

SUBJECT: Ripple Townhomes fka Douglas Grand at Telecom Park **PI#5621**
DEPARTMENT: Development Review Division of Development Services Department
SECTION: Project Review & Processing
BOARD DATE: June 13, 2023
CONTACT: Lee Ann Kennedy

RECOMMENDATION:

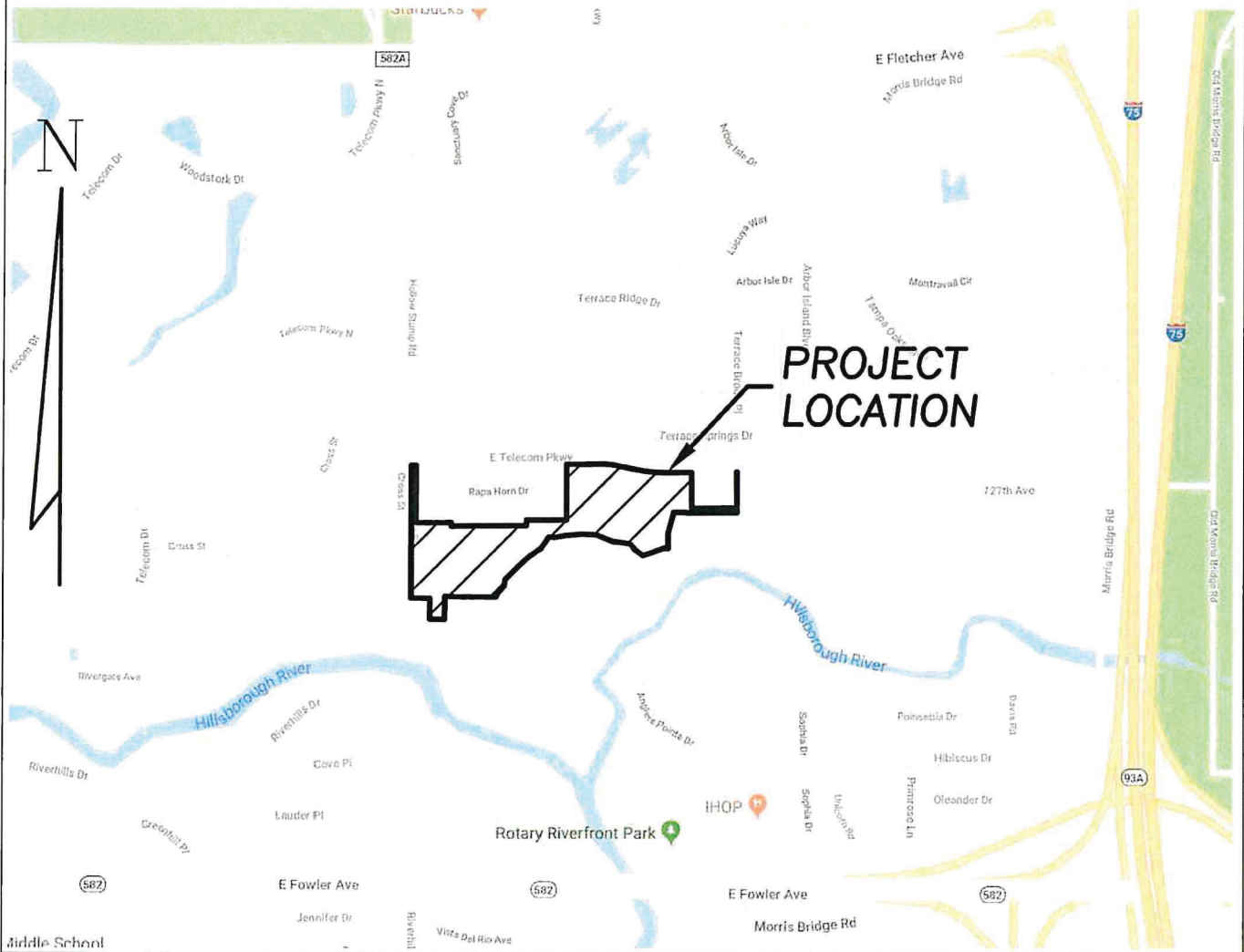
Accept the plat for recording for Ripple Townhomes fka Douglas Grand at Telecom Park, A Private Subdivision, located in Section 12, Township 28, and Range 19. Construction has been completed and has been certified by Lucas Carlo, a Florida Professional Engineer, with Hamilton Engineering & Surveying, LLC.

