

TWO CREEKS SUBDIVISION

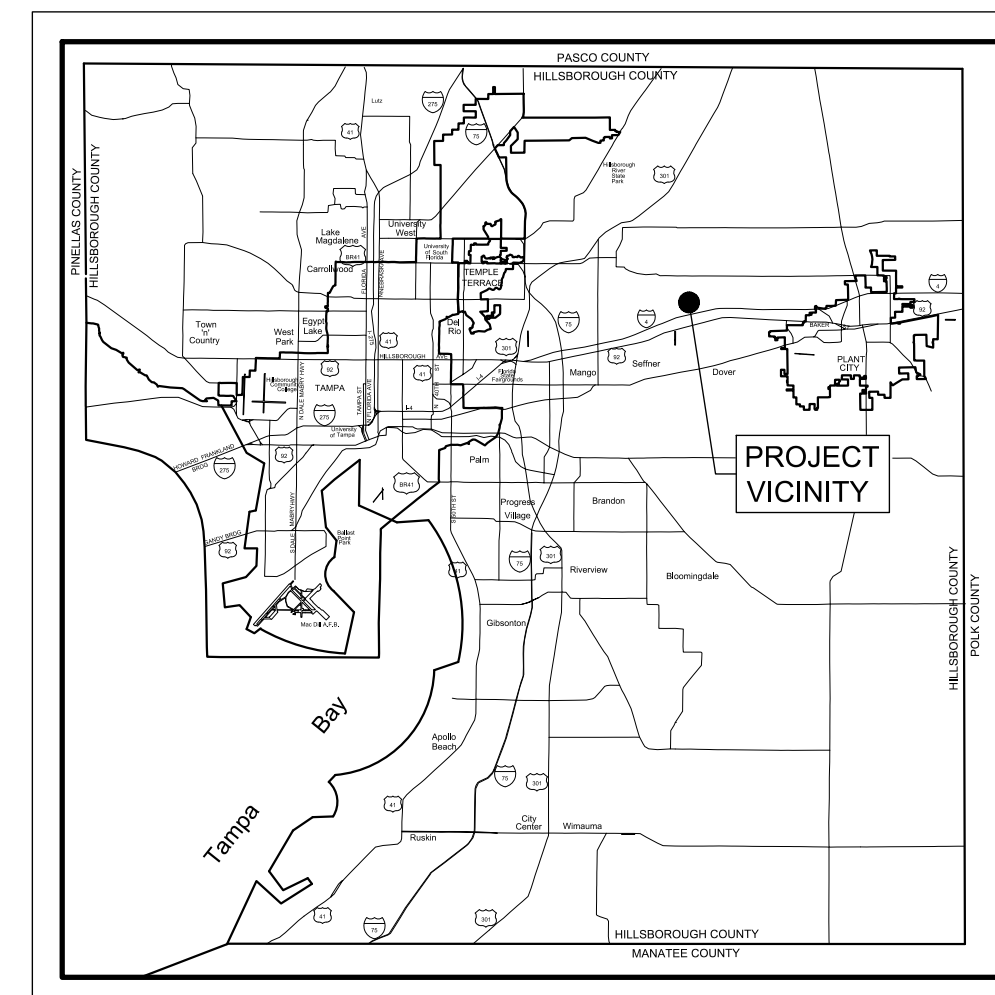
A RESIDENTIAL SUBDIVISION LOCATED IN
SECTION 19, TOWNSHIP 28 SOUTH, RANGE 21 EAST
HILLSBOROUGH COUNTY, FLORIDA

LEGAL DESCRIPTION

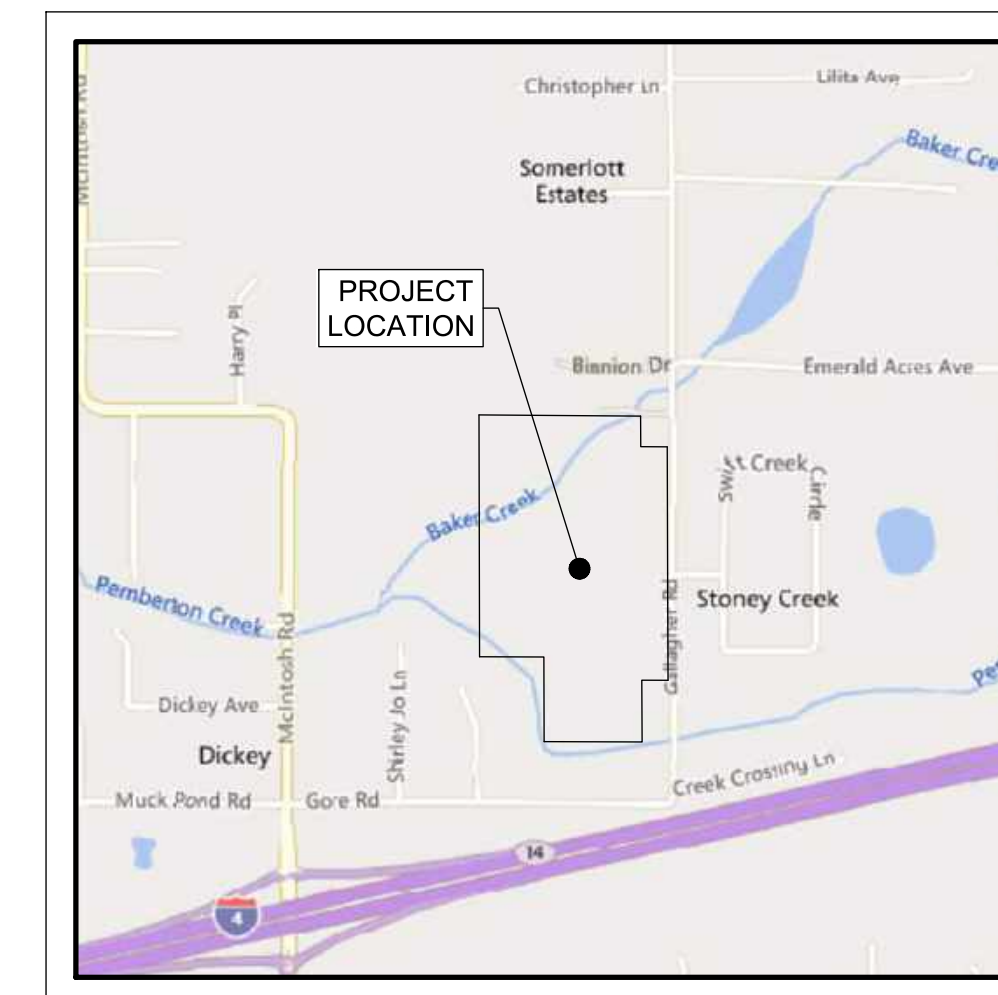
The Northeast 1/4 of the Southeast 1/4 of Section 19, Townships 28 South, Range 21 East, LESS the North 210.00 feet of the East 210.00 feet thereof AND the North 1/4 of the West 1/3 of the Southeast 1/4 of the Southeast 1/4 of Section 19, Township 28 South, Range 21 East AND the East 2/3 of the SE1/4 of the SE 1/4 of Section 19, Township 28 South, Range 21 East, LESS the South 415.60 feet thereof, and ALSO LESS the East 210.00 feet of the North 425.00 feet of the South 840.60 feet thereof, in Hillsborough County, Florida.

Containing 58.09 Acres, more or less.

FIRE PROTECTION NOTE:
ALL HOUSES WILL HAVE FIRE SPRINKLER SYSTEMS IN ACCORDANCE WITH NFPR 13-D



Vicinity Map
NOT TO SCALE



Location Map
SCALE: 1" = 1320'

SITE DATA

FOLIO NUMBER:	81628-0100, 81612-0000 81612-0200	WATER SERVICE:	PRIVATE WELLS
SITE AREA:	57.8± ACRES (5.1± ACRES WETLANDS)	WASTE WATER SERVICE:	PRIVATE SEPTIC SYSTEM
ZONING:	PD 20-0366	FIRE PROTECTION:	PER HILLSBOROUGH CO. FIRE DEPARTMENT REQUIREMENTS
FUTURE LAND USE:	RES-1	* EACH HOUSE WILL HAVE AN INDIVIDUAL PRIVATE FIRE SPRINKLER SYSTEM.	
EXISTING USE:	VACANT / AGRICULTURE	FEMA:	THIS PROJECT IS LOCATED WITHIN FLOOD ZONE(S) "X" & "AE" (BFE VARIES) PER FEMA FLOOD INSURANCE RATE MAP NO. 12057C0263H, COMMUNITY NO. 120112, PANEL 0263H, EFFECTIVE AUGUST 28, 2008.
PROPOSED USE:	57 SINGLE FAMILY LOTS	APPLICANT:	FISCHBACH LAND COMPANY 510 VONDERBURG DRIVE BRANDON, FLORIDA 33511 PHONE (813) 540-1000
RESIDENTIAL DENSITY:	1.0 DU/AC	ENGINEER:	LANDMARK ENGINEERING & SURVEYING CORP. 8515 PALM RIVER ROAD TAMPA, FLORIDA 33619 PHONE (813) 621-7841 FAX (813) 621-6761
DEVELOPMENT STANDARDS: 1 ACRE LOTS ADJACENT TO GALLAHER ROAD:		ENVIRONMENTAL REPRESENTATIVE:	MICHAEL D. HORNER, AICP 14502 N DALE MABRY HIGHWAY, SUITE 200 TAMPA, FLORIDA 33618 PHONE (813) 962-2395
LOT SIZE:	43,560 SQUARE FEET (MINIMUM)		
LOT WIDTH:	150 FEET (MIN.)		
BUILDING HEIGHT:	35 FEET - 2 STORIES		
SETBACKS:			
FRONT:	50 FEET		
REAR:	50 FEET		
SIDE:	15 FEET		
DEVELOPMENT STANDARDS: 1/2 ACRE LOTS			
LOT SIZE:	21,780 SQUARE FEET (MINIMUM)		
LOT WIDTH:	100 FEET (MIN.)		
BUILDING HEIGHT:	35 FEET - 2 STORIES		
SETBACKS:	REQUIRED PROPOSED		
FRONT:	25 FEET 50 FEET		
REAR:	25 FEET 25 FEET		
SIDE:	10 FEET 10 FEET		

S.W.F.W.M.D. PROJECT AREA: 57.8 AC.

- NOTICE -
CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL OF THE NECESSARY PERMITS FOR CONSTRUCTION OF UNDERGROUND UTILITIES PRIOR TO THE START OF CONSTRUCTION

- NOTICE -
ALL CONSTRUCTION SHALL COMPLY WITH THE LATEST EDITION OF THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE AND ALL APPLICABLE COUNTY REGULATIONS AND STANDARDS

SHEET INDEX	
SHEET NO.	SHEET TITLE
1	COVER SHEET
2	EXISTING CONDITIONS & DEMOLITION PLAN
3	GEOMETRY PLAN
4	DRAINAGE PLAN
5	DRAINAGE PLAN
6	DRAINAGE PLAN
7	PAVING & GRADING PLAN
8	PAVING & GRADING PLAN
9	PAVING & GRADING PLAN
10	STORMWATER POND & FLOOD PLAIN COMPENSATION CROSS-SECTIONS
11	ROADWAY PLAN & PROFILE
12	ROADWAY PLAN & PROFILE
13	ROADWAY PLAN & PROFILE
14	ROADWAY PLAN & PROFILE
15	GALLAGHER ROAD DEMOLITION PLAN
16	GALLAGHER ROAD IMPROVEMENT PLAN
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19	GALLAGHER ROAD IMPROVEMENT PLAN
20	GALLAGHER ROAD IMPROVEMENT PLAN
21	PAVING, GRADING & DRAINAGE DETAILS
22	PAVING, GRADING & DRAINAGE DETAILS
23	STREET TREE PLAN

Todd C. Amaden,
State of Florida,
Professional Engineer,
License No. 53967

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TODD C. AMADEN No. 53967
PROFESSIONAL ENGINEER

REVISIONS:
2022-07-26 REV. PER COUNTY COMMENTS (KNR)
2022-09-15 REV. PER GRADING (KNR)

DATE: 2024-09-28
DRAWN BY: JEF
CHECKED BY: TCA
JOB NO.: 2190094

Elevations based on
NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88)
Conversion from NAVD88 to NGVD29 = +0.85 Feet

TWO CREEKS SUBDIVISION
HILLSBOROUGH COUNTY, FLORIDA

COVER SHEET

FISCHBACH LAND COMPANY
510 VONDERBURG DRIVE
SUITE 208
BRANDON, FLORIDA 33511
PHONE (813) 540-1000

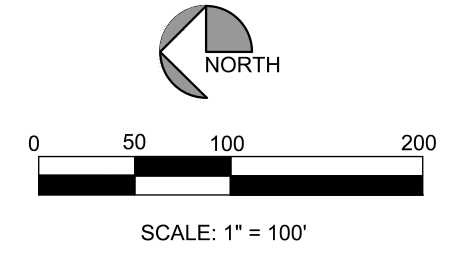
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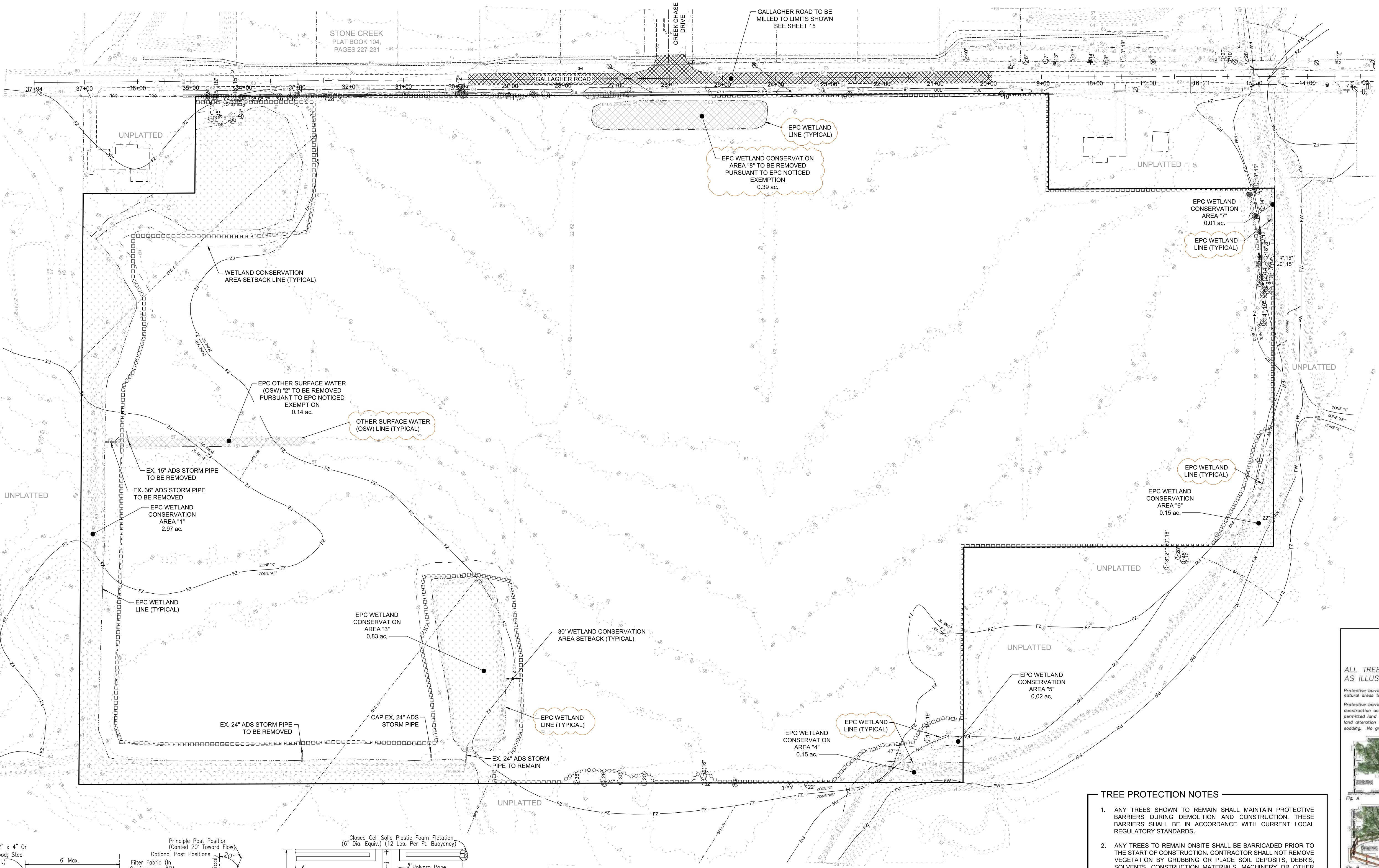


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DEMOLITION NOTES

- THE LOCATION OF EXISTING UTILITIES IS APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THEIR EXACT LOCATIONS AND DEPTH PRIOR TO CONSTRUCTION IN THEIR VICINITY. THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD IMMEDIATELY IF FIELD CONDITIONS CONFLICT WITH THE INFORMATION PROVIDED.
- THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN THE AREA PRIOR TO CONSTRUCTION AND CALL THE SUNSHINE STATE ONE CALL 1-800-432-4770.
- CONTRACTOR TO ESTABLISH AND PROPERLY FLAG PROPERTY LINES PRIOR TO DEMOLITION.
- THE CONTRACTOR SHALL UTILIZE SUITABLE EROSION CONTROL DURING DEMOLITION AND ALL PHASES OF CONSTRUCTION.
- THE CONTRACTOR SHALL PROVIDE EROSION CONTROL OR SEDIMENTATION BARRIER (HAY BALES OR SILT SCREEN) TO PREVENT SILTATION OF ADJACENT PROPERTY, STREETS, PONDS, STORM SEWERS AND WATERWAYS, AND TO MAINTAIN THE EROSION CONTROL OR SEDIMENTATION BARRIER IN AN EFFECTIVE WORKING MANNER FOR THE DURATION OF CONSTRUCTION. ADDITIONALLY, CONTRACTOR SHALL PLACE STRAW, MULCH OR OTHER SUITABLE MATERIAL ON GROUND IN AREAS WHERE CONSTRUCTION RELATED TRAFFIC IS REQUIRED TO ACCESS SITE.

IF IN THE OPINION OF THE ENGINEER AND/OR THE LOCAL AUTHORITIES, EXCESSIVE QUANTITIES OF SOIL ARE TRANSPORTED OFFSITE EITHER BY DRAINAGE OR BY VEHICULAR TRAFFIC, THE CONTRACTOR IS TO REMOVE SAID SOIL AND REPAIR DAMAGED OR INEFFECTIVE EROSION CONTROL OR SEDIMENTATION BARRIER TO THE SATISFACTION OF THE ENGINEER AND/OR THE LOCAL AUTHORITIES. SILTATION ACCUMULATIONS GREATER THAN THE LESSER OF 12 INCHES OR ONE-HALF THE DEPTH OF THE SEDIMENTATION BARRIER SHALL BE IMMEDIATELY REMOVED AND REPLACED IN UPLAND AREAS.

- CONTRACTOR TO DEMOLISH AND REMOVE ALL IMPROVEMENTS WITHIN LIMITS OF DEMOLITION SHOWN UNLESS OTHERWISE NOTED.
- THE CONTRACTOR IS RESPONSIBLE FOR THE DISPOSAL OF ALL DEMOLITION DEBRIS.
- UTILITIES TO BE PLUGGED SHALL BE FILLED WITH A MINIMUM 1.0 CUBIC FEET OF NON-SHRINK GROUT OR AS OTHERWISE APPROVED BY THE ENGINEER.
- THE CONTRACTOR SHALL COORDINATE THE REMOVAL / RELOCATION OF EXISTING UTILITIES WITH THE OWNER OF SAID UTILITY. THIS SHALL INCLUDE, BUT NOT LIMITED TO, WATER, RECLAIMED, FORCE MAIN, SANITARY SEWER, STORM DRAIN, GAS, CABLE TV, POWER, AND TELEPHONE.
- THE CONTRACTOR SHALL BARRICADE THE SITE AND CONTROL TRAFFIC PER CURRENT FOOT TRAFFIC CONTROL STANDARDS.
- THE REMOVAL OF MATERIALS CONTAINING ASBESTOS SHALL BE IN ACCORDANCE WITH THE LOCAL AND STATE REGULATORY STANDARDS AND RECOMMENDATIONS OUTLINED IN THE LIMITED ASBESTOS SURVEY REPORT PERFORMED FOR THIS SITE.
- UNLESS OTHERWISE NOTED, ANY WELLS ENCOUNTERED ONSITE SHALL BE CAPPED AND ABANDONED BY A LICENSED WATER WELL CONTRACTOR IN ACCORDANCE WITH RULE 40B-3.531, F.A.C.
- ALL DISTURBED AREAS WITHIN THE RIGHT-OF-WAY WILL BE RESTORED TO ORIGINAL OR BETTER CONDITIONS BY GRADING AND SODDING.

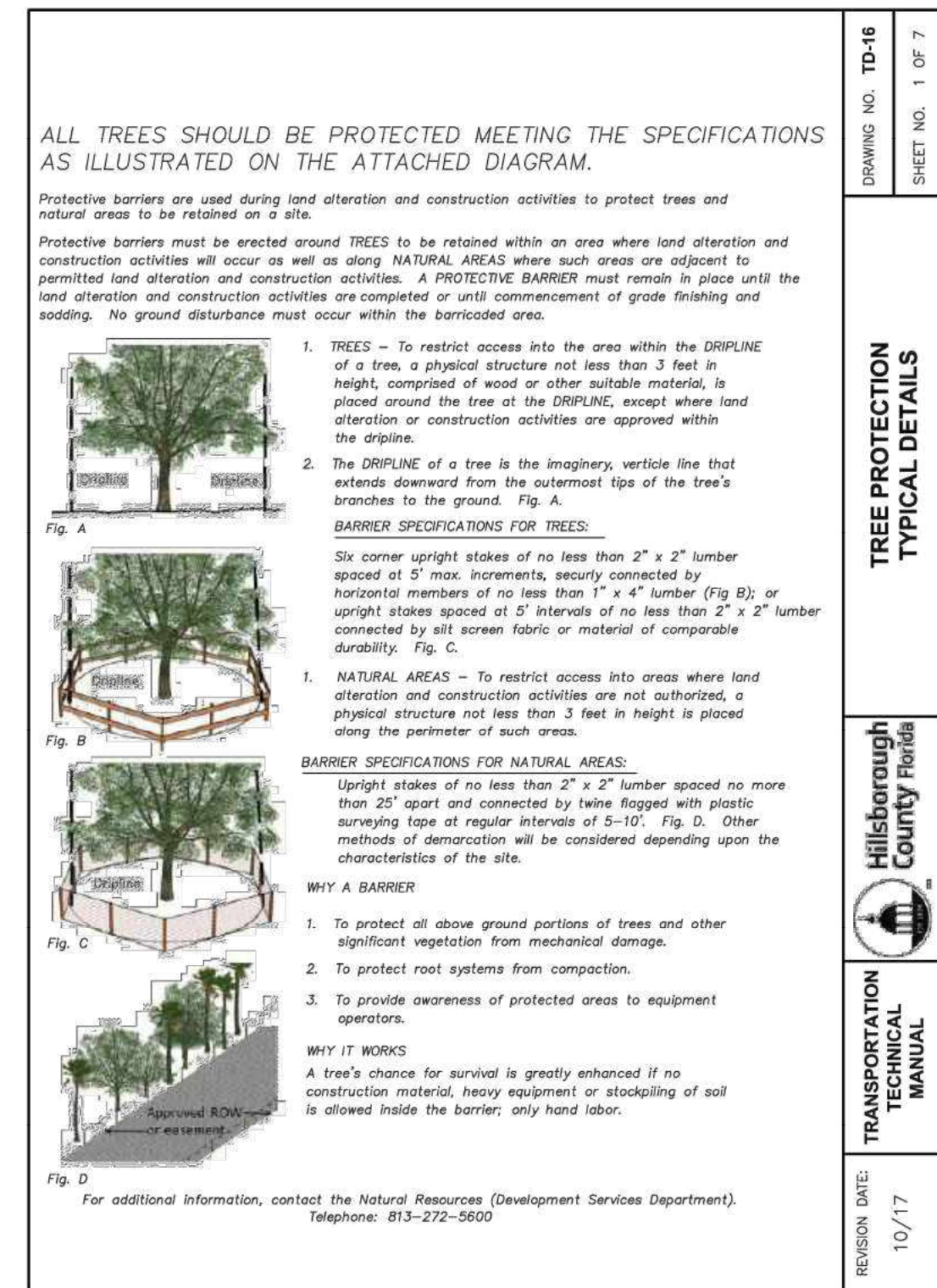
TWO CREEKS SUBDIVISION
HILLSBOROUGH COUNTY, FLORIDA

EXISTING CONDITIONS & DEMOLITION PLAN

DATE: 2021-09-28
DRAWN BY: JEF
CHECKED BY: TCA
JOB NO.: 2190094

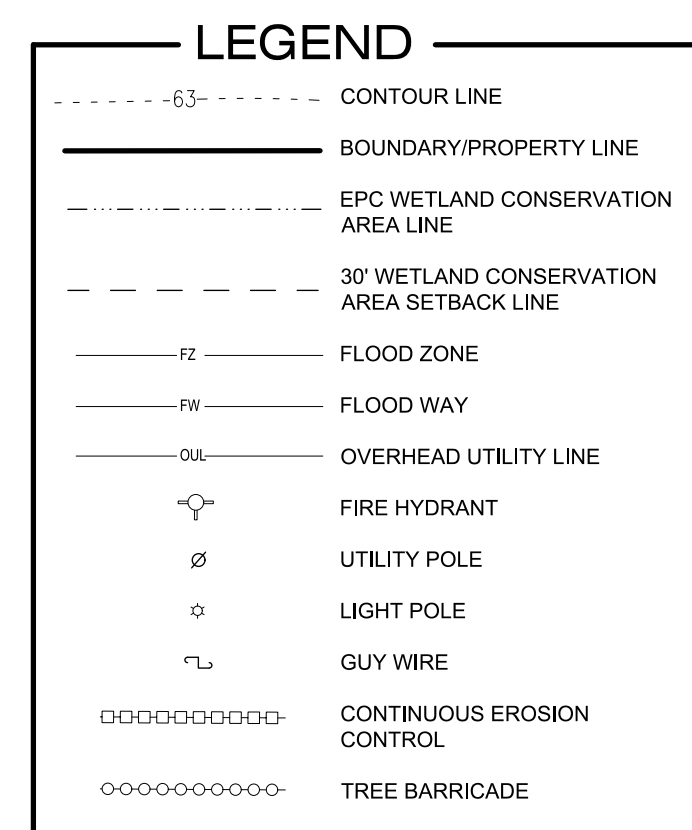
REVISIONS:
2022-05-11 ADDED EX. STORM PIPING (EFT)
2022-07-26 REV. PER COUNTY COMMENTS (KNR)

Elevations based on
NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88)
Conversion from NAVD88 to NGVD29 = +0.85 Feet



TREE PROTECTION NOTES

- ANY TREES SHOWN TO REMAIN SHALL MAINTAIN PROTECTIVE BARRIERS DURING DEMOLITION AND CONSTRUCTION. THESE BARRIERS SHALL BE IN ACCORDANCE WITH CURRENT LOCAL REGULATORY STANDARDS.
- ANY TREES TO REMAIN ONSITE SHALL BE BARRICADED PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL NOT REMOVE VEGETATION BY GRUBBING OR PLACE SOIL DEPOSITS, DEBRIS, SOLVENTS, CONSTRUCTION MATERIALS, MACHINERY OR OTHER EQUIPMENT OF ANY KIND WITHIN THE BARRICADED AREA AROUND ANY TREE TO REMAIN ONSITE.
- INSTALLATION OF ARTIFICIAL BARRIERS SUCH AS PROTECTIVE BARRICADES, FENCES, POSTS OR WALLS SHALL NOT DESTROY OR IRREVERSIBLY HARM THE ROOT SYSTEM OF PROTECTED TREES AND GRAND TREES. FOOTERS FOR WALLS SHALL END AT THE POINT WHERE LARGER ROOTS ARE ENCOUNTERED, AND THE ROOTS SHALL BE BRIDGED, POST HOLES AND TRENCHES LOCATED CLOSE TO PROTECTED TREES OR GRAND TREES SHALL BE ADJUSTED TO AVOID DAMAGE TO MAJOR ROOTS.
- SILT FENCE TO BE INSTALLED VIA BACKFILLING AND MEANDERED ACCORDINGLY TO PREVENT DAMAGE TO ROOT SYSTEMS.
- NO TRENCHING MAY TAKE PLACE WITHIN THE DRIPLINES OF THE TREE CANOPY.
- ALL TRIMMING UNDERTAKEN ON A TREE PROTECTED BY THE PROVISIONS OF THE LAND DEVELOPMENT CODE SHALL BE PRUNED IN ACCORDANCE WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A-300 PRUNING STANDARDS.
- DURING LAND ALTERATION AND CONSTRUCTION ACTIVITIES, IT SHALL BE UNLAWFUL TO REMOVE VEGETATION BY GRUBBING OR TO PLACE SOIL DEPOSITS, DEBRIS, SOLVENTS, CONSTRUCTION MATERIAL, MACHINERY OR OTHER EQUIPMENT OF ANY KIND WITHIN THE DRIPLINE OF A TREE TO REMAIN ON THE SITE UNLESS OTHERWISE APPROVED BY THE LOCAL REGULATORY AGENCY.
- IN ORDER TO MINIMIZE SOIL EROSION, PROPOSED LAND ALTERATION ACTIVITIES SHALL NOT UNNECESSARILY REMOVE EXISTING VEGETATION AND ALTER EXISTING TOPOGRAPHY. ADEQUATE PROTECTION MEASURES (I.E., HAY BALES, BARRIERS, SODDING AND SANDBAGGING) SHALL BE PROVIDED, AS NECESSARY, TO MINIMIZE EROSION AND DOWNSTREAM SEDIMENTATION CAUSED BY SURFACE WATER RUNOFF ON EXPOSED LAND SURFACES.

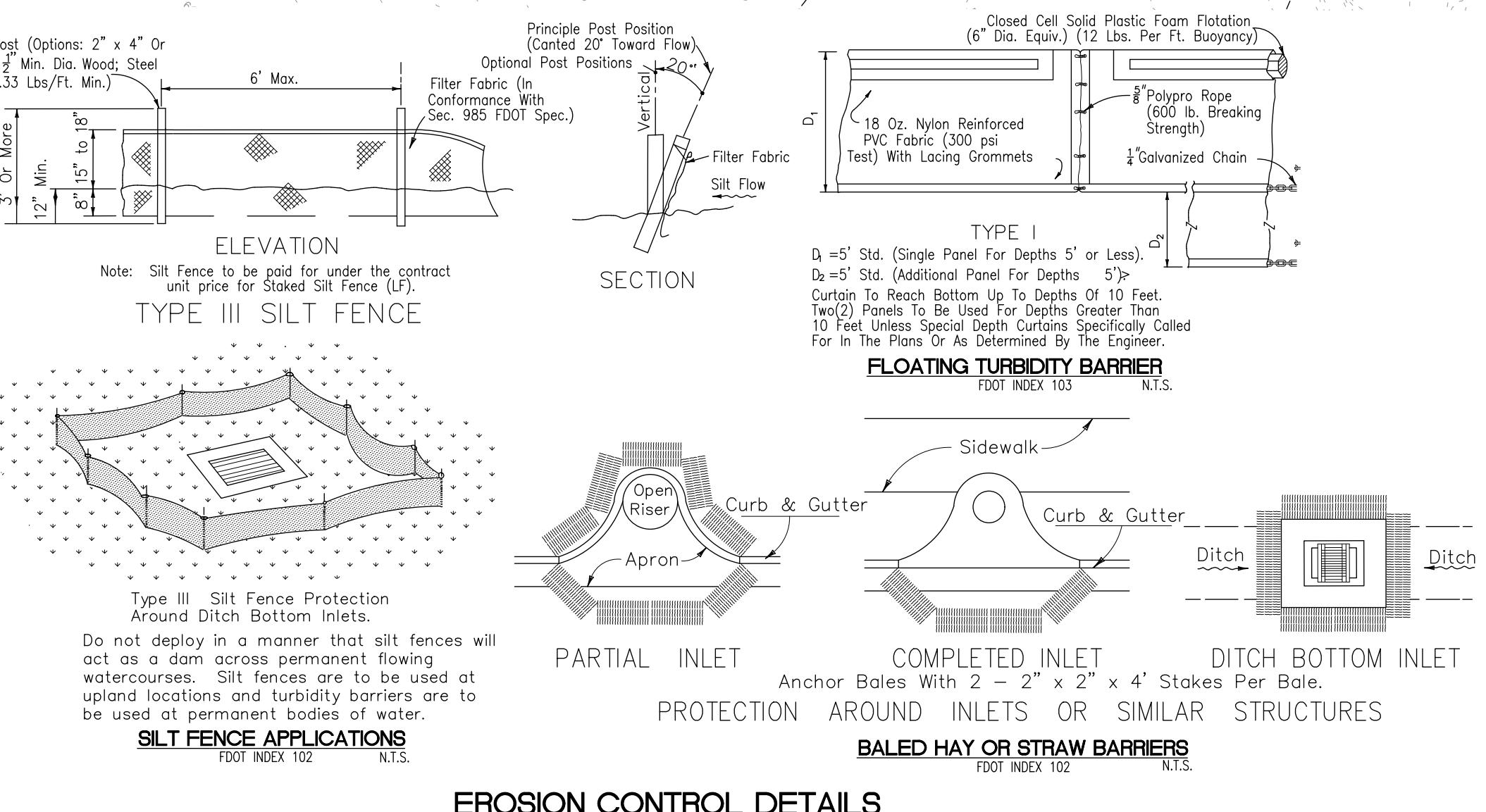


NOTE

THIS PROJECT IS LOCATED WITHIN FLOOD ZONE(S) "X" & "AE" (BFE VARIES) PER FEMA FLOOD INSURANCE RATE MAP NO. 12057C0263H, COMMUNITY NO. 120112, PANEL 0263H, EFFECTIVE AUGUST 28, 2008

HILLSBOROUGH COUNTY WETLAND CONSERVATION AREA NOTE

THE WETLAND CONSERVATION / PRESERVATION AREA SHALL BE RETAINED IN A NATURAL STATE PURSUANT TO THE HILLSBOROUGH COUNTY, FL LAND DEVELOPMENT CODE (LDC) AS AMENDED; THE HILLSBOROUGH COUNTY ENVIRONMENTAL PROTECTION ACT, CHAPTER 84-446; LAWS OF FLORIDA AS AMENDED BY CHAPTER 87-495; AND CHAPTER 1-11, RULES OF THE ENVIRONMENTAL PROTECTION COMMISSION OF HILLSBOROUGH COUNTY. IN ADDITION, A 3050-FOOT SETBACK FROM THE WETLAND CONSERVATION / PRESERVATION AREA IS REQUIRED AND SHALL CONFORM TO THE PROVISIONS STIPULATED WITHIN THE LAND DEVELOPMENT CODE.



FISCHBACH LAND COMPANY

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BRANDON, FLORIDA 33511
PHONE (813) 540-1000

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REVISIONS:
2024-09-28 REV. PER COUNTY COMMENTS (KRR)
2022-07-26 REV. PER COUNTY COMMENTS (KRR)
2022-09-15 REV. BUILDING PADS & SETBACKS (KRR)

DATE: 2024-09-28
DRAWN BY: JEF
CHECKED BY: TCA
JOB NO.: 2190094

TWO CREEKS SUBDIVISION
HILLSBOROUGH COUNTY, FLORIDA

GEOMETRY PLAN

FISCHBACH LAND
COMPANY

510 VONDERBURG DRIVE
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BRANDON, FLORIDA 33511
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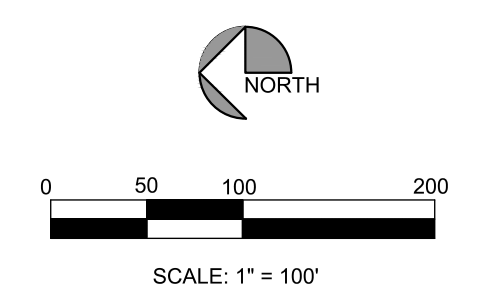
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STONE CREEK
PLAT BOOK 104,
PAGES 227-231



SITE DATA

DEVELOPMENT STANDARDS: 1 ACRE LOTS ADJACENT TO GALLAGHER ROAD:

LOT SIZE: 43,560 SQUARE FEET (MINIMUM)
LOT WIDTH: 150 FEET (MIN.)
BUILDING HEIGHT: 35 FEET - 2 STORIES

SETBACKS:
FRONT: 50 FEET
REAR: 50 FEET
SIDE: 15 FEET

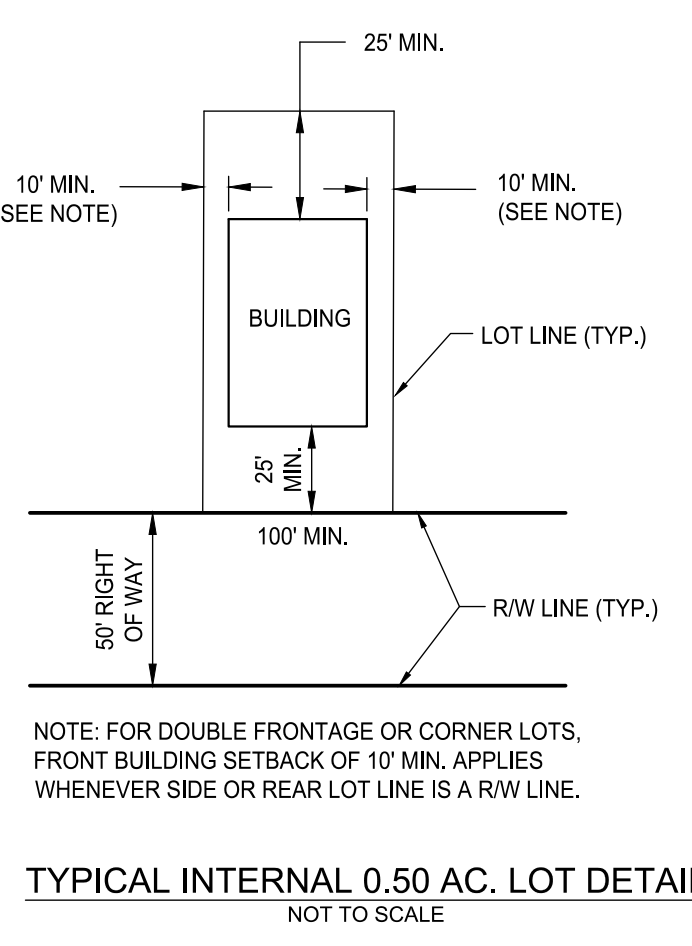
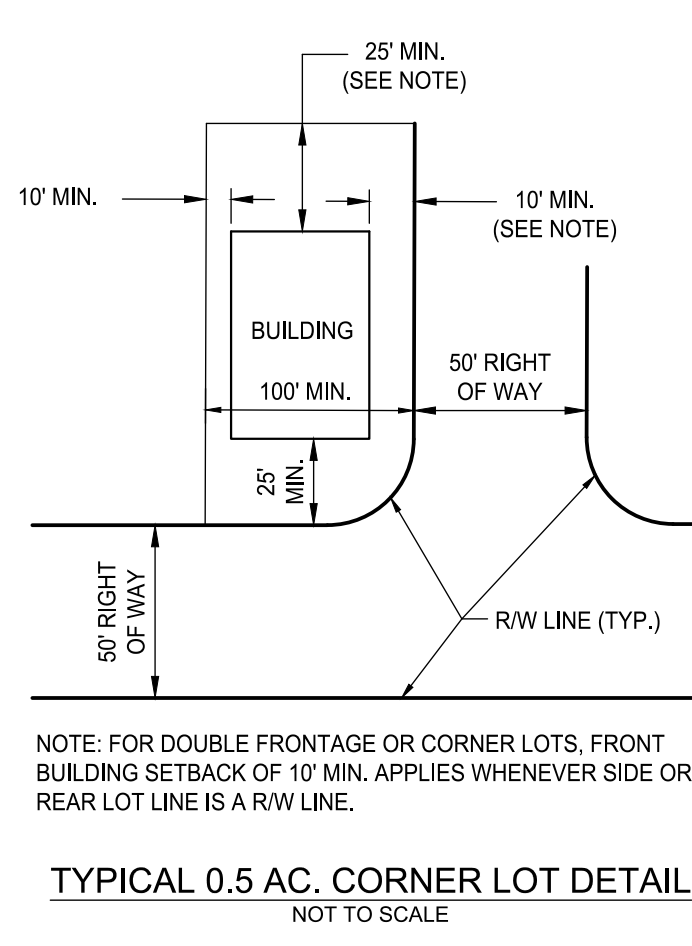
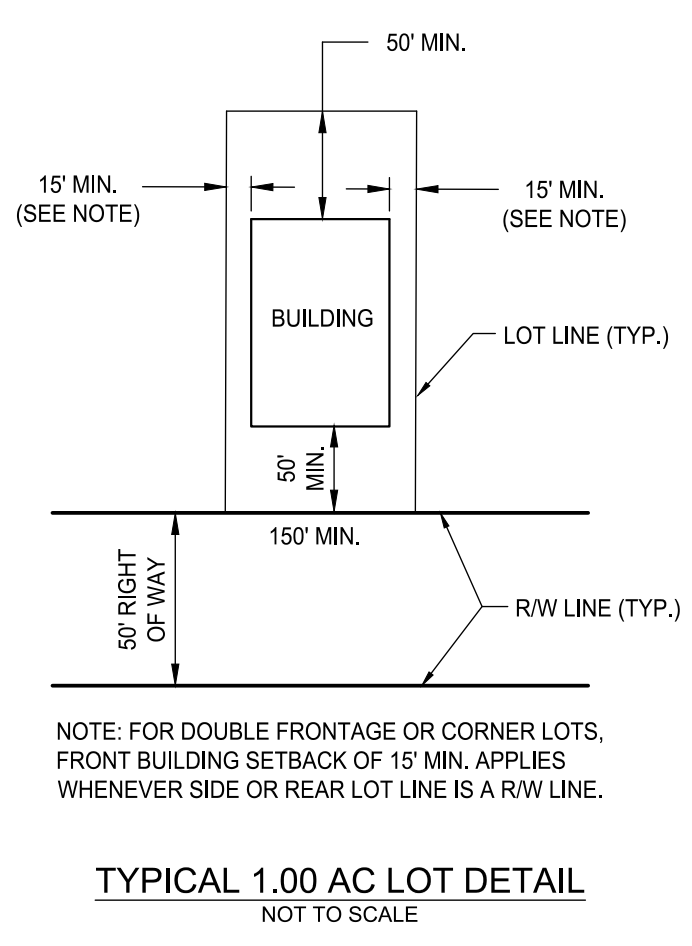
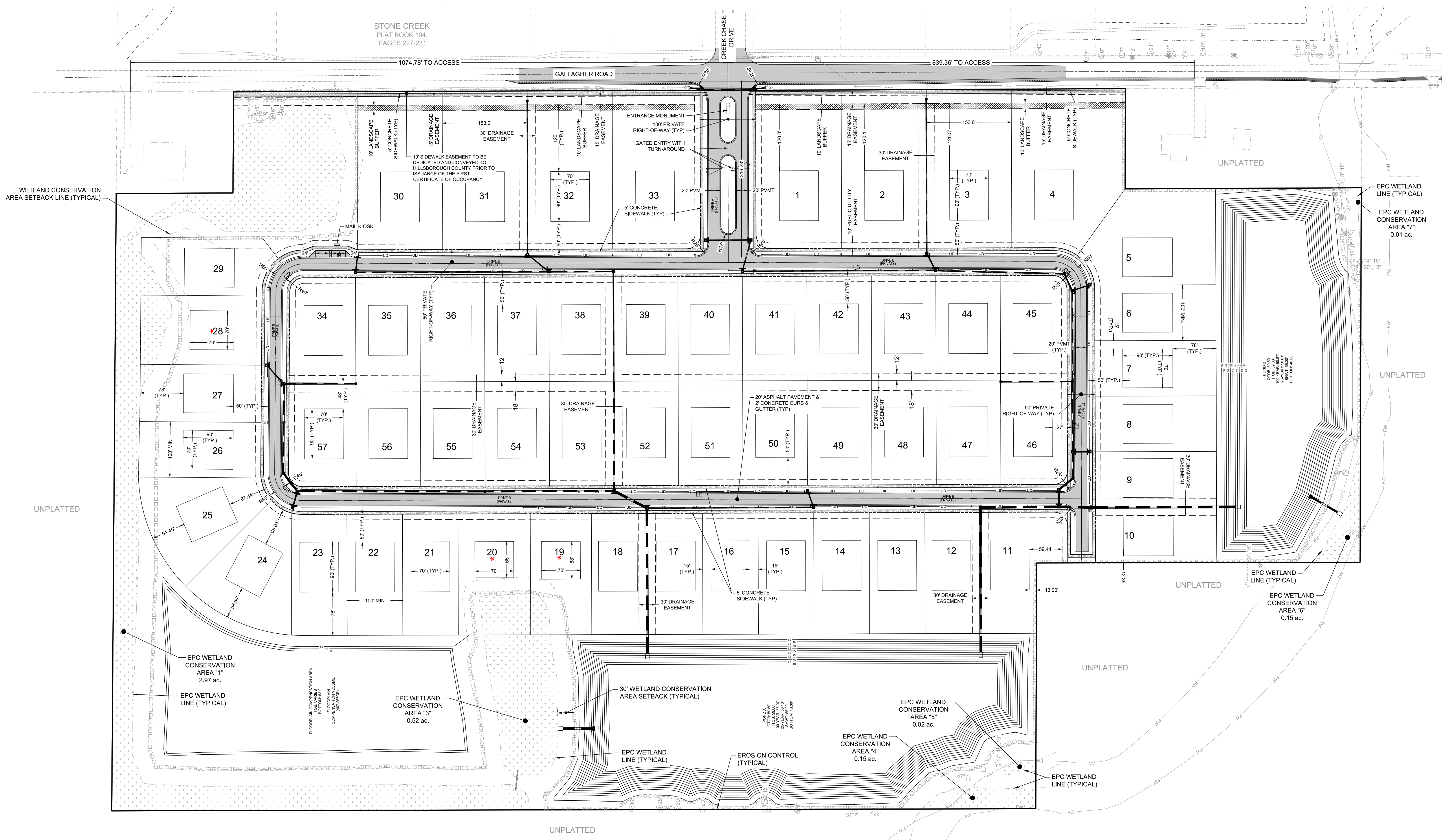
DEVELOPMENT STANDARDS: 1/2 ACRE LOTS

