



**US Army Corps
of Engineers®**

PUBLIC NOTICE

Applicant:
Berry Bay Development, LLC

Published: June 16, 2025
Expires: July 7, 2025

**Jacksonville District
Permit Application No. SAJ-2024-04671 (SP-TEH)**

TO WHOM IT MAY CONCERN: The Jacksonville District of the U.S. Army Corps of Engineers (Corps) has received an application for a Department of the Army permit pursuant to Section 404 of the Clean Water Act (33 U.S.C. §1344). The purpose of this public notice is to solicit comments from the public regarding the work described below:

If you are interested in receiving additional project drawings associated with this public notice, please send an e-mail to the project manager by electronic mail at Tracy.E.Hurst@usace.army.mil.

APPLICANT: Berry Bay Development, LLC
111 S. Armenia Ave., Suite 201
Tampa, FL 33609

WATERWAY AND LOCATION: The project would affect aquatic resources associated with Dug Creek. The project site is located South of Bonita Drive and north of Berry Grove Boulevard; at latitude 27.677959° and longitude -82.337439°; in Wimauma, Hillsborough County, Florida.

EXISTING CONDITIONS: The approximately 55.55-acre project site contains approximately 13.08 acres of aquatic resources. The site is composed of various wetland habitats, including streams, lake swamps, wetland hardwood forests, and vegetated non-forested wetlands. Dug Creek and its floodplain dominate the central portion, featuring a mix of live oak (*Quercus virginiana*), laurel oak (*Quercus laurifolia*), water oak (*Quercus nigra*), longleaf pine (*Pinus palustris*), sweetgum (*Liquidambar styraciflua*), and understory species like saw palmetto (*Serenoa repens*), maidencane (*Hymenachne hemitomon*), and swamp fern (*Telmatoblechnum serrulatum*). The eastern edge contains forested wetlands densely vegetated with laurel oak, red maple (*Acer rubrum*), swamp bay (*Persea palustris*), and sweetbay magnolia (*Magnolia virginiana*), with herbaceous layers of ferns, panicgrass (*Dichanthelium spp.*), and redroot (*Lachnanthes caroliniana*). Additionally, previously disturbed non-forested wetlands near Dug Creek have revegetated with Brazilian pepper (*Schinus terebinthifolia*), cattails (*Typha sp.*), and Peruvian primrose willow (*Ludwigia peruviana*).

The upland areas of the project site include a mix of residential areas, abandoned fish farms, and forested uplands. Vegetation consists primarily of bahiagrass (*Paspalum notatum*), muscadine (*Vitis rotundifolia*), saw greenbriar (*Smilax bona-nox*), live oak,

and slash pine (*Pinus elliottii*), with disturbed areas dominated by Brazilian pepper and cogon grass (*Imperata cylindrica*). Forested uplands primarily feature live oak and saw palmetto understory, along with sparse occurrences of dog fennel (*Eupatorium capillifolium*), air potato (*Dioscorea bulbifera*), and tropical soda apple (*Solanum viarum*). The site is surrounded primarily by residential development to the east, north, and south, and South U.S. Highway 301 to the west.

PROJECT PURPOSE:

Basic: Development of a single-family residential subdivision.

Overall: Development of a single-family residential subdivision within the community of Wimauma, Hillsborough County, Florida.

PROPOSED WORK: The applicant requests authorization to develop an 80-unit single-family residential subdivision known as “Berry Bay Village O”, requiring impacts to 0.45 acre of wetlands and 3.33 acres of other waters, primarily consisting of human-made ditches excavated in upland soils.

AVOIDANCE AND MINIMIZATION: The applicant has provided the following information in support of efforts to avoid and/or minimize impacts to the aquatic environment:

“The proposed subdivision design reflects a concerted effort to avoid and minimize impacts to the aquatic environment by carefully considering the location of existing wetlands and surface waters and positioning the development footprint to minimize disruption. The footprint is concentrated in the eastern portion of the site to avoid significant wetland areas, including those near Dug Creek in the west-central portion of the property. Shifting the layout westward would result in greater impacts due to the proximity of adjacent wetlands, while relocating the development north, east, or south is impractical due to the presence of public roads, planned roadways, and existing site constraints. Additionally, the layout ensures necessary access for construction, emergency services, and site functionality, further reducing the potential for disruption to sensitive areas. Given the site’s conditions, including wetlands and manmade ditches, development without some level of impact is impracticable. To minimize these effects, impacts are confined to manmade upland ditches and ponds, with only minor impacts to on-site wetlands that cannot otherwise be avoided. Alternative layouts that curve around or shift impacts would only transfer disruption to other wetlands, including those near Dug Creek, making such options infeasible. Without the minor impacts proposed, portions of upland within the property would be inaccessible, significantly reducing the site’s potential for equitable development. This design approach strikes a balance between the practical utilization of the property and the preservation of aquatic resources, ensuring compliance with regulatory requirements and demonstrating a commitment to minimizing environmental impacts.”

COMPENSATORY MITIGATION: The applicant offered the following compensatory mitigation plan to offset unavoidable functional loss to the aquatic environment: The applicant proposes to purchase 0.24 mitigation bank credits from a federally approved mitigation bank to offset unavoidable impacts to the 0.45 acre of wetlands.

