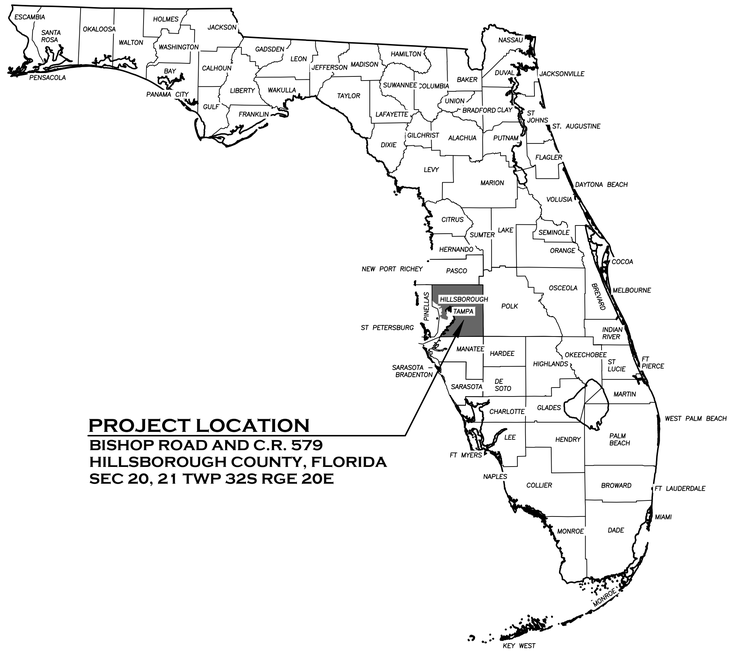
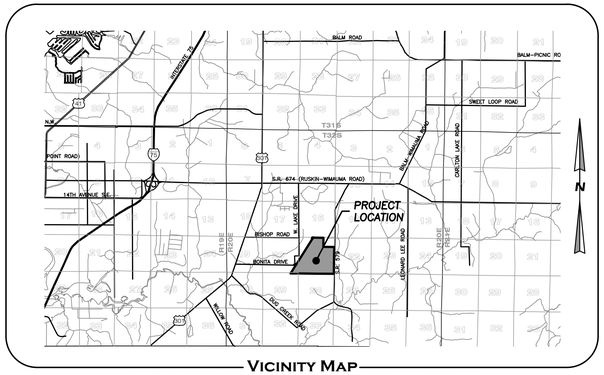
CYPRESS RIDGE RANCH SUBDIVISION

PHASE 3B

SITE DEVELOPMENT CONSTRUCTION PLANS



PROJECT LOCATION
BISHOP ROAD AND C.R. 579
HILLSBOROUGH COUNTY, FLORIDA
SEC 20, 21 TWP 32S RGE 20E



VICINITY MAP
SECTIONS 20,21 TOWNSHIP 32 SOUTH RANGE 20 EAST
SCALE: 1" = APPROX. 2 MI.

ELEVATIONS BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88), CONVERSION FROM NAVD88 TO NGVD29 = +1.02 FEET

PROJECT IS LOCATED IN FLOOD ZONES AE & X ACCORDING TO FEMA F.I.R.M. COMMUNITY PANEL NOs: 12057C 0680H, 12057C 0685H, 12057C 0690H, 12057C 0695H DATED 08-28-08

SHT. NO.	DESCRIPTION
1	COVER SHEET
2	GENERAL CONSTRUCTION NOTES
3	LOT DETAILS AND LEGAL DESCRIPTION
4	TYPICAL ROADWAY SECTIONS AND DETAILS
5	AERIAL SITE PLAN
6	EXISTING SITE CONDITIONS
7-10	MASTER DRAINAGE PLAN
11-19	GRADING AND DRAINAGE PLAN
20	CROSS SECTIONS
21	STORM STRUCTURE DATA AND DETAILS
22,23	DRAINAGE DETAILS
24	EROSION CONTROL AND SUMP DETAILS
25,26	POTABLE WATER AND SANITARY SEWER MASTER PLAN
27	UTILITY CONSTRUCTION NOTES AND PRESSURE PIPES SUMMARY
28-49	ROADWAY PLAN AND PROFILES
50,51	POTABLE WATER SYSTEM DETAILS
52	SANITARY SEWER SYSTEM DETAILS
53-57	SIDEWALK, SIGNING & PAVEMENT MARKING PLAN
58-61	STREET TREE AND IRRIGATION PLAN
62	PRE-DEVELOPMENT DRAINAGE AREA MAP
63	OVERALL DRAINAGE AREA MAP
64-67	DRAINAGE AREA MAP
68	CONSTRUCTION SURFACE WATER MANAGEMENT PLAN

UTILITIES PROVIDERS

TECO ENERGY
702 NORTH FRANKLIN STREET
TAMPA, FLORIDA 33602
PH: (813) 228-1111

FRONTIER COMMUNICATIONS
5610 EAST ZACK STREET
TAMPA, FLORIDA 33602
PH: (800) 921-8101

HILLSBOROUGH COUNTY
601 EAST KENNEDY BOULEVARD
TAMPA, FLORIDA 33602
PH: (813) 272-5900

OWNER/DEVELOPER

HIGHLAND HOMES, INC.
JOEL ADAMS
3020 S. FLORIDA AVE., SUITE 101
LAKELAND, FLORIDA 33803
PH: (813) 660-8818

ENGINEER

ABSOLUTE ENGINEERING, INC.
1000 N. ASHLEY DRIVE, SUITE 925
TAMPA, FLORIDA 33602
PH: (813) 221-1516
FAX: (813) 344-0100

SURVEYOR

GEO POINT SURVEYING, INC.
213 HOBBS STREET
TAMPA, FLORIDA 33619
PH: (813) 248-8888
FAX: (813) 248-2266

ALL INTERNAL ROADWAYS TO BE PUBLIC, EXCEPT STREET S WHICH WILL BE MAINTAINED BY THE CDD FOR EMERGENCY ACCESS ONLY.

ABSOLUTE ENGINEERING, INC.
(813) 221-1516 TEL
(813) 344-0100 FAX
1000 N. ASHLEY DRIVE, SUITE 925
C.A. NO. 28358
TAMPA, FLORIDA 33602

REVISIONS

NO.	DATE	SHEET NOs.	BY
1	03-03-2026	25, 26, 29, 34, 46, 50-52, 57	LGM

HEATHER E. WERTZ LICENSE No 54691 STATE OF FLORIDA PROFESSIONAL ENGINEER
This item has been digitally signed and sealed by Heather E. Wertz, PE on the date adjacent to the seal.
Signature must be verified on any electronic copies.

2026.03.05 13:23:07 -05'00'

HEATHER E. WERTZ LICENSE No 54691 STATE OF FLORIDA PROFESSIONAL ENGINEER
This item has been digitally signed and sealed by Heather E. Wertz, PE on the date adjacent to the seal.
Signature must be verified on any electronic copies.

MARCH 4, 2026

P:\A20-0012 Highland\0002 Cypress Ridge\Ph3\1DWGs\Construction\G-001.dwg (CV) larrym Mar 04, 2026 - 11:00am

CYPRESS RIDGE RANCH SUBDIVISION JOB NO. A20-0012-0002

NOTE: THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIREMENTS AS OUTLINED IN THE FOLLOWING STORMWATER POLLUTION PREVENTION PLAN (SWPPP), INCLUDING FILING NOI (NOTICE OF INTENT TO COMMENCE CONSTRUCTION), NOT (NOTICE OF TERMINATION) AND REPORTING.

STORMWATER POLLUTION PREVENTION PLAN (SWPPP)

Contained on these plans and within the following notes is a Storm Water Pollution Prevention Plan (SWPPP) which has been developed by Absolute Engineering, Inc. in accordance with the Florida Department of Environmental Protection's (FDEP) "National Pollutant Discharge Elimination System" (NPDES) Generic Permit for Stormwater Discharge from Large and Small Construction Activities.

The following entities are identified as team members of "SWPPP": Absolute Engineering, Inc., the Developer as identified on the cover sheet of these plans, and the site contractor and his sub-contractors. Each team member has specific responsibilities and obligations. In general, all team members, with regard to their involvement and responsibilities on the project, are to implement all necessary storm water management controls to assure compliance with the NPDES Generic Permit for Storm Water Discharges from Construction Activities, the Southwest Florida Water Management District Permit, the applicable local governing agency (e.g., Hillsborough County, City of Tampa, etc) and the guidelines listed in the SWPPP. The duties and responsibilities of the team members as they pertain to the SWPPP are as follows:

Absolute Engineering, Inc.

A. Develop SWPPP including, but not limited to, retention/detention ponds, control structures, erosion control methods and locations and stabilization criteria. This design is included within these construction plans and the following notes and instructions.

B. Submit and obtain the necessary design related storm water permits from the Florida Department of Environmental Protection, the Southwest Florida Water Management District and other applicable governmental bodies.

Contractor and Sub-Contractor

A. Upon notification by the developer of his intent to commence construction, submit a Notice of Intent to the FDEP on behalf of the developer including SWPPP certification and copy of the permit.

B. Submit to SWFWMD and the operator of the municipal separate storm water system, if applicable, a letter of construction commencement.

C. Complete and submit a Notice of Termination and certification for developer. The NOT's shall be submitted no more than 30 days after
  (a) completion of the project and final stabilization of the site or
  (b) when responsibility for the site has ended. Final stabilization as defined by EPA is when all soil disturbing activities at the site have been completed and a uniform (i.e., evenly distributed, without large bare areas) perennial vegetative cover with a density of 70% of the native background vegetative cover for the area has been established on all unpaved areas and areas not covered by permanent structures. As an alternative, equivalent permanent stabilization measures (such as riprap, gabions, or geotextiles) may be employed. The client shall notify Absolute Engineering when one of these criteria has been met.

D. Sign and return to Absolute Eng. a Contractors Certification Form certifying your understanding of and willingness to comply with the Storm Water Pollution Prevention Plan no later than 48 hours prior to commencement of construction. Also, each subcontractor affected by the SWPPP must certify to the contractor that they understand and shall comply with the NPDES permit and SWPPP. A record of these certifications shall be maintained by the contractor on site.

E. During construction, assure compliance with the designed Storm Water Pollution Prevention Plans prepared by Absolute Engineering and the NPDES Generic Permit for Storm Water Discharges from Large and Small Construction Activities.

F. Maintain a copy of the construction plans, which include the Storm Water Pollution Prevention Plan, the NOI, and all inspection reports and certifications on site.

G. Undertake all reasonable Best Management Practices (BMP's) to assure that silted or otherwise polluted storm water is not allowed to discharge from the site during all phases of construction. Stabilization BMP's that may be used include: temporary or permanent seeding, mulching, geotextiles, sodding, vegetative buffer strips, protection of trees and preservation of mature vegetation. Structural erosion and sediment control BMP's that may be used include: straw bale dikes, silt fences, earth dikes, brush barriers, drainage swales, check dams, subsurface drain, pipe slope drain, level spreaders, storm drain inlet protection, outlet protection, sediment traps, and temporary sediment basins. Detention ponds may also be used as temporary sediment basins. Additional BMP's that may need to be implemented include: providing protected storage areas for chemicals, paints, solvents, fertilizers, and other potentially toxic materials. Providing waste receptacles at convenient locations and providing regular collection of wastes, including building material wastes. Minimizing off-site tracking of sediments. Making adequate preparations, including training and equipment to contain spills of oil and hazardous materials. Complying with applicable state or local waste disposal, sanitary sewer or septic system regulations and the use of appropriate pollution prevention measures for allowable non-storm water components of discharge.

H. Notify Absolute Engineering and the developer in writing of any non-stormwater pollution sources which are being stored, or otherwise used during the construction of the project (e.g., fertilizers, fuels, pesticides, other chemicals). This notification should be accompanied with the contractor's design and methods to prevent pollution run-off from these sources.

I. Develop a maintenance and inspection plan which includes, but is not limited to the following:

  A. The specific areas to be inspected and maintained that includes all the disturbed areas and material storage areas of the site.

  B. The erosion and sediment controls identified in the SWPPP to be maintained and inspected and those additional controls that the contractor deems necessary.

  C. Maintenance procedures.

  D. The procedure to follow if additional work is required or whom to call.

  E. Inspections and maintenance forms.

  F. The personnel assigned to each task.

  The following shall be inspected a minimum of once a week or within 24 hours after 0.50 inches of rainfall:

  - Stabilization measures (once a month if fully stabilized).
  - Structural controls.
  - Discharge points.
  - Construction entrances and exits.
  - Areas used for storage of exposed materials.

  An inspection form shall be completed for each inspection. Any permit violations should be noted and corrective measures shall be taken no later than 7 days after the inspection occurred. If revisions to the SWPPP are needed, a report form for changes in the SWPPP shall be completed and a copy sent to Absolute Engineering, Inc. The original shall be kept on-site as documentation of the change. If the inspection passes, a certification that the facility is in compliance with the SWPPP and the NPDES permit must be signed by a duly authorized representative of the principal executive official of the operator of the SWPPP with one of the following qualifications:

  1. Has successfully completed the Florida Stormwater, Erosion and Sediment Control Inspector Training Program.

  2. Successfully completed a similar training program.

  3. Has enough practical on the job training to be qualified to perform the inspections.

  Retain inspection reports and certifications for at least three years.

J. Site stabilization measures shall be initiated as soon as practical but in no case more than 7 days, in portions of the site where construction activities have temporarily or permanently ceased.

K. Releases in Excess of Reportable Quantities.

  1. The discharge of hazardous substances or oil in the stormwater discharge(s) from a facility or activity shall be prevented or minimized in accordance with the applicable stormwater pollution prevention plan for the facility or activity. This permit does not relieve the operator of the reporting requirements of 40 CFR part 117 and 40 CFR part 302. Where a release containing a hazardous substance in an amount equal to or in excess of a reporting quantity established under either 40 CFR 117 or 40 CFR 302, occurs during a 24 hour period:

    a. The operator is required to notify the State Warning Point (800-210-0519 or 850-413-9911) as soon as he or she has knowledge of the discharge;

    b. The operator shall submit within 14 calendar days of knowledge of the release a written description of: the release (including the type and estimate of the amount of material released), the date that such release occurred, the circumstances leading to the release, and remedial steps to be taken, to the Florida Department of Environmental Protection, NPDES Stormwater Section, Mail Station 2500, 2600 Blair Stone Road, Tallahassee, Florida 32399-2400; and

    c. The stormwater pollution prevention plan required under Part V of this permit must be modified within 14 calendar days of knowledge of the release to: provide a description of the release, the circumstances leading to the release, and the date of the release. In addition, the plan must be reviewed to identify measures to prevent the reoccurrence of such releases and to respond to such releases, and the plan must be modified where appropriate.

  2. This permit does not authorize the discharge of hazardous substances or oil resulting from an on-site spill.

Developer

A. Notify Absolute Eng. of your intent to commence construction. Sign the Notice of Intent form as operator of the storm water discharge facility and permittee and return to the Contractor.

B. Sign a Certification of Storm Water Pollution Prevention Plan and return to the Contractor.

C. Notify the Contractor when it is time to submit a Notice of Termination as defined under Part C of the Contractor section of the SWPPP. Sign and return to the Contractor for submittal to FDEP a Notice of Termination form and certification.

PRE-DEVELOPED SITE INFORMATION:

1. Total site acreage: Phase 3B: ±80.62 Acres – Overall: ±531.93 Acres
2. Land use: Agricultural
3. Vegetation: Pasture and Wetlands
4. Receiving waters or municipal separate storm water system: Little Manatee River
5. 2 Year/24 Hour rainfall depth: 4.2 inches
6. Soil types: Myakka, Pomello, Seffner, Basinger, Ona, Samsula, St. Johns

PROJECT INFORMATION:

1. Project type: Residential – Single Family Detached
2. Anticipated construction sequence is as follows:
   1. Complete erosion control installation
   2. Clearing and grubbing
   3. Earthwork activities
   4. Storm water system construction
   5. Utility construction
   6. Base and pavement construction
   7. Final stabilization

   The BMP's listed in Part G of the Contractor section of the SWPPP shall be considered during all phases of construction.
3. Anticipated start date: MARCH 2026
4. Anticipated completion date: MARCH 2027
5. Total acres disturbed: ±80.62 Acres
6. Pre-developed "C" factor: 0.20
7. Post-developed "C" factor: 0.50
8. The storm water management system, upon completion of construction and appropriate certification and as-built submittals will be operated and maintained by Cypress Ridge Community Development District.
9. The potential source of pollution from this project is on-site development and construction activity.

GENERAL EROSION AND TURBIDITY CONTROL NOTES

1. The Site Subcontractor shall be responsible for installation and maintenance of all erosion and turbidity controls and the quality and quantity of offsite or wetland discharges.
2. Prior to construction, the Site Subcontractor is responsible for having his dewatering plan and turbidity control plan approved by the applicable reviewing agencies. Refer to the project's permit approvals and permit conditions for agencies requiring such review and approval. Questions concerning appropriate techniques should be addressed to those agencies and/or discussed with the project engineer and owner.
3. The appropriate turbidity and erosion control methodologies selected by the Site Subcontractor for this project should be made following assessment of the plans and project site specific factors and after consultations as needed with the project engineer and appropriate agencies. The Site Subcontractor will be responsible for obtaining any and all necessary permits for such activity; several factors to consider are listed below:
   - A. Clay content in excavated materials and/or permeabilities rates
   - B. Depth of cut in ponds, trenches, or utility lines
   - C. Ambient ground water levels
   - D. Actual rainfall amounts and time of year relative to normal rainy season
   - E. Proximity to wetlands, water bodies or offsite properties
   - F. 'Class' designation of receiving water bodies (e.g., Outstanding Florida Waters, shellfish harvesting areas, etc.)
   - G. Density, type, and proximity of upland vegetation to be retained during construction (for use as possible filtration areas)
   - H. Fill height relative to natural grade and length and steepness of the proposed slopes
   - I. Existing topography and directions of surface flow
   - J. Type of equipment used
   - K. Project type
   - L. Duration of construction activities
   - M. Separation distance of onsite ponds
   - N. Ambient quality of surface and groundwater
   - O. Temporary stockpile locations and heights
4. At the onset of construction, the Site Subcontractor, as the party responsible for implementation of the erosion and sediment control plan, shall assess the above described conditions and factors with respect to relative cost effectiveness and select the appropriate methods of protection. A fairly extensive list of techniques are presented below but it must be stressed that any or all of the following may be necessary to maintain water quality and quantity standards. The construction sequencing should be thought out in advance of initiation to provide adequate protection of water quality.
5. Discharges which exceed 29 N.T.U.'s over the background levels are in violation of state water quality standards. Discharges of water quantities which affect offsite properties or may damage wetlands are also prohibited by regulating agencies.
6. The erosion and turbidity control measures shown hereon are the minimum required for agency approval. Additional control and measures may be required due to the Site Subcontractor's construction sequence & unforeseen weather conditions. Any additional measures deemed necessary by the Site Subcontractor shall be included in the lump sum bid with no extras for materials and labor allowed.
7. Hay bales or silt screens shall be installed prior to land clearing to protect water quality and to identify areas to be protected from clearing activities and maintained for the duration of the project until all soil is stabilized.
8. Floating turbidity barriers shall be in place in flowing systems or in open water lake edges prior to initiation of earthwork and maintained for the duration of the project until all soil is stabilized.
9. No clay material shall be left exposed in any stormwater storage facility. If clay or sandy-clays are encountered during stormwater storage excavation, the Site Subcontractor shall notify the Engineer immediately before proceeding with further excavation. If the Engineer of Record has determined that such soils are non-confining and must be excavated to meet permit and design conditions, excavation may proceed after obtaining written authorization from the appropriate governing agency. If said soils are left exposed at the permitted and designed depth, the Site Subcontractor shall over-excavate the pond's bottom and side slopes by a minimum of twelve (12") inches and backfill with clean sands to help prevent suspension of fine particles in the water column.
10. The installation of temporary erosion control barriers shall be coordinated with the construction of the permanent erosion control features to the extent necessary to assure effective and continuous control of erosion and water pollution throughout the life of the construction phase.
11. The type of erosion control barriers used shall be governed by the nature of the construction operation and soil type that will be exposed. Silty and clayey material may require solid sediment barriers to prevent turbid water discharge, while sandy material may need only silt screens or hay bales to prevent erosion. Floating turbidity curtains should generally be used in open water situations. Diversion ditches or swales may be required to prevent turbid stormwater runoff from being discharged to wetlands or other water bodies. It may be necessary to employ a combination of barriers, ditches, and other erosion/turbidity control measures if conditions warrant.
12. Where pumps are to be used to remove turbid waters from construction areas, the water shall be treated prior to discharge to the wetlands. Treatment methods include, for example, turbid water being pumped into grassed swales or appropriate upland vegetated areas (other than upland preservation areas and wetland buffers), sediment basins, or confined by an appropriate enclosure such as turbidity barriers or low berms, and kept confined until turbidity levels meet State Water Quality Standards.
13. The Permittee shall schedule his operations such that the area of unprotected erodible earth exposed at any one time is not larger than the minimum area necessary for efficient construction operation, and the duration of exposed, uncompleted construction to the elements shall be as short as practicable. Clearing and grubbing shall be so scheduled and performed such that grading operations can follow immediately thereafter. Grading operations shall be so scheduled and performed that permanent erosion control features can follow immediately thereafter if conditions on the project permit.
14. Water derived from various dewatering methods should be passed through sufficiently wide areas of existing upland vegetation to filter out excess turbidity. If this is not sufficient, the water shall be retained in previously constructed permanent stormwater ponds or else retained in temporary sedimentation basins until the clarity is suitable to allow for its discharge. Plugging the outfalls from completed stormwater ponds may be needed to avoid discharge. However, such situations should be monitored closely to preclude berm failure if water levels rise too high.
15. Water can be transported around the site by the use of internal swales or by pumps and pipes.
16. Sheet flow of newly filled or scraped areas may be controlled or contained by the use of brush barriers, diversion swales, interceptor ditches or low berms. Flow should be directed toward areas where sediments can sufficiently settle out.
17. Exposed soils shall be stabilized as soon as possible, especially slopes leading to wetlands. Stabilization methods include solid sod, seeding and mulching or hydromulching to provide a temporary or permanent grass cover mulch blankets, filter fabrics, etc., can be employed to provide vegetative cover.
18. Energy dissipaters (such as rip rap, a gravel bed, hay bales, etc.) shall be installed at the discharge point of pipes or swales if scouring is observed.
19. Attempt to install roadway curb and gutters as soon as possible to reduce the surface area for erosion to occur.
20. Implement storm drain inlet protection (hay bales or gravel) to limit sedimentation within the stormwater system. Perform inspections and periodic cleaning of sediments which wash out into the streets until all soil is stabilized.
21. Water discharge velocities from impounded areas and temporary sedimentation basins shall be restricted to avoid scouring in receiving areas.
22. If water clarity does not reduce to state standards rapidly enough in holding ponds, it may be possible to use chemical agents such as alum to flocculate or coagulate the sediment particles.
23. Hay bales, silt screens, or gravel beds can be added around the pipe or swale discharge points to help clarify discharges. Spreader swales may help dissipate cloudy water prior to contact with wetlands.
24. All fuel storage areas or other hazardous storage areas shall conform to accepted state or federal criteria for such containment areas.
25. Vehicle or equipment washdown areas will be sufficiently removed from wetlands or offsite areas.
26. Fugitive dust controls shall be employed as needed (primarily by using water spray trucks) to control windborn emissions.
27. If the above controls remain ineffective in precluding release of turbid water, especially during pond or utility line dewatering, then the contractor may be compelled to use a vertical dewatering system such as well points or sock drains to withdraw groundwater which may already be clear enough to allow for direct discharge to wetlands.
28. Ongoing inspections and periodic maintenance by the Site Subcontractor shall occur throughout construction as necessary to ensure the above methods are working suitably. This may be needed daily, if conditions so warrant. Site Subcontractors are encouraged to obtain and thoroughly review The Florida Development Manual: A Guide to Sound Land and Water Management, which was developed by the State of Florida Department of Environmental Protection in 1988. This provides fairly in-depth discussions of recommended techniques and also provides specific design and technical standards. A copy of this document is available for review at Absolute Engineering, Inc.
29. The contractor will perform daily inspections of all on-site wetlands within the construction area to ensure that water levels within those wetlands are not excessively impounded prior to the time when the permitted control structure or outfall is built. Water levels significantly above normal should be corrected at a frequency that prevents a change in the vegetative character or health of any wetlands.
30. All lots to be stabilized with seed and mulch.
31. All seed and mulch must meet 70% coverage to be considered suitable material for stabilization.
32. Any disturbance outside silt fence/property line shall be restored with sod.
33. All silt fence to be removed once area is stabilized.

UTILITY NOTES:

1. ROADWAYS AND UTILITIES SHALL BE PUBLIC AND WILL BE MAINTAINED BY HILLSBOROUGH COUNTY.
2. STREET S (PHASE 1) WILL BE MAINTAINED BY THE CDD FOR EMERGENCY ACCESS ONLY.
3. WATER AND SANITARY SEWER SERVICES TO BE PROVIDED BY HILLSBOROUGH COUNTY WATER DEPARTMENT.
4. A 10' UTILITY EASEMENT SHALL BE PROVIDED ADJACENT TO, OUTSIDE AND ON BOTH SIDES OF THE INTERNAL ROADWAY RIGHTS OF WAY.

TRAFFIC NOTES:

THE FOLLOWING TURN LANES ARE BEING PROVIDED PER THE LATEST TRAFFIC STUDY:

1. SOUTHBOUND LEFT TURN LANE AT BONITA DRIVE AND STREET B.
2. SOUTHBOUND LEFT TURN LANE AT STREET R1.
3. BISHOP ROAD WILL INCLUDE STRIPING OF LEFT TURN LANES PER THE APPROVED ZONING (PD 25-1386).

OWNER'S INSTRUCTIONS FOR MAINTENANCE AND INSPECTION OF STORMWATER FACILITIES

The entire stormwater system should be inspected on at least a semi-annual basis. This should include a visual inspection of the pond, pond banks, bleed-down orifices, other control structures, and discharge pipes. These should be kept free of debris and cleaned on a frequency as required to keep them functional, as designed. Mowing/clearing around the structures may be required to prevent vegetation from clogging them.

Wetland plants, if intentionally installed, should be monitored and maintained as required on the approved construction plans. Areas of littoral shelving, which are required to be vegetated but not intentionally planted, should not be cleared of the wetland plants. These areas should have as high a plant coverage as possible, for maximum water filtration.

Sediment sumps, if designed and installed, should have sediment removed as necessary to allow them to efficiently remove suspended particles. They should be re-excavated to the original design specifications, if silted in.

For percolation treatment ponds/swales, the owner of the facility shall inspect the pond bottom periodically after heavy rainfall events to check for persistent ponding or pooling of water. All large debris shall be removed and disposed of elsewhere. If prolonged ponding persists, e.g., in excess of 72 hours, the owner shall rake or scarify the surface. If required, the soil in the area of ponding shall be removed and replaced with clean sandy, non-cohesive soils.

Please check the construction plans to see if written reports on monitoring or plant survival rates are required to be sent to any reviewing agencies. Written notes should always be kept which describe maintenance activities undertaken during each inspection.

Specific conditions of all permits may require additional maintenance activities above and beyond those outlined above. Please be aware of all permit conditions as issued by regulatory agencies to ensure permit compliance.

LAKE/POND EXCAVATION NOTES

No excavation shall extend below the permitted design depths/elevations shown on the drawings, unless additional testing supports otherwise; and no lower semi-confining unit clayey soil material and/or limestone materials shall be excavated, regardless if these materials are encountered within the permitted excavation depths/elevations. If any lower semi-confining unit clay soil materials or limestone materials are encountered above the permitted depths/elevations, then excavation operations shall cease in the general area. EPC Wetlands Management staff must be contacted prior to any excavation of clays. In the absence of any confining or semi-confining unit clayey soils, a minimum of five feet of undisturbed soils shall remain above the underlying limestone. Any excavation below the bottom elevations shown on the plan will require an approved permit modification from SWFWMD for the deeper excavation.

EXISTING UTILITY COORDINATION NOTES

1. THE LOCATIONS OF UTILITIES SHOWN IN THE PLANS ARE BASED ON LIMITED INVESTIGATION TECHNIQUES AND SHOULD BE CONSIDERED APPROXIMATE ONLY. THE CONTRACTOR SHALL VERIFY THE LOCATION, ELEVATION, AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES, AND OTHER FEATURES AFFECTING THE WORK AND SHALL COMPLY WITH ALL STATE, COUNTY, AND LOCAL ORDINANCES AND OBTAIN ANY NECESSARY WORK PERMITS THAT MAY BE REQUIRED PRIOR TO CONSTRUCTION. ANY CONFLICT ENCOUNTERED OR ANTICIPATED WITH UTILITIES WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RESOLVE WITH THE UTILITY COMPANIES.

2. ANY PUBLIC LAND CORNER WITHIN THE LIMITS OF CONSTRUCTION SHALL BE PROTECTED. IF A CORNER MONUMENT IS IN DANGER OF BEING DESTROYED AND HAS NOT BEEN PROPERLY REFERENCED, THE ENGINEER SHOULD NOTIFY THE DISTRICT LOCATION SURVEYOR BY TELEPHONE WITHOUT DELAY.

3. THE CONTRACTOR SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE VARIOUS UTILITY COMPANIES IN ORDER TO LOCATE AND IDENTIFY THEIR EXISTING UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, AS ESTABLISHED BY THE "UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT". CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OF THE COORDINATION OF CONSTRUCTION SCHEDULING BETWEEN THE CONTRACTOR & ALL UTILITY AGENCIES.

   NOTE: THIS INCLUDES MEETING WITH UTILITY AGENCIES PRIOR TO THE PRE-CONSTRUCTION CONFERENCE TO ADJUST THEIR SCHEDULES TO COINCIDE WITH THE CONTRACTORS CONSTRUCTION SCHEDULE (REFERENCE CONTRACT DOCUMENTS). ALL SUBSURFACE CONSTRUCTION SHALL COMPLY WITH THE "TRENCH SAFETY ACT." THE CONTRACTOR SHALL ENSURE THAT THE METHOD OF TRENCH PROTECTION AND CONSTRUCTION IS IN COMPLIANCE WITH FEDERAL OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS.

GENERAL NOTES:

1. BUFFERING TO COMPLY WITH THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE (LDC), LATEST EDITION.
2. STORMWATER SYSTEM TO COMPLY WITH HILLSBOROUGH COUNTY'S STORMWATER TECHNICAL MANUAL, LATEST EDITION.
3. PROPOSED RIGHT-OF-WAY IMPROVEMENTS TO COMPLY WITH HILLSBOROUGH COUNTY'S TRANSPORTATION TECHNICAL MANUAL, LATEST EDITION.
4. UTILITY IMPROVEMENTS TO COMPLY WITH HILLSBOROUGH COUNTY WATER, WASTEWATER & RECLAIMED WATER TECHNICAL MANUAL, LATEST EDITION.
5. PRE-DEVELOPMENT CURVE NUMBER IS 80.0.
6. PRE-DEVELOPMENT IMPERVIOUS AREA IS 0.0 SF.

CALL 48 HOURS BEFORE YOU DIG

IT'S THE LAW! DIAL 811

811 Know what's below. Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

BENCHMARK

THE VERTICAL DATUM UTILIZED FOR THIS PROJECT IS NAVD 1988, U.S. SURVEY FEET. THE BENCHMARK UTILIZED IS NATIONAL GEODETIC SURVEY CONTROL STATION "VC 149" WITH AN ELEVATION OF 89.99 FEET (NAVD88).

ABSOLUTE ENGINEERING, INC.
1000 N. ASHLEY DRIVE, SUITE 925
TAMPA, FLORIDA 33602
(813) 221-1516 TEL
(813) 344-0100 FAX
C.A. NO. 28358

SHEET TITLE: GENERAL CONSTRUCTION NOTES

CYPRESS RIDGE RANCH SUBDIVISION
PHASE 3B
BISHOP ROAD AND C.R. 579
HILLSBOROUGH COUNTY, FLORIDA

NO.	DATE	REVISION	BY

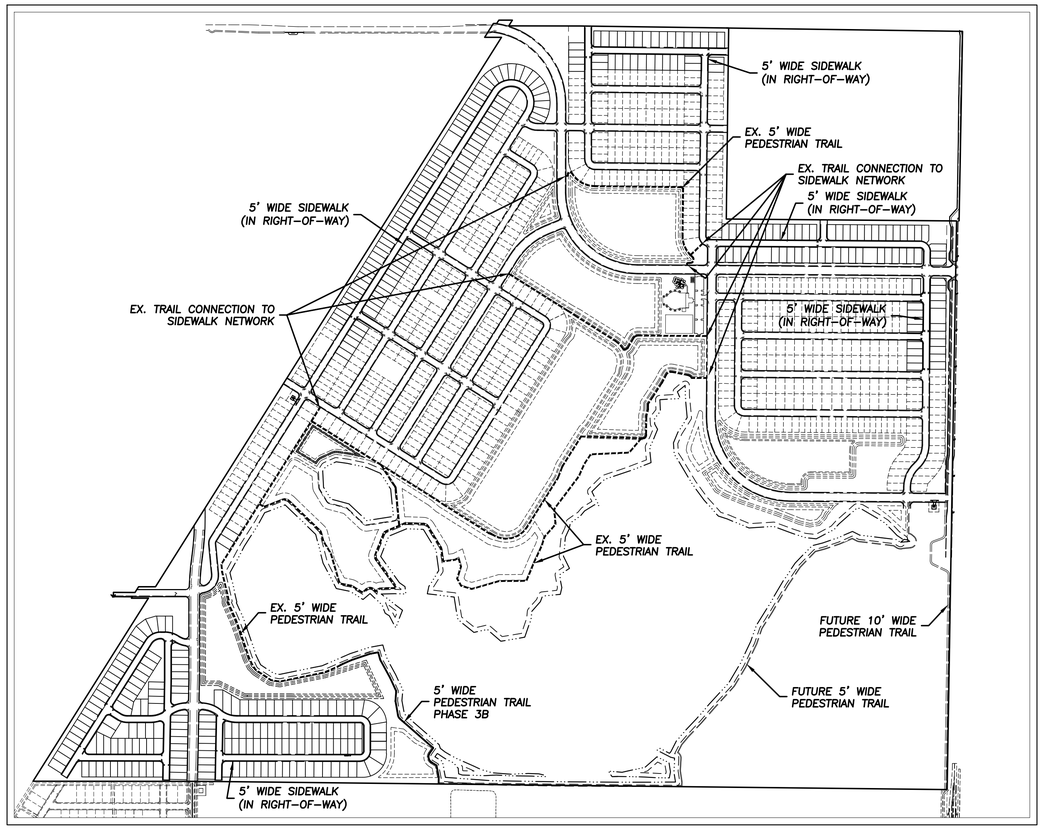
HEATHER E. WERTZ LICENSE No 54691 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Heather E. Wertz, PE on the date adjacent to the seal.

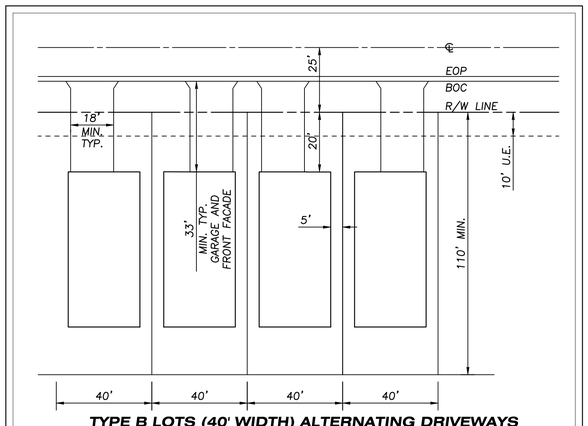
Signature must be verified on any electronic copies.

January 5, 2026

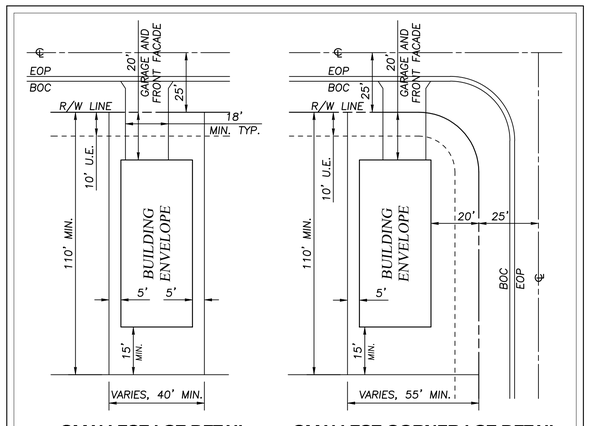
DATE: 09-25-2025
SEC TWP RNG: 20, 21/32S/20E
JOB #: A20-0012-0002
DRAWN BY: LGM
CHECKED BY: WERTZ



PEDESTRIAN CIRCULATION PLAN
SCALE: 1" = 500'



TYPE B LOTS (40' WIDTH) ALTERNATING DRIVEWAYS TYPICAL DETAIL
*DRIVEWAYS ARE 18' WIDE MINIMUM TYPICAL
SCALE: 1" = 30'



SMALLEST LOT DETAIL
SCALE: 1" = 30'

SMALLEST CORNER LOT DETAIL
SCALE: 1" = 30'

DEVELOPMENT DATA:

PROJECT NAME:	Cypress Ridge Ranch Subdivision Phase 3B
FOLIO NOS.:	079672.0100, 079672.0125, 079672.0200, 079672.0400, 079672.0500
PROJECT LOCATION:	East end of Bishop Road, west side of County Road 579, Wimauma, Hillsborough County, Florida
ZONING DESIGNATION:	PD 18-1048 WM
FUTURE LAND USE:	WVR-2
PROJECT AREA:	Phase 3B - ±80.62 Ac., Overall - ±531.93 Ac.
LAND USE:	Residential - Single Family Detached
DWELLING UNITS:	389 Units
DENSITY:	1.99 units/acre Overall (1056 units/ 531.93 Ac. = 1.99)
OPEN SPACE:	±12.63 Ac. ±221.71 acres of open space provided in existing phases for a total of 234.34 acres.
FLOOD ZONES:	AE & X (FEMA F.I.R.M. Panels 12057C 0680H, 12057C 0685H, 12057C 0690H & 12057C 0695H dated August 28, 2008)
MIN. LOT WIDTHS ALLOWED:	40', 50', & 60'
LOT WIDTHS PROVIDED:	40', 50', & 60'
MIN. LOT DEPTHS REQUIRED:	110' Min.
LOT DEPTHS PROVIDED:	110' Min.
LOT SETBACKS:	Front - 20' min. Side-5', Rear-15'
LOT AREA ALLOWED:	4400 SF
SMALLEST LOTS:	See Smallest Lot Detail
IRREGULAR LOTS:	N/A
MAX. BUILDING HEIGHT:	35 feet / 2 stories
MAX. LOT COVERAGE:	60%
POTABLE WATER:	Hillsborough County
SANITARY SEWER:	Hillsborough County
SOLID WASTE:	Hillsborough County

B LOTS REQUIREMENT (40' WIDTH):
Per Zoning Condition 3.3, each unit shall be 2 stories and have a two-car garage with primary entrance doors facing the roadway. The garage doors shall not exceed 60% of the unit's facade length. All driveways shall be at least 18' wide and located in an alternating pattern on the left or right side of each unit's front facade. Homes shall not have the same driveway location (left or right side) as the adjacent home. The alternating pattern may be adjusted at corner lots as necessary.

* All 2-story B lots shall provide transition between the first and second floor to break up facade by using one or more of the following:
a) A roof feature with a minimum projection of 1 foot from the wall surface. The projection shall consist of overhangs or other roof elements.
b) A horizontal banding of 6 to 8 inches wide that projects at least 2 inches from the wall surface.
c) A change in materials between the first and second floors.

Each unit's primary entrance door shall face the roadway.

