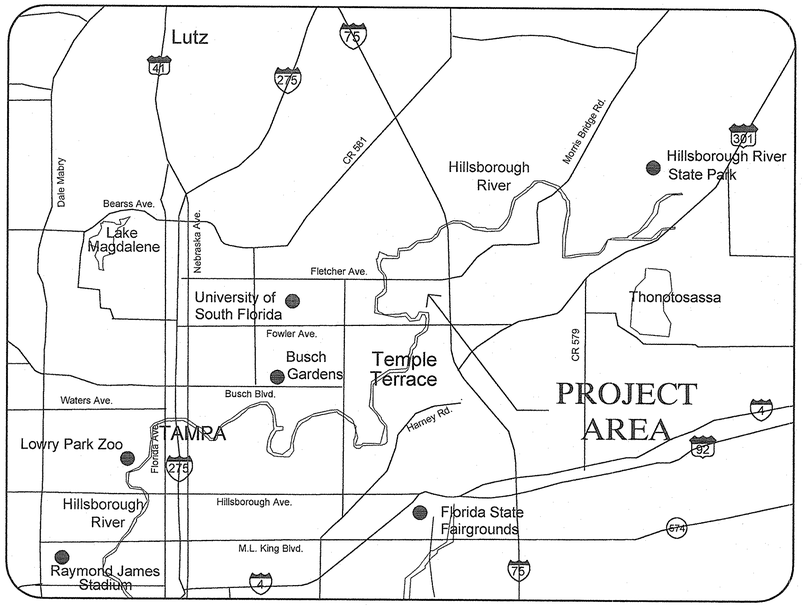
SOUTHERN OAKS @ TELECOM PARK

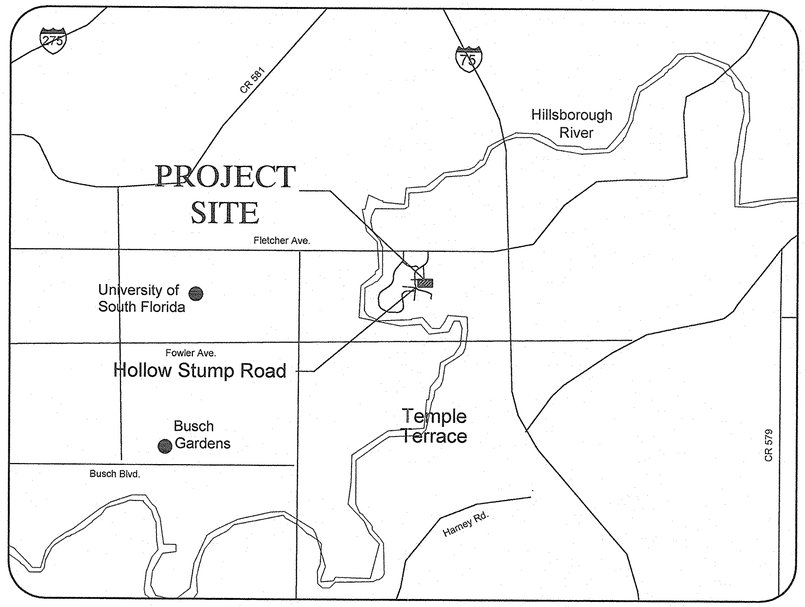
FINAL SITE PLAN

SECTION 12 , TOWNSHIP 28 S, RANGE 19 E

HILLSBOROUGH COUNTY, FLORIDA



VICINITY MAP



LOCATION MAP

DRAWINGS INDEX

SHEET	DESCRIPTION
C1.01	COVER SHEET
C1.02	NOTES AND LEGENDS
C1.03	STORMWATER POLLUTION PREVENTION PLAN
C1.04	DEMOLITION PLAN
C1.05	EASEMENT AND R/W PLAN
C2.01	FINAL SITE PLAN
C3.01 - C3.03	HORIZONTAL CONTROL AND SIGNAGE PLAN
C4.01 - C4.03	PAVING, GRADING AND DRAINAGE PLAN
C4.04	OFFSITE PAVING, GRADING AND DRAINAGE PLAN
C5.01 - C5.03	SANITARY SEWER AND WATER DISTRIBUTION PLAN
C6.01 - C6.02	PAVING, GRADING & DRAINAGE DETAILS
C6.03	UTILITY DETAILS
C7.01 - C7.02	TELECOM PARKWAY EAST EXTENSION PLAN AND PROFILE
L1.01	TREE CANOPY EXHIBIT

ISSUED FOR CONSTRUCTION

MAY 29, 2008

FOR:

RYAN COMPANIES, US, INC.

101 E. KENNEDY BLVD.
SUITE 2450
TAMPA, FLORIDA 33602

Permit Type	Permit No.	Status
C.O.T.T.	SPR #07-08	APPROVED 12/18/07
S.W.F.W.M.D.	44000390.048	ISSUED 05/02/08
F.D.E.P. (Water)	0130848-081-DSGP	ISSUED 01/03/08
F.D.E.P. (Sewer)	0284469-001-DWC	ISSUED 12/20/07
NPDES NOI	FLR10GH17	ISSUED 01/19/08
FFWCC	WR07625	ISSUED 11/09/07

BY:

King
ENGINEERING ASSOCIATES, INC.

4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone 813 880-8881
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www.kingengineering.com
Engineering License #2610

NO.	DATE	DESCRIPTION	APP'D BY

JOB NO. 4178-000-002
DATE: JULY 2, 2007
C1.01

SITE DATA TABLE

ZONING:	PROF	
SITE USE:	COMMERCIAL OFFICE	
FLOOD ZONE:	X	
TOTAL SITE ACREAGE:		
ONSITE:	18.18 ACRES/791,935 SF	
OFFSITE:	2.28 ACRES/99,250 SF	
BUILDING HEIGHT:		
BUILDING A:	4 STORY/65'–0"	
BUILDING B:	4 STORY/65'–0"	
	ONSITE	OFFSITE
LOT COVERAGE:		
VEHICLE USE AREA:	8.40 AC (366,061 SF)/46.2%	1.02 AC (44,577 SF)/44.9%
BUILDING COVERAGE:		
BUILDING A:	0.65 AC (28,363 SF)/3.6%	N/A
BUILDING B:	0.65 AC (28,363 SF)/3.6%	N/A
TOTAL:	1.30 AC (56,526 SF)/7.2%	N/A
OTHER IMPERVIOUS AREA:	0.65 AC (28,322 SF)/3.6%	0.27 AC (11,747 SF)/11.8%
OVERALL IMPERVIOUS AREA:	10.35 AC (450,909 SF)/56.9%	1.29 AC (56,324 SF)/56.7%
OPEN SPACE AREA:	7.83 AC (341,026 SF)/43.1%	0.99 AC (42,926 SF)/43.3%

PARKING TABLE

PARKING REQUIRED (3.2 SPACE/1,000 SQ. FT.):	
BUILDING A (115,410 S.F.):	369
BUILDING B (115,410 S.F.):	369
OVERALL:	738
PARKING PROVIDED:	
REGULAR SPACES (9'x18'):	811
COMPACT SPACES (8'x16'):	251
HANDICAP SPACES (12'x18'):	24
TOTAL:	1,086 (4.93 SPACES/1,000 S.F.)

GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR REPAIR AND REPLACEMENT OF INFRASTRUCTURE/FACILITIES WITHIN R/W THAT ARE DAMAGED DURING CONSTRUCTION ACTIVITY.
2. CONTRACTOR TO REMOVE AND DISPOSE OF ALL EXISTING OCCUPATION AS NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS. THE OWNER RETAINS THE RIGHT TO KEEP ANY OCCUPATION DEEMED VALUABLE.
3. THE CONTRACTOR IS TO CONTROL ALL FUGITIVE DUST ORIGINATING ON THIS PROJECT BY WATERING OR OTHER METHODS AS REQUIRED.
4. ALL ELEVATIONS ARE PER SURVEY DATED MAY 16, 2007 BY KING ENGINEERING ASSOCIATES, INC. AND ARE BASED ON BENCHMARKS VA–541 AND VA–614 HAVING PUBLISHED ELEVATIONS OF 34.45 (VA–541) AND 36.70 (VA–614) – REFERENCE NAVD88.
5. PROJECT TO COMPLY WITH MUTCD FOR TRAFFIC SIGN AND PAVEMENT MARKINGS, AND CONFORM TO CITY OF TEMPLE TERRACE SIGN REGULATIONS.
6. THE LOCATION OF EXISTING UTILITIES ARE APPROXIMATE AS SHOWN AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF THE UTILITIES PRIOR TO CONSTRUCTION IN THEIR VICINITY.
7. CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES NOT REPRESENTED BY SUNSHINE 48 HOURS PRIOR TO CONSTRUCTION FOR LOCATION OF EXISTING UTILITIES. CALL SUNSHINE OF FLORIDA AT 1–800–432–4770.
8. ALL UNDERGROUND UTILITIES MUST BE INSTALLED BEFORE SUB–BASE, BASE AND SURFACE ARE CONSTRUCTED.
9. ALL PRACTICAL AND NECESSARY EFFORT SHALL BE TAKEN DURING CONSTRUCTION TO CONTROL AND PREVENT EROSION AND TRANSPORT OF SEDIMENT TO SURFACE DRAINS.
10. SPECIAL CARE IS TO BE TAKEN TO INSURE THAT TREES OUTSIDE CLEARING LIMITS ARE UNHARMED.
11. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CITY OF TEMPLE TERRACE STANDARDS AS REQUIRED.
12. PIPE MEASUREMENTS ARE TO CENTER OF STRUCTURES FOR INLETS AND STORM MANHOLES. CURB INLET STATIONS ARE CALCULATED TO EDGE OF PAVEMENT, CENTER OF BOX. ALL PIPE LENGTHS ARE PLUS OR MINUS.
13. SIDEWALKS TO BE INSTALLED BY THE CONTRACTOR AS PART OF CONSTRUCTION ACTIVITIES, IN AREAS WHERE LOTS DO NOT ABUT ROADWAY, PERMANENT CURB CUT RAMPS SHALL BE PROVIDED AT CROSSWALKS IN ACCORDANCE WITH FDOT INDEX 304.
14. THE STAKED SILT FENCE WILL BE INSTALLED PRIOR TO EARTHWORK OPERATIONS COMMENCING AND IS TO BE MAINTAINED THROUGH PROJECT COMPLETION.
15. STORM SEWER PIPE LINES WILL NOT BE INSTALLED PRIOR TO PLACEMENT AND ALIGNMENT OF INLET STRUCTURES.
16. ALL ABOVE NOTES APPLY TO ALL PAVING, GRADING AND DRAINAGE PLAN SHEETS.
17. ALL BUILDINGS WILL FOLLOW TEMPLE TERRACE CITY CODE, CHAPTER 9, FIRE PROTECTION & PREVENTION.
18. ALL BUILDINGS TO HAVE AN NFPA #13 FIRE SPRINKLER SYSTEM AND AN NFPA #72 FIRE ALARM SYSTEM. A REMOTE ENUNCIATOR PANEL FOR THE FIRE ALARM SYSTEM WILL BE LOCATED BY THE FRONT ENTRANCE OF EACH BUILDING.
19. EACH BUILDING TO HAVE ONE KNOX BOX LOCATED BY THE FRONT DOOR OF EACH BUILDING.
20. ALL HEAVY DUTY PAVEMENT AREAS WILL BE CAPABLE OF SUPPORTING THE WEIGHT OF A FIRE APPARATUS. THE LADDER TRUCK HAS A GROSS VEHICLE WEIGHT OF 68,800 POUNDS. ALL TREES WILL BE TRIMMED TO 14' CLEARANCE TO PROVIDE FIRE TRUCK ACCESS.
21. "RIBBON" BICYCLE RACK (OR EQUIVALENT) TO BE LOCATED IN GENERAL AREA AS SHOWN ON SHEET C3.02.
22. THE BUILDING'S ADDRESSES ARE REQUIRED TO BE IN 6" LETTERS, WHITE IN COLOR, WITH STREET NAME INCLUDED IN THE POSTING. EACH BUILDING WILL NEED TO HAVE ITS OWN ADDRESS POSTED ON THE SOUTH SIDE OF EACH BUILDING AND BY THE FRONT ENTRANCE OF EACH BUILDING.
23. EACH BUILDING WILL PARTICIPATE IN THE CITY OF TEMPLE TERRACE'S AUTOMATIC EXTERNAL DEFIBRILLATOR (AED) PROGRAM.
24. PROPOSED FIRE HYDRANT AT THE INTERSECTION OF TELECOM PARKWAY EAST EXTENSION AND HOLLOW STUMP ROAD SHALL BE MARKED WITH A STENCIL MARKING (IN LOCATION AS SHOWN ON C5.01) (36"x36" (WHITE PAINT) WITH 30" LETTERS (BLUE PAINT) "FH>") AND A BLUE REFLECTOR.
25. PRIOR TO CONSTRUCTION, CONTRACTOR TO EXPOSE ALL EXISTING UTILITIES TO BE EXTENDED OR CROSSED AND CONTACT THE ENGINEER AT (813) 880–8881 FOR RESOLUTION OF ANY CONFLICTS OF FIELD CONDITIONS AND CONSTRUCTION DOCUMENTS.
26. ANY ONSITE WELLS NOT PROPOSED TO REMAIN ARE TO BE SEALED BY A LICENSED WELL CONTRACTOR.
27. ALL RADII AT BACK OF CURB ARE 3' UNLESS OTHERWISE NOTED.
28. CONTRACTOR SHALL COORDINATE WITH TECO AND PRIVATE UTILITY COMPANIES FOR INSTALLATION OF DUCTS.
29. SANITARY AND SEWER MANHOLES, FRAMES AND COVERS SHALL BE IN ACCORDANCE WITH CITY OF TEMPLE TERRACE STANDARDS AND SPECIFICATIONS.
30. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL OF ALL DRAINAGE STRUCTURES AND SANITARY SEWER MANHOLES PRIOR TO CONSTRUCTION.
31. ALL SANITARY SEWER LINES SHALL BE TELEVISED PRIOR TO ACCEPTANCE. ORIGINAL TAPE TO BE SUBMITTED TO THE CITY OF TEMPLE TERRACE.
32. ALL EROSION CONTROL BARRIER AND TREE BARRICADES TO BE APPROVED BY THE CITY OF TEMPLE TERRACE PRIOR TO SITE CLEARING.
33. ROOT PRUNING SHALL BE IMPLEMENTED AS NECESSARY WITH A DOSCO ROOT PRUNER OR APPROVED EQUAL. ALL ROOTS TO BE SEVERED CLEAN AT THE PROTECTIVE ROOT ZONE OF PROTECTED AND GRAND TREES. GRADE CHANGES WILL BE HANDLED BY EITHER TREE WELL OR RETAINING WALL, IF NECESSARY.
34. ALL TREES TO REMAIN NEAR IMPROVEMENT AREAS WILL BE PROTECTED BY TREE BARRICADES (REFER TO DETAIL SHEET C6.02). ONLY HAND EXCAVATION OUTSIDE OF DRIPLINE – NO SEVERING OF ROOTS 2" OR MORE IN DIAMETER.
35. ALL STORMWATER PIPE SHALL MEET THE CLASS OF PIPE REQUIREMENTS FOR COVER PER FDOT INDEX NO. 205.
36. ALTERNATE STORM PIPE MATERIALS MEETING FDOT INDEX NO. 205 MAY BE SUBMITTED TO THE ENGINEER OF RECORD FOR APPROVAL FOR USE IN THE ONSITE STORMWATER PIPE SYSTEM. ALTERNATE MATERIALS FOR THE STORM PIPE WITHIN THE R/W TO BE PREAPPROVED BY THE CITY OF TEMPLE TERRACE PUBLIC WORKS DEPARTMENT PRIOR TO SUBMITTAL TO THE ENGINEER OF RECORD FOR SIGNOFF.

EXISTING LEGEND

Item	Symbol
UNDERGROUND CABLE TELEVISION MARKER	CATV
CABLE TELEVISION UTILITY BOX	CATV
UNDERGROUND TELEPHONE CABLE ROUTE SIGN	UTM
TELEPHONE UTILITY BOX	TUB
FIRE HYDRANT	FH
FIRE DEPARTMENT CONNECTION	FDC
UTILITY POLE	UP
LIGHT POLE	LP
UTILITY & LIGHT POLE	ULP
GUY POLE	GP
METER POLE	MP
GUY WIRE	
ELECTRIC TRANSFORMER	
ELECTRIC HAND–HOLE	HH
UNDERGROUND GAS LINE MARKER	UGG
TRAFFIC SIGN	TS
TRAFFIC SIGNAL UTILITY BOX	TSB
TRAFFIC SIGNAL POLE	TSP
CONCRETE	
CONCRETE CURB INLETS	
CONCRETE CURB INLETS	
CONCRETE MITERED END SECTION	
CONCRETE FLARED END SECTION	
GRATE INLET	
STORM SEWER CLEANOUT, PIPE & MANHOLE	DCO
CONTOUR LINE	7
BEARING/DISTANCE PER RECORDED PLAT	(P)
BEARING/DISTANCE PER DEED DESCRIPTION	(D)
BEARING/DISTANCE PER FIELD MEASUREMENT	(M)
BEARING/DISTANCE PER CALCULATION	(C)
TYPICAL ROADWAY SPOT ELEVATIONS (IF SHOWN)	TOP OF CURB 8.22; FLOWLINE OF CURB 7.90; EDGE OF PAVEMENT 7.91; TOP OF CURB 8.22; EDGE OF PAVEMENT 7.90; EDGE OF PAVEMENT 7.90
TYPICAL GROUND SPOT ELEVATIONS (IF SHOWN)	GROUND ELEVATIONS 6.3
OVERHEAD LINES	O.H.L.
SANITARY SEWER PIPE, MANHOLE, CLEANOUT, VALVE & PAINT MARK IDENTIFYING PROBABLE LOCATION OF PIPE	SCO SV E.P.M.
TELEPHONE UTILITY MANHOLE, TELEPHONE UTILITY CABLE & PAINT MARK IDENTIFYING PROBABLE LOCATION OF UTILITY	T E.P.M.
GAS LINE WITH GAS VALVE, GAS METER & PAINT MARK IDENTIFYING PROBABLE LOCATION OF UTILITY	GV G E.P.M.
WATER LINE WITH WATER VALVE, WATER METER & PAINT MARK IDENTIFYING PROBABLE LOCATION OF UTILITY	WV W E.P.M.
ELECTRIC UTILITY LINE WITH ELECTRIC UTILITY MANHOLE & PAINT MARK IDENTIFYING PROBABLE LOCATION OF UTILITY	E E.P.M.
6' CHAIN LINK FENCE UNLESS OTHERWISE NOTED	
MAIL BOX	MB
FOUND IRON ROD (SIZE AND TYPE AS INDICATED)	F.I.R.
FOUND IRON PIPE (SIZE AND TYPE AS INDICATED)	F.I.P.
SET 1/2" IRON ROD & CAP L.B.#2610	S.I.R.
FOUND CONCRETE MONUMENT (SIZE AND TYPE AS INDICATED)	F.C.M.
SET 4"X4" CONCRETE MONUMENT "PRM LB#2610"	S.C.M.
FEMA LINE	
FEMA ZONE	X500
PROPERTY LINE	
R/W LINE	

PROPOSED LEGEND

Item	Symbol
SPOT ELEVATIONS	x27.5
SWALE	
DIRECTION OF FLOW	
TOP OF BANK	
STORM SEWER	XXX LF OF XX" RCP @ X.XX%
STORM SEWER INLET	
FLARED/MITERED END SECTION	
SANITARY SEWER	XXX LF OF XX" PVC @ X.XX%
SANITARY SEWER SERVICE	
WATER MAIN	XXX LF OF XX" WM
REDUCER	
GATE VALVE	
WATER MAIN SERVICE	(DOUBLE) (SINGLE)
CONSTRUCTION BLOW–OFF	
FIRE HYDRANT ASSEMBLY	
RECLAIMED WATER MAIN	RCW
RECLAIMED WATER SERVICE	(DOUBLE) (SINGLE) RCW
PROPERTY LINE	
EXTERIOR BUILDING WALL	
CONTOUR LINE (MAJOR)	10
CONTOUR LINE (MINOR)	1
SETBACK LINE	
BUFFER LINE	
EASEMENT LINE	
CENTERLINE	
RIGHT OF WAY LINE	
PHASE LINE	
TREE BARRICADE	
EROSION CONTROL BARRIER	
FEMA FLOOD ZONE LINE	
GRADE BREAK LINE	
PROPOSED CAR COUNT	#
DIRECTION OF SLOPE	
UTILITY CAP	
SIGN	
WHEELSTOP	
HANDICAP SPACE	
BARRICADE	
AIR RELEASE VALVE	A
BLOW–OFF ASSEMBLY	B
CHLORINE INJECTION POINT	CL
SAMPLE POINT	SP
PROPOSED TRAFFIC FLOW DIRECTION	
BORING ELEVATION / BORING NUMBER	27.83 BH06
TRANSFORMER	T
GENERATOR	G
SECTION NAME / SECTION LOCATED ON SHEET NO.	A 50
SECTION NAME / SECTION TAKEN ON SHEET NO.	SECTION SCALE A 28

HATCH DESCRIPTION

- CONCRETE LIMITS
- BUILDING LIMITS
- LIMITS OF CLEARING AND GRUBBING
- PHASE 2 LIMITS OF CLEARING AND GRUBBING
- LIMITS OF CLEARING AND GRUBBING
- WARPED PAVEMENT
- PERVIOUS PAVEMENT
- HEAVY DUTY PAVEMENT
- DECORATIVE PAVEMENT
- PHASE 1 STABILIZED ACCESS

FDEP HORIZONTAL AND VERTICAL POTABLE WATER AND SANITARY SEWER SEPARATION NOTES PER SECTION 62-555.314, F.A.C. (Amended 8-28-03)

LOCATION OF PUBLIC WATER SYSTEM MAINS.

FOR THE PURPOSE OF THIS SECTION, THE PHRASE "WATER MAINS" SHALL MEAN MAINS, INCLUDING TREATMENT PLANT PROCESS PIPING, CONVEYING EITHER RAW, PARTIALLY TREATED, OR FINISHED DRINKING WATER; FIRE HYDRANT LEADS; AND SERVICE LINES THAT ARE UNDER THE CONTROL OF A PUBLIC WATER SYSTEM AND THAT HAVE AN INSIDE DIAMETER OF THREE INCHES OR GREATER.

(1) HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON–SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.

(A) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62–610, F.A.C.

(B) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM–TYPE SANITARY SEWER.

(C) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY– OR PRESSURE–TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62–610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY–TYPE SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.

(D) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON–SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2), F.S., AND RULE 64E–6.002, F.A.C.

(2) VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, AND RECLAIMED WATER PIPELINES.

(A) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY– OR VACUUM–TYPE SANITARY SEWER OR STORM SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES, AND PREFERABLY 12 INCHES, ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

(B) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE–TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

(C) AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS (A) AND (B) ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM–TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62–610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY– OR PRESSURE–TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62–610, F.A.C.

(3) SEPARATION BETWEEN WATER MAINS AND SANITARY OR STORM SEWER MANHOLES

(A) NO WATER MAIN SHALL PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A SANITARY SEWER MANHOLE.

(B) EFFECTIVE AUGUST 28, 2003, WATER MAINS SHALL NOT BE CONSTRUCTED OR ALTERED TO PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A STORM SEWER MANHOLE OR INLET STRUCTURE. WHERE IT IS NOT TECHNICALLY FEASIBLE OR ECONOMICALLY SENSIBLE TO COMPLY WITH THIS REQUIREMENT (I.E., WHERE THERE IS A CONFLICT IN THE ROUTING OF A WATER MAIN AND A STORM SEWER AND WHERE ALTERNATIVE ROUTING OF THE WATER MAIN OR THE STORM SEWER IS NOT TECHNICALLY FEASIBLE OR IS NOT ECONOMICALLY SENSIBLE), THE DEPARTMENT SHALL ALLOW EXCEPTIONS TO THIS REQUIREMENT (I.E., THE DEPARTMENT SHALL ALLOW CONSTRUCTION OF CONFLICT MANHOLES), BUT SUPPLIERS OF WATER OR PERSONS PROPOSING TO CONSTRUCT CONFLICT MANHOLES MUST FIRST OBTAIN A SPECIFIC PERMIT FROM THE DEPARTMENT IN ACCORDANCE WITH PART V OF THIS CHAPTER AND MUST PROVIDE IN THE PRELIMINARY DESIGN REPORT OR DRAWINGS, SPECIFICATIONS, AND DESIGN DATA ACCOMPANYING THEIR PERMIT APPLICATION THE FOLLOWING INFORMATION:

1. TECHNICAL OR ECONOMIC JUSTIFICATION FOR EACH CONFLICT MANHOLE.
2. A STATEMENT IDENTIFYING THE PARTY RESPONSIBLE FOR MAINTAINING EACH CONFLICT MANHOLE.
3. ASSURANCE OF COMPLIANCE WITH THE DESIGN AND CONSTRUCTION REQUIREMENTS IN SUB–SUBPARAGRAPHS A. THROUGH D. BELOW.

A. EACH WATER MAIN PASSING THROUGH A CONFLICT MANHOLE SHALL HAVE A FLEXIBLE, WATERTIGHT JOINT ON EACH SIDE OF THE MANHOLE TO ACCOMMODATE DIFFERENTIAL SETTLING BETWEEN THE MAIN AND THE MANHOLE.
B. WITHIN EACH CONFLICT MANHOLE, THE WATER MAIN PASSING THROUGH THE MANHOLE SHALL BE INSTALLED IN A WATERTIGHT CASING PIPE HAVING HIGH IMPACT STRENGTH (I.E., HAVING AN IMPACT STRENGTH AT LEAST EQUAL TO THAT OF 0.25–INCH–THICK DUCTILE IRON PIPE).
C. EACH CONFLICT MANHOLE SHALL HAVE AN ACCESS OPENING, AND SHALL BE SIZED, TO ALLOW FOR EASY CLEANING OF THE MANHOLE.
D. GRATINGS SHALL BE INSTALLED AT ALL STORM SEWER INLETS UPSTREAM OF EACH CONFLICT MANHOLE TO PREVENT LARGE OBJECTS FROM ENTERING THE MANHOLE.

(4) SEPARATION BETWEEN FIRE HYDRANT DRAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON–SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS. NEW OR RELOCATED FIRE HYDRANTS WITH UNDERGROUND DRAINS SHALL BE LOCATED SO THAT THE DRAINS ARE AT LEAST THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62–610, F.A.C.; AT LEAST THREE FEET, AND PREFERABLY TEN FEET, FROM ANY EXISTING OR PROPOSED VACUUM–TYPE SANITARY SEWER; AT LEAST SIX FEET, AND PREFERABLY TEN FEET, FROM ANY EXISTING OR PROPOSED GRAVITY– OR PRESSURE–TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62–610, F.A.C.; AND AT LEAST TEN FEET FROM ANY EXISTING OR PROPOSED "ON–SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTIONS 381.0065(2), F.S., AND RULE 64E–6.002, F.A.C.

(5) EXCEPTIONS. WHERE IT IS NOT TECHNICALLY FEASIBLE OR ECONOMICALLY SENSIBLE TO COMPLY WITH THE REQUIREMENTS IN SUBSECTION (1) OR (2) ABOVE, THE DEPARTMENT SHALL ALLOW EXCEPTIONS TO THESE REQUIREMENTS IF SUPPLIERS OF WATER OR CONSTRUCTION PERMIT APPLICANTS PROVIDE TECHNICAL OR ECONOMIC JUSTIFICATION FOR EACH EXCEPTION AND PROVIDE ALTERNATIVE CONSTRUCTION FEATURES THAT AFFORD A SIMILAR LEVEL OF RELIABILITY AND PUBLIC HEALTH PROTECTION. ACCEPTABLE ALTERNATIVE CONSTRUCTION FEATURES INCLUDE THE FOLLOWING:

(A) WHERE AN UNDERGROUND WATER MAIN IS BEING LAID LESS THAN THE REQUIRED MINIMUM HORIZONTAL DISTANCE FROM ANOTHER PIPELINE AND WHERE AN UNDERGROUND WATER MAIN IS CROSSING ANOTHER PIPELINE AND JOINTS IN THE WATER MAIN ARE BEING LOCATED LESS THAN THE REQUIRED MINIMUM DISTANCE FROM JOINTS IN THE OTHER PIPELINE.

1. USE OF PRESSURE–RATED PIPE CONFORMING TO THE AMERICAN WATER WORKS ASSOCIATION STANDARDS INCORPORATED INTO RULE 62–555.330, F.A.C., FOR THE OTHER PIPELINE IF IT IS A GRAVITY– OR VACUUM–TYPE PIPELINE;
2. USE OF WELDED, FUSED, OR OTHERWISE RESTRAINED JOINTS FOR EITHER THE WATER MAIN OR THE OTHER PIPELINE; OR
3. USE OF WATERTIGHT CASING PIPE OR CONCRETE ENCASEMENT AT LEAST FOUR INCHES THICK FOR EITHER THE WATER MAIN OR THE OTHER PIPELINE.

(B) WHERE AN UNDERGROUND WATER MAIN IS BEING LAID LESS THAN THREE FEET HORIZONTALLY FROM ANOTHER PIPELINE AND WHERE AN UNDERGROUND WATER MAIN IS CROSSING ANOTHER PIPELINE AND IS BEING LAID LESS THAN THE REQUIRED MINIMUM VERTICAL DISTANCE FROM THE OTHER PIPELINE.

1. USE OF PIPE, OR CASING PIPE, HAVING HIGH IMPACT STRENGTH (I.E., HAVING AN IMPACT STRENGTH AT LEAST EQUAL TO THAT OF 0.25–INCH–THICK DUCTILE IRON PIPE) OR CONCRETE ENCASEMENT OF AT LEAST FOUR INCHES THICK FOR THE WATER MAIN; AND
2. USE OF PIPE, OR CASING PIPE, HAVING HIGH IMPACT STRENGTH (I.E., HAVING AN IMPACT STRENGTH AT LEAST EQUAL TO THAT OF 0.25–INCH–THICK DUCTILE IRON PIPE) OR CONCRETE ENCASEMENT AT LEAST FOUR INCHES THICK FOR THE OTHER PIPELINE IF IT IS NEW AND IS CONVEYING WASTEWATER OR RECLAIMED WATER.

SANITARY SEWER AND POTABLE WATER DISTRIBUTION NOTES

1. SANITARY SEWERS OR STORM SEWER CROSSING UNDER WATER MAINS SHALL BE INSTALLED TO PROVIDE A MINIMUM VERTICAL SEPARATION OF 18 INCHES BETWEEN OUTSIDE OF PIPE TO OUTSIDE OF PIPE. CROSSINGS SHALL BE CONSTRUCTED SO THAT THE SEWER JOINTS AND WATER JOINTS WILL BE EQUIDISTANT FROM THE POINT OF CROSSING WITH NO LESS THAN 10 FEET BETWEEN ANY TWO JOINTS, WHERE THE MINIMUM 18 INCH SEPARATION CANNOT BE MAINTAINED, THE SEWER SHALL BE PLACED IN A SLEEVE FOR 20 FEET CENTERED ON THE POINT OF CROSSING.
2. SANITARY SEWERS OR STORM SEWERS SHALL BE INSTALLED AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAINS. THE DISTANCE SHALL BE MEASURED FROM EDGE TO EDGE. IN CASES WHERE IT IS NOT PRACTICAL TO MAINTAIN A 10 FOOT SEPARATION, THE WATER MAIN SHALL BE INSTALLED IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER AND AT AN ELEVATION SO THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER, AND THE WATER AND SEWER JOINTS SHALL BE STAGGERED.
3. ALL SEWER AND WATER SERVICE LATERALS ARE TO BE MARKED WITH PAINT ON THE EDGE OF PAVEMENT AND WITH WOOD STAKES AT THE END OF SERVICE LATERALS (BLUE PAINT FOR WATER, GREEN PAINT FOR SEWER).
4. CONFLICTS OF WATER LINES WITH SANITARY SEWER AND STORM SEWER SYSTEMS TO BE RESOLVED BY ADJUSTING WATER LINES AS NECESSARY.
5. WATER LINES AND SANITARY FORCE MAINS ARE TO HAVE A MINIMUM OF 36–INCHES OF COVER FROM PROPOSED GRADE.
6. THE CONTRACTOR SHALL PROVIDE ALL FITTINGS REQUIRED FOR COMPLETE SYSTEMS IN ACCORDANCE WITH GOOD CONSTRUCTION PRACTICE.
7. ALL WATER MAINS ARE TO BE PVC OR AS NOTED ON PLANS. PIPE SIZES FROM 2" TO 3" SHALL CONFORM TO ASTM DESIGNATION D–1784 AND D–2241 & CLASS 1120 4" TO 12" SHALL CONFORM TO AWWA C–900 SPECIFICATIONS DR–18. (4" PIPE SHALL BE OR 1220 (SDR21).
8. ALL SANITARY SEWER LINES ARE PVC UNLESS OTHERWISE NOTED ON PLANS.
9. SANITARY SEWER PIPE MEASUREMENTS ARE TO CENTER OF MANHOLES.
10. WATER MAINS WILL NOT BE INSTALLED PRIOR TO INSTALLATION OF THE SANITARY AND STORM SEWER SYSTEMS.
11. WATER MAIN: ALL INSTALLED UNDERGROUND WATER MAINS SHALL BE MARKED WITH A CONTINUOUS TAPE LOCATED DIRECTLY OVER THE PIPE 12 INCHES TO 18 INCHES BELOW GRADE. SAID TAPE SHALL BE A MINIMUM OF TWO INCHES IN WIDTH AND SHALL BE METALLIC–BACKED, BLUE, AND MARKED "WATER MAIN BURIED BELOW".
12. ALL UTILITY MATERIAL AND WORKMANSHIP MUST COMPLY WITH THE CURRENT MUNICIPALITY FOR DESIGN AND CONSTRUCTION OF WATER & WASTEWATER.
13. ALL ABOVE NOTES APPLY TO ALL SANITARY SEWER AND WATER DISTRIBUTION PLAN SHEETS.