School Concurrency was approved and there is existing capacity for the subdivision.

BACKGROUND:

On October 25, 2022, Permission to Construct Prior to Platting was issued for the Ripple Townhomes fka Douglas Grand at Telecom Park. Lot corners are in place and placement has been certified by Aaron J. Murphy, Professional Surveyor and Mapper with Hamilton Engineering & Surveying, LLC. The developers are Douglas Land, Inc and the engineer is Hamilton Engineering & Surveying, LLC.

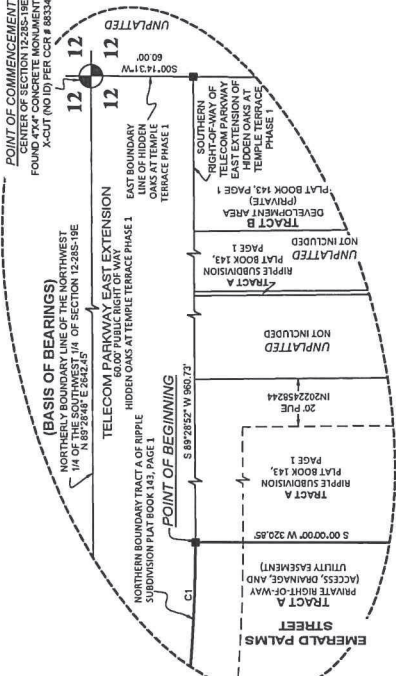
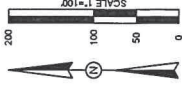
LOCATION MAP



RIPPLE TOWNHOMES

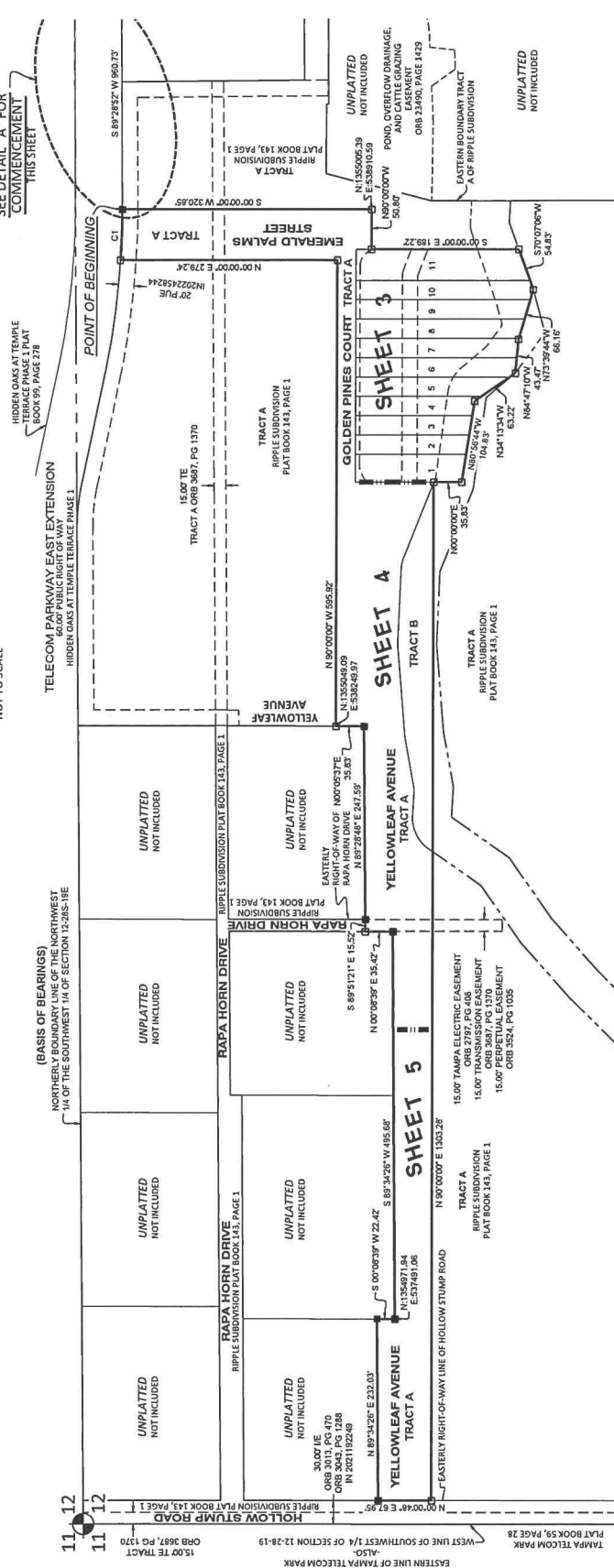
A PARTIAL REPLAT OF TRACT A OF RIPPLE SUBDIVISION AS RECORDED IN PLAT BOOK 143, PAGE 1 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA AND LYING IN SECTION 12, TOWNSHIP 28 SOUTH, RANGE 19 EAST OF HILLSBOROUGH COUNTY, FLORIDA BOUNDARY AND KEY SHEET

