SUB-21-0000018

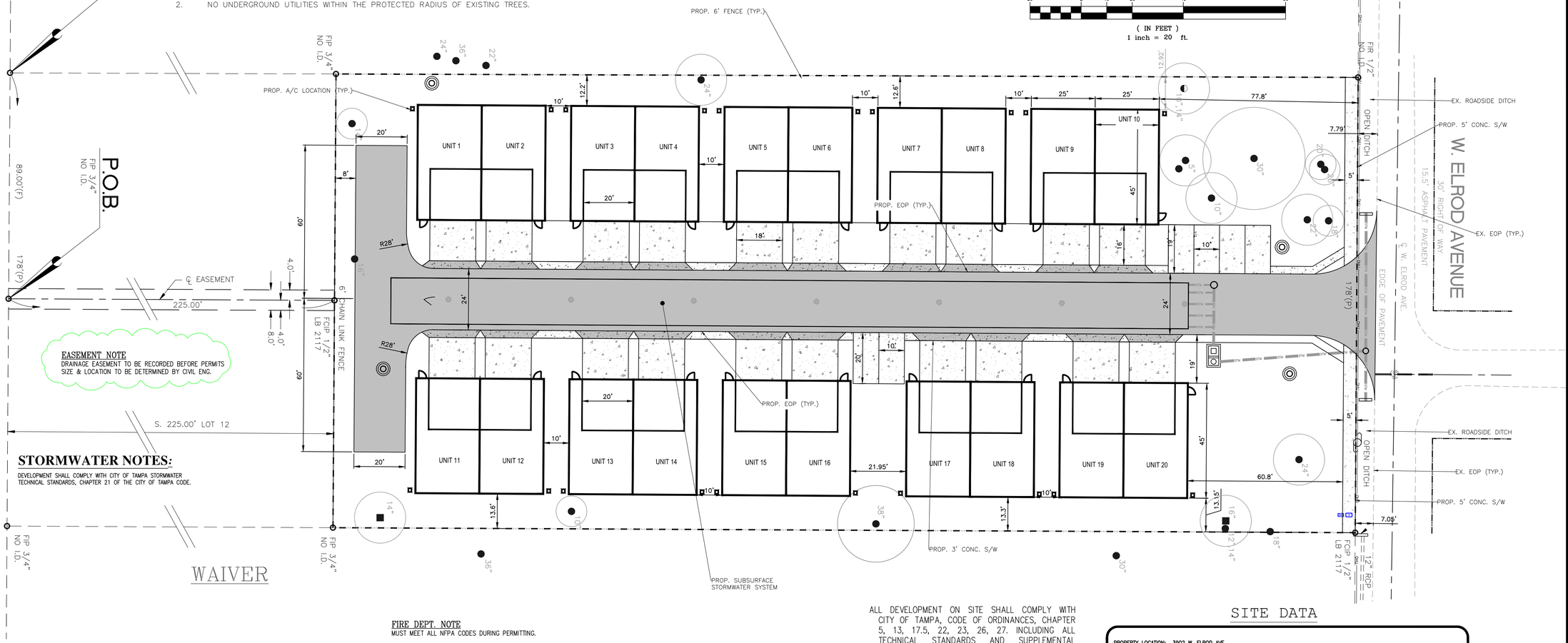
SPECIFIC NOTES:

1. ALTERNATE CONSTRUCTION METHODS REQUIRED FOR UNITS ENCROACHING ON PROTECTIVE RADIUS OF PROTECTED TREES
2. NO UNDERGROUND UTILITIES WITHIN THE PROTECTED RADIUS OF EXISTING TREES.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.



STORMWATER NOTES:

DEVELOPMENT SHALL COMPLY WITH CITY OF TAMPA STORMWATER TECHNICAL STANDARDS, CHAPTER 21 OF THE CITY OF TAMPA CODE.

EASEMENT NOTE

DRAINAGE EASEMENT TO BE RECORDED BEFORE PERMITS SIZE & LOCATION TO BE DETERMINED BY CIVIL ENG.

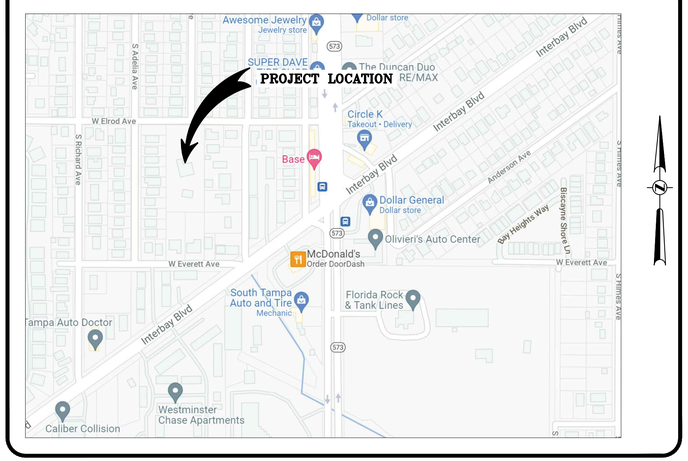
WAIVER

FIRE DEPT. NOTE

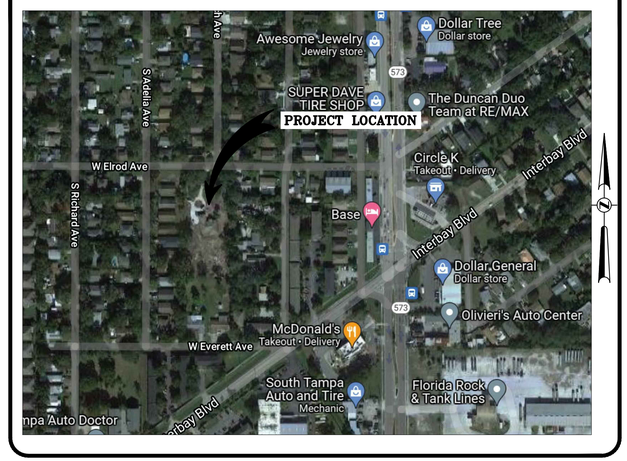
MUST MEET ALL NFPA CODES DURING PERMITTING.