CULTURAL RESOURCES: The Corps is evaluating the undertaking for effects to historic properties as required under Section 106 of the National Historic Preservation Act. This public notice serves to inform the public of the proposed undertaking and invites comments including those from local, State, and Federal government Agencies with respect to historic resources. Our final determination relative to historic resource impacts may be subject to additional coordination with the State Historic Preservation Officer, federally recognized tribes and other interested parties.

ENDANGERED SPECIES: The Corps has performed an initial review of the application to determine if any threatened, endangered, proposed, or candidate species, as well as the proposed and final designated critical habitat may occur in the vicinity of the proposed project. Based on this initial review, the Corps has made a preliminary determination that the proposed project may affect, but is not likely to adversely affect, the species listed below. No other ESA-listed species or critical habitat will be affected by the proposed action. No critical habitat is present on the project site.

Table 1: ESA-listed species potentially present in the action area.

Species Common Name	Scientific Name	Federal Status
crested caracara	<i>Caracara plancus audubonii</i>	Threatened
Eastern black rail	<i>Laterallus jamaicensis</i> ssp. <i>jamaicensis</i>	Threatened
Eastern indigo snake	<i>Drymarchon couperi</i>	Threatened
Everglade snail kite	<i>Rostrhamus sociabilis plumbeus</i>	Endangered
Florida scrub jay	<i>Aphelocoma coerulescens</i>	Threatened
Pygmy fringe-tree	<i>Chionanthus pygmaeus</i>	Endangered

Pursuant to Section 7 ESA, any required consultation with the Service(s) will be conducted in accordance with 50 CFR part 402. The U.S. Army Corps of Engineers is the lead Federal agency for ESA consultation for the proposed action. Any required consultation will be completed by the U.S. Army Corps of Engineers.

This notice serves as request to the U.S. Fish and Wildlife Service for any additional information on whether any listed or proposed to be listed endangered or threatened species or critical habitat may be present in the area which would be affected by the proposed activity.

NAVIGATION: The proposed structure or activity is not located in the vicinity of a federal navigation channel.

SECTION 408: The applicant will not require permission under Section 14 of the Rivers and Harbors Act of 1899 (33 USC 408) because the activity, in whole or in part, would not alter, occupy, or use a Corps Civil Works project.

WATER QUALITY CERTIFICATION: Water Quality Certification is required from the Southwest Florida Water Management District (SWFWMD) and is currently being evaluated under File No. 48121.000 (App: 901780).

COASTAL ZONE MANAGEMENT CONSISTENCY: Coastal Zone Consistency Concurrence is required from the SWFWMD. In Florida, the State approval constitutes compliance with the approved Coastal Zone Management Plan.

NOTE: This public notice is being issued based on information furnished by the applicant. This information has not been verified or evaluated to ensure compliance with laws and regulation governing the regulatory program. The geographic extent of aquatic resources within the proposed project area that either are, or are presumed to be, within the Corps jurisdiction has not been verified by Corps personnel.

EVALUATION: The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits, which reasonably may be expected to accrue from the proposal, must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including cumulative impacts thereof; among these are conservation, economics, esthetics, general environmental concerns, wetlands, historical properties, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food, and fiber production, mineral needs, considerations of property ownership, and in general, the needs and welfare of the people. A permit will be granted unless its issuance is found to be contrary to the public interest.

COMMENTS: The Corps is soliciting comments from the public; Federal, State, and local agencies and officials; Indian Tribes; and other Interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps to determine whether to issue, modify, condition, or deny a permit for this proposal. To make this determination, comments are used to assess impacts to endangered species, historic properties, water quality, general environmental

effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment (EA) and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act (NEPA). Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

The Jacksonville District will receive written comments on the proposed work, as outlined above, until July 7, 2025. Comments should be submitted electronically via the Regulatory Request System (RRS) at <https://rrs.usace.army.mil/rrs> or to Tracy Hurst at Tracy.E.Hurst@usace.army.mil. Alternatively, you may submit comments in writing to the Commander, U.S. Army Corps of Engineers, Jacksonville District, Attention: Tracy Hurst, 10117 Princess Palm Avenue, Suite 120, Tampa, Florida, 33610. Please refer to the permit application number in your comments.

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider the application. Requests for public hearings shall state, with particularity, the reasons for holding a public hearing. Requests for a public hearing will be granted, unless the District Engineer determines that the issues raised are insubstantial or there is otherwise no valid interest to be served by a hearing.