LEGAL DESCRIPTION

LOT "B" TAMPA TELECOM PARK, EASTERN 20 ACRES SUBDIVISION AS RECORDED IN PLAT BOOK 87, PAGE 65 OF THE RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

ALONG WITH:

THAT PORTION OF SECTION 12, TOWNSHIP 28 SOUTH, RANGE 19 EAST, CITY OF TEMPLE TERRACE, HILLSBOROUGH COUNTY, FLORIDA, AND BEING A PORTION OF LOT "A" OF TAMPA TELECOM PARK, EASTERN 20 ACRES SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 87, PAGE 65, OF THE RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT "A", BEING THE SOUTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 28 SOUTH, RANGE 19 EAST; THENCE NORTH 00°00'15" WEST, ALONG THE WEST BOUNDARY OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12 AND THE WEST LINE OF LOT "A", A DISTANCE OF 198.80 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°00'15" WEST, A DISTANCE OF 0.79 FEET TO THE NORTHWEST CORNER OF SAID LOT "A" SAID POINT BEING THE SOUTHWEST CORNER OF LOT "B" OF SAID TAMPA TELECOM PARK, EASTERN 20 ACRES SUBDIVISION; THENCE ALONG THE NORTHERN BOUNDARY OF LOT "A" AND THE SOUTHERLY LINE OF LOT "B" THE FOLLOWING THREE (3) COURSES: 1. SOUTH 62°57'00" EAST, A DISTANCE OF 62.24 FEET TO A POINT OF CURVATURE; 2. EASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 860.49 FEET, AN ARC LENGTH OF 414.18 FEET, A CENTRAL ANGLE OF 27°34'41", AND A CHORD BEARING AND DISTANCE OF SOUTH 76°44'20" EAST, 410.19 FEET; 3. NORTH 89°28'19" EAST, A DISTANCE OF 866.69 FEET TO THE EAST BOUNDARY OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12 AND THE NORTHEAST CORNER OF LOT "A"; THENCE SOUTH 00°09'21" WEST, ALONG THE EAST BOUNDARY OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12 AND THE EAST LINE OF LOT "A" A DISTANCE OF 16.62 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE; THENCE LEAVING SAID LINE WESTERLY ALONG THE ARC OF SAID NON–TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 328.46 FEET, AN ARC LENGTH OF 48.81 FEET, A CENTRAL ANGLE OF 08°30'55", AND A CHORD BEARING AND DISTANCE OF NORTH 86°16'28" WEST, 48.77 FEET; THENCE SOUTH 89°28'04" WEST, A DISTANCE OF 858.82 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 600.00 FEET, AN ARC LENGTH OF 289.87 FEET, A CENTRAL ANGLE OF 27°40'51", AND A CHORD BEARING AND DISTANCE OF NORTH 76°41'30" WEST, 287.06 FEET; THENCE NORTH 62°51'05" WEST, A DISTANCE OF 151.13 FEET TO THE POINT OF BEGINNING.

TREE LEGEND

- 12" = 12" OAK TREE
- 12" = 12" PALM TREE
- 12" = 12" PINE TREE
- 12" = TREE TO REMAIN
- 12" = TREE TO BE REMOVED
- 24" = GRAND TREE (24" OR GREATER)
- 12" = TREE HAVING ONE TRUNK AT BREAST HEIGHT, 12" IN DIAMETER
- 12" 13" 5" = TREE HAVING MULTIPLE TRUNKS AT BREAST HEIGHT 12", 13" AND 5" IN DIAMETER

ISSUED FOR CONSTRUCTION

MAY 29 2008

DESIGNED NLL
DRAWN DWS/JSH
CHECKED
Q.C.

THE SIGNATURE OF THE QUALITY CONTROL OFFICER IN THIS SPACE INDICATES THAT ALL REQUIRED PERMITS HAVE BEEN OBTAINED AND THAT CONSTRUCTION IS AUTHORIZED TO COMMENCE.

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SOUTHERN OAKS @ TELECOM PARK
FOR
RYAN COMPANIES, US, INC.
101 E. KENNEDY BLVD., SUITE 2450
TAMPA, FLORIDA 33602

NOTES AND LEGENDS

NO.	DATE	DESCRIPTION	APP'D BY

JOB NO. 4178-000-002
DATE: JULY 2, 2007
SCALE: AS SHOWN
SHEET NO. C1.02

SOUTHERN OAKS @ TELECOM PARK
STORMWATER POLLUTION PREVENTION PLAN

SITE DESCRIPTION

PROJECT NAME: SOUTHERN OAKS @ TELECOM PARK LAT. = 28°03'55"N LONG. = 82°21'52"W	CO-PERMITTEE'S NAMES:	RYAN COMPANIES US, INC.	CITY OF TEMPLE TERRACE
	CO-PERMITTEE'S ADDRESS:	101 EAST KENNEDY BLVD SUITE 2450 TAMPA, FL 33602	11210 N. 53RD STREET TEMPLE TERRACE, FL 33617

DESCRIPTION OF NATURE OF CONSTRUCTION ACTIVITY:

THE PROJECT CONSISTS OF INFRASTRUCTURE AND PARKING AREAS TO SUPPORT TWO OFFICE BUILDINGS.

SOIL DISTURBING ACTIVITIES INCLUDE:
INSTALLING STABILIZED CONSTRUCTION ENTRANCES, CONSTRUCTION OF EROSION AND SEDIMENT CONTROLS, CLEARING AND GRUBBING, CONSTRUCTION OF STORM SEWER, SANITARY COLLECTION, WATER DISTRIBUTION SYSTEM INSTALLATION, ROAD AND PARKING AREA CONSTRUCTION, AND PREPARATION FOR FINAL LANDSCAPING.

RUNOFF COEFFICIENT: THE FINAL COEFFICIENT OF RUNOFF FOR THE SITE WILL BE C = 0.6.

ON SITE AREA: 18.18 ACRES

RIGHT OF WAY AREA: 2.28 ACRES

TOTAL SITE AREA: 20.46 ACRES

MAJOR ACTIVITIES:
THE SITE CONTRACTOR MAY BEGIN SITE CLEARING, EARTHWORK, DRAINAGE, UTILITY AND ROADWAY CONSTRUCTION ACTIVITIES WITHIN THE CONTRIBUTING BASIN. THE SITE CONTRACTOR SHALL STABILIZE ALL AREAS DISTURBED WITHIN FIVE DAYS OF THE COMPLETION OF GRADING ACTIVITIES OF THE DISTURBED AREA.

NAME OF RECEIVING WATERS: COW HOUSE SLOUGH

CONTROLS

EROSION AND SEDIMENT CONTROLS

STABILIZATION PRACTICES

WIND EROSION STABILIZATION: THE CONTRACTOR SHALL DENUDE ONLY AREAS WHERE IT IS EXPECTED TO BE GRADED OR ALTERED WITHIN A TWO (2) WEEK TIME-FRAME. FINAL GRADES SHALL BE PERFORMED AND TEMPORARY OR PERMANENT SOIL STABILIZATION SHALL BE APPLIED. AREAS WHERE CONSTRUCTION OPERATIONS WILL BE CONTINUOUS, FUGITIVE DUST SHALL BE MANAGED BY APPLYING A WATER SPRAY TO SATURATE THE SURFACE SOILS ON A DAILY BASIS, OR AS NEEDED TO MAINTAIN MINIMAL DUST TRANSPORT. FUGITIVE DUST SHALL BE MONITORED CONTINUOUSLY AND ADDITIONAL MEASURES MAY NEED TO BE TAKEN TO CONTROL OFF-SITE TRANSPORT OF UNACCEPTABLE LEVELS OF DUST.

TEMPORARY STABILIZATION: TOP OF SOIL STOCK PILES AND DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR AT LEAST 21 DAYS WILL BE STABILIZED WITH TEMPORARY GRASS AND MULCH NO LATER THAN 5 DAYS FROM THE LAST CONSTRUCTION ACTIVITY. GRASS SEED SHALL BE A MIXTURE OF 20 PARTS OF BERMUDA SEED AND 80 PARTS OF PENSACOLA BAHIA. THE SEPARATE TYPES OF SEED USED SHALL BE THOROUGHLY DRY MIXED IMMEDIATELY BEFORE SOWING. SEED WHICH HAS BECOME WET SHALL NOT BE USED. THE MULCH MATERIAL USED SHALL NORMALLY BE DRY MULCH. DRY MULCH SHALL BE STRAW OR HAY, CONSISTING OF OAT, RYE OR WHEAT STRAW, OR OF PANGOLA, PEANUT, COASTAL BERMUDA OR BAHIA GRASS HAY. ONLY UNDETERIORATED MULCH WHICH CAN BE READILY CUT INTO THE SOIL SHALL BE USED. AREAS OF THE SITE WHICH ARE TO BE PAVED WILL BE TEMPORARILY STABILIZED BY APPLYING STABILIZATION AND BASE.

PERMANENT STABILIZATION: DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES PERMANENTLY CEASES SHALL BE STABILIZED WITH SOD NO LATER THAN 5 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY.

STRUCTURAL PRACTICES

STAKED SILT FENCES: THE STAKED SILT FENCES WILL BE CONSTRUCTED ALONG THE PERIMETER AS PREVIOUSLY EXPLAINED. THESE DEVICES WILL STOP AND DIVERT RUNOFF TO THE SEDIMENT BASINS.

SEDIMENT BASINS: THE STORMWATER MANAGEMENT AREAS WILL ACT AS SEDIMENT BASINS DURING CONSTRUCTION. THE SEDIMENT BASINS WILL BE CONSTRUCTED TO THE DESIGN CROSS-SECTION, OR A MINIMUM OF 2' BELOW EXISTING GROUND AT THE CONTRACTORS DISCRETION TO ALLOW SILTS TO BE COLLECTED AND REMOVED PRIOR TO COMPLETION OF THE GRADING.

STORMWATER MANAGEMENT

STORMWATER DRAINAGE WILL BE PROVIDED BY A CURB, SWALE, STORM SEWER, AND CATCH BASIN SYSTEM FOR THE DEVELOPED AREAS. SWALES TO BE SODDED AND INCLUDE CHECK DAMS AND RIPRAP TO CONTROL RUNOFF VELOCITY AND TRANSPORT OF SEDIMENT. WHEN CONSTRUCTION IS COMPLETE THE IMPROVED PORTION OF THE SITE WILL DRAIN TO THE PROPOSED STORMWATER SYSTEM. THE PROPOSED POND WAS DESIGNED BY A PROFESSIONAL ENGINEER TO LIMIT PEAK FLOW RATES FROM THE DESIGN STORM EVENT AT OR BELOW PRE-DEVELOPMENT RATES, AND CONSTRUCTION PER DETAILS SHOWN IN THE PLANS IS IMPERATIVE.

OTHER CONTROLS

WASTE DISPOSAL

WASTE MATERIALS: ALL WASTE MATERIAL WILL BE COLLECTED AND STORED IN A DUMPSTER PER LOCAL SOLID WASTE REGULATIONS. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE SHALL BE DEPOSITED IN THE DUMPSTERS. THE DUMPSTERS WILL BE EMPTIED A MINIMUM OF ONCE A WEEK OR MORE OFTEN IF NECESSARY, AND THE TRASH WILL BE HAULED TO A REGISTERED LANDFILL FOR DISPOSAL. NO CONSTRUCTION MATERIALS WILL BE BURIED ON-SITE. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL. NOTICES STATING THESE PRACTICES WILL BE POSTED IN THE ON-SITE OFFICE TRAILER AND THE CONSTRUCTION MANGER RESPONSIBLE FOR THE DAY-TO-DAY SITE OPERATIONS, WILL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.

HAZARDOUS WASTE: ALL HAZARDOUS WASTE MATERIALS, IF ENCOUNTERED, WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATIONS. THE CONTRACTOR WILL BE RESPONSIBLE FOR SEEING THAT THESE PRACTICES ARE FOLLOWED.

SANITARY WASTE: ALL SANITARY WASTE WILL BE COLLECTED FROM PORTABLE UNITS A MINIMUM OF THREE TIMES PER WEEK BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR, AS REQUIRED BY LOCAL REGULATION.

OFFSITE VEHICLE TRACKING

STABILIZED CONSTRUCTION ENTRANCES SHALL BE PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. THE PAVED STREETS WILL BE CLEANED AS NEEDED TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE. DUMP TRUCKS HAULING MATERIAL FROM OR TO THE SITE WILL BE COVERED WITH A TARPAULIN AT ALL TIMES.

TIMING OF CONTROL MEASURES

AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES, STAKED SILT BARRIERS, STABILIZED CONSTRUCTION ENTRANCES AND SEDIMENT BASINS WILL BE CONSTRUCTED PRIOR TO CLEARING OR GRADING OF ANY OTHER PORTIONS OF THE SITE. AREAS WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR MORE THAN 21 DAYS WILL BE STABILIZED WITH A TEMPORARY GRASS AND MULCH WITHIN 5 DAYS OF THE LAST DISTURBANCE. ONCE CONSTRUCTED ACTIVITY CEASES PERMANENTLY IN THAT AREA, THAT AREA WILL BE STABILIZED WITH PERMANENT SOD. AFTER THE ENTIRE SITE IS STABILIZED, THE ACCUMULATED SEDIMENT WILL BE REMOVED FROM THE TRAPS AND THE STAKED SILT BARRIERS WILL BE REMOVED.

CERTIFICATION OF COMPLIANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS

THE STORMWATER POLLUTION PREVENTION PLAN REFLECTS THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT'S (SWFWMD) REQUIREMENTS FOR STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL, AS ESTABLISHED BY THE FLORIDA ADMINISTRATIVE CODE, CHAPTER 40D-4 AND 40D-40. TO ENSURE COMPLIANCE, THIS PLAN WAS PREPARED IN ACCORDANCE WITH SWFWMD'S "BASIS OF REVIEW FOR SURFACE WATER MANAGEMENT PERMIT APPLICATIONS WITHIN THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT." THIS PLAN ALSO REFLECTS THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR WORK IN BRANCH 6.

MAINTENANCE INSPECTION PROCEDURES

EROSION AND SEDIMENT CONTROL INSPECTION AND MAINTENANCE PRACTICES

THESE ARE THE INSPECTION AND MAINTENANCE PRACTICES THAT SHALL BE USED TO MAINTAIN EROSION AND SEDIMENT CONTROL.

ALL CONTROL MEASURES IN DISTURBED AREAS WILL BE INSPECTED AT LEAST ONCE EACH WEEK AND WITHIN 24 HOURS OF THE END OF ANY STORM EVENT OF 0.25 INCHES OR GREATER BY A CONTRACTORS REPRESENTATIVE, (WHERE SITES HAVE BEEN FINALLY STABILIZED SUCH INSPECTIONS SHALL BE CONDUCTED AT LEAST ONCE EVERY MONTH.) ALL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER; IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF REPORT. BUILT UP SEDIMENT WILL BE REMOVED FROM SILT FENCE WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF THE FENCE. SILT FENCE WILL BE INSPECTED REGULARLY FOR DEPTH OF SEDIMENT, TEARS, TO SEE IF THE FABRIC IS SECURELY ATTACHED TO THE FENCE POSTS, AND TO SEE THAT THE FENCE POSTS ARE FIRMLY IN THE GROUND. THE SEDIMENT BASINS WILL BE INSPECTED FOR DEPTH OF SEDIMENT, AND BUILT UP SEDIMENT WILL BE REMOVED WHEN IT REACHES 10 PERCENT OF THE DESIGN CAPACITY OR AT THE END OF THE JOB. TEMPORARY AND PERMANENT GRASSING, MULCHING AND SODDING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH. A MAINTENANCE INSPECTION REPORT SHALL BE MADE AFTER EACH INSPECTION BY THE CONTRACTOR AND SHALL BE KEPT IN AN ACTIVE LOG READILY AVAILABLE AT THE JOB SITE CONSTRUCTION TRAILER. THE SITE SUPERINTENDENT WILL SELECT INDIVIDUALS WHO WILL BE RESPONSIBLE FOR MAINTENANCE AND REPAIR ACTIVITIES. FILLING OUT THE INSPECTION AND MAINTENANCE REPORT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR. PERSONNEL SELECTED FOR AND MAINTENANCE RESPONSIBILITIES WILL RECEIVE TRAINING FROM THE SITE SUPERINTENDENT. THEY WILL BE TRAINED IN ALL MAINTENANCE PRACTICES NECESSARY FOR KEEPING THE EROSION AND SEDIMENT CONTROLS USED ON-SITE IN GOOD WORKING ORDER.

NON-STORMWATER DISCHARGES

IT IS EXPECTED THAT THE FOLLOWING NON-STORMWATER DISCHARGES WILL OCCUR FROM THE SITE DURING THE CONSTRUCTION PERIOD:

WATER FROM FIRE FIGHTING ACTIVITIES, FIRE HYDRANT FLUSHING, WATER LINE FLUSHING, WATER USED TO SPRAY OFF LOOSE SOILS FROM VEHICLES, DUST CONTROL, PAVEMENT WASH WATERS (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED). ALL NON-STORMWATER DISCHARGES WILL BE DIRECTED TO THE SEDIMENT BASIN PRIOR TO DISCHARGE.

GROUNDWATER DEWATERING ACTIVITIES ARE NOT COVERED BY THIS PERMIT. THE CONTRACTOR MUST APPLY FOR COVERAGE UNDER THE GENERIC PERMIT FOR THE DISCHARGE OF PRODUCED GROUNDWATER FROM ANY NON-CONTAMINATED SITE ACTIVITY PURSUANT TO 62-621.300 (2), F.A.C.

INVENTORY FOR POLLUTION PREVENTION PLAN

THE MATERIALS OR SUBSTANCES LISTED BELOW ARE EXPECTED, BUT NOT LIMITED, TO BE PRESENT ON-SITE DURING CONSTRUCTION:

- CONCRETE
- DETERGENTS
- PAINTS (ENAMEL AND LATEX)
- METAL STUDS
- GLASS
- TAR
- SAND
- FERTILIZERS
- PETROLEUM BASED PRODUCTS AND FUELS
- CLEANING SOLVENTS
- WOOD
- MASONRY BLOCK
- ROOFING SHINGLES
- STONE

SPILL PREVENTION

MATERIAL MANAGEMENT PRACTICES

THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORMWATER RUNOFF.

GOOD HOUSEKEEPING:

THE FOLLOWING GOOD HOUSEKEEPING PRACTICES SHALL BE FOLLOWED ON-SITE DURING THE CONSTRUCTION PROJECT.

AN EFFORT SHALL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER CONTAINED ENCLOSURE. PRODUCTS SHALL BE KEPT IN THEIR ORIGINAL MANUFACTURER'S LABELED CONTAINERS. SUBSTANCES SHALL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER. WHENEVER POSSIBLE, ALL OF A PRODUCT SHALL BE USED UP BEFORE DISPOSING OF THE CONTAINER. MANUFACTURERS' RECOMMENDATIONS FOR PROPER USE AND DISPOSAL SHALL BE FOLLOWED. THE SITE SUPERINTENDENT SHALL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS ON-SITE.

HAZARDOUS PRODUCTS:

THESE PRACTICES ARE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS.

PRODUCTS SHALL BE KEPT IN ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE. ORIGINAL LABELS AND MATERIAL SAFETY DATA SHALL BE RETAINED; THEY CONTAIN IMPORTANT PRODUCT INFORMATION. IF SURPLUS PRODUCT MUST BE DISPOSED OF, MANUFACTURERS' OR LOCAL AND STATE RECOMMENDED METHODS OF PROPER DISPOSAL SHALL BE FOLLOWED.

THE FOLLOWING PRODUCT SPECIFIC PRACTICES WILL BE FOLLOWED ON-SITE:

PETROLEUM PRODUCTS:

ALL ON-SITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTATIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT SUBSTANCES USED ON-SITE WILL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

FERTILIZERS:

FERTILIZERS USED WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER. ONCE APPLIED, FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORM WATER. STORAGE WILL BE IN A COVERED SHED. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.

PAINTS:

ALL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM BUT WILL BE PROPERLY DISPOSED OF ACCORDING TO MANUFACTURERS' INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.

CONCRETE TRUCKS:

CONTRACTOR SHALL DESIGNATE AN AREA FOR DISCHARGE OF SURPLUS CONCRETE OR DRUM WASH WATER AND SHALL INSTALL A CONTAINMENT BERM AROUND THIS AREA TO PREVENT RUNOFF TO THE REMAINDER OF THE SITE. HARD DEBRIS SHALL BE DISPOSED OF BY CONTRACTOR UPON COMPLETION OF THE PROJECT.

SPILL CONTROL PRACTICES

IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS PLAN, THE FOLLOWING PRACTICES SHALL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

MANUFACTURERS' RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.

MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ON-SITE. EQUIPMENT AND MATERIALS WILL INCLUDE, BUT NOT BE LIMITED TO, BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, KITTY LITTER, SAND, SAWDUST, AND PLASTIC AND METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.

ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.

THE SPILL AREAS WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.

SPILLS OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE.

THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM REOCCURRING AND HOW TO CLEAN UP THE SPILL IF THERE IS ANOTHER ONE. A DESCRIPTION OF THE SPILL, WHAT CAUSED IT, AND THE CLEANUP MEASURES WILL ALSO BE INCLUDED.

THE SITE SUPERINTENDENT RESPONSIBLE FOR THE DAY-TO-DAY SITE OPERATIONS, WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR. HE WILL DESIGNATE OTHER SITE PERSONNEL WHO WILL RECEIVE SPILL PREVENTION AND CLEANUP TRAINING. THESE INDIVIDUALS WILL EACH BECOME RESPONSIBLE FOR A PARTICULAR PHASE OF PREVENTION AND CLEANUP. THE NAMES OF RESPONSIBLE SPILL PERSONNEL WILL BE POSTED IN THE MATERIAL STORAGE AREA AND IN THE OFFICE TRAILER ON-SITE.

NOTICE OF TERMINATION

A NOTICE OF TERMINATION WILL BE SUBMITTED TO EPA AFTER THE CONSTRUCTION HAS BEEN COMPLETED AND THE SITE HAS UNDERGONE FINAL STABILIZATION.

POLLUTION PREVENTION PLAN CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS HAVE BEEN READ BY ME OR MY DESIGNATED REPRESENTATIVE AND UNDERSTAND THAT THIS SYSTEM HAS BEEN PREPARED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

CO-PERMITTEES

SIGNED:		
NAME AND TITLE:	BRIAN SMITH SENIOR PROJECT MANAGER	JOSEPH MOTTA CITY ENGINEER
ADDRESS:	RYAN COMPANIES US, INC. 101 EAST KENNEDY BLVD SUITE 2450 TAMPA, FL 33602	CITY OF TEMPLE TERRACE 11210 N. 53RD STREET TEMPLE TERRACE, FL 33617
DATE:	1-9-08	

CONTRACTOR'S CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERIC STORMWATER PERMIT ISSUED PURSUANT TO SECTION 403.0885, F.S., THAT AUTHORIZES THE STORMWATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION.

SIGNATURE	FOR	RESPONSIBLE FOR
NAME: TITLE: DATE:	COMPANY: ADDRESS: PHONE:	GENERAL CONTRACTOR
NAME: TITLE: DATE:	COMPANY: ADDRESS: PHONE:	TEMPORARY AND PERMANENT STABILIZATION
NAME: TITLE: DATE:	COMPANY: ADDRESS: PHONE:	STABILIZED CONSTRUCTION ENTRANCE, EARTH DIKES, SEDIMENT BASIN

ISSUED FOR CONSTRUCTION
MAY 29 2008

Q:\CIVIL\4178\000\002\cad\Final Site Plan\NTS-SPPP.dwg, January 9, 2008 11:02 AM, JSH, King Engineering Associate Inc.

DESIGNED NLL
DRAWN DWS/JSH
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QA/QC

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FOR
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TAMPA, FLORIDA 33602

STORMWATER POLLUTION PREVENTION PLAN

NO.	DATE	DESCRIPTION	APP'D BY
2.	11-09-07	SWFWMD SUBMITTAL	
1.	10-26-07	C.O.T.T. FINAL SITE PLAN SUBMITTAL	

JOB NO. 4178-000-002
DATE: JULY 2, 2007
SCALE: AS SHOWN
SHEET NO. C1.03

TERRACE RIDGE DRIVE

EXISTING MULTI-FAMILY

HIDDEN OAKS
EXISTING SINGLE FAMILY

EROSION CONTROL BARRIER (TYP.)

PHASE 2 CLEARING & GRUBBING

EXISTING FENCE (TO BE REMOVED)

PROPERTY LINE (TYP.)

TREE BARRICADE (TYP.)

EXISTING TREE TO REMAIN (TYP.)

0 25 50 100
SCALE: 1" = 50'

EXISTING UTILITY POLE TO REMAIN (TYP.)

PHASE 1

PHASE 2

PHASE 1 EROSION CONTROL BARRIER & CLEARING LIMITS

EXISTING FENCE (TO BE REMOVED)

EXISTING UTILITY POLE TO REMAIN (TYP.)

EXISTING PAVEMENT TO BE REMOVED

EXISTING UTILITY POLE TO REMAIN (TYP.)

EXISTING DRIVEWAY TO BE REMOVED

STOP SIGN TO BE RELOCATED AS NECESSARY FOR SIDEWALK RAMP

HOLLOW STUMP ROAD

TELECOM PARKWAY EAST

EXISTING R/W LINE

PROPOSED PROPERTY LINE

EXISTING TREE TO BE REMOVED (TYP.)

TREE BARRICADE (TYP.)

TERRACE SPRINGS DRIVE

HIDDEN OAKS
EXISTING SINGLE FAMILY

TREE BARRICADE (TYP.)

EXISTING UTILITY POLE (TO BE REMOVED/RELOCATED AS NECESSARY)

CONTRACTOR TO PROVIDE TEMPORARY DRIVEWAY ACCESS TO HOLLOW STUMP ROAD THROUGHOUT CONSTRUCTION

CONTRACTOR TO COORDINATE WITH THE CITY OF TEMPLE TERRACE AS NECESSARY FOR ALL OFFSITE WORK WITHIN EXISTING TELECOM PARKWAY EAST ROADWAY

6' HIGH PVC FENCE TO BE COORDINATED WITH PROPERTY OWNERS FOR CONSTRUCTION ALONG RIGHT-OF-WAY WITH BREAKS AT EXISTING TREES ON THE FENCE LINE (SEE LANDSCAPE PLANS FOR DETAILS)

EXISTING SINGLE FAMILY

EROSION CONTROL BARRIER (TYP.)

CITY OF TEMPLE TERRACE LIMITS/ HILLSBOROUGH COUNTY LIMITS

MAY 29 2008

ISSUED FOR CONSTRUCTION

TREE LEGEND

- 12" = 12" OAK TREE
- 12" = 12" PALM TREE
- 12" = 12" PINE TREE
- 12" = TREE HAVING ONE TRUNK AT BREAST HEIGHT, 12" IN DIAMETER
- 12"/3"/5" = TREE HAVING MULTIPLE TRUNKS AT BREAST HEIGHT 12", 13" AND 5" IN DIAMETER
- 24" = GRAND TREE (24" OR GREATER)

LEGEND

- TREE TO REMAIN ..... 12"
- TREE TO BE REMOVED ..... 12"
- SILT FENCE OR APPROVED EQUIVALENT EROSION CONTROL BARRIER .....
- TREE BARRICADE .....
- CONSTRUCTION PHASE LINE .....
- LIMITS OF CLEARING AND GRUBBING (20.46 ACRES) .....
- PHASE 2 LIMITS OF CLEARING AND GRUBBING .....

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DEMOLITION PLAN

NO.	DATE	DESCRIPTION	APPD BY

JOB NO. 4178-000-002
DATE: JULY 2, 2007
SCALE: AS SHOWN

SHEET NO. C1.04

EX. NON-EXCLUSIVE ACCESS EASEMENT TO BE DEDICATED TO C.O.T.T.

EX. 30' LANDSCAPE EASEMENT TO BE VACATED

10' SETBACK

30' LANDSCAPE EASEMENT

0 25 50 100

SCALE: 1" = 50'

PORTION OF EX. HOLLOW STUMP ROAD R/W TO REMAIN

LIMITS OF R/W AND 30' LANDSCAPE EASEMENT

PROPOSED 30' LANDSCAPE EASEMENT

PROPOSED DRAINAGE EASEMENT

PROPOSED 30' LANDSCAPE EASEMENT

EX. 30' LANDSCAPE EASEMENT TO BE VACATED

EX. HOLLOW STUMP ROAD R/W TO BE VACATED
EX. TECO & TELEPROMPTER EASEMENTS TO REMAIN

PROPOSED 15' DRAINAGE EASEMENT

EX. 10' UTILITY EASEMENT TO BE VACATED

PROPOSED 30' LANDSCAPE BUFFER

EX. 30' LANDSCAPE EASEMENT TO BE VACATED

PROPOSED WATER EASEMENT

255'

255 LF OF PROPOSED 30' LANDSCAPE & DRAINAGE EASEMENT

EX. 13' OF R/W TO BE VACATED

30' LANDSCAPE EASEMENT

MODIFIED 60' R/W

EX. 73' R/W TO BE MODIFIED

CITY OF TEMPLE TERRACE/ HILLSBOROUGH COUNTY LIMITS

ISSUED FOR CONSTRUCTION

MAY 29 2008

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EASEMENT AND R/W PLAN

NO.	DATE	DESCRIPTION	APPD BY

JOB NO. 4178-000-002
DATE: JULY 2, 2007
SCALE: AS SHOWN

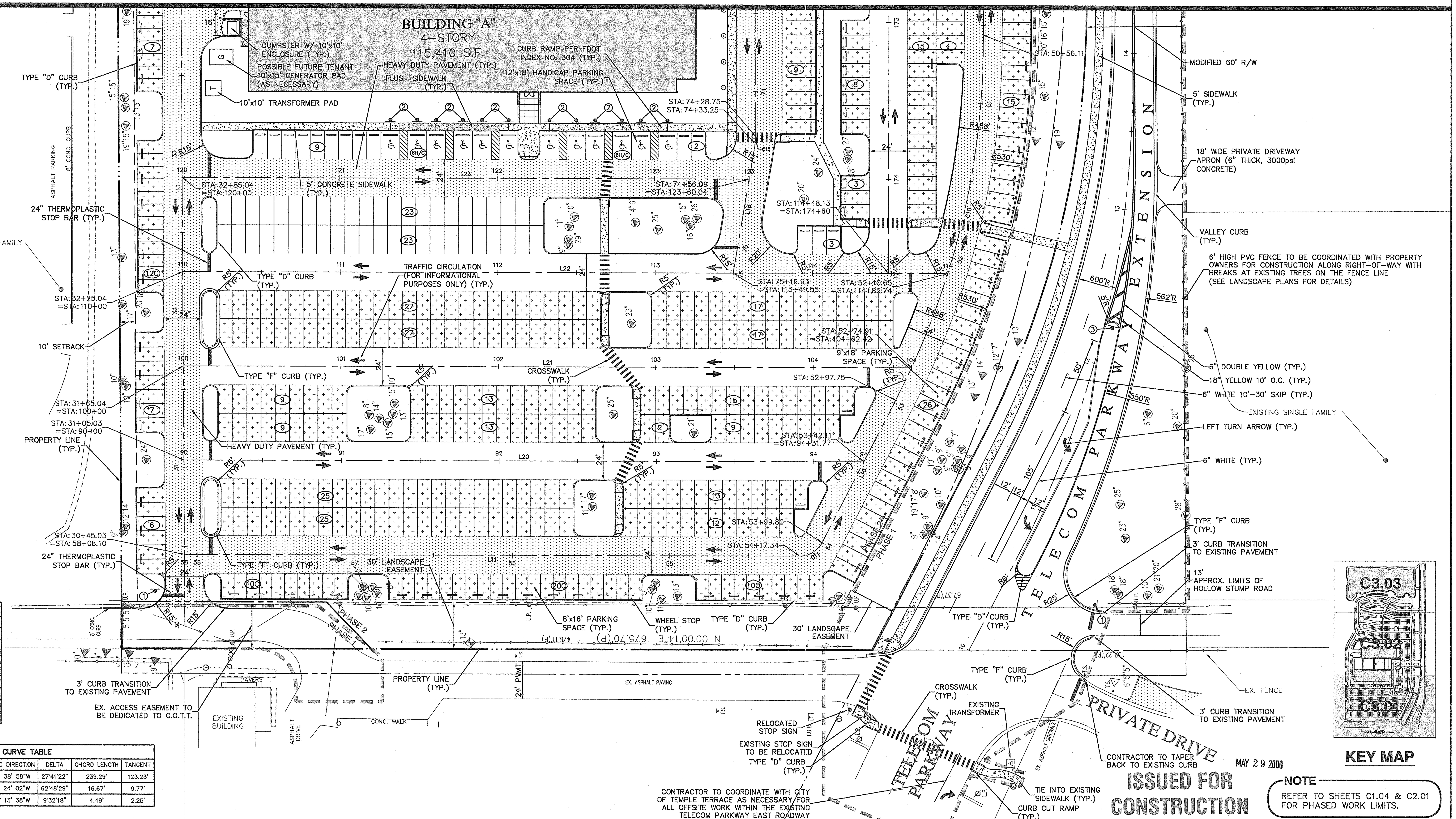
SHEET NO. C1.05

SIGN LEGEND

NO.	SYMBOL	DESCRIPTION	REGULATORY NO.	SIZE
1	STOP	STOP	R1-1	30"x30"
2		HANDICAP PARKING	N/A	18"x12"
3		KEEP RIGHT	R4-7	24"x30"

0 15 30 60
SCALE: 1" = 30'

MATCH LINE SHEET C3.02



LINE TABLE		
LINE	LENGTH	DIRECTION
L1	579.06'	N89° 36' 34"E
L10	102.05'	N62° 48' 17"W
L11	390.76'	N0° 00' 12"E
L18	83.68'	N80° 27' 29"W
L20	431.77'	S0° 00' 12"W
L21	462.42'	S0° 00' 12"W
L22	485.74'	S0° 00' 12"W
L23	360.04'	S0° 00' 12"W

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD DIRECTION	DELTA	CHORD LENGTH	TANGENT
C10	500.00'	241.64'	N76° 38' 58"W	27°41'22"	239.29'	123.23'
C11	16.00'	17.54'	N31° 24' 02"W	62°48'29"	16.67'	9.77'
C15	27.00'	4.49'	N85° 13' 38"W	9°32'18"	4.49'	2.25'

KEY MAP
C3.03
C3.02
C3.01

MAY 29 2008
ISSUED FOR CONSTRUCTION

NOTE
REFER TO SHEETS C1.04 & C2.01 FOR PHASED WORK LIMITS.

