

INLET SHORE TOWNHOMES

TAMPA, FL - STORMWATER CASE STUDY

Recently, construction began in the Westshore Marina District in Tampa on several new, modernized townhomes. The project, comprised of 107 single-family attached townhouses, included 24 full townhouse buildings, internal roadways, parking lots, water and stormwater utilities and sanitary utilities. Eventually named the Inlet Shore Townhomes, these new luxury townhouses offer their residents unprecedented access to all Tampa Bay and St. Petersburg attractions.



Due to Tampa Bay's location on Florida's Gulf Coast, effective management of stormwater runoff was a main concern. Engineers knew they needed to design a system that would be both environmentally responsible and appropriate for the site's design. Because the lot was previously vacant, engineers would need to plan all utilities, under and above ground, in addition to the building's foundations and water and septic structures. Because of the complex design requirements of the site, engineers at Ardurra reached out to CULTEC's technical department for assistance.

System Specs	
Storage Provided	60,124 CF
Area	31,953 SF
Chamber Model	Recharger® 280HD & 330XLHD
# Units	534 - Recharger 280HD 324 - Recharger 330XLHD
Project Engineer	Ardurra Tampa, FL
Contractor	Associated Construction Products Lutz, FL



The engineering design specified the layout of underground utilities such as gas lines, electrical wiring, and potable drinking water. As such, CULTEC's technical department recognized the importance of avoiding these potential hazards. The two teams decided on the installation of the stormwater system underneath the road surrounding the townhomes, where it was determined there were no existing or planned underground lines.

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Working closely with engineers at Ardurra, CULTEC design technicians developed a stormwater system that would conform to both site and municipal requirements. Tampa Bay officials require stormwater designs to be submitted to a third party engineer for approval to ensure environmental compliance.



CULTEC's technical department interfaced directly with the third party engineer, working hard to revise drawings multiple times to ensure they met the stringent requirements of the state of Florida.

"Within the technical department, we're always willing to collaborate with engineers," said Gordon Johnson, CULTEC CAD Design Technician. "We know the ins-and-outs of our stormwater product and the engineers know exactly what they need out of a stormwater system. Working direct with engineers on designs is something unique that we offer at CULTEC, and we're very proud of that."

CULTEC wasn't the only party that appreciated that partnership. "Working in-step with CULTEC's technical team allowed us to move quickly through a process that could have taken twice as long otherwise," said Ben Ryan of Ardurra. "They were able to quickly revise designs and resubmit them directly to the approving engineer – eliminating the need for any middlemen and avoiding possible communication breakdowns."

Upon approval of the design by the third party engineer, Ardurra moved forward with CULTEC's stormwater design.

The design itself included the Recharger® 330XLHD chamber and the Recharger® 280HD chamber. The depth of cover over the site was not uniform, so the two different chambers were utilized in separate sections depending on the depth requirements. The model 330XLHD chamber is a 30.5" tall, high capacity plastic stormwater management chamber. Typically when using this model, fewer chambers are required resulting in less labor and a smaller installation area. The 280HD is a 26.5" tall, mid-size stormwater management chamber and is typically used for installations with depth restrictions or when a larger infiltrative area is required.

The stormwater system was installed quickly and without the need for heavy equipment due to the lightweight nature of the product. The townhouses are scheduled to be completed in the fall of 2019.



