

April 23, 2019 H:\PLANNING\projects\00121\2019\01\185\production\Drawings\Concept-Exhibit\Zoning Plan\Restoration Bay_Zoning Plan.dwg



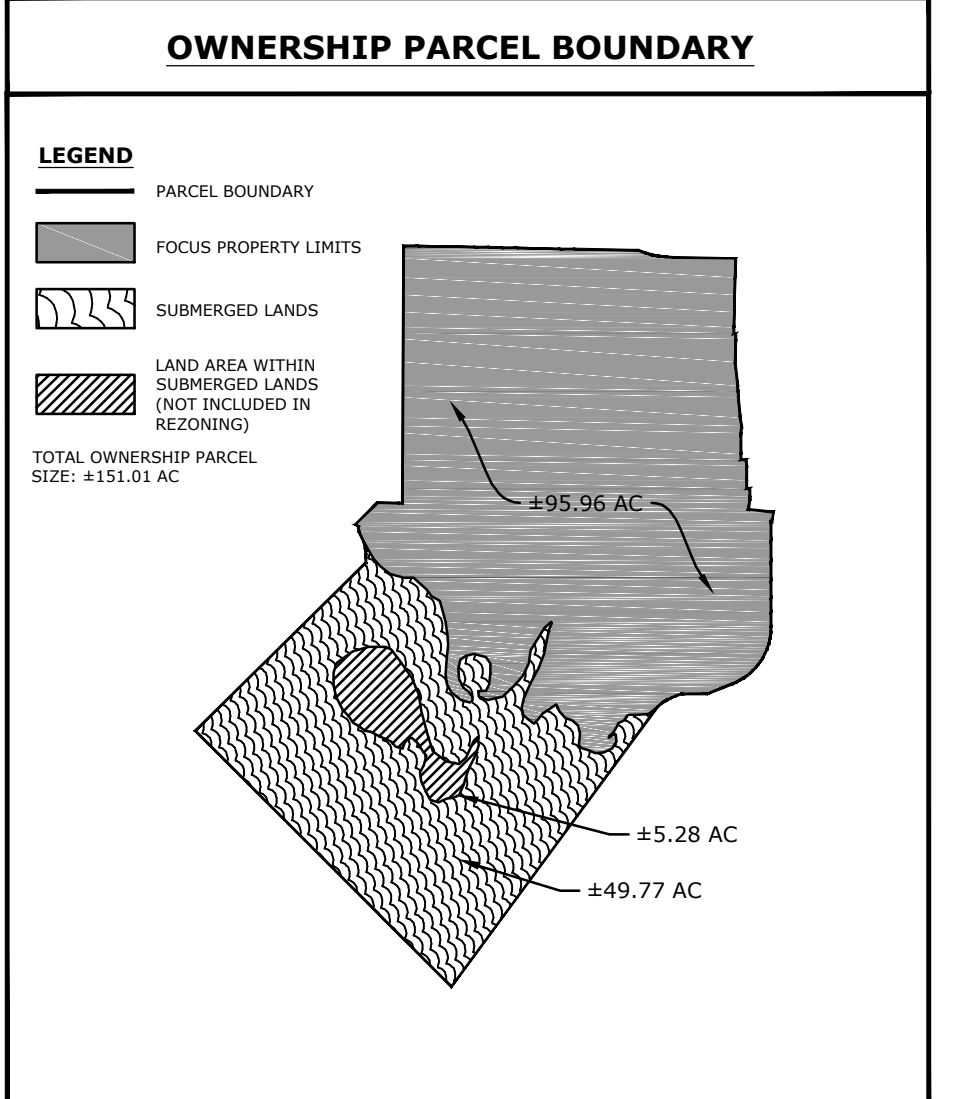
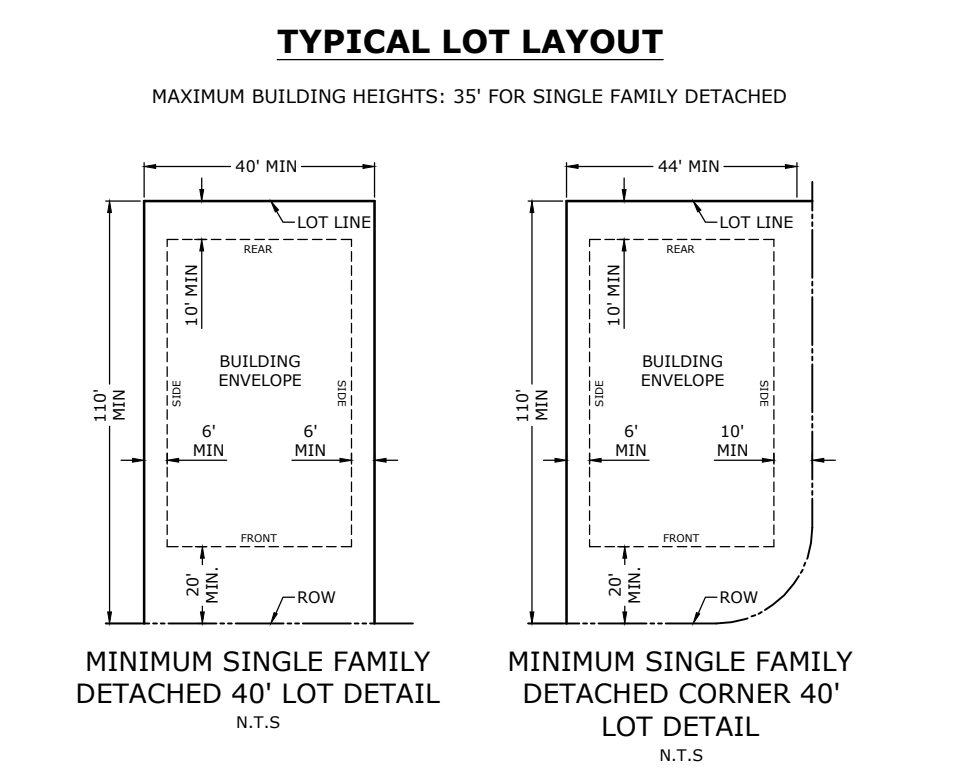
LEGEND	
	FOCUS PROPERTY BOUNDARY
	CONCEPTUAL INTERNAL ROAD NETWORK
	PROPERTY APPRAISER PARCEL BOUNDARIES
	AMENITY AREA
	50' WETLAND SETBACK
	FEMA FLOODZONE
	LOT LIMITS
	SHORELINE IMPROVEMENT
	LITTORAL SHELF
	WETLAND LIMITS
	PROPOSED POND
	LITTORAL SHELF
	INGRESS/EGRESS LOCATION

