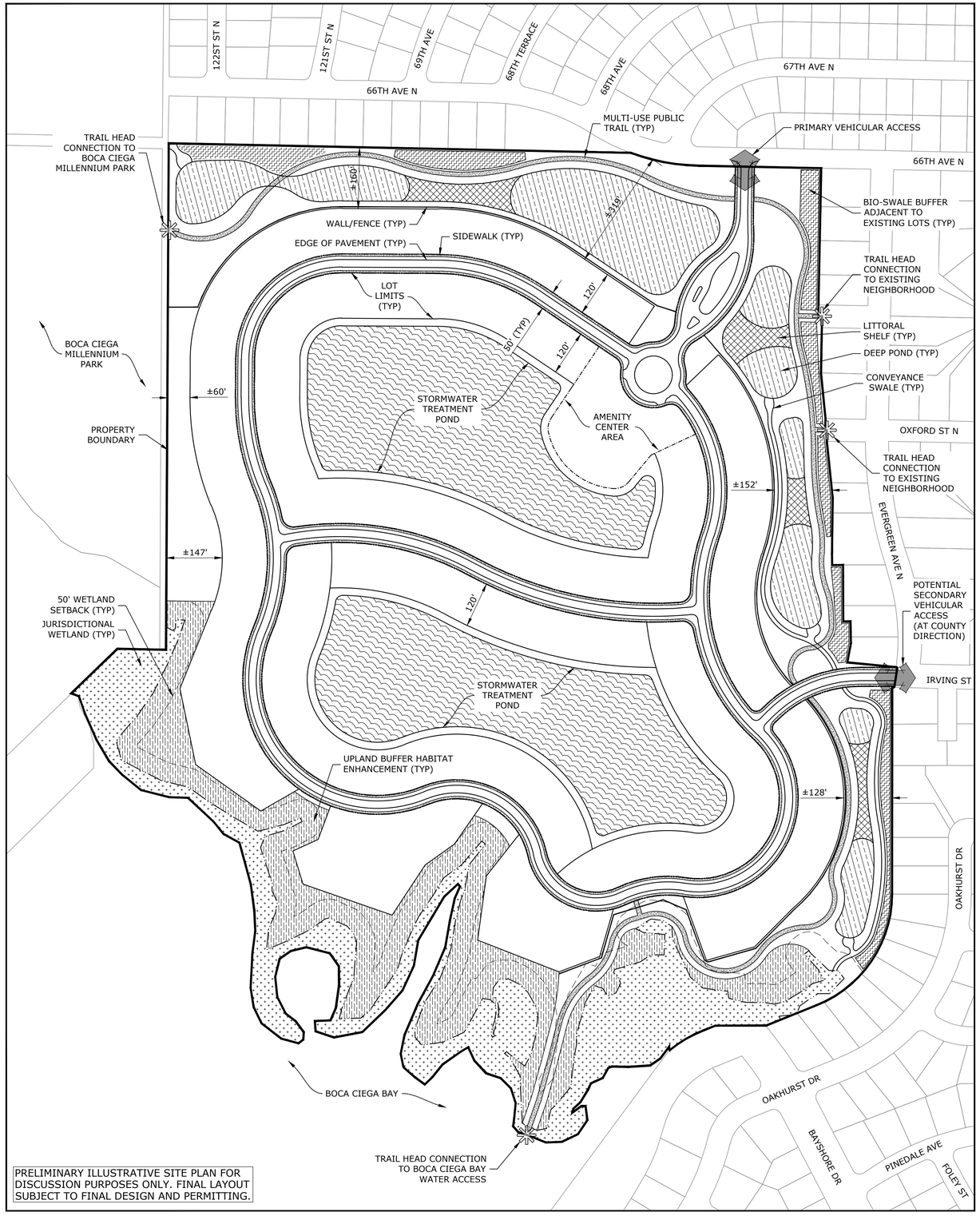


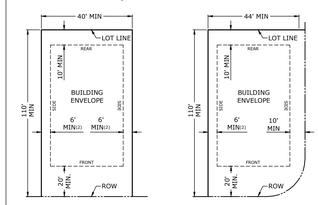
PRELIMINARY ILLUSTRATIVE SITE PLAN FOR DISCUSSION PURPOSES ONLY. FINAL LAYOUT SUBJECT TO FINAL DESIGN AND PERMITTING.

