATER RUNOFF EROSION AND IMPLEMENT A STORMWATER POLLUTION PREVENTION PLAN THAT MEETS THE REGULATORY REQUIREMENTS. REFER TO THE STORMWATER POLLUTION PREVENTION NOTES.	
12.) ALL PRIVATE ROADS TO BE OWNED AND MAINTAINED BY THE H.O.A.	
DRAINAGE NOTES	
1.) STANDARD INDEXES REFER TO THE LATEST EDITION OF HILLSBOROUGH COUNTY TECHNICAL MANUAL.	
2.) ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE CLASS III (ASTM C-76) UNLESS OTHERWISE NOTED ON PLANS. ALL DRAINAGE STRUCTURES SHALL BE IN ACCORDANCE WITH HILLSBOROUGH COUNTY ROADWAY AND TRAFFIC DESIGN STANDARDS UNLESS OTHERWISE NOTED ON PLANS.	
3.) PIPE LENGTHS SHOWN ARE APPROXIMATE AND TO CENTER OF DRAINAGE STRUCTURE WITH THE EXCEPTION OF MITERED END SECTIONS WHICH ARE NOT INCLUDED IN LENGTHS.	
4.) ALL DRAINAGE STRUCTURE TOPS 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.	
6.) THE CONTRACTOR SHALL MAINTAIN AND PROTECT FROM MUD, DIRT, DEBRIS, ETC. THE STORM DRAINAGE SYSTEM UNTIL FINAL ACCEPTANCE OF THE PROJECT. THE CONTRACTOR MAY BE REQUIRED TO RECLEAN PIPES AND INLETS FOR THESE PURPOSES.	
CONSTRUCTION STANDARDS AND SPECIFICATIONS	
1.) MAINTENANCE OF TRAFFIC SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND IN ACCORDANCE WITH STATE OF FLORIDA D.O.T. STANDARD INDEX 600.	
2.) ALL PAVEMENT STRIPING AND TRAFFIC FLOW ARROWS SHALL BE THERMOPLASTIC COMPOUND, MEETING THE REQUIREMENTS OF AASHTO M 249-79 (LATEST EDITION) AND BE INSTALLED IN SUBSTANTIAL COMPLIANCE WITH F.O.D.O.T. STANDARD FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION), SECTION 711 WITH RPMS PER FOOT #17352	
3.) ALL WORK PERFORMED WITHIN THE RIGHT OF WAY SHALL CONFORM TO: A.) FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION), (AKA: STANDARD SPECS) B.) FDOT DESIGN STANDARDS FOR DESIGN, CONSTRUCTION, MAINTENANCE AND OPERATIONS ON THE STATE HIGHWAYS SYSTEM (LATEST EDITION) (AKA: STANDARD INDEX), COMPLIANCE WITH ALL APPLICABLE INDEXES IS REQUIRED. C.) FDOT ROADWAY PLANS PREPARATION MANUAL, VOLUME 1, CHAPTERS 2 AND 25 (LATEST EDITION). D.) FDOT FLEXIBLE PAVEMENT DESIGN MANUAL FOR NEW CONSTRUCTION AND PAVEMENT REHABILITATION (LATEST EDITION). E.) ALL TRAFFIC STRIPES AND MARKINGS ARE TO BE LEAD-FREE, NON-SOLVENT BASED THERMOPLASTIC. THE PERMITTEE SHALL FURNISH THE FOOT WITH THE MANUFACTURER'S CERTIFICATION THAT THE THERMOPLASTIC IS "LEAD-FREE".	
4.) ALL PROPOSED PAVEMENT MARKINGS TO MEET AND MATCH EXISTING PAVEMENT MARKINGS.	

<div>SANITARY SEWER NOTES</div> <div><div><div>1.) SANITARY SEWERS, RECLAIMED WATER MAINS AND STORM SEWERS CROSSING WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE WHENEVER POSSIBLE.</div><div>2.) WHERE SANITARY SEWERS, RECLAIMED WATER MAINS AND STORM SEWERS MUST CROSS A WATER MAIN WITH LESS THAN 18 INCHES VERTICAL DISTANCE, BOTH PIPES SHALL BE CONSTRUCTED OF DUCTILE IRON PIPES (DIP) AT THE CROSSING. (DIP IS NOT REQUIRED FOR STORM SEWERS IF IT IS NOT AVAILABLE IN THE SIZE PROPOSED). SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE LEAK FREE AND MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT THE CROSSING.</div><div>3.) ALL CROSSINGS SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS AND THE WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING (PIPES CENTERED ON THE CROSSING).</div><div>4.) WHERE A NEW PIPE CONFLICTS WITH AN EXISTING PIPE, THE NEW PIPE SHALL BE CONSTRUCTED OF DIP AND THE CROSSING SHALL BE ARRANGED TO MEET THE REQUIREMENTS ABOVE.</div><div>5.) A MINIMUM 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.</div><div>6.) IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A 10-FOOT HORIZONTAL SEPARATION, THE WATER MAIN MUST BE LAID IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER OR FORCE MAIN AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER.</div><div>7.) WHERE IT IS NOT POSSIBLE TO MAINTAIN A VERTICAL DISTANCE OF 18 INCHES IN PARALLEL INSTALLATIONS, THE WATER MAIN SHALL BE CONSTRUCTED OF DIP AND THE SEWER OR THE FORCE MAIN SHALL BE CONSTRUCTED OF DIP (IF AVAILABLE IN THE SIZE PROPOSED) WITH A MINIMUM VERTICAL DISTANCE OF 6 INCHES. THE WATER MAIN SHOULD ALWAYS BE ABOVE THE SEWER. JOINTS ON THE WATER MAIN SHALL BE LOCATED AS FAR APART AS POSSIBLE FROM THE JOINTS ON THE SEWER OR FORCE MAIN (STAGGERED JOINTS).</div><div>8.) MINIMUM FORCE MAIN DEPTH IS 48". MINIMUM GRAVITY SEWER LINE DEPTH IS 5'.</div><div>9.) ALL ON SITE PVC GRAVITY SANITARY SEWER SHALL BE IN ACCORDANCE WITH THE HILLSBOROUGH COUNTY WATER AND WASTE WATER TECHNICAL MANUAL. SOLID WALL PVC PIPE SHALL COMPLY WITH ASTM D 3034 AND ALL APPLICABLE ASTM DOCUMENTS AS COVERED IN SECTION NO. 2 OF ASTM D 3034. MINIMUM WALL THICKNESS OF SDR-26 IS REQUIRED. REFERENCE EXHIBIT # S-6A FOR SERVICE LATERAL DETAIL.</div><div>10.) ALL SANITARY SEWER WORK SHALL CONFORM WITH APPLICABLE AGENCY STANDARDS AND SPECIFICATIONS.</div><div>11.) 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.</div><div>12.) ALL GRAVITY SEWER PIPING SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S ENGINEER PRIOR TO PLACEMENT OF PAVING AND AGAIN PRIOR TO OBTAINING CERTIFICATE OF BASE OCCUPANCY. CONTRACTOR TO NOTIFY THE ENGINEER 48 HOURS IN ADVANCE TO SCHEDULE INSPECTIONS.</div><div>13.) THE CONTRACTOR SHALL PERFORM AN INFILTRATION OR EXFILTRATION TEST ON ALL GRAVITY SEWERS IN ACCORDANCE WITH THE REGULATORY AGENCY HAVING JURISDICTION. SAID TESTS ARE TO BE OBTAINED BY THE ENGINEER OF RECORD AND SUBMITTED TO THE REGULATORY AGENCY FOR APPROVAL. COORDINATION OF TESTING AND NOTIFICATION OF ALL PARTIES IS THE CONTRACTOR'S RESPONSIBILITY.</div><div>14.) GRAVITY SANITARY SEWER PIPES WHICH ARE LOCATED UNDER UNPAVED AREAS SHALL COMPLY WITH AWWA C-900 AND SHALL BE CLASS 150 SDR 18.</div></div></div>	
<div>WATER DISTRIBUTION NOTES</div> <div><div><div>1.) SANITARY SEWERS, RECLAIMED WATER MAINS AND STORM SEWERS CROSSING WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE WHENEVER POSSIBLE.</div><div>2.) WHERE SANITARY SEWERS, RECLAIMED WATER MAINS AND STORM SEWERS MUST CROSS A WATER MAIN WITH LESS THAN 18 INCHES VERTICAL DISTANCE, BOTH THE SEWER AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON (DIP) AT THE CROSSING. (DIP IS NOT REQUIRED FOR STORM SEWERS IF IT IS NOT AVAILABLE IN THE SIZE PROPOSED). SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE LEAK FREE AND MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT THE CROSSING.</div><div>3.) ALL CROSSINGS SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS AND THE WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING (PIPES CENTERED ON THE CROSSING).</div><div>4.) WHERE A NEW PIPE CONFLICTS WITH AN EXISTING PIPE, THE NEW PIPE SHALL BE CONSTRUCTED OF DIP AND THE CROSSING SHALL BE ARRANGED TO MEET THE REQUIREMENTS ABOVE.</div><div>5.) A MINIMUM 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.</div><div>6.) IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A 10-FOOT HORIZONTAL SEPARATION, THE WATER MAIN MUST BE LAID IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER OR FORCE MAIN AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER.</div><div>7.) WHERE IT IS NOT POSSIBLE TO MAINTAIN A VERTICAL DISTANCE OF 18 INCHES IN PARALLEL INSTALLATIONS, THE WATER MAIN SHALL BE CONSTRUCTED OF DIP AND THE SEWER OR THE FORCE MAIN SHALL BE CONSTRUCTED OF DIP (IF AVAILABLE IN THE SIZE PROPOSED) WITH A MINIMUM VERTICAL DISTANCE OF 6 INCHES. THE WATER MAIN SHOULD ALWAYS BE ABOVE THE SEWER. JOINTS ON THE WATER MAIN SHALL BE LOCATED AS FAR APART AS POSSIBLE FROM THE JOINTS ON THE SEWER OR FORCE MAIN (STAGGERED JOINTS).</div><div>8.) ALL WATER MAINS SHALL HAVE A MINIMUM OF 36 INCHES OF COVER.</div><div>9.) ALL WATER SYSTEM WORK SHALL CONFORM TO HILLSBOROUGH CO. UTILITIES DEPARTMENT STANDARDS AND SPECIFICATIONS.</div><div>10.) CONFLICTS BETWEEN WATER AND STORM OR SANITARY SEWER TO BE RESOLVED BY ADJUSTING THE WATER LINES AS NECESSARY AND PER ABOVE REQUIREMENTS.</div><div>11.) ALL ON SITE PVC WATER MAINS 8 INCHES THROUGH 12 INCHES SHALL BE IN ACCORDANCE WITH AWWA C-900 AND SHALL BE CLASS 150 SDR 18. ALL ON-SITE PVC WATER MAINS 2" TO 3" SHALL BE CLASS 120 AND MEET REQUIREMENTS OF SDR 21 IN ACCORDANCE WITH ASTM D-2241. WATER MAINS SMALLER THAN 1 1/2" SHALL BE P.E. PIPE MEETING AWWA C-901. PIPE SHALL BE POLY-6 DRISCO-PIPE S100 ULTRALINE OR ENDURE BY ENDOT OR APPROVED EQUAL. PIPE SHALL BE BLUE OR ENCASED IN BLUE SLEEVE.</div><div>12.) ALL DUCTILE IRON PIPE AND JOINTS SHALL BE IN ACCORDANCE WITH THE HILLSBOROUGH CO. UTILITIES DEPARTMENT TECHNICAL MANUAL MATERIAL SPECIFICATIONS.</div><div>13.) ALL DUCTILE FITTINGS SHALL BE COMPACT WITH A MINIMUM PRESSURE RATING OF 350 PSI AND SHALL CONFORM TO THE REQUIREMENTS OF AWWA STANDARD C-153A/21.53, LATEST EDITION. ALL FITTINGS SHALL BE COATED AND LINED AS SPECIFIED ABOVE FOR DUCTILE IRON PIPE.</div><div>14.) THRUST BLOCKS ARE NOT ALLOWED FOR WATER MAINS LARGER THAN 4 INCHES.</div><div>15.) ALL COMPONENTS OF THE WATER SYSTEM, INCLUDING FITTINGS, HYDRANTS, CONNECTIONS, AND VALVES SHALL REMAIN UNCOVERED UNTIL PROPERLY PRESSURE TESTED AND ACCEPTED BY THE OWNER'S ENGINEER. PRESSURE TESTS TO BE IN ACCORDANCE WITH HILLSBOROUGH CO. UTILITIES DEPARTMENT SPECIFICATIONS. CONTRACTOR TO NOTIFY OWNER'S ENGINEER AND MUNICIPALITY INSPECTORS 48 HOURS IN ADVANCE OF PERFORMING TESTS.</div><div>16.) CONTRACTOR TO PERFORM CHLORINATION AND BACTERIOLOGICAL SAMPLING AND PRESSURE TEST ON ENTIRE WATER SYSTEM. COPIES OF ALL BACTERIOLOGICAL TESTS TO BE SUBMITTED TO OWNERS ENGINEER.</div><div>17.) PIPE DEFLECTION SHALL BE IN ACCORDANCE WITH AWWA STANDARD C-600, LATEST EDITION.</div><div>18.) ALL EXISTING AND PROPOSED VALVE BOXES SHALL BE ADJUSTED TO FINISHED GRADES AS ESTABLISHED IN THE FIELD. NO ADDITIONAL COMPENSATION SHALL BE MADE BY THE OWNER.</div><div>19.) WHERE A HOUSE OR OTHER CONNECTION TERMINATES, THE CONTRACTOR SHALL PROVIDE AND INSTALL 2" x 4" STAKE WITH A MINIMUM OF EIGHTEEN INCHES (18") ABOVE GROUND AND TWO FEET (2') BELOW GROUND THE TOP TWELVE INCHES (12") ARE TO BE PAINTED BLUE.</div><div>20.) THE CONTRACTOR/ENGINEER OF RECORD SHALL CONTACT THE HILLSBOROUGH COUNTY PUBLIC UTILITY DEPT. INSPECTION SECTION AND LINE MAINTENANCE TO SET UP THE PRE-CONSTRUCTION MEETING. CONTACT MATT COFALO @ 272-8977 EXT. 43534 FOR INSPECTIONS AND THE SOUTHWESTERN LINE MAINTENANCE UNIT AT 813-671-7604 OR THE NORTHWEST LINE MAINTENANCE UNIT AT 813-554-5010.</div><div>21.) CONTRACTOR TO EXPOSE WATER MAIN AND FURNISH TAPPING SLEEVE AND VALVE FOR WATER METER TAP AND INSTALL 2" POLYETHYLENE (P.E.) WATER SERVICE LINE FROM MAIN TO METER. HILLSBOROUGH COUNTY PUBLIC UTILITIES WILL PERFORM THE TAPPING OPERATION.</div><div>22.) ALL NON-METALLIC PIPE WILL BE INSTALLED WITH 2 PAIR, 10-GAUGE COPPER TRACER WIRE.</div><div>23.) THE LOCATION OF ALL NEWLY INSTALLED FIRE HYDRANTS SHALL BE IDENTIFIED WITH A BLUE REFLECTIVE PAVEMENT MARKER INSTALLED ON THE ROADWAY, PERPENDICULAR TO THE FIRE HYDRANT. THE REFLECTIVE MARKER WILL BE LOCATED IN THE CENTER OF THE LANE CLOSEST TO THE HYDRANT.</div><div>24.) THE ENGINEER OF RECORD AND/OR CONTRACTOR WILL BE RESPONSIBLE FOR THE FLOW TESTING AND COLOR CODING OF ALL NEWLY INSTALLED FIRE HYDRANTS IN THE EXISTING OR PROPOSED HILLSBOROUGH COUNTY RIGHT OF WAY AND UTILITY EASEMENTS THAT ARE TO BE DEDICATED TO HILLSBOROUGH COUNTY PRIOR TO THE FINAL INSPECTION OF THE PROJECT. THE ENGINEER OF RECORD AND/OR CONTRACTOR SHALL REFER TO NFPA STANDARD 291 FOR FLOW TESTING AND COLOR-CODING METHODS AND PROCEDURES.</div><div>25.) CONTRACTOR TO COORDINATE WITH KEN WILLIAMS FOR SOUTHCENTRAL @ 813-671-7604, OR VICTOR LEBRON FOR NORTHWEST @ 813-554-5010 OF THE HILLSBOROUGH COUNTY PUBLIC UTILITIES DEPT. PRIOR TO THE SELECTION AND ORDERING OF THE WATER METER AND/OR BACKFLOW PREVENTION DEVICE ASSEMBLIES.</div><div>26.) THE MASTER METER ASSEMBLY SHALL BE DIRECTLY ACCESSIBLE BY BOOM TRUCK OFF OF THE COUNTY R.O.W. OR BY AN INTERIOR ROAD THAT IS NOT BLOCKED BY A WALL, FENCE, OR GATE. THE ELEVATION OF THE CONCRETE SLAB WILL BE HIGHER THAN THE IMMEDIATE SURROUNDING AREA. DO NOT MULCH AREA AROUND SLAB. DO NOT PLANT ANY LANDSCAPE THAT WILL HINDER DIRECT ACCESS IN THE FUTURE TO THE METER ASSEMBLY.</div><div>27.) CONTRACTOR MUST COORDINATE THE SHUTDOWN OF THE EXISTING POTABLE WATER, WASTEWATER FORCEMAIN, OR RECLAIMED WATER MAIN WITH HILLSBOROUGH COUNTY FIELD MAINTENANCE SERVICES. CONTACT THE NORTHWEST UNIT AT 813-554-5010 OR THE SOUTHCENTRAL UNIT AT 813-671-7604.</div><div>28.) ALL ELEVATIONS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).</div><div>29.) CONTRACTOR TO CONTACT TERRY SHIPLETT@COUNTY WATER LINE MAINTENANCE SUPERVISOR @ (813)298-3843 AT LEAST 1 WEEK PRIOR TO CONSTRUCTION. A PLAN TO MAINTAIN SERVICE TO EXISTING WATER CUSTOMERS MUST BE DEVELOPED, AS NOTIFICATIONS TO EXISTING CUSTOMERS WILL NEED TO BE SENT 15 DAYS IN ADVANCE.</div><div>30.) CONTRACTOR TO CONTACT THE UTILITY COORDINATION TEAM BY EMAIL NOTIFICATION TO UTILITYCOORDINATION@HCFLOV.NET AT LEAST 1 WEEK PRIOR TO CONSTRUCTION.</div></div></div>	
<div>DEWATERING NOTES</div> <div><div><div>1.) NO EXCAVATION SHALL EXTEND BELOW THE PERMITTED DESIGN DEPTHS/ELEVATIONS SHOWN ON THE DRAWINGS, UNLESS ADDITIONAL TESTING SUPPORTS OTHERWISE; AND NO LOWER SEMI-CONFINING UNIT CLAYEY SOIL MATERIAL AND / OR LIMESTONE MATERIALS SHALL BE EXCAVATED, REGARDLESS IF THESE MATERIALS ARE ENCOUNTERED WITHIN THE PERMITTED EXCAVATION DEPTHS/ELEVATIONS. IF ANY LOWER SEMI-CONFINING UNIT CLAY SOIL MATERIALS OR LIMESTONE MATERIALS ARE ENCOUNTERED ABOVE THE PERMITTED DEPTHS /ELEVATIONS, THEN EXCAVATION OPERATIONS SHALL CEASE IN THE GENERAL AREA. EPC WETLANDS MANAGEMENT STAFF MUST BE CONTACTED PRIOR TO ANY EXCAVATION OF CLAYS. *IN THE ABSENCE OF ANY CONFINING OR SEMI-CONFINING UNIT CLAYEY SOILS, A MINIMUM OF FIVE FEET UNDISTURBED SOILS SHALL REMAIN ABOVE THE UNDERLYING LIMESTONE.</div><div>2.) THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD AND THE GEOTECHNICAL ENGINEER IF SIGNIFICANT CLAY LAYERS ARE ENCOUNTERED DURING POND EXCAVATION. POND EXCAVATION DEPTHS MAY BE BASED TO ELIMINATE OR MINIMIZE EXCAVATION OF CLAY MATERIAL. IF THE EXCAVATION EXPOSES CLAYS OR VERY CLAYEY MATERIALS, THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD AND THE GEOTECHNICAL ENGINEER. TURBIDITY LEVELS MUST BE VISUALLY EVALUATED UPON CONSTRUCTION COMPLETION. ADDITIONAL MEASURES SUCH AS TEMPORARY LOWERING OF POND WATER LEVELS BY PUMPING TURBID WATER TO OVERLAND FILTRATION MAY BE NECESSARY TO PREVENT DIRECT DISCHARGE OF TURBID WATER DISCHARGE.</div><div>3.) POND BERMS ADJACENT TO WETLANDS, WHERE SHOWN, SHALL BE CONSTRUCTED AS EARLY AS PRACTICAL IN THE RELATED POND EXCAVATION OPERATION. THE PURPOSE IS TO PREVENT TURBID WATER DISCHARGE TO THE WETLAND DURING POND EXCAVATION. CONTROL STRUCTURES ARE TO BE TEMPORARILY BLOCKED IF NECESSARY TO PREVENT DISCHARGE OF TURBID WATERS.</div><div>4.) WHERE PUMPS ARE TO BE USED TO REMOVE TURBID WATERS FROM CONSTRUCTION AREAS, THE WATER SHALL BE TREATED PRIOR TO DISCHARGE TO THE WETLANDS AND TO OTHER ADJACENT TREATMENT METHODS INCLUDING, FOR EXAMPLE, TURBID WATER BEING PUMPED INTO GRASSED SLOPES OR APPROPRIATE VEGETATED AREAS (OTHER THAN UPLAND PRESERVATION AREAS AND WETLAND BUFFERS), SEDIMENT BASINS, OR CONFINED BY AN APPROPRIATE ENCLOSURE SUCH AS TURBIDITY BARRIERS, AND KEPT FROM ENTERING UNTIL ITS TURBIDITY AND SOLIDITY IS AT A LEVEL THAT CAN BE DISCHARGED. TURBIDITY LEVELS MUST BE VISUALLY EVALUATED UPON CONSTRUCTION COMPLETION. ADDITIONAL MEASURES SUCH AS TEMPORARY LOWERING OF POND WATER LEVELS BY PUMPING TURBID WATER TO OVERLAND FILTRATION MAY BE NECESSARY TO PREVENT DIRECT DISCHARGE OF TURBID WATER TO ADJACENT WETLANDS.</div></div></div>	

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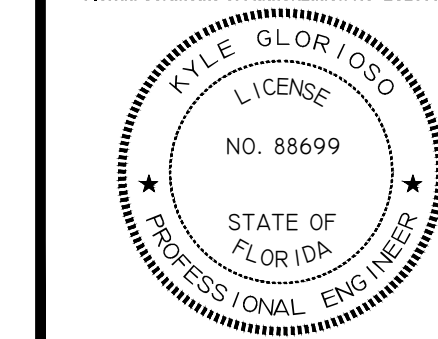
CONSTRUCTION BY AN REVISIONS

WINDHORST COMMONS

CLIENT: HABITAT FOR HUMANITY

AERIAL SITE PLAN

Engineering Business Certificate of Authorization No. 32771
Florida Certificate of Authorization No. LC26000638



KYLE GLORIOSO
FLORIDA LICENSED PROFESSIONAL ENGINEER
REGISTRATION NUMBER 88699

PROJECT No.	194-01-02
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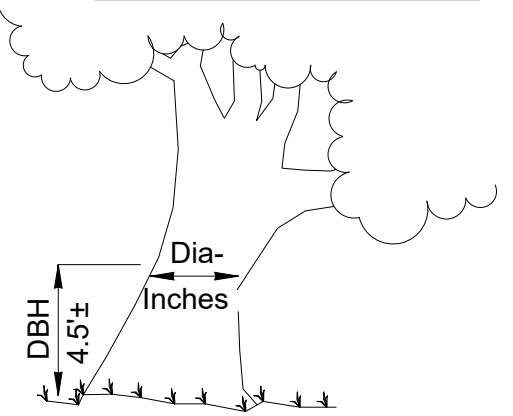
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TREE LEGEND

O	OAK TREE
P	PINE TREE
C	CAMPOR TREE
PM	PALM TREE
CD	CEDAR TREE
R	RAIN TREE
MB	MULBERRY TREE
CB	CHINA BERRY TREE
M	MAPLE TREE
DIA	DIAMETER
DBH	DIA AT BREAST HEIGHT
11"O	11" OAK TREE
X	TREE TO BE REMOVED

TYPICAL TREE DETAIL



NOTE: TREE SIZE IS SHOWN IN DIAMETER INCHES MEASURED AT BREAST HEIGHT (DBH).

DEMOLITION NOTES

- DEMOLITION AREA SHOWN ON PLAN IS A GENERAL REPRESENTATION. ACTUAL EXTENTS OF PAVING, CURBING, SIDEWALK, ROAD BASES AND DRAINAGE REMOVAL THAT IS NECESSARY SHALL BE DETERMINED AT TIME OF CONSTRUCTION BY OWNER AND CONTRACTOR.
- CONTRACTOR TO COORDINATE RELOCATION OF ALL EXISTING UTILITIES.
- NO SEPTIC TANKS WERE LOCATED ON THE SURVEY BY HAMILTON ENGINEERING & SURVEYING, INC. SHOULD A SEPTIC TANK BE FOUND AND IS TO BE ABANDONED, THE SEPTIC TANK SHOULD BE PUMPED OUT, BOTTOMS RUPTURED, AND FILLED WITH CLEAN SAND OR OTHER SUITABLE MATERIAL. A PERMIT WILL BE REQUIRED FROM FL DEPARTMENT OF HEALTH PRIOR TO WORK BEING PERFORMED.

NOTE: REFER TO LANDSCAPE SHEET 1.0 FOR DETAILED TREE REMOVAL INFO.

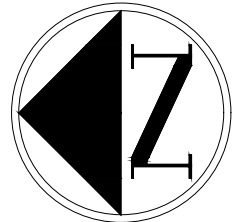
SURVEYOR'S NOTES

- NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN.
- NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED THIS SURVEYOR, EXCEPT AS SHOWN. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT OR OWNERSHIP AND ENCUMBRANCE REPORT.
- SURVEY FIELD WORK WAS COMPLETED ON JANUARY 19, 2021.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY.
- LEGAL DESCRIPTION SHOWN HEREON WAS OBTAINED FROM DEED RECORDED IN O.R. BOOK 2292.
- BEARINGS SHOWN HEREON ARE BASED ON THE GRID BEARING OF SOUTH 00°11'50" WEST FOR PAGE 244, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. THE EAST BOUNDARY LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 29 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, AND ARE TIE TO THE FLORIDA COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983, ADJUSTED 2011, ORIGINATING COORDINATES: FLORIDA DEPARTMENT OF TRANSPORTATION CONTROL NETWORK.
- TRACT SURVEYED HEREON CONTAINS 4.37 ACRES, MORE OR LESS.
- ELEVATIONS SHOWN HEREON ARE IN FEET AND REFER TO N.A.D. OF 1988.
- BENCHMARK: HILLSBOROUGH COUNTY BENCHMARK "VB-434" BEING A STANDARD DISK SET IN A CURB INLET LOCATED AT THE SOUTHEAST CORNER OF PARSONS AVENUE AND WINDHORST ROAD. ELEVATION = 57.41 FEET (N.A.D. OF 1988).

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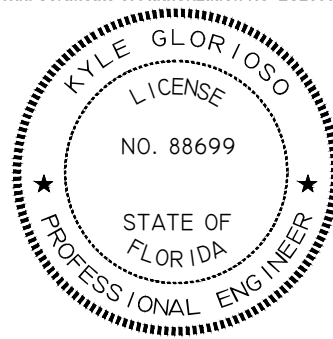
CONSTRUCTION PLAN REVISIONS

WINDHORST COMMONS

CLIENT: HABITAT FOR HUMANITY

EXISTING CONDITIONS AND DEMOLITION PLAN

Engineering Business Certificate of Authorization No. 32771
Florida Certificate of Authorization No. LC2606638

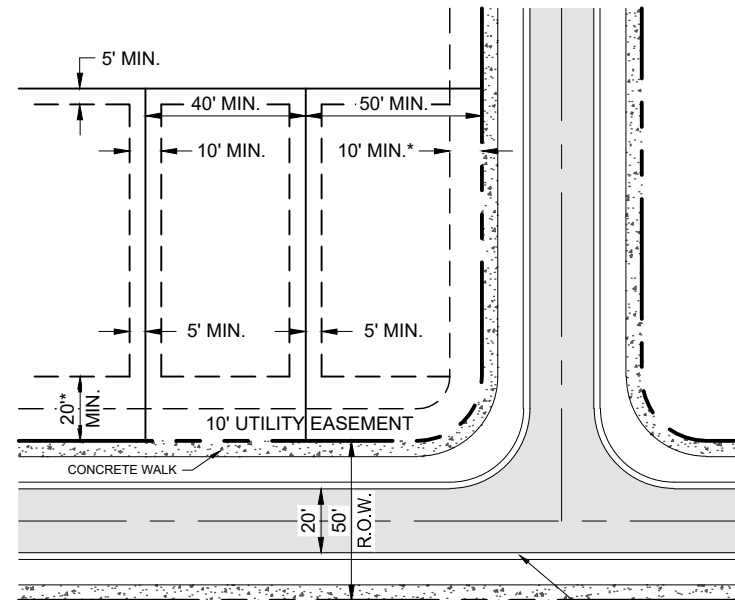


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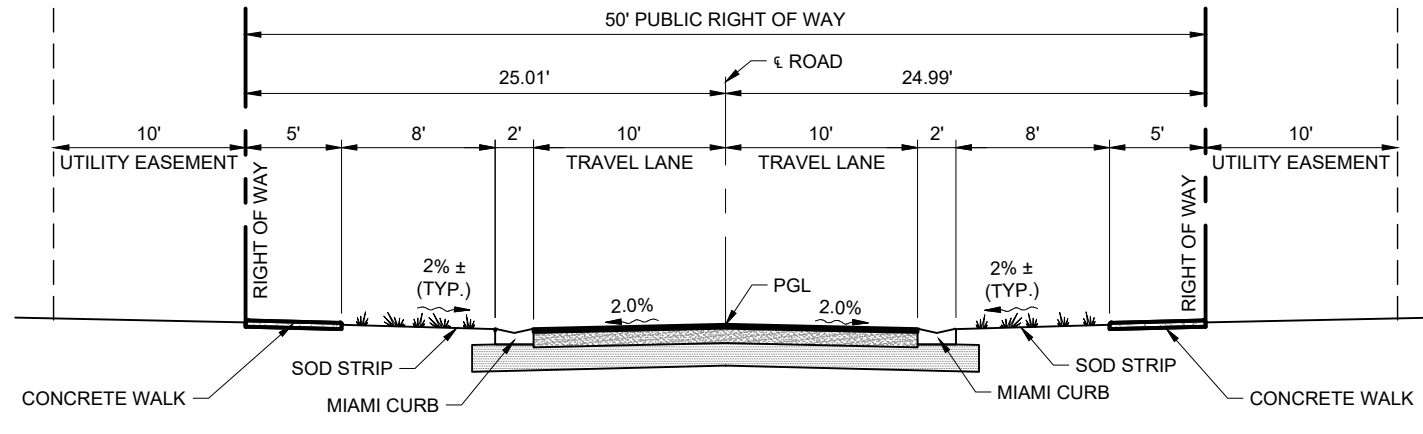
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MINIMUM 40' WIDE TYPICAL LOT DETAIL
N.T.S.

*GARAGE SETBACK FOR A FRONT YARD FUNCTIONING AS A SIDE YARD SHALL BE 20' MINIMUM.

*EACH LOT HAS A MAXIMUM ALLOWABLE CURVE NUMBER OF 77.0.



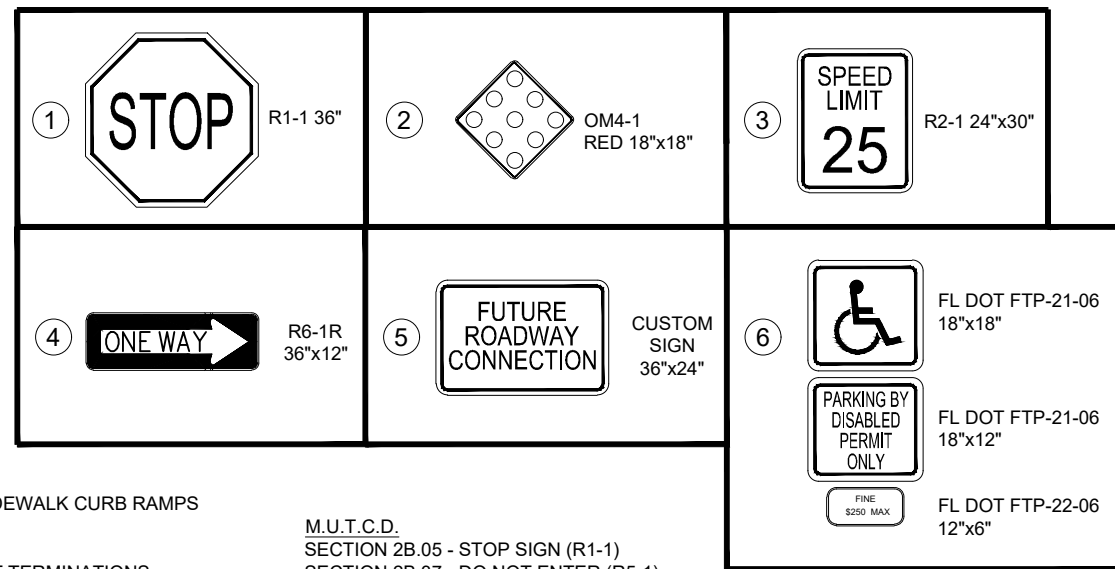
TYPICAL RESIDENTIAL ROAD SECTION
N.T.S.

SIGNAGE NOTES

1. ALL PAVEMENT MARKINGS, EXCEPT PARKING STALLS, SHALL BE "ALKYD THERMOPLASTIC 90 MILS IN THICKNESS" IN ACCORDANCE WITH FDOT, MUTCD, AND HILLSBOROUGH COUNTY STANDARDS.
2. ALL TRAFFIC CONTROL SIGNS WITHIN THE RIGHT-OF-WAY SHALL BE MANUFACTURED USING DIAMOND GRADE REFLECTIVE SHEETING (OR AN EQUIVALENT). ALL SIGNS SHALL BE CONSTRUCTED IN ACCORDANCE WITH MUTCD CRITERIA FOR SIGN SIZE AND SHAPE AND LETTERING DIMENSIONS.
3. ALL TRAFFIC SIGN POSTS WITHIN THE COUNTY RIGHT-OF-WAY SHALL BE U CHANNEL, GALVANIZED, 3.5 LB/FT, POST IN ACCORDANCE WITH FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
4. THE SIGN LOCATIONS SHOWN ARE APPROXIMATE AND MAY REQUIRE FIELD ADJUSTMENT AS DIRECTED BY THE ENGINEER OF RECORD.

F.D.O.T. DESIGN STANDARDS
INDEX # 522-002 - DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS
INDEX # 700-010 - SINGLE COLUMN GROUND SIGNS
INDEX # 711-001 - PAVEMENT MARKINGS
INDEX # 700-109 - TRAFFIC CONTROLS FOR STREET TERMINATIONS
INDEX # 708-001 - TYPICAL PLACEMENT OF REFLECTIVE PAVEMENT MARKERS

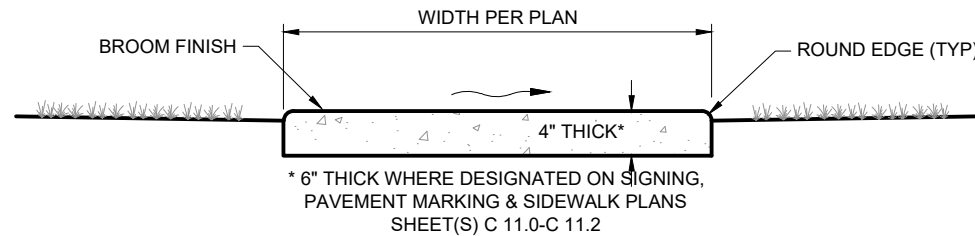
SIGNAGE LEGEND



NOTE: DETAILS REFERENCED
M.U.T.C.D. & F.D.O.T. DESIGN STANDARDS

LEGEND

- PROPERTY LINE
- RIGHT OF WAY LINE
- FEMA FLOOD LINE
- WETLAND LINE
- WETLAND SETBACK LINE
- EXISTING CONTOUR
- SILT FENCE
- TURBIDITY BARRIER



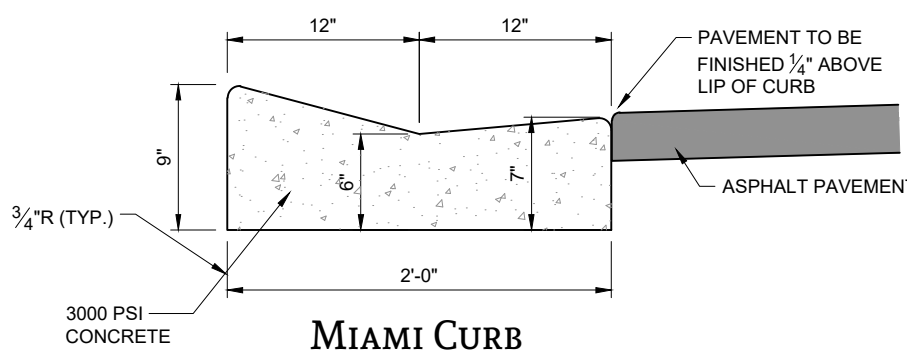
- NOTES:
- 1) SIDEWALK SHALL BE CONSTRUCTED IN CONFORMANCE WITH FDOT STANDARD INDEX 310 AND STANDARD SPECIFICATION 522 AND CORRESPONDING STANDARDS.
 - 2) COMPACT FILL AREAS TO MINIMUM 95 % OF AASHTO T99 DENSITY.
 - 3) SIDEWALK SHALL HAVE CONTRACTION JOINTS SPACED EQUALLY TO THE SIDEWALK WIDTH AND HAVE EXPANSION JOINTS EVERY 120' MAXIMUM.
 - 4) CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 PSI IN 28 DAYS.
 - 5) SIDEWALK SHALL HAVE A MAXIMUM CROSS SLOPE OF 2% PER ADA STANDARDS FOR ACCESSIBLE DESIGN SECTION 4.3.
 - 6) CURB RAMPS SHALL BE CONSTRUCTED IN CONFORMANCE WITH ADA STANDARDS FOR ACCESSIBLE DESIGN SECTION 4.7 AND FDOT STANDARD INDEX 304.

CONCRETE SIDEWALK DETAIL

SCALE: N.T.S.

TYPE "D" CURB

SCALE: N.T.S.



CURB DETAILS

SCALE: N.T.S.

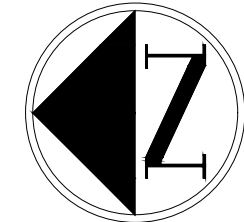
CONCRETE CURB NOTES:

- 1) CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3,000 P.S.I. IN 28 DAYS UNLESS OTHERWISE NOTED.
- 2) CURB SHALL BE CONSTRUCTED IN CONFORMANCE WITH FDOT INDEX 300.
- 3) CURB SHALL HAVE EXPANSION JOINTS INSTALLED AT ALL INLETS AND EVERY ±500'.