PLAT BOOK _____ PAGE _____



DETAIL "A" NOT TO SCALE

CURVE TABLE				
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH DELTA
C1	1072.51'	S 80°08'43" E	64.72'	64.74' 3°27'31"



WETLAND CONSERVATION/PRESERVATION 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, AND THE HILLSBOROUGH COUNTY WETLAND CONSERVATION/PRESERVATION ACT. THE WETLAND CONSERVATION/PRESERVATION AREA IS REQUIRED AND SHALL CONFORM TO THE PROVISIONS STIPULATED WITHIN THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE PURSUANT TO PL. STAT. SEC. 37A.42(1) (2021) AND CHAPTER 111 OF THE RULES OF THE EPC. THE WETLAND CONSERVATION/PRESERVATION AREA IS SUBJECT TO PERIODIC INSPECTIONS AND MONITORING TO DETERMINE IF ANY 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 50-FOOT SETBACK SHALL BE APPLIED TO THE BOUNDARIES OF THE WETLAND CONSERVATION AREA, AS REVISED.

TRACT TABULATION

- TRACT A = PRIVATE RIGHT-OF-WAY (ACCESS, DRAINAGE AND UTILITY EASEMENT)
- TRACT B = WETLAND CONSERVATION/PRESERVATION AREA SET BACK

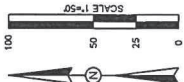
LEGEND

- FOUND 4"x4" CONCRETE MONUMENT LBF 7013, UNLESS NOTED OTHERWISE
- SET FROM PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT LBF 7013, UNLESS OTHERWISE NOTED
- ICPD PERMANENT CONTROL POINT LBF 7013
- PERMANENT EASEMENT
- INSTANTANEOUS EASEMENT
- LICENSED BUSINESS
- OFFICIAL RECORDS BOOK
- PAGE
- PUBLIC UTILITY EASEMENT
- WCPA
- WETLAND CONSERVATION/PRESERVATION AREA
- WETLAND CONSERVATION/PRESERVATION AREA SETBACK LINE

