



This form should be completed by following the instructions provided in Section IV of the JD Form Instructional Guidebook.

SECTION I: BACKGROUND INFORMATION

A. REPORT COMPLETION DATE FOR APPROVED JURISDICTIONAL DETERMINATION (JD): November 16, 2018

B. DISTRICT OFFICE, FILE NAME, AND NUMBER: Jacksonville District, SAJ-2018-01836-RGH (SIMMONS LOOP APARTMENT PARTNERS, LLC / RIVERVIEW COMMONS / 6617 SIMMONS LOOP / HILLSBOROUGH)

C. PROJECT LOCATION AND BACKGROUND INFORMATION:

State:FL County/parish/borough: Hillsborough City: Riverview
Center coordinates of site (lat/long in degree decimal format): Lat. 27.784879° N, Long. -82.33795° W.
Universal Transverse Mercator:

Name of nearest waterbody: Little Bullfrog Creek

Name of nearest Traditional Navigable Water (TNW) into which the aquatic resource flows: Tampa Bay

Name of watershed or Hydrologic Unit Code (HUC): 031002060401 - Bullfrog Creek

[X] Check if map/diagram of review area and/or potential jurisdictional areas is/are available upon request.

[ ] Check if other sites (e.g., offsite mitigation sites, disposal sites, etc...) are associated with this action and are recorded on a different JD form.

D. REVIEW PERFORMED FOR SITE EVALUATION (CHECK ALL THAT APPLY):

[X] Office (Desk) Determination. Date: November 16, 2018

[ ] Field Determination. Date(s):

SECTION II: SUMMARY OF FINDINGS

A. RHA SECTION 10 DETERMINATION OF JURISDICTION.

There are no "navigable waters of the U.S." within Rivers and Harbors Act (RHA) jurisdiction (as defined by 33 CFR part 329) in the review area. [Required]

[ ] Waters subject to the ebb and flow of the tide.

[ ] Waters are presently used, or have been used in the past, or may be susceptible for use to transport interstate or foreign commerce. Explain:

B. CWA SECTION 404 DETERMINATION OF JURISDICTION.

There are and are not "waters of the U.S." within Clean Water Act (CWA) jurisdiction (as defined by 33 CFR part 328) in the review area. [Required]

1. Waters of the U.S.

a. Indicate presence of waters of U.S. in review area (check all that apply): 1

- [ ] TNWs, including territorial seas
[ ] Wetlands adjacent to TNWs
[X] Relatively permanent waters2 (RPWs) that flow directly or indirectly into TNWs
[ ] Non-RPWs that flow directly or indirectly into TNWs
[X] Wetlands directly abutting RPWs that flow directly or indirectly into TNWs
[ ] Wetlands adjacent to but not directly abutting RPWs that flow directly or indirectly into TNWs
[ ] Wetlands adjacent to non-RPWs that flow directly or indirectly into TNWs
[ ] Impoundments of jurisdictional waters
[ ] Isolated (interstate or intrastate) waters, including isolated wetlands

b. Identify (estimate) size of waters of the U.S. in the review area:

Non-wetland waters: linear feet: width (ft) and/or 0.23 acres.
Wetlands: 1.61 acres.

c. Limits (boundaries) of jurisdiction based on: 1987 Delineation Manual

Elevation of established OHWM (if known):

2. Non-regulated waters/wetlands (check if applicable):3

[X] Potentially jurisdictional waters and/or wetlands were assessed within the review area and determined to be not jurisdictional. Explain: Wetland B (0.10 acres) is a upland dug agricultural pond dug in the 1980's.

1 Boxes checked below shall be supported by completing the appropriate sections in Section III below.

2 For purposes of this form, an RPW is defined as a tributary that is not a TNW and that typically flows year-round or has continuous flow at least "seasonally" (e.g., typically 3 months).

3 Supporting documentation is presented in Section III.F.

### SECTION III: CWA ANALYSIS

#### A. TNWs AND WETLANDS ADJACENT TO TNWs

The agencies will assert jurisdiction over TNWs and wetlands adjacent to TNWs. If the aquatic resource is a TNW, complete Section III.A.1 and Section III.D.1. only; if the aquatic resource is a wetland adjacent to a TNW, complete Sections III.A.1 and 2 and Section III.D.1.; otherwise, see Section III.B below.

1. TNW

Identify TNW: .

Summarize rationale supporting determination: .

2. Wetland adjacent to TNW

Summarize rationale supporting conclusion that wetland is “adjacent”: .

#### B. CHARACTERISTICS OF TRIBUTARY (THAT IS NOT A TNW) AND ITS ADJACENT WETLANDS (IF ANY):

This section summarizes information regarding characteristics of the tributary and its adjacent wetlands, if any, and it helps determine whether or not the standards for jurisdiction established under *Rapanos* have been met.

The agencies will assert jurisdiction over non-navigable tributaries of TNWs where the tributaries are “relatively permanent waters” (RPWs), i.e. tributaries that typically flow year-round or have continuous flow at least seasonally (e.g., typically 3 months). A wetland that directly abuts an RPW is also jurisdictional. If the aquatic resource is not a TNW, but has year-round (perennial) flow, skip to Section III.D.2. If the aquatic resource is a wetland directly abutting a tributary with perennial flow, skip to Section III.D.4.

A wetland that is adjacent to but that does not directly abut an RPW requires a significant nexus evaluation. Corps districts and EPA regions will include in the record any available information that documents the existence of a significant nexus between a relatively permanent tributary that is not perennial (and its adjacent wetlands if any) and a traditional navigable water, even though a significant nexus finding is not required as a matter of law.

If the waterbody<sup>4</sup> is not an RPW, or a wetland directly abutting an RPW, a JD will require additional data to determine if the waterbody has a significant nexus with a TNW. If the tributary has adjacent wetlands, the significant nexus evaluation must consider the tributary in combination with all of its adjacent wetlands. This significant nexus evaluation that combines, for analytical purposes, the tributary and all of its adjacent wetlands is used whether the review area identified in the JD request is the tributary, or its adjacent wetlands, or both. If the JD covers a tributary with adjacent wetlands, complete Section III.B.1 for the tributary, Section III.B.2 for any onsite wetlands, and Section III.B.3 for all wetlands adjacent to that tributary, both onsite and offsite. The determination whether a significant nexus exists is determined in Section III.C below.

1. Characteristics of non-TNWs that flow directly or indirectly into TNW

(i) General Area Conditions:

Watershed size: **Pick List**

Drainage area: **Pick List**

Average annual rainfall: inches

Average annual snowfall: inches

(ii) Physical Characteristics:

(a) Relationship with TNW:

Tributary flows directly into TNW.

Tributary flows through **Pick List** tributaries before entering TNW.

Project waters are **Pick List** river miles from TNW.

Project waters are **Pick List** river miles from RPW.

Project waters are **Pick List** aerial (straight) miles from TNW.

Project waters are **Pick List** aerial (straight) miles from RPW.

Project waters cross or serve as state boundaries. Explain: .

Identify flow route to TNW<sup>5</sup>: .

Tributary stream order, if known: .

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<sup>4</sup> Note that the Instructional Guidebook contains additional information regarding swales, ditches, washes, and erosional features generally and in the arid West.

<sup>5</sup> Flow route can be described by identifying, e.g., tributary a, which flows through the review area, to flow into tributary b, which then flows into TNW.

(b) General Tributary Characteristics (check all that apply):

- Tributary is:  Natural  
 Artificial (man-made). Explain:  
 Manipulated (man-altered). Explain:

**Tributary properties with respect to top of bank (estimate):**

Average width:       feet  
Average depth:       feet  
Average side slopes: **Pick List**.

**Primary tributary substrate composition (check all that apply):**

- |  |  |                                   |
|--|--|-----------------------------------|
| <input type="checkbox"/> Silts           | <input type="checkbox"/> Sands                     | <input type="checkbox"/> Concrete |
| <input type="checkbox"/> Cobbles         | <input type="checkbox"/> Gravel                    | <input type="checkbox"/> Muck     |
| <input type="checkbox"/> Bedrock         | <input type="checkbox"/> Vegetation. Type/% cover: |                                   |
| <input type="checkbox"/> Other. Explain: |  |                                   |

Tributary condition/stability [e.g., highly eroding, sloughing banks]. Explain:

Presence of run/riffle/pool complexes. Explain:

Tributary geometry: **Pick List**

Tributary gradient (approximate average slope):       %

(c) Flow:

Tributary provides for: **Pick List**

Estimate average number of flow events in review area/year: **Pick List**

Describe flow regime:

Other information on duration and volume:

Surface flow is: **Pick List**. Characteristics:

Subsurface flow: **Pick List**. Explain findings:

- Dye (or other) test performed:

**Tributary has (check all that apply):**

- |   |   |
|---|---|
| <input type="checkbox"/> Bed and banks  |   |
| <input type="checkbox"/> OHWM <sup>6</sup> (check all indicators that apply): |   |
| <input type="checkbox"/> clear, natural line impressed on the bank            | <input type="checkbox"/> the presence of litter and debris          |
| <input type="checkbox"/> changes in the character of soil                     | <input type="checkbox"/> destruction of terrestrial vegetation      |
| <input type="checkbox"/> shelving   | <input type="checkbox"/> the presence of wrack line                 |
| <input type="checkbox"/> vegetation matted down, bent, or absent              | <input type="checkbox"/> sediment sorting                           |
| <input type="checkbox"/> leaf litter disturbed or washed away                 | <input type="checkbox"/> scour                                      |
| <input type="checkbox"/> sediment deposition                                  | <input type="checkbox"/> multiple observed or predicted flow events |
| <input type="checkbox"/> water staining                                       | <input type="checkbox"/> abrupt change in plant community           |
| <input type="checkbox"/> other (list):  |   |
| <input type="checkbox"/> Discontinuous OHWM. <sup>7</sup> Explain:            |   |

**If factors other than the OHWM were used to determine lateral extent of CWA jurisdiction (check all that apply):**

- |  |  |
|--|--|
| <input type="checkbox"/> High Tide Line indicated by:              | <input type="checkbox"/> Mean High Water Mark indicated by:            |
| <input type="checkbox"/> oil or scum line along shore objects      | <input type="checkbox"/> survey to available datum;                    |
| <input type="checkbox"/> fine shell or debris deposits (foreshore) | <input type="checkbox"/> physical markings;                            |
| <input type="checkbox"/> physical markings/characteristics         | <input type="checkbox"/> vegetation lines/changes in vegetation types. |
| <input type="checkbox"/> tidal gauges                              |  |
| <input type="checkbox"/> other (list):                             |  |

(iii) **Chemical Characteristics:**

Characterize tributary (e.g., water color is clear, discolored, oily film; water quality; general watershed characteristics, etc.).

Explain:

Identify specific pollutants, if known:

<sup>6</sup>A natural or man-made discontinuity in the OHWM does not necessarily sever jurisdiction (e.g., where the stream temporarily flows underground, or where the OHWM has been removed by development or agricultural practices). Where there is a break in the OHWM that is unrelated to the waterbody's flow regime (e.g., flow over a rock outcrop or through a culvert), the agencies will look for indicators of flow above and below the break.

<sup>7</sup>Ibid.

(iv) **Biological Characteristics. Channel supports (check all that apply):**

- Riparian corridor. Characteristics (type, average width):
- Wetland fringe. Characteristics:
- Habitat for:
  - Federally Listed species. Explain findings:
  - Fish/spawn areas. Explain findings:
  - Other environmentally-sensitive species. Explain findings:
  - Aquatic/wildlife diversity. Explain findings:

2. **Characteristics of wetlands adjacent to non-TNW that flow directly or indirectly into TNW**

(i) **Physical Characteristics:**

(a) General Wetland Characteristics:

Properties:

Wetland size:        acres

Wetland type. Explain:

Wetland quality. Explain:

Project wetlands cross or serve as state boundaries. Explain:

(b) General Flow Relationship with Non-TNW:

Flow is: **Pick List**. Explain:

Surface flow is: **Pick List**

Characteristics:

Subsurface flow: **Pick List**. Explain findings:

- Dye (or other) test performed:

(c) Wetland Adjacency Determination with Non-TNW:

Directly abutting

Not directly abutting

Discrete wetland hydrologic connection. Explain:

Ecological connection. Explain:

Separated by berm/barrier. Explain:

(d) Proximity (Relationship) to TNW

Project wetlands are **Pick List** river miles from TNW.

Project waters are **Pick List** aerial (straight) miles from TNW.

Flow is from: **Pick List**.

Estimate approximate location of wetland as within the **Pick List** floodplain.

(ii) **Chemical Characteristics:**

Characterize wetland system (e.g., water color is clear, brown, oil film on surface; water quality; general watershed characteristics; etc.). Explain:

Identify specific pollutants, if known:

(iii) **Biological Characteristics. Wetland supports (check all that apply):**

- Riparian buffer. Characteristics (type, average width):
- Vegetation type/percent cover. Explain:
- Habitat for:
  - Federally Listed species. Explain findings:
  - Fish/spawn areas. Explain findings:
  - Other environmentally-sensitive species. Explain findings:
  - Aquatic/wildlife diversity. Explain findings:

3. **Characteristics of all wetlands adjacent to the tributary (if any)**

All wetland(s) being considered in the cumulative analysis: **Pick List**

Approximately (        ) acres in total are being considered in the cumulative analysis.