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TAMPA, FLORIDA 33602

HORIZONTAL CONTROL AND SIGNAGE PLAN

NO.	DATE	DESCRIPTION	APP'D BY

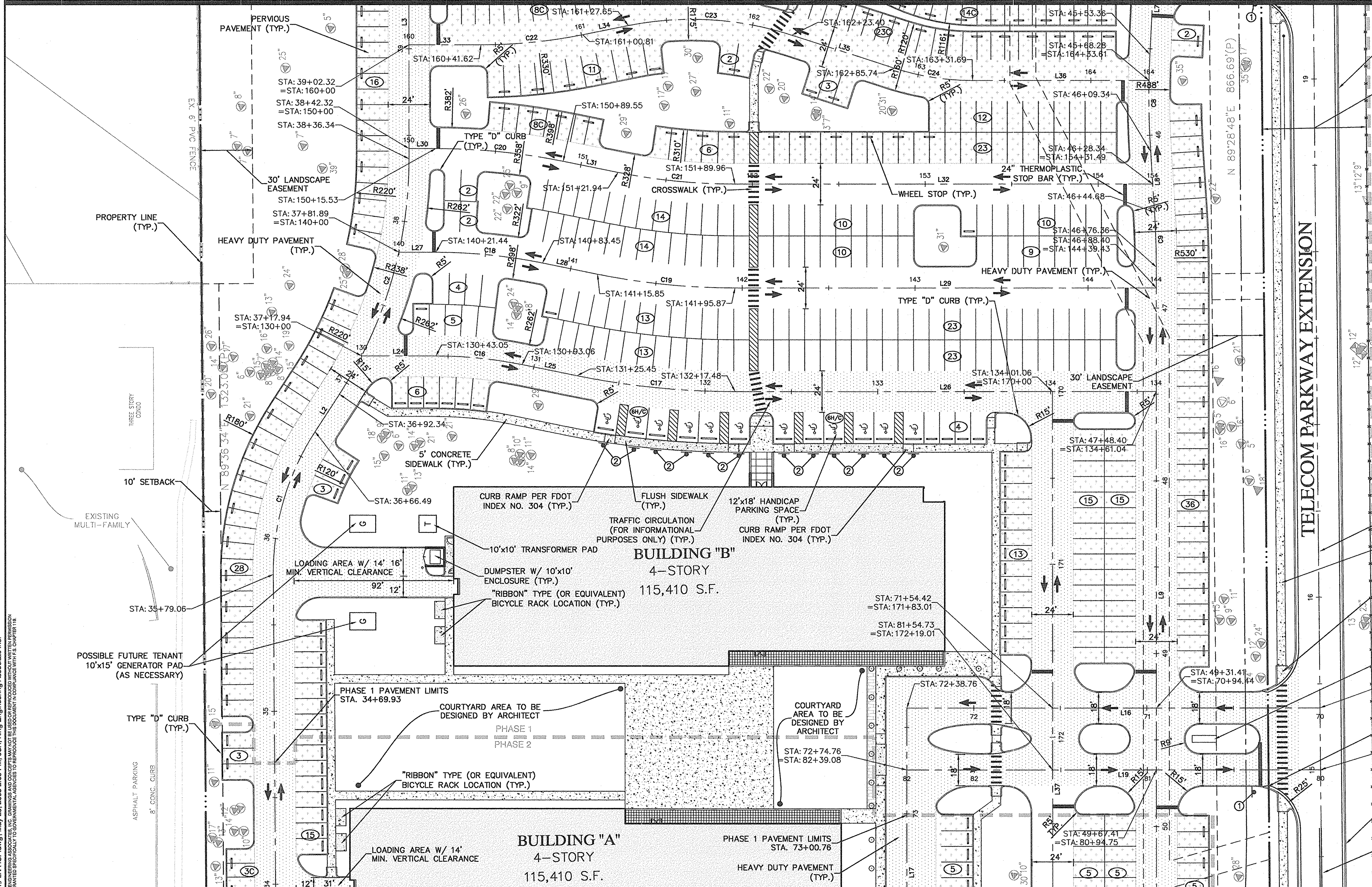
JOB NO. 4178-000-002
DATE: JULY 2, 2007
SCALE: AS SHOWN
SHEET NO. C3.01

SIGN LEGEND

NO.	SYMBOL	DESCRIPTION	REGULATORY NO.	SIZE
1	STOP	STOP	R1-1	30"x30"
2	♿	HANDICAP PARKING	N/A	18"x12"

SCALE: 1" = 30'

MATCH LINE SHEET C3.03

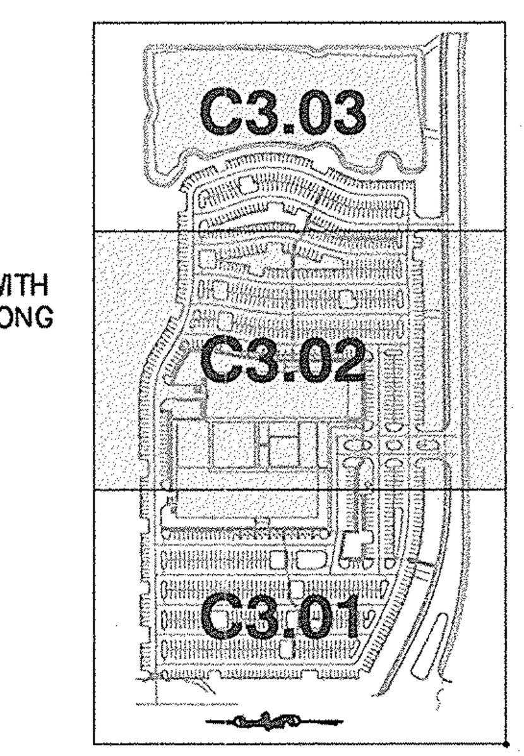


MATCH LINE SHEET C3.01

LINE TABLE		
LINE	LENGTH	DIRECTION
L2	25.86'	S56° 59' 51"E
L3	158.53'	N90° 00' 00"E
L7	62.21'	N87° 12' 48"W
L8	35.34'	S86° 22' 21"W
L9	379.75'	N89° 59' 48"W
L16	238.76'	N0° 00' 12"E
L17	189.99'	N89° 59' 48"W
L19	239.08'	N0° 00' 12"E
L24	43.05'	S0° 00' 00"E
L25	32.39'	S11° 27' 43"W
L26	243.56'	S0° 00' 00"E

LINE TABLE		
LINE	LENGTH	DIRECTION
L27	21.44'	S0° 00' 00"E
L28	32.39'	S11° 27' 43"W
L29	243.56'	S0° 00' 00"E
L30	15.53'	S0° 00' 00"E
L31	32.39'	S11° 27' 43"W
L32	241.53'	S0° 00' 00"E
L33	101.92'	S0° 00' 00"E
L34	62.34'	S17° 47' 20"W
L35	26.84'	S11° 18' 18"E
L36	41.62'	S0° 00' 00"E
L37	460.00'	N89° 59' 48"W

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD DIRECTION	DELTA	CHORD LENGTH	TANGENT
C1	150.00'	87.42'	S73° 41' 38"E	33°23'34"	86.19'	44.99'
C2	250.00'	144.00'	S73° 29' 56"E	33°00'09"	142.02'	74.06'
C8	500.00'	55.97'	S89° 34' 47"W	6°24'51"	55.95'	28.02'
C9	500.00'	31.69'	S88° 11' 17"W	3°37'51"	31.68'	15.85'
C16	250.00'	50.01'	S5° 43' 52"W	11°27'43"	49.93'	25.09'
C17	460.00'	92.02'	S5° 43' 52"W	11°27'43"	91.87'	46.17'
C18	310.00'	62.02'	S5° 43' 52"W	11°27'43"	61.91'	31.11'
C19	400.00'	80.02'	S5° 43' 52"W	11°27'43"	79.89'	40.14'
C20	370.00'	74.02'	S5° 43' 52"W	11°27'43"	73.90'	37.13'
C21	340.00'	68.02'	S5° 43' 52"W	11°27'43"	67.90'	34.12'
C22	148.00'	45.95'	S8° 53' 40"W	17°47'20"	45.77'	23.16'
C23	187.00'	95.75'	S3° 21' 50"W	29°20'16"	94.71'	48.95'
C24	300.00'	59.19'	S5° 39' 09"E	11°18'18"	59.10'	29.69'



KEY MAP

NOTE
REFER TO SHEETS C1.04 & C2.01 FOR PHASED WORK LIMITS.

MAY 29 2008

ISSUED FOR CONSTRUCTION

DESIGNED: NLL
DRAWN: DWS/JSH
CHECKED: [illegible]
Q.C.: [illegible]

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HORIZONTAL CONTROL AND SIGNAGE PLAN

NO.	DATE	DESCRIPTION	APP'D BY

JOB NO.: 4178-000-002
DATE: JULY 2, 2007
SCALE: AS SHOWN
SHEET NO.: C3.02

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD DIRECTION	DELTA	CHORD LENGTH	TANGENT
C3	27.00'	33.13'	S54° 50' 57"E	70°18'09"	31.09'	19.01'
C4	220.00'	173.79'	S2° 55' 56"W	45°15'38"	169.30'	91.71'
C5	122.00'	54.43'	S12° 46' 53"W	25°33'45"	53.98'	27.68'
C6	17.00'	26.72'	S45° 01' 16"W	90°02'33"	24.05'	17.01'
C7	500.00'	23.95'	N88° 35' 07"W	2°44'40"	23.95'	11.98'
C12	100.00'	34.38'	N9° 50' 56"W	19°41'53"	34.21'	17.36'
C13	162.00'	127.97'	N2° 55' 56"E	45°15'38"	124.67'	67.53'
C14	180.00'	80.31'	N12° 46' 53"E	25°33'45"	79.64'	40.83'

LINE TABLE		
LINE	LENGTH	DIRECTION
L4	66.62'	S19° 41' 53"E
L5	51.98'	S25° 33' 45"W
L6	65.66'	S0° 00' 00"E
L12	10.67'	N0° 00' 00"E
L13	59.27'	N19° 41' 53"W
L14	51.98'	N25° 33' 45"E
L15	173.32'	N0° 00' 00"E

SIGN LEGEND

NO.	SYMBOL	DESCRIPTION	REGULATORY NO.	SIZE
1	STOP	STOP	R1-1	30"x30"
2		HANDICAP PARKING	N/A	18"x12"

ISSUED FOR CONSTRUCTION MAY 29 2008

NOTE

REFER TO SHEETS C1.04 & C2.01 FOR PHASED WORK LIMITS.

C3.03
C3.02
C3.01

KEY MAP

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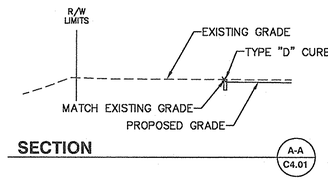
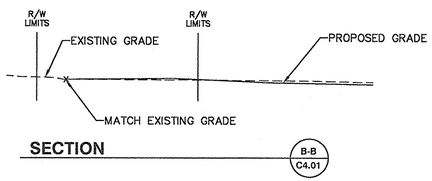
HORIZONTAL CONTROL AND SIGNAGE PLAN

NO.	DATE	DESCRIPTION	APP'D BY

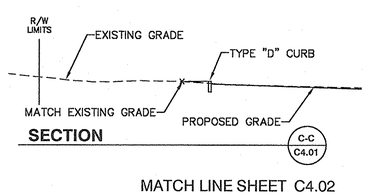
JOB NO. 4178-000-002
DATE: JULY 2, 2007
SCALE: AS SHOWN
SHEET NO. C3.03



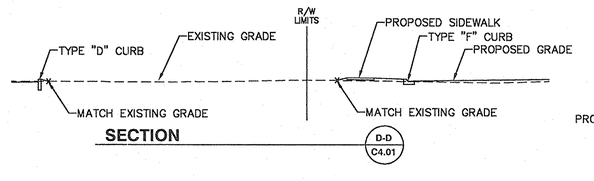
SECTION A-A C4.01



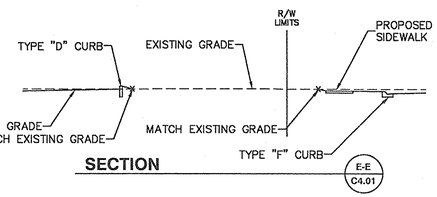
SECTION B-B C4.01



SECTION C-C C4.01

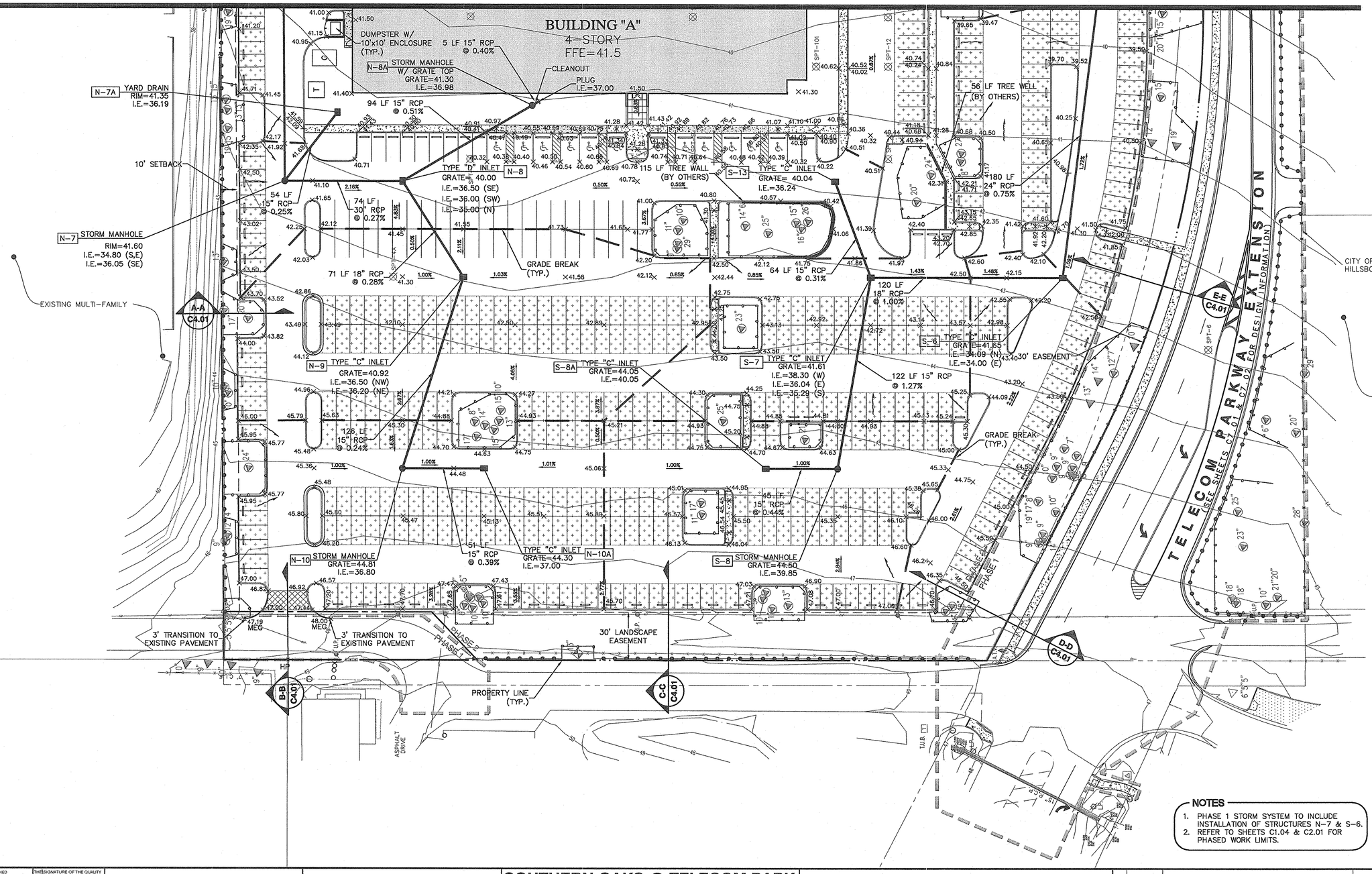


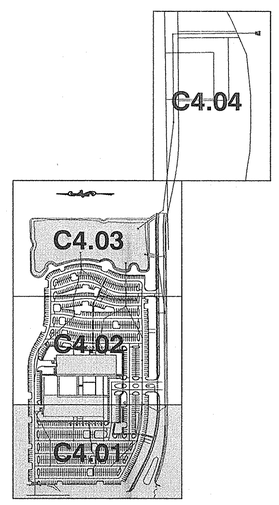
SECTION D-D C4.01



SECTION E-E C4.01

MATCH LINE SHEET C4.02





KEY MAP

NOTES
1. PHASE 1 STORM SYSTEM TO INCLUDE INSTALLATION OF STRUCTURES N-7 & S-6.
2. REFER TO SHEETS C1.04 & C2.01 FOR PHASED WORK LIMITS.

ISSUED FOR CONSTRUCTION
MAY 29 2008

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FOR
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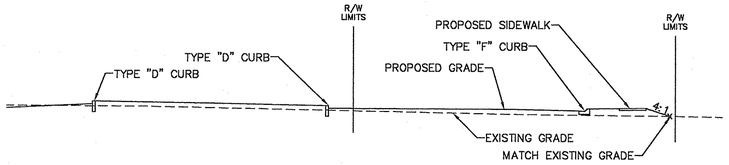
TAMPA, FLORIDA 33602

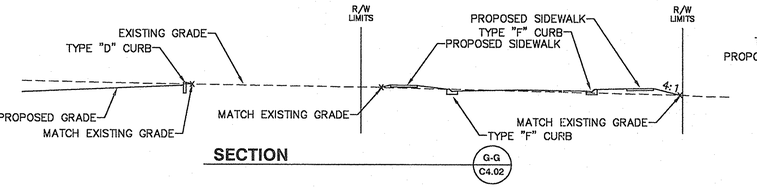
PAVING, GRADING AND DRAINAGE PLAN

NO.	DATE	DESCRIPTION	APPD BY

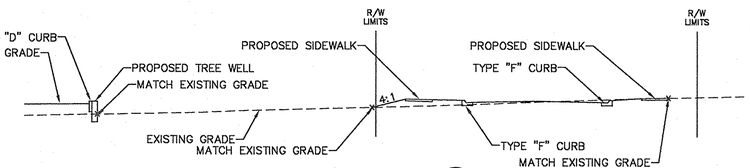
JOB NO. 4178-000-002
DATE: JULY 2, 2007
SCALE: AS SHOWN
SHEET NO. C4.01



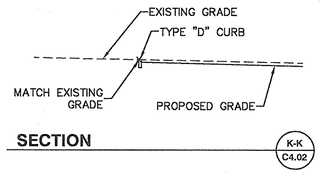
SECTION F-F C4.02



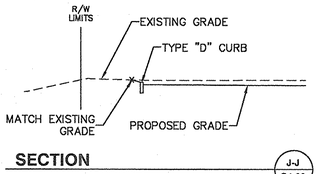
SECTION G-G C4.02



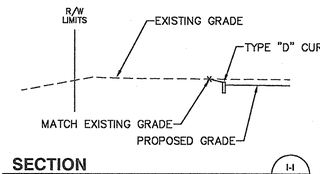
SECTION H-H C4.02



SECTION K-K C4.02



SECTION J-J C4.02



SECTION I-I C4.02

MATCH LINE SHEET C4.03

MATCH LINE SHEET C4.01

SCALE: 1" = 30'

KEY MAP

C4.04
C4.03
C4.02
C4.01

ISSUED FOR CONSTRUCTION
MAY 29 2008

NOTES
1. PHASE 1 STORM SYSTEM TO INCLUDE INSTALLATION OF STRUCTURES N-7 & S-6.
2. REFER TO SHEETS C1.04 & C2.01 FOR PHASED WORK LIMITS.

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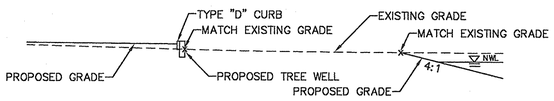
FOR
RYAN COMPANIES, US, INC.
101 E. KENNEDY BLVD., SUITE 2450
TAMPA, FLORIDA 33602

PAVING, GRADING AND DRAINAGE PLAN

NO.	DATE	DESCRIPTION	APPD BY

JOB NO. 4178-000-002
DATE: JULY 2, 2007
SCALE: AS SHOWN
SHEET NO. C4.02



SECTION L-L C4.03

MATCH LINE SHEET C4.04

TERRACE SPRINGS DRIVE

HIDDEN OAKS
EXISTING SINGLE FAMILY

280 LF 18" RCP @ 0.16%

0 15 30 60
SCALE: 1" = 30'

TOP OF BANK (TYP)

TOE OF SLOPE (TYP)

30' LANDSCAPE EASEMENT

115 LF 18" RCP @ 0.50%

STORM MANHOLE OS-E2
RIM=35.60
I.E.=28.10

OS-E1 CONTROL STRUCTURE
GRATE=32.20
I.E.=28.68
(SEE DETAIL SHEET C6.02)

PROPOSED POND
±2.58 AC.
TOB=32.25
DHWL =32.13
NWL=28.30
MAX. POND BOTTOM=25.60

N-16 42" FES W/ SUMP I.E.=24.00

LITTORAL SHELF (TYP.) (0.7 ACRES, MIN.) (PLANTINGS TO BE OF NATURAL RECRUITMENT)

TELECOM PARKWAY EXTENSION
(SEE SHEETS C7.01 & 7.02 FOR DESIGN INFORMATION)

OS-51

OS-52

OS-53

EXISTING SINGLE FAMILY

CITY OF TEMPLE TERRACE LIMITS/ HILLSBOROUGH COUNTY LIMITS

HIDDEN OAKS
EXISTING SINGLE FAMILY

TERRACE RIDGE DRIVE

70 LF TREE WELL (BY OTHERS)

52 LF TREE WELL (BY OTHERS)

15 LF TREE WELL (BY OTHERS)

82 LF 42" RCP @ 0.12%

TYPE "C" INLET WITH "J" BOTTOM GRATE= 31.95 I.E.=24.10 N-1 S-14 38"X60"MES W/ SUMP I.E.=24.00

68 LF TREE WELL W/ HAND RAILS (TYP.) (BY OTHERS)

PERVIOUS PAVEMENT (TYP.)

30' LANDSCAPE EASEMENT

30' EASEMENT

TYPE "C" INLET WITH "J" BOTTOM GRATE=32.00 I.E.=26.20 (N) I.E.=24.20 (SE) I.E.=27.00 (NW) N-2

136 LF 36" RCP @ 1.32%

GRADE BREAK (TYP.)

87 LF 38"x60" ERCP @ 0.11%

94 LF 42" RCP @ 0.11%

S-1 TYPE "C" INLET WITH "J" BOTTOM GRATE= 31.95 I.E.=24.10

29 LF TREE WELL W/ HANDRAILS (BY OTHERS)

63 LF TREE WELL (BY OTHERS)

90 LF 18" RCP @ 2.22%

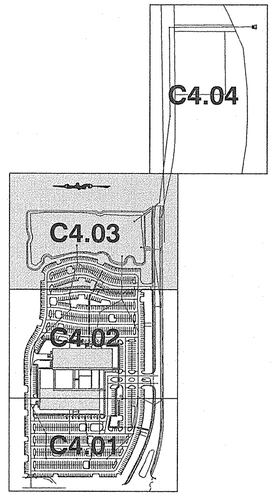
58 LF 38"x60" ERCP @ 0.09%

126 LF TREE WELL W/ HAND RAILS (BY OTHERS)

S-2 TYPE "C" INLET WITH "J" BOTTOM GRATE=31.80 I.E.=24.15

N-3 STORM MANHOLE
RIM=36.75
I.E.=28.00 (S)
I.E.=29.50 (W)

KEY MAP



ISSUED FOR CONSTRUCTION
MAY 2 9 2008

NOTES
1. PHASE 1 STORM SYSTEM TO INCLUDE INSTALLATION OF STRUCTURES N-7 & S-6.
2. REFER TO SHEETS C1.04 & C2.01 FOR PHASED WORK LIMITS.

MATCH LINE SHEET C4.02

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DESIGNED NLL
DRAWN DWS/JSH
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QA/QC

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PAVING, GRADING AND DRAINAGE PLAN

NO.	DATE	DESCRIPTION	APP'D BY

JOB NO. 4178-000-002
DATE: JULY 2, 2007
SCALE: AS SHOWN
SHEET NO. C4.03

MATCH LINE SHEET C4.03

STORM MANHOLE OS-E3
RIM=40.25
IE=27.55(E)
IE=27.65(W)

277 LF 18" RCP @ 0.20%

CONTRACTOR TO CLEAR WITHIN R/W LIMITS AS NECESSARY

EXISTING ASPHALT DRIVE TO BE REMOVED & REPLACED (CONTRACTOR TO PROVIDE MOT)

269 LF 18" RCP @ 0.22%

STORM MANHOLE OS-E5
RIM=48.75
IE=26.40

STORM MANHOLE OS-E4
RIM=49.20
IE=27.00

EROSION CONTROL BARRIER (TYP.)

TREE BARRICADE (TYP.)

CITY OF TEMPLE TERRACE/ HILLSBOROUGH COUNTY LIMITS

30' DRAINAGE EASEMENT

30' TEMPORARY CONSTRUCTION EASEMENT

215 LF 18" RCP @ 0.21%

CONTRACTOR TO CLEAR WITHIN SILT FENCE (AS NECESSARY)

BRIGHT HOUSE PROPERTY LINE (TYP)

OS-E6 STORM MANHOLE
RIM=41.25
IE=25.95

140 LF 18" RCP @ 0.32%

SEE NOTE 3, THIS SHEET

EX. SANITARY SEWER MAIN

EX. WATER MAIN

OS-E7 18" 45° WINGED ENDWALL W/ SPLASH PAD PER FDOT INDEX 266
I.E.=25.50
(SEE DETAIL, THIS SHEET)

P.V.C. FENCE

4' CHAIN LINK FENCE

C.A.T.V. ∮ 51.12

W.M. SERVICE

ASPHALT PAVING

AB-9 AB-10 AB-11 AB-12

SCALE: 1" = 30'

POND SECTION A C4.03

POND SECTION B C4.03

POND SECTION C C4.03

SECTION D C4.03

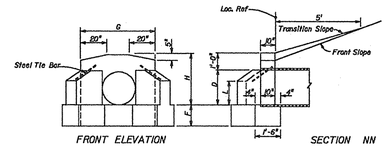
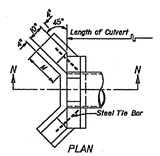


TABLE OF DIMENSIONS AND ESTIMATED QUANTITIES
PIPE CULVERT ENDWALLS WITH 45° WINGS

DIMENSIONS							QUANTITIES IN ONE ENDWALL			
Opening		Wall				Footing	Concrete, Class I Total Cu. Yds.			Steel Tie Bars
D	Area Sq.Ft.	H	G	L	M	F	Conc. Pipe	C.M. Pipe	C.I. Pipe	
18"	1.8	2'-6"	3'-10"	1'-2"	1'-7"	1'-3"	0.74	0.77	0.77	none
24"	3.1	3'-0"	4'-4"	1'-5"	2'-1"	1'-4"	1.01	1.06	1.06	2 -#5 Bars x 2'-0"
30"	4.9	3'-6"	4'-10"	1'-9"	2'-5"	1'-6"	1.32	1.40	1.39	2 -#6 Bars x 2'-0"
36"	7.1	4'-0"	5'-4"	2'-0"	2'-11"	1'-8"	1.72	1.83	1.82	2 -#6 Bars x 2'-6"
42"	9.6	4'-6"	5'-10"	2'-3"	3'-6"	2'-0"	2.34	2.47		2 -#6 Bars x 2'-6"
48"	12.6	5'-0"	6'-4"	2'-6"	4'-0"	2'-0"	2.74	2.90		2 -#6 Bars x 2'-6"
15"	1.2	2'-3"	3'-7"	1'-0"	1'-3"	1'-3"	0.56	0.59	0.59	none

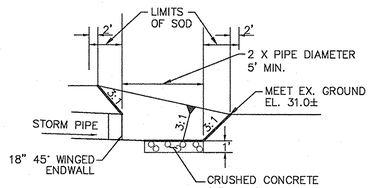
CONCRETE ENDWALL WITH 45° WINGS FOR PIPE CULVERTS
(FDOT- INDEX NO. 266)



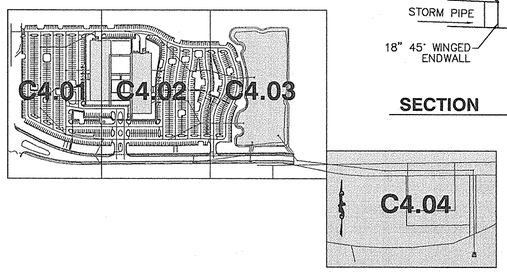
CONCRETE ENDWALL WITH 45° WINGS FOR PIPE CULVERTS

GENERAL NOTES

1. Winged concrete endwalls are intended for use outside the clear zone.
2. Chamfer all exposed edges ¾".
3. Concrete meeting the requirements of ASTM C-478 (4000 psi) may be used in lieu of Class I concrete in precast units manufactured in plants which are under the Standard Operating Procedures for the inspection of precast drainage products.
4. Endwall to be paid for under the contract unit price for Class I Concrete.
5. Sodding to be in accordance with Index No. 280, and paid for under the contract unit price for Sodding, SY.



SECTION A-A C4.04



KEY MAP

NOTES

1. CONTRACTOR TO CLEAR WITHIN EROSION CONTROL BARRIER LIMITS AS NECESSARY.
2. CONTRACTOR TO REMOVE EXISTING TREES WITHIN EROSION CONTROL BARRIER LIMITS AS NECESSARY FOR CONSTRUCTION OF THE STORMWATER PIPE AND OUTFALL STRUCTURE.
3. CONTRACTOR TO FIELD LOCATE EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION COMMENCEMENT.
4. REFER TO SHEETS C1.04 & C2.01 FOR PHASED WORK LIMITS.

ISSUED FOR CONSTRUCTION
MAY 29 2008

DESIGNED NLL
DRAWN DWS/JSH
CHECKED

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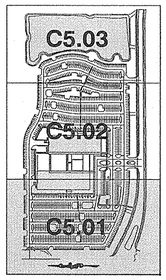
FOR
RYAN COMPANIES, US, INC.
101 E. KENNEDY BLVD., SUITE 2450
TAMPA, FLORIDA 33602

OFFSITE PAVING, GRADING AND DRAINAGE PLAN

NO.	DATE	DESCRIPTION	APP'D BY

JOB NO. 4178-000-002
DATE: JULY 2, 2007
SCALE: AS SHOWN
SHEET NO. C4.04



KEY MAP

MATCH LINE SHEET C5.02

0 15 30 60

SCALE: 1" = 30'

BUILDING "A"
4–STORY
115,410 S.F.

4" 90° BEND
4" PLUG
8" PLUG
STUB LOCATION TO BE VERIFIED W/ FOUNDATION PLANS AS NECESSARY (SEE DETAIL THIS SHEET)
10 LF 8" DIP FIRE LINE
13 LF 4" PVC WATER LINE
DUMPSTER W/ 10'x10' ENCLOSURE (TYP.)
37 LF 8" DR14 PVC FIRE LINE
8" PLUG
40 LF 8" DR14 PVC FIRE LINE
8" STUB
I.E.: 32.70
CLEANOUT
117 LF 8" PVC @ 0.50%
8" 45° BEND
5 LF 8" DR14 PVC FIRE LINE
8" TEE
5 LF 8" DR14 PVC FIRE LINE
8"X6" REDUCER
98 LF 6" DR14 PVC FIRE LINE
PROPOSED FDC (TYP.)
10 LF 6" DR14 PVC FIRE LINE
6" 45° BEND
6" GATE VALVE
FIRE HYDRANT ASSEMBLY FLANGE EL.=43.5
S-5 SANITARY MANHOLE
RIM=41.00
I.E.=32.01(E)
I.E.=32.11(N)
EXISTING MULTI–FAMILY
PHASE 2
PHASE 1
PROPERTY LINE (TYP.)
ASPHALT DRIVE
PAVEMENT MARKING FOR FIRE HYDRANT LOCATION (TYP.)
CITY OF TEMPLE TERRACE LIMITS/ HILLSBOROUGH COUNTY LIMITS
EXISTING SINGLE FAMILY
TELECOM PARKWAY EXTENSION

NOTES

1. PHASE 1 UITILITES TO INCLUDE INSTALLATION OF SANITARY MANHOLE S-5.
2. REFER TO SHEETS C1.04 & C2.01 FOR PHASED WORK LIMITS.

ISSUED FOR CONSTRUCTION
MAY 29 2008

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DESIGNED: NLL
DRAWN: DWS/JSH
CHECKED:

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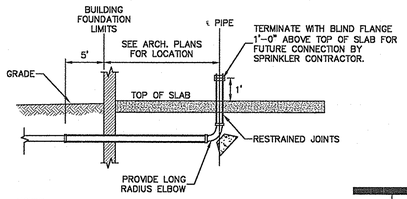
TAMPA, FLORIDA 33602

SANITARY SEWER AND WATER DISTRIBUTION PLAN

NO.	DATE	DESCRIPTION	APP'D BY

JOB NO. 4178-000-002
DATE: JULY 2, 2007
SCALE: AS SHOWN
SHEET NO. C5.01



NOTES
1. U.G. PIPING BY SITE CONTRACTOR TO EXTEND 1'-0" ABOVE FINISHED FLOOR IN BUILDING AT LOCATION SHOWN ON FLOOR PLAN.
2. PROTECTION OF PIPING INCLUDING ARCHING OF FOUNDATION WALL AND DEPTH OF COVER SHALL BE IN ACCORDANCE WITH NFPA-24.
3. PROVIDE TAMPER SWITCHES AT BACKFLOW PREVENTER SERVING FIRE PROTECTION SYSTEM.
4. PROVIDE CLASS 52 CEMENT LINED DUCTILE IRON PIPING WITH RESTRAINED MECHANICAL JOINTS. PLASTIC PIPE IS NOT PERMITTED BELOW OR WITHIN 5'-0" OF BUILDING.
5. PROVIDE DI-ELECTRIC FLANGE (AS REQUIRED) SET AT TRANSITION TO SYSTEM RISER PIPING MATERIAL.

