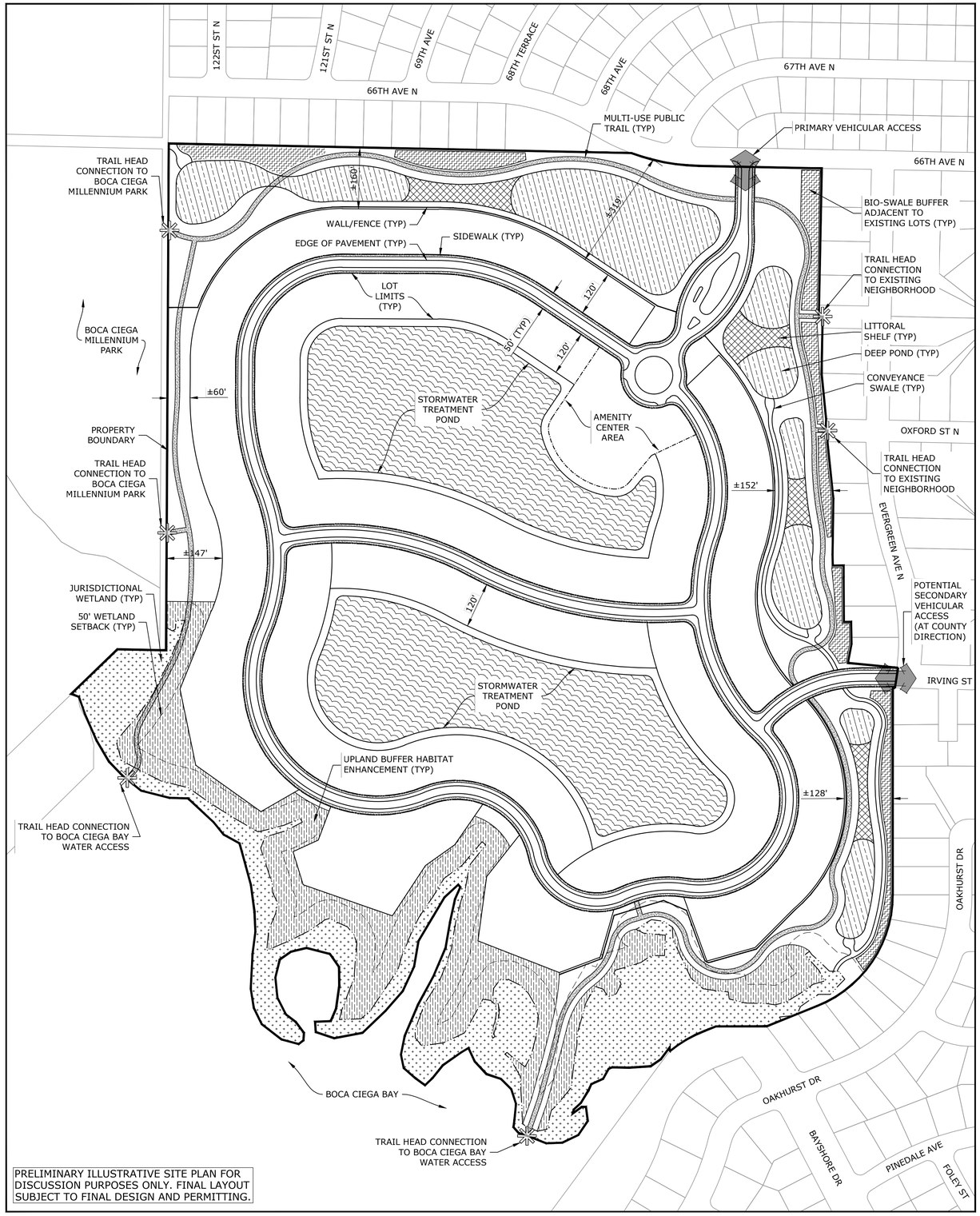



PRELIMINARY ILLUSTRATIVE SITE PLAN FOR DISCUSSION PURPOSES ONLY. FINAL LAYOUT SUBJECT TO FINAL DESIGN AND PERMITTING.

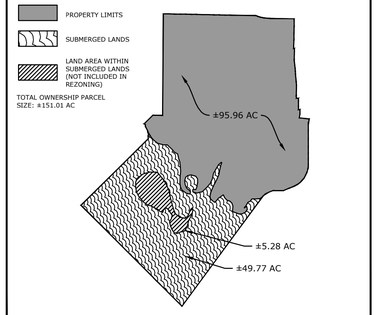
## SITE DATA

| | |
|---|---|
| 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 |

## LEGEND

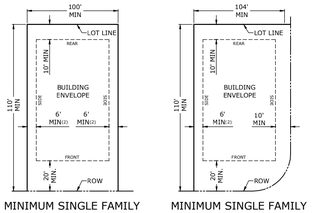
- PROPERTY BOUNDARY
- MULTI-USE PUBLIC TRAIL
- CONVEYANCE SWALE
- RIGHT OF WAY
- PROPERTY APPRAISER PARCEL BOUNDARIES
- 50' WETLAND SETBACK
- FEMA FLOOD ZONE
- AMENITY CENTER AREA
- TRAIL HEAD
- VEHICULAR ACCESS
- JURISDICTIONAL WETLANDS
- JURISDICTIONAL OTHER SURFACE WATER (TO BE REMOVED)
- STORMWATER TREATMENT POND
- DEEP POND
- LITTORAL SHELF
- BIO-SWALE BUFFER
- UPLAND BUFFER HABITAT ENHANCEMENT