LOT SIZE: 21,780 SQUARE FEET (MINIMUM)
LOT WIDTH: 100 FEET (MIN.)
BUILDING HEIGHT: 35 FEET - 2 STORIES

SETBACKS: REQUIRED PROPOSED
FRONT: 25 FEET 50 FEET
REAR: 25 FEET 25 FEET
SIDE: 10 FEET 10 FEET

WATER SERVICE: PRIVATE WELLS
WASTE WATER SERVICE: PRIVATE SEPTIC SYSTEM
FIRE PROTECTION: PER HILLSBOROUGH CO. FIRE DEPARTMENT REQUIREMENTS

THIS PROJECT IS LOCATED WITHIN FLOOD ZONE(S) "X" & "AE" (BFE VARIES).
PER FEMA FLOOD INSURANCE RATE MAP NO. 12057-0283H, COMMUNITY NO. 120112, PANEL 0283H, EFFECTIVE AUGUST 28, 2008



Curve Table: Alignments

Curve #	Radius	Length	Chord Direction	Chord	Delta
C1	50.00	78.54	N44°49'32"E	70.71	90°00'00"
C2	50.00	78.02	N44°52'44"W	70.34	89°24'31"
C3	50.00	78.06	S45°07'16"W	71.07	90°35'29"

Line Table: Alignments

Line #	Length	Direction
L1	391.17	S89°49'32"W
L2	492.45	N89°49'32"E
L3	679.02	N00°10'28"W
L4	869.30	N00°10'28"W
L5	326.02	N89°34'59"W
L6	1401.68	S00°10'28"E

LEGEND

- BOUNDARY/PROPERTY LINE
- SOIL BORING LOCATION
- STORM SEWER W/FLOW DIRECTION
- CURB INLET
- STORM MANHOLE
- FLARED/MITERED END SECTION
- CONTROL STRUCTURE
- BUBBLER BOX
- NON-STANDARD LOT
- WETLAND AREA
- UNDER DRAIN & CLEAN-OUT
- CONTINUOUS EROSION CONTROL
- FLOOD ZONE LINE
- EPC WETLAND LINE
- ASPHALT PAVEMENT
- CONCRETE SIDEWALK (INSTALLED BY BUILDER)
- CONCRETE SIDEWALK (INSTALLED BY DEVELOPER)

NOTE: PROPOSED PIPES & STRUCTURES ARE SHOWN BOLD
EXISTING PIPES & STRUCTURES ARE SHOWN WITH GRAY SCALE

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2022-09-15 REV. DRAINAGE (KNR)

DATE: 2021-09-28
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STONEY CREEK
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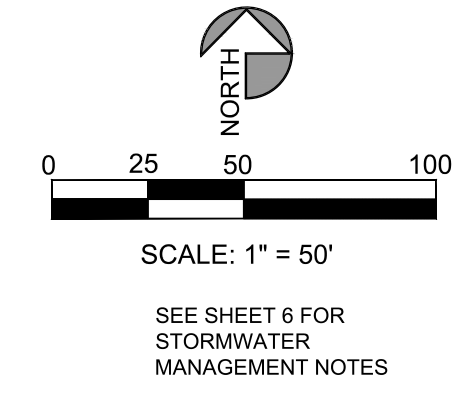
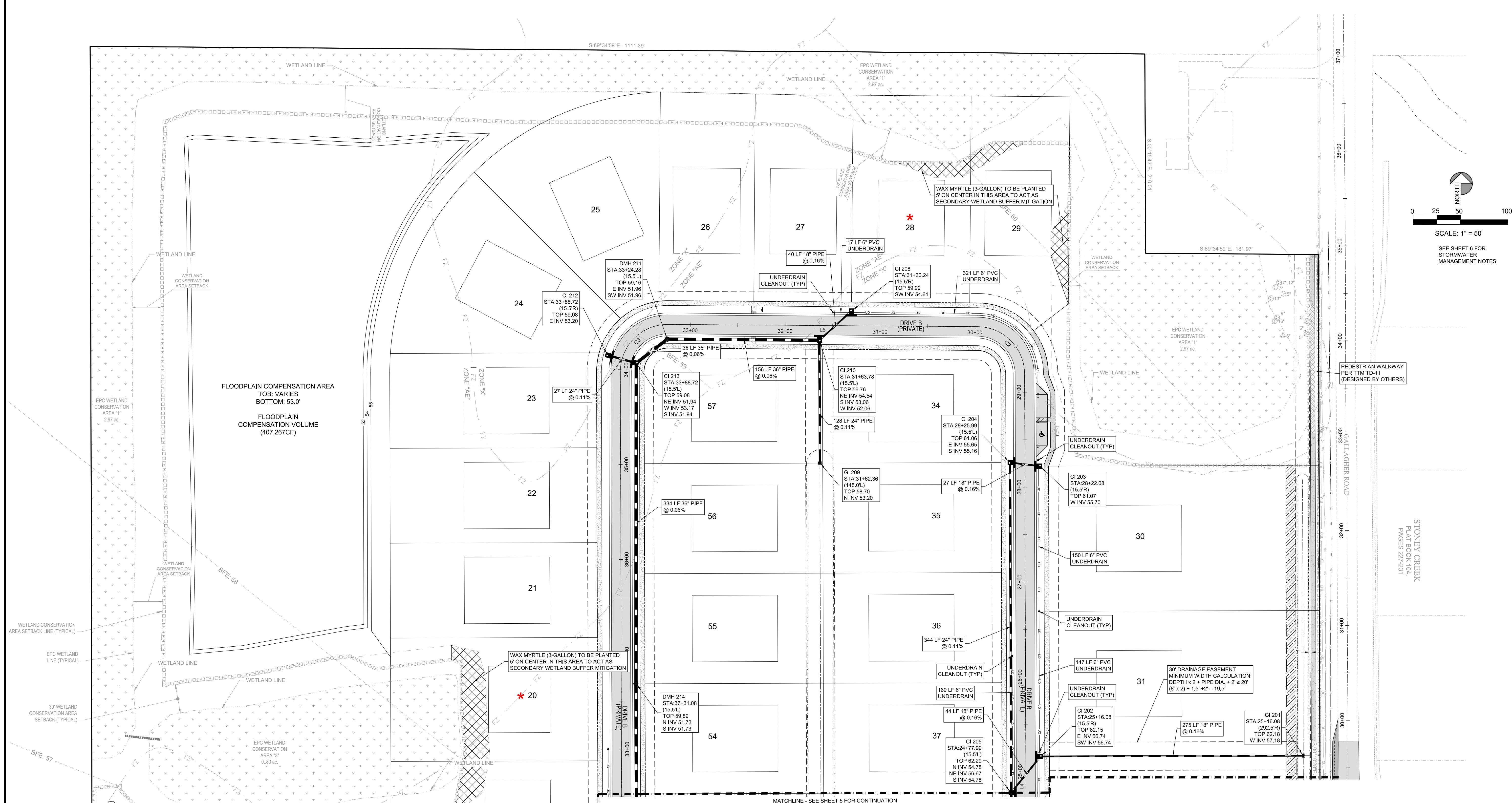
DRAINAGE PLAN

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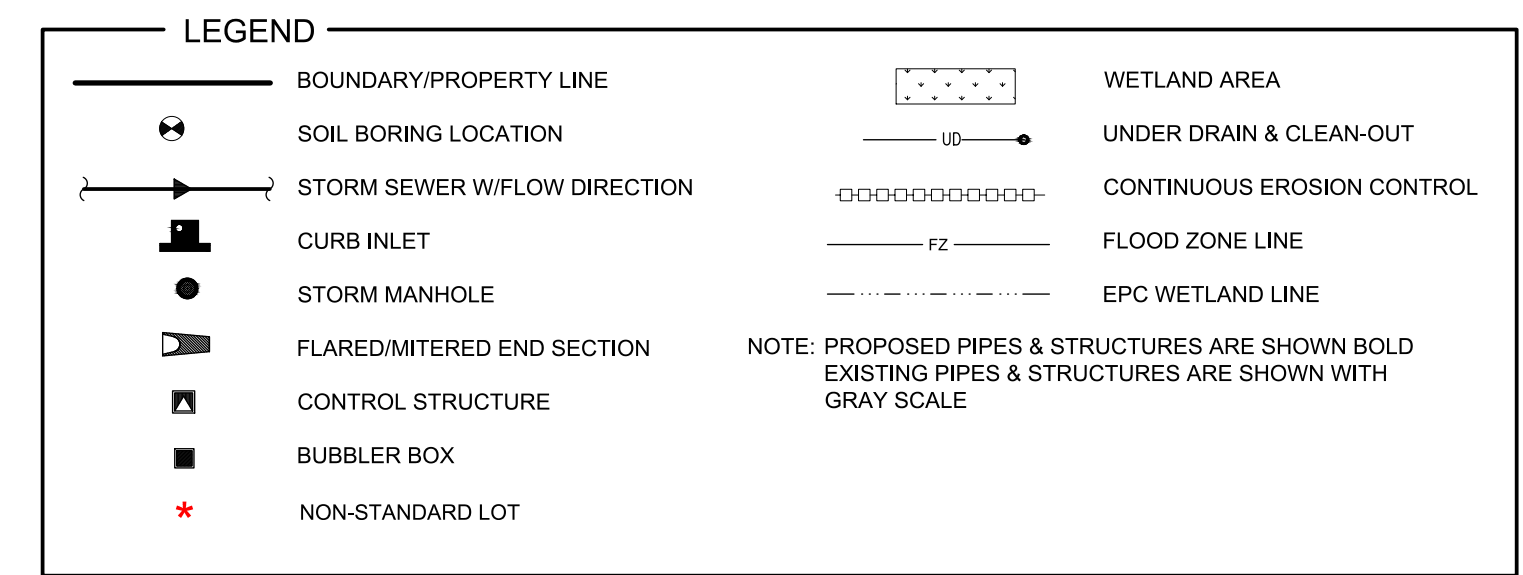
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- GENERAL SITE NOTES**
- THE LOCATION OF EXISTING UTILITIES IS APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THEIR EXACT LOCATION PRIOR TO CONSTRUCTION IN THEIR VICINITY. THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD IMMEDIATELY IF FIELD CONDITIONS CONFLICT WITH THE INFORMATION PROVIDED.
 - THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN THE AREA PRIOR TO CONSTRUCTION AND CALL THE SUNSHINE STATE ONE CALL 1-800-432-4770.
 - ALL CONSTRUCTION LAYOUT AND STAKING IS TO BE PERFORMED UNDER THE DIRECTION OF A FLORIDA REGISTERED LAND SURVEYOR.
 - ALL SUBSURFACE CONSTRUCTION SHALL COMPLY WITH THE 'TRENCH SAFETY ACT'. THE CONTRACTOR SHALL INSURE THAT THE METHOD OF TRENCH PROTECTION AND CONSTRUCTION IS IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS.
 - ALL WORK SHOWN IN THE EXISTING RIGHT-OF-WAY SHALL MEET ALL CONDITIONS OF SUCH PERMITS, INCLUDING BUT NOT LIMITED TO, PAVEMENT REMOVAL, RESTORATION & FINAL OVERLAY OF EXISTING STREETS.
 - ALL DISTURBED AREAS WITHIN THE RIGHT-OF-WAY SHALL BE SODDED, SLOPES OF 4:1 OR GREATER ARE TO BE SODDED. ALL OTHER DISTURBED AREAS ARE TO BE STABILIZED WITH SEED & MULCH.
 - ALL STORM SEWER AND UTILITIES MUST BE INSTALLED PRIOR TO BASE AND SURFACE COURSE CONSTRUCTION.
 - THE STORM SEWER PIPE MATERIAL IN THE RIGHT-OF-WAY SHALL CONSIST OF RCP, ERCP, HDPE AND/OR PVC, MEETING FOOT SPECIFICATIONS.
 - ANY CONFLICTS RESULTING BETWEEN WATER LINES AND DRAINAGE SYSTEM SHALL BE RESOLVED BY ADJUSTING THE WATER LINES.
 - ALL ROOF DRAINS SHALL BE COLLECTED VIA GRATE INLETS OR SHEET FLOW TO THE STORMWATER MANAGEMENT SYSTEM. ROOF RUNOFF SHALL NOT DIRECTLY DISCHARGE OFFSITE, UNLESS OTHERWISE NOTED.
 - THE MAINTENANCE ENTITY SHALL PERIODICALLY CHECK ALL INLETS, END SECTIONS, AND CONTROL STRUCTURES FOR BLOCKAGES. THESE STRUCTURES SHALL BE CLEANED TO ENSURE THEIR CONTINUED FUNCTION AND TO PREVENT FLOODING.
 - ALL DIMENSIONS FOR INTERNAL PARKING LOTS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
 - ALL CURB RADII TO BE 3 FEET AND AT FACE OF CURB, UNLESS OTHERWISE NOTED.
 - CURBS TO BE TURNED DOWN WHERE APPROPRIATE.
 - INSTALLATION OF ROADSIDE HAZARDS (SUCH AS POWER POLES, FIRE HYDRANTS, ETC.) SHALL BE IN COMPLIANCE WITH FOOT DESIGN MANUAL 215.2.4, TABLE 215.2.2.
 - CONCRETE SIDEWALK RAMP SHALL BE INSTALLED ACCORDING TO FDOT STANDARD PLANS, INDEX 522-002 OR ADA STANDARDS, WHICHEVER IS MORE RESTRICTIVE.
 - ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" (LATEST EDITION), AND THE LOCAL REGULATORY STANDARDS.
 - CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CASTING STRUCTURES.



FEMA NOTE

THIS PROJECT IS LOCATED WITHIN FLOOD ZONE(S) "X" & "AE" (BFE VARIES) PER FEMA FLOOD INSURANCE RATE MAP NO. 12057C0263H, COMMUNITY NO. 120112, PANEL 0263H, EFFECTIVE AUGUST 28, 2008.

Curve Table: Alignments

Curve #	Radius	Length	Chord Direction	Chord	Delta
C1	50.00	78.54	N44°49'32"E	70.71	90°00'00"
C2	50.00	78.02	N44°52'44"W	70.34	89°24'31"
C3	50.00	79.06	S45°07'16"W	71.07	90°35'29"

SEE SHEET 6 FOR STORMWATER
MANAGEMENT NOTES.

SEE SHEET 22 FOR CS-1 DETAIL.

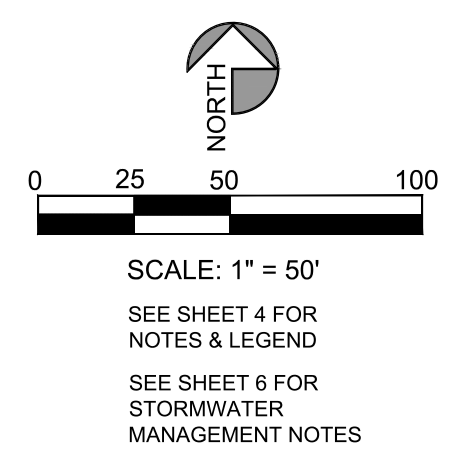
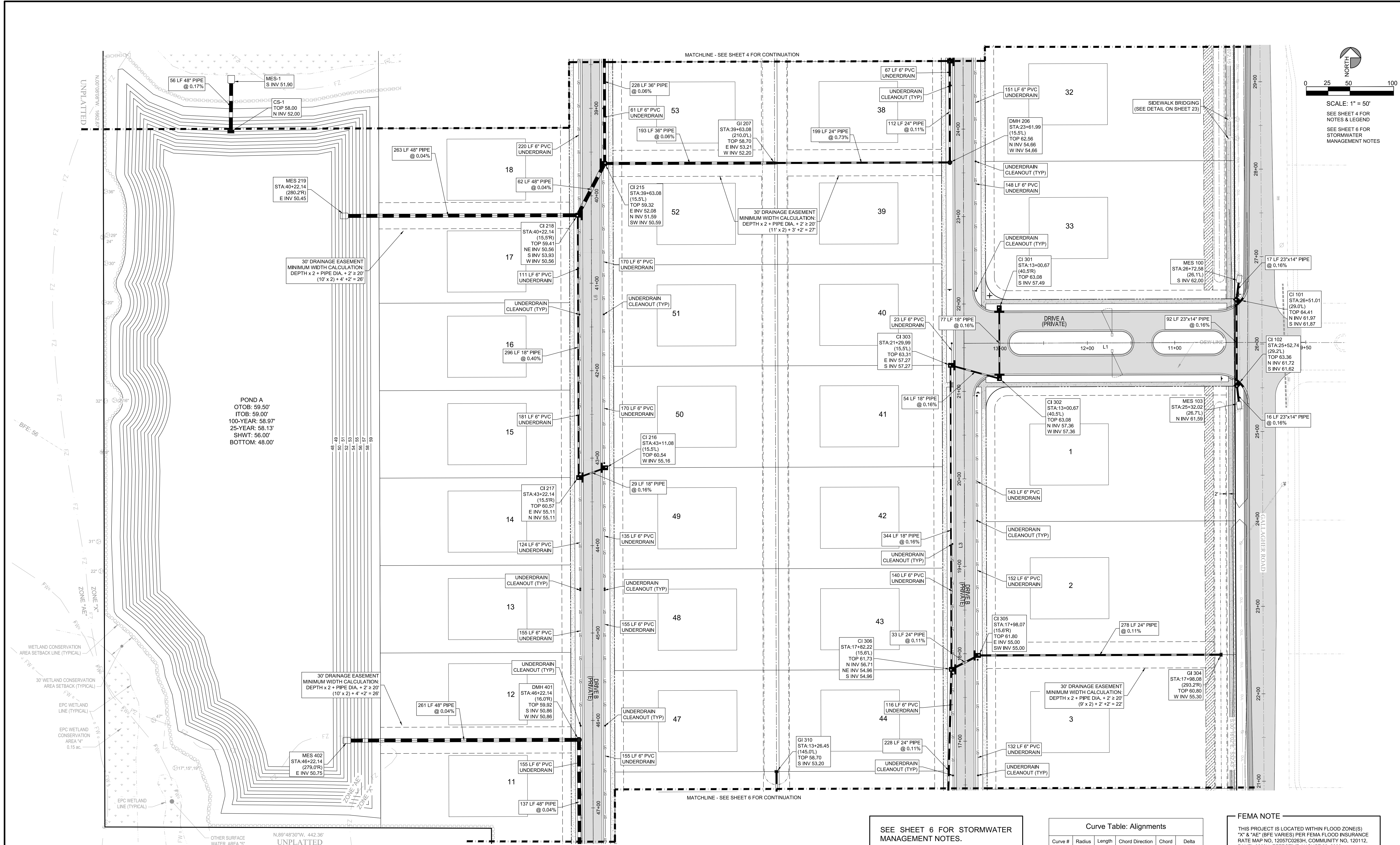
Line Table: Alignments

Line #	Length	Direction
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L4	869.30	N00°10'28"W
L5	326.02	N89°34'59"W
L6	1401.68	S00°10'28"E

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TODD C. AMADEN No. 53967
PROFESSIONAL ENGINEER

REVISIONS:
2022-07-26 REV. PER COUNTY COMMENTS (KNR)
2022-09-15 REV. DRAINAGE (KNR)

DATE: 2021-09-28
DRAWN BY: JEF
CHECKED BY: TCA
JOB NO.: 2190094

Elevations based on
NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88)
Conversion from NAVD88 to NGVD29 = +0.85 Feet

TWO CREEKS SUBDIVISION
HILLSBOROUGH COUNTY, FLORIDA

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MANAGEMENT NOTES.

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FEMA NOTE

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RATE MAP NO. 12057C0263H COMMUNITY NO. 120112,
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STORMWATER MANAGEMENT NOTES

THE OPERATION AND MAINTENANCE ENTITY SHALL PERFORM THE FOLLOWING PROCEDURES TO ENSURE ADEQUATE PERFORMANCE OF THE STORMWATER MANAGEMENT SYSTEM AND ITS CONTINUED SAFE OPERATION:

1. THE DISCHARGE CONTROL STRUCTURE(S) SHALL BE MAINTAINED OPERATIONAL BY ELIMINATING CLOGGING OF THE SKIMMER, WEIR, GRATE, ETC. CAUSED BY TRASH, DEBRIS, SEDIMENT, VEGETATION, ETC. THE INSPECTION FOR PROPER OPERATION AND MAINTENANCE OF THE CONTROL STRUCTURE(S) SHALL BE CONDUCTED QUARTERLY. ADDITIONAL MONITORING SHALL BE CONDUCTED AFTER RAINFALL EVENTS OF MORE THAN 2 INCHES.
2. THE INTERNAL STORMWATER SYSTEM INLETS AND MANHOLES SHALL BE MAINTAINED OPERATIONAL BY ELIMINATING CLOGGING OF THE SLOT, GRATE, PIPES, ETC. CAUSED BY TRASH, DEBRIS, SEDIMENT, VEGETATION, ETC. THE INSPECTION FOR PROPER OPERATION AND MAINTENANCE OF THESE STRUCTURES SHALL BE CONDUCTED QUARTERLY. ADDITIONAL MONITORING SHALL BE CONDUCTED AFTER RAINFALL EVENTS OF MORE THAN 2 INCHES.
3. ALL GRASS IN THE POND AREA SHALL BE MOWED PERIODICALLY, AND ALL CLIPPINGS RECOVERED AND DISPOSED OF OFFSITE. GRASS CLIPPINGS POSE PROBLEMS BY SMOTHERING DESIRABLE VEGETATION, CLOGGING OUTFALL STRUCTURES AND, WHEN THEY DECOMPOSE, MAY CAUSE UNSIGHTLY ALGAE BLOOMS THAT CAN KILL FISH.
4. ANY ERODED AREAS THAT ARE NOTICED DURING ROUTINE MAINTENANCE SHOULD BE FILLED, AS SOON AS DISCOVERED, WITH SIMILAR SOILS AND GRASSED BY SODDING (STAKED) OR SEEDING AND MULCHING (CUT IN), SLOPES OF 4:1 OR GREATER ARE TO BE SODDED.
5. CHEMICALS, OILS, GREASES OR SIMILAR WASTES ARE NOT TO BE DISPOSED OF DIRECTLY TO THE STORMWATER FACILITY OR THROUGH STORM SEWERS. TREATMENT PONDS ARE DESIGNED TO TREAT NORMAL ROAD, PARKING LOT, ROOF AND YARD RUNOFF ONLY. SOME CHEMICALS MAY INTERFERE WITH A TREATMENT POND'S FUNCTIONS OR KILL VEGETATION AND WILDLIFE. DISPOSE OF THESE POTENTIALLY DANGEROUS MATERIALS PROPERLY BY TAKING THEM TO RECYCLING FACILITIES.
6. ACCUMULATED POND SEDIMENTS MAY CONTAIN HEAVY METALS SUCH AS LEAD, CADMIUM AND MERCURY, AS WELL AS OTHER POTENTIALLY HAZARDOUS MATERIALS. THEREFORE, SEDIMENTS REMOVED FROM STORM SEWERS, INLETS, PIPES AND PONDS SHOULD BE DISPOSED OF AT AN APPROVED FACILITY. CHECK WITH THE COUNTY SOLID WASTE DEPARTMENT OR THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR DISPOSAL FACILITIES APPROVED TO ACCEPT TREATMENT POND SEDIMENT.

DRY RETENTION POND

- A. IF STANDING WATER PERSISTS LONGER THAN 72 HOURS AFTER A RAINFALL EVENT, THE STORMWATER POND MAY NEED REPAIR. REPAIRS MAY INCLUDE SCARIFYING OR RAKING THE POND BOTTOM, OR MAY CONSIST OF REMOVING THE BOTTOM SEDIMENT AND REPLACING ONE FOOT OF TOP SOIL WITH CLEAN SAND.

WET DETENTION POND (WITH LITTORAL ZONE)

- A. WET DETENTION SYSTEMS WITH LITTORAL ZONE CREATION SHOULD BE MAINTAINED OPERATIONAL THROUGH THE IMPLEMENTATION OF A PERIODIC MONITORING AND MANAGEMENT PROGRAM.
- B. THE REMOVAL OF LITTORAL SHELF VEGETATION, INCLUDING CATTAILS, IS PROHIBITED UNLESS OTHERWISE APPROVED BY THE DISTRICT. REMOVAL INCLUDES DREDGING, THE APPLICATION OF HERBICIDES, INTRODUCTION OF GRASS CARP, AND CUTTING. THE MAINTENANCE ENTITY SHOULD ADDRESS ANY QUESTIONS REGARDING AUTHORIZED ACTIVITIES WITHIN THE WET DETENTION PONDS TO THE TAMPA PERMITTING DEPARTMENT OF THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT.
- C. IF LESS THAN 100% COVERAGE OF THE LITTORAL ZONE IS REPORTED, PLANTING WILL BE REQUIRED TO ACHIEVE THE REQUIRED COVERAGE.
- D. EXCEPT WHERE PLANTINGS ARE REQUIRED, THE VEGETATION CONTAINED IN THE LITTORAL ZONE WILL BE ESTABLISHED BY NATURAL RECRUITMENT. ANY NATIVE VEGETATION OCCURRING WITHIN THE LITTORAL ZONE IN NON-PLANTED AREAS SHALL NOT BE REMOVED.
- E. ALL GRASS IN THE POND AREA, EXCLUDING THE LITTORAL ZONE SHOULD BE MOWED PERIODICALLY AND ALL CLIPPINGS RECOVERED AND DISPOSED OF OFF-SITE.

UNDERDRAIN AND FILTRATION SYSTEMS

- A. UNDERDRAINS AND EFFLUENT FILTRATION SYSTEMS SHOULD BE PERIODICALLY INSPECTED TO ASSURE THAT THEY ARE FUNCTIONING AS DESIGNED. FAILURE TO EFFECTIVELY MAINTAIN THESE SYSTEMS WILL RESULT IN INSUFFICIENT DRAWDOWN OF DETAINED STORMWATER RUNOFF AFTER RAINFALL EVENTS. THE FILTER MEDIA SHOULD BE ROUTINELY INSPECTED FOR ACCUMULATION OF EXCESS DEBRIS AND SILT. DEBRIS SHOULD BE REMOVED IMMEDIATELY FOLLOWING STORM EVENTS.
- B. IF WATER DISCHARGES OVER THE TOP OF THE CONTROL STRUCTURE 36 HOURS AFTER A RAINFALL EVENT, THE STORMWATER POND MAY NOT BE FUNCTIONING PROPERLY. REPAIRS MAY INCLUDE FORCING THE WATER THROUGH THE CLEANOUT TO CLEANSE THE PERFORATED PIPE OR REPLACING THE FILTER MEDIA.
- C. EFFLUENT FILTERS ARE DESIGNED SUCH THAT ALL DETAINED STORMWATER TREATMENT VOLUME RUNOFF SHOULD DISCHARGE FROM THE BASIN WITHIN A 36-HOUR PERIOD. OBSERVATIONS SHOULD BE MADE PERIODICALLY TO VERIFY THAT THE FILTER IS PASSING THE RUNOFF WITHIN THE DESIGN TIME FRAME. STORMWATER RUNOFF REMAINING IN THE BASIN LONGER THAN 72 HOURS AFTER THE STORM EVENT IS INDICATIVE OF A CLOGGED OR SILT LADEN FILTER. SHOULD THIS EVENT OCCUR, THE FILTER SHOULD BE THOROUGHLY BACKWASHED WITH CLEAN WATER TO REMOVE SILT AND OTHER FINES FROM THE MEDIA. IF BACKWASHING DOES NOT REMEDY THE SITUATION, THE MEDIA MAY NEED TO BE REPLACED. THE MAINTENANCE AND OPERATION ENTITY SHOULD RETAIN A QUALIFIED CONTRACTOR AND SHOULD CONSULT WITH THE ENGINEER PRIOR TO REPLACING THE FILTER MEDIA. SPENT FILTER MEDIA MAY BE CONSIDERED HAZARDOUS WASTE AND SHALL BE PROPERLY TRANSPORTED AND DISPOSED OF.

FEMA NOTE

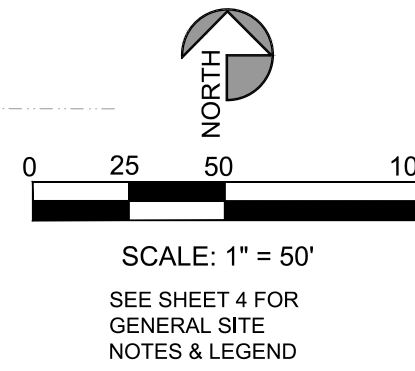
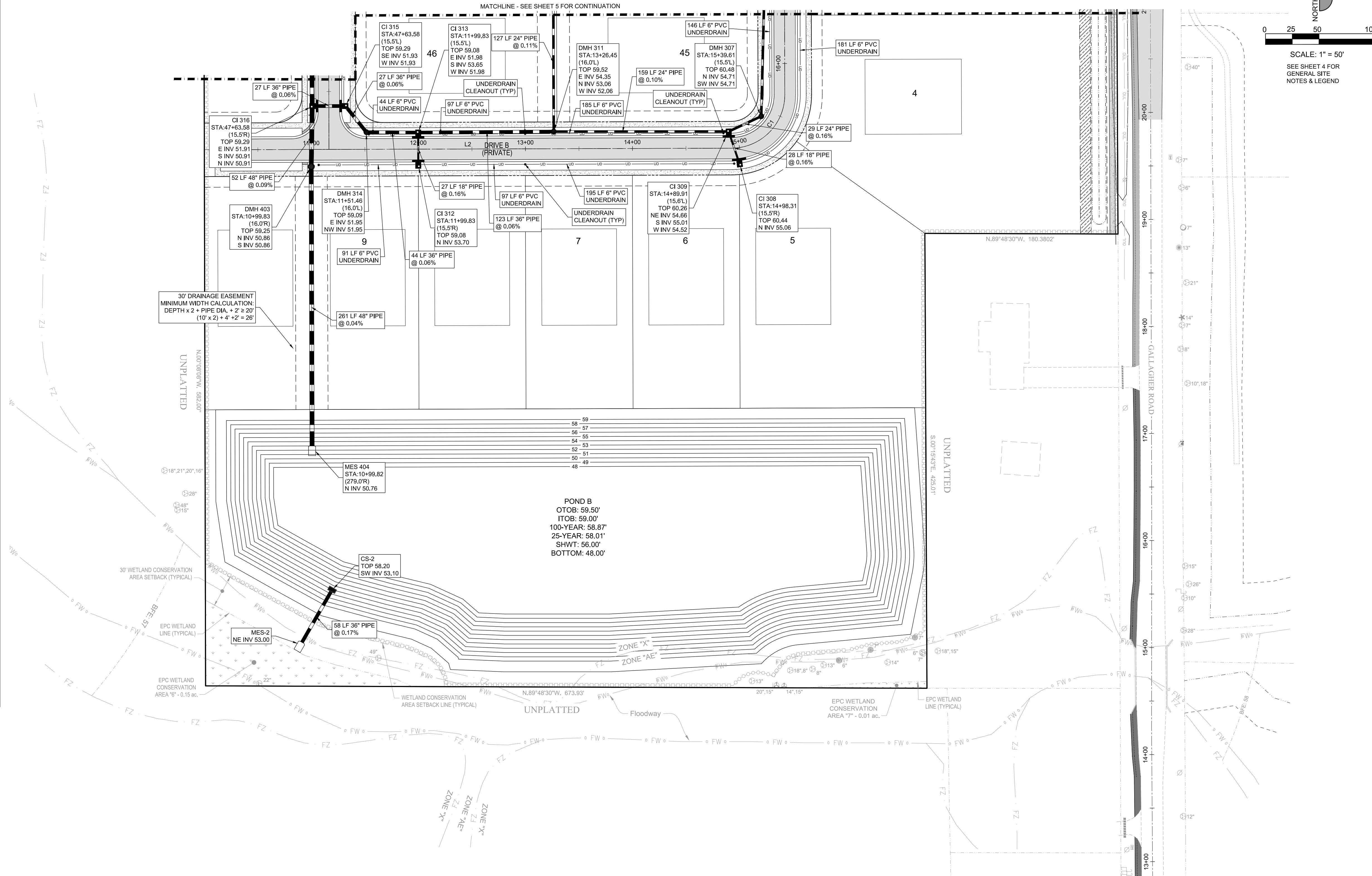
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PROFESSIONAL ENGINEER

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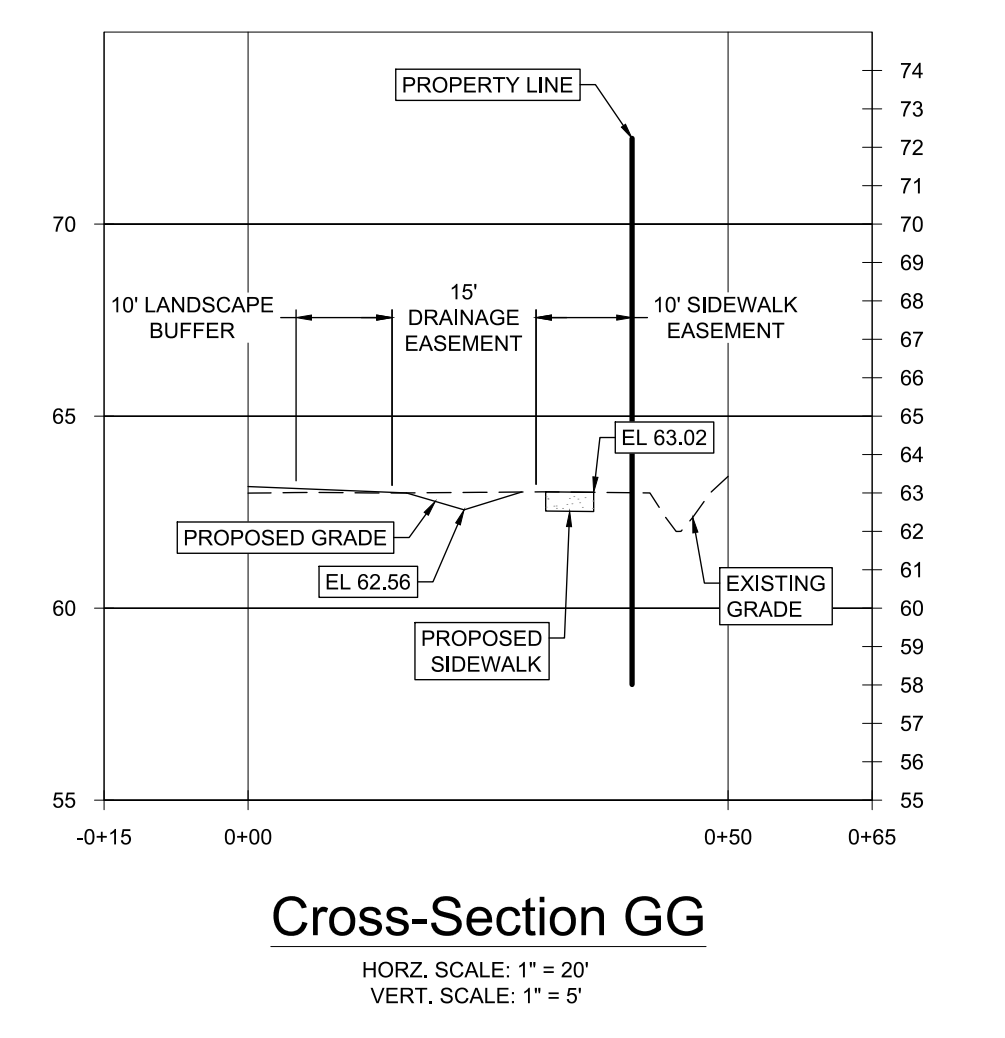
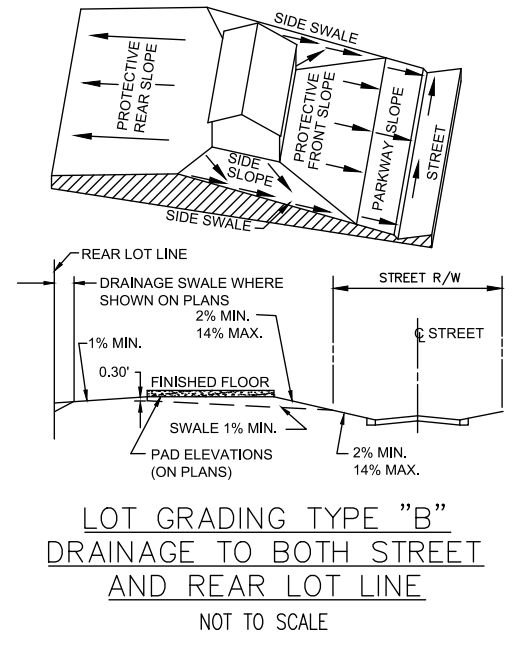
FLOODPLAIN COMPENSATION AREA
 TOB: VARIES
 BOTTOM: 53.0'
 FLOODPLAIN COMPENSATION VOLUME
 (407,267CF)

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 "X" & "AE" (BFE VARIES) PER FEMA FLOOD INSURANCE
 RATE MAP NO. 12057C0263H, COMMUNITY NO. 120112,
 PANEL 0263H, EFFECTIVE AUGUST 28, 2008.

LEGEND

	BOUNDARY/PROPERTY LINE		RIP-RAP
	EXISTING CONTOUR		CONTINUOUS EROSION CONTROL LINE
	EXISTING SPOT ELEVATION		TREE BARRICADE
	PROPOSED SPOT ELEVATION		ASPHALT PAVEMENT
	PROPOSED SURFACE WATER FLOW DIRECTION		CONCRETE SIDEWALK (INSTALLED BY BUILDER)
	FINISH FLOOR ELEVATION		CONCRETE SIDEWALK (INSTALLED BY DEVELOPER)
	PAD GRADE		
	LOT GRADING TYPE		
	NON-STANDARD LOT		

NOTE: PROPOSED PIPES & STRUCTURES ARE SHOWN HEAVY, EXISTING PIPES & STRUCTURES ARE SHOWN GRAYSCALED.



HILLSBOROUGH COUNTY LAKE / POND EXCAVATION NOTES

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 NO LIMESTONE MATERIALS SHALL BE EXCAVATED, REGARDLESS IF THESE MATERIALS ARE ENCOUNTERED WITHIN THE PERMITTED EXCAVATION DEPTHS/ELEVATIONS. IF ANY LOWER SEMI-CONFINING UNIT CLAYEY 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 OF UNDISTURBED SOILS SHALL REMAIN ABOVE THE UNDERLYING LIMESTONE.

ANY EXCAVATION BELOW THE BOTTOM ELEVATIONS SHOWN ON THE PLANS WILL REQUIRE AN APPROVED PERMIT MODIFICATION FROM THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT FOR THE DEEPER EXCAVATION. IF CLAY IS ENCOUNTERED, CONTRACTOR SHALL BACKFILL ONE FOOT OF CLEAN SAND OVER ANY EXPOSED CLAY.

PAVING & GRADING NOTES

- ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE SURVEYOR'S BENCHMARKS AND MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
- ALL GRADES SHOWN REFERENCE THE PROPOSED ELEVATIONS AT EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED.
- ALL UNDERGROUND UTILITIES SHALL BE COMPLETED PRIOR TO BASE AND SURFACE COURSE CONSTRUCTION.
- ALL CLEANOUTS' TOP ELEVATION SHALL MATCH FINISH GRADE ELEVATIONS.
- ALL EXISTING PAVEMENT, CUT OR DAMAGED BY CONSTRUCTION, SHALL BE PROPERLY RESTORED AT THE CONTRACTOR'S EXPENSE.
- WHERE ANY PROPOSED PAVEMENT IS TO BE CONNECTED TO THE EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE SAW CUT TO ENSURE A PROPER JOINT.
- ALL DISTURBED AREAS WITHIN THE RIGHT-OF-WAY WILL BE RESTORED TO ORIGINAL OR BETTER CONDITIONS BY GRADING AND SODDING.
- SILT FENCE SHALL BE INSTALLED AT ALL INFLOW POINTS TO STORMWATER MANAGEMENT SYSTEMS AND SHALL BE MAINTAINED FOR THE DURATION OF THE CONSTRUCTION PROJECT. RETAINED SEDIMENT SHALL BE REMOVED AT REGULAR INTERVALS OR AS DIRECTED BY THE LOCAL REGULATORY AGENCY.

ADA ACCESSIBILITY NOTES

- ALL HANDICAPPED PARKING SPACES AND ACCESS AISLES ADJACENT TO THE HANDICAP PARKING SPACES SHALL HAVE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS (THIS INCLUDES RUNNING SLOPE AND CROSS SLOPE).
- AN ACCESSIBLE ROUTE FROM THE PUBLIC STREET OR SIDEWALK TO ALL BUILDING ENTRANCES MUST BE PROVIDED. THIS ACCESS ROUTE SHALL BE A MINIMUM OF 60" WIDE. THE RUNNING SLOPE OF AN ACCESSIBLE ROUTE SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%.
- SLOPES EXCEEDING 5% BUT LESS THAN 8% WILL REQUIRE A RAMP AND MUST CONFORM TO THE REQUIREMENTS FOR RAMP DESIGN (HANDRAILS, CURBS, LANDINGS). NO RAMP SHALL EXCEED AN 8% RUNNING SLOPE OR 2% CROSS SLOPE.
- IT WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT THE HANDICAP PARKING SPACES, ACCESSIBLE ROUTES, AND SIDEWALKS / CROSSWALKS ARE CONSTRUCTED TO MEET ADA REQUIREMENTS.
- ANY REQUIREMENTS LISTED ABOVE THAT CAN NOT BE MET SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY. ANYTHING NOT BUILT TO THE ABOVE STANDARDS WILL REQUIRE REMOVAL AND REPLACEMENT OF THE NON-COMPLIANT AREAS AT THE GENERAL CONTRACTOR'S COST.

