

NO NOT MAP
PILINGS

LEGAL DESCRIPTION:
FROM THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 32 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, AS A POINT OF REFERENCE; THENCE S. 32° 20' 18.5" E. 1149.38 FEET FOR A POINT OF BEGINNING, SAID POINT OF BEGINNING ALSO BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK 31, TIERRA VERDE UNIT ONE, AS RECORDED IN PLAT BOOK 57, PAGES 42 THROUGH 55, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; SAID POINT ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF THE PINELLAS BAYWAY (200 FOOT RIGHT-OF-WAY); THENCE S. 00° 59' 53" E., ALONG THE EAST RIGHT-OF-WAY LINE OF SAID PINELLAS BAYWAY 466.67 FEET; THENCE LEAVING SAID LINE N. 09° 00' 07" E., 300.00 FEET; THENCE N. 00° 59' 53" W., 515.67 FEET TO A POINT ON THE SOUTH LINE OF LOT 3 OF SAID TIERRA VERDE UNIT ONE, SAID POINT BEING 60.00 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 3; THENCE S. 89° 00' 07" W., ALONG THE SOUTH LINE OF LOTS 3 AND 2, SAID TIERRA VERDE UNIT ONE, 150.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE S. 00° 59' 53" E., ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 50.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE S. 89° 00' 07" W., ALONG SAID SOUTH LINE OF LOT 1, 150.00 FEET TO THE POINT OF BEGINNING. CONTAINING 147501.50 SQUARE FEET OR 3.3862 ACRES MORE OR LESS.

LANDSCAPING AND IRRIGATION:
LEGEND:
Proposed Elevation 13.2
Existing Elevation 13.50

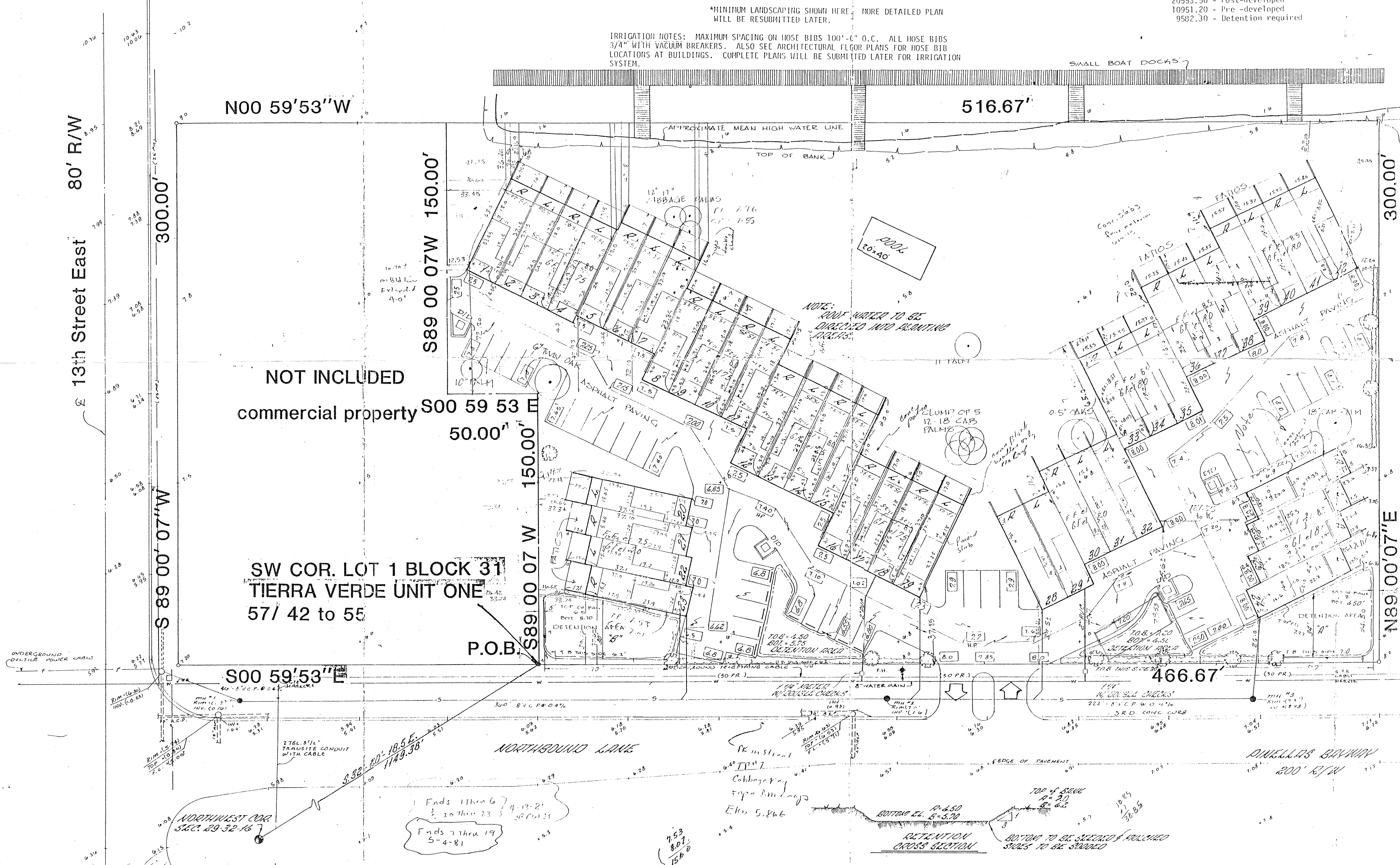
- PROPOSED TREE (COUNT APPROVED)
SPASH PINE 2" DBH (60") 3" DBH 40"
PLANS WHERE INDICATED. (8' TALL SPANNING)
- EXISTING TREES AS INDICATED ON PLAN TO REMAIN.
- EXISTING TREES AS INDICATED ON PLAN TO BE REMOVED.
- LEGISTRUM HEDGE: 2'-0" MIN. H.F.; PLANT IN GROUPS OF 2-3'-6" O.C.
- PLANTING AREA-GROUND COVER: NEDELIA TRILOBATA 8 TO 10" CUTTINGS 10" O.C.
- *MULCH ALL PLANT AREAS WITH 100% SHROUDED CYPRESS MULCH 2" THICK
- *ALL PLANT MATERIAL FLORIDA #1 GRADE OR BETTER.
- *MINIMUM LANDSCAPING SHOWN HERE. MORE DETAILED PLAN WILL BE RESUBMITTED LATER.