Garages shall be permitted to extend a maximum of 5 feet in front of the front facade if an entry feature over primary entrance facing the street is provided. The garage setback shall meet the minimum front yard setback of 20 feet. The entry feature shall be at least 5 feet in depth. The entry feature shall consist of, but not be limited to, a covered stoop, a covered porch, or other architectural features.

If the garage extends less than 5 feet from the front facade, the depth of the entry feature may be reduced accordingly, and shall not at any point be permitted to be located at a setback that exceeds the garage facade setback. If no entry feature is provided, the garage shall not be placed closer to the street than any portion of the front facade.

Per Hillsborough County LDC 6.02.18, a total of 1.21 acres of Community Gathering space is required (1056 units x 50 sf/unit = 52,800 sf, 1.21 ac.). 3.33 acres of Community Gathering space was provided in Phase 1 in addition to a 3.00 acre Amenity Center. 0.72 acres of Community Gathering space is being provided in Phase 2. 6.85 acres of Community Gathering space is being provided in Phase 3. Pedestrian access between the gathering spaces must be provided. All residential units must be located within 1,320 lf of a Community Gathering space.

LEGAL DESCRIPTION (OVERALL):

DESCRIPTION:
A parcel of land lying in Sections 16, 20 and 21 Township 32 South, Range 20 East, Hillsborough County, Florida, and being more particularly described as follows:
BEGINNING at the North 1/4 corner of said Section 21, run thence along the North boundary of the Northeast 1/4 of said Section 21 S.89°11'28"E., a distance of 1021.74 feet to a point on the West boundary of the East 329.17 feet of the Northwest 1/4 of said Northeast 1/4; thence along said West boundary, S.00°33'49"W., a distance of 1334.70 feet to a point on the South boundary of the North 1/2 of said Northeast 1/4; thence along said South boundary, S.89°33'02"E., a distance of 1639.00 feet to a point on the West Right-of-Way of County Road 579; thence along said West Right-of-Way, S.01°02'26"W., a distance of 1325.75 feet to a point on the South boundary of said Northeast 1/4; thence along said South boundary, said boundary also being the West Right-of-Way of said County Road 579, N.89°26'51"W., a distance of 15.76 feet to a point on a line 50.00 feet West of and parallel with the East boundary of the Northeast 1/4 of the Southeast 1/4 of said Section 21; thence along said parallel line, said line also being the West Right-of-Way of County Road 579, S.00°57'02"W., a distance of 1324.93 feet to a point on the North boundary of the Southeast 1/4 of said Southeast 1/4 said point also being on a line 50.00 feet West of and parallel with the East boundary of the Southeast 1/4 of said Southeast 1/4; thence along said parallel line, said line also being the West Right-of-Way of County Road 579, S.00°56'41"W., a distance of 1324.90 feet to a point on the South boundary of said Southeast 1/4; thence along said South boundary, N.89°22'03"W., a distance of 2573.82 feet to the South 1/4 corner of said Section 21; thence along the South boundary of the Southwest 1/4 of said Section 21, N.89°21'49"W., a distance of 2623.04 feet to the Southeast corner of aforesaid Section 20; thence along the South boundary of the Southeast 1/4 of said Section 20, N.89°56'30"W., a distance of 1190.53 feet to a point on a line 100.00 East of and parallel with the East boundary of the REVISED MAP OF TOWN OF WIMAUMA ALSO DAVIS & DOWDELL ADDITION TO TOWN OF WIMAUMA, according to the map or plat thereof, as recorded in Plat Book 1, Page 136 of the public records of Hillsborough County, Florida; thence along said parallel line, N.32°11'51"E., a distance of 1511.50 feet; thence departing said parallel line, N.89°56'09"W., a distance of 118.09 feet to the East boundary of Lot 9 of the Southeast 1/4 of said Section 20 of the REVISED MAP OF TOWN OF WIMAUMA ALSO DAVIS & DOWDELL ADDITION TO TOWN OF WIMAUMA; thence along said East boundary, N.32°11'51"E., a distance of 11.81 feet to a point on a line 15.00 feet South of and parallel with the North boundary of said Lot 9; thence along said parallel line, N.89°56'09"W., a distance of 131.61 feet; thence N.00°04'51"W., a distance of 30.00 feet to a point on a line 15.00 feet North of and parallel with said North boundary of Lot 9; thence along said parallel line, S.89°56'09"E., a distance of 150.53 feet to the aforesaid East boundary of the REVISED MAP OF TOWN OF WIMAUMA ALSO DAVIS & DOWDELL ADDITION TO TOWN OF WIMAUMA; thence along said East boundary, N.32°11'51"E., a distance of 47.24 feet; thence departing said East boundary, S.89°56'09"E., a distance of 118.09 feet to a point on aforesaid line being 100.00 feet East of and parallel with said East boundary of the REVISED MAP OF TOWN OF WIMAUMA ALSO DAVIS & DOWDELL ADDITION TO TOWN OF WIMAUMA; thence along said parallel line, N.32°11'51"E., a distance of 4536.84 feet; thence departing said parallel line, N.89°59'02"W., a distance of 118.15 feet to a point on the East boundary of Lot 2 of said Section 21 of the REVISED MAP OF TOWN OF WIMAUMA ALSO DAVIS & DOWDELL ADDITION TO TOWN OF WIMAUMA; thence along said East boundary of Lot 2 and the East boundary of Lot 16 of the Southeast 1/4 of aforesaid Section 16 of the REVISED MAP OF TOWN OF WIMAUMA ALSO DAVIS & DOWDELL ADDITION TO TOWN OF WIMAUMA, N.32°11'51"E., a distance of 114.61 feet to a point on a line 17.00 feet North of and parallel with the North boundary of the Northwest 1/4 of said Section 21; thence along said parallel line, S.89°59'02"E., a distance of 23.63 feet to a point on a line 20.00 feet East of and parallel with the East boundary of said REVISED MAP OF TOWN OF WIMAUMA ALSO DAVIS & DOWDELL ADDITION TO TOWN OF WIMAUMA; thence along said parallel line, N.32°11'51"E., a distance of 27.18 feet; thence departing said parallel line, S.89°59'02"E., a distance of 94.52 feet to a point on a line 100.00 feet East of and parallel with said East boundary of the REVISED MAP OF TOWN OF WIMAUMA ALSO DAVIS & DOWDELL ADDITION TO TOWN OF WIMAUMA; thence along said parallel line, S.32°11'51"W., a distance of 47.26 feet to a point on the North boundary of the Northwest 1/4 of aforesaid Section 21; thence along said North boundary, S.89°59'02"E., a distance of 499.79 feet to the POINT OF BEGINNING.
Containing 531.93 acres, more or less.

NOTE: PHASE 3 HAS BEEN PREVIOUSLY MASS GRADED. NO TREE REMOVAL OR WETLAND IMPACTS ARE PROPOSED.

PHASE THREE LOT SUMMARY				
LOT WIDTH				TOTAL
TYPE B - 40'	TYPE B PREM. 40' (50')	TYPE A - 50'	TYPE A - 60'	
*85	*24	241	39	389

*ALL 40' TYPE B LOTS TO BE 2 STORY UNITS
**NO 1 CAR GARAGE OR GUEST PARKING IS PROPOSED

ABSOLUTE ENGINEERING, INC.
1000 N. ASHLEY DRIVE, SUITE 925
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(813) 344-0100 FAX
C.A. NO. 28358

SHEET TITLE: LOT DETAILS AND LEGAL DESCRPTION

CYPRESS RIDGE RANCH SUBDIVISION
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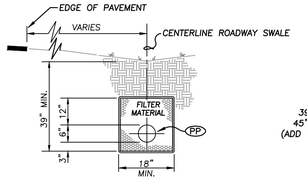
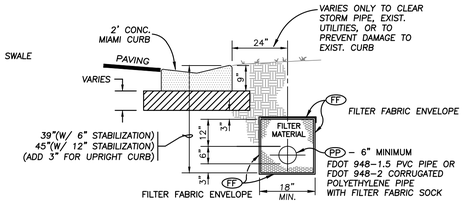


TRENCH SECTION
(W/O CURB)

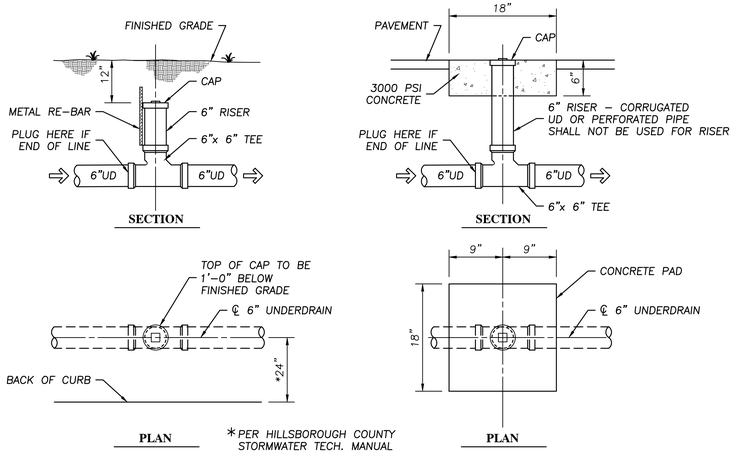


TRENCH SECTION
(W/ CURBED ROADWAY)

FINE AGGREGATE – NOTES

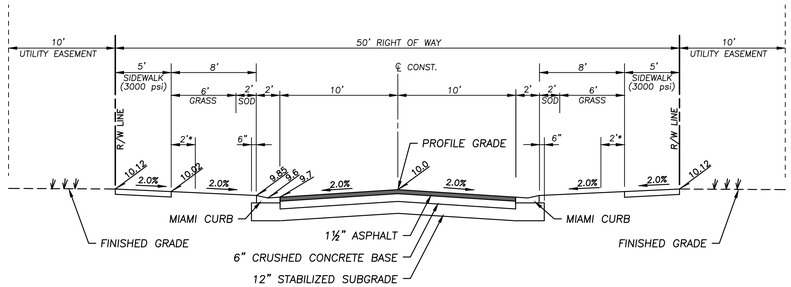
1. *Minimum grade on underdrain pipe shall be 0.2%*
2. *Fine aggregate shall be quartz sand meeting the requirements of Sections 902–4 of the Standard Specifications.*
3. *Non–perforated shall be used for all roadway crossings. Perforated pipe shall not be placed under street pavement.*
4. *Filter fabric shall be Type D–3; in accordance with FDOT Index 199.*
5. *All piping shall meet FDOT 948–1.5 Standards for PVC Pipe and FDOT 948–2 for Corrugated Polyethylene Pipe.*
6. *A filter fabric sock meeting 948–3 is required for all underdrain perforated piping.*
7. *FDOT and local governing agencies may have minimum standards which may exceed those referenced above. Contractor shall install underdrain in accordance with FDOT and local governing districts' minimum standards and regulations.*
8. *Filter material shall be completely wrapped in filter fabric. All filter fabric shall overlap a minimum of 1' (12 inches).*
9. *Embankment material shall consist of Select Soil (S) per FDOT Index 505 shall extend to a minimum of 36 inches (3 feet) behind back of curb except as noted above.*
10. *No irrigation pipelines, plant materials, tree materials or plantings, conduits, etc. should be designed or installed within 3 feet (±) of the back of curb.*

UNDERDRAIN DETAIL
(FOR FINE AGGREGATE)



*PER HILLSBOROUGH COUNTY STORMWATER TECH. MANUAL

UNDERDRAIN CLEANOUT DETAIL
NOTE: LOCATION OF CLEANOUT TO BE MARKED ON CURB.



DESIGN SPEED - 30 MPH

TYPICAL ROADWAY SECTION - INTERNAL
N.T.S.

NOTES:

1. *ALL DIMENSIONS SHOWN ARE MINIMUM.*
2. *SEE APPROPRIATE SECTIONS OF TECHNICAL MANUAL FOR DESIGN PARAMETERS.*

* *PROVIDE 2' MINIMUM CLEARANCE FROM FENCES, WALLS, HEDGES, ABOVE GROUND UTILITIES OR IMPROVEMENTS, DROP OFFS, OR FROM THE TOPS OF BANKS WITH SLOPES STEEPER THAN 1 TO 4, THAT INTERFERE WITH THE SAFE, FUNCTIONAL USE OF THE SIDEWALK. INTERMITTENT ABOVE GROUND UTILITIES, OR MATURE TREES 2' OR LESS IN DIAMETER MAY BE PLACED IN THIS 2' STRIP AS FAR FROM THE SIDEWALK AS POSSIBLE, IF NOT IN THE CLEAR ZONE.*

OPTION 1				OPTION 2			
STRUCTURAL NUMBER				STRUCTURAL NUMBER			
COURSE	DEPTH (IN.)	SN		COURSE	DEPTH (IN.)	SN	
SP–12.5	1.5	0.44	0.66	SP–12.5	1.75	0.44	0.77
CRUSHED CONCRETE BASE	6	0.18	1.08	SOIL CEMENT BASE	7	0.15	1.05
STABILIZED SUBGRADE	12	0.08	0.96	COMPACTED SUBGRADE	12	0.04	0.48
STRUCTURAL NUMBER = 2.70				STRUCTURAL NUMBER = 2.30			

MINIMUM REQUIRED SN FOR RESIDENTIAL ROAD = 2.30

PAVEMENT CONSTRUCTION NOTES
TYPICAL ROADWAY SECTION

1. *Pavement wearing surface shall be asphaltic concrete of type and thickness shown in detail and shall meet current Florida Department of Transportation specifications.*
2. *All curbs and gutters shall be placed on a foundation of Type "B" stabilized subgrade with a minimum LBR value of 40 which has been compacted to a minimum density of ninety eight percent (98%) of the maximum density as determined by AASHTO T 180 for a minimum depth of six (6) inches.*
3. *All Portland Cement Concrete shall have a minimum compressive strength of 3000 p.s.i.*
4. *Roadway underdrain has been located on these plans to meet minimum standards.*
5. *Should no underdrain be specified on the plans the Contractor is to include 1,000 linear feet of underdrain at unit prices for bid purposes.*
6. *Pavement base shall be as designated in plans and shall be compacted to a minimum thickness as shown.*
7. *Subgrade shall be prepared in accordance with FDOT Index No. 505, latest edition. Embankment fills or natural sands to 24–inches below the bottom of the pavement base (if no stabilized subgrade), or to 24–inches below the bottom of stabilized subgrade, shall be sandy soils (A–3 or SP/SP–SM) with typically 15% fines or less passing the No. 200 sieve.*

BASE MATERIAL: CRUSHED CONCRETE

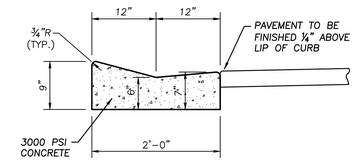
Crushed concrete road base material should meet the following conditions:

1. *Should be of uniform quality, free of all organics, steel rebar, asphalt debris, and any other deleterious material.*
2. *Should have a minimum Limerock Bearing Ratio (LBR) of 150, tested at a frequency required by the Governing Agency having jurisdiction.*
3. *Single course lifts should not exceed 6–inches (loose).*
4. *Should conform to the gradation chart for graded aggregate base, FDOT Section 204, tested at a frequency required by the City or County having jurisdiction.*
5. *Should be compacted to a minimum of 100% of AASHTO T–180, tested at a frequency required by Governing Agency having jurisdiction..*
6. *Subgrade shall be placed and constructed for Type "B" stabilization in accordance with FDOT Section 160 and shall have a minimum LBR 40 or greater. Subgrade shall be compacted to the minimum thickness as shown.*
7. *All testing referenced above shall, at a minimum, be at the frequency required by the Governing Agency having jurisdiction., or in the absence thereof, by minimum FDOT standards.*

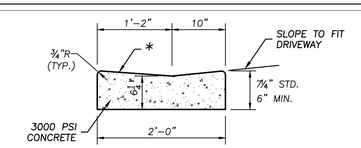
ALTERNATIVE BASE MATERIAL: SOIL CEMENT

Soil cement road base material should meet the following conditions:

1. *All soil cement base shall have a minimum compressive strength of 300 p.s.i..*
2. *Subgrade under a soil cement base shall be proof–rolled to grade, as directed by the Engineer and approved by the Engineer with suitable compaction equipment to achieve a density of ninety eight percent (98%) Modified Proctor for a depth of twelve (12) inches prior to placing soil–cement base.*
3. *Soil cement mix design shall be provided a minimum 30 days in advance of placement of base material for approval by the Engineer. The soil cement product shall be in accordance with PCA standards.*
4. *Soil cement surface shall be inspected and approved by the Engineer prior to any paving operation.*
5. *Soil cement shall be plant mixed, not mixed in place.*

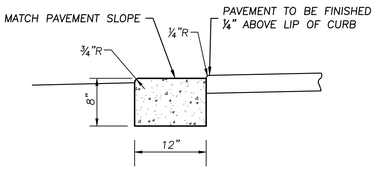


STANDARD MIAMI CURB



*WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT. THE THICKNESS OF THE LIP SHALL BE 6", UNLESS OTHERWISE SHOWN.

DROP CURB



CONCRETE FLUSH CURB

ABSOLUTE ENGINEERING, INC.
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(813) 221-1516 TEL
(813) 344-0100 FAX
C.A. NO. 28358

SHEET TITLE: TYPICAL ROADWAY SECTIONS AND DETAILS

CYPRESS RIDGE RANCH SUBDIVISION
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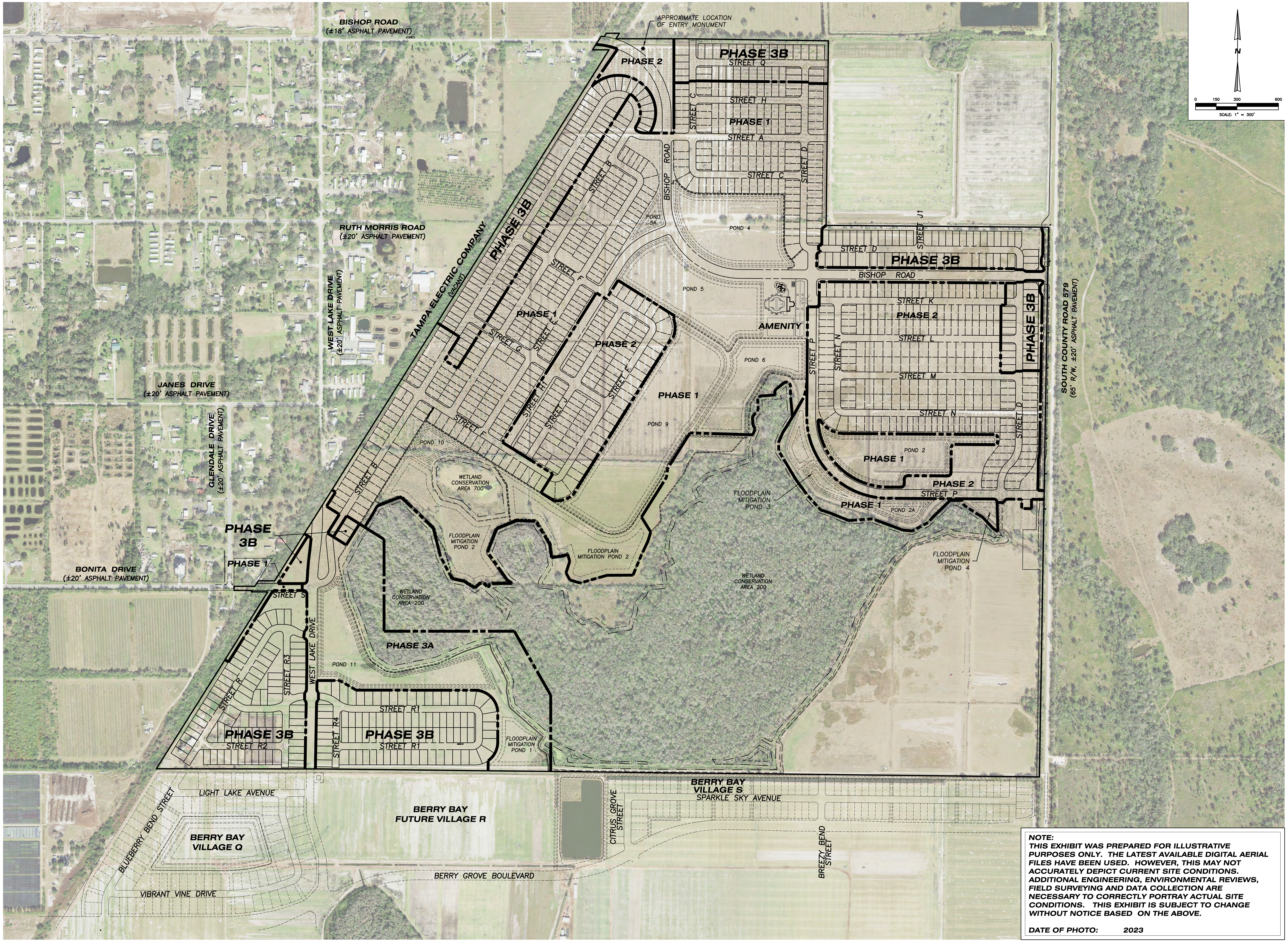

NOTE:
THIS EXHIBIT WAS PREPARED FOR ILLUSTRATIVE PURPOSES ONLY. THE LATEST AVAILABLE DIGITAL AERIAL FILES HAVE BEEN USED. HOWEVER, THIS MAY NOT ACCURATELY DEPICT CURRENT SITE CONDITIONS. ADDITIONAL ENGINEERING, ENVIRONMENTAL REVIEWS, FIELD SURVEYING AND DATA COLLECTION ARE NECESSARY TO CORRECTLY PORTRAY ACTUAL SITE CONDITIONS. THIS EXHIBIT IS SUBJECT TO CHANGE WITHOUT NOTICE BASED ON THE ABOVE.

DATE OF PHOTO: 2023

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1000 N. ASHLEY DRIVE, SUITE 925
TAMPA, FLORIDA 33602
C.A. NO. 28358
(813) 221-1516 TEL
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SHEET TITLE:

AERIAL SITE PLAN

CYPRESS RIDGE RANCH SUBDIVISION
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HILLSBOROUGH COUNTY, FLORIDA

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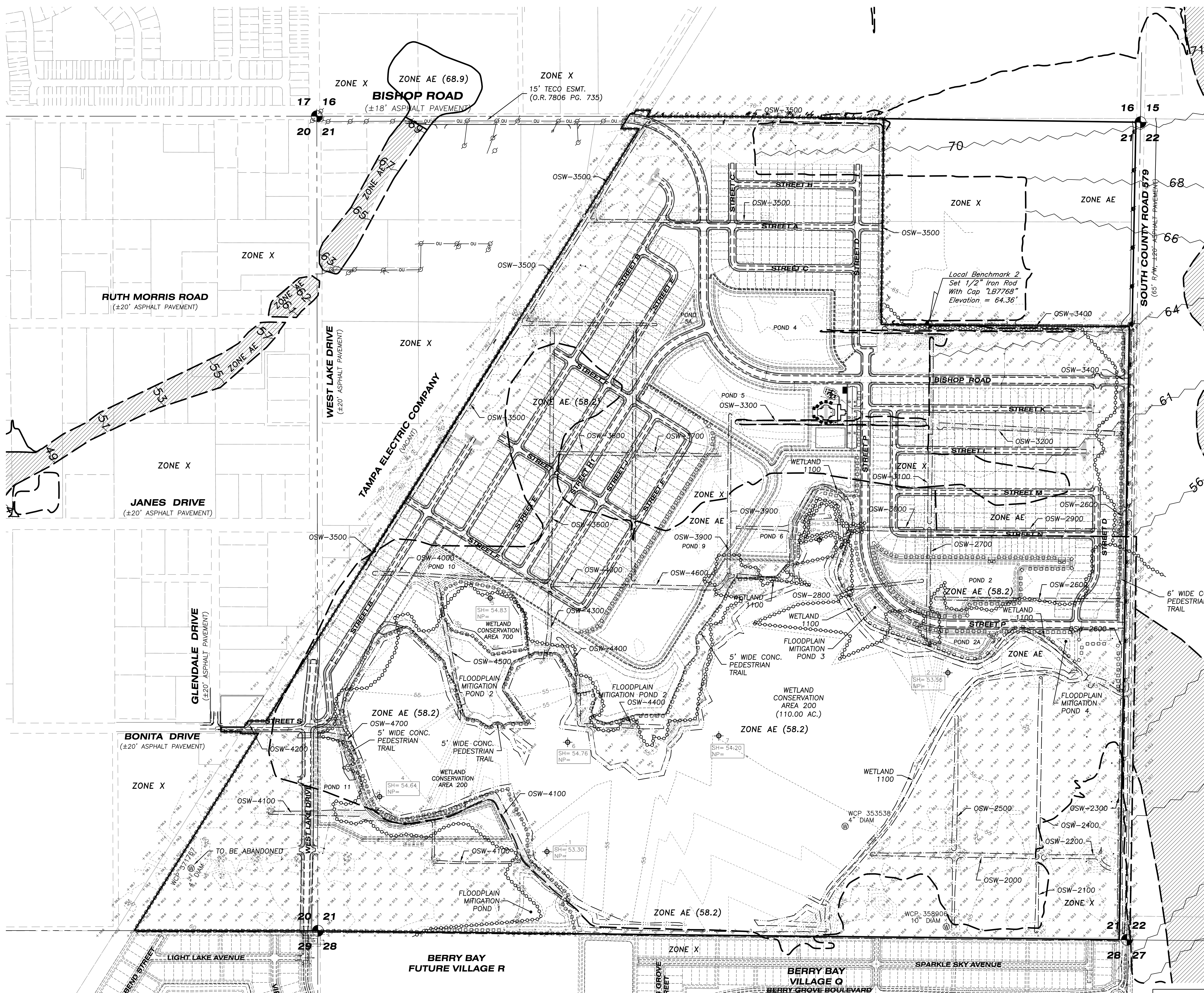

LEGEND

- STORM DRAINAGE STRUCTURE
- POWER POLE
- TEMPORARY POWER POLE
- SPOT ELEVATION
- CONTOUR
- SWFWMD WETLAND LINE
- 30' WETLAND CONSERVATION AREA SETBACK LINE
- FEMA FLOODWAY LINE
- FEMA FLOOD ZONE TRANSITION LINE
- FEMA DETAILED-STUDY BFE
- 100YR BFE LINE (PER COUNTY MODEL)
- EXISTING STAKED EROSION CONTROL
- FEMA SPECIAL FLOOD HAZARD FLOODWAY
- WELL LOCATION (WITH SIZE)
- OSW LINE
- OSW/WETLAND IMPACT AREA (PREVIOUSLY APPROVED)

ELEVATIONS BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88), CONVERSION FROM NAVD88 TO NGVD29 = +1.02 FEET

BENCHMARK INFORMATION

THE VERTICAL DATUM UTILIZED FOR THIS PROJECT IS NAVD 1988, U.S. SURVEY FEET. THE BENCHMARK UTILIZED IS NATIONAL GEODETIC SURVEY CONTROL STATION "VC 149" WITH AN ELEVATION OF 89.99 FEET. (NAVD88)

NOTES:
1. ALL EXISTING STRUCTURES, PIPES, SLABS & BUILDINGS WITHIN THE EROSION CONTROL TO BE REMOVED UNLESS OTHERWISE NOTED.
2. ANY WELLS ENCOUNTERED ONSITE WILL BE PROPERLY ABANDONED BY A LICENSED WELL CONTRACTOR IN ACCORDANCE WITH SWFWMD REGULATIONS (RULE 40D-3.531(2), F.A.C.). WELLS SHOWN HEREON ARE APPROXIMATE, LOCATION BASED ON SWFWMD WUP VIEWER.

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SHEET TITLE:

EXISTING SITE CONDITIONS

CYPRESS RIDGE RANCH SUBDIVISION PHASE 3B
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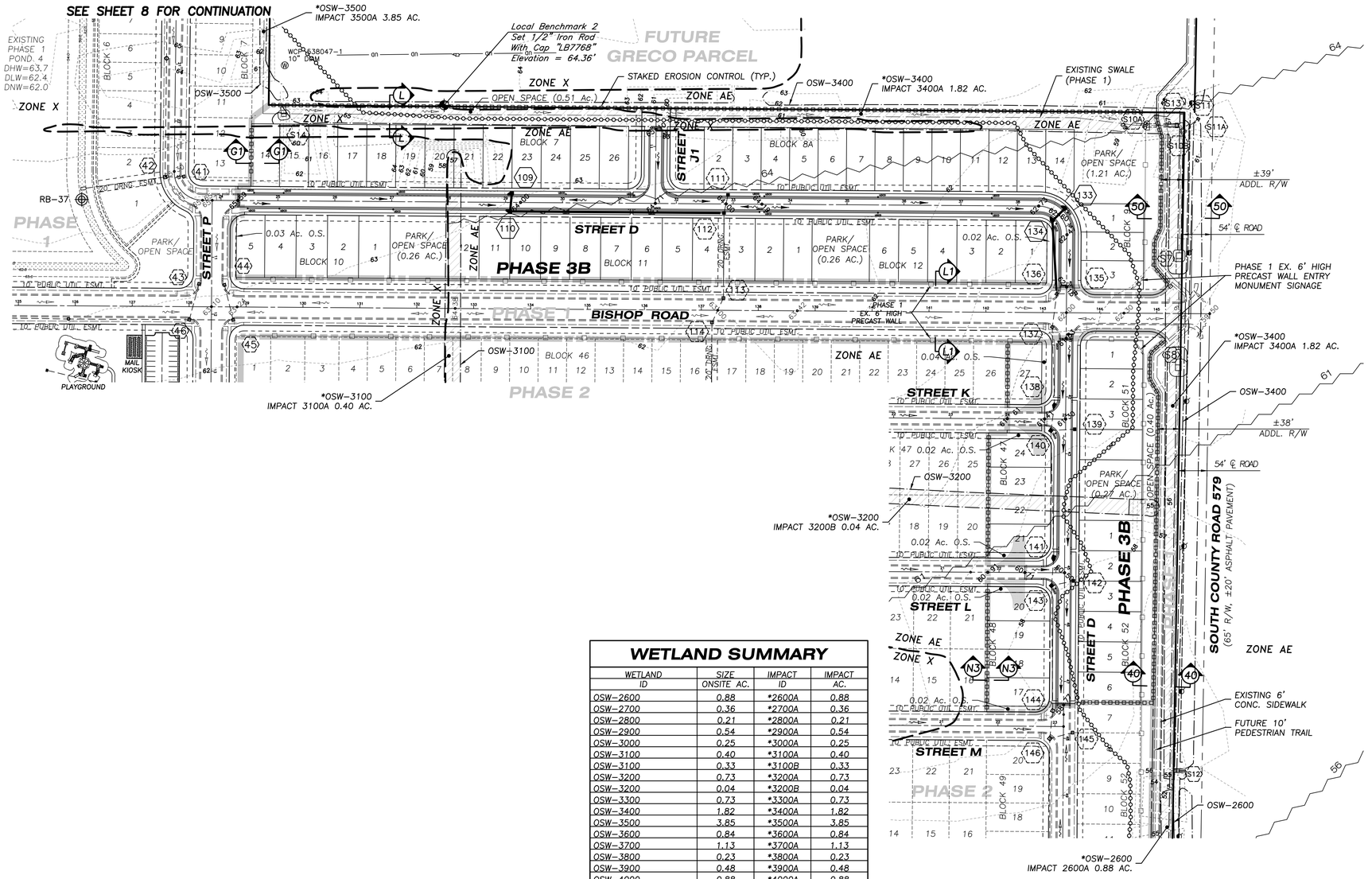
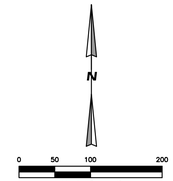


WETLAND SUMMARY

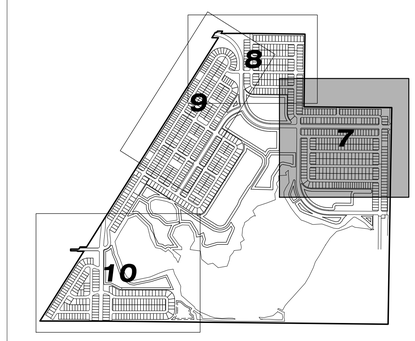
WETLAND ID	SIZE ONSITE AC.	IMPACT ID	IMPACT AC.
OSW-2600	0.88	*2600A	0.88
OSW-2700	0.36	*2700A	0.36
OSW-2800	0.21	*2800A	0.21
OSW-2900	0.54	*2900A	0.54
OSW-3000	0.25	*3000A	0.25
OSW-3100	0.40	*3100A	0.40
OSW-3100	0.33	*3100B	0.33
OSW-3200	0.73	*3200A	0.73
OSW-3200	0.04	*3200B	0.04
OSW-3300	0.73	*3300A	0.73
OSW-3400	1.82	*3400A	1.82
OSW-3500	3.85	*3500A	3.85
OSW-3600	0.84	*3600A	0.84
OSW-3700	1.13	*3700A	1.13
OSW-3800	0.23	*3800A	0.23
OSW-3900	0.48	*3900A	0.48
OSW-4000	0.88	*4000A	0.88
OSW-4100	1.27	*4100A	1.27
OSW-4200	0.03	*4200A	0.03
OSW-4300	0.23	*4300A	0.23
OSW-4400	0.21	*4400A	0.21
OSW-4500	0.49	*4500A	0.49
OSW-4600	0.40	*4600A	0.40
OSW-4700	0.95	*4700A	0.95
WETLAND 1100	0.52	*1100A	0.52
WETLAND 1100 (UPLAND CUT)	0.17	*1100U	0.17
TOTALS (PHASE 1)	19.10		*19.10
OSW-4100	0.10	**4100B	0.10
	1.02	**4100C	1.02
TOTALS (PHASES 3A & 3C)	1.12		**1.12

* PREVIOUSLY APPROVED (PHASE 1).
** PREVIOUSLY APPROVED (WEST LAKE DRIVE EXT. PHASE 3A).



LEGEND

EXISTING	PROPOSED	
		STORM DRAINAGE STRUCTURE
10	10	STRUCTURE NO.
+60.00	+50.00 OR +60.00	SPOT ELEVATION
60	60.00	CONTOUR
		DIRECTION OF SURFACE FLOW
		DITCH FLOWLINE
		STAKED EROSION CONTROL/SWFWMD PROJECT LIMITS (±80.62 AC.)
		PHASE LINE
PB-15		POND BORING
		TEMPORARY POWER POLE
WCP 538047-1 10" DIAM		WELL LOCATION (WITH SIZE)
		FEMA FLOOD ZONE TRANSITION LINE
68		ZONE AE (BFE RANGE 58.2-70.0) FEMA DETAILED-STUDY BFE
		100YR BFE LINE (PER COUNTY MODEL)
		OSW LINE
		OSW IMPACT AREA (PREVIOUSLY APPROVED)



SHEET KEY

NOTES

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BENCHMARK

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ABSOLUTE ENGINEERING, INC.
1000 N. ASHLEY DRIVE, SUITE 925
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(813) 221-1516 TEL
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C.A. NO. 28358

MASTER DRAINAGE PLAN

CYPRESS RIDGE RANCH SUBDIVISION
PHASE 3B
BISHOP ROAD AND C.R. 579
HILLSBOROUGH COUNTY, FLORIDA

NO.	DATE	REVISION	BY

SHEET TITLE:

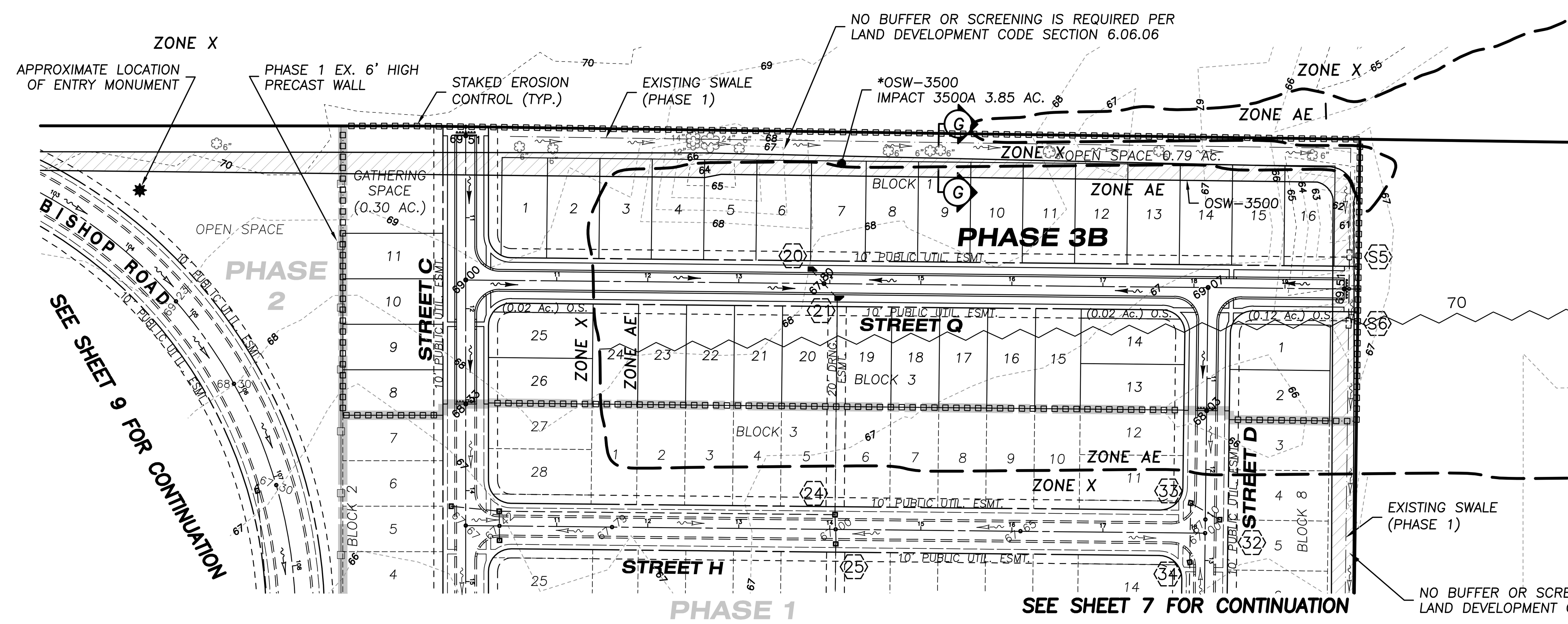
This item has been digitally signed and sealed by Heather E. Clark, PE on the date adjacent to the seal.
Signature must be verified on any electronic copies.