CONSTRUCTION PLANS
FOR
BERRY BAY VILLAGE O
HILLSBOROUGH COUNTY, FLORIDA

PREPARED FOR:
EPG1, LLC
111 S. ARMENIA AVE, SUITE 201
TAMPA, FLORIDA 33609
(813) 443-0809

OWNER/DEVELOPER

BERRY BAY DEVELOPMENT, LLC
111 S. ARMENIA AVE, SUITE 201
TAMPA, FL 33609
CONTACT: KYLE SMITH
EMAIL: KSMITH@EISENHOWERPROPERTYGROUP.COM
TEL: (813) 443-0809

SURVEYOR

GEOPOINT SURVEYING, INC.
213 HOBBS STREET
TAMPA, FLORIDA 33619
CONTACT: DAVID MAXWELL
EMAIL:
TEL: (813) 348-8888

SURVEYED DATE:

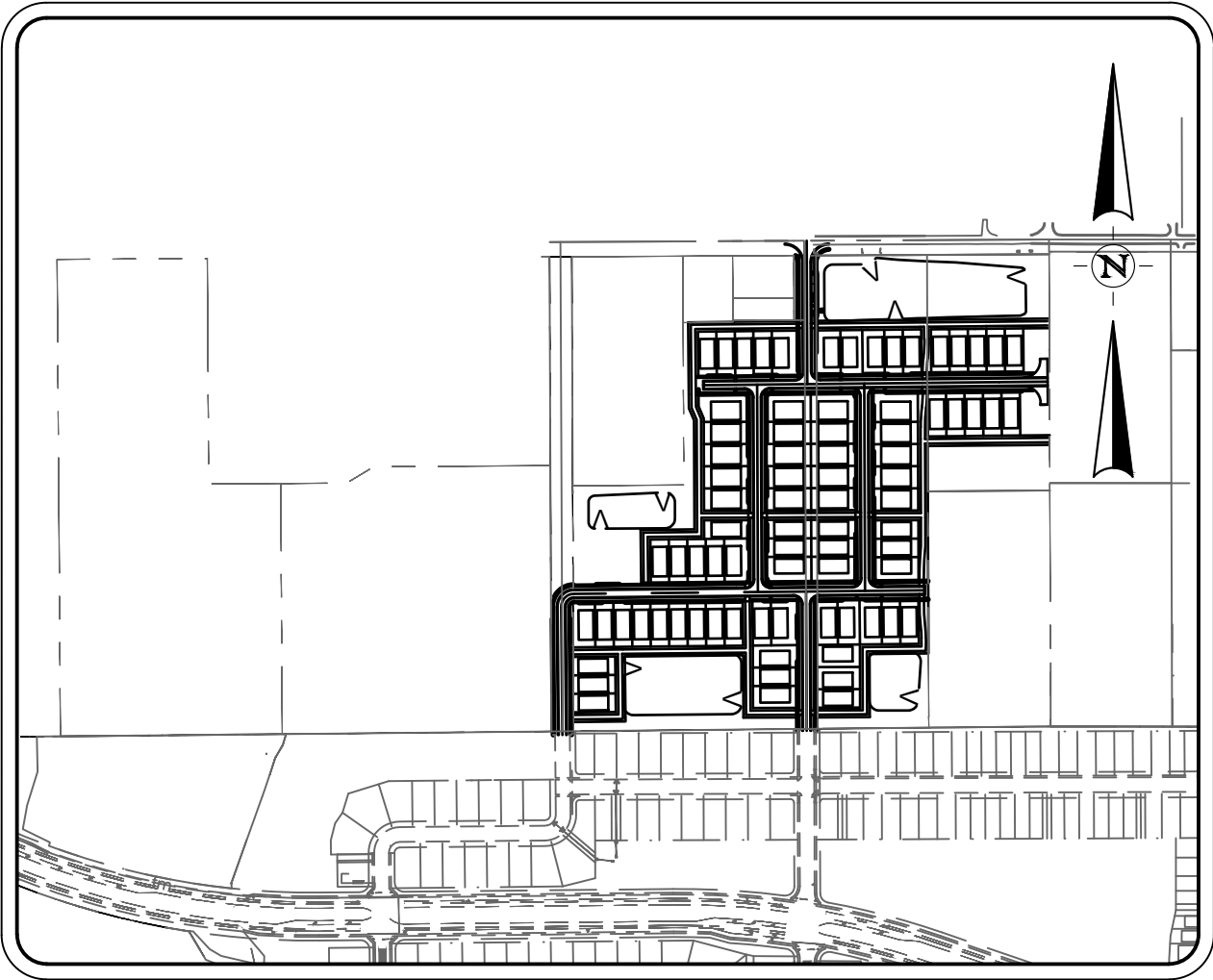
JANUARY 23, 2023

ENGINEER

HALFF
1000 N. ASHLEY DRIVE, SUITE 900
TAMPA, FLORIDA 33602
CONTACT: ALISTAIR S. BRICE, P.E.
EMAIL: ABRICE@HALFF.COM
TEL: (813) 620 4500

