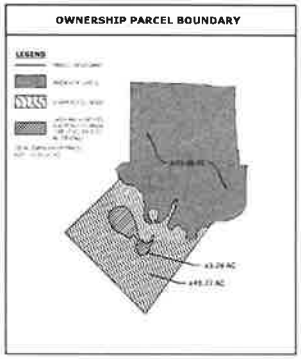
SITE DATA

PROPERTY BOUNDARY	490.14 AC
TOTAL UPLANDS	446.88 AC
TOTAL WETLAND AREAS	43.26 AC
100-YEAR FLOODPLAIN	490.14 AC (AE = 33.26 AC) (VE = 16.71 AC)
TOTAL MAXIMUM PROPOSED UNITS	273 DU
GL DENSITY	1.1 DU/AC

LEGEND

PROPERTY BOUNDARY
MULTI-USE PUBLIC TRAIL
CURB FACE/SWALE
RIGHT OF WAY
PROPERTY SEPARATION PARCEL BOUNDARIES (W/ WETLAND SETBACK)
FEMA FLOOD ZONE
BREAKPOINT CENTER AREA
TRAIL HEAD
VEHICULAR ACCESS
JURISDICTIONAL WETLANDS
JURISDICTIONAL OTHER SURFACE WATER (TO BE REVIEWED)
STORMWATER TREATMENT POND
DEEP POND
LITTORAL SHELF
BIO-SWALE BUFFER
UPLAND BUFFER HABITAT ENHANCEMENT

OWNERSHIP PARCEL BOUNDARY



GENERAL NOTES

1. THIS PROJECT IS LOCATED IN FEMA FLOOD ZONE "AE", "VE", AND "X" AS SHOWN ON FEMA FIRM MAP PANEL 0355G, DATED 09/03/2021.
2. THERE ARE PLATTED LOTS WITHIN THE LIMITS OF THE SITE AS SHOWN.
3. NO CULTURAL FACILITIES, COMMUNITY RECREATION AREAS OR PUBLIC FACILITIES EXIST ON-SITE OR WITHIN 150 FEET OF THE PROJECT'S BOUNDARY.
4. THERE ARE NO EXISTING ROADS ON SITE.
5. NO SPECIFIC ARCHITECTURAL DESIGNS ARE PROPOSED.
6. IT IS ANTICIPATED THE PROJECT WILL BE DEVELOPED IN MULTIPLE PHASES.
7. BUFFERING AND SCREENING SHALL BE PROVIDED AS REQUIRED BY THE PINELLAS COUNTY LAND DEVELOPMENT CODE UNLESS OTHERWISE SHOWN.
8. POINTS OF INGRESS AND EGRESS FOR PEDESTRIANS, PRIVATE VEHICLES, COMMERCIAL VEHICLES, MASS TRANSIT AND MAINTENANCE TRAFFIC SHALL BE AS GENERALLY SHOWN.
9. THE CONCEPTUAL INTERNAL ROADWAY NETWORK IS ALL SHOWN AND WILL BE LOCAL ROADWAYS. A PORTION OF THE INTERNAL ROADWAY NETWORK MAY BE GATED. ALL INTERNAL ROADWAYS WILL BE 32' WIDE, 2 LANES MAXIMUM (EXCLUDING TURN LANES), ACCELERATION AND DECELERATION LANES, ON STREET PARKING, ETC.). ALL ROADWAYS ADJACENT TO THE PROPERTY ARE PUBLIC.
10. THERE ARE NO TRANSIT STOPS ON EXISTING WITHIN 1/4 MI OF THE SITE.
11. PUBLIC FACILITIES AND SERVICES AS DETERMINED BY THE APPROPRIATE REGULATORY AGENCY OR PUBLIC SERVICES PROVIDER SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.
12. THE DEVELOPMENT SHALL BE SERVED BY PUBLIC SEWER& WATER UTILITY.
13. THE DEVELOPMENT SHALL BE SERVED BY A CENTRAL WASTEWATER SYSTEM.
14. WETLAND AREAS AND OTHER ENVIRONMENTAL FEATURES ON-SITE AND WITHIN 150 FEET OF THE SITE ARE GENERALLY LOCATED AS SHOWN.
15. EXISTING LAND USE WILL BE CONSERVATION 5 BY MEA, EDSE, OR OTHER ENTITY.
16. SITE REPRESENTATIVE PLAN AMENDMENT APPLICATION EXHIBITS FOR SUBDIVISION PLAT, ZONING, AND LOCATION MAP.
17. FOR THE LOTS LOCATED WITHIN THE FLOOD ZONE, THE 1ST THIRD OF CONSTRUCTION WILL BE CONDUCTED WITH TRADITIONAL COASTAL CONSTRUCTION METHODS WHICH MAY INCLUDE STILT HOMES WITH ELEVATED MECHANICAL EQUIPMENT. OR THESE AREAS AN ENGINEERED SLOPE THRU SETBACK WILL BE PROVIDED.