PRELIMINARY ILLUSTRATIVE SITE PLAN FOR DISCUSSION PURPOSES ONLY. FINAL LAYOUT SUBJECT TO FINAL DESIGN AND PERMITTING.

SITE DATA	
FOCUS PROPERTY BOUNDARY	±95.96 AC
TOTAL UPLANDS	±88.88 AC
TOTAL WETLAND AREAS	±7.08 AC
100-YEAR FLOODPLAIN	±51.51 AC (AE = 35.26 AC) (VE = 16.25 AC)
TOTAL MAXIMUM PROPOSED UNITS	273 DU
RL DENSITY	3.1 DU/AC
TOTAL OPEN SPACE	±36.11 AC
WETLAND	±7.08 AC
POND	±20.85 AC
AMENITY	±1.95 AC

PROPOSED FUTURE LAND USE			
RL	ACREAGE	±88.88 AC	
	PROPOSED DENSITY	5 DU PER ACRE	
	PROPOSED USES	RESIDENTIAL	
P	ACREAGE	±7.08 AC	
	PROPOSED DENSITY	N/A	
	PROPOSED USES	PRESERVATION	

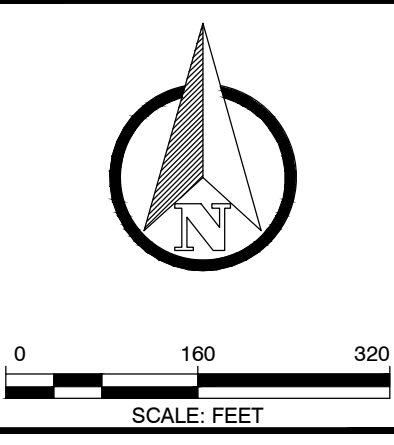
PROPOSED ZONING			
RPD	ACREAGE	±88.88 AC	
	PROPOSED DENSITY	5 DU PER ACRE	
	PROPOSED USES	SINGLE FAMILY DETACHED, MULTI-FAMILY, ACCESSORY USES	
AL	ACREAGE	±7.08 AC	
	PROPOSED DENSITY	N/A	
	PROPOSED USES	OPEN SPACE, NATURAL RESOURCE MANAGEMENT, DOCKS AND PIERS, STORMWATER FACILITIES	



