FINAL SITE PLAN
SEP 3 0

FINAL SITE PLAN
Approved SEP 3 0 2015
By _____ County Administrator

DIRECT FINAL SITE PLAN FOR:

TURTLE BEACH

A LAND CONDOMINIUM

BEING A REPLAT OF SUTHERLAND CROSSING, A CONDOMINIUM, AS RECORDED IN CONDOMINIUM PLAT BOOK 69, PAGES 99-102, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LYING WITHIN SECTION 02, TOWNSHIP 28 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA

SITE PLAN #1858.10
A.K.A. POINT SEASIDE EAST (APPROVED 03-07-1983)

Prepared For:

TURTLE BEACH LAND COMPANY, LLC
2611 KEYSTONE ROAD, SUITE B-4
TARPON SPRINGS, FLORIDA 34688
Ph. (727) 945-0077

Prepared By:

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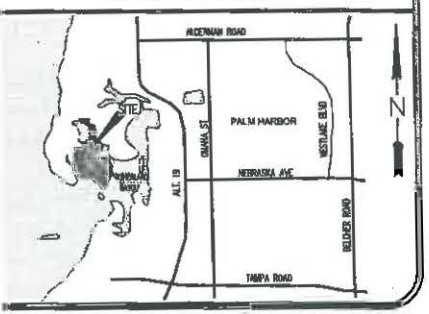
WWW.LMAENGR.COM
EB #4096

VICINITY MAP



LEGAL DESCRIPTION

TRACT OF LAND IN THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 2, TOWNSHIP 28 SOUTH, RANGE 15 PINELLAS COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE POINT OF BEGINNING, COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST ¼ OF THE WEST ½ OF SAID SECTION, THENCE NORTH 89°35'33" WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST ¼ NORTHWEST 1/4, A DISTANCE OF 484.72 FEET TO THE MEAN HIGH WATER LINE BEING ELEVATION 1.21 A GS DATUM, 1929) AS SURVEYED JULY 23, 1974, ALSO BEING THE BOUNDARY OF SUBMERGED LANDS AND CONVEYED AS PARCEL "B"; THENCE ALONG SAID MEAN HIGH WATER LINE TEN (10) CALLS: 38°14" WEST, 64.15 FEET; NORTH 58°35'21" WEST, 118.79 FEET; NORTH 76°03'06" WEST, 98.48 FEET; 49°40" WEST, 115.00 FEET; NORTH 89°59'41" WEST, 100.00 FEET; SOUTH 87°52'16" WEST, 114.05 RTH 28°34'31" WEST, 149.42 FEET; NORTH 49°48'05" WEST, 159.00 FEET; NORTH 06°21'03" WEST, 93.55 TH 09°05'27" WEST, 107.02 FEET, TO A POINT OF INTERSECTION WITH PARCEL "B-1" OF PINELLAS DESCRIPTION OF LANDS ZONED "AQUATIC LANDS", THENCE RUNNING LANDWARD OF PARCEL "B" CALLS ALONG SAID LINE OF PARCEL "B-1" NORTH 28°00'[illegible] EAST, A DISTANCE OF 156.69 FEET, TO A ONE APPROXIMATE TOP OF BANK OF A BAY, THENCE SOUTH 88°43'40" EAST ALONG SAID TOP OF DISTANCE OF 91.[illegible] FEET; THENCE SOUTH 08°46'28" WEST, A DISTANCE OF 1[illegible] FEET; THENCE SOUTH EAST, A DISTANCE OF 285.00 FEET; THENCE SOUTH 48°58' EAST, A DISTANCE OF [illegible] FEET TO A THE MEAN HIGH WATER LINE OF A BAYOU, ALSO BEING THE BOUNDARY OF SUBMERGED LANDS AND CONVEYED AS PARCEL "D". SAID LINE BEING THE LIMITS OF SUTHERLAND BAY (TIDAL PLATS) AS JULY 23, 1974, WHICH MEAN HIGH WATER (MHW) LINE BEING ELEVATION 1.21 FEET (USC & GS 1929) AS RECORDED IN SAID PARCEL "D", THENCE ALONG SAID MHW LINE FOUR (4) CALLS. SOUTH EAST, 23.51 FEET; SOUTH 33°44'21" EAST, 170.39 FEET; NORTH 62°35'14" EAST, 292.76 FEET; NORTH EAST, 137.56 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST ¼ OF SAID SECTION, THENCE D EAST LINE SOUTH 00°30'31" EAST, A DISTANCE OF 824.05 FEET TO THE POINT OF BEGINNING.

WITH:

TRACT OF LAND BEING A REPLAT OF SEASIDE ASSEMBLY SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGES LYING IN THE NORTHWEST ¼ OF SECTION 2, TOWNSHIP 28 SOUTH, RANGE 15 EAST, PINELLAS FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 2; THENCE SOUTH 00°33'42" EAST, ALONG LINE OF THE NORTHWEST ¼ OF SAID SECTION 2, FOR 360.07 FEET TO THE POINT OF BEGINNING; SAID G ON THE SOUTHERLY RIGHT-OF-WAY LINE OF FLORIDA BOULEVARD, AN 80.00 FOOT WIDE WAY; THENCE SOUTH 89°36'57" EAST, ALONG SAID RIGHT-OF-WAY LINE FOR 770.54 FEET; THENCE 01'17" EAST, FOR 150.00 FEET TO A POINT ON THE ARC OF CURVE CONCAVE TO THE NORTHEAST; SOUTHERLY 42.01 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 2625.00 FEET, A ANGLE OF 00°53'07" AND A CHORD AND CHORD BEARING OF 42.01 FEET, SOUTH 69°10'51" EAST TO T OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 170.00 FEET, A CENTRAL ANGLE OF 65°54'46" RD AND CHORD BEARING OF 193.99 FEET, SOUTH 24°48'42" EAST TO THE POINT OF TANGENCY; UTH 00°01'17" EAST, FOR 441.76 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE ST; THENCE SOUTHWESTERLY 137.41 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF A CENTRAL ANGLE OF 42°44'19" AND A CHORD AND CHORD BEARING OF 134.10 FEET, SOUTH WEST; THENCE SOUTH 00°01'17" EAST, FOR 10.88 FEET; THENCE SOUTH 89°36'25" EAST, FOR 150.00 CE SOUTH 00°33'00" EAST, FOR 25.00 FEET; THENCE SOUTH 54°27'43" WEST, FOR 79.44 FEET; THENCE 14'22" WEST, FOR 177.75 FEET; THENCE SOUTH 13°44'33" WEST, FOR 128.34 FEET; THENCE SOUTH AST, FOR 181.85 FEET; THENCE NORTH 48°45'08" WEST, FOR 440.66 FEET; THENCE NORTH 43°45'00" 225.00 FEET; THENCE NORTH 80°36'13" EAST, FOR 246.34 FEET; THENCE SOUTH 55°19'25" EAST, FOR THENCE NORTH 64°09'02" EAST, FOR 100.00 FEET; THENCE NORTH 39°43'23" EAST, FOR 100.00 FEET; RTH 45°58'59" EAST, FOR 85.00 FEET; THENCE NORTH 28°41'39" EAST, FOR 62.37 FEET; THENCE 2'46" E'3'E, FOR 74.21 FEET; THENCE NORTH 10°31'48" EAST, FOR 112.09 FEET; THENCE NORTH AST, FOR 120.13 FEET; THENCE NORTH 57°07'39" WEST, FOR 182.63 FEET; THENCE NORTH 56°29'52" 118.53 FEET; THENCE NORTH 75°40'56" WEST, FOR 170.49 FEET; THENCE SOUTH 67°37'42" WEST, FEET; THENCE NORTH 00°39'42" WEST, FOR 130.00 FEET TO THE POINT OF THE BEGINNING.

EL 02-28-15-88555-000-0001 & THE PUBLIC RIGHT-OF-WAY OF SEAVIEW DRIVE.

EVATIONS REFER TO NAVD 88 DATUM UNLESS OTHERWISE NOTED

PLAN INDEX

1. COVER SHEET
2. EXISTING CONDITIONS/DEMOLITION PL
3. SITE PLAN
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6. PAVING, GRADING & DRAINAGE PLAN -
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8. PAVING, GRADING & DRAINAGE PLAN -
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13. CROSS SECTIONS

SITE DATA

PARCEL ID #: 02-28-15-88555-000-0000 & 02-28-88555-000-0001

ZONING DISTRICT: RPD - 2.6, RPD - 1.0
LAND USE: RS, RE

GROSS SITE AREA: 1,493,971 SF (34.34 ACRES)
PARKING REQUIRED: 1.5 SPACES PER UNIT

EXISTING DEVELOPMENT: 61 APPROVED CONDOMINIUM UNITS (35 CONSTRUCTED)
PROPOSED DEVELOPMENT: 61 SINGLE FAMILY LOTS
MIN LOT SIZE: 6,000 SF
MIN. BUILDING SETBACKS: FRONT - 25' FROM FLORIDA BLVD., 20' FROM SEAVIEW DI SEAVIEW CIRCLE (PER BA #12-11-13), SIDE - 7.5', PERIMETER - 10'

TRANSPORTATION IMPACT FEE:
61 APPROVED UNITS - 35 CONSTRUCTED UNITS = 26 UNITS SUBJECT TO IMPACT FEE
26 SINGLE FAMILY DWELLING UNITS @ $2,089/DU = $55,7[illegible]6 TRANSPORTATION IMPACT

FLOOD ZONE:
THIS PROPERTY LIES WITHIN FLOOD ZONES "AE" (EL. 12, 13) & "VE" (EL. 14-17) AS DEPI ON FEMA FLOOD INSURANCE RATE MAP: 12103C-0059G, DATED SEPTEMBER 3, 2003.

REVISIONS

REVISION DATE	COMMENTS
12-05-2014	REVISED PER PINELLAS COUNTY & CLIENT COMMENTS
06-23-2015	REVISED PER PINELLAS COUNTY & CLIENT COMMENTS
09-28-2015	REVISED PER PINELLAS COUNTY COMMENTS
07-07-2016	REVISED PER PINELLAS COUNTY FAA LETTER
07-15-2016	REMOVED LOT 37
09-02-2016	REVISED PER SETTLEMENT AGREEMENT EXECUTED ON 08-02-2016

PERMITS

PERMIT TYPE	NUMBER	APPROVED
PINELLAS COUNTY REVISED SITE PLAN	1858.10	07-06-2016
B.O.A. FOR 23 FT. SETBACK	BA 12-11-13	11-07-2013
NPDES		
DEP EXEMPTION	[illegible]	02-04-2014
PINELLAS COUNTY WATERWAYS PERMIT	WPA 9-82	05-09-1982
DEP PERMIT	A0253383	
ORIGINAL REZONING	ZM-87	06-02-1986

NOTES:
1. THIS PROJECT WAS APPROVED BY PINELLAS COUNTY AS "POINT SEASIDE EA MARCH 7, 1983 AND SUBSEQUENTLY DEVELOPED AS A TIMESHARE PROJECT PLATTED AS A CONDOMINIUM. THE ENGINEER OF RECORD WAS SIPPEL, MAS KRAVET.
2. THE DECLARATION OF CONDOMINIUM IS RECORDED IN O.R. BOOK 5581, PAGE (CONDO BOOK 69, PAGES 99-100).
3. THE INTENT IS TO DEMOLISH THE EXISTING TIMESHARE UNITS AND REPLAT T PROJECT AS A LAND CONDOMINIUM. NO SUBSTANTIAL CHANGES TO THE EXIS INFRASTRUCTURE ARE PROPOSED.
4. PINELLAS COUNTY SEWER IS CURRENTLY WITHIN AN EASEMENT IN PRIVATE RIGHT-OF-WAY.
5. INTENT IS TO REMOVE DOUBLE CHECK VALVE AT ENTRANCE AND DEDICATE SYSTEM TO PINELLAS COUNTY SUCH THAT UNITS ARE INDIVIDUALLY
6. LMA WILL REPLACE SIPPEL, MASTELLER & KRAVET AS THE ENGINEER THIS PROJECT.
7. CONSTRUCTION PHASING PLAN SHOWN ON SHEET 3.

NOTE TO CONTRACTOR/OWNER
CONSTRUCTION IS NOT AUTHORIZED UNTIL PLANS HAVE BEEN ISSUED BY LANDON, MOREE & ASSOCIATES, INC. STAMPED "ISSUED FOR CONSTRUCTION". ALL DESIGN AND CONSTRUCTION MUST CONFORM TO THE MINIMUM STANDARDS SET FORTH IN THE PINELLAS COUNTY LAND DEVELOPMENT, ZONING, AND/OR RELATED ORDINANCES AND SPECIFICATIONS AS APPLICABLE.

TREE BARRICADES & EROSION CONTROL MEASURES NOTE
REQUIRED TREE BARRICADES AND EROSION CONTROL MEASURES MUST REMAIN INTACT THROUGHOUT CONSTRUCTION. ENCROACHMENT INTO OR FAILURE TO MAINTAIN THESE BARRICADES WILL RESULT IN ENFORCEMENT ACTION WHICH MAY INCLUDE CITATIONS AND/OR PERMIT REVOCATION AS PROVIDED BY THE PINELLAS COUNTY LAND DEVELOPMENT CODE.

UTILITY WARNING NOTE
ABOVE-GROUND OR UNDER-GROUND UTILITIES MAY BE IN THE AREA OF THIS PROJECT - PROCEED WITH CAUTION - CALL "SUNSHINE STATE ONE CALL" (1-800-432-4770) AND THE UTILITY OWNER(S) BEFORE BEGINNING WORK. PROVIDE OWNER WITH CODE NUMBER OF PROJECT.

RIGHT 2015
TS RESERVED
& Associates, Inc.

811 Know what's below. Call before you dig.

SEPTEMBER 20
JOB# 619-04.0

DEMOLITION LEGEND

R TO DEMOLISH AND REMOVE ALL INFRASTRUCTURE
AREA AT OWNER'S DISCRETION. BUILDING DEMOLITION
ACCORDANCE WITH PINELLAS COUNTY REQUIREMENTS.

DEMOLITION NOTES:

ER SHALL SAW CUT THE EXISTING EDGE OF
R TO REMOVAL OF ANY CURB OR PAVEMENT.

COORDINATE WITH UTILITY COMPANIES PRIOR TO
ABOVE OR BELOW GROUND UTILITIES.

TS WILL BE REQUIRED FOR ALL SITE WORK
LITION AS WELL AS SITE CONSTRUCTION. A LIMIT
ARRICADE (STAKE AND RIBBON FOR SILT FENCE) IS
NTAIN CONSTRUCTION EQUIPMENT PRIOR TO
INFRASTRUCTURE ACTIVITIES.