January 5, 2026

DATE: 09-25-2025
SEC TWP RNG: 20, 21/32S/20E
JOB #: A20-0012-0002
DRAWN BY: LGM
CHECKED BY: WERTZ

7

P:\A20-0012 Highland\0002 Cypress Ridge\PH3\10WCs\Construction\CC-401.dwg (MDP1) lorrym Jan 05, 2026 - 1:12pm



0 50 100 200
SCALE: 1" = 100'

LEGEND

EXISTING	PROPOSED	
		STORM DRAINAGE STRUCTURE
10	10	STRUCTURE NO.
+60.00	60.00 OR 60+00	SPOT ELEVATION
60	60.00	CONTOUR
		DIRECTION OF SURFACE FLOW
		DITCH FLOWLINE
		STAKED EROSION CONTROL/SWFWMD PROJECT LIMITS (±80.62 AC.)
		PHASE LINE
		FEMA FLOOD ZONE TRANSITION LINE
68	ZONE AE (BFE RANGE 58.2-70.0)	FEMA DETAILED-STUDY BFE
		OSW LINE
		OSW IMPACT AREA (PREVIOUSLY APPROVED)

WETLAND SUMMARY

WETLAND ID	SIZE ONSITE AC.	IMPACT ID	IMPACT AC.
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OSW-3100	0.40	*3100A	0.40
OSW-3100	0.33	*3100B	0.33
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OSW-3800	0.23	*3800A	0.23
OSW-3900	0.48	*3900A	0.48
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OSW-4200	0.03	*4200A	0.03
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	1.02	**4100C	1.02
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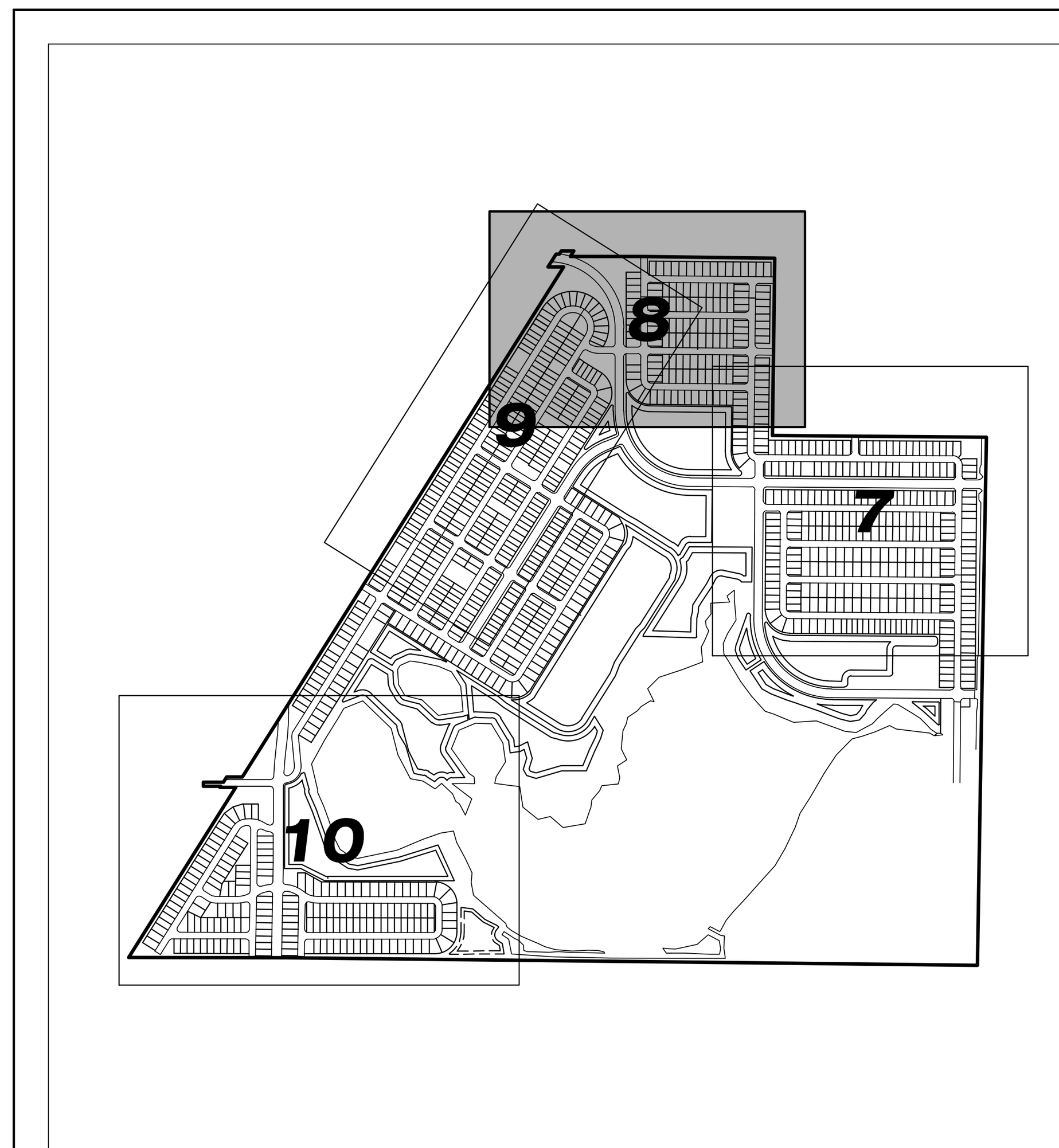

SHEET KEY

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ABSOLUTE ENGINEERING, INC.
1000 N. ASHLEY DRIVE, SUITE 925
TAMPA, FLORIDA 33602
(813) 221-1516 TEL
(813) 344-0100 FAX
C.A. NO. 28358

SHEET TITLE:

MASTER DRAINAGE PLAN

CYPRESS RIDGE RANCH SUBDIVISION
PHASE 3B
BISHOP ROAD AND C.R. 579
HILLSBOROUGH COUNTY, FLORIDA

NO.	DATE	REVISION	BY

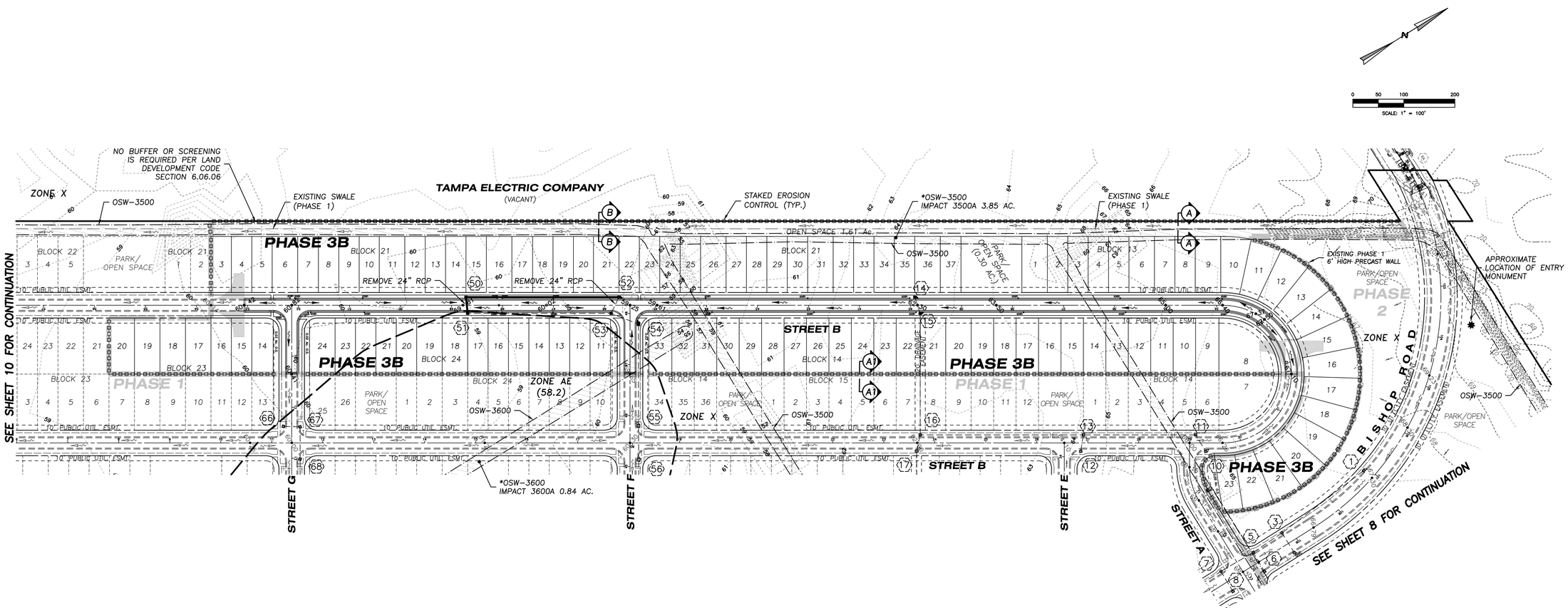
HEATHER E. WERTZ
LICENSE
No 54691
STATE OF FLORIDA
PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Heather E. Wertz, PE on the date adjacent to the seal.

Signature must be verified on any electronic copies.

January 5, 2026

DATE: 09-25-2025
SEC TWP RNG: 20, 21/32S/20E
JOB #: A20-0012-0002
DRAWN BY: LGM
CHECKED BY: WERTZ



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LEGEND

EXISTING	PROPOSED	
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10	10	STRUCTURE NO.
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60	60.00	CONTOUR
		DIRECTION OF SURFACE FLOW
		DITCH FLOWLINE
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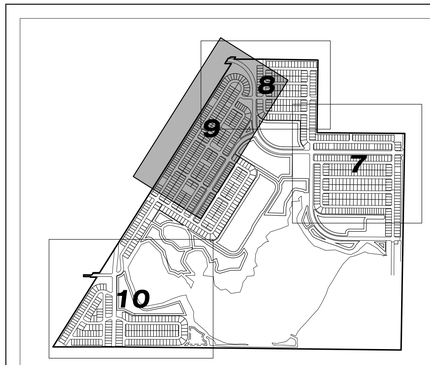
		PHASE LINE
		FEMA FLOOD ZONE TRANSITION LINE
		OSW LINE
		OSW IMPACT AREA (PREVIOUSLY APPROVED)



SHEET KEY

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C.A. NO. 28358

MASTER DRAINAGE PLAN

CYPRESS RIDGE RANCH SUBDIVISION
PHASE 3B
BISHOP ROAD AND C.R. 579
HILLSBOROUGH COUNTY, FLORIDA

NO.	DATE	REVISION	BY

SHEET TITLE:

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January 5, 2026

DATE: 09-25-2025
SEC TWP RNG: 20, 21/32S/20E
JOB #: A20-0012-0002
DRAWN BY: LGM
CHECKED BY: WERTZ

9

WETLAND SUMMARY

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OSW-3000	0.25	*3000A	0.25
OSW-3100	0.40	*3100A	0.40
OSW-3100	0.33	*3100B	0.33
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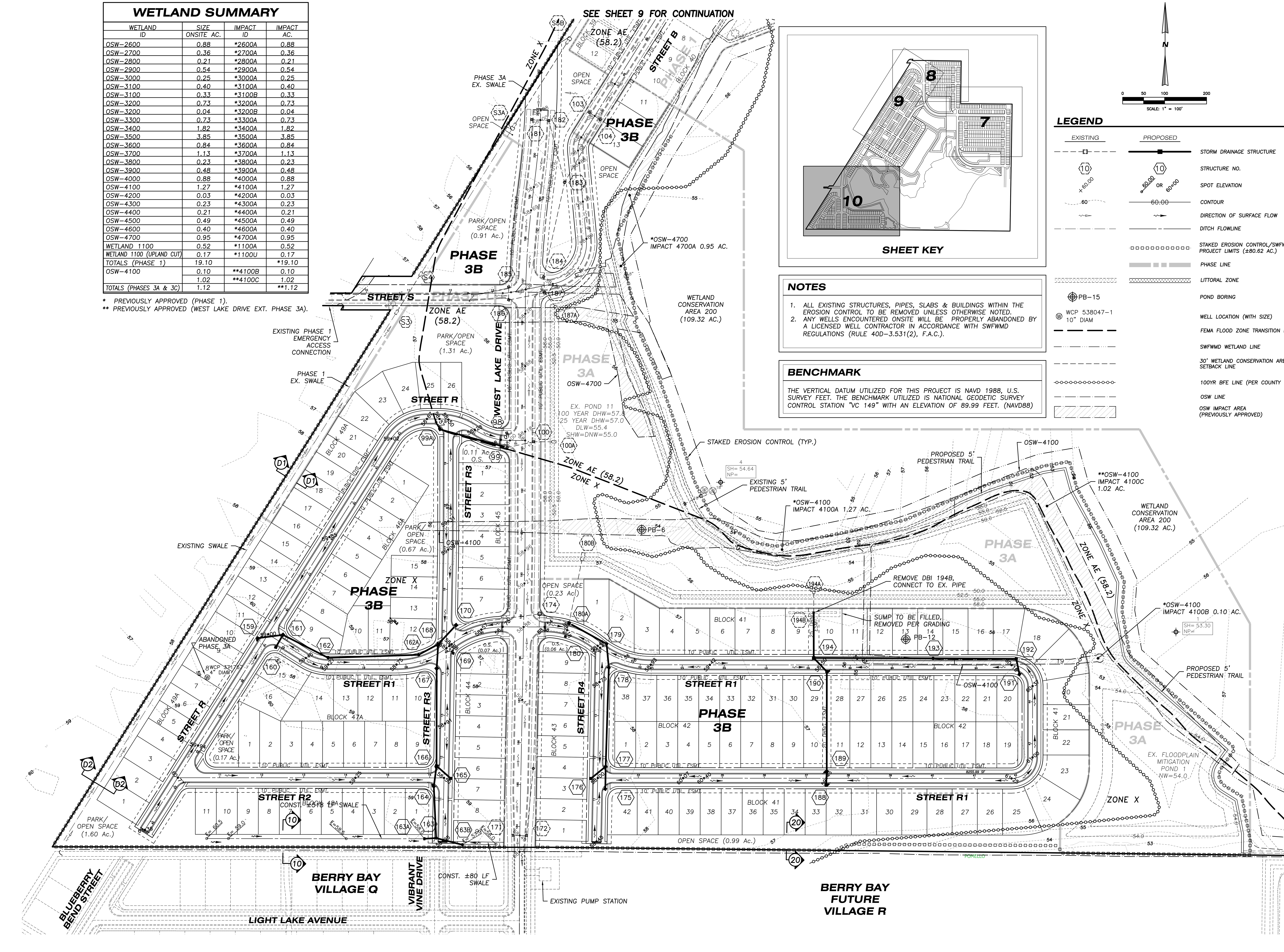

LEGEND

EXISTING	PROPOSED	
		STORM DRAINAGE STRUCTURE
10	10	STRUCTURE NO.
+60.00	60.00 OR 60+00	SPOT ELEVATION
60	60.00	CONTOUR
		DIRECTION OF SURFACE FLOW
		DITCH FLOWLINE
		STAKED EROSION CONTROL/SWFWMD PROJECT LIMITS (±80.62 AC.)
		PHASE LINE
		LITTORAL ZONE
PB-15		POND BORING
WCP 538047-1 10" DIAM		WELL LOCATION (WITH SIZE)
		FEMA FLOOD ZONE TRANSITION LINE
		SWFWMD WETLAND LINE
		30' WETLAND CONSERVATION AREA SETBACK LINE
		100YR BFE LINE (PER COUNTY MODEL)
		OSW LINE
		OSW IMPACT AREA (PREVIOUSLY APPROVED)

NOTES

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SHEET TITLE:

MASTER DRAINAGE PLAN

CYPRESS RIDGE RANCH SUBDIVISION
PHASE 3B
BISHOP ROAD AND C.R. 579
HILLSBOROUGH COUNTY, FLORIDA

NO.	DATE	REVISION	BY

DATE: 09-25-2025
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JOB #: A20-0012-0002
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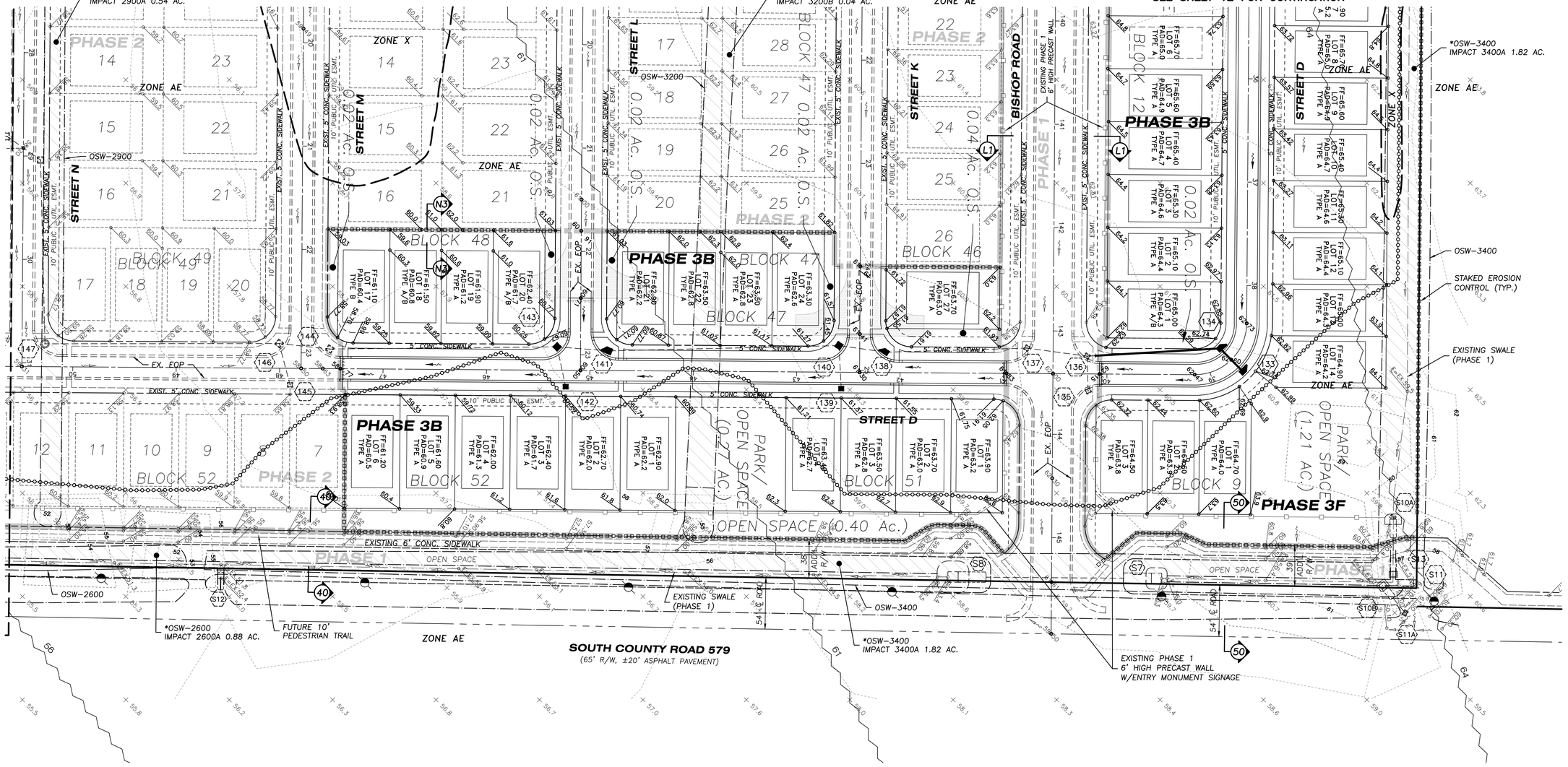

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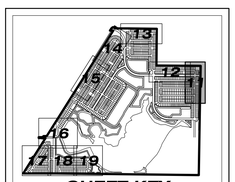
C.A. NO. 28358

SHEET TITLE: GRADING AND DRAINAGE PLAN

CYPRESS RIDGE RANCH SUBDIVISION
PHASE 3B
BISHOP ROAD AND C.R. 579
HILLSBOROUGH COUNTY, FLORIDA

NO.	DATE	REVISION	BY



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JOB #: A20-0012-0002
DRAWN BY: LGM
CHECKED BY: WERTZ

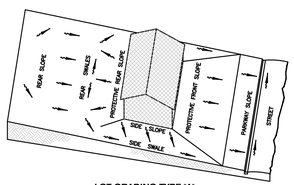
11

WETLAND CONSERVATION AREA NOTE:
The Wetland Conservation/Preservation Area shall be retained pursuant to the Hillsborough County Land Development Code (LDC) as amended; the Hillsborough County Environmental Protection Act, Chapter 84–446; and Chapter 1–11, Rules of the Hillsborough County Environmental Protection Commission (EPC). In addition, a 30–foot wetland setback from the Wetland Conservation/Preservation Area is required and shall conform to the provisions stipulated within the Hillsborough County Land Development Code. Pursuant to Fl. Stat. sec. 373.421(3) (2021) and Chapter 1–11 of the Rules of the EPC, wetland delineations are binding for 5 years as long as physical conditions on the property do not change so as to alter the boundaries of wetlands during that time. After 5 years, the boundaries of a Wetland Conservation Area, are subject to review and modification by the EPC, and the 30–foot setback shall be applied to the boundaries of the Wetland Conservation Area, as revised."

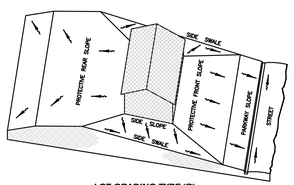
ROOT PRUNING NOTES (as applicable):
All tree roots existing within approved improvement areas and originating from a protected tree, shall be severed clean at the limits of the preserved area where indicated on the construction plans. A special note identifying the pruning techniques/equipment to be utilized and graphic depiction of where root pruning is required must be noted on the grading sheet of the Subdivision Construction Plans. The note must specify that root pruning equipment selected will be equivalent to a Dosko Root Cutter. The note also must identify contacting Natural Resources at (813) 276–8399 to schedule a root pruning inspection, preferably the same day, prior to backfilling the affected roots.

ELEVATIONS BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88), CONVERSION FROM NAVD88 TO NGVD29 = +1.02 FEET

PROJECT IS LOCATED IN FLOOD ZONES AE & X ACCORDING TO FEMA F.I.R.M. COMMUNITY PANEL NOS: 12057C 0680H, 12057C 0685H, 12057C 0690H, 12057C 0695H DATED 08-28-08



LOT GRADING TYPE "A"
ALL DRAINAGE TO STREET



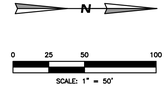
LOT GRADING TYPE "B"
DRAINAGE BOTH TO STREET AND TO REAR LOT LINE

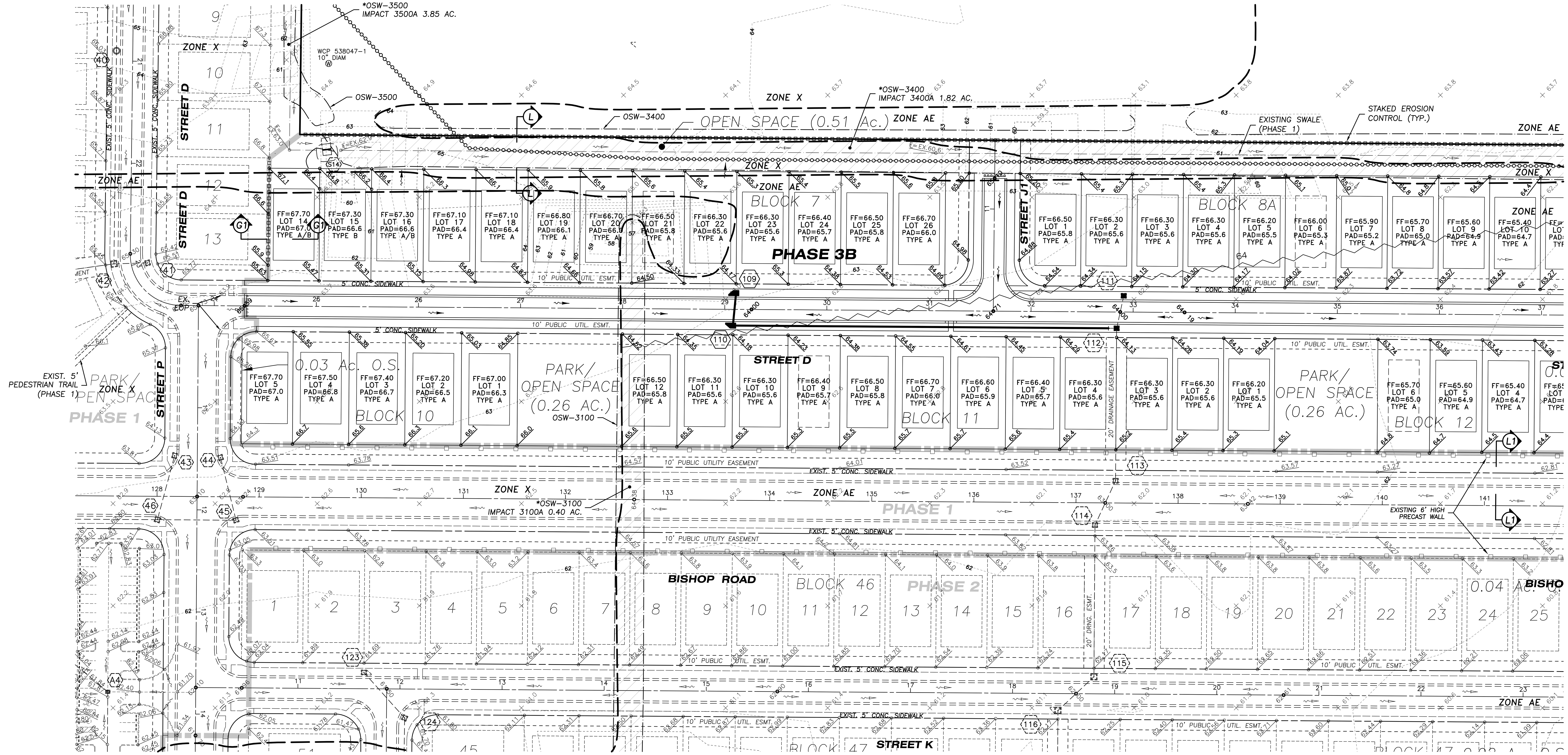
GRADING PLAN NOTES:

1. *PAD GRADES SHOWN ARE MINIMUM GRADES. ELEVATIONS OF ADJOINING LOTS, EXISTING TREES, AND OTHER FIELD CONDITIONS MAY WARRANT LEAVING LOTS WHICH ARE HIGHER IN THEIR NATURAL STATE. THE CONTRACTOR SHOULD CONSULT WITH THE DEVELOPER/BUILDER AND THE ENGINEER PRIOR TO GRADING ACTIVITIES WHEN THESE CONDITIONS EXIST.*
2. *PAD ELEVATIONS DENOTE FINISH GROUND ELEVATION AT PERIMETER OF BUILDING. ADD 0.7 FEET TO THIS GRADE FOR FINISHED FLOOR ELEVATION.*
3. *LOTS REQUIRING MORE THAN TWO FEET OF FILL REQUIRE PROCESSING PER FHA DATA SHEET NO. 79–G IF FHA FINANCING IS TO BE PROVIDED. SIMILAR TESTING IS RECOMMENDED AS A QUALITY CONTROL PROGRAM IN THE ABSENCE OF FHA REQUIRED TESTING.*
4. *FOR ALL LOTS ABUTTING WETLANDS NO GRADING SHALL TAKE PLACE BEYOND THE EROSION CONTROL LINE UNLESS SPECIFICALLY SHOWN ON THE APPROVED CONSTRUCTION PLANS.*
5. *SIDE SWALES SHALL BE CONSTRUCTED SIMULTANEOUSLY WITH HOUSE CONSTRUCTION. DURING THE SITE GRADING ACTIVITIES, THE CONTRACTOR SHALL GRADE THE SIDE YARDS TO AN ELEVATION NO LOWER THAN 0.2 FT. BELOW THE ADJOINING HOUSE PAD GRADES.*
6. *FOR TYPE "A" LOT GRADING RECEIVING RUNOFF FROM ABUTTING TYPE "B" LOTS, ALL RUNOFF SHALL BE DIRECTED TO SIDE YARD SWALES.*
7. *FOR TYPE "B" LOT GRADING ABUTTING TYPE "A" LOT GRADING, ALL REAR LOTS, ALL RUNOFF SHALL BE DIRECTED TO SIDE YARD SWALES.*
8. *FOR TYPE "B" LOT GRADING NOT ABUTTING DETENTION FACILITIES, THE BUILDER SHALL MAKE EVERY PRACTICAL EFFORT TO DIRECT ROOF RUNOFF TO THE FRONTING RIGHT–OF–WAY UNLESS OTHERWISE DIRECTED BY THE ENGINEER OF RECORD.*
9. *MINIMUM SIDE YARD SWALE SLOPES SHALL BE 1.0%.*
10. *UTILITIES AND ATTENDANT EQUIPMENT SHALL BE LOCATED AT ELEVATIONS NO LESS THAN THE BASE FLOOD ELEVATION PLUS SIX (6) INCHES.*
11. *RETAINING WALLS EXCEEDING 30" HIGH FROM FINISHED GRADE AT BOTTOM TO TOP OF WALL SHALL HAVE HANDRAIL INSTALLED.*
12. *BUFFER AND SCREENING WALLS SHALL BE CONSTRUCTED WITH WEEP HOLES OR 3" MINIMUM CLEARANCE FROM FINISHED GRADE TO PROVIDE FOR POSITIVE DRAINAGE SHEET FLOW.*
13. *PHASES 3F AND 3G PREVIOUSLY MASS GRADED PHASE 1.*

LEGEND

EXISTING	PROPOSED	
		STORM DRAINAGE STRUCTURE
(10)	(10)	STRUCTURE NO.
+60.00	±60.00 OR 60+00	SPOT ELEVATION
60	60.00	CONTOUR
		DIRECTION OF SURFACE FLOW
		DITCH FLOWLINE
		STAKED EROSION CONTROL/SWFWMD PROJECT LIMITS (±80.62 AC.)
		PHASE LINE
10	FF=60.70 LOT 15 PAD=60.0 TYPE A	FINISHED FLOOR ELEVATION LOT NUMBER PAD ELEVATION LOT GRADING TYPE
		TEMPORARY POWER POLE
		FEMA FLOOD ZONE TRANSITION LINE
68	ZONE AE (BFE RANGE 58.2–70.0)	FEMA DETAILED–STUDY BFE
		100YR BFE LINE (PER COUNTY MODEL)
		OSW LINE
		OSW IMPACT AREA (*PREVIOUSLY APPROVED)





FF=67.70 LOT 14 PAD=67.0 TYPE A/B	FF=67.30 LOT 15 PAD=66.6 TYPE B	FF=67.30 LOT 16 PAD=66.6 TYPE A/B	FF=67.10 LOT 17 PAD=66.4 TYPE A	FF=67.10 LOT 18 PAD=66.4 TYPE A	FF=66.80 LOT 19 PAD=66.1 TYPE A	FF=66.70 LOT 20 PAD=66.0 TYPE A	FF=66.50 LOT 21 PAD=65.8 TYPE A	FF=66.30 LOT 22 PAD=65.6 TYPE A	FF=66.30 LOT 23 PAD=65.6 TYPE A	FF=66.40 LOT 24 PAD=65.7 TYPE A	FF=66.50 LOT 25 PAD=65.8 TYPE A	FF=66.70 LOT 26 PAD=66.0 TYPE A

FF=66.50 LOT 1 PAD=65.8 TYPE A	FF=66.30 LOT 2 PAD=65.6 TYPE A	FF=66.30 LOT 3 PAD=65.6 TYPE A	FF=66.30 LOT 4 PAD=65.6 TYPE A	FF=66.20 LOT 5 PAD=65.5 TYPE A	FF=66.00 LOT 6 PAD=65.3 TYPE A	FF=65.90 LOT 7 PAD=65.2 TYPE A	FF=65.70 LOT 8 PAD=65.0 TYPE A	FF=65.60 LOT 9 PAD=64.9 TYPE A	FF=65.40 LOT 10 PAD=64.7 TYPE A

FF=67.70 LOT 5 PAD=67.0 TYPE A	FF=67.50 LOT 4 PAD=66.8 TYPE A	FF=67.40 LOT 3 PAD=66.7 TYPE A	FF=67.20 LOT 2 PAD=66.5 TYPE A	FF=67.00 LOT 1 PAD=66.3 TYPE A	FF=66.50 LOT 12 PAD=65.8 TYPE A	FF=66.30 LOT 11 PAD=65.6 TYPE A	FF=66.30 LOT 10 PAD=65.6 TYPE A	FF=66.40 LOT 9 PAD=65.7 TYPE A	FF=66.50 LOT 8 PAD=65.8 TYPE A	FF=66.70 LOT 7 PAD=66.0 TYPE A	FF=66.60 LOT 6 PAD=65.9 TYPE A	FF=66.40 LOT 5 PAD=65.7 TYPE A	FF=66.30 LOT 4 PAD=65.6 TYPE A	FF=66.30 LOT 3 PAD=65.6 TYPE A	FF=66.30 LOT 2 PAD=65.6 TYPE A	FF=66.20 LOT 1 PAD=65.5 TYPE A

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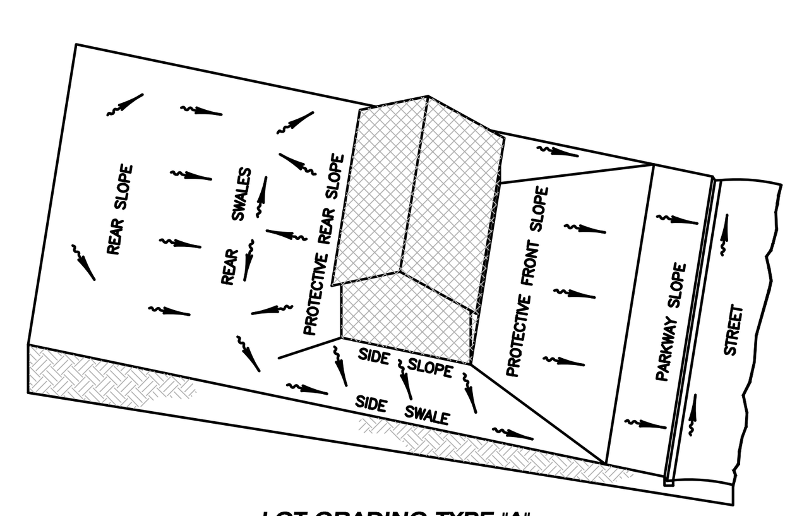
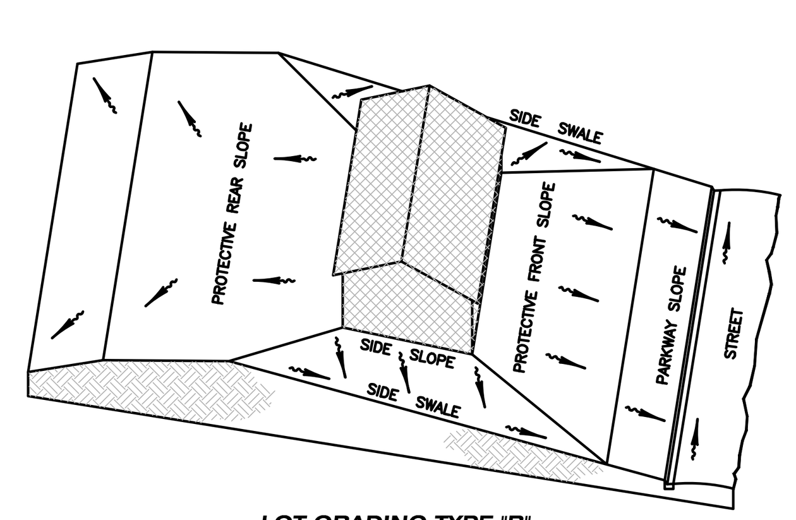
ELEVATIONS BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88), CONVERSION FROM NAVD88 TO NGVD29 = +1.02 FEET

PROJECT IS LOCATED IN FLOOD ZONES AE & X ACCORDING TO FEMA F.I.R.M. COMMUNITY PANEL NOS: 12057C 0680H, 12057C 0685H, 12057C 0690H, 12057C 0695H DATED 08-28-08



LOT GRADING TYPE 'A'
ALL DRAINAGE TO STREET



LOT GRADING TYPE 'B'
DRAINAGE BOTH TO STREET AND TO REAR LOT LINE

GRADING PLAN NOTES:

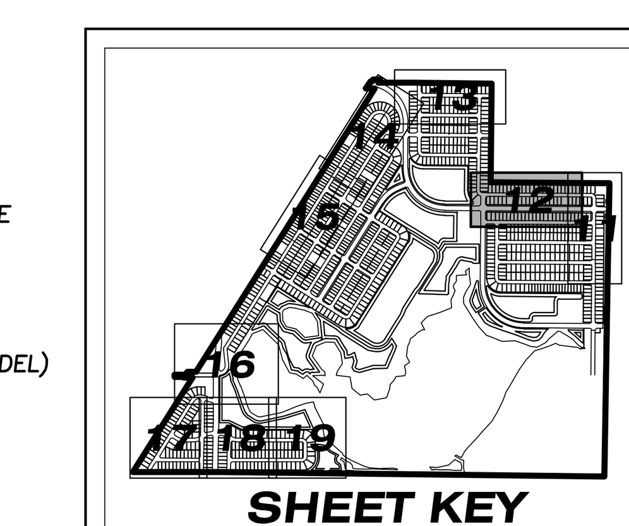
1. PAD GRADES SHOWN ARE MINIMUM GRADES. ELEVATIONS OF ADJOINING LOTS, EXISTING TREES, AND OTHER FIELD CONDITIONS MAY WARRANT LEAVING LOTS WHICH ARE HIGHER IN THEIR NATURAL STATE. THE CONTRACTOR SHOULD CONSULT WITH THE DEVELOPER/BUILDER AND THE ENGINEER PRIOR TO GRADING ACTIVITIES WHEN THESE CONDITIONS EXIST.
2. PAD ELEVATIONS DENOTE FINISH GROUND ELEVATION AT PERIMETER OF BUILDING. ADD 0.7 FEET TO THIS GRADE FOR FINISHED FLOOR ELEVATION.
3. LOTS REQUIRING MORE THAN TWO FEET OF FILL REQUIRE PROCESSING PER FHA DATA SHEET NO. 79-G IF FHA FINANCING IS TO BE PROVIDED. SIMILAR TESTING IS RECOMMENDED AS A QUALITY CONTROL PROGRAM IN THE ABSENCE OF FHA REQUIRED TESTING.
4. FOR ALL LOTS ABUTTING WETLANDS NO GRADING SHALL TAKE PLACE BEYOND THE EROSION CONTROL LINE UNLESS SPECIFICALLY SHOWN ON THE APPROVED CONSTRUCTION PLANS.
5. SIDE SWALES SHALL BE CONSTRUCTED SIMULTANEOUSLY WITH HOUSE CONSTRUCTION. DURING THE SITE GRADING ACTIVITIES, THE CONTRACTOR SHALL GRADE THE SIDE YARDS TO AN ELEVATION NO LOWER THAN 0.2 FT. BELOW THE ADJOINING HOUSE PAD GRADES.
6. FOR TYPE "A" LOT GRADING RECEIVING RUNOFF FROM ABUTTING TYPE "B" LOTS, ALL RUNOFF SHALL BE DIRECTED TO SIDE YARD SWALES.
7. FOR TYPE "B" LOT GRADING ABUTTING TYPE "A" LOT GRADING, ALL REAR LOTS, ALL RUNOFF SHALL BE DIRECTED TO SIDE YARD SWALES.
8. FOR TYPE "B" LOT GRADING NOT ABUTTING DETENTION FACILITIES, THE BUILDER SHALL MAKE EVERY PRACTICAL EFFORT TO DIRECT ROOF RUNOFF TO THE FRONTING RIGHT-OF-WAY UNLESS OTHERWISE DIRECTED BY THE ENGINEER OF RECORD.
9. MINIMUM SIDE YARD SWALE SLOPES SHALL BE 1.0%.
10. UTILITIES AND ATTENDANT EQUIPMENT SHALL BE LOCATED AT ELEVATIONS NO LESS THAN THE BASE FLOOD ELEVATION PLUS SIX (6) INCHES.
11. RETAINING WALLS EXCEEDING 30" HIGH FROM FINISHED GRADE AT BOTTOM TO TOP OF WALL SHALL HAVE HANDRAIL INSTALLED.
12. BUFFER AND SCREENING WALLS SHALL BE CONSTRUCTED WITH WEEP HOLES OR 3" MINIMUM CLEARANCE FROM FINISHED GRADE TO PROVIDE FOR POSITIVE DRAINAGE SHEET FLOW.