## OWNERSHIP PARCEL BOUNDARY




## TYPICAL LOT LAYOUT
Evacuation 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
N.T.S

MINIMUM SINGLE FAMILY DETACHED CORNER 100' LOT DETAIL
N.T.S

## GENERAL NOTES

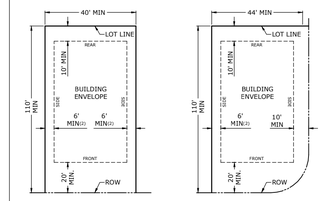
1. THE PROJECT IS LOCATED IN FEMA FLOOD ZONE "VE", "AE" AND "X" AS SHOWN ON FEMA FIRM MAP, PANEL 0183G, DATED 09/03/2003.
2. THERE ARE PLATTED LOTS WITHIN 150' OF THE SITE AS SHOWN.
3. NO CULTURAL FACILITIES, COMMUNITY RECREATION AREAS OR PUBLIC FACILITIES EXIST ON-SITE OR WITHIN 150 FEET OF THE PROJECT'S 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 PRINCIPAL PEDESTRIAN, PRIVATE VEHICLES, COMMERCIAL VEHICLES, MASS TRANSIT AND WATERWAY TRAFFIC SHALL BE AS GENERALLY SHOWN.
9. 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.
10. THERE ARE NO TRANSIT STOPS OR BIKEWAYS WITHIN 150' OF THE SITE.
11. PUBLIC FACILITIES AND SERVICES AS DETERMINED BY THE APPROPRIATE REGULATORY AGENCY OR PUBLIC SERVICE PROVIDER SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.
12. THE DEVELOPMENT SHALL BE SERVED BY PUBLIC SERVICE WATER LINES.
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. OPEN SPACE/PARK WILL BE OWNED/MAINTAINED BY HOA, CDD, OR OTHER ENTITY.
16. SEE COMPREHENSIVE PLAN AMENDMENT APPLICATION EXHIBITS FOR SURROUNDING FLU, ZONING, AND LOCATION MAP.
17. FOR THE LOTS LOCATED WITHIN THE FLOOD ZONE, THE METHOD OF CONSTRUCTION WILL BE CONSISTENT WITH TRADITIONAL COASTAL CONSTRUCTION METHODS WHICH MAY INCLUDE STILT HOMES WITH ELEVATED MECHANICAL EQUIPMENT. IN THESE AREAS AN INCREASED SIDE YARD SETBACK WILL BE PROVIDED.

## 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 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 S00D47'39"E 30FT TH N89D12'21"E 28.7FT TH S00D07'39"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 S08D29'38"W 50.27FT TH N88D50'33"W 5.47FT TH S 547.01FT TH CUR RT RAD 317.02FT ARC 377.26FT CB S34D05'32"W 355.39FT TH S68D11'02"W 144.02FT TH N89D57'30"W 134.22FT TH S68D11'02"W 33.27FT 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 N46DE 1245FT(S) TH NW'LY ALG MHW 210FT(S) TH N46DE 164'FT(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 182.01FT 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)

## TYPICAL LOT LAYOUT
Evacuation 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.

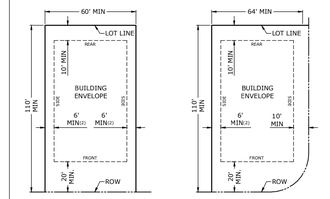



MINIMUM SINGLE FAMILY DETACHED 40' LOT DETAIL
N.T.S

MINIMUM SINGLE FAMILY DETACHED CORNER 40' LOT DETAIL
N.T.S

## TYPICAL LOT LAYOUT
Evacuation 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.

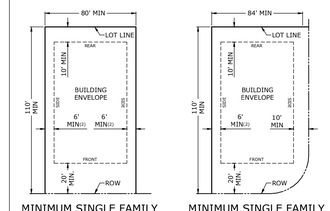



MINIMUM SINGLE FAMILY DETACHED 40' LOT DETAIL
N.T.S

MINIMUM SINGLE FAMILY DETACHED CORNER 40' LOT DETAIL
N.T.S

## TYPICAL LOT LAYOUT
Evacuation 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
N.T.S

MINIMUM SINGLE FAMILY DETACHED CORNER 80' LOT DETAIL
N.T.S

0 160 320
SCALE: FEET

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|---|---|---|---|

**RESTORATION BAY**
PINELLAS COUNTY, FLORIDA

**DEVELOPMENT MASTER PLAN**

JOB NO: 2019-0195-00
DATE: 11/12/2020



April 23, 2019 H:\PLANNING\projects\0012\2019\0195\Production\Drawings\Concept Exhibit\Zoning Plan\Restoration Bay - Zoning Plan.dwg