NON AREAS/SIDEWALK CONSTRUCTION AREAS THAT
SURVEYED DUE TO OVERGROWTH ARE SUBJECT
MIT AT TIME OF RIGHT-OF-WAY USE PERMIT.
LL BE REQUIRED WITHIN 20 FEET. OF ANY
STRUCTION. NO TREES TO BE REMOVED PRIOR TO
ABITAT MANAGEMENT PERMIT.

DE, DUE TO EXOTIC SPECIES REMOVAL, WITHIN THE
ROWE FRINGE SHALL BE REPLANTED WITH
MANGROVE SPECIES PLANTED ON 5 FT. CENTERS.

DE, DUE TO EXOTIC SPECIES REMOVAL, WITHIN THE
AND BUFFER SHALL BE REPLANTED WITH
PLAND NATIVE SPECIES. SPECIES TO INCLUDE A
ODY AND HERBACIOUS MATERIAL TO BE
ECOLOGICAL CONSULTANT BASED ON THE SALT
E SOIL WITHIN THE DISTURBED AREA.

THE GENERAL CONTRACTOR FOR THIS PROJECT IS ADVISED TO PROVIDE A SUITABLE ON-SITE WASH DOWN AND CONCRETE DISPOSAL AREA. DISPOSAL OF CONCRETE SLURRY DIRECTLY OR INDIRECTLY INTO THE COUNTY SEPARATE STORM SEWER SYSTEM OR ONTO A COUNTY RIGHT-OF-WAY IS A VIOLATION OF SECTION 58-244 OF THE PINELLAS COUNTY LAND DEVELOPMENT CODE. SECTION 58-239 OF THE PINELLAS COUNTY CODE AUTHORIZES PENALTIES OF UP TO $10,000.00 FOR EACH OFFENSE.

NPDES NOTIFICATION
(NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM)

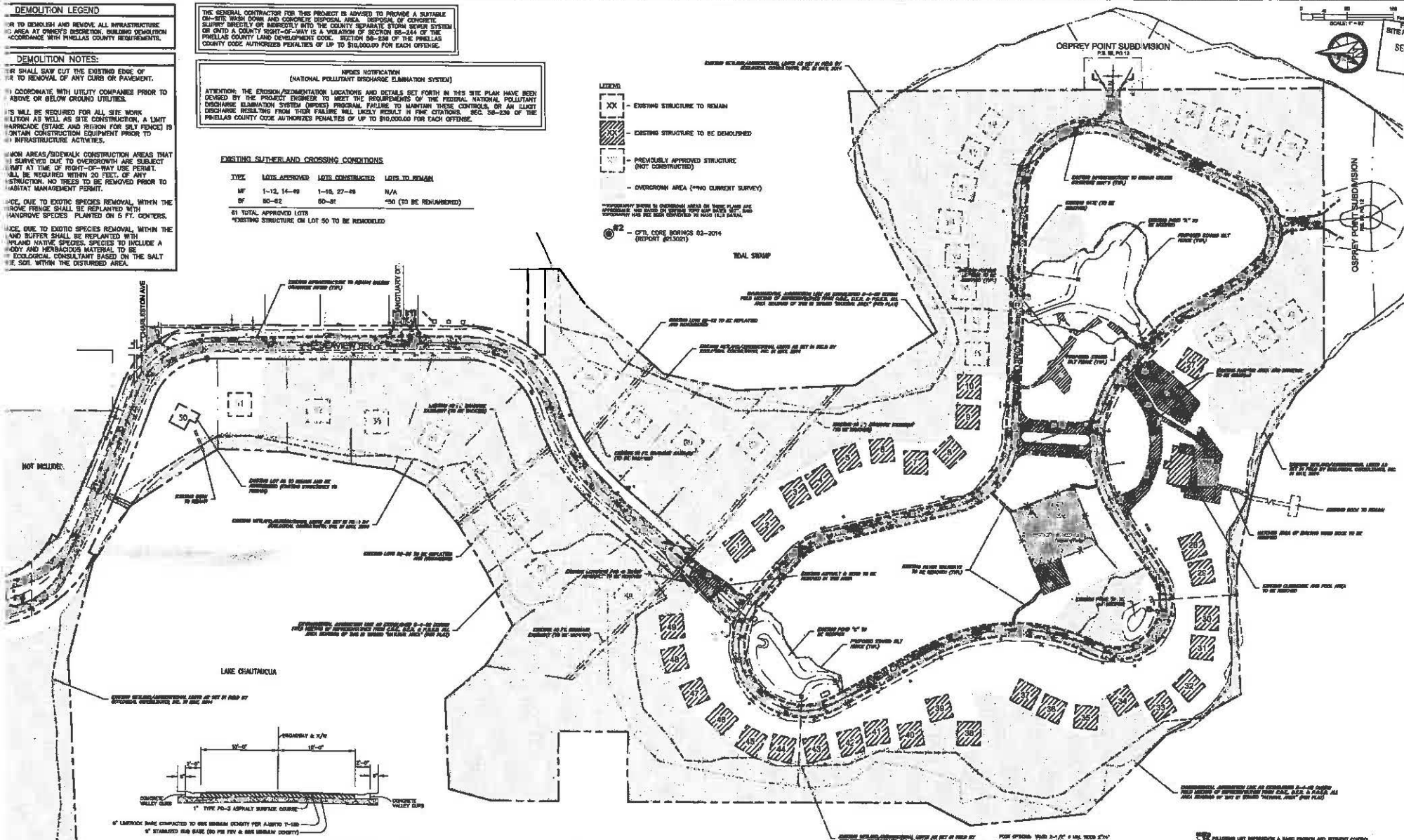
ATTENTION: THE EROSION/SEDIMENTATION LOCATIONS AND DETAILS SET FORTH IN THIS SITE PLAN HAVE BEEN DEVISED BY THE PROJECT ENGINEER TO MEET THE REQUIREMENTS OF THE FEDERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PROGRAM. FAILURE TO MAINTAIN THESE CONTROLS, OR AN ILLICIT DISCHARGE RESULTING FROM THEIR FAILURE WILL LIKELY RESULT IN FINE CITATIONS. SEC. 58-239 OF THE PINELLAS COUNTY CODE AUTHORIZES PENALTIES OF UP TO $10,000.00 FOR EACH OFFENSE.

EXISTING SUTHERLAND CROSSING CONDITIONS

TYPE	LOTS APPROVED	LOTS CONSTRUCTED	LOTS TO REMAIN
MF	1-12, 14-49	1-10, 27-49	N/A
SF	50-62	50-51	*50 (TO BE RENUMBERED)

61 TOTAL APPROVED LOTS
*EXISTING STRUCTURE ON LOT 50 TO BE REMODELED

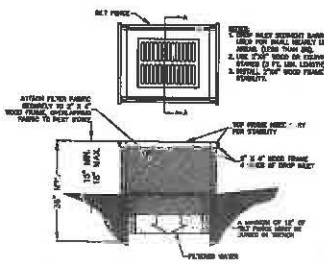
LEGEND
- XX - EXISTING STRUCTURE TO REMAIN
- XXX - EXISTING STRUCTURE TO BE DEMOLISHED
- XXX - PREVIOUSLY APPROVED STRUCTURE (NOT CONSTRUCTED)
- OVERGROWN AREA (**NO CURRENT SURVEY)
- #2 - CFTL CORE BORINGS 02-2014 (REPORT #13021)



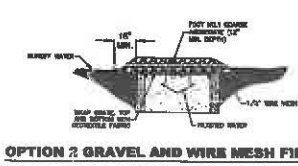
PREVIOUSLY APPROVED SEAVIEW CIRCLE ROAD SECTION
N.T.S.

STORMWATER POLLUTION PREVENTION NOTES

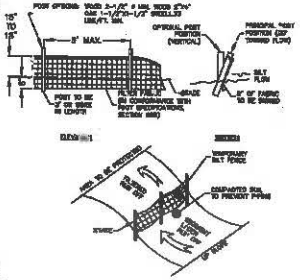
1. The contractor shall at a minimum implement the stormwater pollution prevention measures as shown in this plan set. These measures may include, but not limited to, the construction of retention/detention ponds, control structures, tree barricades, and silt fences.
2. In addition to the measures shown in this plan set, the contractor shall take all necessary and practical measures in order to reduce erosion and sedimentation to both on-site and off-site surface waters, lakes, and wetlands. These measures may include, but not limited to, geotext of stormwater inlets, floating turbidity barriers, geotex fabric, stabilization of steep grades with sodding or seeding/mulching, site entrance/exit control stabilization with gravel, temporary sediment basins and berms.
3. In addition to the measures shown in this plan set, the contractor shall take all necessary and practical measures in order to reduce airborne transportation of sediments. These measures may include, but not limited to, slip watering and additional silt fence installs/...
4. The contractor shall at a minimum inspect the above referenced measures at least once a week, or within 24 hours after 0.25 inches of rainfall. An inspection report shall be completed for each inspection. Any permit deviation shall be noted and corrective measures taken shall be noted. This report shall be given to London, Steve & Assoc., Inc. after construction completion.
5. The cost of implementing the above measures are to be at the builder's expense.
6. All practicable and necessary effort shall be taken during construction to control and prevent erosion and transport of sediment to surface drains and to lakes and also to conform with permit conditions.
7. Silt fence to be installed around all areas of proposed turnoff/cut construction. (FDOT Index No. 102 Type B)
8. The soil and sediment control devices shall be installed prior to construction, maintained throughout construction, and until the site is permanently stabilized.



OPTION 1 SILT FENCE BARRIER
N.T.S.



OPTION 2 GRAVEL AND WIRE MESH FILTER
PROTECTION AROUND DITCH BOTTOM INLETS
N.T.S.



SILT FENCE AND EROSION CONTROL DETAIL
N.T.S.

THE FOLLOWING LIST REPRESENTS A BASIC EROSION AND SEDIMENT CONTROL TEMPORARY SERVICE TO BE IMPLEMENTED TO HELP PREVENT THE SITE DEGRADATION DURING AND AFTER CONSTRUCTION OF THE PROJECT.

1. TEMPORARY EROSION CONTROL TO BE UTILIZED DURING CONSTRUCTION OF ROADS AND UTILITIES BY THE CONTRACTOR. AREAS OF SEED AND SOD WHICH UNFAVORABLE GROWTH OR CLEAR EROSION CONTROL MAY BE REQUIRED AFTER EXPLICIT AREA HAS BEEN STABILIZED BY SOD, BE DISPACKED AS DETERMINED BY THE OWNER'S.
2. PERMANENT EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AT THE EARLIEST PRACTICAL TIME DURING CONSTRUCTION WITH SOD CONSTRUCTION POSITIONS. ONE OF THE FIRST CONSTRUCTION ACTIVITIES SHOULD BE THE PLACEMENT OF PERMANENT AND TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AROUND THE PERIMETER OF THE PROJECT OR THE INITIAL WORK AREA TO PROTECT THE PROPERTY, ADJACENT PROPERTIES AND WATER RESOURCES.
3. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE COORDINATED WITH PERMANENT MEASURES TO ASSURE ECONOMICAL, EFFECTIVE AND CONTINUOUS CONTROL THROUGHOUT THE CONSTRUCTION PHASE. TEMPORARY MEASURES SHALL NOT BE CONSTRUCTED FOR EXPEDICITY IN LIEU OF PERMANENT MEASURES.
4. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE ADEQUATELY MAINTAINED TO PERFORM THEIR INTENDED FUNCTION DURING CONSTRUCTION OF THE PROJECT.
5. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BARRIERS SHALL BE ACCOMPLISHED PROMPTLY.
6. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN DUE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER.
7. REMOVED SEDIMENT TRAPS SHALL NOT BE STOCKPILED OR DISPOSED OF IN A MANNER WHICH WOULD CAUSE THEM EASILY SUSCEPTIBLE TO BEING WASHED INTO ANY WATERWAYS BY RUNOFF OR HIGH WATER.
8. A CY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE BARRIERS ARE NO LONGER REQUIRED SHALL BE DISPOSED AS TO CONFORM TO THE EXISTING GRADE, PIPINGS AND SODDED.

06-11-2014			PERMITS FOR PINELLAS COUNTY COMMENTS
06-30-2014			REVISIONS FOR PINELLAS COUNTY & SURVEY COMMENTS
08-25-2014			REVISIONS FOR PINELLAS COUNTY & SURVEY COMMENTS
09-15-2015			REVISIONS FOR PINELLAS COUNTY & SURVEY COMMENTS

Designer: JPL | Scale: 1" = 60' | Drawn: RPA | Date: 10-31-2013

TURTLE BEACH

MA

SHEET C

FINAL ADMIN. SITE PLAN APPROVAL
SEP 3 0 2015

- PROPOSED COMMON AREA
- PROPOSED UPLAND BUFFER/CONSERVATION EASEMENT
- PROPOSED WETLAND AREA/CONSERVATION EASEMENT

BETTERMENT SWALE CONSTRUCTION SCHEDULE

THE FIRST LAND UNIT TO BE DEVELOPED FROM WITHIN A SEGMENT, WILL TRIGGER THE CONSTRUCTION OF THE ENTIRE BETTERMENT SWALE SEGMENT.

SAID LAND UNIT WILL ALSO BE RESPONSIBLE FOR OBTAINING A TOPOGRAPHIC SURVEY AND A TREE SURVEY OF ANY TREE WITHIN 20 FT. OF THE BETTERMENT SWALE PRIOR TO BUILDING PLAN APPROVAL.

