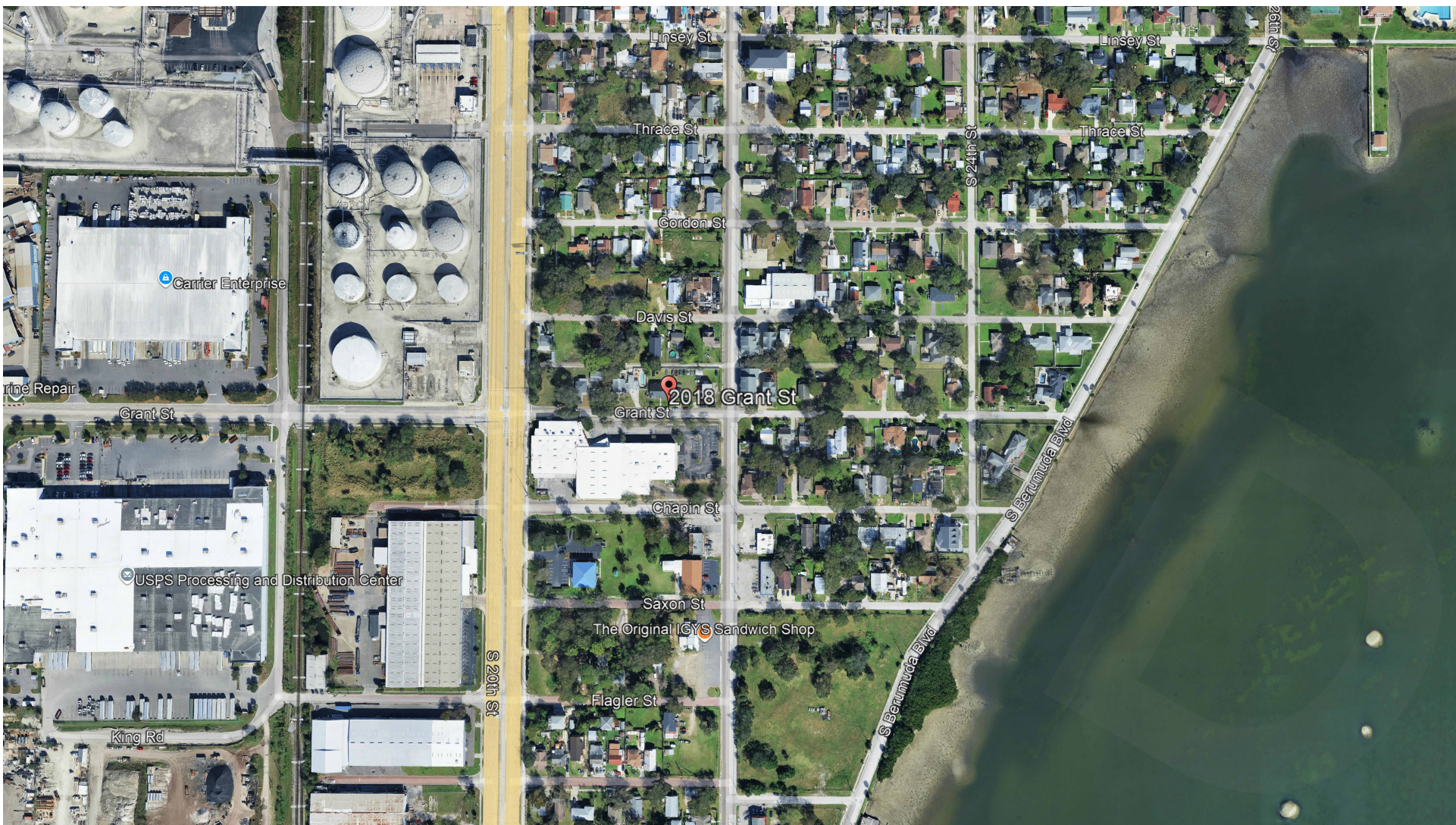


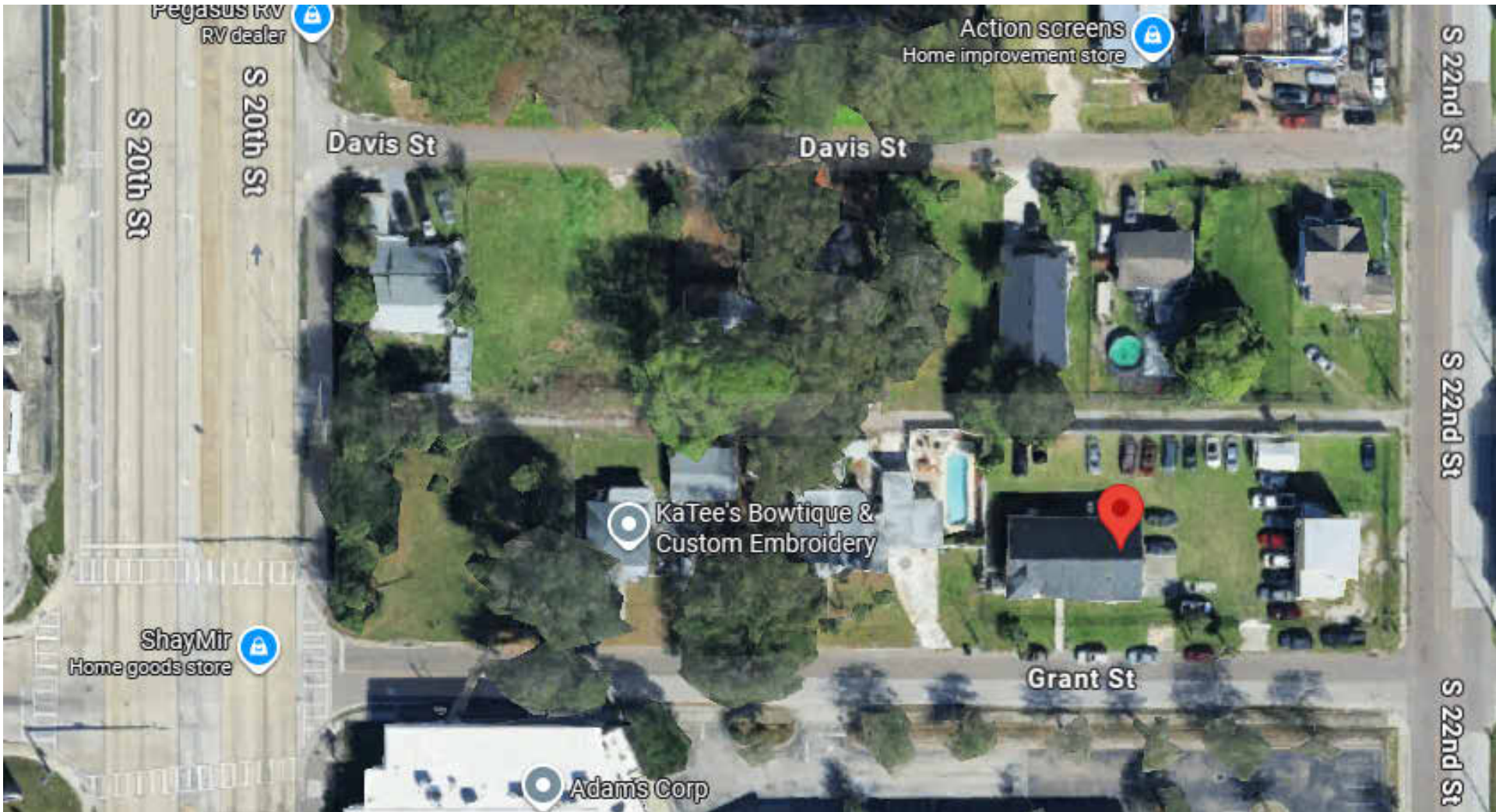
GRANT STREET SITE PLAN- PARKING

GRANT STREET 2018 Grant Street, Tampa, FL, USA

LOCATION MAP



VICINITY MAP



PROJECT INFORMATION

- Project Name:** 2018 E Grant Street Parking
- Project Address:** 2018 E Grant Street, Tampa, Florida 33605
- Parcel / Folio No.:** 199245.0000
- Jurisdiction:** City of Tampa, Hillsborough County, Florida
- Existing Use:** Institutional
- Proposed Use:** Non-Spectator Gymnasium / Parking design
- Zoning:** PD –Planned Development
- Existing Building Area:** Approx. 2,170 SF
- Parcel Area:** Approx. 0.22 Acres
- Flood Zone:** FEMA Flood Zone AE, BFE = +12' NAVD

APPLICABLE CODES

- 2023 Florida Building Code
- 2023 Florida Accessibility Code
- 2023 Florida Fire Prevention Code
- City of Tampa Land Development Code
- City of Tampa Transportation Technical Manual
- Hillsborough County / City of Tampa Stormwater Technical Standards

SCOPE

- Accessible parking improvements.
- Vehicular circulation and drive aisle improvements.
- Associated site and paving improvements.

GENERAL NOTES

- Contractor shall verify all field conditions and dimensions prior to commencement of work.
- Any discrepancies between field conditions and construction documents shall be reported to the design professional prior to construction.