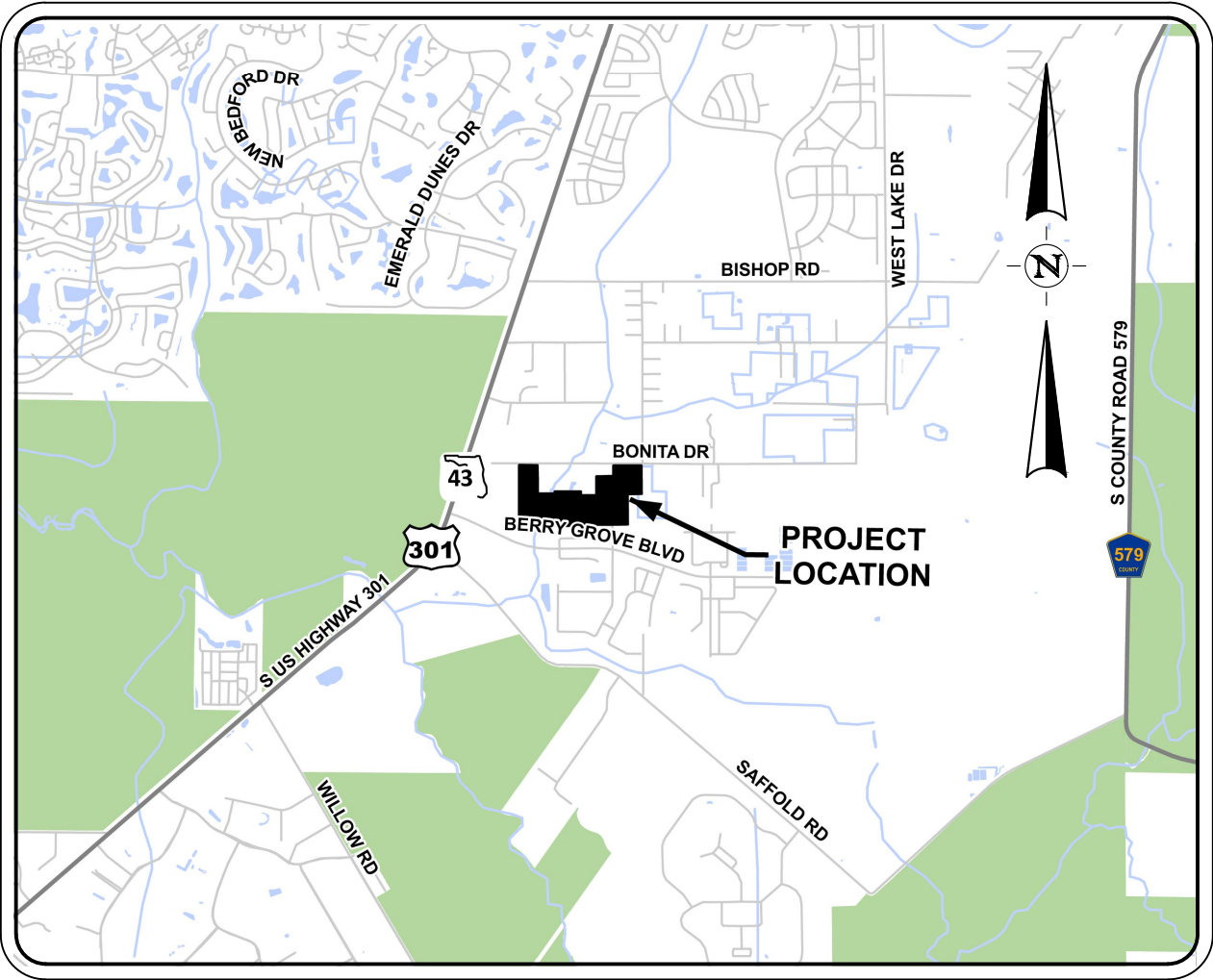
LANDSCAPE ARCHITECT

HALFF ASSOCIATES, INC.
1000 N. ASHLEY DRIVE SUITE 900
TAMPA, FL. 33602
CONTACT: LAURA M. DUPLAIN, PLA
EMAIL: LDUPLAIN@HALFF.COM
TEL: (813) 666-7408



PROJECT MAP

1"=300'



LOCATION MAP

NOT TO SCALE

PREPARED BY:



1000 N. ASHLEY DRIVE, SUITE 900
TAMPA, FLORIDA 33602
TEL. (813) 620 4500
www.halff.com

INDEX OF DRAWINGS

SHEET NUMBER SHEET TITLE

G001	COVER SHEET
G002	GENERAL NOTES
G003	GENERAL NOTES
C101	EXISTING CONDITIONS
C102 - C105	DEMOLITION & EROSION CONTROL
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C301	OVERALL GRADING PLAN
C302	GRADING PLAN
C303	GRADING PLAN
C401	OVERALL UTILITY PLAN
C402	UTILITY PLAN
C403	UTILITY PLAN
C501	PLAN & PROFILE EAGLE ROCK DRIVE
C502	PLAN & PROFILE EAGLE ROCK DRIVE
C503	PLAN & PROFILE MARINE GRASS DRIVE
C504	PLAN & PROFILE ROAD A
C505	PLAN & PROFILE ROAD B
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C702	PAVING GRADING & DRAINAGE DETAILS
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C801	SIGNING PLAN
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C903	SODDING PLAN
C904	POTABLE WATER NOTES & DETAILS
C902	POTABLE WATER DETAILS
C903	WASTEWATER NOTES & DETAILS



Know what's below.
Call before you dig.