PLEASE SEE BELOW FOR SEGMENT DETAILS:

- SEGMENT A: LAND UNITS 1-3
- SEGMENT B: LAND UNITS 6-15
- SEGMENT C: LAND UNITS 15-21
- SEGMENT D: LAND UNITS 26-28
- SEGMENT E: LAND UNITS 31-36
- SEGMENT F: LAND UNITS 37-41
- SEGMENT G: LAND UNITS 46-50
- SEGMENT H: LAND UNITS 51-55
- SEGMENT I: LAND UNIT 45
- SEGMENT J: LAND UNITS 22-24

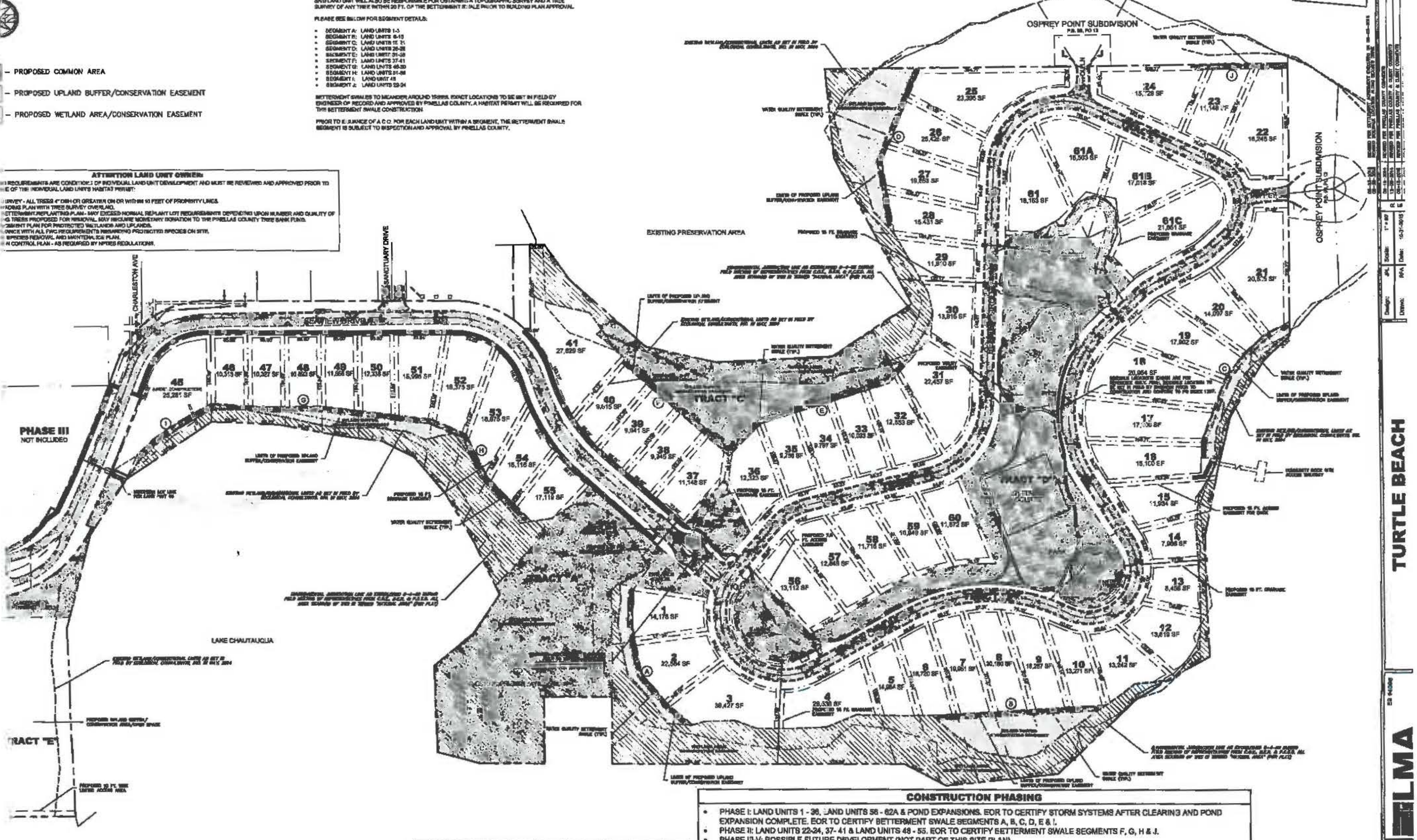
BETTERMENT SWALES TO MEANDER AROUND TREES. EXACT LOCATIONS TO BE SET IN FIELD BY ENGINEER OF RECORD AND APPROVED BY PINELLAS COUNTY. A HABITAT PERMIT WILL BE REQUIRED FOR THE BETTERMENT SWALE CONSTRUCTION.

PRIOR TO ISSUANCE OF A C.O. FOR EACH LAND UNIT WITHIN A SEGMENT, THE BETTERMENT SWALE SEGMENT IS SUBJECT TO INSPECTION AND APPROVAL BY PINELLAS COUNTY.

ATTENTION LAND UNIT OWNER:

...REQUIREMENTS ARE CONDITIONS OF INDIVIDUAL LAND UNIT DEVELOPMENT AND MUST BE REVIEWED AND APPROVED PRIOR TO ...E OF THE INDIVIDUAL LAND UNIT'S HABITAT PERMIT:

...URVEY - ALL TREES 4" DBH OR GREATER ON OR WITHIN 10 FEET OF PROPERTY LINES.
...ADING PLAN WITH TREE SURVEY OVERLAID.
...ETTERMENT/REPLANTING PLAN - MAY EXCEED NORMAL REPLANT LOT REQUIREMENTS DEPENDING UPON NUMBER AND QUALITY OF ...G TREES PROPOSED FOR REMOVAL. MAY REQUIRE MONETARY DONATION TO THE PINELLAS COUNTY TREE BANK FUND.
...EMENT PLAN FOR PROTECTED WETLANDS AND UPLANDS.
...ANCE WITH ALL FWC REQUIREMENTS REGARDING PROTECTED SPECIES ON SITE.
... SPECIES REMOVAL AND MAINTENANCE PLAN.
...N CONTROL PLAN - AS REQUIRED BY NPDES REGULATIONS.



CONSTRUCTION PHASING

- PHASE I: LAND UNITS 1 - 36, LAND UNITS 56 - 62A & POND EXPANSIONS. EOR TO CERTIFY STORM SYSTEMS AFTER CLEARING AND POND EXPANSION COMPLETE. EOR TO CERTIFY BETTERMENT SWALE SEGMENTS A, B, C, D, E & I.
- PHASE II: LAND UNITS 22-24, 37- 41 & LAND UNITS 46 - 55. EOR TO CERTIFY BETTERMENT SWALE SEGMENTS F, G, H & J.
- PHASE III-V: POSSIBLE FUTURE DEVELOPMENT (NOT PART OF THIS SITE PLAN)

PRIOR TO ISSUANCE OF HABITAT PERMIT FOR ANY SITE WORK:
1. ISSUANCE OF TURTLE REMOVAL PERMIT MEETING ALL CONDITIONS OF FWC (IF APPROPRIATE)

PRIOR TO ISSUANCE OF 1ST C.O.: (OTHER THAN LOT 45)
1. STORMWATER SYSTEM TO BE CLEANED/REPAIRED AS NEEDED. EOR TO CERTIFY STOMRWATER PONDS A, B AND C EXPANSIONS INCLUDING CONTROL STRUCTURE OUTFALL BAFFLE INSTALLATIONS. EOR TO CERTIFY STORMWATER SYSTEM CLEAN AND REPAIRED, AS NEEDED.

PRIOR TO ISSUANCE OF INDIVIDUAL LAND UNIT C.O.:
1. ANY ENHANCEMENT PLANTINGS REQUIRED FOR THAT INDIVIDUAL LAND UNIT TO BE COMPLETED.

PRIOR TO ISSUANCE OF 30TH C.O.:
1. PEPPER TREE REMOVAL WITHIN COMMON AREA.
2. GOPHER TORTOISE MANAGEMENT PLAN FOR COMMON AREA.
3. SIDEWALK CONNECTION FROM LOT 45 TO FLORIDA BLVD (ENTRANCE PARCEL) & SIDEWALK ADJACENT TO TRACT "A".
4. ALL ENHANCEMENT PLANTINGS FOR COMMON AREAS MUST BE COMPLETED.

SITE DATA

- TOTAL AREA: 1,495,971 SF (34.34 ACRES)
- 61 PROPOSED LOTS

PROPOSED UPLAND BUFFER AREA: 132,922 SF
(25 FT. UPLAND BUFFER AREA: 116,444 SF) (N/A)
(33 FT. UPLAND BUFFER AREA: 153,918 SF) (N/A)
(50 FT. UPLAND BUFFER AREA: 231,671 SF) (N/A)

TOTAL COMMON AREA: 303,048 SF (20.3% OF TOTAL AREA)
- TRACT "A": 106,670 SF
- TRACT "B": 8,063 SF
- TRACT "C": 44,862 SF
- TRACT "D": 129,849 SF (42.8% OF COMMON AREA)
- ENTRANCE PARCEL (EAST OF TRACT "E"): 11,604 SF

CONSERVATION EASEMENT NOTE

...EASEMENT IS TO RETAIN THE EASEMENT AREA IN AN ESSENTIALLY NATURAL CONDITION. THE FOLLOWING ACTS OR ACTIVITIES ARE ...ITED WITHIN THE EASEMENT IN THE ABSENCE OF A SPECIFIC PERMIT FROM THE GRANTEE:

...CTION OR THE PLACING OF ANY STRUCTURE OR MATERIALS ON OR ABOVE THE GROUND.
...CTION OR PLACING OF UTILITIES, DRAINAGE FACILITIES, MITIGATION AREAS, OR THE PLANTING OF VEGETATION.
...EMENT OF ANY MATERIAL SUCH AS TRASH OR WASTE WHICH IS INCONSISTENT WITH THE INTENT OF THE CONSERVATION EASEMENT.
...NT, REMOVAL OR DESTRUCTION OF TREES, SHRUBS OR OTHER VEGETATION, INCLUDING MOWING, PESTICIDE AND HERBICIDE USE ...ION OR OTHER REMOVAL OF MATERIAL.
...EPT FOR THE PURPOSES THAT PERMIT THE AREA DEFINED BY THE EASEMENT TO REMAIN IN AN ESSENTIALLY NATURAL CONDITION. ...VITY DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, SOIL CONSERVATION, OR FISH AND ... HABITAT PRESERVATION.

...ING RIGHTS ARE CONVEYED TO GRANTEE BY THIS EASEMENT:

...UPON THE PROPERTY AT REASONABLE TIMES TO ENFORCE THE RIGHTS HEREIN GRANTED UPON PRIOR NOTICE TO GRANTOR, ITS ...CCESSORS OR ASSIGNS AT THE TIME OF SUCH ENTRY.

...ILL NOT BE UNREASONABLY WITHHELD.

TURTLE BEACH

LMA

SHEET

LEGEND

- PROPOSED UPLAND BUFFER/CONSERVATION EASEMENT
- PROPOSED WETLAND AREA/CONSERVATION EASEMENT

PROPOSED MUTCD OM4-1 END OF SIDEWALK SIGN PER PINELLAS COUNTY TRAFFIC ENGINEERING

PROVIDE DETECTABLE WARNING SURFACE PER PINELLAS COUNTY INDEX 1360 FOR ALL ROAD CROSSINGS (TYP.) SEE DETAIL ON SHEET 12.

PROPOSED SILT FENCE (TYP.)

PROPOSED SIGNAGE/MONUMENTATION (TO BE APPROVED AS A BUILDING PERMIT)

ZONE "AE" (B.F.E. = 12)

APPROXIMATE FLOOD ZONE LINE

PROPOSED UPLAND BUFFER/ CONSERVATION AREA/OPEN SPACE

PROPOSED 15 FT. WIDE LIMITED ACCESS AREA

WETLAND AREA/ CONSERVATION EASEMENT

LAKE CHAUTAUQUA

EXISTING WETLAND/JURISDICTIONAL LIMITS AS SET IN FIELD BY ECOLOGICAL CONSULTANTS, INC. IN MAY, 2014

30' UNRECORDED DRNG. EASM'T (PER PLAT)

ON-SITE T.B.M. SET NAIL & TAG ELEV. = 4.83 N.A.V.D. 1988

AREA NOT INCLUDED

BLOCK 11 SEASIDE ASSEMBLY P.B. 1, PGS. 31 & 32

BROADUS AVENUE

SEAVIEW DRIVE

10' DRNG. EASM'T

PROPOSED 6" DEEP WATER QUALITY BETTERMENT SWALE (SEE UPLAND BUFFER SECTION)

LIMITS OF PROPOSED UPLAND BUFFER/CONSERVATION EASEMENT

45 EXISTING

ZONE "AE" (B.F.E. = 12)

HOUSE ON LOT 45 IS CURRENTLY UNDER CONSTRUCTION

EXISTING WOOD DECK

46 MEF 11.00 ZONE "AE" (B.F.E. = 11)

47 MEF 11.00 ZONE "AE" (B.F.E. = 12)

MATCH LINE A-A

KEY MAP SCALE: 1" = 500'

STORM SEWER STRUCTURE TABLE
D-01 MITERED END SECTION
INV. = 2.38 (12" RCP)
D-02 MITERED END SECTION
INV. = 2.40 (12" RCP)
D-03 MITERED END SECTION
INV. = 2.94 (15" RCP)
D-04 GRATE INLET
TOP = 6.54, (NINV. = 3.33 (15" RCP), (SINV. = 3.28 (15" RCP)
D-05 MANHOLE
RIM = 6.54, (NINV. = 3.44 (15" RCP), (EINV. = 3.18 (12" RCP)
D-23 MITERED END SECTION
INV. = 2.18 (15" RCP)

ATTENTION LAND UNIT OWNER:

THE FOLLOWING REQUIREMENTS ARE CONDITIONS OF INDIVIDUAL LANE-UNIT DEVELOPMENT AND MUST BE REVIEWED AND APPROVED PRIOR TO RELEASE OF THE INDIVIDUAL LAND UNITS HIGHTAP PERMIT:

A. TREE SURVEY - ALL TREES 4" DBH OR GREATER ON OR WITHIN 10 FEET OF PROPERTY LINES.
B. LOT GRADING PLAN WITH TREE SURVEY OVERLAID.
C. TREE BETTERMENT, REPL. ,TRIM PLAN - MAY EXCEED NORMAL REPLANT LOT REQUIREMENTS DEPENDING UPON NUMBER AND QUALITY OF EXISTING TREES PROPOSED FOR REMOVAL. MAY REQUIRE MONETARY DONATION TO THE PINELLAS COUNTY TREE BANK FUND
D ENHANCEMENT PLAN FOR PROTECTED WETLANDS AND UPLANDS.
E. COMPLIANCE WITH ALL FWC REQUIREMENTS REGARDING PROTECTED SPECIES ON SITE.
F. EXOTIC SPECIES REMOVAL AND MAINTENANCE PLAN.
G. EROSION CONTROL PLAN - AS REQUIRED BY NPDES REGULATIONS.

N D
ION PREVENTER
D
PEDESTAL
C BOX
IC METER
ION
DRANT
VAULT
VALVE
POLE
POLE W/ ELECTRIC VAULT
D END SECTION
RING WELL
POLE
RED WATER METER
RED WATER VALVE
ITARY SEWER MANHOLE
CLEANOUT

SEWER MANHOLE
PHONE BOX
PHONE PEDESTAL
PHONE)
N VAULT
METER
VALVE
RE
OR
RY LAUREL

VATIONS SHOWN ON THIS PLAN ARE THE MINIMUM ELEVATIONS REQUIRED. ALL UNITS WITHIN "AE" FLOOD ZONE SHALL HAVE FINISHED FLOOR ELEVATIONS A MIN OF 1 FT. ABOVE THE BASE ALL UNITS WITHIN A "VE" FLOOD ZONE SHALL HAVE LOWEST SUPPORTING MEMBER A MIN. OF 2 FT. ABOVE THE BASE FLOOD ELEVATION. FINAL FINISHED FLOOR ELEVATIONS TO BE DETERMINED HOMES AT TIME OF BUILDING CONSTRUCTION. FINAL FINISHED FLOOR MAY BE HIGHER THAN REQUIRED AND SHOWN ON THIS PLAN.

