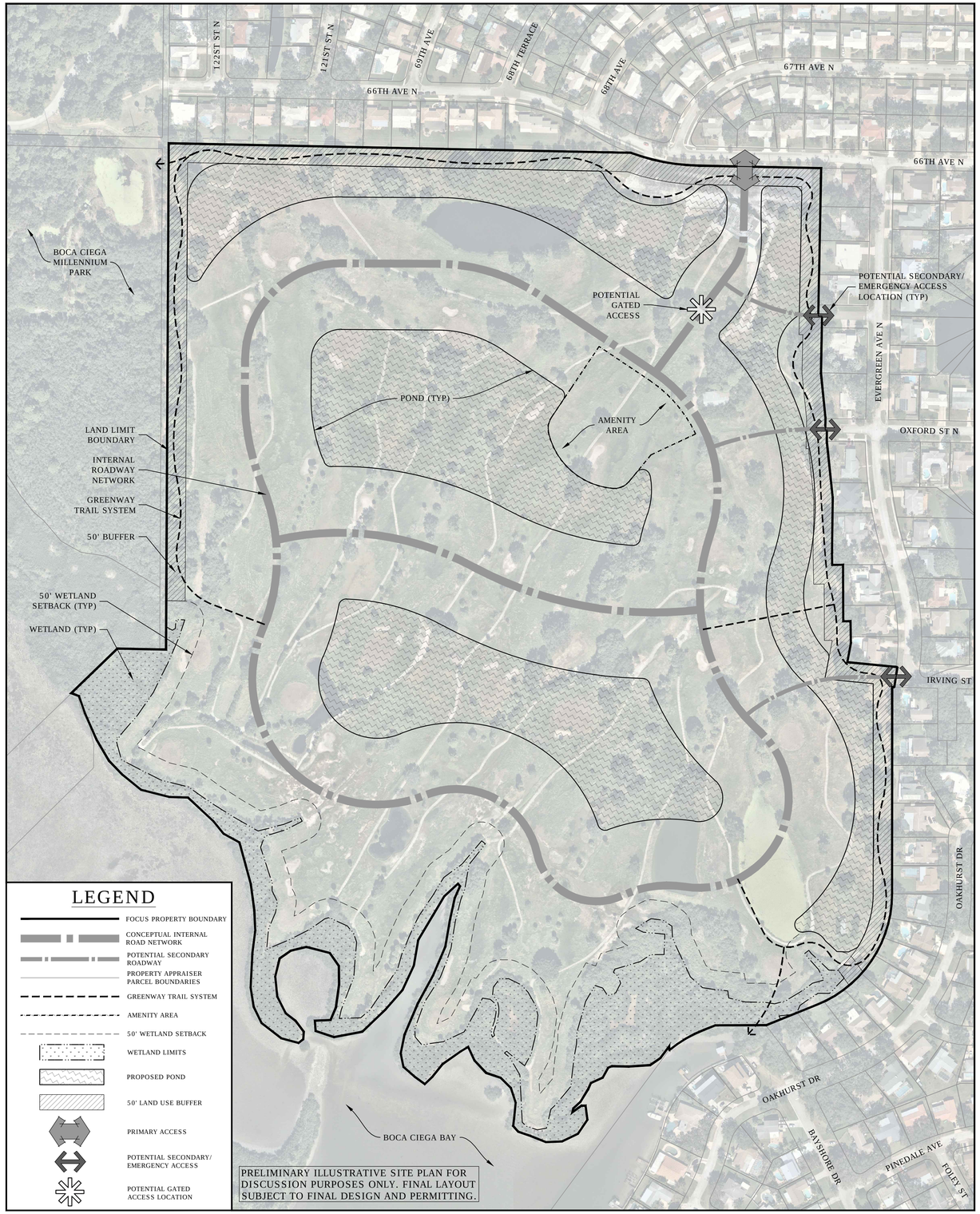
April 23, 2019 H:\PLANNING\projects\00121\2019\0195\Production\Drawings\Concept-Exhibit\Zoning Plan\Tides - Zoning Plan.dwg

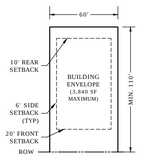


SITE DATA

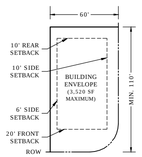
FOCUS PROPERTY BOUNDARY	±95.96 AC
TOTAL UPLANDS	±88.88 AC
TOTAL WETLAND AREAS	±7.08 AC
100-YEAR FLOODPLAIN	±51.51 AC (AE = 35.26 AC) (VE = 16.25 AC)
EXISTING FUTURE LAND USE	ROS (±86.17 AC)
	P (±14.04 AC)
	RL (±0.03 AC)
PROPOSED FUTURE LAND USE	RL (±88.27 AC)
	P (±11.94 AC)
RL MAXIMUM DENSITY (5 DU/AC)	441 DU
EXISTING ZONING	R-A, AL
PROPOSED ZONING	RPD
TOTAL MAXIMUM PROPOSED UNITS	273 DU
RL DENSITY	3.1 DU/AC
TOTAL OPEN SPACE	±37.67 AC
WETLAND	±7.08 AC
POND	±22.67 AC
AMENITY	±1.95 AC
GREENSCAPE CORRIDOR (50' WIDE MIN.)	±5.97 AC

TYPICAL LOT LAYOUT

MAXIMUM BUILDING HEIGHTS: 35' FOR SINGLE FAMILY DETACHED



MINIMUM SINGLE FAMILY DETACHED 60' LOT DETAIL
N.T.S



MINIMUM SINGLE FAMILY DETACHED CORNER 60' LOT DETAIL
N.T.S

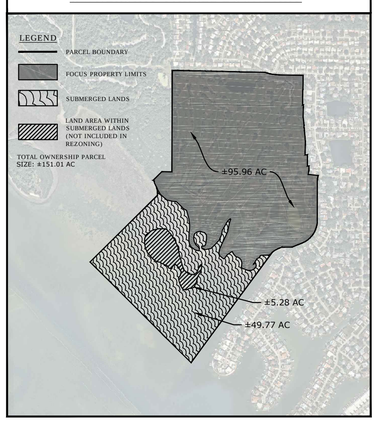
GENERAL NOTES

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. ACCORDING TO THE LDC, NO MASS TRANSIT FACILITIES ARE REQUIRED AND NONE ARE PROPOSED.
16. OPEN SPACE/PARK WILL BE OWNED/MAINTAINED BY HOA, CDD, OR OTHER ENTITY.
17. 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 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)

OWNERSHIP PARCEL BOUNDARY



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RESTORATION BAY
PINELLAS COUNTY, FLORIDA

DEVELOPMENT MASTER PLAN

JOB NO: 2019-0195-00
DATE: 7/18/2019

1 OF 1