LEGEND

EXISTING	PROPOSED	
		STORM DRAINAGE STRUCTURE
10	10	STRUCTURE NO.
+60.00	60.00 OR 60+00	SPOT ELEVATION
60	60.00	CONTOUR
		DIRECTION OF SURFACE FLOW
		DITCH FLOWLINE
		STAKED EROSION CONTROL/SWFWMD PROJECT LIMITS (±80.62 AC.)
		PHASE LINE
10		LOT NUMBER
	FF=60.70 / LOT 15 / PAD=60.0 / TYPE A	FINISHED FLOOR ELEVATION / LOT NUMBER / PAD ELEVATION / LOT GRADING TYPE
WCP 538047-1 10" DIAM		WELL LOCATION (WITH SIZE)
		FEMA FLOOD ZONE TRANSITION LINE
68	ZONE AE (BFE RANGE 58.2-70.0)	FEMA DETAILED-STUDY BFE
		100YR BFE LINE (PER COUNTY MODEL)
		OSW LINE
		OSW IMPACT AREA (*PREVIOUSLY APPROVED)

N

0 25 50 100
SCALE: 1" = 50'



SHEET KEY

P:\A20-0012 Highland\0002 Cypress Ridge\PH3\DWGs\Construction\GD-102.dwg (GDP2) johnh Jan 05, 2026 - 10:03am

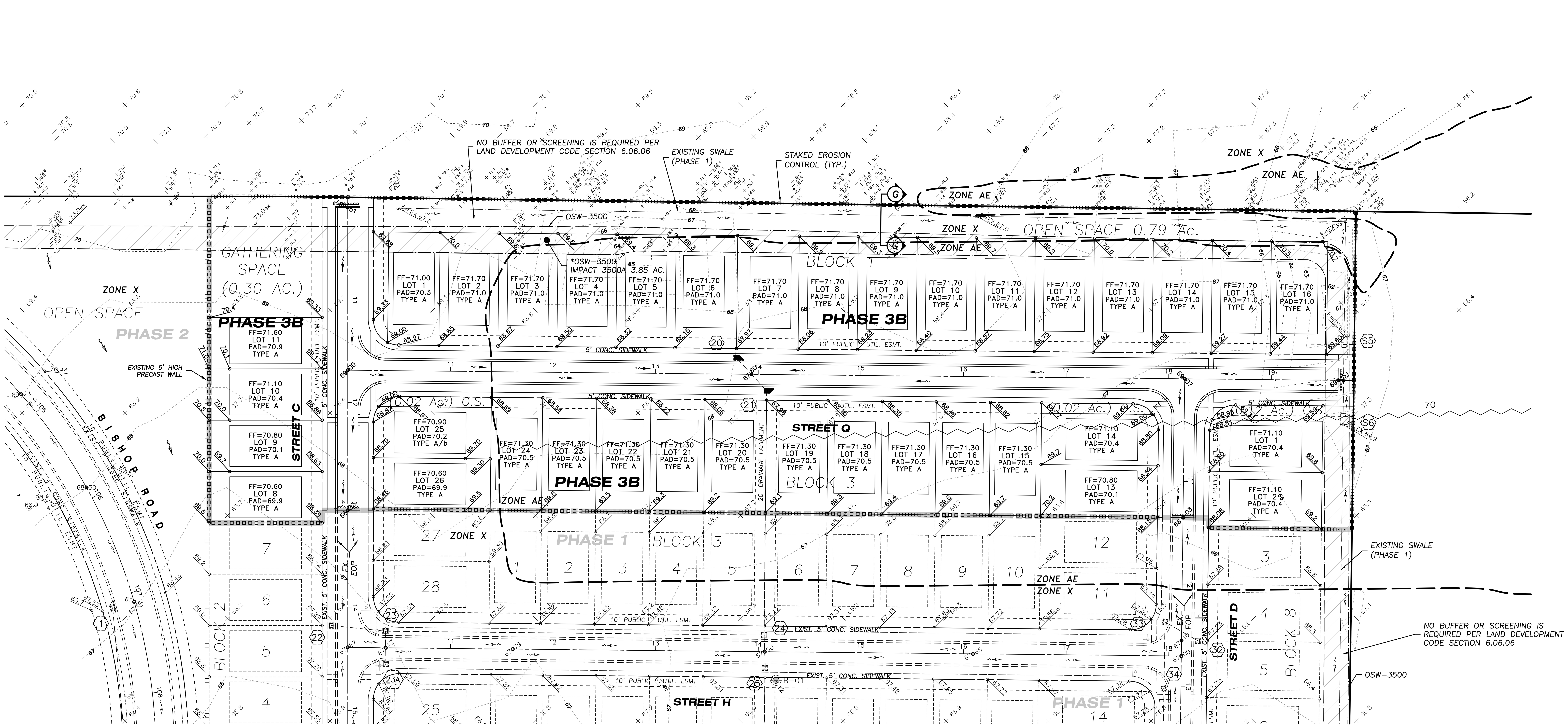
ABSOLUTE ENGINEERING, INC.
1000 N. ASHLEY DRIVE, SUITE 925
TAMPA, FLORIDA 33602
(813) 221-1516 TEL
(813) 344-0100 FAX
C.A. NO. 28358

SHEET TITLE:
GRADING AND DRAINAGE PLAN
CYPRESS RIDGE RANCH SUBDIVISION
PHASE 3B
BISHOP ROAD AND C.R. 579
HILLSBOROUGH COUNTY, FLORIDA

NO.	DATE	REVISION	BY

January 5, 2026

DATE:	09-25-2025
SEC TWP RNG:	20, 21/32S/20E
JOB #:	A20-0012-0002
DRAWN BY: LGM	CHECKED BY: WERTZ



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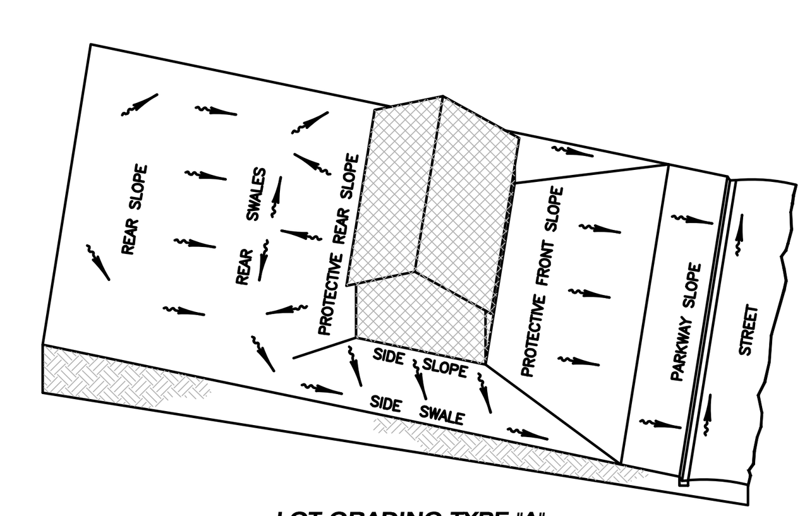
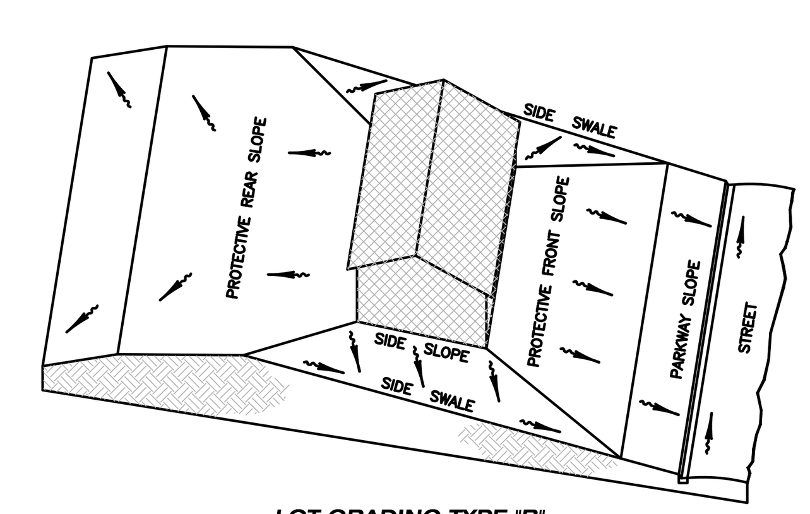


LOT GRADING TYPE 'A'
ALL DRAINAGE TO STREET



LOT GRADING TYPE 'B'
DRAINAGE BOTH TO STREET AND TO REAR LOT LINE

GRADING PLAN NOTES:

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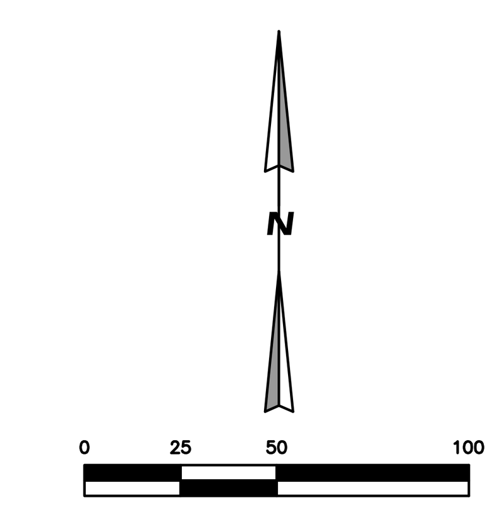
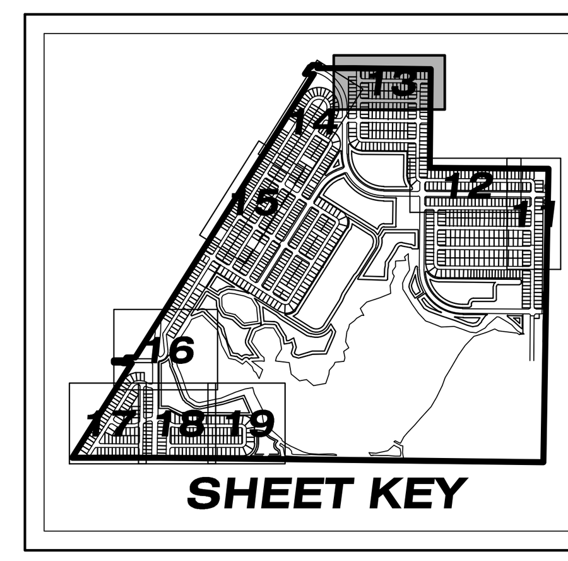
LEGEND

EXISTING	PROPOSED	
		STORM DRAINAGE STRUCTURE
10	10	STRUCTURE NO.
+60.00	60.00 OR 60+00	SPOT ELEVATION
60	60.00	CONTOUR
		DIRECTION OF SURFACE FLOW
		DITCH FLOWLINE
		STAKED EROSION CONTROL/SWFWMD PROJECT LIMITS (±80.62 AC.)
		PHASE LINE
10	FF=60.70 LOT 15 PAD=60.0 TYPE A	FINISHED FLOOR ELEVATION; LOT NUMBER; PAD ELEVATION; LOT GRADING TYPE
		FEMA FLOOD ZONE TRANSITION LINE
68	ZONE AE (BFE RANGE 58.2–70.0)	FEMA DETAILED–STUDY BFE
		OSW LINE
		OSW IMPACT AREA (*PREVIOUSLY APPROVED)





SHEET KEY

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C.A. NO. 28358
1000 N. ASHLEY DRIVE, SUITE 925
TAMPA, FLORIDA 33602

SHEET TITLE:
GRADING AND DRAINAGE PLAN
CYPRESS RIDGE RANCH SUBDIVISION
PHASE 3B
BISHOP ROAD AND C.R. 579
HILLSBOROUGH COUNTY, FLORIDA

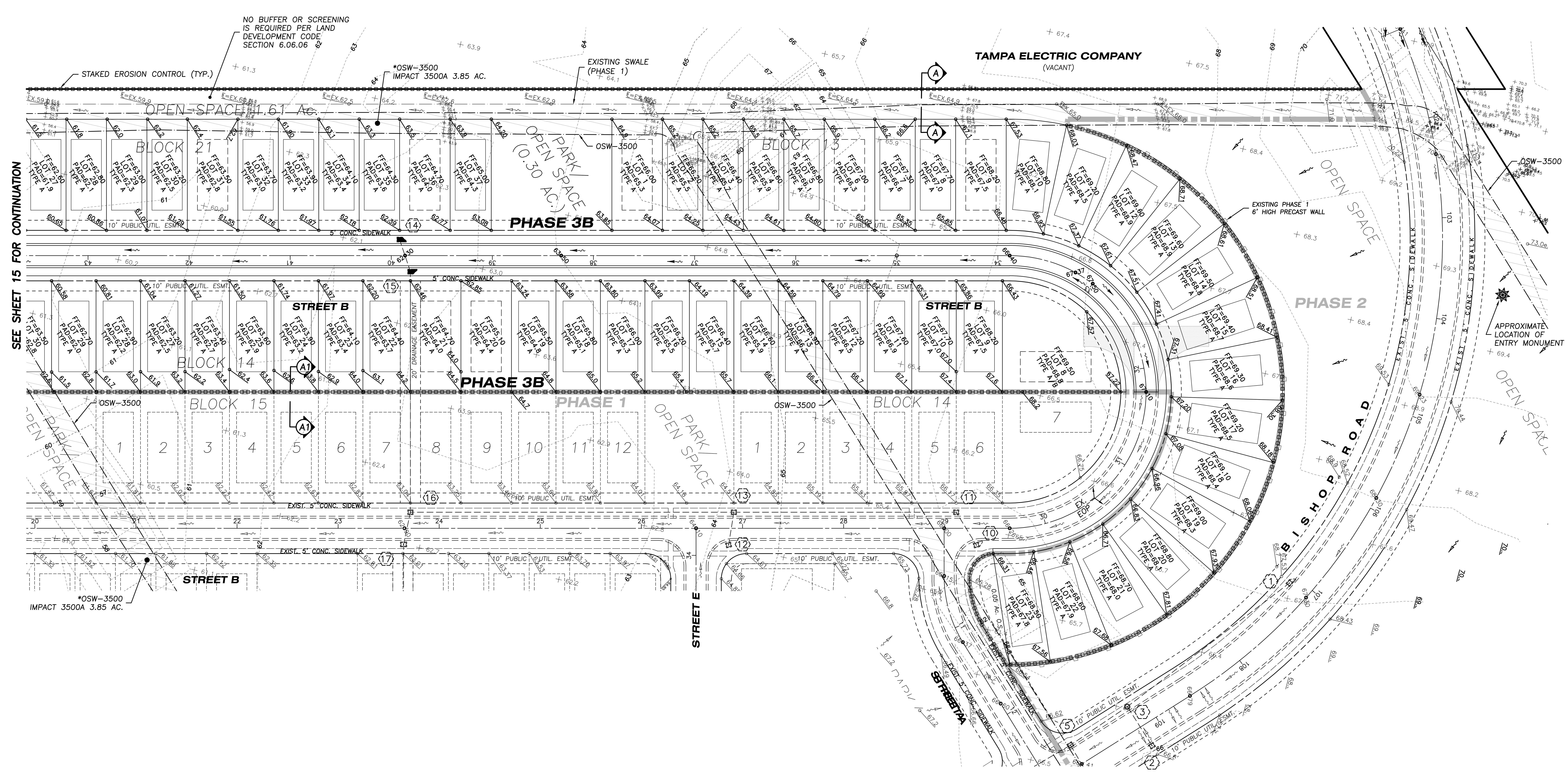
NO.	DATE	REVISION	BY

HEATHER E. WERTZ LICENSE No 54691 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Heather E. Wertz, PE on the date adjacent to the seal.
Signature must be verified on any electronic copies.
January 5, 2026

DATE: 09-25-2025
SEC TWP RNG: 20, 21/32S/20E
JOB #: A20-0012-0002
DRAWN BY: LGM
CHECKED BY: WERTZ

P:\A20-0012 Highland\0002 Cypress Ridge\PH3\DWGs\Construction\CG-103.dwg (GDP3) johnh Jan 05, 2026 - 10:11am



SEE SHEET 15 FOR CONTINUATION

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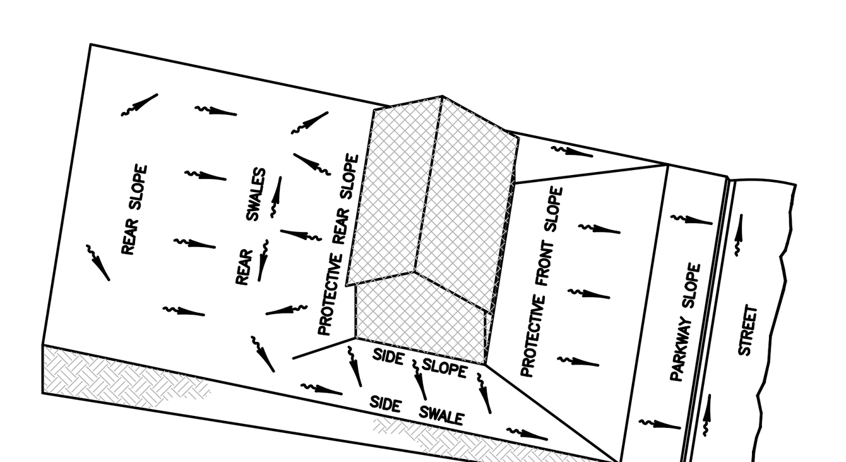
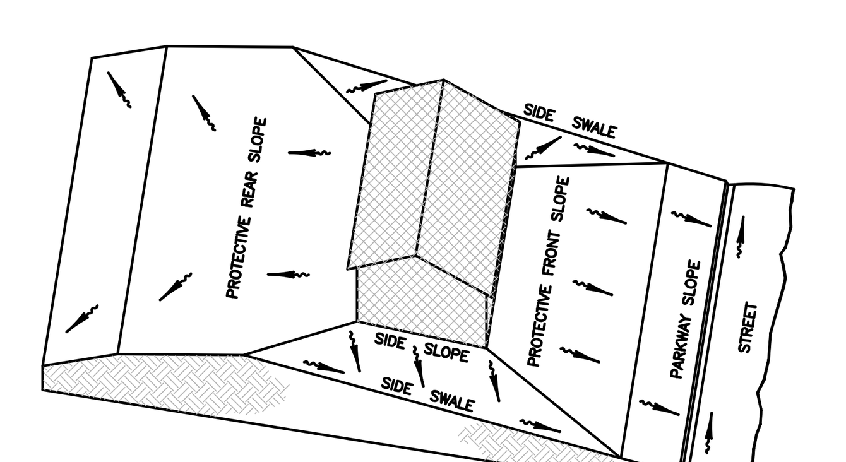


LOT GRADING TYPE 'A'
ALL DRAINAGE TO STREET



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LEGEND

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		STORM DRAINAGE STRUCTURE
10	10	STRUCTURE NO.
60.00	60.00 OR 60±00	SPOT ELEVATION
60	60.00	CONTOUR
		DIRECTION OF SURFACE FLOW
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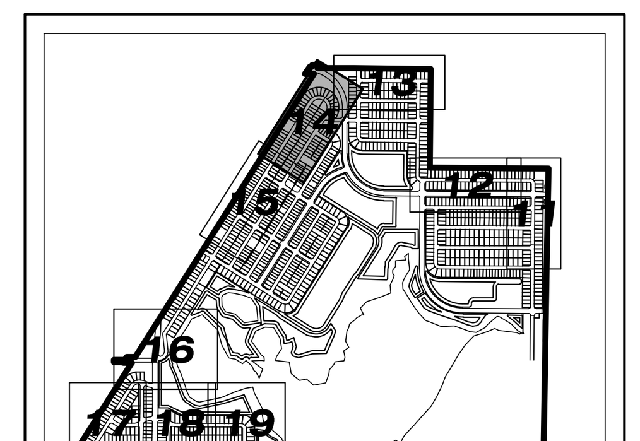
N

0 25 50 100
SCALE: 1" = 50'



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TAMPA, FLORIDA 33602

SHEET TITLE:

GRADING AND DRAINAGE PLAN

CYPRESS RIDGE RANCH SUBDIVISION PHASE 3B

BISHOP ROAD AND C.R. 579 HILLSBOROUGH COUNTY, FLORIDA

NO.	DATE	REVISION	BY

HEATHER E. WERTZ LICENSE No 54691 STATE OF FLORIDA PROFESSIONAL ENGINEER

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January 5, 2026

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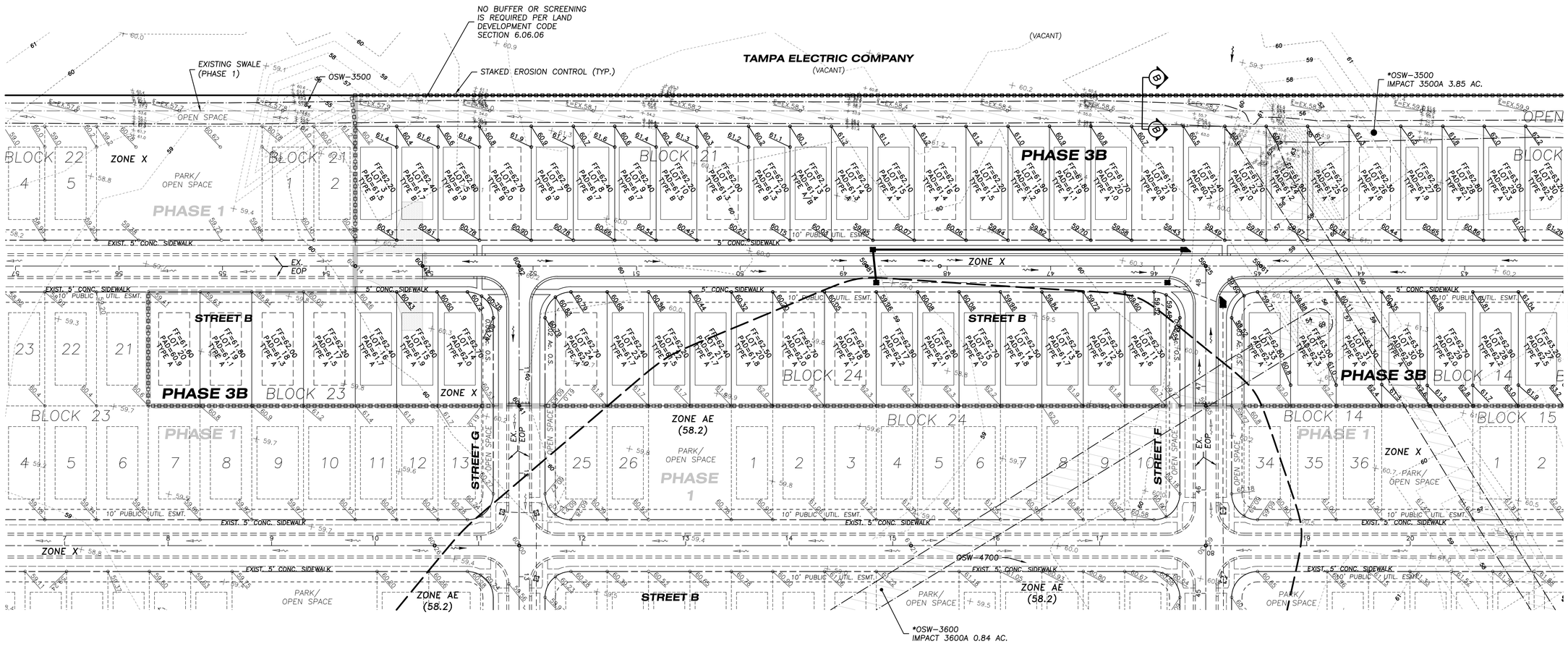

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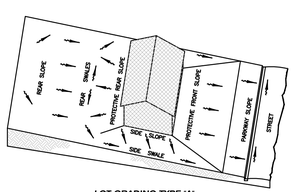
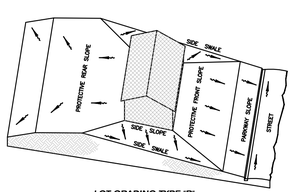
ELEVATIONS BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88), CONVERSION FROM NAVD88 TO NGVD29 = +1.02 FEET

PROJECT IS LOCATED IN FLOOD ZONES AE & X ACCORDING TO FEMA F.I.R.M. COMMUNITY PANEL NOS: 12057C 0680H, 12057C 0685H, 12057C 0690H, 12057C 0695H DATED 08-28-08



LOT GRADING TYPE 'A'
ALL DRAINAGE TO STREET



LOT GRADING TYPE 'B'
DRAINAGE BOTH TO STREET AND TO REAR LOT LINE

GRADING PLAN NOTES:

1. *PAD GRADES SHOWN ARE MINIMUM GRADES. ELEVATIONS OF ADJOINING LOTS, EXISTING TREES, AND OTHER FIELD CONDITIONS MAY WARRANT LEAVING LOTS WHICH ARE HIGHER IN THEIR NATURAL STATE. THE CONTRACTOR SHOULD CONSULT WITH THE DEVELOPER/BUILDER AND THE ENGINEER PRIOR TO GRADING ACTIVITIES WHEN THESE CONDITIONS EXIST.*
2. *PAD ELEVATIONS DENOTE FINISH GROUND ELEVATION AT PERIMETER OF BUILDING. ADD 0.7 FEET TO THIS GRADE FOR FINISHED FLOOR ELEVATION.*
3. *LOTS REQUIRING MORE THAN TWO FEET OF FILL REQUIRE PROCESSING PER FHA DATA SHEET NO. 79-G IF FHA FINANCING IS TO BE PROVIDED. SIMILAR TESTING IS RECOMMENDED AS A QUALITY CONTROL PROGRAM IN THE ABSENCE OF FHA REQUIRED TESTING.*
4. *FOR ALL LOTS ABUTTING WETLANDS NO GRADING SHALL TAKE PLACE BEYOND THE EROSION CONTROL LINE UNLESS SPECIFICALLY SHOWN ON THE APPROVED CONSTRUCTION PLANS.*
5. *SIDE SWALES SHALL BE CONSTRUCTED SIMULTANEOUSLY WITH HOUSE CONSTRUCTION. DURING THE SITE GRADING ACTIVITIES, THE CONTRACTOR SHALL GRADE THE SIDE YARDS TO AN ELEVATION NO LOWER THAN 0.2 FT. BELOW THE ADJOINING HOUSE PAD GRADES.*
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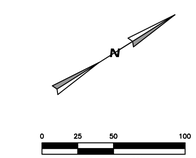
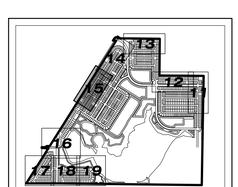
8. *FOR TYPE "B" LOT GRADING NOT ABUTTING DETENTION FACILITIES, THE BUILDER SHALL MAKE EVERY PRACTICAL EFFORT TO DIRECT ROOF RUNOFF TO THE FRONTING RIGHT-OF-WAY UNLESS OTHERWISE DIRECTED BY THE ENGINEER OF RECORD.*
9. *MINIMUM SIDE YARD SWALE SLOPES SHALL BE 1.0%.*
10. *UTILITIES AND ATTENDANT EQUIPMENT SHALL BE LOCATED AT ELEVATIONS NO LESS THAN THE BASE FLOOD ELEVATION PLUS SIX (6) INCHES.*
11. *RETAINING WALLS EXCEEDING 30" HIGH FROM FINISHED GRADE AT BOTTOM TO TOP OF WALL SHALL HAVE HANDRAIL INSTALLED.*
12. *BUFFER AND SCREENING WALLS SHALL BE CONSTRUCTED WITH WEEP HOLES OR 3" MINIMUM CLEARANCE FROM FINISHED GRADE TO PROVIDE FOR POSITIVE DRAINAGE SHEET FLOW.*

LEGEND

EXISTING	PROPOSED	
		STORM DRAINAGE STRUCTURE
10	10	STRUCTURE NO.
+60.00	ø60.00 OR 60+00	SPOT ELEVATION
60	60.00	CONTOUR
		DIRECTION OF SURFACE FLOW
		DITCH FLOWLINE
		STAKED EROSION CONTROL/SWFWMD PROJECT LIMITS (±80.62 AC.)
		PHASE LINE
10	FF=60.70 LOT 15 PAD=60.0 TYPE A	FINISHED FLOOR ELEVATION LOT NUMBER PAD ELEVATION LOT GRADING TYPE
		FEMA FLOOD ZONE TRANSITION LINE
		OSW LINE
		OSW IMPACT AREA (*PREVIOUSLY APPROVED)





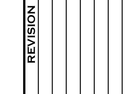
SHEET KEY

ABSOLUTE ENGINEERING, INC.
1000 N. ASHLEY DRIVE, SUITE 925
TAMPA, FLORIDA 33602
(813) 221-1516 TEL
(813) 344-0100 FAX
C.A. NO. 28358

SHEET TITLE: GRADING AND DRAINAGE PLAN

CYPRESS RIDGE RANCH SUBDIVISION
PHASE 3B
BISHOP ROAD AND C.R. 579
HILLSBOROUGH COUNTY, FLORIDA

NO.	DATE	REVISION	BY



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Signature must be verified on any electronic copies.

January 5, 2026

DATE: 09-25-2025
SEC TWP RNG: 20,21/32S/20E
JOB #: A20-0012-0002
DRAWN BY: LGM
CHECKED BY: WERTZ

15

P:\A20-0012 Highland\0002 Cypress Ridge\PH3\10WGA\Construction\CG-105.dwg (GDP5) terrym Jan 05, 2026 - 1:16pm

WETLAND CONSERVATION AREA NOTE:

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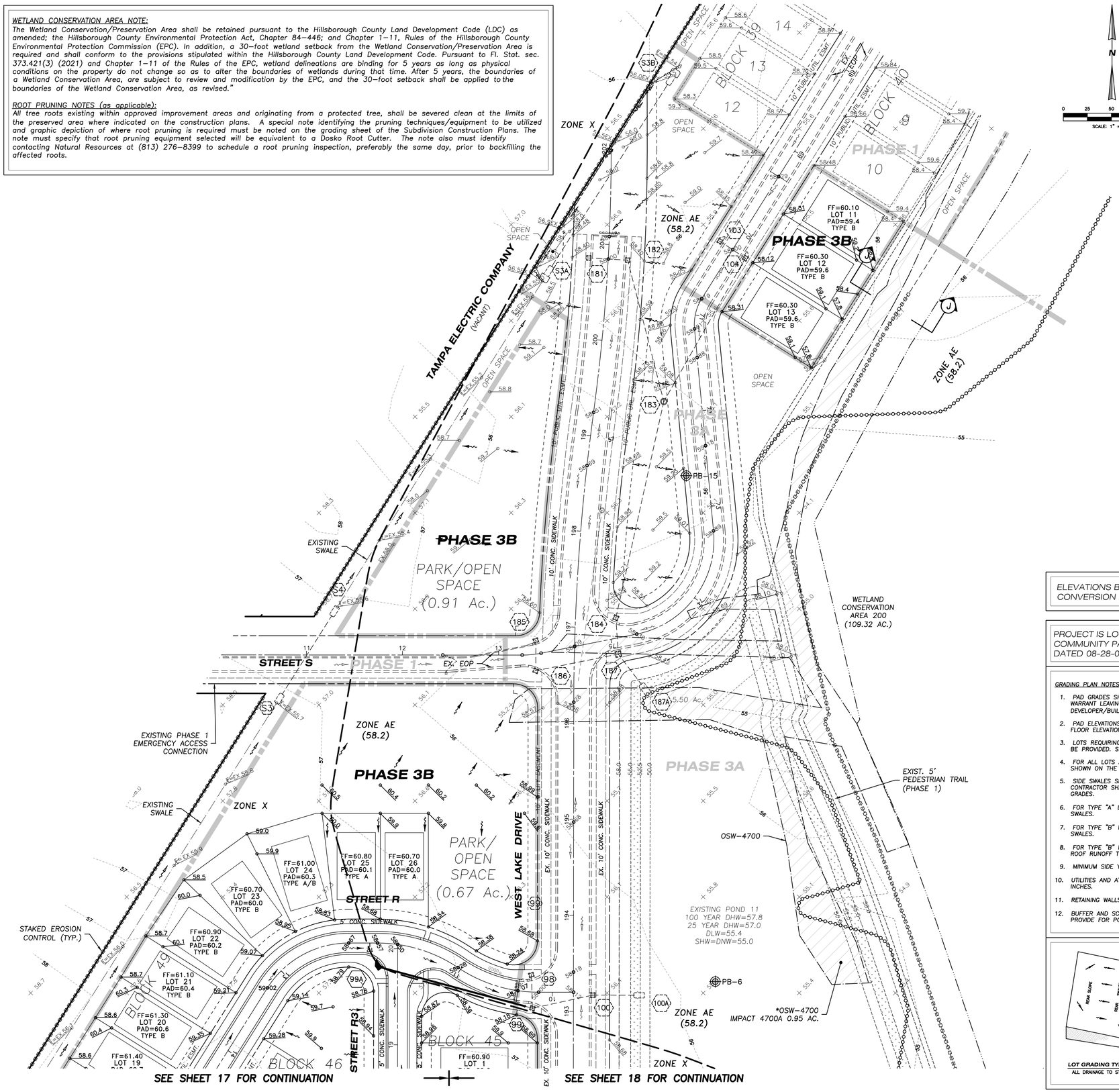
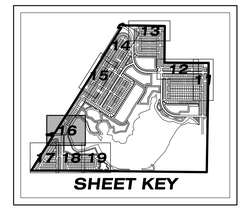


LEGEND

- STORM DRAINAGE STRUCTURE
- STRUCTURE NO.
- SPOT ELEVATION
- CONTOUR
- DIRECTION OF SURFACE FLOW
- DITCH FLOWLINE
- STAKED EROSION CONTROL/SWFWMD PROJECT LIMITS (±80.62 AC.)
- PHASE LINE
- LITTORAL ZONE
- FF=60.70 / LOT 15 / PAD=60.0 / TYPE A — FINISHED FLOOR ELEVATION / LOT NUMBER / PAD ELEVATION / LOT GRADING TYPE
- FEMA FLOOD ZONE TRANSITION LINE
- SWFWMD WETLAND LINE
- 30' WETLAND CONSERVATION AREA SETBACK LINE
- 100YR BFE LINE (PER COUNTY MODEL)
- OSW LINE
- OSW IMPACT AREA (*PREVIOUSLY APPROVED)



ELEVATIONS BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88), CONVERSION FROM NAVD88 TO NGVD29 = +1.02 FEET

PROJECT IS LOCATED IN FLOOD ZONES AE & X ACCORDING TO FEMA F.I.R.M. COMMUNITY PANEL NOS: 12057C 0680H, 12057C 0685H, 12057C 0690H, 12057C 0695H DATED 08-28-08

GRADING PLAN NOTES:

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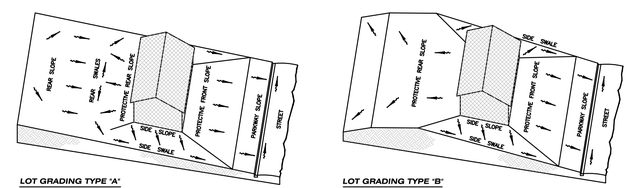

LOT GRADING TYPE 'A'
ALL DRAINAGE TO STREET

LOT GRADING TYPE 'B'
DRAINAGE BOTH TO STREET AND TO REAR LOT LINE

ABSOLUTE ENGINEERING, INC.
1000 N. ASHLEY DRIVE, SUITE 925
TAMPA, FLORIDA 33602
(813) 221-1516 TEL
(813) 344-0100 FAX
C.A. NO. 28358

GRADING AND DRAINAGE PLAN

CYPRESS RIDGE RANCH SUBDIVISION
PHASE 3B
BISHOP ROAD AND C.R. 579
HILLSBOROUGH COUNTY, FLORIDA

NO.	DATE	REVISION	BY

SHEET TITLE:

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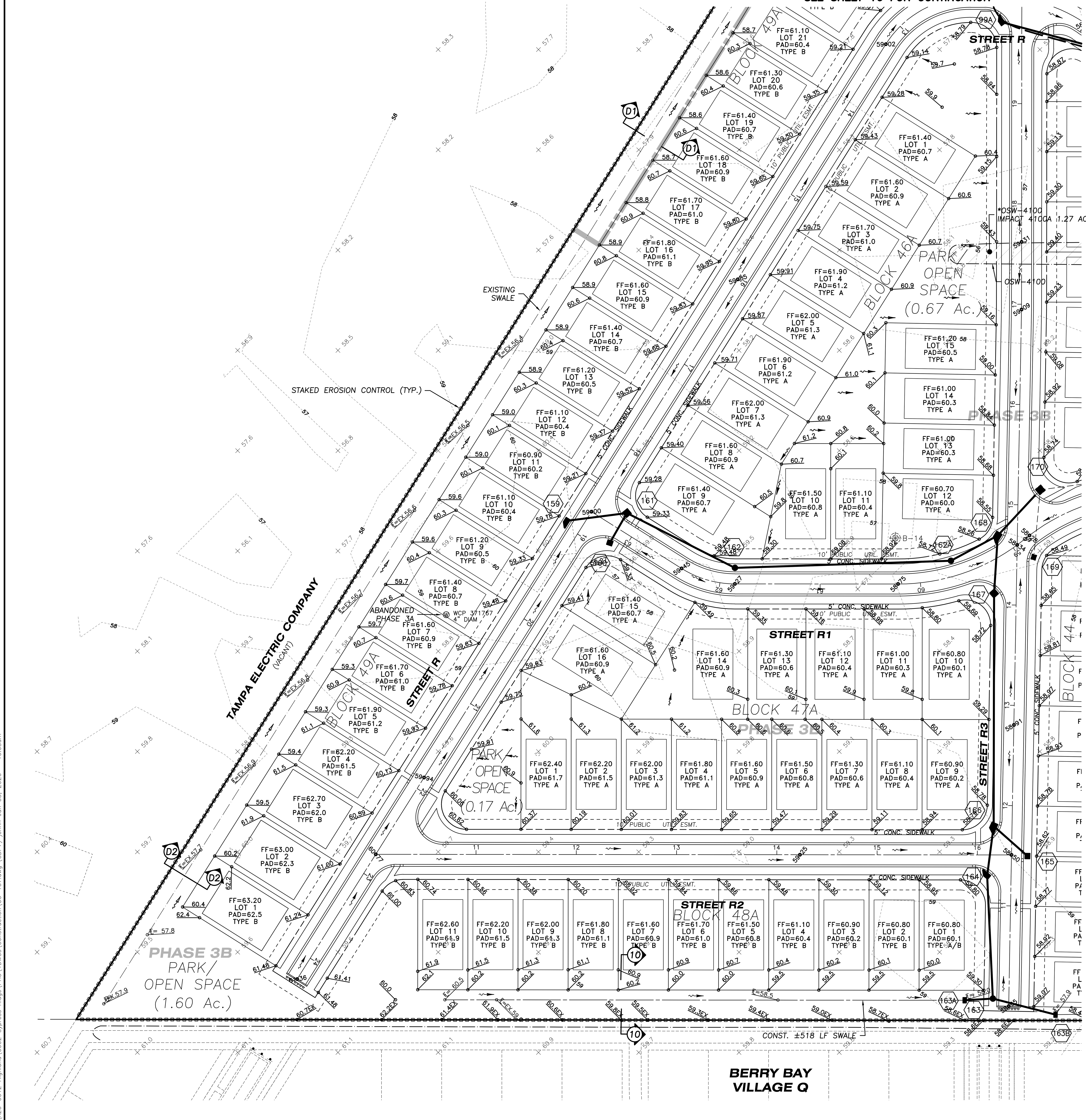
January 5, 2026

DATE: 09-25-2025
SEC TWP RNG: 20, 21/32S/20E
JOB #: A20-0012-0002
DRAWN BY: LGM
CHECKED BY: WERTZ

16

P:\A20-0012 Highland\0002 Cypress Ridge\PH3\10WGs\Construction\CG-106.dwg (GP06) lorym Jan 05, 2026 - 3:31pm

SEE SHEET 16 FOR CONTINUATION



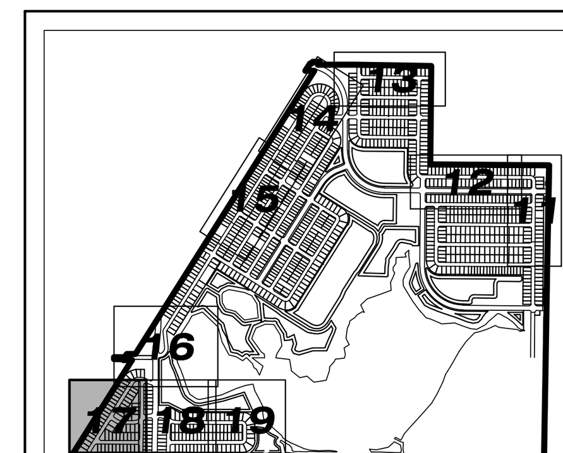
LEGEND

EXISTING	PROPOSED	
		STORM DRAINAGE STRUCTURE
10	10	STRUCTURE NO.
+60.00	60.00 OR 60±00	SPOT ELEVATION
60	60	CONTOUR
		DIRECTION OF SURFACE FLOW
		DITCH FLOWLINE
		STAKED EROSION CONTROL/SWFWMD PROJECT LIMITS (±80.62 AC.)
	FF=60.70 / LOT 15 / PAD=60.0 / TYPE A	FINISHED FLOOR ELEVATION / LOT NUMBER / PAD ELEVATION / LOT GRADING TYPE
WCP 538047-1 10" DIAM		WELL LOCATION (WITH SIZE)
		FEMA FLOOD ZONE TRANSITION LINE
		OSW LINE
		OSW IMPACT AREA (*PREVIOUSLY APPROVED)

N

0 25 50 100

SCALE: 1" = 50'



SHEET KEY

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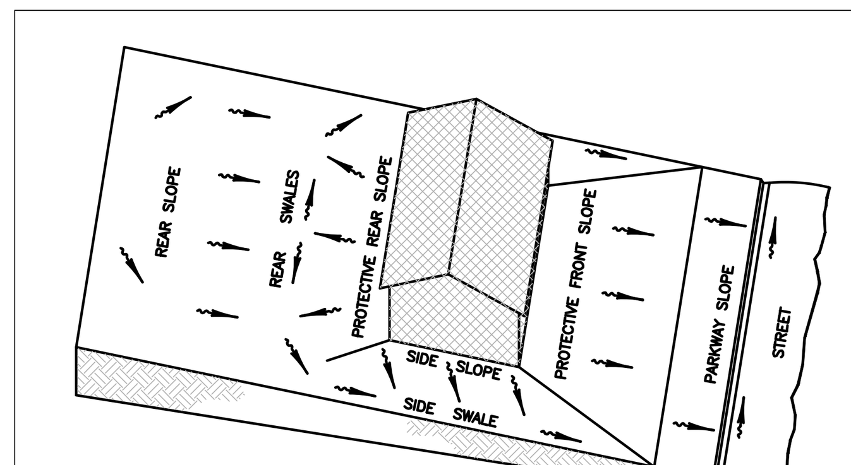
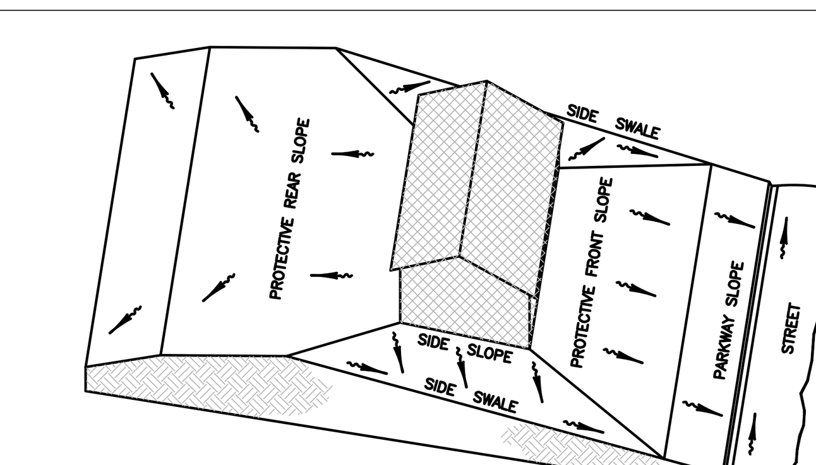


LOT GRADING TYPE "A"

ALL DRAINAGE TO STREET



LOT GRADING TYPE "B"

DRAINAGE BOTH TO STREET AND TO REAR LOT LINE

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(813) 221-1516 TEL
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C.A. NO. 28358

SHEET TITLE:

GRADING AND DRAINAGE PLAN

CYPRESS RIDGE RANCH SUBDIVISION PHASE 3B

BISHOP ROAD AND C.R. 579

HILLSBOROUGH COUNTY, FLORIDA

NO.	DATE	REVISION	BY

HEATHER E. WERTZ LICENSE No 54691 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Heather E. Wertz, PE on the date adjacent to the seal.