STEM TO BE FLUSHED AND CLEANED AS DIRECTED BY THE ENGINEER.

MENT TO BE REPAIRED PER PC INDEX #1281 (SEE DETAIL ON SHEET 12).

TO BE 5 FT. WITHIN COUNTY R/W & 4 FT. WITHIN PRIVATE DEVELOPMENT. SIDEWALKS TO BE CONSTRUCTED PER FDOT INDEX 310, PINELLAS COUNTY INDEXES 1357 & 1380 (SEE DETAILS PINELLAS COUNTY HIGHWAY DEPT. SPECIFICATIONS. SIDEWALK AS SHOWN ON PLAN MAY CONFLICT WITH EXISTING TREES OR UTILITIES. SIDEWALK TO BE MEANDERED IN THE FIELD AS DIRECTED BY AVOID EXISTING TREES/UTILITIES WHERE POSSIBLE. SIDEWALKS IN FRONT OF INDIVIDUAL LAND UNITS MAY BE CONSTRUCTED AT TIME OF HOME CONSTRUCTION.

BE A MINIMUM 3,000 PSI CONCRETE AND 4" THICK EXCEPT AT DRIVEWAY CROSSINGS WHERE THEY SHALL BE 6" THICK & REINFORCED WITH 6"x6" #10 WELDED WIRE FABRIC.

N SHALL COMPLY WITH ALL ADA REQUIREMENTS. HANDICAP RAMPS & PARKING SPACES SHALL BE CONSTRUCTED ACCORDING TO PINELLAS COUNTY & ADA STANDARDS.

PATTERNS SHALL BE MAINTAINED.

E, BRAZILIAN PEPPER (SCHINUS TEREBINTHIFOLIUS), PUNK TREES (MELAINEUCA QUINQUENERVIA), AND CHINESE TALLOW (SAPIUM SEBIFERUM) MUST BE REMOVED AS A CONDITION OF SITE E NECESSARY DUE TO THEIR PROXIMITY TO PROTECTED PLANT MATERIAL. HAND REMOVAL WILL BE REQUIRED. SHOULD THIS REMOVAL BE TO A DEGREE THAT A POTENTIAL FOR EROSION IS MUST BE RESTABILIZED WITH SUITABLE MATERIAL. ALL EXOTIC SPECIES SHALL BE REMOVED ACCORDING TO THE CITY OF PINELLAS COUNTY LAND DEVELOPMENT CODE.

ERING PLAN EFFECTIVE ONLY IF GROUNDWATER IS ENCOUNTERED. WELL POINT SYSTEM OR PUMP DISCHARGE TO BE DIRECTED TO AN ADJACENT ABOVE GROUND SETTLING BASIN, TO BE SET IN DISCHARGES FROM SETTLING BASIN TO BE DISCHARGED TO ADJACENT WETLAND AFTER PROPER FILTRATION AS DIRECTED IN FIELD BY ENGINEER. DEWATERING PLAN TO BE IN ACCORDANCE WITH ON SHEET 2.

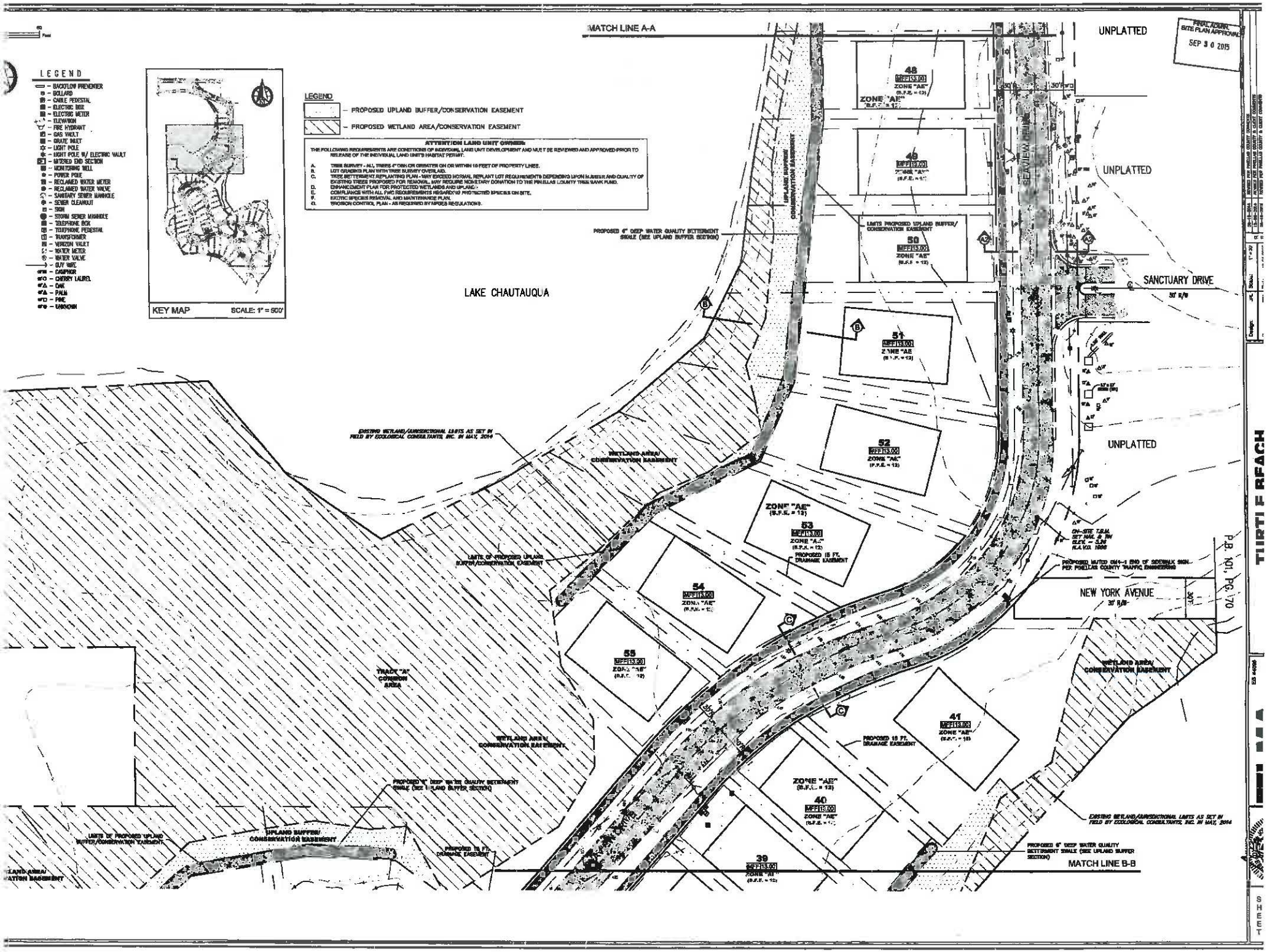
RICADES AND EROSION CONTROL MEASURES MUST REMAIN INTACT THROUGHOUT HOME/LOT CONSTRUCTION. ENCROACHMENT INTO OR FAILURE TO MAINTAIN THESE BARRICADES WILL RESULT IN WHICH MAY INCLUDE CITATIONS AND/OR PERMIT REVOCATION AS PROVIDED BY CHAPTER 166 OF THE PINELLAS COUNTY LAND DEVELOPMENT CODE.

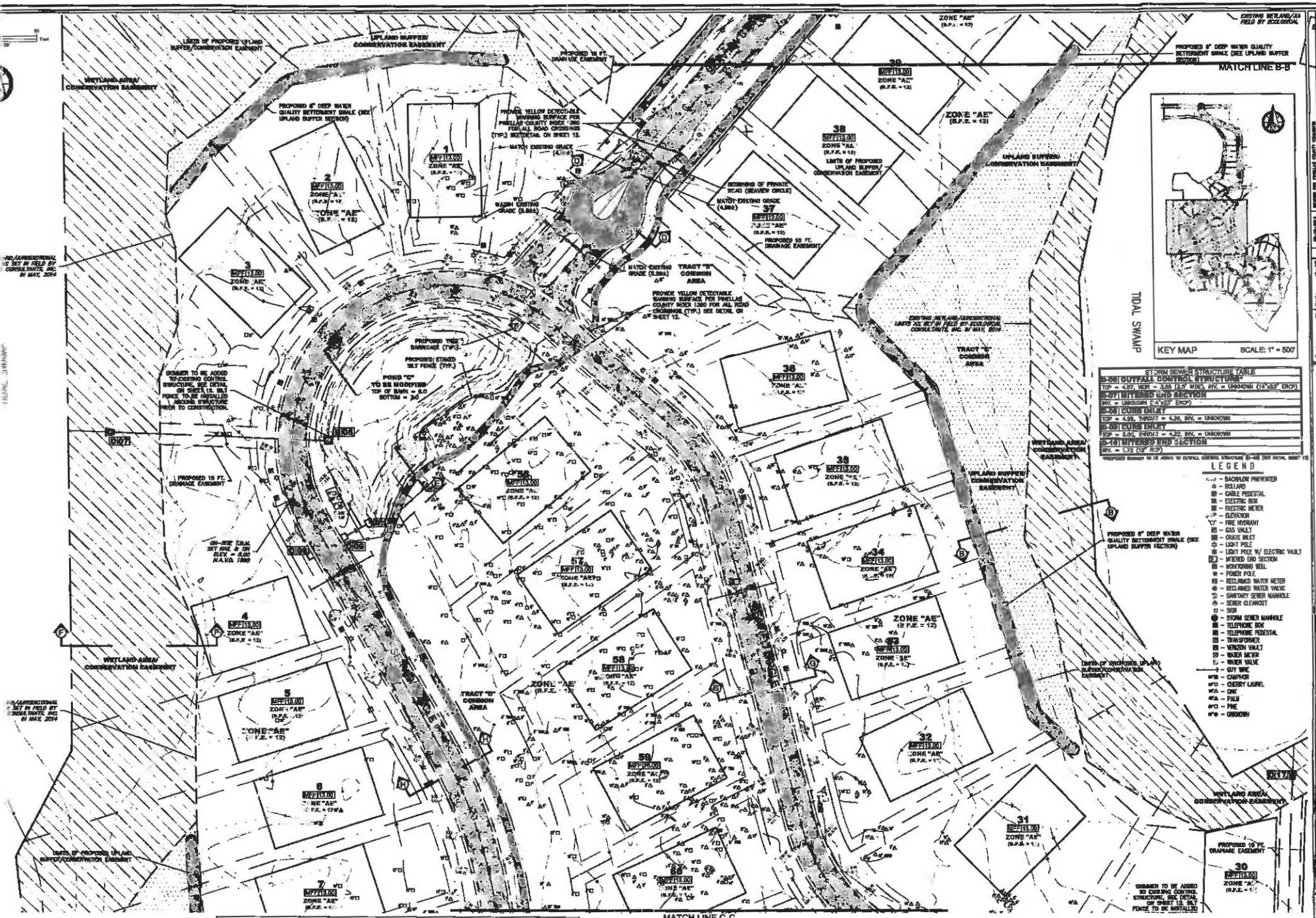
APPLY AN APPROVED INSECTICIDE TO ALL EXISTING PINE TREES THAT WILL REMAIN PRIOR TO CONSTRUCTION FOR PROTECTION AGAINST THE IPS PINE BEETLE.

TO BE DIRECTED TOWARD DETENTION AREAS, BETTERMENT SWALES OR UPLAND BUFFERS.

TURTLE BEACH

LMA


MATCH LINE A-A
UNPLATTED
FINAL COUNTY SITE PLAN APPROVAL
SEP 30 2015
LEGEND
BACKFLOW PREVENTER
BOLLARD
CABLE PEDESTAL
ELECTRIC BOX
ELECTRIC METER
ELEVATION
FIRE HYDRANT
GAS VALVE
GRATE INLET
LIGHT POLE
LIGHT POLE W/ ELECTRIC VAULT
MITERED END SECTION
MONITORING WELL
POWER POLE
RECLAIMED WATER METER
RECLAIMED WATER VALVE
SANITARY SEWER MANHOLE
SEWER CLEANOUT
SIGN
STORM SEWER MANHOLE
TELEPHONE BOX
TELEPHONE PEDESTAL
TRANSFORMER
VERIZON VAULT
WATER METER
WATER VALVE
GUY WIRE
CAMPHOR
CHERRY LAUREL
OAK
PALM
PINE
UNKNOWN
KEY MAP
SCALE: 1" = 500'
LEGEND
PROPOSED UPLAND BUFFER/CONSERVATION EASEMENT
PROPOSED WETLAND AREA/CONSERVATION EASEMENT
ATTENTION LAND UNIT OWNER:
THE FOLLOWING REQUIREMENTS ARE CONDITIONS OF INDIVIDUAL LAND UNIT DEVELOPMENT AND MUST BE REVIEWED AND APPROVED PRIOR TO RELEASE OF THE INDIVIDUAL LAND UNIT'S HABITAT PERMIT.
A. TREE SURVEY - ALL TREES 4" DBH OR GREATER ON OR WITHIN 10 FEET OF PROPERTY LINES.
B. LOT GRADING PLAN WITH TREE SURVEY OVERLAID.
C. TREE BETTERMENT/REPLANTING PLAN - MAY EXCEED NORMAL REPLANT LOT REQUIREMENTS DEPENDING UPON NUMBER AND QUALITY OF EXISTING TREES PROPOSED FOR REMOVAL, MAY REQUIRE MONETARY DONATION TO THE PINELLAS COUNTY TREE BANK FUND.
D. ENHANCEMENT PLAN FOR PROTECTED WETLANDS AND UPLAND.
E. COMPLIANCE WITH ALL FWC REQUIREMENTS REGARDING PROTECTED SPECIES ON SITE.
F. EXOTIC SPECIES REMOVAL AND MAINTENANCE PLAN.
G. EROSION CONTROL PLAN - AS REQUIRED BY NPDES REGULATIONS.
LAKE CHAUTAUQUA
UPLAND BUFFER/CONSERVATION EASEMENT
PROPOSED 6" DEEP WATER QUALITY BETTERMENT SWALE (SEE UPLAND BUFFER SECTION)
48
MFF13.00
ZONE "AE"
(B.F.E. = 13)
49
MFF13.00
ZONE "AE"
(B.F.E. = 13)
LIMITS PROPOSED UPLAND BUFFER/CONSERVATION EASEMENT
50
MFF13.00
ZONE "AE"
(B.F.E. = 13)
SEAVIEW DRIVE
30' R/W
SANCTUARY DRIVE
50' R/W
51
MFF13.00
ZONE "AE"
(B.F.E. = 13)
52
MFF13.00
ZONE "AE"
(B.F.E. = 13)
EXISTING WETLAND/JURISDICTIONAL LIMITS AS SET IN FIELD BY ECOLOGICAL CONSULTANTS, INC. IN MAY, 2014
WETLAND AREA/CONSERVATION EASEMENT
ZONE "AE"
(B.F.E. = 13)
53
MFF13.00
ZONE "AE"
(B.F.E. = 13)
PROPOSED 15 FT. DRAINAGE EASEMENT
LIMITS OF PROPOSED UPLAND BUFFER/CONSERVATION EASEMENT
54
MFF13.00
ZONE "AE"
(B.F.E. = 13)
55
MFF13.00
ZONE "AE"
(B.F.E. = 13)
TRACT "A" COMMON AREA
WETLAND AREA/CONSERVATION EASEMENT
ON-SITE T.B.M. SET NAIL & TAG ELEV. = 5.24 N.G.V.D. 1929
PROPOSED MUTCD OM1-1 END OF SIDEWALK SIGN PER PINELLAS COUNTY TRAFFIC ENGINEERING
NEW YORK AVENUE
30' R/W
P.B. 101, PG. 170
WETLAND AREA/CONSERVATION EASEMENT
41
MFF13.00
ZONE "AE"
(B.F.E. = 13)
PROPOSED 15 FT. DRAINAGE EASEMENT
ZONE "AE"
(B.F.E. = 13)
40
MFF13.00
ZONE "AE"
(B.F.E. = 13)
PROPOSED 6" DEEP WATER QUALITY BETTERMENT SWALE (SEE UPLAND BUFFER SECTION)
UPLAND BUFFER/CONSERVATION EASEMENT
PROPOSED 15 FT. DRAINAGE EASEMENT
EXISTING WETLAND/JURISDICTIONAL LIMITS AS SET IN FIELD BY ECOLOGICAL CONSULTANTS, INC. IN MAY, 2014
PROPOSED 6" DEEP WATER QUALITY BETTERMENT SWALE (SEE UPLAND BUFFER SECTION)
39
MFF13.00
ZONE "AE"
(B.F.E. = 13)
MATCH LINE B-B
THIRTI F RFACH
SHEET



