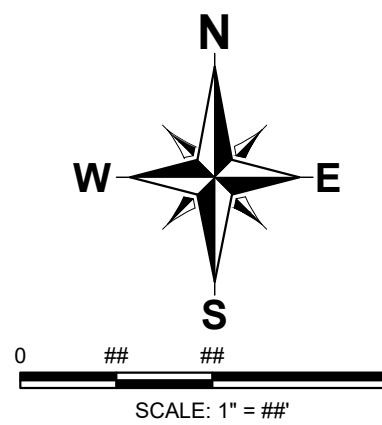


MATCH LINE - THIS SHEET

FLU: OC-20  
ZONING: PD (RZ 86-0231)



FLU: OC-20  
ZONING: PD (RZ 86-0231)

LEGEND

- CURB
- CONCRETE WALK
- ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- PERVIOUS PAVEMENT
- PAVERS
- EL 68 - BASE FLOOD ELEVATION LINE AND VALUE
- FLOOD ZONE LINE
- WETLAND LINE

# CONSTRUCTION NOTES

1. FOOT TYPE "D" CONC CURB
2. 5" SIDEWALK 4" THICK CONC
3. DETECTABLE WARNING, TYP
4. ADA COMPLIANT SIDEWALK RAMP WITH DETECTABLE WARNING
5. 12" WIDE H/C PARKING SPACE w/ 5' WIDE ADA AISLE
6. H/C PARKING SIGN
7. 36" STOP SIGN (R-1), TYP
8. 24" WHITE STOP BAR, TYP
9. 6" WHITE PAINT STRIPE
10. CURB TRANSITION PER DETAIL
11. WHEEL STOP (TYP)
12. RETAINING WALL
13. PERVIOUS ASPHALT OR CONCRETE PAVEMENT
14. CALL BOX
15. ENTRY/EXIT GATE WITH KNOX BOX
16. RESIDENT ONLY GATE
17. PEDESTRIAN GATE
18. ORNAMENTAL ALUMINUM FENCE
19. COVERED PARKING (HEIGHT:10FT) (TYP)
20. DUMPSTER ENCLOSURE
21. RETAINING WALL WITH 42" FENCING
22. STRIPED ROADWAY/DRIVE ASILE PEDESTRIAN CROSSING
23. PARALLEL PARKING SPACE

<b>PARCEL ID</b>			
077652-3584			
<b>EXISTING USE</b>			
VACANT			
<b>PROPOSED USE</b>			
APARTMENTS			
<b>FUTURE LAND USE</b>			
OC (OFFICE COMMERCIAL-20)			
<b>ZONING</b>			
PD-C (86-0231)			
<b>DENSITY</b>			
19.92 DWELLING UNITS / ACRE	167 UNITS		
<b>FLOOR AREA RATIO</b>			
0.70			
<b>BUILDING DATA</b>			
BUILDING AREA (GFA FLOORS 1-4)	171,416 SF		
BUILDING HEIGHT	40 FT		
<b>LAND USE CALCULATIONS</b>			
TOTAL SITE AREA	365,033 SF	8.38 AC	100%
BUILDING PADS	49,290 SF	1.13 AC	13.50%
ASPHALT / CONC	103,648 SF	2.38 AC	28.39%
OPEN SPACE	212,095 SF	4.87 AC	58.10%
TOTAL IMPERVIOUS	152,938 SF	3.51 AC	41.90%
TOTAL PERVIOUS	212,095 SF	4.87 AC	58.10%
<b>PARKING</b>			
PARKING REQUIREMENT (1.5 SPACES PER 1 BR, 2 PER 2 OR MORE BR)			
(1.5 x 113) + (2 x 54) = 278 SPACES			
<b>SPACE TYPE</b>			
STANDARD (9' x 18')	270		
HANDICAP ACCESSIBLE	7		
PARALLEL (9' x 24')	3		
TOTAL	280		
<b>UTILITY SERVICES</b>			
SANITARY SEWER	HILLSBOROUGH COUNTY		
POTABLE WATER	HILLSBOROUGH COUNTY		
SOLID WASTE	DUMPSTER		

FIRE NOTES

1. FIRE DEPARTMENT ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET FOR A TWO LANE ROAD AND 15 FEET FOR A SINGLE LANE ROAD AS PER NFPA-1, 18.2.3.4.1.1.
2. FIRE DEPARTMENT ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES AS PER NFPA-1, 18.2.3.4.1.1.
3. FIRE DEPARTMENT ACCESS ROADS CONNECTING TO ROADWAYS SHALL BE PROVIDED WITH CURB CUTS EXTENDING AT LEAST 2 FEET BEYOND EACH SIDE OF THE FIRE LANE AS PER NFPA-1, 18.2.3.4.8.3.
4. THE WATER SUPPLY AND FIRE HYDRANTS SHALL COMPLY NFPA-1, CHAPTER 18.3.
5. FIRE DEPARTMENT ACCESS ROADS SHALL BE INSTALLED TO AN ALL WEATHER DRIVING SURFACE ABLE TO WITHSTAND THE LIVE LOADS OF FIRE DEPARTMENT APPARATUS (32 TONS) PRIOR TO COMBUSTIBLES COMING ON TO THE JOBSITE AND THEY SHALL BE MAINTAINED DURING CONSTRUCTION. THE SITE SHALL COMPLY NFPA-1, CHAPTER 16.1.4. & 18.3.
6. THE WATER SUPPLY FOR FIRE PROTECTION AND FIRE HYDRANTS SHALL BE INSTALLED, COMPLETED, AND IN SERVICE PRIOR TO COMBUSTIBLES COMING ON TO THE JOBSITE AND THEY SHALL BE MAINTAINED DURING CONSTRUCTION. THE SITE SHALL COMPLY NFPA-1, CHAPTER 16.4.3.1. & 16.4.3.1.