For each wetland, specify the following:

Directly abuts? (Y/N)      Size (in acres)      Directly abuts? (Y/N)      Size (in acres)

Summarize overall biological, chemical and physical functions being performed:

### C. SIGNIFICANT NEXUS DETERMINATION

**A significant nexus analysis will assess the flow characteristics and functions of the tributary itself and the functions performed by any wetlands adjacent to the tributary to determine if they significantly affect the chemical, physical, and biological integrity of a TNW. For each of the following situations, a significant nexus exists if the tributary, in combination with all of its adjacent wetlands, has more than a speculative or insubstantial effect on the chemical, physical and/or biological integrity of a TNW. Considerations when evaluating significant nexus include, but are not limited to the volume, duration, and frequency of the flow of water in the tributary and its proximity to a TNW, and the functions performed by the tributary and all its adjacent wetlands. It is not appropriate to determine significant nexus based solely on any specific threshold of distance (e.g. between a tributary and its adjacent wetland or between a tributary and the TNW). Similarly, the fact an adjacent wetland lies within or outside of a floodplain is not solely determinative of significant nexus.**

**Draw connections between the features documented and the effects on the TNW, as identified in the *Rapanos* Guidance and discussed in the Instructional Guidebook. Factors to consider include, for example:**

- Does the tributary, in combination with its adjacent wetlands (if any), have the capacity to carry pollutants or flood waters to TNWs, or to reduce the amount of pollutants or flood waters reaching a TNW?
- Does the tributary, in combination with its adjacent wetlands (if any), provide habitat and lifecycle support functions for fish and other species, such as feeding, nesting, spawning, or rearing young for species that are present in the TNW?
- Does the tributary, in combination with its adjacent wetlands (if any), have the capacity to transfer nutrients and organic carbon that support downstream foodwebs?
- Does the tributary, in combination with its adjacent wetlands (if any), have other relationships to the physical, chemical, or biological integrity of the TNW?

**Note: the above list of considerations is not inclusive and other functions observed or known to occur should be documented below:**

1. **Significant nexus findings for non-RPW that has no adjacent wetlands and flows directly or indirectly into TNWs.** Explain findings of presence or absence of significant nexus below, based on the tributary itself, then go to Section III.D:
2. **Significant nexus findings for non-RPW and its adjacent wetlands, where the non-RPW flows directly or indirectly into TNWs.** Explain findings of presence or absence of significant nexus below, based on the tributary in combination with all of its adjacent wetlands, then go to Section III.D:
3. **Significant nexus findings for wetlands adjacent to an RPW but that do not directly abut the RPW.** Explain findings of presence or absence of significant nexus below, based on the tributary in combination with all of its adjacent wetlands, then go to Section III.D:

### D. DETERMINATIONS OF JURISDICTIONAL FINDINGS. THE SUBJECT WATERS/WETLANDS ARE (CHECK ALL THAT APPLY):

1. **TNWs and Adjacent Wetlands.** Check all that apply and provide size estimates in review area:  
 TNWs:      linear feet      width (ft), Or,      acres.  
 Wetlands adjacent to TNWs:      acres.
2. **RPWs that flow directly or indirectly into TNWs.**  
 Tributaries of TNWs where tributaries typically flow year-round are jurisdictional. Provide data and rationale indicating that tributary is perennial: Historical aerial and observational data. Headwaters has been modified through urbanization. Several stormwater ponds and roadway drainage contribute to this tributaries flow.  
 Tributaries of TNW where tributaries have continuous flow "seasonally" (e.g., typically three months each year) are jurisdictional. Data supporting this conclusion is provided at Section III.B. Provide rationale indicating that tributary flows seasonally: Ditch created to drain offsite wetland to the south. Ditch drains approximately 30 acres and is rainfall driven.

Provide estimates for jurisdictional waters in the review area (check all that apply):

- Tributary waters: 4000 linear feet 25width (ft).
- Other non-wetland waters:        acres.
- Identify type(s) of waters:        .

3. **Non-RPW<sup>8</sup> that flow directly or indirectly into TNWs.**

- Waterbody that is not a TNW or an RPW, but flows directly or indirectly into a TNW, and it has a significant nexus with a TNW is jurisdictional. Data supporting this conclusion is provided at Section III.C.

Provide estimates for jurisdictional waters within the review area (check all that apply):

- Tributary waters:        linear feet        width (ft).
- Other non-wetland waters:        acres.
- Identify type(s) of waters:        .

4. **Wetlands directly abutting an RPW that flow directly or indirectly into TNWs.**

- Wetlands directly abut RPW and thus are jurisdictional as adjacent wetlands.
- Wetlands directly abutting an RPW where tributaries typically flow year-round. Provide data and rationale indicating that tributary is perennial in Section III.D.2, above. Provide rationale indicating that wetland is directly abutting an RPW: **Wetlands are abutting the edge of tributary which runs through the site.**
- Wetlands directly abutting an RPW where tributaries typically flow "seasonally." Provide data indicating that tributary is seasonal in Section III.B and rationale in Section III.D.2, above. Provide rationale indicating that wetland is directly abutting an RPW: Offsite wetland flows to ditch. Ditch hydrology is controlled by rain events.

Provide acreage estimates for jurisdictional wetlands in the review area:        acres.

5. **Wetlands adjacent to but not directly abutting an RPW that flow directly or indirectly into TNWs.**

- Wetlands that do not directly abut an RPW, but when considered in combination with the tributary to which they are adjacent and with similarly situated adjacent wetlands, have a significant nexus with a TNW are jurisdictional. Data supporting this conclusion is provided at Section III.C.

Provide acreage estimates for jurisdictional wetlands in the review area:        acres.

6. **Wetlands adjacent to non-RPWs that flow directly or indirectly into TNWs.**

- Wetlands adjacent to such waters, and have when considered in combination with the tributary to which they are adjacent and with similarly situated adjacent wetlands, have a significant nexus with a TNW are jurisdictional. Data supporting this conclusion is provided at Section III.C.

Provide estimates for jurisdictional wetlands in the review area:        acres.

7. **Impoundments of jurisdictional waters.<sup>9</sup>**

As a general rule, the impoundment of a jurisdictional tributary remains jurisdictional.

- Demonstrate that impoundment was created from "waters of the U.S.," or
- Demonstrate that water meets the criteria for one of the categories presented above (1-6), or
- Demonstrate that water is isolated with a nexus to commerce (see E below).

**E. ISOLATED [INTERSTATE OR INTRA-STATE] WATERS, INCLUDING ISOLATED WETLANDS, THE USE, DEGRADATION OR DESTRUCTION OF WHICH COULD AFFECT INTERSTATE COMMERCE, INCLUDING ANY SUCH WATERS (CHECK ALL THAT APPLY):<sup>10</sup>**

- which are or could be used by interstate or foreign travelers for recreational or other purposes.
- from which fish or shellfish are or could be taken and sold in interstate or foreign commerce.
- which are or could be used for industrial purposes by industries in interstate commerce.
- Interstate isolated waters. Explain:        .
- Other factors. Explain:        .

<sup>8</sup>See Footnote # 3.

<sup>9</sup>To complete the analysis refer to the key in Section III.D.6 of the Instructional Guidebook.

<sup>10</sup>Prior to asserting or declining CWA jurisdiction based solely on this category, Corps Districts will elevate the action to Corps and EPA HQ for review consistent with the process described in the Corps/EPA Memorandum Regarding CWA Act Jurisdiction Following Rapanos.

**Identify water body and summarize rationale supporting determination:**

Provide estimates for jurisdictional waters in the review area (check all that apply):

- Tributary waters:        linear feet        width (ft).
- Other non-wetland waters:        acres.  
    Identify type(s) of waters:        .
- Wetlands:        acres.

**F. NON-JURISDICTIONAL WATERS, INCLUDING WETLANDS (CHECK ALL THAT APPLY):**

- If potential wetlands were assessed within the review area, these areas did not meet the criteria in the 1987 Corps of Engineers Wetland Delineation Manual and/or appropriate Regional Supplements.
- Review area included isolated waters with no substantial nexus to interstate (or foreign) commerce.
  - Prior to the Jan 2001 Supreme Court decision in "SWANCC," the review area would have been regulated based solely on the "Migratory Bird Rule" (MBR).
- Waters do not meet the "Significant Nexus" standard, where such a finding is required for jurisdiction. Explain:        .
- Other: (explain, if not covered above): **Agricultural pond dug in uplands.**

Provide acreage estimates for non-jurisdictional waters in the review area, where the sole potential basis of jurisdiction is the MBR factors (i.e., presence of migratory birds, presence of endangered species, use of water for irrigated agriculture), using best professional judgment (check all that apply):

- Non-wetland waters (i.e., rivers, streams):        linear feet        width (ft).
- Lakes/ponds:        acres.
- Other non-wetland waters:        acres. List type of aquatic resource:        .
- Wetlands:        acres.

Provide acreage estimates for non-jurisdictional waters in the review area that do not meet the "Significant Nexus" standard, where such a finding is required for jurisdiction (check all that apply):

- Non-wetland waters (i.e., rivers, streams):        linear feet,        width (ft).
- Lakes/ponds:        acres.
- Other non-wetland waters:        acres. List type of aquatic resource:        .
- Wetlands: 0.10 acres.

**SECTION IV: DATA SOURCES.**

**A. SUPPORTING DATA. Data reviewed for JD (check all that apply - checked items shall be included in case file and, where checked and requested, appropriately reference sources below):**

- Maps, plans, plots or plat submitted by or on behalf of the applicant/consultant: Florida Design Consultants, Inc..
- Data sheets prepared/submitted by or on behalf of the applicant/consultant.
  - Office concurs with data sheets/delineation report.
  - Office does not concur with data sheets/delineation report.
- Data sheets prepared by the Corps:
- Corps navigable waters' study:
- U.S. Geological Survey Hydrologic Atlas: 031002060401 - Bullfrog Creek; 03100206 - Tampa Bay.
  - USGS NHD data.
  - USGS 8 and 12 digit HUC maps.
- U.S. Geological Survey map(s). Cite scale & quad name: 1:24,000/ Riverview, FL.
- USDA Natural Resources Conservation Service Soil Survey. Citation: Florida Soils Map digital data from the Natural Resources Conservation Service. Date (November 16, 2018). Web Soil Survey website. U.S. Department of Agriculture, Natural Resources Conservation Service, Washington, D.C.
- National wetlands inventory map(s). Cite name: Wetland digital data from U. S. Fish and Wildlife Service. Date (November 16, 2018). National Wetlands Inventory website. U.S. Department of the Interior, Fish and Wildlife Service, Washington, D.C.
- State/Local wetland inventory map(s):        .
- FEMA/FIRM maps:
- 100-year Floodplain Elevation is:        (National Geodetic Vertical Datum of 1929)
- Photographs:  Aerial (Name & Date): 1965, 1984, 2018.  
    or  Other (Name & Date):        .
- Previous determination(s). File no. and date of response letter:        .
- Applicable/supporting case law:        .
- Applicable/supporting scientific literature:        .
- Other information (please specify):        .

**B. ADDITIONAL COMMENTS TO SUPPORT JD: .**

**WETLAND DETERMINATION DATA FORM – Atlantic and Gulf Coastal Plain Region**

Project/Site: Riverview Commons City/County: Hillsborough Sampling Date: 10-23-18  
 Applicant/Owner: Simmons Loop Apartment Partners, LLC State: FL Sampling Point: UP-1  
 Investigator(s): Jay Hunting Section, Township, Range: 18, 31 South, 20 East  
 Landform (hillside, terrace, etc.): \_\_\_\_\_ Local relief (concave, convex, none): \_\_\_\_\_ Slope (%): \_\_\_\_\_  
 Subregion (LRR or MLRA): LRR U Lat: 27 47' 4.75" Long: 82 20' 19.65" Datum: NGVD 88  
 Soil Map Unit Name: Myakka Fine Sand NWI classification: n/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No \_\_\_\_\_ (If no, explain in Remarks.)  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ significantly disturbed? Are "Normal Circumstances" present? Yes X No \_\_\_\_\_  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ naturally problematic? (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present? Yes _____ No <u>X</u> Hydric Soil Present? Yes _____ No <u>X</u> Wetland Hydrology Present? Yes _____ No <u>X</u>	<b>Is the Sampled Area within a Wetland?</b> Yes _____ No <u>X</u>
Remarks:	

**HYDROLOGY**

<b>Wetland Hydrology Indicators:</b> <u>Primary Indicators (minimum of one is required; check all that apply)</u> _____ Surface Water (A1)                      _____ Aquatic Fauna (B13) _____ High Water Table (A2)                      _____ Marl Deposits (B15) ( <b>LRR U</b> ) _____ Saturation (A3)                                      _____ Hydrogen Sulfide Odor (C1) _____ Water Marks (B1)                                      _____ Oxidized Rhizospheres on Living Roots (C3) _____ Sediment Deposits (B2)                                      _____ Presence of Reduced Iron (C4) _____ Drift Deposits (B3)                                      _____ Recent Iron Reduction in Tilled Soils (C6) _____ Algal Mat or Crust (B4)                                      _____ Thin Muck Surface (C7) _____ Iron Deposits (B5)                                      _____ Other (Explain in Remarks) _____ Inundation Visible on Aerial Imagery (B7) _____ Water-Stained Leaves (B9)	<u>Secondary Indicators (minimum of two required)</u> _____ Surface Soil Cracks (B6) _____ Sparsely Vegetated Concave Surface (B8) _____ Drainage Patterns (B10) _____ Moss Trim Lines (B16) _____ Dry-Season Water Table (C2) _____ Crayfish Burrows (C8) _____ Saturation Visible on Aerial Imagery (C9) _____ Geomorphic Position (D2) _____ Shallow Aquitard (D3) _____ FAC-Neutral Test (D5) _____ Sphagnum Moss (D8) ( <b>LRR T,U</b> )
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<b>Field Observations:</b> Surface Water Present? Yes _____ No <u>X</u> Depth (inches): _____ Water Table Present? Yes _____ No <u>X</u> Depth (inches): _____ Saturation Present? Yes _____ No <u>X</u> Depth (inches): _____ (includes capillary fringe)	<b>Wetland Hydrology Present?</b> Yes _____ No <u>X</u>
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Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

**VEGETATION (Five Strata) – Use scientific names of plants.**

Sampling Point: UP-1

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
	_____ = Total Cover		
50% of total cover: _____	20% of total cover: _____		

Sapling Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
	_____ = Total Cover		
50% of total cover: _____	20% of total cover: _____		

Shrub Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
	_____ = Total Cover		
50% of total cover: _____	20% of total cover: _____		

Herb Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1. <i>Paspalum notatum</i>	80	Yes	FACU
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
8. _____	_____	_____	_____
9. _____	_____	_____	_____
10. _____	_____	_____	_____
11. _____	_____	_____	_____
	80 = Total Cover		
50% of total cover: 40	20% of total cover: 16		

Woody Vine Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
	_____ = Total Cover		
50% of total cover: _____	20% of total cover: _____		

**Dominance Test worksheet:**

Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 0.0% (A/B)

**Prevalence Index worksheet:**

Total % Cover of:	Multiply by:
OBL species <u>0</u>	x 1 = <u>0</u>
FACW species <u>0</u>	x 2 = <u>0</u>
FAC species <u>0</u>	x 3 = <u>0</u>
FACU species <u>80</u>	x 4 = <u>320</u>
UPL species <u>0</u>	x 5 = <u>0</u>
Column Totals: <u>80</u> (A)	<u>320</u> (B)
Prevalence Index = B/A = <u>4.00</u>	

**Hydrophytic Vegetation Indicators:**

     1 - Rapid Test for Hydrophytic Vegetation

     2 - Dominance Test is >50%

     3 - Prevalence Index is ≤3.0<sup>1</sup>

     Problematic Hydrophytic Vegetation<sup>1</sup> (Explain)

<sup>1</sup>Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

**Definitions of Five Vegetation Strata:**

**Tree** – Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and 3 in. (7.6 cm) or larger in diameter at breast height (DBH).