STORM SEWER STRUCTURE TABLE
D-06 OUTFALL CONTROL STRUCTURE*
TOP = 4.57, WIDTH = 3.05 (2.5' WIDE), INV. = UNKNOWN (14"x23" ERCP)
D-07 MITERED END SECTION
INV. = UNKNOWN (14"x23" ERCP)
D-08 CURB INLET
TOP = 4.95, THROAT = 4.35, INV. = UNKNOWN
D-09 CURB INLET
TOP = 5.00, THROAT = 4.32, INV. = UNKNOWN
D-10 MITERED END SECTION
INV. = 1.72 (12" RCP)

*PROPOSED drainage to be added to OUTFALL CONTROL STRUCTURE D-06 (SEE DETAIL SHEET 12)

ATTENTION LAND UNIT OWNER:

THE FOLLOWING REQUIREMENTS ARE CONDITIONS OF INDIVIDUAL LAND UNIT DEVELOPMENT AND MUST BE REVIEWED AND APPROVED PRIOR TO RELEASE OF THE INDIVIDUAL LAND UNIT'S HABITAT PERMIT:

A. TREE SURVEY - ALL TREES 4" DBH OR GREATER ON OR WITHIN 10 FEET OF PROPERTY LINES.
B. LOT GRADING PLAN WITH TREE SURVEY OVERLAID.
C. TREE INTERGRADE REPLANTING PLAN - MAY EXCEED NORMAL REPLANT LOT REQUIREMENTS DEPENDING UPON NUMBER AND QUALITY OF EXISTING TREES PROPOSED FOR REMOVAL, MAY RESULTS MONETARY DONATION TO THE PINELLAS COUNTY TREE BANK FUND.
D. ENHANCEMENT PLAN FOR PROTECTED WETLANDS AND UPLANDS.
E. COMPLIANCE WITH ALL FWC REQUIREMENTS REGARDING PROTECTED SPECIES OR BIRDS.
F. EXOTIC SPECIES REMOVAL AND MAINTENANCE PLAN.
G. ERSION CONTROL PLAN - AS REQUIRED BY NPDES REGULATIONS.

PROPOSED UPLAND BUFFER/CONSERVATION EASEMENT

PROPOSED WETLAND AREA/CONSERVATION EASEMENT

PROPOSED POND EXPANSION AREA

FINAL ADMIN. SITE PLAN APPROVAL
SEP 3 0 2015

MATCH LINE C-C

MATCH LINE D-D

PROPOSED 6" DEEP WATER QUALITY BETTERMENT SWALE (SEE UPLAND BUFFER SECTION)

UPLAND BUFFER/ CONSERVATION EASEMENT

EXISTING WETLAND/JURISDICTIONAL LIMITS AS SET IN FIELD BY ECOLOGICAL CONSULTANTS, INC. IN MAY, 2014

WETLAND AREA/ CONSERVATION EASEMENT

TIDAL SWAMP

ZONE "AE" (B.F.E. = 13)

ZONE "VE" (B.F.E. = 16)

LIMITS OF PROPOSED UPLAND BUFFER/CONSERVATION EASEMENT

TRACT "D" COMMON AREA

PROPOSED UTILITY EASEMENT

PROPOSED STAKED SILT FENCE (TYP.)

POND "B" TO BE MODIFIED TOS = 5.0 BOTTOM = 2.0

PROPOSED DROP CURB PER FDOT INDEX 5300 (MATCH EXIST. GRADES)

PROPOSED 10 FT. DRAINAGE EASEMENT

PROPOSED 15 FT. UTILITY/ACCESS EASEMENT

WETLAND AREA/ CONSERVATION EASEMENT

APPROXIMATE FLOOD ZONE LINE

PROPOSED DOCK ACCESS

PROPOSED 6" DEEP WATER QUALITY BETTERMENT SWALE (SEE UPLAND BUFFER SECTION)

ZONE "VE" (B.F.E. = 16)

SUTHERLAND BAYOU

MAP SCALE: 1" = 500'

STORM SEWER STRUCTURE TABLE
FDOT INLET
TOP = 5.15 (2.5' WIDE), INV. = UNKNOWN
FDOT INLET
THROAT = 3.04, INV. = UNKNOWN
FLARED END SECTION
(12" ROP)
FALL CONTROL STRUCTURE*
WEIR = 4.03 (1.5' WIDE), INV. = UNKNOWN (12"x18" ERCP)
FLARED END SECTION
(12"x18" ERCP)

*NOTE: TO BE ADDED TO OVERALL CONTROL STRUCTURE (D-14) SEE DETAIL SHEET 15

– PROPOSED UPLAND BUFFER/CONSERVATION EASEMENT

– PROPOSED WETLAND AREA/CONSERVATION EASEMENT

– PROPOSED POND EXPANSION AREA

ATTENTION LAND UNIT OWNER:

REQUIREMENTS ARE CONDITIONS OF INDIVIDUAL LAND UNIT DEVELOPMENT AND MUST BE REVIEWED AND APPROVED PRIOR TO OF THE INDIVIDUAL LAND UNITS HABITAT PERMIT:

SURVEY - ALL TREES 4" DBH OR GREATER ON OR WITHIN 10 FEET OF PROPERTY LINES.
PLANTING PLAN WITH TREE SURVEY OVERLAID.
PERMANENT REPLANTING PLAN - MAY EXCEED NORMAL REPLANT LOT REQUIREMENTS DEPENDING UPON NUMBER AND QUALITY OF TREES PROPOSED FOR REMOVAL. MAY REQUIRE MONETARY DONATION TO THE PINELLAS COUNTY TREE BANK FUND.
MENT PLAN FOR PROTECTED WETLANDS AND UPLANDS.
NCE WITH ALL PWC REQUIREMENTS REGARDING PROTECTED SPE. ES ON SITE.
PECIES REMOVAL AND MAINTENANCE PLAN.
CONTROL PLAN - AS REQUIRED BY NPDES REGULATIONS.

TIDTI 5 REACH

SHEET

LEGEND

- PROPOSED UPLAND BUFFER/CONSERVATION EASEMENT
- PROPOSED WETLAND AREA/CONSERVATION EASEMENT
- PROPOSED POND EXPANSION AREA

WETLAND AREA/ CONSERVATION EASEMENT

EXISTING WETLAND JURISDICTIONAL LIMITS AS SET IN FIELD BY ECOLOGICAL CONSULTANTS, INC. IN MAY, 2014

LIMITS OF PROPOSED UPLAND BUFFER/CONSERVATION EASEMENT

UPLAND BUFFER/ CONSERVATION EASEMENT

PROPOSED 6' DEEP WATER QUALITY BETTERMENT SWALE (SEE UPLAND BUFFER SECTION)

LIMITS OF PROPOSED UPLAND BUFFER/CONSERVATION EASEMENT

WETLAND AREA/ CONSERVATION EASEMENT

PROPOSED 15 FT. DRAINAGE EASEMENT

30 MFF13.00 ZONE "AE" (B.F.E. = 12)

29 MFF13.00 ZONE "AE" (B.F.E. = 12)

28 MFF13.00 ZONE "AE" (B.F.E. = 12)

27 MFF13.00 ZONE "AE" (B.F.E. = 12)

26 MFF13.00 ZONE "AE" (B.F.E. = 12)

25 MFF13.00 ZONE "AE" (B.F.E. = 12)

DRAINER TO BE ADDED TO EXISTING CONTROL STRUCTURE. SEE DETAIL ON SHEET 12. SILT FENCE TO BE INSTALLED AROUND STRUCTURE PRIOR TO CONSTRUCTION.

ON-SITE T.B.M. PB 140/ BASE ASE BASE 100

SUTHERLAND BAYOU

PROPOSED U.E.& RELOCATION (MATCH EXIST. INVERT)

DRAINER NEW PROPOSED STAKED SILT FENCE (TYP.)

61 MFF13.00 ZONE "AE" (B.F.E. = 12)

EXISTING PIPE TO BE REMOVED IN THIS AREA

PROPOSED DRAINAGE EASEMENT

ZONE "AE" (B.F.E. = 12)

61A MFF13.00 ZONE "AE" (B.F.E. = 12)

EXISTING U.E.S. TO BE RELOCATED

POND "A" TO BE MODIFIED TOP OF BANK = 8.0 BOTTOM = 2.0

PROPOSED STAKED SILT FENCE (TYP.)

TRACT "D" COMMON AREA

MATCH LINE D-D

MATCH LINE E-E

OSPREY POINT (NOT PART OF TURTLE BEACH) P.B. 98, PAGES 10-13

7

8

KEY MAP SCALE: 1" = 500'

LEGEND

- BACKFLOW PREVENTER
- BOLLARD
- CABLE PEDESTAL
- ELECTRIC BOX
- ELECTRIC METER
- ELEVATION
- FIRE HYDRANT
- GAS VALVE
- GRATE INLET
- LIGHT POLE
- LIGHT POLE W/ ELECTRIC VAULT
- MITERED END SECTION
- MONITORING WELL
- POWER POLE
- RECLAIMED WATER METER
- RECLAIMED WATER VALVE
- SANITARY SEWER MANHOLE
- SEWER CLEANOUT
- SIGN
- STORM SEWER MANHOLE
- TELEPHONE BOX
- TELEPHONE PEDESTAL
- TRANSFORMER
- VERIZON VAULT
- WATER METER
- WATER VALVE
- GUY WIRE
- CAMPHOR
- CHERRY LAUREL
- OAK
- PALM
- PINE
- UNKNOWN

STORM SEWER STRUCTURE TABLE*
D-16 OUTFALL CONTROL STRUCTURE*
TOP = 6.67, WSR = 4.53, INV. = (UNKNOWN (18"x30" ERCP)
D-17 MITERED END SECTION
INV. = UNKNOWN (18"x30" ERCP)
D-18 CURB INLET
TOP = 3.80, THROAT = 3.17, INV. = UNKNOWN
D-19 CURB INLET
TOP = 5.81, THROAT = 5.04, INV. = UNKNOWN
D-20 CURB INLET
TOP = 7.12, THROAT = 6.38, INV. = UNKNOWN
D-21 CURB INLET
TOP = 6.93, THROAT = 6.10, INV. = UNKNOWN
D-22 MITERED END SECTION
INV. = 1.97 (12" RCP)

*PROPOSED DRAINER TO BE ADDED TO OUTFALL CONTROL STRUCTURE (D-16) (SEE DETAIL SHEET 12)

ATTENTION LAND UNIT OWNER:

REQUIREMENTS ARE CONDITIONS OF INDIVIDUAL LAND UNIT DEVELOPMENT AND MUST BE REVIEWED AND APPROVED PRIOR TO IF THE INDIVIDUAL LAND UNITS HABITAT PERMIT:

- WY - ALL TREES 4" DBH OR GREATER ON OR WITHIN 10 FEET OF PROPERTY LINES.
- NS PLAN WITH TREE SURVEY OVERLAID.
- TERMINT/REPLANTING PLAN - MAY EXCEED NORMAL REPLANT LOT REQUIREMENTS DEPENDING UPON NUMBER AND QUALITY OF TREES PROPOSED FOR REMOVAL, MAY REQUIRE MONETARY DONATION TO THE PINELLAS COUNTY TREE BANK FUND.
- NOT PLAN FOR PROTECTED WETLANDS AND UPLANDS.
- CE WITH ALL PNC REQUIREMENTS REGARDING PROTECTED SPECIES ON SITE.
- SODS REMOVAL AND MAINTENANCE PLAN.
- CONTROL PLAN - AS REQUIRED BY NPDES REGULATIONS.