Signature must be verified on any electronic copies.

January 5, 2026

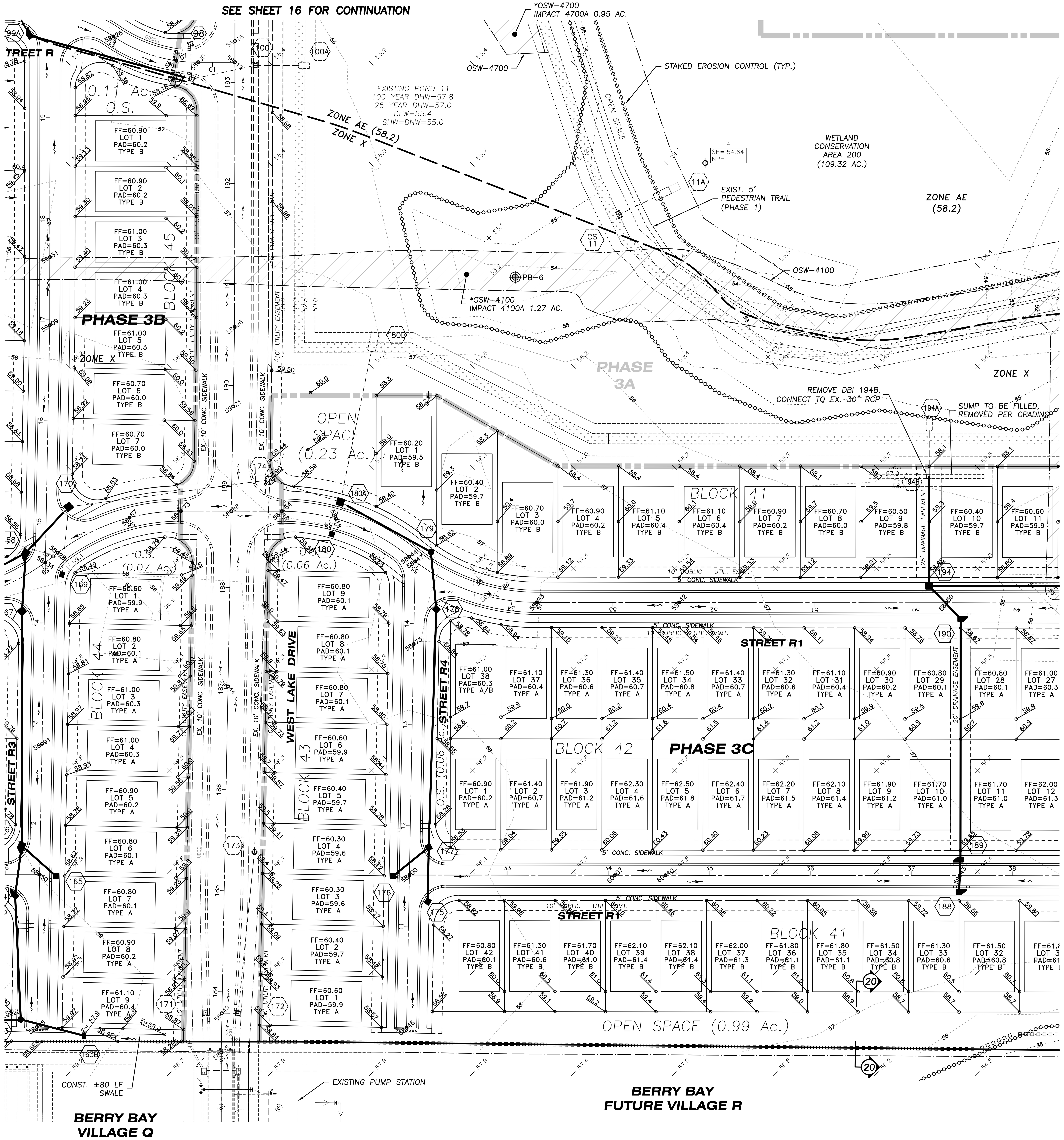
DATE: 09-25-2025

SEC TWP RNG: 20, 21/32S/20E

JOB #: A20-0012-0002

DRAWN BY: LGM

CHECKED BY: WERTZ



LEGEND

EXISTING / PROPOSED	
	STORM DRAINAGE STRUCTURE
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	SPOT ELEVATION
	CONTOUR
	DIRECTION OF SURFACE FLOW
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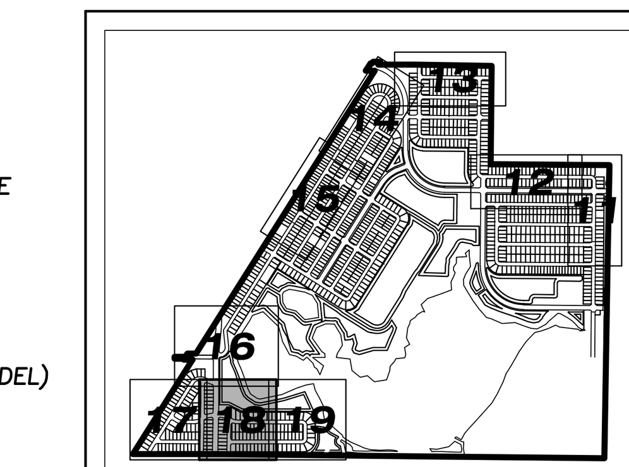
	PHASE LINE
	LITTORAL ZONE
FF=60.70	FINISHED FLOOR ELEVATION
LOT 15	LOT NUMBER
PAD=60.0	PAD ELEVATION
TYPE A	LOT GRADING TYPE
PB-15	POND BORING
	FEMA FLOOD ZONE TRANSITION LINE
	SWFWMD WETLAND LINE
	30' WETLAND CONSERVATION AREA SETBACK LINE
	100YR BFE LINE (PER COUNTY MODEL)
	OSW LINE
	OSW IMPACT AREA (*PREVIOUSLY APPROVED)

N

SCALE: 1" = 50'



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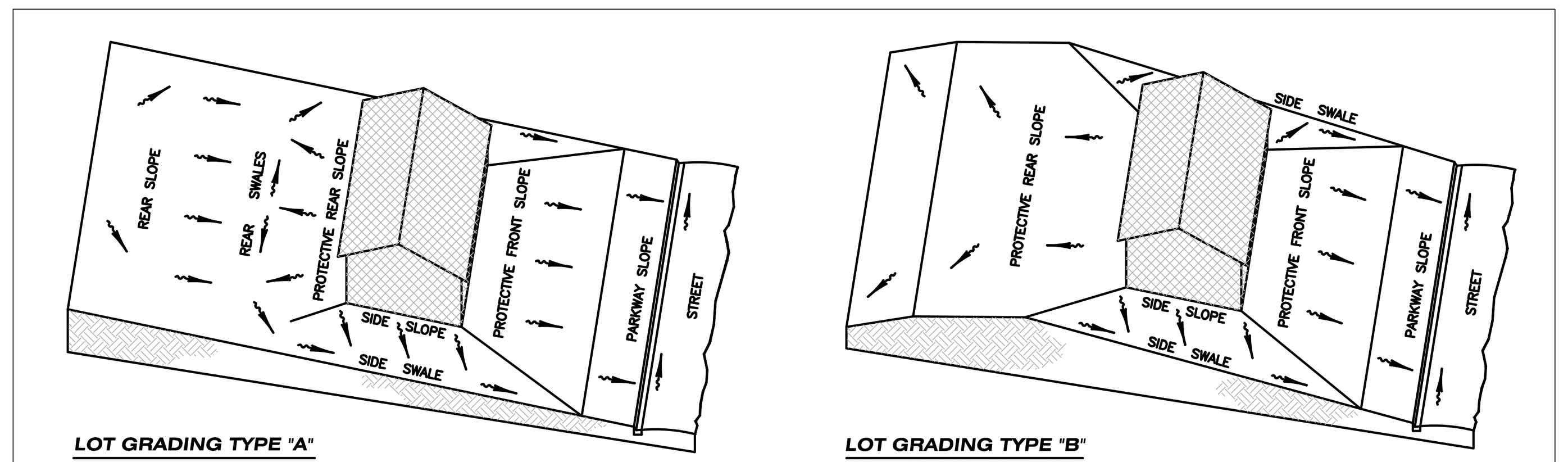


LOT GRADING TYPE "A"
ALL DRAINAGE TO STREET

LOT GRADING TYPE "B"
DRAINAGE BOTH TO STREET AND TO REAR LOT LINE

WETLAND CONSERVATION AREA NOTE:
The Wetland Conservation/Preservation Area shall be retained pursuant to the Hillsborough County Land Development Code (LDC) as amended; the Hillsborough County Environmental Protection Act, Chapter 84-446; and Chapter 1-11, Rules of the Hillsborough County Environmental Protection Commission (EPC). In addition, a 30-foot wetland setback from the Wetland Conservation/Preservation Area is required and shall conform to the provisions stipulated within the Hillsborough County Land Development Code. Pursuant to Fl. Stat. sec. 373.421(3) (2021) and Chapter 1-11 of the Rules of the EPC, wetland delineations are binding for 5 years as long as physical conditions on the property do not change so as to alter the boundaries of wetlands during that time. After 5 years, the boundaries of a Wetland Conservation Area, are subject to review and modification by the EPC, and the 30-foot setback shall be applied to the boundaries of the Wetland Conservation Area, as revised."

ROOT PRUNING NOTES (as applicable):
All tree roots existing within approved improvement areas and originating from a protected tree, shall be severed clean at the limits of the preserved area where indicated on the construction plans. A special note identifying the pruning techniques/equipment to be utilized and graphic depiction of where root pruning is required must be noted on the grading sheet of the Subdivision Construction Plans. The note must specify that root pruning equipment selected will be equivalent to a Dosko Root Cutter. The note also must identify contacting Natural Resources at (813) 276-8399 to schedule a root pruning inspection, preferably the same day, prior to backfilling the affected roots.

ELEVATIONS BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88), CONVERSION FROM NAVD88 TO NGVD29 = +1.02 FEET

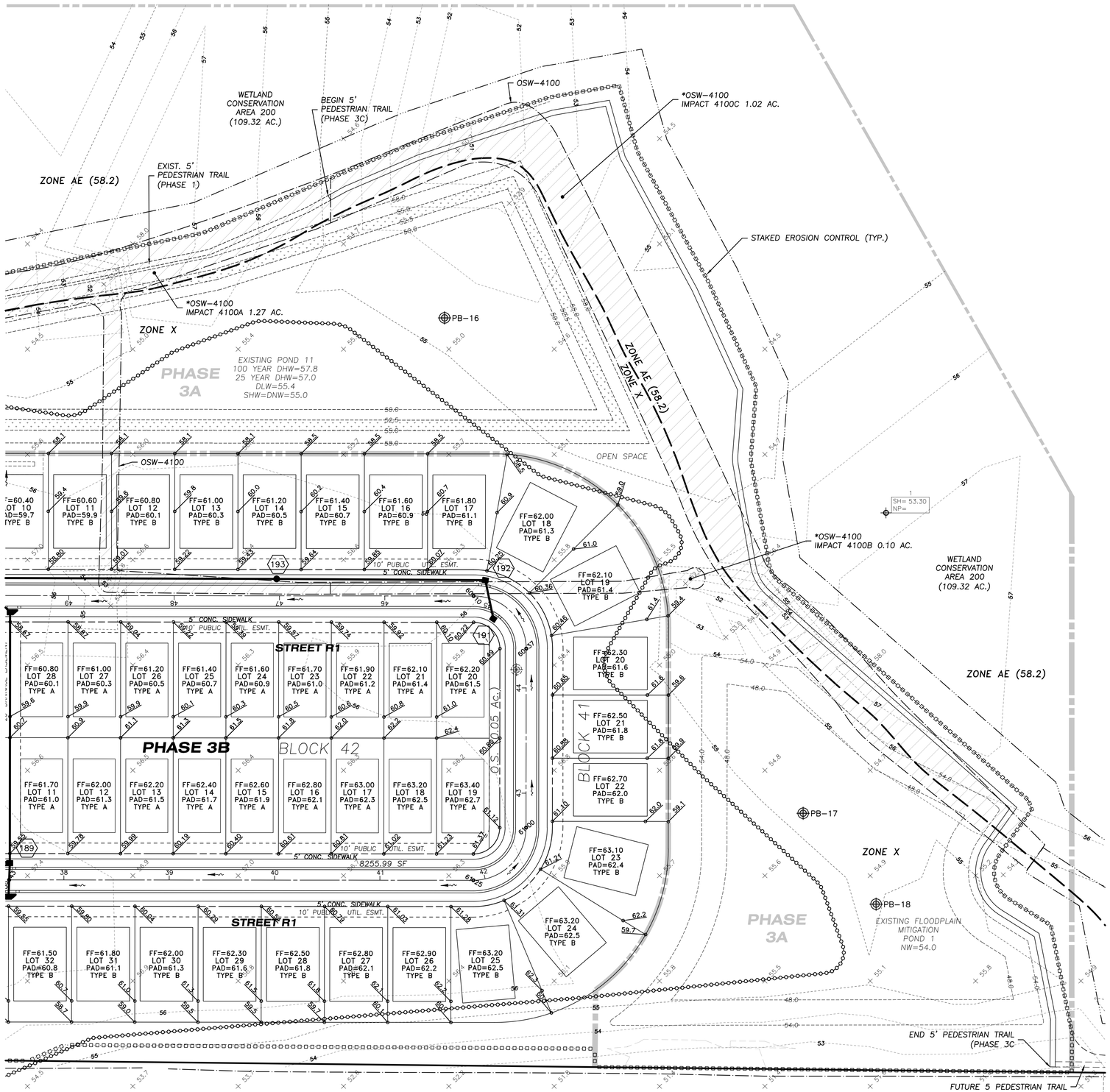
PROJECT IS LOCATED IN FLOOD ZONES AE & X ACCORDING TO FEMA F.I.R.M. COMMUNITY PANEL NOS: 12057C 0680H, 12057C 0685H, 12057C 0690H, 12057C 0695H DATED 08-28-08

ABSOLUTE ENGINEERING, INC.
1000 N. ASHLEY DRIVE, SUITE 925
TAMPA, FLORIDA 33602
(813) 221-1516 TEL
(813) 344-0100 FAX
C.A. NO. 28358

SHEET TITLE:
GRADING AND DRAINAGE PLAN
CYPRESS RIDGE RANCH SUBDIVISION
PHASE 3B
BISHOP ROAD AND C.R. 579
HILLSBOROUGH COUNTY, FLORIDA

NO.	DATE	REVISION	BY

DATE:	09-25-2025
SEC TWP RNG:	20, 21/32S/20E
JOB #:	A20-0012-0002
DRAWN BY: LGM	CHECKED BY: WERTZ

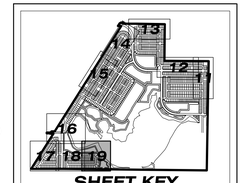


LEGEND

EXISTING	PROPOSED	
		STORM DRAINAGE STRUCTURE
(10)	(10)	STRUCTURE NO.
+60.00	60.00 OR 60+00	SPOT ELEVATION
60	60	CONTOUR
		DIRECTION OF SURFACE FLOW
		STAKED EROSION CONTROL/SWFWMD PROJECT LIMITS (±80.62 AC.)
		PHASE LINE
		LITTORAL ZONE
	FF=60.70 LOT 15 PAD=60.0 TYPE A	FINISHED FLOOR ELEVATION LOT NUMBER PAD ELEVATION LOT GRADING TYPE
PB-15		POND BORING
		FEMA FLOOD ZONE TRANSITION LINE
		SWFWMD WETLAND LINE
		30' WETLAND CONSERVATION AREA SETBACK LINE
		100YR BFE LINE (PER COUNTY MODEL)
		OSW LINE
		OSW IMPACT AREA (*PREVIOUSLY APPROVED)

N

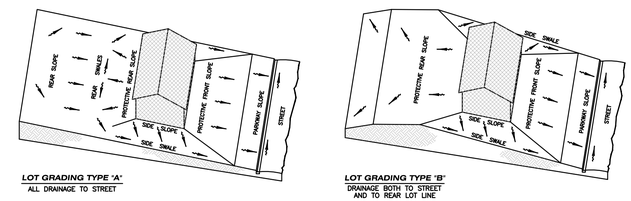
0 25 50 100
SCALE: 1" = 50'



SHEET KEY

GRADING PLAN NOTES:

1. PAD GRADES SHOWN ARE MINIMUM GRADES. ELEVATIONS OF ADJOINING LOTS, EXISTING TREES, AND OTHER FIELD CONDITIONS MAY WARRANT LEAVING LOTS WHICH ARE HIGHER IN THEIR NATURAL STATE. THE CONTRACTOR SHOULD CONSULT WITH THE DEVELOPER/BUILDER AND THE ENGINEER PRIOR TO GRADING ACTIVITIES WHEN THESE CONDITIONS EXIST.
2. PAD ELEVATIONS DENOTE FINISH GROUND ELEVATION AT PERIMETER OF BUILDING. ADD 0.7 FEET TO THIS GRADE FOR FINISHED FLOOR ELEVATION.
3. LOTS REQUIRING MORE THAN TWO FEET OF FILL REQUIRE PROCESSING PER FHA DATA SHEET NO. 79-G IF FHA FINANCING IS TO BE PROVIDED. SIMILAR TESTING IS RECOMMENDED AS A QUALITY CONTROL PROGRAM IN THE ABSENCE OF FHA REQUIRED TESTING.
4. FOR ALL LOTS ABUTTING WETLANDS NO GRADING SHALL TAKE PLACE BEYOND THE EROSION CONTROL LINE UNLESS SPECIFICALLY SHOWN ON THE APPROVED CONSTRUCTION PLANS.
5. SIDE SWALES SHALL BE CONSTRUCTED SIMULTANEOUSLY WITH HOUSE CONSTRUCTION. DURING THE SITE GRADING ACTIVITIES, THE CONTRACTOR SHALL GRADE THE SIDE YARDS TO AN ELEVATION NO LOWER THAN 0.2 FT. BELOW THE ADJOINING HOUSE PAD GRADES.
6. FOR TYPE "A" LOT GRADING RECEIVING RUNOFF FROM ABUTTING TYPE "B" LOTS, ALL RUNOFF SHALL BE DIRECTED TO SIDE YARD SWALES.
7. FOR TYPE "B" LOT GRADING ABUTTING TYPE "A" LOT GRADING, ALL REAR LOTS, ALL RUNOFF SHALL BE DIRECTED TO SIDE YARD SWALES.
8. FOR TYPE "B" LOT GRADING NOT ABUTTING DETENTION FACILITIES, THE BUILDER SHALL MAKE EVERY PRACTICAL EFFORT TO DIRECT ROOF RUNOFF TO THE FRONTING RIGHT-OF-WAY UNLESS OTHERWISE DIRECTED BY THE ENGINEER OF RECORD.
9. MINIMUM SIDE YARD SWALE SLOPES SHALL BE 1.0%.
10. UTILITIES AND ATTENDANT EQUIPMENT SHALL BE LOCATED AT ELEVATIONS NO LESS THAN THE BASE FLOOD ELEVATION PLUS SIX (6) INCHES.
11. RETAINING WALLS EXCEEDING 30" HIGH FROM FINISHED GRADE AT BOTTOM TO TOP OF WALL SHALL HAVE HANDRAIL INSTALLED.
12. BUFFER AND SCREENING WALLS SHALL BE CONSTRUCTED WITH WEEP HOLES OR 3" MINIMUM CLEARANCE FROM FINISHED GRADE TO PROVIDE FOR POSITIVE DRAINAGE SHEET FLOW.



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SHEET TITLE: GRADING AND DRAINAGE PLAN

CYPRESS RIDGE RANCH SUBDIVISION
PHASE 3B
BISHOP ROAD AND C.R. 579
HILLSBOROUGH COUNTY, FLORIDA

NO.	DATE	REVISION	BY

January 5, 2026

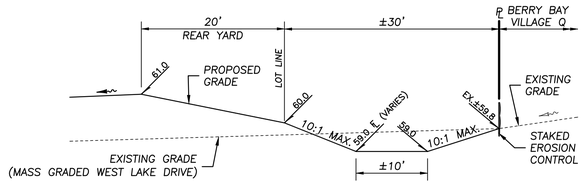
DATE: 09-25-2025
SEC TWP RNG: 20,21/32S/20E
JOB #: A20-0012-0002
DRAWN BY: LGM
CHECKED BY: WERTZ

19

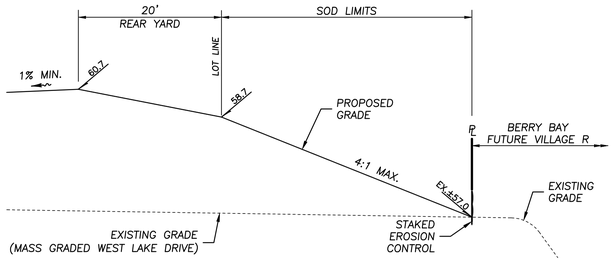
P:\A20-0012 Highland\0002 Cypress Ridge\PH3\10WCs\Construction\CG-109.dwg (GDP9) johnh Jan 05, 2026 - 9:57am

NOTES:

1. * POND BOTTOM ELEVATIONS VARY (SEE MASTER DRAINAGE PLAN FOR MAXIMUM POND BOTTOM ELEVATION. REFER TO SOILS REPORT FOR MORE INFORMATION.)
2. ALL SLOPES ABOVE THE NW ELEVATION STEEPER THAN 5:1 SHALL BE SODDED.
3. RETAINING WALLS EXCEEDING 30" HIGH FROM FINISHED GRADE AT BOTTOM TO TOP OF WALL SHALL HAVE HANDRAIL INSTALLED.
4. BUFFER AND SCREENING WALLS SHALL BE CONSTRUCTED WITH WEEP HOLES OR 3" MINIMUM CLEARANCE FROM FINISHED GRADE TO PROVIDE FOR POSITIVE DRAINAGE SHEET FLOW.
5. ALL LOTS TO BE STABILIZED WITH SEED AND MULCH.
6. ** PREVIOUSLY APPROVED.



SECTION 10–10



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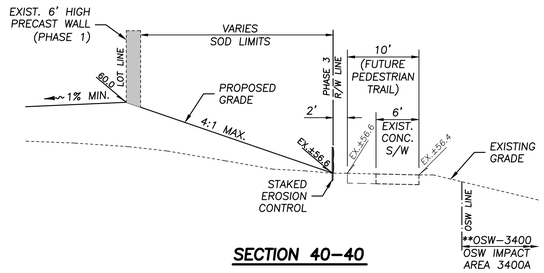

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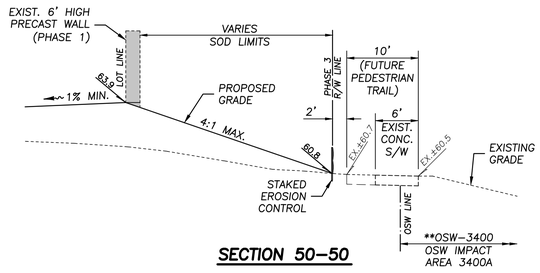

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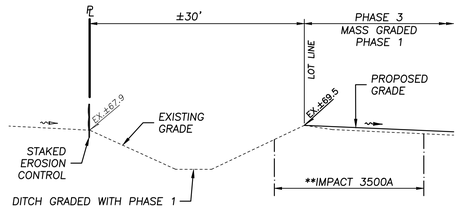
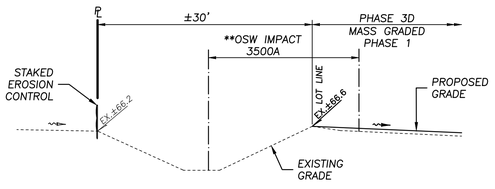
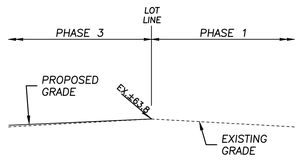


SECTION G–G



SECTION A–A



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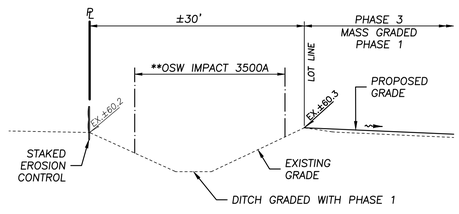

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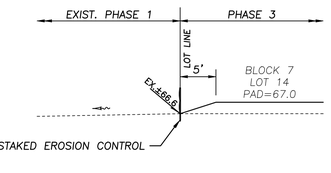
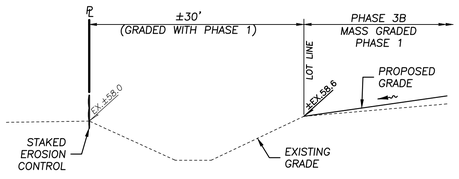
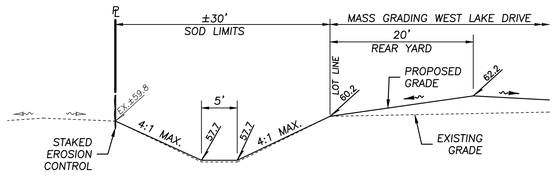


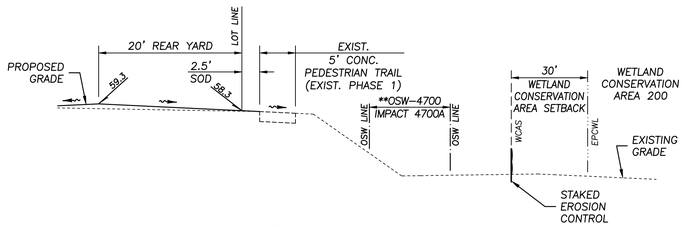
SECTION G1–G1



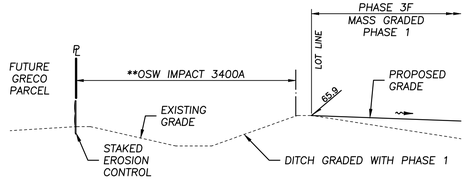
SECTION D1–D1



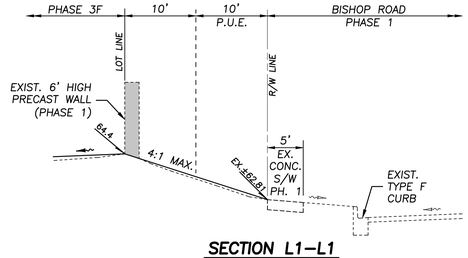
SECTION D2–D2



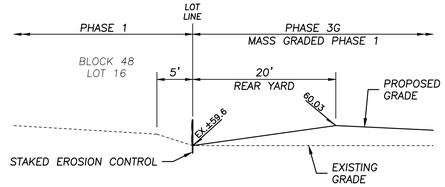
SECTION J–J



SECTION L–L



SECTION L1–L1



SECTION N3–N3

ABSOLUTE ENGINEERING, INC.
1000 N. ASHLEY DRIVE, SUITE 925
TAMPA, FLORIDA 33602
(813) 221-1516 TEL
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C.A. NO. 28358

CROSS SECTIONS

CYPRESS RIDGE RANCH SUBDIVISION
PHASE 3B
BISHOP ROAD AND C.R. 579
HILLSBOROUGH COUNTY, FLORIDA

NO.	DATE	REVISION	BY

SHEET TITLE:

DATE: 09-25-2025
SEC TWP RNG: 20, 21/32S/20E
JOB #: A20-0012-0002
DRAWN BY: LGM
CHECKED BY: WERTZ

20

P:\A20-0012 Highland\0002 Cypress Ridge\PH3\10WCs\Construction\CC-301.dwg (XSEC) johnh Jan 05, 2026 - 10:12am

STORM STRUCTURE DATA

STRUCTURE			LINE							STRUCTURE LOCATION & REMARKS
NO.	TYPE & SIZE	TOP ELEV.	TYPE	DIAM. INCHES	LENGTH FEET	SLOPE %	INVERT ELEV. UPPER END	INVERT ELEV. LOWER END	FALL IN FEET	
14	2 CURB INLET 3'-6" x 4'-0" BOX	62.15	RCP	~~18~~ 15	34	~~0.42~~ 0.29	~~57.94~~ 58.80	~~57.80~~ 58.70	~~0.14~~ 0.10	EXISTING STRUCTURE – PHASE 1 REMOVE 18" RCP & INSTALL 15" RCP, CONSTRUCT PERMANENT TOP – PHASE 3B
15	2 CURB INLET 3'-6" x 4'-0" BOX	62.22	RCP	30	238	0.11	56.80	56.54	0.25	EXISTING STRUCTURE – PHASE 1 CONSTRUCT PERMANENT TOP – PHASE 3B
16	1 CURB INLET 3'-6" x 4'-0" BOX	62.80	RCP	30	33	0.53	56.54	56.37	0.18	EXISTING STRUCTURE – PHASE 1
20	2 CURB INLET 3'-6" x 4'-0" BOX	67.63	RCP	24	44	0.23	62.88	62.78	0.10	EXISTING STRUCTURE – PHASE 1 CONSTRUCT PERMANENT TOP – PHASE 3B
21	2 CURB INLET 3'-6" x 4'-0" BOX	67.63	RCP	30	238	0.16	62.28	61.99	0.39	EXISTING STRUCTURE – PHASE 1 CONSTRUCT PERMANENT TOP – PHASE 3B
24	1 CURB INLET 4'-0" x 4'-0" BOX	66.93	RCP	36	32	0.31	61.30	61.20	0.10	EXISTING STRUCTURE – PHASE 1
52	2 CURB INLET 3'-6" x 4'-0" BOX	~~58.78~~ 59.27	~~RCP~~ ERCP	~~24~~ 19x30	~~36~~ 300	~~0.28~~ 0.11	~~54.03~~ 56.40	~~53.93~~ 56.06	~~0.10~~ 0.34	EXISTING STRUCTURE – PHASE 1 REMOVE 24" RCP, CONSTRUCT PERMANENT TOP – PHASE 3B
50	1 CURB INLET 3'-6" x 4'-0" BOX	~~58.80~~ 59.71	~~RCP~~ ERCP	~~24~~ 19x30	~~32~~ 32	~~0.31~~ 0.12	~~54.05~~ 56.28	~~53.95~~ 56.24	~~0.10~~ 0.04	EXISTING STRUCTURE – PHASE 1 REMOVE 24" RCP & INSTALL 19"x30" ERCP, CONSTRUCT PERMANENT TOP – PHASE 3B
51	1 CURB INLET 3'-6" x 4'-0" BOX	~~58.80~~ 59.72	RCP	30	282	0.08	53.45	53.23	0.22	EXISTING STRUCTURE – PHASE 1 CONSTRUCT PERMANENT TOP – PHASE 3B
53	1 CURB INLET 3'-6" x 4'-0" BOX	~~58.83~~ 59.02	RCP	36	57	0.18	52.73	52.63	0.10	EXISTING STRUCTURE – PHASE 1 CONSTRUCT PERMANENT TOP – PHASE 3B
54	2 CURB INLET 5'-0" x 5'-0" BOX	~~58.83~~ 59.02	RCP	36	200	0.12	52.63	52.40	0.24	EXISTING STRUCTURE – PHASE 1 CONSTRUCT PERMANENT TOP – PHASE 3B
55	2 CURB INLET 4'-6" x 4'-6" BOX	60.04	RCP	36	66	0.16	52.40	52.29	0.11	EXISTING STRUCTURE – PHASE 1
99A	2 CURB INLET 3'-6" x 4'-0" BOX	58.43	RCP	18	158	0.47	54.22	53.48	0.74	REMOVE PLUG & CONNECT TO EXISTING 18" STUB AT INV.=±53.48 – PHASE 3B
99	1 CURB INLET 3'-6" x 4'-0" BOX	57.73	RCP	18	65	1.86	53.40	52.18	1.22	EXISTING STRUCTURE – PHASE 3A
100	1 CURB INLET 3'-6" x 4'-0" BOX	58.00	RCP	24	39	0.47	51.68	51.50	0.18	EXISTING STRUCTURE – PHASE 3A
100A	MITERED END SECTION									EXISTING STRUCTURE – PHASE 3A
109	2 CURB INLET 3'-6" x 4'-0" BOX	63.98	RCP	18	32	0.44	59.77	59.63	0.14	PHASE 3B
110	2 CURB INLET 3'-6" x 4'-0" BOX	63.99	RCP	24	368	0.33	59.13	57.93	1.20	REMOVE PLUG & CONNECT TO EXISTING 24" STUB AT INV.=±57.93 – PHASE 3B
112										
111	1 CURB INLET 3'-6" x 4'-0" BOX	63.90	RCP	18	33	0.30	59.69	59.59	0.10	EXISTING STRUCTURE – PHASE 1 CONSTRUCT PERMANENT TOP – PHASE 3B
112	1 CURB INLET 3'-6" x 4'-0" BOX	63.90	RCP	30	149	0.48	57.40	56.69	0.71	EXISTING STRUCTURE – PHASE 1 CONSTRUCT PERMANENT TOP – PHASE 3B
113	1 CURB INLET 3'-6" x 4'-0" BOX	63.90	RCP	30	48	0.23	56.69	56.58	0.11	EXISTING STRUCTURE – PHASE 1
114	1 CURB INLET 3'-6" x 4'-0" BOX	62.98	RCP	30	149	0.27	56.58	56.17	0.41	EXISTING STRUCTURE – PHASE 1
115	1 CURB INLET 5'-0" x 5'-0" BOX	61.83	RCP	30	47	0.38	56.17	55.99	0.18	EXISTING STRUCTURE – PHASE 2
133	2 CURB INLET 3'-6" x 4'-0" BOX	62.53	RCP	18	32	0.31	58.32	58.22	0.10	PHASE 3B
134	2 CURB INLET 3'-6" x 4'-0" BOX	62.53	RCP	24	120	1.11	57.72	56.39	1.33	REMOVE PLUG & CONNECT TO EXISTING 24" STUB AT INV.=±56.39 – PHASE 3B
136										