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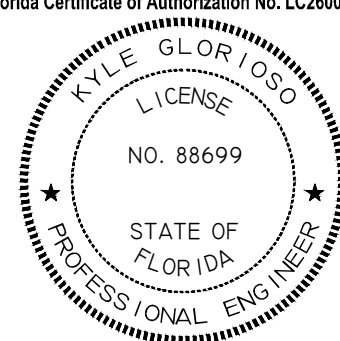
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WINDHORST COMMONS

CLIENT: HABITAT FOR HUMANITY

SITE PLAN

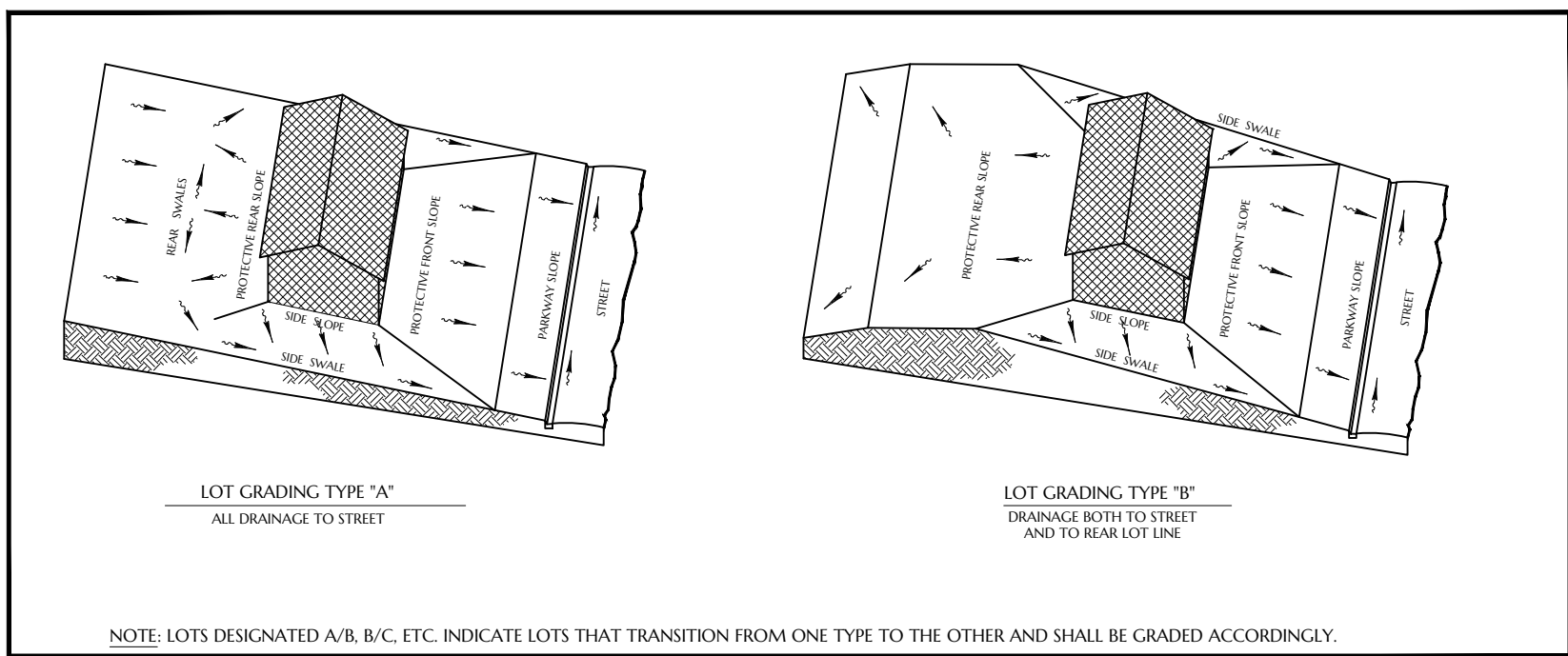
Engineering Business Certificate of Authorization No. 32771
Florida Certificate of Authorization No. LC26090638



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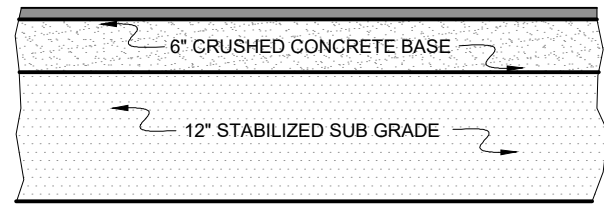
PROJECT No. 194-01-02

SHEET C 5.0

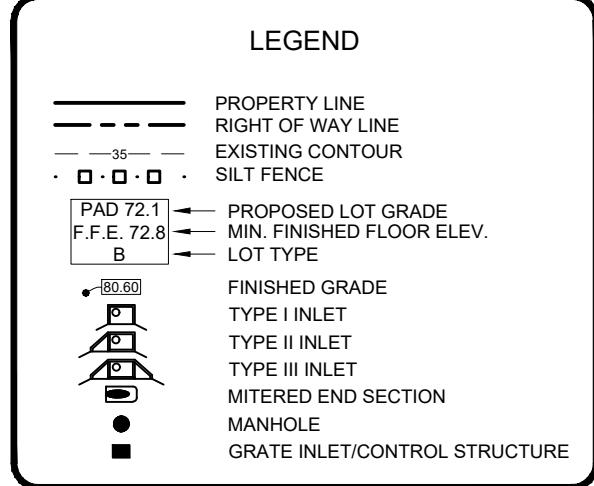


TYPICAL PAVING SECTION
PAVEMENT DESIGN

LAYER TYPE	STRUCTURAL COEFFICIENT	PROPOSED THICKNESS (IN)	SN
TYPE SP-12.5 SURFACE COURSE (1 LIFT)	0.44	1.50	0.66
CRUSHED CONCRETE, BASE (MIN. 150 LBR)	0.15	6.00	0.90
STABILIZED SUBGRADE (MIN. 40 LBR)	0.08	12.00	0.96
TOTAL PROPOSED SN			2.52
MINIMUM ALLOWED SN FOR LOCAL ROAD			2.30



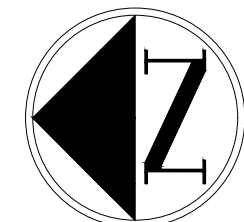
- NOTES
- THE PROPERTY DESCRIBED HEREON IS LOCATED IN ZONE "X" PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 12057C0389H, (DATED AUGUST 28, 2008). NO BASE FLOOD ELEVATION PROVIDED BY FEMA.
 - BASE FLOOD ELEVATIONS ARE PER WATERSHED MODEL FOR BELMOND RESERVE BY LEVELUP CONSULTING, LLC. ELEVATIONS ARE PER THE POST-DEVELOPMENT CONDITION. MODEL BOUNDARY CONDITION IS NODE 730.755 DERIVED FROM THE ALAFIA RIVER WATERSHED MODEL.
 - PAD GRADE PRIOR TO BUILDING CONSTRUCTION IS FINISHED FLOOR MINUS 8".
 - MINIMUM SLOPE FOR SIDE YARD SWALE SHALL BE 1%. SLOPES ARE INDICATED IN AREAS WHERE MIN. SLOPE IS NOT ATTAINED.
 - ALL GRADES ARE TO TOP OF SOU.
 - SLOPES GREATER THAN 4:1 MUST BE SODDED.
 - PER SECTION 4.01.07.B.4 OF THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE, NO PERMANENT STRUCTURE CAN BE CONSTRUCTED WITHIN THE 30' WETLAND SETBACK BUFFER WITHOUT FIRST GETTING A VARIANCE FROM THE LAND USE HEARING OFFICER.
 - SEE PLAN AND PROFILE SHEETS FOR UNDER DRAIN LOCATIONS.



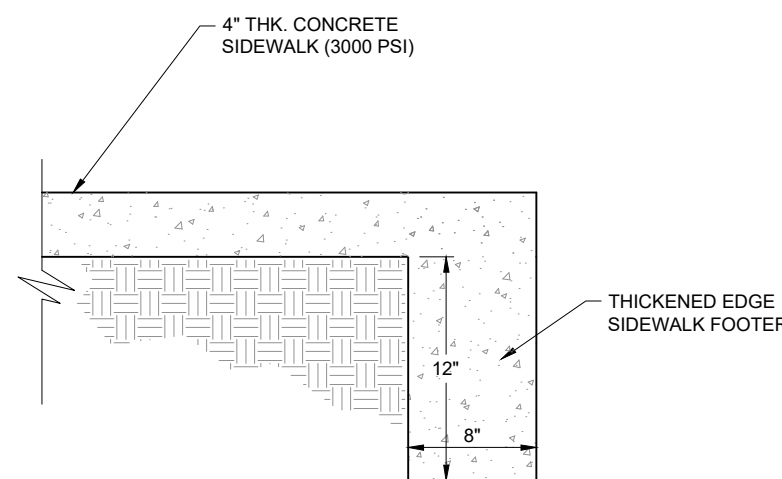
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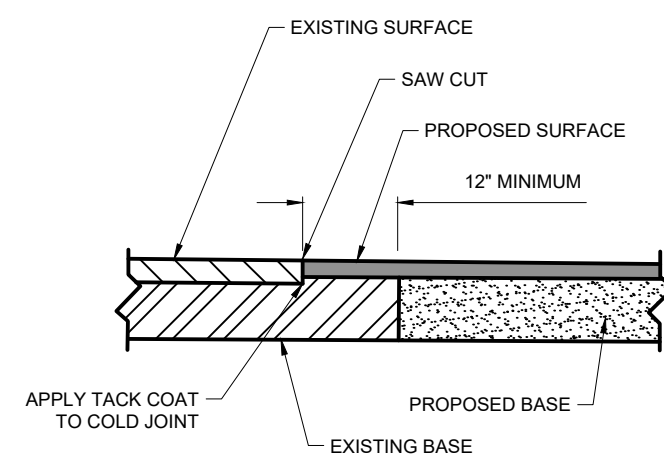
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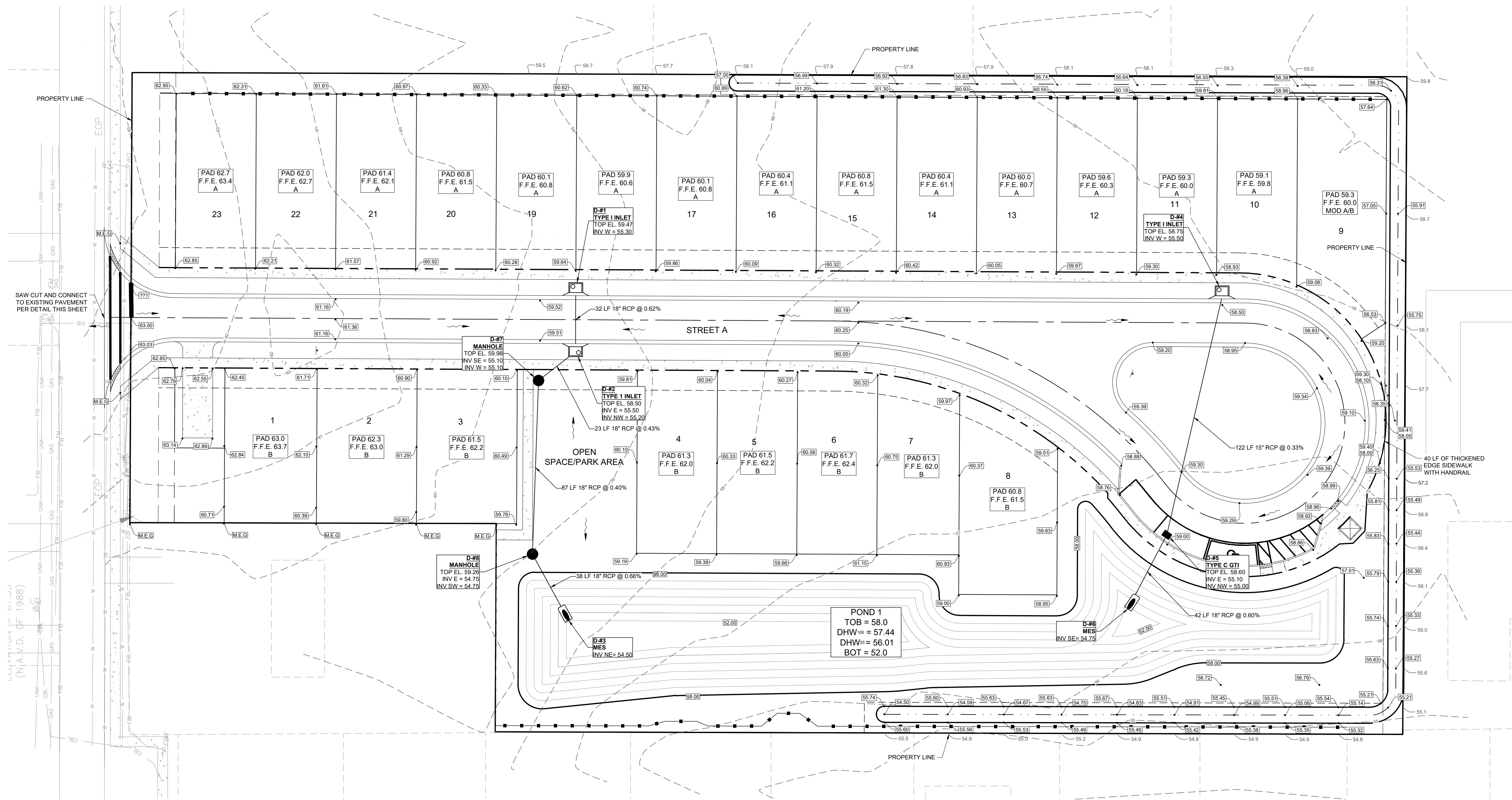


THICKENED EDGE SIDEWALK DETAIL
SCALE: N.T.S.



TIE-IN OF PROPOSED
CONSTRUCTION TO EXISTING

- NOTES:
- SAW CUT EXISTING ASPHALT/CONCRETE PAVEMENT.
 - CLEARLY SAW CUT EXISTING EOP 12" WIDE.
 - REPAIR WITH NEW PAVEMENT - EQUAL DEPTH ASPHALT.



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(N.A.V.D. OF 1988)

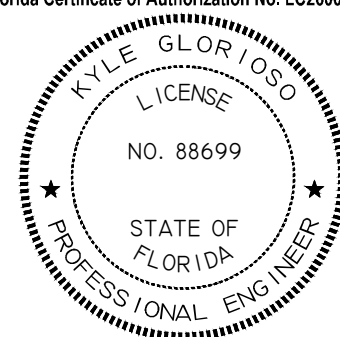
CONSTRUCTION PLAN REVISIONS

WINDHORST COMMONS

CLIENT: HABITAT FOR HUMANITY

PAVING, GRADING, AND DRAINAGE PLAN

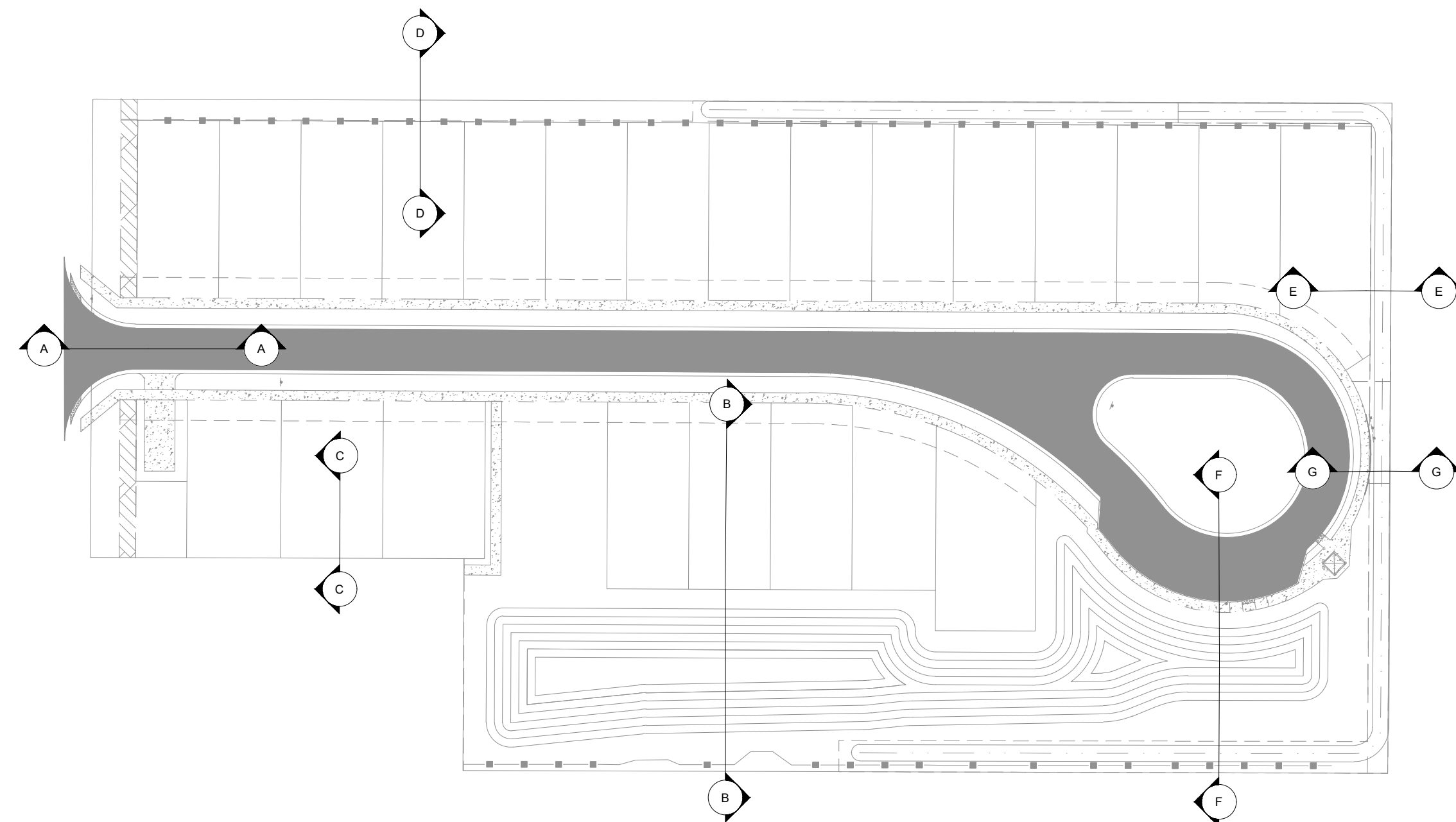
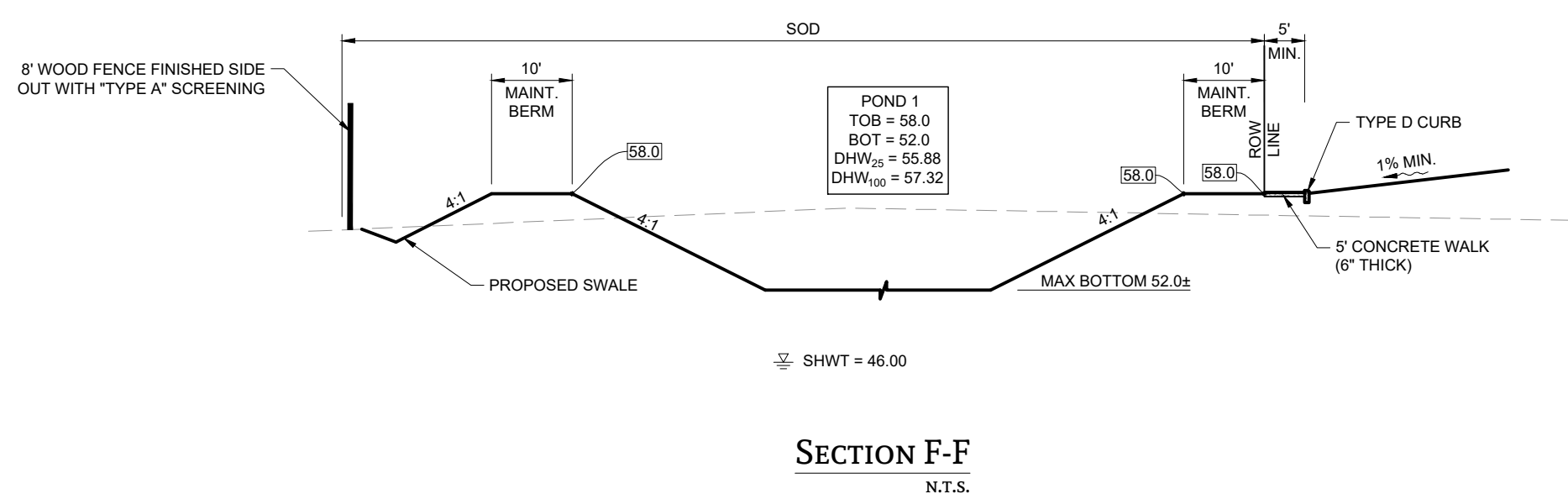
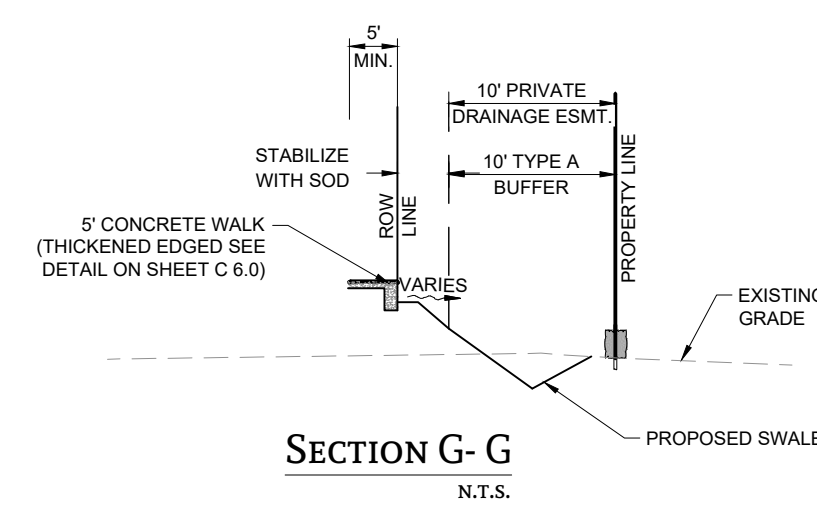
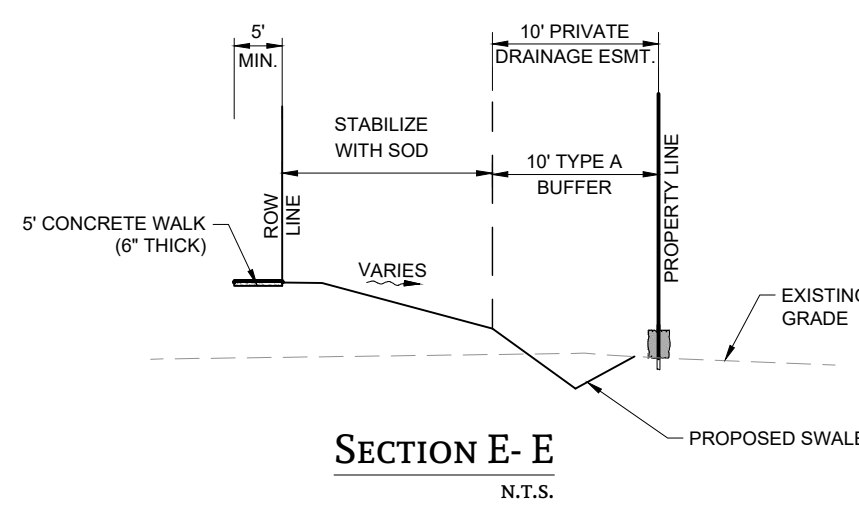
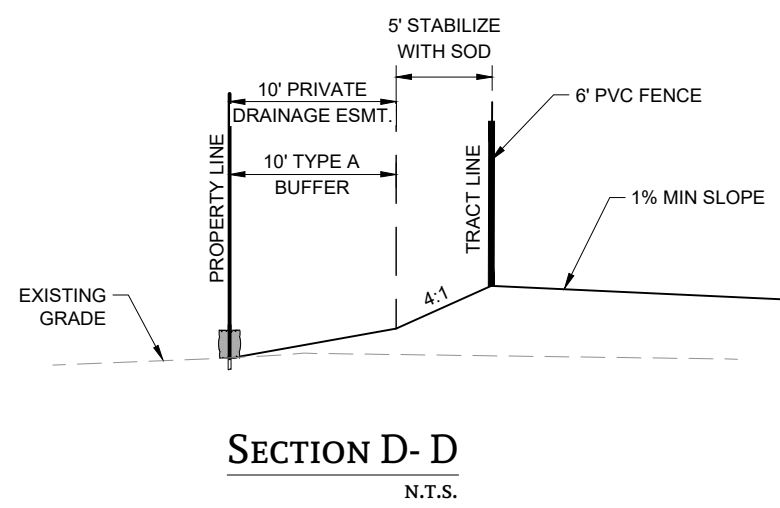
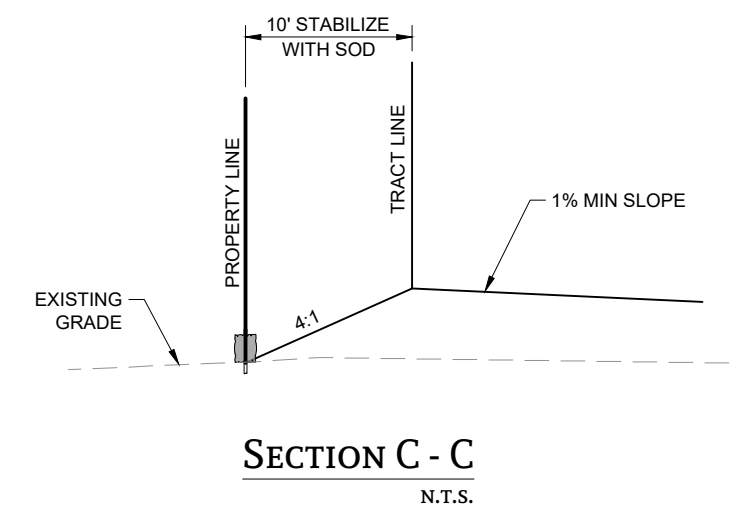
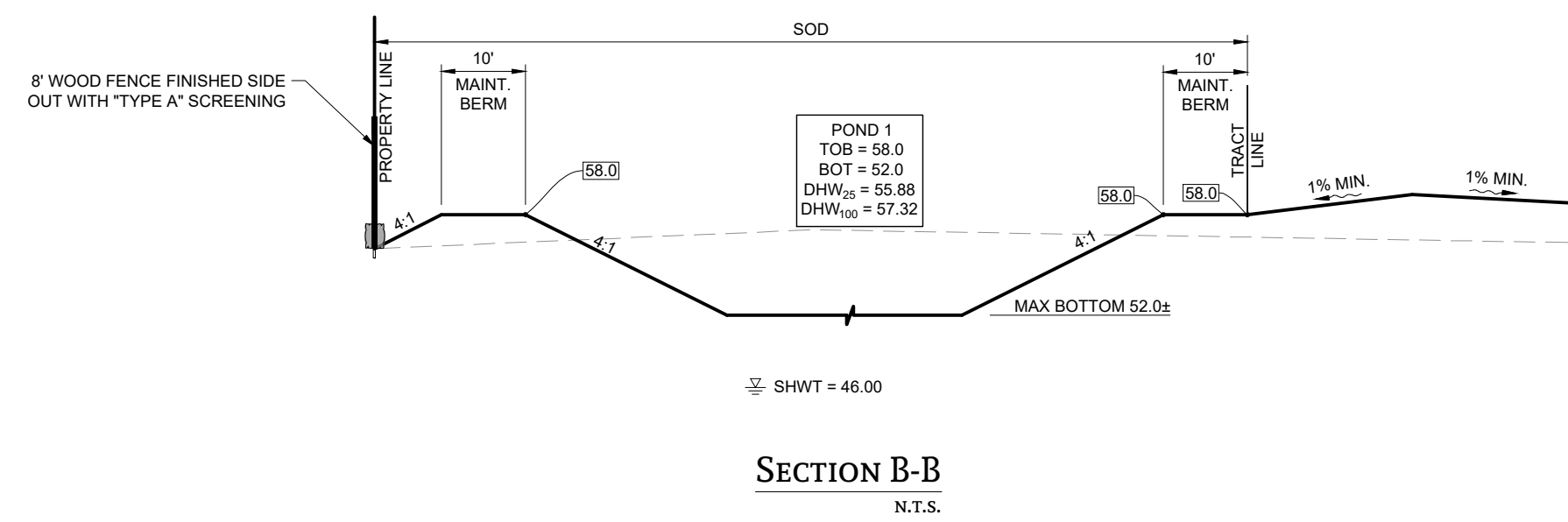
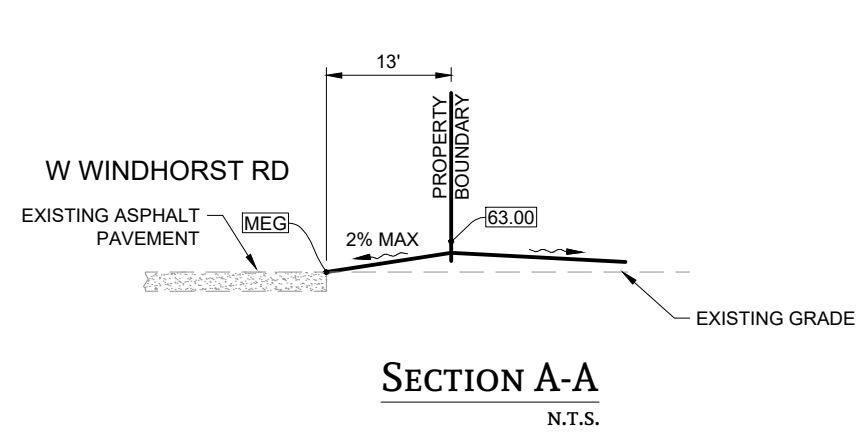
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PROJECT No. 194-01-02
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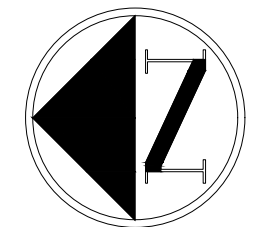
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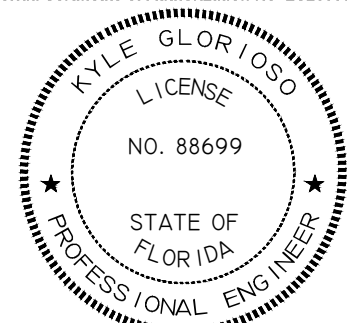
CONSTRUCTION PLAN REVISIONS

WINDHORST COMMONS

CLIENT: HABITAT FOR HUMANITY

CROSS SECTIONS

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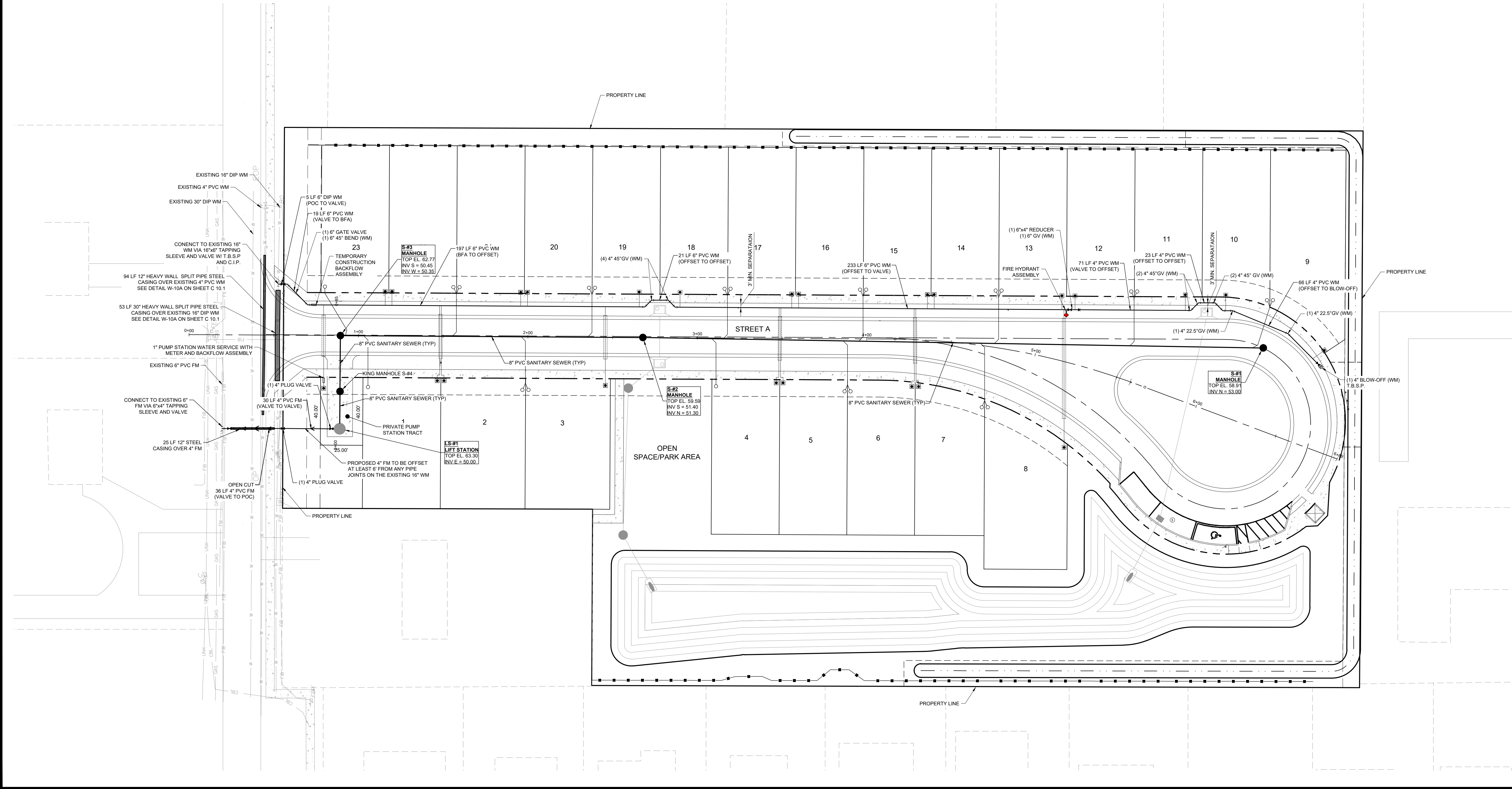


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PROJECT No. 194-01-02

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SPECIFIC UTILITY CONSTRUCTION NOTES

- CONSULTANT TO BE PRESENT AT ALL TIMES DURING INSTALLATION OF SANITARY SEWER IN COMMON AREA.
- CONDUIT FOR CABLE PROVIDERS TO BE LOCATED ALONG FRONT YARD LINE IN COMMON AREA.
- ALL JOINTS TO BE RESTRAINED PER DETAIL W-7A ON SHEET C 10.0.
- ALL NEAR AND FAR SIDE WATER SERVICES ARE INDIVIDUAL TAPS AND SERVICE LINES.
- METERS & SANITARY SEWER LATERALS WILL BE INSTALLED IN ACCORDANCE WITH DETAILS W-3 AND S-4A RESPECTIVELY.
- ALL BLOW OFFS, METERS, SERVICE LINE TAPS AND CLEAN OUTS WILL NOT BE INSTALLED UNDER OR IN SIDEWALK OR DRIVEWAYS.
- VALVES WILL NOT BE INSTALLED IN ADA RAMP, DRIVEWAYS, OR CURB LINE.
- ALL D.I.P. WATER MAIN TO BE CLASS 50 D.I.P. WATER MAIN.
- ANY COLLECTION SYSTEM MANHOLE GREATER THAN 15' IN DEPTH SHALL REQUIRE A 80" DIAMETER MANHOLE.
- REQUIRED LEVEL A SUE WAS PERFORMED AND EXISTING INFRASTRUCTURE IS SHOWN PER THE LEVEL A SUE WORK REPORT.
- THE GRAVITY WASTEWATER COLLECTION SYSTEM TO BE PRIVATELY OWNED AND MAINTAINED.
- THE CONTRACTOR/ENGINEER OF RECORD SHALL CONTACT THE HILLSBOROUGH COUNTY PUBLIC UTILITY DEPT. INSPECTION SECTION AND LINE MAINTENANCE TO SET UP THE PRE-CONSTRUCTION MEETING. CONTACT MATT COPALDO @ 872-3977 EXT. 4334 FOR INSPECTIONS AND THE SOUTHCENTRAL LINE MAINTENANCE UNIT AT 871-7694 OR THE NORTHWEST LINE MAINTENANCE UNIT AT 554-5010.
- ALL ELEVATIONS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
- CONTRACTOR TO EXPOSE WATER MAIN AND FURNISH TAPPING SLEEVE AND VALVE FOR WATER METER TAP AND INSTALL 2" POLYETHYLENE (P.E.) WATER SERVICE LINE FROM MAIN TO METER. HILLSBOROUGH COUNTY PUBLIC UTILITIES WILL PERFORM THE TAPPING OPERATION.
- CONTRACTOR TO COORDINATE WITH SCOTT KULA FOR SOUTHCENTRAL @ 813-690-4382 OR CHRISTOPHER REPAK FOR NORTHWEST @ 813-554-5011 OF THE HILLSBOROUGH COUNTY PUBLIC UTILITIES DEPT. PRIOR TO THE SELECTION AND ORDERING OF THE WATER METER AND/OR BACKFLOW PREVENTION DEVICE ASSEMBLIES.
- THE MASTER METER ASSEMBLY SHALL BE DIRECTLY ACCESSIBLE BY BOOM TRUCK OFF THE COUNTY R.O.W. OR BY AN INTERIOR ROAD THAT IS NOT BLOCKED BY A WALL, FENCE, OR GATE. THE ELEVATION OF THE CONCRETE SLAB WILL BE HIGHER THAN THE IMMEDIATE SURROUNDING AREA. DO NOT MULCH AREA AROUND SLAB. DO NOT PLANT ANY LANDSCAPE THAT WILL HINDER DIRECT ACCESS IN THE FUTURE TO THE METER ASSEMBLY.
- CONTRACTOR MUST COORDINATE THE SHUTDOWN OF THE EXISTING POTABLE WATER, WASTEWATER FORCEMAIN, OR RECLAIMED WATER MAIN WITH HILLSBOROUGH COUNTY FIELD MAINTENANCE SERVICES. CONTACT THE NORTHWEST UNIT AT 813-554-5010 OR THE SOUTHCENTRAL UNIT AT 813-671-7694.
- ALL NON-METALLIC PIPE WILL BE INSTALLED WITH 2 PAIR, 10-GAUGE COPPER TRACER WIRE.
- THE LOCATION OF ALL NEWLY INSTALLED FIRE HYDRANTS SHALL BE IDENTIFIED WITH A BLUE REFLECTIVE PAVEMENT MARKER INSTALLED ON THE ROADWAY, PERPENDICULAR TO THE FIRE HYDRANT. THE REFLECTIVE MARKER SHALL BE LOCATED IN THE CENTER OF THE LANE CLOSEST TO THE HYDRANT.
- THE ENGINEER OF RECORD AND/OR CONTRACTOR WILL BE RESPONSIBLE FOR THE FLOW TESTING AND COLOR CODING OF ALL NEWLY INSTALLED FIRE HYDRANTS IN THE EXISTING OR PROPOSED HILLSBOROUGH COUNTY RIGHT OF WAY AND UTILITY EASEMENTS THAT ARE TO BE DEDICATED TO HILLSBOROUGH COUNTY PRIOR TO THE FINAL INSPECTION OF THE PROJECT. THE ENGINEER OF RECORD AND/OR CONTRACTOR SHALL REFER TO NFPA STANDARD 291 FOR FLOW TESTING AND COLOR-CODING METHODS AND PROCEDURES.

LEGEND

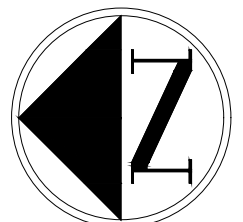
WATER	SANITARY SEWER
— WATER MAIN	— MANHOLE W/ FLOW DIRECTION
— GATE VALVE	— FORCEMAIN
— REDUCER	— SINGLE SERVICE
— BLOW OFF	— DOUBLE SERVICE
— BLOW OFF (TEMPORARY)	— GATE VALVE
— FIRE HYDRANT ASSEMBLY	
— DOUBLE SERVICE	
— SINGLE SERVICE	
— TEMPORARY BACTERIOLOGICAL SAMPLE POINT	
T.B.S.P.	

NOTE:
NO VALVES ARE TO BE INSTALLED WITHIN THE CURB LINE. CURB RAMP OR DETECTABLE WARNING SURFACES.