Todd C. Amaden,
 State of Florida,
 Professional Engineer,
 License No. 53967

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TWO CREEKS SUBDIVISION
 HILLSBOROUGH COUNTY, FLORIDA

PAVING & GRADING PLAN

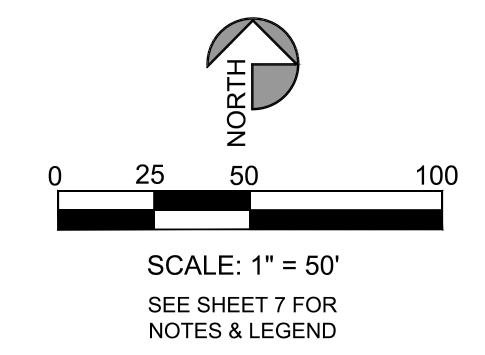
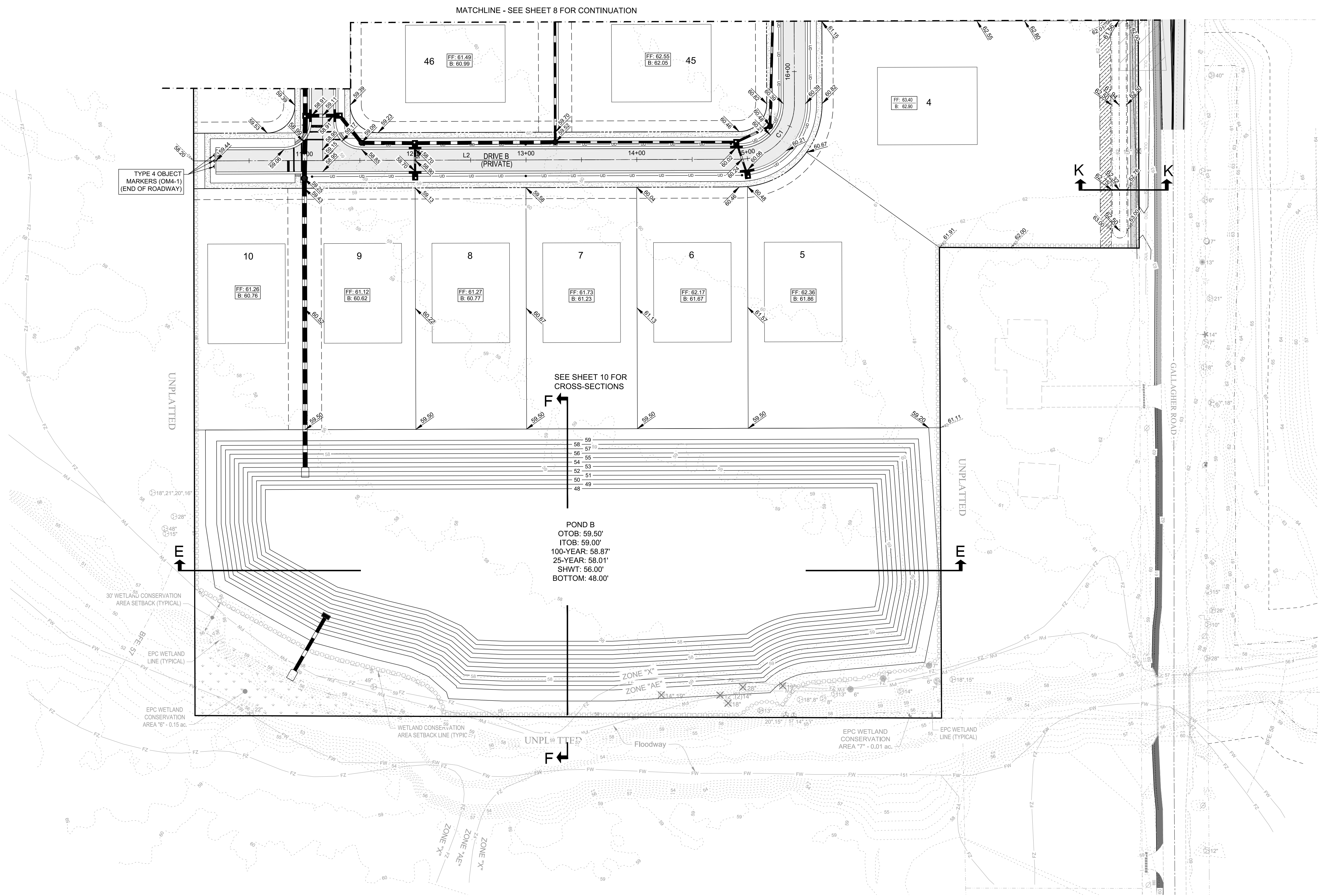
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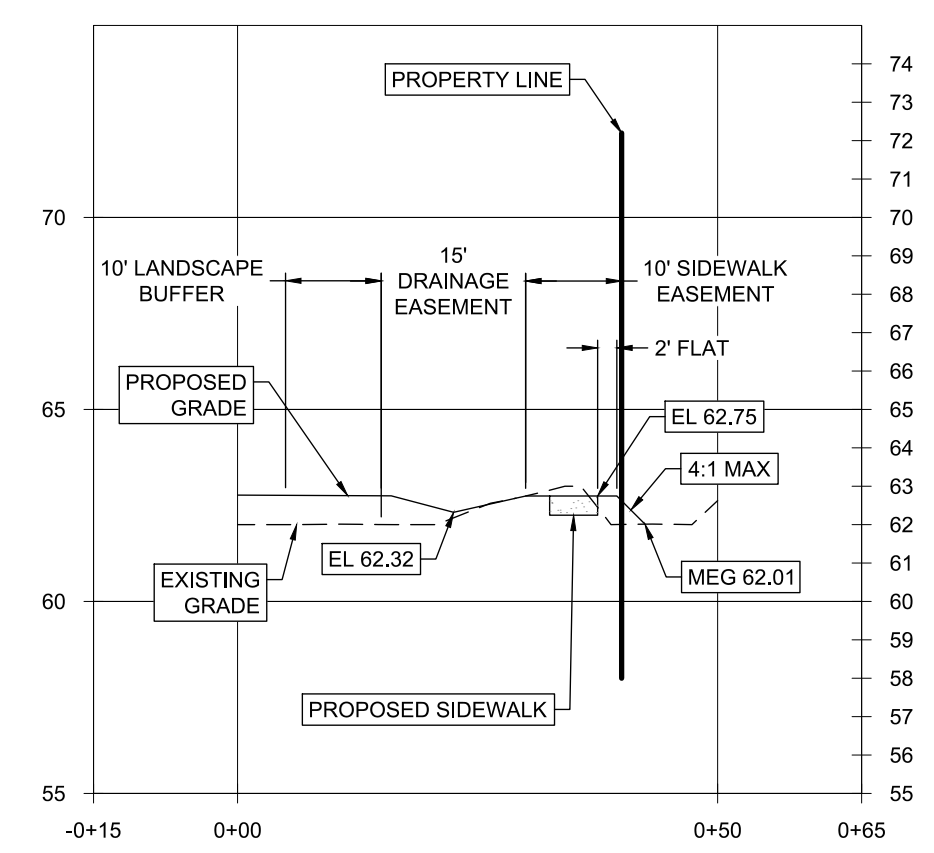
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SEE SHEET 10 FOR CROSS-SECTIONS

POND B
 OTOB: 59.50'
 ITOB: 59.00'
 100-YEAR: 58.87'
 25-YEAR: 58.01'
 SHWT: 56.00'
 BOTTOM: 48.00'

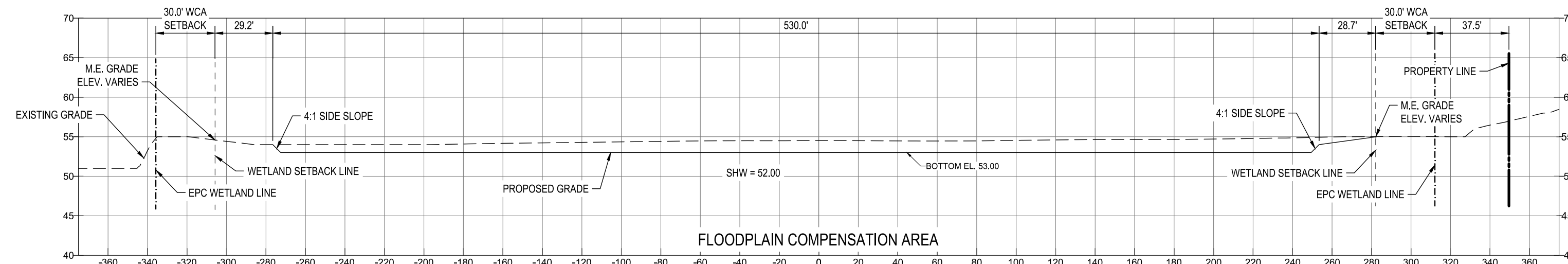


Cross-Section KK
 HORZ. SCALE: 1" = 20'
 VERT. SCALE: 1" = 5'

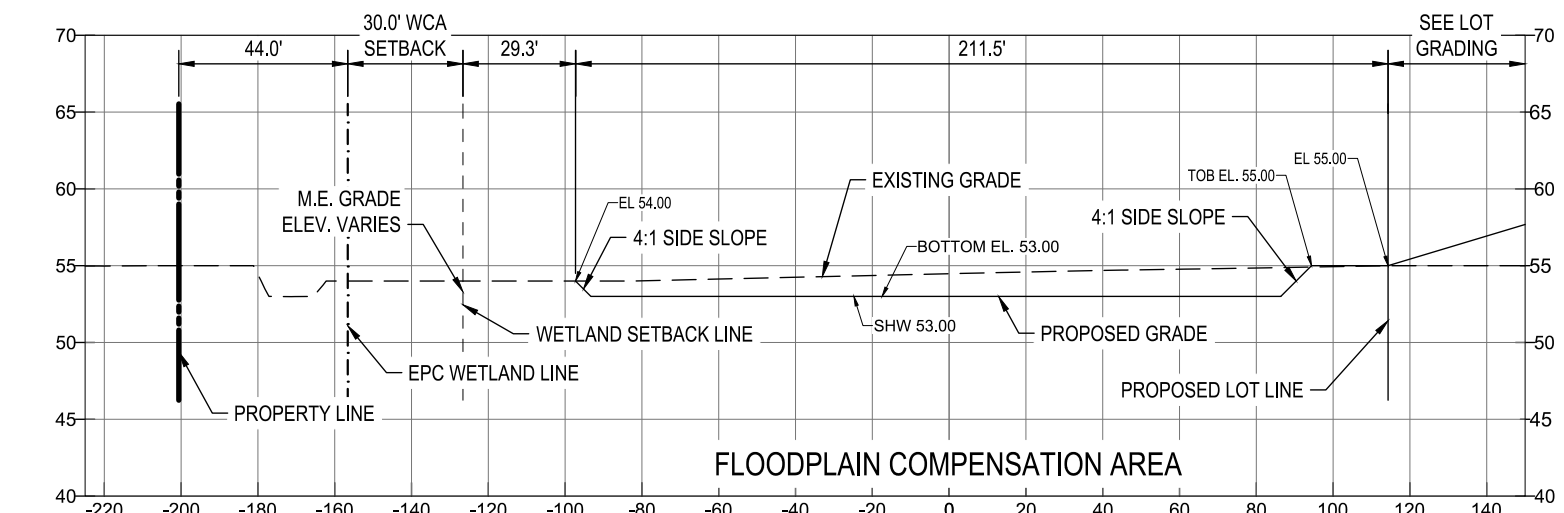
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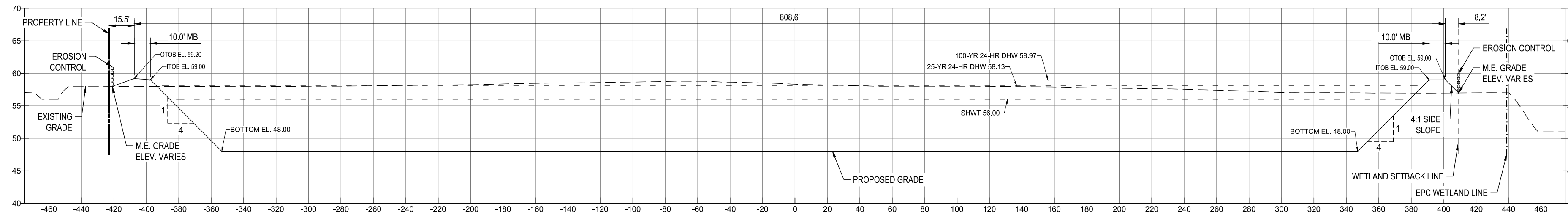
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TWO CREEKS SUBDIVISION HILLSBOROUGH COUNTY, FLORIDA		PAVING & GRADING PLAN	
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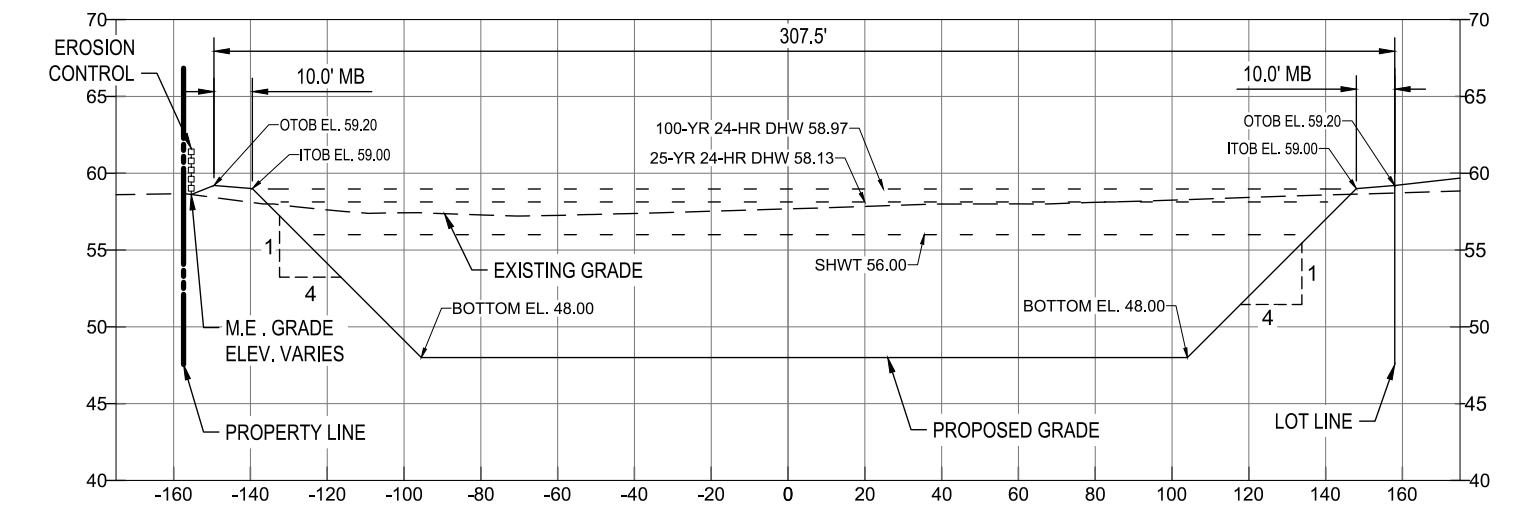
CROSS-SECTION AA
 HORZ. SCALE: 1" = 50'
 VERT. SCALE: 1" = 10'



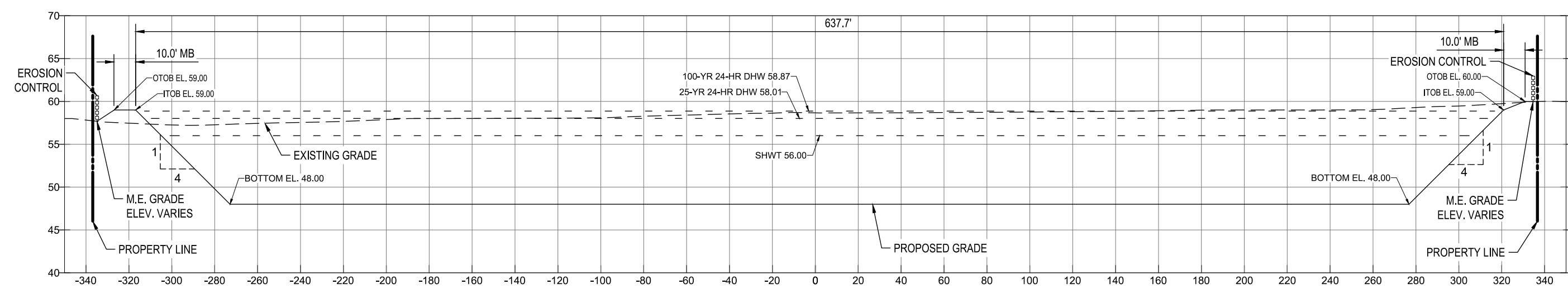
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 HORZ. SCALE: 1" = 50'
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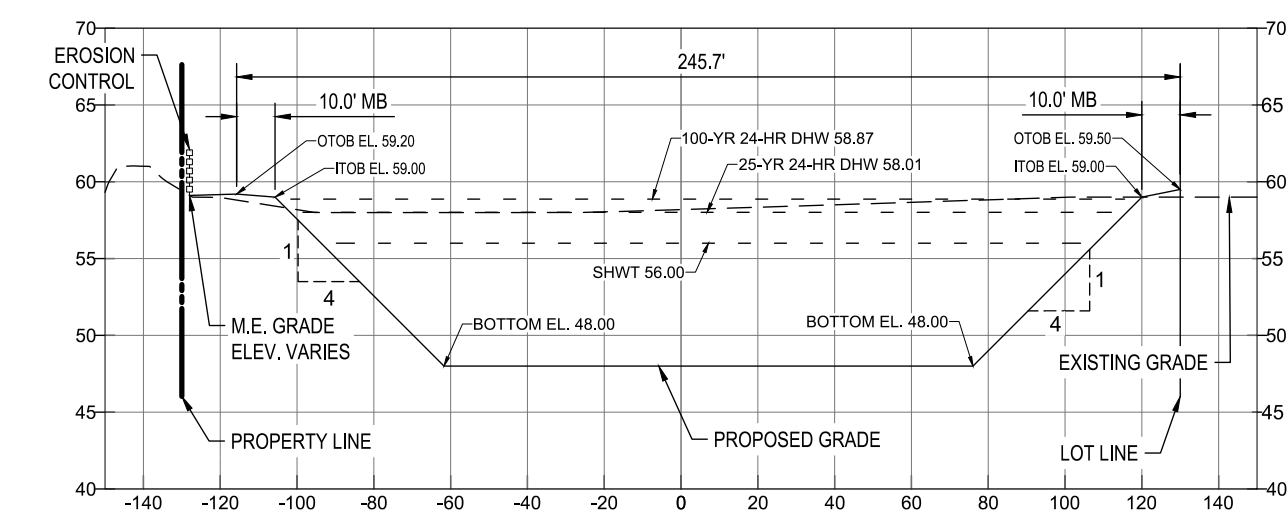
CROSS-SECTION CC
 HORZ. SCALE: 1" = 50'
 VERT. SCALE: 1" = 10'



CROSS-SECTION DD
 HORZ. SCALE: 1" = 50'
 VERT. SCALE: 1" = 10'



CROSS-SECTION EE
 HORZ. SCALE: 1" = 50'
 VERT. SCALE: 1" = 10'



CROSS-SECTION FF
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**STORMWATER POND & FLOOD PLAIN
 COMPENSATION CROSS-SECTIONS**

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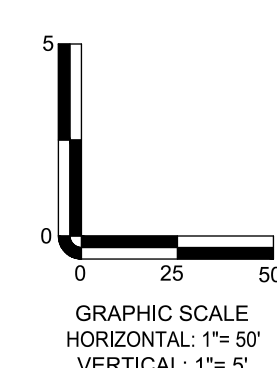
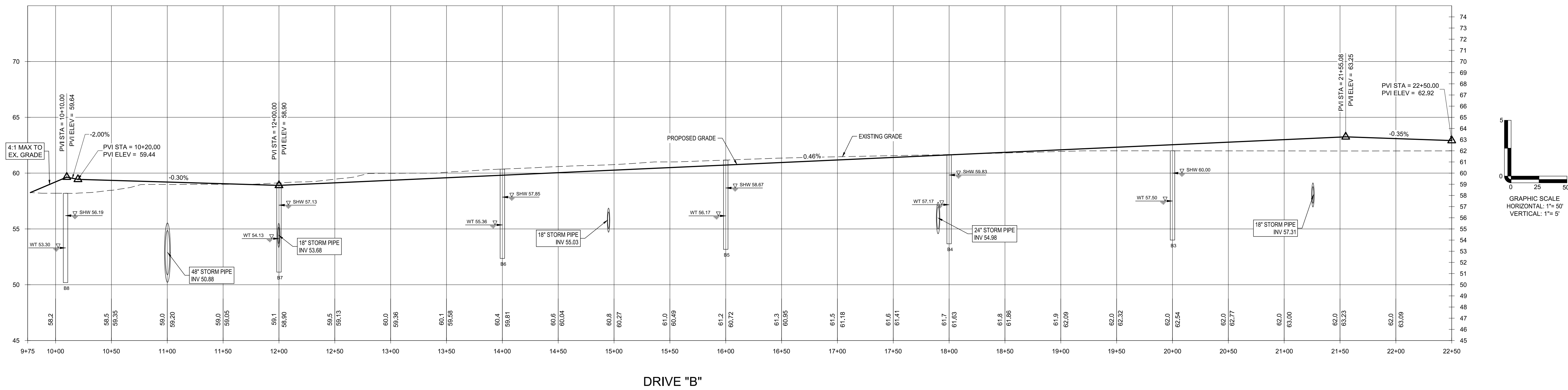
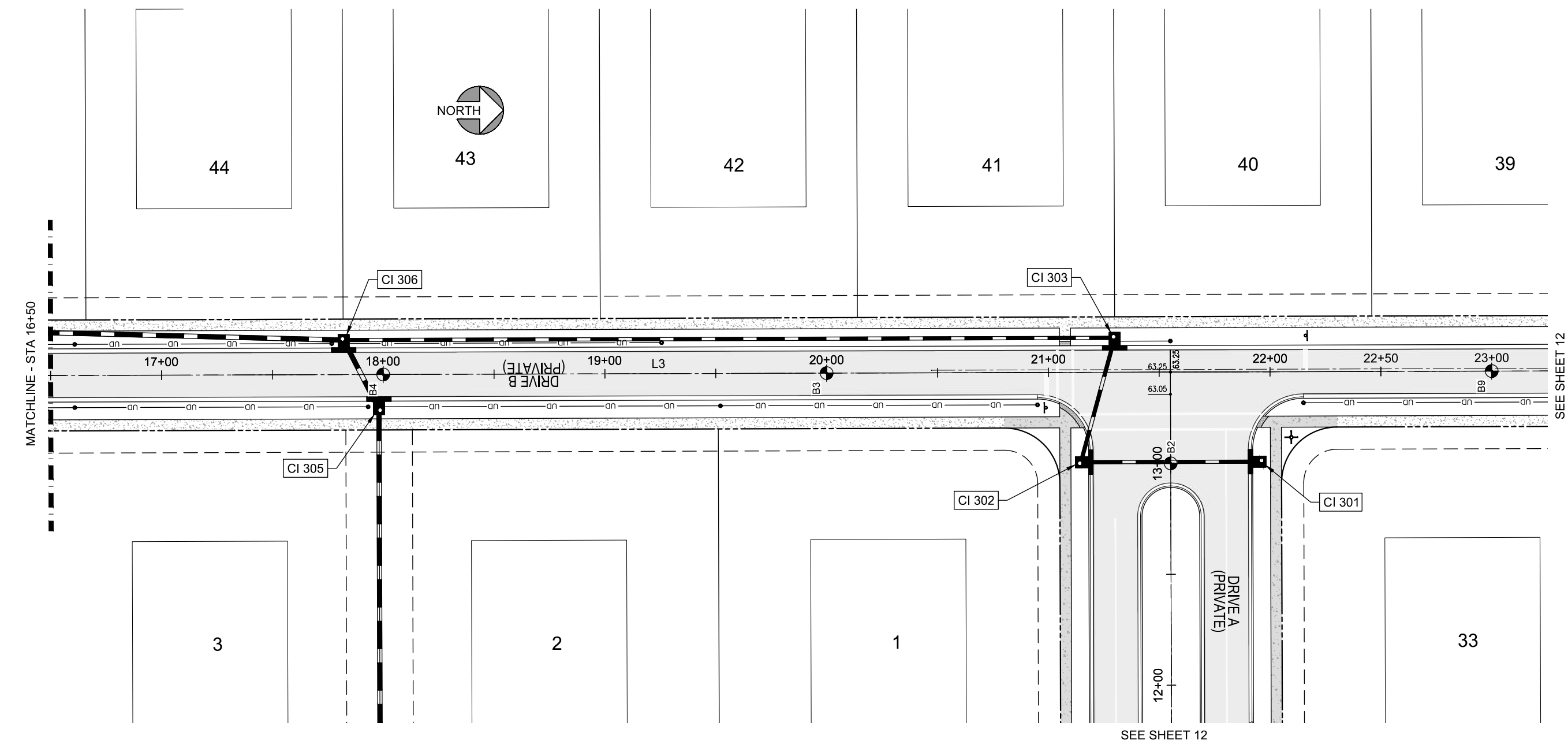
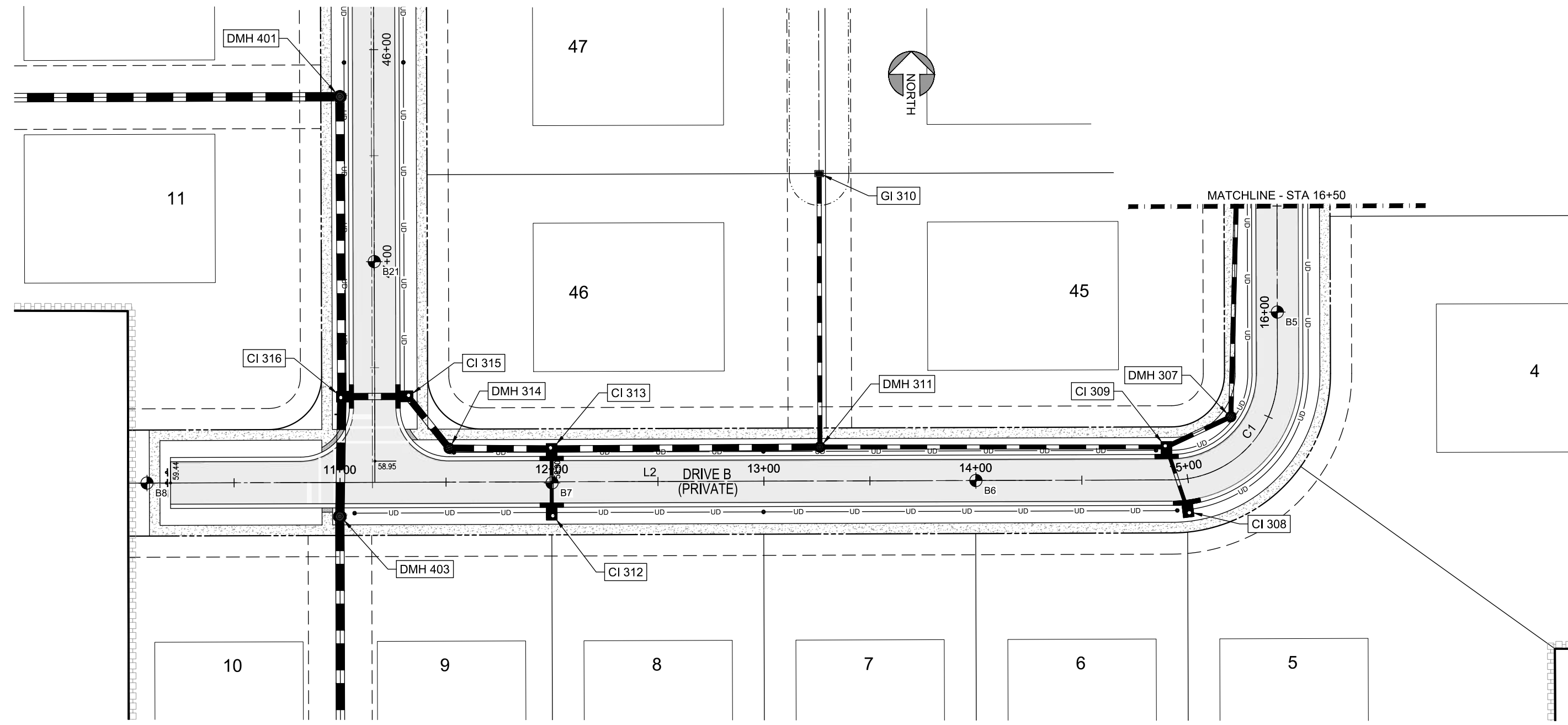
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JOB NO.: 2190094

Elevations based on
NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88)
Conversion from NAVD88 to NGVD29 = +0.85 Feet

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HILLSBOROUGH COUNTY, FLORIDA

ROADWAY PLAN & PROFILE

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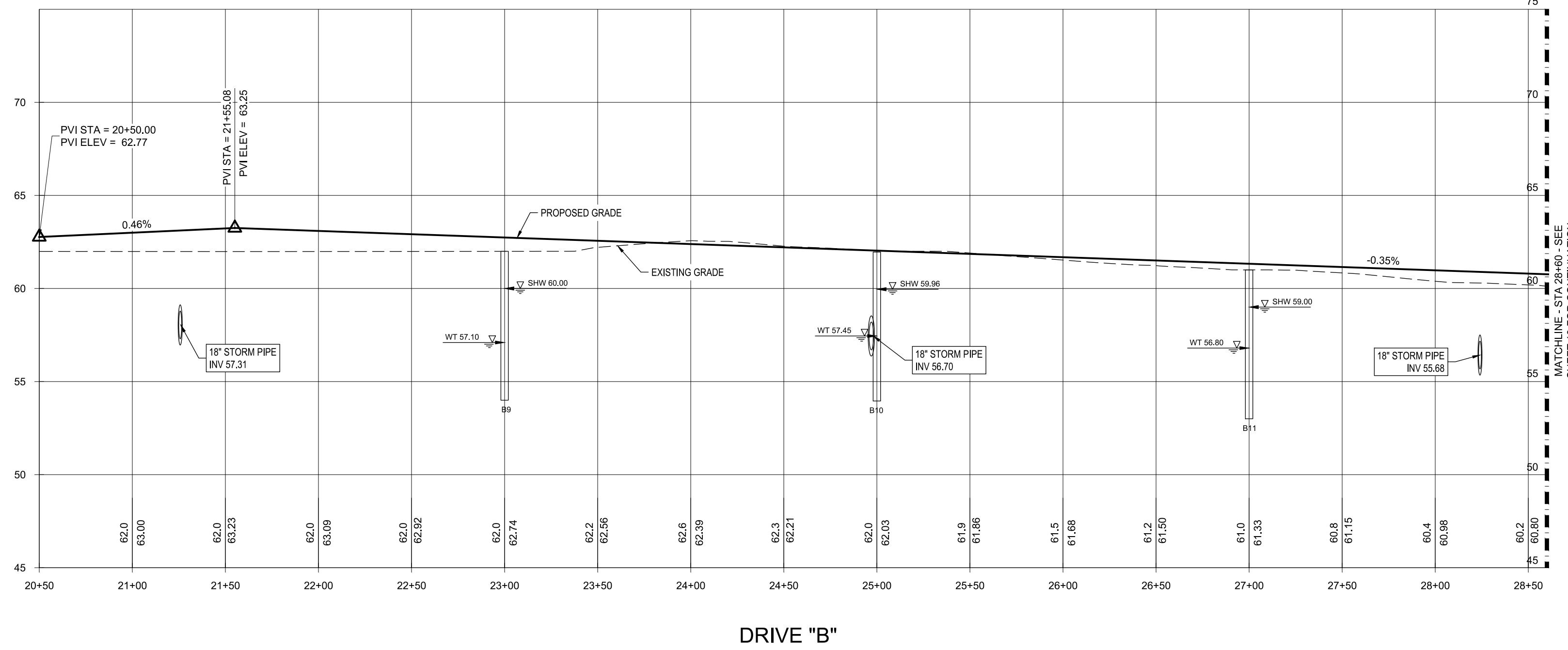
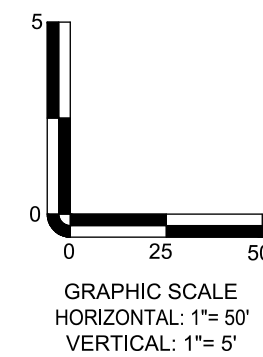
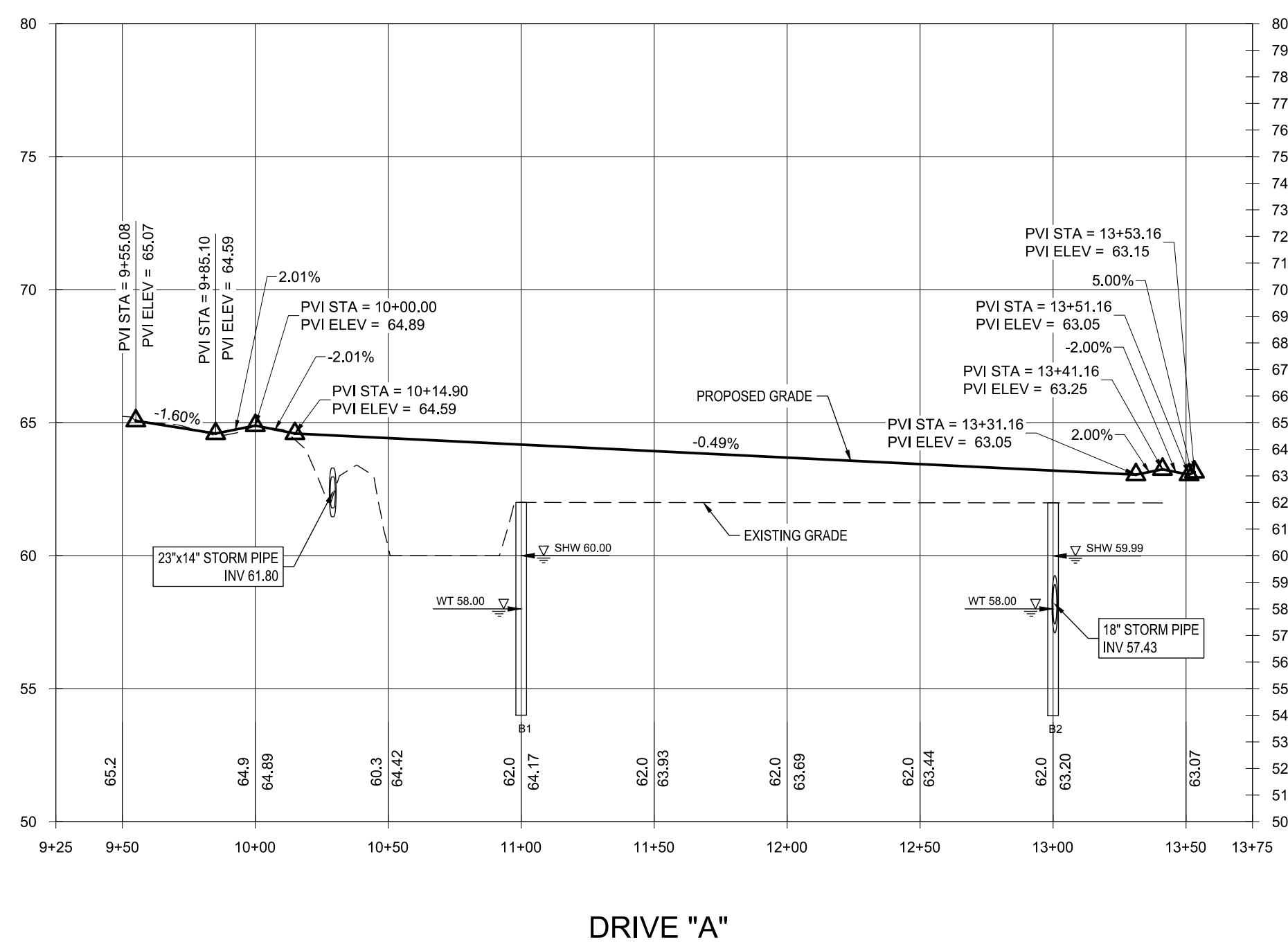
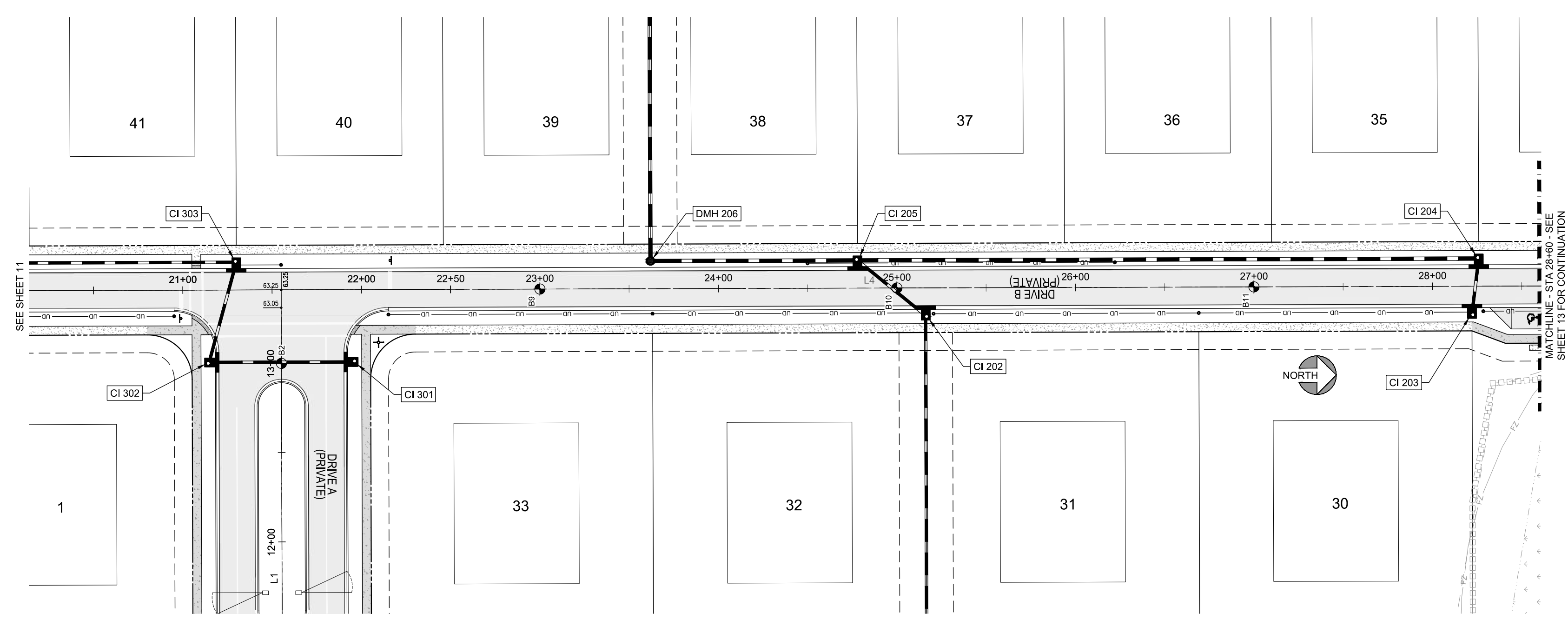
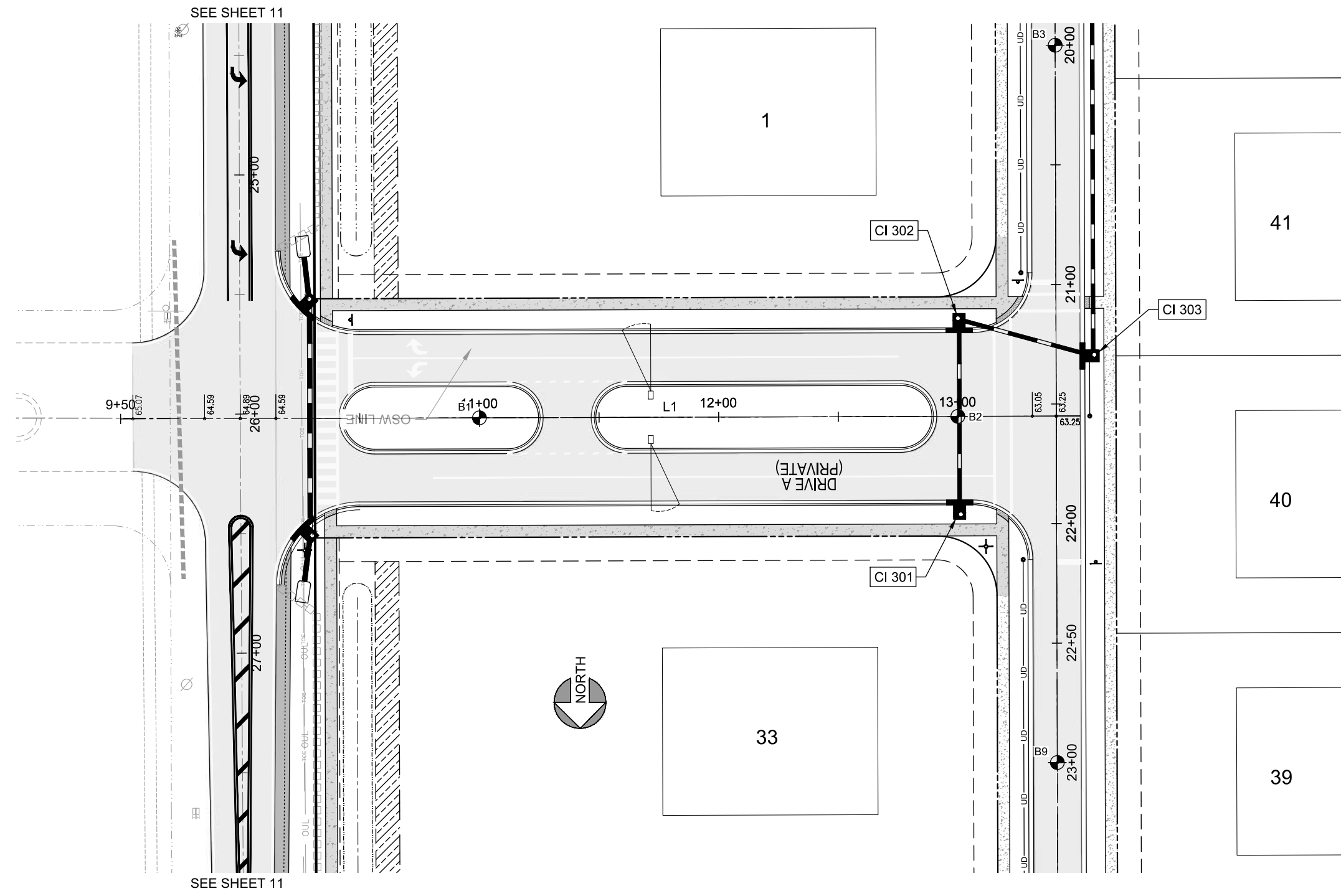
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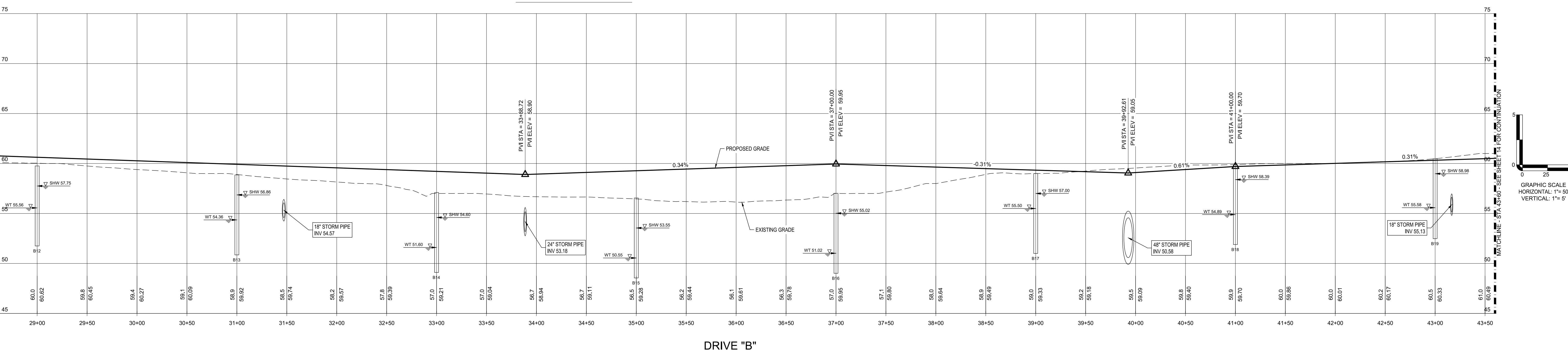
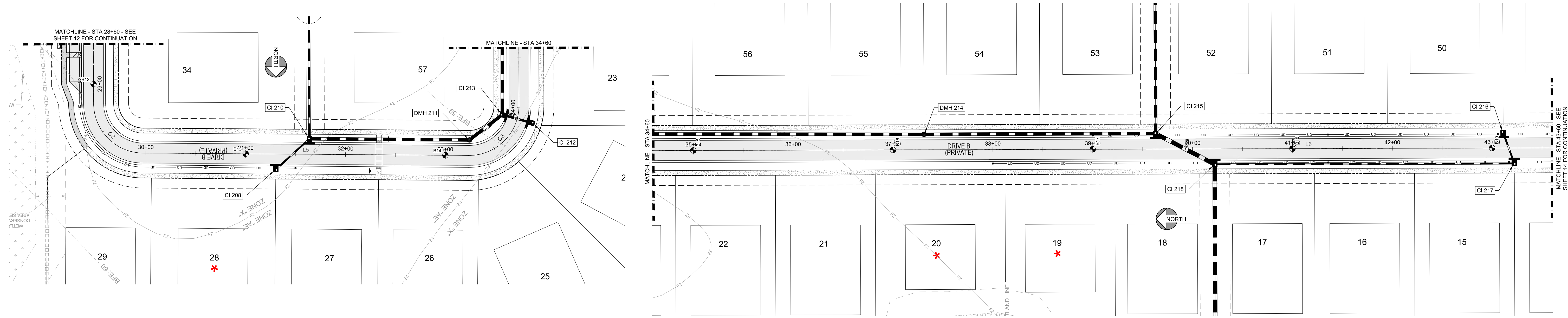
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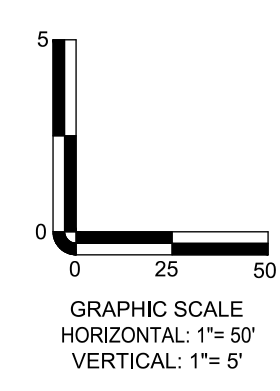
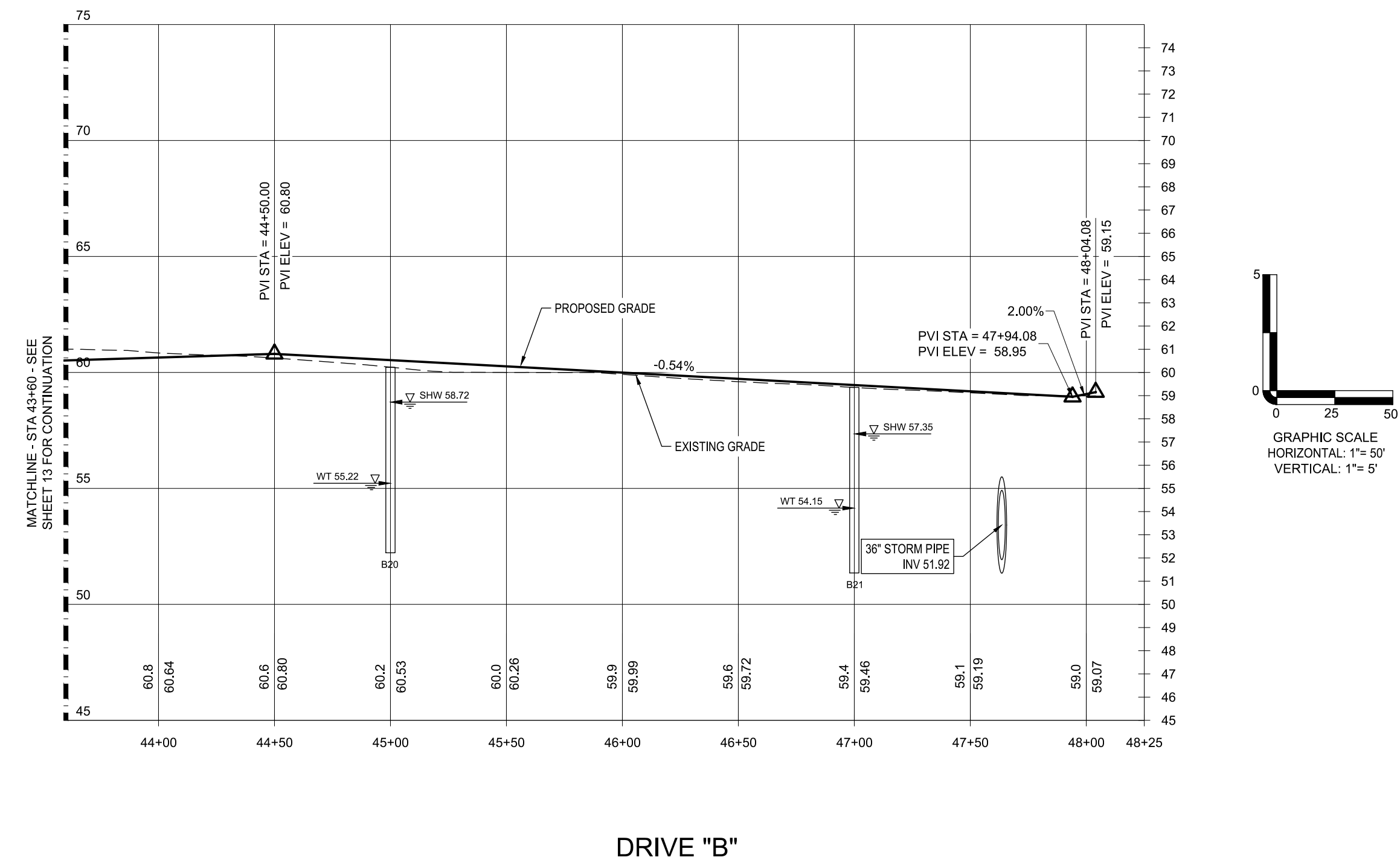
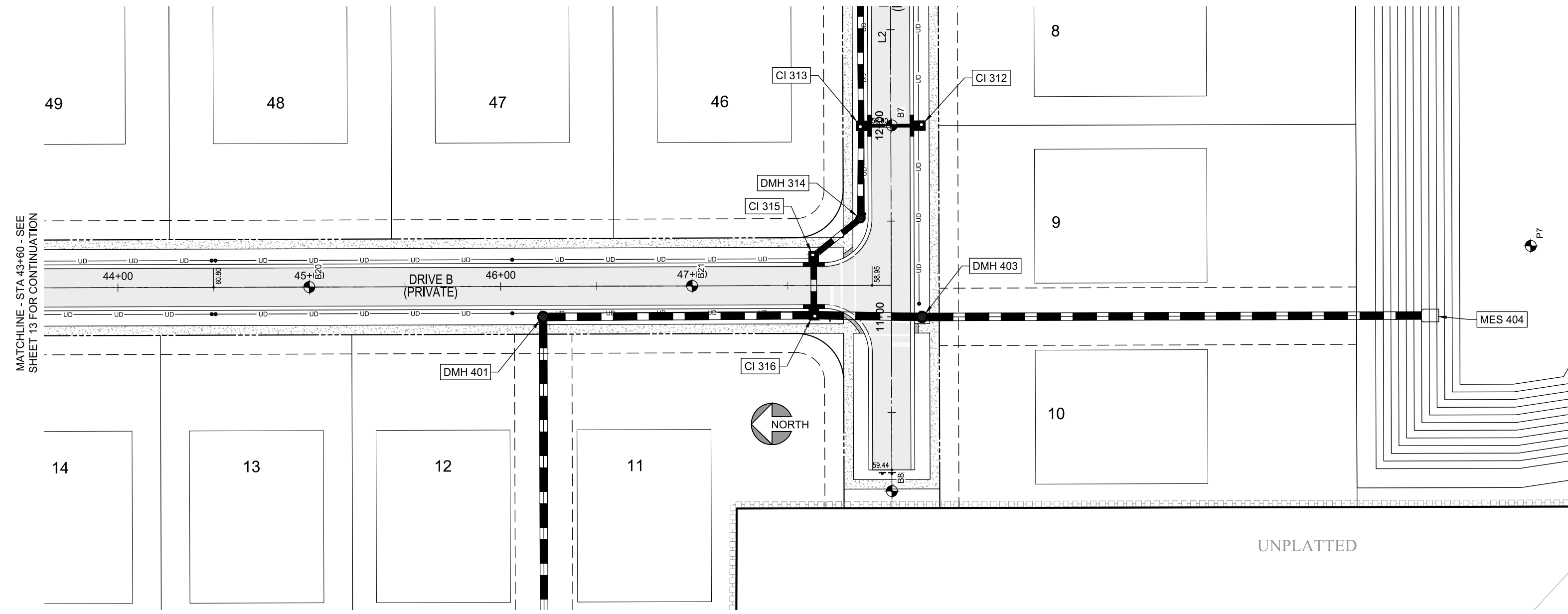
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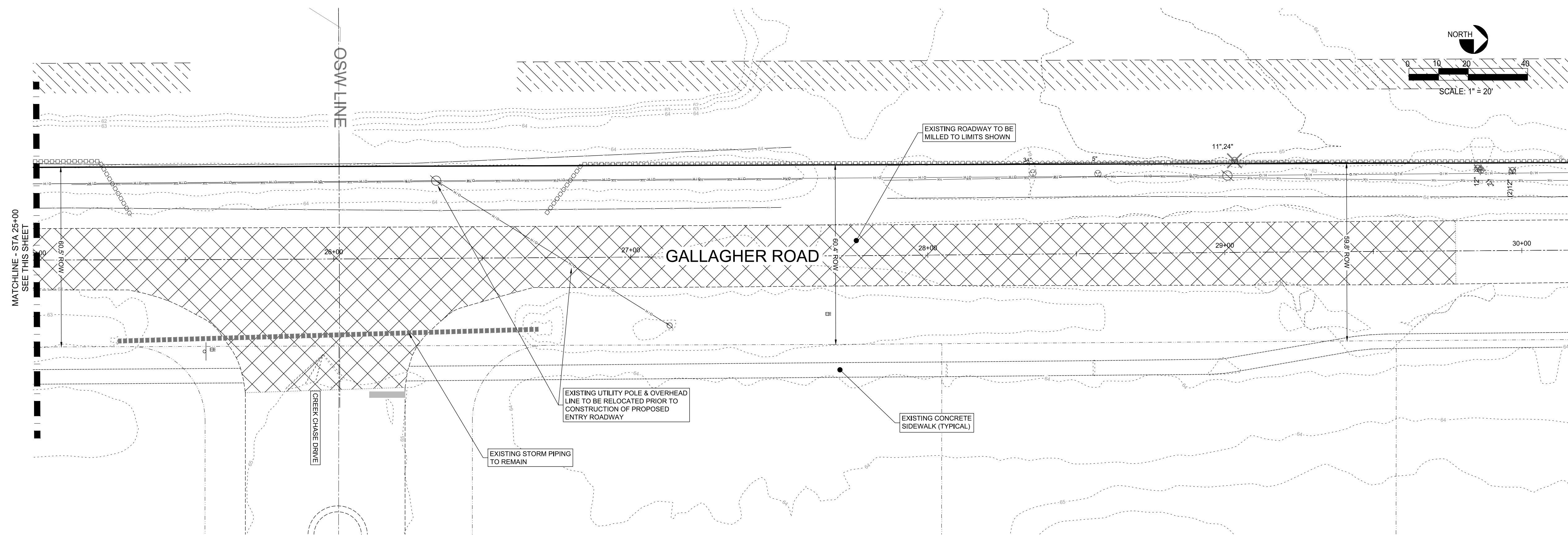
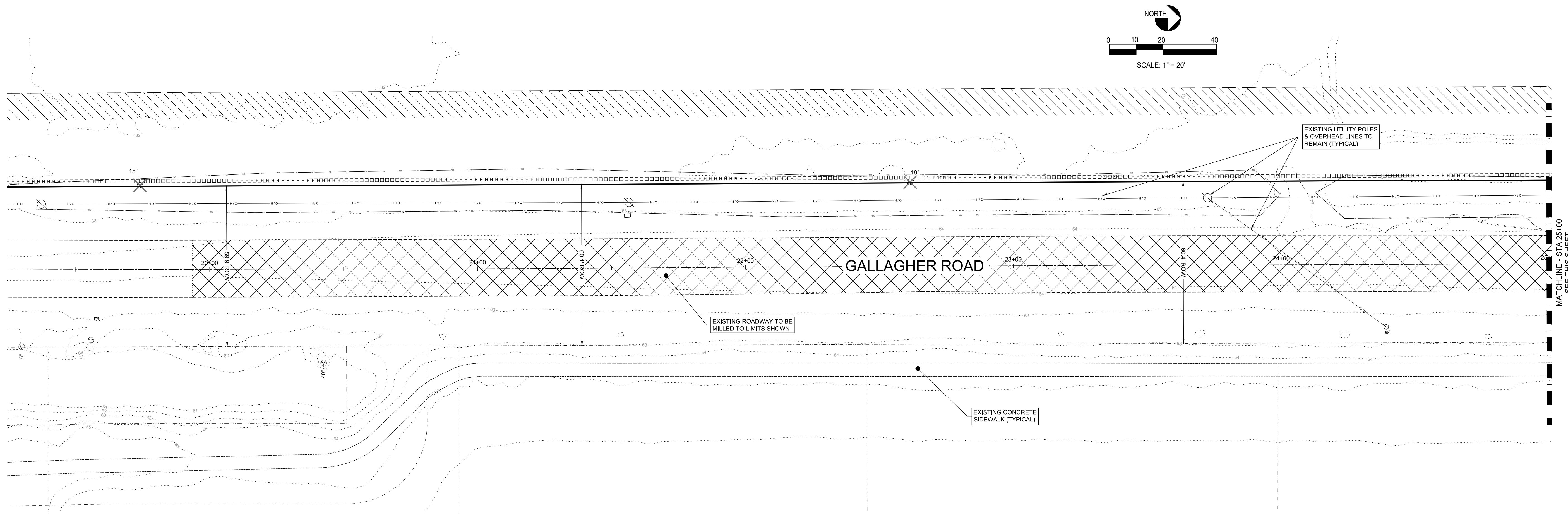
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RATE MAP NO. 12057C0263H, COMMUNITY NO. 120112,
PANEL 0263H, EFFECTIVE AUGUST 28, 2008.