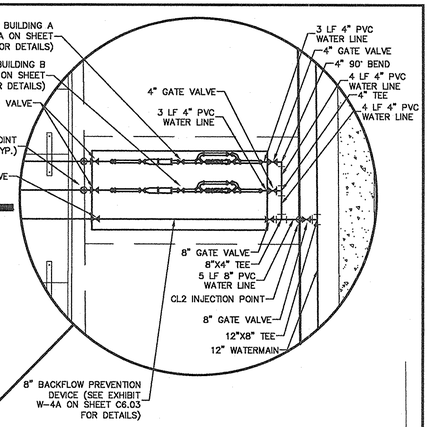
RISER FOUNDATION PENETRATION DETAIL

NOT TO SCALE

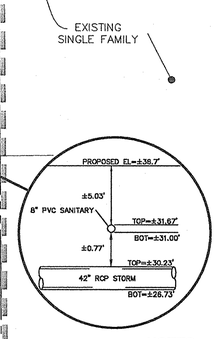
0 15 30 60

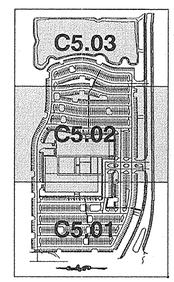
SCALE: 1" = 30'

MATCH LINE SHEET C5.03



85 LF 6" DR14 PVC FIRE LINE
8" 45° BEND
103 LF 6" DR14 PVC FIRE LINE
8" 45° BEND
44 LF 6" DR14 PVC FIRE LINE
6" GATE VALVE
8"X6" ANCHOR TEE
18 LF 8" DR14 PVC FIRE LINE
4" 45° BEND
4" 45° BEND
8" 45° BEND
355 LF 4" PVC WATER LINE
377 LF 8" DR14 PVC FIRE LINE
4" 45° BEND
8" 45° BEND
19 LF 8" DR14 PVC FIRE LINE
27 LF 4" PVC WATER LINE
91 LF 4" PVC WATER LINE
91 LF 4" PVC WATER LINE
29 LF 4" PVC WATER LINE
8"X6" ANCHOR TEE
91 LF 8" DR14 PVC FIRE LINE
14" 45° BEND
4" 45° BEND
59 LF 4" PVC WATER LINE
59 LF 4" PVC WATER LINE
41 LF 8" DR14 PVC FIRE LINE
6" GATE VALVE
7 LF 6" DR14 PVC FIRE LINE
4" 45° BEND
8" 45° BEND
4" 22.5° BEND
4" 22.5° BEND
8" 22.5° BEND
PROPOSED FDC (TYP.)
58 LF 4" PVC WATER LINE
4" 22.5° BEND
4" 22.5° BEND
8" 22.5° BEND
42 LF 4" PVC WATER LINE
46 LF 8" DR14 PVC FIRE LINE
4" 90° BEND
8" TEE
30 LF 8" DR14 PVC FIRE LINE
8" PLUG
FIRE HYDRANT ASSEMBLY
FLANGE EL.=39.8
55 LF 8" DR14 PVC FIRE LINE
57 LF 4" PVC WATER LINE
4" PLUG
BUILDING "B"
4-STORY
115,410 S.F.
S-4 SANITARY MANHOLE
RIM=36.97
I.E.=31.25(S)
I.E.=31.35(N,W)
57 LF 8" PVC @ 0.51%
CLEANOUT
8" STUB
I.E.: 31.64
162 LF 8" PVC @ 0.40%
LOADING AREA
8" PLUG
STUB LOCATION TO BE VERIFIED W/ FOUNDATION PLANS AS NECESSARY (SEE DETAIL THIS SHEET)
10 LF 8" DIP FIRE LINE
DUMPSTER W/ 10'x10' ENCLOSURE (TYP.)
69 LF 4" PVC WATER LINE
65 LF 8" DR14 PVC FIRE LINE
250 LF 4" PVC WATER LINE
180 LF 8" DR14 PVC FIRE LINE
164 LF 8" PVC @ 0.40%
PHASE 1
PHASE 2
BUILDING "A"
4-STORY
115,410 S.F.
31 LF 8" DR14 PVC FIRE LINE
8" 45° BEND
PROPERTY LINE (TYP.)
EXISTING MULTI-FAMILY
EXISTING SINGLE FAMILY
TELECOM PARKWAY EXTENSION
CITY OF TEMPLE TERRACE LIMITS/ HILLSBOROUGH COUNTY LIMITS





KEY MAP

NOTES
1. PHASE 1 UITILITIES TO INCLUDE INSTALLATION OF SANITARY MANHOLE S-5.
2. REFER TO SHEETS C1.04 & C2.01 FOR PHASED WORK LIMITS.

MATCH LINE SHEET C5.01

ISSUED FOR CONSTRUCTION MAY 29 2008

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FOR
RYAN COMPANIES, US, INC.
101 E. KENNEDY BLVD., SUITE 2450
TAMPA, FLORIDA 33602

SANITARY SEWER AND WATER DISTRIBUTION PLAN

NO.	DATE	DESCRIPTION	APP'D BY

JOB NO. 4178-000-002
DATE: JULY 2, 2007
SCALE: AS SHOWN
SHEET NO. C5.02

MATCH LINE SHEET C5.02

NOTES

1. PHASE 1 UITILITIES TO INCLUDE INSTALLATION OF SANITARY MANHOLE S–5.
2. REFER TO SHEETS C1.04 & C2.01 FOR PHASED WORK LIMITS.

Q:\CIVIL\4178\000\002\cadd\Final Site Plan\PLN-UTL.dwg , May 29, 2008 2:51 PM, JSH, King Engineering Associate Inc.

DESIGNED	NLL
DRAWN	DWS/JSH
CHECKED	[illegible]
Q.C.	[illegible]

THE SIGNATURE OF THE QUALITY CONTROL OFFICER IN THIS SPACE INDICATES THAT ALL REQUIRED PERMITS HAVE BEEN OBTAINED AND THAT CONSTRUCTION IS AUTHORIZED TO COMMENCE. [illegible]

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SOUTHERN OAKS @ TELECOM PARK
FOR
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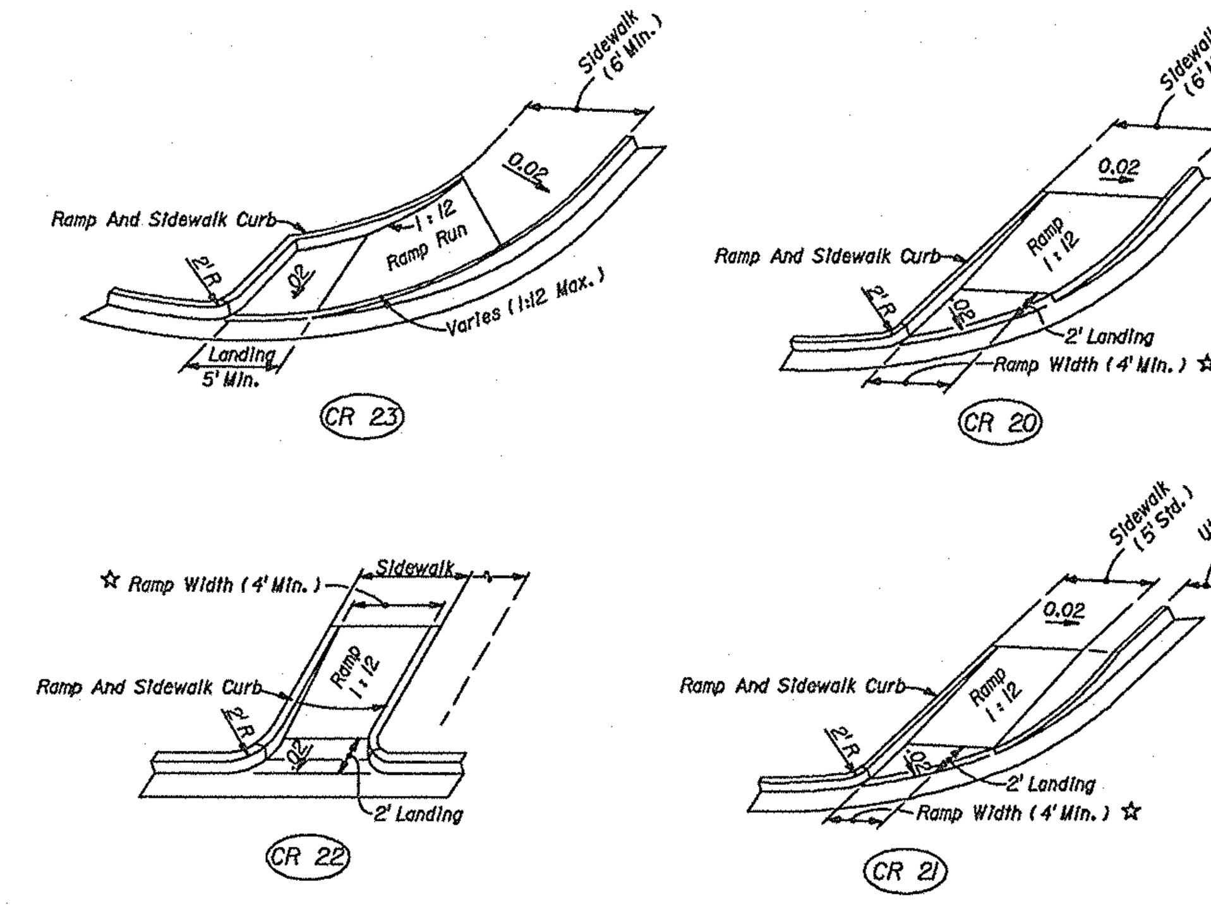
TAMPA, FLORIDA 33602

SANITARY SEWER AND WATER DISTRIBUTION PLAN

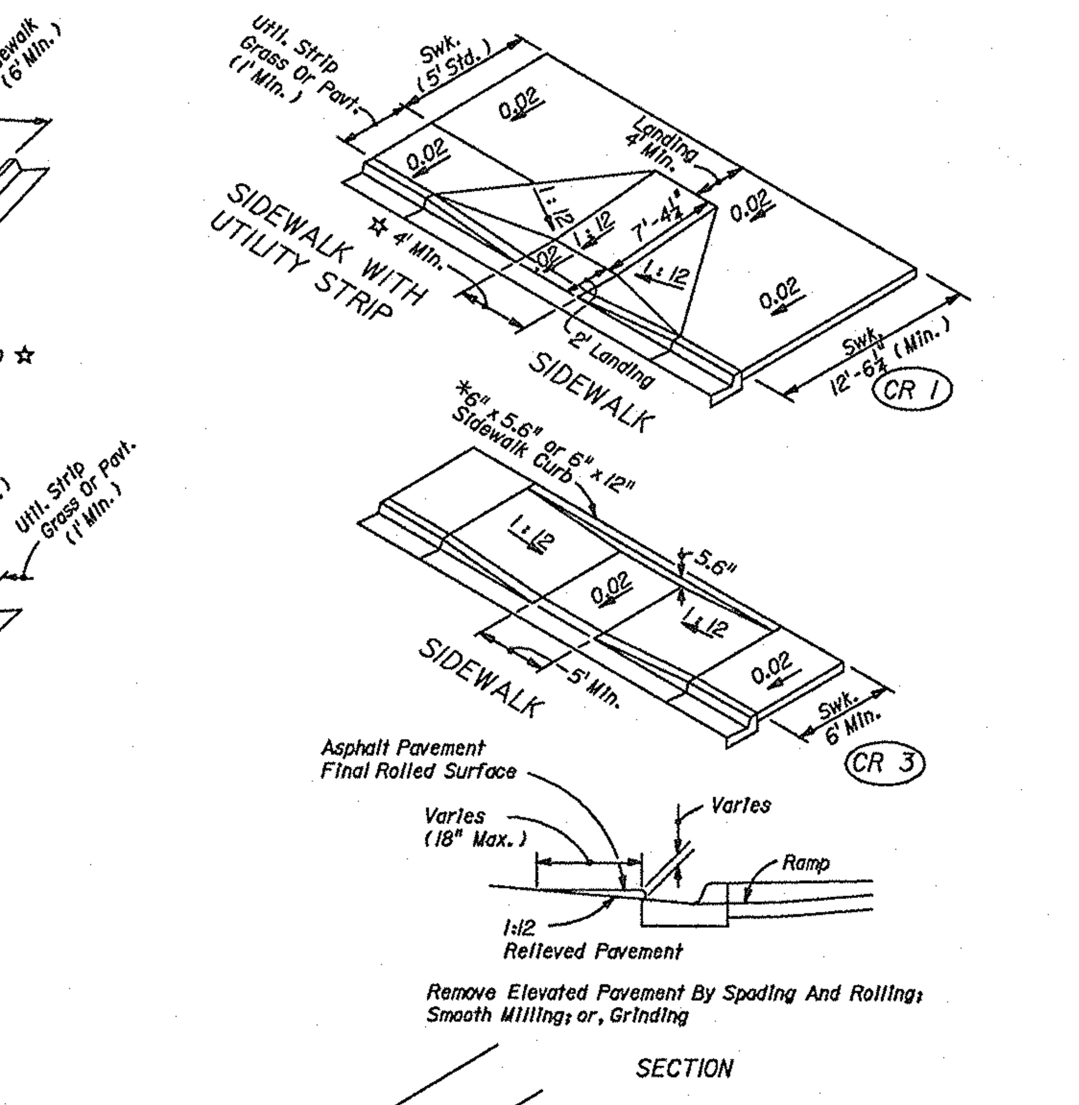
NO.	DATE	DESCRIPTION	APPD BY

JOB NO.	4178-000-002
DATE:	JULY 2, 2007
SCALE:	AS SHOWN
SHEET NO.	C5.03



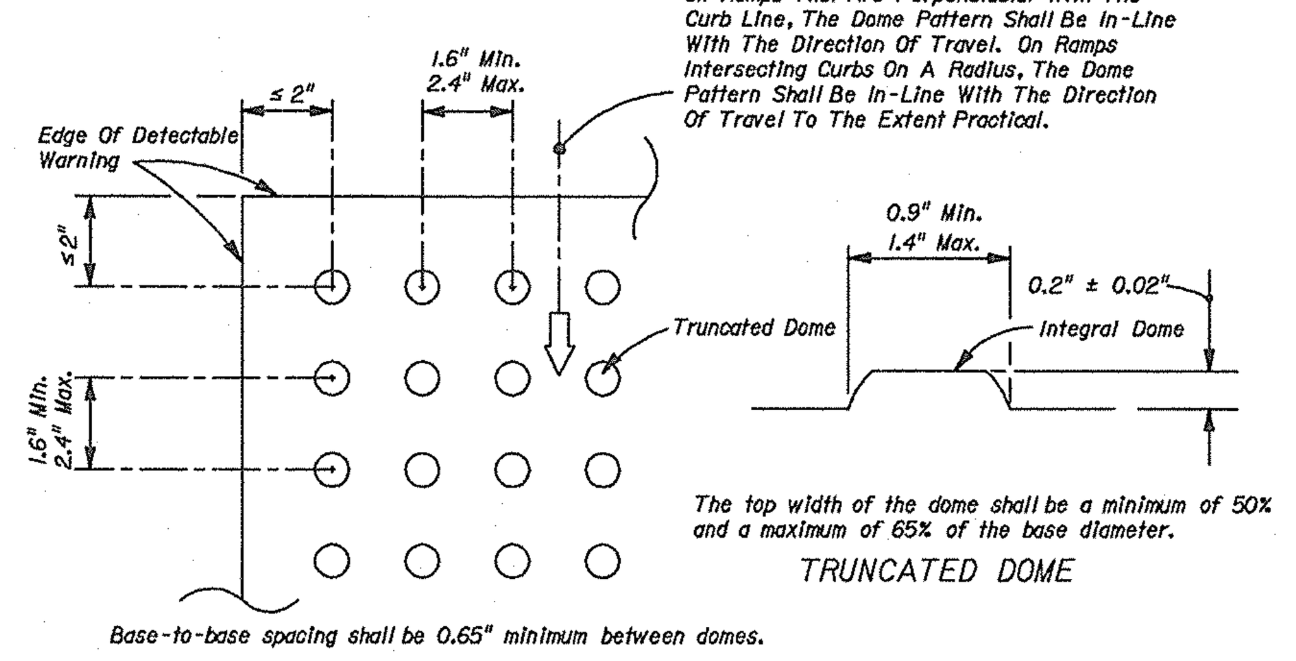
DIMENSIONAL FEATURES FOR PUBLIC SIDEWALK CURB RAMPS FOR LINEAR PEDESTRIAN TRAFFIC

☆ Ramp Widths For Curb Ramps CR 20, CR 21, CR 22, CR 24, and CR 25 May Be Reduced To 3' Min. In Restricted Conditions When Approved By The Engineer.



PAVEMENT RELIEF AT LIP OF CURB

On Ramps That Are Perpendicular With The Curb Line, The Dome Pattern Shall Be In-Line With The Direction Of Travel. On Ramps Intersecting Curbs On A Radius, The Dome Pattern Shall Be In-Line With The Direction Of Travel To The Extent Practical.



The top width of the dome shall be a minimum of 50% and a maximum of 65% of the base diameter.

TRUNCATED DOME

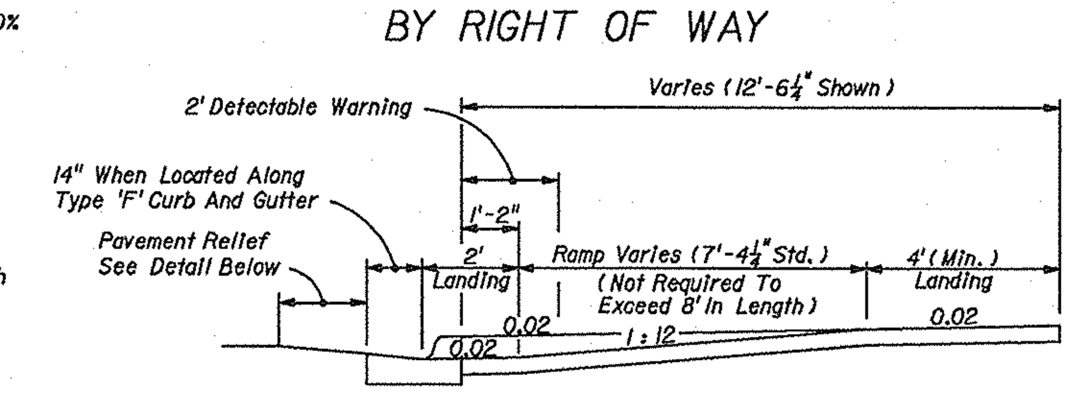
Base-to-base spacing shall be 0.65" minimum between domes.

PLAN VIEW

All Sidewalk Curb Ramps Shall Have Detectable Warning Surfaces That Extend The Full Width Of The Ramp And In The Direction Of Travel 24 Inches (610 mm) From The Back Of Curb.

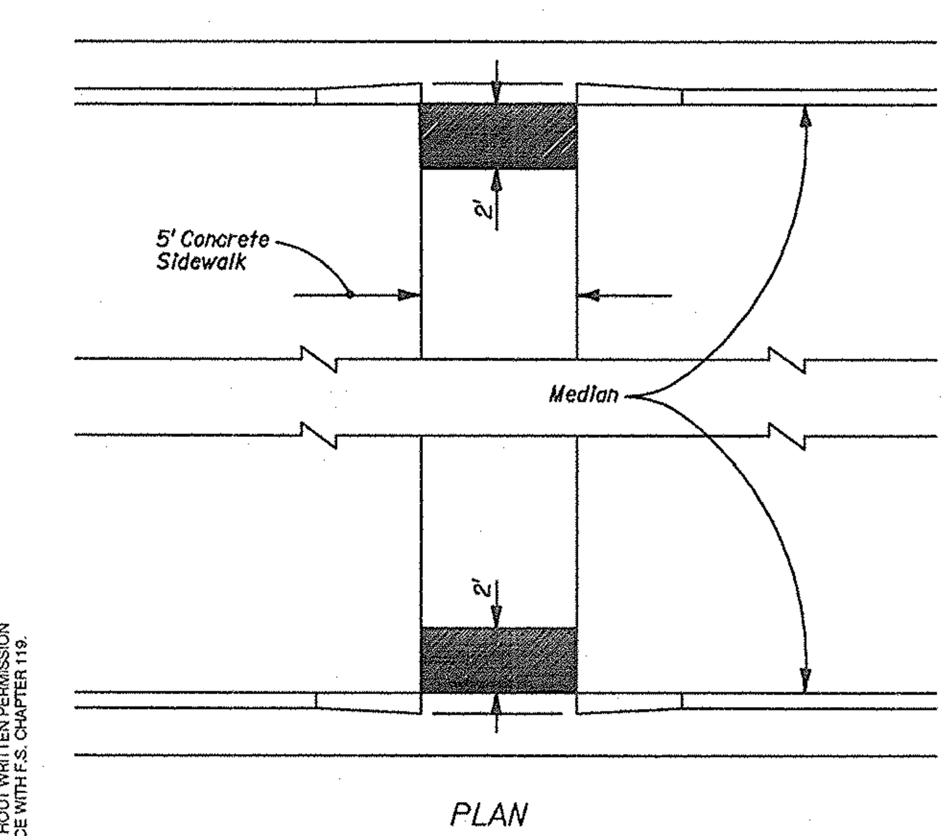
CURB RAMP DETECTABLE WARNING DETAIL

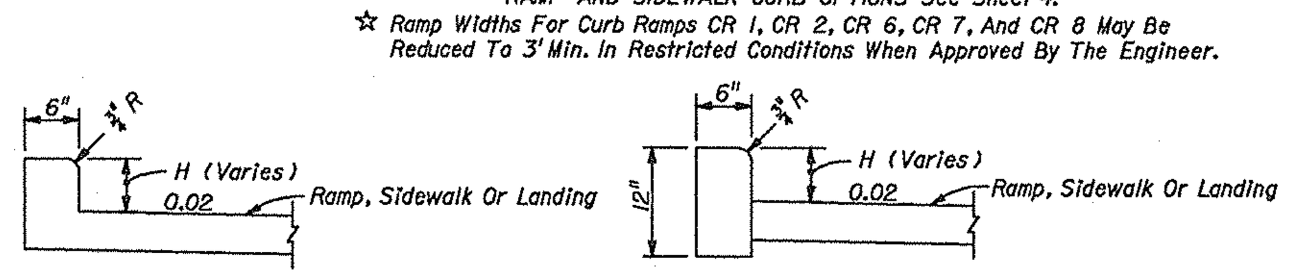
DIMENSIONAL FEATURES FOR PUBLIC SIDEWALK CURB RAMPS WHERE RAMP AND LANDING DEPTH ARE NOT RESTRICTED BY RIGHT OF WAY



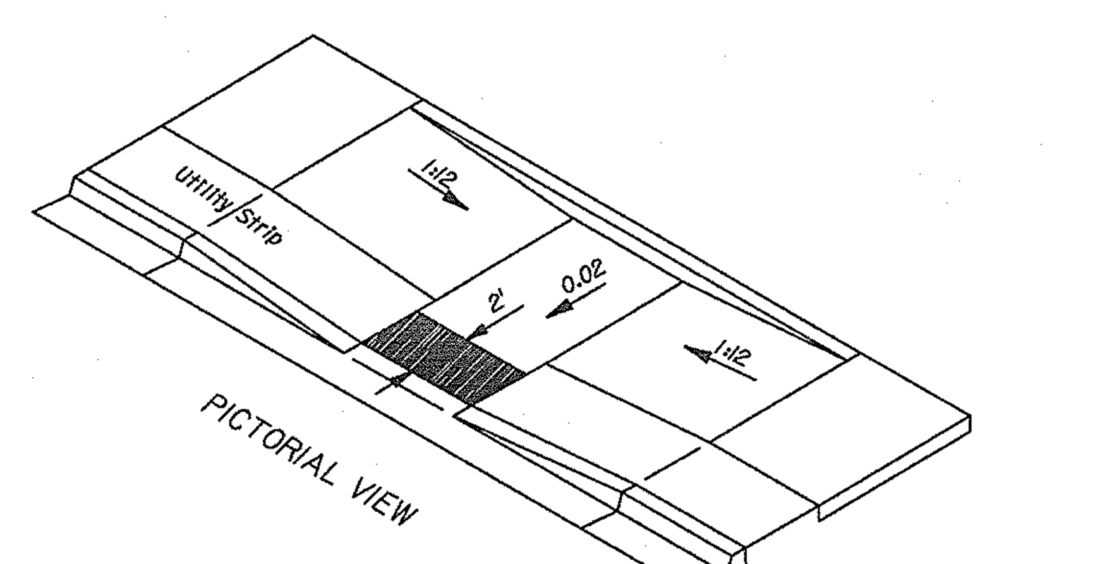
SECTION THROUGH RAMP RUN AND LANDINGS WITH UPPER LANDING AT NORMAL SIDEWALK ELEVATION

* For BACK OF SIDEWALK CURB OR BUFFER TRANSITION And For RAMP AND SIDEWALK CURB OPTIONS See Sheet 4.
☆ Ramp Widths For Curb Ramps CR 1, CR 2, CR 6, CR 7, And CR 8 May Be Reduced To 3' Min. In Restricted Conditions When Approved By The Engineer.



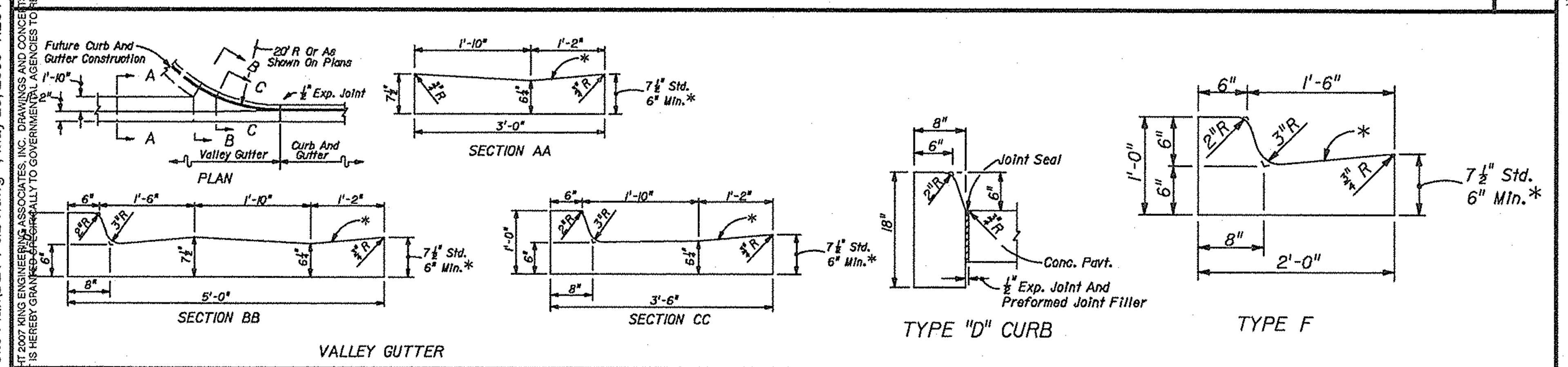


RAMP AND SIDEWALK CURB OPTIONS

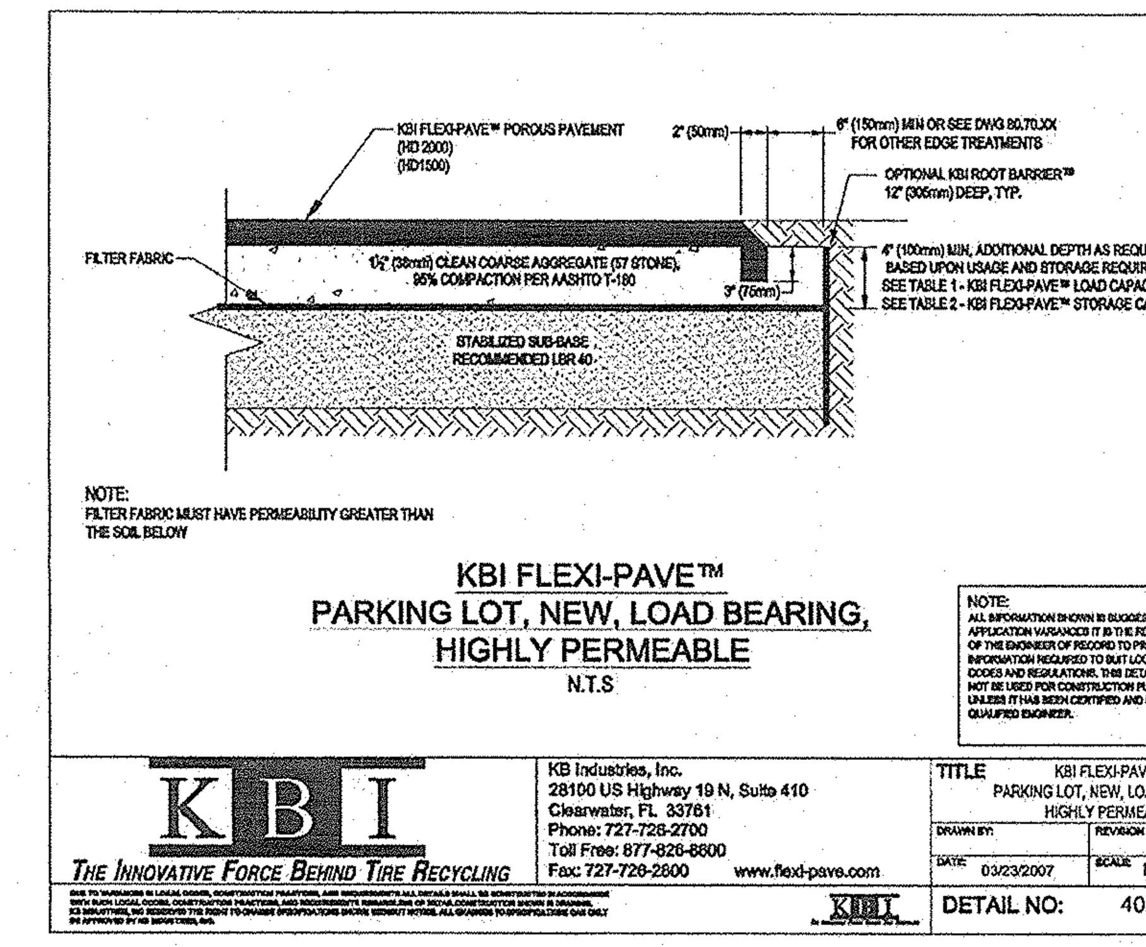


TYPICAL PLACEMENT OF DETECTABLE WARNING ON CURB RAMPS

CURB RAMPS (FDOT INDEX # 304) | 1



TYPICAL CURBS (FDOT INDEX # 300) | 2


KBI FLEXI-PAVE™ POROUS PAVEMENT (HD 2000) (HD1500)
2" (50mm)
6" (150mm) MIN OR SEE DWG 80.70.XX FOR OTHER EDGE TREATMENTS
OPTIONAL KBI ROOT BARRIER™ 12" (305mm) DEEP, TYP.
FILTER FABRIC
1½" (38mm) CLEAN COARSE AGGREGATE (57 STONE), 95% COMPACTION PER AASHTO T-180
3" (75mm)
4" (100mm) MIN, ADDITIONAL DEPTH AS REQUIRE BASED UPON USAGE AND STORAGE REQUIREMENTS*
SEE TABLE 1 - KBI FLEXI-PAVE™ LOAD CAPACITY
SEE TABLE 2 - KBI FLEXI-PAVE™ STORAGE CAPACITY
STABILIZED SUB-BASE RECOMMENDED LBR 40

NOTE:
FILTER FABRIC MUST HAVE PERMEABILITY GREATER THAN THE SOIL BELOW

KBI FLEXI-PAVE™
PARKING LOT, NEW, LOAD BEARING, HIGHLY PERMEABLE
N.T.S

NOTE: ALL INFORMATION SHOWN IS SUGGESTED. DUE TO APPLICATION VARIANCES IT IS THE RESPONSIBILITY OF THE ENGINEER OF RECORD TO PROVIDE ALL INFORMATION REQUIRED TO SUIT LOCAL BUILDING CODES AND REGULATIONS. THIS DETAIL SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS IT HAS BEEN CERTIFIED AND SEALED BY A QUALIFIED ENGINEER.

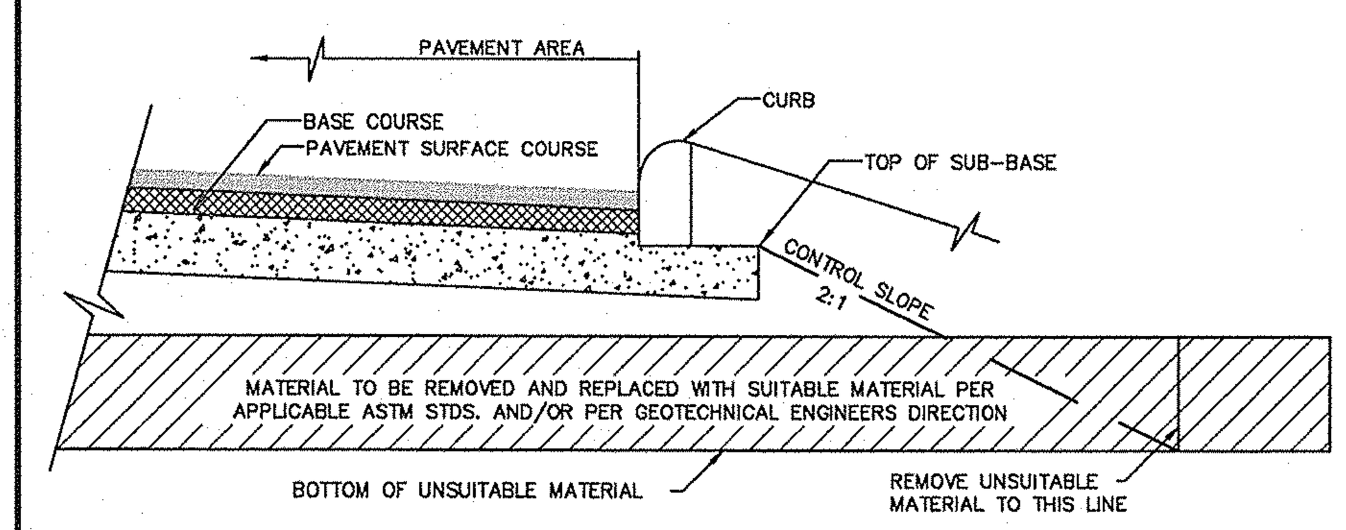
KBI
THE INNOVATIVE FORCE BEHIND TIRE RECYCLING

KB Industries, Inc.
28100 US Highway 19 N, Suite 410
Clearwater, FL 33761
Phone: 727-726-2700
Toll Free: 877-826-6600
Fax: 727-726-2800
www.flexi-pave.com

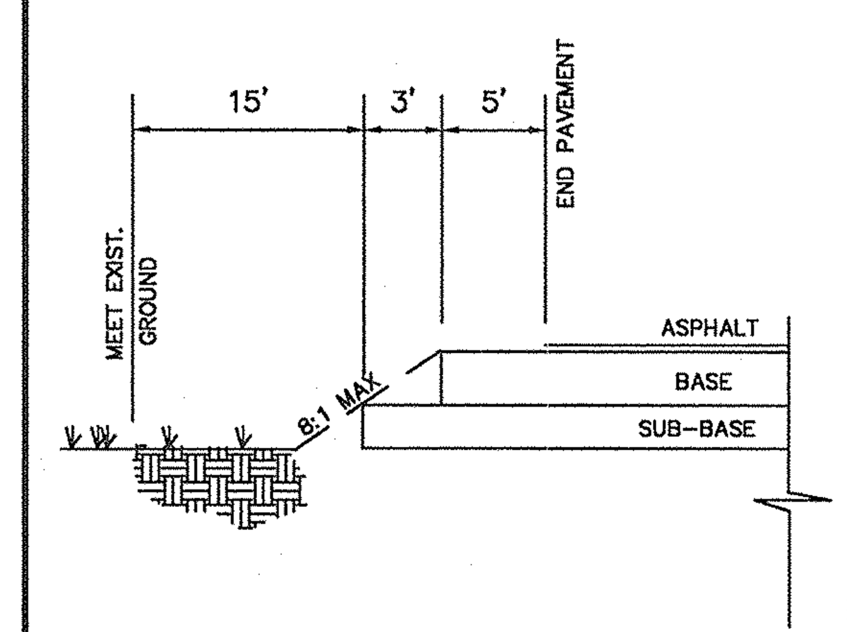
TITLE: KBI FLEXI-PAVE™ PARKING LOT, NEW, LOAD BEARING, HIGHLY PERMEABLE
DATE: 03/23/2007 SCALE: NTS
DETAIL NO: 40.04.01

NOTES:
1. * GRAVEL SUBBASE THICKNESS TO BE 10" MIN. TO MEET NRCS RUNOFF CURVE NUMBER FOR POROUS PAVEMENT AND PERMEABLE PAVERS.
2. ALTERNATE PERVIOUS PAVEMENT MATERIALS MAY BE SUBMITTED TO THE ENGINEER OF RECORD WITH PREAPPROVAL BY SWFWMD.