CPTD REQUIREMENTS

- 1.0 NATURAL SURVEILLANCE
- 1.1 EXTERIOR LIGHTING  
STRATEGY: WELL LIT PUBLIC OUTDOOR AREAS AND PEDESTRIAN WALKWAYS  
STRATEGY: WELL LIT PARKING AREAS
- 1.2 DIRECTION AND SIGNAGE  
STRATEGY: DIRECTION TO GENERAL PUBLIC ACCESS FROM ALL PARKING AREAS  
STRATEGY: SIGNS DIRECTING GENERAL PUBLIC TO ENTRANCES FOR GENERAL PUBLIC
- 1.3 SITE AND BUILDING LAYOUT  
STRATEGY: EASILY IDENTIFIABLE STORE ENTRANCES  
STRATEGY: PARKING AREAS DESIGNED IN A WAY TO ACCOMMODATE THE IMMEDIATE OR FUTURE INSTALLATION OF EMERGENCY COMMUNICATIONS
- 2.0 NATURAL ACCESS CONTROL
- 2.1 DIRECTION AND SIGNAGE  
STRATEGY: LANDSCAPING, BUILDING, WALLS AND FENCES WHICH DO NOT CREATE HIDING SPACES OR HINDER VISIBILITY
- 3.0 TERRITORIAL REINFORCEMENT
- 3.1 PHYSICAL FEATURES  
STRATEGY: LANDSCAPING, SPECIAL PAVEMENT, AND LOW FENCES  
STRATEGY: WROUGHT IRON, ALUMINUM PICKET OR SIMILAR NON-OPAQUE DECORATIVE GATES USED TO IDENTIFY ENTRANCES OR DIRECT PEDESTRIAN TRAFFIC
- 4.0 MAINTENANCE AND MANAGEMENT
- 4.1 MAINTENANCE METHODS  
STRATEGY: LOW MAINTENANCE LANDSCAPING AND LIGHTING TREATMENTS

**HAMILTON**  
ENGINEERING & SURVEYING, LLC

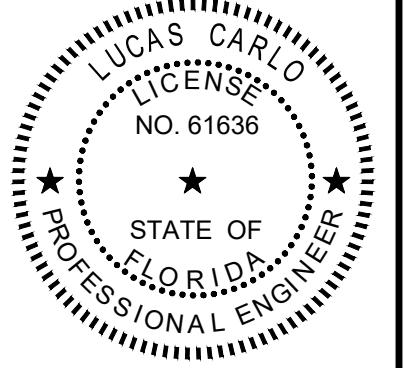
654 W. ELMOR ST  
TAMPA, FL 33605  
TEL: 813.250.8335

FLA LICENSE NO. 12057C 0515H  
DATED 08/28/2008

**SITE PLAN**

**SUMMERFIELD SQUARE APARTMENTS**  
13143 SUMMERFIELD SQUARE DR  
HILLSBOROUGH COUNTY, FLORIDA

NO.	DATE	REVISION	BY / SHEET TITLE



Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

January 25, 2023

FLOOD ZONE:	X	PANEL NO:	12057C 0515H
DATUM:		DATED:	08/28/2008
<b>NAV D88</b>			
SEC TWP RING:	07/31/20	DATE:	05/27/2022
JOB NO.:	00482.0015		
<b>C4.0</b>			
SHEET 7 OF 17			

\\hes117\JOB\$V\To 60000482 Coastal Equity\0016 Summerfield Square Concept\ENGR1 DWG\Construction\C4.0 SITE PLAN.dwg (C4.0 SITE PLAN) MemickF Jan 25, 2023 - 3:00pm

30-FOOT WETLAND CONSERVATION AREA SETBACK

WETLAND CONSERVATION AREA (0.15 AC)

30-FOOT WETLAND CONSERVATION AREA SETBACK

PROPOSED STORMWATER VAULT #1  
700 SC-740 STORMTECH CHAMBERS (26,438 SF)  
SEE SECTION AND DETAILS

FLU: OC-20  
ZONING: PD (RZ 91-0180)

POND A  
TOB = 58.00  
SWFVMD 100 YR 24 HR DNW = 57.24  
SWFVMD 25 YR 24 HR DNW = 56.77  
DLW = 53.55  
DNW = 53.10  
BOTT = 42.10

PROP CLUBHOUSE

MAIL KIOSK AREA

PROP. 4 STORY APARTMENT BUILDING #2  
40 FT HIGH  
85 UNITS  
(57-1bd, 27-2 bd)

PROPOSED STORMWATER VAULT #2  
300 SC-740 STORMTECH CHAMBERS (10,884 SF)  
SEE SECTION AND DETAILS

FLU: OC-20  
ZONING: PD (RZ 86-0231)

MATCH LINE - THIS SHEET