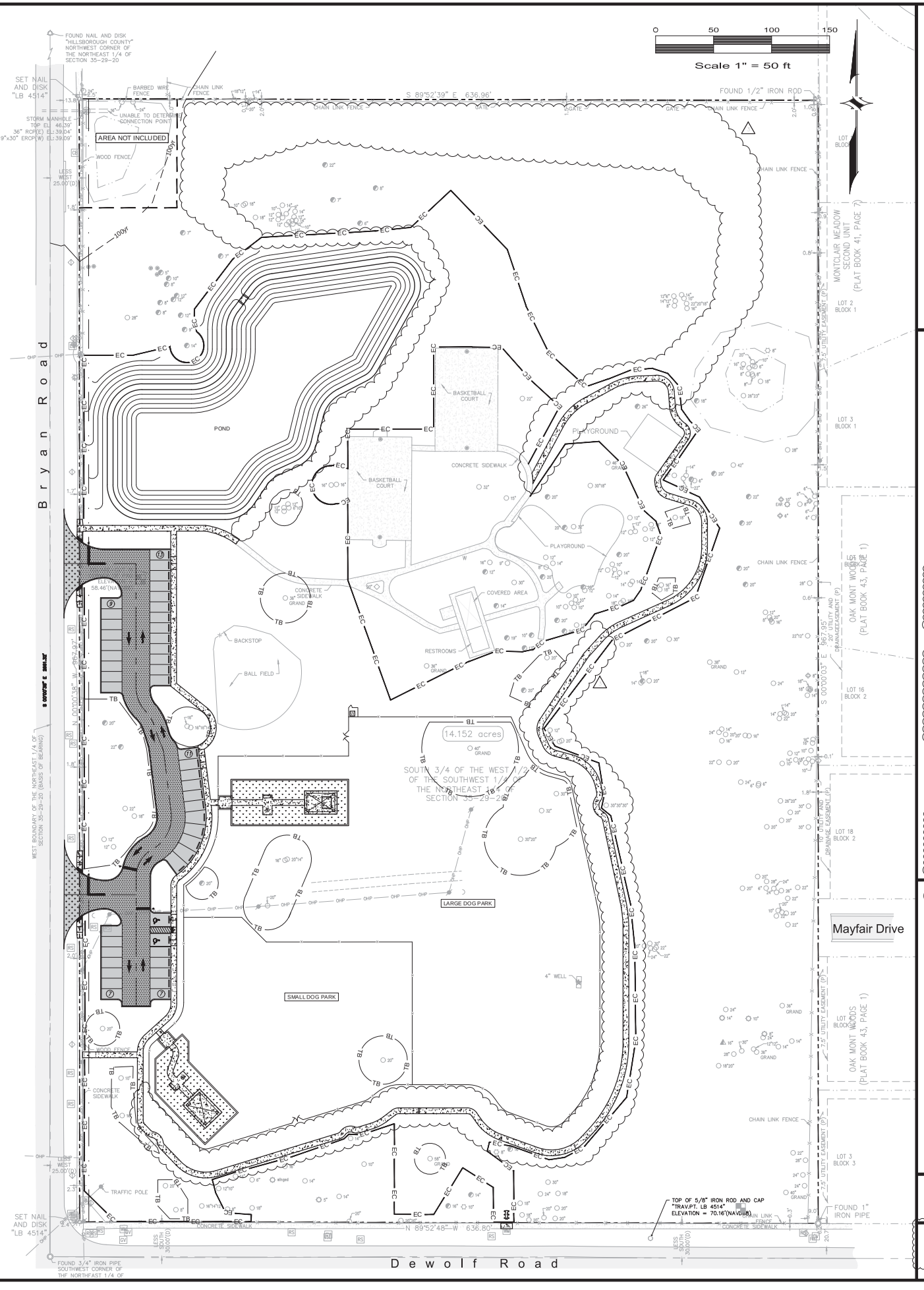

LEGEND

- PROPERTY LINE
- PROP. FENCE
- EC — EC — SILT FENCE
- TB — TREE BARRICADE
- PROP. CONC. S/W
- PROP. SYNTHETIC TURF
- PROP. LIGHT DUTY PAVEMENT
- PROP. HEAVY DUTY PAVEMENT
- PROP. OFF-SITE PAVEMENT
- EXIST. ASPHALT PAVEMENT TO REMAIN
- EXIST. CONC. TO REMAIN
- (8) PARKING SPACE COUNT

SITE DATA

TOTAL PARCEL AREA:	±14.152 AC (±616,461 SF)
ADDRESS:	1705 BRYAN ROAD, BRANDON, FL
JURISDICTION:	HILLSBOROUGH COUNTY
FOLIO NUMBERS:	072514.0000
EXISTING ZONING:	RSC-6
CURRENT USE:	PARK
PROPOSED USE:	DOG PARK
FUTURE LAND USE:	RES-4
PROPOSED BUILDING:	2-400 SQ. FT. PAVILIONS
MAX. BUILDING HEIGHT:	35'
PROPOSED BUILDING HEIGHT:	13' (1 STORY)
SETBACKS:	FRONT (WEST): 25' FRONT (SOUTH): 25' SIDE (NORTH): 7.5' REAR (EAST): 25'
REQUIRED PARKING:	3.3 SPACES / 1,000 GFA X 293 SF = 1 SPACE 1 REGULAR SPACE 1 H/C SPACE 2 TOTAL SPACES
PROPOSED PARKING:	45 REGULAR SPACES 2 H/C SPACES 47 TOTAL SPACES

