

SITE DATA:

SITE AREA: 10.67 AC TOTAL
 FOLIO NUMBER: 059954.0000
 SEC-TW-H-RNG: 05-28-20
 ZONING: PD 23-0042
 ZONING JURISDICTION: HILLSBOROUGH COUNTY
 FUTURE LAND USE: R-6
 EXISTING USE: VACANT RESIDENTIAL
 PROPOSED USE: SINGLE FAMILY RESIDENTIAL
 PROPOSED D.U.: 10 LOTS
 PROPOSED DENSITY: 1 DU/ACRE (10 DU/10.67 AC = 0.94 DU/AC)
 MAX DENSITY: 1 DU/ACRE (MAX 10, 0.5-ACRE LOTS)
 MIN LOT SIZE: 0.5 ACRES/DU
 MIN LOT WIDTH: 80'
 MAX. BUILDING HEIGHT: 50 FEET
 FRONT SETBACK: 25 FEET
 SIDE SETBACK: 7.5 FEET
 REAR SETBACK: 12.5 FEET (FOR FRONT THAT FUNCTIONS AS SIDE)
 25 FEET
 WATER SERVICE: PRIVATE WELL
 WASTE WATER SERVICE: PRIVATE SEPTIC
 NO EXTENSIONS OF PUBLIC WATER OR WASTEWATER ARE PROPOSED.
 FIRE PROTECTION: PER HILLSBOROUGH COUNTY FIRE DEPARTMENT REQUIREMENTS
 FLOOD ZONE: THE PROPERTY DESCRIBED HEREON IS LOCATED IN FLOOD ZONES "X" PER FLOOD INSURANCE RATE MAP NO. 12057C0230H, EFFECTIVE DATE 08-28-2008. BASE FLOOD ELEVATION 40.6 PER NODE 60541 WITHIN THE HILLSBOROUGH RIVER STORM MODEL

APPLICANT/OWNER:
 FIRST TAMPA DEVELOPMENT CORPORATION
 1525 W. HILLSBOROUGH AVE
 TAMPA, FL 33603
 PHONE: 813-237-0529

CIVIL ENGINEER:
 OTERO ENGINEERING, INC.
 13902 N. DALE MABRY HWY., SUITE 230
 TAMPA, FLORIDA 33618
 PHONE (813) 936-3585

TRAFFIC:
 RAYSOR TRANSPORTATION CONSULTING
 3820 MARYWEATHER LN
 WESLEY CHAPEL, FL 33544
 PHONE (813) 625-1699

SURVEYOR:
 CROW & ASSOCIATES INC.
 2004 THONOTOSASSA RD SUITE 102
 PLANT CITY, FL 33563
 PHONE (813) 754-0505

PRE-DEVELOPMENT SITE AREA:

PERVIOUS AREA: 10.67 AC. / 100%
 IMPERVIOUS AREA: 0.0 AC. / 0%
 PRE-DEVELOPMENT CN: 39±

RIGHT-OF-WAY NOTE:

FUTURE RIGHT OF WAY TO BE DEDICATED AND CONVEYED TO HILLSBOROUGH COUNTY AT THE TIME OF FINAL PLAT.

DATUM NOTE:

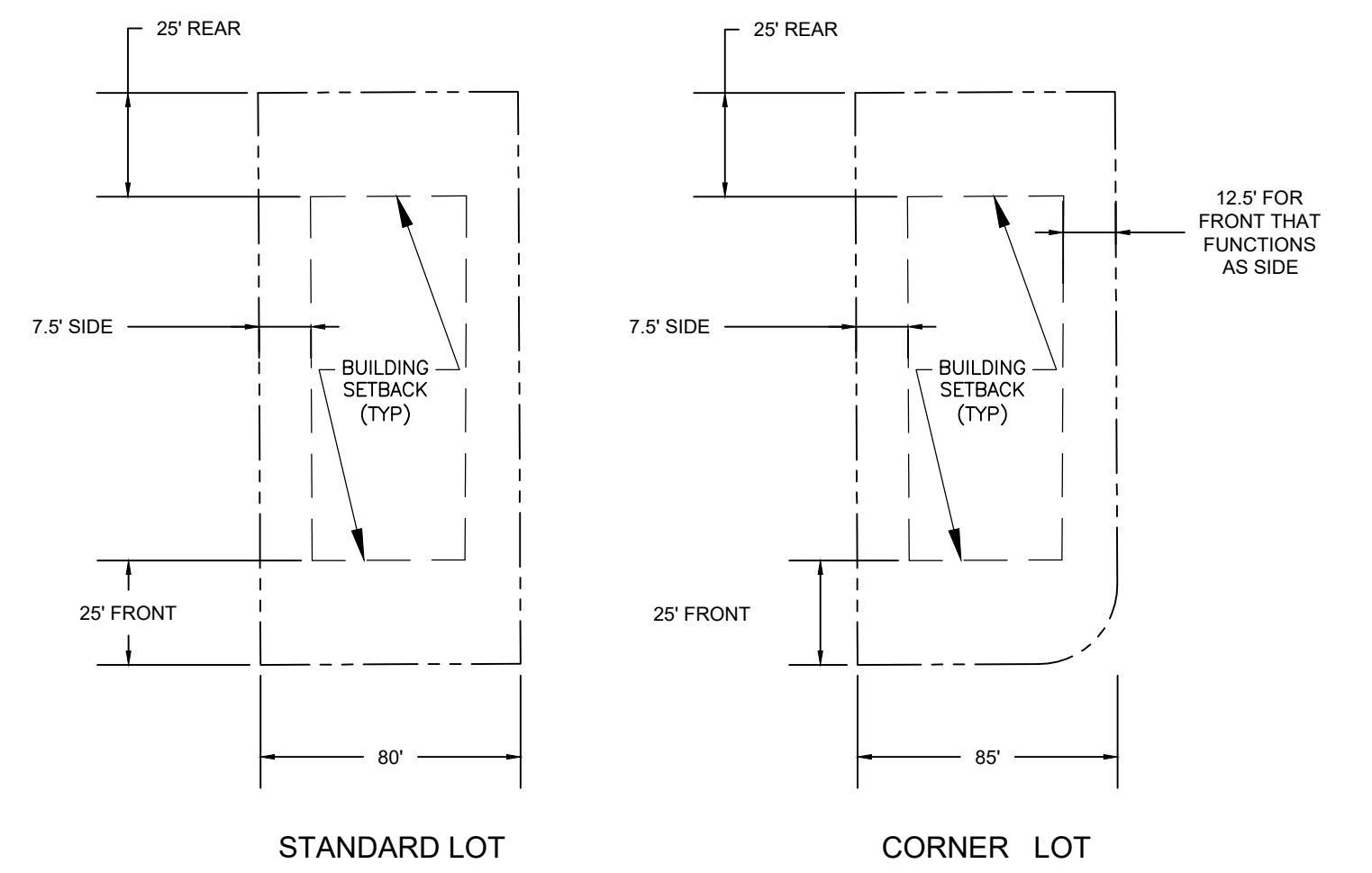
ALL ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM 1988.

SITE NOTES

- ALL WORK SHALL COMPLY WITH ALL LOCAL GOVERNING JURISDICTIONS, STATE OF FLORIDA, AND FEDERAL CODES AND ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY THE OWNER.
- ALL WORK SHALL BE PERFORMED IN A FINISHED AND WORKMANLIKE MANNER TO THE ENTIRE SATISFACTION OF THE OWNER & ENGINEER OF RECORD, AND IN ACCORDANCE WITH THE BEST RECOGNIZED TRADE PRACTICES.
- ALL MATERIALS SHALL BE NEW UNLESS USED OR SALVAGED MATERIALS ARE AUTHORIZED BY THE OWNER PRIOR TO USE.
- ALL WORK PERFORMED ON CITY, COUNTY, AND/OR STATE OR FEDERAL RIGHT-OF-WAY SHALL BE IN STRICT CONFORMANCE WITH APPLICABLE STANDARDS AND SPECIFICATIONS OF THE APPROPRIATE GOVERNING AGENCIES.
- BASE COURSE MATERIALS, EQUIPMENT, METHODS OF CONSTRUCTION AND WORKMANSHIP SHALL CONFORM TO "STATE OF FLORIDA TRANSPORTATION STANDARD SPECIFICATIONS", CURRENT EDITION.
- CONTRACTOR IS RESPONSIBLE FOR ACCURATE CONSTRUCTION AND DIMENSIONS OF VESTIBULES, SLOPED PAVING, EXIT PORCHES, RAMPS & TRUCK DOCKS, COURTYARDS AND COURTYARD FEATURES, STAIRS, ARCHITECTURAL RAMPS, GAZEBOS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS AND PLANTER AND COURTYARD DRAINAGE PIPE LAYOUT.
- ALL DISTURBED AREAS WITHIN SIDEWALK/ CURB AND GUTTER/ ROAD PAVEMENT SHALL BE RESTORED TO ITS ORIGINAL OR BETTER CONDITIONS.
- ALL DIMENSION ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
- THE PROPOSED DEVELOPMENT SHALL NOT IMPACT GROUND AND SURFACE WATER FLOWS ADJACENT TO THE SITE.
- THE PROPOSED DEVELOPMENT SHALL NOT IMPACT ANY FLOODWAYS ADJACENT TO THE SITE.
- BASED ON FLORIDA BUILDING CODE (2017) THIS SITE IS LOCATED IN A ZONE OF ZERO SEISMIC PROBABILITY.
- ALL SIDEWALKS SHALL HAVE A WIDTH OF 5 FEET, UNLESS OTHERWISE NOTED.