- All work shall comply with applicable City of Tampa codes, ordinances, and permitting requirements.
- Site drainage shall not adversely impact adjacent properties or public rights-of-way.
- Any work within public right-of-way shall require separate approval from the City of Tampa.
- All work within flood hazard areas shall comply with applicable FEMA and local floodplain regulations.
- Contractor shall protect all existing structures, paving, utilities, sidewalks, and adjacent properties during construction.

ACCESSIBILITY NOTES

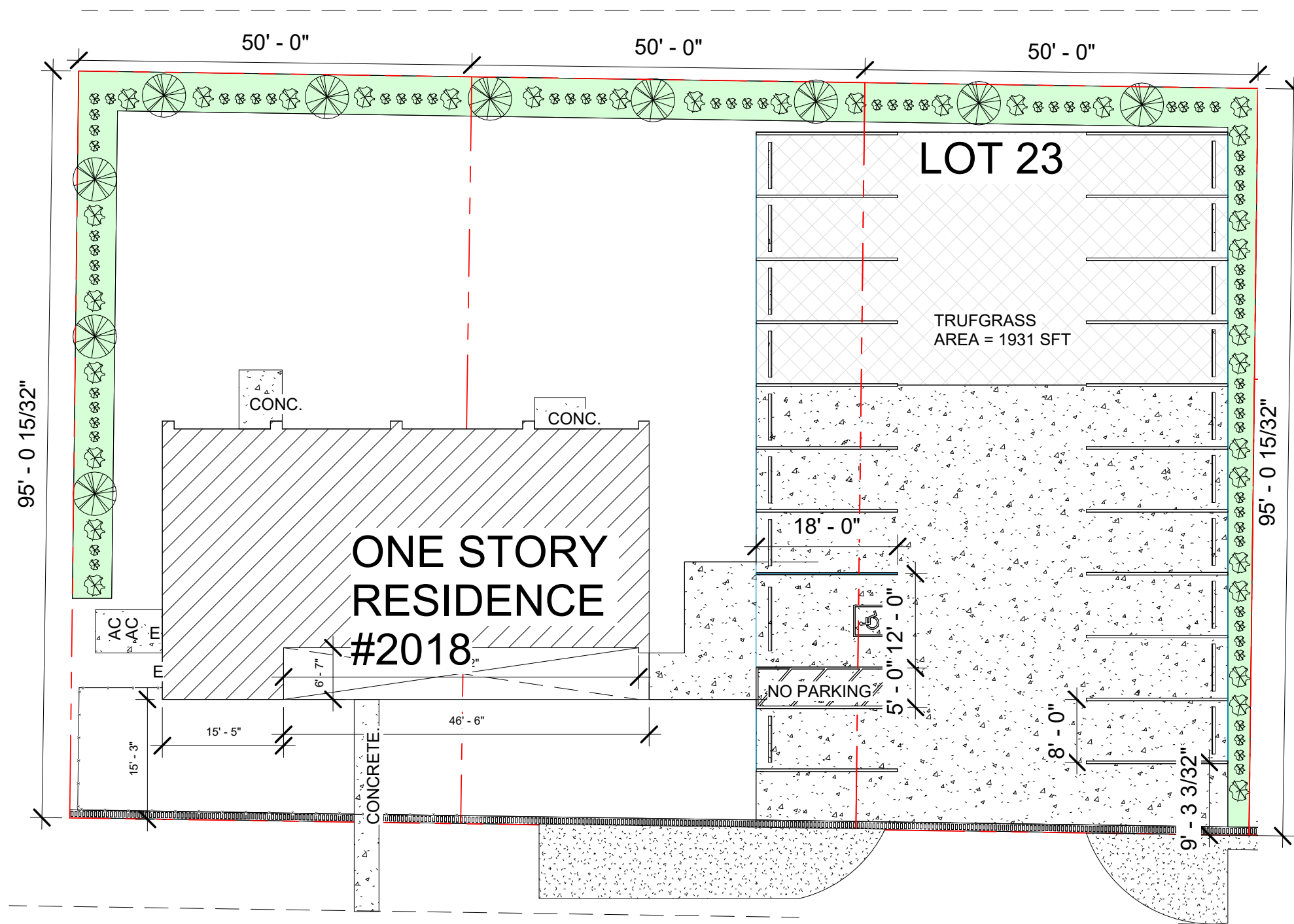
- Accessible parking spaces shall comply with Florida Accessibility Code Sections 208 and 502.
- Maximum slope within accessible parking spaces and access aisles shall not exceed 1:48 in any direction.
- Accessible route shall remain continuous and unobstructed from parking to building entrance.
- Detectable warnings shall be provided where required.
- Install accessible parking signage in accordance with FDOT Standard Plans Index 17355
- Provide pavement striping and markings in accordance with FDOT Standard Plans Index 17346
- Accessible routes shall have a maximum running slope of 1:20 (5%) unless designed as a ramp.
- Maximum running slope: 1:20 (5%)
- Maximum cross slope: 1:48 (2.08%)

