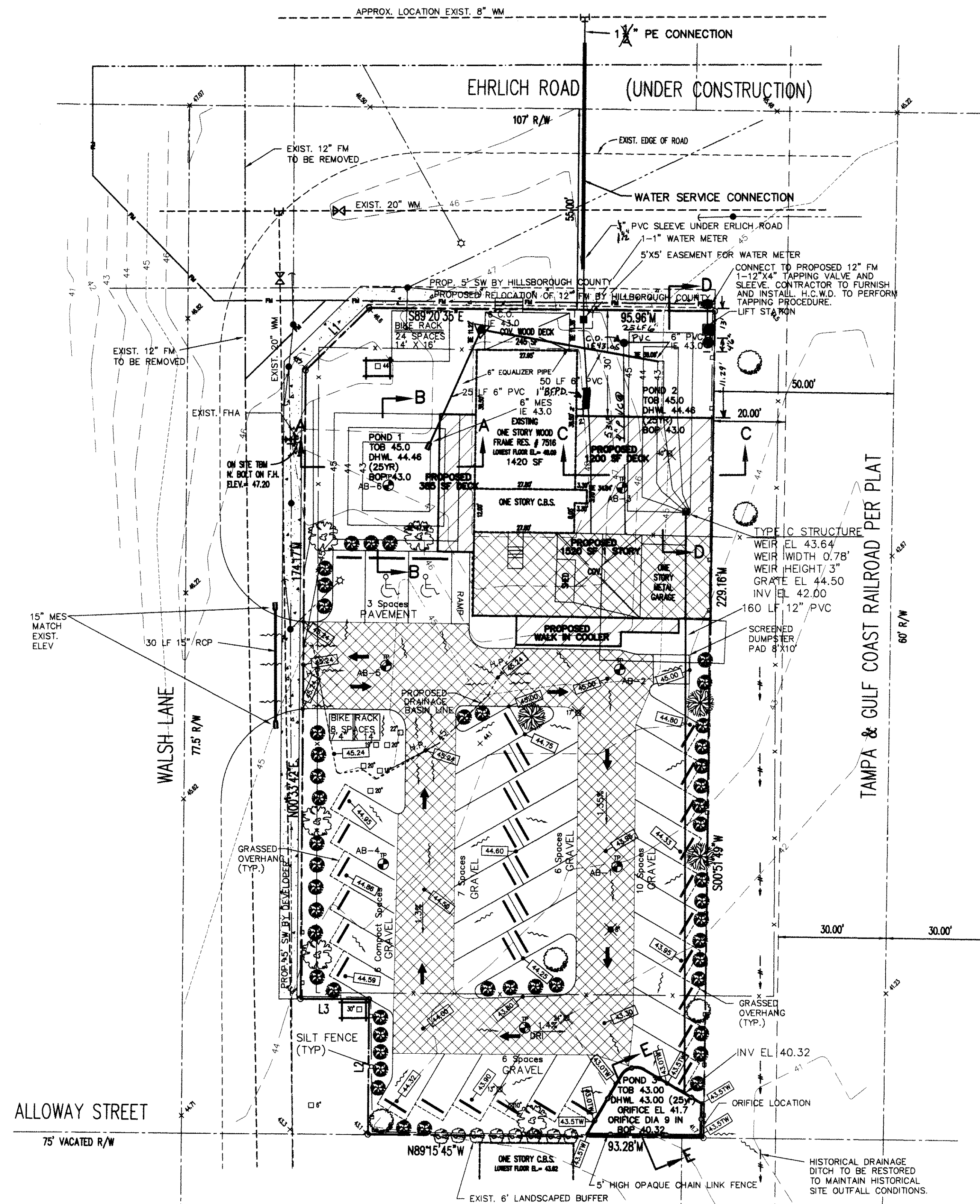
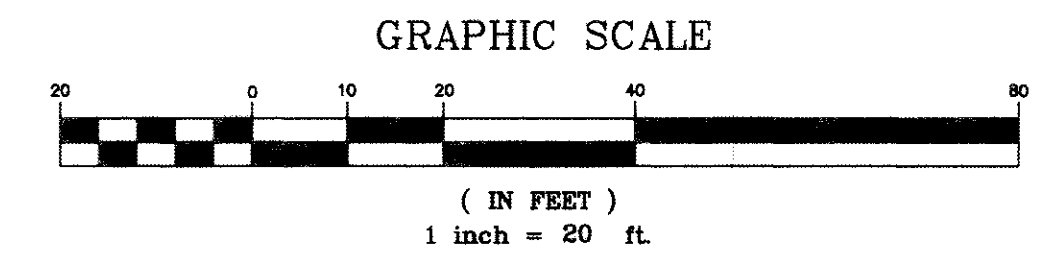