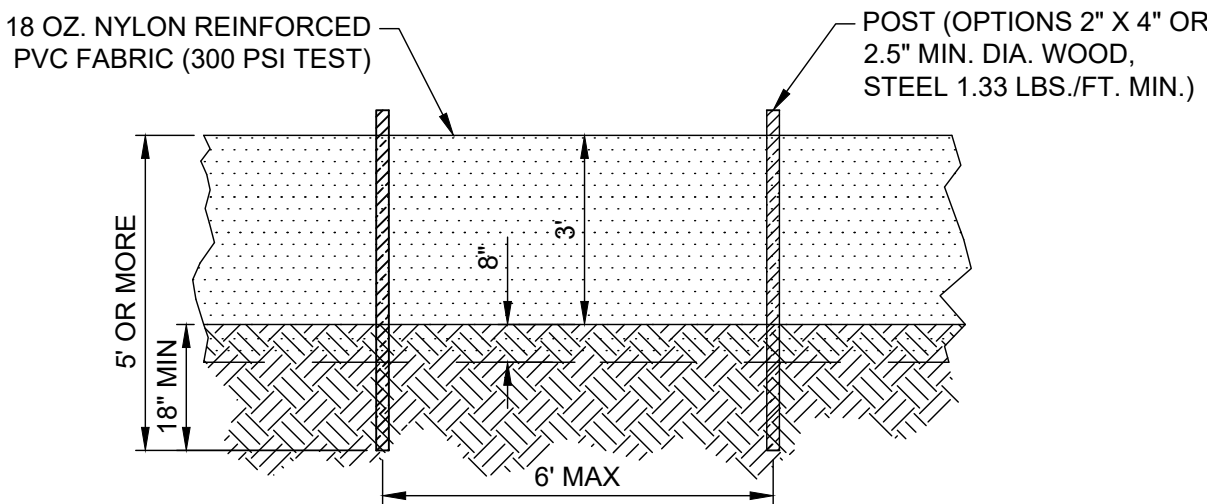
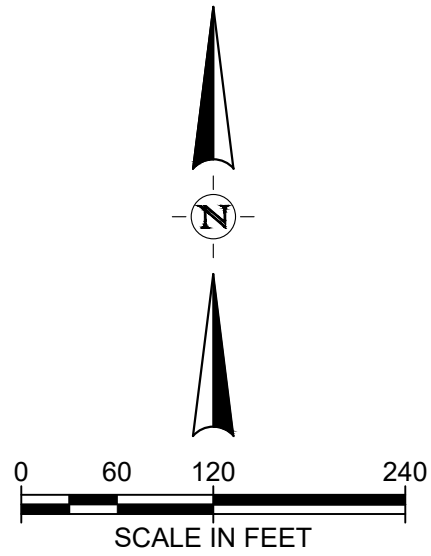
THE INFORMATION SHOWN ON THESE DRAWINGS INDICATING SIZE, TYPE, AND LOCATION OF UNDERGROUND, SURFACE, AND AERIAL UTILITIES IS NOT GUARANTEED TO BE EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT THE "SUNSHINE 811" SYSTEM AT 1-800-432-4770 48 HOURS PRIOR TO BEGINNING ANY EXCAVATION FOR EXISTING UTILITY LOCATIONS. THE CONTRACTOR SHALL ALSO BE FULLY RESPONSIBLE FOR FIELD VERIFYING LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES AFFECTED BY CONSTRUCTION FOR THIS PROJECT IN ORDER TO AVOID DAMAGING THOSE UTILITIES, AND SHALL IMMEDIATELY ARRANGE FOR REPAIR AND RESTORATION OF CONTRACTOR-DAMAGED UTILITIES TO THE UTILITY COMPANY'S APPROVAL AT THE EXPENSE OF THE CONTRACTOR.

IMPACT ID	TOTAL AREA (AC)	PERMANENT IMPACT (AC)	TEMPORARY IMPACT (AC)	TO BE REMOVED PURSUANT TO EPC NOTICED EXEMPTION
WETLAND-DC	0.6970	0.0000	0.0000	NO
WETLAND-DCA	1.6900	0.0000	0.0000	NO
WETLAND-DCB	0.0540	0.0000	0.0000	NO
WETLAND-DCD	0.0270	0.0000	0.0000	NO
WETLAND-DCE	1.6240	0.0000	0.0000	NO
WETLAND-DCF	2.7710	0.0000	0.0000	NO
WETLAND-PSW	0.0110	0.0000	0.0000	NO
WETLAND-PSWA	0.0150	0.0000	0.0000	NO
WETLAND-Z	0.6790	0.0000	0.0000	NO
WETLAND-1	0.5510	0.4090	0.0000	NO
WETLAND-H1	0.5510	0.0350	0.0000	NO
OSW-1	0.0200	0.0200	0.0000	YES
OSW-2	0.0620	0.0620	0.0000	YES

OSW-3	0.1460	0.1460	0.0000	YES
OSW-4	0.0920	0.0920	0.0000	YES
OSW-5	0.4350	0.4350	0.0000	YES
OSW-6	0.0200	0.0200	0.0000	YES
OSW-7	0.1740	0.0210	0.0000	YES
OSW-8	0.0020	0.0020	0.0000	YES
OSW-1(BB)	0.0130	0.0130	0.0000	YES
OSW-2(BB)	0.0890	0.0890	0.0000	YES
OSW-3(BB)	0.1540	0.1540	0.0000	YES
OSW-H1	0.0560	0.0560	0.0000	YES
OSW-H2	0.0480	0.0480	0.0000	YES
OSW-H3	0.0520	0.0520	0.0000	YES
OSW-H4	0.0540	0.0540	0.0000	YES
OSW-H5	0.0200	0.0200	0.0000	YES
OSW-H6	0.0650	0.0650	0.0000	YES