**Sapling** – Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and less than 3 in. (7.6 cm) DBH.

**Shrub** - Woody Plants, excluding woody vines, approximately 3 to 20 ft (1 to 6 m) in height.

**Herb** – All herbaceous (non-woody) plants, including herbaceous vines, regardless of size, and woody plants, except woody vines, less than approximately 3 ft (1 m) in height.

**Woody Vine** – All woody vines, regardless of height.

**Hydrophytic Vegetation Present?** Yes      No X

Remarks: (If observed, list morphological adaptations below.)

**SOIL**

Sampling Point: UP-1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>	Loc <sup>2</sup>		
0-4	7.5yr 4/1						Sandy	
4-12	10yr 7/1						Sandy	

<sup>1</sup>Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

<sup>2</sup>Location: PL=Pore Lining, M=Matrix.

**Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)**

- Histosol (A1)
- Histic Epipedon (A2)
- Black Histic (A3)
- Hydrogen Sulfide (A4)
- Stratified Layers (A5)
- Organic Bodies (A6) **(LRR, P, T, U)**
- 5 cm Mucky Mineral (A7) **(LRR P, T, U)**
- Muck Presence (A8) **(LRR U)**
- 1 cm Muck (A9) **(LRR P, T)**
- Depleted Below Dark Surface (A11)
- Thick Dark Surface (A12)
- Coast Prairie Redox (A16) **(MLRA 150A)**
- Sandy Mucky Mineral (S1) **(LRR O, S)**
- Sandy Gleyed Matrix (S4)
- Sandy Redox (S5)
- Stripped Matrix (S6)
- Dark Surface (S7) **(LRR P, S, T, U)**
- Polyvalue Below Surface (S8) **(LRR S, T, U)**
- Thin Dark Surface (S9) **(LRR S, T, U)**
- Barrier Islands 1 cm Muck (S12) **(MLRA 153B, 153D)**
- Loamy Mucky Mineral (F1) **(LRR O)**
- Loamy Gleyed Matrix (F2)
- Depleted Matrix (F3)
- Redox Dark Surface (F6)
- Depleted Dark Surface (F7)
- Redox Depressions (F8)
- Marl (F10) **(LRR U)**
- Depleted Ochric (F11) **(MLRA 151)**
- Iron-Manganese Masses (F12) **(LRR O, P, T)**
- Umbric Surface (F13) **(LRR P, T, U)**
- Delta Ochric (F17) **(MLRA 151)**
- Reduced Vertic (F18) **(MLRA 150A, 150B)**
- Piedmont Floodplain Soils (F19) **(MLRA 149A)**
- Anomalous Bright Floodplain Soils (F20) **(MLRA 149A, 153C, 153D)**
- Very Shallow Dark Surface (F22) **(MLRA 138, 152A in FL, 154)**

**Indicators for Problematic Hydric Soils<sup>3</sup>:**

- 1 cm Muck (A9) **(LRR O)**
- 2 cm Muck (A10) **(LRR S)**
- Coast Prairie Redox (A16) **(outside MLRA 150A)**
- Reduced Vertic (F18) **(outside MLRA 150A, 150B)**
- Piedmont Floodplain Soils (F19) **(LRR P, T)**
- Anomalous Bright Floodplain Soils (F20) **(MLRA 153B)**
- Red Parent Material (F21)
- Very Shallow Dark Surface (F22) **(outside MLRA 138, 152A in FL, 154)**
- Barrier Islands Low Chroma Matrix (TS7) **(MLRA 153B, 153D)**
- Other (Explain in Remarks)

<sup>3</sup>Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

**Restrictive Layer (if observed):**

Type: \_\_\_\_\_  
 Depth (inches): \_\_\_\_\_

Hydric Soil Present? Yes \_\_\_\_\_ No X

Remarks:

This data form is revised from Atlantic and Gulf Coastal Plain Regional Supplement Version 2.0 to include the NRCS Field Indicators of Hydric Soils, Version 8.0, 2016.

**WETLAND DETERMINATION DATA FORM – Atlantic and Gulf Coastal Plain Region**

Project/Site: Riverview Commons City/County: Hillsborough Sampling Date: 10-23-18  
 Applicant/Owner: Simmons Loop Apartment Partners, LLC State: FL Sampling Point: Up-2  
 Investigator(s): Jay Hunting Section, Township, Range: 18, 31 South, 20 East  
 Landform (hillside, terrace, etc.): \_\_\_\_\_ Local relief (concave, convex, none): \_\_\_\_\_ Slope (%): \_\_\_\_\_  
 Subregion (LRR or MLRA): LRR U Lat: 27 47' 4.75" Long: 82 20' 19.65" Datum: NGVD 88  
 Soil Map Unit Name: Myakka Fine Sand NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No \_\_\_\_\_ (If no, explain in Remarks.)  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ significantly disturbed? Are "Normal Circumstances" present? Yes X No \_\_\_\_\_  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ naturally problematic? (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present? Yes _____ No <u>X</u> Hydric Soil Present? Yes _____ No <u>X</u> Wetland Hydrology Present? Yes _____ No <u>X</u>	<b>Is the Sampled Area within a Wetland?</b> Yes _____ No <u>X</u>
Remarks:	

**HYDROLOGY**

<b>Wetland Hydrology Indicators:</b> <u>Primary Indicators (minimum of one is required; check all that apply)</u> _____ Surface Water (A1)                      _____ Aquatic Fauna (B13) _____ High Water Table (A2)                      _____ Marl Deposits (B15) ( <b>LRR U</b> ) _____ Saturation (A3)                                      _____ Hydrogen Sulfide Odor (C1) _____ Water Marks (B1)                                      _____ Oxidized Rhizospheres on Living Roots (C3) _____ Sediment Deposits (B2)                                      _____ Presence of Reduced Iron (C4) _____ Drift Deposits (B3)                                      _____ Recent Iron Reduction in Tilled Soils (C6) _____ Algal Mat or Crust (B4)                                      _____ Thin Muck Surface (C7) _____ Iron Deposits (B5)                                      _____ Other (Explain in Remarks) _____ Inundation Visible on Aerial Imagery (B7) _____ Water-Stained Leaves (B9)	<u>Secondary Indicators (minimum of two required)</u> _____ Surface Soil Cracks (B6) _____ Sparsely Vegetated Concave Surface (B8) _____ Drainage Patterns (B10) _____ Moss Trim Lines (B16) _____ Dry-Season Water Table (C2) _____ Crayfish Burrows (C8) _____ Saturation Visible on Aerial Imagery (C9) _____ Geomorphic Position (D2) _____ Shallow Aquitard (D3) _____ FAC-Neutral Test (D5) _____ Sphagnum Moss (D8) ( <b>LRR T,U</b> )
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<b>Field Observations:</b> Surface Water Present? Yes _____ No <u>X</u> Depth (inches): _____ Water Table Present? Yes _____ No <u>X</u> Depth (inches): _____ Saturation Present? Yes _____ No <u>X</u> Depth (inches): _____ (includes capillary fringe)	<b>Wetland Hydrology Present?</b> Yes _____ No <u>X</u>
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Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

**VEGETATION (Five Strata) – Use scientific names of plants.**

Sampling Point: Up-2

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1. <u>Quercus laurifolia</u>	10	Yes	FACW
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
	10 = Total Cover		
50% of total cover:	5	20% of total cover:	2

Sapling Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
	_____ = Total Cover		
50% of total cover:	_____	20% of total cover:	_____

Shrub Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1. <u>Serenoa repens</u>	20	Yes	FACU
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
	20 = Total Cover		
50% of total cover:	10	20% of total cover:	4

Herb Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1. <u>Andropogon virginicus</u>	30	Yes	FAC
2. <u>Paspalum notatum</u>	40	Yes	FACU
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
8. _____	_____	_____	_____
9. _____	_____	_____	_____
10. _____	_____	_____	_____
11. _____	_____	_____	_____
	70 = Total Cover		
50% of total cover:	35	20% of total cover:	14

Woody Vine Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
	_____ = Total Cover		
50% of total cover:	_____	20% of total cover:	_____

**Dominance Test worksheet:**

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 50.0% (A/B)

**Prevalence Index worksheet:**

Total % Cover of:	Multiply by:
OBL species <u>0</u>	x 1 = <u>0</u>
FACW species <u>10</u>	x 2 = <u>20</u>
FAC species <u>30</u>	x 3 = <u>90</u>
FACU species <u>60</u>	x 4 = <u>240</u>
UPL species <u>0</u>	x 5 = <u>0</u>
Column Totals: <u>100</u> (A)	<u>350</u> (B)
Prevalence Index = B/A = <u>3.50</u>	

**Hydrophytic Vegetation Indicators:**

     1 - Rapid Test for Hydrophytic Vegetation

     2 - Dominance Test is >50%

     3 - Prevalence Index is ≤3.0<sup>1</sup>

     Problematic Hydrophytic Vegetation<sup>1</sup> (Explain)

<sup>1</sup>Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

**Definitions of Five Vegetation Strata:**

**Tree** – Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and 3 in. (7.6 cm) or larger in diameter at breast height (DBH).

**Sapling** – Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and less than 3 in. (7.6 cm) DBH.

**Shrub** - Woody Plants, excluding woody vines, approximately 3 to 20 ft (1 to 6 m) in height.

**Herb** – All herbaceous (non-woody) plants, including herbaceous vines, regardless of size, and woody plants, except woody vines, less than approximately 3 ft (1 m) in height.

**Woody Vine** – All woody vines, regardless of height.

**Hydrophytic Vegetation Present?** Yes      No X

Remarks: (If observed, list morphological adaptations below.)

**SOIL**

Sampling Point: Up-2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>	Loc <sup>2</sup>		
0-4	7.5yr 4/1						Sandy	
4-8	10yr 6/1						Sandy	
8-12	7.5yr 7/1						Sandy	

<sup>1</sup>Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

<sup>2</sup>Location: PL=Pore Lining, M=Matrix.

**Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)**

- Histosol (A1)
- Histic Epipedon (A2)
- Black Histic (A3)
- Hydrogen Sulfide (A4)
- Stratified Layers (A5)
- Organic Bodies (A6) **(LRR, P, T, U)**
- 5 cm Mucky Mineral (A7) **(LRR P, T, U)**
- Muck Presence (A8) **(LRR U)**
- 1 cm Muck (A9) **(LRR P, T)**
- Depleted Below Dark Surface (A11)
- Thick Dark Surface (A12)
- Coast Prairie Redox (A16) **(MLRA 150A)**
- Sandy Mucky Mineral (S1) **(LRR O, S)**
- Sandy Gleyed Matrix (S4)
- Sandy Redox (S5)
- Stripped Matrix (S6)
- Dark Surface (S7) **(LRR P, S, T, U)**
- Polyvalue Below Surface (S8)  
**(LRR S, T, U)**

- Thin Dark Surface (S9) **(LRR S, T, U)**
- Barrier Islands 1 cm Muck (S12)  
**(MLRA 153B, 153D)**
- Loamy Mucky Mineral (F1) **(LRR O)**
- Loamy Gleyed Matrix (F2)
- Depleted Matrix (F3)
- Redox Dark Surface (F6)
- Depleted Dark Surface (F7)
- Redox Depressions (F8)
- Marl (F10) **(LRR U)**
- Depleted Ochric (F11) **(MLRA 151)**
- Iron-Manganese Masses (F12) **(LRR O, P, T)**
- Umbric Surface (F13) **(LRR P, T, U)**
- Delta Ochric (F17) **(MLRA 151)**
- Reduced Vertic (F18) **(MLRA 150A, 150B)**
- Piedmont Floodplain Soils (F19) **(MLRA 149A)**
- Anomalous Bright Floodplain Soils (F20)  
**(MLRA 149A, 153C, 153D)**
- Very Shallow Dark Surface (F22)  
**(MLRA 138, 152A in FL, 154)**

**Indicators for Problematic Hydric Soils<sup>3</sup>:**

- 1 cm Muck (A9) **(LRR O)**
- 2 cm Muck (A10) **(LRR S)**
- Coast Prairie Redox (A16)  
**(outside MLRA 150A)**
- Reduced Vertic (F18)  
**(outside MLRA 150A, 150B)**
- Piedmont Floodplain Soils (F19) **(LRR P, T)**
- Anomalous Bright Floodplain Soils (F20)  
**(MLRA 153B)**
- Red Parent Material (F21)
- Very Shallow Dark Surface (F22)  
**(outside MLRA 138, 152A in FL, 154)**
- Barrier Islands Low Chroma Matrix (TS7)  
**(MLRA 153B, 153D)**
- Other (Explain in Remarks)

<sup>3</sup>Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

**Restrictive Layer (if observed):**

Type: \_\_\_\_\_  
Depth (inches): \_\_\_\_\_

Hydric Soil Present? Yes \_\_\_\_\_ No X

Remarks:

This data form is revised from Atlantic and Gulf Coastal Plain Regional Supplement Version 2.0 to include the NRCS Field Indicators of Hydric Soils, Version 8.0, 2016.