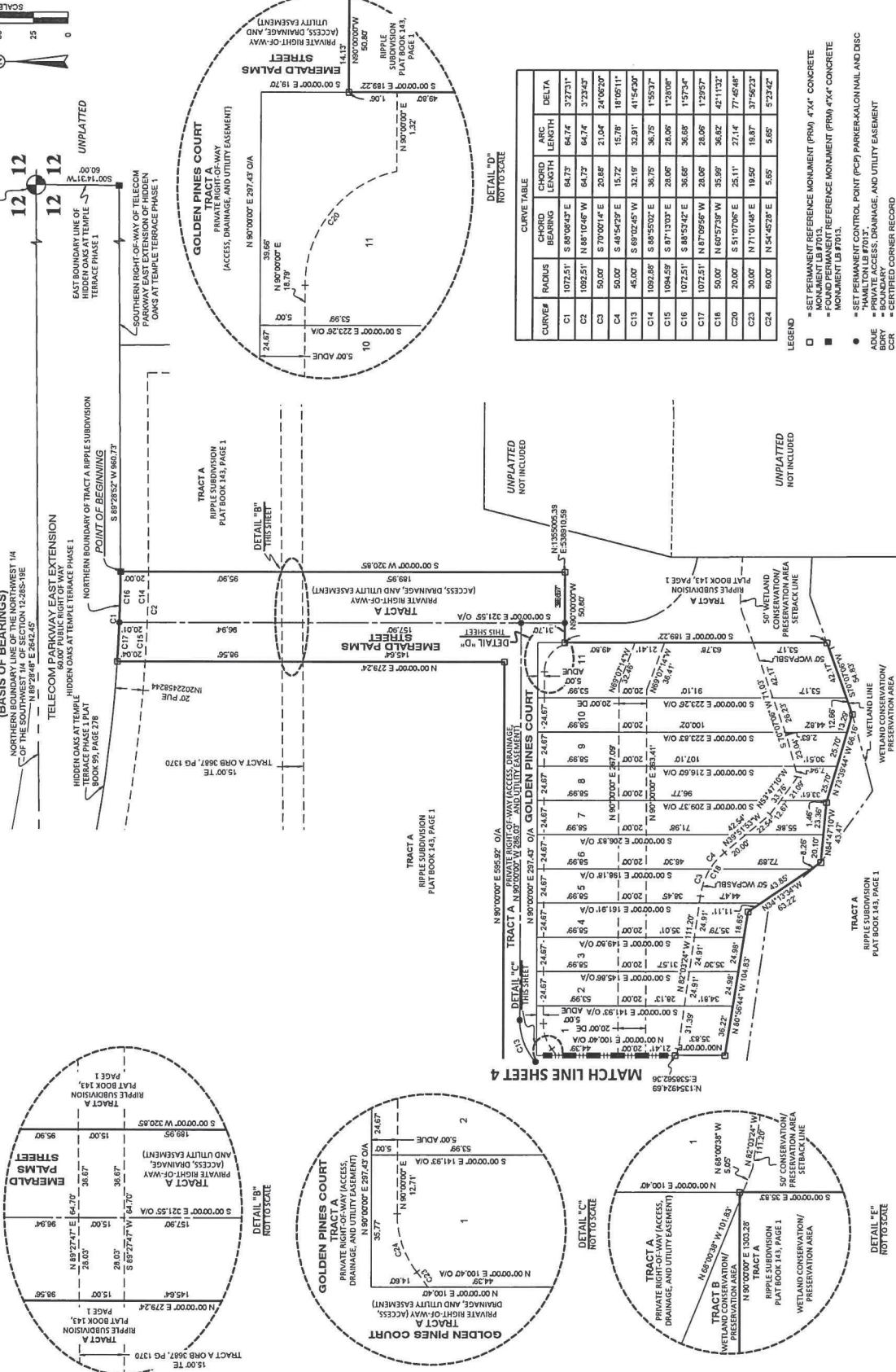
HAMILTON
ENGINEERING & SURVEYING, LLC

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RIPPLE TOWNHOMES
 A PARTIAL REPLAT OF TRACT A OF RIPPLE SUBDIVISION AS RECORDED IN PLAT BOOK 143, PAGE 1 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA AND LYING IN SECTION 12, TOWNSHIP 28 SOUTH, RANGE 19 EAST OF HILLSBOROUGH COUNTY, FLORIDA



POINT OF COMMENCEMENT
 CENTER OF SECTION 12-28S-19E
 FOUND 4"x4" CONCRETE MONUMENT
 ABOUT (NO. 10) FEET CORNER 8 680.37



DETAIL "D" NOT TO SCALE

CURVE#	RADIUS	CHORD BEARING	ARC LENGTH	DELTA
C1	1072.51'	S 88°09'47" E	84.73'	3°72'31"
C2	1092.51'	N 89°10'46" W	84.73'	3°72'43"
C3	50.00'	S 70°20'14" E	20.88'	21.04'
C4	50.00'	S 49°54'39" E	15.72'	16°05'11"
C13	45.00'	S 69°02'45" W	32.18'	32.91'
C14	1092.86'	S 88°55'02" E	36.75'	1°59'37"
C15	1084.59'	S 87°13'07" E	28.06'	1°39'08"
C16	1072.51'	S 88°53'42" E	36.68'	1°57'34"
C17	1072.51'	N 87°09'56" W	28.06'	1°29'57"
C18	50.00'	N 68°57'39" W	35.89'	36.82'
C20	20.00'	S 51°07'06" E	25.11'	27.14'
C23	30.00'	N 71°01'48" E	18.50'	19.87'
C24	60.00'	N 54°42'36" E	5.85'	9°23'42"