SUNSHINE NOTE

THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES AND SHALL CALL "SUNSHINE" AT 811, AT LEAST TWO BUSINESS DAYS PRIOR TO CONSTRUCTION, TO ARRANGE FOR FIELD LOCATIONS OF BURIED UTILITIES.



TYPICAL SINGLE FAMILY LOT DETAIL

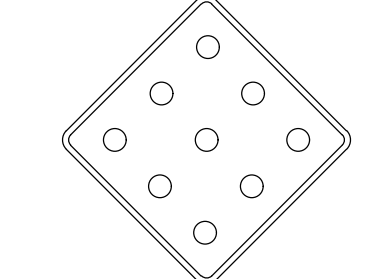
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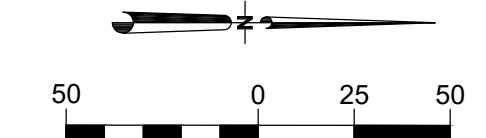
R1-1: STOP SIGN



W14-2: NO OUTLET SIGN



OM4-1: TEMPORARY DEAD END



GRAPHIC SCALE 1"=50'

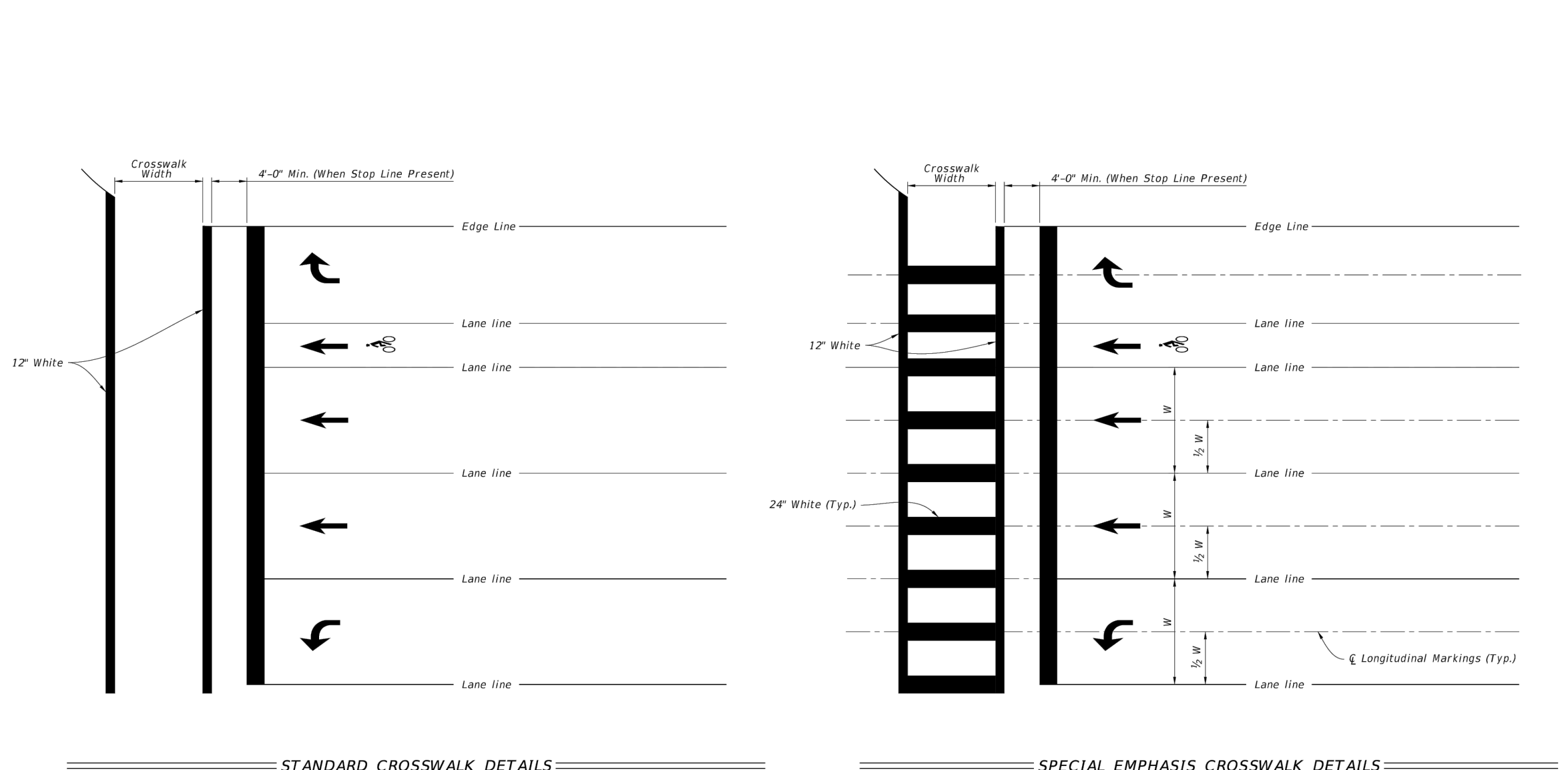
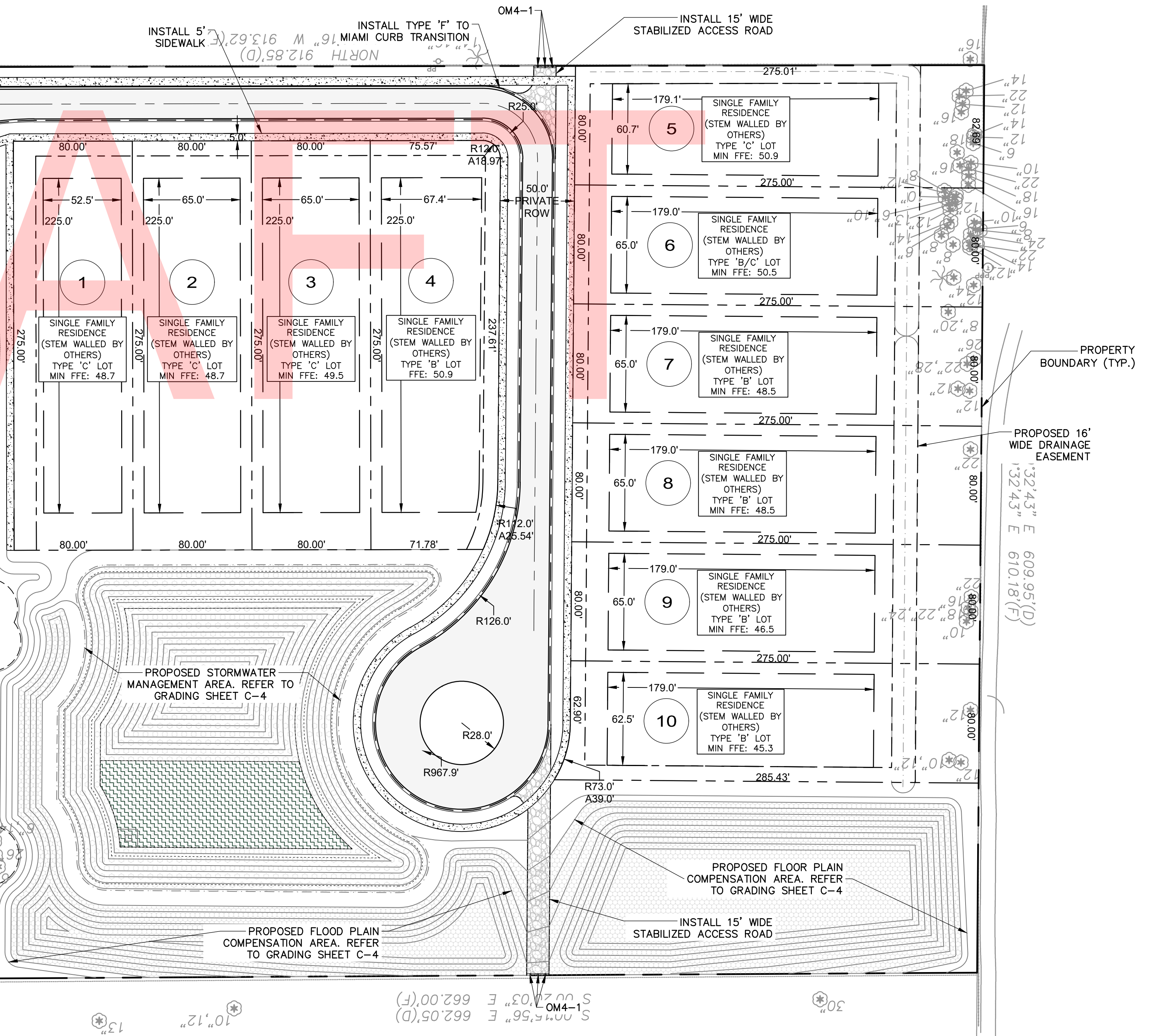
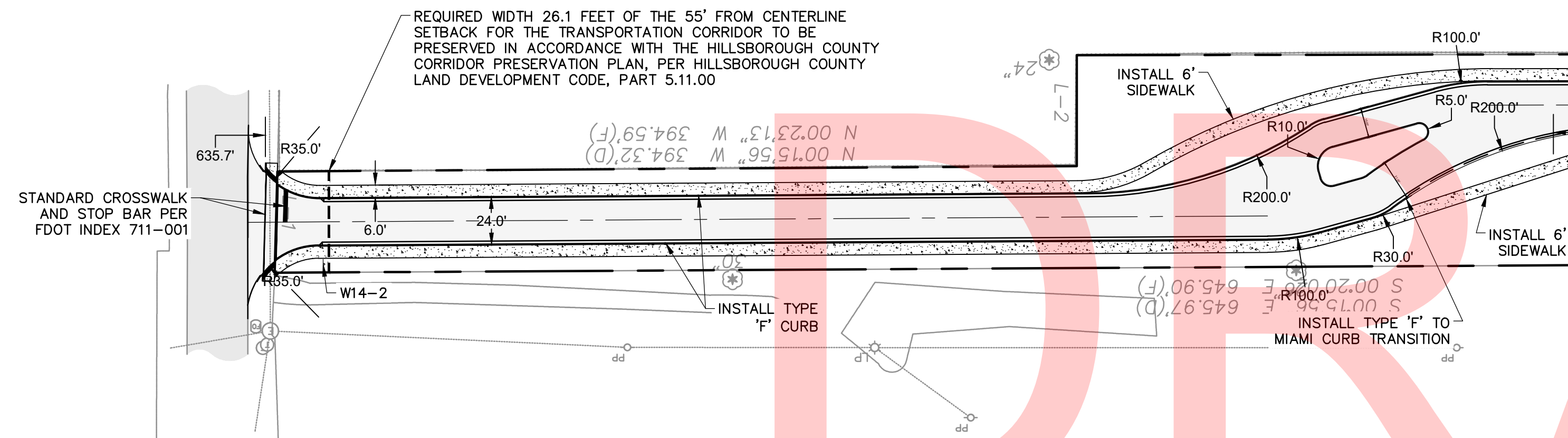
LEGEND