SITE AREAS:

PROPOSED:		
PROPOSED ASPHALT:	19,809 SF ~ 3.21% ~	0.455 AC
PROPOSED CONCRETE:	10,575 SF ~ 1.72% ~	0.243 AC
EXISTING CONCRETE:	14,327 SF ~ 2.32% ~	0.329 AC
EXISTING BUILDING:	293 SF ~ 0.05% ~	0.007 AC
PROPOSED TURF:	4,941 SF ~ 0.80% ~	0.113 AC
PROPOSED POND:	29,810 SF ~ 4.84% ~	0.684 AC
PROPOSED OPEN SPACE:	528,806 SF ~ 85.78% ~	12.140 AC
AREA NOT INCLUDED:	7,901 SF ~ 1.28% ~	0.181 AC
TOTAL SITE AREA:	616,461 SF ~ 100.00% ~	14.152 AC
PROPOSED IMPERVIOUS AREA:	45,003.5 SF / 616,461 SF = 7.3%	

FAR: 293 SF / 616,461 SF = 0.0005 (EXISTING RESTROOM)

THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE "X" ACCORDING TO THE FLOOD INSURANCE RATE MAP 12057C0392H, DATED AUGUST 28, 2008, FOR HILLSBOROUGH COUNTY, FLORIDA.
-AND-
FLOOD ZONE A, ELEVATION 48.80 NAVD PER HILLSBOROUGH COUNTY MODEL

ADJACENT USES AND ZONING:

NORTH: SINGLE FAMILY / RSC-6
SOUTH: DEWOLF ROAD ROW / RSC-6
EAST: SINGLE FAMILY / RSC-6
WEST: SOUTH BRYAN ROAD ROW / RSC-6

GENERAL NOTES

1. THE PROPOSED ACTIVITIES SHALL COMPLY WITH HILLSBOROUGH COUNTY DEVELOPMENT REGULATIONS (LATEST EDITION).
2. ALL CONSTRUCTION, MATERIALS, AND WORKMANSHIP ARE TO BE IN ACCORDANCE WITH COUNTY STANDARDS, LATEST EDITIONS.
3. SIDEWALKS TO BE PROVIDED AND BUILT IN ACCORDANCE WITH THE HILLSBOROUGH COUNTY LAND DEVELOPMENT REGULATIONS (LATEST EDITION). ALL PROPOSED SIDEWALKS SHALL MEET ADA REQUIREMENTS (LATEST EDITION).
4. BUFFERING AND SCREENING SHALL BE PROVIDED IN ACCORDANCE WITH HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE.
5. ALL BUILDING CONSTRUCTION SHALL CONFORM TO THE 2010 FLORIDA BUILDING CODE.
6. ALL EASEMENTS SHALL BE DEDICATED TO THE APPROPRIATE ENTITY.
7. GRASS AND MULCH, OR SOLID SOD, ALL AREAS IN EXISTING RIGHT-OF-WAY DISTURBED BY CONSTRUCTION.
8. CONTRACTOR IS TO COORDINATE ALL WORK WITHIN, BUT NOT LIMITED TO PUBLIC RIGHT-OF-WAY WITH UTILITY COMPANIES IN ORDER TO PREVENT DAMAGE TO UTILITY LINES AND THE MAKING OF ADJUSTMENTS TO SAME, IF REQUIRED.
9. CONTRACTOR SHALL CONTACT THE ENGINEER AND/OR THE OWNER PRIOR TO ANY CONSTRUCTION THAT MAY DAMAGE TREES.
10. CONTRACTOR SHALL OBTAIN ALL CONTRACTOR RELATED PERMITS.
11. ALL CONCRETE AREAS SHALL HAVE SAW-CUT 10'X10' O.C.
12. HOURS OF CONSTRUCTION SHALL BE LIMITED TO THOSE ALLOWED BY COUNTY CODE.

SITE LIGHTING NOTE

IF NEW OUTDOOR LIGHTING IS PROPOSED, A PERMIT WILL BE REQUIRED

SOLID WASTE NOTE

SOLID WASTE COLLECTION WILL CONTINUE TO BE VIA CURBSIDE PICK-UP

CAMPO ENGINEERING, INC.

FBPR CERTIFICATE OF AUTHORIZATION NO.: 26726

1725 EAST 5TH AVENUE
TAMPA, FL. 33605
PHONE: (813) 215-7372
FAX: (813) 902-8782

PROJECT TITLE

HILLSBOROUGH COUNTY SALADINO DOG PARK

HILLSBOROUGH COUNTY, FLORIDA

CLIENT

HILLSBOROUGH COUNTY FACILITIES SERVICES R3M 601 E. KENNEDY BLVD TAMPA, FL 33602

REVISIONS

NO.	DESCRIPTION	DATE
1	PER COUNTY COMMENTS	1/09/18
2	PER COUNTY COMMENTS	3/29/18

ISSUE DATE: 10/2017
REVIEWED BY: LDC
DRAWN BY: BLM
DESIGNED BY: LDC/BLM

PROJECT NUMBER
17-047

LAUREN DECKER CAMPO LICENSE No. 57421 STATE OF FLORIDA PROFESSIONAL ENGINEER

Lauren D. Campo 57421 03/29/2018
NAME SEAL NO. DATE

SHEET TITLE

OVERALL SITE PLAN

SHEET NUMBER

C-5

G:\Projects\17-047 - Saladino Dog Park\Drawings\Design&Construction\17-047 - Site Plan.dwg - Printed: Mar 29, 2018 - 10:45am by: BonnieM