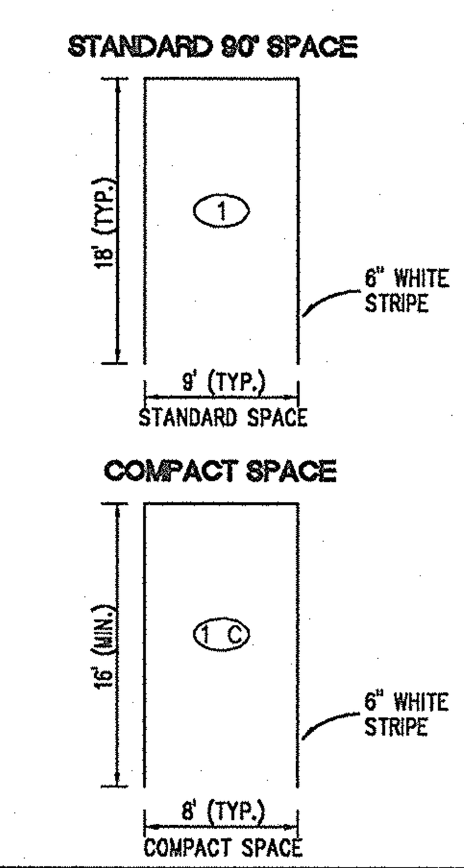
PERVIOUS PAVEMENT | 3



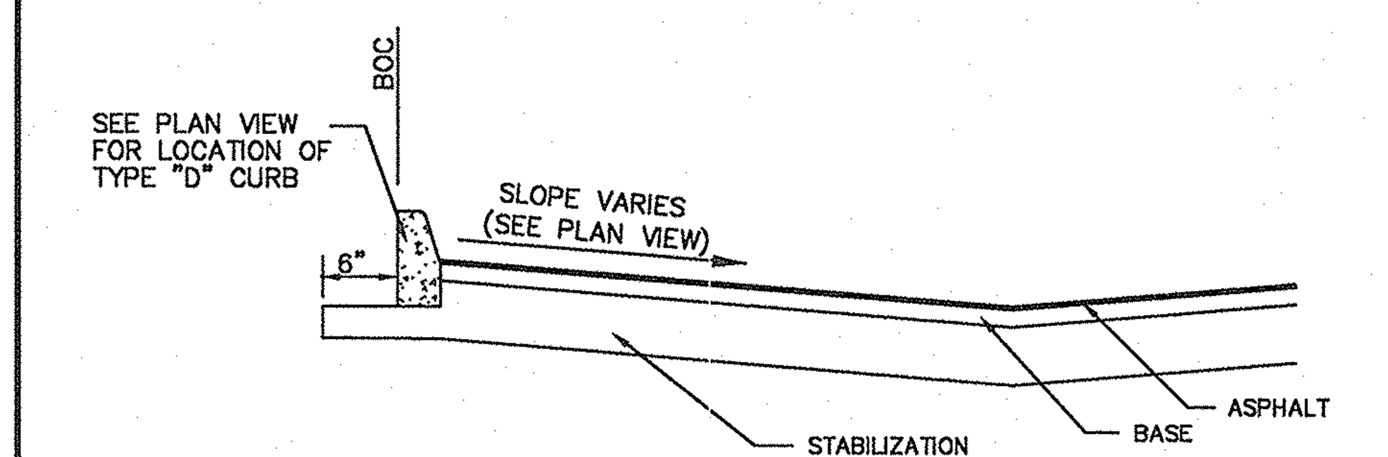
UNSUITABLE MATERIAL REMOVAL DETAIL | 4



END OF PAVEMENT DETAIL | 5



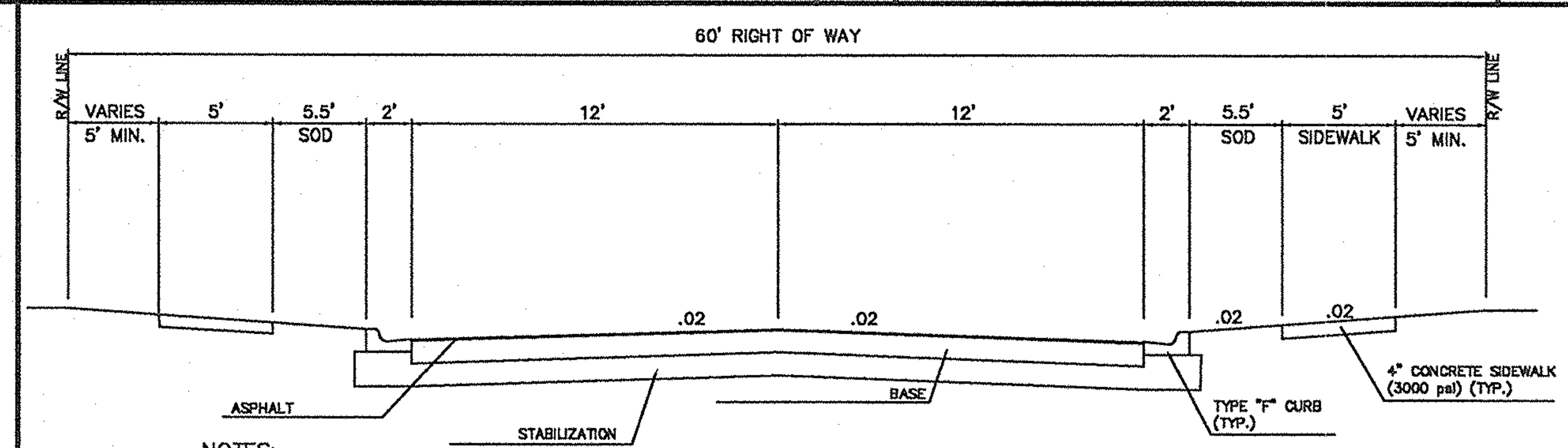
TYPICAL PARKING SPACE DETAILS | 6



NOTES:
1. REFER TO GEOTECHNICAL REPORT DATE NOVEMBER 17, 2007 BY HSA ENGINEERS FOR ADDITIONAL INFORMATION AND SPECIFICATIONS.
2. CRUSHED CONCRETE AGGREGATE OF EQUAL STRUCTURAL NUMBER TO BE USED FOR BASE WITHIN CITY ROWS.

PAVEMENT LAYER	SPECIFICATION	THICKNESS (INCHES)		MINIMUM IN PLACE DENSITY
		LIGHT DUTY	HEAVY DUTY	
ASPHALT	FDOT TYPE S-1	1 ½	2	--
BASE	FDOT GRADE LIMEROCK (LBR 100)	5	5	98% MODIFIED PROCTOR (AASHTO T-180)
STABILIZED SUBGRADE	FDOT TYPE B (LBR 40)	6	8	98% MODIFIED PROCTOR (AASHTO T-180)
	STRUCTURAL NUMBER	1.95	2.30	

TYPICAL PAVEMENT SECTION | 7



NOTES:
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PAVEMENT LAYER	SPECIFICATION	THICKNESS (INCHES)		MINIMUM IN PLACE DENSITY
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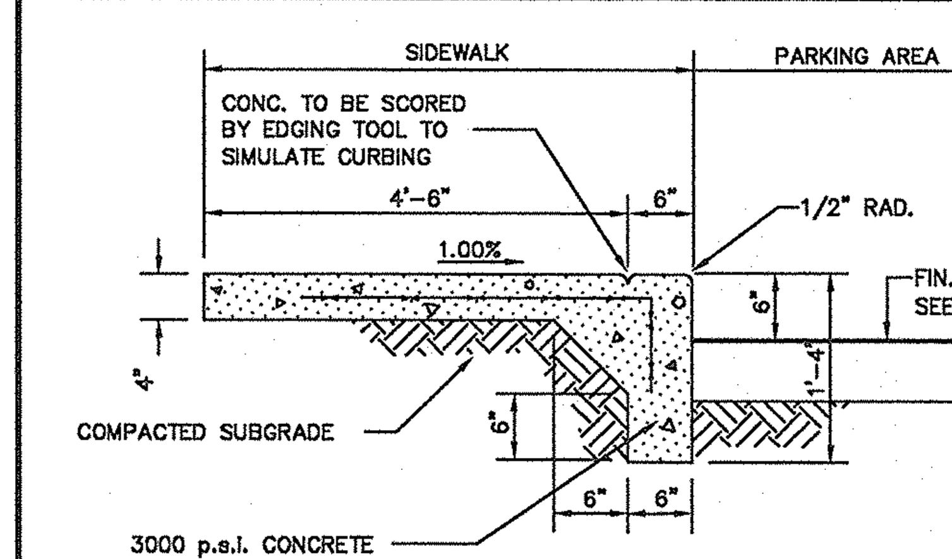
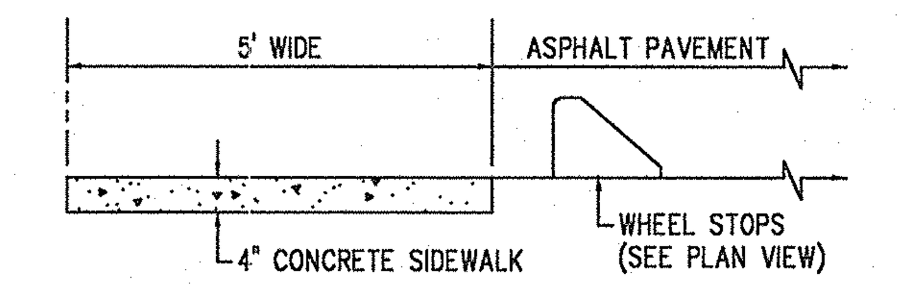
BASE	FDOT GRADE LIMEROCK (LBR 100)	5	5	98% MODIFIED PROCTOR (AASHTO T-180)
STABILIZED SUBGRADE	FDOT TYPE B (LBR 40)	6	8	98% MODIFIED PROCTOR (AASHTO T-180)
	STRUCTURAL NUMBER	1.95	2.30	

MODIFIED TYPICAL ROAD CROSS-SECTION (HILLSBOROUGH COUNTY INDEX #3) | 8

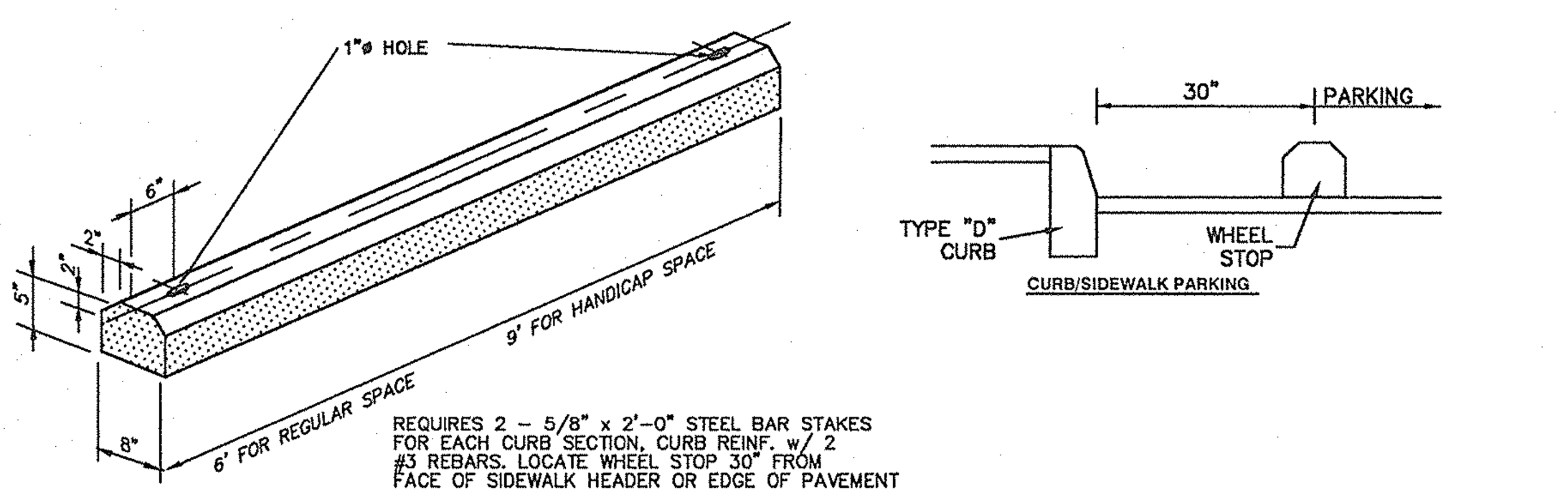


SIDEWALK ADJACENT TO PAVEMENT | 9



NOTE: REFERENCE FDOT INDEX NO. 310. SIDEWALK SHALL BE CONSTRUCTED IN ACCORDANCE WITH FDOT STANDARD SPECIFICATION NO. 522.

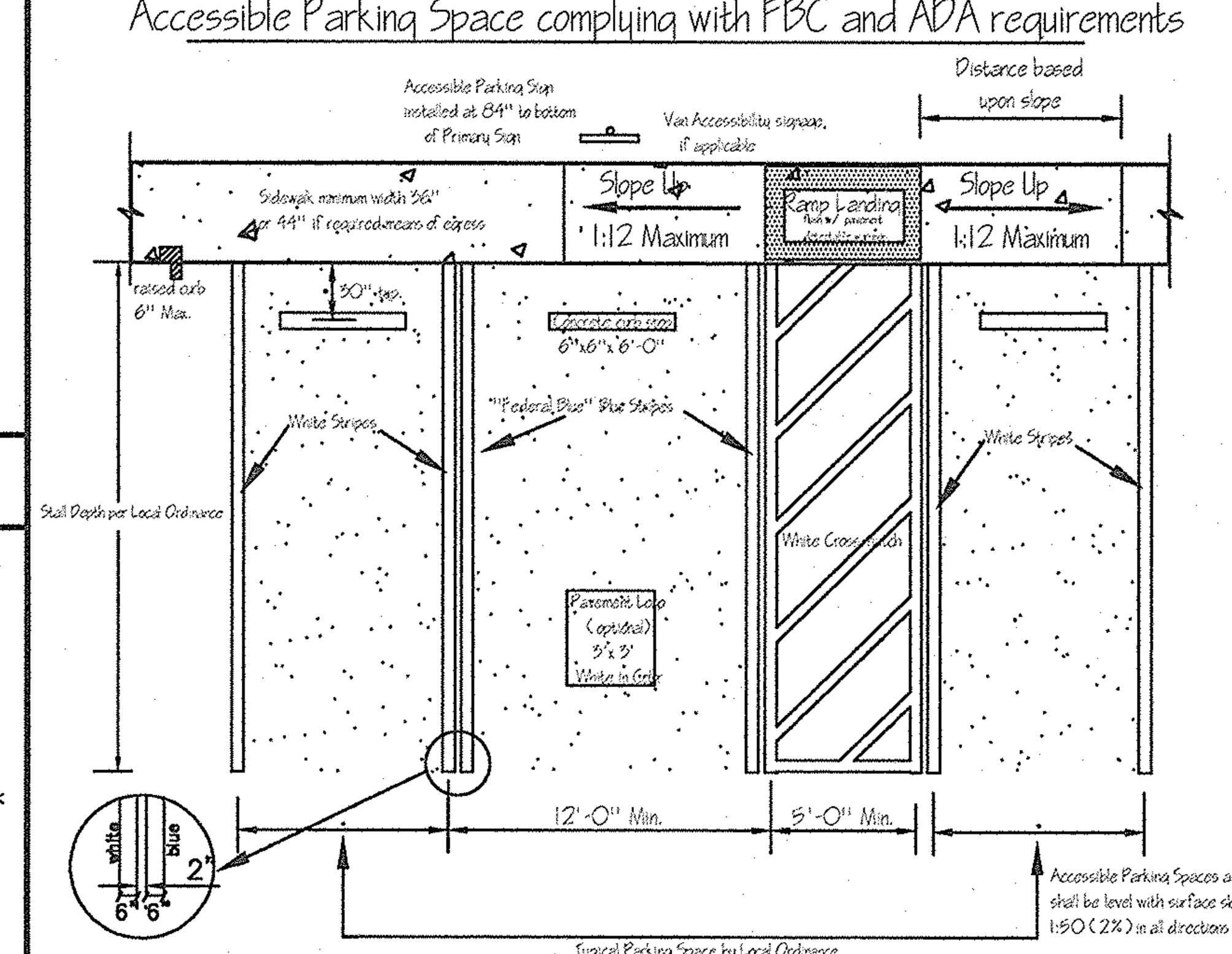
SIDEWALK FLUSH WITH PAVEMENT | 10



REQUIRES 2 - 5/8" x 2'-0" STEEL BAR STAKES FOR EACH CURB SECTION, CURB REINF. w/ 2 #3 REBARS. LOCATE WHEEL STOP 30" FROM FACE OF SIDEWALK HEADER OR EDGE OF PAVEMENT

WHEEL STOP | 11

Accessible Parking Space complying with FBC and ADA requirements



Accessible Parking Space complying with FBC and ADA requirements

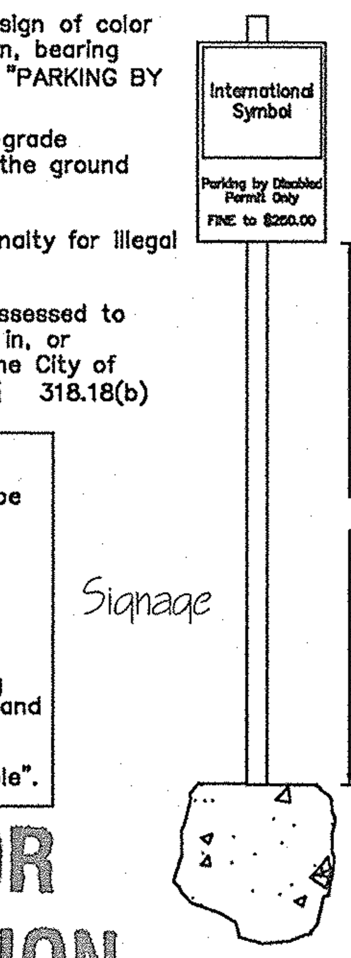
- Each parking space shall be posted with a fixed non-movable sign of color and design as approved by Florida Department of Transportation, bearing the internationally accepted wheelchair symbol and the caption "PARKING BY DISABLED PERMIT ONLY". FS § 553.5041(6)
- Each parking space...must be posted with a permanent above-grade sign...which is placed on or at a distance of 84 inches above the ground to the bottom of the sign. FS 553.5041 (6)
- Each sign erected after October 1, 1996, must indicate the penalty for illegal use of the space. FS § 553.5041 (6)
- Civil penalties of two hundred fifty dollars ($250.00) may be assessed to persons for illegal stopping, standing or parking of any vehicle in, or obstructing any designated disabled parking space located in the City of Temple Terrace. TT Sec. 20.215(d)(1) & (2) and (g)(2) FS§ 318.18(b)

VAN-ACCESSIBLE PARKING SPACES

One of eight accessible parking spaces, but at least one, must be van-accessible.

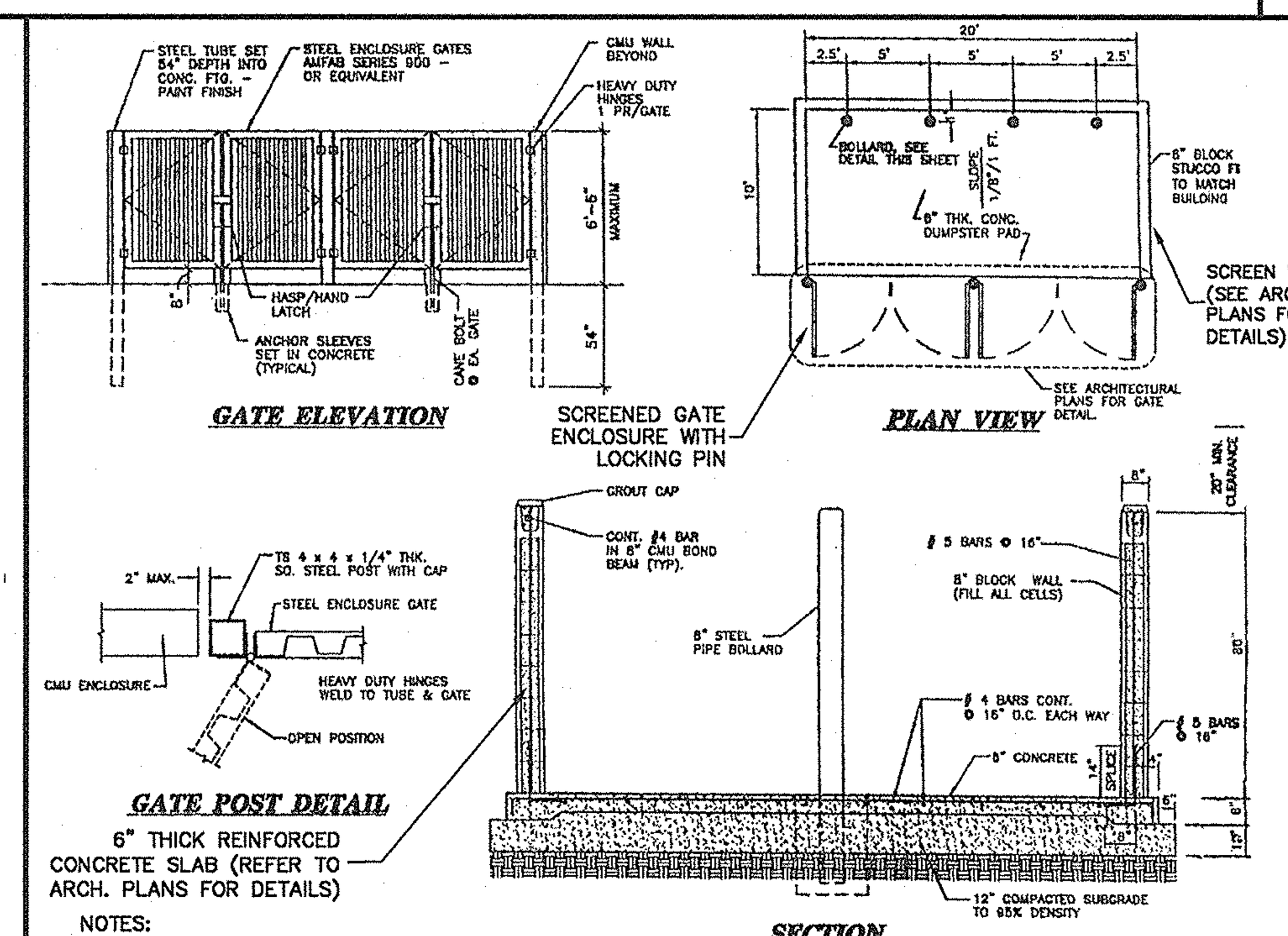
Van-accessible parking spaces are the same as as accessible spaces for cars except for three features needed for vans:

1. a wider access (96") to accommodate wheelchair lifts
2. vertical clearance to accommodate van height at the parking space, the adjacent access aisle, and on the vehicular route to and from the van-accessible space.
3. an additional sign that identifies the space as "van-accessible".



MAY 2 9 2008 ISSUED FOR CONSTRUCTION

DISABLED PARKING/MARKING (CITY OF TEMPLE TERRACE STANDARD) | 12



NOTES:
1. COMPACTORS TO HAVE LOCKING PINS TO HOLD DOORS OPEN DURING SERVICE.
2. SCREEN WALLS TO BE CONSTRUCTED WITH THE SAME MATERIALS & COLORS AS THE PRINCIPAL BUILDING AND SHALL MEET MINIMUM CITY CODES [SEC. 25.780.12]

DUMPSTER ENCLOSURE DETAIL | 13

DESIGNED: NLL
DRAWN: DWS/JSH
CHECKED: [illegible]
Q.C.

THE SIGNATURE OF THE QUALITY CONTROL OFFICER IN THIS SPACE INDICATES THAT ALL REQUIRED PERMITS HAVE BEEN OBTAINED AND THAT CONSTRUCTION IS AUTHORIZED TO COMMENCE. [illegible] 5/09/0

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SOUTHERN OAKS @ TELECOM PARK
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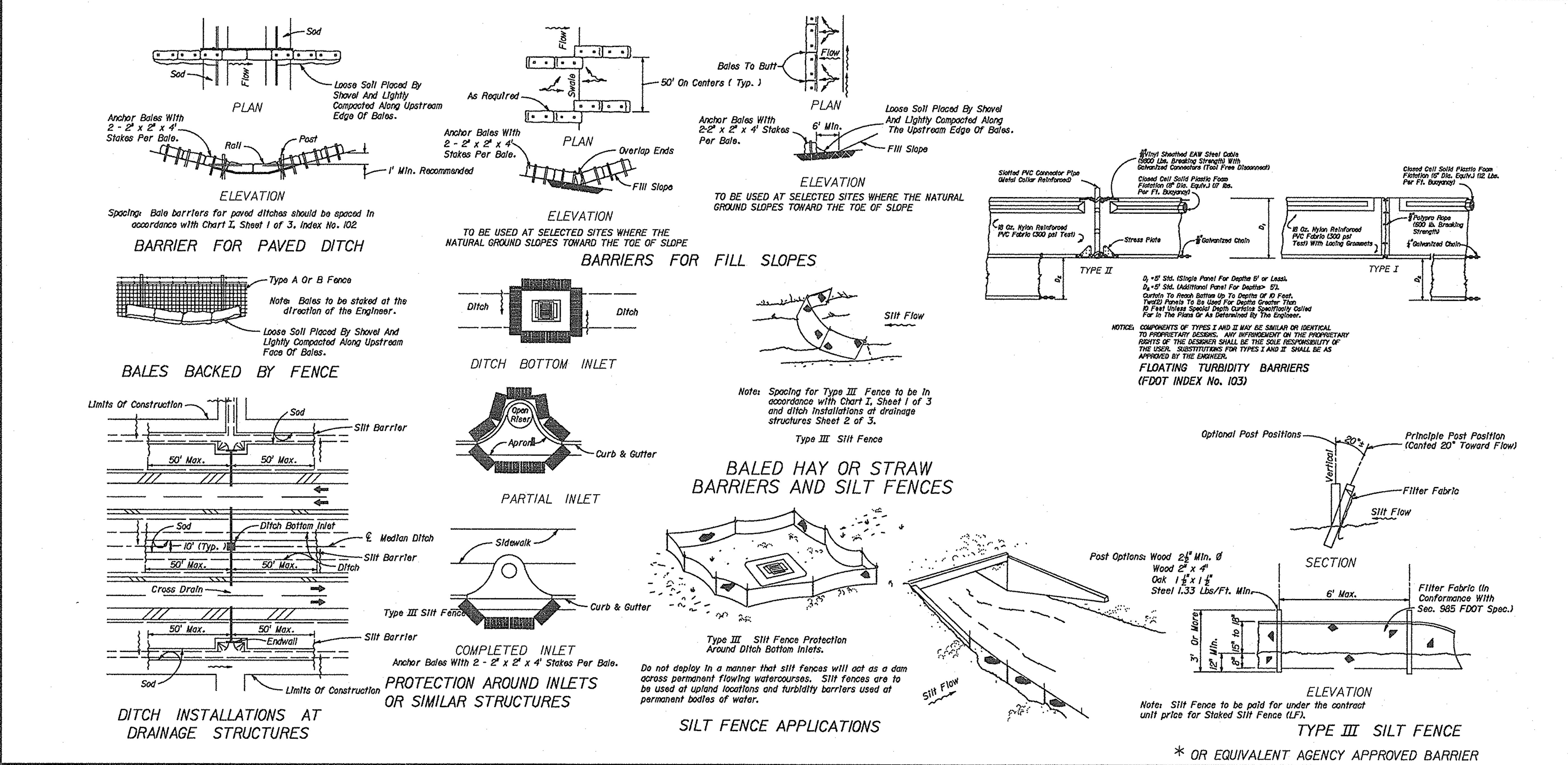
TAMPA, FLORIDA 33602

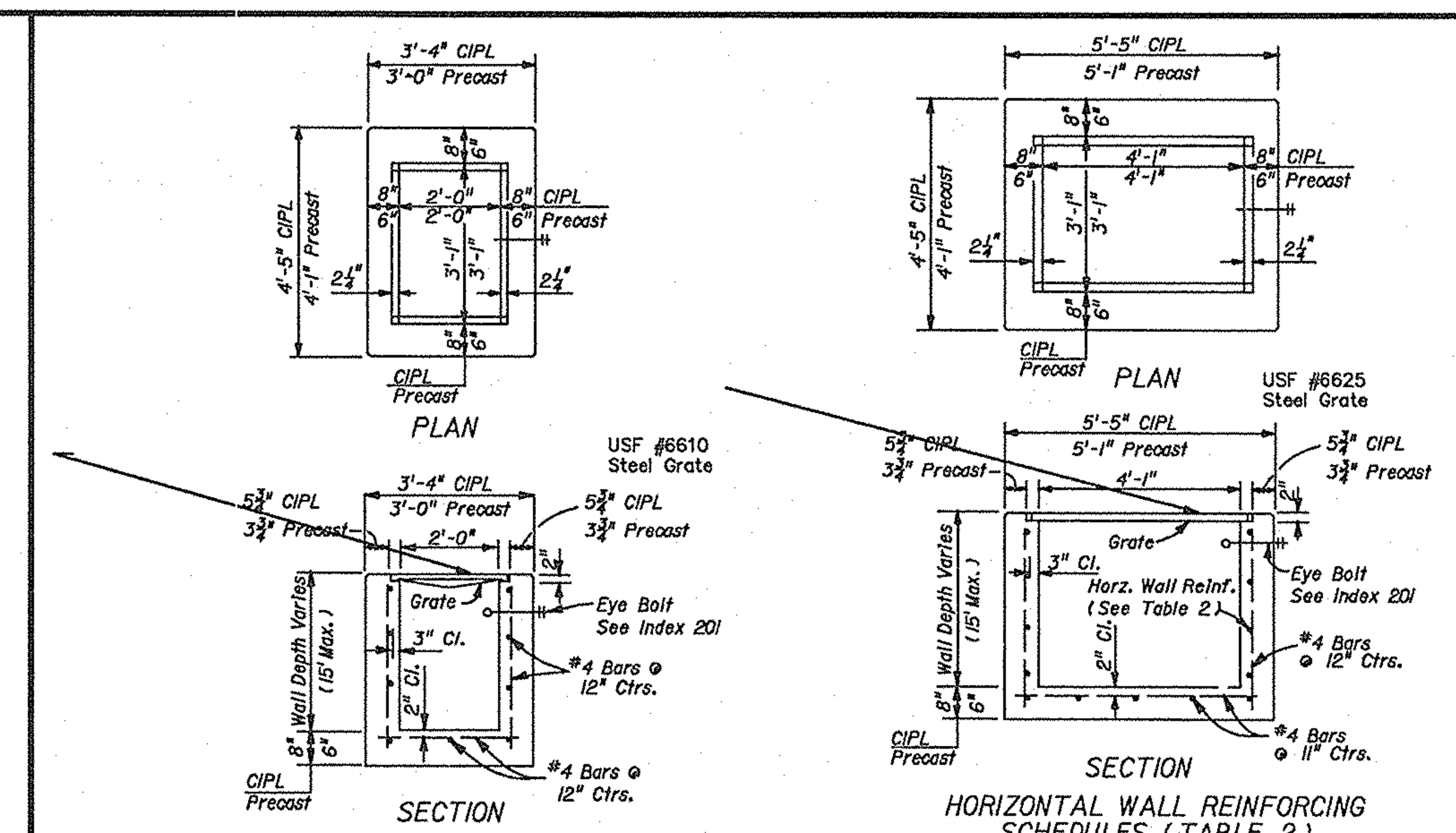
PAVING, GRADING & DRAINAGE DETAILS

NO.	DATE	DESCRIPTION	APP'D BY

JOB NO.: 4178-000-002
DATE: JULY 2, 2007
SCALE: AS SHOWN
SHEET NO.: **C6.01**



TEMPORARY EROSION AND SEDIMENT CONTROL (FDOT INDEX # 102) | 1



HORIZONTAL WALL REINFORCING SCHEDULES (TABLE 1)

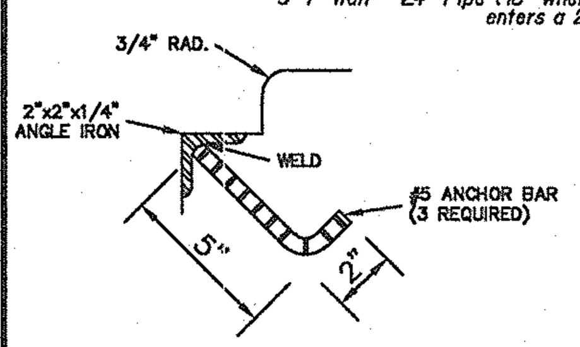
WALL DEPTH	SCHEDULE	AREA (in²/ft)	MAX. SPACING BARS	WWF
0'-15'	A12	0.20	12"	8"

TYPE C (Modified)
Recommended Maximum Pipe Size:
2'-0" Wall - 18" Pipe
3'-1" Wall - 24" Pipe (18" where an 18" pipe enters a 2'-0" wall)

HORIZONTAL WALL REINFORCING SCHEDULES (TABLE 2)