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

TYPICAL LOT LAYOUT

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

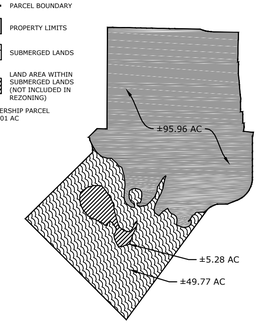
LEGEND

- 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

LEGEND
- PARCEL BOUNDARY
- PROPERTY LIMITS
- SUBMERGED LANDS
- LAND AREA WITHIN SUBMERGED LANDS (NOT INCLUDED IN REZONING)

TOTAL OWNERSHIP PARCEL SIZE: ±151.01 AC



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 S05D42'12"E 121.02FT TH S01D08'22"W 30FT TH S88D 51'38"E 4.5FT TH S01D08' 22W 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 NWLY ALG MHW 210FT(S) TH N46DE 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 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)

0 160 320
SCALE: FEET

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RESTORATION BAY
PINELLAS COUNTY, FLORIDA

DEVELOPMENT MASTER PLAN

JOB NO:	2019-0195-00
DATE:	11/27/2019

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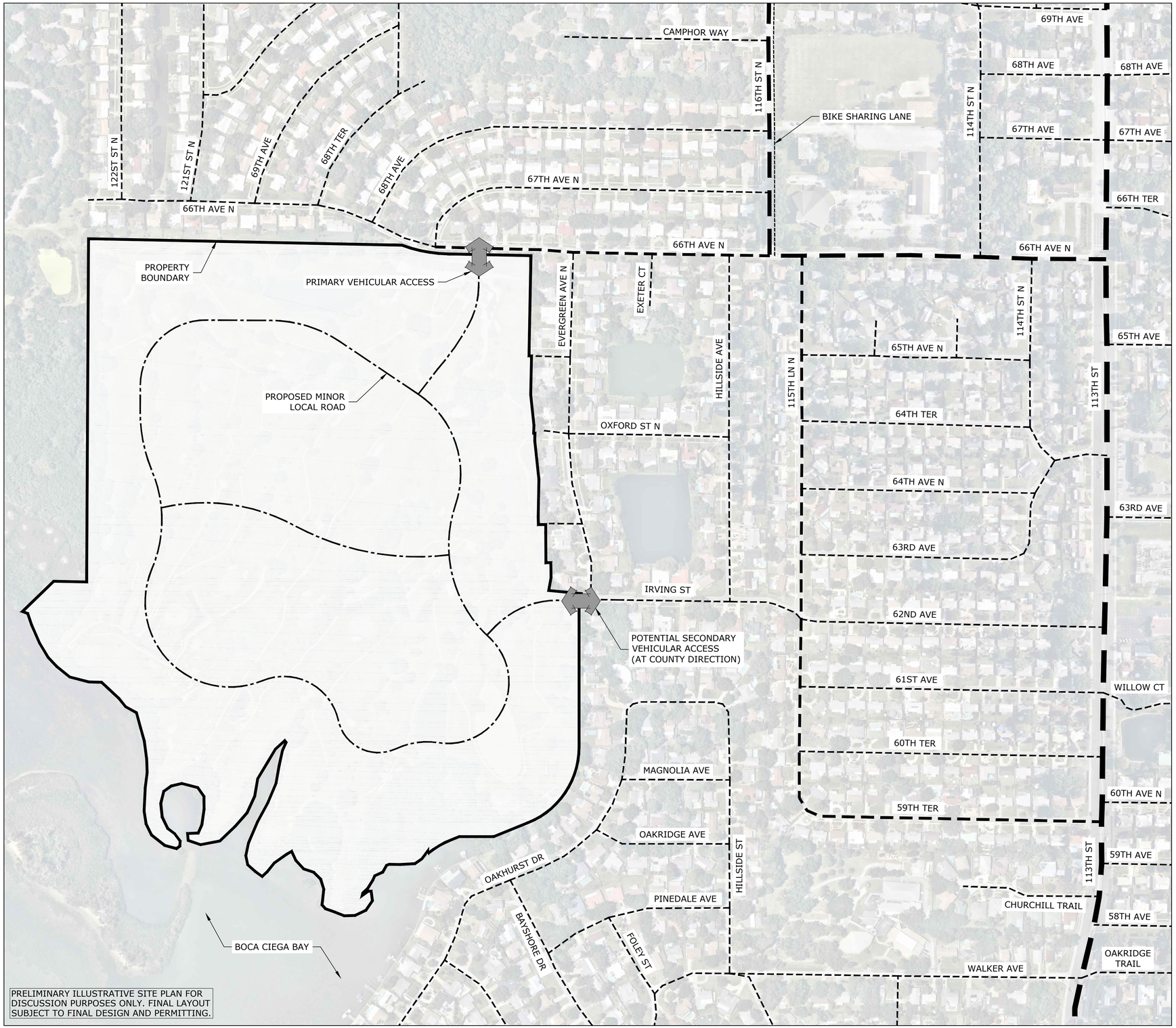