STORM STRUCTURE DATA

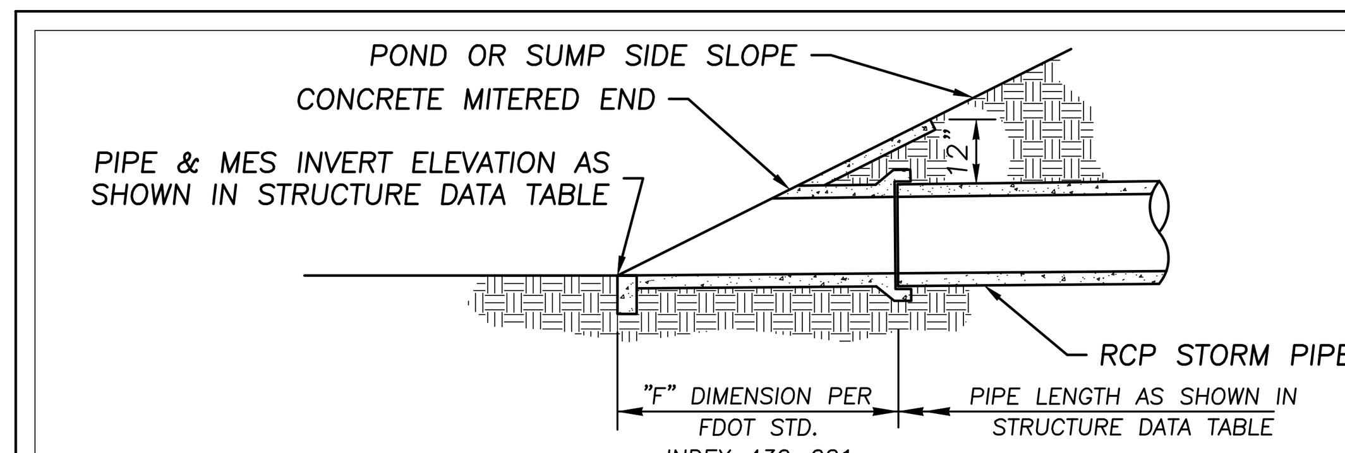
STRUCTURE			LINE							STRUCTURE LOCATION & REMARKS
NO.	TYPE & SIZE	TOP ELEV.	TYPE	DIAM. INCHES	LENGTH FEET	SLOPE %	INVERT ELEV. UPPER END	INVERT ELEV. LOWER END	FALL IN FEET	
135	1 CURB INLET 3'-6" X 4'-0"	62.05	RCP	18	33	0.30	56.84	56.74	0.10	EXISTING STRUCTURE – PHASE 1
136	1 CURB INLET 3'-6" X 4'-0"	62.05	RCP	24	59	0.48	56.24	55.96	0.28	EXISTING STRUCTURE – PHASE 1
137	1 CURB INLET 3'-6" X 4'-0"	62.05	RCP	30	137	0.18	55.46	55.22	0.24	EXISTING STRUCTURE – PHASE 1
138	2 CURB INLET 4'-0" x 4'-0" BOX	61.23	RCP	30	45	0.29	55.22	55.09	0.13	EXISTING STRUCTURE – PHASE 2 CONSTRUCT PERMANENT TOP – PHASE 3B
140										
139	1 CURB INLET 3'-6" x 4'-0" BOX	61.18	RCP	15	41	0.24	57.24	57.14	0.10	EXISTING STRUCTURE – PHASE 2 CONSTRUCT PERMANENT TOP – PHASE 3B
140	1 CURB INLET 5'-0" x 5'-0" BOX	61.23	RCP	36	224	0.16	54.59	54.23	0.36	EXISTING STRUCTURE – PHASE 2 CONSTRUCT PERMANENT TOP – PHASE 3B
141	2 CURB INLET 5'-0" x 5'-0" BOX	60.40	RCP	36	49	0.22	54.23	54.12	0.11	EXISTING STRUCTURE – PHASE 2 CONSTRUCT PERMANENT TOP – PHASE 3B
143										
142	1 CURB INLET 3'-6" x 4'-0" BOX	60.33	RCP	18	39	0.26	56.12	56.02	0.10	EXISTING STRUCTURE – PHASE 2 CONSTRUCT PERMANENT TOP – PHASE 3B
143	1 CURB INLET 5'-0" x 5'-0" BOX	60.40	RCP	36	220	0.70	54.12	52.57	1.55	EXISTING STRUCTURE – PHASE 2 CONSTRUCT PERMANENT TOP – PHASE 3B
144	1 CURB INLET 5'-0" x 5'-0" BOX	58.40	RCP	42	46	0.22	52.03	51.93	0.10	EXISTING STRUCTURE – PHASE 2
146										
145	2 CURB INLET 3'-6" x 4'-0" BOX	58.46	RCP	18	45	0.24	54.25	54.14	0.11	EXISTING STRUCTURE – PHASE 2
146	1 CURB INLET 5'-0" x 5'-0" BOX	58.40	RCP	42	231	0.23	51.93	51.39	0.54	EXISTING STRUCTURE – PHASE 2
147	TYPE J MANHOLE 6' DIAMETER	59.23	RCP	42	181	0.23	51.39	50.97	0.42	EXISTING STRUCTURE – PHASE 2
148	1 CURB INLET 5'-0" x 5'-0" BOX	58.03	RCP	42	40	0.25	50.97	50.87	0.10	EXISTING STRUCTURE – PHASE 2
149	1 CURB INLET 3'-6" x 6'-0" BOX	58.03	RCP	48	147	0.27	49.40	49.00	0.40	EXISTING STRUCTURE – PHASE 2
149A	MITERED END SECTION									EXISTING STRUCTURE – PHASE 2
159	2 CURB INLET 3'-6" x 4'-0" BOX	58.87	RCP	18	60	0.43	54.56	54.30	0.26	PHASE 3B
161										
160	1 CURB INLET 3'-6" x 4'-0" BOX	58.91	RCP	18	34	0.29	54.72	54.62	0.10	PHASE 3B
161	1 CURB INLET 5'-0" x 5'-0" BOX	58.98	RCP	24	121	0.28	53.80	53.46	0.34	PHASE 3B
162	TYPE P MANHOLE (4' DIA.)	59.20	RCP	30	216	0.08	52.96	52.78	0.18	PHASE 3B
162A	TYPE P MANHOLE (4' DIA.)	58.49	RCP	30	53	0.19	52.78	52.68	0.10	PHASE 3B
168										

STORM STRUCTURE DATA

STRUCTURE			LINE							STRUCTURE LOCATION & REMARKS
NO.	TYPE & SIZE	TOP ELEV.	TYPE	DIAM. INCHES	LENGTH FEET	SLOPE %	INVERT ELEV. UPPER END	INVERT ELEV. LOWER END	FALL IN FEET	
163A	DITCH BOTTOM INLET TYPE D	58.00	RCP	15	28	0.50	55.04	54.90	0.14	PHASE 3B
163										
163B	DITCH BOTTOM INLET TYPE D	57.90	RCP	15	65	0.19	55.02	54.90	0.12	PHASE 3B
163	TYPE P MANHOLE (4' DIA.)	58.86	RCP	24	123	0.24	54.90	54.61	0.29	PHASE 3B
164	2 CURB INLET 3'-6" x 4'-0" BOX	58.33	ERCP	19x30	50	0.16	54.61	54.53	0.08	PHASE 3B
166										
165	1 CURB INLET 3'-6" x 4'-0" BOX	58.43	RCP	15	45	0.22	54.49	54.39	0.10	PHASE 3B
166	2 CURB INLET 5'-0" x 5'-0" BOX	58.33	ERCP	29x45	233	0.08	53.48	53.31	0.17	PHASE 3B
167	1 CURB INLET 5'-0" x 5'-0" BOX	58.13	ERCP	29x45	57	0.18	53.31	53.21	0.10	PHASE 3B
168	2 CURB INLET 5'-0" x 5'-0" BOX	58.03	RCP	36	53	0.11	52.56	52.49	0.07	REMOVE PLUG & CONNECT TO EXISTING 36" STUB AT INV.=±52.50 – PHASE 3B
170										
169	1 CURB INLET 3'-6" x 4'-0" BOX	58.13	RCP	15	67	0.19	54.19	54.06	0.13	EXISTING STRUCTURE – PHASE 3A CONSTRUCT PERMANENT TOP – PHASE 3B
170	1 CURB INLET 6'-0" x 6'-0" BOX	58.03	ERCP	34x53	202	0.17	52.49	52.15	0.34	EXISTING STRUCTURE – PHASE 3A CONSTRUCT PERMANENT TOP – PHASE 3B
174										
175	1 CURB INLET 3'-6" x 4'-0" BOX	57.93	ERCP	12x18	54	0.19	54.60	54.50	0.10	PHASE 3B
177										
176	1 CURB INLET 3'-6" x 4'-0" BOX	57.93	ERCP	12x18	45	0.33	54.44	54.29	0.15	PHASE 3B
177	1 CURB INLET 4'-0" x 4'-0" BOX	57.93	RCP	24	236	0.16	53.67	53.30	0.37	PHASE 3B
178	1 CURB INLET 4'-0" x 4'-0" BOX	58.23	ERCP	24x38	57	0.18	53.30	53.20	0.10	PHASE 3B
179	TYPE P MANHOLE (4' DIA.)	58.43	RCP	30	102	0.10	52.12	52.02	0.10	REMOVE PLUG & CONNECT TO EXISTING 30" STUB AT INV.=±52.03 – PHASE 3B
180A										
180	1 CURB INLET 3'-6" x 4'-0" BOX	58.03	RCP	15	32	0.31	54.09	53.99	0.10	EXISTING STRUCTURE – PHASE 3A CONSTRUCT PERMANENT TOP – PHASE 3B
180A	1 CURB INLET 6'-0" x 6'-0" BOX	58.03	RCP	48	154	0.16	50.25	50.00	0.25	EXISTING STRUCTURE – PHASE 3A CONSTRUCT PERMANENT TOP – PHASE 3B
180B	MITERED END SECTION									PHASE 3A
188	2 CURB INLET 3'-6" x 4'-0" BOX	59.36	ERCP	12x18	32	0.69	51.70	51.48	0.22	PHASE 3B
189	2 CURB INLET 3'-6" x 4'-0" BOX	59.36	RCP	24	238	0.13	51.48	51.18	0.30	PHASE 3B
190	2 CURB INLET 3'-6" x 4'-0" BOX	58.37	ERCP	19x38	45	0.44	49.20	49.00	0.20	PHASE 3B
194										
191	1 CURB INLET 3'-6" x 4'-0" BOX	60.13	RCP	15	37	0.27	51.90	51.80	0.10	PHASE 3B
192	1 CURB INLET 3'-6" x 4'-0" BOX	59.99	RCP	18	198	0.15	51.80	51.50	0.30	PHASE 3B
193	TYPE P MANHOLE (4' DIA.)	59.37	RCP	24	282	0.18	51.50	51.00	0.50	PHASE 3B
194	1 CURB INLET 5'-0" x 5'-0" BOX	58.37	RCP	30	109	0.18	49.00	48.80	0.20	CONNECT TO EXISTING 30" RCP AT INV.=±48.80 – PHASE 3B
194B	DITCH BOTTOM INLET TYPE E	57.00	RCP	30	45	0.22	48.80	48.70	0.10	EXISTING STRUCTURE – PHASE 3A REMOVE DBI – PHASE 3B
194A	MITERED END SECTION									PHASE 3A

NOTES:

1. ALL MANHOLE STRUCTURE BOTTOMS ARE SPECIFIED TYPE P UNLESS OTHERWISE NOTED. REFER TO FDOT STANDARD PLANS INDEX NOS. 425-010 & 425-001.
2. ALL MITERED END SECTIONS (MES) ARE SPECIFIED PER FDOT STANDARD PLANS INDEX NO. 430-021 UNLESS OTHERWISE NOTED.
3. ADS HP PLASTIC STORM PIPE OR MUNICIPALITY/JURISDICTION APPROVED EQUIVALENT MAY BE SUBSTITUTED FOR RCP EXCEPT FOR END TREATMENT APPLICATIONS.



MITERED END SECTION STAKING DETAIL

NTS

ABSOLUTE ENGINEERING, INC.
1000 N. ASHLEY DRIVE, SUITE 925
TAMPA, FLORIDA 33602
(813) 221-1516 TEL
(813) 344-0100 FAX
C.A. NO. 28358

SHEET TITLE:

STORM STRUCTURE DATA AND DETAILS

CYPRESS RIDGE RANCH SUBDIVISION
PHASE 3B
BISHOP ROAD AND C.R. 579
HILLSBOROUGH COUNTY, FLORIDA

NO.	DATE	REVISION	BY

HEATHER E. WERTZ LICENSE No 54691 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Heather E. Wertz, PE on the date adjacent to the seal.

Signature must be verified on any electronic copies.

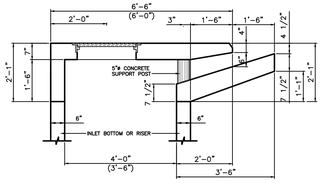
January 5, 2026

DATE: 09-25-2025

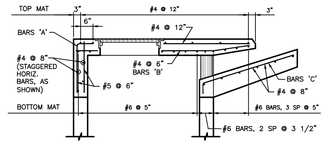
SEC TWP RNG: 20, 21/32S/20E

JOB #: A20-0012-0002

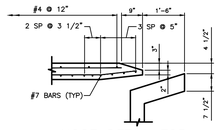
DRAWN BY: LGM | CHECKED BY: WERTZ



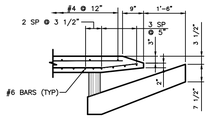
SECTION A–A
(DIMENSIONS)



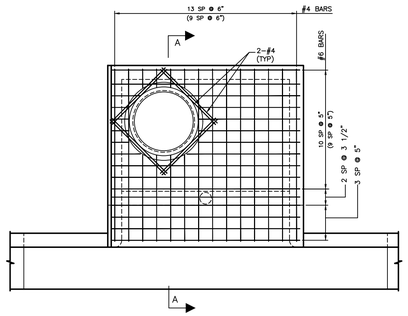
SECTION A–A
(REINFORCING)



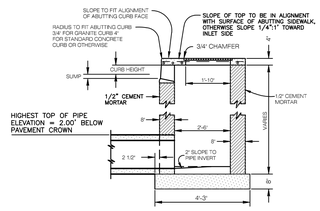
NOSE DETAIL FOR
TYPES A & E CURB



NOSE DETAIL FOR
TYPES A & E CURB



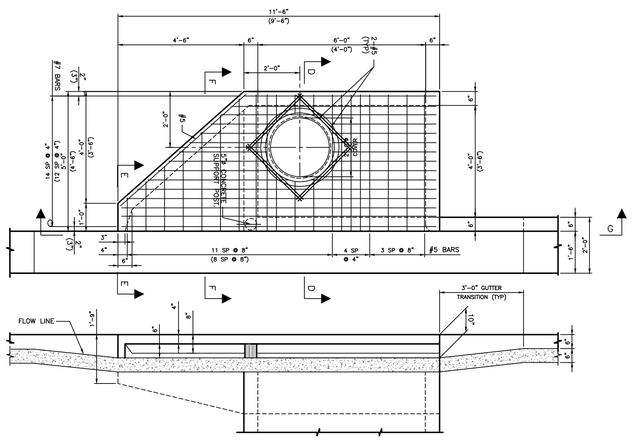
SLAB REINFORCING
(BOTTOM MAT SHOWN)



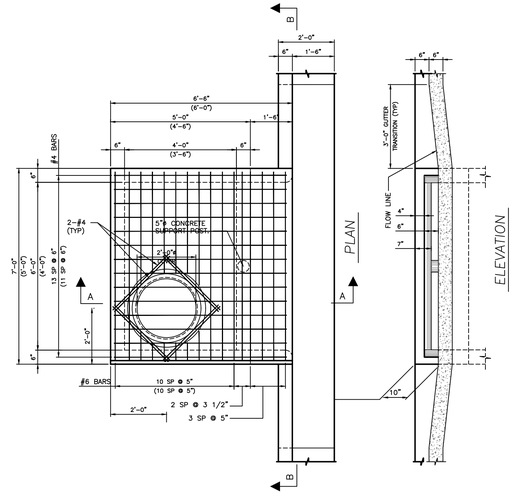
SECTION "B–B"
TYPE F CURB ONLY

GENERAL NOTES

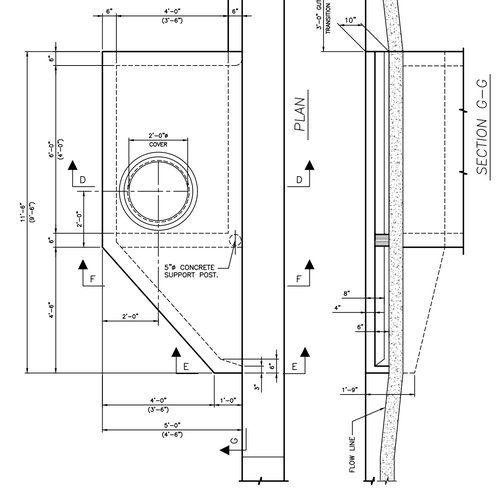
1. INLETS MAY BE PLACED ADJACENT TO OR SET BACK FROM MIAMI CURB WITH THE PROPER TRANSITIONS INDICATED IN THE DETAILS.
2. THE FINISHED GRADE AND SLOPE OF THE INLET TOPS ARE TO CONFORM WITH THE FINISHED CROSS SLOPE AND GRADE OF THE PROPOSED SIDEWALK AND/OR BORDER.
3. WHEN THE INLETS ARE TO BE CONSTRUCTED ON A CURVE, REFER TO THE PLANS TO DETERMINE THE RADIUS AND, WHERE NECESSARY, MODIFY THE INLET DETAILS ACCORDINGLY. BEND STEEL WHEN NECESSARY.
4. ALL STEEL IN INLET TOP SHALL HAVE 1 1/2" MINIMUM COVER UNLESS OTHERWISE SHOWN. INLET TOPS SHALL BE EITHER CAST–IN–PLACE OR PRECAST CONCRETE.
5. FOR STRUCTURE BOTTOMS AND SUPPLEMENTAL DETAILS SEE FDOT STANDARD INDEX NO'S. 200 AND 201.
6. ONLY ROUND CONCRETE SUPPORT POSTS WILL BE ACCEPTABLE.
7. INLETS ADJACENT TO MIAMI CURB ARE DESIGNED FOR USE WITH STANDARD CURB AND GUTTER TYPES E AND F, PER FDOT STANDARD INDEX 300. LOCATE INLET OUTSIDE OF PEDESTRIAN CROSSWALKS.
8. CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH, F'C = 4000 PSI.
9. REINFORCING STEEL SHALL BE GRADE 60 DEFORMED BARS, PER ASTM A615.
10. WHEN USING INLETS SET BACK FROM THE MIAMI CURB, THE SIDEWALK SHALL BE LOCATED BEHIND THE BACK OF BOX.



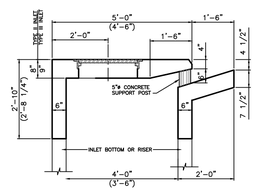
SLAB REINFORCING
(BOTTOM MAT SHOWN)



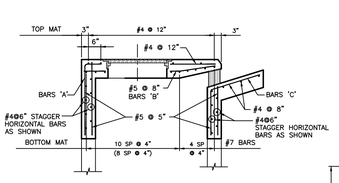
CURB INLET TYPE I
ADJACENT TO CURB



CURB INLET TYPE II & III
ADJACENT TO CURB

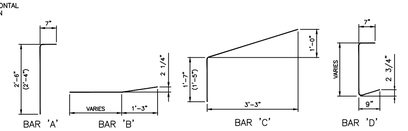


SECTION D–D
(DIMENSIONS)

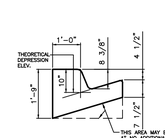


SECTION D–D
(REINFORCING)

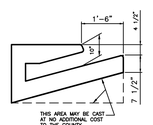
CURB INLETS TYPE I, II & III
ADJACENT TO CURB



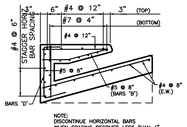
BAR BENDING
DIAGRAMS



SECTION E–E



SECTION F–F
(DIMENSIONS)



SECTION F–F
(REINFORCING)

ABSOLUTE ENGINEERING, INC.
1000 N. ASHLEY DRIVE, SUITE 925
TAMPA, FLORIDA 33602
(813) 221-1516 TEL
(813) 344-0100 FAX
C.A. NO. 28358

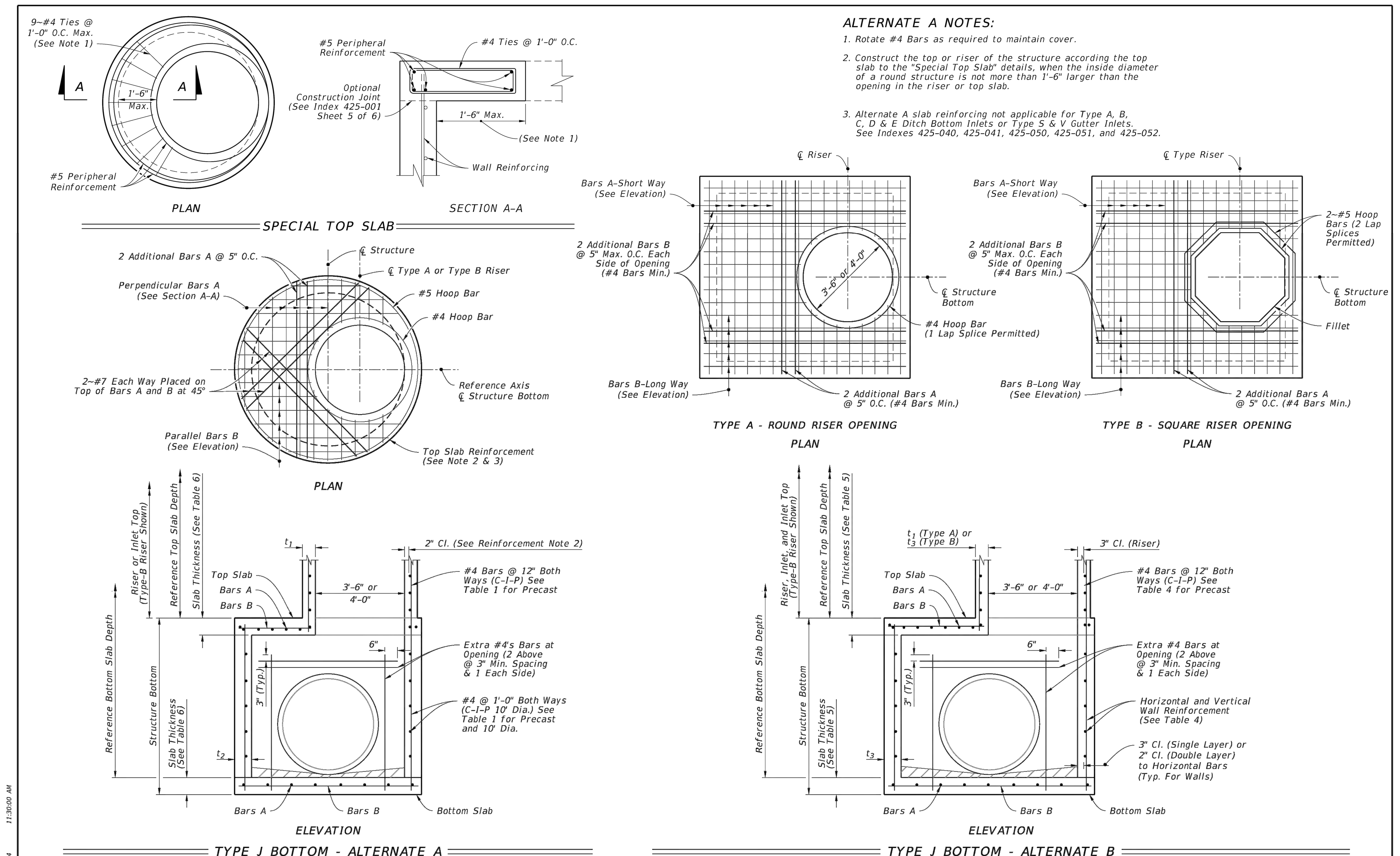
SHEET TITLE: DRAINAGE DETAILS

CYPRESS RIDGE RANCH SUBDIVISION
PHASE 3B
BISHOP ROAD AND C.R. 579
HILLSBOROUGH COUNTY, FLORIDA

NO.	DATE	REVISION	BY

DATE: 09-25-2025
SEC TWP RNG: 20, 21/32S/20E
JOB #: A20-0012.0002
DRAWN BY: LGM
CHECKED BY: WERTZ

22



ALTERNATE A NOTES:

1. Rotate #4 Bars as required to maintain cover.
2. Construct the top or riser of the structure according the top slab to the "Special Top Slab" details, when the inside diameter of a round structure is not more than 1'-6" larger than the opening in the riser or top slab.
3. Alternate A slab reinforcing not applicable for Type A, B, C, D & E Ditch Bottom Inlets or Type S & V Gutter Inlets. See Indexes 425-040, 425-041, 425-050, 425-051, and 425-052.

SPECIAL TOP SLAB

TYPE A - ROUND RISER OPENING PLAN

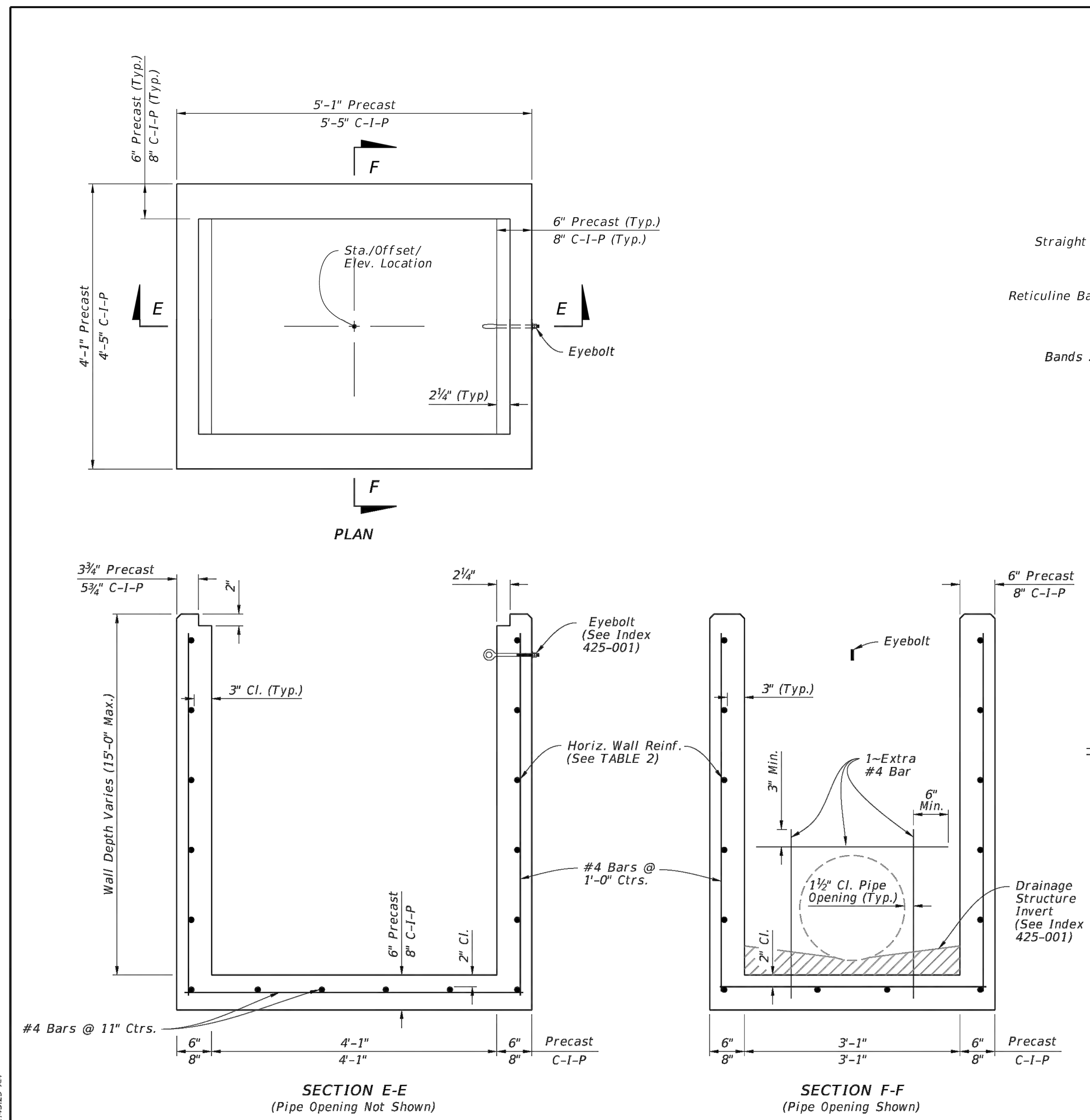
TYPE B - SQUARE RISER OPENING PLAN

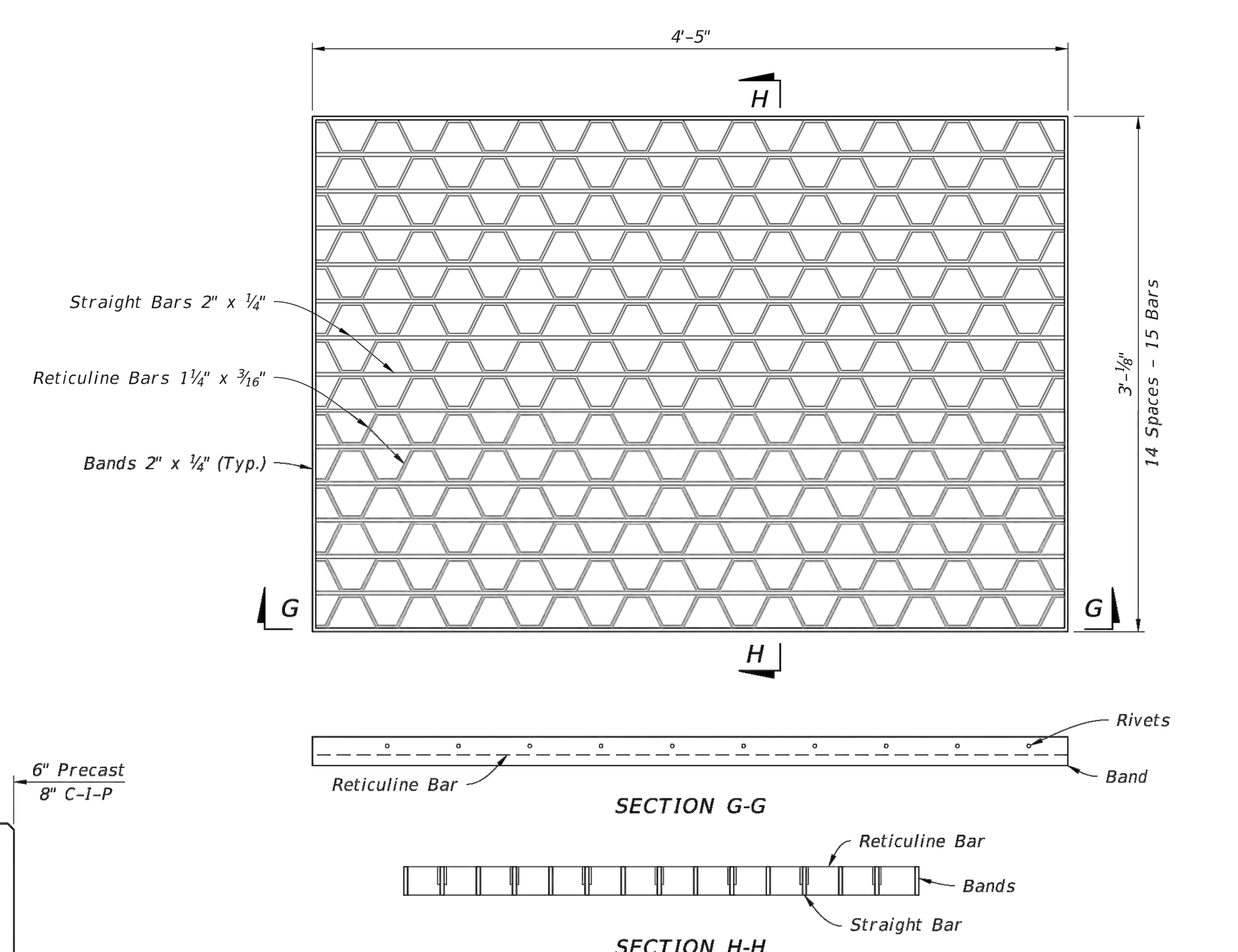
TYPE J BOTTOM - ALTERNATE A

TYPE J BOTTOM - ALTERNATE B

DIMENSIONAL AND REINFORCING DETAILS

LAST REVISION	DESCRIPTION:	FY 2025-26 STANDARD PLANS	STRUCTURE BOTTOMS TYPE J AND P	INDEX	SHEET
11/01/20		FDOT		425-010	2 of 4





STEEL GRATE DETAIL
(Approx. 190 lbs. - See Sheet 7 For Cast Iron Grates)

TABLE 2 HORIZONTAL WALL REINFORCING SCHEDULE				
WALL DEPTH	SCHEDULE	AREA (in.²/ft.)	MAX. SPACING	
			BARS	WWR
0' - 6'	A12	0.20	12"	8"
6' - 10'	A6	0.20	6"	5"
10' - 13'	A4	0.20	4"	3"
10' - 15'	B5.5	0.24	5½"	5"

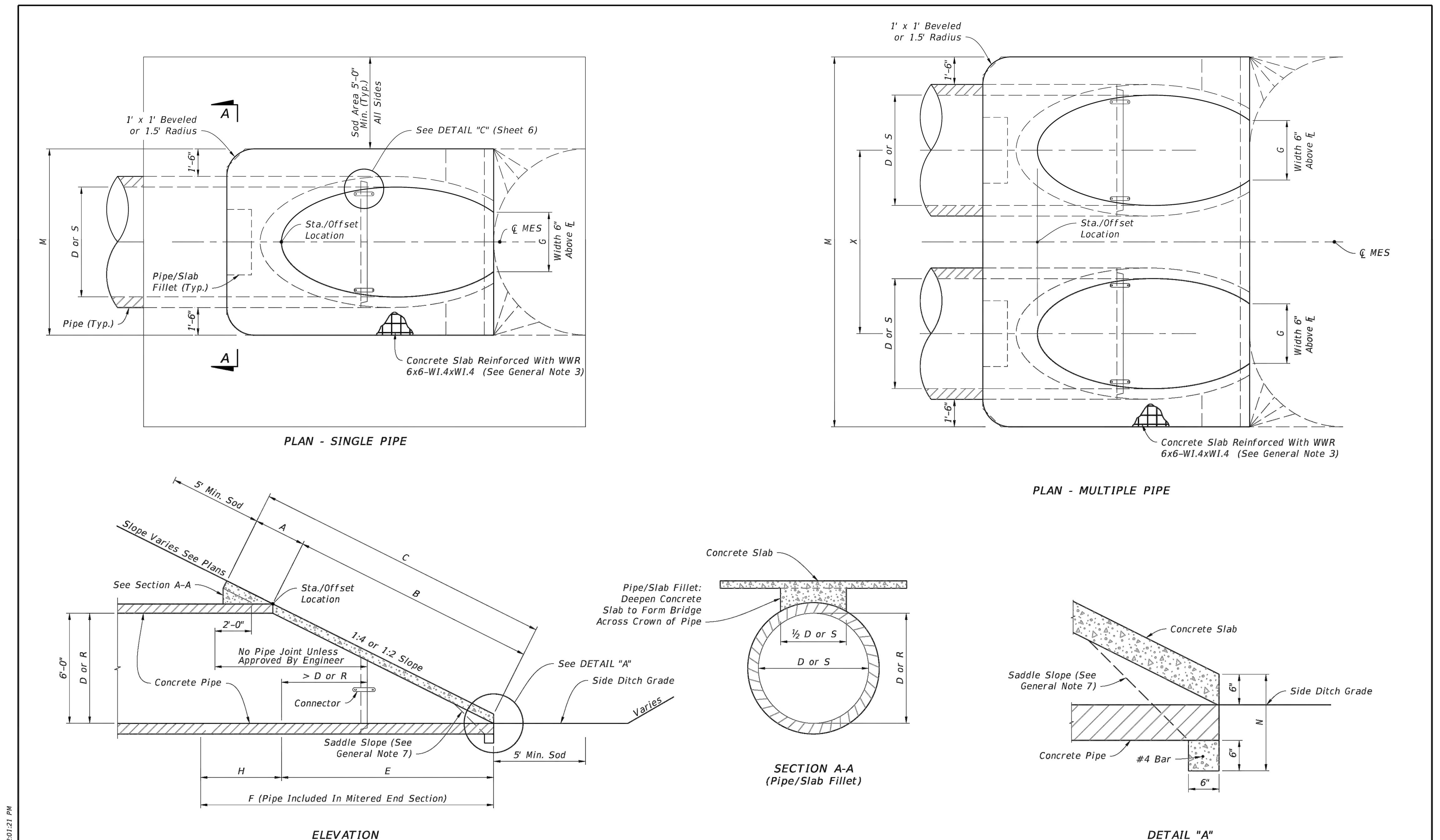
NOTES:

1. Grate, Concrete Apron, and Sod not shown on structure details.
2. See Sheet 8, 9, and 10 for Concrete Apron and Sodded Area details.
3. Cast Iron Grate is not permitted on inlet Type D.

DIMENSIONAL AND REINFORCING DETAILS

TYPE D - DIMENSIONAL, REINFORCING, AND STEEL GRATE DETAILS

LAST REVISION	DESCRIPTION:	FY 2025-26 STANDARD PLANS	DITCH BOTTOM INLET TYPES C, D, E, AND H	INDEX	SHEET
11/01/20		FDOT		425-052	3 of 14



ROUND CONCRETE PIPE
(Elliptical Pipe Similar)

NOTE: See Table 1 on Sheet 3 for Dimensions and Quantities.