Section 2, Township 28 South, Range 17 East
Hillsborough County, Florida

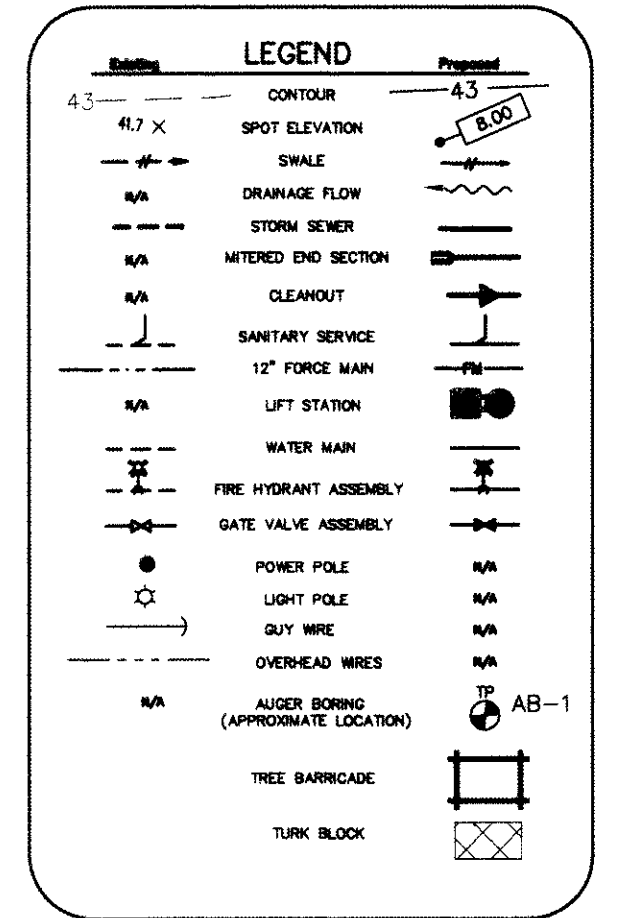


LINE	DIRECTION	DISTANCE
L1	N45°47'15"E	24.70'M
L2	N00°35'07"E	37.50'M
L3	N89°32'24"W	19.02'M

- ### GENERAL NOTES
- All elevations refer to National Geodetic Vertical Datum.
 - 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.
 - The contractor shall notify the utility companies in the area 48 hours before beginning construction.
 - All underground utilities must be installed before base & surface course are constructed.
 - Special care is to be taken so trees remain unharmed during construction.
 - All practicable and necessary effort shall be taken during construction to control and prevent erosion and transport of sediment to surface drains and to lakes.
 - All pipe lengths are plus or minus and are measured to center of structures.
 - Sewer lines placed with less than 18" minimum vertical separation crossing water lines or storm lines shall have 20 LF of ductile iron sanitary sewer centered on the conflict.
 - Conflicts between water, storm and underdrain systems to be resolved by adjusting water lines as necessary.
 - The contractor shall use extreme caution when connecting proposed sanitary sewer and water mains to existing mains or structures. Any damages caused shall be the Contractor's responsibility.
 - Any discrepancies between the engineering plans, architectural plans, or Hillsborough County Codes shall be brought to the engineers attention prior to construction.
 - The Contractor shall remove all abandoned utility lines, pipes, structures and other sub-terrain objects to a minimum depth of four (4) feet below grade, or as otherwise directed by the engineer.
 - All areas of exposed earth resulting from construction activities shall be sodded as directed by the engineer. Seeding and mulching shall be applied only where specifically called for in the plans and specifications, or where specifically directed by the engineer.
 - Plans are not valid for construction unless signed and sealed by a Professional Engineer Registered in Florida.

- ### CONSTRUCTION NOTES
- Required tree barricades must remain intact throughout construction. Encroachment into or failure to maintain tree barricades will result in enforcement action which may include citations and/or permit revocation.
 - Exposed area of ponds to be completely sodded.
 - All sidewalks to be a minimum 3000 psi concrete and 4" thick except at driveway crossings where they shall be 6" reinforced w/ 6" x 6" No. 10 w.w.f..
 - All proposed work must comply with F.D.O.T. Index No. 700.
 - All right-of-way installations will comply with the State of Florida Utilities Accommodations Guide.
 - All proposed work must comply with Hillsborough County Sub-division Regulations and Minimum Testing Frequency requirements.
 - Signs and barricades to be according to F.D.O.T. Manual of Site Practices, reference F.D.O.T. Indexes 600 thru 650 and 17349 per Roadway and Traffic Design Standards latest edition or D.C. Indexes 100 thru 116.
 - Disturbed area within the right-of-way will be compacted to 100% of maximum density and sodded.
 - All backfill over any pipe (storm sewer, water line, sanitary sewer) that is to be installed under roadways or within the embankment, etc. of the roadway is to be compacted per Dept. of Transportation Specifications, Section 125.8.3, 1986 edition (or latest edition) This particular section specifies compaction to 100% of maximum density as determined by ASTM T-99.
 - Minimum building finish floor elevations for each building or dwelling unit shall be indicated on the final site plan. Those elevations shall meet or exceed the 100-year flood plain.
 - All roof run-off will be controlled and directed towards the retention area.
 - Existing right of way damaged by construction to be replaced.
 - Final 6" of grading within the pond shall not be completed until the development has been constructed.
 - Retaining Walls to be permitted by Hillsborough County Planning and Growth Management Department, Development Services Division, (aka, Building Department).
 - Turf block to be installed at or above existing grade so as not to disturb surface roots, topsoil may be skimmed where necessary.
 - 20" wide double swing gate openings to be placed in all pond fences.