STANDARDS

- Standard Parking Spaces: 8'X18'
- ADA Parking Spaces: 12' x 18' (5' Aisle)
- Total Parking Spaces: 19

Sheet List	
Sheet Name	Sheet Number

COVER SHEET	A101
NOTE	A101.1
SITE PLAN	A102
SITE PLAN LOT 24	A103



PARKING TABLE

PARKING REQUIRED	SEATS x 0.3
SEATS	50
ADA PARKING	1
REQUIRED PARKING	15
STANDARD PARKING	18
TOTAL PARKING	19

SYMBOL	COMMON NAME	TYPE	QTY.
	Eastern Red Cedar	CANOPY	10
	Dwarf Yaupon Holly	SHURB	99
		GRASS	

MAIN CONSULTANTS

CAD DRAFTER

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STAMP

GRANT ST SITE PLAN

2018 Grant Street, Tampa, FL, USA

REVISION DATE

No.	Revision	Description	Date
1			July 06, 26

ISSUE DATES

TYPE	DATE
OWNER REVIEW SET	
PERMIT SET	
BID SET	
CONSTRUCTION SET	
AS BUILT SET	

DRAWN BY	MY
CHECKED BY	AK

PROJECT NUMBER:

6407-01

DATE:

07/24/26

SHEET TITLE:

COVER SHEET

SHEET NUMBER:

A101

IRRIGATION NOTE

TOTAL GREEN SPACE	=	10667 SFT
TRUFGRASS PERCENTAGE	=	25% (2668 SFT)
GIVEN TRUFGRASS AREA	=	1931 SFT

All required landscaped areas shall be provided with an automatic irrigation system in accordance with Section 27-284.3.3. Low-volume (drip) irrigation shall be provided for all trees, shrubs, and planting beds. Turfgrass areas shall not exceed 25% of the required green space and shall be irrigated with permanent irrigation. The irrigation system shall connect to the City of Tampa reclaimed water system if reclaimed water service is available at the project site. If reclaimed water is unavailable, the irrigation system shall connect to the potable water system until reclaimed water becomes available.

DEFERRED IRRIGATION NOTE:

A separate irrigation permit and irrigation construction drawings shall be submitted prior to installation. The irrigation system shall comply with Section 27-284.3.3, including low-volume irrigation requirements, the maximum 25% turfgrass limitation, and connection to the City's reclaimed water system where available.

BUFFER NOTE:

Provide a continuous row of Type 2 or Type 3 evergreen trees along the property line adjacent to the Group A use. Trees shall be planted at 20 feet on center and shall meet the minimum size requirements of the applicable landscape code.

BUFFER GROUND COVER NOTE:

The balance of the required landscape buffer shall be covered with evergreen ground cover, low-growing evergreen shrubs, lawn, or decorative rock mulch in accordance with Section 27-284.

Plant Schedule

Common Name	Size	Spacing
Eastern Red Cedar	8-10' HT, 3" Cal., 45 Gal.	20' O.C.

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STAMP

GRANT ST SITE PLAN

2018 Grant Street, Tampa, FL, USA

REVISION DATE

[illegible]

ISSUE DATES

TYPE	DATE
OWNER REVIEW SET	
PERMIT SET	
BID SET	
CONSTRUCTION SET	
AS BUILT SET	

DRAWN BY

CHECKED BY _____

PROJECT NUMBER

6407-01

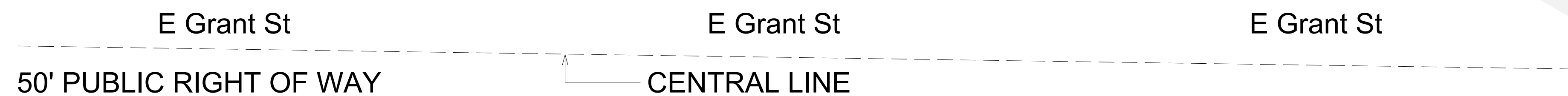
DATE: _____

07/24/20

NOTE

SHEET NUMBER

A10-



Scale: 1/8" = 1'-0"

Scale: 12" = 1'-0"

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GRANT ST SITE PLAN

2018 Grant Street, Tampa, FL, USA

REVISION DATE

[illegible]

ISSUE DATES

TYPE	DATE
OWNER REVIEW SET	
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AS BUILT SET	

DRAWN BY	MY
CHECKED BY	AK

PROJECT NUMBER:

6407-01

DATE:

07/24/26

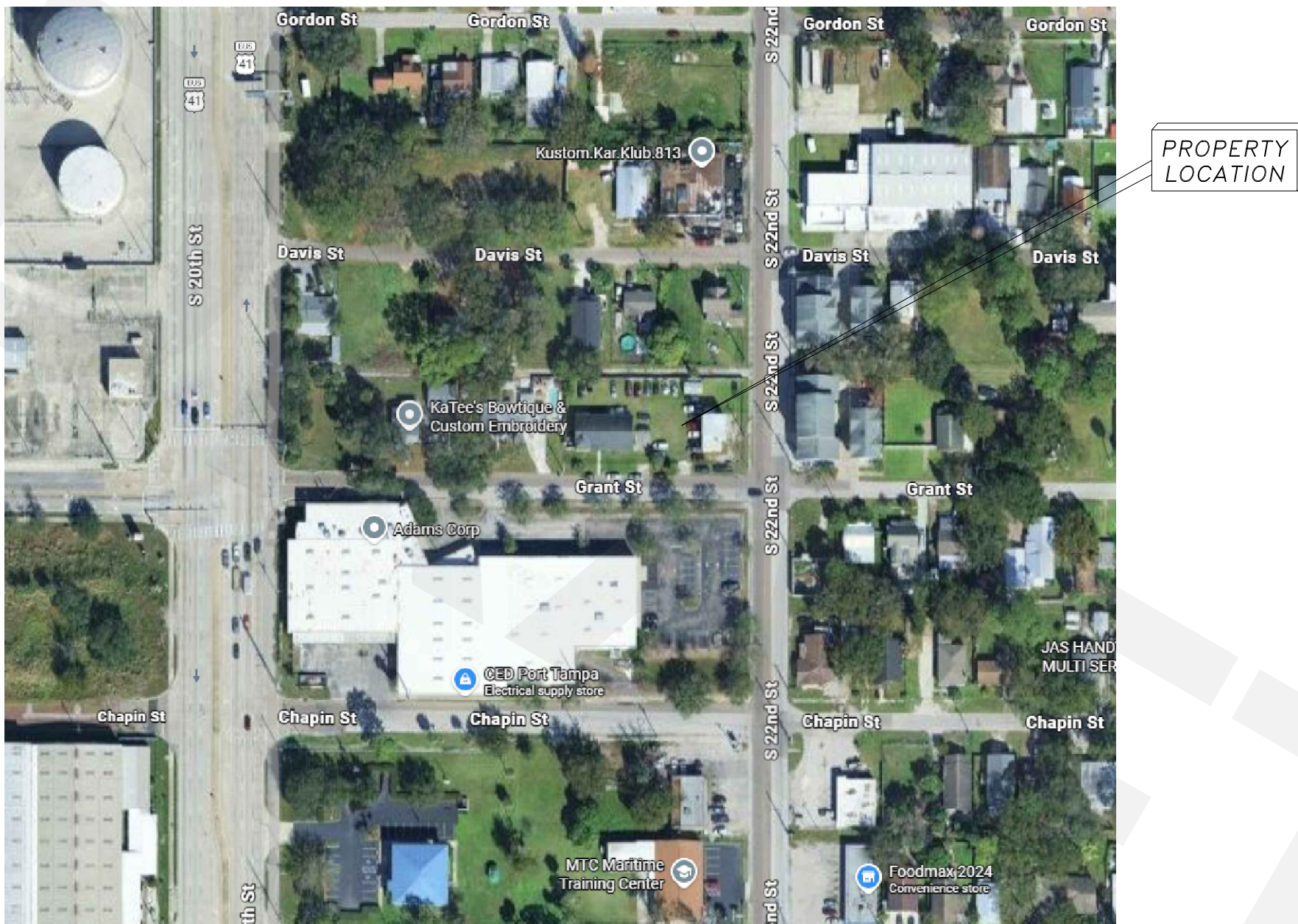
SITE PLAN LOT 24

SHEET NUMBER:

A103

SITE DEVELOPMENT PLANS
FOR
RESIDENCE
0.43 ACRES
GRANT STREET
TAMPA, HILLSBOROUGH COUNTY, FLORIDA

VICINITY MAP



SHEET LIST TABLE	
C-1.00	COVER SHEET
C-2.00	SITE GRADING PLAN
C-3.00	STORMWATER CALCULATIONS

GENERAL NOTES

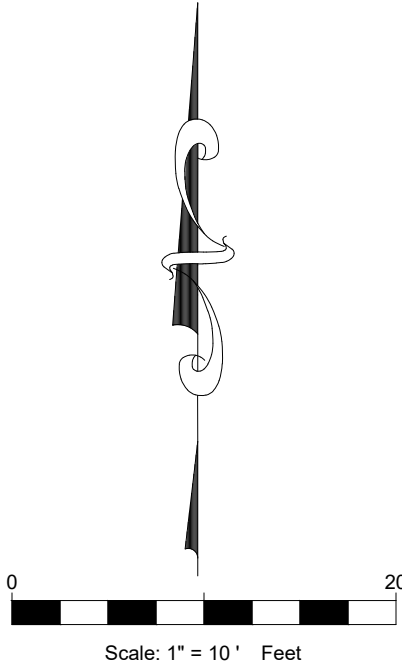
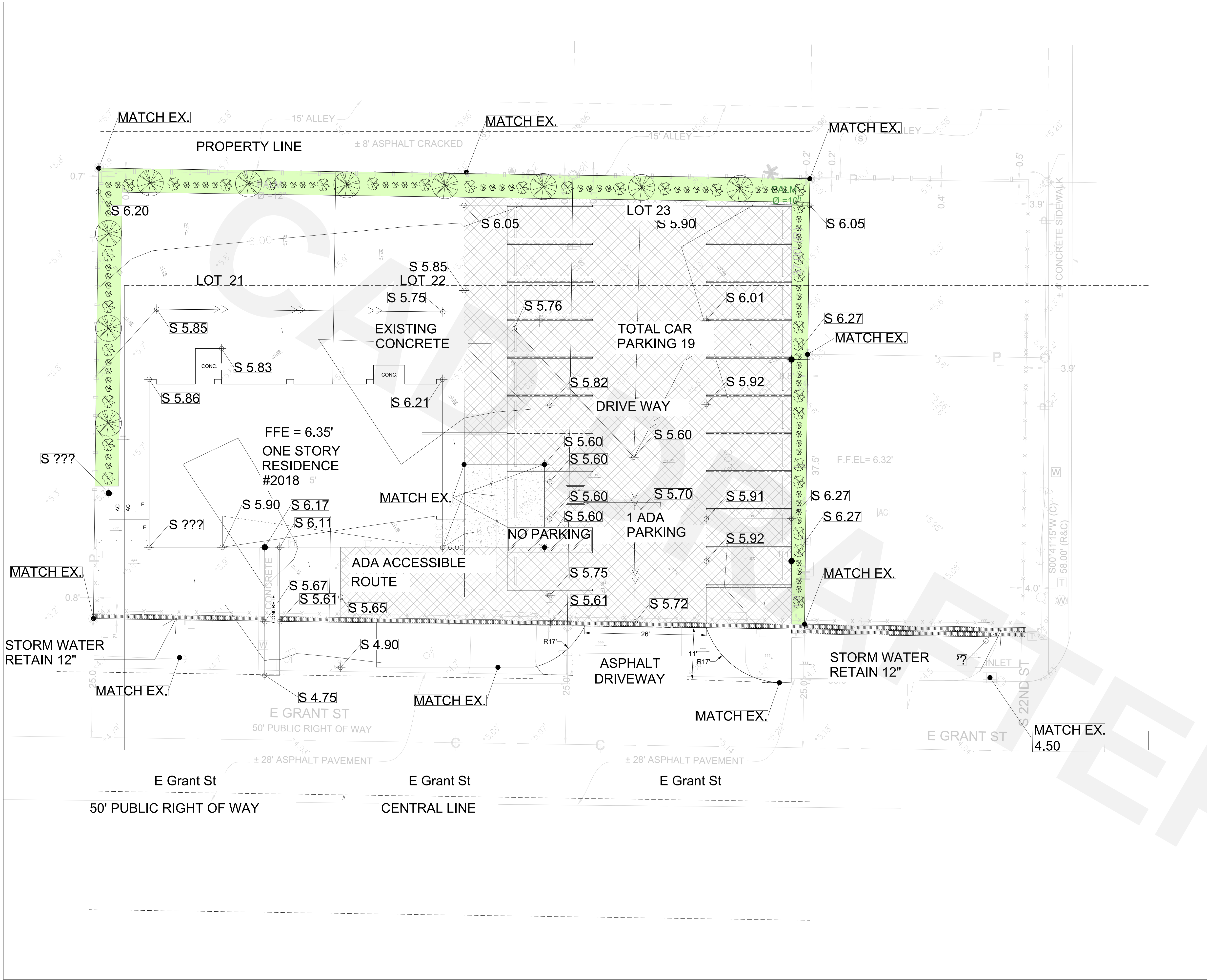
- Contractor shall verify all field conditions and dimensions prior to commencement of work.
- Any discrepancies between field conditions and construction documents shall be reported to the design professional prior to construction.
- All work shall comply with applicable City of Tampa codes, ordinances, and permitting requirements.
- Existing utilities shown are approximate.
- Contractor shall verify exact utility locations prior to construction.
- Contractor shall contact Sunshine 811 prior to excavation activities.
- Accessible parking spaces, signage, and accessible routes shall comply with the Florida Accessibility Code.
- Pavement markings and signage shall comply with MUTCD requirements where applicable.
- Site drainage shall not adversely impact adjacent properties or public rights-of-way.
- Any work within public right-of-way shall require separate approval from the City of Tampa.
- All dimensions are to face of curb unless otherwise noted.
- All work within flood hazard areas shall comply with applicable FEMA and local floodplain regulations.
- Contractor shall protect all existing structures, paving, utilities, sidewalks, and adjacent properties during construction.
- Existing trees designated to remain shall be protected during construction.
- Final parking count and striping layout shall conform to approved permit documents.
- Separate permits may be required for signage, landscaping, utility, drainage, and lighting improvements.