SINGLE AND MULTIPLE CONCRETE PIPE

LAST REVISION	DESCRIPTION:	FY 2025-26 STANDARD PLANS	CROSS DRAIN MITERED END SECTION	INDEX	SHEET
11/01/19		FDOT		430-021	2 of 6

ABSOLUTE ENGINEERING, INC.
1000 N. ASHLEY DRIVE, SUITE 925
TAMPA, FLORIDA 33602
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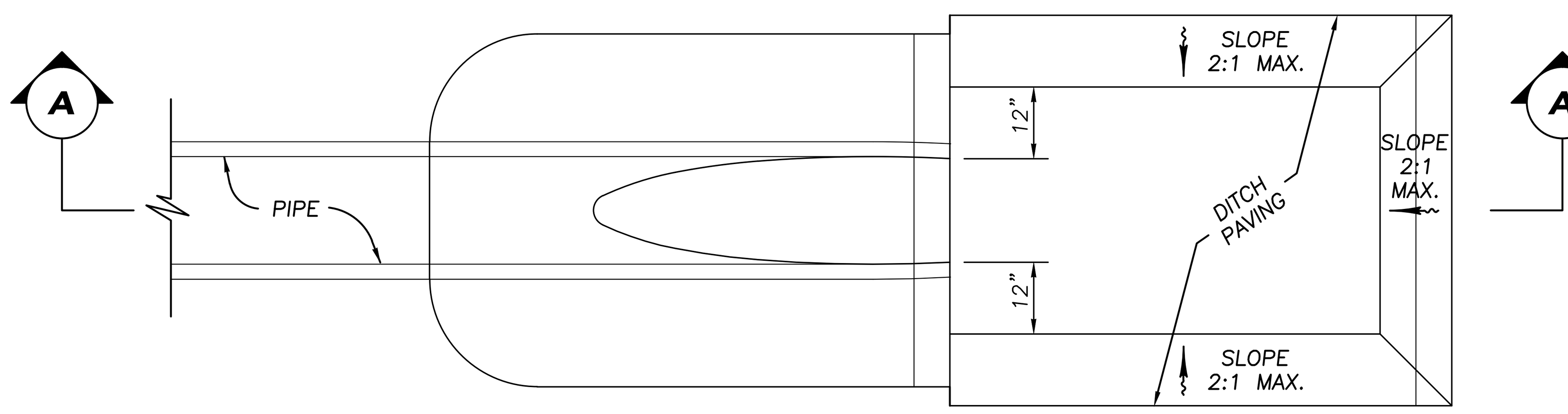
(813) 344-0100 FAX
C.A. NO. 28358

SHEET TITLE: DRAINAGE DETAILS

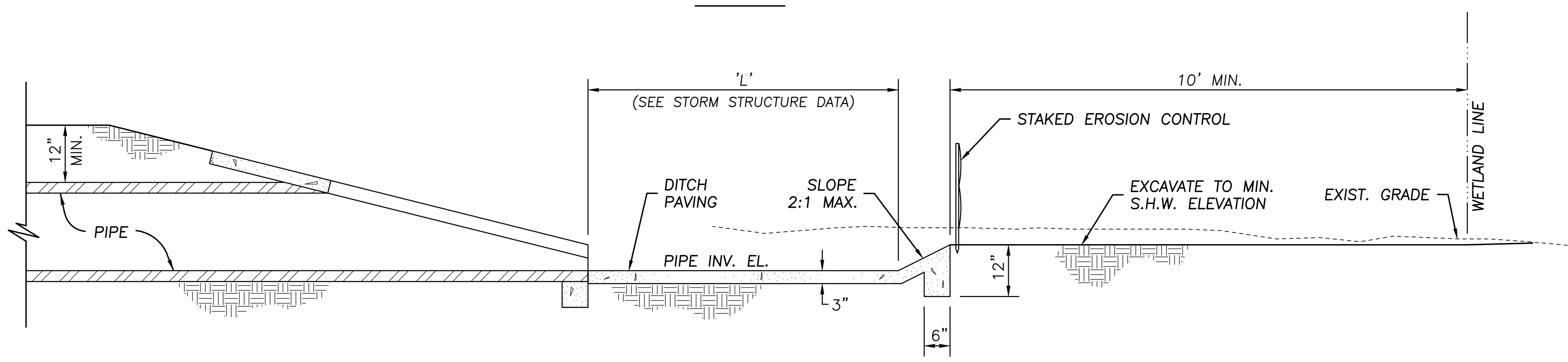
CYPRESS RIDGE RANCH SUBDIVISION
PHASE 3B
BISHOP ROAD AND C.R. 579
HILLSBOROUGH COUNTY, FLORIDA

NO.	DATE	REVISION	BY

DATE: 09-25-2025
SEC TWP RNG: 20, 21/32S/20E
JOB #: A20-0012-0002
DRAWN BY: LGM
CHECKED BY: WERTZ



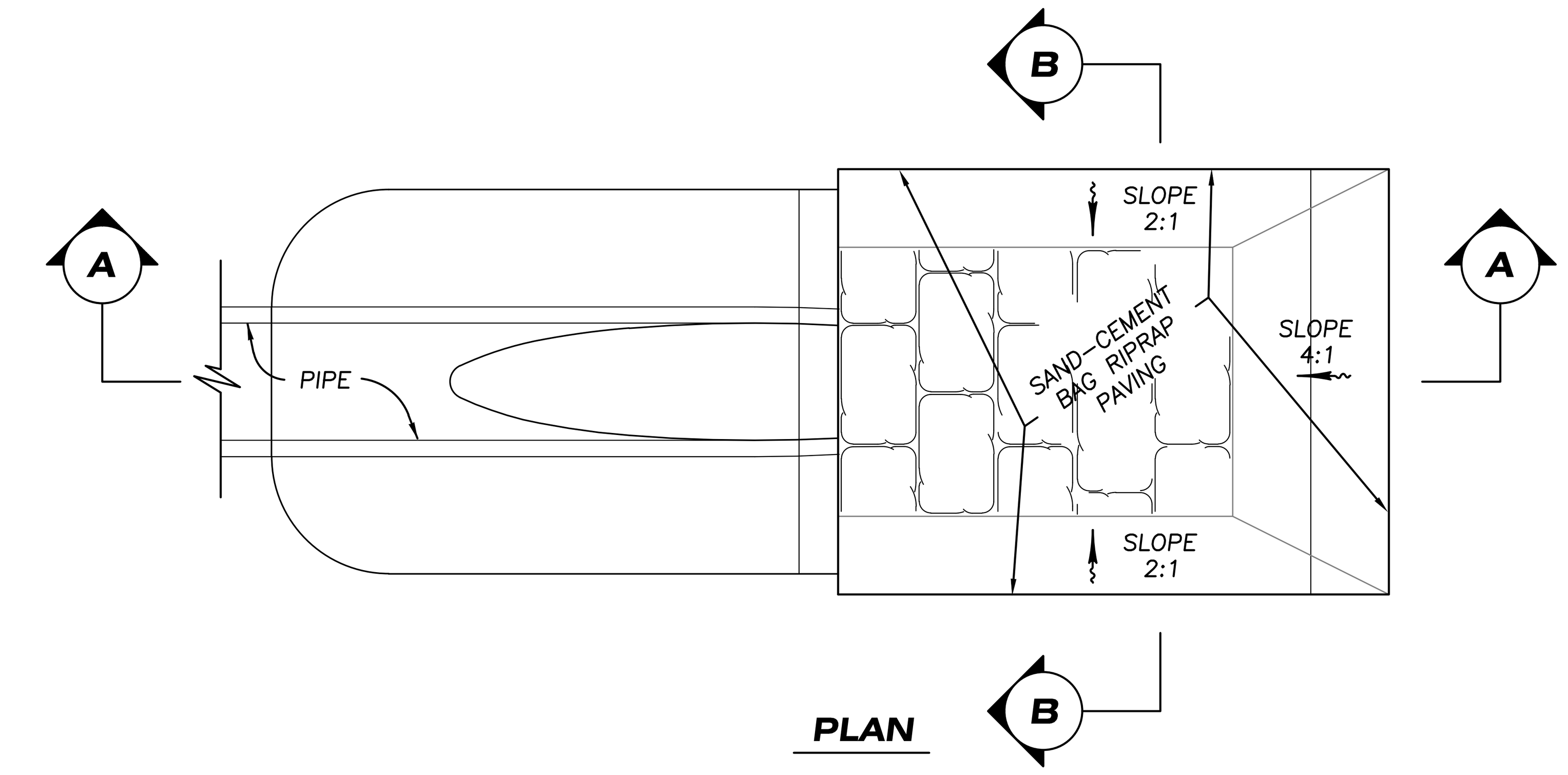
PLAN



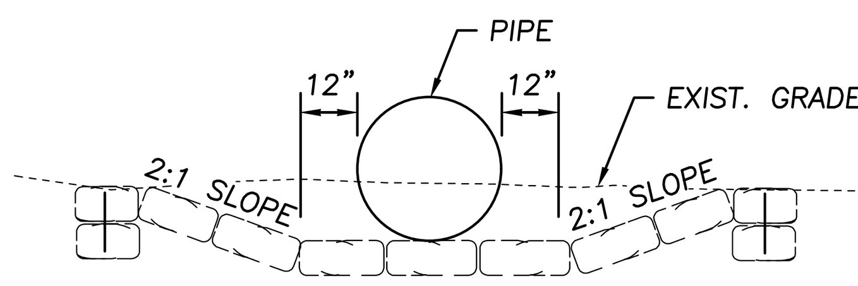
SECTION A-A

TYPICAL OUTFALL SUMP DETAIL

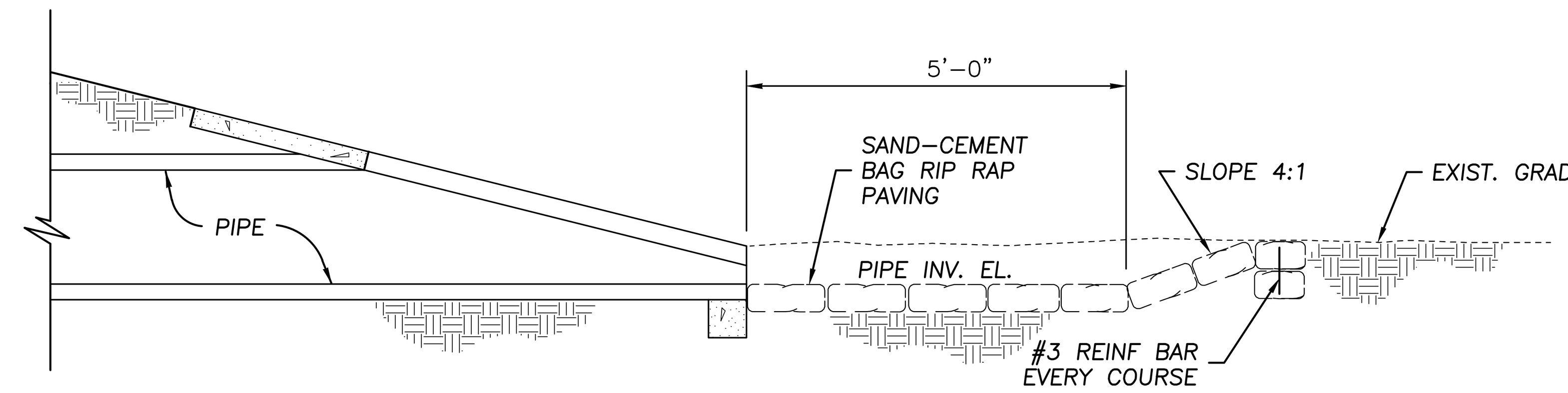
NOTE:
SAND CEMENT BAG PAVING MAY BE USED IN LIEU OF CONCRETE PAVING.



PLAN



SECTION B-B



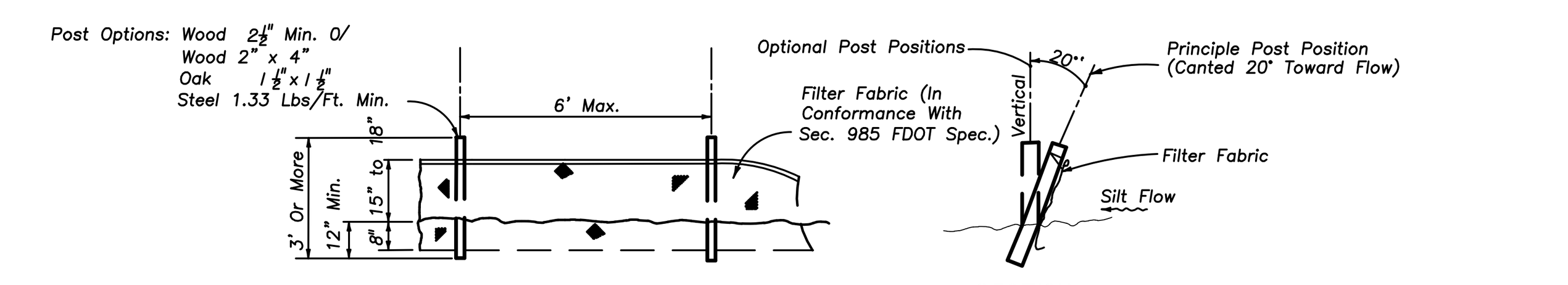
SECTION A-A

TYPICAL OUTFALL SUMP DETAIL

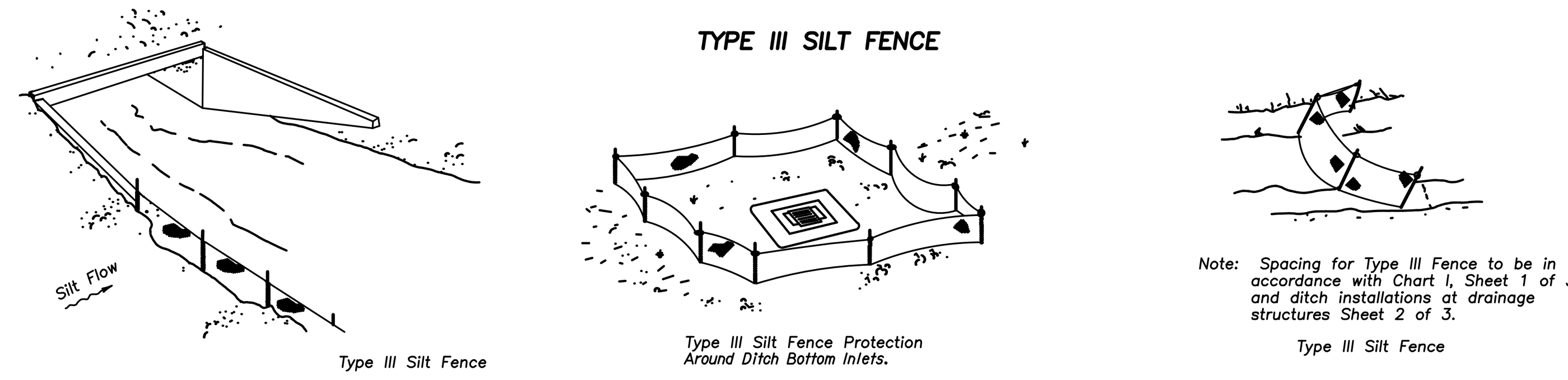
SAND-CEMENT BAG

NOTES:

1. DRAWING NOT TO SCALE.
2. SUMP CONSTRUCTION SHALL COMPLY WITH ALL COMPONENTS OF FDOT STANDARD PLANS INDEX NO. 524-001.



TYPE III SILT FENCE

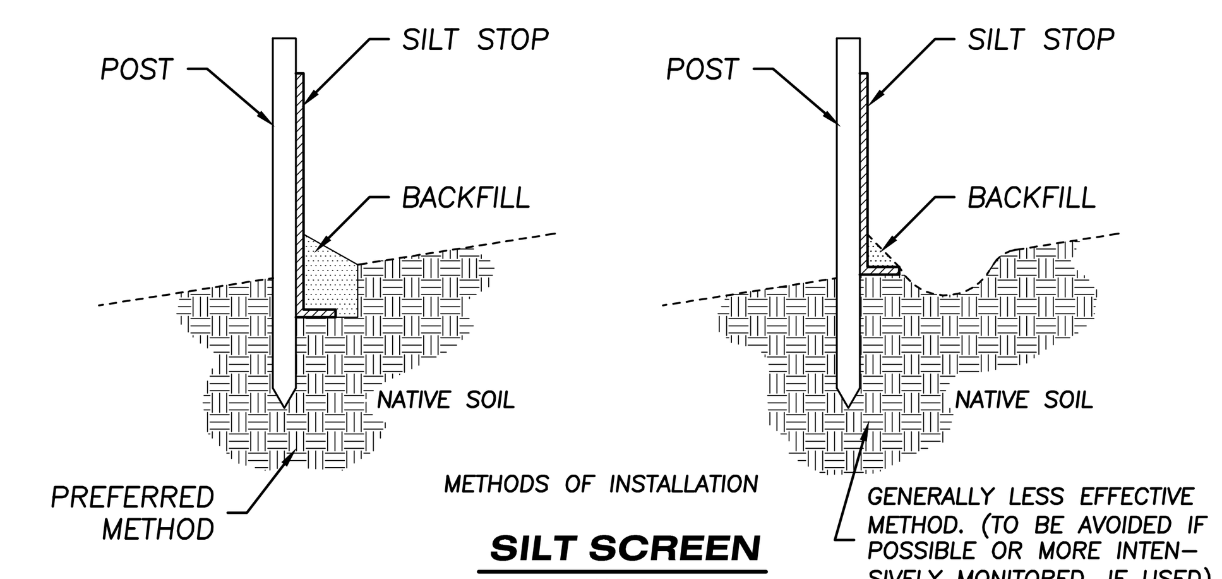


Do not deploy in a manner that silt fences will act as a dam across permanent flowing watercourses. Silt fences are to be used at upland locations and turbidity barriers used at permanent bodies of water.

SILT FENCE APPLICATIONS

TEMPORARY EROSION CONTROL

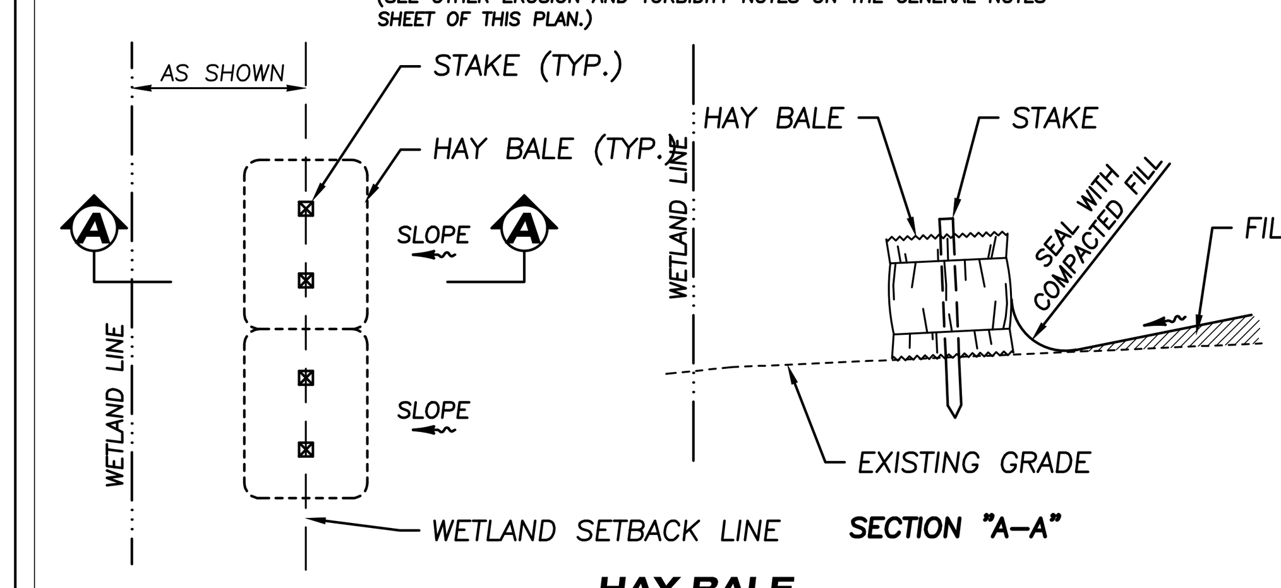
N.T.S. F.D.O.T. INDEX NO. 102



SILT SCREEN

N.T.S.

NOTE:
THE EROSION BARRIER, AS SHOWN, IS NOT TO BE CONSTRUED TO MEAN THAT IT IS ALL THAT MAY BE REQUIRED. THE CONTRACTOR IS TO TAKE WHATEVER MEASURES NECESSARY TO CONTROL EROSION THROUGHOUT THE PROJECT. EROSION CONTROL WILL BE INSTALLED PRIOR TO LAND CLEARING AND SHALL REMAIN IN PLACE UNTIL THE AREA IS STABILIZED. (SEE OTHER EROSION AND TURBIDITY NOTES ON THE GENERAL NOTES SHEET OF THIS PLAN.)



HAY BALE

N.T.S.

EROSION CONTROL DETAILS

EITHER METHOD OR A COMBINATION OF BOTH IS ACCEPTABLE

ABSOLUTE ENGINEERING, INC.
(813) 221-1516 TEL
(813) 344-0100 FAX
C.A. NO. 28358
1000 N. ASHLEY DRIVE, SUITE 925
TAMPA, FLORIDA 33602

SHEET TITLE:
EROSION CONTROL AND SUMP DETAILS
CYPRESS RIDGE RANCH SUBDIVISION
PHASE 3B
BISHOP ROAD AND C.R. 579
HILLSBOROUGH COUNTY, FLORIDA

NO.	DATE	REVISION	BY

HEATHER E. WERTZ LICENSE No 54691 STATE OF FLORIDA PROFESSIONAL ENGINEER

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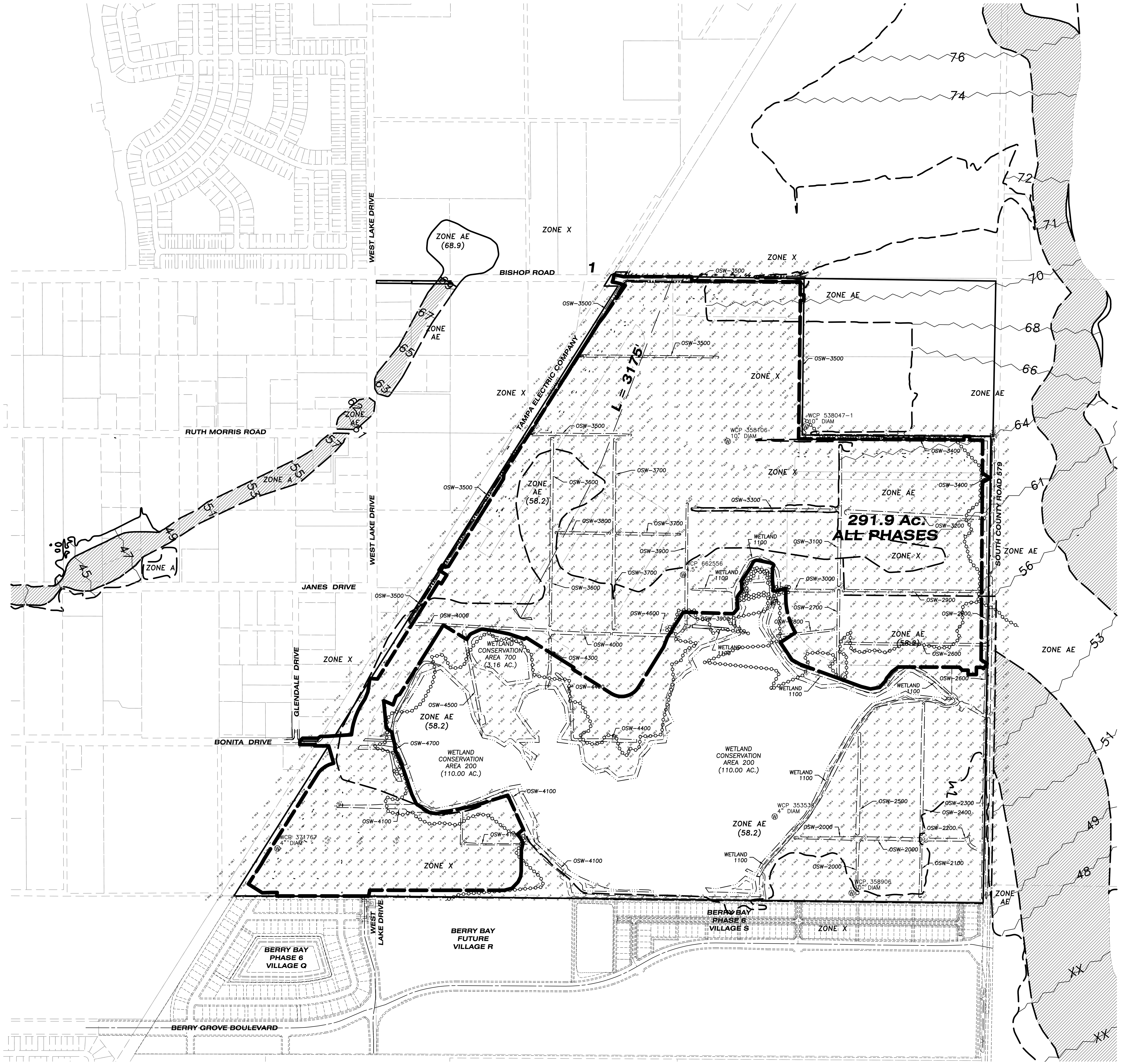
Signature must be verified on any electronic copies.

January 5, 2026

DATE: 09-25-2025
SEC TWP RNG: 20, 21/32S/20E
JOB #: A20-0012-0002
DRAWN BY: LGM
CHECKED BY: WERTZ



LEGEND

EXISTING	PROPOSED	
60.00	60.00 OR 60±00	SPOT ELEVATION
60	60.00	CONTOUR
		SWFWMD WETLAND LINE
		30' WETLAND CONSERVATION AREA SETBACK LINE
		FEMA FLOODWAY LINE
		FEMA FLOOD ZONE TRANSITION LINE
68		FEMA DETAILED-STUDY BFE
		100YR BFE LINE (PER COUNTY MODEL)
		FEMA SPECIAL FLOOD HAZARD FLOODWAY
		OSW LINE
WCP 538047-1 10" DIAM		WELL LOCATION (WITH SIZE)
	1.00 Ac.	MAJOR DRAINAGE BASIN AREA
		MAJOR DRAINAGE BASIN RIDGE LINE
		HYDRAULIC LENGTH

NOTE

1. DRAINAGE AREAS (NO CHANGE PROPOSED) AND ASSOCIATED CALCULATIONS ARE PREVIOUSLY APPROVED WITH ERP PERMIT # 430454473.001

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SHEET TITLE:

PRE-DEVELOPMENT DRAINAGE AREA MAP

CYPRESS RIDGE RANCH SUBDIVISION PHASE 3B

BISHOP ROAD AND C.R. 579
HILLSBOROUGH COUNTY, FLORIDA

NO.	DATE	REVISION	BY

DATE: 09-25-2025
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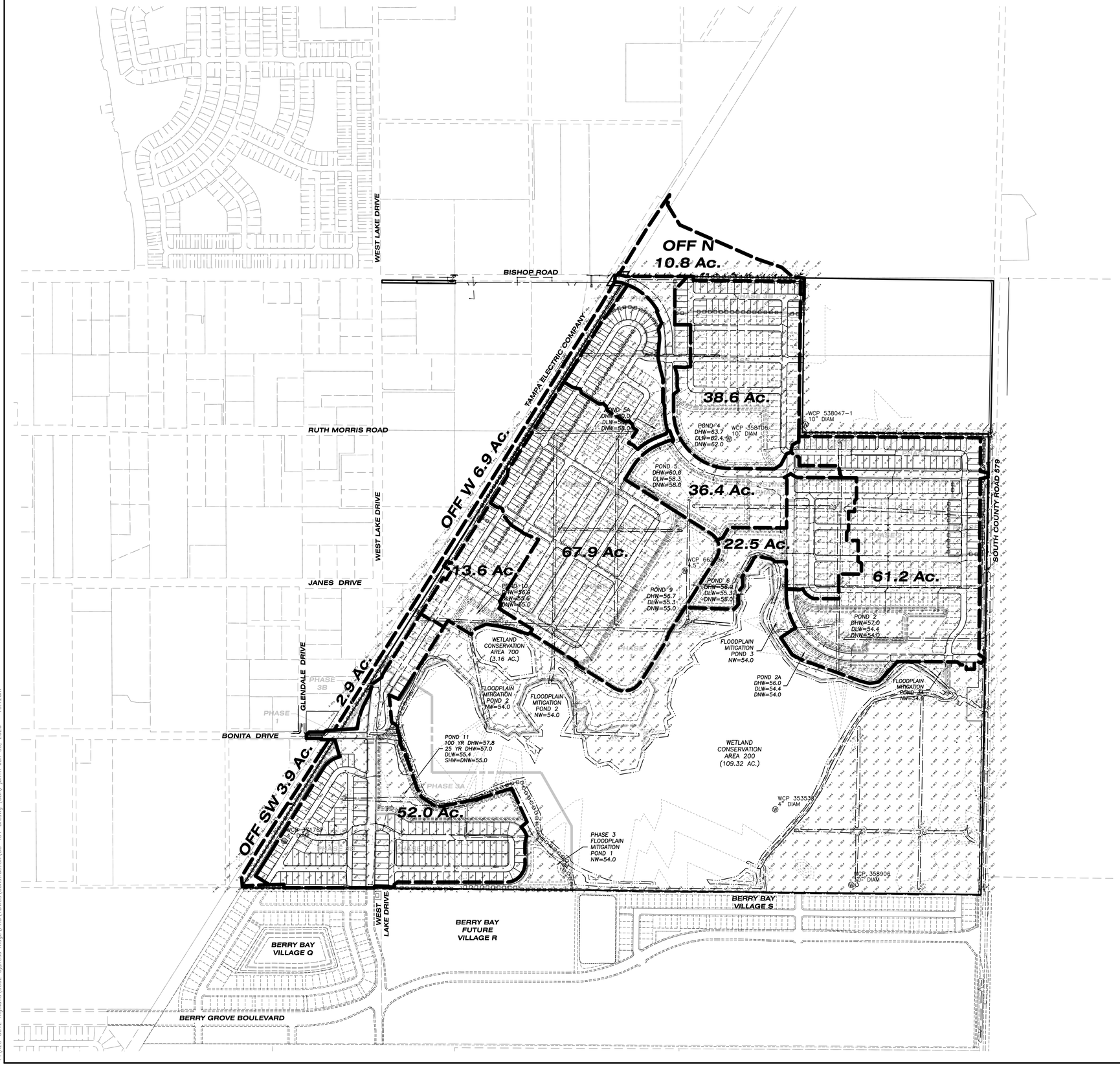

N

0 200 400 800

SCALE: 1" = 400'

LEGEND

EXISTING	PROPOSED	
		STORM DRAINAGE STRUCTURE
+60.00	60.00 OR 60+00	SPOT ELEVATION
60	60.00	CONTOUR
		SWFWMD WETLAND LINE
		30' WETLAND CONSERVATION AREA SETBACK LINE
		OSW LINE
Ⓦ WCP 538047-1 10" DIAM		WELL LOCATION (WITH SIZE)
		STAKED EROSION CONTROL/SWFWMD PROJECT LIMITS – ±80.62 AC.)
		PHASE LINE
1.00 Ac.		MAJOR DRAINAGE BASIN AREA
		MAJOR DRAINAGE BASIN RIDGE LINE

NOTE

1. DRAINAGE AREAS (EXCEPT POND 11) AND ASSOCIATED CALCULATIONS ARE PREVIOUSLY APPROVED WITH ERP PERMIT #430454473.001

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OVERALL DRAINAGE AREA MAP

CYPRESS RIDGE RANCH SUBDIVISION
PHASE 3B
BISHOP ROAD AND C.R. 579
HILLSBOROUGH COUNTY, FLORIDA

NO.	DATE	REVISION	BY

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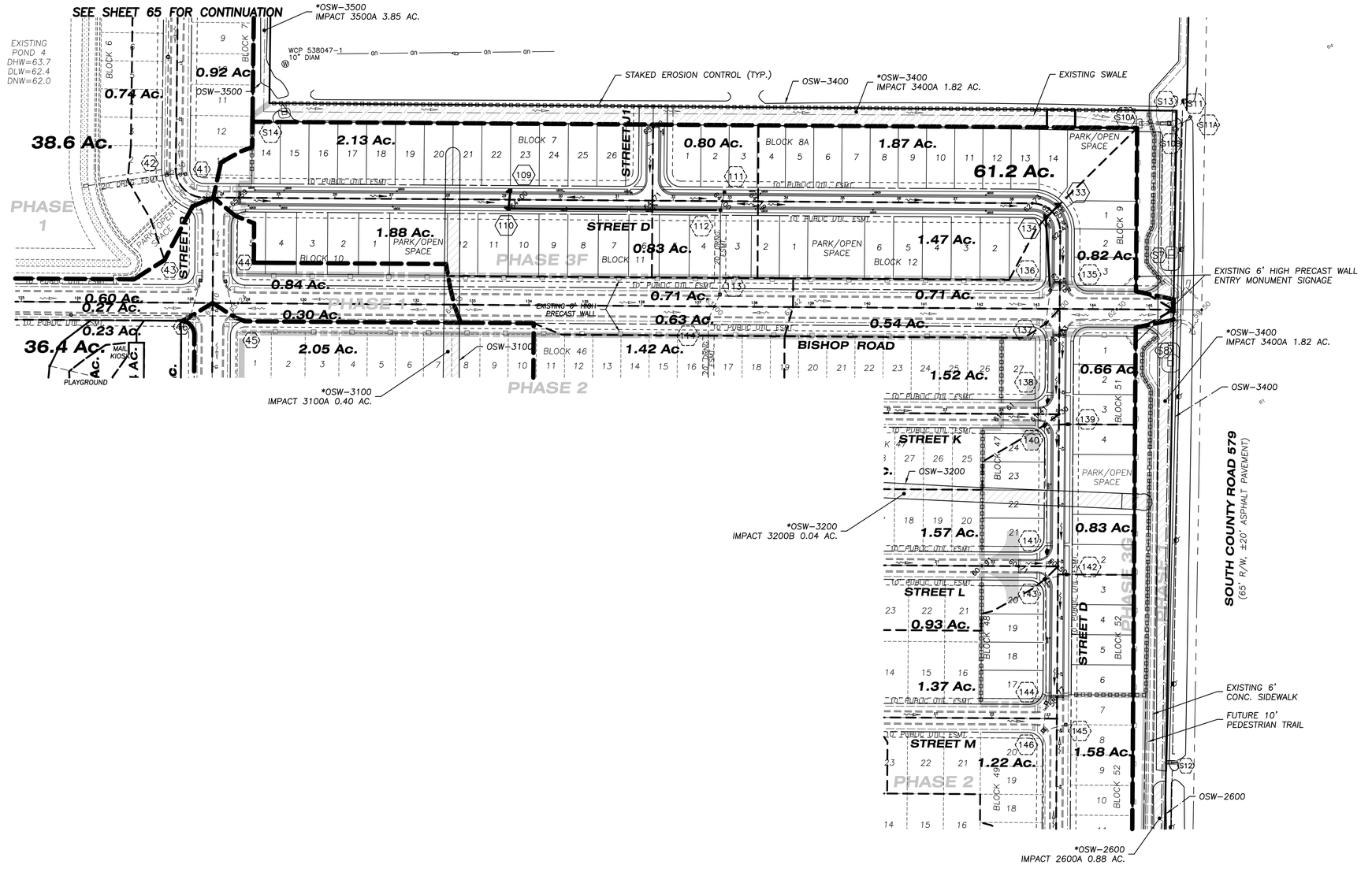
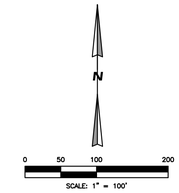
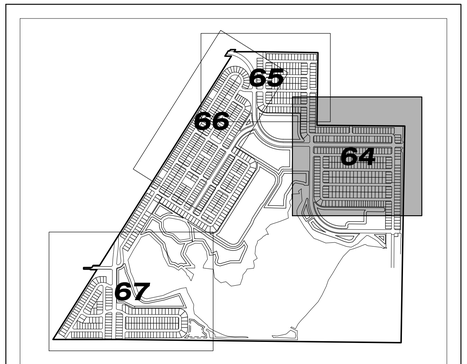




LEGEND

EXISTING	PROPOSED	
		STORM DRAINAGE STRUCTURE
10	10	STRUCTURE NO.
+60.00	=60.00 OR 60+00	SPOT ELEVATION
60	60.00	CONTOUR
		DIRECTION OF SURFACE FLOW
		DITCH FLOWLINE
		STAKED EROSION CONTROL/SWFWMD PROJECT LIMITS (±80.62 AC.)
		PHASE LINE
		TEMPORARY POWER POLE
W WCP 538047-1 10" DIAM		WELL LOCATION (WITH SIZE)
		OSW LINE
		OSW IMPACT AREA (*PREVIOUSLY APPROVED)
1.00 Ac.		MAJOR DRAINAGE BASIN AREA
		MAJOR DRAINAGE BASIN RIDGE LINE
		DRAINAGE SUB-BASIN RIDGE LINE
1.00 Ac.		DRAINAGE SUB-BASIN AREA



SHEET KEY

NOTES

1. ALL EXISTING STRUCTURES, PIPES, SLABS & BUILDINGS WITHIN THE EROSION CONTROL TO BE REMOVED UNLESS OTHERWISE NOTED.
2. ANY WELLS ENCOUNTERED ONSITE WILL BE PROPERLY ABANDONED BY A LICENSED WELL CONTRACTOR IN ACCORDANCE WITH SWFWMD REGULATIONS (RULE 40D-3.531(2), F.A.C.).

BENCHMARK

THE VERTICAL DATUM UTILIZED FOR THIS PROJECT IS NAVD 1988, U.S. SURVEY FEET. THE BENCHMARK UTILIZED IS NATIONAL GEODETIC SURVEY CONTROL STATION "VC 149" WITH AN ELEVATION OF 89.99 FEET. (NAVD88)

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DRAINAGE AREA MAP

CYPRESS RIDGE RANCH SUBDIVISION
PHASE 3B
BISHOP ROAD AND C.R. 579
HILLSBOROUGH COUNTY, FLORIDA

NO.	DATE	REVISION	BY

SHEET TITLE:

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CHECKED BY: WERTZ

64

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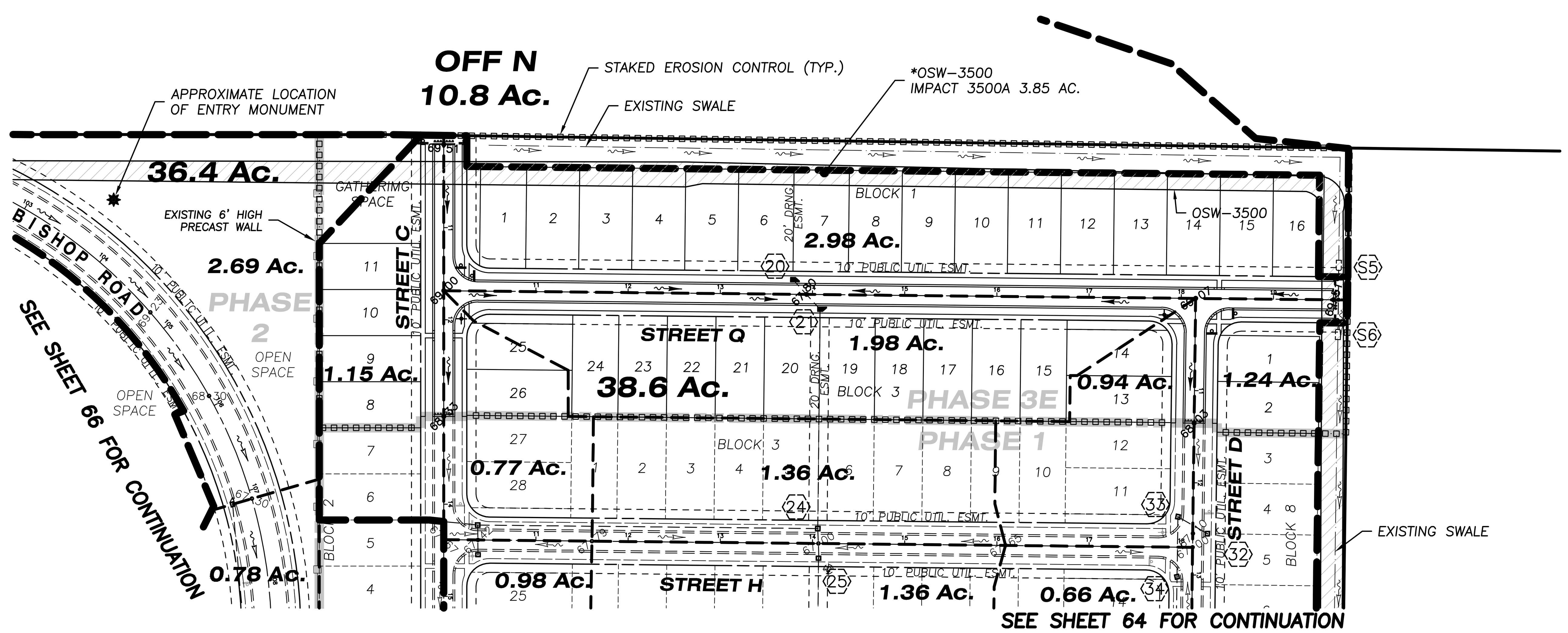


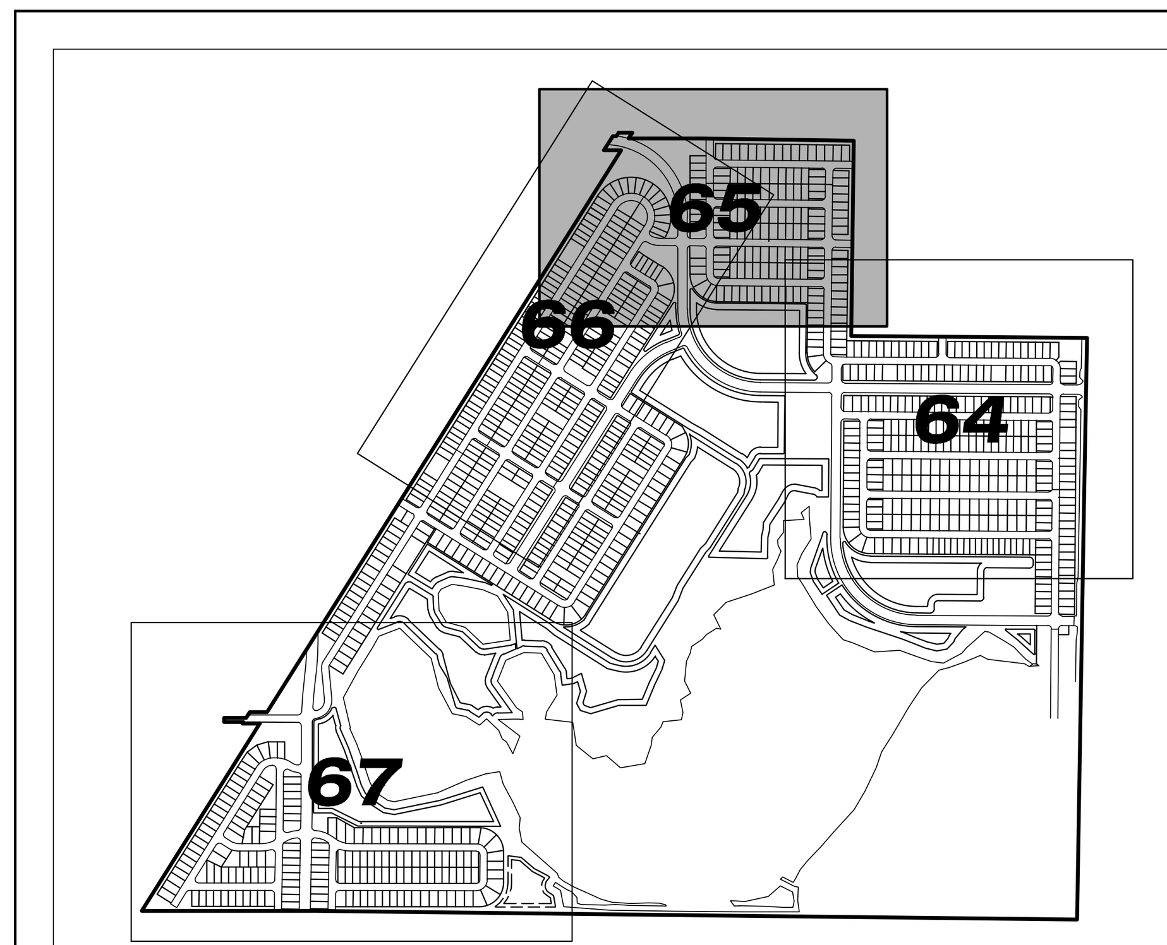
N

0 50 100 200

SCALE: 1" = 100'

LEGEND

EXISTING	PROPOSED	
		STORM DRAINAGE STRUCTURE
10	10	STRUCTURE NO.
+60.00	60.00 OR 60.00	SPOT ELEVATION
60	60.00	CONTOUR
		DIRECTION OF SURFACE FLOW
		DITCH FLOWLINE
		STAKED EROSION CONTROL/SWFWMD PROJECT LIMITS (±80.62 AC.)
		PHASE LINE
		TEMPORARY POWER POLE
WCP 538047-1 10" DIAM		WELL LOCATION (WITH SIZE)
		OSW LINE
		OSW IMPACT AREA (*PREVIOUSLY APPROVED)
	1.00 Ac.	MAJOR DRAINAGE BASIN AREA
		MAJOR DRAINAGE BASIN RIDGE LINE
		DRAINAGE SUB-BASIN RIDGE LINE
	1.00 Ac.	DRAINAGE SUB-BASIN AREA



SHEET KEY

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2. ANY WELLS ENCOUNTERED ONSITE WILL BE PROPERLY ABANDONED BY A LICENSED WELL CONTRACTOR IN ACCORDANCE WITH SWFWMD REGULATIONS (RULE 40D-3.531(2), F.A.C.).