TURTLE BEACH

SHEET

MATCH LINE E-E

ZONE "AE" (B.F.E. = 13)

17 NF=15.00 ZONE "VE" (B.F.E. = 14)

18 NF=15.00 Air ZONE "VE" (B.F.E. = 14)

19 NF=17.00 ZONE "VE" (B.F.E. = 15)

20 NF=17.00 ZONE "VE" (B.F.E. = 15)

21 NF=17.00 ZONE "VE" (B.F.E. = 15)

22 NF=17.00 ZONE "AE" (B.F.E. = 12)

23 NF=17.00 ZONE "AE" (B.F.E. = 12)

24 NF=17.00 ZONE "AE" (B.F.E. = 12)

61A ZONE "AE" (B.F.E. = 13)

61B NF=15.00 ZONE "AE" (B.F.E. = 12)

61C NF=14.00 ZONE "AE" (B.F.E. = 13)

LIMITS OF PROPOSED UPLAND BUFFER/ CONSERVATION EASEMENT

UPLAND BUFFER CONSERVATION EASEMENT

ACCESS

PROPOSED 6" DEEP WATER BETTERMENT SWALE (SEE UPLAND BUFFER SECTION)

ZONE "VE" (B.F.E. = 15)

ZONE "VE" (B.F.E. = 15)

ZONE "VE" (B.F.E. = 16)

ZONE "VE" (B.F.E. = 15)

ZONE "VE" (B.F.E. = 14)

ZONE "VE" (B.F.E. = 15)

ZONE "VE" (B.F.E. = 16)

ZONE "AE" (B.F.E. = 12)

ZONE "AE" (B.F.E. = 12)

ZONE "AE" (B.F.E. = 13)

ZONE "VE" (B.F.E. = 14)

ZONE "VE" (B.F.E. = 15)

ZONE "VE" (B.F.E. = 16)

PROPOSED 10 FT. DRAINAGE EASEMENT

PROPOSED 6" DEEP WATER QUALITY BETTERMENT SWALE (SEE UPLAND BUFFER SECTION)

S. BDY. OF THE N.W. 1/4 OF SECTION 2-28-15

ON-SITE T.B.M. SETTING & TH ELEV. = 8.60 N.A.V.D. 1988

APPROXIMATE FLOOD LINE

APPROXIMATE FLOOD LINE

APPROXIMATE ZONE LINE

SUTHERLAND BAYOU

SUTHERLAND BAYOU

1

2

3

4

5

6

OSPREY POINT
(NOT PART OF TURTLE BEACH)
P.B. 98, PAGES 10-13

- PROPOSED UPLAND BUFFER/CONSERVATION EASEMENT
- PROPOSED WETLAND AREA/CONSERVATION EASEMENT

LEGEND

- BACKFLOW PREVENTER
- BOLLARD
- CABLE PEDESTAL
- ELECTRIC BOX
- ELECTRIC METER
- ELEVATION
- FIRE HYDRANT
- GAS VAULT
- GRATE INLET
- LIGHT POLE
- LIGHT POLE W/ ELECTRIC VAULT
- MITERED END SECTION
- MONITORING WELL
- POWER POLE
- RECLAIMED WATER METER
- RECLAIMED WATER VALVE
- SANITARY SEWER MANHOLE
- SEWER CLEANOUT
- SIGN
- STORM SEWER MANHOLE
- TELEPHONE BOX
- TELEPHONE PEDESTAL
- TRANSFORMER
- VERIZON VAULT
- WATER METER
- WATER VALVE
- GUY WIRE
- CAMPHOR
- CHERRY LAUREL
- OAK
- PALM
- PINE
- UNKNOWN

KEY MAP SCALE: 1" = 500'

ATTENTION LAND UNIT OWNER:

- CUMBRANCES ARE CONDITIONS OF INDIVIDUAL LAND UNIT DEVELOPMENT AND MUST BE REVIEWED AND APPROVED PRIOR TO F THE INDIVIDUAL LAND UNIT'S HABITAT PERMIT.
- TY - ALL TREES 4" DBH OR GREATER ON OR WITHIN 10 FEET OF PROPERTY LINES.
- ND PLAN WITH TREE SURVEY OVERLAID.
- ROVEMENT/REPLANTING PLAN - MAY EXCEED NORMAL REPLANT LOT REQUIREMENTS DEPENDING UPON NUMBER AND QUALITY OF ESS PROPOSED FOR REMOVAL. MAY REQUIRE MONETARY DONATION TO THE PINELLAS COUNTY TREE BANK FUND.
- SAFF PLAN FOR PROTECTED WETLANDS AND UPLANDS.
- E WITH ALL PNC REQUIREMENTS REGARDING PROTECTED SPECIES ON SITE.
- DES REMOVAL AND MAINTENANCE PLAN.
- CONTROL PLAN - AS REQUIRED BY MDES REGULATIONS.

TURTLE BEACH

SHEET

FINAL ADMIN. SITE PLAN APPROVAL
SEP 3 0 2015

E N D

CKFLOW PREVENTER
LLARD
BLIC PEDESTAL
ECTRIC BOX
ECTRIC METER
EVATION
IC HYDRANT
S VAULT
ATE INLET
HT POLE
HT POLE W/ ELECTRIC VAULT
TERED END SECTION
TERGRAM BELL
WER POLE
CLAIMED WATER METER
CLAIMED WATER VALVE
NITARY SEWER MANHOLE
WER CLEANOUT
AM
RM SEWER MANHOLE
EPHONE BOX
EPHONE PEDESTAL
NSFORMER
LDON VAULT
TER METER
TER VALVE
LY WIRE

LEGEND

- PROPOSED UPLAND BUFFER/CONSERVATION EASEMENT
- PROPOSED WETLAND AREA/CONSERVATION EASEMENT

ALL HAVE A MINIMUM OF 3' OF COVER.

CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH PINELLAS COUNTY UTILITIES REQUIREMENTS.

RY. PIPE DEFLECTION IS ALLOWED AT 75% OF MANUFACTURER'S GUIDELINES.

SHALL BE NOTIFIED A MINIMUM OF 48 HOURS IN ADVANCE OF ALL WATER MAIN PRESSURE TESTS.

BE EXTENDED BEYOND E.P. OR S.O.C. IN ACCORDANCE WITH SD-21.

BE COLOR CODED PER SERVICE.

VICE FOR EACH LOT SHALL BE INDIVIDUALLY METERED. WATER METER SHALL BE PER PINELLAS COUNTY UTILITIES REQUIREMENTS.

WER LATERALS TO BE USED WHERE POSSIBLE. WHERE NO LATERAL EXISTS, A PROPOSED SEWER LATERAL IS TO BE CONSTRUCTED PER PINELLAS COUNTY SD-4 AS SHOWN ON SHEET 12.

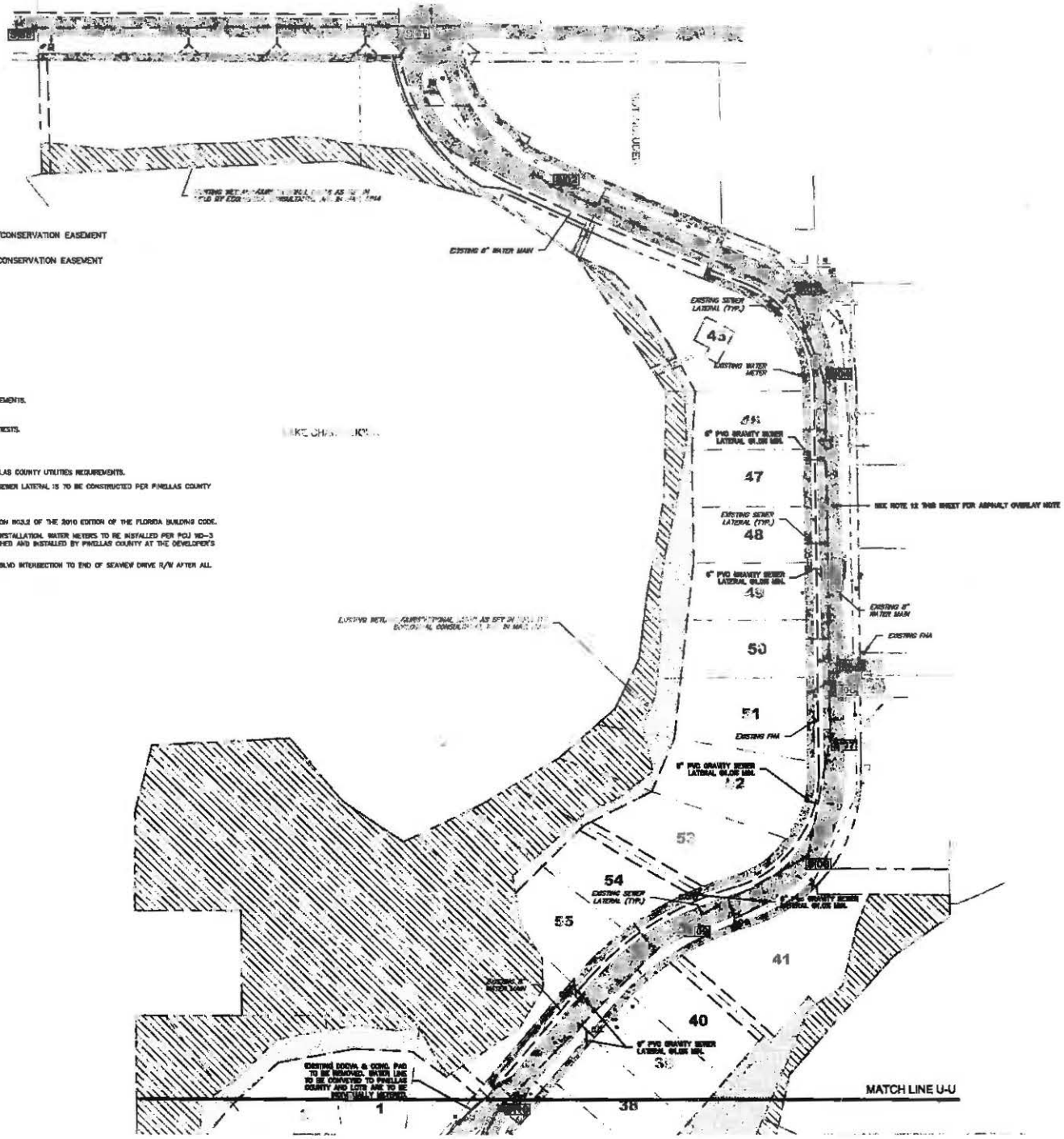
SERVICES FROM METER ASSEMBLY SHALL BE 1.5" (MIN.) (SCH 40).

BETWEEN WATER SERVICES AND BUILDING SEWERS SHALL BE IN ACCORDANCE WITH SECTION P0312 OF THE 2010 EDITION OF THE FLORIDA BUILDING CODE.

WATER METER LOCATIONS TO BE DETERMINED IN FIELD BY PINELLAS COUNTY AT TIME OF INSTALLATION. WATER METERS TO BE INSTALLED PER PCU WD-3 EACH METER TO BE SERVICED BY A SINGLE SERVICE LINE. WATER METERS TO BE FURNISHED AND INSTALLED BY PINELLAS COUNTY AT THE DEVELOPER'S

VE TO HAVE ASPHALT OVERLAY (1" MIN. THICK, FDOT SPF B.S ASPHALT) FROM FLORIDA BLVD INTERSECTION TO END OF SEAVIEW DRIVE R/W AFTER ALL AVE BEEN CONSTRUCTED.

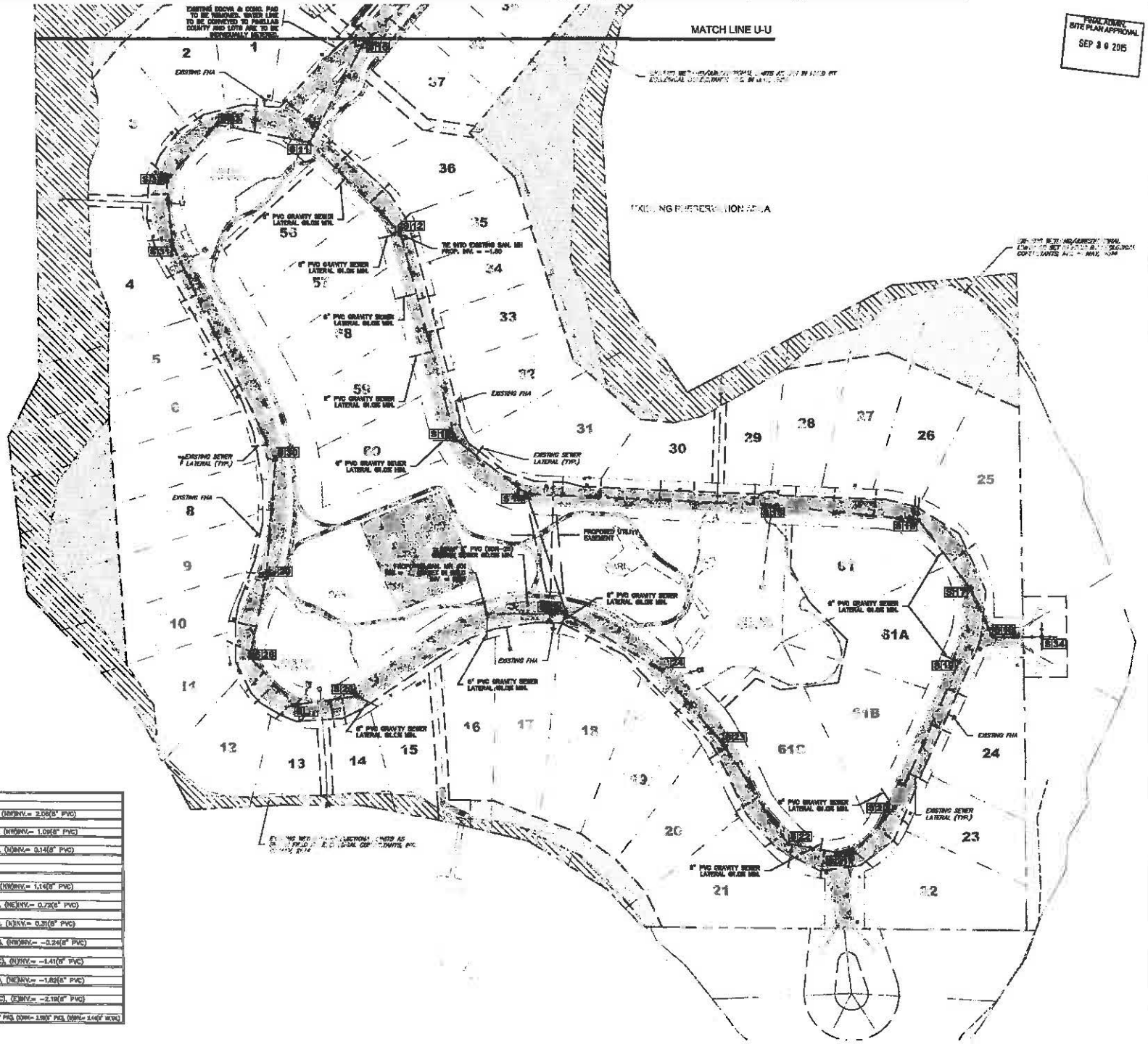
SANITARY SEWER STRUCTURE TABLE
MANHOLE
(S)INV.= 0.40(8" VCP), (E)INV.= -4.78(8" VCP)
MANHOLE
(SE)INV.= -7.33(8" PVC), (NW)INV.= -7.47(8" PVC)
MANHOLE
(S)INV.= -8.35(8" PVC), (NW)INV.= -8.93(8" PVC)
MANHOLE
(S)INV.= -8.25(8" PVC), (N)INV.= -8.32(8" PVC)
MANHOLE
INV.= -0.90(8"), (SW)INV.= -0.85(8"), (SW)INV.= -1.04(8"), (N)INV.= -1.03(8")
MANHOLE
(E)INV.= -5.14(8"), (S)INV.= -5.51(8" PVC), (N)INV.= -5.20(8" PVC)
MANHOLE
(S)INV.= -5.11(8" PVC), (N)INV.= -5.23(8" PVC)
MANHOLE
(SW)INV.= -4.73(8" PVC), (N)INV.= -4.83(8" PVC)
MANHOLE
(SW)INV.= -4.12(8" PVC), (NE)INV.= -4.14(8" PVC)
MANHOLE
(SW)INV.= -3.15(8" PVC), (NE)INV.= -3.20(8" PVC)
MANHOLE
UNABLE TO ACCESS