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GALLAGHER ROAD
DEMOLITION PLAN

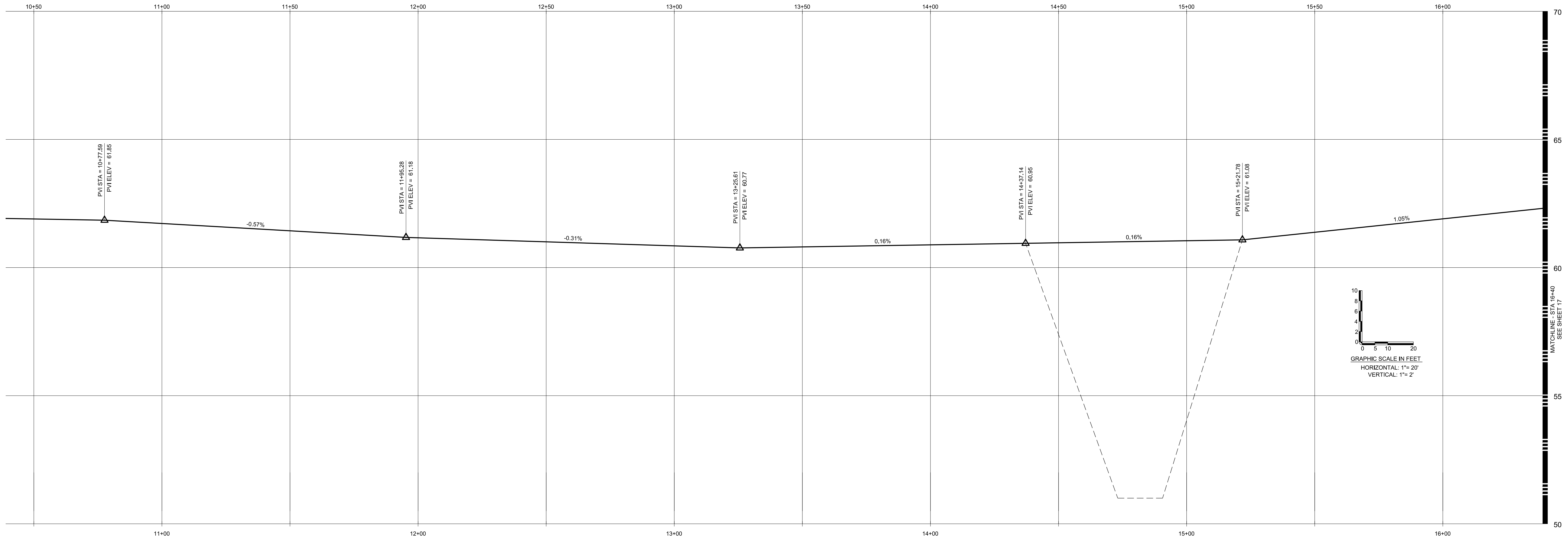
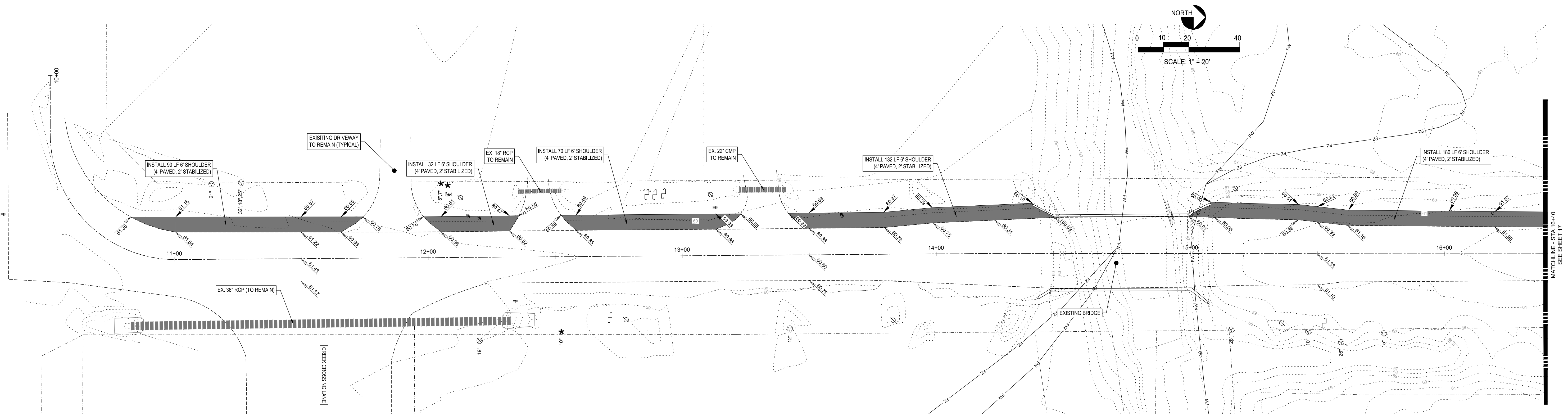
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GALLAGHER ROAD
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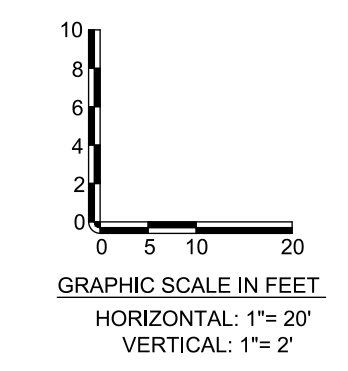
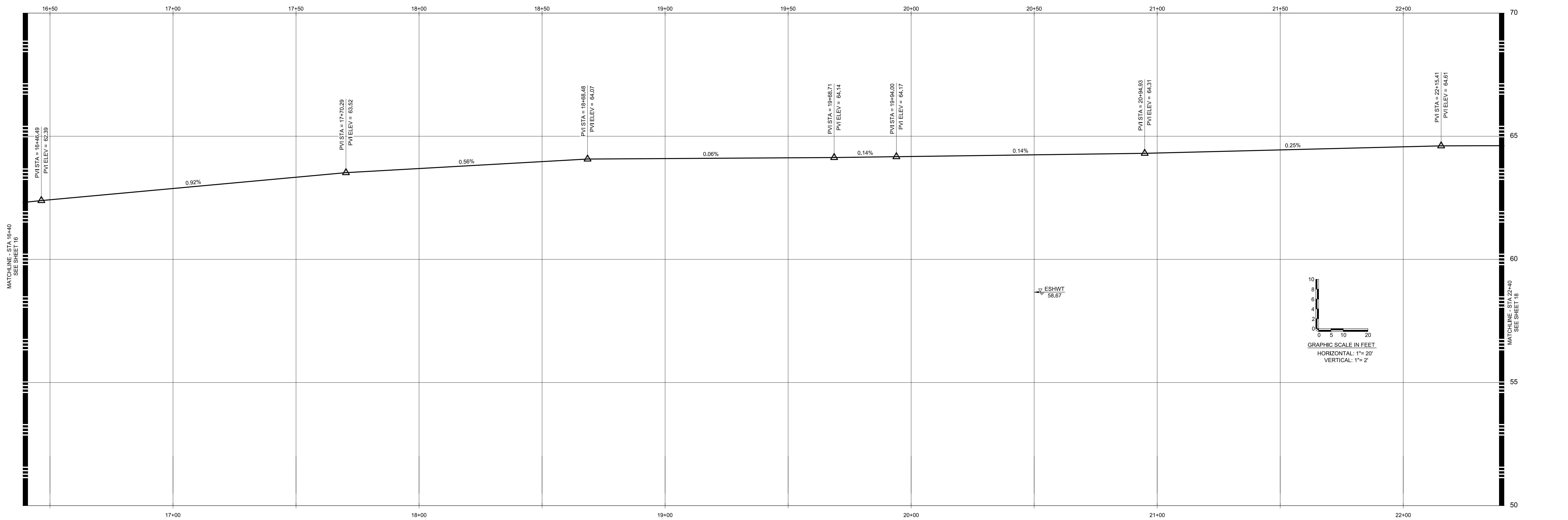
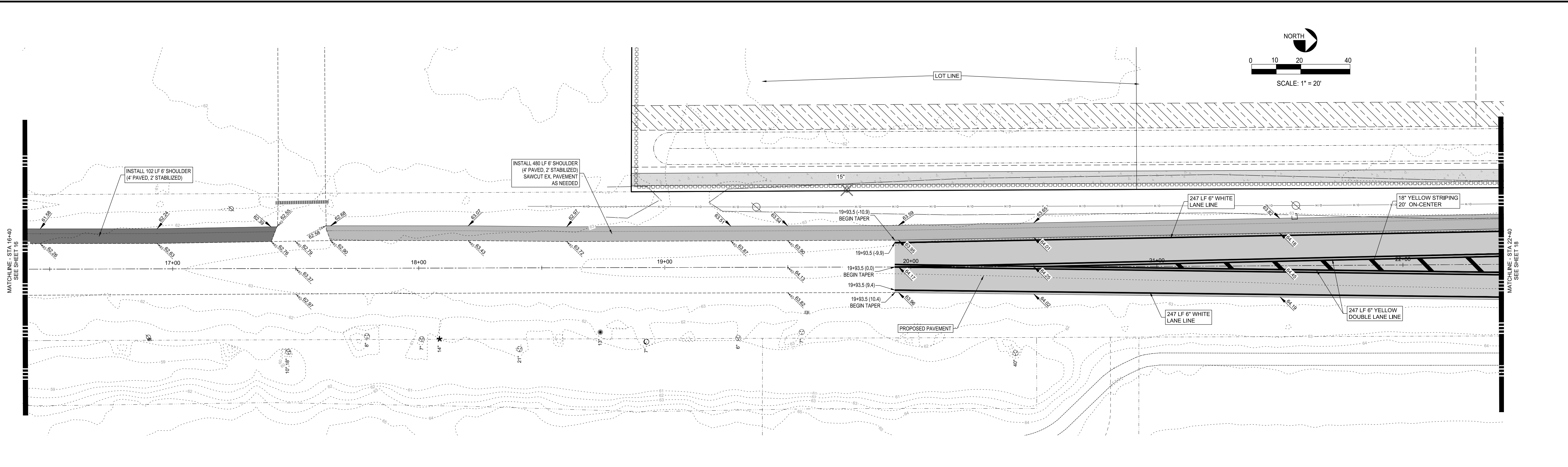
FEMA NOTE

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"X" & "AE" (BFE VARIES) PER FEMA FLOOD INSURANCE
RATE MAP NO. 12057C0263H, COMMUNITY NO. 120112,
PANEL 0263H, EFFECTIVE AUGUST 28, 2008.

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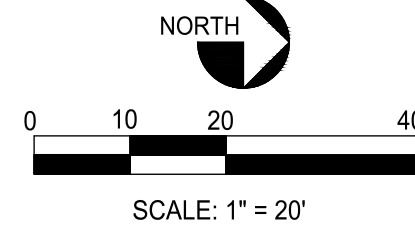
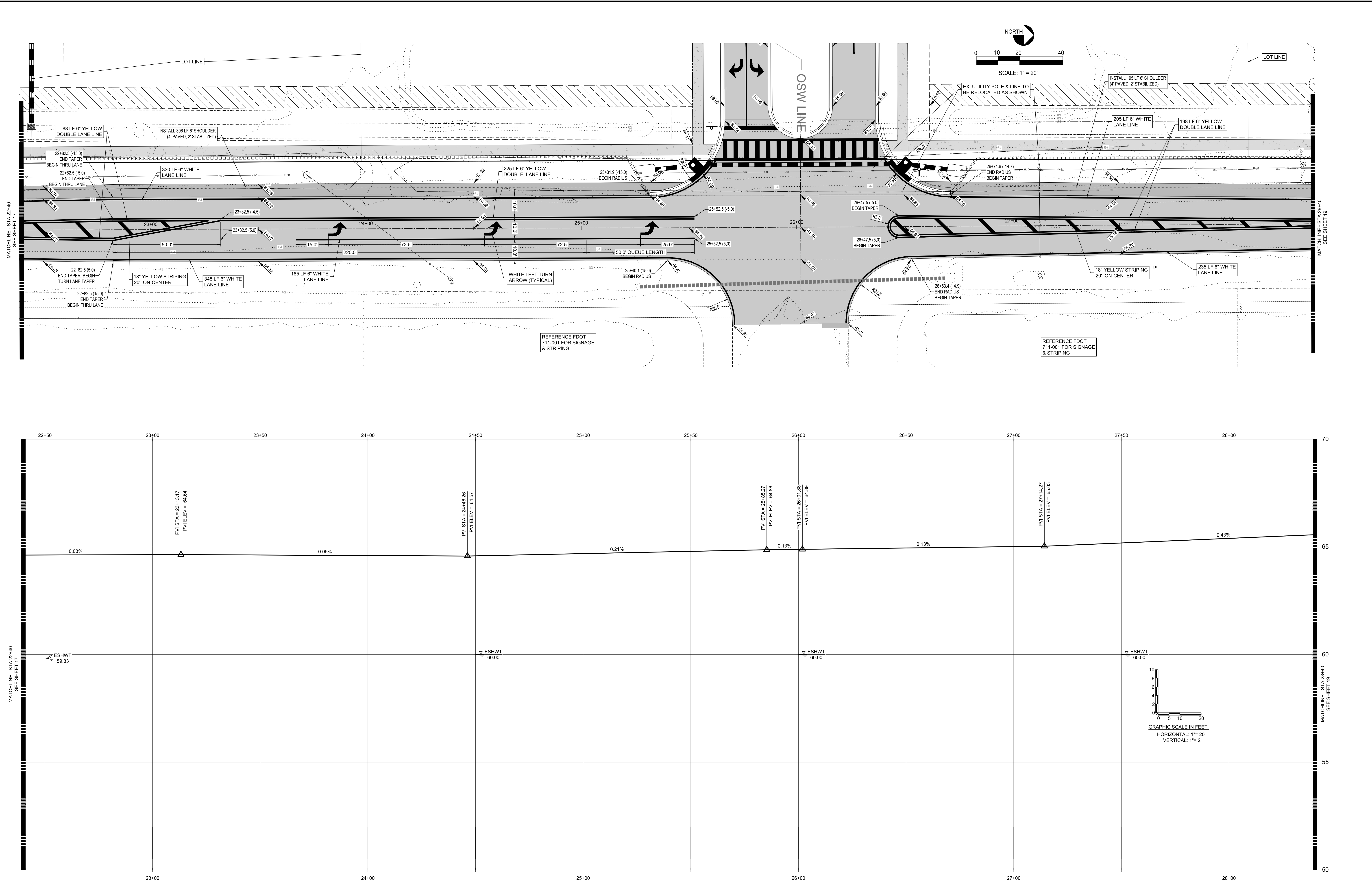
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GALLAGHER ROAD IMPROVEMENT PLAN

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**GALLAGHER ROAD
IMPROVEMENT PLAN**

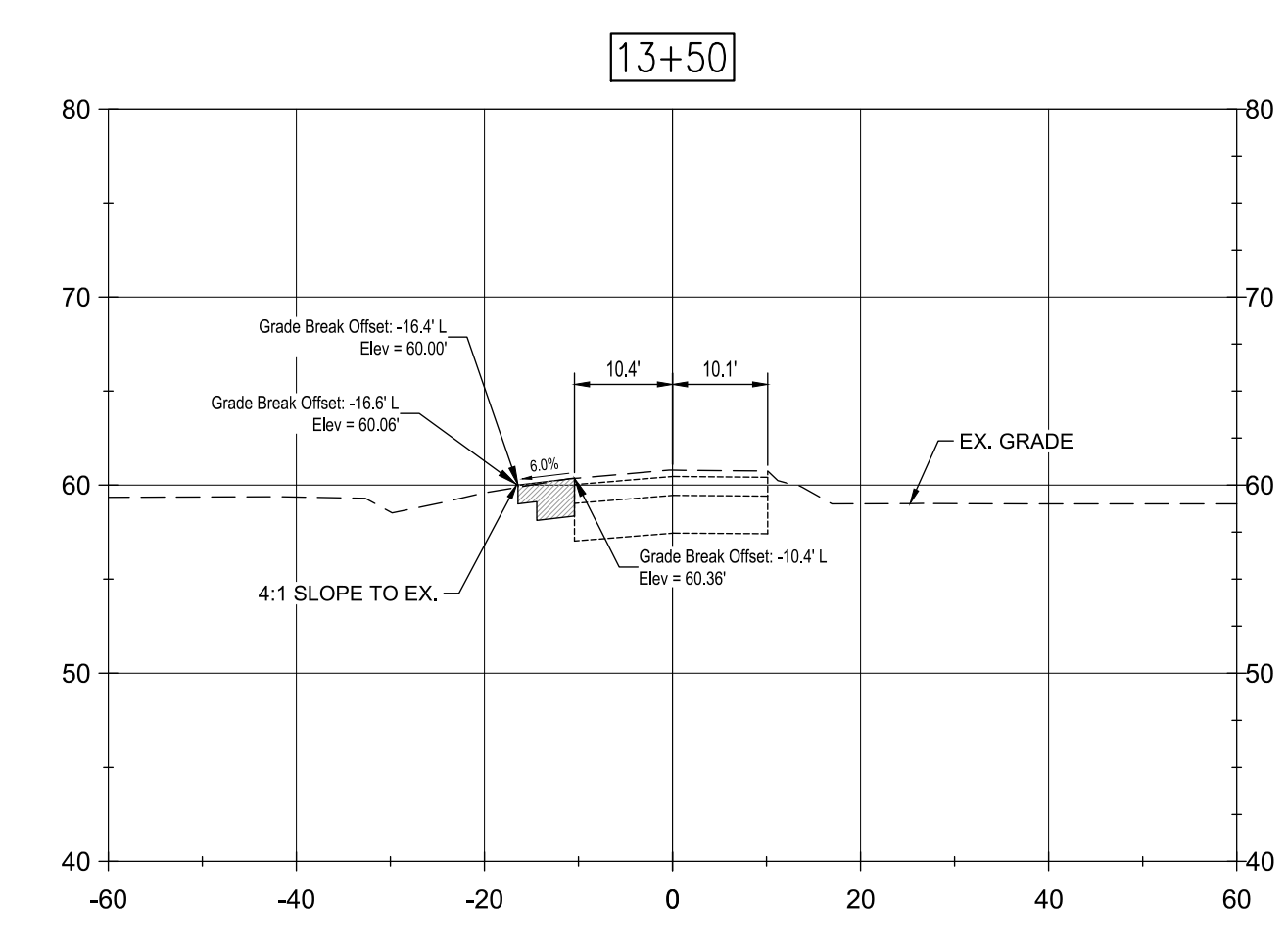
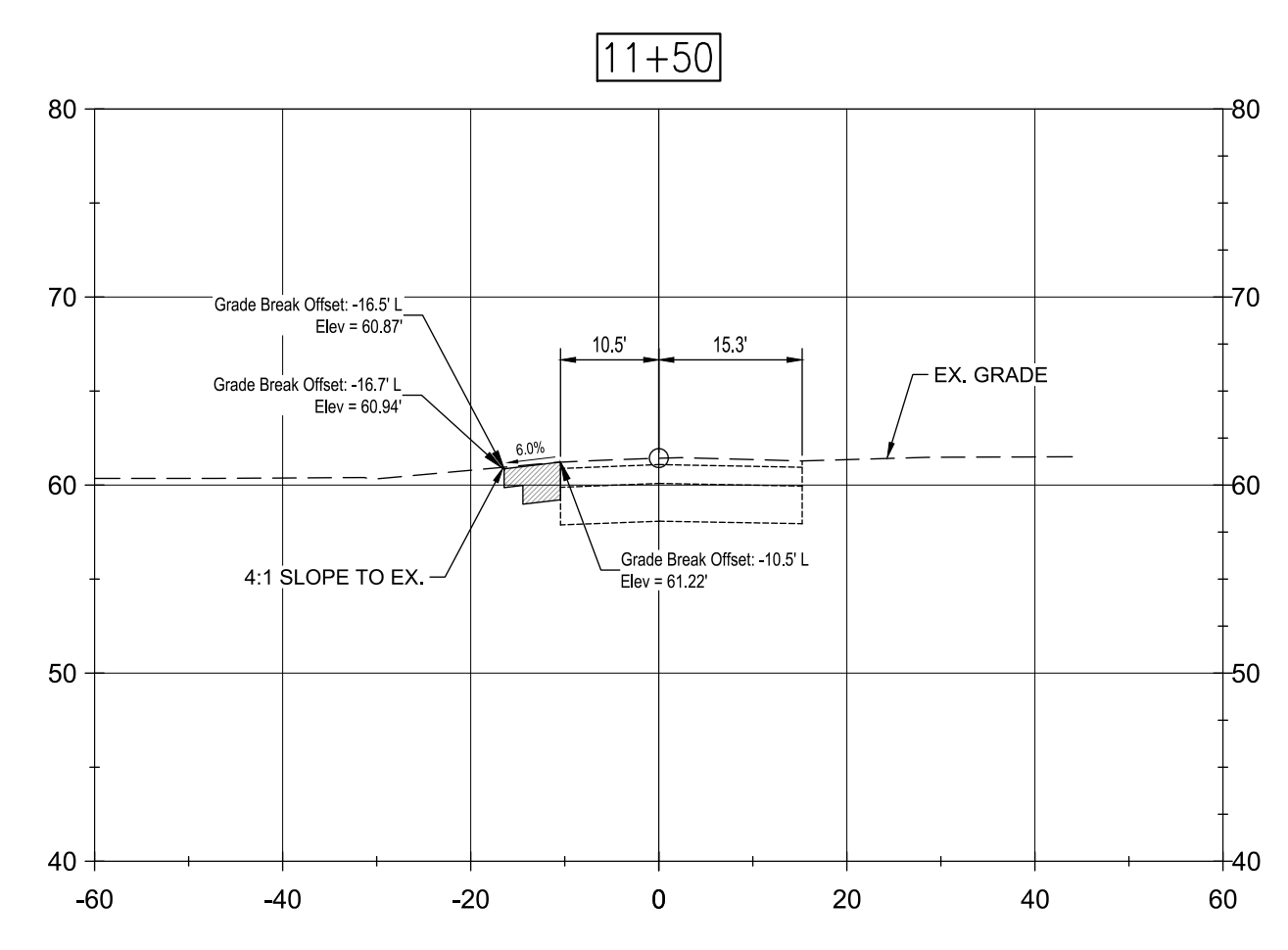
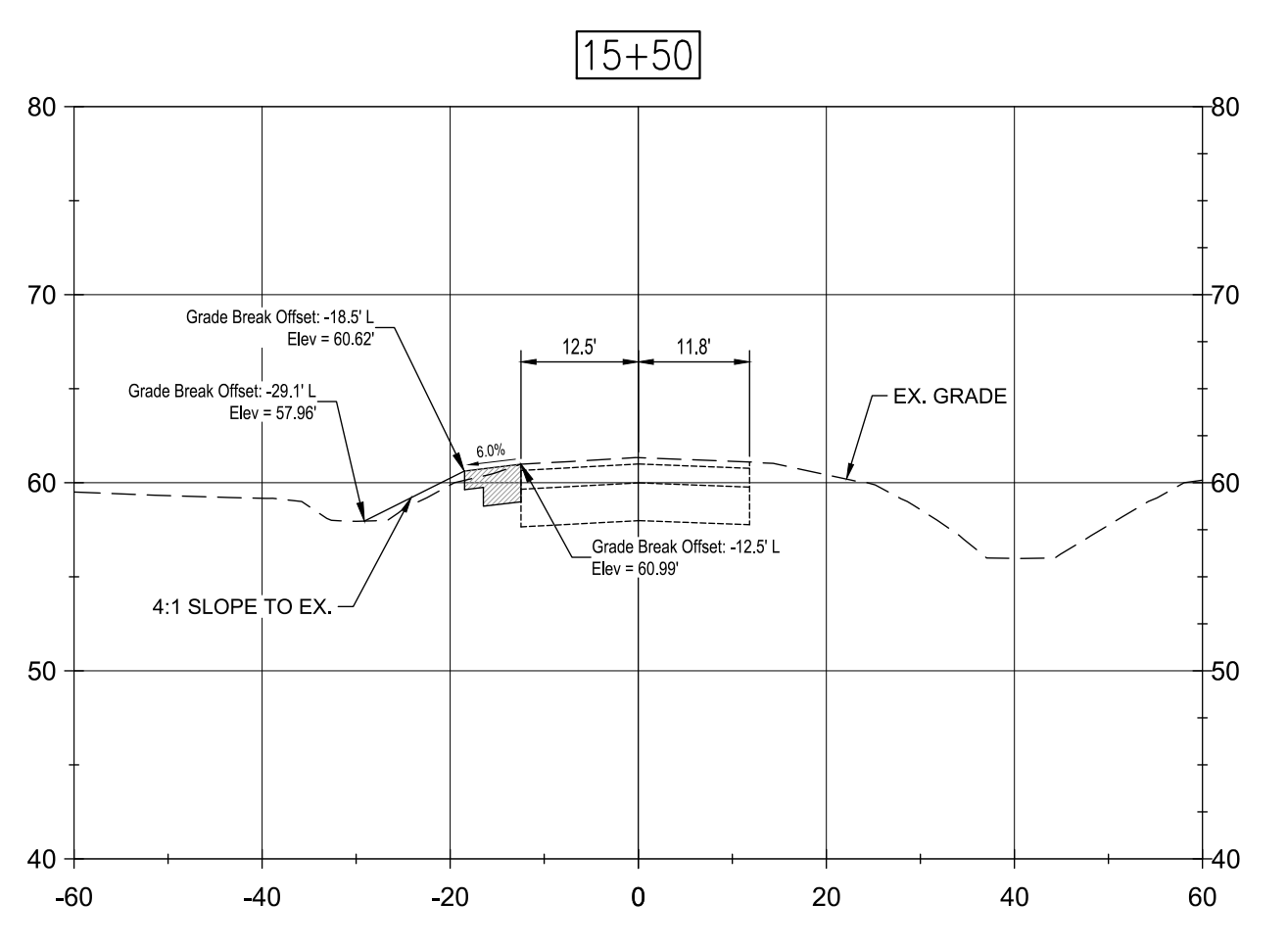
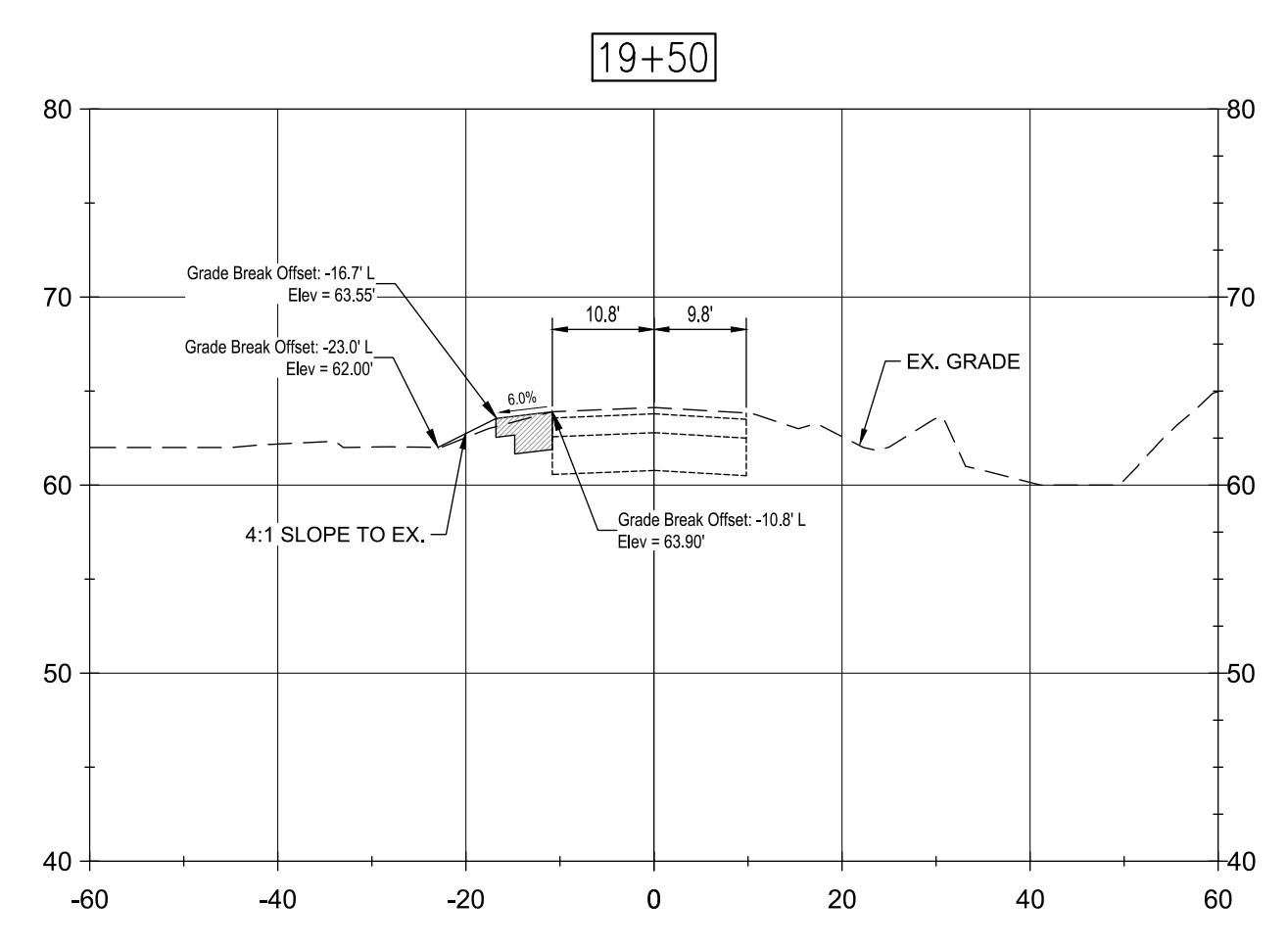
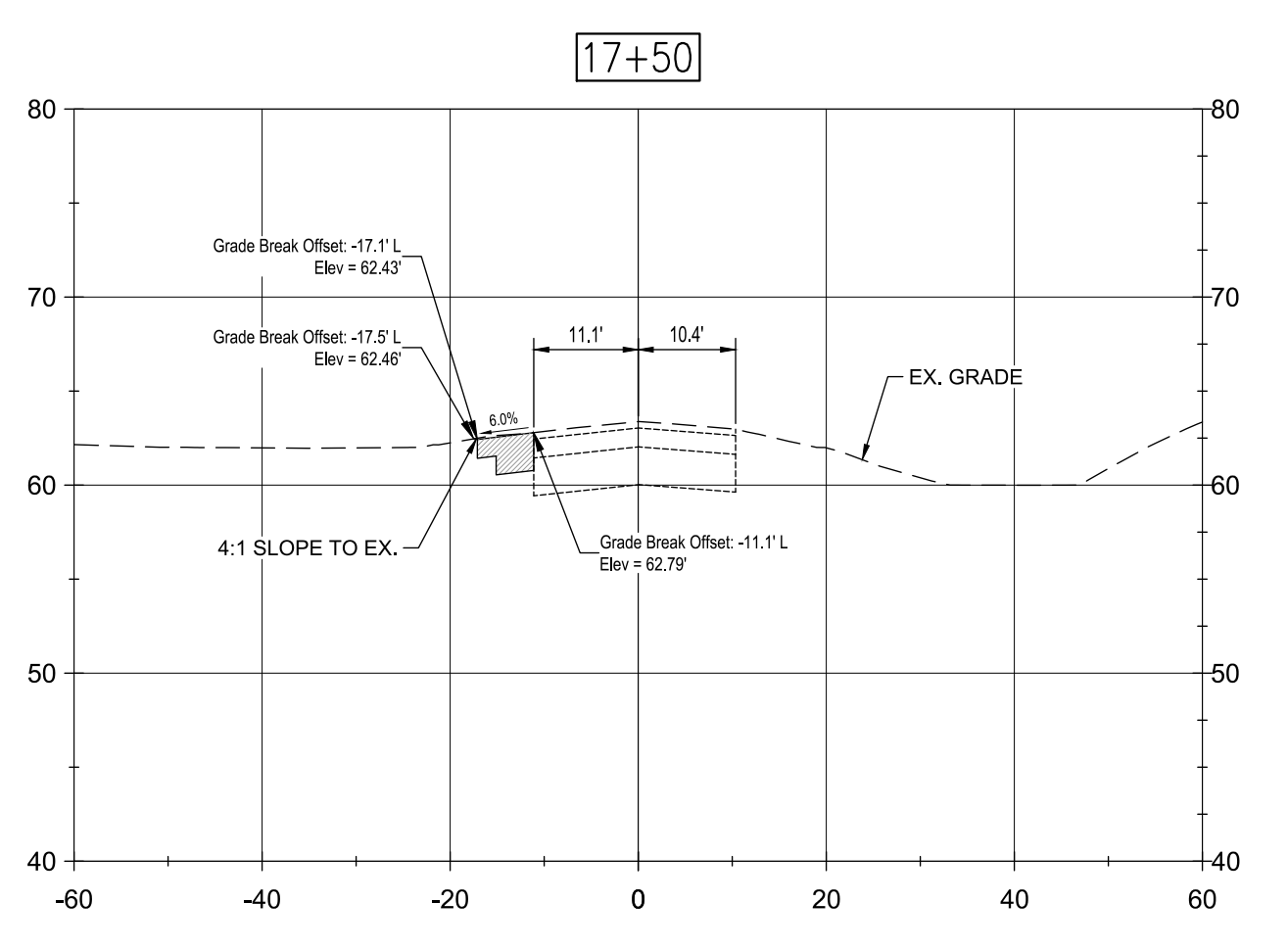
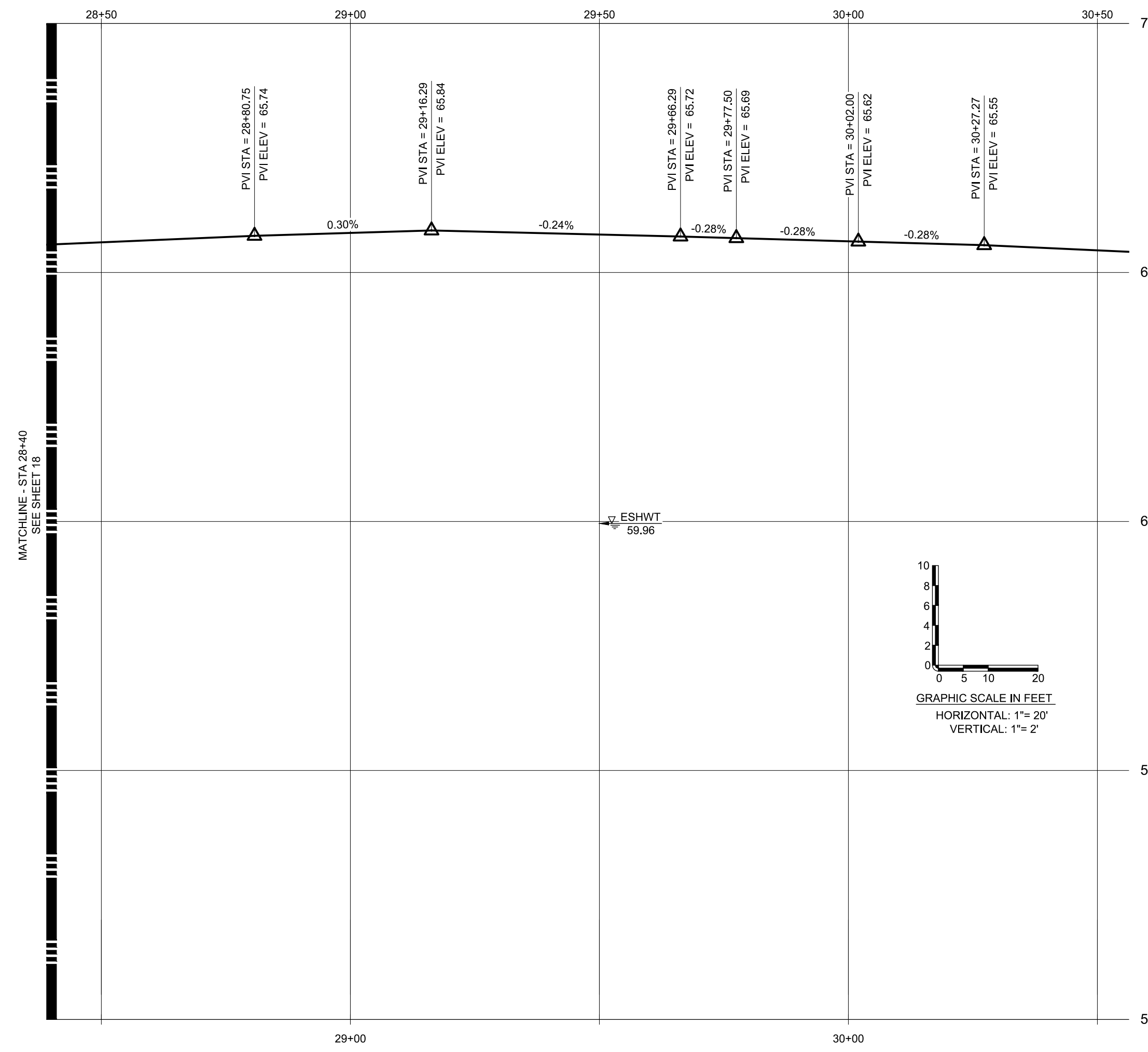
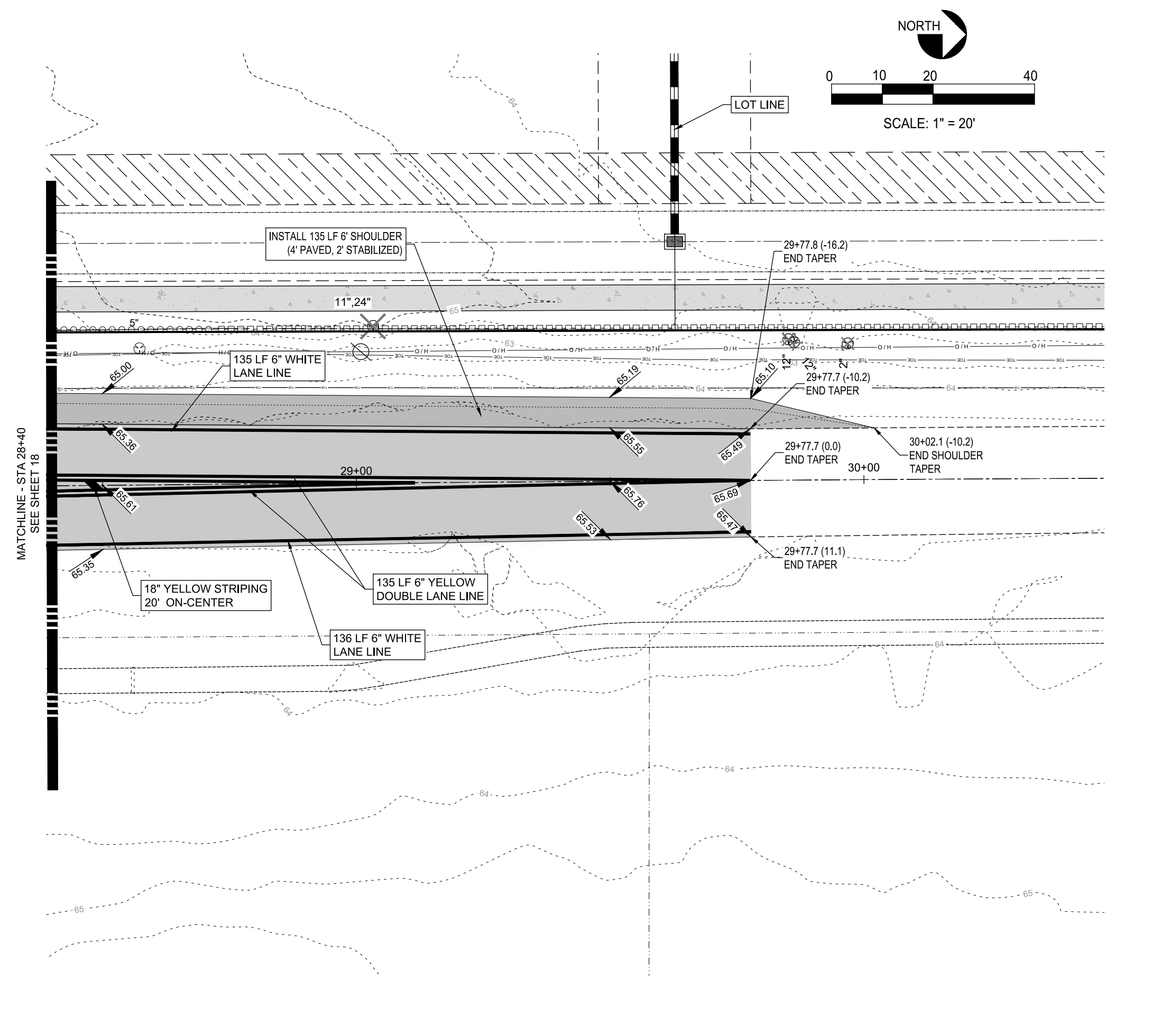
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IMPROVEMENT PLAN**