- LEGEND**
- SET PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT LB #7013
 - FOUND PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT LB #7013
 - SET PERMANENT CONTROL POINT (PCP) PARKER-KALON NAIL AND DISC
 - HAMILTON LB #7013
 - ACCESS, DRAINAGE, AND UTILITY EASEMENT
 - BOUNDARY
 - CERTIFIED CORNER RECORD
 - EGRESS EASEMENT
 - INGRESS EGRESS EASEMENT
 - INSTRUMENT NUMBER
 - INCREASE BUSINESS
 - INCREASE BUSINESS
 - OVERALL
 - OFFICIAL RECORDS BOOK
 - HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE (LDC)
 - MONUMENT REFERENCE LINE ONLY
 - PUBLIC UTILITY EASEMENT
 - RADIAL LINE
 - RADIUS LINE
 - WETLAND CONSERVATION/PRESERVATION AREA
 - WETLAND CONSERVATION/PRESERVATION AREA
 - WETLAND CONSERVATION/PRESERVATION AREA
 - WETLAND CONSERVATION/PRESERVATION AREA

HAMILTON
ENGINEERING & SURVEYING, LLC

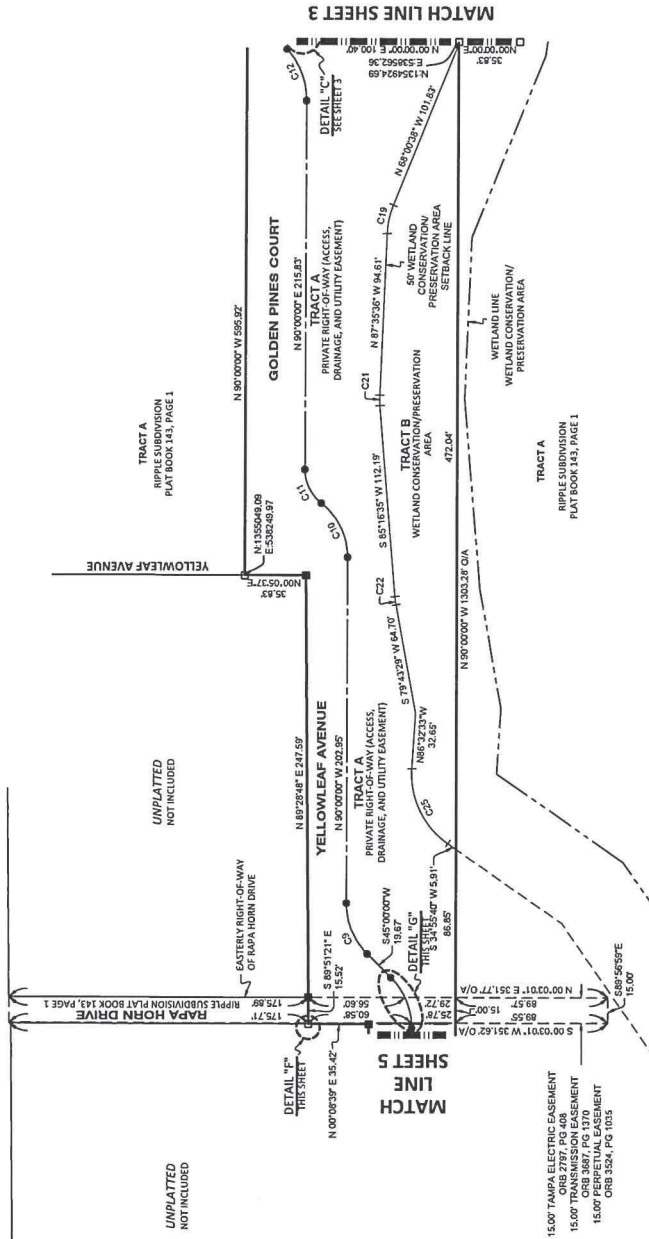
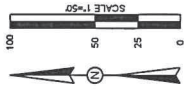
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RIPPLE TOWNHOMES