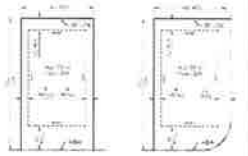
LEGAL DESCRIPTION

PT OF S 1/2 OF N 1/2 & S 1/2 OF SEC 23-30-16 LYING WLY PART OF SUNNYDALE ESTATES SEC B DESC AS FROM NW COR BLK 35 LOT 13 TH S01D08 22'W 351.13FT TH S88D51'38"E 10FT TH S01D08 22'W 150FT TH S88D41'10"E 131.52FT TH S01D08'22 W 30FT TH S88D 51'38"E + WLY TH S01D08 22 W 30FT TH S01D14'49"E 151.11FT TH S01D08'22"W 146.23FT TH S00D47'39"E 30FT TH N89D13'21 E 38.7FT TH S00D07'39"E 30FT TH S00D07'39"E 120FT TH N89D 59'51"E 98.23FT TH S00D09 28"E 30.39FT TH S11D40' 19 W 51FT TH S85D24'43"E 130.86FT TH CUR RT RAD 258.67FT ARC 50.28FT CB S48D14'39 W 50.21FT TH N89D43 25 W S 497FT TH S 547.02FT TH CUR RT RAD 25.02FT ARC 39.29FT CB S39D02'32"W 353.29FT TH S48D11'02 W 144.02FT TH N89D53'09"W 174.22FT TH S48D11'02"W 52.37FT TH CUR LT RAD 340FT ARC 106.22FT CB S58D54'05"W 105.8FT TH CN62D8'49 W 1913.09FT TH N10W 1839FT(S) TH N48D E 1245FT(S) TH N9D W ALG PHW 2107(S) TH N48D E 849FT(S) TH S66D30 33 E 128.3FT TH N00D18'27"E 1339.48FT TH S89D41'07"E 1221.27FT TH CUR LT RAD 350FT ARC 140.80FT CB S37D18 51 E 182.01FT TH S64D53'32 E 334.45FT TO POB BEING TIDES COUNTRY CLUB & GOLD COURSE & SUBH LANDS BEING PART OF GOVT LOTS 2 & 3 CONT 151 ACC)

TYPICAL LOT LAYOUT

Exclusion Zones D and E

NOTES:
1. MAXIMUM BUILDING HEIGHTS: 35 FOR SINGLE FAMILY DETACHED
2. INCREASED SIDE YARD SETBACKS WILL BE PROVIDED WHERE NECESSARY TO ALLOW PROPER MAINTENANCE AND SERVICEABILITY OF MECHANICAL EQUIPMENT.



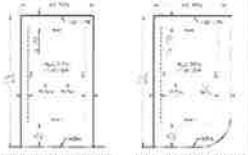
MINIMUM SINGLE FAMILY DETACHED 40' LOT DETAIL

MINIMUM SINGLE FAMILY DETACHED CORNER 40' LOT DETAIL

TYPICAL LOT LAYOUT

Exclusion Zone C

NOTES:
1. MAXIMUM BUILDING HEIGHTS: 40 FOR SINGLE FAMILY DETACHED
2. INCREASED SIDE YARD SETBACKS WILL BE PROVIDED WHERE NECESSARY TO ALLOW PROPER MAINTENANCE AND SERVICEABILITY OF MECHANICAL EQUIPMENT.



MINIMUM SINGLE FAMILY DETACHED 40' LOT DETAIL

MINIMUM SINGLE FAMILY DETACHED CORNER 40' LOT DETAIL

TYPICAL LOT LAYOUT

Exclusion Zone A

NOTES:
1. MAXIMUM BUILDING HEIGHTS: 45 FOR SINGLE FAMILY DETACHED
2. INCREASED SIDE YARD SETBACKS WILL BE PROVIDED WHERE NECESSARY TO ALLOW PROPER MAINTENANCE AND SERVICEABILITY OF MECHANICAL EQUIPMENT.

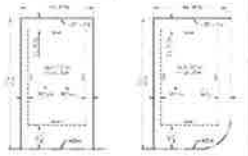
MINIMUM SINGLE FAMILY DETACHED 100' LOT DETAIL

MINIMUM SINGLE FAMILY DETACHED CORNER 100' LOT DETAIL

TYPICAL LOT LAYOUT

Exclusion Zone B

NOTES:
1. MAXIMUM BUILDING HEIGHTS: 45 FOR SINGLE FAMILY DETACHED
2. INCREASED SIDE YARD SETBACKS WILL BE PROVIDED WHERE NECESSARY TO ALLOW PROPER MAINTENANCE AND SERVICEABILITY OF MECHANICAL EQUIPMENT.



MINIMUM SINGLE FAMILY DETACHED 80' LOT DETAIL

MINIMUM SINGLE FAMILY DETACHED CORNER 80' LOT DETAIL

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License #2668

RESTORATION BAY
PINELLAS COUNTY, FLORIDA

DEVELOPMENT MASTER PLAN

JOB NO. 20180105-00
DATE 11/15/2021