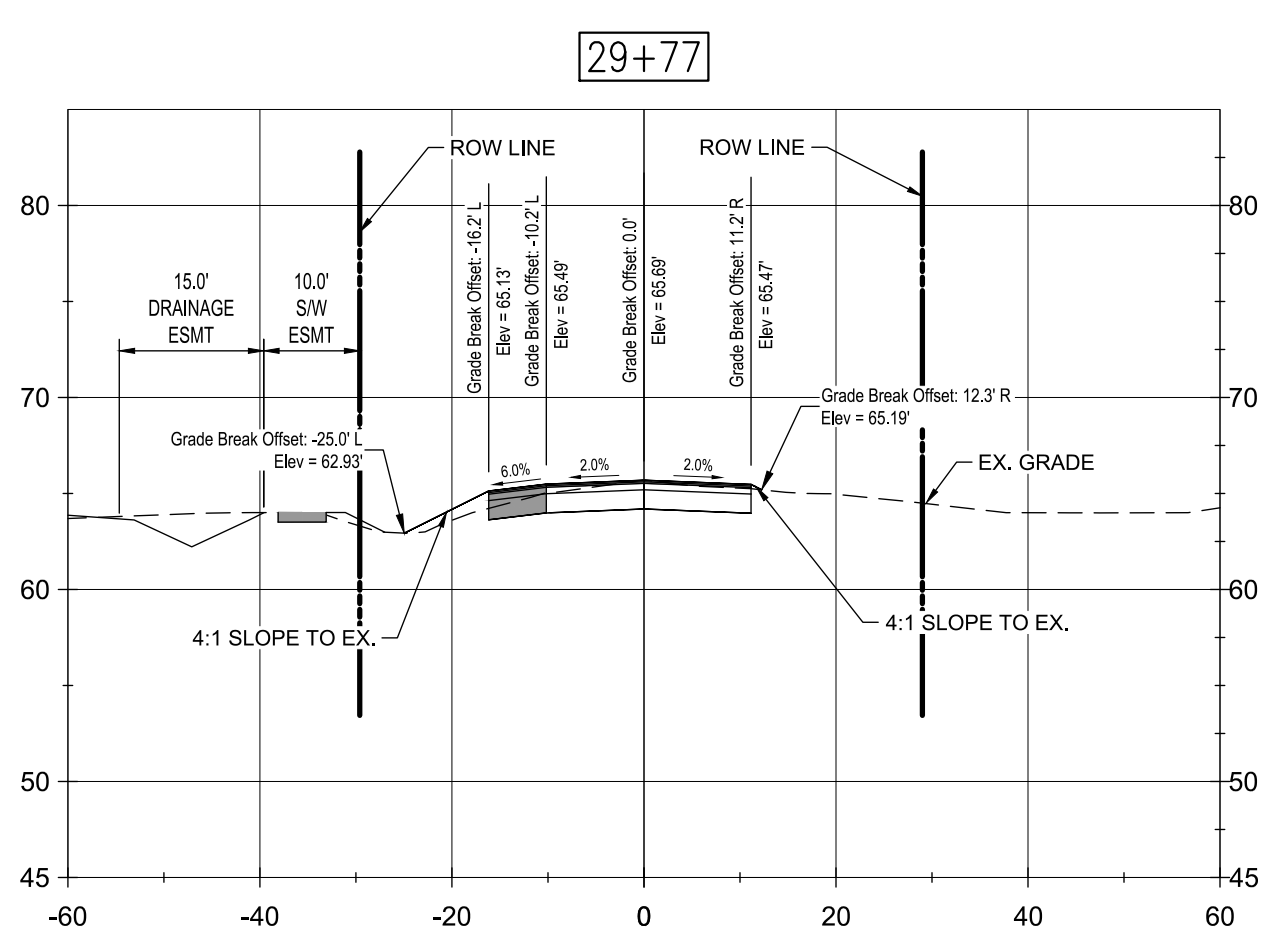
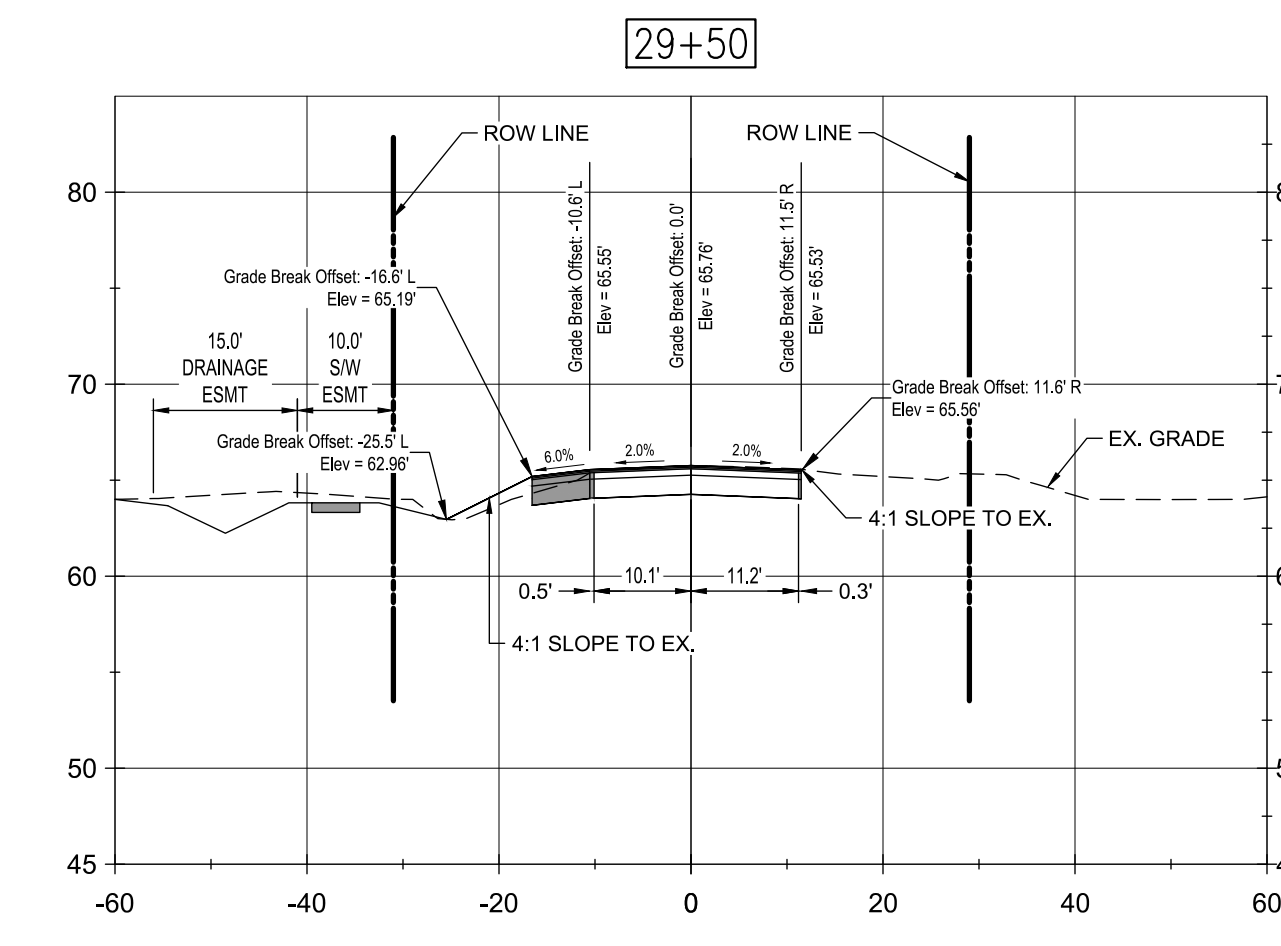
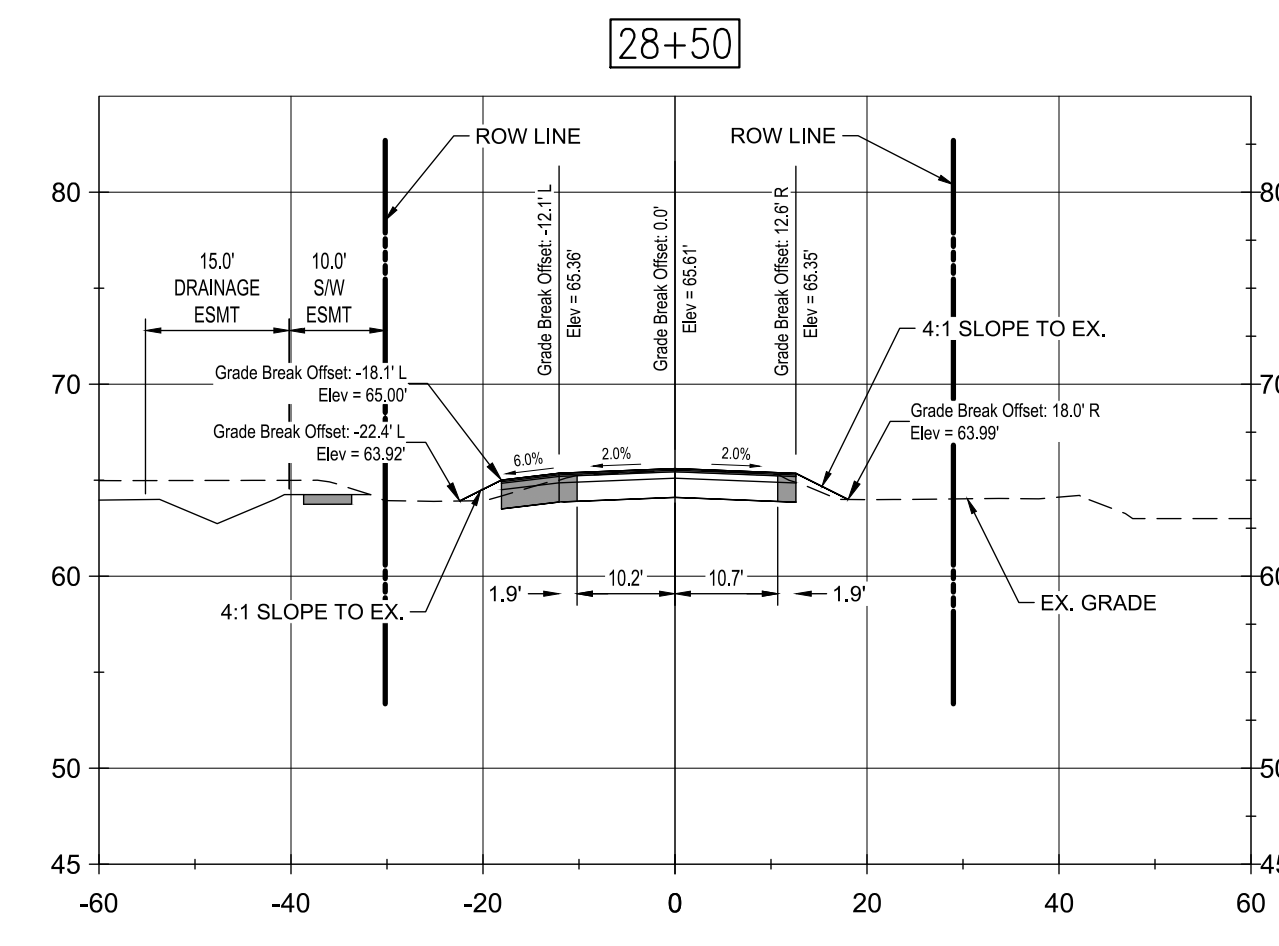
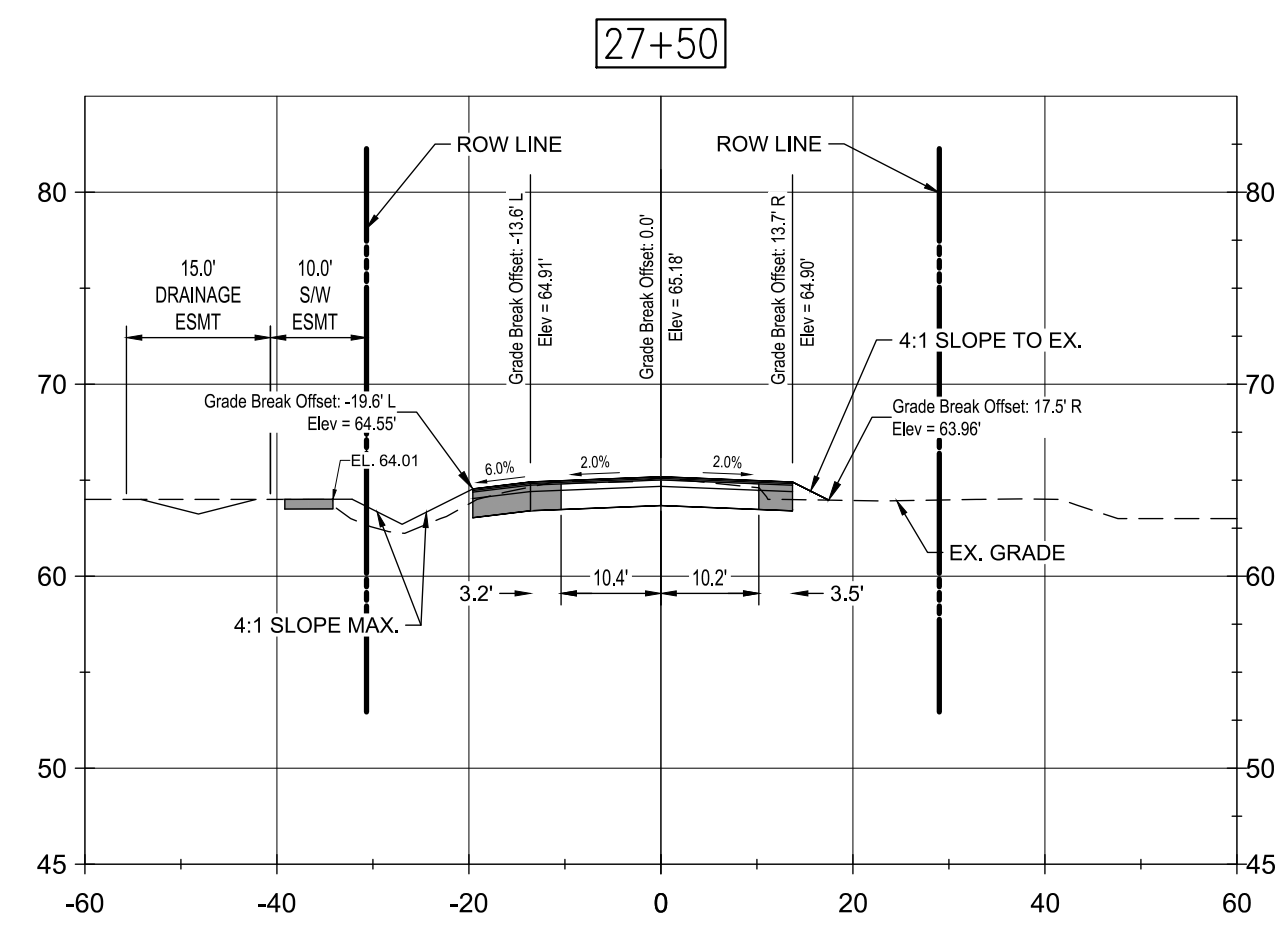
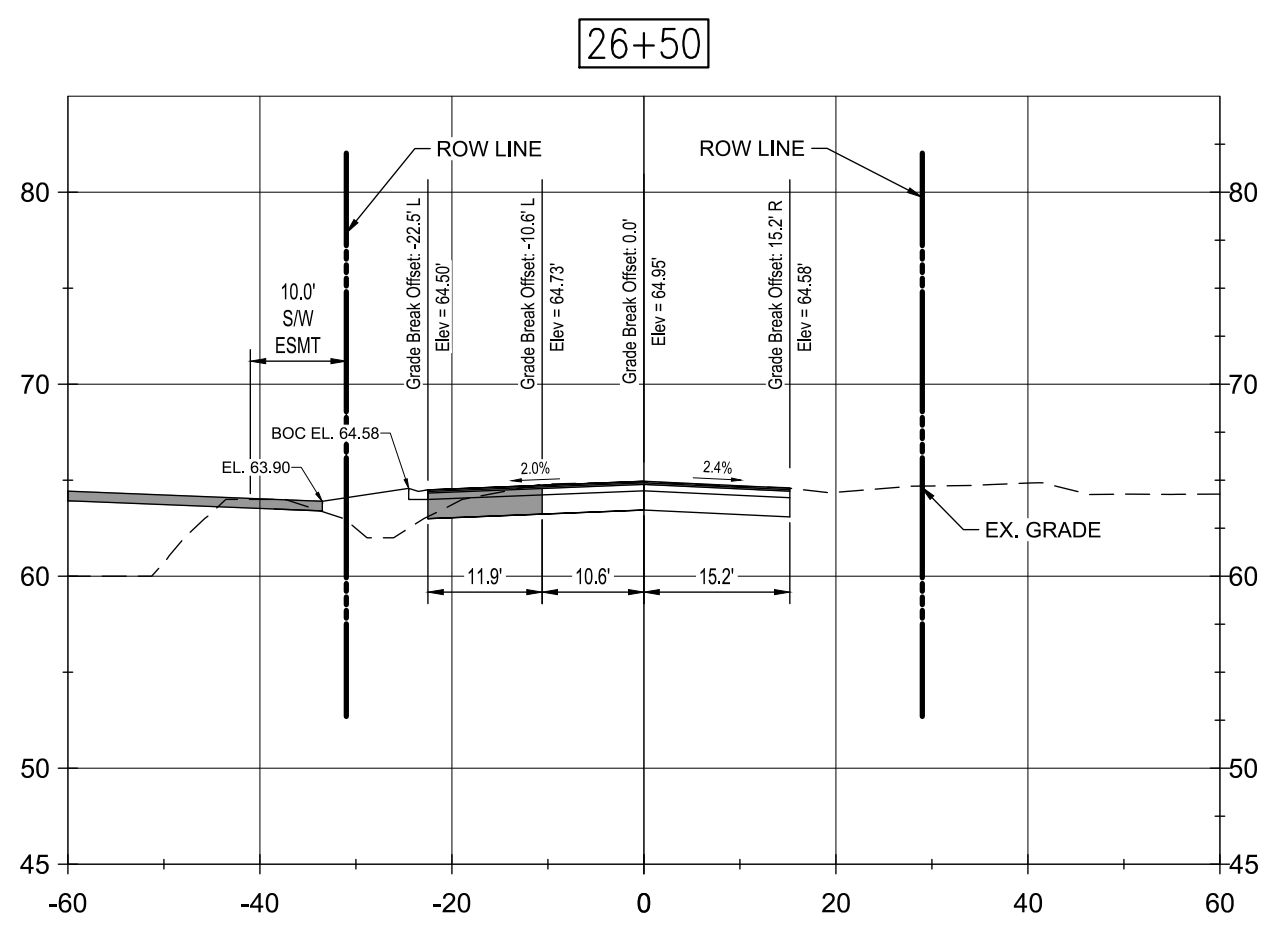
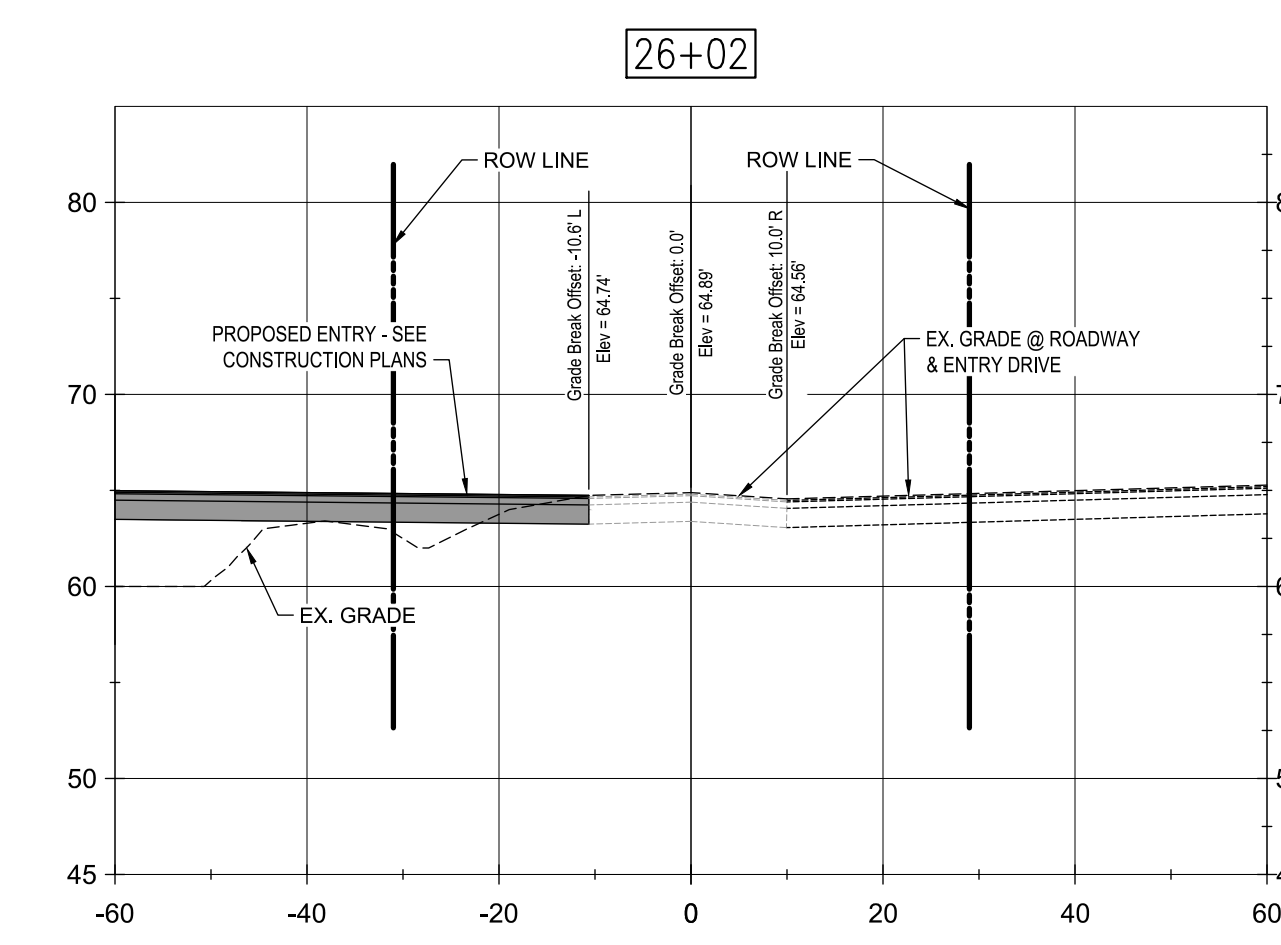
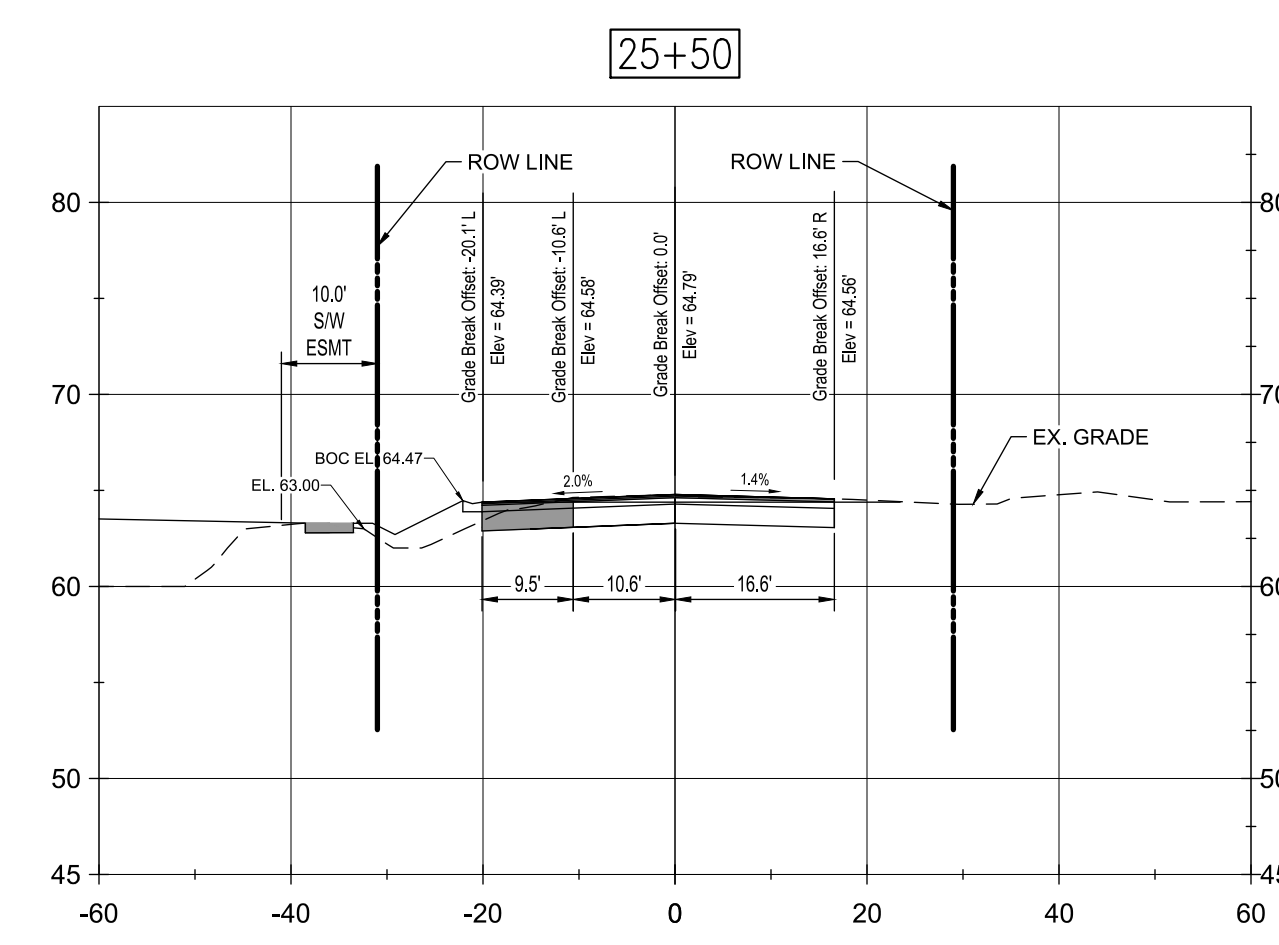
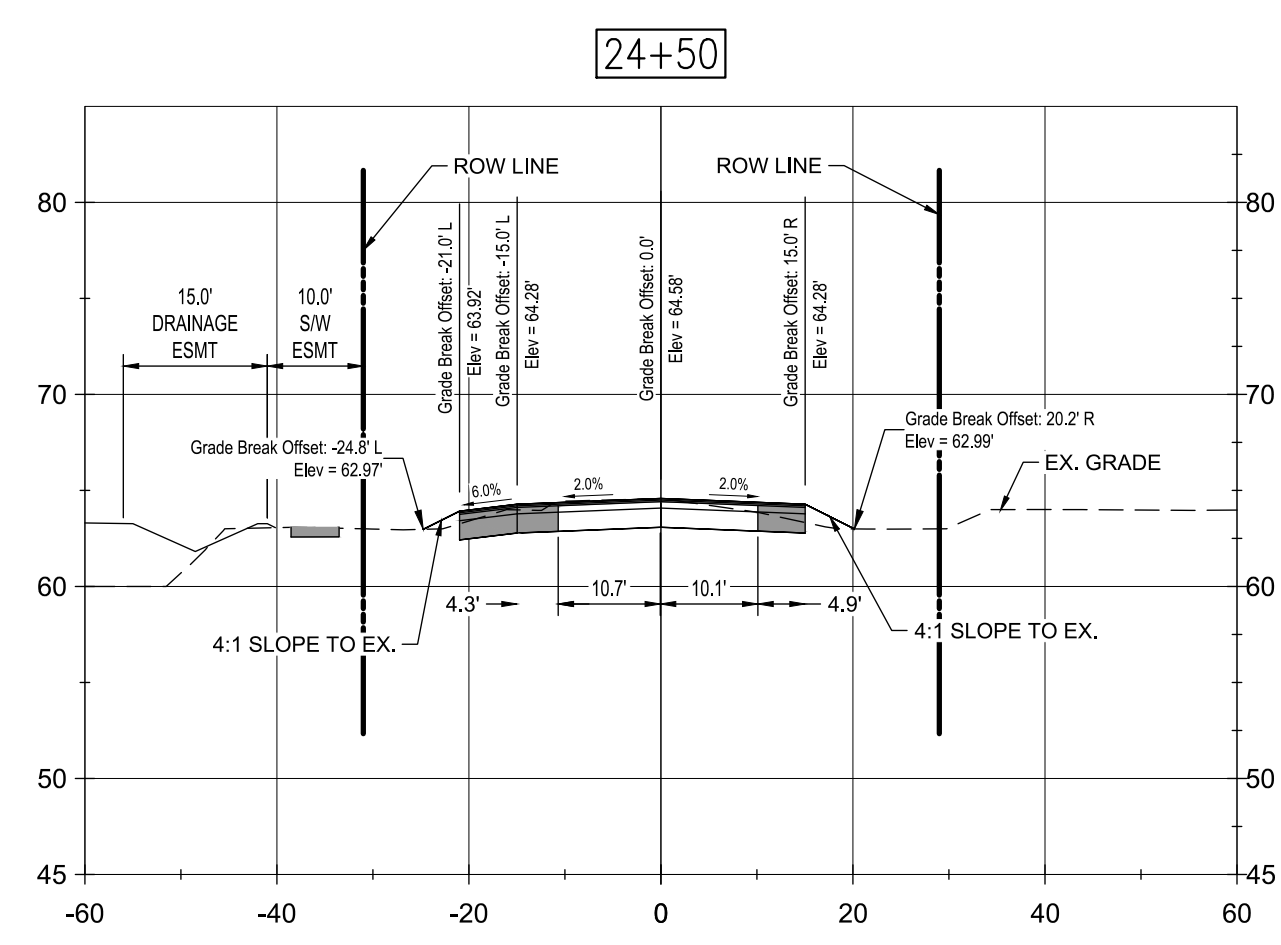
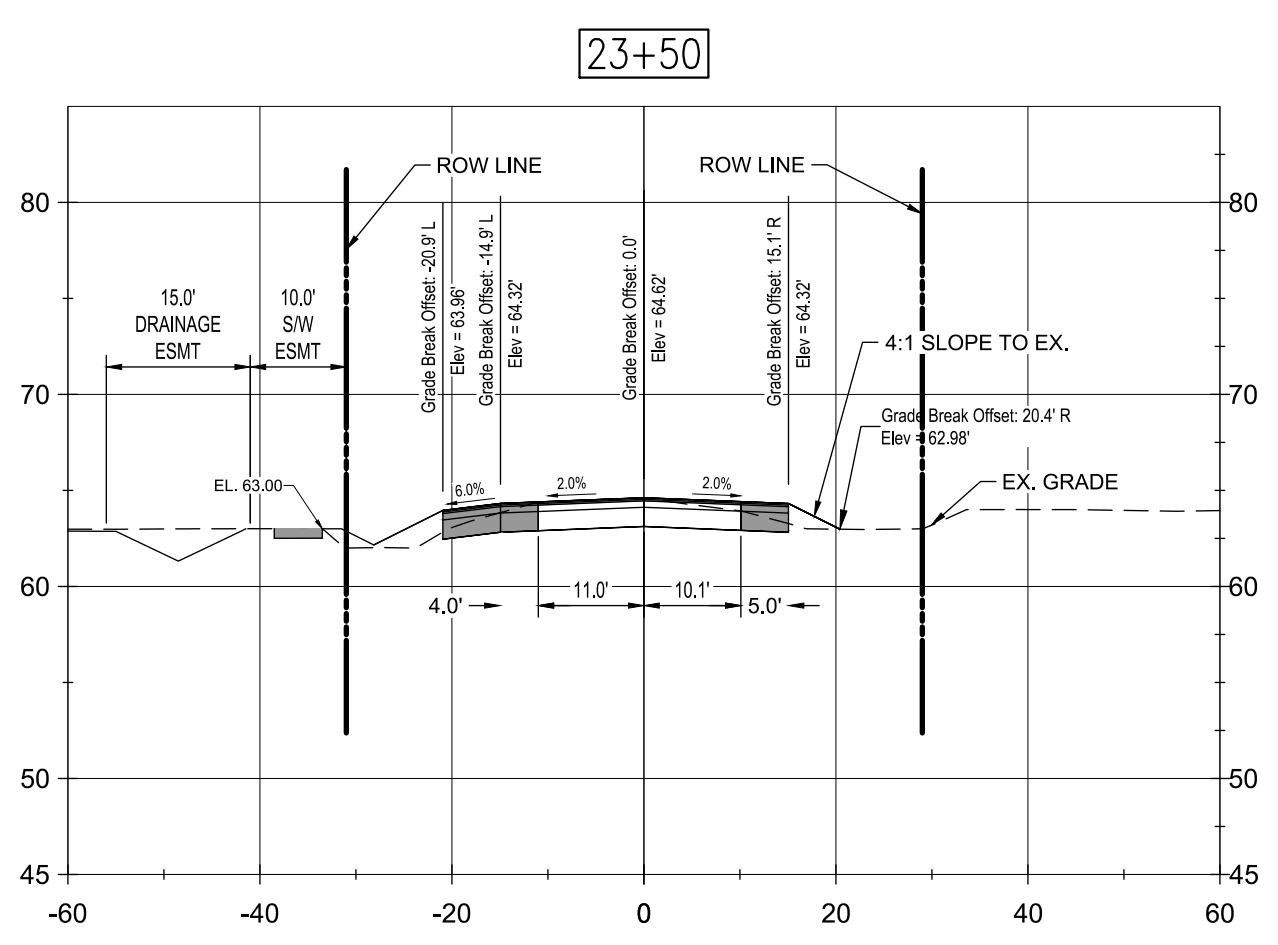
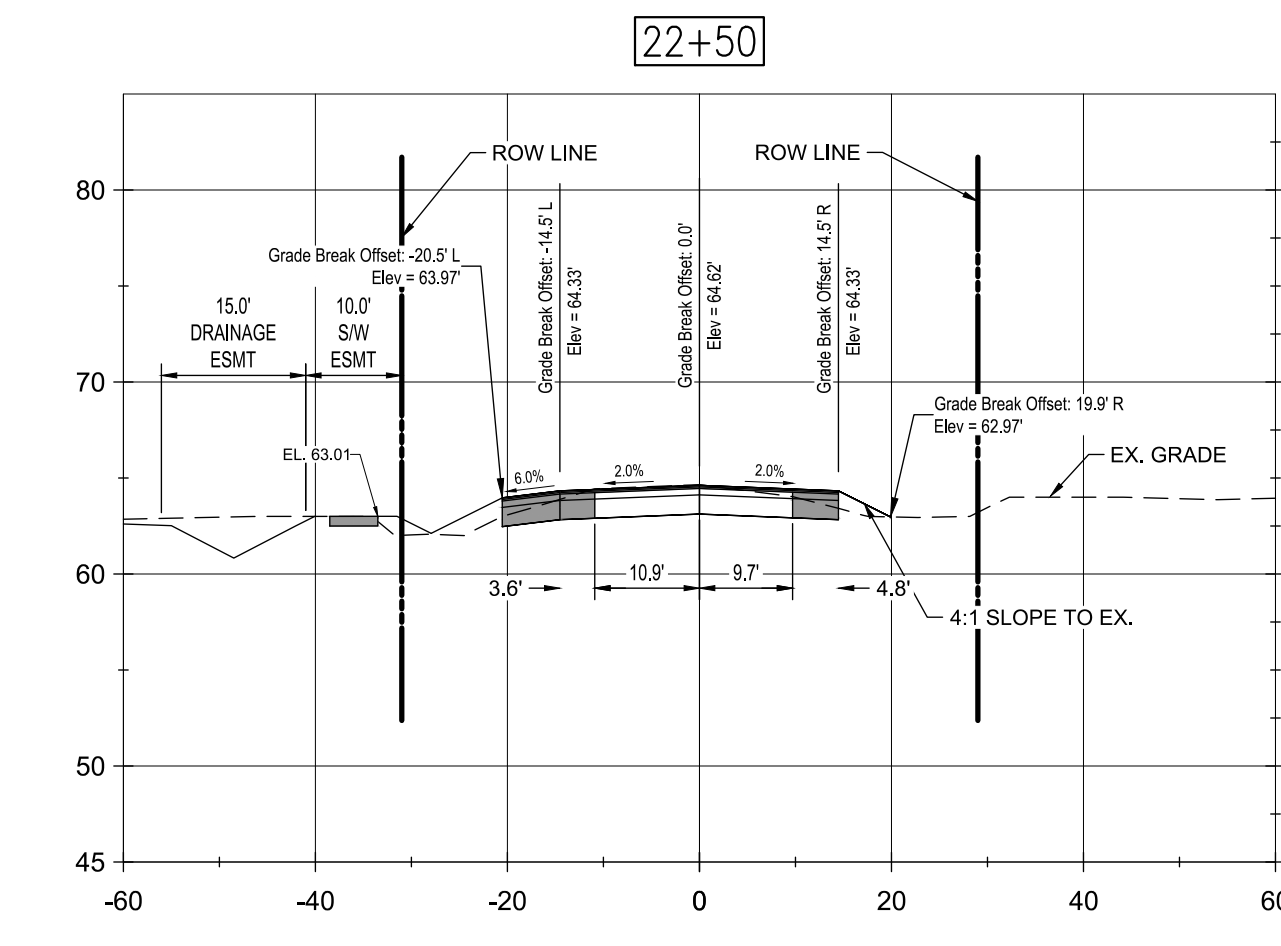
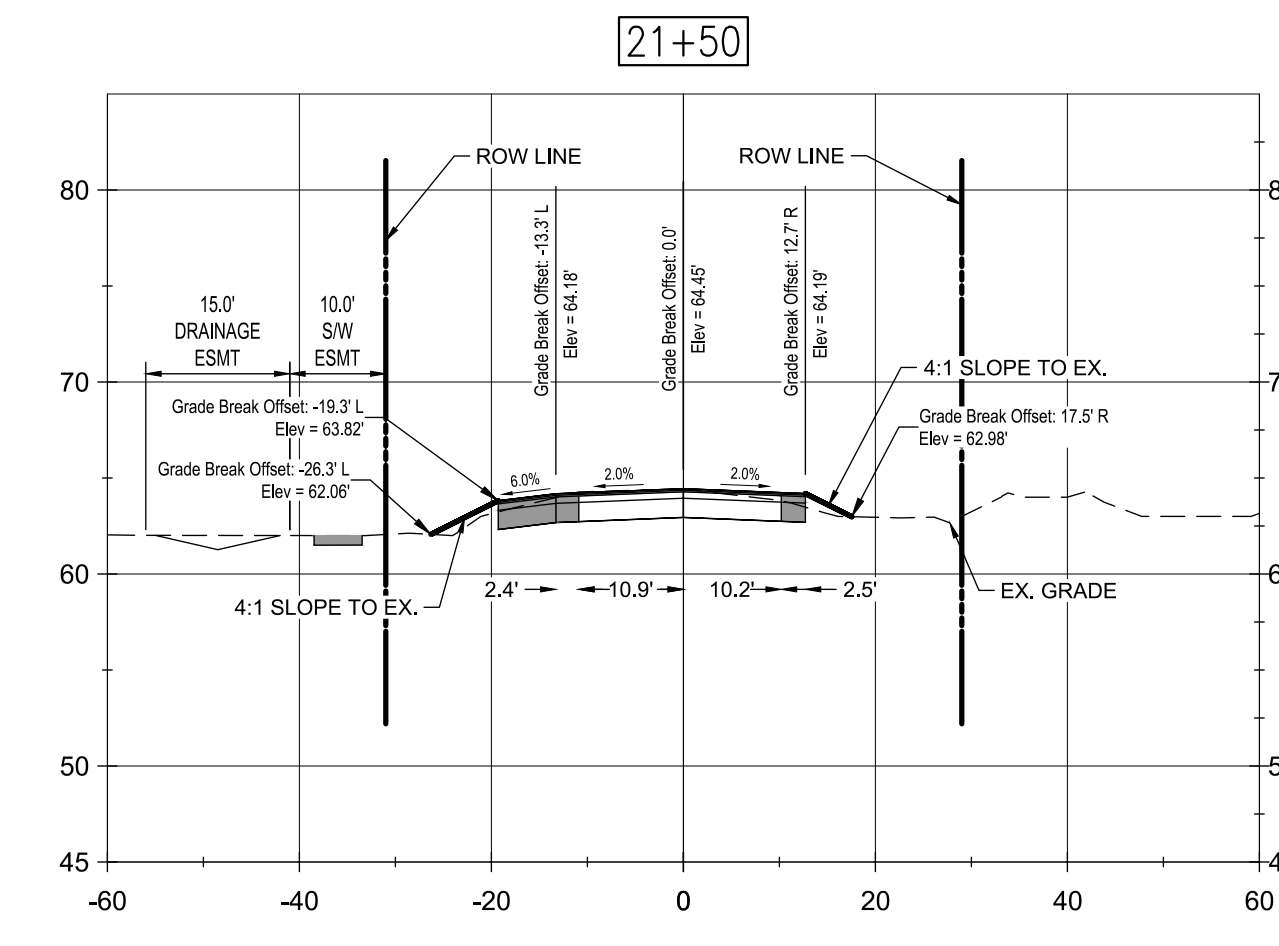
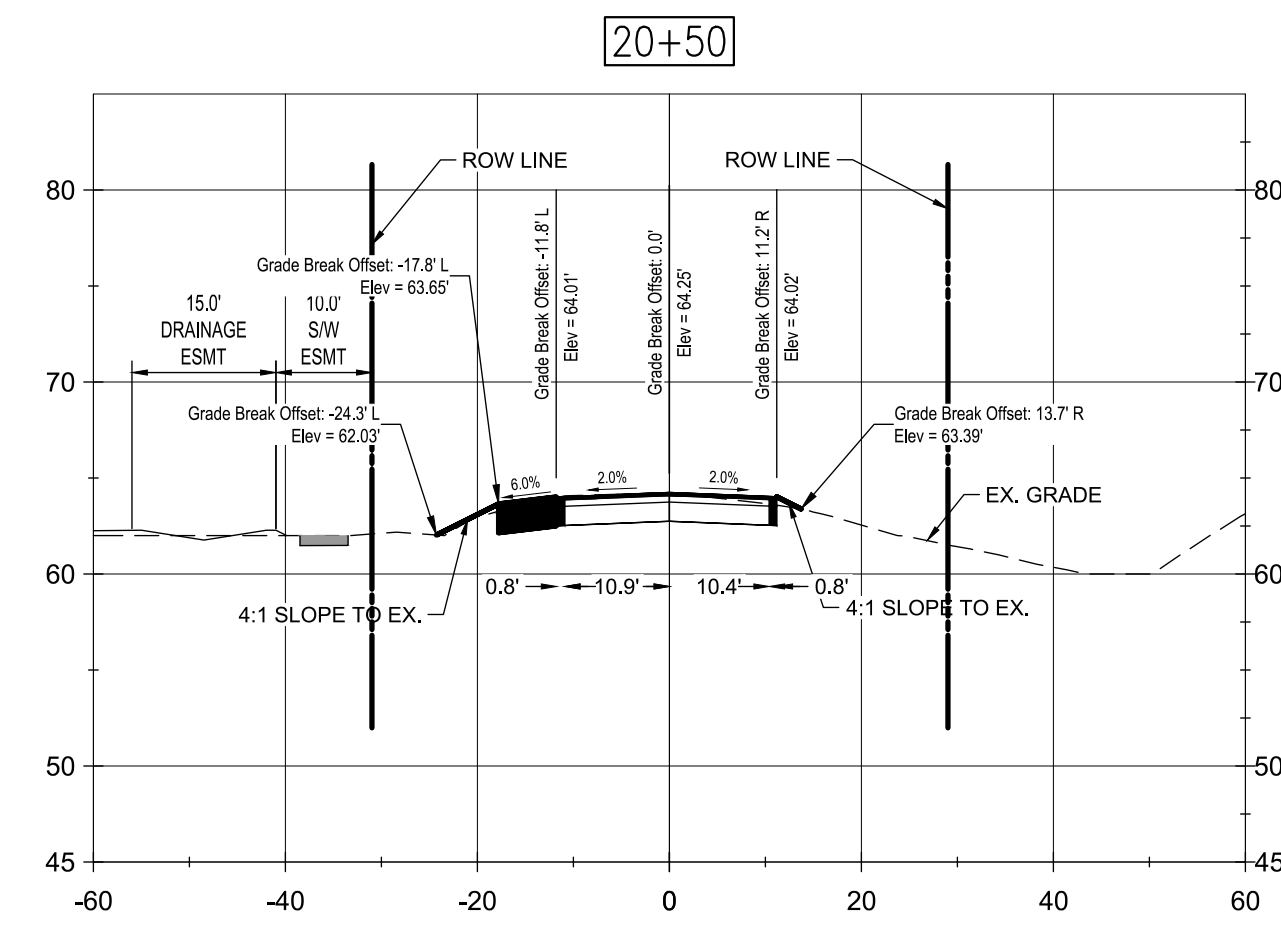
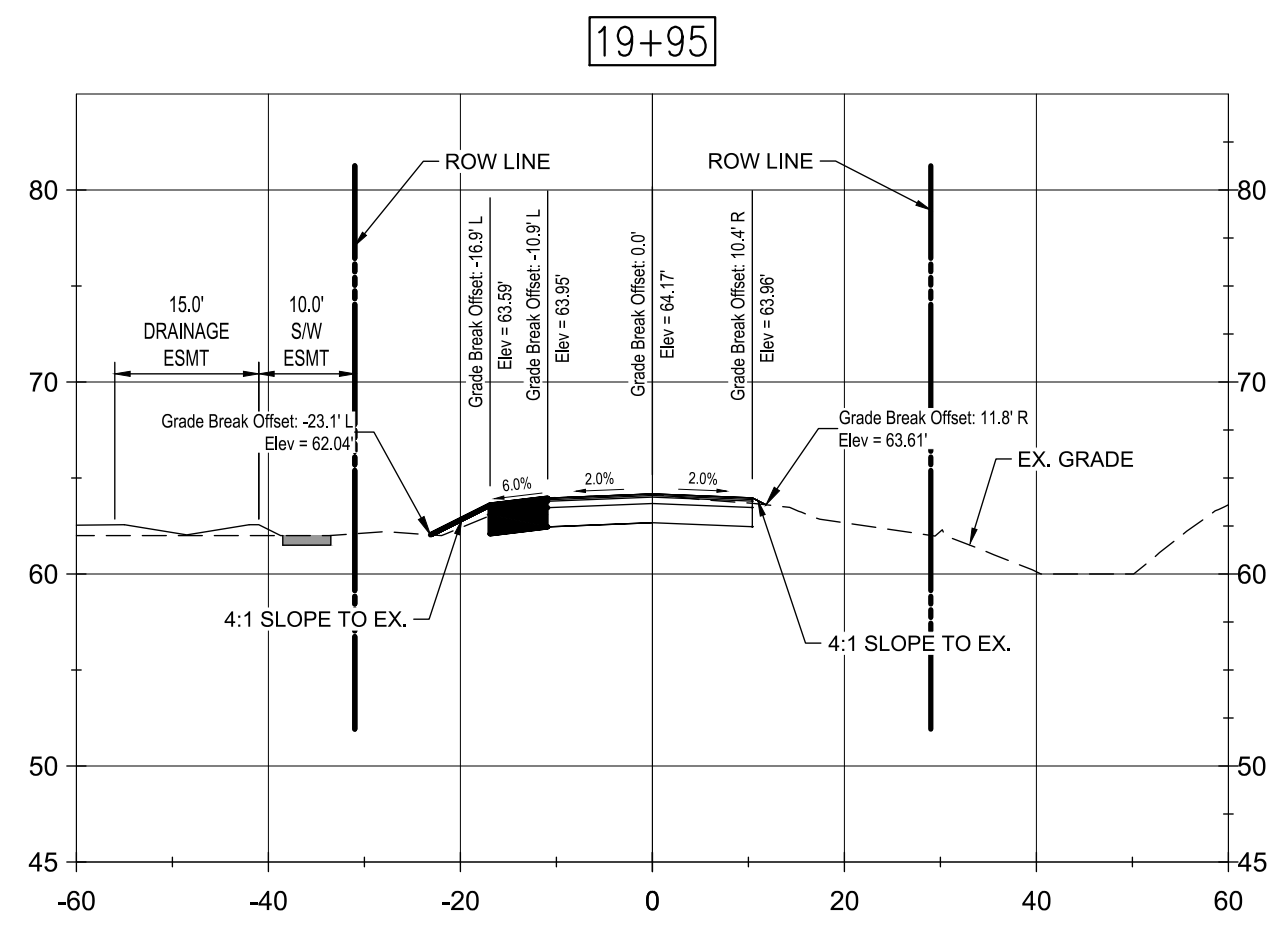
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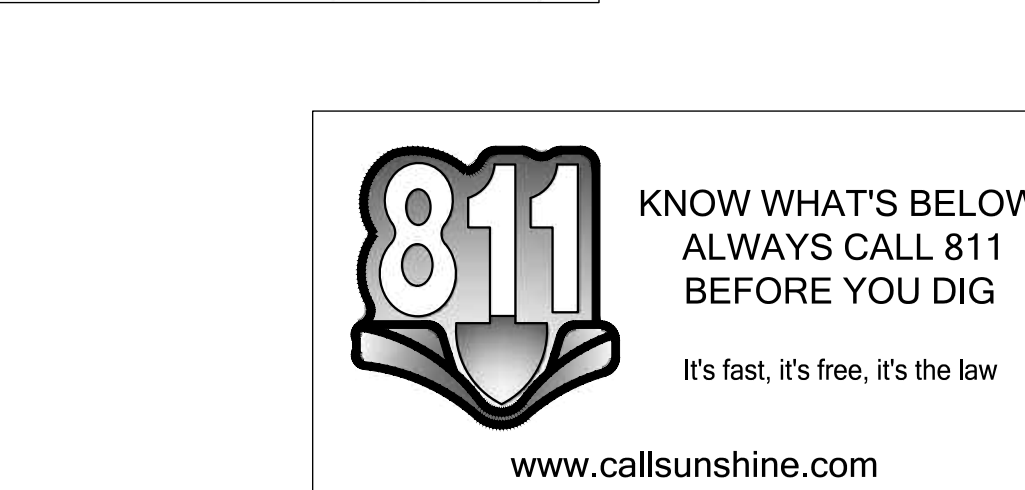