- GENERAL NOTES**
- THE PROJECT IS LOCATED IN FEMA FLOOD ZONE "VE", "AE" AND "X" AS SHOWN ON FEMA FIRM MAP, PANEL 0183G, DATED 09/03/2003.
 - THERE ARE PLATTED LOTS WITHIN 150' OF THE SITE AS SHOWN.
 - NO CULTURAL FACILITIES, COMMUNITY RECREATION AREAS OR PUBLIC FACILITIES EXIST ON-SITE OR WITHIN 150 FEET OF THE PROJECT'S BOUNDARY.
 - THERE ARE NO EXISTING ROADS ON SITE.
 - NO SPECIFIC ARCHITECTURAL DESIGNS ARE PROPOSED.
 - IT IS ANTICIPATED THE PROJECT WILL BE DEVELOPED IN MULTIPLE PHASES.
 - BUFFERING AND SCREENING SHALL BE PROVIDED AS REQUIRED BY THE PINELLAS COUNTY LAND DEVELOPMENT CODE UNLESS OTHERWISE SHOWN.
 - POINTS OF INGRESS AND EGRESS FOR PRINCIPAL PEDESTRIAN, PRIVATE VEHICLES, COMMERCIAL VEHICLES, MASS TRANSIT AND WATERWAY TRAFFIC SHALL BE AS GENERALLY SHOWN.
 - THE CONCEPTUAL INTERNAL ROADWAY NETWORK IS AS SHOWN AND WILL BE LOCAL ROADWAYS. A PORTION OF THE INTERNAL ROADWAY NETWORK MAY BE GATED. ALL INTERNAL ROADWAYS WILL BE 50' ROW, 2 LANES MAXIMUM (EXCLUDING TURN LANES, ACCELERATION AND DECELERATION LANES, ON STREET PARKING, ETC.). ALL ROADWAYS ADJACENT TO THE PROPERTY ARE PUBLIC.
 - THERE ARE NO TRANSIT STOPS OR BIKEWAYS WITHIN 150' OF THE SITE.
 - PUBLIC FACILITIES AND SERVICES AS DETERMINED BY THE APPROPRIATE REGULATORY AGENCY OR PUBLIC SERVICE PROVIDER SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.
 - THE DEVELOPMENT SHALL BE SERVED BY PUBLIC SERVICE WATER LINES.
 - THE DEVELOPMENT SHALL BE SERVED BY A CENTRAL WASTEWATER SYSTEM.
 - WETLAND AREAS AND OTHER ENVIRONMENTAL FEATURES ON-SITE AND WITHIN 150 FEET OF THE SITE ARE GENERALLY LOCATED AS SHOWN.
 - ACCORDING TO THE LDC, NO MASS TRANSIT FACILITIES ARE REQUIRED AND NONE ARE PROPOSED.
 - OPEN SPACE/PARK WILL BE OWNED/MAINTAINED BY HOA, CDD, OR OTHER ENTITY.
 - SEE COMPREHENSIVE PLAN AMENDMENT APPLICATION EXHIBITS FOR SURROUNDING FLU, ZONING, AND LOCATION MAP.

LEGAL DESCRIPTION

PT OF S 1/2 OF N 1/2 & S 1/2 OF SEC 33-30-15 BEING VAC PART OF SEMINOLE ESTATES SEC B DESC AS FROM NW COR BLK 35 LOT 12 TH S01D08'22"W 391.13FT TH S88D51'38"E 10FT TH S01D08'22"W 150FT TH S05D42'12"E 121.02FT TH S01D08'22"W 30FT TH S88D 51'38"E 4.5FT TH S01D08' 22"W 30FT TH S05D48'04"E 151.11FT TH S01D08'22"W 146.27FT TH S00D4'739"E 30FT TH N89D12'21"E 28.7FT TH S00D07'59"E 30FT TH S00D00'28"E 120FT TH N89D 59'32"E 19.27FT TH S00D00' 28"E 58.59FT TH S11D46' 19"W 51FT TH S83D24'57"E 132.86FT TH CUR RT RAD 736.67FT ARC 50.28FT CB 508D29'38"W 50.27FT TH N88D50'33"W 5.47FT TH S 547.01FT TH CUR RT RAD 317.02FT ARC 377.26FT CB 534D05'32"W 255.39FT TH S68D13'02"W 144.02FT TH N89D57'30"W 134.22FT TH S68D11'02"W 33.23FT TH CUR LT RAD 340FT ARC 106.22FT CB S59D14'01"W 105.8FT TH S36D26'49"W 1813.09FT TH N45DW 1883FT(S) TH N46D6E 1245FT(S) TH NWLY ALG MHW 210FT(S) TH N46D6 164FT(S) TH S88D50'33"E 128.3FT TH N00D18'27"E 1339.43FT TH S88D47'05"E 1221.57FT TH CUR LT RAD 550FT ARC 182.85FT CB S79D18'51"E 162.01FT TH S88D50'33"E 324.45FT TO POB BEING TIDES COUNTRY CLUB & GOLD COURSE & SUBM LANDS BEING PART OF GOVT LOTS 2 & 3 CONT 151AC(C)



NO.	DATE	REVISION	BY

RESTORATION BAY
PINELLAS COUNTY, FLORIDA
DEVELOPMENT MASTER PLAN

DRAFT

JOB NO: 2019-0195-00
DATE: 11/13/2019

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