SCOPE OF WORK

- New off-street parking layout and striping.
- Accessible parking improvements.
- Vehicular circulation and drive aisle improvements.
- Associated site and paving improvements.
- Shared parking evaluation and/or separate parking layout for adjacent parcels at 2018 and 2024 E Grant Street.



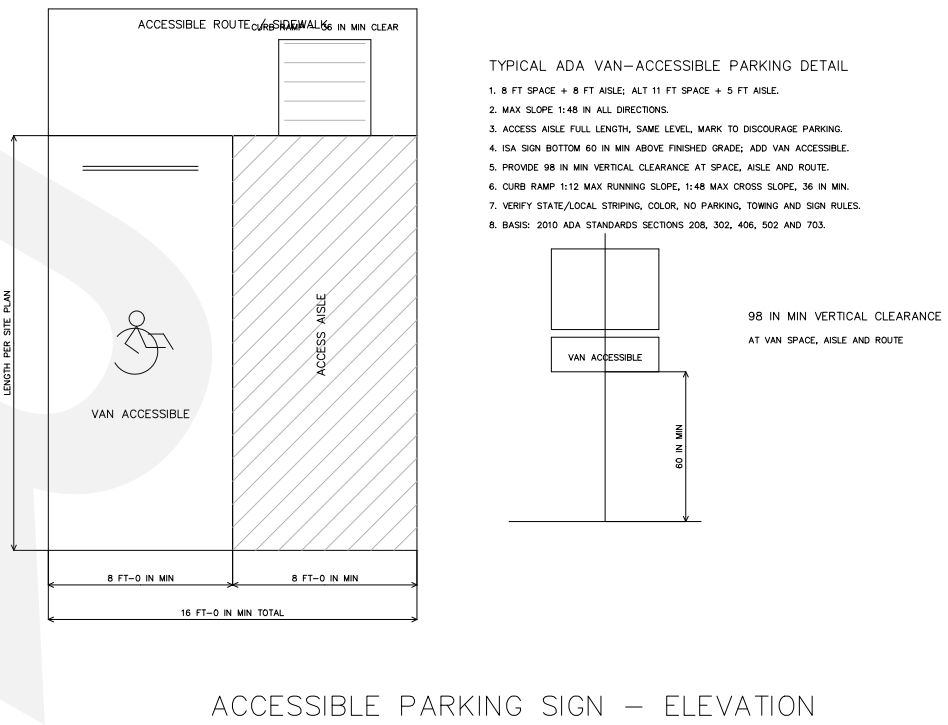
48 HOUR NOTICE:
CONTRACTOR SHALL NOTIFY HILLSBOROUGH COUNTY PRIOR TO COMMENCING CONSTRUCTION AND/OR BACKFILLING AND UTILITIES.
CONTRACTOR(S) TO CONTACT PUBLIC REVIEW DEPARTMENT
@ (813-272-5600) OR siteplanadmtasks@hcfl.gov