TRANSPORTATION DATA

INTERNAL STREET CLASSES	MINOR LOCAL
INTERNAL ROW WIDTH	50 FEET
SITE ACCESS POINTS	UP TO 2 TOTAL (1 PRIMARY, 1 POTENTIAL SECONDARY AT COUNTY DIRECTION)
TRANSIT STOPS	NONE
BICYCLE/PEDESTRIAN FACILITIES	MULTI-USE TRAIL WITH PUBLIC ACCESS (SEE OPEN SPACE FRAME WORK PLAN, SHEET 4 OF 5)

LEGEND

- PROPERTY BOUNDARY
- MINOR ARTERIAL
- MINOR COLLECTOR
- LOCAL MAJOR STREET
- LOCAL MINOR STREET
- PROPOSED LOCAL MINOR STREET
- BIKE SHARING LANE

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DEVELOPMENT MASTER PLAN
TRANSPORTATION FRAMEWORK PLAN

JOB NO: 2019-0195-00
DATE: 11/27/2019

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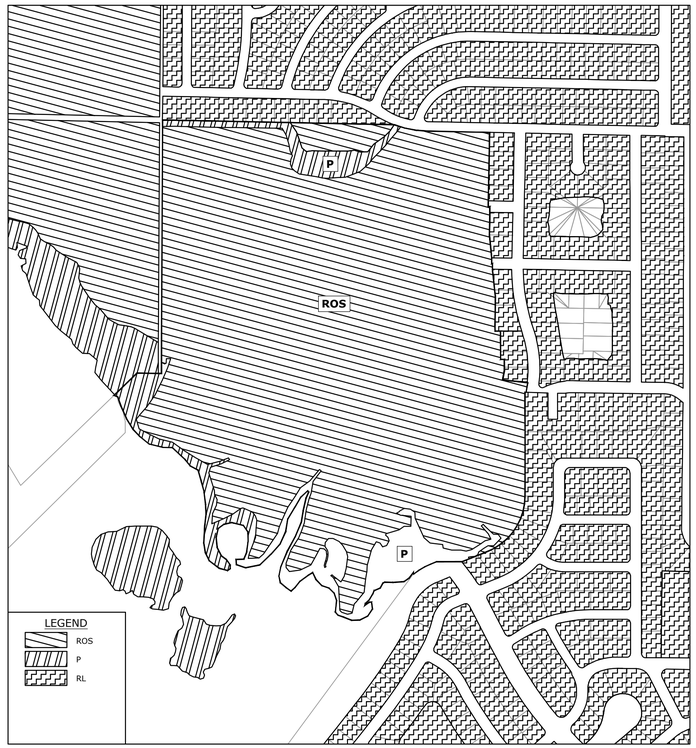
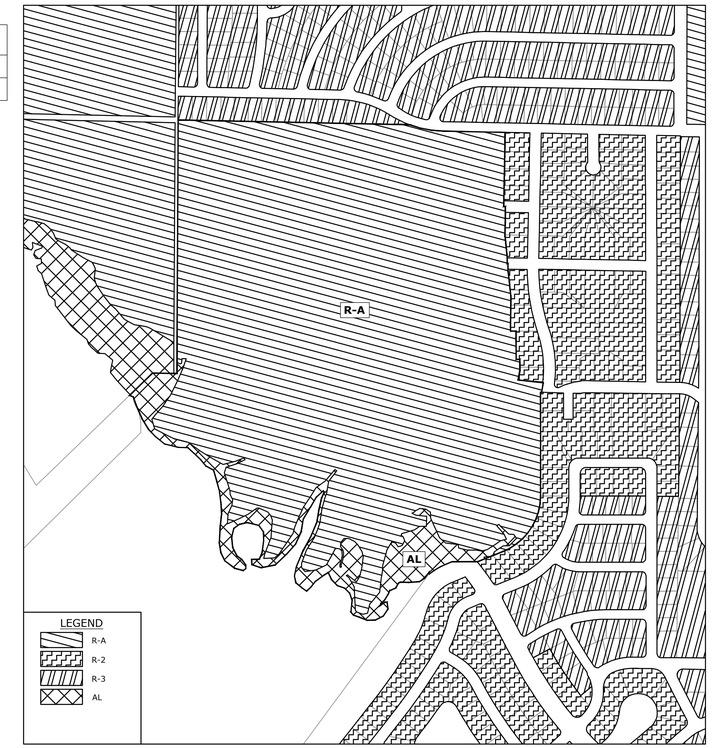
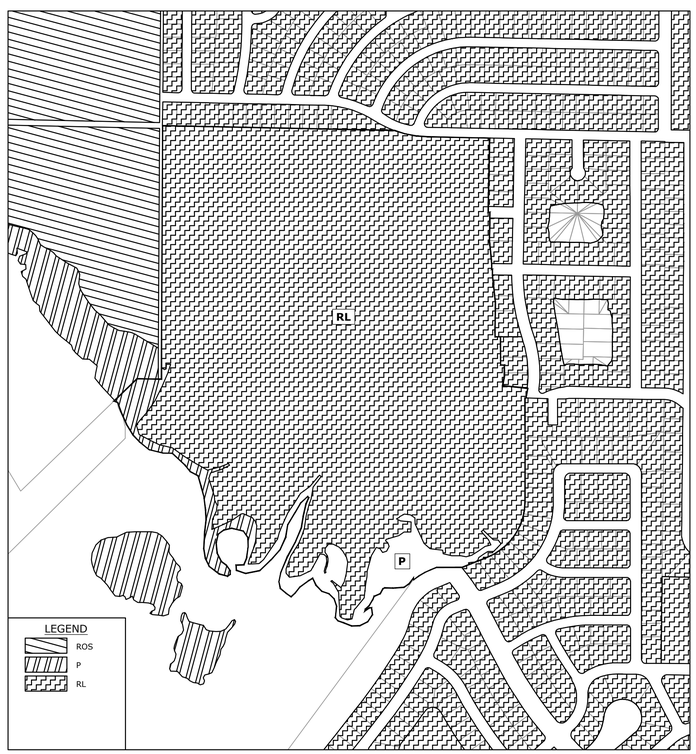
EXISTING FUTURE LAND USE		
ROS	ACREAGE	±86.82 AC
P	ACREAGE	±9.14 AC