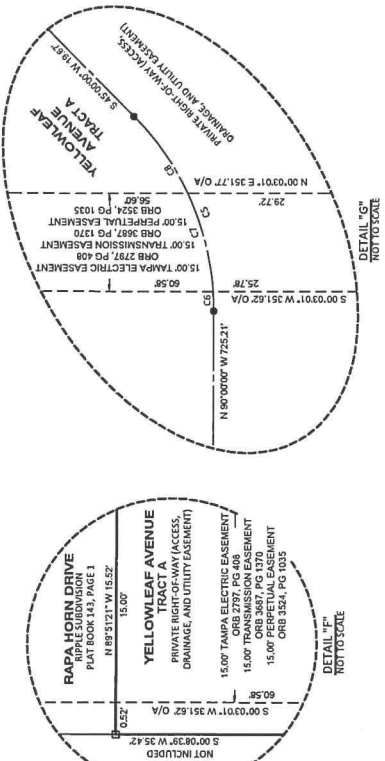
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PLAT BOOK _____ PAGE _____



CURVE#	RADIUS	CHORD BEARINGS	CHORD LENGTH	ARC LENGTH	DELTA
C5	42.00'	N 67°30'00" E	32.15'	32.59'	45°00'00"
C6	42.00'	N 87°57'43" E	2.99'	2.99'	4°04'35"
C7	42.00'	N 75°16'54" E	15.51'	15.60'	21°11'00"
C8	42.00'	N 54°49'11" E	14.33'	14.40'	19°36'22"
C9	42.00'	S 67°30'00" W	32.15'	32.59'	45°00'00"
C10	40.00'	N 63°52'42" E	35.22'	36.47'	52°14'37"
C11	25.00'	S 63°52'42" W	22.01'	22.60'	52°14'37"
C12	45.00'	N 69°02'46" E	32.19'	33.51'	41°54'30"
C19	50.00'	N 77°46'07" W	17.01'	17.09'	19°34'59"
C21	50.00'	S 88°50'33" W	5.22'	6.22'	7°07'49"
C22	50.00'	S 82°30'02" W	4.64'	4.84'	5°33'00"
C25	50.00'	S 64°11'34" W	48.88'	51.05'	58°31'47"

- LEGEND**
- SET PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT LB #7013.
 - FOUND PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT LB #7013.
 - SET PERMANENT CONTROL POINT (PCP) PARKER/KALON NAIL AND DISC "HAMILTON LB #7013".
 - ▲ PRIVATE ACCESS, DRAINAGE, AND UTILITY EASEMENT
 - ADJE = PRIVATE ACCESS, DRAINAGE, AND UTILITY EASEMENT
 - DE = DRAINAGE EASEMENT
 - DR = DRAINAGE EASEMENT
 - IN = INSTRUMENT NUMBER
 - LB = LICENSE BUSINESS
 - NR = NON-RADIAL LINE
 - ORB = OFFICIAL RECORDS BOOK
 - PRMLO = PERMANENT REFERENCE MONUMENT REFERENCE LINE ONLY
 - RE = RADIAL LINE
 - TE = TRANSMISSION EASEMENT
 - TR = TRANSMISSION EASEMENT
 - WCPA = WETLAND CONSERVATION/PRESERVATION AREA
 - WCPA-PS = WETLAND CONSERVATION/PRESERVATION AREA SETBACK LINE