**WETLAND DETERMINATION DATA FORM – Atlantic and Gulf Coastal Plain Region**

Project/Site: Riverview Commons City/County: Hillsborough Sampling Date: 10-23-18  
 Applicant/Owner: Simmons Loop Apartment Partners, LLC State: FL Sampling Point: Up-3  
 Investigator(s): Jay Hunting Section, Township, Range: 18, 31 South, 20 East  
 Landform (hillside, terrace, etc.): \_\_\_\_\_ Local relief (concave, convex, none): \_\_\_\_\_ Slope (%): \_\_\_\_\_  
 Subregion (LRR or MLRA): LRR U Lat: 27 47' 4.75" Long: 82 20' 19.65" Datum: NGVD 88  
 Soil Map Unit Name: Myakka Fine Sand NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No \_\_\_\_\_ (If no, explain in Remarks.)  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ significantly disturbed? Are "Normal Circumstances" present? Yes X No \_\_\_\_\_  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ naturally problematic? (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present? Yes _____ No <u>X</u> Hydric Soil Present? Yes _____ No <u>X</u> Wetland Hydrology Present? Yes _____ No <u>X</u>	<b>Is the Sampled Area within a Wetland?</b> Yes _____ No <u>X</u>
Remarks:	

**HYDROLOGY**

<b>Wetland Hydrology Indicators:</b> <u>Primary Indicators (minimum of one is required; check all that apply)</u> _____ Surface Water (A1)                      _____ Aquatic Fauna (B13) _____ High Water Table (A2)                      _____ Marl Deposits (B15) ( <b>LRR U</b> ) _____ Saturation (A3)                                      _____ Hydrogen Sulfide Odor (C1) _____ Water Marks (B1)                                      _____ Oxidized Rhizospheres on Living Roots (C3) _____ Sediment Deposits (B2)                              _____ Presence of Reduced Iron (C4) _____ Drift Deposits (B3)                                      _____ Recent Iron Reduction in Tilled Soils (C6) _____ Algal Mat or Crust (B4)                                      _____ Thin Muck Surface (C7) _____ Iron Deposits (B5)                                      _____ Other (Explain in Remarks) _____ Inundation Visible on Aerial Imagery (B7) _____ Water-Stained Leaves (B9)	<u>Secondary Indicators (minimum of two required)</u> _____ Surface Soil Cracks (B6) _____ Sparsely Vegetated Concave Surface (B8) _____ Drainage Patterns (B10) _____ Moss Trim Lines (B16) _____ Dry-Season Water Table (C2) _____ Crayfish Burrows (C8) _____ Saturation Visible on Aerial Imagery (C9) _____ Geomorphic Position (D2) _____ Shallow Aquitard (D3) _____ FAC-Neutral Test (D5) _____ Sphagnum Moss (D8) ( <b>LRR T,U</b> )
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<b>Field Observations:</b> Surface Water Present? Yes _____ No _____ Depth (inches): _____ Water Table Present? Yes _____ No _____ Depth (inches): _____ Saturation Present? Yes _____ No _____ Depth (inches): _____ (includes capillary fringe)	<b>Wetland Hydrology Present?</b> Yes _____ No <u>X</u>
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Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

**VEGETATION (Five Strata) – Use scientific names of plants.**

Sampling Point: Up-3

Tree Stratum (Plot size: \_\_\_\_\_)

	Absolute % Cover	Dominant Species?	Indicator Status
1.	_____	_____	_____
2.	_____	_____	_____
3.	_____	_____	_____
4.	_____	_____	_____
5.	_____	_____	_____
6.	_____	_____	_____
_____ = Total Cover			
50% of total cover: _____		20% of total cover: _____	

Sapling Stratum (Plot size: \_\_\_\_\_)

	Absolute % Cover	Dominant Species?	Indicator Status
1.	_____	_____	_____
2.	_____	_____	_____
3.	_____	_____	_____
4.	_____	_____	_____
5.	_____	_____	_____
6.	_____	_____	_____
_____ = Total Cover			
50% of total cover: _____		20% of total cover: _____	

Shrub Stratum (Plot size: \_\_\_\_\_)

	Absolute % Cover	Dominant Species?	Indicator Status
1.	_____	_____	_____
2.	_____	_____	_____
3.	_____	_____	_____
4.	_____	_____	_____
5.	_____	_____	_____
6.	_____	_____	_____
_____ = Total Cover			
50% of total cover: _____		20% of total cover: _____	

Herb Stratum (Plot size: \_\_\_\_\_)

	Absolute % Cover	Dominant Species?	Indicator Status	
1.	<u>Paspalum notatum</u>	50	Yes	FACU
2.	<u>Panicum hemitomon</u>	10	No	OBL
3.	<u>Centella</u>	5	No	
4.	_____	_____	_____	_____
5.	_____	_____	_____	_____
6.	_____	_____	_____	_____
7.	_____	_____	_____	_____
8.	_____	_____	_____	_____
9.	_____	_____	_____	_____
10.	_____	_____	_____	_____
11.	_____	_____	_____	_____
65 = Total Cover				
50% of total cover: 33		20% of total cover: 13		

Woody Vine Stratum (Plot size: \_\_\_\_\_)

	Absolute % Cover	Dominant Species?	Indicator Status
1.	_____	_____	_____
2.	_____	_____	_____
3.	_____	_____	_____
4.	_____	_____	_____
5.	_____	_____	_____
_____ = Total Cover			
50% of total cover: _____		20% of total cover: _____	

**Dominance Test worksheet:**

Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 0.0% (A/B)

**Prevalence Index worksheet:**

Total % Cover of:	Multiply by:
OBL species <u>10</u>	x 1 = <u>10</u>
FACW species <u>0</u>	x 2 = <u>0</u>
FAC species <u>0</u>	x 3 = <u>0</u>
FACU species <u>50</u>	x 4 = <u>200</u>
UPL species <u>0</u>	x 5 = <u>0</u>
Column Totals: <u>60</u> (A)	<u>210</u> (B)
Prevalence Index = B/A = <u>3.50</u>	

**Hydrophytic Vegetation Indicators:**

     1 - Rapid Test for Hydrophytic Vegetation

     2 - Dominance Test is >50%

     3 - Prevalence Index is ≤3.0<sup>1</sup>

     Problematic Hydrophytic Vegetation<sup>1</sup> (Explain)

<sup>1</sup>Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

**Definitions of Five Vegetation Strata:**

**Tree** – Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and 3 in. (7.6 cm) or larger in diameter at breast height (DBH).

**Sapling** – Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and less than 3 in. (7.6 cm) DBH.

**Shrub** - Woody Plants, excluding woody vines, approximately 3 to 20 ft (1 to 6 m) in height.

**Herb** – All herbaceous (non-woody) plants, including herbaceous vines, regardless of size, and woody plants, except woody vines, less than approximately 3 ft (1 m) in height.

**Woody Vine** – All woody vines, regardless of height.

**Hydrophytic Vegetation Present?** Yes      No X

Remarks: (If observed, list morphological adaptations below.)

**SOIL**

Sampling Point: Up-3

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>	Loc <sup>2</sup>		
0-2	7.5yr 7/1						Sandy	
2-12	7.5yr 4/1							

<sup>1</sup>Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

<sup>2</sup>Location: PL=Pore Lining, M=Matrix.

**Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)**

- Histosol (A1)
- Histic Epipedon (A2)
- Black Histic (A3)
- Hydrogen Sulfide (A4)
- Stratified Layers (A5)
- Organic Bodies (A6) **(LRR, P, T, U)**
- 5 cm Mucky Mineral (A7) **(LRR P, T, U)**
- Muck Presence (A8) **(LRR U)**
- 1 cm Muck (A9) **(LRR P, T)**
- Depleted Below Dark Surface (A11)
- Thick Dark Surface (A12)
- Coast Prairie Redox (A16) **(MLRA 150A)**
- Sandy Mucky Mineral (S1) **(LRR O, S)**
- Sandy Gleyed Matrix (S4)
- Sandy Redox (S5)
- Stripped Matrix (S6)
- Dark Surface (S7) **(LRR P, S, T, U)**
- Polyvalue Below Surface (S8)  
**(LRR S, T, U)**

- Thin Dark Surface (S9) **(LRR S, T, U)**
- Barrier Islands 1 cm Muck (S12)  
**(MLRA 153B, 153D)**
- Loamy Mucky Mineral (F1) **(LRR O)**
- Loamy Gleyed Matrix (F2)
- Depleted Matrix (F3)
- Redox Dark Surface (F6)
- Depleted Dark Surface (F7)
- Redox Depressions (F8)
- Marl (F10) **(LRR U)**
- Depleted Ochric (F11) **(MLRA 151)**
- Iron-Manganese Masses (F12) **(LRR O, P, T)**
- Umbric Surface (F13) **(LRR P, T, U)**
- Delta Ochric (F17) **(MLRA 151)**
- Reduced Vertic (F18) **(MLRA 150A, 150B)**
- Piedmont Floodplain Soils (F19) **(MLRA 149A)**
- Anomalous Bright Floodplain Soils (F20)  
**(MLRA 149A, 153C, 153D)**
- Very Shallow Dark Surface (F22)  
**(MLRA 138, 152A in FL, 154)**

**Indicators for Problematic Hydric Soils<sup>3</sup>:**

- 1 cm Muck (A9) **(LRR O)**
- 2 cm Muck (A10) **(LRR S)**
- Coast Prairie Redox (A16)  
**(outside MLRA 150A)**
- Reduced Vertic (F18)  
**(outside MLRA 150A, 150B)**
- Piedmont Floodplain Soils (F19) **(LRR P, T)**
- Anomalous Bright Floodplain Soils (F20)  
**(MLRA 153B)**
- Red Parent Material (F21)
- Very Shallow Dark Surface (F22)  
**(outside MLRA 138, 152A in FL, 154)**
- Barrier Islands Low Chroma Matrix (TS7)  
**(MLRA 153B, 153D)**
- Other (Explain in Remarks)

<sup>3</sup>Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

**Restrictive Layer (if observed):**

Type: \_\_\_\_\_  
Depth (inches): \_\_\_\_\_

Hydric Soil Present? Yes \_\_\_\_\_ No X

Remarks:

This data form is revised from Atlantic and Gulf Coastal Plain Regional Supplement Version 2.0 to include the NRCS Field Indicators of Hydric Soils, Version 8.0, 2016.

## WETLAND DETERMINATION DATA FORM – Atlantic and Gulf Coastal Plain Region

Project/Site: Riverview Commons City/County: Hillsborough Sampling Date: 10-23-18  
 Applicant/Owner: Simmons Loop Apartment Partners, LLC State: FL Sampling Point: Wet 1  
 Investigator(s): Jay Hunting Section, Township, Range: 18, 31 South, 20 East  
 Landform (hillside, terrace, etc.): \_\_\_\_\_ Local relief (concave, convex, none): \_\_\_\_\_ Slope (%): \_\_\_\_\_  
 Subregion (LRR or MLRA): LRR U Lat: 27 47' 4.75" Long: 82 20' 19.65" Datum: NGVD 88  
 Soil Map Unit Name: Myakka Fine Sand NWI classification: PUBHx

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No \_\_\_\_\_ (If no, explain in Remarks.)  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ significantly disturbed? Are "Normal Circumstances" present? Yes X No \_\_\_\_\_  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ naturally problematic? (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present? Yes <u>X</u> No _____ Hydric Soil Present? Yes <u>X</u> No _____ Wetland Hydrology Present? Yes <u>X</u> No _____	<b>Is the Sampled Area within a Wetland?</b> Yes <u>X</u> No _____
Remarks: Excavated shallow pond in uplands.	