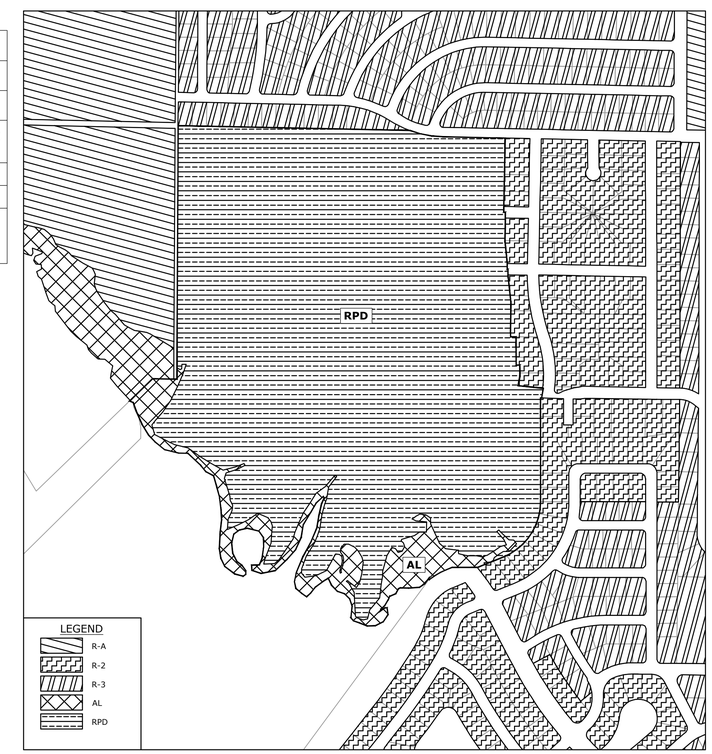
EXISTING ZONING		
R-A	ACREAGE	±88.88 AC
AL	ACREAGE	±7.08 AC



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-FAIMLY, ACCESSORY USES
AL	ACREAGE	±7.08 AC
	PROPOSED DENSITY	N/A
	PROPOSED USES	OPEN SPACE, NATURAL RESOURCE MANAGEMENT, DOCKS AND PIERS, STORMWATER FACILITIES