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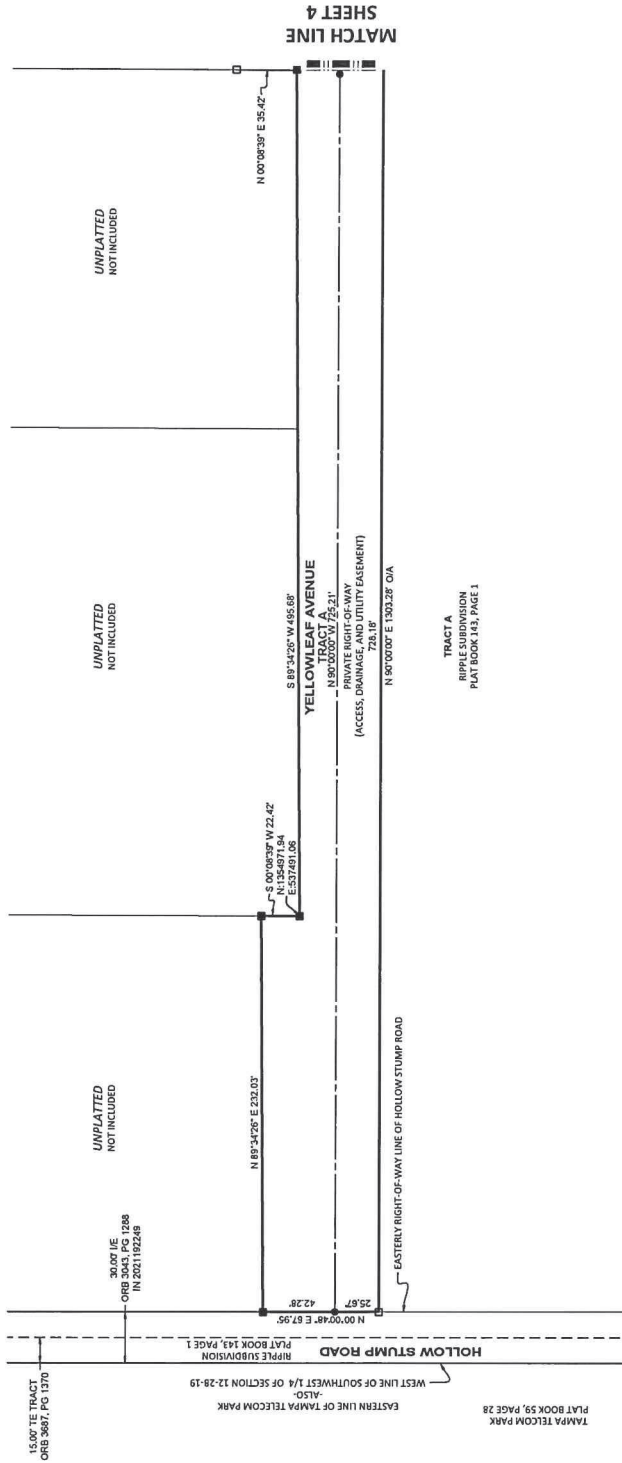
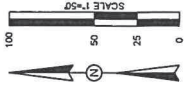
WETLAND CONSERVATION/PRESERVATION AREA NOTE:

THE WETLAND CONSERVATION/PRESERVATION AREA SHALL BE RETAINED PURSUANT TO THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE (LDC) AND THE HILLSBOROUGH COUNTY ENVIRONMENTAL PROTECTION COMMISSION (EPC) ORDINANCES. IN ADDITION, A 50-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 (LDC) AND CHAPTER 17 OF THE RULES OF THE EPC. WETLAND DELINEATIONS ARE BINDING FOR 5 YEARS AS LONG AS SUCH DELINEATIONS ARE MADE IN ACCORDANCE WITH THE RULES OF THE EPC. WETLAND DELINEATIONS ARE SUBJECT TO REVIEW AND MODIFICATION BY THE EPC, AND THE 50-FOOT SETBACK SHALL BE APPLIED TO THE BOUNDARIES OF THE WETLAND CONSERVATION AREA, AS REVISED.