TURTLE BEACH

MA

SHEET



END

- BACKFLOW PREVENTER
- BOLLARD
- CABLE PEDESTAL
- ELECTRIC BOX
- ELECTRIC METER
- ELEVATION
- FIRE HYDRANT
- GAS VAULT
- INLET
- LIGHT POLE
- LIGHT POLE W/ ELECTRIC VAULT
- MITERED END SECTION
- MONITORING WELL
- MONITOR POLE
- PROPOSED WATER METER
- PROPOSED WATER VALVE
- SANITARY SEWER MANHOLE
- SEWER CLEANOUT
- SIGN
- STORM SEWER MANHOLE
- TELEPHONE BOX
- TELEPHONE PEDESTAL
- TRANSFORMER
- VERIZON VAULT
- WATER METER
- WATER VALVE
- UTILITY WIRE

] – PROPOSED UPLAND BUFFER/CONSERVATION EASEMENT

] – PROPOSED WETLAND AREA/CONSERVATION EASEMENT

- SHALL HAVE A MINIMUM OF 3' OF COVER.
- ITY CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH PINELLAS COUNTY UTILITIES MENTS.
- SARY, PIPE DEFLECTION IS ALLOWED AT 75% OF MANUFACTURER'S GUIDELINES.
- SHALL BE NOTIFIED A MINIMUM OF 48 HOURS IN ADVANCE OF ALL WATER MAIN PRESSURI
- TO BE EXTENDED BEYOND E.P. OR B.O.C. IN ACCORDANCE WITH SD-21.
- O BE COLOR CODED PER SERVICE.
- SERVICE FOR EACH LOT SHALL BE INDIVIDUALLY METERED. WATER METER SHALL BE PER PINELLAS UTILITIES REQUIREMENTS.
- SEWER LATERALS TO BE USED WHERE POSSIBLE. WHERE NO LATERAL EXISTS, A PROPOSED SEWER IS TO BE CONSTRUCTED PER PINELLAS COUNTY DETAIL PCU SD-4 AS SHOWN ON SHEET 12.
- OR SERVICES FROM METER ASSEMBLY SHALL BE 1.5" (MIN.) (SCH 40).
- ION BETWEEN WATER SERVICES AND BUILDING SEWERS SHALL BE IN ACCORDANCE WITH SECTION THE 2010 EDITION OF THE FLORIDA BUILDING CODE.
- L WATER METER LOCATIONS TO BE DETERMINED IN FIELD BY PINELLAS COUNTY AT TIME OF TION. WATER METERS TO BE INSTALLED PER PCU WD-3 STANDARDS. EACH METER TO BE BY A SINGLE SERVICE LINE. WATER METERS TO BE FURNISHED AND INSTALLED BY PINELLAS AT THE DEVELOPER'S EXPENSE.
- DRIVE TO HAVE ASPHALT OVERLAY (1" MIN. THICK, FDOT SPY 9.5 ASPHALT) FROM FLORIDA BLVD TION TO END OF SEAVIEW DRIVE R/W AFTER ALL LATERALS HAVE BEEN CONSTRUCTED.

SANITARY SEWER STRUCTURE TABLE

HOLE	S-23 MANHOLE
I.= -2.91(8" PVC), (S)INV.= -2.87(8" PVC), (NE)INV.= -2.89(8" PVC)	RIM= 7.57, (SE)INV.= 2.10(8" PVC, (NW)INV.= 2.08(8" PVC)
HOLE	S-24 MANHOLE
INV.= -1.90(8" PVC), (NW)INV.= -1.83(8" PVC)	RIM= 6.96, (SE)INV.= 1.18(8" PVC), (NW)INV.= 1.09(8" PVC)
HOLE	S-25 MANHOLE
)INV.= -0.53, (N)INV.= -0.57(8" PVC)	RIM= 7.93, (SE)INV.= 0.17(8" PVC), (N)INV.= 0.14(8" PVC)
HOLE	S-26 MANHOLE
I.= -0.38(8" PVC), (S)INV.= -0.35(8" PVC), (NW)INV.= -0.34(8" PVC)	RIM= 3.88, (W)INV.= 1.49(8" PVC)
HOLE	S-27 MANHOLE
INV.= 0.53(8" PVC), (W)INV.= 0.34(8" PVC)	RIM= 5.09, (E)INV.= 1.15(8" PVC), (NW)INV.= 1.16(8" PVC)
HOLE	S-28 MANHOLE
)INV.= 1.65(8" PVC), (W)INV.= 1.82(8" PVC)	RIM= 6.17, (SE)INV.= 0.74(8" PVC), (NE)INV.= 0.72(8" PVC)
HOLE	S-29 MANHOLE
INV.= 1.71(8" PVC), (NW)INV.= 1.85(8" PVC)	RIM= 6.19, (SW)INV.= 0.31(8" PVC), (N)INV.= 0.31(8" PVC)
HOLE	S-30 MANHOLE
INV.= 2.00(8" METAL), (NW)INV.= 1.93(8" METAL)	RIM= 5.72, (S)INV.= -0.21(8" PVC), (NW)INV.= -0.24(8" PVC)
HOLE	S-31 MANHOLE
)INV.= 3.67(8" PVC)	RIM= 5.08, (SE)INV.= -1.38(8" PVC), (N)INV.= -1.41(8" PVC)
HOLE	S-32 MANHOLE
)INV.= 3.41(8" PVC), (SW)INV.= 3.38(8" PVC)	RIM= 5.44, (S)INV.= -1.80(8" PVC), (NE)INV.= -1.83(8" PVC)
HOLE	S-33 MANHOLE
)INV.= 3.09(8" PVC), (S)INV.= 3.07(8" PVC), (W)INV.= 3.04(8" PVC)	RIM= 5.67, (SW)INV.= -2.17(8" PVC), (E)INV.= -2.19(8" PVC)
HOLE	S-34 MANHOLE
INV.= 2.77(8" PVC), (NW)INV.= 2.75(8" PVC)	RIM= 6.01, (S)INV.= 2.60(8" PVC), (E)INV.= 2.60(8" PVC), (SW)INV.= 2.46(8" MCW)

Scale: 1" = 60'

Designer: JK

8-6-2015	ISSUED FOR PINELLAS COUNTY COMMENTS
9-30-2015	ISSUED FOR PINELLAS COUNTY & CDBG COMMENTS

EB MOORE

SHEET

ON TECHNICAL SPECIFICATIONS

[illegible] to the minimum standards set down in the Pinellas County land development code, unless [illegible] applicable.

[illegible] requirements, the Contractor shall obtain from the Engineer and/or Developer copies of all permits and be able to [illegible] project. It is the contractor's responsibility to properly post all permits on-site and to [illegible] with the conditions of all permits and approvals.

[illegible] with a copy of the Pinellas County specifications and fully familiarize himself with the contents of [illegible] Field & Engineering Inspector from time to time and the specifications, the specifications shall [illegible] directed by the Engineer in writing. The contractor shall maintain a copy of the specifications on

ON NOTES

[illegible] on NGVD 29 datum. The contractor shall obtain a copy of the survey to verify the datum and site [illegible] locations and elevations.

[illegible] as provided by survey data prepared by George A. Bishop & Associates, Inc.

[illegible] between the engineering plans, construction plans, or Pinellas County Codes shall be brought to the [illegible] construction.

[illegible] contractor shall be liable during construction to control and prevent erosion and transport of [illegible] and silt and shall be conform with permit conditions.

[illegible] construction unless signed and sealed by a Professional Engineer registered in Florida.

[illegible] must remain intact throughout construction. Disconnected lots or blocks to maintain free [illegible] unless safety may provide alternate and/or permit revocation.

[illegible] ground at areas of proposed construction. (NGVD Datum Min. 100 Type III)

[illegible] adhere to the Minimum Testing Frequency requirements of the operator having jurisdiction over the

[illegible] coordinate with the Geotechnical Engineer for any conflicts that may be required including, but not limited [illegible] and non-linear testing, lateral testing, and utility trench testing, and utility trench testing [illegible] to the Engineer for review. A Soil Report and Density Test Schedule, or testing shall be given to [illegible] been completed.

[illegible] coordinate with the operator/regulatory testing jurisdiction over the project to determine what [illegible] throughout the project. The contractor shall coordinate required inspections with the Developer and

[illegible] are not the existing edge of pavement prior to the removal of any curb or pavement and also prior

[illegible] below or from vessels underwent during construction.

[illegible] Lighting Approx & Associates, Inc. with one complete set of As-Built plans signed and sealed by a [illegible] construction.

[illegible] is to be maintained at all times.

[illegible] to drainage or to sidewalk. All dirt and debris shall be removed from job site. Sands and [illegible] on point of daily clean up.

[illegible] shall comply with the "Trench Safety Act". It shall be the Contractor's responsibility to insure [illegible] compliance with the Occupational Safety and Health Administration (OSHA) Regulations.

[illegible] control devices shall be installed prior to construction, maintained for original construction, and until [illegible]

[illegible] under Pipe 4x4, shall be installed with end caps.

[illegible] shall be determined that where will need to be installed beyond [illegible] plan showing grades or materials submitted to engineer for [illegible] per manufacturer's guidelines.

[illegible] to be in accordance with FDOT Index 2000 with minimum 3,000 PSI concrete, three-hole compression [illegible] day intervals and 28 day intervals with 1 cylinder or backup held spare (total of 3 cylinders to be

[illegible] shall be 0.05. Any check of grading shall be reported at the Contractor's expense.

[illegible] the right-of-way will be completed to 100% of maximum density and sealed. Type of and sand to [illegible] and coordinated with the right-of-way owner.

[illegible] and backfill shall be accomplished with the US Dept. of Transportation's "Manual on Uniform [illegible] of the Florida Dept. of Transportation's Roadways and Traffic Design Standards" Indexes 000 through 570

[illegible] shall comply with the State of Florida all-inclusive Codes.

[illegible] of existing utilities are approximate as shown and it is the contractor's responsibility to determine [illegible] of the utilities prior to construction in their vicinity. Prior to utility construction, Engineer shall be [illegible] to utility structures or locations. Deviations from the approved plan without the Engineer's [illegible] at the Contractor's expense.

[illegible] be responsible for verifying the location of all utilities whether or not they are indicated on these plans [illegible] a minimum of 48 hours in advance of construction commencement.

[illegible] must be installed before trees in various sizes are constructed.

[illegible] plan or refuse and are restricted to center of structures.

[illegible] unless another other connecting proposed storm sewer, sanitary sewer and water mains to [illegible] Any damages caused shall be the contractor's responsibility.

[illegible] will be privately owned, but the water mains will be part of the public water distribution system and the [illegible] of the public sanitary sewer collection system.

[illegible] road to conform to Florida Department of Transportation Road Design Standards. All drainage [illegible] shall have open area of 16 square feet (except underdrain inspection boxes).

[illegible] (Storm sewer, water line, sanitary sewer) that is to be installed under roadways or within the [illegible] roadway is to be constructed per Florida Department of Transportation specifications.

[illegible] the condition of existing pavement and structures before beginning any construction activity. Notify [illegible] in advance.

[illegible] during construction, the contractor is responsible for the design, installation, operation, and [illegible] systems and their safety and serviceably with local codes and regulations.

[illegible] for the use of the property owner. Maintenance of drainage from the edge of the road pavement [illegible] that portion of any obstacle within the drainage is the responsibility of the property owner.

BEAVIEW DRIVE PUBLIC R/W CONSTRUCTION NOTES

1. All right-of-way installations will be in accordance with practices referenced in the state of Florida Utilities Accommodation Manual.
2. All design and construction must conform to the minimum standards set down in the Pinellas County land development, zoning and/or related ordinances, and minimum testing frequency requirements.
3. Signs and barricades shall be in accordance with the US Department of Transportation's "Manual on Uniform Traffic Control Devices" and the Florida Department of Transportation's "Design Standards" Indexes 600 thru 670 (latest edition).
4. Safe pedestrian traffic is to be maintained at all times.
5. Any sidewalk with hairline undercutting must be removed and replaced. Sidewalks are to be replacement within (3) days after removal. When sidewalk is removed, it is to be removed to the nearest joint.
6. Place expansion joints every 4' and 6' concrete slab.
7. Use not existing edge-of-pavement prior to removal of curb.
8. Place expansion joint between back-of-curb and concrete driveway.
9. Construction for driveway handicap shall comply with AASHTO T-90 (1000).
10. Disturbed area within the right of way will be compacted to 100% of a standard T-99 proctor and sodded.
11. Do not disturb existing underdrain or storm systems. If therefore test is disturbed, contact the Pinellas County Inspector for assistance.
12. Restoration of curb, street, driveways and placement of sod shall be completed prior to construction starting in another area by the same contractor.
13. Type of sod used to restore area to right of way shall be coordinated with right of way owner.
14. In maintaining of property in roadway or on sidewalks of dirt and debris will be removed from job site daily. Sands and debris to be swept daily as part of clean-up.
15. At least one lane of traffic will be open at all times. Whenever traffic is reduced to one lane, "Reduce" and "Reduce ahead" signs will be utilized. Appropriate barricades and "construction ahead" signs shall be utilized per FDOT manual traffic control through work zone.
16. No street shall be closed without the written permission of the City of Clearwater traffic division. At least 48 hour advance coordination is required.
17. Any portion of the roadway that requires pavement construction related damage, to the satisfaction of the Pinellas County Highway Department, shall be repaired at the contractor's expense in a manner approved by Pinellas County Highway Department.
18. The contractor shall provide erosion control measures and indicated on the plans.
19. Backpassage of traffic for work within the Pinellas County Right-of-way shall be performed in accordance with FDOT Index 2000, 2002 & 2003. Lane closures along Beaview Drive shall not occur during the peak hour periods of 7 to 9 am and 4 to 6 pm.
20. The construction of improvements within existing or proposed Pinellas County right-of-way must meet Pinellas County criteria. The construction of improvements within existing or proposed City of Clearwater right-of-way must meet the following criteria: [illegible] (n=1 DT), [illegible] 8" PVCP certified compaction density in 300 increments density as determined by AASHTO T-180, Addendum "A" developed to 95 LBS and compacted to 100% maximum density as determined by AASHTO T-180.