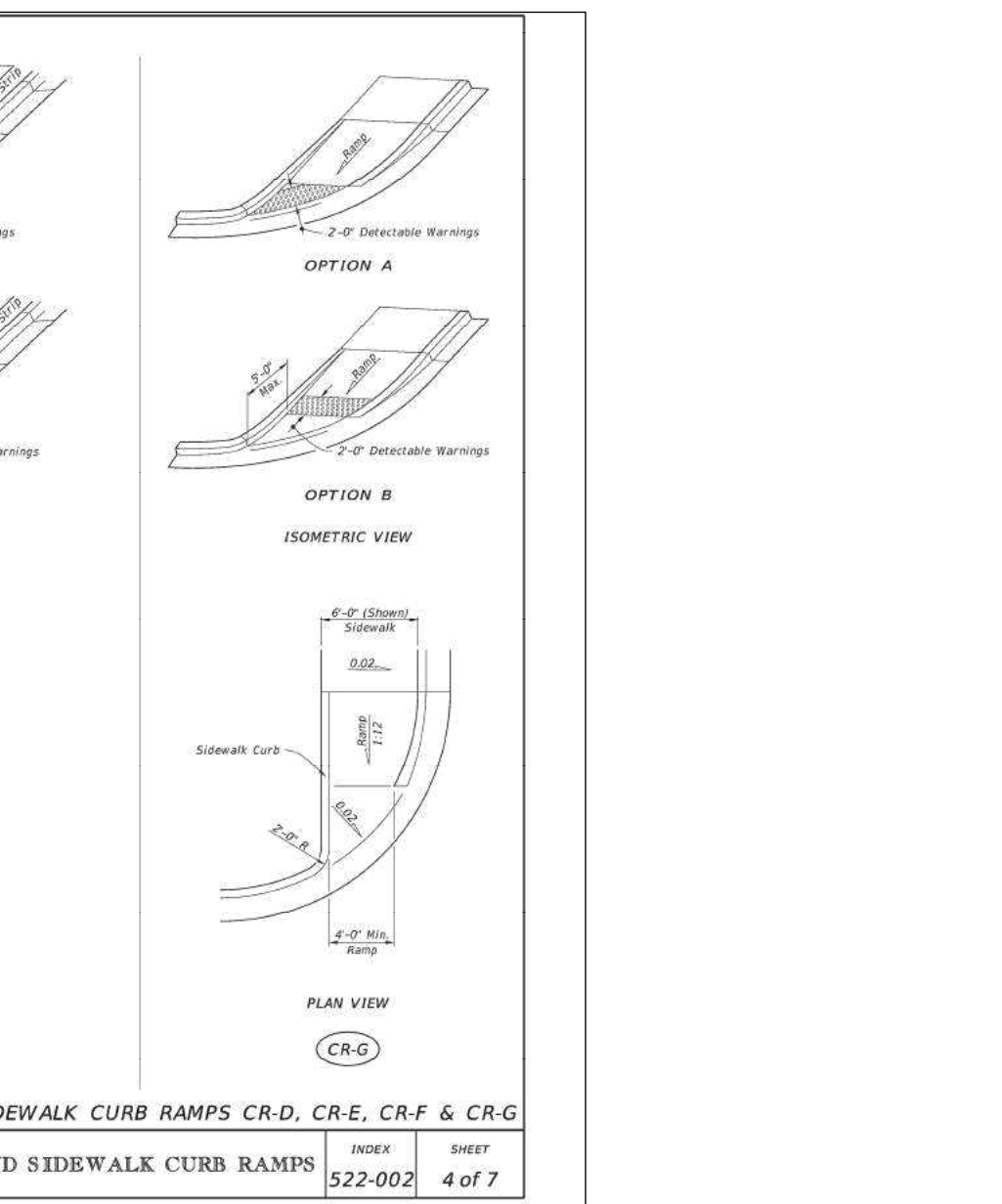
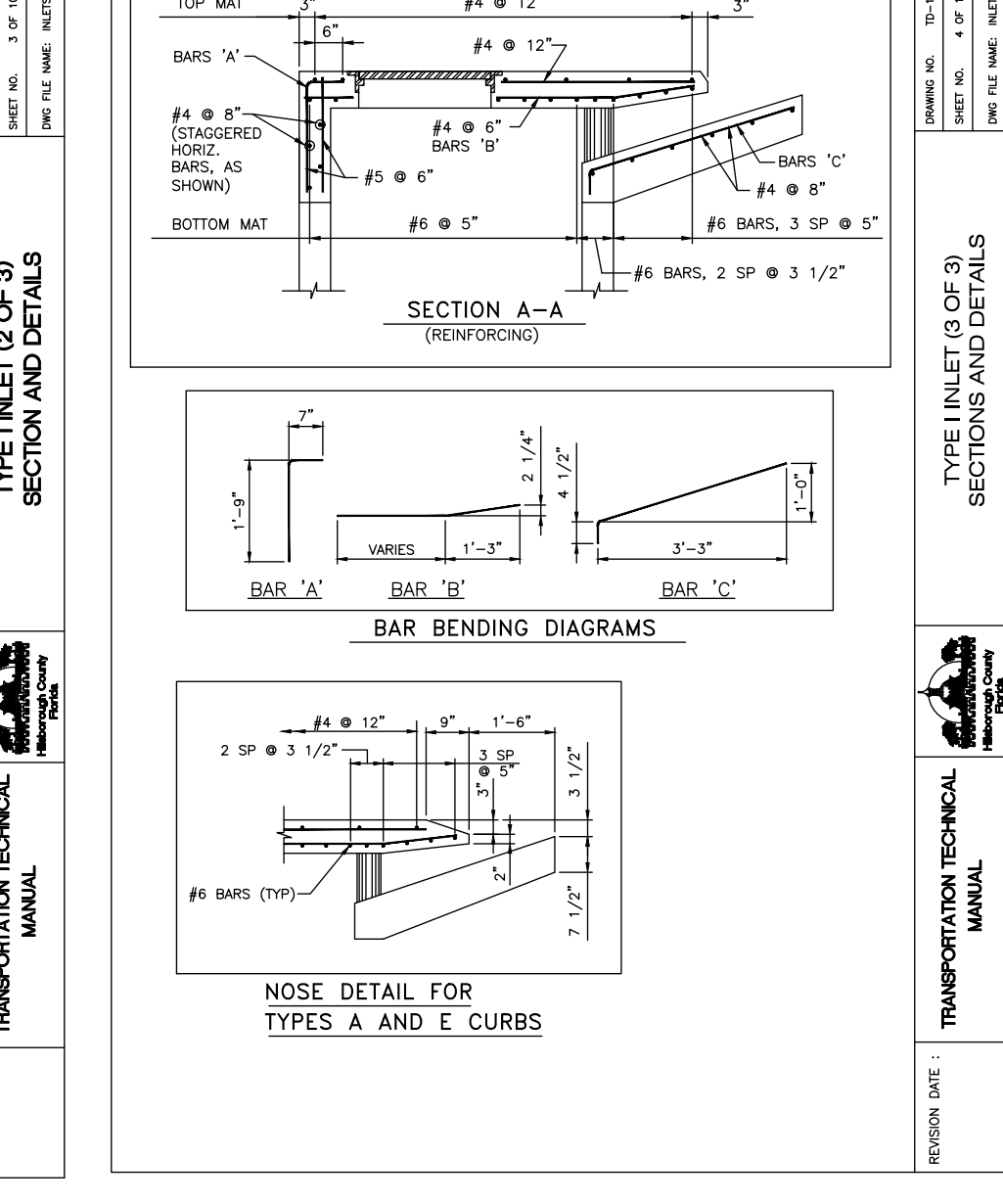
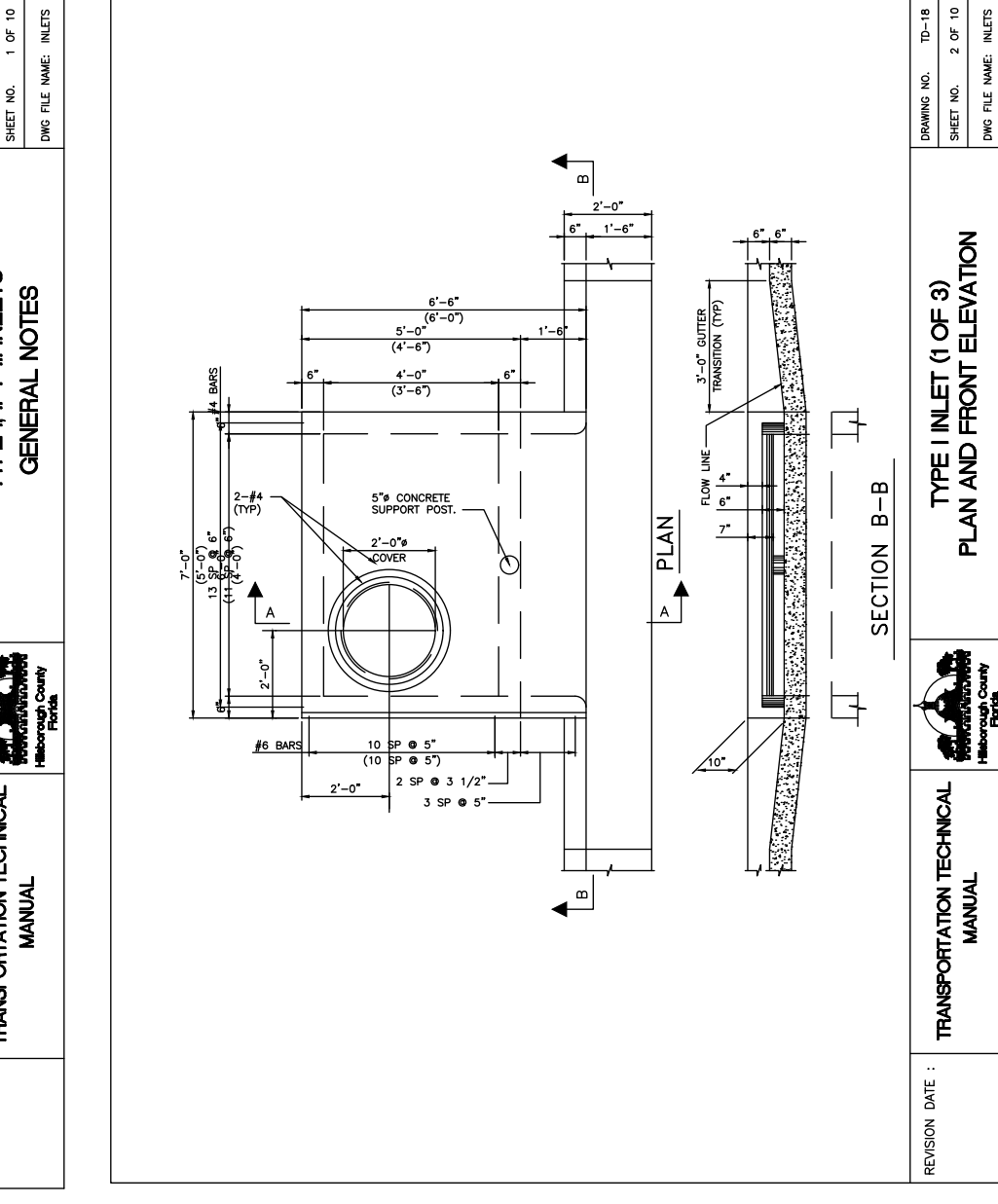
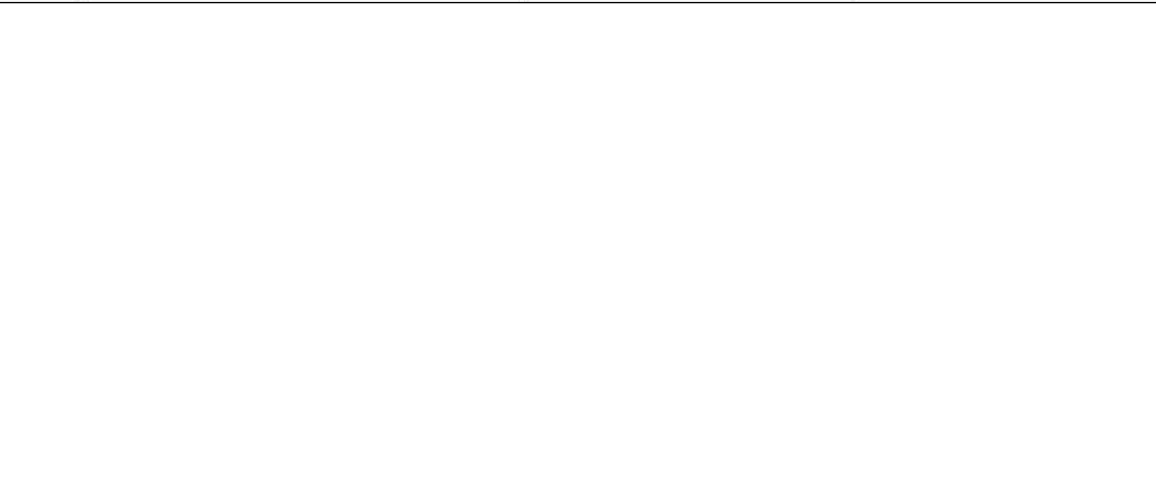
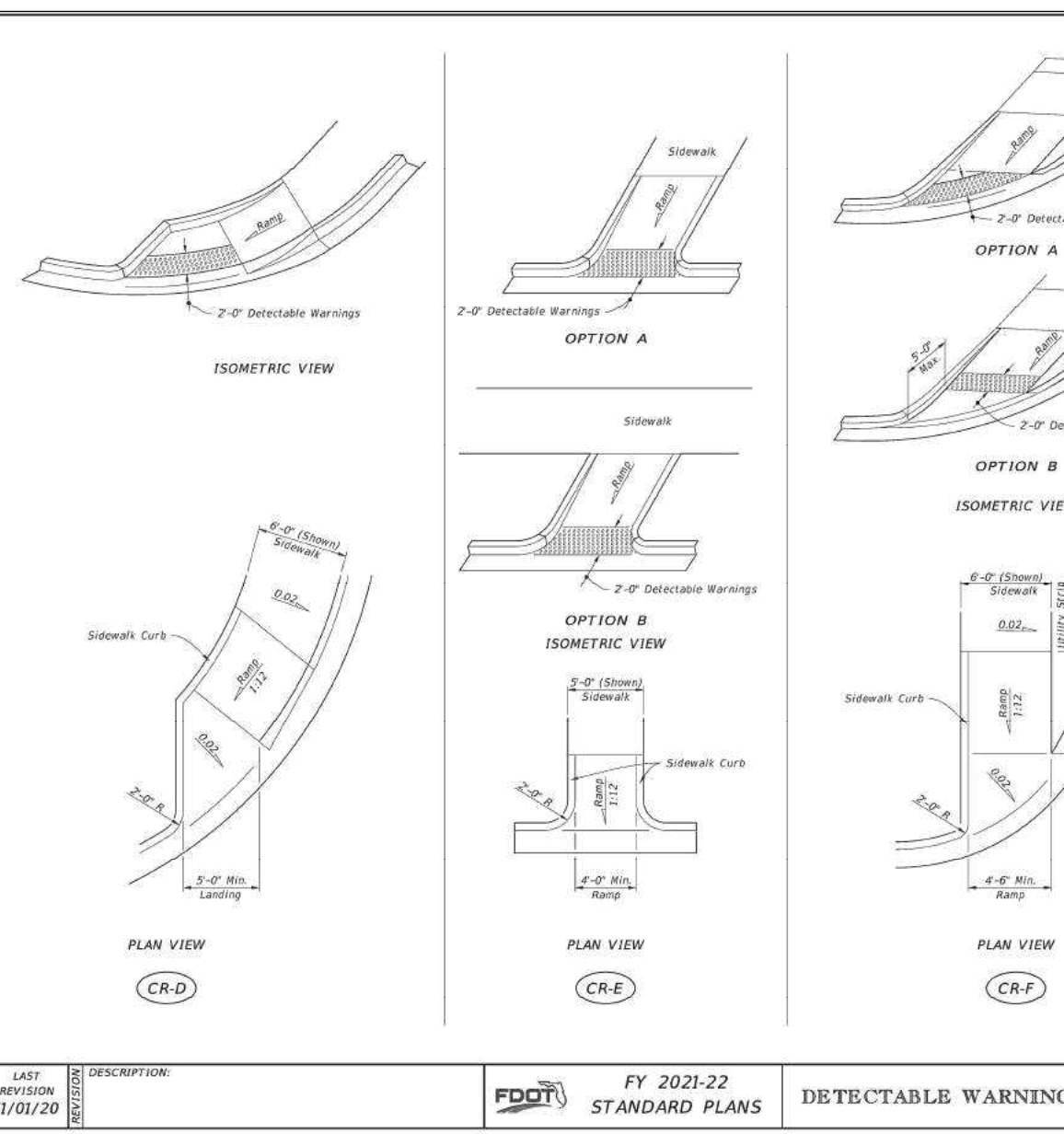
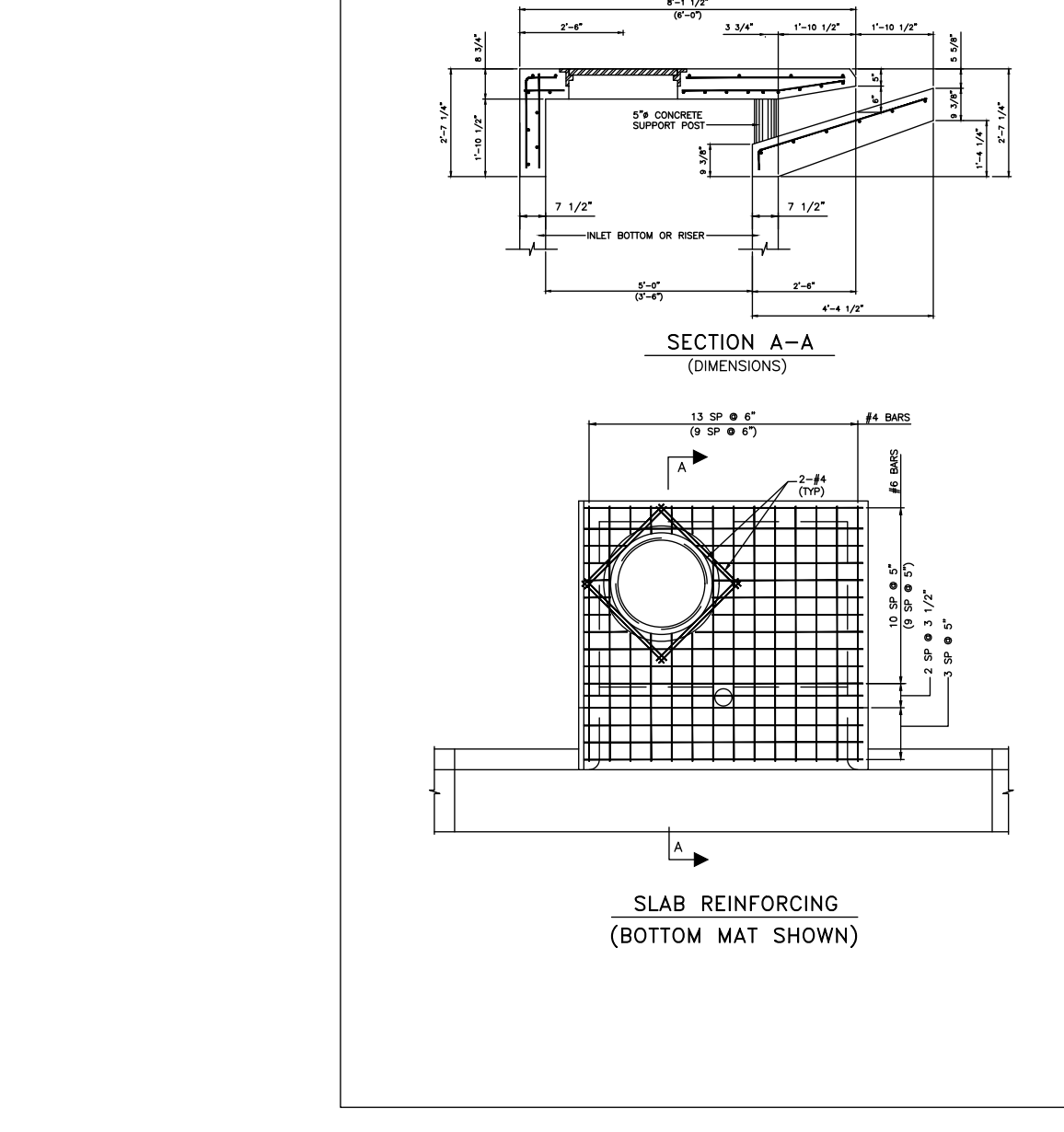
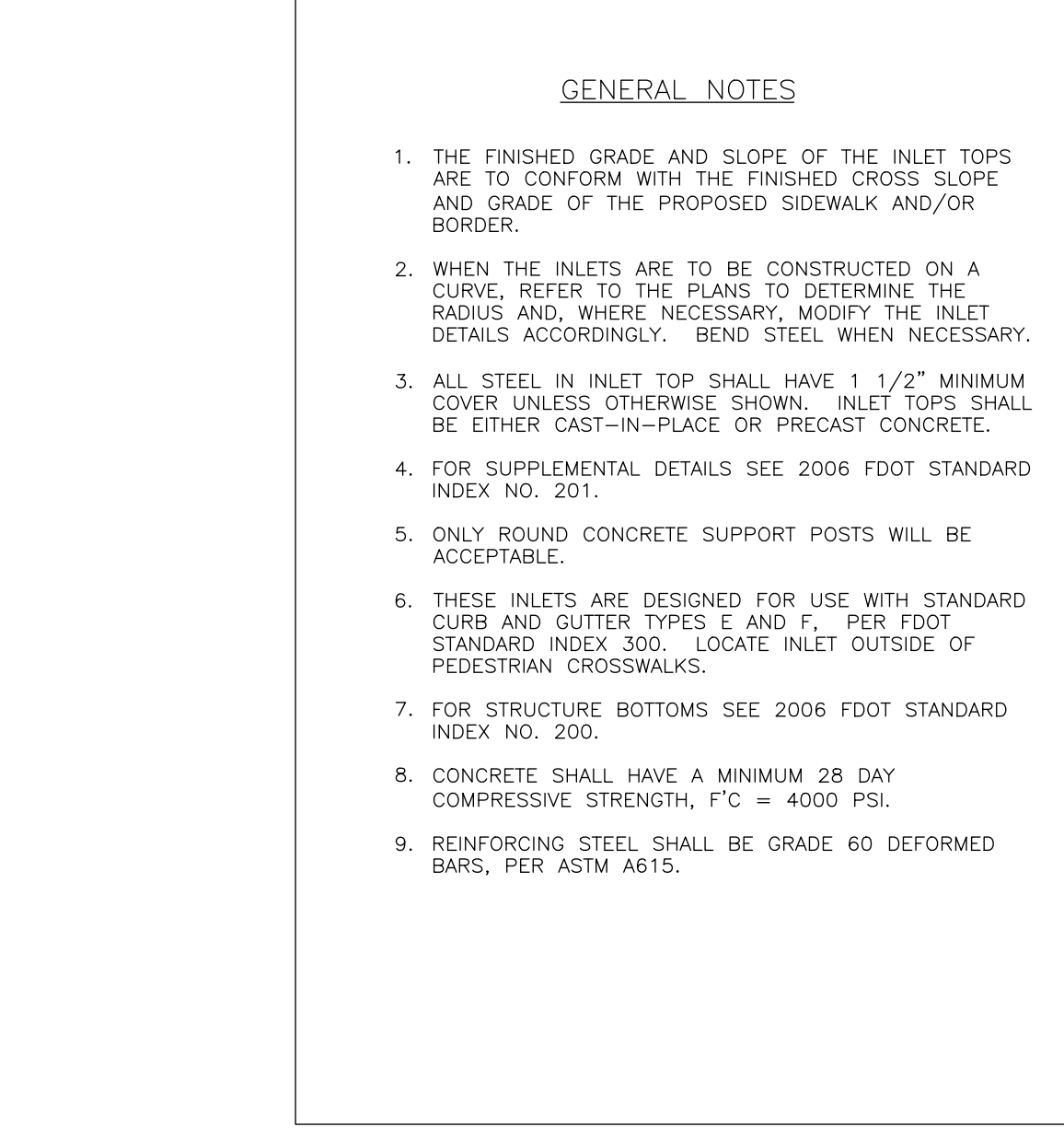
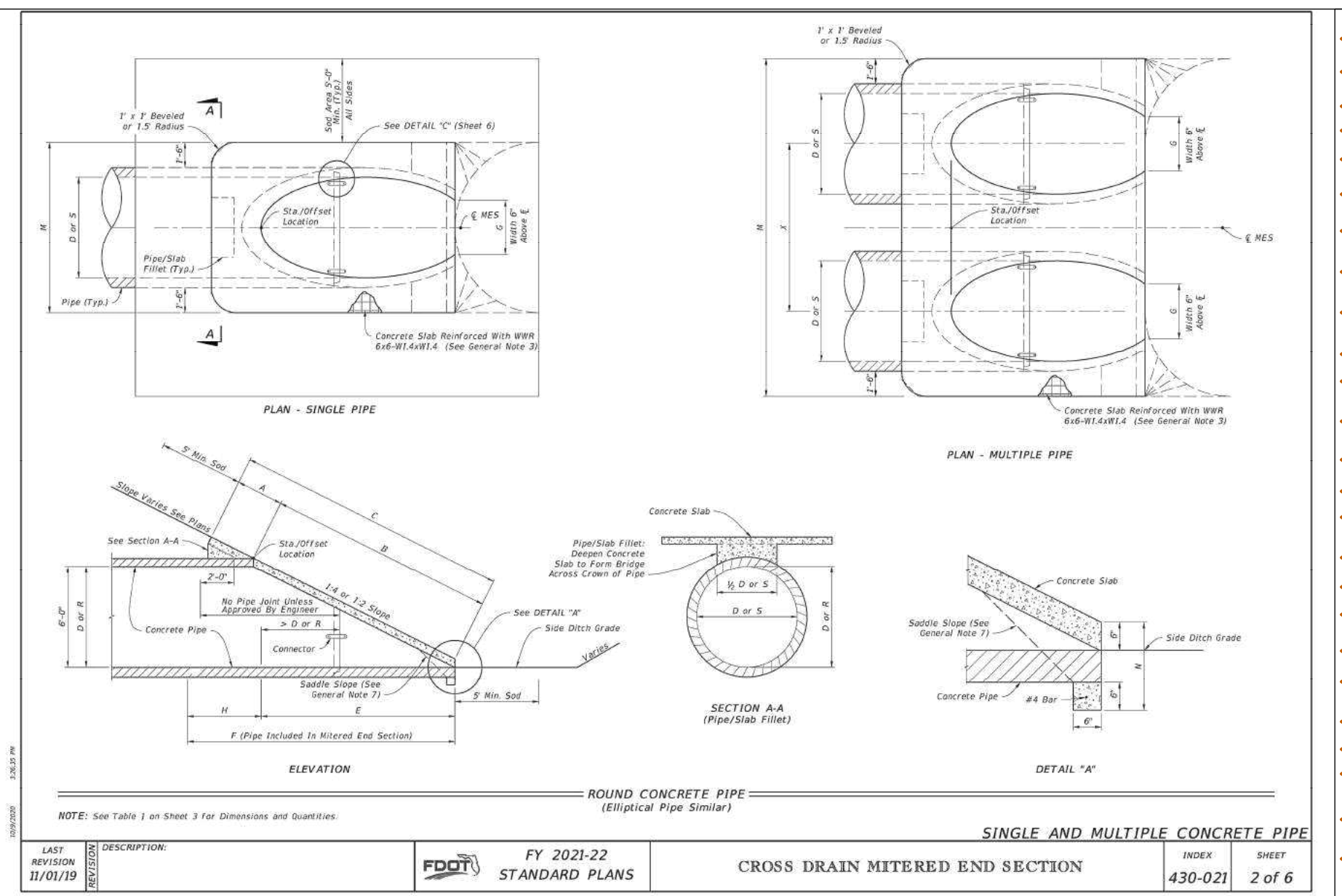
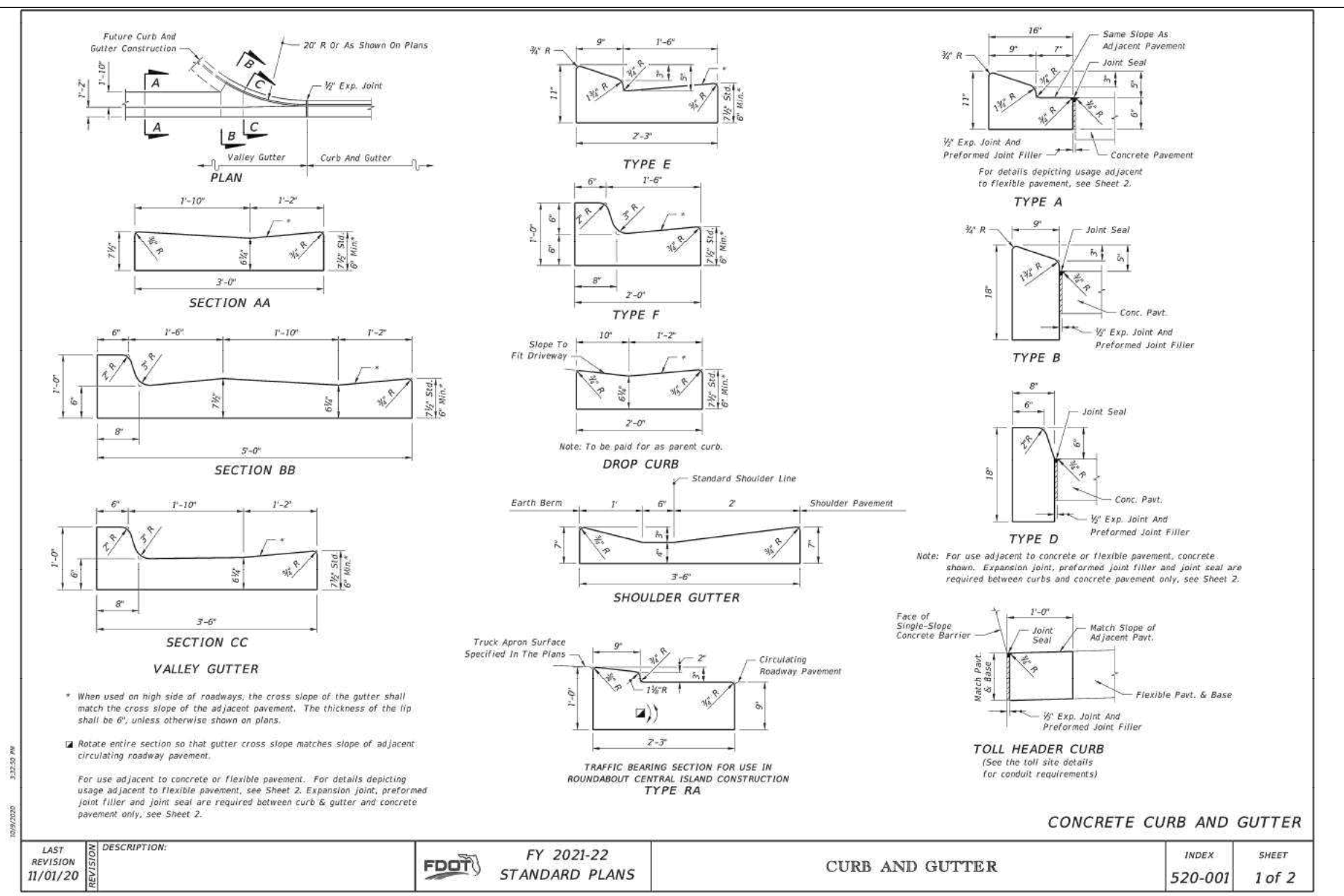
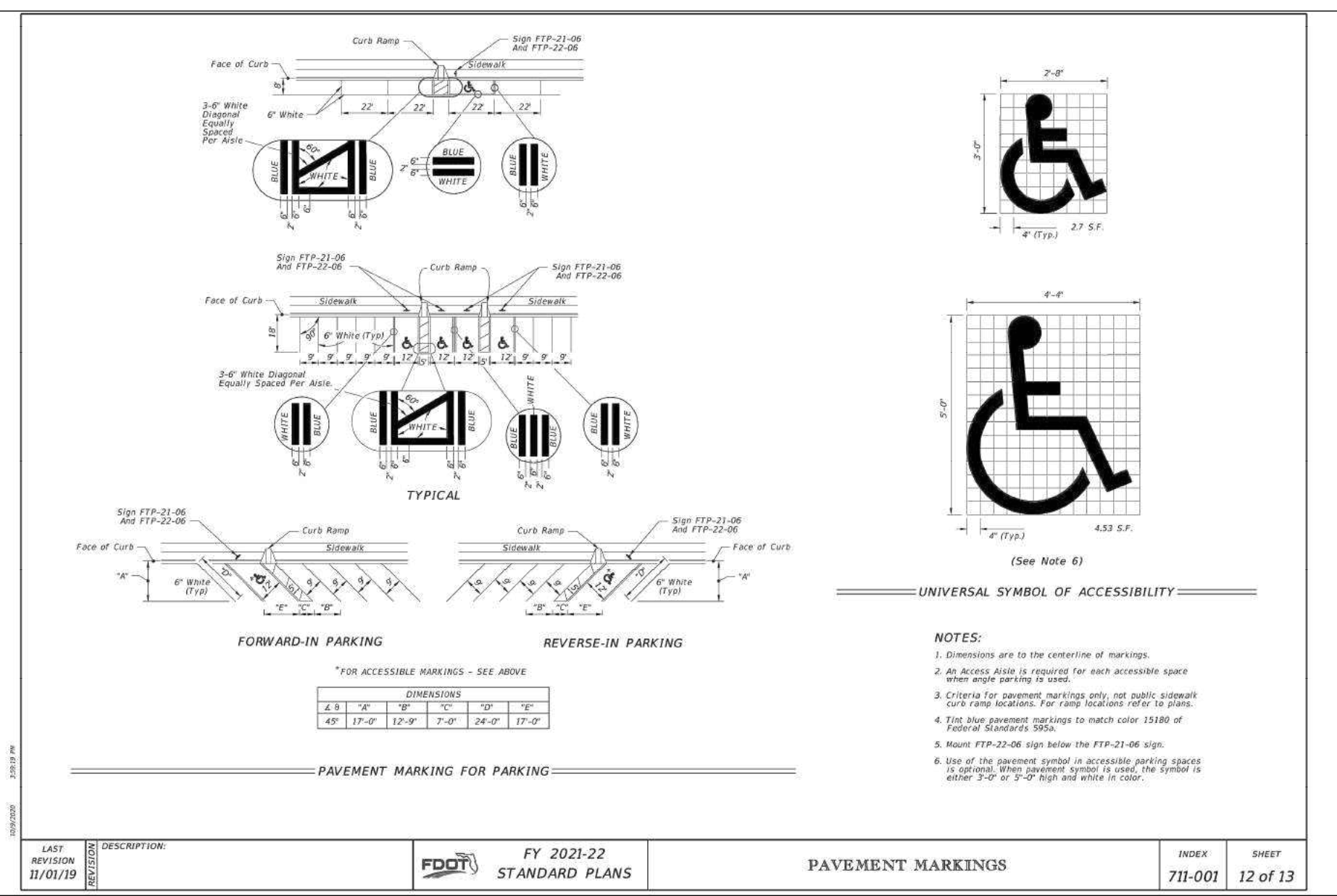
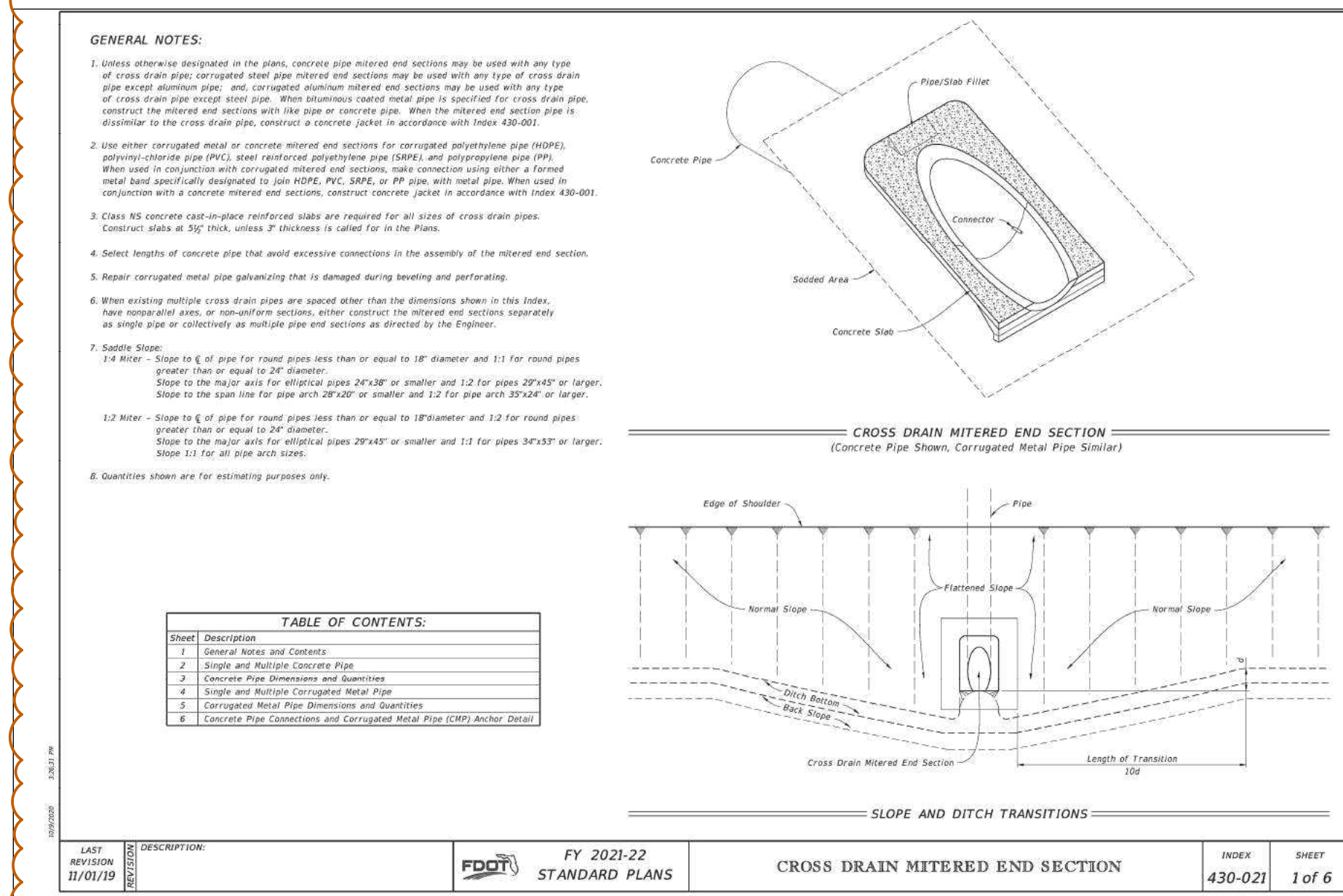
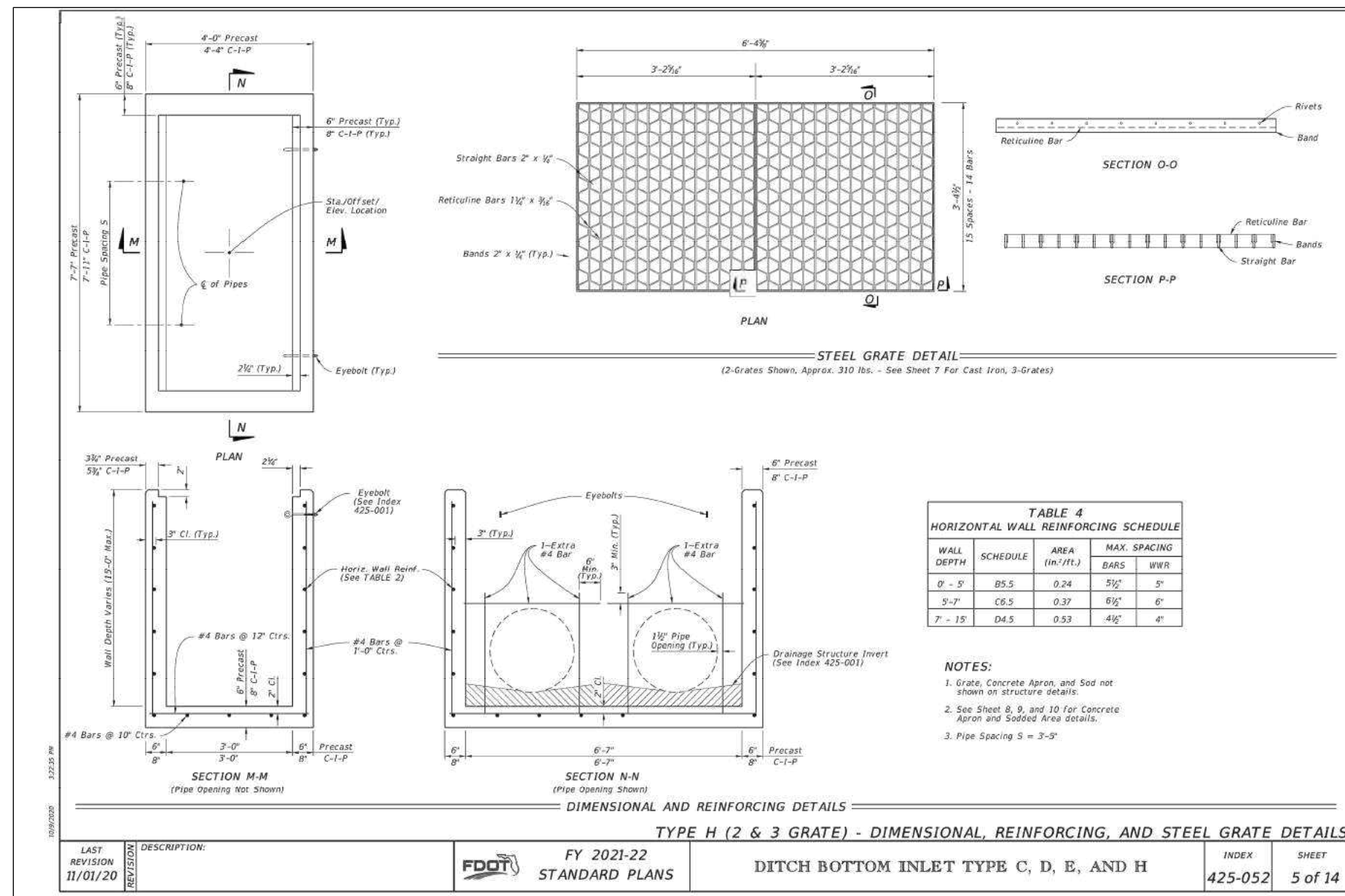
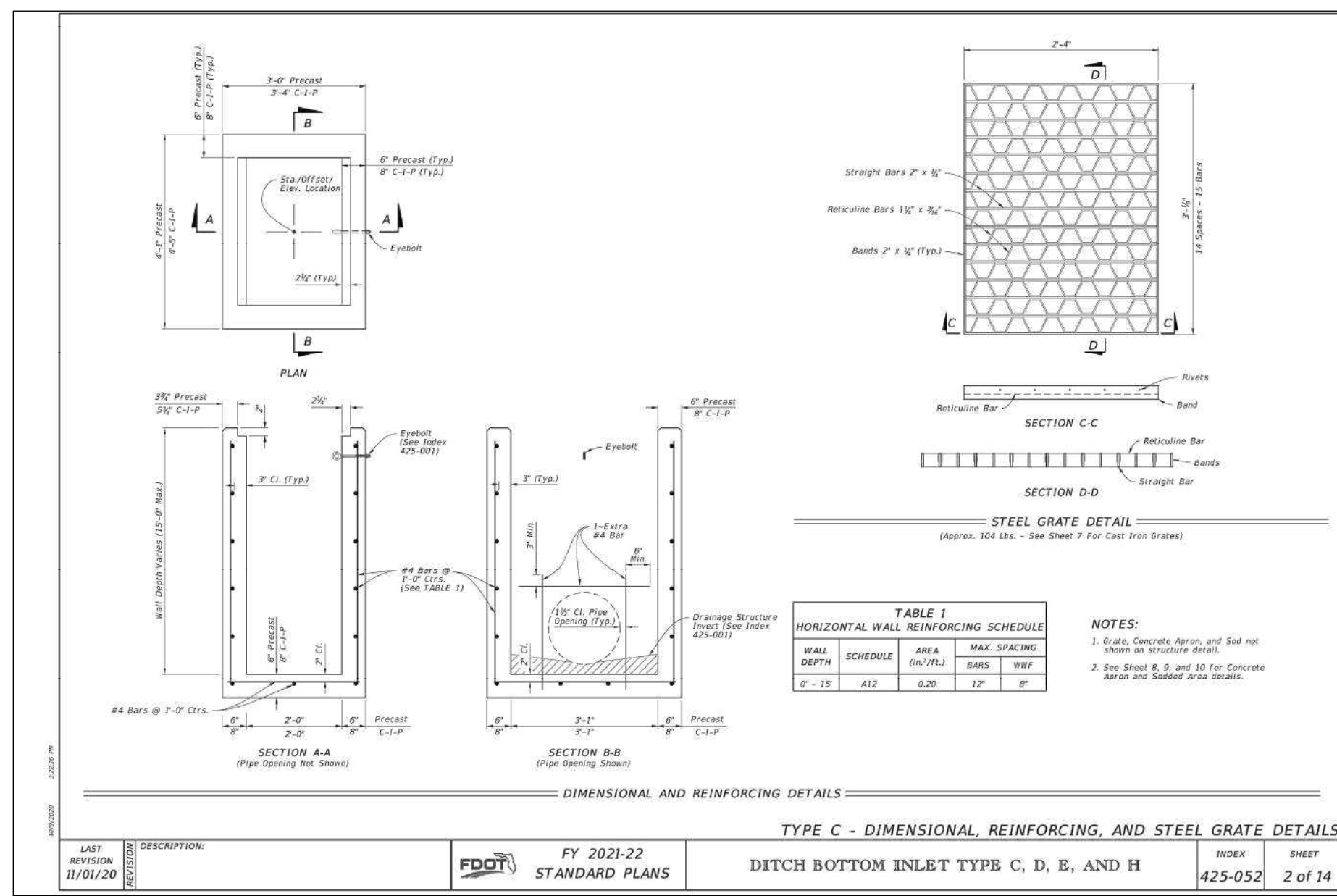
**GALLAGHER ROAD
IMPROVEMENT PLAN**