WALL DEPTH	SCHEDULE	AREA (in²/ft)	MAX. SPACING BARS	WWF
0'-6'	A12	0.20	12"	8"
6'-10'	A6	0.20	6"	5"
10'-13'	A4	0.20	4"	3"
10'-15'	B5.5	0.24	5½"	5"

TYPE D (Modified)
Recommended Maximum Pipe Size:
3'-1" Wall - 24" Pipe
4'-1" Wall - 36" Pipe



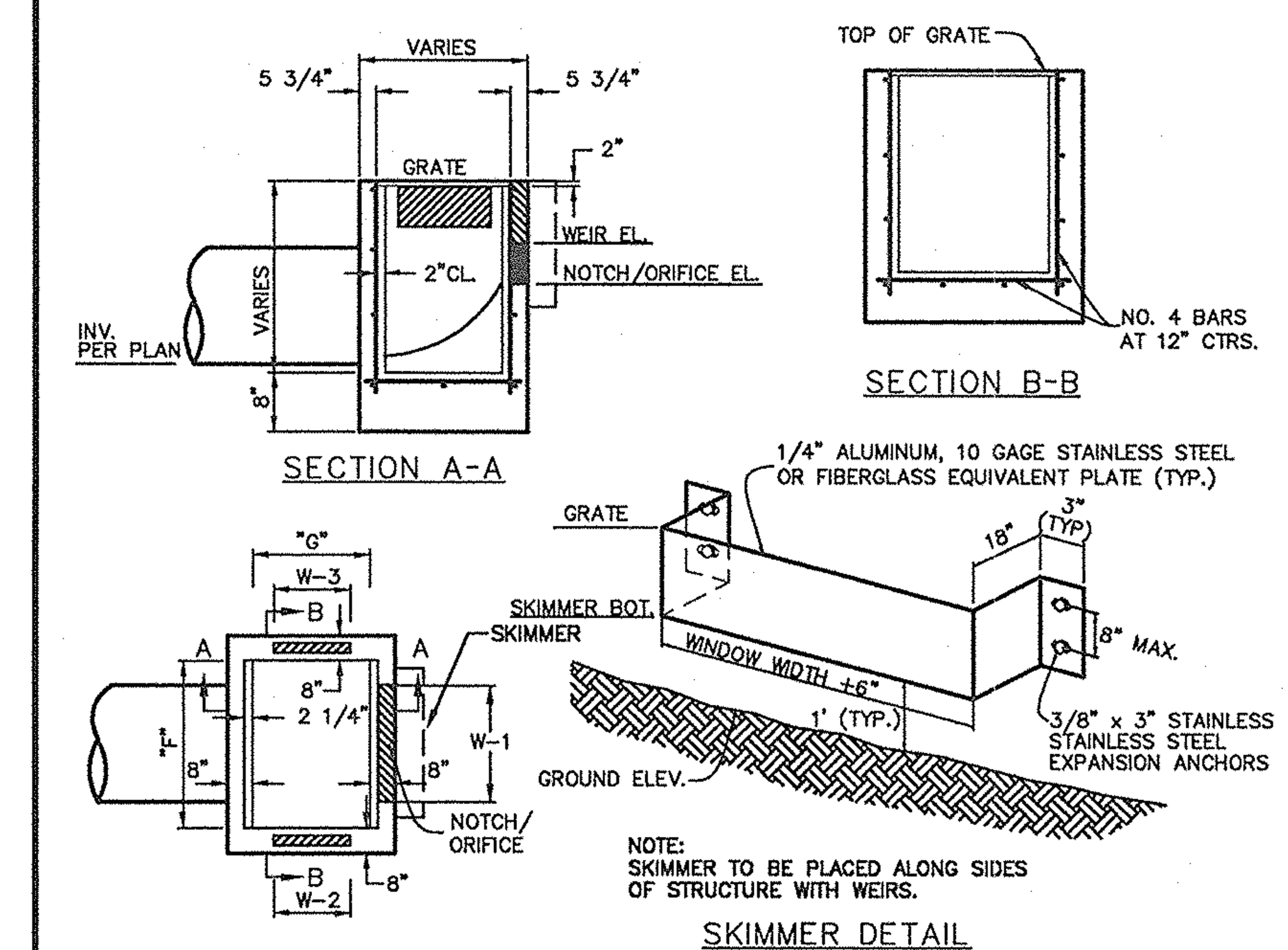
GRATE SEAT DETAIL
(FOR TRAFFIC BEARING GRATES)
NOT TO SCALE

GENERAL NOTES

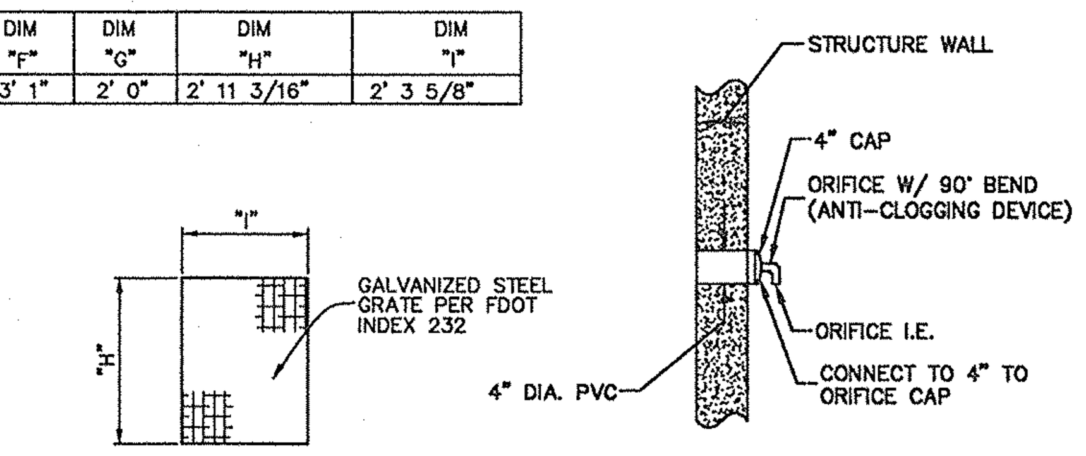
1. Grate seats shall be installed on all four sides to match the dimensions required for the grate being used. Contractor shall submit shop drawings for approval by Engineer of Record prior to ordering materials.
2. Recommended maximum pipe sizes shown are for concrete pipe. Pipe sizes larger than those recommended must be checked for fit.
3. All exposed corners and edges of concrete are to be chamfered ¾".
4. All grates shall be rated for traffic loading (H-20) and be seated on all four (4) sides.
5. Grate seat shall be included in cost of inlet.

DITCH BOTTOM INLET TYPES C, D, E & H (MODIFIED) — Index No. 232

DITCH BOTTOM INLET (MODIFIED) | 2



INLET TYPE	DIM "F"	DIM "G"	DIM "H"	DIM "I"
"C"	3' 1"	2' 0"	2' 11 3/16"	2' 3 5/8"



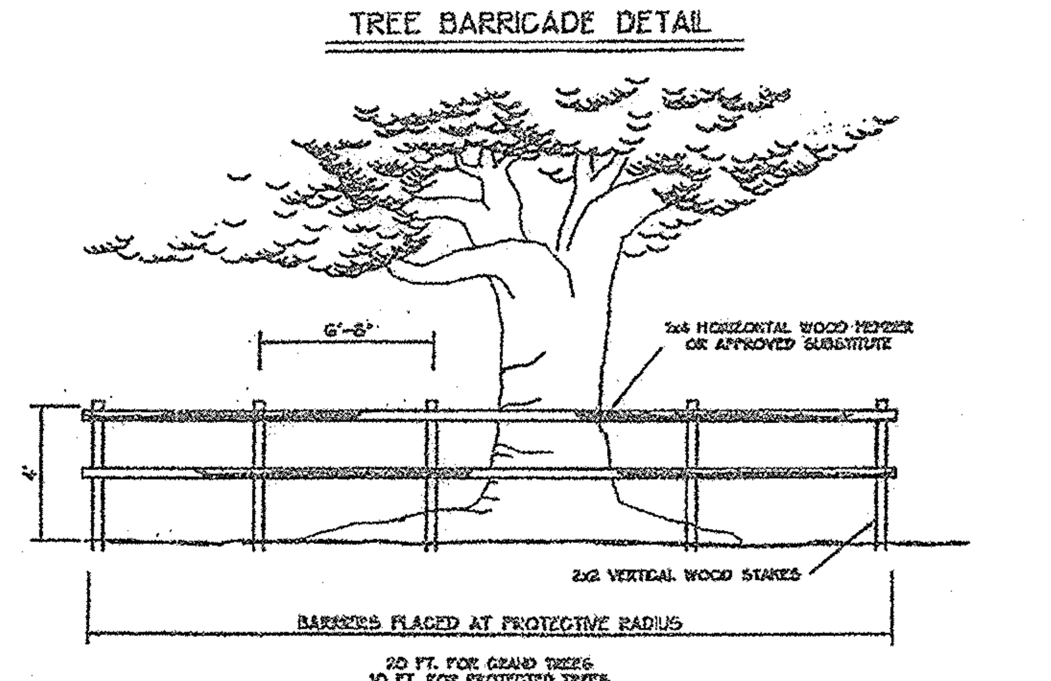
Structure (ICPR)	FDOT Inlet Type	Grate Elev. (FT)	Orifice Elev.(FT)	Orifice Dia. (IN)	Weir 1 Elev. (FT)	Weir 1 Window Width (IN)	Weir 2 Elev. (FT)	Weir 2 Window Width (IN)	Pipe Size (IN)	Pipe Inv. (FT)	Skimmer Required?
OS-E1	C	32.20	28.30	3	29.18	3	32.00	12	18	28.68	YES

CONTROL STRUCTURE | 3

TREE REMOVAL PERMIT - CONDITIONS OF APPROVAL:

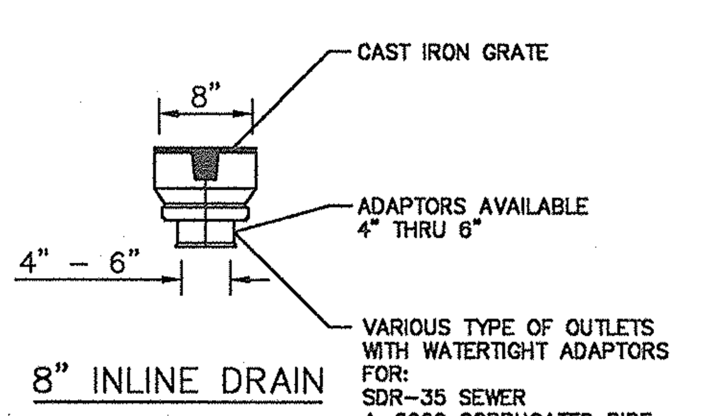
1. Protective Barriers - Tree removal shall not occur until inspection and approval of the protective barriers installed around those trees that are to be preserved. Protective barriers and root pruning are required for preserved trees and the use of other measures to prevent tree damage are encouraged and recommended. (See below for Protective Barricade detail.)
2. Trimming - Trimming of limbs 10" in diameter and larger not shown on the submitted drawing will require separate approval and permits.

TREE BARRICADE DETAIL

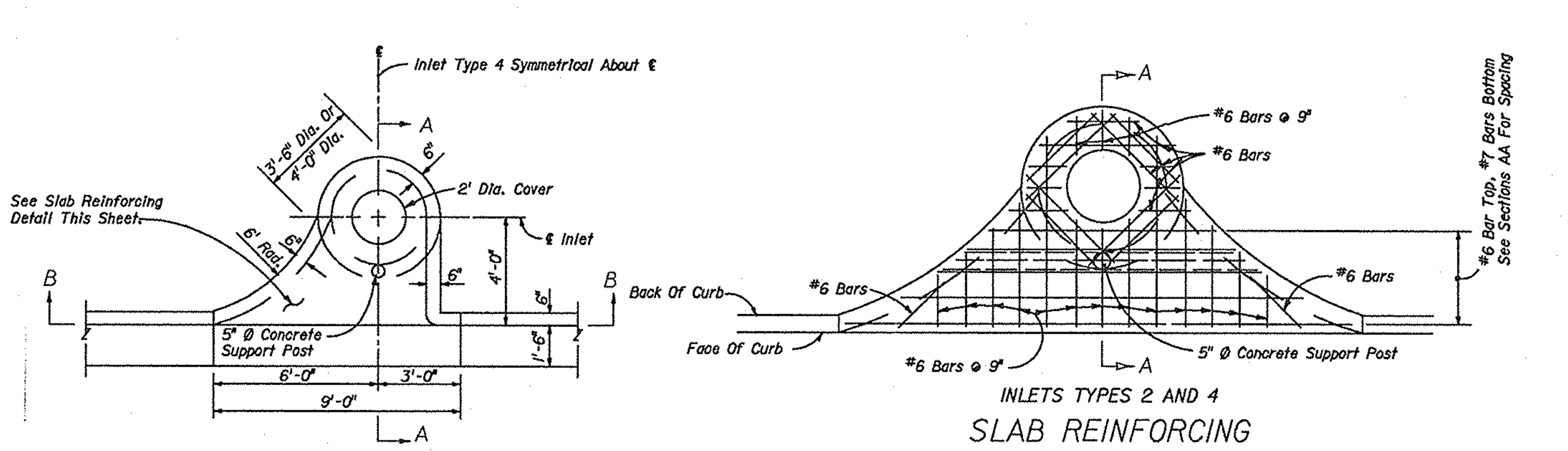


NOTE: ALTERNATE ORANGE MESH TREE BARRICADE MAY BE SUBSTITUTED AS ALLOWED BY TEMPLE TERRACE

TREE BARRICADE | 4

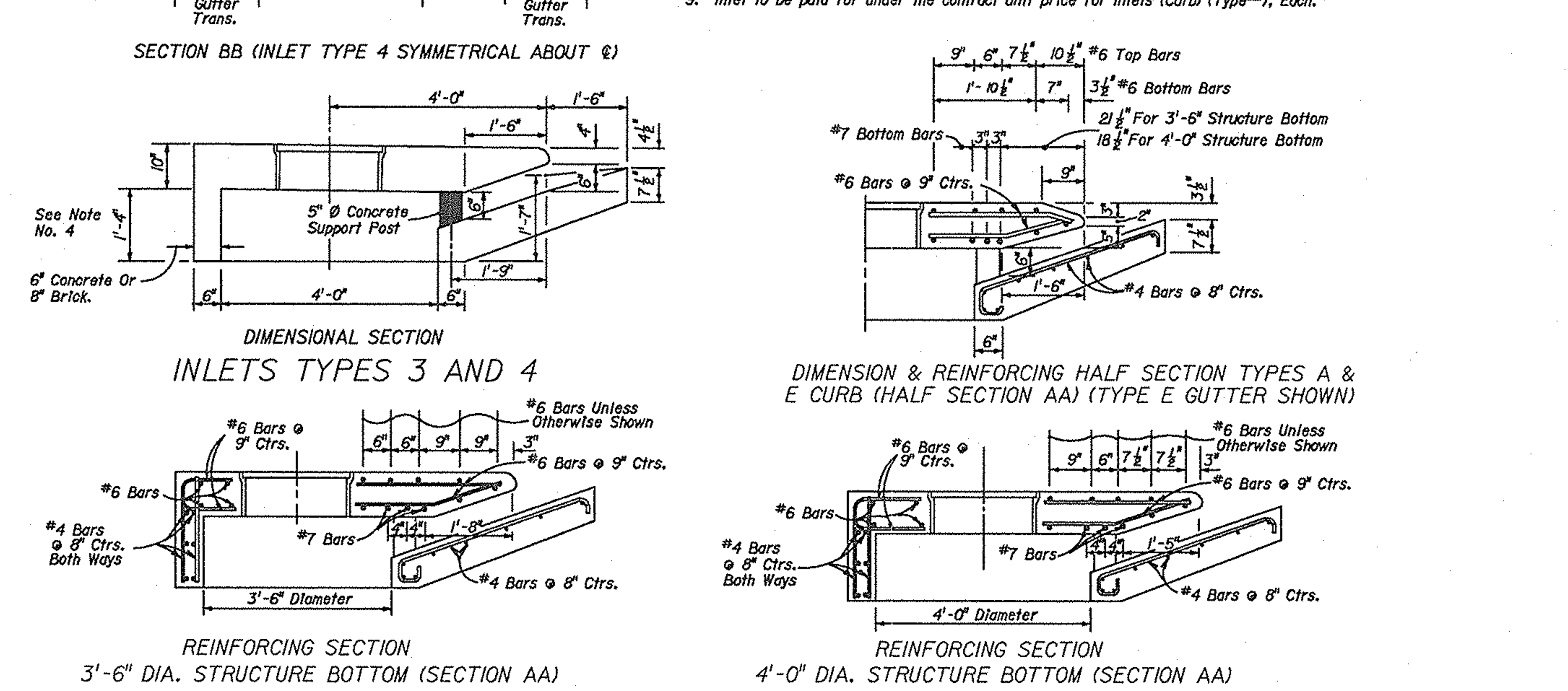


NYLOPLAST INLINE DRAIN | 5

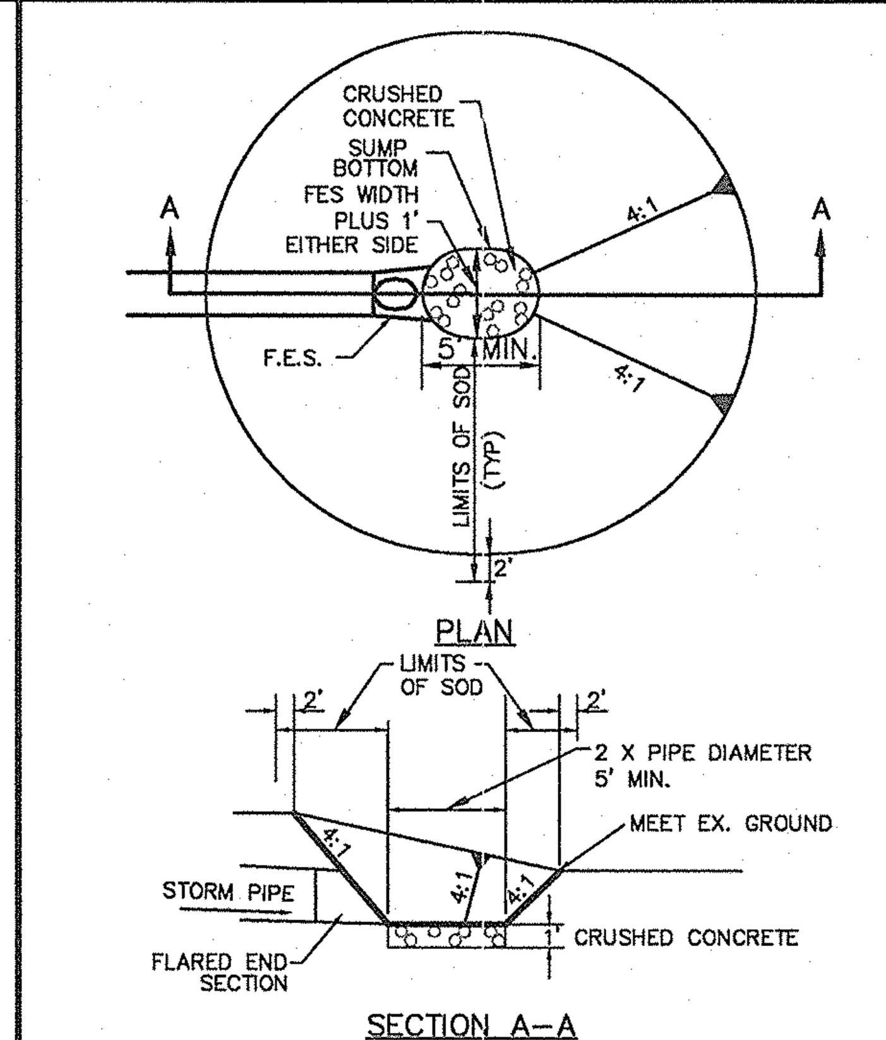


GENERAL NOTES

1. The finished grade and slope of the inlet tops are to conform with the finished cross slope and grade of the proposed sidewalk and/or border.
2. When inlets are to be constructed on a curve, refer to the plans to determine the radius and, where necessary, modify the inlet details accordingly. Bend steel when necessary.
3. All steel in inlet top shall have 1 minimum cover unless otherwise shown. Inlet tops shall be either cast-in-place or precast concrete.
4. The rear wall portion of inlet tops Types 1, 2, 3 & 4 may be constructed with brick. Dowels to top slab required.
5. For supplemental details see Index No. 201.
6. Only round concrete support post will be acceptable.
7. These inlets are to be used with Curb and Gutter Types E and F. Locate outside of pedestrian crosswalk where practical.
8. For structure bottoms see Index No. 200.
9. Inlet to be paid for under the contract unit price for Inlets (Curb) (Type—), Each.



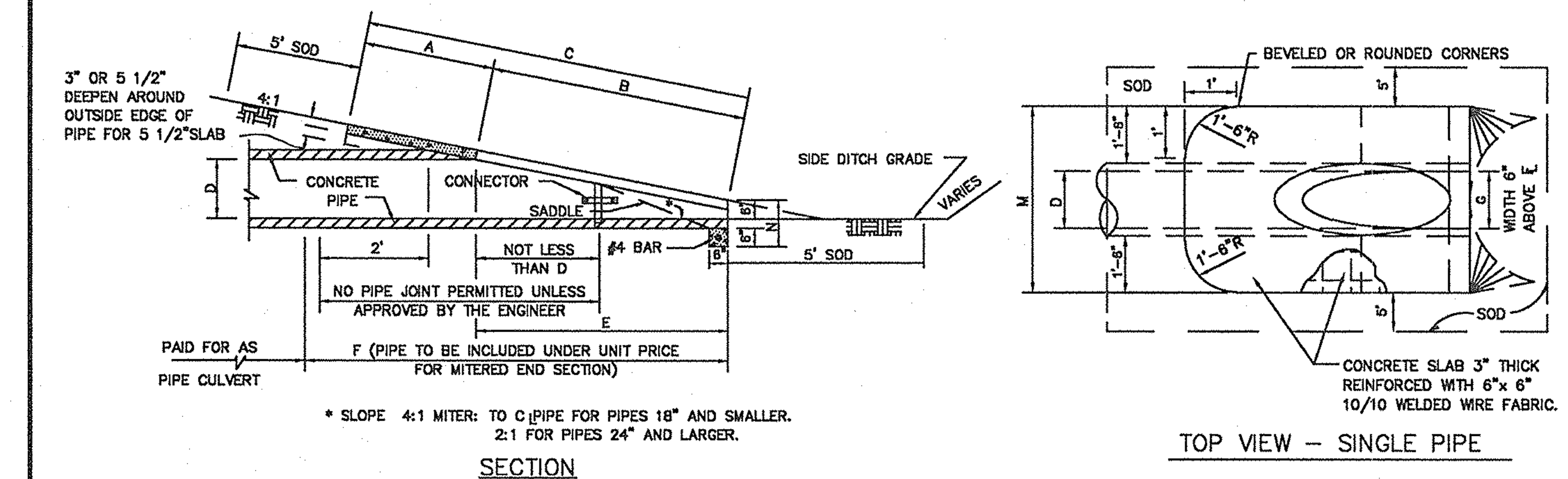
CURB INLET TYPE 4 - FDOT INDEX 210 | 6



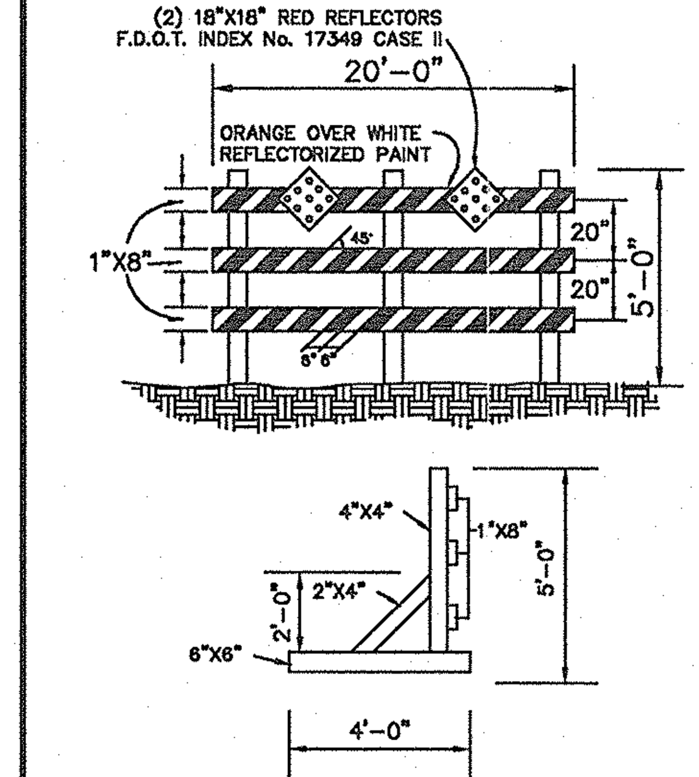
ENERGY DISSIPATER SUMP @ FLARED END SECTION (N.T.S.) | 7

DIMENSIONS AND QUANTITIES

D	X	A	B	C	E	F	G	M SINGLE PIPE	M DOUBLE PIPE	M TRIPLE PIPE	M QUAD. PIPE	N	CONCRETE (CU. YDS) SINGLE PIPE	DOUBLE PIPE	TRIPLE PIPE	QUAD. PIPE	SODDING (SQ. YDS) SINGLE PIPE	DOUBLE PIPE	TRIPLE PIPE	QUAD. PIPE
15"	2'-7"	2.27'	4.09'	6.36	4.03'	8'	1.22'	4.63'	7.21'	9.79'	12.37'	1.19'	0.40	0.61	0.80	1.00	23.33	26.20	29.07	31.93
18"	2'-10"	2.36'	5.12'	7.48	5.03'	9'	1.41'	4.92'	7.75'	10.58'	13.42'	1.21'	0.47	0.69	0.91	1.14	24.90	28.04	31.19	34.34
24"	3'-5"	2.53'	7.18'	9.71	7.03'	11'	1.73'	5.50'	8.92'	12.33'	15.75'	1.25'	0.60	0.90	1.21	1.52	28.02	31.82	35.61	39.41
30"	4'-3"	2.70'	9.25'	11.95	9.03'	13'	2.00'	6.08'	10.33'	14.58'	18.83'	1.29'	0.76	1.19	1.63	2.07	31.16	35.88	40.60	45.32
36"	5'-1"	2.87'	11.31'	14.18	11.03'	15'	2.24'	6.67'	11.75'	16.83'	21.92'	1.33'	0.89	1.48	2.05	2.63	34.23	39.93	45.58	51.23
42"	6'-0"	3.05'	13.37'	16.42	13.03'	17'	2.45'	7.25'	13.25'	19.25'	25.25'	1.38'	1.05	1.82	2.57	3.34	37.42	44.09	50.76	57.42
48"	6'-9"	3.22'	15.43'	18.65	15.03'	19'	2.65'	7.83'	14.58'	21.33'	28.08'	1.42'	1.21	2.15	3.07	4.00	40.54	48.04	55.54	63.04

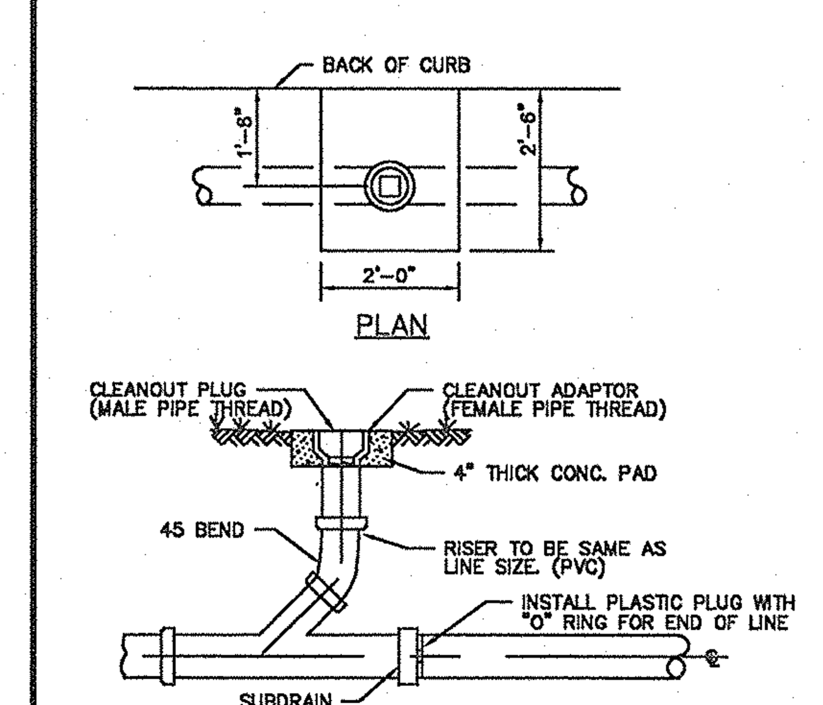


MITERED END SECTION | 8



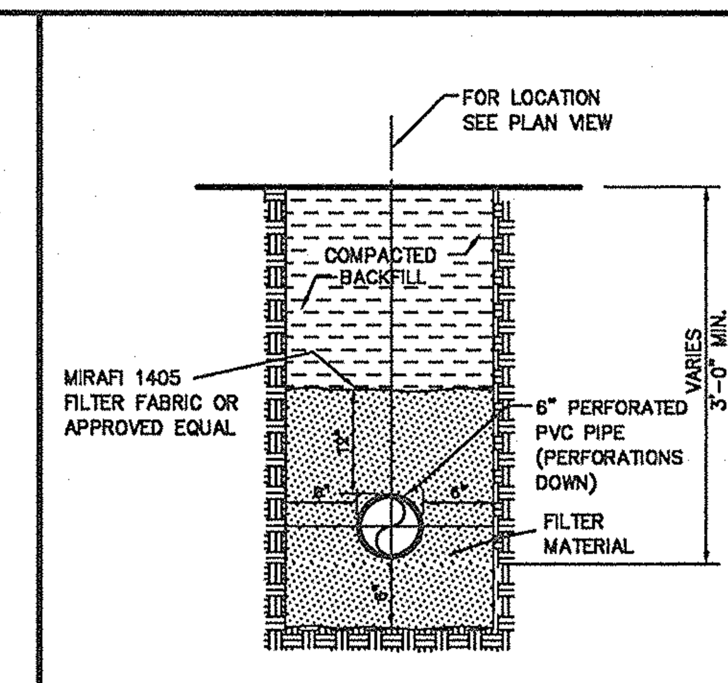
NOTE: PLACE A 30"X30" DEAD END SIGN (W14-1) PER F.D.O.T. AS INDEX No. 17349 AS REQUIRED.

BARRICADE DETAIL | 9



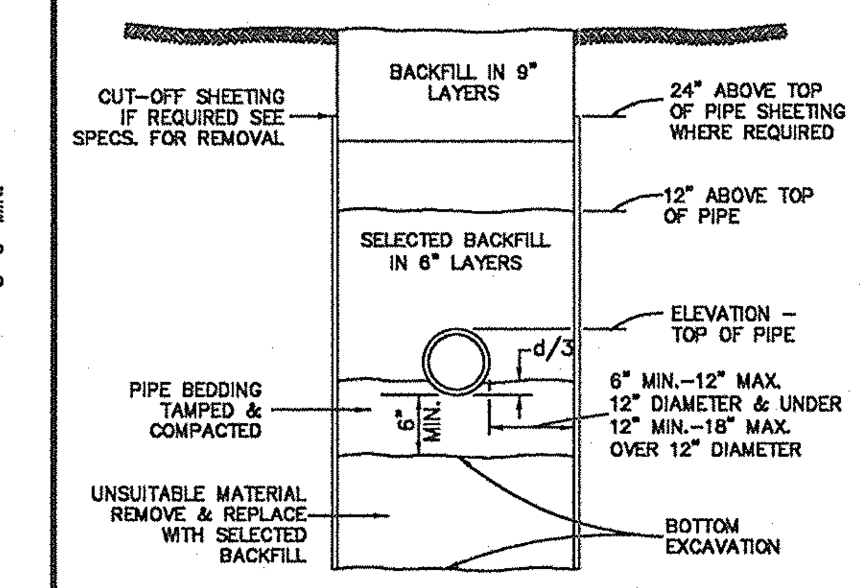
NOTE: MARK UNDERDRAIN CLEANOUT LOCATIONS ON CURB WITH BROWN PAINT.

UNDERDRAIN CLEANOUT DETAIL | 10



NOTES:
1) UNDERDRAIN PIPE SHALL BE ENCLOSED IN A POLYESTER FILTER FABRIC "SOCK" (MIRAFI 140 N OR APPROVED EQUAL).
2) FILTER MATERIAL SHALL CONSIST OF 1/2 "AGGREGATE. AGGREGATE MAY BE STONE, SLAG OR CRUSHED GRAVEL.

UNDERDRAIN DETAIL | 11



NOTES:
1. FOR TRENCHES IN PAVED AREAS OR AREAS TO RECEIVE NEW PAVEMENT. SEE PAVEMENT SPECIFICATIONS.