- PROPERTY BOUNDARY
- PROPOSED LOT LINE
- PROPOSED UTILITY EASEMENT LINE
- PROPOSED BUILDING PAD
- PROPOSED ROAD CENTERLINE
- PALM TREE (SIZE AS NOTED)
- OAK TREE (SIZE AS NOTED)
- UNKNOWN TREE (SIZE AS NOTED)
- LOT COUNTER
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED STABILIZED SUBGRADE

NOTE: LIGHTER FADED COLOR INDICATES EXISTING CONDITION

DATUM NOTE:

ELEVATIONS SHOWN HEREIN REFER TO THE NAVD 1988. CONVERSION FROM NAVD 88 TO NGVD 29: NAVD 88 ELEVATION = 53.25' NGVD 29 ELEVATION = 53.25' + 0.843' = 54.09'



- NOTES:**
- For crosswalk width, exceed width of the adjacent sidewalk, but do not make width less than 4' for intersection crosswalks and 10' for midblock crosswalks. Measure width from the inside of the transverse crosswalk markings.
 - When the Special Emphasis Crosswalk is not perpendicular to the lane lines, make the longitudinal markings parallel to the lane lines.
 - Refer to Index 522-002 when Curb Ramps are present.

LAST REVISION: 11/01/21	DESCRIPTION:	FY 2023-24 STANDARD PLANS	INDEX: 711-001	SHEET: 9 of 13
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SITE GEOMETRY PLAN

MORRIS CROSSINGS

12750 MORRIS BRIDGE ROAD

THONOTOSASSA 33592

OTERO ENGINEERING

CIVIL ENGINEERING

13902 N. Dale Mabry Highway, Suite 230 • Tampa, FL 33618 • (813) 936-3585

C.A. # 7940