

- ### DRAINAGE NOTES
- A MASTER STORMWATER MANAGEMENT PLAN WAS APPROVED BY ACPW AND SRWMD (ERP PERMIT NO. ERP03-0007) FOR THE ENTIRE TIOPA TOWN CENTER COMPLEX DURING THE PERMITTING OF PHASE 1. ALL OF THE PROJECT'S BASINS WERE CONSTRUCTED IN PHASE 1.
 - THE DESIGN OF PHASE 3 NECESSITATED CHANGES TO THE MASTER STORMWATER DESIGN PERMITTED IN PHASE 1. WITH PHASE 3, TWO DRAINAGE AREAS AND TWO RETENTION BASINS HAVE BEEN MERGED INTO A SINGLE DRAINAGE AREA (DA-D) AND A SINGLE BASIN (BASIN D). THE NEW DESIGN IS REFLECTED ON THIS PLAN AND IN THE TABLE BELOW. THE MODIFIED MASTER STORMWATER MANAGEMENT PLAN WAS APPROVED BY ACPW AND SRWMD (ERP PERMIT NO. ERP03-0007M2).
 - ALL OF THE PROJECT'S BASINS WERE DESIGNED TO ACCOMMODATE STORMWATER RUNOFF FROM FULL BUILD-OUT CONDITIONS. AT LEAST 75% OF THE ONSITE DRAINAGE AREA WAS ASSUMED TO BE IMPERVIOUS UNDER FULL BUILD-OUT CONDITIONS.

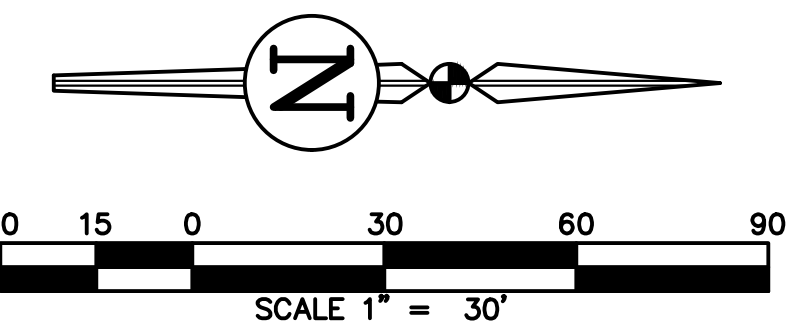
DRAINAGE DESIGN DATA FOR EXISTING, PROPOSED AND FUTURE CONDITIONS					
DRAINAGE AREA ID	BASIN ID	FUTURE BUILD-OUT DRAINAGE AREA (AC)		ON-SITE IMPERVIOUS AREA (AC)	
		EXISTING	PHASE 3	EXISTING	FULL BUILD-OUT
DA-A	BASIN A	19.27	2.77	NC	5.27
DA-B	BASIN B	6.86	2.48	NC	5.24
DA-C	BASIN C	0.65	0.19	NC	0.19
DA-D	BASIN D	5.65	0.46	4.33	4.33
DA-F	BASIN F	3.28	0.00	NC	1.48

NC = NO CHANGE FROM EXISTING CONDITIONS TO THE PROPOSED PHASE 3 CONDITIONS

USE	AREA	PERCENTAGE
TOTAL DRAINAGE AREA (DA-D)	246,070 SF (5.65 AC)	100%
TOTAL EXISTING IMPERVIOUS AREA	129,834 SF (2.98 AC)	52.76%
TOTAL PROPOSED IMPERVIOUS AREA	4,113 SF (0.09 AC)	1.67%
TOTAL SITE OPEN SPACE AREA	112,123 SF (2.57 AC)	45.57%
TOTAL IMPERVIOUS AREA	133,947 SF (3.08 AC)	54.31%

- THE PROPOSED ADDITIONAL IMPERVIOUS AREA OF 4,113 SF WILL INCREASE THE TOTAL PERCENTAGE OF THE IMPERVIOUS AREA WITHIN DRAINAGE AREA DA-D TO 54.5% WHICH IS LESS THAN THE 75% IMPERVIOUS AREA PERMITTED FOR THE DRAINAGE AREA.

- ### DIMENSION NOTES
- REFER TO PROJECT BOUNDARY AND TOPOGRAPHIC SURVEYS PROVIDED BY BROWN CULLEN INC. DATED 11/19/04 FOR MORE DETAILED SURVEY INFORMATION OF THE SUBJECT PARCEL.
 - CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE PROJECT SURVEY AND RECORD DRAWINGS, AND SHALL VERIFY EX SITE CONDITIONS. ANY APPARENT DISCREPANCIES OR ADDITIONAL PERTINENT INFORMATION SHALL BE BROUGHT TO THE PROJECT ENGINEER'S ATTENTION IMMEDIATELY.

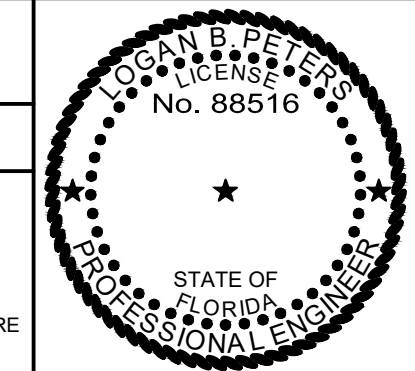


REVISIONS			
NO.	DATE	DESCRIPTION	DRWN/ APPR

ENGINEER OF RECORD: **LOGAN B. PETERS, P.E.**
FLORIDA LICENSE NO. 88516

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SHEET TITLE: **SITE PLAN**

CLIENT: **JOYNER CONSTRUCTION**

PROJECT: **GHFC - TIOPA TC OUTDOOR RECREATION**
PROJECT PHASE

DATE: **JANUARY 2024**

PROJECT NO.: **349-23-01**

SHEET NO.: **C0.0**