ISSUED FOR CONSTRUCTION MAY 2 9 2008

TYPICAL TRENCH SECTION | 12

DESIGNED NLL
DRAWN DWS/JSH
CHECKED [illegible]
Q.C. [illegible]

THE SIGNATURE OF THE QUALITY CONTROL OFFICER IN THIS SPACE INDICATES THAT ALL REQUIRED PERMITS HAVE BEEN OBTAINED AND THAT CONSTRUCTION IS AUTHORIZED TO COMMENCE. [illegible] 5/29/08

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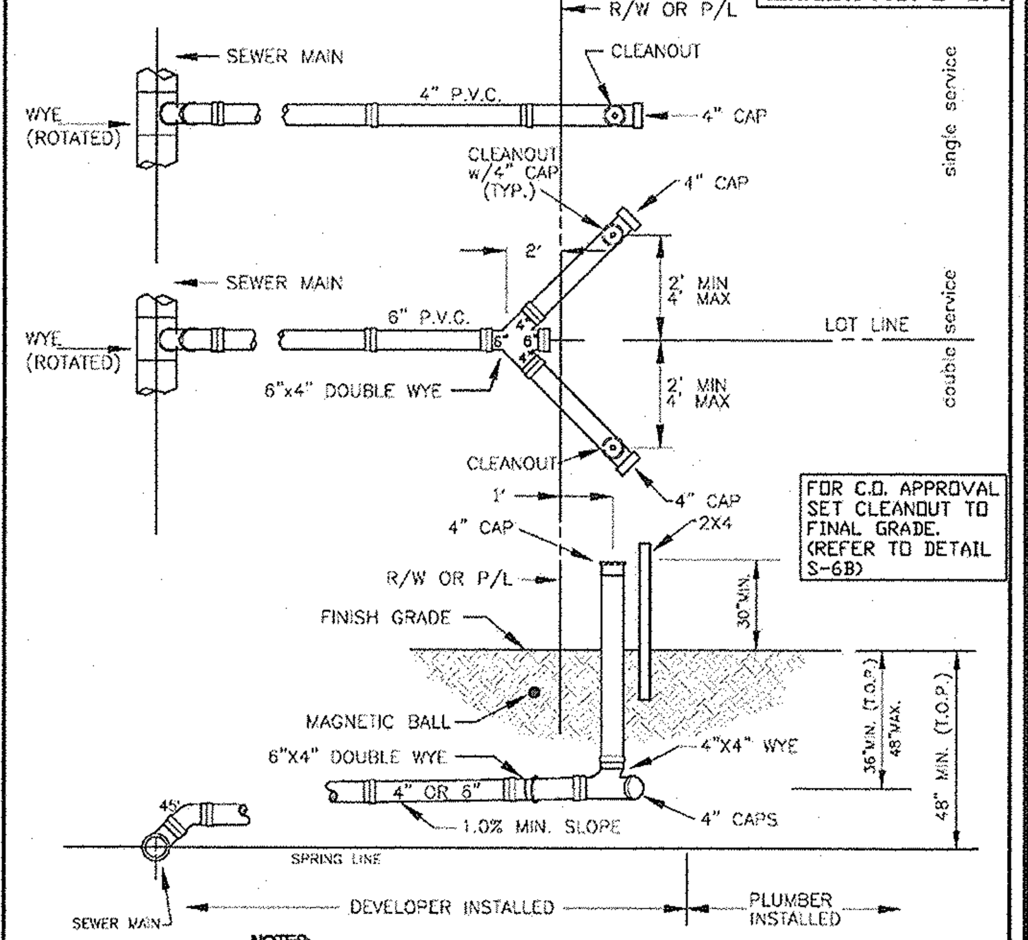
SOUTHERN OAKS @ TELECOM PARK
FOR
RYAN COMPANIES, US, INC.
101 E. KENNEDY BLVD., SUITE 2450
TAMPA, FLORIDA 33602

PAVING, GRADING & DRAINAGE DETAILS

NO.	DATE	DESCRIPTION	APP'D BY

JOB NO. 4178-000-002
DATE: JULY 2, 2007
SCALE: AS SHOWN
SHEET NO. C6.02

Exhibit No. S-6A

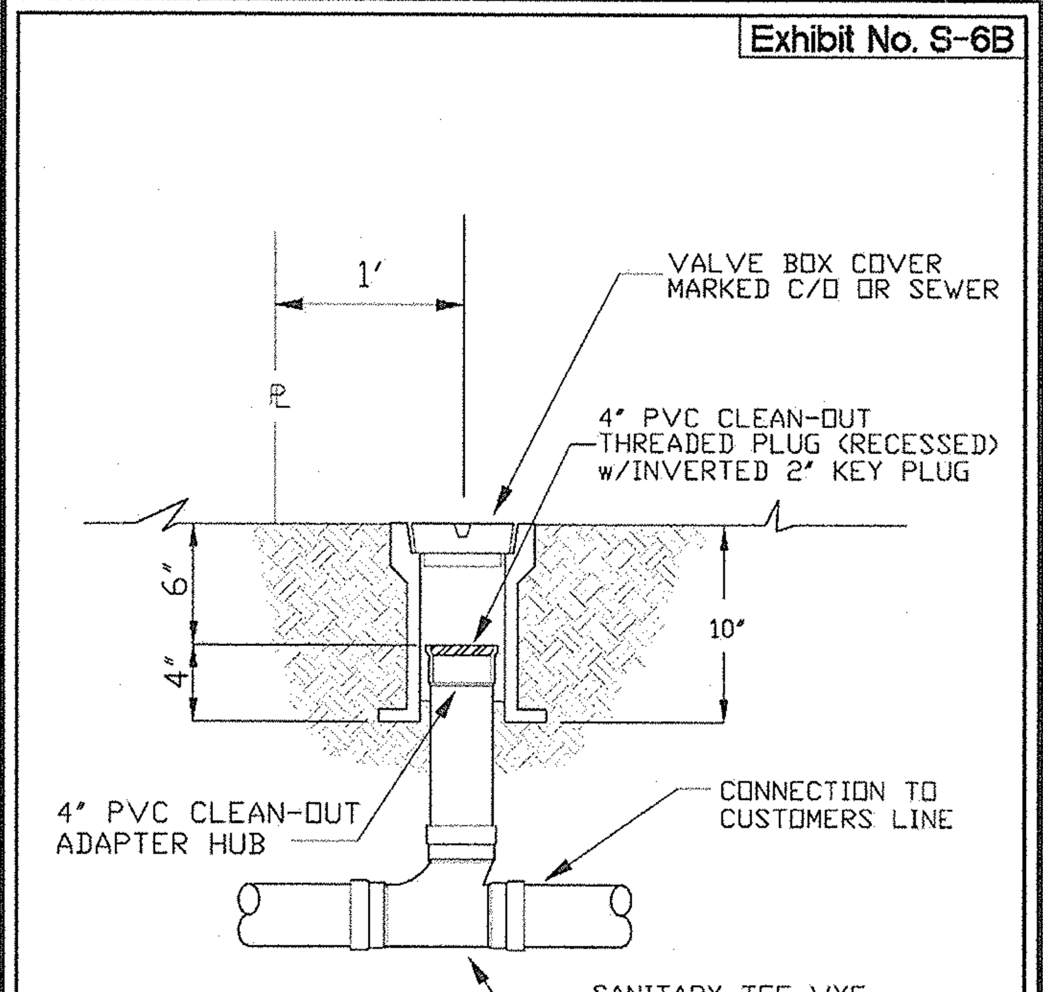


NOTES:

1. CENTER THE DOUBLE WYE FITTING ON THE LOT LINE.
2. INVERT OF SERVICE LATERAL SHALL NOT ENTER SEWER BELOW SPRING LINE.
3. THE TOP OF THE CLEANOUT SHALL TERMINATE 30 TO 40 INCHES ABOVE DESIGN GRADE UNTIL CONNECTION TO A STRUCTURE IS MADE.
4. ALL LATERALS SHALL BE CONSTRUCTED OF SDR 26 PVC.

TYPICAL PVC SANITARY SEWER NEW CONNECTION w/CLEANOUT | 10/05
HILLSBOROUGH COUNTY, FLORIDA | SCALE: N.T.S.

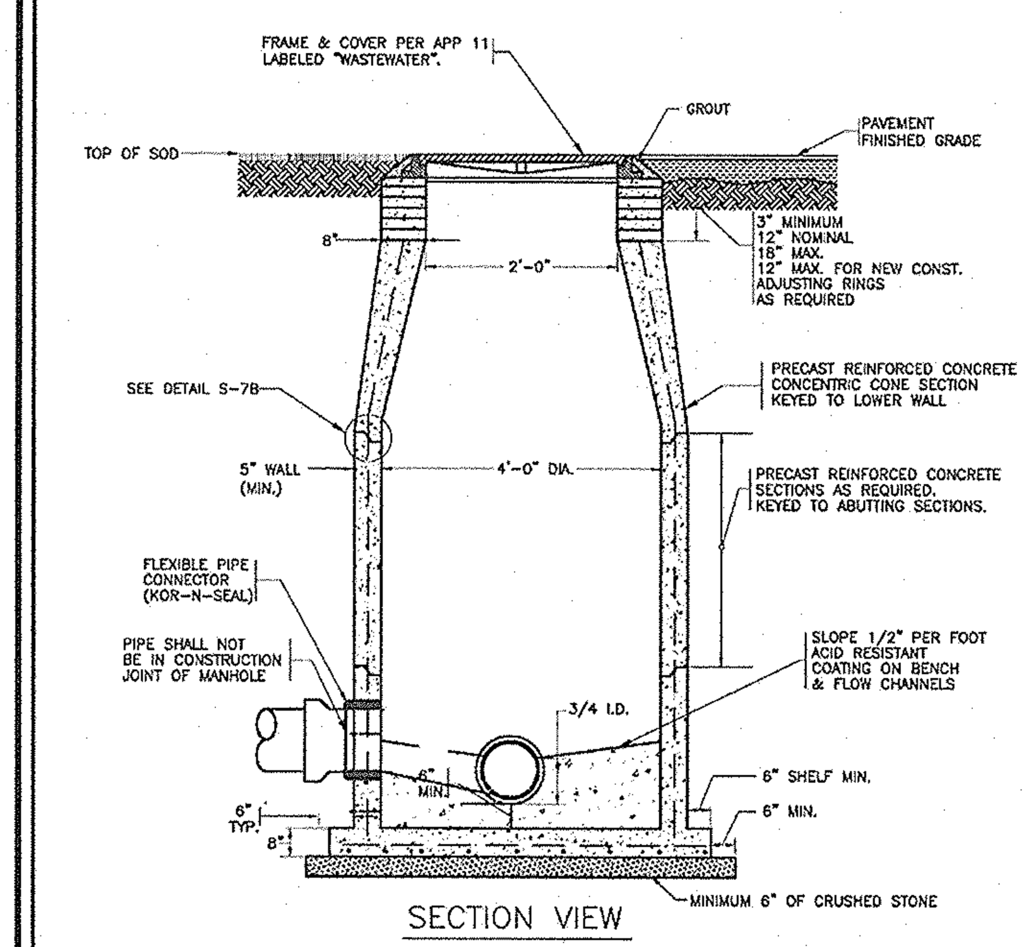
Exhibit No. S-6B



NOTE:
ALL PIPING AND FITTINGS TO BE PVC SDR 26

CLEAN-OUT DETAIL w/VALVE BOX COVER | 10/05
HILLSBOROUGH COUNTY, FLORIDA | SCALE: N.T.S.

Exhibit No. S-7A

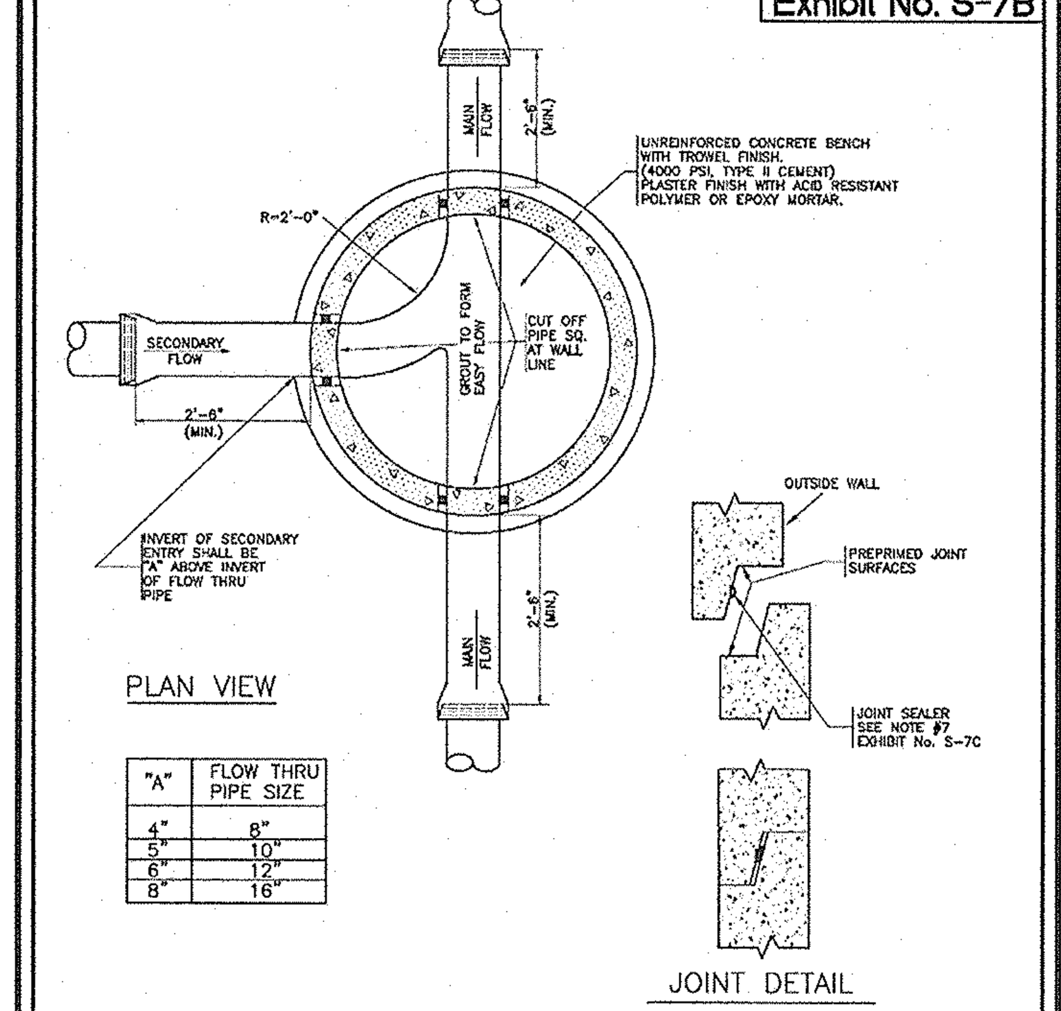


NOTE:

ALL STANDARD MANHOLE NOTES APPLY. REFER TO EXHIBIT No. S-7c.
DETAIL APPLIES TO MANHOLES WITH DEPTHS OF 5' TO 15'.
IF DEPTH TO INVERT IS LESS THAN 5' APPOVAL BY WATER DEPARTMENT IS REQUIRED

STANDARD 48" PRECAST MANHOLE FOR SEWERS 16" OR LESS IN DIA. | 10/05
HILLSBOROUGH COUNTY, FLORIDA | SCALE: N.T.S.

Exhibit No. S-7B



"A"	FLOW THRU PIPE SIZE
4"	8"
5"	10"
6"	12"
8"	16"

NOTE:

ALL STANDARD MANHOLE NOTES APPLY. REFER TO EXHIBIT No. S-7c.
DETAIL APPLIES TO MANHOLES WITH DEPTHS OF 6' TO 15'.

STANDARD 48" PRECAST MANHOLE FOR SEWERS 16" OR LESS IN DIA. | 10/05
HILLSBOROUGH COUNTY, FLORIDA | SCALE: N.T.S.

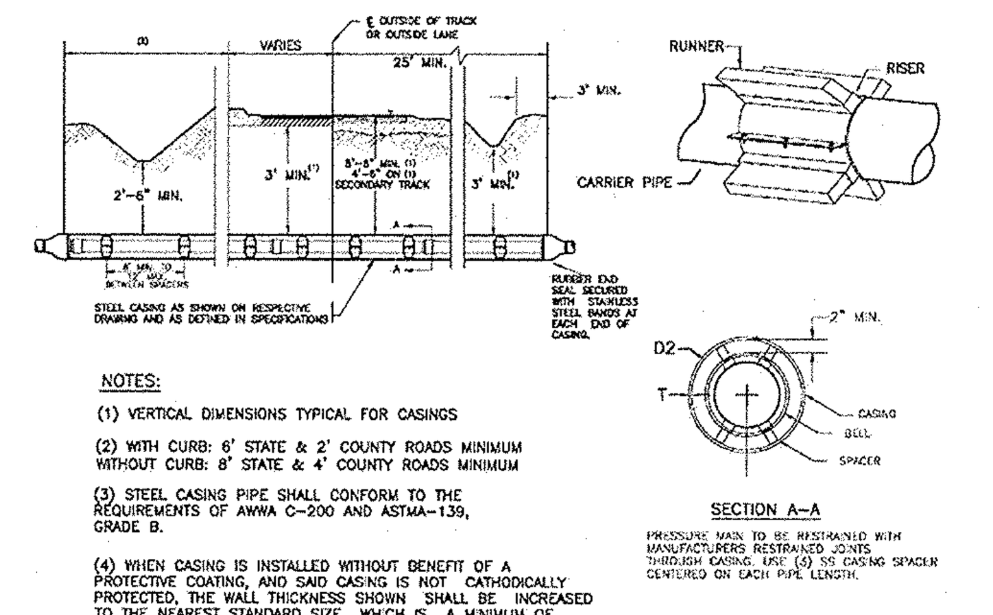
Exhibit No. S-7C

NOTES:

1. PRECAST MANHOLE SECTIONS SHALL BE MANUFACTURED IN ACCORDANCE WITH LATEST EDITIONS OF ASTM C-478 WITH 4000 P.S.I., TYPE II CEMENT.
2. PRECAST CONCRETE MANHOLE BASES SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4000 P.S.I. AND SHALL UTILIZE TYPE II CEMENT.
3. CONCRETE PLACED IN MANHOLE INVERTS SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4000 P.S.I. AND SHALL UTILIZE TYPE II CEMENT.
4. LIFT HOLES THROUGH PRECAST STRUCTURES ARE NOT PERMITTED.
5. ALL PIPE PENETRATIONS SHALL BE PRECAST OR CORE-DRILLED. THE PERIMETER OF A PENETRATION SHALL NOT BE CLOSER THAN 12" TO A BARREL SECTION JOINT.
6. AN A-LOK TYPE COLLAR, KOR-N-SEAL, OR AN APPROVED RUBBER BOOT PER APP 11 SHALL BE USED AT ALL PIPE PENETRATIONS.
7. "D-LOK", "AKWASTOP" OR APPROVED EQUAL PER APP 11 AT ALL RISER JOINTS, 1/2" THICK WITH WIDTH AT LEAST 1/2 THE WALL THICKNESS.
8. THE INTERIOR OF THE ADJUSTMENT SECTION SHALL BE PLASTERED WITH 3/4" ACID RESISTANT MORTAR WHEN BRICK ADJUSTMENT RING IS USED. OTHER APPROVED EQUAL CONSTRUCTION MAY BE CONSIDERED.
9. MANHOLE COVER SHALL BE WATERTIGHT OR EQUIPPED WITH A INFLOW PROTECTOR IN SODDED AREAS, AND SHALL COMPLY WITH THE APPROVED PRODUCTS LIST IN APP 11.
10. BOTTOM BARREL AND BASE OF MANHOLE TO BE MONOLITHICALLY CAST.
11. SERVICE LATERALS SHALL NOT ENTER MANHOLES UNLESS SPECIFIED ON THE PLANS AND THEN MUST BE TREATED AS MAINS (SHOW ELEVATIONS, PRECAST OR CORE-DRILLED PENETRATIONS, FLOW CHANNEL CONSTRUCTION, ETC.).
12. AN OUTSIDE DROP CONNECTION SHALL BE REQUIRED FOR ALL INFLUENT LINES WHICH HAVE AN INVERT 2' OR MORE ABOVE THE MANHOLE INVERT.
13. FOR NONSTANDARD MANHOLES, THE ENGINEER OF RECORD SHALL DESIGN ALL MANHOLE REINFORCEMENT STEEL AND JOINT DETAILS AND SHALL SUBMIT CALCULATIONS TO THE COUNTY FOR REVIEW.
14. PRECAST OR CORE-DRILLED PENETRATION DIAMETERS SHALL BE PER MANUFACTURER SPECIFICATIONS OR AS FOLLOWS:
10" TO 12" FOR 8" DIAMETER PIPE.
12" TO 16" FOR 10" DIAMETER PIPE.
16" FOR 12" DIAMETER PIPE.
15. MATERIALS OF CONSTRUCTION, PLACEMENT, AND COMPACTION REQUIREMENTS FOR BEDDING MATERIALS SHALL BE PER COUNTY SPECIFICATIONS.
16. FLOW CHANNELS SHALL BE CONSTRUCTED TO DIRECT INFLUENT INTO THE FLOW STREAM.
17. PROPERLY SHAPED SPILLWAYS SHALL BE CONSTRUCTED BETWEEN PIPES WITH DIFFERENT INVERT ELEVATIONS TO PROVIDE FOR SMOOTH FLOWS.

STANDARD 48" PRECAST MANHOLE FOR SEWERS 16" OR LESS IN DIA. | 10/05
HILLSBOROUGH COUNTY, FLORIDA | SCALE: N.T.S.

Exhibit No. S-14



NOTES:

(1) VERTICAL DIMENSIONS TYPICAL FOR CASINGS

(2) WITH CURB: 6' STATE & 2' COUNTY ROADS MINIMUM
WITHOUT CURB: 8' STATE & 4' COUNTY ROADS MINIMUM

(3) STEEL CASING PIPE SHALL CONFORM TO THE REQUIREMENTS OF AWWA C-200 AND ASTMA-139, GRADE B.

(4) WHEN CASING IS INSTALLED WITHOUT BENEFIT OF A PROTECTIVE COATING, AND SAID CASING IS NOT CATHODICALLY PROTECTED, THE WALL THICKNESS SHOWN SHALL BE INCREASED TO THE NEAREST STANDARD SIZE WHICH IS A MINIMUM OF 0.063" GREATER THAN THE THICKNESS SHOWN EXCEPT FOR DIAMETERS LESS THAN 12.75".

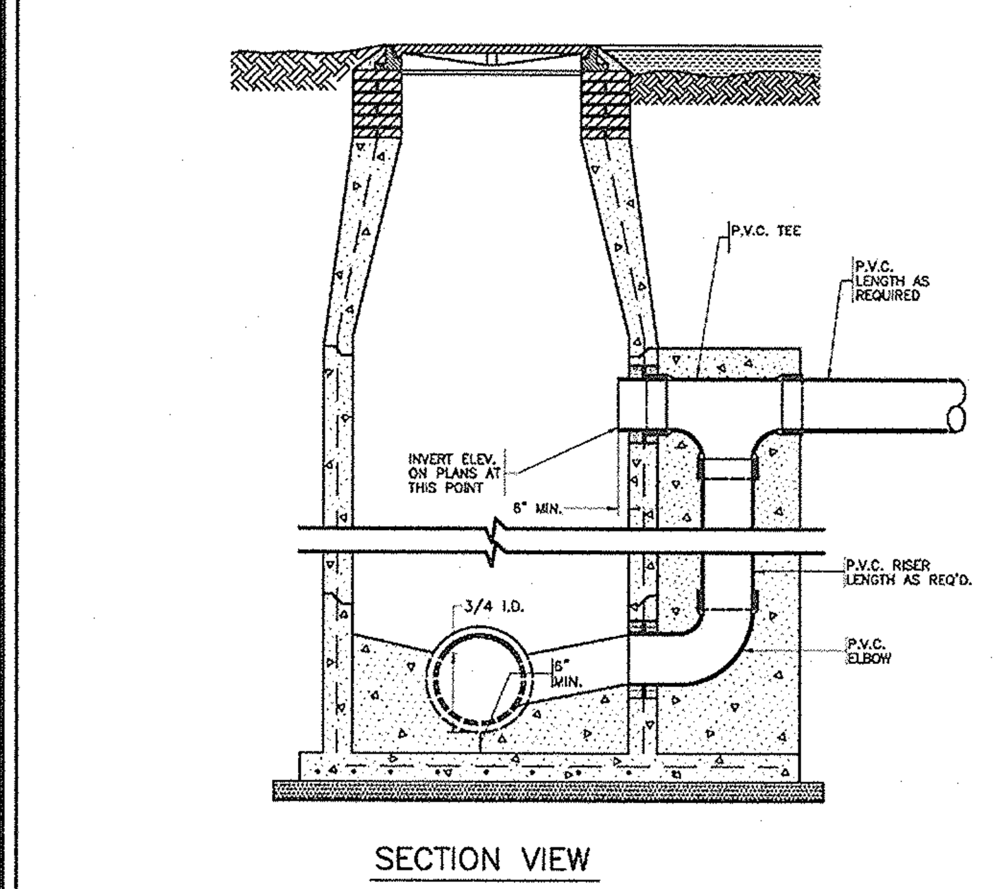
(5) FOR REFERENCE ONLY.

MINIMUM CASING SIZE AND THICKNESS

D.I.P.-M.J.	—	—	—	4"	6"	—	8"	10"	12"	14"	16"	18"	20"	—	24"	30"	36"	42"	48"
D.I.P.-P.O.	—	—	4"	—	6"	8"	10"	12"	—	14"	16"	18"	20"	24"	—	30"	36"	42"	48"
PVC	—	—	4"	6"	—	8"	10"	12"	—										
(1) STEEL CASING PIPE (D2)	8"(4)	10"	12"	14"	16"	18"	20"	24"	24"	30"	30"	30"	36"	36"	42"	48"	54"	60"	66"
WALL THICKNESS (T) ROADS	.188	.188	.188	.250	.250	.250	.250	.250	.250	.312	.312	.312	.375	.375	.500	.500	.500	.500	.500
(5) WALL THICKNESS (T) R.R.	.188	.188	.188	.219	.219	.250	.281	.344	.344	.406	.406	.406	.469	.469	.500	—	—	—	—

JACK & BORE DETAIL | 10/05
HILLSBOROUGH COUNTY, FLORIDA | SCALE: N.T.S.

Exhibit No. S-8A

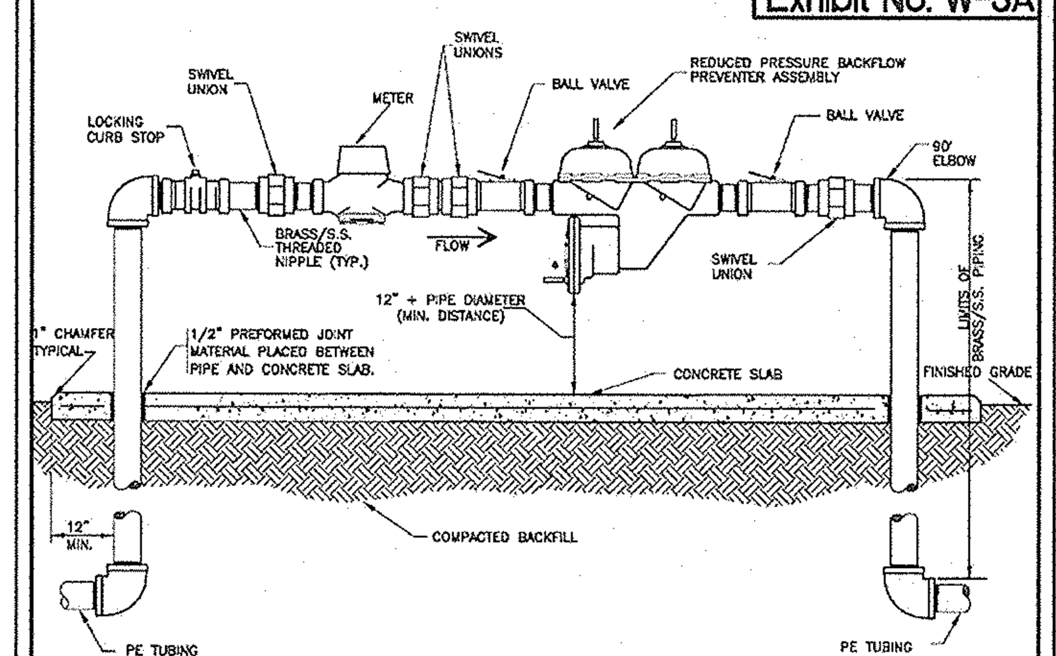


NOTE:

ALL STANDARD MANHOLE NOTES AND DETAILS APPLY.
REFER TO EXHIBITS No. S-7A, 7B, & 7C.

TYPICAL DROP MANHOLE - OUTSIDE | 10/05
HILLSBOROUGH COUNTY, FLORIDA | SCALE: N.T.S.

Exhibit No. W-3A



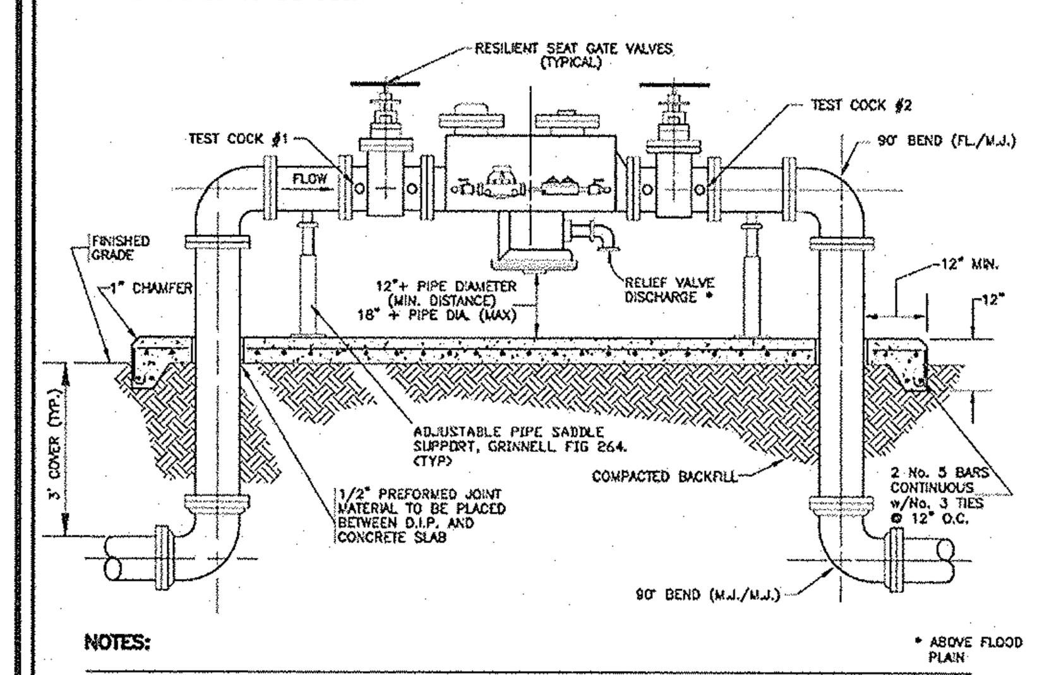
NOTES:

1. CERTIFICATION OF PROPER INSTALLATION AND OPERATION WILL BE REQUIRED FROM A CERTIFIED BACKFLOW PREVENTION TECHNICIAN PRIOR TO WATER MAIN ACCEPTANCE BY THE HILLSBOROUGH COUNTY WATER DEPARTMENT.
2. THE BACKFLOW PREVENTION DEVICE ASSEMBLY SHALL BE ON THE APPROVED LIST OF THE UNIVERSITY OF SOUTHERN CALIFORNIA.
3. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROPER OPERATION, MAINTENANCE AND TESTING OF THE BACKFLOW PREVENTION DEVICE ASSEMBLY.
4. 6" CONCRETE SLAB SHALL BE REINFORCED WITH No.6x6-W10xW10 AND SHALL BE TYPE I, PORTLAND CEMENT WITH A MINIMUM 28-DAY STRENGTH OF 3000psi.
5. SLAB WIDTH AND LENGTH SHALL VARY WITH ASSEMBLY SIZE.
6. 2" SERVICE LINES SHALL USE A 2" GATE VALVE (INSTEAD OF A CORPORATION STOP) AT THE WATER MAIN CONNECTION.

WATER METER ASSEMBLY COMMERCIAL 2" OR SMALLER | 10/05
HILLSBOROUGH COUNTY, FLORIDA | SCALE: N.T.S.

Exhibit No. W-4A

ALL VALVES TO BE OS&Y

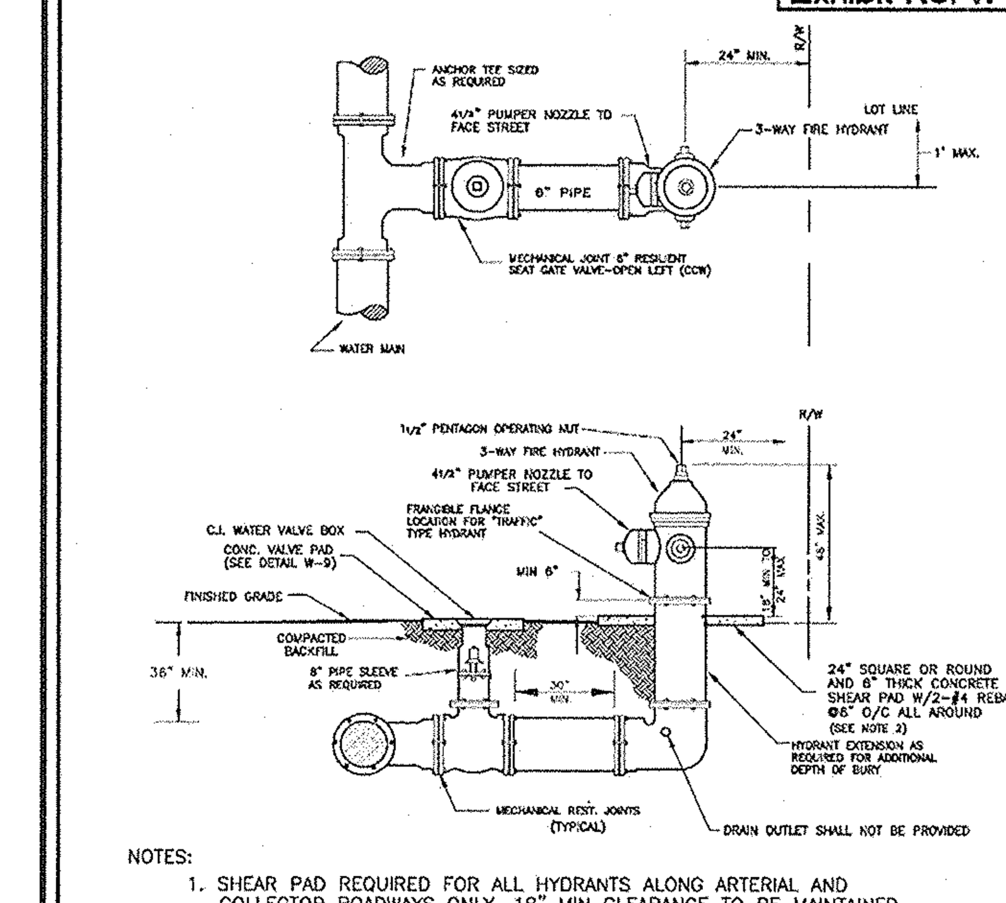


NOTES:

1. ALL PIPE AND FITTINGS SHALL BE DUCTILE IRON, CLASS 54, CEMENT LINED INTERIOR WITH FLANGE FITTINGS FOR ABOVE GROUND USE. MANUFACTURERS RESTRAINED JOINTS SHALL BE USED FOR UNDERGROUND PIPING.
2. CERTIFICATION OF PROPER INSTALLATION AND OPERATION WILL BE REQUIRED FROM A CERTIFIED BACKFLOW PREVENTION TECHNICIAN PRIOR TO WATER MAIN ACCEPTANCE BY THE HILLSBOROUGH COUNTY WATER DEPARTMENT.
3. THE BACKFLOW PREVENTION DEVICE ASSEMBLY SHALL BE ON THE APPROVED LIST OF THE UNIVERSITY OF SOUTHERN CALIFORNIA.
4. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROPER OPERATION, MAINTENANCE AND TESTING OF THE BACKFLOW PREVENTION DEVICE ASSEMBLY.
5. 6" CONCRETE SLAB SHALL BE REINFORCED WITH No.6x6-W10xW10 AND SHALL BE TYPE I, PORTLAND CEMENT WITH A MINIMUM 28-DAY STRENGTH OF 3000psi.
6. SLAB WIDTH SHALL BE 5'-0" TYPICAL AND LENGTH SHALL VARY WITH ASSEMBLY.