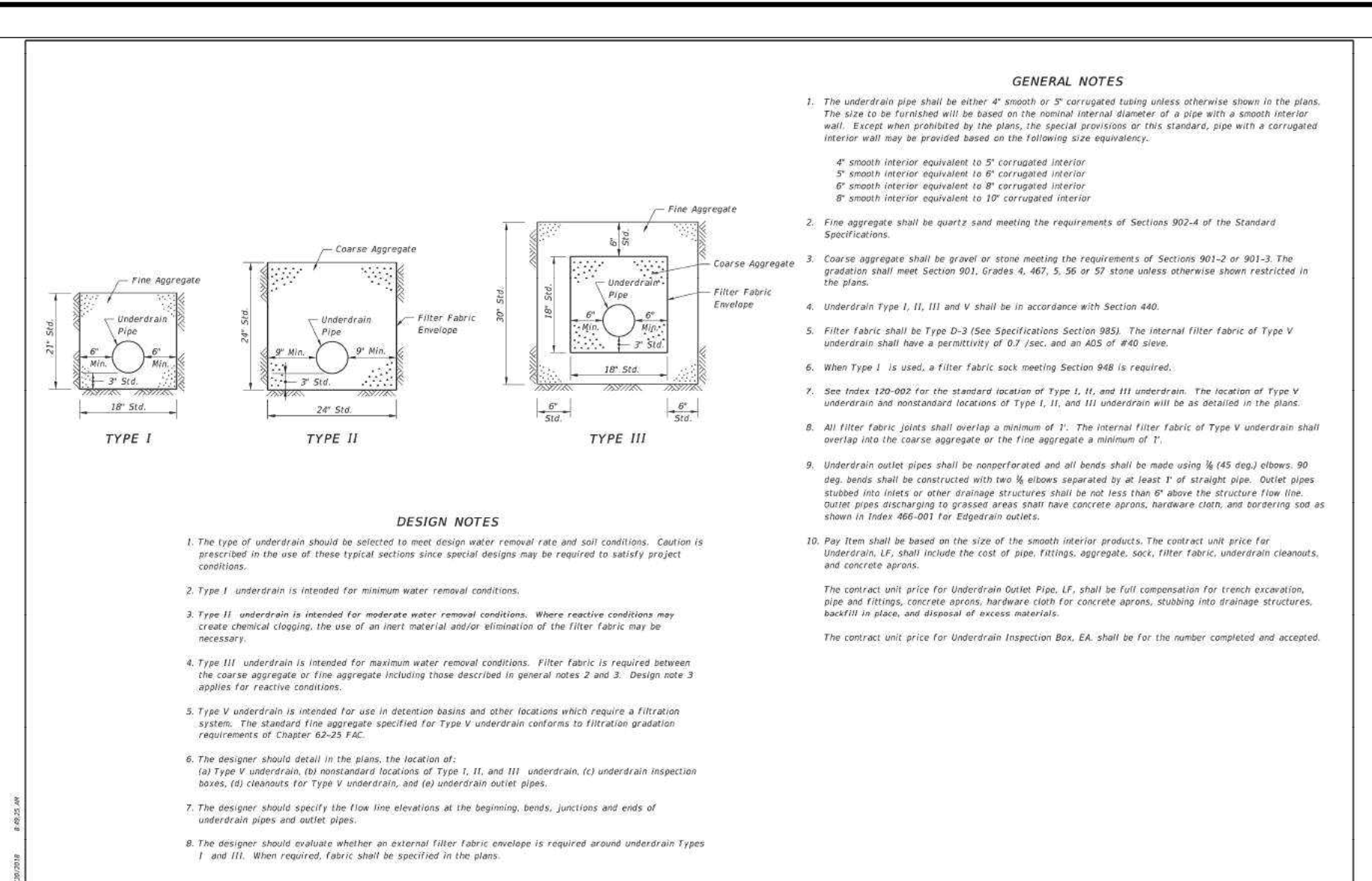
**FISCHBACH LAND
COMPANY**

510 VONDERBURG DRIVE
SUITE 208
BRANDON, FLORIDA 33511
PHONE (813) 540-1000

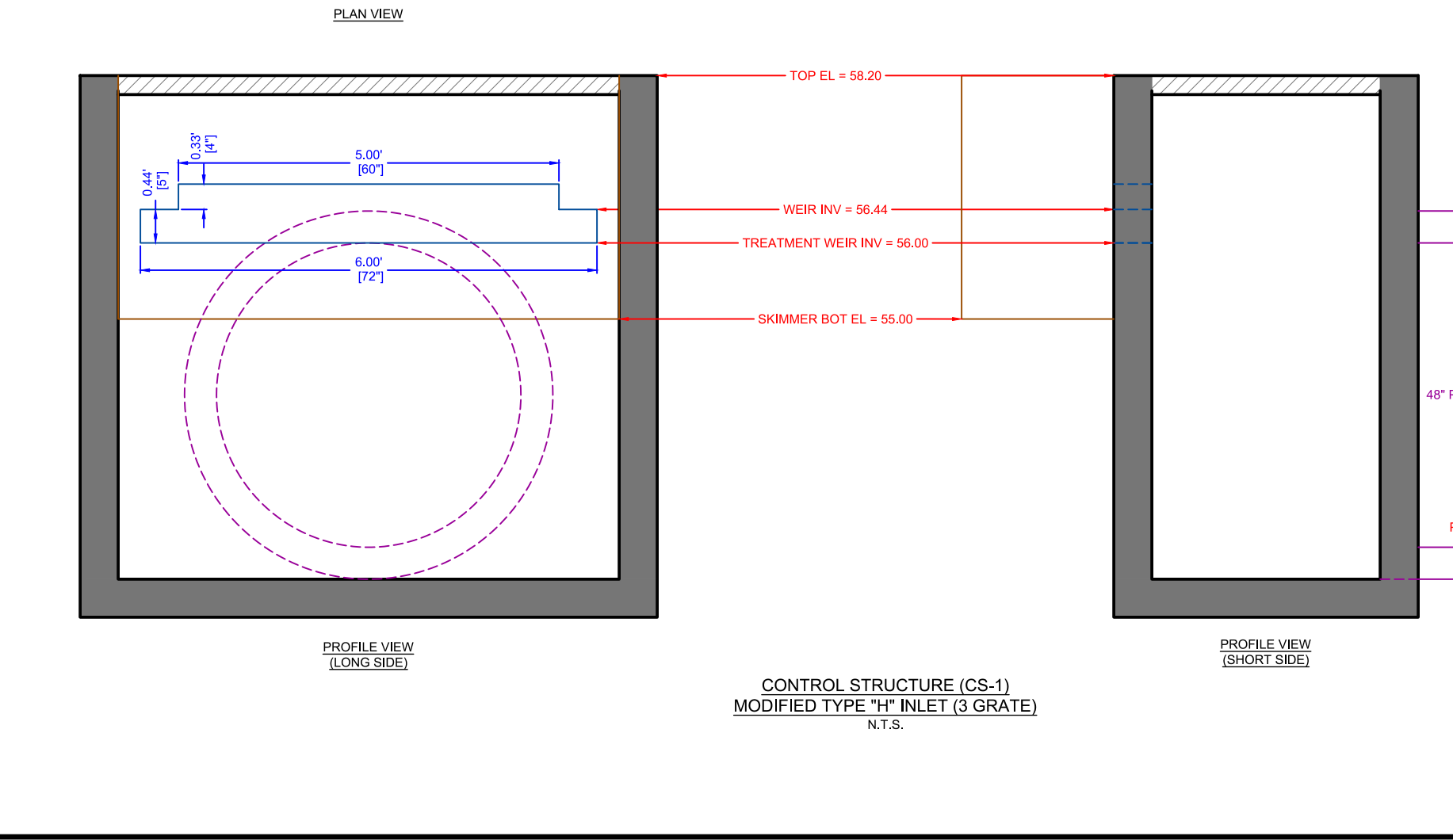
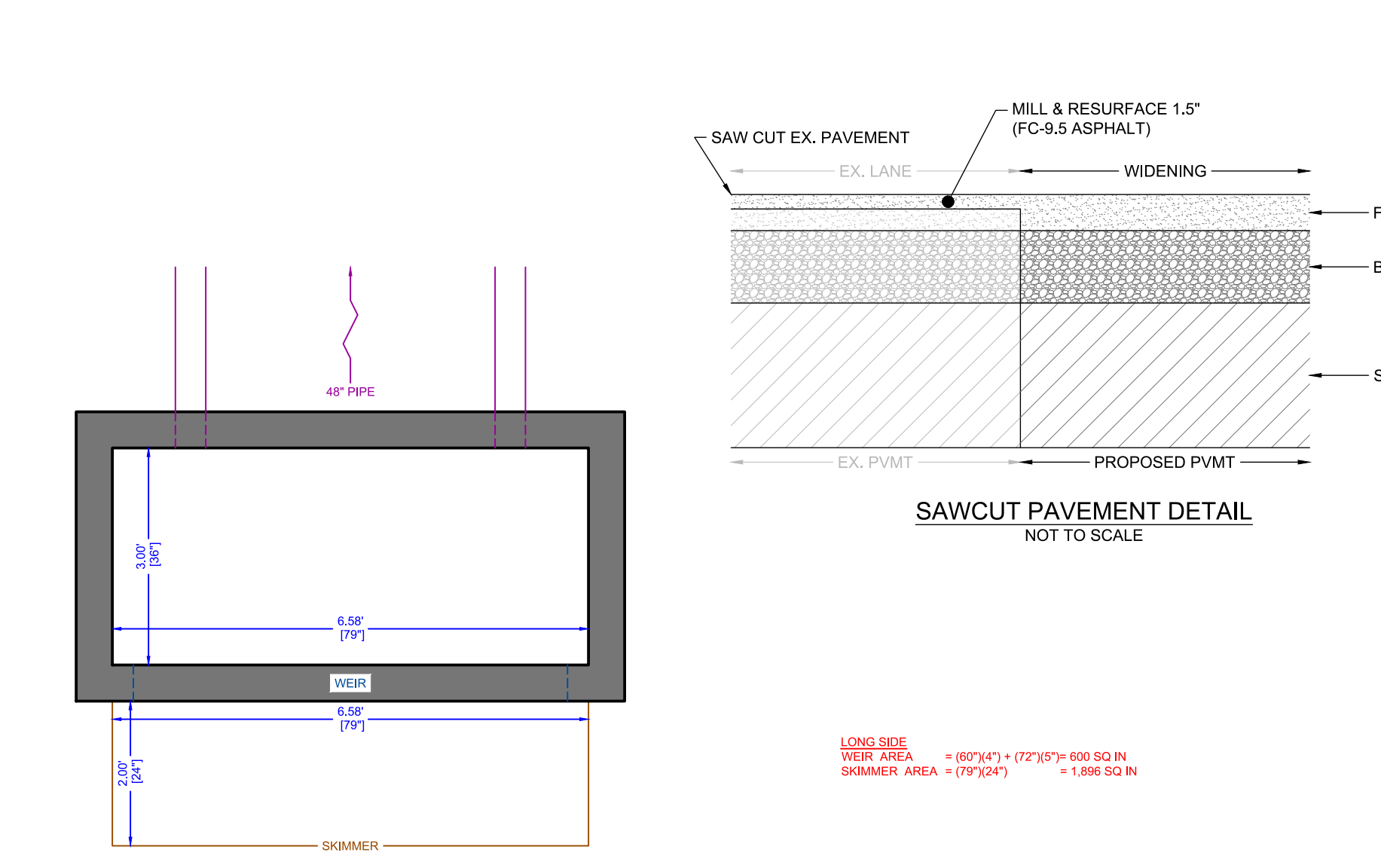
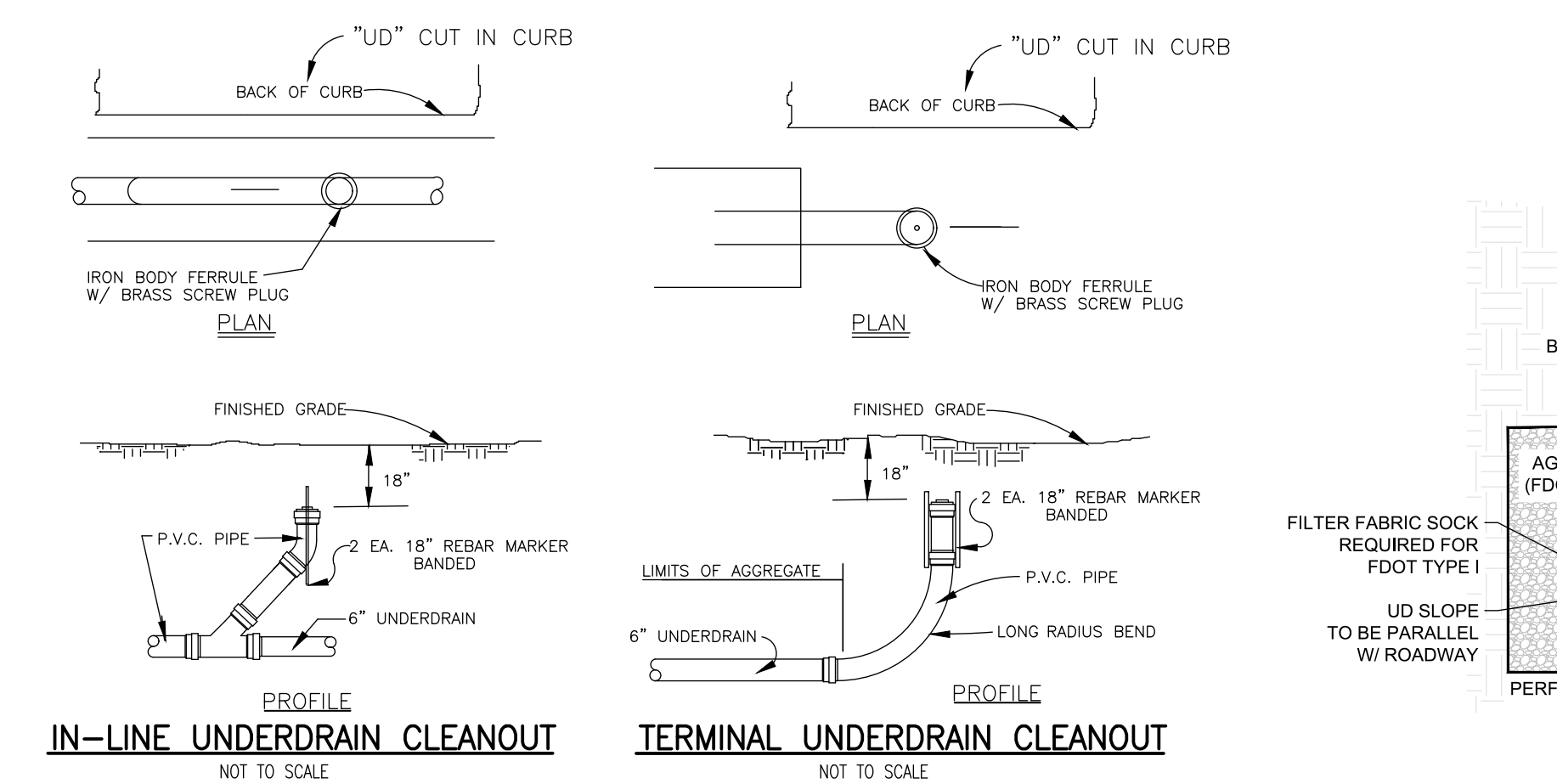
LANDMARK
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(813) 621-7841 | (813) 621-6761 (fax)
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REVISION	DESCRIPTION	DATE	BY	CHECKED
1	ADD REVISION 10/17/17			



ROADWAY UNDERDRAIN NOTES

- THE UNDERDRAINS SHALL BE CENTERED 24 INCHES OUTSIDE OF THE CURB AND A MINIMUM OF 24 INCHES BELOW THE BOTTOM OF THE CURB, AND SHALL HAVE A POSITIVE SLOPE TO A POSITIVE OUTFALL.
- ALL UNDERDRAIN DESIGNS SHALL UTILIZE FILTER FABRIC, UNDERDRAIN PIPE, AND FILTER AGGREGATE.
- WHEN AN UNDERDRAIN IS REQUIRED TO CONTROL HIGH GROUNDWATER ADJACENT TO PROPOSED ROADWAYS, THE ROADWAY BASE SHALL NOT BE LIMEROCK.

FILTER FABRIC

- A FILTER FABRIC ENVELOPE SHALL BE USED WITH UNDERDRAINS AND SHALL BE AN APPROPRIATE STRONG, POROUS NYLON, POLYESTER, OR POLYPROPYLENE (I.E., FDOT TYPE D-3 GEOTEXTILE MATERIAL OR FILTER FABRIC) WHICH COMPLETELY ENVELOPS THE UNDERDRAIN AGGREGATE SURFACE IN SUCH A WAY AS TO PREVENT INFILTRATION OF SURROUNDING MATERIAL.
- THE FILTER ENVELOPE SHALL WEIGH A MINIMUM OF 2.5 OUNCES PER SQUARE YARD, SHALL RETAIN SOIL PARTICLES LARGER THAN TWO HUNDRED TWELVE (212) MICRONS (NO. 70 SIEVE) AND SHALL PASS PARTICLES FINER THAN 25 MICRONS.
- WHEN TESTED IN ACCORDANCE WITH ASTM D1682, THE GRAB STRENGTH (WET) OF THE FILTER FABRIC SHALL NOT BE LESS THAN 100 POUNDS AND THE GRAB ELONGATION SHALL NOT BE LESS THAN 60 PERCENT.
- STORAGE AND HANDLING OF THE FILTER FABRIC SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION.
- TORN OR PUNCTURED FILTER FABRIC SHALL NOT BE USED.
- THE FILTER FABRIC SHALL NOT BE EXPOSED TO SUNLIGHT FOR PERIODS EXCEEDING THE MANUFACTURER'S RECOMMENDATION, OR SIX WEEKS, WHICHEVER IS SHORTER.
- THE FILTER FABRIC IS TO BE PLACED AROUND THE AGGREGATE.
- AGGREGATE
- FINE AGGREGATE FOR CEMENT CONCRETE, IN ACCORDANCE WITH THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, SHALL BE USED TO BACKFILL THE TRENCH ABOVE AND AROUND THE UNDERDRAIN AGGREGATE ENVELOPE.
- THE UNDERDRAIN CROSS-SECTION IS TO BE IN ACCORDANCE WITH FDOT DESIGN STANDARDS, LATEST EDITION.
- FDOT TYPE I SHALL BE USED FOR LOCAL ROADWAYS.
- FDOT TYPE II WILL BE THE ONLY UNDERDRAIN DESIGN ALLOWED FOR ARTERIAL AND COLLECTOR ROADWAYS.