ALL DEVELOPMENT ON SITE SHALL COMPLY WITH CITY OF TAMPA, CODE OF ORDINANCES, CHAPTER 5, 13, 17.5, 22, 23, 26, 27. INCLUDING ALL TECHNICAL STANDARDS AND SUPPLEMENTAL WAIVED HEREIN.

LOCATION MAP



AERIAL PHOTO



SITE DATA

PROPERTY LOCATION: 3902 W. ELROD AVE
PROPERTY OWNER: SEVIM TAVLAN
ZONING: PD (Z87-152)
SUB-21-0000018
FLU: RESIDENTIAL-35
FOLIO NO.: 137343-0000
SECTION/TOWNSHIP/RANGE: 16/30S/18E
JURISDICTION: CITY OF TAMPA
SETBACKS: FRONT = 30'
SIDE = 10'
REAR = 10'
BUILDING TO BUILDING = 7'

BUILDING HEIGHT = 35'

TOTAL SITE AREA: 71,164 SF = 1.63 ACRES
TOTAL BUILDING AREA: 22,500 SF (FOOTPRINT)
TOTAL VUA: 16,293 SF
TOTAL IMPERVIOUS AREA: 43,125 SF
TOTAL GREEN SPACE AREA: 28,039 SF

EXISTING USE = SINGLE FAMILY RESIDENTIAL

PARKING REQUIRED = 2 PER UNIT * 20 UNITS + 0.25 VISITOR SPACES PER UNIT * 20 = 45 SPACES

PARKING PROVIDED = 2 PER UNIT * 20 UNITS + 40 VISITOR SPACES = 80 SPACES

THIS PROPERTY THE ABOVE DESCRIBED PARCEL APPEARS TO BE LOCATED IN ZONE "X" ACCORDING TO FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD RATE MAP NUMBER 12057C0457J, MAP REVISED DATE 01/21/2021.

LEGAL DESC.:
LOT 12, BLOCK 2 OF WALL'S SUBDIVISION AS APPEARS IN PLAT BOOK 3, PAGE 69 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LESS THE SOUTH 225 FEET, TOGETHER WITH AN 8 FOOT WIDE EASEMENT, THE CENTERLINE OF WHICH IS DECRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 12, THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 12 A DISTANCE OF 89.00 FEET TO THE POINT OF BEGINNING, THENCE NORTHERLY AND PARALLEL TO THE WEST LINE OF SAID LOT 12, A DISTANCE OF 225.00 FEET TO THE SOUTH LINE OF THE ABOVE DESCRIBED LAND AND POINT OF TERMINATION. SAID EASEMENT FIRST GIVEN IN INSTRUMENT RECORDED IN O.R. BOOK 5309, PAGE 820, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

SOLID WASTE NOTES

1. THE SITE SHALL COMPLY WITH CHAPTER 26 – SOLID WASTE.
2. SOLID WASTE COLLECTION SERVICE SHALL BE INTERNAL TO SITE. RESIDENTS SHALL BE RESPONSIBLE FOR THE PLACEMENT OF THE REFUSE CARTS AT THE FOOT OF EACH DRIVEWAY ON COLLECTION DAYS AS WELL AS PLACING THE REFUSE CARTS WITHIN THE ENCLOSURE(S) OR INSIDE THE BUILDING(S) AFTER THE COLLECTION PROCESS.
3. ALL REFUSE CARTS (ONE FOR TRASH AND ONE FOR RECYCLING PER DWELLING) SHALL BE STORED WITHIN THE CARTS SCREENING ENCLOSURE(S) OR INSIDE THE BUILDING(S) IN A PLACE NOT VISIBLE FROM RIGHT OF WAY OR ADJACENT PROPERTIES ON NON-COLLECTION DAYS.
4. IF APPLICABLE, ALL CART SCREENING ENCLOSURES SHALL BE A MINIMUM OF 4' IN HEIGHT AND MADE COMPATIBLE WITH THE MATERIALS ON THE FRONT BUILDING WALL OF THE MAIN BUILDING.

ISSUED FOR:
REVIEW

NO.	DATE	DESCRIPTION	BY

PROJECT NAME: ELROD AVE. TOWNHOMES
PROJECT LOCATION: CITY OF TAMPA, FLORIDA
SHEET NAME: SITE PLAN

PREPARED FOR: SEVIM TAVLAN

PREPARED BY:
GEA
GLOBAL ENGINEERING ASSOCIATES
2302 N. HIGHLAND AVENUE
TAMPA, FL 33602
Tel. 813-210-3333
Fax. 813-944-4999
CERTIFICATE OF AUTHORIZATION NO. 9648

SHEET 1

Thu, 09 Feb 2023 – 9:10am C:\Users\Azamelsheikh\OneDrive\Drawings\201001-Elrod Sub\New folder (2)\Elrod Site Plan.dwg Azamelsheikh