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TAMPA, FLORIDA 33602

SHEET TITLE:

DRAINAGE AREA MAP

CYPRESS RIDGE RANCH SUBDIVISION
PHASE 3B
BISHOP ROAD AND C.R. 579
HILLSBOROUGH COUNTY, FLORIDA

NO.	DATE	REVISION	BY

January 5, 2026

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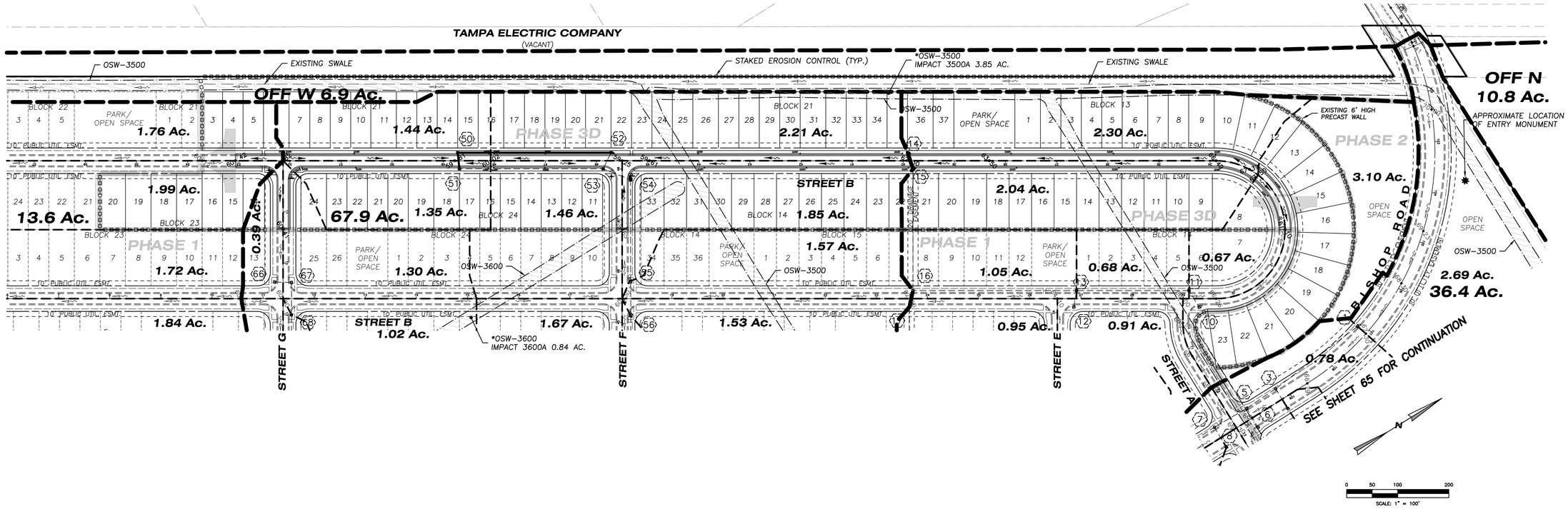

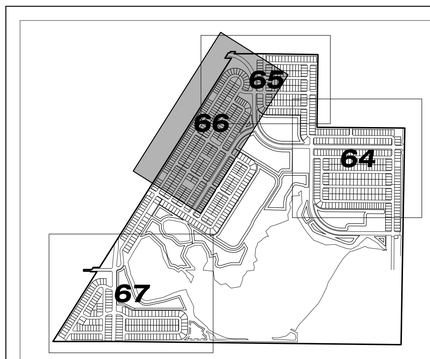

SHEET KEY

LEGEND

EXISTING	PROPOSED	
		STORM DRAINAGE STRUCTURE
10	10	STRUCTURE NO.
+ 60.00	60.00 OR 60+00	SPOT ELEVATION
60	60.00	CONTOUR
		DIRECTION OF SURFACE FLOW
		DITCH FLOWLINE
		STAKED EROSION CONTROL/SWFWMD PROJECT LIMITS (±80.62 AC.)
		PHASE LINE
		OSW LINE
		OSW IMPACT AREA (*PREVIOUSLY APPROVED)
	1.00 Ac.	MAJOR DRAINAGE BASIN AREA
		MAJOR DRAINAGE BASIN RIDGE LINE
		DRAINAGE SUB–BASIN RIDGE LINE
	1.00 Ac.	DRAINAGE SUB–BASIN AREA

NOTES

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SHEET TITLE: DRAINAGE AREA MAP

CYPRESS RIDGE RANCH SUBDIVISION
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HILLSBOROUGH COUNTY, FLORIDA

NO.	DATE	REVISION	BY

DATE: 09-25-2025
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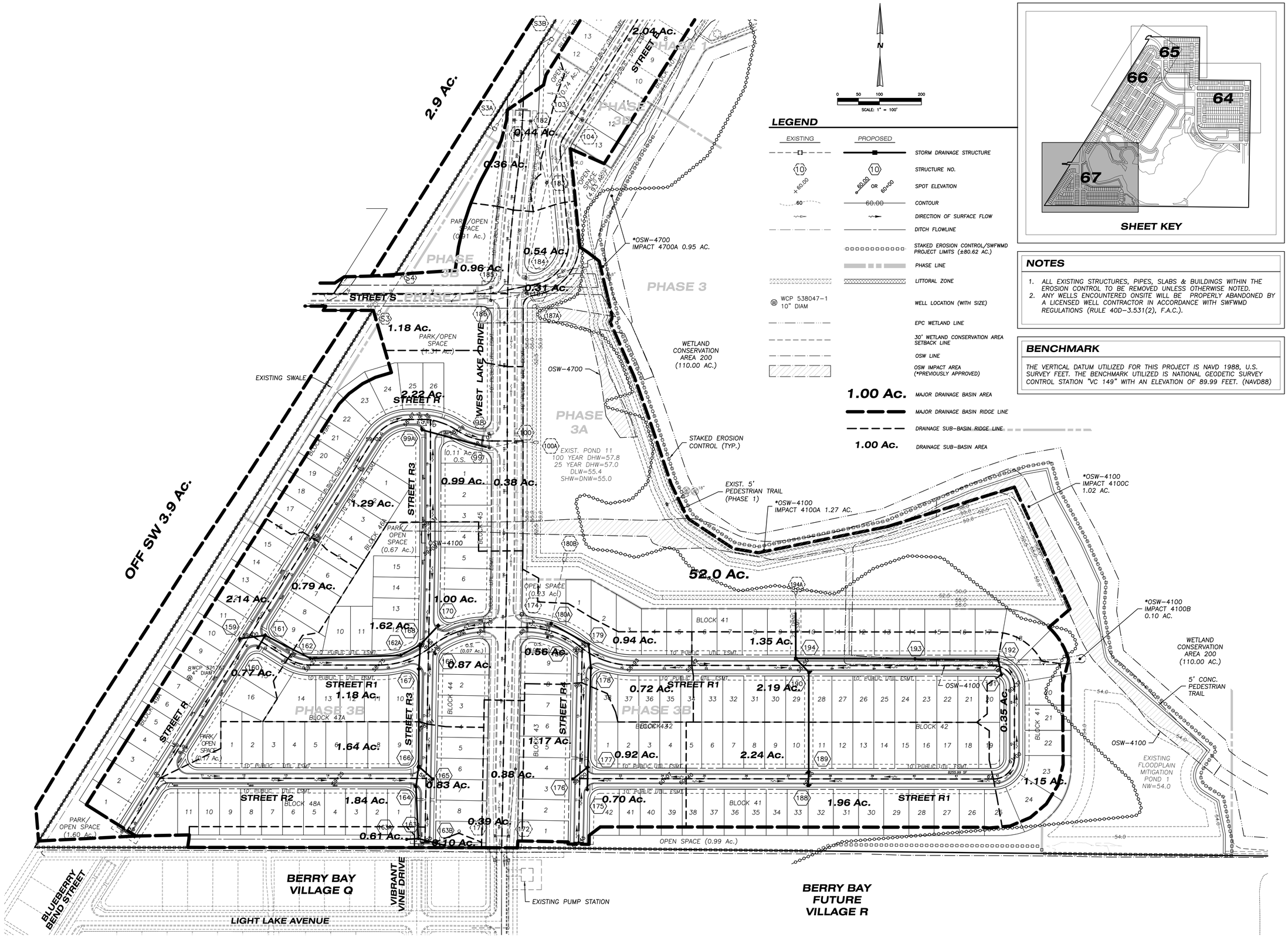

LEGEND

EXISTING	PROPOSED	
		STORM DRAINAGE STRUCTURE
10	10	STRUCTURE NO.
+60.00	50.00 OR 60.00	SPOT ELEVATION
60	60.00	CONTOUR
		DIRECTION OF SURFACE FLOW
		DITCH FLOWLINE
		STAKED EROSION CONTROL/SWFWMD PROJECT LIMITS (±80.62 AC.)
		PHASE LINE
		LITTORAL ZONE
Ⓦ WCP 538047-1 10" DIAM		WELL LOCATION (WITH SIZE)
		EPC WETLAND LINE
		30' WETLAND CONSERVATION AREA SETBACK LINE
		OSW LINE
		OSW IMPACT AREA (*PREVIOUSLY APPROVED)
	1.00 Ac.	MAJOR DRAINAGE BASIN AREA
		MAJOR DRAINAGE BASIN RIDGE LINE
		DRAINAGE SUB-BASIN RIDGE LINE
1.00 Ac.		DRAINAGE SUB-BASIN AREA

SHEET KEY

NOTES

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DRAINAGE AREA MAP

CYPRESS RIDGE RANCH SUBDIVISION
PHASE 3B
BISHOP ROAD AND C.R. 579
HILLSBOROUGH COUNTY, FLORIDA

NO.	DATE	REVISION	BY

SHEET TITLE:

January 05, 2026

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DRAWN BY: LGM
CHECKED BY: WERTZ

67

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NOTE: THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIREMENTS AS OUTLINED IN THE FOLLOWING STORMWATER POLLUTION PREVENTION PLAN (SWPPP), INCLUDING FILING NOI (NOTICE OF INTENT TO COMMENCE CONSTRUCTION), NOT (NOTICE OF TERMINATION) AND REPORTING.

STORMWATER POLLUTION PREVENTION PLAN (SWPPP)

Contained on these plans and within the following notes is a Storm Water Pollution Prevention Plan (SWPPP) which has been developed by Absolute Engineering, Inc. in accordance with the Florida Department of Environmental Protection's (FDEP) "National Pollutant Discharge Elimination System" (NPDES) Generic Permit for Stormwater Discharge from Large and Small Construction Activities.

The following entities are identified as team members of "SWPPP": Absolute Engineering, Inc., the Developer as identified on the cover sheet of these plans, and the site contractor and his sub–contractors. Each team member has specific responsibilities and obligations. In general, all team members, with regard to their involvement and responsibilities on the project, are to implement all necessary storm water management controls to assure compliance with the NPDES Generic Permit for Storm Water Discharges from Construction Activities, the Southwest Florida Water Management District Permit, the applicable local governing agency (e.g., Hillsborough County, City of Tampa, etc) and the guidelines listed in the SWPPP. The duties and responsibilities of the team members as they pertain to the SWPPP are as follows:

Absolute Engineering, Inc.

A. Develop SWPPP including, but not limited to, retention/detention ponds, control structures, erosion control methods and locations and stabilization criteria. This design is included within these construction plans and the following notes and instructions.

B. Submit and obtain the necessary design related storm water permits from the Florida Department of Environmental Protection, the Southwest Florida Water Management District and other applicable governmental bodies.

Contractor and Sub–Contractor

A. Upon notification by the developer of his intent to commence construction, submit a Notice of Intent to the FDEP on behalf of the developer including SWPPP certification and copy of the permit.

B. Submit to SWFWMD and the operator of the municipal separate storm water system, if applicable, a letter of construction commencement.

C. Complete and submit a Notice of Termination and certification for developer. The NOT's shall be submitted no more than 30 days after
(a) completion of the project and final stabilization of the site or
(b) when responsibility for the site has ended. Final stabilization as defined by EPA is when all soil disturbing activities at the site have been completed and a uniform (i.e., evenly distributed, without large bare areas) perennial vegetative cover with a density of 70% of the native background vegetative cover for the area has been established on all unpaved areas and areas not covered by permanent structures. As an alternative, equivalent permanent stabilization measures (such as riprap, gabions, or geotextiles) may be employed. The client shall notify Absolute Engineering when one of these criteria has been met.

D. Sign and return to Absolute Eng. a Contractors Certification Form certifying your understanding of and willingness to comply with the Storm Water Pollution Prevention Plan no later than 48 hours prior to commencement of construction. Also, each subcontractor affected by the SWPPP must certify to the contractor that they understand and shall comply with the NPDES permit and SWPPP. A record of these certifications shall be maintained by the contractor on site.

E. During construction, assure compliance with the designed Storm Water Pollution Prevention Plans prepared by Absolute Engineering and the NPDES Generic Permit for Storm Water Discharges from Large and Small Construction Activities.

F. Maintain a copy of the construction plans, which include the Storm Water Pollution Prevention Plan, the NOI, and all inspection reports and certifications on site.

G. Undertake all reasonable Best Management Practices (BMP's) to assure that silted or otherwise polluted storm water is not allowed to discharge from the site during all phases of construction. Stabilization BMP's that may be used include: temporary or permanent seeding, mulching, geotextiles, sodding, vegetative buffer strips, protection of trees and preservation of mature vegetation. Structural erosion and sediment control BMP's that may be used include: straw bale dikes, silt fences, earth dikes, brush barriers, drainage swales, check dams, subsurface drain, pipe slope drain, level spreaders, storm drain inlet protection, outlet protection, sediment traps, and temporary sediment basins. Detention ponds may also be used as temporary sediment basins. Additional BMP's that may need to be implemented include: providing protected storage areas for chemicals, paints, solvents, fertilizers, and other potentially toxic materials. Providing waste receptacles at convenient locations and providing regular collection of wastes, including building material wastes. Minimizing off–site tracking of sediments. Making adequate preparations, including training and equipment to contain spills of oil and hazardous materials. Complying with applicable state or local waste disposal, sanitary sewer or septic system regulations and the use of appropriate pollution prevention measures for allowable non–storm water components of discharge.

H. Notify Absolute Engineering and the developer in writing of any non–stormwater pollution sources which are being stored, or otherwise used during the construction of the project (e.g., fertilizers, fuels, pesticides, other chemicals). This notification should be accompanied with the contractor's design and methods to prevent pollution run–off from these sources.

I. Develop a maintenance and inspection plan which includes, but is not limited to the following:

A. The specific areas to be inspected and maintained that includes all the disturbed areas and material storage areas of the site.

B. The erosion and sediment controls identified in the SWPPP to be maintained and inspected and those additional controls that the contractor deems necessary.

C. Maintenance procedures.

D. The procedure to follow if additional work is required or whom to call.

E. Inspections and maintenance forms.

F. The personnel assigned to each task.

The following shall be inspected a minimum of once a week or within 24 hours after 0.50 inches of rainfall:

- Stabilization measures (once a month if fully stabilized).
- Structural controls.
- Discharge points.
- Construction entrances and exits.
- Areas used for storage of exposed materials.

An inspection form shall be completed for each inspection. Any permit violations should be noted and corrective measures shall be taken no later than 7 days after the inspection occurred. If revisions to the SWPPP are needed, a report form for changes in the SWPPP shall be completed and a copy sent to Absolute Engineering, Inc. The original shall be kept on–site as documentation of the change. If the inspection passes, a certification that the facility is in compliance with the SWPPP and the NPDES permit must be signed by a duly authorized representative of the principal executive official of the operator of the SWPPP with one of the following qualifications:

1. Has successfully completed the Florida Stormwater, Erosion and Sediment Control Inspector Training Program.
2. Successfully completed a similar training program.
3. Has enough practical on the job training to be qualified to perform the inspections.

Retain inspection reports and certifications for at least three years.

J. Site stabilization measures shall be initiated as soon as practical but in no case more than 7 days, in portions of the site where construction activities have temporarily or permanently ceased.

K. Releases in Excess of Reportable Quantities.

1. The discharge of hazardous substances or oil in the stormwater discharge(s) from a facility or activity shall be prevented or minimized in accordance with the applicable stormwater pollution prevention plan for the facility or activity. This permit does not relieve the operator of the reporting requirements of 40 CFR part 117 and 40 CFR part 302. Where a release containing a hazardous substance in an amount equal to or in excess of a reporting quantity established under either 40 CFR 117 or 40 CFR 302, occurs during a 24 hour period:

a. The operator is required to notify the State Warning Point (800–210–0519 or 850–413–9911) as soon as he or she has knowledge of the discharge;

b. The operator shall submit within 14 calendar days of knowledge of the release a written description of: the release (including the type and estimate of the amount of material released), the date that such release occurred, the circumstances leading to the release, and remedial steps to be taken, to the Florida Department of Environmental Protection, NPDES Stormwater Section, Mail Station 2500, 2600 Blair Stone Road, Tallahassee, Florida 32399–2400; and

c. The stormwater pollution prevention plan required under Part V of this permit must be modified within 14 calendar days of knowledge of the release to: provide a description of the release, the circumstances leading to the release, and the date of the release. In addition, the plan must be reviewed to identify measures to prevent the reoccurrence of such releases and to respond to such releases, and the plan must be modified where appropriate.

2. This permit does not authorize the discharge of hazardous substances or oil resulting from an on–site spill.

Developer

A. Notify Absolute Eng. of your intent to commence construction. Sign the Notice of Intent form as operator of the storm water discharge facility and permittee and return to the Contractor.

B. Sign a Certification of Storm Water Pollution Prevention Plan and return to the Contractor.

C. Notify the Contractor when it is time to submit a Notice of Termination as defined under Part C of the Contractor section of the SWPPP. Sign and return to the Contractor for submittal to FDEP a Notice of Termination form and certification.

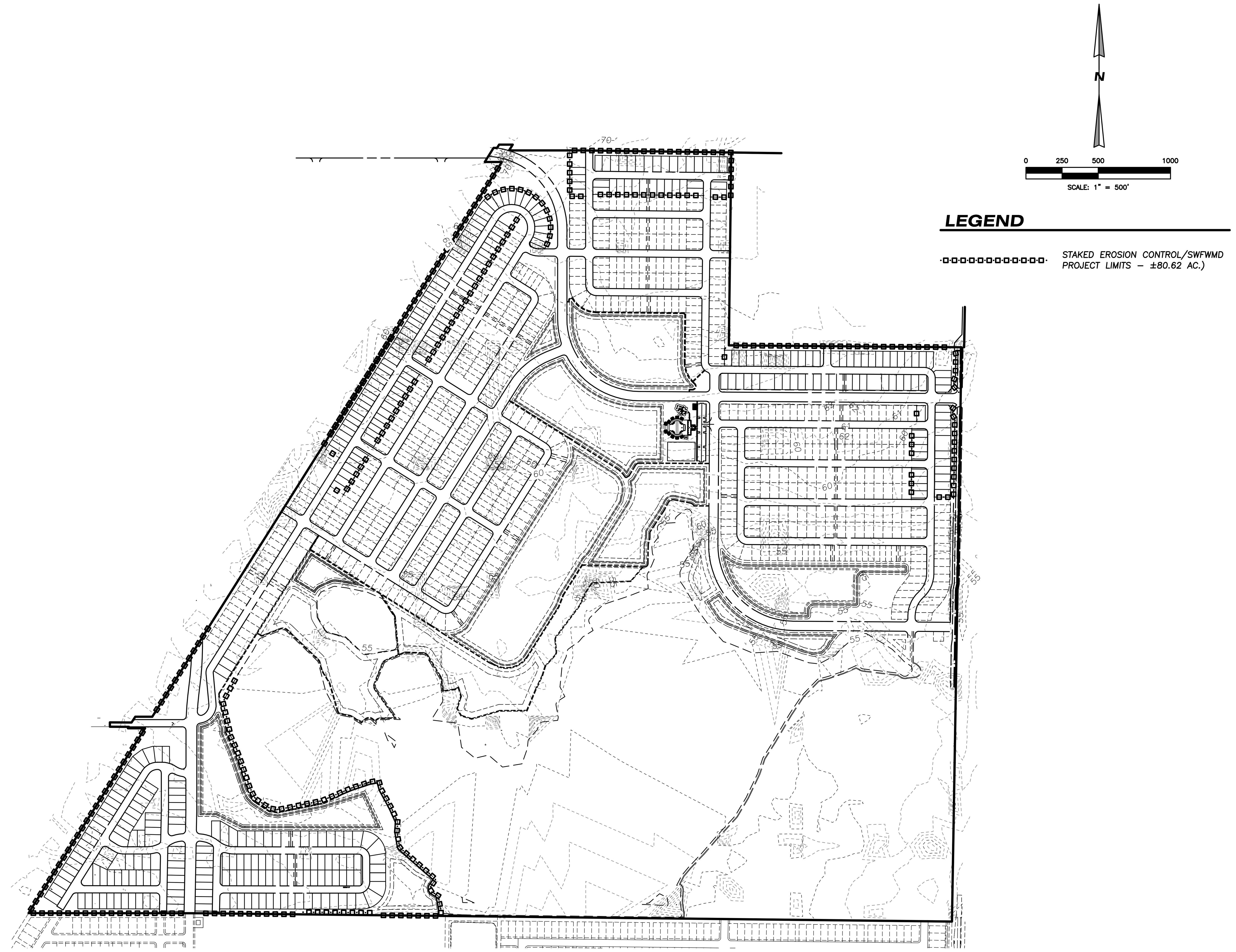
PRE–DEVELOPED SITE INFORMATION:

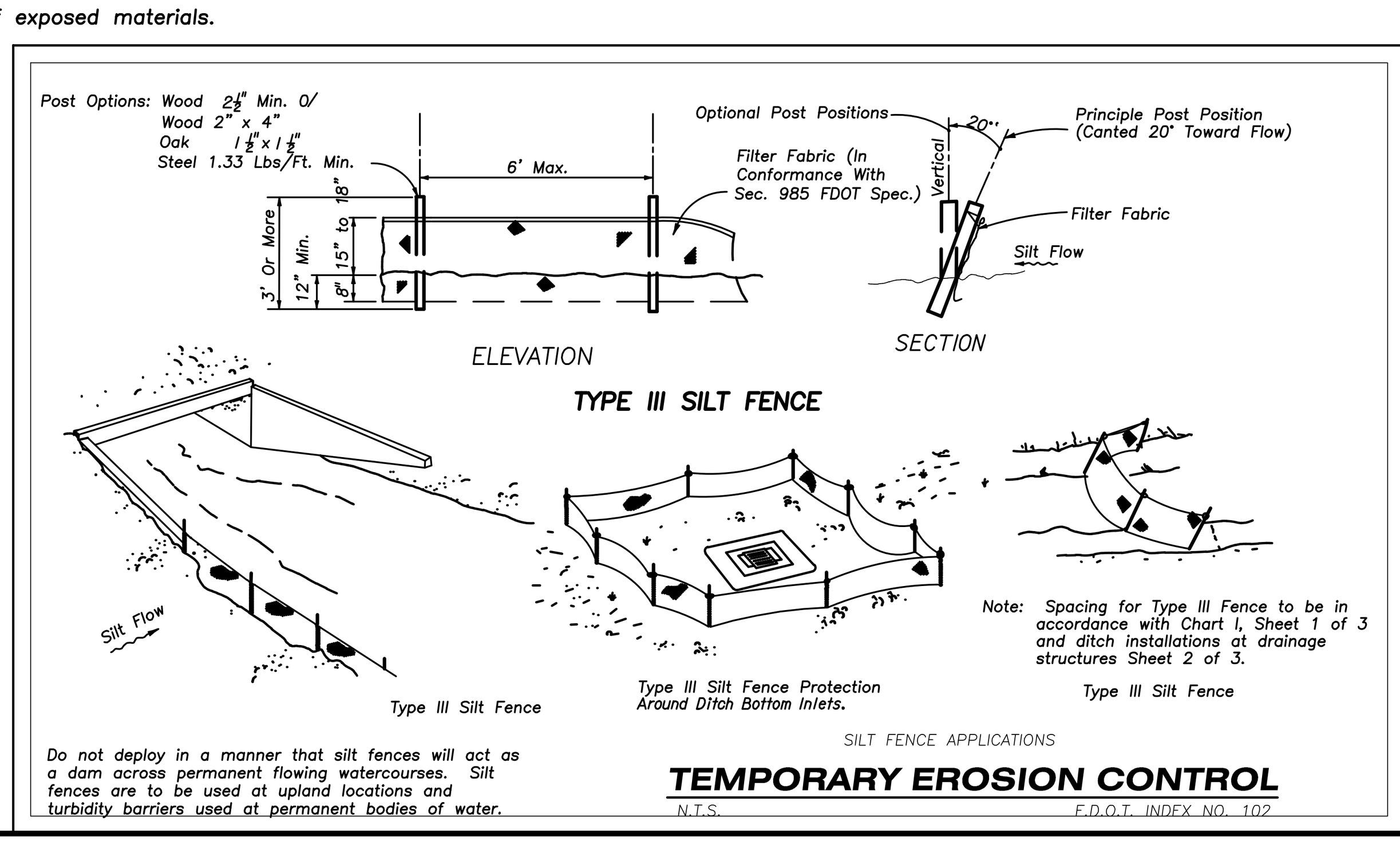
1. Total site acreage: Phase 3B ±80.62 Acres; Overall: ±531.93 Acres
2. Land use: Agricultural
3. Vegetation: Pasture and Wetlands
4. Receiving waters or municipal separate storm water system: Little Manatee River
5. 2 Year/24 Hour rainfall depth: 4.2 inches
6. Soil types: Myakka, Pomello, Seffner, Basinger, Ona, Samsula, St. Johns

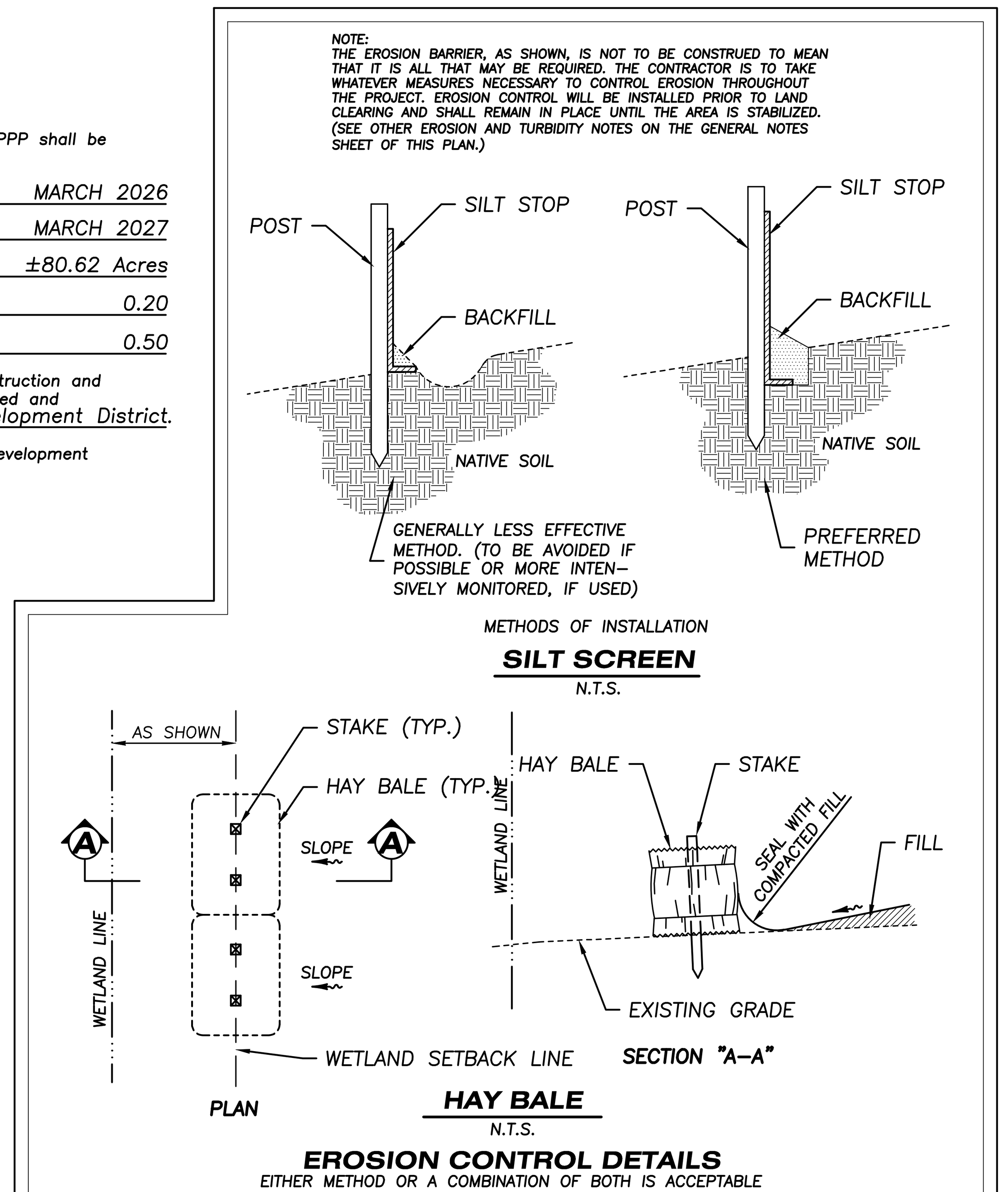
PROJECT INFORMATION:

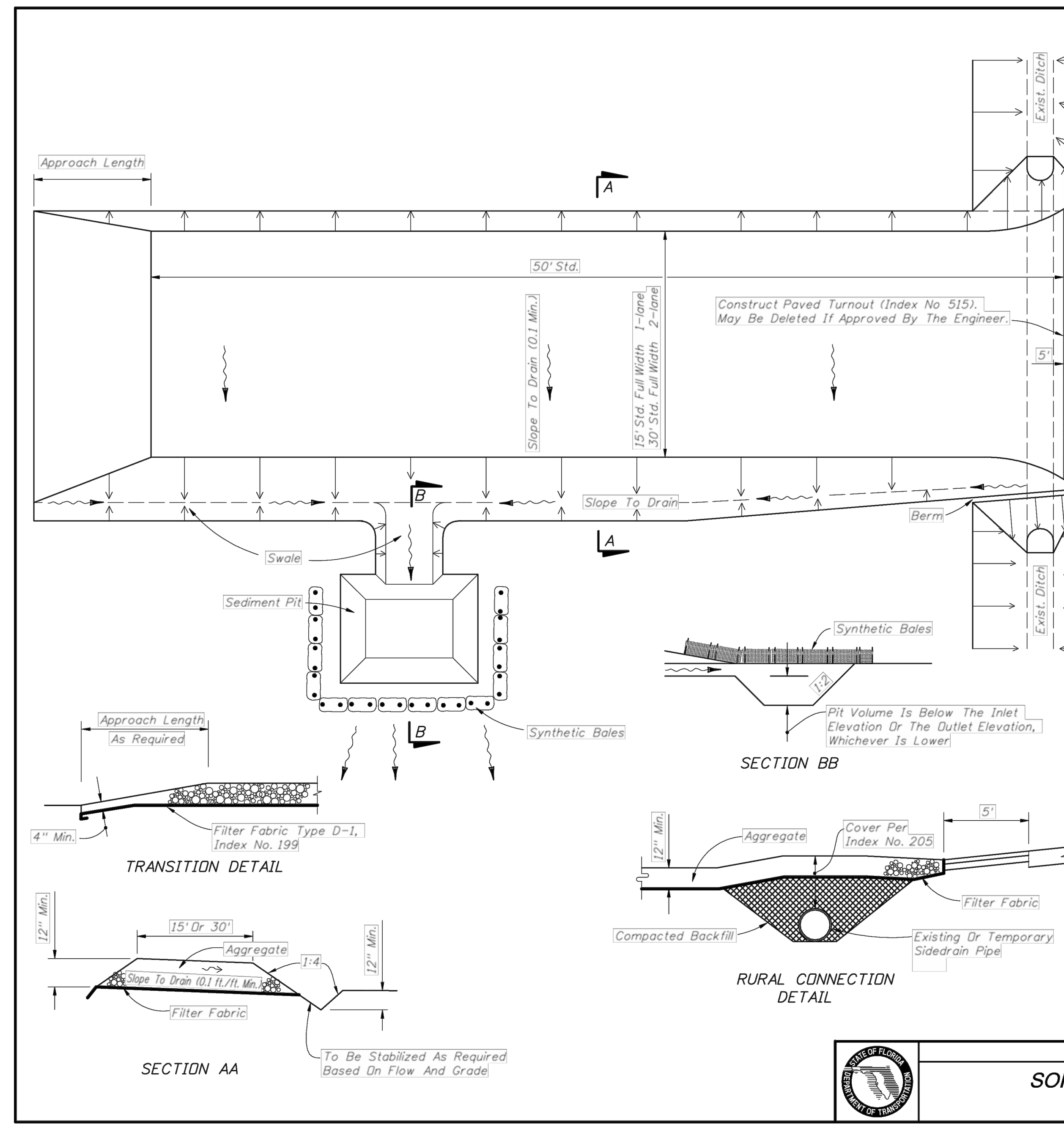
1. Project type: Residential – Single Family Detached
2. Anticipated construction sequence is as follows:
   1. Complete erosion control installation
   2. Clearing and grubbing
   3. Earthwork activities
   4. Storm water system construction
   5. Utility construction
   6. Base and pavement construction
   7. Final stabilization

   The BMP's listed in Part G of the Contractor section of the SWPPP shall be considered during all phases of construction.
3. Anticipated start date: MARCH 2026
4. Anticipated completion date: MARCH 2027
5. Total acres disturbed: ±80.62 Acres
6. Pre–developed "C" factor: 0.20
7. Post–developed "C" factor: 0.50
8. The storm water management system, upon completion of construction and appropriate certification and as–built submittals will be operated and maintained by Cypress Ridge Community Development District.
9. The potential source of pollution from this project is on–site development and construction activity.









GENERAL NOTES

1. A Soil Tracking Prevention Device (STPD) shall be constructed at locations designated by the engineer for points of egress from unstabilized areas of the project to public roads where off–site tracking of mud could occur. Traffic from unstabilized areas of the construction project shall be directed thru a STPD. Barriers, flagging, or other positive means shall be used as required to limit and direct vehicular egress across the STPD.
2. The Contractor may propose an alternative technique to minimize off–site tracking of sediment. The alternative must be reviewed and approved by the Engineer prior to its use.
3. All materials spilled, dropped, or tracked onto public roads (including the STPD aggregate and construction mud) shall be removed daily, or more frequently if so directed by the Engineer.
4. Aggregates shall be as described in Section 901 excluding 901–2.3. Aggregates shall be FDOT size #1. If this size is not available, the next available smaller size aggregate may be substituted with the approval of the Engineer. Sizes containing excessive small aggregate will track off the project and are unsuitable.
5. The sediment pit should provide a retention volume of 3600 cubic feet/acre of surface area draining to the pit. When the STPD is isolated from other drainage areas, the following pit volumes will satisfy this requirement:
   $15' \times 50' = 100\ ft.^3$ $30' \times 50' = 200\ ft.^3$
   As an option to the sediment pit, the width of the swale bottom can be increased to obtain the volume. When the sediment pit or swale volume has been reduced to one half, it shall be cleaned. When a swale is used, synthetic bales or silt fence shall be placed along the entire length.
6. The swale ditch draining the STPD shall have a 0.02% minimum and a 1.0% maximum grade along the STPD and to the sediment pit.
7. Mitered end sections are not required when the sidedrain pipe satisfies the clear zone requirements.
8. The STPD shall be maintained in a condition that will allow it to perform its function. To prevent off–site tracking, the STPD shall be rinsed (daily when in use) to move accumulated mud downward thru the stone. Additional stabilization of the vehicular route leading to the STPD may be required to limit the mud tracked.
9. A STPD shall be paid for under the contract unit price for Soil Tracking Prevention Device, EA. The unit price shall constitute full compensation for construction, maintenance, replacement of materials, removal, and restoration of the area utilized for the STPD; including but not limited to excavation, grading, temporary pipe (including MES when required), filter fabric, aggregate, paved turnout (including asphalt and base construction), ditch stabilization, approach route stabilization, sediment removal and disposal, water, rinsing and cleaning of the STPD and cleaning of public roads, grassing and sod. Synthetic Bale or Bale Type Barrier shall be paid for under the contract unit price for Synthetic Bales, LF. Silt fence shall be paid for under the contract unit price for Staked Silt Fence, LF.
10. The nominal size of a standard STPD is 15' x 50' unless otherwise shown in the plans. If the volume of entering and existing vehicles warrant, a 30' width STPD may be used if approved by the Engineer. When a double width (30') STPD is used, the pay quantity shall be 2 for each location.

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SOIL TRACKING PREVENTION DEVICE TYPE A	07/01/07	1 of 1
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NO.	DATE	REVISION	BY

SHEET TITLE: CONSTRUCTION SURFACE WATER MANAGEMENT PLAN

CYPRESS RIDGE RANCH SUBDIVISION
PHASE 3B
BISHOP ROAD AND C.R. 579
HILLSBOROUGH COUNTY, FLORIDA

HEATHER E. WERTZ LICENSE No 54691 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Heather E. Wertz, PE on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

January 5, 2026

DATE:	09-25-2025
SEC TWP RNG:	20, 21/32S/20E
JOB #:	A20-0012-0002
DRAWN BY: LGM	CHECKED BY: WERTZ