LOCAL RESIDENTIAL ROADS

1.75" SP-12.5 ASPHALT	0.44	0.77
6" CRUSHED CONCRETE BASE (LBR 150)	0.18	1.08
6" STABILIZED SUBGRADE (LBR 40)	0.08	0.48
DESIGN SN		2.30

OR

1.75" SP-12.5 ASPHALT	0.44	0.77
7" SOIL CEMENT BASE	0.15	1.05
12" COMPACTED SUBGRADE (LBR 20)	0.04	0.48
DESIGN SN		2.30

DESIGN SPEED LIMIT = 30 MPH
POSTED SPEED LIMIT = 25 MPH

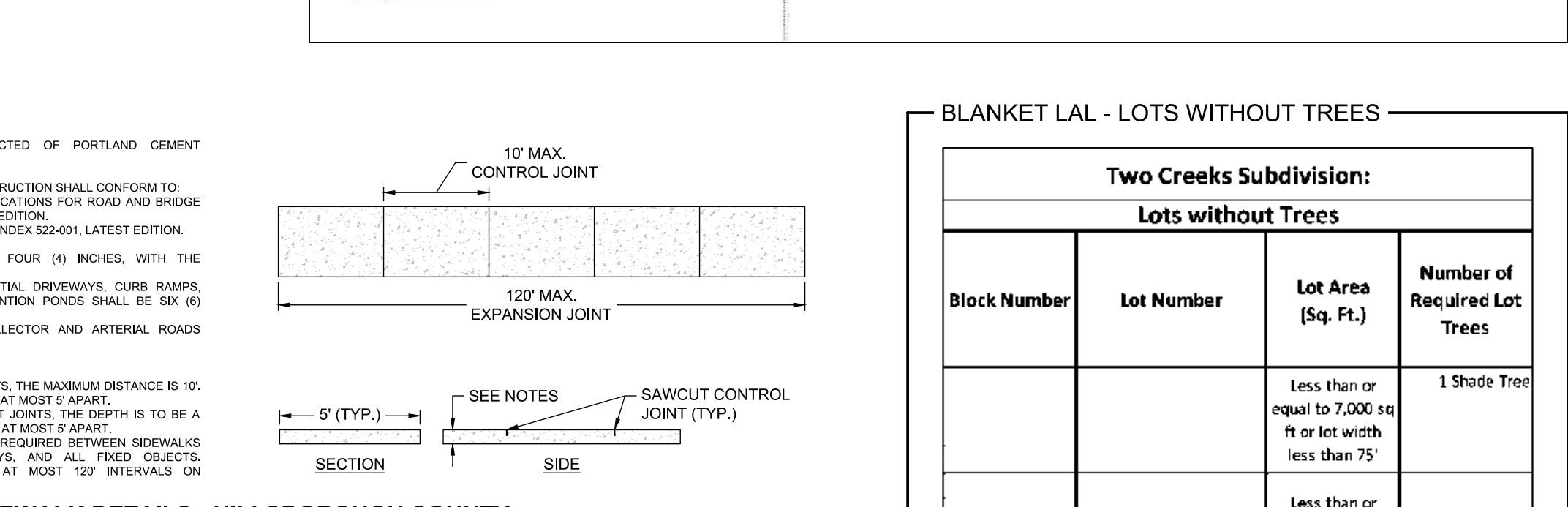
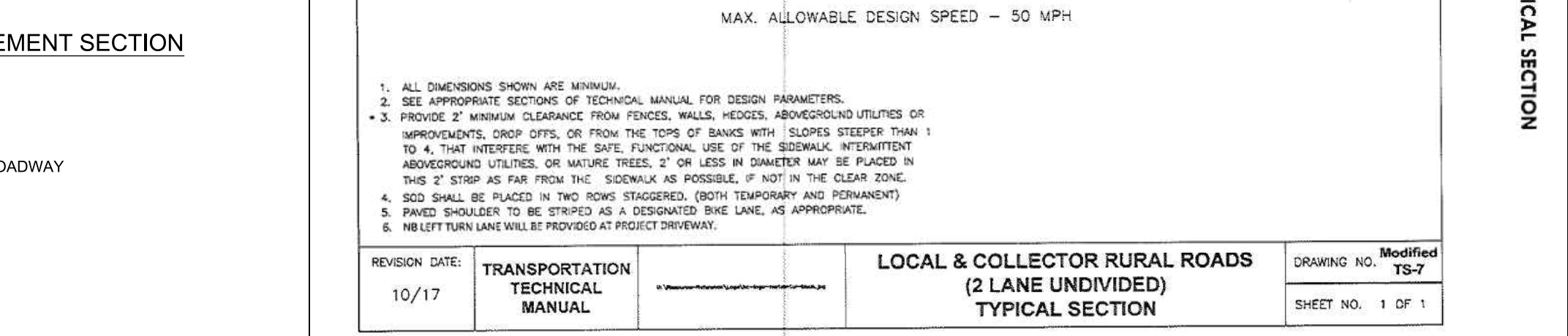
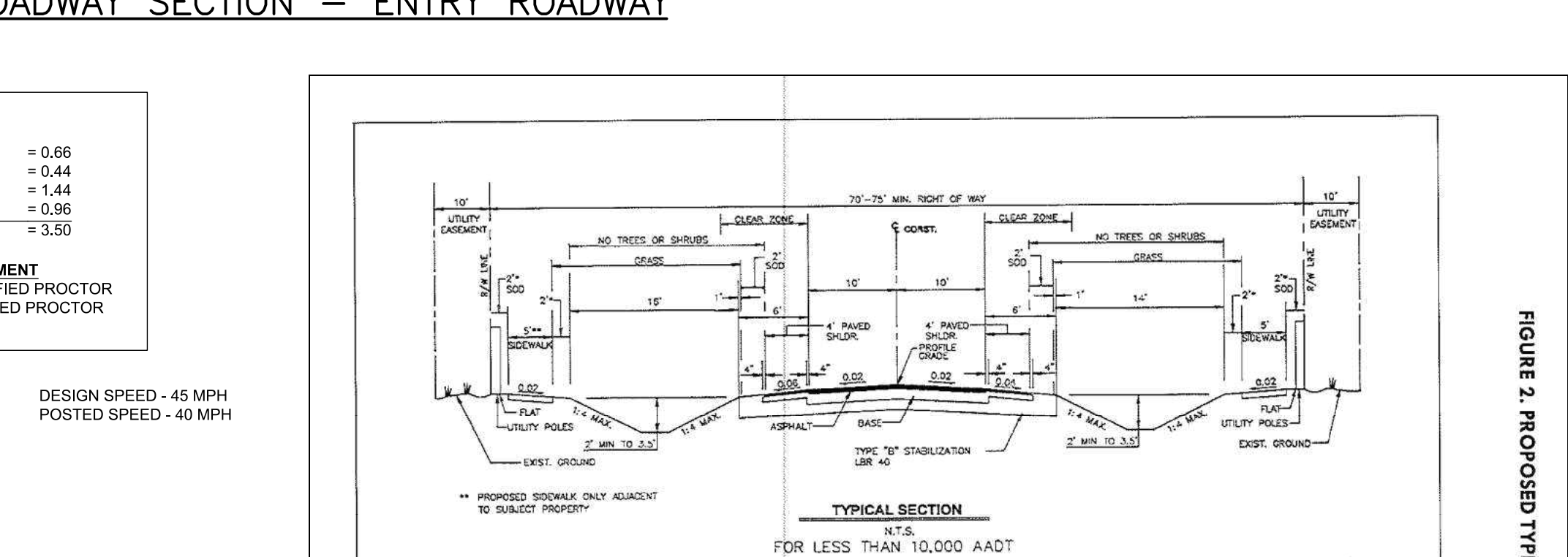
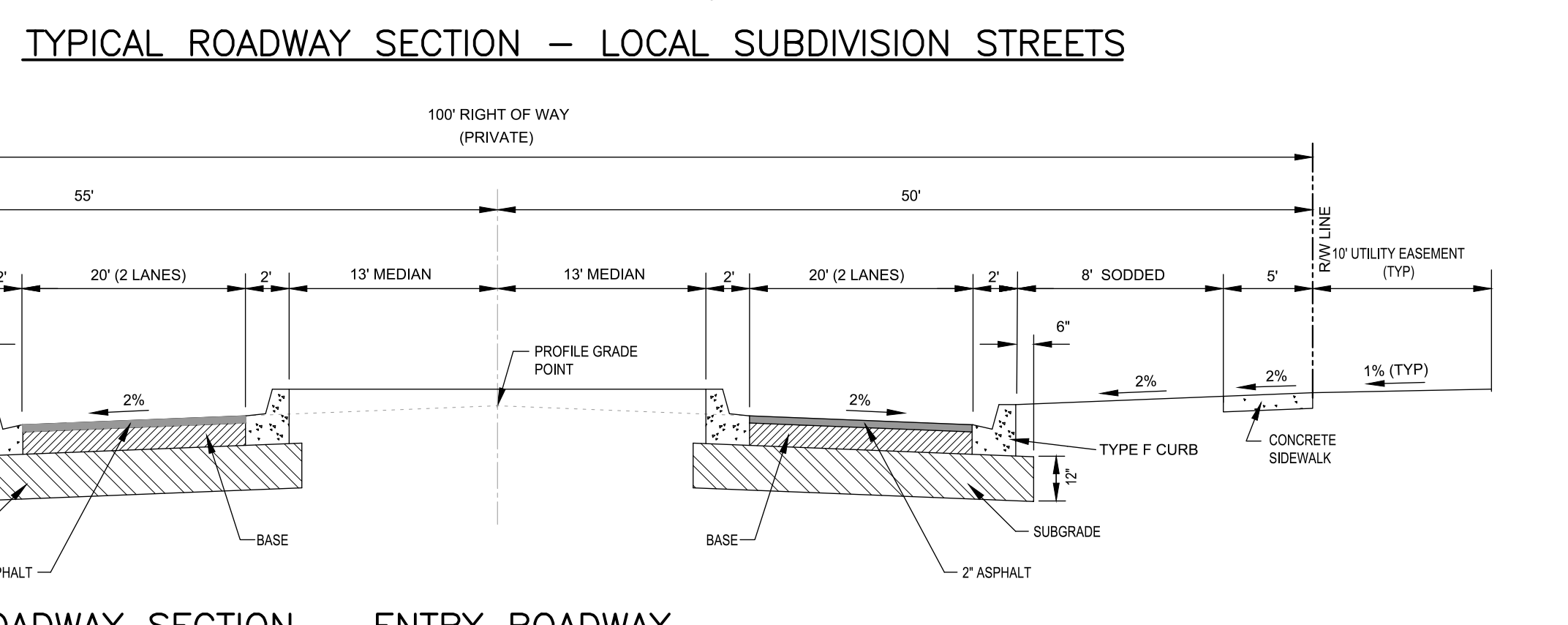
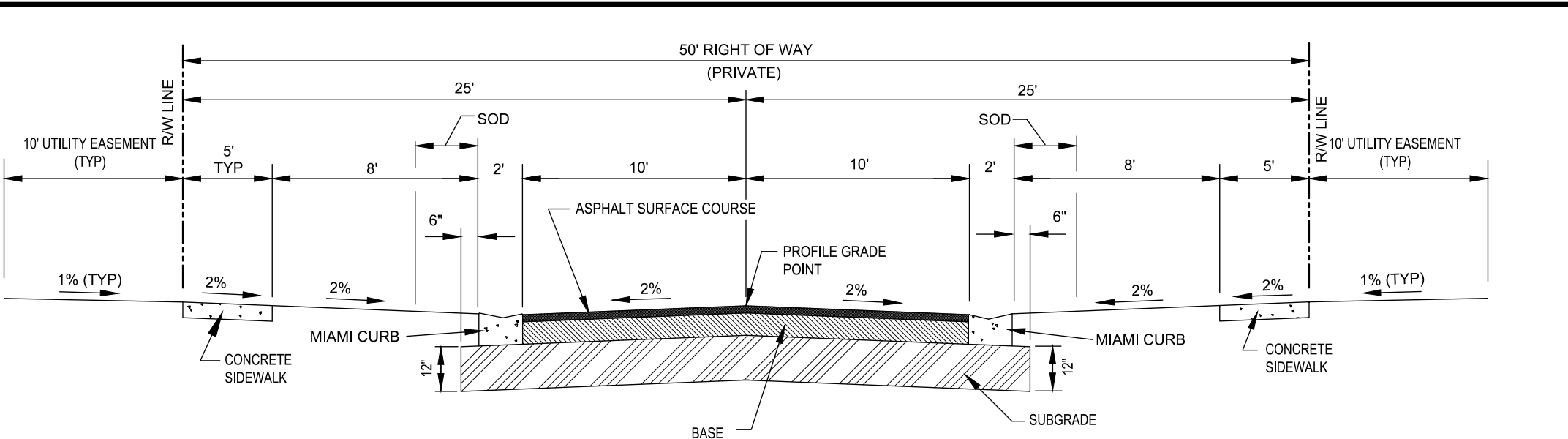
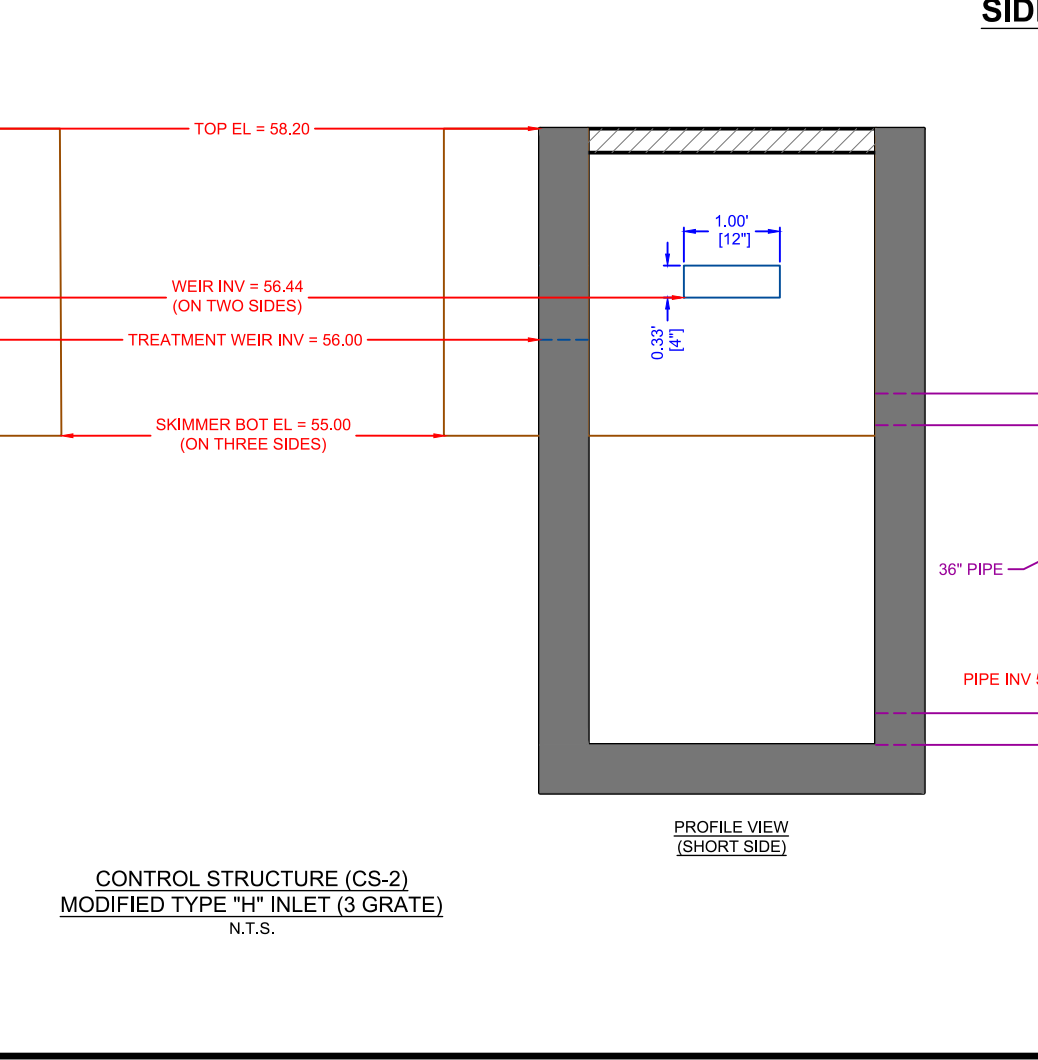
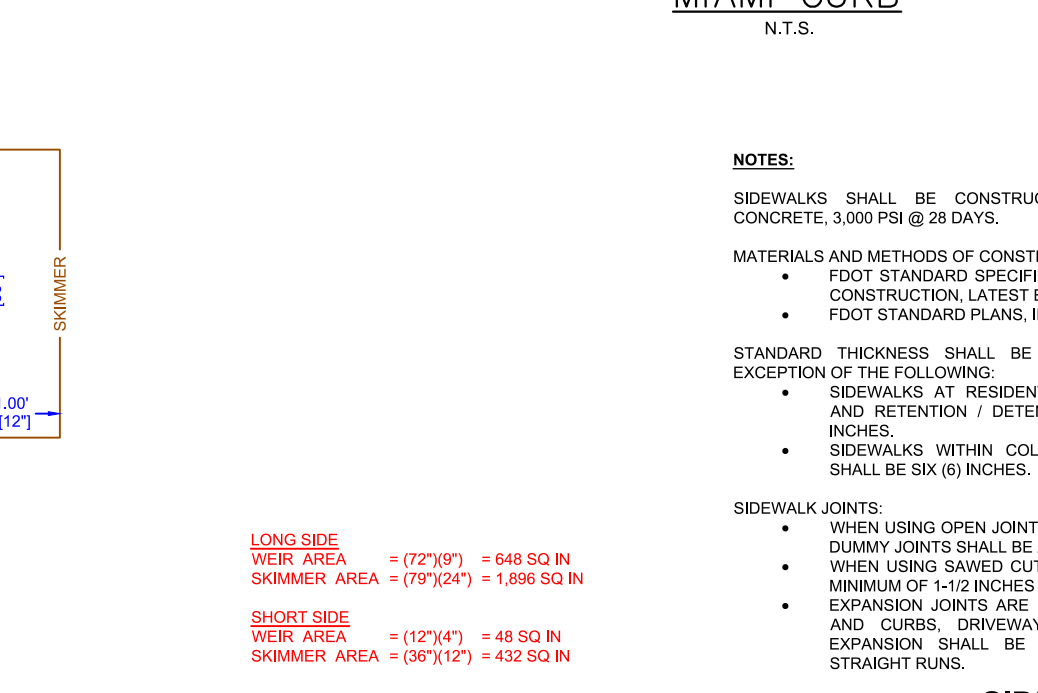
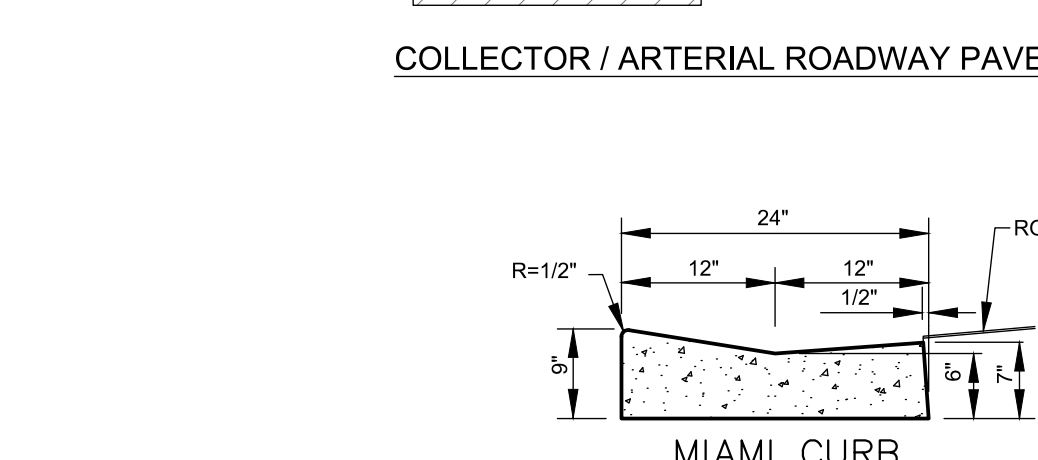
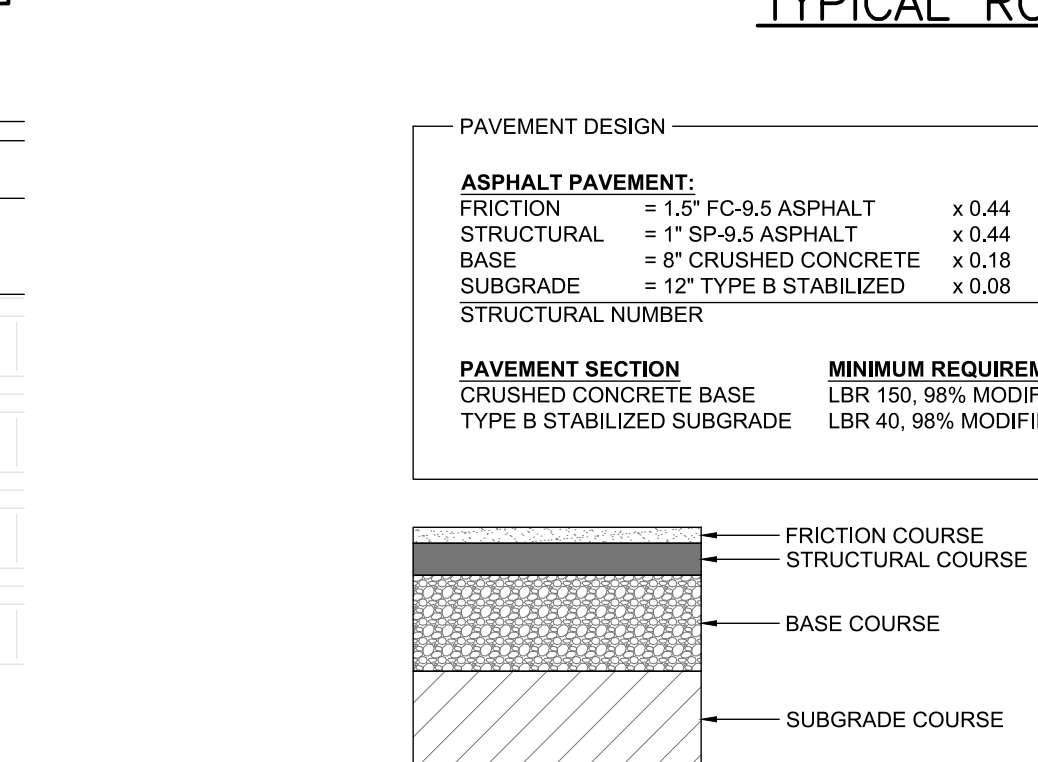
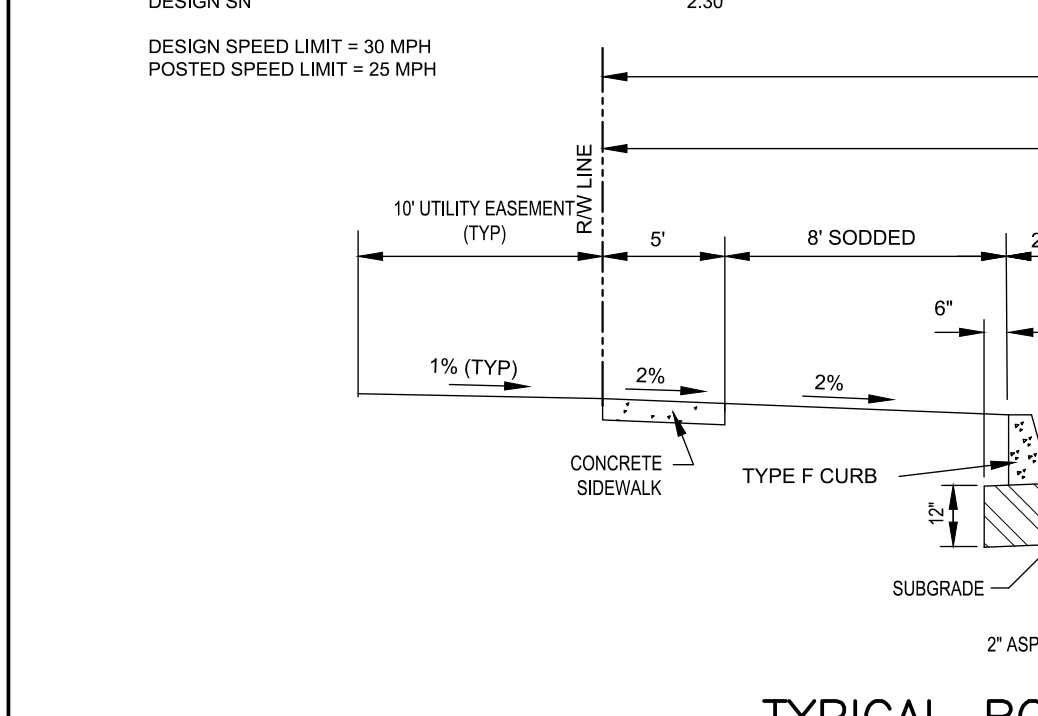
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DESIGN SN		2.30

DESIGN SPEED LIMIT = 30 MPH
POSTED SPEED LIMIT = 25 MPH



Two Creeks Subdivision:			
Lots without Trees			
Block Number	Lot Number	Lot Area (Sq. Ft.)	Number of Required Lot Trees
		Less than or equal to 7,000 sq. ft. or lot width less than 75'	1 Shade Tree
		Less than or equal to 10,890 sq. ft.	2
		Greater than 10,890 and less than 21,780 sq. ft.	4
5-29, 34-57		Greater than 21,780 sq. ft. and less than 43,560 sq. ft.	6
1-4, 30-33		Greater than 43,560 sq. ft.	8



Todd C. Amaden,
State of Florida,
Professional Engineer,
License No. 53967

This item has been digitally signed and sealed by Todd C. Amaden, PE, on the date adjacent to the seal.

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REVISIONS:
2022-07-26 REV. PER COUNTY COMMENTS (KMR)

DATE: 2021-09-28

DRAWN BY: JEF

CHECKED BY: TCA

JOB NO.: 2190094

Evaluations based on NORTH AMERICAN VERTICAL DATUM (NAVD83) Conversion from NAVD83 to NGVD29 = +0.85 Feet

TWO CREEKS SUBDIVISION
HILLSBOROUGH COUNTY, FLORIDA

PAVING, GRADING & DRAINAGE DETAILS

FISCHBACH LAND COMPANY
510 VONDERBURG DRIVE
SUITE 208
BRANDON, FLORIDA 33511
PHONE (813) 540-1000

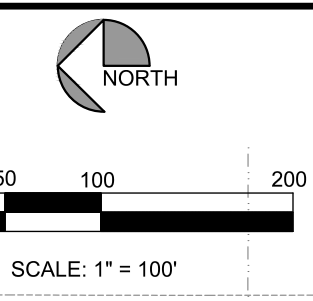
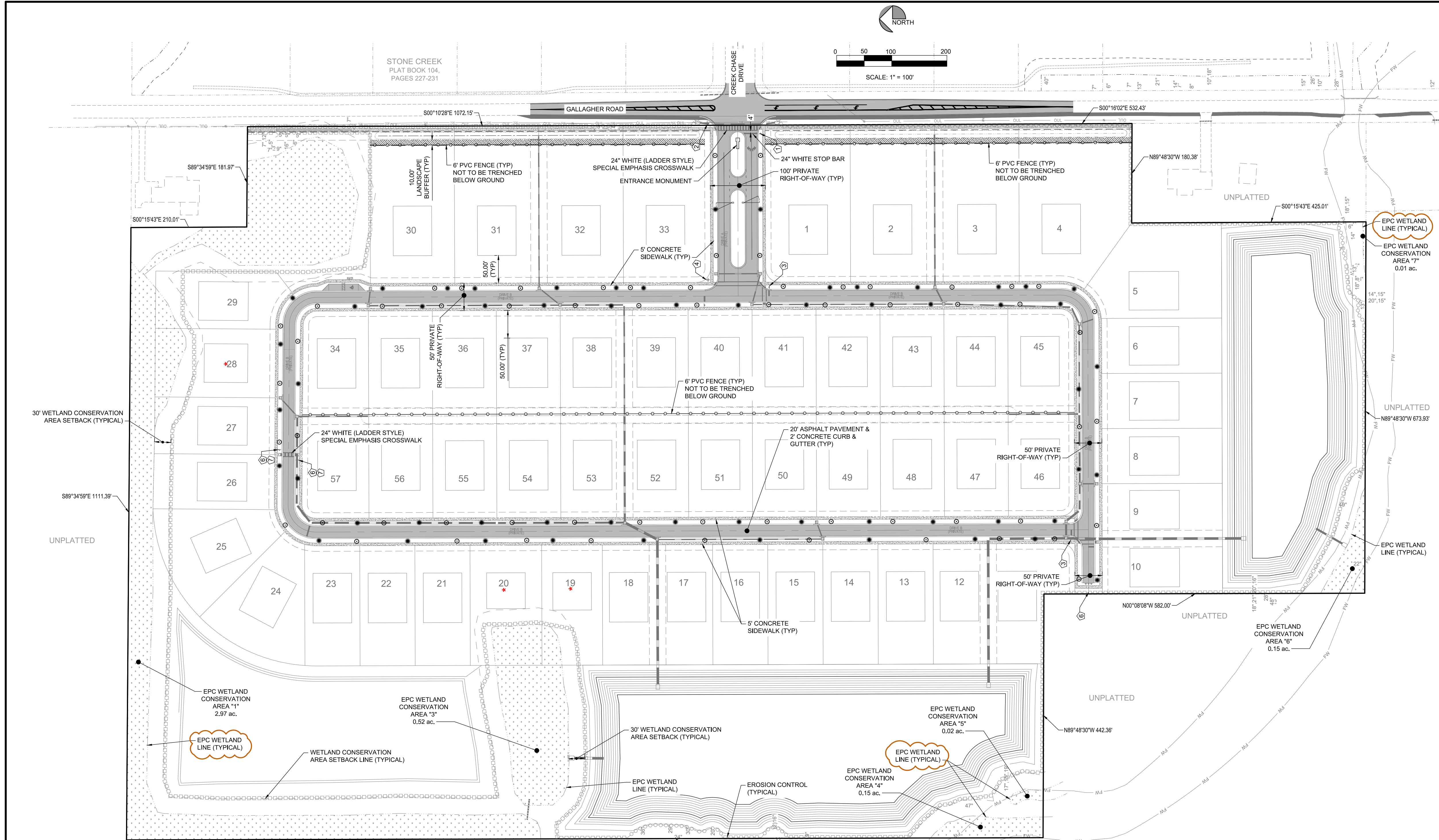
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HILLSBOROUGH COUNTY LANDSCAPE NOTES

- NO GRADE CHANGES SHOULD OCCUR WITHIN THE CANOPY DRIFLINE OF TREES TO REMAIN. GRADE CHANGES PROPOSED WITHIN A TREE'S DRIFLINE MAY BE APPROVED PROVIDED SPECIAL DESIGN TECHNIQUES (I.E. RETAINING WALLS, TREE WELLS, ROOT AERATION SYSTEMS, PERVIOUS PAVEMENT, GRADE DISHING, ETC.) ARE USED TO MINIMIZE ROOT DISTURBANCE.
- INSTALL TREE BARRICADES TO THE FULLEST EXTENT OF THE DRIFLINE OF ALL TREES TO REMAIN OR TO THE MAXIMUM LIMIT OF IMPROVEMENTS. DO NOT INSTALL TREE BARRICADES (SPECIFICALLY SILT FENCING MATERIAL) BY TRENCHING WITHIN THE DRIFLINE OF EXISTING TREES. PROTECTIVE BARRICADES SHALL REMAIN IN PLACE UNTIL LAND ALTERATION AND CONSTRUCTION ACTIVITIES ARE COMPLETED.
- INSTALLATION OF ARTIFICIAL BARRIERS SUCH AS PROTECTIVE BARRICADES, FENCES, POSTS OR WALLS SHALL NOT DESTROY OR IRREVERSIBLY HARM THE ROOT SYSTEM OF PROJECTED TREES AND GRAND TREES. FOOTERS FOR WALLS SHALL END AT THE POINT WHERE LARGER ROOTS ARE ENCOUNTERED, AND THE ROOTS SHALL BE BRIDGED. POST HOLES AND TRENCHES LOCATED CLOSE TO PROTECTED TREES OR GRAND TREES SHALL BE ADJUSTED TO AVOID DAMAGE TO MAJOR ROOTS.
- IN LOCATIONS WHERE A PROPOSED SIDEWALK IS TO BE LOCATED WITHIN THE CRITICAL ROOT ZONE OF AN EXISTING TREE TO REMAIN, THE SIDEWALK IS TO BE SHIFTED AS FAR AWAY FROM THE TREE(S) AS IS PRACTICAL AND SHALL BE INSTALLED AT EXISTING GRADE OR SHALL BE RAISED ABOVE THE FINISHED GRADE TO PREVENT ROOT DISTURBANCE.
- DURING LAND ALTERATION AND CONSTRUCTION ACTIVITIES, IT SHALL BE UNLAWFUL TO REMOVE VEGETATION BY GRUBBING OR TO PLACE SOIL DEPOSITS, DEBRIS, SCRAPERS, CONSTRUCTION MATERIAL, MACHINERY OR OTHER EQUIPMENT OF ANY KIND WITHIN THE DRIFLINE OF A TREE TO REMAIN ON THE SITE UNLESS OTHERWISE APPROVED BY HILLSBOROUGH COUNTY.
- 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 PROTECTIVE BARRIERS. PROTECTIVE MEASURES (I.E., HAY BALES, BAFFLES, SODDING AND SANDBAGGING) SHALL BE PROVIDED, AS NECESSARY, TO MINIMIZE EROSION AND DOWNSTREAM SEDIMENTATION CAUSED BY SURFACE WATER RUNOFF ON EXPOSED LAND SURFACES.
- ANY AREAS SUBJECT TO EROSION MUST BE ADEQUATELY STABILIZED WITH VEGETATIVE MATERIAL THAT WITHIN A REASONABLE TIME FRAME, DETER SOIL DISTURBANCE, SODDING, PLUGGING, SPRINGING 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.
- 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.
- ALL TRIMMING UNDERTAKEN ON A TREE PROTECTED BY THE PROVISIONS OF THE LAND DEVELOPMENT CODE SHALL BE IN ACCORDANCE WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A-300 PRUNING STANDARDS.
- PRUNING OF A GRAND OAK WITH THE EXCEPTION OF MINOR PRUNING, IS PROHIBITED UNLESS CONDUCTED IN ACCORDANCE WITH THE ANSI-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). A NOTARIZED AFFIDAVIT 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.
- ALL TREE ROOTS EXISTING WITHIN APPROVED IMPROVEMENT AREAS AND ORIGINATING FROM A PROTECTED TREE, SHALL BE SEVERED CLEAN AT THE LIMITS OF THE PRESERVED AREA WHERE INDICATED ON THE APPROVED CONSTRUCTION PLANS. A DUCK ROOT CUTTER OR EQUIVALENT SHALL BE USED. CONTRACTOR SHALL CONTACT NATURAL RESOURCES AT (813) 276-8399 TO SCHEDULE A ROOT PRUNING INSPECTION, PREFERABLY THE SAME DAY, PRIOR TO BACKFILLING THE AFFECTED ROOTS.
- SHRUBBERY USED FOR SCREENING SHALL BE A MINIMUM HEIGHT OF 24 INCHES, SPACED A MAXIMUM 3 FEET ON CENTER.
- THE REPLACEMENT TREES MUST BE AT LEAST 1 INCH DBH, 6 FEET HIGH AT INSTALLATION, UNLESS OTHERWISE NOTED. NO SPECIES SHALL COMPRISE LESS THAN 10% OF THE TOTAL OF ALL TREES PLANTED.
- PLANTING OF PROPOSED TREES WITHIN DRIFLINE OF EXISTING PRESERVED TREES IS NOT ADVISABLE. PROPOSED TREES ARE SHOWN FOR ILLUSTRATION PURPOSES AND SHALL BE MOVED IF NECESSARY TO STAY AWAY FROM DRIFLINE OF EXISTING TREES.
- ALL LANDSCAPING MATERIAL MUST BE OF FLORIDA GRADE #1 OR BETTER QUALITY.
- A MINIMUM OF SEVENTY-FIVE PERCENT (75%) OF THE LANDSCAPING TREES REQUIRED AS PART OF THE LANDSCAPING ASSOCIATED WITH A PARKING LOT SHALL BE SHADE TREES.
- A MINIMUM OF FIFTY PERCENT (50%) OF ALL TREES REQUIRED TO MEET THE MINIMUM LANDSCAPING REQUIREMENTS SHALL BE NATIVE SPECIES OR HYBRIDS OR CULTIVARS OF NATIVE SPECIES.
- ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH AN IRRIGATION SYSTEM THAT SUPPLIES 100 PERCENT COVERAGE TO ALL REQUIRED LANDSCAPING PLANT MATERIAL.
- THE IRRIGATION SYSTEM MAY CONSIST OF AN AUTOMATIC OR MANUAL UNDERGROUND SYSTEM, DRIP SYSTEM, QUICK COUPLING VALVES, OR HOSE BIBBS WITHIN 50 FEET OF ALL REQUIRED LANDSCAPING PLANT MATERIAL.
- A LOW VOLUME IRRIGATION SYSTEM SHOULD BE USED WHEREVER POSSIBLE. THE IRRIGATION SYSTEM MUST BE DESIGNED TO MINIMIZE ROOT DISTURBANCE TO EXISTING TREES AND OTHER VEGETATION TO BE RETAINED. NO IRRIGATION IS REQUIRED WITHIN THESE AREAS. IRRIGATION LINE PLACEMENT MUST BE SHOWN ON AN IRRIGATION PLAN.
- AN IRRIGATION PLAN WILL BE DESIGNED BY A LANDSCAPE ARCHITECT OR LICENSED IRRIGATION CONTRACTOR IDENTIFYING PROPOSED IRRIGATION ZONES FOR AREAS UTILIZING MICRO-IRRIGATION AND AREAS IRRIGATED WITH MECHANISMS OTHER THAN MICRO-IRRIGATION. THE IRRIGATION SYSTEM SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS ITEMIZED ON THE DESIGN CERTIFICATE FOR LANDSCAPE IRRIGATION SYSTEMS. THE INSTALLATION CERTIFICATE FOR SCREENING REQUIREMENTS AS OUTLINED IN SECTION 6.06.06.C.10 OF THE LAND DEVELOPMENT CODE. PLANT LOCATION 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 9' FROM UTILITY SLABS.
- FOR ABOVE GROUND UTILITY APPURTENANCES, THE TYPE OF SCREENING MUST MATCH THE OVERALL HEIGHT FOR THE TYPE OF ABOVE GROUND UTILITY SPECIFIED ON THE PLANS.
- VINES REQUIRED ALONG STORMWATER POND FENCES SHALL BE PLANTED NO MORE THAN SIX FEET APART ON CENTERS IN THREE GALLON CONTAINERS, AT A MINIMUM, AT THE TIME OF PLANTING AND SHALL VEGETATE THE FENCE TO PROVIDE A MINIMUM OPAQACITY OF 75 PERCENT OF TOTAL FENCE AREA WITHIN TWO YEARS OF PLANTING.
- ALL EFFORTS MUST BE UNDERTAKEN TO PREVENT ANY EROSION OR TURBID WATER FROM BEING DISCHARGED INTO WETLANDS AND / OR OTHER SURFACE WATERS OF THE COUNTY. TURBID DISCHARGES THAT EXCEED 50 JTUS (LACKSON TURBIDITY UNITS) OR 29 NTUS (NEPHELOMETRIC TURBIDITY UNITS) ABOVE BACKGROUND LEVELS ARE A VIOLATION PURSUANT TO CHAPTER 1-5, THE EPC WATER QUALITY RULE. THE EROSION OR DISCHARGE OF SEDIMENTS INTO WETLANDS IS A VIOLATION OF CHAPTER 1-11, THE EPC WETLAND RULE. HAY BALES, SILT SCREENS OR OTHER EPC APPROVED METHODS OR EROSION / TURBIDITY CONTROL MAY BE REQUIRED. IT IS THE RESPONSIBILITY OF THE OWNER / DEVELOPER TO INSURE THE INSTALLATION OF ADEQUATE EROSION CONTROL BARRIERS PRIOR TO THE COMMENCEMENT OF ANY SITE WORK. THESE EROSION CONTROL DEVICES MUST BE MAINTAINED IN GOOD CONDITION THROUGHOUT THE CONSTRUCTION PROCESS, AND UNTIL ALL LOOSE SOIL HAS BEEN STABILIZED. IT IS STRONGLY RECOMMENDED THAT ALL EROSION CONTROL DEVICES BE REGULARLY INSPECTED DURING CONSTRUCTION AND MODIFIED IF CONDITIONS WARRANT.

Todd C. Amaden,
State of Florida,
Professional Engineer,
License No. 53967

This item has been digitally signed and sealed by Todd C. Amaden, PE, on the date adjacent to the seal.

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TODD C. AMADEN No. 53967
PROFESSIONAL ENGINEER

REVISIONS:
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HILLSBOROUGH COUNTY STREET TREE PLANTING NOTES

- HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE SECTION 6.06.05:
- A. STREET TREES REQUIRED
- THE PLANTING OF STREET TREES ALONG LOCAL AND COLLECTOR ROADWAYS OF SUBDIVISIONS SHALL BE REQUIRED, ONE STREET TREE FOR EACH LOT SHALL BE REQUIRED, IN ADDITION, ONE STREET TREE FOR EVERY ADDITIONAL 50 LINEAR FEET, OR PORTION THEREOF, OF YARD FRONTAGE SHALL BE REQUIRED FOR SUBDIVISION LOTS WITH YARD FRONTAGES GREATER THAN 100 FEET. IN RESIDENTIAL SUBDIVISIONS WHERE THE MAJORITY OF THE LOTS ARE 7,000 SQUARE FEET OR LESS IN SIZE, ONE STREET TREE SHALL BE PLANTED PER LOT WITHIN THE ROAD RIGHT-OF-WAY. FOR LOTS ON CUL-DE-SAC, ONE STREET TREE SHALL BE PLANTED ON EVERY OTHER LOT BEGINNING WITH THE LOT AT THE CUL-DE-SAC ENTRY. ALONG COLLECTOR AND LOCAL STREETS NOT FRONTED BY LOTS, ONE STREET TREE SHALL BE REQUIRED PER 50 LINEAR FEET OF ROADWAY ON BOTH SIDES OF THE ROAD RIGHT-OF-WAY. IF PALMS ARE USED, THEY SHALL BE PLANTED AT HALF THE AVERAGE SPACING.
- B. TREE SPECIFICATIONS
- ALL STREET TREES SHALL BE SHADE TREES UNLESS OTHERWISE APPROVED. STREET TREES SHALL HAVE A MINIMUM HEIGHT OF SIX FEET AND BE FLORIDA GRADE #1 OR BETTER IN QUALITY. PALMS MAY BE SUBSTITUTED FOR SHADE TREES AT A 2:1 RATIO. HOWEVER, NO MORE THAN 20 PERCENT OF THE TOTAL NUMBER OF STREET TREES SHALL BE PALMS. WHEN PALMS ARE APPROVED FOR USE AS STREET TREES, THEY SHALL BE A SINGLE TRUNK SPECIES HAVING A MINIMUM CLEAR TRUNK OF EIGHT FEET AND A MINIMUM DBH OF EIGHT INCHES. IN SUBDIVISIONS REQUIRING THE PLANTING OF MORE THAN 100 STREET TREES, A MINIMUM OF TWO SPECIES SHALL BE REQUIRED, EACH SPECIES SHALL MINIMALLY REPRESENT 25 PERCENT OF THE TOTAL NUMBER OF STREET TREES, AND INDIVIDUALS OF EACH SPECIES SHALL BE PLANTED IN A MANNER TO ACHIEVE A UNIFORM APPEARANCE ALONG THE ROADWAY.
- C. LOCATION AND PLACEMENT
- STREET TREES SHALL BE PLANTED WITHIN THE ROAD RIGHT-OF-WAY A MINIMUM OF FIVE FEET FROM THE BACK OF CURB AND A MINIMUM OF THREE FEET FROM THE INSIDE EDGE OF A PROPOSED OR ESTABLISHED SIDEWALK. WHEN POSSIBLE, STREET TREES SHOULD BE CENTERED AND EVENLY SPACED IN FRONT OF THE LOT AND EVENLY SPACED ON ROADWAYS NOT FRONTED BY LOTS.
 - WHEN NOT FEASIBLE TO PLANT TREES IN THE ROAD RIGHT-OF-WAY, AS DETERMINED BY THE ADMINISTRATOR, PLANTINGS SHALL BE PERMITTED ON THE LOT, PROVIDED THE TREES ARE INSTALLED WITHIN FIVE FEET OF THE RIGHT-OF-WAY.
 - STREET TREES SHALL BE PLANTED A MINIMUM OF TEN FEET FROM ANY ABOVE GROUND UTILITY, SUCH AS TRANSFORMER PADS AND FIRE HYDRANTS.
 - MAXIMUM FLEXIBILITY SHALL BE GIVEN TO THE PLACEMENT OF STREET TREES TO ACCOMMODATE IMPROVEMENTS SUCH AS DRIVEWAYS, UTILITIES, LIGHTING, ETC. THE UTILITY NOTIFICATION CENTER SHOULD BE NOTIFIED TO VERIFY THE LOCATION OF UTILITY LINES PRIOR TO PLANTING.
 - STREET TREE PLANTINGS SHALL BE IN COMPLIANCE WITH THE PLANTING STANDARDS AND ROADWAY LANDSCAPING GUIDELINES DESCRIBED IN GUIDELINES FOR LANDSCAPING HILLSBOROUGH COUNTY ROADWAYS.
- D. CREDIT
- IF TREE REPLACEMENT IS REQUIRED, STREET TREES LARGER THAN ONE INCH DBH CAN BE CREDITED INCH-FOR-INCH TOWARD THE TREE REPLACEMENT INCHES FOR EACH INCH ABOVE ONE INCH. STREET TREES REQUIRED IN RESIDENTIAL SUBDIVISIONS SHALL BE CREDITED INCH FOR INCH FOR REPLACEABLE TREES LOCATED WITHIN THE DESIGN ROAD RIGHT-OF-WAY. SEE SECTION 4.01.07 FOR REPLACEABLE TREE REQUIREMENTS.
 - WHERE AN EXISTING TREE IS PRESERVED AND MEETS THE MINIMUM SIZE AND QUALITY CRITERIA AND GENERALLY MEETS THE STREET TREE LOCATIONAL CRITERIA, IT SHALL BE CREDITED TOWARD THE STREET TREE PLANTING REQUIREMENT.
- E. TIMING
- STREET TREES TO BE PLANTED ADJACENT TO COMMON AREAS, PARKS, PONDS, ETC. SHALL BE PLANTED PRIOR TO ACCEPTANCE/FINAL APPROVAL OF THE IMPROVEMENTS FACILITIES FOR A PLATTED UNIT. STREET TREES ADJACENT TO LOTS MAY BE PLANTED CONCURRENT WITH LOT DEVELOPMENT AND SHALL BE PLANTED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR EACH RESIDENCE.

EXISTING TREE LEGEND

- OAK
- MAGNOLIA
- PALM
- PINE
- SWEETGUM
- MAPLE
- CHINABERRY
- CHERRY LAUREL
- UNKNOWN SPECIES

UNLESS OTHERWISE NOTED ALL TREE SIZES ARE IN INCHES

TREE LEGEND

- 58 - WINGED ELM (Ulmus alatus) (2" DBH; 6' HEIGHT)
- 61 - SOUTHERN MAGNOLIA (Magnolia grandiflora) (1" DBH; 6' HEIGHT)

ALL STREET TREES SHALL BE FLORIDA GRADE #1 & 6 FEET TALL (MINIMUM) AT TIME OF PLANTING

SEE SHEET 22 FOR BLANKET LAL CHART.

TREE CALCULATIONS

TOTAL REPLACEMENT REQUIRED: 32" DBH

TREE INCHES PROVIDED:	QTY	TYPE	SIZE	CREDIT
58"	WINGED ELM	2" DBH (1" CREDIT)		58"
TOTAL REPLACEMENT PROVIDED:				58"

SIGN DATA

- R1-1 STOP SIGN (36" x 36")
- D3 STREET SIGN GALLAGHER ROAD & ROAD A
- R1-1 STOP SIGN (30" x 30")
- D3 STREET SIGN ROAD A & ROAD B
- OM4-3 END OF ROAD MARKERS
- W11-2 PEDESTRIAN CROSSING
- W16-7P DIAGONAL DOWNWARD POINTING ARROW