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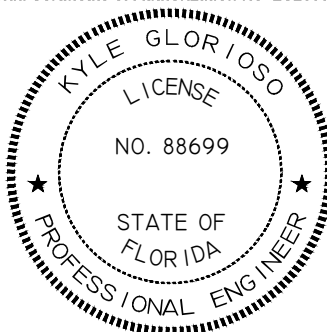
CONSTRUCTION PLAN REVISIONS

WINDHORST COMMONS

CLIENT: HABITAT FOR HUMANITY

UTILITY PLAN

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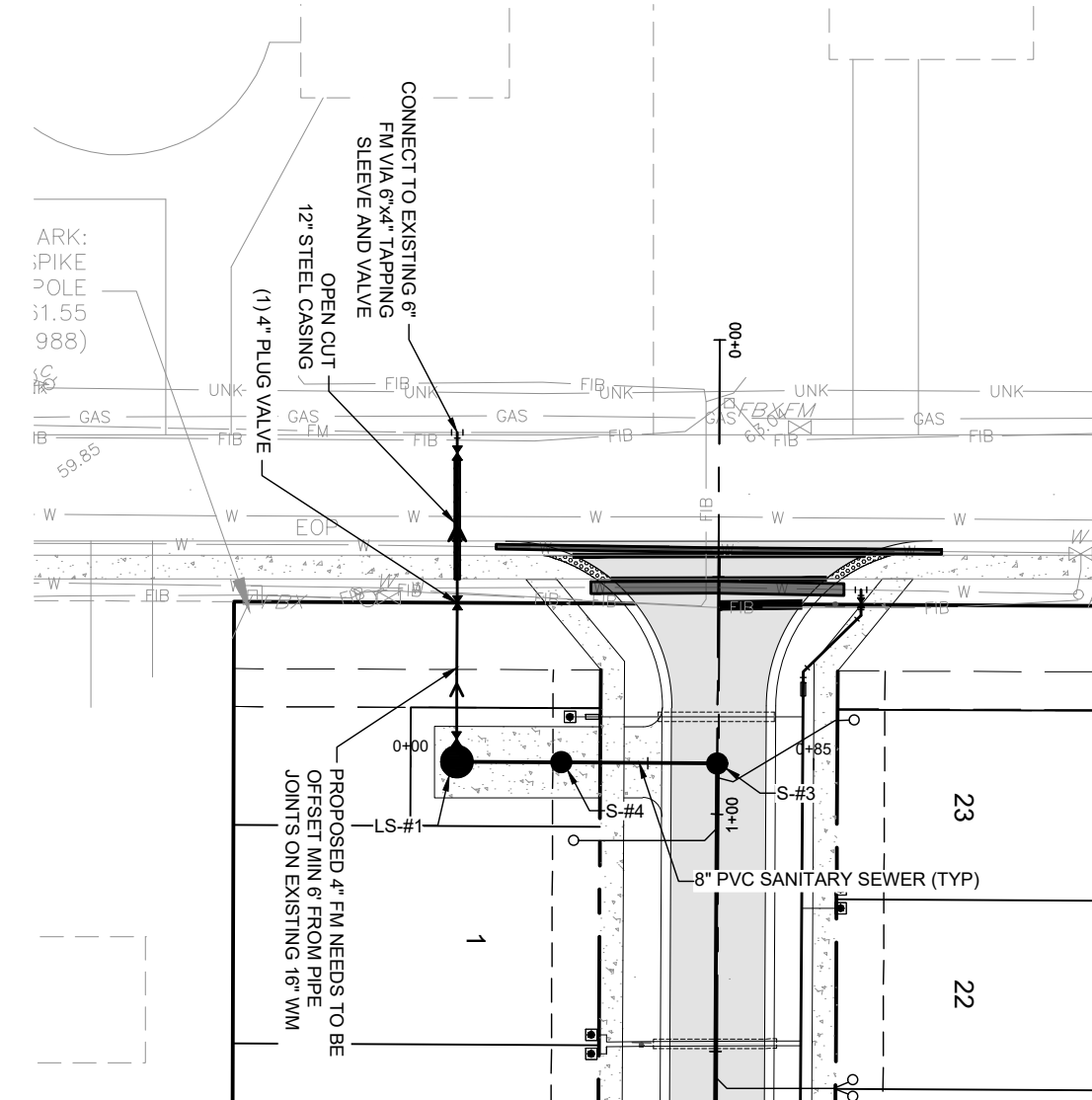
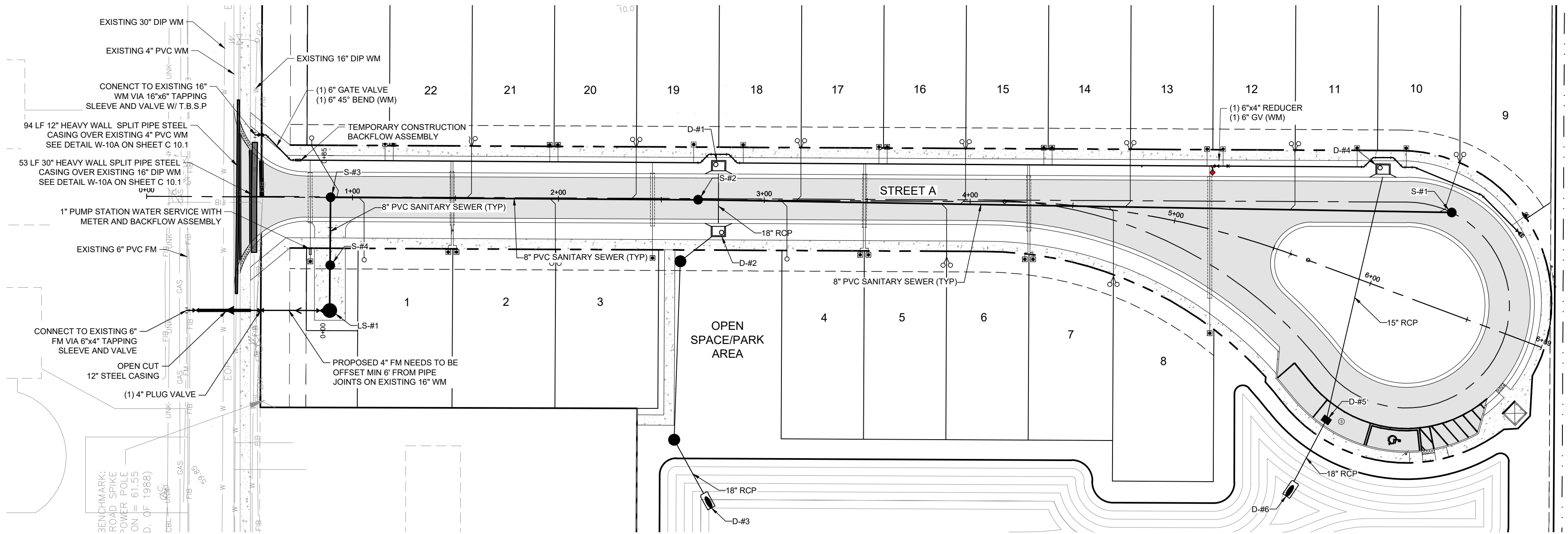


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REGISTRATION NUMBER 88699

PROJECT No. 194-01-02

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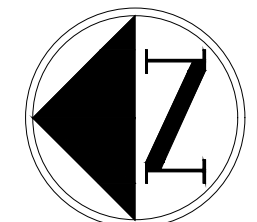


LEGEND	
WATER	SANITARY SEWER
— WATER MAIN	— MANHOLE W/ FLOW DIRECTION
— GATE VALVE	— FORCEMAIN
— REDUCER	— SINGLE SERVICE
— BLOW OFF	— DOUBLE SERVICE
— BLOW OFF (TEMPORARY)	— PLUG VALVE
— FIRE HYDRANT ASSEMBLY	NOTE: NO VALVES ARE TO BE INSTALLED WITHIN THE CURB LINE. CURB RAMPS OR DETECTABLE WARNING SURFACES.
— DOUBLE SERVICE	
— SINGLE SERVICE	
— TEMPORARY BACTERIOLOGICAL SAMPLE POINT	
T.B.S.P.	

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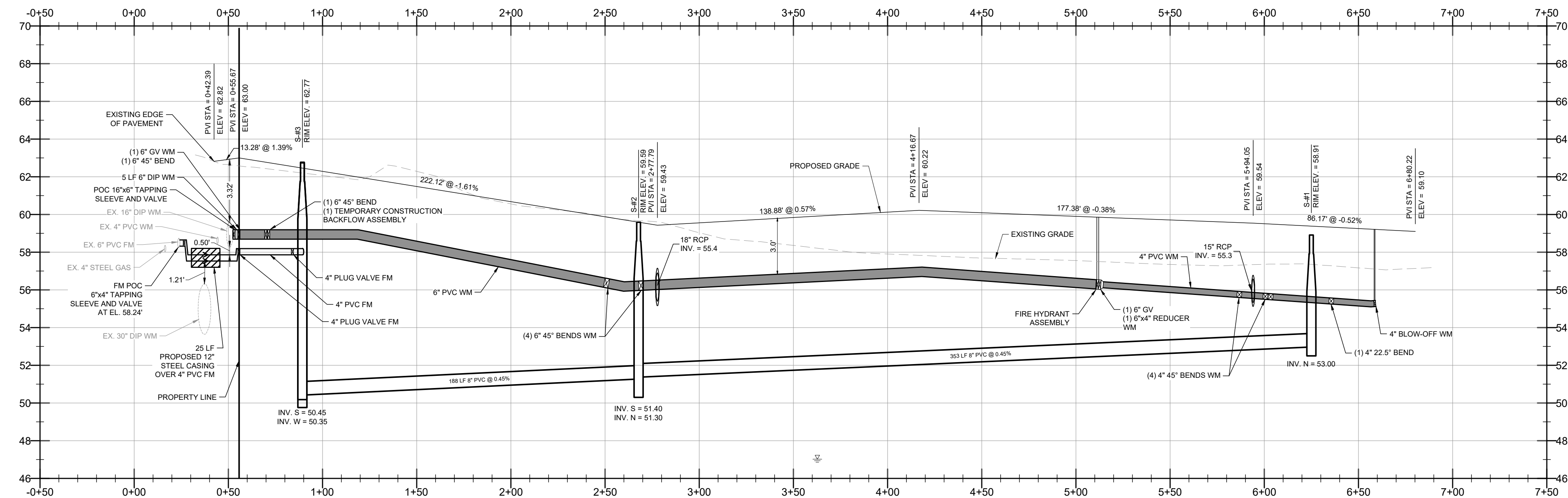


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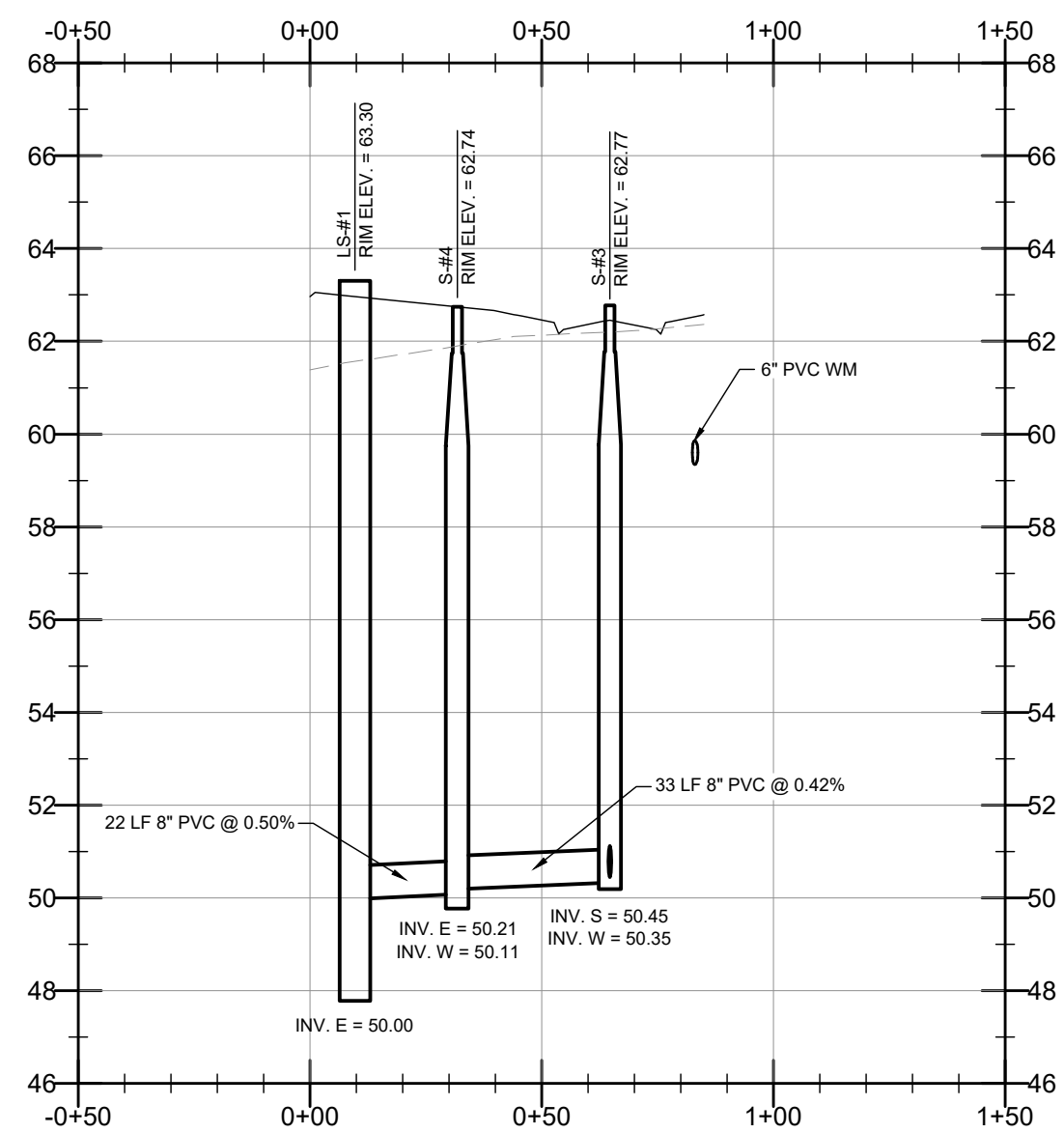


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CONSTRUCTION PLAN REVISIONS



PROFILE SCALE:
HORIZONTAL: 1" = 40'
VERTICAL: 1" = 4'

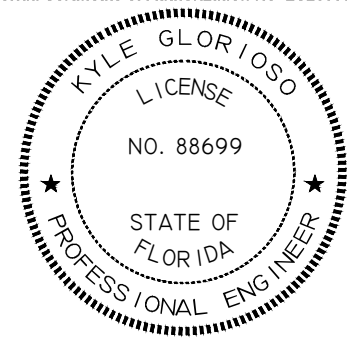


WINDHORST COMMONS

CLIENT: HABITAT FOR HUMANITY

PLAN AND PROFILE - STREET A

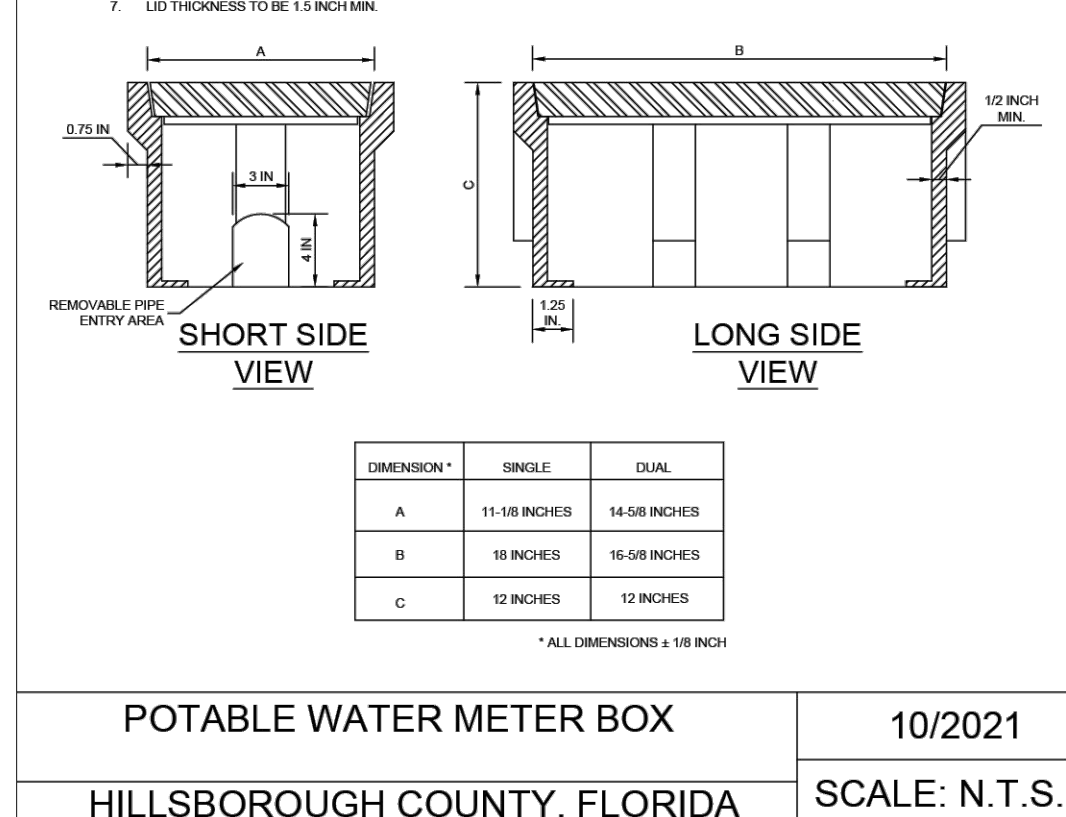
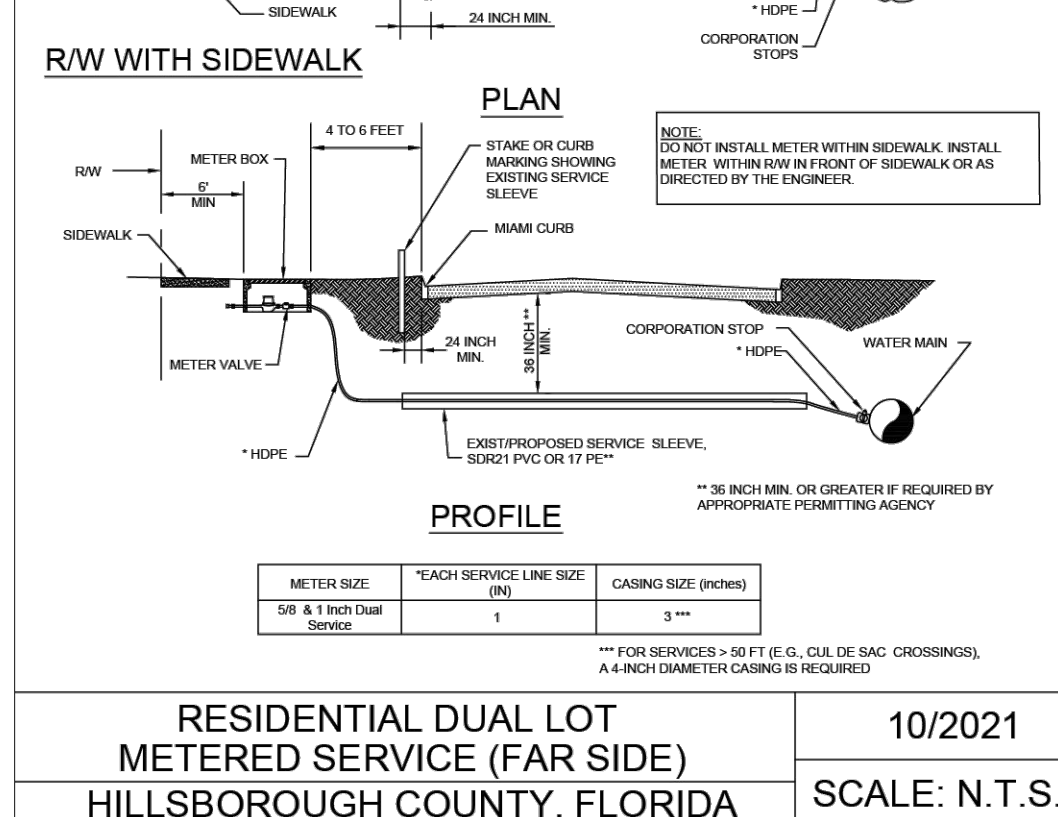
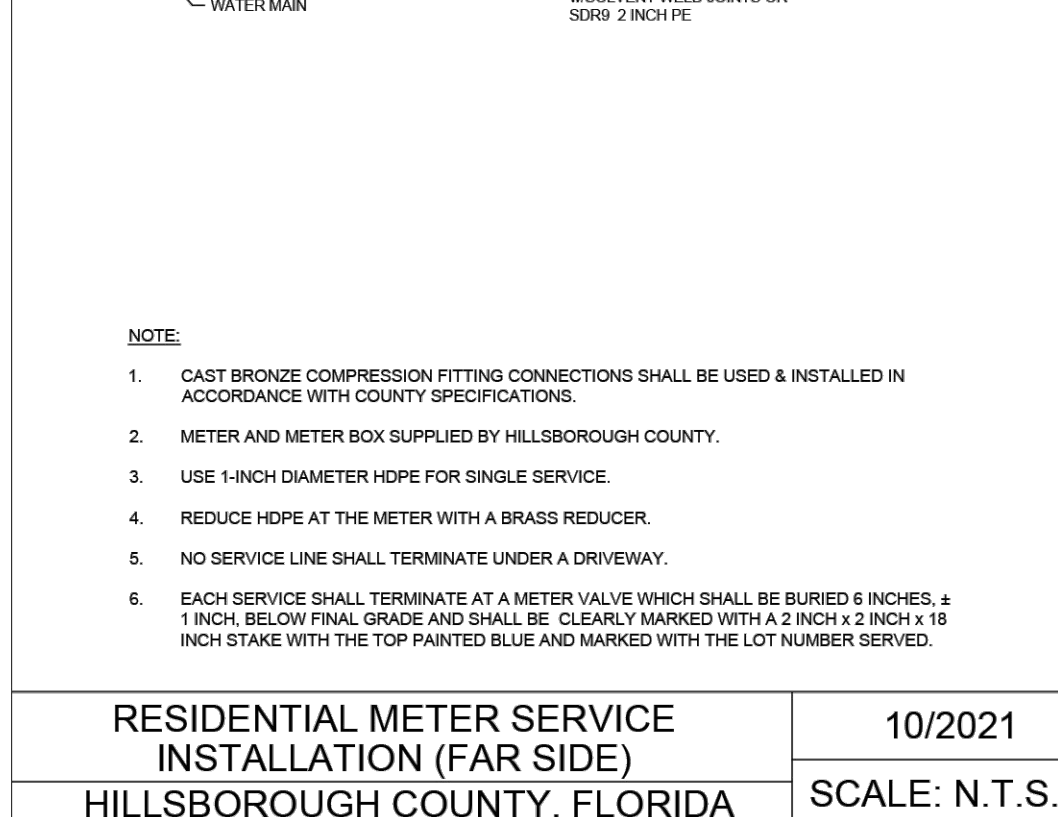
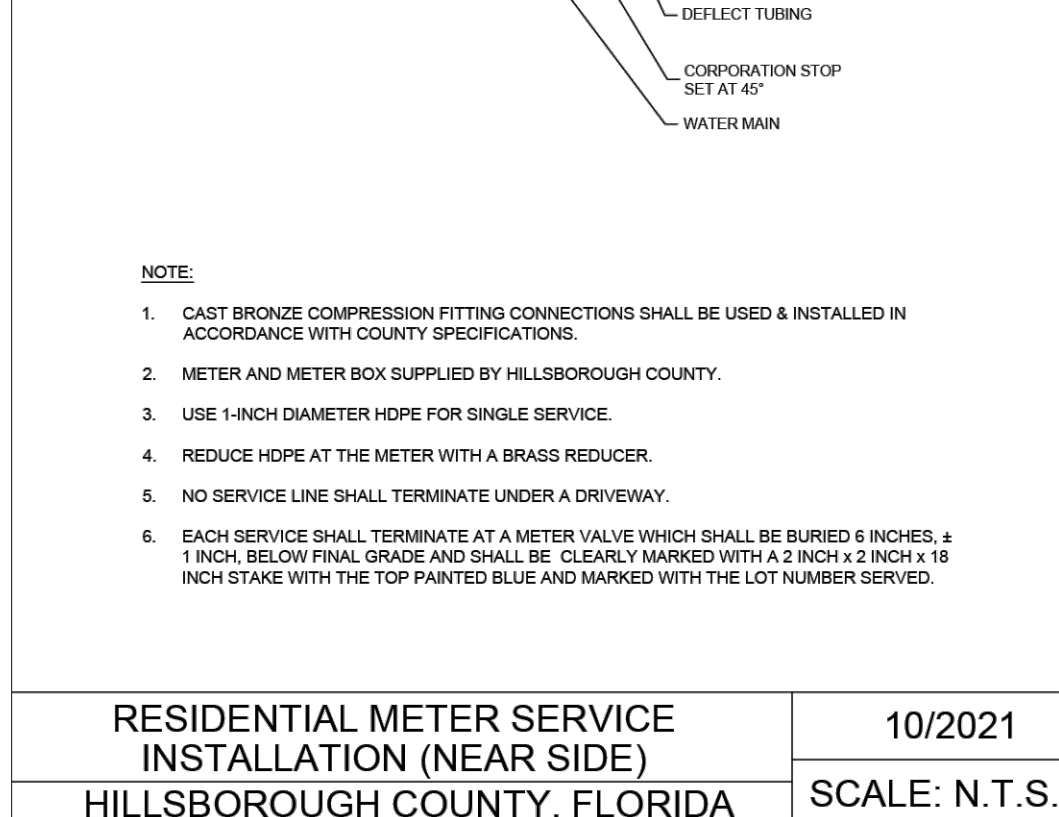
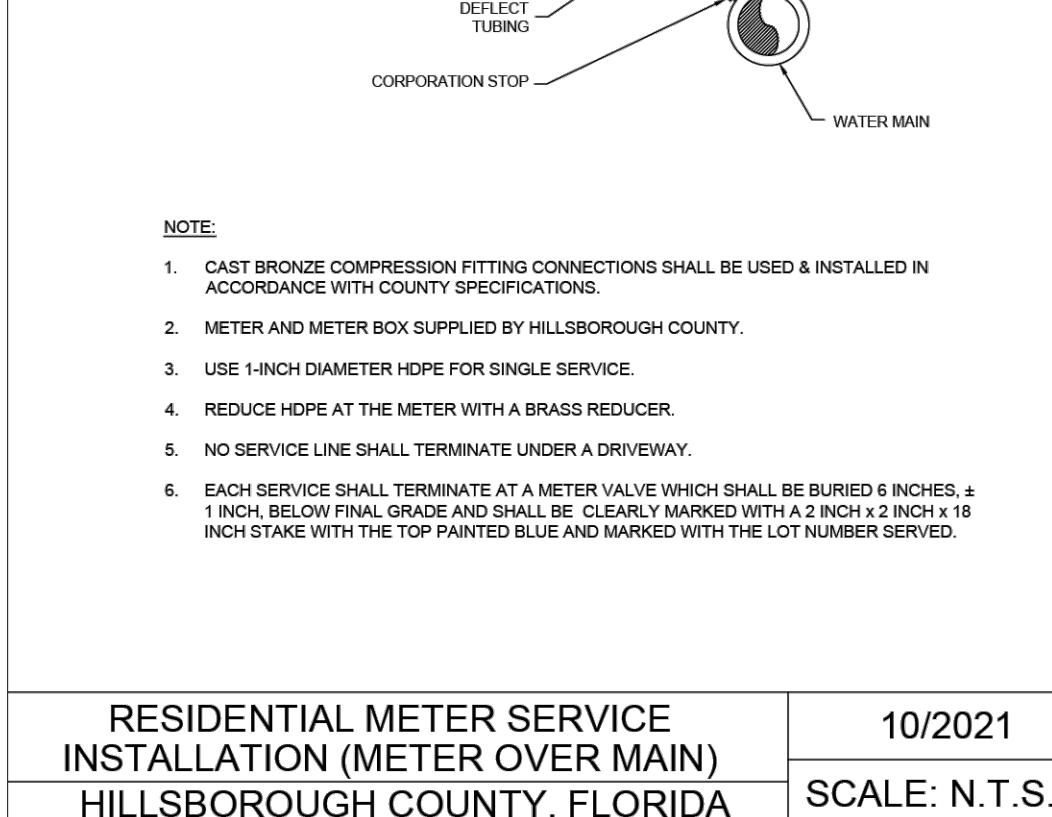
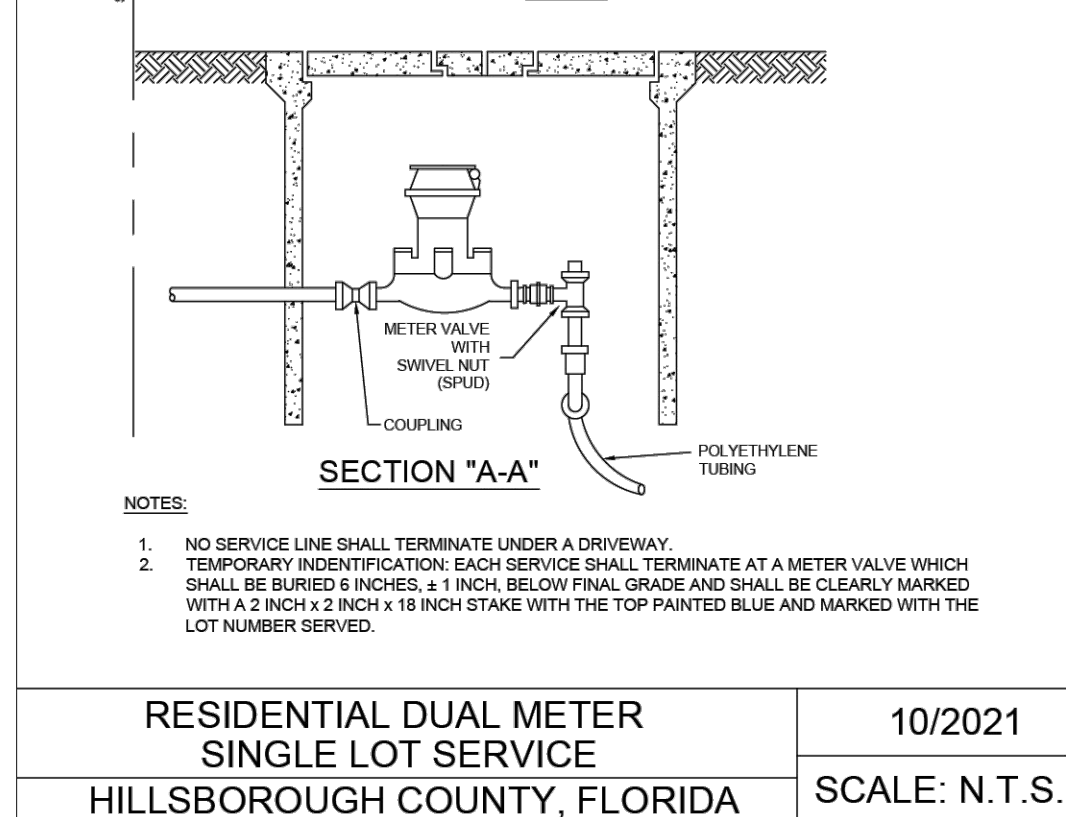
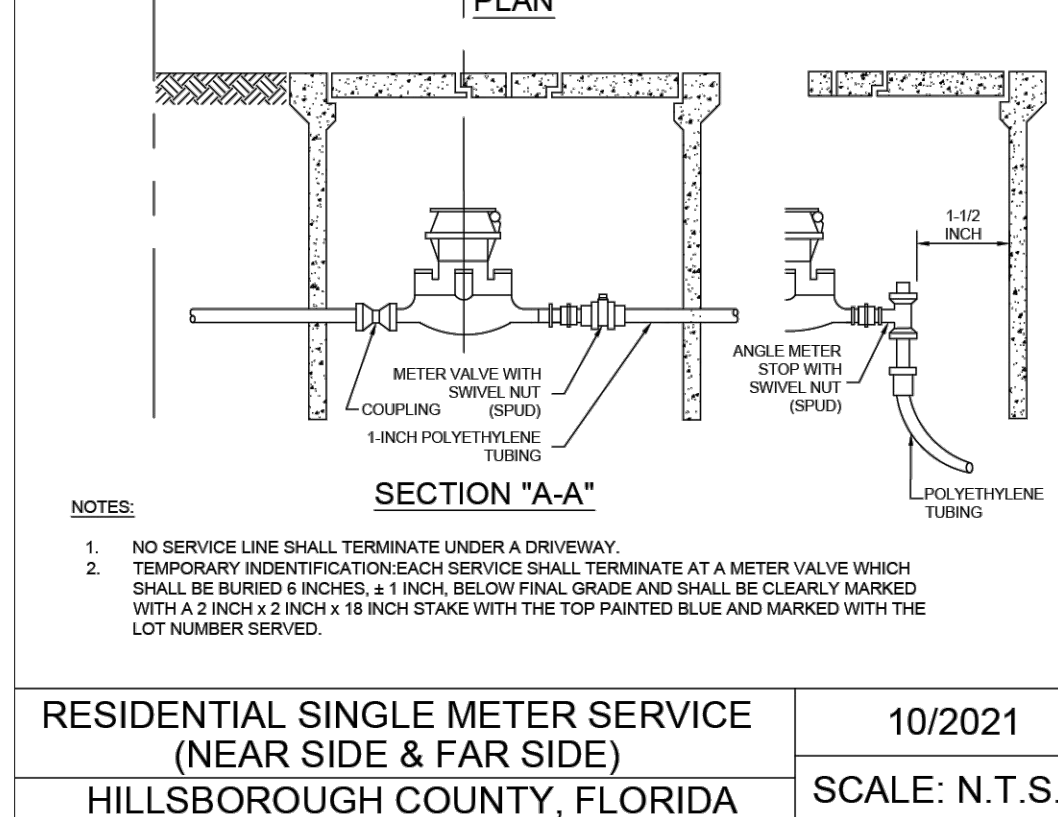
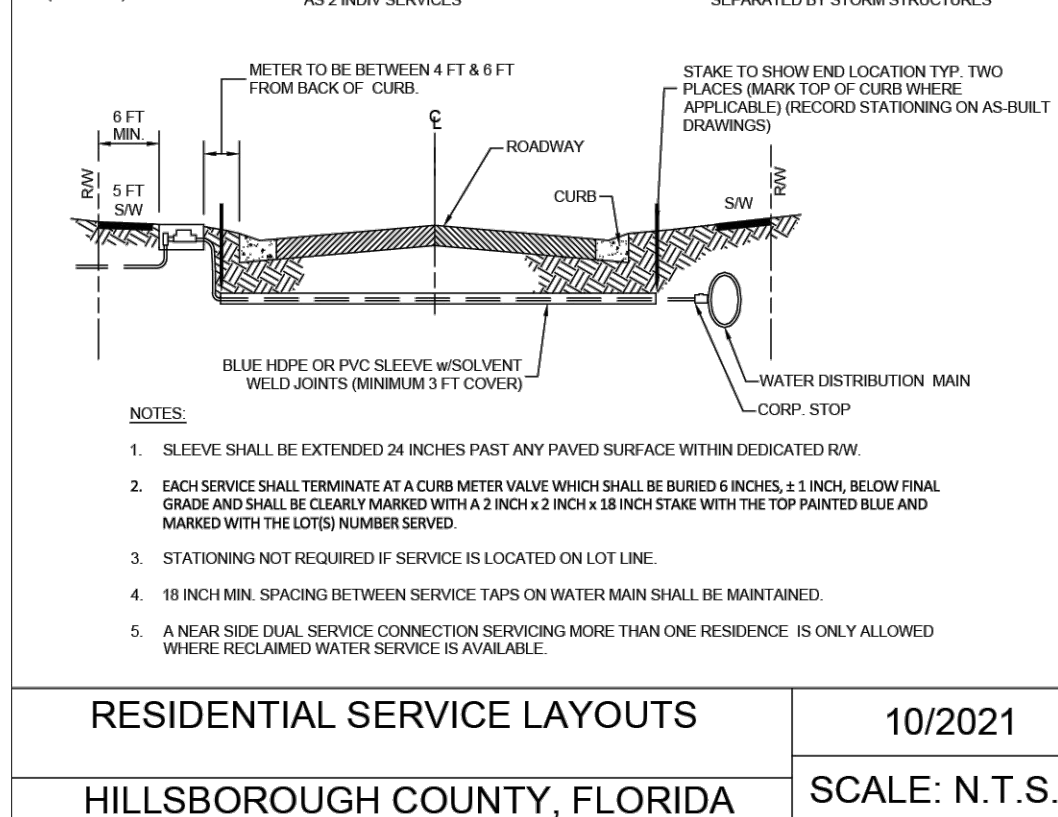
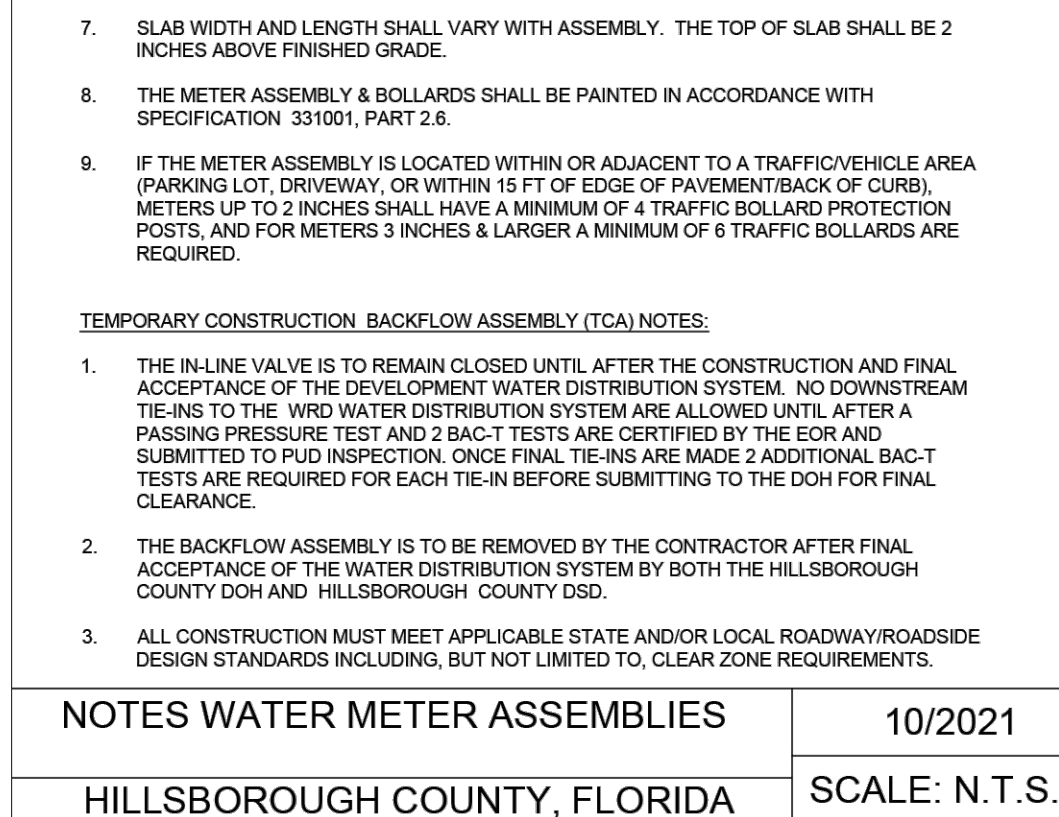
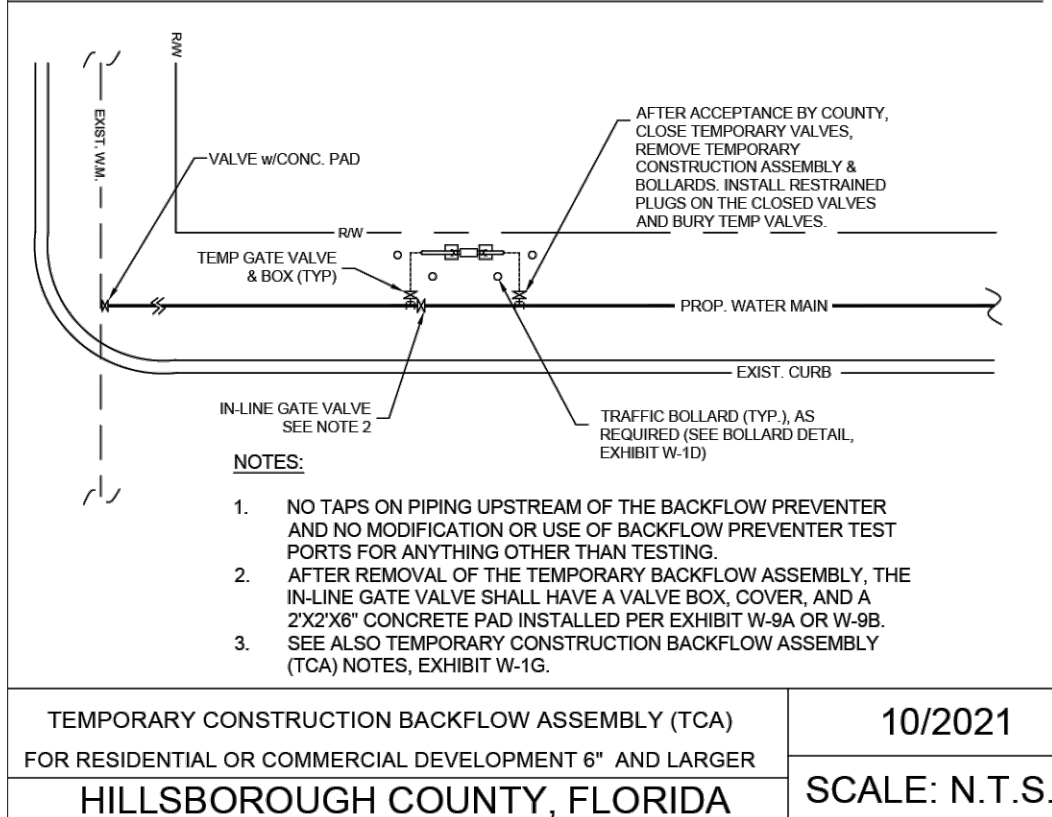
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Florida Certificate of Authorization No. LC26000638