BACKFLOW PREVENTION DEVICE REDUCED PRESSURE PRINCIPLE (FOR FIRE SERVICE ONLY) | 10/05
HILLSBOROUGH COUNTY, FLORIDA | SCALE: N.T.S.

Exhibit No. W-5A

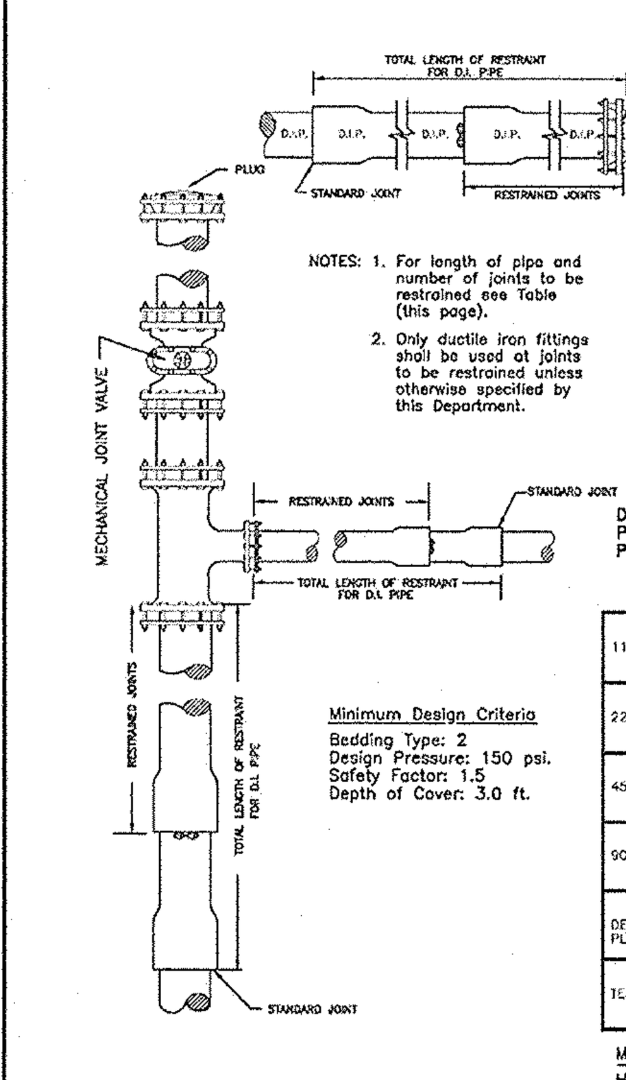


NOTES:

1. SHEAR PAD REQUIRED FOR ALL HYDRANTS ALONG ARTERIAL AND COLLECTOR ROADWAYS ONLY. 18" MIN CLEARANCE TO BE MAINTAINED BETWEEN PAD AND HYDRANT NOZZLES.
2. CLEARANCE BETWEEN BOTTOM OF FLANGE AND TOP OF SHEAR PAD SHALL BE 6" ±0" TOLERANCE.
3. FIRE HYDRANTS SHALL BE INSTALLED BETWEEN BACK OF CURB AND FACE OF SIDEWALK EXCEPT WHERE CONDITIONS AND/OR REGULATIONS PROHIBIT.
4. PUMPER NOZZLE TO FACE STREET.

FIRE HYDRANT (RESTRAINED) | 10/05
HILLSBOROUGH COUNTY, FLORIDA | SCALE: N.T.S.

Exhibit No. W-6A



NOTES: 1. For length of pipe and number of joints to be restrained see Table (this page).
2. Only ductile iron fittings shall be used at joints to be restrained unless otherwise specified by this Department.

Minimum Design Criteria
Bedding Type: 2
Design Pressure: 150 psi.
Safety Factor: 1.5
Depth of Cover: 3.0 ft.

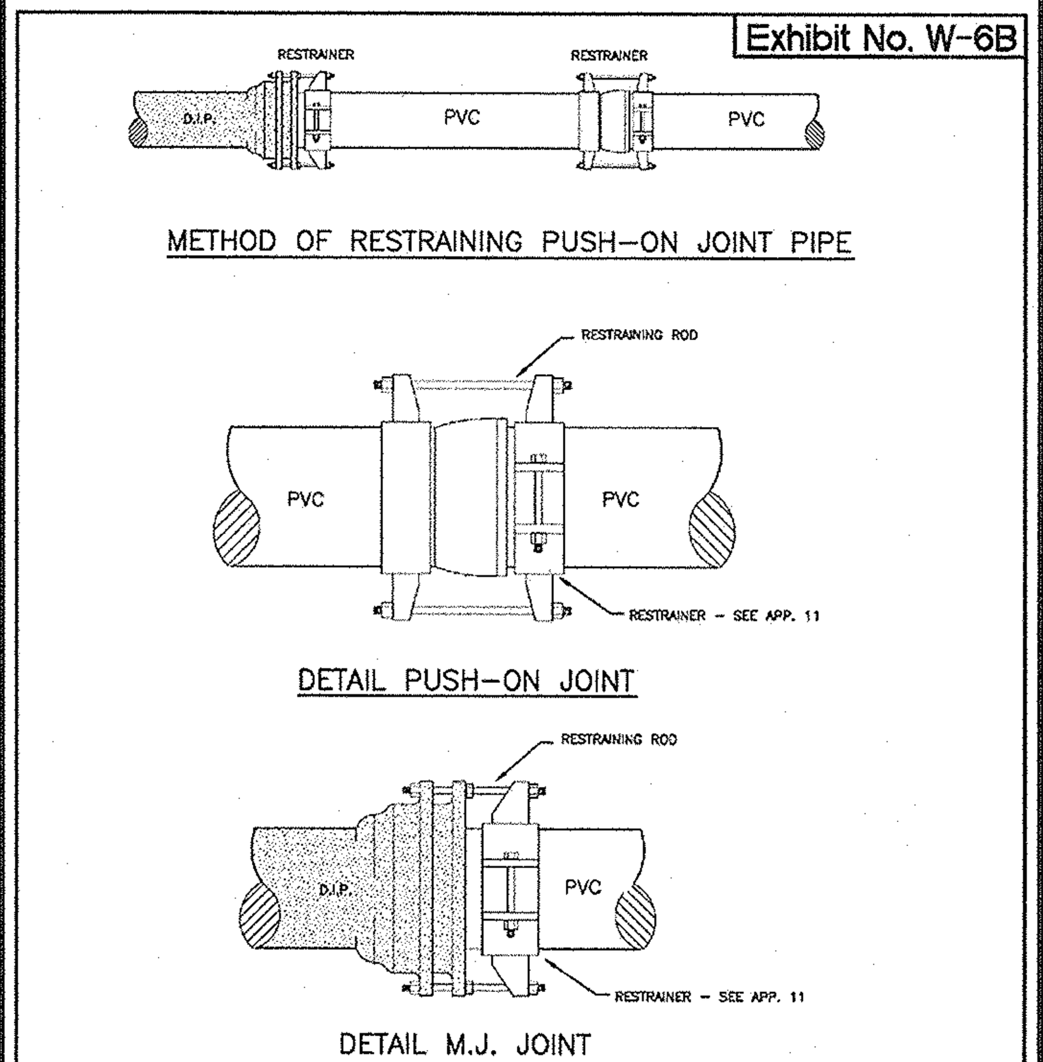
DESIGN ENGINEER SHALL CALCULATE PROPER VALUES AND FILL IN TABLE PRIOR TO SUBMITTAL.

		PIPE SIZE						
11-1/4°	H-B							
	VU-B							
	VD-B							
22-1/2°	H-B							
	VU-B							
	VD-B							
45°	H-B							
	VU-B							
	VD-B							
90°	H-B							
	VU-B							
	VD-B							
DEAD END PLUG	H-B							
	VU-B							
	VD-B							
TEE	H-B							
	VU-B							
	VD-B							

Minimum Footage of Pipe Restraint
H-B: Horizontal Bend
VU-B: Vertical-Up Bend
VD-B: Vertical-Down Bend

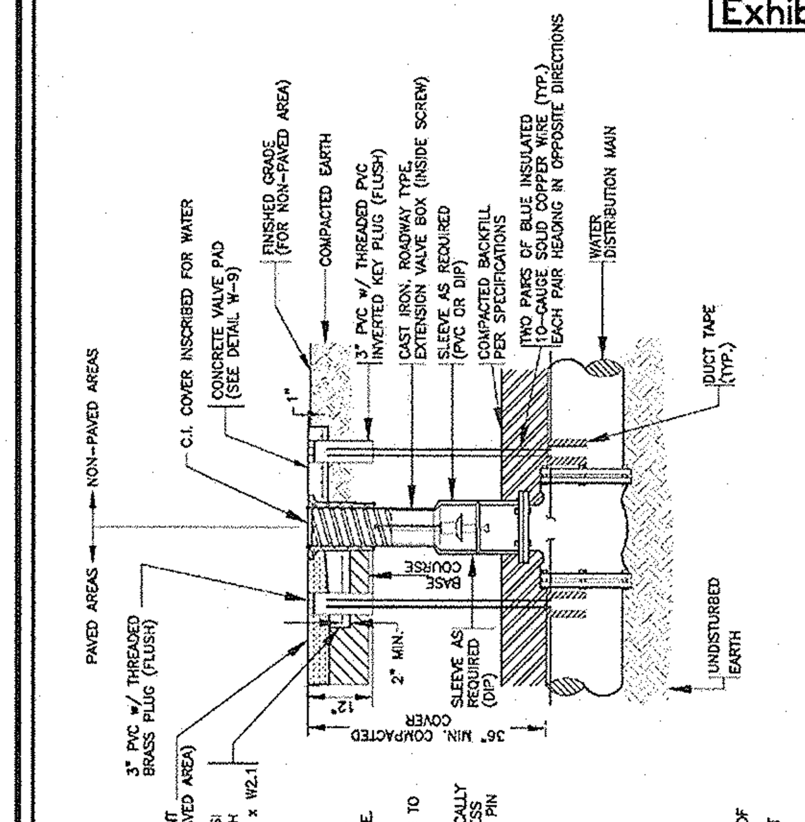
RESTRAINED JOINT-STANDARD | 10/05
HILLSBOROUGH COUNTY, FLORIDA | SCALE: N.T.S.

Exhibit No. W-6B



RESTRAINED JOINT FOR PVC C-900 PIPE (4" TO 12") | 10/05
HILLSBOROUGH COUNTY, FLORIDA | SCALE: N.T.S.

Exhibit No. W-7A



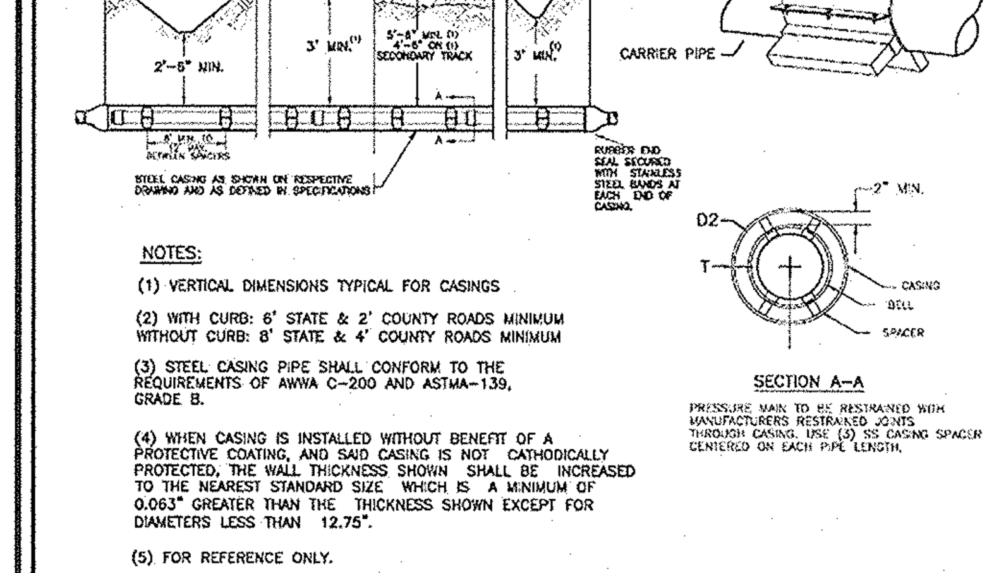
NOTES:

1. EXTENSION ON VALVE BOX SHALL BE SET SO AS TO RESERVE 1/2 OF THE ADJUSTMENT LENGTH FOR FUTURE USE.
2. OPERATING NUT SHALL BE SO AS TO BE WITHIN 12" OF GRADE. EXTENSION TO BE PROVIDED AS REQUIRED.
3. VALVE EXTENSION SHALL BE MECHANICALLY ATTACHED AND SHALL HAVE A STAINLESS STEEL PIN AT THE VALVE AND SHEAR PIN ONLY AT THE OPERATING NUT.
5. ALL PVC PIPE SHALL REQUIRE TWO INSULATED METALLIC LOCATING WIRES (10 GAUGE SOLID COPPER) TAPED WITH 2" WIDE DUCT TAPE TO TOP CENTERLINE OF THE PIPE AT EVERY JOINT AND 4 TO 5 FEET SPACING.
6. LOCATING WIRES TO TERMINATE 4" ABOVE CONCRETE VALVE PAD AND FOLDED BACK INSIDE 3" PVC ACCESS PIPE AND PLUGGED.
7. LOCATING WIRES SHALL BE CAPABLE OF DETECTION BY A CABLE LOCATOR AND PASS A FIELD CONDUCTIVITY TEST BY THE COUNTY FROM END TO END OF WIRES.
8. SPLICES SHALL BE CAPABLE OF COMPLETE SUBMERSION, SUCH AS BUTT SPLICE WITH RAYCHEM HEAT SHRINK TUBING
9. NO MORE THAN ONE SPLICE BETWEEN VALVES IS ALLOWED.

FOR EITHER PAVED OR NON-PAVED AREAS

GATE VALVE AND TRACER WIRE | 10/05
HILLSBOROUGH COUNTY, FLORIDA | SCALE: N.T.S.

Exhibit No. W-13



NOTES:

(1) VERTICAL DIMENSIONS TYPICAL FOR CASINGS

(2) WITH CURB: 6' STATE & 2' COUNTY ROADS MINIMUM
WITHOUT CURB: 8' STATE & 4' COUNTY ROADS MINIMUM

(3) STEEL CASING PIPE SHALL CONFORM TO THE REQUIREMENTS OF AWWA C-200 AND ASTMA-139, GRADE B.

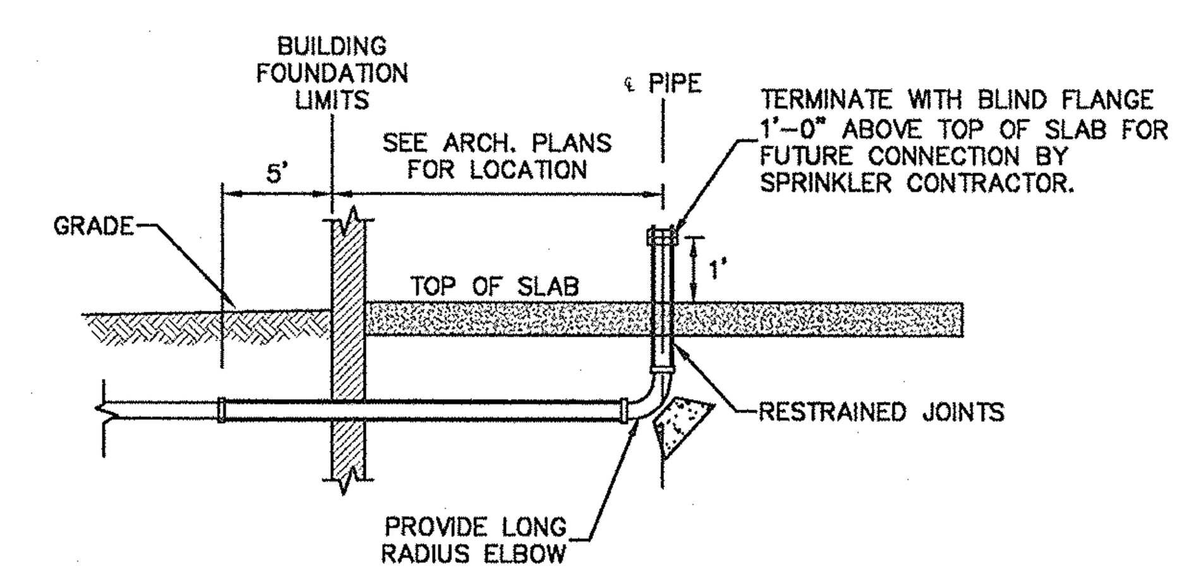
(4) WHEN CASING IS INSTALLED WITHOUT BENEFIT OF A PROTECTIVE COATING, AND SAID CASING IS NOT CATHODICALLY PROTECTED, THE WALL THICKNESS SHOWN SHALL BE INCREASED TO THE NEAREST STANDARD SIZE WHICH IS A MINIMUM OF 0.063" GREATER THAN THE THICKNESS SHOWN EXCEPT FOR DIAMETERS LESS THAN 12.75".

(5) FOR REFERENCE ONLY.

MINIMUM CASING SIZE AND THICKNESS

D.I.P.-M.J.	—	—	—	4"	6"	—	8"	10"	12"	14"	16"	18"	20"	—	24"	30"	36"	42"	48"
D.I.P.-P.O.	—	—	4"	—	6"	8"	10"	12"	—	14"	16"	18"	20"	24"	—	30"	36"	42"	48"
PVC	—	—	4"	6"	—	8"	10"	12"	—										
(1) STEEL CASING PIPE (D2)	8"(4)	10"	12"	14"	16"	18"	20"	24"	24"	30"	30"	30"	36"	36"	42"	48"	54"	60"	66"
WALL THICKNESS (T) ROADS	.188	.188	.188	.250	.250	.250	.250	.250	.250	.312	.312	.312	.375	.375	.500	.500	.500	.500	.500
(5) WALL THICKNESS (T) R.R.	.188	.188	.188	.219	.219	.250	.281	.344	.344	.406	.406	.406	.469	.469	.500	—	—	—	—

JACK & BORE DETAIL | 10/05
HILLSBOROUGH COUNTY, FLORIDA | SCALE: N.T.S.



NOTES

1. U.G. PIPING BY SITE CONTRACTOR TO EXTEND 1'-0" ABOVE FINISHED FLOOR IN BUILDING AT LOCATION SHOWN ON FLOOR PLAN.
2. PROTECTION OF PIPING INCLUDING ARCHING OF FOUNDATION WALL AND DEPTH OF COVER SHALL BE IN ACCORDANCE WITH NFPA-24.
3. PROVIDE TAMPER SWITCHES AT BACKFLOW PREVENTER SERVING FIRE PROTECTION SYSTEM.
4. PROVIDE CLASS 52 CEMENT LINED DUCTILE IRON PIPING WITH RESTRAINED MECHANICAL JOINTS. PLASTIC PIPE IS NOT PERMITTED BELOW OR WITHIN 5'-0" OF BUILDING.
5. PROVIDE DI-ELECTRIC FLANGE (AS REQUIRED) SET AT TRANSITION TO SYSTEM RISER PIPING MATERIAL.

RISER FOUNDATION PENETRATION DETAIL

ISSUED FOR CONSTRUCTION MAY 29 2008

DESIGNED NLL
DRAWN DWS/JSH
CHECKED [illegible]

THE SIGNATURE OF THE QUALITY CONTROL OFFICER IN THIS SPACE INDICATES THAT ALL REQUIRED PERMITS HAVE BEEN OBTAINED AND THAT CONSTRUCTION IS AUTHORIZED TO COMMENCE.
[illegible] 5/29/08

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FOR
RYAN COMPANIES, US, INC.
101 E. KENNEDY BLVD., SUITE 2450
TAMPA, FLORIDA 33602

UTILITY DETAILS

NO.	DATE	DESCRIPTION	APP'D BY

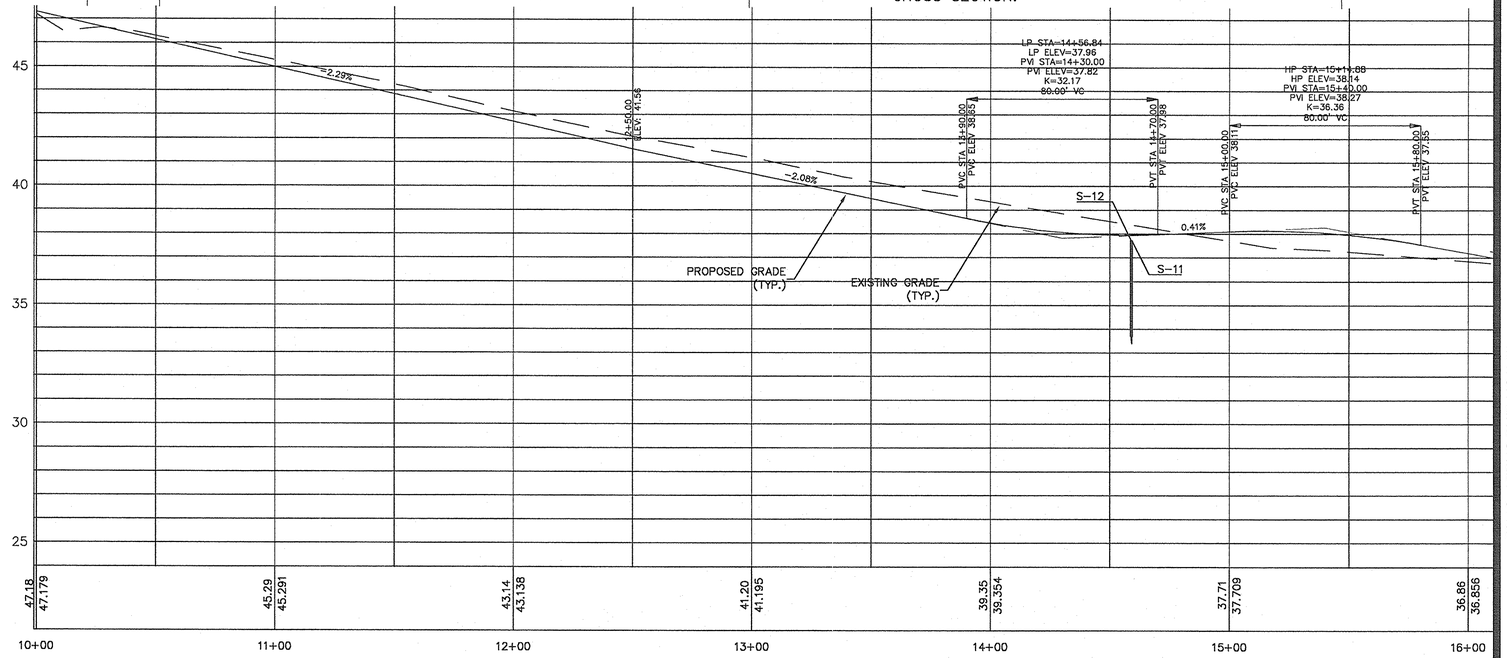
JOB NO. 4178-000-002
DATE: JULY 2, 2007
SCALE: AS SHOWN
SHEET NO. C6.03

PROPOSED WATER CONNECTION (TYP.)
T.U.B.
FIRE HYDRANT ASSEMBLY FLANGE EL.= 47.7
25 LF 6" DR14 PVC FIRE LINE
6" GATE VALVE
12"X6" ANCHOR TEE
139 LF 12" PVC WATER MAIN
3° DEFLECTION
EX. 12" D.I.P. WATER MAIN
5 LF 12" PVC WATER MAIN
45° BEND
21 LF 12" PVC WATER MAIN
45° BEND
21 LF 12" PVC WATER MAIN
MEG 47.85
STA: 9+94.55 OFF: 34.27'L
MEG 46.67.18
BP: 10+00.00
STA: 10+63.91 OFF: 1.73'R
STA: 10+63.83 OFF: 13.68'R
STA: 11+27.60 OFF: 39.44'L
PC: 10+84.63
STA: 11+28.88 OFF: 31.97'L
STA: 11+63.03 OFF: 7.24'R
STA: 12+09.06 OFF: 0.04'L
STA: 12+24.19 OFF: 0.25'R
STA: 10+81.23 OFF: 28.42'R
STA: 12+24.01 OFF: 10.22'R
STA: 12+96.36 OFF: 19.85'R
STA: 13+32.66 OFF: 16.80'R
PCC: 13+33.42
36 LF 12" PVC WATER MAIN
3° DEFLECTION
18 LF 12" PVC WATER MAIN
3° DEFLECTION
58 LF 12" PVC WATER MAIN
3° DEFLECTION
18 LF 12" PVC WATER MAIN
3° DEFLECTION
45 LF 12" PVC WATER MAIN
3° DEFLECTION
65 LF 12" PVC WATER MAIN
3° DEFLECTION
81 LF 24" RCP @ 0.25%
FIRE HYDRANT ASSEMBLY FLANGE EL.=39.0
10' LF 6" DR14 PVC FIRE LINE
6" GATE VALVE
STA: 14+24.29 OFF: 19.50'L
12"X6" ANCHOR TEE
STA: 14+24.29 OFF: 12.00'L PT: 14+24.29
STA: 14+66.39 OFF: 12.00'L
STA: 15+70.48 OFF: 12.00'L
36 LF 12" PVC WATER MAIN
3° DEFLECTION
36 LF 12" PVC WATER MAIN
35 LF 15" RCP @ 0.57%
S-11 FDOT TYPE 4 CURB INLET STA. 14+60.00; 13.33'L E/P=37.72 I.E.=33.60 (S) I.E.=32.85 (N)
FDOT TYPE 4 CURB INLET S-12 STA. 14+60.00; 13.33'R E/P=37.72 I.E.=33.80
6' HIGH PVC FENCE TO BE COORDINATED WITH PROPERTY OWNERS FOR CONSTRUCTION ALONG RIGHT-OF-WAY WITH BREAKS AT EXISTING TREES ON THE FENCE LINE (SEE LANDSCAPE PLANS FOR DETAILS)
NOTE: SEE SHEET C6.01 FOR TYPICAL PAVEMENT CROSS SECTION.
MATCH LINE SHEET C7.02

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	84.63'	S62° 51' 05"E

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD DIRECTION	DELTA	CHORD LENGTH	TANGENT
C1	650.63'	248.79'	S75° 14' 46"E	21°54'32"	247.27'	125.93'
C2	1257.96'	90.87'	S88° 26' 58"E	4°08'20"	90.85'	45.46'

SCALE: 1" = 30'



TELECOM PARKWAY EXTENSION
1"=30' HORIZ.
1"=3' VERT.

MATCH LINE SHEET C7.02

ISSUED FOR CONSTRUCTION
MAY 29 2008

NOTE
REFER TO SHEETS C1.04 & C2.01 FOR PHASED WORK LIMITS

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DESIGNED NLL
DRAWN DWS/JSH
CHECKED
Q.C.

THIS SIGNATURE OF THE QUALITY CONTROL OFFICER IN THIS SPACE INDICATES THAT ALL REQUIRED PERMITS HAVE BEEN OBTAINED AND THAT CONSTRUCTION IS AUTHORIZED TO COMMENCE.

King ENGINEERING ASSOCIATES, INC.
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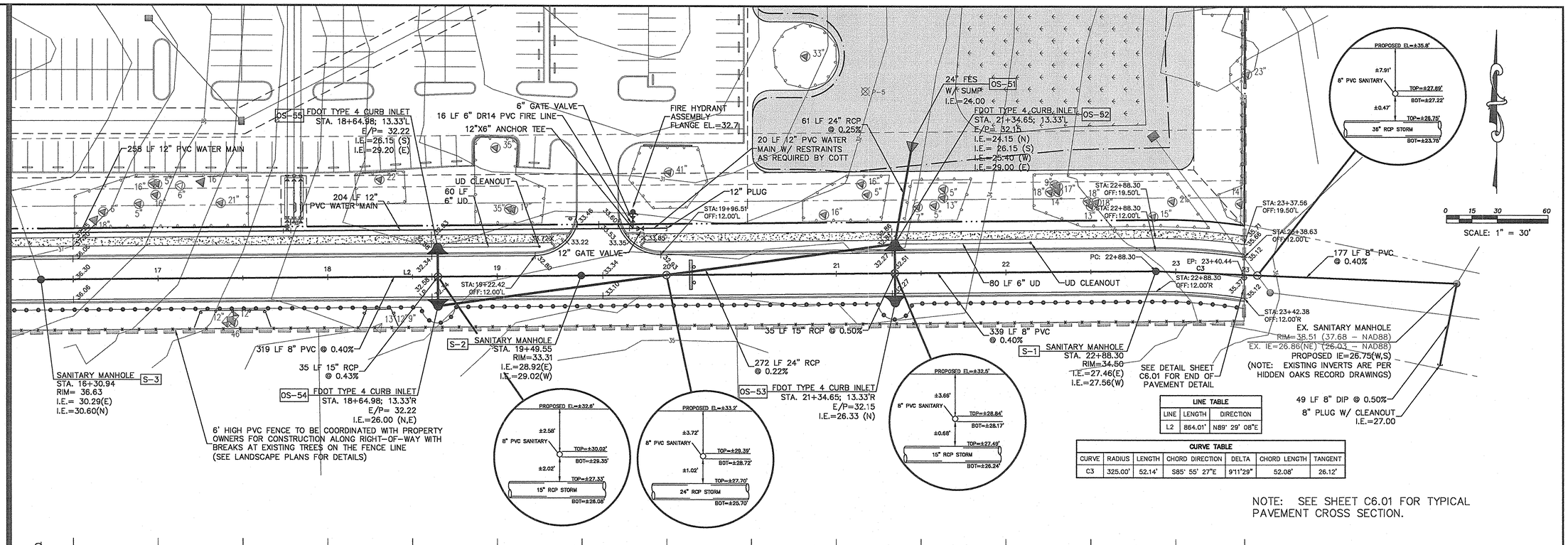
SOUTHERN OAKS @ TELECOM PARK
FOR
RYAN COMPANIES, US, INC.
101 E. KENNEDY BLVD., SUITE 2450
TAMPA, FLORIDA 33602

TELECOM PARKWAY EAST EXTENSION
PLAN AND PROFILE

NO.	DATE	DESCRIPTION	APPD BY

JOB NO. 4178-000-002
DATE: JULY 2, 2007
SCALE: AS SHOWN
SHEET NO. C7.01

MATCH LINE SHEET C7.01



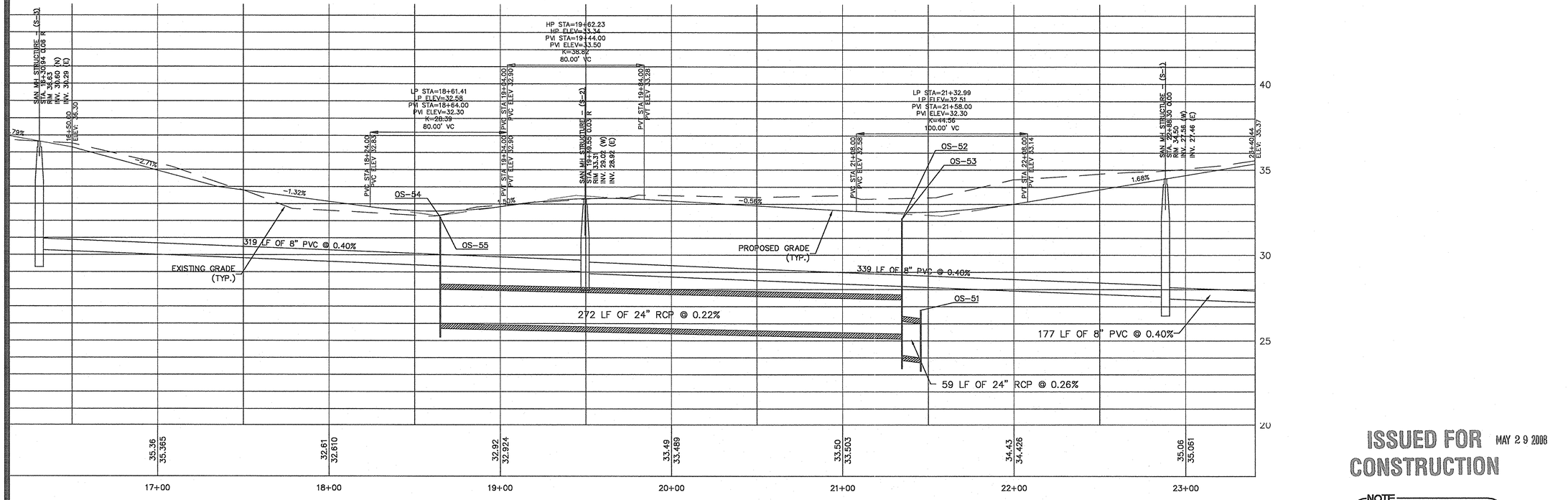
LINE TABLE

LINE	LENGTH	DIRECTION
L2	864.01'	N89° 29' 08"E

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD DIRECTION	DELTA	CHORD LENGTH	TANGENT
C3	325.00'	52.14'	S85° 55' 27"E	9°11'29"	52.08'	26.12'

NOTE: SEE SHEET C6.01 FOR TYPICAL PAVEMENT CROSS SECTION.



TELECOM PARKWAY EXTENSION
1"=30' HORIZ.
1"=3' VERT.

ISSUED FOR CONSTRUCTION MAY 2 9 2008

NOTE
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Q:\CIVIL\4178\000\002\cadd\Final Site Plan\PLN-PRO-Offsite.dwg , May 29, 2008 1:30 PM , JSH, King Engineering Associate Inc.

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SOUTHERN OAKS @ TELECOM PARK

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TELECOM PARKWAY EAST EXTENSION
PLAN AND PROFILE

NO.	DATE	DESCRIPTION	APPD BY

JOB NO. 4178-000-002
DATE: JULY 2, 2007
SCALE: AS SHOWN
SHEET NO. C7.02