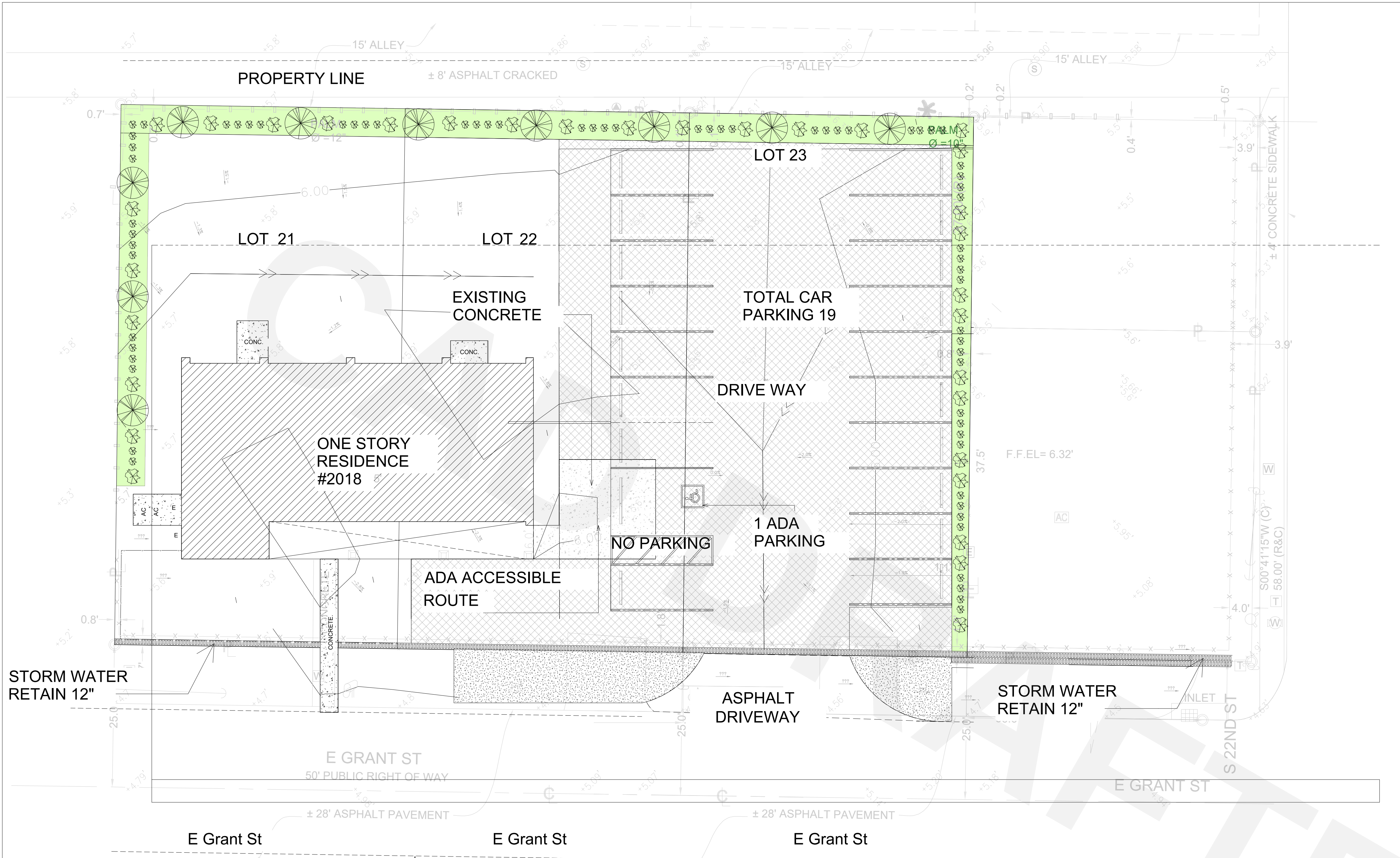


EXISTING LEGEND	
BOUNDARY	ELECTRIC METER
OVERHEAD ELECTRIC LINE	TELEPHONE PEDESTAL
MINOR CONTOURS	POWER POLE
MAJOR CONTOURS	MAILBOX
BARBED WIRE FENCE	LIGHT POLE
WOODEN FENCE	GAS VALVE
CHAIN LINK FENCE	ELECTRIC PULL BOX
ADJACENT BOUNDARY	VALVE
STORM LINE	WATER METER
EASEMENT LINE	1/2" IRON ROD FOUND
BUILDING LINE	
ASPHALT PAVEMENT	

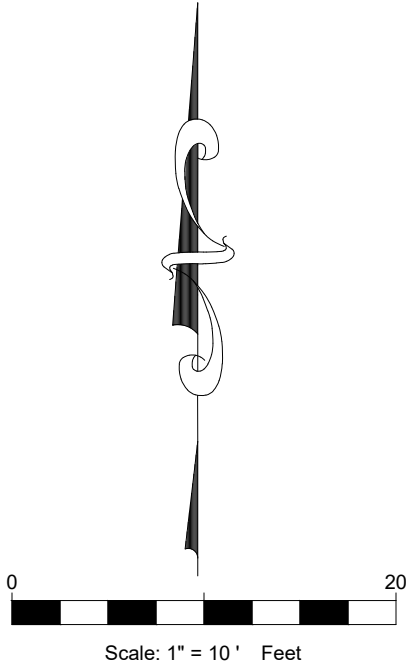
GRADING LEGEND	
EXISTING MINOR CONTOURS	282
EXISTING MAJOR CONTOURS	280
MINOR CONTOURS	282
MAJOR CONTOURS	280
SWALE	
HIGH POINT	
STORM PIPE	
RIP RAP	
FINISHED FLOOR ELEVATION	573.80 FF
TOP OF CURB ELEVATION	573.65 TC
GUTTER ELEVATION	572.15 G
SIDEWALK ELEVATION	573.77 SW
SPOT ELEVATION	573.60 S
CURB INLET	
JUNCTION BOX	

SITE DATA SUMMARY TABLE	
SITE ACREAGE:	0.44 AC (19,015 SF)
USE OF THE BUILDING/SITE	RESIDENTIAL
EX. BUILDING AREA: ONE STORY	1,833 SF
EX. BUILDING AREA: TWO STORY	908 SF
EX. IMPERVIOUS AREA:	3,048 SF
PROP. IMPERVIOUS AREA:	6,218 SF
TOTAL IMPERVIOUS AREA:	9,266 SF
REGULAR PARKING PROVIDED:	18 SPACES
HANDICAP PARKING PROVIDED:	1 SPACE
TOTAL PARKING PROVIDED:	19 PARKING SPACES





EXISTING LEGEND	
	BOUNDARY
	OVERHEAD ELECTRIC LINE
	282 MINOR CONTOURS
	280 MAJOR CONTOURS
	BARBED WIRE FENCE
	WOODEN FENCE
	CHAIN LINK FENCE
	ADJACENT BOUNDARY
	STORM LINE
	EASEMENT LINE
	BUILDING LINE
	ASPHALT PAVEMENT
	ELECTRIC METER
	TELEPHONE PEDESTAL
	POWER POLE
	MAILBOX
	LIGHT POLE
	GAS VALVE
	ELECTRIC PULL BOX
	VALVE
	WATER METER
	1/2" IRON ROD FOUND