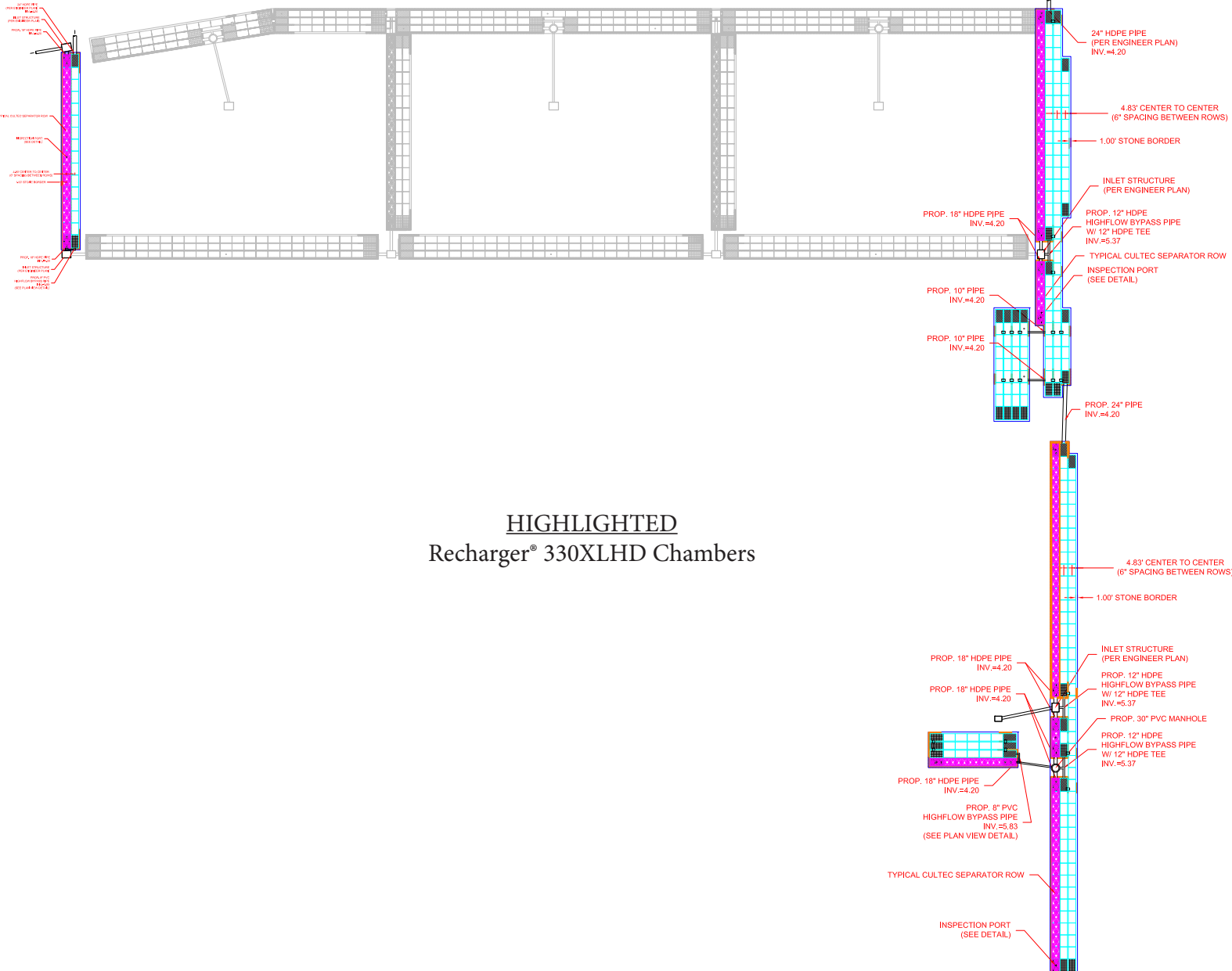
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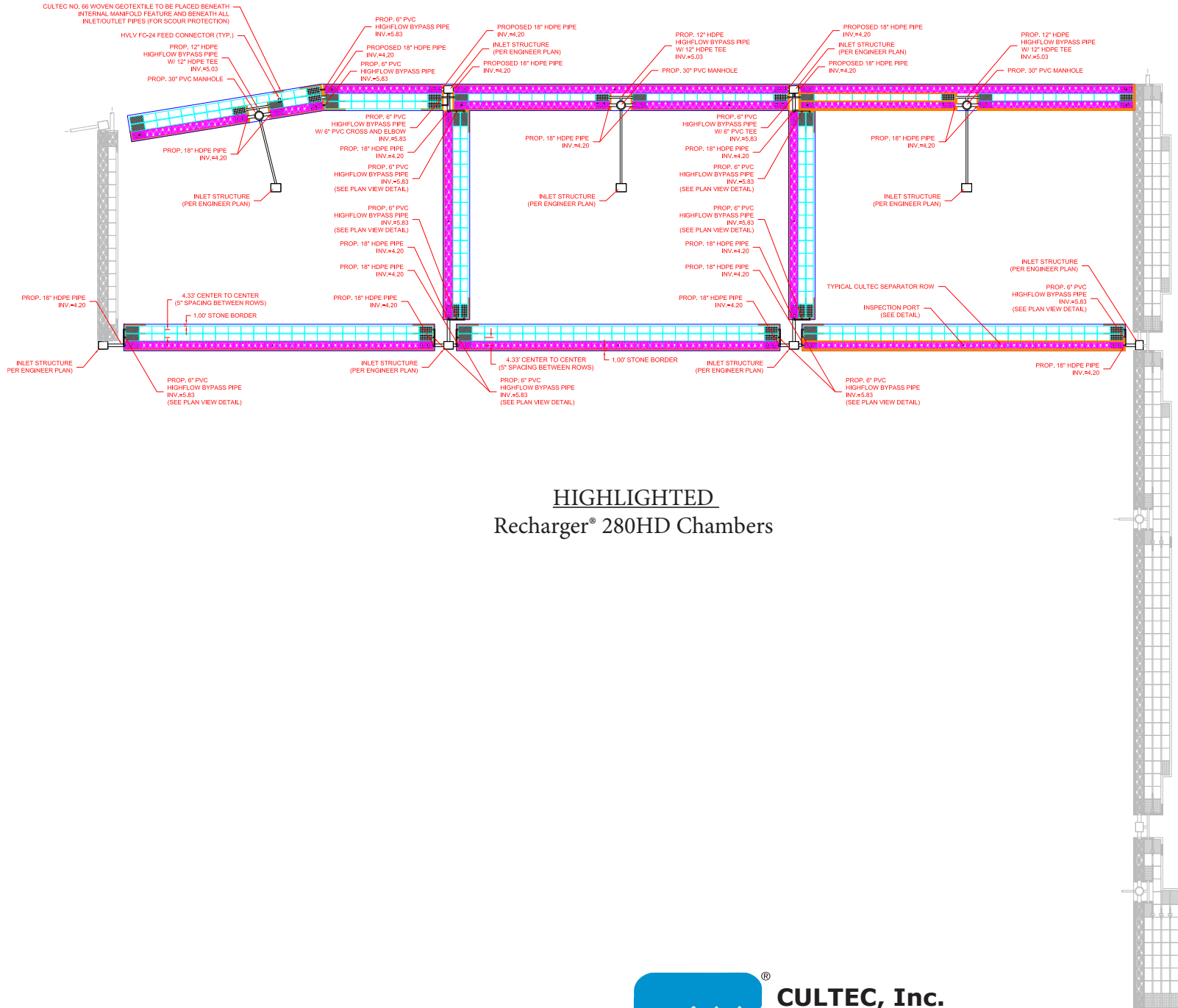
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HIGHLIGHTED Recharger® 280HD Chambers



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