RIPPLE TOWNHOMES

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PLAT BOOK _____ PAGE _____



LEGEND

- = SET PERMANENT REFERENCE MONUMENT (PRM) 4"X4" CONCRETE MONUMENT LB #7012
- = SET PERMANENT REFERENCE MONUMENT (PRM) 4"X4" CONCRETE MONUMENT LB #7013
- = SET PERMANENT CONTROL POINT (PCP) PARKER-KALON NAIL AND DISC
- = HAMILTON LB #7012
- = PRIVATE ACCESS, DRAINAGE, AND UTILITY EASEMENT
- = EGRESS EASEMENT
- = BOUNDARY CORNER RECORD
- = DRAINAGE EASEMENT
- = INGRESS EGRESS EASEMENT
- = LICENSE BUSINESS
- = NON-RADIAL LINE
- = OFFICIAL RECORDS BOOK
- = PUBLIC UTILITY EASEMENT
- = PUBLIC UTILITY EASEMENT
- = TRANSMISSION EASEMENT
- = TRANSMISSION EASEMENT
- = WETLAND CONSERVATION/PRESERVATION AREA
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WETLAND CONSERVATION/PRESERVATION AREA NOTE:
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Certificate of School Concurrency - REV

Project Name Douglas Grande at Telecome Park
Jurisdiction Hillsborough
Jurisdiction Project ID Number 5621
HCPS Project Number 823
Parcel ID Number(s) 037376.0000; 037376.3000
Project Location 12301 Hollow Stump Road
Dwelling Units & Type SFA: 11 / MF: 320
Applicant Douglas Land Inc.

School Concurrency Analysis

<i>School Type</i>	<i>Elementary</i>	<i>Middle</i>	<i>High</i>	<i>Total Capacity Reserved</i>
Students Generated	38	14	18	70

This School Concurrency Certificate shall temporarily reserve school capacity for the above referenced project while the project proceeds through the development review process at the local government. This temporary reservation will remain in place during this review process subject to the project proceeding in accordance with all established deadlines and requirements of the local government. Should the project fail to meet the deadlines and requirements of the local government, this reservation will expire unless otherwise extended by the local government.

This Certificate confirms that adequate school capacity is or will be available to serve the project in the affected Concurrency Service Area or in the adjacent Concurrency Service Area in accordance with the adopted Interlocal Agreement for School Facilities Planning, Siting and Concurrency and the Public School Facilities and related Elements of the Comprehensive Plan.

Renée M. Kamen, AICP
Manager, Planning & Siting
Hillsborough County Public Schools
E: renee.kamen@hcps.net
P: 813.272.4083

Date April 8, 2022



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813.250.3535

ORLANDO OFFICE
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407.362.5929

ENGINEER OF RECORD CERTIFICATION OF CONSTRUCTION COMPLETION

I, Lucas Carlo, hereby certify that I am associated with the firm of Hamilton Engineering and Surveying, LLC; which has been retained by Douglas Land, Inc.

I certify that the construction of Ripple Townhomes (aka Douglas Grand at Telecom Park – Townhomes) Water, Sanitary and Storm-water infrastructure has been completed in substantial compliance with the Hillsborough County Land Development Code, Stormwater Technical and Transportation Technical Manuals, FDOT Standard Specifications for Roads and Bridges, the FDOT Design Standards, and approved plans and specifications.

Hamilton Engineering and Surveying, LLC LB # 8474

(SEAL)

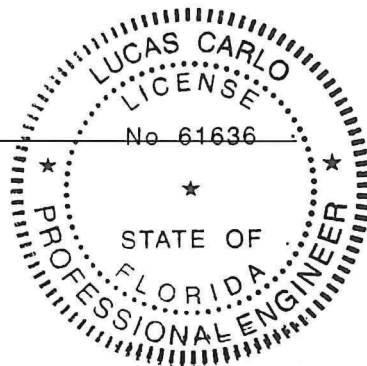
License No. 61636

Signature

Date

Lucas Carlo, P.E.

Vice President



No County agreement, approval, or acceptance is implied by this Certification.



HAMILTON
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SURVEYOR'S CERTIFICATION

I, Aaron J. Murphy, hereby certify that I am associated with the firm of Hamilton Engineering and Surveying, LLC, which has been retained by Douglas Land, Inc., a Florida Liability Company.

I certify that I have been functioning as the Surveyor of Record for Ripple Townhomes. I hereby certify that all Lot Corners have been set (as shown on said plat) and flagged for ease of location as of May 4th, 2023.

Signed and Sealed this 4th day of May, 2023.



Aaron J. Murphy, P.S.M.
Florida Professional Surveyor and Mapper No. 6768