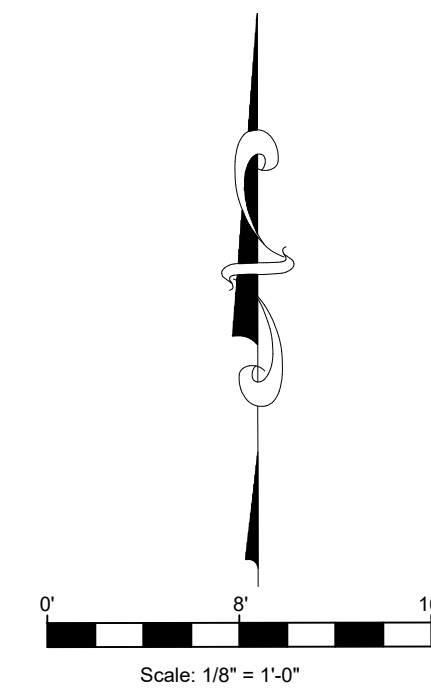
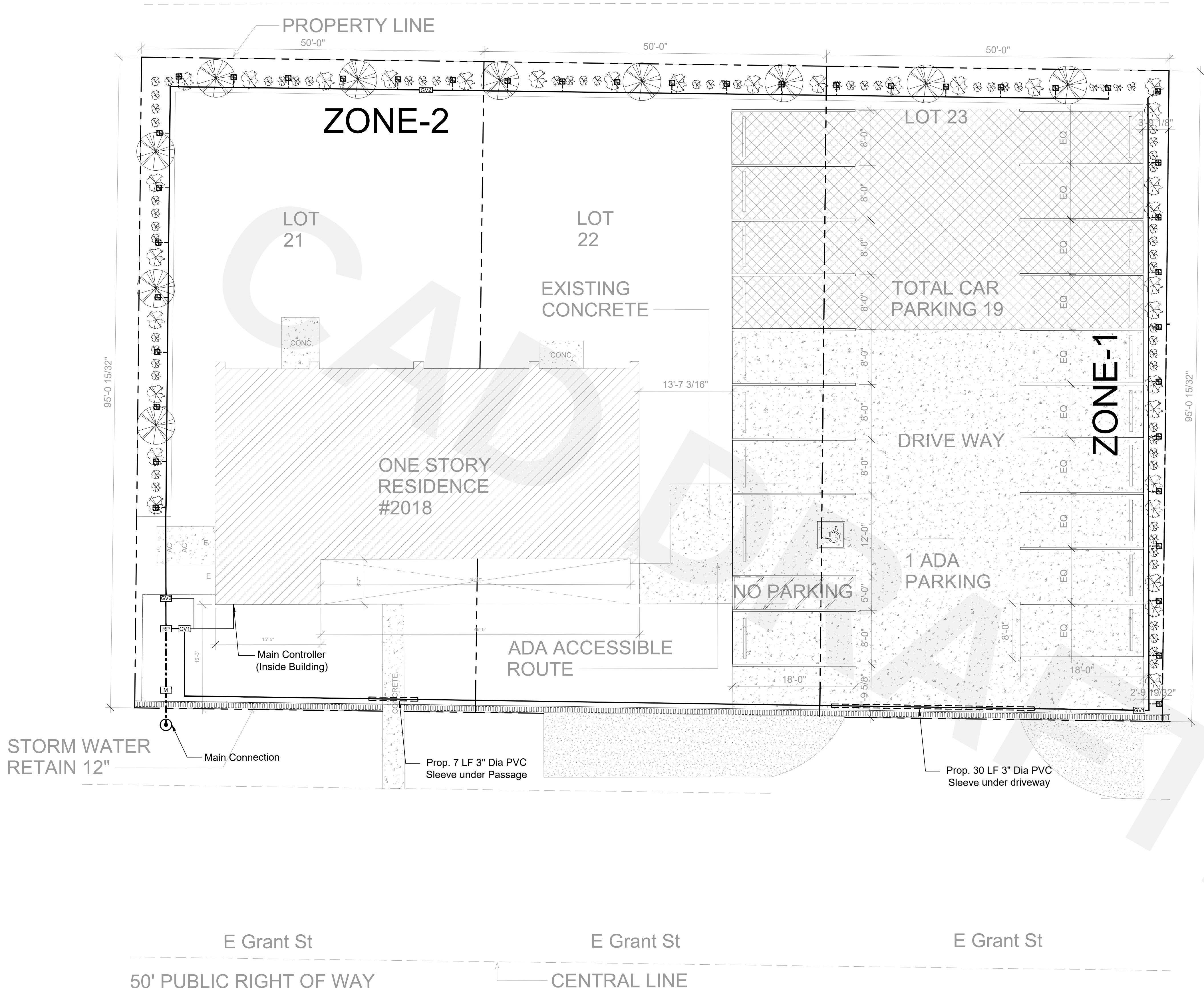


PRE STORM WATER CALCULATIONS												
Drainage Area	C	Tc (min)	I-2 (in/hr)	I-10 (in/hr)	I-25 (in/hr)	I-100 (in/hr)	A (acres)	Q2 Peak (cfs)	Q10 Peak (cfs)	Q25 Peak (cfs)	Q100 Peak (cfs)	Remark
XDA-1	0.44	10.00	5.39	7.02	7.96	9.27	0.43	1.03	1.34	1.52	1.77	Flow to Existing Condition
TOTAL							0.43	1.03	1.34	1.52	1.77	

POST STORM WATER CALCULATIONS												
Drainage Area	C	Tc (min)	I-2 (in/hr)	I-10 (in/hr)	I-25 (in/hr)	I-100 (in/hr)	A (acres)	Q2 Peak (cfs)	Q10 Peak (cfs)	Q25 Peak (cfs)	Q100 Peak (cfs)	Remark
DA-1	0.59	5.00	7.37	9.59	10.90	12.70	0.43	1.88	2.44	2.78	3.23	Flow To Prop.1ft Storm water Retain Swale To Ex Inlet
TOTAL							0.43	1.88	2.44	2.78	3.23	