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DEVELOPMENT MASTER PLAN
LAND USE FRAMEWORK PLAN

JOB NO:	2019-0195-00
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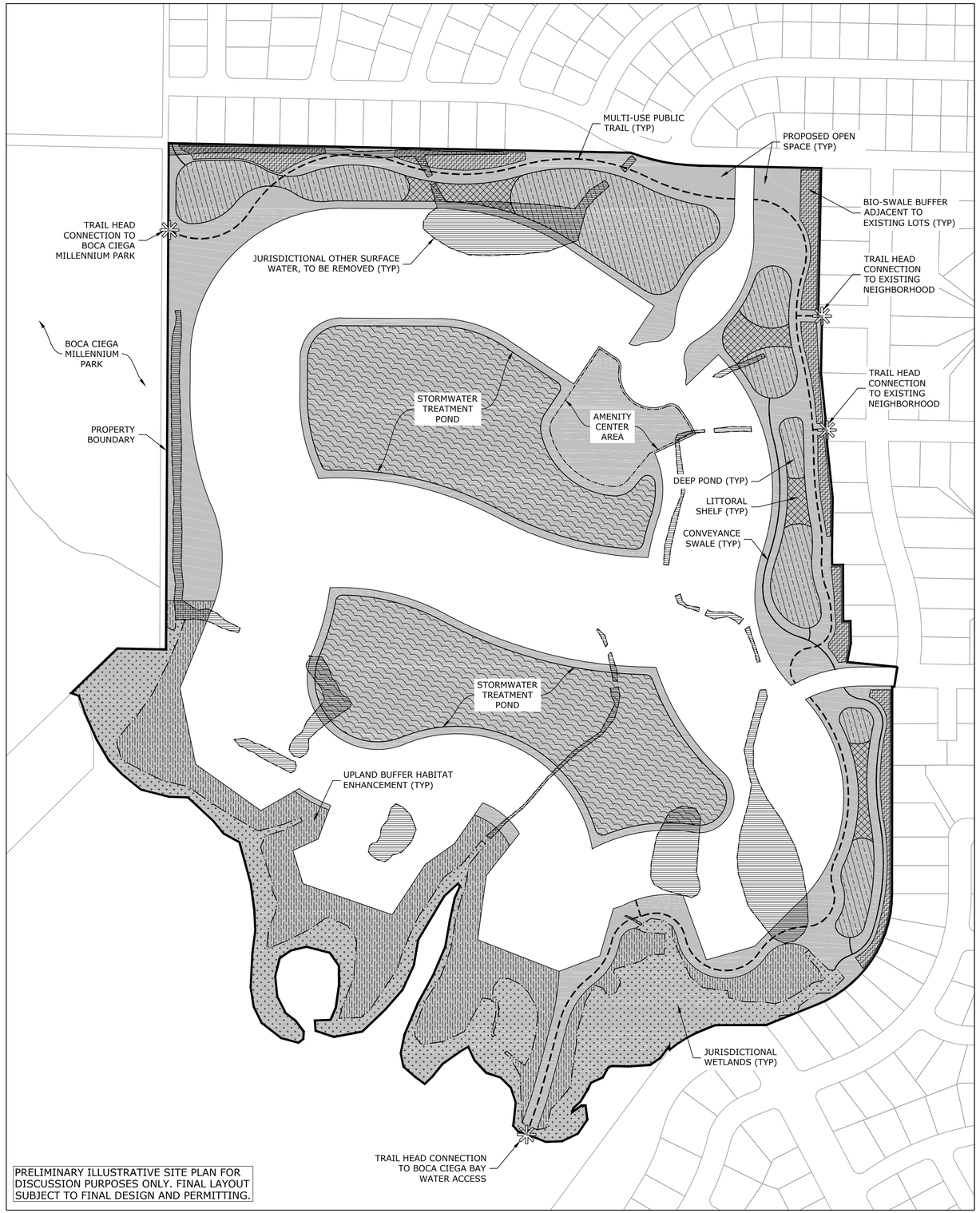

PRELIMINARY ILLUSTRATIVE SITE PLAN FOR DISCUSSION PURPOSES ONLY. FINAL LAYOUT SUBJECT TO FINAL DESIGN AND PERMITTING.

OPEN SPACE

PROPERTY BOUNDARY	±95.96 AC
EXISTING JURISDICTIONAL WETLANDS	±7.1 AC
EXISTING JURISDICTIONAL ON SURFACE WATER (TO BE REMOVED)	±5.1 AC
TOTAL PROPOSED OPEN SPACE	**±53.9 AC**
PROPOSED POND (STORMWATER, DEEP, LITTORAL)	±21.1 AC
PROPOSED BIO-SWALE BUFFER	±1.8 AC
PROPOSED UPLAND BUFFER HABITAT ENHANCEMENT	±6.9 AC
PROPOSED AMENITY CENTER AREA	±1.7 AC

LEGEND

- PROPERTY BOUNDARY
- MULTI-USE PUBLIC TRAIL
- CONVEYANCE SWALE
- AMENITY CENTER AREA
- TRAIL HEAD
- PROPOSED OPEN SPACE
- JURISDICTIONAL WETLANDS
- JURISDICTIONAL OTHER SURFACE WATER (TO BE REMOVED)
- STORMWATER TREATMENT POND
- DEEP POND
- LITTORAL SHELF
- BIO-SWALE BUFFER
- UPLAND BUFFER HABITAT ENHANCEMENT