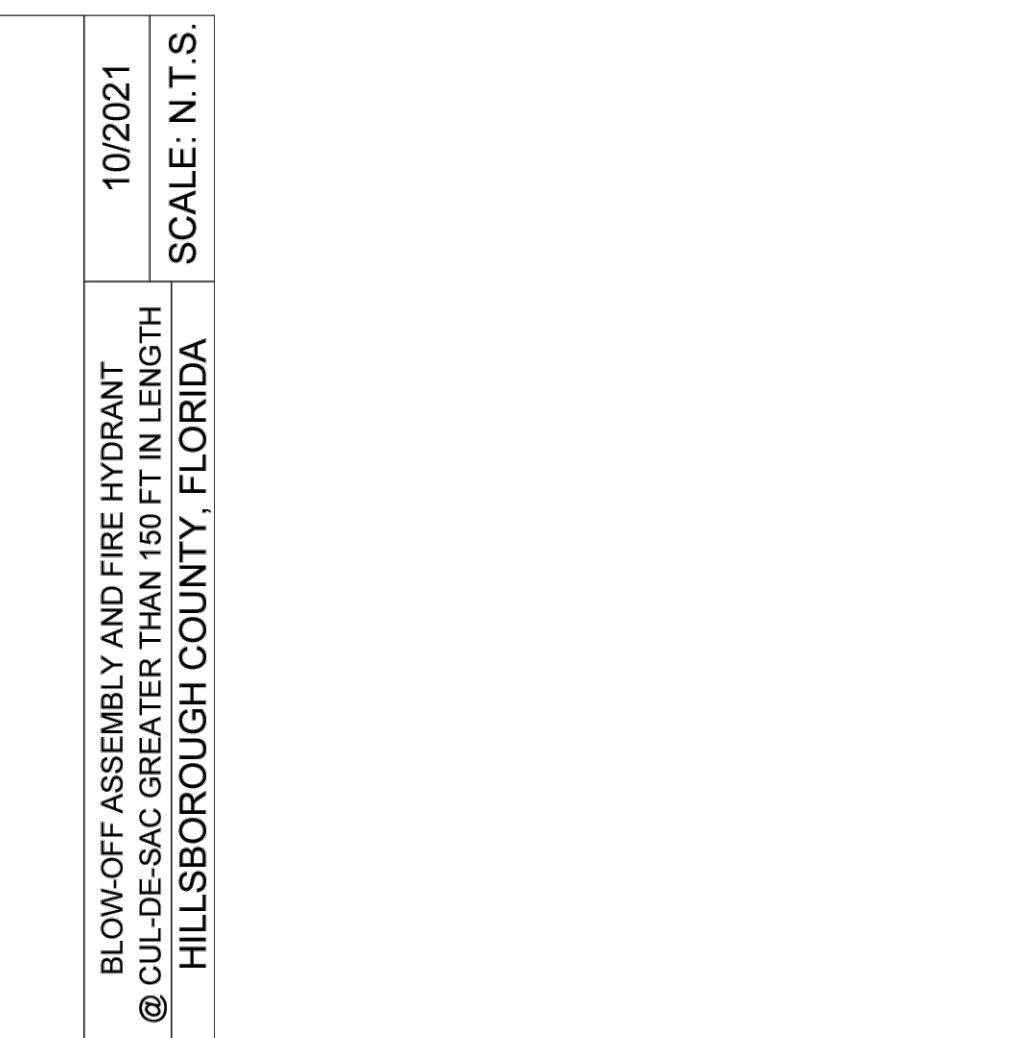
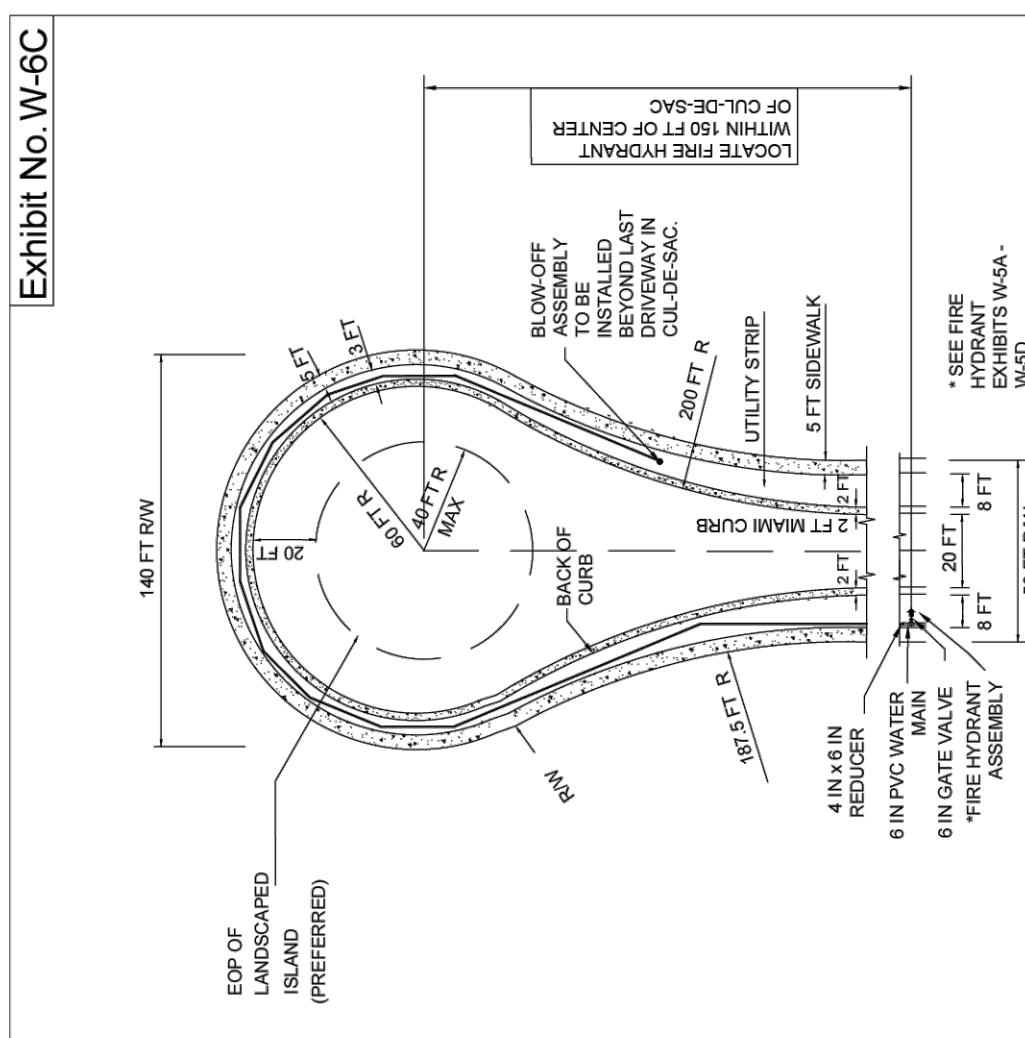
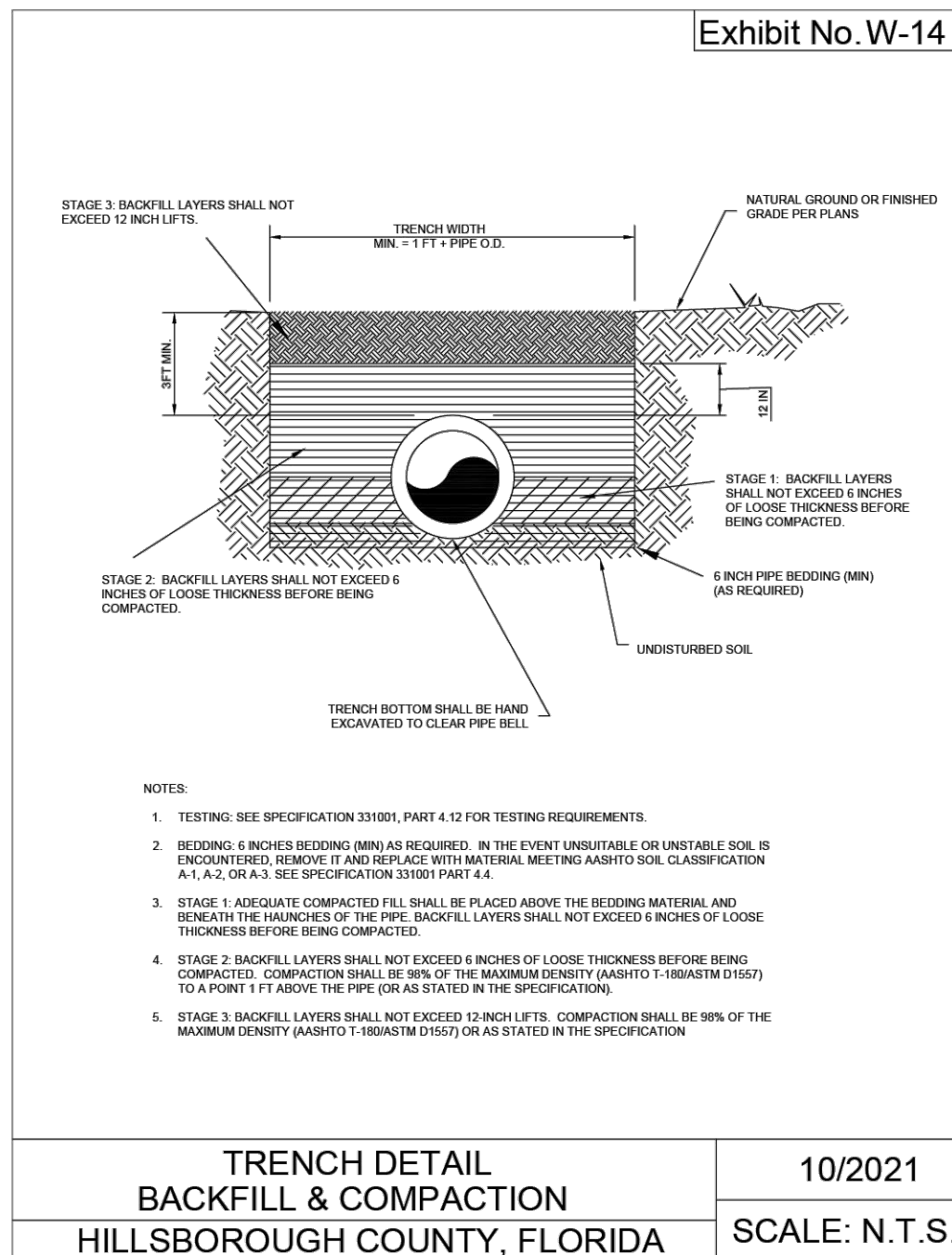
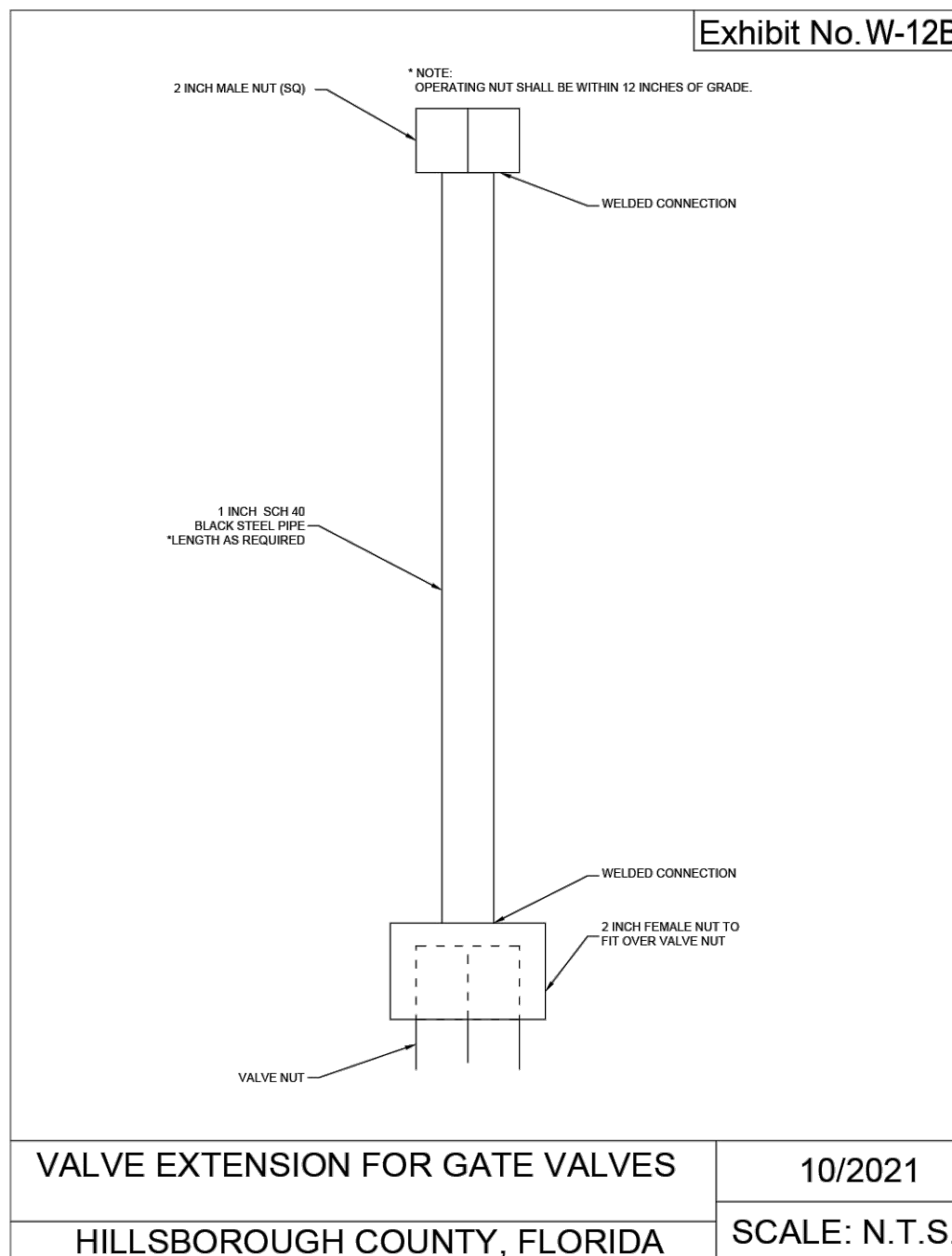
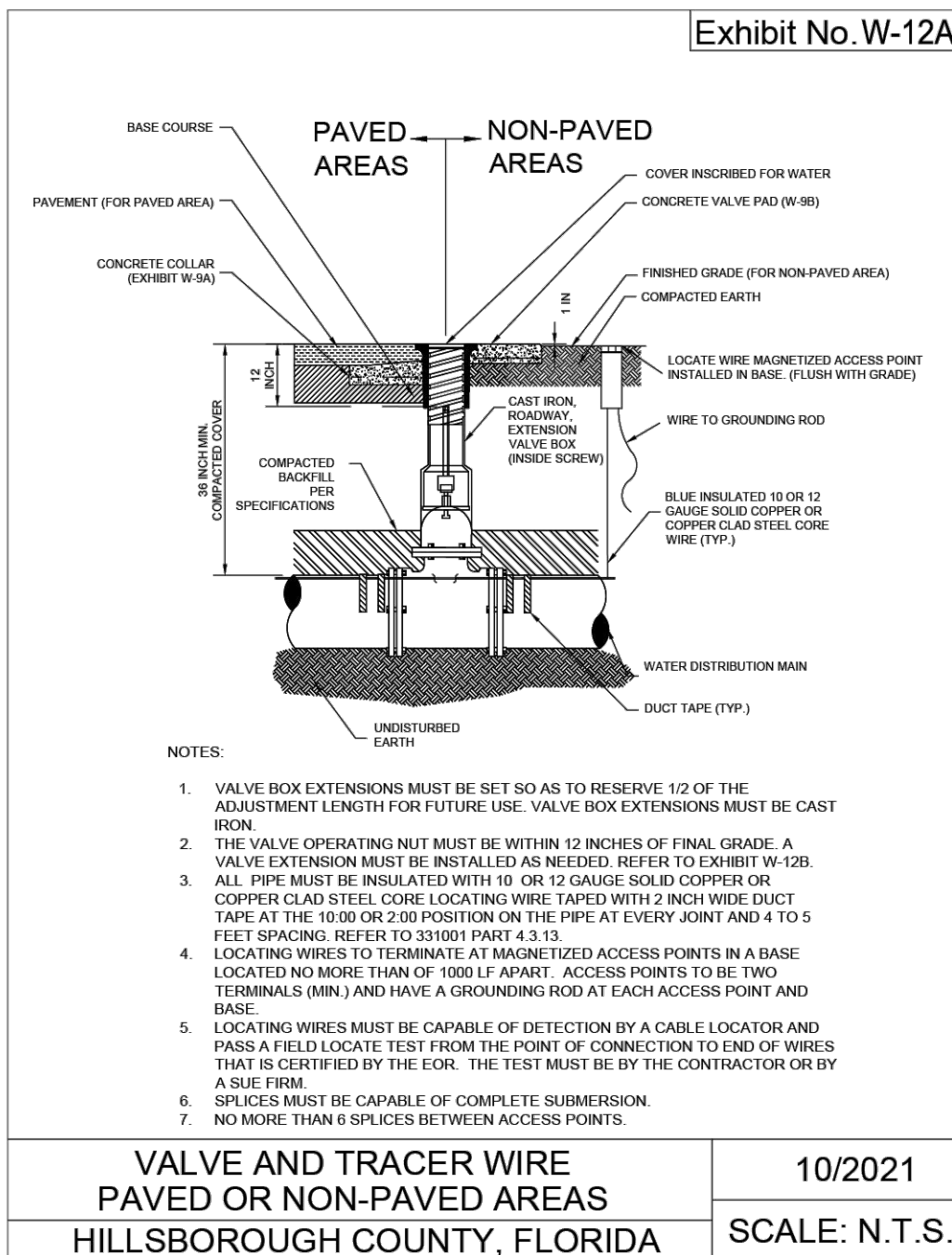
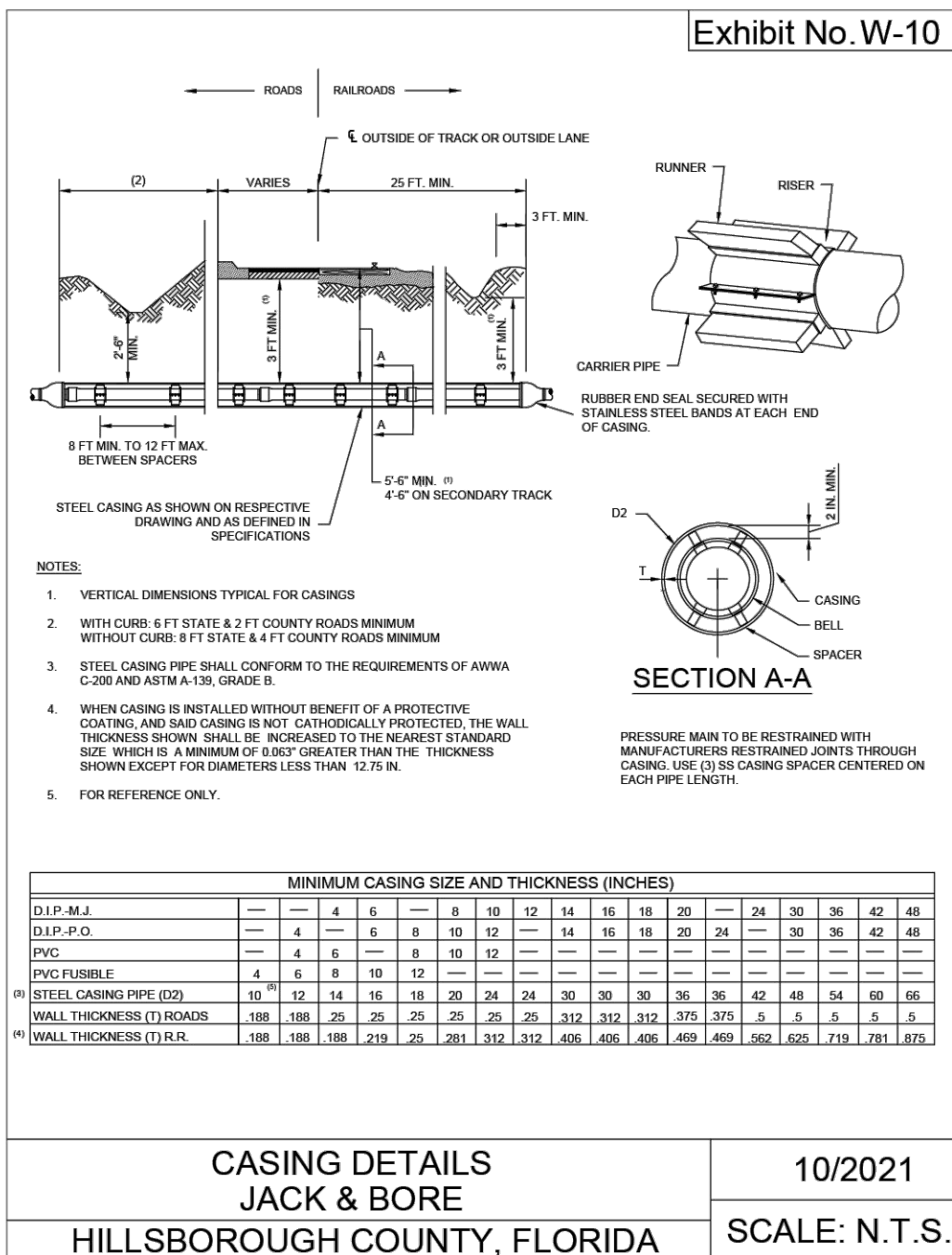
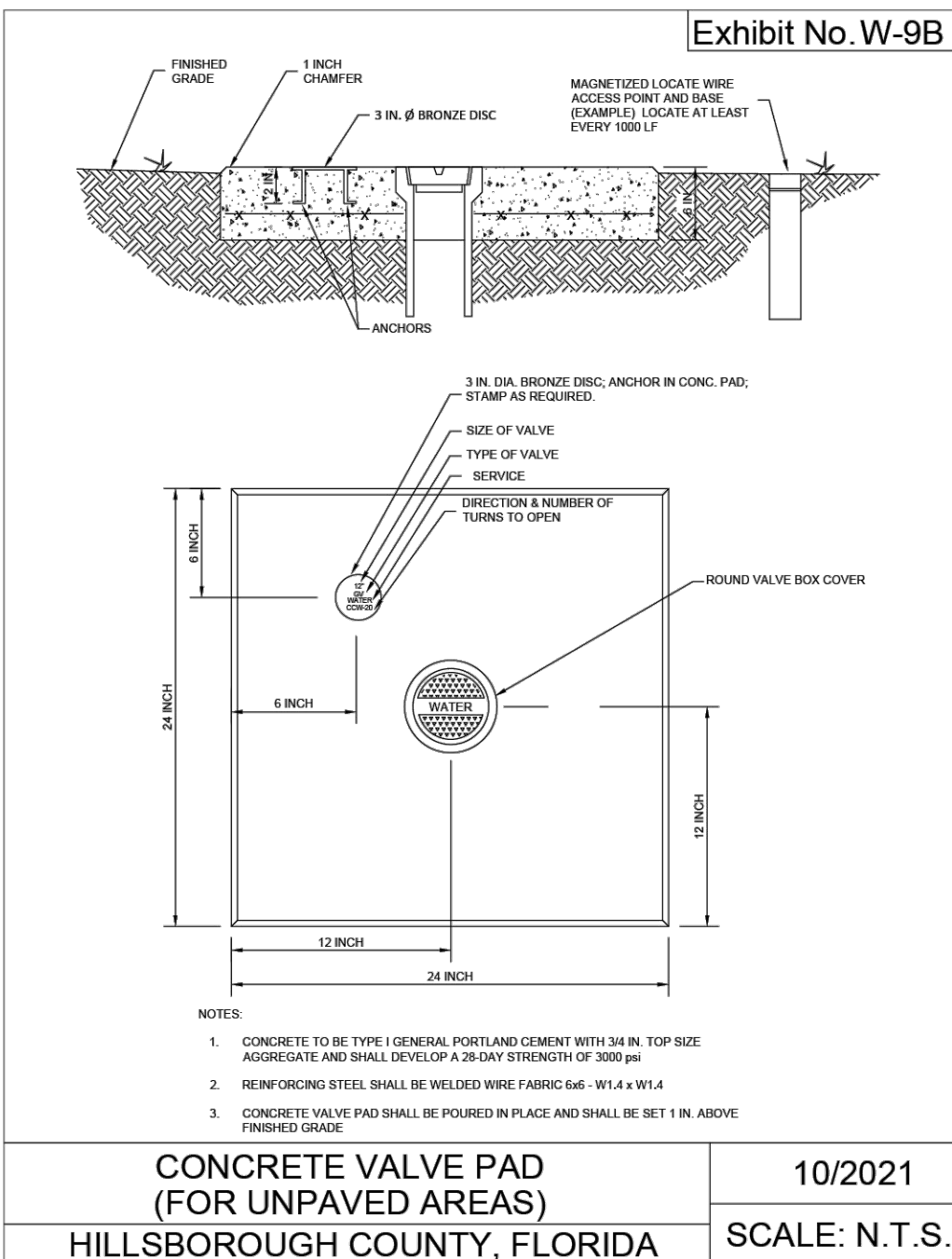
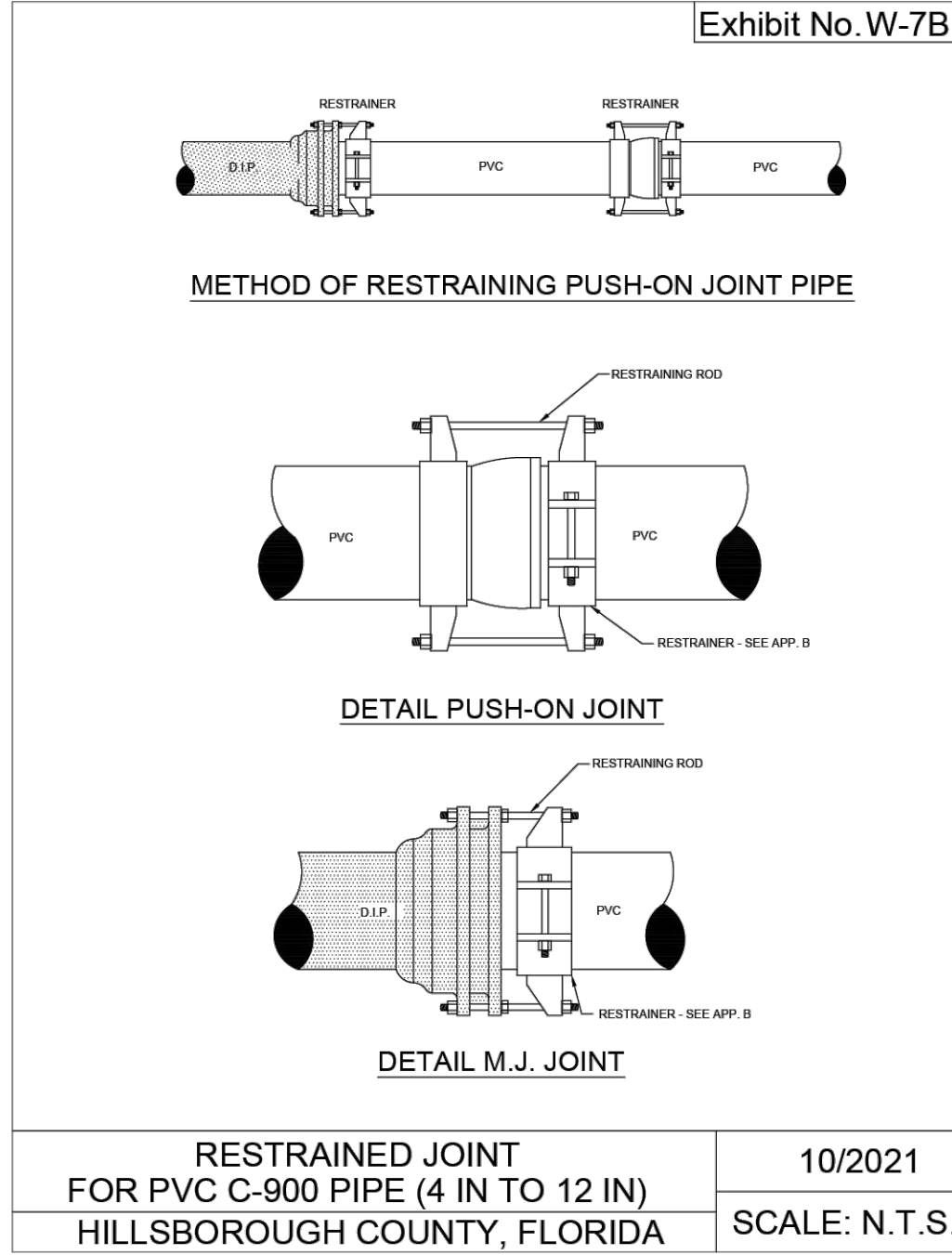
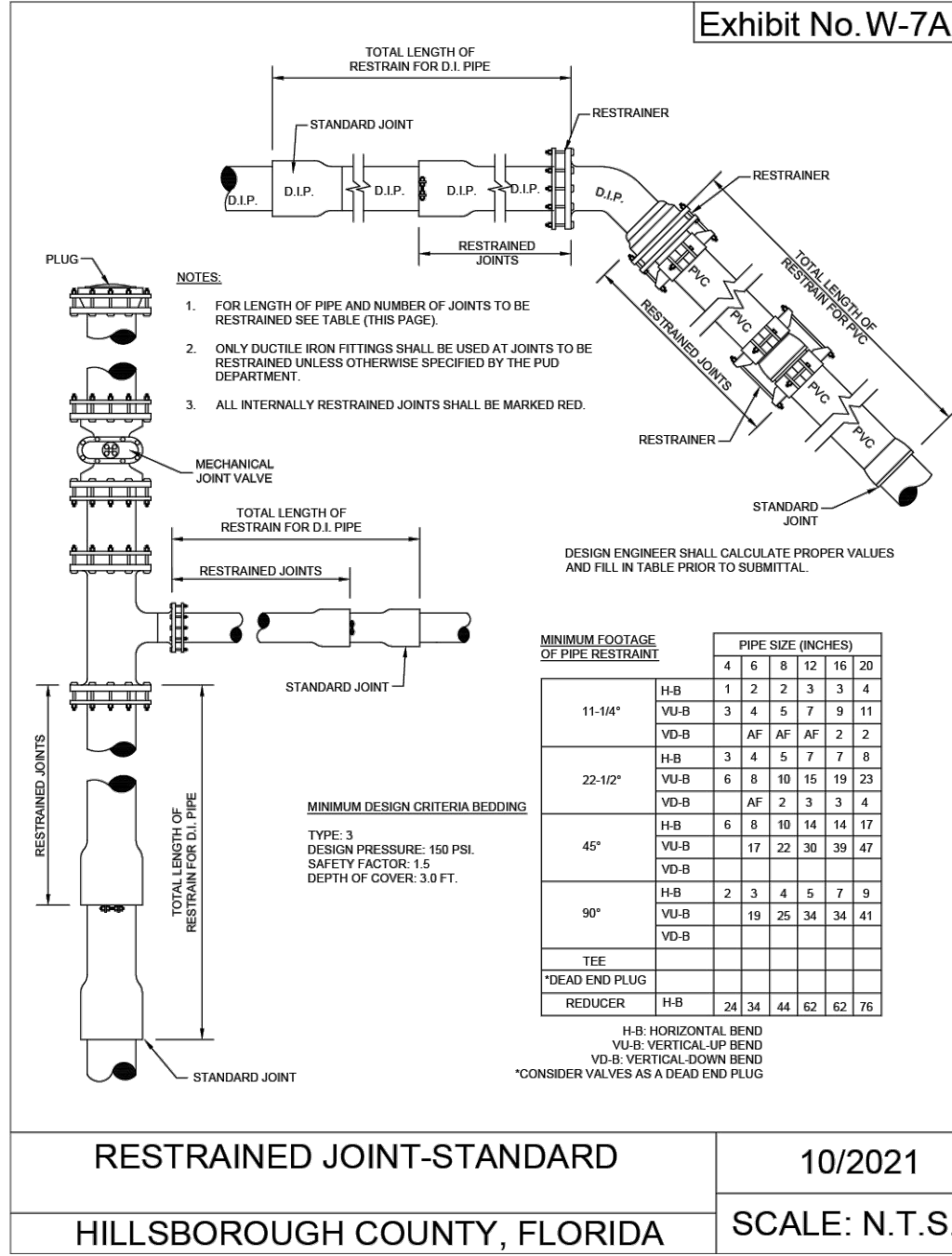
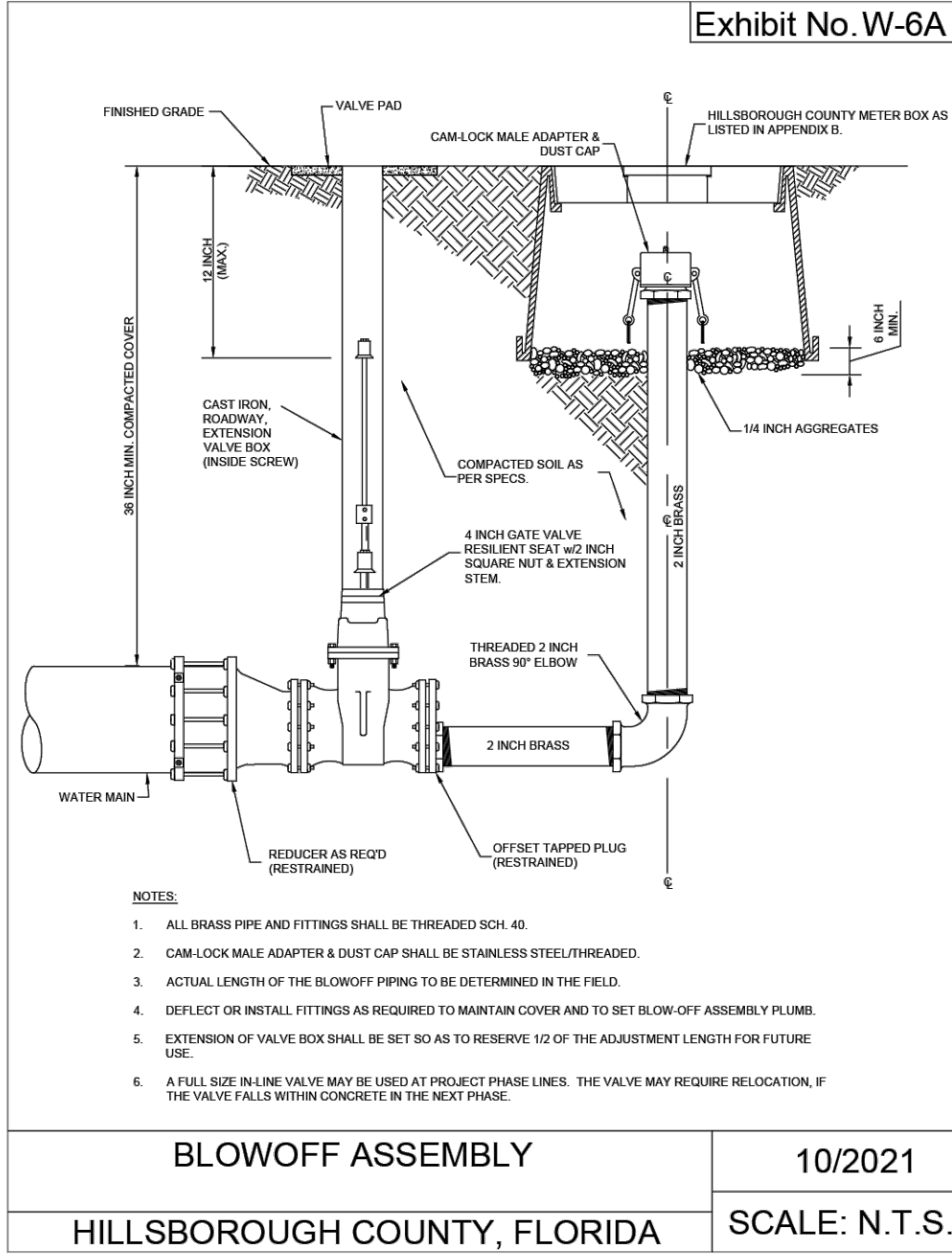
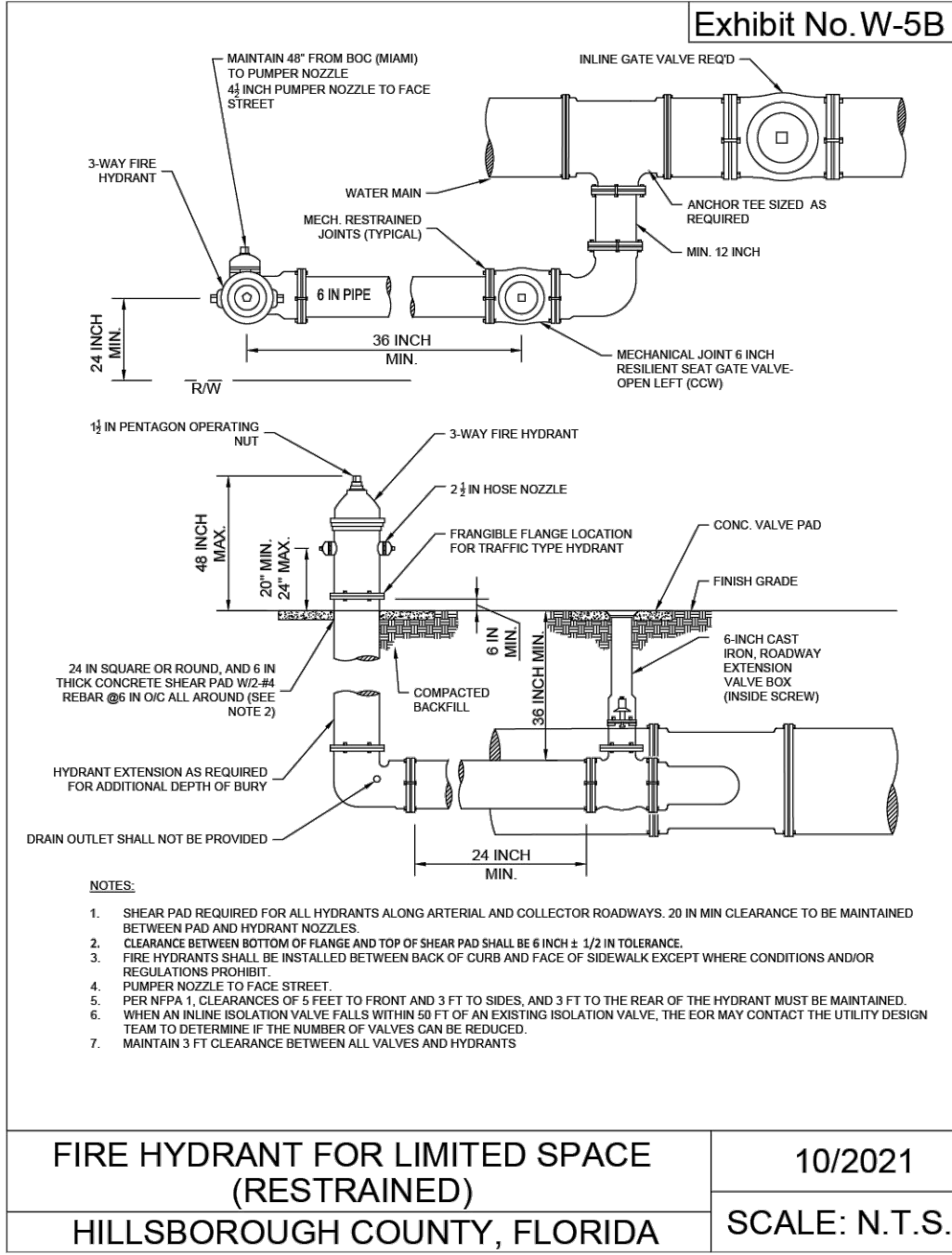
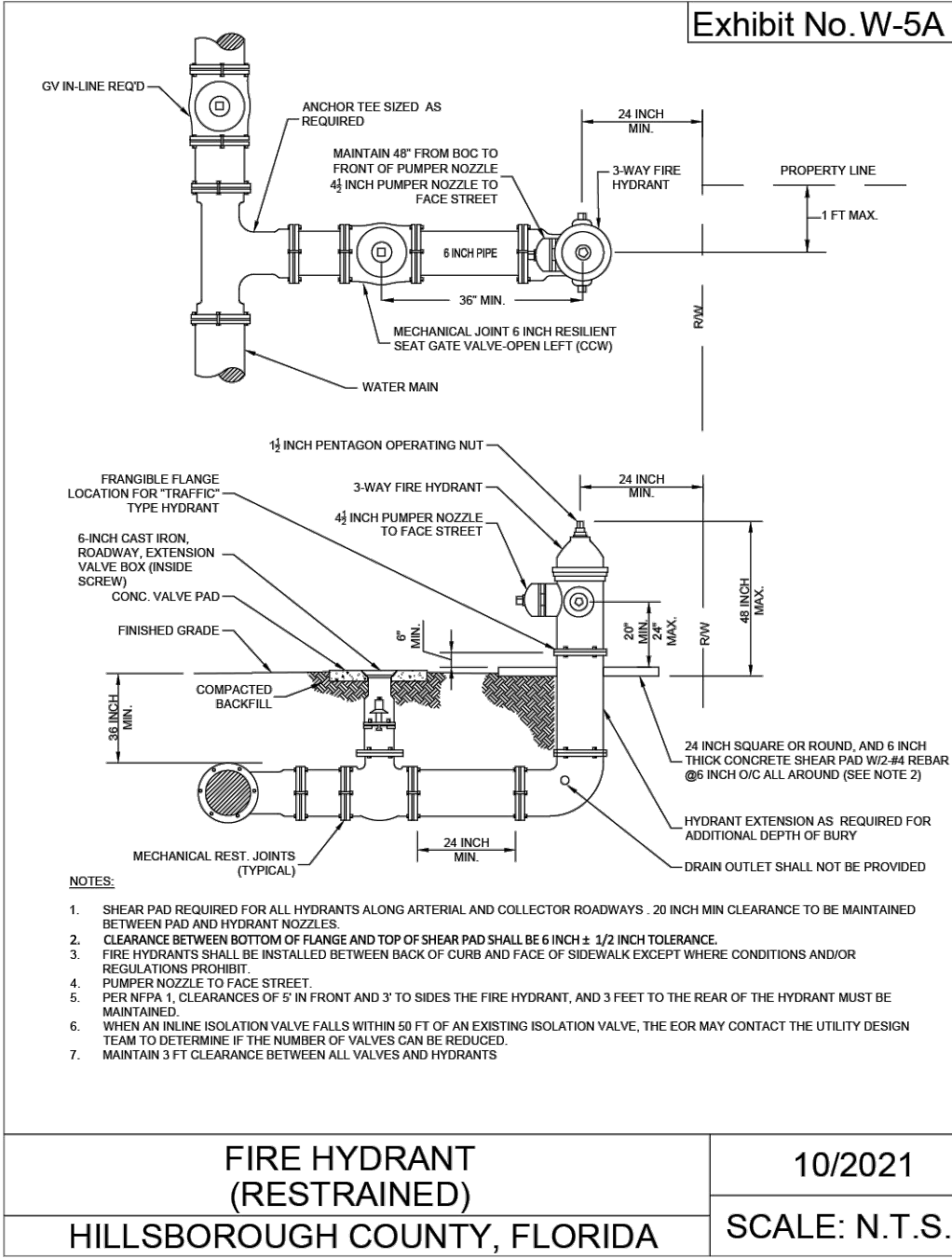