**HYDROLOGY**

<b>Wetland Hydrology Indicators:</b> <u>Primary Indicators (minimum of one is required; check all that apply)</u> _____ Surface Water (A1)                      _____ Aquatic Fauna (B13) _____ High Water Table (A2)                      _____ Marl Deposits (B15) ( <b>LRR U</b> ) <u>X</u> Saturation (A3)                                      _____ Hydrogen Sulfide Odor (C1) _____ Water Marks (B1)                              _____ Oxidized Rhizospheres on Living Roots (C3) _____ Sediment Deposits (B2)                      _____ Presence of Reduced Iron (C4) _____ Drift Deposits (B3)                              _____ Recent Iron Reduction in Tilled Soils (C6) _____ Algal Mat or Crust (B4)                              _____ Thin Muck Surface (C7) _____ Iron Deposits (B5)                              _____ Other (Explain in Remarks) <u>X</u> Inundation Visible on Aerial Imagery (B7) _____ Water-Stained Leaves (B9)	<u>Secondary Indicators (minimum of two required)</u> _____ Surface Soil Cracks (B6) _____ Sparsely Vegetated Concave Surface (B8) _____ Drainage Patterns (B10) _____ Moss Trim Lines (B16) _____ Dry-Season Water Table (C2) _____ Crayfish Burrows (C8) _____ Saturation Visible on Aerial Imagery (C9) _____ Geomorphic Position (D2) _____ Shallow Aquitard (D3) <u>X</u> FAC-Neutral Test (D5) _____ Sphagnum Moss (D8) ( <b>LRR T,U</b> )
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<b>Field Observations:</b> Surface Water Present? Yes _____ No _____ Depth (inches): _____ Water Table Present? Yes _____ No _____ Depth (inches): _____ Saturation Present? Yes <u>X</u> No _____ Depth (inches): _____ (includes capillary fringe)	<b>Wetland Hydrology Present?</b> Yes <u>X</u> No _____
--	---

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

**VEGETATION (Five Strata) – Use scientific names of plants.**

Sampling Point: Wet 1

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
	_____ = Total Cover		
50% of total cover: _____	20% of total cover: _____		

Sapling Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
	_____ = Total Cover		
50% of total cover: _____	20% of total cover: _____		

Shrub Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
	_____ = Total Cover		
50% of total cover: _____	20% of total cover: _____		

Herb Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1. <u>Panicum hemitomon</u>	80	Yes	OBL
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
8. _____	_____	_____	_____
9. _____	_____	_____	_____
10. _____	_____	_____	_____
11. _____	_____	_____	_____
	80 = Total Cover		
50% of total cover: 40	20% of total cover: 16		

Woody Vine Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
	_____ = Total Cover		
50% of total cover: _____	20% of total cover: _____		

**Dominance Test worksheet:**

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

**Prevalence Index worksheet:**

Total % Cover of:	Multiply by:
OBL species <u>80</u>	x 1 = <u>80</u>
FACW species <u>0</u>	x 2 = <u>0</u>
FAC species <u>0</u>	x 3 = <u>0</u>
FACU species <u>0</u>	x 4 = <u>0</u>
UPL species <u>0</u>	x 5 = <u>0</u>
Column Totals: <u>80</u> (A)	<u>80</u> (B)
Prevalence Index = B/A = <u>1.00</u>	

**Hydrophytic Vegetation Indicators:**

1 - Rapid Test for Hydrophytic Vegetation

2 - Dominance Test is >50%

3 - Prevalence Index is ≤3.0<sup>1</sup>

       Problematic Hydrophytic Vegetation<sup>1</sup> (Explain)

<sup>1</sup>Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

**Definitions of Five Vegetation Strata:**

**Tree** – Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and 3 in. (7.6 cm) or larger in diameter at breast height (DBH).

**Sapling** – Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and less than 3 in. (7.6 cm) DBH.

**Shrub** - Woody Plants, excluding woody vines, approximately 3 to 20 ft (1 to 6 m) in height.

**Herb** – All herbaceous (non-woody) plants, including herbaceous vines, regardless of size, and woody plants, except woody vines, less than approximately 3 ft (1 m) in height.

**Woody Vine** – All woody vines, regardless of height.

**Hydrophytic Vegetation Present?** Yes  No

Remarks: (If observed, list morphological adaptations below.)

**SOIL**

Sampling Point: Wet 1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>	Loc <sup>2</sup>		
0-2	7.5yr 3/1							
2-8	7.5yr 3/1							
8-12	10yr 6/2							

<sup>1</sup>Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

<sup>2</sup>Location: PL=Pore Lining, M=Matrix.

**Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)**

- Histosol (A1)
- Histic Epipedon (A2)
- Black Histic (A3)
- Hydrogen Sulfide (A4)
- Stratified Layers (A5)
- Organic Bodies (A6) (LRR, P, T, U)
- 5 cm Mucky Mineral (A7) (LRR P, T, U)
- Muck Presence (A8) (LRR U)
- 1 cm Muck (A9) (LRR P, T)
- Depleted Below Dark Surface (A11)
- Thick Dark Surface (A12)
- Coast Prairie Redox (A16) (MLRA 150A)
- Sandy Mucky Mineral (S1) (LRR O, S)
- Sandy Gleyed Matrix (S4)
- Sandy Redox (S5)
- Stripped Matrix (S6)
- Dark Surface (S7) (LRR P, S, T, U)
- Polyvalue Below Surface (S8) (LRR S, T, U)
- Thin Dark Surface (S9) (LRR S, T, U)
- Barrier Islands 1 cm Muck (S12) (MLRA 153B, 153D)
- Loamy Mucky Mineral (F1) (LRR O)
- Loamy Gleyed Matrix (F2)
- Depleted Matrix (F3)
- Redox Dark Surface (F6)
- Depleted Dark Surface (F7)
- Redox Depressions (F8)
- Marl (F10) (LRR U)
- Depleted Ochric (F11) (MLRA 151)
- Iron-Manganese Masses (F12) (LRR O, P, T)
- Umbric Surface (F13) (LRR P, T, U)
- Delta Ochric (F17) (MLRA 151)
- Reduced Vertic (F18) (MLRA 150A, 150B)
- Piedmont Floodplain Soils (F19) (MLRA 149A)
- Anomalous Bright Floodplain Soils (F20) (MLRA 149A, 153C, 153D)
- Very Shallow Dark Surface (F22) (MLRA 138, 152A in FL, 154)

**Indicators for Problematic Hydric Soils<sup>3</sup>:**

- 1 cm Muck (A9) (LRR O)
- 2 cm Muck (A10) (LRR S)
- Coast Prairie Redox (A16) (outside MLRA 150A)
- Reduced Vertic (F18) (outside MLRA 150A, 150B)
- Piedmont Floodplain Soils (F19) (LRR P, T)
- Anomalous Bright Floodplain Soils (F20) (MLRA 153B)
- Red Parent Material (F21)
- Very Shallow Dark Surface (F22) (outside MLRA 138, 152A in FL, 154)
- Barrier Islands Low Chroma Matrix (TS7) (MLRA 153B, 153D)
- Other (Explain in Remarks)

<sup>3</sup>Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

**Restrictive Layer (if observed):**

Type: \_\_\_\_\_  
 Depth (inches): \_\_\_\_\_

Hydric Soil Present? Yes  No

**Remarks:**

This data form is revised from Atlantic and Gulf Coastal Plain Regional Supplement Version 2.0 to include the NRCS Field Indicators of Hydric Soils, Version 8.0, 2016.

**WETLAND DETERMINATION DATA FORM – Atlantic and Gulf Coastal Plain Region**

Project/Site: Riverview Commons City/County: Hillsborough Sampling Date: 10-23-18  
 Applicant/Owner: Simmons Loop Apartment Partners, LLC State: FL Sampling Point: Wet-2  
 Investigator(s): Jay Hunting Section, Township, Range: 18, 31 South, 20 East  
 Landform (hillside, terrace, etc.): \_\_\_\_\_ Local relief (concave, convex, none): \_\_\_\_\_ Slope (%): \_\_\_\_\_  
 Subregion (LRR or MLRA): LRR U Lat: 27 47' 4.75" Long: 82 20' 19.65" Datum: NGVD 88  
 Soil Map Unit Name: Myakka Fine Sand NWI classification: PEM1/FO1F

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No \_\_\_\_\_ (If no, explain in Remarks.)  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ significantly disturbed? Are "Normal Circumstances" present? Yes X No \_\_\_\_\_  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ naturally problematic? (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present? Yes <u>X</u> No _____ Hydric Soil Present? Yes <u>X</u> No _____ Wetland Hydrology Present? Yes <u>X</u> No _____	<b>Is the Sampled Area within a Wetland?</b> Yes <u>X</u> No _____
Remarks:	

**HYDROLOGY**

<b>Wetland Hydrology Indicators:</b> <u>Primary Indicators (minimum of one is required; check all that apply)</u> _____ Surface Water (A1)                      _____ Aquatic Fauna (B13) _____ High Water Table (A2)                      _____ Marl Deposits (B15) ( <b>LRR U</b> ) <u>X</u> Saturation (A3)                                      _____ Hydrogen Sulfide Odor (C1) _____ Water Marks (B1)                              _____ Oxidized Rhizospheres on Living Roots (C3) _____ Sediment Deposits (B2)                      _____ Presence of Reduced Iron (C4) _____ Drift Deposits (B3)                              _____ Recent Iron Reduction in Tilled Soils (C6) _____ Algal Mat or Crust (B4)                              _____ Thin Muck Surface (C7) _____ Iron Deposits (B5)                              _____ Other (Explain in Remarks) _____ Inundation Visible on Aerial Imagery (B7) _____ Water-Stained Leaves (B9)	<u>Secondary Indicators (minimum of two required)</u> _____ Surface Soil Cracks (B6) _____ Sparsely Vegetated Concave Surface (B8) _____ Drainage Patterns (B10) _____ Moss Trim Lines (B16) _____ Dry-Season Water Table (C2) _____ Crayfish Burrows (C8) _____ Saturation Visible on Aerial Imagery (C9) _____ Geomorphic Position (D2) _____ Shallow Aquitard (D3) <u>X</u> FAC-Neutral Test (D5) _____ Sphagnum Moss (D8) ( <b>LRR T,U</b> )
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<b>Field Observations:</b> Surface Water Present? Yes _____ No <u>X</u> Depth (inches): _____ Water Table Present? Yes _____ No <u>X</u> Depth (inches): _____ Saturation Present? Yes <u>X</u> No _____ Depth (inches): <u>4</u> (includes capillary fringe)	<b>Wetland Hydrology Present?</b> Yes <u>X</u> No _____
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Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

**VEGETATION (Five Strata) – Use scientific names of plants.**

Sampling Point: Wet-2

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1. <u>Quercus laurifolia</u>	<u>20</u>	<u>Yes</u>	<u>FACW</u>
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
_____ = Total Cover			
50% of total cover: <u>10</u>		20% of total cover: <u>4</u>	

Sapling Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
_____ = Total Cover			
50% of total cover: _____		20% of total cover: _____	

Shrub Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
_____ = Total Cover			
50% of total cover: _____		20% of total cover: _____	

Herb Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1. <u>Panicum hemitomon</u>	<u>30</u>	<u>Yes</u>	<u>OBL</u>
2. <u>Andropogon glomeratus</u>	<u>20</u>	<u>Yes</u>	<u>FACW</u>
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
8. _____	_____	_____	_____
9. _____	_____	_____	_____
10. _____	_____	_____	_____
11. _____	_____	_____	_____
_____ = Total Cover			
50% of total cover: <u>25</u>		20% of total cover: <u>10</u>	

Woody Vine Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
_____ = Total Cover			
50% of total cover: _____		20% of total cover: _____	

**Dominance Test worksheet:**

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

**Prevalence Index worksheet:**

Total % Cover of:	Multiply by:
OBL species <u>30</u>	x 1 = <u>30</u>
FACW species <u>40</u>	x 2 = <u>80</u>
FAC species <u>0</u>	x 3 = <u>0</u>
FACU species <u>0</u>	x 4 = <u>0</u>
UPL species <u>0</u>	x 5 = <u>0</u>
Column Totals: <u>70</u> (A)	<u>110</u> (B)
Prevalence Index = B/A = <u>1.57</u>	

**Hydrophytic Vegetation Indicators:**

1 - Rapid Test for Hydrophytic Vegetation

2 - Dominance Test is >50%

3 - Prevalence Index is ≤3.0<sup>1</sup>

       Problematic Hydrophytic Vegetation<sup>1</sup> (Explain)

<sup>1</sup>Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

**Definitions of Five Vegetation Strata:**

**Tree** – Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and 3 in. (7.6 cm) or larger in diameter at breast height (DBH).

**Sapling** – Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and less than 3 in. (7.6 cm) DBH.

**Shrub** - Woody Plants, excluding woody vines, approximately 3 to 20 ft (1 to 6 m) in height.

**Herb** – All herbaceous (non-woody) plants, including herbaceous vines, regardless of size, and woody plants, except woody vines, less than approximately 3 ft (1 m) in height.

**Woody Vine** – All woody vines, regardless of height.

**Hydrophytic Vegetation Present?** Yes  No

Remarks: (If observed, list morphological adaptations below.)

**SOIL**

Sampling Point: Wet-2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>	Loc <sup>2</sup>		
0-3	7.5yr 2.5/1							
3-8	7.5yr 4/1							
8-14	10yr 7/1							

<sup>1</sup>Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

<sup>2</sup>Location: PL=Pore Lining, M=Matrix.

**Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)**

- Histosol (A1)
- Histic Epipedon (A2)
- Black Histic (A3)
- Hydrogen Sulfide (A4)
- Stratified Layers (A5)
- Organic Bodies (A6) (LRR, P, T, U)
- 5 cm Mucky Mineral (A7) (LRR P, T, U)
- Muck Presence (A8) (LRR U)
- 1 cm Muck (A9) (LRR P, T)
- Depleted Below Dark Surface (A11)
- Thick Dark Surface (A12)
- Coast Prairie Redox (A16) (MLRA 150A)
- Sandy Mucky Mineral (S1) (LRR O, S)
- Sandy Gleyed Matrix (S4)
- Sandy Redox (S5)
- Stripped Matrix (S6)
- Dark Surface (S7) (LRR P, S, T, U)
- Polyvalue Below Surface (S8)
- Thin Dark Surface (S9) (LRR S, T, U)
- Barrier Islands 1 cm Muck (S12)
- (MLRA 153B, 153D)**
- Loamy Mucky Mineral (F1) (LRR O)
- Loamy Gleyed Matrix (F2)
- Depleted Matrix (F3)
- Redox Dark Surface (F6)
- Depleted Dark Surface (F7)
- Redox Depressions (F8)
- Marl (F10) (LRR U)
- Depleted Ochric (F11) (MLRA 151)
- Iron-Manganese Masses (F12) (LRR O, P, T)
- Umbric Surface (F13) (LRR P, T, U)
- Delta Ochric (F17) (MLRA 151)
- Reduced Vertic (F18) (MLRA 150A, 150B)
- Piedmont Floodplain Soils (F19) (MLRA 149A)
- Anomalous Bright Floodplain Soils (F20)
- (MLRA 149A, 153C, 153D)**
- Very Shallow Dark Surface (F22)
- (MLRA 138, 152A in FL, 154)**

**Indicators for Problematic Hydric Soils<sup>3</sup>:**

- 1 cm Muck (A9) (LRR O)
- 2 cm Muck (A10) (LRR S)
- Coast Prairie Redox (A16)
- (outside MLRA 150A)**
- Reduced Vertic (F18)
- (outside MLRA 150A, 150B)**
- Piedmont Floodplain Soils (F19) (LRR P, T)
- Anomalous Bright Floodplain Soils (F20)
- (MLRA 153B)**
- Red Parent Material (F21)
- Very Shallow Dark Surface (F22)
- (outside MLRA 138, 152A in FL, 154)**
- Barrier Islands Low Chroma Matrix (TS7)
- (MLRA 153B, 153D)**
- Other (Explain in Remarks)

<sup>3</sup>Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

**Restrictive Layer (if observed):**

Type: \_\_\_\_\_  
 Depth (inches): \_\_\_\_\_

Hydric Soil Present? Yes  No

Remarks:

This data form is revised from Atlantic and Gulf Coastal Plain Regional Supplement Version 2.0 to include the NRCS Field Indicators of Hydric Soils, Version 8.0, 2016.

## WETLAND DETERMINATION DATA FORM – Atlantic and Gulf Coastal Plain Region

Project/Site: Riverview Commons City/County: Hillsborough Sampling Date: 10-23-18  
 Applicant/Owner: Simmons Loop Apartment Partners, LLC State: FL Sampling Point: Wet 3  
 Investigator(s): Jay Hunting Section, Township, Range: 18, 31 South, 20 East  
 Landform (hillside, terrace, etc.): \_\_\_\_\_ Local relief (concave, convex, none): \_\_\_\_\_ Slope (%): \_\_\_\_\_  
 Subregion (LRR or MLRA): LRR U Lat: 27 47' 4.75" Long: 82 20' 19.65" Datum: NGVD 88  
 Soil Map Unit Name: BASINGER/HOLOPAW/AND SAMSULA SOILS/DEPRESSIONAL NWI classification: PSS1/EM1C

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No \_\_\_\_\_ (If no, explain in Remarks.)  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ significantly disturbed? Are "Normal Circumstances" present? Yes X No \_\_\_\_\_  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ naturally problematic? (If needed, explain any answers in Remarks.)

### SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>X</u> No _____ Hydric Soil Present? Yes <u>X</u> No _____ Wetland Hydrology Present? Yes <u>X</u> No _____	<b>Is the Sampled Area within a Wetland?</b> Yes <u>X</u> No _____
Remarks:	

### HYDROLOGY

<b>Wetland Hydrology Indicators:</b> <u>Primary Indicators (minimum of one is required; check all that apply)</u> _____ Surface Water (A1)      _____ Aquatic Fauna (B13) <u>X</u> High Water Table (A2)      _____ Marl Deposits (B15) ( <b>LRR U</b> ) _____ Saturation (A3)      _____ Hydrogen Sulfide Odor (C1) _____ Water Marks (B1)      _____ Oxidized Rhizospheres on Living Roots (C3) _____ Sediment Deposits (B2)      _____ Presence of Reduced Iron (C4) _____ Drift Deposits (B3)      _____ Recent Iron Reduction in Tilled Soils (C6) _____ Algal Mat or Crust (B4)      _____ Thin Muck Surface (C7) _____ Iron Deposits (B5)      _____ Other (Explain in Remarks) _____ Inundation Visible on Aerial Imagery (B7) _____ Water-Stained Leaves (B9)	<u>Secondary Indicators (minimum of two required)</u> _____ Surface Soil Cracks (B6) _____ Sparsely Vegetated Concave Surface (B8) _____ Drainage Patterns (B10) _____ Moss Trim Lines (B16) _____ Dry-Season Water Table (C2) _____ Crayfish Burrows (C8) _____ Saturation Visible on Aerial Imagery (C9) _____ Geomorphic Position (D2) _____ Shallow Aquitard (D3) <u>X</u> FAC-Neutral Test (D5) _____ Sphagnum Moss (D8) ( <b>LRR T,U</b> )
---	---

<b>Field Observations:</b> Surface Water Present? Yes _____ No _____ Depth (inches): _____ Water Table Present? Yes <u>X</u> No _____ Depth (inches): <u>2</u> Saturation Present? Yes _____ No _____ Depth (inches): _____ (includes capillary fringe)	<b>Wetland Hydrology Present?</b> Yes <u>X</u> No _____
---	--

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

**VEGETATION (Five Strata) – Use scientific names of plants.**

Sampling Point: Wet 3

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
_____ = Total Cover			
50% of total cover: _____		20% of total cover: _____	

Sapling Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
_____ = Total Cover			
50% of total cover: _____		20% of total cover: _____	

Shrub Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
_____ = Total Cover			
50% of total cover: _____		20% of total cover: _____	

Herb Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1. <u>Panicum hemitomon</u>	40	Yes	OBL
2. <u>Centella</u>	20	Yes	
3. <u>Juncus effusus</u>	10	No	OBL
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
8. _____	_____	_____	_____
9. _____	_____	_____	_____
10. _____	_____	_____	_____
11. _____	_____	_____	_____
70 = Total Cover			
50% of total cover: 35		20% of total cover: 14	

Woody Vine Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
_____ = Total Cover			
50% of total cover: _____		20% of total cover: _____	

**Dominance Test worksheet:**

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 50.0% (A/B)

**Prevalence Index worksheet:**

Total % Cover of:	Multiply by:
OBL species <u>50</u>	x 1 = <u>50</u>
FACW species <u>0</u>	x 2 = <u>0</u>
FAC species <u>0</u>	x 3 = <u>0</u>
FACU species <u>0</u>	x 4 = <u>0</u>
UPL species <u>0</u>	x 5 = <u>0</u>
Column Totals: <u>50</u> (A)	<u>50</u> (B)
Prevalence Index = B/A = <u>1.00</u>	

**Hydrophytic Vegetation Indicators:**

   1 - Rapid Test for Hydrophytic Vegetation

   2 - Dominance Test is >50%

X 3 - Prevalence Index is ≤3.0<sup>1</sup>

   Problematic Hydrophytic Vegetation<sup>1</sup> (Explain)

<sup>1</sup>Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

**Definitions of Five Vegetation Strata:**

**Tree** – Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and 3 in. (7.6 cm) or larger in diameter at breast height (DBH).

**Sapling** – Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and less than 3 in. (7.6 cm) DBH.

**Shrub** - Woody Plants, excluding woody vines, approximately 3 to 20 ft (1 to 6 m) in height.

**Herb** – All herbaceous (non-woody) plants, including herbaceous vines, regardless of size, and woody plants, except woody vines, less than approximately 3 ft (1 m) in height.

**Woody Vine** – All woody vines, regardless of height.

**Hydrophytic Vegetation Present?** Yes X No   

Remarks: (If observed, list morphological adaptations below.)

**SOIL**

Sampling Point: Wet 3

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>	Loc <sup>2</sup>		
0-8	10yr 3/1						Mucky Sand	

<sup>1</sup>Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

<sup>2</sup>Location: PL=Pore Lining, M=Matrix.

**Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)**

- Histosol (A1)
- Histic Epipedon (A2)
- Black Histic (A3)
- Hydrogen Sulfide (A4)
- Stratified Layers (A5)
- Organic Bodies (A6) (LRR, P, T, U)
- 5 cm Mucky Mineral (A7) (LRR P, T, U)
- Muck Presence (A8) (LRR U)
- 1 cm Muck (A9) (LRR P, T)
- Depleted Below Dark Surface (A11)
- Thick Dark Surface (A12)
- Coast Prairie Redox (A16) (MLRA 150A)
- Sandy Mucky Mineral (S1) (LRR O, S)
- Sandy Gleyed Matrix (S4)
- Sandy Redox (S5)
- Stripped Matrix (S6)
- Dark Surface (S7) (LRR P, S, T, U)
- Polyvalue Below Surface (S8)
- Thin Dark Surface (S9) (LRR S, T, U)
- Barrier Islands 1 cm Muck (S12)
- (MLRA 153B, 153D)**
- Loamy Mucky Mineral (F1) (LRR O)
- Loamy Gleyed Matrix (F2)
- Depleted Matrix (F3)
- Redox Dark Surface (F6)
- Depleted Dark Surface (F7)
- Redox Depressions (F8)
- Marl (F10) (LRR U)
- Depleted Ochric (F11) (MLRA 151)
- Iron-Manganese Masses (F12) (LRR O, P, T)
- Umbric Surface (F13) (LRR P, T, U)
- Delta Ochric (F17) (MLRA 151)
- Reduced Vertic (F18) (MLRA 150A, 150B)
- Piedmont Floodplain Soils (F19) (MLRA 149A)
- Anomalous Bright Floodplain Soils (F20)
- (MLRA 149A, 153C, 153D)**
- Very Shallow Dark Surface (F22)
- (MLRA 138, 152A in FL, 154)**

**Indicators for Problematic Hydric Soils<sup>3</sup>:**

- 1 cm Muck (A9) (LRR O)
- 2 cm Muck (A10) (LRR S)
- Coast Prairie Redox (A16)
- (outside MLRA 150A)**
- Reduced Vertic (F18)
- (outside MLRA 150A, 150B)**
- Piedmont Floodplain Soils (F19) (LRR P, T)
- Anomalous Bright Floodplain Soils (F20)
- (MLRA 153B)**
- Red Parent Material (F21)
- Very Shallow Dark Surface (F22)
- (outside MLRA 138, 152A in FL, 154)**
- Barrier Islands Low Chroma Matrix (TS7)
- (MLRA 153B, 153D)**
- Other (Explain in Remarks)

<sup>3</sup>Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

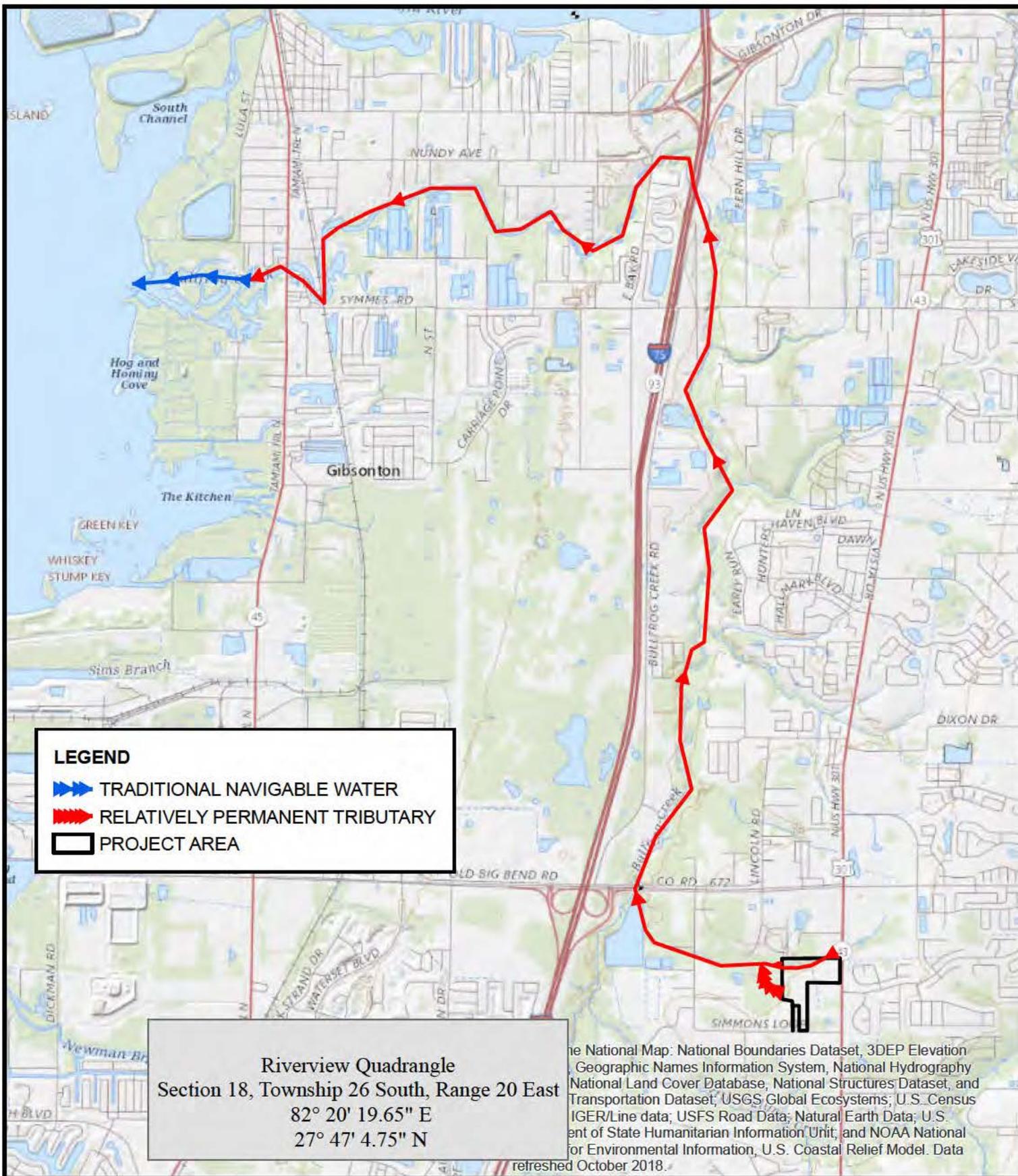
**Restrictive Layer (if observed):**

Type: \_\_\_\_\_  
 Depth (inches): \_\_\_\_\_

Hydric Soil Present? Yes  No

**Remarks:**

This data form is revised from Atlantic and Gulf Coastal Plain Regional Supplement Version 2.0 to include the NRCS Field Indicators of Hydric Soils, Version 8.0, 2016.