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DEVELOPMENT MASTER PLAN
OPEN SPACE FRAMEWORK PLAN

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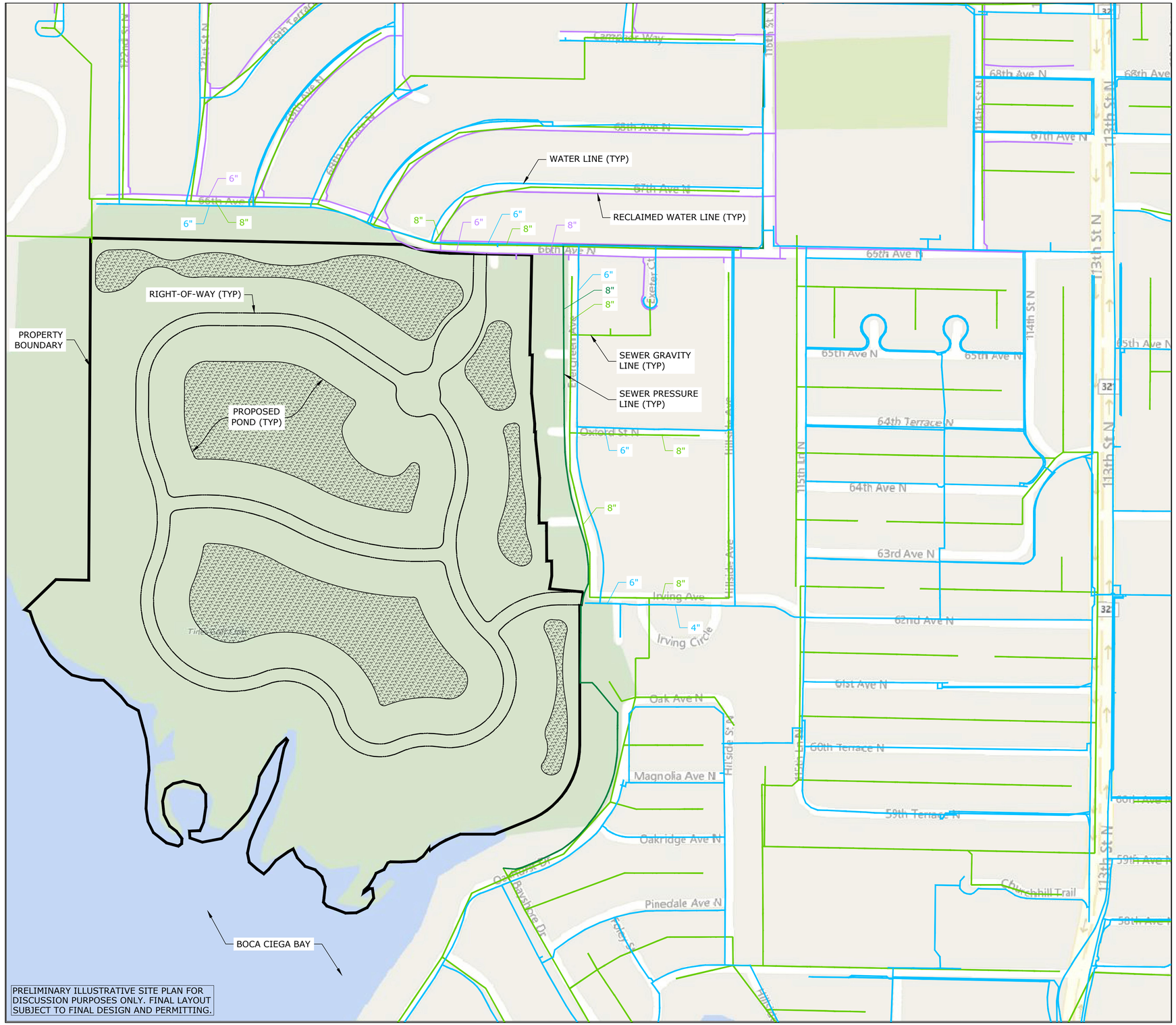

PRELIMINARY ILLUSTRATIVE SITE PLAN FOR DISCUSSION PURPOSES ONLY. FINAL LAYOUT SUBJECT TO FINAL DESIGN AND PERMITTING.

LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT OF WAY
- WATER LINE
- RECLAIMED WATER LINE
- SEWER GRAVITY LINE
- SEWER PRESSURE LINE
- PROPOSED POND

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DEVELOPMENT MASTER PLAN
UTILITIES AND STORMWATER
FRAMEWORK PLAN

JOB NO: 2019-0195-00
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