DRAINAGE CALCULATIONS
Storm probability = 10 Years
Duration = 30 Minutes
Intensity = 4.5 I.P.H.
Area = 3.38 Acres
Pre-developed "C" = (0.0)
Post-developed "C" = (0.75)
Q = C.I.A.
(0.40)(4.5)(3.38)(1800) - Pre-developed
10,951.2 Cu.Ft.
(0.75)(4.5)(3.38)(1800) - Post-developed
20533.50 Cu.Ft.
20533.50 - Post-developed
10951.20 - Pre-developed
9582.30 - Detention required

IRRIGATION NOTES: MAXIMUM SPACING ON HOSE BIDS 100'-6" O.C. ALL HOSE BIDS 3/4" WITH VACUUM BREAKERS. ALSO SEE ARCHITECTURAL FLOOR PLANS FOR HOSE BID LOCATIONS AT BUILDINGS. COMPLETE PLANS WILL BE SUBMITTED LATER FOR IRRIGATION SYSTEM.

TAMPA BAY

SCALE: 1"=30'



USE: RESIDENTIAL MULTI-FAMILY

AREA: RWIS	USE: RESIDENTIAL MULTI-FAMILY
SITE AREA: 3.39 ACRE = 147,500 S.F.	
DENSITY (NUMBER OF DWELLING UNITS):	MAXIMUM PERMITTED.....51 UNITS.....15.0 PER ACRE PROPOSED.....42 UNITS.....12.4 PER ACRE
BUILDING COVERAGE:	59,000 SQ. FT.....MAXIMUM PERMITTED.....40.0% 38,300 SQ. FT.....PROPOSED.....25.9%
OPEN PARKING AND DRIVES:	31,500 SQ. FT.....PROPOSED.....19.4%
OPEN (GREEN) SPACE:	36,875 SQ. FT.....MINIMUM PERMITTED.....25.0% 77,000 SQ. FT.....PROPOSED.....52.7%
BUILDING HEIGHTS:	MAXIMUM PERMITTED.....35 FT. (47 FT. ABOVE MSL) PROPOSED.....35 FT. (47 FT. ABOVE MSL)
100 YEAR FLOOD PLAIN AREA:	FLOOD ZONE.....V-15 EXISTING SITE ELEVATION.....+6 FT. (AVERAGE) PROPOSED FIRST FLOOR ELEVATION.....+13 FT. (MSL MIN) REQUIRED FIRST FLOOR ELEVATION.....+13 FT. (MSL)
LIVING AREAS	SQ. FT./UNIT SQ. FT. TOTAL
42 - 2 BEDROOM TOWNHOUSE	1,526 64,092
PARKING:	MINIMUM REQUIRED.....1.5/UNIT......63 PROPOSED.....2.0/UNIT......20 UNDER TOWNHOUSES......42 ON SITE - OPEN......42 TOTAL......84

NOT INCLUDED
commercial property

SW COR. LOT 1 BLOCK 31
TIERRA VERDE UNIT ONE
57/ 42 to 55

CONSTRUCT A WIDE SHOULDER 2' OFF ADJACENT LINE IN R/W ALONG ENTIRE LENGTH OF PROPERTY (TO BE CONSTRUCTED TO COUNTY STANDARDS)

BUILDING SETBACKS
25' FRONT
20' REAR
10' SIDE

OWNER-DEVELOPER
William Moore
107 26th Avenue
St. Petersburg, FL 33706

ENGINEER
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NOTE: Where shoreline is unencumbered by mangrove install riprap upland M.H.W.L.

FLORIDA SURVEYORS' REG. N. NO. 827
FLORIDA ENGINEERS' REG. N. NO. 3896

3	1-14-81	Revised F.F. et. & abutting Paving	T.W.	DESIGNED	r-b	SUBMITTED:
2	10-81	Added Retention Area	SKV	DRAWN:	rb	APPROVED:
1	10-28-80	Revised AS PER COUNTY 10-22-80	SKV	CHECKED:		
REV. NO.	DATE	REVISION	BY	CHECKED:		

C. Fred Deuel and Associates, Inc.
CONSULTING ENGINEERS & LAND SURVEYORS
ST. PETERSBURG ZEPHYRUS

PIRATE'S COVE
Final Site Plan

WORK ORDER NO.	32583
DATE	DEC. 1, 1980
SCALE	1"=30'
SHEET NO.	1 OF 1