OSW-H7	0.1050	0.1050	0.0000	YES
OSW-H8	0.0650	0.0650	0.0000	YES
OSW-H9	0.0630	0.0630	0.0000	YES
OSW-H10	0.0700	0.0700	0.0000	YES
OSW-H11	0.0590	0.0590	0.0000	YES
OSW-H12	0.0650	0.0650	0.0000	YES
OSW-H13	0.0600	0.0600	0.0000	YES
OSW-H14	0.0600	0.0600	0.0000	YES
OSW-H15	0.0650	0.0650	0.0000	YES
OSW-H16	0.0770	0.0770	0.0000	YES
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OSW-H18	0.0780	0.0780	0.0000	YES
OSW-H19	0.0690	0.0690	0.0000	YES
OSW-H20	0.0720	0.0720	0.0000	YES

OSW-H21	0.0670	0.0670	0.0000	YES
OSW-H22	0.0750	0.0750	0.0000	YES
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OSW-H24	0.0540	0.0540	0.0000	YES
OSW-H25	0.0470	0.0470	0.0000	YES
OSW-H26	0.0530	0.0530	0.0000	YES
OSW-H27	0.0450	0.0450	0.0000	YES
OSW-H28	0.0480	0.0480	0.0000	YES
OSW-H29	0.0450	0.0450	0.0000	YES
OSW-H30	0.1160	0.1160	0.0000	YES
OSW-H31	0.2250	0.2250	0.0000	YES
OSW-H32	0.0540	0.0540	0.0000	YES
OSW-H33	0.2200	0.2200	0.0000	YES



NOTE: REFER TO LATEST EDITION OF FLORIDA "EROSION AND SEDIMENT CONTROL MANUAL" FIGURE V-11 FOR ADDITIONAL DETAILS AND SPECIFICATIONS

NOTES:

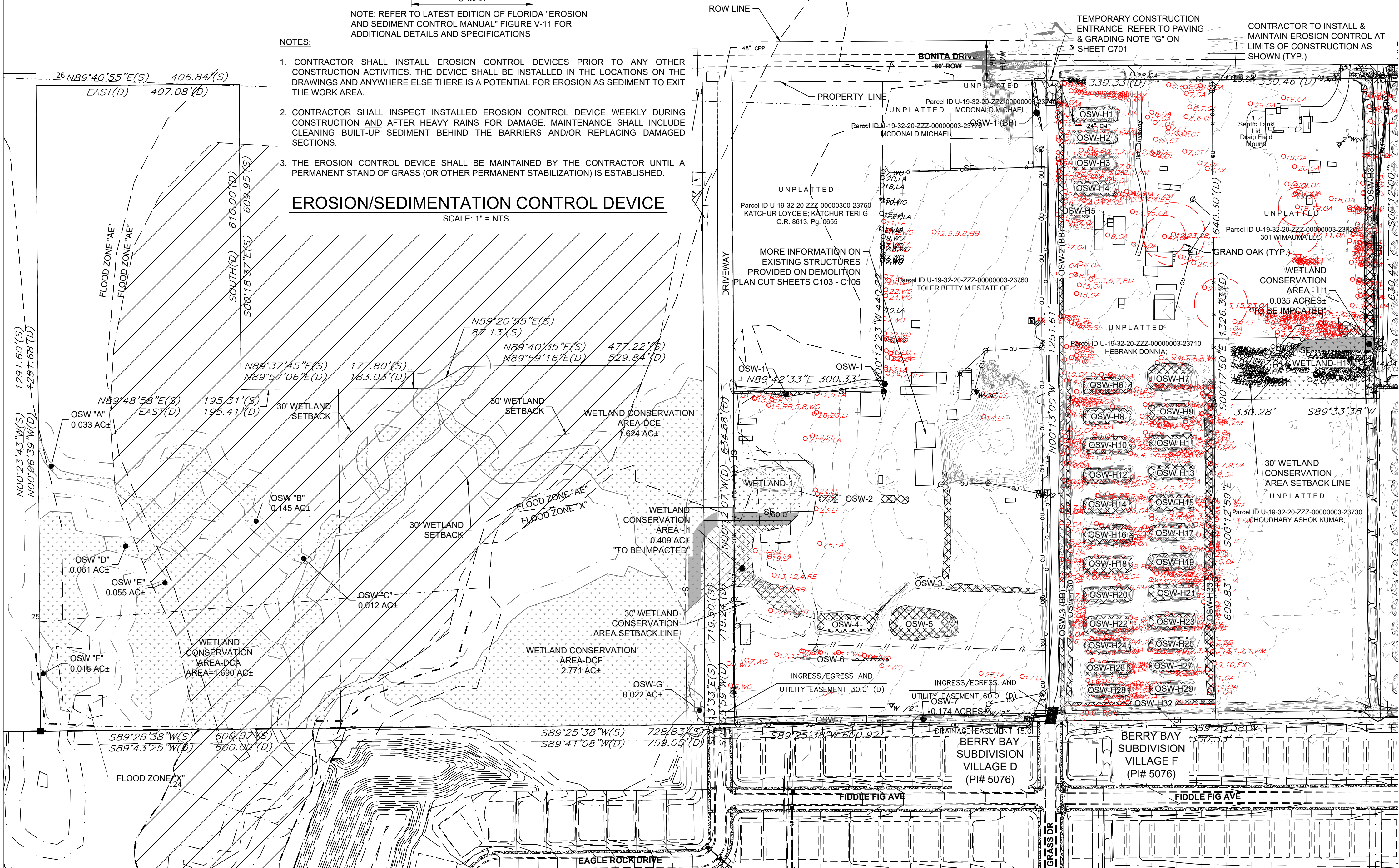
- CONTRACTOR SHALL INSTALL EROSION CONTROL DEVICES PRIOR TO ANY OTHER CONSTRUCTION ACTIVITIES. THE DEVICE SHALL BE INSTALLED IN THE LOCATIONS ON THE DRAWINGS AND ANYWHERE ELSE THERE IS A POTENTIAL FOR EROSION AS SEDIMENT TO EXIT THE WORK AREA.
- CONTRACTOR SHALL INSPECT INSTALLED EROSION CONTROL DEVICE WEEKLY DURING CONSTRUCTION AND AFTER HEAVY RAINS FOR DAMAGE. MAINTENANCE SHALL INCLUDE CLEANING BUILT-UP SEDIMENT BEHIND THE BARRIERS AND/OR REPLACING DAMAGED SECTIONS.
- THE EROSION CONTROL DEVICE SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL A PERMANENT STAND OF GRASS (OR OTHER PERMANENT STABILIZATION) IS ESTABLISHED.