- ### LANDSCAPE NOTES
- PROPOSED VIBURNUM
 - PROPOSED LAUREL OAK
 - PROPOSED CREPE MYRTLE
 - PROPOSED LIVE OAK
 - EXISTING OAK TREE
 - EXISTING UNKNOWN TREE
 - TREES TO BE REMOVED
- 12 EXISTING TREES ON SITE
5 TREES TO BE REMOVED
4 - OAK TREES - 10', 13', 24', and 40'
1 - UNKNOWN TREE - 8'
- 7 TREES TO REMAIN ON SITE:
1 - 44" OAK TREE = 7 TREE CREDITS
4 - 20"-24" TREES = 16 TREE CREDITS
2 - 15"-19" TREES = 6 TREE CREDITS
7 Total Trees = 29 TREE CREDITS
- 7 TREES WILL BE PLANTED ALONG THE PERIMETER OF VEHICULAR USE AREA TO MEET THE 1 TREE PER 40 LINEAR FEET REQUIREMENT.
32' REPLACEMENT TREES REQUIRED
34' REPLACEMENT TREES PROVIDED
- Trees to be a minimum of 4" caliper and 6' high.
 - Shrubs to be spaced a minimum of 3' on center and 24" in height.
 - All landscape material to be Florida Grade #1 or better.
 - Owner may change any landscaping in accordance with Hillsborough County Code.



- ### LAND ALTERATION / TREE PRESERVATION
- All trimming undertaken on a tree protected by provisions of the Land Development Code shall be pruned in accordance with the National Arborist Association (NAA) Pruning Standards.
 - It is recommended that an approved insecticide be applied to all pines remaining for protection against the prominent ips pine bark beetle. The application of an insecticide is recommended prior to construction activity.
 - During land alteration and construction activities, it shall be unlawful to remove vegetation by grubbing or to place soil deposits, debris, solvents, construction material, machinery or other equipment of any kind within the drip-line of a tree to remain on the site unless otherwise approved by the Hillsborough County.
 - Any areas subject to erosion shall be adequately stabilized with vegetative material that will, within a reasonable time frame, deter soil disturbance. Sodding, plugging, sprigging or seeding may be used for stabilization; however, sodding may be required in areas of erosion-prone soils or where slopes are greater than 5:1. Vegetation other than grass is acceptable unless otherwise specified.
 - Roots from 44" oak to be severed cleanly at pond bank and equalizer pipe by Desco root pruner or equivalent, if needed.
 - Tree barricade inspection by Hillsborough County Planning and Development Management Department required prior to tree permit issuance.
- ### LANDSCAPE
- 75% of landscaping trees required as part of the landscaping associated with parking lot shall be shade trees.
 - All landscape areas shall be provided with an irrigation system that supplies 100% coverage to all required landscaping plant material. The irrigation system shall consist of an automatic low volume within 50 feet of all required landscaping plant material.
 - The irrigation system shall be installed to minimize root disturbance to existing trees and other vegetation to be retained.
 - The existing well shall be utilized for the irrigation system water supply, if practical.

WATER & SANITARY SEWER ONLY
DESIGNED BY: [Signature]
DATE: 12/10/17
BASED ON: [Signature]
THESE RECORDS HAVE BEEN PREPARED ON 12/10/17 BASED ON THE INFORMATION PROVIDED BY OTHERS. THE DESIGN PROFESSIONAL HAS NOT VERIFIED THE ACCURACY AND/OR COMPLETENESS OF THIS INFORMATION AND SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH MAY BE INCORPORATED HEREIN AS A RESULT. THE TERM "CERTIFICATION" AS USED HEREIN SHALL BE AS SET FORTH IN FLORIDA STATE BOARD RULE 61G15-18.01(4).

FINAL SITE PLAN

BALLYHOO GRILL
7604 EHRlich ROAD
TAMPA, FLORIDA 33624 Ph. (813) 944-2252

LMA
Landon, Moore & Associates, Inc.
CIVIL & ENVIRONMENTAL ENGINEERS
PLANNERS - SURVEYORS
3162
Phone: (813) 788-5010 FAX: (813) 787-4294 34684

SHEET
2
OF 4

12-10-17	WATER AND SEWER AS-BUILT REVISIONS
4-23-17	REVISED PER SWFWMD COMMENTS
3-23-17	REVISED PER HILLSBOROUGH COUNTY COMMENTS
3-23-17	REVISED PER HILLSBOROUGH COUNTY COMMENTS
3-5-17	REVISED PER HILLSBOROUGH COUNTY COMMENTS

Scale:	1"=20'
Date:	01-24-17
Job No.:	269-01200
Checked:	73417.1004 @ compuserve.com
Drawn:	JMR
Design:	JCL