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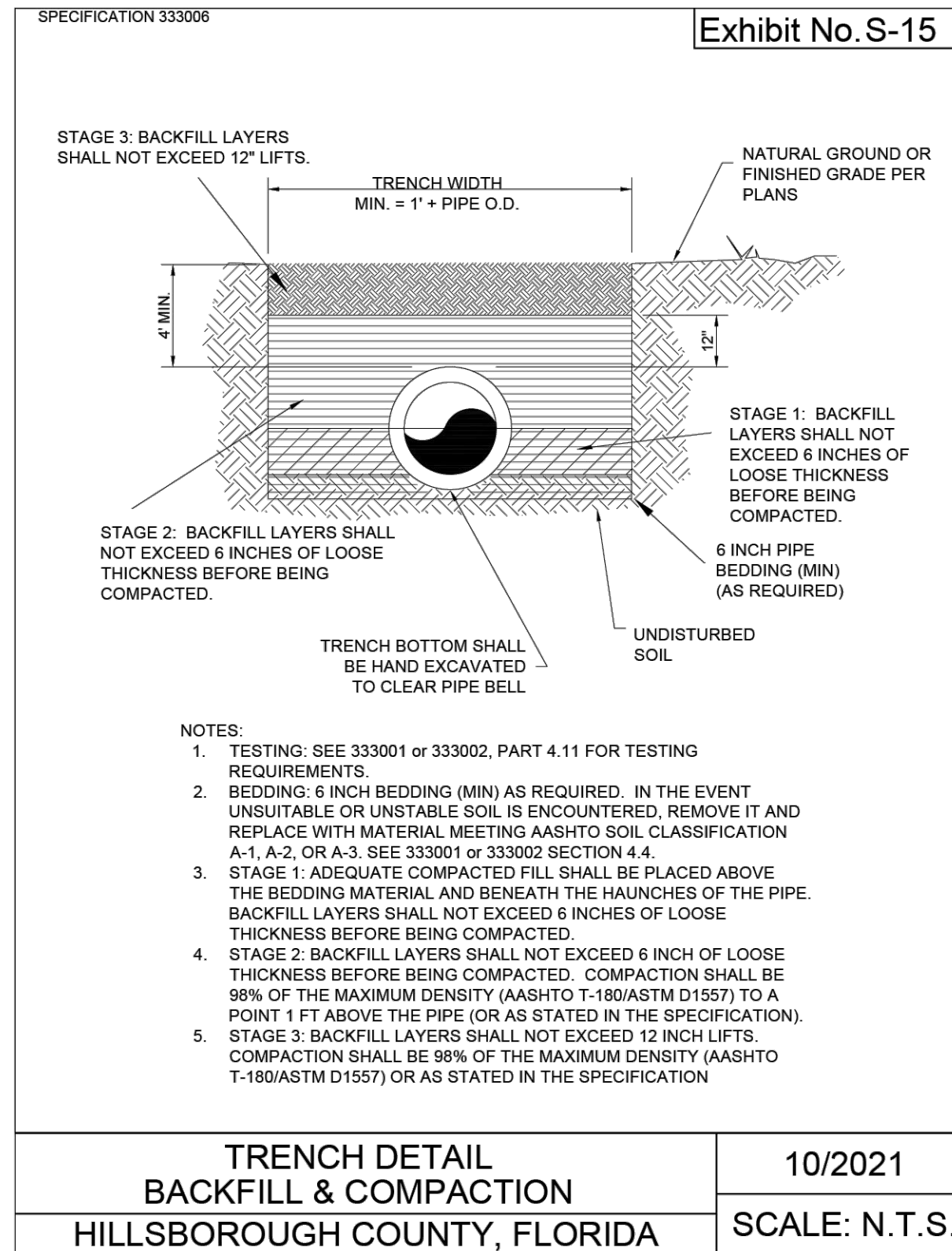
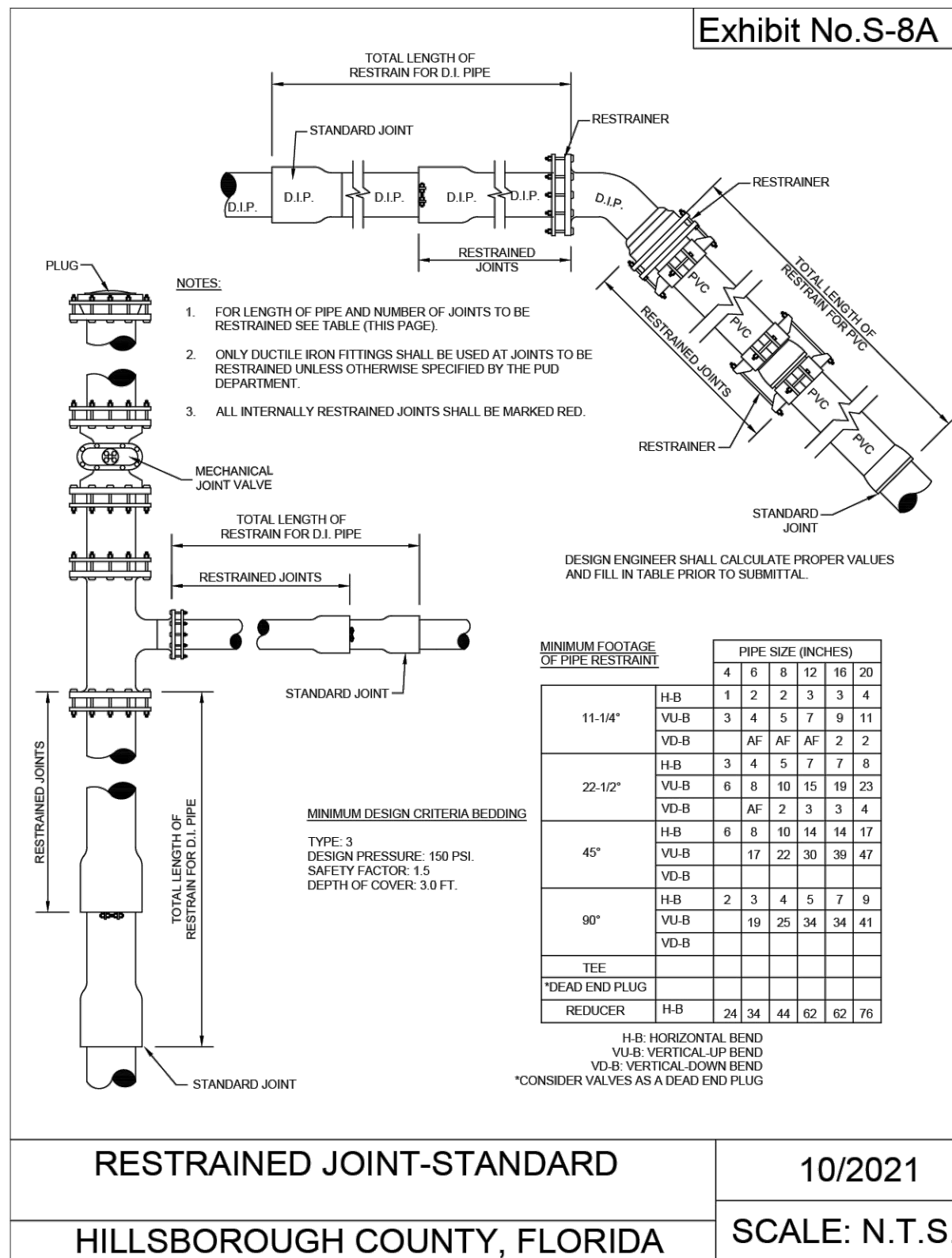
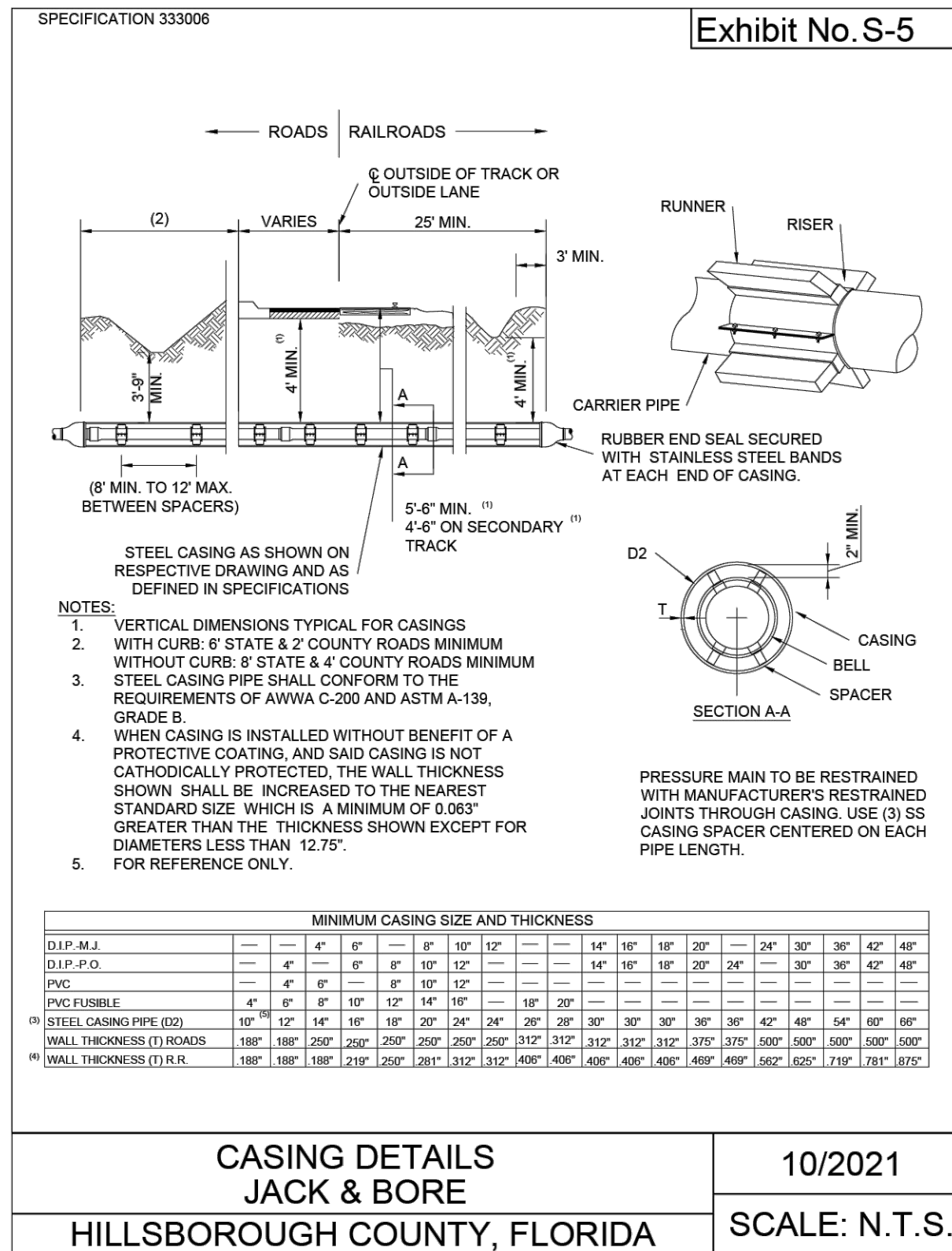
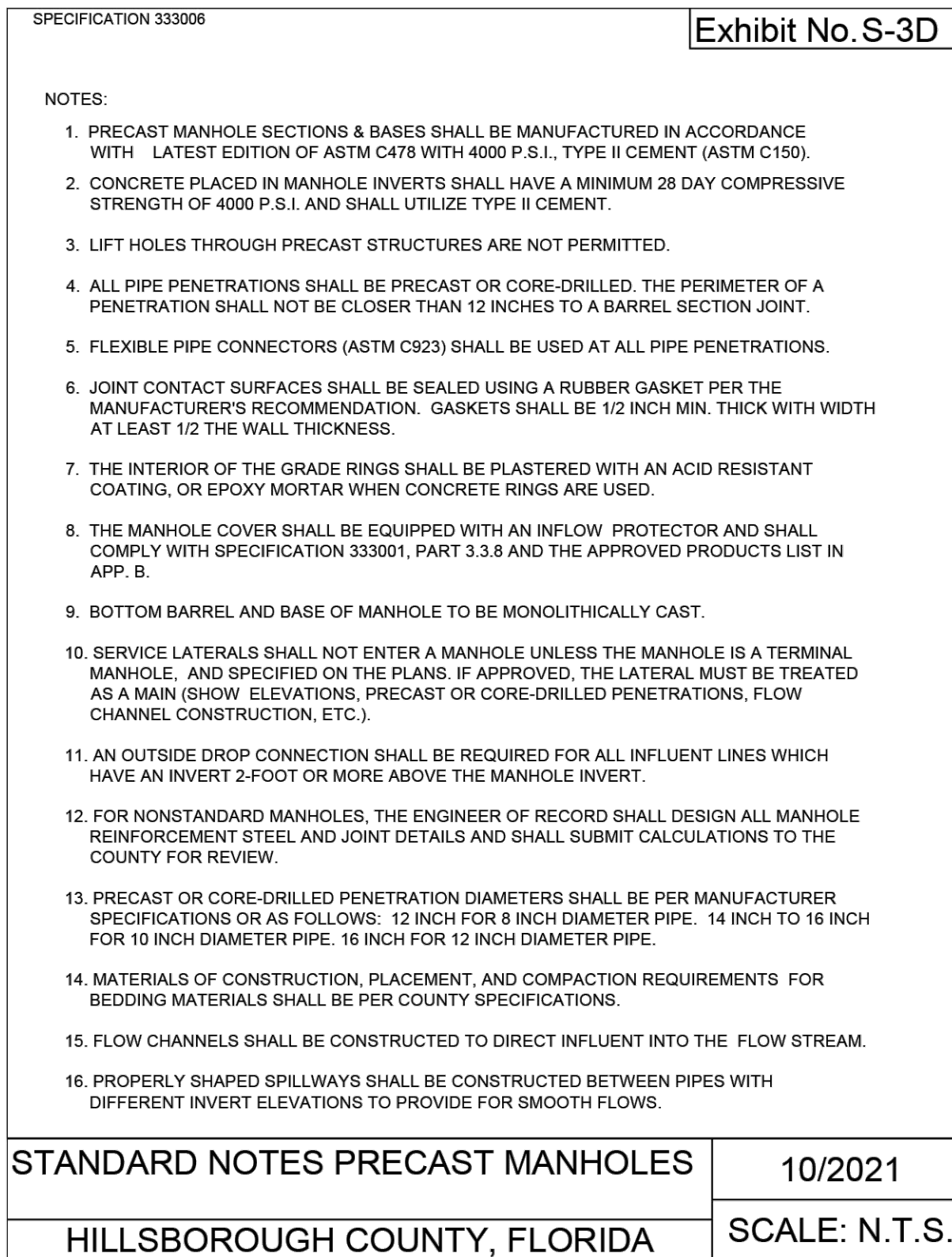
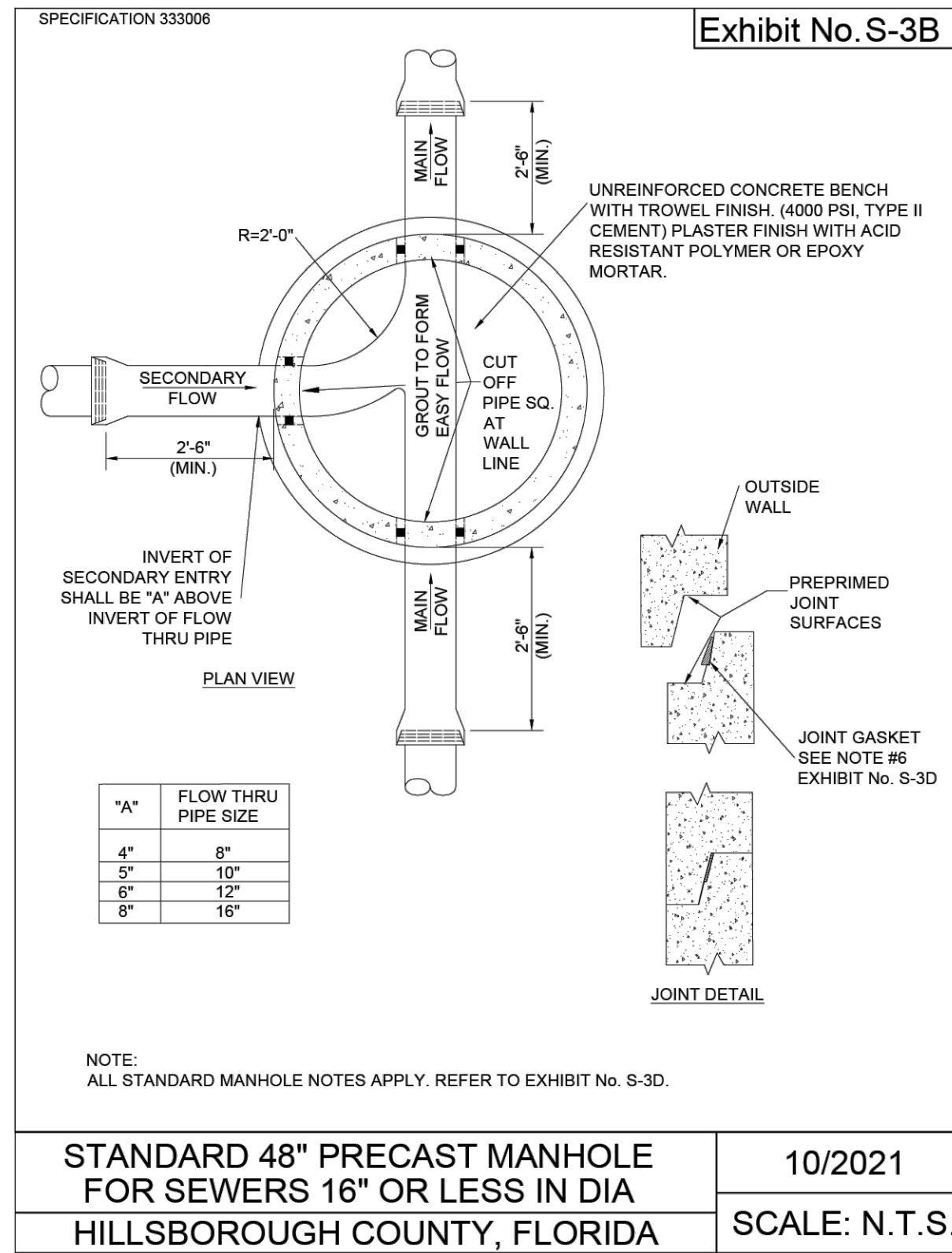
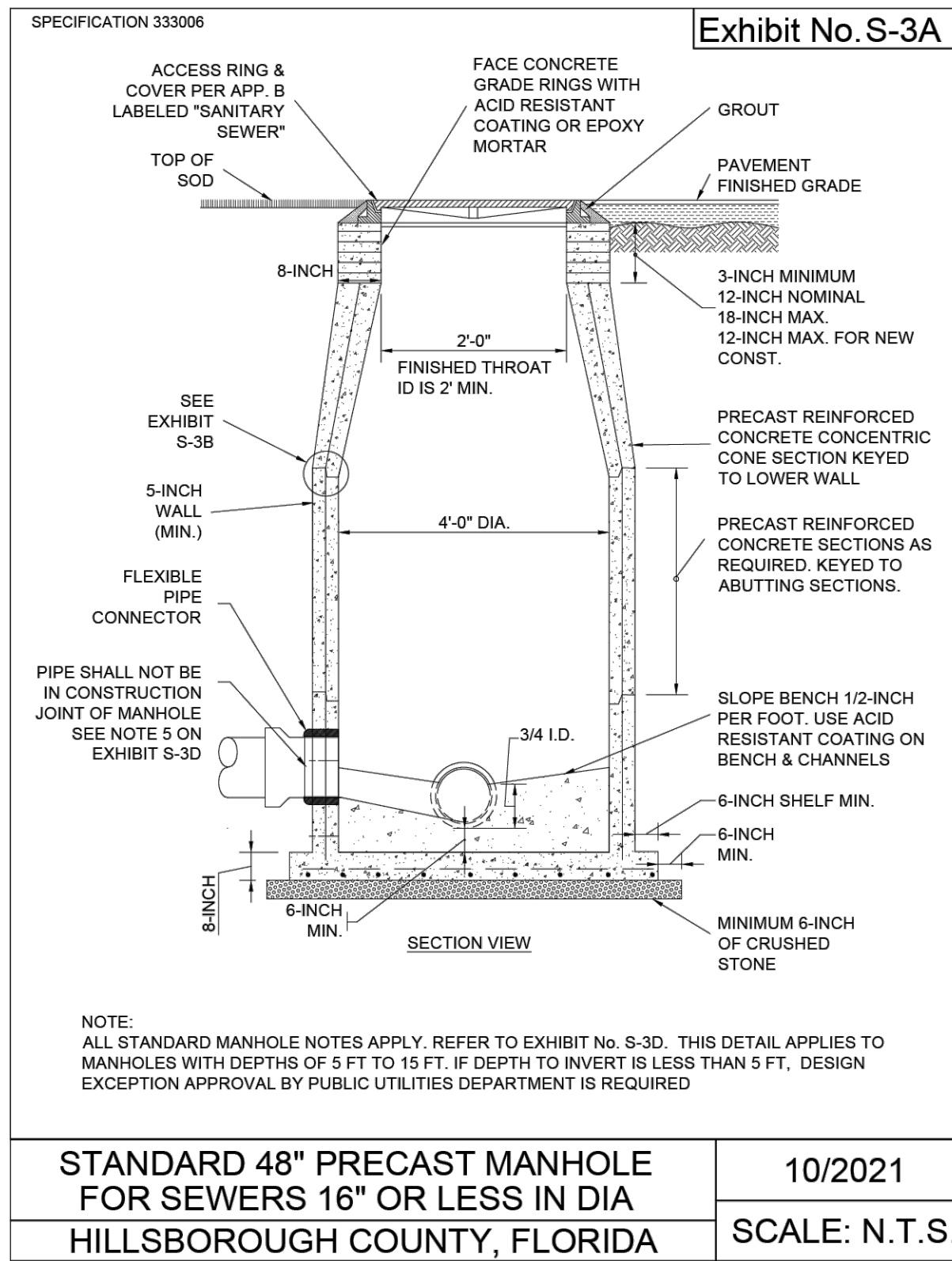
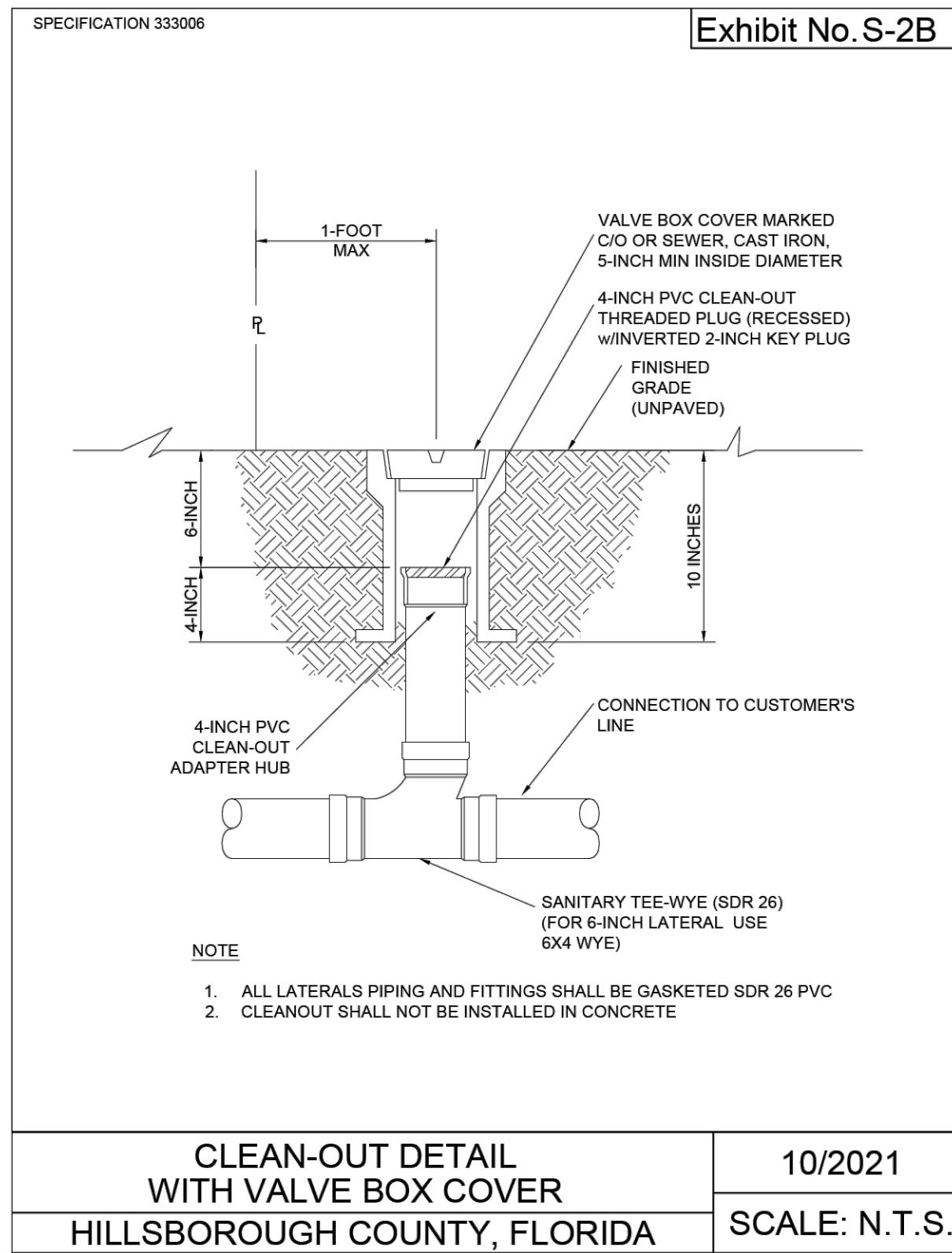
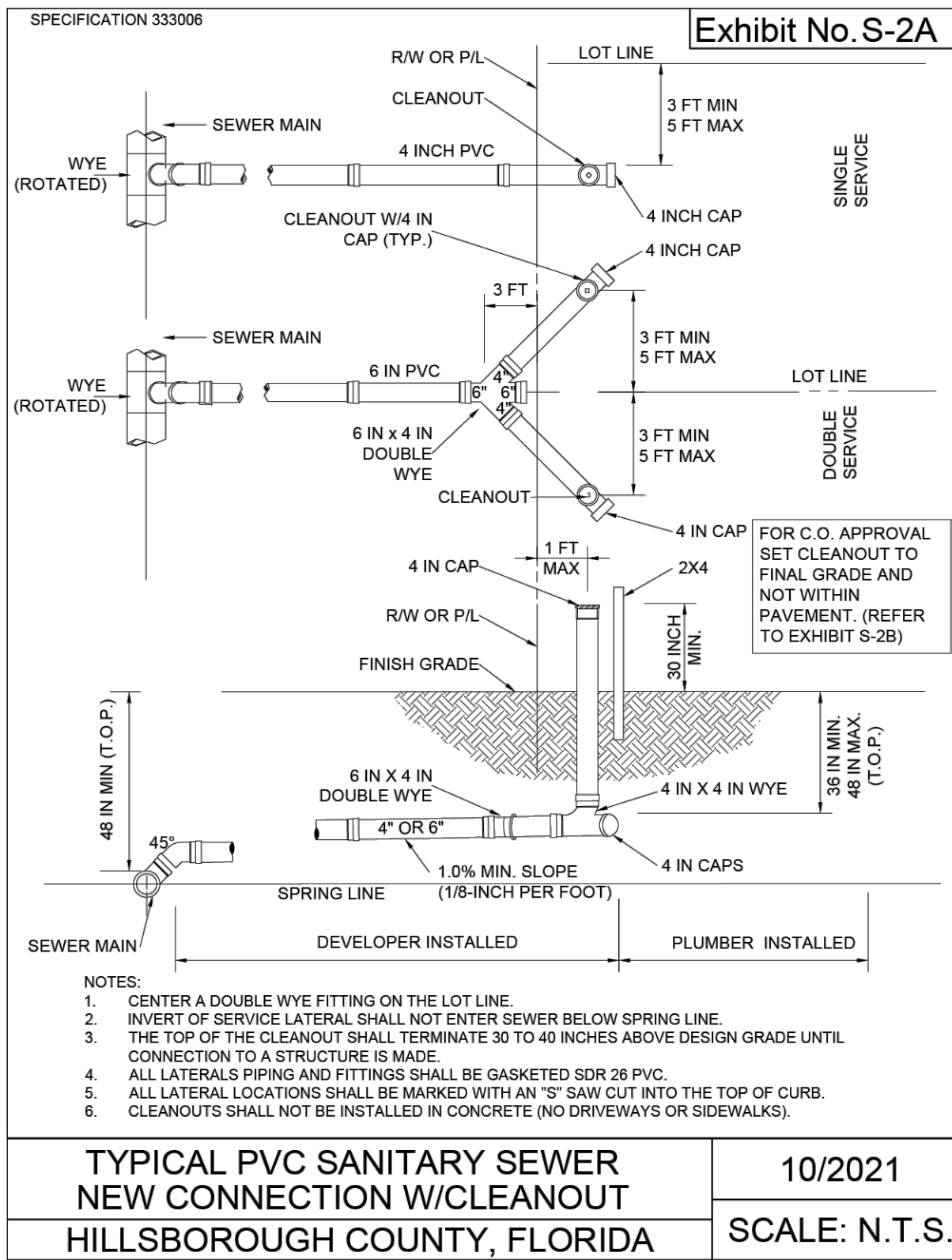
PROJECT No. 194-01-02

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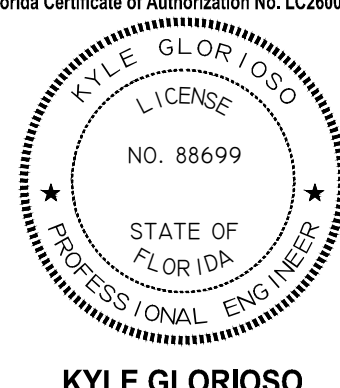
CONSTRUCTION PLAN REVISIONS

WINDHORST COMMONS

CLIENT: HABITAT FOR HUMANITY

SANITARY DETAILS

Engineering Business Certificate of Authorization No. 32771
Florida Certificate of Authorization No. LC28090638



KYLE GLORIOSO
FLORIDA LICENSED PROFESSIONAL ENGINEER
REGISTRATION NUMBER 88699

PROJECT No. 194-01-02

SHEET C 11.0

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EBARA SEWAGE GRINDER PUMP
60" DUPLEX STATION - 2" PIPING
WITH SLIDE RAIL SYSTEM, V.B. AND F.D.E.P. PANEL
TSC PRE-FAB PUMP SOLUTIONS®

MODEL
TSC2-48.0 R21.dwg ©

2. GROUT FILLET (1 TO 1 SLOPE TO "HOPPER" BOTTOM)
1. HOSE BIBB WITH REDUCED PRESSURE BACK FLOW PREVENTER
FIELD INSTALL BY CONTRACTOR

JOB: _____

QS: _____

1. PROJECT LOCATION: HILLSBOROUGH COUNTY
2. DESIGN CAPACITY CALCULATIONS

A. AVERAGE DAILY FLOW (ADF):			
23	X 200 GPD/UNIT (SINGLE FAMILY UNITS)=	4,600.0	GPD
0	X 140 GPD/UNIT (MULTI FAMILY UNITS)=		GPD
0	X 0.15 GPD PER SQUARE FOOT (OFFICE/RETAIL)=		GPD
ADF TOTAL = 4,600.0			GPD
B. PEAK INTENSIFY RATE:			
PEAK FACTOR = 3.00 (PER UTILITY MANUAL, APPENDIX 5)			
PEAK FLOW = (ADF X PEAK FACTOR) / 1440 = 9.6			GPM
C. DESIGN MINIMUM FLOW:			
(ADF X 0.20) / 1440 = 0.6			GPM
D. DESIGN PUMP CAPACITY (MINIMUM REQUIRED):			
80.0			GPM
E. VELOCITY IN FORCE MAIN AT MAX. PUMPING RATE:			
2.00			IPS

3. WETWELL DESIGN (DUPLEX SYSTEM)

- A. DESIGN CRITERIA:
1. MAXIMUM PUMP MOTOR CYCLE RATE = 6 STARTS PER HOUR
2. MAXIMUM DETENTION TIME AT MINIMUM FLOW = 30 MINUTES
B. PUMP CONTROL LEVEL SETTINGS:
1. PUMP CYCLING RATES ARE AT A MINIMUM WHEN INTLOW EQUALS ONE-HALF THE DESIGN PUMPING RATE OF 80.0 GPM.
2. WETWELL VOLUME REQUIRED BETWEEN LEAD PUMP START AND PUMP SHUT OFF LEVEL = 0.5 X CYCLE PERIOD X 1/2 PUMPING RATE = 200.00 GALLONS
3. WETWELL DIAMETER (D) = 5 FEET
WETWELL VOLUME = 146.87 GALS / FT. DEPTH
4. WETWELL LEVEL CHANGE BETWEEN PUMP STOP AND LEAD RUP DESIGN FOR: 136 FEET 140 FEET (1.00' MAX)

4. SYSTEM CURVE CALCULATIONS
PUMP STATION PIPING:

A. PUMP STATION PIPING:				
ITEM	SIZE (IN)	QUANTITY	FRICTION LOSS (EA)	TOTAL
TIE	4	0		
22.5° BEND	4	0		
45° BEND	4	0		
90° BEND	4	0		
CHECK VALVE	4	1	13	13
GATE VALVE	4	1	13	13
TOTAL = 36.30				
PMP LENGTH = 25.00				
TOTAL EQUIPMENT LENGTH = 61.30				
DESIGN FOR: 100.00				

FORCE MAIN PIPING:

B. FORCE MAIN PIPING:				
ITEM	SIZE (IN)	QUANTITY	FRICTION LOSS (EA)	TOTAL
TIE	4	0		
22.5° BEND	4	0		
45° BEND	4	0		
90° BEND	4	0		
CROSS	4	0		
GATE VALVE	4	1	2.5	2.5
TOTAL = 2.50				
PMP LENGTH = 69.00				
TOTAL EQUIPMENT LENGTH = 71.50				
DESIGN FOR: 100.00				

STATIC HEAD:

1. PIPE CENTER LINE AT DISCHARGE POINT: 65.08 FT.
2. LOW WATER LEVEL (ALL PUMPS OFF): 48.00 FT.
3. TOTAL STATIC HEAD (B.1-B.2.): 17.08 FT.

GENERAL NOTES

FURNISH AND INSTALL EBARA SUBMERSIBLE GRINDER PUMPS:

DESIGN CONDITION:

MODEL	50 DGFU	5	HP
GPM	85	68	FT/TDH
VOLTAGE	230	THREE	PHASE
DISCHARGE	2"	146mm (5-3/4")	IMPELLER

SEWAGE GRINDER PUMP: RATED FOR TWENTY (20) STARTS PER HOUR.

AIR FILLED MOTOR DESIGNED FOR SEWAGE APPLICATION WITH CLASS F INSULATION.

DUAL MECHANICAL SHAFT SEALS (SILICON CARBIDE / SILICON CARBIDE) LOCATED OUT OF THE PUMPAGE, IN A SEPARATE OIL FILLED CHAMBER.

HIGH TEMPERATURE BALL BEARINGS B-10 RATING OF 60,000 HOURS, UPPER BEARING - SINGLE ROW AND LOWER BEARINGS - DOUBLE ROW TYPE.

PUMP SHAFT HORSEPOWER (BHP) SHALL NOT EXCEED MOTOR RATED HORSEPOWER THROUGHOUT THE ENTIRE OPERATING RANGE OF THE PUMP PERFORMANCE CURVE.

SINGLE PHASE MOTORS SHALL BE DUAL WOUND, CAPACITOR START-RUN AND CAPABLE OF OPERATING ON 208/230 VOLT WITH A 10% TOLERANCE VOLTAGE (190 TO 260). THREE PHASE MOTORS SHALL BE DUAL WOUND AND CAPABLE OF OPERATING ON 208/230 VOLT WITH A 10% TOLERANCE VOLTAGE (190 TO 260) OR OPERATE ON 460 VOLT BY CHANGING THE MOTOR LEADS INSIDE THE PUMP.

FIBERGLASS WET WELL: SHALL BE A ONE PIECE UNIT WITH INTEGRAL BOTTOM, WALL AND UPPER FLANGE. THE ENTIRE FIBERGLASS WET WELL SHALL HAVE A DYNAMIC LOAD RATING OF 16,000 FT/LBS. EACH UNIT MUST BE SERIAL NUMBERED TO IDENTIFY THE TEST PROCEDURE. ASTM D 3753 & H-20 SPECIFICATIONS SHALL BE REQUIRED AS MINIMUM.

ALUMINUM HATCH: TSC MODEL-54R (54") ROUND WITH 24" X 36" LOCKABLE HATCH, REINFORCED FOR LOAD RATING OF 300 LBS/FT WITH HOLD OPEN SAFETY ARM, LOCKING DEVICE FOR HASP TYPE PADLOCK AND STAINLESS STEEL HARDWARE.

VALVE BOX: FIBERGLASS COMPOSITE (H-10 TRAFFIC RATED) WITH INTEGRAL BOTTOM. (FOR 1 1/4" AND 2" DISCHARGE PIPING SXS HEADER SYSTEM) SHALL BE 26" X 38" X 18" WITH 17" X 30" LIMITED ACCESS LID

ACCESSORIES: #304 S/S - GUIDE RAILS, UPPER GUIDE RAIL BRACKETS, CABLE HOLDER, ANCHOR BOLTS AND PUMP LIFTING CHAINS.

VALVES: SHALL BE SEWAGE SERVICE DESIGN BRASS SWING CHECK VALVES WITH TOP ENTRY CLEAN-OUT PORT AND BRASS WEDGE GATE VALVES OPEN 100%.

PIPING: 2" SCHEDULE 80 PVC.

FLOAT SWITCHES: UL LISTED SJ ELECTRO MODEL (SJ 30 SWENO).

PUMP SUPPLIER SHALL PROVIDE SUBMERSIBLE PUMPS, SLIDE RAIL ASSEMBLIES, CONTROL PANEL, JUNCTION BOX, FLOAT SWITCHES, ALUMINUM HATCH AND ACCESSORIES TO INSURE PROPER OPERATION AND WARRANTY.

THE COMPLETE PACKAGE PUMPING STATION SHALL HAVE PUMP BASES, SLIDE RAIL ASSEMBLIES AND DISCHARGE PIPING ASSEMBLED BY TECHNICAL SALES CORPORATION READY TO SHIP FOR FIELD INSTALLATION. THE MANUFACTURER OF PRE-FAB PUMP SOLUTIONS®.

TECHNICAL SALES CORPORATION, 4621 N. HALE AVE TAMPA, FL 33614 (813)876-9256

NOTE:
LIFT STATION TO BE
PRIVATELY OWNED AND
MAINTAINED

CONTROL PANEL -SHALL CONFORM TO FL DEP 62-604 F.A.C.
CONTROL PANEL SHALL BE TSC MODEL # 38-D IN NEMA 4X FIBERGLASS ENCLOSURE. THE PANEL SHALL MEET STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP), ENVIRONMENTAL PROTECTION COMMISSION (EPC) AND LOCAL CODE REQUIREMENTS GOVERNING PRIVATE LIFT STATIONS.

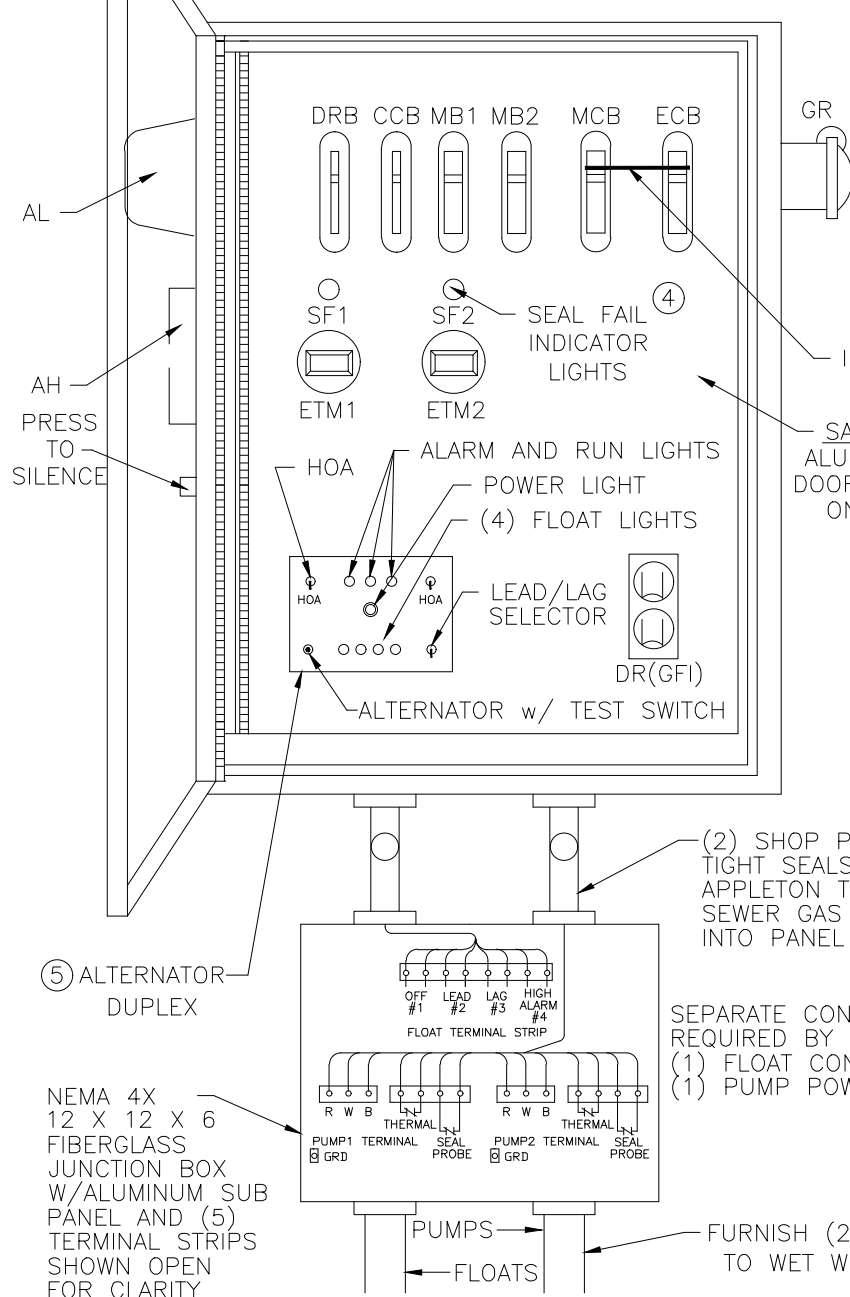
FLOAT SWITCHES AND CONTROL SYSTEM SHALL BE UL LISTED AND INTRINSICALLY SAFE, ALL COMPONENTS SHALL BE UL LISTED.