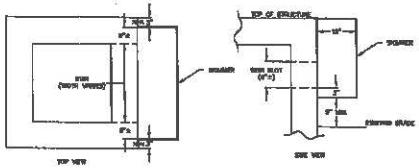
OWNER'S INSTRUCTIONS FOR MAINTENANCE AND INSPECTION OF STORMWATER FACILITIES

The entire storm water system should be inspected on at least a semi-annual basis. This should include a visual inspection of the pond, pond banks, inlet/outlet orifices, other control structures, and discharge pipes. These should be kept free of debris and chemical on a frequency as required to keep them functional, as designed. Mowing/clearing around the structures may be required to prevent vegetation from stopping them.

Sediment sumps, if designed and installed, should have sediment removed as necessary to allow them to adequately remove sediment from runoff. They should be re-dug to the original design specifications, if need be.

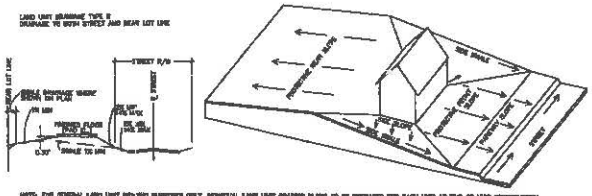
For underdrain treatment ponds/basins, the owner of the facility shall inspect the pond bottom periodically after heavy rainfall events to check for persistent ponding or pooling of water. If large debris shall be removed and disposed of elsewhere. The underdrains must also be inspected periodically, at a minimum of 24 hours, for proper flow. If required, the underdrains shall be removed and replaced with new underdrains as directed by a licensed civil engineer.

Possible conditions of all permits may require additional maintenance activities above and beyond those outlined above. Please be aware of all permit conditions as issued by regulatory agencies to ensure permit compliance.



PROPOSED OUTFALL SKIMMER (TYP.)
N.T.S.

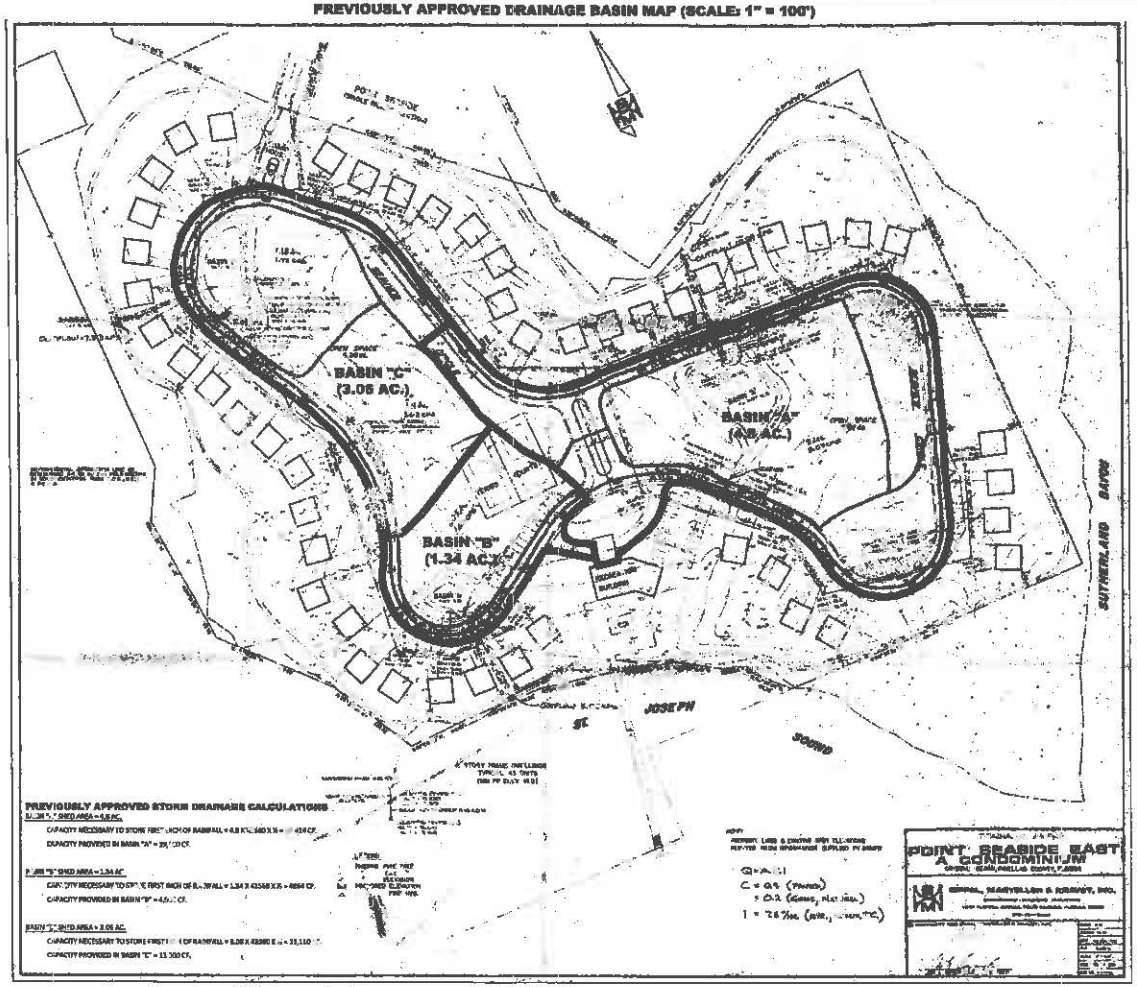
PROPOSED DESIGN MAY BE MODIFIED IN FIELD BY OWNER BASED ON FIELD CONDITIONS



NOTE: FOR GENERAL LAND UNIT GRADING PURPOSES ONLY. GENERAL LAND UNIT GRADING PLANS TO BE PREPARED FOR EACH UNIT AT TIME OF UNIT CONSTRUCTION.

TYPICAL LAND UNIT GRADING (TYPE B)
N.T.S.

PREVIOUSLY APPROVED DRAINAGE BASIN MAP (SCALE: 1" = 100')



PREVIOUSLY APPROVED STORM DRAINAGE CALCULATIONS

BASIN "A" GROSS AREA = 4.8 AC.

CAPACITY NECESSARY TO STORE FIRST INCH OF RAINFALL = 4.8 X 43,560 X 1/12 = [illegible] CF.

CAPACITY PROVIDED IN BASIN "A" = 25,[illegible] CF.

BASIN "B" GROSS AREA = 1.34 AC.

CAPACITY NECESSARY TO STORE FIRST INCH OF RAINFALL = 1.34 X 43,560 X 1/12 = 4,684 CF.

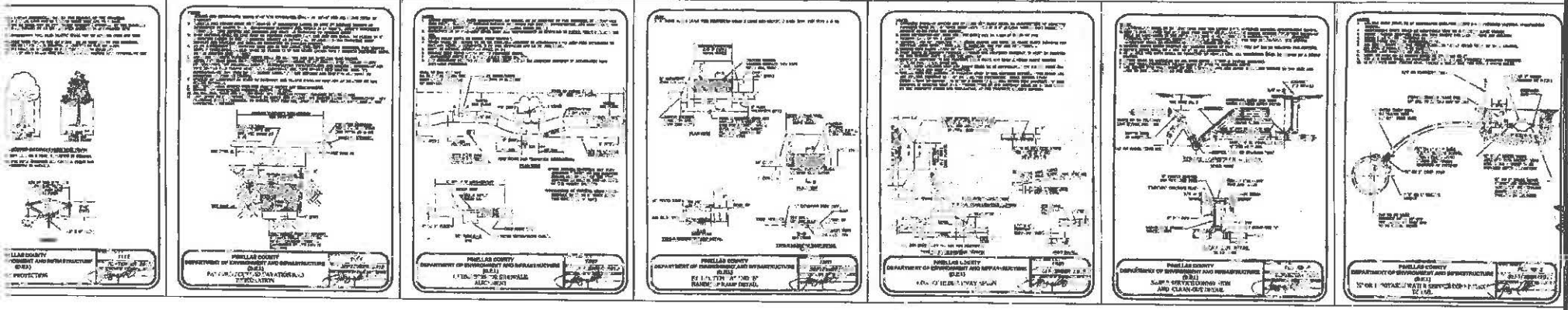
CAPACITY PROVIDED IN BASIN "B" = 4,6[illegible] CF.

BASIN "C" GROSS AREA = 3.05 AC.

CAPACITY NECESSARY TO STORE FIRST INCH OF RAINFALL = 3.05 X 43,560 X 1/12 = 11,110 CF.

CAPACITY PROVIDED IN BASIN "C" = 11,300 CF.

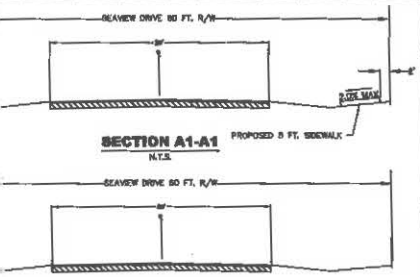
NOTE: EXISTING PONDS HAVE BEEN EXPANDED TO MEET/EXCEED THE WATER QUALITY VOLUME OVER ENTIRE SITE.



TURTLE BEACH

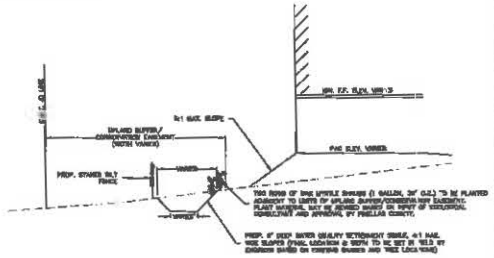
SHEET 1

FINAL ACCEPT. SITE PLAN APPROVAL
SEP 30 2015

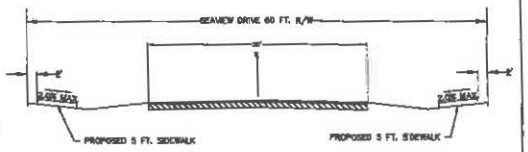


SECTION A1-A1
N.T.S.

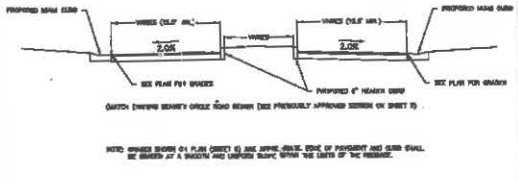
SECTION A2-A2
N.T.S.



SECTION B-B
N.T.S.



SECTION C-C
N.T.S.



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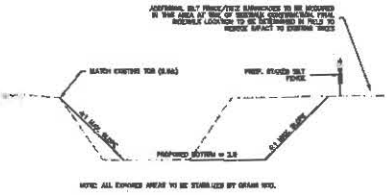

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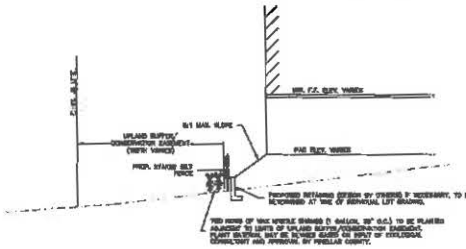

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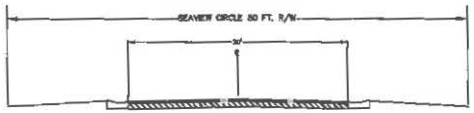

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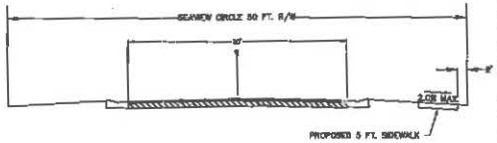

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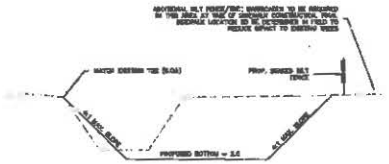

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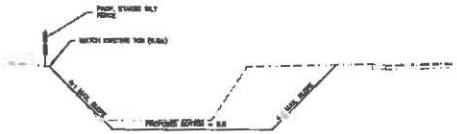

SECTION J-J
N.T.S.

Ecological Consultants Inc.

EXOTIC SPECIES AND MANGROVE MANAGEMENT
FOR THE
TURTLE BEACH PROJECT

INTRODUCTION

As per the requirements for Pinellas County, all EPPC Category I exotic species shall be removed from each individual lot of the Turtle Beach Project prior to issuance of a Certificate of Occupancy (CO), specific to each individual permit filing.

The existing vegetation of the site is a mixture of tidal mangrove fringe forest, but also has the upland nature of the proposed lots. The interior portions of the project support mixed Pine Oak Scrub and Pine Flatwoods that support a small population of the Florida gopher tortoise.

All of the existing vegetation associated with the 82 proposed residential lots supports a mixture of Category I exotic or nuisance species such as Brazilian pepper (*Schinus terebinthifolius*), cocoplum (*Chrysobalanus icaco*), earleaf acacia (*Acacia auriculiformis*), casuarina (*Casuarina equisetifolia*), punk tree (*Melaleuca quinquenervia*), woman's tongue (*Albizia lebbeck*), Asian clam pine (*Casuarina cunninghamiana*) and others in varying density. The exotic removal plan will concentrate on the Brazilian pepper and punk tree, which make up about 90% of the exotic or nuisance biomass of the project. Removal of these two species will include both mechanical alteration techniques in the uplands and hand removal where appropriate in the wetlands.

METHODS

All Brazilian pepper and other Category I species within the upland portion of the lots to include Conservation Zone 1, will be removed with mechanical equipment. All resprouts or cut stumps will be treated with Garlon 4 herbicide in accordance with the manufacturer's specifications. Brazilian pepper (BP) shrubs that occur within the wetlands will be removed by hand or by hydro-axe in Conservation Zone 2. All peppers that occur deep within the mangrove forest will be cut by hand and removed or mulched in the upland areas. Care will be taken to minimize the damage associated with the existing mangroves. Depending on the density of the mangrove, size and location in the wetland, some BP may have to be treated in place with Garlon 4 herbicide or sprayed with foliar herbicide Garlon 3A depending on size. Garlon 3A is mostly restricted to resprouts or small saplings. All chemicals will be applied per County code.

Any disturbance caused by equipment within the transitional or buffer areas will be raked smooth to reduce the amount of disturbance over for exotic germination. Follow-up treatment will be required to prevent re-sprouting and to treat germinating BP seeds. The intent of the exotic removal program is to limit exotic cover per Pinellas County code requirements. Removal of exotics will be conducted on a lot by lot basis as construction permits have been obtained from Pinellas County. Mangrove trimming will be conducted as permitted through the appropriate agencies.

Report Completed by:

Donald R. Richardson, Ph.D., CEP

TURTLE BEACH

ELMA

SHEET OF