EROSION/SEDIMENTATION CONTROL DEVICE

SCALE: 1" = NTS

UTILITY RELOCATION NOTE:

CONTRACTOR TO COORDINATE WITH UTILITY SERVICE PROVIDER FOR UTILITY POLE RELOCATION



LEGEND

	FEMA FLOODWAY ZONE		WETLAND CONSERVATION AREA / OSW NO IMPACT AREA
	WETLAND CONSERVATION AREA / OSW IMPACT AREA		SECONDARY WETLAND CONSERVATION AREA IMPACT

TREE LEGEND

AE ---- AMERICAN ELM	M ---- MAPLE
BB ---- BOTTLE BRUSH	OA ---- OAK
BR ---- BRAZILIAN PEPPER	PL ---- PALM
C ---- CYPRESS	PN ---- PINE
CL ---- CHERRY LAUREL	RB ---- RED BAY
CP ---- CABBAGE PALM	RM ---- RED MAPLE
CT ---- CHINESE TALLOW	SB ---- SWEET BAY
CW ---- CAROLINA WILLOW	SL ---- SLASH PINE
EX ---- LLEX (EXOTIC)	WI ---- WILLOW
LA ---- LAUREL OAK	WM ---- WAX MYRTLE
LI ---- LIVE OAK	WO ---- WATER OAK
MG ---- MAGNOLIA	O ---- TREES TO BE REMOVED (TYP)

EROSION/TURBIDITY CONTROL NOTES

- 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 ECONOMIC, EFFECTIVE AND CONTINUOUS CONTROL OF EROSION AND WATER POLLUTION THROUGHOUT THE LIFE OF THE CONSTRUCTION PHASE.
- 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 USUALLY 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 SHALL BE USED IN OPEN WATER SITUATIONS. DIVERSION DITCHES OR SWALES MAY BE REQUIRED TO PREVENT TURBID STORM WATER 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.
- THE CONTRACTOR 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 OPERATIONS, 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 THAT GRADING OPERATIONS CAN FOLLOW IMMEDIATELY THEREAFTER, AND GRADING OPERATIONS SHALL BE SCHEDULED AND PERFORMED THAT PERMANENT EROSION CONTROL FEATURES CAN FOLLOW IMMEDIATELY THEREAFTER IF CONDITIONS ON THE PROJECT PERMIT.
- THE CONTRACTOR AND/OR OWNER'S REPRESENTATIVE SHALL PROVIDE ROUTINE MAINTENANCE OF PERMANENT AND TEMPORARY EROSION CONTROL FEATURES UNTIL THE PROJECT IS COMPLETE AND ALL BARED SOILS ARE STABILIZED.
- ALL GREEN AND/OR DISTURBED AREAS TO BE SODDED/RESODDED WITH LIKE SOD.
- ANY SOD PLACED ON SLOPES EXCEEDING 3:1 TO BE ANCHORED BY STAKES, NETS, AND/OR ENGINEER'S APPROVED METHOD.
- REQUIRED TREE BARRICADES AND EROSION CONTROL MUST REMAIN INTACT THROUGHOUT CONSTRUCTION. ENCROACHMENT INTO OR FAILURE TO MAINTAIN THESE BARRICADES WILL RESULT IN ENFORCEMENT ACTION WHICH MAY INCLUDE CITATIONS AND/OR PERMIT REVOCATION AS PROVIDED BY LOCAL JURISDICTION