A JUNCTION BOX IS REQUIRED, WITH SHOP POURED SEALS BETWEEN BOX AND CONTROL PANEL TO PREVENT SEWER GAS ENTRY INTO CONTROL PANEL.

ELECTRICAL CONTRACTOR TO PROVIDE SERVICE DISCONNECT WITH LIGHTNING ARRESTOR MOUNTED PER LOCAL CODES.

THE CONTROL PANEL SHALL BE SUITABLY INSTALLED TO PREVENT SETTLING OR TIPPING.

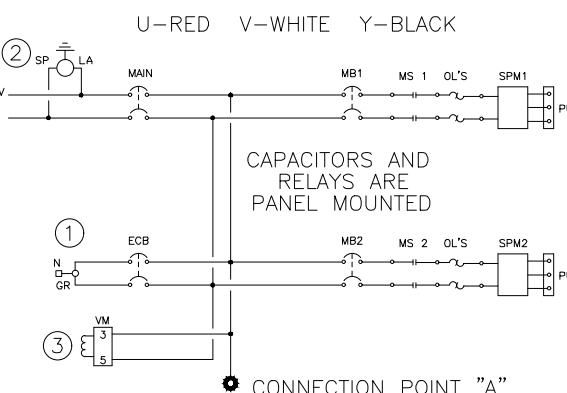
CONTROL PANEL LAYOUT



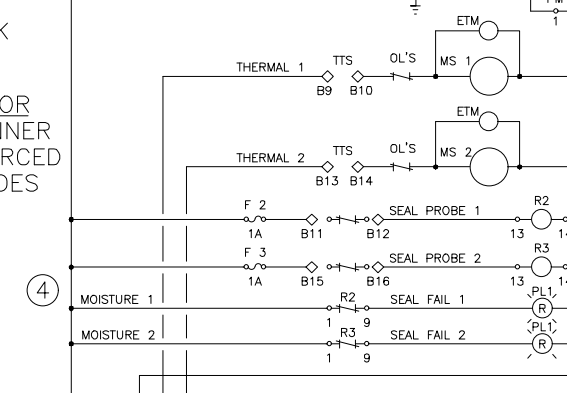
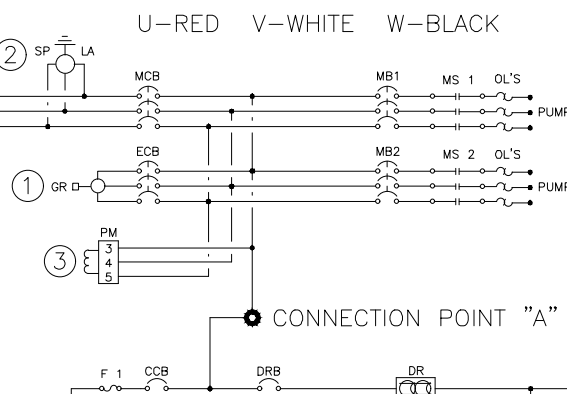
LEGEND

- AH ALARM HORN
AL ALARM LIGHT
ASB ALARM SILENCE BUTTON
ATS ALTERNATOR W/ TEST SWITCH
CCB CONTROL CIRCUIT BREAKER
DR DUPLEX RECEPTACLE
DRB DUPLEX RECEPTACLE BREAKER
ECB EMERGENCY CIRCUIT BREAKER
ETM ELAPSED TIME METER
F FUSE
FL FLASHER
FS FLOAT SWITCH (REGULATOR)
GR GENERATOR RECEPTACLE
GRD GROUND
HOA HAND-OFF-AUTOMATIC SELECTOR
LA LIGHTNING ARRESTOR
MB MOTOR BREAKER
MCB MAIN CIRCUIT BREAKER
MS MOTOR STARTER
N NEUTRAL
OL'S OVERLOAD HEATERS
PM PHASE MONITOR
PTS PUMP TERMINAL STRIP
R RELAY
RC RUN CAPACITOR
RD DISCHARGE RESISTOR
RUI PUMP RUN INDICATORS
RTS REGULATOR TERMINAL STRIP
SC START CAPACITOR
SCF SEAL FAIL (SHAFT)
SR START RELAY
SP SURGE PROTECTOR
TTS THERMAL TERMINAL STRIP

SINGLE PHASE WIRING DIAGRAM



THREE PHASE WIRING DIAGRAM



PANEL WIRING DIAGRAM

PANELS SHALL CONFORM TO FLORIDA DEP 62-604 F.A.C.

- ① GENERATOR RECEPTACLE FOR EMERGENCY POWER CONNECTION WITH INTERLOCK
② SURGE PROTECTION AND LIGHTNING PROTECTION ON ALL INCOMING LEGS
③ PHASE PROTECTION SHALL BE PROVIDED
④ SHAFT SEAL FAIL DETECTION
⑤ ALTERNATOR W/ TEST SWITCH

PANEL MANUFACTURER SHALL BE A "UL" LISTED SHOP.

OPERATED BY:
"OWNER NAME"
IN CASE OF EMERGENCY CALL
"OWNER PHONE NUMBER"

V. FLOATATION CALCULATIONS - CONCRETE WET WELL

- (1) BARREL WEIGHT = (A² - B²) X (pi/4) X E X W_C = 0 LB
(2) BOTTOM SLAB WEIGHT = C² X pi/4 X D X W_C = 4,698 LB
(3) SOIL WEIGHT = (C² - A²) X pi/4 X E X (120 - 62.4) = 18,638 LB
(4) TOTAL WEIGHT = 23,336 LB
(5) H₂O DISPLACED = ((A² X pi/4 X E) + (C² X pi/4 X D)) X E = 21,033 LB

SAFETY FACTOR = TOTAL WEIGHT = 1.11
H₂O DISPLACED

TSC DUPLEX PUMP STATION
FIBERGLASS WET WELL

TECHNICAL SALES CORPORATION
TSC PRE-FAB PUMP SOLUTIONS®
WATERWORKS & WASTEWATER SPECIALTIES
Representing Innovative Manufacturers
MODEL TSCE2-72.4©
4621 N. HALE AVENUE PH (813)876-9256
TAMPA, FL 33614 FAX (813)874-1194
EMAIL: Sales@TSCtampa.com
REV-9 SCALE: N.T.S.

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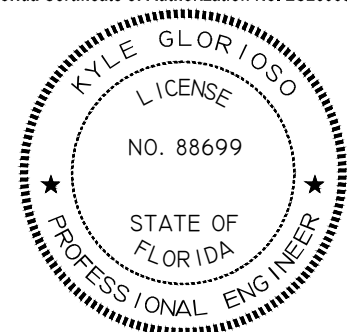
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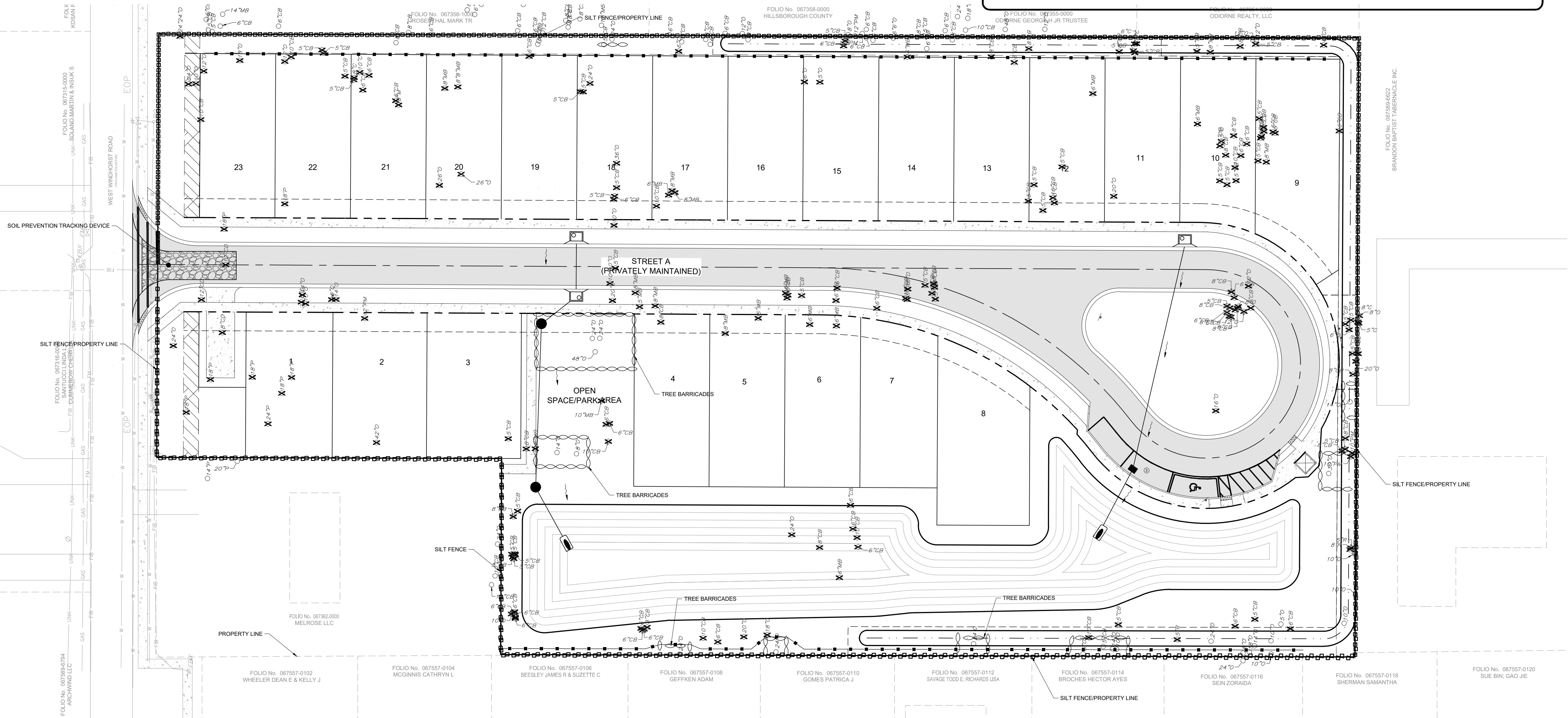
Engineering Business Certificate of Authorization No. 32771
Florida Certificate of Authorization No. LC26060636



KYLE GLORIOSO
FLORIDA LICENSED PROFESSIONAL ENGINEER
REGISTRATION NUMBER 88699

PROJECT No. 194-01-02
SHEET C 11.1

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LEGEND

- PROPERTY LINE
- TRACT LINE
- LOT LINE
- RIGHT OF WAY LINE
- FEMA FLOOD LINE
- WETLAND SETBACK LINE
- EASEMENT LINE
- EXISTING CONTOUR
- SILT FENCE
- METERED END SECTION
- MANHOLE
- GRATE INLET/CONTROL STRUCTURE

GENERAL NATURAL RESOURCE NOTES

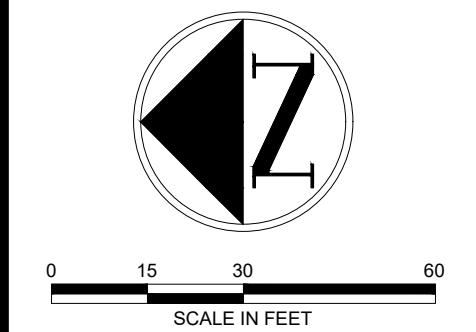
1. IMPACTS TO STATE AND FEDERALLY PROTECTED SPECIES AS LISTED IN THE MOST CURRENT VERSION OF "FLORIDA'S ENDANGERED SPECIES, THREATENED SPECIES AND SPECIES OF SPECIAL CONCERN OFFICIAL LISTS" PREPARED BY THE FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION (FWC) ARE NOT AUTHORIZED BY THIS PERMIT. THESE SPECIES MAY INCLUDE, BUT ARE NOT LIMITED TO, FLORIDA SCRUB JAY, AMERICAN BALD EAGLE, SHERMAN'S FOX SQUIREL, BURROCK OWL, GOPHER TORTOISE, GOPHER FROG, AND EASTERN INDIAN SNAIL. PROTECTION EXTENDS TO THE NESTS, BURROWS, AND HABITAT UTILIZED BY THESE SPECIES IF A LISTED SPECIES (OR ITS EVIDENCE, SUCH AS BURROWS, NESTS, SCAT, TRACKS) THAT WAS NOT ADDRESSED IN THIS PERMIT IS OBSERVED PRIOR TO OR DURING CONSTRUCTION. ALL CLEARING AND EARTHMOVING ON-SITE SHALL CEASE. THE PERMITTEE SHALL CONSULT WITH THE FWC REGIONAL OFFICE AND/OR THE U.S. FISH AND WILDLIFE SERVICE REGIONAL OFFICE REGARDING NECESSARY PROTECTION MEASURES AND PROVIDE EVIDENCE OF SUCH CONSULTATION TO RESOURCE PROTECTION SERVICES PRIOR TO RESUMING WORK.

2. IF ANY TYPE A FILL (CLEAN EARTHEN MATERIAL) IS TO BE HAULED OFF-SITE, AN EARTHMOVING PERMIT OR LETTER OF EXEMPTION IS REQUIRED FROM RESOURCE PROTECTION SERVICES. IF ANY TYPE A FILL HAULED OFF-SITE IS TO BE STOCKPILED OR FILLED UPON PRIVATE PROPERTIES WITHIN THE UNINCORPORATED AREAS OF HILLSBOROUGH COUNTY, THE RECEIVING PROPERTY/SHALL POSSESS AUTHORIZATION IN THE FORM OF AN EARTHMOVING PERMIT, A WRITTEN EARTHMOVING EXEMPTION, A BUILDING PERMIT, OR CONSTRUCTION PLAN APPROVAL PRIOR TO RECEIVING SAID FILL. NO TYPE B (CONCRETE, BROKEN ASPHALT, ROCKS), TYPE C (VEGETATIVE LAND CLEARING DEBRIS), OR TYPE D (GARBAGE, REFUSE, WOOD, METAL, PLASTIC, ETC.) FILL MAY BE BURIED WITHIN OR OUTSIDE APPROVED CONSTRUCTION LIMITS. TYPE D FILL MUST BE DISPOSED AT AN APPROVED LANDFILL OR RECYCLING FACILITY. TYPE B, C, AND D FILLS GENERATED ON-SITE SHALL NOT BE STOCKPILED ON-SITE FOR GREATER THAN SIX MONTHS. TYPE B, C, AND D FILLS SHALL NOT BE HAULED TO THE SITE FROM OFF-SITE SOURCES. FOR INFORMATION ABOUT EARTHMOVING PERMITS OR EXEMPTIONS, CONTACT HILLSBOROUGH COUNTY, IF FILL MATERIAL IS TO BE STOCKPILED WITHIN THE APPROVED CONSTRUCTION LIMITS. THE PROJECT ENGINEER MUST PROVIDE DETAILED DRAWINGS TO LAND DEVELOPMENT SERVICES FOR REVIEW AND APPROVAL.

- BEST MANAGEMENT PRACTICES GUIDELINES**
1. INSTALL EROSION CONTROL DEVICES AROUND THE PROJECT BOUNDARY AND AS NEEDED TO PREVENT SOIL FROM LEAVING THE SITE.
 2. EROSION CONTROL DEVICES WILL BE BUILT TO PREVENT SOIL FROM LEAVING THE SITE AND SHALL BE INSTALLED PRIOR TO ANY SITE GRUBBING AND/OR DEMOLITION.
 3. STABILIZE ALL PERIMETER BERMS AND SLOPES TO PROTECT AGAINST EROSION.
 4. WRAP INLET GRATES WITH FILTER FABRIC UNTIL THE DRAINAGE AREA DRAINING TO EACH INLET IS STABILIZED WITH EITHER PAVEMENT OR SOD.
 5. MAINTAIN SILT FENCE, HAY BALES, FILTER FABRIC, AND ALL OTHER EROSION CONTROL DEVICES UNTIL STABILIZATION IS ESTABLISHED TO PREVENT SOIL FROM LEAVING THE SITE.
 6. INSTALL ALL EROSION CONTROL DEVICES AS PER F.D.O.T. STANDARD INDEX 102 SERIES.
 7. IF WIND EROSION BECOMES SIGNIFICANT DURING CONSTRUCTION, STABILIZE THE EFFECTIVE AREA BY USING WETTING OR OTHER ACCEPTABLE METHODS.
 8. REMOVE ALL SILTATION ACCUMULATIONS GREATER THAN THE LESSER OF 12 INCHES OR ONE-HALF THE DEPTH OF THE SILTATION CONTROL DEVICE.
 9. REMOVE SILTATION ACCUMULATIONS IN ANY DRAINAGE PIPE AFFECTED BY CONSTRUCTION ACTIVITIES ON THE SITE PRIOR TO COMPLETION OF CONSTRUCTION.
 10. MAINTAIN ALL BERM ELEVATIONS DURING CONSTRUCTION.
 11. LOCATION OF EROSION CONTROL DEVICES MAY BE ADJUSTED DUE TO FIELD CONDITIONS.
 12. THE CONTRACTOR SHALL BE RESPONSIBLE TO SAFELY STORE EQUIPMENT, FUEL, OIL, AND OTHER HAZARDOUS DEVICES IN A MANNER TO PREVENT GREASE, OILS, FUEL, AND OTHER HAZARDOUS SUBSTANCES FROM CONTAMINATING THE STORMWATER MANAGEMENT AND COLLECTION.
 13. SILT FENCE SHOWN ON THESE PLANS SHALL BE INSTALLED ALONG THE JURISDICTIONAL LINE. IF THERE IS A BUFFER IMPACT ALL SILT FENCE SHALL BE INSTALLED AT THE TOP OF SLOPES AS SHOWN ON THESE PLANS. NO SILT FENCE SHALL BE INSTALLED IN PRESERVED WETLANDS EXCEPT AS PROTECTION AROUND TEMPORARY IMPACTS.
 14. ALL LAKES SHALL BE SOD FROM CONTROL ELEVATION TO 2' BACK OF LAKE CONTROL LINE (TOP OF BANK).
 15. SOD A 2' WIDE STRIP BEHIND ALL CURBING AND EDGE OF PAVEMENT WHERE CURB IS NOT PRESENT.
 16. SOD AROUND ALL INLETS, JUNCTION BOXES, ETC. AND GRASS ALL SWALES.
 17. TO PROTECT OPERATOR / RESPONSIBLE AUTHORITY SHALL BE RESPONSIBLE FOR THE ROUTINE INSPECTION, MAINTENANCE, REPAIR AND REMOVAL OF BMP DEVICES IN ACCORDANCE WITH CURRENT RULES AND REGULATIONS OF HILLSBOROUGH COUNTY, THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT AND THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT PROGRAM.
 18. SOIL TRACKING PREVENTION DEVICES TO BE LOCATED AS SHOWN ON PLANS AT ROADWAYS THAT CONNECT TO THE PROJECT.
 19. AT ALL TIMES DURING CONSTRUCTION, PROPER MEASURES MUST BE TAKEN TO PROTECT THE SURFACE WATER MANAGEMENT SYSTEM. ALL ROADWAY INLETS THAT RECEIVE SURFACE WATER RUN-OFF FROM CONSTRUCTION AREAS MUST BE PROTECTED FROM SILT AND OTHER MATERIALS PER THE DETAILS ON SHEET #13.
 20. NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM:
 - a. NPDES CONSTRUCTION GENERIC PERMIT COVERAGE SHALL BE OBTAINED AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION COMMENCEMENT.
 - b. A COPY OF THE CERTIFIED NPDES NOI OR A COPY OF THE FDEP COVERAGE CONFIRMATION LETTER SHALL BE POSTED AT THE SITE IN ACCORDANCE WITH HILLSBOROUGH COUNTY CODE.
 - c. A COPY OF THE CERTIFIED NPDES NOI OR A COPY OF THE FDEP COVERAGE CONFIRMATION LETTER SHALL BE PROVIDED TO WATER RESOURCES IN ACCORDANCE WITH HILLSBOROUGH COUNTY CODE.
 - d. THE SWPPP SHALL BE CERTIFIED AND A COPY OF THE CERTIFIED DOCUMENT SHALL BE SUBMITTED TO WATER RESOURCES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY CODE.
 - e. A COPY OF THE SWPPP AND COPIES OF THE INSPECTION AND MAINTENANCE RECORDS SHALL BE MAINTAINED AT THE PROJECT SITE, AND SHALL BE READILY AVAILABLE TO COUNTY OR STATE INSPECTORS PER HILLSBOROUGH COUNTY CODE.
 21. THE DISCHARGE OF GROUNDWATER PRODUCED THROUGH DEWATERING, TO SURFACE WATERS, OR TO ANY PORTION OF THE MSA WILL REQUIRE SEPARATE PERMITTING FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP/PERMITS). SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF DEWATERING.
 22. DEWATERING DISCHARGES SHALL BE DIRECTED TO ONSITE WET DETENTION LAKES UNLESS OTHERWISE APPROVED BY S.W.F.W.M.D.
 23. EROSION AND SEDIMENTATION CONTROL BMPs IN ADDITION TO THOSE PRESENTED ON THE PLANS AND OUTLINED IN THE EROSION AND SEDIMENTATION CONTROL PLAN (ECP) OR STORMWATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE IMPLEMENTED AS NECESSARY TO PREVENT TURBID DISCHARGES FROM FLOWING ONTO ADJACENT PROPERTIES OR ROADWAYS, OFFSITE STORMWATER CONVEYANCES, OR OFFSITE RECEIVING WATERS. BMPs SHALL BE DESIGNED, INSTALLED AND MAINTAINED BY THE SITE OPERATOR TO ENSURE THAT OFF SITE SURFACE WATER QUALITY REMAINS CONSISTENT WITH STATE AND LOCAL REGULATIONS. THE OPERATOR IS THE ENTITY THAT OWNS OR OPERATES THE CONSTRUCTION ACTIVITY AND HAS AUTHORITY TO CONTROL THOSE ACTIVITIES AT THE PROJECT NECESSARY TO ENSURE COMPLIANCE.
 24. OFF SITE SURFACE WATER DISCHARGES WITH TURBIDITY IN EXCESS OF 29 NEPHELOMETRIC TURBIDITY UNITS (NTU) ABOVE BACKGROUND LEVEL SHALL BE IMMEDIATELY CORRECTED. SUCH INCIDENTS SHALL BE REPORTED TO HILLSBOROUGH COUNTY EPC WITHIN 24 HOURS OF THE OCCURRENCE. THE REPORT SHALL INCLUDE THE CAUSE OF THE DISCHARGE AND CORRECTIVE ACTIONS TAKEN.
 25. THE OPERATOR SHALL ENSURE THAT ADJACENT PROPERTIES ARE NOT IMPACTED BY WIND EROSION, OR EMISSIONS OF UNFINED PARTICULATE MATTER IN ACCORDANCE WITH RULE 62-266.320(4)(c)1, F.A.C., BY TAKING APPROPRIATE MEASURES TO STABILIZE AFFECTED AREAS.
 26. FUEL AND OTHER PETROLEUM PRODUCT SPILLS THAT ENTER STORMWATER DRAINS OR WATERBODIES, OR FUEL AND OTHER PETROLEUM PRODUCT SPILLS THAT ARE IN EXCESS OF 25 GALLONS SHALL BE CONTAINED, CLEANED UP, AND IMMEDIATELY REPORTED TO HILLSBOROUGH COUNTY EPC AT (PH: 813-627-2600, FAX: 813-627-2601). SMALLER GROUND SURFACE SPILLS SHALL BE CLEANED UP AS SOON AS PRACTICAL.
 27. IF CONTAMINATED SOIL OR AN/DOR GROUNDWATER IS DISCOVERED DURING DEVELOPMENT OF THE SITE, ALL ACTIVITY IN THE VICINITY OF THE CONTAMINATION SHALL IMMEDIATELY CEASE, AND HILLSBOROUGH COUNTY EPC SHALL BE CONTACTED AT (PH: 813-627-260, FAX: 813-627-2601).
 28. PRIOR TO THE START OF CLEARING AND GRUBBING, OR ANY SOIL DISTURBANCE, HILLSBOROUGH COUNTY STORMWATER MANAGEMENT SHALL BE CONTACTED AT (813) 307-1888 FOR A SOIL EROSION AND SEDIMENT CONTROL, PRE-INSPECTION MEETING.
 29. PROVIDE MEASURES TO CONTROL DUST GENERATION, AND MOVEMENT.

LEVELUP CONSULTING, LLC

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SUITE 200
TAMPA, FLORIDA 33602
OFFICE: 813-375-0616
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CONSTRUCTION PLAN REVISIONS

WINDHORST COMMONS

CLIENT: HABITAT FOR HUMANITY

BEST MANAGEMENT PRACTICES PLAN

Engineering Business Certificate of Authorization No. 32771
Florida Certificate of Authorization No. LC26006638

KYLE GLORIOSO
FLORIDA LICENSED PROFESSIONAL ENGINEER
REGISTRATION NUMBER 88699

PROJECT No. 194-01-02
SHEET C 12.0

UTILITY AND UTILITY SCREENING NOTES:

THE CONSTRUCTION OF ALL ABOVE GROUND UTILITY APPURTENANCES VISIBLE FROM THE PUBLIC RIGHT-OF-WAY SUCH AS PEDESTALS, UTILITY METERS, TRANSFORMERS, BACK-FLOW PREVENTION DEVICES, ETC. FOR NEW DEVELOPMENT OR REDEVELOPMENT ACTIVITIES SHALL CONFORM TO SCREENING REQUIREMENTS AS OUTLINED IN SECTION 6.06.06.C.10 OF THE LAND DEVELOPMENT CODE. PLANT LOCATION OR OTHER SCREENING MUST BE CONSIDERATE OF REQUIRED SPATIAL SEPARATIONS FROM A FIRE FLOW PROTECTION APPLIANCE IN ACCORDANCE TO THE UNIFORM FIRE CODE, AND PER WATER, WASTEWATER AND RECLAIMED WATER TECHNICAL SPECIFICATIONS SPEC 33.001, PART 2 & 4.2 MUST BE LOCATED A MINIMUM OF 5' FROM UTILITY SLABS AND 3' FROM UNDERGROUND VALVES. TREES MUST BE LOCATED A MINIMUM OF 5' FROM UTILITY SLABS.

FOR ABOVE GROUND UTILITY APPURTENANCES ILLUSTRATED ON THE PLANS, THE TYPE OF SCREENING MUST BE CLEARLY NOTED TO MATCH THE OVERALL HEIGHT FOR THE TYPE OF ABOVE GROUND UTILITY SPECIFIED ON THE PLANS. UTILIZATION OF EVERGREEN PLANT MATERIAL MUST BE DESCRIBED BY SPECIES, SPACING AND OVERALL HEIGHT FOR THE TYPE OF UTILITY TO BE SCREENED.

UTILIZATION OF OPAQUE FENCING OR OTHER SCREENING MATERIAL IS PERMITTED. THE METER ASSEMBLY MUST BE ACCESSIBLE BY BOOM TRUCK OFF A COUNTY RIGHT-OF-WAY OR AN INTERIOR PAVED ACCESS ROAD AT LEAST 12' IN WIDTH PER SPEC 33.001, PART 2 & 4. DO NOT INSTALL ANY SCREENING THAT WILL HINDER ACCESS IN THE FUTURE TO THE METER ASSEMBLY FROM THE INTERIOR OF THE SITE.

TREE NOTES:

PRUNING OF A GRAND OAK, WITH THE EXCEPTION OF MINOR PRUNING, IS PROHIBITED UNLESS CONDUCTED IN ACCORDANCE WITH THE ANSI A-300 PRUNING STANDARDS, AND PERFORMED BY AN ARBORIST CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) OR A REGISTERED CONSULTING ARBORIST WITH THE AMERICAN SOCIETY OF CONSULTING ARBORISTS (ASCA). MINOR PRUNING IS THE PRUNING OF A TREE BY THE REMOVAL OF BRANCHES NO GREATER THAN THREE INCHES IN DIAMETER AT THE POINT OF CONNECTION TO A SUPPORTING BRANCH AND SHALL BE IN ACCORDANCE WITH THE ANSI A-300 PRUNING STANDARDS. A NOTARIZED AFFIDAVIT (ATTACHED) AFFIRMING AN ISA CERTIFIED ARBORIST OR AN ASCA REGISTERED CONSULTING ARBORIST WILL CONDUCT OR PROVIDE ONSITE SUPERVISION OF 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.

TREE REMOVAL & REPLACEMENT CHART

A TOTAL OF 172 D.B.H. INCHES OF EXISTING TREES 24" - 34" (0.5:1 REPLACEMENT) ARE BEING REMOVED FROM THE SITE BASED ON INITIAL SITE CONDITIONS, CIVIL DESIGN & ARBORISTS REPORT, D.B.H. = 86"

A TOTAL OF 78 D.B.H. INCHES OF EXISTING TREES 34" - 48" DBH (0.5:1 REPLACEMENT) & 0 D.B.H. INCHES OF EXISTING TREES 34" - 48" DBH (1:1 REPLACEMENT) ARE BEING REMOVED FROM THE SITE BASED ON INITIAL SITE CONDITIONS, CIVIL DESIGN & ARBORISTS REPORT, D.B.H. = 78"

A TOTAL OF 48 D.B.H. INCHES OF EXISTING TREES 48" - 60" DBH (1.5:1 REPLACEMENT) ARE BEING REMOVED FROM THE SITE BASED ON INITIAL SITE CONDITIONS, CIVIL DESIGN & ARBORISTS REPORT, D.B.H. = 48"

A TOTAL OF 0 D.B.H. INCHES OF EXISTING TREES 60" DBH (2:1 REPLACEMENT) ARE BEING REMOVED FROM THE SITE BASED ON INITIAL SITE CONDITIONS, CIVIL DESIGN & ARBORISTS REPORT, D.B.H. = 0"

TOTAL REPLACEMENT INCHES REQUIRED = 212"

9	Quercus virginiana	Live Oak	3" DBH= 27	(Only 2" COUNT TOWARD REPLACEMENT)	D.B.H. = 18"
18	Magnolia grandiflora	Magnolia grandiflora "D.D. Blanchard"	3" DBH= 54	(Only 2" COUNT TOWARD REPLACEMENT)	D.B.H. = 36"
8	Acer floridanum	Florida Maple	3" DBH= 24	(Only 2" COUNT TOWARD REPLACEMENT)	D.B.H. = 16"
11	Ulmus americana floridana	Florida Elm	3" DBH= 33	(Only 2" COUNT TOWARD REPLACEMENT)	D.B.H. = 22"
TOTAL REPLACEMENT DBH =					92"

TOTAL INCHES BELOW REQUIREMENT = (120)"

X \$ 65.00 PER INCH

TOTAL TREE FUND PAYMENT DUE = \$7,800.00

TREE BANK NOTE:

PROPERTY OWNER OR DEVELOPER SHALL PAY INTO THE HILLSBOROUGH COUNTY TREE BANK AT \$65.00 PER INCH FOR EACH REPLACEMENT INCH UNACCOUNTED FOR ON THE TREE PLANTING PLAN.

TREE LEGEND

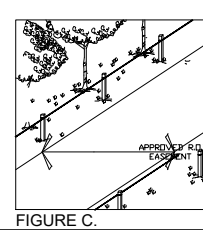
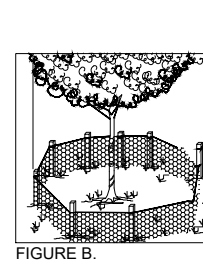
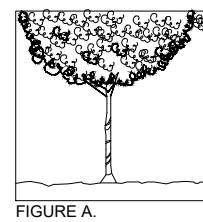
O --- OAK TREE
P --- PINE TREE
C --- CAMPHOR TREE
PM --- PALM TREE
CD --- CEDAR TREE
R --- RAIN TREE
MB --- MULBERRY TREE
CB --- CHINA BERRY TREE
M --- MAPLE TREE
DA --- DAIAMETER
DBH --- DBH AT BREAST HEIGHT
11" --- 11" OAK TREE

X --- TREE TO BE REMOVED
O --- TREE TO REMAIN

HILLSBOROUGH COUNTY

PLANNING AND DEVELOPMENT MANAGEMENT DEPARTMENT
PROTECTIVE BARRIER REQUIREMENTS AND SPECIFICATIONS FOR EXISTING TREES TO REMAIN

PROTECTIVE BARRIERS MUST BE ERCTED AROUND TREES TO BE RETAINED WITHIN AN AREA WHERE LAND ALTERATION AND CONSTRUCTION ACTIVITIES WILL OCCUR AS WELL AS ALONG NATURAL AREAS WHERE SUCH AREAS 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 BARRICADED AREA. THE FOLLOWING REPRESENTS THE COUNTY'S MINIMUM PROTECTIVE BARRIER SPECIFICATIONS.



1. TREES - TO RESTRICT ACCESS INTO THE AREA WITHIN THE CANOPY DRIPLINE OF A TREE, A PHYSICAL STRUCTURE NOT LESS THAN 3 FEET IN HEIGHT, COMPOSED OF WOOD OR OTHER SUITABLE MATERIAL, IS PLACED AROUND THE TREE AT THE CANOPY DRIPLINE, EXCEPT WHERE LAND ALTERATION OR CONSTRUCTION ACTIVITIES ARE APPROVED WITHIN THE CANOPY DRIPLINE. SEE ORDINANCE 80-4, SEC. 4 B.3.M.

THE CANOPY 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" LUMBER CONNECTED BY HORIZONTAL MEMBERS OF NO LESS THAN 1" X 4" LUMBER, OR UPRIGHT STAKES SPACED AT 6' INTERVALS OF NO LESS THAN 2" X 2" LUMBER, CONNECTED BY A SILT SCREEN FABRIC OR MATERIAL OF COMPARABLE DURABILITY. FIG. B.

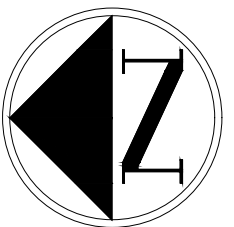
2. NATURAL AREAS - TO RESTRICT ACCESS INTO AREAS WHERE LAND ALTERATION AND CONSTRUCTION ACTIVITIES ARE NOT AUTHORIZED, A PHYSICAL STRUCTURE NOT LESS THAN 3 FEET IN HEIGHT IS PLACED ALONG THE PERIMETER OF SUCH AREAS.
BARRIER SPECIFICATIONS FOR NATURAL AREAS:
UPRIGHT STAKES OF NO LESS THAN 2" X 2" LUMBER 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.

WHY IT WORKS:
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.

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CONSTRUCTION PLAN REVISIONS

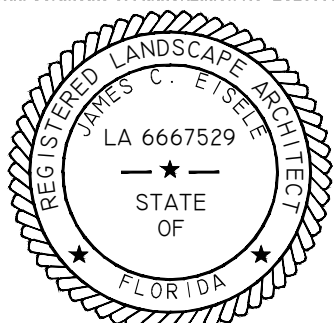
DATE	REVISION	PER COUNTY COMMENTS
05/19/23	REVISED PER COUNTY COMMENTS	

WINDHORST COMMONS

CLIENT: HABITAT FOR HUMANITY

TREE REPLACEMENT PLAN

Engineering Business Certificate of Authorization No. 32771
Florida Certificate of Authorization No. LC28090638



JAMES C. EISELE
REGISTERED LANDSCAPE ARCHITECT
REGISTRATION NUMBER 6687529

PROJECT No. 194-01-02

SHEET L 1.0

LANDSCAPE AREA NOTE:
PROJECT CONTAINS 47,231 SF OF LANDSCAPED AREA. SQUARE FOOTAGE OF SHALLOW-ROOTED TURF GRASS VARIETIES SHALL BE NO GREATER THAN 14,169 SF. THE REMAINDER OF THE LANDSCAPED AREA SHALL BE GROUND COVER, SHRUBS, MULCH, OR OTHER COUNTY APPROVED LANDSCAPE TREATMENT.

STREET TREE LOCATION & PLACEMENT NOTES:
STREET TREES SHALL COMPLY WITH HILLSBOROUGH COUNTY LDC 6.06.05 A & LDC 6.06.05 C WHERE POSSIBLE.

SANITARY UTILITY EASEMENT NOTE:
NO TREES ARE TO BE PLANTED WITHIN THE 30-FOOT SANITARY SEWER UTILITY EASEMENT. AND NO TREES ARE TO BE PLANTED WITHIN 15 FEET OF A SANITARY SEWER LATERAL LINE.

UTILITY AND UTILITY SCREENING NOTES:
THE CONSTRUCTION OF ALL ABOVE GROUND UTILITY APPURTENANCES VISIBLE FROM THE PUBLIC RIGHT-OF-WAY SUCH AS PEDESTALS, UTILITY METERS, TRANSFORMERS, BACK-FLOW PREVENTION DEVICES, ETC. FOR NEW DEVELOPMENT OR REDEVELOPMENT ACTIVITIES SHALL CONFORM TO SCREENING REQUIREMENTS AS OUTLINED IN SECTION 6.06.06 C.10 OF THE LAND DEVELOPMENT CODE. PLANT LOCATION OR OTHER SCREENING MUST BE CONSIDERATE OF REQUIRED SPATIAL SEPARATIONS FROM A FIRE FLOW PROTECTION APPLIANCE IN ACCORDANCE TO THE UNIFORM FIRE CODE, AND PER WATER, WASTEWATER AND RECLAIMED WATER TECHNICAL SPECIFICATIONS SPEC 331001, PART 2.6.4.2, MUST BE LOCATED A MINIMUM OF 5' FROM UTILITY SLABS AND 3' FROM UNDERGROUND VALVES. TREES MUST BE LOCATED A MINIMUM OF 8' FROM UTILITY SLABS.
FOR ABOVE GROUND UTILITY APPURTENANCES ILLUSTRATED ON THE PLANS, THE TYPE OF SCREENING MUST BE CLEARLY NOTED TO MATCH THE OVERALL HEIGHT FOR THE TYPE OF ABOVE GROUND UTILITY SPECIFIED ON THE PLANS. UTILIZATION OF EVERGREEN PLANT MATERIAL MUST BE DESCRIBED BY SPECIES, SPACING AND OVERALL HEIGHT FOR THE TYPE OF UTILITY TO BE SCREENED.
UTILIZATION OF OPAQUE FENCING OR OTHER SCREENING MATERIAL IS PERMITTED. THE METER ASSEMBLY MUST BE ACCESSIBLE BY ROOM TRUCK OFF A COUNTY RIGHT-OF-WAY OR AN INTERIOR PAVED ACCESS ROAD AT LEAST 12" IN WIDTH PER SPEC 331001, PART 2.6.4. DO NOT INSTALL ANY SCREENING THAT WILL HINDER ACCESS IN THE FUTURE TO THE METER ASSEMBLY FROM THE INTERIOR OF THE SITE.

TREE NOTES:
PRUNING OF A GRAND OAK, WITH THE EXCEPTION OF MINOR PRUNING, IS PROHIBITED UNLESS CONDUCTED IN ACCORDANCE WITH THE ANSI-A-300 PRUNING STANDARDS, AND PERFORMED BY AN ARBORIST CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) OR A REGISTERED CONSULTING ARBORIST WITH THE AMERICAN SOCIETY OF CONSULTING ARBORISTS (ASCA). MINOR PRUNING IS THE PRUNING OF A TREE BY THE REMOVAL OF BRANCHES NO GREATER THAN THREE INCHES IN DIAMETER AT THE POINT OF CONNECTION TO A SUPPORTING BRANCH AND SHALL BE IN ACCORDANCE WITH THE ANSI-A-300 PRUNING STANDARDS. A NOTARIZED AFFIDAVIT (ATTACHED) AFFIRMING AN ISA CERTIFIED ARBORIST OR AN ASCA REGISTERED CONSULTING ARBORIST WILL CONDUCT OR PROVIDE ON-SITE SUPERVISION OF 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.

TREE & OTHER VEGETATION - DESIGN STANDARDS NOTES:
LDC Sec. 4.01.06.A
• THE TREE REPLACEMENT INCHES ARE CALCULATED FOR TREES THAT DO NOT FALL WITHIN BUILDING ENVELOPE, AND IMMEDIATE ADJACENCY PER SECTION 4.01.06.A.2 (AS NOTED BELOW).
• TREES THAT WERE NOTED AS 24" OR LARGER THAT WERE REMOVED AND NOT GRAND OAKS ARE INDICATED AS BEING REPLACED 50% OF TOTAL INCHES REMOVED PER SECTION 4.01.06.A.7. (AS NOTED BELOW).
• GRAND OAKS ON THIS PROPERTY TO NOT EXCEED THE 48" THRESHOLD FOR REPLACEMENT BEYOND 1:1 AS PER SECTION 4.01.06 GRAND OAK REPLACEMENT RATIO TABLE.
LDC Sec. 4.01.06.A.2 & 4.01.05.A.7
2. THE DEVELOPER SHALL PRESERVE ALL TREES HAVING A DBH OF FIVE INCHES OR GREATER AND NATIVE VEGETATION AS DESCRIBED BELOW. THIS PROVISION SHALL APPLY EXCEPT IN CASES WHERE REMOVAL IS NECESSARY TO ALLOW ACCESS TO AND IMMEDIATELY AROUND PROPOSED STRUCTURES OR OTHER IMPROVEMENTS, TO ALLOW DEVELOPMENT OF RECREATIONAL OPEN SPACE REQUIRING CLEARED AREAS, TO REMOVE UNHEALTHY OR DAMAGED VEGETATION, TO INSTALL A UTILITY OR SOLAR ENERGY EQUIPMENT THAT COULD NOT OTHERWISE BE INSTALLED, OR TO COMPLY WITH OTHER REGULATIONS OF HILLSBOROUGH COUNTY.
7. THE DEVELOPER SHALL BE REQUIRED TO REPLACE 50 PERCENT OF THE TOTAL DBH OF ANY TREE HAVING A DBH OF 24 INCHES OR GREATER OR ANY CLUMP OF TREES, AS DEFINED IN THIS CODE, THAT IS TO BE REMOVED FROM THE SITE. PREPARABLY UNHEALTHY OR DAMAGED TREES, AS DETERMINED BY THE ADMINISTRATOR, SHALL NOT REQUIRE REPLACEMENT. IF THE TREE REMOVED IS A SPECIES WHICH EITHER HAS UNDESIRABLE GROWTH HABITS OR IS SUSCEPTIBLE TO FREEZE DAMAGE AS DETERMINED BY THE ADMINISTRATOR, REPLACEMENT SHALL NOT BE REQUIRED. A GRAND OAK, HOWEVER, SHALL BE REPLACED AS INDICATED BELOW IF AUTHORIZED FOR REMOVAL BY THE ADMINISTRATOR.