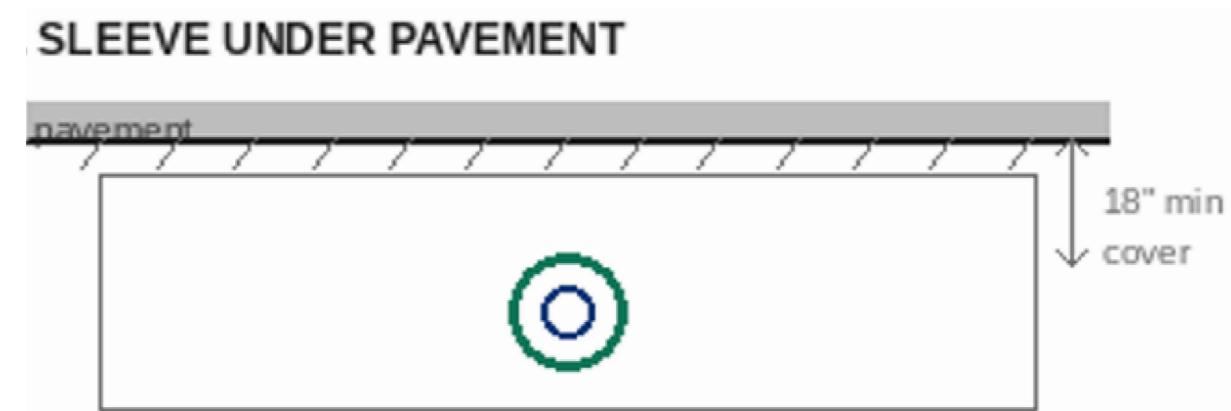
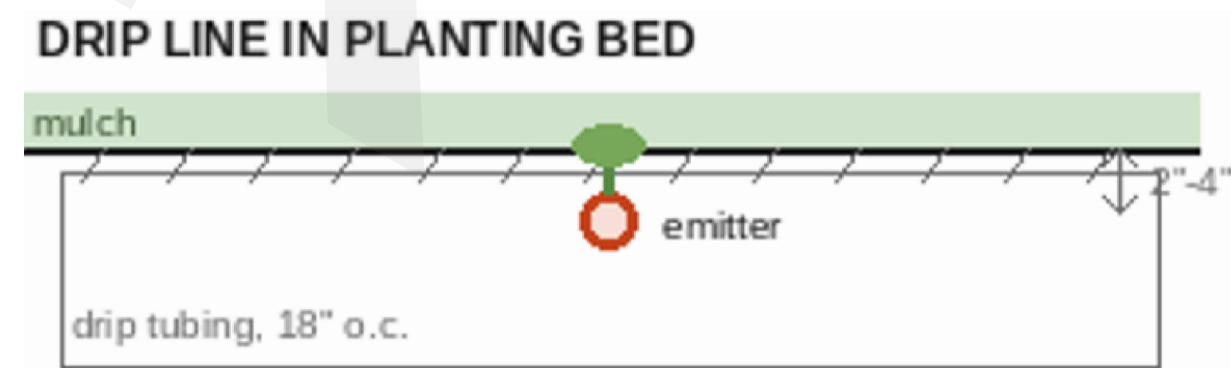
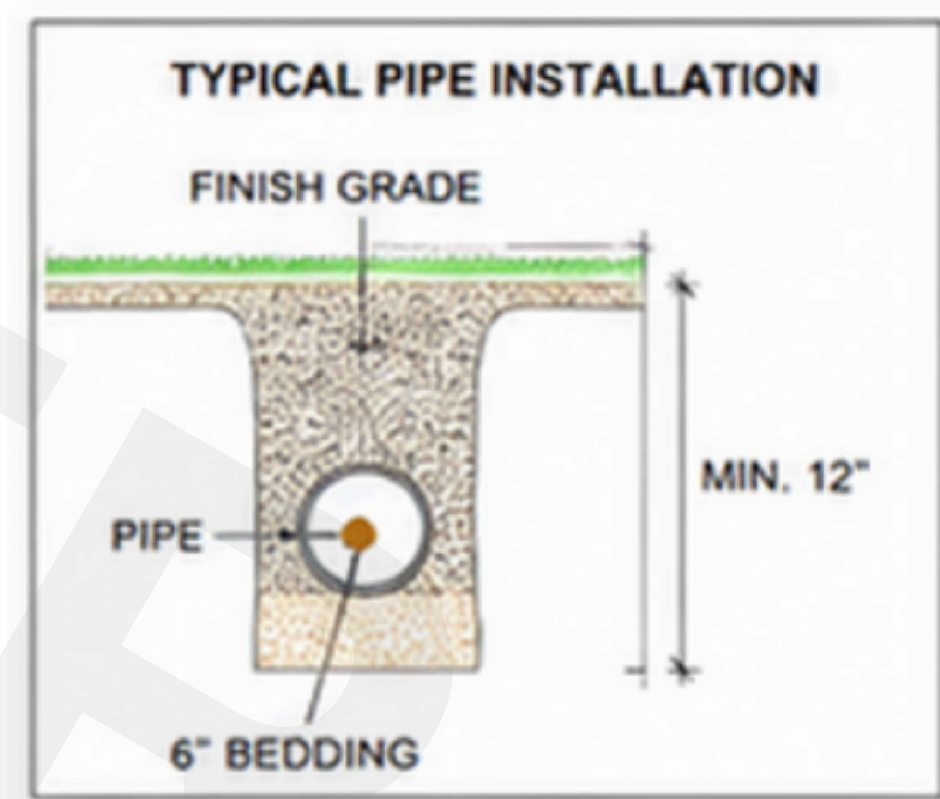
PRE-DRAINAGE RUNOFF COEFFICIENT CALCULATIONS					
BASIN	PERVIOUS	IMPERVIOUS	TOTAL	AREA (AC.)	C
XDA-1	14439.01	4578.17	19017.18	0.44	0.44
C = 0.3 FOR PERVIOUS; 0.9 FOR IMPERVIOUS					
Tc = 10 MIN FOR PRE DEV. CONDITIONS					

POST-DRAINAGE RUNOFF COEFFICIENT CALCULATIONS					
BASIN	PERVIOUS	IMPERVIOUS	TOTAL	AREA (AC.)	C
XDA-1	9751.18	9266.00	19017.18	0.44	0.59
C = 0.3 FOR PERVIOUS; 0.9 FOR IMPERVIOUS					
Tc = 5 MIN FOR POST DEV. CONDITIONS					



IRRIGATION LEGENDS	
	Main Connection
	Master Valve 1.5"Ø Line Gate Valve
	Backflow Preventer
	Zone 1 Gate valve
	Zone 2 Gate valve
	Spray Sprinkler
	Main Line 1.5" Ø
	Secondary Line 1" Ø
	Connection Line 1/2"
	Sleeves 3" Ø

- IRRIGATION NOTES**
1. All pipes shall be PVC Sch. 40 unless noted otherwise.
 2. Pipes under pavement/driveway shall be in 3" sleeve.
 3. Maintain minimum 12" cover for all irrigation pipes.
 4. Contractor shall verify all dimensions and elevations prior to installation.
 5. Adjust all sprinkler heads/drip emitters for optimum coverage.
 6. Flush mainline and laterals before installing drip lines.
 7. Provide quick coupling valve for irrigation maintenance.
 8. Controller to be weather based smart controller.
 9. Restore all disturbed areas after installation.



PIPE SCHEDULE			
Pipe	Size	Type	Use
Main line	1-1/2"	PVC SCH 40	Water supply to Main Controller
Lateral	1"	PVC SCH 40	Main Controller to Zone
Drip Line	1/2"	PE TUBING	Irrigation area
Sleeve pipe	3"	PVC SCH 40	Under driveway

WATER SOURCE INFORMATION	
SOURCE	: MUNICIPAL WATER
STATIC PRESSURE	: 65 PSI
AVAILABLE FLOW	: 20 GPM
BACKFLOW PREVENTER	: RPZ
MASTER VALVE	: YES
POINT OF CONNECTION	: SEE PLAN (FRONT LEFT)