**LEGEND**

-  TRADITIONAL NAVIGABLE WATER
-  RELATIVELY PERMANENT TRIBUTARY
-  PROJECT AREA

Riverview Quadrangle  
 Section 18, Township 26 South, Range 20 East  
 82° 20' 19.65" E  
 27° 47' 4.75" N

the National Map: National Boundaries Dataset, 3DEP Elevation  
 Geographic Names Information System, National Hydrography  
 National Land Cover Database, National Structures Dataset, and  
 Transportation Dataset; USGS Global Ecosystems; U.S. Census  
 IGER/Line data; USFS Road Data; Natural Earth Data; U.S.  
 ent of State Humanitarian Information Unit; and NOAA National  
 for Environmental Information, U.S. Coastal Relief Model. Data  
 refreshed October 2018.



**SOURCES**

United States Geological Survey 7.5 Minute Quadrangle Map  
 Riverview Quadrangle

**GIS DATA**

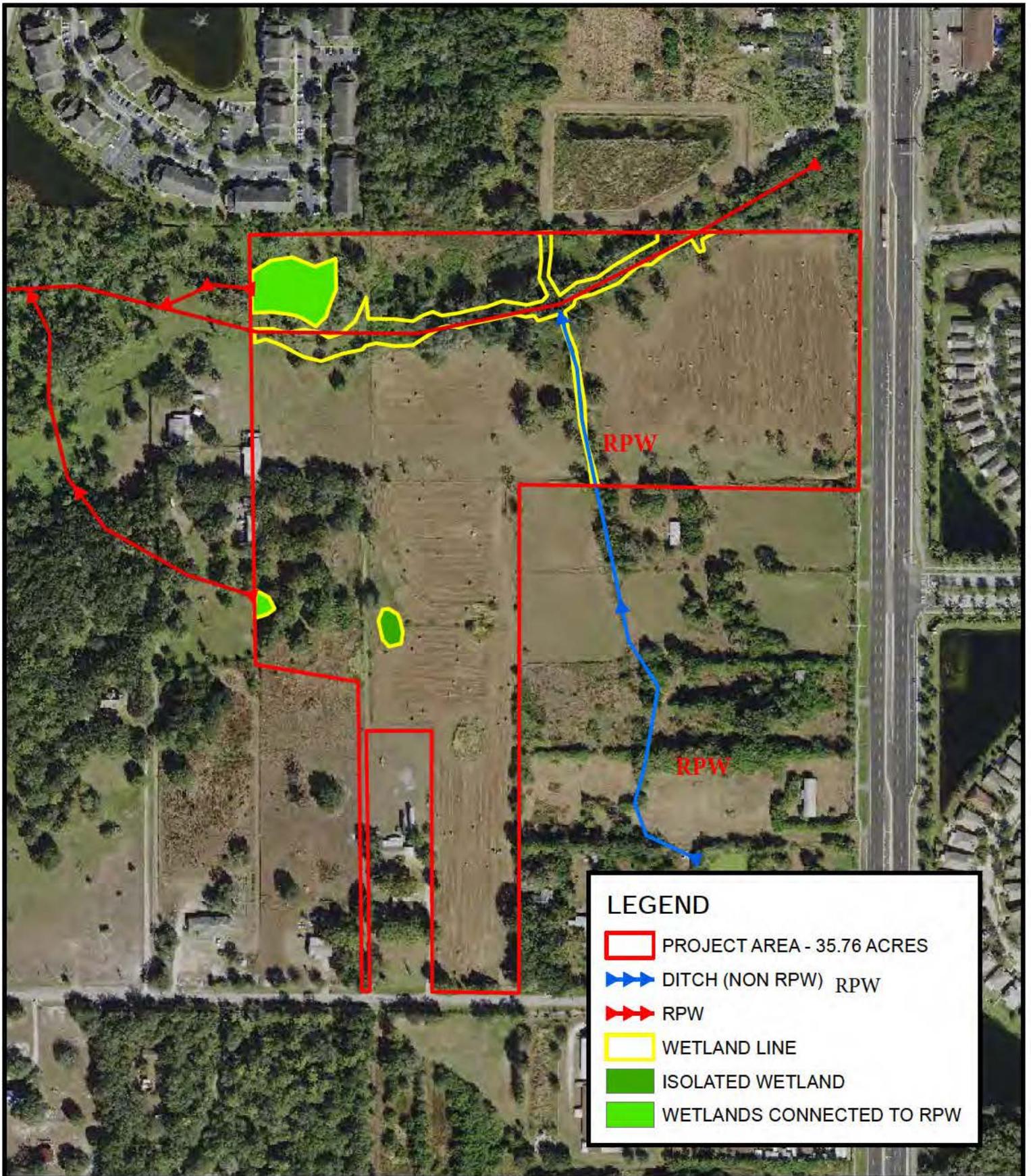
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**Riverview Commons**

FIGURE 1 - USGS REACH MAP

prepared for

**Simmons Loop Apartment  
 Partners, LLC**



**LEGEND**

- PROJECT AREA - 35.76 ACRES
- ⇨⇨ DITCH (NON RPW) RPW
- ⇨⇨ RPW
- WETLAND LINE
- ISOLATED WETLAND
- WETLANDS CONNECTED TO RPW



**SOURCES**  
 Detailed soils from the United States Department of Agriculture/Natural Resource Conservation Service (formerly USDA/SCS) soil survey maps.

**GIS DATA**  
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FIGURE 2 SITE WETLANDS- RAPANOS

prepared for

**Simmons Loop Apartment Partners, LLC**



**LEGEND**

- WETLAND DATA POINTS
- ▭ PROJECT AREA - 35.76 ACRES
- ▭ WETLAND LINE



**SOURCES**  
 Detailed soils from the United States Department of Agriculture/Natural Resource Conservation Service (formerly USDA/SCS) soil survey maps.

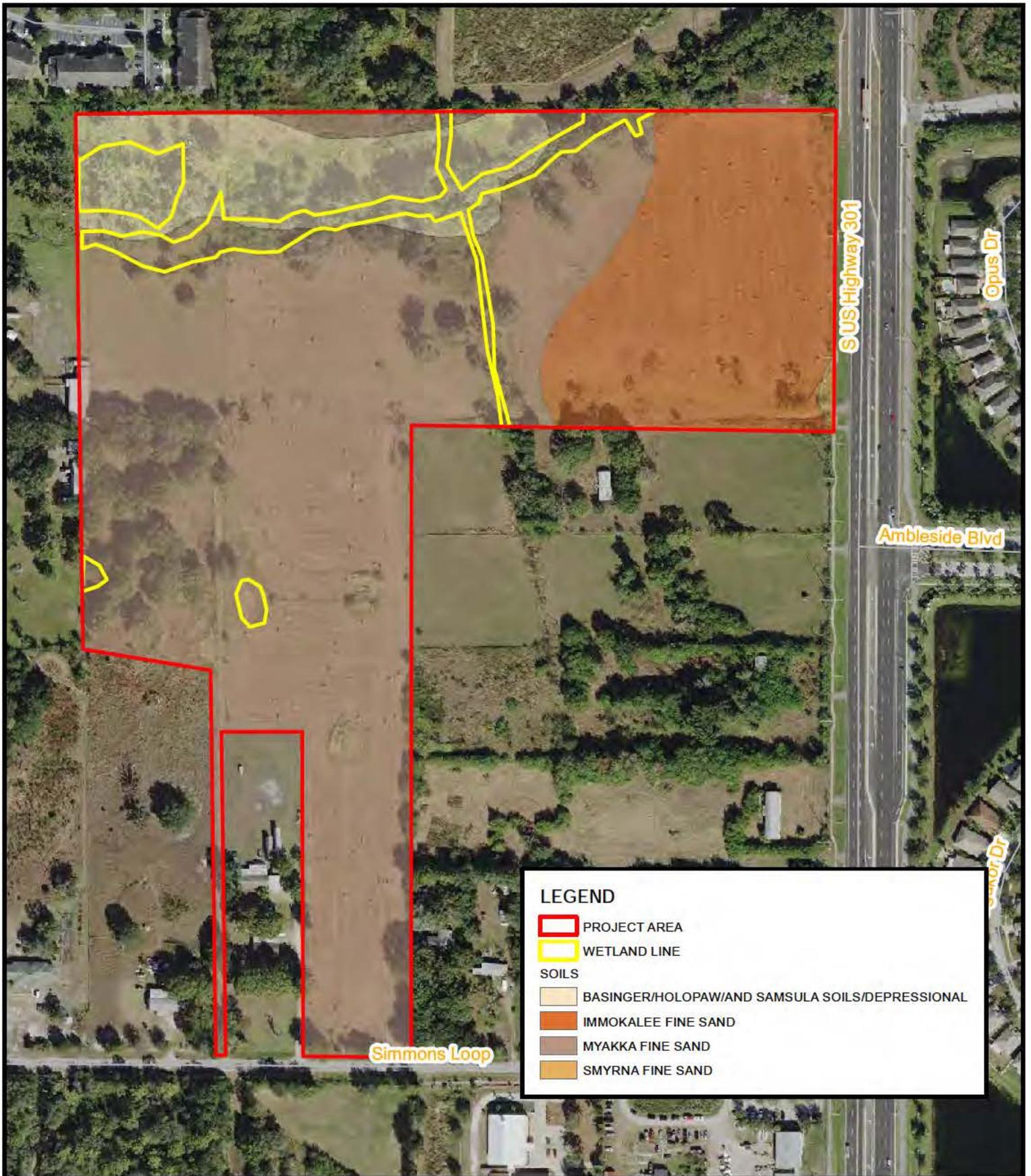
**GIS DATA**  
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FIGURE 3 - WETLAND MAP

prepared for

**Simmons Loop Apartment Partners, LLC**



**LEGEND**

- PROJECT AREA
- WETLAND LINE

**SOILS**

- BASINGER/HOLOPAW/AND SAMSULA SOILS/DEPRESSIONAL
- IMMOKALEE FINE SAND
- MYAKKA FINE SAND
- SMYRNA FINE SAND



**SOURCES**  
 Detailed soils from the United States Department of Agriculture/Natural Resource Conservation Service (formerly USDA/SCS) soil survey maps.

**GIS DATA**  
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## Riverview Commons

FIGURE 4 - SOILS MAP

prepared for

**Simmons Loop Apartment Partners, LLC**





**SOURCES**

Detailed soils from the United States Department of Agriculture/Natural Resource Conservation Service (formerly USDA/SCS) soil survey maps

**GIS DATA**

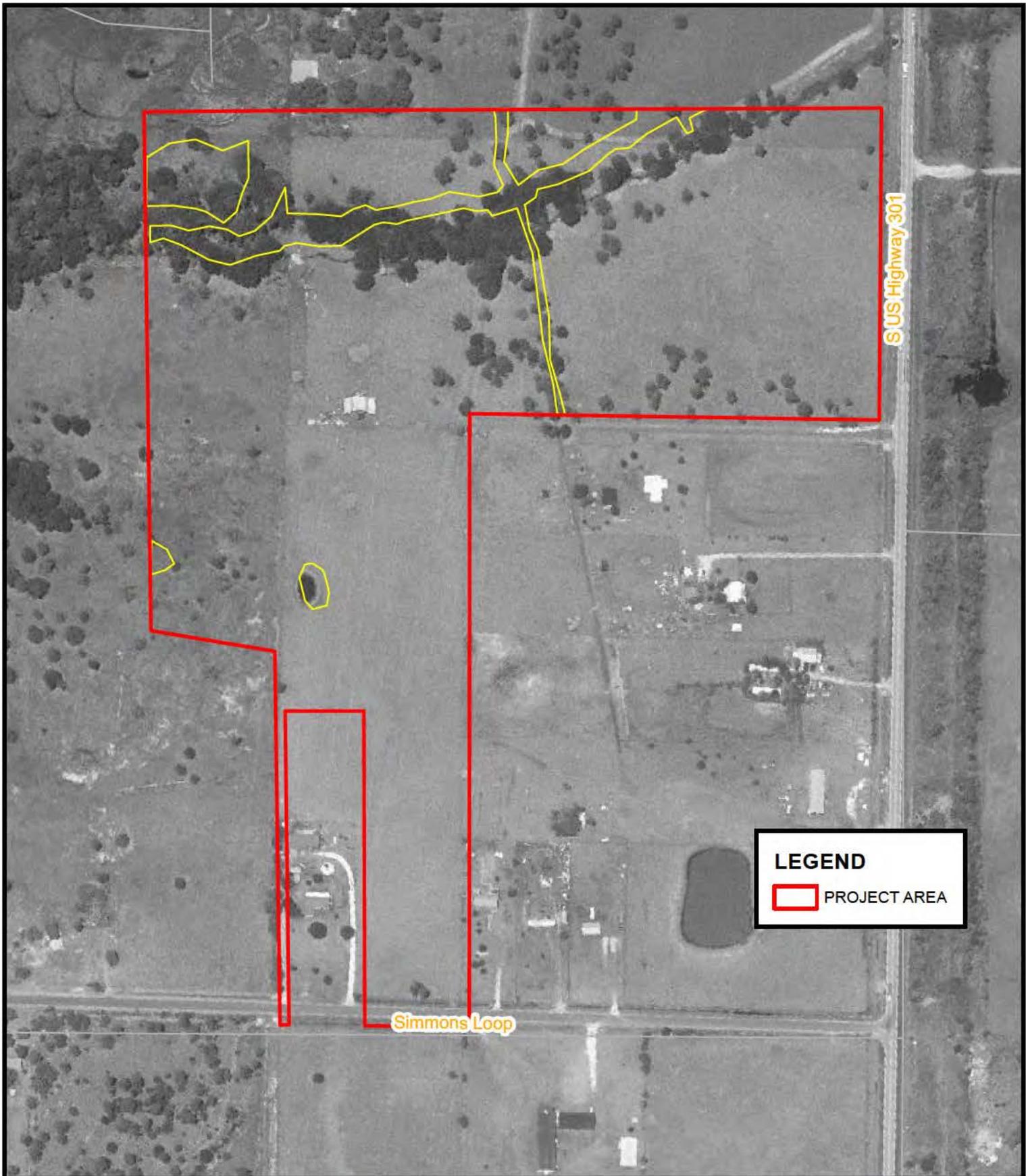
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FIGURE 7 - HISTORICAL AERIAL 1965

prepared for

**Simmons Loop Apartment  
Partners, LLC**



S US Highway 301

**LEGEND**

PROJECT AREA

Simmons Loop



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**SOURCES**  
Detailed soils from the  
United States Department  
of Agriculture/Natural Resource Conservation Service  
(formerly USDA/SCS) soil survey maps