HILLSBOROUGH COUNTY
PLANNING AND DEVELOPMENT MANAGEMENT DEPARTMENT
PROTECTIVE BARRIER REQUIREMENTS AND SPECIFICATIONS FOR EXISTING TREES TO REMAIN

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 ERRECTED AROUND TREES TO BE RETAINED WITHIN AN AREA WHERE LAND ALTERATION AND CONSTRUCTION ACTIVITIES WILL OCCUR AS WELL AS ALONG NATURAL AREAS WHERE SUCH AREAS 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 SOODING. NO GROUND DISTURBANCE MUST OCCUR WITHIN THE BARRICADED AREA. THE FOLLOWING REPRESENTS THE COUNTY'S MINIMUM PROTECTIVE BARRIER SPECIFICATIONS.

1. TREES - TO RESTRICT ACCESS INTO THE AREA WITHIN THE CANOPY DRIPLINE OF A TREE, A PHYSICAL STRUCTURE NOT LESS THAN 3 FEET IN HEIGHT, COMPRISED OF WOOD OR OTHER SUITABLE MATERIAL, IS PLACED AROUND THE TREE AT THE CANOPY DRIPLINE. EXCEPT WHERE LAND ALTERATION OR CONSTRUCTION ACTIVITIES ARE APPROVED WITHIN THE CANOPY DRIPLINE. SEE ORDINANCE 904, SEC. 4.8.3.34.

THE CANOPY 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" LUMBER CONNECTED BY HORIZONTAL MEMBERS OF NO LESS THAN 1" X 4" LUMBER, OR UPRIGHT STAKES SPACED AT 9' INTERVALS OF NO LESS THAN 2" X 2" LUMBER, CONNECTED BY A SILT SCREEN FABRIC OR MATERIAL OF COMPARABLE DURABILITY. FIG. B.

2. 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 HEIGHT IS PLACED ALONG THE PERIMETER OF SUCH AREAS.

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.

WHY A BARRIER
1. TO PROTECT ALL ABOVE GROUND PORTIONS OF TREES AND OTHER SIGNIFICANT VEGETATION FROM MECHANICAL DAMAGE.
2. TO PROTECT ROOT SYSTEMS FROM COMPACTION.
3. TO PROVIDE AWARENESS OF PROTECTED AREAS TO EQUIPMENT OPERATORS.

WHY IT WORKS:
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 HANDLADERS

FIGURE A
FIGURE B
FIGURE C

8' URBAN SCENIC CORRIDOR BUFFER
1 STREET TREE PER 40 LINEAR FEET OF FRONTAGE- 174 L.F.
1 CANOPY TREE PER 50 LINEAR FEET OF FRONTAGE- 174 L.F.

	Required	Provided
STREET TREE	Yes	Yes
CANOPY TREE	Yes	Yes

EASTERN PROPERTY BUFFER
10' ~ TYPE "A" SCREENING - 604 L.F.

	Required	Provided
6" PVC Fence	Yes	Yes

* Fence to be installed finished side facing out.
** Fence to be installed at 6' height from the finished grade

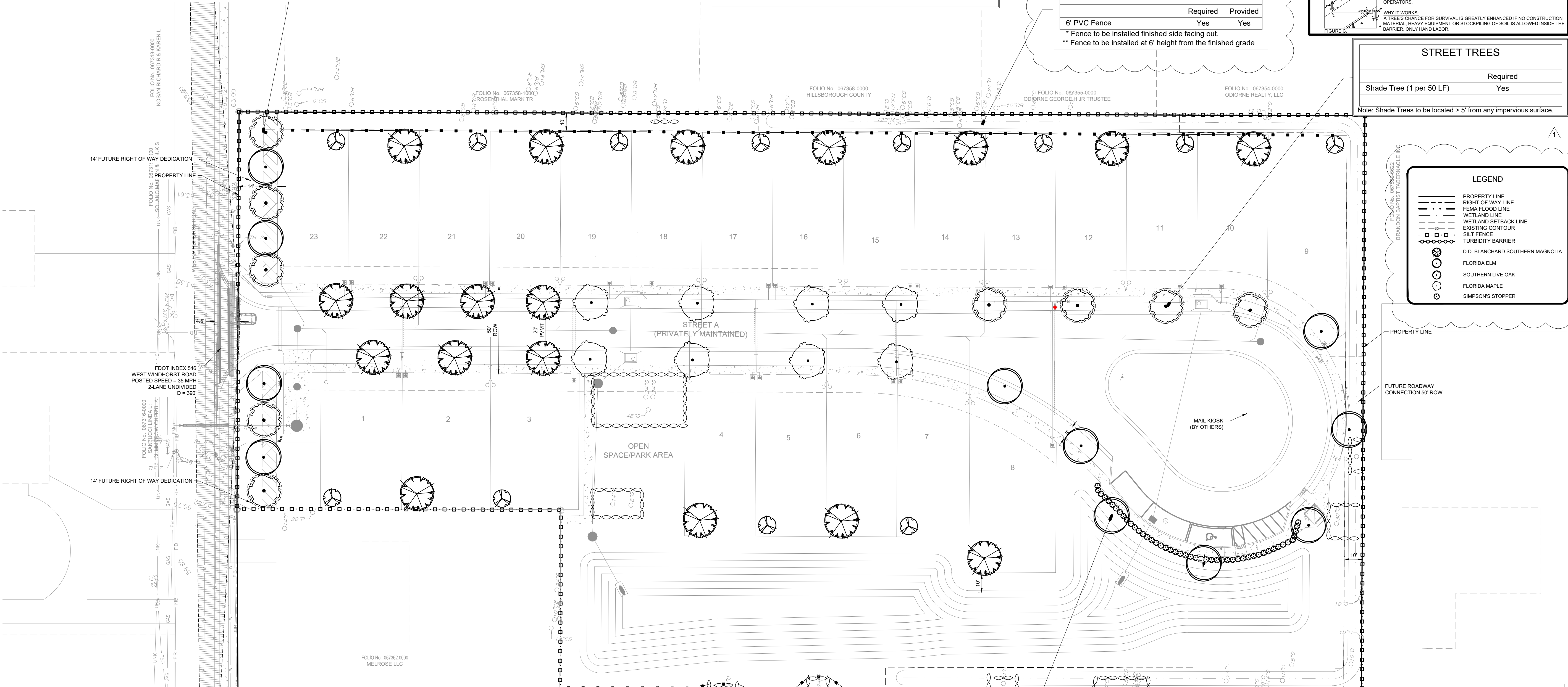
STREET TREES

	Required
Shade Tree (1 per 50 LF)	Yes

Note: Shade Trees to be located > 5' from any impervious surface.

LEGEND

- PROPERTY LINE
- RIGHT OF WAY LINE
- FEMA FLOOD LINE
- WETLAND LINE
- WETLAND SETBACK LINE
- EXISTING CONTOUR
- SILT FENCE
- TURBIDITY BARRIER
- D.D. BLANCHARD SOUTHERN MAGNOLIA
- FLORIDA ELM
- SOUTHERN LIVE OAK
- FLORIDA MAPLE
- SIMPSON'S STOPPER



WESTERN PROPERTY BUFFER
10' ~ TYPE "A" SCREENING - 425 L.F.

	Required	Provided
6" Wooden Fence	Yes	Yes

* Fence to be installed finished side facing out.
** Fence to be installed at 6' height from the finished grade

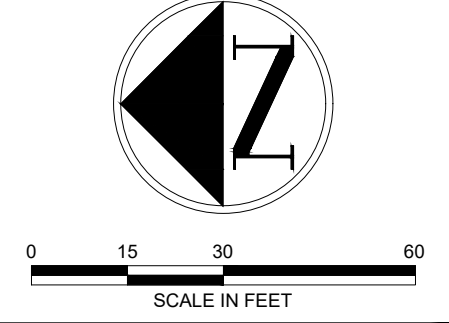
VEHICULAR USE AREA
1 SHADE TREE PER ISLAND & TERMINAL ISLAND

	Required	Provided
SHADE TREE	Yes	Yes

NOTES:

LEVELUP CONSULTING, LLC

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TAMPA, FLORIDA 33602
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CONSTRUCTION PLAN REVISIONS

NO.	DATE	REVISION
05/19/23		REVISED PER COUNTY COMMENTS

WINDHORST COMMONS
CLIENT: HABITAT FOR HUMANITY
LANDSCAPE PLAN

Engineering Business Certificate of Authorization No. 32771
Florida Certificate of Authorization No. LC26906636

JAMES C. EISELE
REGISTERED LANDSCAPE ARCHITECT
REGISTRATION NUMBER 6667529

PROJECT No. 194-01-02
SHEET L 2.0

LANDSCAPE AREA NOTE:

PROJECT CONTAINS 47,231 SF OF LANDSCAPED AREA. SQUARE FOOTAGE OF SHALLOW-ROOTED TURF GRASS VARIETIES SHALL BE NO GREATER THAN 14,169 SF. THE REMAINDER OF THE LANDSCAPED AREA SHALL BE GROUND COVER, SHRUBS, MULCH, OR OTHER COUNTY APPROVED LANDSCAPE TREATMENT.

STREET TREE LOCATION & PLACEMENT NOTES:

STREET TREES SHALL COMPLY WITH HILLSBOROUGH COUNTY LDC 6.06.05.A. & LDC 6.06.05.C WHERE POSSIBLE.

SANITARY UTILITY EASEMENT NOTE:

NO TREES ARE TO BE PLANTED WITHIN THE 30-FOOT SANITARY SEWER UTILITY EASEMENT. AND NO TREES ARE TO BE PLANTED WITHIN 15 FEET OF A SANITARY SEWER LATERAL LINE.

UTILITY AND UTILITY SCREENING NOTES:

THE CONSTRUCTION OF ALL ABOVE GROUND UTILITY APPURTENANCES VISIBLE FROM THE PUBLIC RIGHT-OF-WAY SUCH AS PEDESTALS, UTILITY METERS, TRANSFORMERS, BACK-FLOW PREVENTION DEVICES, ETC. FOR NEW DEVELOPMENT OR REDEVELOPMENT ACTIVITIES SHALL CONFORM TO SCREENING REQUIREMENTS AS OUTLINED IN SECTION 6.06.06.C.10 OF THE LAND DEVELOPMENT CODE. PLANT LOCATION OR OTHER SCREENING MUST BE CONSIDERATE OF REQUIRED SPATIAL SEPARATIONS FROM A FIRE FLOW PROTECTION APPLIANCE IN ACCORDANCE TO THE UNIFORM FIRE CODE, AND PER WATER, WASTEWATER AND RECLAIMED WATER TECHNICAL SPECIFICATIONS SPEC 331001, PART 2.6.4.2, MUST BE LOCATED A MINIMUM OF 5' FROM UTILITY SLABS AND 3' FROM UNDERGROUND VALVES. TREES MUST BE LOCATED A MINIMUM OF 8' FROM UTILITY SLABS.

FOR ABOVE GROUND UTILITY APPURTENANCES ILLUSTRATED ON THE PLANS, THE TYPE OF SCREENING MUST BE CLEARLY NOTED TO MATCH THE OVERALL HEIGHT FOR THE TYPE OF ABOVE GROUND UTILITY SPECIFIED ON THE PLANS. UTILIZATION OF EVERGREEN PLANT MATERIAL MUST BE DESCRIBED BY SPECIES, SPACING AND OVERALL HEIGHT FOR THE TYPE OF UTILITY TO BE SCREENED.

UTILIZATION OF OPAQUE FENCING OR OTHER SCREENING MATERIAL IS PERMITTED. THE METER ASSEMBLY MUST BE ACCESSIBLE BY BOOM TRUCK OFF A COUNTY RIGHT-OF-WAY OR AN INTERIOR PAVED ACCESS ROAD AT LEAST 12" IN WIDTH PER SPEC 331001, PART 2.6.4. DO NOT INSTALL ANY SCREENING THAT WILL HINDER ACCESS IN THE FUTURE TO THE METER ASSEMBLY FROM THE INTERIOR OF THE SITE.

TREE & OTHER VEGETATION ~ DESIGN STANDARDS NOTES:

LDC Sec. 4.01.06.A

- THE TREE REPLACEMENT INCHES ARE CALCULATED FOR TREES THAT DO NOT FALL WITHIN BUILDING ENVELOPE, AND IMMEDIATE ADJACENCY PER SECTION 4.01.06.A.2 (AS NOTED BELOW).
- TREES THAT WERE NOTED AS 24" OR LARGER THAT WERE REMOVED AND NOT GRAND OAKS ARE INDICATED AS BEING REPLACED 50% OF TOTAL INCHES REMOVED PER SECTION 4.01.06.A.7. (AS NOTED BELOW).
- GRAND OAKS ON THIS PROPERTY TO NOT EXCEED THE 48" THRESHOLD FOR REPLACEMENT BEYOND 1:1 AS PER SECTION 4.01.06 GRAND OAK REPLACEMENT RATIO TABLE.

LDC Sec. 4.01.06.A.2 & 4.01.05.A.7

- THE DEVELOPER SHALL PRESERVE ALL TREES HAVING A DBH OF FIVE INCHES OR GREATER AND NATIVE VEGETATION AS DESCRIBED BELOW. THIS PROVISION SHALL APPLY EXCEPT IN CASES WHERE REMOVAL IS NECESSARY TO ALLOW ACCESS TO AND IMMEDIATELY AROUND PROPOSED STRUCTURES OR OTHER IMPROVEMENTS, TO ALLOW DEVELOPMENT OF RECREATIONAL OPEN SPACE REQUIRING CLEARED AREAS, TO REMOVE UNHEALTHY OR DAMAGED VEGETATION, TO INSTALL UTILITY OR SOLAR ENERGY EQUIPMENT THAT COULD NOT OTHERWISE BE INSTALLED, OR TO COMPLY WITH OTHER REGULATIONS OF HILLSBOROUGH COUNTY.
- THE DEVELOPER SHALL BE REQUIRED TO REPLACE 50 PERCENT OF THE TOTAL DBH OF ANY TREE HAVING A DBH OF 24 INCHES OR GREATER OR ANY CLUMP OF TREES, AS DEFINED IN THIS CODE, THAT IS TO BE REMOVED FROM THE SITE. IRREPARABLY UNHEALTHY OR DAMAGED TREES, AS DETERMINED BY THE ADMINISTRATOR, SHALL NOT REQUIRE REPLACEMENT. IF THE TREE REMOVED IS A SPECIES WHICH EITHER HAS UNDESIRABLE GROWTH HABITS OR IS SUSCEPTIBLE TO FREEZE DAMAGE, AS DETERMINED BY THE ADMINISTRATOR, REPLACEMENT SHALL NOT BE REQUIRED. A GRAND OAK, HOWEVER, SHALL BE REPLACED AS INDICATED BELOW IF AUTHORIZED FOR REMOVAL BY THE ADMINISTRATOR.

TREE NOTES:

PRUNING OF A GRAND OAK, WITH THE EXCEPTION OF MINOR PRUNING, IS PROHIBITED UNLESS CONDUCTED IN ACCORDANCE WITH THE ANSI-A-300 PRUNING STANDARDS, AND PERFORMED BY AN ARBORIST CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) OR A REGISTERED CONSULTING ARBORIST WITH THE AMERICAN SOCIETY OF CONSULTING ARBORISTS (ASCA). MINOR PRUNING IS THE PRUNING OF A TREE BY THE REMOVAL OF BRANCHES NO GREATER THAN THREE INCHES IN DIAMETER AT THE POINT OF CONNECTION TO A SUPPORTING BRANCH AND SHALL BE IN ACCORDANCE WITH THE ANSI-A-300 PRUNING STANDARDS. A NOTARIZED AFFIDAVIT (ATTACHED) AFFIRMING AN ISA CERTIFIED ARBORIST OR AN ASCA REGISTERED CONSULTING ARBORIST WILL CONDUCT OR PROVIDE ON-SITE SUPERVISION OF 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.

LEGEND

- | | |
|---------|----------------------|
| --- | PROPERTY LINE |
| - - - | RIGHT OF WAY LINE |
| - . - . | FEMA FLOOD LINE |
| - - - | WETLAND LINE |
| - - - | WETLAND SETBACK LINE |
| - - - | EXISTING CONTOUR |
| - - - | SILT FENCE |
| - - - | TURBIDITY BARRIER |

IRRIGATION LEGEND

- | | |
|-----------|-----------------------|
| SYMBOL | DESCRIPTION |
| [Pattern] | DRIP/MICRO IRRIGATION |

HILLSBOROUGH COUNTY

PLANNING AND DEVELOPMENT MANAGEMENT DEPARTMENT
PROTECTIVE BARRIER REQUIREMENTS AND SPECIFICATIONS FOR EXISTING TREES TO REMAIN
TREES AND NATURAL AREAS TO BE RETAINED ON A SITE.

PROTECTIVE BARRIERS MUST BE ERRECTED AROUND TREES TO BE RETAINED WITHIN AN AREA WHERE LAND ALTERATION AND CONSTRUCTION ACTIVITIES WILL OCCUR AS WELL AS ALONG NATURAL AREAS WHERE SUCH AREAS 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 BARRICADED AREA. THE FOLLOWING REPRESENTS THE COUNTY'S MINIMUM PROTECTIVE BARRIER SPECIFICATIONS:

- TREES - TO RESTRICT ACCESS INTO THE AREA WITHIN THE CANOPY DRIPLINE OF A TREE, A PHYSICAL STRUCTURE NOT LESS THAN 3 FEET IN HEIGHT, COMPOSED OF WOOD OR OTHER SUITABLE MATERIAL, IS PLACED AROUND THE TREE AT THE CANOPY DRIPLINE, EXCEPT WHERE LAND ALTERATION OR CONSTRUCTION ACTIVITIES ARE APPROVED WITHIN THE CANOPY DRIPLINE. SEE ORDINANCE 90-6, SEC. 4.8.3.M.

THE CANOPY 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" 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. FIG. B.
 - 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 HEIGHT IS PLACED ALONG THE PERIMETER OF SUCH AREAS.

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 5-17'. FIG. C. OTHER METHODS OF DEMARCATION WILL BE CONSIDERED DEPENDING UPON THE CHARACTERISTICS OF THE SITE.

WHY IT WORKS:
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.

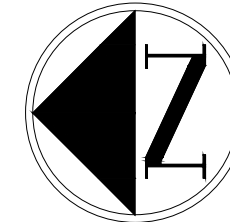
- WHY IT WORKS:
- TO PROTECT ALL ABOVE GROUND PORTIONS OF TREES AND OTHER SIGNIFICANT VEGETATION FROM MECHANICAL DAMAGE.
 - TO PROTECT ROOT SYSTEMS FROM COMPACTION.
 - TO PROVIDE AWARENESS OF PROTECTED AREAS TO EQUIPMENT OPERATORS.

WHY IT WORKS:
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.

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CONSTRUCTION PLAN REVISIONS

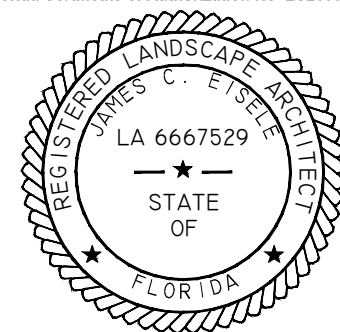
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WINDHORST COMMONS

CLIENT: HABITAT FOR HUMANITY

SCHEMATIC IRRIGATION PLAN

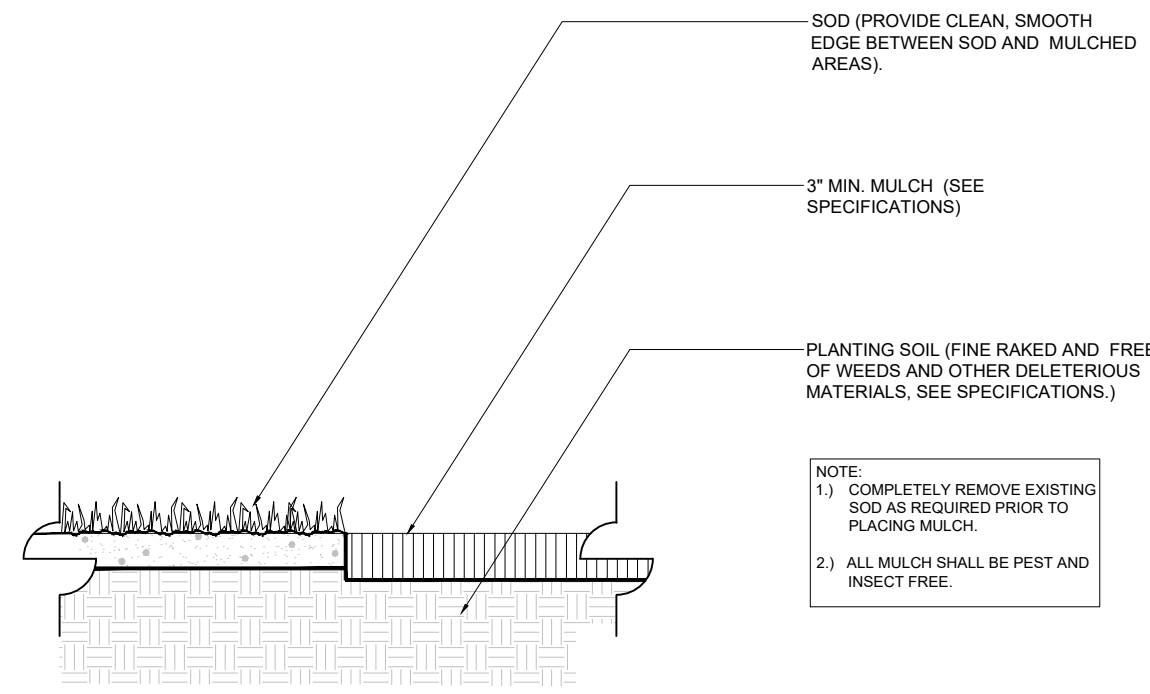
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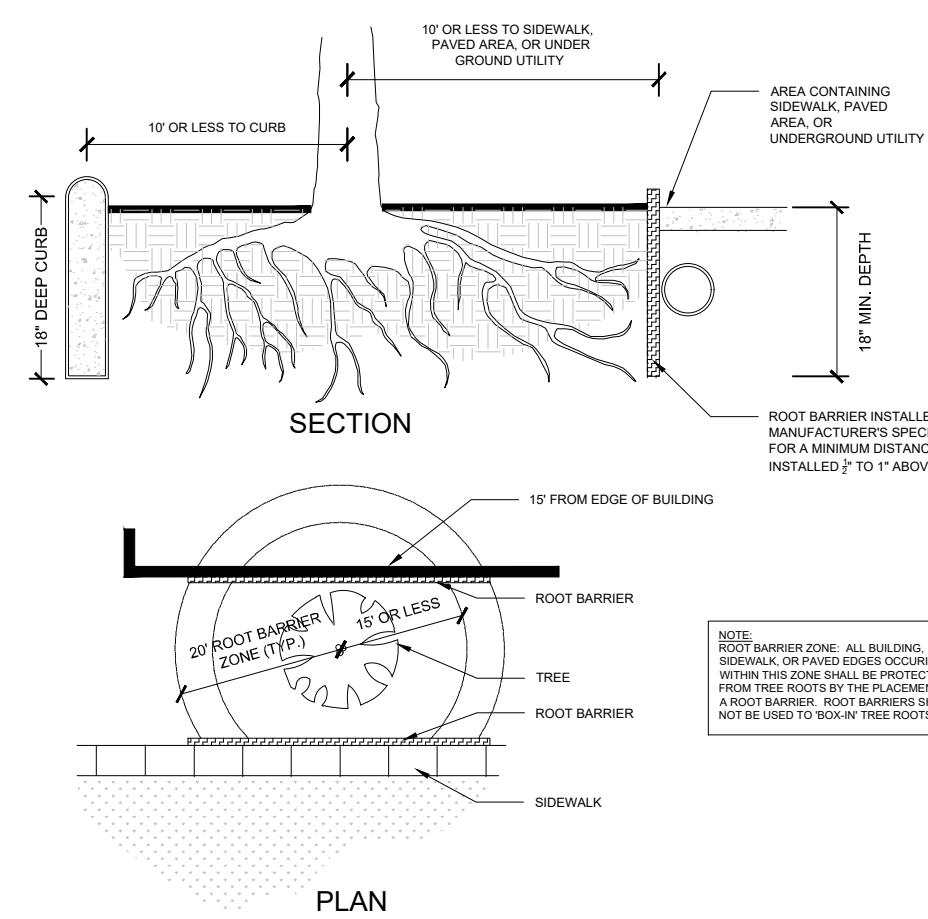
JAMES C. EISELE
REGISTERED LANDSCAPE ARCHITECT
REGISTRATION NUMBER 6687529

PROJECT No. 194-01-02

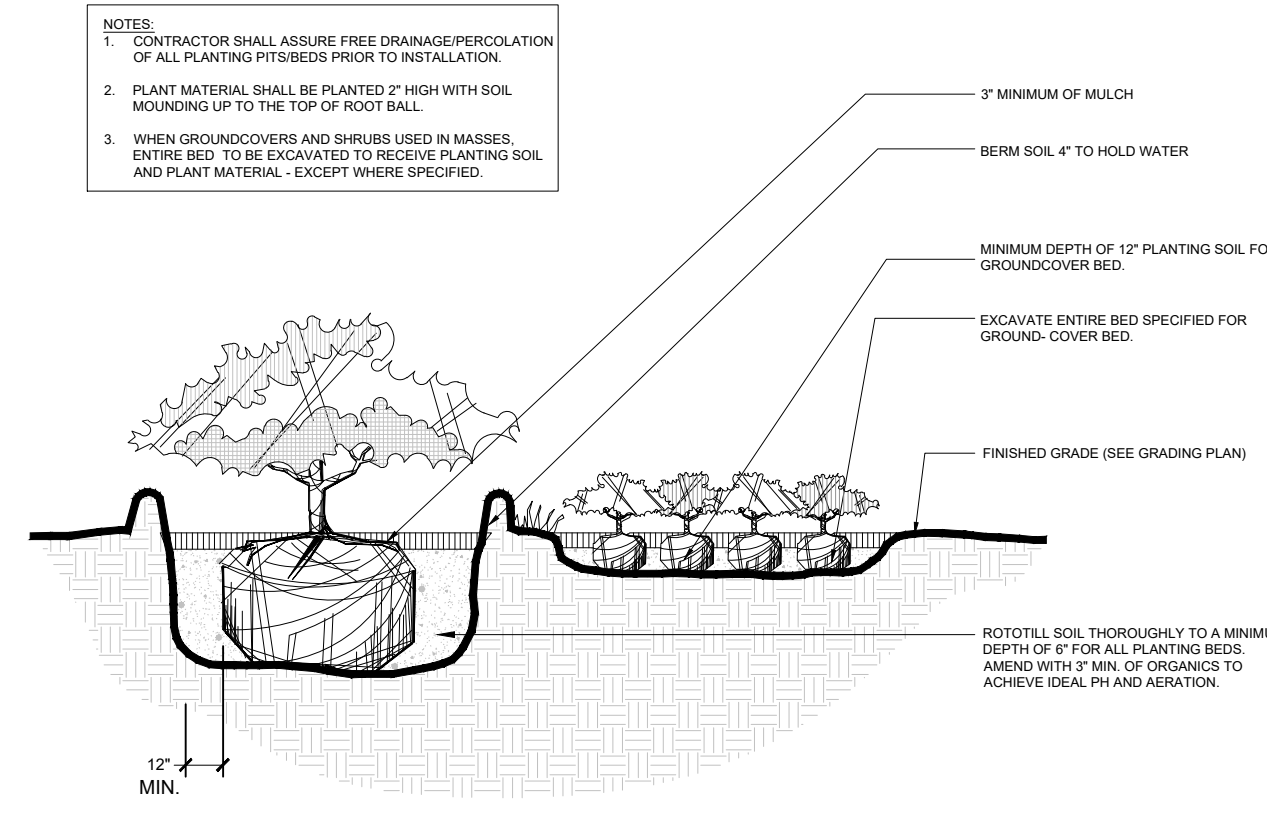
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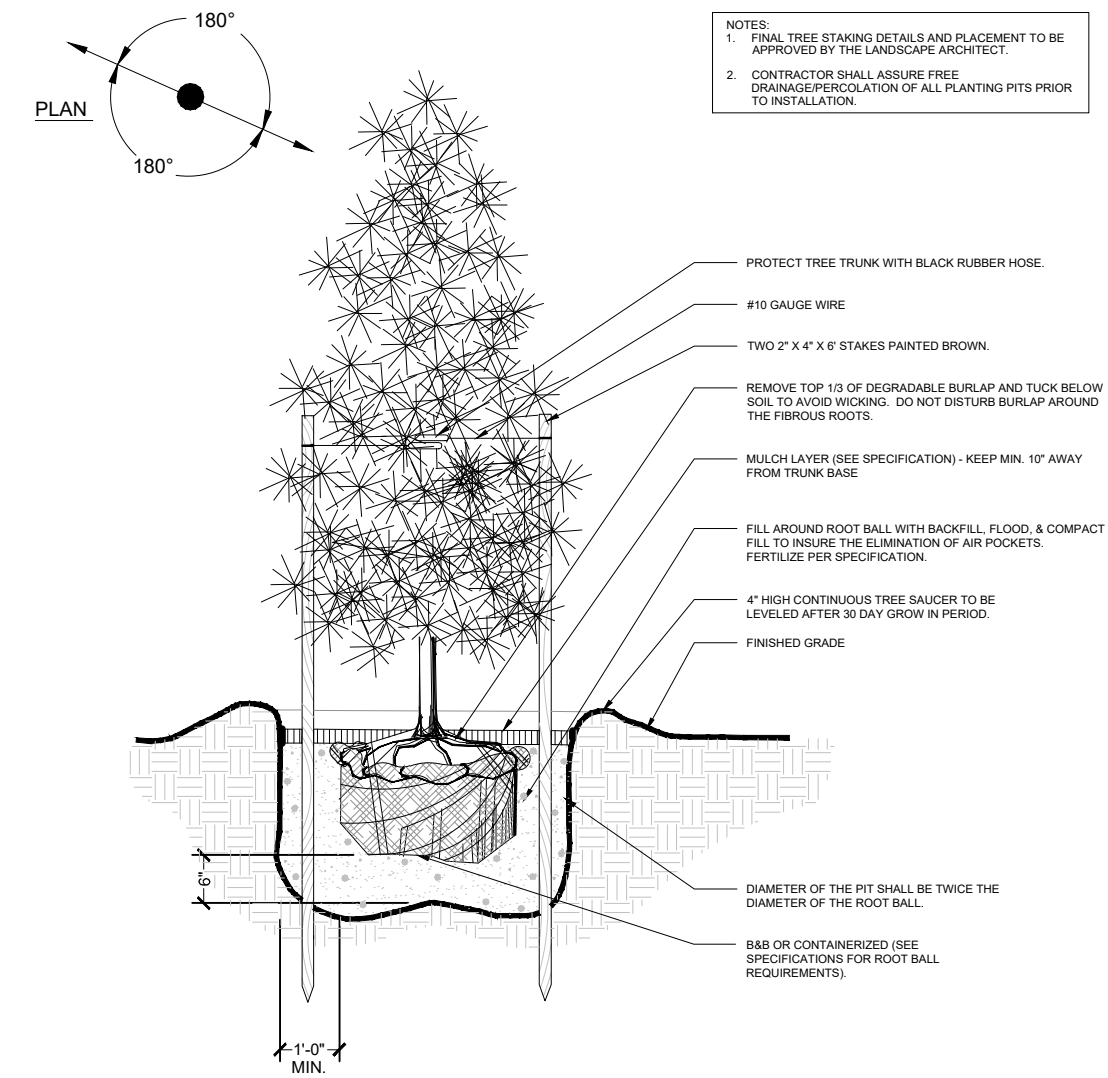
A MULCH APPLICATION
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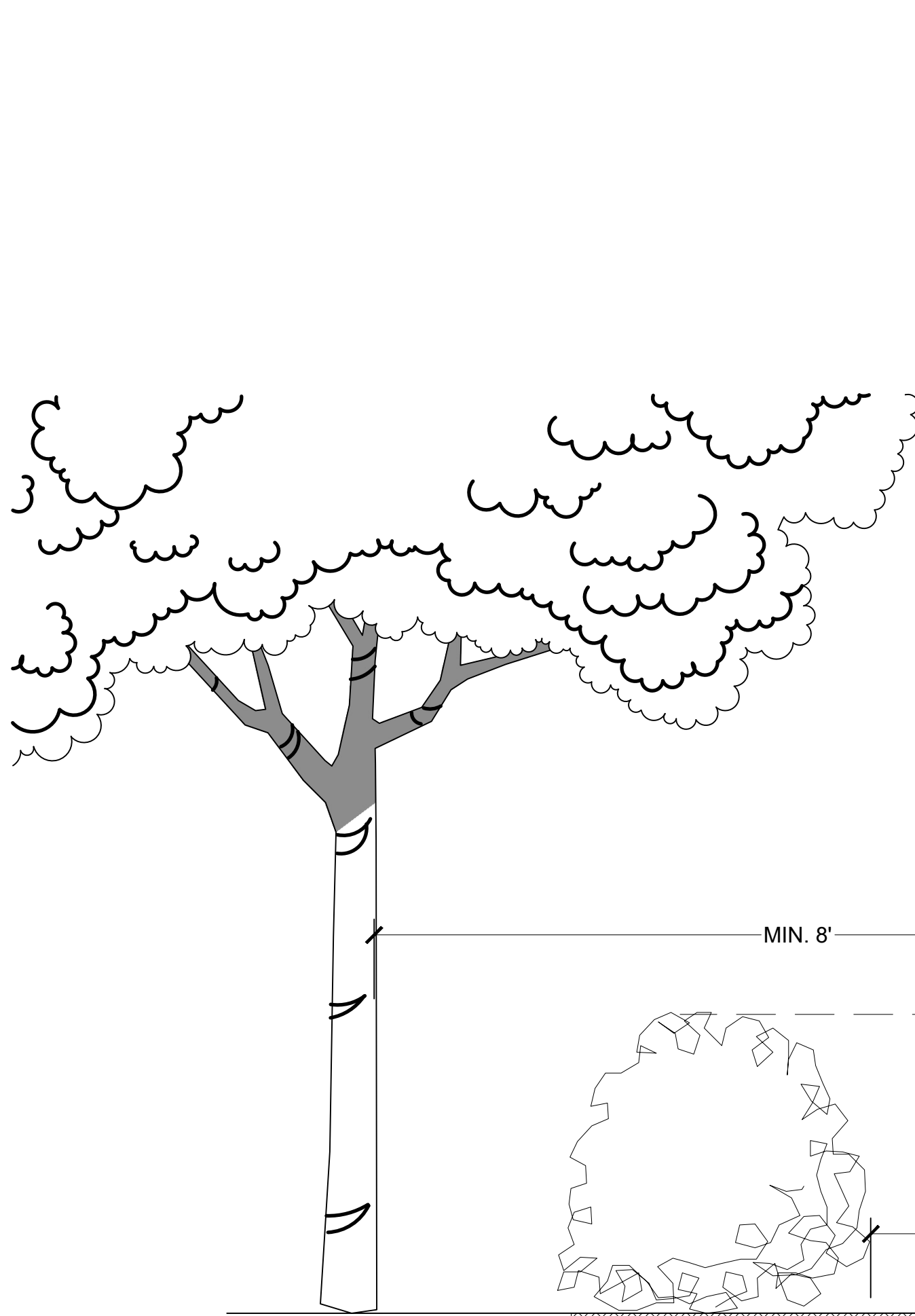
C ROOT BARRIER DETAIL
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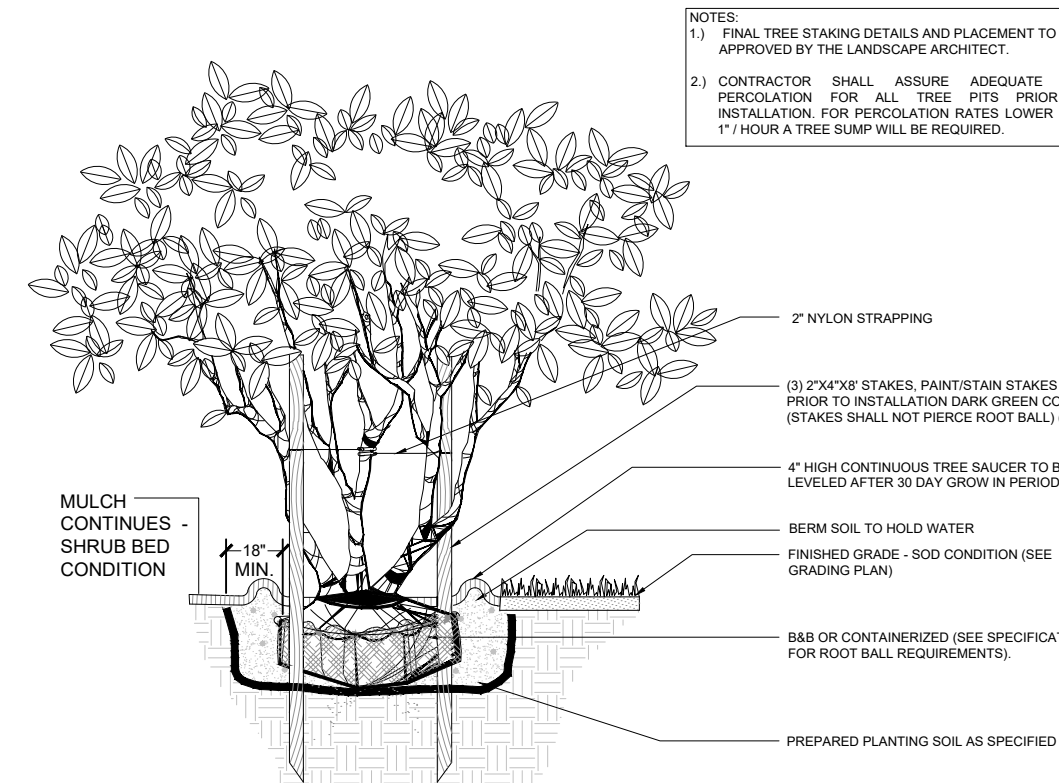
D SHRUB AND GROUND COVER INSTALLATION
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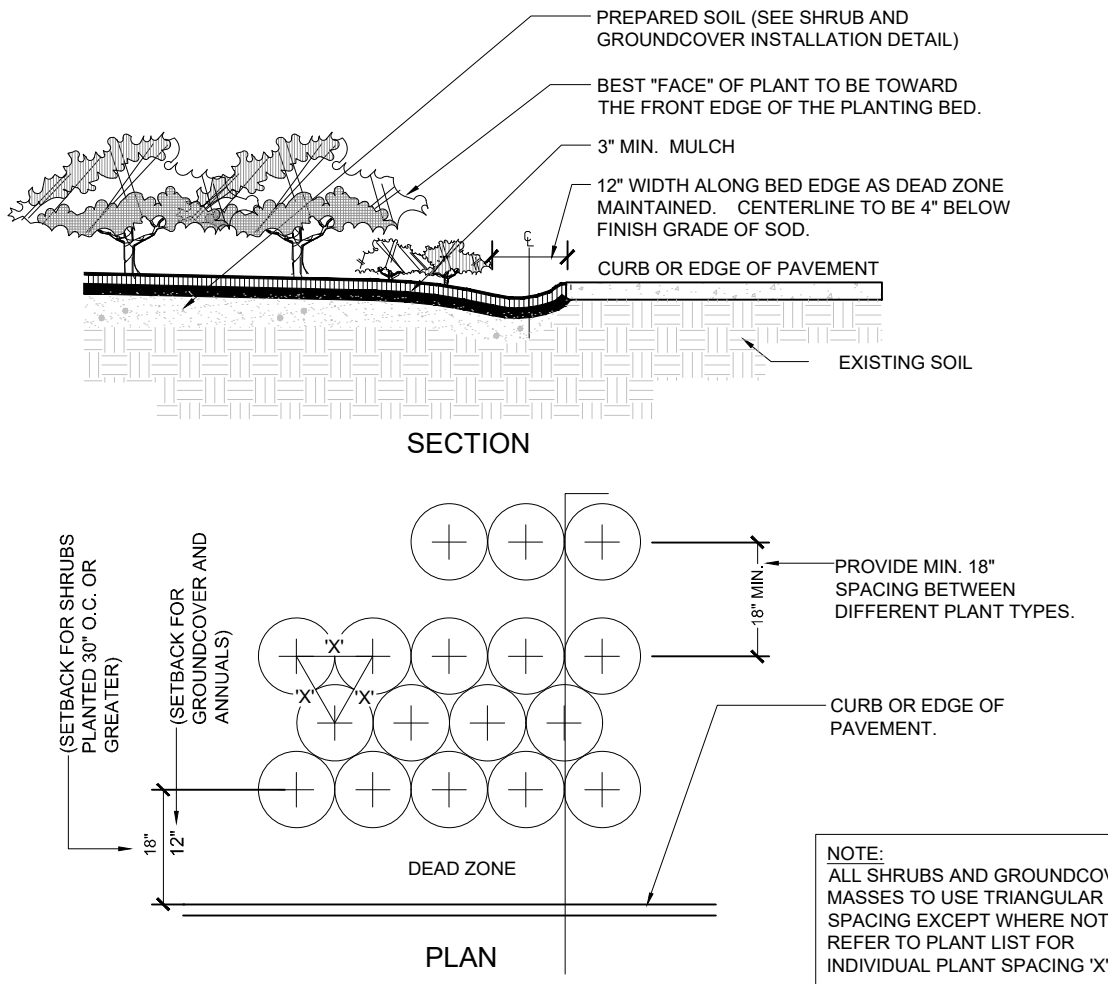
E SMALL TREE INSTALLATION
SCALE: N.T.S.