FLOODPLAIN INFORMATION

THIS PROPERTY LIES WITHIN FLOOD ZONE "X" AND "AE" (ELEVATION VARIES FROM 19 FT TO 23 FT) AS DEPICTED ON FLOOD INSURANCE RATE MAP NO. 12057C0690H HILLSBOROUGH COUNTY, FLORIDA. EFFECTIVE DATE OF AUGUST 28, 2008

ELEVATION DATUM INFORMATION

ALL ELEVATIONS REFER TO NAVD 1988
NGVD1929 : 27.29
NAVD1988 : 26.34
CONVERSION: 1988 TO 1929 = +0.95'

SURVEY INFORMATION BASED ON NAVD 1988 DATUM
NATIONAL GEODETIC SURVEY BENCHMARK "VD-246"

EX ON-SITE WELL NOTES:

- PRIOR TO CONSTRUCTION OWNER/DEVELOPER IS REQUIRED TO TERMINATE ALL EXISTING WATER USE PERMITS WITHIN THE SUBJECT DEVELOPMENT WITH THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWM)
- ALL ON-SITE WELLS TO BE ABANDONED BY A LICENSED WATER WELL CONTRACTOR IN ACCORDANCE WITH RULE 40D-3.531(2), F.A.C.

BERRY BAY VILLAGE O

HILLSBOROUGH COUNTY, FLORIDA

EPG1, LLC

111 S. ARMENIA AVE, SUITE 201
TAMPA, FLORIDA 33609

half

1000 N. ASHLEY DR., SUITE 900
TAMPA, FLORIDA 33602
TEL: (813) 626-4600

REVISION NO.	DATE	DESCRIPTION

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY:		
ALISTAIR S. BRICE, P.E.	90790	
NAME	PE LICENSE NO.	
1/17/2025		
DATE		
THE RECORD COPY OF THIS DRAWING IS ON FILE AT THE OFFICES OF:		
HALFF ASSOCIATES, INC.		
FLA CA 33380 & FL LC 26000645	FL	
FIRM OR BUSINESS NO.	STATE	

PROJECT NO.:	39807.007
ISSUED:	JANUARY 2025
DRAWN BY:	RJK
CHECKED BY:	JNT
SCALE:	1" = 120'
SHEET TITLE:	

DEMOLITION & EROSION CONTROL

WETLAND CONSERVATION AREA NOTE

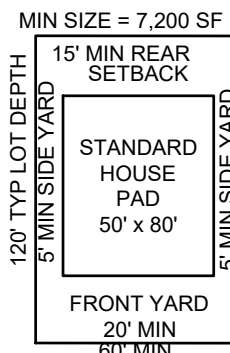
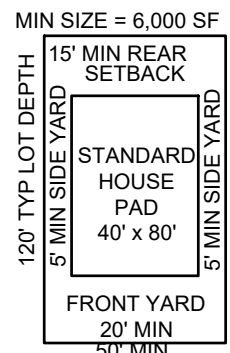
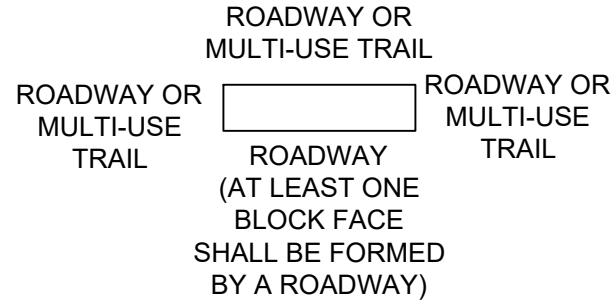
THE WETLAND CONSERVATION AREA SHALL BE RETAINED IN A NATURAL STATE PURSUANT TO THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE (LDC) AS AMENDED; THE HILLSBOROUGH COUNTY ENVIRONMENTAL PROTECTION ACT, CHAPTER 84-446; AND CHAPTER 1-11, RULES OF THE HILLSBOROUGH COUNTY ENVIRONMENTAL PROTECTION COMMISSION. IN ADDITION, A 30 FOOT SETBACK FROM THE WETLAND CONSERVATION AREA IS REQUIRED AND SHALL CONFORM TO THE PROVISIONS STIPULATED WITHIN THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE.

WETLAND/OSW NOTE

REFER TO SHEET C102 FOR WETLAND AND OSW IMPACT ACERAGES

TYPICAL RESIDENTIAL BLOCK

MAX. BLOCK PERIMETER OF 1,240'
(MIN. 500' X MIN. 120')



TYPICAL 50' LOT TYPICAL 60' LOT

*FRONT LOADED HOUSES SHALL MAINTAIN A 20 FOOT MINIMUM SETBACK TO THE GARAGE (IRREGULAR STANDARDS SAME AS REGULAR)

- NOTES:
- REFER TO PD 24-0044 ZONING CONDITION 3 FOR ANY ADDITIONAL TYPICAL LOT DETAIL REQUIREMENTS NOT SHOWN.
 - REQUIRED BUILDING FRONTAGE OF 50% - 80%.