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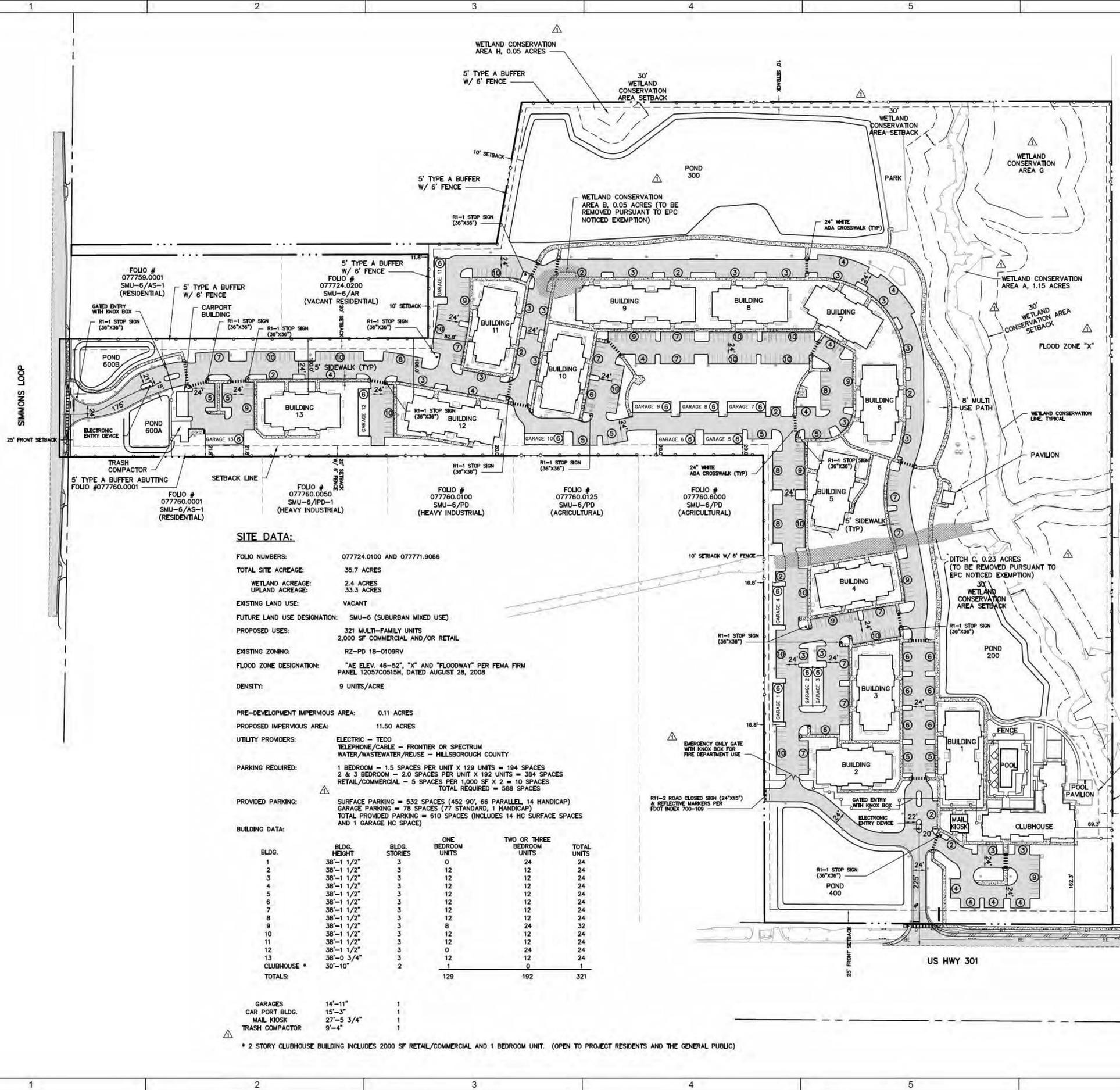
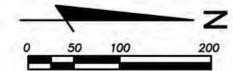
**Riverview Commons**

FIGURE 8 HISTORICAL AERIAL 1984

prepared for

**Simmons Loop Apartment  
Partners, LLC**

ALFONSO A. BELLUCCA, STATE OF FLORIDA PROFESSIONAL ENGINEER, LICENSE NO. 46044.  
 THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ALFONSO A. BELLUCCA, P.E., ON THE DATE INDICATED HEREON.  
 DIGITAL SIGNATURE (SHA1 THUMBPRINT 58 81 3E 3A 96 99 7B 26 93 A0 78 21 24 27 91 33 88 63 A2 28)  
 PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE DIGITAL SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



- HILLSBOROUGH COUNTY SIGNAGE NOTES:**
- PAVEMENT MARKINGS AND SIGNAGE PLANS SHALL BE SUBMITTED FOR ANY ROADWAY WITH TWO OR MORE LANES AS REQUIRED FOR ENTRANCE WAYS, ETC. PAVEMENT MARKINGS, SIGNAL AND SIGNAGE PLANS AND MATERIALS SHALL MEET TRAFFIC SERVICES DIVISION REQUIREMENTS AND CONFORM TO ALL CRITERIA HEREIN, INCLUDING THOSE APPLICABLE SPECIFICATIONS CONTAINED IN THE LATEST EDITION OF THE FOLLOWING PUBLICATIONS:
    - FDOT - MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION, AND MAINTENANCE OF STREETS AND HIGHWAYS.
    - DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION - MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
    - FDOT - STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION EXCEPT FOR THE REQUIREMENTS OF COC.
    - AASHTO - A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS.
    - FDOT - ROADWAY DESIGN STANDARDS.
    - DISTRICT 7 TRAFFIC DESIGN GUIDELINES.
    - HILLSBOROUGH COUNTY ROADWAY MAINTENANCE DIVISION STANDARDS.
    - HILLSBOROUGH COUNTY SIGNAL SPECIFICATIONS.
    - MUTCD - MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
  - SUPPLEMENTAL CRITERIA FOR POST MOUNTED SIGN FABRICATION AND INSTALLATION ARE AS FOLLOWS:
    - ALL SIGNS SHALL BE MOUNTED ON APPROVED U CHANNEL GALVANIZED, 2.5 LB/FOOT, POSTS IN ACCORDANCE WITH FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (EXCEPT FOR THE REQUIREMENTS OF COC), SECTION 700-2.3.3 AND INSTALLED IN ACCORDANCE WITH PUBLICATIONS LISTED ABOVE.

- BUILDING SETBACKS:**
- 25' FRONT SETBACK ALONG US 301 AND SIMMONS LOOP
  - 10' SETBACK ALONG NORTHERN BOUNDARY OF FOLIO #77760.6000 AND 77724.0200
  - 20' SETBACK ALONG WESTERN BOUNDARY OF FOLIO#77760.6000, 77760.0125, 77760.0100, 77760.0050 AND 77760.0001
  - 20' SETBACK ALONG EASTERN BOUNDARY OF FOLIO #77724.0200 AND 77759.0000
- AN ADDITIONAL SETBACK OF 2 FEET FOR EVERY 1 FOOT OVER 20 FEET BUILDING HEIGHT SHALL BE PROVIDED ALONG ALL PROJECT BOUNDARIES, EXCEPT WHERE ADJACENT TO FOLIO #77760.0050, 77760.0100, 77760.0125 77760.6000.

- LEGEND**
- = Wetland impact
  - = Perimeter 6' high wood or PVC fence (finished side out), interior fencing may be different material (refer to landscape architecture plans)

**SITE DATA:**

FOLIO NUMBERS: 077724.0100 AND 077771.9066  
 TOTAL SITE ACREAGE: 35.7 ACRES  
 WETLAND ACREAGE: 2.4 ACRES  
 UPLAND ACREAGE: 33.3 ACRES  
 EXISTING LAND USE: VACANT  
 FUTURE LAND USE DESIGNATION: SMU-6 (SUBURBAN MIXED USE)  
 PROPOSED USES: 321 MULTI-FAMILY UNITS, 2,000 SF COMMERCIAL AND/OR RETAIL  
 EXISTING ZONING: RZ-PD 18-0109RV  
 FLOOD ZONE DESIGNATION: "AE ELEV. 46-52", "X" AND "FLOODWAY" PER FEMA FIRM PANEL 12057C0515H, DATED AUGUST 28, 2008  
 DENSITY: 9 UNITS/ACRE

PRE-DEVELOPMENT IMPERVIOUS AREA: 0.11 ACRES  
 PROPOSED IMPERVIOUS AREA: 11.50 ACRES

UTILITY PROVIDERS: ELECTRIC - TECO, TELEPHONE/CABLE - FRONTIER OR SPECTRUM, WATER/WASTEWATER/REUSE - HILLSBOROUGH COUNTY

PARKING REQUIRED: 1 BEDROOM - 1.5 SPACES PER UNIT X 129 UNITS = 194 SPACES, 2 & 3 BEDROOM - 2.0 SPACES PER UNIT X 192 UNITS = 384 SPACES, RETAIL/COMMERCIAL - 5 SPACES PER 1,000 SF X 2 = 10 SPACES, TOTAL REQUIRED = 588 SPACES

PROVIDED PARKING: SURFACE PARKING = 532 SPACES (452 90', 66 PARALLEL, 14 HANDICAP), GARAGE PARKING = 78 SPACES (77 STANDARD, 1 HANDICAP), TOTAL PROVIDED PARKING = 610 SPACES (INCLUDES 14 HC SURFACE SPACES AND 1 GARAGE HC SPACE)

**BUILDING DATA:**

BLDG.	BLDG. HEIGHT	BLDG. STORIES	ONE BEDROOM UNITS	TWO OR THREE BEDROOM UNITS	TOTAL UNITS
1	38'-1 1/2"	3	0	24	24
2	38'-1 1/2"	3	12	12	24
3	38'-1 1/2"	3	12	12	24
4	38'-1 1/2"	3	12	12	24
5	38'-1 1/2"	3	12	12	24
6	38'-1 1/2"	3	12	12	24
7	38'-1 1/2"	3	12	12	24
8	38'-1 1/2"	3	12	12	24
9	38'-1 1/2"	3	8	24	32
10	38'-1 1/2"	3	12	12	24
11	38'-1 1/2"	3	12	12	24
12	38'-1 1/2"	3	0	24	24
13	38'-0 3/4"	3	12	12	24
CLUBHOUSE *	30'-10"	2	1	0	1
<b>TOTALS:</b>			129	192	321

GARAGES: 14'-11" 1  
 CAR PORT BLDG.: 15'-3" 1  
 MAIL KIOSK: 27'-5 3/4" 1  
 TRASH COMPACTOR: 9'-4" 1

\* 2 STORY CLUBHOUSE BUILDING INCLUDES 2000 SF RETAIL/COMMERCIAL AND 1 BEDROOM UNIT. (OPEN TO PROJECT RESIDENTS AND THE GENERAL PUBLIC)

NO.	DATE	BY	REVISION
1	09-04-2018	RAH	ADDED PERIMETER FENCE INFO
2	09-04-2018	RAH	ADDED WETLAND DATA, ADDED SECOND STORY TO CLUBHOUSE, REVISED PARKING & STRIPING
3	09-04-2018	RAH	ADDED PERIMETER FENCE INFO
4	09-04-2018	RAH	ADDED PERIMETER FENCE INFO

DESIGNED FOR: **SIMMONS LOOP APARTMENT PARTNERS, LLC**  
 5300 WEST CYPRESS STREET, SUITE 200  
 TAMPA, FL 33607  
 PHONE: 727-577-5622

PROJECT NAME: **RIVERVIEW COMMONS**

SHEET NAME: **SITE PLAN WITH SIGNAGE AND STRIPING PLAN**

**FLORIDA DESIGN CONSULTANTS, INC.**  
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3030 STARKEY BOULEVARD, NEW PORT RICHEY, FLORIDA 34855  
 PHONE: (800) 532-1047 FAX: (727) 648-3648 WWW.FLDESIGN.COM C.A. NO. 7421