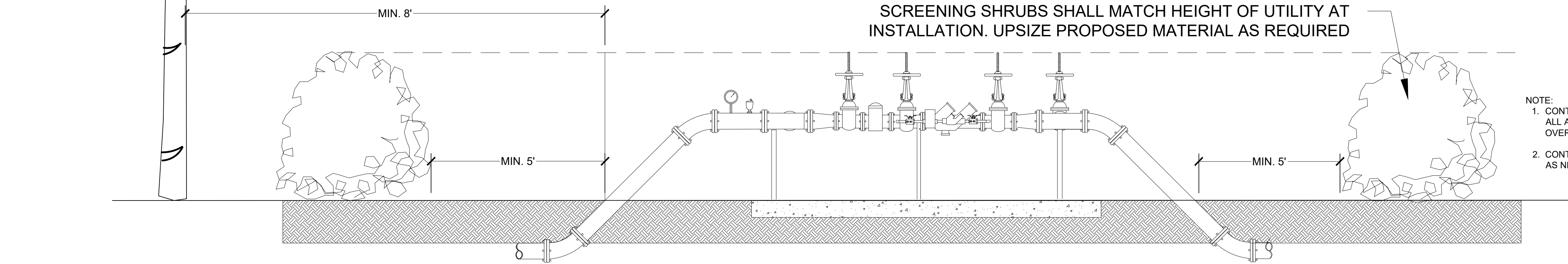
F LARGE TREE INSTALLATION & STAKING
SCALE: N.T.S.



G MULTI-TRUNK TREE INSTALLATION & STAKING
SCALE: N.T.S.



H TYPICAL PLANT SPACING DIAGRAM
SCALE: N.T.S.



B UTILITY SCREENING DIAGRAM
SCALE: N.T.S.

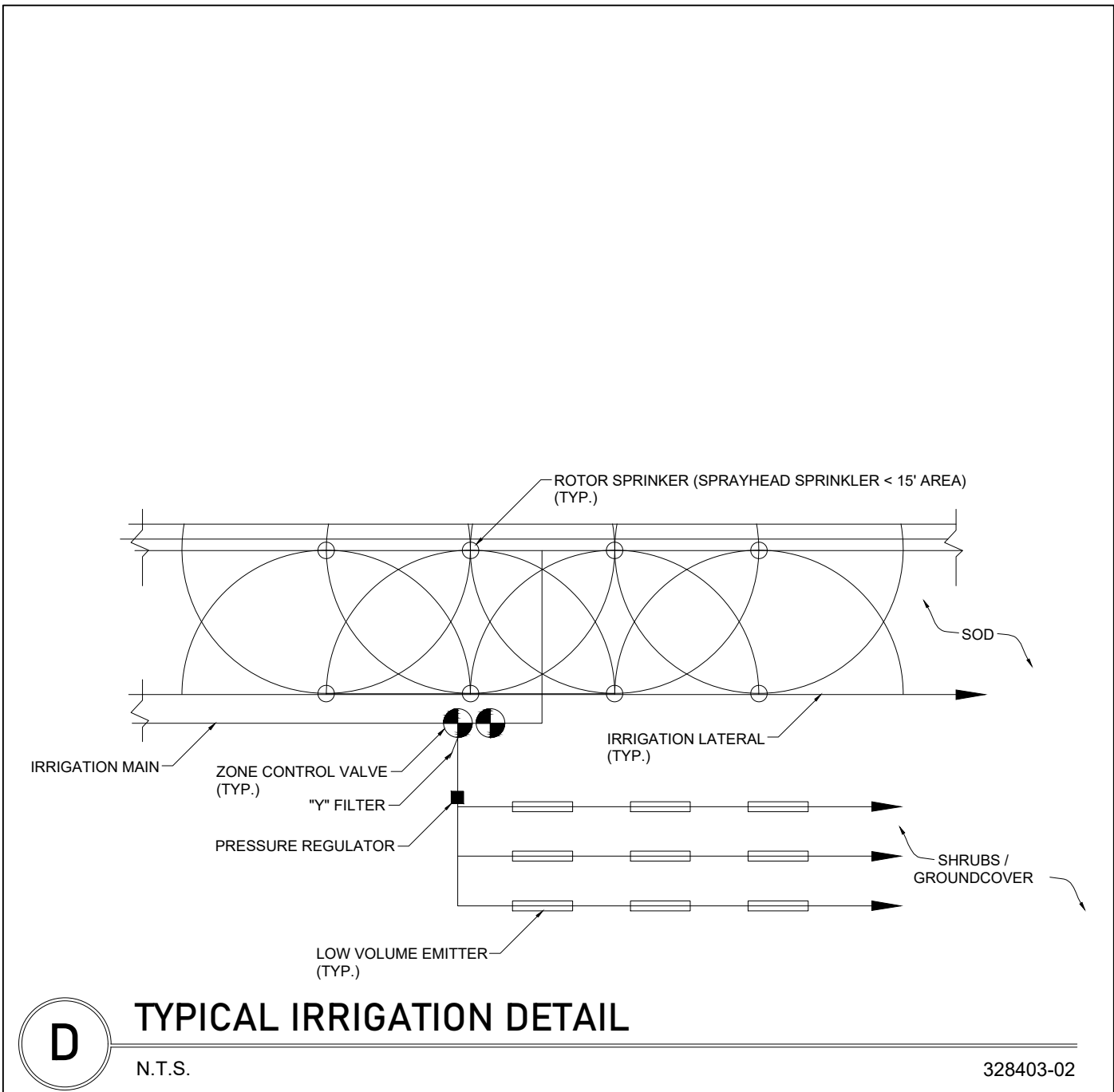
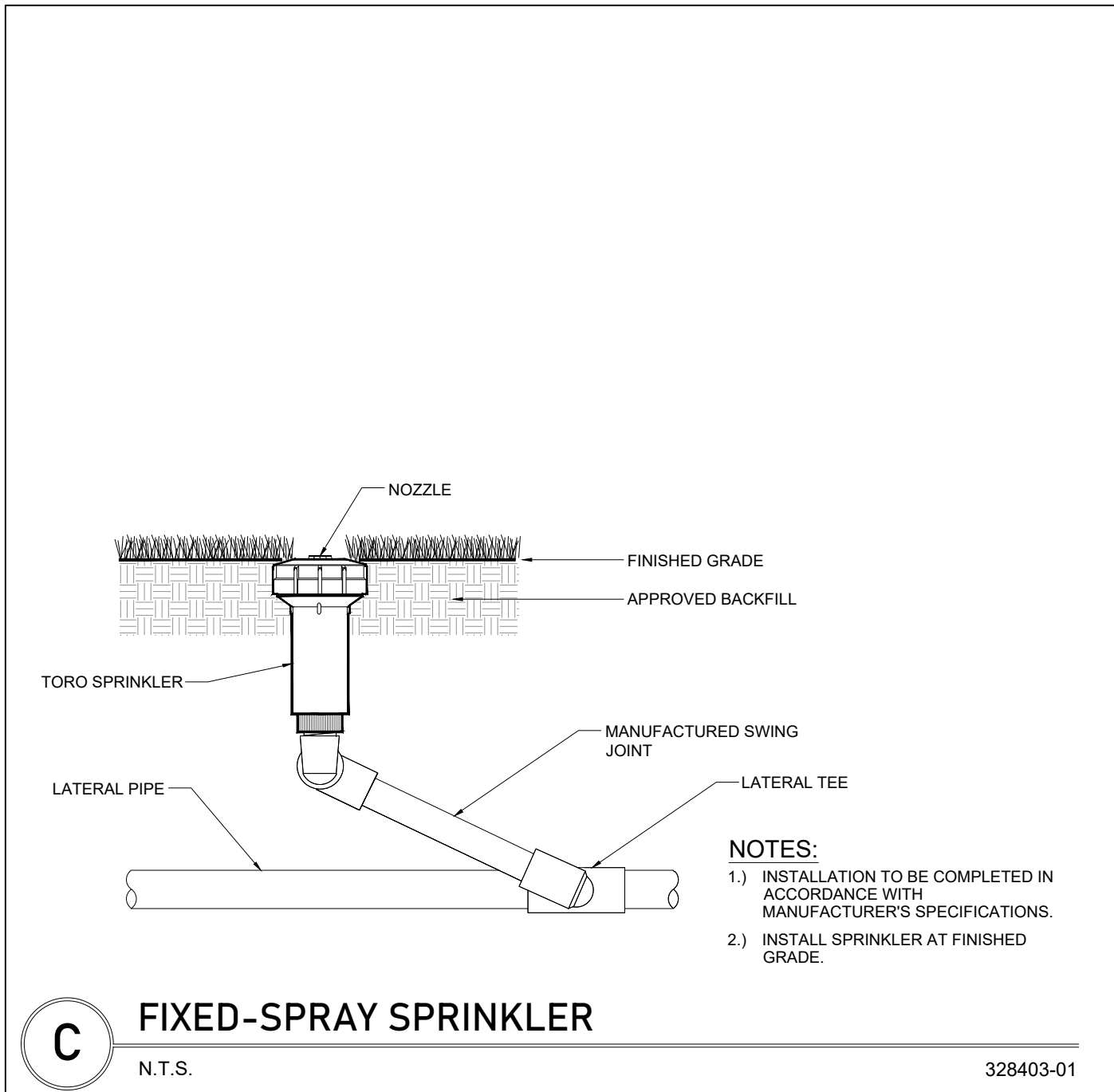
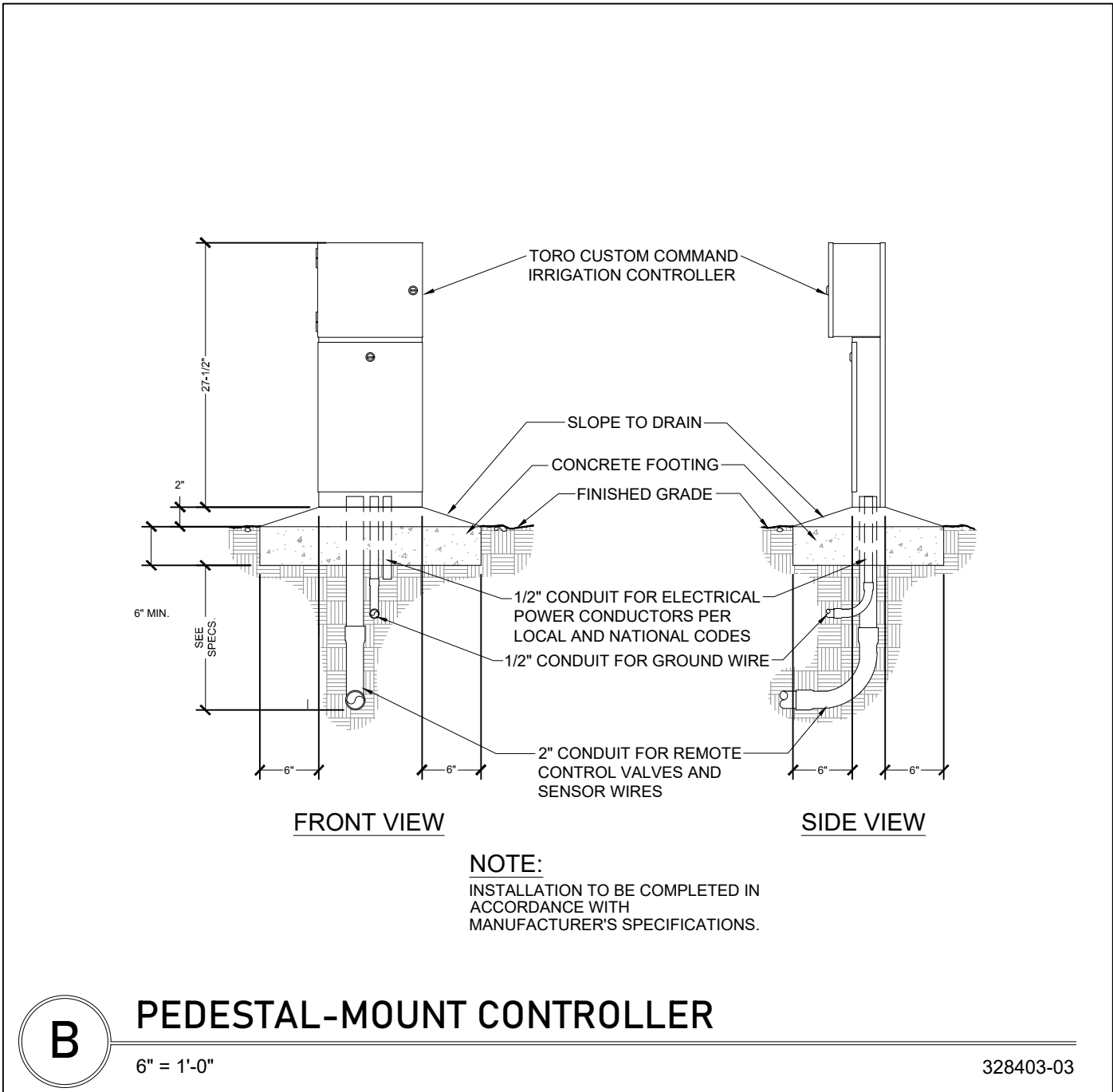
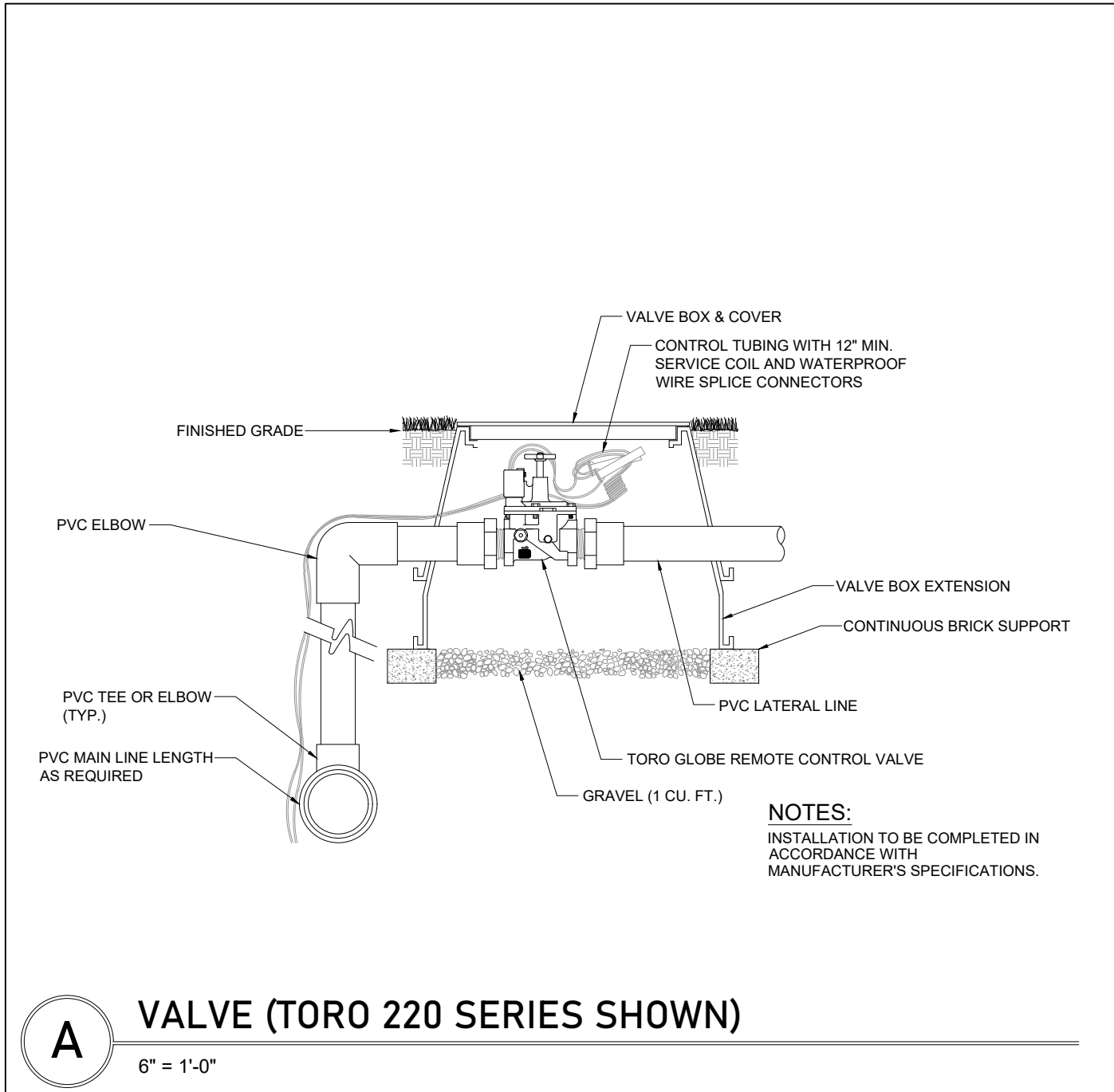
THE CONSTRUCTION OF ALL ABOVE GROUND UTILITY APPURTENANCES VISIBLE FROM THE PUBLIC RIGHT-OF-WAY SUCH AS PEDESTALS, UTILITY METERS, TRANSFORMERS, BACK-FLOW PREVENTION DEVICES, ETC. FOR NEW DEVELOPMENT OR REDEVELOPMENT ACTIVITIES SHALL CONFORM TO SCREENING REQUIREMENTS AS OUTLINED IN 6.06.06 C.10 OF THE LAND DEVELOPMENT CODE. PLANT SECTION LOCATION OR OTHER SCREENING MUST BE CONSIDERATE OF REQUIRED SPATIAL SEPARATIONS FROM A FIRE FLOW PROTECTION APPLIANCE IN ACCORDANCE TO THE UNIFORM FIRE CODE, AND PER WATER, WASTEWATER AND RECLAIMED WATER TECHNICAL SPECIFICATIONS SPEC 331001, PART 2.6.4.2, MUST BE LOCATED A MINIMUM OF 5' FROM UTILITY SLABS AND 3' FROM UNDERGROUND VALVES. TREES MUST BE LOCATED A MINIMUM OF 8' FROM UTILITY SLABS.

FOR ABOVE GROUND UTILITY APPURTENANCES ILLUSTRATED ON THE PLANS, THE TYPE OF SCREENING MUST BE CLEARLY NOTED TO MATCH THE OVERALL HEIGHT FOR THE TYPE OF ABOVE GROUND UTILITY SPECIFIED ON THE PLANS.

UTILIZATION OF EVERGREEN PLANT MATERIAL MUST BE DESCRIBED BY SPECIES, SPACING AND OVERALL HEIGHT FOR THE TYPE OF UTILITY TO BE SCREENED. UTILIZATION OF OPAQUE FENCING OR OTHER SCREENING MATERIAL IS PERMITTED. THE METER ASSEMBLY MUST BE ACCESSIBLE BY BOOM TRUCK OFF A COUNTY RIGHT-OF-WAY OR AN INTERIOR PAVED ACCESS ROAD AT LEAST 12" IN WIDTH PER SPEC 331001, PART 2.6.4. DO NOT INSTALL ANY SCREENING THAT WILL HINDER ACCESS IN THE FUTURE TO THE METER ASSEMBLY FROM THE INTERIOR OF THE SITE.

NOTE:
1. CONTRACTOR SHALL ENSURE VEGETATION SCREENING OF ALL ABOVE GROUND APPURTENANCES MATCHES THE OVERALL HEIGHT FOR THE UTILITY TO BE SCREENED.
2. CONTRACTOR SHALL UPSIZE INSTALLED PLANT MATERIAL AS NEEDED TO MEET THIS SCREENING REQUIREMENT.

NO.	DATE	REVISION
1	05/18/23	REVISED PER COUNTY COMMENTS



- IRRIGATION NOTES:**
- ALL PROPOSED LANDSCAPING TO BE IRRIGATED BY A 100% AUTOMATIC SYSTEM.
 - IRRIGATION SYSTEM SHALL NOT BE INSTALLED THROUGH EXISTING PLANT COMMUNITIES.
 - IRRIGATION SPRINKLER ZONES TO BE SEPARATE FOR HIGH AND LOW WATER REQUIREMENT AREAS AND OPERATED ON DIFFERENT WATERING SCHEDULES.
 - IRRIGATION OVERTHROW TO NONPERVIOUS AND NATURAL AREA TO BE MINIMIZED.
 - A RAIN SHUT OFF TO BE INSTALLED WITH IRRIGATION CONTROLLER SYSTEM.
 - IRRIGATION PIPING TO BE LOCATED WITHIN PLANTING OR SOD AREAS WHEREVER FEASIBLE. PIPING UNDER ROADS TO BE INSTALLED WITHIN SCHEDULE 40 PVC SLEEVING.
 - ALL TREE, SHRUB AND GROUNDCOVER AREAS TO BE FULLY IRRIGATED WITH MICRO-IRRIGATION / LOW VOLUME EMITTERS. ALL SOD AREAS TO BE IRRIGATED WITH ROTOR OR SPRAY HEAD SPRINKLERS SPACED TO PROVIDE 75-100% COVERAGE.
 - A "Y" TYPE FILTER SHALL BE INSTALLED AT THE HEAD END OF LOW VOLUME LINES AND IN-LINE PRESSURE REGULATORS TO REDUCE PRESSURE TO NO MORE THAN 15 P.S.I. SHALL BE UTILIZED.
 - NON-POTABLE IRRIGATION LINES TO BE PURPLE IN COLOR.
 - IRRIGATION WATER SUPPLY TO BE PROVIDED BY THE LOWEST WATER QUALITY SOURCE AVAILABLE.
 - IRRIGATION AND PLANTINGS SHALL COMPLY WITH THE WATER EFFICIENT LANDSCAPE ORDINANCE.
 - THIS IRRIGATION PLAN IS SCHEMATIC AND IS FOR PERMITTING PURPOSES ONLY.
 - THE CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS, SHOWING ALL HEADS, VALVES, AND PIPE LINES TO SCALE AFTER COMPLETION OF PIPING INSTALLATION. THE OWNER SHALL PROVIDE INSTRUCTION SHEETS AND PARTS LIST COVERING EQUIPMENT.
 - THE CONTRACTOR SHALL MAKE EVERY POSSIBLE EFFORT TO PRESERVE EXISTING PLANT MATERIAL THAT HAS BEEN TAGGED. WHERE SUCH MATERIALS FALLS IN THE PATH OF TRENCHING, THE CONTRACTOR SHALL REROUTE THE PIPE OR HAND TRENCH AS NECESSARY TO PROTECT THE DESIGNATED PLANT MATERIAL. THE CONTRACTOR MUST RESTORE ANY NEW PLANT MATERIAL OR SOD TO ITS ORIGINAL CONDITION IF IT IS DAMAGED BEFORE THE OWNER WILL GIVE FINAL ACCEPTANCE.
 - THE OWNER MUST APPROVE ANY SUBSTITUTION MADE.
 - ALL PIPE AND CONTROL LINES SHALL BE SLEEVED WITH SLEEVED SCHEDULE 40 PVC AND PLACED A MINIMUM OF 24" BELOW GRADE AND BACKFILLED WITH CLEAN SAND. NO ROCK IS TO BE IN CONTACT WITH THE PVC PIPE. THE CONTRACTOR SHALL PROVIDE MAGNETIC MARKERS AT EACH END OF THE SLEEVE. SLEEVE SHALL BE 4" MINIMUM.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTING THE SYSTEM IN COMPLETE ACCORDANCE WITH ALL APPLICABLE CODES ORDINANCES AND LAWS. ANY MODIFICATIONS MADE TO CONFORM WITH SAID CODES, LAWS AND ORDINANCES SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE AT NO ADDITIONAL COST TO THE CLIENT.
 - ALL CIRCUIT PIPE IS TO BE CLASS 160 PVC OR A HIGHER GRADE.
 - ALL MAIN FITTINGS SHALL BE REINFORCED WITH 2000-PSI POURED CONCRETE THRUST BLOCKS.
 - THE IRRIGATION CONTRACTOR IS FULLY RESPONSIBLE FOR THE WORK UNTIL THE OWNER GIVES FINAL ACCEPTANCE.
 - CONTRACTOR WILL GUARANTEE THE QUALITY OF HIS MATERIALS AND WORK FOR ONE (1) YEAR. THIS PERIOD BEGINS WITH THE FINAL ACCEPTANCE OF THE OWNER.
 - CONTRACTORS ARE EXPECTED TO PERSONALLY EXAMINE THE SITE AND FULLY ACQUAINT THEMSELVES WITH ALL OF THE EXISTING CONDITIONS SO THAT NO MISUNDERSTANDING MAY AFTERWARDS ARISE TO THE CHARACTER OR AS TO THE EXTENT OF THE WORK TO BE DONE. THIS WILL ALSO ENSURE THE CONTRACTOR WILL BE AWARE OF WHAT PRECAUTIONS NEED TO BE TAKEN TO AVOID INJURY TO PEOPLE OR DAMAGE TO PROPERTY.
 - THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A COMPLETE AND OPERABLE SYSTEM FOR: THE IRRIGATION OF ALL LANDSCAPE PLANTING ON SITE. PLANS AND SPECIFICATIONS MAY NOT INDICATE ALL ITEMS NECESSARY FOR THE PROPER IRRIGATION OF THE PROJECT AND THE CONTRACTOR HOLDS THE RESPONSIBILITY FOR FURNISHING LABOR, MATERIALS AND EQUIPMENT REQUIRED FOR A COMPLETE AND PROPER PROJECT EVEN IF NOT IN THE INITIAL SPECIFICATIONS.
 - ALL IRRIGATION WATER MAINS SHALL BE SEPARATED FROM WATER MAINS BY A MINIMUM HORIZONTAL DISTANCE OF SIX (6) FEET MEASURED EDGE TO EDGE AND A VERTICAL DISTANCE OF TWELVE INCHES (12") BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE. WHERE MINIMUM SEPARATION CANNOT BE MAINTAINED, SEE CROSSOVER DETAIL REQUIREMENTS IN THE DETAIL SHEETS.

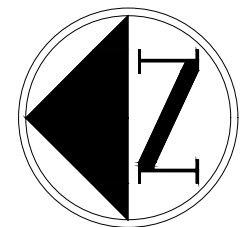
NOTE:
CONTRACTOR SHALL ASSURE ADEQUATE SOIL PERCOLATION FOR ALL TREE PITS PRIOR TO INSTALLATION. FOR PERCOLATION RATES LOWER THAN 1" / HOUR A TREE SUMP WILL BE REQUIRED.

- HILLSBOROUGH COUNTY IRRIGATION NOTES:**
- IRRIGATION ZONES DELINEATED AS MICRO-IRRIGATION OR WITH IRRIGATION TECHNIQUES OTHER THAN MICRO-IRRIGATION.
 - TURF AREAS ARE ON SEPARATE IRRIGATION ZONES FROM OTHER LANDSCAPE PLANT ZONES.
 - IRRIGATION SPRAYS AND ROTORS ARE NOT COMBINED ON THE SAME CONTROL VALVE CIRCUIT.
 - SPRAY AND ROTORS HAVE MATCHING APPLICATION RATES WITHIN EACH IRRIGATION ZONE.
 - IRRIGATION SYSTEM AVOIDS OVER-SPRAY AND RUNOFF ONTO WALKWAYS, ROADWAYS, STRUCTURES OR OTHER NON-LANDSCAPED AREAS.
 - FOUR FEET WIDE OR LESS LANDSCAPE AREAS CONTAIN MICRO-IRRIGATION ONLY.
 - SPRINKLER SPACING DOES NOT EXCEED 55% OF THE SPRINKLER'S DIAMETER OF COVERAGE.
 - IRRIGATION CONTROL EQUIPMENT CONTAINS AN AUTOMATIC IRRIGATION CONTROLLER WITH PROGRAM FLEXIBILITY UNLESS MECHANICAL. THE AUTOMATIC IRRIGATION CONTROLLER CONTAINS A BATTERY BACK UP TO RETAIN IRRIGATION PROGRAMS.
 - EACH LOT TO PROVIDE AN OPERABLE RAIN SENSOR DEVICE EXPOSED TO UNOBSTRUCTED RAINFALL.

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CONSTRUCTION PLAN REVISIONS

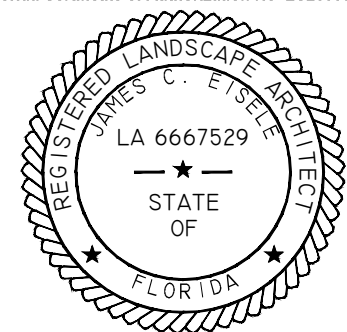
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WINDHORST COMMONS

CLIENT: HABITAT FOR HUMANITY

IRRIGATION DETAILS

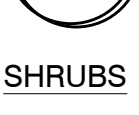
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Florida Certificate of Authorization No. LC2690636



JAMES C. EISELE
REGISTERED LANDSCAPE ARCHITECT
REGISTRATION NUMBER 6667529

PROJECT No. 194-01-02
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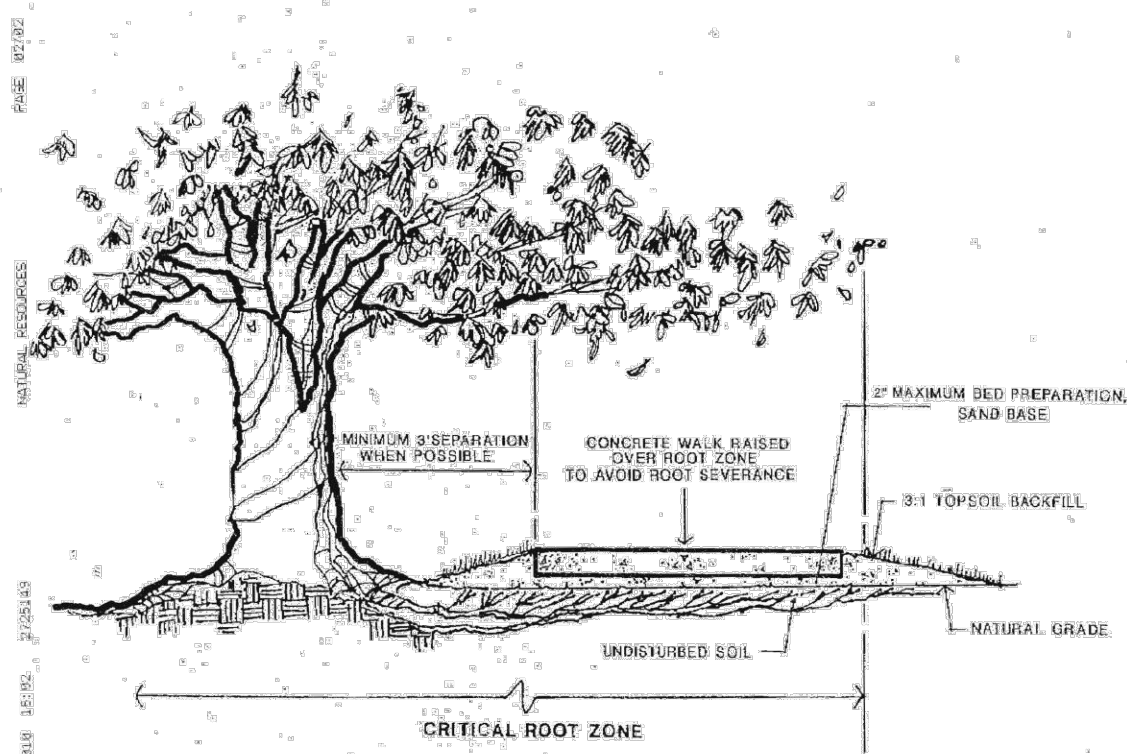
PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER TYPE	HEIGHT	SPECIFICATION	DIVERSITY
	8	Acer floridanum	Florida Maple	3" D.B.H.		10' Ht.	Florida No.1 or better	17%
	12	Lot Understory Tree	Lot Understory Tree	1" D.B.H.		6' Ht.	Florida No.1 or better	
	18	Magnolia grandiflora 'D.D. Blanchard'	D.D. Blanchard Southern Magnolia	3" D.B.H.		10' Ht.	Full to Ground, Florida No. 1 or better	39%
	9	Quercus virginiana	Southern Live Oak	3" D.B.H.		10' Ht.	Florida No. 1 or better	20%
	11	Ulmus americana floridana	Florida Elm	3" D.B.H.		10' Ht.	Florida No.1 or better	24%
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	HEIGHT		SPACING
	48	Myrcianthes fragrans	Simpson's Stopper	3 gal.	Pot	36" Ht. Min		36" o.c.

WINDHORST COMMONS BLANKET LAL CHART - LOTS WITHOUT TREES						
Lot #	Lot SF	Required Lot Tree	Provided Lot Tree	Lot Street Frontage	Required Street Tree	Provided Street Tree
1	3,555	1	1	46	1	1
2	3,863	1	1	50	1	1
3	3,861	1	1	50	1	1
4	3,651	1	1	40	1	1
5	3,657	1	1	40	1	1
6	3,637	1	1	41	1	1
7	3,522	1	1	42	1	1
8	4,326	1	1	55	1	1
9	4,761	1	1	42	1	1
10	3,531	1	1	41	1	1
11	3,480	1	1	40	1	1
12	3,480	1	1	40	1	1
13	3,480	1	1	40	1	1
14	3,480	1	1	40	1	1
15	3,480	1	1	40	1	1
16	3,480	1	1	40	1	1
17	3,480	1	1	40	1	1
18	3,480	1	1	40	1	1
19	3,480	1	1	40	1	1
20	3,480	1	1	40	1	1
21	3,480	1	1	40	1	1
22	3,480	1	1	40	1	1
23	3,480	1	1	40	1	1
Total		23	23		23	23
Grand Total						46

MISCELLANEOUS

QUANTITY	BOTANICAL NAME	COMMON NAME	SPECIFICATION
TBD	IRRIGATION		100% HEAD TO HEAD IN TURF AREAS, MICRO DRIP EMITTERS FOR ALL PLANTINGS
TBD	BAHIA SOD	BAHIA SOD	TO BE FIELD VERIFIED BY CONTRACTOR. (AREA IS FOR COMMON SPACE ONLY)
TBD	ST. AUGUSTINE SOD	ST. AUGUSTINE SOD	TO BE FIELD VERIFIED BY CONTRACTOR. (AREA IS FOR COMMON SPACE ONLY)
TBD	MULCH	PINE STRAW MULCH	MIN. 3" THICK



CONCRETE WALK OVER CRITICAL ROOT ZONE DETAIL NO SCALE

NOTE:
GROUPED PLANT SYMBOLS SHOWN ARE REPRESENTATIVE OF GENERAL TREE AND SHRUB REQUIREMENTS. ALL SUBSTITUTIONS MADE TO FOLLOW LOCAL COUNTY CODE.

TREE PLANTING NOTES:

- ALL TREES SHALL BE GUARANTEED FOR TWO YEARS FROM DATE OF COUNTY ACCEPTANCE
- EACH TREE SHALL RECEIVE SIX "AGRIFORM" 21 GRAM TABLETS PER MANUFACTURER'S DIRECTIONS.
- FLEXIBILITY SHALL BE GIVEN TO THE PLACEMENT OF STREET TREES TO ACCOMMODATE IMPROVEMENTS SUCH AS DRIVEWAYS, UTILITIES, LIGHTING, ETC.
- STREET TREE SHALL HAVE A MINIMUM CLEARANCE OF 10' FROM STREET LIGHTS. SHALL NOT BE INSTALLED WITHIN 10 FT. OF ANY ABOVE GROUND UTILITY OR WITHIN 30 FT. OF THE FACE OF A STOP SIGN.
- STREET TREE PLANTINGS IN "COMMON TRACTS" TO BE INSTALLED PRIOR TO AS-BUILT INSPECTION
- TREE PLANTING SHALL INCLUDE ROOT BARRIER PROTECTION TO PREVENT ROOT GROWTH INTO UTILITIES, DRAINAGE, SIDEWALKS AND OTHER PAVED AREAS.
- APPLY A 3" LAYER OF MULCH LAYER TO ALL PROPOSED TREE, SHRUB, GROUND COVER AND VINE PLANTINGS
- ALL TRIMMING UNDERTAKEN ON A TREE PROTECTED BY THE PROVISIONS OF THE LAND DEVELOPMENT CODE SHALL BE IN ACCORDANCE WITH THE AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) A-300 PRUNING STANDARDS.

GENERAL NOTES:

- NO REFERENCE TO ENGINEERING SHOULD BE MADE FROM THIS SHEET. FOR LANDSCAPE REFERENCE ONLY.
- ANY DEVIATION FROM PLANT QUANTITY, SIZE OR GRADE MAY JEOPARDIZE THE CERTIFICATE OF OCCUPANCY.
- THE HEALTHY, NEAT, AND ORDERLY APPEARANCE OF ALL REQUIRED LANDSCAPING MATERIALS IS THE CONTINUAL RESPONSIBILITY OF THE PROPERTY OWNER.
- SLOPES 4:1 OR GREATER SHALL REQUIRE SODDING FOR STABILIZATION.
- CONTRACTOR SHALL VERIFY ALL FINAL TREE LOCATIONS IN REGARD TO CONFLICTS SUCH AS UTILITIES, DRAINAGE, ETC.
- IN ORDER TO COMPLY WITH SECTION 4.01.05.A OF THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE TO MINIMIZE SOIL EROSION PROPOSED LAND ALTERATION ACTIVITIES SHALL NOT UNNECESSARILY REMOVE EXISTING VEGETATION AND ALTER EXISTING TOPOGRAPHY. ADEQUATE PROTECTION MEASURES (IE. HAY BALES, BAPLES, SODDING AND SANDBAGGING) SHALL BE PROVIDED, AS NECESSARY, TO MINIMIZE EROSION AND DOWNSTREAM SEDIMENTATION CAUSED BY SURFACE WATER RUN-OFF ON EXPOSED LAND SURFACES.
- 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.
- FOR COMMERCIAL, SITE DEVELOPMENT PROJECTS, NO MORE THAN 50% OF THE LANDSCAPED AREA MAY BE PLANTED WITH SHALLOW-ROOTED (I.E. ST. AUGUSTINE) TURF GRASS VARIETIES. THESE TURF GRASS VARIETIES SHALL BE CONSOLIDATED IN AND LIMITED TO AREAS THAT ARE PROVIDED WITH CENTRAL AUTOMATIC IRRIGATION SYSTEMS.

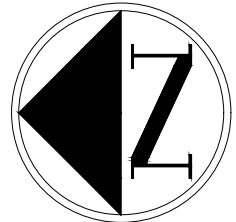
GENERAL LANDSCAPE NOTES:

- ALL PLANT MATERIAL TO BE FLORIDA GRADE #1 OR BETTER, AS DEFINED IN "GRADES AND STANDARDS FOR NURSERY PLANTS", STATE OF FLORIDA DEPT. OF AGRICULTURE.
- ALL SIZES SHOWN FOR PLANT MATERIAL ON THE PLAN ARE TO BE CONSIDERED MINIMUM. ALL PLANT MATERIAL MUST MEET OR EXCEED THESE MINIMUM REQUIREMENTS FOR BOTH HEIGHT AND SPREAD. ANY OTHER REQUIREMENTS FOR SPECIFIC SHAPE OR EFFECT AS NOTED ON THE PLAN SHALL ALSO BE REQUIRED FOR ACCEPTANCE. ALL TREES TO BE SINGLE TRUNKED, UNLESS OTHERWISE NOTED ON PLANS.
- MINIMUM THREE-INCH (3") THICK LAYER OF MULCH SHALL BE PLACED AROUND ALL NEW PLANT MATERIAL AND BARE GROUND THAT WILL NOT BE COVERED BY EXISTING VEGETATION, SOD, GRAVEL, PAVEMENT OR ANY OTHER GROUND COVER TREATMENT.
- ALL TREES TO BE HEALTHY, FULL SPECIMEN TYPES. ALL PALMS TO BE SUN GROWN.
- ALL PLANTING BED AREAS TO HAVE 6" OF DARK, FRIABLE TOP SOIL OR BED MIXED CHURNED INTO EXISTING SOIL.
- NEW PLANT MATERIAL TO BE INSTALLED WILL BE FIELD ADJUSTED TO ACCOMMODATE EXISTING PLANT MATERIAL SUCH AS OVERHEAD CANOPY TREES, UNDERSTORY TREES AND SHRUBS OR GROUND COVER. THIS WILL INSURE EXISTING PLANT MATERIAL TO REMAIN IN ITS NATURAL STATE. THEREFORE, NO EXISTING PLANT MATERIAL WILL BE ALTERED BY REMOVING, CUTTING TRIMMING OR DESTROYING IN ORDER TO INSTALL NEW PLANT MATERIAL.
- ALL TREE STAKING TO BE DONE USING ARBOR TAPE AND THE DUCKBILL ANCHOR SYSTEM.
- ALL LANDSCAPED AREAS TO BE IRRIGATED WITH A FULLY AUTOMATED IRRIGATION SYSTEM.
- ALL TREES SHALL BE LOCATED AT LEAST SIX FEET AWAY FROM THE FLOWLINE OF PERIMETER PROPERTY SWALES AND PROPOSED STORMWATER INLETS.

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SCALE IN FEET

CONSTRUCTION PLAN REVISIONS

05/19/23 REVISED PER COUNTY COMMENTS

WINDHORST COMMONS

CLIENT: HABITAT FOR HUMANITY

GENERAL NOTES & LANDSCAPE SPECIFICATIONS

Engineering Business Certificate of Authorization No. 32771
Florida Certificate of Authorization No. LC26909638



JAMES C. EISELE
REGISTERED LANDSCAPE ARCHITECT
REGISTRATION NUMBER 6667529

PROJECT No. 194-01-02

SHEET L 6.0